



PROJECT TEAM

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CIVIL

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LOT LINE ADJUSTMENT MAP

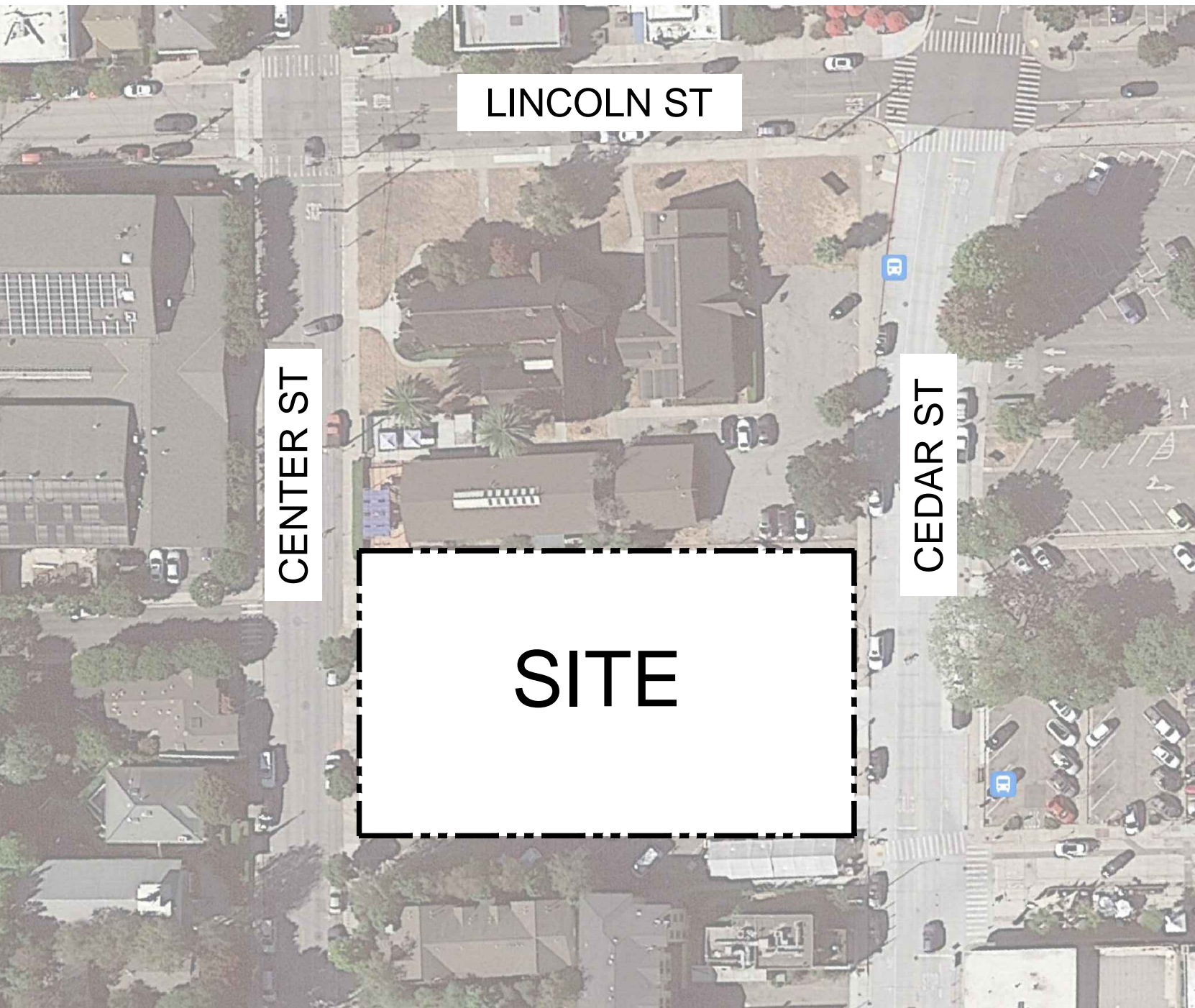
LANDSCAPE

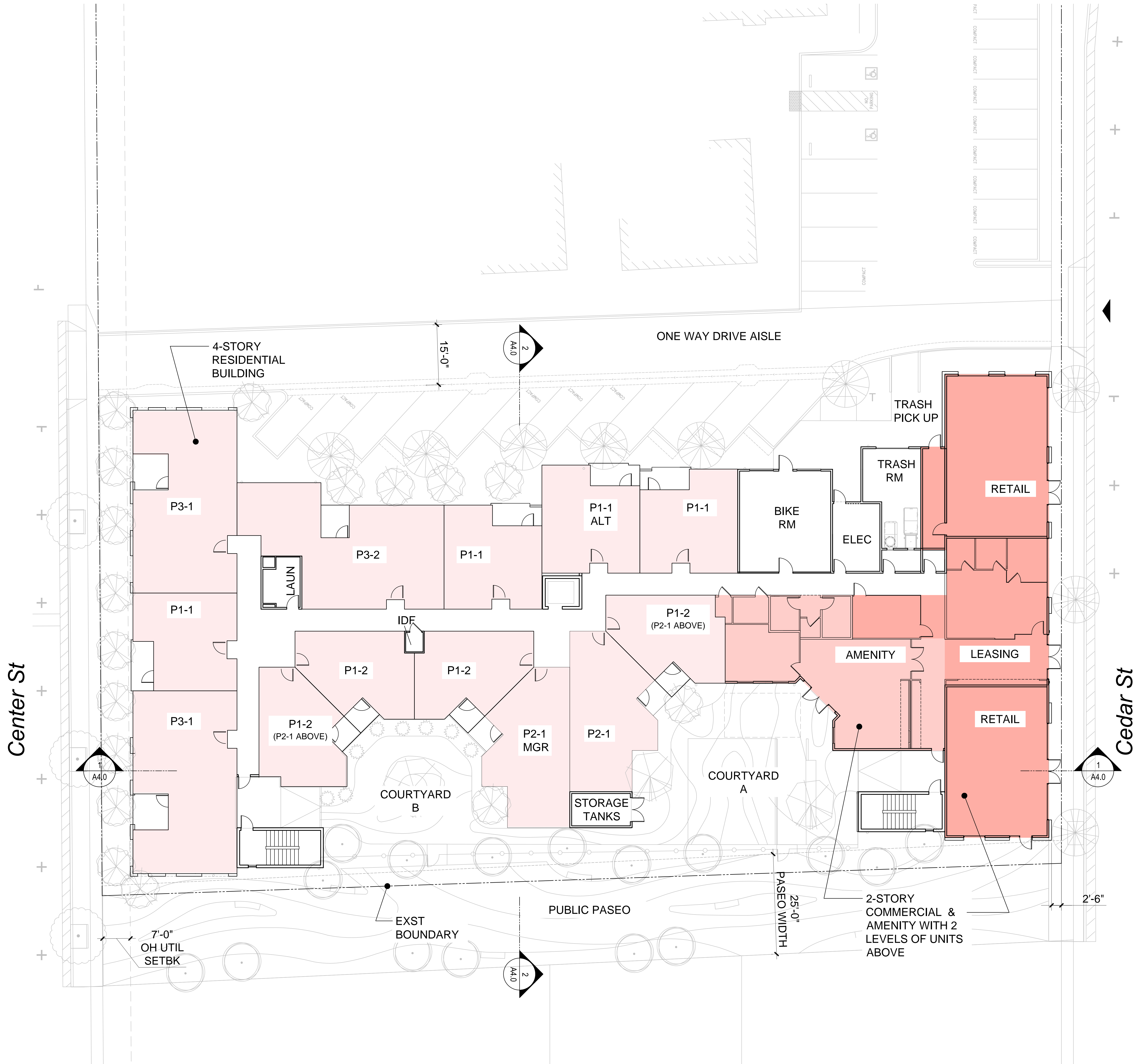
- L-1

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IMAGERY

VICINITY MAP





Summary

Address: 530 Cedar Street
Parcel #: 005-148-17, 005-148-18, 005-148-21, 005-148-22, 005-148-24, 005-148-25
District: CBD
Lot Area: 0.77 acres / 33,650 sf
Res DU: 64

Unit Mix

	SF (approx)	Decks (approx)	Units per Floor					Total %	Total SF	Beds	
			Lvl 1	Lvl 2	Lvl 3	Lvl 4	T.Units				
1 BEDROOM								30	47%		30
Plan 1-1	560	64	3	3	4	4	14		7,840		
Plan 1-1 Alt	584	61	1	1	1	1	4		2,336		
Plan 1-2	530	35	4	2	3	3	12		6,360		
2 BEDROOM								15	23%		30
Plan 2-1	700	35	1	4	5	5	15		10,500		
3 BEDROOM								19	30%		57
Plan 3-1	1,097	75	2	2	4	4	12		13,164		
Plan 3-2	1,148	54	1	2	2	2	7		8,036		
Total Res Units			12	14	19	19	64	100%	48,236	117	
2-1 (MGR)	700	35	1				1		700	2	
Total DU							65		48,936	119	

Gross Bldg SF

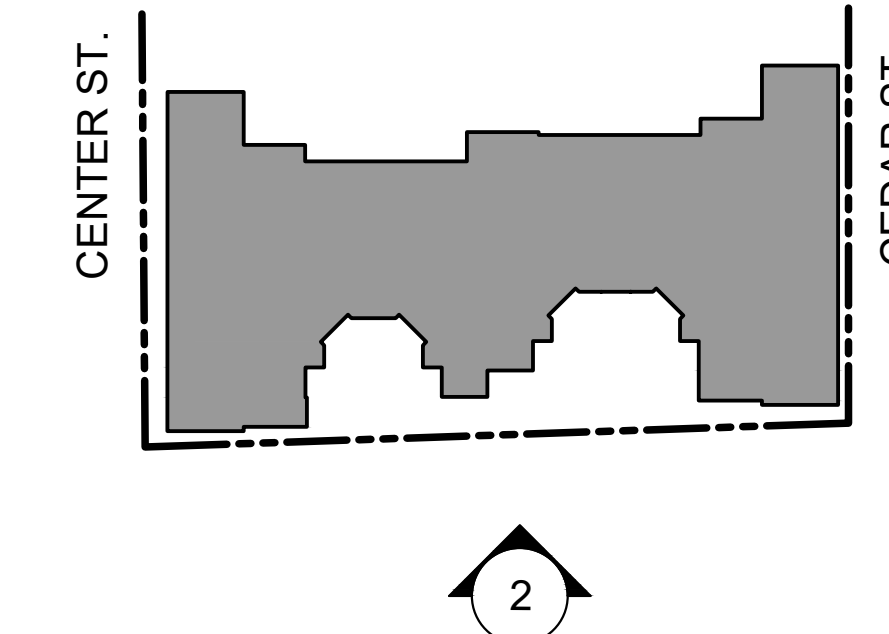
	GSF
Commerical	3,405 SF
Retail	2210 SF
Leasing	1195 SF
Amenity	1,468 SF
Residential (includes decks/ circ/ elec/ trash / laundry / center st lobby & bike)	65,923 SF
Total GSF	70,796 SF
Total Deck Area	3,363 SF
Total GSF (w/o Decks)	67,433 SF

Parking summary (for church)

	Stalls
Standard stall (8'-6" x 19'-0")	7
Compact stall (7'-6" x 16'-0")	5
Total	12

NOTE:
Refer to Civil and Landscape Sheets for detailed site information

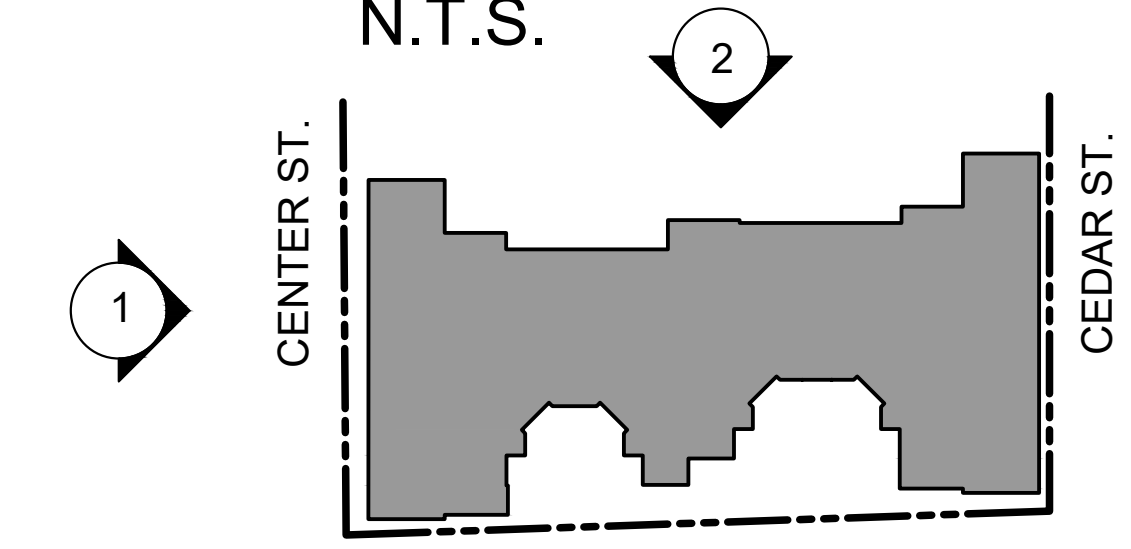
Key Plan
N.T.S.



- Material Legend:
- 1. Painted Stucco/Trim
 - 2. Accent Material/Siding
 - 3. Masonry Veneer
 - 4. Vinyl Window
 - 5. Storefront Window
 - 6. Painted Metal Canopy
 - 7. Painted Metal Guardrail



Key Plan
N.T.S.



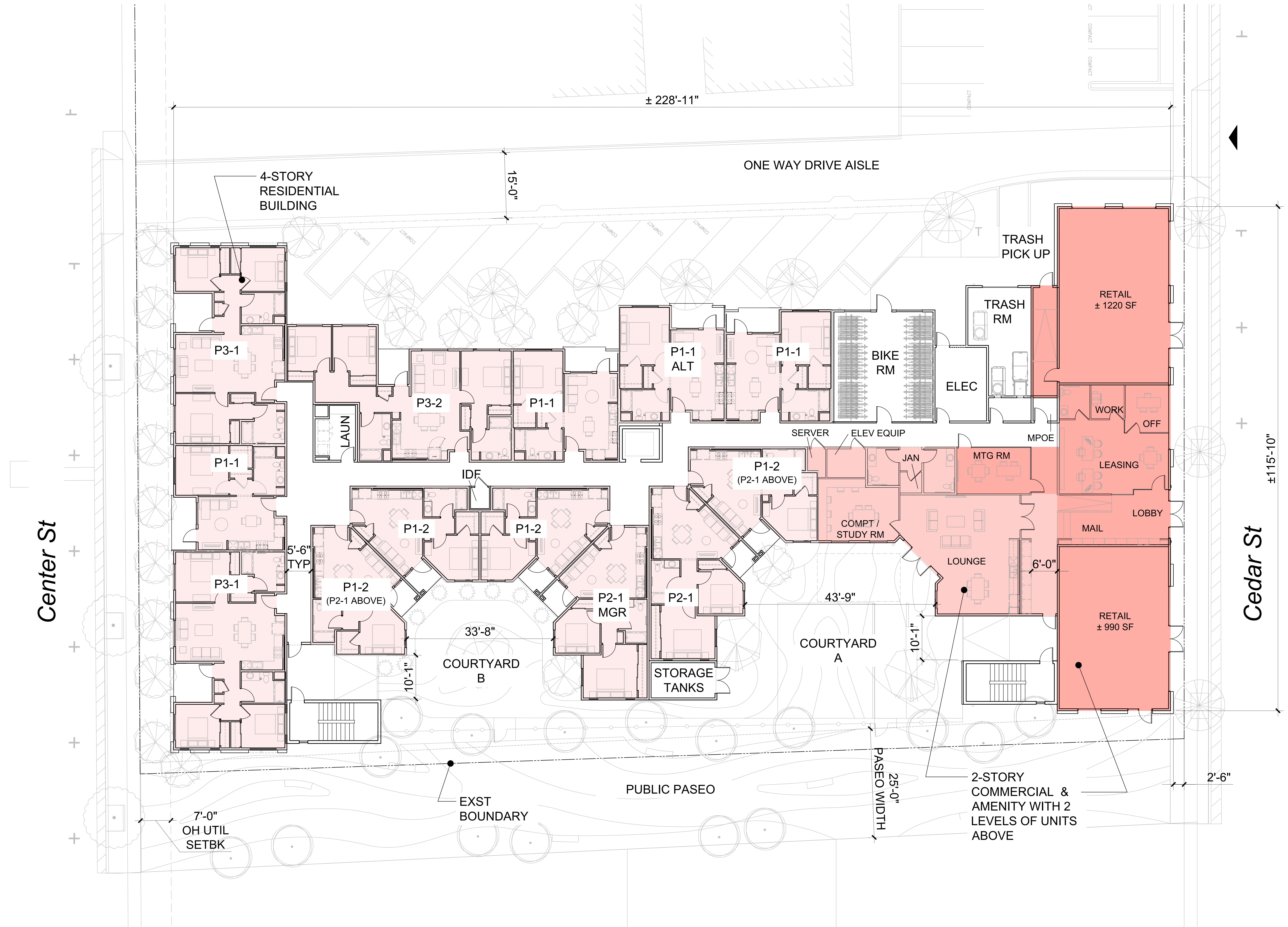
- Material Legend:
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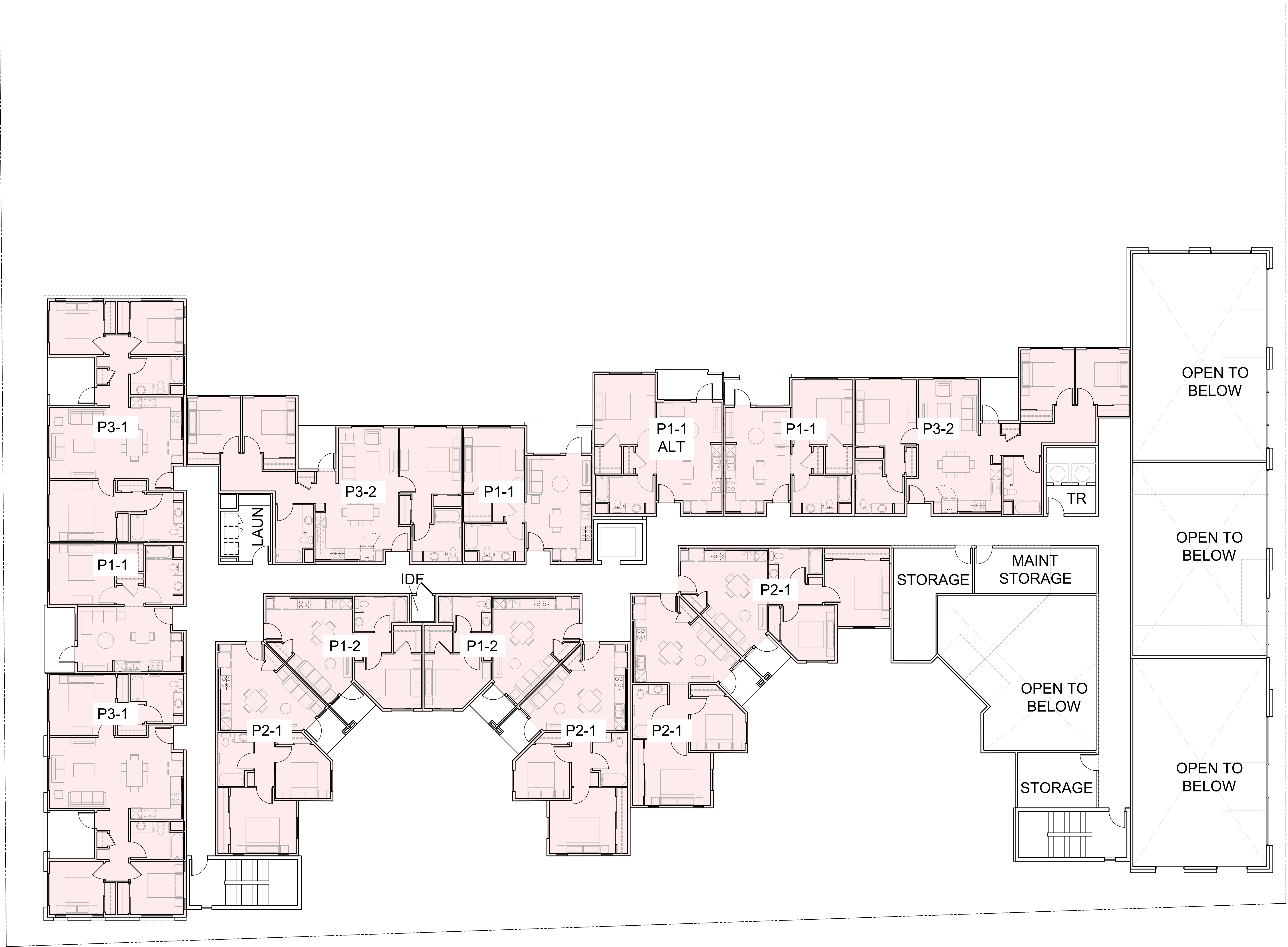


