908 OCEAN STREET

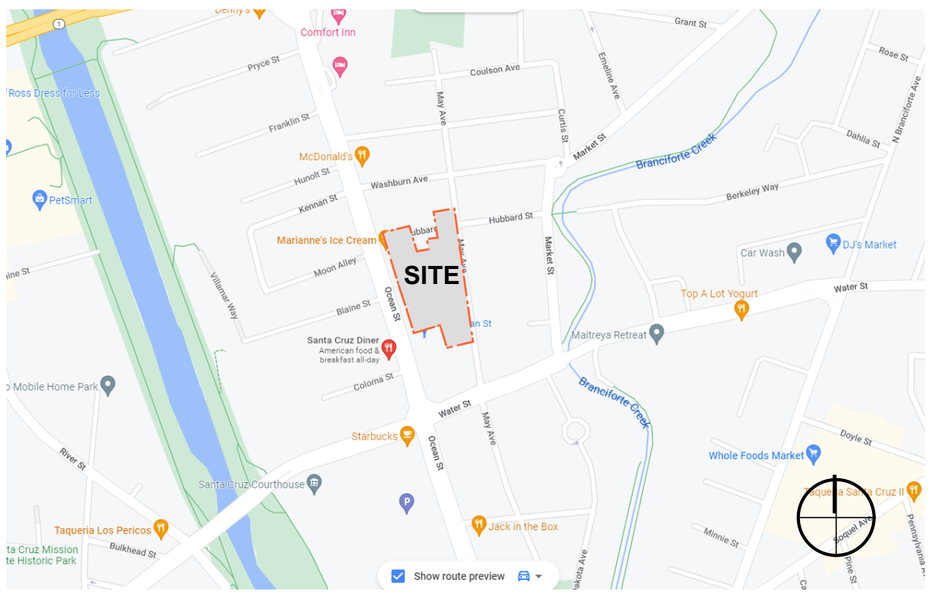
MIXED-USE DEVELOPMENT

BUILDING DESIGN NATURAL GAS FREE AS REQUIRED BY SCMC 6.100

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

PROJECT PERSPECTIVE 3



SITE MAP 1

THE PROPOSED PROJECT IS A MIXED-USE DEVELOPMENT AT 908 OCEAN STREET AND IS CURRENTLY COMPOSED OF MULTIPLE PROPERTY PARCELS. THE SITE IS BOUNDED BY OCEAN STREET, MAY AVENUE, HUBBARD STREET AND ADJACENT COMMERCIAL PROPERTIES. THE CURRENT 1 TO 2-STORY COMMERCIAL AND RESIDENTIAL BUILDINGS, WITH SURFACE PARKING, ARE TO BE DEMOLISHED FOR 3 NEW BUILDINGS: 1 FIVE-STORY BUILDING WITH BASEMENT AND 2 THREE-STORY BUILDINGS. A NORTH/SOUTH ORINTED EVA / DRIVEWAY, WITH SURFACE PARKING, TRASH & RESIDENT LOADING/ STAGING, WOULD CONNECT TO 1 CURBCUT & 1 EMERGENCY VEHICLE ACCESS POINT ALONG MAY AVENEUE.

THE PROJECT IS USING CALIFORNIA STATE DENSITY BONUS LAW. THERE WILL BE 354 DWELLING UNITS CONSISTING OF A MIX OF STUDIOS, 1-BEDS, 2-BEDS, 3-BEDS AND 4-BEDS. 11,840 SF OF BUILDING RESIDENTIAL AMENITY INCLUDE A GROUND FLOOR COWORK & LEASING OFFICE, A GYM AND LOUNGE OVERLOOKING 2 LARGE COURTYARDS ON FLOOR 2 AND A CLUB ROOM WITH ADJACENT ROOF DECK ON FLOOR 5. FLOOR 2 COURTYARDS AND THE ROOF DECK EQUAL APROXIMATELY 14,740 SF OF AMENITIZED RESIDENT OPEN SPACE. 8,860 SF OF RETAIL IS DIVIDED INTO 2 SPACES ALONG OCEAN STREET. EACH RETAIL SPACE HAS APROXIMATELY 500 SF OF COVERED OPEN SPACE

PROJECT DESCRIPTION 2

SHEET INDEX 1

PROJECT INFORMATION A1

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908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

PLANNING INFORMATION

PROJECT LOCATION:
908 OCEAN STREET
SANTA CRUZ, CA
PROJECT DESCRIPTION:
PRIVATELY FUNDED
MIXED-USE DEVELOPMENT
351 RESIDENTIAL UNITS

PARCEL NUMBER: SEE CIVIL GENERAL NOTES

SITE AREA: 3.84+/- ACRES

BUILDING HEIGHT:
±56'-10" OCEAN STREET
±33'-8" MAY AVENUE

RESIDENTIAL GARAGE:
100% ASSIGNED PRIVATE PARKING
(2% REQUIRED ACCESSIBLE STALLS)
COMMERCIAL GARAGE:
100% UNASSIGNED PARKING
(5% REQUIRED ACCESSIBLE STALLS)

BUILDING CODE INFORMATION

OCCUPANCY GROUP:
R-2, S-2, M
R-2 ACCESSORY (COMMUNITY & FITNESS ROOM, LANDSCAPE ROOF)
B (LEASING OFFICE, ASSEMBLY LESS THAN 50 OCCUPANTS)
M (RETAIL)

CONSTRUCTION TYPE: TYPE V-A OVER TYPE I-A, SPRINKLERED PER NFPA 13

NUMBER OF STORIES:
BLDG A: (5) STORIES (4 FLOORS TYPE V-A OVER 1 FLOOR TYPE I-A) (1) BASEMENT
BLDG B & C: (3) STORIES, TYPE V-A

ACCESSIBILITY:
100% OF UNITS SHALL BE ADAPTABLE,
PER CBC 2019 CHAPTER 11A
ALL COMMON USE AREAS SHALL BE ACCESSIBLE,
PER CBC 2010 CHAPTER 11B
PER CBC 2019 CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE,
PER CBC 2019 CHAPTER 11B
ALL SINGLE-USER TOILET FACILITIES SHALL BE IDENTIFIED AS ALL-GENDER
PER ASSEMBLY BILL 1732 W SIGNAGE COMPLIANT W/ TITLE 24 CBC

ENERGY CODE: 2019 ENERGY CODE

AFFORDABLE UNITS: 53 DU

APPLICANT/ OWNER:
HIGH STREET RESIDENTIAL
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
CONTACT:
BRIAN PIANCA
OISIN HENEGHAN
(415) 772-0123

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
CONTACT:
NATHAN SIMPSON
(415) 677-0966

LANDSCAPE ARCHITECT:
CREO LANDSCAPE ARCHTECTURE
466 GEARY STREET, SUITE 300
SAN FRANCISCO, CA 94102
CONTACT:
SCOTT MULHOLLAND
(415) 688-2506

CIVIL
BKF ENGINEERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSECA 95112
CONTACT:
JEREMY MARELLO
(408) 467-9100

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA PLUMBING OCDE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA GREEN BLDG CODE
SAFE HARBOR PER FHA DESIGN MANUAL
2019 CALIFORNIA GREEN BLDG CODE
2019 CITY MUNICIPAL CO

APPLICABLE CODES 3

PROJECT INFORMATION 2

PROJECT TEAM 3

UNIT AND AREA SUMMARY — **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/28/2023

CONSTRUCTION TYPE: TYPE VA O/ TYPE IA — **SITE TOTAL**
FLOORS: 3-4 WOOD OVER 1 CONCRETE W/ BASEMENT

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	B1	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO (FDU)	509		3	17	19	13	11		63	18%	32,067
	S2	STUDIO (FDU)	537			1	1	1	1		4	1%	2,148
STUDIO SUB-TOTAL					3	18	20	14	12	0	**67**	**19%**	34,215
1 BEDROOM	A1	1 BDRM (FDU)	645		11	29	28	14	14		96	27%	61,920
	A1*	1 BDRM (FDU)	645			5	4	5	5		19	5%	12,255
	A2	CORNER 1 BDRM (FDU)	645			11	11	11	11		44	12%	28,380
	A4	1 BDRM (FDU)	575				1	1	1		3	1%	1,725
	A5	1 BDRM	670		4	4	4				12	3%	8,040
1 BDRM SUB-TOTAL					15	49	48	31	31	0	**174**	**49%**	112,320
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021		1	9	12	9	8		39	11%	39,819
	B2	CRNR 2 BDRM/ 2 BATH	1,102		5	9	9	2	2		27	8%	29,754
	B3	2 BDRM/ 2 BATH	1,190			1	1	1	1		4	1%	4,760
	B4	2 BDRM/ 2 BATH	1,040		4	4	4				12	3%	12,480
	B5	CRNR 2 BDRM/ 2 BATH	1,102			3	3	4	4		14	4%	15,428
2 BDRM SUB-TOTAL					10	26	29	16	15	0	**96**	**27%**	102,241
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	4	3		15	4%	18,705
3 BDRM SUB-TOTAL					0	4	4	4	3	0	**15**	**4%**	18,705
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,420			1	1				2	1%	2,840
4 BDRM SUB-TOTAL					0	1	1	0	0	0	**2**	1%	2,840
TOTAL UNITS		**Avg SqFt**	**764**		28	98	102	65	61	0	**354**	**100%**	270,321

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)		21,993	75,066	78,432	49,058	45,772	0		**270,321**
Gross area by floor (footprint minus net rentable, excl decks)	0	5,366	12,177	11,157	7,202	7,181	0		**43,083**
Residential Amenities		6,245	4,875			720			11,840
Leasing Office		1,200							1,200
Commerical		8,860							8,860
Garage (Including Utility)	78,368	57,883							136,251
Total Gross	78,368	101,547	92,118	89,589	56,260	53,673	0		**471,555**

FAR

SITE AREA (SF)	167,270 (3.839 AC)	**ALLOWABLE 1.75 FAR @ 35% BONUS***	2.3625 =	**395,175**
		PROVIDED	2.351 =	**393,187**
				1,988

*STATE DENSITY BONUS ALLOWS 35% BONUS FOR PROJECTS WITH AT LEAST 20% OF BASE UNITS AT LOW AMI

DENSITY

ALLOWABLE*	30 DU/ACRE=	115.2	DU
	35% STATE DENSITY=	155.5	DU
PROVIDED		125	DU

* ONLY DWELLING UNITS GREATER THAN 649 SF COUNTED

VEHICLE PARKING (PER STATE DENSITY BONUS LAW)

			PARKING RATIO	EV @ 12%	ACCESSIBLE	COMPACT
REQUIRED**	RETAIL @ 1 STALL : 250 SF=	35.4		4	2	18
	0.5 STALL : 1 DU=	177	0.5	21	4	89
				MIN	**MIN**	**MAX**
	REQUIRED STALL TOTAL:	**212**	**0.60**	**25**	**5**	**50%**
PROVIDED:	B1- RESIDENTIAL	220				78
	SURFACE	50				
	FLOOR 1 - RESIDENTIAL	86		45		18
	TOTAL RESIDENTIAL	356	1.01	45	7	96
	FLOOR 1 - COMMERCIAL*	22		3	1	10
	PROVIDED STALL TOTAL:	**378**	**1.07**	**48**	**8**	**28.0%**

* DENSITY BONUS TO REDUCE CITY REQUIREMENT FOR GENERAL RETAIL TO 1 SPACE PER 400 SF
** DENSITY BONUS ALLOWS 0.5 SPACES/UNIT FOR PROJECTS WITHIN 1/2 MILE OF MAJOR TRANSIT STOP WITH 20% LOW INCOME

OPEN SPACE

REQUIRED	150SF OS * FDU =		34350
	100SF PRIVATE OS * (DU >650SF)=		12500
	TOTAL REQUIRED		**46850**
PROVIDED	COURTYARD 1		3470
	COURTYARD 2		8690
	PASEO/LOGGIA		2090
	ROOF DECK		2580
	60SF PRIVATE DECKS=	193	11580
	TOTAL PROVIDED		**28410**
			-18440

BIKE PARKING

REQUIRED		PROVIDED	
		132	SARIS STACKER
		194	30X74X48 LOCKER
		28	STORAGE*
1 RESIDENT CLASS I STALL : 1 DU=	**354 CLASS I**	**354**	**CLASS I RESI TOTAL**
0.25 RESIDENT CLASS II : 1 DU =	**89 CLASS II**	**89**	**CLASS II RESI**
2 COMMERCIAL + 15% OF REQ PARKING=	**7.3 TOTAL COMMERCIAL**		
20% CLASS I COMMERCIAL=	**1 CLASS I**	**2**	**CLASS I COMMERCIAL**
80% CLASS II COMMERCIAL=	**6 CLASS II**	**6**	**CLASS II COMMERCIAL**

* FLEXIBLE DENSITY UNIT STORAGE COUNTED AS BIKE PARKING

RESIDENT STORAGE

REQUIRED*

200 CUBIC FEET STORAGE : 1 FDU= 229 LOCKERS

PROVIDED

5'X5'X8'HT STORAGE LOCKER= 28 LOCKERS

*REQUESTING STATE DENSITY BONUS WAIVER TO REDUCE STORAGE REQUIREMENT TO 28 UNITS

STATISTICS - COMBINED SITE

A3

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908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

UNIT AND AREA SUMMARY **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/14/2023

CONSTRUCTION TYPE: TYPE VA O/ TYPE IA **BUILDING A**
FLOORS: 4 WOOD OVER 1 CONCRETE W/ BASEMENT

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	B1	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO	509			11	13	13	11		48	20%	24,432
	S2	STUDIO	537			1	1	1	1		4	2%	2,148
STUDIO SUB-TOTAL					0	12	14	14	12	0	**52**	**21%**	26,580
1 BEDROOM	A1	1 BDRM	645			13	12	14	14		53	22%	34,185
	A1*	1 BDRM	645			5	4	5	5		19	8%	12,255
	A2	INSIDE CORNER 1 BDRM	645			11	11	11	11		44	18%	28,380
	A4	1 BDRM	575				1	1	1		3	1%	1,725
	A5	1 BDRM	670								0	0%	0
1 BDRM SUB-TOTAL					0	29	28	31	31	0	**119**	**49%**	76,545
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021			6	9	9	8		32	13%	32,672
	B2	CRNR 2 BDRM/ 2 BATH	1,102			2	2	2	2		8	3%	8,816
	B3	2 BDRM/ 2 BATH	1,190			1	1	1	1		4	2%	4,760
	B4	2 BDRM/ 2 BATH	1,040								0	0%	0
	B5	CRNR 2 BDRM/ 2 BATH	1,102			3	3	4	4		14	6%	15,428
2 BDRM SUB-TOTAL					0	12	15	16	15	0	**58**	**24%**	61,676
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	4	3		15	6%	18,705
3 BDRM SUB-TOTAL					0	4	4	4	3	0	**15**	**6%**	18,705
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425								0	0%	0
4 BDRM SUB-TOTAL					0	0	0	0	0	0	**0**	0%	0
TOTAL UNITS		**Avg SqFt**	**752**		0	57	61	65	61	0	**244**	**100%**	183,506

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)					0	42,655	46,021	49,058	45,772	0			**183,506**
Gross area by floor (footprint minus net rentable, excl decks)				0	1,683	8,327	7,307	7,202	7,180	0			**31,699**
Residential Amenities					3,645	4,875			720				9,240
Leasing Office					1,200								1,200
Commerical					8,860								8,860
Garage (Including Utility)				78,367	49,465								127,832
Total Gross				78,367	64,853	55,857	53,328	56,260	53,672	0			**362,337**

STATISTICS - BLDG A

A4

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908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

UNIT AND AREA SUMMARY **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 12/19/2022

CONSTRUCTION TYPE: TYPE VA **BUILDING B**
FLOORS: 3 WOOD

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	B1	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO	509		3	6	6				15	24%	7,635
	S2	STUDIO	537								0	0%	0
STUDIO SUB-TOTAL					3	6	6	0	0	0	**15**	**24%**	7,635
1 BEDROOM	A1	1 BDRM	645		7	12	12				31	50%	19,995
	A2	INSIDE CORNER 1 BDRM	645								0	0%	0
1 BDRM SUB-TOTAL					7	12	12	0	0	0	**31**	**50%**	19,995
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021		1	3	3				7	11%	7,147
	B2	2 BDRM/ 2 BATH	1,102		1	3	3				7	11%	7,714
2 BDRM SUB-TOTAL					2	6	6	0	0	0	**14**	**23%**	14,861
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247								0	0%	0
3 BDRM SUB-TOTAL										0	**0**	**0%**	0
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425			1	1				2	3%	2,850
4 BDRM SUB-TOTAL					0	1	1	0	0	0	**2**	3%	2,850
TOTAL UNITS		**Avg SqFt**	**731**		12	25	25	0	0	0	**62**	**100%**	45,341

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)					8,165	18,588	18,588	0	0	0			**45,341**
Gross area by floor (footprint minus net rentable, excl decks)				0	2,108	2,252	2,252	0	0	0			**6,612**
Residential Amenities					2,600								2,600
Leasing Office													0
Commerical													0
Garage (Including Utility)					8,399								8,399
Total Gross				0	21,272	20,840	20,840	0	0	0			**62,952**

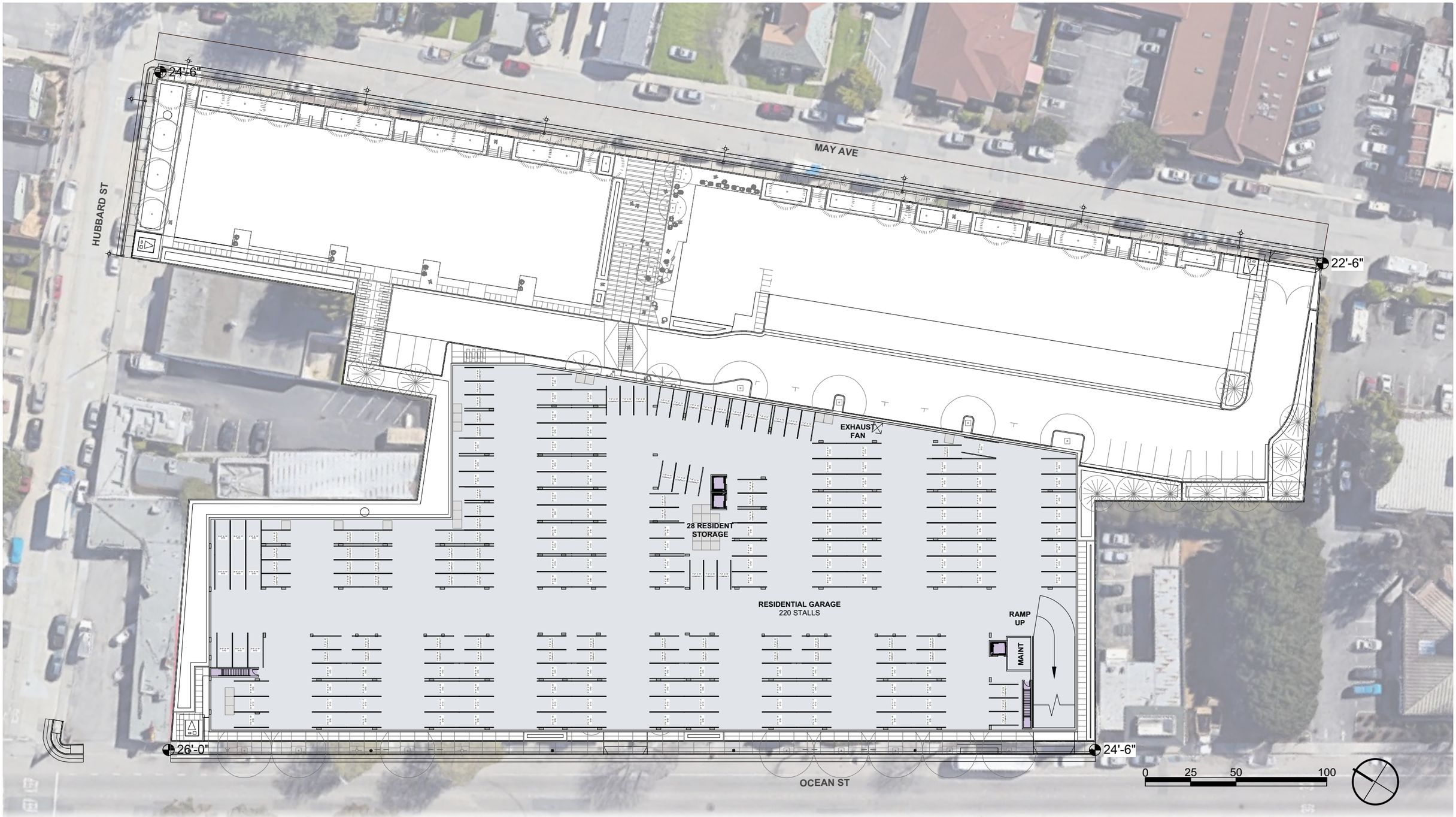
UNIT AND AREA SUMMARY **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 1/10/2023

CONSTRUCTION TYPE: TYPE VA O/ TYPE IA **BUILDING C**
FLOORS: 3 WOOD

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	B1	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO	509								0	0%	0
	S2	STUDIO	537								0	0%	0
STUDIO SUB-TOTAL					0	0	0	0	0	0	**0**	**0%**	0
1 BEDROOM	A1	1 BDRM	645		4	4	4				12	25%	7,740
	A2	INSIDE CORNER 1 BDRM	645								0	0%	0
	A3	1 BDRM	825								0	0%	0
	A5	1 BDRM	670		4	4	4				12	25%	8,040
1 BDRM SUB-TOTAL					8	8	8	0	0	0	**24**	**50%**	15,780
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021								0	0%	0
	B2	2 BDRM/ 2 BATH	1,102		4	4	4				12	25%	13,224
	B3	2 BDRM/ 2 BATH	1,110								0	0%	0
	B4	2 BDRM/ 2 BATH	1,040		4	4	4				12	25%	12,480
2 BDRM SUB-TOTAL					8	8	8	0	0	0	**24**	**50%**	25,704
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247								0	0%	0
3 BDRM SUB-TOTAL										0	**0**	**0%**	0
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425								0	0%	0
4 BDRM SUB-TOTAL					0	0	0	0	0	0	**0**	0%	0
TOTAL UNITS		**Avg SqFt**	**864**		16	16	16	0	0	0	**48**	**100%**	41,484

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)					13,828	13,828	13,828	0	0	0			**41,484**
Gross area by floor (footprint minus net rentable, excl decks)				0	1,592	1,592	1,592	0	0	0			**4,776**
Residential Amenities													0
Leasing Office													0
Commerical													0
Garage (Including Utility)													0
Total Gross				0	15,420	15,420	15,420	0	0	0			**46,260**



FLOOR B1 - PLAN

1" = 50'-0"

