Santa Cruz housing project for homeless approved

By Stephen Baxter | November 20, 2020

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A planned 120-apartment, five-story complex will house homeless people with disabilities on the Housing Matters campus in Santa Cruz. (Rendering by David Baker Architects, 180 Supportive Housing LLC)

SANTA CRUZ >> Santa Cruz city planning commissioners on Thursday night approved a 120-apartment, five-story complex that will house and treat chronically homeless people with disabilities on the Housing Matters campus on Coral Street.

The building at 119 Coral St. would be near where the railroad tracks meet Highway 1 and will be separated from the highway by a soundwall. Housing Matters, a nonprofit that runs a temporary shelter on the campus, owns the land and will own the building in

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the expected $25 million project. The project is not expected to be publicly funded except for a potential ask of fee waivers from the Santa Cruz City Council in the coming months.

“These are the kind of projects our city needs,” said Planning Commissioner Peter Spellman, during Thursday night’s meeting. “I’m really excited about this project and it’s great to see it happening.”

Planning Commissioner Miriam Greenberg lauded the “housing-first approach” to homelessness and “innovative” financing model. New Way Homes, the developer, builds on land owned by nonprofit groups and uses crowdfunding and private donors to finance below-market-rate and permanent supportive housing such as the 119 Coral St. project. The building is also expected to be built offsite in modules in part to save costs.

“This is potentially a new moment for the city and for the region that we’re making this move,” Greenberg said.

After about 10 people called in to the meeting — including a Campbell planning commissioner and a San Francisco housing supporter — the commission voted 5-0 in favor of the project. Commissioners Sean Maxwell and Christian Nielsen were absent on vacation, Planning Commission Chairman Andy Schiffrin said. The commission approved permits for design, special use and residential demolition. It also approved a “density bonus” that essentially allows the plan to have more building height, less bike parking and less storage than city standards allow, in return for more affordable housing under state law.

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The commission had a few recommendations.

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- Because of the project's nontraditional finance plan, Commissioner Julie Conway asked for a service operation plan and a property management plan that includes a parking plan. The plans would be needed if the developer ever seeks public money, Conway said.
- If the city council waives fees for the project, the commission asked that the units be deed restricted affordable based on area median income forever rather than for a number of years.

Developer Sibley Simon, president of New Way Homes and leader of the project, told commissioners that he could provide those plans.

The residents

The new building will house people who have been without permanent homes in Santa Cruz County for an average of eight years, Simon wrote in an email to Santa Cruz Local this week. Most of the people who will be eligible to live in the building are "Santa Cruz locals," Simon wrote.

The expected renters there also have physical or mental disabilities, said Phil Kramer, executive director of Housing Matters. Because many of the people do not qualify to live at skilled nursing facilities, "They really fall through the cracks in our community," Kramer said during the meeting. Similar permanent supportive care buildings and programs exist across the country.

The project's 120 units exceed the 100-unit goal of permanent supportive housing in Santa Cruz County's Three-Year Strategic Framework to Address Homelessness, Kramer added during the meeting.

"This is a proven solution to chronic homelessness," Simon wrote this week. "We know it will make a significant difference to Santa Cruz." He added, "Providing services within this residential building is far less expensive than the health care, law enforcement, and other resources serving this population now."

The project

The site now has six single-story portable units that have temporarily housed about 40 people often discharged from a hospital. Recuperative care is provided on site. The people who now reside in the units live there temporarily and are not tenants, Simon said. They

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will not be displaced because when people leave in the coming months, new people won't be allowed to enter. The portable units themselves are expected to be reused elsewhere, Simon said.



(Renderings by David Baker Architects, 180 Supportive Housing LLC)

If financing is completed in the coming months, the plan is to build a recuperative care center and a behavioral health clinic on the ground floor of the new building along with mail and laundry areas. Staff will be on duty 24 hours. Floors two to four will have studio apartments of about 250 square feet each. Floor five on top is expected to have more studios, a lounge and a west-facing, outdoor common area.

To save money on the project, the modular building design comes from a "nearly identical" but slightly larger building being constructed in San Francisco, Simon wrote in an email.

In the Santa Cruz project, soundproofing between apartments is also expected. Because of the sensitivities of the residents, the proximity to the highway and potential wildfire smoke like the city had this

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year, the building also is expected to have an extensive air-quality control system, Sibley said.

Triple-pane windows could be used to reduce traffic noise from Highway 1, passing trains and the Graniterock cement plant directly across the train tracks, the developers said.

Pat Mapelli, a Graniterock land use manager, said during Thursday's meeting that Graniterock supported the project. However, he said he'd seen similar housing projects near other Graniterock industrial sites in the region and he didn't want to get "pressure" against industrial use. "We're positioned where we are strategically, because the city wanted us there," Mapelli said. "And we want to be there."

When a city staff member told Planning Commission Chairman Andy Schiffrin that the commission's approval did not require city council approval, Schiffrin responded, "Great, that expedites things."

More information about the project is on the City of Santa Cruz Planning Department page.



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Stephen Baxter is a co-founder and editor of Santa Cruz Local. He covers Santa Cruz County government.

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FOR IMMEDIATE RELEASE

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(831) 419-4091
sibley@180santacruz.org

March 16, 2020

Proposed Housing Development Aimed at Reducing Local Chronic Homelessness

A new permanent supportive housing project would provide housing inventory for some of Santa Cruz County's most vulnerable residents

Housing Matters (formerly known as Homeless Services Center) and New Way Homes, an organization funding new approaches to developing affordable housing, today announced that they are submitting a proposal for approval by the City of Santa Cruz to build up to 121 units of permanent supportive housing within the Housing Matters campus.

Permanent supportive housing (PSH) is a type of housing that combines affordable housing with support services to people who need support in order to maintain their housing. PSH residents often struggle with physical disabilities or issues of behavioral health that affect their ability to live independently. PSH is not shelter; it is permanent, stable housing.

The project proposes to build a new, five-story building along Highway 1 near River Street within Housing Matters' Coral Street campus. It would include one floor dedicated to supportive services, where residents would have access to on-site case management, behavioral health services, peer support programs, and more, designed to complement what is already available on the two-acre campus. The other four floors would consist of small studio units, to be rented as permanent supportive housing. The project is modeled after successful similar developments from Seattle to Los Angeles, including one under development now in San Francisco.

"We succeed in helping hundreds of individuals and families out of homelessness into housing each year. But there is no housing in Santa Cruz County with the level and breadth of services needed by some of those who have experienced chronic homelessness," said Housing Matters Executive Director Phil Kramer. "Single-site housing is the best practice for this population and will make a significant difference to homelessness in Santa Cruz."

Chronic homelessness is defined as having experienced homelessness many times, or at least for a year; chronically homeless individuals, by definition, also struggle with a disabling condition that affects their ability to get or retain housing. While this demographic is a minority among all people experiencing homelessness in Santa Cruz County, they are the most vulnerable individuals and often the most visible.

Since 2012, Housing Matters has been the lead agency for the 180/2020 Initiative, a county-wide collaboration to address chronic and veteran homelessness. In that time, the initiative has helped over 900 of the most vulnerable individuals in our community into permanent housing.

"I got involved in helping start the 180/2020 Initiative after learning that simply providing housing and supportive services costs the community far less than having long-time local residents live on our streets for many years," said New Way Homes President Sibley Simon. "I'm thrilled that our community can take the steps now being taken by cities across California and build this critical type of housing. It's a part of what is required to solve chronic homelessness, and it is currently missing from our community."

Funding for the planning stages of the project has been provided by the Central California Alliance for Health and the New Way Homes Fund.

As a first step in public engagement for this proposed project, New Way Homes and Housing Matters will be hosting online webinars about the project for all those interested in learning more, asking questions, and giving initial input. Webinars are scheduled for Thursday, April 2, at both 9am and 6pm. Anyone interested can sign up at www.housingmatterssc.org/psh-webinars. The organizations hope to have a first in-person public meeting once the COVID-19-related public health guidance against large events in the County is lifted.

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ABOUT HOUSING MATTERS

Housing Matters, formerly known as Homeless Services Center, partners with individuals and families to create pathways out of their homelessness into permanent housing. Housing Matters offers residential, case management, and day services to people experiencing homelessness. Housing Matters runs four shelter programs on its campus, including a family shelter, which collectively provide beds for nearly 200 people at any given time. This represents nearly half of all shelter beds in Santa Cruz County. Other services provided by Housing Matters include housing programs, employment training programs, and basic day services such as hot showers and a mailroom. Learn more at www.housingmatterssc.org or on Facebook.

ABOUT NEW WAY HOMES

New Way Homes is a 501c3 nonprofit started in Santa Cruz to fund affordable housing that would not otherwise be built. NWH operates an impact investment fund – foundations, individuals, and businesses lend NWH capital that is then used to initiate new housing projects.

Projects receiving funding from NWH range from all permanent supportive housing projects to mixed-income rental housing. NWH is currently funding projects in the Monterey Bay Region and in Oakland, CA, and specializes in partnering with churches, non-profits, and other mission-driven land owners. Learn more at www.newwayhomes.org.

ABOUT CENTRAL CALIFORNIA ALLIANCE FOR HEALTH

Central California Alliance for Health (the Alliance) is a **regional Medi-Cal managed care health plan,** established in **1996** to improve access to health care for over 330,000 members in Santa Cruz, Monterey and Merced counties. Using the state's County Organized Health System (COHS) model, the Alliance delivers innovative community-based health care services by connecting members with providers that deliver timely services and care, focused on prevention, early detection and effective treatment. As an award-winning managed care health plan, The Alliance remains focused on efforts to improve access to quality health care for its members. Through the Alliance's Medi-Cal Capacity Grant Program, grants are awarded to local organizations that support efforts to increase health care and supportive services availability, quality and access for Medi-Cal members in the three counties we serve. For more information, visit www.ccah-alliance.org.

119 Coral Street



Welcome

Welcome to the City of Santa Cruz project page for 119 Coral Street. Here you will find information about this project including the projects description, plan set, and future meetings relating to this project. You can also contact the City Project Planner by using the Question or Comment section below.

Project Description

Residential Demolition Authorization Permit to demolish six transitional housing units and Design and Special Use Permits to construct 120 studio units to be used as permanent supportive housing and one manager's unit with a ground floor recuperative care center, behavioral health clinic, and a residential lobby with shared residential space and service provision space in the CC (Community Commercial) Zone District.

This project requires approval by the Planning Commission and was approved at the November 19, 2020 Planning Commission meeting.

Project Status: Approved

- *Pending Hearing to Approve Fee Waiver- City Council, Date To Be Determined*
- Public Hearing - Planning Commission Approved 11/19/20

- View the November 19 Planning Commission agenda and reports.

On November 19th the City Planning Commission approved the application to construct a five -story, mixed-use project to provide services and 100% affordable supportive housing for the chronically homeless at the Homeless Services Center Campus at the corner of Highway 1 and River Street. The first floor will consist of a new recuperative care center, a behavioral health clinic, and uses related to the upper floor residences. The upper four stories will consist of 120 supportive single room occupancy (SRO) units and one manager's unit. The units will be used as very-low-income supportive housing for those needing a particularly high level of ongoing supportive services that is uniquely available at this location. The application approval included a Residential Demolition Authorization Permit, Design Permit, Special Use Permit, and a Density Bonus Request to exceed height. As part of the motion to approve the project, the Planning Commission added a condition that requires the applicant provide a Services Plan, as well as a Property Management Plan.

In addition, the Commission recommended that the City Council support the fee waiver that the applicant has requested, with the caveat that the project be required to be 100% affordable at the very low income level in perpetuity. That request will be before the City Council at an upcoming meeting.

Community Meetings/Webinars

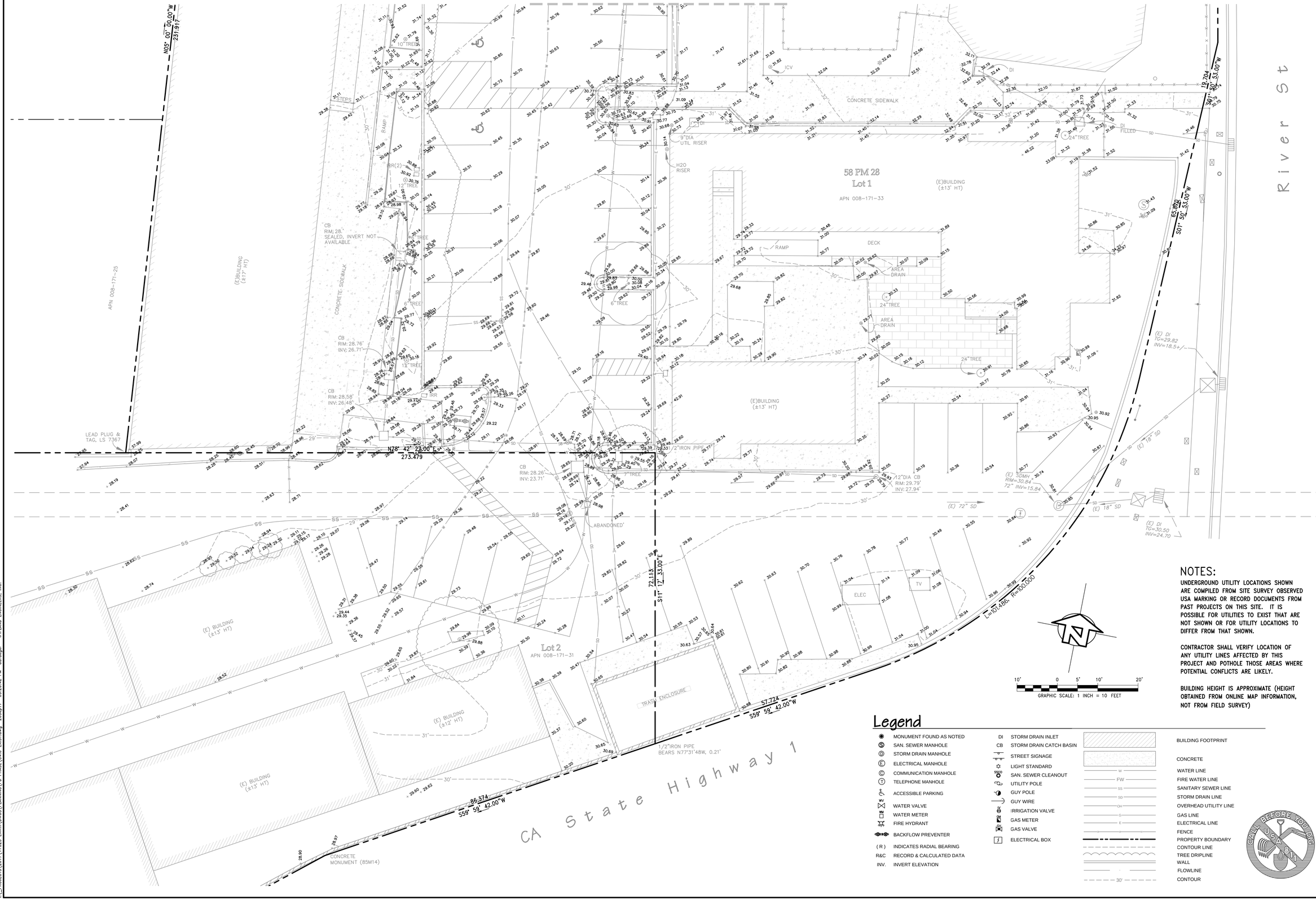
On April 2, 2020 Housing Matters held an online Community Engagement Webinar. The webinar introduced the proposed project, which is a new permanent supportive housing building to help address chronic homelessness in Santa Cruz. The project proposes to provide housing and services to individuals who have previously experienced long-term homelessness and need services to be successful. The webinar answered questions and took in feedback from the participants. If you missed the webinar, check it out at Housing Matters.

Question or Comment?

Thank you for your interest in the project at 119 Coral Street. Please provide any project related question or comment in the fields provided. Your comment/question will be automatically directed to the City Planner assigned to this project. Please note that questions and/or comments entered here are public information and subject to release in accordance with the Public Records Act.

1. Question/Comment:

SEE SHEET C4.1



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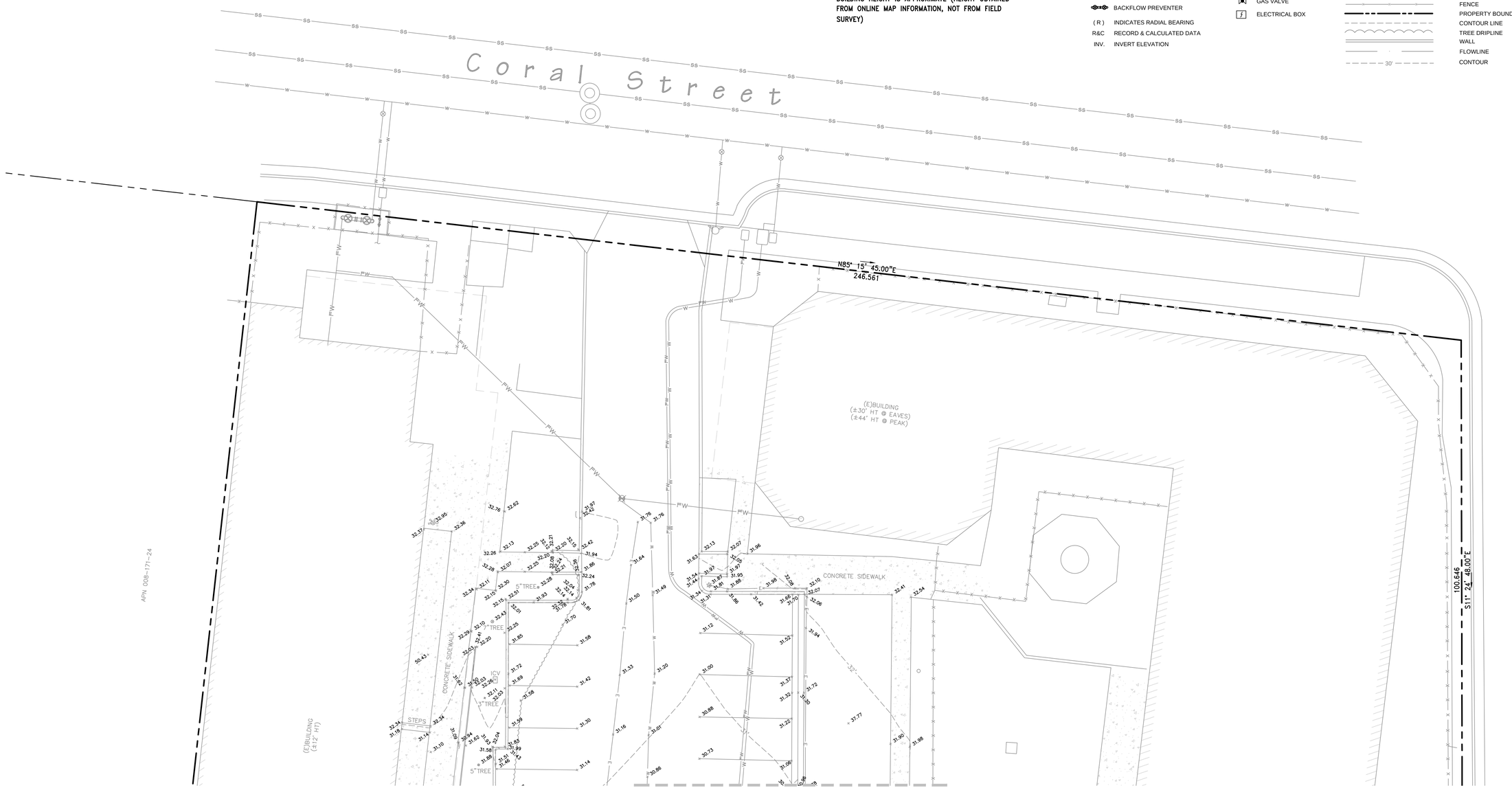
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	ABV.	ABOVE
	A/C	AIR CONDITIONING
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	ACOUST	ACOUSTICAL
	ACT	ACOUSTICAL TILE
	A.D.	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADDL.	ADDITIONAL
	ADJ.	ADJUSTABLE
	A.F.F.	ABOVE FINISHED FLOOR
	AGGR.	AGGREGATE
	AIA	AMERICAN INSTITUTE OF ARCHITECTS
	ALUM.	ALUMINUM
	ALT.	ALTERNATE
	ANOD.	ANODIZED
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ASB.	ASBESTOS
	ASPH.	ASPHALT
	ASSY.	ASSEMBLY
B	BD.	BOARD
	BETWN.	BETWEEN
	BEV.	BEVEL
	BITUM.	BITUMINOUS
	BL.	BUILDING LINE
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	BLVD.	BOULEVARD
	BM.	BEAM
	BOT.	BOTTOM
	BRK.	BRICK
	BRKT.	BRACKET
	B.U.R.	BUILT-UP ROOF
	B.W.	BOTTOM OF WALL
C	CAB	CABINET
	CB.	CIRCUIT BREAKER
	C.B.	CATCH BASIN
	CBC	CALIFORNIA BUILDING CODE
	CEM.	CEMENT
	CER.	CERAMIC
	CG	CORNER GUARD
	C.I.	CAST IRON
	CJ	CONTROL JOINT
	C.L.	CENTERLINE
	CLF	CHAINLINK FENCE
	CLG.	CEILING
	CLKG.	CAULKING
	CLO.	CLOSET
	CLR.	CLEAR
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL.	COLUMN
	COMB	COMBINATION, COMBUSTION
	CONC	CONCRETE
	CONN	CONNECTION
	CONSTR	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CORR	CORRIDOR,
	CS	COUNTERSINK
	CT	CERAMIC TILE
	CTSK	COUNTERSUNK
	CUST	CUSTODIAN
	CW	COLD WATER
D	D.	DRAIN
	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	DET.	DETAIL(S)
	DF	DRINKING FOUNTAIN
	D.F.	DOUGLAS FIR
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DISP	DISPENSER
	DN	DOWN
	D.O.	DOOR OPENING
	DR	DOOR
	DS	DOWNSPOUT
	DSP	DRY STANDPIPE
	DWG	DRAWING
	DWR	DRAWER
E	(E)	EXISTING
	E.	EAST
	EA.	EACH
	E.B.	EXPANSION BOLT
	E.G.	EXISTING GRADE
	E.J.	EXPANSION JOINT
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR
	EMER.	EMERGENCY
	ENCL.	ENCLOSURE
	E.P.	ELECTRICAL PANELBOARD
	EQ	EQUAL
	EQUIP.	EQUIPMENT
	E.W.C.	ELECTRIC WATER COOLER
	EXC.	EXCAVATION
	EXH.	EXHAUST
	EXPO.	EXPOSED
	EXST.	EXISTING
	EXT.	EXTERIOR
F	F.A.	FIRE ALARM
	FAB.	FABRICATE
	FAR	FLOOR AREA RATIO
	F.B.	FLAT BAR
	FBR.	FIRE BRICK
	F.D.	FLOOR DRAIN
	FDC	FIRE DEPARTMENT CONNECTION
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.F.	FINISHED FLOOR
	F.G.	FIXED GLAZING
	F.H.C.	FIRE HOSE CABINET
	FIN.	FINISH
	FIN.GR.	FINISH GRADE
	FIXT.	FIXTURE
	FL.	FLOOR(ING)
	FLASH.	FLASHING
	FLUOR.	FLUORESCENT
	F.O.C	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.M.	FACE OF MASONRY
	F.O.S	FACE OF STUDS
	F.O.T.	FACE OF TREADS
	FPRF.	FIREPROOF
	F.S.	FULL SIZE
	FT.	FOOT, FEET
	FTF.	FACE TO FACE
	FTG.	FOOTING
	FURR.	FURRING
	FUT.	FUTURE
G	G.	GAS
	GA.	GAUGE
	GALV.	GALVANIZED
	G.B.	GRAB BAR
	GC.	GENERAL CONTRACTOR
	G.D.	GUTTER DRAIN
	G.I.	GALVANIZED IRON (STEEL)
	GL.	GLASS
	GLB.	GLUE-LAM BEAM
	GND.	GROUND
	GR.	GRADE
	GSM.	GALVANIZED SHEET METAL
	GYP.	GYPSUM
	GWB.	GYPSUM WALL BOARD
H	H	HOSE, HIGH
	H.B.	HOSE BIB
	H.C.	HOLLOW CORE
	HD.	HEAD
	HDR.	HEADER
	HDWD.	HARDWOOD
	HDWE.	HARDWARE
	H.M.	HOLLOW METAL
	HNDRL.	HANDRAIL
	HORIZ.	HORIZONTAL
	HR.	HOUR
	HT	HEIGHT
	HVAC	HEATING, VENTILATING & A/C
	HW	HOT WATER
I	I.D.	INSIDE DIAMETER (DIMENSION)
	I.F.	INSIDE FACE
	IMPERM.	IMPERMEABLE
	IN	INCH
	INC.	INCANDESCENT
	INFO	INFORMATION
	INSUL	INSULATION
	INT.	INTERIOR
	ISO.	ISOMETRIC
J	J.	JOIST
	JAN	JANITOR
	JH.	JOIST HANGER
	JT.	JOINT
K	KIT.	KITCHEN
	K.O.	KNOCKOUT
	KPL.	KICKPLATE
L	LAD.	LADDER
	LAM.	LAMINATE
	LAV.	LAVATORY
	LKR.	LOCKER
	LT.	LIGHT
	LTG.	LIGHTING
M	MATL.	MATERIAL
	MAX.	MAXIMUM
	M.B.	MACHINE BOLT
	M.C.	MEDICINE CABINET
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MEZZ.	MEZZANINE
	MFR.	MANUFACTURER
	M.H.	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MIR.S.	MIRROR & SHELF
	MISC.	MISCELLANEOUS
	M.L.	METAL LATHE
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
	MTL.	METAL
	MUL	MULLION
N	(N)	NEW
	N.	NORTH, NITROGEN
	NAT GR.	NATURAL GRADE
	N.I.C.	NOT IN CONTRACT
	NO. / #	NUMBER
	NOM.	NOMINAL
	NTS	NOT TO SCALE
O	O/	OVER / ON
	O.A.	OVERALL
	OBS.	OBSCURE
	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER (DIMENSION)
	OFF.	OFFICE
	O.L.F.	OCCUPANT LOAD FACTOR
	OPNG	OPENING
	OPP.	OPPOSITE
	OH	OPPOSITE HAND
	OVHD.	OVERHEAD
P	P. LAM.	PLASTIC LAMINATE
	PAR.	PARALLEL
	P.D.	PERFORATED DRAIN
	PERF.	PERFORATED
	P.G.	PAINT GRADE
	P.H.	PHILLIP'S HEAD
	PL.	PLATE
	PLUMB.	PLUMBING
	PLYWD.	PLYWOOD
	PNTD.	PAINTED
	PR.	PAIR
	PRCST.	PRECAST
	PREFAB.	PREFABRICATED
	PSI	POUNDS PER SQUARE INCH
	PT.	POINT
	P.T.D.	PAPER TOWEL DISPENSER
	PTN.	PARTITION
	PTR	PAPER TOWEL RECEPTACLE
	PVC	POLYVINYL CHLORIDE
	PVMT.	PAVEMENT
Q	Q.T.	QUARRY TILE
	QTY.	QUANTITY
R	R	RISER
	R.A.	RETURN AIR
	RAD.	RADIUS
	R.B.	RESILIENT BASE
	R.C.	ROUGHT CONCRETE
	RCP	REFLECTED CEILING PLAN
	R.D.	ROOF DRAIN
	REBAR	REINFORCING BAR
	REC.	RECESSED
	REF.	REFERENCE
	REFL.	REFLECTED
	REINF.	REINFORCED
	REQD.	REQUIRED
	RESIL.	RESILIENT
	REV.	REVISION
	RGTR.	REGISTER
	RM.	ROOM
	RMV.	REMOVE
	RND.	ROUND
	R.O.	ROUGH OPENING
	R.O.W.	RIGHT OF WAY
	R.S.	ROUGH SAWN
	RWD.	REDWOOD
	R.W.L.	RAIN WATER LEADER
S	S.	SOUTH
	SAN.	SANITARY
	SASM	SELF-ADHERING SHEET MEMB.
	S.C.	SOLID CORE
	SCD.	SEE CIVIL DRAWINGS
	SCHED.	SCHEDULE
	S.D.	SOLID DRAIN
	SECT	SECTION
	SED.	SEE ELECTRICAL DRAWINGS
	SEL.	SELECT
	SF	SQUARE FOOT
	S.G.	STAIN GRADE
	SH.	SHELF
	SHT.	SHEET
	SHTHG.	SHEATHING
	SIM.	SIMILAR
	SL.	SLIDING
	SLNT.	SEALANT
	S.M.S.	SHEET METAL SCREW
	S.N.D.	SANITARY NAPKIN DISPENSER
	S.N.R	SANITARY NAPKIN RECEPTACLE
	SPEC.	SPECIFICATION(S)
	S&P	SHELF & POLE
	SQ.	SQUARE
	SSD.	SEE STRUCTURAL DRAWINGS
	SST.	STAINLESS STEEL
	S.SK.	SERVICE SINK
	STA.	STATION
	STC	SOUND TRANSMISSION CLASS
	STD.	STANDARD
	STL.	STEEL
	STOR	STORAGE
	STRL.	STRUCTURAL
	SUSP.	SUSPENDED, SUSPEND
	SYM.	SYMMETRICAL
T	T&B	TOP AND BOTTOM
	T&G	TONGUE & GROOVE
	T.B.	TOWEL BAR
	T.C.	TOP OF CURB
	T.D.	TIE DOWN
	TEL.	TELEPHONE
	TEMP.	TEMPORARY, TEMPERED
	TER.	TERRAZZO
	THK.	THICK
	THRES.	THRESHOLD
	T.O.P.	TOP OF PLATE
	T.O.S.	TOP OF SLAB
	T.O.W.	TOP OF WALL
	T.P.	TOP OF PAVEMENT
	TPD	TOILET PAPER DISPENSER
	TRNSF.	TRANSFORMER
	TRD.	TREAD
	T.S.F.	TOP OF STRUCTURAL FLOOR
	T.S.	TOP OF SLAB
	TV	TELEVISION
	TYP.	TYPICAL
U	U.B.C.	UNIFORM BUILDING CODE
	UL	UNDERWRITERS' LABORATORIES
	UNF.	UNFINISHED
	UNGL.	UNGLAZED
	U.O.N.	UNLESS OTHERWISE NOTED
	UR.	URINAL
	UTIL.	UTILITY
V	V.C.T.	VINYL COMPOSITION TILE
	VENT.	VENTILATION
	VERT.	VERTICAL
	VEST.	VESTIBULE
	V.I.F.	VERIFY IN THE FIELD
	V.P.	VENT PIPE
W	W.	WEST, WIDE
	W/	WITH
	W.O.	WHERE OCCURS
	W/O	WITHOUT
	W.C.	WATER CLOSET
	WD.	WOOD
	WDW.	WINDOW
	W.GL.	WIRE-GLASS
	W.H.	WATER HEATER
	W.M.	WATER METER
	WP.	WATERPROOF
	W.PT.	WORKING POINT
	W.R.	WASTE RECEPTACLE
	W.R.B.	WATER RESISTANT BARRIER
	WSCT.	WAINSCOT
	WSP.	WEATHERSTRIPPING
	WT.	WEIGHT
	WTR.	WATER
	W.W.F.	WELDED WIRE FABRIC
Z	ZD	Z-DUCT
	&	AND
	L	ANGLE
	@	AT
	#	POUND OR NUMBER
	d	PENNY

ABREVIATIONS 7

GRID LINES



WALL OR FLOOR TAG

CALL-OUT



PROPERTY LINE

DOOR TAG



ROOM IDENTIFICATION



ELEVATION



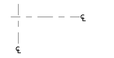
FLOOR TRANSITION



WINDOW TAG



CENTERLINE



SECTION



CEILING TAG



STOREFRONT TAG



KEYNOTE SYMBOL



REVISION



ALIGN



SYMBOL LEGEND 6

1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING CODE (CBC) TITLE 24 C.C.R., PART 2, VOL. 1&2
2019 CALIFORNIA RESIDENTIAL CODE (CRC) TITLE 25,C.C.K., PART 2.5
2019 CALIFORNIA MECHANICAL CODE (CMC) TITLE 24 C.C.R., PART 4
2016 CALIFORNIA PLUMBING CODE (CPC) TITLE 24 C.C.R., PART 5
2019 CALIFORNIA ELECTRICAL CODE (CEC) TITLE 24 C.C.R., PART 3
2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R., PART 6
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R., PART 11
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2019 CALIFORNIA FIRE CODE (CFC) TITLE 24 C.C.R., PART 9
2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R., PART 12
2010 AMERICANS WITH DISABILITIES ACT (ADA) & ARCHITECTURAL BARRIERS ACT (ABA)
ICC/ANSI A117.1 2003 ACCESSIBLE AND USAGE BUILDINGS AND FACILITIES

PROJECT WILL HAVE PUBLIC/PRIVATE FINANCING AND WILL COMPLY WITH CALIFORNIA RESIDENTIAL CODE ACCESSIBILITY CHAPTERS 11A/11B.

THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT"). THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS. AND ANY OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS.

3. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL; AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. DISCREPENCIES ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR DISCREPENCIES, AND BRING THESE DISCREPENCIES TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.

4. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.

5. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

8. ANY DISCREPENCIES OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

10. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

11. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.

12. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.

13. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

15. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

16. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

17. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

18. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

19. PROVIDE FIRE-BLOCKING & DRAFTSTOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2013 CBC SECTION 717, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

20. WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

21. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

22. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

23. ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED MIN. ONE HOUR, U.O.N.

24. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

25. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.

26. CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

27. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

28. PENETRATIONS IN 1-, 2-, OR 3-HOUR FIRE-RATED ASSEMBLIES MUST BE PROTECTED WITH 1-, 2-, OR 3-HOUR FIRE-RATED ASSEMBLIES RESPECTIVELY.

29. OFF-SITE IMPROVEMENTS ARE APPROVED UNDER SEPARATE PERMIT. INFORMATION SHOWN HERE IS FOR REFERENCE ONLY. REFER TO APPROVED PUBLIC IMPROVEMENT DRAWINGS FOR ADDITIONAL INFORMATION.

30. PROVIDE EXIT SIGNS & FLOOR-LEVEL EXIT SIGNS, CONNECTED TO A SOURCE OF EMERGENCY BACKUP POWER, AT THE EXIT STAIRWAYS, OTHER LOCATIONS INDICATED IN THE DRAWINGS, AND AS REQUIRED PER 2013 CBC SECT. 1011.

31. PER 2013 CBC SECT. 803, THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT IN TABLE 803.9.

32. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS & P.T. SLABS SHALL BE PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

33. ALL DOORS FOR USER PASSAGE SHALL MAINTAIN 32" CLEAR MINIMUM.

34. ALL THROUGH AND MEMBRANE PENETRATIONS IN WALLS SHALL COMPLY WITH 2016 CBC 714 FOR FIRE RATINGS OF THE WALLS. ALL THROUGH AND MEMBRANE PENETRATIONS ARE NOT ALLOWED IN SHAFTS OTHER THAN FOR WHAT THE SHAFT IS DESIGNED FOR BASED ON 2016 CBC 713.7.1 AND 713.8.1.

35. THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF 2016 CBC 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. BACKUP POWER SHALL BE PROVIDED IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE WITH 2016 CBC 1011.6.3. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EVERY UNIT.

GENERAL NOTES 3



VICINITY MAP

1" = 300'-0"

SITE INFORMATION / PROJECT DESCRIPTION

APN: 008-171-31
Address: 119 Coral Street
Santa Cruz, CA 95060
Existing Use: Homeless Shelters & Services
Lot Area: 33,672 SF (0.77 acres)

SITE 2

PROJECT DESCRIPTION
THE PROJECT SITE IS LOCATED AT 119 CORAL STREET, BOUNDED BY RIVER STREET, HIGHWAY 1, SCBT&P RAILROAD, AND SEABERG METAL FABRICATORS AT 125 CORAL STREET.
THE PROPOSED PROJECT WOULD CONSTRUCT 120 SUPPORTIVE SRO UNITS AND ONE MANAGER'S UNIT IN 4-STORIES OF FACTORY-BUILT MODULAR WOOD CONSTRUCTION OVER ONE LEVEL OF SITE-BUILT CONCRETE CONSTRUCTION. THE GROUND LEVEL PROVIDES ON-SITE MANAGEMENT AND SUPPORT OFFICES, A COMMON ROOM WITH KITCHEN, AND A LAUNDRY ROOM. ADDITIONAL RESIDENT SUPPORT FACILITIES INCLUDE THE RECUPERATIVE CARE CENTER AND A BEHAVIORAL HEALTH CLINIC.

PROJECT BLOCK & LOTS
ZONING: SEE G003 ZONING / CODE MATRIX
ZONING HEIGHT: 40'

BUILDING INFORMATION
NUMBER OF STORIES: 5
USE: RESIDENTIAL OVER MIXED-USE GROUND FLOOR
OCCUPANCY TYPE: 4 STORIES OF R-2 OVER 1 STORY OF A-3, B, S-2, R-2
CONSTRUCTION TYPE: 4 STORIES OF TYPE VA OVER 1 STORY OF TYPE IA

STRUCTURAL INFORMATION
THE BUILDING WILL BE SUPPORTED ON A CONCRETE FOUNDATION ON SUITABLE SOILS CAPABLE OF SUPPORTING A CONVENTIONAL MAT SLAB FOUNDATION. THE LEVEL TWO PODIUM SLAB WILL BE POST TENSIONED CONCRETE SUPPORTED BY CONVENTIONAL LOAD-BEARING CONCRETE WALLS AND COLUMNS WITH CONCRETE SHEARWALLS. THE RESIDENTIAL LEVELS 2-5 WILL BE FACTORY-BUILT WOOD FRAMED MODULAR UNITS DESIGNED TO TYPE VA CONSTRUCTION. LATERAL RESISTANCE AT RESIDENTIAL LEVELS OF TYPE VA CONSTRUCTION WILL BE PLYWOOD SHEARWALLS

FIRE PROTECTION
1. ALL AREAS ARE TO BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM PER 2019 CBC 903.2.7 AND THE NFPA 13.
2. PROVIDE STANDPIPES PER 2013 CBC SECTION 905
3. PROVIDE FIRE ALARM SYSTEM PER 2013 CBC 907.2.9 & 907.2.10.1.2
4. FIRE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2013 CBC SECTION 706.

BUILDING CODE BUILDING HEIGHT
PER CBC SECTION 502: BUILDING HEIGHT IS THE VERTICAL DISTANCE GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE. GRADE PLANE IS A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6-FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6-FEET FROM THE BUILDING.

BUILDING HEIGHT:
PER CBC 504.3 TYPE VA, R-2 OCCUPANCY
HEIGHT LIMIT WITHOUT AREA INCREASE = 60'
PROPOSED: 58.73'

PLANNING CODE BUILDING HEIGHT
BUILDING HEIGHT =

PARKING TABULATION

PARKING SCHEDULE			
STANDARD PARALLEL	22' - 0"	8' - 0"	4
ADA STANDARD	18' - 0"	9' - 0"	1
ADA VAN	18' - 0"	9' - 0"	1
SANTA CRUZ COMPACT	16' - 0"	17' - 6"	7
SANTA CRUZ STANDARD	18' - 0"	8' - 6"	12
			25

25 TOTAL PARKING SPACES (ALL LOCATED ON GROUND LEVEL LOT)
2 ACCESSIBLE SPACES
0 REGULAR RESIDENTIAL SPACES
0 CAR SHARE SPACE
NO RESIDENTIAL PARKING SPACES PROVIDED

MORE THAN 5% OF UNASSIGNED SPACES WILL BE ACCESSIBLE PER CBC SECTION 1109A.5.

BICYCLE PARKING

CLASS I SPACES REQUIRED (IF APPLICABLE): 121
CLASS II SPACES REQUIRED (IF APPLICABLE): 30

CLASS I SPACES PROVIDED: 64
CLASS II SPACES PROVIDED: 20
TOTAL BICYCLE PARKING PROVIDED: 84
CONCESSION #2 - SEE G003 ZONING MATRIX

BIKE PARKING RATIO = .53 CLASS I BIKE PAR

SHEET LIST

SHEET NUMBER	SHEET NAME	ISSUED 100SD 5/24/2021	ISSUED 50DD 7/14/2021	ISSUED 100DD 9/8/21
01_GENERAL				
G000	TITLE SHEET	X	X	X
G001	PROJECT INFORMATION	X	X	X
G002	SHEET LIST	X	X	X
G003	ZONING MATRIX / DENSITY BONUS	X	X	X
G010	RENDERINGS	X	X	X
G012	DIAGRAMS - SITE & BUILDING	X	X	X
G013	CONTEXT PHOTOS	X	X	X
G300	FIRE DIAGRAMS	X	X	X
G600	CODE ANALYSIS - GENERAL	X	X	X
G601	CODE ANALYSIS - LEVEL 1	X	X	X
G602	CODE ANALYSIS - LEVELS 2-4	X	X	X
G603	CODE ANALYSIS - LEVEL 5	X	X	X
G610	ACCESSIBILITY DIAGRAMS		X	X
G611	ACCESSIBILITY DIAGRAMS		X	X
14				
02_CIVIL				
C0.1	COVER SHEET	X	X	X
C1.1	EXISTING SITE/DEMOLITION PLAN	X	X	X
C2.1	SITE IMPROVEMENT PLAN	X	X	X
C3.1	GRADING AND DRAINAGE PLAN	X	X	X
C3.2	STORMWATER CONTROL PLAN	X	X	X
C4.1	CAMPUS UTILITY PLAN	X	X	X
C4.2	SITE UTILITY PLAN	X	X	X
C5.1	EROSION CONTROL PLAN	X	X	X
C5.2	EROSION CONTROL DETAILS	X	X	X
C6.1	CONSTRUCTION DETAILS	X	X	X
C6.2	CONSTRUCTION DETAILS	X	X	X
C6.3	SCWD CONSTRUCTION DETAILS	X	X	X
12				
03_LANDSCAPE				
L000	LANDSCAPE COVER SHEET		X	X
L001	EXISTING TREE PLAN		X	X
L100	LANDSCAPE CONSTRUCTION PLAN		X	X
L101	LANDSCAPE CONSTRUCTION PLAN - LEVEL 5		X	X
L190	LANDSCAPE CONSTRUCTION DETAILS		X	X
L191	LANDSCAPE CONSTRUCTION DETAILS		X	X
L200	LANDSCAPE IRRIGATION PLAN		X	X
L201	LANDSCAPE IRRIGATION PLAN - LEVEL 5		X	X
L290	IRRIGATION DETAILS		X	X
L291	IRRIGATION DETAILS		X	X
L300	LANDSCAPE PLANTING PLAN		X	X
L301	LANDSCAPE PLANTING PLAN - LEVEL 5		X	X
L390	PLANTING DETAILS		X	X
13				
04_ARCHITECTURE				
A001	SITE PLAN	X	X	X
A110	LEVEL 1 FLOOR PLAN	X	X	X
A111	LEVEL 1 SLAB PLAN	X	X	X
A112	LEVEL 1 RCP	X	X	X
A120	LEVEL 2 FLOOR PLAN	X	X	X
A121	LEVEL 2 SLAB PLAN	X	X	X
A122	LEVELS 2-4 RCP	X	X	X
A130	LEVELS 3-4 FLOOR PLAN	X	X	X
A150	LEVEL 5 FLOOR PLAN	X	X	X
A151	LEVEL 5 RCP	X	X	X
A160	ROOF PLAN		X	X
A200	ELEVATIONS - NORTH AND EAST	X	X	X
A201	ELEVATIONS - SOUTH AND WEST	X	X	X
A300	BUILDING SECTIONS	X	X	X
A301	BUILDING SECTIONS			X
A302	BUILDING SECTIONS			X
A303	BUILDING SECTIONS			X
A310	WALL SECTIONS	X	X	X
A311	WALL SECTIONS			X
A312	WALL SECTIONS			X
A313	WALL SECTIONS			X
A401	ENLARGED COMMON AREAS	X	X	X
A402	ENLARGED COMMON AREAS	X	X	X
A403	ENLARGED COMMON AREAS	X	X	X
A404	ENLARGED SERVICE AREAS	X	X	X
A410	ENLARGED ROOF - PLANS, ELEVATIONS, SECTIONS	X	X	X
A415	INTERIOR ELEVATIONS	X	X	X
A420	ENLARGED ELEVATOR	X	X	X
A421	ENLARGED STAIR 1	X	X	X
A422	ENLARGED STAIR 2	X	X	X
A430	BIKE SHED - PLANS, ELEVATIONS, SECTIONS	X	X	X
A431	EXTERIOR GATES - PLANS, ELEVATIONS, SECTIONS	X	X	X
A450	MOCKUP			X
A500	WALL ASSEMBLIES - SITE BUILT	X	X	X
A501	WALL ASSEMBLIES - MODULAR	X	X	X
A505	HORIZONTAL ASSEMBLIES	X	X	X
A510	TYPICAL MODULAR DETAILS	X	X	X
A520	DETAILS - SITE, FOUNDATION, & CONCRETE		X	X
A525	DETAILS - EXTERIOR SPECIALTIES		X	X
A530	DETAILS - EXTERIOR FLASHING AND WATERPROOFING		X	X
A540	DETAILS - ROOF		X	X
A550	DETAILS - WINDOWS & SUNSHADES		X	X
A560	DETAILS - DOORS EXTERIOR		X	X
A590	DETAILS - INTERIOR SPECIALITIES			X
A600	DOOR SCHEDULE		X	X
A620	FINISH SCHEDULE		X	X
46				

SHEET LIST

SHEET NUMBER	SHEET NAME	ISSUED 100SD 5/24/2021	ISSUED 50DD 7/14/2021	ISSUED 100DD 9/8/21
05_MODULAR ARCHITECTURE				
MA110	LEVEL 1 FLOOR PLAN - MODULAR		X	X
MA120	LEVELS 2 FLOOR PLAN - MODULAR		X	X
MA130	LEVELS 3-4 FLOOR PLAN - MODULAR		X	X
MA150	LEVEL 5 FLOOR PLAN - MODULAR		X	X
MA200	MODULAR ELEVATIONS - NORTH AND EAST		X	X
MA201	MODULAR ELEVATIONS - SOUTH AND WEST		X	X
MA300	BUILDING SECTIONS		X	X
MA301	BUILDING SECTIONS			X
MA302	BUILDING SECTIONS			X
MA303	BUILDING SECTIONS			X
MA310	WALL SECTIONS	X	X	X
MA311	WALL SECTIONS			X
MA312	WALL SECTIONS			X
MA313	WALL SECTIONS			X
MA400	STUDIO A0 UNIT	X		X
MA401	STUDIO A2 UNIT		X	X
MA402	STUDIO A3 UNIT			X
MA421	MODULAR ENLARGED STAIR 1		X	X
MA422	MODULAR ENLARGED STAIR 2		X	X
MA501	MODULAR ASSEMBLIES - VERTICAL AND HORIZONTAL		X	X
MA510	MODULAR DETAILS - EXTERIOR FRAMING & FIREPROOFING		X	X
MA511	MODULAR DETAILS - INTERIOR FRAMING & FIREPROOFING		X	X
MA520	MODULAR DETAILS - DOORS		X	X
MA530	MODULAR DETAILS - WINDOWS, FLASHING & WATERPROOFING		X	X
MA575	DETAILS - STAIRS		X	X
MA595	MODULAR DETAILS - CASEWORK		X	X
MA600	MODULAR SCHEDULES		X	X
MA620	FINISH SCHEDULE			X
28				
06_STRUCTURAL				
S6.21	SITE-BUILT WOOD FRAMING DETAILS			X
S6.22	SITE-BUILT TIEDOWN DETAILS			X
S1.00	STRUCTURAL NOTES AND INDEX		X	X
S2.00	PILE LAYOUT PLAN			X
S2.10	GROUND FLOOR & FOUNDATION PLAN	X		X
S2.20A	LEVEL 2 PODIUM SLAB - PT PLAN	X		X
S2.21	LEVEL 2 SITE-BUILT FLOOR FRAMING PLAN		X	X
S2.22	LEVEL 2 SITE-BUILT STUD AND SHEAR WALL PLAN		X	X
S2.23	LEVEL 2 SITE-BUILT CEILING FRAMING PLAN		X	X
S2.31	LEVEL 3 SITE-BUILT FLOOR FRAMING PLAN		X	X
S2.32	LEVEL 3 SITE-BUILT STUD AND SHEAR WALL PLAN		X	X
S2.33	LEVEL 3 SITE-BUILT CEILING FRAMING PLAN		X	X
S2.41	LEVEL 4 SITE-BUILT FLOOR FRAMING PLAN		X	X
S2.42	LEVEL 4 SITE-BUILT STUD AND SHEAR WALL PLAN		X	X
S2.43	LEVEL 4 SITE-BUILT CEILING / PARTIAL ROOF FRAMING PLAN		X	X
S2.51	LEVEL 5 SITE-BUILT FLOOR FRAMING PLAN		X	X
S2.52	LEVEL 5 SITE-BUILT STUD AND SHEAR WALL PLAN		X	X
S2.53	LEVEL 5 SITE-BUILT ROOF FRAMING PLAN		X	X
S3.00	TYPICAL MODULAR UNIT LEGEND PLANS	X	X	X
S3.21	LEVEL 2 MODULAR FLOOR FRAMING PLAN		X	X
S3.22	LEVEL 2 MODULAR STUD AND SHEAR WALL PLAN	X	X	X
S3.23	LEVEL 2 MODULAR CEILING FRAMING PLAN		X	X
S3.31	LEVEL 3 MODULAR FLOOR FRAMING PLAN		X	X
S3.32	LEVEL 3 MODULAR STUD AND SHEAR WALL PLAN	X	X	X
S3.33	LEVEL 3 MODULAR CEILING FRAMING PLAN		X	X
S3.41	LEVEL 4 MODULAR FLOOR FRAMING PLAN		X	X
S3.42	LEVEL 4 MODULAR STUD AND SHEAR WALL PLAN	X	X	X
S3.43	LEVEL 4 MODULAR CEILING / PARTIAL ROOF FRAMING PLAN		X	X
S3.51	LEVEL 5 MODULAR FLOOR FRAMING PLAN		X	X
S3.52	LEVEL 5 MODULAR STUD AND SHEAR WALL PLAN	X	X	X
S3.53	LEVEL 5 MODULAR ROOF FRAMING PLAN		X	X
S5.10	CONCRETE DETAILS			X
S5.20	CONCRETE DETAILS			X
S5.30	CONCRETE DETAILS			X
S5.40	CONCRETE DETAILS			X
S5.50	CONCRETE DETAILS			X
S6.10	FACTORY-BUILT WOOD FRAMING DETAILS		X	X
S6.11	FACTORY-BUILT WOOD FRAMING DETAILS		X	X
S6.12	FACTORY-BUILT WOOD FRAMING DETAILS		X	X
S6.13	FACTORY-BUILT WOOD FRAMING DETAILS			X
S6.20	SITE-BUILT WOOD FRAMING DETAILS		X	X
41				

SHEET LIST

SHEET NUMBER	SHEET NAME	ISSUED 100SD 5/24/2021	ISSUED 50DD 7/14/2021	ISSUED 100DD 9/8/21
07_ELECTRICAL				
E0.01	ELECTRICAL LEGEND & NOTES	X	X	X
E0.02	ELECTRICAL SCHEDULES	X	X	X
E0.03	LIGHTING SCHEDULES		X	X
E2.00	ELECTRICAL SITE PLAN		X	X
E2.10	ELECTRICAL LEVEL 1 FLOOR PLAN	X	X	X
E2.11	ELECTRICAL TYPICAL FLOOR PLAN (TYP. 2-4)	X	X	X
E2.12	ELECTRICAL LEVEL 5 FLOOR PLAN	X	X	X
E2.13	ELECTRICAL ROOF PLAN	X	X	X
E3.10	LIGHTING LEVEL 1 FLOOR PLAN		X	X
E3.11	LIGHTING TYPICAL FLOOR PLAN (TYP. 2-4)		X	X
E3.12	LIGHTING LEVEL 5 FLOOR PLAN		X	X
E3.13	LIGHTING ROOF PLAN		X	X
E4.00	ELECTRICAL ENLARGED UNIT PLANS	X	X	X
E4.10	ELECTRICAL ENLARGED PLANS		X	X
E5.01	ELECTRICAL SINGLE LINE DIAGRAM	X	X	X
E5.02	FIRE ALARM RISER DIAGRAM			X
E6.01	ELECTRICAL DETAILS		X	X
E6.02	ELECTRICAL DETAILS		X	X
18				
08_MECHANICAL				
M0.01	MECHANICAL LEGEND & NOTES	X	X	X
M0.02	MECHANICAL SCHEDULES	X	X	X
M2.10	MECHANICAL LEVEL 1 FLOOR PLAN	X	X	X
M2.11	MECHANICAL TYPICAL FLOOR PLAN (TYP. 2-4)		X	X
M2.12	MECHANICAL LEVEL 5 FLOOR PLAN		X	X
M2.13	MECHANICAL ROOF PLAN		X	X
M4.00	MECHANICAL ENLARGED UNIT PLANS		X	X
M5.01	MECHANICAL DIAGRAMS			X
M6.01	MECHANICAL DETAILS		X	X
9				
09_PLUMBING				
P0.01	PLUMBING LEGEND & NOTES	X	X	X
P0.02	PLUMBING SCHEDULES	X	X	X
P2.00	PLUMBING LEVEL 1 - BELOW GRADE		X	X
P2.10	PLUMBING LEVEL 1 FLOOR PLAN	X	X	X
P2.11	PLUMBING TYPICAL FLOOR PLAN (TYP. 2-4)		X	X
P2.12	PLUMBING LEVEL 5 FLOOR PLAN		X	X
P2.13	PLUMBING ROOF PLAN	X	X	X
P4.00	PLUMBING ENLARGED UNIT PLANS	X	X	X
P5.01	PLUMBING RISER DIAGRAM		X	X
P5.02	PLUMBING RISER DIAGRAM		X	X
P6.01	PLUMBING DETAILS		X	X
P6.02	PLUMBING DETAILS		X	X
12				
10_EXTERIOR BUILDING MAINTENANCE				
EBM.1	EXTERIOR BUILDING MAINTENANCE			X
EBM.2	EXTERIOR BUILDING MAINTENANCE			X
2				

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
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License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

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100% DESIGN DEVELOPMENT

Drawing Title

SHEET LIST

Sheet No.

G002

Date 9/10/2021 3:53:21 PM
Project No. 21709

	ITE	REQUIREMEN	SECTIO	PROPOSE	STATU
SITE	Land Use District	C-C Community Commercial.	24.10.730	Mixed residential and commercial/office development, with ten or more multiple dwellings or condominiums, either above commercial uses or units on the same lot	complying
		Single-room occupancy (SRO) - housing sixteen units or more SRO permitted with conditional use permit	24.10.730	121 SRO Units above non-residential ground floor	complying
	Height	Santa Cruz Municipal Code: Max. 3 stories & 40 ft height AB 1763: Density bonus of 80% to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households.	24.10.750 AB 1763	Maximum Proposed Height = 58' 6" ft	**Concession #1** (see G.10)
	Lot Area	Min. 5000 sf (commercial/residential) and 8000 sf (mixed use)	24.10.750	33,672 sf	complying
	Setbacks - Front Yard	0'	24.10.750	22' - 0" Minimum	complying
	- Rear Yard	0'	24.10.750	7' - 0" Minimum	complying
	Open Space	SRO projects shall have at least 10 sf of **common usable open space per unit** however no SRO project shall provide less than 200 sf of **common outdoor open space** and 200 sf of **common indoor open space**. 121 SRO Units x 10 sf = 1210 sf with min. 200 sf common outdoor & 200 sf common indoor	24.12.1030	9463 sf common usable outdoor open space 914 sf common usable indoor open space	complying (see G.12)
	Parking	AB 1763 eliminates minimum vehicular parking requirement for a development that consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families and is either a special needs housing development or a supportive housing development. The City code applied to the non-residential and staff uses generates a minimum parking requirement of 22 spaces.	AB 1763	30 Spaces	complying
	Bicycle Parking	1 Class I Space/DU x121 = 121 C I spaces req. / .25 spaces/DU Class II Spaces x 121 = 30 CII spaces required	24.12.250	64 (53%) Class I + 20 Class II	**Concession #2**
RESIDENTIAL	Unit Size	The net area of a SRO unit may range from a minimum of one hundred fifty square feet to a maximum of four hundred square feet, with the average unit size being no greater than three hundred forty-five square feet.	24.12.1010	263-277 sf	complying
	Private Facilities	SRO Units of 220 square feet or more are required to have a kitchen and a full bathroom.	24.12.1020	Kitchen and full bathroom provided	complying
	Common Facilities	Laundry facilities that have a minimum of two washers and two dryers must be provided in a separate room. Additional washers and dryers must be provided for any development that has more than twenty units at the ratio of one washer and one dryer for every additional twenty units. 121 SRO Units/20 = 6 washers & 6 dryers	24.12.1030	Laundry room provided. 6 washers, 6 dryers	complying
	Storage	All SRO units must have access to a separate usable storage space within the project	24.12.1030	No separate usable storage space provided.	**Concession #3**
	Management	An SRO project with twelve or more units shall provide twenty-four-hour on-site management, and include a dwelling unit designated for the manager	24.12.1040	On-site management + 1 manager dwelling unit provided	complying

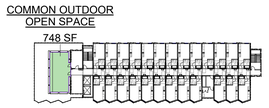
12" = 1'-0"

ZONING CHART

COMMON OPEN SPACE

OPEN SPACE SCHEDULE	
COMMON INDOOR OPEN SPACE	842 SF
COMMON OUTDOOR OPEN SPACE	10467 SF
	11309 SF

OPEN SPACE, USABLE (PER 24.22.586)
No dimension less than ten feet.

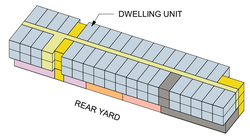


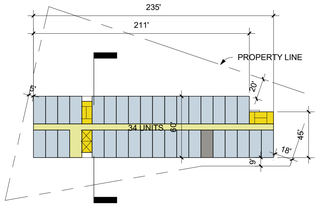
1" = 60'-0"

OPEN SPACE DIAGRAM - LEVEL 5 | 5

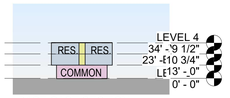
BASE CASE - CODE COMPLIANT

HEIGHT
MAX. 3 STORIES & 40 FT HT PER SEC. 24.10.750
BASE CASE SF (LEVEL 2 + LEVEL 3) = 27,260 SF





BASE CASE PLAN (LEVEL 2-3)



BASE CASE SECTION

AXON - SOUTH FACADE | 2



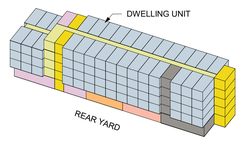
1" = 60'-0"

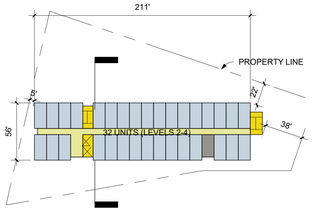
OPEN SPACE DIAGRAM - LEVEL 1 | 4

PROPOSED BONUS (AB 1763)

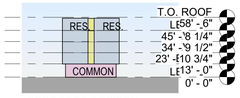
- 80% DENSITY BONUS FOR AN 100% AFFORDABLE HOUSING DEVELOPMENT
- NO MINIMUM RESIDENTIAL VEHICLE PARKING REQUIREMENT FOR SUPPORTIVE HOUSING DEVELOPMENT WITH RENTAL UNITS

80% SF INCREASE ABOVE BASE
BASE CASE SF = 27,260 SF
27,260 SF x 0.8 = 21,808 SF
27,260 SF + 21,808 SF = 49,068 SF
MAXIMUM DENSITY = 49,068 SF **PROVIDED 46,370 SF (LEVELS 2-5)**





PROPOSED PLAN (LEVELS 2-4)



PROPOSED SECTION

DENSITY BONUS CALCULATION | 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

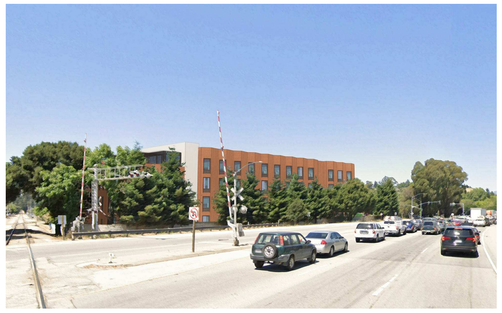
Drawing Title

ZONING MATRIX / DENSITY BONUS

Sheet No.

G003

Date 9/10/2021 3:53:29 PM
Project No. 21709



HIGHWAY 1 RAIL - A



HIGHWAY 1 - B



PARKING LOT ENTRY - C



ENTRY VESTIBULE D



COMMUNITY ROOM - E



COMMUNITY KITCHEN - F



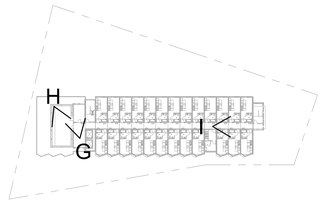
LEVEL 5 LOUNGE - G



LEVEL 5 ROOF DECK - H

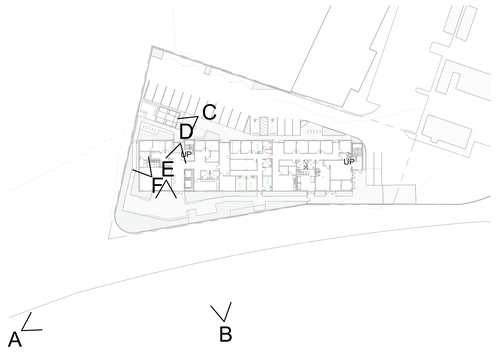


CORRIDOR I



1" = 60'-0"

RENDER KEY PLAN - L5 2



1" = 60'-0"

RENDER KEY PLAN - L1 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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Issuances

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100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

RENDERINGS

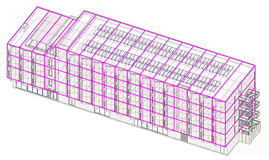
Sheet No.

G010

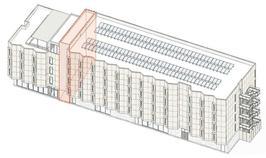
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Project No. 21709



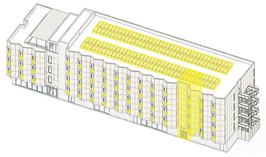
SITE



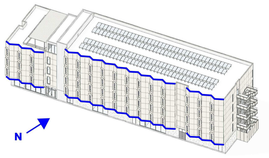
MODULAR-BASED DESIGN



CIRCULATION CORE



ALL-ELECTRIC
PASSIVE HOUSE DESIGN



SOUTH-FACING ORIENTATION FOR
SOLAR / NOISE / VIEW

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

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Drawing Title

DIAGRAMS - SITE & BUILDING

Sheet No.

G012

Date	9/10/2021 3:53:45 PM
Project No.	21709



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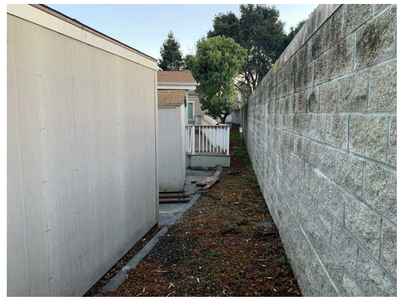
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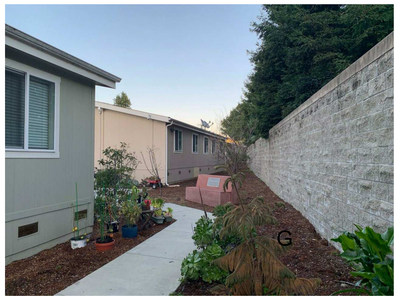
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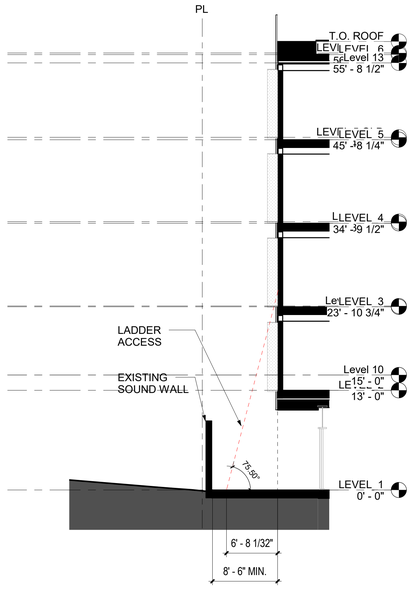
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CONTEXT PHOTOS

Sheet No.

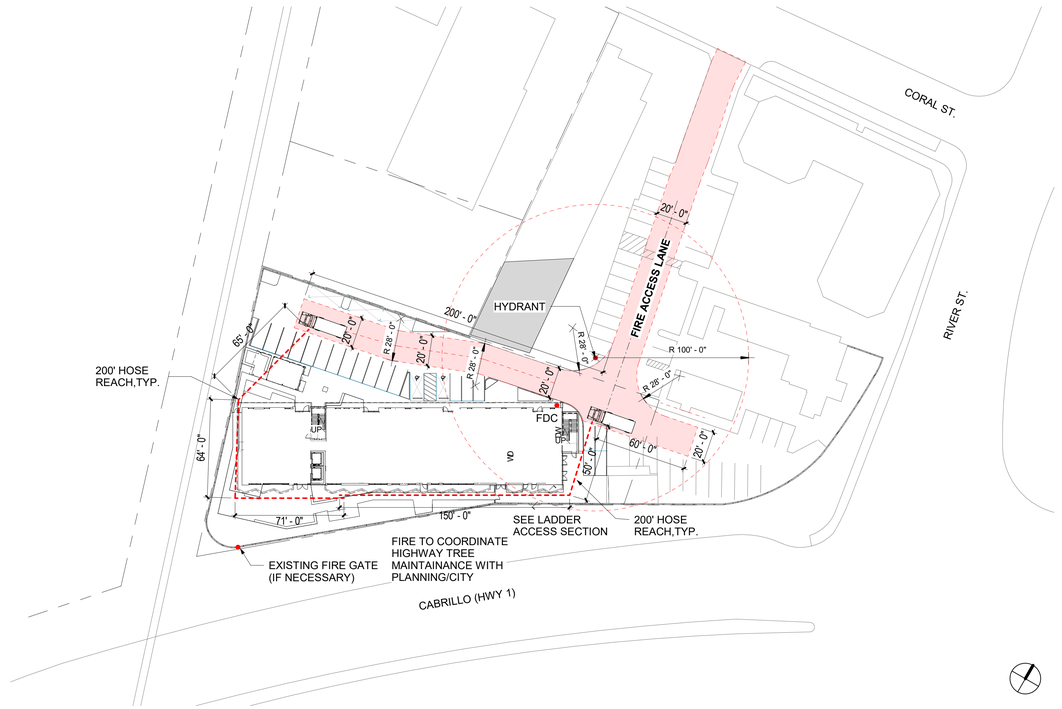
G013

Date	9/10/2021 3:53:51 PM
Project No.	21709



1/8" = 1'-0"

SECTION - LADDER ACCESS | 2



1" = 40'-0"

FIRE ACCESS PLAN | 1

FIRE NOTES

1. FIRE APPARATUS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED 20' WIDTH; WITH A MIN. VERTICAL CLEARANCE OF 15'. FIRE DEPARTMENT ACCESS AND TURNAROUND PROVIDED PER APPENDIX D AND SCFD APPROVAL. FIRE ACCESS LANE TO BE PROPERLY STRIPED AND SIGNAGE PROVIDED

2. PRIMARY FIRE APPARATUS ACCESS WILL BE PROVIDED OFF OF CORAL STREET. FIRE DEPARTMENT CONNECTION WILL BE PROVIDED IN PARKING AREA.

3. PROJECT IS A TYPE V OVER TYPE I CONSTRUCTION WITH A NFPA 13 SPRINKLER SYSTEM.

4. ALL NEW PASSENGER SERVICE ELEVATORS SHALL MEET THE MEDICAL SERVICE ELEVATOR REQUIREMENTS IN THE CALIFORNIA BUILDING CODE, 2016 EDITION, CHAPTER 30. FIRE CODE SECTION 607.1.1, MMC V-300-2.59.

5. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. FIRE CODE SECTION 1009.8.

6. CBC 1009.2.1 ACCESSIBLE MEANS OF EGRESS, ELEVATORS REQUIRED, EXCEPTION 1, STATES: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE. THE PROJECT WILL PROVIDE AN AUTOMATIC SPRINKLER SYSETEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND HORIZONTAL EXITS IN ACCORDANCE WITH SECTION 1026, AND THEREFORE ELEVATORS WILL NOT SERVE AS AN ACCESIBLE MEANS OF EGRESS AND THEREFORE ARE NOT REQUIRED TO HAVE STANDBY POWER.

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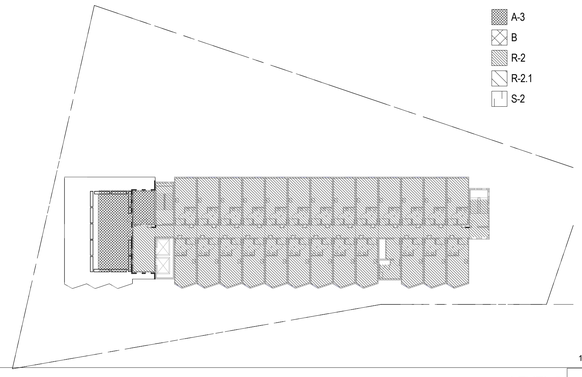
Drawing Title

FIRE DIAGRAMS

Sheet No.

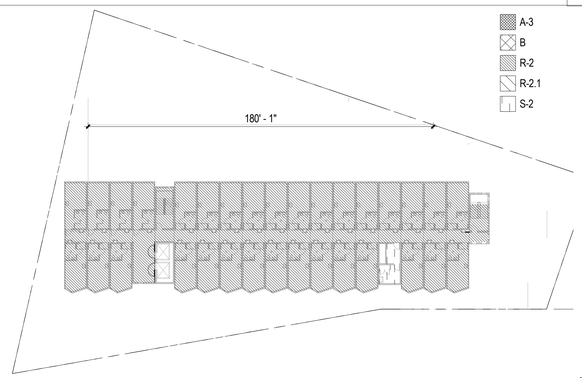
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Project No.	21709



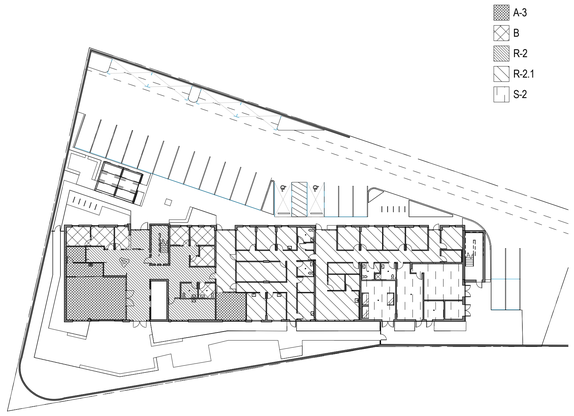
1/32" = 1'-0"

LEVEL 5 | 5



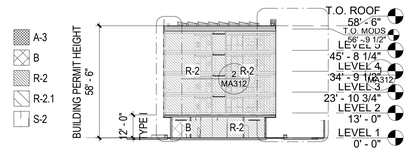
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LEVEL 3-4 FLOOR PLAN Copy 1 Copy 1 | 4



1/32" = 1'-0"

LEVEL 1 CODE PLAN Copy 1 | 3



1/32" = 1'-0"

CODE SECTION | 2

LEVELS 2-5 (4 STORIES) - TYPE VA CONSTRUCTION ABOVE PODIUM

FIRE PROTECTION:
FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEM)

ALLOWABLE HEIGHTS AND AREAS (PER 2019 CBC TABLE 506.2 AND 506.2.3 SINGLE OCCUPANCY MULTISTORY BUILDINGS)
R-2 TYPE VA CONSTRUCTION
TABULAR BUILDING AREA (At) = 36,000 SF
ALLOWABLE HEIGHT = 60 FEET
ALLOWABLE STORIES = 4

506.2 FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, S AREA INCREASE IS PERMITTED IN ADDITION TO THE HEIGHT AND STORY INCREASE PROVIDED THE HEIGHT SHALL NOT EXCEED 60 FEET AND 4 STORIES.

ALLOWABLE BUILDING AREA (Aa) = [At + (NS x If)] x Sa (Equation 5-2)

P Building perimeter	F Building perimeter that fronts a public way or open space having a minimum width of 20'-0" (6 096 mm)
119	119
120	120
124.9	124.9
74.75	74.75
118.4	118.4
24.167	24.167
118.5	0
118.5	0
95.6	0
P total Equa.sn.1	F total Equa.sn.1

W width of open space fronting building perimeter areas w of 20'-0"	W weighted average open space [W=(Σ, F x w) / P] = w [=] ≥ 20', [F=]
20	2380
20	2400
20	1489.6
30	3562.5
30	540
30	726.01
20	0
20	0
20	0
W total Eq7. statement	

If Average increase factor = [F/P] - 20) x W/60	0.26	
At Abutter allowable area factor (NS, S1 or S13R, as applicable) in accordance with CBC Table 506.2	36,000	
Ns Abutter allowable area factor in accordance with CBC Table 506.2 for noncombustible building (unlimited area building is symbolized)	12,000	
Sa for Group A, E, H-1, I, and R occupancies, high-rise buildings, and other occupancies where Section 1.11 requires by the Office of the State Fire Marshal that an automatic sprinkler system shall be installed, Sa=Ns/At	2	
Aa total allowable area = [At + (NS x If)] x Sa		78,240

TOTAL ALLOWABLE BUILDING AREA = 78,240 S.F.

GROSS AREA 1 (4 LEVELS TYPE VA) **= 46,370 SF** < 78,240 SF

GROSS FLOOR AREA (BY LEVEL)

LEVEL 2	12,143 SF	TYPE V-A	LEVEL 1	10,442 SF	TYPE I
LEVEL 3	12,143 SF	TYPE V-A			
LEVEL 4	12,143 SF	TYPE V-A			
LEVEL 5	9,941 SF	TYPE V-A			
LEVELS 2-5 TOTAL	46,370 SF		LEVEL 1 TOTAL	10,442 SF	

LEVELS 1 (PODIUM) - TYPE IA CONSTRUCTION

FIRE PROTECTION:
FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEM)

ALLOWABLE AREA PER FLOOR AS PER CBC TABLE 506.2: UNLIMITED

GROSS AREA (1 LEVELS TYPE 1A) = **10,442 SF**

NON-SEPARATED MIXED OCCUPANCY:
OCCUPANCIES SHALL BE NON-SEPARATED PER 508.3
NON-SEPARATED OCCUPANCIES SHALL COMPLY WITH REQUIREMENTS OF THE MOST RESTRICTIVE OCCUPANCY.

BUILDING HEIGHT:
PER CBC 504.3 TYPE VA, R-2 OCCUPANCY
HEIGHT LIMIT WITHOUT AREA INCREASE = 60'
PROPOSED: 58.73"*

*PER CBC SECTION 503: BUILDING HEIGHT IS THE VERTICAL DISTANCE GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE. GRADE PLANE IS A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6-FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6-FEET FROM THE BUILDING.

HIGH POINT =
LOW POINT =
GRADE PLANE=
ELEVATION AT HIGHEST ROOF SURFACE = BUILDING HEIGHT = 58'-6

BUILDING AREA CALCULATIONS | 1

GROUP R-2 REQUIREMENTS
Per CBC Section 420.2, walls separating dwelling units shall be constructed as fire partitions in accordance with Section 709.

ACCESSORY OCCUPANCIES
Per CBC Section 508.2.1, aggregate accessory occupancies shall not occupy more than 10% of the building area of the story in which they are located.

SPECIAL PROVISIONS
Per CBC Section 508.2.4, no separation is required between accessory occupancies and the main occupancy. Exception: Dwelling units shall be separated from accessory occupancies in accordance with Section 420.

FIRE BARRIERS
Per CBC Table 707.3.10, fire barrier assemblies, separating fire areas in Group R occupancies for horizontal exits, shall have a fire resistance rating of 2 hrs.

EXTERIOR WALLS
Per CBC 706.5.1, where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall comply with one of the following:
1. The exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3/4-hour protection where opening protection is required by Section 705.8. The fire-resistance rating of the exterior wall shall extend a minimum of 4 feet on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees do not need exterior wall protection.
2. Buildings or spaces on both sides of the intersecting fire wall shall assume to have an imaginary lot line at the fire wall and extending beyond the exterior of the fire wall. The location of the assumed line in relation to the exterior walls and the fire wall shall be such that the exterior wall and opening protection meet the requirements set forth in Sections 705.5 and 705.8. Such protection is not required for exterior walls terminating at fire walls that form an angle equal to or greater than 180 degrees.

SHAFT ENCLOSURES & REFUSE CHUTES
Per CBC Section 713.4, shaft enclosures shall have fire-resistance rating of not less than 2-hours where connecting four stories or more, and not less than 1- hour where connecting less than four stories. Shaft enclosures shall have a fire resistance rating of not less than the floor assembly penetrated, but need not exceed 2 hrs. Shaft Enclosures shall meet the requirements of Section 703.2.

Per CBC Section 713.5, shaft enclosures shall be constructed as fire barriers.

Per CBC Section 713.7, openings in a shaft enclosure shall be protected in accordance with Section 716 as required for fire barriers. Doors shall be self- or automatic-closing by smoke detection in accordance with Section 716.5.9.3.

Per CBC Section 713.13.1, refuse chute enclosure doors shall be self- or automatic-closing upon the actuation of a smoke detector in accordance with Section 716.5.9.3.

Per CBC Section 713.13.3, access openings for refuse chutes shall be located in rooms or compartments enclosed by not less than 1-hour fire barrier constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711 or both.

OPENING PROTECTIVES
Per CBC Table 716.5, fire door or shutter assembly protection ratings are as follows:
@ 2-HOUR FIRE BARRIER = 90 MINUTES
@ 2-HOUR SHAFT ENCLOSURE = 90 MINUTES
@ 1-HOUR SHAFT ENCLOSURE= 60 MINUTES
@ 1-HOUR FIRE BARRIER = 45 MINUTES
@ 1-HOUR FIRE PARTITION = 20 MINUTES

ELEVATORS
Per CBC Section 713.14.1, Exception 8, enclosed elevator lobbies are not required where the hoistway door has a fire-protection rating as required by Section 708.7 and the hoistway door opening is also protected by a listed and labeled smoke containment system complying w/ ICC ES AC 77.

STAIRWAY WIDTH
Per CBC Section 1007.3, Exception 1, for stairways which are part of an accessible means of egress the clear width of 48" is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Per CBC Section 1009.4, the width of stairways shall be determined as specified by Section 1005.1 (egress width), but such width shall not be less than 44".

EXIT DOOR WIDTH
Per CBC Section 1008.1.1, the minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32".

EXIT DOOR ARRANGEMENT
Per CBC Section 1015.2.1, Exception 2, where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors shall not be less than 1/3 the length of the max. overall diagonal dimension of the area served.

CORRIDORS
Per CBC Table 1018.1, corridors in an R-2 occupancy shall have a 1-hour fire-resistance rating and shall comply with Section 708 for fire partitions.

EXIT STAIRWAYS
Per CBC Section 1022.7, exterior walls of the interior exit stairway and ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10 feet horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour.

EXIT PASSAGEWAYS
Per CBC section 1023.3, exit passageway enclosures shall have walls, floor and ceilings of not less than that required for any connecting exit enclosure. Exit passageways shall be constructed as fire barriers in accordance with Section 707.

Per CBC section 1023.5, exit passageways extended to an exit discharge or public way shall have a fire door assembly complying with Section 715.4 and be installed in the fire barrier to provide a means of egress. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited

EXTERIOR EXIT STAIRWAYS
Per CBC section 1026.6, Exception 3, separation from the interior of the building is not required for an exterior stairway or ramp located in a building or structure that is permitted to have unenclosed exit access stairways in accordance with Section 1009.3.

FIRE ACCESS
All overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

CODE COMPLIANCE NOTES

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CODE ANALYSIS - GENERAL

Sheet No.

G600

Date 9/10/2021 3:54:04 PM
Project No. 21709

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 1

Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
LEVEL 1							
100	RES. ENTRY	98 SF	Residential	200 SF	1	20	1
101	RES. LOBBY	897 SF	Residential	200 SF	4	20	1
102	MAIL	236 SF	Residential	200 SF	1	20	1
103	RECEPTION	87 SF	Business Areas	150 SF	2	49	1
104A	OFFICE	129 SF	Business Areas	150 SF		49	
104B	OFFICE	126 SF	Business Areas	150 SF	2	49	1
105	COMMUNITY ROOM	684 SF	Assembly without fixed seats - Unconcentrated	15 SF	55	49	2
106	KITCH.	131 SF	Assembly without fixed seats - Unconcentrated	15 SF	10	49	1
107	STOR.	80 SF	Accessory storage areas, mechanical equipment room	300 SF	1	49	1
111	OFFICE	97 SF	Business Areas	150 SF	1	49	1
112	OFFICE	125 SF	Business Areas	150 SF	2	49	1
113	OFFICE	108 SF	Business Areas	150 SF	1	49	1
115	LAUNDRY	270 SF	Accessory storage areas, mechanical equipment room	300 SF	1	20	1
116	WC	66 SF	Residential	200 SF	1	20	1
117	WC	66 SF	Residential	200 SF	1	49	1
130	HEALTH CLINIC ENTRY	331 SF	Residential	200 SF	1	10	1
131	HEALTH CLINIC, HPHP	0 SF	Residential	200 SF	4	10	1
132	RECEPT.	121 SF	Residential	200 SF	1	10	1
133	OFFICE	122 SF	Residential	200 SF	1	10	1
134	EXAM	126 SF	Residential	200 SF	1	10	1
135	PROVIDERS	266 SF	Residential	200 SF	1	10	1
136	WC	65 SF	Residential	200 SF	1	10	1
137	STOR.	15 SF				10	
138	WC	67 SF	Residential	200 SF	1	10	1
139	STOR.	595 SF				10	
140	EXAM	123 SF	Residential	200 SF	2	10	1

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 1

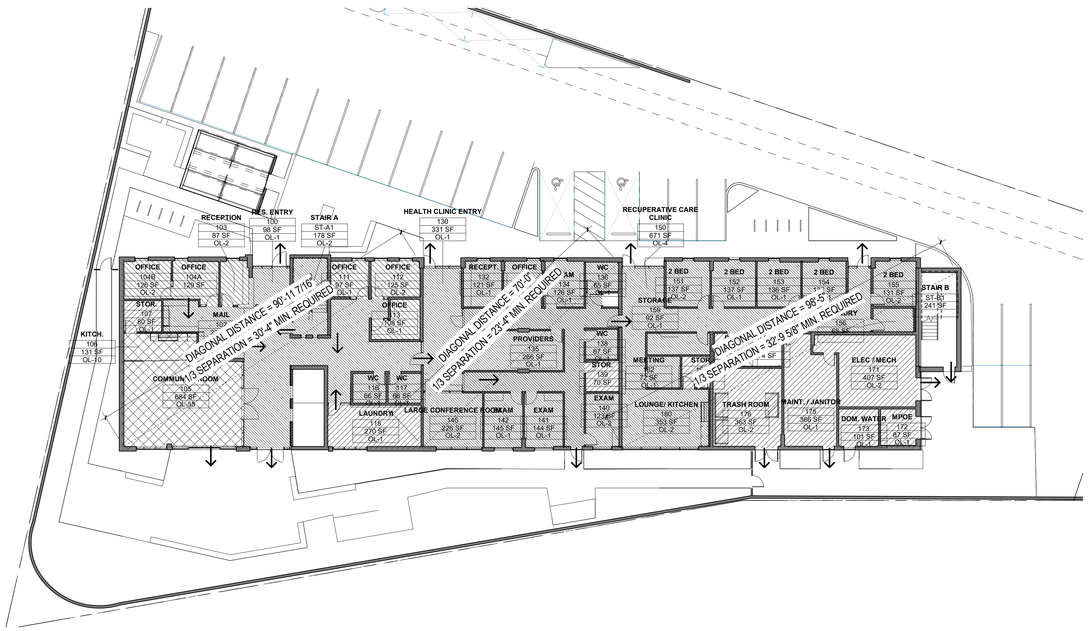
Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
141	EXAM	144 SF	Residential	200 SF	1	10	1
142	EXAM	145 SF	Residential	200 SF	1	10	1
145	LARGE CONFERENCE ROOM	226 SF	Residential	200 SF	2	49	1
150	RECUPERATIVE CARE CLINIC	671 SF	Residential	200 SF	4	10	1
151	2 BED	137 SF	Residential	200 SF	2	10	1
152	2 BED	137 SF	Residential	200 SF	1	10	1
153	2 BED	136 SF	Residential	200 SF	1	10	1
154	2 BED	136 SF	Residential	200 SF	1	10	1
155	2 BED	131 SF	Residential	200 SF	2	10	1
156	LAUNDRY	65 SF	Residential	200 SF		10	
157	BATH	74 SF					
158	BATH	73 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
159	STORAGE	92 SF	Residential	200 SF	1	10	1
160	LOUNGE/ KITCHEN	353 SF	Residential	200 SF	2	10	1
161	STOR.	60 SF	Accessory storage areas, mechanical equipment room	300 SF	1	10	1
162	MEETING	72 SF	Residential	200 SF	1	10	1
163	TRANSFORMER LOCATION	0 SF					
171	ELEC / MECH	407 SF	Accessory storage areas, mechanical equipment room	300 SF	2	29	1
172	MPOE	87 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
173	DOM. WATER	101 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
175	MAINT. / JANITOR	366 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
176	TRASH ROOM	363 SF	Accessory storage areas, mechanical equipment room	300 SF	2	29	1
EL.1	ELEV 1	93 SF					
EL.2	ELEV 2	72 SF					
ST-A1	STAIR A	178 SF	Residential	200 SF	2	20	1
ST-B1	STAIR B	241 SF					
Grand total: 53		9,594 SF					

LEGEND:

- FINAL DISCHARGE ROUTE
- TRAVEL DISTANCE
- COMMON PATH OF EGRESS
- DISTANCE FROM INTERIOR EXIT STAIRWAY HOSE CONNECTION TO HORIZONTAL EXIT
- ##' — TOTAL TRAVEL DISTANCE
- FDC — FIRE DEPARTMENT CONNECTION
- 1FB 1FB 1FB — 1 HR FIRE BARRIER
- 2FB 2FB 2FB — 2 HR FIRE BARRIER
- 3FB 3FB 3FB — 3 HR FIRE BARRIER
- 1F 1F 1F — 1 HR FIRE PARTITION
- 2F 2F 2F — 2 HR FIRE PARTITION
- 3F 3F 3F — 3 HR FIREWALL
- 2S 2S 2S — 2 HR SHAFT ENCLOSURE

LIFE SAFETY: OFFICE / 124 / 7800 SF / OL - 26 — ROOM NAME / ROOM NUMBER / AREA (SQ. FT.) / OCCUPANT LOAD

- Accessory storage areas, mechanical equipment room
- Assembly - Not Occupied
- Assembly without fixed seats - Concentrated
- Assembly without fixed seats - Standing Space
- Assembly without fixed seats - Unconcentrated
- Business Areas
- Exercise Rooms
- Parking garages
- Residential
- Residential Shaft



1/16" = 1'-0"

LEVEL 1 CODE PLAN 1

CONSTRUCTION TYPE:
PROJECT HAS FOUR STORIES OF **TYPE VA** CONSTRUCTION WITH R-2 OCCUPANCY ABOVE ONE LEVEL OF **TYPE IA** CONSTRUCTION WITH MIXED USES OF B, S-2, A-3, R3.1 AND R-2 AND SHALL COMPLY WITH SECTION 510.2.

HEIGHT:
THE UPPER MOST OCCUPIED FLOOR IS AT **46'-0"** ABOVE GRADE AND THE TOP OF THE ROOF STRUCTURE IS AT **58'-6"** ABOVE GRADE.

PER TABLE 504.3, TYPE VA CONSTRUCTION IS ALLOWED TO BE UP TO 50' FEET AND 4 STORIES. A 2-HOUR HORIZONTAL SEPARATION IS DEFINING THE GRADE PLANE FOR TYPE V-A PORTION OF THE STRUCTURE. THE HEIGHT OF TYPE V-A CONSTRUCTION IS 46'-6" FEET; SEE BUILDING SECTIONS

FIRE SUPPRESSION:
BUILDING IS EQUIPPED THROUGHOUT WITH AN ***AUTOMATIC SPRINKLER*** SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1

OCCUPANCY & EXITING:
BUILDING'S PRIMARY OCCUPANCY: *R-2*
ACCESSORY OCCUPANCIES: *B, R-3.1, S-2, A-3*

1. ACCESSORY OCCUPANCIES SHALL NOT EXCEED 10% OF THE AREA OF THE STORY IN WHICH THEY ARE LOCATED (2019 CBC 508.2.3). NO SEPARATION IS REQUIRED BETWEEN AN ACCESSORY OCCUPANCY AND THE PRIMARY OCCUPANCY (2019 CBC 508.2.4).
2. PER 2019 CBC 1010.1.1 EXIT DOORS SHALL PROVIDE CLEAR WIDTH OF NOT LESS THAN 32" WHEN OPEN 90 DEGREES.
3. PER CBC 1011.2, STAIRWAY WIDTHS SHALL BE DETERMINED AS SPECIFIED BY SECTION 1005.1 (EGRESS WIDTH), BUT SUCH WIDTH SHALL NOT BE LESS THAN **44".**
4. PER CBC 1007.1.1, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE OVERALL DIAGONAL DISTANCE OF THE AREA SERVED.
5. INCIDENTAL USES ARE SEPARATED FROM THE MAIN OCCUPANCY ACCORDING TO TABLE 509.
6. NON SEPARATED OCCUPANCIES PROVIDED PER CBC 2019, 508.4.

- BUILDING HAS A MIX OF R-3.1, A-3, B & S-2 OCCUPANCY ON LEVELS 1 AND A SINGLE OCCUPANCY OF (R-2) ON LEVELS 2-5

FIRE PROTECTION FEATURES
- DWELLING UNIT SEPARATION WALLS
- FIRE PARTITIONS (SEC 420.2) 1-HOUR FIRE-RESISTANCE RATED
- CORRIDOR WALLS
- FIRE PARTITIONS (TABLE 1018.1) -1 HOUR W/ SPRINKLER SYSTEM
- A 2-HOUR HORIZONTAL SEPARATION
- A 2-HOUR FIRE WALL

FIRE RESISTANCE RATING EQUIPMENTS
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ARE BASED ON **CBC TABLE 601 AND 602**

GENERAL NOTES

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
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License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

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100% DESIGN DEVELOPMENT

Drawing Title
CODE ANALYSIS - LEVEL 1

Sheet No.
G601

Date 9/10/2021 3:54:08 PM
Project No. 21709

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 3							
Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
LEVEL 3							
300	ELV. LOBBY	238 SF	Residential	200 SF	2	20	1
301	CORRIDOR	1,470 SF	Residential	200 SF	8	20	1
302	STUDIO A3	260 SF	Residential	200 SF	2	20	1
303	STUDIO A	260 SF	Residential	200 SF	2	20	1
304	STUDIO A3	260 SF	Residential	200 SF	2	20	1
305	STUDIO A	260 SF	Residential	200 SF	2	20	1
306	STUDIO A3	260 SF	Residential	200 SF	2	20	1
307	STUDIO A	260 SF	Residential	200 SF	2	20	1
308	STUDIO A3	260 SF	Residential	200 SF	2	20	1
310	STUDIO A2	260 SF	Residential	200 SF	2	20	1
311	STUDIO A	260 SF	Residential	200 SF	2	20	1
312	STUDIO A2	260 SF	Residential	200 SF	2	20	1
313	STUDIO A	260 SF	Residential	200 SF	2	20	1
314	STUDIO A2	260 SF	Residential	200 SF	2	20	1
315	STUDIO A	260 SF	Residential	200 SF	2	20	1
316	STUDIO A2	260 SF	Residential	200 SF	2	20	1
317	STUDIO A	260 SF	Residential	200 SF	2	20	1
318	STUDIO A2	260 SF	Residential	200 SF	2	20	1
319	STUDIO A	260 SF	Residential	200 SF	2	20	1

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 3							
Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
320	STUDIO A2	260 SF	Residential	200 SF	2	20	1
321	STUDIO A	260 SF	Residential	200 SF	2	20	1
322	STUDIO A2	260 SF	Residential	200 SF	2	20	1
323	STUDIO A	260 SF	Residential	200 SF	2	20	1
324	STUDIO A2	260 SF	Residential	200 SF	2	20	1
325	STUDIO A	260 SF	Residential	200 SF	2	20	1
326	STUDIO A2	260 SF	Residential	200 SF	2	20	1
327	STUDIO A	260 SF	Residential	200 SF	2	20	1
328	STUDIO A2	260 SF	Residential	200 SF	2	20	1
329	TRASH	75 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
330	STUDIO A2	260 SF	Residential	200 SF	2	20	1
331	STUDIO A	260 SF	Residential	200 SF	2	20	1
332	STUDIO A2	260 SF	Residential	200 SF	2	20	1
333	STUDIO A	260 SF	Residential	200 SF	2	20	1
334	STUDIO A2	260 SF	Residential	200 SF	2	20	1
335	STUDIO A	260 SF	Residential	200 SF	2	20	1
339	MECH/STOR	90 SF	Accessory storage areas, mechanical equipment room	300 SF	1	29	1
340	IDF	12 SF			0		
ST-A3	STAIR A	190 SF	Residential	200 SF	1	20	1
ST-B3	STAIR B	0 SF			0		
Grand total: 39		10,384 SF			77		

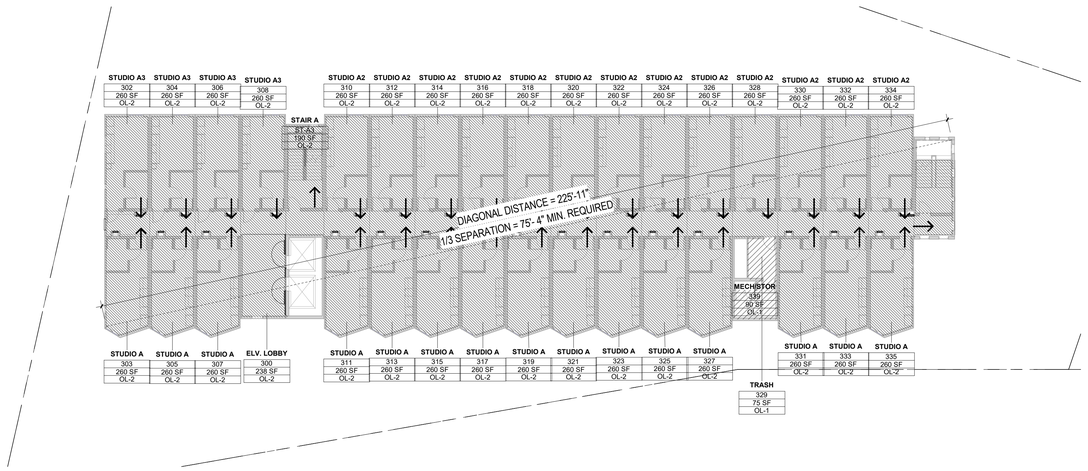
LEGEND:

- FINAL DISCHARGE ROUTE
- TRAVEL DISTANCE
- COMMON PATH OF EGRESS
- DISTANCE FROM INTERIOR EXIT STAIRWAY HOSE CONNECTION TO HORIZONTAL EXIT
- ##' — TOTAL TRAVEL DISTANCE
- FDC — FIRE DEPARTMENT CONNECTION
- 1FB 1FB 1FB — 1 HR FIRE BARRIER
- 2FB 2FB 2FB — 2 HR FIRE BARRIER
- 3FB 3FB 3FB — 3 HR FIRE BARRIER
- 1F 1F 1F — 1 HR FIRE PARTITION
- 2F 2F 2F — 2 HR FIRE PARTITION
- 3F 3F 3F — 3 HR FIREWALL
- 2S 2S 2S — 2 HR SHAFT ENCLOSURE

LIFE SAFETY

OFFICE	ROOM NAME
124	ROOM NUMBER
7800 SF	AREA (SQ. FT.)
OL - 26	OCCUPANT LOAD

- Accessory storage areas, mechanical equipment room
- Assembly - Not Occupied
- Assembly without fixed seats - Concentrated
- Assembly without fixed seats - Standing Space
- Assembly without fixed seats - Unconcentrated
- Business Areas
- Exercise Rooms
- Parking garages
- Residential
- Residential Shaft



1/16" = 1'-0"

LEVEL 3-4 FLOOR CODE PLAN 1

CONSTRUCTION TYPE:
PROJECT HAS FOUR STORIES OF **TYPE VA** CONSTRUCTION WITH R-2 OCCUPANCY ABOVE ONE LEVEL OF **TYPE IA** CONSTRUCTION WITH MIXED USES OF B, S-2, A-3, R3.1 AND R-2 AND SHALL COMPLY WITH SECTION 510.2.

HEIGHT:
THE UPPER MOST OCCUPIED FLOOR IS AT **46'-0"** ABOVE GRADE AND THE TOP OF THE ROOF STRUCTURE IS AT **58'-6"** ABOVE GRADE.

