908 OCEAN STREET

PLANNING COMMISSION MEETING - FEBRUARY 20, 2025

MIXED-USE DEVELOPMENT

BDE ARCHITECTURE

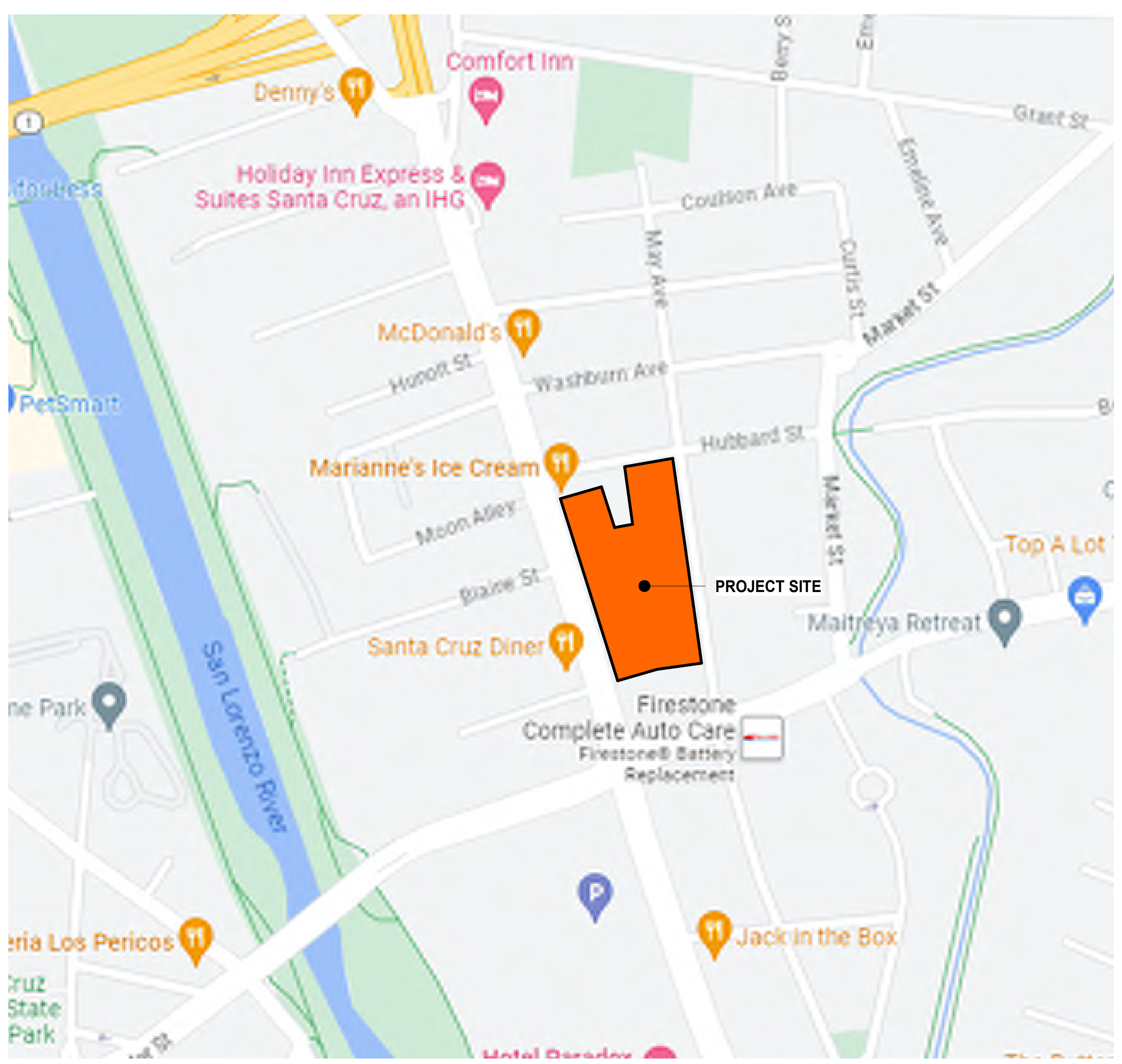
SANTA CRUZ, CA

HIGHSTREET RESIDENTIAL

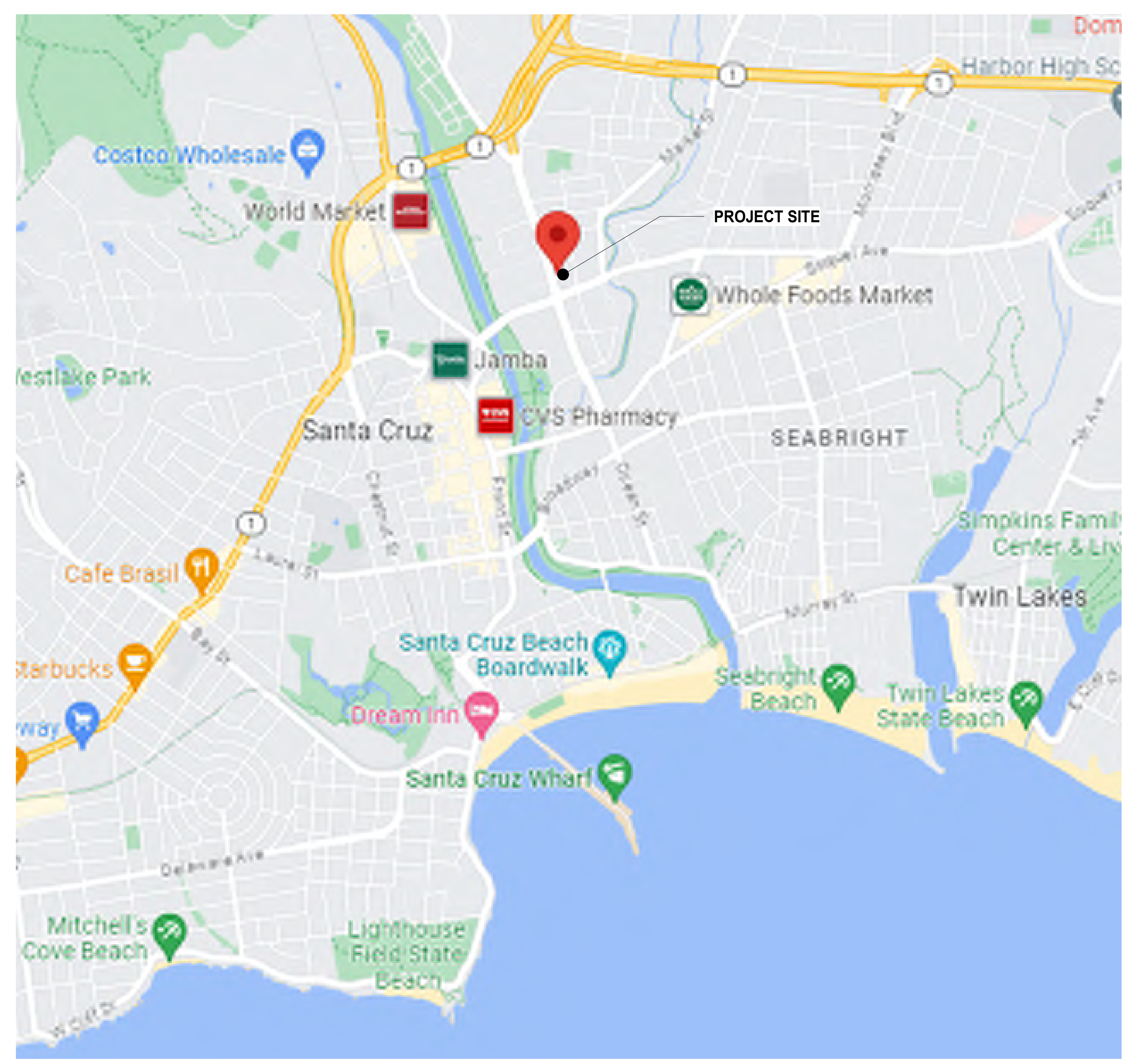
creo landscape architecture

BKF

PERSPECTIVE 6



SITE VICINITY MAP 7



SITE LOCATION MAP 5

PLANNING INFORMATION

PROJECT LOCATION:
908 OCEAN STREET
SANTA CRUZ, CA 95060

PROJECT DESCRIPTION:
PRIVATELY FUNDED
MIXED-USE DEVELOPMENT
389 RESIDENTIAL UNITS

PARCEL NUMBER: SEE CIVIL GENERAL NOTES

SITE AREA: 4.14+/- ACRES

BUILDING HEIGHT:
±58'-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:
BLDG A: TYPE V-A OVER TYPE I-A, SPRINKLERED PER NFPA 13
BLDG B & C: TYPE V-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:
BUILDING A: 100% OF UNITS SHALL BE ADAPTABLE,
PER CBC 2022 CHAPTER 11A
BUILDINGS B&C: FIRST FLOOR UNITS (MIN. 10%) SHALL BE ADAPTABLE PER CBC
2022 1102A.3.1

ALL COMMON USE AREAS SHALL BE ACCESSIBLE,
PER CBC 2022 CHAPTER 11B
PER CBC 2022 CHAPTER 11A

ALL PUBLIC AREAS SHALL BE ACCESSIBLE,
PER CBC 2022 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: 2022 ENERGY CODE

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2022 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2022 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2022 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2022 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2022 CALIFORNIA GREEN BUILDING CODE SAFE HARBOR PER FHA DESIGN MANUAL
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT INFORMATION 4

OWNER:
HIGH STREET RESIDENTIAL
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
CONTACT:
MARGO SULMONT
BRIAN PIANCA
(908) 456-3140

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

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
CONTACT:
NATHAN SIMPSON
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CIVIL ENGINEER:
BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
CONTACT:
MIKE O'CONNELL
(415) 930-7900

PROJECT TEAM 3

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 ORIENTED EVA/DRIVEWAY, WITH SURFACE PARKING, TRASH & RESIDENT LOADING/STAGING, WOULD CONNECT TO 1 CURBCUT & 1 EMERGENCY VEHICLE ACCESS POINT ALONG MAY AVEUENE. THE PROJECT IS USING CALIFORNIA STATE DENSITY BONUS LAW. THERE WILL BE **389** DWELLING UNITS CONSISTING OF A MIX OF STUDIOS, 1-BEDS, 2-BEDS, 3-BEDS AND 4-BEDS. **11,390** SF OF BUILDING RESIDENTIAL AMENITY INCLUDE A GROUND FLOOR COWORK & LEASING OFFICE, A GYM AND LOUNGE OVERLOOKING 3 LARGE COURTYARDS ON FLOOR 2 AND A CLUB ROOM WITH ADJACENT ROOF DECK, AND A SECOND SEPARATE ROOF DECK ON FLOOR 5 . FLOOR 2 COURTYARDS AND THE ROOF DECKS EQUAL APPROXIMATELY **17,823** SF OF AMENITIZED RESIDENT OPEN SPACE. **9,570** SF OF RETAIL IS DIVIDED INTO 2 SPACES ALONG OCEAN STREET. EACH RETAIL SPACE HAS APPROXIMATELY **500** SF OF COVERED OPEN SPACE.

PROJECT DESCRIPTION 2

SHEET INDEX 1

PERSPECTIVE - EAST ON OCEAN 4

PERSPECTIVE - WEST ON OCEAN 2

PERSPECTIVE - PASEO LOOKING INTO LOGGIA 3

PERSPECTIVE - OCEAN FROM BLAINE STREET 1

PERSPECTIVES

AP0.01a

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

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908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

PERSPECTIVE - BLDG B - EAST ON MAY 2

PERSPECTIVE - BLDG C - HUBBARD & MAY 3

PERSPECTIVE - MIDBLOCK ON MAY AVE 1

*NOTE: LIGHTING IS FOR REFERENCE IN RENDERINGS. DESIGN AND LOCATIONS HAVE NOT BEEN FULLY COMPLETELY.

PERSPECTIVE - MIDBLOCK ON OCEAN ST 2

PERSPECTIVE - EAST ON OCEAN (DUSK) 1
6" = 1'-0"

*NOTE: LIGHTING IS FOR REFERENCE IN RENDERINGS. DESIGN AND LOCATIONS HAVE NOT BEEN FULLY COMPLETELY.

PERSPECTIVES

AP0.01c

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908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

PERSPECTIVE - COMMERCIAL ENTRANCE 4 **4**

PERSPECTIVE - COMMERCIAL ENTRANCE 2 **2**

PERSPECTIVE - COMMERCIAL ENTRANCE 3 **3**

PERSPECTIVE - COMMERCIAL ENTRANCE 1 **1**

*NOTE: LIGHTING IS FOR REFERENCE IN RENDERINGS. DESIGN AND LOCATIONS HAVE NOT BEEN FULLY COMPLETELY.

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN STREET

PERSPECTIVES **AP0.01d**

SANTA CRUZ, CA FEBRUARY 20, 2025

UNIT AND AREA SUMMARY | **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/20/2025

CONSTRUCTION TYPE: TYPE VA O/ TYPE IA
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)	515		2	8	10	9	8		37	10%	19,055
	S2*	STUDIO (FDU)	540			1	1	1	1		4	1%	2,160
	S3	STUDIO (FDU)	460			1	1	1	1		4	1%	1,840
STUDIO SUB-TOTAL					2	10	12	11	10	0	**45**	**12%**	23,055
1 BEDROOM	A1*	1 BDRM (FDU)	645		10	22	22	14	13		81	21%	52,245
	A1.1	1 BDRM (FDU)	645			4	5	5	5		19	5%	12,255
	A2*	CORNER 1 BDRM (FDU)	645			12	15	15	15		57	15%	36,765
	A3.1	1 BDRM (FDU)	649			2	2	2	4		10	3%	6,490
	A2.1*	CORNER 1 BDRM	681			1					1	0%	681
	A1.5*	1 BDRM	725			4	4				8	2%	5,800
	A3	1 BDRM	710			5	4	4	2		15	4%	10,650
	A4*	1 BDRM	730			1	1	1	1		4	1%	2,920
	A5*	1 BDRM	740		4	4	4				12	3%	8,880
1 BDRM SUB-TOTAL					14	55	57	41	40	0	**207**	**53%**	136,686
2 BEDROOM	B1*	2 BDRM/ 2 BATH	1,021		2	9	9	3	3		26	7%	26,546
	B1.1	2 BDRM/ 2 BATH	1,021			5	6	6	6		23	6%	23,483
	B2	CRNR 2 BDRM/ 2 BATH	1,102		5	9	9	2	2		27	7%	29,754
	B3	2 BDRM/ 2 BATH	1,080			2	2	2	2		8	2%	8,640
	B4*	2 BDRM/ 2 BATH	1,040		4	4	4				12	3%	12,480
	B5*	CRNR 2 BDRM/ 2 BATH	1,102			2	2	4	4		12	3%	13,224
	B6	2 BDRM/ 2 BATH	950			1	1	1	1		4	1%	3,800
	B7	CORNER '2 BDRM/ 2 BATH	1,000			1	1	1	1		4	1%	4,000
	B8*	CORNER '2 BDRM/ 2 BATH	1,180			1	1	1	1		4	1%	4,720
	B9	CORNER '2 BDRM/ 1 BATH	940			1					1	0%	940
2 BDRM SUB-TOTAL					11	35	35	20	20	0	**121**	**31%**	127,587
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	4	2		14	4%	17,458
3 BDRM SUB-TOTAL					0	4	4	4	2	0	**14**	**4%**	17,458
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**	**791**		27	105	109	76	72	0	**389**	**100%**	307,626

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

	B1	1ST	2ND	3RD	4TH	5TH	ROOF	Total
Net rentable Residential by floor (excl decks)		22,152	84,963	87,263	58,512	54,736	0	**307,626**
Gross area by floor (footprint minus net rentable, excl decks)	0	12,535	13,760	13,517	8,864	9,789	0	**58,465**
Residential Amenities		6,981	4,470			630		12,081
Leasing Office		374						374
Commercial		9,570						9,570
Garage (Including Utility)	92,623	62,058						154,681
Total Gross	92,623	113,670	103,193	100,780	67,376	65,155	0	**542,797**

FAR

SITE AREA (SF)	180,662	**ALLOWABLE 1.75 FAR @ 42.5% BONUS***	2.49375 =	**450,526**
	4.147 AC			
		PROVIDED	2.492 =	**450,174**
				352

*STATE DENSITY BONUS ALLOWS 42.5% BONUS FOR PROJECTS WITH AT LEAST 13% OF BASE UNITS AT VERY LOW AMI

DENSITY

ALLOWABLE*	30 DU/ACRE=	124.4 DU
	42.5% STATE DENSITY=	177.3 DU
PROVIDED		177 DU
		0.3

* ONLY DWELLING UNITS GREATER THAN 649 SF COUNTED

VEHICLE PARKING

			PARKING RATIO	EV @ 12%	ACCESSIBLE	COMPACT
PROVIDED:	B1- RESIDENTIAL	250				70
	SURFACE	48				
	FLOOR 1 - RESIDENTIAL	84				34
	TOTAL RESIDENTIAL	382	0.98	46	10	104
	FLOOR 1 - COMMERCIAL*	33		4	4	9
	PROVIDED STALL TOTAL:	**415**	**1.07**	**50**	**14**	**27.2%**

NOTE: AB 2097 PROHIBITS THE IMPOSITION OF MINIMUM AUTOMOBILE PARKING REQUIREMENTS ON HOUSING PROJECTS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP

OPEN SPACE

REQUIRED

NON-FDU PRIVATE OS: 100 SF * DU (>650 SF)	17,700
NON-FDU COMMON OS: 150 SF * DU (>650 SF)	26,550
USABLE OS FDU'S: 150 SF * FDU	31,800

