CALYPSO

130 CENTER STREET, SANTA CRUZ CALIFORNIA 95060

NATURAL GAS-FREE DESIGN AS REQUIRED BY SCMC 6.100
ALL RESIDENTIAL UNITS TO BE 100% ELECTRIC 1

VICINITY MAP

PROJECT DIRECTORY

DEVELOPMENT
SWENSON BUILDER
740 FRONT STREET, SUITE #315
SANTA CRUZ, CA 95060
CONTACT: JESSE NICKELL
PH: (831) 475-7100
jesse@swenson.com

BUILDER
SWENSON BUILDER
740 FRONT STREET, SUITE #315
SANTA CRUZ, CA 95060
CONTACT: JESSE NICKELL
PH: (831) 475-7100
jesse@swenson.com

ARCHITECT
SWENSON BUILDER - ARCHITECTURAL
777 NORTH 1ST STREET, 5TH FLOOR
SAN JOSE, CA 95112
CONTACT: DANIEL SELL, AIA / DAVID MEADS, AIA
PH: (408) 938-6338 / (408) 938-6384
dan@swenson.com / dmeads@swenson.com

STRUCTURAL
PEOPLES ASSOCIATES STRUCTURAL ENGINEERS
1150 CAMPBELL AVENUE
SAN JOSE, CALIFORNIA 95126
CONTACT: DREW KIMBALL, PE
PH: (408) 957-9220
dkimball@pase.com

CIVIL
BKF ENGINEERS
980 9TH STREET, SUITE 2300
SACRAMENTO, CA 95814
CONTACT: AUSTIN RICHWOOD, PE
PH: (925)396-7727
arichwood@bkf.com

LANDSCAPE
DILLON DESIGN ASSOCIATES
849ALMAR AVE, SUITE C-162
SANTA CRUZ, CA 95060
CONTACT: MICHAEL DILLON
PH: (831)0420-1648
ddastudio@sbcglobal.net

NOTES

1. PV SYSTEMS SHALL BE BY A SEPARATE PERMIT
2. THE PROPOSED OCCUPANCY WILL NOT STORE OR USE HAZARDOUS MATERIALS IN EXCESS OF THOSE ALLOWED IN CBC 307 UNLESS STORED OR UTILIZED IN CONTROL AREAS OR RECLASSIFIED AS A HIGH-HAZARDOUS OCCUPANCY (GROUP H) PER CBC AND CFC

SCOPE OF WORK

SWENSON BUILDERS IS PROPOSING TO DEMOLISH TWO COMMERCIAL BUILDING AND DEVELOP A 6-STORY MIXED-USE DEVELOPMENT ON 1.19 ACRES AT 130 CENTER STREET. THE PROJECT WILL CONSIST OF TWO RETAIL COMMERCIAL SPACES WITH FOOD USE FLEXIBILITY, AND 233 RESIDENTIAL SINGLE ROOM OCCUPANCY (SRO) UNITS. THE PROJECT WILL PROVIDE 209 PARKING SPACES IN ACCORDANCE WITH AND EXCEEDING CITY PARKING STANDARDS.

SOME OF THE NUMEROUS AMENITIES FOR THE PROJECT INCLUDE AN OUTDOOR SPA AND PATIO ON THE FIRST FLOOR, A LARGE PODIUM DECK, FITNESS ROOM AND GAME ROOM ON THE 2ND FLOOR ALONG WITH AND THREE OUTDOOR DECKS AND A COMMUNITYROOM ON THE 6TH FLOOR.

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO ACTIVATE THE STREET FRONTAGE TO ENCOURAGE PEDESTRIAN ACTIVITY AND ENGAGEMENT AS A MAIN CONNECTION OF CENTER STREET TO AND FROM THE BEACH AND DOWNTOWN SANTA CRUZ. THE PROJECT IS APPLYING FOR A STATE DENSITY BONUS IN ORDER TO ACHIEVE ITS PROPOSED HEIGHTS, FLOOR AREA RATIO (FAR), AND SETBACKS.

1

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE

SHEET INDEX

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 938-6338 Daniel W. Sell, Architect - C-18928

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
1	PLANNNG RESPONSE #1	5/12/2021
2	PLANNING RESPONSE #2	7/2/2021

CALYPSO
130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26
TITLE SHEET

SWENSON ARCHITECT DANIEL W. SELL C 19629 REN. 7-31-2021 STATE OF CALIFORNIA

Date: 2-11-2021
Scale:
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-1.00

PLANNING RESUBMITTAL #2: 7/2/2021

PROJECT DATA SUMMARY

ADDRESS:	130 CENTER STREET, SANTA CRUZ, CA 95060
APN:	007-023-26
GENERAL PLAN LAND USE DESIGNATION:	RVC - REGIONAL VISITOR COMMERCIAL
SPECIFIC PLAN	SOUTH OF LAUREL
DENSITY (DWELLING UNITS / ACRE):	CURRENTLY: 195.8
ZONING:	RTC - TOURIST BEACH COMMERCIAL
FLOOD ZONE (SEC 24.14.500):	A-99

SITE AREA SUMMARY

ACCESSOR PARCEL NUMBER	SQUARE FEET	ACRES
007-023-26	51,692	1.19
TOTAL	**51,692**	**1.19**

PROPOSED UNIT SIZE / PERCENTAGE / COUNT

CONFIGURATION	UNIT TYPE	PROPOSED UNIT AREA (SF)	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	TOTAL	PROPOSED PERCENTAGE
MICRO										
	A1	295	1	16	16	16	18	11	78	
	AVERAGE	295						SUB-TOTAL	78	33.5%
STANDARD										
	B1	328	0	11	17	17	15	5	65	
	AVERAGE	328						SUB-TOTAL	65	27.9%
EXTENDED										
	C1	400	8	18	15	15	15	19	90	
	AVERAGE	400						SUB-TOTAL	90	38.6%
TOTAL	**AVERAGE**	**345**	**9**	**45**	**48**	**48**	**48**	**48**	**233**	100%
HEIGHT OF FLOOR AT FLOOR LEVEL (FT)			15	25	35	45	55	65		
HEIGHT OF CEILING AT FLOOR LEVEL (FT)			24	34	44	54	64	74		
NOMINAL HEIGHT OF CEILING (FT)			**12**	**9**	**9**	**9**	**9**	**9**		

PROPOSED FOOD / FLEX COMMERCIAL & RESTAURANT SPACE

LEVEL	USE	COMMERICAL AREA (SF)
1ST FLOOR		
	RETAIL / COMMERICAL #1	1,090
	RETAIL / COMMERICAL #2	1,266
TOTAL		**2,356**

REQ. RESIDENTIAL PARKING

SCMC 24.12.240 - SECTION w.

MARKET TYPE	UNIT TYPE	UNIT COUNT	FACTOR	PARKING STALLS TOTAL
SRO	MICRO	78	0.75	58.5
SRO	STANDARD	65	1	65.0
SRO	EXTENDED	90	1	90.0
TOTAL REQUIRED (W/OUT DENSITY BONUS)		233		**214**

DENSITY BONUS (DB) QUALIFIER

6-STORY PARKING ALLOCATION BASED ON DENSITY BONUS AND 0.5 MILES FROM TRANSIT STATION (0.5 SPACES/UNIT)

UNIT TYPE	UNIT COUNT	FACTOR	PARKING STALLS TOTAL
MICRO	78	0.5	39.0
STANDARD	65	0.5	32.5
EXTENDED	90	0.5	45.0
TOTAL REQUIRED (W/ DENSITY BONUS)	233		**117**

REQ. COMMERCIAL PARKING

SCMC 24.12.240 - SECTION X.

LEVEL	AREA	TYPE: 1 / 120 SF OF FLOOR SPACE	PARKING STALLS
COMMERCIAL	2,356	19.6	20
TOTAL REQUIRED			**20**

PROPOSED ON SITE PARKING

LEVEL	TYPE: (8'-6" x 19'-0") (ACCESSIBLE)	(8'-6" x 19'-0") (STANDARD)	PUZZLE LIFTS) (2 LEVEL)	(3 LEVEL)	PARKING STALLS
BASEMENT	0	8	79	68	155
1ST FLOOR	8	24	22		54
TOTAL PROVIDED					**209**

TOTAL CAR STALLS	209
TOTAL REQUIRED (W/OUT DB)	214
TOTAL REQUIRED (W/ DB)	137
SURPLUS (W/OUT DB)	**5**
SURPLUS (W/ DB)	**72**

ELECTRIC VEHICLE PARKING SUMMARY

SCMC 24.12.241 - SECTION 3a. & 3b.

	PROVIDED STALLS	FACTOR	PARKING STALLS
RESIDENTIAL	209	12%	25
COMMERCIAL	20	N/A	1
TOTAL REQUIRED			**26**
TOTAL PROVIDED			**139**

REQUIRED RESIDENTIAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2c.

	UNITS	REQUIRED PARKING	FACTOR	PARKING STALLS
RESIDENTIAL	233	N/A	1 PER UNIT	233
TOTAL REQUIRED				**233**
TOTAL PROVIDED *(SEE PRIVATE STORAGE AND PRIVATE BICYCLE STORAGE ROOM BELOW)*				**295**

PRIVATE STORAGE

(HOOK PROVIDED IN EACH STORAGE UNIT FOR VERTICAL BICYCLE STORAGE - CLASS 1 BICYCLE PARKING)

LEVEL	APPROXIMATE SIZE: SMALL LOCKER 11 SF (3'-5" x 3'-2")	MEDIUM LOCKER 19 SF (3'-5" x 5'-5")	LARGE LOCKER 25 SF (4'-6" x 5'-6")	TOTAL
BASEMENT			179	179
1ST FLOOR			54	54
2ND FLOOR				0
3RD FLOOR				0
4TH FLOOR				0
5TH FLOOR				0
TOTAL	0	0	233	**233**
			SURPLUS	**0**

PRIVATE BICYCLE STORAGE ROOM

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

LEVEL	LOCATION	SIZE	STALLS	TOTAL
1ST FLOOR	BIKE CAFÉ	1132 SF	72	72
TOTAL				**72**

TOTAL PRIVATE BICYCLE STORAGE

(COMBINED LOCATIONS)

	SIZE / TYPE: SMALL LOCKER	MEDIUM LOCKER	LARGE LOCKER	BIKE CAFÉ	TOTAL
TOTAL	0	0	233	62	**295**

RESIDENTIAL
CLASS 1 = 233 (LOCKERS)
CLASS 2 = 62 SPACES SUBSTITUTED WITH CLASS 1 BIKE CAFÉ

TOTAL BICYCLE STORAGE	**295**
TOTAL RESIDENTIAL (CLASS 1 - LOCKERS)	0
TOTAL RESIDENTIAL UNITS	233
SURPLUS BICYCLE STORAGE	**62**

REQUIRED COMMERICAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2c.

	REQ. PARKING	FACTOR	PARKING STALLS
COMMERCIAL	20	2 = 15%	5
TOTAL REQUIRED			**5**
TOTAL PROVIDED			**27**

CLASS 1 = 10 SPACES AT BIKE CAFÉ
CLASS 2 = 17 (4 DERO BIKE RACKS = 8 SPACES + 1 ROLLING BIKE RACK = 9 SPACES)

GROSS BUILDING AREA SUMMARY

LEVEL	USE		AREA (SF)	SUBTOTAL	TOTAL
BASEMENT					
	CIRCULATION	(STAIRS / ELEVATORS/RAMP)	1,804		
	UTIL.		661		
	GARAGE		27,564		
	STORAGE		7,871		37,900
1ST FLOOR					
	BIKE CAFÉ		1,132		
	BUILDING SERVICES	(TRASH RM & ELEC RM)	772		
	COMMERCIAL		2,356		
	GARAGE		16,234		
	RESIDENTIAL		3,495		
	PVT. PATIO		642		
	SPA		245		
	SPA DECK		1,440		
	RESIDENTIAL LOBBY		1,794		
	STORAGE		1,909		30,019
2ND FLOOR					
	PODIUM		10,475		NOT INCLUDED
	RESIDENTIAL		23,896		
	PVT. PATIO		2,489		
	GAME ROOM		856		
	FITNESS		1,077		28,318
3RD FLOOR					
	RESIDENTIAL		23,509		
	PVT. PATIO		1,429		24,938
4TH FLOOR					
	RESIDENTIAL		23,509		
	PVT. PATIO		876		24,385
5TH FLOOR					
	RESIDENTIAL		23,509		
	PVT. PATIO		876		24,385
6TH FLOOR					
	REC. DECK		2,692		NOT INCLUDED
	COMMUNITY ROOM		1,054		
	RESIDENTIAL		19,103		
	PVT. PATIO		672		19,775
TOTAL					**189,720**

FAR

1ST-6TH FLOORS SF:	151,820
SITE AREA SF:	51,692
FAR:	**2.94**

2

1

SWENSON ARCHITECTURE
777 A Trabuco, San Juan Bautista, CA 95045 | (408) 887-0585 Daniel W. Swenson, Architect - C18585

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
1	PLANNNG RESPONSE #1	5/12/2021
2	PLANNING RESPONSE #2	7/2/2021

CALYPSO

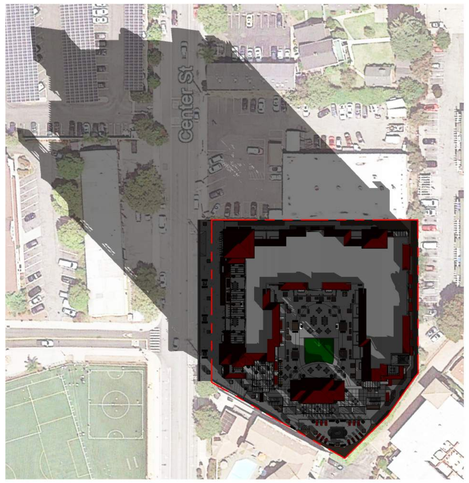
130 CENTER ST, SANTA CRUZ, CA 95060
APN: 007-023-26

PROJECT INFORMATION

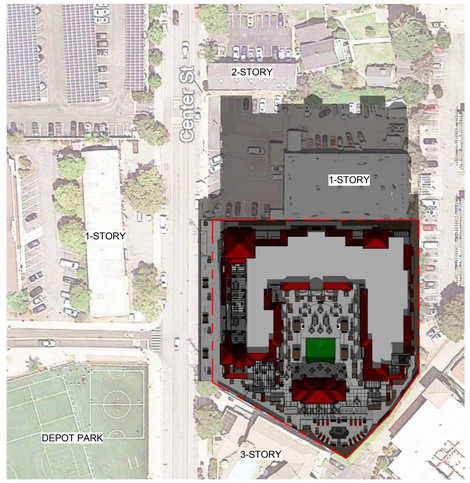
LICENSED ARCHITECT DANIEL W. SWENSON C 19629 REN. 7-31-2021 STATE OF CALIFORNIA

Date: 2-11-2021
Scale: 12" = 1'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-1.01

PLANNING RESUBMITTAL #2: 7/2/2021

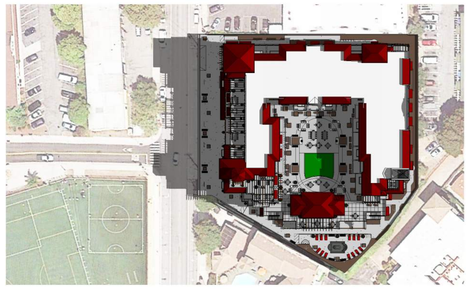


3 SHADOW STUDY - 12/21 - 9AM
1" = 80'-0"

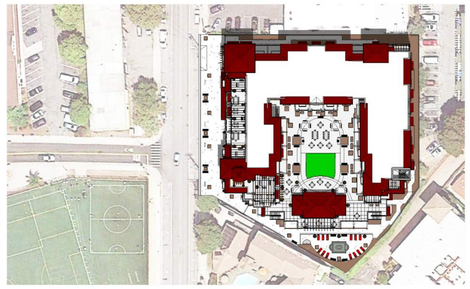


2 SHADOW STUDY - 12/21 - NOON
1" = 80'-0"

1 SHADOW STUDY - 12/21 - 3PM
1" = 80'-0"



6 SHADOW STUDY - 6/21 - 9AM
1" = 80'-0"



5 SHADOW STUDY - 6/21 - NOON
1" = 80'-0"

4 SHADOW STUDY - 6/21 - 3PM
1" = 80'-0"

NORTH

SWENSON
ARCHITECTURE
777 A, Tilton Street, San Luis Obispo, CA 93401 P: (805) 857-0265 Owner: W. Bill Swenson - C-15935

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

SHADOW STUDY

LICENSED ARCHITECT
DANIEL W. SWENSON
19623
REN. 7-31-22
STATE OF CALIFORNIA

Date: 2-11-2021
Scale: 1" = 80'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-1.02

PLANNING RESUBMITTAL #2: 7/2/2021

130 CENTER ST, SANTA CRUZ, CA

VICINITY MAP
NOT TO SCALE

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SANTA CRUZ COUNTY BENCHMARK F4–05, WHICH IS A ⅞" DIAMETER BRASS TAG SET IN LEAD PLUG IN CONCRETE LOCATED AT 2ND ANGLE POINT SET OF EAST SIDE OF PACIFIC AVENUE.

BENCHMARK ELEVATION = 13.485 (NGVD'29)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERN BOUNDARY OF SYCAMORE STREET BETWEEN MONUMENTS FOUND AND SHOWN ON THAT MAP FILED IN VOLUME 90 AT PAGE 23, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = N 82°14'15" E

EXISTING UTILITIES NOTE

UTILITY SHOWN HEREON AREA BASED ON SURFACE EVIDENCE OBSERVED BY SURVEYOR. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS, LOCATIONS OR SIZES THAT MAY BE SHOWN. FOR A MORE COMPLETE SURVEY, UNDERGROUND LOCATIONS MAY BE CONFIRMED BY THE OWNER BY EXCAVATION.K

BOUNDARY AND TOPOGRAPHIC SURVEY DATED AUGUST 2, 2013 PROVIDED BY IFLAND SURVEY

PROJECT INFORMATION

PROJECT LOCATION: 130 CENTER ST, SANTA CRUZ, CA

APN: 007–023–26

PROJECT WATERSHED MANAGEMENT ZONE: WMZ–1

TOTAL PROJECT SITE AREA: 51,692 SF

TOTAL DISTURBED AREA: 51,692 SF

SHEET INDEX

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE
BLD	BUILDING
BW	BACK OF WALK
BS	BOTTOM OF SWALE
CC	CONCRETE
CLF	CHAIN LINK FENCE
COR	CORNER
CV	CHECK VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DMA	DRAINAGE MANAGEMENT AREA
DWY	DRIVEWAY
(E)	EAST
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANY
FL	FLOWLINE
FW	FIRE WATER LINE
GB	GRADE BREAK
GND	GROUND
INV	INVERT
LF	LINEAR FOOT
(N)	NORTH
OH	OVER HEAD UTILITY LINE
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
(S)	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SCM	STORMWATER CONTROL MEASURE
SD	STORM DRAIN LINE
SDAD	AREA DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SPD	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER LINE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF SWALE
TW	TOP OF WALL
TYP	TYPICAL
(W)	WEST
W	WATER LINE
WM	WATER METER
WV	WATER VALVE

SWENSON
777 N. 1st Street San Jose, CA 95112 - (408) 287-0246

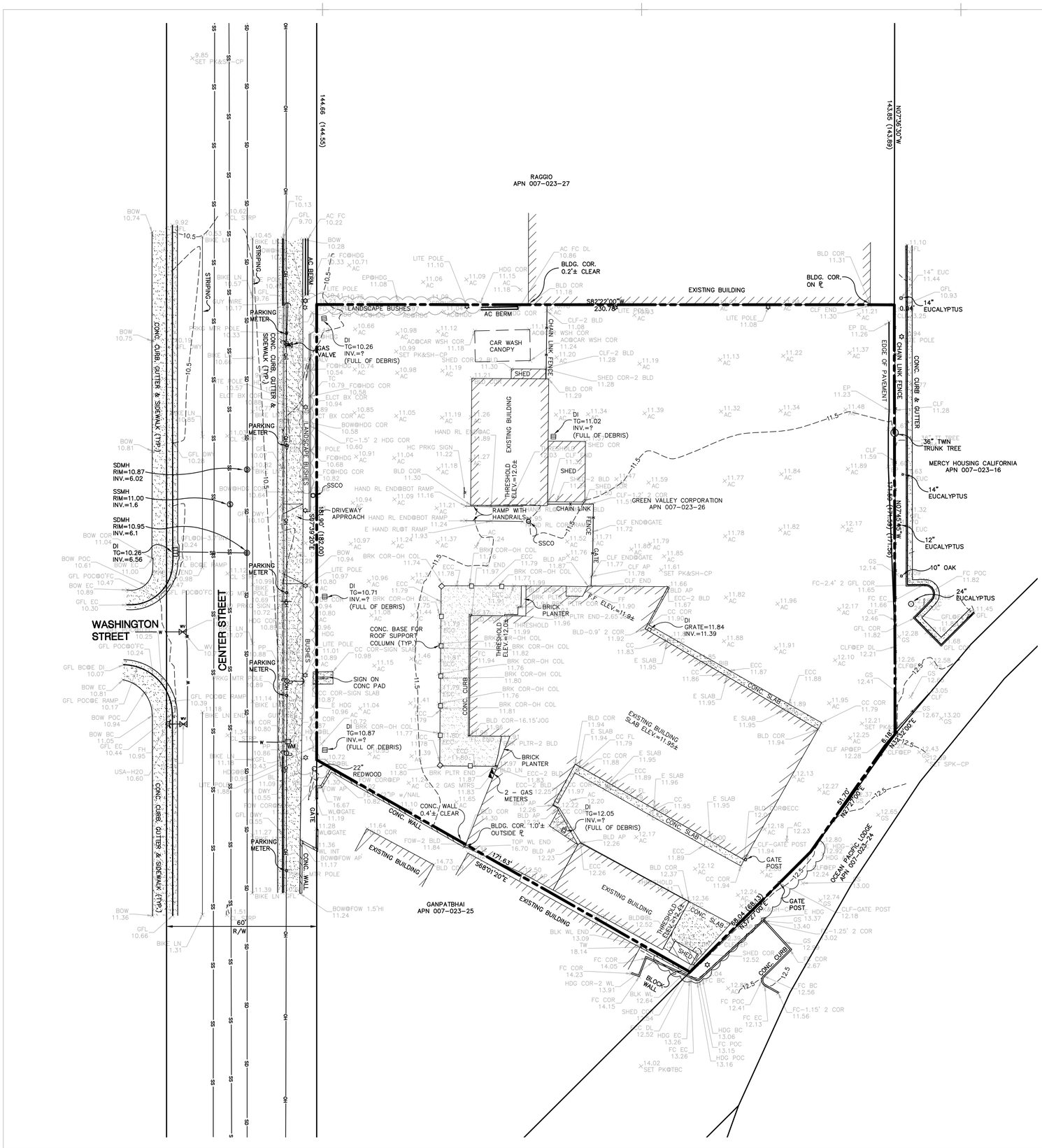
Consultant:
BKF
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