PER TABLE 504.3, TYPE VA CONSTRUCTION IS ALLOWED TO BE UP TO 50' FEET AND 4 STORIES. A 2-HOUR HORIZONTAL SEPARATION IS DEFINING THE GRADE PLANE FOR TYPE V-A PORTION OF THE STRUCTURE. THE HEIGHT OF TYPE V-A CONSTRUCTION IS 46'-6" FEET; SEE BUILDING SECTIONS

FIRE SUPPRESSION:
BUILDING IS EQUIPPED THROUGHOUT WITH AN ***AUTOMATIC SPRINKLER*** SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1

OCCUPANCY & EXITING:
BUILDING'S PRIMARY OCCUPANCY: *R-2*
ACCESSORY OCCUPANCIES: *B, R-3.1, S-2, A-3*

1. ACCESSORY OCCUPANCIES SHALL NOT EXCEED 10% OF THE AREA OF THE STORY IN WHICH THEY ARE LOCATED (2019 CBC 508.2.3). NO SEPARATION IS REQUIRED BETWEEN AN ACCESSORY OCCUPANCY AND THE PRIMARY OCCUPANCY (2019 CBC 508.2.4).
2. PER 2019 CBC 1010.1.1 EXIT DOORS SHALL PROVIDE CLEAR WIDTH OF NOT LESS THAN 32" WHEN OPEN 90 DEGREES.
3. PER CBC 1011.2, STAIRWAY WIDTHS SHALL BE DETERMINED AS SPECIFIED BY SECTION 1005.1 (EGRESS WIDTH), BUT SUCH WIDTH SHALL NOT BE LESS THAN **44".**
4. PER CBC 1007.1.1, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE OVERALL DIAGONAL DISTANCE OF THE AREA SERVED.
5. INCIDENTAL USES ARE SEPARATED FROM THE MAIN OCCUPANCY ACCORDING TO TABLE 509.
6. NON SEPARATED OCCUPANCIES PROVIDED PER CBC 2019, 508.4.

- BUILDING HAS A MIX OF R-3.1, A-3, B & S-2 OCCUPANCY ON LEVELS 1 AND A SINGLE OCCUPANCY OF (R-2) ON LEVELS 2-5

FIRE PROTECTION FEATURES
- DWELLING UNIT SEPARATION WALLS
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- CORRIDOR WALLS
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Revisions

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Set Title

100% DESIGN DEVELOPMENT

Drawing Title

CODE ANALYSIS - LEVELS 2-4

Sheet No.

G602

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Project No. 21709

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 5							
Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
LEVEL 5							
243	UNOCCUPIABLE ROOF	0 SF			0		
500	ELV. LOBBY	203 SF	Residential	200 SF	2	20	1
501	CORRIDOR	1,250 SF	Residential	200 SF	7	20	1
505	OUTDOOR COMMON SPACE	735 SF	Assembly without fixed seats - Unconcentrated	15 SF	49	49	1
506	LOUNGE	187 SF	Residential	200 SF	1	49	1
510	STUDIO A2	260 SF	Residential	200 SF	2	20	1
511	STUDIO A	260 SF	Residential	200 SF	2	20	1
512	STUDIO A2	260 SF	Residential	200 SF	2	20	1
513	STUDIO A	260 SF	Residential	200 SF	2	20	1
514	STUDIO A2	260 SF	Residential	200 SF	2	20	1
515	STUDIO A	260 SF	Residential	200 SF	2	20	1
516	STUDIO A2	260 SF	Residential	200 SF	2	20	1
517	STUDIO A	260 SF	Residential	200 SF	2	20	1
518	STUDIO A2	260 SF	Residential	200 SF	2	20	1
519	STUDIO A	260 SF	Residential	200 SF	2	20	1
520	STUDIO A2	260 SF	Residential	200 SF	2	20	1
521	STUDIO A	260 SF	Residential	200 SF	2	20	1

CODE ANALYSIS - OCCUPANCY AND EXITING LEVEL 5							
Number	Name	Area	Function (Per CBC 1004.5)	Occupant Load Factor	Occupant Load	Occupant Load for 1 Exit	Exits Required
522	STUDIO A2	260 SF	Residential	200 SF	2	20	1
523	STUDIO A	260 SF	Residential	200 SF	2	20	1
524	STUDIO A2	260 SF	Residential	200 SF	2	20	1
525	STUDIO A	260 SF	Residential	200 SF	2	20	1
526	STUDIO A2	260 SF	Residential	200 SF	2	20	1
527	STUDIO A	260 SF	Residential	200 SF	2	20	1
528	STUDIO A2	260 SF	Residential	200 SF	2	20	1
529	TRASH	75 SF	Residential	200 SF	1	20	1
530	STUDIO A2	260 SF	Residential	200 SF	2	20	1
531	STUDIO A	260 SF	Residential	200 SF	2	20	1
532	STUDIO A2	260 SF	Residential	200 SF	2	20	1
533	STUDIO A	260 SF	Residential	200 SF	2	20	1
534	STUDIO A2	260 SF	Residential	200 SF	2	20	1
535	MGR. UNIT	260 SF	Residential	200 SF	2	20	1
539	MECH./STOR.	90 SF	Residential	200 SF	1	20	1
540	IDF	12 SF			0		
ST-A5	STAIR A	190 SF	Residential	200 SF	1	20	1
ST-B5	STAIR B	0 SF			0		
Grand total: 35		9,232 SF			112		

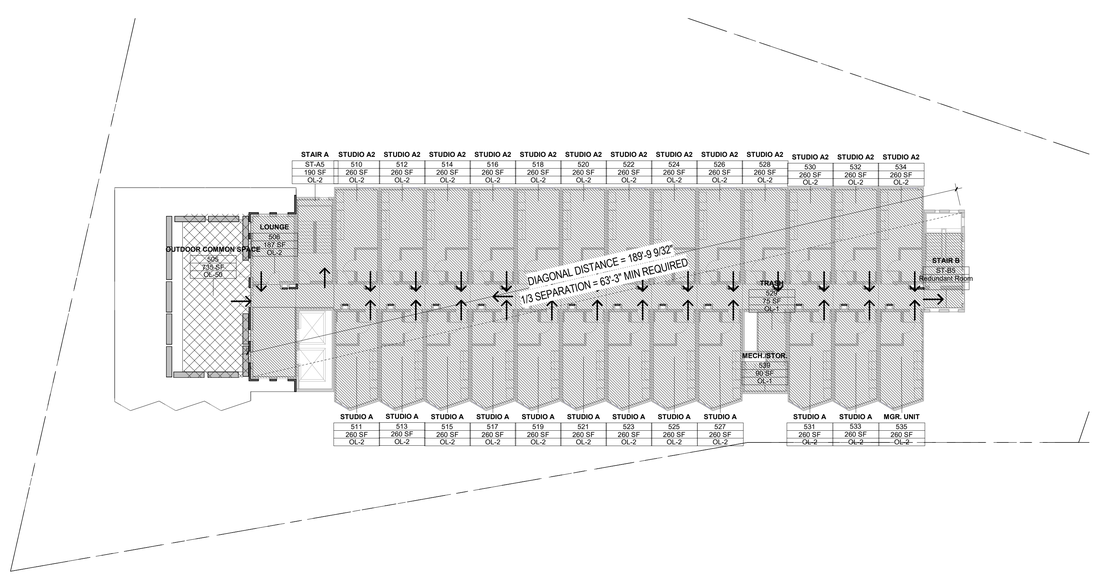
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OFFICE	ROOM NAME
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- Residential Shaft



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LEVEL 5 FLOOR CODE PLAN 1

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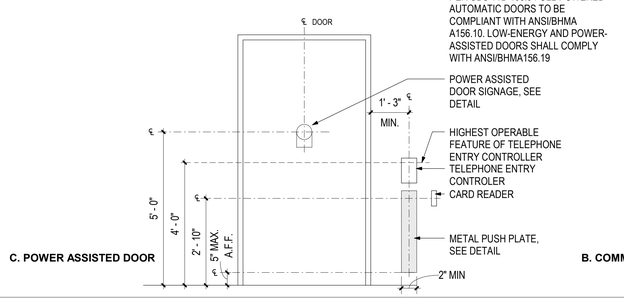
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CODE ANALYSIS - LEVEL 5

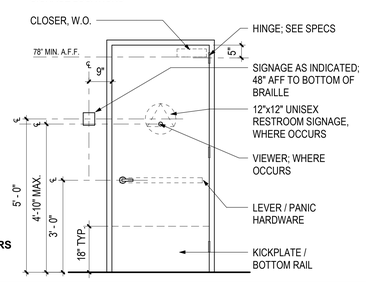
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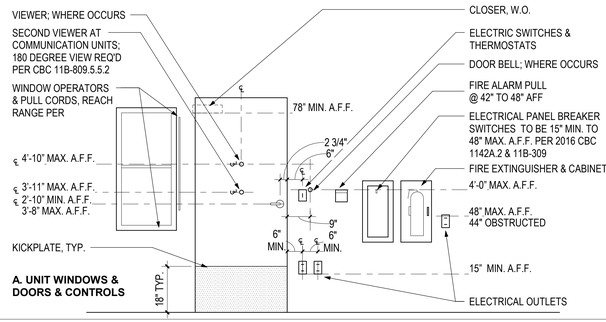
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Project No. 21709



C. POWER ASSISTED DOOR



B. COMMON AREA DOORS



A. UNIT WINDOWS & DOORS & CONTROLS

1. MOUNT FIRE ALARM PULL STATIONS AT A HEIGHT OF 42" to 48" FROM THE HIGHEST POINT ON OPERATING HANDLE TO FINISHED FLOOR.

2. MOUNT OUTLETS & SWITCHES THAT ARE ABOVE OBSTACLES (E.G. KITCHEN COUNTERS) AT 44" A.F.F. AT T/BOX .

3. IN ACCESSIBLE-DESIGNATED UNITS CURTAIN PULLS, WINDOW OPERATORS, & OTHER PULL CHORDS SHALL BE OPERABLE WITHOUT GRASPING OR TWISTING.

4. IN ALL COMMON AREAS & ACCESSIBLE-DESIGNATED UNITS ALL ENVIRONMENTAL CONTROLS SHALL BE OPERABLE WITHOUT GRASPING OR TWISTING.

5. FIRE EXTINGUISHER CABINETS SHALL BE INSTALLED SO THAT BOTH THE HANDLE OF THE CABINET AND THE HANDLE OF THE EXTINGUISHER ARE LOCATED BETWEEN 36" & 48" A.F.F.

6. PER THE NFPA, FIRE EXTINGUISHER CABINETS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NO MORE THAN 48" A.F.F.

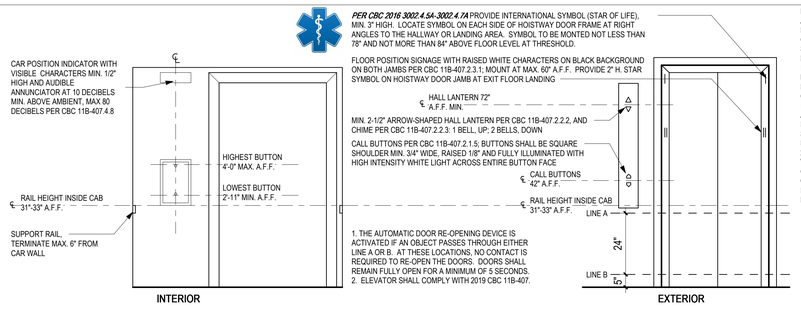
7. HEIGHT OF DOOR HARDWARE SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 44" A.F.F.

8. ALL POWER OPERATED DOORS SHALL COMPLY WITH BHMA A156.19, INCLUDING DOOR TIMING AND ALL SPECIAL SIGNS.

9. DOOR ENTRY HARDWARE CENTERED ON 30"x48" CLEAR SPACE, SEE PLANS.

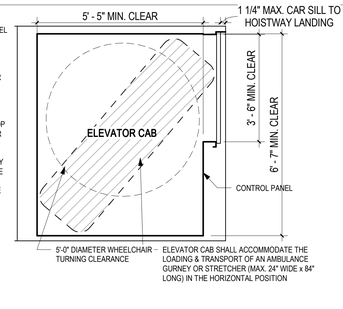
1/2" = 1'-0"

MOUNTING HEIGHTS - HARDWARE, SIGNAGE & CONTROLS | 5



B. ELEVATIONS OF ELEVATOR CAB

PER CBC 2019 11B-407.4.8
A CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR OPERATING PANEL OR OVER THE OPENING OF EACH CAR TO SHOW THE POSITION OF THE CAR IN THE HOISTWAY BY ILLUMINATION OF THE INDICATION CORRESPONDING TO THE LANDING AT WHICH THE CAR IS STOPPED OR PASSING. INDICATIONS SHALL BE A MINIMUM OF 1/2 INCH IN HEIGHT. IN ADDITION, PER 11B-407.4.8.2, AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP SHALL BE PROVIDED. PER EXCEPTION 1, FOR ELEVATORS THAT HAVE A RATED SPEED OF 200 FEET PER MINUTE OR LESS, A NON-VERBAL AUDIBLE SIGNAL WITH A FREQUENCY OF 1500 HZ MAXIMUM WHICH SOUNDS AS THE CAR PASSES OR IS ABOUT TO STOP AT A FLOOR SERVED BY THE ELEVATOR SHALL BE PERMITTED.



A. PLAN OF ELEVATOR CAB INTERIOR

1/2" = 1'-0"

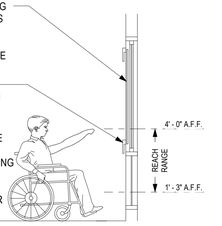
ELEVATOR ACCESSIBILITY DIAGRAMS | 14

AT WINDOWS NOTED AS REQUIRING ACCESSIBLE HARDWARE, LATCHES ARE REQUIRED TO BE INTERCONNECTED SO THAT THE OPERATION OF ONE LATCH HANDLE OPENS ALL LATCH-POINTS

INTERCONNECTED LATCH FOR CASEMENT WINDOW TO BE WITHIN REACH RANGE

CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

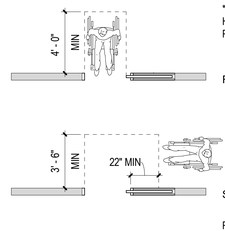
PER 2019 CBC 11B-229.1 EXCEPTION 1, WINDOWS WITHIN RESIDENTIAL UNITS REQUIRED TO COMPLY WITH 11B-809 ARE EXCLUDED



SIDE ELEVATION

3/8" = 1'-0"

REACH RANGE DIAGRAM | 9



*ALL COMMON AREA DOORS MUST HAVE ACCESSIBLE OPEN LOOP DOOR PULLS.

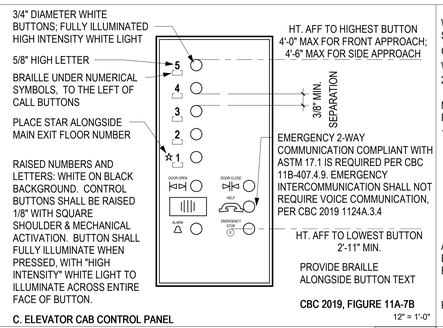
REFERENCE CBC 2019 FIGURE 11A-8B

ALL DIMENSIONS ARE MINIMUM FINISHED CLEARANCES, U.O.N.

ALL DOORS TO MAINTAIN MINIMUM 32" CLEAR

1/4" = 1'-0"

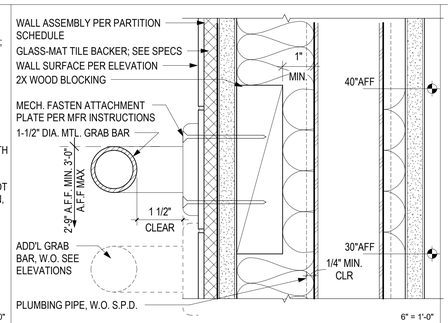
DOOR CLEARANCE GUIDELINES1 | 4



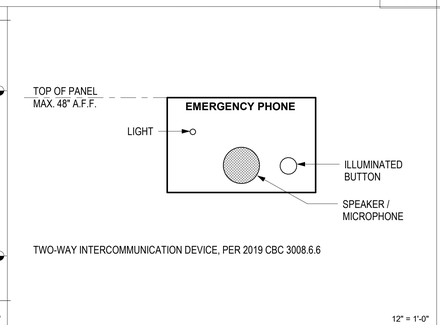
C. ELEVATOR CAB CONTROL PANEL

12" = 1'-0"

ELEVATOR CAB CONTROL PANEL | 23



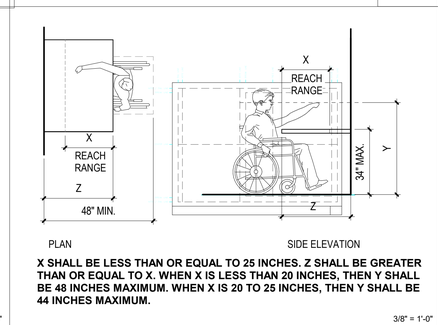
GRAB BAR BACKING | 18



TWO-WAY INTERCOMMUNICATION DEVICE, PER 2019 CBC 3008.6.6

12" = 1'-0"

TWO-WAY COMMUNICATION DEVICE | 13



X SHALL BE LESS THAN OR EQUAL TO 25 INCHES. Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

3/8" = 1'-0"

FORWARD REACH RANGE DIAGRAM | 8

SUMMARY
APPLICABLE STANDARDS FOR DWELLING UNITS ARE CBC 2019 CHAPTER 11A AND THE FAIR HOUSING ACT. THE STANDARDS BELOW APPLY TO ADAPTABLE UNITS ONLY.

EXCERPTS FROM 2019 CBC 1133A - KITCHENS:
1133A.2: PROVIDE CLEAR SPACE BASED ON THE KITCHEN CONFIGURATION AS INDICATED.

1133A.3: BASE CABINETS DIRECTLY UNDER KITCHEN SINK COUNTER AREA, INCLUDING TOE-BOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE CLEARANCE FOR A WHEELCHAIR. FINISHED FLOORING SHALL BE PROVIDED ON THE FLOOR BENEATH THE COUNTERTOP.

1133A.4: BASE CABINETS DIRECTLY UNDER SINK AND WORK SURFACE COUNTER AREAS SHALL BE REMOVABLE TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE SIDES AND BACK OF ADJACENT CABINETS, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS. FINISHED FLOORING SHALL EXTEND BENEATH COUNTERTOP.

1133A.4.1, EXCEPTION 1: SOLID SURFACE COUNTERTOPS WILL BE USED AT ALL UNITS. REPOSITIONABLE COUNTERTOPS NOT REQUIRED.

1133A.5: LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO LESS THAN 15 INCHES AND NO MORE THAN 48 INCHES.

1133A.6: FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB FORCE.

EXCERPTS FROM 2019 CBC TABLE 1134A.2 - OPTION 2:
(APPLICABLE WHEN ONLY ONE COMPLYING BATHROOM IS PROVIDED)

BATHROOM ENTRANCE DOORWAYS SHALL HAVE AN 18" CLEAR SPACE TO THE SIDE OF THE STRIKE EDGE OF THE DOOR ON THE SWING SIDE OF THE DOOR.

SUFFICIENT MANEUVERING SPACE SHALL BE PROVIDED FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. DOORS MAY SWING INTO THE CLEAR SPACE AT ANY FIXTURE IF THE MANEUVERING SPACE IS PROVIDED. MANEUVERING SPACES MAY INCLUDE ANY KNEESPACE OR TOESPACE AVAILABLE BELOW BATHROOM FIXTURES.

WHERE THE DOOR SWINGS INTO THE BATHROOM, THERE SHALL BE A CLEAR SPACE (APPROX. 30" BY 48") WITHIN THE ROOM TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES.

WHERE THE DOOR SWINGS OUT, A CLEAR SPACE IS TO BE PROVIDED WITHIN THE BATHROOM SUCH THAT A PERSON USING A WHEELCHAIR IS ALLOWED USE OF FIXTURES. THERE ALSO SHALL BE CLEAR SPACE TO ALLOW PERSONS USING WHEELCHAIRS TO REOPEN THE DOOR TO EXIT.

THERE SHALL BE A MINIMUM CLEAR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION (MEASURED FROM THE FOOT OF THE BATHTUB), WHICH MAY INCLUDE THE MANEUVERABLE AREA UNDER THE LAVATORY.

PROVIDE STRUCTURAL AND WALL REINFORCEMENTS TO SUPPORT GRAB BARS AS REQUIRED BY SECTIONS 1134A.5, .6, & .7.

MAINTAIN CLEARANCE REQUIREMENTS FOR WATER CLOSETS PER SECTION 1134A.7.

TOILETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE TOILETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTER LINE OF THE FIXTURE SHALL BE EXACTLY 18" FROM THE OBSTACLE. THE OTHER (NON-GRAB BAR) SIDE OF THE TOILET SHALL BE A MIN. 18" FROM FINISHED SURFACE OF ADJOINING WALLS, VANITIES OR EDGE OF LAVATORY.

VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE 18" HORIZONTALLY FROM AN ADJOINING WALL FINISH OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34" ABOVE THE FINISHED FLOOR.

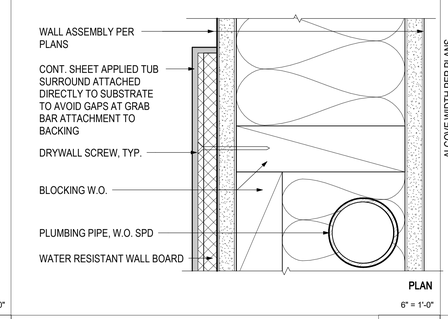
LAVATORY CABINETS SHALL BE DESIGNED WITH ADAPTABLE KNEE SPACE. KNEE SPACE SHALL BE PROVIDED AS INDICATED ON THE KNEE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING: A. THE SPACE BENEATH THE LAVATORY IS LEFT CLEAR AND UNOBSTRUCTED. B. ANY CABINET BENEATH THE LAVATORY IS REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS OR, C. DOORS TO THE CABINET BENEATH THE LAVATORY ARE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE SPACE. FINISH FLOOR BENEATH THE LAVATORY SHALL EXTEND TO THE BACK OF THE WALL.

ACCESSIBILITY CODE EXCERPTS | 1



1 1/2" = 1'-0"

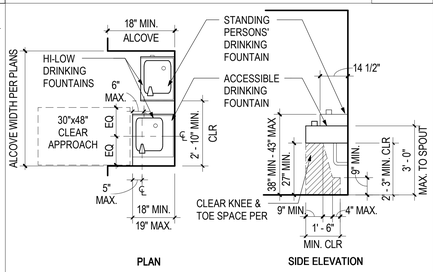
POWER DOOR OPERATOR MOUNTING HEIGHT | 22



PLAN

6" = 1'-0"

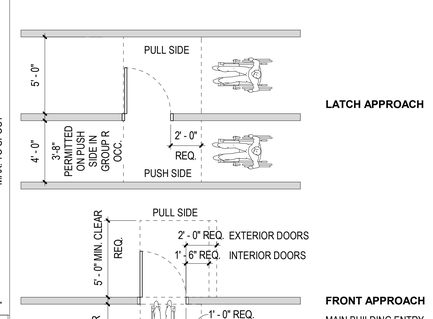
TUB SURROUND | 17



REFERENCE 2019 CBC FIGURE 11A-11A & SECTION 1139A, AND 11B-602

3/8" = 1'-0"

ACCESSIBLE DRINKING FOUNTAIN | 12

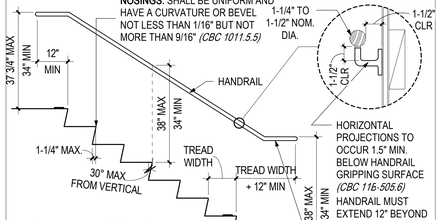


ALL DIMENSIONS ARE MINIMUM FINISHED CLEARANCES, U.O.N.
ALL DOORS TO MAINTAIN MINIMUM 32" CLEAR

REFERENCE CBC FIGURE 11B-404.2.4.1

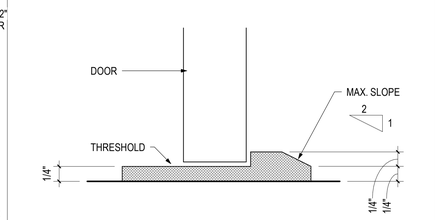
1/4" = 1'-0"

CLEARANCE GUIDELINES | 6



1/2" = 1'-0"

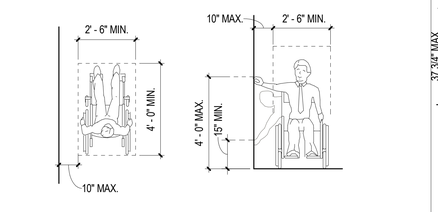
STAIRS | 16



REFERENCE CBC 1120A.2.4 & 1133B.2.4.1.
DIMENSIONS SHOWN ARE MAXIMUM ALLOWABLE.

12" = 1'-0"

THRESHOLD / CHANGE IN LEVEL | 11



3/8" = 1'-0"

SIDE REACH RANGE DIAGRAM | 21

HARVEY WEST STUDIOS
SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
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461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

ACCESSIBILITY DIAGRAMS

Sheet No.

G610

Date 9/10/2021 3:54:21 PM
Project No. 21709

GENERAL KITCHEN NOTES

1. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48".

2. KITCHEN SINK FAUCET CONTROLS SHALL COMPLY WITH ALL PROVISIONS OF CBC SECT. 1133A.6, 11B.309.4.

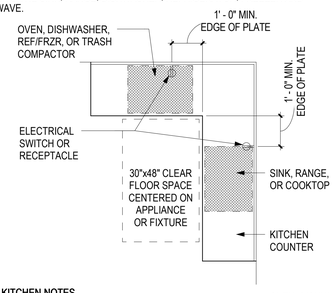
3. PROVIDE KITCHEN FAUCETS THAT CAN OPERATE WITH ONE HAND CONTROLS, AND THAT REQUIRE NO MORE THAN 5 LBS. OF FORCE.

4. INSTALL PLUMBING IN A MANNER TO ALLOW REPOSITIONING OF THE SINK.

5. ELECTRICAL OUTLETS AND RECEPTACLES SHALL BE LOCATED 12" MINIMUM FROM THE INSIDE CORNER OF THE FRONT EDGE OF THE COUNTERTOP TO THE EDGE OF THE PLATE.

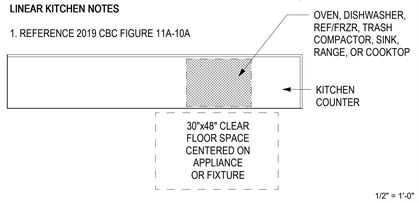
L-SHAPED KITCHEN NOTES

1. A CLEAR FLOOR SPACE OF AT LEAST 30" x 48" SHALL BE PROVIDED FOR PARALLEL ACCESS TO THE SINK, RANGE, DISHWASHER, REFRIGERATOR, FREEZER AND MICROWAVE.



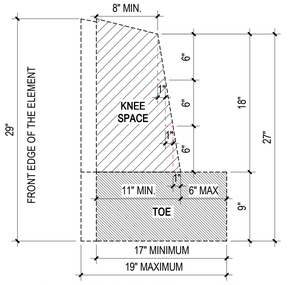
LINEAR KITCHEN NOTES

1. REFERENCE 2019 CBC FIGURE 11A-10A

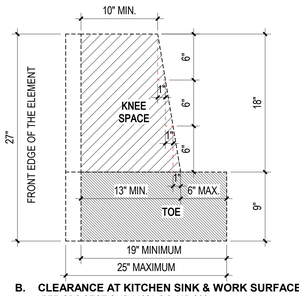


1/2" = 1'-0"

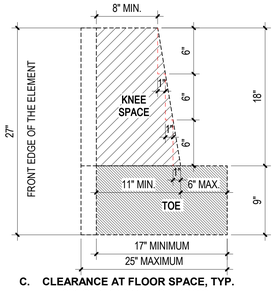
ACCESSIBLE KITCHEN CONFIGURATIONS | 24



A. CLEARANCE AT BATHROOM LAVATORY
PER CBC SECTIONS 1138A.2 & 11B-306



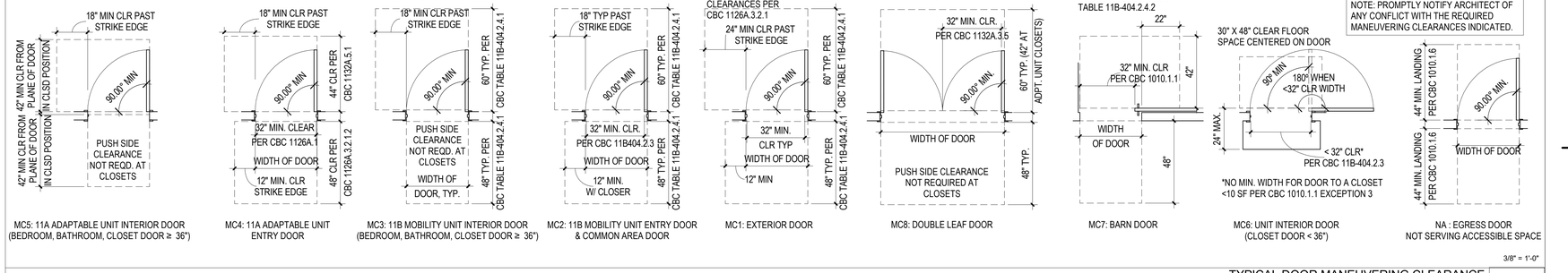
B. CLEARANCE AT KITCHEN SINK & WORK SURFACE
PER CBC SECTIONS 1138A.2 & 11B-306



C. CLEARANCE AT FLOOR SPACE, TYP.
PER CBC SECTIONS 1138A.2 & 11B-306

1 1/2" = 1'-0"

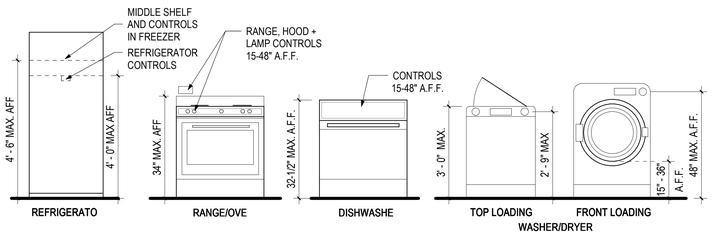
KNEE/TOE CLEARANCE | 21



MC5: 11A ADAPTABLE UNIT INTERIOR DOOR (BEDROOM, BATHROOM, CLOSET DOOR ≥ 36")
MC4: 11A ADAPTABLE UNIT ENTRY DOOR
MC3: 11B MOBILITY UNIT INTERIOR DOOR (BEDROOM, BATHROOM, CLOSET DOOR ≥ 36")
MC2: 11B MOBILITY UNIT ENTRY DOOR & COMMON AREA DOOR
MC1: EXTERIOR DOOR
MC8: DOUBLE LEAF DOOR
MC7: BARN DOOR
MC6: UNIT INTERIOR DOOR (CLOSET DOOR < 36")
NA : EGRESS DOOR NOT SERVING ACCESSIBLE SPACE

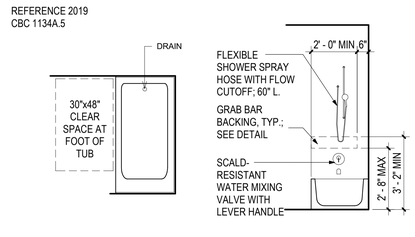
3/8" = 1'-0"

TYPICAL DOOR MANEUVERING CLEARANCE DIAGRAMS | 5



1/2" = 1'-0"

ACCESSIBLE APPLIANCES | 10



3/8" = 1'-0"

11A ADAPTABLE TUBS | 4

3/16" = 1'-0"

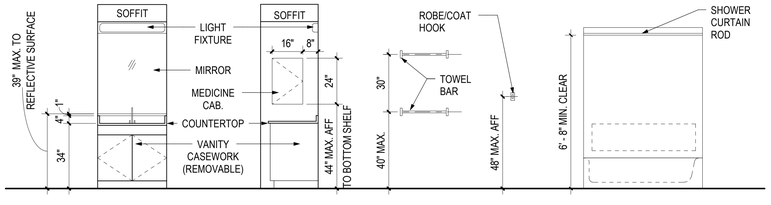
ACCESSIBLE PARKING STALL PLAN | 9

1 1/2" = 1'-0"

REMOVABLE BASE CABINET - AXON | 8

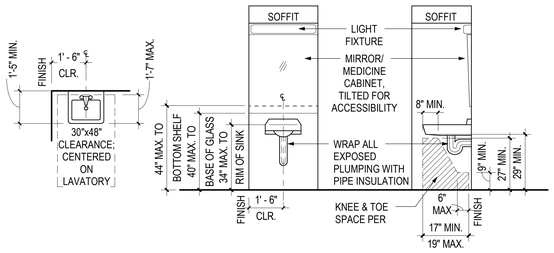
3/8" = 1'-0"

ACCESSIBLE TOILETS | 3



3/8" = 1'-0"

11A & 11B BATHROOM ACCESSORIES - RESIDENTIAL | 7



3/8" = 1'-0"

ACCESSIBLE LAVATORY | 2

3/8" = 1'-0"

11B ACCESSIBLE TUBS | 6

3/8" = 1'-0"

11B BATHROOM ACCESSORIES - PUBLIC AND COMMON AREAS | 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

ACCESSIBILITY DIAGRAMS

Sheet No.

G611

Date	9/10/2021 3:54:23 PM
Project No.	21709

SITE IMPROVEMENT PLANS
HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING
SANTA CRUZ, CALIFORNIA
APN: 008-171-31

ARCHITECT

DAVID BAKER ARCHITECTS
461 SECOND STREET, #127
SAN FRANCISCO, CA 94107
OFFICE: 415.688.4563

CIVIL ENGINEER:

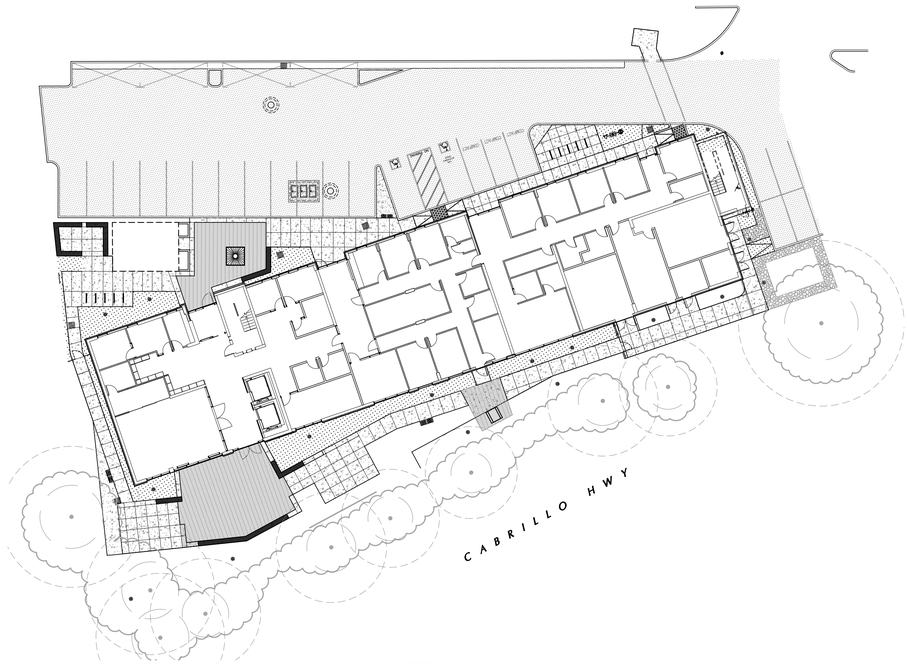
C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:

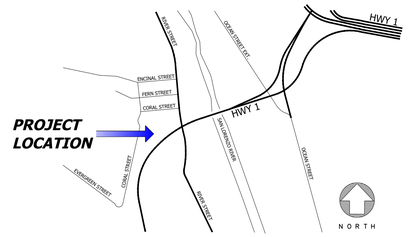
ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

CIVIL SHEET INDEX

C0.1 - COVER SHEET
C1.1 - EXISTING SITE/DEMOLITION PLAN
C2.1 - SITE IMPROVEMENT PLAN
C3.1 - GRADING AND DRAINAGE PLAN
C3.2 - STORM WATER CONTROL PLAN
C4.1 - CAMPUS UTILITY PLAN
C4.2 - SITE UTILITY PLAN
C5.1 - EROSION CONTROL PLAN
C5.2 - EROSION CONTROL DETAILS
C6.1 - CONSTRUCTION DETAILS
C6.2 - CONSTRUCTION DETAILS
C6.3 - SCWD CONSTRUCTION DETAILS



SITE MAP
SCALE: 1"=20'



VICINITY MAP
SCALE: N.T.S.

SCAN QR FOR LOCATION

NORTH

SCALE: 1"=20'
0 20 40 60

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EROSION CONTROL NOTE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

UNDERGROUND NOTES

1. STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
2. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
4. SANITARY SEWER TRENCH BACKFILL SHALL CONFORM TO CITY OF SANTA CRUZ SEWER PIPE TRENCH DETAIL.
5. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
6. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES , ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
7. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
8. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

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GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

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REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

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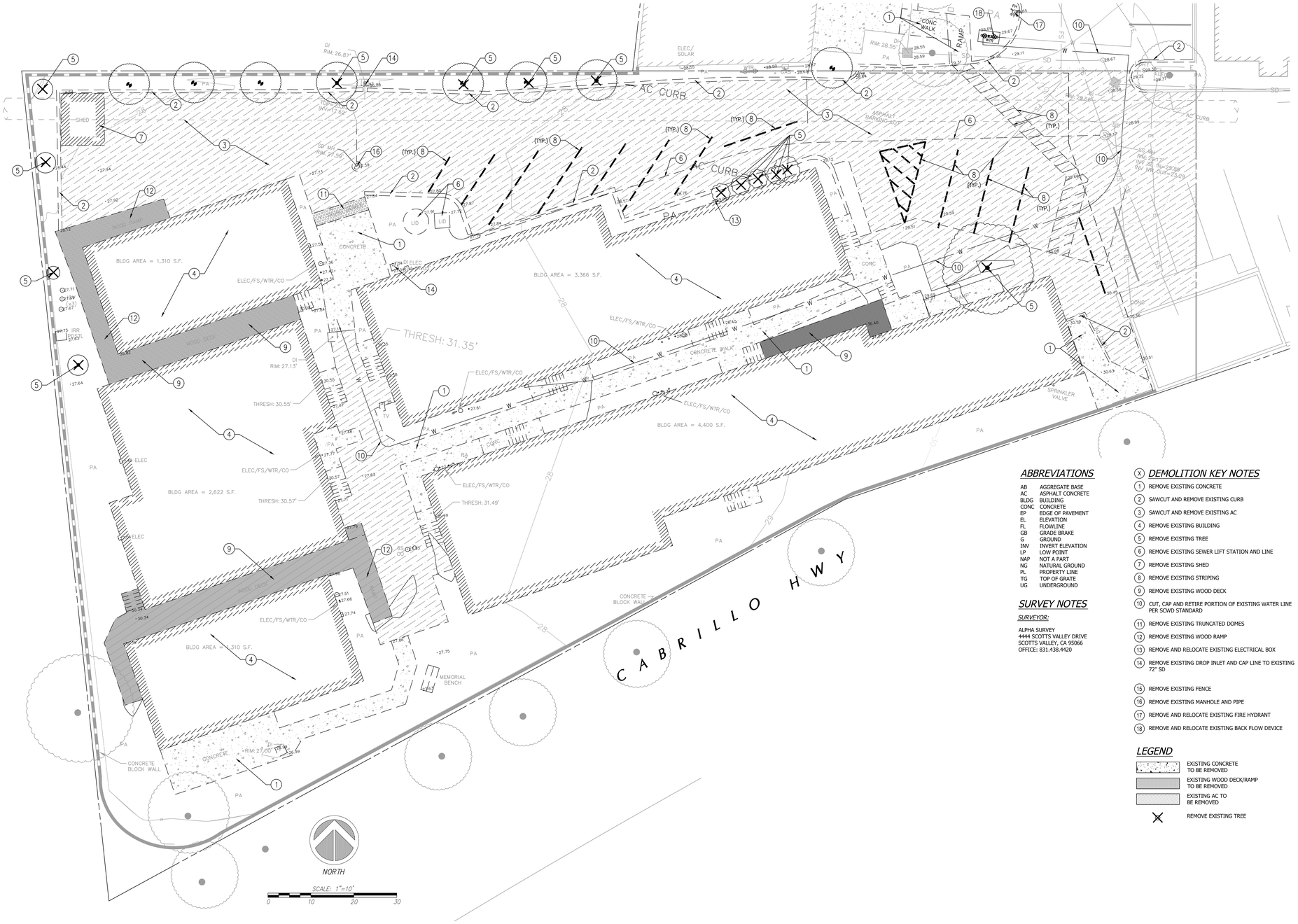
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ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
FL	FLOWLINE
GB	GRADE BRAKE
G	GROUND
INV	INVERT ELEVATION
LP	LOW POINT
NAP	NOT A PART
NG	NATURAL GROUND
PL	PROPERTY LINE
TG	TOP OF GRATE
UG	UNDERGROUND

SURVEY NOTES

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

DEMOLITION KEY NOTES

(X)

1. REMOVE EXISTING CONCRETE
2. SAWCUT AND REMOVE EXISTING CURB
3. SAWCUT AND REMOVE EXISTING AC
4. REMOVE EXISTING BUILDING
5. REMOVE EXISTING TREE
6. REMOVE EXISTING SEWER LIFT STATION AND LINE
7. REMOVE EXISTING SHED
8. REMOVE EXISTING STRIPING
9. REMOVE EXISTING WOOD DECK
10. CUT, CAP AND RETIRE PORTION OF EXISTING WATER LINE PER SCWD STANDARD
11. REMOVE EXISTING TRUNCATED DOMES
12. REMOVE EXISTING WOOD RAMP
13. REMOVE AND RELOCATE EXISTING ELECTRICAL BOX
14. REMOVE EXISTING DROP INLET AND CAP LINE TO EXISTING 72" SD
15. REMOVE EXISTING FENCE
16. REMOVE EXISTING MANHOLE AND PIPE
17. REMOVE AND RELOCATE EXISTING FIRE HYDRANT
18. REMOVE AND RELOCATE EXISTING BACK FLOW DEVICE

LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING WOOD DECK/RAMP TO BE REMOVED
- EXISTING AC TO BE REMOVED
- REMOVE EXISTING TREE

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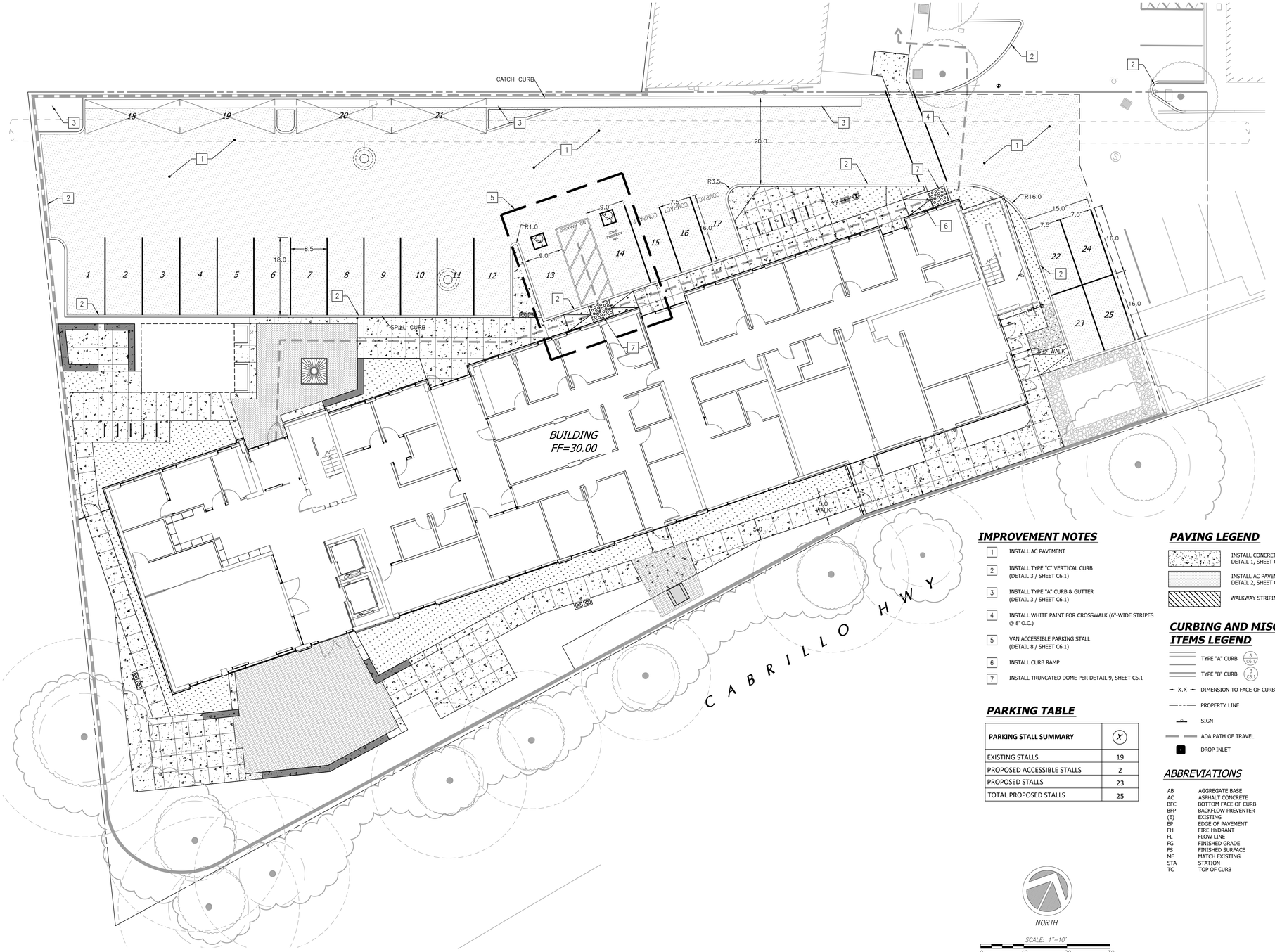
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EXISTING SITE AND DEMOLITION PLAN

Sheet No.

C1.1

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IMPROVEMENT NOTES

1. INSTALL AC PAVEMENT
2. INSTALL TYPE "C" VERTICAL CURB (DETAIL 3 / SHEET C6.1)
3. INSTALL TYPE "A" CURB & GUTTER (DETAIL 3 / SHEET C6.1)
4. INSTALL WHITE PAINT FOR CROSSWALK (6"-WIDE STRIPES @ 8' O.C.)
5. VAN ACCESSIBLE PARKING STALL (DETAIL 8 / SHEET C6.1)
6. INSTALL CURB RAMP
7. INSTALL TRUNCATED DOME PER DETAIL 9, SHEET C6.1

PARKING TABLE

PARKING STALL SUMMARY	(X)
EXISTING STALLS	19
PROPOSED ACCESSIBLE STALLS	2
PROPOSED STALLS	23
TOTAL PROPOSED STALLS	25

PAVING LEGEND

- INSTALL CONCRETE WALKWAY PER DETAIL 1, SHEET C6.1
- INSTALL AC PAVEMENT PER DETAIL 2, SHEET C6.1
- WALKWAY STRIPING

CURBING AND MISC ITEMS LEGEND

- TYPE "A" CURB (3 / C6.1)
- TYPE "B" CURB (2 / C6.1)
- X.X DIMENSION TO FACE OF CURB
- PROPERTY LINE
- SIGN
- ADA PATH OF TRAVEL
- DROP INLET

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFC	BOTTOM FACE OF CURB
BFP	BACKFLOW PREVENTER
(E)	EXISTING
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
ME	MATCH EXISTING
STA	STATION
TC	TOP OF CURB

NORTH

SCALE: 1"=10'

0 10 20 30

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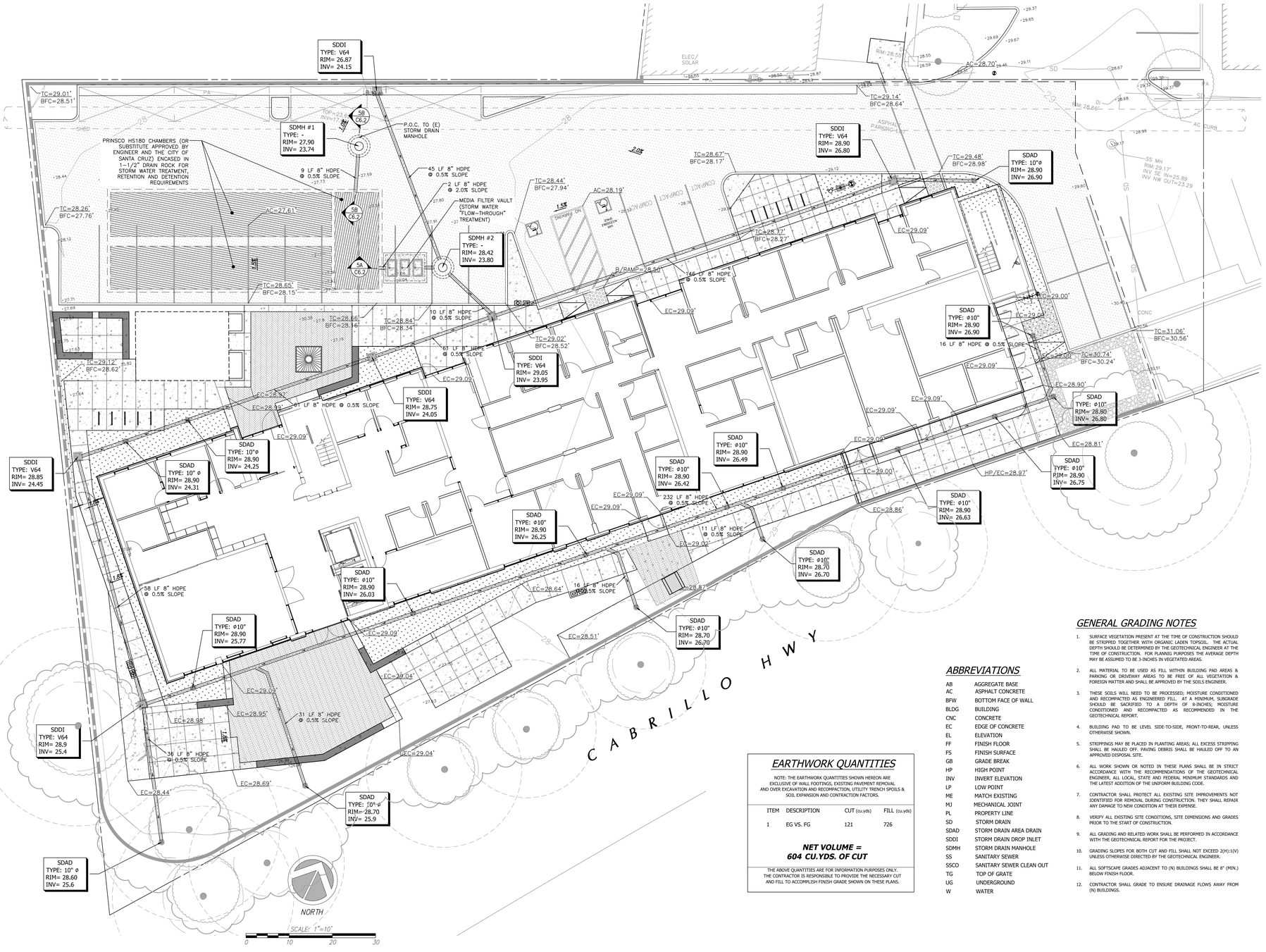
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SITE IMPROVEMENTS

Sheet No.

C2.1

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EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	121	726

NET VOLUME = 604 CU.YDS. OF CUT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFW	BOTTOM FACE OF WALL
BLDG	BUILDING
CNC	CONCRETE
EC	EDGE OF CONCRETE
EL	ELEVATION
FF	FINISH FLOOR
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
ME	MATCH EXISTING
MJ	MECHANICAL JOINT
PL	PROPERTY LINE
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TG	TOP OF GRATE
UG	UNDERGROUND
W	WATER

GENERAL GRADING NOTES

1. SURFACE VEGETATION PRESENT AT THE TIME OF CONSTRUCTION SHOULD BE STRIPPED TOGETHER WITH ORGANIC LADEN TOPSOIL. THE ACTUAL DEPTH SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. FOR PLANNIG PURPOSES THE AVERAGE DEPTH MAY BE ASSUMED TO BE 3-INCHES IN VEGETATED AREAS.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE SOILS ENGINEER.
3. THESE SOILS WILL NEED TO BE PROCESSED; MOISTURE CONDITIONED AND RECOMPACTED AS ENGINEERED FILL. AT A MINIMUM, SUBGRADE SHOULD BE SACRIFIED TO A DEPTH OF 8-INCHES; MOISTURE CONDITIONED AND RECOMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
4. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
5. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
6. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST ADDITION OF THE UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
9. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PROJECT.
10. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
12. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.

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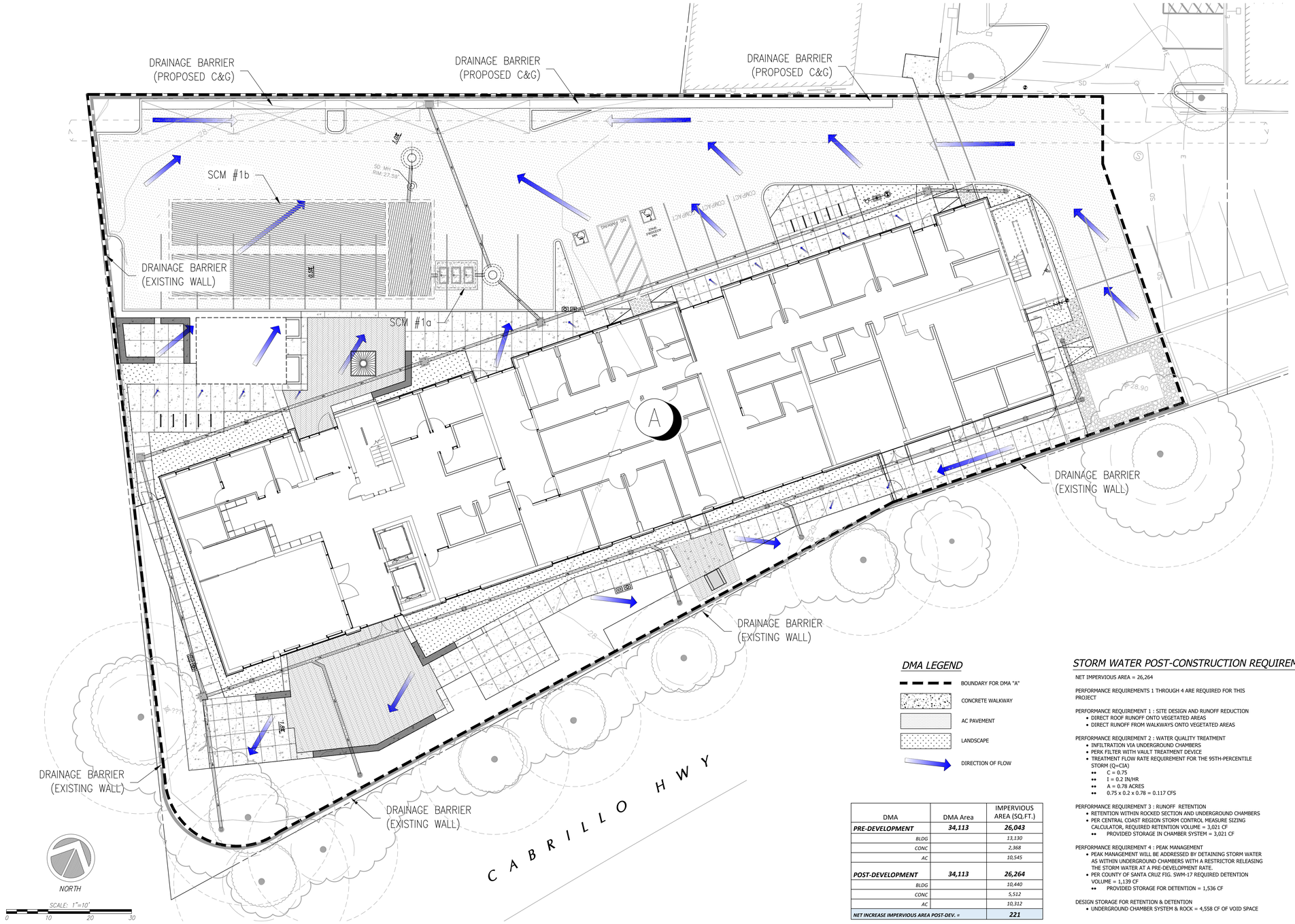
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GRADING AND DRAINAGE PLAN

Sheet No.

C3.1

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DMA LEGEND

- BOUNDARY FOR DMA "A"
- CONCRETE WALKWAY
- AC PAVEMENT
- LANDSCAPE
- DIRECTION OF FLOW

DMA	DMA Area	IMPERVIOUS AREA (SQ.FT.)
PRE-DEVELOPMENT	***34,113***	***26,043***
BLDG		*13,130*
CONC		*2,368*
AC		*10,545*
POST-DEVELOPMENT	***34,113***	***26,264***
BLDG		*10,440*
CONC		*5,512*
AC		*10,312*
NET INCREASE IMPERVIOUS AREA POST-DEV. =		***221***

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 26,264

PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM WALKWAYS ONTO VEGETATED AREAS

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- INFILTRATION VIA UNDERGROUND CHAMBERS
- PERK FILTER WITH VAULT TREATMENT DEVICE
- TREATMENT FLOW RATE REQUIREMENT FOR THE 95TH-PERCENTILE STORM (Q=CIA)
  - C = 0.75
  - I = 0.2 IN/HR
  - A = 0.78 ACRES
  - 0.75 x 0.2 x 0.78 = 0.117 CFS

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION WITHIN ROCKED SECTION AND UNDERGROUND CHAMBERS
- PER CENTRAL COAST REGION STORM CONTROL MEASURE SIZING CALCULATOR, REQUIRED RETENTION VOLUME = 3,021 CF
  - PROVIDED STORAGE IN CHAMBER SYSTEM = 3,021 CF

PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY DETAINING STORM WATER AS WITHIN UNDERGROUND CHAMBERS WITH A RESTRICTOR RELEASING THE STORM WATER AT A PRE-DEVELOPMENT RATE.
- PER COUNTY OF SANTA CRUZ FIG. SWM-17 REQUIRED DETENTION VOLUME = 1,139 CF
  - PROVIDED STORAGE FOR DETENTION = 1,536 CF

DESIGN STORAGE FOR RETENTION & DETENTION
- UNDERGROUND CHAMBER SYSTEM & ROCK = 4,558 CF OF VOID SPACE

EQUIVALENT IMPERVIOUS AREA TABLE

					TIER 2		TIER 3		TIER 4	
DMA	DMA Area	IMPERVIOUS AREA (SQ.FT.)	95% STORM DEPTH (Inches)	SCM I.D.	REQUIRED TREATMENT FLOW RATE	PROVIDED TREATMENT FLOW RATE	REQUIRED RETENTION VOLUME	PROVIDED RETENTION VOLUME	REQUIRED DETENTION VOLUME	PROVIDED DETENTION VOLUME
A	***34,113***	***27,049***	***2.15***	***1***	0.117 CFS	0.134 CFS	3,021	3,021 CF	1139 CF	1536 CF
BLDG		*10,440*							MAX FLOW REQ.	FLOW PROV.
CONC		*5,512*							0.26 CFS	0.21 CFS
AC		*10,312*								
LANDSCAPE		*785*								

** = Equivelant Impervious Area shown. Total Landscape area is 7,849*

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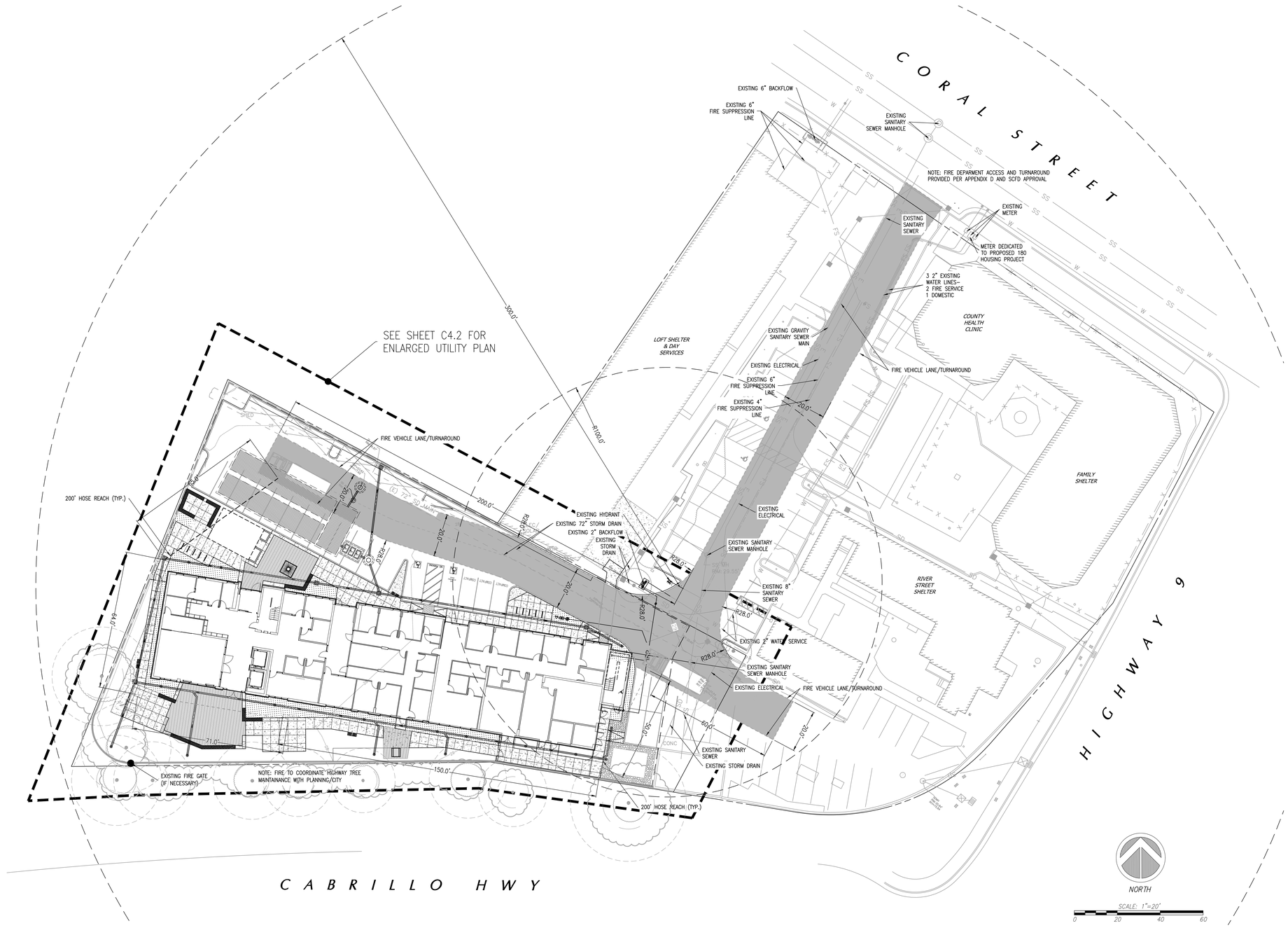
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STORM WATER CONTROL PLAN

Sheet No.

C3.2

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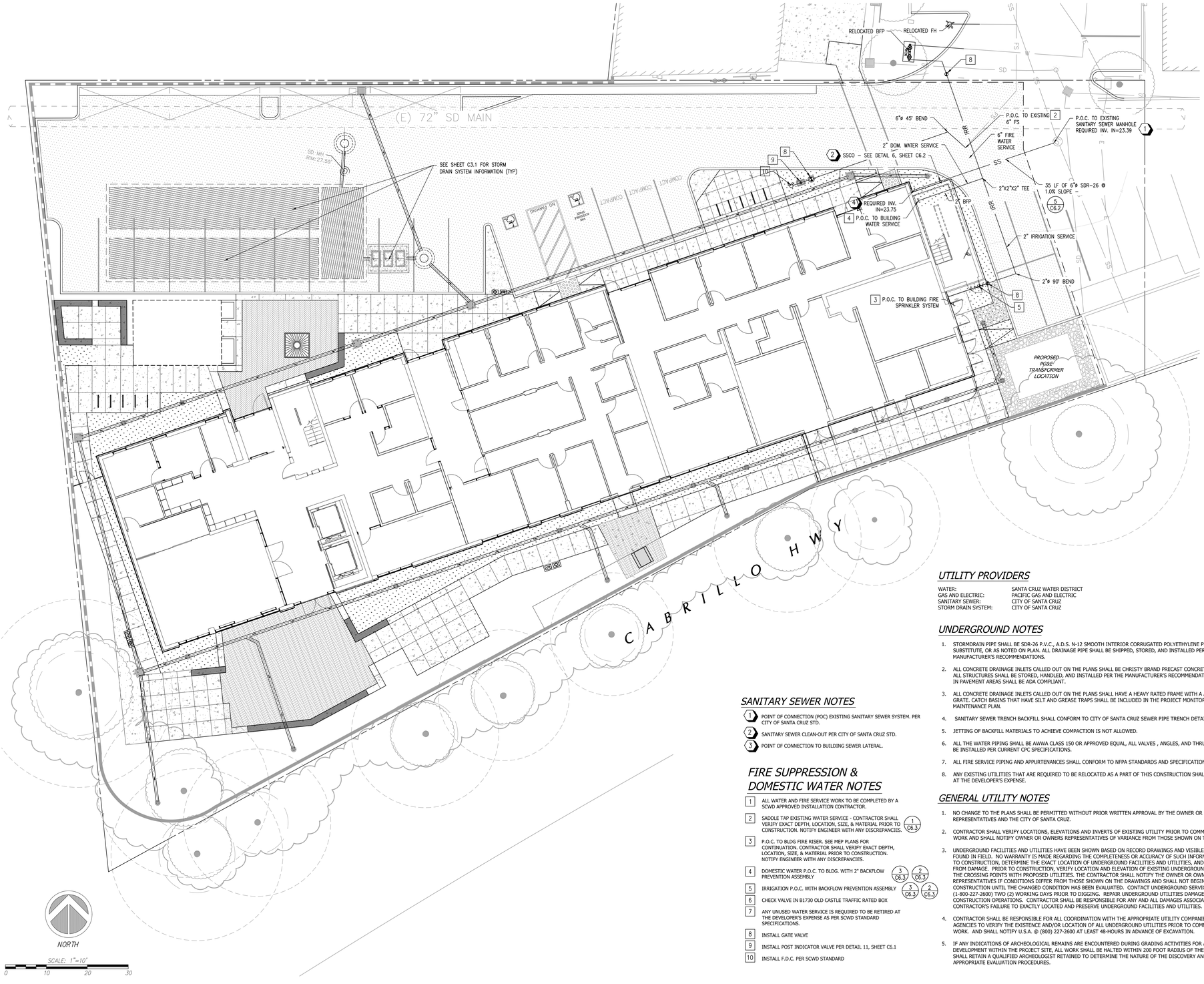
CAMPUS UTILITY PLAN

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C4.1

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SANITARY SEWER NOTES

1. POINT OF CONNECTION (POC) EXISTING SANITARY SEWER SYSTEM. PER CITY OF SANTA CRUZ STD.
2. SANITARY SEWER CLEAN-OUT PER CITY OF SANTA CRUZ STD.
3. POINT OF CONNECTION TO BUILDING SEWER LATERAL.

FIRE SUPPRESSION & DOMESTIC WATER NOTES

1. ALL WATER AND FIRE SERVICE WORK TO BE COMPLETED BY A SCWD APPROVED INSTALLATION CONTRACTOR.
2. SADDLE TAP EXISTING WATER SERVICE - CONTRACTOR SHALL VERIFY EXACT DEPTH, LOCATION, SIZE, & MATERIAL PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH ANY DISCREPANCIES. (1 C6.3)
3. P.O.C. TO BLDG FIRE RISER. SEE MEP PLANS FOR CONTINUATION. CONTRACTOR SHALL VERIFY EXACT DEPTH, LOCATION, SIZE, & MATERIAL PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH ANY DISCREPANCIES.
4. DOMESTIC WATER P.O.C. TO BLDG. WITH 2" BACKFLOW PREVENTION ASSEMBLY (3 C6.3) (2 C6.3)
5. IRRIGATION P.O.C. WITH BACKFLOW PREVENTION ASSEMBLY (3 C6.3) (2 C6.3)
6. CHECK VALVE IN B1730 OLD CASTLE TRAFFIC RATED BOX
7. ANY UNUSED WATER SERVICE IS REQUIRED TO BE RETIRED AT THE DEVELOPER'S EXPENSE AS PER SCWD STANDARD SPECIFICATIONS.
8. INSTALL GATE VALVE
9. INSTALL POST INDICATOR VALVE PER DETAIL 11, SHEET C6.1
10. INSTALL F.D.C. PER SCWD STANDARD

UTILITY PROVIDERS

WATER:	SANTA CRUZ WATER DISTRICT
GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
SANITARY SEWER:	CITY OF SANTA CRUZ
STORM DRAIN SYSTEM:	CITY OF SANTA CRUZ

UNDERGROUND NOTES

1. STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
2. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
4. SANITARY SEWER TRENCH BACKFILL SHALL CONFORM TO CITY OF SANTA CRUZ SEWER PIPE TRENCH DETAIL.
5. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
6. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES , ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
7. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
8. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

GENERAL UTILITY NOTES

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5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

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HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
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Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

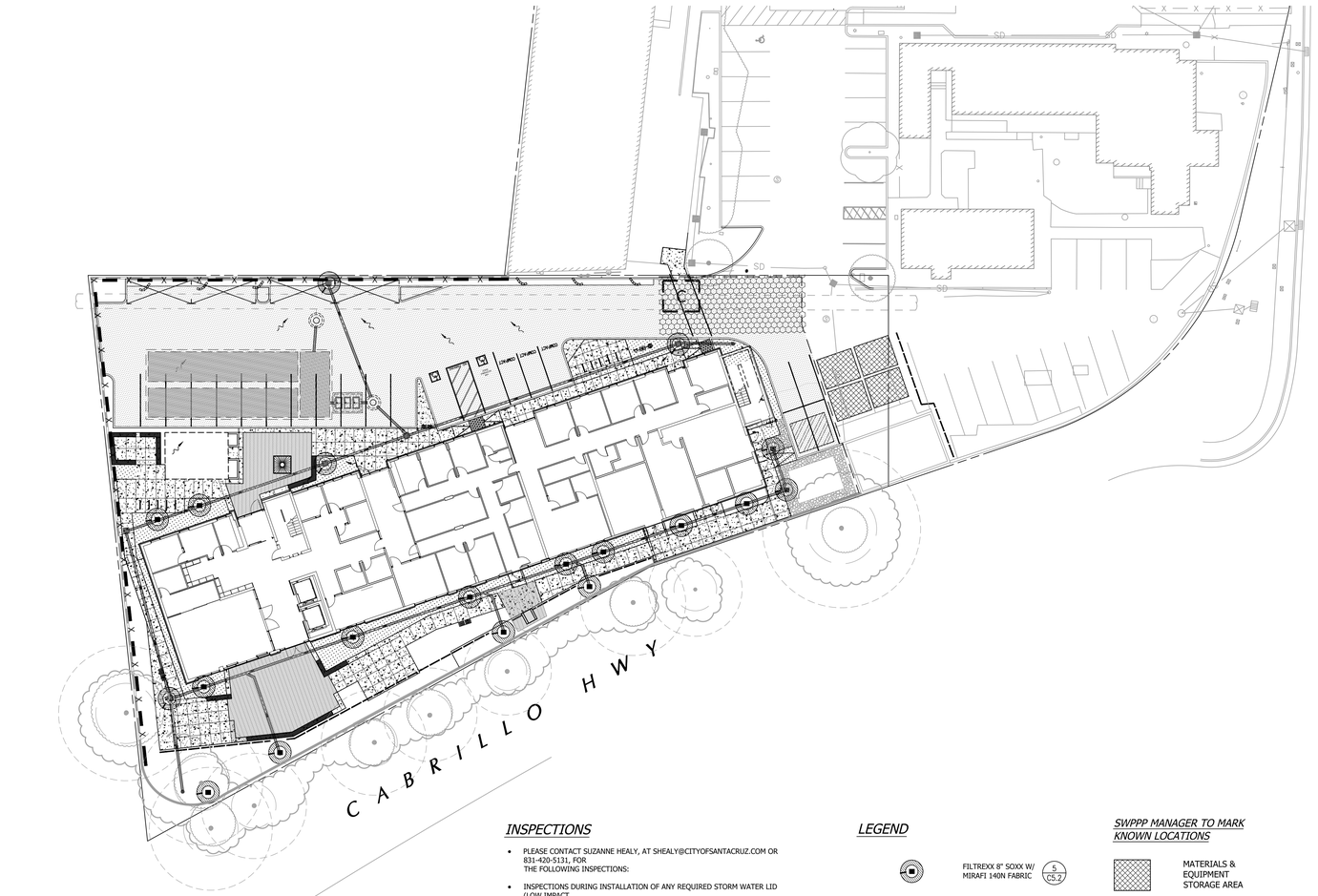
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SITE UTILITY PLAN

Sheet No.

C4.2

Date 8/10/2021 2:43:15 PM
Project No. 21709



NORTH

SCALE: 1"=20'

0 20 40 60

INSPECTIONS

- PLEASE CONTACT SUZANNE HEALY, AT SHEALY@CITYOFSANTACRUZ.COM OR 831-420-5131, FOR THE FOLLOWING INSPECTIONS:
- INSPECTIONS DURING INSTALLATION OF ANY REQUIRED STORM WATER LID (LOW IMPACT DEVELOPMENT) FEATURES AND BEST MANAGEMENT PRACTICES (BMPS) SUCH AS INSTALLATION OF PERMEABLE PAVERS, PERMEABLE PAVEMENT, BIO-SWALES, BIO-RETENTION AREAS AND RETENTION/INFILTRATION FACILITIES.
- INSPECTIONS DURING INSTALLATION OF ANY REQUIRED STORM WATER QUALITY TREATMENT UNITS SUCH BIO-PLANTERS, BIO-FILTRATION TREE UNITS, PERK FILTERS, CUDOS, STORM WATER FILTER UNITS, ETC.
- FINAL INSPECTION FOR STORM WATER ONCE THE WORK IS COMPLETED AS PART OF THE PERMIT "SIGN-OFF" PROCESS.

LEGEND

- FILTREXX 8" SOXX W/ MIRAFI 140N FABRIC — 5 / C5.2
- STRAW WADDLE/FIBER ROLL — 4 / C5.2
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- STABILIZED CONSTRUCTION ENTRANCE/EXIT — 1 / C5.2
- SEDIMENT CATCHER (SAND BAGS) — 2 / C5.2
- X X SILT FENCE — 3 / C5.2

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MATERIALS & EQUIPMENT STORAGE AREA
- SANITARY FACILITY
- C — CONCRETE/WASTE WASHOUT

NOTE: SEE SHEET C5.2 FOR BMP NOTES AND DETAILS

EROSION CONTROL MEASURES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION. ADDITIONAL MEASURES/DEVICES SHALL BE AVAILABLE DURING THE RAINY SEASON (BETWEEN OCTOBER 15 AND APRIL 15) OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%. THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE CITY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF REGULATION OF THESE REQUIREMENTS.

GENERAL EROSION CONTROL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SANTA CRUZ AND ASSOCIATED BAY AREA GOVERNMENTS.
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, FILTREX 8" SOXX AND MIRAFI 140N, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF.
6. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
7. UNNECESSARY GRADING AND DISTURBING OR SOIL SHALL BE AVOIDED.
8. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
9. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA CRUZ 48 HOURS BEFORE ANY EARTHWORK BEGINS.
11. CONTRACTOR SHALL REMOVE FILTER FABRIC AND ALL SEDIMENT BARRIERS FROM STORM DRAIN INLET UPON COMPLETION OF PROJECT.

ADDITIONAL EROSION CONTROL NOTES

- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) - PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE CITY WEBSITE AT: HTTP://WWW.CITYOFSANTACRUZ.COM/HOME/SHOWDOCUMENT?ID=6031
- INSPECT EROSION & SEDIMENT CONTROL MEASURES, SUCH AS FIBER ROLLS OR WATTLES, ROUTINELY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE ANY NEEDED REPAIRS IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION AND CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED
- 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.
- DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
- SOIL & MATERIAL STOCKPILES - SOIL AND MATERIALS STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON BY BMPS WHEN NOT IN USE SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH PLASTIC SHEETING OR TARPS. ALL SOIL STOCKPILES SHOULD BE STORED ON A FLAT AREA. IF STORED ON AN AREA WITH A 10% SLOPE OR MORE, PLEASE ADD NOTE THAT SOIL SHALL BE HAULED OFFSITE AT END OF EACH THE DAY.
- PERVIOUS PAVERS OR PAVEMENT - PROTECT PERVIOUS PAVERS OR PAVEMENT, ONCE INSTALLED, SO THAT ANY REMAINING CONSTRUCTION ACTIVITIES WILL NOT DAMAGE OR CLOG THE PAVERS/PAVEMENT.
- CONSTRUCTION ENTRANCE/EXIT - INSTALL THE STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE PROJECT'S COMMENCEMENT. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT AND ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT ONTO THE STREET. ON A DAILY BASIS, CHECK FOR DRAG OUT ONTO THE STREET.
- PORTA-POTTIES - DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSES OR STORM DRAIN INLETS.
- STORM DRAIN INLET/CATCH BASIN PROTECTION - IF APPLICABLE, PLEASE USE FILTER FABRIC OR INSERTS FOR ON-SITE OR NEARBY STREET CATCH BASINS. (SAND BAGS, GRAVEL BAGS AND STRAW WATTLES AROUND STORM DRAIN INLETS EXPOSED TO STREET TRAFFIC ARE NOT RECOMMENDED). IF USING FILTER FABRIC, RECOMMEND FILTREX 8" SOXX WITH MIRAFI 140N FABRIC (OR SIMILAR) UNDERNEATH THE GRATE. ENSURE FABRIC EXTENDS A MINIMUM OF 6-INCHES BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE AND SECURE PROPERLY. CONTRACTOR SHALL REMOVE FILTER FABRIC UPON PROJECT COMPLETION.

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HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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Drawing Title

EROSION CONTROL PLAN

Sheet No.

C5.1

Date 8/10/2021 2:43:15 PM
Project No. 21709

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.

1. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
5. MINIMIZE CUTS AND FILLS.
6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
7. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY SCHOOL DISTRICT REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE SCHOOL DISTRICT.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

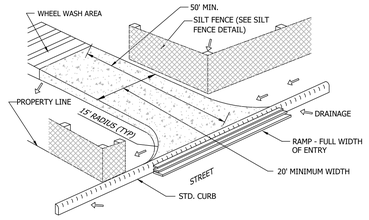
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

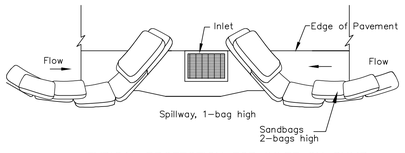
GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.

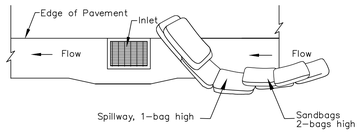


1 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS



TYPICAL PROTECTION FOR INLET ON SUMP



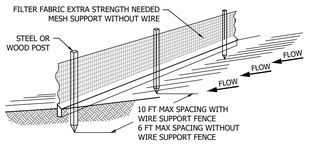
TYPICAL PROTECTION FOR INLET ON GRADE

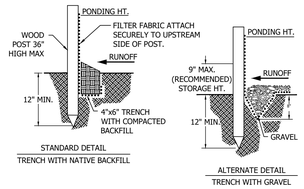
2 CURB INLET PROTECTION

Scale: NTS

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

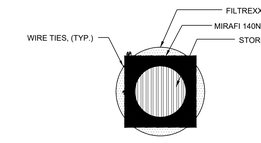
INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

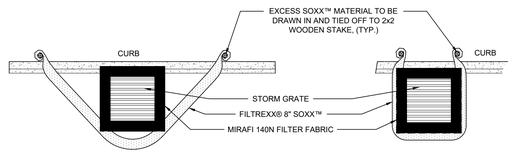
THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

3 SILT FENCE

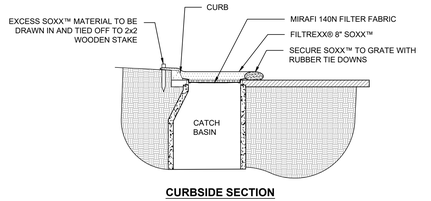
Scale: NTS



DRAIN INLET PLAN **DRAIN INLET SECTION**



CURBSIDE OPTION "A" PLAN **CURBSIDE OPTION "B" PLAN**



CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. CONTRACTOR SHALL EXTEND MIRAFI 140N FABRIC 6" BEYOND CATCH BASIN AFTER PLACEMENT OF GRADE
5. CONTRACTOR SHALL REMOVE ALL FILTER FABRIC FROM ALL STORM DRAIN INLETS UPON COMPLETION OF PROJECT

5 FILTREX® INLET PROTECTION

Scale: NTS

CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4 :1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.

- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

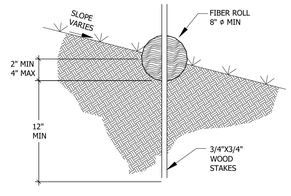
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

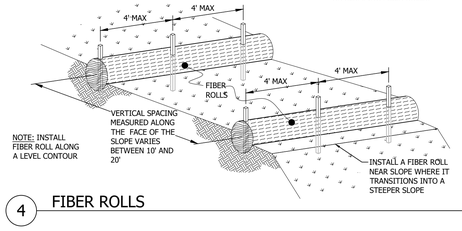
- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.

- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.

- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.

- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.





IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

4 FIBER ROLLS

Scale: NTS

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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dbarchitect.com
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San Francisco, CA 94107
415.896.6700

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

License Stamp

REGISTERED PROFESSIONAL ENGINEER — TODD R. CREAMER — No. C 64561 Exp. 6/30/23 — CIVIL — STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

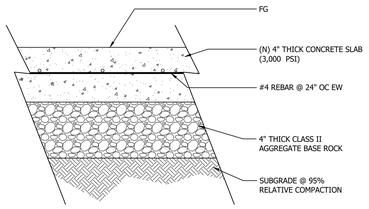
Drawing Title

EROSION CONTROL DETAILS

Sheet No.

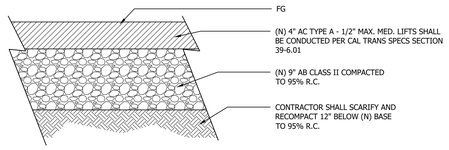
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Project No. 21709



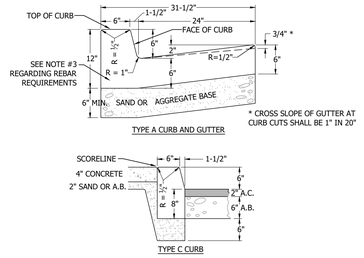
1 CONCRETE SIDEWALK SECTION

Scale: NTS



2 AC PAVEMENT SECTION

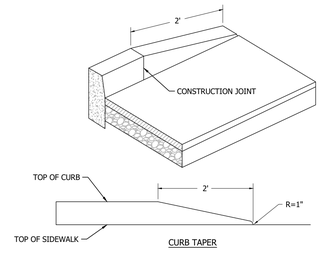
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1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20' INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

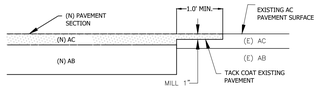
3 CONCRETE CURB AND GUTTER TYPES

Scale: NTS



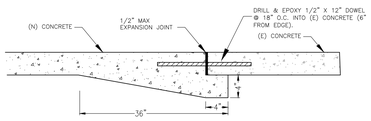
4 CONCRETE CURB & CURB TAPER

Scale: NTS



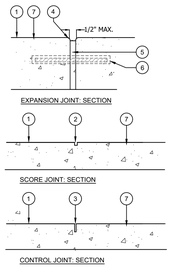
5 ASPHALT TIE-IN

Scale: NTS



6 CONCRETE TIE-IN

Scale: NTS



7 JOINTS AT CONCRETE PAVING

Scale: NTS

LEGEND

1. FINISH SURFACE OF PAVING.
2. SCORE JOINT, TOOLED, 1/4" WIDE AND 3/8" DEEP.LOCATE PER PLAN.
3. CONTROL JOINT, TOOLED, 1/4" WIDE; DEPTH TO EQUAL 1/3 OF SLAB THICKNESS. (INCLUDING WHERE SLABS THICKEN) LOCATE PER PLAN.
4. 1/2" TOOLED EDGE AT CONCRETE PAVING.
5. 1/2" THICK EXPANSION JOINT FILLER SHALL BE ASPHALT IMPREGNATED FELT. DEPTH TO MATCH SLAB THICKNESS.
6. DOWEL ¼" SMOOTH REBAR X 12" LONG @ 18" O.C. AND 6" CLEAR FROM EDGE OF SLAB, SLIP ONE END. WHERE ABUTTING EXISTING CONCRETE, DRILL AND EPOXY DOWEL INTO EXISTING CONCRETE AND SLIP ONE END.
7. CONCRETE PAVING.

NOTES

A. CONTROL JOINTS SHALL OCCUR WHERE SHOWN ON PLAN.

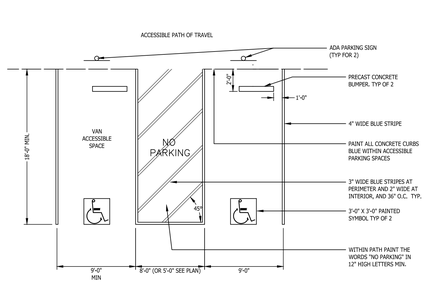
B. EXPANSION JOINTS SHALL BE LOCATED WHERE CONCRETE PAVING MEETS THE BACK OF CURBS, FACE OF BUILDING OR SITE WALLS, AND WHERE SHOWN ON PLAN.

8 NOT USED

Scale: NTS

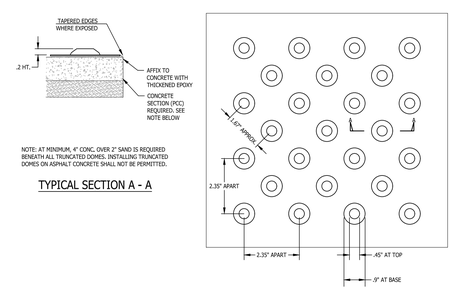
9 NOT USED

Scale: NTS



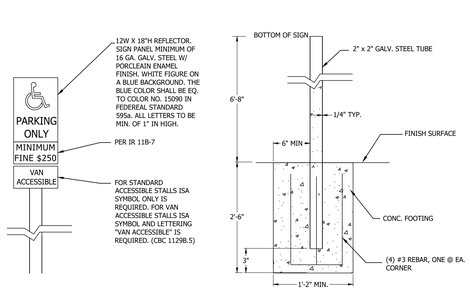
8 ACCESSIBLE PARKING STALL DETAIL

Scale: NTS



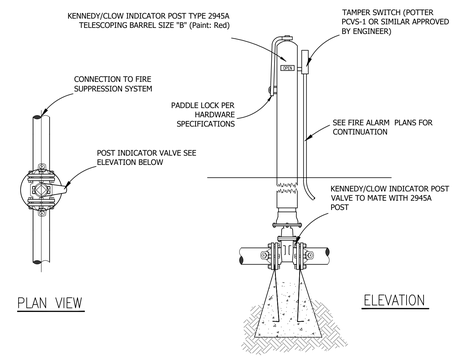
9 TRUNCATED DOME DETAIL

Scale: NTS



10 ACCESSIBLE PARKING SIGNAGE DETAIL

Scale: NTS



11 POST INDICATOR VALVE

Scale: NTS

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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Engineers/Planners
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License Stamp

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
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CIVIL
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Issuances

Description	Date
100% SD	05/24/2021
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Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

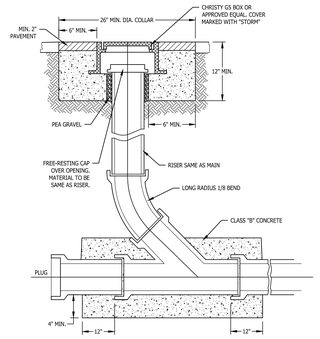
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CONSTRUCTION DETAILS

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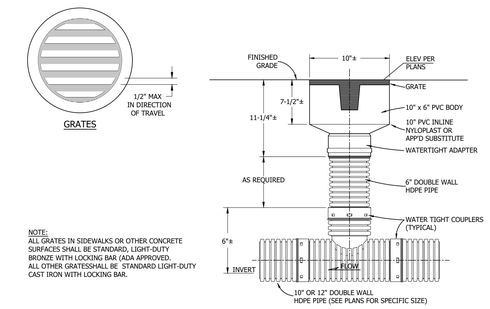
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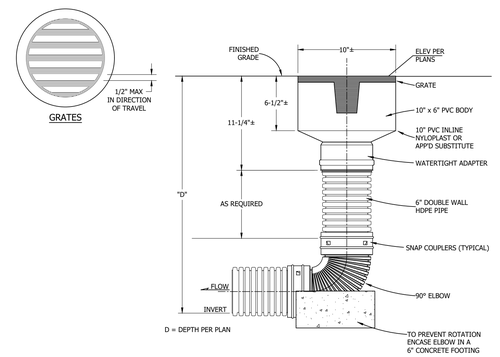
1 STORM DRAIN CLEANOUT

NTS



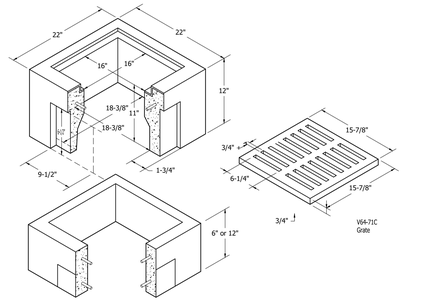
2 10" DIAMETER INLINE AREA DRAIN

Scale: NTS



3 10" DIAMETER TERMINAL AREA DRAIN

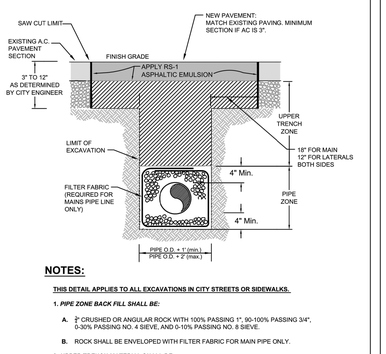
Scale: NTS



THIS CONCRETE DRAIN BOX HAS A CAST-IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PERMITS FINAL GRADING MATERIAL TO "LOCK IN" & FINISH CLEAN. KNOCK-OUTS ACCOMMODATE UP TO 8" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN.

4 V64 CHRISTY BOX

Scale: NTS



NOTES:

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

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

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

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

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

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

   B. CLASS 2 AGGREGATE BASE PER CALTRANS SPECIFICATIONS.

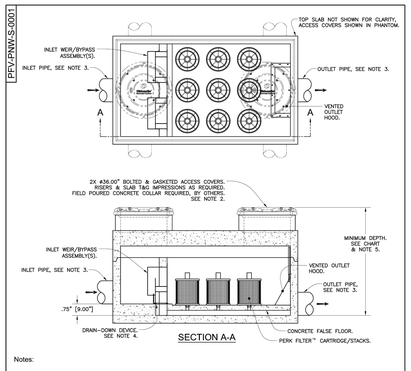
   IF AGGREGATE BASE IS USED THE UPPER 2' SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. REMAINING MATERIAL SHALL BE COMPACTED TO 90%. A CIVIL ENGINEER HIRED BY THE CONTRACTOR MUST CERTIFY THAT COMPACTION REQUIREMENTS ARE MET.

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

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

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

PFV-PNW-S-0001



Notes:

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

Perk Filter™ Vault
Pacific Northwest Sizing
One to Twenty Nine Cartridges / Stacks

Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF OLDCASTLE STORMWATER SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE STORMWATER SOLUTIONS IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT SPECIFIC WRITTEN VERIFICATION BY OLDCASTLE STORMWATER SOLUTIONS IS AT THE SOLE RISK OF THE USER.

DRAWING NO.	REVISION	DATE	BY	SHEET
PFV-PNW-S-0001	NR NEW	11/16/15	JPR	11/16/15 SHEET 1 OF 2

PFV-PNW-S-0001

MINIMUM DEPTH
- RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION			
12"	18"	12" + 12"	12" + 18"
4.08' [49.00"]	4.83' [58.00"]	5.75' [69.00"]	6.50' [78.00"]

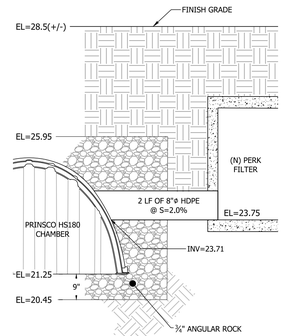
Treatment Flow Rates & Total Flow Capacities

VAULT SIZE ID (Nominal)	MAXIMUM PIPE SIZE	Cartridge Stack Quantity	CARTRIDGE SIZE & STACK CONFIGURATION							
			12"		18"		12" + 12"		12" + 18"	
			TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM /CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM /CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM /CFS)	TOTAL FLOW CAPACITY (CFS)
4.0' X 6.5'	Ø18"	1	12.0 | 0.027	2.8	18.0 | 0.040	4.2	24.0 | 0.054	4.7	30.0 | 0.067	6.3
		2	24.0 | 0.054	2.9	36.0 | 0.080	4.2	48.0 | 0.107	4.8	60.0 | 0.134	6.4
		3	36.0 | 0.080	2.9	54.0 | 0.120	4.3	72.0 | 0.161	4.8	90.0 | 0.201	6.4
		4	48.0 | 0.107	2.9	72.0 | 0.161	4.3	96.0 | 0.214	4.9	120.0 | 0.268	6.5
5.0' X 10.5'	Ø18"	5	60.0 | 0.134	2.9	90.0 | 0.201	4.3	120.0 | 0.268	4.9	150.0 | 0.335	6.6
		6	72.0 | 0.161	3.0	108.0 | 0.241	4.4	144.0 | 0.321	5.0	180.0 | 0.401	6.6
		7	84.0 | 0.187	3.0	126.0 | 0.281	4.4	168.0 | 0.375	5.0	210.0 | 0.468	6.7
		8	96.0 | 0.214	3.0	144.0 | 0.321	4.5	192.0 | 0.428	5.1	240.0 | 0.535	6.8
		9	108.0 | 0.241	5.8	162.0 | 0.361	8.6	216.0 | 0.482	9.8	270.0 | 0.601	13.0
6.0' X 12.0'	Ø24"	10	120.0 | 0.268	5.9	180.0 | 0.401	8.7	240.0 | 0.535	9.9	300.0 | 0.669	13.1
		11	132.0 | 0.294	5.9	198.0 | 0.442	8.7	264.0 | 0.589	9.9	330.0 | 0.736	13.2
		12	144.0 | 0.321	5.9	216.0 | 0.482	8.7	288.0 | 0.642	10.0	360.0 | 0.803	13.2
		13	156.0 | 0.348	8.7	234.0 | 0.522	12.9	312.0 | 0.696	14.7	390.0 | 0.870	19.5
		14	168.0 | 0.375	8.8	252.0 | 0.562	13.0	336.0 | 0.749	14.8	420.0 | 0.937	19.6
		15	180.0 | 0.401	8.8	270.0 | 0.602	13.0	360.0 | 0.803	14.8	450.0 | 1.004	19.7
		16	192.0 | 0.428	8.8	288.0 | 0.642	13.0	384.0 | 0.856	14.9	480.0 | 1.070	19.7
		17	204.0 | 0.455	8.8	306.0 | 0.682	13.1	408.0 | 0.910	14.9	510.0 | 1.137	19.8
		18	216.0 | 0.482	8.9	324.0 | 0.723	13.1	432.0 | 0.963	15.0	540.0 | 1.204	19.9
8.0' X 16'	Ø24"	19	228.0 | 0.508	8.9	342.0 | 0.763	13.2	456.0 | 1.017	15.0	570.0 | 1.271	19.9
		20	240.0 | 0.535	8.9	360.0 | 0.803	13.2	480.0 | 1.070	15.1	600.0 | 1.338	20.0
		21	252.0 | 0.562	9.0	378.0 | 0.843	13.2	504.0 | 1.124	15.1	630.0 | 1.405	20.1
		22	264.0 | 0.589	9.0	396.0 | 0.883	13.3	528.0 | 1.177	15.2	660.0 | 1.472	20.1
		23	276.0 | 0.615	9.0	414.0 | 0.923	13.3	552.0 | 1.231	15.2	690.0 | 1.539	20.2
		24	288.0 | 0.642	9.0	432.0 | 0.963	13.4	576.0 | 1.284	15.3	720.0 | 1.606	20.3
		25	300.0 | 0.669	9.1	450.0 | 1.004	13.4	600.0 | 1.338	15.3	750.0 | 1.673	20.3
		26	312.0 | 0.696	9.1	468.0 | 1.044	13.4	624.0 | 1.392	15.4	780.0 | 1.739	20.4
		27	324.0 | 0.723	9.1	486.0 | 1.084	13.5	648.0 | 1.445	15.5	810.0 | 1.806	20.5
		28	336.0 | 0.749	9.1	504.0 | 1.124	13.5	672.0 | 1.499	15.5	840.0 | 1.873	20.5
		29	348.0 | 0.776	9.2	522.0 | 1.164	13.6	696.0 | 1.552	15.6	870.0 | 1.940	20.6
MAXIMUM HEAD LOSS			1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

Perk Filter™ Vault
Pacific Northwest Sizing
One to Twenty Nine Cartridges / Stacks

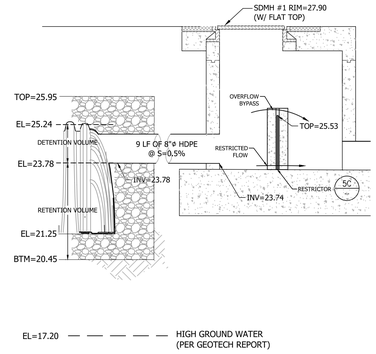
Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF OLDCASTLE STORMWATER SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE STORMWATER SOLUTIONS IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT SPECIFIC WRITTEN VERIFICATION BY OLDCASTLE STORMWATER SOLUTIONS IS AT THE SOLE RISK OF THE USER.