PROVIDED

NON-FDU PRIVATE OS	5,025
NON-FDU COMMON OS	28,576
USABLE OS FDU'S	32,530

NOTE: SEE AP0.31a & AP0.31b FOR EACH DU PRIVATE DECK SPACE

BIKE PARKING

REQUIRED		**PROVIDED**
		152 SARIS STACKER
		98 30X74X48 LOCKER
		139 STORAGE*
1 RESIDENT CLASS I STALL : 1 DU=	**389 CLASS I**	**389 CLASS I RESI TOTAL**
0.25 RESIDENT CLASS II : 1 DU =	**97 CLASS II**	**97 CLASS II RESI**
2 COMMERCIAL + 15% OF PARKING=		
20% CLASS I COMMERCIAL=		**2 CLASS I COMMERCIAL**
80% CLASS II COMMERCIAL=		**6 CLASS II COMMERCIAL**

* FLEXIBLE DENSITY UNIT STORAGE COUNTED AS BIKE PARKING

RESIDENT STORAGE

REQUIRED*

200 CUBIC FEET STORAGE : 1 FDU=	212	LOCKERS

PROVIDED

4'6"X4'6"X10'HT STORAGE LOCKER=	15	
5'X5'X8'HT STORAGE LOCKER=	124	
TOTAL PROVIDED=	**139**	LOCKERS

*REQUESTING STATE DENSITY BONUS WAIVER TO REDUCE STORAGE REQUIREMENT TO 139 UNITS

UNIT AND AREA SUMMARY — **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/20/2025

CONSTRUCTION TYPE: TYPE V-A O/ TYPE I-A — **BUILDING A**
FLOORS: 4 WOOD OVER 1 CONCRETE W/ BASEMENT

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable									Unit		Rentable Area
				B1	1ST	2ND	3RD	4TH	5TH	7TH	ROOF	Total		by Type
STUDIO	S1	STUDIO (FDU)	515			6	8	9	8			31	11%	15,965
	S2*	STUDIO (FDU)	540			1	1	1	1			4	1%	2,160
	S3	STUDIO (FDU)	460			1	1	1	1			4	1%	1,840
STUDIO SUB-TOTAL					0	8	10	11	10	0	0	**39**	**14%**	19,965
1 BEDROOM	A1*	1 BDRM (FDU)	645			12	12	14	13			51	18%	32,895
	A1.1	1 BDRM (FDU)	645			4	5	5	5			19	7%	12,255
	A2*	CORNER 1 BDRM (FDU)	645			13	15	15	15			58	20%	37,410
	A3.1	1 BDRM (FDU)	649			2	2	2	4			10	3%	6,490
	A2.1	CORNER 1 BDRM	940									0	0%	0
	A1.5*	1 BDRM	725									0	0%	0
	A3	1 BDRM	710			5	4	4	2			15	5%	10,650
	A4	1 BDRM	730			1	1	1	1			4	1%	2,920
	A5*	1 BDRM	740									0	0%	0
1 BDRM SUB-TOTAL					0	37	39	41	40	0	0	**157**	**55%**	102,620
2 BEDROOM	B1*	2 BDRM/ 2 BATH	1,021			3	3	3	3			12	4%	12,252
	B1.1	2 BDRM/ 2 BATH	1,021			5	6	6	6			23	8%	23,483
	B2	CRNR 2 BDRM/ 2 BATH	1,102			2	2	2	2			8	3%	8,816
	B3*	2 BDRM/ 2 BATH	1,080			2	2	2	2			8	3%	8,640
	B4*	2 BDRM/ 2 BATH	1,040									0	0%	0
	B5*	CRNR 2 BDRM/ 2 BATH	1,102			2	2	4	4			12	4%	13,224
	B6*	2 BDRM/ 2 BATH	950			1	1	1	1			4	1%	3,800
	B7	CORNER '2 BDRM/ 2 BATH	1,000			1	1	1	1			4	1%	4,000
	B8*	CORNER '2 BDRM/ 2 BATH	1,180			1	1	1	1			4	1%	4,720
	B9	CORNER '2 BDRM/ 2 BATH	940			1						1	0%	940
2 BDRM SUB-TOTAL					0	17	18	20	20	0	0	**76**	**27%**	78,935
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	4	2			14	5%	17,458
3 BDRM SUB-TOTAL					0	4	4	4	2	0	0	**14**	**5%**	17,458
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%	0
TOTAL UNITS		**Avg SqFt**	**766**		0	66	71	76	72	0	0	**286**	**100%**	218,978
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	52,167	54,503	58,512	54,736	0	0			**219,918**
Gross area by floor (footprint minus net rentable, excl decks)				0	642	10,296	10,017	8,864	9,789	0	0			**39,608**
Residential Amenities					6,754	4,470			630					11,854
Leasing Office					290									290
Commercial					9,570									9,570
Garage (Including Utility)				92,623	59,722									152,345
Total Gross				92,623	76,978	66,933	64,520	67,376	65,155	0	0			**433,585**

UNIT AND AREA SUMMARY — **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/20/2025

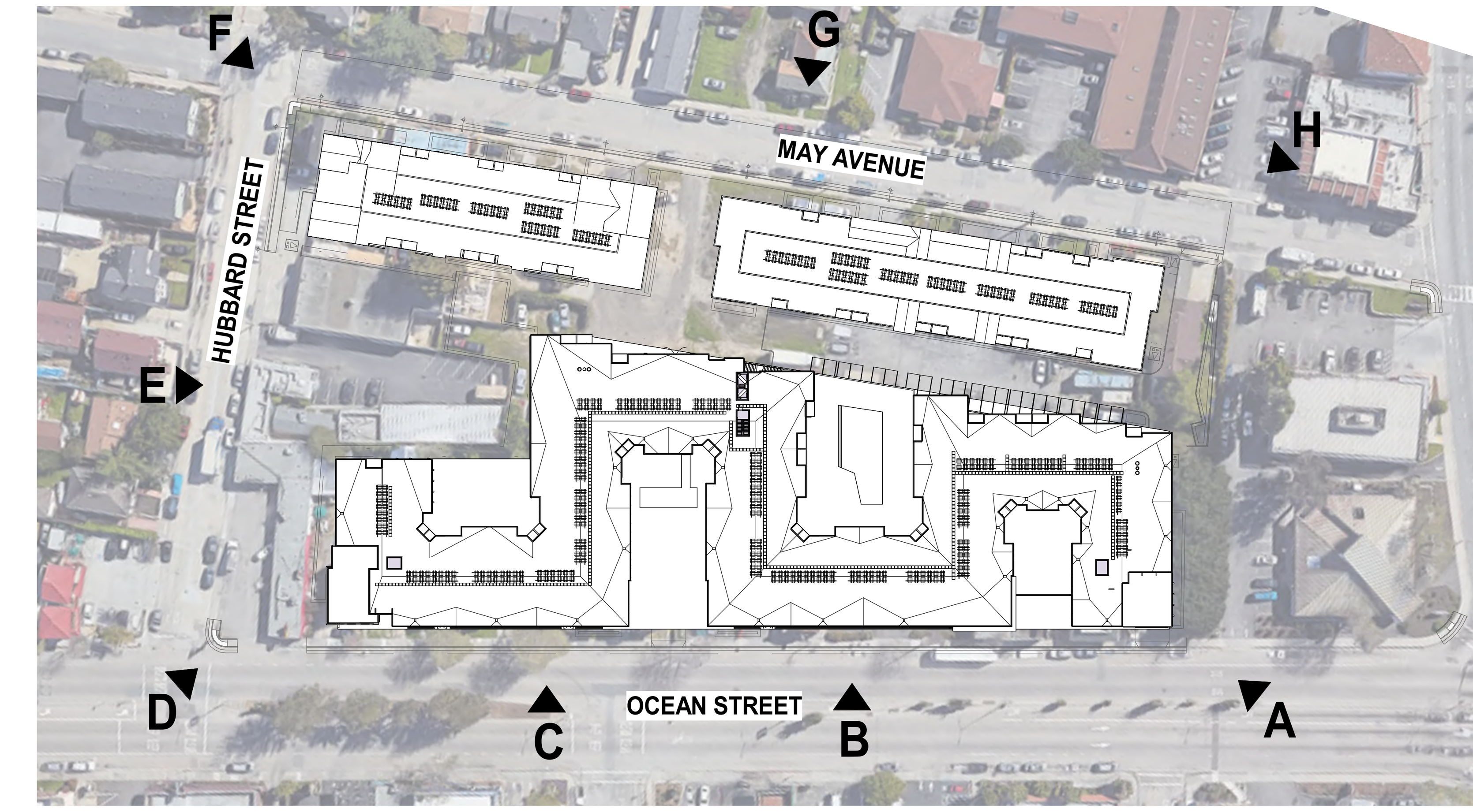
CONSTRUCTION TYPE: TYPE V-A — **BUILDING B**
FLOORS: 3 WOOD

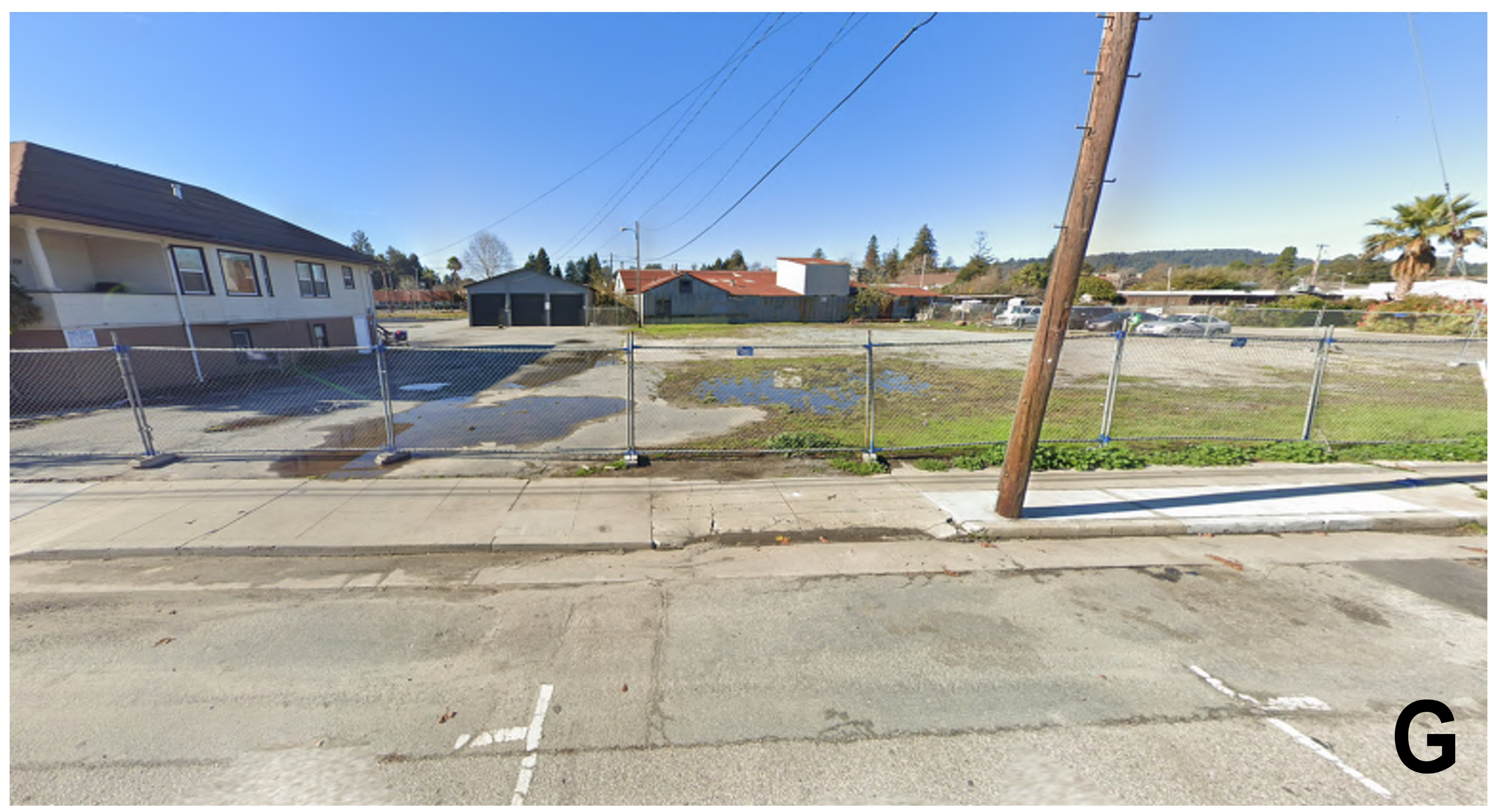
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable									Unit		Rentable Area
				B1	1ST	2ND	3RD	4TH	5TH	7TH	ROOF	Total		by Type
STUDIO	S1	STUDIO (FDU)	509		2	2	2					6	11%	3,054
	S2	STUDIO (FDU)	537									0	0%	0
STUDIO SUB-TOTAL					2	2	2	0	0	0	0	**6**	**11%**	3,054
1 BEDROOM	A1*	1 BDRM (FDU)	645		6	10	10					26	47%	16,770
	A2*	INSIDE CORNER 1 BDRM (FDU)	645									0	0%	0
1 BDRM SUB-TOTAL					6	10	10	0	0	0	0	**26**	**47%**	16,770
2 BEDROOM	B1*	2 BDRM/ 2 BATH	1,021		2	6	6					14	25%	14,294
	B2	2 BDRM/ 2 BATH	1,102		1	3	3					7	13%	7,714
2 BDRM SUB-TOTAL					3	9	9	0	0	0	0	**21**	**38%**	22,008
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247									0	0%	0
3 BDRM SUB-TOTAL										0	0	**0**	**0%**	0
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,420			1	1					2	4%	2,840
4 BDRM SUB-TOTAL					0	1	1	0	0	0	0	**2**	4%	2,840
TOTAL UNITS		**Avg SqFt**	**812**		11	22	22	0	0	0	0	**55**	**100%**	44,672
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)					8,032	18,320	18,320	0	0	0	0			**44,672**
Gross area by floor (footprint minus net rentable, excl decks)				0	2,241	2,520	2,520	0	0	0	0			**7,281**
Residential Amenities					2,600									2,600
Leasing Office														0
Commercial														0
Garage (Including Utility)					8,399									8,399
Total Gross				0	21,272	20,840	20,840	0	0	0	0			**62,952**

UNIT AND AREA SUMMARY — **JOB: 908 OCEAN STREET, SANTA CRUZ**
Date 2/20/2025

CONSTRUCTION TYPE: TYPE V-A — **BUILDING C**
FLOORS: 3 WOOD

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable									Unit		Rentable Area
				B1	1ST	2ND	3RD	4TH	5TH	7TH	ROOF	Total		by Type
STUDIO	S1	STUDIO (FDU)	509									0	0%	0
	S2	STUDIO (FDU)	537									0	0%	0
STUDIO SUB-TOTAL					0	0	0	0	0	0	0	**0**	**0%**	0
1 BEDROOM	A1*	1 BDRM (FDU)	645		4							4	8%	2,580
	A2*	INSIDE CORNER 1 BDRM (FDU)	645									0	0%	0
	A1.5	1 BDRM	725			4	4					8	17%	5,800
	A5*	1 BDRM	740		4	4	4					12	25%	8,880
1 BDRM SUB-TOTAL					8	8	8	0	0	0	0	**24**	**50%**	17,260
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	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%**	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%	0
TOTAL UNITS		**Avg SqFt**	**895**		16	16	16	0	0	0	0	**48**	**100%**	42,964
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)					14,108	14,428	14,428	0	0	0	0			**42,964**
Gross area by floor (footprint minus net rentable, excl decks)				0	1,312	992	992	0	0	0	0			**3,296**
Residential Amenities														0
Leasing Office														0
Commercial														0
Garage (Including Utility)														0
Total Gross				0	15,420	15,420	15,420	0	0	0	0			**46,260**