A7

BDE ARCHITECTURE

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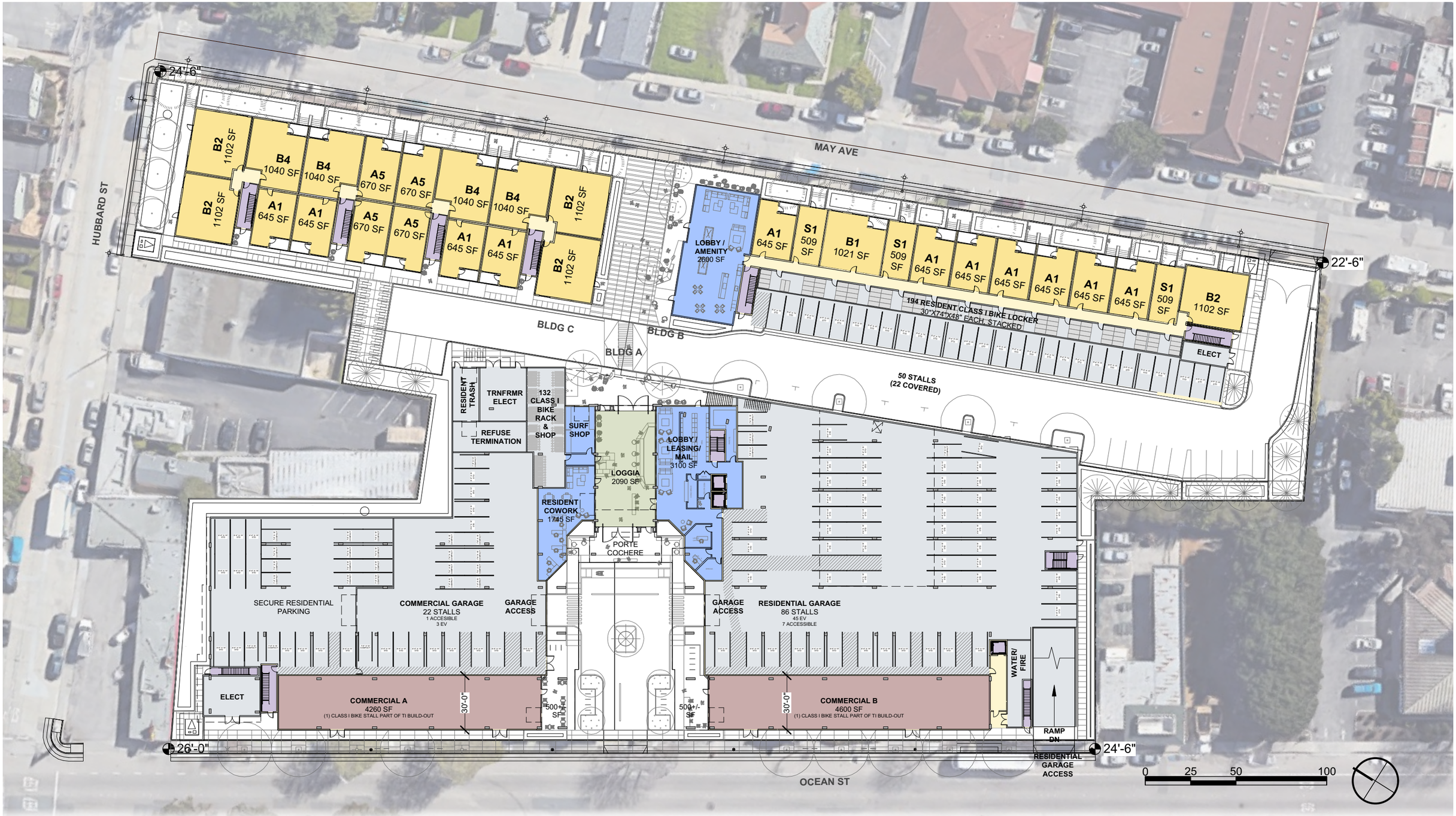
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



FLOOR 1 - PLAN

1" = 50'-0"

A8

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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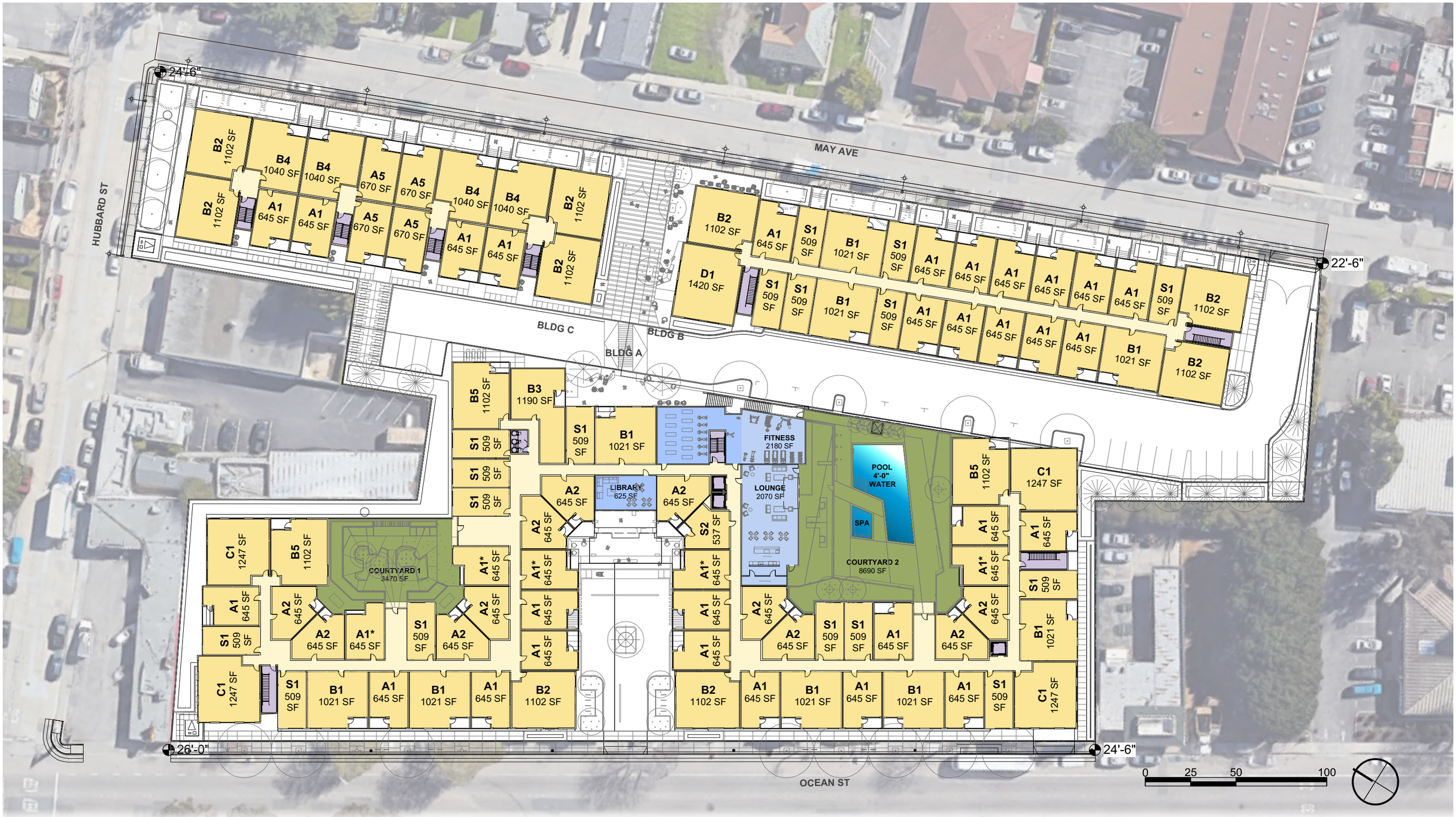
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



FLOOR 2 - PLAN

1" = 50'-0"

A9

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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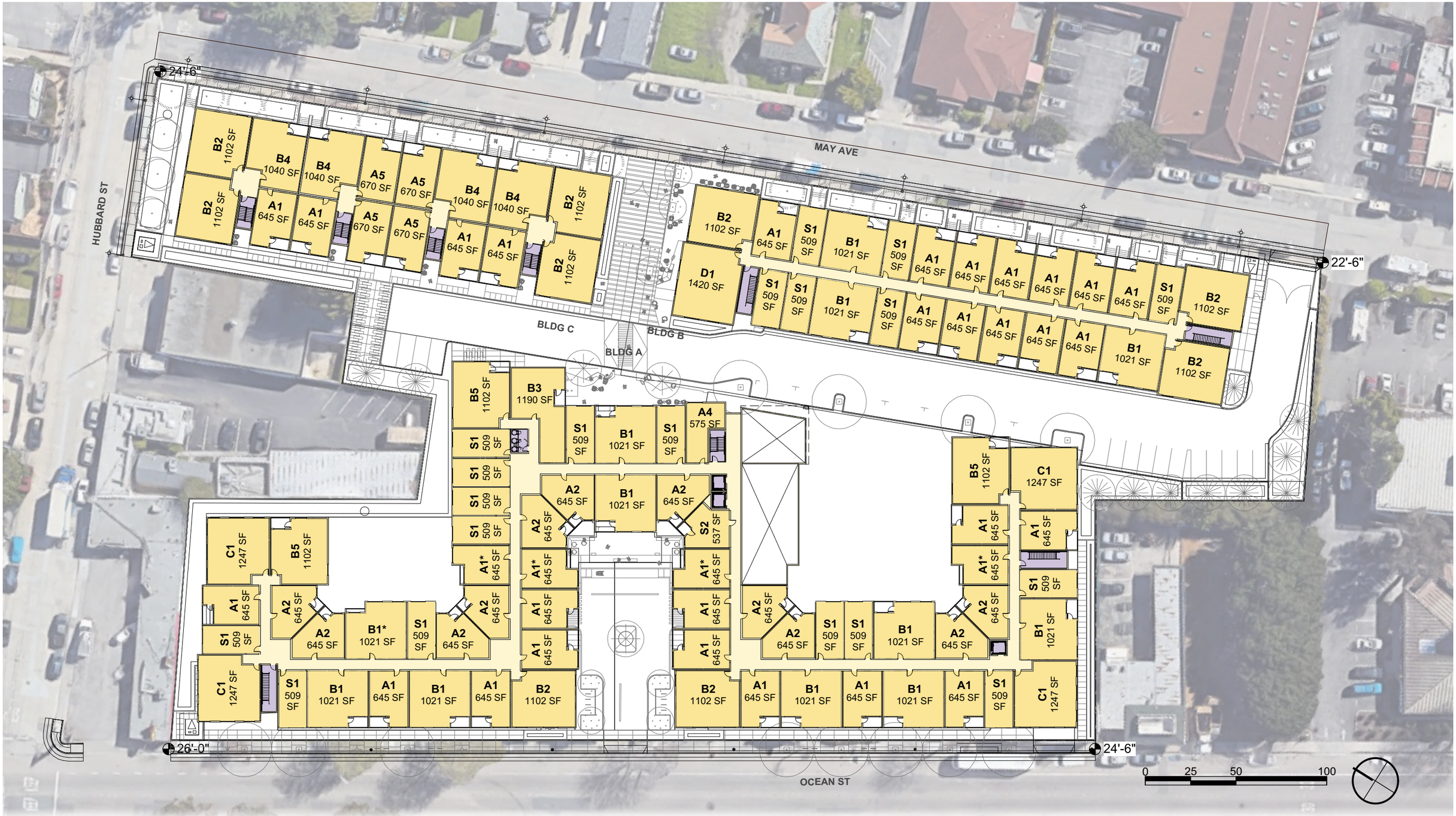
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



FLOOR 3 - PLAN

1" = 50'-0" **A10**

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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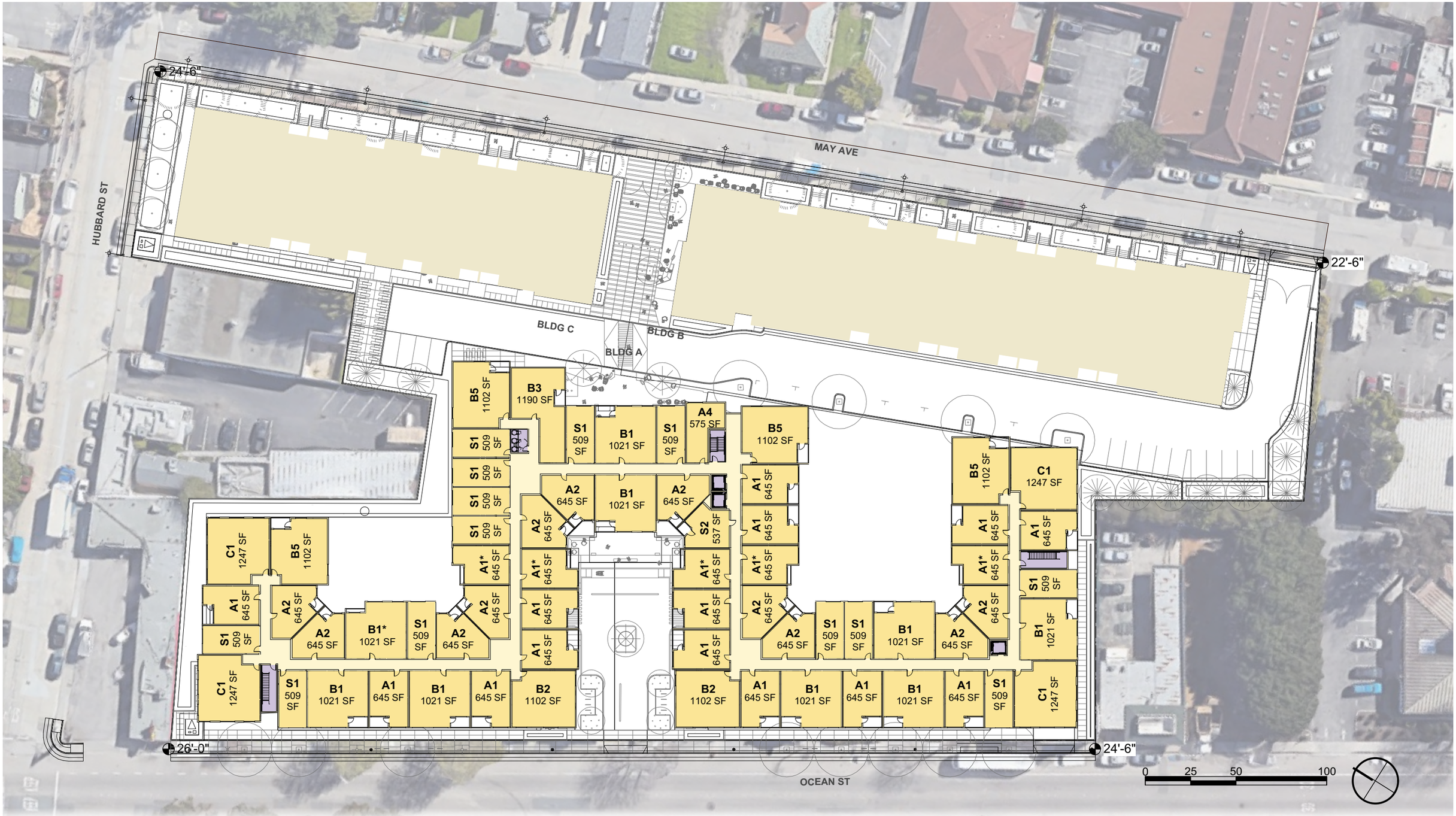
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



FLOOR 4 - PLAN

1" = 50'-0" **A11**

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

FLOOR 5 - PLAN

1" = 50'-0" **A12**

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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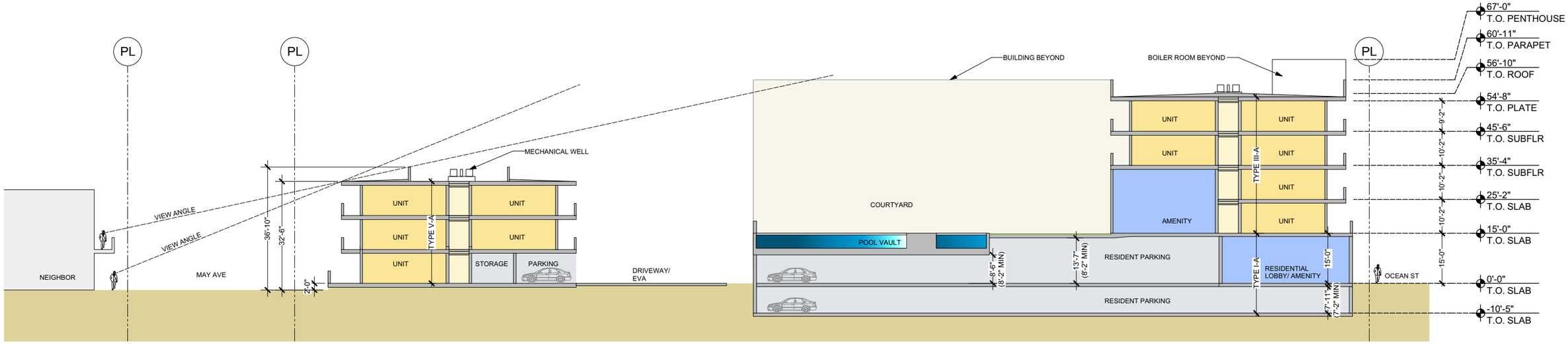
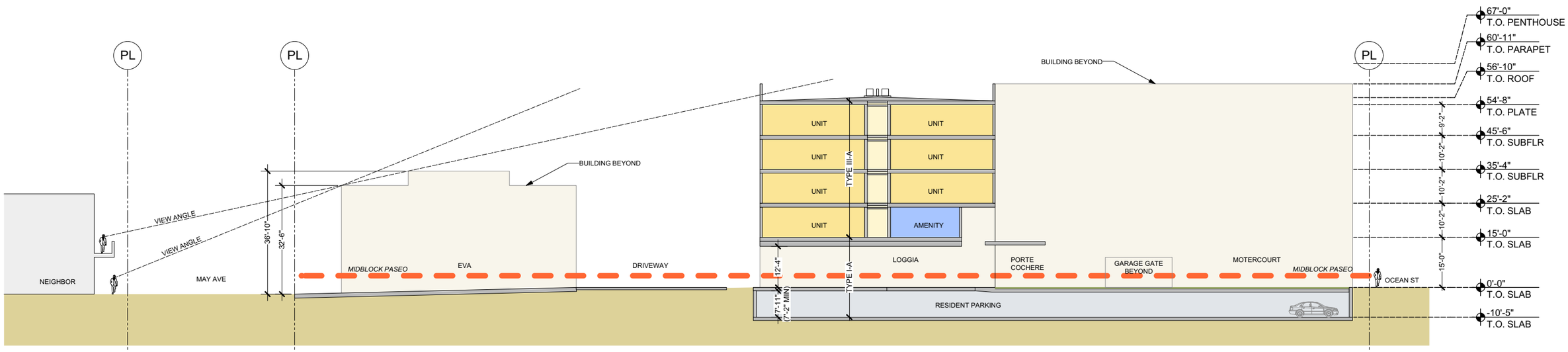
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

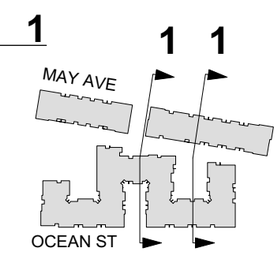
FEBRUARY 28, 2023



SECTION - OCEAN ST TO MAY AVE @ POOL DECK 1



SECTION - OCEAN ST TO MAY AVE @ PASEO 1



BUILDING SECTION

1" = 30' **A13**

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

IMAGE PRECEDENT

A14

BDE ARCHITECTURE

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

ELEVATION - OCEAN STREET 1

ELEVATION - MAY AVENUE 2

SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CONCRETE, BOARD-FORM FIN.
3. CEMENTITIOUS LAP SIDING
4. RAILING, HOT-DIP GALV. PTD ARCH BRONZE
5. AWNING, NON-RAIN THRU
6. VINYL NAIL-FIN WINDOW FIN ALMOND
7. VINYL NAIL-FIN WINDOW FIN ARCH BRONZE
8. STOREFRONT FIN ARCH BRONZE
9. GARAGE ACCESS
10. BLDG SIGNAGE, TYP: HT 18", DEPTH 2", CAST METAL, SIM. BLADE SIGN: 2'X10'
11. CORRUGATED METAL SIDING, LIGHT BLUE FIN.
12. PHENOLIC WOOD SIDING

0 20 40 80

ELEVATIONS

1" = 40'-0" **A15**

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SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

ELEVATION - OCEAN STREET 1

SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CONCRETE, BOARD-FORM FIN.
3. CEMENTITIOUS LAP SIDING
4. RAILING, HOT-DIP GALV. PTD ARCH BRONZE
5. AWNING, NON-RAIN THRU
6. VINYL NAIL-FIN WINDOW FIN ALMOND
7. VINYL NAIL-FIN WINDOW FIN ARCH BRONZE
8. STOREFRONT FIN ARCH BRONZE
9. GARAGE ACCESS
10. BLDG SIGNAGE, TYP: HT 18", DEPTH 2", CAST METAL, SIM. BLADE SIGN: 2'X10'
11. CORRUGATED METAL SIDING, LIGHT BLUE FIN.
12. PHENOLIC WOOD SIDING

0 20 40 80

ELEVATIONS

1" = 40'-0" **A16**

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PERSPECTIVE - WEST ON OCEAN

A17

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PERSPECTIVE - OCEAN FROM BLAIN STREET

A18

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

PERSPECTIVE: INSIDE PASEO LOOKING INTO LOGGIA / RESIDENTIAL ENTRY

A19

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908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

PERSEPCTIVE - MIDBLOCK LOOKING SOUTH

A20

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

PERSPECTIVE - EAST ON OCEAN

A21

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

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SANTA CRUZ, CALIFORNIA

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PERSPECTIVE - BLDG B: EAST ON MAY AVENUE

A22

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

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SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

PERSPECTIVE - MIDBLOCK ON MAY AVENUE

A23

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

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SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

PERSPECTIVE - BLDG C: CORNER OF HUBBARD & MAY

A24

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
AD	AREA DRAIN
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALL AND BURLAP
BC	BACK OF CURB
BF	BOTTOM OF FENCE
BLDG	BUILDING
BOR	BACK OF RAMP
BOS	BOTTOM OF SLOPE
BR	BIKE RACK
BS	BOTTOM OF STEP (STAIR)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN OR CEMENT BASE
CH	CHANNEL OR CHILLER
CHD	CONCRETE HEADER
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COJ	CONSTRUCTION JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTER POINT
CTR	CENTER
D/B	DESIGN/BUILD
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EJS	EXPANSION JOINT W/ SEALANT
EL	ELEVATION
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQ	EQUAL
EW	EACH WAY
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISHED SURFACE
GC	GENERAL CONTRACTOR
GB	GRADE BREAK
GJ	GROUT JOINT
H	HANDICAP PARKING STALL
HC	HANDICAP
HDR	HEADER
HH	HANDHOLE
HP	HIGH POINT
HV	HOSE VALVE
HVP	HANDICAP VAN PARKING STALL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERTED
LOW	LIMIT OF WORK
LPT	LOW POINT
LSJ	LONGITUDINAL SHRINKAGE JOINT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MM	MILLIMETERS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PA	PIPE ANCHOR
PLA	PLANTING AREA
PED	PEDESTAL
PDSN	PEDESTRIAN
PERF	PERFORATED
PIP	POURED-IN-PLACE
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
R	RADIUS
RB	ROOT BARRIER
RGB	ROUNDED GRADE BREAK
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SB	SPLASH BLOCK
SBSD	SEE BUILDING STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SG	SUBGRADE
SF	SQUARE FEET
SHP	SWALE FLOWLINE HIGH POINT
SIM	SIMILAR
SJ	SCORE JOINT
SLD	SEE LIGHTING DRAWINGS
SPECS	SPECIFICATIONS
SSL	STRAIGHT SLOPE
SSD	SEE STRUCTURAL DRAWINGS
SSGD	SEE SIGN DRAWINGS
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBD	TO BE DETERMINED
TD	TOP OF DRAIN
TOC	TOP OF CURB
TOR	TOP OF RAMP
TPTL	TREE PLANTING TRENCH LIMIT
TOBR	TOP OF BERM
TOF	TOP OF FENCE
TOFG	TOP OF FOOTING
TOFN	TOP OF FOUNDATION
T&B	TOP AND BOTTOM
TOP	TOP OF POST
TOS	TOP OF SLOPE
TS	TOP OF STEP (STAIR)
TSS	TOP OF STRUCTURAL SLAB
TW	TOP OF WALL
TWL	TREE WELL
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
VEH	VEHICULAR
WPM	WATER PROOF MEMBRANE
WWF	WELDED WIRE FABRIC

GENERAL LANDSCAPE PROJECT NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
2. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
3. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
4. REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
5. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
6. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.