Revisions:

130 Center St., Santa Cruz CA
130 Center St., Santa Cruz
GENERAL NOTES

Date: 07/02/21
Scale: AS SHOWN
Drawn by: AR & KW
Job #: 9020-70-901
Sheet
C-1.01

PLANNING RESUBMITTAL #2: 7/2/2021



LEGEND

●	MONUMENT FOUND AS NOTED		WATER VALVE
Ⓢ	SAN. SEWER MANHOLE		WATER METER
Ⓓ	STORM DRAIN MANHOLE		DRAIN INLET
	FIRE HYDRANT		SURVEY CONTROL POINT
( )	INDICATES RECORD DATA		STREET SIGNAGE
INV.	INVERT ELEVATION		LIGHT STANDARD
TG	TOP OF GRATE		SAN. SEWER CLEANOUT
R/W	RIGHT OF WAY		UTILITY POLE
	GAS METER		GUY WIRE
	GAS VALVE		

ASPHALT CONCRETE, AC (SHADED)

CONCRETE

W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OH	OVERHEAD UTILITY LINE
X X X	FENCE

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

SWENSON
777 N. 1st Street San Jose, CA 95112 - (408) 287-0246

Consultant:

BKF
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

Revisions:

130 Center St., Santa Cruz CA

130 Center St., Santa Cruz

EXISTING CONDITIONS

Date: 07/02/21

Scale: AS SHOWN

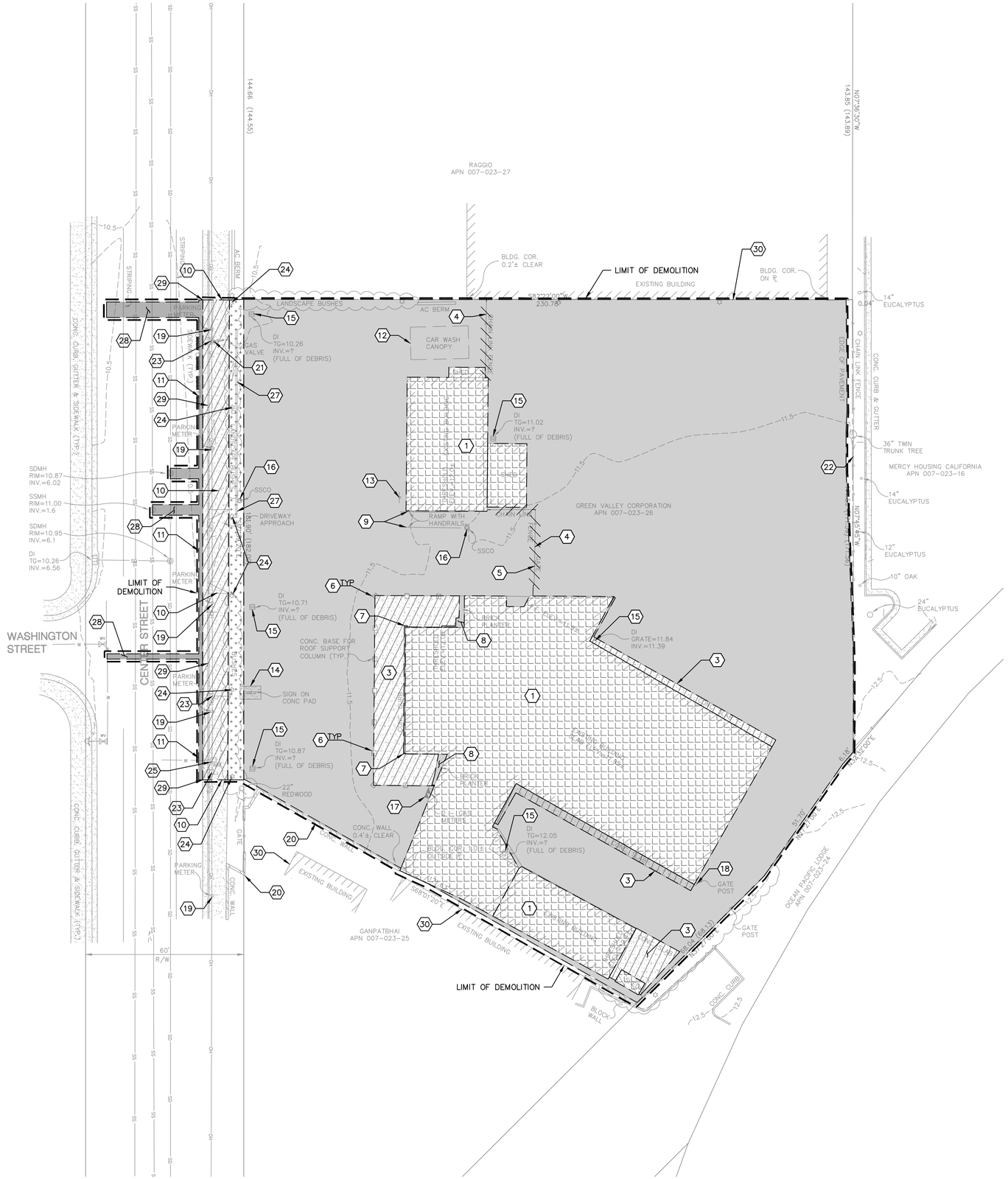
Drawn by: AR & KW

Job #: 9020-70-901

Sheet

C-2.01

PLANNING RESUBMITTAL #2: 7/2/2021



DEMOLITION ITEMS

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING ASPHALT PAVEMENT SECTION
3. REMOVE EXISTING CONCRETE PAVEMENT SECTION
4. REMOVE EXISTING CHAIN LINK FENCE AND POST FOUNDATION
5. REMOVE EXISTING GATE AND POST FOUNDATION
6. REMOVE EXISTING ROOF COLUMN SUPPORT AND CONCRETE BASE.
7. REMOVE EXISTING CONCRETE CURB
8. REMOVE EXISTING BRICK PLANTER
9. REMOVE EXISTING RAMP AND HANDRAILS
10. REMOVE EXISTING SIDEWALK, SAWCUT A NEAREST SCORE JOINT
11. REMOVE EXISTING CURB AND GUTTER. SAWCUT 24 INCHES FROM LIP OF GUTTER.
12. REMOVE EXISTING CAR WASH CANOPY
13. REMOVE EXISTING SIGN AND POST
14. REMOVE EXISTING SIGN AND CONCRETE PAD
15. REMOVE EXISTING DRAIN INLET
16. REMOVE EXISTING SANITARY SEWER CLEANOUT
17. REMOVE EXISTING GAS METERS
18. REMOVE EXISTING GATE POST AND FOUNDATION
19. EXISTING PARKING METER TO REMAIN, PROTECT IN PLACE
20. EXISTING CONCRETE WALL TO REMAIN, PROTECT IN PLACE
21. EXISTING GAS VALVE TO REMAIN, PROTECT IN PLACE
22. EXISTING CHAIN LINK FENCE TO REMAIN, PROTECT IN PLACEE
23. EXISTING POWER POLE TO BE RELOCATED.
24. REMOVE EXISTING LIGHT POLE AND FOUNDATION FOOTING
25. REMOVE EXISTING WATER METER
26. REMOVE EXISTING LANDSCAPING AND IRRIGATION
27. REMOVE EXISTING CONCRETE CURB/RETAINING WALL
28. UTILITY TRENCHING AND EXCAVATION
29. REMOVE EXISTING CONCRETE CURB AND GUTTER
30. EXISTING BUILDING TO REMAIN, PROTECT IN PLACE

DEMOLITION NOTES

1. CONTRACTOR TO USE CAUTION WHEN WORKING ADJACENT TO EXISTING BUILDING.
2. CONTRACTOR TO CLEAR AND GRUB WITHIN THE LIMITS OF PROPOSED WORK, UNLESS OTHERWISE NOTED ON PLANS.
3. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS.
4. THE UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
5. THE CONTRACTOR IS REQUIRED BY STATE LAW TO ACTIVELY RESEARCH THE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION, REFERENCE ANY MONUMENTS, AND REPLACE THOSE DAMAGED OR REMOVED DURING CONSTRUCTION.
6. THE LIMITS OF DEMOLITION SHOWN ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDINGS, LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, AND SIDEWALKS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES OR HAZARDOUS CONDITIONS.
7. EXISTING CURB AND SIDEWALK AND LANDSCAPE/IRRIGATION WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
8. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
9. ALL STORM AND SEWER UTILITIES ON-SITE SHALL BE REMOVED UP TO THE PROPERTY LINE. PLUG THE OPEN END OF EACH UTILITY LINE WITH 12" OF 2 SACK SLURRY GROUT.

GRAPHIC SCALE
20 0 20 40

SWENSON
777 N. 1st Street San Jose, CA 95112 - (408) 287-0246

Consultant:
BKF
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
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SITE DEMOLITION PLAN

Date: 07/02/21
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Job #: 9020-70-901
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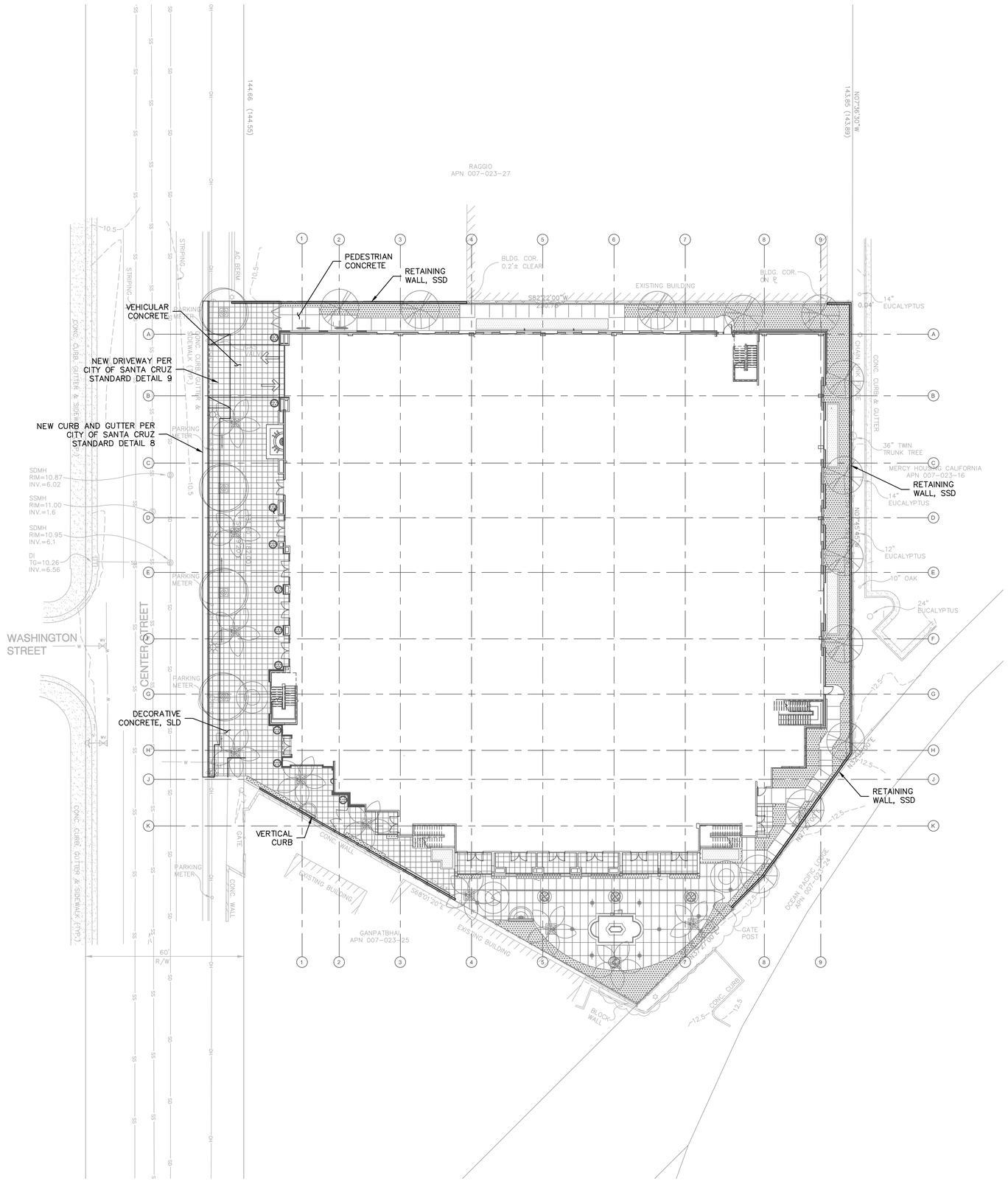
PLANNING RESUBMITTAL #2: 7/2/2021



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SITE LAYOUT

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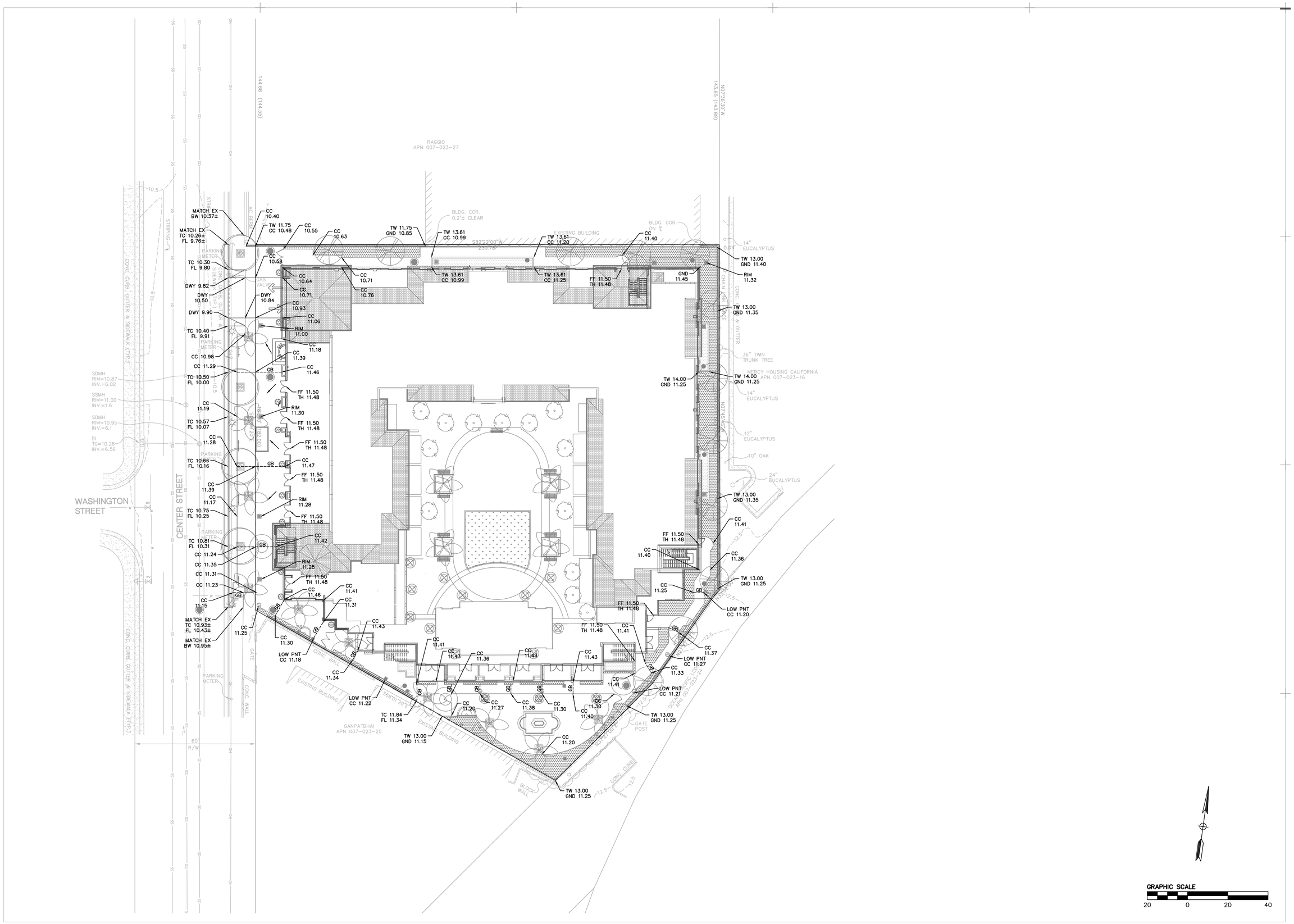

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SITE GRADING PLAN

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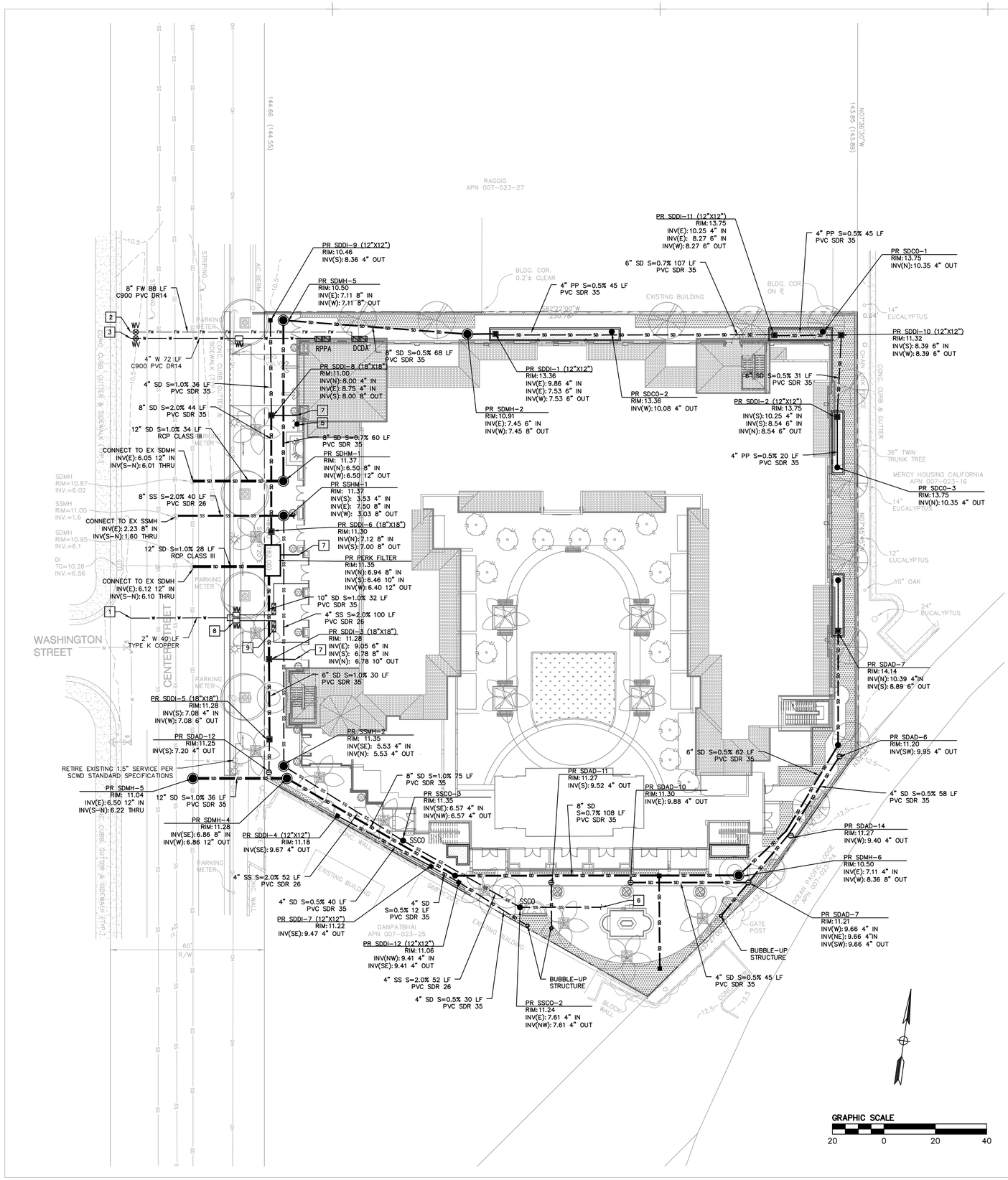

LEGEND AND SYMBOLS

- PR STORM DRAIN LINE SD, DETAIL X/CX.XX
- PR SANITARY SEWER LINE SS, DETAIL X/CXXX
- PR DOMESTIC WATER LINE W, DETAIL X/CXXX
- PR FIRE WATER LINE FW, DETAIL X/CXXX
- STORM DRAIN DROP INLET (SSDI), DETAIL X/CXXX
- STORM DRAIN MANHOLE (SDMH), DETAIL X/CXXX
- AREA DRAIN (SDAD), DETAIL X/CXXX
- STORM/SEWER CLEANOUT (SDCO)/(SSCO), DETAIL X/CXXX
- SANITARY SEWER MANHOLE, DETAIL X/CXXX
- RPPA — 4" REDUCED PRESSURE PRINCIPAL ASSEMBLY (RPPA), SCWD DETAIL 6
- DCDA — 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA), SCWD DETAIL 9
- WV — GATE VALVE (WV), DETAIL X/CXXX
- FH — FIRE HYDRANT (FH), DETAIL X/CXXX
- FDC — FIRE DEPARTMENT CONNECTION (FDC), DETAIL X/CXXX
- WM — WATER METER (WM), DETAIL X/CXXX

UTILITY NOTES

1. PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE.
3. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
4. THE EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, UNDERGROUND UTILITY SURVEY AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
5. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.
6. EXISTING UNDERGROUND UTILITIES, INCLUDING THOSE MARKED UNKNOWN, ARE BASED ON SURVEY COMPLETED BY OTHERS AND PROVIDED TO BKF ENGINEERS FOR INCLUSION IN PLANS.
7. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS TO EXISTING PIPE LINES ARE ELECTRICALLY COMMON WITH THE PIPE LINE.
8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
9. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.
10. FIRE SERVICE SIZE IS SHOWN FOR REFERENCE ONLY. FIRE SERVICE SIZE SHALL BE CONFIRMED BY A LICENSED FIRE PROTECTION ENGINEER OR DESIGN-BUILD CONTRACTOR IN CONJUNCTION WITH THE FIRE SPRINKLER SYSTEM DESIGN AND CALCULATIONS. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS RELATED TO THE FIRE SERVICE UNTIL SAID SIZING IS CONFIRMED. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHOP DRAWINGS OF THE FIRE SERVICE SHALL BE SUBMITTED TO THE AHJ BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS OF THE FIRE SERVICE ARE NOT REQUIRED TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD.