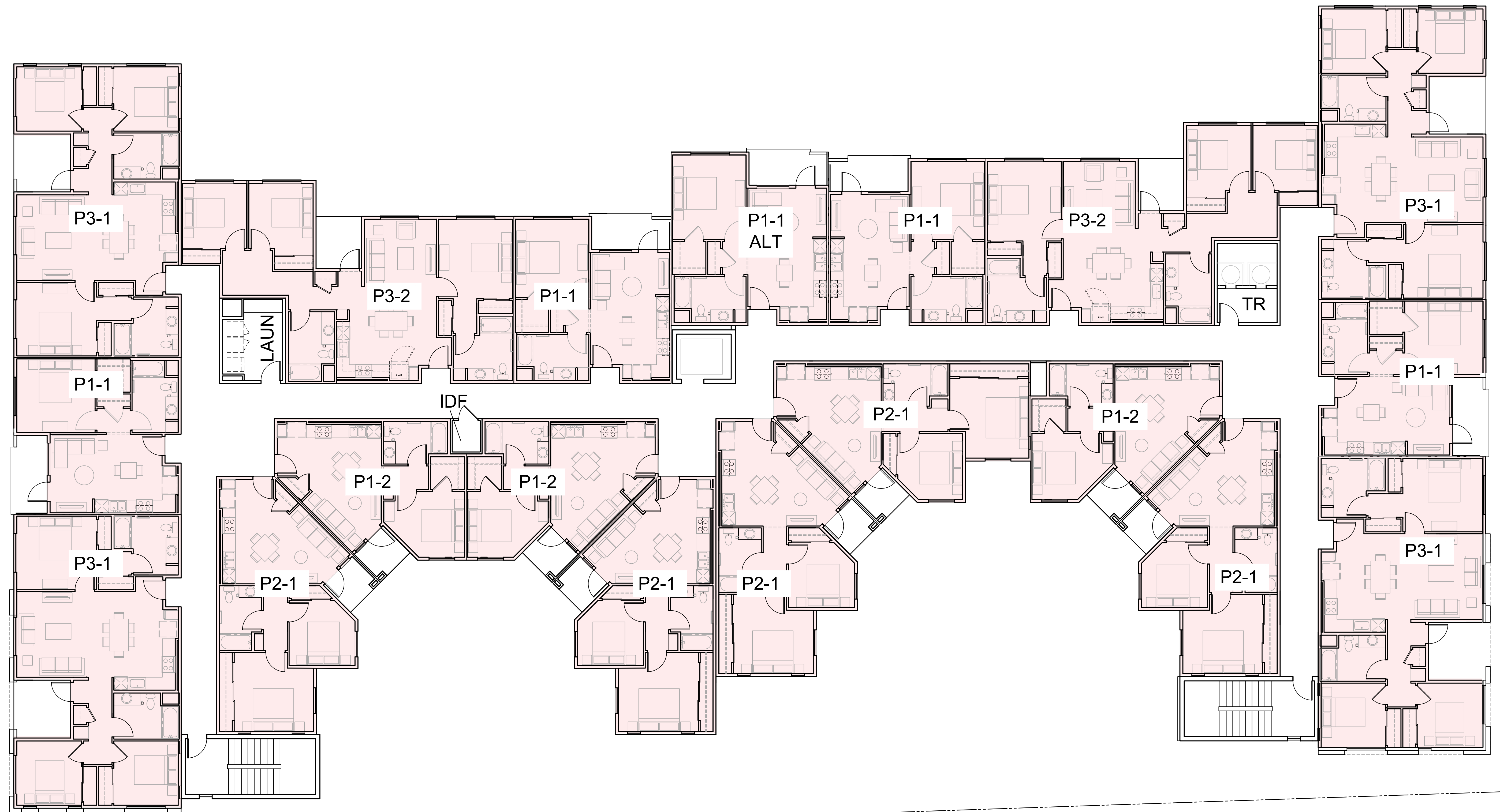
1. WEST ELEVATION - CENTER ST

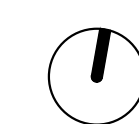
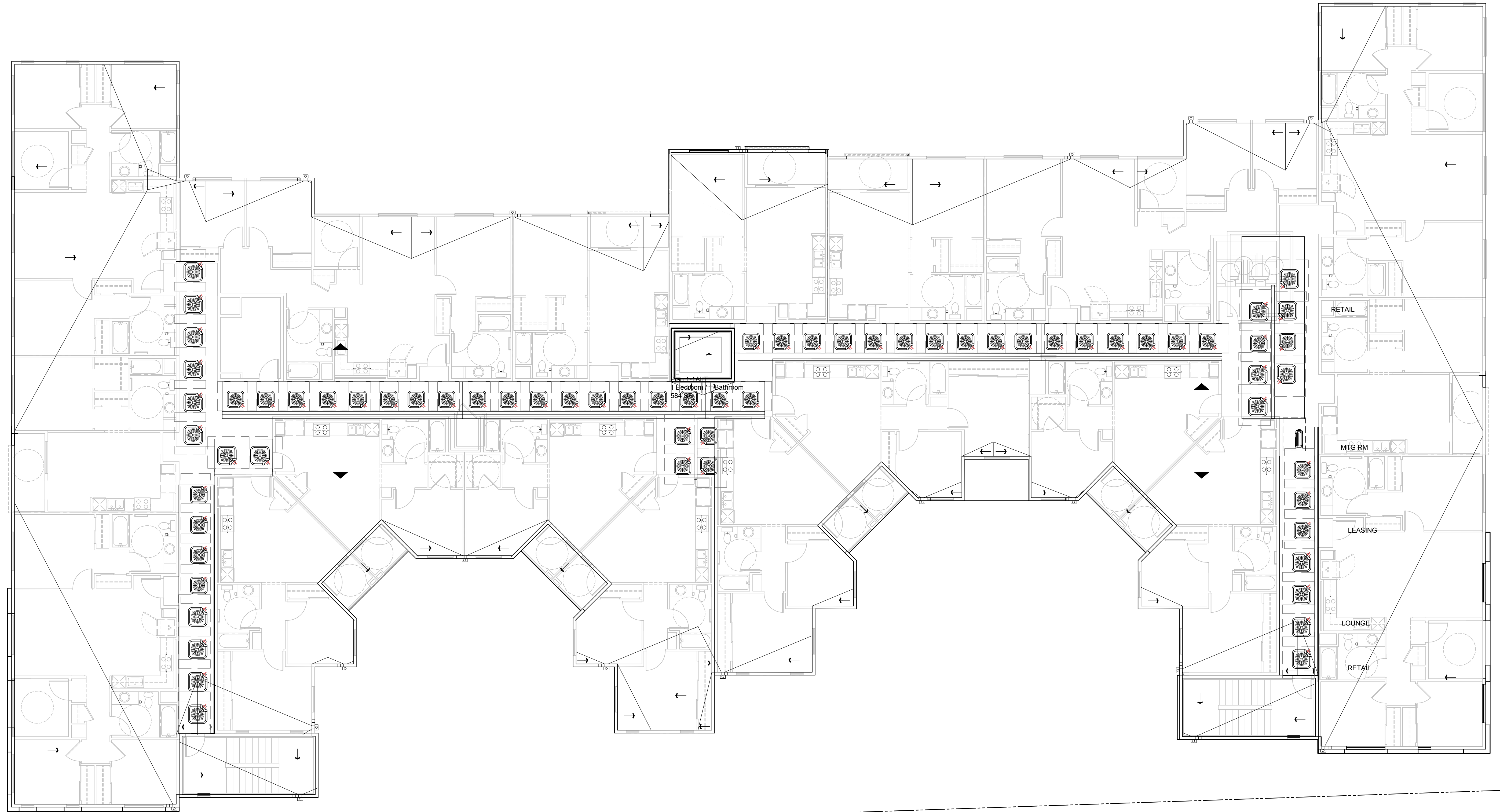


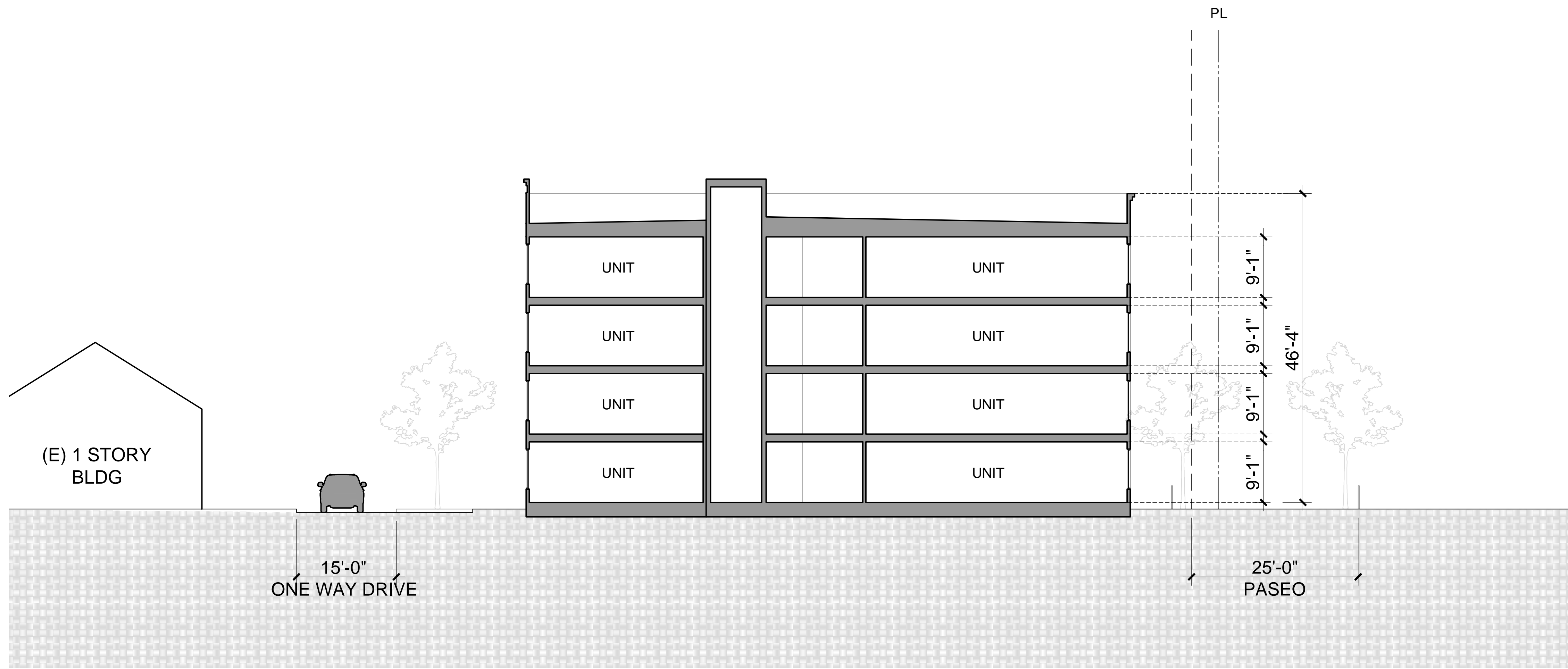
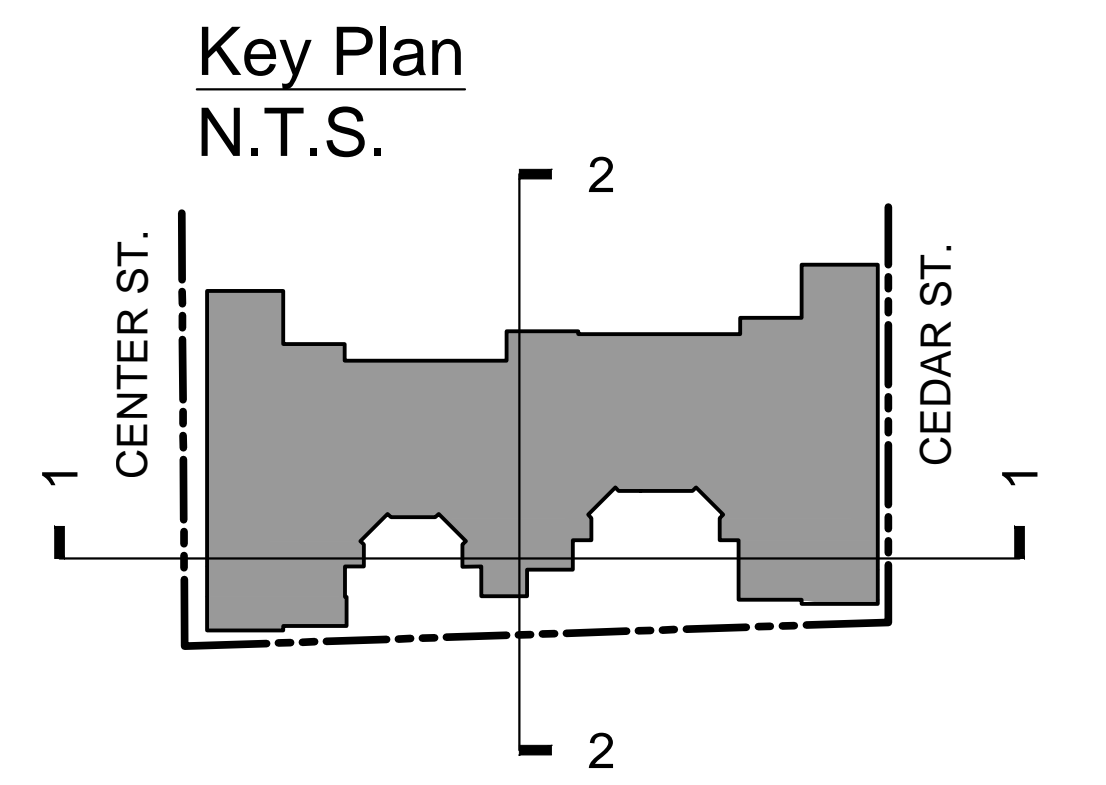
2. NORTH ELEVATION