2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.

3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF IMPORT TOPSOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.

4. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
   A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
   B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
   C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
   D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
   E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.
   F) INSTALLING PERMEABLE PAVEMENT AT PARKING STALLS

5. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.

6. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

7. PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS.

8. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.

3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.

4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.

5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.

6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY THE FOLLOWING ACCORDING TO SANTA CRUZ MUNICIPAL CODE SECTION 16.16.060(C):
   A) IRRIGATION POINT OF CONNECTION (POC) TO WATER SYSTEM
   B) STATIC WATER PRESSURE AT POC.
   C) LOCATION AND SIZE OF WATER METER(S).
   D) BACKFLOW PREVENTION DEVICES.
   E) MANUAL SHUT OFF VALVES
   F) LOCATION, SIZE, AND TYPE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS AND NOZZLES, RISER PROTECTION EQUIPMENT, SOIL MOISTURE SENSORS, PRESSURE REGULATOR, DRIP AND LOW VOLUME IRRIGATION EQUIPMENT.
   G) FLOW RATE (GALLONS PER MINUTE OR HOUR), PRECIPITATION RATE (INCHES PER HOUR) AND DESIGN OPERATING PRESSURE (PSI) FOR EACH IRRIGATION CIRCUIT.
   H) IRRIGATION LEGEND WITH THE MANUFACTURER NAME, MODEL NUMBER, AND GENERAL DESCRIPTION FOR ALL SPECIFIED EQUIPMENT, SEPARATE SYMBOLS FOR ALL IRRIGATION EQUIPMENT WITH DIFFERENT SPRAY PATTERNS, SPRAY RADIUS AND PRECIPITATION RATES.
   I) IRRIGATION SYSTEM SPECIFICATIONS, INCLUDING ANY LIVING WALL IRRIGATION SYSTEMS, AND DETAILS FOR ASSEMBLY AND INSTALLATION.
   J) RECOMMENDED IRRIGATION SCHEDULE FOR EACH MONTH, INCLUDING NUMBER OF IRRIGATION DAYS PER WEEK, NUMBER OF START TIMES (CYCLES) PER DAY AND MINUTES OF RUN TIME PER CYCLE REQUIRED FOR EACH IRRIGATION EVENT DESIGNED TO AVOID RUNOFF, AND ESTIMATED AMOUNT OF APPLIED IRRIGATION WATER EXPRESSED IN GALLONS PER MONTH AND GALLONS PER YEAR FOR THE ESTABLISHED LANDSCAPE.
   K) THE PARAMETERS USED FOR PROGRAMMING THE WEATHER-BASED IRRIGATION SYSTEM CONTROLLER SCHEDULE FOR THE ESTABLISHED LANDSCAPE, INCLUDING: SOIL TYPE, SLOP, PLANT TYPE, AND TYPE OF IRRIGATION NOZZLE/EMITTER USED FOR EACH CIRCUIT.
   L) CALCULATION OF LANDSCAPE WATER BUDGET.
   M) STORMWATER MANAGEMENT/RAINWATER COLLECTION FEATURES AND FACILITIES.

7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.

8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.

9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   B) CONTROLLERS WITH MULTIPLE PROGRAMS.
   C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

LANDSCAPE PLANTING NOTES

1. IMPORT TOPSOIL MEETING SPECIFICATIONS SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.
2. PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE.
3. TREES SHALL BE PLANTED A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES, WALLS AND BUILDINGS UNLESS RESTRICTED BY SIZE OF PLANTER.
4. ALL TREES 36" BOX AND LARGER SHALL BE GUYED.
5. ALL 15" GALLON AND 24" BOX SIZED TREES SHALL BE DOUBLE STAKED.
6. ALL SHRUBS AND GROUNDCOVER SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
7. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS FOR PATTERNS.
8. LIGHT WEIGHT SOIL MIX SHALL BE INSTALLED IN ALL OVER-STRUCTURE PLANTERS.
9. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
10. ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.
11. VINES SHALL BE TRAINED TO SUPPORTING STRUCTURE, WALL OR FENCE AS INDICATED ON PLANS AND DETAILS.

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
E	(E) ELECTRIC LINE	
G	(E) GAS LINE	
XX / XX	DETAIL CALLOUT	
XX / XX	ELEVATION INDICATOR	
XX / XX	SECTION / ELEVATION DETAIL	
	CONCRETE STAIR AND HANDRAIL	
	TREE, REFER TO PLANTING PLAN	

LANDSCAPE MATERIAL LEGEND - GROUND LEVEL

KEY	DESCRIPTION	DETAIL# / SHEET #
	INTEGRAL COLOR CONCRETE PAVING FINISH: TOP-CAST 03 COLOR: TBD	
	VEHICULAR CONCRETE PAVING W/ BANDING PATTERN	
	VEHICULAR CONCRETE PAVERS: MORTAR SET OVER CONC. SLAB	
	VEHICULAR CONCRETE PAVERS W/ BANDING PATTERN: MORTAR SET OVER CONC. SLAB	
	PEDESTRIAN CONCRETE PAVER: SAND SET OVER CONC. SLAB	
	AC PAVING	
	DETECTABLE WARNING PAVER	
	WOOD 'BOARDWALK' ENTRY WALKWAYS	
MTL	METAL EDGE RESTRAINT/HEADER	
	6' TALL PERIMETER FENCE	

LANDSCAPE MATERIAL LEGEND - PODIUM LEVEL

KEY	DESCRIPTION	DETAIL# / SHEET #
	INTEGRAL COLORED CONCRETE PAVING WITH SPECIAL FINISH FINISH: TOP-CAST 03 COLOR: TBD	
	DECORATIVE GRAVEL BAND	
	PORCELAIN TILE PAVING	
	PORCELAIN WOOD TILE PAVING	
MTL	METAL EDGE RESTRAINT MOUNTED ON CONCRETE CURB	

SITE FURNISHING LEGEND

KEY	DESCRIPTION	MODEL	MANUFACTURER	DETAIL# / SHEET #	QTY
	BIKE RACK	ELK	MMCITE		SEE PLAN
	CAFE TABLE + CHAIR	TBD	TBD		SEE PLAN
	BUILT IN WOOD LOUNGE SEATING	CUSTOM	-		-
	OUTDOOR COFFEE TABLE	TBD	TBD		SEE PLAN
	OUTDOOR SOFA	FRANCISCO OUTDOOR MODULAR SECTIONAL	ROVE CONCEPTS		SEE PLAN
	COMMUNITY DINING TABLE	TBD	TBD		SEE PLAN
T R R	TRASH/RECYCLE UNIT	CRYSTAL TRIPLE LITTER PIN	MMCITE		6
	CUT-LOG WALL W/ STEEL FRAME	CUSTOM	-		-
	LOUNGE SEATING	TBD	TBD		SEE PLAN
	CHAISE LOUNGE SEATING	TBD	TBD		SEE PLAN
	CONCRETE COUNTER WITH SINK, BARBECUE, ICEMAKER & ADA WORKSTATION	CUSTOM	-		-
	BUILT IN WOOD BENCH	CUSTOM	-		-

SITE FURNISHING LEGEND, CONTINUED.

KEY	DESCRIPTION	MODEL	MANUFACTURER	DETAIL# / SHEET #	QTY
	UMBRELLA	TBD	TBD		-
	BATTERED, CORTEN STEEL PLANTER	CUSTOM	-		-
	STEEL RAISED PLANTER WALL, HEIGHT VARIES	CUSTOM	-		SEE PLAN
	ADIRONDACK CHAIRS	TBD	TBD		-
	ANTIQUE TELESCOPE	TBD	TBD		SEE PLAN
	INTEGRAL CONCRETE PLANTER WALL W/ FORM BOARD FINISH	CUSTOM	-		-
	CORREGATED METAL BACKDROP WALL	CUSTOM	-		-
	BUILT IN WOOD PLATFORM SEATING	CUSTOM	-		-
	OUTDOOR SHOWER AND DRAIN	TBD	TBD		SEE PLAN
	PREFABRICATED PLANTER POT	TBD	TBD		SEE PLAN
	CATERNARY LIGHT	TBD	TBD		SEE PLAN
	WALL LIGHT	TBD	TBD		SEE PLAN
	IN-GROUND LIGHTS	TBD	TBD		SEE PLAN
	TREE ACCENT LIGHT	TBD	TBD		SEE PLAN
	LED LIGHT STRIP AT BENCH	TBD	TBD		SEE PLAN

LANDSCAPE NOTES & LEGENDS

L0.01

BDE ARCHITECTURE

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

TREE, SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

TREES

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	36" BOX	AS SHOWN	L	25'-40' H
	BET NIG	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	36" BOX	AS SHOWN	H	35'-40' H
	CIT SP.	CITRUS SP.	LEMON / LIME	24" BOX	AS SHOWN	M	10'-15' H
	COR KOU	CORNUS KOUSA	KOUSA DOGWOOD	36" BOX	AS SHOWN	M	30' H
	MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX	AS SHOWN	M	20'-25' H
	MEL QUI	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	36" BOX	AS SHOWN	L	20-40' H
	PLA ACE	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	48" BOX	AS SHOWN	M	40-50' H
	SEQ SEM	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE COAST REDWOOD	48" BOX	AS SHOWN	H	50'-100' H

STREETSCAPE PLANTING

HATCH	KEY	SCIENTIFIC NAME		SIZE	SPACING	WATER USE	MATURE SIZE
	AGA ATT	AGAVE ATTENUATA 'BLUE GLOW"	BLUE GLOW AGAVE	5 GAL	5'-0"	L	4' H X 6' W
	BOU GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	2'-0"	L	1' H X 1' W
	ERI KAR	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL	1'-6"	L	1' H X 3' W
	FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-0"	M	6" H X 2' W
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2'-0"	M	2' H X 3' W
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-0"	L	2' H X 2' W
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	3'-0"	L	1' H X 2' W

SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE CONTINUED

HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
PODIUM- SUN							
	ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-6"	L	2' H X 2' W
	AGA ATT	AGAVE ATTENUATA 'BLUE GLOW"	BLUE GLOW AGAVE	5 GAL	5'-0"	L	4' H X 6' W
	ANE LES	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	5 GAL	2'-0"	M	2' H X 2' W
	BOU GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	2'-0"	L	1' H X 1' W
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2'-0"	M	2' H X 3' W
	LEU SAF	LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	15 GAL	5'-0"	L	8' H X 6' W
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0"	L	2' H X 2' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-0"	L	2' H X 2' W
	SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	2'-6"	L	4' H X 4' W
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	3'-0"	L	1' H X 2' W
	YUC FIL	YUCCA FILAMENTOSA 'BRIGHT EGDE'	BRIGHT EDGE YUCCA	5 GAL	2'-0"	L	3' H X 4' W
PODIUM - SHADE							
	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	5 GAL	2'-0"	M	1' H X 1'-6"' W
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	2'-0"	L	2' H X 2' W
	CLI MIN	CLIVIA MINIATA	NATAL LILY	5 GAL	2'-0"	M	1'-6" H X 2' W
	MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	2'-0"	L	3' H X 3' W
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	2'-0"	M	2' H X 2' W
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	3'-0"	M	4' H X 4' W
BIO RETENTION TREATMENT PLANTS							
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	5 GAL	2'-0"	L	2' H X 2' W
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	2'-0"	L	2' H X 2' W
	DES CES	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	L	2' H X 1.5' W
	JUN PAT	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	5 GAL	3'-0"	L	2' H X 2' W
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0"	L	2' H X 2' W
	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	10'	M	20' H X 10' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	3'-0"	L	2' H X 2' W
	SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	2'-6"	L	4' H X 4' W

HERB GARDEN PLANTING SCHEDULE

HATCH	KEY	SCIENTIFIC NAME	COMMON NAME
PODIUM- SUN			
	ALL SCH	ALLIUM SCHOENOPRASUM	CHIVES
	COR SAT	CORINADRUM SATIVUM	CORIANDER
	MEN SPI	MENTHA SPICATA	MINT
	OCI BAS	OCIMIUM BASILICUM	BASIL
	ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY
	SAL OFF	SALVIA OFFICINALIS	SAGE

LANDSCAPE NOTES & LEGENDS

L0.02

BDE ARCHITECTURE

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OVERALL COMPOSITE SITE PLAN

NOTE: FOR PROJECT NOTES AND LEGENDS,
REFER TO SHEETS L0.00 AND L0.01.

L0.03

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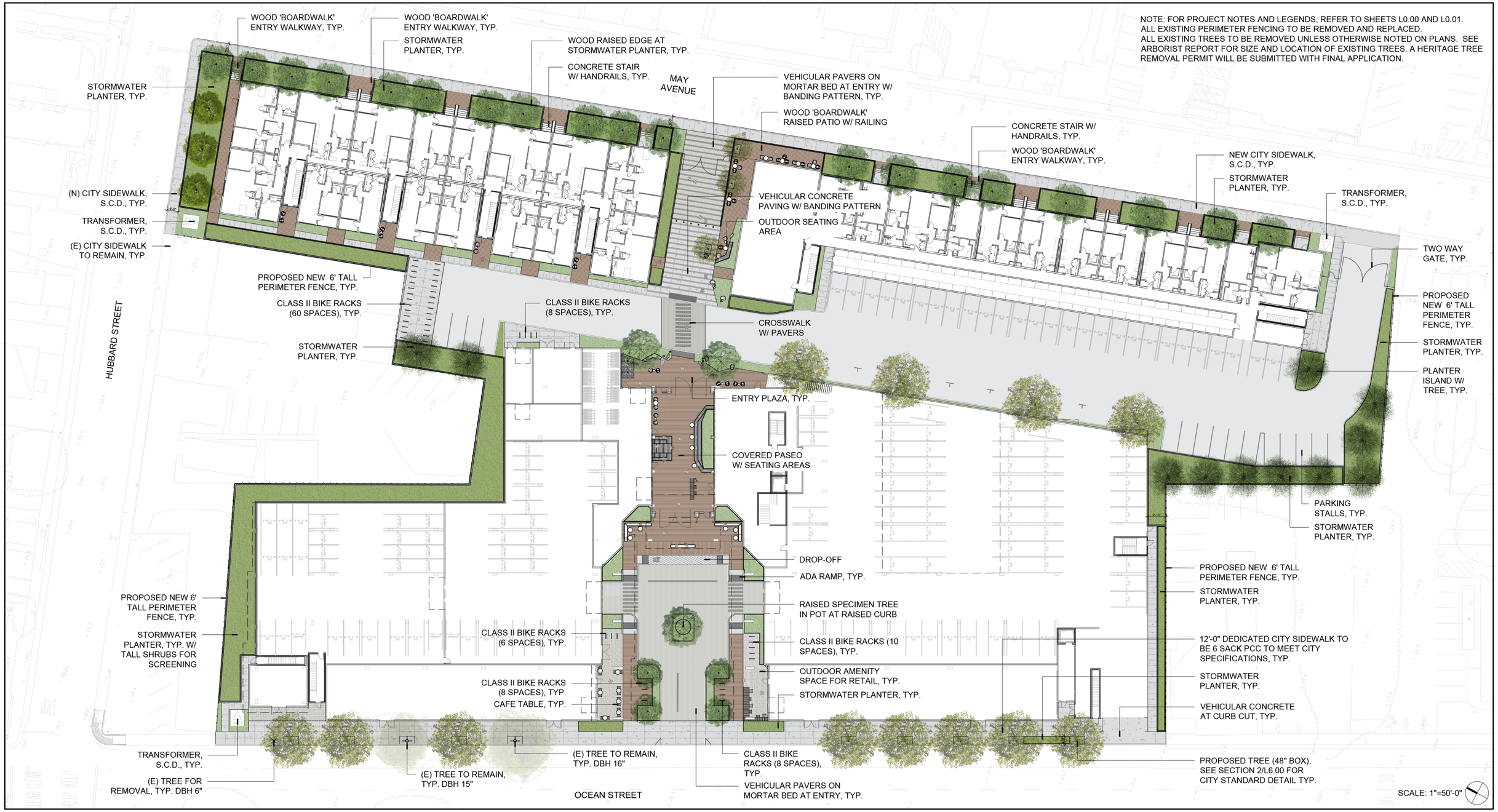
FEBRUARY 28, 2023

NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01.
ALL EXISTING PERIMETER FENCING TO BE REMOVED AND REPLACED.
ALL EXISTING TREES TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS. SEE ARBORIST REPORT FOR SIZE AND LOCATION OF EXISTING TREES. A HERITAGE TREE REMOVAL PERMIT WILL BE SUBMITTED WITH FINAL APPLICATION.



LANDSCAPE MATERIALS PLAN - GROUND FLOOR

L2.00

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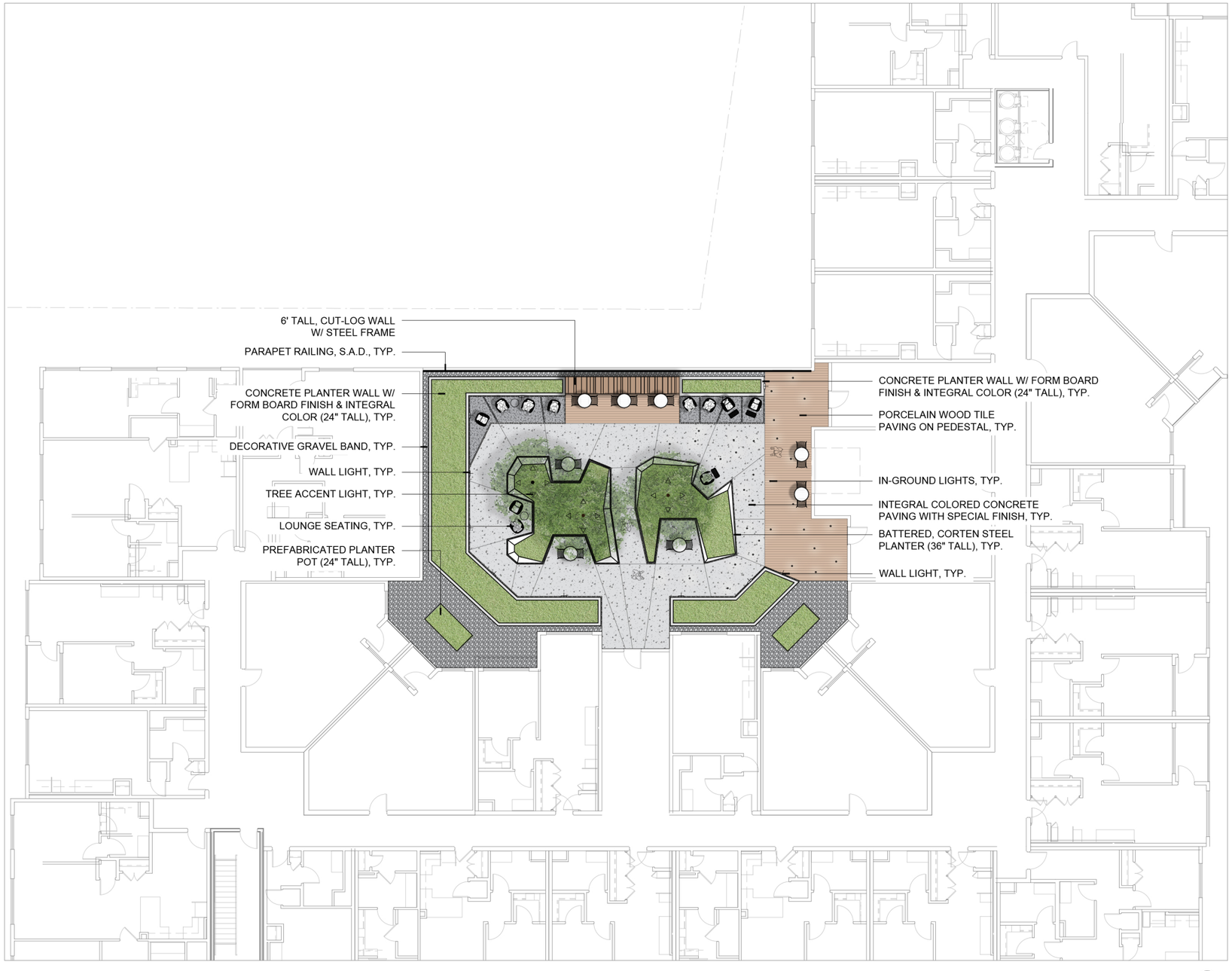
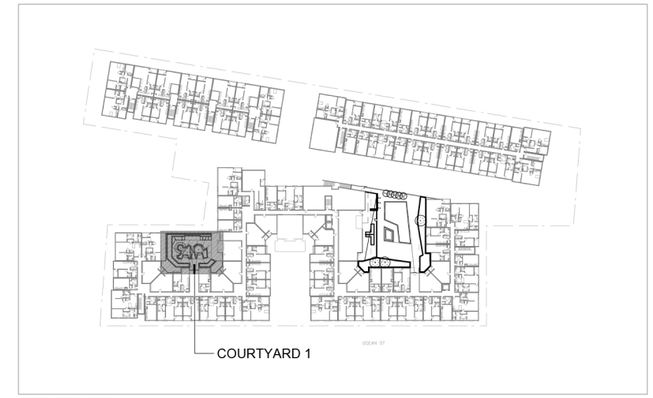
FEBRUARY 28, 2023





KEYPLAN

SCALE: 1"=20'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01.

LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 1

L2.01

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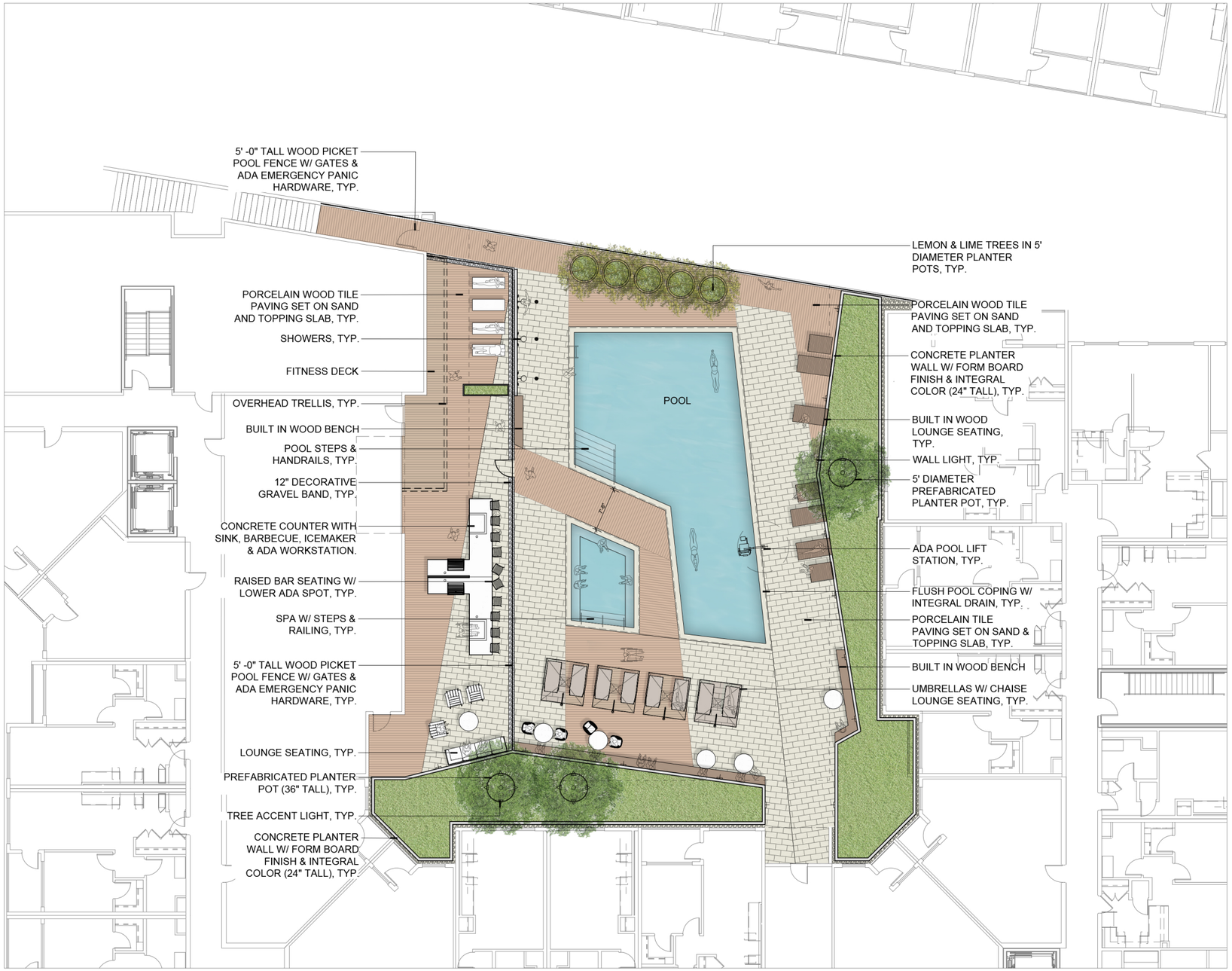
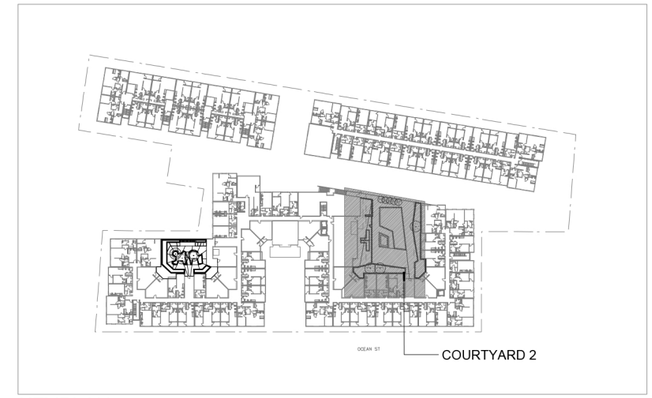




KEYPLAN

SCALE: 1"=20'-0"

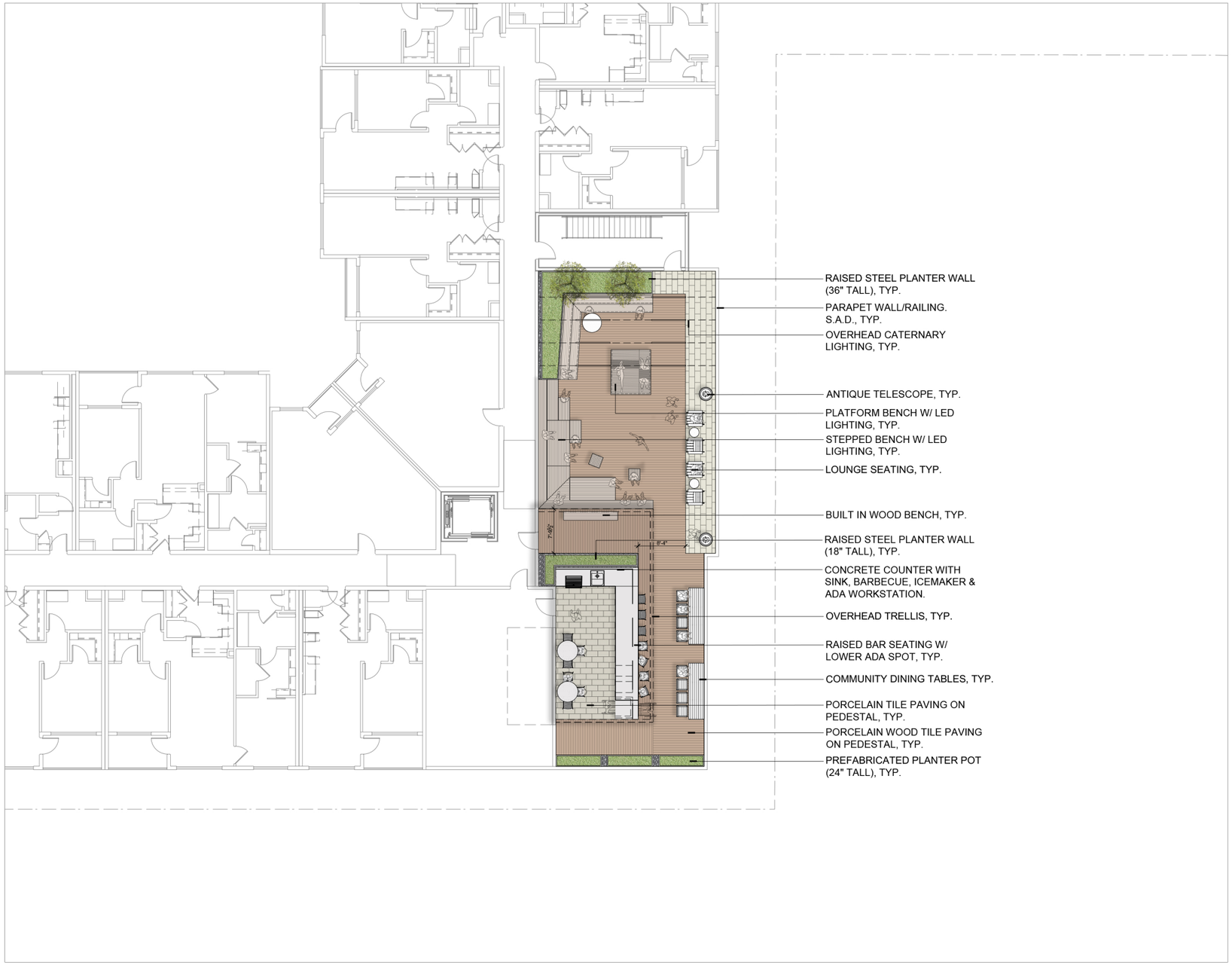
NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01.

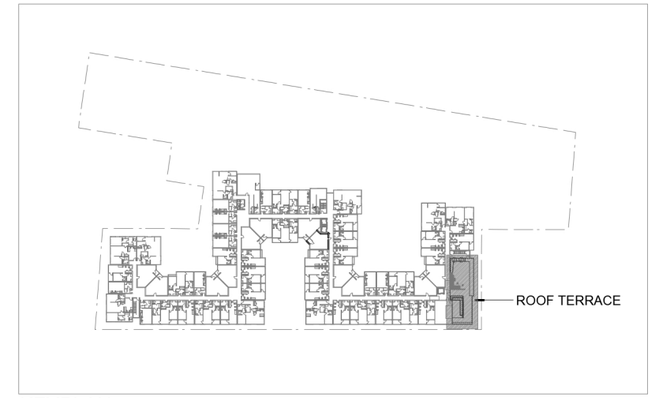
LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 2

L2.02

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023





KEYPLAN

SCALE: 1"=20'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01.

LANDSCAPE MATERIALS PLAN - 5TH FLOOR, ROOF TERRACE

L2.03

BDE ARCHITECTURE

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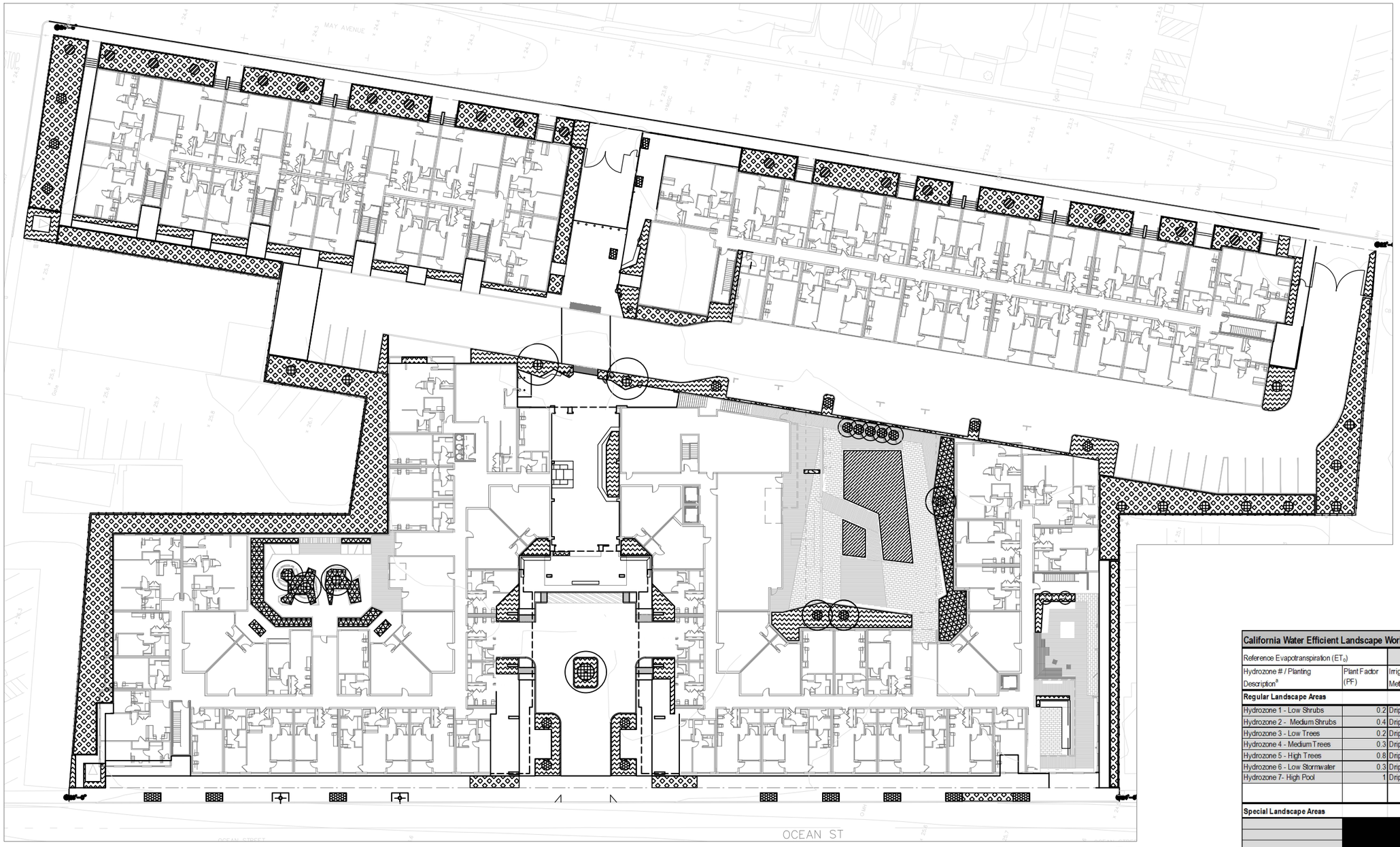

SCALE: 1"=50'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01. LOCATION OF MAINLINE POC, WATER METER, CONTROL VALVE, BACK FLOW PREVENTER AND RELATED ASSEMBLIES TBD.

MODEL WATER EFFICIENT LANDSCAPE ORDNANCE COMPLIANCE

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
●	REMOTE CONTROL VALVE
M	WATER METER
BFP	BACKFLOW PREVENTER
C	AUTOMATIC IRRIGATION CONTROLLER
— — —	MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC
———	LATERAL LINE, SLEEVE UNDER HARDSCAPE, LATERAL LINE ROUTING IS DIAGRAMMATIC

IRRIGATION HYDROZONE LEGEND

KEY	ZONE	IRRIGATION TYPE	TOTAL AREA SQFT ON PROJECT
	HYDROZONE 1 - LOW SHRUBS	DRIP	5,279
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	1649
	HYDROZONE 3 - LOW TREES	DRIP	342
	HYDROZONE 4 - MEDIUM TREES	DRIP	556
	HYDROZONE 5- HIGH TREES	DRIP	357
	HYDROZONE 6 - LOW STORMWATER	DRIP	13,837
	HYDROZONE 7 - HIGH POOL	DRIP	1,325

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		40.8	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hydrozone 1 - Low Shrubs	0.2	Drip	0.81	0.25	5279	1303	32972
Hydrozone 2 - Medium Shrubs	0.4	Drip	0.81	0.49	1649	814	20599
Hydrozone 3 - Low Trees	0.2	Drip	0.81	0.25	342	84	2136
Hydrozone 4 - Medium Trees	0.3	Drip	0.81	0.37	556	206	5209
Hydrozone 5 - High Trees	0.8	Drip	0.81	0.99	357	353	8919
Hydrozone 6 - Low Stormwater	0.3	Drip	0.81	0.37	13837	5125	129637
Hydrozone 7- High Pool	1	Drip	0.81	1.23	1325	1636	41379
				Totals	23345	9521	240852
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
ETWU Total							240852
Maximum Allowed Water Allowance (MAWA)							324794

LANDSCAPE IRRIGATION PLAN - HYDROZONE

L4.00

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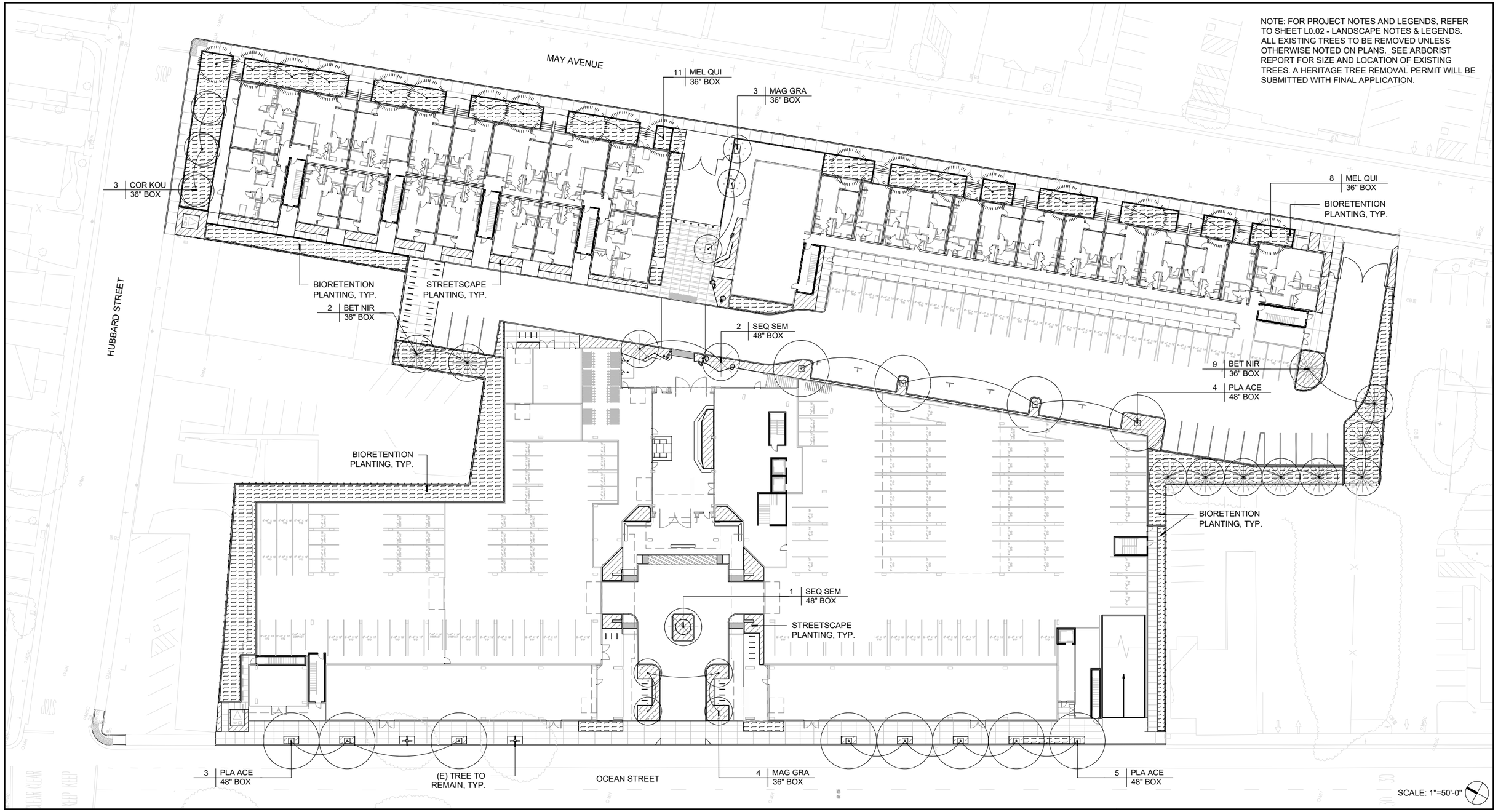
NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEET L0.02 - LANDSCAPE NOTES & LEGENDS. ALL EXISTING TREES TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS. SEE ARBORIST REPORT FOR SIZE AND LOCATION OF EXISTING TREES. A HERITAGE TREE REMOVAL PERMIT WILL BE SUBMITTED WITH FINAL APPLICATION.



LANDSCAPE PLANTING PLAN - GROUND FLOOR

L5.00

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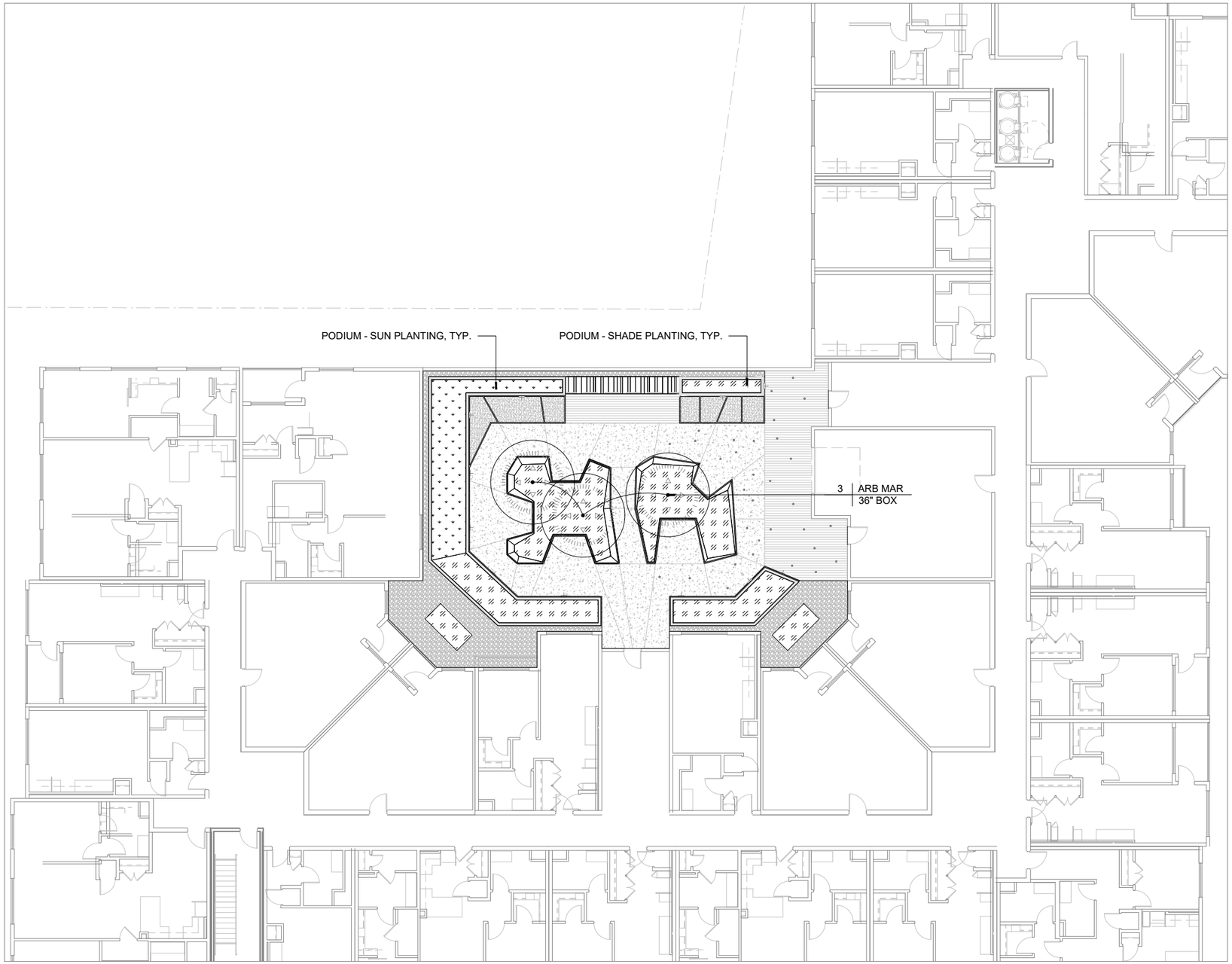

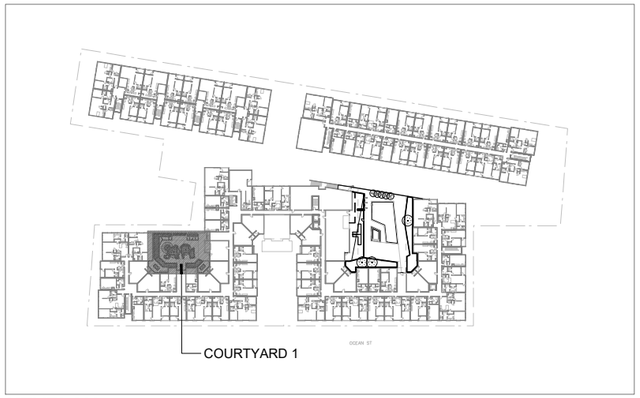

KEYPLAN

SCALE: 1"=20'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS, REFER TO SHEETS L0.00 AND L0.01.