DRAWING NO.	REVISION	DATE	BY	SHEET
PFV-PNW-S-0001	NR NEW	11/16/15	JPR	11/16/15 SHEET 2 OF 2



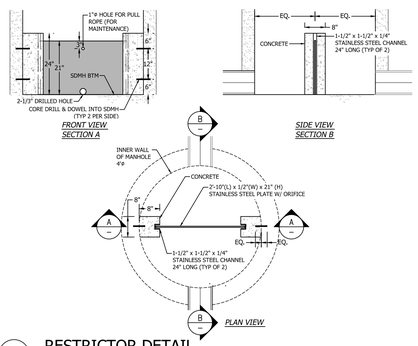
5A UG CHAMBER SECTION - IN

Scale: NTS



5B UG CHAMBER SECTION - OUT

Scale: NTS



5C RESTRICTOR DETAIL

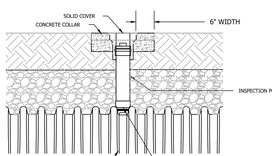
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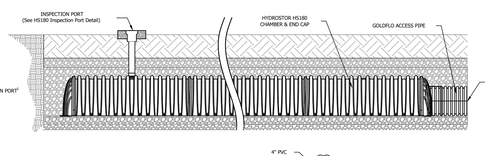
GENERAL NOTES

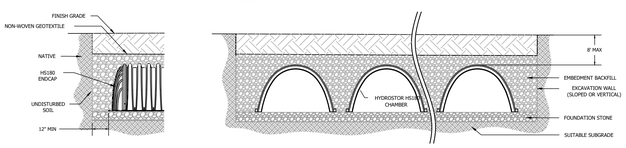
1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. SUBGRADE: TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. FOUNDATION STONE: SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 6" (150 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE.
4. EMBEDMENT BACKFILL: SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 6" (150 mm) INCHES ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 18 INCHES (450 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
6. FINAL BACKFILL: SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
7. MINIMUM COVER: FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 18 INCHES (450 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF THE FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 24 INCHES (600 mm). ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
8. MAXIMUM COVER: A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT
9. LOAD RATING: HS180 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL-93 LOAD RATING (AASHTO DESIGN TRUCK).
10. INSPECTION AND MAINTENANCE: INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR, INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
11. ACCESS PIPE: PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. A 24 INCH (600 mm) INTERNAL SLEEVE ADAPTER (PART # HS180A-24) WILL BE REQUIRED TO CONNECT TO HS180 END CAPS. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

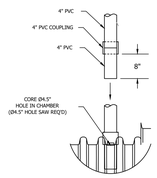
NOTES:

1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CIRCULAR CUT OUT POINT, LOCATED AT THE CENTER OF EACH HS180 CHAMBER. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)

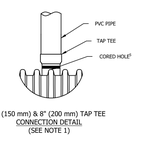








4" (100 mm) PVC COUPLER CONNECTION DETAIL



6" (150 mm) & 8" (200 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

6 UNDERGROUND STORM WATER CHAMBERS

Scale: nts

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

License Stamp

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

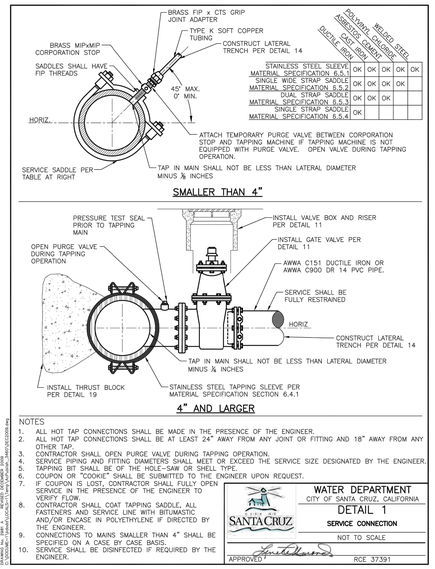
Drawing Title

CONSTRUCTION DETAILS

Sheet No.

C6.2

Date	8/10/2021 2:43:15 PM
Project No.	21709

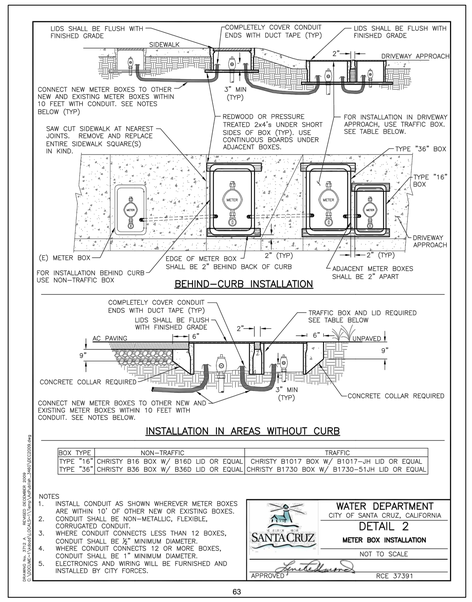


NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
APPROVED / RCE 37391

62

1 SERVICE CONNECTION
Scale: NTS



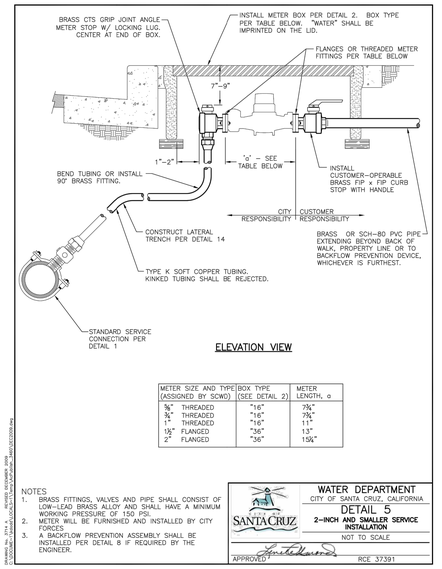
BOX TYPE	NON-TRAFFIC	TRAFFIC
TYPE "16"	CHRISTY B16 BOX W/ B16D LID OR EQUAL	CHRISTY B1017 BOX W/ B1017-JH LID OR EQUAL
TYPE "36"	CHRISTY B36 BOX W/ B36D LID OR EQUAL	CHRISTY B1730 BOX W/ B1730-51JH LID OR EQUAL

NOTES
1. INSTALL CONDUIT AS SHOWN WHEREVER METER BOXES ARE WITHIN 10' OF OTHER NEW OR EXISTING BOXES.
2. CONDUIT SHALL BE NON-METALLIC, FLEXIBLE, CORRUGATED CONDUIT.
3. WHERE CONDUIT CONNECTS LESS THAN 12 BOXES, CONDUIT SHALL BE ¾" MINIMUM DIAMETER.
4. WHERE CONDUIT CONNECTS 12 OR MORE BOXES, CONDUIT SHALL BE 1" MINIMUM DIAMETER.
5. ELECTRONICS AND WIRING WILL BE FURNISHED AND INSTALLED BY CITY FORCES.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 2
METER BOX INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

63

2 METER BOX INSTALLATION
Scale: NTS



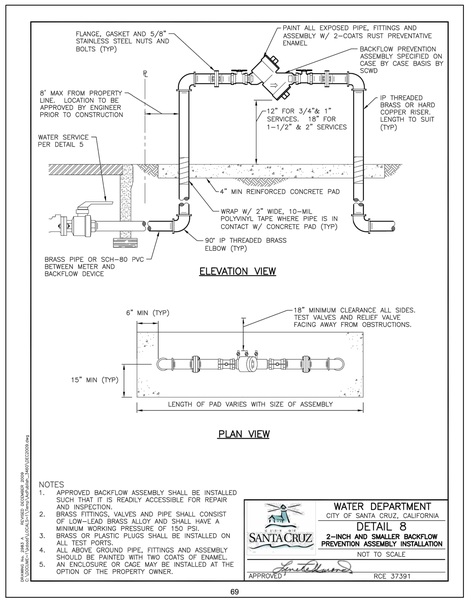
METER SIZE AND TYPE (ASSIGNED BY SCWD)	BOX TYPE (SEE DETAIL 2)	METER LENGTH, o
⅝" THREADED	"16"	7⅝"
¾" THREADED	"16"	7⅝"
1" THREADED	"16"	11"
1½" FLANGED	"36"	13"
2" FLANGED	"36"	13¾"

NOTES
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. METER WILL BE FURNISHED AND INSTALLED BY CITY FORCES.
3. A BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED PER DETAIL 8 IF REQUIRED BY THE ENGINEER.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 5
2-INCH AND SMALLER SERVICE INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

66

3 BACKFLOW PREVENTION ASSEMBLY INSTALLATION
Scale: NTS

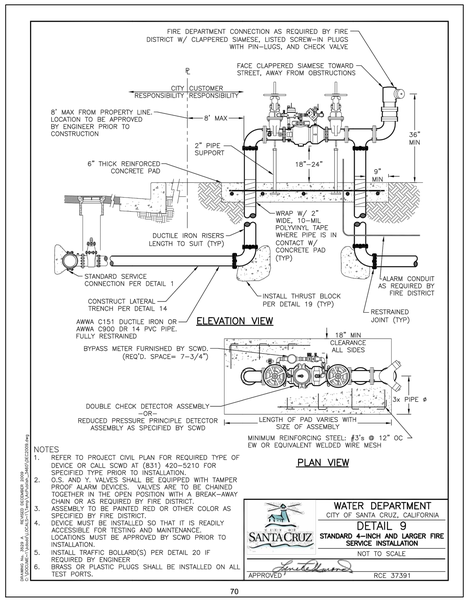


NOTES
1. APPROVED BACKFLOW ASSEMBLY SHALL BE INSTALLED SUCH THAT IT IS READILY ACCESSIBLE FOR REPAIR AND INSPECTION.
2. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.
4. ALL ABOVE GROUND PIPE, FITTINGS AND ASSEMBLY SHOULD BE PAINTED WITH TWO COATS OF ENAMEL.
5. AN ENCLOSURE OR CAGE MAY BE INSTALLED AT THE OPTION OF THE PROPERTY OWNER.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 8
2-INCH AND SMALLER BACKFLOW PREVENTION ASSEMBLY INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

69

4 FIRE SERVICE INSTALLATION
Scale: NTS

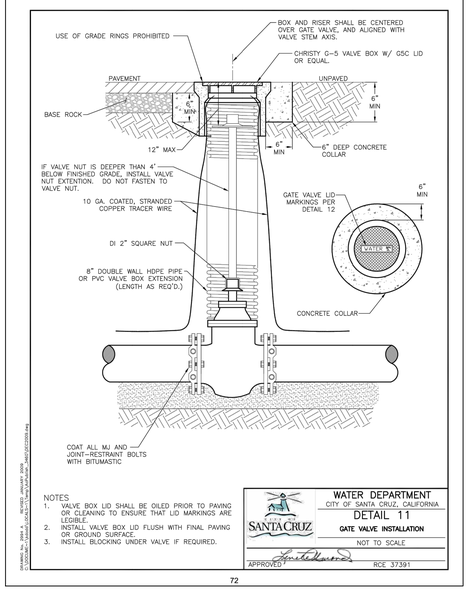


NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CALL SCWD AT (831) 420-5210 FOR SPECIFIED TYPE PRIOR TO INSTALLATION.
2. O.S. AND 'Y' VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE. LOCATIONS MUST BE APPROVED BY SCWD PRIOR TO INSTALLATION.
5. INSTALL TRAFFIC BOLLARD(S) PER DETAIL 20 IF REQUIRED BY ENGINEER
6. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

70

5 GATE VALVE INSTALLATION
Scale: NTS

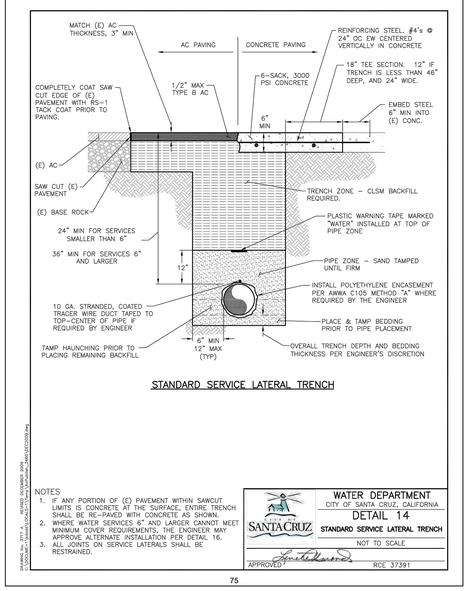


NOTES:
1. VALVE BOX LID SHALL BE OILED PRIOR TO PAVING OR CLEANING TO ENSURE THAT LID MARKINGS ARE LEGIBLE.
2. INSTALL VALVE BOX LID FLUSH WITH FINAL PAVING OR GROUND SURFACE.
3. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

72

6 VALVE BOX LID MARKINGS
Scale: NTS

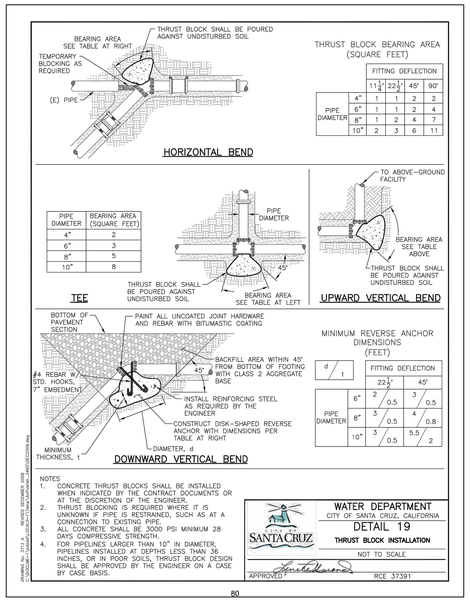


NOTES
1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER SERVICES 6" AND LARGER CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. ALL JOINTS ON SERVICE LATERALS SHALL BE RESTRAINED.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 14
STANDARD SERVICE LATERAL TRENCH
NOT TO SCALE
APPROVED / RCE 37391

75

7 STANDARD SERVICE LATERAL TRENCH
Scale: NTS



THRUST BLOCK BEARING AREA (SQUARE FEET)

PIPE DIAMETER	FITTING DEFLECTION 11¼°	22½°	45°	90°
4"	1	1	2	2
6"	1	1	2	4
8"	1	2	4	7
10"	2	3	6	11

PIPE DIAMETER	BEARING AREA (SQUARE FEET)
4"	2
6"	3
8"	5
10"	8

MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

PIPE DIAMETER	d / t	FITTING DEFLECTION 22½°	45°
6"	2 / 0.5	3 / 0.5
8"	3 / 0.5	4 / 0.8
10"	3 / 0.5	5.5 / 2

NOTES
1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED, SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS.

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
APPROVED / RCE 37391

80

8 THRUST BLOCK INSTALLATION
Scale: NTS

HARVEY WEST STUDIOS
SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

License Stamp

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

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SCWD CONSTRUCTION DETAILS

Sheet No.
C6.3

Date 8/10/2021 2:43:15 PM
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1" = 30'-0"

SITE PLAN 1

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SITE PLAN

Sheet No.

A001

Date	9/10/2021 3:47:36 PM
Project No.	21709

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

KEYNOTE LEGEND

21 10 00.SP	Fire-Suppression Standpipe



1/8" = 1'-0"

LEVEL 1 FLOOR PLAN | 1

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LEVEL 1 FLOOR PLAN

Sheet No.

A110

Date	9/10/2021 3:47:41 PM
Project No.	21709

1. NO CHAMFER AT BOARD FORMED CONCRETE WALL AND COLUMN CORNERS, TYP.
2. REVIEW LAYOUT OF ALL CONCRETE JOINTS WITH ARCHITECT PRIOR TO INSTALLATION
3. SLAB PENETRATIONS ARE SHOWN FOR REFERENCE ONLY. LOCATIONS TO BE COORDINATED IN THE FIELD. PENETRATIONS SHOULD NOT BE LESS THAN 3" FROM SLAB EDGE, TYP.
4. ALL INTERIOR SPACES SHALL HAVE SLOPES LESS THAN 2%.
5. SHOTCRETE WALLS TO HAVE FLOAT FINISH SIDE DESIGNATED IN CONCRETE SHOP DRAWINGS

49' - 1"DT — SLAB ELEVATION AT DOOR THRESHOLD, 1/4" ABOVE EXT. GRADE SCD, SLD

11 11 00 — KEYNOYE, SEE KEYNOTE LEGEND

ROOM NUMBER
ROOM NAME

TEXTURED CONCRETE WALL FINISH

CONCRETE WALL OR COLUMN, SSD

CJ — CONCRETE CONTROL JOINT

CONCRETE SLAB STEP, BREAK, OR DEPRESSION (DIMENSION NOTES HEIGHT OF STEP, BREAK, OR DEPRESSION, TYP.)

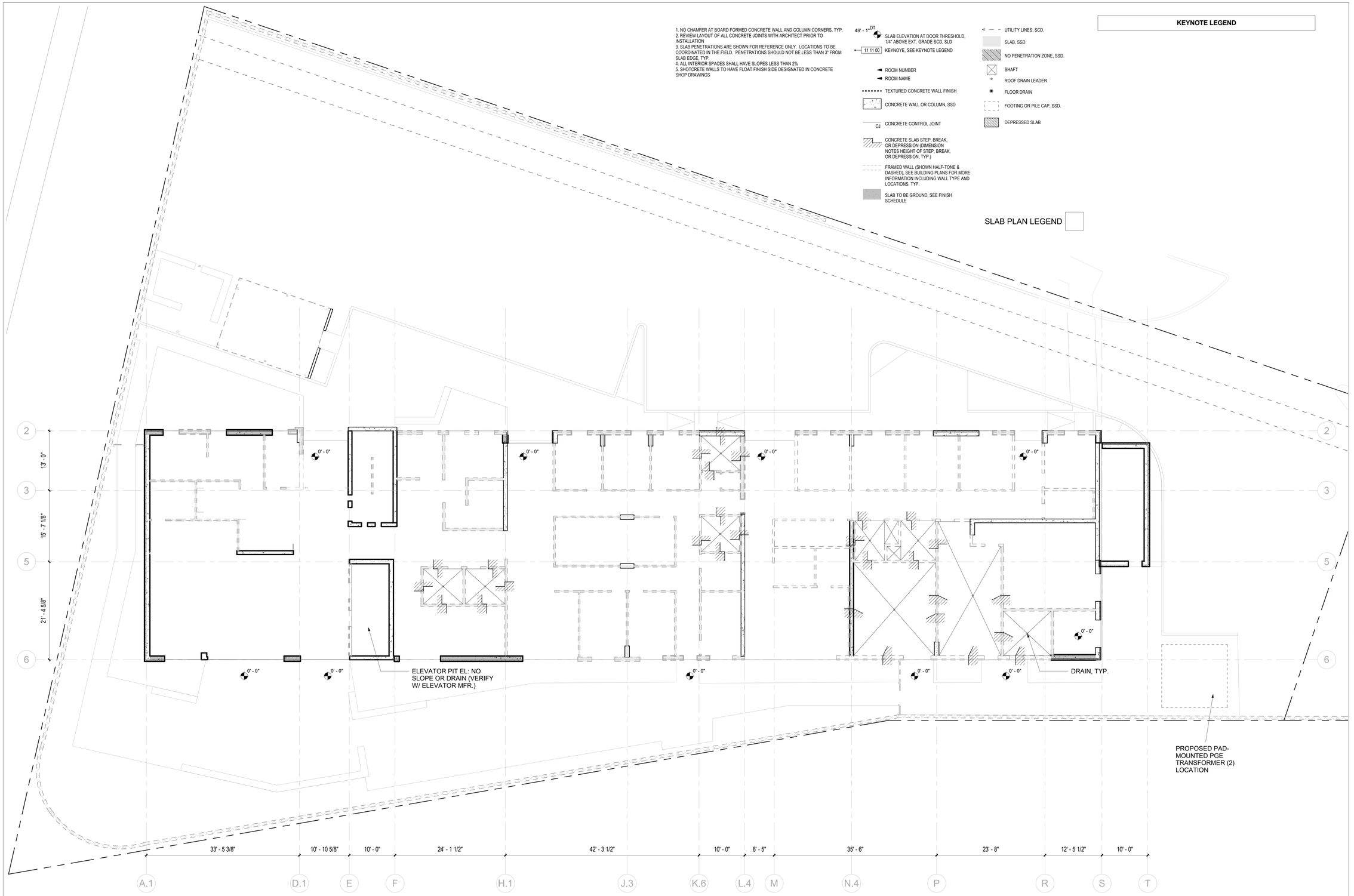
FRAMED WALL (SHOWN HALF-TONE & DASHED), SEE BUILDING PLANS FOR MORE INFORMATION INCLUDING WALL TYPE AND LOCATIONS, TYP.

SLAB TO BE GROUND, SEE FINISH SCHEDULE

KEYNOTE LEGEND

UTILITY LINES, SCD.
SLAB, SSD.
NO PENETRATION ZONE, SSD.
SHAFT
ROOF DRAIN LEADER
FLOOR DRAIN
FOOTING OR PILE CAP, SSD.
DEPRESSED SLAB

SLAB PLAN LEGEND



1/8" = 1'-0"

LEVEL 1 SLAB PLAN | 1

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LEVEL 1 SLAB PLAN

Sheet No.

A111

Date 9/10/2021 3:47:44 PM
Project No. 21709

KEYNOTE LEGEND

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LEVEL 1 RCP

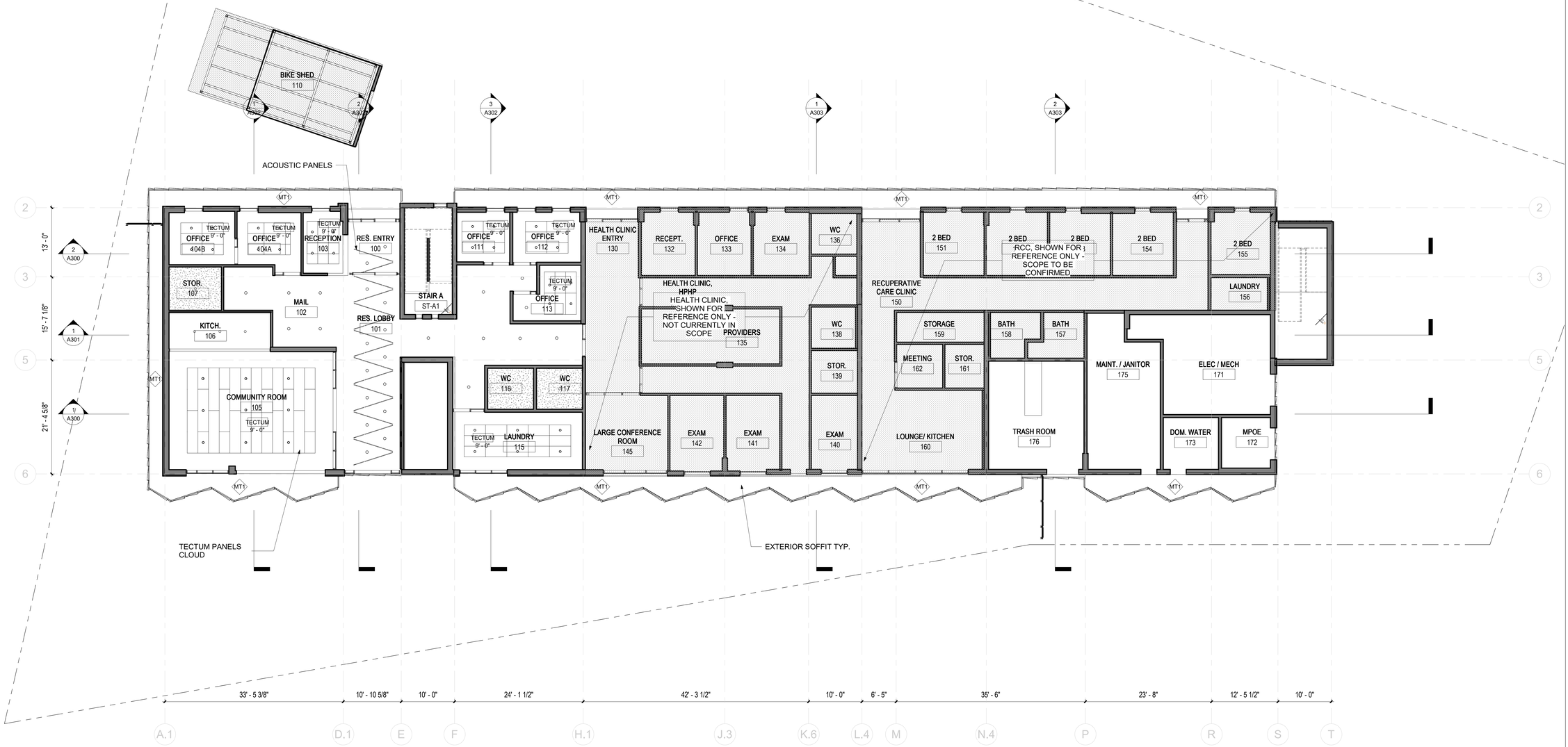
Sheet No.

A112

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Project No.	21709

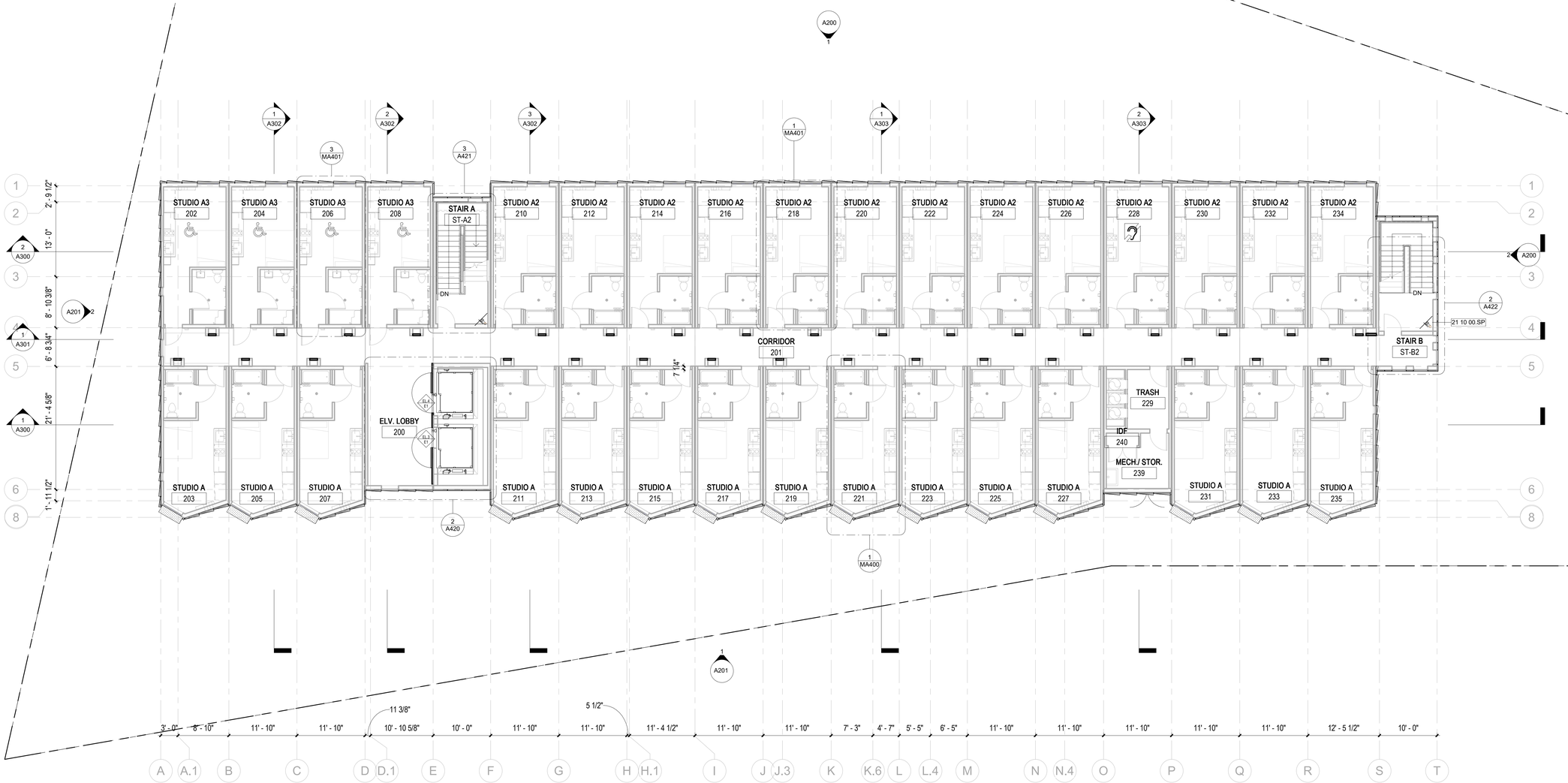
1/8" = 1'-0"

LEVEL 1 RCP | 1



KEYNOTE LEGEND

21 10 00.SP	Fire-Suppression Standpipe



1/8" = 1'-0"

LEVEL 2 FLOOR PLAN | 1

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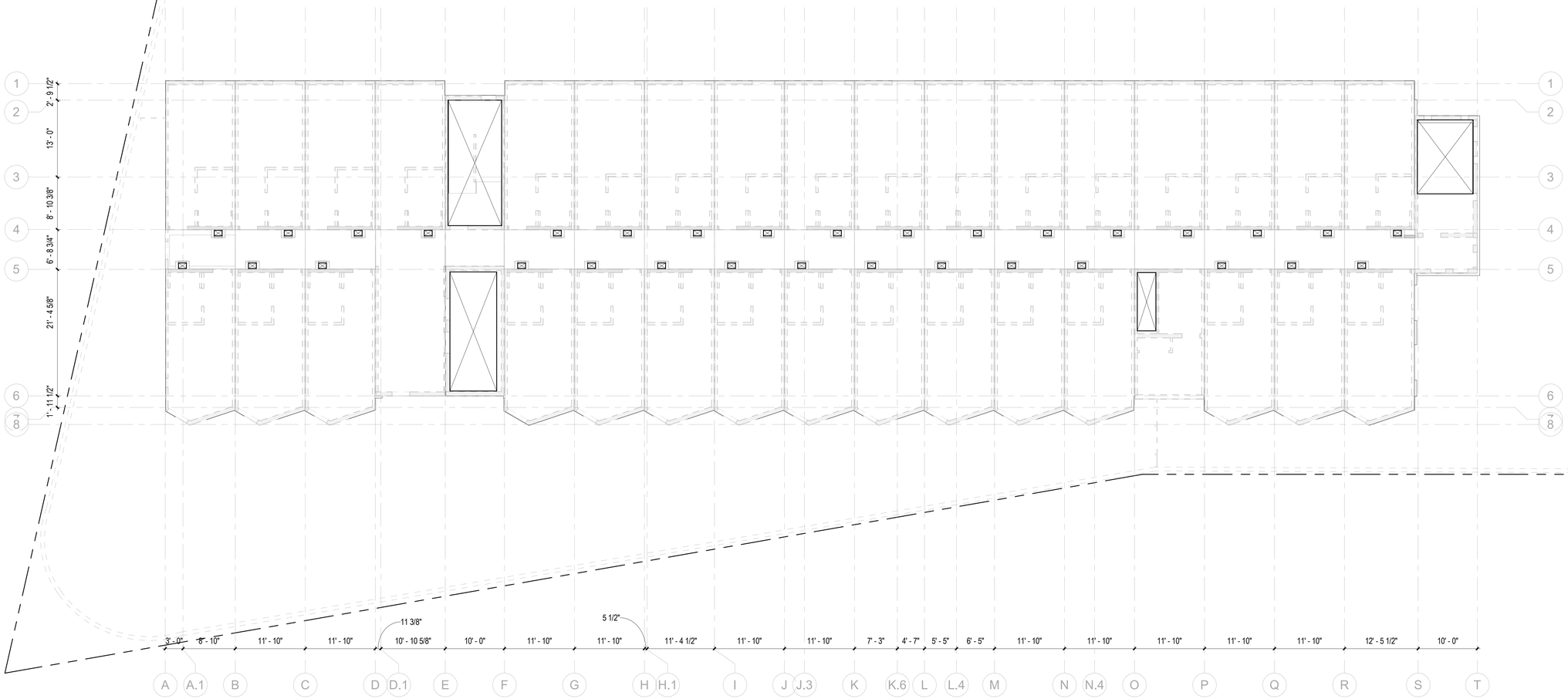
LEVEL 2 FLOOR PLAN

Sheet No.

A120

Date	9/10/2021 3:47:52 PM
Project No.	21709

KEYNOTE LEGEND



1/8" = 1'-0"

LEVEL 2 SLAB PLAN | 1

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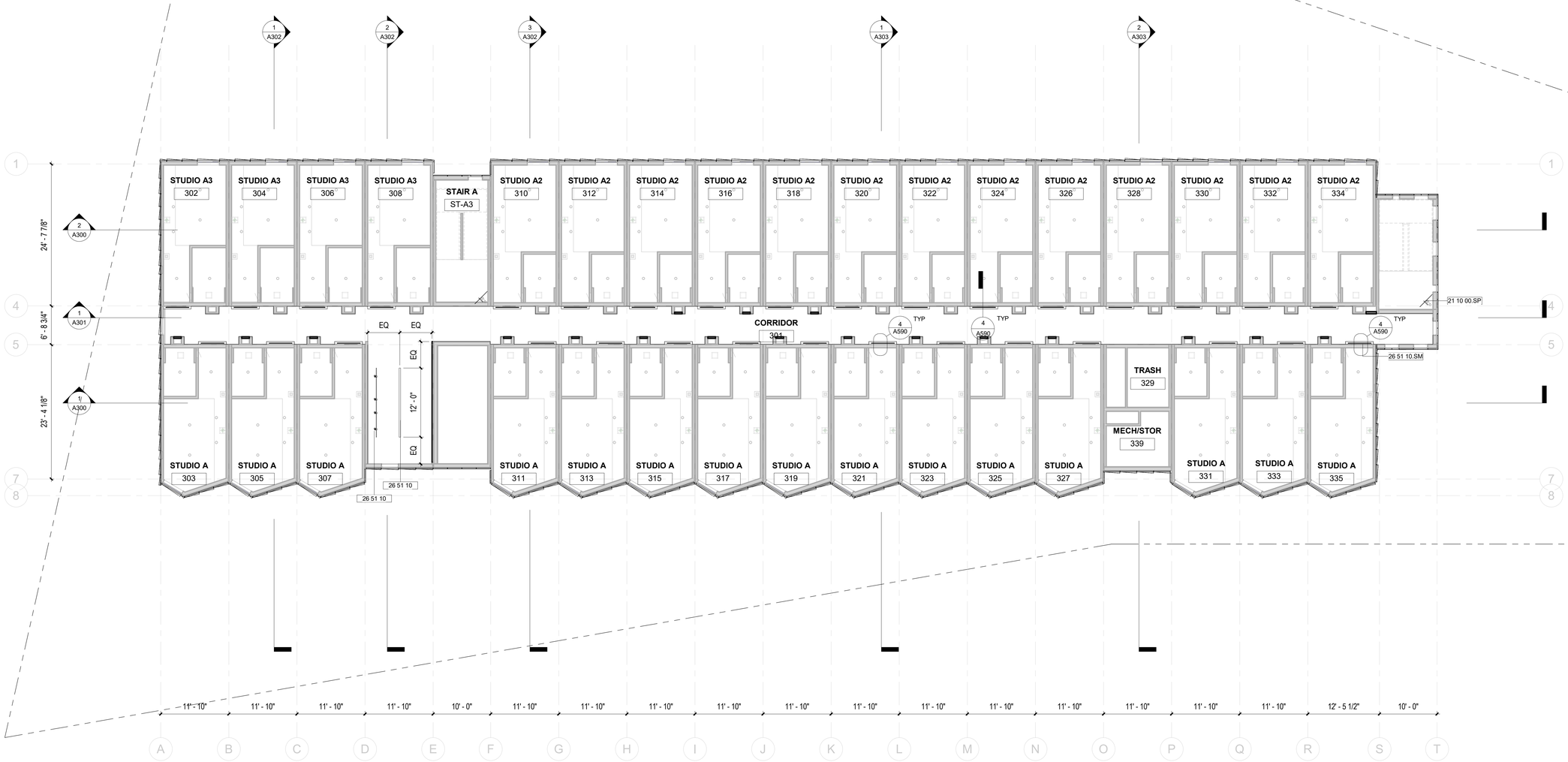
LEVEL 2 SLAB PLAN

Sheet No.

A121

Date	9/10/2021 3:47:55 PM
Project No.	21709

KEYNOTE LEGEND	
21 10 00.SP	Fire-Suppression Standpipe
26 51 10	Interior Lighting; SED
26 51 10.SM	Surface-Mounted Light Fixture, Typ.; SED



1/8" = 1'-0"

LEVELS 3-4 RCP | 1

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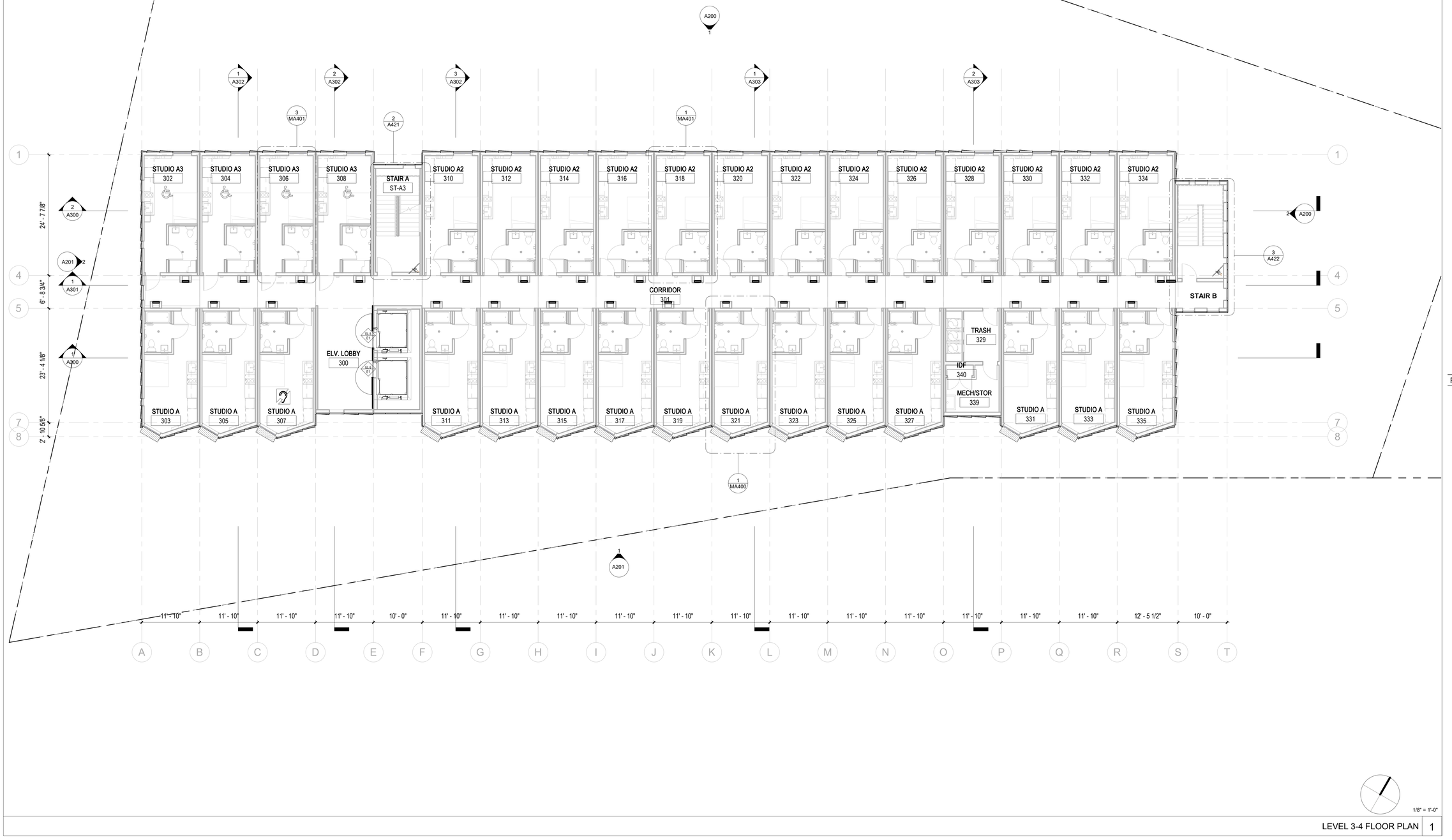
LEVELS 2-4 RCP

Sheet No.

A122

Date	9/10/2021 3:48:00 PM
Project No.	21709

KEYNOTE LEGEND



1/8" = 1'-0"

LEVEL 3-4 FLOOR PLAN | 1

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LEVELS 3-4 FLOOR PLAN

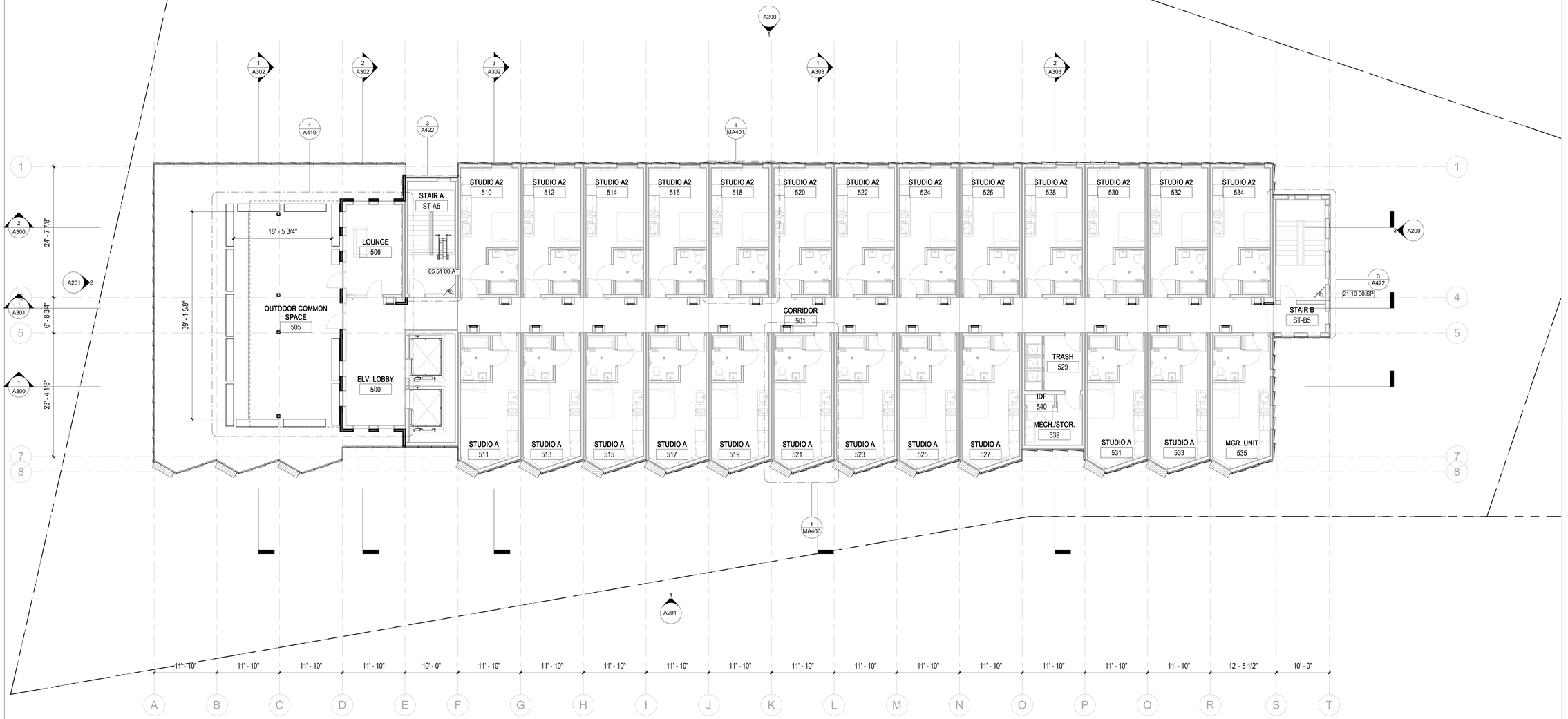
Sheet No.

A130

Date	9/10/2021 3:48:06 PM
Project No.	21709

KEYNOTE LEGEND

05 51 00.AT	Alternating Tread Steel Stair
21 10 00.SP	Fire-Suppression Standpipe



1/8" = 1'-0"

LEVEL 5 FLOOR PLAN | 1

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LEVEL 5 FLOOR PLAN

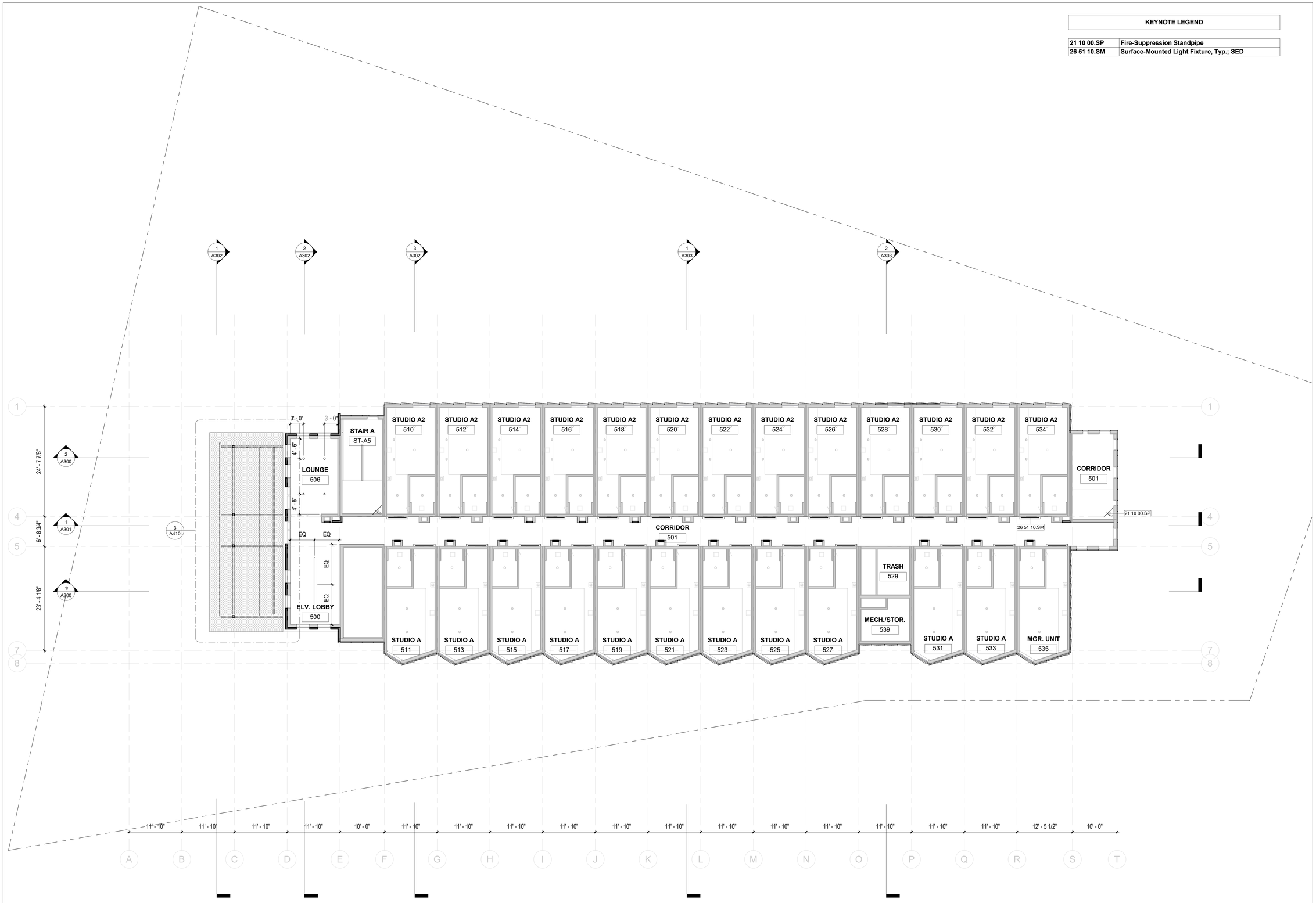
Sheet No.

A150

Date	9/10/2021 3:48:11 PM
Project No.	21709

KEYNOTE LEGEND

21 10 00.SP	Fire-Suppression Standpipe
26 51 10.SM	Surface-Mounted Light Fixture, Typ.; SED



1/8" = 1'-0"

LEVEL 5 RCP | 1

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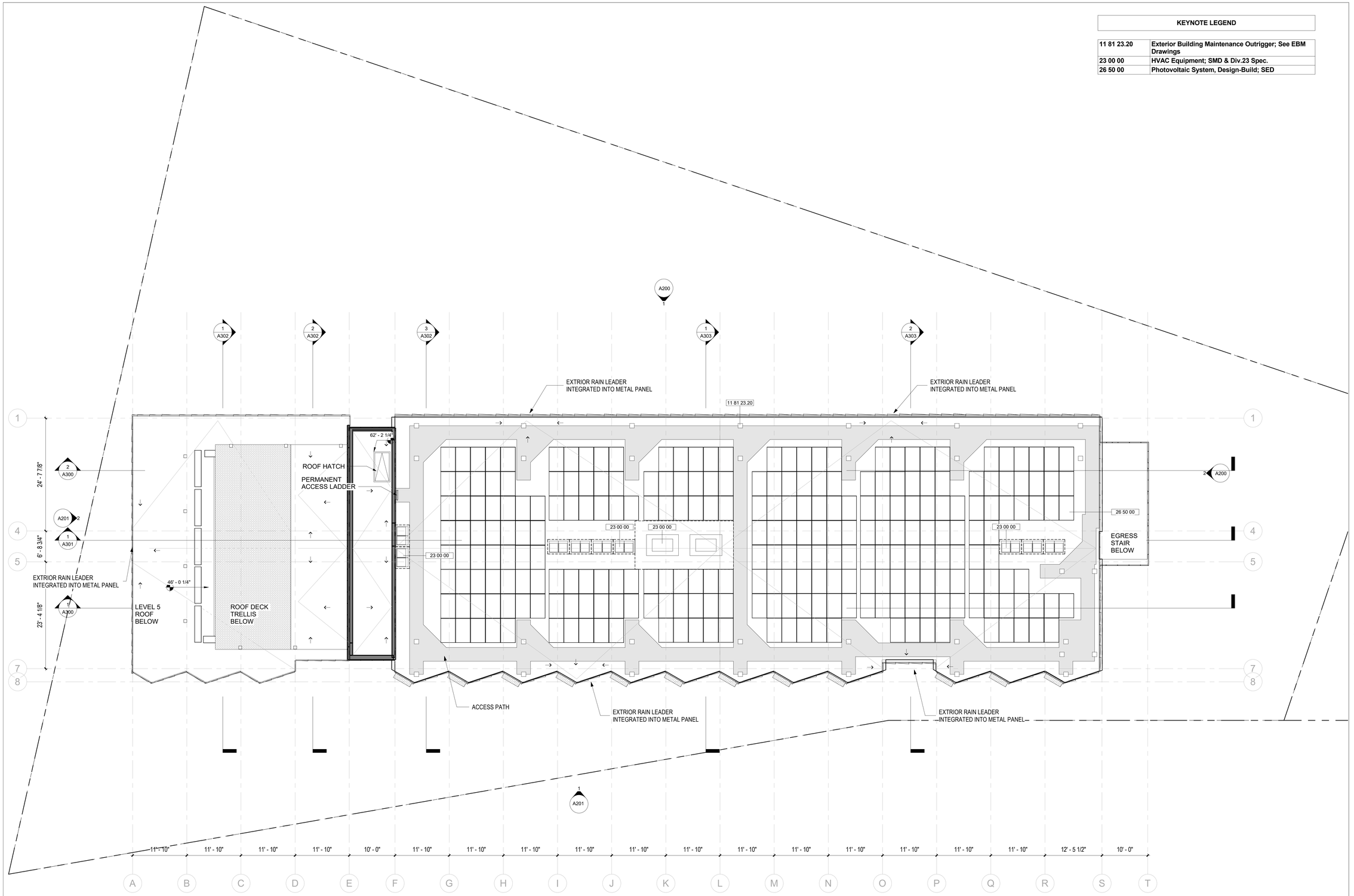
LEVEL 5 RCP

Sheet No.

A151

Date	9/10/2021 3:48:16 PM
Project No.	21709

KEYNOTE LEGEND	
11 81 23.20	Exterior Building Maintenance Outrigger; See EBM Drawings
23 00 00	HVAC Equipment; SMD & Div.23 Spec.
26 50 00	Photovoltaic System, Design-Build; SED



1/8" = 1'-0"

ROOF PLAN | 1

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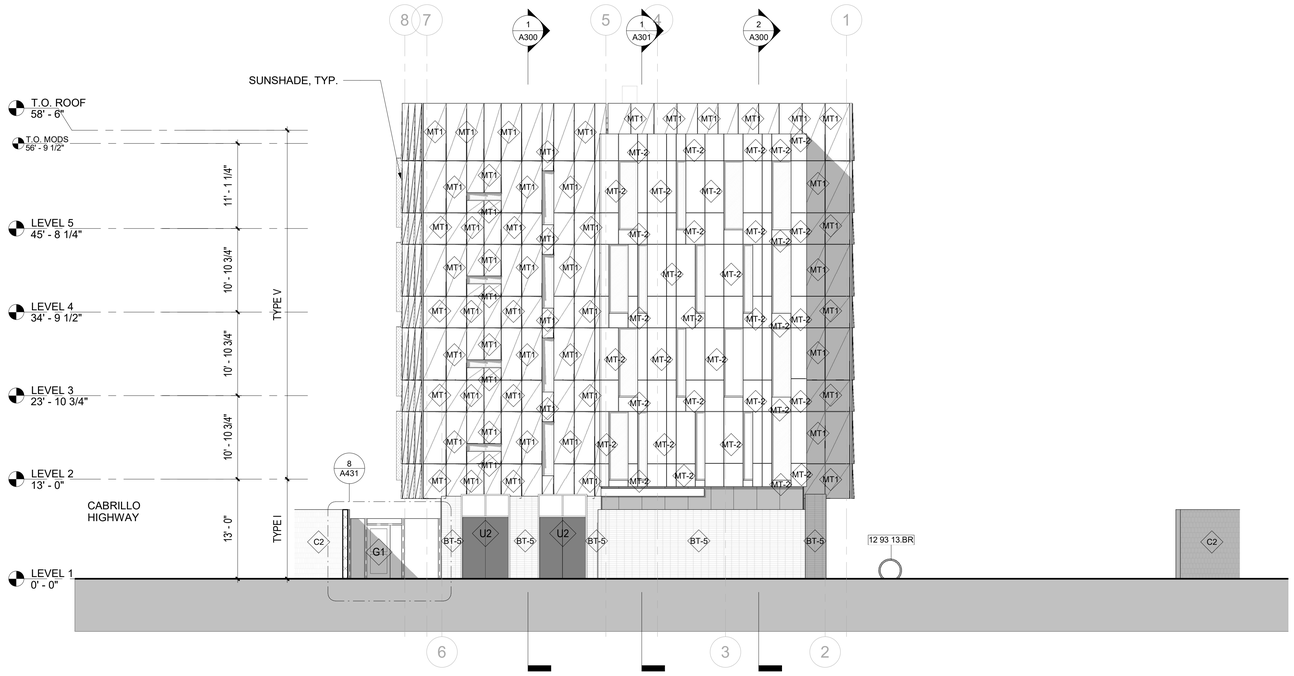
Drawing Title

ROOF PLAN

Sheet No.

A160

Date	9/10/2021 3:48:20 PM
Project No.	21709

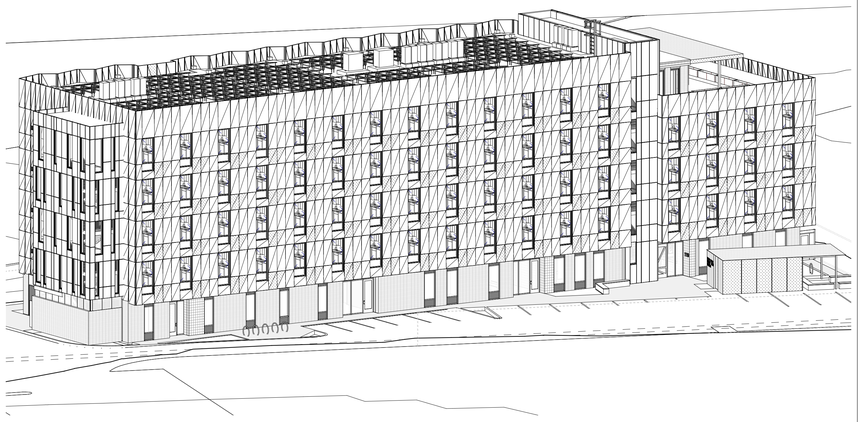


1/8" = 1'-0"

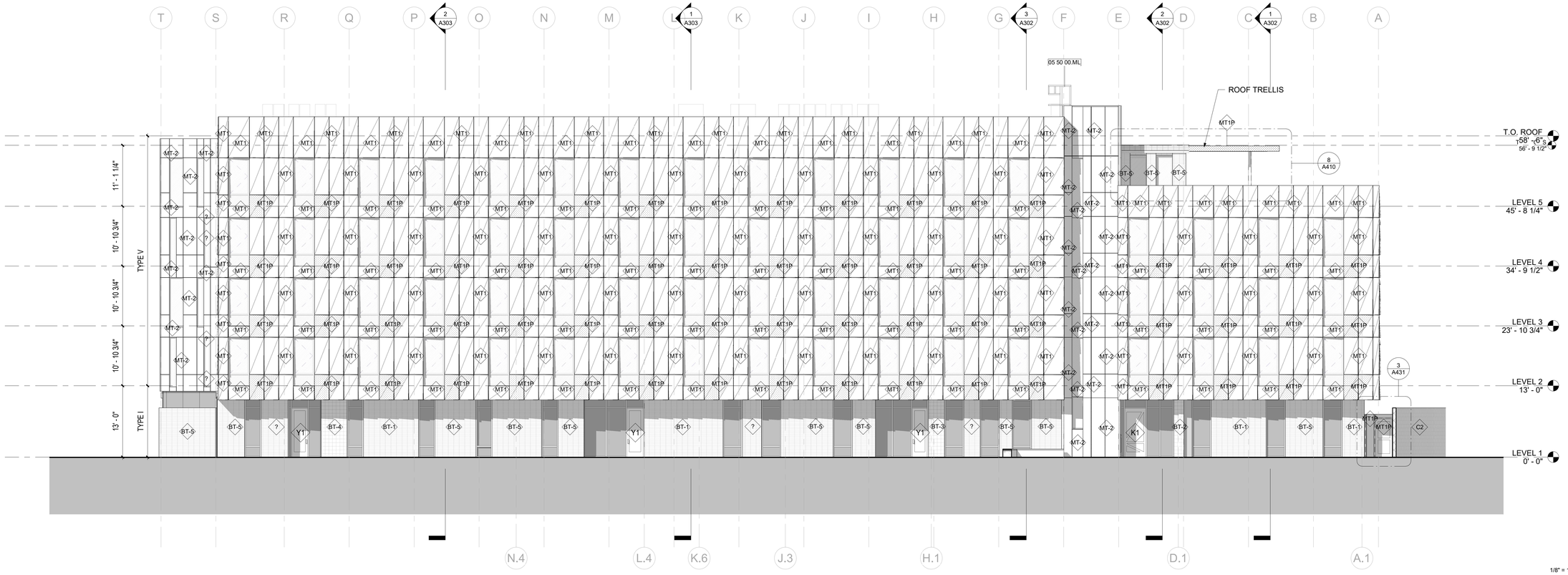
ELEVATION - EAST | 2

EXTERIOR MATERIALS	
BT-1	THIN BRICK TILE, OFF WHITE
BT-2	THIN BRICK TILE, BLUE
BT-3	THIN BRICK TILE, GREEN
BT-4	THIN BRICK TILE, RED
BT-5	THIN BRICK TILE, DARK GRAY
C1	BOARD TEXTURED CONCRETE
C2	CONCRETE MASONRY
MT1	METAL PANEL, RED CORTEN
MT1P	METAL PANEL PERFORATED
MT-2	METAL PANEL, WHITE
MT-3	METAL PANEL, DARK GRAY

KEYNOTE LEGEND	
05 50 00.ML	Metal Ladder
12 93 13.BR	Bicycle Rack Serving Residents



ELEVATION NORTHEAST VIEW | 3



1/8" = 1'-0"

ELEVATION - NORTH | 1

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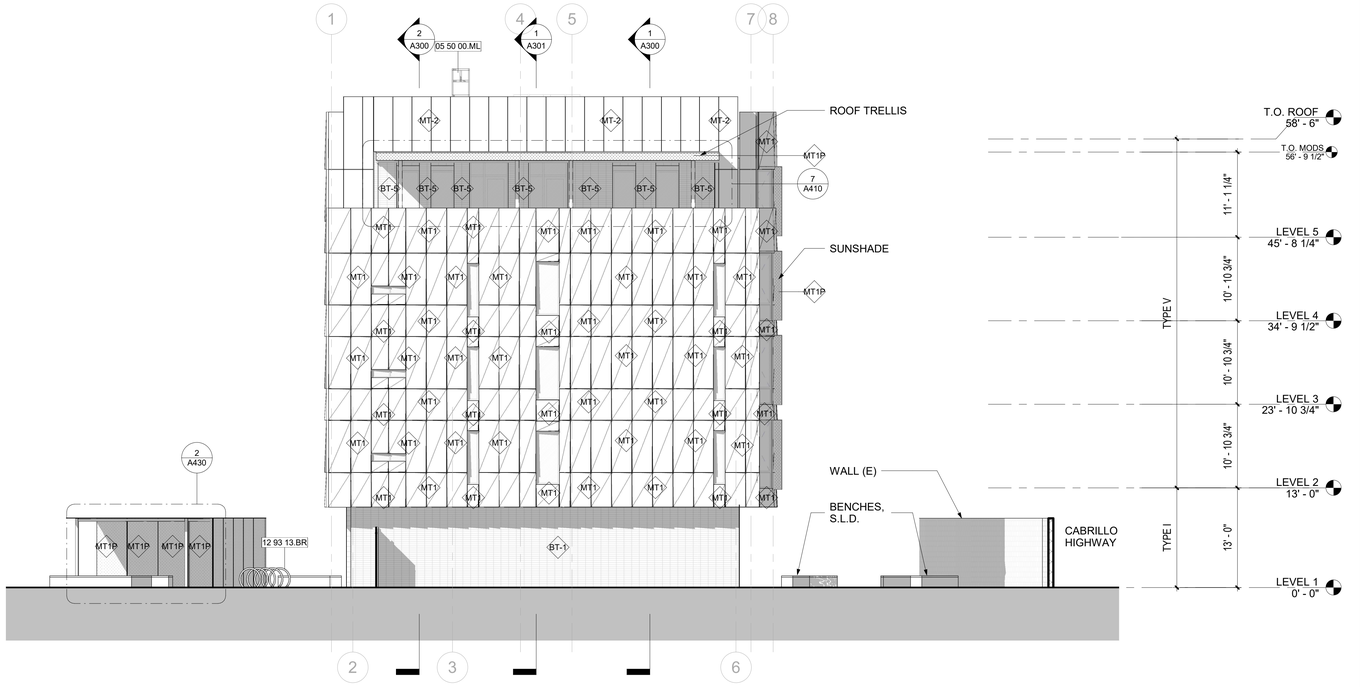
Drawing Title

ELEVATIONS - NORTH AND EAST

Sheet No.

A200

Date	9/10/2021 3:49:32 PM
Project No.	21709

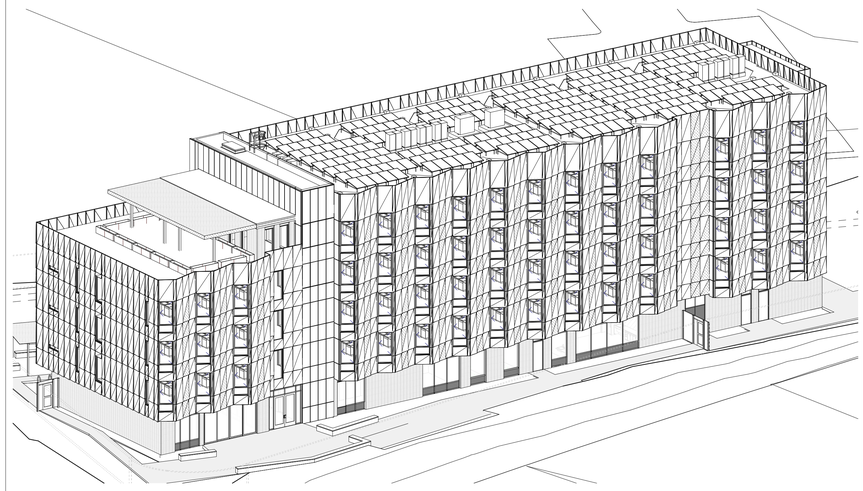


1/8" = 1'-0"

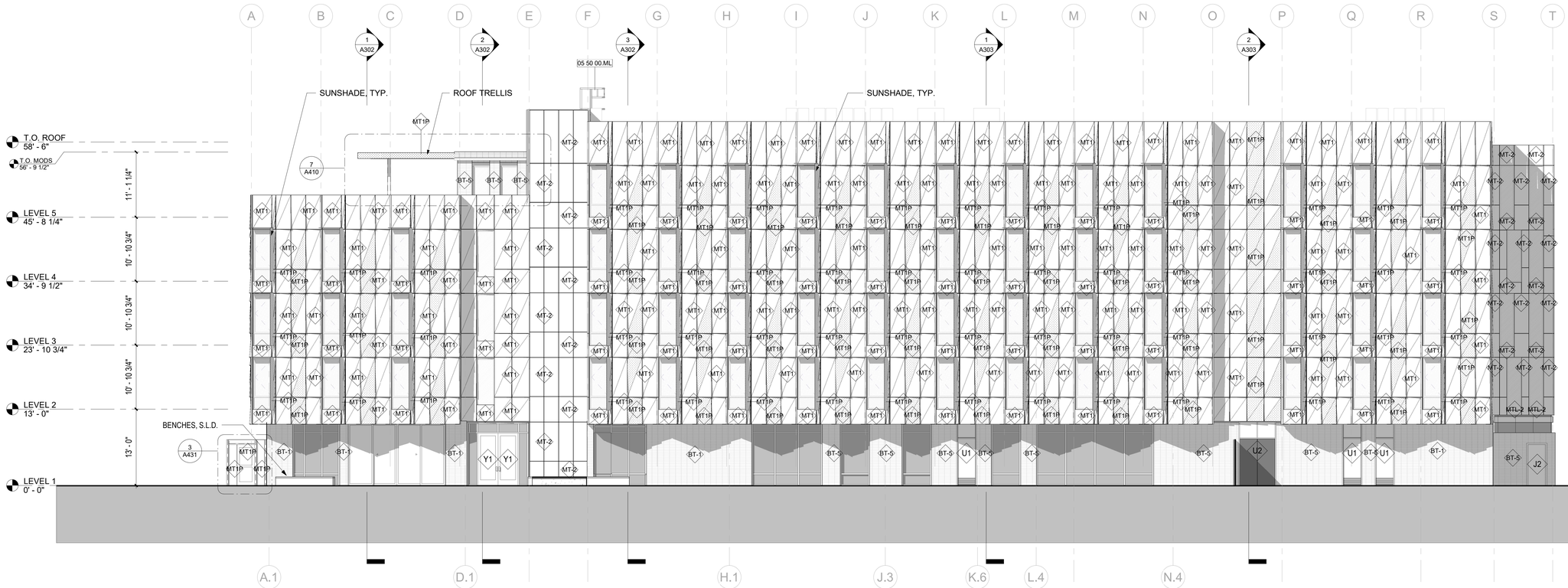
ELEVATION - WEST 2

EXTERIOR MATERIALS	
BT-1	THIN BRICK TILE, OFF WHITE
BT-2	THIN BRICK TILE, BLUE
BT-3	THIN BRICK TILE, GREEN
BT-4	THIN BRICK TILE, RED
BT-5	THIN BRICK TILE, DARK GRAY
C1	BOARD TEXTURED CONCRETE
C2	CONCRETE MASONRY
MT1	METAL PANEL, RED CORTEN
MT1P	METAL PANEL PERFORATED
MT-2	METAL PANEL, WHITE
MT-3	METAL PANEL, DARK GRAY

KEYNOTE LEGEND	
05 50 00.ML	Metal Ladder
12 93 13.BR	Bicycle Rack Serving Residents



ELEVATION SOUTHWEST VIEW 3



1/8" = 1'-0"

ELEVATION - SOUTH 1

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ELEVATIONS - SOUTH AND WEST

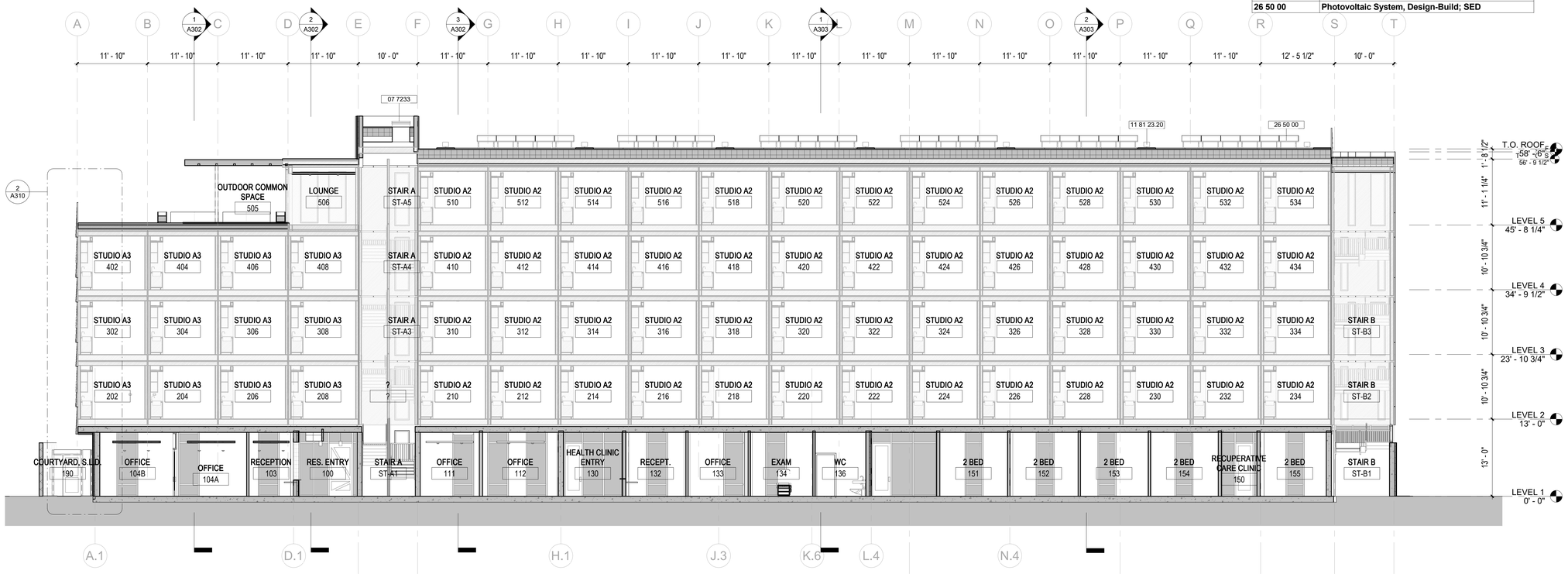
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Project No.	21709

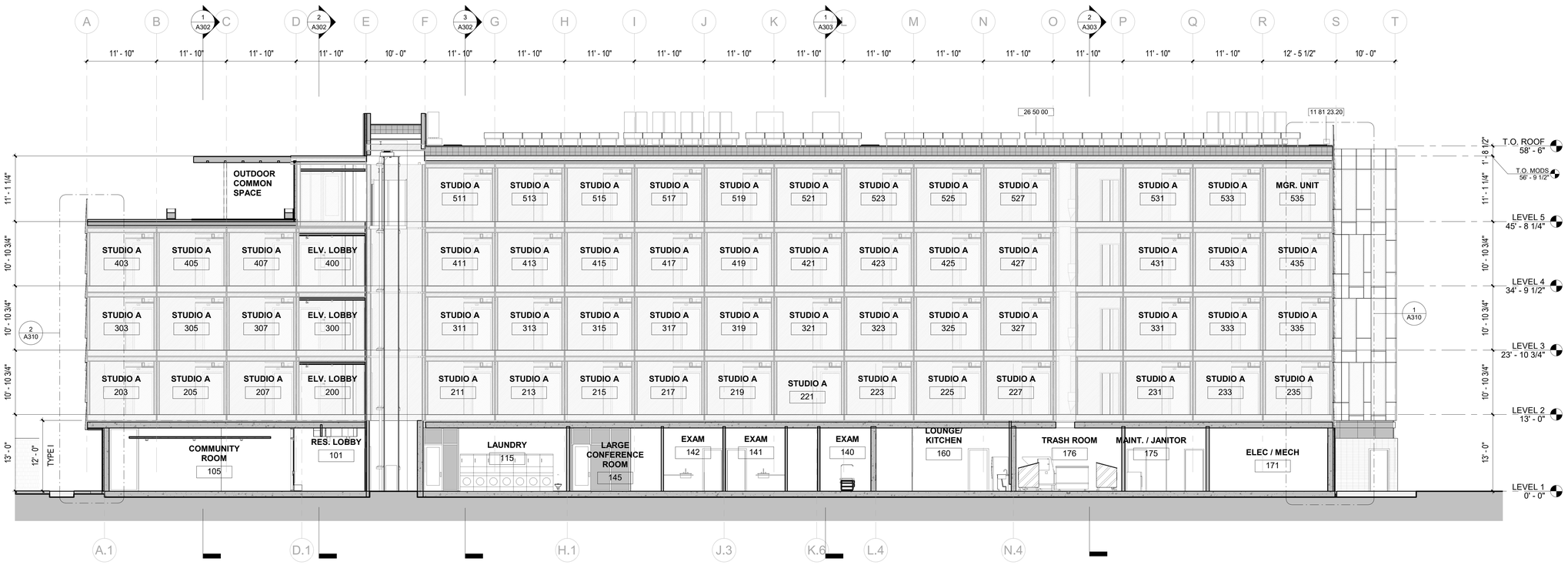
KEYNOTE LEGEND

07 7233	
11 81 23.20	Exterior Building Maintenance Outrigger; See EBM Drawings
26 50 00	Photovoltaic System, Design-Build; SED



1/8" = 1'-0"

SECTION EAST/WEST2 2



1/8" = 1'-0"

SECTION EAST/WEST 1

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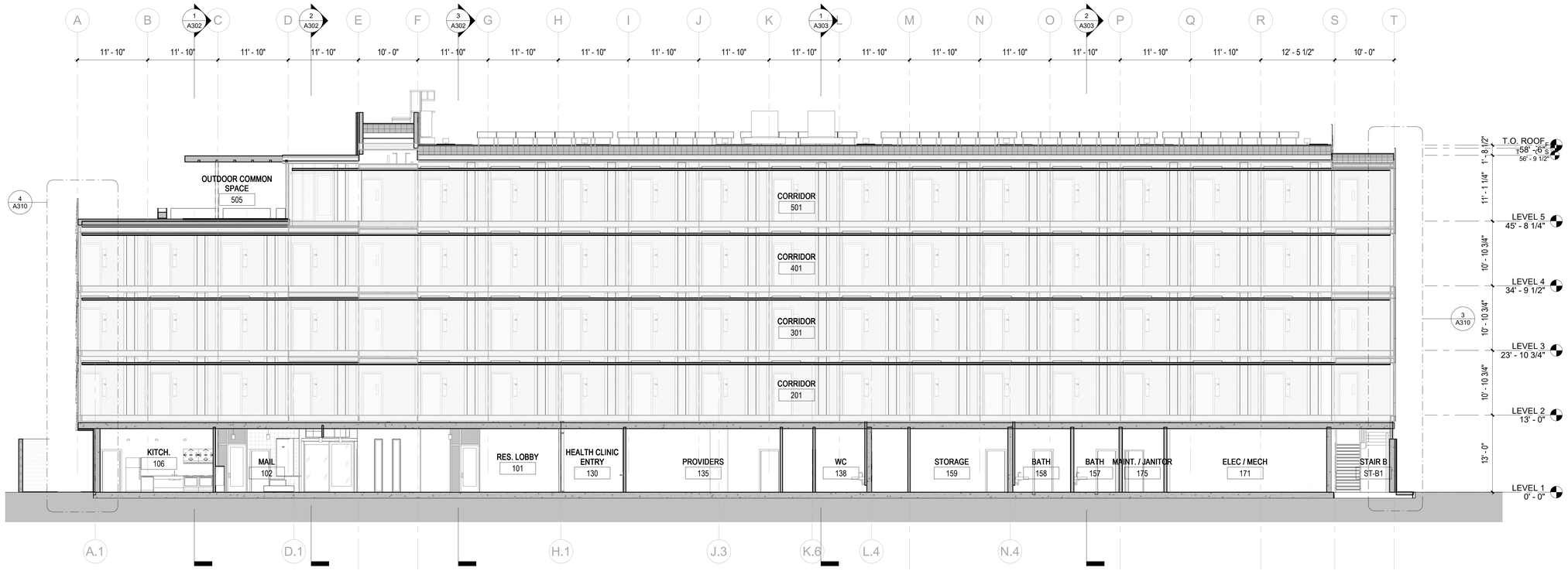
BUILDING SECTIONS

Sheet No.

A300

Date 9/10/2021 3:51:13 PM
Project No. 21709

KEYNOTE LEGEND



1/8" = 1'-0"

SECTION EAST/WEST AT CORRDIOR | 1

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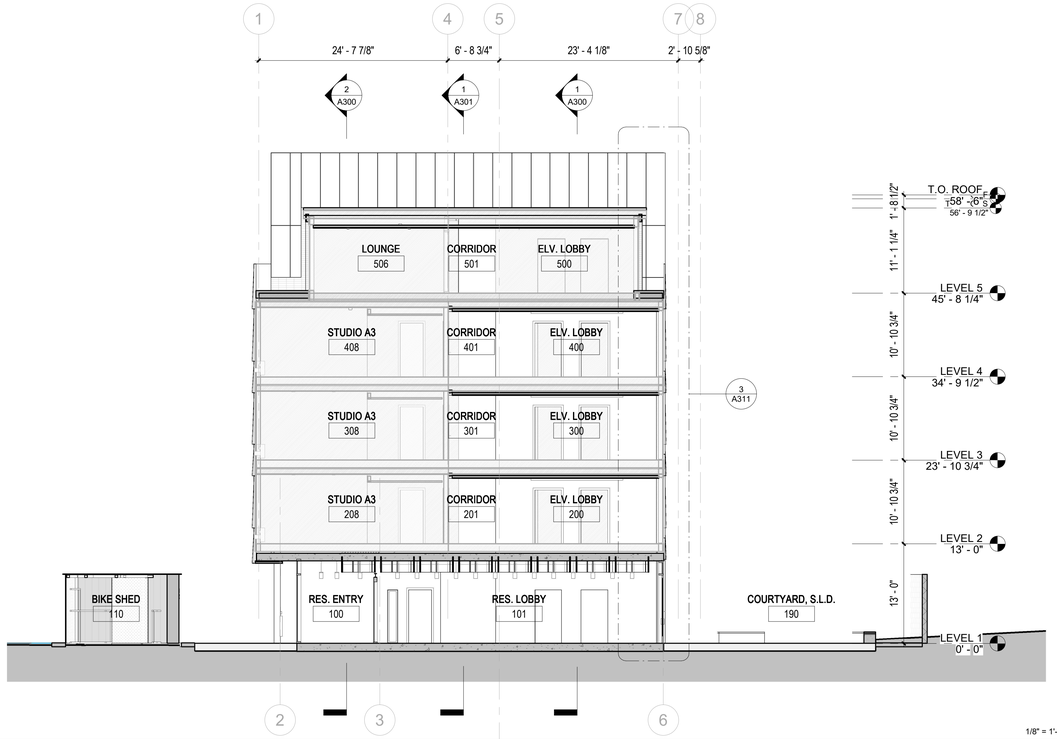
BUILDING SECTIONS

Sheet No.

A301

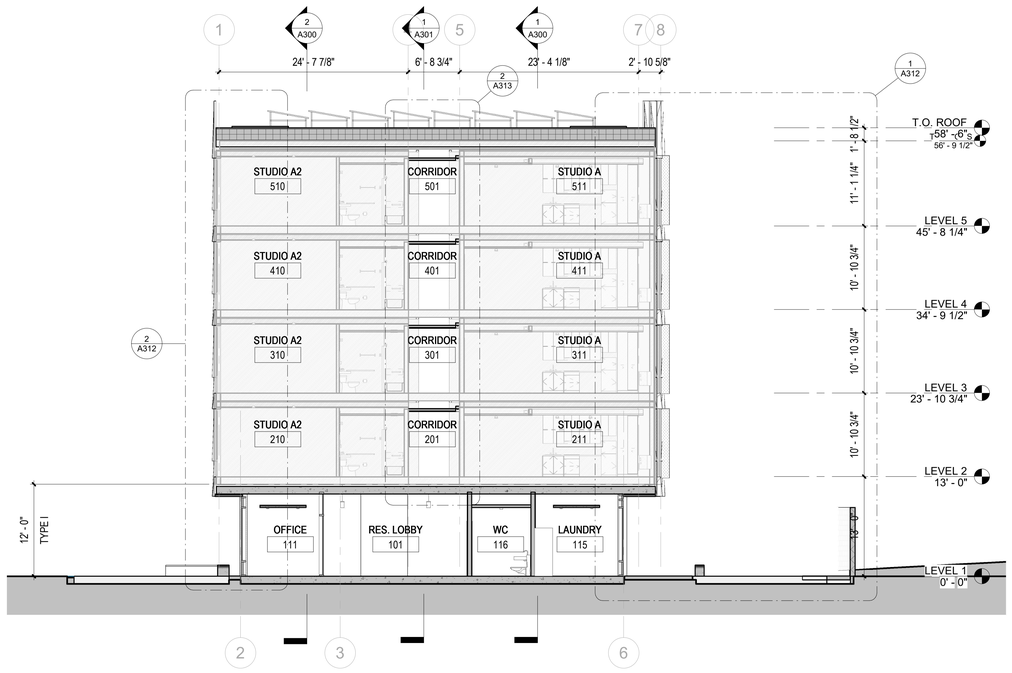
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Project No.	21709

KEYNOTE LEGEND



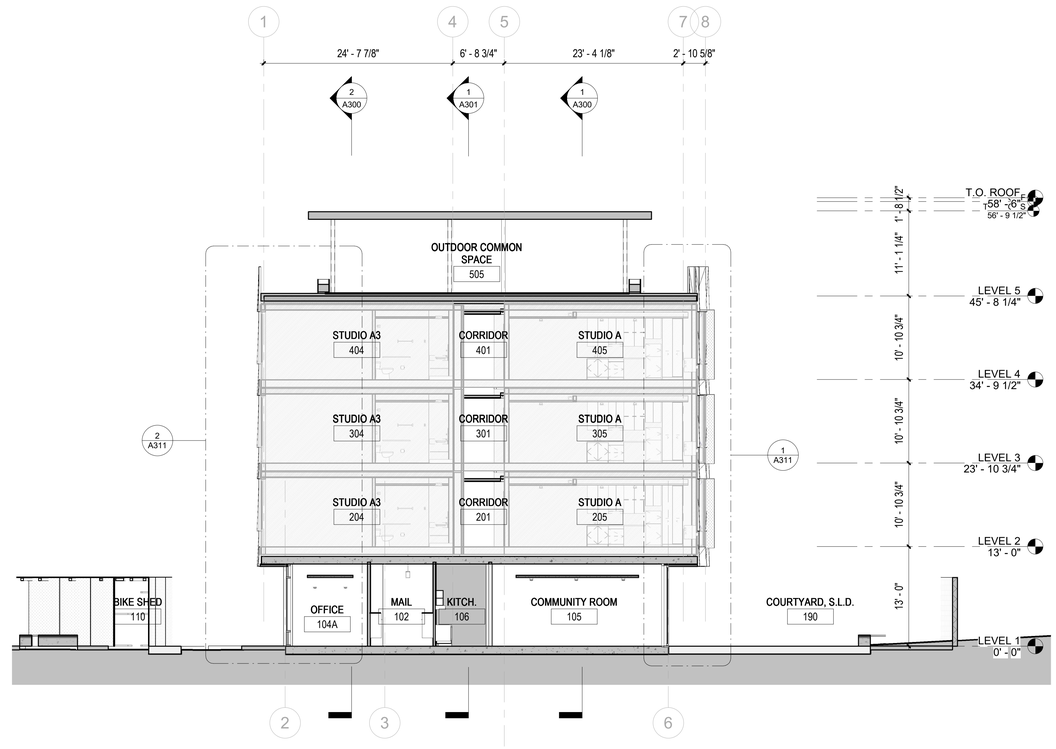
1/8" = 1'-0"

SECTION NORTH/SOUTH 2 AT LOBBY | 2



1/8" = 1'-0"

SECTION NORTH/SOUTH 3 AT OFFICE/LAUNDRY | 3



1/8" = 1'-0"

SECTION NORTH/SOUTH AT ROOF/COMM. ROOM | 1

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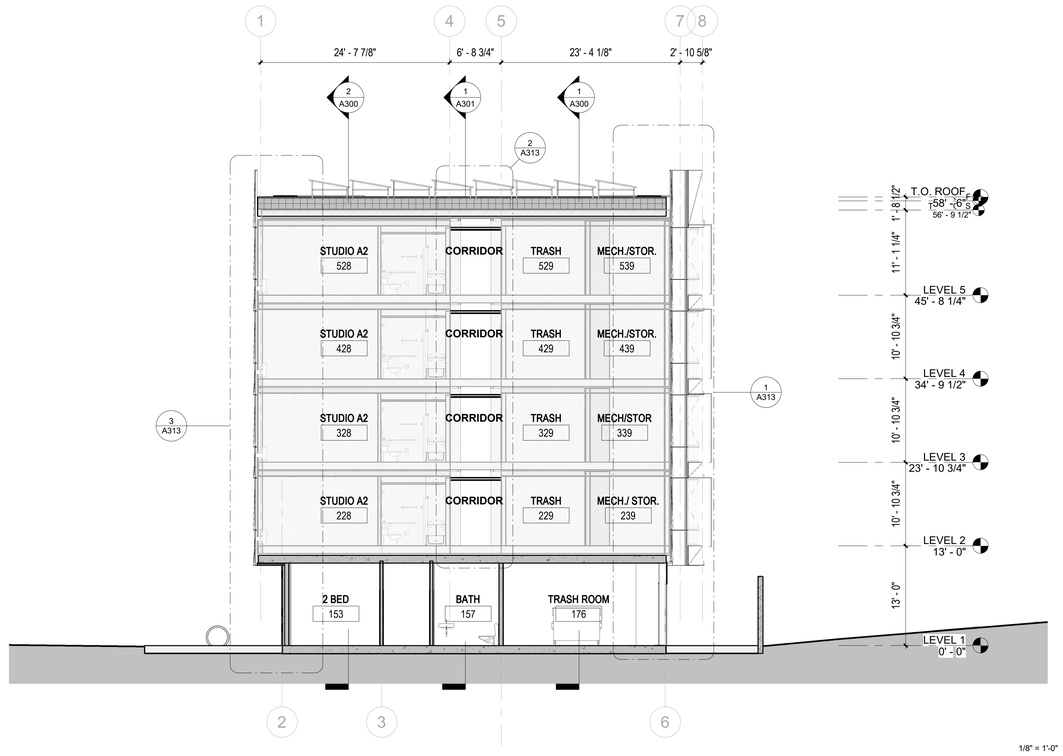
BUILDING SECTIONS

Sheet No.