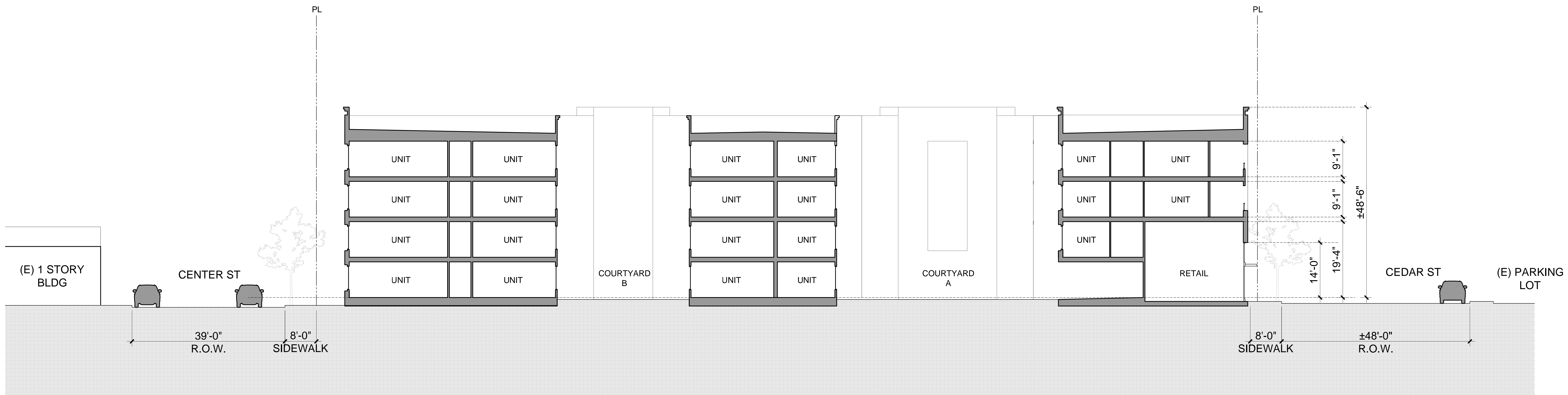




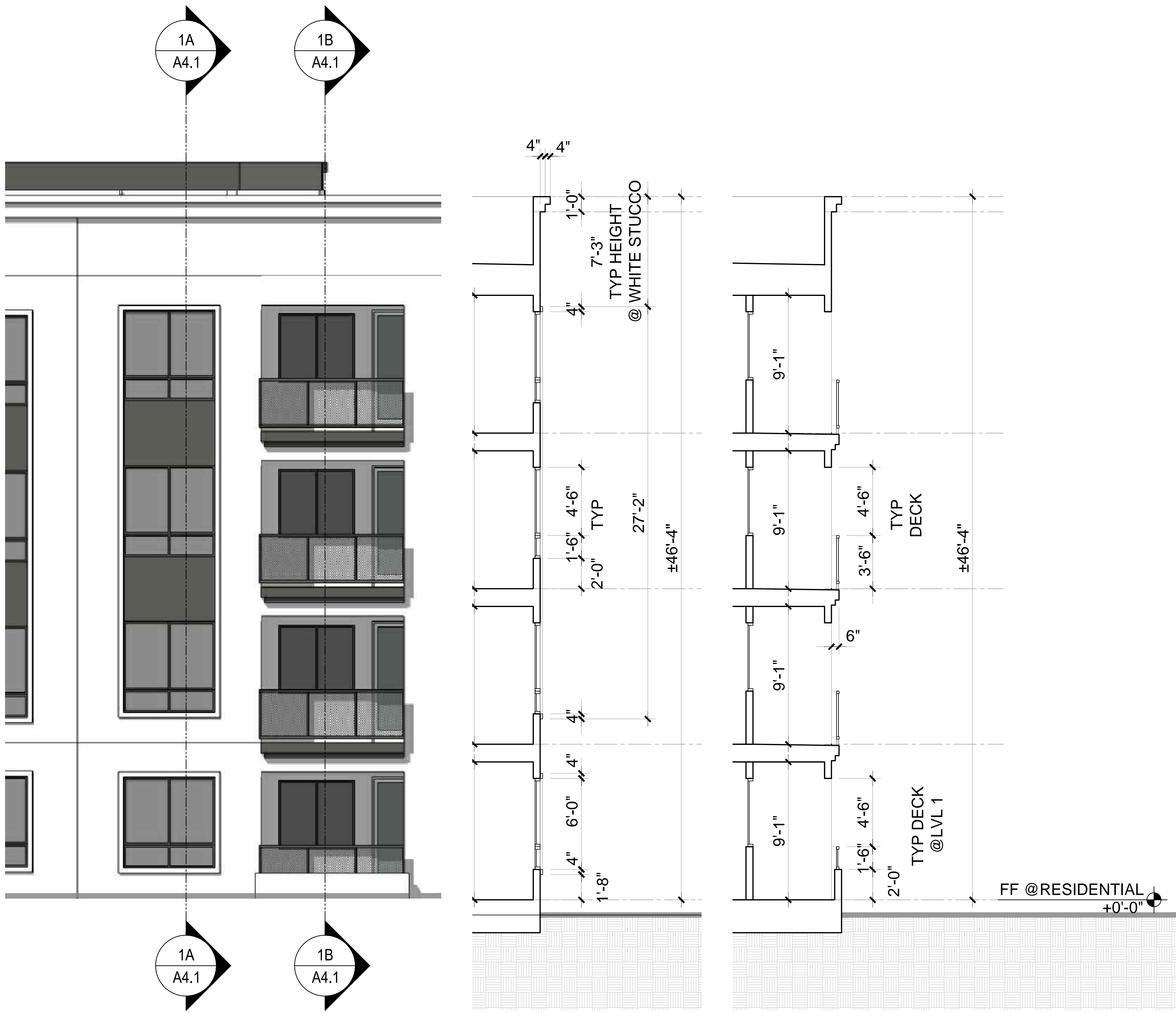




2. N-S SECTION



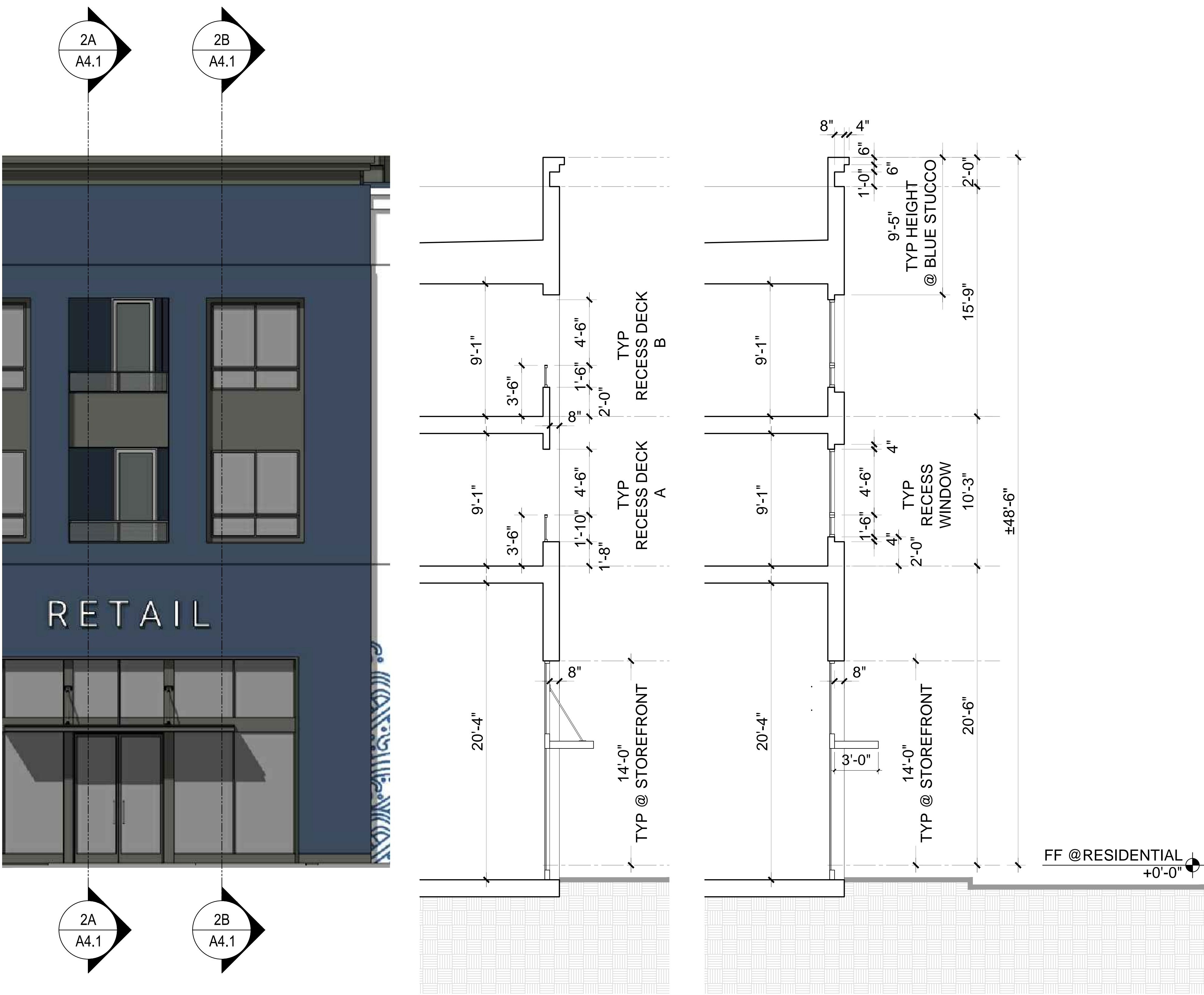
1. E-W SECTION



1. TYP WALL SECTIONS

1A. TYP SECTION @ WINDOWS

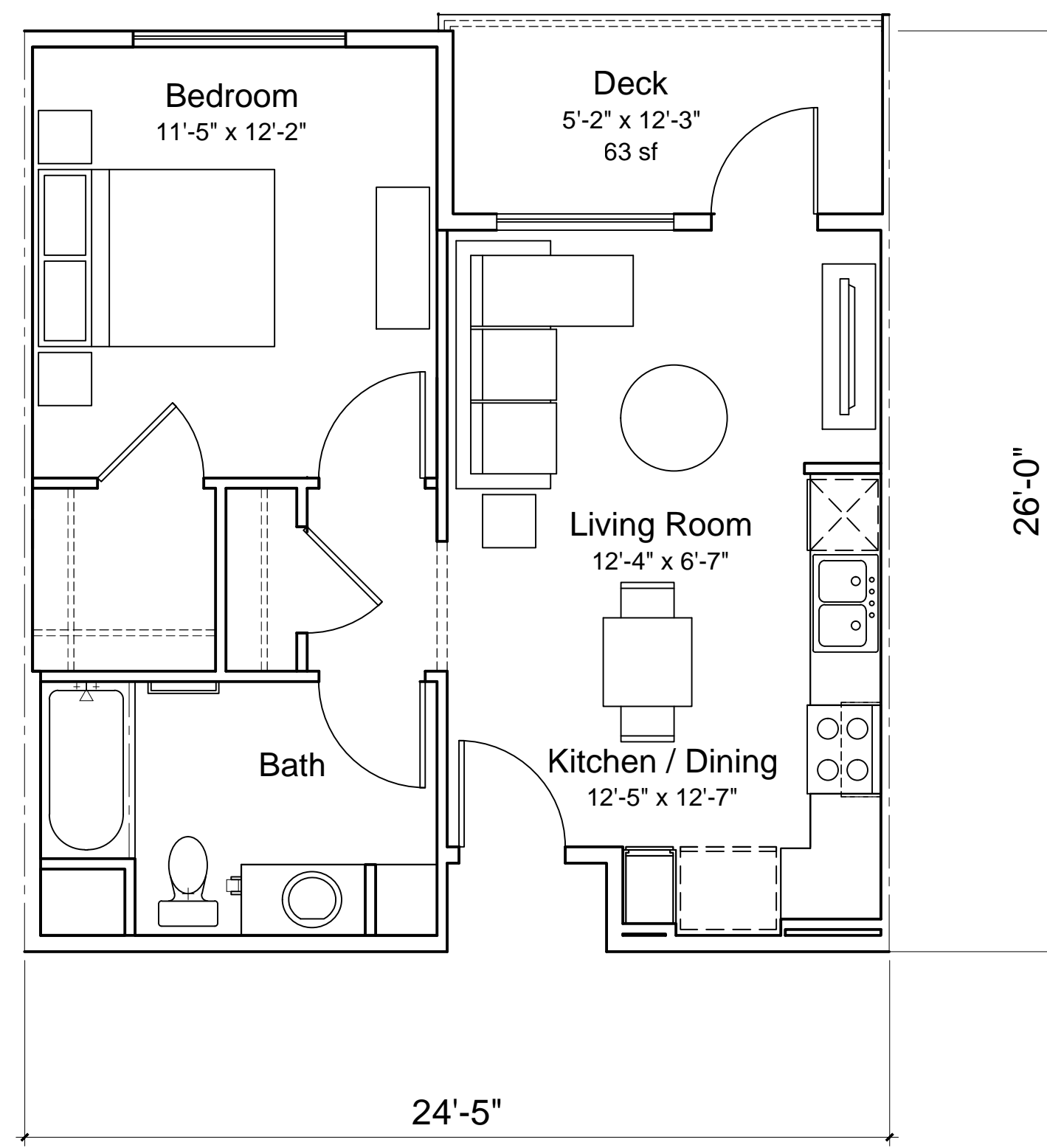
1B. TYP SECTION @ DECK



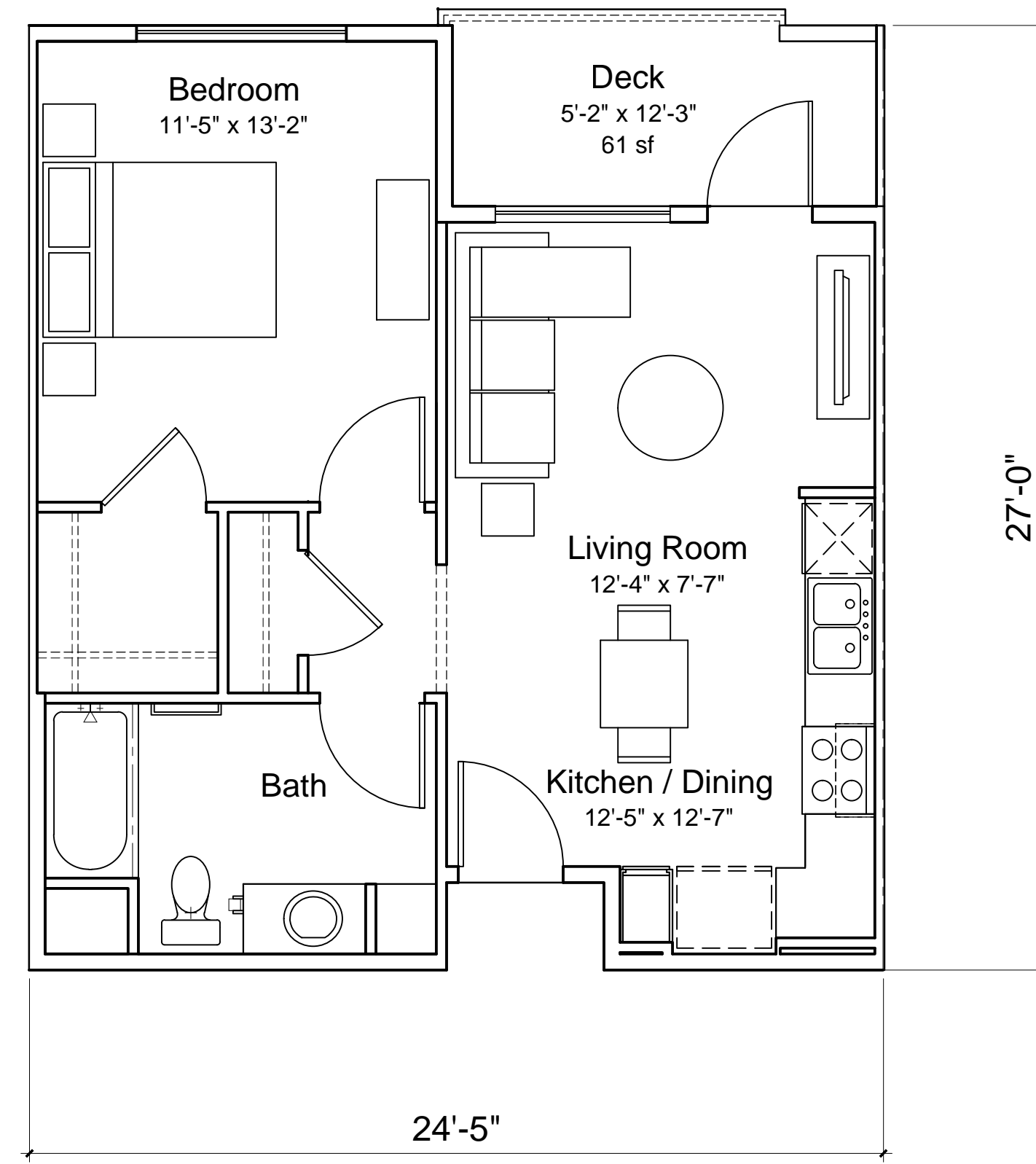
2. TYP SECTIONS @ FURROUTS

2A. TYP SECTION @ DECK & STOREFRONT

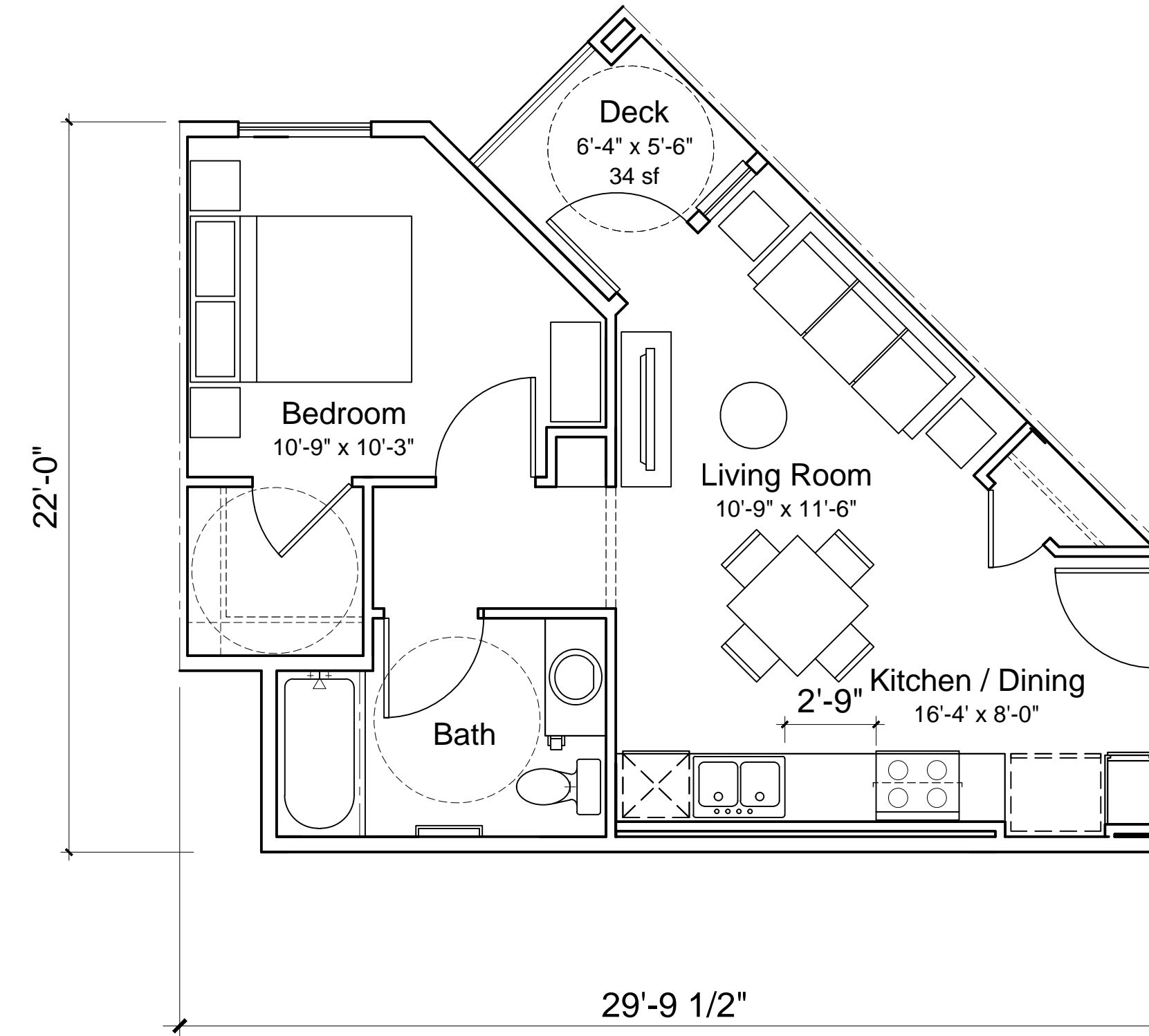
2B. TYP SECTION @ WINDOW & STOREFRONT



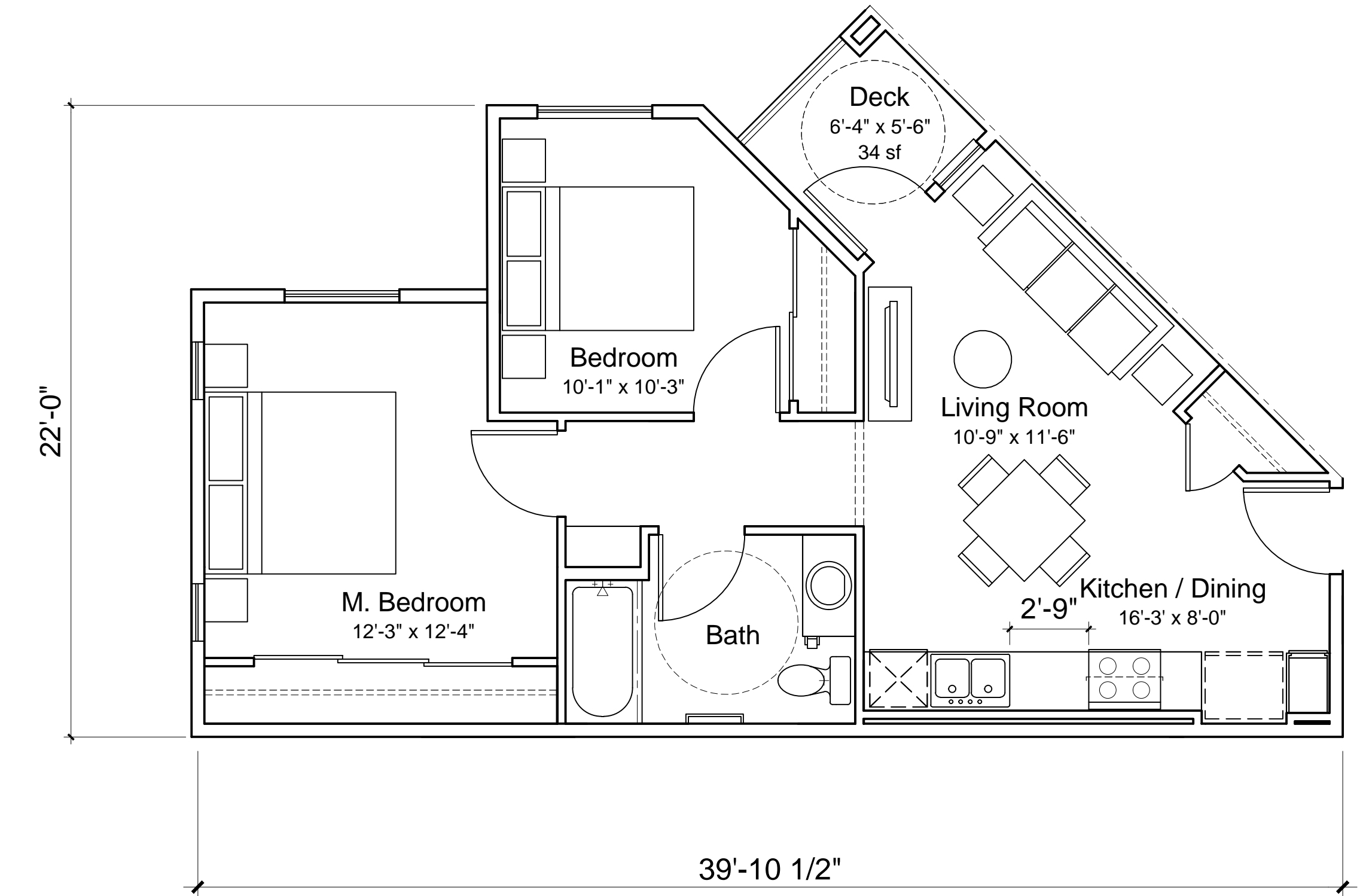
Plan 1-1
1 Bedroom / 1 Bathroom
560 SF



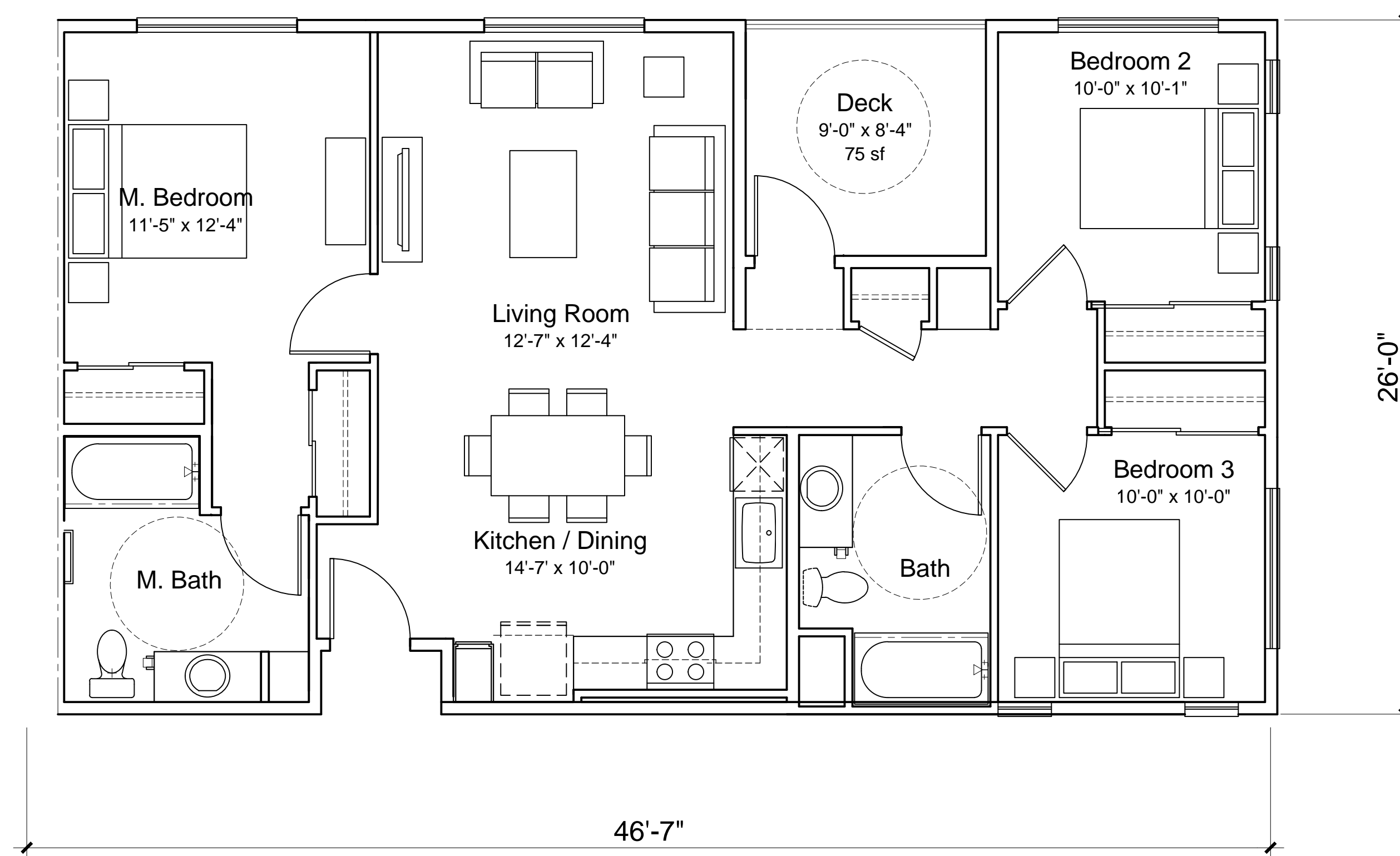
Plan 1-1ALT
1 Bedroom / 1 Bathroom
584 SF



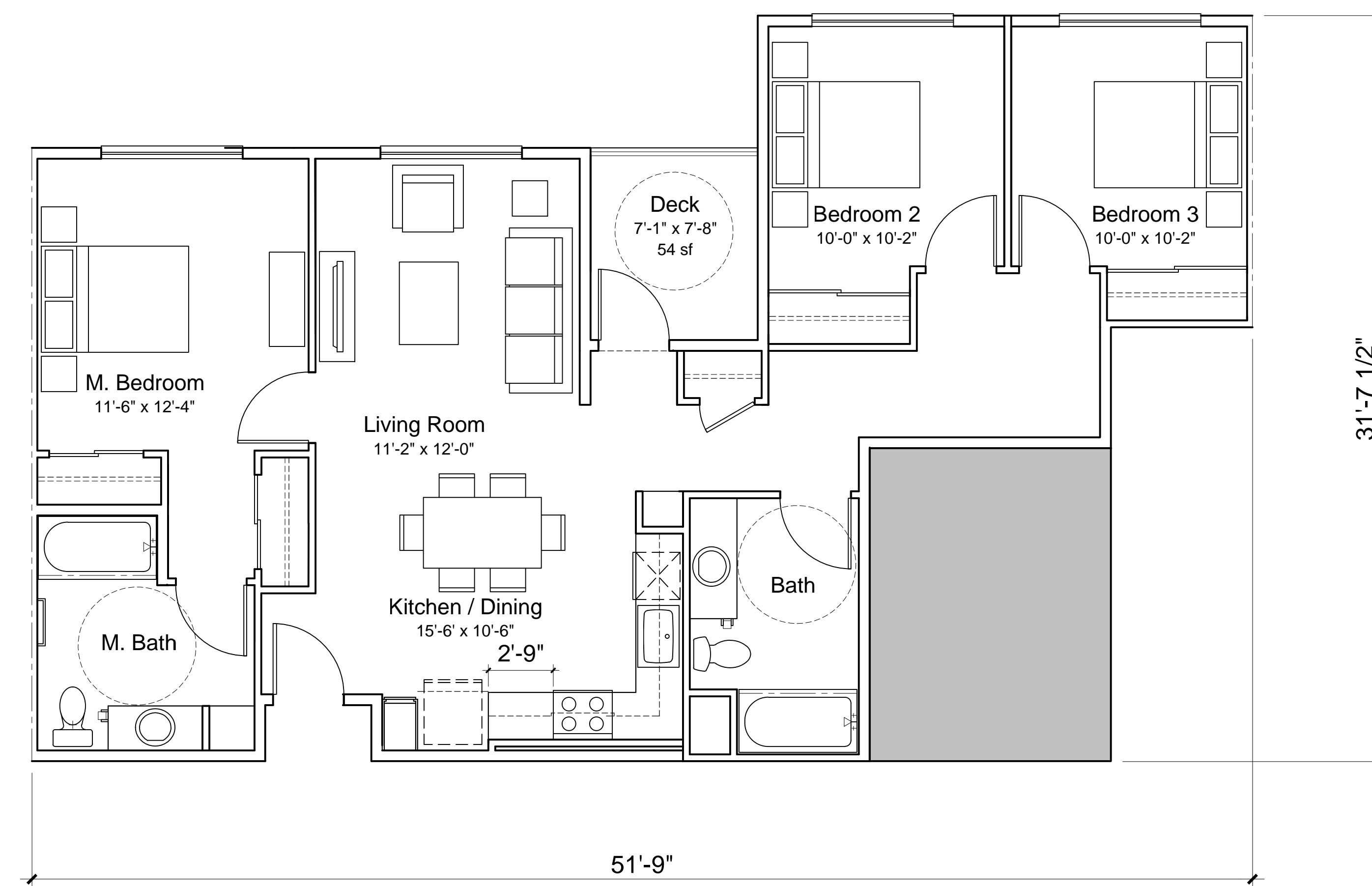
Plan 1-2(11B)
1 Bedroom / 1 Bathroom
530 SF



Plan 2-1(11B)
2 Bedroom / 1 Bathroom
703 SF



Plan 3-1 (11B)
3 Bedroom / 2 Bathroom
1097 SF

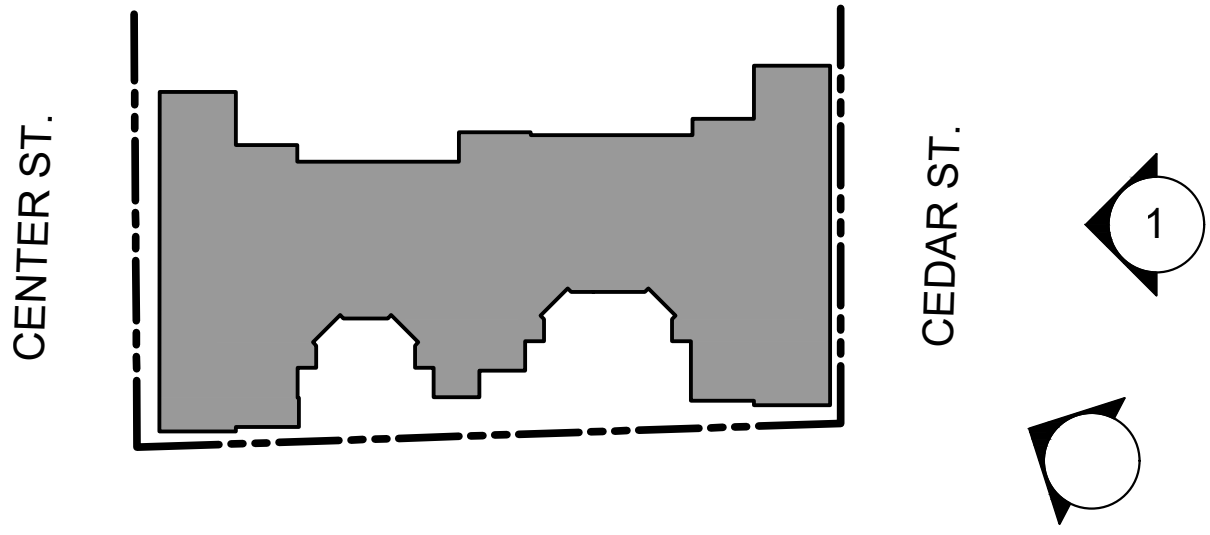


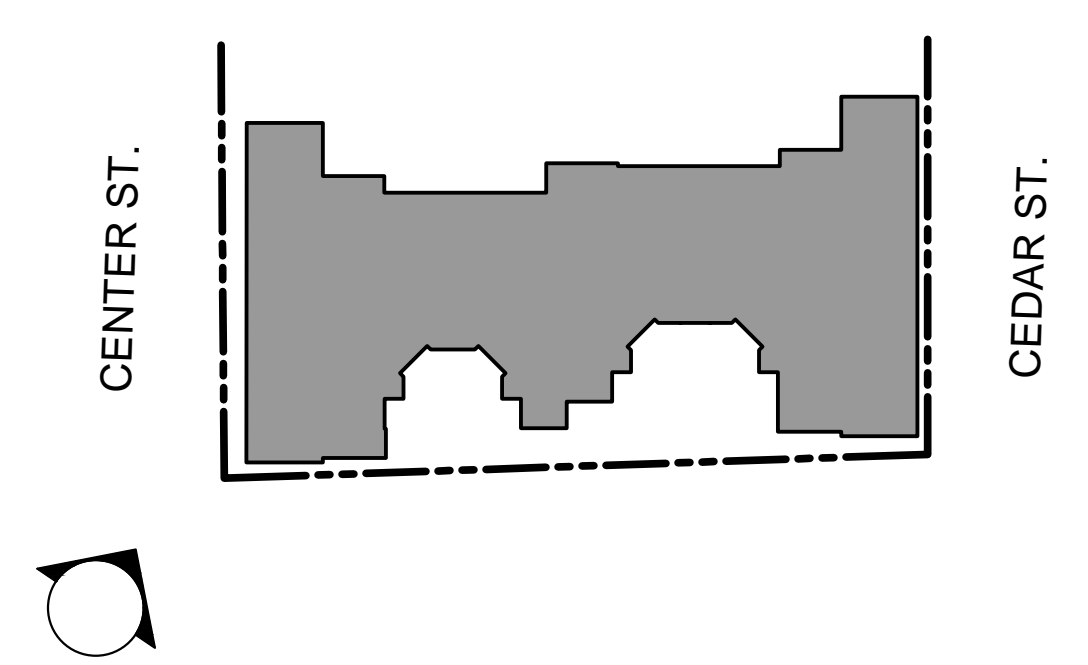
Plan 3-2 (11B)
3 Bedroom / 2 Bathroom
1148 SF