EXISTING CONDITIONS

AP0.08

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

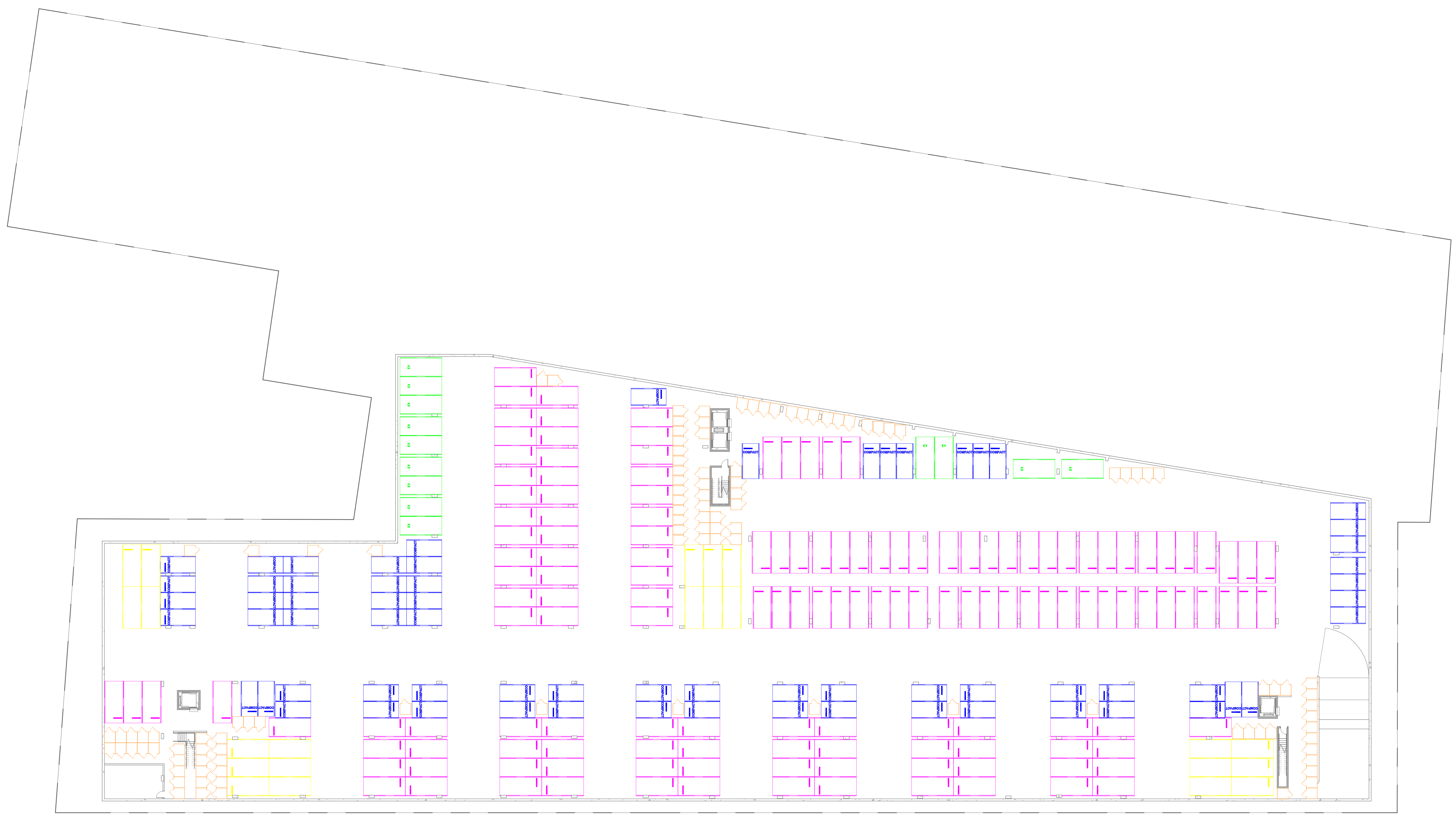
FEBRUARY 20, 2025

PARKING SCHEDULE - RESIDENTIAL			
LEVEL	Type	Type Comments	Count
BASEMENT			
BASEMENT	8'-6"x19'-0"	STANDARD	147
BASEMENT	8'-6"x19'-0" TANDEM	TANDEM	22
BASEMENT	COMPACT	COMPACT	68
BASEMENT	EV	EV	13
			250
FLOOR 1			
FLOOR 1	8'-6"x19'-0"	STANDARD	55
FLOOR 1	8'-6"x19'-0" TANDEM	TANDEM	4
FLOOR 1	ADA-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-L	ACCESSIBLE	4
FLOOR 1	ADA-R	ACCESSIBLE	1
FLOOR 1	ADA-Van-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R 12'	VAN ACCESSIBLE	2
FLOOR 1	COMPACT	COMPACT	33
FLOOR 1	EV	EV	30
			132
			382

PARKING SCHEDULE - COMMERCIAL			
LEVEL	Type	Type Comments	Count
FLOOR 1			
FLOOR 1	8'-6"x19'-0"	STANDARD	17
FLOOR 1	ADA-L	ACCESSIBLE	2
FLOOR 1	ADA-Van-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R 12'	VAN ACCESSIBLE	1
FLOOR 1	COMPACT	COMPACT	9
FLOOR 1	EV	EV	3
			33
			33

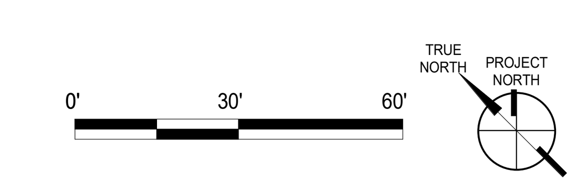
BIKE PARKING SCHEDULES			
FLOOR 1			
6'2"x2-6	BIKE LOCKER	FLOOR 1	98
			98

STORAGE SCHEDULE		
Type	Level	Count
BASEMENT		
5-0x5-0	BASEMENT	113
		113
FLOOR 1		
4-6x4-6	FLOOR 1	14
5-0x5-0	FLOOR 1	12
		26
Grand total: 139		139



FLOOR PLAN LEGEND

- STANDARD PARKING (8'-6" x 19'-0")
- STANDARD TANDEM PARKING
- EV
- ACCESSIBLE PARKING
- COMPACT PARKING
- STORAGE LOCKER



PARKING EXHIBIT/ BIKE STORAGE EXHIBIT - B1

1" = 30' - 0"

AP0.20

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

PARKING SCHEDULE - RESIDENTIAL

LEVEL	Type	Type Comments	Count
BASEMENT			
BASEMENT	8'-6"x19'-0"	STANDARD	147
BASEMENT	8'-6"x19'-0" TANDEM	TANDEM	22
BASEMENT	COMPACT	COMPACT	68
BASEMENT	EV	EV	13
			250
FLOOR 1			
FLOOR 1	8'-6"x19'-0"	STANDARD	55
FLOOR 1	8'-6"x19'-0" TANDEM	TANDEM	4
FLOOR 1	ADA-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-L	ACCESSIBLE	4
FLOOR 1	ADA-R	ACCESSIBLE	1
FLOOR 1	ADA-Van-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R 12'	VAN ACCESSIBLE	2
FLOOR 1	COMPACT	COMPACT	33
FLOOR 1	EV	EV	30
			132
			382

PARKING SCHEDULE - COMMERCIAL

LEVEL	Type	Type Comments	Count
FLOOR 1			
FLOOR 1	8'-6"x19'-0"	STANDARD	17
FLOOR 1	ADA-L	ACCESSIBLE	2
FLOOR 1	ADA-Van-EV-R	EV VAN ACCESSIBLE	1
FLOOR 1	ADA-Van-R 12'	VAN ACCESSIBLE	1
FLOOR 1	COMPACT	COMPACT	9
FLOOR 1	EV	EV	3
			33
			33

BIKE PARKING SCHEDULES

FLOOR 1			
6'2"x2-6	BIKE LOCKER	FLOOR 1	98
			98

STORAGE SCHEDULE

Type	Level	Count
BASEMENT		
5-0x5-0	BASEMENT	113
		113
FLOOR 1		
4-6x4-6	FLOOR 1	14
5-0x5-0	FLOOR 1	12
		26
Grand total: 139		139

FLOOR PLAN LEGEND

- STANDARD PARKING (8'-6" x 19'-0")
- STANDARD TANDEM PARKING
- EV
- ACCESSIBLE PARKING
- COMPACT PARKING
- STORAGE LOCKER

0' 30' 60'

TRUE NORTH PROJECT NORTH

PARKING EXHIBIT/ BIKE/ STORAGE EXHIBIT - FL1

1" = 30' - 0"

AP0.21

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

OPEN SPACE CALCULATIONS

USABLE OPEN SPACE FDU'S			FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	150 SF * FDU		1,800	7,650	8,400	7,050	6,900	**31,800**
PROVIDED	PRIVATE	33 SF * FDU DECK	0	462	528	528	528	2,046
		64 SF * FDU DECK	640	1,408	1,408	896	832	5,184
		TOTAL	640	1,870	1,936	1,424	1,360	**7,230**
	INDOOR	LOBBY/ AMENITY	2,400					2,400
		LOBBY/ MAIL	2,370					2,370
		RESIDENT COWORK	1,425					1,425
		SURF SHOP	415					415
		PET SPA	371					371
		LOUNGE		2,070				2,070
		FITNESS		2,400				2,400
		CLUB					630	630
		TOTAL	6,981	4,470	0	0	630	**12,081**
	OUTDOOR	PASEO/ LOGGIA	1,900					1,900
		COURTYARD 1*		3,480				3,480
		COURTYARD 2*		7,960				7,960
		COURTYARD 3*		2,689				2,689
		BREEZEWAY LOGGIA*		909				909
		RETAIL PLAZA	1,465					1,465
		TOTAL	3,365	14,129	0	0	0	**18,403**
	TOTAL							**32,530**

*AREAS SHADED ARE UNDER 10' IN ONE DIMENSION AND ARE EXCLUDED FROM THE OPEN SPACE CALCULATIONS.

REGULAR/ NON-FDU OPEN SPACE			FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	150 SF * DU (>650 SF)		2,250	8,100	7,950	4,350	3,900	**26,550**
PROVIDED	OUTDOOR	PLAZA	3,402					3,402
		GROUND FLOOR OS	22,389					22,389
		EAST ROOF DECK					1,245	1,245
		WEST ROOF DECK					1,540	1,540
	TOTAL		25,791	0	0	0	2,785	**28,576**

REGULAR/NON-FDU PRIVATE OPEN SPACE		FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	100 SF * DU (>650 SF)	1,500	5,400	5,300	2,900	2,600	**17,700**
PROVIDED	33 SF * DU		33				33
PROVIDED	64 SF * DU	640	1,600	1,600	576	576	4,992
PROVIDED	**TOTAL**	640	1,633	1,600	576	576	**5,025**

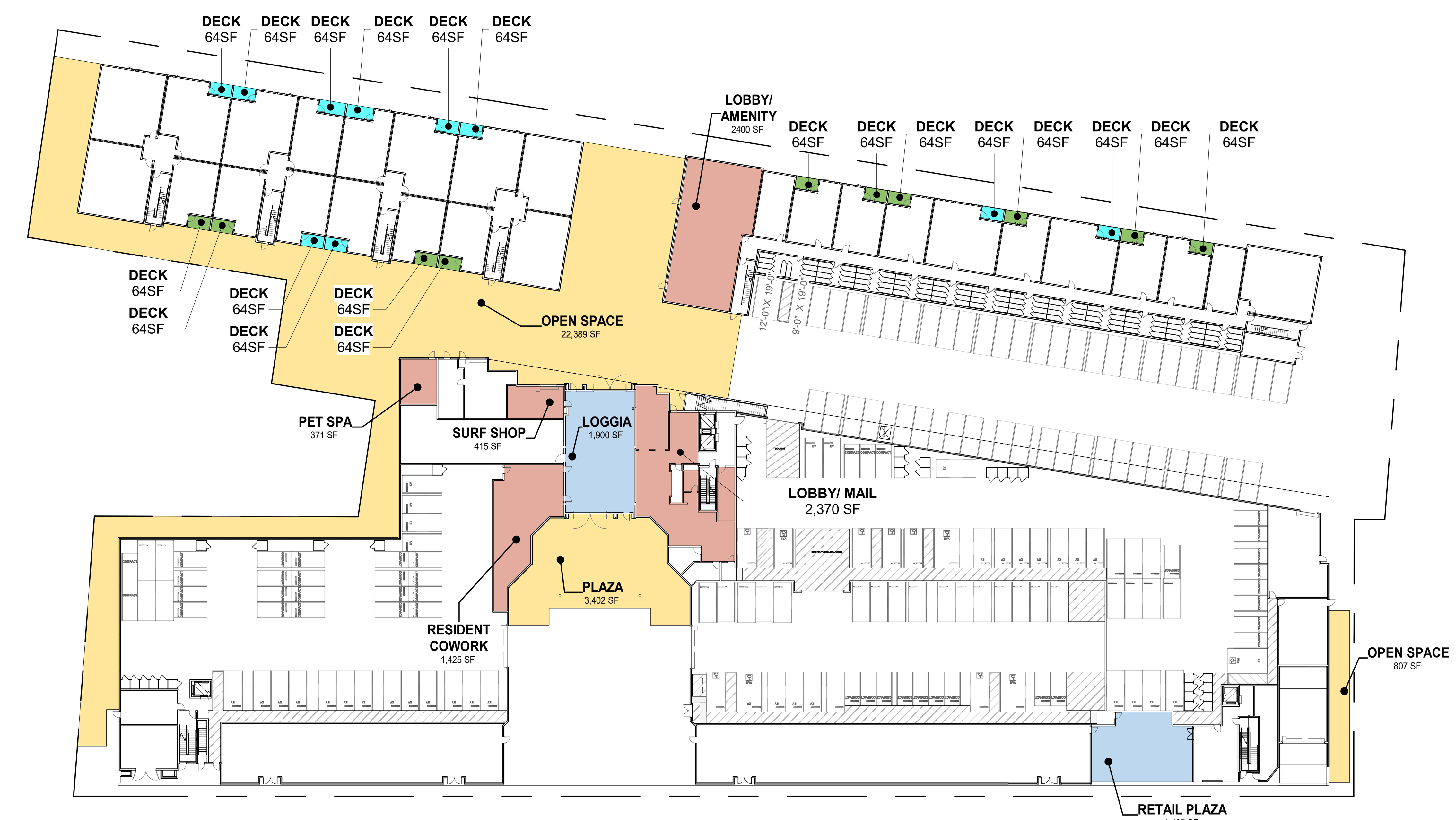
OPEN SPACE - BUILDING PLAN - FLOOR 3 3

1" = 50'-0"

OPEN SPACE - BUILDING PLAN - FLOOR 2 2

AREAS SHADED ARE UNDER 10' IN ONE DIMENSION AND ARE EXCLUDED FROM THE OPEN SPACE CALCULATIONS.

1" = 50'-0"



OPEN SPACE - BUILDING PLAN - FLOOR 1 1

AREAS SHADED ARE UNDER 10' IN ONE DIMENSION AND ARE EXCLUDED FROM THE OPEN SPACE CALCULATIONS.

1" = 50'-0"

OPEN SPACE DIAGRAMS **AP0.31a**

OPEN SPACE CALCULATIONS

USABLE OPEN SPACE FDU'S			FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	150 SF * FDU		1,800	7,650	8,400	7,050	6,900	**31,800**
PROVIDED	PRIVATE	33 SF * FDU DECK	0	462	528	528	528	2,046
		64 SF * FDU DECK	640	1,408	1,408	896	832	5,184
		TOTAL	640	1,870	1,936	1,424	1,360	**7,230**
	INDOOR	LOBBY/ AMENITY	2,400					2,400
		LOBBY/ MAIL	2,370					2,370
		RESIDENT COWORK	1,425					1,425
		SURF SHOP	415					415
		PET SPA	371					371
		LOUNGE		2,070				2,070
		FITNESS		2,400				2,400
		CLUB					630	630
		TOTAL	6,981	4,470	0	0	630	**12,081**
	OUTDOOR	PASEO/ LOGGIA	1,900					1,900
		COURTYARD 1*		3,480				3,480
		COURTYARD 2*		7,960				7,960
		COURTYARD 3*		2,689				2,689
		BREEZEWAY LOGGIA*		909				909
		RETAIL PLAZA	1,465					1,465
		TOTAL	3,365	14,129	0	0	0	**18,403**
	TOTAL							**32,530**

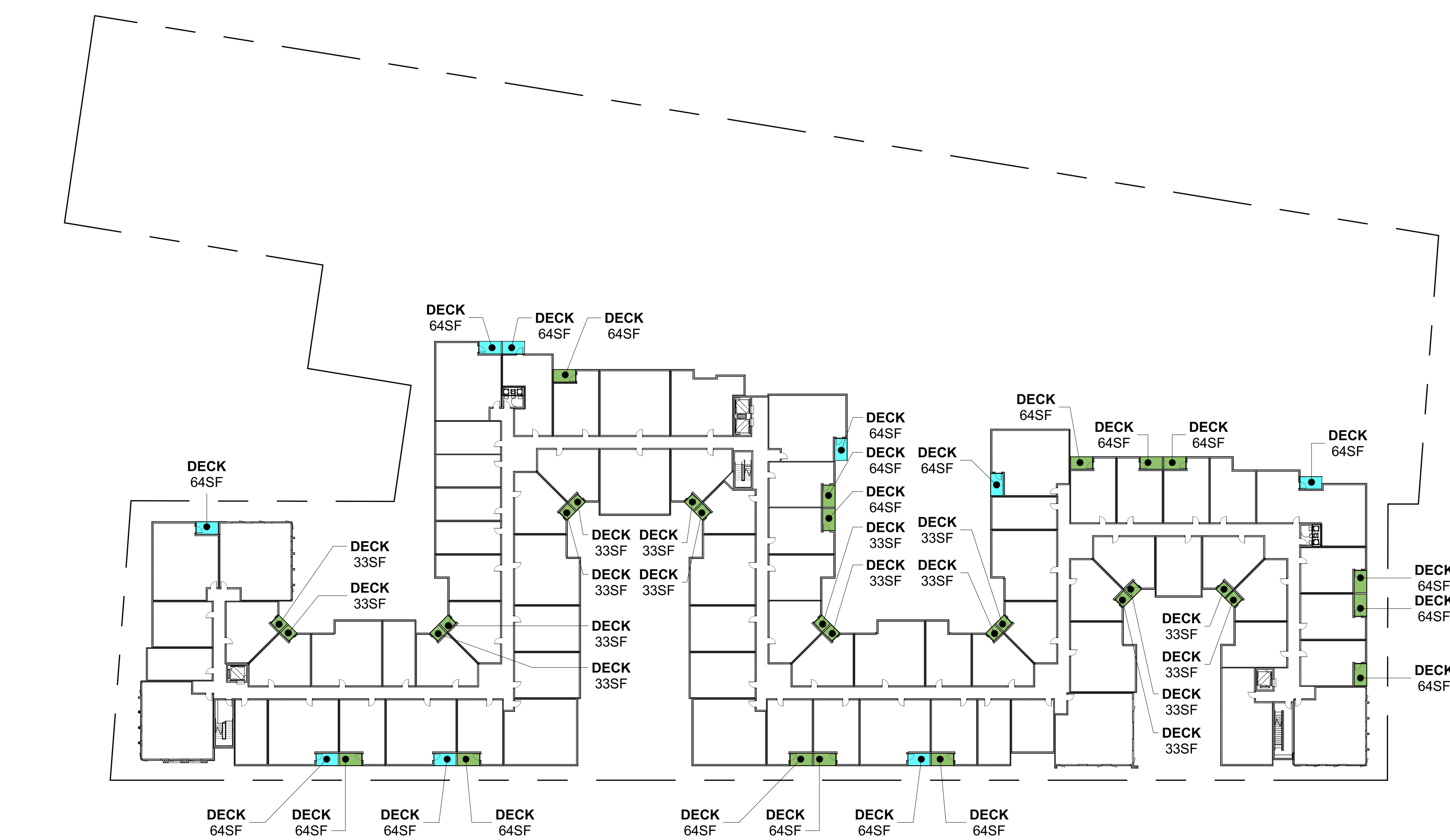
*AREAS SHADED ARE UNDER 10' IN ONE DIMENSION AND ARE EXCLUDED FROM THE OPEN SPACE CALCULATIONS.