UTILITY KEYNOTES

1. CONNECT TO EX 10" WATER MAIN WITH 2" SERVICE SADDLE CORPORATION STOP PER SANTA CRUZ WATER DISTRICT STANDARD DETAILS 1, 3 & 5.
2. CONNECT TO EX 10" WATER MAIN WITH 10"X8"X10" FLANGE TEE PER SANTA CRUZ WATER DISTRICT STANDARD DETAILS 1 & 9.
3. CONNECT TO EX 10" WATER MAIN WITH 4" SERVICE SADDLE PER SANTA CRUZ WATER DISTRICT STANDARD DETAILS 1 & 6.
4. UTILITY POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
5. WALL MOUNTED FIRE DEPARTMENT CONNECTION
6. CONNECT TO POOL OVERFLOW DRAINS. SEE PLUMBING PLANS FOR CONTINUATION
7. CONNECT TO DOWNSPOUT. SEE PLUMBING PLANS FOR CONTINUATION
8. INSTALL (2) 1 INCH WATER METERS PER SANTA CRUZ WATER DISTRICT STANDARD DETAILS 3 AND 5.
9. INSTALL (2) 1 INCH WATER SERVICES PER SANTA CRUZ WATER DISTRICT STANDARD DETAIL 8

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SITE UTILITY PLAN

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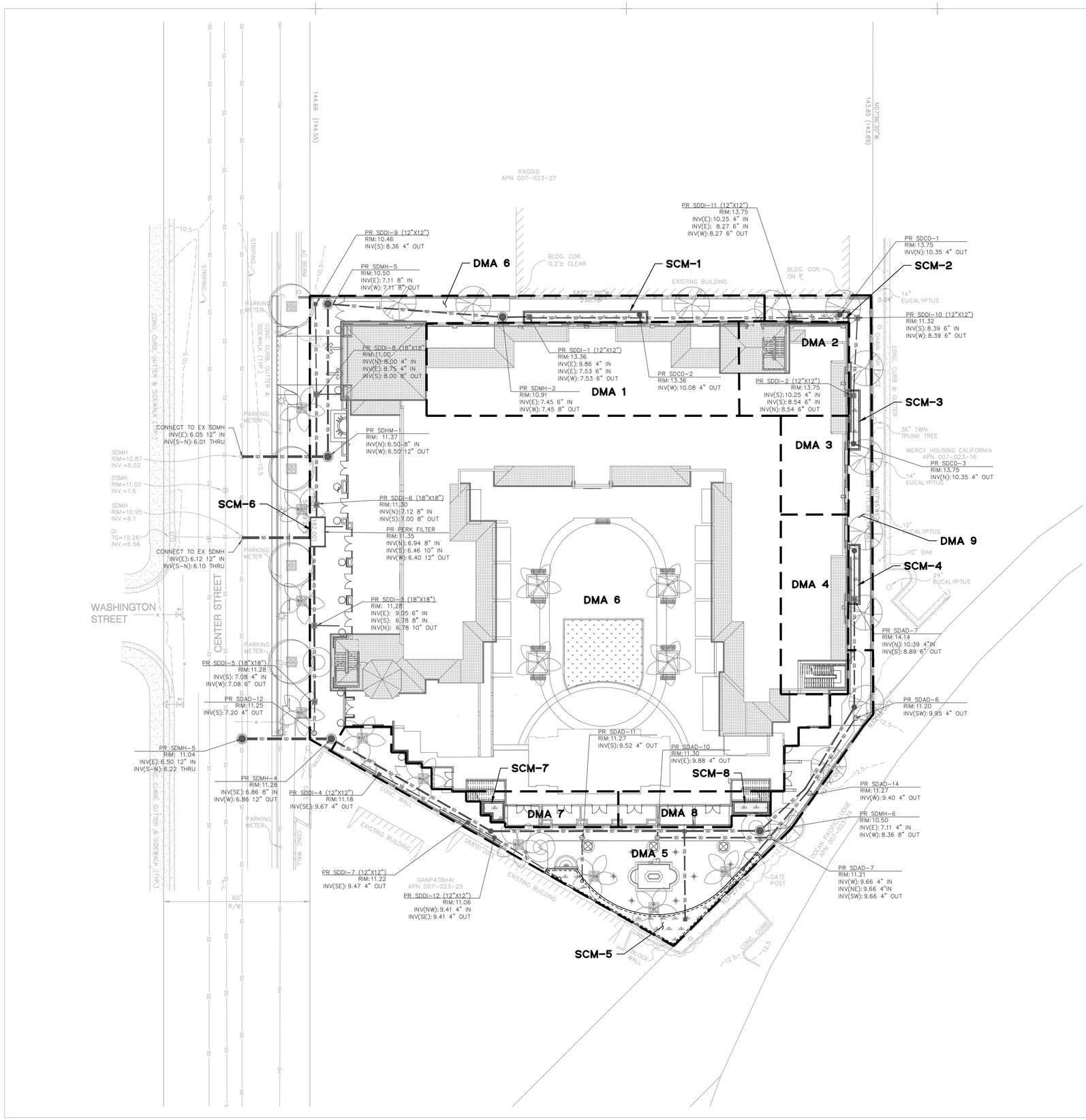

LEGEND

STORMWATER CONTROL MEASURE

DRAINAGE MANAGEMENT AREAS AND STORMWATER CONTROL MEASURES

DMA	TOTAL DRAINAGE AREA (SF)	MINIMUM REQUIRED TREATMENT AREA (SF)	TYPE OF STORMWATER CONTROL MEASURE	TREATMENT AREA PROVIDED
1	4,978	200	SCM-1 FLOW THROUGH PLANTER	200
2	1,740	70	SCM-2 FLOW THROUGH PLANTER	95
3	1120	45	SCM-3 FLOW THROUGH PLANTER	95
4	2,035	82	SCM-4 FLOW THROUGH PLANTER	95
5	5,440	218	SCM-5 BIOFILTRATION AREA	372
6	32,934	–	SCM-6 MECHANICAL FILTRATION (PERK FILTER)	–
7	820	33	SCM-7 FLOW THROUGH PLANTER	55
8	840	35	SCM-8 FLOW THROUGH PLANTER	55
9	1,785	–	SCM-9 SELT TREATING AREA	–

NOTES:

1. THE FLOW HYDRAULIC DESIGN CRITERIA IS USED TO DETERMINE THE MINIMUM SQUARE FOOTAGE FOR EACH FLOW THROUGH PLANTER AND BIO-FILTRATION AREA. EACH TREATMENT FACILITY IS SIZED TO TREAT THE FLOW OF RUNOFF PRODUCED BY A RAIN EVENT EQUAL TO AT LEAST 0.2 INCHES PER HOUR INTENSITY.
2. THE MECHANICAL FILTRATION SYSTEM WILL BE SIZED PER THE REGIONAL WATER QUALITY CONTROL BOARD POST CONSTRUCTION REQUIREMENTS FOR TIER 2 WATER QUALITY TREATMENT PURPOSES

GRAPHIC SCALE

20 0 20 40

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STORMWATER CONTROL PLAN

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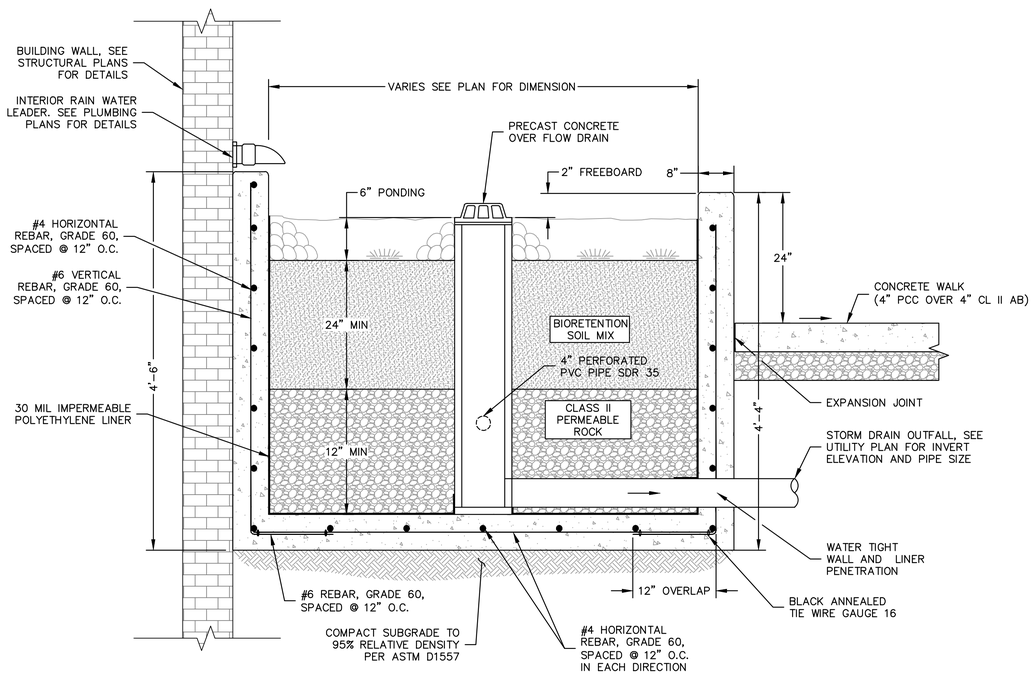
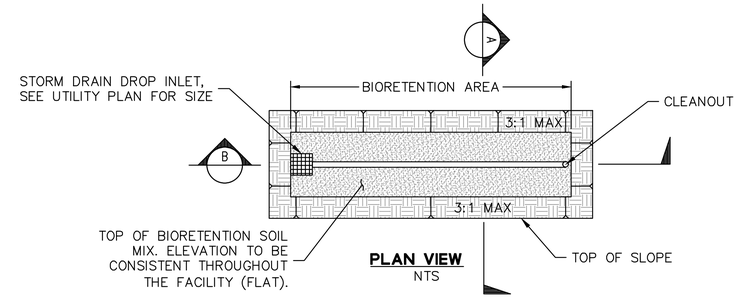
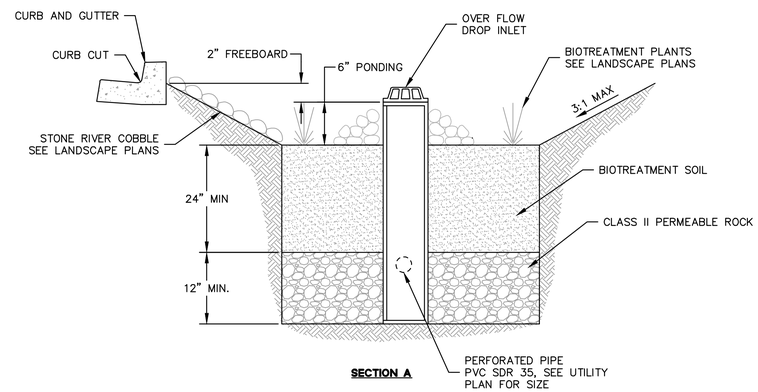


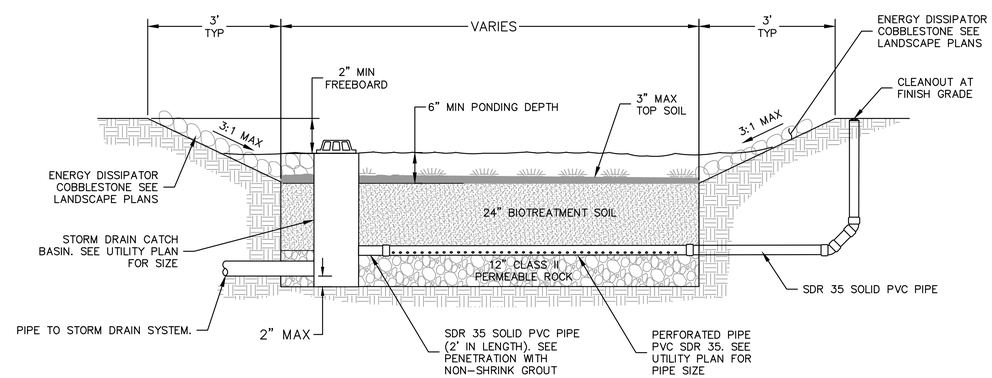
FLOW-TRHOUGH PLANTER
NOT TO SCALE



PLAN VIEW
NTS



SECTION A



SECTION B

BIO-RETENTION FACILITY
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TYPICAL STORMWATER DETAILS

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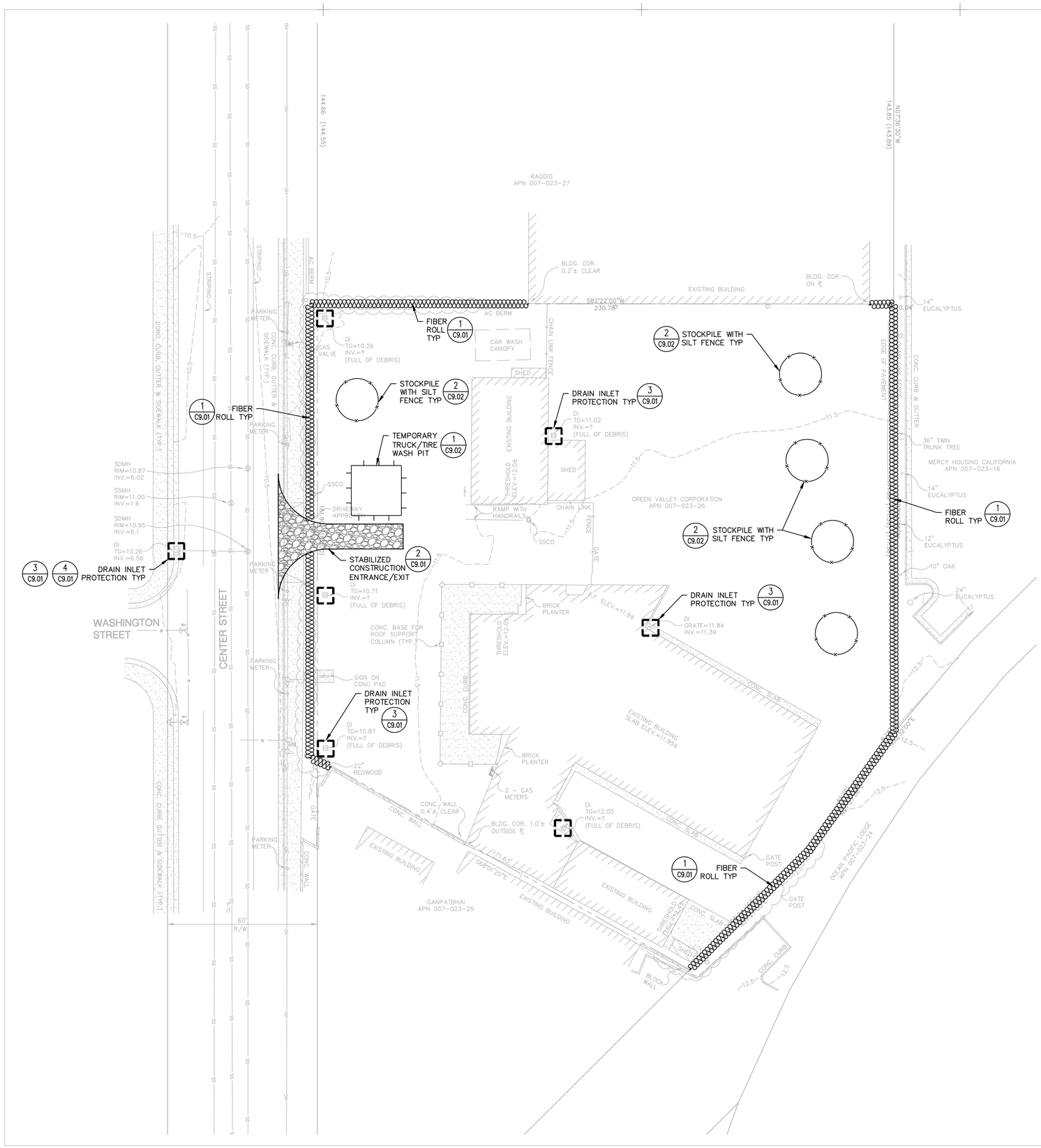

LEGEND

- FIBER ROLL
- SILT FENCE AROUND STOCKPILES
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY TRUCK/TIRE WASH PIT

EROSION CONTROL NOTES:

1. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", LATEST EDITION.
2. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
4. AS PART OF THE GRADING OPERATIONS, THE CONTRACTOR SHALL ENSURE THAT THE SITE IS WATERED PRIOR TO THE COMMENCEMENT OF GRADING.
5. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
7. ALL CONCRETE SLURRY SHALL BE CONTAINED IN CONCRETE WASH-OUT AREAS DESIGNATED ON-SITE.
8. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
9. TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
10. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
11. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
12. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
13. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
14. TRAP SEDIMENT ON-SITE, USING BMPS SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
15. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
16. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
17. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
18. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
19. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
20. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS.
21. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
22. CONTRACTOR SHALL PROVIDE INLET PROTECTION AT THE NEAREST DOWNSTREAM STORM DRAIN ALONG PROJECT SITE.

LOCATION OF CONSTRUCTION ACTIVITIES IS PRELIMINARY AND SHALL BE SUPERSEDED BY FINALIZED CONSTRUCTION ACTIVITY LOCATIONS, SHOWN/UPDATED BY CONTRACTOR.

GRAPHIC SCALE

20 0 20 40

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SUITE 380
OAKLAND, CA 94612
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EROSION & SEDIMENT CONTROL PLAN

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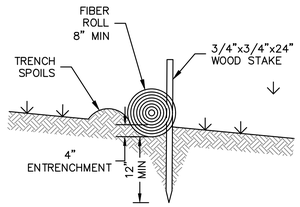
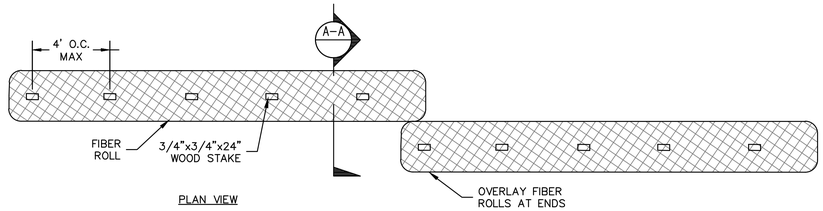


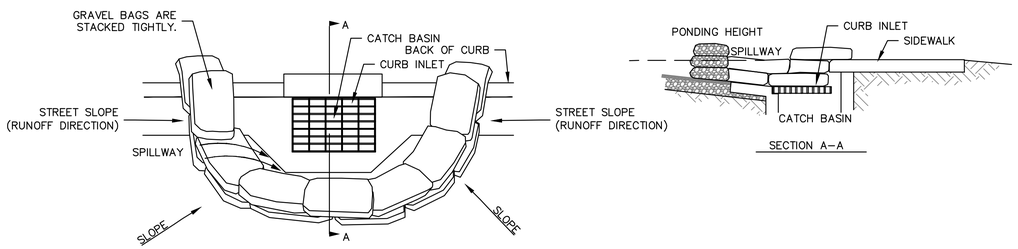
SECTION VIEW A–A



PLAN VIEW

NOTES:
1. INSTALL FIBER ROLLS ALONG A LEVEL CONTOUR.
2. ON 2:1 SLOPES, FIBER ROLLS SHALL BE PLACED ON 10' SPACINGS.
3. ON 4:1 SLOPES OR SHALLOWER, FIBER ROLLS SHALL BE PLACED ON 20' SPACINGS.