LANDSCAPE PLANTING PLAN - 2ND FLOOR, COURTYARD 1

L5.01

BDE ARCHITECTURE

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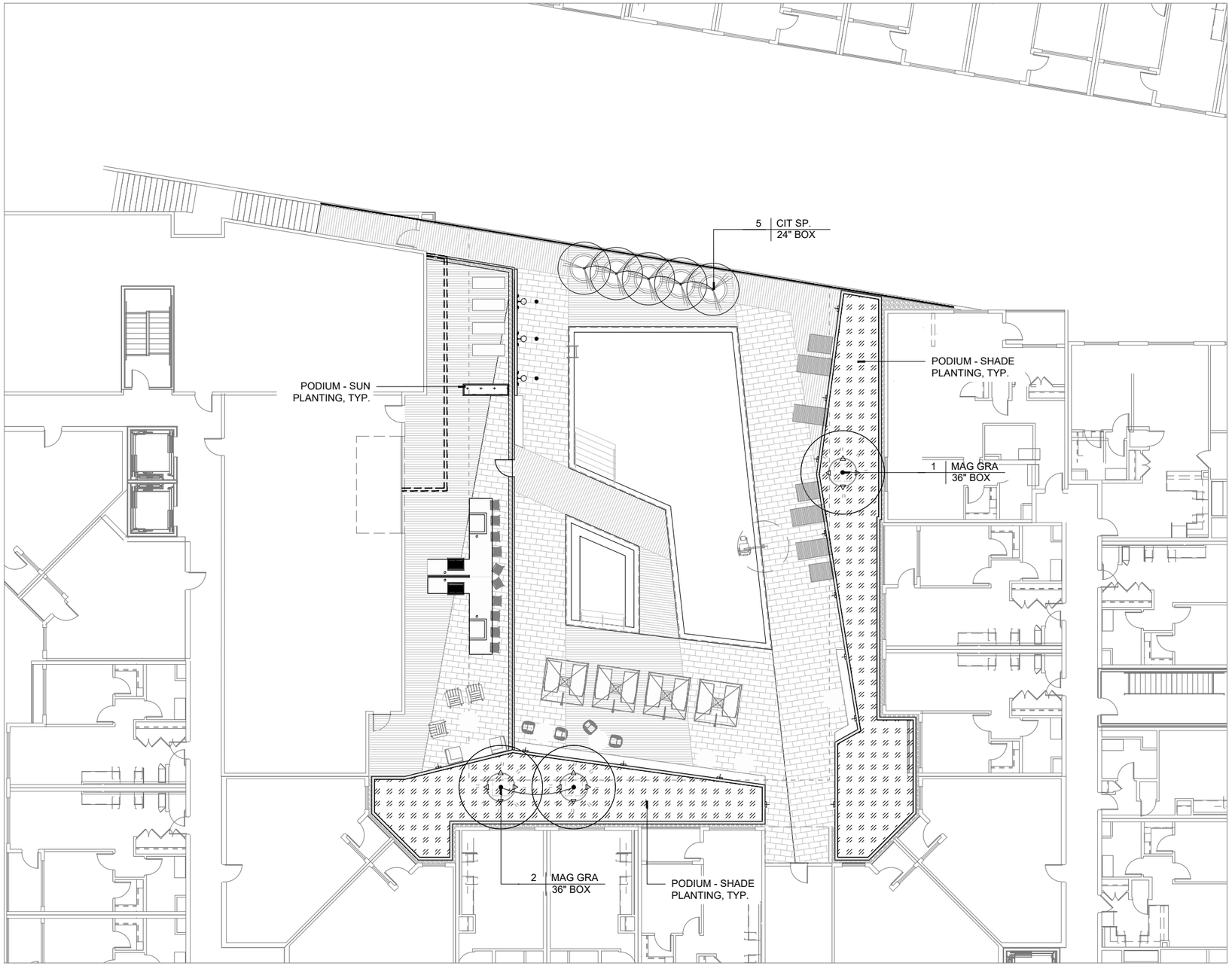

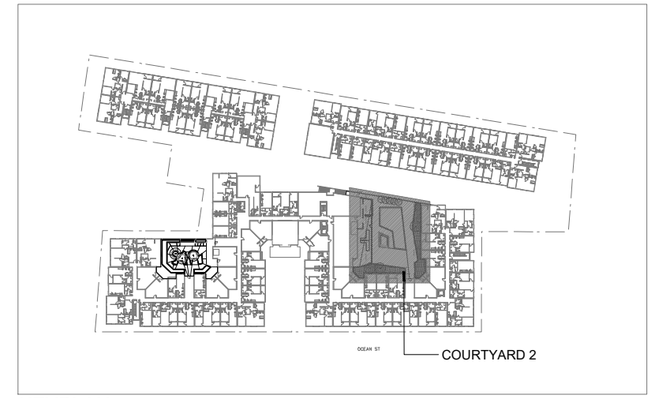

KEYPLAN

SCALE: 1"=20'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS,
REFER TO SHEETS L0.00 AND L0.01.

LANDSCAPE PLANTING PLAN - 2ND FLOOR, COURTYARD 2

L5.02

BDE ARCHITECTURE

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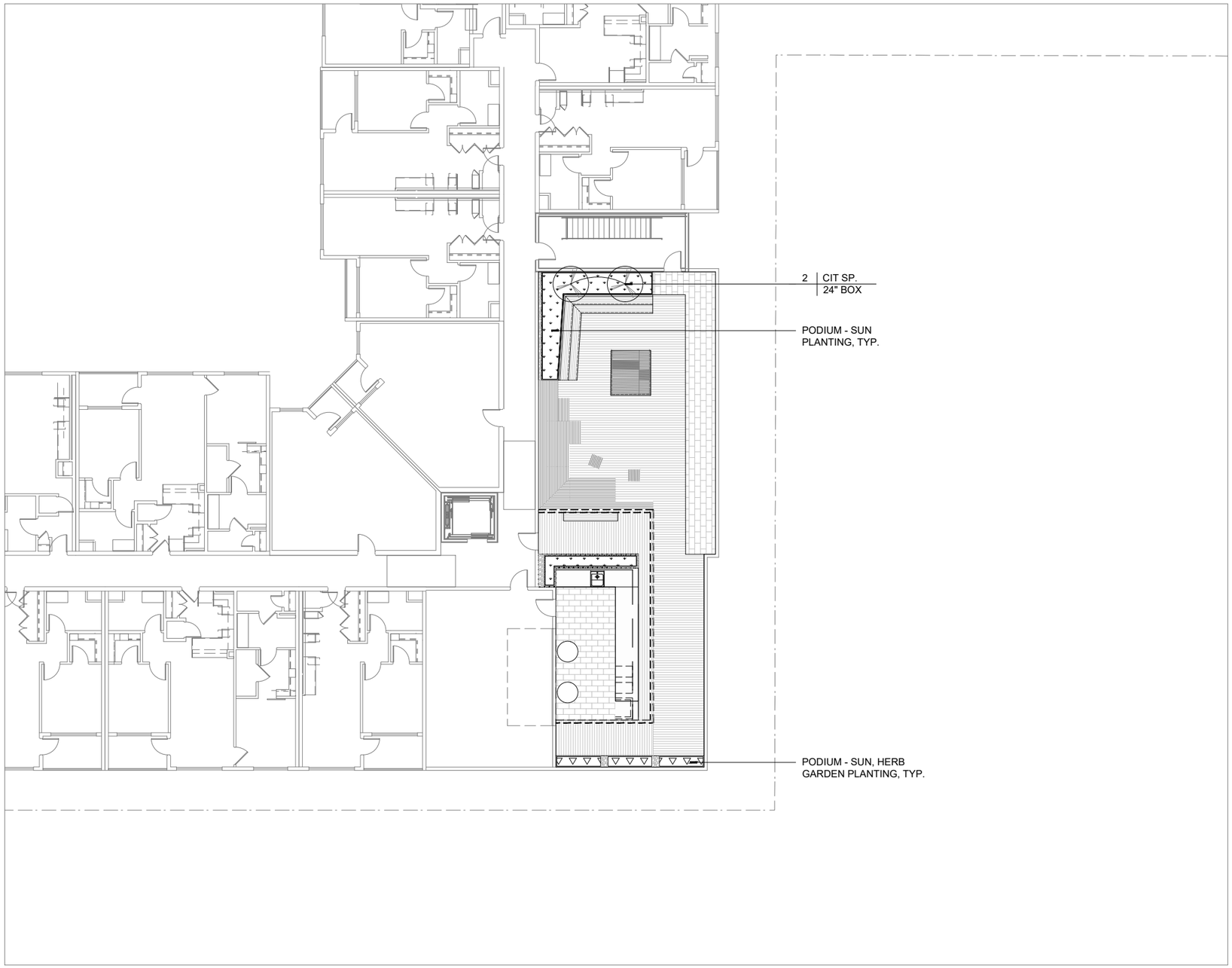

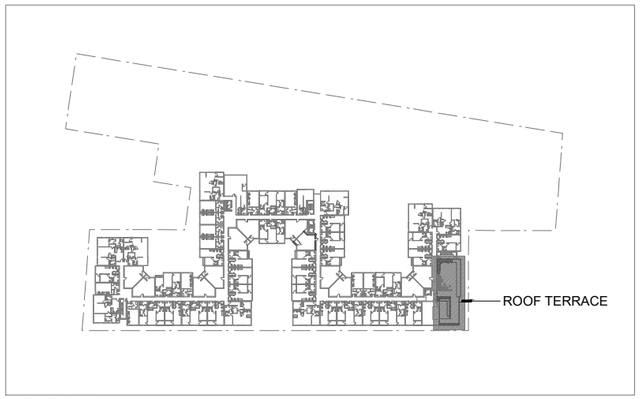

KEYPLAN

SCALE: 1"=20'-0"

NOTE: FOR PROJECT NOTES AND LEGENDS,
REFER TO SHEETS L0.00 AND L0.01.

LANDSCAPE PLANTING PLAN - 5TH FLOOR, ROOF TERRACE

L5.03

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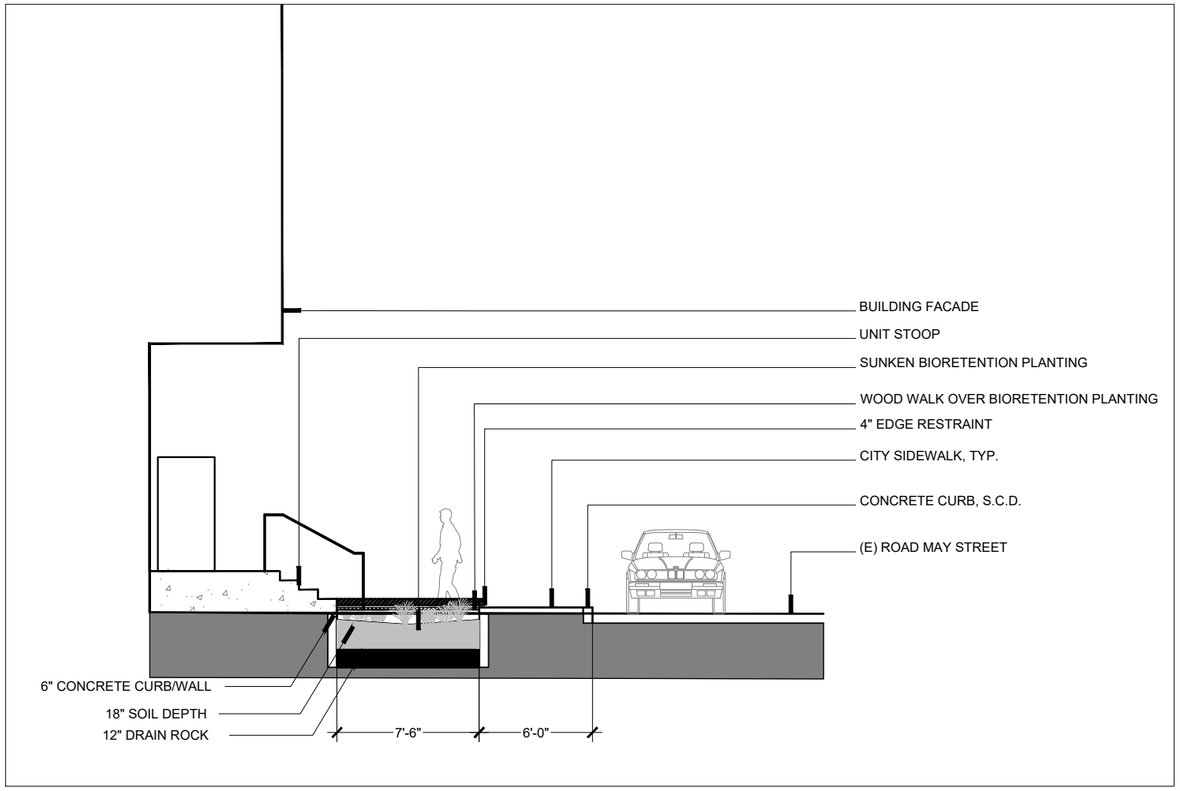
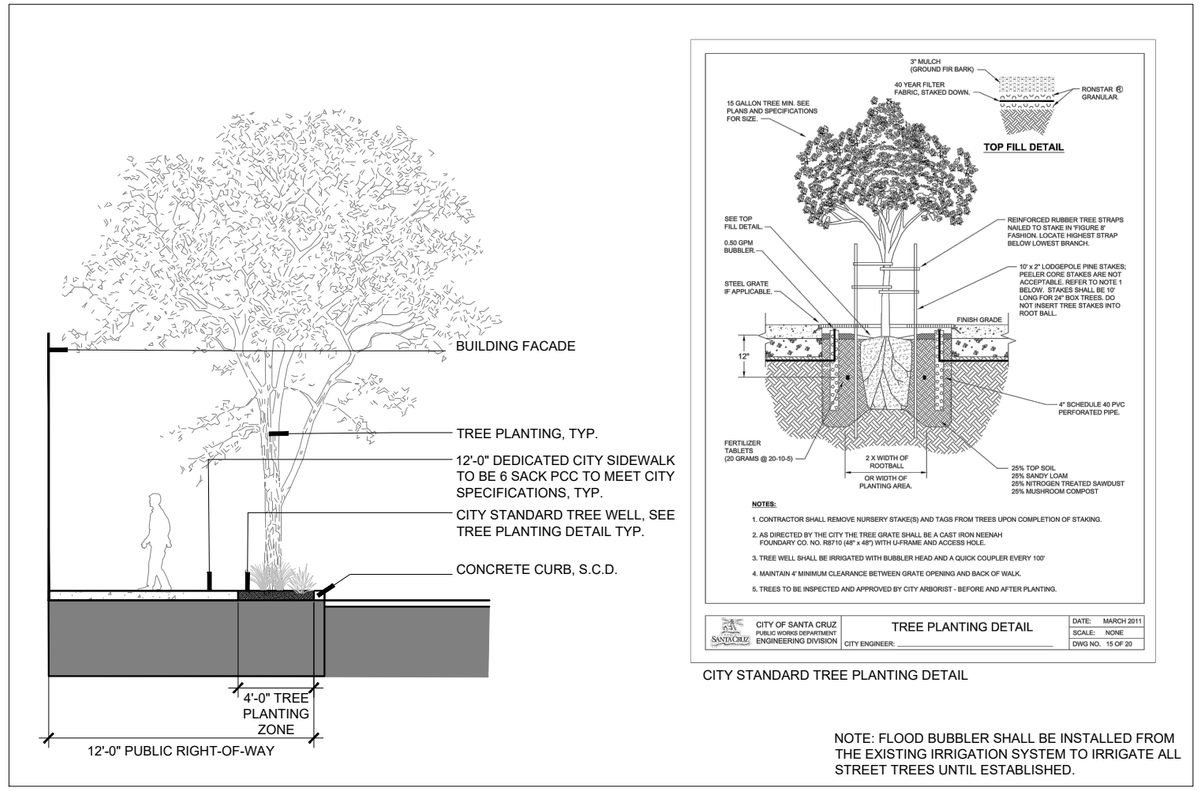


1 MAY STREET SECTION @ STOOP DECKS THROUGH BIORETENTION AREA

SCALE: 1/4"=1'-0"



CITY STANDARD TREE PLANTING DETAIL

NOTE: FLOOD BUBBLER SHALL BE INSTALLED FROM THE EXISTING IRRIGATION SYSTEM TO IRRIGATE ALL STREET TREES UNTIL ESTABLISHED.

2 OCEAN STREET SECTION @ STREETSCAPE FURNISHNG ZONE

SCALE: 1/4"=1'-0"

LANDSCAPE SECTIONS

L6.00

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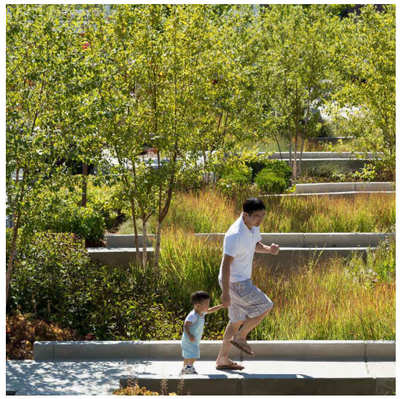
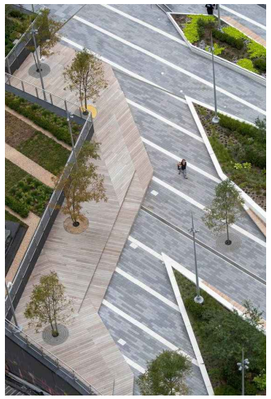
GROUND FLOOR LANDSCAPE MATERIALS & SITE FURNISHINGS