REGULAR/ NON-FDU OPEN SPACE			FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	150 SF * DU (>650 SF)		2,250	8,100	7,950	4,350	3,900	**26,550**
PROVIDED	OUTDOOR	PLAZA	3,402					3,402
		GROUND FLOOR OS	22,389					22,389
		EAST ROOF DECK					1,245	1,245
		WEST ROOF DECK					1,540	1,540
	TOTAL		25,791	0	0	0	2,785	**28,576**

REGULAR/NON-FDU PRIVATE OPEN SPACE		FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
REQUIRED	100 SF * DU (>650 SF)	1,500	5,400	5,300	2,900	2,600	**17,700**
PROVIDED	33 SF * DU		33				33
PROVIDED	64 SF * DU	640	1,600	1,600	576	576	4,992
PROVIDED	**TOTAL**	640	1,633	1,600	576	576	**5,025**

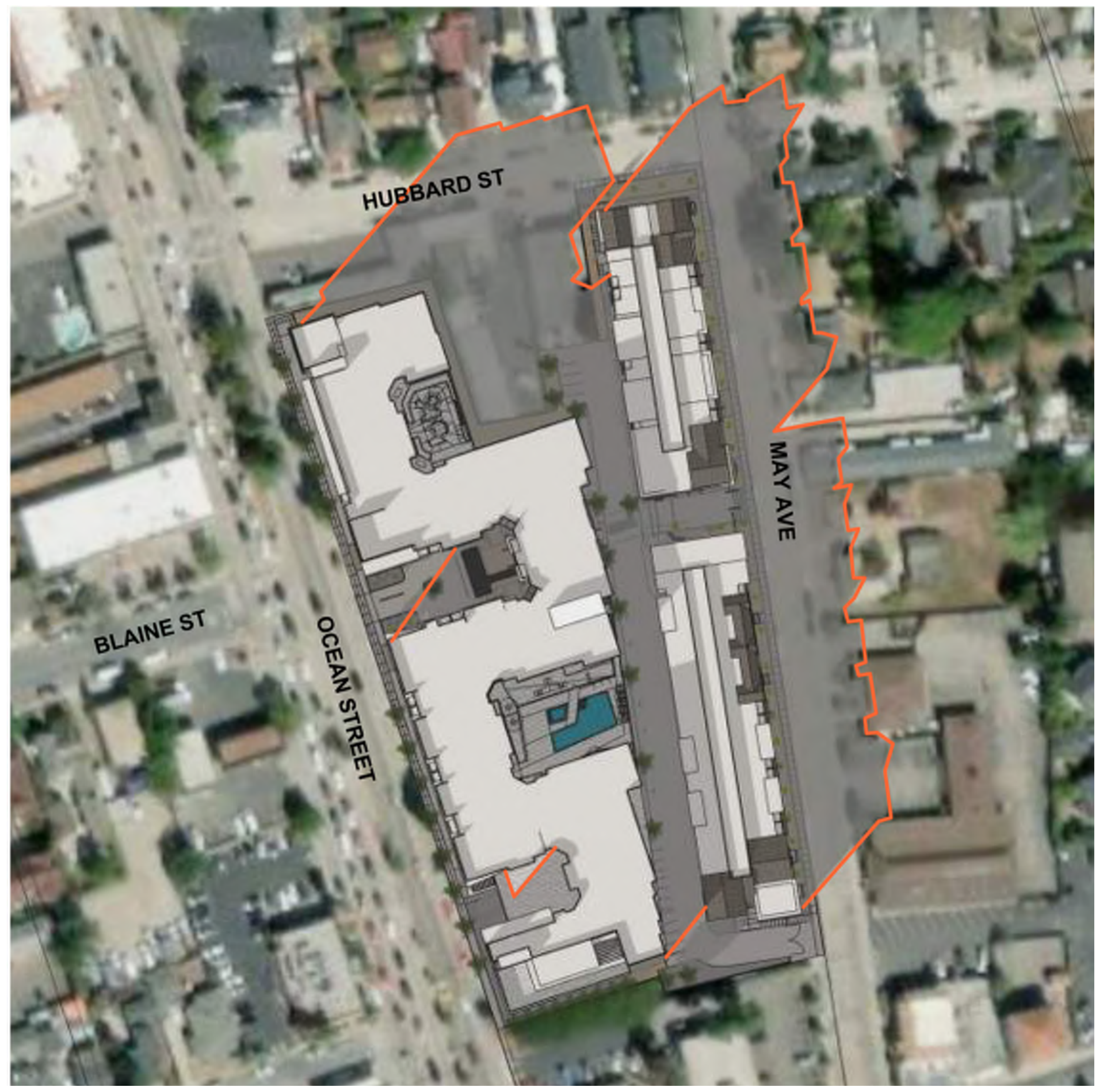
OPEN SPACE - BUILDING PLAN - FLOOR 5 2

1" = 50'-0"



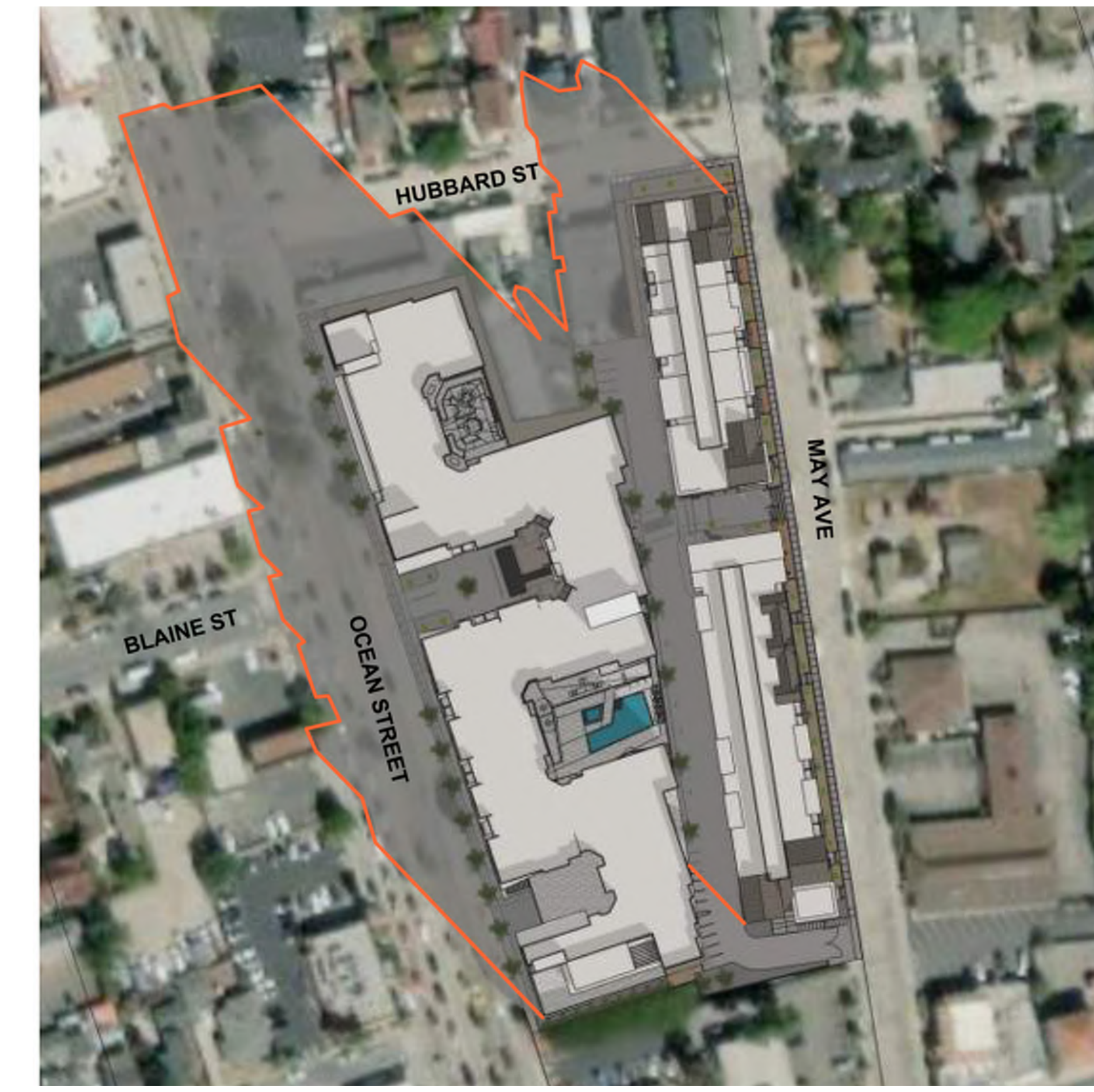
OPEN SPACE - BUILDING PLAN - FLOOR 4 1

1" = 50'-0"

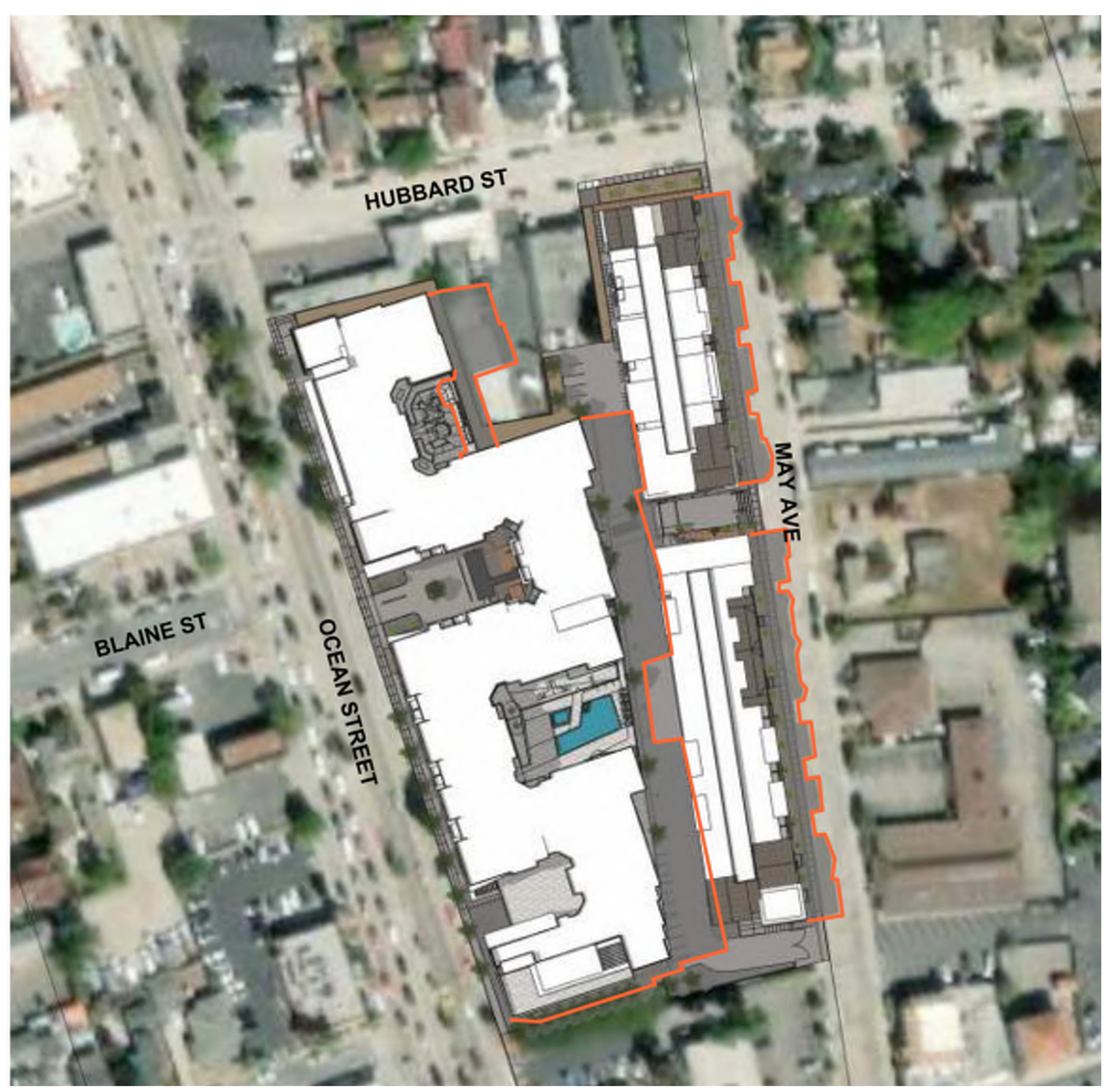


DECEMBER 21 - 3PM **6**

DECEMBER 21 - 12PM **5**

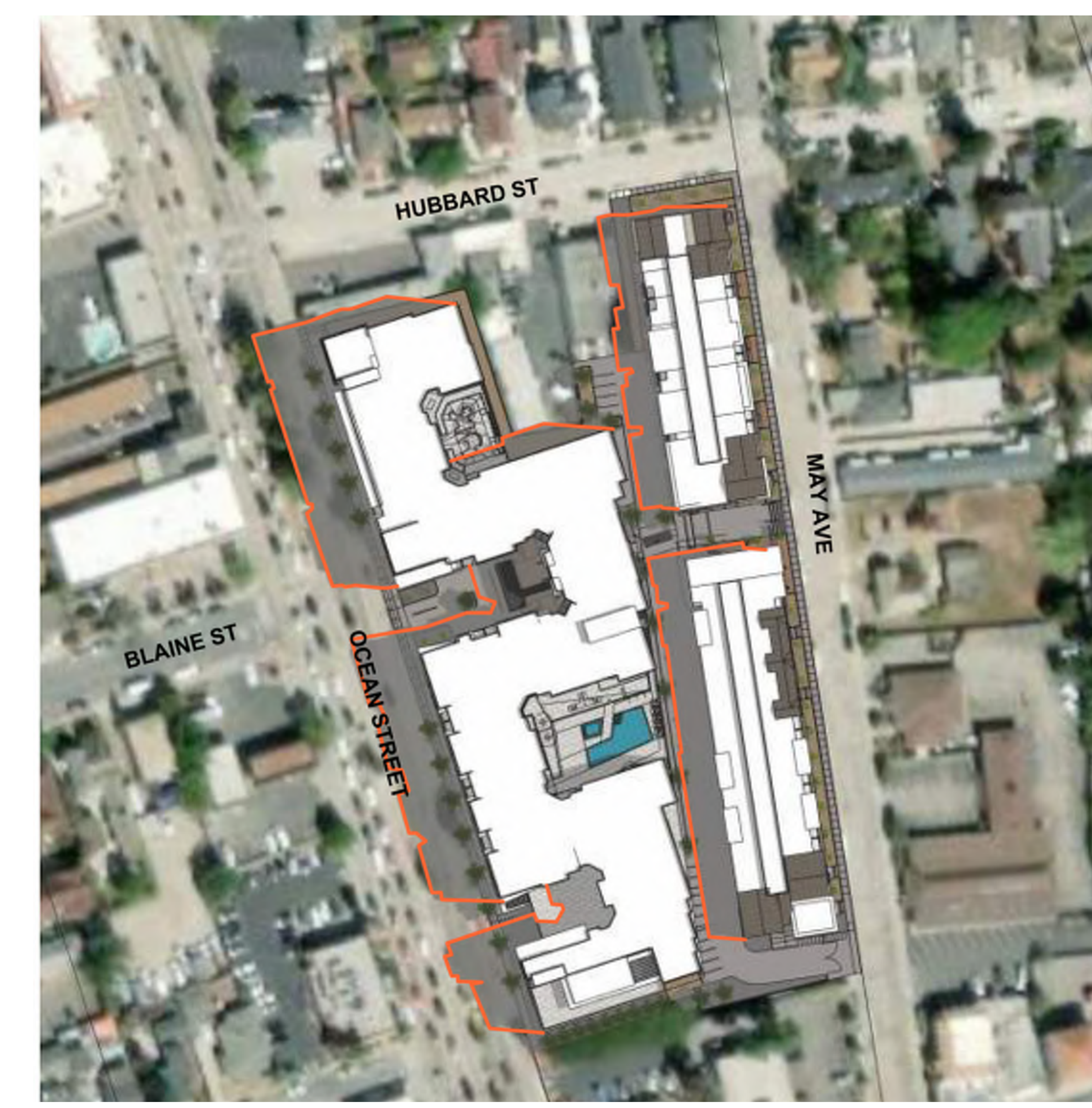


DECEMBER 21 - 9AM **4**



JUNE 21 - 3PM **3**

JUNE 21 - 12PM **2**



JUNE 21 - 9AM **1**

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SHADOW STUDIES **AP0.33**

SANTA CRUZ, CA

FEBRUARY 20, 2025

0' 30' 60' 120'

TRUE NORTH PROJECT NORTH

SITE PLAN - GRADE

1" = 60' - 0"

AP1.00

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

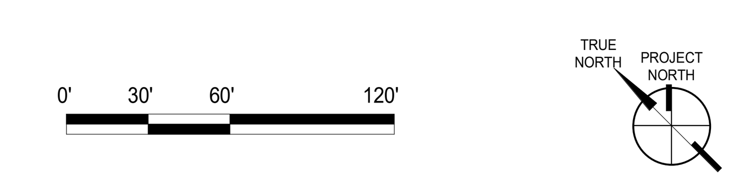
creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

DECEMBER 04, 2024



SITE PLAN - ROOF

1" = 60' - 0"