A302

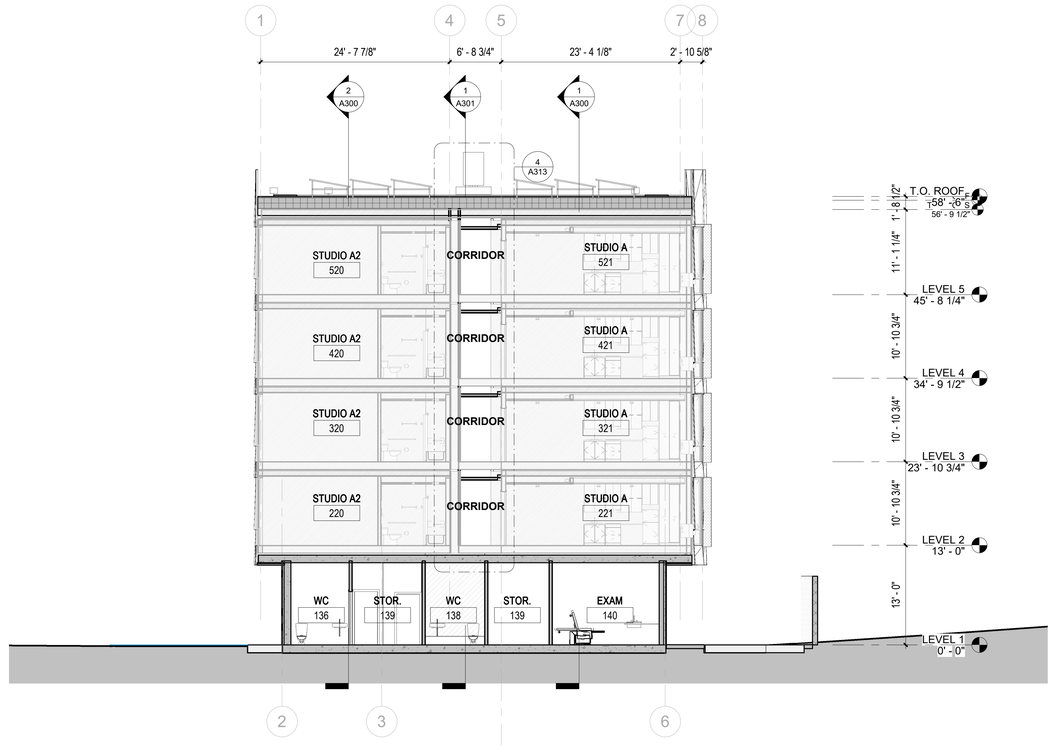
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Project No.	21709

KEYNOTE LEGEND



1/8" = 1'-0"

SECTION NORTH/SOUTH 5 AT RCC | 2



1/8" = 1'-0"

SECTION NORTH/SOUTH 4 AT HEALTH CLINIC | 1

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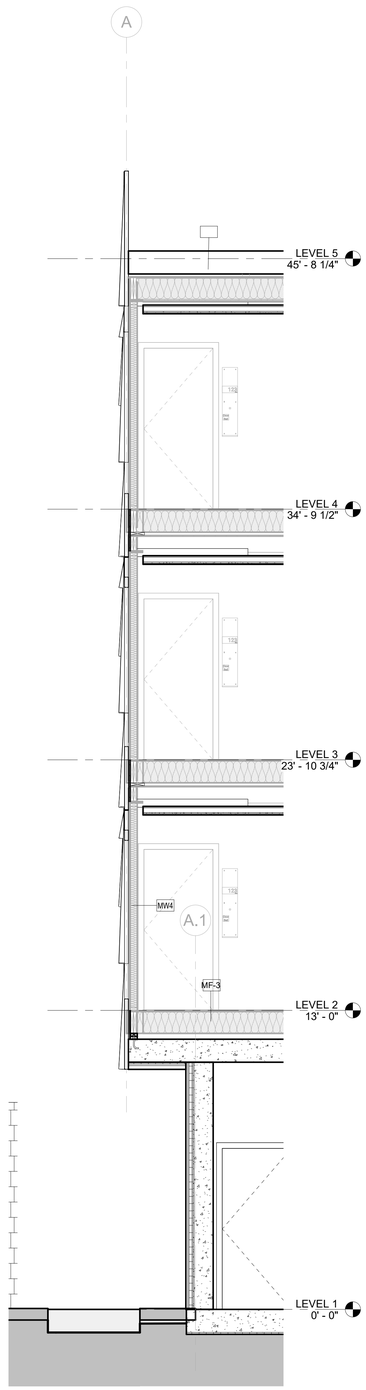
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BUILDING SECTIONS

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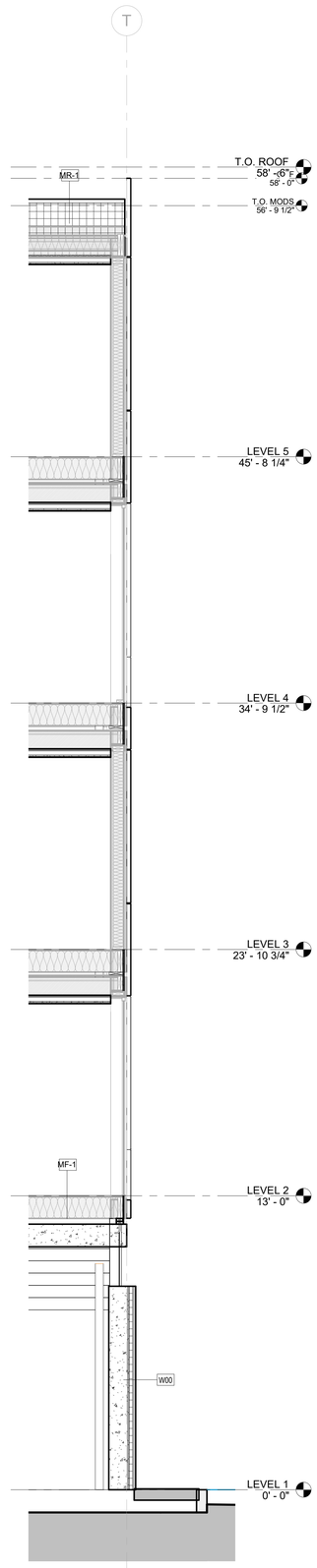
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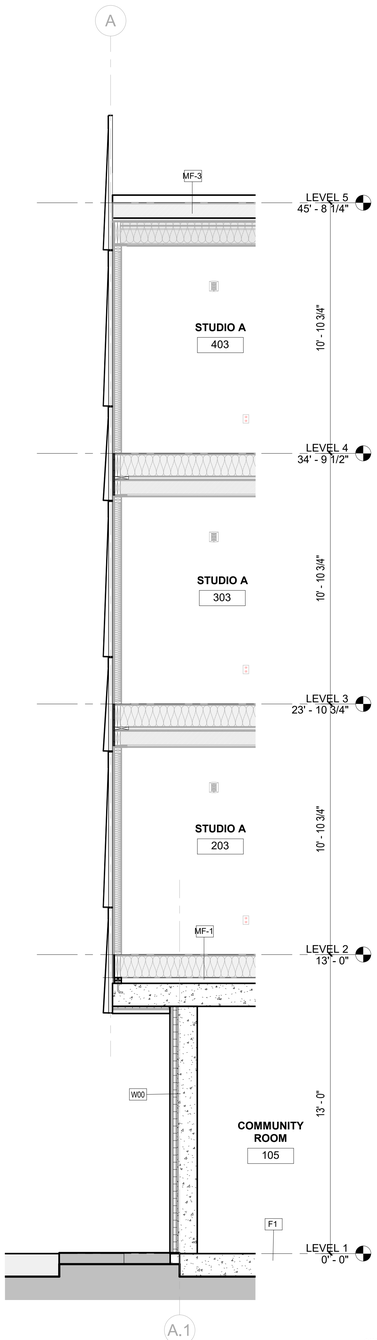
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SECTION CORRIDOR WEST | 4



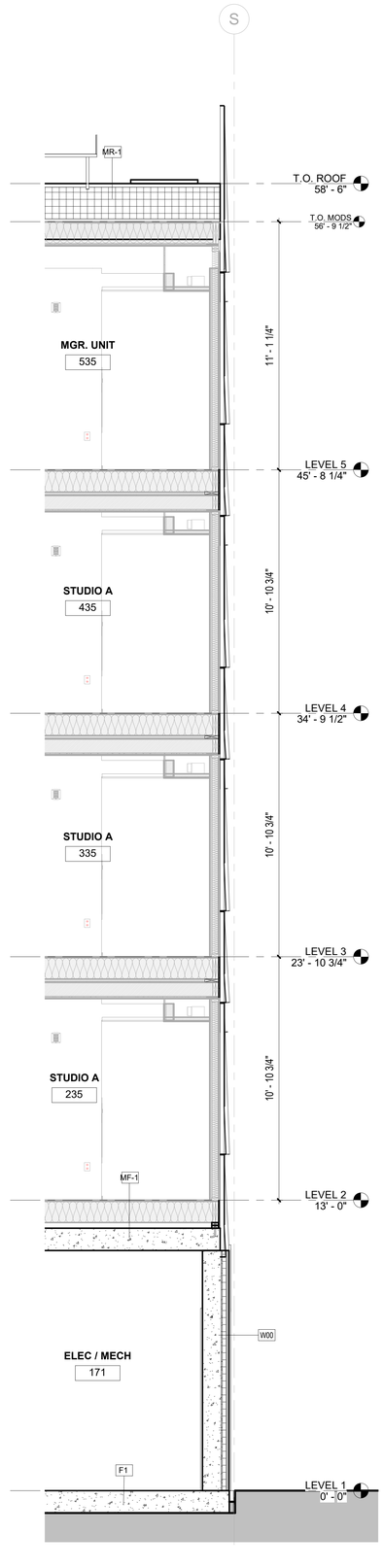
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SECTION CORRIDOR EAST | 3



3/8" = 1'-0"

SECTION EW - WEST COMMUNITY ROOM | 2



3/8" = 1'-0"

SECTION E/W - EAST ELEC/MECH WALL | 1

KEYNOTE LEGEND

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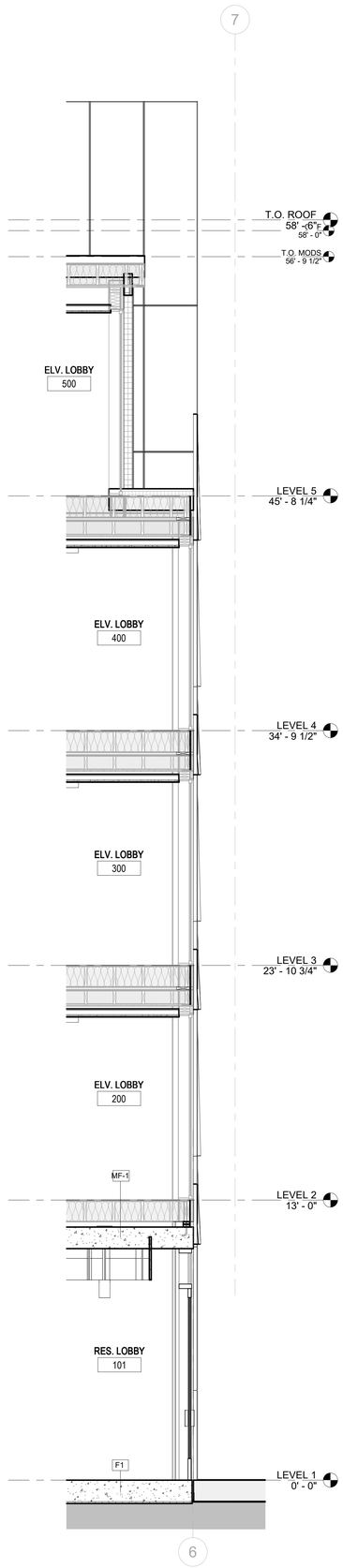
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WALL SECTIONS

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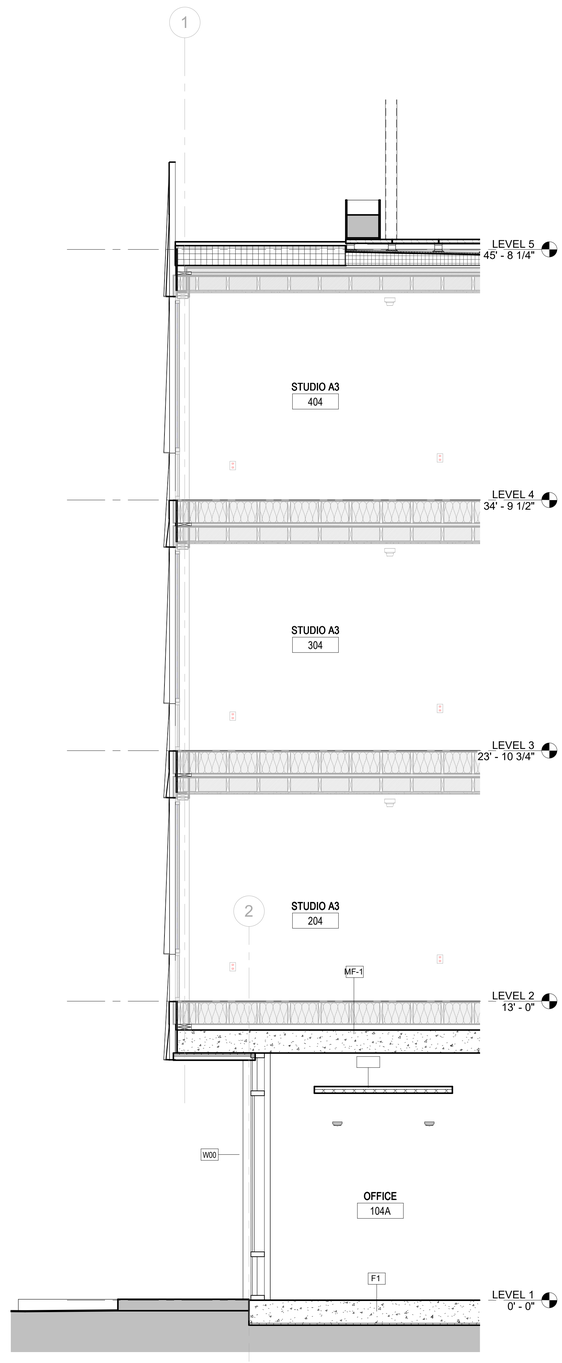
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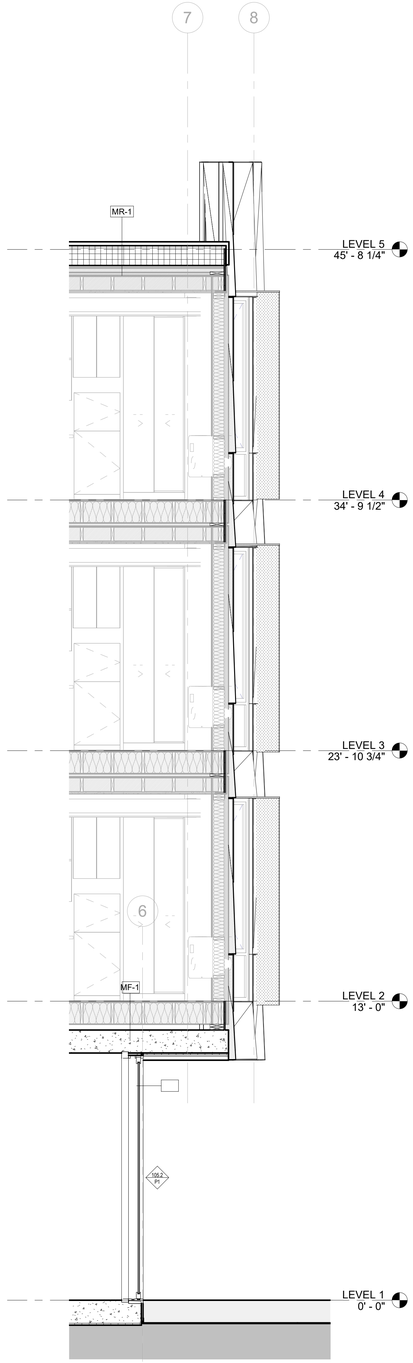
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SECTION N/S - SOUTH AT LOBBY WALL 3



3/8" = 1'-0"

SECTION N/S - NORTH AT OFFICE 2



3/8" = 1'-0"

SECTION N/S - SOUTH AT COMMUNITY PATIO 1

KEYNOTE LEGEND

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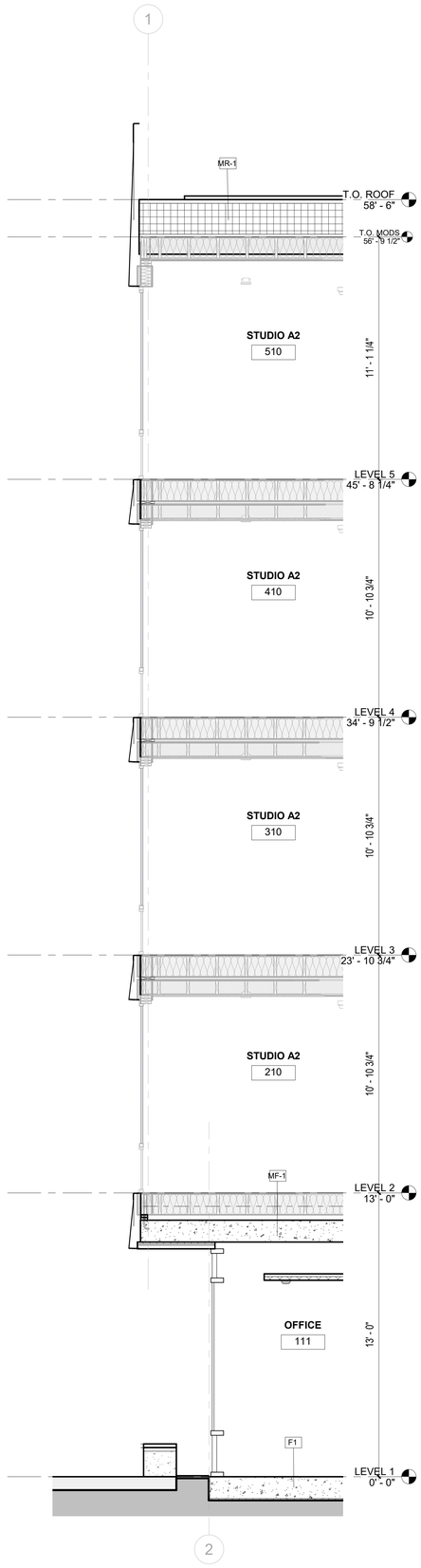
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WALL SECTIONS

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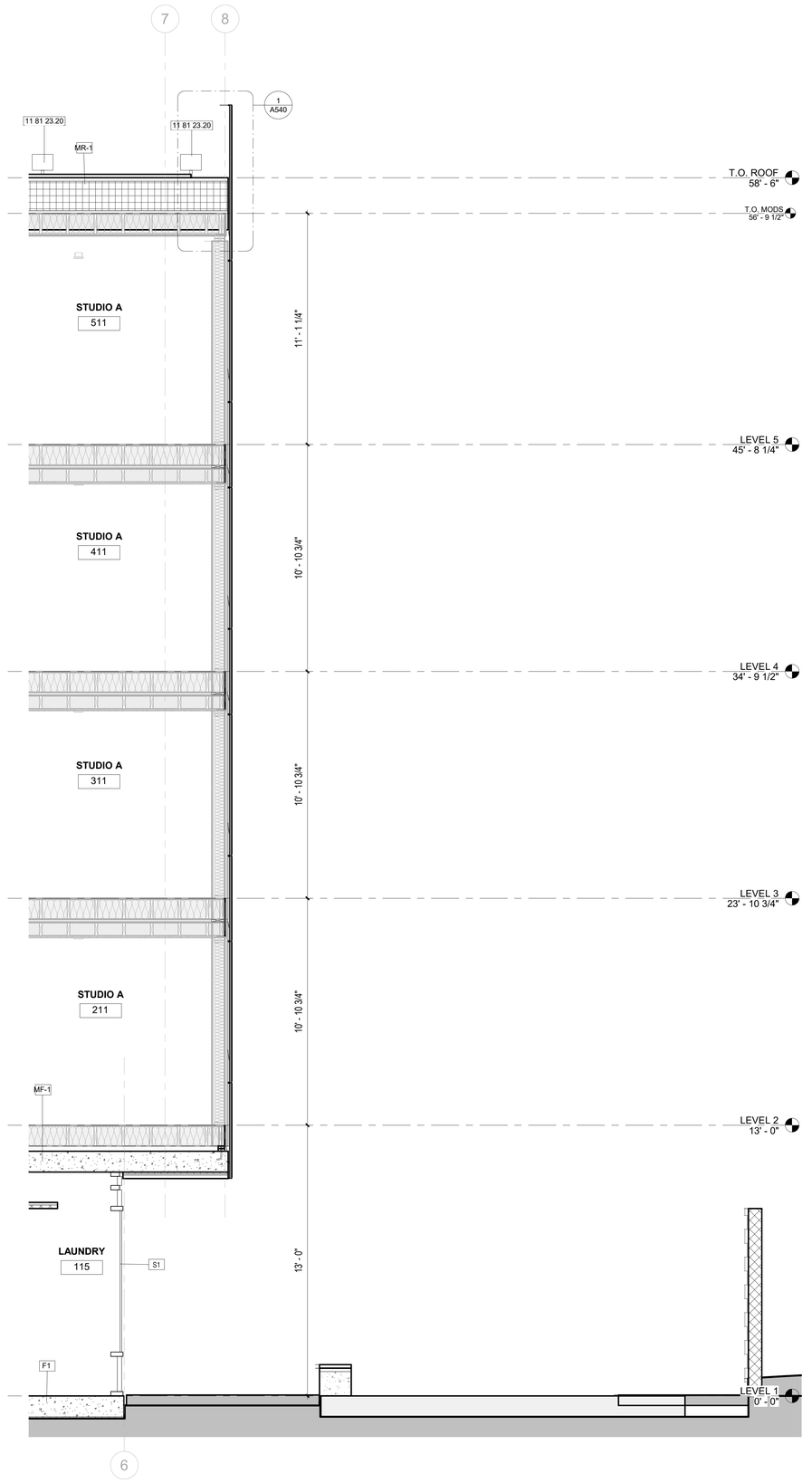
A311

Date 9/10/2021 3:51:47 PM
Project No. 21709



3/8" = 1'-0"

SECTION N/S - NORTH AT OFFICE WALL | 2



3/8" = 1'-0"

SECTION N/S - SOUTH AT LAUNDRY | 1

KEYNOTE LEGEND

11 81 23.20	Exterior Building Maintenance Outrigger; See EBM Drawings

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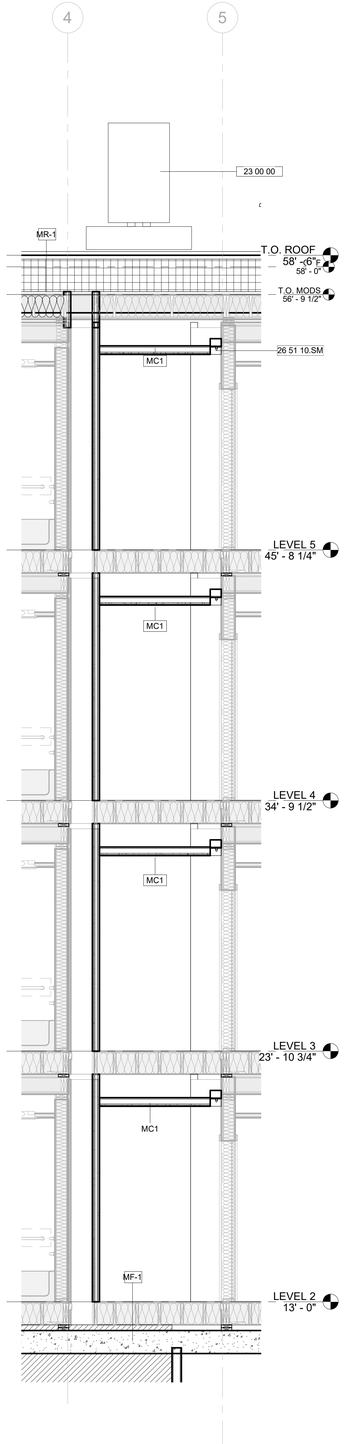
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WALL SECTIONS

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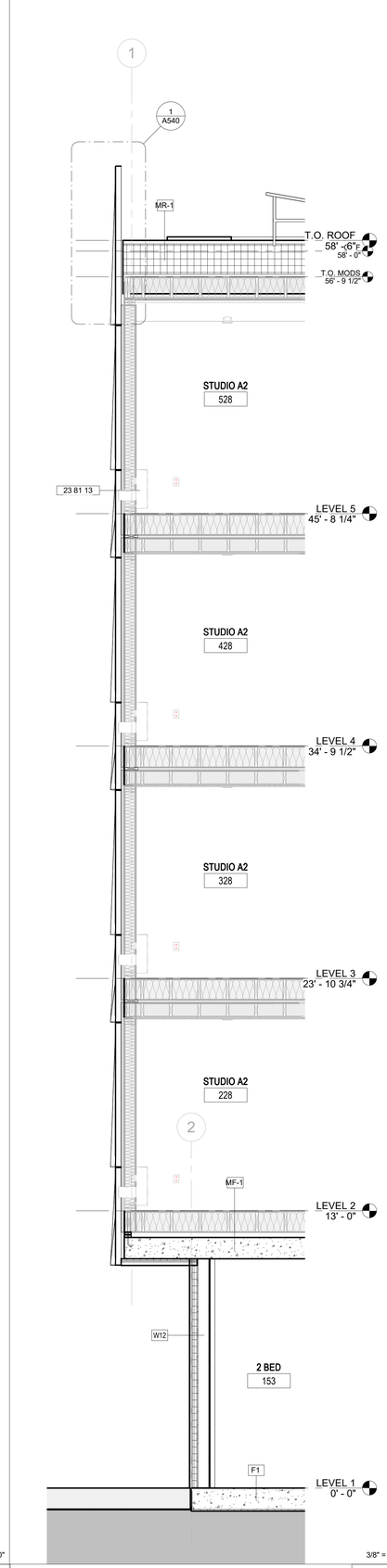
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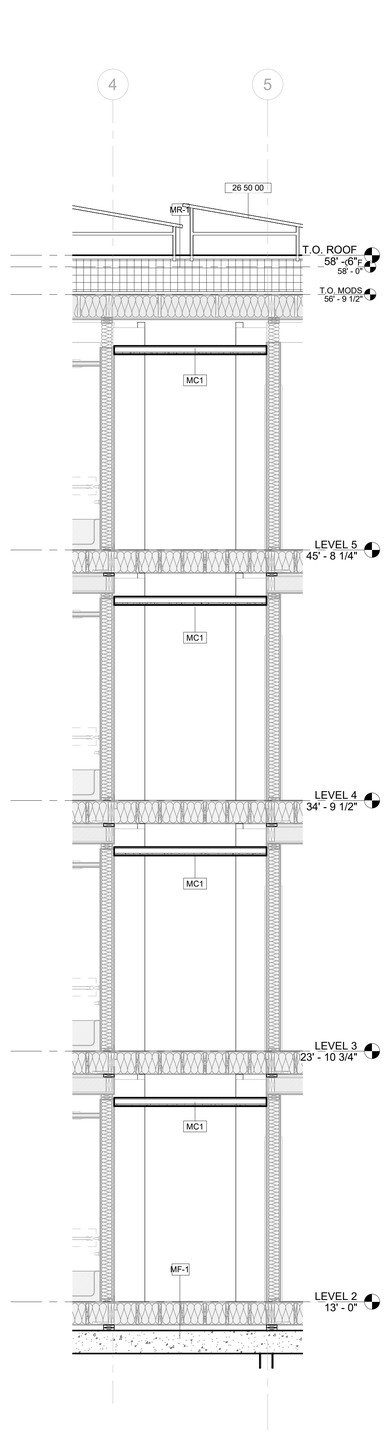
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SECTION N/S AT CORRIDOR SHAFT | 4



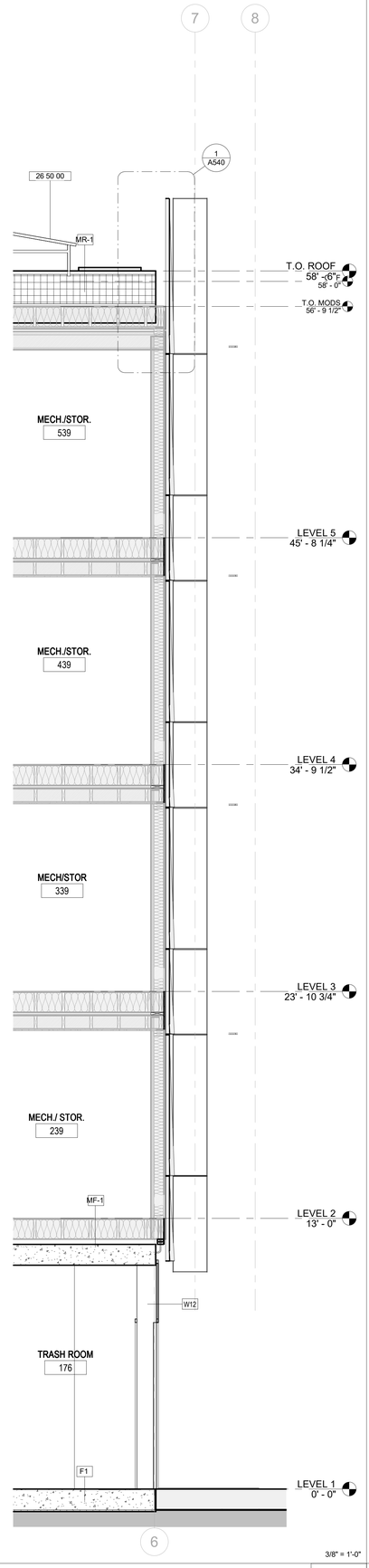
3/8" = 1'-0"

SECTION N/S - NORTH AT RCC | 3



3/8" = 1'-0"

SECTION N/S - AT CORRIDOR | 2



3/8" = 1'-0"

SECTION N/S - SOUTH AT MECH/TRASH | 1

KEYNOTE LEGEND

23 00 00	**HVAC Equipment; SMD & Div.23 Spec.**
23 81 13	**Packaged Terminal Air-Conditioner; SMD**
26 50 00	**Photovoltaic System, Design-Build; SED**
26 51 10.SM	**Surface-Mounted Light Fixture, Typ.; SED**

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WALL SECTIONS

Sheet No.

A313

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KEYNOTE LEGEND	
08 71 13	
21 10 00.SP	Fire-Suppression Standpipe
28 13 00	



1/4" = 1'-0"

ENLARGED RESIDENT SERVICES | 1

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ENLARGED COMMON AREAS

Sheet No.

A401

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KEYNOTE LEGEND



1/4" = 1'-0"

ENLARGED LOUNGE/KITCHEN | 2

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ENLARGED COMMON AREAS

Sheet No.

A402

Date	9/10/2021 3:52:02 PM
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1/4" = 1'-0"

ENLARGED HEALTH CLINIC | 1

KEYNOTE LEGEND

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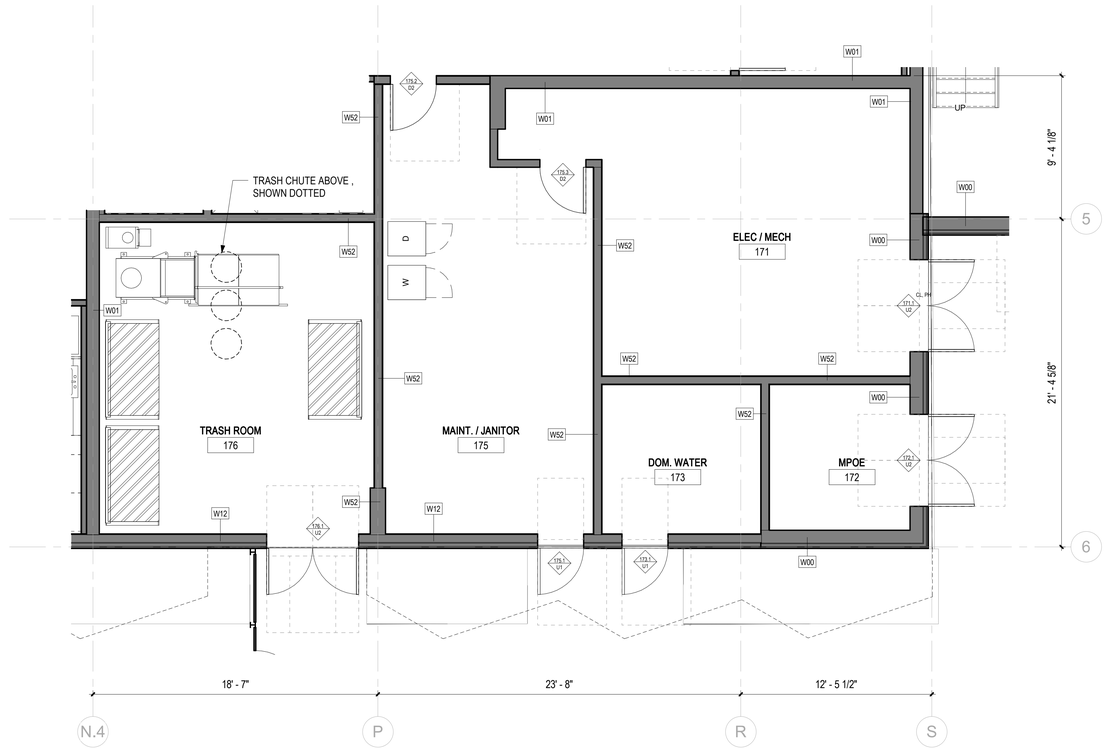
ENLARGED COMMON AREAS

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A403

Date 9/10/2021 3:52:06 PM
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KEYNOTE LEGEND



1/4" = 1'-0"

ENLARGED SERVICES | 1

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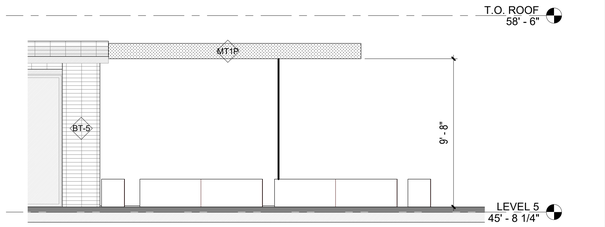
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ENLARGED SERVICE AREAS

Sheet No.

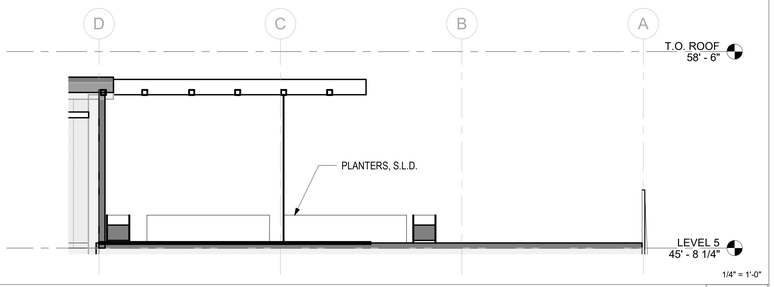
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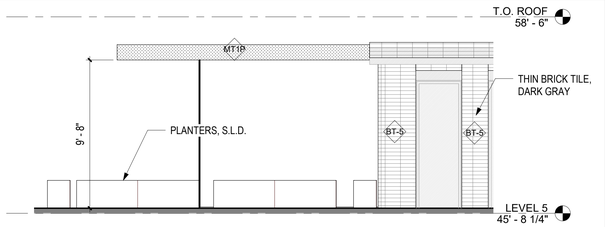
1/4" = 1'-0"

ROOF TRELLIS ELEVATION NORTH 8



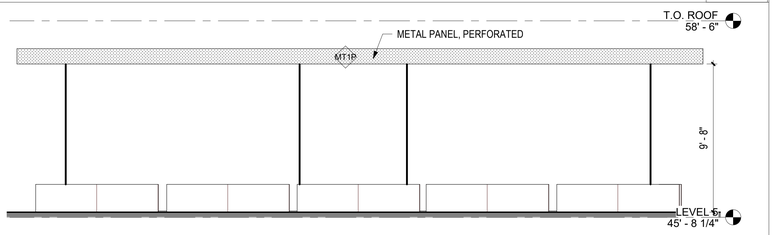
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ROOF TRELLIS SECTION 5



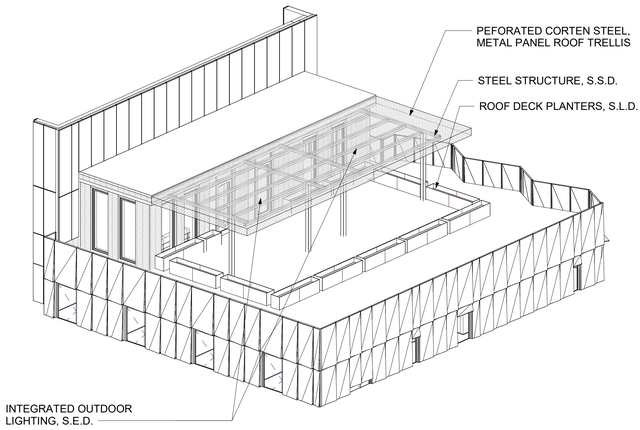
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ROOF TRELLIS ELEVATION SOUTH 7

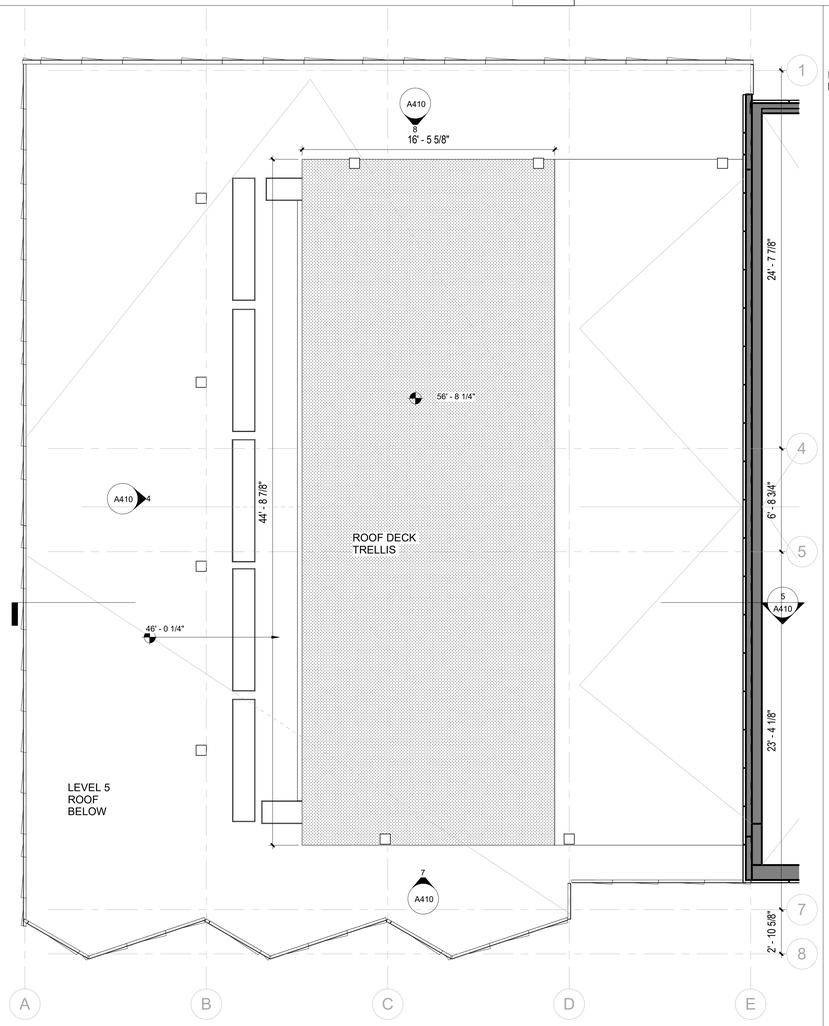


1/4" = 1'-0"

ROOF TRELLIS ELEVATION WEST 4

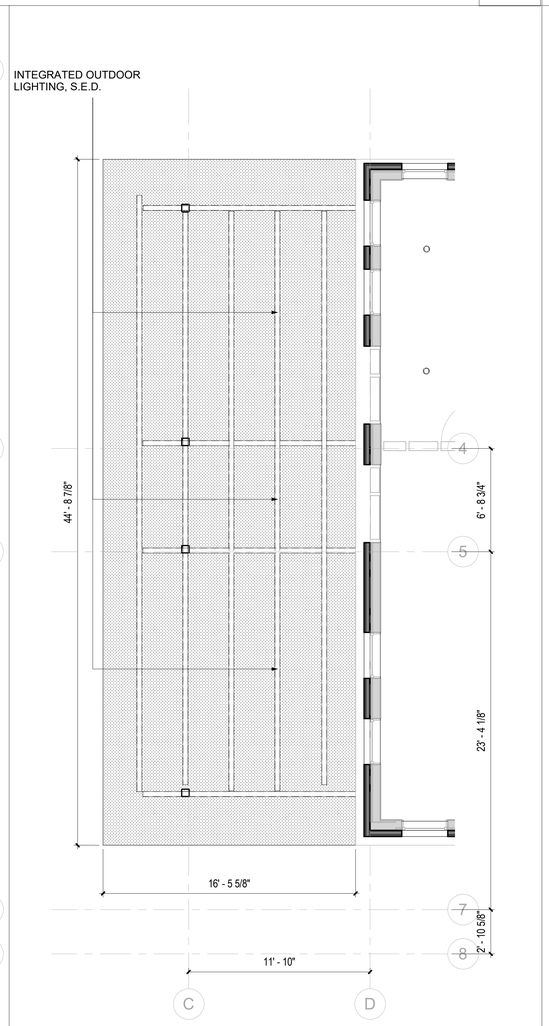


ROOF TRELLIS VIEW 2



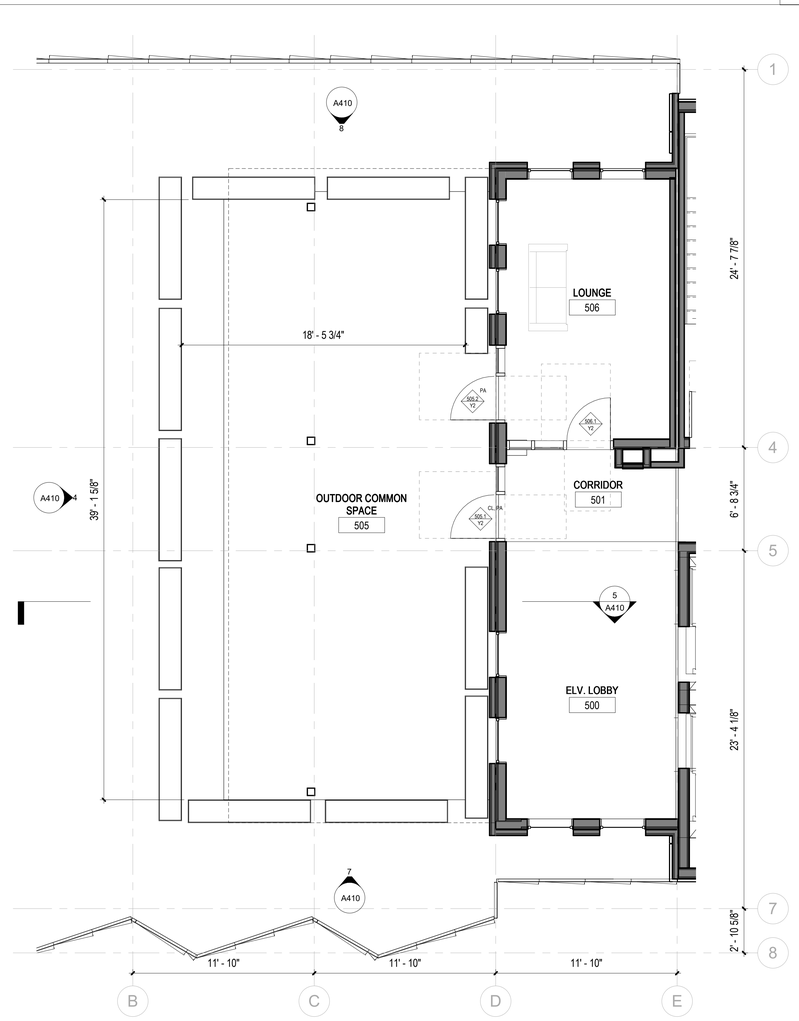
1/4" = 1'-0"

ROOF TRELLIS ROOF PLAN 6



1/4" = 1'-0"

ROOF TRELLIS RCP 3



1/4" = 1'-0"

ENLARGED ROOF DECK 1

KEYNOTE LEGEND

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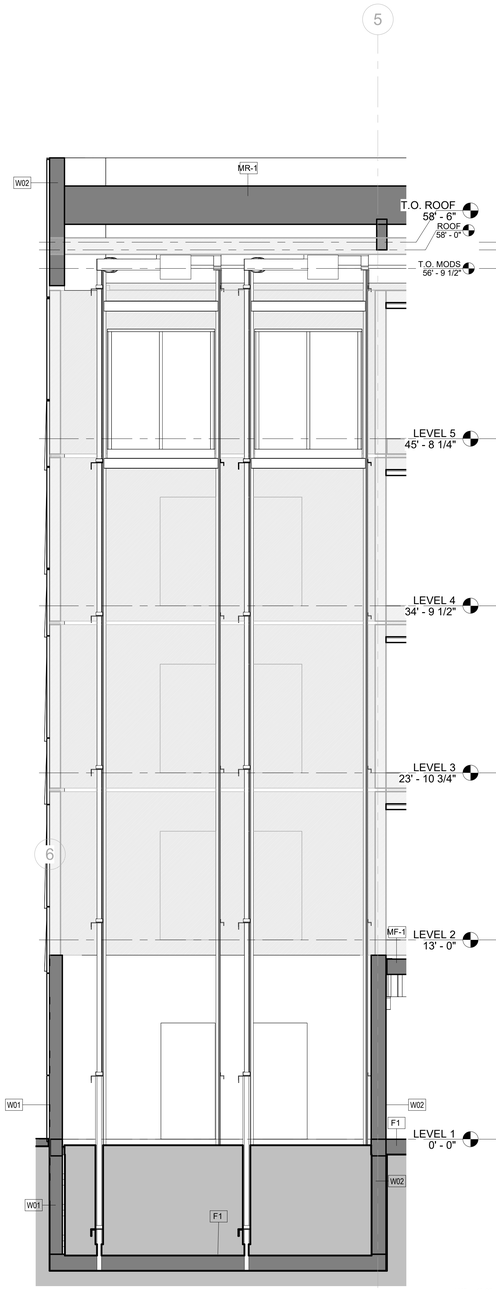
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ENLARGED ROOF - PLANS, ELEVATIONS, SECTIONS

Sheet No.

A410

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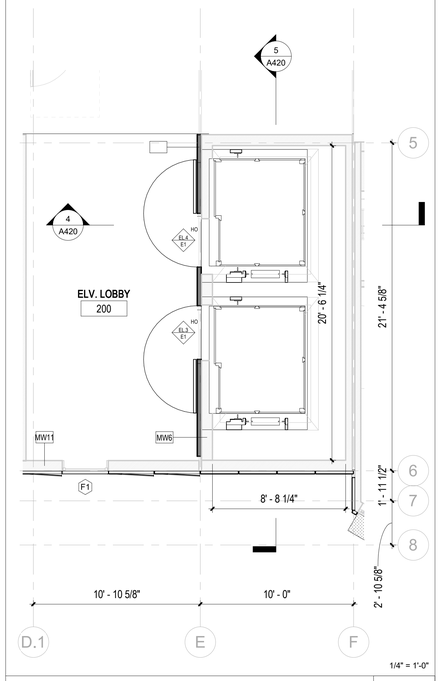
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ELEVATOR SECTION 1 | 5



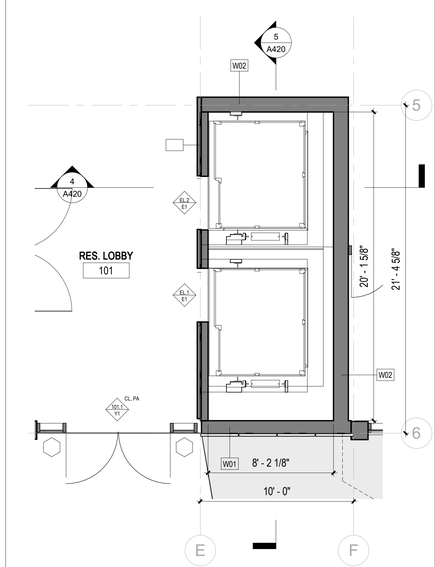
1/4" = 1'-0"

ELEVATOR SECTION 2 | 4



1/4" = 1'-0"

LEVEL 2-5 | 2



1/4" = 1'-0"

LEVEL 1 | 1

KEYNOTE LEGEND

ELEVATOR GENERAL NOTES:

THE FOLLOWING INFORMATION MUST BE REFERENCED IN RELATION TO FUTURE FIRE ALARM AND SPRINKLER DESIGN REQUIREMENTS

(*NOTE THAT THE INFORMATION PROVIDED BELOW IS BASED ON THE BASIS-OF-DESIGN SPECIFIED ELEVATOR AND THAT THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE INFORMATION BASED ON THE APPROVED ELEVATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE FIRE ALARM AND SPRINKLER DESIGNS ARE INSTALLED IN FULL COMPLIANCE WITH THE CODE)

PASSENGER ELEVATOR: (IF NO, ASSUMED TO BE FREIGHT ELEVATOR.)	**YES**
ELEVATOR HOISTWAY IS NONCOMBUSTIBLE OR LTD COMBUSTIBLE.	**YES**
ELEVATOR CAR ENCLOSURE MATERIAL MEETS THE REQUIREMENTS OF ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS.	**YES** **SEE NOTE 1**
ELEVATORS UTILIZE POLYURETHANE-COATED STEEL BELTS OR OTHER SIMILAR COMBUSTIBLE MATERIAL	**NO** **SEE NOTE 1**
ELEVATOR IS A: [SELECT ONE] - TRACTION/CABLE ELEVATOR - HYDRAULIC ELEVATOR - MACHINE ROOM-LESS ELEVATOR	**MACHINE ROOM-LESS ELEVATOR**
THE FOLLOWING AREAS HAVE SPRINKLERS: - TOP OF HOISTWAY - BOTTOM OF HOISTWAY - MACHINE ROOM - ASSOCIATED MACHINERY SPACES	**SEE NOTE 3**
ELEVATOR SPEED - IF CAR WILL TRAVEL FASTER THAN 200 FEET PER MINUTE, PROVIDE AUDIBLE ANNUNCIATORS TO ANNOUNCE CAR'S ARRIVAL AT EACH FLR.	**150 FT / MIN**

ELEVATOR GENERAL NOTES

1. - CONTRACTOR TO VERIFY INFORMATION ABOVE WITH MANUFACTURER OF APPROVED ELEVATOR.

2. CONTINUOUS GAS RETARDER MEMBRANE @ ALL UNDER SLAB CONDITIONS; COORDINATE WITH WATERPROOFING DETAILS. SEE ALSO METHANE MITIGATION SHEETS. FOR ADDITIONAL INFORMATION. TYPICAL UNLESS OTHERWISE NOTED.

3. FIRE SPRINKLER SCOPE IS DESIGN-BUILD AND SHALL BE UNDER SEPARATE PERMIT. CONTRACTOR TO VERIFY IF SPRINKLERS ARE REQUIRED IN THE LISTED AREAS, BASED ON THE APPROVED ELEVATOR. IF REQUIRED, CONTRACTOR TO PROVIDE FOR FULL CODE COMPLIANCE.

4. HOIST-WAY FLOOR LEVEL SIGNS SHALL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND PRIOR TO ORDERING FROM THE SIGN MANUFACTURER.

5. THE INTERNATIONAL SYMBOL (STAR OF LIFE) FOR EMERGENCY MEDICAL SERVICES SHALL BE INSTALLED AT EACH SIDE OF THE ELEVATOR DOOR JAMB.

6. CALL AND CAR CONTROL BUTTONS TO BE ILLUMINATED WITH "HIGH INTENSITY" WHITE LIGHT ACROSS THE ENTIRE FACE.

7. ELEVATORS MUST MEET THE GURNEY SIZE REQUIREMENTS OF SECTION 3002.

ELEVATOR BASIS-OF-DESIGN

INITIAL DIMENSIONS:

PLATFORM	7'-0" X 6'-3"
HOISTWAY	8' - 4" X 6' - 11"
INSIDE CLEAR	6' - 8" X 5' -5"
DOOR WIDTH	3' - 6"
MIN. OVERHEAD	13' - 4"

DIMENSION ADJUSTMENTS

1. FOR SEISMIC ZONES 2 OR GREATER, ADD 4" TO HOISTWAY WIDTH
2. FOR CONSTRUCTION TOLERANCES, ADD 2" TO HOISTWAY WIDTH AND 2" TO HOISTWAY DEPTH
3. 7' - 2" INSIDE CAB HEIGHT USED WHICH TRIGGERS OVERHEAD REQUIREMENTS OF MIN. 13'-9"

FINAL DIMENSIONS:

PLATFORM	**7'-0" X 6'-3"**
INSIDE HOISTWAY CLEAR	**8' - 10" X 7' - 1"**
INSIDE CAB CLEAR	**6' - 8" X 5' -5"**
DOOR WIDTH	**3' - 6"**
MIN. OVERHEAD TO UNDERSIDE OF HOIST BEAM	**13' - 9"**

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. CONFIRM ALL ELEVATOR DIMENSIONS WITH MFR. AND ALL STRUCTURAL SIZING WITH STRUCTURAL

GENERAL NOTES - ELEVATORS

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ENLARGED ELEVATOR

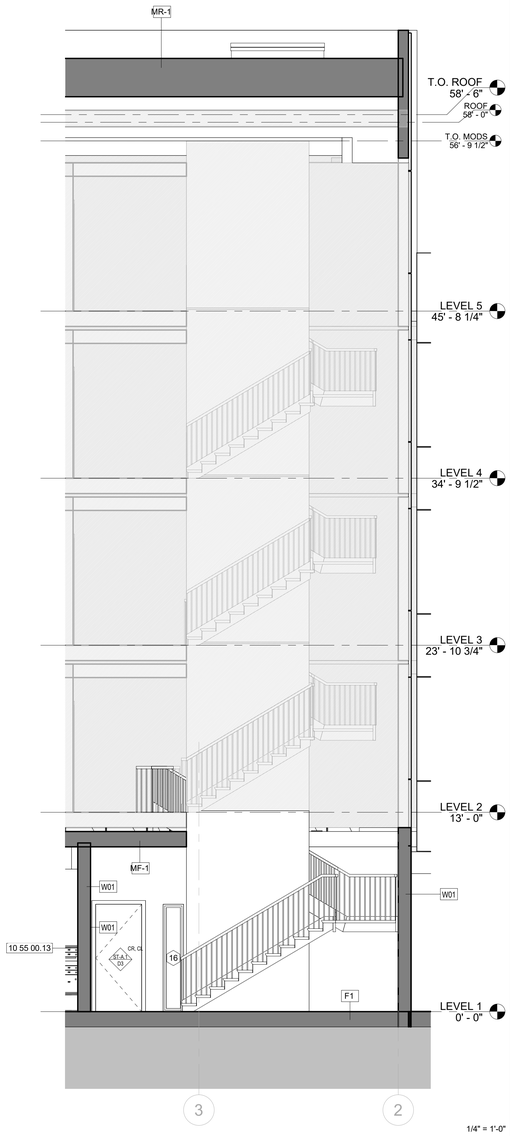
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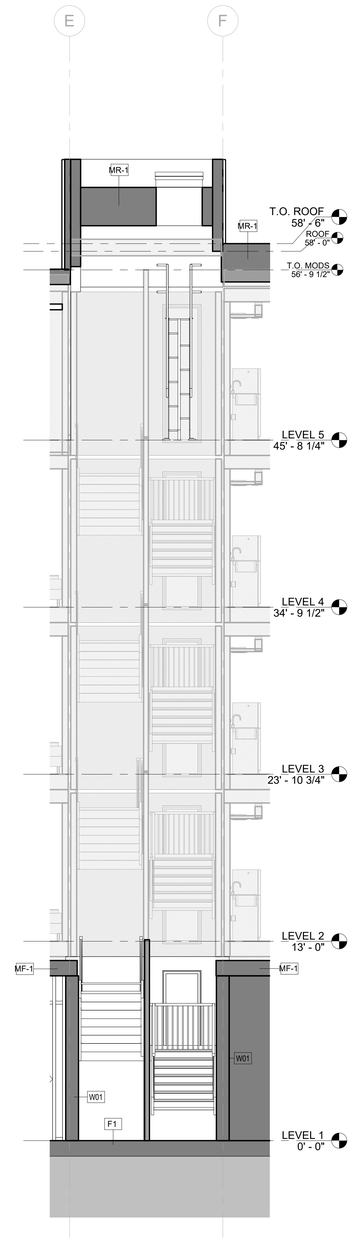
KEYNOTE LEGEND

10 55 00.13	Mail and Parcel Boxes, Rent Drop Slot
21 10 00.SP	Fire-Suppression Standpipe



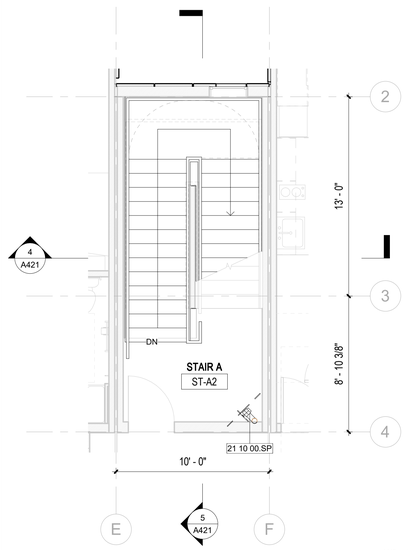
1/4" = 1'-0"

STAIR A SECTION 1 | 5



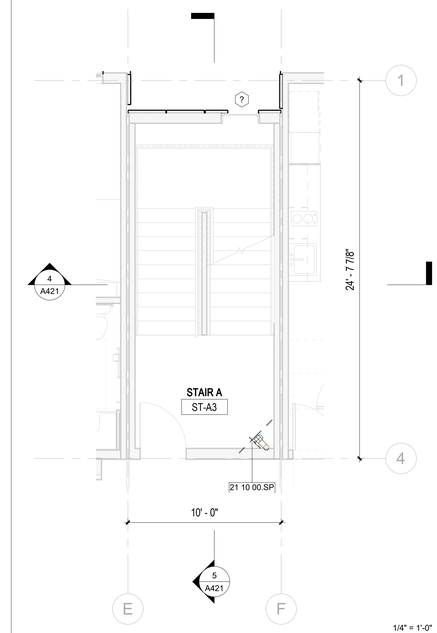
1/4" = 1'-0"

STAIR A SECTION 2 | 4



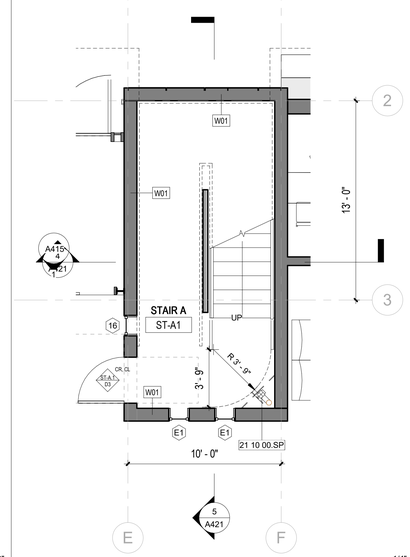
1/4" = 1'-0"

STAIR A - LEVEL 2 | 3



1/4" = 1'-0"

STAIR A - LEVEL 3-5 | 2



1/4" = 1'-0"

STAIR A - LEVEL 1 | 1

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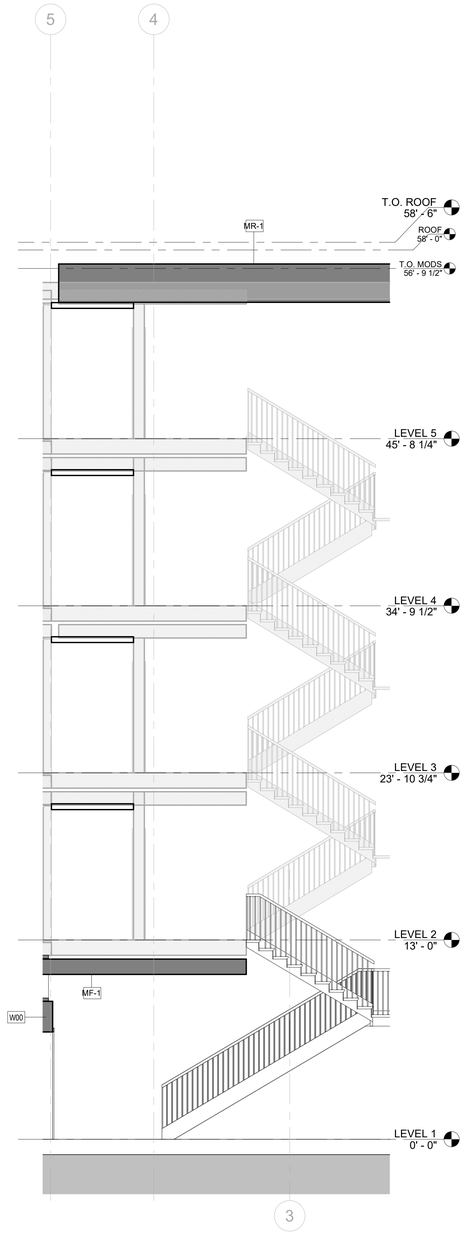
ENLARGED STAIR 1

Sheet No.

A421

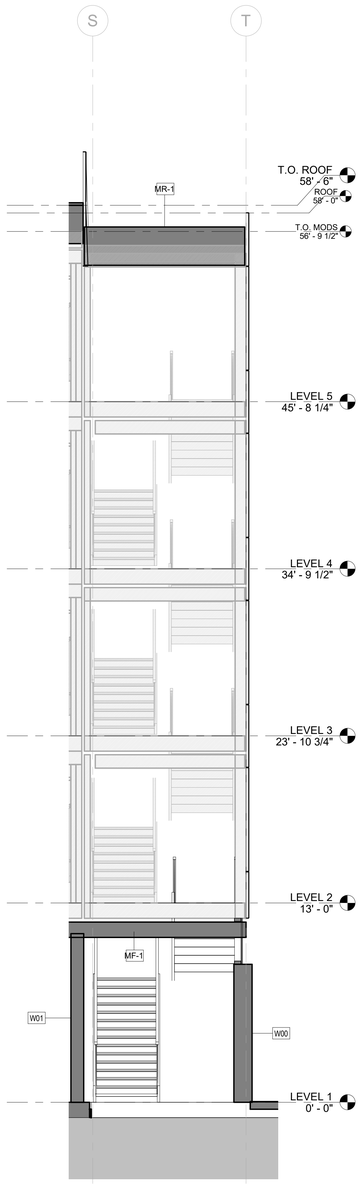
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Project No.	21709

KEYNOTE LEGEND	
21 10 00.SP	Fire-Suppression Standpipe



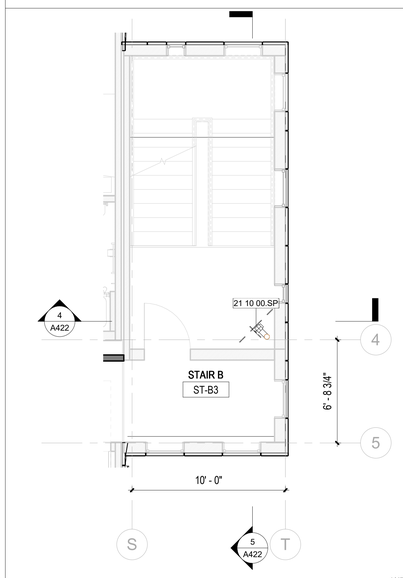
1/4" = 1'-0"

STAIR B SECTION 1 | 5



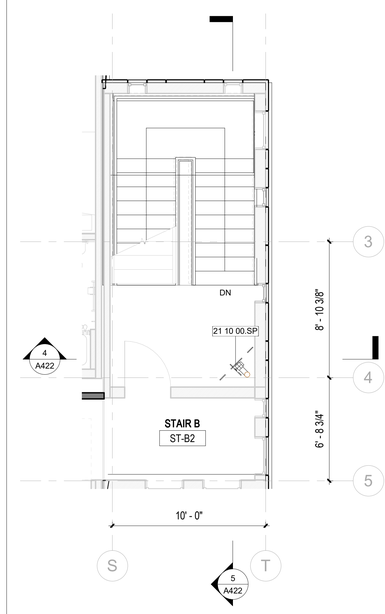
1/4" = 1'-0"

STAIR B SECTION 2 | 4



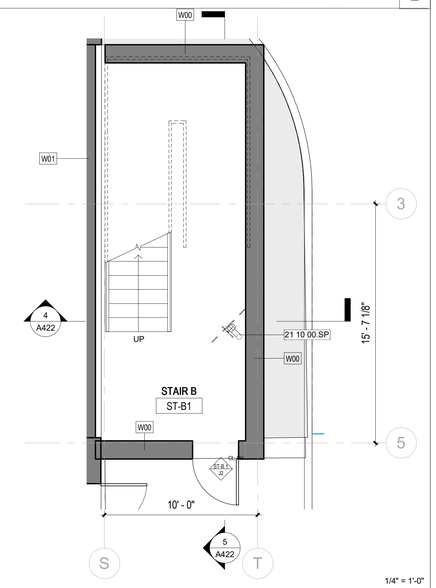
1/4" = 1'-0"

STAIR B - LEVEL 3-5 | 3



1/4" = 1'-0"

STAIR B - LEVEL 2 | 2



1/4" = 1'-0"

STAIR B - LEVEL 1 | 1

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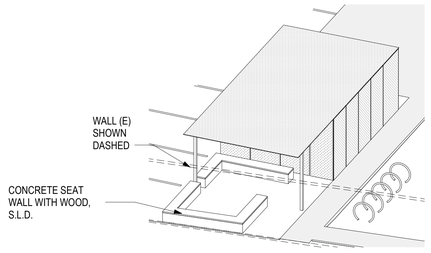
Drawing Title

ENLARGED STAIR 2

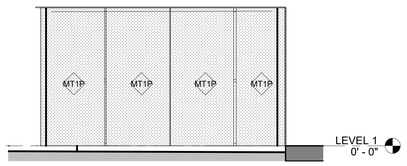
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Date	9/10/2021 3:52:25 PM
Project No.	21709

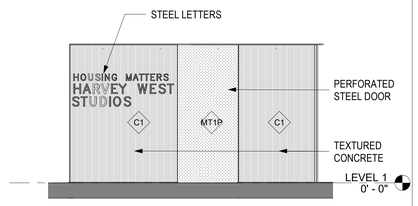


BIKE SHED VIEW 2 | 10



1/4" = 1'-0"

ELEVATION - BIKE SHED | 8

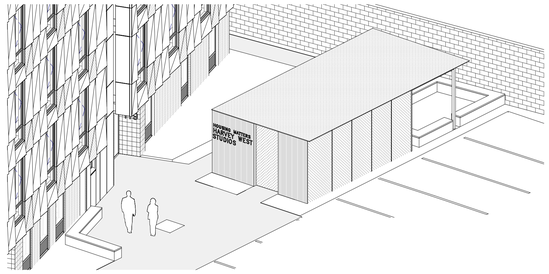


1/4" = 1'-0"

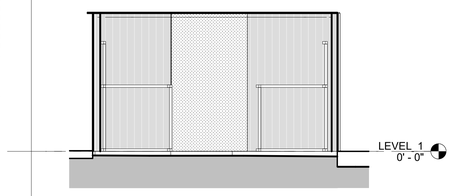
ELEVATION - BIKE SHED | 4

KEYNOTE LEGEND

12 93 13.BR	Bicycle Rack Serving Residents

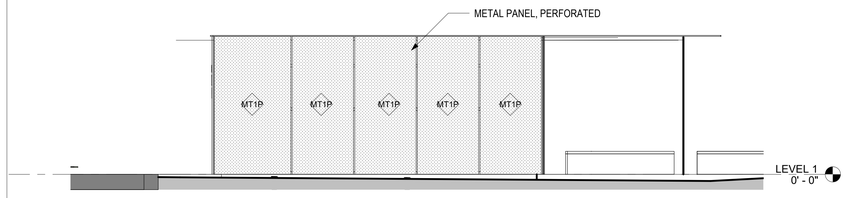


BIKE SHED VIEW 1 | 9



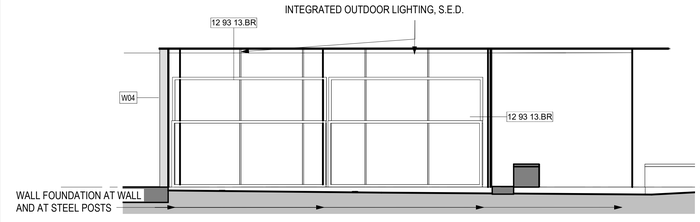
1/4" = 1'-0"

BIKE SHED SECTION 2 | 7



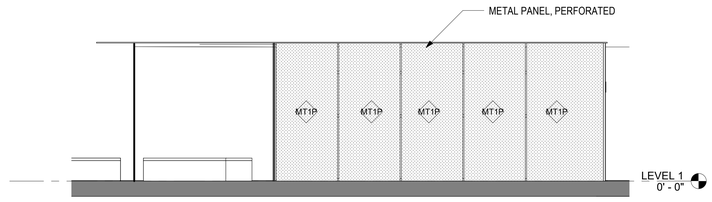
1/4" = 1'-0"

ELEVATION - BIKE SHED | 3



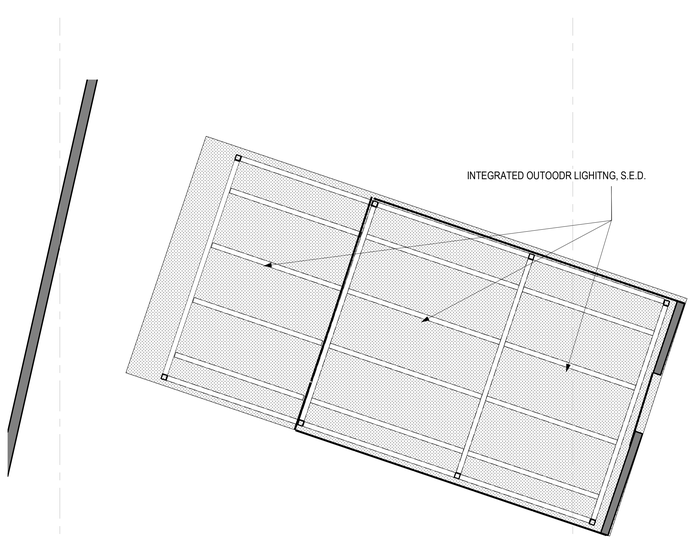
1/4" = 1'-0"

BIKE SHED SECTION 1 | 6



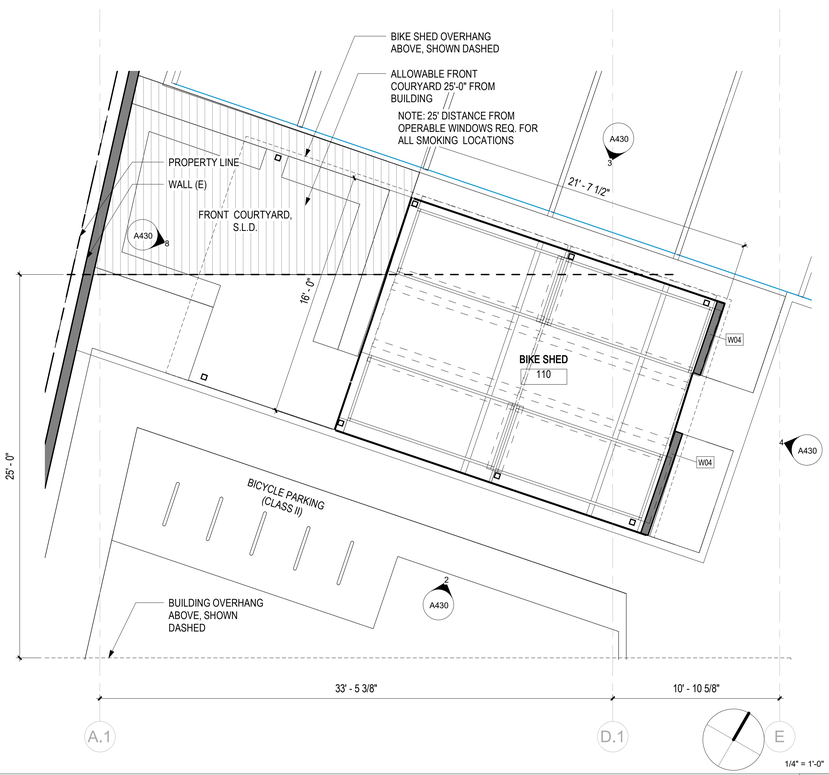
1/4" = 1'-0"

ELEVATION - BIKE SHED | 2



1/4" = 1'-0"

BIKE SHED RCP | 5



1/4" = 1'-0"

ENLARGED BIKE SHED | 1

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BIKE SHED - PLANS, ELEVATIONS, SECTIONS

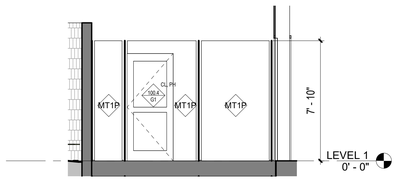
Sheet No.

A430

Date	9/10/2021 3:52:37 PM
Project No.	21709

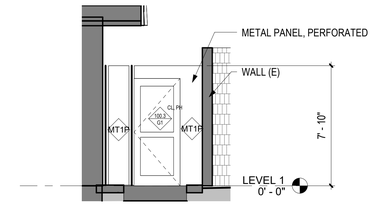
KEYNOTE LEGEND

12 93 13.BR	Bicycle Rack Serving Residents



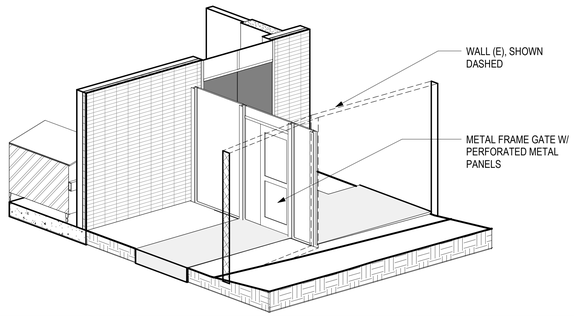
1/4" = 1'-0"

GATE 2 ELEVATION 8

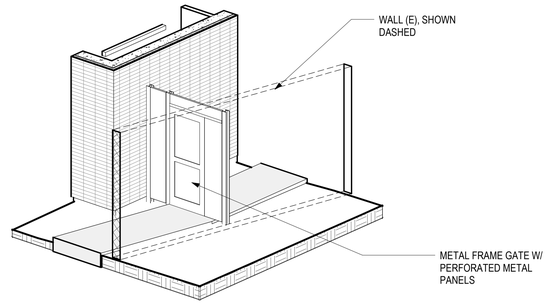


1/4" = 1'-0"

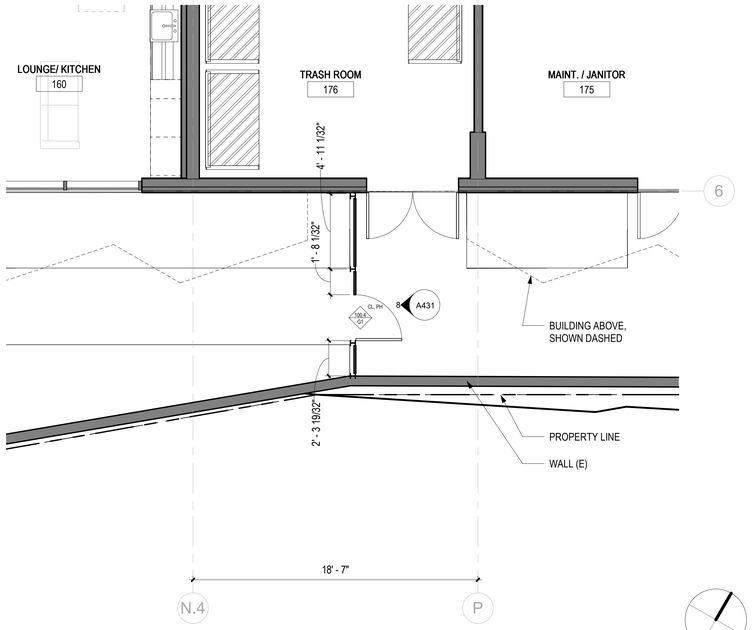
GATE 1 ELEVATION 3



GATE 2 VIEW 7

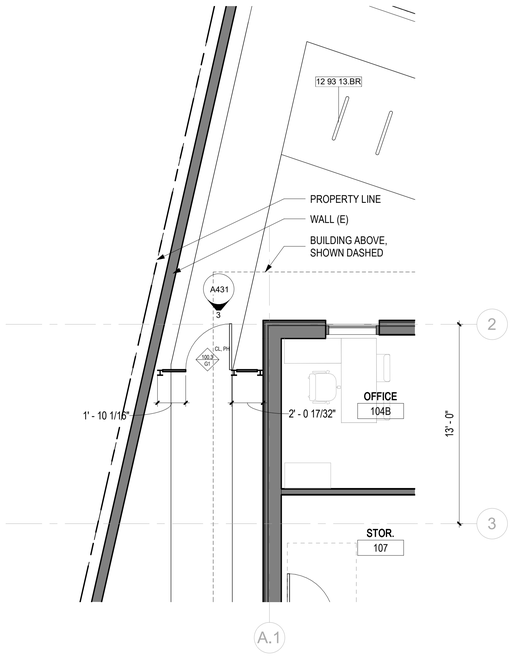


GATE 1 VIEW 2



1/4" = 1'-0"

ENLARGED GATE 2 6



1/4" = 1'-0"

ENLARGED GATE 1 1

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EXTERIOR GATES - PLANS, ELEVATIONS, SECTIONS

Sheet No.

A431

Date	9/10/2021 3:52:39 PM
Project No.	21709

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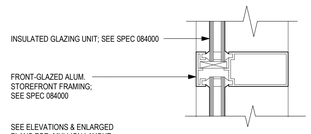
Drawing Title

MOCKUP

Sheet No.

A450

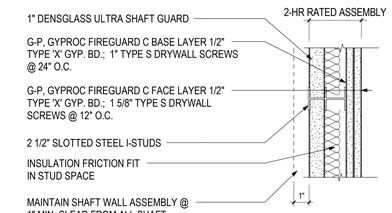
Date 9/10/2021 3:52:39 PM
Project No. 21709



SOUND RATING: ***N/A***

3" = 1'-0"

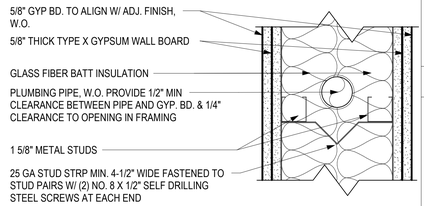
STOREFRONT SYSTEM | S1



FIRE RATING: ***2 -HR. PER GA FILE WP 7082***
SOUND RATING: ***STC-45-49 PER GA FILE WP 7082***

3" = 1'-0"

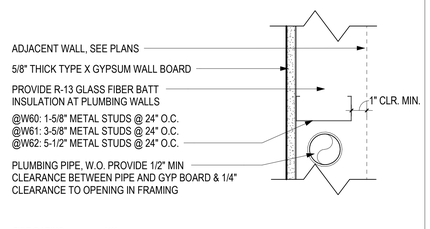
2 HR INTERIOR - 2 1/2" STEEL STUD SHAFT WALL | W40



FIRE RATING: ***1-HR PER GA FILE NO. WP 5015***
SOUND RATING: ***50-54 STC PER GA FILE NO. WP 5015***
65 STC PER NRC-CNRC TL-93-321

3" = 1'-0"

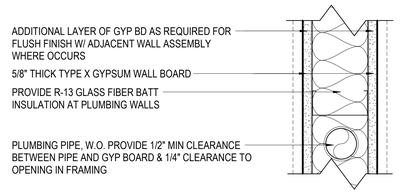
2-HR INTERIOR - MTL STUD DEMISING WALL | W30



FIRE RATING: ***N/A***
SOUND RATING: ***N/A***

3" = 1'-0"

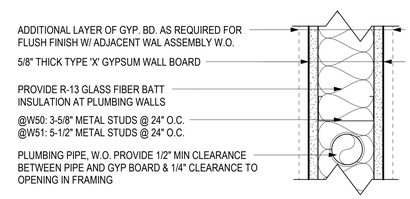
INTERIOR - 1-5/8" MTL STUD FURRING WALL | W60 | W61 | W62



FIRE RATING: ***UP TO 1-HR PER GA FILE NO. WP 1350, PER PLANS***
SOUND RATING: ***STC 35-39 PER GA FILE NO. WP 1350***

3" = 1'-0"

1-HR INTERIOR - MTL STUD WALL | W22

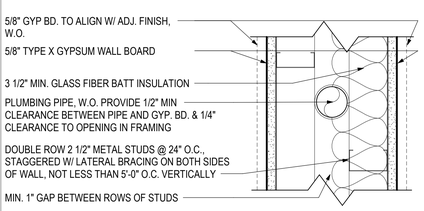


FIRE RATING: ***NOT REQUIRED, UP TO 1-HR PER GA FILE NO. WP 1350***
SOUND RATING: ***W50: STC 49 PER WP 1072***
STC 59 PER WP 1522 W/ 2 LAYERS GWB ON EACH SIDE PER P1522
W51: STC 50 PER WP 1072
STC 60 PER WP 1522 W/ 2 LAYERS GWB ON EACH SIDE PER P1522

3" = 1'-0"

NR INTERIOR - 3-5/8" MTL STUD INTERIOR WALL | W50

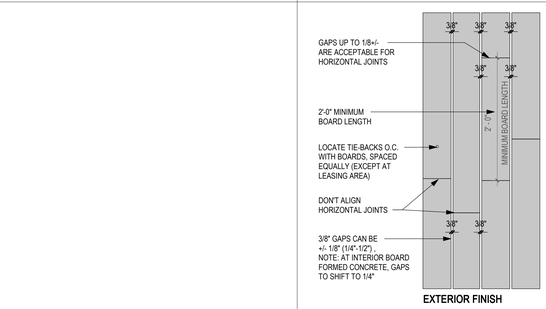
NR INTERIOR - 5-1/2" MTL STUD INTERIOR WALL | W51



FIRE RATING: ***1-HR PER GA FILE NO. WP 5017***
SOUND RATING: ***50-54 STC PER GA FILE NO. WP 5017***
65 STC PER NRC-CNRC TL-93-321

3" = 1'-0"

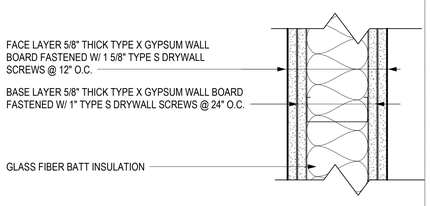
1-HR INTERIOR - MTL STUD DEMISING WALL | W20



EXTERIOR FINISH

BOARD TEXTURED FINISH INSTRUCTIONS:
- 2X6 ROUGH SAWN BOARDS. DO NOT PLANE OR OTHERWISE MODIFY BOARDS.
- 2'-0" MINIMUM BOARD LENGTH (PLEASE USE SPARINGLY)
- JOINTS AT ENDS OF BOARD LENGTHS CAN HAVE GAPS UP TO 1/8" +/-
- DON'T ALIGN HORIZONTAL JOINTS

EXTERIOR BOARD TEXTURED FINISH @ BIKE SHED WALL

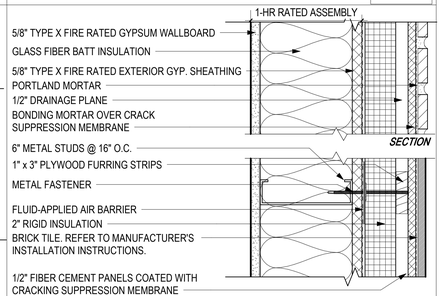


FIRE RATING: ***2-HR PER GA FILE NO. WP 1522***
SOUND RATING: ***55-59 STC***

NOTE: PENETRATIONS LIMITED AT STAIR ENCLOSURES PER CBC 1022.5

3" = 1'-0"

2-HR INTERIOR - MTL STUD WALL | W45



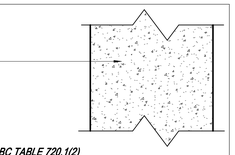
SECTION

PLAN

FIRE RATING: ***1-HR PER GA FILE NO. WP 1072***
SOUND RATING: ***45-49 STC***

3" = 1'-0"

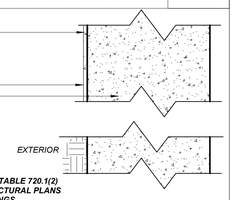
1-HR EXTERIOR WALL - BRICK TILE O/ CEMENT BACKER BOARD | W12



FIRE RATING: ***4-HR. MAX. PER 2013 CBC TABLE 720.1(2) ITEMS 4-1.1. SEE ARCHITECTURAL PLANS FOR REQUIRED FIRE RATINGS***
SOUND RATING: ***N/A***

3" = 1'-0"

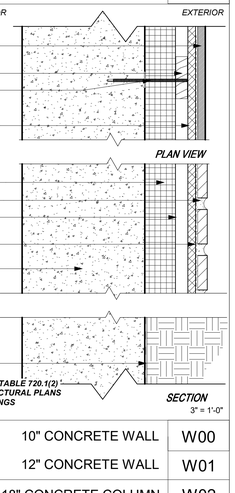
10" INTERIOR CONCRETE WALL | W05



FIRE RATING: ***4-HR. MAX. PER 2013 CBC TABLE 720.1(2) ITEMS 4-1.1. SEE ARCHITECTURAL PLANS FOR REQUIRED FIRE RATINGS***
SOUND RATING: ***N/A***

3" = 1'-0"

8" CONCRETE WALL AT BIKE SHED | W04



FIRE RATING: ***4-HR. MAX. PER 2013 CBC TABLE 720.1(2) ITEMS 4-1.1. SEE ARCHITECTURAL PLANS FOR REQUIRED FIRE RATINGS***
SOUND RATING: ***N/A***

3" = 1'-0"

10" CONCRETE WALL | W00

12" CONCRETE WALL | W01

18" CONCRETE COLUMN | W02

LINETYPE NOTES

= FACTORY BUILT

= SITE BUILT*

*NOTE: SITE BUILT ELEMENTS ONLY DIFFERENTIATED ON DRAWINGS THAT CONTAIN BOTH FACTORY AND SITE BUILT COMPONENTS

ASSEMBLY NOTES

1. ALL FIRE-RATED ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF THE ENFORCEMENT AGENCY AND FIRE RESISTANT DESIGN NUMBER NOTED.

2. PARTITION TYPES ARE NOTED ON THE 1/8" SCALE PLANS AND 1/4" SCALE UNIT PLANS.

3. SEE STRUCTURAL DRAWINGS & NOTES FOR HOLES AND NOTCHES IN STUDS, BEAMS AND PLATES.

4. PROVIDE ACOUSTICAL INSULATION AT ALL RECESSED DEVICES (OUTLETS, SWITCHES, ETC.), IN PARTY WALLS SEPARATING INDIVIDUAL RESIDENTIAL UNITS, IN CORRIDOR WALLS, AND ALL FLOOR-CEILING ASSEMBLIES. AT PARTY WALLS AND CORRIDOR WALLS STAGGER OUTLETS AND OTHER IN-WALL DEVICES, AND PROVIDE ACOUSTIC SEALANT AND PUTTY PADS BEHIND ALL ELECTRICAL BOXES; SEE SPEC SECTION 09 29 00. INSULATION SHALL BE TIGHT-FITTING IN CAVITIES, AND CUT NEATLY AROUND DEVICES AND OTHER PENETRATIONS.

5. PROVIDE UL-APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS FOR ALL PENETRATIONS AT FIRE-RATED WALL ASSEMBLIES AS REQUIRED BY CODE. SEE NOTES BELOW.

6. ALL RECESSED LIGHT FIXTURES, EQUIPMENT, ACCESSORIES, ETC. LARGER THAN 16 SQUARE INCHES SHALL BE ENCLOSED IN A GYPSUM BOX PER CBC 714.3.2. MAXIMUM 2-HOUR WALL OR PARTITION ASSEMBLY. DO NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA.

7. AT SOUND RATED PARTITIONS AND THE INTERIOR FACE OF EXTERIOR WALLS, GYPSUM BOARD IS TO BE HELD BACK MIN. 1/4" FROM ALL PENETRATIONS, JOINTS, PERIMETER GAPS, AND INTERSECTIONS WITH CEILINGS, FLOORS, & OTHER WALLS, AND SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT EVEN IF THEY WILL LATER BE TAPED & FINISHED WITH DRYWALL COMPOUND. JOINTS BETWEEN GYP BOARD SHEETS NEED NOT BE CAULKED. STAGGER JOINTS BETWEEN THE BASE LAYER & FACE LAYER AS INDICATED IN THE PARTITION DETAILS.

8. THE FINISH MATERIAL OF WALLS WITH AND WITHOUT PLYWOOD SHEATHING AND THAT ARE ADJACENT TO AND IN THE SAME PLANE AS EACH OTHER SHALL BE CONTINUOUS AND UNINTERRUPTED ACROSS THE ENTIRE SURFACE OF BOTH WALLS. APPLY PLYWOOD FURRING WITH THE SAME THICKNESS AS THE PLYWOOD SHEATHING TO THE STUD FRAMING OF THE WALL WITHOUT PLYWOOD SHEATHING. THE FURRING ON THE WALL WITHOUT PLYWOOD SHEATHING SHALL BE CONTINUOUS UP TO WHERE THE WALL ENDS OR CHANGES DIRECTION.

9. PROVIDE THERMAL INSULATION PER CALIFORNIA TITLE 24. SEE SPEC 072100.

10. AT SOUND-RATED PARTITIONS, HOLD GYPSUM BOARD BACK FROM SUBFLOOR, CEILING, AND OTHER GYPSUM BOARD, MIN. 1/4". SOUND-RATED PARTITIONS ARE WALL ASSEMBLIES THAT INCLUDE BATT INSULATION. PUTTY PADS ON ALL OUTLETBOXES AND PENETRATIONS THROUGH THE PARTITION SHOULD BE OVERSIZED AND CAULKED AIRTIGHT WITH ACOUSTICAL SEALANT.

11. REFER TO SPECIFICATIONS FOR ADDITIONAL LEED, CALGREEN OR OTHER APPLICABLE REQUIREMENTS.

12. SITE BUILT ELEMENTS SUBJECT TO LOCAL INSPECTION.

TYPICAL FIRE-RATED PIPE & CONDUIT PENETRATIONS

BARE METAL PIPE THROUGH CONCRETE FLOORS:
UL SYSTEM CAJ 1044. 3M CP25WB+ FIRECAULK

BARE METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
UL SYSTEM WL 1146. 3M CP25WB+ FIRECAULK

INSULATED PIPE THROUGH CONCRETE FLOORS:
UL SYSTEM CAJ 5007. 3M CP25WB+ FIRECAULK

INSULATED METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
UL SYSTEM WL 8039. 3M CP25WB+ FIRECAULK

CABLE WIRE THROUGH FIRE RATED GYPSUM WALL:
UL SYSTEM WL 3001. 3M CP25WB+ FIRECAULK

MULTIPLE FLEX CONDUIT THROUGH BLOCK OUTS IN CONCRETE FLOOR:
WH FS/PHV 12L-04. FIRESTOP SYSTEM 4100 NS FIRECAULK.

MULTIPLE FLEX CONDUIT THROUGH FRAMED OPENING IN RATED GYPSUM WALL:
WH FS/PHV 12L-04. FIRESTOP SYSTEM 4100 NS FIRECAULK.

SEE SPECIFICATION SECTION 07 84 13 FOR ADDITIONAL INFORMATION.

ASSEMBLY NOTES AND SCHEDULE

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
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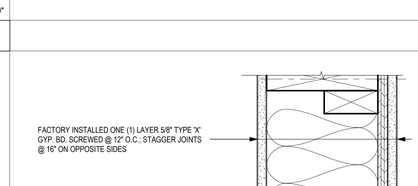
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WALL ASSEMBLIES - SITE BUILT

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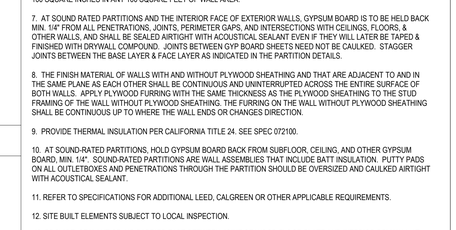
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FIRE RATING: *N/A*
SOUND RATING: *N/A*

3" = 1'-0"

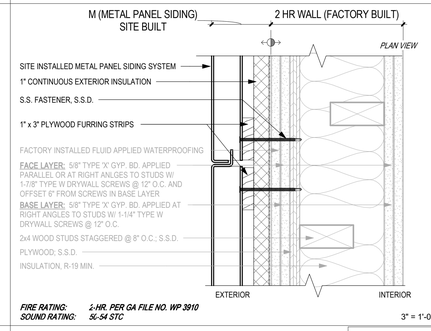
MODULAR UNIT INTERIOR - WOOD FURRED WALL | MW7



FIRE RATING: *1-HR. (MW2) PER GA WP 5520* *WD1-4: 2 X 4 STUD FRAMING*
SOUND RATING: *STC 63, CA OFFICE OF NOISE CONTROL SECTION 2.1.2.2.5.6* *WD1-6: 2 X 6 STUD FRAMING*

3" = 1'-0"

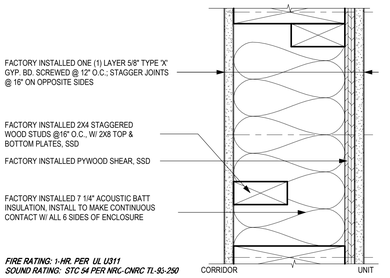
2-HR MODULAR MATELINE/DEMISING WALL | MW2



FIRE RATING: *1-HR. PER GA FILE NO. WP 3910*
SOUND RATING: *56-54 STC*

3" = 1'-0"

1-HR MODULAR S.S. EXTERIOR WALL - M.P. | MW12



FIRE RATING: *1-HR. PER CBC TABLE 721.1(2) ITEM NUMBER 14-1.3*
SOUND RATING: *N/A*

3" = 1'-0"

1HR MODULAR INTERIOR 2X6 WOOD FRAMING | MW5

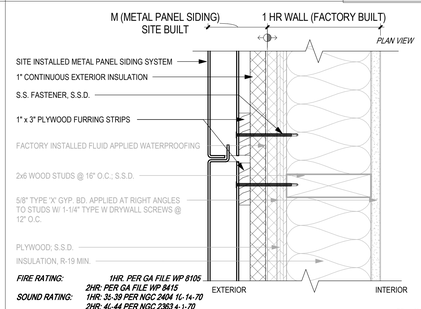
GYPSUM: 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED TO PLYWOOD OR OSB SHEATHING ON EACH SIDE OF DOUBLE ROW OF 2X4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 2" APART WITH #8x2-1/2" NAILS, 7" O.C.
* JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT.

SHEATHING: WHERE DOUBLE-SHEAR IS NEEDED (SSD), PLACE ONLY ON EACH SIDE OF ONLY ONE MODULAR MATE WALL
INSULATION: BATT INSULATION NOT REQUIRED WHERE MODULAR MATELINE OCCURS WITHIN UNIT (**MW1A**)

FIRE RATING: *1-HR. (MW1) PER GA WP 3370* *WD1-4: 2 X 4 STUD FRAMING*
SOUND RATING: *STC 63, CA OFFICE OF NOISE CONTROL SECTION 2.1.2.2.5.6* *WD1-6: 2 X 6 STUD FRAMING*

3" = 1'-0"

1-HR MODULAR MATELINE/DEMISING WALL | MW1



FIRE RATING: *1HR. PER GA FILE WP 8105*
2HR: PER GA FILE WP 8415
SOUND RATING: *1HR: 35-39 PER NGC 2404 1L-14-70*
2HR: 4L-44 PER NGC 2363 4-1-70

3" = 1'-0"

1-HR MODULAR EXTERIOR WALL - METAL PANEL | MW11

LINETYPE NOTES

= FACTORY BUILT = SITE BUILT*

*NOTE: SITE BUILT ELEMENTS ONLY DIFFERENTIATED ON DRAWINGS THAT CONTAIN BOTH FACTORY AND SITE BUILT COMPONENTS

ASSEMBLY NOTES

1. ALL FIRE-RATED ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF THE ENFORCEMENT AGENCY AND FIRE RESISTANT DESIGN NUMBER NOTED.

2. PARTITION TYPES ARE NOTED ON THE 1/8" SCALE PLANS AND 1/4" SCALE UNIT PLANS.

3. SEE STRUCTURAL DRAWINGS & NOTES FOR HOLES AND NOTCHES IN STUDS, BEAMS AND PLATES.

4. PROVIDE ACOUSTICAL INSULATION AT ALL RECESSED DEVICES (OUTLETS, SWITCHES, ETC.), IN PARTY WALLS SEPARATING INDIVIDUAL RESIDENTIAL UNITS, IN CORRIDOR WALLS, AND ALL FLOOR-CEILING ASSEMBLIES. AT PARTY WALLS AND CORRIDOR WALLS STAGGER OUTLETS AND OTHER IN-WALL DEVICES, AND PROVIDE ACOUSTIC SEALANT AND PUTTY PADS BEHIND ALL ELECTRICAL BOXES; SEE SPEC SECTION 09 29 00. INSULATION SHALL BE TIGHT-FITTING IN CAVITIES, AND CUT NEATLY AROUND DEVICES AND OTHER PENETRATIONS.

5. PROVIDE UL-APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS FOR ALL PENETRATIONS AT FIRE-RATED WALL ASSEMBLIES AS REQUIRED BY CODE. SEE NOTES BELOW.

6. ALL RECESSED LIGHT FIXTURES, EQUIPMENT, ACCESSORIES, ETC. LARGER THAN 16 SQUARE INCHES SHALL BE ENCLOSED IN A GYPSUM BOX PER CBC 714.3.2. MAXIMUM 2-HOUR WALL OR PARTITION ASSEMBLY. DO NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA.

7. AT SOUND RATED PARTITIONS AND THE INTERIOR FACE OF EXTERIOR WALLS, GYPSUM BOARD IS TO BE HELD BACK MIN. 1/4" FROM ALL PENETRATIONS, JOINTS, PERIMETER GAPS, AND INTERSECTIONS WITH CEILINGS, FLOORS, & OTHER WALLS; AND SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT EVEN IF THEY WILL LATER BE TAPED & FINISHED WITH DRYWALL COMPOUND. JOINTS BETWEEN GYP BOARD SHEETS NEED NOT BE CAULKED. STAGGER JOINTS BETWEEN THE BASE LAYER & FACE LAYER AS INDICATED IN THE PARTITION DETAILS.

8. THE FINISH MATERIAL OF WALLS WITH AND WITHOUT PLYWOOD SHEATHING AND THAT ARE ADJACENT TO AND IN THE SAME PLANE AS EACH OTHER SHALL BE CONTINUOUS AND UNINTERRUPTED ACROSS THE ENTIRE SURFACE OF BOTH WALLS. APPLY PLYWOOD FURRING WITH THE SAME THICKNESS AS THE PLYWOOD SHEATHING TO THE STUD FRAMING OF THE WALL WITHOUT PLYWOOD SHEATHING. THE FURRING ON THE WALL WITHOUT PLYWOOD SHEATHING SHALL BE CONTINUOUS UP TO WHERE THE WALL ENDS OR CHANGES DIRECTION.

9. PROVIDE THERMAL INSULATION PER CALIFORNIA TITLE 24. SEE SPEC 072100.

10. AT SOUND-RATED PARTITIONS, HOLD GYPSUM BOARD BACK FROM SUBFLOOR, CEILING, AND OTHER GYPSUM BOARD, MIN. 1/4". SOUND-RATED PARTITIONS ARE WALL ASSEMBLIES THAT INCLUDE BATT INSULATION. PUTTY PADS ON ALL OUTLETBOXES AND PENETRATIONS THROUGH THE PARTITION SHOULD BE OVERSIZED AND CAULKED AIRTIGHT WITH ACOUSTICAL SEALANT.

11. REFER TO SPECIFICATIONS FOR ADDITIONAL LEED, CALGREEN OR OTHER APPLICABLE REQUIREMENTS.

12. SITE BUILT ELEMENTS SUBJECT TO LOCAL INSPECTION.

13. PROVIDE SEALANT OR AIR BARRIER TAPE BETWEEN JOINT OF WOOD FLOOR PLATE AND INTERIOR DRYWALL AT BASE OF WALL AND AT CEILING TO MEET PASSIVE HOUSE COMPARTMENTALIZATION TARGET

TYPICAL FIRE-RATED PIPE & CONDUIT PENETRATIONS

BARE METAL PIPE THROUGH CONCRETE FLOORS:
UL SYSTEM CAJ 1044. 3M CP25WB+ FIRECAULK.

BARE METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
UL SYSTEM WL 1146. 3M CP25WB+ FIRECAULK.

INSULATED PIPE THROUGH CONCRETE FLOORS:
UL SYSTEM CAJ 5001. 3M CP25WB+ FIRECAULK.

INSULATED METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
UL SYSTEM WL 5039. 3M CP25WB+ FIRECAULK.

CABLE WIRE THROUGH FIRE RATED GYPSUM WALL:
UL SYSTEM WL 3001. 3M CP25WB+ FIRECAULK.

MULTIPLE FLEX CONDUIT THROUGH BLOCK OUTS IN CONCRETE FLOOR:
WH FS/PHV 12L-04. FIRESTOP SYSTEM 4100 NS FIRECAULK.

MULTIPLE FLEX CONDUIT THROUGH FRAMED OPENING IN RATED GYPSUM WALL:
WH FS/PHV 12L-04. FIRESTOP SYSTEM 4100 NS FIRECAULK.

SEE SPECIFICATION SECTION 07 84 13 FOR ADDITIONAL INFORMATION.