STREETSCAPE DESIGN



BIORETENTION PLANTING PRECEDENT

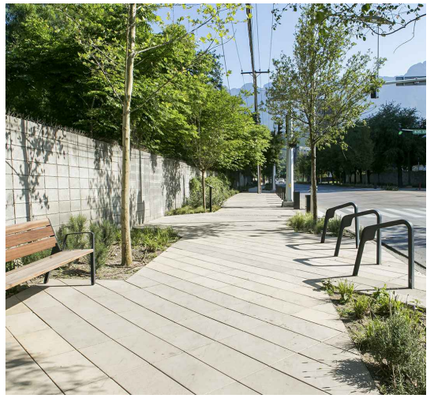
WOOD 'BOARDWALK' ENTRY WALKWAYS



WOOD + CONCRETE PEDESTRIAN PATH

CITY STANDARD CONCRETE SIDEWALK

BIOTREATMENT PLANTING



PEDESTRIAN WALKWAY AT PARKING LOT

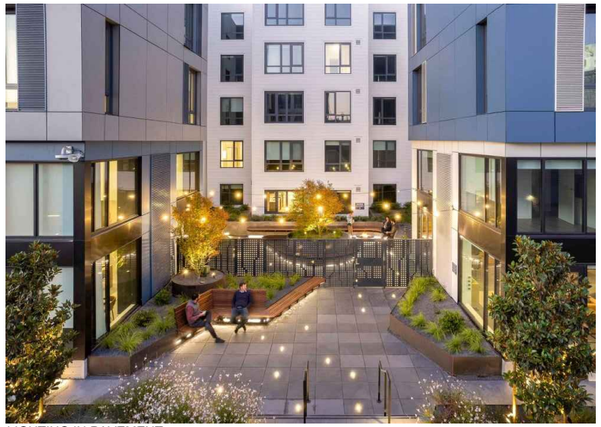
CAFE TABLES AND CHAIRS

WOOD BENCH SEATING AT RAISED PLANTING

PLANTING TEXTURE

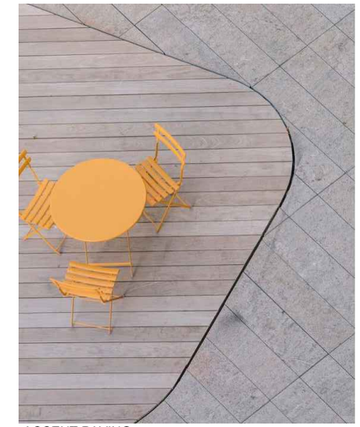
LANDSCAPE DETAIL IMAGES

COURTYARD 1 & 2 LANDSCAPE MATERIALS & SITE FURNISHINGS


LIGHTING IN PAVEMENT


PAVING TEXTURES


ANGULAR POOL DESIGN


ACCENT PAVING

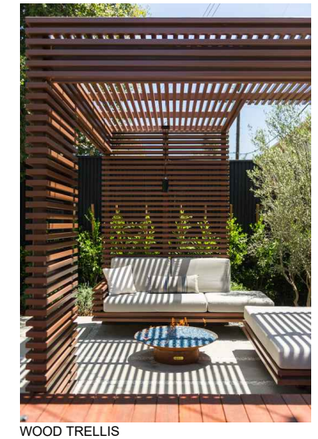

BUILT IN WOOD LOUNGE SEATING

ROOF TERRACE LANDSCAPE MATERIALS & SITE FURNISHINGS


PAVING AND PLANTING TEXTURE


LOUNGE AREA

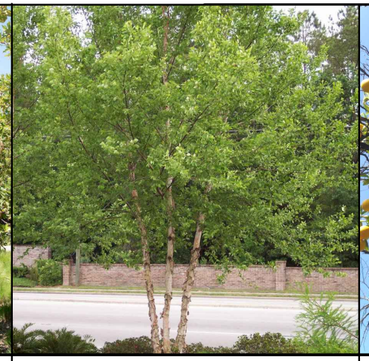

ANTIQUE TELESCOPES


WOOD TRELLIS

LANDSCAPE DETAIL IMAGES

TREE PLANTING PALETTE


1. ARBUTUS 'MARINA' - MARINA STRAWBERRY TREE


2. BETULA NIGRA 'DURA HEAT' - DURA HEAT RIVER BIRCH


3. CISTRIS SP. - LEMON/LIME


4. CORNUS KOUSA - KOUSA DOGWOOD


5. MAGNOIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM SOUTHERN MAGNOLIA


6. MELALEUCA QUINQUENERVIA - PAPERBARK TREE


7. PLATANUS X ACERIFOLIA - LONDON PLANE

STREETSCAPE PLANTING PALETTE


8. SEQUOIA SEMPERVIRENS 'APTOS BLUE' - APTOS BLUE COAST REDWOOD


9. AGAVE ATTENUATA 'BLUE GLOW' -BLUE GLOW AGAVE


10. ERIGERON KARVINSKIANUS - MEXICAN DAISY


11. FRAGARIA CHILOENSIS- BEACH STRAWBERRY

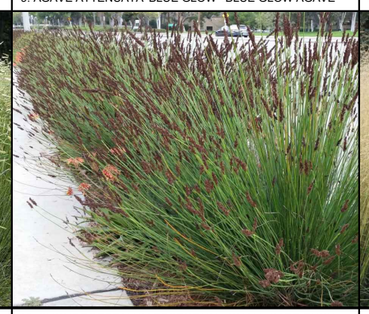

12. SENECIO SERPENS - BLUE CHALKSTICKS


13. LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH


14. HELICTOTRICHON SEMPERVIRENS- BLUE OAT GRASS

BIORENTEION PLANTING PALETTE


15. BOUTELOUA GRACILIS 'BLONDE AMBITION'

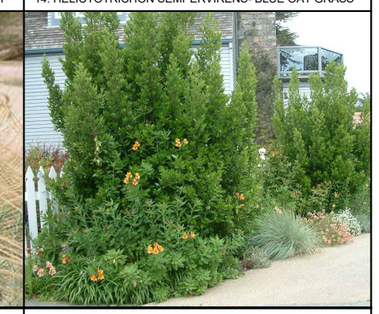

16. CHONDROPETALUM TECTORUM - SMALL CAPE RUSH


17. DESCHAMPSIA CEPITOSA - TUFT HAIR GRASS


18. JUNCUS PATENS - COMMON RUSH


19. LOMANDRA LONGIFOLIA 'BREEZE'-DWARF MAT RUSH


20. MULENBERGIA DUBIA - PINE MUHLY


21. MYRICA CALIFORNICA - PACIFIC WAX MYRTLE

PODIUM SHADE PALETTE


22. SALVIA CLEVELANDII - CLEVELAND SAGE


23. ASPARAGUS DENSIFLORUS MYERII - MEYERS APARARGUS


24. CHONDROPETALUM TECTORUM - SMALL CAPE RUSH


25. CLIVIA MINIATA - BUSH LILY


26. MAHONIA EURYBRACTEATA - SOFT CARESS MAHONIA


27. POLYSTICHUM MUNITUM - WESTERN CHAIN FERN


28. WOODWARDIA FIMBRIATA - GIANT CHAIN FERN

LANDSCAPE PLANT IMAGES

L8.00

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FEBRUARY 28, 2023

PODIUM - FULL SUN PLANT PALETTE


1. ACHILLEA MILLEFOLIUM - YARROW


2. AGAVE ATTENUATA 'BLUE GLOW' -BLUE GLOW AGAVE


3. ANEMANTHELE LESSONIANA - NEW ZEALAND WIND GRASS


4. BOUTELOUA GRACILIS 'BLONDE AMBITION' - BLUE GRAMA


5. HELICTOTRICHON SEMPERVIRENS- BLUE OAT GRASS


6. LEUCADENDRON 'SAFARI SUNSET' - SAFARI CONEBUSH


7. LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH


8. MUHLENBERGIA DUBIA - DEER GRASS


9. SALVIA CLEVELANDII - CLEVELAND SAGE


10. SENECIO SERPENS - BLUE CHALKSTICKS


11. YUCCA FILAMENTOSA 'BRIGHT EGDE' - BRIGHT EDGE YUCCA

HERB GARDEN PALETTE

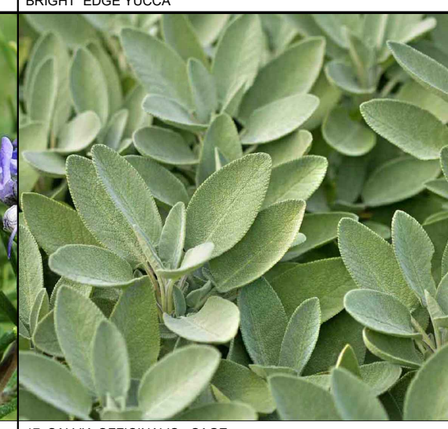

12. ALLIUM SCHOENPRASUM - CHIVES


13. CORINADRUM SATIVUM - CORRIANDER


14. MENTHA SPICATA - MINT


15. OCIMUM BASILICUM - BASIL


16. ROSEMARINUS OFFICINALIS - ROSEMARY


17. SALVIA OFFICINALIS - SAGE

LANDSCAPE PLANT IMAGERY

L8.01

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST SANTA CRUZ, CALIFORNIA FEBRUARY 28, 2023

VESTING TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES
908 OCEAN STREET MIXED USE
SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA

GENERAL NOTES:

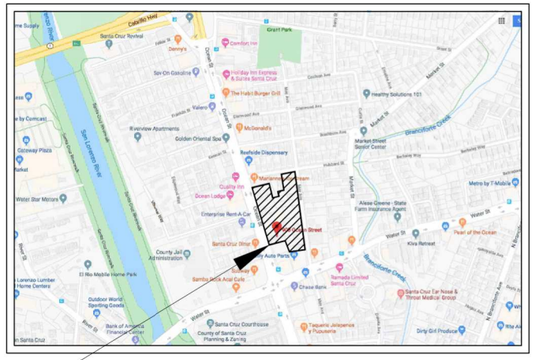
1. APN:
   008-331-03, 008-331-04, 008-331-05, 008-331-06, 008-331-07, 008-331-08, 008-331-12, 008-331-13, 008-331-14, 008-331-15, 008-331-25, 008-331-26, 008-331-27, 008-331-28, 008-331-29, 008-331-30, 008-331-31, 008-331-32, 008-331-35 & 008-331-41
2. EXISTING ZONING: CC (COMMUNITY COMMERCIAL)
3. PROPOSED ZONING: CC (COMMUNITY COMMERCIAL)
4. EXISTING GENERAL LAND USE: AUTO-RELATED SERVICES, MULTI-FAMILY HOUSING, SINGLE FAMILY HOUSING, RETAIL AND PERSONAL SERVICES, OFFICES, VACANT BUILDING, MIXED-USE
5. PROPOSED GENERAL LAND USE: MIXED USE MEDIUM DENSITY (MXMD)
6. NUMBER OF UNITS: 354 UNITS
7. SITE AREA: 3.84± ACRES
8. UTILITIES:

WATER	CITY OF SANTA CRUZ
SANITARY SEWER	CITY OF SANTA CRUZ
STORM DRAIN	CITY OF SANTA CRUZ
ELECTRIC/GAS	PG&E
COMMUNICATION	AT&T
CABLE	COMCAST

9. FIRE PROTECTION: SANTA CRUZ FIRE DEPARTMENT
10. UNDERLYING AERIAL MAPPING BY AERIAL 360, INC. DATE OF PHOTOGRAPHY IS AUGUST 3, 2018. CONTOUR INTERVAL IS ONE FOOT.
11. BENCHMARK: SANTA CRUZ CITY BENCHMARK No. C4-08A, A LEAD PLUG, NAIL AND TAG SET IN THE TOP OF THE CURB AT THE SOUTHEAST CORNER OF HUBBARD STREET AND OCEAN STREET. ELEVATION = 26.28 FEET (NGVD 29).
12. BASIS OF BEARINGS: N13°04'34"E ALONG TIE LINE FROM 1/2" IRON PIPE (NO TAG) FOUND ALONG THE EASTERLY SIDELINE OF OCEAN STREET, AT THE SOUTHWEST CORNER OF LOT 3 (TRUNCATED PER STREET WIDENING) AND THE CALCULATED POSITION OF THE NORTHEAST CORNER OF LOT 24 (PER TIES SHOWN ON CORNER RECORD No. 47) AS SAID LOTS ARE SHOWN ON THE RECORD OF SURVEY RECORDED IN VOLUME 45 OF MAPS, AT PAGE 30, SANTA CRUZ COUNTY RECORDS (SAID LOTS ARE ORIGINALLY SHOWN ON THE MAP ENTITLED, "MAP OF BUILDING LOTS ON OCEAN STREET" RECORDED IN VOLUME 10 OF MAPS, AT PAGE 1, SANTA CRUZ COUNTY RECORDS), AND AS SHOWN HEREON.
13. FEMA FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X: AREA OF MINIMAL FLOOD HAZARD. FLOOD INSURANCE RATE MAP 06087C0332E, DATED MAY 16, 2012.

PURPOSE:

EXISTING LOTS 5-14 AND 24-37 TO BE COMBINED INTO ONE LOT (LOT 1) FOR CONDOMINIUM PURPOSES. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 6542 OR SUCCESSOR STATUTES AND AUTHORIZES THE ESTABLISHMENT OF A MAXIMUM OF THREE CONDOMINIUMS.



PROJECT LOCATION

VICINITY MAP
NTS

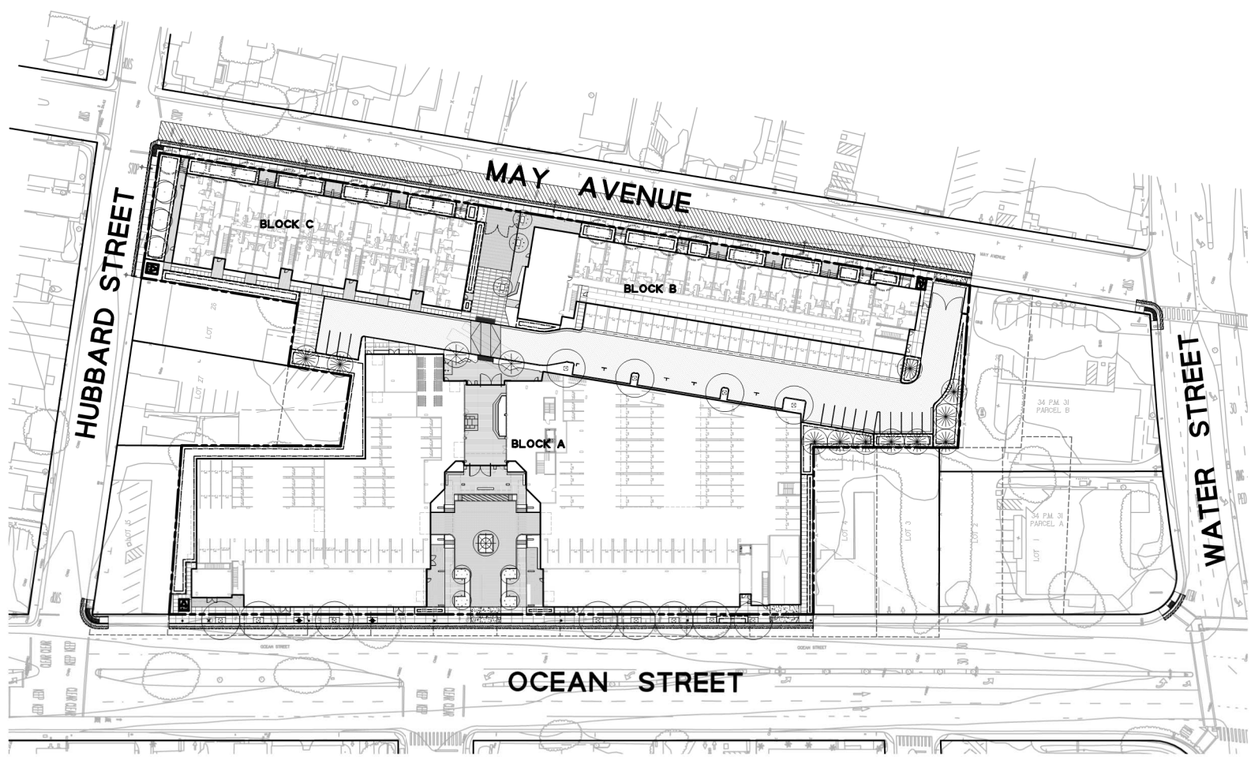
CONSULTANTS:

ARCHITECT:
BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO, CA 94103
TEL: (415) 967-6815
ATTN: NATHAN SIMPSON

CIVIL ENGINEER:
BKF ENGINEERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CA 95112
TEL: (408) 467-9100
ATTN: JEREMY MARELLO

LANDSCAPE ARCHITECT:
CREO LANDSCAPE ARCHITECTURE
535 MISSION STREET, 14TH FLOOR
SAN FRANCISCO, CA 94105
TEL: (415) 688-2506
ATTN: SCOTT MULHOLLAND

SHEET INDEX



SITE MAP
1"=60'

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

SCOTT R. SCHORK, P.E.
BKF ENGINEERS
R.C.E. NO. 47813

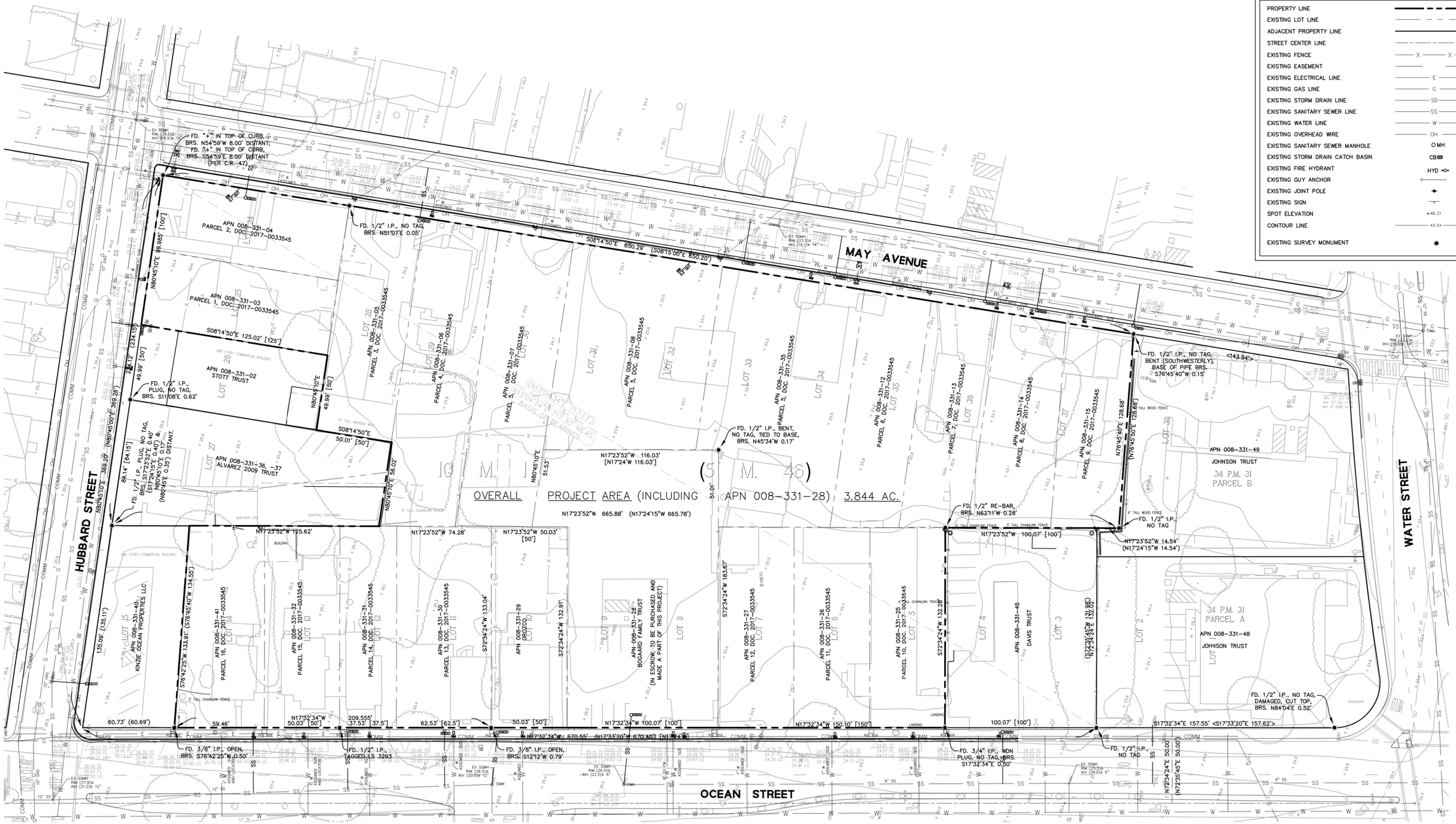
DATE

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
No. 47813
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

TITLE SHEET **TM1.0**

LEGEND

PROPERTY LINE	
EXISTING LOT LINE	
ADJACENT PROPERTY LINE	
STREET CENTER LINE	
EXISTING FENCE	X X
EXISTING EASEMENT	
EXISTING ELECTRICAL LINE	E
EXISTING GAS LINE	G
EXISTING STORM DRAIN LINE	SD
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD WIRE	OH
EXISTING SANITARY SEWER MANHOLE	MH
EXISTING STORM DRAIN CATCH BASIN	CB
EXISTING FIRE HYDRANT	HYD
EXISTING GUY ANCHOR	
EXISTING JOINT POLE	
EXISTING SIGN	
SPOT ELEVATION	+46.21
CONTOUR LINE	XX.XX
EXISTING SURVEY MONUMENT	



EXISTING CONDITIONS TM2.0

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

SUMMARY

OVERALL PROJECT AREA (INCLUDING APN 008-331-28) = 3.844 AC.

LEGEND

ADJACENT PROPERTY LINE	EXISTING JOINT POLE
ADJACENT PROPERTY LINE	EXISTING SIGN
STREET CENTER LINE	SPOT ELEVATION
EXISTING FENCE	CONTOUR LINE
SAWCUT LINE	REMOVE EXISTING UTILITY LINE
EXISTING EASEMENT	ABANDON EXISTING UTILITY LINE PER SANTA CRUZ WATER DEPARTMENT SPECIFICATION CHAPTER 8.
EXISTING ELECTRICAL LINE	REMOVE ASPHALT AND BASEROCK
EXISTING GAS LINE	REMOVE EXISTING BUILDING, FOUNDATION, AND BASEROCK
EXISTING STORM DRAIN LINE	REMOVE CONCRETE PAVEMENT AND BASEROCK (INCLUDES CURB, GUTTER, WALKWAYS, FOUNDATION AND ETC.)
EXISTING SANITARY SEWER LINE	CLEAR AND GRUB EXISTING LANDSCAPE AREA
EXISTING WATER LINE	
EXISTING OVERHEAD WIRE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM DRAIN CATCH BASIN	
EXISTING FIRE HYDRANT	
EXISTING GUY ANCHOR	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

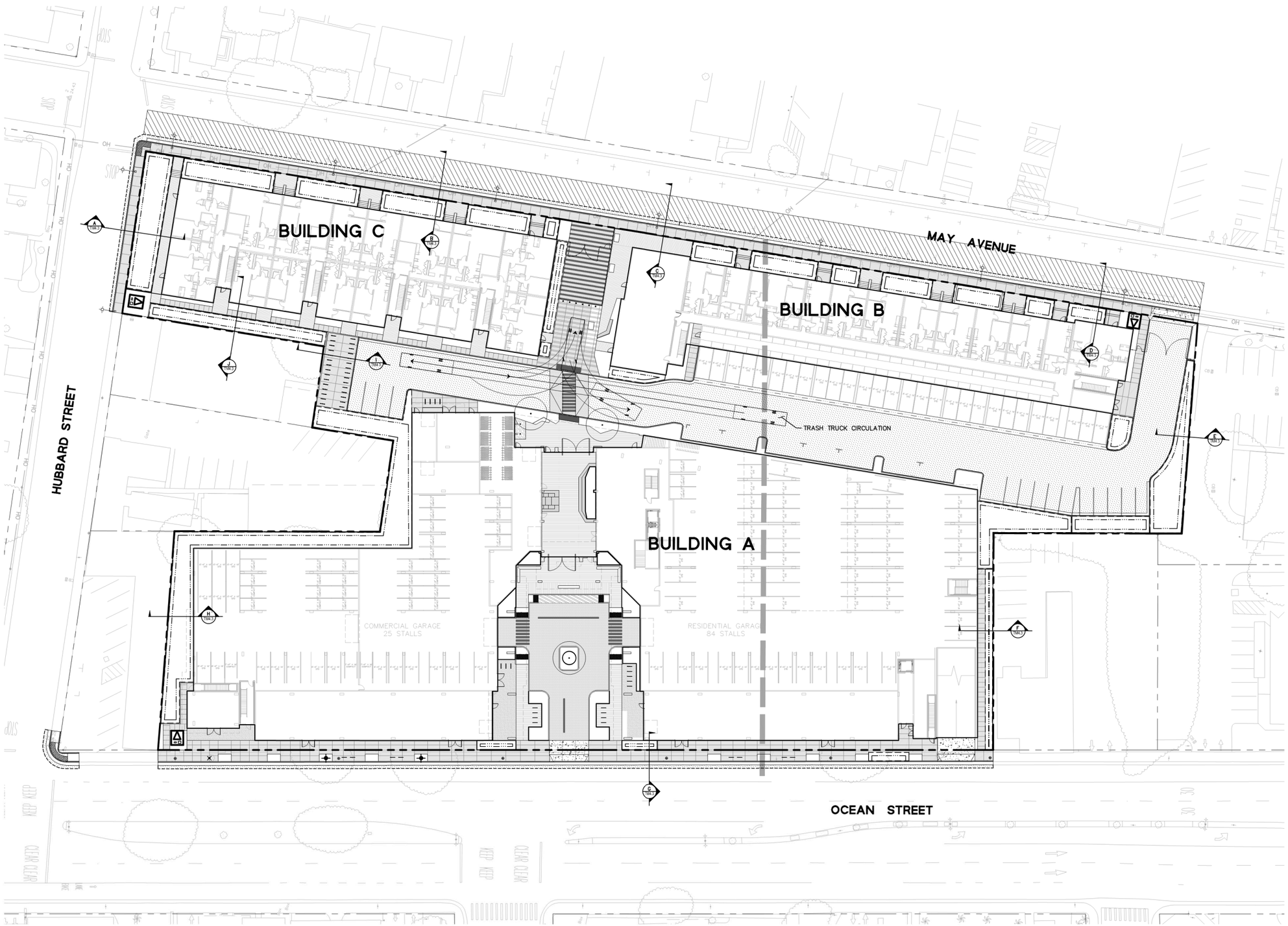
DEMOLITION PLAN TM3.0

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- BIORETENTION AREA
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- NEW CONCRETE SIDEWALK
- NEW VEHICULAR CONCRETE
- NEW AC
- AC GRIND & OVERLAY
- MATCHLINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OVERALL SITE PLAN TM4.0