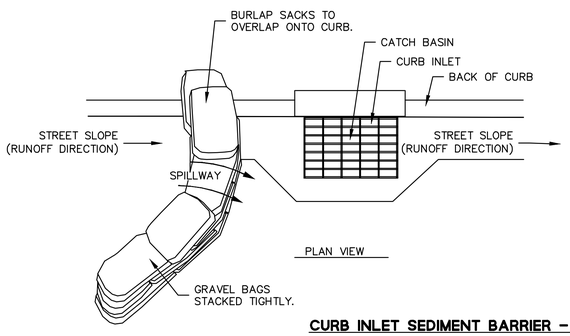
1 – FIBER ROLL
NOT TO SCALE



PLAN VIEW

SECTION A–A

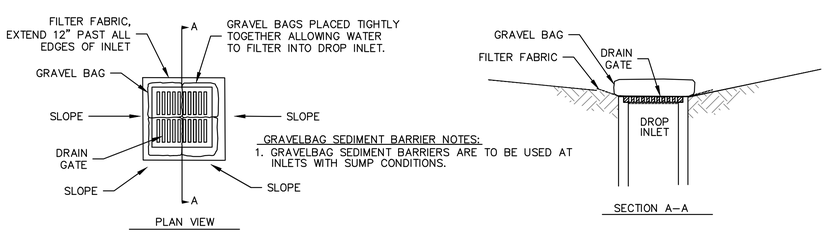
CURB INLET SEDIMENT BARRIER – SUMP



PLAN VIEW

CURB INLET SEDIMENT BARRIER – CONTINUOUS GRADE

CURB INLET SEDIMENT BARRIER NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE GRAVELBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



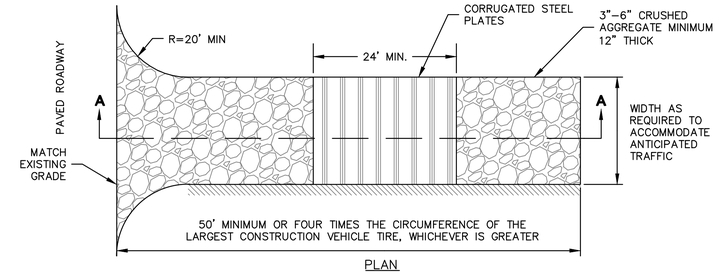
PLAN VIEW

SECTION A–A

GRAVELBAG SEDIMENT BARRIER NOTES:
1. GRAVELBAG SEDIMENT BARRIERS ARE TO BE USED AT INLETS WITH SUMP CONDITIONS.

DRAINAGE INLET GRAVELBAG SEDIMENT BARRIER

3 – STORM DRAIN INLET PROTECTION
NOT TO SCALE



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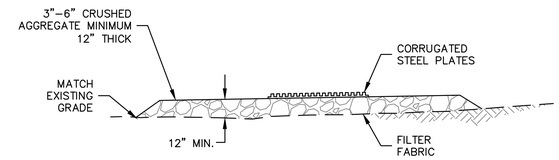
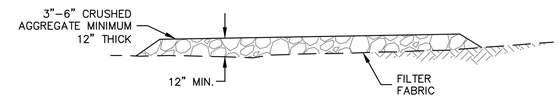


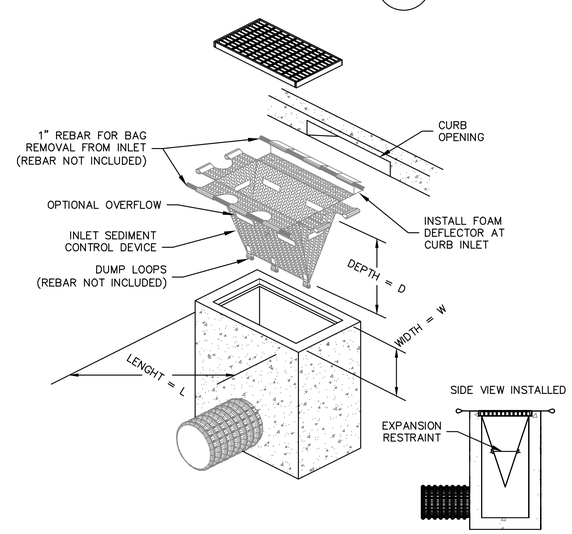
SECTION A–A



SECTION B–B

NOTES:
1. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3" TO 6" STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

2 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE



CURB INLET PROTECTION – CONTINUOUS GRADE OR SUMP

THE INLET SEDIMENT CONTROL DEVICE WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

HIGH FLOW
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

NOTE:
1. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE.

4 – INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

SWENSON
777 N. 1st Street San Jose, CA 95112 - (408) 287-0246

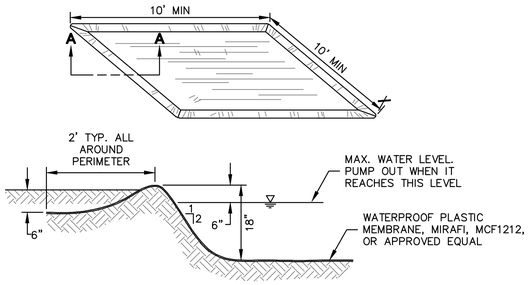
Consultant:
BKF
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

Revisions:

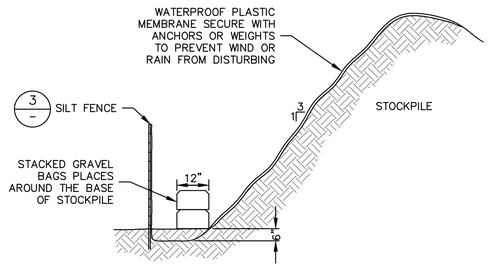
130 Center St., Santa Cruz CA
130 Center St., Santa Cruz
EROSION CONTROL DETAILS

Date: 07/02/21
Scale: AS SHOWN
Drawn by: AR & KW
Job #: 9020-70-901
Sheet
C-9.01

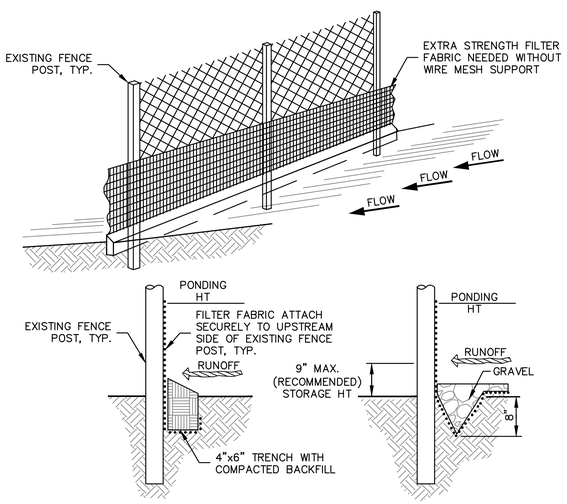
PLANNING RESUBMITTAL #2: 7/2/2021



1 — TIRE/TRUCK TEMPORARY WASHOUT PIT
NOT TO SCALE



2 — STOCKPILE COVERING
NOT TO SCALE



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTES:

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.

3 — SILT FENCE
NOT TO SCALE

SWENSON
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Revisions:

130 Center St., Santa Cruz CA

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EROSION CONTROL DETAILS

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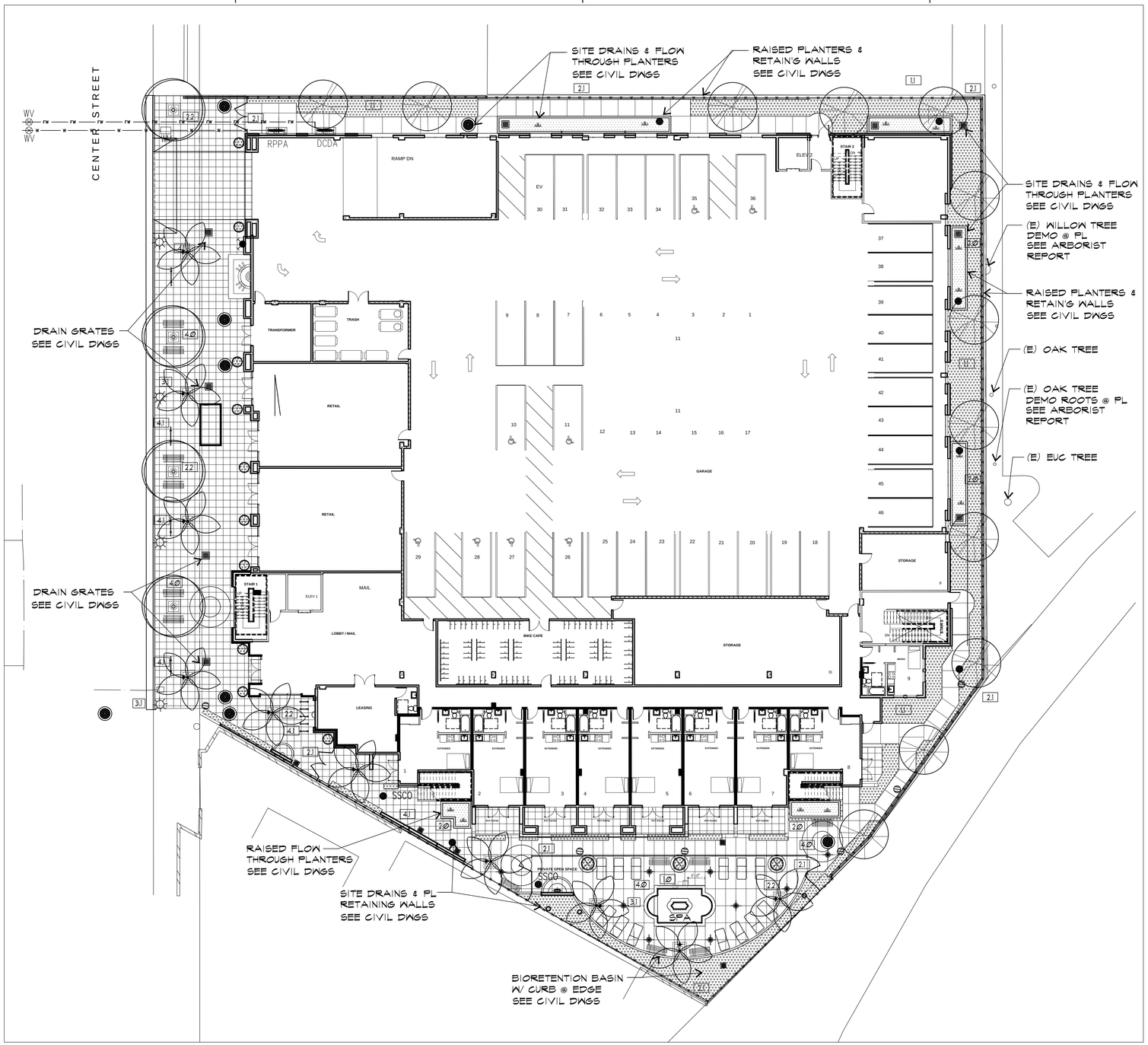


CENTER STREET FRONTAGE & GROUND LEVEL SPA AREA

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & STREET SCAPE EQUIPMENT 4.1
	PROPOSED BENCHES, TABLES & BARBEQUE COUNTER TOP. 4.0
	PROPOSED TUFF-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED PROPOSED CONCRETE PAVING & PAVERS 1.0
	PROPOSED STEEL FENCING / GATES TO MATCH ARCH. RAILING 2.1 PROPOSED GOOD NEIGHBOR FENCE @ PL TYP.
	POTS & CMU PODIUM PLANTERS W/ DRAINS 2.2
	PROPOSED BIORETENTION & PLANTING AREAS 2.0 1.1
	PROPOSED LANDSCAPE LIGHTING 3.1 STREET, SCONCE, BOLLARD & UP LIGHTS
	PROPOSED SPA & SHOWERS 3.0

SITE SCHEDULE

DETAIL 1.0 HARDSCAPE & PLANTING

X / L7-8	1.0	PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL
X / L7-8	1.1	PROVIDE PLANTING & IRRIGATION

DETAIL 2.0 STRUCTURES & FENCING

X / L7-8	2.0	PROVIDE FLOW THROUGH PLANTER. SCD
X / L7-8	2.1	PROVIDE FENCING / GATES. SEE ARCH & CIVIL
X / L7-8	2.2	PROVIDE TREE GRATES, POTS & PLANTERS

DETAIL 3.0 AMENITY EQUIPMENT

X / L7-8	3.0	PROVIDE ACCESSIBLE EQUIPMENT SPA W/ LIFT & SHOWERS
X / L7-8	3.1	PROVIDE RECREATIONAL TUFF TURF AREA
X / L7-8	3.2	PROVIDE LANDSCAPE LIGHTING

DETAIL 4.0 SITE FURNISHING

X / L7-8	4.0	PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS & TRASH RECEPTICLES
X / L7-8	4.1	BIKE RACKS & SURF RACKS

SEE SHT LS-3.0 FOR PLANTER / POT, IRRGATION & PLANTING LEGENDS

N

1" = 16'-0"

0' 2' 8' 16' 32'

SWENSON
777 N. 1st Street, 5th Floor, San Jose, CA 95112 - (408) 287-0248

Consultant:

DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
E-MAIL ddastudio@ddasite.com
(831) 429-1648
URBAN DESIGN
SITE PLANNING
GREEN BUILDING CLN 1910

Revisions:

1 PLANNING RESPONSE #1 5.12.2021

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060

LANDSCAPE SCHEMATIC

REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/24
STATE OF CALIFORNIA

Date: 02/11/21

Scale: AS SHOWN

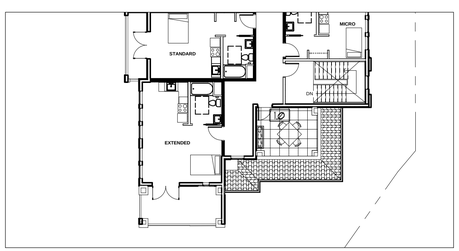
Drawn by: MBD

Job #: 9020-70-901

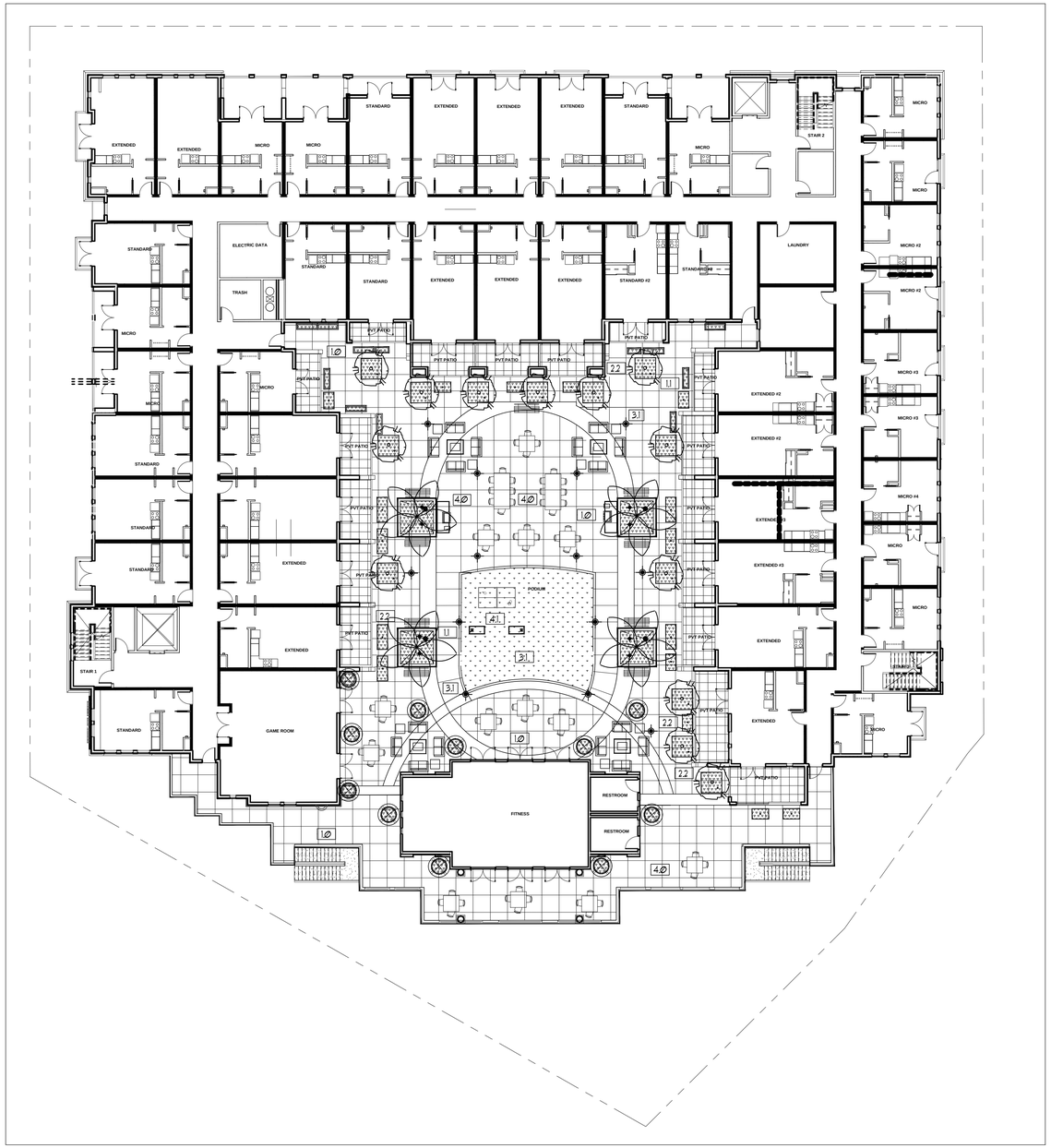
Sheet

LS-1.0

ROOFDECK - WEST 5TH FLOOR



ROOFDECK - EAST 5TH FLOOR



2ND FLOOR PODIUM COURTYARD

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & STREET SCAPE EQUIPMENT 4.1
	PROPOSED BENCHES, TABLES & BARBEQUE 4.0 COUNTER TOP.
	PROPOSED TUFF-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED PROPOSED CONCRETE PAVING & PAVERS 1.0
	PROPOSED STEEL FENCING / GATES TO MATCH ARCH. RAILING 2.1 PROPOSED GOOD NEIGHBOR FENCE @ PL TYP.
	POTS & CMU PODIUM PLANTERS W/ DRAINS 2.2
	PROPOSED BIORETENTION & PLANTING AREAS 2.0 1.1
	PROPOSED LANDCSCAPE LIGHTING 3.1 STREET, SCONCE, BOLLARD & UP LIGHTS
	PROPOSED SPA & SHOWERS 3.0

SITE SCHEDULE

DETAIL 1.0 HARDSCAPE & PLANTING

X / LT-8	1.0	PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL
X / LT-8	1.1	PROVIDE PLANTING & IRRIGATION

DETAIL 2.0 STRUCTURES & FENCING

X / LT-8	2.0	PROVIDE FLOW THROUGH PLANTER. SCD
X / LT-8	2.1	PROVIDE FENCING / GATES. SEE ARCH & CIVIL
X / LT-8	2.2	PROVIDE TREE GRATES, POTS & PLANTERS

DETAIL 3.0 AMENITY EQUIPMENT

X / LT-8	3.0	PROVIDE ACCESSIBLE EQUIPMENT SPA W/ LIFT & SHOWERS
X / LT-8	3.1	PROVIDE RECREATIONAL TUFF TURF AREA
X / LT-8	3.2	PROVIDE LANDSCAPE LIGHTING

DETAIL 4.0 SITE FURNISHING

X / LT-8	4.0	PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS & TRASH RECEPTICLES
X / LT-8	4.1	BIKE RACKS & SURF RACKS

SEE SHT LS-3.0 FOR PLANTER / POT, IRRGATION & PLANTING LEGENDS

N

1" = 16'-0"

0' 1' 8' 16' 32'

SWENSON ARCHITECTURE
7774 N. 1st Street, Dry Hoor Ben Jones CA 95718 (408) 887-0245 Daniel W. Bell, Architect - C-18828

Consultant:

DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
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Revisions:

1 PLANNING RESPONSE #1 5.12.2021

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/24
STATE OF CALIFORNIA

Date: 02/11/21

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Job #: 9020-70-901

Sheet

LS-2.0

PLANNING RESUBMITTAL #2: 7/2/2021

CENTER STREET **Water Efficient Landscape Worksheet**

Maximum Applied Water Allowance (MAWA)

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

Where: SANTA CRUZ, CA

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

A.)
Net Evapotranspiration Calculation

36.60 (Annual ETo)			
0.00 (N/A @ 29.00 (Annual Rainfall))	x .25	=	0.00 (N/A (Effective Rainfall))