ASSEMBLY NOTES AND SCHEDULE - FB

FIRE RATING: *1HR. PER GA FILE WP 8105*
2HR: PER GA FILE WP 8415
SOUND RATING: *1HR: 35-39 PER NGC 2404 1L-14-70*
2HR: 4L-44 PER NGC 2363 4-1-70

3" = 1'-0"

1HR EXTERIOR WALL - LOAD BEARING - METAL PANEL SIDING | MW10

FIRE RATING: 1-HR. PER UL U311
SOUND RATING: STC 54 PER NRC-CNRC TL-91-250

3" = 1'-0"

1-HR MODULAR CORRIDOR WALL | MW4

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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dbarchitect.com
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100% DESIGN DEVELOPMENT

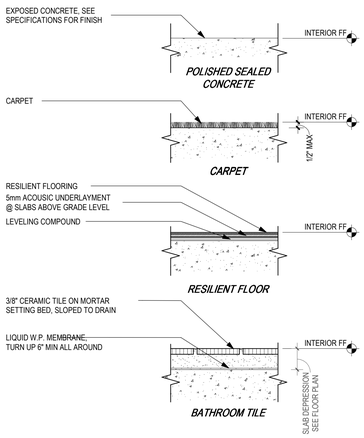
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WALL ASSEMBLIES - MODULAR

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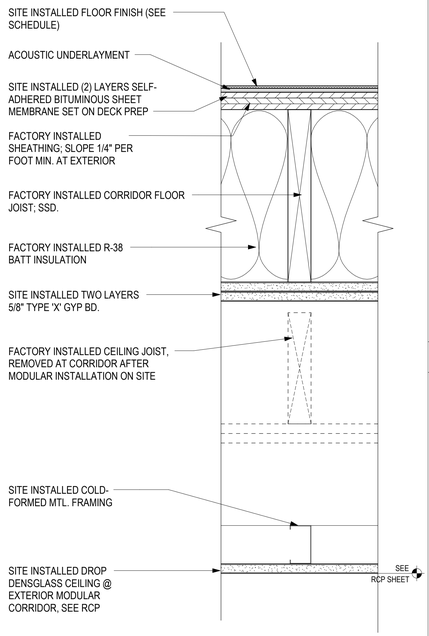
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3" = 1'-0"

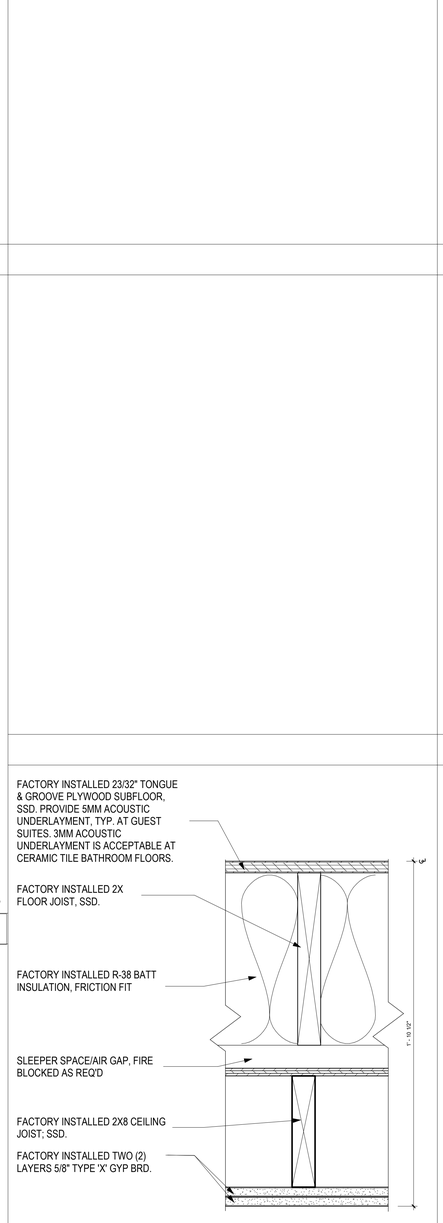
FLOOR FINISHES - ON CONCRETE | 10



FIRE RATING: *1-HR. PER UL L516*
STC RATING: *N/A*

3" = 1'-0"

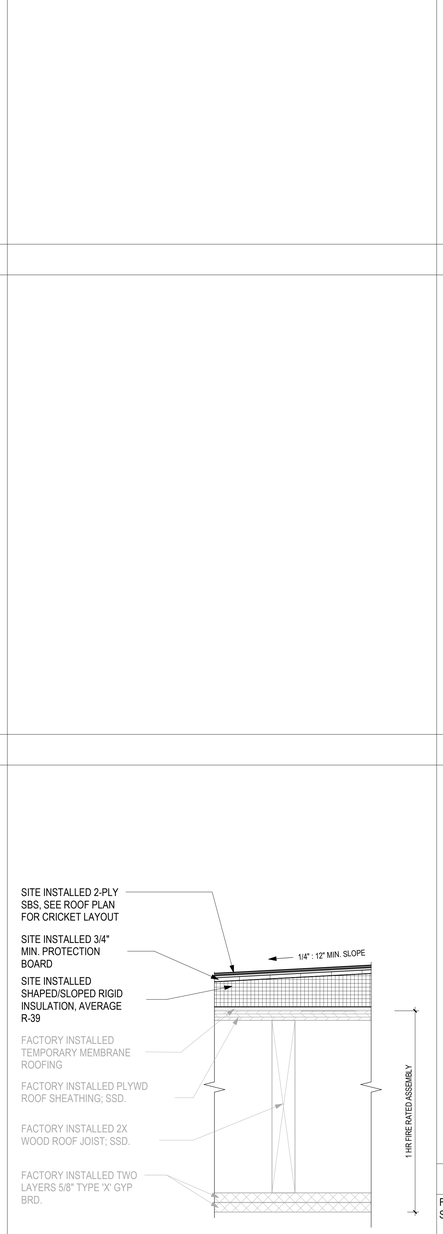
1 HR CORRIDOR FLOOR/CEILING | MF-3



FIRE RATING: *1-HR PER PRIEST & ASSOCIATES ENGINEERING EVALUATION 10574*
SOUND RATING: *MINIMUM STC/IIC50*

3" = 1'-0"

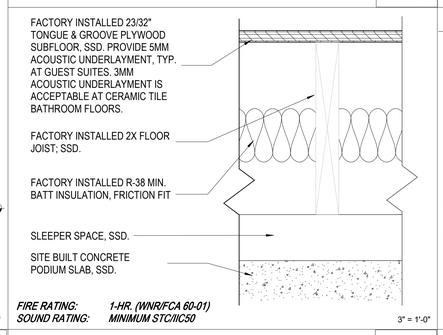
1HR MODULAR FLOOR/CEILING ASSEMBLY | MF-2



FIRE RATING: *1-HR. CLASS 'A' ROOFING ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790*
SOUND RATING: *N/A*

3" = 1'-0"

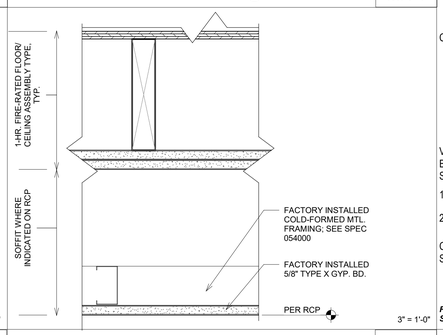
1HR MODULAR FRAMED ROOF @ BUR ASSEMBLY | MR-1



FIRE RATING: *1-HR. (WNR/FCA 60-01)*
SOUND RATING: *MINIMUM STC/IIC50*

3" = 1'-0"

MODULAR FLOOR ASSEMBLY @ PODIUM | MF-1

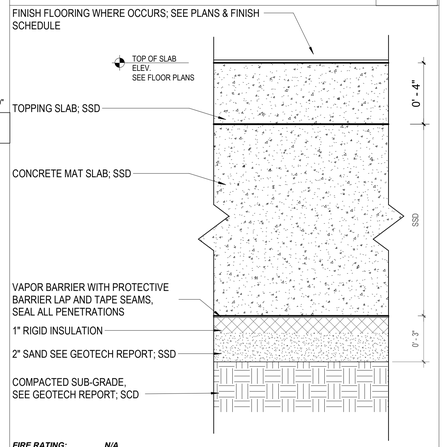


3" = 1'-0"

MODULAR UNIT DROP CEILING ASSEMBLY | MC-1

3" = 1'-0"

3HR CONCRETE POST-TENSIONED SLAB | F2



FIRE RATING: *N/A*
SOUND RATING: *N/A*

3" = 1'-0"

CONCRETE MAT SLAB ON GRADE - SB | F1

ASSEMBLY NOTES

1. ALL FIRE-RATED ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF THE ENFORCEMENT AGENCY AND FIRE RESISTANT DESIGN NUMBER NOTED.

2. PARTITION TYPES ARE NOTED ON THE 1/8" SCALE PLANS AND 1/4" SCALE UNIT PLANS.

3. SEE STRUCTURAL DRAWINGS & NOTES FOR HOLES AND NOTCHES IN STUDS AND BEAMS. SEE STRUCTURAL DRAWINGS FOR HOLES & NOTCHES IN PLATES.

4. PROVIDE ACOUSTICAL INSULATION AT ALL RECESSED DEVICES (OUTLETS, SWITCHES, ETC.), IN PARTY WALLS SEPARATING INDIVIDUAL RESIDENTIAL UNITS, AND ALL FLOOR ASSEMBLIES. AT PARTY WALLS AND CORRIDOR WALLS STAGGER OUTLETS AND OTHER IN-WALL DEVICES; AND PROVIDE ACOUSTIC SEALANT AND PUTTY PADS BEHIND ALL ELECTRICAL BOXES; SEE SPEC SECTION 09 29 00. INSULATION SHALL BE TIGHT-FITTING IN CAVITIES, AND CUT NEATLY AROUND DEVICES AND OTHER PENETRATIONS.

5. PROVIDE UL-APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS FOR ALL PENETRATIONS AT FIRE-RATED HORIZONTAL & WALL ASSEMBLIES AS REQUIRED BY CODE. SEE NOTES BELOW.

6. ALL RECESSED LIGHT FIXTURES, EQUIPMENT, ACCESSORIES, ETC.LARGER THAN 16 SQUARE INCHES SHALL BE ENCLOSED IN A GYPSUM BOX.

7. AT PARTY WALLS AND THE INTERIOR FACE OF EXTERIOR WALLS, ALL PENETRATIONS, JOINTS, PERIMETER GAPS, AND INTERSECTIONS WITH CEILINGS, FLOORS, & OTHER WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT EVEN IF THEY WILL LATER BE TAPED & FINISHED WITH DRYWALL COMPOUND. JOINTS BETWEEN GYP BOARD SHEETS NEED NOT BE CAULKED. STAGGER JOINTS BETWEEN THE BASE LAYER & FACE LAYER AS INDICATED IN THE PARTITION DETAILS.

8. THE FINISH MATERIAL OF WALLS WITH AND WITHOUT PLYWOOD SHEATHING AND THAT ARE ADJACENT TO AND IN THE SAME PLANE AS EACH OTHER SHALL BE CONTINUOUS AND UNINTERRUPTED ACROSS THE ENTIRE SURFACE OF BOTH WALLS. APPLY PLYWOOD FURRING WITH THE SAME THICKNESS AS THE PLYWOOD SHEATHING TO THE STUD FRAMING OF THE WALL WITHOUT PLYWOOD SHEATHING. THE FURRING ON THE WALL WITHOUT PLYWOOD SHEATHING SHALL BE CONTINUOUS UP TO WHERE THE WALL ENDS OR CHANGES DIRECTION.

9. PROVIDE INSULATION AS NOTED BELOW, THERMAL INSULATION PER CALIFORNIA TITLE 24
   EXTERIOR WALLS WOOD-FRAMED: R-19
   ROOF: WOOD FRAMED R-30 + AVERAGE R-30 RIGID INSULATION
   UNDERSIDE OF FIRST FLOOR RESIDENTIAL UNITS: R-30
   UNDERSIDE OF SECOND FLOOR RESIDENTIAL UNITS AT PODIUM SLAB: R-30
   ACOUSTICAL BATTS @ INTERIOR PARTITIONS: R-13
   METAL FRAMED EXTERIOR WALLS: R-21 + R1 CONTINUOUS RIGID.

TYPICAL FIRE-RATED PIPE & CONDUIT PENETRATIONS

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BARE METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
UL SYSTEM WL 1146. 3M CP25WB+ FIRECAULK.

INSULATED PIPE THROUGH CONCRETE FLOORS:
UL SYSTEM CAJ 5001. 3M CP25WB+ FIRECAULK.

INSULATED METAL PIPE THROUGH FIRE RATED GYPSUM WALLS:
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MULTIPLE FLEX CONDUIT THROUGH FRAMED OPENING IN RATED GYPSUM WALL:
WH FS/PHV 12L-04. FIRESTOP SYSTEM 4100 NS FIRECAULK.

SEE SPECIFICATION SECTION 07 84 13 FOR ADDITIONAL INFORMATION.

12" = 1'-0"

ASSEMBLY NOTES | 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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License Stamp

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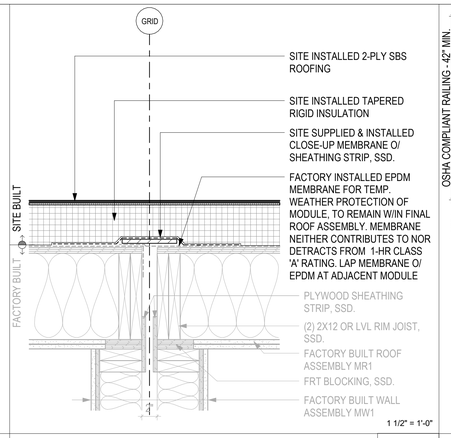
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HORIZONTAL ASSEMBLIES

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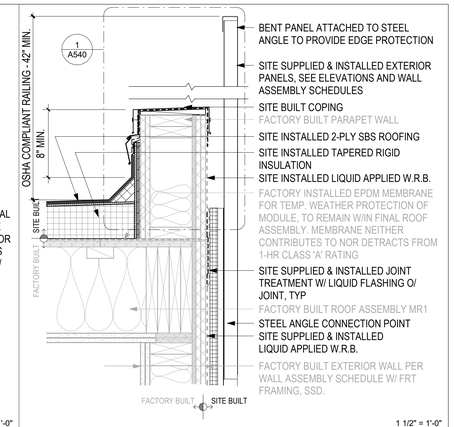
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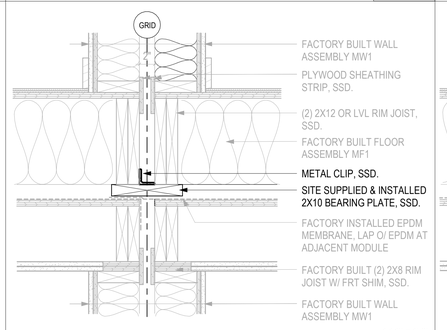
1 1/2" = 1'-0"

1HR MODULAR MATE WALL @ ROOF, TYP. 9



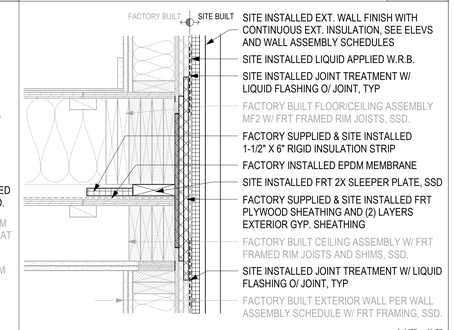
1 1/2" = 1'-0"

1HR EXTERIOR MODULAR WALL @ ROOF, TYP 10



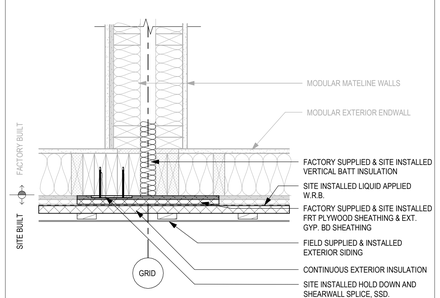
1 1/2" = 1'-0"

1HR MODULAR MATE WALL @ STITCH PLATE, TYP. 5



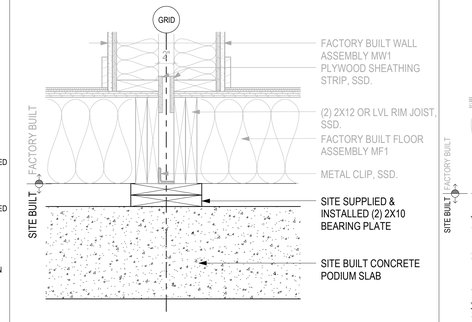
1 1/2" = 1'-0"

1HR EXTERIOR MODULAR WALL @ STITCH PLATE, TYP 3



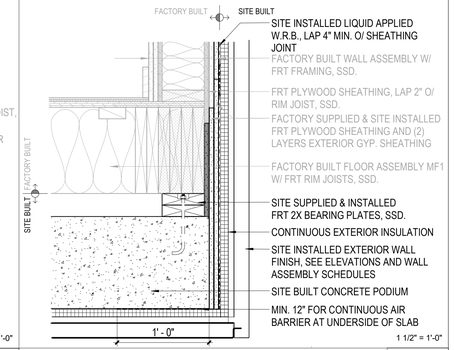
1 1/2" = 1'-0"

1HR EXTERIOR MODULAR WALL MW11 @ MODULE MATELINE, PLAN VIEW - SB 7



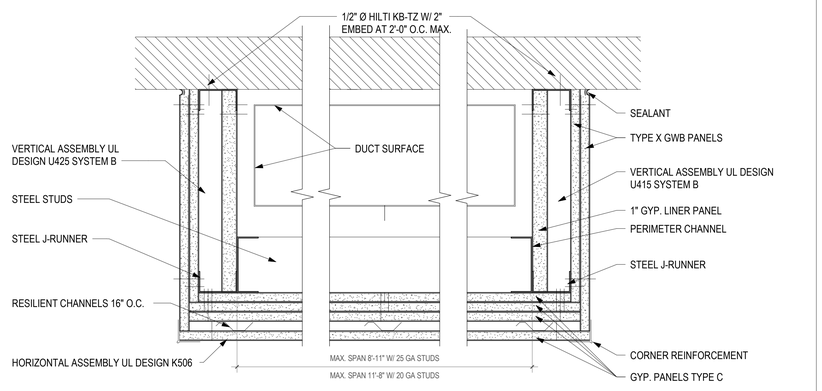
1 1/2" = 1'-0"

1HR MODULAR MATE WALL @ PODIUM 4



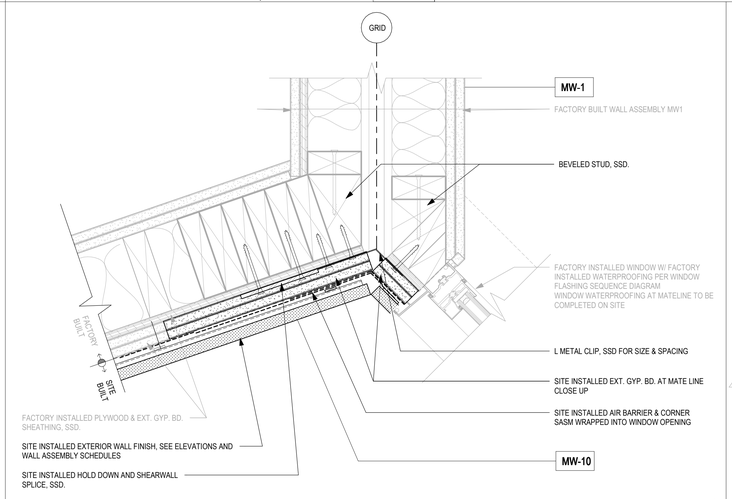
1 1/2" = 1'-0"

1HR EXTERIOR MODULAR WALL @ PODIUM 2



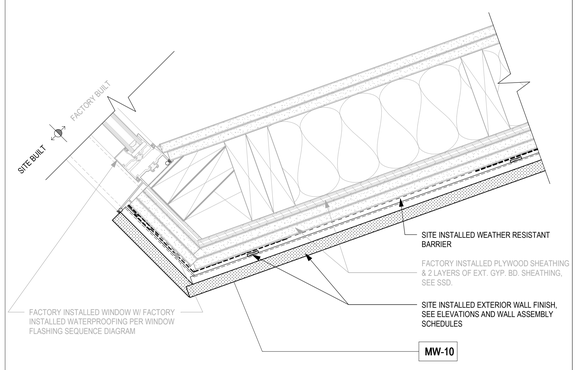
3" = 1'-0"

SHAFT - 2-HOUR BOTTOM OF SHAFT ENCLOSURE 8



3" = 1'-0"

EXTERIOR WALL @ MATEWALL CONNECTION - SB 6



3" = 1'-0"

EXTERIOR WALL @ WINDOW TO OUTSIDE CORNER - SB 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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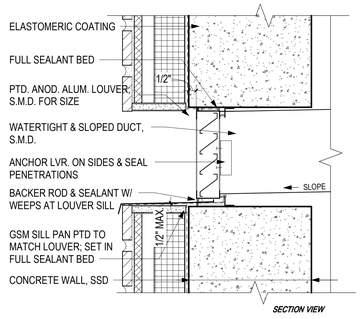
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TYPICAL MODULAR DETAILS

Sheet No.

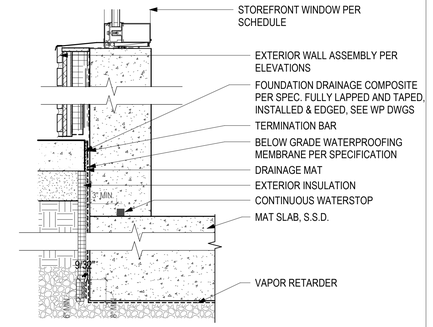
A510

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3" = 1'-0"

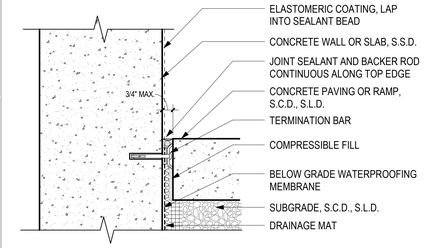
LOUVER @ CONCRETE 12



NOTE: SEE CIVIL DRAWINGS FOR FOUNDATION DRAINAGE

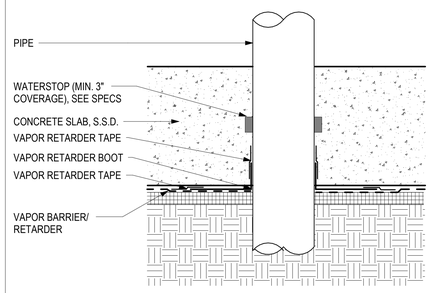
1 1/2" = 1'-0"

CONCRETE RETAINING WALL 8



3" = 1'-0"

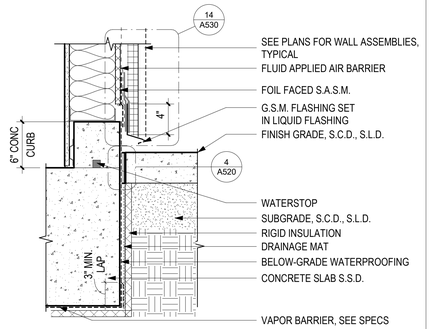
WATERPROOFING TERMINATION AT GRADE 4



NOTE
REFER TO CIVIL DRAWINGS FOR PIPE PENETRATION LOCATIONS

3" = 1'-0"

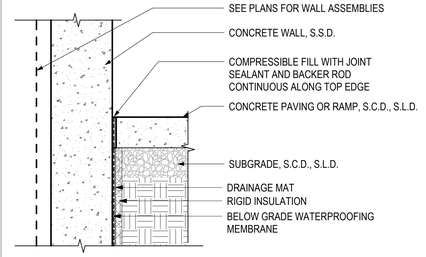
SLAB ON GRADE - PIPE PENETRATION 9



NOTE: S.C.D. FOR FOUNDATION DRAINAGE, TYP.

1 1/2" = 1'-0"

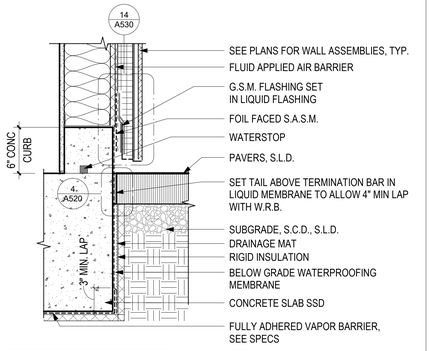
B.O. WALL @ SIDEWALK 7



NOTE
REFER TO CIVIL DRAWINGS FOR FOUNDATION DRAINAGE, TYP.

1 1/2" = 1'-0"

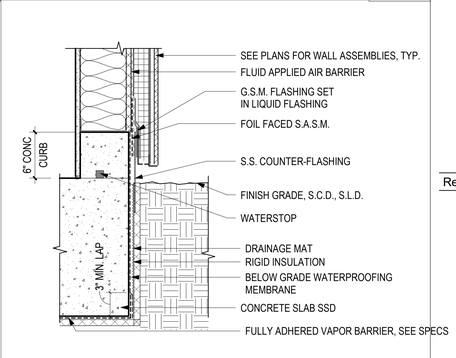
EXTERIOR CONCRETE WALL AT GRADE, TYP. 3



NOTE
REFER TO CIVIL DRAWINGS FOR FOUNDATION DRAINAGE, TYP.

1 1/2" = 1'-0"

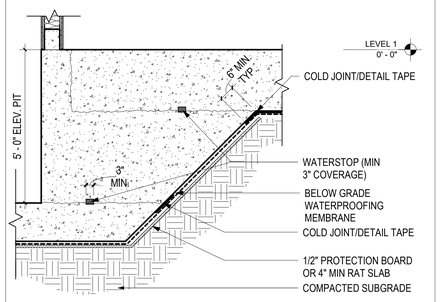
MAT SLAB AT COURTYARD PAVER 10



NOTE: S.C.D. FOR FOUNDATION DRAINAGE, TYP.

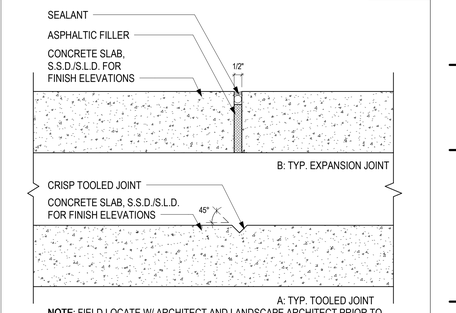
1 1/2" = 1'-0"

B.O. WALL @ COURTYARD LANDSCAPE 2



1/2" = 1'-0"

ELEVATOR PIT 5



NOTE: FIELD LOCATE W/ ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

SEE A111 SLAB PLAN FOR SAWCUT JOINT LAYOUT ON THE INTERIOR OF THE PROJECT

SSD FOR CONSTRUCTION JOINTS

3" = 1'-0"

TYPICAL CONCRETE JOINTS 1

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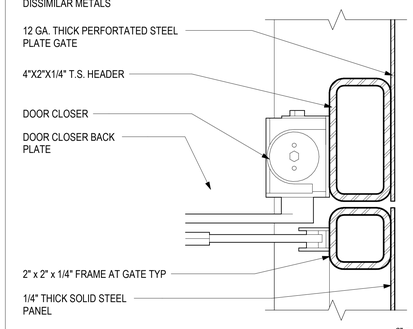
Drawing Title

DETAILS - SITE, FOUNDATION, & CONCRETE

Sheet No.

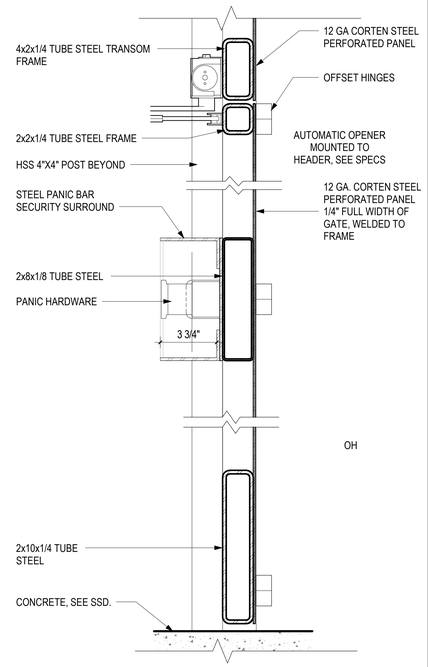
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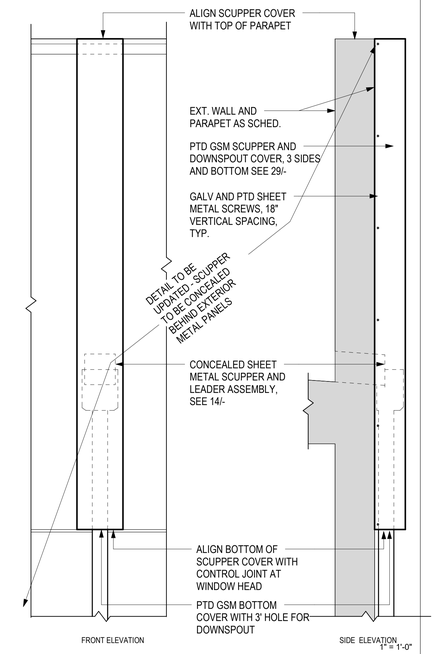
6" = 1'-0"

EXT. GATE - HEAD | 11



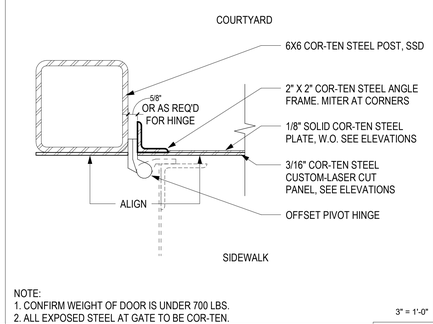
3" = 1'-0"

CORTEN STEEL GATE SECTION | 7



1" = 1'-0"

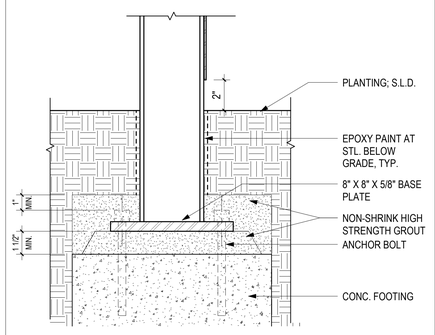
SCUPPER COVER ELEVATION | 3



NOTE:
1. CONFIRM WEIGHT OF DOOR IS UNDER 700 LBS.
2. ALL EXPOSED STEEL AT GATE TO BE COR-TEN.

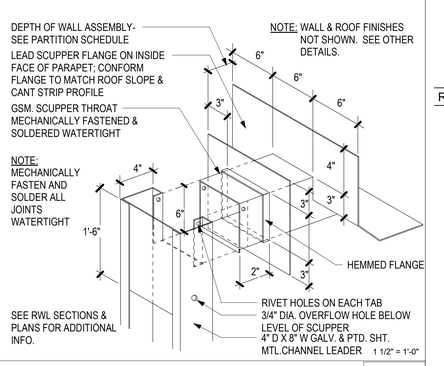
3" = 1'-0"

GATE - JAMB AT HINGE SIDE | 10



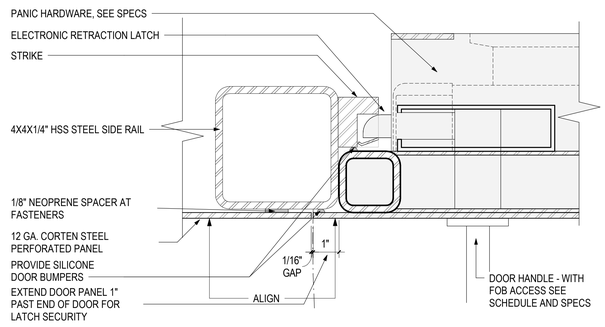
3" = 1'-0"

SECURITY FENCE BASE DETAIL AT PLANTING | 6



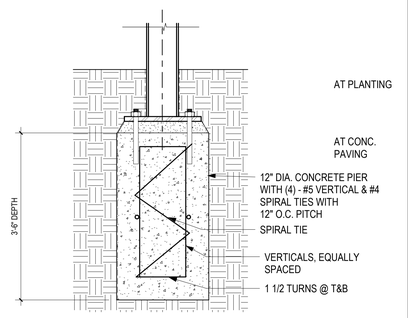
1 1/2" = 1'-0"

GSM - SCUPPER & LEADER ASSEMBLY | 2



6" = 1'-0"

EXTERIOR GATE AT LOCKSET | 9



1 1/2" = 1'-0"

FENCE/GATE FOOTING (TYP.) | 5

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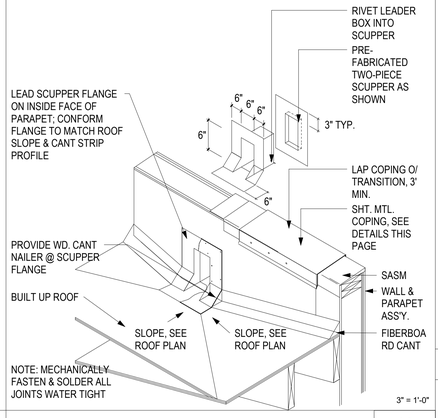
DETAILS - EXTERIOR SPECIALTIES

Sheet No.

A525

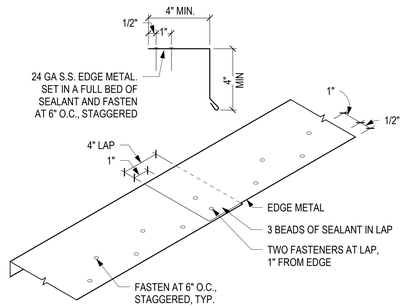
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Project No.	21709

SCUPPER MIN SIZE: 6" HIGH X 5" WIDE
SCUPPER SIZE SHOWN: 6" X 6"
HEIGHT: 6" = 4" MIN (SECTION 1108.1) + 2" FOR COMBINED WITH OVERFLOW (4" CLEAR ABOVE TOP OF LEADER HEAD)
WIDTH: = DIAMETER OF CONDUCTOR SIZED FOR COMBINED OVERFLOW



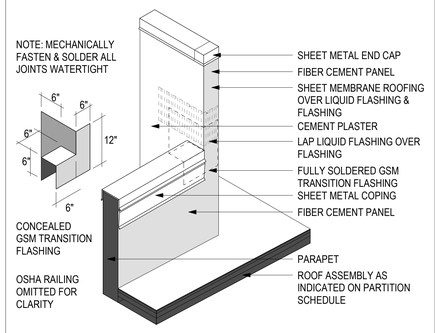
3" = 1'-0"

ROOF - FLASHING AT SCUPPER 16



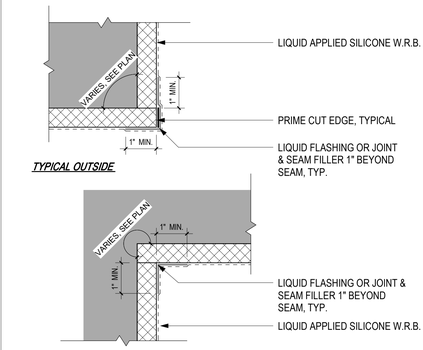
3" = 1'-0"

FLASHING - TYPICAL DECK EDGE 12



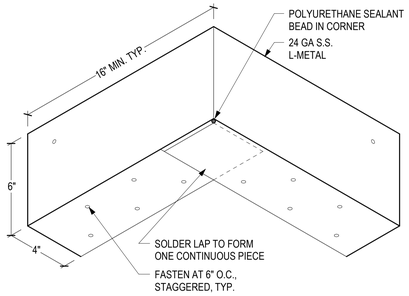
3/4" = 1'-0"

ROOF - PARAPET FLASHING AT WALL 8



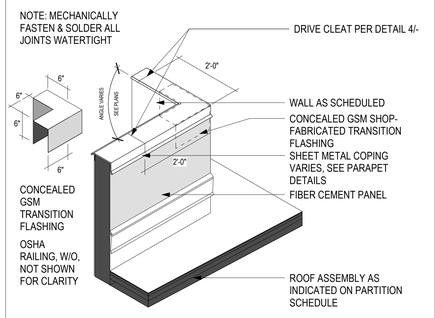
6" = 1'-0"

WATERPROOFING - TYPICAL FLUID APPLIED SUBSTRATE PREPARATION 4



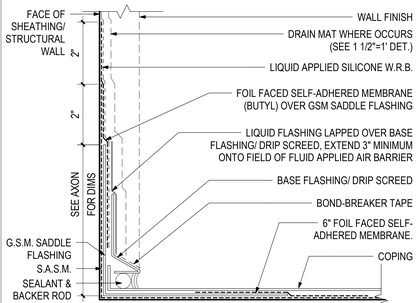
3" = 1'-0"

FLASHING - TYPICAL INSIDE CORNER 11



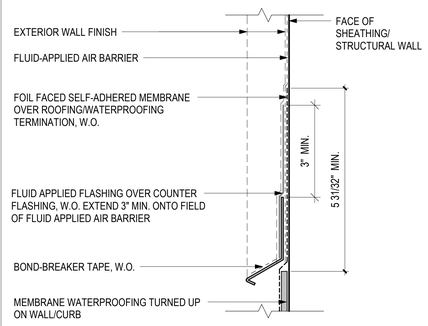
3/4" = 1'-0"

ROOF - PARAPET FLASHING AT FLUSH TRANSITION 7



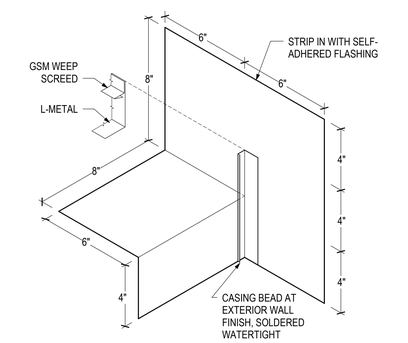
6" = 1'-0"

ROOF - WATERPROOFING AT WALL COPING 3



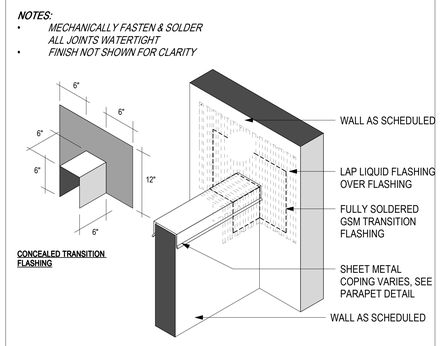
6" = 1'-0"

WATERPROOFING - WALL BASE AT BRICK TILE 14



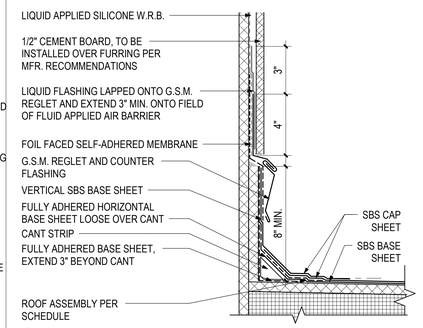
3" = 1'-0"

FLASHING - DECK EDGE SADDLE AT WALL 10



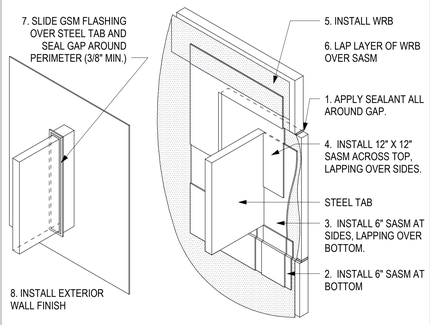
1" = 1'-0"

PARAPET TRANSITION FLASHING AT WALL - AXON 6



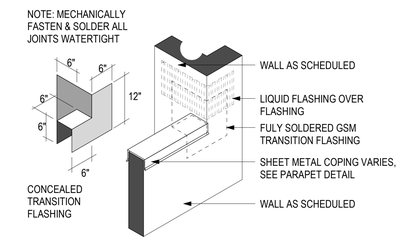
3" = 1'-0"

ROOF - CEMENT BOARD AT PARAPET BASE1 2



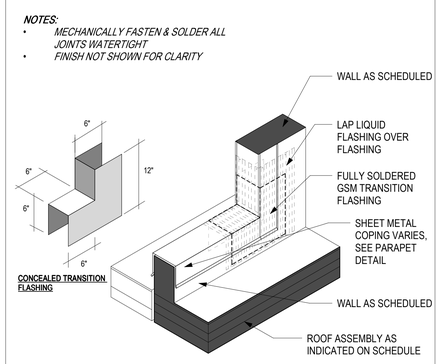
3" = 1'-0"

WATERPROOFING - STEEL TAB AT PARAPET 13



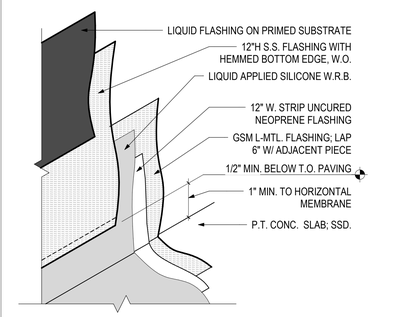
3/4" = 1'-0"

ROOF - PARAPET TRANSITION FLASHING 9



1" = 1'-0"

PARAPET TERMINATION TRANSITION FLASHING - AXON 5



3" = 1'-0"

WATERPROOFING - FLASHING AT WALL BASE 1

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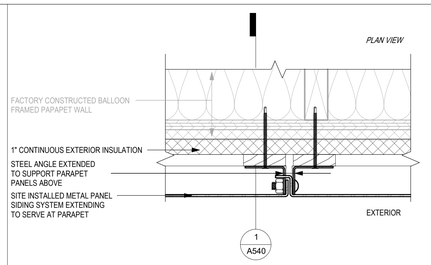
Drawing Title

DETAILS - EXTERIOR FLASHING AND WATERPROOFING

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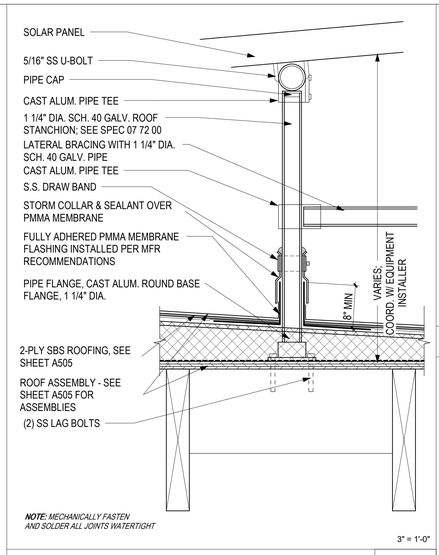
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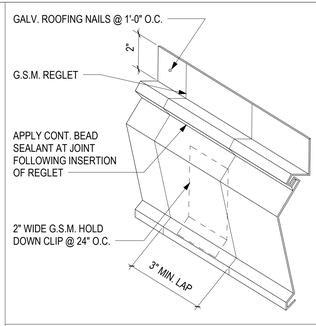
3" = 1'-0"

METAL PANEL PARAPET SECTION | 18



3" = 1'-0"

ROOF STANCHION AT SOLAR PANELS | 13

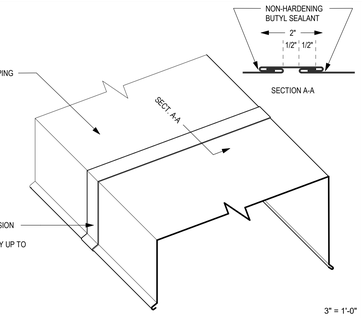


NOTE:

1. HOLD DOWN CLIPS @ 2'-0" O.C., TYP. AT ALL JOINTS.
2. ONE PIECE G.S.M. REGLET SECTION W/2'-0" MIN. LEGS TO OCCUR AT ALL JOGS IN WALL.
3. REGLET TO BE PARALLEL TO ROOF SURFACE
4. LAP BUILDING PAPER OVER REGLET FLANGE 2" MIN.

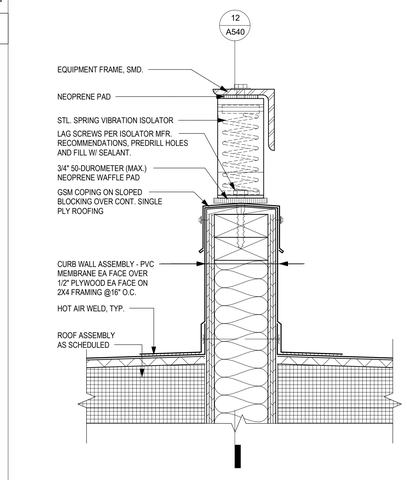
3" = 1'-0"

REGLET | 9



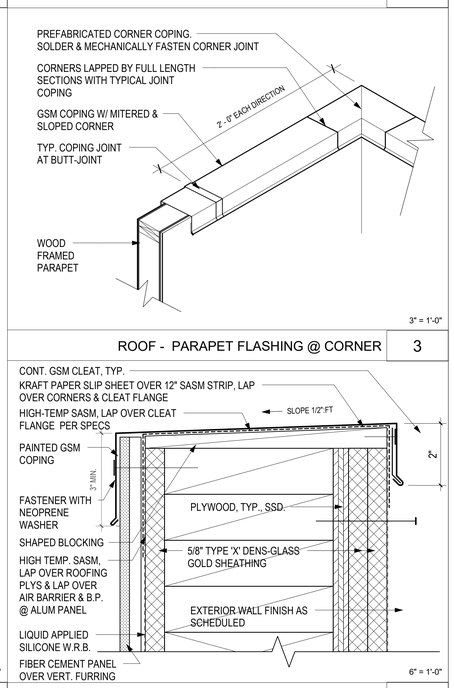
3" = 1'-0"

ROOF - PARAPET COPING JOINT | 4



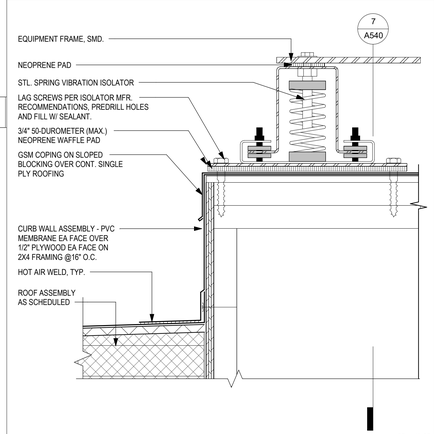
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ROOF EQUIPMENT CURB @ MECH UNIT | 7



3" = 1'-0"

ROOF - PARAPET FLASHING @ CORNER | 3

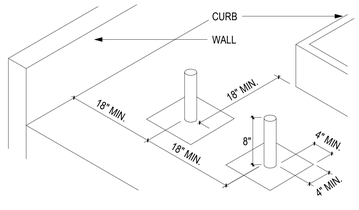


3" = 1'-0"

ROOF EQUIPMENT CURB | 12

6" = 1'-0"

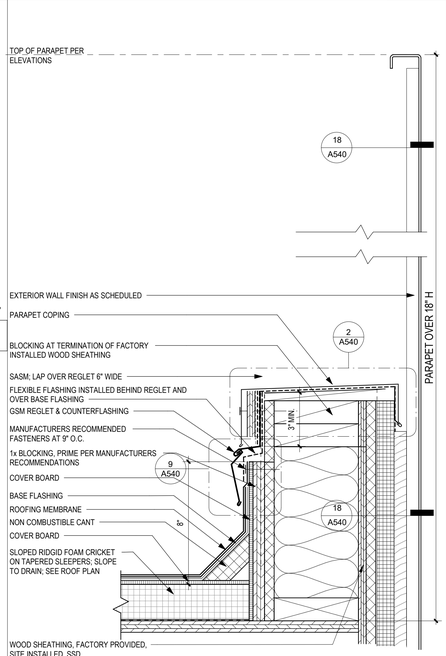
PARAPET COPING. TYP. | 2



NOTE:
ALL PENETRATIONS SHALL BE LOCATED A MINIMUM OF 18" OUT OF VALLEY WATERWAYS, AS WELL AS A MINIMUM OF 18" FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC.

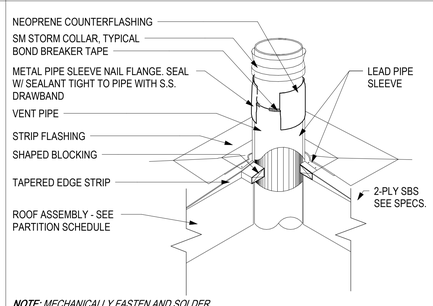
1" = 1'-0"

ROOF PENETRATION CLEARANCES | 6



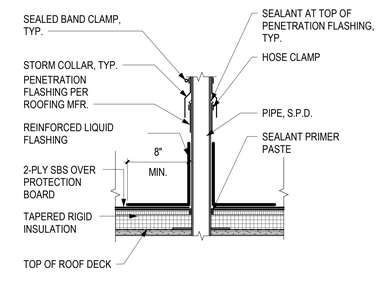
3" = 1'-0"

ROOF - PARAPET | 1



3" = 1'-0"

ROOF - VENT FLASHING @ B.U.R. | 10



1 1/2" = 1'-0"

ROOF - TYPICAL PIPE PENETRATION | 5

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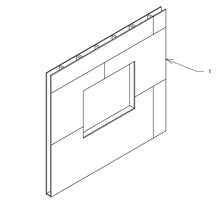
Drawing Title

DETAILS - ROOF

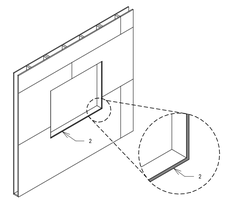
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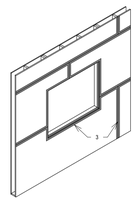
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Project No. 21709



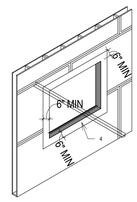
STEP 1



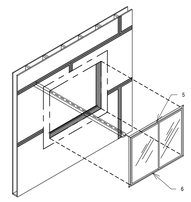
STEP 2



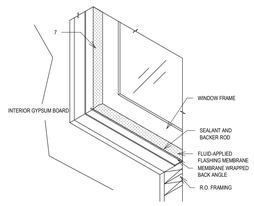
STEP 3



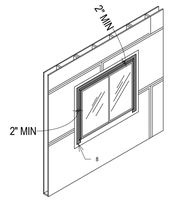
STEP 4



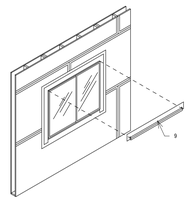
STEP 5



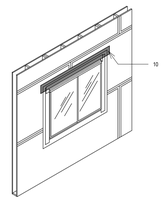
STEP 6



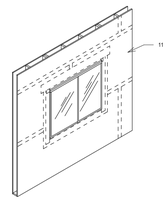
STEP 7



STEP 8



STEP 9



STEP 10

NOTES

FLANGED WINDOWS AND DOORS
ROUGH OPENING FLASHING INSTALLATION SEQUENCE

1. FACTORY: COMPLETE THE EXTERIOR GYPSUM BOARD INSTALLATION. CLEAN AND WIPE SHEATHING PER MANUFACTURER'S REQUIREMENTS IN PREPARATION FOR FLUID-APPLIED MEMBRANE AIR BARRIER SYSTEM APPLICATION.

2. FACTORY: TREAT ALL RAW GYPSUM BOARD EDGES WITH GYPSUM PRIMER.

3. FACTORY: INSTALL JOINT AND SEAM FILLER TO ALL GYPSUM BOARD JOINTS AND ALL INSIDE CORNERS, JOINTS AND SEAMS WITHIN THE ROUGH OPENING. SPREAD TO 1" BEYOND THE SEAM ON EACH SIDE TO A THICKNESS OF 20-30 MILS.

4. FACTORY: INSTALL FLUID-APPLIED MEMBRANE FLASHING AT THE SILL, JAMBS AND HEAD OF THE ROUGH OPENING. INSTALL BACK DAM ANGLE ON TOP OF MEMBRANE. THE FLASHING SHOULD EXTEND THE FULL DEPTH OF THE ROUGH OPENING INCLUDING WRAPPED OVER THE STEEL ANGLE, AND A MINIMUM OF 6" OVER THE FACE OF THE GYPSUM BOARD.

5. FACTORY: INSTALL WINDOW FRAME IN THE OPENING: APPLY CONTINUOUS BEAD OF SEALANT TO THE BACKSIDE OF NAILING FLANGE ON THREE (3) SIDES WITH SILL FLANGE OPEN TO DRAIN, THEN INSTALL/MOUNT FRAME TO WINDOW OPENING. ENSURE THAT WINDOW FLANGE IS FULLY EMBEDDED IN SEALANT AT ALL SIDES OTHER THAN SILL. APPLY SUFFICIENT AMOUNT SO THAT THE SEALANT OOZES FROM THE FLANGE EDGES WHEN EMBEDDED AGAINST THE ROUGH OPENING.

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL INSTALLATION. FASTEN WINDOW FLANGES WITH CORROSION RESISTANT FASTENERS NO CLOSER THAN 3" IN EACH DIRECTION FROM EVERY CORNER AT 16" O.C. MAX. OR IN ACCORDANCE WITH WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS. USE MINIMUM OF 3 SOLID STAINLESS STEEL FASTENERS PER SIDE AND PENETRATE FRAMING MEMBER 1" MIN.

6. FACTORY: AT THE INTERIOR PERIMETER OF THE WINDOW, INSTALL A BACKER ROD AND SEALANT JOINT BETWEEN THE WINDOW FRAME AND FLUID APPLIED WATERPROOFING ON ALL THREE SIDES AND BETWEEN BACK DAM ANGLE AND SILL ON SILL EDGE.

7. FACTORY: INSTALL FLUID-APPLIED FLASHING MEMBRANE DETAIL COAT OVER WINDOW OR DOOR FLANGES ALONG HEAD AND JAMBS ONLY, NOT THE SILL. TROWEL OVER THE FASTENER HEADS OF THE WINDOW OR DOOR FLANGES AND A MINIMUM OF 2" CONTINUOUSLY ONTO THE VERTICAL FACE OF THE EXTERIOR WALL.

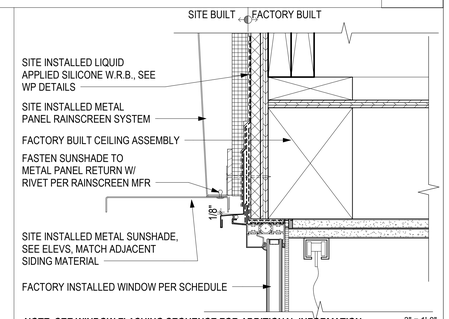
8. FACTORY: INSTALL THE SHEET METAL HEAD FLASHING WITH END DAMS.

9. FACTORY: INSTALL FLUID-APPLIED FLASHING MEMBRANE DETAIL COAT OVER THE HEAD FLASHING'S UPTURNED LEG.

10. SITE: APPLY A CONTINUOUS APPLICATION OF FLUID-APPLIED WEATHER RESISTIVE BARRIER (W.R.B.) ONTO CLEAN AND DRY GYPSUM BOARD. BACK ROLL AS NECESSARY TO ENSURE THERE ARE NO PINHOLES.

1/4" = 1'-0"

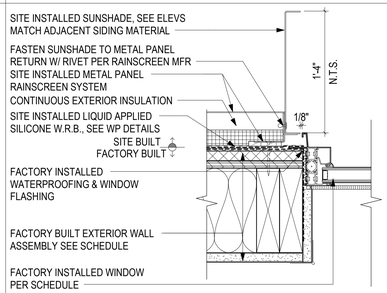
NAIL-FIN WINDOW FLASHING SEQUENCE - SB 4



NOTE: SEE WINDOW FLASHING SEQUENCE FOR ADDITIONAL INFORMATION

3" = 1'-0"

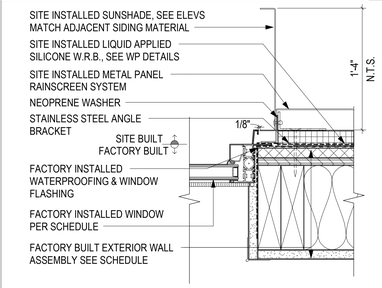
WINDOW - HEAD, TYP. 3



NOTE: SEE WINDOW FLASHING SEQUENCE FOR ADDITIONAL INFORMATION

3" = 1'-0"

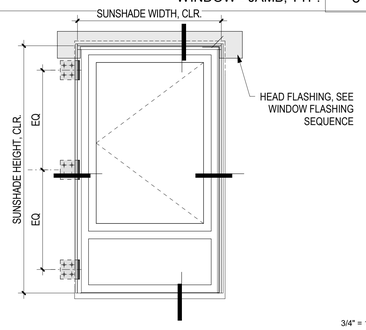
WINDOW - JAMB, TYP. 6



NOTE: SEE WINDOW FLASHING SEQUENCE FOR ADDITIONAL INFORMATION

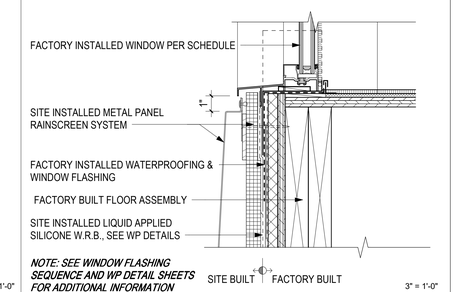
3" = 1'-0"

WINDOW - JAMB W/ SUNSHADE BRACKET, TYP. 2



3/4" = 1'-0"

SUNSHADE ELEVATION, TYP. 5



NOTE: SEE WINDOW FLASHING SEQUENCE AND WP DETAIL SHEETS FOR ADDITIONAL INFORMATION

3" = 1'-0"

WINDOW - SILL, TYP. 1

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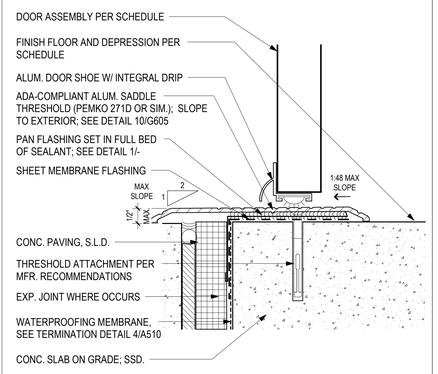
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DETAILS - WINDOWS & SUNSHADES

Sheet No.

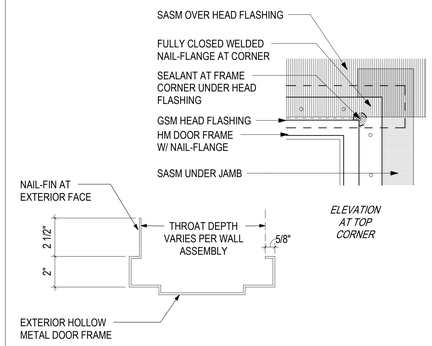
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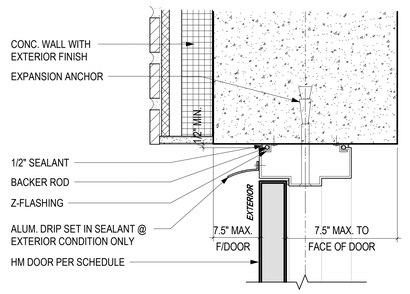
6" = 1'-0"

DOORS - THRESHOLD AT EXTERIOR CONCRETE 4



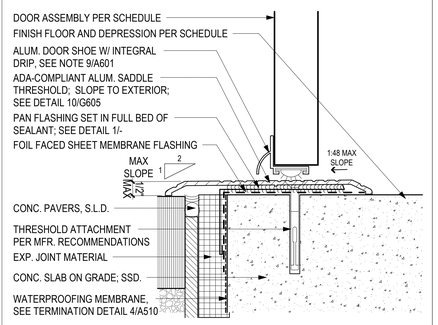
3" = 1'-0"

DOORS - HM FRAME PROFILE 11



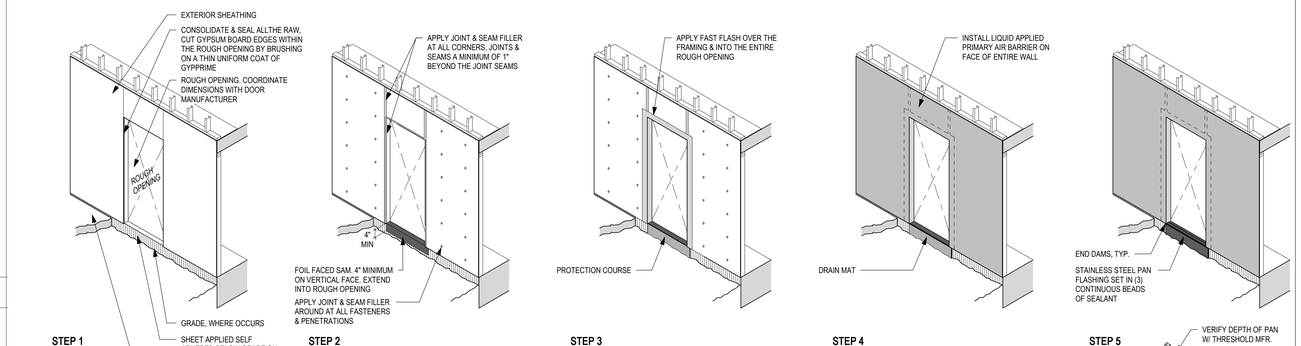
3" = 1'-0"

DOORS - HEAD/JAMB AT CONCRETE WALL GREATER THAN 8" 7



6" = 1'-0"

DOORS - THRESHOLD AT EXTERIOR PAVER 3



1/4" = 1'-0"

DOORS - FLASHING SEQUENCING 1

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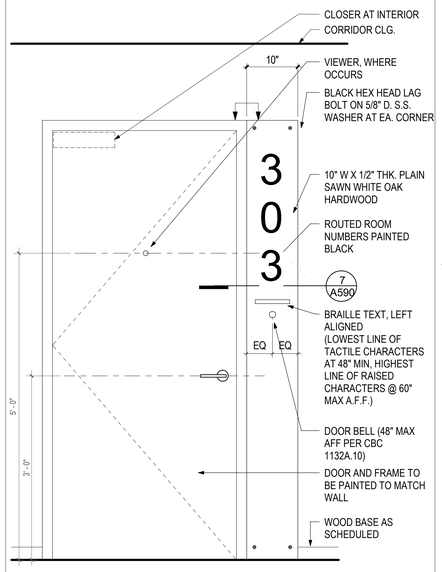
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DETAILS - DOORS EXTERIOR

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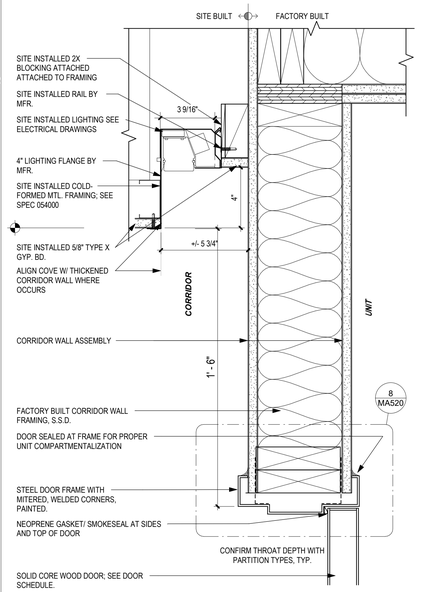
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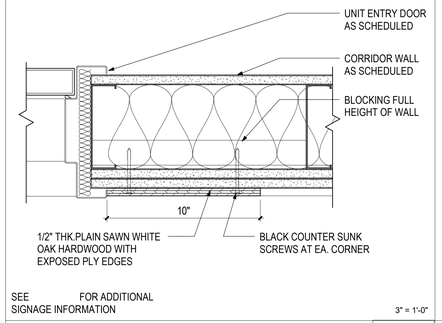
UNIT ENTRY ELEVATION 8



**JAMB DETAIL SIMILAR.

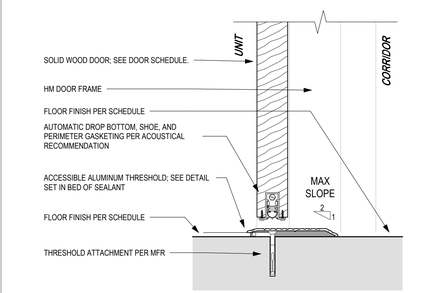
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DOOR FRAME AND LIGHT COVE DETAIL 4



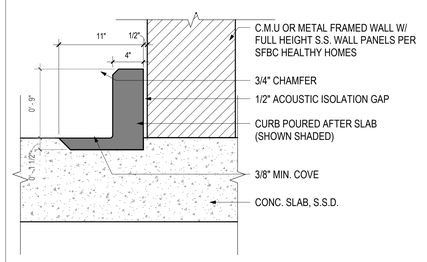
3" = 1'-0"

UNIT ENTRY SIGNAGE PLAN 7



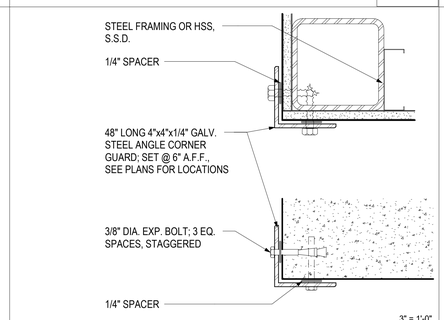
3" = 1'-0"

UNIT DOOR THRESHOLD DETAIL, TYP. 3



1 1/2" = 1'-0"

INTERIOR - CURB AT TRASH ROOM 6



3" = 1'-0"

INTERIOR - STEEL CORNER GUARD 5

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DETAILS - INTERIOR SPECIALITIES

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COMMON DOOR SCHEDULE - SITE BUILT

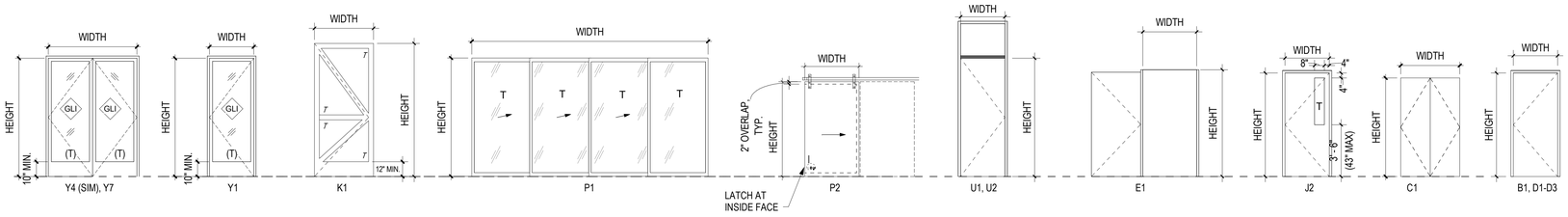
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LEVEL 1												
103.1	RECEPTION	D1	33	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
106.1	COMMUNITY ROOM	P2	38	ROOM PARTITION DIVIDER	10' - 9"	18' - 11"	0' - 1 1/2"			NR		
107.1	STOR.	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
116.1	RES. LOBBY	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
117.1	WC	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
131.1	COURTYARD, S.L.D.	U1	03	SINGLE FLUSH PANEL W/ TRANSOM, LOUVER	8' - 0"	3' - 0"	0' - 1 3/4"	PAINT			CL, PA	
131.4	RECUPERATIVE CARE CLINIC	D1	22	SINGLE FLUSH, SOLID CORE, HM FRAME	6' - 8"	3' - 0"	0' - 1 3/4"			20 MIN	CL, PA	
132.1	RECEPT.	D1	33	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
133.1	STOR.	D1	33	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
134.1	EXAM	D1	24	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
135.1	STOR.	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
136.1	WC	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
137.1	STOR.	J2	20	STAIRWAY SINGLE FLUSH HM W/ LIGHT; HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"	PAINT	HM	90-MIN		HEALTH CLINIC SHOWN FOR REFERENCE ONLY, NOT CURRENTLY IN SCOPE
138.1	WC	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
139.1	STOR.	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
140.1	STOR.	D1	24	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
141.1	STOR.	D1	24	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
142.1	EXAM	D1	24	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
151.1	RECUPERATIVE CARE CLINIC	D1	31	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
152.1	2 BED	D1	31	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
153.1	RECUPERATIVE CARE CLINIC	D1	31	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
154.1	2 BED	D1	31	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
155.1	2 BED	D1	31	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
156.1	LAUNDRY	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		RCC, SHOWN FOR REFERENCE ONLY SCOPE TO BE CONFIRMED
157.1	BATH	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
158.1	RECUPERATIVE CARE CLINIC	D1	30	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
159.1	STORAGE	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
161.1	STOR.	D1	18	SINGLE FLUSH, SOLID CORE, HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"			NR		
171.1	ELEC / MECH	U2	10	DOUBLE FLUSH PANEL W/ LOUVER, TRANSOM HM	8' - 0"	6' - 0"	0' - 1 3/4"	PAINT			CL, PH	
172.1	MPOE	U2	11	DOUBLE FLUSH PANEL W/ LOUVER, TRANSOM HM	8' - 0"	6' - 0"	0' - 1 3/4"	PAINT				
173.1	DOM. WATER	U1	08	SINGLE FLUSH PANEL W/ TRANSOM, LOUVER	8' - 0"	3' - 0"	0' - 1 3/4"	PAINT				
175.1	MAINT. / JANITOR	U1	08	SINGLE FLUSH PANEL W/ TRANSOM, LOUVER	8' - 0"	3' - 0"	0' - 1 3/4"	PAINT				
175.2	MAINT. / JANITOR	D2	16	SINGLE FLUSH HM W/ LIGHT; HM FRAME	7' - 0"	3' - 0"	0' - 2"			45 MIN		
175.3	MAINT. / JANITOR	D2	14	SINGLE FLUSH HM W/ LIGHT; HM FRAME	7' - 0"	3' - 0"	0' - 2"			45 MIN		
176.1	TRASH ROOM	U2	12	DOUBLE FLUSH PANEL W/ LOUVER, TRANSOM HM	8' - 0"	6' - 0"	0' - 1 3/4"	PAINT				
EL.1	RES. LOBBY	E1	39	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.		
EL.2	RES. LOBBY	E1	39	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.		
ST-A.1	STAIR A	D3	13	SINGLE FLUSH, SOLID CORE FIBERGLASS DOOR	7' - 0"	3' - 0"	0' - 1 3/4"			20 MIN	CR, CL	
ST-B.1	STAIR B	J2	07	STAIRWAY SINGLE FLUSH HM W/ LIGHT; HM FRAME	7' - 0"	3' - 0"	0' - 1 3/4"	PAINT	HM	90-MIN	CL, PH	
LEVEL 2												
EL.3	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	
EL.4	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	
LEVEL 3												
EL.5	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	
EL.6	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	
LEVEL 4												
EL.7	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	
EL.8	ELV. LOBBY	E1	25	ELEVATOR SMOKE DOOR ON HOLD OPEN	7' - 0"	3' - 6"	0' - 2"			90-MIN.	HO	

COMMON STOREFRONT DOOR SCHEDULE - SITE BUILT

Mark	To Room: Name	Type Mark	HDWE. Group	Description	Height	Width	Thickness	Door Finish	Frame Material	Fire Rating	Special Hardware	Glazing type	Comments
100.1	RES. ENTRY	K1	01	CUSTOM WD AND GLASS STILE AND RAIL STOREFRONT DOOR	8' - 10 3/4"	3' - 9 1/2"	0' - 2 1/4"	DARK STAIN	ALUM	NR	CR, ES, CL, PA		
130.1	HEALTH CLINIC ENTRY	Y1	03	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 10 3/4"	2' - 9 1/4"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL, PA		
150.2	RECUPERATIVE CARE CLINIC	Y1	02	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR	ES, CL, PA		
LEVEL 1													
100.2	RES. LOBBY	Y4	37	ALUM. STOREFRONT AIRLOCK DOOR	8' - 5 1/2"	3' - 11 21/32"	0' - 1 3/4"	ANODIZED	ALUM	NR	PA		
101.1	RES. LOBBY	Y1	09	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 10 3/4"	3' - 4 3/4"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL, PA		
104A.1	MAIL	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 0 1/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
104B.1	OFFICE	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
105.1	COMMUNITY ROOM	Y7	34	ALUMINUM STOREFRONT DOUBLE DOOR	8' - 8 1/4"	8' - 0"	0' - 2"	PAINT	WD	20 MIN			
111.1	RES. LOBBY	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
112.1	OFFICE	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
113.1	RES. LOBBY	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 10 3/4"	3' - 0 1/4"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
115.1	RES. LOBBY	Y1	19	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			5" MIN. STILE TO ACOMMODATE LOCKSET
130.2	RES. LOBBY	Y1	21	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	9' - 10 3/4"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL, PA		HEALTH CLINIC SHOWN FOR REFERENCE ONLY, NOT
131.2	STOR.	Y1	28	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 8 1/4"	2' - 11 3/4"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL		5" MIN. STCURRENTLY IN SCOPELOCKSET
131.3	HEALTH CLINIC ENTRY	Y1	29	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	7' - 8 1/4"	2' - 11 3/4"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL, PA		5" MIN. STILE TO ACOMMODATE LOCKSET
145.1	LARGE CONFERENCE ROOM	Y1	15	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 0"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR	CR		RCC, SHOWN FOR REFERENCE ONLY SCOPE TO BE
150.1	RECUPERATIVE CARE CLINIC	Y1	04	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 10 3/4"	2' - 10 1/2"	0' - 1 3/4"	ANODIZED	ALUM	NR	CL		CONFIRMED
162.1	RECUPERATIVE CARE CLINIC	Y1	32	ALUMINUM STOREFRONT DOOR W/ VISION GLAZING	8' - 0"	3' - 0"	0' - 1 3/4"	ANODIZED	ALUM	NR			

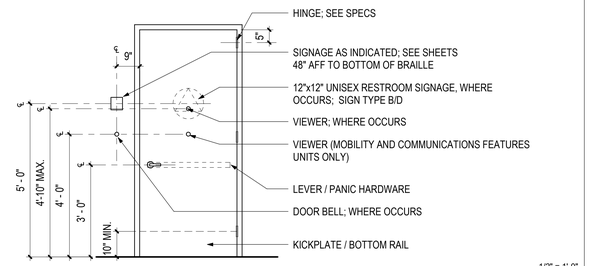
COMMON GATE SCHEDULE - SITE BUILT

Mark	Room	Type Mark	HDWE. Group	Description	Height	Width	Thickness	Door Finish	Frame Material	Fire Rating	Special Hardware	Comments
LEVEL 1												
100.3	COURTYARD, S.L.D.	G1	35	SINGLE FLUSH STEEL DOOR WITH PERF. METAL VISION PANELS	7' - 0"	3' - 0"	0' - 1 3/4"	N/A	N/A	NR	CL, PH	
100.4	COURTYARD, S.L.D.	G1	36	SINGLE FLUSH STEEL DOOR WITH PERF. METAL VISION PANELS	7' - 0"	3' - 0"	0' - 1 3/4"	N/A	N/A	NR	CL, PH	



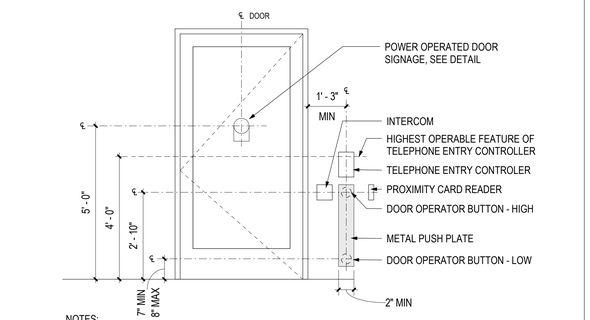
1/4" = 1'-0"

COMMON DOOR LEGEND



1/2" = 1'-0"

DOOR CONSTRUCTION & MOUNTING HEIGHTS



NOTES:
1. ALL POWER OPERATED DOORS SHALL COMPLY WITH BHMA A156.19, INCLUDING TIMING AND SIGNS.
2. DOOR ENTRY HARDWARE CENTERD ON 30"x48" CLEAR SPACE, SEE PLANS.

1/2" = 1'-0"

DOOR ENTRY HARDWARE MOUNTING HEIGHTS

DOOR GENERAL NOTES

1. PROVIDE SAFETY GLAZING PER 2019 CBC SEC. 2406.
2. ALL EXIT DOORS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, OR SPECIAL KNOWLEDGE OR EFFORT.
3. THE MAXIMUM EFFORT REQUIRED TO OPERATE EXTERIOR DOORS SHALL BE 5 POUNDS. THE MAXIMUM EFFORT REQUIRED TO OPERATE INTERIOR DOORS SHALL BE 5 POUNDS. DOORS REQUIRING MORE THAN THE REQUIRED POUNDS OF PRESSURE TO OPERATE SHALL BE EQUIPPED WITH POWER-ASSISTED OPENERS. FIRE-RATED DOORS ARE TO OPERATE WITH THE MINIMUM PRESSURE TO CLOSE AND LATCH, NOT TO EXCEED 15 POUNDS.
4. SEE ACCESSIBILITY DIAGRAM SHEET FOR ADDITIONAL INFORMATION.
5. ALL FIRE-RATED DOORS SHALL HAVE A TIGHT-FITTING SMOKE-SEAL ASSEMBLY PER 2019 CBC SECTION 715.4.
6. SEE DOOR DETAIL SHEET FOR TYPICAL DOOR INSTALLATION & FLASHING SEQUENCE.
7. PROVIDE WEATHER STRIPPING PER TITLE 24 FOR ALL EXTERIOR DOORS. PERIMETER SEAL SHALL PROVIDE CONTINUOUS BARRIER, WITH NO VISIBLE GAPS BETWEEN THE DOOR AND THE FRAME OR THRESHOLD.
8. A GLAZED OPENING IN A 90-MINUTE FIRE-RATED DOORS SHALL BE NOT MORE THAN 100 SQ. IN. (4" MIN. DIMENSION).
9. DO NOT USE TIMELY FRAMES.
10. ACOUSTICAL PERFORMANCE: REFER TO THE ACOUSTIC REPORT. ALL EXTERIOR DOORS AT RESIDENTIAL UNITS SHALL MEET OR EXCEED OITC AND STC RATINGS AS SHOWN ON SHEET , UNLESS OTHERWISE NOTED. SEE ACOUSTIC REPORT & ACOUSTIC REQUIREMENTS DIAGRAM FOR ADDITIONAL INFORMATION.
11. ALL DOORS TO RECEIVE SIGNAGE, EITHER ON THE DOOR OR ON AN ADJACENT WALL AS INDICATED. PROVIDE SIGN TYPES AS LISTED BELOW, UNLESS OTHERWISE NOTED. SEE FLOOR PLANS & DOOR SCHEDULE FOR CALL-OUTS & ADDITIONAL INFORMATION.
    A. SEE SHEET FOR SIGN LOCATIONS.
    B. SEE SHEET TO FOR SIGN TYPES.
12. ALL SWINGING DOORS SHALL HAVE A 16" HIGH KICK PANEL AT THE BOTTOM OF THE PUSH SIDE. (16" MIN. UON)
13. ALL DOOR HARDWARE ON MOBILITY FEATURES UNITS' PRIMARY ENTRANCE DOORS MUST NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING TO OPERATE INCLUDING DEAD BOLT.
14. ALL MOBILITY FEATURES UNITS' SLIDING CLOSET DOORS SHALL HAVE OPEN LOOP PULLS. INSTALL OPEN LOOP PULL ON EACH LEAF OF DOORS.
15. DOOR LEVERS MUST RETURN TO WITHIN 1/2" OF DOOR FACE.
16. ALL PASSAGE DOORS TO PROVIDE 32" MIN. CLEAR OPENING WHEN OPEN TO 90 DEGREES.
17. ALL DOOR HEIGHT DIMENSIONS TO TOP OF LEAF.
18. FOR PANIC HARDWARE LOCATIONS, SEE CODE SHEETS
19. SEE STOREFRONT SCHEDULE FOR ADDITIONAL INFORMATION
20. PROVIDE CONTINUOUS HORIZONTAL SUPER GRAPHIC FILM, 6" HIGH AT ALL EXTERIOR STOREFRONTS, INTERIOR STOREFRONTS, FOLDING GLASS WALLS, SLIDING DOORS, AND GLAZED DOORS AT 36" AFF, EXCEPT WHERE PANIC HARDWARE AND WINDOWS OCCUR.
21. DOORS WITH CLOSERS SHALL TAKE AT LEAST 5 SECONDS TO CLOSE FROM 90 DEGREES TO WITHIN 12 DEGREES OF THE CLOSED POSITION. FIRE DOORS SHALL BE SELF OR AUTOMATIC CLOSING AND BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN CLOSED PER 2016 CBC 716.9 AND 716.9.1.
22. ALL DOOR LOCKING AND LATCHING MUST BE PLACED BETWEEN 34" - 44".
23. PERFORMANCE REQUIREMENTS FOR STOREFRONTS AND WINDOWS
    A. VINYL WINDOWS 0.33 U-FACTOR, 0.23 SHGC, 0.5 VT
    B. SLIDING STOREFRONT 0.42 U-FACTOR, 0.27 SHGC, 0.5 VT
    C. STOREFRONT 0.32 U-FACTOR, 0.23 SHGC, 0.5 VT
24. PARKING GARAGE DOOR: BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION MODEL 521. BAR GRATING TO MATCH BAR GRATING AT ADJACENT PARKING GARAGE LOCATIONS. BAR GRATING TYPE IS 19-W-4 BAR GRATING (83% OPEN). SEE 1/G601 FOR ADDITIONAL INFORMATION AND AMMR PERMIT APPLICATION NUMBER.

T TEMPERED GLASS

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

DOOR SCHEDULE

Sheet No.

A600

Date 9/10/2021 3:53:08 PM
Project No. 21709

ROOM FINISH SCHEDULE - COMMON AREAS

Number	Room Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Window Treat.	Comments
Not Placed							
240	IDF STOR.						
340	IDF STOR.						
440	IDF STOR.						
540	IDF STOR.						
LEVEL 1							
100	RES. ENTRY	CF-1 / EM-1	T-6 / CW-1	T-6	AC-2	-	EXPOSED CEILING ABOVE AC-2
101	RES. LOBBY	CF-1	CW-1 / P-3	WB-1	AC-2	-	EXPOSED CEILING ABOVE AC-2
102	MAIL	CF-1	CW-1 / P-3	WB-1	-	-	EXPOSED CEILING
103	RECEPTION	CF-1	CW-1 / P-3	WB-1	AC-1	WT-2	
104A	OFFICE	CF-1	CW-1 / P-3	WB-1	AC-1	WT-2	
104B	OFFICE	CF-1	CW-1 / P-3	WB-1	AC-1	WT-2	
105	COMMUNITY ROOM	CF-1	CW-1 / P-3	WB-1	AC-1	-	
106	KITCH.	CF-1	CW-1 / P-3 / T-1	WB-1	P-6	-	KITCHEN BACKSPLASH T-1
107	STOR.	CF-1	CW-2 / P-3	RB-1	-	-	EXPOSED CEILING
111	OFFICE	CF-1	CW-1 / P-3	WB-1	AC-1	WT-2	
112	OFFICE	CF-1	P-3	WB-1	AC-1	WT-2	
113	OFFICE	CF-1	P-3	WB-1	AC-1	-	
115	LAUNDRY	CF-1	CW-1 / P-3	WB-1	AC-1	-	
116	WC	T-3	T-4	T-4	P-6	-	
117	WC	T-3	T-4	T-4	P-6	-	
171	ELEC / MECH	CF-2	P-4	RB-1	-	-	EXPOSED CEILING
172	MPOE	CF-2	P-4	RB-1	-	-	EXPOSED CEILING
173	DOM. WATER	CF-2	P-4	RB-1	-	-	EXPOSED CEILING
175	MAINT. / JANITOR	CF-2	P-4	RB-1	-	-	EXPOSED CEILING
176	TRASH ROOM	CF-2	P-4	RB-1	-	-	EXPOSED CEILING
EL 1	ELEV 1	EM-1	SSP	-	-	-	
EL 2	ELEV 2	EM-1	SSP	-	-	-	
LEVEL 2							
200	ELV. LOBBY	LVT-2	P-3	WB-1	P-6	-	
201	CORRIDOR	LVT-2	P-3	WB-1	P-6	-	
229	TRASH	L-1	P-4	RB-1	P-6	-	
239	MECH./ STOR.	L-1	P-4	RB-1	P-6	-	
240	IDF						
LEVEL 3							
300	ELV. LOBBY	LVT-2	P-3	WB-1	P-6	-	
301	CORRIDOR	LVT-2	P-3	WB-1	P-6	-	
329	TRASH	L-1	P-4	RB-1	P-6	-	
339	MECH/STOR	L-1	P-4	RB-1	P-6	-	
340	IDF						
LEVEL 4							
400	ELV. LOBBY	LVT-2	P-3	WB-1	P-6	-	
401	CORRIDOR	LVT-2	P-3	WB-1	P-6	-	
429	TRASH	L-1	P-4	RB-1	P-6	-	
439	MECH./STOR.	L-1	P-4	RB-1	P-6	-	
440	IDF						
LEVEL 5							
500	ELV. LOBBY	LVT-2	P-3	WB-1	P-6	-	
501	CORRIDOR	LVT-2	-	WB-1	P-6	-	
505	OUTDOOR COMMON SPACE	T-5	-	-	-	-	
506	LOUNGE	LVT-2	P-3	WB-1	P-6	WT-2	
529	TRASH	L-1	P-4	RB-1	P-6	-	
539	MECH./STOR.	L-1	P-4	RB-1	P-6	-	
540	IDF						

ROOM FINISH SCHEDULE - HEALTH CLINIC

Number	Room Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Window Treat.	Comments
130	HEALTH CLINIC ENTRY	H-LVT-1	H-P-1	H-RB-1	H-AC-1	-	HEALTH CLINIC
131	HEALTH CLINIC, HPHP	H-LVT-1	H-P-1	H-RB-1	H-AC-1	-	HEALTH CLINIC
132	RECEPT.	H-LVT-1	H-P-1	H-RB-1	H-AC-1	H-WT-1	HEALTH CLINIC
133	OFFICE	H-LVT-1	H-P-1	H-RB-1	H-AC-1	H-WT-1	HEALTH CLINIC
134	EXAM	H-LVT-1	H-P-2	H-RB-1	H-AC-1	H-WT-1	HEALTH CLINIC
135	PROVIDERS	H-VF-1	H-P-1	H-VF-1	H-AC-1	-	HEALTH CLINIC
136	WC	H-T-1	H-T-2	H-T-2	H-AC-1	-	HEALTH CLINIC
137	STOR.	H-VF-1	H-P-2	H-RB-1	-	-	HEALTH CLINIC
138	WC	H-T-1	H-T-2	H-T-2	H-AC-1	-	HEALTH CLINIC
139	STOR.	H-VF-1	H-P-2	H-RB-1	-	-	HEALTH CLINIC
140	EXAM	H-LVT-1	H-P-2	H-RB-1	H-AC-1	H-WT-1	HEALTH CLINIC
141	EXAM	H-VF-1	H-P-2	H-VF-1	H-AC-1	H-WT-1	HEALTH CLINIC
142	EXAM	H-VF-1	H-P-2	H-VF-1	H-AC-1	H-WT-1	HEALTH CLINIC
145	LARGE CONFERENCE ROOM	H-LVT-1	H-P-1	H-RB-1	H-AC-1	H-WT-1	HEALTH CLINIC

HEALTH CLINIC SHOWN FOR REFERENCE ONLY, NOT CURRENTLY IN SCOPE

ROOM FINISH SCHEDULE - RECUPERATIVE CARE CENTER

Number	Room Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Window Treat.	Comments
150	RECUPERATIVE CARE CLINIC	R-LVT-1	R-P-1	R-RB-1	R-P-2	-	RCC
151	2 BED	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
152	2 BED	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
153	2 BED	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
154	2 BED	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
155	2 BED	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
156	LAUNDRY	R-VF-1	R-P-1	R-RB-1	R-P-2	-	RCC
157	BATH	R-T-1	R-T-2	R-T-2	R-P-2	-	RCC
158	BATH	R-T-1	R-T-2	R-T-2	R-P-2	-	RCC
159	STORAGE	R-VF-1	R-P-1	R-RB-1	R-P-2	-	RCC
160	LOUNGE/ KITCHEN	R-LVT-1	R-P-1	R-RB-1	R-P-2	R-WT-1	RCC
161	STOR.	R-VF-1	R-P-1	R-RB-1	R-P-2	-	RCC
162	MEETING	R-LVT-1	R-P-1	R-RB-1	R-P-2	-	RCC

RCC, SHOWN FOR REFERENCE ONLY SCOPE TO BE CONFIRMED

FINISHES - INTERIOR

Abbreviation	Spec Section	Finish Description	Manufacturer	Product	Style, Color, Etc	Comments	Fire Rating Class
AC-1	09 51 13	ACOUSTIC CEILING TILES	ARMSTRONG	TECTUM, VERTICAL IN-DESIGN	COLOR: WHITE, SIZE 24X48		
AC-2	09 51 13	ACOUSTICAL CEILING BAFFLES	ARMSTRONG	TECTUM, BAFFLES	COLOR: CUSTOM COLOR, SIZE 24X48		
CB-1	12 35 30	CASEWORK (UNITS)	LANZ	FRAMELESS W/ SLAB DOORS	COLOR: BEECH, SAND		ASTM E84 Class C / Class III
CB-2	12 35 30	CASEWORK (COMMON CABINETRY)	LANZ	FRAMELESS W/ SLAB DOORS	COLOR: BEECH, SAND		
CB-3	06 40 23	CASEWORK (COMMON)	CUSTOM	SOLID WHITE OAK WOOD W/ NATURAL FINISH			
CF-1	03 35 39	CONCRETE WITH GROUND FINISH + SEALED (COMMON)	-	-	CLEAR SEALER		ASTM E84 Class A / Class 1
CF-2	03 35 00	CONCRETE WITH SMOOTH TROWEL FINISH	-	-	CLEAR SEALER		ASTM E84 Class A / Class 1
CF-3	03 30 00	CONCRETE WITH INTEGRAL-COLOR	-	-	CLEAR SEALER		ASTM E84 Class A / Class 1
CW-1	03 35 28	CONCRETE, BOARD-FORMED	-	-	-		ASTM E84 Class A / Class 1
CW-2	03 35 28	CONCRETE, ROUGH-FORMED	-	-	-		ASTM E84 Class A / Class 1
EM-1	12 48 13	ENTRANCE FLOOR MATS	AMERICAN FLOOR MATS	RECYCLED RUBBER TIRE TILES	COLOR: ROYAL GREY 12"X25' ROLL	ELEVATOR CAB	
FRP	06 64 00	FIBERGLASS REINFORCED PLASTIC WALL PANELS	CRANE COMPOSITES, OR EQ.	GLASBORD, OR EQ.	FINISH: SMOOTH, COLOR: WHITE		ASTM E84 Class A / Class 1
H-AC-1	09 51 13	ACOUSTIC CEILING TILES	ARMSTRONG	OPTIMA HEALTH ZONE	COLOR: WHITE, SIZE 24X48		
H-LVT-1	09 65 19	LUXURY VINYL TILE	INTERFACE	TBD	TBD		
H-P-1	09 91 23	PAINT	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: TBD, FINISH: EGGSHELL		
H-P-2	09 91 23	PAINT	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: TBD, FINISH: SEMI-GLOSS		
H-RB-1	09 65 16	RUBBER WALL BASE	MANNINGTON	SCULPTURED WALL BASE	STYLE: SIMPLE 4SM, COLOR: TBD		
H-T-1	09 30 13	TILE (FLOORS)	DALTILE	TBD	TBD		
H-T-2	09 30 13	TILE (WALLS)	DALTILE	TBD	TBD		
H-VF-1	09 65 16	RESILIENT VINYL SHEET FLOORING	ARMSTRONG	TBD	TBD		
H-WT-1	12 24 16	ROLLER SHADES	MECHO	ROLLER SHADES	TBD		
L-1	09 65 16	LINOLEUM TILE (SERVICES)	FORBO	MARMOLEUM MCT	COLOR: TBD		
LVT-1	09 65 19	LUXURY VINYL TILE (UNITS)	INTERFACE	BRUSHED LINES	TBD	GRAIN TO BE IN SINGLE DIRECTION ONLY AS SPECIFIED BY ARCH.	
LVT-2	09 65 19	LUXURY VINYL TILE (CORRIDORS)	INTERFACE	BRUSHED LINES	TBD	GRAIN TO BE IN SINGLE DIRECTION ONLY AS SPECIFIED BY ARCH.	
P-1	09 91 23	PAINT (UNITS)	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: ALABASTER, FINISH: EGGSHELL	WALLS AND CEILINGS AT RESIDENTIAL UNITS	ASTM E84 Class A / Class 1
P-2	09 91 23	PAINT (BATHROOMS)	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: ALABASTER, FINISH: SEMI-GLOSS	WALLS AND CEILINGS AT SERVICE	ASTM E84 Class A / Class 1
P-3	09 91 23	PAINT (COMMON)	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: ALABASTER, FINISH: EGGSHELL	WALLS AT COMMON	ASTM E84 Class A / Class 1
P-4	09 91 23	PAINT (COMMON)	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: ALABASTER, FINISH: SEMI-GLOSS	WALLS AND CEILING AT COMMON WCS	
P-5	09 91 23	PAINT (COMMON)	SHERWIN WILLIAMS, OR EQ.	ZERO VOC	COLOR: ALABASTER, FINISH: EPOXY	WALLS AND CEILING AT SERVICE	
P-6	09 91 23	PAINT (COMMON)	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: ALABASTER, FINISH: FLAT	CEILINGS AT COMMON	
R-LVT-1	09 65 19	LUXURY VINYL TILE	INTERFACE	TBD	TBD		
R-P-1	09 91 23	PAINT	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: TBD, FINISH: EGGSHELL		
R-P-2	09 91 23	PAINT	SHERWIN WILLIAMS, OR EQ.	PROMAR 200 ZERO VOC	COLOR: TBD, FINISH: FLAT		
R-RB-1	09 65 16	RUBBER WALL BASE	MANNINGTON	SCULPTURED WALL BASE	TBD		
R-T-1	09 30 13	TILE (FLOORS)	DALTILE	TBD	TBD		
R-T-2	09 30 13	TILE (WALLS)	DALTILE	TBD	TBD		
R-VF-1	09 65 16	RESILIENT VINYL SHEET FLOORING	ARMSTRONG	TBD	TBD		
R-WT-1	12 24 16	ROLLER SHADES	MECHO	ROLLER SHADES	TBD		
RB-1	09 65 16	RUBBER WALL BASE (SERVICE)	ROPPE	PINNACLE	COLOR: 170 WHITE	4"	
RB-2	09 65 16	RUBBER WALL BASE (UNIT BATHROOM)	MANNINGTON	SCULPTURED WALL BASE	STYLE: SIMPLE 4SM, COLOR: TBD	4"	
SS-1	12 36 61	SOLID SURFACE COUNTERTOP (UNITS)	DALTILE	ONE QUARTZ	COLOR: TBD		
SS-2	12 36 61	SOLID SURFACE COUNTERTOP (COMMON)	DALTILE	ONE QUARTZ	COLOR: TBD		
SSP	14 24 00	STAINLESS STEEL PANEL	PER ELEVATOR MFR.				
T-1	09 30 13	TILE (COMMON KITCHEN)	FIRECLAY	RECYCLED TILE BODY	COLOR: TBD, SIZE: TBD	INSTALLED VERTICAL STACKED PATTERN	
T-2	09 30 13	GLAZED THIN BRICK (ELEVATOR LOBBY)	FIRECLAY	THIN BRICK TILE	COLOR: TBD	TBD	
T-3	09 30 13	TILE (COMMON WC - FLOORS)	DALTILE	FORMULA	COLOR: AXIOM, SIZE: 12"X24"	INSTALLED STACKED PATTERN	
T-4	09 30 13	TILE (COMMON WC - WALLS)	DALTILE	COLOR WHEEL COLLECTION	COLOR: MATTE ARCTIC WHITE	INSTALLED VERTICAL STACKED PATTERN	
T-5	32 14 13	TILE PAVERS AND PEDESTAL (ROOF TERRACE)	CONCRETE COLLABORATIVE	TRAILS	COLOR: FOSSIL, SIZE 18"X36"	TO BE USED WITH BISON PEDESTALS	
T-6	09 30 13	TILE (UNIT BATH FLOORING)	DALTILE	ARTICULO	COLOR: TBD	RUNNING BOND LAYOUT	
VF-1	09 65 16	RESILIENT VINYL SHEET FLOORING (UNIT BATHS)	ARMSTRONG	REJUVENATIONS	COLOR: TBD		
VST	09 65 13	VINYL STAIR TREAD & RISER	FLEXCO	VT - COMMERCIAL SAFETY RIB	COLOR: STORM GREY		
WB-1	06 20 23	WOOD BASEBOARD (COMMON & UNITS)	-	2-1/2" X 1/2" BASEBOARD, SQUARE EDGE	COLOR: PAINTED TO MATCH WALL		ASTM E84 Class C / Class III
WT-1	12 21 16	HORIZONTAL BLINDS (UNITS)	MARIAK	1" X 1" HORIZONTAL MINI-BLIND	WHITE		NFPA 701, 2004 Pass
WT-2	12 24 16	BOTTOM UP ROLLER SHADES (COMMON)	HUNTER DOUGLAS	DUETTE HONEYCOMB FR SHADES	COLOR AND TRANSPARENCY: TBD BY ARCHITECT		

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

FINISH SCHEDULE

Sheet No.

A620

Date 9/10/2021 3:53:12 PM
Project No. 21709

LANDSCAPE & IRRIGATION PLANS

119 CORAL SANTA CRUZ SUPPORTIVE HOUSING

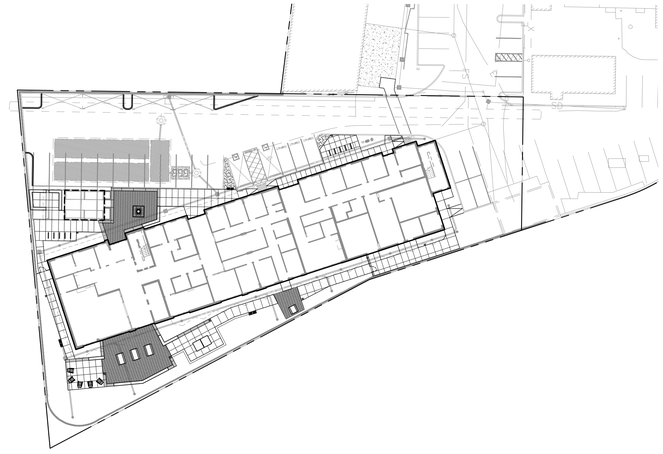
SANTA CRUZ, CA 95060

APN: 008-171-31

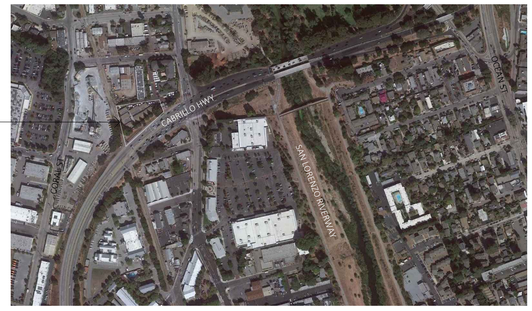
GENERAL NOTES

1. VISIT THE SITE PRIOR TO SUBMITTING BIDS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE.
4. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
5. ALL LOCAL, MUNICIPAL, COUNTY AND STATE REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF WORK ARE HEREBY INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS TO BE CARRIED OUT BY THE CONTRACTOR.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
8. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATIONS VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
10. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK. IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS.
11. A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.
12. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LAYOUT WORK WITH OWNER'S REPRESENTATIVE ON A DAILY BASIS.
14. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINLINE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.
15. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH CONTRACTORS' FAILURE TO CARRY OUT WORK IN IN ACCORDANCE WITH CONTRACT DOCUMENTS.
16. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
17. LANDSCAPE SYMBOLS, A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS, ARE USED IN THESE DRAWINGS, CAREFULLY REVIEW NOTATION. NOTIFY OWNER'S REPRESENTATIVE AND REQUEST CLARIFICATION OF AN UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
18. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
19. DO NOT SCALE DRAWINGS.
20. ALL ARCHITECTURAL INFORMATION IS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR SPECIFIC AND ACCURATE INFORMATION.
21. SEE CIVIL ENGINEER'S PLAN FOR PRECISE GRADING AND DRAINAGE INFORMATION.
22. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.
23. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
24. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE CALIFORNIA BUILDING CODE - CURRENT EDITION.
25. CONTRACTOR SHALL KEEP ALL DRAINAGE FACILITIES AFFECTED BY HIS/HER CONSTRUCTION OPERATIONS CLEAN AND FULLY OPERATIONAL AT ALL TIMES.
26. REMOVE ALL DEMOLITION ITEMS FROM THE PROJECT SITE AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS. DO NOT BURY RUBBISH OR DEBRIS ON SITE.
27. SUBMIT A UNIT COST FOR IMPORT SOIL IN-PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.
28. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
29. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.