AP1.01

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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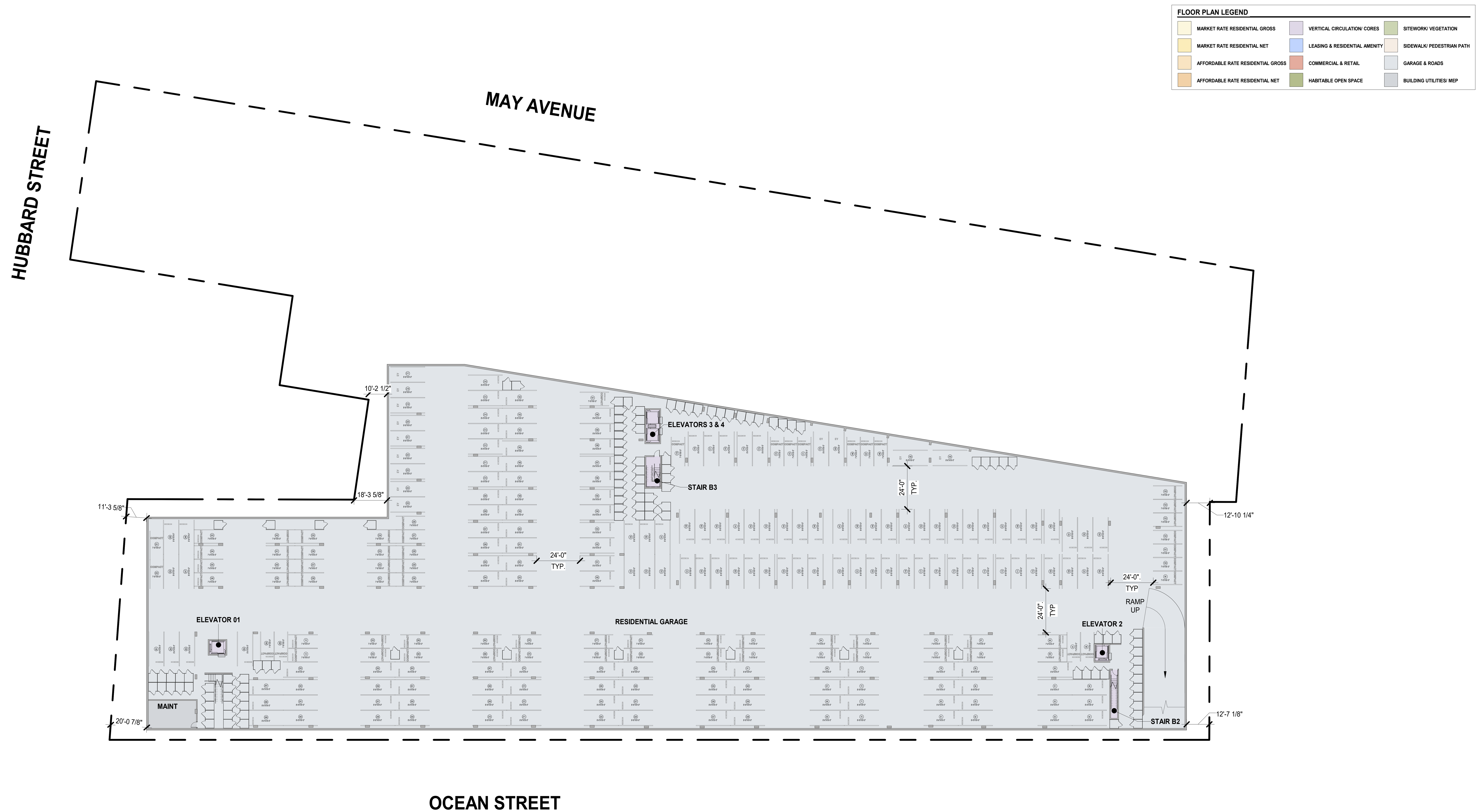
908 OCEAN STREET

SANTA CRUZ, CA

DECEMBER 04, 2024



FLOOR B1

1" = 30' - 0"

AP2.00

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

FLOOR 1 1" = 30' - 0" AP2.01

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

FLOOR 2

1" = 30' - 0"

AP2.02

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

0' 30' 60'

TRUE NORTH PROJECT NORTH

FLOOR 3

1" = 30' - 0"

AP2.03

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

0' 30' 60'

TRUE NORTH PROJECT NORTH

FLOOR 4

1" = 30' - 0"

AP2.04

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

0' 30' 60'

TRUE NORTH PROJECT NORTH

FLOOR 5

1" = 30' - 0"

AP2.05

3DE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

0' 30' 60'

TRUE NORTH PROJECT NORTH

ROOF

1" = 30' - 0"

AP2.06

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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908 OCEAN STREET

SANTA CRUZ, CA

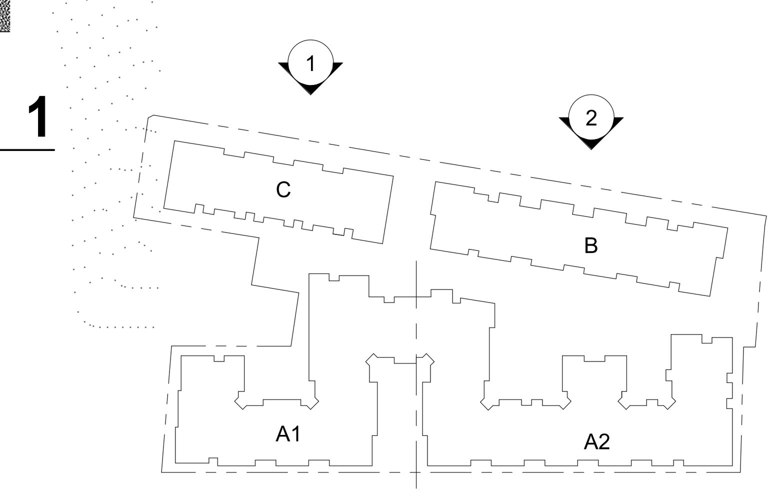
JANUARY 27, 2025

ELEVATION - MAY AVENUE - B 2

1/16" = 1'-0"

ELEVATION - MAY AVENUE - C 1

1/16" = 1'-0"



MATERIAL 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. BUILDING SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
11. CORRUGATED METAL SIDIN, LIGHT BLUE FIN
12. PHENOLIC WOOD SIDING

INDICATES RECESSED WINDOWS

0' 16' 32'

ELEVATIONS

1/16" = 1' - 0"

AP3.00

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

BKF

908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025

ELEVATION - OCEAN STREET - A1 2

1/16" = 1'-0"

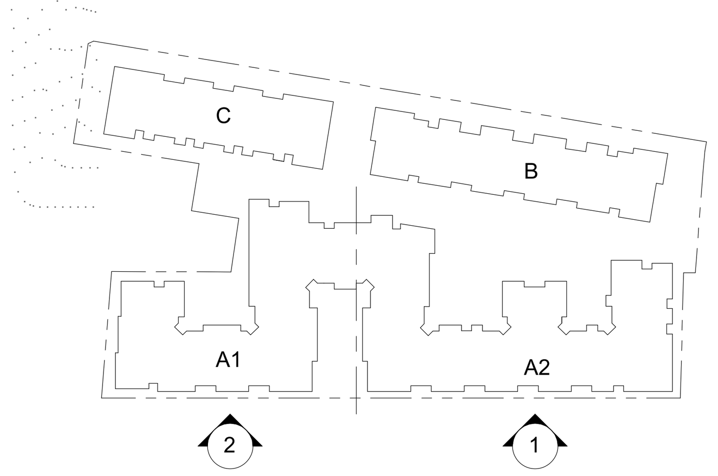
ELEVATION - OCEAN STREET - A2 1

1/16" = 1'-0"

MATERIAL 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. BUILDING SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
11. CORRUGATED METAL SIDIN, LIGHT BLUE FIN
12. PHENOLIC WOOD SIDING

INDICATES RECESSED WINDOWS



ELEVATIONS AP3.01

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

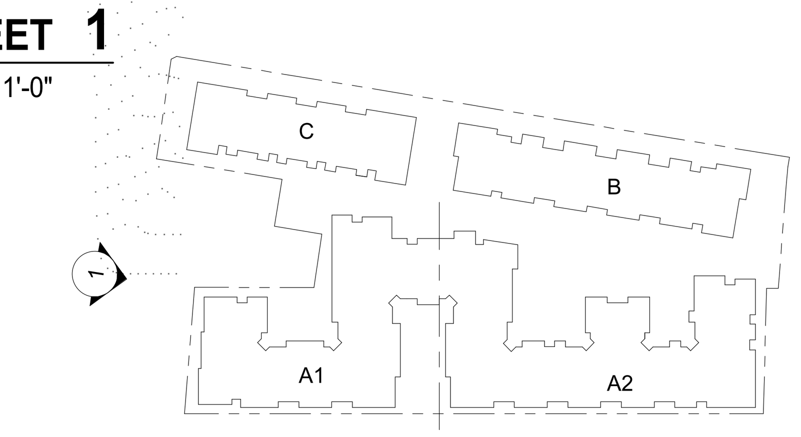
908 OCEAN STREET

SANTA CRUZ, CA

DECEMBER 04, 2024

ELEVATION - HUBBARD STREET 1

1/16" = 1'-0"



MATERIAL 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. BUILDING SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
11. CORRUGATED METAL SIDIN, LIGHT BLUE FIN
12. PHENOLIC WOOD SIDING

INDICATES RECESSED WINDOWS

ELEVATIONS AP3.02

ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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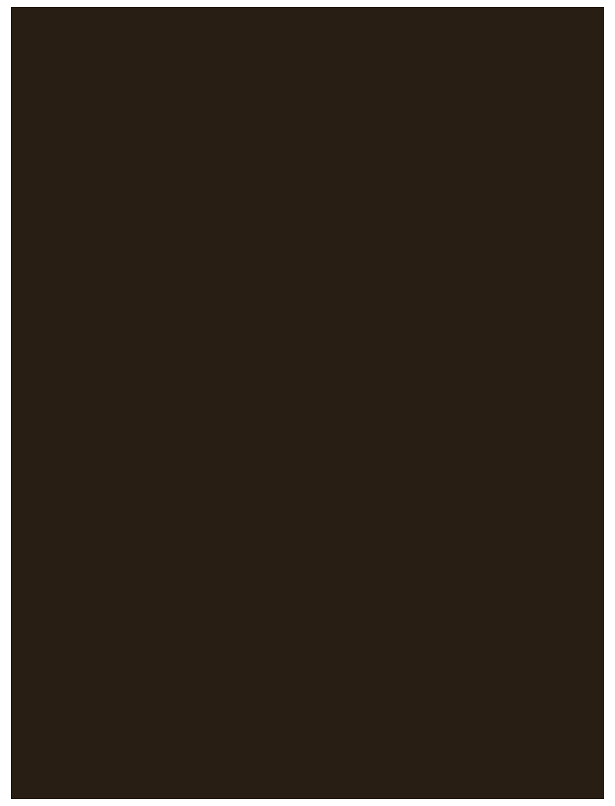
908 OCEAN STREET

SANTA CRUZ, CA

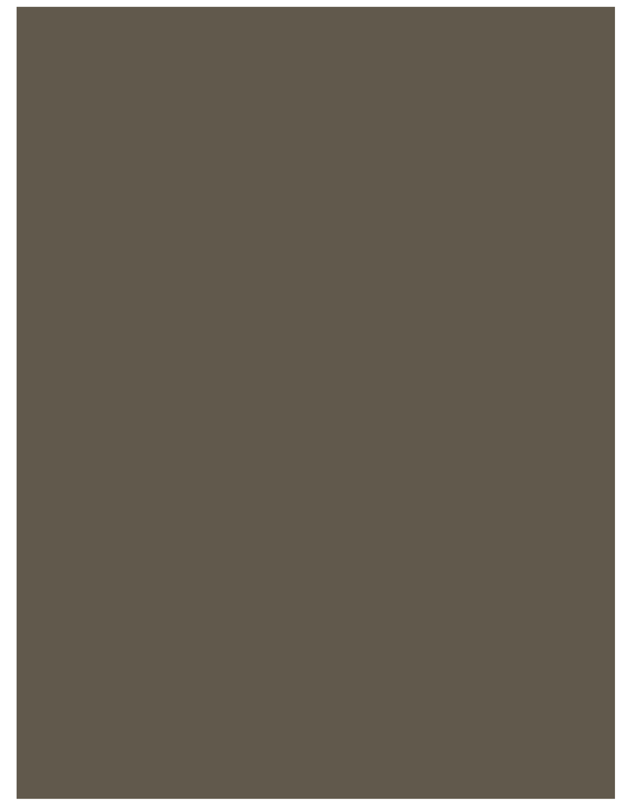
DECEMBER 04, 2024

METAL INFILL PANEL



'CLASSIC BRONZE'

ALUMINUM STOREFRONT



'BRONZE'

'ALMOND'

VINYL WINDOWS

CAST-IN-PLACE CONCRETE

'SMOOTH FINISH'

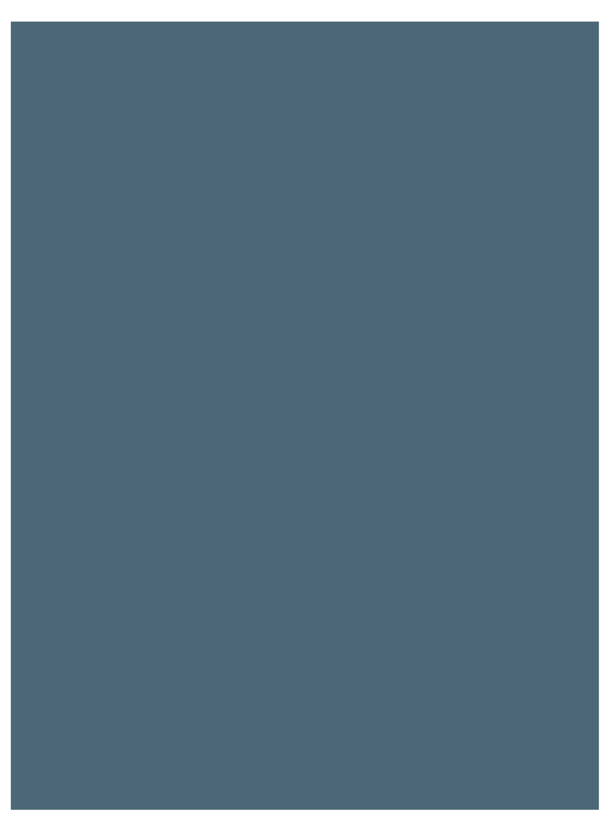
CEMENT PLASTER

FIBER CEMENT PANEL

'CINDER'

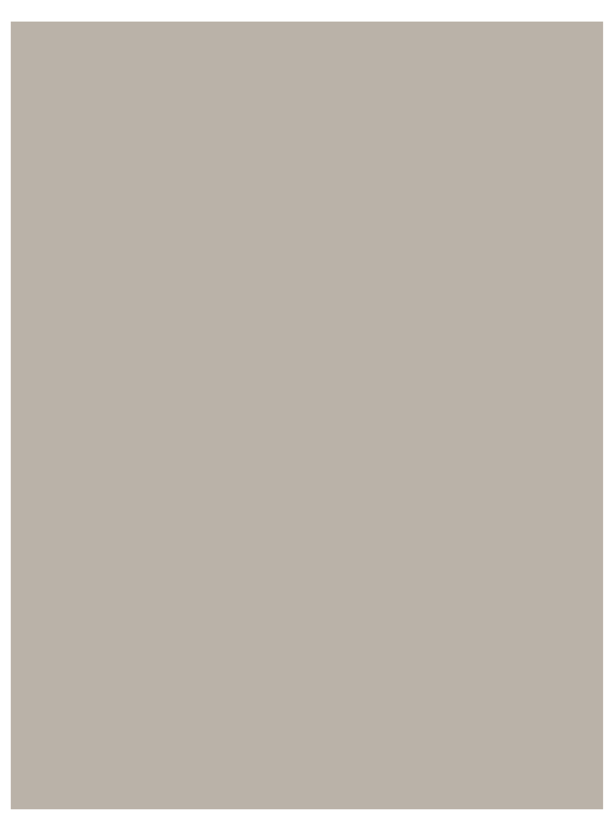
COMPOSITE SIDING - WOOD TEXTURE

(SAMPLE FOR TEXTURE ONLY)



'SLATE BLUE'

CORRUGATED METAL PANEL



SW7023 'REQUISITE GRAY'

SW7757 'HIGH-REF. WHITE'

SW2819 'DOWNING SLATE'