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = **36.60**

B.)
Adjusted Landscape Area Calculation

4864	x 0.55 (Adjustment Factor)	=	2675.2
0 (Special Landscaped Area)	x 0.45 (Adjustment Factor)	=	0
	Sum of Adjusted Landscape Area	=	2675.2

MAWA = 36.60 x 0.62 x 2675.2 = **60706 gallons**

Estimated Total Water Use (ETWU)

2.) A.)
Net Evapotranspiration Calculation

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

B.)
Adjusted Landscape Area Calculation

3126 (Low water use plant sqft)	x 0.2	=	625.2
1738 (Moderate water use plant sqft)	x 0.5	=	869
0 (High water use plant sqft)	x 0.8	=	0
0 (Special Landscaped Area sqft)	x 1.0	=	0
	Sum of Adjusted Landscape Area	=	1,494

ETWU = 36.60 x 0.62 x 1,494 / 0.81 = **41860 gallons**

Irrigation Efficiency Factor

Landscape irrigated with overhead spray devices	0.75
Landscape irrigated with drop system devices	0.81

MWELO: MAWA & ETWU CALCULATIONS

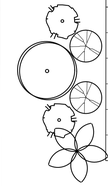
IRRIGATION LEGEND

SYM.	MANUFAC.	MODEL NO.	DESCRIPTION	PSI	RAD./SPAC	GPM
0.50	RAINBIRD	NEW 1400 SERIES ADJ. FULL	BUBBLERS - INSTALL IN WATER 18" DEEP TUBES SIZE & ADJUST AS NEEDED @ 40 PSI TYP.	15 GAL 24" BX	2-0.5 GPM 2-0.5 GPM	
	RAINBIRD SDI 6" UNDER SOIL & MULCH, 3" UNDER SOD	XFS-06-12	LAWN TUBING W/ 12" OC @ 0.6 GPH & 12" ROW SPACING GRND COVER TUBING W/ 12" OC @ 0.6 GPH & 18" ROW SPACING INSTALL PER MANUFACTURERS SPECIFICATIONS, SEE TYP DETAILS. CONTRACTOR TO DESIGN BUILD SDI-LINE, VALVE & LATERAL SYSTEM W/ MANF'R REP.	20 psi @ 0.6 gph		
	HUNTER ECO-MAT SDI 4" UNDER SOIL	PLD TUBING - 14" w/ check valves	DRIPPER TUBING W/ 14" OC @ 6 GPH @ 14" ROW SPACING INSTALL PER MANUFACTURERS SPECIFICATIONS, SEE TYP DETAILS. CONTRACTOR TO DESIGN BUILD SDI-LINE, VALVE & LATERAL SYSTEM W/ MANF'R REP.	20 psi @ 0.6 gph		
	RAINBIRD	XCZ-LF-100-PRB	REMOTE CONTROL VALVE -SIZE AS NOTED @ SDI VALVES USE LOW FLOW XCZ-LF-100-PRB-COM W/ 1 QUICK CHECK BASKET FILTERS & POP-UP SDI OPERATION INDICATORS			
	NIBCO		LINE SIZED GATE VALVE			
	WILKINS	(E)-2" SIZE	PRESSURE BACKFLOW PREVENTER W/ PRESSURE REG. & FROST BLANKET SEE PLUMBING DRAWINGS FOR LOCATION ON WALL INSTALLATION			
	RAINBIRD	33DNP	3/4" QUICK COUPLER VALVES FOR MAINTENANCE			
	PVC & COPPER		1 1/2" MAIN	SCH 40 AS NEEDED IN BULG & @ GRADE, SPD		
	PVC & COPPER	LATERAL LINE	LATERAL LINE - 3/4" MIN. FLOW SIZE COPPER & SCH 40 PVC TYPICAL SEE PLUMBING PLAN FOR BUILDING PENETRATIONS ETC.			
	RAINBIRD CONTROL WIRE		FLOW SENSOR & VALVES	RUN WIRE FOR C1 UNDER WALKS & IN PLANTERS IN 1" SCH 80 CONDUIT USE METAL CONDUIT INTO BLDG TO CONNECT TO CONTROLLER		
	PVC PIPE OR #		"	CLASS 315 PVC SLEEVE -2" LARGER THAN PIPE RUNNING THROUGH IT		
C	RAINBIRD 18	ESP-LXMEF W/ ESP-LXMSM18 ETC-LX-ET ETM-RMK & RG	INSTALL ET MANAGER & FLOW SENSOR @ MASTER VALVE MODULES INSTALL MOISTURE SENSOR CARTRIDGE RUM TO LAWN / STATION 10 RUN WIRE TO FLOW SENSOR, MASTER VALVE & RAIN GAUGE			
W	WATER METER	1 1/2" SIZE	VERIFY W/ WATER DEPARTMENT SIZE & STATIC PRESSURE @ (E)			
S	RAINBIRD FLOW SENSOR	FS1000B	1" FLOW SENSOR W/ MASTER VALVE, CLOSED 2 GPM SENSOR MINIMUM MAY REQUIRE 2 STATIONS RUN COMBINATION			
M	RAINBIRD	1" BRASS	MASTER VALVE, OPRN			
POC	CONNECTION	WATER METER	SEE BACKFLOW DEVICE FOR PRESSURE REGULATOR			

MWELO / AB 1881 IRRIGATION PLAN NOTES:

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

PLANTING LEGEND



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	WUCOLS ZONE	HRI METHOD	NATIVE PLANT	DROUGHT TOLERANT	INVASIVE SPECIES	NOTES
TREES				see plan		Spray or Bubbler				
ACE PAL	ACER palmatum 'Osakazuki'	OSAKAZUKI JAPAN. MAPLE	24" BX	X	M	B	N	N	N	FULL TO PT SUN, FALL COLOR 15' X 15', DECIDUOUS
CER CAN	CERCIS canadensis 'Ace of Hearts'	ACE OF HEARTS REDBUD	24" BX	X	M	B	N	N	N	FULL TO PT SUN, SPRING BLOOM 8' X 10', DECIDUOUS
PLA ACE	PLATANUS acerifolia 'Columbia'	LONDON PLANE TREE	24" BX	X	M	B	N	N	N	SUN 40'-80' X 30'-40', DECIDUOUS
LAU NOB	LAURUS nobilis 'Saratoga'	SWEET BAY	15 GAL STD	X	L	B	N	Y	N	SUN TO PT SHADE 15' X 12', EVERGREEN
OLE EUR	OLEA europaea 'Montra' multi	MAJESTIC BEAUTY OLIVE	24" BX MULTI	X	VL	B	N	Y	N	SUN, WIND RESISTANT 25-30' X 25', EVERGREEN, FRUITLESS
WAS FIL	WASHINGTONIA filifera	MEXICAN FAN PALM	26'-0"	X	L	B	N	Y	N	SUN, PLANT PER GOLDEN GATE PALMS 80' X 10', EVERGREEN, SKINNED TO 18'
SHRUBS, PERENNIALS & GRASSES										
AGA ATT	AGAVE shawii x attenuata 'Blue Flame'	BLUE FLAME AGAVE	5 GAL		L		N	Y	N	FULL TO PT SUN 2' X 3', EVERGREEN
FES GLA	FESTUCA glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	1 GAL		L		N	Y	N	SUN TO PT SHADE 10" X 10", EVERGREEN
LOM CON	LOMANDRA confertifolia 'Lime Tuff'	LIME TUFF MAT RUSH	1 GAL		L		N	Y	N	SUN TO PT SHADE 2' X 2 1/2', EVERGREEN
NAN DOM	NANDINA domestica 'Gulf Stream'	DWARF HEAVENLY BAMBOO	5 GAL		L		N	Y	N	SUN TO PT SUN 3' 1/3' X 3', EVERGREEN
PHO HYB	PHORMIUM hybrid 'Sea Jade'	SEA JADE N.Z. FLAX	5 GAL		L		N	Y	N	SUN, SELECT VARIEGATED GREEN 3-5' X 3', EVERGREEN
TRA JAS	TRACHELOSPERMUM jasminoides	STAR JASMINE	5 GAL		M		N	Y	N	PT SUN TO PT SHADE, ESPALIER FORM 4' X 4', EVERGREEN
YUC FIL	YUCCA filamentosa	ADAMS NEEDLE	5 GAL		L		N	Y	N	FULL SUN 3' X 4', EVERGREEN
GROUNDCOVER & VINE										
DIS BUC	DISTICTIS buccinatoria	SCARLET TRUMPET VINE	5 GAL		M		N	N	N	SUN 4' WIDE, EVERGREEN
FIC PUM	FICUS pumila	CREEPING FIG	5 GAL		M		N	N	N	PT SUN TO SHADE 25' X 3', EVERGREEN
GRE CAF	GREWIA caffra	LAVENDER STAR FLOWER	1 GAL		L		N	N	N	SUN 10', EVERGREEN
BOU RED	BOUGAINVILLEA VINE	RED PAPER FLOWER VINE	1 GAL		L		Y	Y	N	SUN TO SHADE 18" X 2', EVERGREEN
LAN MON	LANTANA montevidensis 'Trailing Purple'	PURPLE TRAILING LANTANA	1 GAL 3' O.C.		L		N	Y	N	SUN 1-2' X 4', EVERGREEN
LAN MON	LANTANA montevidensis 'Trailing White'	WHITE TRAILING LANTANA	1 GAL		L		N	Y	N	SUN 1-2' X 4', EVERGREEN
SEM TEC	SEMPERVIVUM tectorum 'Hardy Mix'	HEN & CHICKS HARDY MIX	FLAT 6" O.C.		L		N	Y	N	SUN TO PT SHADE 2'-5', EVERGREEN
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL 2' O.C.		L		N	N	N	BIORETENTION PLANTING SUBMIT BIOFILTRATION SOIL MIX
JUN PAT	JUNCUS PATENS 'Elk Blue'	CA GRAY RUSH ELK BLUE								

NOTE: PLANTER MIX TO BE AS SPECIFIED FOR TREES & SHRUBS USING 'TERRA VIDA' LIVING SOILS
ALL CONTAINERS TO BE COMPACTED W/ SOIL MIX PER IRRIGATION DRAINAGE & WP DETAILS
TMT ENTERPRISES, INC., 1996 OAKLAND ROAD, SAN JOSE, CA 95131 (408) 432-0429

PLAZAS LIGHT LEGEND

SEE ARCHITECTURAL FOR BUILDING LIGHTS & CIVIL FOR STREET LIGHTING

SYM.	DESCRIPTION	MANUF'R	NOTES
	BOLLARD LIGHT @ PAVING	PHILIPS	42" TALL 9.4" ALUM. HEAD W/ LED LAMPS
	LIGHTFRAME LINEAR @ TRELLIS	SONNEMAN LUMENS	ON RAILING RAILS, 24" ALUM. BODY W/ LED LAMPS
	WALL SCONCE @ SHOWER WALLS	PHILIPS	8' TO 10' HIGH, 15" ALUM. BODY W/ LED LAMPS
	UP LIGHTS @ SPECIMEN TREES	LUMENS	ACCENT ON FOR ACTIVITY HOURS ONLY

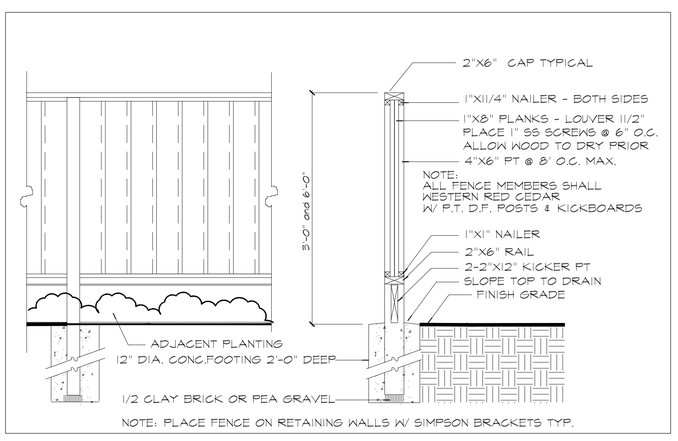
PLANTER / POT LEGEND - MEDITERREAN (MT)

KEY	PRODUCT NAME	DESCRIPTION	Dia.	Length	Width	Height	Quan.
1	MT ROUND	GROUND FLOOR BLDG ENTRY COLOR , ORANGE PEEL FINISH*					
2	MT RECTANGULAR	2ND FLOOR COURTYARD COLOR TERRA 10, GLOSS FINISH					
3	MT RECTANGULAR	2ND FLOOR COURTYARD COLOR TERRA 10, GLOSS FINISH					
4	MT RECTANGULAR	2ND FLOOR COURTYARD COLOR TERRA 10, GLOSS FINISH					
5	MT RECTANGULAR	2ND FLOOR COURTYARD COLOR TERRA 10, GLOSS FINISH					
6	MT SQUARE	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
7	MT SQUARE	2ND FLOOR COURTYARD COLOR WHITE 15, ORANGE PEEL FINISH					
8	MT ROUND	6TH FLOOR PATIO DECK COLOR TERRA 10, ORANGE PEEL FINISH					
9	MT ROUND	6TH FLOOR PATIO DECK COLOR TERRA 10, ORANGE PEEL FINISH					
		* USE GRAFFITI-RESISTANT ADDITIVE ON GROUND FLOOR PLANTERS					

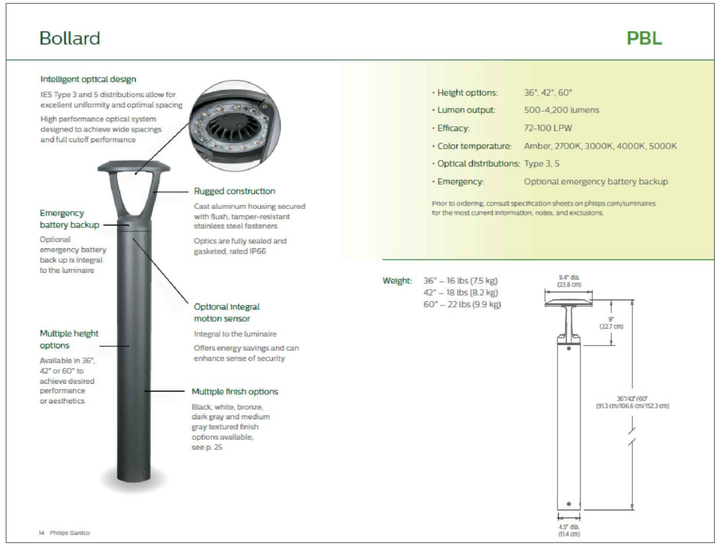
NOTE: SPACING BETWEEN ADJACENT PLANTERS TO BE 6" TYP. OR AS APPROVED PRIOR TO FILLING. SUBMIT SAMPLE OF FINISHES TO MATCH ADJACENT ARCHITECTURAL FEATURES

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

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



GOOD NEIGHBOR FENCE @ PL



LED BOLLARD LIGHT

SWENSON ARCHITECTURE
777 N. 1st Street, 120 | San Jose, CA 95112 | (408) 287-2240 | Contact: Daniel W. Bell, Architect - C-19263

Consultant:

DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
E-MAIL: ddastudio@ddasite.com
(831) 420-1648
URBAN DESIGN
SITE PLANNING
GREEN BUILDING CLN 1910

Revisions:

1 PLANNING RESPONSE #1 5.12.2021

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060

LANDSCAPE SCHEMATIC

REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/24
STATE OF CALIFORNIA

Date: 02/11/21

Scale: AS SHOWN

Drawn by: MBD

Job #: 9020-70-901

Sheet

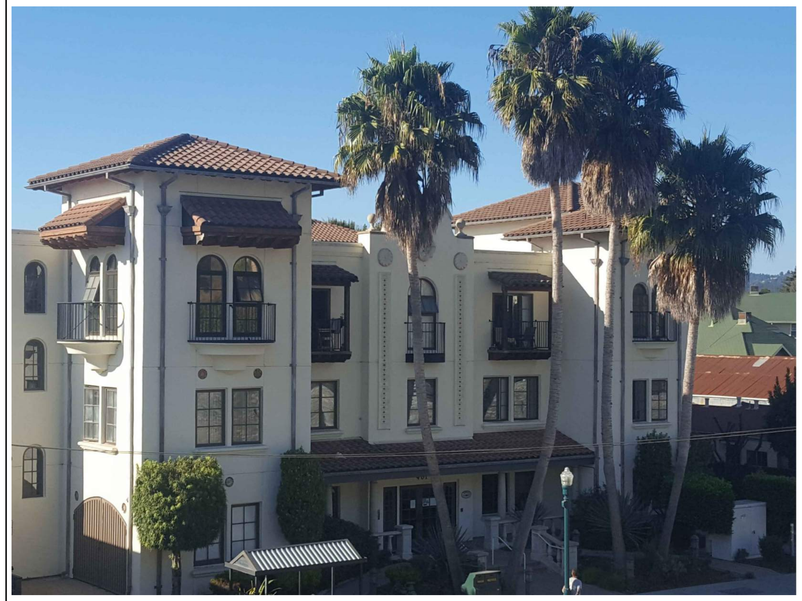
LS-3.0

N

1" = 10'-0"
NA

0' 1' 5' 10' 20'

PLANNING RESUBMITTAL #2: 7/2/2021



MEXICAN FAN PALMS

MEDITERRANEAN FAN PALMS

CERCIS CANADENSIS

LAGERSTROEMIA INDICA

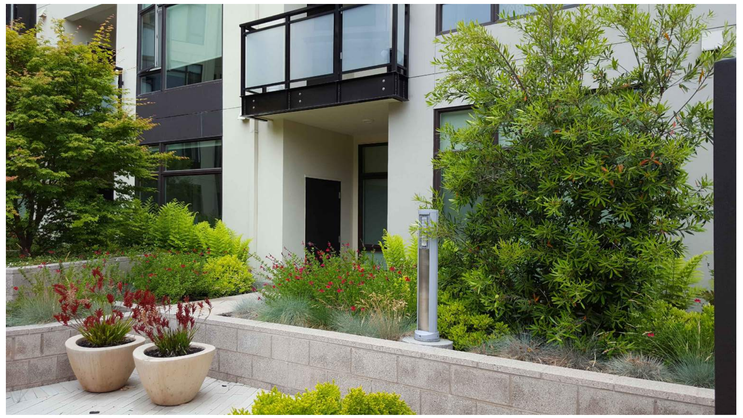
TRISTANIA LAURINA

BOUGANVILLIA VINE

PARTHENOCISSUS, BOSTON IVY

PLATANUS ACERFOLIA
'LONDON PLANE' (SHADE)

QUEEN PALM - STREET TREES



PODIUM RAISED PLANTERS

RED TRUMPET VINE

PHORMIUM TENAX (TINY TIGER)

AGAVE & FLAX

SALVIA LEUCANTHA

TREES, SHRUBS & PERENNIALS (LOW H2O & MAINTENANCE)

SWENSON
ARCHITECTURE
77774, Van Ess Ave., 5th Floor San Jose, CA 95126 (408) 2897-2248(f) Daniel W. Bell, Architect - C18052

Consultant:

DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
E-MAIL ddostudio@ddosite.com
(831) 420-1648
URBAN DESIGN
SITE PLANNING
GREEN BUILDING CLN 1910

Revisions:

1 PLANNING RESPONSE #1 5.12.2021

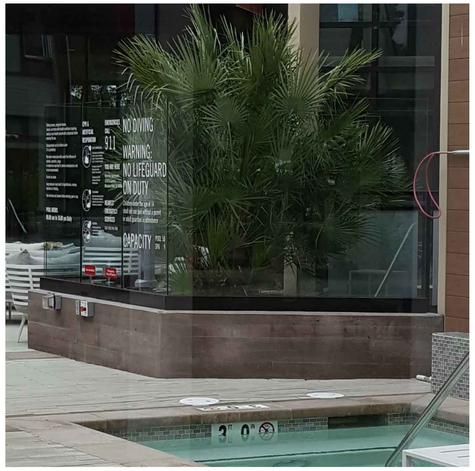
CALYPSO
130 CENTER ST. SANTA CRUZ, CA 95060