SITE MAP



A OVERALL SITE PLAN
NO SCALE — NORTH



B VICINITY MAP
NO SCALE — NORTH

SYMBOLS & ABBREVIATIONS

@	=AT
Ø	=DIAMETER OR ROUND
C	=CENTER LINE
#	=NUMBER
A.C.	=ASPHATIC CONCRETE
A/C	=AIR CONDITIONING
ARCH	=ARCHITECTURAL/ARCHITECT
A.C.	=BOTTOM OF CURB
A.S.	=BOTTOM OF STEP
BLDG.	=BUILDING
C.B.	=CATCH BASIN
C.F.	=CUBIC FOOT
C.M.U.	=CONCRETE MASONRY UNIT
CONC.	=CONCRETE
CTR.	=CENTER
DBL.	=DOUBLE
DIA.	=DIAMETER
DN.	=DOWN
DOUG FIR	=DOUGLAS FIR
DR	=DOOR
DS	=DOWN SPOUT
DWG	=DRAWING
E	=EAST
E.J.	=EXPANSION JOINT
ENG.	=ENGINEER
EQ.	=EQUAL
EQUIP.	=EQUIPMENT
FG	=FINISH GRADE
FS	=FINISH SURFACE
FT.	=FOOT
GA	=GAUGE
GALV.	=GALVANIZED
H.B.	=HOSE BIB
HORIZ.	=HORIZONTAL
HT.	=HEIGHT
MAX.	=MAXIMUM
MFR.	=MANUFACTURER
MH	=MANHOLE
MIN.	=MINIMUM
MISC.	=MISCELLANEOUS
N	=NORTH
NCN	=NO COMMON NAME
NIC	=NOT IN CONTRACT
NO.	=NUMBER
NTS	=NOT TO SCALE
O.A.	=ON CENTER
P.L.	=PROPERTY LINE
P.A.	=PLANTER AREA
RAD.	=RADIUS
REV.	=REVISION
RWD	=REDWOOD
S	=SOUTH
SHT.	=SHEET
SPEC.	=SPECIFICATION
SF	=SQUARE FOOT
SQ.	=SQUARE
STD.	=STANDARD
T.C.	=TOP OF CURB
T.G.	=TOP OF GRATE
T.S.	=TOP OF STEP
T.W.	=TOP OF WALL
TYP.	=TYPICAL
VERT.	=VERTICAL
W	=WEST
W/	=WITH
W.I.	=WROUGHT IRON
WT	=WEIGHT
SL	=SCORE LINE
∅	=DIAMETER OR ROUND
℄	=CENTER LINE
X	=DELTA REVISION
	=ALIGNMENT TYP.
X	=CONSTRUCTION ELEMENT CALLOUT
X	=FINISH CALLOUT
X	=SECONDARY CALLOUT
DET / SHEET	=SECTION/DETAIL REFERENCE

SHEET INDEX

L000	LANDSCAPE COVER SHEET
L001	EXISTING TREE PLAN
L100	LANDSCAPE CONSTRUCTION PLAN
L101	LANDSCAPE CONSTRUCTION PLAN: LEVEL 5
L190	LANDSCAPE CONSTRUCTION DETAILS
L191	LANDSCAPE CONSTRUCTION DETAILS
L200	LANDSCAPE IRRIGATION PLAN
L201	LANDSCAPE IRRIGATION PLAN: LEVEL 5
L290	IRRIGATION DETAILS
L291	IRRIGATION DETAILS
L300	LANDSCAPE PLANTING PLAN
L301	LANDSCAPE PLANTING PLAN: LEVEL 2
L390	PLANTING DETAILS

PROJECT TEAM

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CONTACT: TODD CREAMER

WATER-USE CALCULATIONS

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)			Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
	0.3	Drip	0.81	0.37		0	0
	0.3	Drip	0.81	0.37		0	0
	0.3	Drip	0.81	0.37		0	0
	0.4	Drip	0.81	0.49		0	0
	0.4	Drip	0.81	0.49		0	0
	0.4	Drip	0.81	0.49		0	0
	0.4	Drip	0.81	0.49		0	0
	0.2	Drip	0.81	0.25		0	0
	0.3	Drip	0.81	0.37		0	0
	0.3	Drip	0.81	0.37		0	0
	0.3	Drip	0.81	0.37		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	0	0	0
Special Landscape Areas							
				1		0	0
				Totals	0	0	0
						ETWU Total	0
						Maximum Allowed Water Allowance (MAWA)[e]	0

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	0
Total Area	0
Average ETAF	#DIV/0!

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas			
Total ETAF x Area	0	0.55	Residential
Total Area	0	0.81	Drip
Average ETAF	#DIV/0!	0.75	Overhead

MWELO CHECKLIST

PROJECT SITE: 119 CORAL STREET
PROJECT LOCATION: SANTA CRUZ, CA
PROJECT TYPE: AFFORDABLE RESIDENTIAL

LANDSCAPE ARCHITECT: MICHAEL W. VAIL (FORM/WORK LANDSCAPE ARCHITECTURE)

INCLUDED IN THIS SUBMITTAL PACKAGE ARE:

1.	MAXIMUM ANNUAL APPLIED WATER ALLOWANCE	----- GAL/YR (SEE WORKSHEET)
2.	ESTIMATED TOTAL WATER USE:	----- GAL/YR (SEE WORKSHEET)
3.	LANDSCAPE DESIGN PLAN:	SEE SHEET L3.0
4.	IRRIGATION DESIGN PLAN:	SEE SHEET L2.0
5.	GRADING DESIGN PLAN:	SEE CIVIL SHEETS
6.	SOIL MANAGEMENT REPORT (OPTIONAL): TO BE PROVIDED WITH CERTIFICATE OF COMPLETION AS MASS GRADING IS PLANNED	

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE & SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

SIGNATURE

MICHAEL W VAIL, ASLA
FORM/WORK LANDSCAPE ARCHITECTURE
SAN DIEGO, CA 92102

MAINTENANCE PROGRAM

WEEKLY TASKS
- INSPECT ALL IRRIGATION EQUIPMENT AND CLEAN, ADJUST AND ALIGN AS REQUIRED
- REPAIR IRRIGATION EQUIPMENT AS NEEDED WITH ORIGINALLY SPECIFIED MATERIALS
- INSPECT ALL LANDSCAPE AREAS FOR PESTS AND PATHOGENS
- WEED ALL PLANTING AREAS AS NEEDED
- REMOVE ALL LANDSCAPE DEBRIS
- REPAIR PLANTING WELLS AND/OR GRADE AROUND PLANTS TO ELIMINATE RUN OFF
- PERFORM CORRECTIVE PRUNING TO ELIMINATE HAZARDS AND DAMAGE TO PLANTS

YEARLY TASKS
- PERFORM IRRIGATION AUDIT (BY CERTIFIED LANDSCAPE IRRIGATION AUDITOR)

MINIMUM ANNUAL MAINTENANCE SCHEDULE

MONTH	ADJUST IRRIGATION SCHEDULE	INSPECT TREE STAKING	ADD MULCH	FLUSH DRIP VALVES	PRUNE TREES & SHRUBS	FERTILIZE AS NEEDED
JANUARY	X	X				
FEBRUARY	X	X			X	
MARCH	X	X	X	X		X
APRIL	X	X				
MAY	X	X			X	
JUNE	X	X	X	X		X
JULY	X	X				
AUGUST	X	X				
SEPTEMBER	X	X	X	X		X
OCTOBER	X	X			X	
NOVEMBER	X	X				
DECEMBER	X	X	X	X		

MAINTENANCE RESPONSIBILITY:
ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

Underground Service Alert
DIAL BEFORE YOU DIG
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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LANDSCAPE ARCHITECTURE

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LICENSED LANDSCAPE ARCHITECT — MICHAEL W. VAIL — No. 6484 — LC 6484 — Signature — 03/31/2022 — Renewal Date — Date — STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

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LANDSCAPE COVER SHEET

Sheet No.

L000

Date 09/08/2021 2:43:15 PM
Project No. 21709

Tree Protection Zone

The tree protection zone (TPZ), is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A*, which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).



A EXISTING TREE PLAN
1/8"=1'-0"
NORTH

FOR REFERENCE PURPOSES ONLY.
SEE OFFICIAL ARBORIST REPORT.

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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LANDSCAPE ARCHITECTURE

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LICENSED LANDSCAPE ARCHITECT
DANIEL R. FAU
No. LC 6459
Signature
01/31/2022
Renewal Date
STATE OF CALIFORNIA

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100% SD	05/24/2021
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Revisions

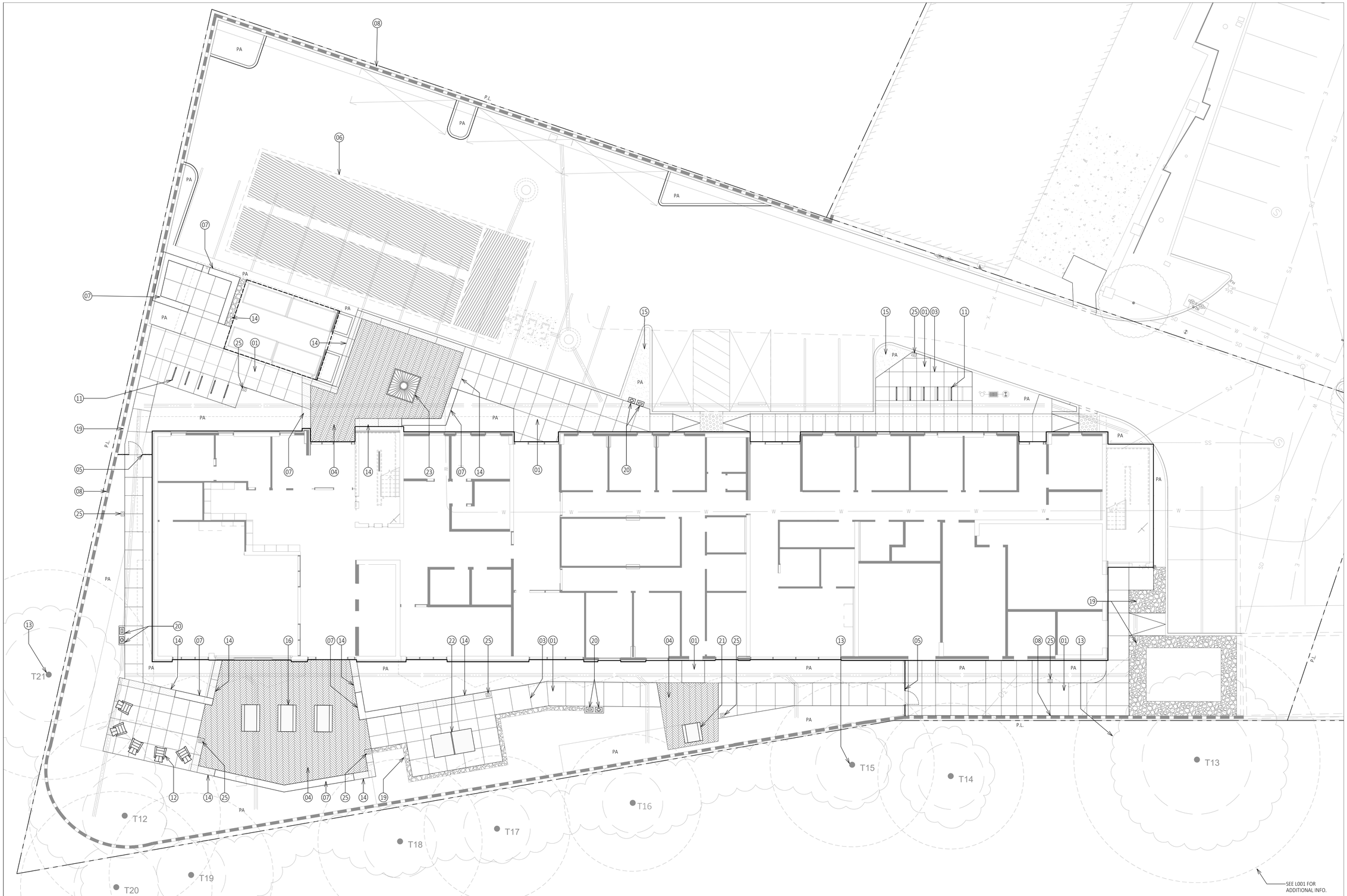
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Drawing Title
EXISTING TREE PLAN

Sheet No.
L001

Date 09/08/2021 2:43:15 PM
Project No. 21709



A LANDSCAPE CONSTRUCTION PLAN
1/8"=1'-0"

NORTH

CONSTRUCTION ELEMENT LEGEND

SYM.	ITEM	DETAIL
01	CONSTRUCT PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH:	--
02	CONSTRUCT CONCRETE EXPANSION JOINT (TYP.)	--
03	CONSTRUCT CONCRETE SCORE JOINT (TYP.)	--
04	PERMEABLE PAVERS: 3x12 AQUALINE BY BELGARD. PATTERN: HERRINGBONE.	--
05	METAL FENCE & GATE. SEE ARCH PLANS.	--
06	STORMWATER TREATMENT UNITS: SEE CIVIL.	--
07	P.I.P. CONCRETE SEATWALL WITH HEAVY BOARDFORM FINISH TO MATCH ARCHITECTURE.	--
08	EXISTING SITE WALL TO REMAIN.	--
09	BIKE STORAGE STRUCTURE. SEE ARCH.	--
10	EXISTING PAVING TO REMAIN.	--
11	FURNISH & INSTALL DECORATIVE BIKE RACKS: 'ORION CIRCULAR' BY MADRAX.	--
12	FURNISH & INSTALL LOUNGE CHAIRS: ADIRONDACK BY PROUD PYRO.	--
13	EXISTING TREES TO REMAIN.	--
14	INTEGRAL COLORED CONCRETE BANDING.	--
15	INSTALL D.G. PAVING.	--
16	FURNISH & INSTALL PICNIC TABLE: COUNTRY CASUAL 'BOND' 6 FT.	--
17	PEDESTAL PAVERS SYSTEM BY TILE TECH WITH 16 x 16 CONCRETE PAVERS.	--
18	FURNISH & INSTALL DECORATIVE POTTERY. SEE PLANTING PLAN.	--
19	INSTALL DECORATIVE GRAVEL. COLOR: TBD.	--
20	TRASH/RECYCLING BINS. MODEL: 'OASIS' BY IAP.	--
21	FURNISH & INSTALL PICNIC TABLE: COUNTRY CASUAL 'BOND' SQUARE.	--
22	OUTDOOR CONCRETE PING-PONG TABLE. MODEL: 'TERAPIN' BY EMPIRE (OR EQUAL).	--
23	DECORATIVE TREE GRATE	--
24	DECORATIVE GRAVEL/ROOF BALLAST: ALTERNATING COLORS IN BOLD PATTERN.	--
25	BOLLARD LIGHT. MODEL: 'RINCON' BY FORMS & SURFACES. SHIELD: 'WILLOW'.	--

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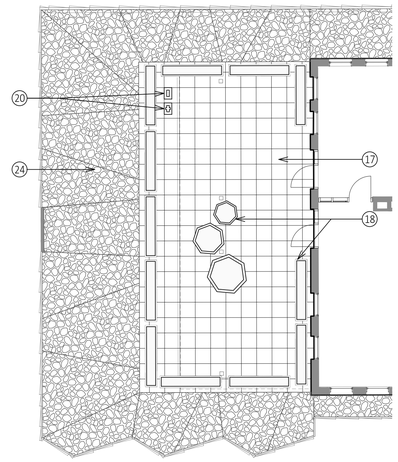
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LANDSCAPE CONSTRUCTION PLAN

Sheet No.

L100

Date	09/08/2021 2:43:15 PM
Project No.	21709



A LANDSCAPE CONSTRUCTION PLAN: LEVEL 5
1/8"=1'-0"

NORTH

CONSTRUCTION ELEMENT LEGEND

SYM.	ITEM	DETAIL
01	CONSTRUCT PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH:	--
02	CONSTRUCT CONCRETE EXPANSION JOINT (TYP.)	--
03	CONSTRUCT CONCRETE SCORE JOINT (TYP.)	--
04	PERMEABLE PAVERS: 3x12 AQUALINE BY BELGARD. PATTERN: HERRINGBONE.	--
05	METAL FENCE & GATE. SEE ARCH PLANS.	--
06	STORMWATER TREATMENT UNITS: SEE CIVIL.	--
07	P.I.P. CONCRETE SEATWALL WITH HEAVY BOARDFORM FINISH TO MATCH ARCHITECTURE.	--
08	EXISTING SITE WALL TO REMAIN.	--
09	BIKE STORAGE STRUCTURE. SEE ARCH.	--
10	EXISTING PAVING TO REMAIN.	--
11	FURNISH & INSTALL DECORATIVE BIKE RACKS: 'ORION CIRCULAR' BY MADRAX.	--
12	FURNISH & INSTALL LOUNGE CHAIRS: ADIRONDACK BY PROUD PYRO.	--
13	EXISTING TREES TO REMAIN.	--
14	INTEGRAL COLORED CONCRETE BANDING.	--
15	INSTALL D.G. PAVING.	--
16	FURNISH & INSTALL PICNIC TABLE: COUNTRY CASUAL 'BOND' 6 FT.	--
17	PEDESTAL PAVERS SYSTEM BY TILE TECH WITH 16 x 16 CONCRETE PAVERS.	--
18	FURNISH & INSTALL DECORATIVE POTTERY. SEE PLANTING PLAN.	--
19	INSTALL DECORATIVE GRAVEL. COLOR: TBD.	--
20	TRASH/RECYCLING BINS. MODEL: 'OASIS' BY IAP.	--
21	FURNISH & INSTALL PICNIC TABLE: COUNTRY CASUAL 'BOND' SQUARE.	--
22	OUTDOOR CONCRETE PING-PONG TABLE. MODEL: 'TERAPIN' BY EMPIRE (OR EQUAL).	--
23	DECORATIVE TREE GRATE	--
24	DECORATIVE GRAVEL/ROOF BALLAST: ALTERNATING COLORS IN BOLD PATTERN.	--
25	BOLLARD LIGHT. MODEL: 'RINCON' BY FORMS & SURFACES. SHIELD: 'WILLOW'.	--

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DANIEL R. TAU
No. LA 6459
Signature
03/31/2022
Renewal Date
Date
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LANDSCAPE CONSTRUCTION PLAN: LEVEL 5

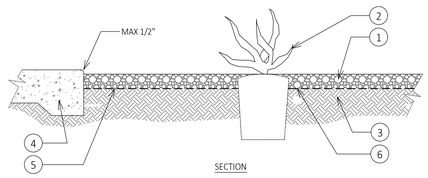
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Date	09/08/2021 2:43:15 PM
Project No.	21709

1. VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD TO BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE..
2. REFER TO GRADING PLANS AND CIVIL ENGINEER'S DRAWINGS FOR DRAINAGE STRUCTURES AND ELEVATIONS PRIOR TO INSTALLATION OF WALKWAYS, FOOTING AND OTHER STRUCTURES.
3. BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.
4. PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.
5. PROVIDE A 4' X 4' SAMPLE OF EACH PAVING TYPE IN LOCATION SPECIFIED BY OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS.
6. PRIOR TO THE COMPLETION OF ANY CONCRETE CONSTRUCTION, ALL FORM WORK WITH STEEL REINFORCEMENT SHALL BE OBSERVED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL WALKWAYS SHALL HAVE SMOOTH CONTINUOUS SURFACES
8. WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE 1" IN TURF AREAS AND 1-1/2" IN GROUND COVER AREAS UNLESS OTHERWISE INDICATED.
9. DO NO EXCEED 3:1 SLOPE IN TURF AREAS.
10. FOR PROJECT WALKS DO NOT EXCEED A SLOPE OF 20:1 (5% GRADIENT) UNLESS OTHERWISE INDICATED.
11. DO NOT EXCEED 2:1 SLOPE IN PLANTED AREAS.
12. FOR RAMPS INTO BUILDINGS DO NOT EXCEED 15:1 OR 6.66%, UNLESS OTHERWISE INDICATED.
13. HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR UNLESS OTHERWISE NOTED.
14. CONSTRUCT ALL CURVE TO CURVE AND CURVE TO TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.
15. CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI @ 28 DAYS, OR AS INDICATED IN THE SOILS REPORT.
16. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE LOCATED IN PLANTING AREA, STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
17. ALL LIGHT FOUNDATIONS, CONTROLS, AND ELECTRICAL DETAILS ARE TO BE ENGINEERED AND PERMITTED BY OTHERS.
18. PROVIDE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
19. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
20. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
21. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

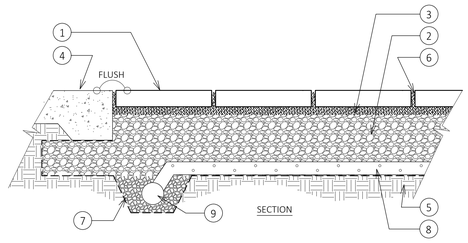
M GENERAL CONSTRUCTION NOTES
SCALE: NS



LEGEND:
1. FIRST LIFT: 2" DEEP LAYER OF PEA-GRAVEL, COLOR PER PLANS.
2. PLANT & ROOTBALL.
3. AMENDED LANDSCAPE SOIL, PER SPECS.
4. ADJACENT CONCRETE PAVING/EDGE RESTRAINT.
5. NON-WOVEN GEOTEXTILE FILTER FABRIC.
6. SUBSURFACE DRIP LINE, SET AT GRADE PRIOR TO PEA-GRAVEL INSTALLATION.

NOTES:
A. REPRESENTATIVE SAMPLE SHALL BE PROVIDED FOR OWNER APPROVAL.
B. BASE SHALL BE FLAT/EVEN PRIOR TO INSTALLATION.
C. PEA-GRAVEL SHALL BE GROOMED & HAND-TAMPED.

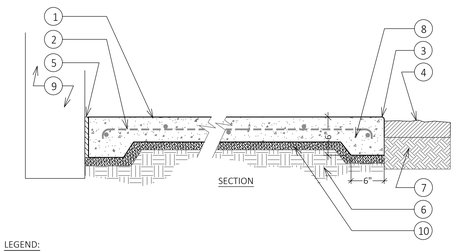
I DECORATIVE GRAVEL
SCALE: NS



LEGEND:
1. UNIT PAVER: PER PLANS.
2. 6" DEEP OPEN GRADED BASE: NO. 57 AGGREGATE.
3. 2" BEDDING COURSE: NO. 8 AGGREGATE.
4. ADJACENT PAVING SURFACE/EDGE RESTRAINT.
5. COMPACTED SUBGRADE, PER GEOTECH REPORT.
6. NO. 89 OR NO. 9 AGGREGATE IN OPENINGS.
7. GEOTEXTILE FILTER FABRIC: WRAP AT SUB-BASE BEYOND EDGE RESTRAINT.
8. 2" PERFORATED PVC PIPE AT 10FT O.C. SPACING.
9. 4" NON-PERFORATED PVC OUTLET PIPE IN TRENCH WITH NO. 57 AGGREGATE. CONNECT TO S.D. SYSTEM, PER CIVIL.

NOTES:
A. SURFACE SHALL HAVE SLOPE FOR POSITIVE DRIANAGE.
B. PAVERS SHALL BE FLUSH WITH ADJACENT PAVING SURFACE AFTER COMPACTION & SETTLING.
C. BASE SHALL BE FLAT/EVEN PRIOR TO BEDDING COURSE.

E PERMEABLE PAVER @ PEDESTRIAN AREA (PARTIAL INFILTRATION)
SCALE: NS

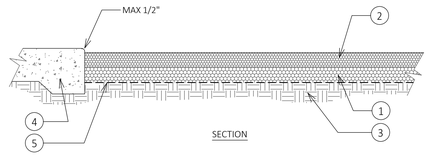


LEGEND:
1. 4" CONCRETE PAVING: COLOR & FINISH PER PLANS.
2. #3 REBAR @ 24" O.C. BOTH WAYS, CENTERED IN SLAB.
3. 1/4" TOOLED RADIUS @ EDGES.
4. ADJACENT MULCH/TOP DRESSING @ LANDSCAPE AREAS.
5. EXPANSION JOINT.
6. COMPACTED SUBGRADE, PER GEOTECH REPORT.
7. AMENDED LANDSCAPE SOIL, PER SPECS.
8. DEEPENED EDGE.
9. ADJACENT VERTICAL ELEMENT.
10. 2" DEEP CLEAN SAND BASE.

NOTES:
A. DEPRESS ADJACENT GRADE SUFFICIENTLY TO ALLOW SPECIFIED DEPTH OF TOP DRESSING/MULCH. AFTER SETTLING, DROP-OFF TO BE 1" MAX.
B. REPRESENTATIVE SAMPLE SHALL BE PROVIDED FOR OWNER APPROVAL.
C. GEOTECH REPORT SHALL TAKE PRECEDENT FOR CONC. REINFORCEMENT, BASE PREP & SLAB THICKNESS.

A PEDESTRIAN CONCRETE PAVING
SCALE: NS

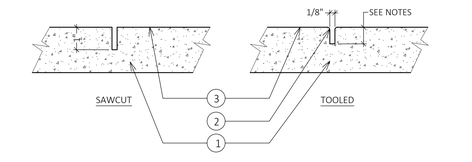
J DTL.
SCALE: NS



LEGEND:
1. FIRST LIFT: MAX 2" DEEP LAYER OF DECOMPOSED GRANITE, COLOR PER PLANS. MAX 3/8" DIA. MATERIAL.
2. SECOND LIFT: MAX 2" DEEP LAYER OF DECOMPOSED GRANITE, COLOR PER PLANS. MAX 1/4" DIA. MATERIAL.
3. COMPACTED SUBGRADE, PER GEOTECH REPORT.
4. ADJACENT CONCRETE PAVING/EDGE RESTRAINT.
5. NON-WOVEN GEOTEXTILE FILTER FABRIC.

NOTES:
A. REPRESENTATIVE SAMPLE SHALL BE PROVIDED FOR OWNER APPROVAL.
B. BASE SHALL BE FLAT/EVEN PRIOR TO INSTALLATION.
C. STABILIZING BINDER SHALL BE APPLIED AT RATE SPECIFIED BY MANUFACTURER.
D. EACH LIFT SHALL RECEIVE STABILIZING BINDER & BE COMPACTED INDEPENDENTLY.
E. ADDITIONAL LIFTS & COMPACTION MAY BE REQUIRED TO BRING FINISH SURFACE TO SPECIFIED HEIGHT.

F D.G. PAVING
SCALE: NS



LEGEND:
1. CONCRETE PAVING.
2. 1/4" RADIUS EDGE.
3. FINISH SURFACE.

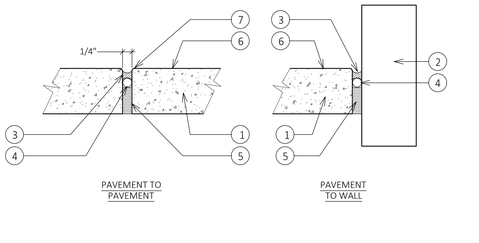
NOTES:
A. LOCATE JOINTS PER SPECS UNLESS OTHERWISE INDICATED ON PLANS.
B. JOINT EDGES SHALL BE STRAIGHT/TRUE WITH NO SHATTER.
C. TOOLED JOINT DEPTH SHALL BE 1" FOR PAVING 4" & GREATER, 3/4" FOR PAVING LESS THAN 4" THICK.

B CONCRETE SCORE JOINTS
SCALE: NS

LEGEND:
1. P.I.P. CONCRETE SEATWALL. SEE PLANS FOR COLOR/FINISH.
2. ADJACENT PAVING.
3. 1/2" CHAMFERED CORNERS, TYP.
4. #4 REBAR CAGE @ 24" O.C. KEEP 3" FROM EDGE.
5. ADJACENT PLANTER BED.
6. COMPACTED SUBGRADE, PER GEOTECH REPORT.
7. #4 HORIZ. REBAR, AS SHOWN.

NOTES:
A. PROVIDE POSITIVE DRAINAGE AWAY FROM WALL.

G P.I.P. CONCRETE SEATWALL
SCALE: 1"=1'-0"



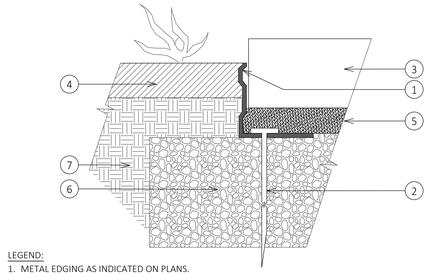
LEGEND:
1. CONCRETE PAVING.
2. ADJACENT VERTICAL ELEMENT: CURB, WALL, ETC.
3. SEALANT FINISH.
4. ROUNDED BACKER ROD.
5. COMPRESSIBLE JONT FILLER, SET TO FULL DEPTH OF PAVEMENT.
6. FINISH SURFACE.
7. 1/4" RADIUS EDGE.

NOTES:
A. LOCATE JOINTS PER SPECS UNLESS OTHERWISE INDICATED ON PLANS.
B. JOINT EDGES SHALL BE STRAIGHT/TRUE WITH NO SHATTER.
C. SUBMIT SEALANT COLOR FOR APPROVAL.
D. SEALANT APPLICATION SHALL HAVE 1:2 DEPTH/WIDTH RATIO FOR ADHESION.

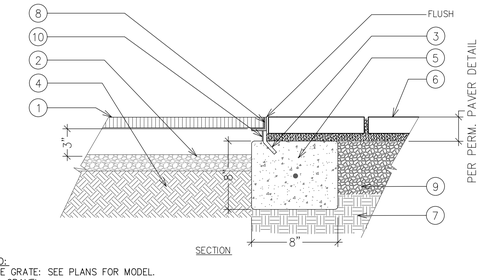
C CONCRETE EXPANSION JOINTS
SCALE: NS

N DTL.
SCALE: NS

K DTL.
SCALE: NS



G P.I.P. CONCRETE SEATWALL
SCALE: 1"=1'-0"



O DTL.
SCALE: NS

L DTL
SCALE: NS

H METAL EDGING & PERMEABLE PAVERS/LANDSCAPE BED
SCALE: NS

D TREE GRATE: PERMEABLE PAVER ADJACENT
SCALE: NS

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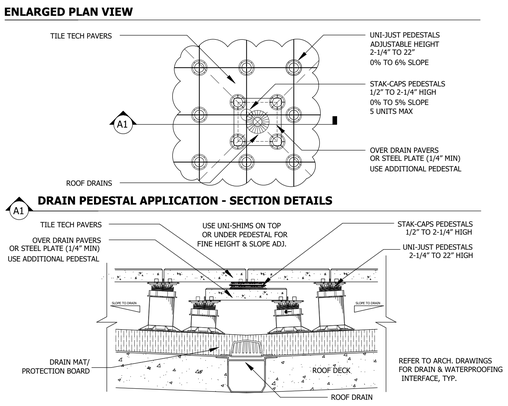
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LANDSCAPE CONSTRUCTION DETAILS

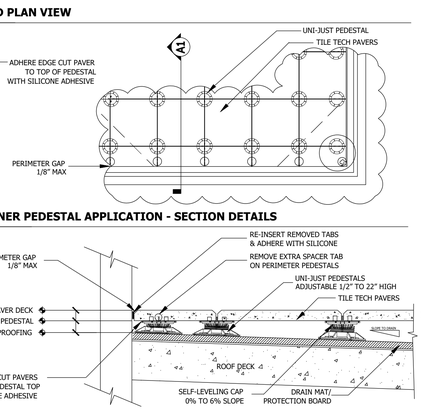
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Date	09/08/2021 2:43:15 PM
Project No.	21709

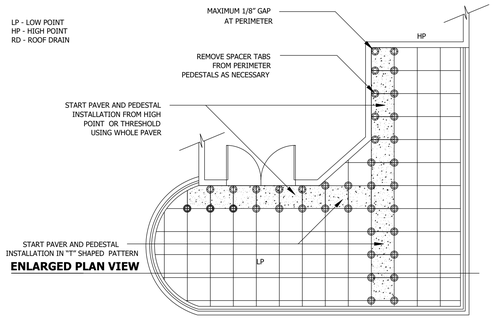


I DTL
SCALE: NS

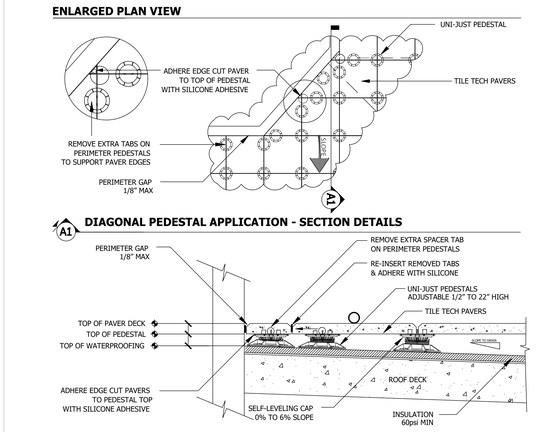


C PEDESTAL PAVERS: CORNER APPLICATION
SCALE: NS

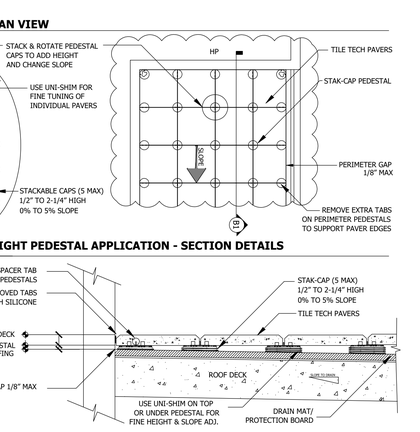
DETERMINE CAVITY HEIGHT AT ALL THRESHOLDS, DRAINS AND HIGH POINTS. DEDUCT THE THICKNESS OF THE PAVERS FROM THE MEASURED DISTANCE BETWEEN THE TOP OF THE MEMBRANE AND THE TOP OF THE PAVERS TO DETERMINE THE PEDESTAL HEIGHT NEEDED FOR EACH LOCATION. USE A LASER LEVEL TO MARK THE TOP OF PEDESTAL ELEVATION AROUND THE DECK. PLAN PAVER & PEDESTAL LAYOUT PATTERN BEFORE STARTING, BY MARKING GUIDELINES ON THE ROOF IF NEEDED. USING THE GUIDELINES INSTALL A "T" SHAPED PORTION OF THE NEW DECK STARTING FROM THE THRESHOLD OR HIGH POINT. PAVERS ON BOTH ROWS OF THE "T" SHOULD BE ADJUSTED TO THE CORRECT HEIGHT AND LEVELED BEFORE PROCEEDING. INSTALLATION ON ALL SIDES OF THE "T" CAN THEN PROCEED AT THE SAME TIME.



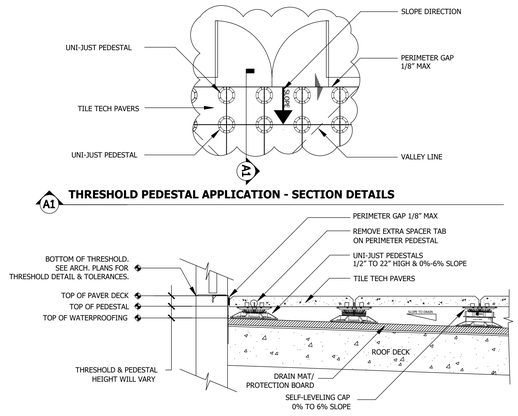
A PEDESTAL PAVERS: SAMPLE INITIAL LAYOUT
SCALE: NS



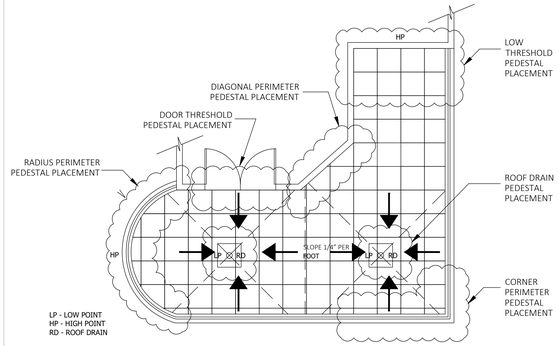
G PEDESTAL PAVERS: DIAGONAL APPLICATION
SCALE: NS



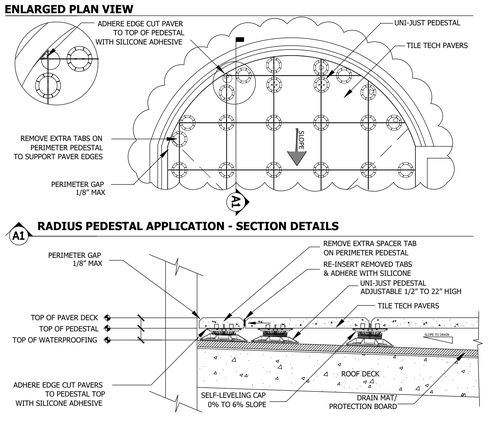
D PEDESTAL PAVERS: LOW HEIGHT APPLICATION
SCALE: NS



B PEDESTAL PAVERS: THRESHOLD APPLICATION
SCALE: NS



H PEDESTAL PAVERS: SAMPLE LAYOUT
SCALE: NS



E PEDESTAL PAVERS: RADIUS APPLICATION
SCALE: NS

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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CHASE R. TAU
No. LC 6459
Signature
03/31/2022
Renewal Date
STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

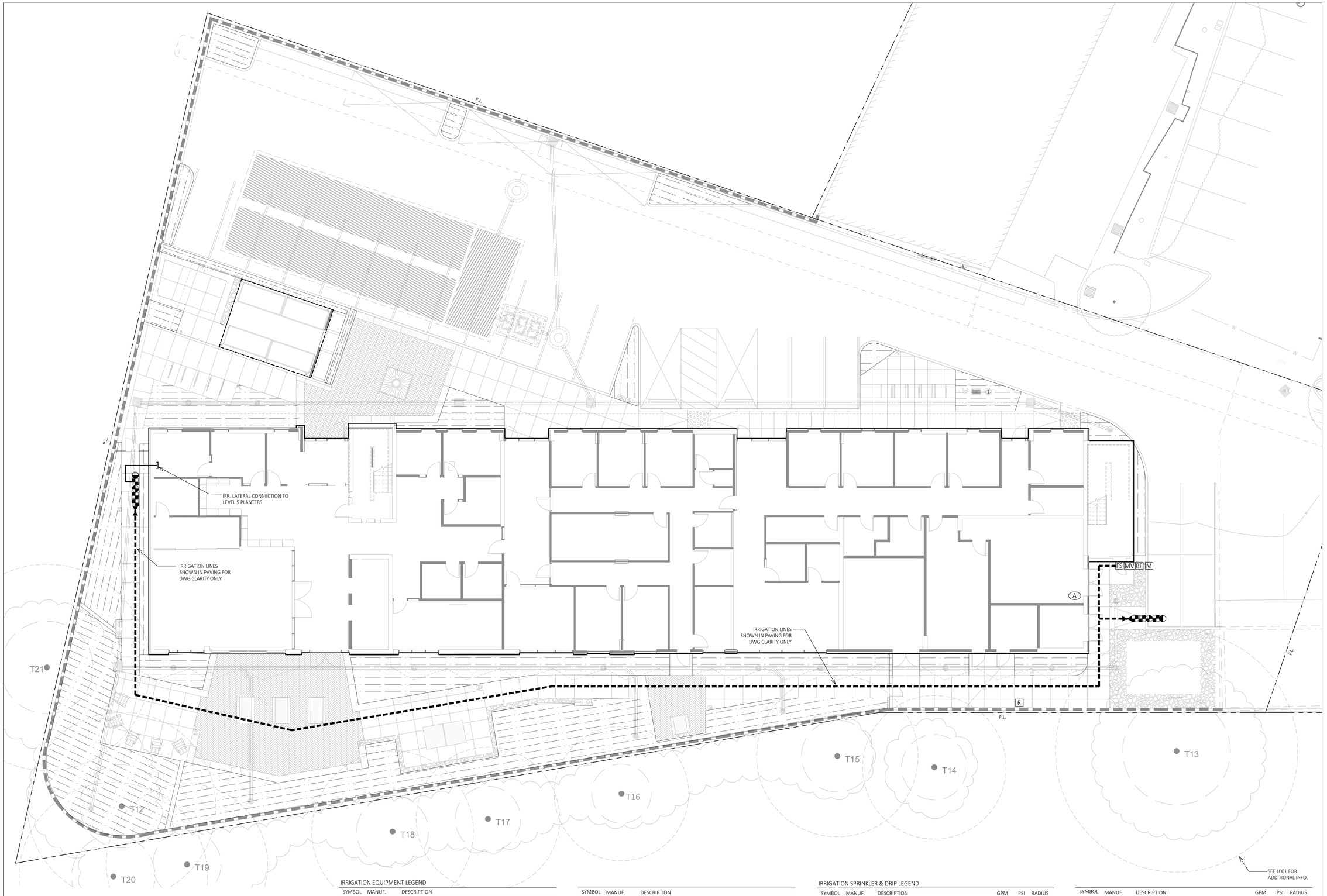
Drawing Title

LANDSCAPE CONSTRUCTION DETAILS

Sheet No.

L191

Date	09/08/2021 2:43:15 PM
Project No.	21709



A LANDSCAPE IRRIGATION PLAN
1/8"=1'-0"

NORTH

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	DESCRIPTION
M	RAINBIRD	SUB-METER.
A	RAINBIRD --STATION	ESP-8XLMEF WALL-MOUNT CONTROLLER W/ LOCKING COVER AND 'IQ' MODULE/SOFTWARE. VERIFY WIFI OR ETHERNET AVAILABILITY TO LOCATION PRIOR TO ORDERING.
R	RAINBIRD	WR2-RS WIRELESS RAIN SENSOR. VERIFY FINAL LOCATION IN FIELD.
BF	FEBCO	1.5" 825-YA SERIES 'RP' BACKFLOW PREVENTION ASSEMBLY. VERIFY FINAL LOCATION IN FIELD.
MV	GRISWOLD	1.5" MODEL 2230 PRESSURE-REGULATING MASTER VALVE.
FS	RAINBIRD	1.5" MODEL FS150B FLOW SENSOR.
	RAINBIRD	PEB SERIES REMOTE CONTROL VALVE. SIZE PER PLANS.
	RAINBIRD	DRIP ZONE CONTROL KIT: XCZ-100-PRBQ-COM WITH BUILT-IN FILTER & PRESSURE REGULATION. FOR FLOWS OVER 15GPM, USE XCZ-150-PRB-COM.
	RAINBIRD	33DLRC QUICK-COUPLING VALVE.

SYMBOL	MANUF.	DESCRIPTION
	NIBCO	T-580 BRONZE BALL VALVE: LINE SIZE.
	PER SUBMITTAL	PRESSURE MAINLINE PIPE: PVC SCH. 40 FOR 1.5" & SMALLER, PVC CL. 315 FOR 2" & LARGER.
	PER SUBMITTAL	LATERAL PIPE: PVC SCH. 40 FOR 1.5" & SMALLER, PVC CL. 315 FOR 2" & LARGER.
	PER SUBMITTAL	SCH. 40 PIPE SLEEVING: 2X THE DIAMETER OF PIPE/WIRE BUNDLE BEING SLEEVED. ALL PIPE/WIRES SHALL BE SLEEVED WHEN PASSING UNDER HARDSCAPE ELEMENTS WHETHER SHOWN ON PLANS OR NOT.
	PER SUBMITTAL	IRRIGATION CONTROL WIRES: #14UF AWG DIRECT BURIAL, U.L. APPROVED. NO MULTI-STRAND WIRES ALLOWED WITHOUT APPROVAL.
	3M	DBY-6 PRE-FILLED WIRE CONNECTORS.
	RAINBIRD	VB SERIES VALVE BOXES (GREEN). SIZED AS NEEDED. UTILIZE TAN LIDS IF LOCATED IN D.G. PAVING AREAS.

IRRIGATION SPRINKLER & DRIP LEGEND

SYMBOL	MANUF.	DESCRIPTION	GPM	PSI	RADIUS
	TORO	DL2000 SERIES SUBSURFACE DRIP LINE WITH 1.0GPH EMITTERS @ 18" O.C. INSTALL ROWS OF TUBING @ MAX. 18" O.C., 2" BELOW FINISH SOIL GRADE W/ 9" WIRE STAKES @ 5FT. INTERVALS. VERIFY LAYOUT & SPACING IN FIELD PRIOR TO STARTING WORK. AT-GRADE PLANTER BEDS: INSTALL DRIP LINES @ 18" O.C. MAX SPACING RAISED PLANTERS: INSTALL DRIP LINES @ 12" O.C. MAX SPACING	0.5 GPH	30	--
NO SYMBOL	TORO	TRI-LOC FITTINGS: DRIP COUPLINGS, ELBOWS, TEES, CAPS & ADAPTERS.	--	--	--
●	RAINBIRD	ROOT-WATERING SYSTEM WITH CHECK VALVE: RWS-M-B-C-1402 (SYMBOL = 2 PER TREE) *USE RWS-S-B-C-1401 WITH SOCK FOR PALMS.	0.50	30	--
♦	HUNTER	ECO-INDICATOR POP UP. CONNECTED VIA PVC TO DRIP SYSTEM FLUSH MANIFOLD.	--	12	--

SYMBOL	MANUF.	DESCRIPTION	GPM	PSI	RADIUS
NO SYMBOL	TORO	AIR/VACUUM RELIEF VALVE: YD-500-34. INCLUDE FT-050 COMBINATION TEE & REDUCER BUSHING. INSTALL @ HIGH POINT OF EACH PLANTER: MIN. 1 ARV PER 500FT OF DRIPLINE. MULTIPLE ARV'S MAY BE REQ'D IN UNDULATING AREAS. VERIFY PRIOR TO STARTING WORK.	--	--	--
NO SYMBOL	TORO	FLUSH VALVE: T-FCH-H-FIPT. INSTALL @ MIDDLE/END OF DRIPLINES: MIN. 1 FV PER 1000FT OF DRIPLINE. VERIFY PRIOR TO STARTING WORK.	--	--	--

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Revisions

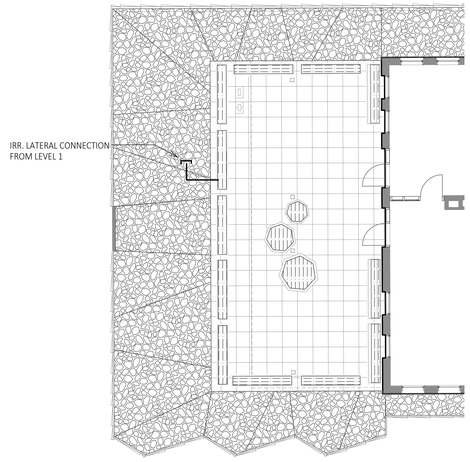
Rev.	Description	Date

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100% DESIGN DEVELOPMENT

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LANDSCAPE IRRIGATION PLAN

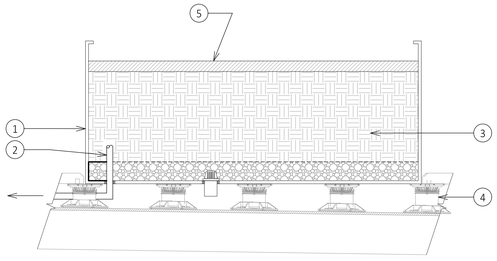
Sheet No.
L200

Date 09/08/2021 2:43:15 PM
Project No. 21709



A LANDSCAPE IRRIGATION PLAN: LEVEL 5
1/8"=1'-0"

NORTH



LEGEND:
1. PRE-FAB PLANTER PER PLANS.
2. PVC IRRIGATION SERVICE LINE: SECURE & SEAL PENETRATION.
3. LIGHTWEIGHT PLANTER MIX PER SEPARATE DETAIL.
4. PAVERS SUPPORTS PER SEPARATE DETAIL.
5. PLANTER TOP-DRESSING MATERIAL.

B DRIP IRRIGATION CONNECTION BETWEEN PLANTERS @ LEVEL 5
SCALE: NTS

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	DESCRIPTION
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A	RAINBIRD --STATION	ESP-8XLMEF WALL-MOUNT CONTROLLER W/ LOCKING COVER AND 'IQ' MODULE/SOFTWARE. VERIFY WIFI OR ETHERNET AVAILABILITY TO LOCATION PRIOR TO ORDERING.
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♦	HUNTER	ECO-INDICATOR POP UP. CONNECTED VIA PVC TO DRIP SYSTEM FLUSH MANIFOLD.	--	12	--

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LANDSCAPE ARCHITECTURE

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MICHAEL R. FAU
No. LA 6459
Signature
03/31/2022
Renewal Date
Date
STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

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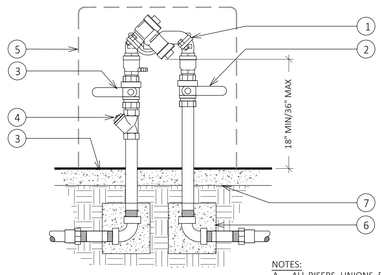
LANDSCAPE IRRIGATION PLAN: LEVEL 5

Sheet No.

L201

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Project No. 21709

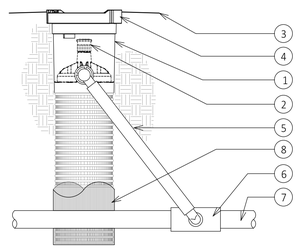
M BACKFLOW PREVENTER (R.P.)
SCALE: NS



LEGEND:
1. REDUCED-PRESSURE BACKFLOW PREVENTION ASSEMBLY, PER PLANS.
2. VALVE NO. 1.
3. VALVE NO. 2.
4. WYE STRAINER.
5. LOCKABLE ENCLOSURE, PER SUBMITTAL.
6. CONCRETE THRUST BLOCKS.
7. CONCRETE PAD.

NOTES:
A. ALL RISERS, UNIONS, ELBOWS, & NIPPLES SHALL BE RED BRASS.
B. CLOSE NIPPLES SHALL NOT BE USED.
C. TEFLON TAPE 3/4" WIDE SHALL BE USED ON ALL THREADED CONNECTIONS.
D. LOCATE OUTSIDE RIGHT-OF-WAY.
E. BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER. CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH WRITTEN TEST RESULTS COMPLETED BY CERTIFIED BACKFLOW TESTER PRIOR TO THE ASSEMBLY'S ACCEPTANCE.

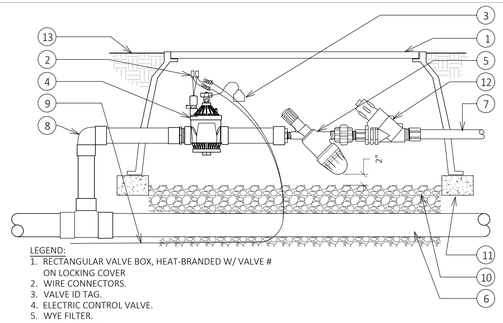
I TREE ROOT BUBBLER
SCALE: NS



LEGEND:
1. ROOT-WATERING UNIT, PER PLANS.
2. BUBBLER.
3. FINISH GRADE/TOP OF MULCH.
4. LOCKING GRATE.
5. SWING ASSEMBLY.
6. SCH. 40 PVC TEE OR ELL.
7. PVC LATERAL.
8. OPTIONAL SOCK FOR SANDY SOILS.

NOTES:
A. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER & AROUND UNIT FOR FASTER INFILTRATION.
B. INSTALL PRODUCT SO THAT TOP OF GRATE IS LEVEL WITH TOP OF MULCH.
C. ONCE UNIT IS INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

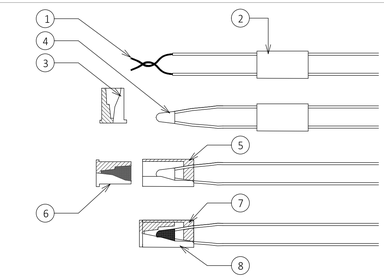
E REMOTE CONTROL VALVES: DRIP ZONES
SCALE: NS



LEGEND:
1. RECTANGULAR VALVE BOX, HEAT-BRANDED W/ VALVE # ON LOCKING COVER
2. WIRE CONNECTORS.
3. VALVE ID TAG.
4. ELECTRIC CONTROL VALVE.
5. WYE FILTER.
6. PRESSURE MAINLINE.
7. PVC LATERAL.
8. SCH. 80 PVC ELL.
9. CONTROL WIRE.
10. PEA GRAVEL: MIN. 1 CU. FT.
11. BRICK SUPPORTS (MIN. 4).
12. PRESSURE REGULATOR.
13. FINISH GRADE.

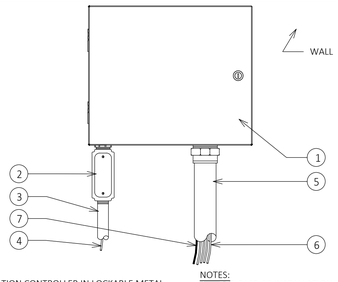
NOTES:
A. USE 45-DEGREE ELLS TO TRANSITION TO MAINLINE DEPTH & SCH. 40 PVC FITTINGS ON NON-PRESSURE SIDE OF VALVE.
B. PROVIDE 24" COIL OF CONTROL WIRES AT VALVE.

A WIRE CONNECTIONS
SCALE: NS



LEGEND:
1. STRIP WIRES APROX. 5/8" FROM END.
2. SLIP BASE SOCKET OVER END OF WIRES.
3. APPLY SEALANT TO OUTSIDE OF SEALING PLUG. FILL CAVITY WTIH SEALER.
4. PUT CRIMP SLEEVE OVER WIRE ENDS.
5. PULL BASE SOCKET OVER END AS FAR AS POSSIBLE.
6. PUSH SEALING PLUG INTO BASE SOCKET.
7. PUSH WIRES TO END OF BASE SOCKET.
8. WIRE CONNECTOR.

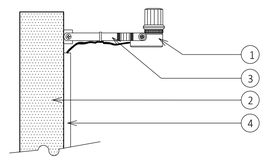
N TYPICAL VALVE MANIFOLD
SCALE: NS



LEGEND:
1. IRRIGATION CONTROLLER IN LOCKABLE METAL CABINET. MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX.
3. 1-INCH CONDUT & FITTINGS TO POWER SUPPLY.
4. POWER SUPPLY WIRE.
5. 2-INCH CONDUIT & FITTINGS FOR STATION CONTROL WIRES.
6. MASTER VALVE & REMOTE CONTROL VALVE WIRES.
7. FLOW SENSOR WIRE TO FLOW SENSOR.

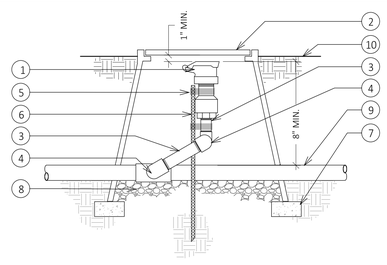
NOTES:
A. FOR EASE OF INSTALLATION INTO A CONTROLLER W/ MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF THE CONTROLLER & TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18AWG MULTI-CONDUCTOR WIRE IN CONTROLLER HOUSING
B. USE STEEL CONDUIT FOR ABOVE GRADE & SCH. 40 PVC CONDUIT FOR BELOW GRADE.
C. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

J FLOW SENSOR
SCALE: NS



LEGEND:
1. RAIN SENSOR.
2. ADJACENT EXTERIOR WALL OR FENCE.
3. MOUNTING BRACKET.
4. 1/2" PVC CONDUIT FOR WIRE.

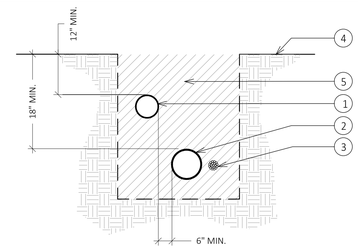
F REMOTE CONTROL VALVES
SCALE: NS



LEGEND:
1. QUICK-COUPLING VALVE W/ LOCKING COVER.
2. ROUND VALVE BOX WITH HEAT-BRANDED COVER 'QVC'.
3. BRASS NIPPLE.
4. BRASS ELL.
5. S. S. STRAPS.
6. #4 REBAR: MIN. 36" LONG.
7. BRICK SUPPORTS (MIN. 2).
8. PEA GRAVEL: MIN. 1 CU. FT.
9. PVC MAINLINE.
10. FINISH GRADE.

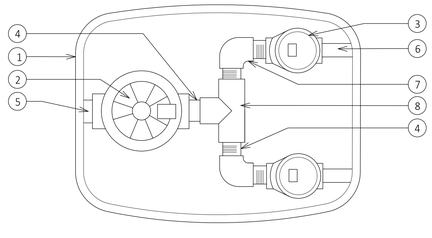
NOTES:
A. USE 45-DEGREE ELLS TO TRANSITION TO MAINLINE DEPTH & SCH. 40 PVC FITTINGS ON NON-PRESSURE SIDE OF VALVE.

B THRUST BLOCKS
SCALE: NS



LEGEND:
1. NON-PRESSURE LATERAL LINE.
2. PRESSURE MAINLINE.
3. CONTROL WIRE: BUNDLE & TAPE AT 10FT. INTERVALS & PROVIDE 10FT. EXPANSION LOOPS AT ALL CHANGES IN MAINLINE DIRECTION.
4. FINISH GRADE.
5. SELECT CLEAN BACKFILL COMPACTED TO 90% AT OPTIMUM MOISTURE CONTENT.

O WALL-MOUNT AUTOMATIC CONTROLLER
SCALE: NS

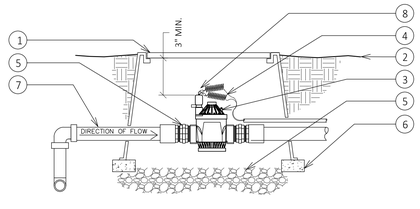


PLAN VIEW

LEGEND:
1. VALVE BOX.
2. REMOTE CONTROL VALVE.
3. PRESSURE-REGULATOR/FILTER.
4. SCH. 80 PVC NIPPLE.
5. PRESSURE MAINLINE.
6. PVC LATERAL.
7. SCH. 80 PVC ELL.
8. SCH. 80 PVC TEE.

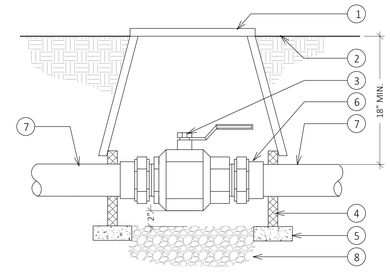
NOTES:
A. REFER TO SEPARATE SECTION DETAIL FOR VALVE HEIGHT, ELECTRICAL CONNECTIONS, GRAVEL FILL AND BOX SUPPORTS.

K RAIN SENSOR
SCALE: NS



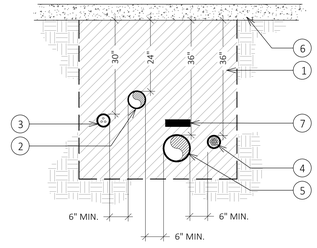
LEGEND:
1. RECTANGULAR PLASTIC VALVE BOX W/ COVER HEAT-BRANDED "MV".
2. FINISH GRADE.
3. MASTER VALVE.
4. MASTER VALVE CONTROL WIRES IN PVC CONDUIT TO IRRIGATION CONTROLLER. PROVIDE 36" OF 1" COILED CONTROL WIRE LOOPS IN BOX.
5. 3" LAYER PEA GRAVEL.
6. BRICK SUPPORTS (MIN. 4).
7. IRRIGATION MAINLINE.
8. WATERPROOF DRY SPLICE CONNECTOR.
9. SCH. 80 PVC UNIONS, TYP.

G QUICK COUPLER
SCALE: NS



LEGEND:
1. 10" ROUND PLASTIC VALVE BOX W/ LOCKING COVER HEAT-BRANDED "BV".
2. FINISH GRADE.
3. BALL VALVE.
4. VALVE BOX EXTENSIONS (AS REQ'D).
5. BRICK SUPPORTS (MIN. 4).
6. SCH. 40 PVC MALE ADAPTER (2 REQ'D).
7. PVC MAINLINE.
8. PEA GRAVE: MIN. 1 CU. FT.

C PIPE & WIRE TRENCHING
SCALE: NS



LEGEND:
1. SAND OR SELECT CLEAN BACKFILL COMPACTED TO 90% AT OPTIMUM MOISURE CONTENT.
2. PVC LATERAL LINE IN SCH. 40 PVC SLEEVE.
3. 120V ELECTRICAL WIRE IN CONDUIT (PER LOCAL CODE).
4. CONTROL WIRE IN SCH. 40 PVC SLEEVE.
5. PRESSURE MAINLINE IN SCH. 40 PVC SLEEVE.
6. PAVED SURFACE.
7. DETECTABLE WARNING TAPE.

NOTES:
A. MAINTAIN A MIN. HORIZ. DISTANCE OF 4" BETWEEN SLEEVES.
B. SLEEVES TO BE 2X THE DIA. OF THE PIPE OR WIRE BUNDLE BEING SLEEVED.
C. PROVIDE A 24" CONTROL WIRE EXPANSION LOOP AT ALL CHANGES IN DIRECTION OF 30-DEGREES OR MORE.
D. INSTALL ALL PIPE & CONDUIT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

P REMOTE CONTROL VALVE: DUAL-FILTER CONFIGURATON (1.5" & LARGER)
SCALE: NS

L MASTER VALVE
SCALE: NS

H BALL ISOLATION VALVE
SCALE: NS

D PIPE & WIRE SLEEVING
SCALE: NS

SUB-MAINLINE SCHEDULE:	
UP TO 10GPM:	1" SCH. 40 PVC
11 TO 18GPM:	1-1/4" SCH. 40 PVC
19 TO 25GPM:	1-1/2" SCH. 40 PVC
26 TO 39GPM:	2" CL. 315 PVC
40 TO 58GPM:	2-1/2" CL. 315 PVC
59+ GPM:	VERIFY WITH LANDSCAPE ARCHITECT.

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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LANDSCAPE ARCHITECTURE

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

IRRIGATION DETAILS

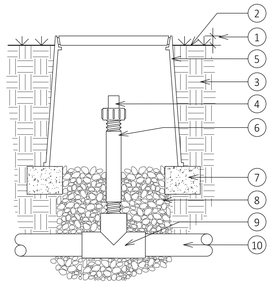
Sheet No.

L290

Date	09/08/2021 2:43:15 PM
Project No.	21709

1. INSTALL ALL IRRIGATION COMPONENTS TO LOCAL CODES AND ORDINANCES & MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN AND COORDINATE ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN SITE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN FORESEEN AND CONSIDERED IN THE ENGINEERING. THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD BE INFORMED OF SUCH OBSTRUCTIONS AND DIFFERENCES, BUT IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. THE IRRIGATION SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND AT THE POINT OF CONNECTION AS SHOWN ON THE PRESSURE LOSS CALCULATION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE IF THERE IS A DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ON THE PRESSURE LOSS CALCULATION AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY IF PRESSURE DIFFERENCE IS NOT REPORTED PRIOR TO START OF CONSTRUCTION.
7. ALL PRESSURE LINES SHALL BE TESTED FOR TWO HOURS UNDER HYDROSTATIC PRESSURE OF 150 PSI AND BE PROVEN WATER TIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR TEST.
8. REFER TO IRRIGATION DETAILS AND MANUFACTURER'S SPECIFICATIONS FOR INSTALLATIONS OF ALL COMPONENTS.
9. IRRIGATION PLANS ARE DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS AND OFF-SITE ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS ON SITE.
10. INSTALL CHECK VALVES AT ANY LOW DRAINAGE AREAS.
11. INSTALL UPSTREAM FILTRATION FOR FLOWS BELOW 5 GPM.
12. A COMPLETE SET OF IRRIGATION AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF INSTALLATION. AS BUILT DRAWINGS SHALL BE CLEAR AND READABLE.
13. IRRIGATION HEADS SHALL BE INSTALLED EVEN WITH FINISH GRADE AS DETAILED.
14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
15. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
16. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN CONSTRUCTION DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS OF ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
17. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND NEAR STRUCTURES.
18. IF AND WHERE UTILITY LIDS/BOX FLANGES OCCUR IN A PEDESTRIAN ROUTE, THE FLANGE AND LID SHALL BE FLUSH WITH AND CONFORM TO THE ADJACENT WALKING SURFACE. NO ABRUPT CHANGES IN LEVEL.
19. ALL PIPE AND DRIP LINE ADJACENT TO SIDEWALKS, CURBS OR AT TOP AND THE TOE OF SLOPES TO BE PVC BURIED.

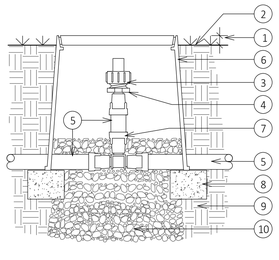
L IRRIGATION NOTES
SCALE: NS



SECTION/ELEVATION

LEGEND:
1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. NATIVE SOIL PER SPECS.
4. FLUSH VALVE.
5. 6" ROUND PLASTIC VALVE BOX. HEAT-BRAND "FV" ON LID.
6. 3/4" SCH 80 NIPPLE (LENGTH AS REQ'D).
7. BRICK SUPPORTS (2 COMMON BRICKS REQ'D).
8. PEA GRAVEL SUMP (6"x18" DEEP).
9. PVC TEE (SxSxT) WITH 3/4" THREADED OUTLET.
10. PVC PIPING.

M FLUSH VALVE ON PVC TEE
SCALE: NS

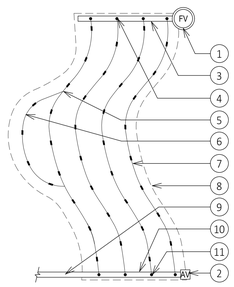


SECTION/ELEVATION

LEGEND:
1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. FLUSH VALVE.
4. 3/4" MHT ADAPTER BY DRIPLINE MANUFACTURER.
5. BLANK DRIPLINE TUBING BY DRIPLINE MANUFACTURER.
6. 6" ROUND PLASTIC VALVE BOX. HEAT-BRAND "FV" ON LID.
7. TEE FITTING TO MATCH DRIPLINE MANUFACTURER.
8. BRICK SUPPORTS (2 COMMON BRICKS REQ'D).
9. NATIVE SOIL PER SPECS.
10. PEA GRAVEL SUMP (6"x18" DEEP).

N FLUSH VALVE ON POLY TEE
SCALE: NS

H DRIP LNE: ODD/CURVED LAYOUT
SCALE: NS

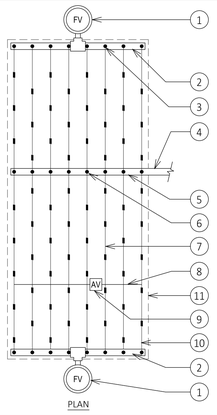


PLAN

LEGEND:
1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.
3. PVC FLUSH MANIFOLD.
4. MANIFOLD-TO-ELBOW CONNECTION (TYP).
5. TEE FITTING TO MATCH DRIPLINE MANUF.
6. PERIMETER LATERALS 2" TO 4" FROM EDGE.
7. DRIPLINE LATERAL.
8. AREA PERIMETER.
9. PVC LATERAL FROM DRIP ZONE KIT.
10. PVC SUPPLY MANIFOLD.
11. MANIFOLD-TO-ELL CONNECTION.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

I DRIP LINE: CENTER-FEED LAYOUT
SCALE: NS

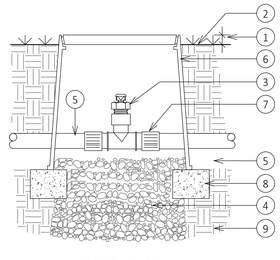


PLAN

LEGEND:
1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2. PVC FLUSH MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM DRIP ZONE KIT.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, TORO BLUE STRIPE POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO RELIEF LATERAL AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" TO 4" FROM EDGE.
11. AREA PERIMETER.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

J AIR/VACUUM RELIEF VALVE ON PVC TEE
SCALE: NS

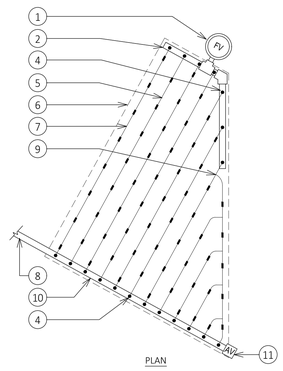


SECTION/ELEVATION

LEGEND:
1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. AIR/VACUUM RELIEF VALVE.
4. PEA-GRAVEL SUMP (6"X18" DEEP).
5. BLANK DRIPLINE TUBING BY DRIPLINE MANUFACTURER.
6. 6" ROUND PLASTIC VALVE BOX. HEAT-BRAND "FV" ON LID.
7. TEE FITTING TO MATCH DRIPLINE MANUFACTURER.
8. BRICK SUPPORTS (2 COMMON BRICKS REQ'D).
9. NATIVE SOIL PER SPECS.

K AIR/VACUUM RELIEF VALVE ON POLY LINE
SCALE: NS

D DRIP LINE: TRIANGULAR LAYOUT
SCALE: NS

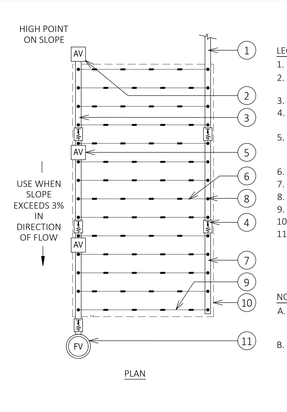


PLAN

LEGEND:
1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2. PVC FLUSH MANIFOLD.
3. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" TO 4" FROM EDGE.
8. PVC LATERAL LINE FROM DRIP ZONE KIT.
9. TEE TO MATCH DRIPLINE MANUFACTURER.
10. PVC SUPPLY MANIFOLD.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

E DRIP LINE: SLOPE LAYOUT
SCALE: NS

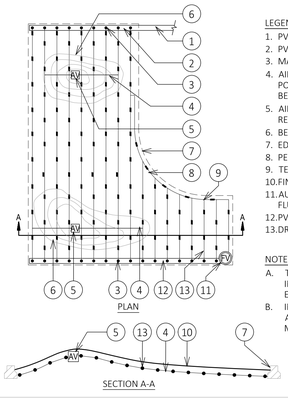


PLAN

LEGEND:
1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. AIR/VACUUM RELIEF VALVE PLUMBED TO PVC FLUSH MANIFOLD AT HIGH POINT.
3. PVC FLUSH MANIFOLD.
4. INLINE SPRING CHECK VALVE TO HELP CONTROL LOW-HEAD DRAINAGE (TYP).
5. AIR/VACUUM RELIEF VALVE PLUMBED TO PVC FLUSH MANIFOLD JUST BELOW EACH CHECK VALVE (TYP).
6. DRIPLINE LATERAL.
7. PVC SUPPLY MANIFOLD.
8. MANIFOLD-TO-ELBOW CONNECTION (TYP).
9. PERIMETER LATERALS 2" TO 4" FROM EDGE.
10. AREA PERIMETER.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

F DRIP LINE: END-FEED LAYOUT
SCALE: NS



PLAN

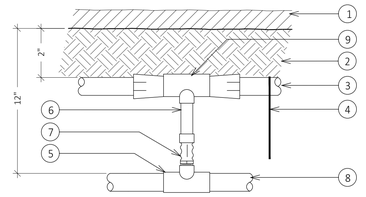
SECTION A-A

LEGEND:
1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION.
4. AIR/VACUUM RELIEF LATERAL, BLUE STRIPE POLY TUBING CENTERED ON MOUND OR BERM.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO RELIEF LATERAL AT EACH HIGH POINT.
6. BERM (TYP).
7. EDGE OF PLANTER.
8. PERIMETER LATERALS 2" TO 4" FROM EDGE.
9. TEE TO MATCH DRIPLINE MANUFACTURER.
10. FINISH GRADE.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
12. PVC FLUSH MANIFOLD.
13. DRIPLINE LATERAL.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

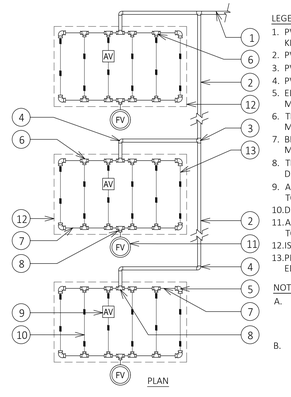
G DRIP LINE: MOUND LAYOUT
SCALE: NS

A DRIP LINE TRANSITION
SCALE: NS



LEGEND:
1. MULCH (OR TOP-DRESSING MATERIAL) PER LANDSCAPE NOTES.
2. AMENDED SOIL AFTER TUBING INSTALLATION.
3. DRIP LINES.
4. WIRE STAKE.
5. SCH. 40 PVC TEE.
6. SCH. 80 PVC THREADED RISER (LENGTH AS REQ'D).
7. FLEXIBLE RISER.
8. PVC LATERAL.
9. DRIP ADAPTER TEE TO MATCH DRIP LINE MANUFACTURER.

B DRIP LINE INSTALLATION
SCALE: NS

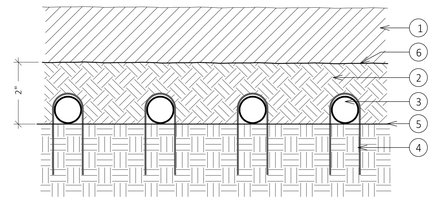


PLAN

LEGEND:
1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. PVC TEE (SxSxS).
4. PVC ELL (SxS).
5. ELL TO MATCH DRIPLINE MANUFACTURER.
6. TEE TO MATCH DRIPLINE MANUFACTURER.
7. BLANK TUBING TO MATCH DRIPLINE MANUFACTURER.
8. TEE X 1/2" SLIP ADAPTER TO MATCH DRIPLINE MANUFACTURER.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
10. DRIPLINE LATERAL.
11. AUTOMATIC FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
12. ISLAND PERIMETER.
13. PERIMETER LATERALS 2" TO 4" FROM EDGE.

NOTES:
A. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
B. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC.

C DRIP LINE: ISLAND LAYOUT
SCALE: NS



SECTION

LEGEND:
1. MULCH (OR TOP-DRESSING MATERIAL) PER LANDSCAPE NOTES.
2. AMENDED SOIL AFTER TUBING INSTALLATION.
3. DRIP LINES.
4. WIRE STAKE.
5. AMENDED SOIL LEVEL PRIOR TO DRIP LINE INSTALLATION.
6. FINISH GRADE.

NOTES:
A. TO INSURE EVEN, PARALLEL, & LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVELS IN PLANTER AREAS BE BROUGHT TO 2" BELOW FINISH GRADE & PROPERLY COMPACTED.
B. INSTALL TUBING AS INDICATED ON PLANS & SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FT. ON-CENTER.
C. BACKFILL FINAL LAYER OF SOIL AND BARK MULCH OVER THE TUBING AFTER INSTALLATION OF TUBING & OBSERVATION BY OWNER'S AUTHORIZED REPRESENTATIVE.

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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LANDSCAPE ARCHITECTURE

License Stamp

LICENSED LANDSCAPE ARCHITECT — DANIEL R. TAIT — No. LC 6459 — Signature — 03/31/2022 — Renewal Date — Date — STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

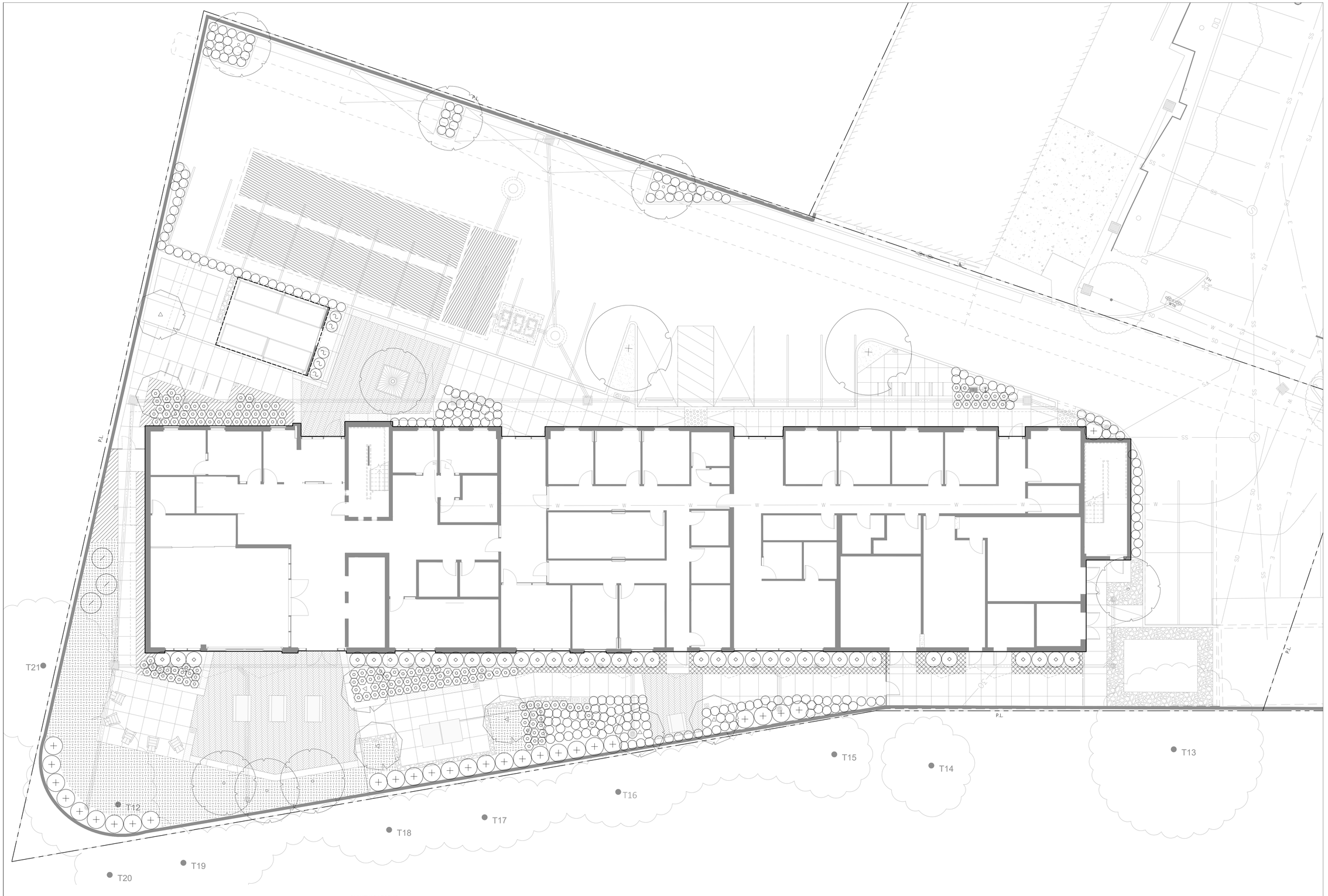
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IRRIGATION DETAILS

Sheet No.

L291

Date 09/08/2021 2:43:15 PM
Project No. 21709



A LANDSCAPE PLANTING PLAN
1/8"=1'-0"

NORTH

PLANTING LEGEND

SYMBOL		BOTANICAL & COMMON NAMES	SIZE	WUCOLS	COMMENTS
	T-1	PRUNUS ILICIFOLIA SPP. LYONII (CATALINA CHERRY)	24" BOX	LOW	STANDARD FORM
	T-2	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' (CHITALPA)	36" BOX	LOW	STANDARD FORM
	T-3	CERCIS OCCIDENTALIS (WESTERN REDBUD)	24" BOX	VERY LOW	STANDARD FORM
	T-4	CHIONANTHUS RETUSUS (CHINESE FRINGTREE)	48" BOX	MOD	STANDARD FORM

SYMBOL		BOTANICAL & COMMON NAMES	SIZE	WUCOLS	COMMENTS
	S-1	GARRYA ELLIPTICA 'JAMES ROOF' (SILK TASSEL)	15-GAL	LOW	
	S-2	MUHLENBERGIA DUBIA (PINE MUHLY)	1-GAL	LOW	
	S-3	ROSMARINUS OFFICINALIS 'BOULE' BOULE ROSEMARY	5-GAL	LOW	
	S-4	BERBERIS AQUIFOLIUM (OREGON GRAPE)	5-GAL	MOD	
	S-5	ARCTOSTAPHYLOS 'PACIFIC MIST' (PACIFIC MIST MANZANITA)	5-GAL	LOW	
	S-5	ARCTOSTAPHYLOS 'PACIFIC MIST' (PACIFIC MIST MANZANITA)	5-GAL	LOW	

SYMBOL		BOTANICAL & COMMON NAMES	SIZE	WUCOLS	COMMENTS
	G-1	ALOE 'JOHNSON'S HYBRID' (JOHNSON'S ALOE)	1-GAL	LOW	
	G-2	FESTUCA CALIFORNICA (CALIFORNIA FESCUE)	1-GAL	LOW	
	G-3	FESTUCA RUBRA (RED FESCUE)	1-GAL	LOW	

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

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LANDSCAPE ARCHITECTURE

License Stamp

LICENSED LANDSCAPE ARCHITECT
DANIEL R. FAU
No. LA 6459
Signature
03/31/2022
Renewal Date
STATE OF CALIFORNIA

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

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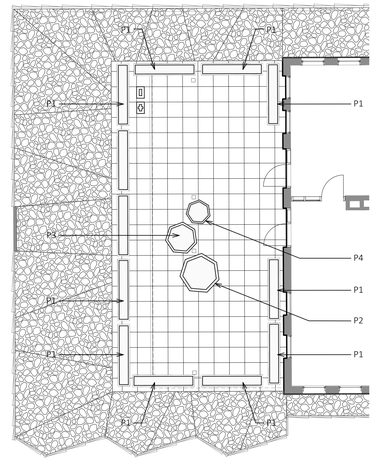
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LANDSCAPE PLANTING PLAN

Sheet No.

L300

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Project No. 21709



A LANDSCAPE PLANTING PLAN: LEVEL 5
1/8"=1'-0"

NORTH

POTTERY LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	PLANTS PER POT	PLANT SIZE	MODEL
P1	LOMANDRA LONGIFOLIA 'BREEZE' (DWARF MAT RUSH)	3	1-GAL	TOURNESOL LINEAR 'WILSHIRE' (96"L 18"W ##"H)
P2	OSMANTHUS FRAGRANS (SWEET OLIVE) ERIGERON KARVINSKIANUS (FLEA BANE)	1 4	15-GAL 1-GAL	TOURNESOL 'HARLIE' LOW (60")
P3	ALOE STRIATA (CORAL ALOE)	3	5-GAL	TOURNESOL 'HARLIE' LOW (48")
P4	FESTUCA 'MOLATE' (CREEPING RED FESCUE)	6	1-GAL	TOURNESOL 'HARLIE' LOW (36")

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Drawing Title

LANDSCAPE PLANTING PLAN: LEVEL 5

Sheet No.

L301

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Project No. 21709

1. REFER TO PLANTING SPECS & DETAILS FOR SOIL PREP, FERTILIZATION, MULCHING & OTHER PLANTING INFO.
2. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS & ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
4. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT & PROTECT THEM FROM DAMAGE. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY & ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
5. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
6. WORK TO BE PERFORMED BY LICENSED (C27) CONTRACTORS AND EXPERIENCED WORKERS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
8. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO GROWTH.
9. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION (ф1,ф2, ETC). HAVE SAMPLES TESTED BY BUTLER MILL (619) 263-6181, FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST & SOIL PREPARATION RECOMMENDATIONS. TAKE (2) SAMPLES AT EACH LOCATION: (1) GROUND-LEVEL TO 10" DEEP, (1) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROX. 1 QT. OF SOIL TO BE LABELED PER LOCATION & DEPTH. INSTALL SOIL PREP AND BACKFILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN APPROVAL FROM OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING. IF LOCATIONS FOR SOILS TEST ARE NOT FOUND ON PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LANDSCAPE ARCHITECT FOR LOCATIONS PRIOR TO BEGINNING ANY WORK.
10. KILL & REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECS.
11. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MIN.
12. PLANT MATERIALS SHALL MATCH SPECS PER SPECIES & SHALL COMPLY WITH ANSI Z60.1 "STANDARDS FOR NURSERY STOCK".
13. UPON AWARD OF BID, CONTRACTOR SHALL SECURE PLANT MATERIAL AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
14. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS & SPECS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW & APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MIN. 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIALS DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON CONFORMANCE WITH SPECS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT/OWNER.
15. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED ON PLANS.
16. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS & SPECIFIED SPACING SHALL TAKE PRECEDENCE.
18. AT EDGES OF PLANTING AREAS, THE CENTERLINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.
19. INSTALL GROUNDCOVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
20. PROVIDE FERTILIZER TABLETS FOR EACH CONTAINER-GROWN PLANT 1 GAL. & LARGER PER SPECS.
21. FOR ALL TREES WITHIN 5'-0" OF PAVING, INSTALL ROOT BARRIER ALONG PAVING EDGE BY DEEP ROOT CORPORATION (800) 458-7668. ROOT BARRIER SHALL EXTEND 6 FEET ON EACH SIDE OF EACH TREE. ROOT BARRIER SHALL NOT BE WRAPPED DIRECTLY AROUND ROOTBALL. SEE ADDITIONAL PLAN NOTES FOR TREES LOCATED WITHIN CITY R.O.W. AREAS
22. CONTRACTOR SHALL ALIGN PLANT MATERIALS TO BE TRUE TO DRAWINGS INTENT. ALL TREES & SHRUBS ARE NOT DIMENSIONED BUT MAY BE INDICATED TO BE IN ROWS, EVENLY SPACED, ALIGNED OR CENTERED ON VARIOUS ELEMENTS. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE INTENT OF PLANTING LAYOUTS & COORDINATE THEIR RELATION TO BUILDING FACADES, WINDOW PLACEMENTS, WALLS & COLUMNS. VERIFY PLACEMENT WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
23. ALL CURVE TO CURVE & CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH & UNIFORM.
24. TREE LOCATIONS SHALL BE ADJUSTED IN THE FIELD TO SUIT SPECIFIC SITE REQUIREMENTS AS DIRECTED BY LANDSCAPE ARCHITECT. STAKE ALL TREE PLANTING LOCATIONS PRIOR TO PLANTING FOR APPROVAL BY PLANNING DIVISION, IF SO REQUIRED BY AGENCY.
25. REMOVE ALL NURSERY STAKES & ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
26. LIST ON THE PLANT MATERIAL GUARANTEE ALL EXISTING TREES THAT HAVE HAD WORK PERFORMED WITHIN 6' OF TRUNK.
27. DURING THE LENGTH OF THE GUARANTEE PERIOD BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
28. MULCH ALL LANDSCAPE AREAS HAVING LESS THAN A 2:1 SLOPE WITH A 3" DEEP LAYER OF 'FINE GRIND MULCH' AT THE CONCLUSION OF PLANTING OPERATIONS. SAMPLE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

L PLANTING NOTES
SCALE: NS

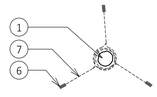
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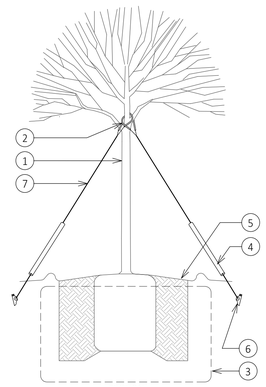
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PLAN

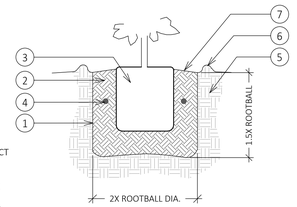
LEGEND:
1. TREE TRUNK.
2. BLACK PVC HOSE, WRAPPED AROUND GUY CABLE.
3. ROOTBALL, PLANT PIT, AND BACKFILL: PER SEPARATE DETAIL.
4. 1/2" DIA. X 18" LONG WHITE PVC WARNING DEVICE, WHEN NEAR PUBLIC AREAS.
5. FINISH GRADE.
6. MODEL 68 DUCKBILL EARTH ANCHOR.
7. 1/8" BRAIDED GALV. STEEL GUY CABLE. USE GALV. CLAMPS & TURNBUCKLE. 3 PER TREE.

NOTES:
A. TREES INSTALLED @ 36" BOX SIZE OR LARGER SHALL RECEIVE GUY WIRE SYSTEM AS DETAILED. IF SITE CONDITIONS DICTATE - SUCH AS IN HIGH TRAFFIC AREAS WHERE CABLES WOULD BE TRIP HAZARD - CONTRACTOR SHALL PURSUE DBL. LODGEPOLE STAKE SOLUTION WITH PRIOR APPROVAL.



SECTION

D TREE GUYING
SCALE: NS

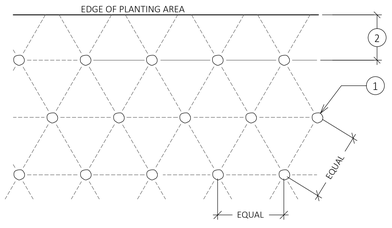


SECTION

LEGEND:
1. PLANTING PIT: SCARIFY SIDES & COMPACT BOTTOM.
2. AMENDED BACKFILL. WATER & SETTLE BACKFILL SO THAT PLANT DOESN'T SINK AFTER PLANTING.
3. ROOTBALL: MUST NOT BE ROOT-BOUND. LOOSEN ANY TIGHTLY-PACKED ROOTS.
4. FERTILIZER TABLETS: SEE SPECS FOR TYPE & APPLICATION RATES.
5. UNDISTURBED NATIVE SUBGRADE.
6. WATER BASIN: 2" DEPTH.
7. FINISH GRADE.

NOTES:
A. CROWN OF ROOTBALL MUST BE ABOVE ADJACENT GRADE.
B. WATER PLANT IMMEDIATELY UPON PLANTING.
C. KEEP MULCH PULLED BACK FROM TRUNK.

E SHRUB PLANTING
SCALE: NS

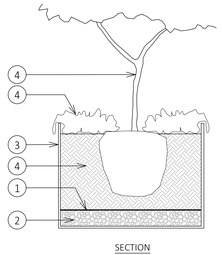


PLAN

LEGEND:
1. CENTER OF SHRUB/PLANT.
2. 1/2 OF THE SPECIFIED "O.C." SPACING. SEE PLANTING PLAN & LEGENDS.

NOTES:
A. ALL SHRUB/GROUNDCOVER MASSINGS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.

F SHRUB & GROUNDCOVER SPACING
SCALE: NS

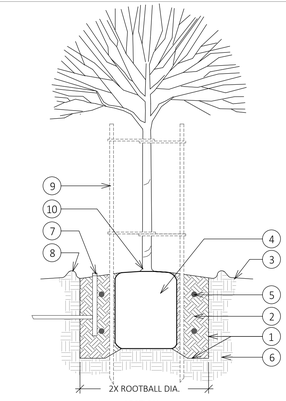


SECTION

LEGEND:
1. FILTER FABRIC.
2. 2" LAYER OF GRAVEL.
3. DECORATIVE PLANTER. SEE PLANS FOR MODEL.
4. PLANT MATERIAL.
5. AMENDED PLANT MIX, PER SUBMITTAL.

NOTES:
A. CONTRACTOR TO SUBMIT DECORATIVE GRAVEL TOP-DRESSING FOR APPROVAL.

G POTTED PLANT (NO RESERVOIR)
SCALE: NS

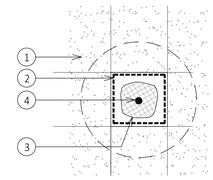


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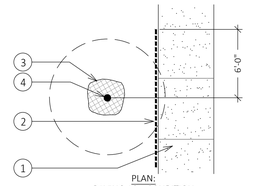
LEGEND:
1. PLANTING PIT: SCARIFY SIDES & COMPACT BOTTOM.
2. AMENDED BACKFILL. WATER, TAMP, & SETTLE BACKFILL SO THAT TREE DOESN'T SINK AFTER PLANTING.
3. FINISH GRADE.
4. TREE ROOTBALL: MUST NOT BE ROOT-BOUND. LOOSEN ANY TIGHTLY-PACKED ROOTS.
5. FERTILIZER TABLETS: SEE SPECS FOR TYPE & APPLICATION RATES.
6. UNDISTURBED NATIVE SUBGRADE.
7. TREE ROOT BUBBLER/AERATION UNIT. SEE IRRIGATION PLANS.
8. WATER BASIN: 4" DEPTH. REMOVE BASIN AT END OF MAINTENANCE PERIOD.
9. TREE STAKE & BRACE: PER SEPARATE DETAIL.
10. ROOT 'FLARE' SHOULD BE VISIBLE.

NOTES:
A. CROWN OF ROOTBALL MUST BE ABOVE ADJACENT GRADE.
B. IF LOCATED IN TURF AREA, PROVIDE TRUNK ARBOR-GARD.
C. WATER TREE IMMEDIATELY UPON PLANTING.
D. KEEP MULCH PULLED BACK FROM TRUNK.

A TREE PLANTING
SCALE: NS



PLAN:
TREE WELL CONDITION

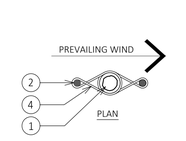


PLAN:
PAVING ADJ. CONDITION

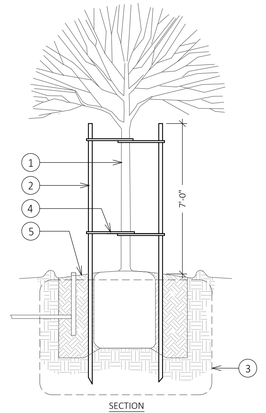
LEGEND:
1. ADJACENT PAVING.
2. ROOTBARRIER.
3. ROOTBALL OF TREE.
4. TREE TRUNK.

NOTES:
A. ROOTBARRIERS SHALL BE INSTALLED FOR 6 FT. ON EACH SIDE OF TREE TRUNK. ADD PANELS AS REQ'D.
B. ROOTBALL SHALL NEVER BE DIRECTLY WRAPPED BY ROOTBARRIER.

B TREE ROOTBARRIER LAYOUT
SCALE: NS



PLAN



SECTION

LEGEND:
1. TREE TRUNK.
2. 2" DIA. LODGEPOLE PINE STAKE: 10FT LONG (2 TYP). KEEP CLEAR OF ROOTBALL.
3. ROOTBALL, PLANT PIT, AND BACKFILL: PER SEPARATE DETAIL.
4. VIT TWIST BRACE. ATTACH FIRMLY TO TREE STAKE WITH TREE TIE NAIL. FOLLOW MANUFACTURER INSTRUCTIONS. (2 PER TREE, TYP).
5. FINISH GRADE.

NOTES:
A. WHERE SITE CONDITIONS DICTATE (TREE SIZE, SOIL CONDITIONS ETC), PROVIDE 12 FT LODGEPOLE STAKE.