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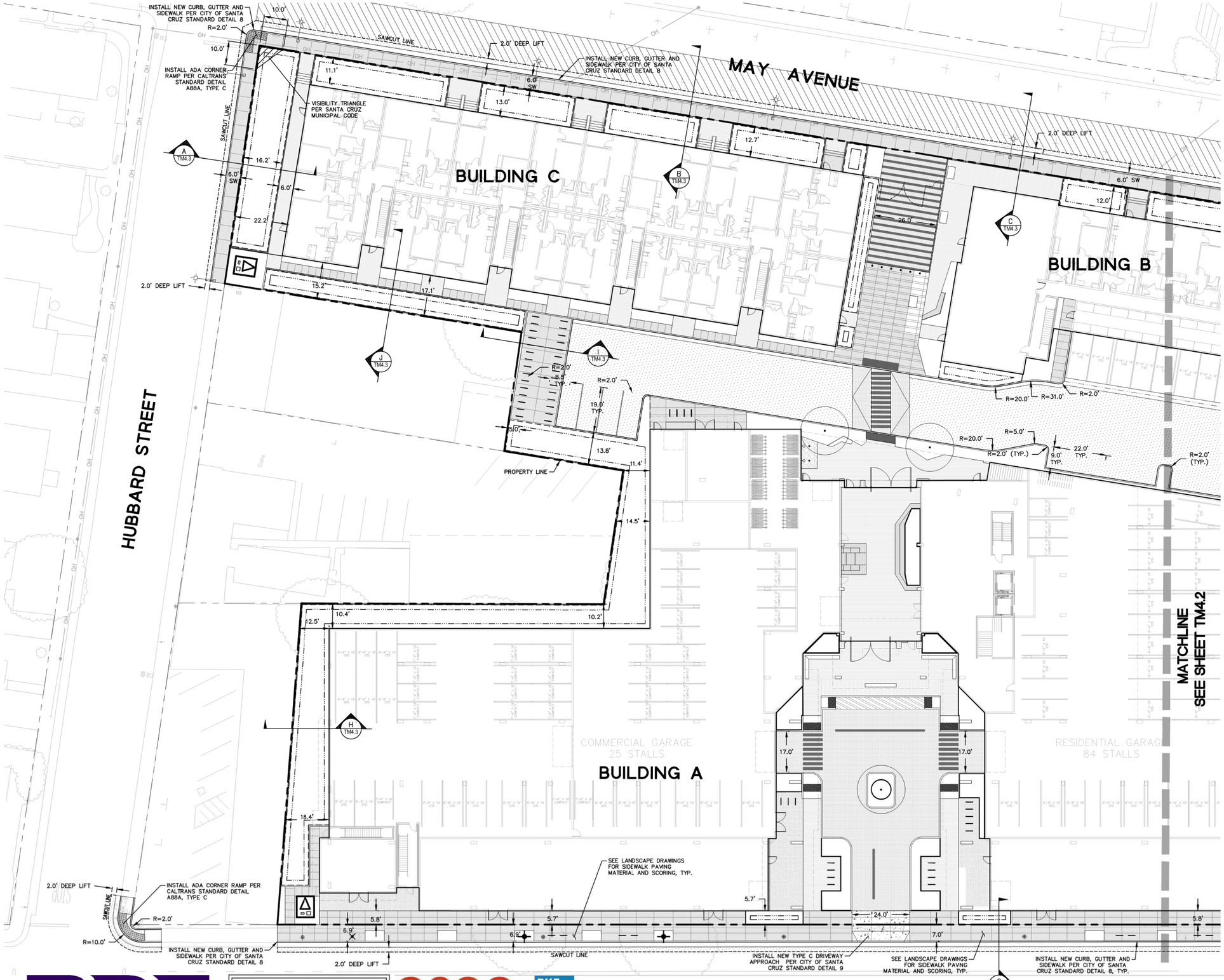
SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- BIORETENTION AREA
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- NEW CONCRETE SIDEWALK
- NEW VEHICULAR CONCRETE
- NEW AC
- AC GRIND & OVERLAY
- MATCHLINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE PLAN

TM4.1

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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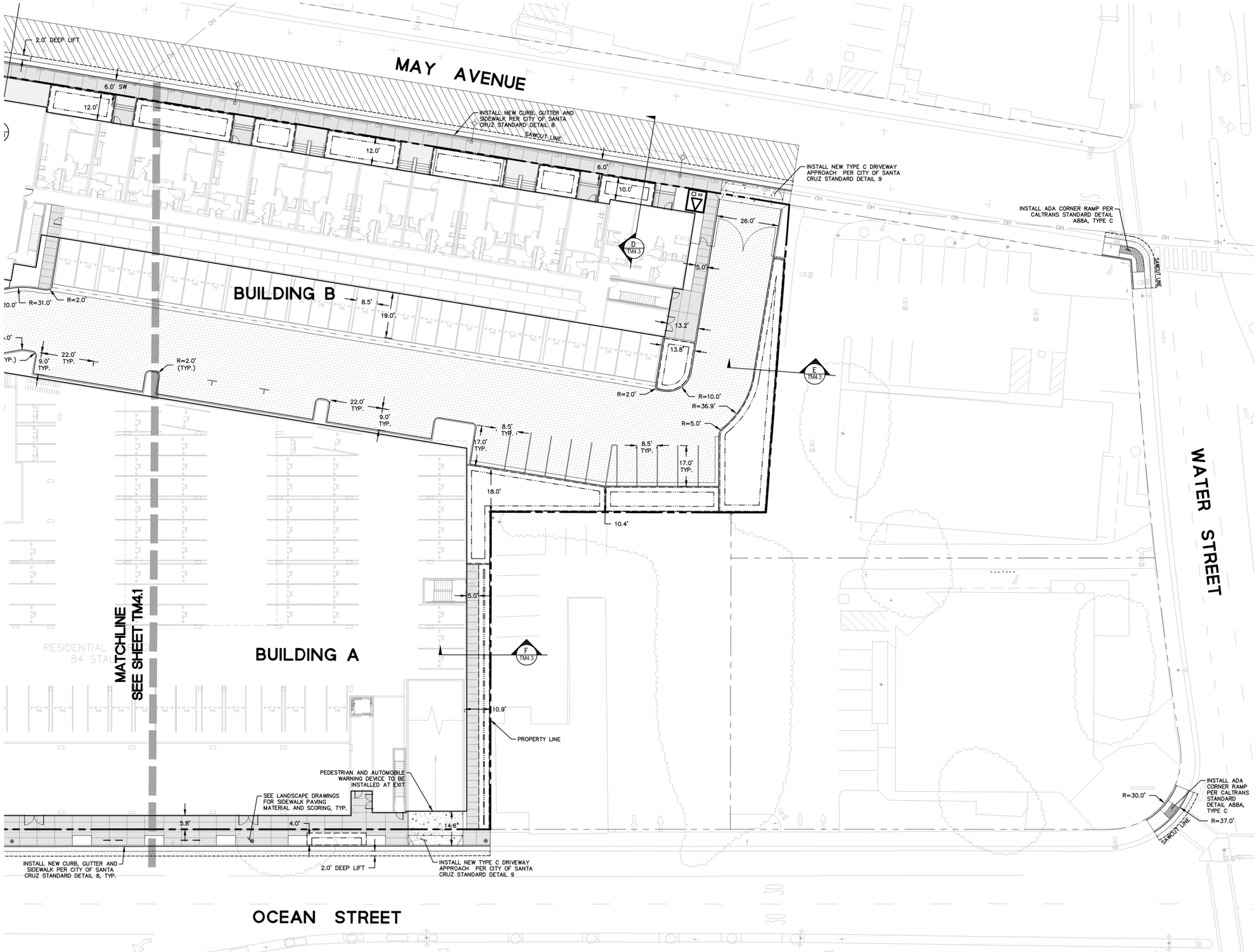

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- BIORETENTION AREA
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- NEW CONCRETE SIDEWALK
- NEW VEHICULAR CONCRETE
- NEW AC
- AC GRIND & OVERLAY
- MATCHLINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE PLAN TM4.2

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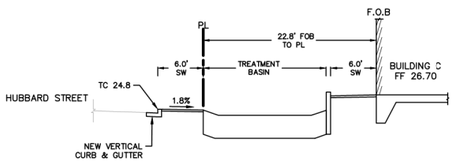
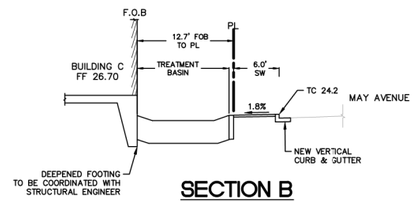
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

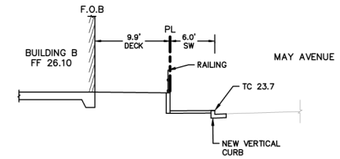
FEBRUARY 28, 2023



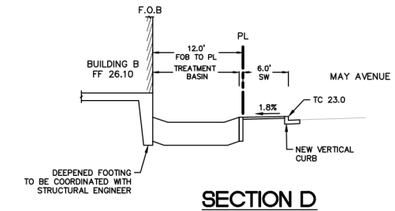
SECTION A
1"=10'



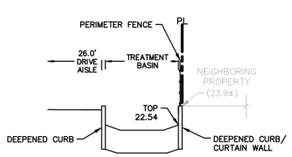
SECTION B
1"=10'



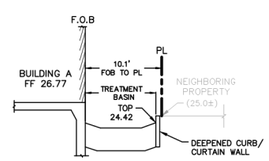
SECTION C
1"=10'



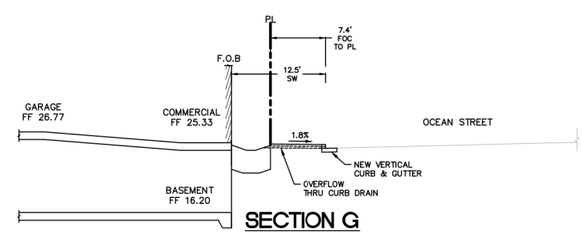
SECTION D
1"=10'



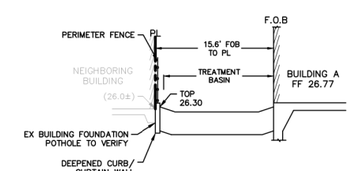
SECTION E
1"=10'



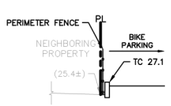
SECTION F
1"=10'



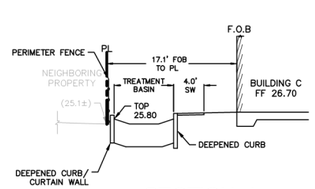
SECTION G
1"=10'



SECTION H
1"=10'



SECTION I
1"=10'



SECTION J
1"=10'

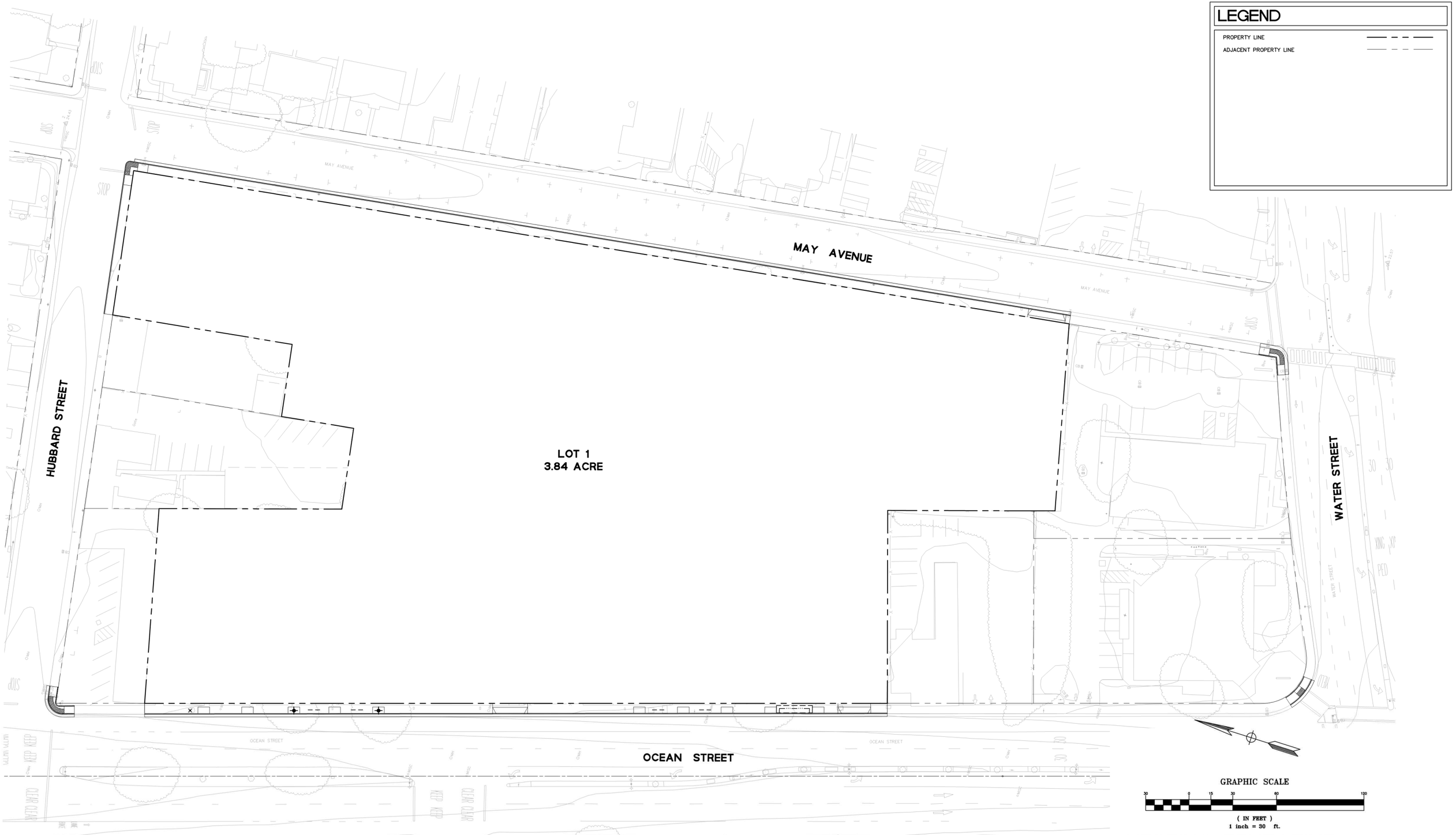
CROSS SECTIONS TM4.3

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



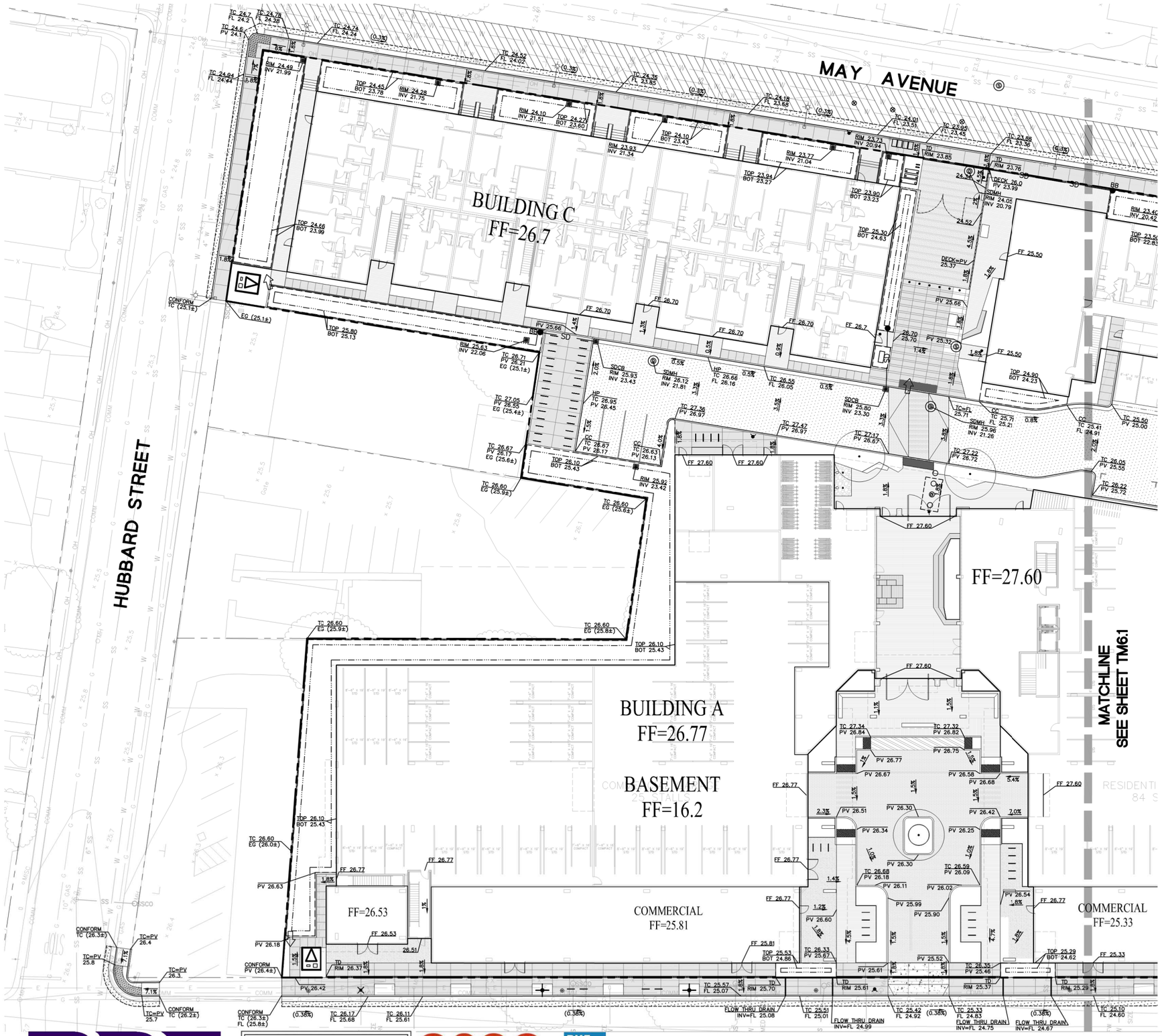
VESTING TENTATIVE PARCEL MAP

TM5.0

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- BIORETENTION AREA
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- NEW CONCRETE SIDEWALK
- AC GRIND & OVERLAY
- NEW VEHICULAR CONCRETE
- NEW AC
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRANASFORMER (XFMR)
- OVERLAND RELEASE ARROW

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GRADING PLAN TM6.0

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

BDE ARCHITECTURE

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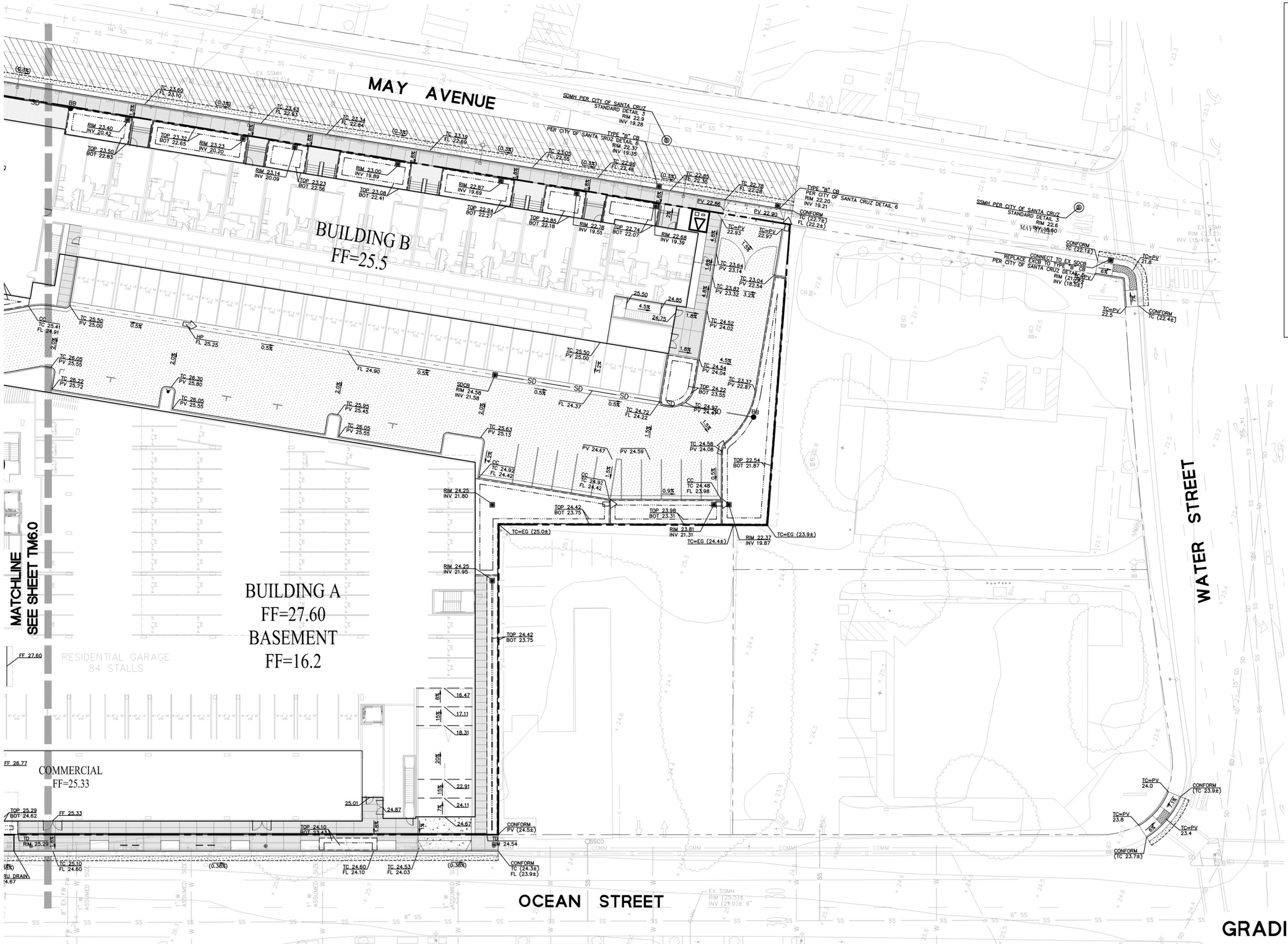