PAINT ON FIBER CEMENT AND CEMENT PLASTER

PROJECT RENDERING @ OCEAN ST

PROJECT RENDERING @ MAY AVE

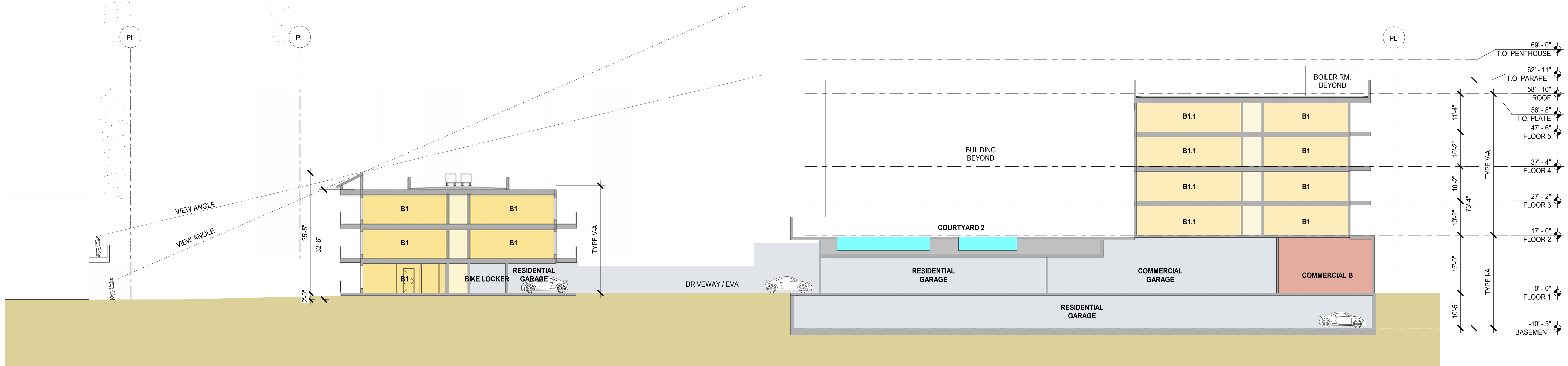
MATERIAL BOARD

AP3.10

908 OCEAN STREET

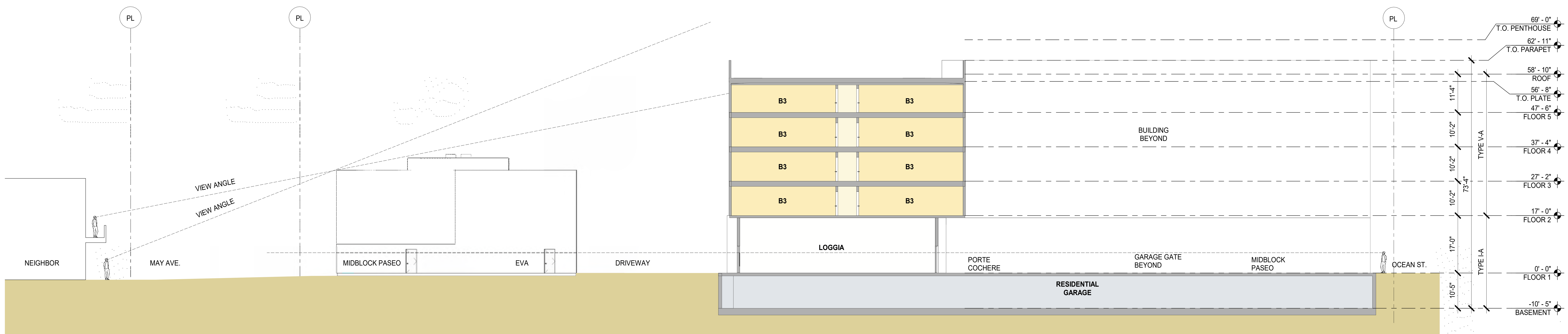
SANTA CRUZ, CA

FEBRUARY 20, 2024



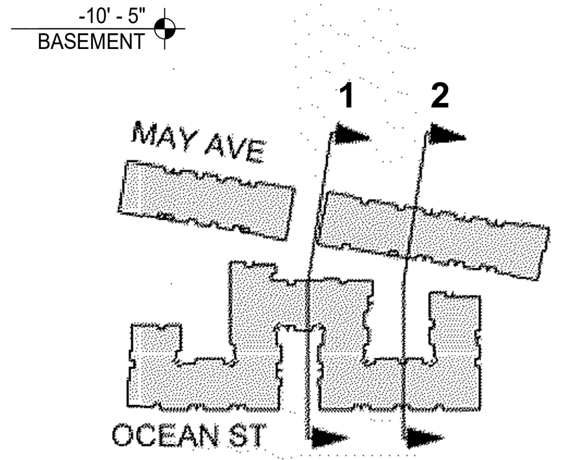
SECTION - OCEAN STREET TO MAY AVE @ POOL DECK 2

1/16" = 1'-0"



SECTION - OCEAN ST. TO MAY AVE @ PASEO 1

1/16" = 1'-0"



BUILDING SECTIONS

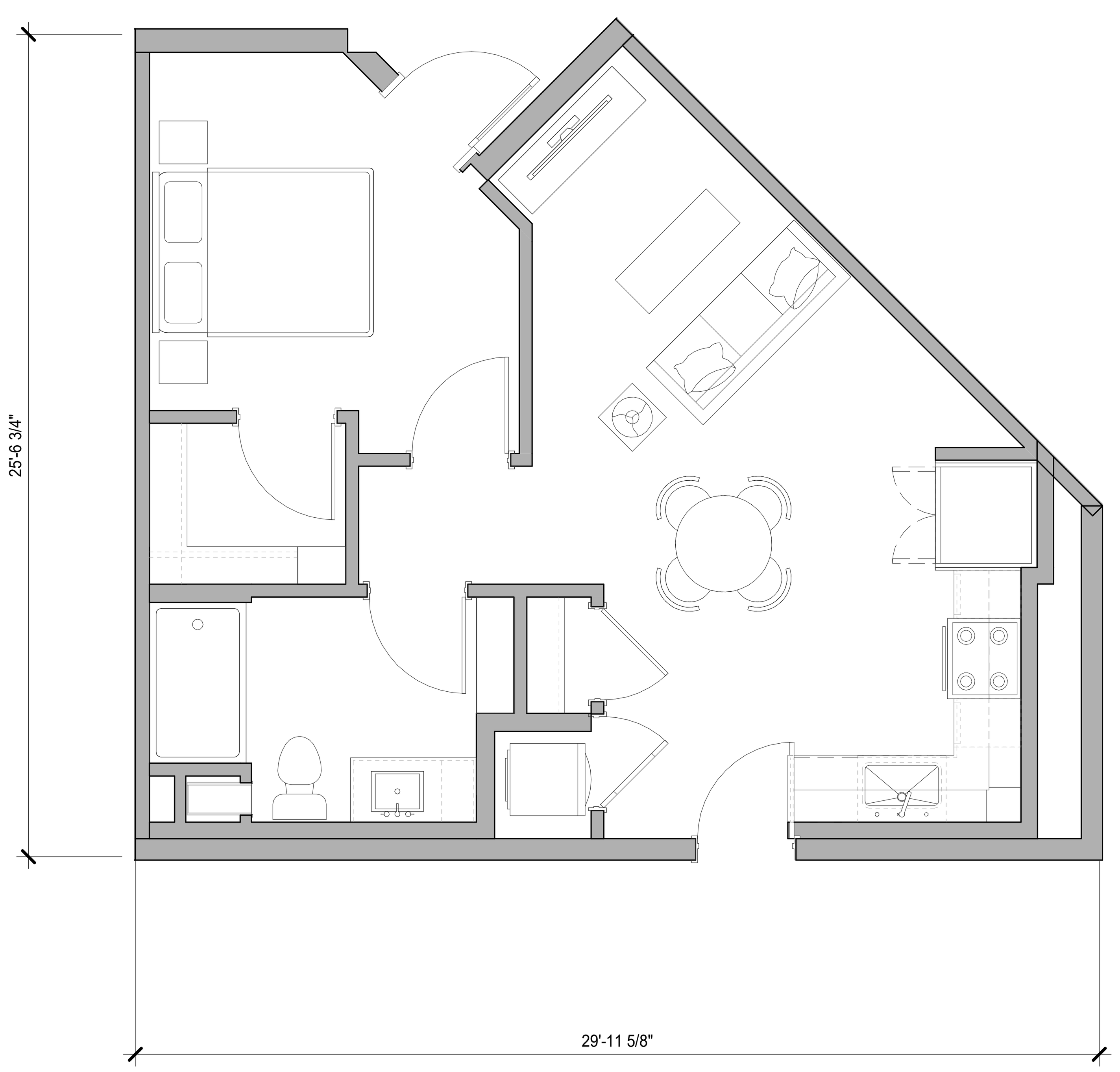
AP3.20

HIGHSTREET RESIDENTIAL

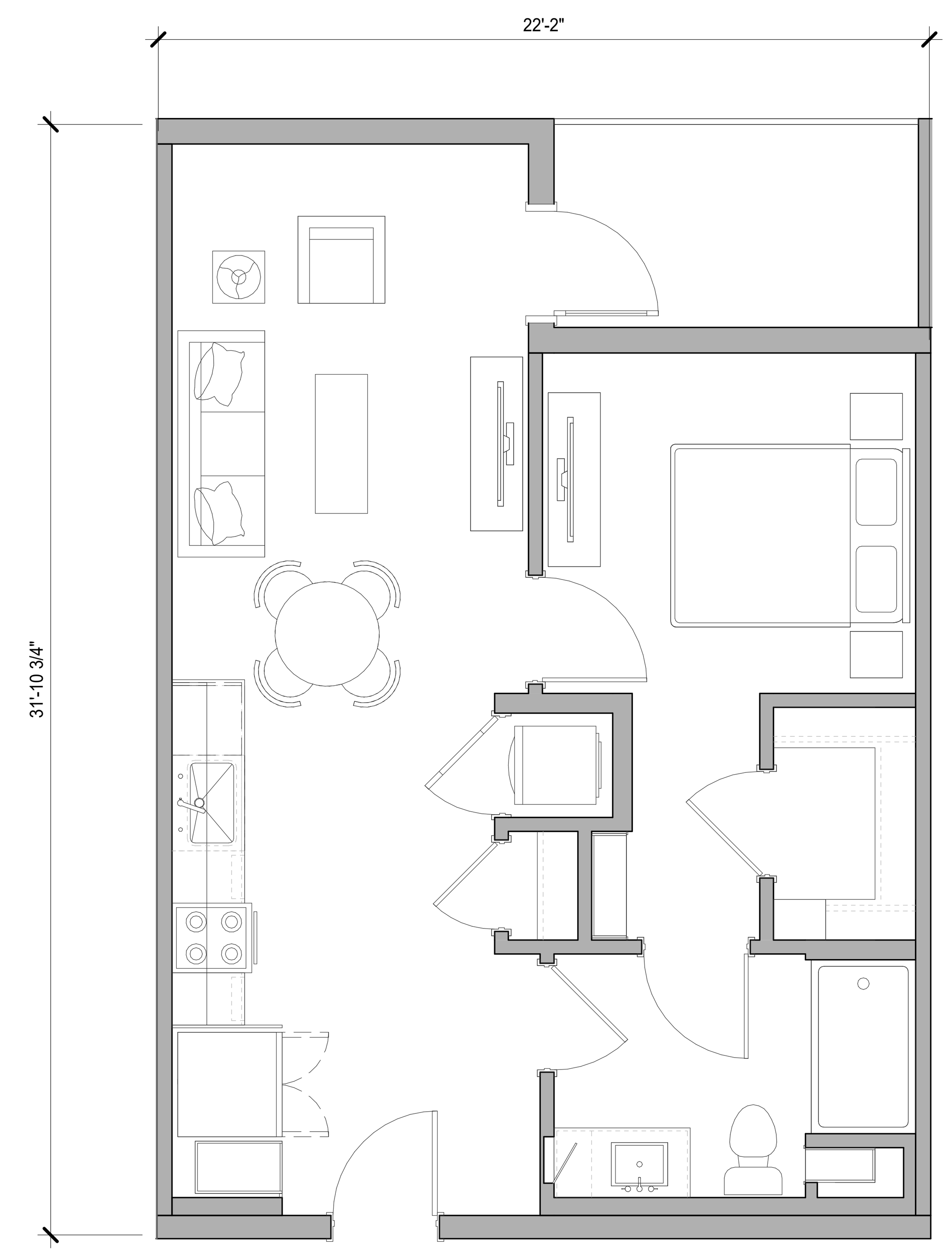
908 OCEAN STREET

SANTA CRUZ, CA

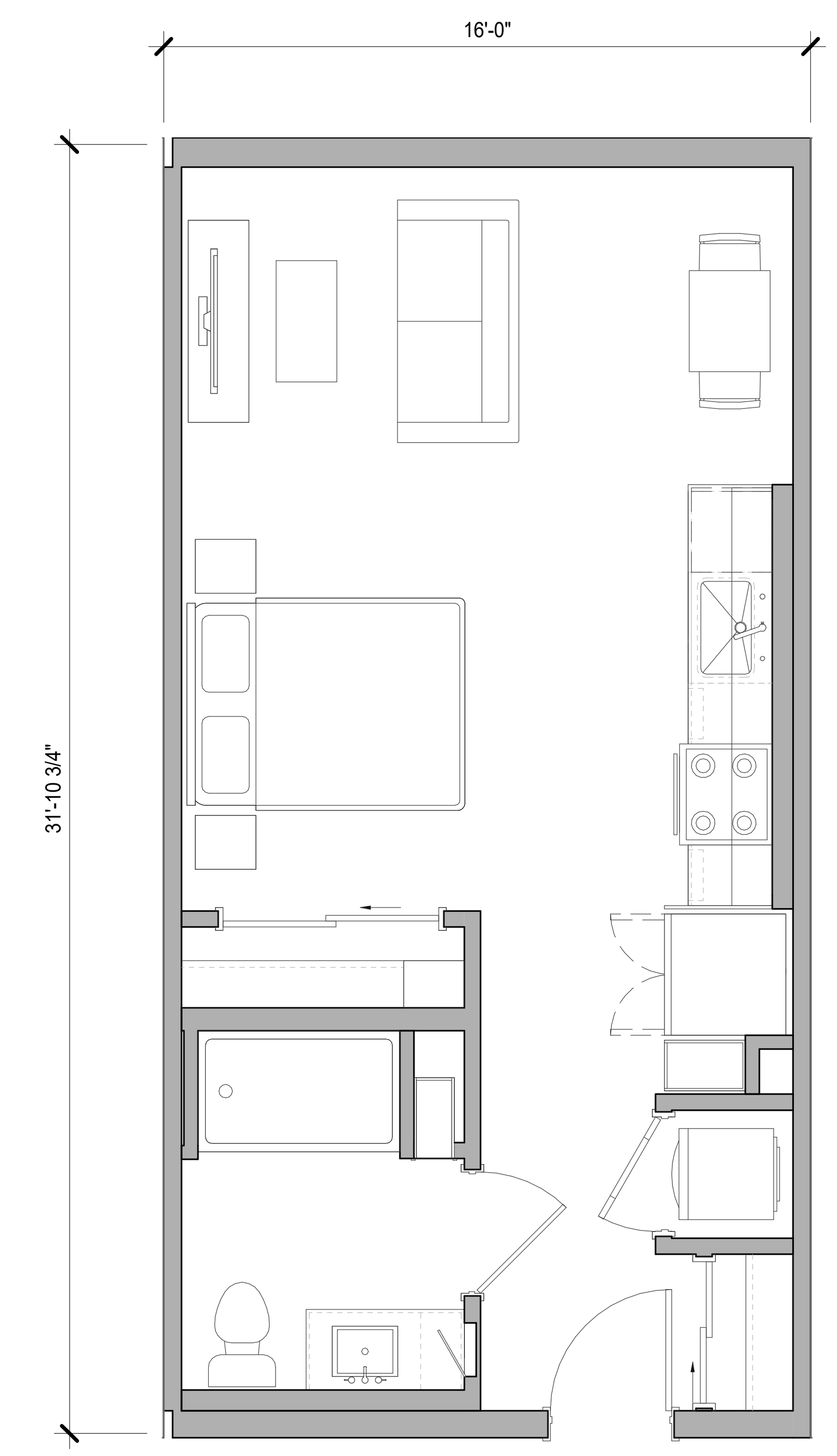
NOVEMBER 29, 2023



UNIT A2.0



UNIT A1.0



UNIT S1.0

0' 4' 8'

UNIT PLANS

1/4" = 1' - 0"