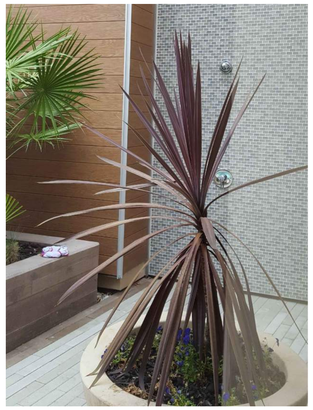
LANDSCAPE PLANT MATERIAL

REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/
STATE OF CALIFORNIA

Date: 02/11/21
Scale: AS SHOWN
Drawn by: MBD
Job #: 9020-70-901
Sheet
LS-4.0

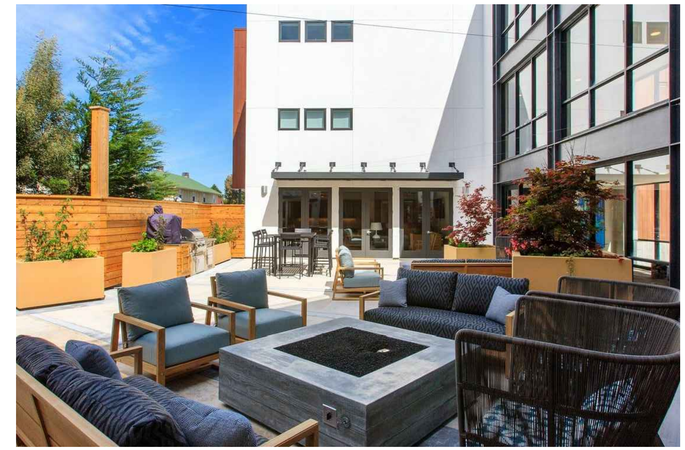
PLANNING RESUBMITTAL #2: 7/2/2021

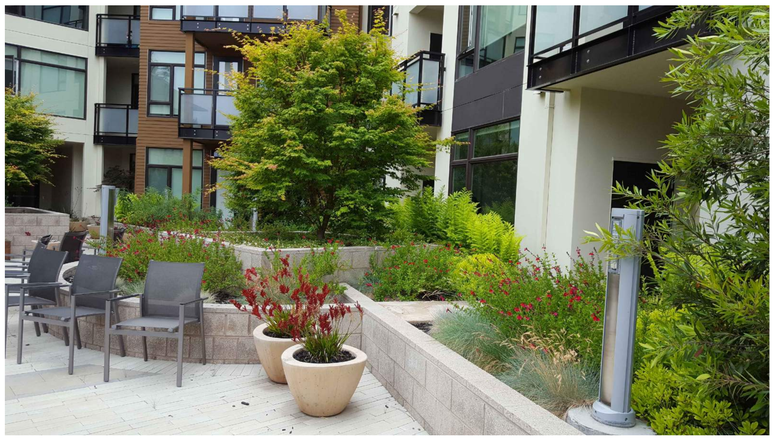




SPA AREA W/ SHOWERS
& GLASS FENCE

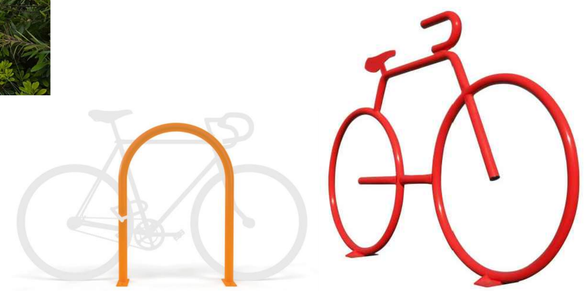
ROOF DECK & PODIUM LOUNGING





PODIUM PLANTER WALLS W/ POLISHED FINISH

TABLE TENNIS



HOOP & BIKE SHAPED BIKE RACKS

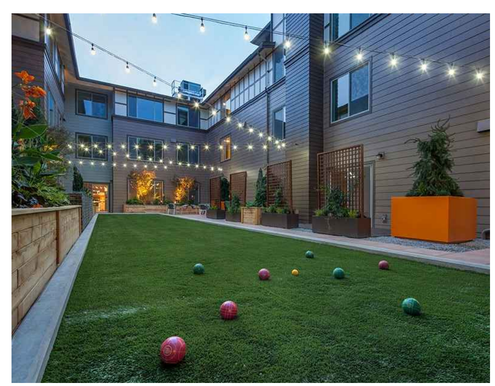
BB'QS & PIZZA
OVENS

SAND FOSSIL FINISH PAVING

TERRICOTTA

MEDITERRANEAN
SQUARE & ROUND

PAVING TEXTURE & POTS / PLANTERS



PAVING & TUFF TURF ACTIVITIES

MATERIALS, EQUIPMENT & TYPICAL ITEMS

SWENSON
777 N. 1st Street, 5th floor San Jose, CA 95112 - (408) 827-0646

Consultant:

DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
E-MAIL ddostudio@ddosite.com
(831) 420-1648
URBAN DESIGN
SITE PLANNING
GREEN BUILDING
CLN 1910

Revisions:

1 PLANNING RESPONSE #1 5.12.2021

CALYPSO
130 CENTER ST. SANTA CRUZ, CA 95060

LANDSCAPE MATERIALS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/24
STATE OF CALIFORNIA

Date: 02/11/21

Scale: AS SHOWN

Drawn by: MBD

Job #: 9020-70-901

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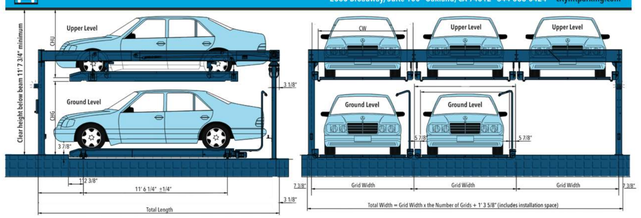
PLANNING RESUBMITTAL #2: 7/2/2021

TWO LEVEL PUZZLE

cityLift
2335 Broadway, Suite 100 Oakland, CA 94612 844-388-0424 cityliftparking.com



Standard Two Level Puzzle Specifications

Standard Vehicle Dimensions

	Length	Width	Height
Mid-Size	15' 9"	6'	4' 8"
Full-Size	16' 4 7/8"	6' 2 3/4"	4' 8"
SUV/Van	17' 3/4"	6' 4 3/4"	6'
Oversized/Truck	19'	6' 6 3/4"	6' 4"

Note: Average dimensions. Refer to CityLift Car Grid for specific vehicles.

Sample Height Configurations

Clear Height (CH)	Maximum Ground Car Height (CHG)	Maximum Upper Car Height (CHU)
11' 7 3/4"	5' 10 7/8"	4' 11"
12'	6'	5' 1"
12' 6"	6' 4"	5' 7 3/8"
13'	6' 4"	5' 10 1/4"
13' 6"	6' 4 3/4"	6' 4"

Heights per level can be configured to customer specifications.

CityLift Equipment Dimensions

CITYLIFT EQUIPMENT MEASUREMENTS

	Minimum Length	Minimum Grid Width	Minimum Clear Width (CW)
Mid-Size	17' 11"	7' 8 1/2"	6' 7 3/8"
Full-Size	18' 7 5/8"	7' 10 1/2"	6' 9 3/8"
SUV/Van	19' 3 1/2"	8' 1/2"	6' 11 3/8"
Oversized/Truck	19' 3 1/2"	8' 2 3/8"	7' 1 3/8"

Weight Calculations

Steel Structure per Parking Space	Pallet and Components per Parking Space	Vehicle per Parking Space	Other Components
992 pounds	662 pounds	4,409 pounds*	221 pounds

Total Weight With Cars = (Steel structure + Pallet and Components) x (Number of Spaces) + (Vehicle Weight x Number of Vehicles) + (Other x Number of Spaces)

Total Without Cars = (Steel Structure + Pallet and Components) x (Number of Spaces) + (Other x Number of Spaces)

** Standard load is 4,409 lbs per vehicle. Heavier loads up to 5,270 per vehicle available.*
Note: Some oversized vehicles may not be accommodated. Please refer to CityLift Car Grid for specific dimensions and/or custom options.

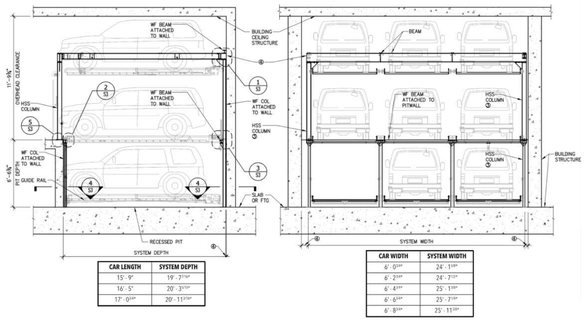
Custom sizes, tandem configurations, and electric vehicle charging options are available. Please consult with your CityLift design team about which options are best for your project.

2 CITY LIFT - 2-LEVEL PUZZLE
6" = 1'-0"

*ALL CAR LIFTS TO BE ACCESSED USING BLUETOOTH BY TENANTS ONLY.

THREE LEVEL PUZZLE W/PIT

MODEL NO **3LPWP**

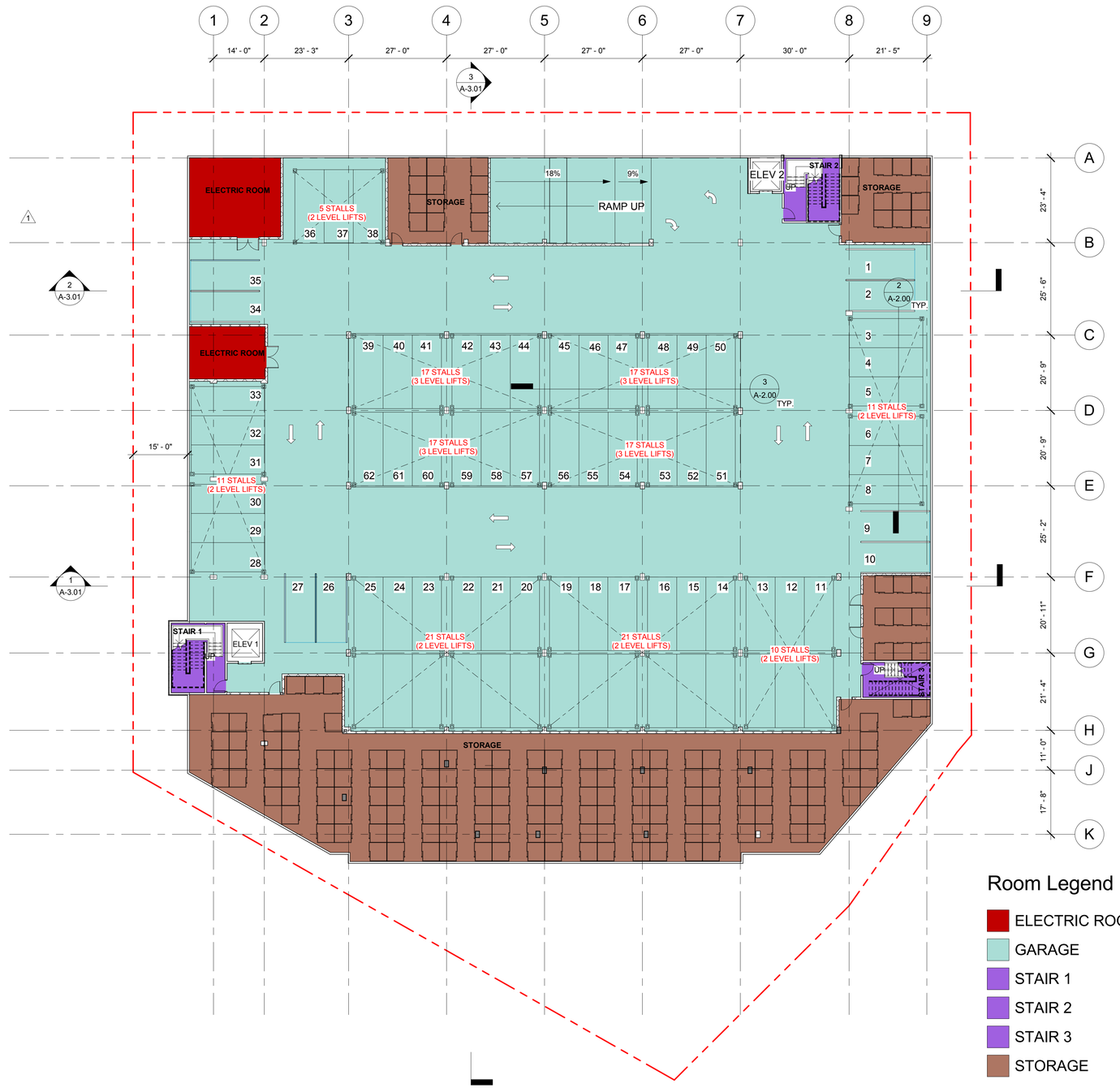


CAR LENGTH	SYSTEM DEPTH
15' - 9"	19' - 7 1/16"
16' - 5"	20' - 3 1/16"
17' - 0 1/16"	20' - 11 1/16"

CAR WIDTH	SYSTEM WIDTH
6' - 0 1/16"	24' - 1 1/16"
6' - 2 1/16"	24' - 7 1/16"
6' - 4 1/16"	25' - 1 1/16"
6' - 6 1/16"	25' - 7 1/16"
6' - 8 1/16"	25' - 11 1/16"

cityLift

3 CITY LIFT - 3-LEVEL PUZZLE W/ PIT
6" = 1'-0"



1 FLOOR PLAN - BASEMENT
1/16" = 1'-0"

Room Legend

- ELECTRIC ROOM
- GARAGE
- STAIR 1
- STAIR 2
- STAIR 3
- STORAGE

NORTH

SWENSON ARCHITECTURE
777 A Tilton Street, San Mateo, San Jose, CA 95112 | (408) 882-0245 | Daniel W. Sell, Architect - C18585

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
1	PLANNNG RESPONSE #1	5/12/2021

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

BASEMENT PARKING

Date: 2-11-2021
Scale: As indicated
Drawn by: DM, DS
Job #: 20-9213
Sheet
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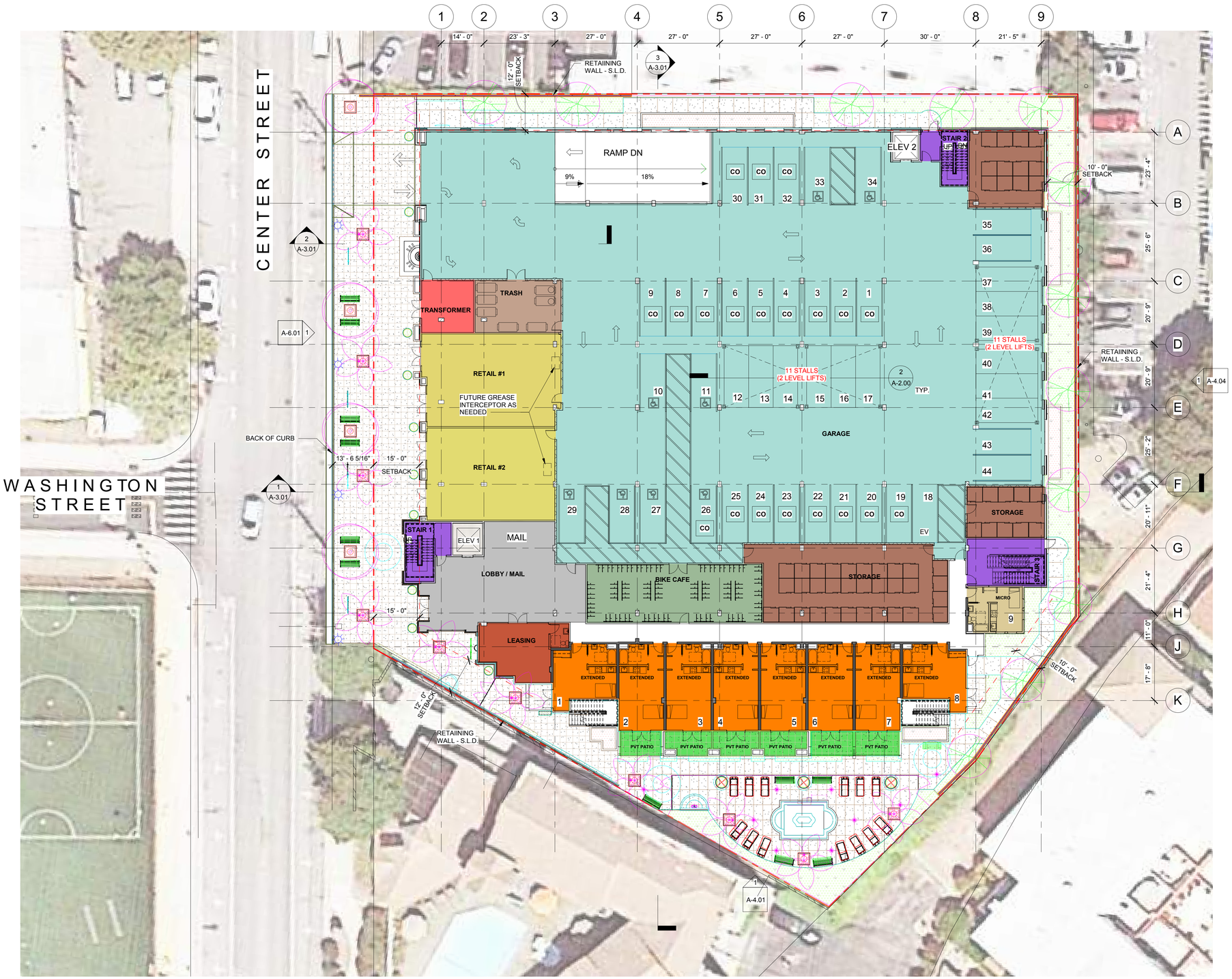
PLANNING RESUBMITTAL #2: 7/2/2021



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

GENERAL NOTES

1. A MIN. OF 12 WASHER AND DRYERS ARE TO BE PROVIDED PER 24.12.1030(3).
2. PARKING MANAGEMENT:
   - -ALL SINGLE BAY PARKING SPACES ARE FOR RESIDENTIAL USE ONLY UNLESS MARKED FOR COMERCIAL USE.
   - -ALL SPACES MARKED FOR COMMERCIAL TO BE LOCATED ON THE 1ST FLOOR ONLY AND ARE NOT FOR RESIDENTIAL USE.
   - -ALL PARKING LIFTS ARE BLUETOOTH CONTROLLED BY RESIDENTS ONLY.
3. BIKE HOOKS WILL BE PROVIDED IN ALL PRIVATE STORAGE LOCKERS.

SYMBOLS LEGEND

CO — DENOTES A SINGLE-BAY PARKING SPACE TO BE USED FOR RETAIL TENANTS OR CUSTOMERS ONLY.

Room Legend

- BIKE CAFE
- EXTENDED
- GARAGE
- LEASING
- LOBBY / MAIL
- MICRO
- PRIVATE OPEN SPACE
- PVT PATIO
- RETAIL #1
- RETAIL #2
- STAIR 1
- STAIR 2
- STAIR 3
- STORAGE
- TRANSFORMER
- TRASH

NORTH

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 | (408) 885-0085 | Daniel W. Sell, Architect - C18585

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
1	PLANNNG RESPONSE #1	5/12/2021

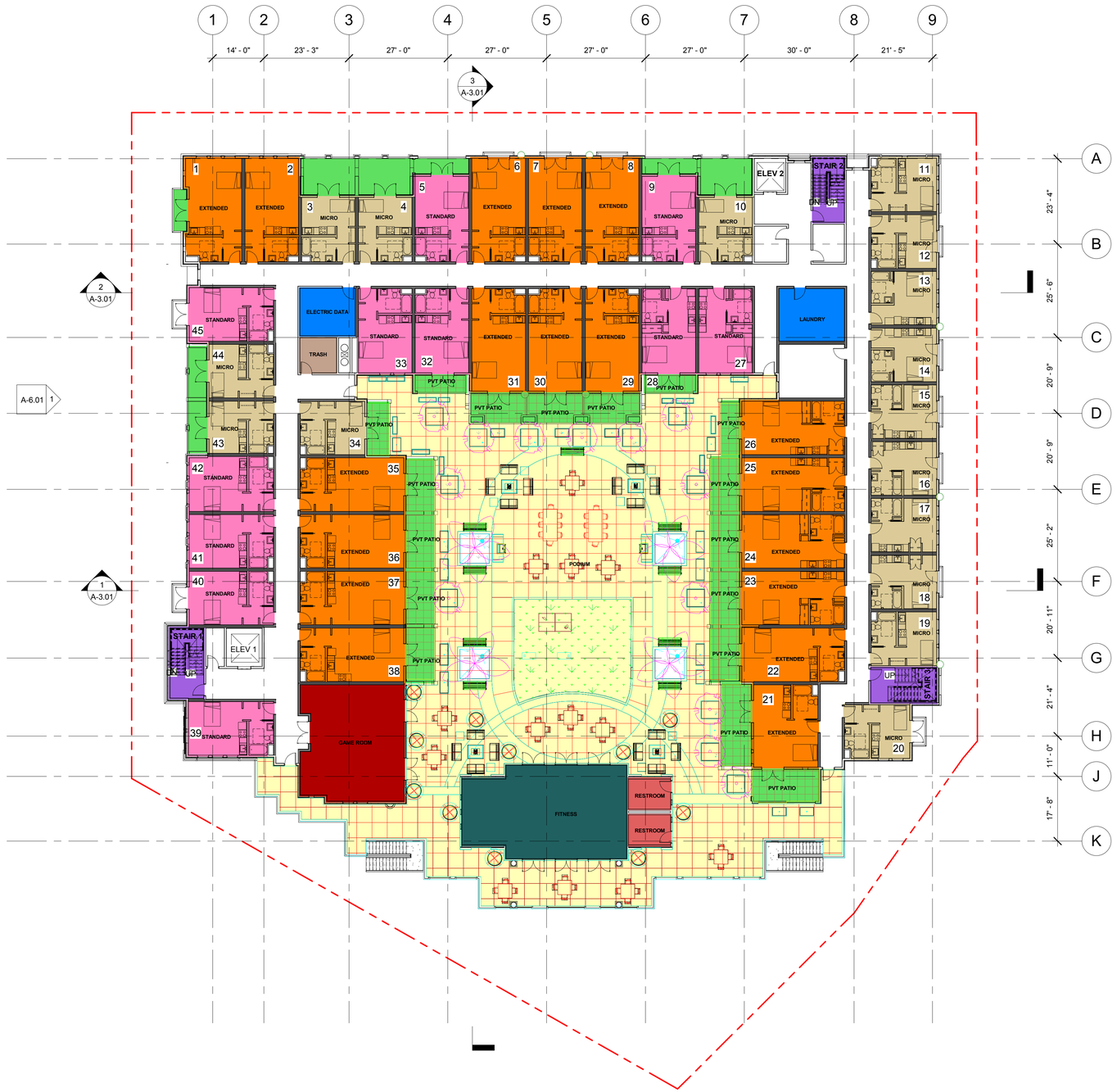
CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