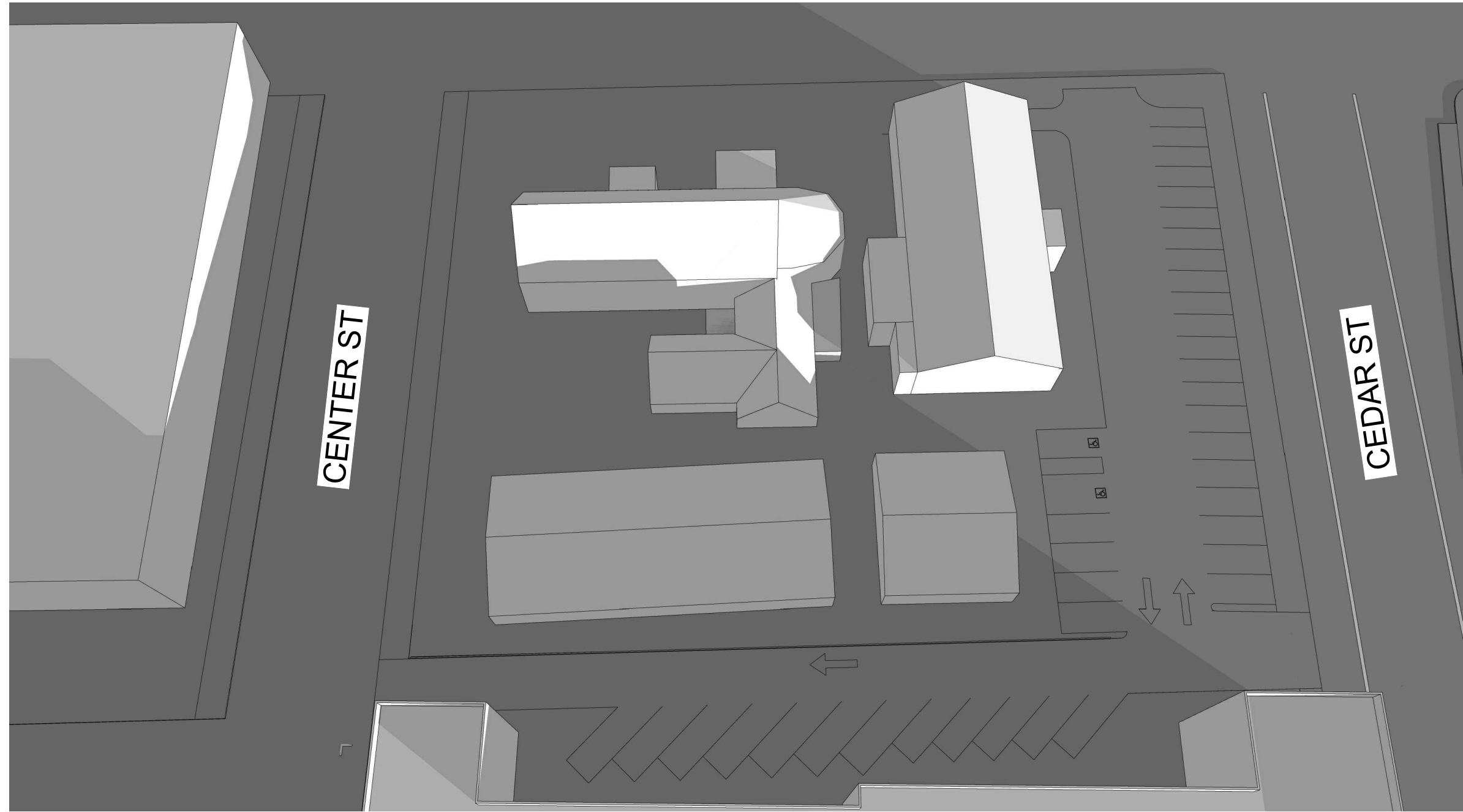


1.OVERALL STREET ELEVATION - CEDAR STREET | $\frac{1}{16}"=1'-0"$

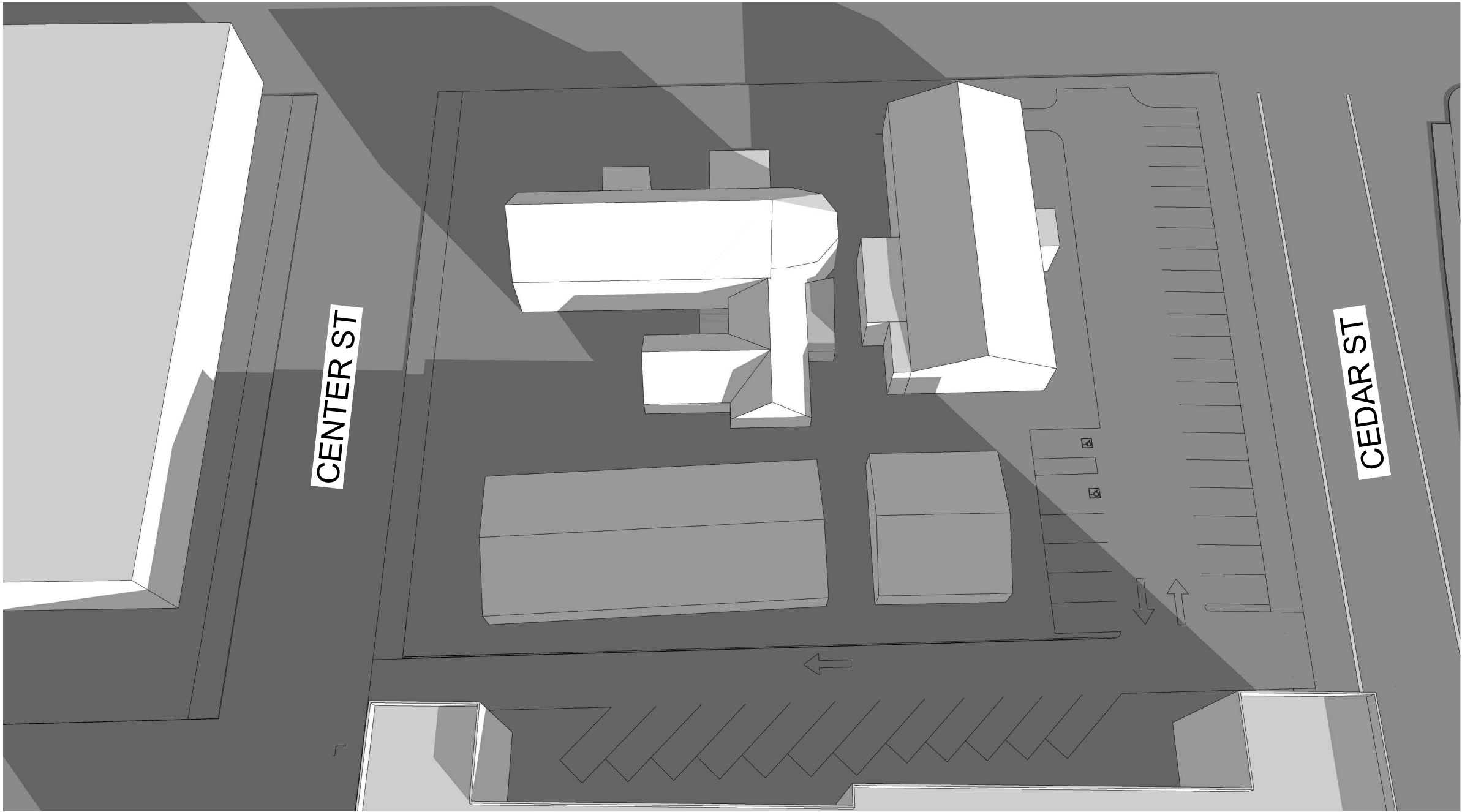
Key Plan
N.T.S.