C TREE STAKING
SCALE: NS

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SAN DIEGO, CA 92104
T: 619.269.4423
LANDSCAPE ARCHITECTURE

License Stamp

LICENSED LANDSCAPE ARCHITECT — PAUL R. TAI — No. LA 4494 — Signed 03/31/2022 — Renewal Date — STATE OF CALIFORNIA

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Revisions

Rev.	Description	Date

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100% DESIGN DEVELOPMENT

Drawing Title
PLANTING DETAILS

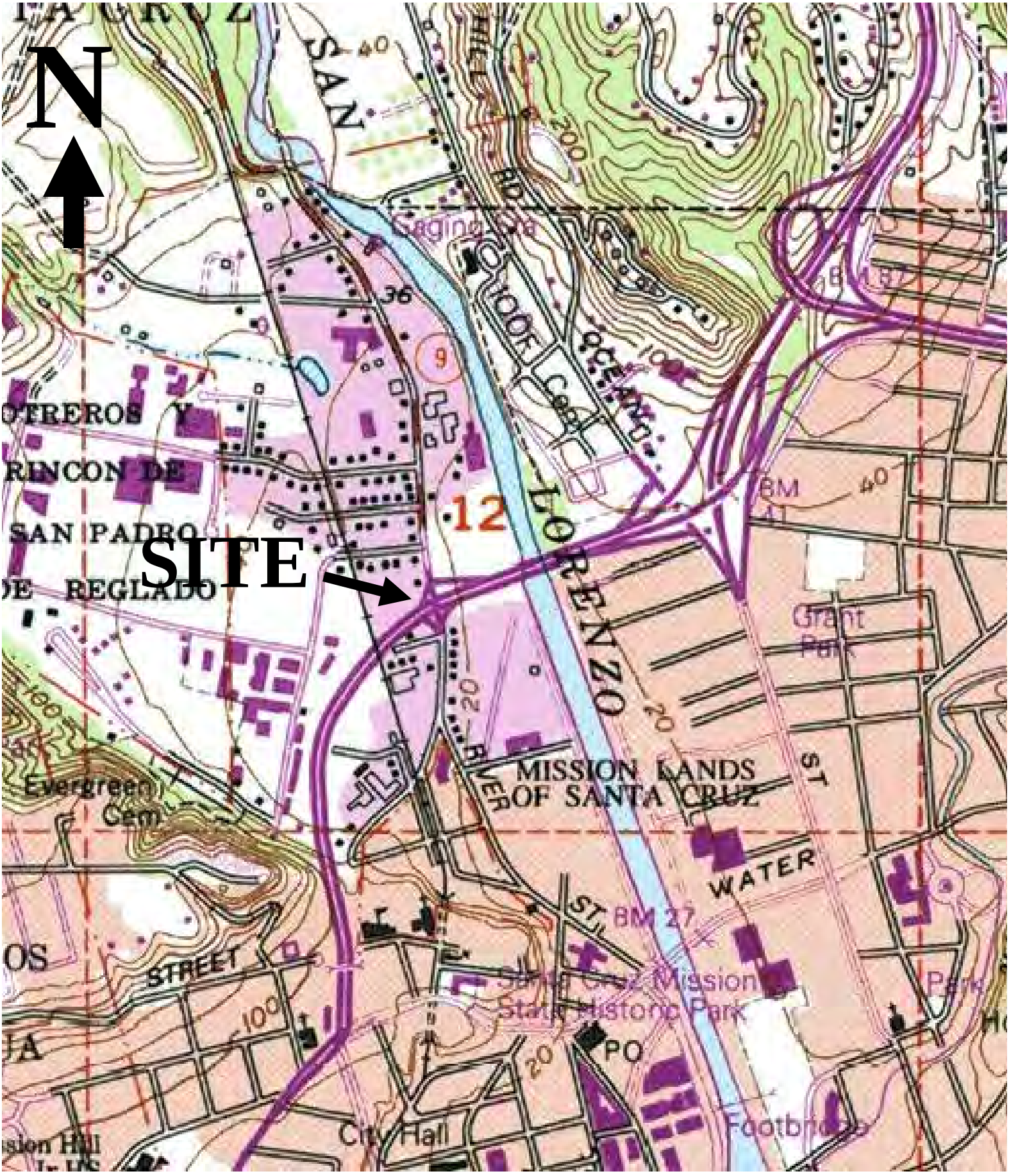
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Project No. 21709

APPENDIX A: MAPS

FIGURE 1: SITE LOCATION MAP

FIGURE 2: VICINITY MAP



<u>Site Location Map</u>: Subject Property, APN 008-171-31, 119 Coral Street, Santa Cruz, Santa Cruz County, CA 95060. Section 12, Township 11 South, 2 West, Santa Cruz (1994) USGS Quadrangle.

Figure 1



<u>Vicinity Map</u>: 119 Coral Street, Santa Cruz, Santa Cruz County, CA 95060. Site is shown surrounded by a homeless outreach/shelter, a metal fabricator, a building supply/concrete yard, and Highway 1.

Figure 2

APPENDIX B: SITE RECONAISSANCE PHOTOGRAPHS

PHOTO PLATE 1: SITE PHOTOGRAPHS (EXTERIOR)

PHOTO PLATE 2: SITE PHOTOGRAPHS (INTERIOR)



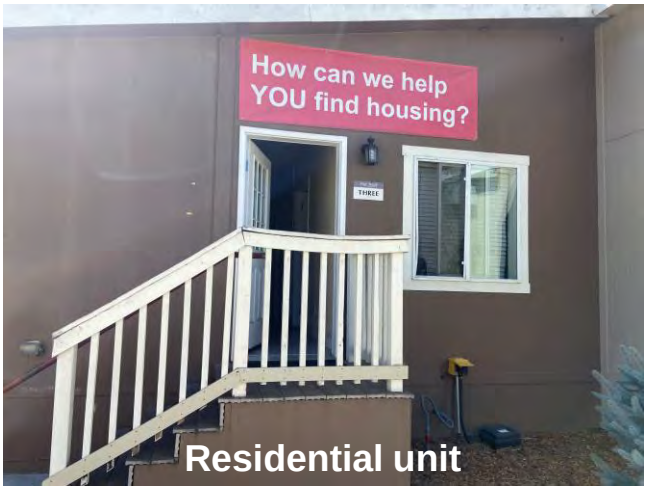
Office/residential unit



Residential unit



Residential units



Residential unit



Residential unit



Offices

BOLE & ASSOCIATES
6898 Penny Way, Browns Valley, CA 95918
(530) 415-6623, email: davidhbole@yahoo.com

SITE: 119 CORAL STREET
ITEM: SITE PHOTOS (EXTERIOR)
DATE: 9/27/2021 PLATE: 1


Bedroom


Restroom


Bedroom

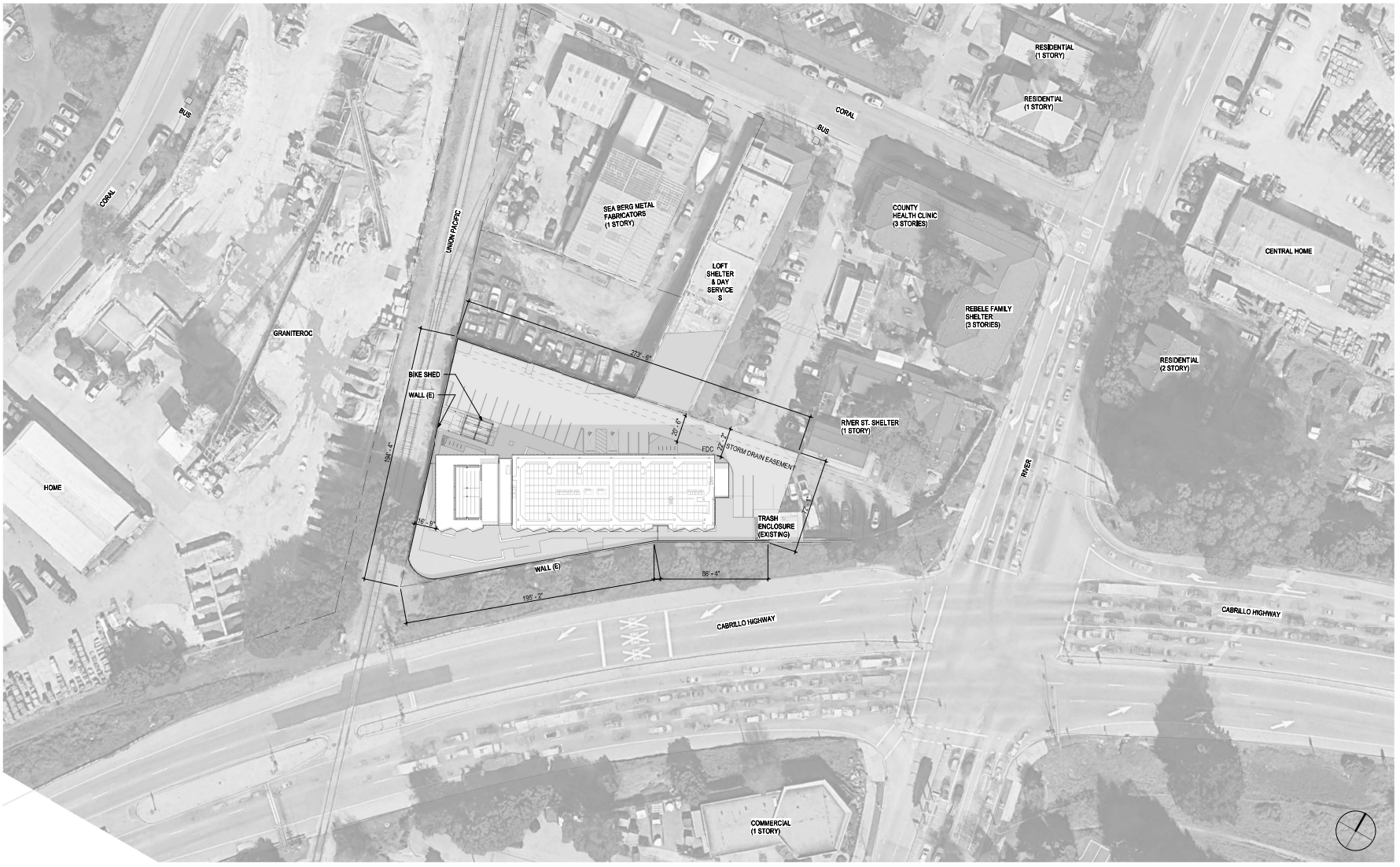

2nd floor common area


Bedroom


Basement

BOLE & ASSOCIATES
6898 Penny Way, Browns Valley, CA 95918
(530) 415-6623, email: davidhbole@yahoo.com

SITE: 503 1ST STREET, DAVIS
ITEM: SITE PHOTOS (INTERIOR)
DATE: 10/6/2021 PLATE: 2



1" = 30'-0"

SITE PLAN | 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
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Drawing Title

SITE PLAN

Sheet No.

A001

Date 9/10/2021 3:47:36 PM
Project No. 21709

United States Census Bureau

QuickFacts

Santa Cruz city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more***.

Table

All Topics	Santa Cruz city, California
Median selected monthly owner costs -without a mortgage, 2015-2019	**$649**
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	64,608
Population estimates base, April 1, 2010, (V2019)	59,944
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	7.8%
Population, Census, April 1, 2020	62,956
Population, Census, April 1, 2010	59,946
Age and Sex	
Persons under 5 years, percent	⚠ 3.2%
Persons under 18 years, percent	⚠ 12.8%
Persons 65 years and over, percent	⚠ 12.3%
Female persons, percent	⚠ 50.8%
Race and Hispanic Origin	
White alone, percent	⚠ 73.9%
Black or African American alone, percent (a)	⚠ 2.1%
American Indian and Alaska Native alone, percent (a)	⚠ 0.4%
Asian alone, percent (a)	⚠ 10.1%
Native Hawaiian and Other Pacific Islander alone, percent (a)	⚠ 0.2%
Two or More Races, percent	⚠ 6.3%
Hispanic or Latino, percent (b)	⚠ 21.0%
White alone, not Hispanic or Latino, percent	⚠ 61.6%
Population Characteristics	
Veterans, 2015-2019	2,167
Foreign born persons, percent, 2015-2019	14.6%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	47.0%
Median value of owner-occupied housing units, 2015-2019	$854,200
Median selected monthly owner costs -with a mortgage, 2015-2019	$2,886
Median selected monthly owner costs -without a mortgage, 2015-2019	**$649**
Median gross rent, 2015-2019	$1,889
Building permits, 2020	X
Families & Living Arrangements	
Households, 2015-2019	22,579
Persons per household, 2015-2019	2.40
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	72.6%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	26.3%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	96.2%
Households with a broadband Internet subscription, percent, 2015-2019	90.7%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	93.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	53.8%
Health	
With a disability, under age 65 years, percent, 2015-2019	7.5%
Persons without health insurance, under age 65 years, percent	⚠ 5.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	62.5%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	60.6%
Total accommodation and food services sales, 2012 ($1,000) (c)	253,858
Total health care and social assistance receipts/revenue, 2012 ($1,000) (c)	292,027

Total manufacturers shipments, 2012 ($1,000) (c)	346,239
Total retail sales, 2012 ($1,000) (c)	773,249
Total retail sales per capita, 2012 (c)	$12,464
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	23.5
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	$77,921
Per capita income in past 12 months (in 2019 dollars), 2015-2019	$39,653
Persons in poverty, percent	⚠ 20.9%

BUSINESSES

Businesses	
Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 ($1,000)	X
Total employment, percent change, 2018-2019	X
Total nonemployer establishments, 2018	X
All firms, 2012	7,542
Men-owned firms, 2012	3,605
Women-owned firms, 2012	2,877
Minority-owned firms, 2012	1,096
Nonminority-owned firms, 2012	6,043
Veteran-owned firms, 2012	490
Nonveteran-owned firms, 2012	6,661

GEOGRAPHY

Geography	
Population per square mile, 2010	4,705.2
Land area in square miles, 2010	12.74
FIPS Code	0669112

About datasets used in this table

Value Notes

⚠ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

(a) Includes persons reporting only one race
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper int open ended distribution.
F Fewer than 25 firms
D Suppressed to avoid disclosure of confidential information
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QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and P Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

United States Census Bureau

QuickFacts

Santa Cruz city, California; United States

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more***.

Table

All Topics	Santa Cruz city, California	United States
Population estimates, July 1, 2019, (V2019)	**64,608**	**328,239,523**
PEOPLE		
Population		
Population estimates, July 1, 2019, (V2019)	**64,608**	**328,239,523**
Population estimates base, April 1, 2010, (V2019)	59,944	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	7.8%	6.3%
Population, Census, April 1, 2020	62,956	331,449,281
Population, Census, April 1, 2010	59,946	308,745,538
Age and Sex		
Persons under 5 years, percent	▲ 3.2%	▲ 6.0%
Persons under 18 years, percent	▲ 12.8%	▲ 22.3%
Persons 65 years and over, percent	▲ 12.3%	▲ 16.5%
Female persons, percent	▲ 50.8%	▲ 50.8%
Race and Hispanic Origin		
White alone, percent	▲ 73.9%	▲ 76.3%
Black or African American alone, percent (a)	▲ 2.1%	▲ 13.4%
American Indian and Alaska Native alone, percent (a)	▲ 0.4%	▲ 1.3%
Asian alone, percent (a)	▲ 10.1%	▲ 5.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.2%	▲ 0.2%
Two or More Races, percent	▲ 6.3%	▲ 2.8%
Hispanic or Latino, percent (b)	▲ 21.0%	▲ 18.5%
White alone, not Hispanic or Latino, percent	▲ 61.6%	▲ 60.1%
Population Characteristics		
Veterans, 2015-2019	2,167	18,230,322
Foreign born persons, percent, 2015-2019	14.6%	13.6%
Housing		
Housing units, July 1, 2019, (V2019)	X	139,684,244
Owner-occupied housing unit rate, 2015-2019	47.0%	64.0%
Median value of owner-occupied housing units, 2015-2019	$854,200	$217,500
Median selected monthly owner costs -with a mortgage, 2015-2019	$2,886	$1,595
Median selected monthly owner costs -without a mortgage, 2015-2019	$649	$500
Median gross rent, 2015-2019	$1,889	$1,062
Building permits, 2020	X	1,471,141
Families & Living Arrangements		
Households, 2015-2019	22,579	120,756,048
Persons per household, 2015-2019	2.40	2.62
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	72.6%	85.8%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	26.3%	21.6%
Computer and Internet Use		
Households with a computer, percent, 2015-2019	96.2%	90.3%
Households with a broadband Internet subscription, percent, 2015-2019	90.7%	82.7%
Education		
High school graduate or higher, percent of persons age 25 years+, 2015-2019	93.9%	88.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	53.8%	32.1%
Health		
With a disability, under age 65 years, percent, 2015-2019	7.5%	8.6%
Persons without health insurance, under age 65 years, percent	▲ 5.4%	▲ 10.2%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2015-2019	62.5%	63.0%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	60.6%	58.3%

Total accommodation and food services sales, 2012 ($1,000) (c)	253,858	708,138,598
Total health care and social assistance receipts/revenue, 2012 ($1,000) (c)	292,027	2,040,441,203
Total manufacturers shipments, 2012 ($1,000) (c)	346,239	5,696,729,632
Total retail sales, 2012 ($1,000) (c)	773,249	4,219,821,871
Total retail sales per capita, 2012 (c)	$12,464	$13,443
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	23.5	26.9
Income & Poverty		
Median household income (in 2019 dollars), 2015-2019	$77,921	$62,843
Per capita income in past 12 months (in 2019 dollars), 2015-2019	$39,653	$34,103
Persons in poverty, percent	⚠ 20.9%	⚠ 11.4%

BUSINESSES

Businesses		
Total employer establishments, 2019	X	7,959,103
Total employment, 2019	X	132,989,428
Total annual payroll, 2019 ($1,000)	X	7,428,553,593
Total employment, percent change, 2018-2019	X	1.6%
Total nonemployer establishments, 2018	X	26,485,532
All firms, 2012	7,542	27,626,360
Men-owned firms, 2012	3,605	14,844,597
Women-owned firms, 2012	2,877	9,878,397
Minority-owned firms, 2012	1,096	7,952,386
Nonminority-owned firms, 2012	6,043	18,987,918
Veteran-owned firms, 2012	490	2,521,682
Nonveteran-owned firms, 2012	6,661	24,070,685

GEOGRAPHY

Geography		
Population per square mile, 2010	4,705.2	87.4
Land area in square miles, 2010	12.74	3,531,905.43
FIPS Code	0669112	1

About datasets used in this table

Value Notes

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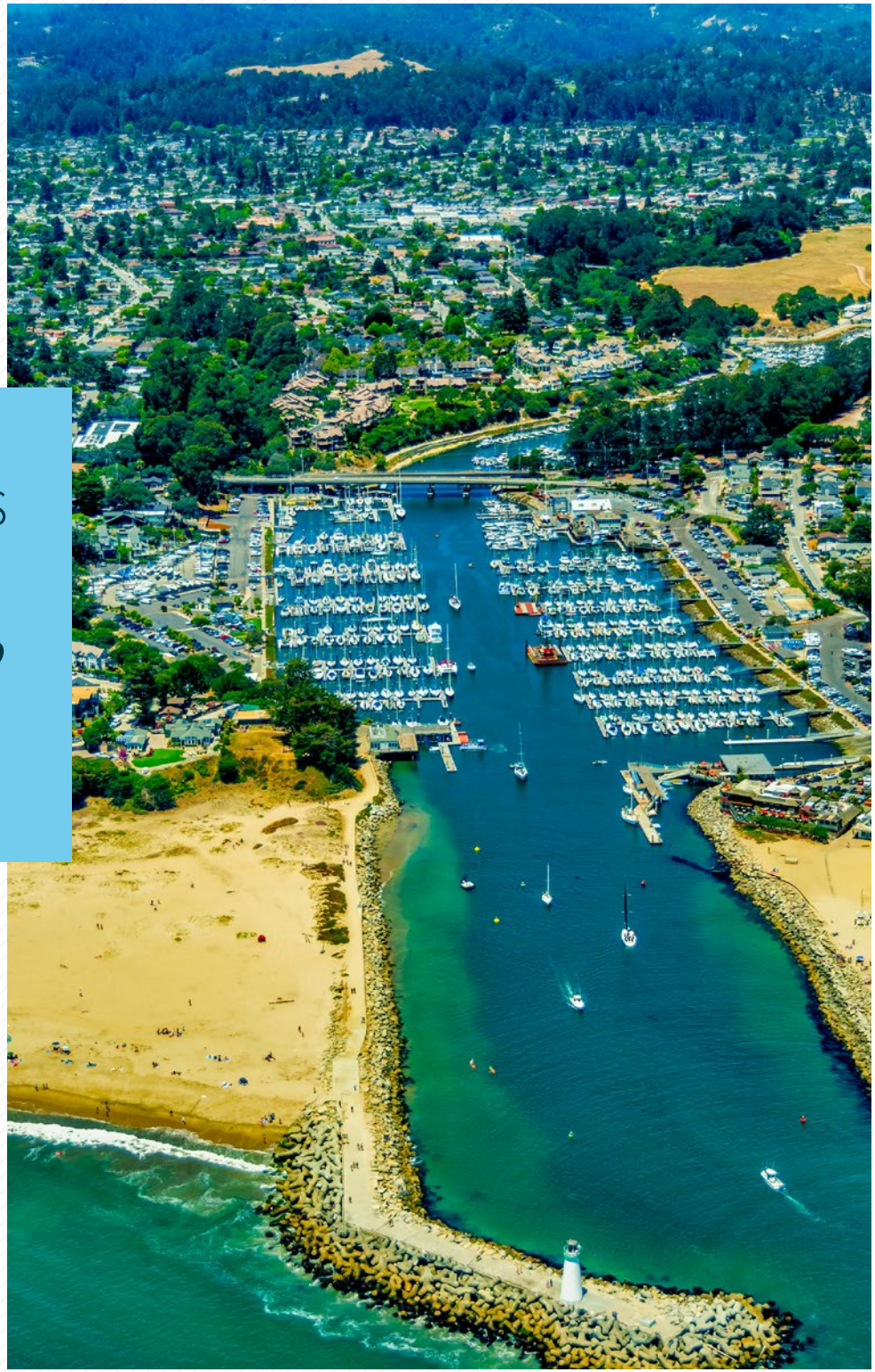
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COMPREHENSIVE HOUSING MARKET ANALYSIS

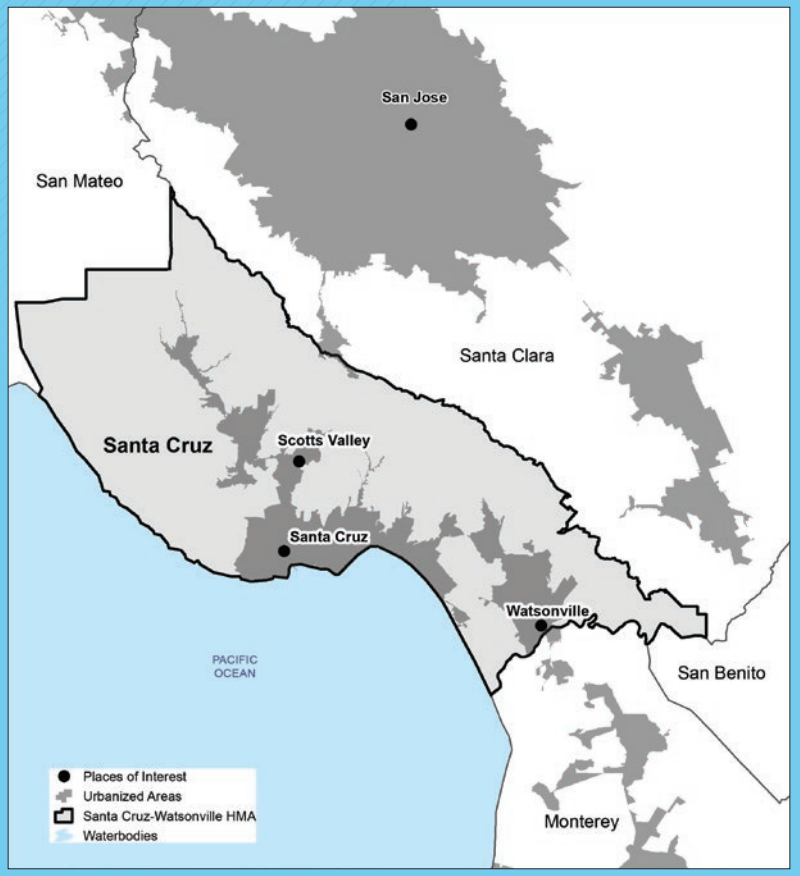
Santa Cruz-Watsonville, California



U.S. Department of Housing and Urban Development,
Office of Policy Development and Research

As of July 1, 2019





Executive Summary

Housing Market Area Description

The Santa Cruz-Watsonville Housing Market Area (hereafter, Santa Cruz HMA) is coterminous with Santa Cruz County. The HMA is located 30 miles southwest of the San Jose-Sunnyvale-Santa Clara Metropolitan Statistical Area (hereafter, San Jose MSA), frequently referred to as Silicon Valley. The current HMA population is estimated at 274,600.

The Santa Cruz HMA is home to the University of California, Santa Cruz (UC Santa Cruz). The presence of the university, a highly educated workforce, and proximity to Silicon Valley have contributed to several startup tech firms emerging in the HMA since 2010. Tourism is also a major industry, as the HMA is a popular vacation destination because of the presence of both the Santa Cruz mountains and the Pacific Ocean.

Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's Market-at-a-Glance tool.
Additional data for the HMA can be found in this report's supplemental tables.
For information on HUD-supported activity in this area, see the Community Assessment Reporting Tool.

Market Qualifiers

Economy

Strong. Nonfarm payrolls have increased each year since 2011, and expanded by an average of 2,100 jobs, or 2.3 percent, a year from 2011 through 2015.

Job growth has continued but moderated during the past 2 years. During the 12 months ending June 2019, nonfarm payrolls in the HMA increased by 800 jobs, or 0.8 percent, to 103,500 jobs, after a similar increase during the previous 12 months. The government, professional and business services, and manufacturing sectors led growth. During the next 3 years, nonfarm payroll growth is expected to average 0.7 percent annually.

Sales Market

Extremely Tight. Home sales prices during the 12 months ending April 2019 were up approximately 7 percent from a year earlier.

The sales housing market is extremely tight, with a 0.1-percent vacancy rate, down from 1.6 percent in 2010. During the 12 months ending May 2019, the average existing home price was up nearly 7 percent from a year earlier, to $846,800. New home sales accounted for only 2 percent of total sales, and the average new home sales price fell almost 12 percent to $858,700 as new developments tended to consist of smaller townhomes further from the most desirable neighborhoods. During the next 3 years, demand is expected for 730 new sales units; the 60 homes currently under construction will meet part of the demand.

Rental Market

Extremely Tight. The current overall rental vacancy rate is estimated at 1.9 percent, down from 3.5 percent in 2010.

During the second quarter of 2019, the apartment vacancy rate remained relatively unchanged at 1.7 percent, compared with 1.6 percent during the second quarter of 2018. During the next 3 years, demand is expected for 570 new rental units in the HMA; the 130 units currently under construction will meet a portion of the demand during the forecast period.

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3-Year Housing Demand Forecast

		Sales Units	Rental Units
Santa Cruz HMA	Total Demand	730	570
	Under Construction	60	130

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of July 1, 2019. The forecast period is July 1, 2019, to July 1, 2022.
Source: Estimates by the analyst

Economic Conditions

Largest sector: Government

The publicly funded UC Santa Cruz is the largest employer in the HMA, with approximately 8,575 faculty and staff as of the fall 2018 term.

Primary Local Economic Factors

With the presence of the UC Santa Cruz campus, the HMA economy depends on the government sector. UC Santa Cruz enrolled nearly 17,800 students during the fall 2018 term and has an annual economic impact of $1.3 billion on the regional economy (Choose Santa Cruz). The university was ranked third in the nation in research influence, as measured by the number of times its faculty's published work is cited by scholars worldwide (*Times Higher Education*). The County of Santa Cruz and the City of Santa Cruz, with 2,438 and 870 employees, were the second and third largest employers in the HMA, respectively (Table 1).

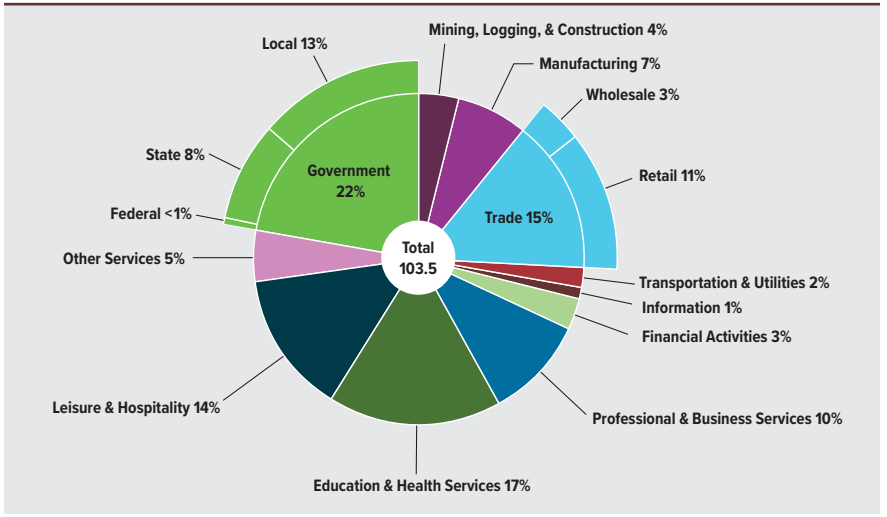
The government sector accounted for 22 percent of all nonfarm jobs in the HMA during the 12 months ending June 2019 (Figure 1). In addition to government, the wholesale and retail trade and the leisure and hospitality sectors are also important to the local economy. With numerous tourist attractions, including the Santa Cruz Beach Boardwalk, the Santa Cruz mountains and redwood forests, and the Santa Cruz World Surfing Reserve, the HMA attracts 3 to 4 million visitors a year (Choose Santa Cruz).

Table 1. Major Employers in the Santa Cruz HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
University of California at Santa Cruz	Government	8,569
County of Santa Cruz	Government	2,438
City of Santa Cruz	Government	870
Poly Inc	Professional & Business Services	529
Santa Cruz Beach Boardwalk	Leisure & Hospitality	347
Costco Wholesale Corporation	Wholesale & Retail Trade	314
New Teacher Center	Education & Health Services	211
Looker Data Sciences	Professional & Business Services	209
Santa Cruz Nutritionals	Manufacturing	200
Crow's Nest Restaurant	Leisure & Hospitality	194

Note: Excludes local school districts.
Source: Santa Cruz Economic Development Department

Figure 1. Current Nonfarm Payroll Jobs in the Santa Cruz HMA, by Sector



Notes: Nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding.
Source: U.S. Bureau of Labor Statistics

Economic Periods of Significance

2001 Through 2007

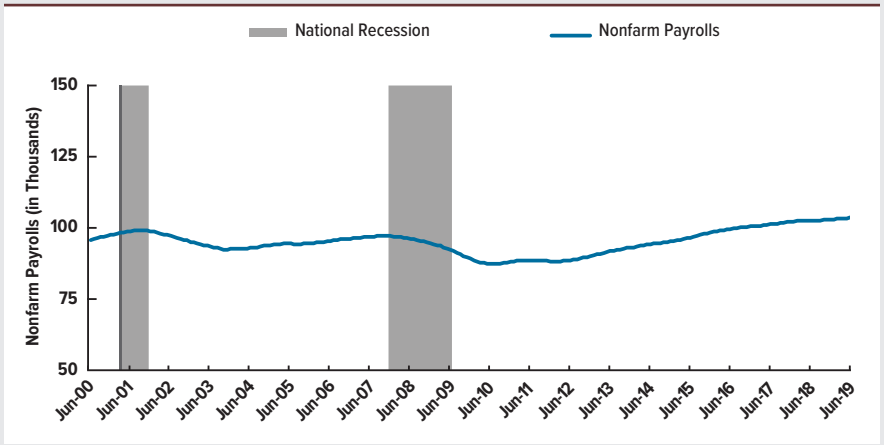
The HMA experienced job losses during the recession that followed the bursting of the dot-com bubble in 2000. Although losses were greatest in Silicon Valley, the Santa Cruz HMA was also affected because it had a significant technology industry due to its proximity to San Jose. During 2001 through 2003, nonfarm payrolls declined by an average of 1,700 jobs, or 1.7 percent, a year; the greatest losses occurred in the professional and business services and the manufacturing sectors, where payrolls fell by 900 and 800 jobs, or 8.4 and 9.5 percent, a year, respectively. Tech jobs in the HMA peaked at almost 9,000 in 2000; a number cut by almost one-half by 2007 (Beacon Economics, LLC).

The HMA subsequently added jobs during the next 4 years; from 2004 through 2007, nonfarm payrolls in the HMA increased by an average of 1,100 jobs, or 1.2 percent, a year, slightly higher than the average rate of 1.0 percent annually for the nation. Gains in the government, professional and business services, and education and health services sectors led job growth in the HMA during the period, with average annual additions of 500, 300, and 300 jobs, or 2.4, 2.7, and 2.1 percent, respectively.

2008 Through 2010

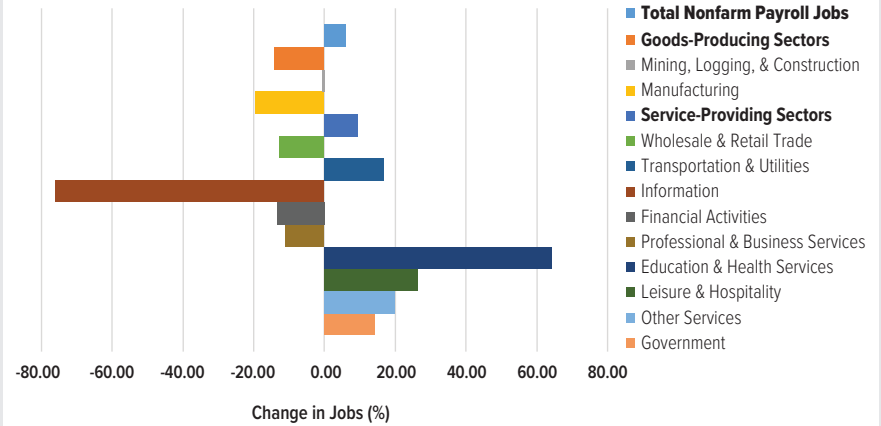
The current period of economic expansion followed 3 years of significant job losses caused by the Great Recession (Figure 2). From 2008 through 2010, nonfarm payrolls decreased by an average of 3,000 jobs, or 3.2 percent, a year, compared with an average decline of 1.4 percent annually for the nation. During the period, the largest declines in the HMA occurred in the mining, logging, and construction; the wholesale and retail trade; and the government sectors, which posted average annual losses of 800, 800, and 700 jobs, or 17.8, 5.0, and 3.1 percent, respectively. The education and health services sector was the only sector to add jobs from 2008 through 2010, expanding by an average of 500 jobs, or 3.3 percent, annually during the period. Figure 3 shows sector growth from 2001 to the current date in the HMA.

Figure 2. 12-Month Average Nonfarm Payrolls in the Santa Cruz HMA



Note: 12-month moving average.
Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

Figure 3. Sector Growth in the Santa Cruz HMA, 2001 to Current



Note: The current date is July 1, 2019.
Source: U.S. Bureau of Labor Statistics

2011 Through Current

The economy in the Santa Cruz HMA has expanded since 2011, but the rate of job growth began to slow in 2016, partly because of a tight labor market and reduced net in-migration. From 2011 through 2015, payroll growth averaged 2,100 jobs, or 2.3 percent, a year, and by 2015, nonfarm payrolls surpassed the prerecession peak of 97,100 jobs, which occurred in 2007. Since 2016, however, nonfarm payroll growth has slowed to an average of 1.1 percent, or 1,100 jobs, a year. Five sectors have led job growth during this period: the government, leisure and hospitality, education and health services, professional and business services, and other services sectors, each of which added an average of 200 to 300 jobs annually. During the 12 months ending June 2019, nonfarm payrolls increased by 800 jobs, or 0.8 percent to 103,500 (Table 2).

Several high-tech firms in the professional and business services sector have created a variety of engineering jobs in the HMA, and engineering graduates from UC Santa Cruz and migrants or commuters from San Jose are helping to fill those jobs. During 2017, venture capital deals totaling $200 million were made in the Santa Cruz HMA—a record high. New jobs include 50 openings at data analytics company Looker Data Sciences (recently acquired by Google LLC); 30 openings at Amazon Web Services, Inc.; and 30 openings at productOps, Inc., a client-based tech solutions company. The HMA has about 5,000 tech jobs in 650 tech firms (Beacon Economics, LLC).

Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the Santa Cruz HMA, by Sector

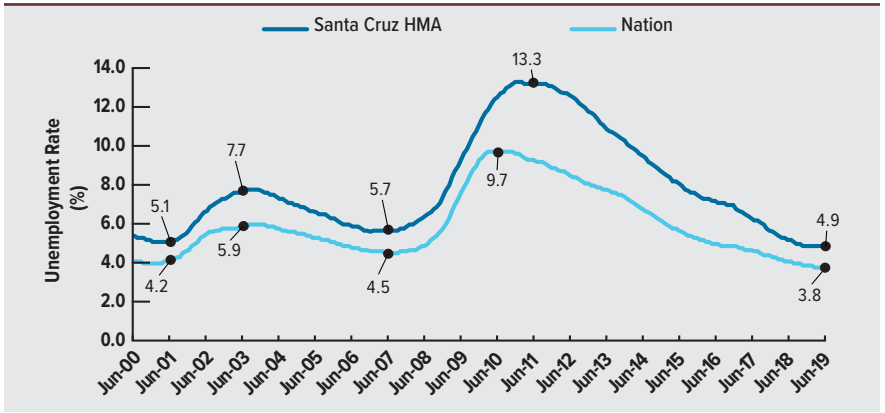
	12 Months Ending June 2018	12 Months Ending June 2019	Absolute Change	Percentage Change
Total Nonfarm Payroll Jobs	**102.6**	**103.5**	**0.8**	**0.8**
Goods-Producing Sectors	11.7	11.9	0.2	2.0
Mining, Logging, & Construction	4.5	4.5	-0.1	-1.3
Manufacturing	7.2	7.5	0.3	4.1
Service-Providing Sectors	90.9	91.5	0.6	0.7
Wholesale & Retail Trade	15.5	15.4	-0.1	-0.9
Transportation & Utilities	1.6	1.6	0.1	5.4
Information	0.7	0.6	-0.1	-13.8
Financial Activities	3.6	3.6	0.0	0.0
Professional & Business Services	10.2	10.4	0.2	2.2
Education & Health Services	17.9	17.9	0.0	-0.1
Leisure & Hospitality	14.4	14.5	0.1	0.6
Other Services	5.1	5.3	0.1	2.8
Government	22.0	22.3	0.3	1.4

Notes: Based on 12-month averages through June 2018 and June 2019. Numbers may not add to totals due to rounding. Data are in thousands.
Source: U.S. Bureau of Labor Statistics

Current Conditions—Unemployment

The unemployment rate averaged 4.9 percent during the 12 months ending June 2019, down from the 5.3-percent rate during the previous 12 months and is currently at its lowest level since 2000 (Figure 4). By comparison, the national unemployment rate was 3.8 percent during the most recent 12-month period. The unemployment rate in the HMA was 5.1 percent during 2001, just before the bursting of the dot-com bubble and rose to 7.7 percent by 2003. The subsequent recovery and housing market boom resulted in the unemployment rate falling to 5.7 percent by 2007, before reaching a peak of 13.3 percent in 2011.

Figure 4. 12-Month Average Unemployment Rate in the Santa Cruz HMA and the Nation



Source: U.S. Bureau of Labor Statistics

Commuting Patterns

Both sales and rental housing are relatively more affordable in the Santa Cruz HMA when compared with neighboring metropolitan areas, and this has had a sizeable impact on commuting patterns. As a result, 20 percent of workers living in the HMA in 2015 commuted to jobs in the San Jose-Sunnyvale-Santa Clara metropolitan area, and 10 percent commuted to jobs in the San Francisco-Oakland-Hayward metropolitan area (U.S. Census, 2015 OnTheMap). Commutation rates have remained relatively stable since 2010 but represent a slightly higher proportion of residents commuting out of the HMA compared with 2005 (Table 3).

Table 3. Santa Cruz HMA Resident Jobs by Place of Work, 2005, 2010, and 2015

	Metropolitan Statistical Area	2005 (%)	2010 (%)	2015 (%)
Place of Work	Santa Cruz-Watsonville	61	56	54
	San Jose-Sunnyvale-Santa Clara	18	19	20
	San Francisco-Oakland-Hayward	8	9	10
	Salinas	7	7	7
	Other	6	9	9

Note: "Other" is the sum of all other metropolitan areas with significant commutation into/out of the HMA.
Source: U.S. Census, 2010 and 2015 OnTheMap

Employment Forecast

Job growth is expected to continue in the Santa Cruz HMA during the next 3 years, but at a slower rate compared with growth since 2010, as real estate costs continue to rise, and net in-migration of skilled labor needed for startup growth declines. Nonfarm payrolls are expected to increase by an average of 730 jobs, or 0.7 percent, annually.

Population and Households

Current population: 274,600

Population growth has been stagnant since 2015 as rising home prices and limited housing options have resulted in average net out-migration of 890 people annually.

Local Geography and Recent Migration Flows

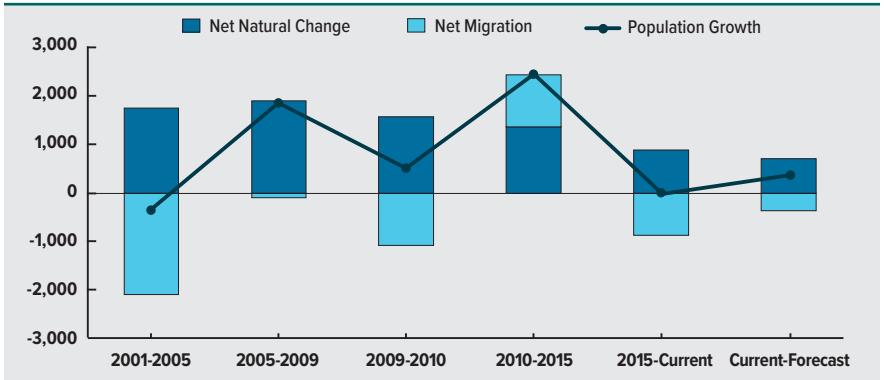
Because of the limited amount of developable land in the HMA, a combined 59 percent of all population growth between 2000 to 2017 has occurred in the cities of Santa Cruz and Watsonville (2010 and 2017 American Community Survey [ACS], 5-year). Table 4 shows population and household growth in the HMA since 2000. Increasing housing costs and concerns about affordability have resulted in net out-migration since 2015. From 2010 to 2015, net in-migration averaged 1,100 people a year, accounting for 43 percent of the increase in population (Figure 5). During 2012 to 2016 , most movers originated from relatively higher-cost housing metropolitan areas such as San Jose-Sunnyvale-Santa Clara, San Francisco-Oakland-Hayward, Los Angeles-Long Beach-Anaheim, and Salinas (which includes the Monterey Peninsula), although some residents relocated from less expensive areas such as Sacramento-Roseville-Arden-Arcade (Table 5).

Table 4. Santa Cruz HMA Population and Household Quick Facts

		2010	Current	Forecast
Population Quick Facts	**Population**	262,382	274,600	275,600
	Average Annual Change	680	1,325	340
	Percentage Change	0.3	0.5	0.1
		2010	**Current**	**Forecast**
Household Quick Facts	**Households**	94,355	98,200	98,600
	Average Annual Change	320	420	140
	Percentage Change	0.3	0.4	0.1

Notes: Average annual changes and percentage changes are based on averages from 2000 to 2010, 2010 to current, and current to forecast. The current date is July 1, 2019, and the forecast date is July 1, 2022.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst

Figure 5. Components of Population Change in the Santa Cruz HMA, 2001 Through the Forecast



Note: Net natural change and net migration totals are average totals over the time period.
Sources: State of California, Department of Finance; current to forecast—estimates by the analyst

Table 5. County-to-County Migration Flows in the Santa Cruz HMA, 2012–2016

Into the HMA	San Jose-Sunnyvale-Santa Clara	4,213
	San Francisco-Oakland-Hayward	2,928
	Los Angeles-Long Beach-Anaheim	2,064
	Sacramento--Roseville--Arden-Arcade	989
	Salinas	882
Out of the HMA	San Francisco-Oakland-Hayward	2,341
	San Jose-Sunnyvale-Santa Clara	2,260
	Salinas	1,430
	Los Angeles-Long Beach-Anaheim	1,002
	Sacramento--Roseville--Arden Arcade	710

Sources: U.S. Census Metro-to-Metro Migration Flows; 2012–2016 American Community Survey, 5-year data

A growing number of high-income households have moved into the HMA since 2010; 15 percent of all households had incomes of $200,000 or greater in 2017, up from an inflation-adjusted 10 percent in 2010 (2010 and 2017 ACS, 1-year estimates and estimates by the analyst). A significant proportion of those new high-income households is from the neighboring San Jose-Sunnyvale-Santa Clara metropolitan area, where the median income in 2017 was 49 percent higher,

and home prices are significantly higher, than in the Santa Cruz HMA. Net in-migration from San Jose increased 27 percent between the 2010-to-2014 and 2012-to-2016 periods (U.S. Census Metro-to-Metro Migration Flows).

Because the HMA absorbed an inflow of high-income households, and because there was limited construction activity during this same period, housing costs in the HMA began to increase, which led many residents to migrate out of the HMA. Since 2015, the population has been relatively unchanged as average annual net natural change (resident births minus resident deaths) of 870 people has been offset by average net out-migration of 890 people.

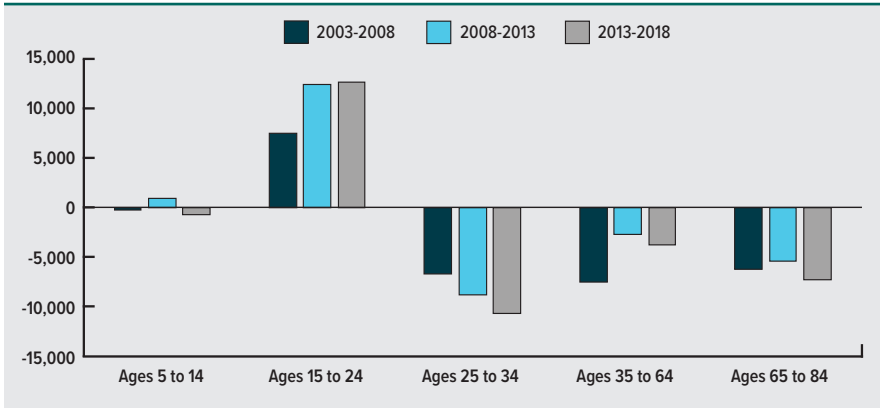
Population and Migration Trends: 2000s

From 2001 to 2005, the population in the HMA declined by an average of 360, or 0.1 percent, annually. Lasting effects of the dot-com bust prompted net out-migration of an average of 2,100 people annually during this period. Although economic conditions fluctuated between growth and decline from 2005 to 2009, a period that included both the peak in the national housing boom and the start of the home foreclosure crisis, population growth remained relatively steady. The HMA added an average of 1,800 people, or 0.7 percent, annually, and net out-migration was minimal, averaging 100 people annually. The population growth rate slowed from 2009 to 2010, to an increase of 510 people, or 0.2 percent, with net out-migration totaling 1,075 people.

Student Enrollment and Migration Trends

Migration by age group in the HMA (Figure 6) is typical for an HMA with a large university presence, with higher levels of net in-migration of college-age people. However, rising enrollment at UC Santa Cruz has not generally followed the overall trends in net in-migration in the HMA, indicating that an increasing number of students are coming from within the HMA. Net in-migration among people aged 15 to 24 remained similar during the 2008-to-2013 (roughly corresponding to the period of high net in-migration and population growth) and the 2013-to-2018 periods. Meanwhile, net out-migration increased during the 2013-to-2018 period compared with the 2008-to-2013 period for all other age groups (State of California, Department of Finance Population Estimates; California Vital Statistics Program; and estimates by the analyst).

Figure 6. Annual Net Migration for Selected Age Groups in the Santa Cruz HMA



Sources: State of California, Department of Finance Population Estimates; California Vital Statistics Program; estimates by the analyst

Enrollment at UC Santa Cruz expanded significantly between the two periods. From 2008 to 2013, fall semester enrollment averaged about 15,700 students, or average annual growth of 0.7 percent (Figure 7). Enrollment growth rose to an average annual increase of 2.5 percent from 2013 to 2018, a period roughly corresponding to overall net out-migration.

Figure 7. UC Santa Cruz Student Enrollment Trends

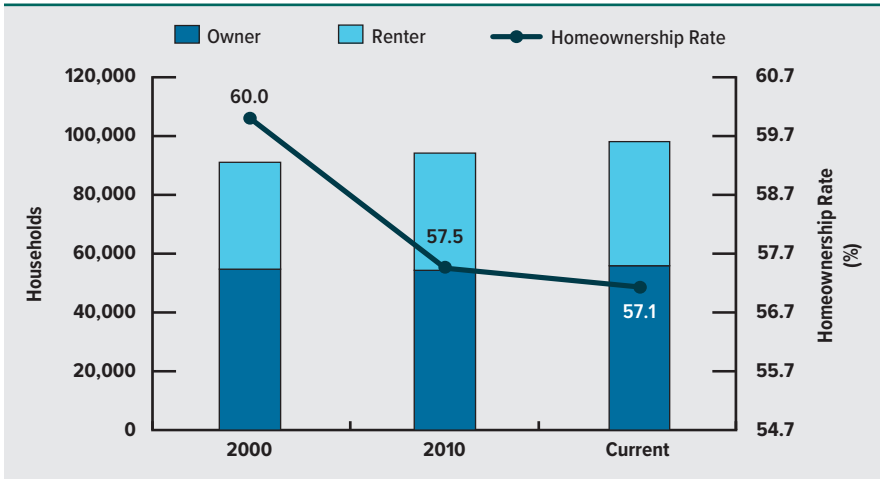


Source: University of California, Santa Cruz

Household Trends

The number of households is estimated at 98,200 as of July 1, 2019, including approximately 56,100 owner households and 42,100 renter households (Figure 8). Since 2010, the number of households has increased by an average of 420, or 0.4 percent, annually, slightly below the 0.5-percent rate of population growth. From 2000 to 2010, the number of households increased by an average of approximately 320, or 0.3 percent, annually, the same rate as population growth.

Figure 8. Households by Tenure and Homeownership Rate in the Santa Cruz HMA



Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst

Forecast

During the forecast period, population growth is expected to average 0.1 percent, or 340 people, a year, a slower pace compared with the 0.5-percent rate since 2010. Net out-migration is likely to continue, and all the population growth is expected to result from net natural change. The number of households is expected to increase at an average of 0.1 percent, or 140, annually during the forecast period, compared with the 0.4-percent rate since 2010.

Home Sales Market Conditions

Market Conditions: Extremely Tight

Despite slowing job growth and net out-migration since 2015, historically sluggish home construction activity has resulted in extremely tight home sales market conditions.

Current Conditions

The home sales market in the Santa Cruz HMA is extremely tight with an overall estimated vacancy rate of 0.1 percent, down from 1.6 percent in April 2010 (Table 6). Despite recent net out-migration and slowing economic growth, the sales market remains tight because of low housing production. The HMA is located between the Pacific Ocean to the west and the Santa Cruz mountains to the east, which reduces the amount of developable land. In addition to topographical restraints, residential development has been clustered in small urbanized areas such as the cities of Santa Cruz, Scotts Valley, and Watsonville because development in many other areas has significant opposition from the community.

Table 6. Home Sales Quick Facts in the Santa Cruz HMA

		Santa Cruz HMA	Nation
Home Sales Quick Facts	**Vacancy Rate**	0.1%	NA
	Months of Inventory	2.7	3.3
	Total Home Sales	2,800	6,034,000
	1-Year Change	-12%	-5%
	New Home Sales Price	$858,700	$381,400
	1-Year Change	-12%	1%
	Existing Home Sales Price	$846,800	$290,700
	1-Year Change	7%	3%
	Mortgage Delinquency Rate	0.4%	1.4%

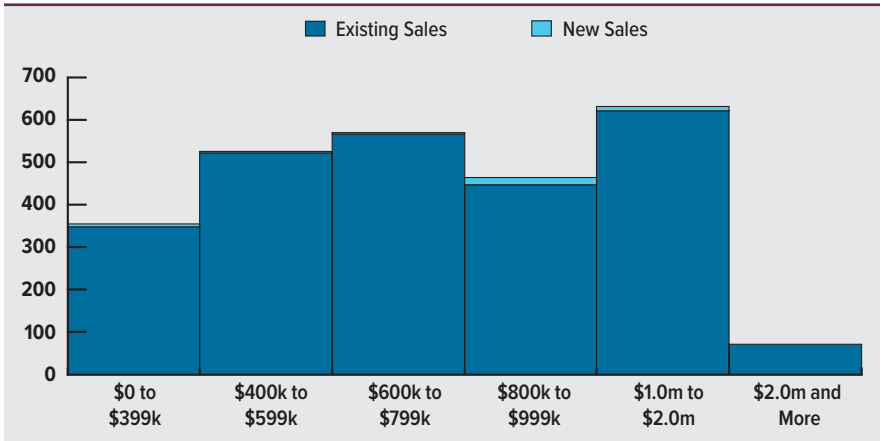
NA = data not available.
Notes: Vacancy rate is as of the current date; home sales and prices are for the 12 months ending May 2019, and months of inventory and mortgage delinquency data are as of May 2019. The current date is July 1, 2019.
Source: CoreLogic, Inc., with adjustments by the analyst

Therefore, demand is greatest for existing homes, particularly in lower price ranges, where a limited for-sale inventory exists. As of May 2019, a 2.7-month supply of existing homes was available for sale, up from a 2.1-month supply a year earlier, but down from a high of 30.9 months in October 2008 (CoreLogic, Inc.).

Home Sales and Prices

During the 12 months ending May 2019, new and existing home sales totaled 2,800, down 12 percent from a year ago but 34 percent higher than the low of 2,125 sales during the same 12-month period in 2008, near the start of the Great Recession (CoreLogic, Inc., with adjustments by the analyst). An influx of high-income households into the HMA, combined with low levels of available inventory, have resulted in relatively high home sales prices and positive year-over-year price appreciation every year since 2013. The average sales price was $847,000 during the 12 months ending May 2019, a 6-percent increase from the previous 12-month period. Approximately one-fourth of all sales during the 12 months ending May 2019 were homes priced between $1 million and $2 million (Metrostudy, A Hanley Wood Company; Figure 9).

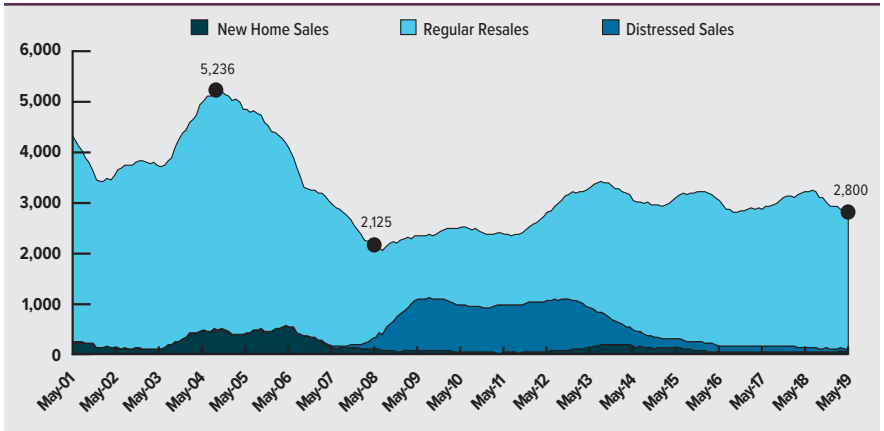
Figure 9. Share of Sales by Price Range During the 12 Months Ending May 2019 in the Santa Cruz HMA



Source: Metrostudy, A Hanley Wood Company

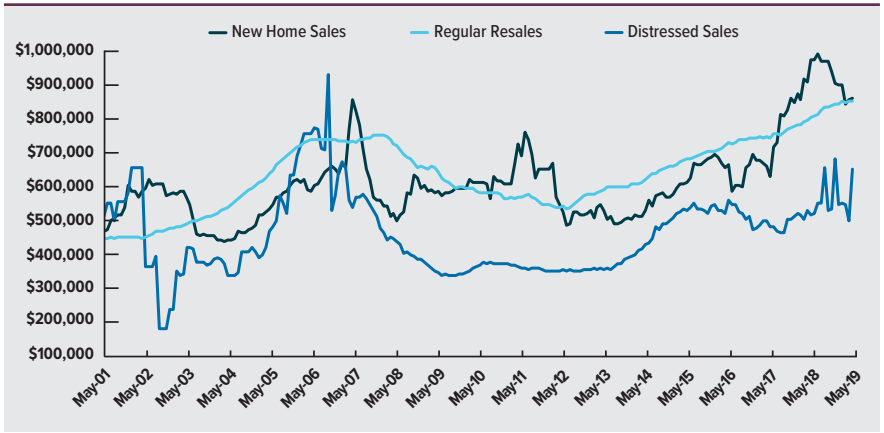
While home sales were weak from 2001 through 2005, a period that included the recovery from the dot-com bust, and averaged a 2-percent decline per year, average home sales prices rose an average of 11 percent per year during the period (CoreLogic, Inc., with adjustments by the analyst). From 2006 through 2008, however, the sales market softened, and home sales declined an average of 20 percent a year, while the average sales price declined an average of 7 percent a year. An increasing number of distressed home sales (real estate owned [REO] and short sales) were added to the for-sale inventory during the period. Distressed sales accounted for 7 percent of total existing sales during the 2006-through-2008 period, and the average number of distressed sales tripled every year (Figure 10). By comparison, distressed sales during the 2001-through-2005 period accounted for less than 1 percent of total home sales. Total home sales increased an average of 9 percent annually from 2009 through 2012, due in part to the absorption of distressed inventory as well as an average 3-percent decline in sales prices annually. The influx of higher-income residents and the reduction in distressed inventory, which reduced the number of homes available for sale at more affordable price ranges, has led to an average decline of 1 percent annually in home sales from 2013 through 2018. Meanwhile, the average sales price has increased 9 percent annually during the same period (Figure 11).

Figure 10. 12-Month Sales Totals by Type in the Santa Cruz HMA



Source: CoreLogic, Inc., with adjustments by the analyst

Figure 11. 12-Month Average Sales Price by Type of Sale in the Santa Cruz HMA



Source: CoreLogic, Inc., with adjustments by the analyst

Delinquent Mortgages

The rate of seriously delinquent mortgages (90 or more days delinquent or in foreclosure) or in REO status in the Santa Cruz HMA peaked in January 2010 at 6.6 percent, compared with an 11.4-percent rate statewide and an 8.6-percent rate nationwide (CoreLogic, Inc.). The rate of seriously delinquent loans and REO properties in the HMA has fallen consistently since reaching its peak and was only 0.4 percent in May 2019, compared with a 0.7-percent rate statewide and a 1.4-percent rate nationwide.

Housing Affordability

Homeownership in the Santa Cruz HMA is very expensive, and the affordability of buying a home in the HMA has declined. From 2009 through 2012, for-sale housing was relatively affordable as many distressed properties were added to the market and listed for sale at a discount. That excess inventory has since been absorbed, and high demand from in-migrants, primarily from San Jose, has put upward pressure on sales prices. The National Association of Home

Builders (NAHB)/Wells Fargo Housing Opportunity Index (HOI) for the HMA, which represents the share of homes sold that would have been affordable to a family earning the local median income, was 17.3 during the first quarter of 2019, up from 12.2 during the first quarter of 2018 (Figure 12). Despite the recent increase in affordability, the Santa Cruz HMA was the 7th least affordable metropolitan area in the nation during the most recent quarter. By comparison, the San Jose-Sunnyvale-Santa Clara metropolitan area was the 5th least affordable market. After reaching a high of 54.0 during the fourth quarter of 2011, the index for the HMA declined to 48.3 in the fourth quarter of 2012, as the excess inventory of distressed sales was absorbed. From 2013 to 2014, sales housing affordability declined precipitously, and the index dropped from 37.1 during the first quarter of 2013 to 15.0 by the fourth quarter of 2014. Sales housing affordability had continued to decline, but at a slower pace, since 2014, before the most recent increase during the first quarter of 2019.

Rising home sales prices have acted as a barrier to entry into homeownership, which is particularly pronounced for heads of households aged 35 to 44 years, a prime age cohort for first-time home buyers. From 2000 to 2010, the homeownership rate in the HMA declined by 0.6 percentage point to 59.4 percent as a result of both the dot-com bust and the Great Recession. As economic conditions began to improve, however, the homeownership rate rose by 2.8 percentage points to 62.2 percent by 2017. Unlike the trend in the overall HMA, homeownership for heads of household aged 35 to 44 years declined significantly as affordability concerns limited the ability of this group to purchase a house; from 2010 to 2017, the homeownership rate of this age group declined by 6.3 percentage points to 48.6 percent in 2017, compared with a decline of 1.6 percentage points from 2000 to 2010 (Table 7). Nationwide, the homeownership rate for this same prime age cohort was 57.5 percent during 2017 after declining by 4.8 percentage points, from 2010 to 2017. Despite the improvement in economic conditions recently, high sales prices and rapid price appreciation have priced out potential new homeowners in the HMA.

Figure 12. Santa Cruz HMA Housing Opportunity Index



NAHB = National Association of Home Builders. Q1 = first quarter.
Source: NAHB/Wells Fargo

Table 7. Homeownership Rates by Age of Householder

	Santa Cruz HMA			Nation		
	2000 (%)	2010 (%)	2017 (%)	2000 (%)	2010 (%)	2017 (%)
Householder Age 25 to 34 Years	30.3	19.9	26.6	45.6	42.0	38.2
Householder Age 35 to 44 Years	56.5	54.9	48.6	66.2	62.3	57.5
Total Households	60.0	59.4	62.2	66.2	65.1	63.9

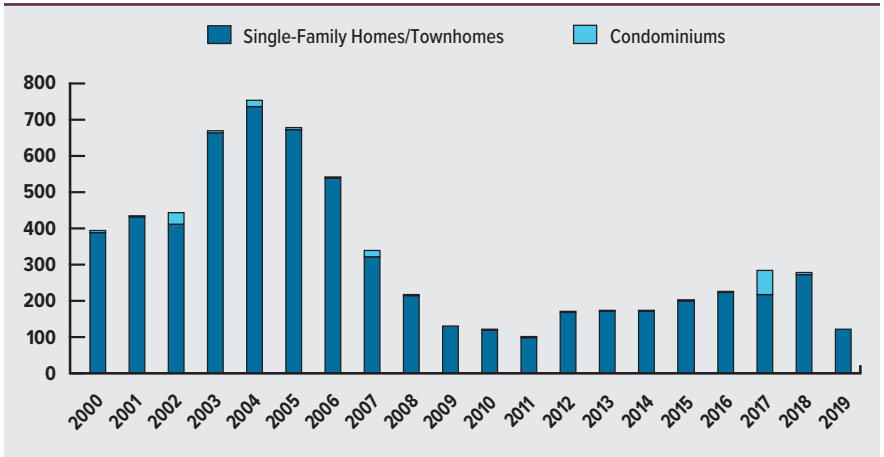
Sources: 2000 and 2010 Decennial Census; 2017 American Community Survey, 1-year estimates

Sales Construction Activity

New home construction activity, as measured by the number of homes permitted, has increased every year since reaching a low in 2011, although it remains below the levels reached during the dot-com bust recession. During the 12 months ending June 2019, 130 homes were permitted, up slightly from the 125 homes during the previous 12-month period (preliminary data). Construction of new homes averaged 180 homes annually from 2007 through 2011, when

developers scaled back activity as a result of the Great Recession (Figure 13). From 2012 through 2017, an average of 210 homes was permitted annually, representing an average increase of 11 percent annually from 2013 through 2017. Though home construction increased from 2012 through 2017 compared with 2007 through 2011, it remained significantly below building levels during the housing boom of the mid-2000s. From 2003 through 2006, an average of 660 homes was permitted annually, higher than the average of 430 homes permitted from 2000 through 2002, when the HMA economy was weak from the dot-com bust.

Figure 13. Average Annual Sales Permitting Activity in the Santa Cruz HMA



Notes: Includes single-family homes, townhomes, and condominiums. 2019 includes data through June 2019.
Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst

New Construction

Given the high cost of construction and limited amount of developable land, much of the for-sale housing units currently under way are townhomes or developments with a small number of single-family homes. The largest project currently under way is The Grove Townhomes in the city of Scotts Valley, which is expected to include 50 townhomes once complete. Ten of the townhomes are available for sale, and another 11 will be completed soon, during the fourth phase of construction; the other 29 townhomes have either been sold or are reserved. Prices start in the high $700,000s for three- and four-bedroom homes.

Forecast

During the next 3 years, demand is expected for 730 new sales units in the Santa Cruz HMA (Table 8). The 60 homes currently under construction will meet a portion of the demand. Sales demand is expected to moderate to the forecast date, as job gains and population growth continue to slow.

Table 8. Demand for New Sales Units in the Santa Cruz HMA During the Forecast Period

	Sales Units
Demand	730 Units
Under Construction	60 Units

Source: Estimates by the analyst

Rental Market Conditions

Market Conditions: Extremely Tight

Low levels of apartment and dormitory completions at UC Santa Cruz have resulted in extremely tight rental housing market conditions.

Current Conditions and Recent Trends

Rental housing market conditions in the Santa Cruz HMA are extremely tight, with an overall estimated rental vacancy rate of 1.9 percent, down from 3.5 percent in April 2010 (Table 9). Rising for-sale home prices and growing enrollment at UC Santa Cruz have contributed to strong rental demand since 2010. Seventy percent of renter-occupied units in the HMA are in single-family homes, mobile homes, townhomes, and two- to four-unit structures (2017 ACS 1-year estimates). The remainder of the rental inventory consists of apartments in structures with five or more units.

Table 9. Rental and Apartment Market Quick Facts in the Santa Cruz HMA

		2010 (%)	Current (%)
Rental Market Quick Facts	**Rental Vacancy Rate**	3.5	1.9
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	54	43
	Multifamily (2–4 Units)	17	24
	Multifamily (5+ Units)	25	30
	Other (Including Mobile Homes)	4	3

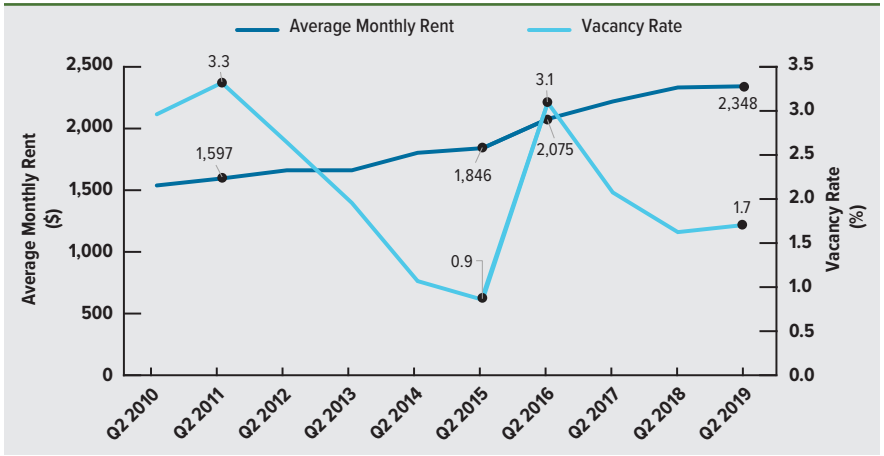
		Current	YoY Change
Apartment Market Quick Facts	**Apartment Vacancy Rate**	1.7%	0.1
	Average Rent	$2,348	1%

YoY = year over year.
Notes: The current date is July 1, 2019. Current data for "occupied rental units by structure" are 2017 American Community Survey, 1-year data, most recent data available.
Sources: American Community Survey, 1-year data; apartment data—RealPage, Inc.

Apartment Market Conditions

The apartment market is also extremely tight, with a 1.7-percent vacancy rate as of the second quarter of 2019, up slightly from the 1.6-percent rate during the second quarter of 2018 (RealPage, Inc.). The apartment market has been tight since 2010 and, aside from a few anomalous quarters, the apartment vacancy rate has averaged 2.5 percent during this period while year-over-year rent growth has been steady at an average of around 5 percent (Figure 14).

Figure 14. Apartment Rents and Vacancy Rates in the Santa Cruz HMA



Q2 = second quarter.
Source: RealPage, Inc.

Student Housing

UC Santa Cruz students represent an estimated 2,850 renter households, or almost 7 percent of renter households in the HMA. Many apartments in the HMA are in downtown Santa Cruz, near the UC Santa Cruz campus, while single-family home rentals are more prevalent further from campus. Two of the most recently completed developments are the 87-unit Five55 Pacific Apartments and the 54-unit The Terrace at 445 Main Apartments, both of which opened in 2018. Rents at the two developments range from $1,650 to $2,580 for studio units, from $1,950 to $3,025 for one-bedroom units, and $2,550 for two-bedroom units.

Construction of dormitories has lagged enrollment growth in the HMA, and no new dormitories have been constructed since at least 2000. Two projects that will add a significant number of beds are in the pipeline, however. Construction is currently under way at the Kresge College residence halls at the UC Santa Cruz campus, which will hold 550 to 575 beds when complete. The project will tear down 368 existing beds for a net addition of between 182 and 207 beds. Construction is expected to be completed by the fall of 2019. In addition, the Student Housing West development is planned and is expected to result in housing for 3,000 students at two different sites on the campus once complete. The Heller site will be located on the west side of campus and include 2,900 new apartment and community-living style beds (in which rooms consist of beds, a small study space, and bathroom with large communal kitchens and living spaces located elsewhere in the building), which will replace an existing 200-unit family student housing complex and childcare facility. The Hagar site is located at the southern end of campus and will include approximately 140 housing units for student families and a childcare center. The development has been approved by the UC Regents, but an estimated construction timeline is not yet available.

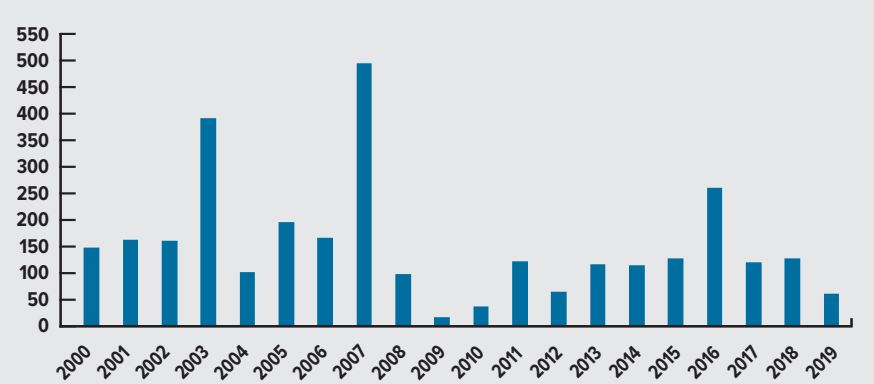
Rental Permitting Activity

During the 12 months ending June 2019, approximately 130 rental units were permitted, relatively unchanged from a year earlier (preliminary data, with estimates by the analyst). For context, two peaks occurred in 2003 and 2007, when almost 400 and 500 rental units were permitted, respectively. Permitting declined to a low during 2009 and 2010, when an average of only 30 units was permitted annually. As the economy recovered and then began to expand, rental permitting activity increased to an average of 110 units from 2011 through 2015, before reaching 260 units in 2016. Rental permitting has since declined back down to an average of about 120 units annually since 2017 (Figure 15).

Housing Affordability: Rental

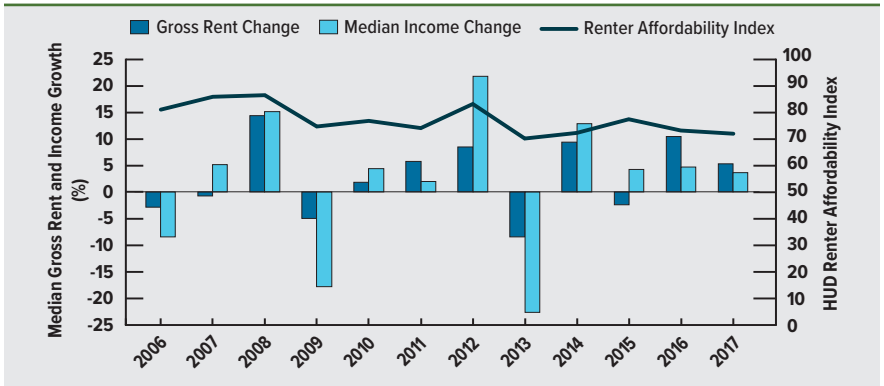
Rental affordability in the Santa Cruz HMA has trended downward since 2015, with rent growth outpacing income growth. The median monthly gross rent in the HMA rose almost 17 percent from $1,442 in 2015 to $1,680 in 2017. During the same period, the median household income for renter households increased only 9 percent from $44,600 to $48,500. As a result, the HUD Rental Affordability Index, a measure of median renter household income relative to qualifying income for the median-priced rental unit, has declined from 77.4 in 2015 to 72.1 in 2017 (Figure 16).

Figure 15. Average Annual Rental Permitting Activity in the Santa Cruz HMA



Notes: Includes apartments and units intended for rental occupancy. 2019 includes data through June 2019.
Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst

Figure 16. Santa Cruz HMA Rental Affordability



Source: American Community Survey, 1-year data

Additionally, the percentage of cost-burdened households in the HMA is higher than for the nation. During the 2011-through-2015 period, an estimated 25.6 percent of all renter households in the HMA were cost burdened, spending between 30 and 49 percent of their income on rent, while 31.4 percent were severely cost burdened, spending more than 50 percent of income toward rent (Table 10). By comparison, the proportions of renter households nationwide that were cost burdened and severely cost burdened were 22.0 and 23.8 percent, respectively. Cost burdens are also particularly notable for lower-income renter households in the HMA. For renter households with incomes less than 50 percent of the Area Median Family Income (AMFI), 22.2 percent were cost burdened, but most households at these income levels, or 59.8 percent, were severely cost burdened. By comparison, nationwide, 25.7 percent of lower-income renter households were cost burdened, and 50.2 percent were severely cost burdened.

Table 10. Percentage of Cost-Burdened Renter Households by Income, 2011–2015

	Cost Burdened		Severely Cost Burdened	
	Santa Cruz HMA	Nation	Santa Cruz HMA	Nation
Renter Households with Income <50% AMFI	22.2	25.7	59.8	50.2
Total Renter Households	25.6	22.0	31.4	23.8

AMFI = area median family income.
Note: "Cost-burdened" households spend between 30–49 percent of their income on rent and "severely cost-burdened" households spend over 50 percent of their income on rent.
Sources: Consolidated Planning/CHAS Data; 2011–2015 American Community Survey, 5-year estimates; huduser.gov

To address the severe affordability issues that the HMA is experiencing, the Santa Cruz City Council adopted several recommendations by their Housing Blueprint Subcommittee in June 2018. Recommendations were focused on three main themes: community engagement, housing protection, and housing production, with the most recommendations surrounding increasing the supply of housing. These include modifying zoning and code requirements to facilitate greater production of accessory dwelling units, updating parking standards to reduce or remove overall residential parking requirements, and adopting a 15-percent inclusionary zoning requirement for new downtown rental units and a 10-percent requirement for the city overall (City of Santa Cruz).

The Low-Income Housing Tax Credit (LIHTC) program is the primary source of funding for new affordable rental housing in the nation. From 2010 to 2017, approximately 200 LIHTC units were placed in service in the HMA, with almost all units reserved for households with incomes at or below 60 percent of the median family income (MFI; $73,620 for a family of four in 2019). By comparison, from 2000 through 2009, 1,200 LIHTC units were placed in service in the HMA, again with almost all units for households with incomes at or below 60 percent of MFI and no units reserved for seniors. Approximately 100, or one-half of all LIHTC units placed in service in the HMA since 2010, are in the city of Watsonville. Recently completed LIHTC projects include the 40-unit St. Stephens Senior Housing in the city of Santa Cruz, which was placed in service in 2016.

In addition to LIHTC, income eligible residents may qualify for project-based rental assistance (PBRA) or housing choice vouchers (HCV) through the local public housing authority (PHA). The PHAs in the HMA administered approximately 4,250 HCVs in 2018 (Picture of Subsidized Households). Some HCV holders report difficulty in obtaining a suitable unit at affordable rents. The waitlist for HCV was opened for 3 months at the end of 2018 for the first time in 7 years, and applicants who are currently receiving vouchers applied approximately 9 years ago or longer (Housing Authority of the County of Santa Cruz). Nearly 5,750 subsidized units through PBRA and other programs are within the Santa Cruz HMA. The number of households that are receiving federal rental assistance or that have an HCV in the HMA has increased 4.3 and 6.1 percent, respectively, since 2010 (Table 11). To address the growing number of assisted

households with rising costs, the (inflation-adjusted) rent subsidy from HUD increased 4 percent since 2010 in the HMA; during the same time, the (inflation-adjusted) tenant contribution for HCV increased 13.4 percent. By comparison, the total number of assisted and voucher households expanded by respective averages of 4.5 and 11.6 percent nationwide, while the inflation-adjusted HUD subsidy declined 1.8 percent and the inflation-adjusted tenant contribution increased 0.8 percent since 2010.

In the Santa Cruz HMA, approximately 2,320 people were homeless in 2018, and of those individuals, nearly 77 percent were unsheltered homeless (2018 Point-in-Time Count). This number is higher than the 69 percent of homeless persons in California that were unsheltered.

Forecast

During the next 3 years, demand is expected for an additional 570 rental units (Table 12). The 130 units currently under construction are expected to meet a portion of demand. Rental demand is expected to be greatest during the first year of the forecast period and gradually slow as economic growth tempers and population growth slows.

Table 11. Picture of Subsidized Households in the Santa Cruz HMA and the Nation, 2018

	Santa Cruz HMA	Santa Cruz HMA Change Since 2010 (%)	National Count	National Change Since 2010 (%)
Total Assisted Households (2018)	5,754	4.3	4,628,247	4.5
Total Housing Voucher Households (2018)	4,262	6.1	2,276,722	11.6
Average HCV Tenant Monthly Contribution	$627	13.4	$379	0.8
Average Monthly HUD Subsidy	$1,389	4.0	$793	-1.8

HCV = housing choice voucher.
Note: Dollar changes are inflation-adjusted using the Consumer Price Index for All Urban Consumers (CPI-U).
Source: Assisted Housing: National and Local (huduser.gov)

Table 12. Demand for New Rental Units in the Santa Cruz HMA During the Forecast Period

	Rental Units
Demand	570 Units
Under Construction	130 Units

Note: The forecast period is July 1, 2019, to July 1, 2022.
Source: Estimates by the analyst

Terminology Definitions and Notes

A. Definitions

Demand	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
Other Vacant Units	In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.
Building Permits	Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Distressed Sales	Short sales and real estate owned (REO) sales.
Seriously Delinquent Mortgages	Mortgages 90+ days delinquent or in foreclosure.

Home Sales/ Home Sales Prices	**Includes single-family homes, townhomes, and condominium sales.**
Rental Market/ Rental Vacancy Rate	**Includes apartments and other rental units such as single-family homes, multifamily homes, and mobile homes.**
Forecast Period	**7/1/2019–7/1/2022—Estimates by the analyst**
Cost Burdened	**Spending more than 30 percent of household income on housing costs.**
Inclusionary Zoning	**An affordable housing tool that links the production of affordable housing to the production of market-rate housing, either requiring or encouraging new residential developments to make a certain percentage of the housing units affordable to low- or moderate- income residents (NYU Furman Center).**

B. Notes on Geography

1.	**The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.**
2.	**Urbanized areas are defined using the U.S. Census Bureau's 2010 Census Urban and Rural Classification and the Urban Area Criteria.**
3.	**The census tracts referenced in this report are from the 2010 Census.**

C. Additional Notes

1.	**The NAHB Housing Opportunity Index represents the share of homes sold in the HMA that would have been affordable to a family earning the local median income, based on standard mortgage underwriting criteria.**
2.	**This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.**
3.	**The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.**
Cover Photo	**iStock**

Contact Information

Elaine Ng, Economist
San Francisco HUD Regional Office
415-489-6777
elaine.ng@hud.gov

Department of Planning & Community Development
City Hall – 809 Center Street, Room 101
Santa Cruz, CA 95060
(831) 420-5110

NOTICE OF ACTION

On 11/19/2020, the Zoning Administrator acted upon the subject application as follows:

Case No: CP20-0047
Project Address: 119 CORAL ST, SANTA CRUZ, CA 95060-2104

Owner: HOMELESS SERVICES CENTER
115 CORAL ST
SANTA CRUZ, CA 95060

Applicant: New Way Homes, Inc.
1040 Mystery Spot
SANTA CRUZ, CA 95065

Description of Project:
Residential Demolition Authorization Permit to demolish six transitional housing units and Design and Special Use Permits to construct 120 studio units to be used as permanent supportive housing and one manager's unit with a ground floor recuperative care center, behavioral health clinic, and a residential lobby with shared residential space and service provision space in the CC (Community Commercial) Zone District.

APPROVED Acknowledged the environmental determination and approved the Residential Demolition Authorization Permit, Design Permit, Special Use Permit, and Density Bonus Request, based on the Findings listed below and the attached Conditions of Approval in Exhibit "A" of the staff report dated November 8, 2020, with the following additional directions: add a condition of approval requiring the owner submit a service plan, property management plan (including a parking plan) to the Planning and Community Development Department prior to the issuance of the building permit; that the replacement housing affordability requirement are in addition to the inclusionary requirements in perpetuity

FOR RYAN BANE, SENIOR PLANNER

Signature/Title

Either denial or approval of a permit may be appealed. See reverse for information regarding appeals.

5 Copies – Owner, Applicant, Assessor, Coastal, File

In accordance with **Chapter 24.04** of Santa Cruz Municipal Code, any interested person may appeal a final action of a hearing body or staff. Appeal of a decision of the City Planning Director or the Zoning Administrator must be made to the Planning Commission through the Planning Department. Appeals of a decision of the City Planning Commission or Historic Preservation Commission must be made to the City Council through the City Clerk. All appeals must be made in writing and state the nature of the application and the basis upon which the decision is considered to be in error. Appeals must be accompanied by the required appeal fee. ** Appeals must be received no later than ten (10) calendar days following the action from which the appeal is being taken. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

An application may be withdrawn by the applicant prior to the final action on the matter. Said withdrawal must be submitted by the applicant in writing. Withdrawal of an application shall terminate all future action on the application.

Whenever any permit is denied or withdrawn, no new application for the same or substantially the same project may be filed for a period of one year from the date of said denial or withdrawal. Where an application has been denied without prejudice, application for the same or substantially the same project may be filed within said period of one year.

CITY OF SANTA CRUZ

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

809 Center Street ~ Room 101 ~ Santa Cruz, CA 95060 ~ (831) 420-5100

ZONING PERMIT

PROJECT #: CP20-0047

OWNER: HOMELESS SERVICES CENTER
115 CORAL ST
SANTA CRUZ CA 95060

APPLICANT: NEW WAY HOMES, INC.
1040 MYSTERY SPOT
SANTA CRUZ CA 95065

APN(s)/Address(es):

008-171-31/119 CORAL ST

The following permit(s) was/were approved on 11/19/2020 by the Planning Commission and will be effective on 11/30/2020 unless appealed. If the final day for filing an appeal (ten calendar days following the approval date) occurs on a weekend day or holiday, the final filing date shall be extended to the following workday. If no appeal is filed, the effective date shall be the day after the final appeal filing date.

- ☑ Residential Demolition Authorization Permit
- ☑ Design Permit
- ☑ Special Use Permit

By: _____ FOR

Ryan Bane, Senior Planner

This permit is issued to the owner of the property. In executing this permit, applicant/owner agrees to comply with all terms of permit(s), including conditions of approval, if any. Permit must be exercised within 36 months of date of issuance (above) unless otherwise indicated in conditions of approval. See reverse for information regarding appeals and property reassessment.

CC: County Assessor's Office
File

In accordance with Chapter 24.04 of the Santa Cruz Municipal Code, any interested person may appeal a final action of a hearing body or staff. Appeal of a decision of the City Planning Director or the Zoning Administrator must be made to the Planning Commission through the Planning Department. Appeals of a decision of the City Planning Commission or Historic Preservation Commission must be made to the City Council through the City Clerk. All appeals must be made in writing and state the nature of the application and the basis upon which the decision is considered to be in error. Appeals must be accompanied by the required appeal fee. **Appeals must be received no later than ten (10) calendar days following the action from which the appeal is being taken. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

Whenever any permit is denied or withdrawn, no new application for the same or substantially the same project may be filed for a period of one year from the date of said denial or withdrawal. Where an application has been denied without prejudice, application for the same or substantially the same project may be filed within said period of one year.

In accordance with Section 65863.5 of the Government Code, a copy of this permit has been sent to the County Assessor. It is the Assessor's duty, under Section 402.2 of the Revenue and Taxation Code, to reassess the property to the extent permitted by law. If, after receiving your notice of assessment, your opinion of value differs from the Assesor's valuation, you have the right of protest and appeal. Contact the Assessor's Office immediately to discuss the valuation. If there is still a difference of opinion, you may request a hearing before the Assessment Appeals Board. Application for such hearing must be filed in writing with the Clerk of the County Board of Supervisors, County Courthouse, 701 Ocean St, Santa Cruz CA 95060, between July 2 and August 26 of each tax year.

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

119 Coral Street – CP20-0047

Residential Demolition Authorization Permit to demolish six transitional housing units, a Density Bonus request to exceed height, reduce bike parking and storage, and Design and Special Use Permits to construct 120 studio units to be used as permanent supportive housing and one manager's unit with a ground floor recuperative care center, behavioral health clinic, and a residential lobby with shared residential space and service provision space in the CC (Community Commercial) Zone District.

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.

2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.

3. This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void.

4. If, upon exercise of this permit, this use is at any time determined by the Planning Commission to be incompatible with the surrounding neighborhood, revocation of, or amendment to, this permit by the Planning Commission could occur.

5. The use shall meet the standards and shall be developed within limits established by Chapter 24.14 of the Santa Cruz Municipal Code as to the emission of noise, odor, smoke, dust, vibration, wastes, fumes or any public nuisance arising or occurring incidental to its establishment or operation.

6. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.

7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

8. All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.

9. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the City of Santa Cruz or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of the City Attorney or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The City shall promptly notify the property owner of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the City harmless.

PRIOR TO BUILDING PERMIT ISSUANCE:

10. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans.

11. The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

> "I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."

_____

Signature of Building Contractor Date

12. Plans submitted for building permit issuance shall include civil plans and documents prepared by a licensed civil engineer that include dedications, architectural plans prepared by a California licensed architect, and landscape plans. All plan sheets shall be internally consistent.

13. All requirements of the Building, Fire, Public Works and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.

14. Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.

15. Plans submitted for building permit issuance shall include electric vehicle charging stations as required per Section 24.12.241 of the Zoning Ordinance.

16. Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code prior to issuance of the building permit.

17. A Professional Archaeologist shall be retained to provide a pre-construction briefing to supervisory personnel of any excavation contractor as well as to comply the requirements under the City's accidental discovery program (such as the need to stop excavation in the event of a discovery, the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team) as set forth in Section 24.12.430 of the Municipal Code. The pre-construction briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An ALERT Sheet should also be developed to provide the information presented during the briefing along with contact information for an unexpected discovery.

18. The building permit plans shall include a construction plan that indicates site access areas, staging areas, and parking areas for construction vehicles during all phases of construction. The hours of construction shall comply with Chapter 9.36 of the Municipal Code.

19. All trees shall be a minimum 15-gallon size.

20. Bike parking design shall be provided in accordance with Section 24.12.250-252 of the City's Zoning Ordinance. A total of 64 Class 1 and 20 Class 2 bike parking spaces shall be provided on the site.

21. A drainage plan shall be submitted in conjunction with application for building permits.

22. Handicap access shall be provided in accordance with California Building Code.

23. All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator.

24. Final colors shall be approved by the Zoning Administrator prior to application for building permits.

25. Applicant shall comply with the inclusionary housing requirements set forth at SCMC Chapter 24.16 Part 1, and shall enter into and record an affordable housing development agreement prior to or concurrently with the final parcel map or final subdivision map approval, or prior to issuance of a building permit for any structure in the residential development, whichever occurs first. In accordance with State Assembly Bill (AB) 1763, this project approval is under the authority of AB 1763 and as such is required to restrict 100% of the units (not including the on-site manager's unit) as affordable for 55 years. Per the project application, the developer is providing one on-site manager's unit and the remaining 120 units as permanent supportive housing units at 50% AMI or below. In addition, this project approval is under the authority of State Density Bonus law and as such the developer can receive an 80% density bonus in exchange for providing 100% of the units (not including the on-site manager's unit) as affordable for 55 years. After the 55 year affordability period has expired, the inclusionary housing requirements must remain effective in perpetuity. All of these requirements listed in this Condition will be provided in the affordable housing development agreement. The affordable housing development agreement shall run with the land and bind all future owners and successors in interest.

26. Developer must provide proof from HUD and State HCD under the Emergency Housing & Assistance Program – Capital Development (EHAP-CD) and any other funding program associated with the existing on-site Transitional Housing program that there are no outstanding regulatory requirements for this site before moving forward with development (Continuum of Care currently set to expire 12/31/2021). Developer will ensure that all applicable federal, state and local relocation requirements are met. This will be delivered to City Housing and Community Development Staff prior to issuance of a building permit for any structure in the residential development, whichever occurs first.

27. The replacement housing affordability requirements shall be in addition to the inclusionary requirements, and shall be in perpetuity.

28. The Project is currently subject to Regional Water Quality Control Board (RWQCB) Post-Construction Requirements (PCRs) Tiers 1-4. If the design remains the same in the Building Permit application submittal, then the project shall release at the rate for a 2 year, 5 year, and 10 year pre-development storm depending on the storm size in accordance with Tier 4 requirements (not just the 10 year storm as shown) with. However if the Project incorporates pervious pavers in the design submitted for the Building Permit application this requirement may or may not apply.

29. A final SWCP shall be submitted with plan designs demonstrating that the project meets the requirements in Chapter 6B of the City's Best Management Practices Manual- Storm Water BMPs for Private and Public Development Projects. The SWCP shall follow the outline in Chapter 6B, Appendix B, and shall be submitted in an 8 ½ x 11 inch report format. An Engineer's Certification of Compliance shall be included in the SWCP report that states that the selection, sizing, and design of the Storm Water Control Measures meet the Central Coast Regional Water Quality Control Board (RWQCB) Post-Construction Requirements (PCRs) including applicable performance requirements.

30. Plans submitted for building permits shall demonstrate compliance with Storm Water Best Management Practice (BMP) and Low Impact Development (LID) requirements for Private and Public Development projects contained in "Chapter 6B of the Best Management (BMP) Practices Manual for the City's Storm Water Management Program". All implemented LID measures shall be shown on the plans. A final Storm Water Control Plan (SWCP), Operations & Maintenance Plan and signed Maintenance Agreement shall also be submitted with the plans. The SWCP shall demonstrate that the project meets the applicable requirements in the City's Storm Water BMPs for Private and Public Development Projects.

31. The applicant shall provide Planning and Building Department staff with verification that a qualified geotechnical engineer has reviewed the plans for consistency with the project geotechnical and geologic reports, prior to issuance of a building permit. A final review letter shall be provided by the geotechnical engineer prior to final inspection.

32. A project-level noise assessment shall be submitted as part of the building permit plan check process. The window and door schedules shall clearly note the STC ratings for all exterior windows and doors. The ratings shall comply with all building codes and shall take into consideration all on-site noise generating equipment, such as the pool/spa equipment, etc.

33. When providing new electrical service to a parcel, it shall be undergrounded. Indicate the location and the point of connection to the nearest Pacific Gas & Electric (PG&E) facility for the underground power to the property.

34. Public Works will require a Hydraulic Model Study of the Public sanitary sewer system to determine the impacts on the existing system in place.

35. Requirements for the approval of grading:

- All grading shall be done in accordance with the latest City of Santa Cruz Municipal Code, Chapter 24.27.
- All work shall be in accordance with recommendations specified in the geotechnical investigation report prepared.
- All clearing, site preparation or earth work shall be performed under inspection by the Soils Engineer and to the satisfaction of the Soils Engineer.
- Dust caused by the grading operations shall be controlled by proper watering.

- A grading permit from the Chief Building Official will be required prior to commencement of work.
- A pre-grading conference at the site is required prior to the start of grading with the following people present: owner, contractor, engineer, soils engineer, and City Inspector, or their representatives.
- The engineer will inspect the site after grading has been completed, and inform the City of Santa Cruz whether grading was done in conformance with the grading plans.
- Plans set forth in the schedule, location, and type of planting shall be submitted to the Planning Department for approval upon completion.
- Work shall be done in accordance with approval plans on file in the Building Department.
- Grading shall be done during periods of dry weather, and protective measures shall be incorporated during grading to prevent siltation from any grading project halted due to rain.

36. The applicant shall prepare and submit a service plan to the Planning and Community Development Department prior to building permit issuance.

37. The applicant shall prepare and submit a property management plan to the Planning and Community Development Department prior to building permit issuance. The plan shall include a detailed parking plan.

DURING CONSTRUCTION:

38. Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:
    a. Immediately cease all further excavation, disturbance, and work on the project site;
    b. Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;
    c. Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;
    d. Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.

39. Work shall be halted and resources examined in the event of encountering paleontological resources during construction. If the find is significant, the city will require the treatment of the find in accordance with the recommendations of the evaluating paleontologist. Treatment may include, but is not limited to, specimen recovery and curation or thorough documentation.

40. The plan for erosion control approved as part of this application shall be submitted and all work installed by November 1.

41. Grading shall be done during periods of dry weather and protective measures shall be incorporated during grading to prevent siltation from any grading project halted due to rain.

42. Prior to site grading or any disturbance all trees and/or tree stands indicated for preservation or approved plans shall be protected through fencing or other approved barricade. The Tree Protection Plan included as part of the arborist report (*Arborist Report – Tree Inventory & Preliminary Construction Impacts for: 180 Santa Cruz, Permanent Supportive Housing, 119 Coral Street, Santa Cruz, CA 95060. May 8, 2020. Prepared by Kurt Fouts, Arborist Consultant*) shall be adhered to. Such fencing shall protect vegetation during construction and shall be installed to the satisfaction of the Director of Planning and Community Development prior to construction. A signed contract with a certified arborist shall be provided prior to building permit issuance to ensure that the arborist report recommendations are implemented.

43. No alteration of grade shall occur within the drip line of any tree or tree stand marked for preservation.

44. No equipment storage, filling/stockpiling or storage and/or dumping of construction-related materials shall occur within the drip line of any tree and/or tree stand marked for preservation.

45. Trees damaged in the course of construction shall be repaired in accordance with accepted arboreal methods. All required tree repair shall be completed and accepted by the City of Santa Cruz prior to occupancy of the premises.

46. Any tree marked for preservation which is subsequently removed shall be replaced by two (2) specimen trees of a variety and at locations specified by the Director of Planning. All such trees shall be replaced prior to occupancy of the premises.

PRIOR TO BUILDING PERMIT FINAL/OCCUPANCY:

47. All landscaping shall be installed prior to final utility release or issuance of occupancy permits.

48. Subsequent to occupancy of the premises, all landscaping shall be permanently maintained.

49. Prior to occupancy of the space, the applicant shall file a trespass letter with the Santa Cruz Police Department in accordance with 9.60.012 of the Santa Cruz Municipal Code.

OPERATIONAL CONDITIONS:

50. The property owner shall be responsible for the on-going maintenance of the building and site in good condition including maintenance of exterior materials, landscaping, sidewalks, furniture, lighting, open space areas, upper floor balconies free of clutter, appropriate window treatments, and the parking areas.

51. Prior to commercial/business use of a building or site, owners or tenants shall obtain a Zoning Clearance/Occupancy Permit from the City Planning Department and a Business License from the City Finance Department.

52. Security cameras shall be provided in the parking areas, stairwells, and plazas. Recordings shall be accessible to police within 24 hours with a 30-day retention capability.

53. Exterior lighting is to be in place on the premises. The exterior of the premises, including the parking lot and entry/exit areas, should have sufficient lighting for security purposes.

54. Unless otherwise authorized by the City of Santa Cruz, all parking spaces shall be continuously maintained on the site in a condition that allows vehicle access.

55. An operational and recorded video surveillance system is to be in place on the premises. The system shall provide video surveillance coverage of all common areas, and shall also provide video surveillance coverage of the exterior of the premises, including the entire parking lot, all building vehicle and pedestrian entry/exit areas, common stairwells, elevators, hallways, lobby areas, and courtyards. The system must maintain at least twenty eight (28) days of recorded video storage which must be made available to law enforcement when requested.

56. A general property map indicating apartment locations shall be posted in a visible location at the main access point to the property, and a general floor map shall be posted in a visible location at the main access points to each floor.

57. In an attempt to prevent criminal nuisance and theft behavior, all common areas (e.g., trash enclosure, storage, laundry, maintenance, community, lobby, bike room, etc.) shall be secured and only open to residents/employees via a locking mechanism.

58. Signage prohibiting trespassing shall be posted in a visible location at all common access points to the property.

59. Management shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

60. Management shall actively monitor the area under their control in an effort to prevent criminal nuisance behavior on the property.

CITY OF SANTA CRUZ

NOTICE OF EXCLUSION

(From Coastal Permit Requirements)

ON 11/19/2021, THE CITY OF SANTA CRUZ DETERMINED THAT THE FOLLOWING DEVELOPMENT DOES NOT REQUIRE A COASTAL PERMIT, PURSUANT TO SECTION 24.08.230.2 OF THE CITY OF SANTA CRUZ ZONING ORDINANCE:

PARCEL NO(S)./ADDRESS(ES):

008-171-31/119 CORAL ST

PROPOSED DEVELOPMENT: CP20-0047

Residential Demolition Authorization Permit to demolish six transitional housing units and Design and Special Use Permits to construct 120 studio units to be used as permanent supportive housing and one manager's unit with a ground floor recuperative care center, behavioral health clinic, and a residential lobby with shared residential space and service provision space in the CC (Community Commercial) Zone District.

OWNER: HOMELESS SERVICES CENTER
115 CORAL ST
SANTA CRUZ CA 95060

APPLICANT: NEW WAY HOMES, INC.
1040 MYSTERY SPOT
SANTA CRUZ CA 95065

DATE(S) OF APPLICATION FOR OTHER PERMITS RELATED TO ABOVE NAMED PROJECT:

Copies: Coastal Commission, Planning Department, Applicant

HOUSING AUTHORITY
OF THE COUNTY OF SANTA CRUZ

2160 41st Avenue | Capitola, California 95010 | Tel: 831.454.9455 | Fax: 831.469.3712 | www.hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

January 19, 2022

Phil Kramer
Chief Executive Officer
Housing Matters
115B Coral Street
Santa Cruz, CA 95060

RE: Project Base Proposal for Harvey West Studios, 119 Coral Street, Santa Cruz CA

Dear Phil Kramer:

The Housing Authority of the County of Santa Cruz (HACSC) conditionally approves an award of sixty (60) project-based vouchers (PBV) to Housing Matters for the Harvey West Studios development at 119 Coral Street, Santa Cruz, CA. The 60 PBVs are based on the Housing Matters proposal. The commitment of the units is for an initial contract term of twenty (20) years with a likely option to renew.