FIRST FLOOR / SITE PLAN

Date: 2-11-2021
Scale: As indicated
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-2.01

PLANNING RESUBMITTAL #2: 7/2/2021



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

NORTH

Room Legend

- ELECTRIC DATA
- EXTENDED
- FITNESS
- GAME ROOM
- LAUNDRY
- MICRO
- PODIUM
- PVT PATIO
- RESTROOM
- STAIR 1
- STAIR 2
- STAIR 3
- STANDARD
- TRASH

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 | (408) 887-0345 | Daniel W. Sell, Architect - C18583

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

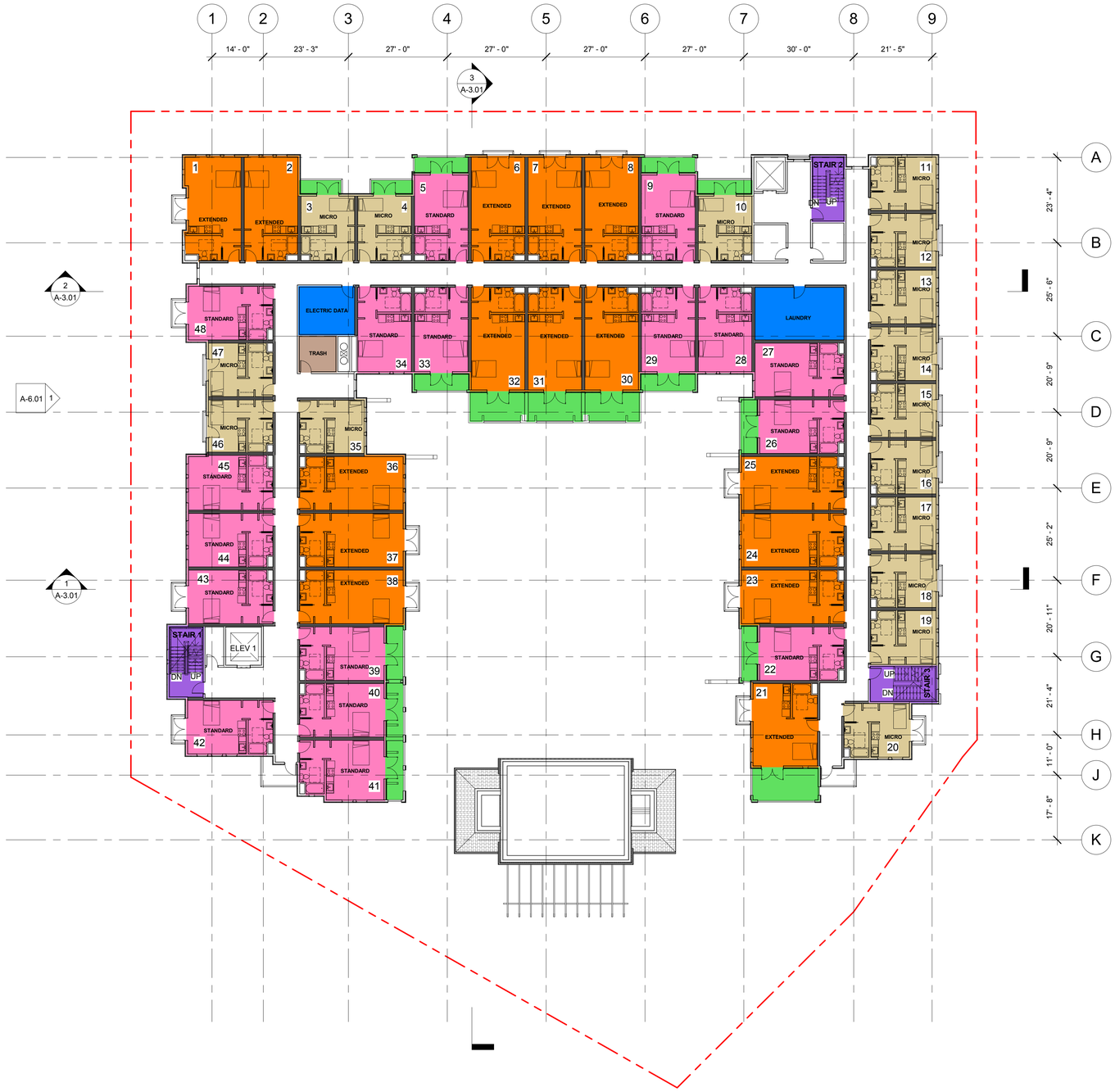
CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

SECOND FLOOR

Date: 2-11-2021
Scale: 1/16" = 1'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-2.02

PLANNING RESUBMITTAL #2: 7/2/2021



Room Legend

- ELECTRIC DATA
- EXTENDED
- LAUNDRY
- MICRO
- PVT PATIO
- STAIR 1
- STAIR 2
- STAIR 3
- STANDARD
- TRASH

1 FLOOR PLAN - 3RD FLOOR
1/16" = 1'-0"

NORTH

SWENSON ARCHITECTURE
777 A Tasheer, San Ramon, San Jose, CA 95112 (408) 887-0285 Daniel W. Sei, Architect - C-19628

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

THIRD FLOOR

LICENSED ARCHITECT DANIEL W. SEI C 19628 REN. 7-31-2021 STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/16" = 1'-0"

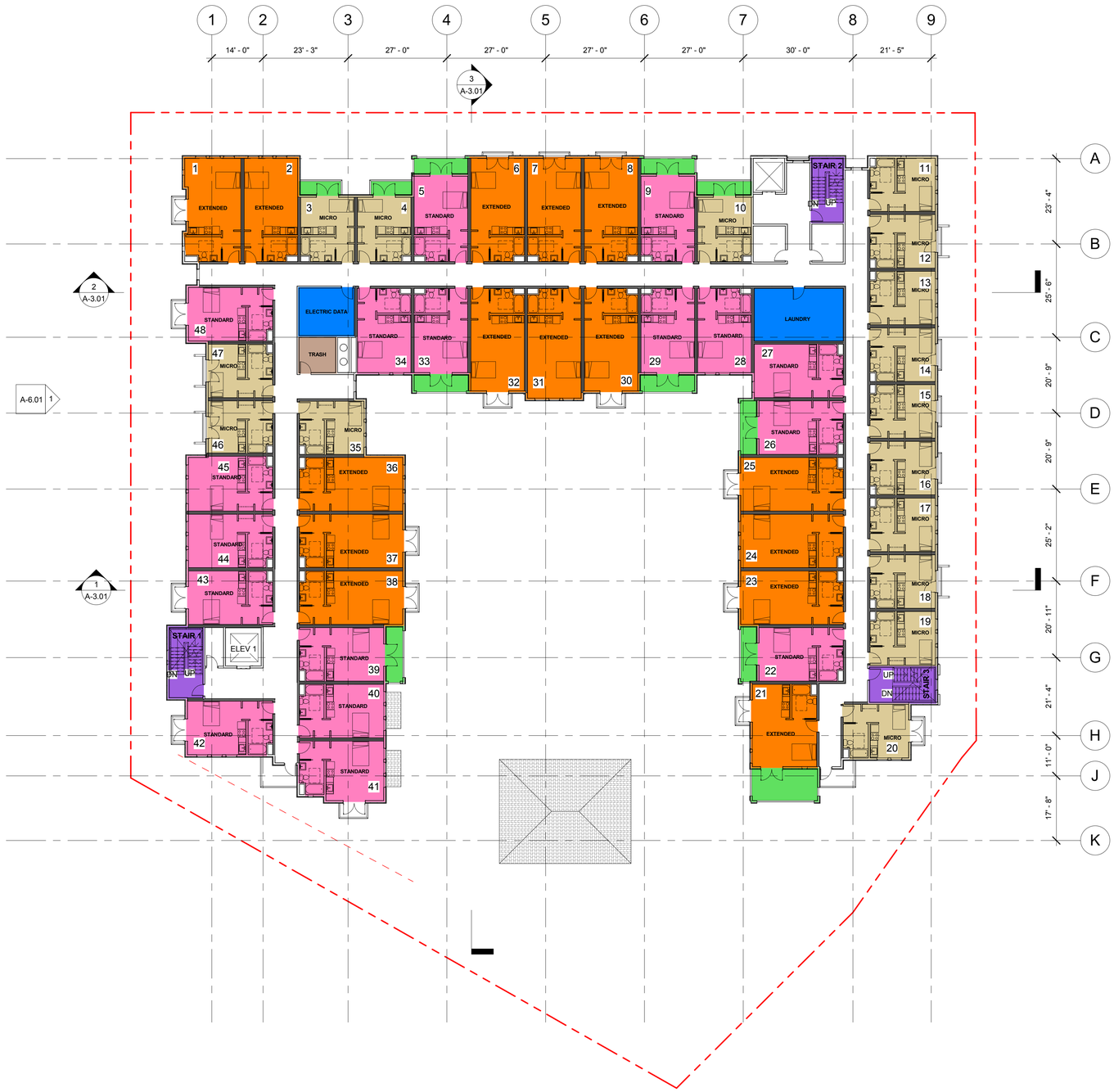
Drawn by: DM, DS

Job #: 20-9213

Sheet

A-2.03

PLANNING RESUBMITTAL #2: 7/2/2021



Room Legend

- ELECTRIC DATA
- EXTENDED
- LAUNDRY
- MICRO
- PVT PATIO
- STAIR 1
- STAIR 2
- STAIR 3
- STANDARD
- TRASH

1 FLOOR PLAN - 4TH FLOOR
1/16" = 1'-0"

NORTH

SWENSON ARCHITECTURE
777 A Tilton Street, San Luis Obispo, CA 93401 | (805) 857-0085 | Daniel W. Sell, Architect - C19595

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

FOURTH FLOOR

REGISTERED ARCHITECT
DANIEL W. SELL
C. 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021
Scale: 1/16" = 1'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
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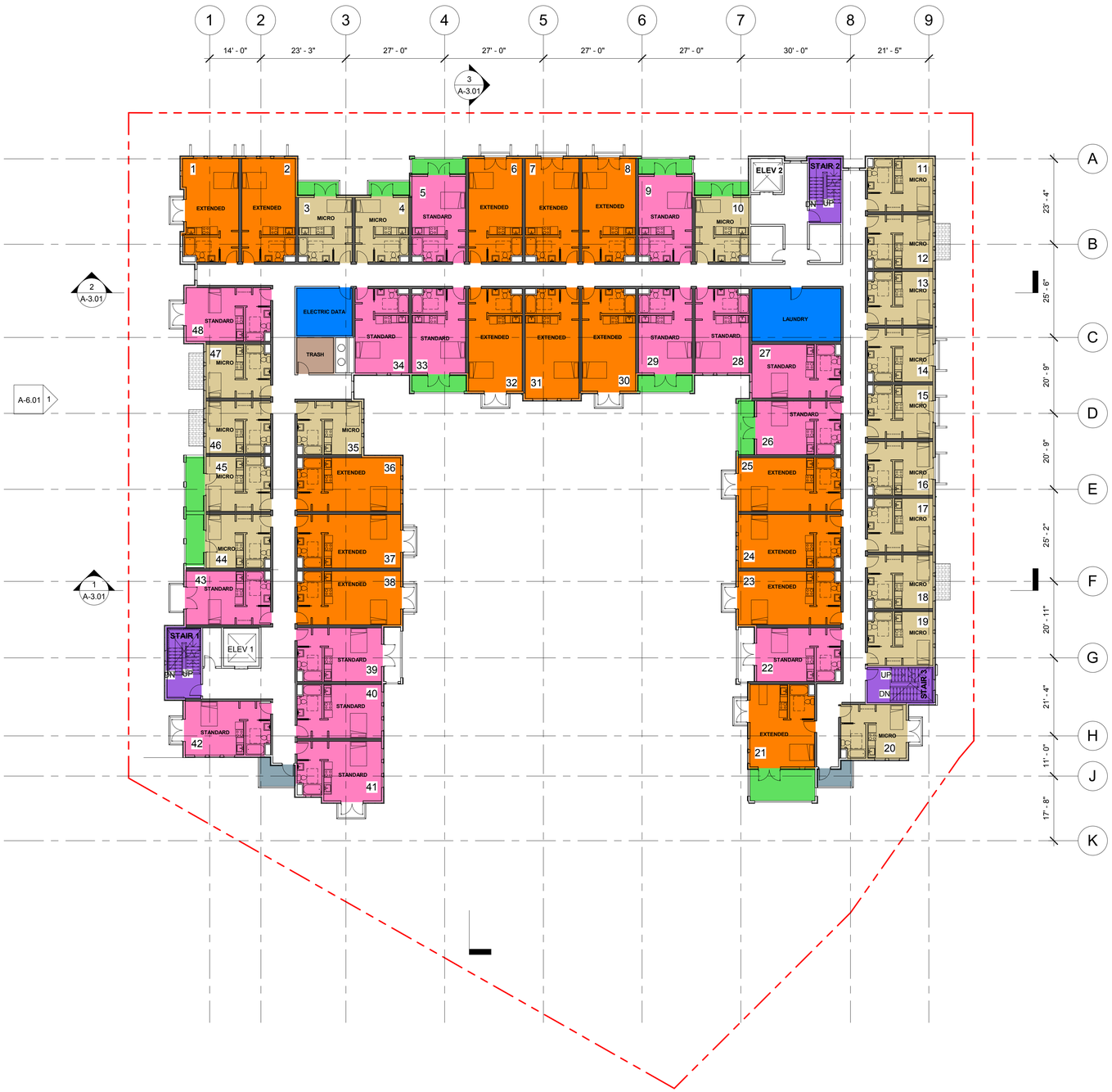
PLANNING RESUBMITTAL #2: 7/2/2021



Room Legend

- ELECTRIC DATA
- EXTENDED
- LAUNDRY
- MICRO
- PVT PATIO
- RECREATION DECK
- STAIR 1
- STAIR 2
- STAIR 3
- STANDARD
- TRASH

1 FLOOR PLAN - 5TH FLOOR
1/16" = 1'-0"

NORTH

SWENSON ARCHITECTURE
777 N. Texas Street, San Buenaventura, CA 93001 | (805) 857-0085 | Daniel W. Sell, Architect - C19628

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

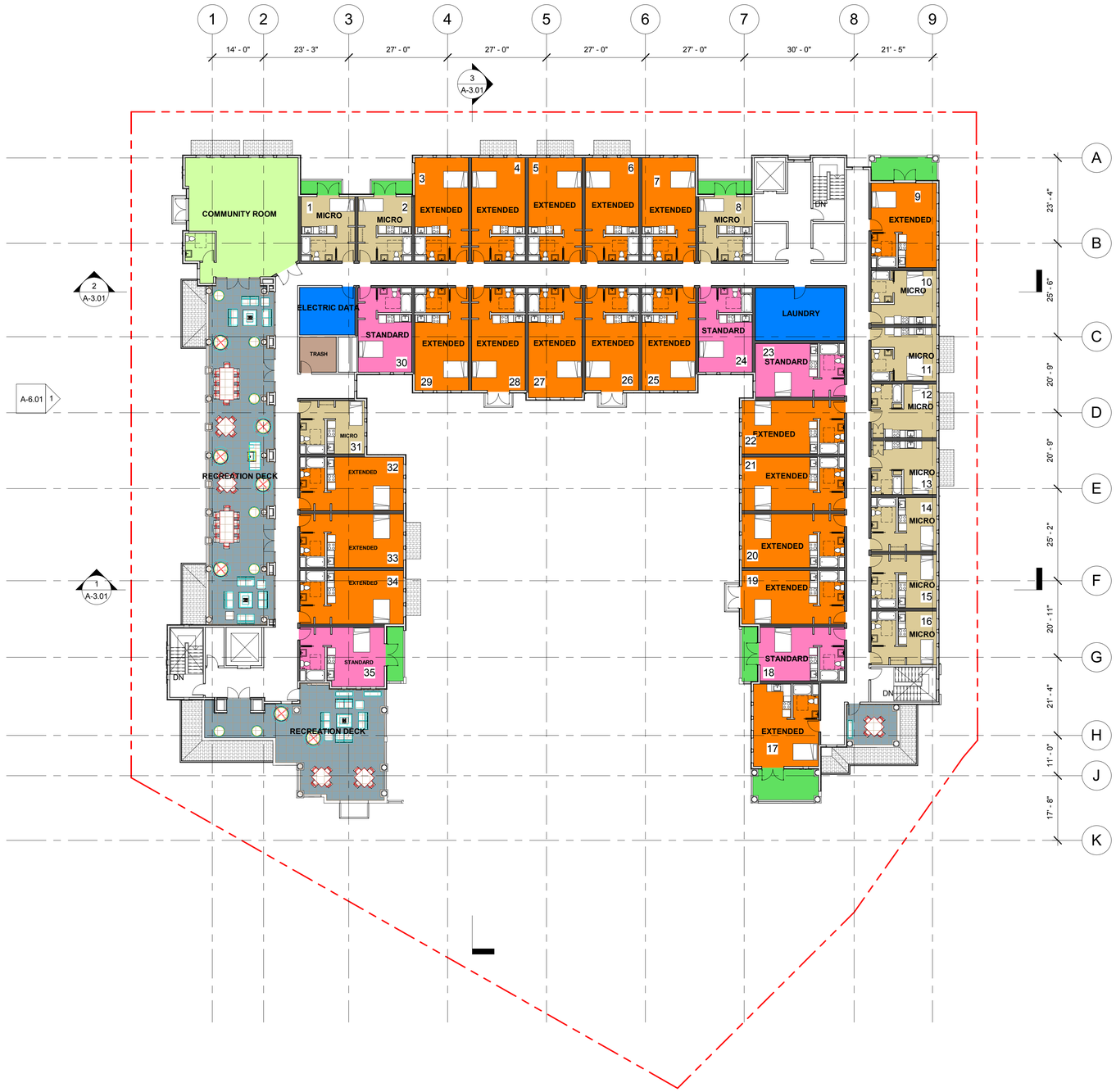
130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

FIFTH FLOOR

LICENSED ARCHITECT
DANIEL W. SELL
C 19628
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021
Scale: 1/16" = 1'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-2.05

PLANNING RESUBMITTAL #2: 7/2/2021



Room Legend

- COMMUNITY ROOM
- CORRIDOR
- ELECTRIC DATA
- EXTENDED
- LAUNDRY
- MICRO
- PVT PATIO
- RECREATION DECK
- STANDARD
- TRASH

1 FLOOR PLAN - 6TH FLOOR
1/16" = 1'-0"

NORTH

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, San Jose, CA 95112 (408) 887-0285 Daniel W. Swenson - C18583

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST, SANTA CRUZ, CA 95060
APN: 007-023-26

SIXTH FLOOR

LICENSED ARCHITECT DANIEL W. SWENSON C 19629 REN. 7-31-2021 STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/16" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

Sheet

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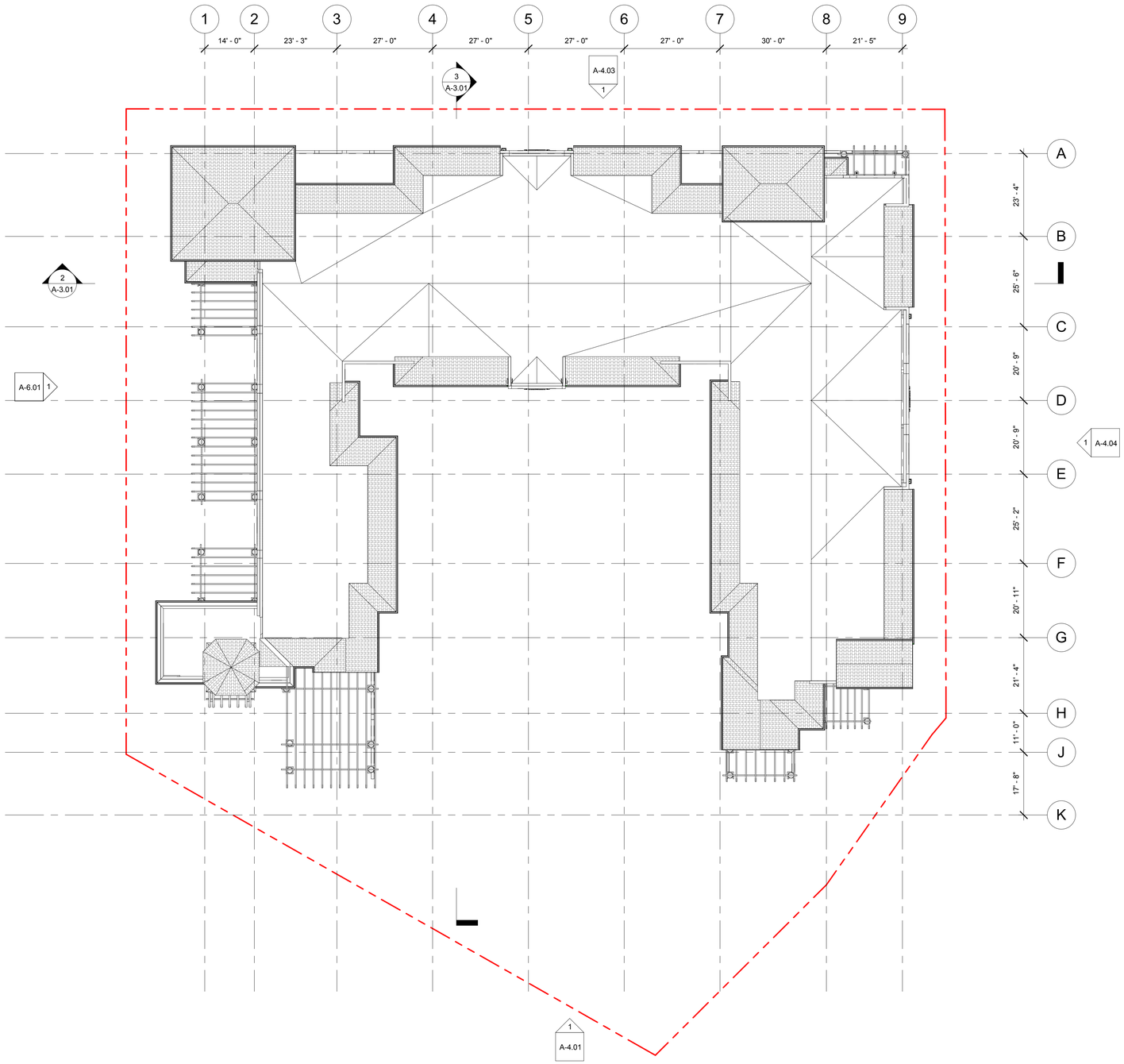
PLANNING RESUBMITTAL #2: 7/2/2021