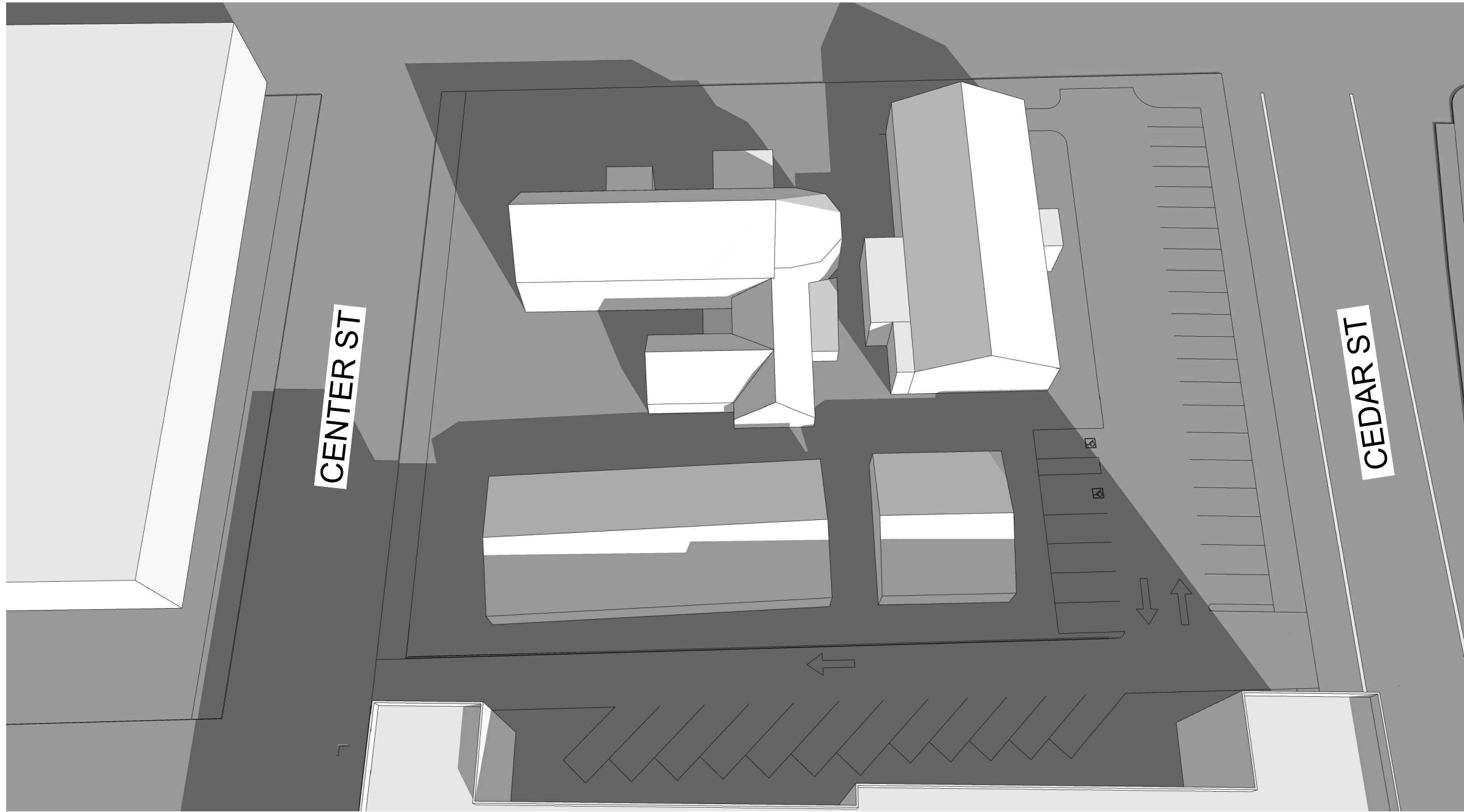




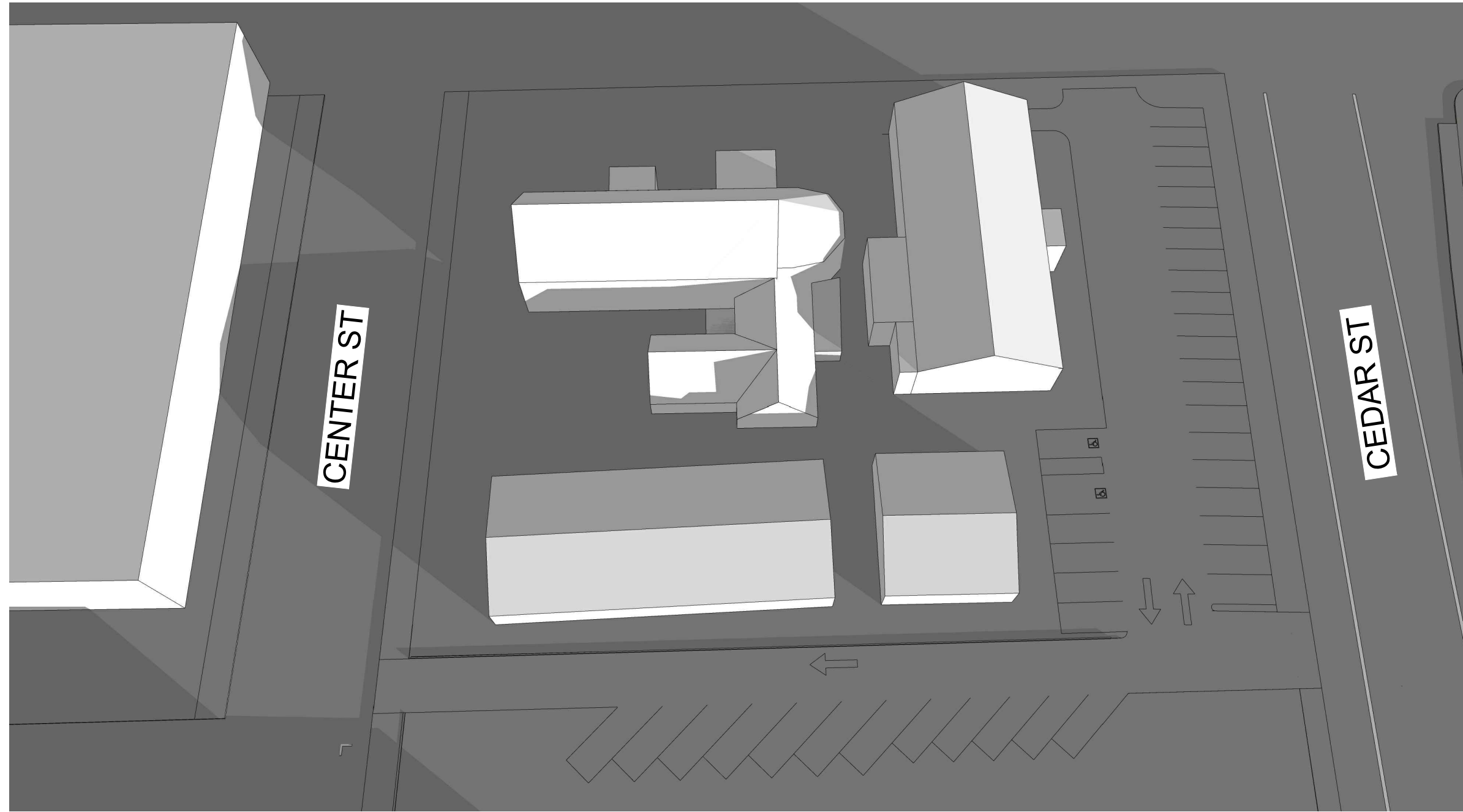
WINTER SOLSTICE 9AM - WITH PROJECT



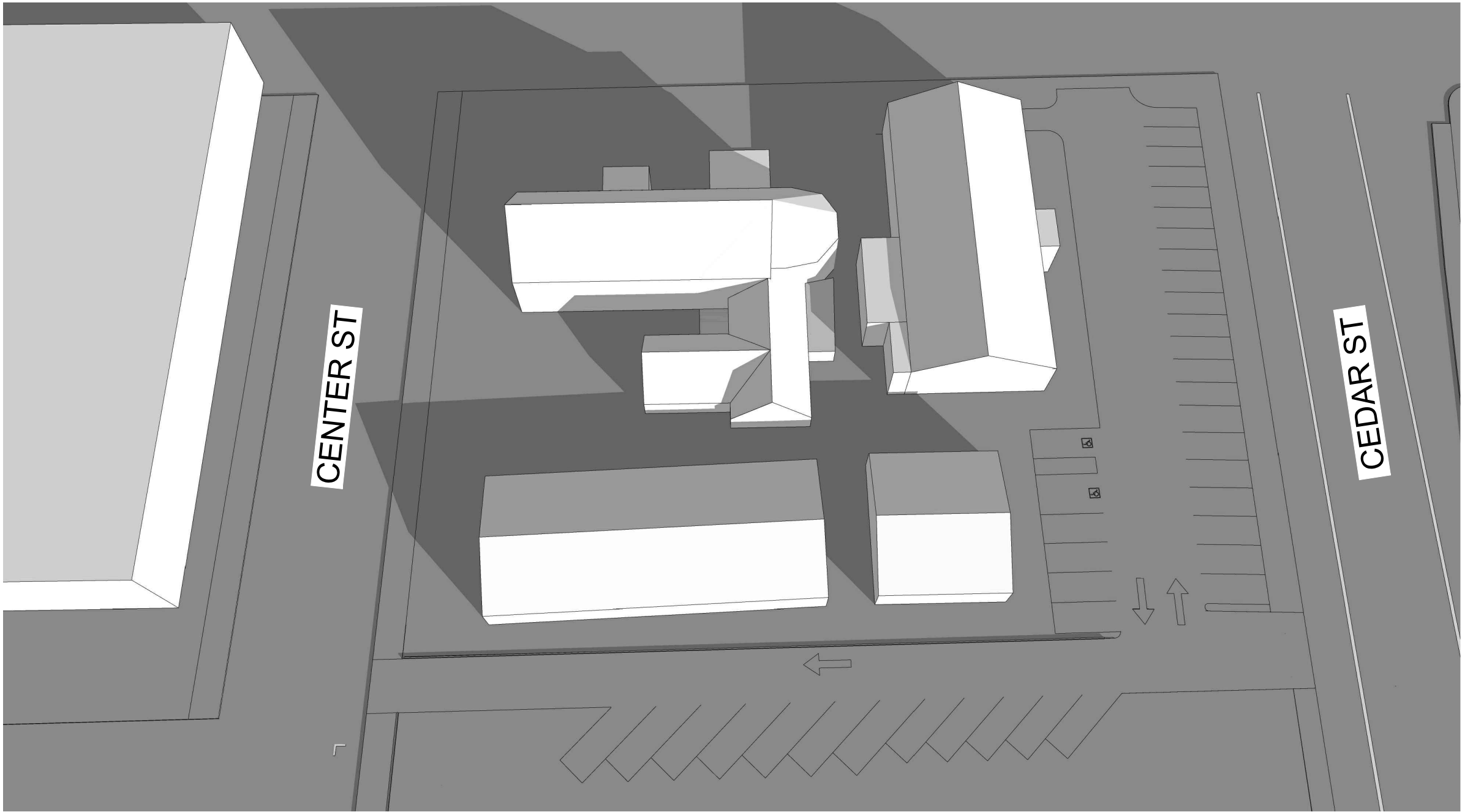
WINTER SOLSTICE 10AM - WITH PROJECT



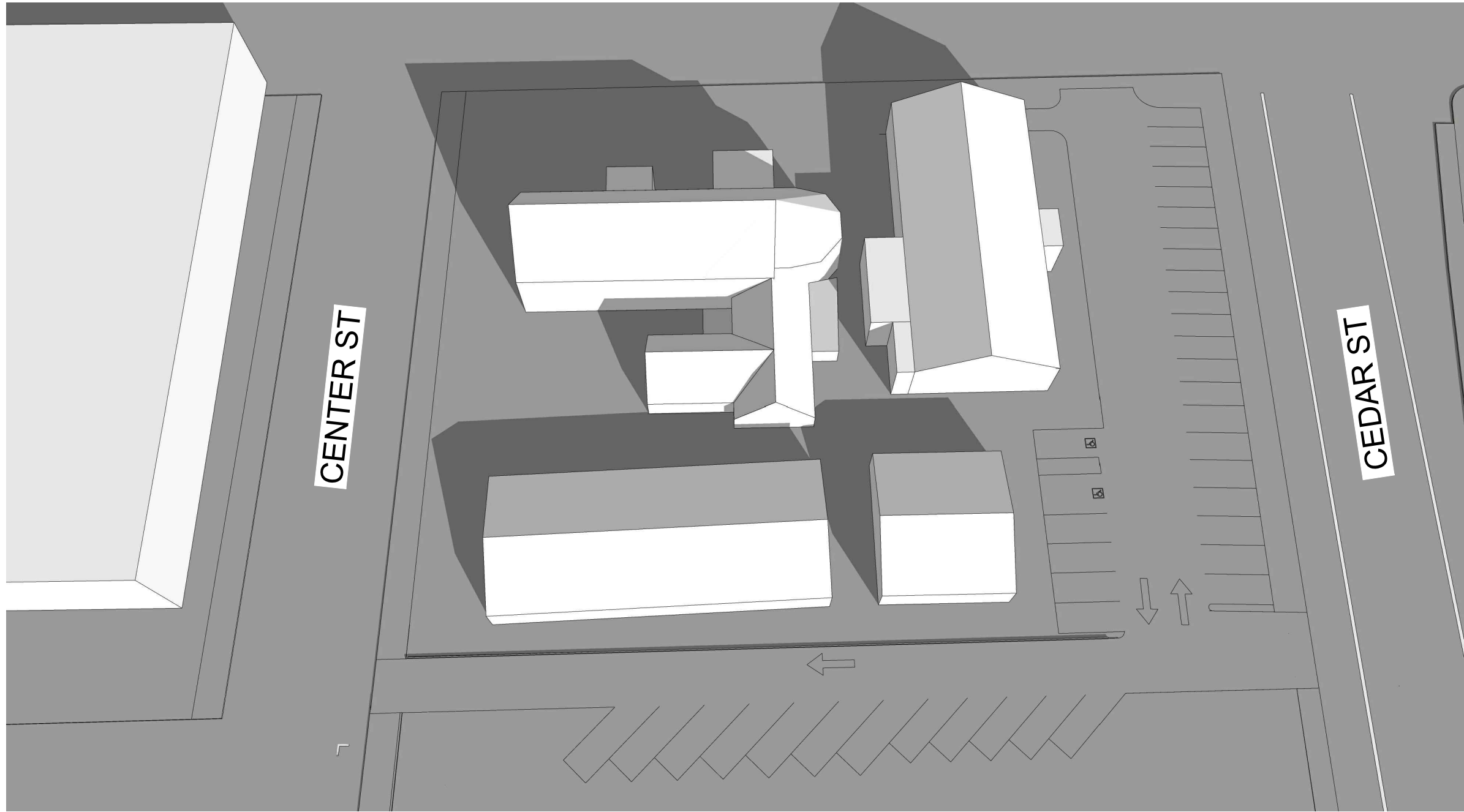
WINTER SOLSTICE 11AM - WITH PROJECT



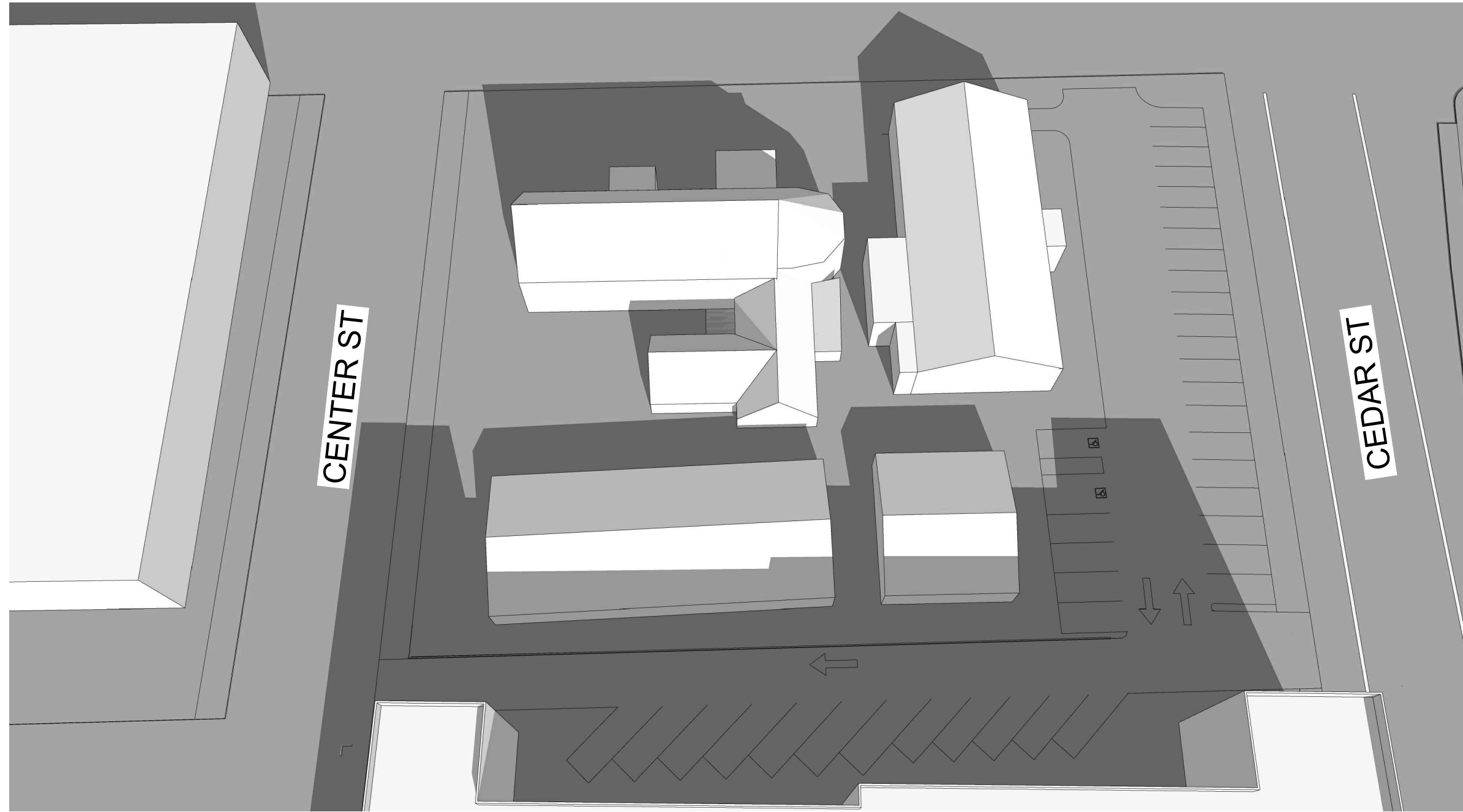
WINTER SOLSTICE 9AM - WITHOUT PROJECT



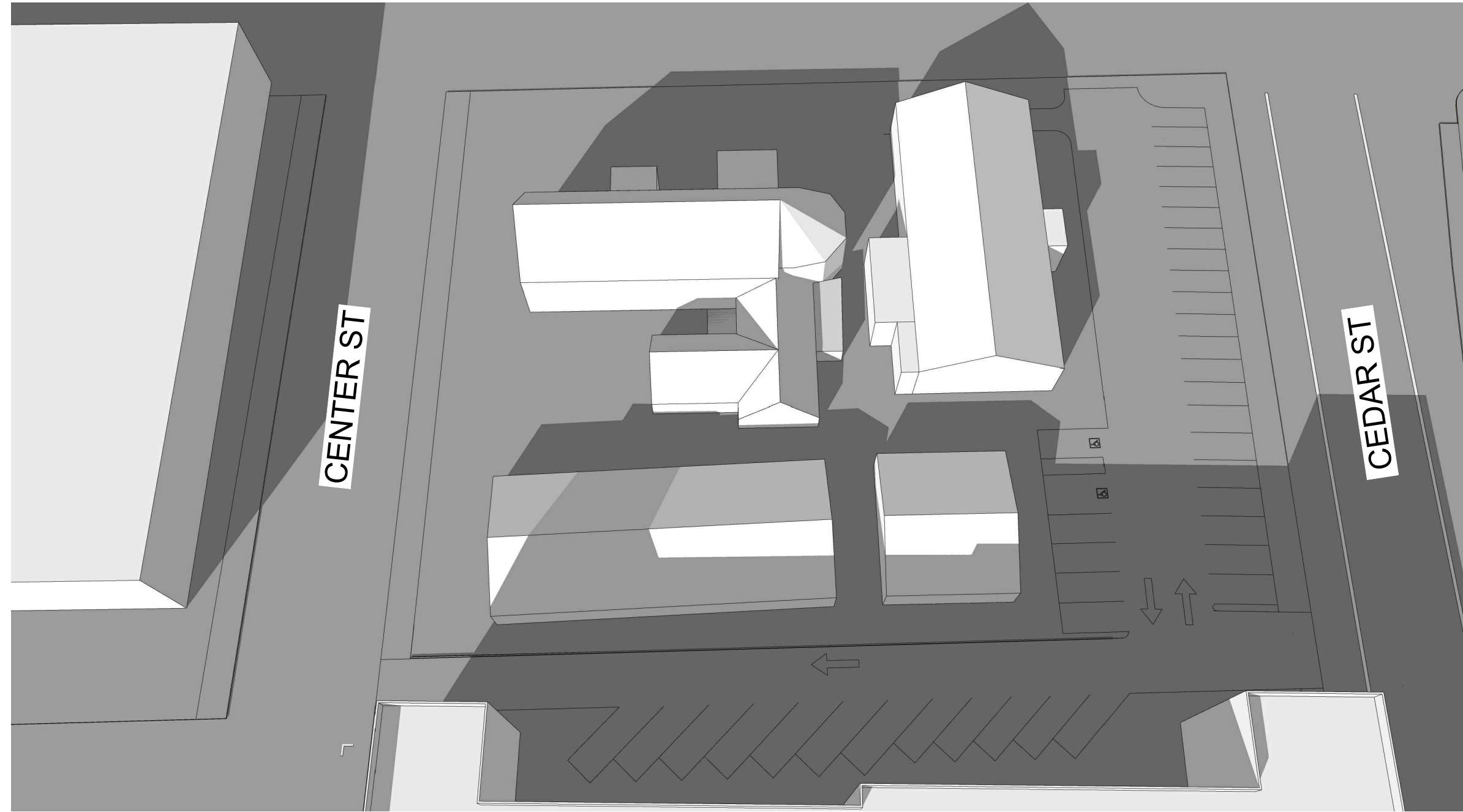
WINTER SOLSTICE 10AM - WITHOUT PROJECT



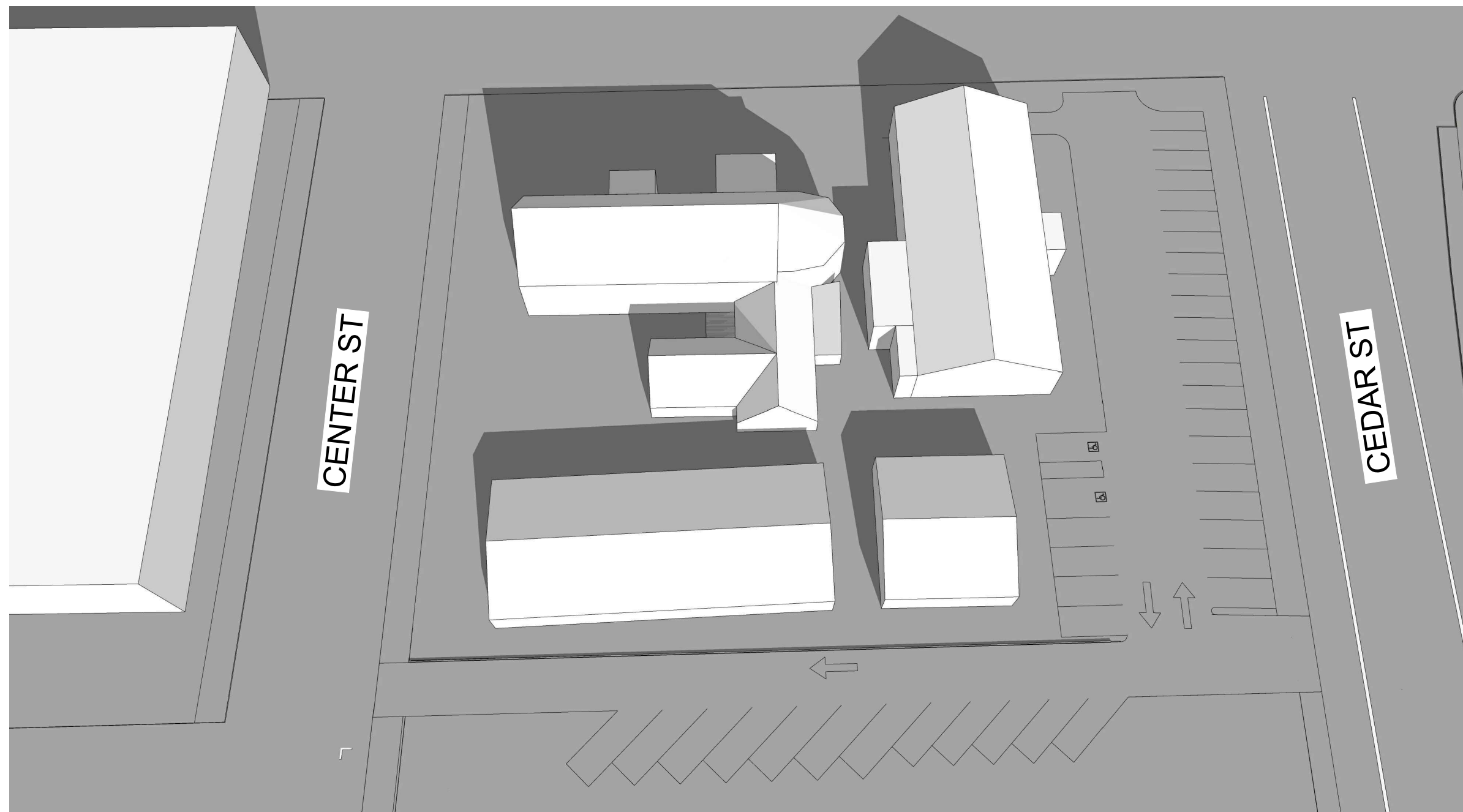
WINTER SOLSTICE 11AM - WITHOUT PROJECT



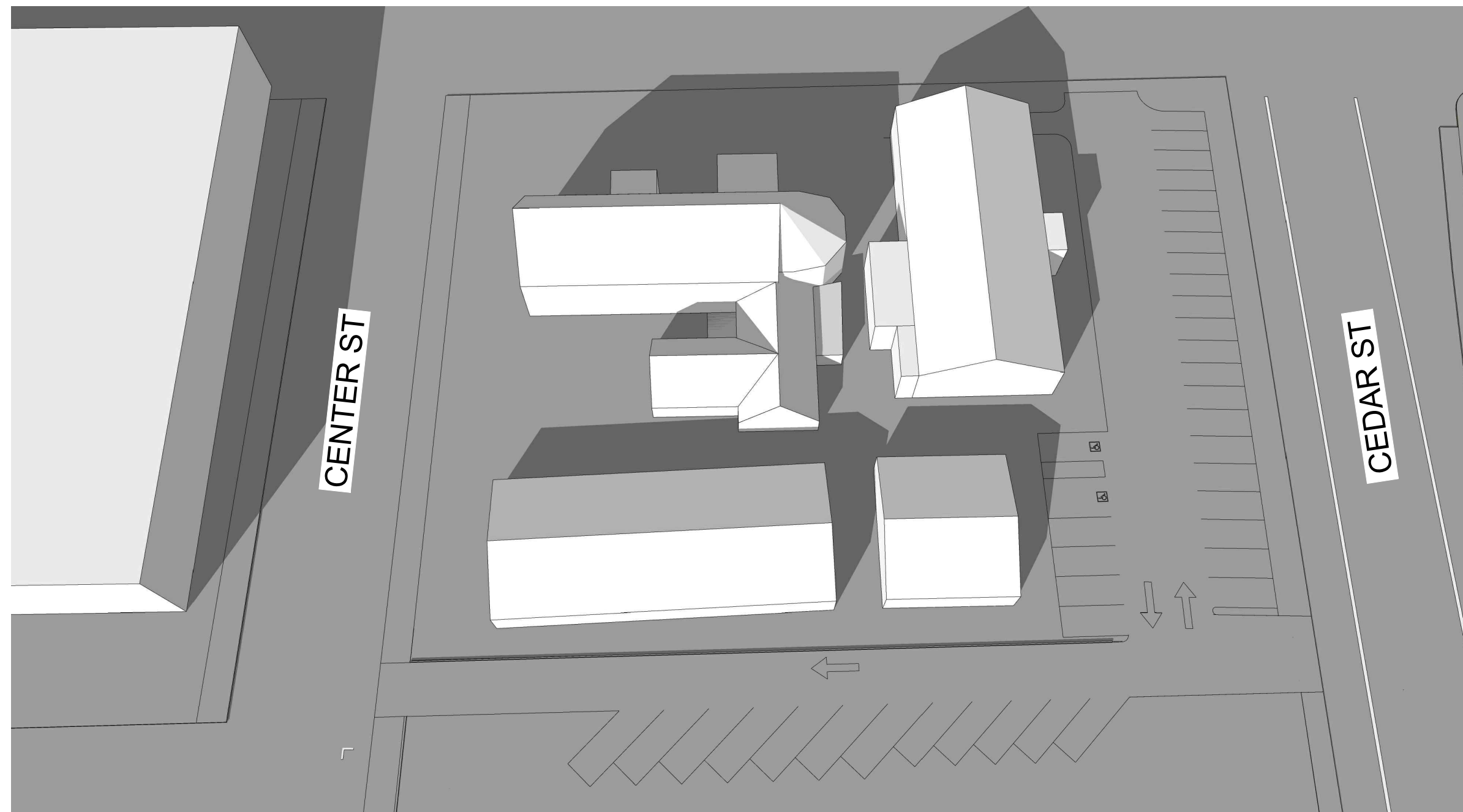
WINTER SOLSTICE 12PM - WITH PROJECT



WINTER SOLSTICE 3PM - WITH PROJECT



WINTER SOLSTICE 12PM - WITHOUT PROJECT



WINTER SOLSTICE 3PM - WITHOUT PROJECT



1. EAST ELEVATION - CEDAR ST

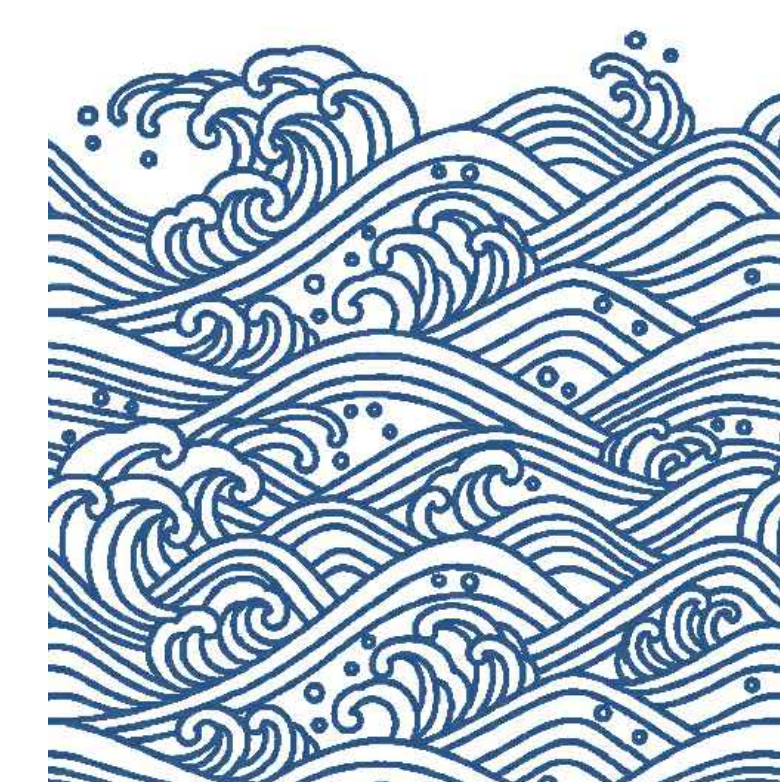
1. Body 1/ Trim 1
White

2. Body 2/ Trim 2
Blue

3. Trim 3
Dark Gray



4. Manufactured Stone Veneer
Profile: Barn WoodStone
Colorway: Spring Harvest



6. Artwork TBD
Blue on White Pattern Shown



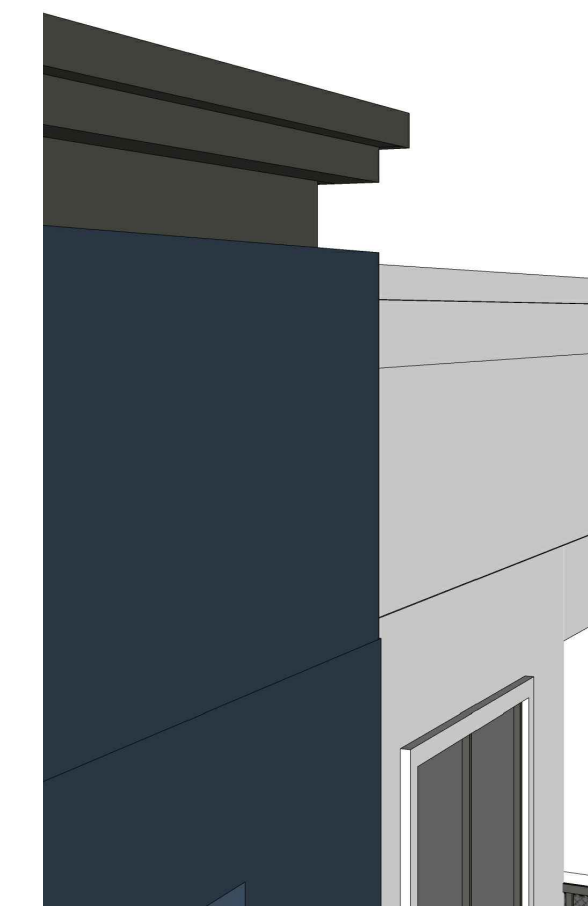
7. Vinyl Window
Dark Gray



2. NORTH ELEVATION



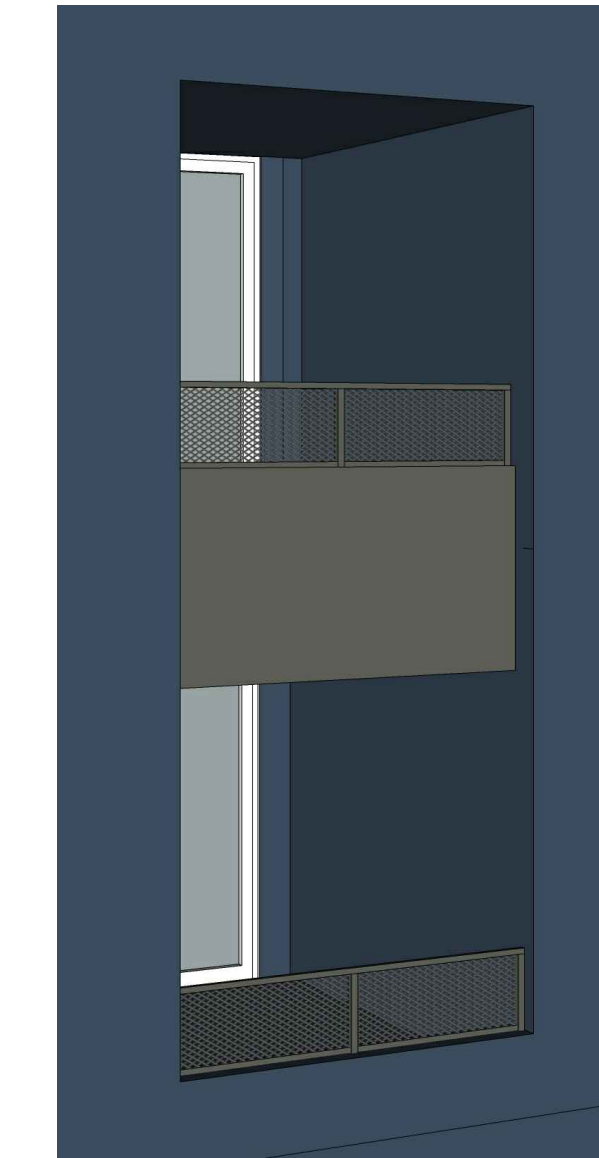
1. EAST ELEVATION - CEDAR ST



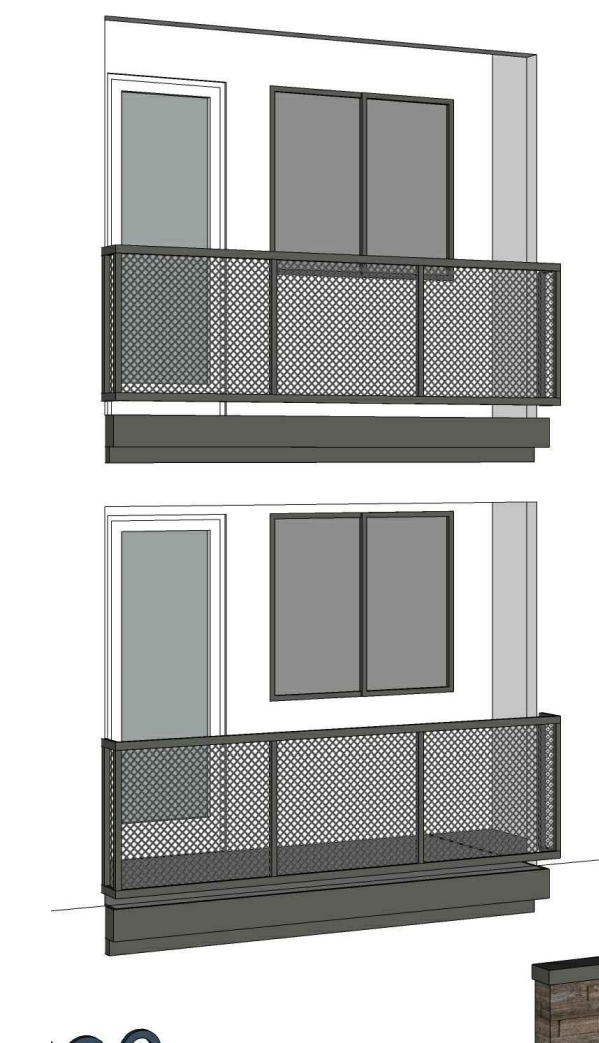
1. 12" X 12" PARAPET TRIM O/ 12" OVERFRAMING AT STUCCO MASSING