The project-based units are all intended to serve as permanent supportive housing for persons experiencing homelessness. As such, the units are considered Excepted units for purposes of the project cap. The project will not provide any "regular" PBV units for top applicants on the existing Housing Choice Voucher waitlist. The conditional award of PBV units includes:

- Fifteen (15) units will be VASH units as authorized in writing by the Veterans Administration.
- Fifteen (15) units will be Shelter plus Care units as authorized in writing by the Homeless Persons Health Project at the Health Services Agency of the County of Santa Cruz. Please note project basing Shelter Plus Care units may require additional HUD approval.
- Fifteen (15) units will be Disabled and Medically Vulnerable (DMV) units.
- Fifteen (15) units will be Mainstream units, pending approval of the Housing for Health Division in the Human Services Department of the County of Santa Cruz.

The project waitlist and referral plan for these sixty (60) PBV units are subject to review and approval by the Housing Authority.

The full award of these vouchers is conditioned upon:

1. Written approval from Housing for Health for fifteen (15) Mainstream vouchers.
2. Housing Matters suspending referrals into the tenant-based Disabled Medically Vulnerable (DMV) program so that attrition can occur, thereby creating capacity for vouchers to be project-based.
3. Execution of an Agreement to Enter into Housing Assistance Payment Contract for New Construction (AHAP) with Housing Matters.

BOARD OF COMMISSIONERS: **Andy Schiffrin,** *Chairperson*, **Carol Berg,** *Vice-Chairperson*
Sonja Brunner, Ligaya Eligio, Rebecca Garcia, Richard Schmale, Annette Melendrez
Jennifer Panetta, *Executive Director*

4. Completion of the development of the subject property, and Housing Authority approval that all the units pass the HUD housing quality standards inspection.
5. Housing Authority review and approval of the referral process for the units will be required. Additionally, the Housing Authority may charge an administrative fee to cover costs associated with monitoring compliance of the excepted units.
6. Compliance with the Housing Authority of the County of Santa Cruz's Administrative Plan.
7. Approval from HUD in compliance with all HUD program regulations and requirements, including documentation to meet the standards set forth in 24 CFR 983, Section 504 of the Rehabilitation Act of 1973, 24 CFR part 8, the Fair Housing Amendments Act of 1988, and 24 CFR 100.205.
8. Compliance with all applicable Fair Housing Requirements including providing all outreach and application materials in Spanish and English.

The Housing Authority retains the right to re-evaluate the selection of the proposal if progress isn't achieved in a reasonable time.

We enthusiastically support the proposal and look forward to working with you to develop new quality affordable housing. If you have any questions regarding the award of these vouchers, please contact Rayne Pérez, Principal Management Analyst, at 831-454-5958 or at raynep@hacosantacruz.org.

Sincerely,



Jennifer Panetta
Executive Director

Santa CruzMap



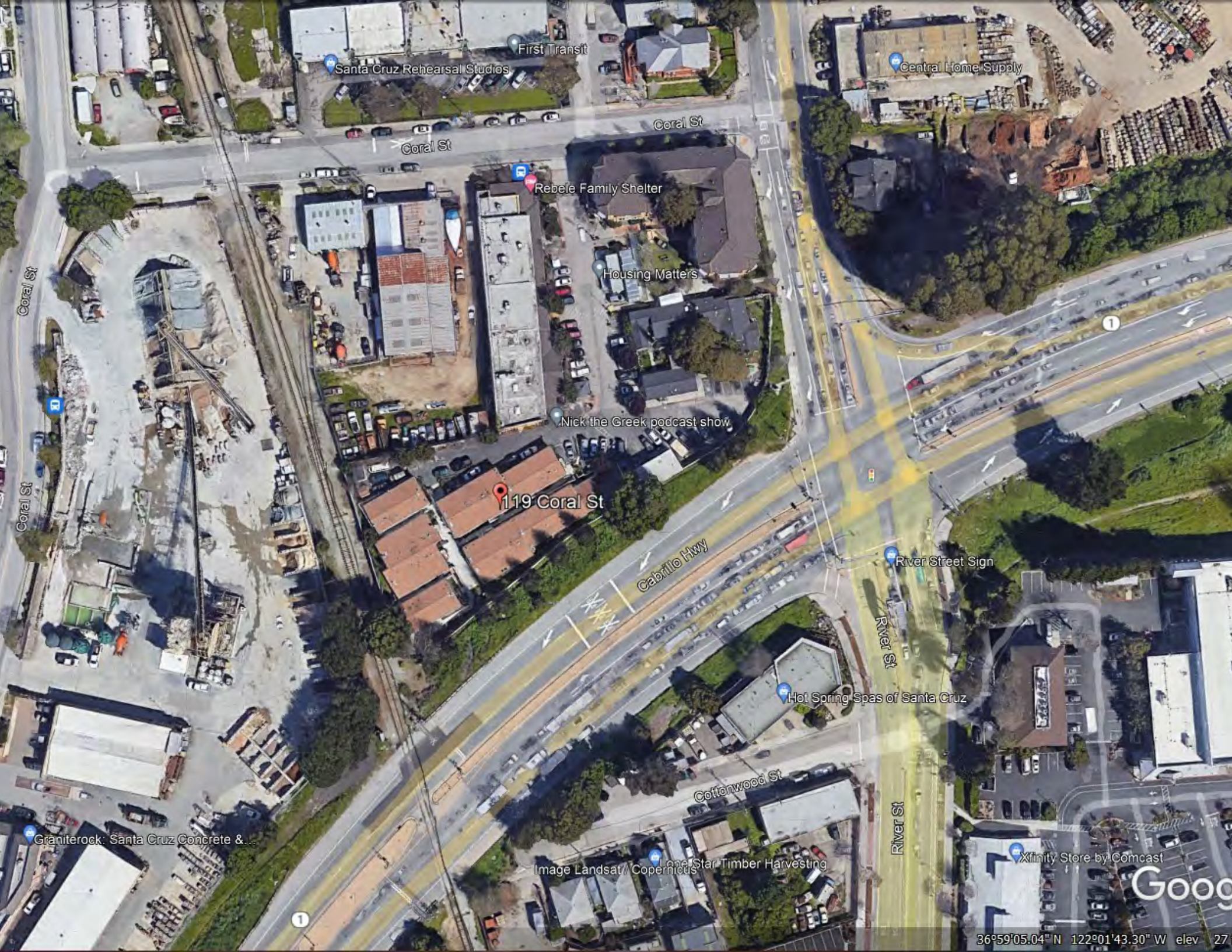
Search Results: Address

Options | Filter by map extent | Zoom to | Clear selection | Refresh

Assessor Parcel Number	Address	City/State/Zip	Use Code	Parcel Size Sq Ft	Coastal Zone	Zoning Designation 1	Zo De
008-171-31	119 CORAL ST	SANTA CRUZ, CA. 95060	191-OTHER COMMERCIAL USE	33671.8800		CC - COMMUNITY COMMERCIAL	

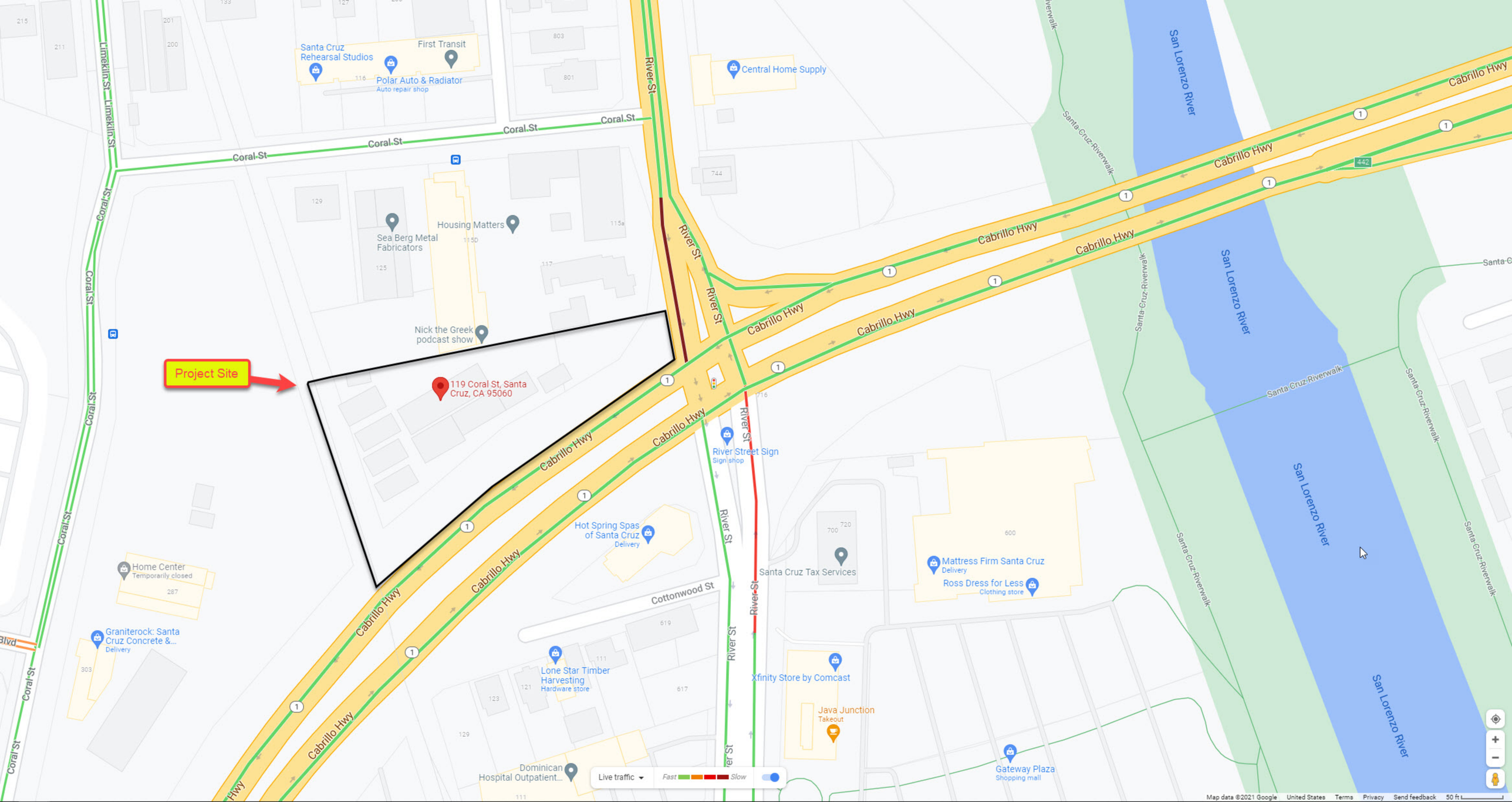
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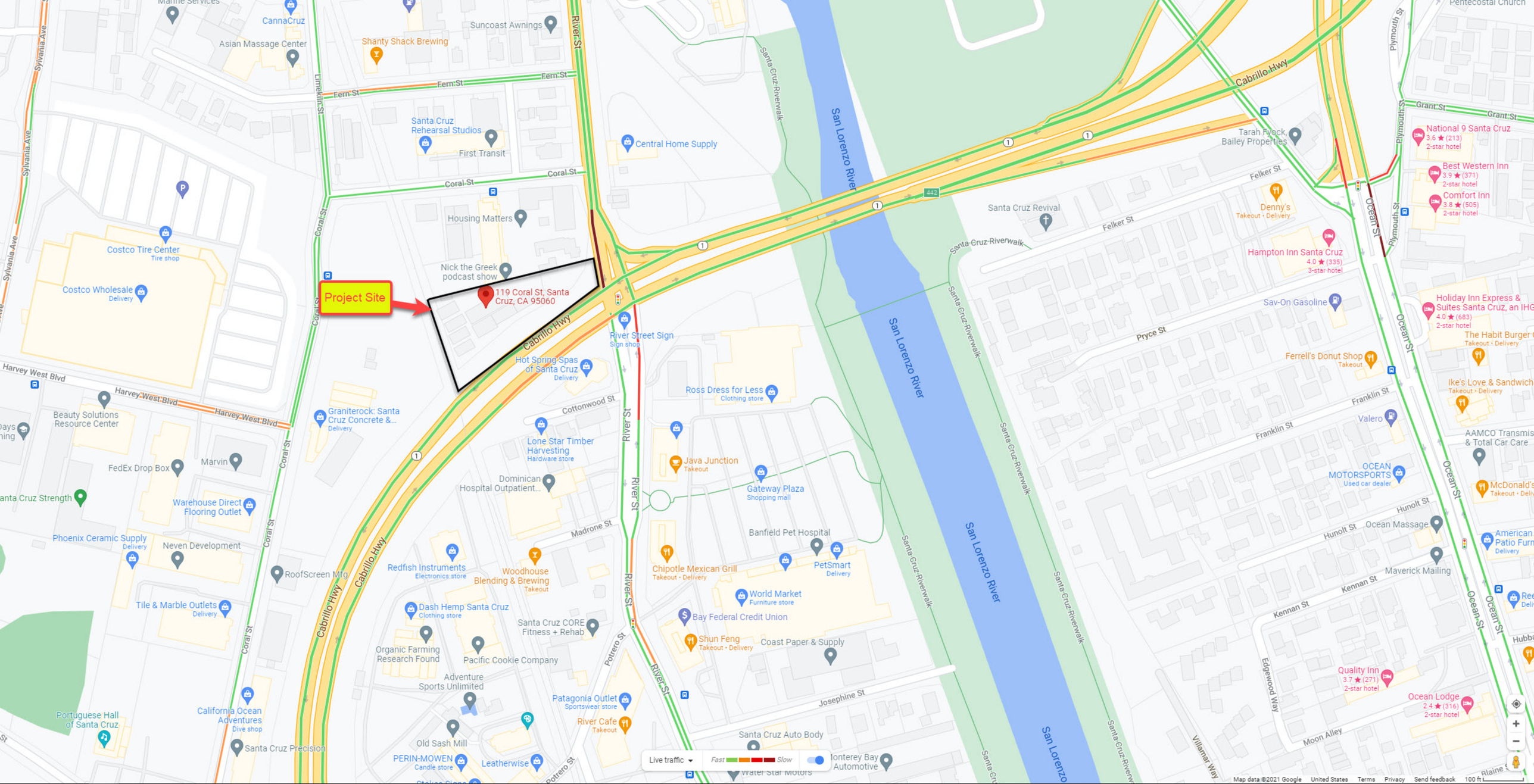

119 Coral St
Cabrillo Hwy
Cabrillo Hwy
© 2021 Google
Google Earth
1985
36°59'03.98" N 122°01'48.39" W elev 27 ft eye alt 418 ft

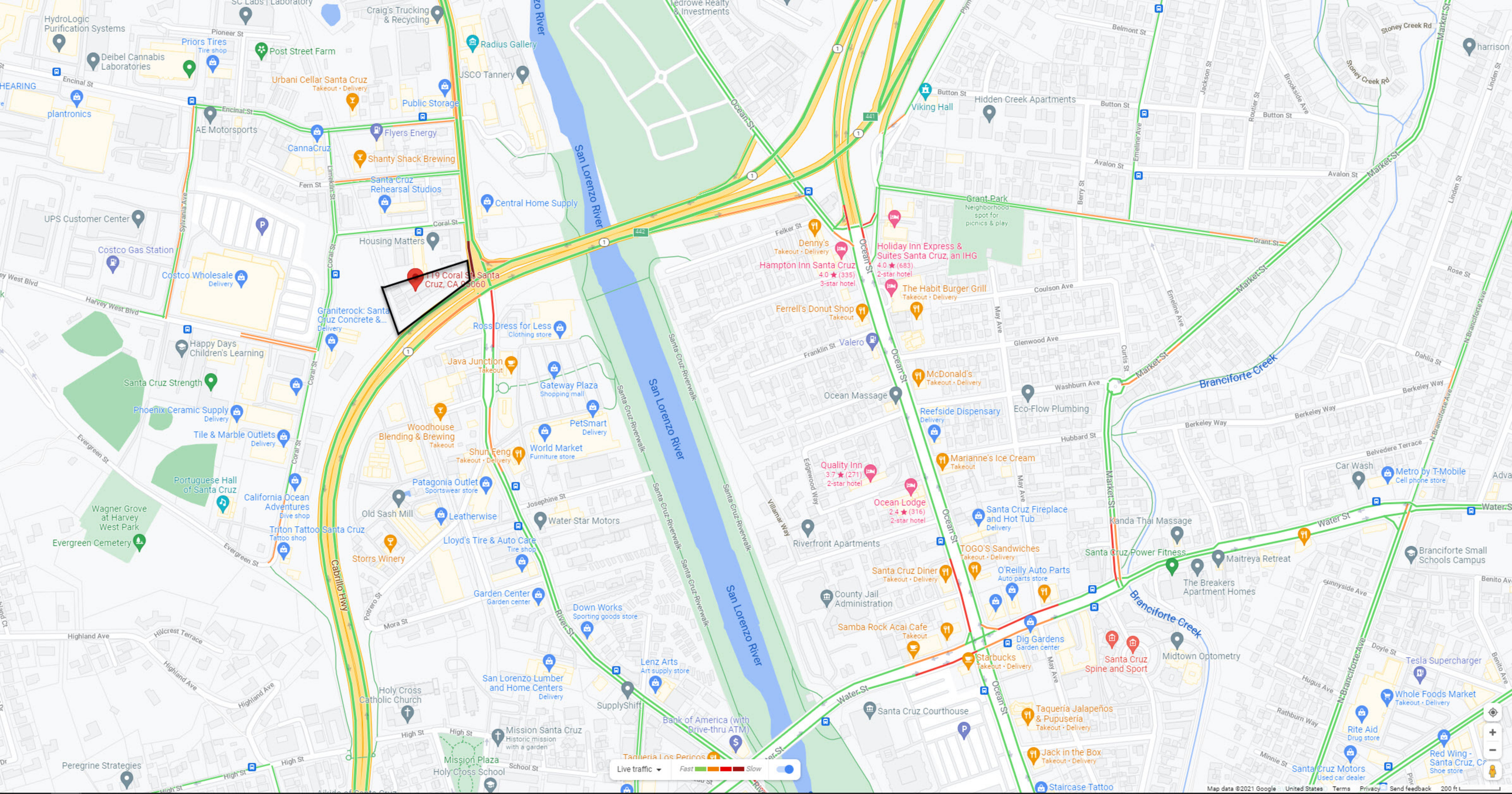

First Transit
Santa Cruz Rehearsal Studios
Central Home Supply
Coral St
Coral St
Coral St
Rebele Family Shelter
Housing Matters
Nick the Greek podcast show
119 Coral St
Coral St
Cabrillo Hwy
River Street Sign
River St
Hot Spring Spas of Santa Cruz
Cottonwood St
River St
Graniterock: Santa Cruz Concrete &...
Image Landsat / Copernicus
Lone Star Timber Harvesting
Xfinity Store by Comcast
Goog
36°59'05.04" N 122°01'43.30" W elev 27

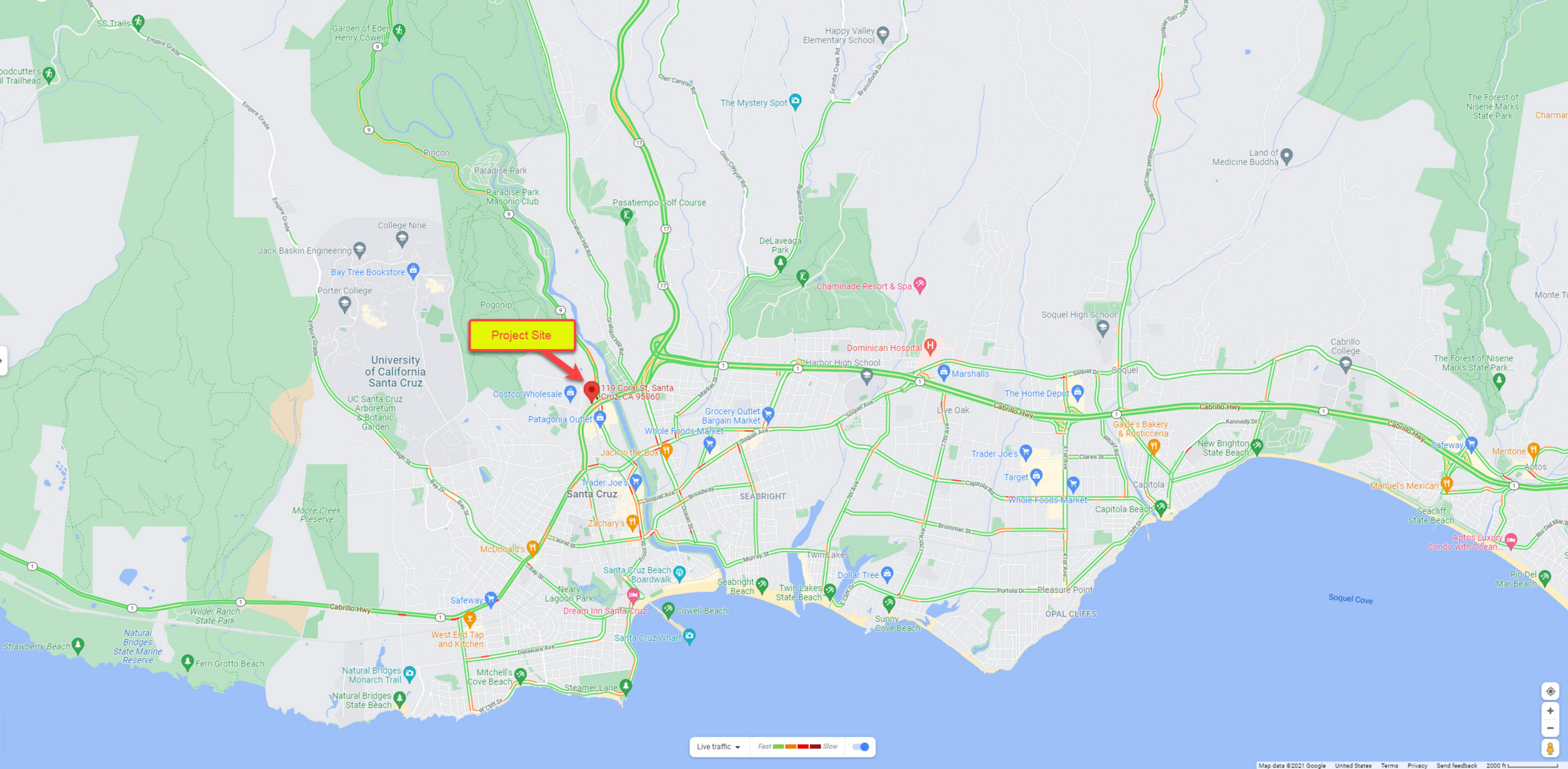

119 Coral St
Housing Matters
Cabrillo Hwy
© 2021 Google
Google Earth
1985
36°59'03.54" N 122°01'47.71" W elev 26 ft eye alt 283 ft


Post Street Farm
Post St
Plantronics
Encinal St
CannaCruz
Shanty Shack Brewing
Fern St
Lincoln St
San Lorenzo River
Ocean St
UPS Customer Center
Coral St
Felker St
Sylvania Ave
Costco Gas Station
Costco Wholesale
119 Coral St
Harvey West Blvd
San Lorenzo Riverway
Pryce St
Cottonwood St
River St
Gateway Plaza
Madrone St
Woodhouse Blending & Brewing
PetSmart
Evergreen St
© 2021 Google
Patagonia Outlet
Josephine St
Wagner Grove at Harvey West Park
Google Earth
1985
36°59'03.06" N 122°01'42.79" W elev 36 ft eye alt 3306 ft


Project Site
119 Coral St, Santa Cruz, CA 95060
Coral St
Limekiln St
River St
Cabrillo Hwy
Cottonwood St
San Lorenzo River
Santa Cruz Riverwalk
Santa Cruz Tax Services
Mattress Firm Santa Cruz
Delivery
Ross Dress for Less
Clothing store
River Street Sign
Sign shop
Hot Spring Spas of Santa Cruz
Delivery
Lone Star Timber Harvesting
Hardware store
Xfinity Store by Comcast
Java Junction
Takeout
Gateway Plaza
Shopping mall
Central Home Supply
Santa Cruz Rehearsal Studios
First Transit
Polar Auto & Radiator
Auto repair shop
Housing Matters
Sea Berg Metal Fabricators
Nick the Greek podcast show
Home Center
Temporarily closed
Graniterock: Santa Cruz Concrete &...
Delivery
Dominican Hospital Outpatient...
Live traffic
Fast
Slow
Map data ©2021 Google
United States
Terms
Privacy
Send feedback
50 ft


Project Site
119 Coral St, Santa Cruz, CA 95060
Cabrillo Hwy
River St
Coral St
Fern St
Harvey West Blvd
Cottonwood St
Madrone St
Potrero St
Josephine St
Pryce St
Felker St
Franklin St
Hunolt St
Kennan St
Grant St
Plymouth St
Ocean St
Santa Cruz Riverwalk
San Lorenzo River
Limekiln St
Sylvania Ave
Edgewood Way
Villamar Way
Moon Alley
Live traffic
Fast
Slow
Map data ©2021 Google
United States
Terms
Privacy
Send feedback
100 ft


719 Coral St Santa Cruz, CA 95060
San Lorenzo River
Ocean St
Coral St
Harvey West Blvd
Cabrillo Hwy
Water St
Branciforte Creek
Market St
Live traffic
Fast
Slow
Map data ©2021 Google
United States
Terms
Privacy
Send feedback
200 ft


Project Site
119 Coral St, Santa Cruz, CA 95060
SC Trails
Garden of Eden - Henry Cowell...
Happy Valley Elementary School
The Mystery Spot
The Forest of Nisene Marks State Park
Land of Medicine Buddha
Rincon
Paradise Park
Paradise Park Masonic Club
Pasatiempo Golf Course
College Nine
Jack Baskin Engineering
Bay Tree Bookstore
Porter College
Pogonip
DeLaveaga Park
Chaminade Resort & Spa
Soquel High School
Dominican Hospital
Harbor High School
Marshalls
Soquel
Cabrillo College
The Forest of Nisene Marks State Park...
University of California Santa Cruz
UC Santa Cruz Arboretum & Botanic Garden
Costco Wholesale
Patagonia Outlet
Grocery Outlet Bargain Market
Whole Foods Market
Jack in the Box
Live Oak
The Home Depot
Gayle's Bakery & Rotisserie
New Brighton State Beach
Safeway
Mentone
Aptos
Trader Joe's
Target
Capitola
Capitola Beach
Manuel's Mexican
Seacliff State Beach
Aptos Luxury Condo with Ocean...
Santa Cruz
SEABRIGHT
Zachary's
McDonald's
Moore Creek Preserve
Twin Lakes
Dollar Tree
Rio Del Mar Beach
Santa Cruz Beach Boardwalk
Seabright Beach
Twin Lakes State Beach
Pleasure Point
Soquel Cove
Neary Lagoon Park
Dream Inn Santa Cruz
Cowell Beach
Sunny Cove Beach
OPAL CLIFFS
Safeway
West End Tap and Kitchen
Santa Cruz Wharf
Wilder Ranch State Park
Natural Bridges State Marine Reserve
Strawberry Beach
Fern Grotto Beach
Natural Bridges Monarch Trail
Natural Bridges State Beach
Mitchell's Cove Beach
Steamer Lane
Cabrillo Hwy
Live traffic
Fast
Slow
Map data ©2021 Google
United States
Terms
Privacy
Send feedback
2000 ft

Project Site

CALIFORNIA

Santa Cruz

Georgiana Bruce Kirby Preparatory Sch

Holy Cross Sch

Branciforte Small Schools Campus - Monarch Community Sch

Branciforte Small Schools Campus - Ark Independent Studies

Branciforte Small Schools Ca Castanoa HS

Bolcoff Hill

Carbonera Creek

Mission Hill Mid

TAIT ST

VERNON ST

GOLF CLUB DR

ENCINAL ST

POST ST

DUBOIS ST

SYLVANIA AVE

HARVEY WEST BLVD

FERN ST

CORDAY LN

TANNER HEIGHTS DR

JEWELL ST

EMELINE AVE

SUTPHEN ST

WENDELL ST

LEE ST

MARKET ST

FERNSIDE ST

BELMONT ST

PLYMOUTH ST

JACKSON ST

STONEY CREEK RD

AVALON ST

GRANT ST

BERRY ST

LINDEN ST

ROSE ST

FELKER ST

PRYCE ST

FRANKLIN ST

WASHBURN AVE

HUNOLT ST

KENNAN ST

MOON ALY

BLAINE ST

COLOMA ST

MAY AVE

WATER ST

DAKOTA AVE

S RIVER ST

BERKELEY WAY

BELVEDERE TER

SUNNYSIDE AVE

DOYLE ST

BENITO AVE

OCEAN VIEW AVE

CALEDONIA ST

PINE ST

PENNSYLVANIA AVE

EVERGREEN ST

CORAL ST

SHELDON AVE

ESTATES DR

ROGER DR

HIGHLAND AVE

HIGH ST

ESCALONA DR

KIRBY ST

STOREY ST

UNION ST

LOCUST ST

POTRERO ST

AMAT ST

JOSEPHINE ST

MORA ST

RIVER ST

SYLVAR ST

GREEN ST

CHESTNUT ST EXD

PINE PL

PLAZA LN

Map Indices - 7.5 Minute

119 Coral Street, Santa Cr

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

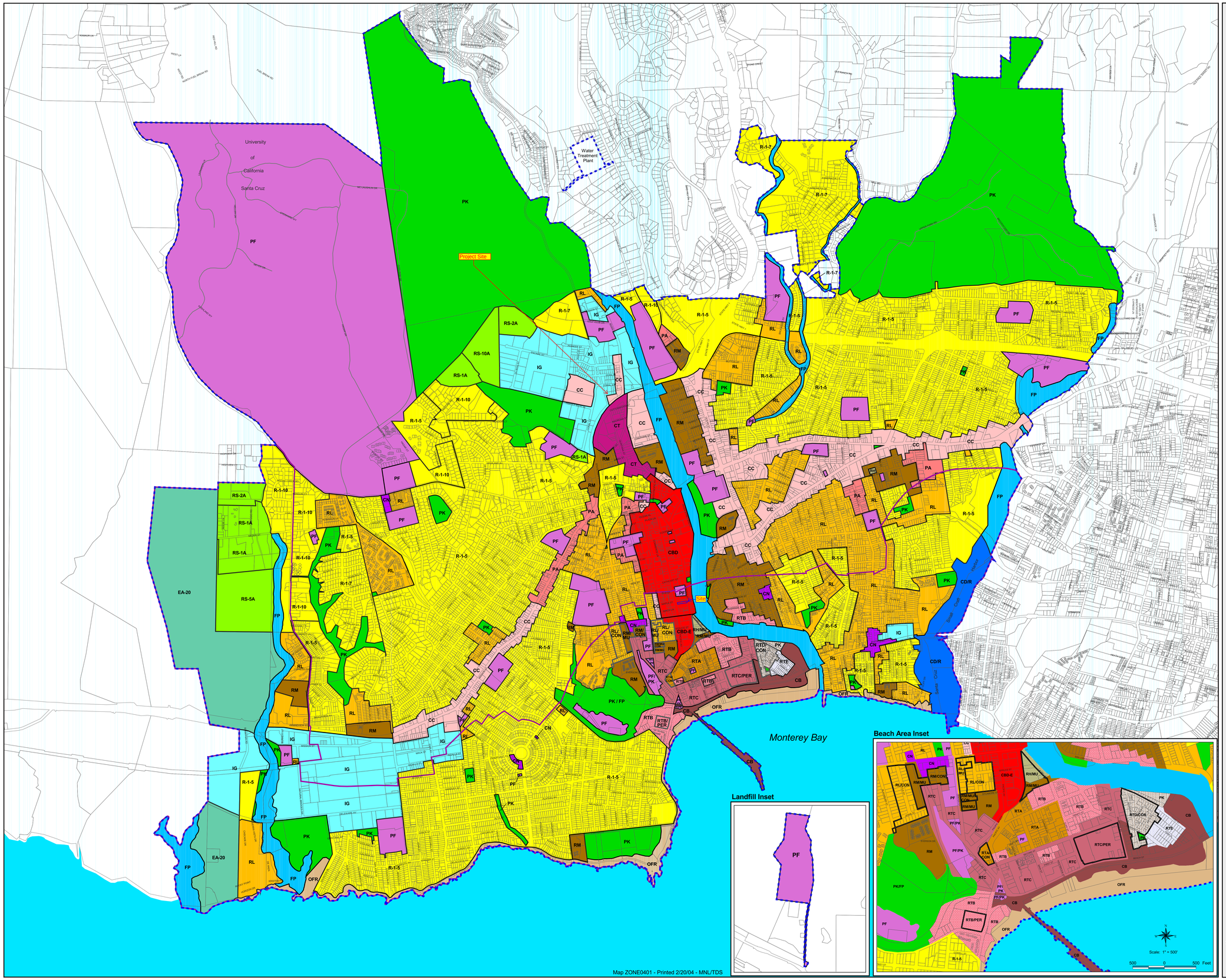
The National Map US Topo

SANTA CRUZ QUADRANGLE
CALIFORNIA - SANTA CRUZ COUNTY
7.5-MINUTE SERIES


-122.1250°
-122.0000°
37.0000°
36.8750°
Santa Cruz Mountains
Baldwin Cr
Majors Cr
Meder Cr
Wilder Cr
Carbonera Cr
Cave Gulch
Old Dairy Gulch
Peasley Gulch
Enchanted Loop
Eucalyptus Loop Trail
Twin Oaks Trail
Old Cabin Trail
Wild Boar Trail
Baldwin Loop
Eagle Trail
Zane Gray Cut Off
Wilder Ridge Loop
Horseman's Trail
Cowboy Trail
Univ of California Santa Cruz Campus
Project Site
Independent Order of Oddfellows Cem
Evergreen Cem
Home of Peace Cem
Bay Street Reservoir
SANTA CRUZ
Bolcoff Hill
Seabright
Woods Lagoon
Seabright Beach
Twin Lakes Beach
Natural Bridges
Antonelli Pond
Wilder Beach
Younger Lagoon
Terrace Point
Lighthouse Field
Point Santa Cruz
Seal Rock
Mitchell Cove
Steamer Lane
Santa Cruz Anchorage
Monterey Bay
Neary's Lagoon
Four Mile Beach
Three Mile Beach
PACIFIC OCEAN
San Lorenzo River
Bay Street Reservoir
Emma McCrary Trail
Graham Hill Rd
Ocean St
Mission St Exd
Coast Rd
Grandview St
Delaware Ave
Plateau Ave
Alta Ave
Oxford Way
Pelton Ave
Modesto Ave
W Cliff Dr
Municipal Wharf
Beach St
Broadway
Water St
Soquel
Encinal St
Golf Club Dr
Harvey West Blvd
Highland Ave
Escalona Dr
Lincoln St
Walnut Ave
Laurel St
Van Ness Ave
Mission St
Soquel Ave
Bay St
Meder St
Western Dr
Glenn Coolidge Dr
Hagar Dr
Empire Grade
Steinhart Way
Stevenson Way
McLaughlin Dr
Heller Dr
Holiday Dr
Graham Hill Rd
Delaveaga Park Dr
Upper Park Rd
Old Sand Pit Rd
Goss Ave
Rooney St
Fairmount Ave
Chilverton St
Grant St
Button St
Lee St
Melrose Ave
Gault St
Hanover St
Windsor St
Windham St
Barson St
San Lorenzo Blvd
3rd St
2nd St
Riverside Ave
Front St
Pacific Ave
Cedar St
Center St
Washington St
Chestnut St
Myrtle St
Anthony St
King St
Olive St
California St
Alta Vista Dr
Miramar Dr
Almond Ave
Parroyo Seco
Younglove Ave
Dufour St
Ghirkey St
Santa Cruz St
Wilkes Cir
Almar Ave
Lighthouse Ave
Columbia St
National St
Centennial St
Woodrow Ave
Fair Ave
Swift St
John St
Getchell St
Escalona
Swanton Blvd
Horizon
Mc Callister Way
Shaffer Rd
Natural Bridges Dr
Dimeo Ln
Bay St
Moore St
Laurent St
High St
Spring St
Ranch View Rd
Escalona Dr
Dakota Ave
May Ave
Pine St
Ocean View Ave
N Branciforte Ave
S Branciforte Ave
Darwin St
Frederick St
Sumner St
Seabright Ave
Cayuga St
E Cliff Dr
5th Ave
4th Ave
3rd Ave
Isbel Dr
Brancifporte Dr
Vista Bella Dr
El Rancho Dr
S Circle Dr
Holiday Dr
Market St
Linden St
Stanford Ave
Morrissey Blvd
Pacheco Ave
San Juan Ave
Marbell Ave
Treat Ave
Melrose Ave
Water St
Gault St
Hanover St
Windsor St
Windham St
Barson St
San Lorenzo Blvd
Riverside Ave
Front St
Pacific Ave
Cedar St
Center St
Washington St
Chestnut St
Myrtle St
Lincoln St
Walnut Ave
Laurel St
Van Ness Ave
Mission St
Soquel Ave
Bay St
Meder St
Western Dr
Glenn Coolidge Dr
Hagar Dr
Empire Grade
Steinhart Way
Stevenson Way
McLaughlin Dr
Heller Dr
Holiday Dr
Graham Hill Rd
Ocean St
Golf Club Dr
Harvey West Blvd
Encinal St
Coral

City of Santa Cruz Zoning Districts Map

City of Santa Cruz
Planning Department
809 Center St, Room 206
Santa Cruz, CA 95060
Ph: 420-5100



Legend

- Santa Cruz City Limit
- Parcels

Zoning Districts:

- CB - Beach Commercial
- CBD - Central Business District
- CBD-E - Subdistrict Lower Pacific Ave.
- CC - Community Commercial
- CD/R - Coastal Dependent Related
- CN - Neighborhood Commercial
- CT - Thoroughfare Commercial
- EA-20 - Exclusive Agriculture
- FP - Flood Plain
- IG - General Industrial
- OFR - Ocean Front Recreational
- PA - Professional and Administration
- PF - Public Facilities
- PK - Parks
- R-1 - Single Family Residence
- RL - Multiple Residence Low Rise
- RM - Multiple Residence Medium Rise
- RH - High Density Residential
- RS - Residential Suburban
- RTA - Beach / Medium Density Residential
- RTB - Motel Residential
- RTC - Beach Commercial
- RTD - Beach Residential
- RTE - Beach High Density Residential

Overlay Zones:

- CON - Conservation Overlay
- MU - Mixed Use Overlay
- PER - Performance Overlay
- Coastal Zone Overlay Boundary

N W E S

Scale: 1" = 800'

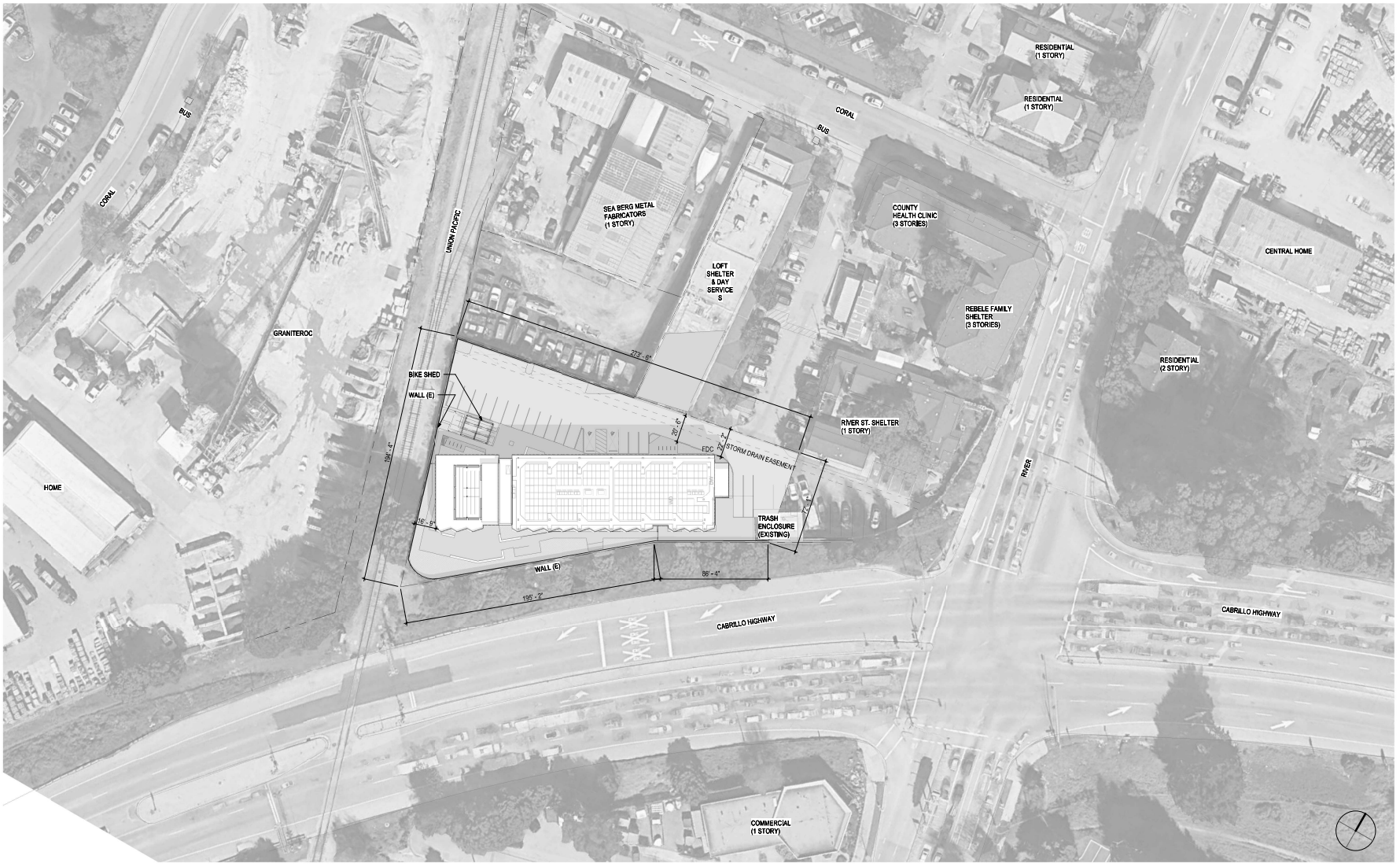
800 0 800 1600 2400 3200 Feet

Location Map



Prepared for the City of Santa Cruz by TriAxial Data Systems
36 Brennan Street • Watsonville, CA 95076 • Phone (831) 763-3697 • Fax (831) 763-3699

This is a graphic representation only of data provided by the City of Santa Cruz and the County of Santa Cruz.
The author assumes no responsibility nor liability for errors or omissions.



1" = 30'-0"

SITE PLAN | 1

HARVEY WEST STUDIOS SANTA CRUZ SUPPORTIVE HOUSING

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issuances

Description	Date
100% SD	05/24/2021
50% DD	07/14/2021
100% DD	09/08/2021

Revisions

Rev.	Description	Date

Set Title

100% DESIGN DEVELOPMENT

Drawing Title

SITE PLAN

Sheet No.

A001

Date	9/10/2021 3:47:36 PM
Project No.	21709

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
SC11174.1

Project Information

Project Name: Harvey West Studios

Responsible Entity: City of Santa Cruz

Grant Recipient (if different than Responsible Entity): **Santa Cruz County Housing Authority**

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Jessica de Wit, Manager (see information below)

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Jessica de Wit
Housing & Community Development Division Manager
City of Santa Cruz Economic Development Office
(831) 420-5108 | jdewit@cityofsantacruz.com

Project Location:
119 Coral Street, Santa Cruz, CA 95060
APN: 008-171-31

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

The 121-unit affordable housing project proposed to serve chronically homeless persons will be built on one (1) approximately 0.77-acre parcel, with access and easements via a city owned parcel, located at 119 Coral Street, Santa Cruz, CA 95060 in the City of Santa Cruz, Santa Cruz County, California (APN 008-171-31). The proposed project will consist of a new 5-story housing shelter and service center. The ground floor will consist of support service offices, a kitchen, laundry, and additional supportive facilities and offices. The upper four floors will support 120 resident studio units and one manager's unit. The site is mostly level and is currently houses other facilities and parking which will be demolished to accommodate this project. A sound wall borders the property line and Highway One to the south.

120 studio units to be used as permanent supportive housing and one manager's unit with a ground residential lobby with shared residential space and service provision space in the CC (Community Commercial) Zone District.

The five-story project will provide supportive housing for homeless persons, including chronically homeless, at the Homeless Services Center Campus at the corner of Highway 1 and River Street. The first floor will consist of a new recuperative care center, a behavioral health clinic, and uses related to the upper floor residences. The units will be used as very-low-income supportive housing for those needing a particularly high level of ongoing supportive services that is uniquely available at this location.

The project will include any necessary infrastructure including curbs, gutters, sidewalks, storm drains, lighting and parking as necessary.

Description of the Area

The City of Santa Cruz (Spanish for 'Holy Cross') is the largest city and county seat of Santa Cruz County. The County is situated at the northern tip of Monterey Bay, with the city stretching along the coastline and inland to the coastal range, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. As of 2019, the U.S. Census Bureau estimated Santa Cruz's population at 64,608 while Santa Cruz County has approximately 276,603 residents.

Santa Cruz is known for its moderate Mediterranean climate with low humidity and sunshine 300 days a year, its natural environment, coastline, redwood forests, alternative community lifestyles, and socially liberal leanings. It is also home to the University of California, Santa Cruz, a premier research institution and educational hub, as well as the Santa Cruz Beach Boardwalk, an oceanfront amusement park operating continuously since 1907.

The present-day site of Santa Cruz was the location of Spanish settlement beginning in 1791, including Mission Santa Cruz and the pueblo of Branciforte. The City of Santa Cruz was incorporated in 1866 and chartered in April 1876.[4] Important early industries included lumber, gunpowder, lime and agriculture. Late in the 19th century, Santa Cruz established itself as a beach resort community.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not

including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The area's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz. Santa Cruz also hosts the Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The City is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Santa Cruz Municipal Airport. Rail access is provided by Union Pacific Railroad, with a railhead at Santa Cruz Junction.

As of July 1, 2019, the city has an estimated population of 64,608, a per capita personal income of $39,653, a median income of $77,921 (in 2019 dollars), and a median value for owner-occupied housing of approximately $854,200 with an estimated 20.9% in poverty per the U.S. Census Bureau Quick Facts for the City of Santa Cruz, and a median gross rent of $1,889.

Description of the Surrounding Neighborhood

The subject property consists of an approximately 0.773-acre parcel of land containing nine (9) transitional housing trailer structures. The site is located in a mixed commercial corridor of Santa Cruz and is across from North Sea Berg Metal Fabricators, 125 Coral Street to the east; Housing Matters, 115 Coral Street on the same campus and east by buildings operated by Housing Matters, 115 Coral Street (624221); to the south by Highway 1 and farther to the south by a Hot Spring Spas of Santa Cruz, 707 River Street (453998); and to the west by railroad tracks and farther to the west by a sand/gravel yard Graniterock Company, 303 Coral Street (444190).

Construction and Design Description [Please review and provide comments]

The Harvey West Studios project will consist of one approximately 59' high 5-story housing shelter and service center. The ground floor will consist of a common room, support offices, a kitchen, laundry, and additional supportive service facilities. The upper four floors will consist of 120 studio resident units and one mangers unit. There will be 25 parking spaces, including 2 accessible spaces, but no resident parking.

The building will be supported on a concrete foundation on suitable soils capable of supporting a conventional mat slab foundation. The level two podium slab will be post tensioned concrete supported by conventional load-bearing concrete walls and columns with concrete shearwalls. The residential levels 2 – 5 will be factory-built wood framed modular units designed to Type VA construction. Lateral resistance at residential levels of the Type VA construction will be plywood shearwalls.

The project will be designed consistent will all applicable energy and accessibility code requirements. The building is designed to be all-electric to help facilitate the state's move toward a more sustainable future.

The project will consist of 11,309 square feet of common space including space on the first floor for a potential future county health clinic and future recuperative care clinic. Residential space 31,417 square feet between floors two through five. The top five (5) stories will house 120 studio type apartments approximately 263-277 square feet each.]

Permanent Sources of Project Funding: [Please verify]

1) Permanent Loan	$15,177,705
2) City of Santa Cruz Land Donation	$ 1,600,000
3) HCD No Place Like Home	$18,174,282
4) Developer Loan	$ 9,296,693
Total Estimated Costs -	$44,248,680

Development Partners will include: [Please provide – isn't MP a dev partner?]

1) None
2)

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Harvey West Studios project will consist of a new 5-story mixed-use building. The ground floor will consist of support offices, kitchen, laundry, common space for residence, services spaces, and a space to be developed in the future as health clinic and/or recuperative care center. The upper four floors will support 121 residential studio units. The project will be all restricted to at least very-low-income residents (except for 1 manager's unit). The use will be as permanent supportive housing for individuals exiting chronic homelessness with a disabling condition and will involve comprehensive services.

Santa Cruz County's most recent Point in Time Count (2019) estimated over 400 chronically homeless individuals within the county, 69% of which were unsheltered, within a total homeless population estimated as 2167. With very few dedicated permanent supportive housing units within the county and a rental market overall designated as "Extremely Tight" by HUD, the proposed project is a necessary, major step in working to end chronic homelessness in Santa Cruz County.

Existing Conditions and Trends [24 CFR 58.40(a)]: [Please review and comment]

The project site is zoned CC-Community Commercial and houses other related services on the adjoining parcels located between Highway 101, the railroad tracks, Coral Street and River Street. The City of Santa Cruz has determined that the project is consistent with local planning documents and zoning ordinances.

The area is built up with no other planned development in the area at this time. This project is taking advantage of an existing site that can be further developed to meet the area's needs for providing housing and services to homeless persons.

Funding Information [Please provide estimated value of vouchers

Grant Number	HUD Program	Funding Amount
N/A	Project-Based Vouchers - 60	$697,500
	VASH Vouchers - 15	
	Shelter Care Plus Units - 15	
	Disabled and Medically Vulnerable (DMV) Units - 15	
	Mainstream Units - 15	

Estimated Total HUD Funded Amount: $

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**: $44,248,680**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	***The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ).*** - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - The nearest civilian airport to the project site is the Watsonville Municipal Airport, located over 13.5 miles east of the site, which has not been designated a primary or commercial civil airport by the FAA and is, therefore, not covered by 24 CFR Part 51 Subpart D. - Additionally, the project site is several miles east of the nearest airport clear zone. - There are no military airfields in the vicinity of the project site. - **See Attach A: Airport Hazards**
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	***There are no Coastal Barrier Resources in California*** - **See Attach B: Coastal Barrier Resources**

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	***The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.*** - According to FIRM map 06087C0332E dated May 16, 2012, the project site is in Zone X an "Area of minimal flood hazard." - Flood insurance is available but is not required. **- See Attach C: Floodplain Management**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	***The project site is located in an area which has no Federal criteria pollutants classified as Nonattainment per the EPA Greenbook.*** *-Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA* downloaded 12.13.21. **- See Attach D: Clean Air**
Coastal Zone Management Coastal Zone Management Act, sections 117(c) & (d)	Yes ☐ No ☒	***This project is not located in the coastal zone and does involves the placement, erection or removal of materials and does not increase the intensity of use in the coastal zone.*** - The project is located outside of the Coastal Zone per attached Santa Cruz GIS Coastal Zone Map **- See Attach E: Coastal Zone Management**
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	***The project involves new development for habitation; but is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site.*** - Bole & Associates (Bole) prepared a Phase I Environmental Site Assessment (ESA) on the site, dated October 26, 2021, with the following results: The ESA did not reveal the presence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) associated with the subject property and it is the professional opinion of Bole and Associates that no further investigations are warranted or recommended at this time. - Bole also performed a Tier 1 Vapor Encroachment Screening and concluded ". . . that a vapor encroachment condition can be ruled out as a vapor encroachment condition is not likely to exist on or near the subject

		property." **- See Attach F: Contamination & Toxics Substances**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	***- The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.*** - The project is an urban infill project which is currently fully built out with hardscape and buildings which will be demolished to construct the project. There is no potential for critical habitat or endangered species. - The USFW Critical Habitat Mapper identified no critical habitat on or near the site. - Santa Cruz General Plan 2030, *Figure 4.8.3 – Sensitive Habitat Areas indicates* that there is no sensitive habitat on or adjacent to the project site. **- See Attach G: Endangered Species**
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	***The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.*** - There are several locations with AST's within 1 mile of the project site, all of which are either outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/, within structures which shield any potential explosive hazard from the project site, or at a distance that they are shielded by other intervening structures from the site; and, therefore, none present explosive hazards for the project site. - Only one site, 210 Encinal Street, located approximately 1550' from the project site has visible outside storage tanks, which are shielded from the project site by the business' buildings and several other intervening structures. **- See Attach H: Explosive and Flammable Hazards**
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	***Approximately 86% of site soils are defined as "Prime Farmland if Irrigated" and approximately 14% of soils are "Farmland of Statewide Importance" by USDA, NRCS; however, the project is an infill project on a fully developed site in a developed area of the City and is, therefore, exempt.*** *- Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html* downloaded 12.13.21

		- The California Department of Conservation "California Important Farmland Finder" designates the project site as "Urban and Built-up Land." **- See Attachment H: Farmlands Protection**
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	***The project involves property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps***. - According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone X a "Area of Minimal Flood Hazard." **- See Attach C: Floodplain Management**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 [Need SHPO response letter]	Yes ☐ No ☒	***The City of Santa Cruz has determined, and SHPO has not objected, that no historic properties will be affected by the project.*** Attachment I contain the following supporting documentation: City SHPO consultation letter dated 11.10.21 wherein the City stated it's finding of "No Historic Properties Affected" per 36 CFR Part 800.4(d)(1); Information letter including historic information on site area; CHRIS response letter dated October 28, 2021; Native American Heritage Commission (NAHC) response letter dated 11.2.21; Consultation letters sent to tribal list contacts dated 11.9.21; Figure 49.1Areas of Archaeological Significance from the City of Santa Cruz General Plan 2030 Draft EIR; Santa Cruz Historic Building Surveys, and; National Register of Historic Places search results (see below). -An internet search of the National Register of Historic Places found twenty-two (22) results for registered historic sites within the City of Santa Cruz. The nearest registered historic site to the project site is the Neary-Rodriguez Adobe located approximately0.46 miles from the project site. -Verified project location is not listed on the Santa Cruz Historic Building Surveys I, II, and III. Historic Building Survey | City of Santa Cruz **- See Attach J: Historic Preservation**
Noise Abatement and Control Noise Control Act of 1953, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B [HUD NAG uses assumptions shown – may need to add some documents to file]	Yes ☐ No ☒	***The project involves the development of noise sensitive uses and is located within 1,000' of and within line-of-sight of, an arterial or greater roadway but is not located within line-of-sight of an active railroad line.*** - The project spans the southern portion of the block between Coral St and River Street, both of which are classified by the City as "residential Local". - Figure 4.13-1, Existing Noise Contours, and Figure 4.13-2, Future Noise Contours, of the Santa Cruz General

		Plan 2030 Draft EIR, both show the project site above the HUD 65 dBA standard for exterior noise levels. - Edward L. Pack & Associates. Inc. (Pack) prepared a *Noise Assessment Study* for the project site, dated June 5, 2020. Pack states that: "The analysis of the on-site sound level measurements indicates that the existing noise environment is due primarily to vehicular traffic sources on Highway 1 with a minor influence from activities at the adjacent Graniterock concrete batch plant. Rail operations on the Roaring Camp/Big Trees rail line are noticeable at the site, but do not affect the overall noise environment. The results of the study indicate that the exterior noise exposures are in compliance with the standards for the common areas. However, the interior noise exposures will exceed the City of Santa Cruz Noise Element and Title 24 standards." - The City and State Title 24 standards are the same as HUD standards of 65 dB DNL for exterior spaces and 45 dB DNL for interior spaces. - Pack found that noise levels at ground level and at the 5th floor deck level were within Standards both currently and with projected future increases. - At upper floors, with the minimum 100' anticipated setback from the centerline of Highway 1, noise levels exceeded Standard both at current and projected future noise levels, at 72 dB DNL and 73 dB DNL, respectively. At the west side, the Graniterock batch plant noise levels were only at 56 dB DNL while traffic noise exposure from Highway 1 exceeded the Standard currently and in the future at 68 dB DNL and 69 dB DNL, respectively. - Interior noise levels were projected to exceed the interior noise standard of 45 dB DNL by up to 13 dB at upper levels, requiring noise mitigation to be incorporated into project design. - A HUD NAG (Noise Assessment Guidelines) study, without considering noise mitigation producing by the existing noise wall, found the current noise level using the above noise study numbers (49,400 ADT) to be 63 dB DNL, slightly higher than the noise study found, without including CalTrans truck data. Including truck data increased the DNL to 68 dB, assuming nighttime traffic volumes of 15% for cars, 2% for medium trucks, and 1% for heavy trucks, above all noise standards and requiring mitigation. - There is an active railroad line immediately adjacent on the west side of the site. Although it is an "active" railroad line, the Roaring Camp/Big Trees rail line is a small tourist line that only runs on an occasional basis. There is also a sound wall between the project site and

		the rail line. The rail line is not considered a significant factor for noise levels. - The project site is approximately 13.86 miles west of the nearest municipal airport in Watsonville and is outside of all airport noise contours per the attached Santa Cruz Airport Noise Contours Map. - Noise mitigations will be required and recommended mitigation measures are included in the back of this EA. **- See Attach K: Noise Abatement and Control**
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	***The project is not located within an area designated by the EPA as being supported by a sole source aquifer.*** *Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b* on 12.13.2021 **- See Attach L: Sole Source Aquifers**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	***The project involves new construction within or adjacent to a wetland(s) habitat.*** *- Verified by: Wetlands Map downloaded from https://fws.gov/wetlands on 12.13.21* **- See Attach M: Wetlands Protection**
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	***The project is not within one mile of a listed section of a Wild and Scenic River.*** - The proposed project site is not located within one mile of any listed section of any Wild and Scenic River. *Verified by the Wild and Scenic Rivers map downloaded from https://www.rivers.gov/river-app/index.html?state=CA* on 12.13.2021 **- See Attach N: Wild and Scenic Rivers**

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	- EPA EJSCREEN measures environmental factors using eleven (11) Environmental Indicators (EI) and measures demographic factors using seven (7) Demographic Indicators (DI). One DI, Demographic Index, is a composite of two (2) of the DI: People of Color Population and Low Income Population; therefore, resulting in six (6) independent DI. - EJSCREEN Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles. -In analyzing EJSCREEN reports, two factors to assess are how Environmental Indicators (EI) change, increase or decrease, as the distance from the project site increases, and how project site EI levels compare to the State, EPA Region and U.S. levels. A third factor is how the project site ranks in respect to the 80th percentile, the EPA's recommended threshold for environmental considerations. - The data was compared at each radius to determine if there were any significant differences between the immediate project site area (defined as the 0.125 miles radius) and surrounding areas and between the project site area and the State and EPA Region and U.S. averages. - An analysis of Environmental Indicators (EI) reveals that seven (7) of the eleven (11) EI are lower at the project site than at all three (3) comparison levels, most significantly lower. Two (2) of the remaining four (4) are only higher than the U.S. level, with Traffic Proximity double the U.S. average while still below State and Region averages, and Superfund Proximity which is only 0.01 higher than the U.S. average. One (1) of the remaining four (4) is higher than the U.S. and EPA Region averages but below the State average and one (1), Hazardous Waste Proximity, is higher than all three (3) comparison levels. - None of the EI are above the 80th Percentile at the State or EPA Region comparison levels but two (2), Traffic Proximity and Hazardous Waste Proximity, are above the 80th Percentile at the U.S. comparison level. - Seven (7) of the eleven (11) EI are actually higher at one mile from the site than at the site itself. - From the above we can conclude that there are no aggregate environmental issues (the 11 EI Factors aggregated) identified that result in the site being adversely affected by environmental considerations relative to the community as a whole.

		- In respect to the seven (7) Demographic Indicators (DI), the composite score Demographic Index at 37% is only higher than the U.S. level of 36% The People of Color Population percentage at 36% is lower than all three comparison levels. The Low Income Population percentage at 38% is higher than all three comparison levels, all of which are at 33%. Neither are above the 80% percentile. These two (2) are the significant DI for the purposes of this analysis. - None of the DI are above the 80th Percentile - Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues. - Additionally, the project will benefit the People of Color and Low-Income Populations by bringing much needed affordable housing units to the neighborhood and community. **- See Attach O: Environmental Justice**

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	*The project is in conformance with the City of Santa Cruz General Plan and is a compatible land use consistent with zoning ordinances and is compatible in scale and urban design with surrounding uses and proposed uses.* - **Zoning:** CC (Community Commercial, Coastal Zone Overlay, Floodplain Overlay) **Project Consistency:** Consistent with zoning - **General Plan:** Community Commercial **Project Consistency:** Consistent with General Plan designation - The project proposes to demolish six transitional housing units and Design to construct a five-story, mixed use project to provide services to 100% affordable supportive housing for the chronically homeless at the Homeless Services Center Campus at the corner of Highway 1 and River Street. The first floor will consist of a new recuperative care center, a behavioral health clinic, and uses related to the upper floor residences. The upper four stories will consist of 120 supportive single room occupancy (SRO) units and one manager's unit. The units will be used as very low-income supportive housing for those needing a particularly high level of ongoing supportive services that is uniquely available at this location. - The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards. - The project will produce no adverse urban impact as it is an urban redevelopment project within downtown Santa Cruz. **- See Attach P: Land Development**

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	**Soil Suitability** - A Geotechnical Investigation report was prepared by Haro, Kasunich & Associates (HKA), dated August 2021. - HKA summarized its findings as follows: 'In summary, the project site is underlain with a submerged deep deposit of soft clay soil subject to consolidation from building surcharge with interbedded layers of silt subject to liquefaction from seismic shaking. The primary geotechnical concern with these soils is vertical ground settlement from consolidating clays under gravity loads and vertical settlement from liquefied silts after seismic events that can damage the new building. The clay soils are estimated to consolidate up to 8 inches over the life of the building and seismic liquefaction induced settlement could increase this estimate another 1 inch. The near surface clay soils above the groundwater table have potential for shrink and swell movement from wetting and drying cycles which could also cause defects to the building in the form of upward heave and vertical settlement. Based on our experience in the area and results of our laboratory testing vertical movement from shrink and swell is estimated to be on the order of 1 to 4 inches." - To address and mitigate for the identified soil issues, HKA made the following recommendation: "To mitigate potential damage to the building from these concerns the new 5-story structure should be supported by a grid of driven pre-cast concrete piles that penetrate the soft clay soil deposit and are embedded into the dense to very dense Santa Margarita Formation sand. Based on our field exploration the bearing soils will be encountered 45 to 55 feet below the ground surface. The driven pile foundations system should be capable of withstanding the estimated forces and displacement from consolidation (static) settlement in addition to liquefaction related (seismic) ground settlement. To ensure a driven pile system that is compatible with site conditions and in conformance with the recommendations of this report working meetings should be coordinated between the contractor, structural designer, geotechnical engineer, and the pre-cast concrete supplier. A test pile should be installed at the project site prior to mass delivery and installation of the driven pile foundation system." - The City will require that the recommendations contained in the report be incorporated into the project plans, specifications and implemented during construction and, furthermore, all applicable State and local building codes and City of Santa Cruz requirements are required to be complied with. **Slope** - The USDA NRCS classifies the soil on approximately 86% of the site as Map Unit Symbol 170 - Soquel loam, 0 to 2 percent slopes with a slope rating 1 percent representing a relatively level site with negligible slope, while the remaining approximately 14% of the site is classified as Map Unit Symbol 171 - Soquel loam, 2 to 9 percent slopes with a slope rating of 6 percent. Slope will not be an issue for site development with appropriate mitigations for the slope in the northwest corner of the project site.

- *Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html* downloaded 10.27.2021

Erosion

- A Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City's Grading, Erosion, and Sediment Control Regulations.

- The City will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction activities.

-Development of the proposed project will cover the entire site in hardscape and structures and will have no erosion potential.

Storm Water Runoff and Drainage

- HKA made the following recommendations regarding surface drainage:

- An engineered drainage plan to handle surface runoff should be developed for this site. Site drainage should be adequately controlled both during and after construction.
- All exposed soil should be landscaped and permanently protected against erosion as soon as possible after grading.
- Full gutters be used along all roof down eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point away from all structural improvements.
- Surface runoff should not be allowed to flow onto graded or natural slopes. Consideration should be given to catch basins, berms, concrete v-ditches, or drainage swales at the top of all slopes to intercept runoff and direct it to a suitable discharge point.
- Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and on pavements. Surface drainage should be directed away from the building foundations, at a minimum gradient of 5 percent for a distance of at least 10 feet to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, solid pipes, catch basins, etc.
- Irrigation activities at the site should be done in a controlled and reasonable manner. Moderate to highly expansive near surface clay should be considered when planning landscape features. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.
- The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

		• Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures. - The proposed project will replace existing hardscape and structures with the same and will be designed to not alter drainage patterns or increase stormwater runoff. - The project must comply with the City's "Storm Water and Urban Runoff Pollution Control" (Chapter 16.19 of the city's Municipal Code) which identifies prohibited discharges and required Best Management Practices (BMPs) for construction and new development. - The City's regulatory requirements and BMPs, as detailed in the "Stormwater Best Management Practices Manual" published by the City's Public Works Department, must be implemented, - The project is consistent with the City of Santa Cruz General Plan and will comply with all applicable City regulations and planning division conditions and those of the Regional and State Water Quality Control Boards. - Per state requirements, post-construction runoff flows must be less than the pre-construction flows. Therefore, it is anticipated that the proposed project would not result in erosion, flooding or exceed water quality standards. - Storm Water runoff will not be commingled with sewage. **- See Attach P: Land Development**
Hazards and Nuisances including Site Safety and Noise	3	**- Geotechnical Investigation** - In its *Geotechnical Investigation*, HKA stated its conclusion that: "Based on the results of our investigation, the proposed improvements at the referenced site will be subject to "ordinary risks", as defined in the "Scale of Acceptable Risks From Geologic Hazards" in Appendix E of this report provided the design criteria and recommendations presented in this report are incorporated into the design and construction of the proposed project and maintained for the life of the development. - The primary geotechnical considerations at the site include strong seismic shaking, high groundwater, adequate foundation support of new buildings, moderate to highly expansive clays, settlement from consolidation of clay soils, potentially liquefiable soils and related ground settlement, and control of concentrated surface runoff." - Project design and construction should conform to the following current building codes: -2019 California Building Code (CBC); and -2019 Green Building Standards Code (CAL Green) In accordance with section 1613.2.2 of the 2019 CBC, the project site should be

assigned the Site Class E.

Earthquake Faults and Earthquake Potential

- Per HKA, The site is in the seismically active Monterey Bay area, but not within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zoning Act of 1972, or in any of the Santa Cruz County fault zones.

- HKA classifies "the site as potentially liquefiable site, "Site Class F," as defined in Section 1613.2.2 in the 2019 CBC that refers to Chapter 20 of ASCE 7. However, we anticipate that the fundamental period of the structure will be less than 0.5 seconds [and] Therefore, for seismic design, the soil properties at the site are classified as Site Class "E" based on definitions presented in Section 1613.2.2 in the 2019 CBC that refers to Chapter 20 of ASCE 7." *See the HKA report for more detailed information.*

- *Verified by: Geotechnical Investigation prepared by Haro, Kasunich & Associates dated August 2021*

- The City shall require that the recommendations presented in the HKA Geotechnical Investigation report be incorporated into the project plans and specifications and implemented during construction and, furthermore, all applicable State and local building codes and City of Santa Cruz requirements are required to be complied with.

- Complying with the requirements stated above, the project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, or seismic-related ground failure such as liquefaction.

Landslide Potential

- With the exception of the northeast corner of the site, which slopes slightly downward, the site is rated by USDA NRCS as relatively flat and landslide will not be an issue affecting site development.

Liquefaction Potential

- The City of Santa Cruz General Plan 2030 indicates the site is located in a "B" liquefaction zone which requires a geotechnical investigation be prepared for the project.

- HKA determined that liquefaction was a concern at the site and site preparation and building design must take this into consideration. HKA provided design and site development recommendations. See the *Soil Suitability* section above for more detailed information on recommendations.

- The project will be required to comply with all City and State building codes and requirements set forth in the geotechnical report prepared for the project to reduce the potential for liquefaction and other site geologic issues.

Tsunami and Seiches Potential

- The project site is not located in a mapped Tsunami Inundation Area.

-The City periodically updates its emergency evacuation procedures for tsunami hazard areas as well as coordination with other agencies as outlined in the City's adopted Hazard Mitigation Plan would respond to this concern.

- *Verified by California Emergency Management Agency "Tsunami Inundation Map for Emergency Planning Santa Cruz Quadrangle" and Santa Cruz General Plan 2030 Draft EIR, Figure 4.7-2 – Tsunami Inundation Zones.*

Seiches

Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not a pose hazard to the site as the site is not located in an earthquake zone and is a significant distance from Monterey Bay.

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities. Noise generated during construction would vary throughout the construction period and on any given day, depending on the construction phase and the type and amount of equipment used at the construction site. The highest noise levels would be generated during grading of the site, with lower noise levels occurring during building construction and finishing. Overall, construction noise levels would be temporary, short-term and fluctuate throughout the construction period.

- Development projects are reviewed on a case-by-case basis, and typical conditions of approval include limiting the day and times of day during which construction and/or heavy construction can be conducted, provision of notification to neighbors regarding construction schedules, and implementation of a process to receive and respond to noise complaints. These are some of the types of measures that would be implemented by the City to manage and minimize construction noise impact.

- The City has determined that the temporary increase in noise levels generated by construction activity is less than significant.

- The project will generate ongoing noise typical of a multifamily residential project. As a small multifamily residential project, the project will not generate noise levels in excess of City thresholds of 65 CNEL for multifamily projects.

Wildland Fires Potential

- The project site is in an urbanized part of Santa Cruz with no wildland conditions. The project site is not located within a Cal Fire-identified fire hazard zone as indicated on the latest Fire Hazard and Severity Zone maps prepared by the California Department of Forestry and Fire Protection (Cal Fire).

		Verified by Cal Fire FRAP FHSZ Viewer **Emergency Response & Access** - The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will have no effect on surrounding roadways as it is the redevelopment of a currently developed parcel and will be required to comply with all Santa Cruz Fire Department requirements for ingress and egress. **Hazardous Materials** - A Phase I ESA prepared on the project site identified no RECs, CRECs or HRECs in respect to the project site. - The project itself will have normal hazardous materials on site that would be commonly found in commercial and personal cleaning supplies and the medical offices will generate some hazardous materials in the form of used medical devices or materials. These offices will be RCRA generators and require proper storage and disposal of hazardous materials in conformation with City and State regulations. - See the *Contamination and Toxic Substances* Factor above. - *Verified by Phase I ESA prepared by Bole & Associates dated for October 26, 2021* **Construction Site Safety** - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. **- See Project Description; Attach F: Contamination and Toxic Substances; and Attach P: Land Development.**
Energy Consumption	1	- The project will comply with Title 24 requirements for energy efficiency. - Units will have Energy Star appliances. **- Verified by: Sibley Simon, Housing Matters**

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant. - The project will not result in the displacement of existing jobs as the current owner will be building this project to replace and existing project.
Demographic Character Changes, Displacement	2	- The project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing chronically homeless residents of the project area in need of housing and services rather than to attract and bring in new residents. - There will be no permanent displacement. The existing structures will be demolished and replaced with the new building by the current owner. Current occupants of the buildings are not permanent residents and will not be replaced as they move out.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	**Educational Facilities** - The proposed project is to provide permanent supportive housing to chronically homeless individuals who will reside in studio apartments. The project will have no impact on schools. - Schools and educational services are provided to City residents by the Santa Cruz City Schools (SCCS), as well as a number of private schools, for grades K through 12. - Local school districts are empowered under state law to impose school impact fees, which are collected by local governments at the time of building permit issuance. The Santa Cruz City Elementary and High School Districts currently charge school impact fees. **Cultural Facilities**

		- The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Santa Cruz and the surrounding areas of the County but, due to the relatively small project size and that the project is proposed to serve existing area special needs residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the City and surrounding areas to accommodate any potential increased usage generated by the project. - The City of Santa Cruz, along with the County of Santa Cruz and other nearby communities showcase an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art & Wine, the Capitola Art & Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to this vibrant, eclectic area. The City and County offer countless cultural events and venues offering live music, outdoor theater and more - The City of Santa Cruz is known as a tourist attraction and is located on Monterey Bay with another major tourist attraction with numerous cultural facilities, Monterey/Carmel, to the south. These and other nearby cities offer a wealth of cultural activities. There are also miles of nature trails around the Santa Cruz coastal wetlands. - The Santa Cruz County Fairgrounds, located in the south of the County in the City of Watsonville, shares its location with the Agricultural History Museum and the Sierra Azul Sculpture Garden and Nursery. - Cabrillo Community College is located in the town of Aptos, just outside of Santa Cruz while the University of California, at Santa Cruz is located in the City. - There are 22 properties located in the City and 45 properties located in the County of Santa Cruz that are listed in the National Register of Historic Places. - "The City has approximately 35 City-listed historic landmarks and approximately 600 listed historic structures, some of which may also be considered scenic resources depending on the visual prominence and the character of the building (City of Santa Cruz, April 2012, DEIR volume). In downtown, the Civic Center, Town Clock are identified as visual landmarks in the City's General Plan. The Boardwalk and Santa Cruz Wharf are identified as landmarks in the beach area, . .." - *Extracted from City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017* - Additionally, there is adequate public transportation serving these cultural facilities. **- See Attach Q: Community Facilities & Services**
Commercial Facilities	1	- The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.

		- There are adequate commercial facilities and accessible bus routes near to the project site. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Commercial facilities in the vicinity of the project site are reasonably accessible to residents by private or public transportation. **- See Attach Q: Community Facilities and Services**
Health Care and Social Services	2	**Health Care** - The proposed project is not expected to significantly impact demand for health care services in the area. Sufficient health care services are available in the City of Santa Cruz and areas around the City to handle any potential increased demand. - Additionally, the City anticipate that the majority of future project residents currently reside in the area and providing housing, especially supportive housing, to households that were formerly homeless is anticipated to reduce the number of health issues affecting the residents and, therefore, for these reasons there is anticipated to be little to no net increase in demand for health care services. - The Palo Alto Medical Foundation, a division of Sutter Health, is located at 2025 Soquel Avenue, approximately 1.85 miles from the project site, and provides Urgent Care services. - Dominican Hospital of Dignity Health is a full-service hospital located at 1555 Soquel Drive, approximately 2.6 miles from the project site. Dominican provides financial assistance as needed, providing $29 million in fiscal year 2020 for patient financial assistance and community benefit programs. - See included maps depicting the many medical facilities and offices in the area. **Social Services** - The project will provide permanent supportive housing to existing area residents and will be providing a number of social services to the residents on site and, therefore, is not expected to significantly increase demand for social services in the local area. - Additionally, for any potential increase in City residents generated by the project, such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in both the City of Santa Cruz and County of Santa Cruz. - Social Service agencies and programs in the area include Santa Cruz Child Support Services, Court Community Service Program, Encompass Community Services, Santa Cruz County CalFresh, Santa Cruz Child Protective Services, Salvation Army, Housing Matters, Santa Cruz Supported Living, Mental Health Client Action Network, Hope Services, Head Start and more.

		- See Attach Q: Community Facilities & Services
Solid Waste Disposal / Recycling	2	- Solid waste collection and disposal, including recycling services, are provided by the City of Santa Cruz to residents, businesses and institutions within the City's boundaries, is provided at the Resource Recovery Facility (RRF), which includes a sanitary landfill, recycling center, green waste drop-off area, and Household Hazardous Waste Drop-Off Facility. The City owns and operates this facility, including a Class III sanitary landfill, which is located approximately six miles west of the City off Highway 1 on 605 Dimeo Lane. The site covers 100 acres with approximately 70 acres available for disposal use, and the City's RRF. The RRF only accepts municipal solid waste and serves as a sorting facility to remove any recyclable or composting materials. The Recycling Center accepts a variety of recyclable materials. - In the mid-1990s the permitted disposal area of the landfill increased from 40 to 67 acres. The additional acreage was designed with a liner system that meets EPA requirements for new municipal solid waste landfills. The new area replaced the former leachate evaporation ponds, which were cleaned and closed in 1997. The expansion increased the life of the landfill by approximately 30 years at that time, but the lifespan has been increased through implementation of additional waste reduction measures (City of Santa Cruz, April 2012, DEIR volume). - The City of Santa Cruz met the state-mandated waste diversion goals of 25% of their 1990 waste-streams from landfill disposal by 1995 and 50% by 2000 through community education and the implementation of expanded curbside recycling programs. In the year 2000, the City established a Zero-Waste goal with the ultimate intention of eliminating the City's need for a landfill. As of 2015, the City had achieved a diversion rate of 65-68%, which exceeds the state requirements (City of Santa Cruz, April 2012, DEIR volume). - Assuming growth trends similar to the past 10-15 years in the City of Santa Cruz, the RRF has more than adequate capacity to accommodate all municipal solid waste generated by City residents, visitors and businesses. Based on continued waste reduction, annual aerial surveys, and calculations, the landfill is estimated to have capacity through the year 2056 (City of Santa Cruz, April 2012, DEIR volume). State law requires that facilities begin planning for future waste disposal/reuse facilities at least 15 years in advance of existing landfill closure dates, which would be around the year 2043. - *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017* - Per the above the proposed project will generate additional solid waste but, is not expected to exceed the City's ability to collect or recycle solid waste. - The project is expected to comply with statutes and regulations related to solid waste, similar to other multifamily residential developments in the area. No known project elements would create unusual solid waste conditions. **- See also Attach Q: Community Facilities & Services**

Waste Water / Sanitary Sewers	2	- The City of Santa Cruz provides wastewater treatment for the current project located on the site and will continue to provide project generated wastewater treatment to the new project. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board. - The City of Santa Cruz owns and operates a regional wastewater treatment facility (WWTF), located on California Street adjacent to Neary Lagoon, that provides secondary level of treatment. The City treats sewage from domestic and industrial sources and discharges the treated effluent into the Pacific Ocean under the provisions of a waste discharge permit (NPDES No. CA0048194) issued by the California RWQCB, Central Coast Region (Order No. R3 - 2005 - 0003). - The WWTF has a permitted wastewater treatment capacity of 17.0 million gallons per day (mgd). In 2016, the WWTP treated 3.3 billion gallons of wastewater effluent at an average daily rate of 9.04 mgd (Ibid.). The Santa Cruz County Sanitation District has treatment capacity rights of 8 mgd at the City of Santa Cruz WWTF. The City contributes approximately 5.0 mgd with a remaining capacity of 4.0 mgd. The Sanitation District contributes 5.5 mgd with a remaining capacity of 2.5 mgd. Approximately 50% of the wastewater treated at the plant is generated within the City of Santa Cruz. The total remaining treatment plant capacity, therefore, is 7.5 mgd. - The project will not require or result in the relocation or construction of new public or private utilities and service facilities. - *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017* **- See also Attach Q: Community Facilities & Services**
Water Supply [Jessica?]	2	- The City of Santa Cruz currently supplies water to the existing project located on the project site and will continue to supply water to the new project and has adequate water supplies available to serve the proposed project. **- Verified by <<Insert Name>> , <<Insert Job Title>>**
Public Safety - Police, Fire and Emergency Medical	2	**Public Safety - Police** - The City of Santa Cruz Police Department provides crime protection and prevention activities throughout the City, including patrols, response to calls, education and community outreach. Its range of services include patrol, investigations, traffic, parks unit, neighborhood enforcement team, gang unit, dive team, hostage negotiation team, tactical team and School Resource officer. The City has mutual aid agreements with county law enforcement (Sheriff's Office, Capitola, Scotts Valley, Watsonville, California Highway Patrol, State Parks and UCSC Police Departments). - The Police Department operates out of one police station/headquarters, located in downtown. The city is divided into five patrol beats that are designed to maximize coverage and provide efficient response to calls for service: West, East, Beach, Central, and Downtown (City of Santa Cruz Police Department, 2015). The

Department handled 103,592 calls in 2015. Approximately 40% of the annual calls are for service in the Downtown area 2017 (Martinez, personal communication, May 2017). The average response time is four minutes, 22 seconds, which is under the department's target of four minutes, 30 seconds. Dispatching services are provided through the Santa Cruz Consolidated Emergency Communications Center.

- *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

- By housing formerly homeless persons and providing in-house social services to the residents, it is anticipated that the project will reduce current demands on police services.

Public Safety - Fire

-The project will be served by the City of Santa Cruz Fire Department, which already serves the existing facility located where the project will be built. Per the Downtown Plan DEIR: "The City of Santa Cruz Fire Department is an all hazard emergency response and fire protection agency that serves the City, the University of California at Santa Cruz (UCSC), and participates in mutual aid responses within the County and State. The Fire Department also provides various contract services within the County. Agreements include a long-term contract for full fire protection services with UCSC, specialized arrangements for seasonal lifeguards with the City of Capitola and the Santa Cruz Port District, and an automatic aid agreement with County Fire/CalFire into Paradise Park. The City of Santa Cruz Fire Department maintains mutual aid agreements with all surrounding fire agencies to provide, and receive, aid on an as needed basis. The department is also a participant in the California Fire Assistance Agreement (CFAA) which allows for statewide mutual aid.

The Fire Department provides a variety of services which include fire protection, marine rescue, technical rope/cliff rescue, advanced life support/paramedic, and hazardous materials emergency response. In addition, the department serves the community through a wide array of nonemergency interactions by providing fire prevention, community risk reduction, public education, disaster preparedness training, and ongoing emergency management preparation."

- Fire Station #1 at 711 Center Street is approximately 0.7 miles from the site and is the closest fire station. Station #2 at 1103 Soquel Avenue is just over 1 mile from the project site and is the next closest fire station to the site.

- "The number of service calls received by the fire department in 2016 was approximately 8,200 calls. The majority of the calls are for non-fire emergencies, with about 65% of the calls being for medical assistance. Average response times from each of the four fire stations is approximately 5 minutes. The Department's goal is to respond to emergency medical calls in less than five minutes 90% of the time and to fire emergency calls within eight minutes 90% of the time."

- *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

		Public Safety – Emergency Medical Services - As discussed above under *Public Safety – Fire*, emergency medical services are provided by the City of Santa Cruz Fire Department and the marginal increase in demand this project may produce will have the same limitations and impacts as discussed above.
Parks, Open Space and Recreation	2	- The City of Santa Cruz offers residents a wide range of parks, open space, beaches, trails, and recreational opportunities. The operates and maintains a range of neighborhood parks, community/regional parks, community facilities, and recreational programs. Most of these parks, facilities and programs are operated and maintained by the City Parks and Recreation Department. Some facilities and programs are operated and organized in partnership with community organizations. - The City has responsibility for manages, maintains and operates more than 30 parks which comprise over 1,700 acres of parks and open space lands, including various community/recreational facilities. - There are numerous parks in the project area, including Harvey West Park and the greenbelt along the San Lorenzo River. - The City imposes a "Parks and Recreation Facilities Tax" (pursuant to Chapter 5.72 of the Municipal Code) on new residential development (including mobile homes) within the City, payable at the time of issuance of a building permit. The collected taxes are placed into a special fund, and "shall be used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities in the city" (section 5.72.100). *- Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017* - City residents also have the opportunity to access many state and county park facilities. - The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 49 parks, which total over 1,200 acres of parkland in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. Pinto Lake Park is operated jointly by the City and County. The park is approximately 294 acres in size. The County manages a 216-acre portion in the northern portion of the park and the City of Santa Cruz manages a 78-acre portion of the park. **See Attach Q: Community Facilities and Services**

Transportation and Accessibility	2	**Accessibility** - The project is required to and will meet all Federal, State and Local regulations governing accessibility. - The project site is served by Santa Cruz Metropolitan Transit Districts (SCMTD) Route 4 – Harvey West/Emeline, which runs on Coral Street, River Street and other surrounding streets and connects to Pacific Station, SCMTD's main depot, located at 920 Pacific Avenue, which provides fixed-route and commuter bus service for the City of Santa Cruz and Santa Cruz County throughout the year. The entire system can be accessed from this location with at least 18 bus routes originating from this location providing access to the entire County and surrounding counties. The Greyhound bus depot is also located at Pacific Station. - SCMTD is currently running a year-long pilot Cruz On-Demand door-to-door service along with paratransit and ADA accessible service. **See Attach Q: Community Facilities and Services** **Transportation** *Temporary Impacts* - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. *Permanent Impacts* - A Technical Memorandum prepared for the project by Kimley-Horn & Associates (KH) , dated 1.7.20, determined that the project will result in a reduction in traffic compared to the current use. The tenant population is not anticipated to have few vehicles and there will be only 30 parking spaces for staff, visitors and residents. Therefore, KH determined that the project will have minimal permanent impacts on city street usage but will increase transit usage per design. - AB 1763 eliminates minimum vehicular parking requirement for a development that consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families and is either a special needs housing development or a supportive housing development. The City code applied to the nonresidential and staff uses generates a minimum parking requirement of 22 spaces. **See Attach R – Transportation and Attach 1 – Project Information**

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	**Unique Natural Features** - The project site is flat with no unique natural features and currently contains commercial buildings and a parking lot. The project site contains 10 trees classified as "heritage trees" by the City of Santa Cruz, which are to be protected. See Vegetation, Wildlife Factor below. **- See Attach 2 – Maps and Aerials and Attach S – Vegetation, Wildlife** **Water Resources** - The project will be connected and served by the City's water system and any minimal landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. ***- See Water Supply factor above*** - See "Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff" factor above for information on the issue of storm water runoff. - See the "Waste Water / Sanitary Sewers" factor above for information on the issue of Wastewater collection and treatment. The project will not utilize an on-site septic system. **- See Attach I – Farmland and USGS map**
Vegetation, Wildlife	2	**Vegetation** - An Arborist Report prepared by Kurt Fouts – Arborist Consultant, dated May 8, 2020, identified twenty-one trees, ten "protected" and eleven "not protected" within or near the project limits. The ten "protected" trees inventoried were in good or fair condition with two of the "protected" trees are located near proposed drainage improvements. Impacts from the drainage improvements will be high, trees and the trees will suffer extensive root loss should be removed and mitigated for if the drainage improvements cannot be relocated. The trees can be retained if the drain lines and catch basins are relocated, thereby reducing impacts from high to moderate. The remaining eight "protected" trees will receive low or moderate construction impacts and can be retained. -Retained "protected" trees will require mitigation methods to reduce construction impacts including tree protection fencing, and additional protection specifications which will be included with the final civil and architectural plan sets. -No "protected" trees are recommended for removal if drainage system can be relocated. If the drain line system cannot be relocated, two removed trees will

		require mitigation in the form of tree replacement plantings. The tree replacement ratio will be from one to three trees replanted for each tree removed. -A Tree Protection Plan sheet(s), containing tree protection specifications will be included with the final plan submittal. -The Arborist Recommended: - Obtain all necessary permits prior to removing or significantly altering any trees on site. - Remove all trees significantly impacted by the projector as recommended in Tree Assessment Chart, Appendix A. - Relocate the drainage system adjacent to tree T12, walnut, so it is a minimum of 12 feet west of the tree. - Relocate the drainage system adjacent to tree T21, coast live oak, so it is a minimum of10 feet east of the tree. - Applicant to adhere to all tree protection specifications included with final plan sets. **- See Attach S – Vegetation, Wildlife** **Wildlife** - Due to the site location and fully developed with structures and hardscape, with little vegetation on the site, no wildlife will be affected by development of the project. **- See Attach 2 – Maps and Aerials**
Other Factors	2	N/A

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including:

- Bole & Associates, Phase I ESA – September 27, 2021
- Edward L. Pack Associates, Inc. – May 20-21, 2020
- Haro, Kasunich & Associates, Inc. – March 23 and 25,2021
- Kurt Fouts – May 4, 2020

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

The following were used for each item as applicable:

- USGS, Santa Cruz West Quadrangle 7.5-Minute series topographic map
- Google Earth and Google Maps

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards
- 24 CFR Part 51 Subpart D
- NEPAssist Airport Map
- Google Earth

Coastal Barrier Resources
- Coastal Barrier Resource System Mapper

Flood Insurance
- FIRM map 06087C0332E – dated 5.16.12

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air
- EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants at *https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA* downloaded October 31, 2021

Coastal Zone Management Act
- City of Santa Cruz GIS Coastal Zone Map

Contamination and Toxic Substances
- Bole & Associates, Phase I ESA Report dated October 26, 2021
- NEPAssist

Endangered Species Act
- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 11.18.2021
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
  Figure 4.8-3 Sensitive Habitat Areas

Explosive and Flammable Hazards
- Bole & Associates, Phase I ESA Report dated October 26, 2021
- CalEPA Database: *https://siteportal.calepa.ca.gov/nsite/map/help*
- HUD Exchange, ASD Tool at *https://www.hudexchange.info/environmental-review/asd-calculator/*
- Google Earth

Farmlands Protection
- USDA, NRCS website at *https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm* downloaded 10.27.2021

Floodplain Management
- FIRM map 06087C0332E – dated 5.16.12

Historic Preservation
- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Native American Heritage Commission
- Consultation letters to all on the NAHC Contacts List on 11.10.2021
- National Register of Historic Places (NRHP) Records Search
- The USGS, Santa Cruz Quadrangle 7.5-Minute series topographic map
- City of Santa Cruz Historic Building Surveys
- City of Santa Cruz, 115 Coral Street - HSC Project Information Report
- City of Santa Cruz General Plan 2030 Draft EIR, Figure 4.9-1 – Areas of Archaeological Sensitivity
- Google Aerial Photos

Noise Abatement and Control
- Edward L. Pack Associates, Inc. – Noise Assessment Study, dated June 5, 2020
- NEPAssist Railroad Map
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
  Including *Figure 4.13-1 Current Noise Contours, Figure 4.13-1 Future Noise Contours and Figure 4.4-4*
- City of Santa Cruz General Plan, Noise Element Update, dated 30 September 2007
- City of Santa Cruz Noise Ordinance
- Santa Cruz County Traffic Counts 2010-2016
- CalTrans 2020 Truck AADT
- Google Earth

Sole Source Aquifers
- EPA Region 9 Sole Source Aquifers Map downloaded from
  https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/ downloaded on 10.28.2021

Wetlands Protection
- Wetlands Map downloaded from *https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/*
  downloaded on 1.27.21

Wild and Scenic Rivers Act
- Wild and Scenic Rivers list downloaded from *https://www.rivers.gov/river-app/index.html?state=CA*
  on 10.28.2021

ENVIRONMENTAL JUSTICE

Environmental Justice
- US EPA – EJScreen Report (Version 2020)

Environmental Assessment Factors

- NEPAssist
- City of Santa Cruz General Plan 2030 Draft EIR, dated September 2011
- City of Santa Cruz Draft EIR, Downtown Plan Amendments, dated July 2017
- City of Santa Cruz Noise Ordinance
- City of Santa Cruz Website
- County of Santa Cruz GIS Maps

- City of Santa Cruz Public Works Website
- City of Santa Cruz Sewer System Management Plan
- City of Santa Cruz Zoning Lookup for Street Addresses within the City
- City of Santa Cruz General Plan Housing Element
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
  Including *Figure 4.8-3 Sensitive Habitat Areas*
- City of Santa Cruz Parks Master Plan
- County of Santa Cruz website – Parks
- City of Santa Cruz 2015 Urban Water Management Plan
- City of Santa Cruz Water Conservation Master Plan, dated January 2017
- Kurt Fouts - Arborist Report, dated May 8, 2020
- Bole & Associates, Phase I ESA Report dated October 26, 2021
- Haro, Kasunich & Associates – Geotechnical Investigation, dated August 2021.
- USDA, NRCS website at *https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm*
- California Department of Conservation regulatory maps viewed or downloaded from:
  http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
- Cal Fire – NFRAP FRSZ Viewer
- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 11.18.2021
- MTS – Regional Planning
- Santa Cruz Metropolitan Transit District (METRO) website
- Kimley-Horn & Associates – Technical Memorandum, dated 1.7.21
- Google Earth
- Google Maps

List of Permits Obtained:

Residential Demolition Authorization Permit
Design Permit
Special Use Permit

Standard construction-related permits will be obtained prior to the commencement of construction.

Public Outreach [24 CFR 50.23 & 58.43]:

- Consultation letters mailed to tribal contacts and the State Historic Preservation Officer
- Santa Cruz Planning Commission public hearing on 11.19.20
- Zoning Administrator on 11.19.20
- Two (2) virtual Community Meetings at 9am and 6pm 4.2.20
- Multiple presentation to community groups including Rotary clubs and business groups

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact.**

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

The project developer, Housing Matters, proposed this project for this location as this is the location in the county with the most supportive services on site. Sites that allow this much housing under current zoning are rare, and this site is owned by Housing Matters, an organization dedicated to assisting individuals and families out of homelessness. As the proposed project is consistent with the City of Santa Cruz's General Plan and meets a significant City-identified need in respect to the provision of supportive housing for very low-income residents and placing residents near the city core of services and transportation, no other alternatives to the proposed action were considered.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project will provide much-needed housing for chronically homeless persons and those in need of supportive housing and services in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of this type of much needed housing in the community and not provide the needed homeless services.

Summary of Findings and Conclusions:

The City of Santa Cruz finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas including the provision of affordable housing for chronically homeless city residents in the city core near services and transportation.

Mitigation Measures and Conditions [40 CFR 1505.2(c)] [Please review, comment and provide]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	*Based on the Code of Federal Regulations Title 36, Volume 3 (Rev. July 1, 2001), if archaeological remains are exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. If human remains are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC).* *The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains, and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.* *- A Professional Archaeologist shall be retained to provide a pre-construction briefing to supervisory personnel of any excavation contractor as well as to comply with the requirements under the City's accidental discovery program. The pre-construction briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team.*

Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	*During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the City's dust control program and Monterey Bay Unified Air Pollution Control District regulations.* *Feasible Mitigation Measures* *• Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.* *• Prohibit all grading activities during periods of high wind (over 15 mph).* *• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).* *• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.* *• Haul trucks shall maintain at least 2'0" of freeboard.* *• Cover all trucks hauling dirt, sand, or loose materials.* *• Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.* *• Plant vegetative ground cover in disturbed areas as soon as possible.* *• Cover inactive storage piles.* *• Sweep streets if visible soil material is carried out from the construction site.* *• Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Shasta County Air Quality Management District shall be visible to ensure compliance with Rule 402 Nuisance).* *• Limit the area under construction at any one time.*
Hazards and Nuisances Including Site Safety and Noise	*- The City shall require the Applicant to incorporate the following construction noise best management practices into all applicable project bid, design, and engineering documents:* *1) Construction work hours shall be limited to the hours of 7 AM to 10 PM.* *2) The sign shall also provide a contact name and phone number for the job site and the project's representative for addressing noise concerns.* *3) Heavy equipment engines shall be covered, and exhaust pipes shall include a muffler in good working condition.* *4) Stationary equipment such as compressors, generators, and welder machines shall be located as far*

	away from surrounding residential land uses as possible. The project shall connect to existing electrical service at the site to avoid the use of stationary, diesel- or other alternatively fueled power generators, if feasible. *5) Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When use of pneumatic tools is unavoidable, it shall be ensured the tool will not exceed a decibel limit of 85 dBA at a distance of 50 feet. Pneumatic tools shall also include a noise suppression device on the compressed air exhaust.* *6) No radios or other amplified sound devices shall be audible beyond the property line of the construction site.* *7) Prior to the start of any construction activity, the Applicant or its contractor shall prepare a Construction Noise Complaint Plan that identifies the name and/or title and contact information (including phone number and email) of the Contractor and District-representatives responsible for addressing construction-noise related issues and details how the district and its construction contractor will receive, respond, and resolve to construction noise complaints. At a minimum, upon receipt of a noise complaint, the Applicant and/or Contractor representative identified in the Plan shall identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.*
Soil Suitability/ Slope/ **Erosion**/ Drainage/ Storm Water Runoff	*An Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City's Grading, Erosion, and Sediment Control Regulations.*
Soil Suitability/ Slope/ Erosion/ **Drainage/ Storm Water Runoff**	*The project is required to comply with all applicable City regulations and planning division conditions including those of the Regional and State water quality control boards.* *Additionally, in accordance with Santa Cruz Municipal Code Section 6-3.535 Post-construction requirements, the project developer will have a Storm Water Control Plan prepared and submitted to the City for review and approval. While the project is in construction, temporary construction BMPs, as well as erosion control measures, would be put in place to reduce construction and postconstruction siltation. Post-development, project site conditions will be fully developed with no exposed soils*

	present to provide for any erosion potential. For the above reasons, no impact is anticipated to occur.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____Date: _____

Name/Title/Organization: _____

Certifying Officer Signature: _____Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).