AP4.00

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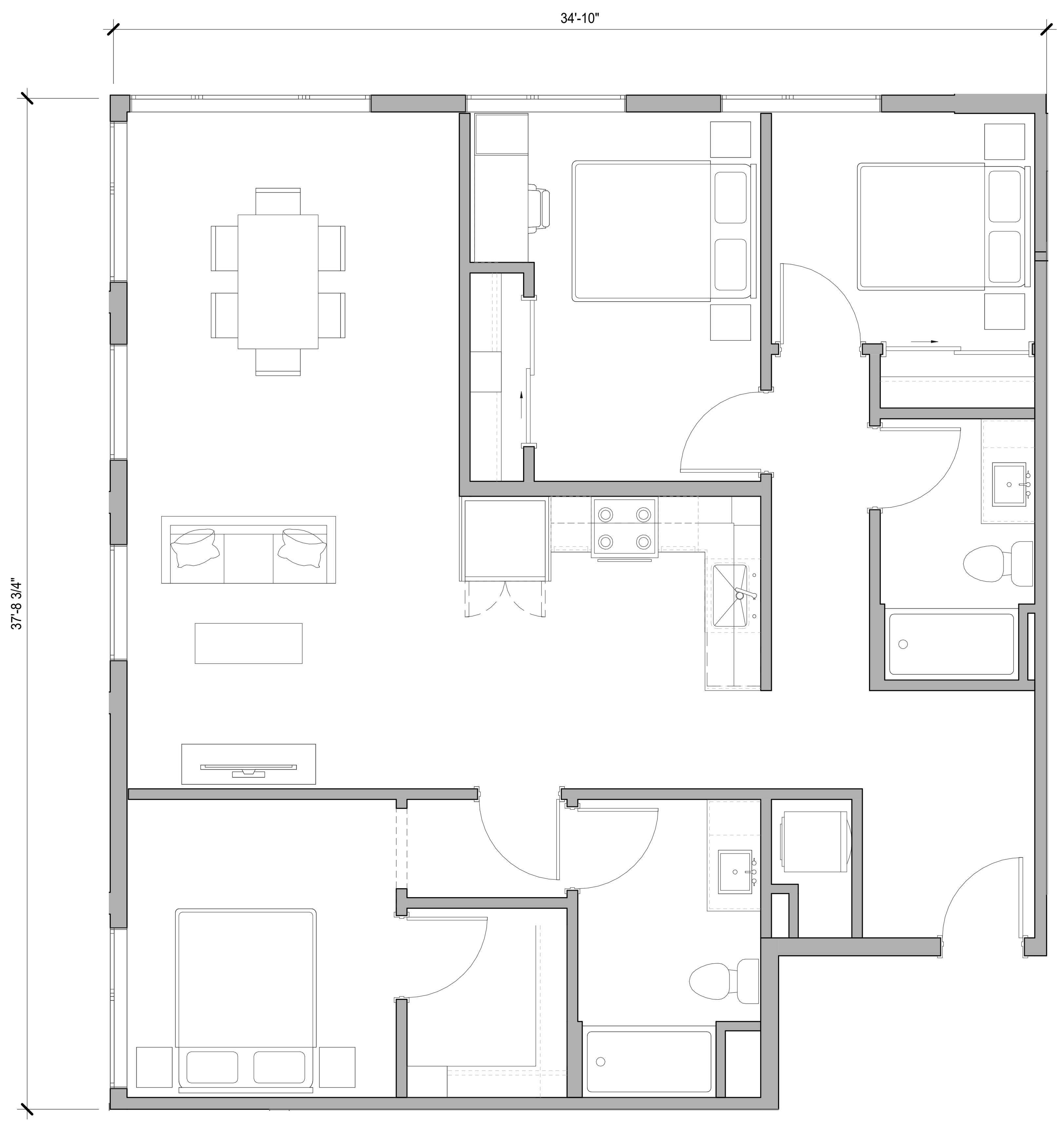
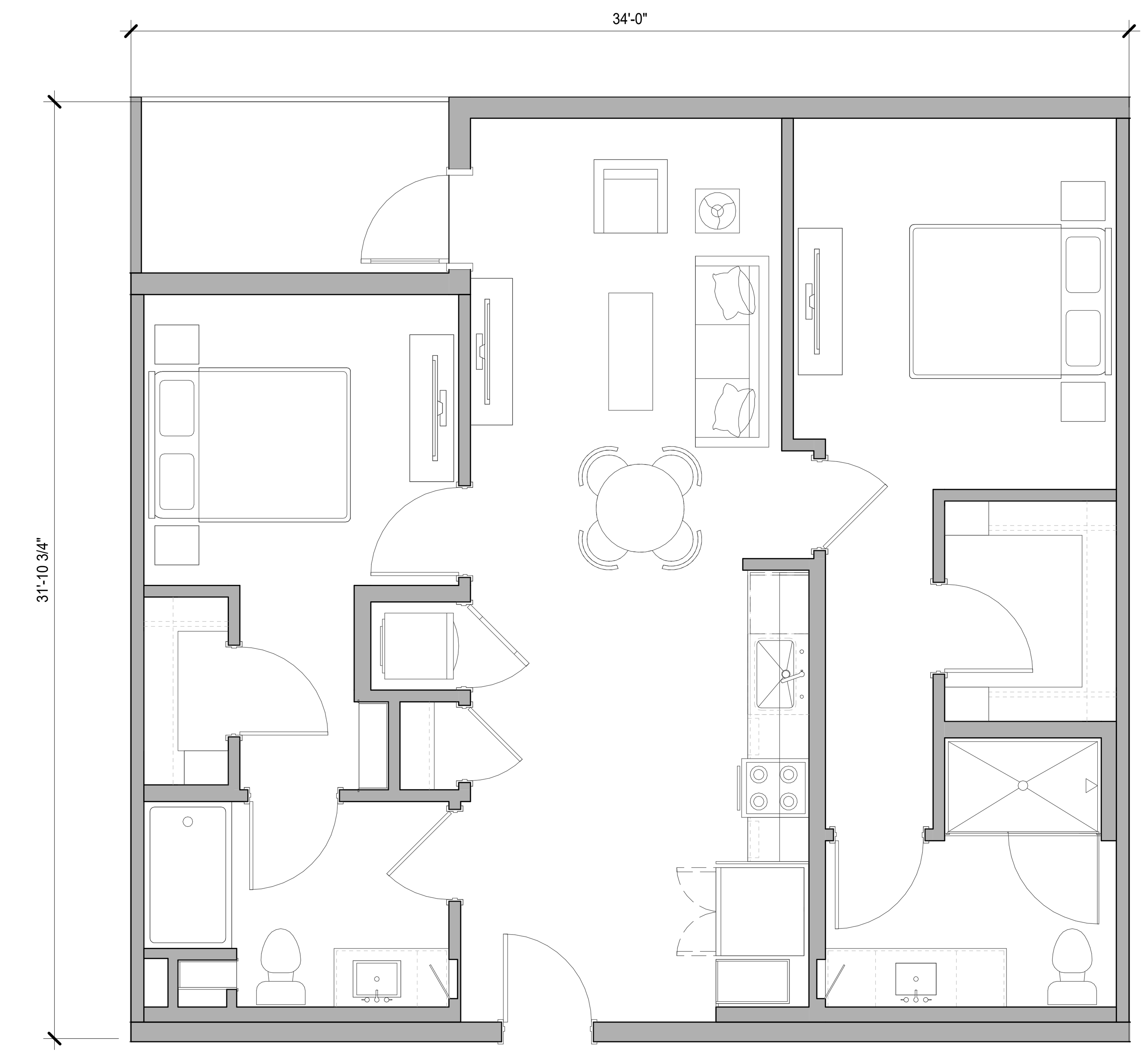
908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025



UNIT C1.0



UNIT B1.0

UNIT PLANS

1/4" = 1' - 0"

AP4.01

ARCHITECTURE

HIGHSTREET RESIDENTIAL

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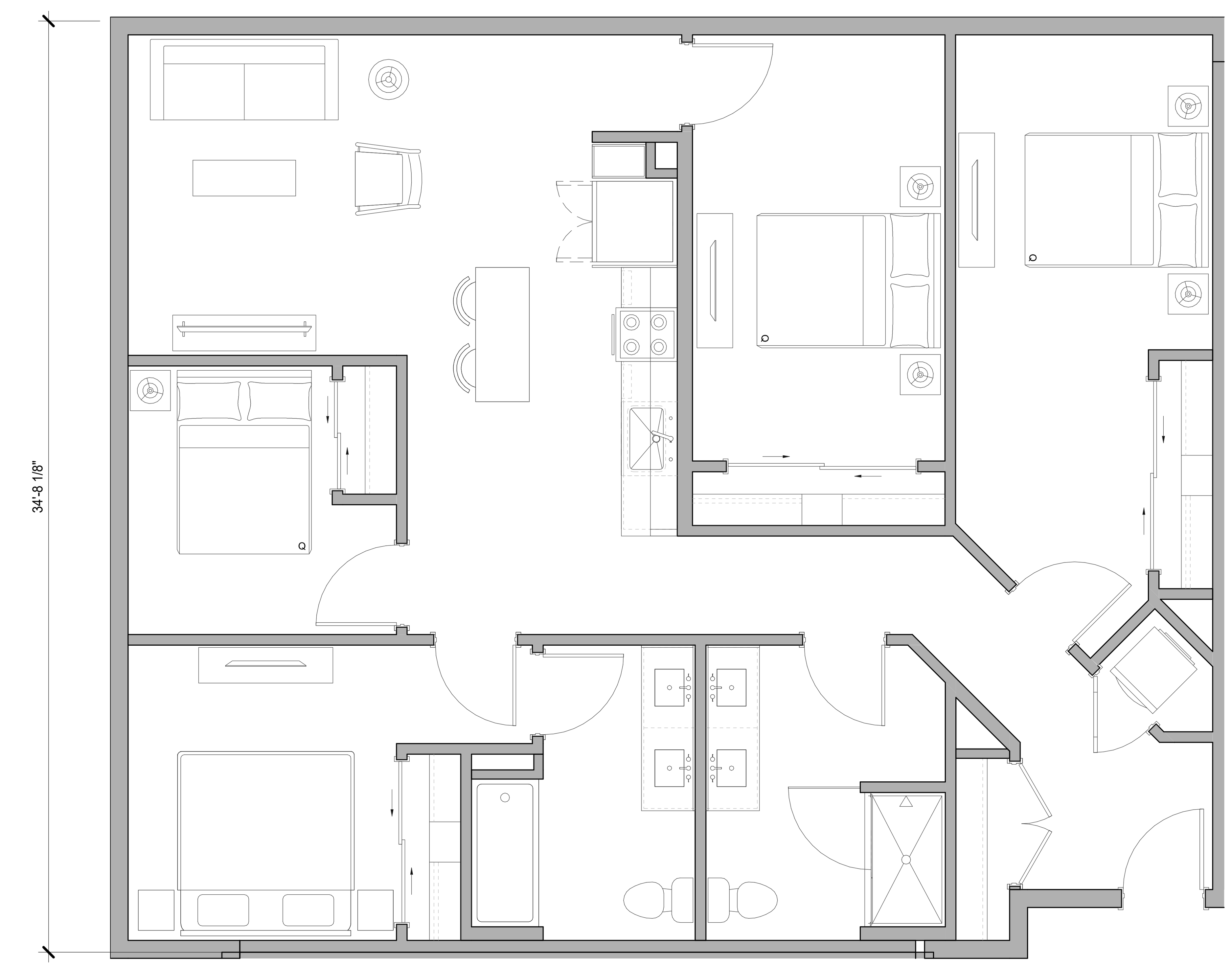

UNIT D1.0

0' 4' 8'

UNIT PLANS

1/4" = 1' - 0"

AP4.02

ARCHITECTURE

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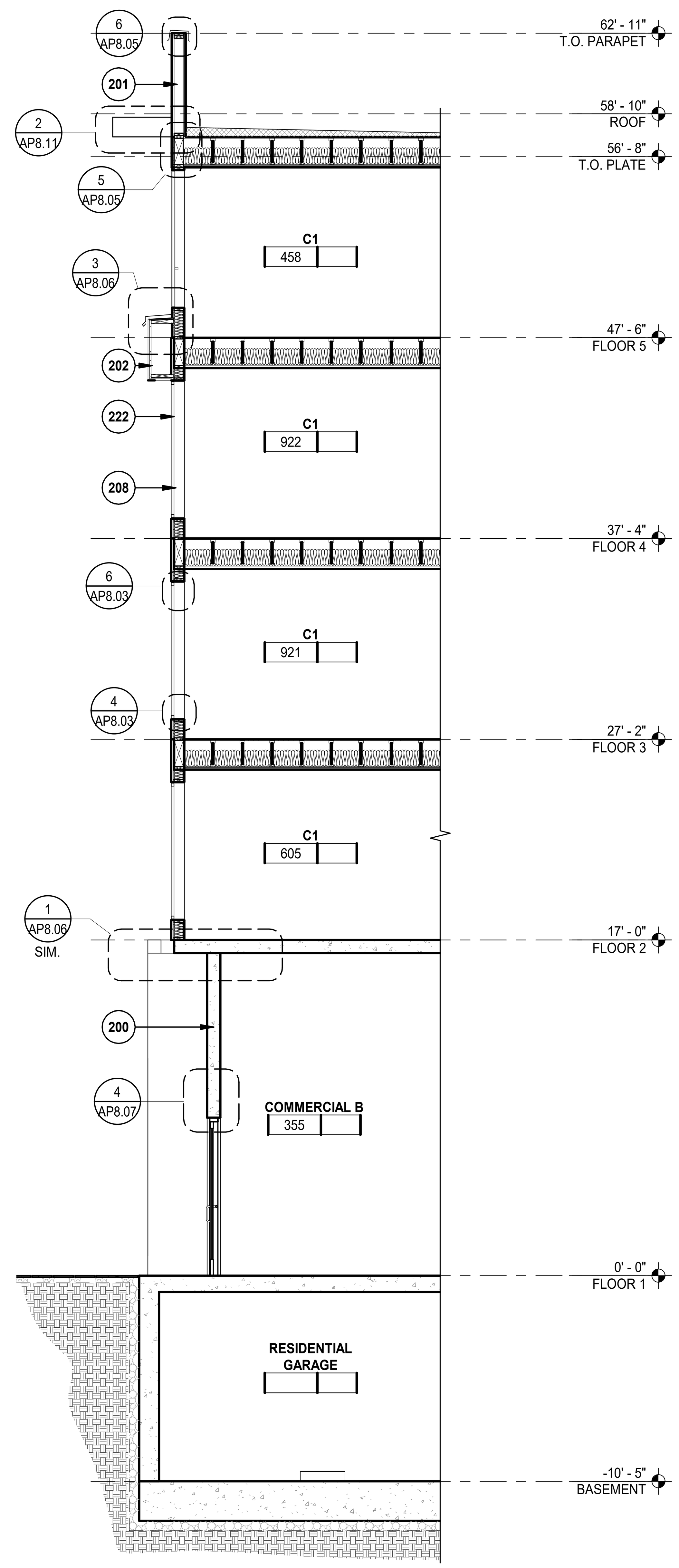
PARTIAL ELEV @ OCEAN 4

3/16" = 1'-0"

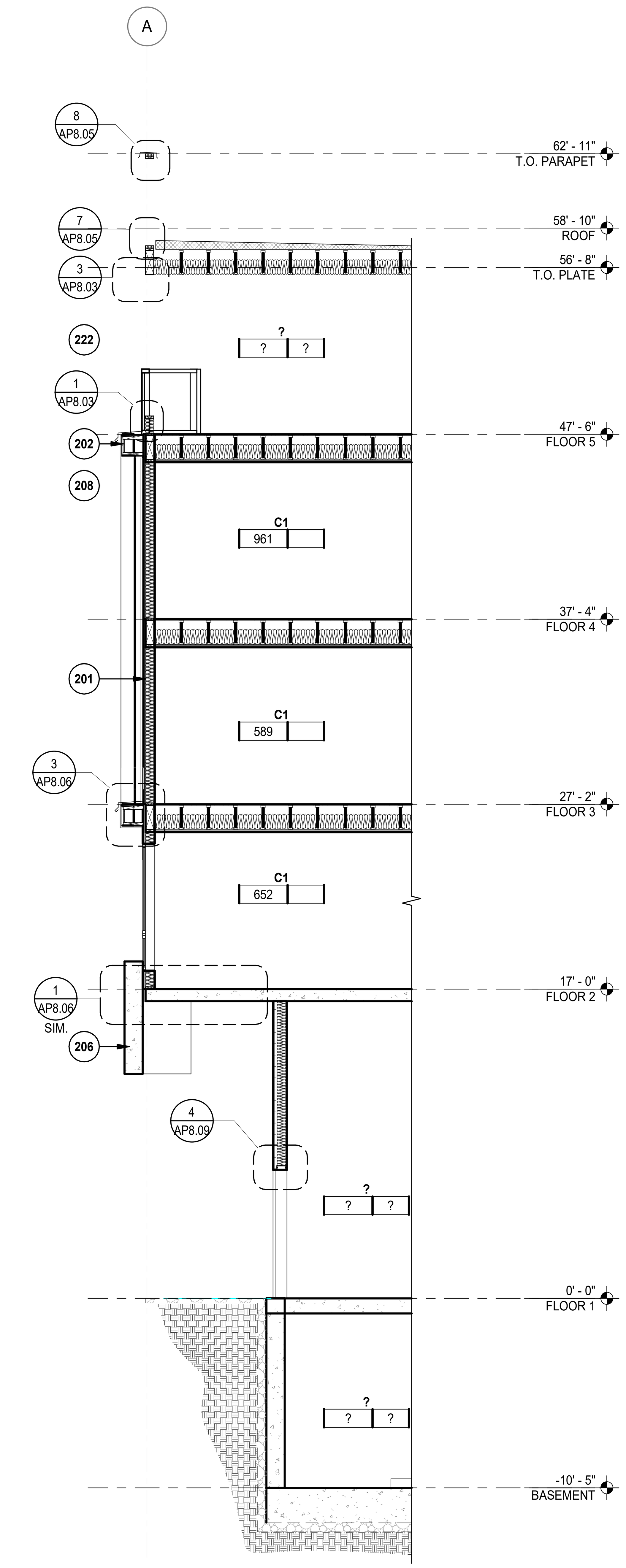


WALL SECTION @ OCEAN 3

3/16" = 1'-0"

PARTIAL ELEV @ HUBBARD ST. 2

3/16" = 1'-0"



WALL SECTION @ HUBBARD ST. 1

3/16" = 1'-0"

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET

200	CONCRETE WALL, S.S.D.
201	STUCCO, PTD
202	RAINSCREEN FINISH SYSTEM
206	CONCRETE, BOARD-FORM FIN.
207	CORRUGATED MTL SIDING. LIGHT BLUE FIN.
208	PHENOLIC WOOD SIDING
222	VINYL WINDOW, SEE WINDOW SCHEDULE