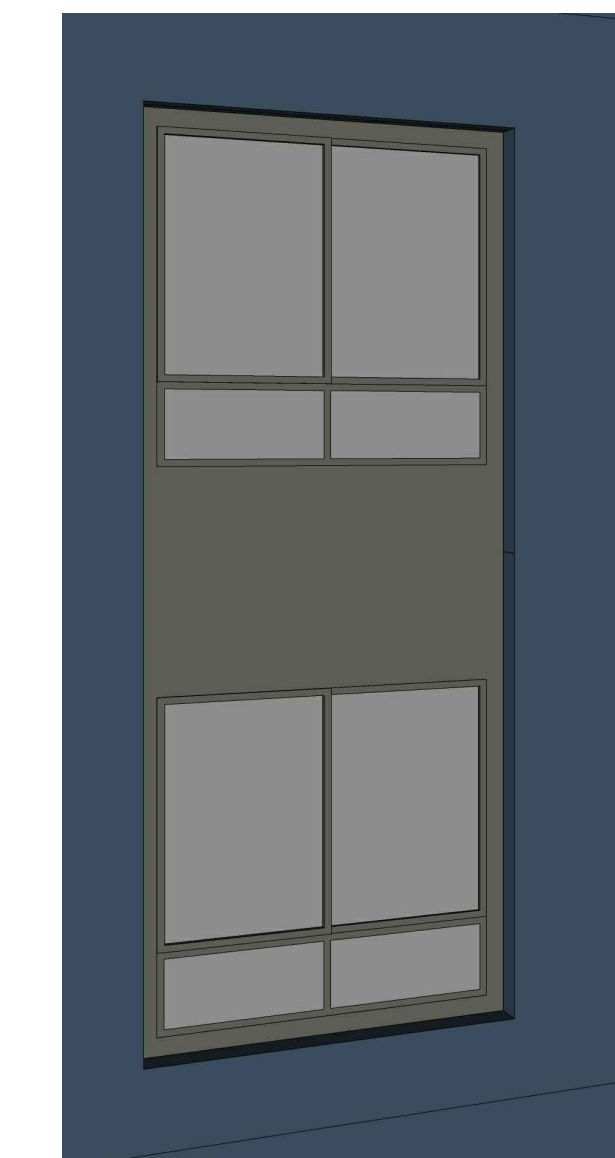
2. 8" X 18" PARAPET TRIM AT STUCCO MASSING



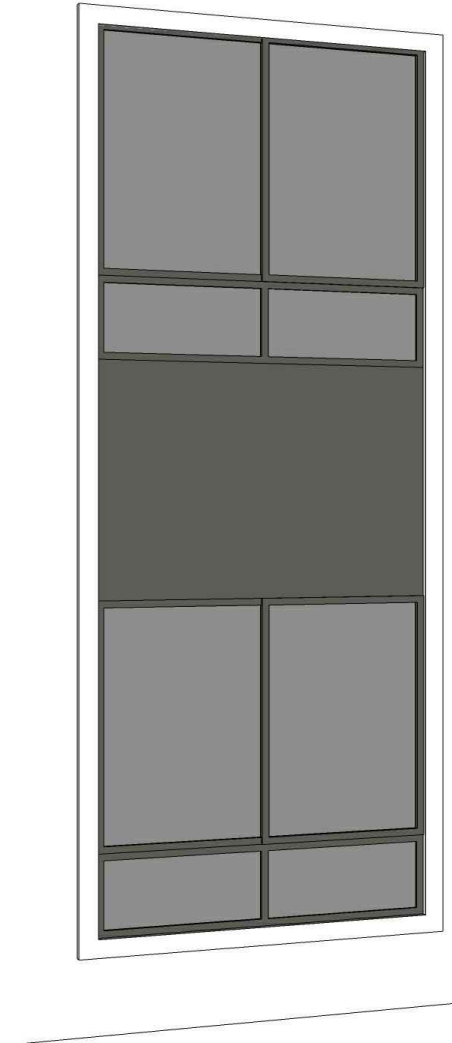
3. COMBINATION PERFORATED METAL PANEL RAILING O/ LOW WALL RECESSED BALCONY



4. PERFORATED METAL PANEL RAILING AT PROJECTING DECK



5. 4" RECESSED STUCCO SURROUND W/ PAINTED STUCCO IN-BETWEEN



6. 1" X 3" FOAM TRIM O/ STUCCO AT WINDOWS W/ PAINTED STUCCO IN-BETWEEN



7. PAINTED 12" METAL AWNING AT DECK TO BE INSTALLED ± 9'-3" AFF



8. RETAIL STOREFRONT AT STUCCO RECESSED 8" W/ 8" BASE

6" SOLID METAL CANOPY W/ C-CHANNEL PROFILE TO BE INSTALLED O/ ENTRY DOORS W/ TIE-BACKS AT 8" POSTS



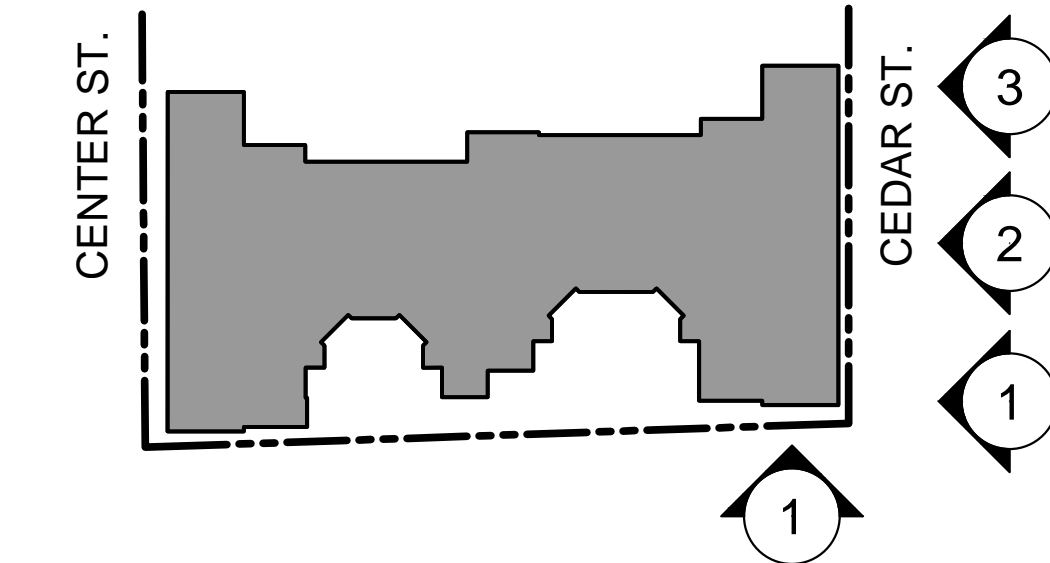
9. LEASING STOREFRONT AT STUCCO WITH 4" X 6" FOAM TRIM O/ 6" SURROUND

6" SOLID METAL CANOPY W/ C-CHANNEL PROFILE TO BE INSTALLED O/ ENTRY DOORS W/ TIE-BACKS AT 8" POSTS



10. RETAIL STOREFRONT RECESSED 8" AT MASONRY VENEER W/ 8" BASE

6" SOLID METAL CANOPY W/ C-CHANNEL PROFILE TO BE INSTALLED O/ ENTRY DOORS W/ TIE-BACKS AT 8" POSTS.



1. Description: Retail Signage A
Signage Type: Wall Sign
Key Dimensions: 1'-6" H x 11'-0" W x 1" D
Area: ± 16.5 sq. ft.
Materials: TBD
Color: White or alternate contrast to body color
Lettering: San serif
Attachment:
Lighting: Surface
Notes: Text and graphics subject to change per tenant lease



2. Description: Project Address
Signage Type: Wall Sign
Key Dimensions: 1'-6" H x 3'-6" W x 1" D
Area: ± 5.25 sq. ft.
Materials: TBD
Color: Dark gray or alternate contrast to body color
Lettering: San serif
Attachment:
Lighting: Surface
Notes:



3. Description: Retail Signage B
Signage Type: Wall Sign
Dimensions: 1'-6" H x 6'-0" W x 1" D
Area: ± 9 sq. ft.
Materials: TBD
Color: White or alternate contrast to body color
Lettering: San serif
Attachment: Wall mount
Lighting: Surface
Notes: Text and graphics subject to change per tenant lease

Note: For building elevations and heights, please refer to Elevation Sheets on A2.0-A2.1.

I:_PROJECTS\2021\21015 PACIA\DWGS\AFFORDABLE HOUSING\3 - CONSTRUCTION\BUILDING PERMIT SET\CO.0-COVIS.dwg 25Jan22 05:51:12 PM JonIfland © IFLAND ENGINEERS, INC.

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ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION
AGG	AGGREGATE	JB	JUNCTION BOX
ARV	AIR-RELEASE VALVE	JT	JOINT TRENCH
BFP	BACKFLOW PREVENTER	LF	LINEAR FOOT
BO	BLOW-OFF VALVE	LIP	LIP OF GUTTER
BRW	BOTTOM OF RETAINING WALL	LOG	LIMIT OF GRADING
BSW	BACK OF SIDEWALK	LP	LOW POINT
BVC	BEGIN VERTICAL CURVE	MFS	MECHANICAL FILTRATION SYSTEM
BW	BOTTOM OF WALL	MH	MANHOLE
CATV	CABLE TELEVISION	N	NORTH
CB	CATCH BASIN	NE	NORTHEAST
CI	CURB INLET	NW	NORTHWEST
CIP	CAST IRON PIPE	OH	OVERHEAD
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CMP	CORRUGATED METAL PIPE	PE	POLYETHYLENE
CMU	CONCRETE MASONRY UNIT	PP	POWER POLE
CO	CLEANOUT	PL	PROPERTY LINE
COMM	COMMERCIAL	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PV	POST-INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PVC	PAVEMENT
DIP	DUCTILE IRON PIPE	R	POLYVINYL CHLORIDE PIPE
DOM	DOMESTIC	R	RADIUS
DTL	DETAIL	R.C.	RELATIVE COMPACTION
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	ROW	RIGHT-OF-WAY
E	EAST, ELECTRICAL	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
EG	EXISTING GROUND	RW	RECYCLED WATER
EP	EDGE OF PAVEMENT	S	SOUTH, SLOPE
(E)	EXISTING	SD	STORM DRAIN
EX	EXISTING	SE	SOUTHEAST
FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOWLINE	SW	SIDEWALK, SOUTHWEST
FNC	FENCE	T	TELEPHONE
FO	FIBER OPTIC	TC	TOP OF CURB
FT	FOOT/FEET	TRANS	TRANSFORMER
FW	FIRE WATER	TRW	TOP OF RETAINING WALL
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	USA	UNDERGROUND SERVICE ALERT
HT	HEIGHT	VG	VALLEY GUTTER
HDPE	HIGH-DENSITY POLYETHYLENE	W	WEST, WATER
HP	HIGH POINT	WM	WATER METER
INT	INTERSECTION	WV	WATER VALVE
INV	INVERT		

LEGEND

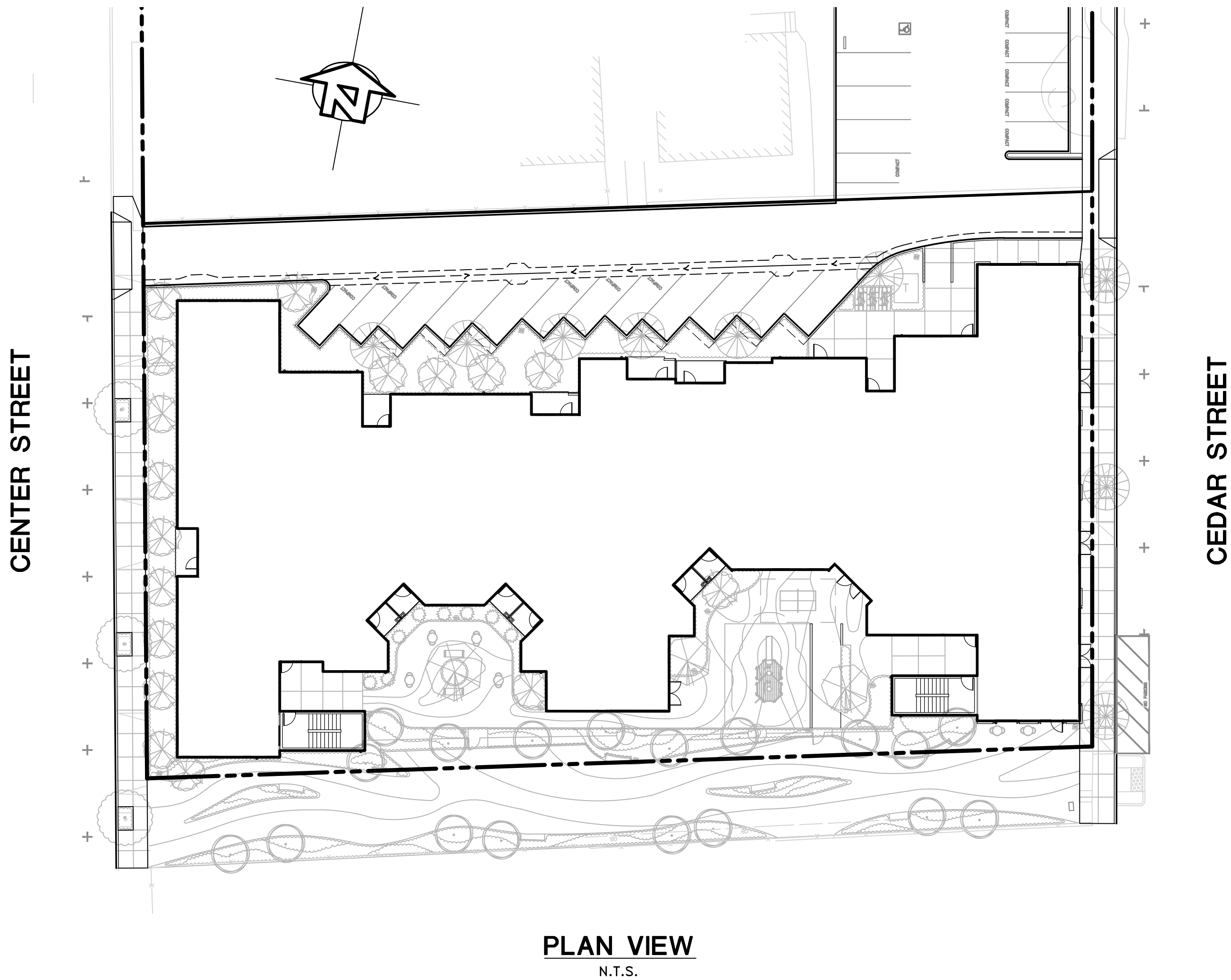
DESCRIPTION

PROPOSED

AIR RELEASE VALVE
AREA DRAIN
BLOW-OFF VALVE
CATCH BASIN
CURB INLET
CLEANOUT STRUCTURE
FIRE HYDRANT
GUY ANCHOR
MANHOLE STRUCTURE
WATER THRUST BLOCK
WATER METER
WATER VALVE
COMMUNICATION LINE
ELECTRICAL LINE
FIBER OPTIC LINE
FIRE WATER LINE
GAS LINE
IRRIGATION LINE
JOINT TRENCH LINE
OVERHEAD LINE
RECYCLED WATER LINE
STORM DRAIN LINE
SANITARY SEWER LINE
TELEPHONE LINE
CABLE TV LINE
WATER LINE

COMM
E
FO
FW
G
IRR
JT
OH
RW
SD
SS
T
TV
W

IMPROVEMENT PLANS
FOR
MIXED USE DEVELOPMENT
532 CENTER STREET
SANTA CRUZ, CALIFORNIA



VICINITY MAP
N.T.S.

GEOTECHNICAL ENGINEER

GEOTECHNICAL INVESTIGATIVE REPORT FOR THIS PROJECT WAS OBTAINED FROM...

SURVEY

SURVEY FOR THIS SURVEY WAS OBTAINED FROM IFLAND SURVEY, JOB NO. G21026, DATED 12/23/2021.

BENCHMARK

BENCHMARK FOR THIS SURVEY IS CITY OF SANTA CRUZ BENCHMARK #E4-21, WHICH IS A 7/8" BRASS TAG, LOCATED IN THE TOP OF CURB ON CENTER STREET, OPPOSITE OF NEW STREET.

ELEVATION= 13.029 FEET DATUM: NAVD88

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS DT-4 AND DT-6, FOUND ALONG CEDAR STREET, AS SHOWN ON THAT CERTAIN MAP FILED IN VOLUME 86 OF MAPS, AT PAGE 61, SANTA CRUZ COUNTY RECORDS.

BEARING= S 05°54'47" E (CALCULATED BEARING BETWEEN COORDINATE VALUES OF DT-4 AND DT-6)

INDEX OF CIVIL SHEETS¹

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	DEMO PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	PAVING PLAN
C6.0	CEDAR AND CENTER STREETS IMPROVEMENT PLAN
C7.0	STORMWATER CONTROL PLAN
C8.0	EROSION CONTROL DETAILS
C8.1	EROSION CONTROL DETAILS
C8.2	EROSION CONTROL PLAN
EX1.0	LOT LINE ADJUSTMENT

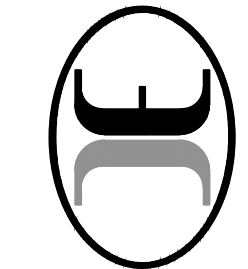
1 - THIS SET IS SELECTED SHEETS FROM THE BUILDING PERMIT SET; THEREFORE, PAGE NUMBERING IS NOT SEQUENTIAL.



NOT FOR CONSTRUCTION

5300 SOQUEL AVE SUITE 301
SANTA CRUZ, CA 95062
TEL (831) 426-5333
FAX (831) 426-1763
www.iflandengineers.com
■ STRUCTURAL DESIGN

IFLAND
ENGINEERS
CIVIL ENGINEERING ■ LAND PLANNING

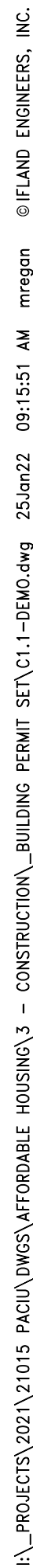


COVER SHEET
MIXED USE DEVELOPMENT
532 CENTER STREET, SANTA CRUZ, CALIFORNIA

APN 005-148-17, 18, 21, 22	DRAWN STAFF
CONSTRUCTION DOCUMENTS	DATE 01/25/2022
DESIGN MR	

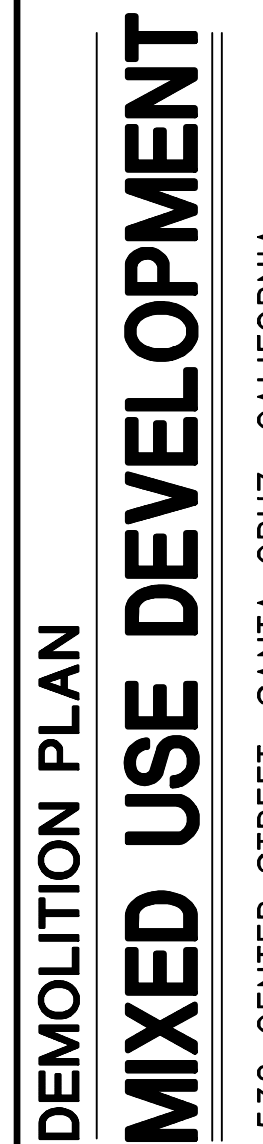
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532 CENTER STREET, SANTA CRUZ, CALIFORNIA

DEMOLITION PLAN

005-148-17, 18, 21, 22
CONSTRUCTION DOCUMENTS

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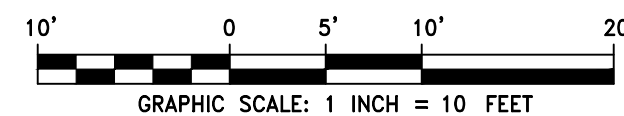
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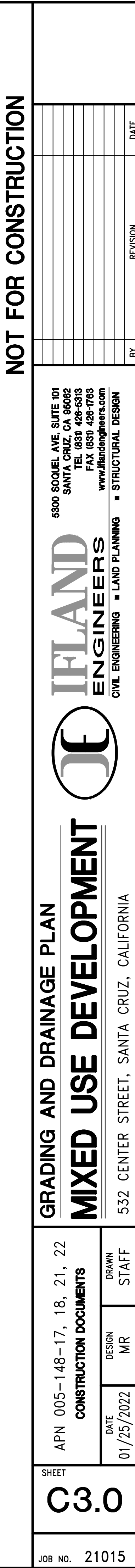
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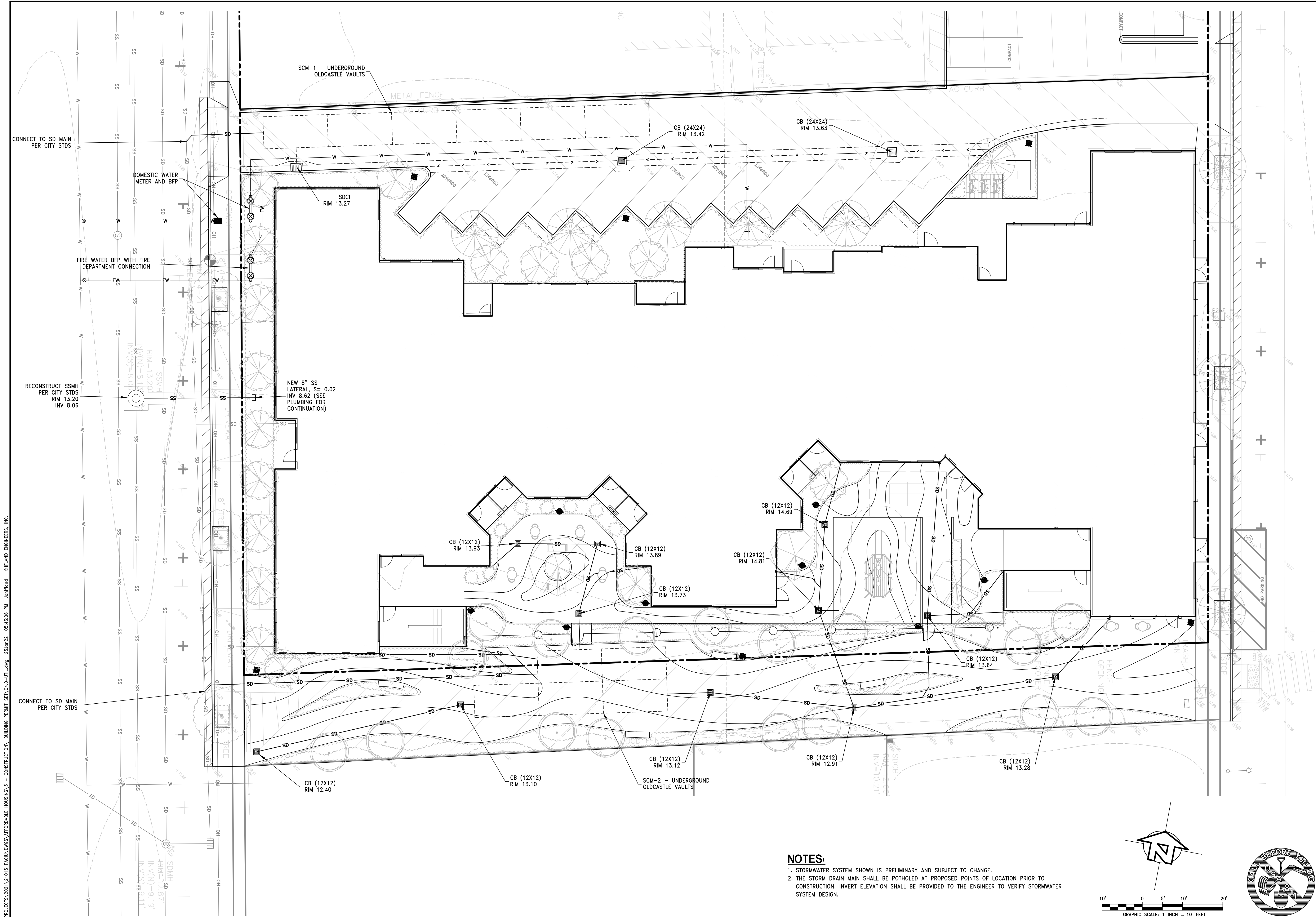
NOTES:

1. ALL SITE IMPROVEMENTS AND STRUCTURES WITHIN THE PROPERTY BOUNDARIES ARE TO BE DEMOLISHED.
2. ON-SITE UTILITIES NOT SERVING ADJACENT PARCELS ARE TO BE CUT BEHIND BACKS OF SIDEWALKS, CAPPED, AND REMOVED ON-SITE.
3. EXISTING DRIVEWAY APPROACHES, CURB, GUTTER, AND SIDEWALK ON CEDAR AND CENTER STREETS FRONTING THE PROJECT SITE ARE TO BE REMOVED. NEW CURB, GUTTER, AND SIDEWALK TO BE CONSTRUCTED PER CITY STANDARDS.
4. EXISTING STREET TREES, UTILITY POLES, AND OVERHEAD WIRES ALONG CENTER STREET TO REMAIN.
5. PARKING METERS TO BE RELOCATED TO COINCIDE WITH ADJUSTED PARALLEL PARKING STALLS.
6. STREET SIGNS, IF ANY, THAT CONFLICT WITH NEW DRIVEWAY APPROACHES SHALL BE RELOCATED.