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- BIORETENTION AREA
- VERTICAL CURB & GUTTER
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- STORM DRAIN MANHOLE
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- SANITARY SEWER CLEANOUT
- TRANASFORMER (XFMR)
- OVERLAND RELEASE ARROW

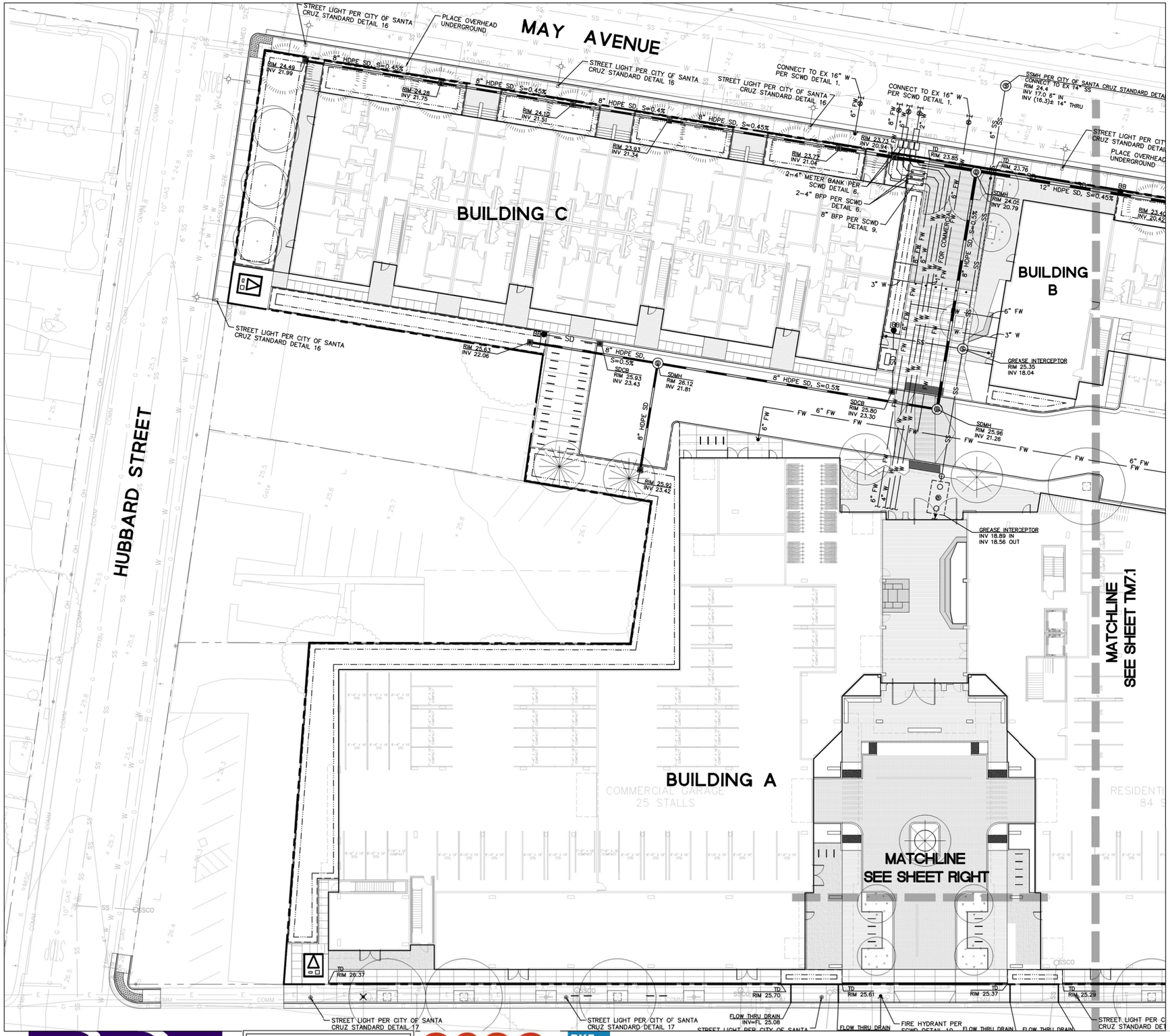
GRADING PLAN TM6.1

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST

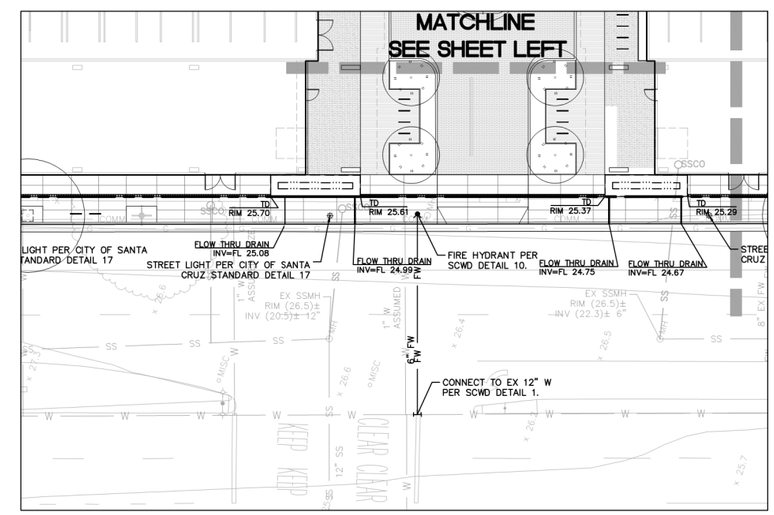
SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BIORETENTION AREA	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
RIM ELEVATION	RIM XX.XX
INVERT ELEVATION	INV XX.XX
WATER VALVE	
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION	
SANITARY SEWER CLEANOUT	
TRANASFORMER	XFMR
STORM DRAIN LINE (UNTREATED)	SD
STORM DRAIN LINE (TREATED)	
SANITARY SEWER LINE	SS
FIREWATER LINE	FW
DOMESTIC WATER LINE	W
TRENCH DRAIN	



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY PLAN TM7.0

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

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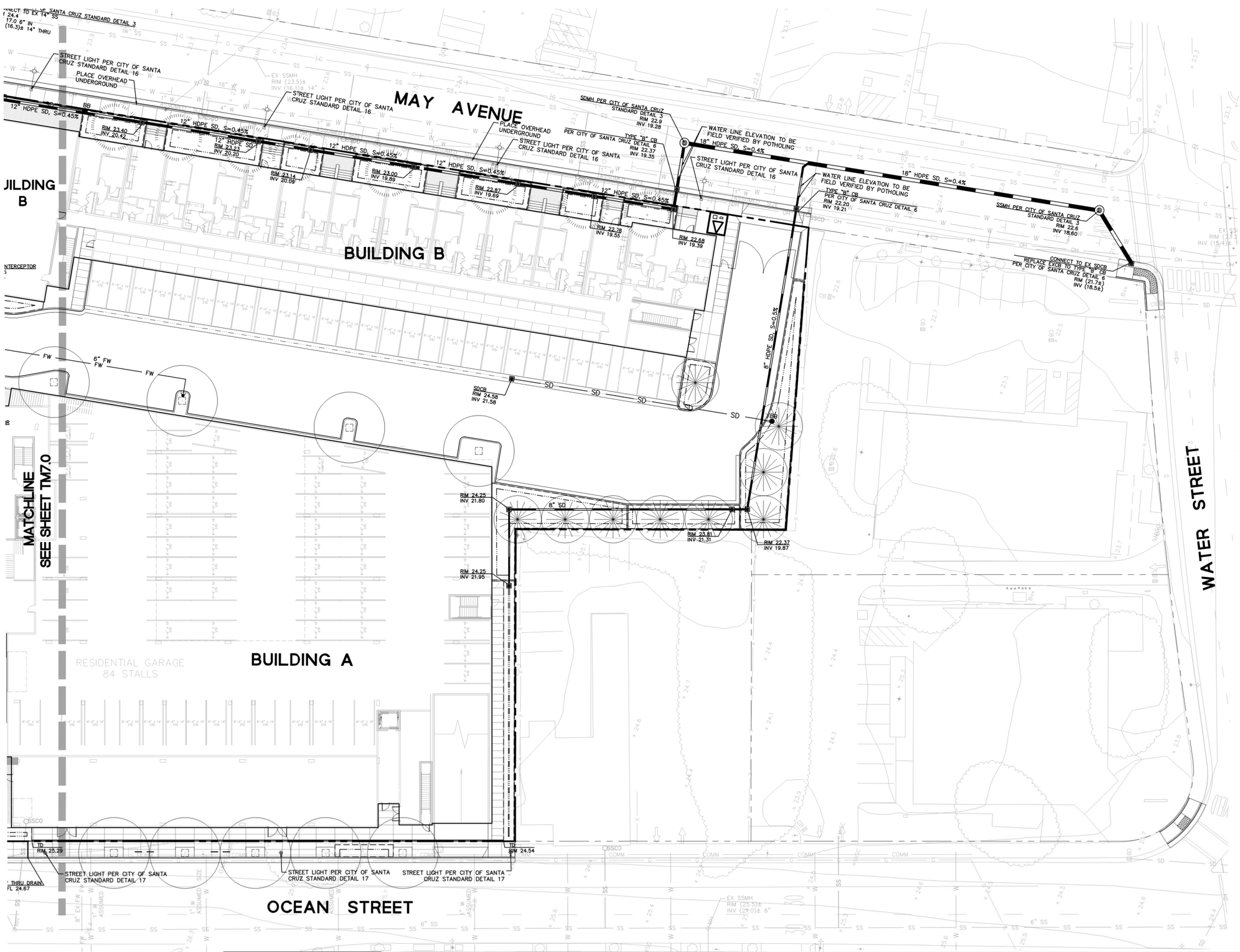

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BIORETENTION AREA	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
RIM ELEVATION	RIM XX.XX
INVERT ELEVATION	INV XX.XX
WATER VALVE	
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION	
SANITARY SEWER CLEANOUT	
TRANASFORMER	XFMR
STORM DRAIN LINE (UNTREATED)	SD
STORM DRAIN LINE (TREATED)	
SANITARY SEWER LINE	SS
FIREWATER LINE	FW
DOMESTIC WATER LINE	W
TRENCH DRAIN	

UTILITY PLAN

TM7.1

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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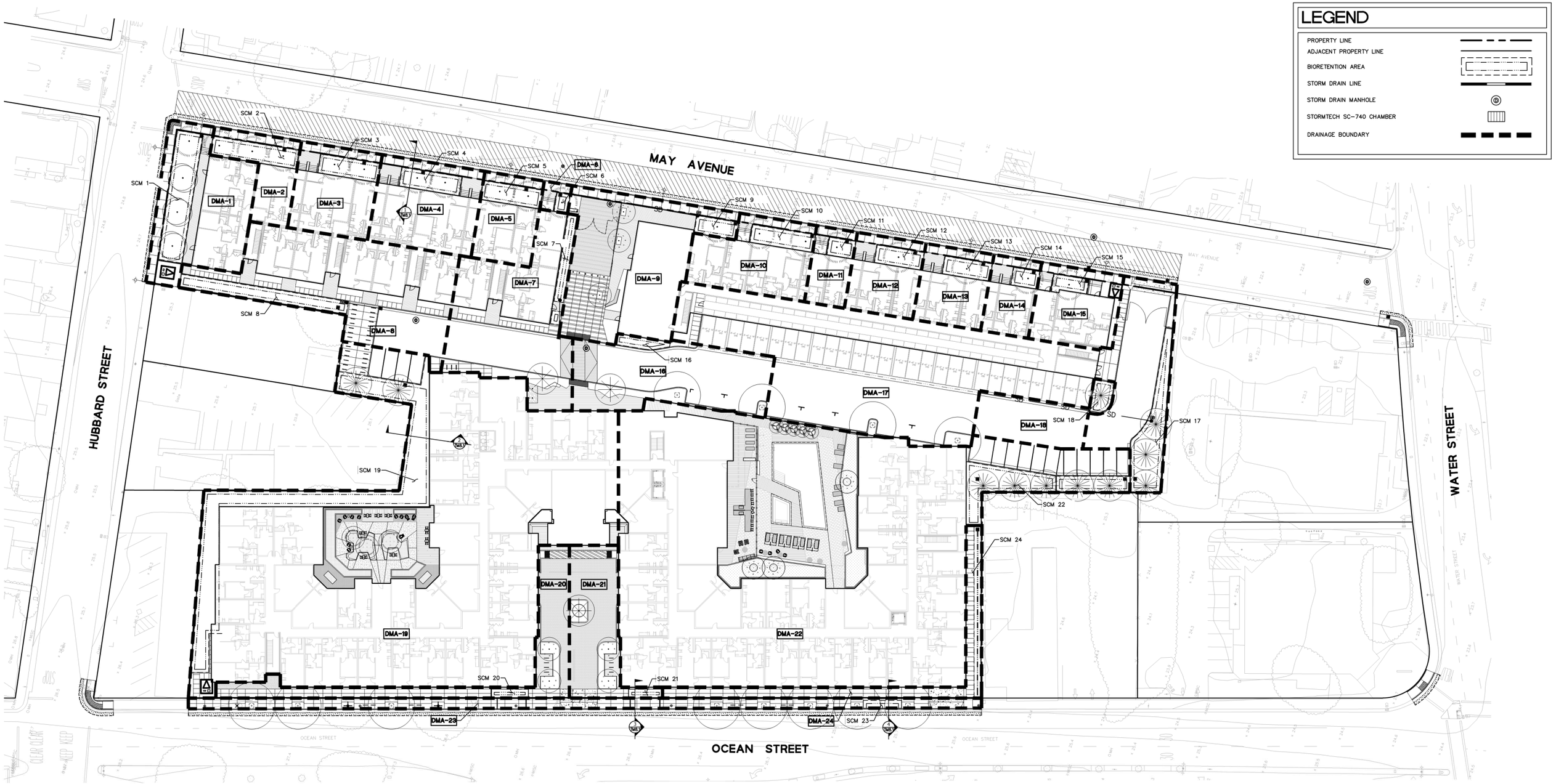
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023



STORMWATER CONTROL PLAN TM8.0

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

FEBRUARY 28, 2023

REQUIREMENT CRITERIA

TIER 1. RUNOFF REDUCTION
– SITE IMPERVIOUS SURFACE IS OPTIMIZED.

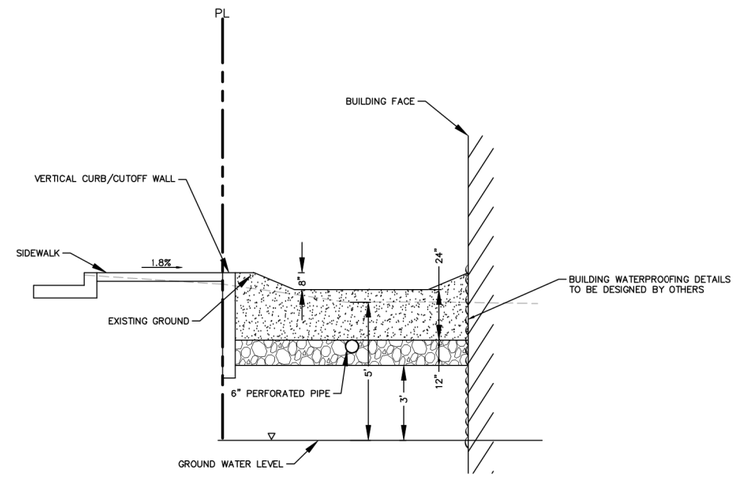
TIER 2. WATER QUALITY TREATMENT
– BIORETENTION AREA IS PROVIDED (MINIMUM 4% OF NEW IMPERVIOUS SURFACE)

TIER 3. RETENTION REQUIREMENT
– SEE CALCULATION BELOW.

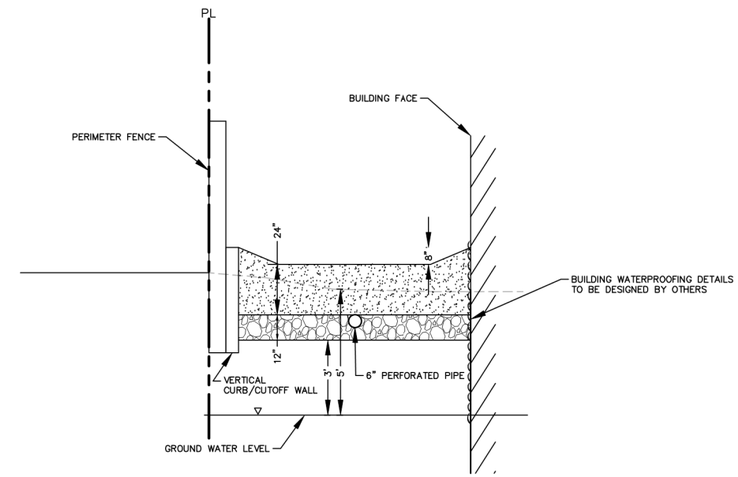
TIER 4. PEAK FLOW MANAGEMENT
– EXEMPT. CURRENT SITE IS DISCHARGING TO THE CONCRETE–LINED CHANNEL.

TIER 2 WATER QUALTITY TREATMENT SUMMARY

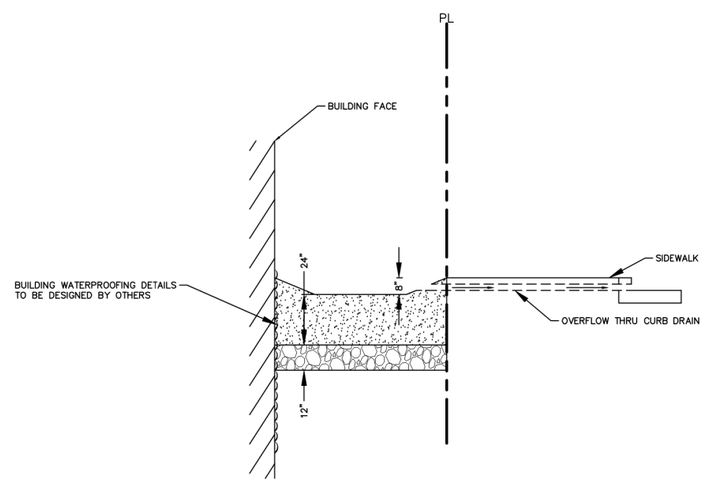
DRAINAGE AREA	TOTAL AREA (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	STORM WATER CONTROL MEASURE	SCM AREA REQUIRED (4% OF NEW IMPERVIOUS SURFACE)	SCM AREA PROVIDED	SCM
DMA-1	5198	3881	1317	BIORETENTION BASIN	155	1317	1
DMA-2	1973	1292	681	BIORETENTION BASIN	52	681	2
DMA-3	2940	2470	470	BIORETENTION BASIN	99	470	3
DMA-4	3753	3282	471	BIORETENTION BASIN	131	471	4
DMA-5	2163	1695	468	BIORETENTION BASIN	68	468	5
DMA-6	330	231	99	BIORETENTION BASIN	9	99	6
DMA-7	6993	6459	534	BIORETENTION BASIN	258	382	7
DMA-8	8565	7225	1340	BIORETENTION BASIN	289	893	8
DMA-9	7444	6891	553	BIORETENTION BASIN	276	303	9
DMA-10	3353	2893	460	BIORETENTION BASIN	116	460	10
DMA-11	1297	1106	191	BIORETENTION BASIN	44	191	11
DMA-12	2203	1858	345	BIORETENTION BASIN	74	345	12
DMA-13	2205	1860	345	BIORETENTION BASIN	74	345	13
DMA-14	1534	1344	190	BIORETENTION BASIN	54	190	14
DMA-15	2654	2434	220	BIORETENTION BASIN	97	220	15
DMA-16	5339	4698	641	BIORETENTION BASIN	188	219	16
DMA-17	20754	19302	1452	BIORETENTION BASIN	772	1217	17
DMA-18	2310	2063	247	BIORETENTION BASIN	83	247	18
DMA-19	39914	34299	5615	BIORETENTION BASIN	1372	4617	19
DMA-20	3641	3264	377	BIORETENTION BASIN	131	133	20
DMA-21	3359	2989	370	BIORETENTION BASIN	120	121	21
DMA-22	41226	36028	5198	BIORETENTION BASIN	1441	1510	22
DMA-23	3425	2975	450	BIORETENTION BASIN	119	120	23
DMA-24	2475	1988	487	BIORETENTION BASIN	80	487	24
TOTAL	175048	152527	22521		TOTAL	15506	



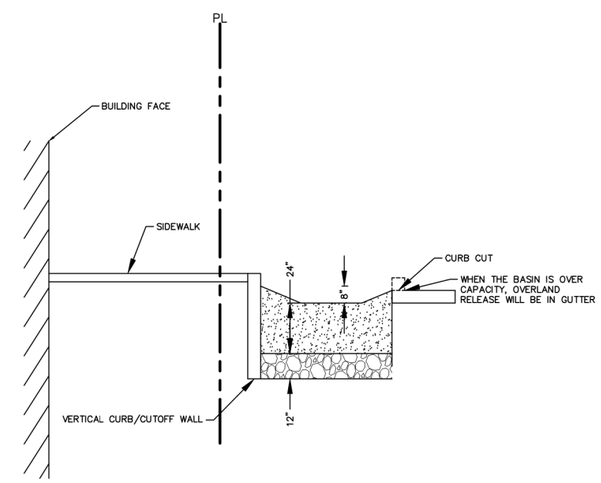
SECTION 1



SECTION 2



SECTION 1



SECTION 2

TIER 3 10% PROJECT RETENTION BASED TREATMENT SUMMARY

TOTAL PROJECT AREA: 175,048 SF
PROPOSED PROJECT PERVIOUS AREA: 22,521 SF
PROPOSED PROJECT IMPERVIOUS AREA: 152,527 SF

PROJECT EFFECTIVE IMPERVIOUS AREA = 152,527 SF + 22,521 SF X 0.1 (LANDSCAPE CORRECTION FACTOR) = 154,779 SF
RETENTION BASED TREATMENT REQUIRED = 10% OF PROJECT EFFECTIVE IMPERVIOUS AREA = 15,478 SF
SITE RETENTION BASIN PROVIDED = 15,506 SF