1 FLOOR PLAN - ROOF
1/16" = 1'-0"

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, Suite 1, Lobby, CA 95112 | (408) 887-0245 | Daniel W. Sell, Architect - C-19628

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

ROOF PLAN

LICENSED ARCHITECT
DANIEL W. SELL
C 19628
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/16" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

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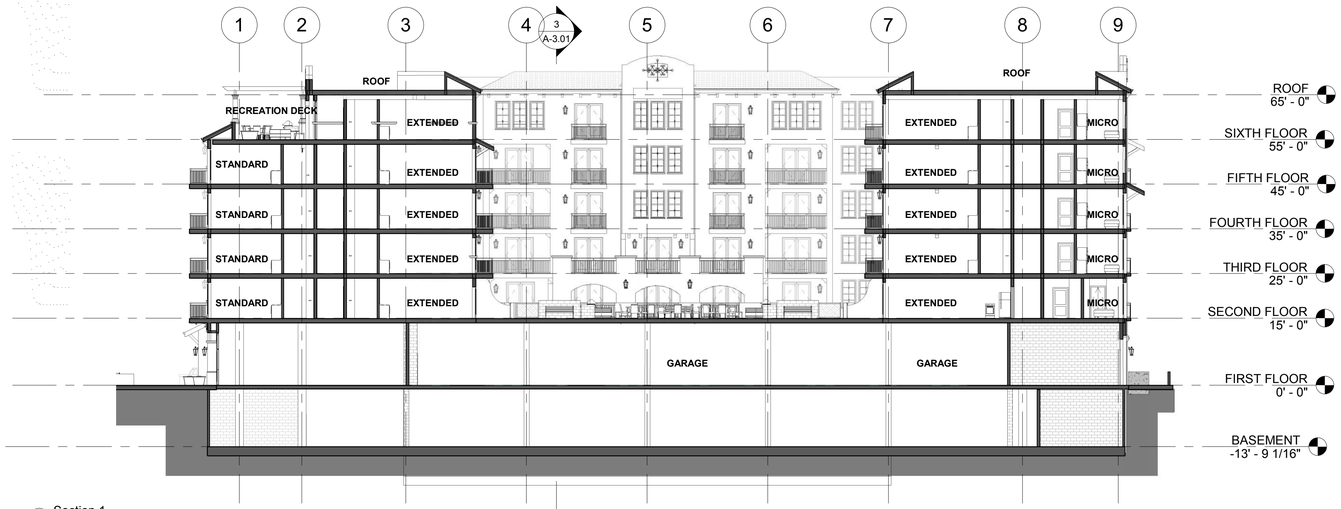
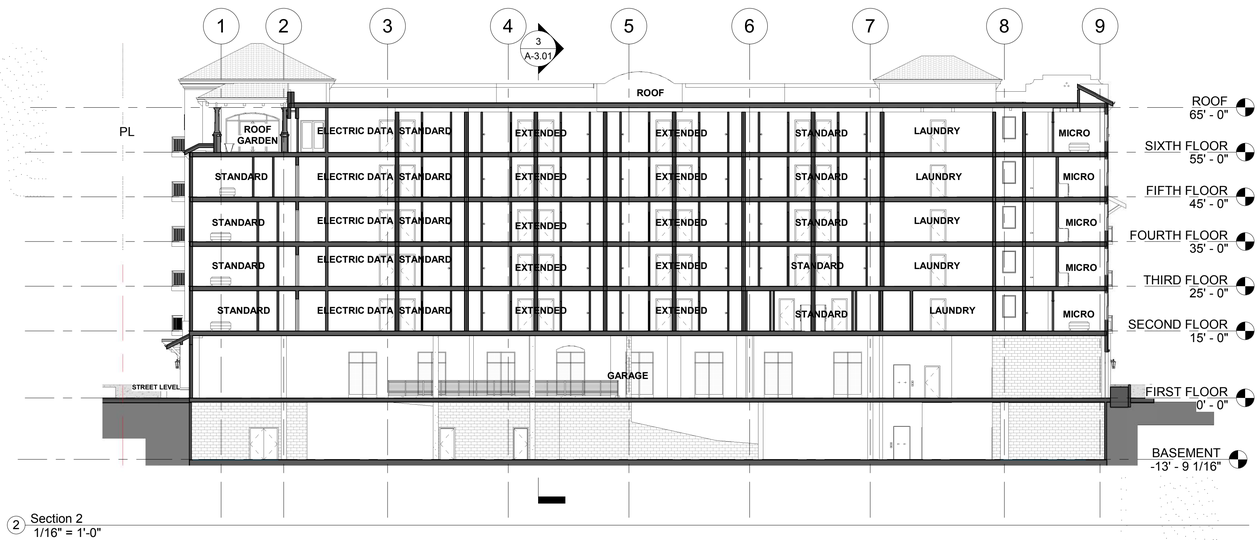
PLANNING RESUBMITTAL #2: 7/2/2021



1 Section 1
1/16" = 1'-0"



2 Section 2
1/16" = 1'-0"

3 Section 3
1/16" = 1'-0"

SWENSON
ARCHITECTURE
777 N. Texas Street, San Jose, San Luis, CA 95112 | (408) 887-0345 | Daniel W. Sell, Architect - C-19629

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST, SANTA CRUZ, CA 95060
APN: 007-023-26

SECTIONS

LICENSED ARCHITECT
DANIEL W. SELL
C 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/16" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

Sheet

A-3.01

PLANNING RESUBMITTAL #2: 7/2/2021

REFER TO SHEET A4.02 FOR TYPICAL NOTES

1 SOUTH ELEVATION
1/8" = 1'-0"

SWENSON
ARCHITECTURE
777 A Tasheer, Sun Prairie, Lake, CA 95112 (408) 887-0345 Daniel W. Sw. Architect - C-18926

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

SOUTH BUILDING ELEVATION

LICENSED ARCHITECT
DANIEL W. SWENSON
No. 19626
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/8" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

Sheet

A-4.01

PLANNING RESUBMITTAL #2: 7/2/2021

REFER TO SHEET A6.01 FOR TYPICAL COLORS AND MATERIALS

1 WEST ELEVATION - CENTER STREET
1/8" = 1'-0"

SWENSON ARCHITECTURE
777 N. Tatnall St., Ste. 1, Ridgecrest, CA 93555 | (760) 371-0245 | Daniel W. Swenson, CA 19629

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

WEST BUILDING ELEVATION

LICENSED ARCHITECT
DANIEL W. SWENSON
C 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: 1/8" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

Sheet

A-4.02

PLANNING RESUBMITTAL #2: 7/2/2021

REFER TO SHEET A4.02 FOR TYPICAL NOTES

1 NORTH ELEVATION
1/8" = 1'-0"

SWENSON
ARCHITECTURE
7770 N. Palm Ave., Suite 101, Fresno, CA 93711 | (559) 297-0200 | Daniel W. Swenson, CA License

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

NORTH BUILDING ELEVATION

Date: 2-11-2021

Scale: 1/8" = 1'-0"

Drawn by: DM, DS

Job #: 20-9213

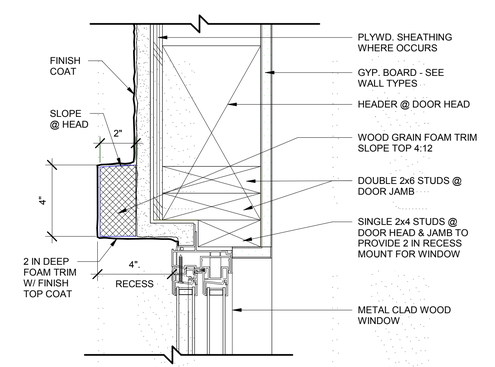
Sheet

A-4.03

PLANNING RESUBMITTAL #2: 7/2/2021

REFER TO SHEET A4.02 FOR TYPICAL NOTES

1 EAST ELEVATION
1/8" = 1'-0"



2 TYPICAL DOOR & WINDOW HEAD / JAMB (SIM)
3" = 1'-0"

SWENSON
ARCHITECTURE
777 A Tasheer, Sun Valley, Idaho 83353 (208) 622-5085 Daniel W. Sell, Architect - C-15808

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
2	PLANNING RESPONSE #2	7/2/2021

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

EAST BUILDING ELEVATION

LICENSED ARCHITECT
DANIEL W. SELL
C-15808
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: As indicated

Drawn by: DM, DS

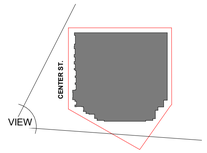
Job #: 20-9213

Sheet

A-4.04

PLANNING RESUBMITTAL #2: 7/2/2021

1 PERSPECTIVE FROM SOUTH WEST CORNER



SWENSON
ARCHITECTURE
777 A Tahquitz, San Juan Bautista, CA 95045 | (408) 887-0345 | Daniel W. Sell, Architect - C-19629

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

PERSPECTIVE FROM SOUTH WEST CORNER

LICENSED ARCHITECT
DANIEL W. SELL
C 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: As indicated

Drawn by: DM, DS

Job #: 20-9213

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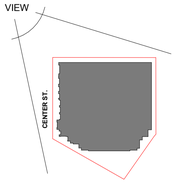
A-4.05

PLANNING RESUBMITTAL #2: 7/2/2021

1 PERSPECTIVE FROM NORTH WEST CORNER



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 887-0345 Daniel W. Sei, Architect - C18585

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST, SANTA CRUZ, CA 95060
APN: 007-023-26

PERSPECTIVE FROM NORTH WEST CORNER

LICENSED ARCHITECT
DANIEL W. SEI
C 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021

Scale: As indicated

Drawn by: DM, DS

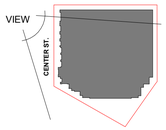
Job #: 20-9213

Sheet

A-4.06

PLANNING RESUBMITTAL #2: 7/2/2021

1 PERSPECTIVE @ STREET FRONTAGE
12" = 1'-0"



SWENSON
ARCHITECTURE
777 A 1st Street, San Jose, CA 95112 | (408) 887-0248 | Daniel W. Sell, Architect - C-19629

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO

130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

PERSPECTIVE @ STREET FRONTAGE

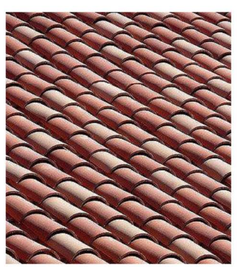
LICENSED ARCHITECT
DANIEL W. SELL
C 19629
REN. 7-31-2021
STATE OF CALIFORNIA

Date: 2-11-2021
Scale: As indicated
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-4.07

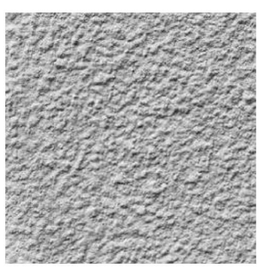
PLANNING RESUBMITTAL #2: 7/2/2021

1 WEST ELEVATION - MATERIALS AND COLORS
1/8" = 1'-0"

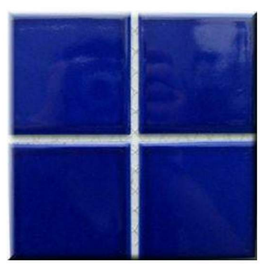
MATERIALS ARE REFERENCED BY LETTER



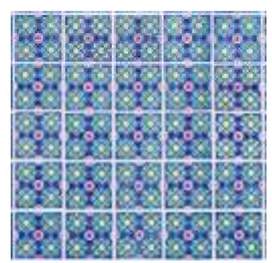
A SPANISH TILE ROOF



B CEMENT PLASTER
FINISH: SAND

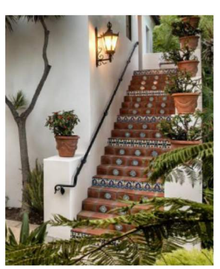


C COBALT BLUE TILE

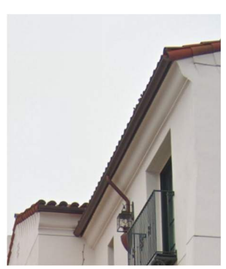


D COLORED MOSAIC TILE

E DECORATIVE IRONWORK



F SPANISH TILE STAIR RISER



G CROWN MOLDING

H METAL RAILING

J SHIELDED EXTERIOR SCONCE

COLORS ARE REFERENCED BY NUMBER

1 SHERMAN WILLIAMS
ROOKWOOD DARK BROWN
SW 2808

2 SHERMAN WILLIAMS
WESTHIGHLAND WHITE
SW 7566

SWENSON
ARCHITECTURE
777 N. Texas Street, San Jose, San Luis Obispo, CA 93401 | (805) 887-0248 | Daniel W. Swenson, C-15928

Consultant:

Revisions:

Revision Schedule		
#	Description	Date

CALYPSO
130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

MATERIALS & COLORS

Date: 2-11-2021
Scale: 1/8" = 1'-0"
Drawn by: DM, DS
Job #: 20-9213
Sheet
A-6.01

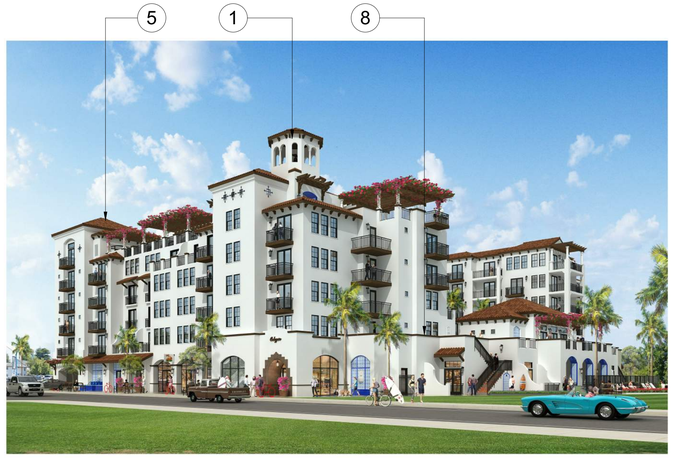
PLANNING RESUBMITTAL #2: 7/2/2021

Beach & South of Laurel Area Plan

SPANISH REVIVAL DESIGN GUIDELINES

1 LOWER LEVEL AMENITY SPACES

2 ROOFTOP AMENITY SPACES



DESIGN GUIDELINE:

"Buildings shall be designed with stucco walls, courtyards, arches, towers, balconies, wood doors and windows, decorative iron and tile details or other features typical of Spanish Colonial Revival."

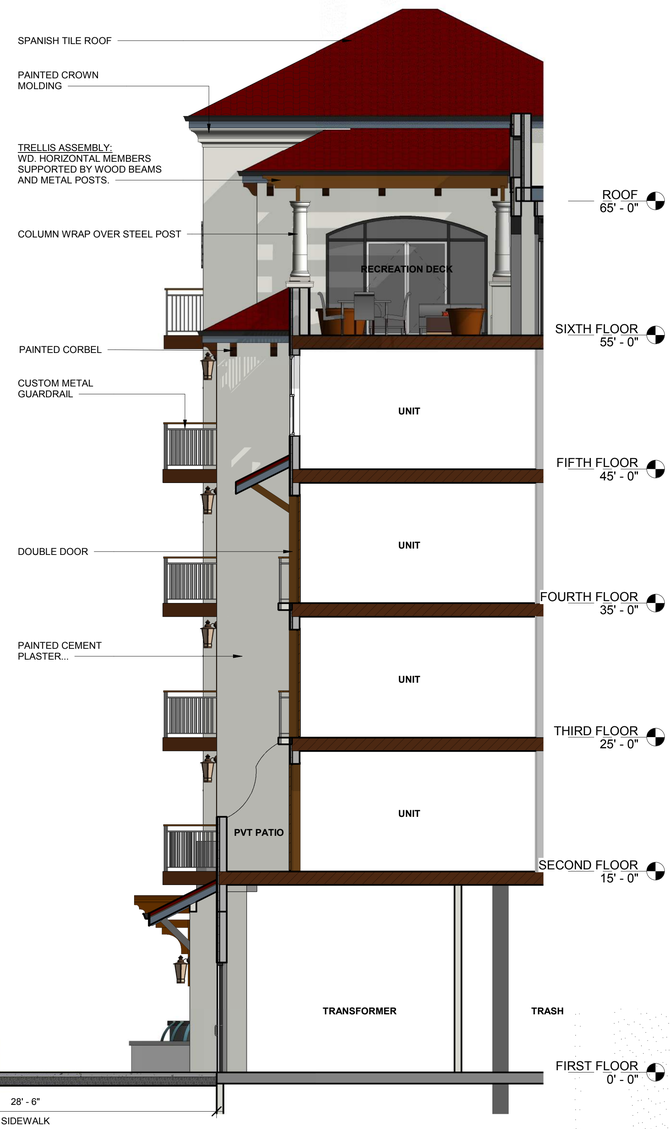
"Buildings forms suggest thick masonry reminiscent of Spanish Colonial Revival architecture and incorporate features such as recessed doors and windows."

"Building walls shall be stucco and colored white, off-white or very light to medium value, warm-toned hues."

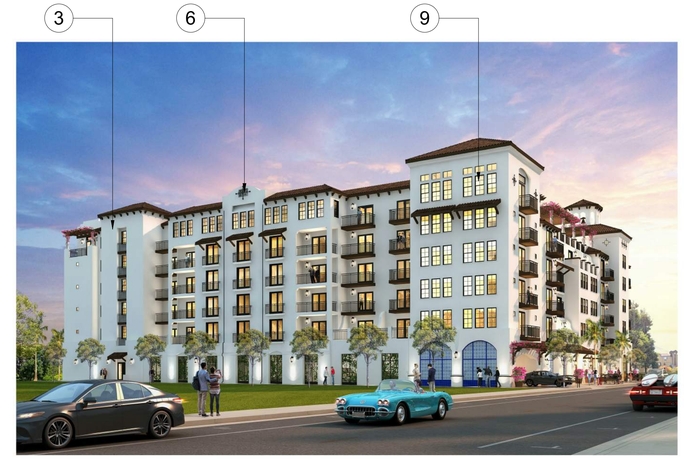
RESPONSE:

1. Building design is consistent with the Spanish colonial revival style through the use of stucco walls, arches, balconies, a tower and detailing throughout.
2. Deep recesses were used at all main door and window openings at the lower and upper levels to give the building a more massive feel from the pedestrian level reminiscent of the Spanish colonial revival style.
3. Light colored stucco is used as the main building finish.

4 7 2



3 WALL SECTION - WEST



DESIGN GUIDELINE:

"Multiple color combinations may be used provided they are subtle and consist of a limited number of colors. Variation in shade or tone can be used to articulate architectural features."

"Roofs shall be hipped terra cotta tile roofs or flat roofs completely surrounded by a parapet."

"Parapets shall incorporate curvilinear decorative shapes and molding."

RESPONSE:

4. Spanish tile accent walls have been used to maintain consistency with Spanish colonial revival style while giving Calypso more of a commercial street presence.
5. A combination of low-sloped gable roof forms, parapet and vine-covered trellisses were used to articulate the roof line and break up the mass of the building.
6. Curvilinear parapets have been used to define unique spaces on the upper level while creating a backdrop for spanish tile accents and decorative ironwork.

DESIGN GUIDELINE:

"Tile roof colors shall be natural clay terra cotta tones."

"Stained wood is preferred, however, trim may also be painted a darker value color than the main building color."

"Wood sash or casement windows shall be used to maintain compatible architectural character. vinyl clad wood or baked enamel aluminum frame windows are acceptable if they duplicate the established architectural style."

RESPONSE:

7. Spanish tile terra cotta roofs have been used throughout for all sloped roofs and awnings..
8. Dark painted trim is used throughout.
9. Single hung vinyl windows are used througout.

SWENSON ARCHITECTURE
777 N. Tatnall Street, San Mateo, Lake, CA 95112 | (408) 893-0268 | Contact: W. Bill Swenson - C-15/B

Consultant:

Revisions:

Revision Schedule		
#	Description	Date
1	PLANNNG RESPONSE #1	5/12/2021

CALYPSO
130 CENTER ST. SANTA CRUZ, CA 95060
APN: 007-023-26

DESIGN GUIDELINES

LICENSED ARCHITECT
DANIEL W. SWENSON
C-19629
Exp. 4-31-2021
STATE OF CALIFORNIA

Date: 04/01/21

Scale: 3/16" = 1'-0"

Drawn by: Author

Job #: 20-9213

Sheet 1
A-6.02

PLANNING RESUBMITTAL #2: 7/2/2021