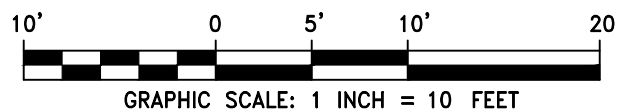


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NOTES:

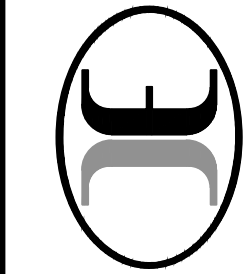
1. STORMWATER SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THE STORM DRAIN MAIN SHALL BE POTHOLED AT PROPOSED POINTS OF LOCATION PRIOR TO CONSTRUCTION. INVERT ELEVATION SHALL BE PROVIDED TO THE ENGINEER TO VERIFY STORMWATER SYSTEM DESIGN.



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UTILITY PLAN
MIXED USE DEVELOPMENT

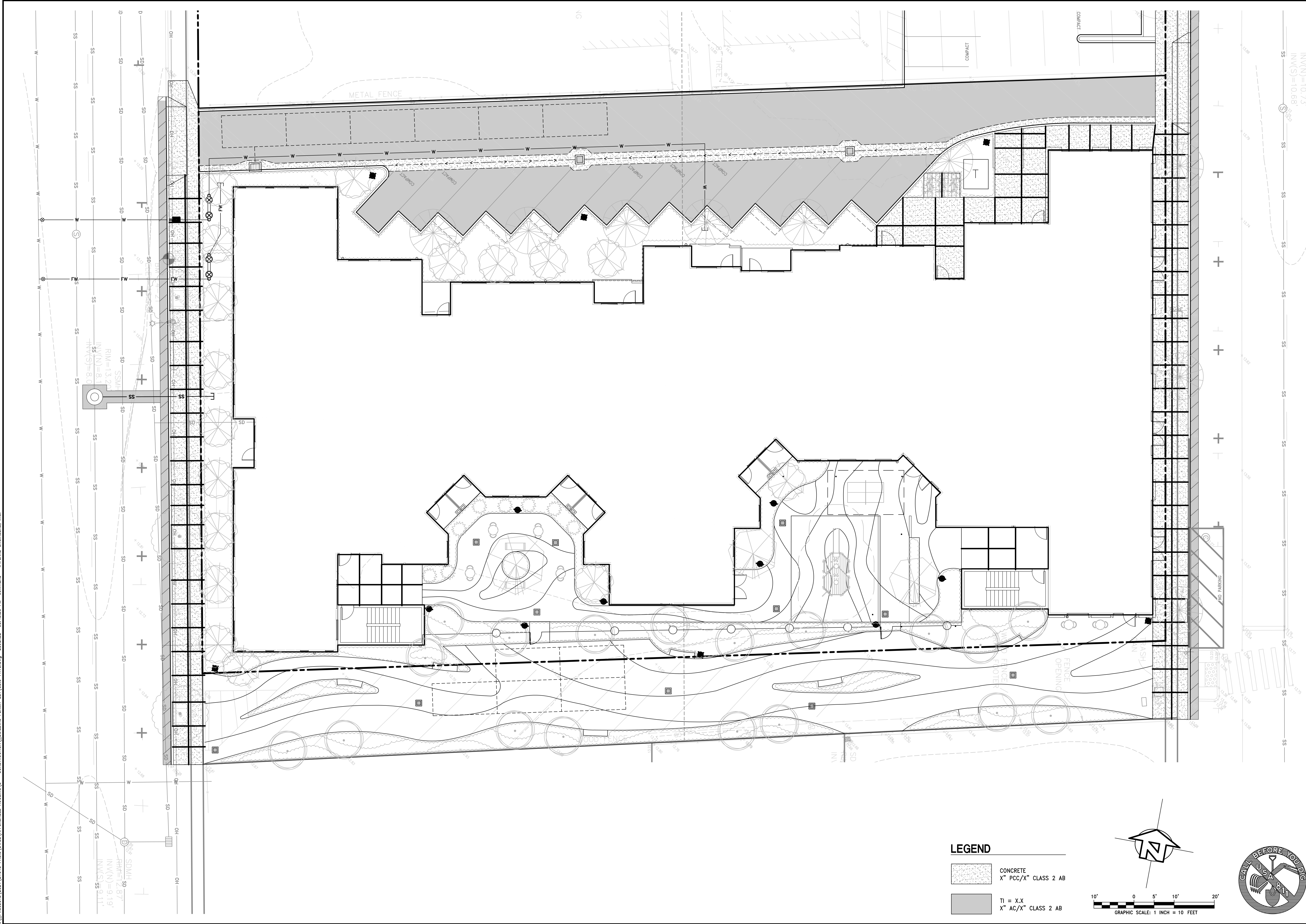
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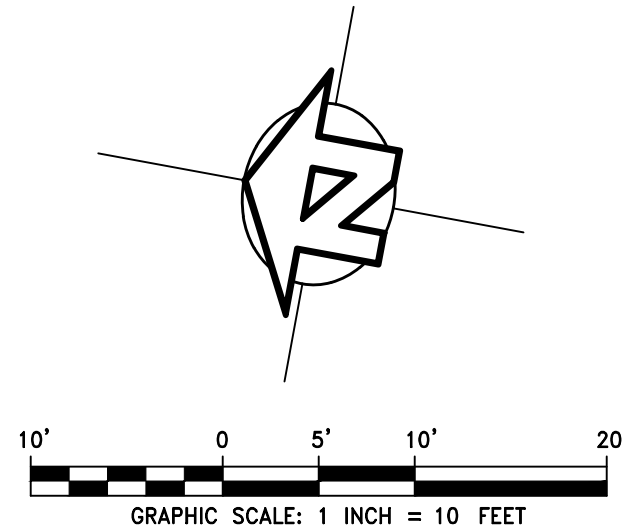
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C5.0		CONSTRUCTION DOCUMENTS		PAVING PLAN		IFLAND ENGINEERS		532 CENTER STREET, SANTA CRUZ, CALIFORNIA		5300 SOQUEL AVE SUITE 01 SANTA CRUZ, CA 95062 TEL (831) 426-5335 FAX (831) 426-1763 www.iflandengineers.com	
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										DATE	



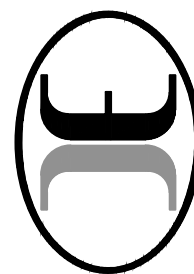
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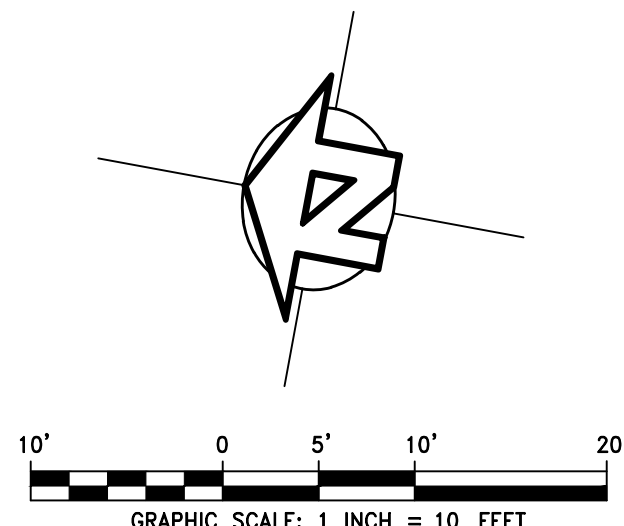
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PUBLIC IMPROVEMENTS - CEDAR & CENTER STREET

MIXED USE DEVELOPMENT

532 CENTER STREET, SANTA CRUZ, CALIFORNIA



APN 005-148-17, 18, 21, 22

005-148-17, 18, 21,
CONSTRUCTION DOCUMENTS

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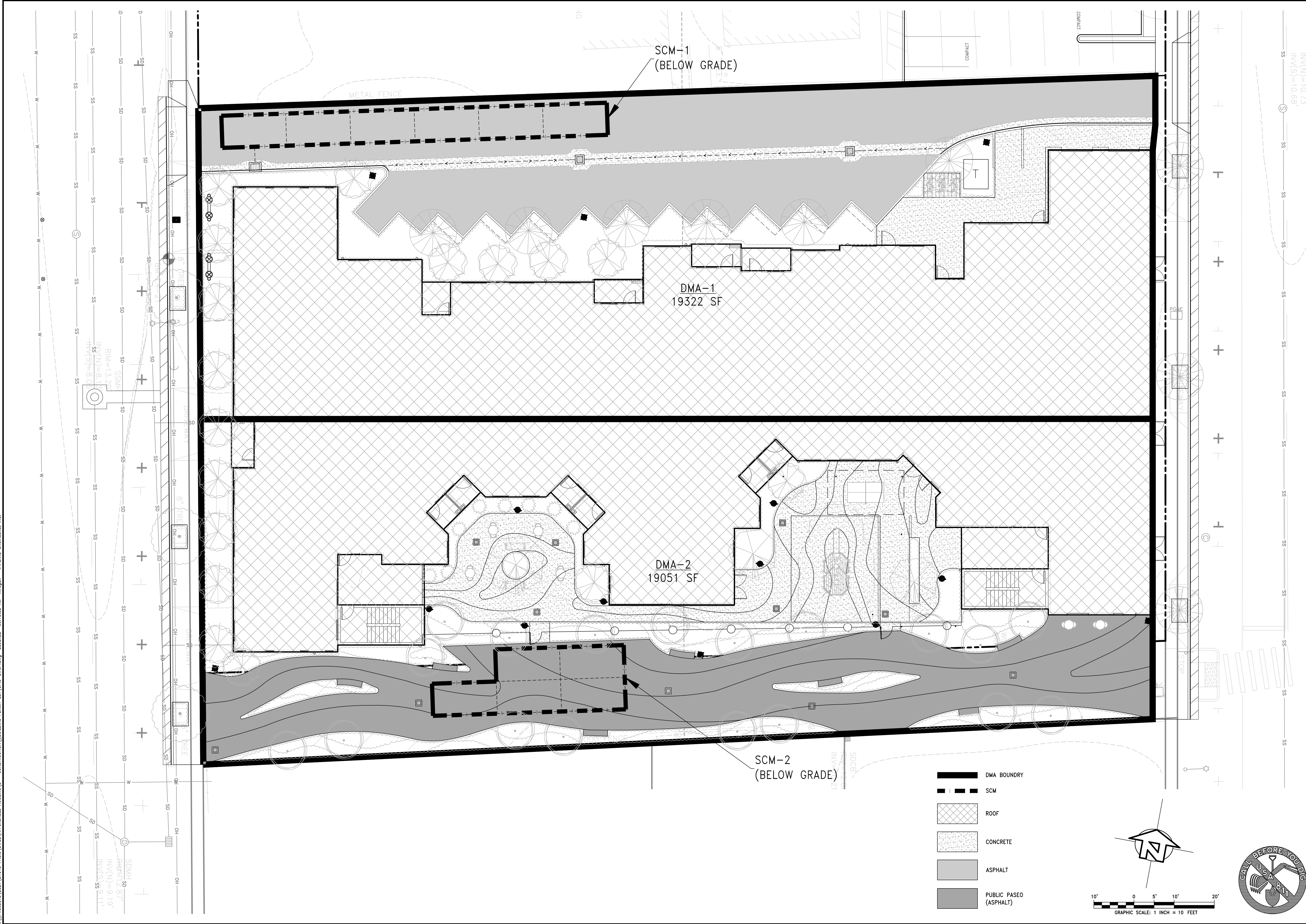
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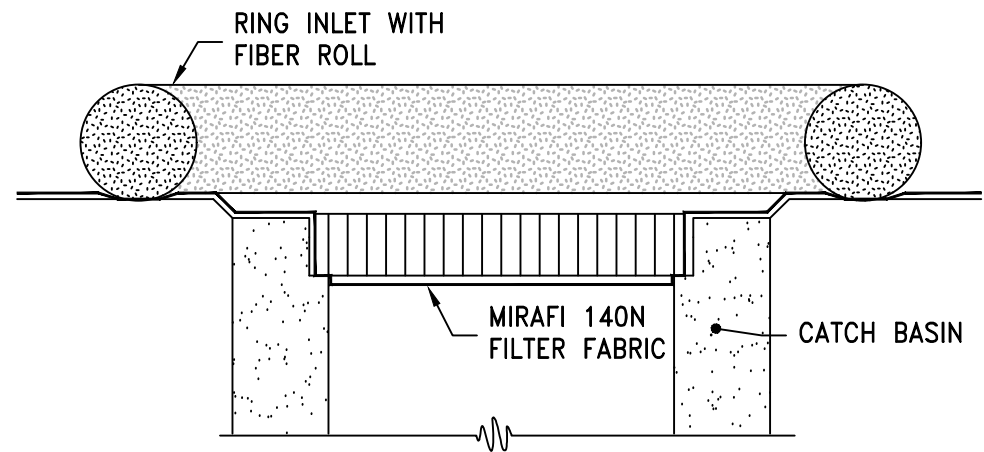
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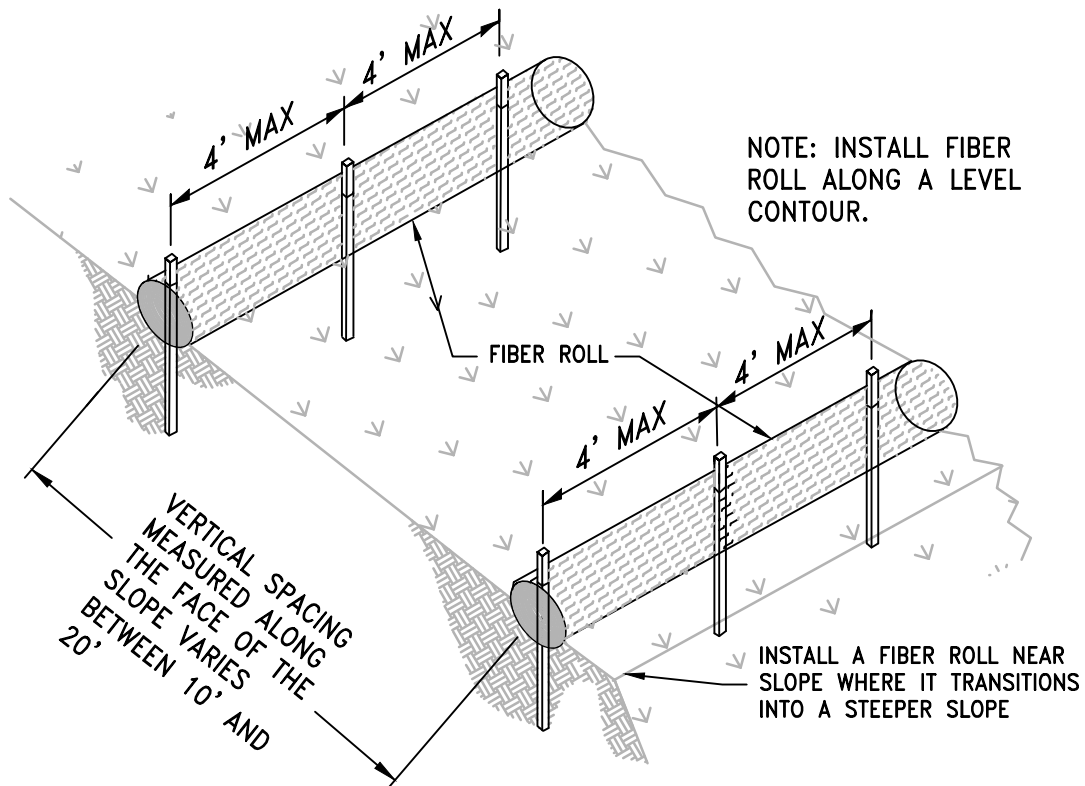
INSPECTION AND MAINTENANCE:

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

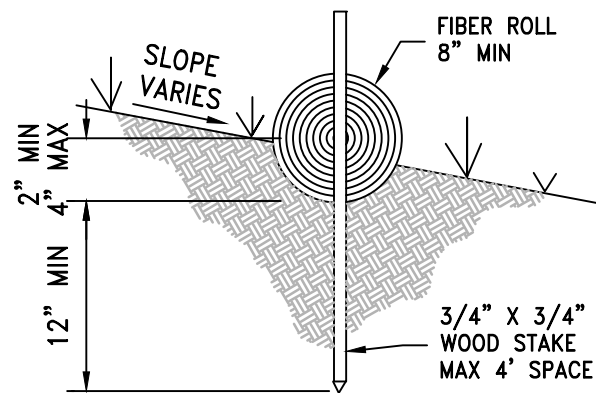
CATCH BASIN PROTECTION

NTS

2



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS

NTS

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

1

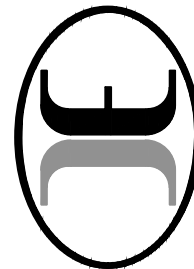
EROSION CONTROL NOTES

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

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EROSION CONTROL NOTES AND DETAILS

MIXED USE DEVELOPMENT

532 CENTER STREET, SANTA CRUZ, CALIFORNIA

APN 005-148-17, 18, 21, 22
CONSTRUCTION DOCUMENTS

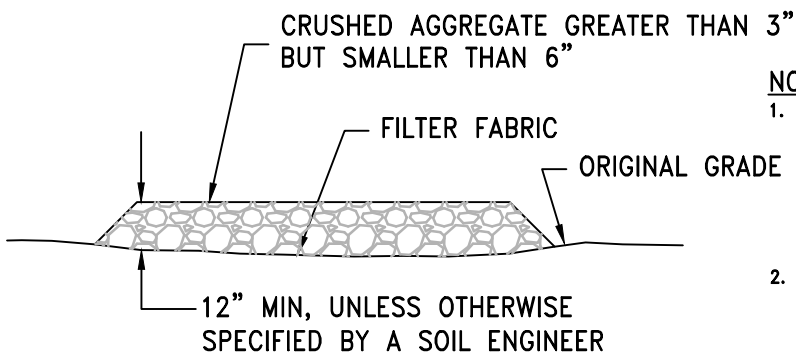
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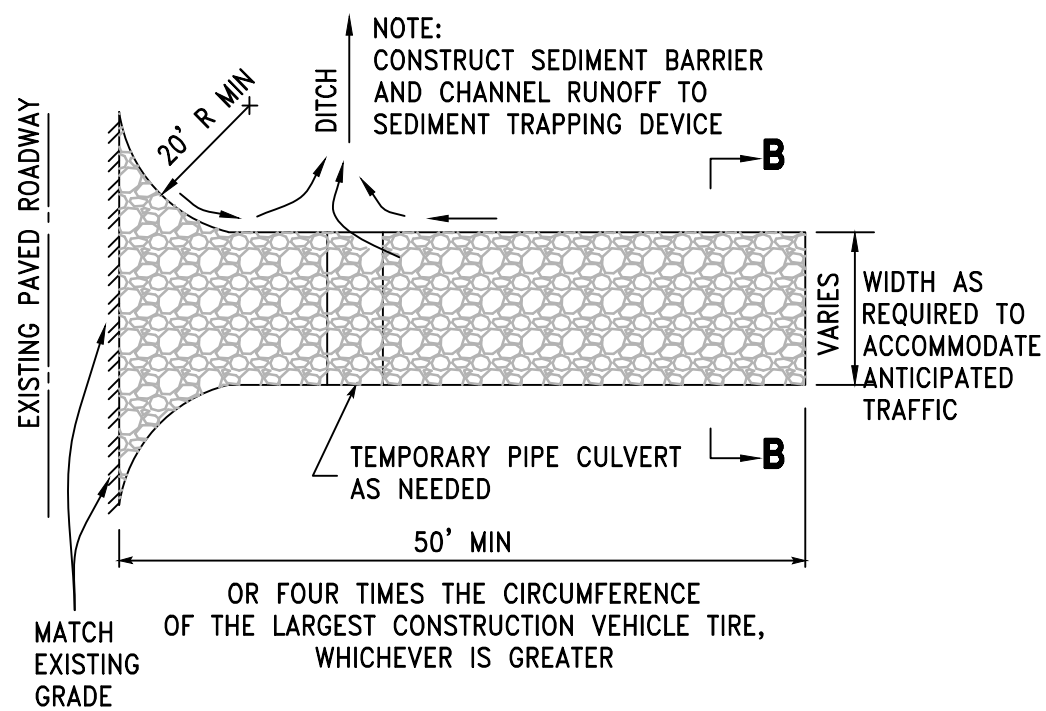
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3



SECTION B-B

NTS

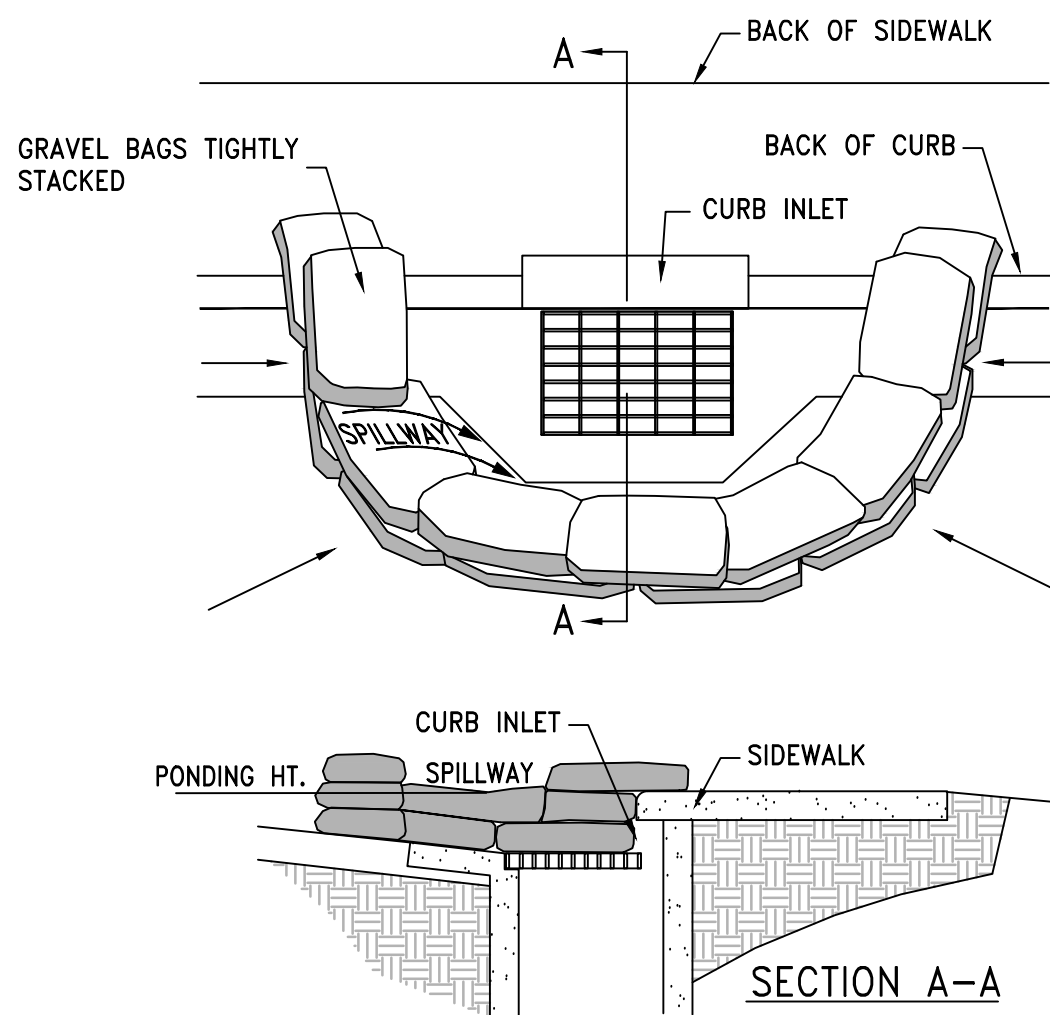


STABILIZED CONSTRUCTION ENTRANCE

NTS

RUMBLE STRIPS MAY BE USED AS AN ALTERNATIVE SUBJECT TO THE APPROVAL OF THE CITY PRIOR TO INSTALLATION

4



CURB INLET PROTECTION

NTS

CONSTRUCTION SPECIFICATIONS:

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

FOR BLOCK AND GRAVEL TYPE BARRIERS:

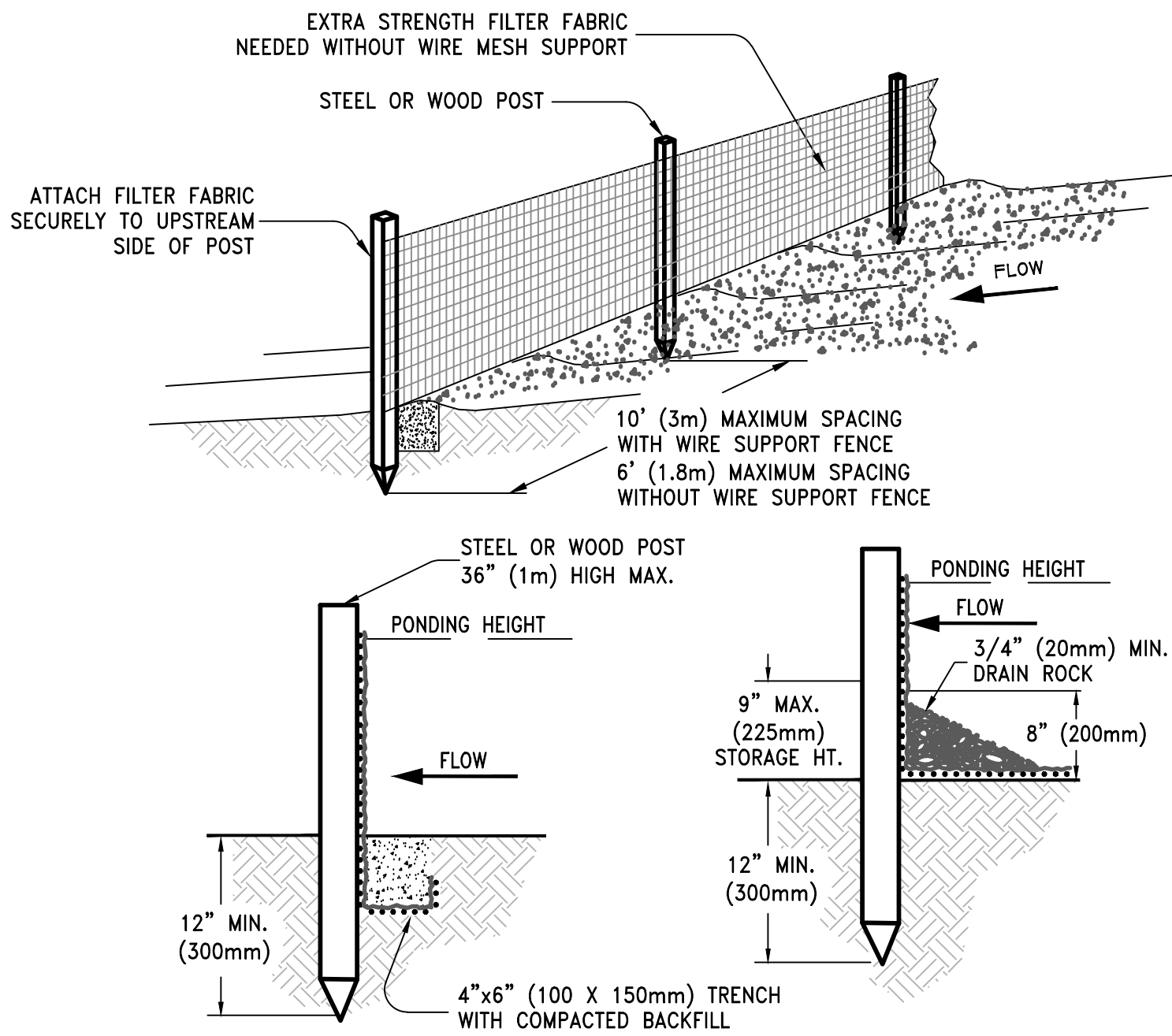
8. PLACE TWO CONCRETE BLOCKS ON THEIR SIDES PERPENDICULAR TO THE CURB AT EITHER END OF THE INLET OPENING. THESE WILL SERVE AS SPACER BLOCKS.
9. PLACE CONCRETE BLOCKS ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS. THE OPENINGS IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD.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

INSPECTION AND MAINTENANCE:

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

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TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOTES

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. (9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT)
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE
NTS

CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (0.9 M). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (0.5 M).

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 (0.2 M) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.1 M) APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES (0.3 M). WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).

TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (102 MM) WIDE AND 6 INCHES (0.15 M) 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 (25.4 MM) LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51 MM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (0.9 M) ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES (0.15 M) OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (0.9 M) 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 (1.8 M) 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 AFTER EACH SIGNIFICANT STORM (1 INCH (25.4 MM) IN 24 HOUR). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

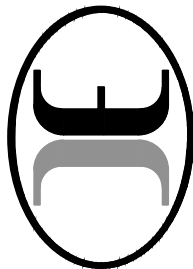
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES (0.3 M) MAXIMUM.

THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.

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EROSION CONTROL NOTES AND DETAILS

MIXED USE DEVELOPMENT

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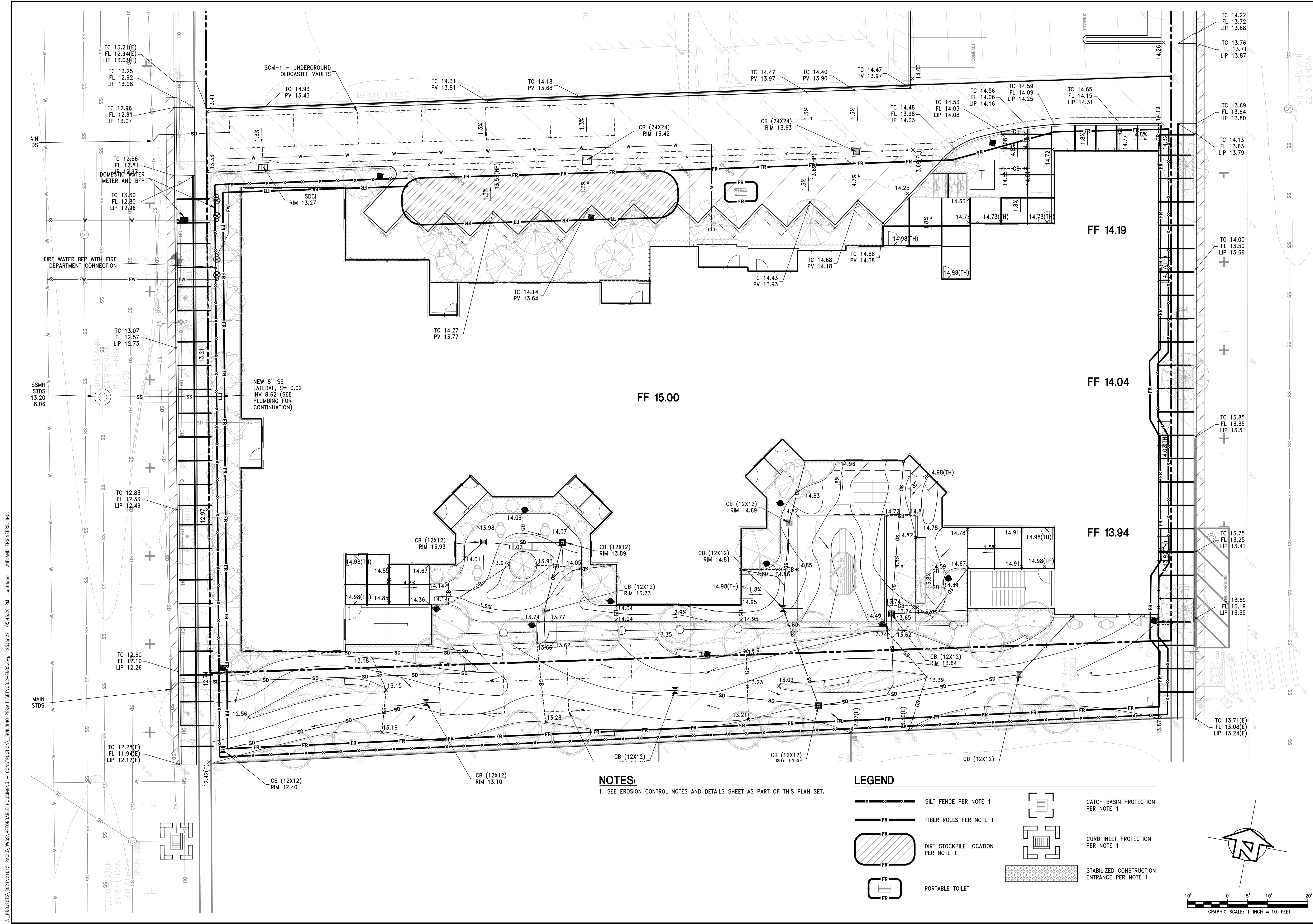
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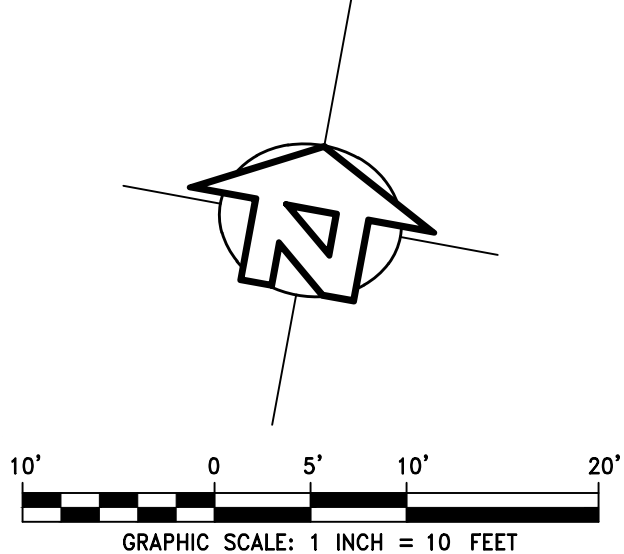
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NOTES:
1. SEE EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.

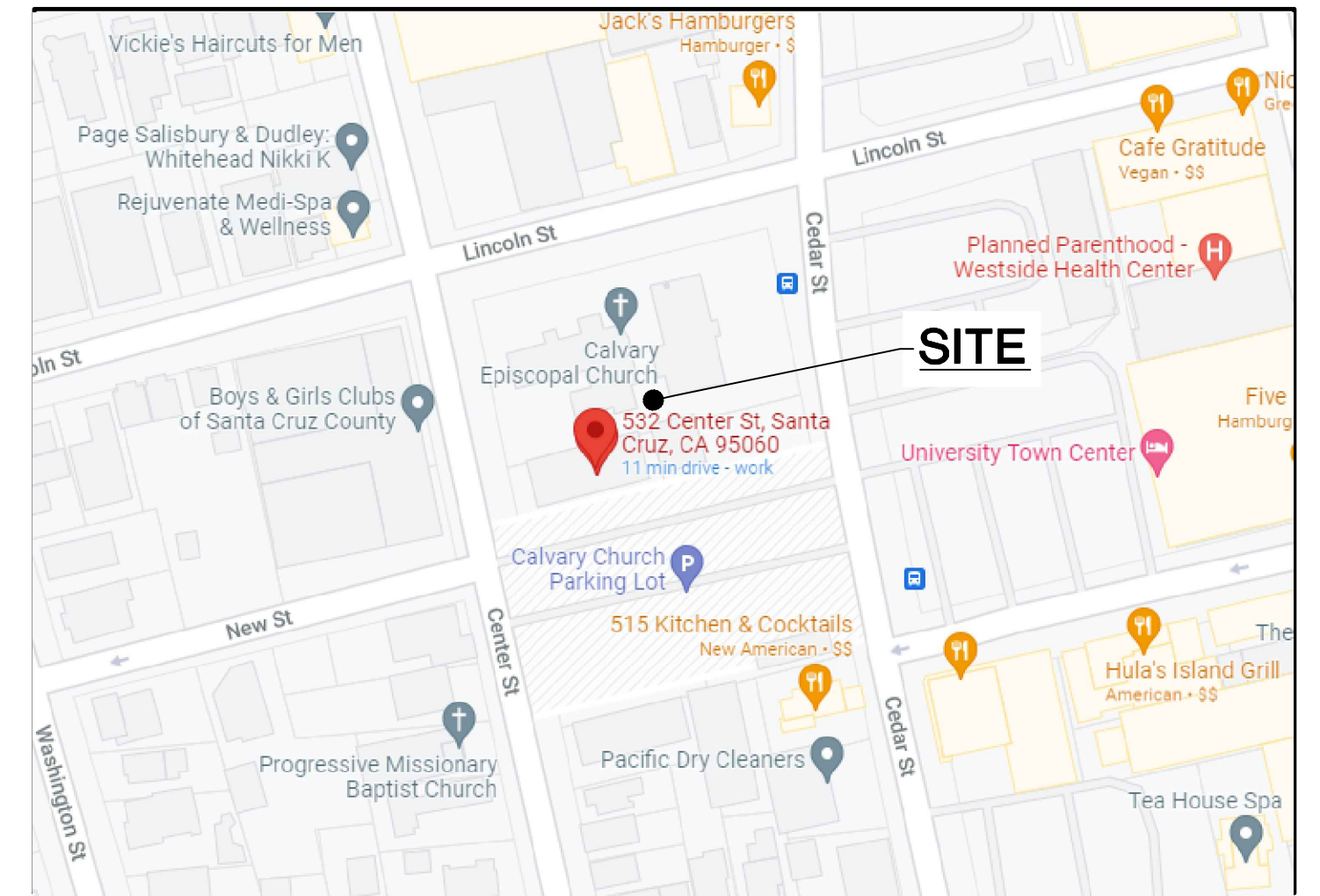
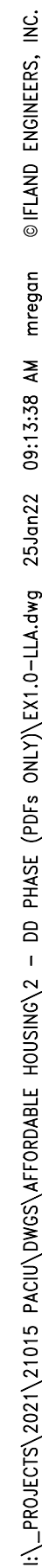
LEGEND

	SILT FENCE PER NOTE 1		CATCH BASIN PROTECTION PER NOTE 1
	FIBER ROLLS PER NOTE 1		CURB INLET PROTECTION PER NOTE 1
	DIRT STOCKPILE LOCATION PER NOTE 1		STABILIZED CONSTRUCTION ENTRANCE PER NOTE 1
	PORTABLE TOILET		



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EROSION CONTROL PLAN		CONSTRUCTION DOCUMENTS		SHEET	
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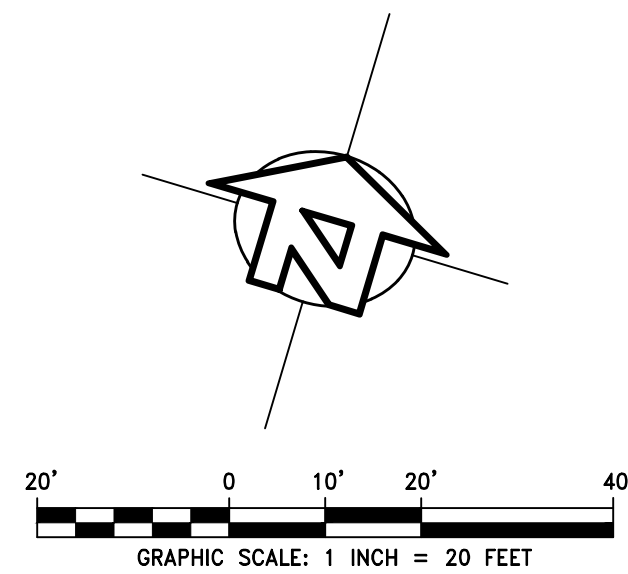


SURVEY

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS DT-4 AND DT-6, FOUND ALONG CEDAR STREET, AS SHOWN ON THAT CERTAIN MAP FILED IN VOLUME 86 OF MAPS, AT PAGE 61, SANTA CRUZ COUNTY RECORDS.

PARCEL TABLE		
PARCEL NUMBER	EXISTING	PROPOSED
APN 005-148-12	32,782 SF	
APN 005-148-17	12,265 SF	
APN 005-148-18	12,280 SF	
APN 005-148-21	10,576 SF	
APN 005-148-22	10,678 SF	
TOTAL	78,581 SF	
LOT 1		44,762 SF
LOT 2		33,819 SF
TOTAL		78,581 SF





PLANT PALETTE

TREES				
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
ARB MAR	24"Box	Arbutus 'Marina'	Strawberry Tree	Low Water Use
CAL VIM	24"Box	Callistemon viminalis	Weeping Bottlebrush	Low Water Use
CAS CUN	24"Box	Casuarina cunninghamiana	Australian Beefwood	Low Water Use
CHA HUM	24"Box	Chamaerops humilis	Mediterranean Fan Palm	Low Water Use
MEL QUI	24"Box	Melaleuca quinquenervia	Cajuput Tree	Low Water Use
PHO DAC	18" BHT	Phoenix dactylifera	Date Palm	Low Water Use
MEL NES	24"Box	Melaleuca nesophila	Pink Melaleuca	Low Water Use
TRI LAU	24"Box	Tristania laurina 'Elegant'	Water Gum	Medium Water Use
ZEL SER	24"Box	Zelkova serrata 'City Sprite'	City Sprite Zelkova	Low Water Use
SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C. Low Water Use
ACI	5 Gal	Acacia cognata 'Cousin Itt'	Dwarf River Wattle	36" O.C. Low Water Use
AC	5 Gal	Artemisia c. 'Montara'	Montara Sagebrush	36" O.C. Native/Low Water Use
CV	5 Gal	Callistemon viminalis 'Slim'	Bottlebrush	48" O.C. Low Water Use
CC	5 Gal	Ceanothus 'Concha'	Wild Lilac	72" O.C. Native/Low Water Use
CS	5 Gal	Coleonema 'Sunset Gold'	Dwarf Coleonema	30" O.C. Low Water Use
DL	5 Gal	Diets 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
EW	5 Gal	Euphorbia characias wulfenii	Euphorbia	30" O.C. Low Water Use
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use
LA	5 Gal	Lavatera assurgentiflora	Tree Mallow	60" O.C. Low Water Use
LE	5 Gal	Leucadendron 'Safari Sunset'	Safari Conebush	60" O.C. Low Water Use
LS	5 Gal	Leptospermum scoparium	New Zealand Tea Tree	60" O.C. Low Water Use
OL	5 Gal	Olea 'Little Ollie'	Dwarf Olive	36" O.C. Low Water Use
PY	5 Gal	Phormium 'Yellow Wave'	New Zealand Flax	30" O.C. Low Water Use
PM	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	36" O.C. Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	48" O.C. Native/Low Water Use
WM	5 Gal	Westringia 'Morning Light'	Coast Rosemary	48" O.C. Low Water Use
**If used as or noted on plans as groundcover				
PERENNIALS AND GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AG	1 Gal	Amganzanthos 'Gold Velvet'	Kangaroo Paw	36" O.C. Low Water Use
CT	1 Gal	Carex tumulicola	Berkeley Sedge	24" O.C. Native/Low Water Use
DC	1 Gal	Deschampsia c. holciformis	Pacific Hair Grass	24" O.C. Native/Low Water Use
CH	5 Gal	Chondropetalum tectorum	Cape Rush	36" O.C. Low Water Use
FN	5 Gal	Festuca var.	No-Mow Fescue	24" O.C. Low Water Use
MU	5 Gal	Muhlenbergia rigens	Deer Grass	36" O.C. Native/Low Water Use
LL	5 Gal	Lomandra longifolia 'Breeze'	Dwarf mat Rush	30" O.C. Low Water Use
PO	5 Gal	Pennisetum 'Fairy Tails'	Fairy Tail Fountain Grass	30" O.C. Low Water Use
SA	5 Gal	Stipa arundinacea	Pheasant's Tail Grass	24" O.C. Low Water Use
VL	1 Gal	Verbena ilacina 'De La Mina'	Cedros Island Verbena	24" O.C. Native/Low Water Use
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
BTP	1 Gal	Baccharis pilularis 'Twin Peaks'	Coyote Brush	36" O.C. Native/Low Water Use
CEA	1 Gal	Ceanothus 'Yankee Point'	Ceanothus	48" O.C. Native/Low Water Use
ROS	1 Gal	Rosmarinus off. 'Prostratus'	Rosemary	36" O.C. Low Water Use
LOT	1 Gal	Lotus berthelotti	Parrot's Beak	24" O.C. Low Water Use
VINES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CL	5 Gal	Clytostoma callistegoides	Lavender Trumpet Vine	Low Water Use
CM	5 Gal	Calystegia macrostegia	California Morning Glory	Native/Low Water Use

PLANTING DESIGN NOTES

The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but also does not preclude use of other appropriate plant material. The landscape shall incorporate plants that are tolerant of the challenging conditions of the site and that are appropriate to the local climate. These plants are found along the streets and paseo open space areas. Native, habitat-enhancing, and low water-use plants should be selected as to complement the character of the project.

All trees shall be a minimum of 24" box size. All shrubs and vines shall be a minimum of 5 gallon size. All groundcover shall be a minimum of 1 gallon size.

All planted areas are to be irrigated with an automatic underground irrigation system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the Water District's rules and regulations for water use. 90% of the irrigation system shall be sub surface drip irrigation.