WALL SECTIONS AP8.00

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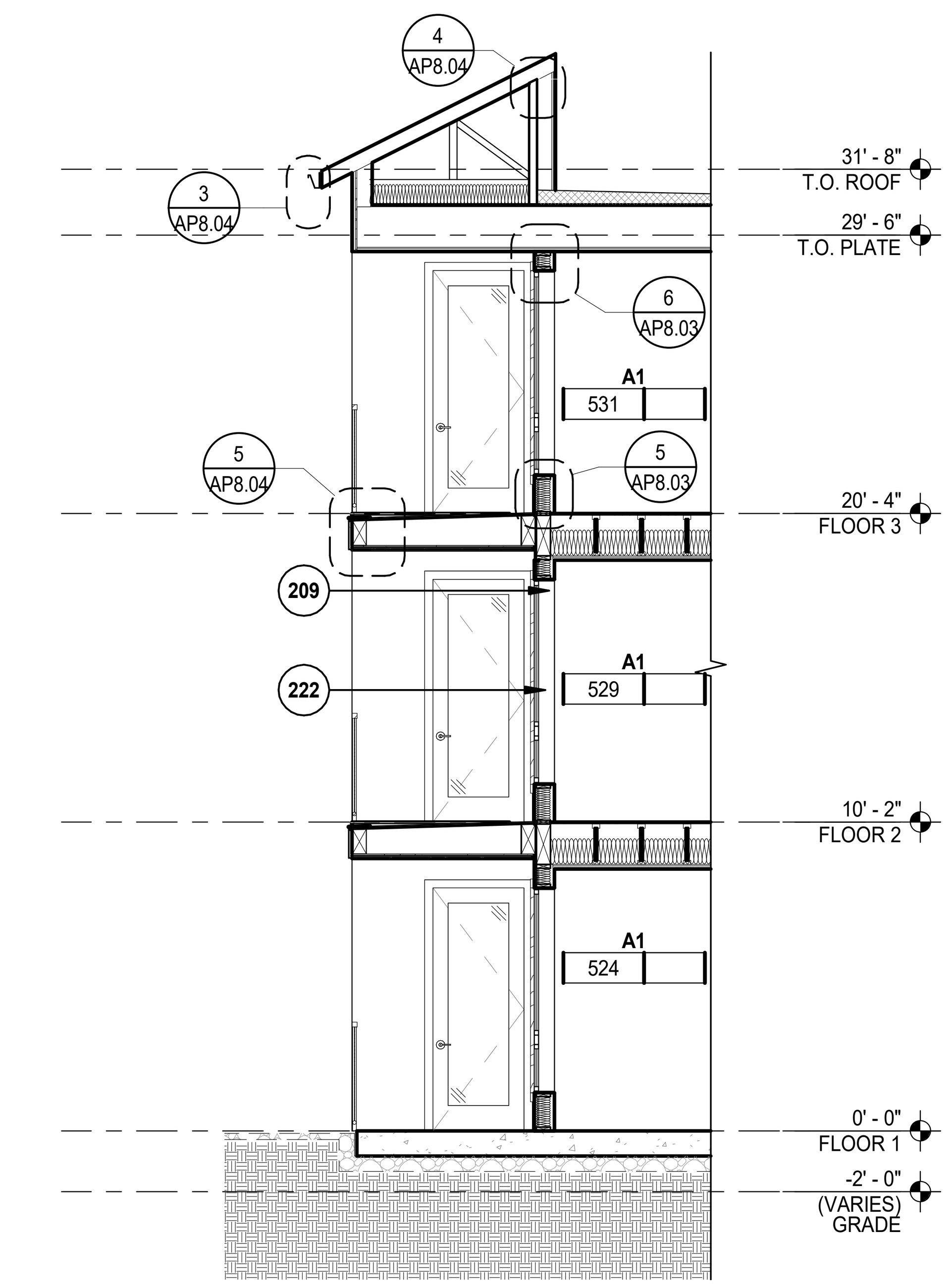
PARTIAL ELEV @ MAY AVE. 2
3/16" = 1'-0"



WALL SECTION @ MAY AVE. 1
3/16" = 1'-0"

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET

209 CEMENTITIOUS LAP SIDING
222 VINYL WINDOW, SEE WINDOW SCHEDULE

WALL SECTIONS AP8.01

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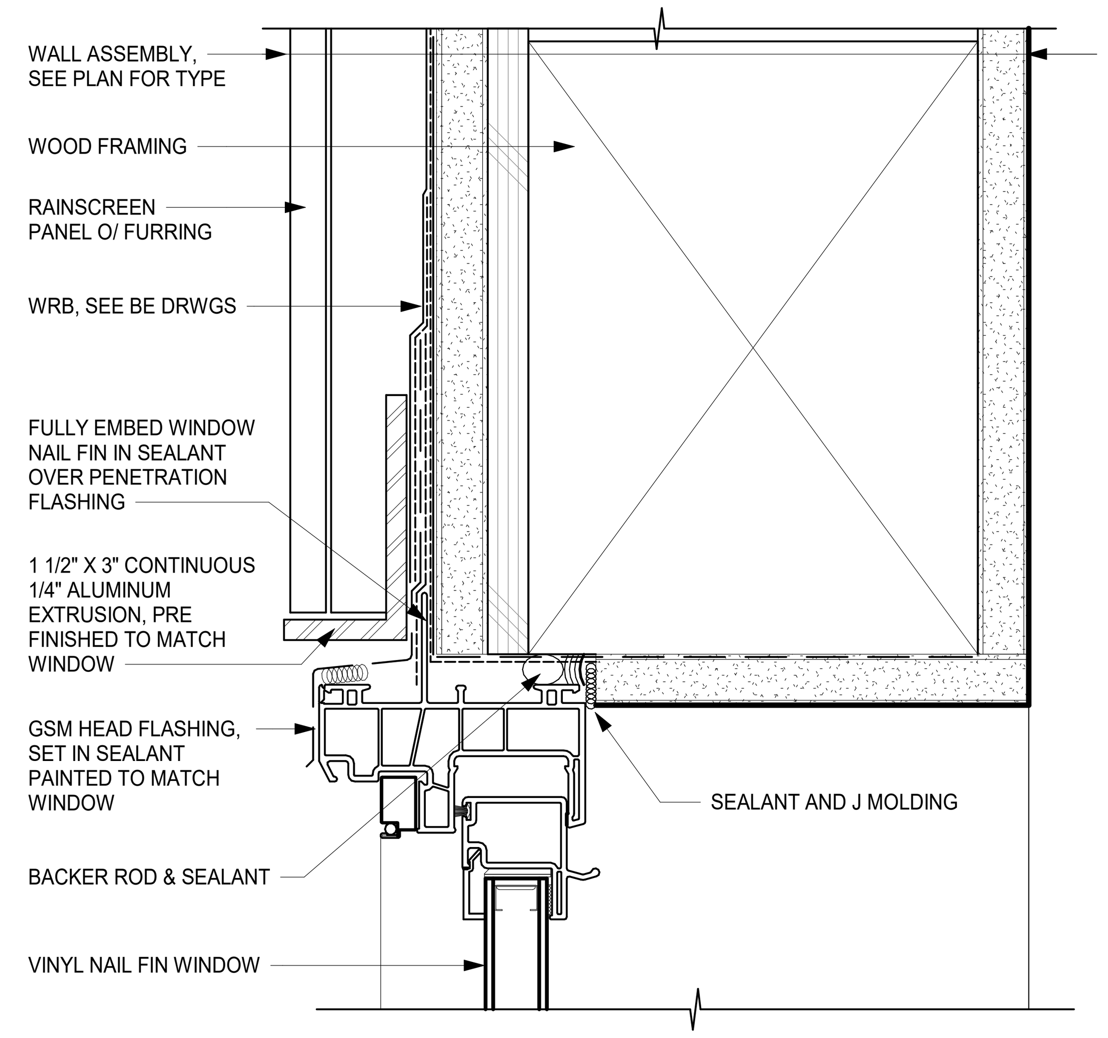
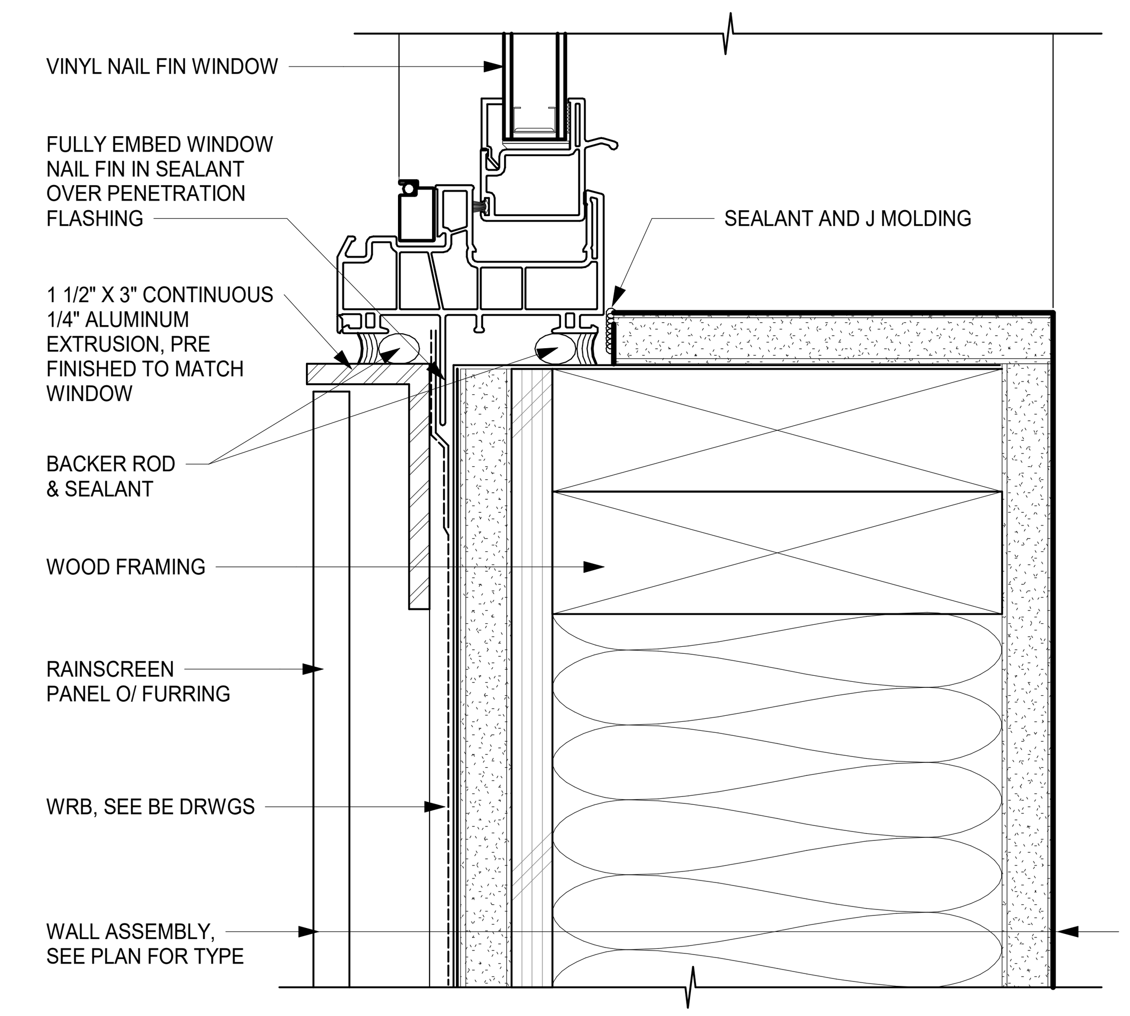


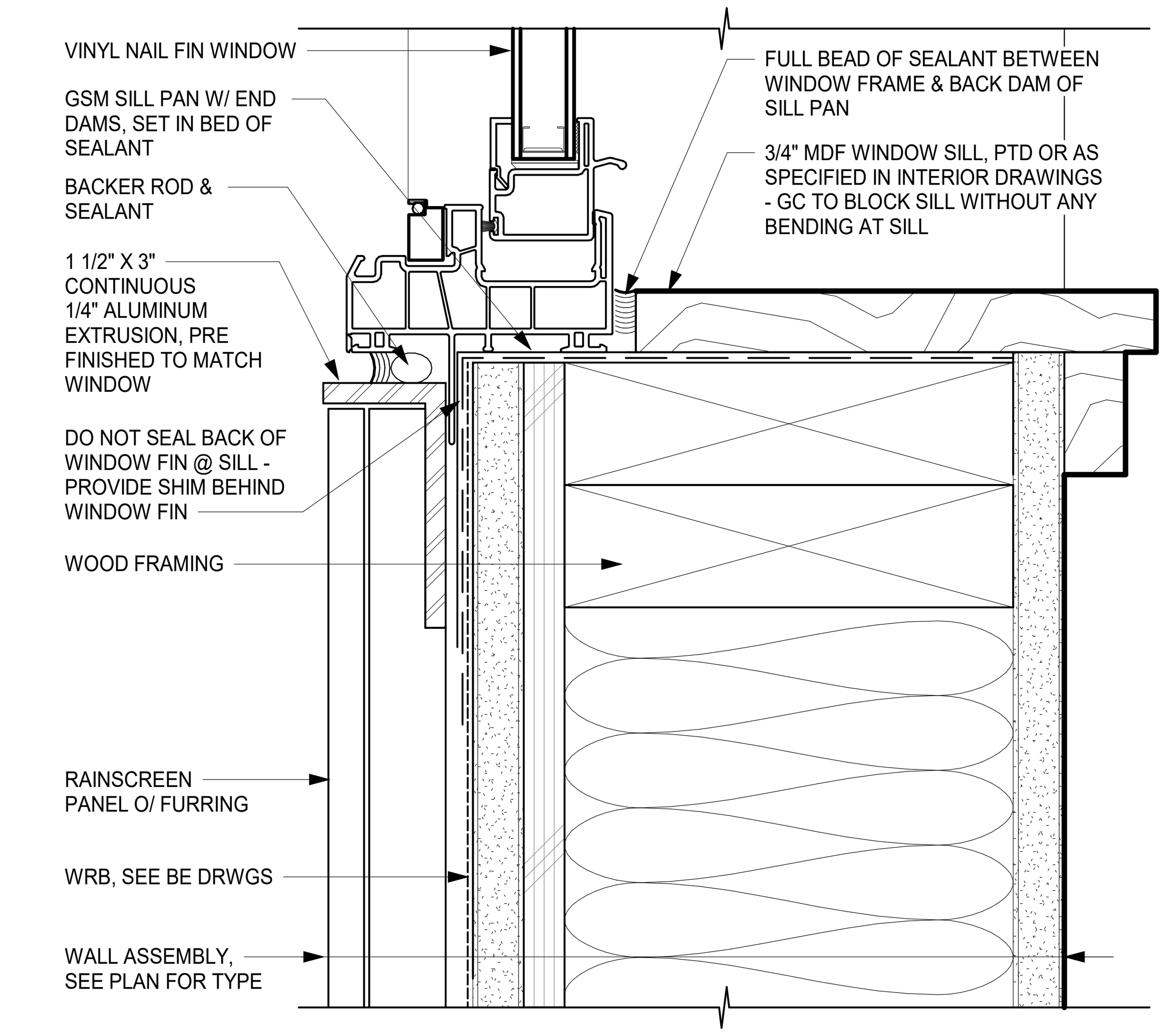
WINDOW HEAD @ RAINSCREEN 4

6" = 1'-0"



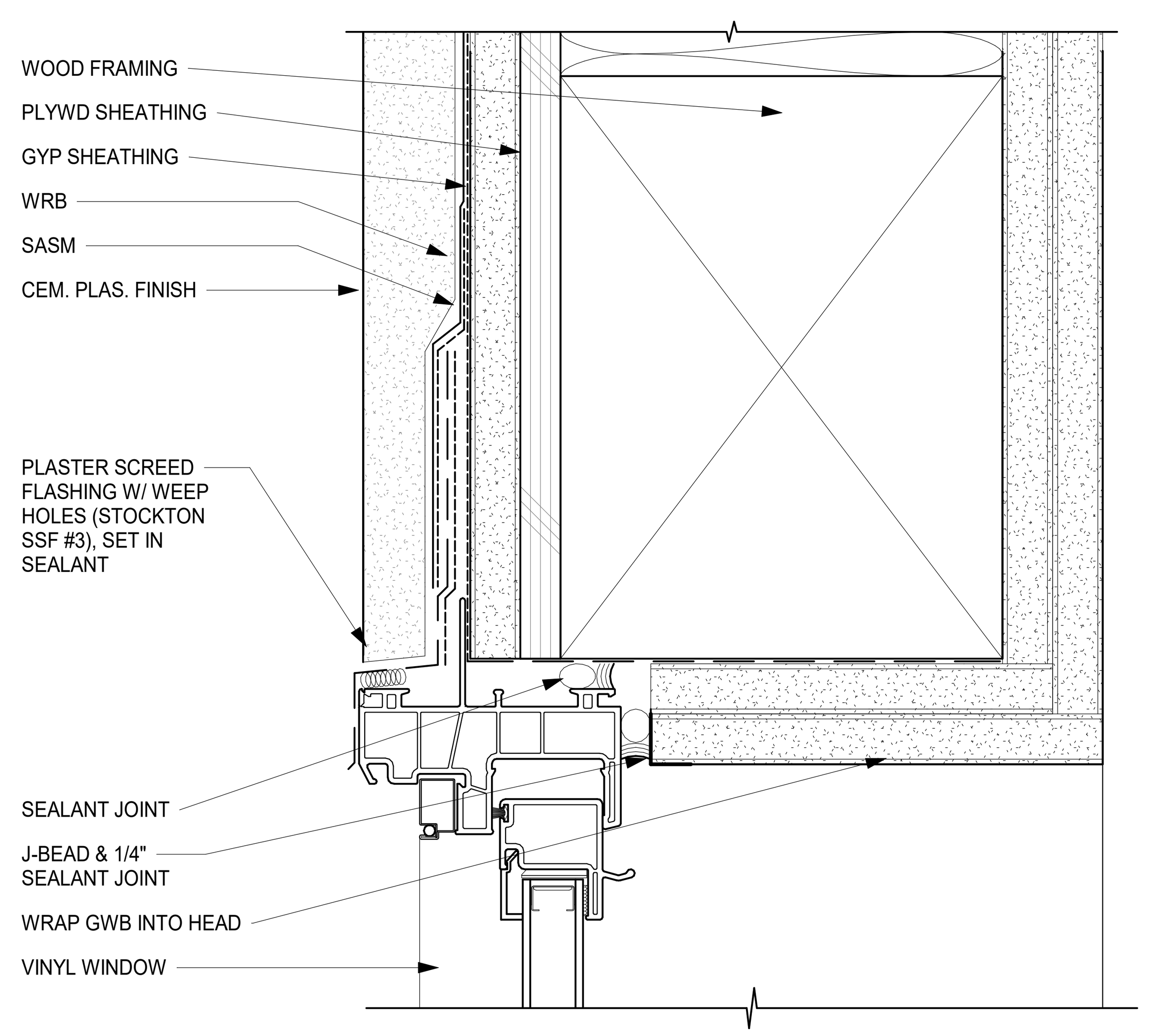
WINDOW JAMB @ RAINSCREEN 5

6" = 1'-0"



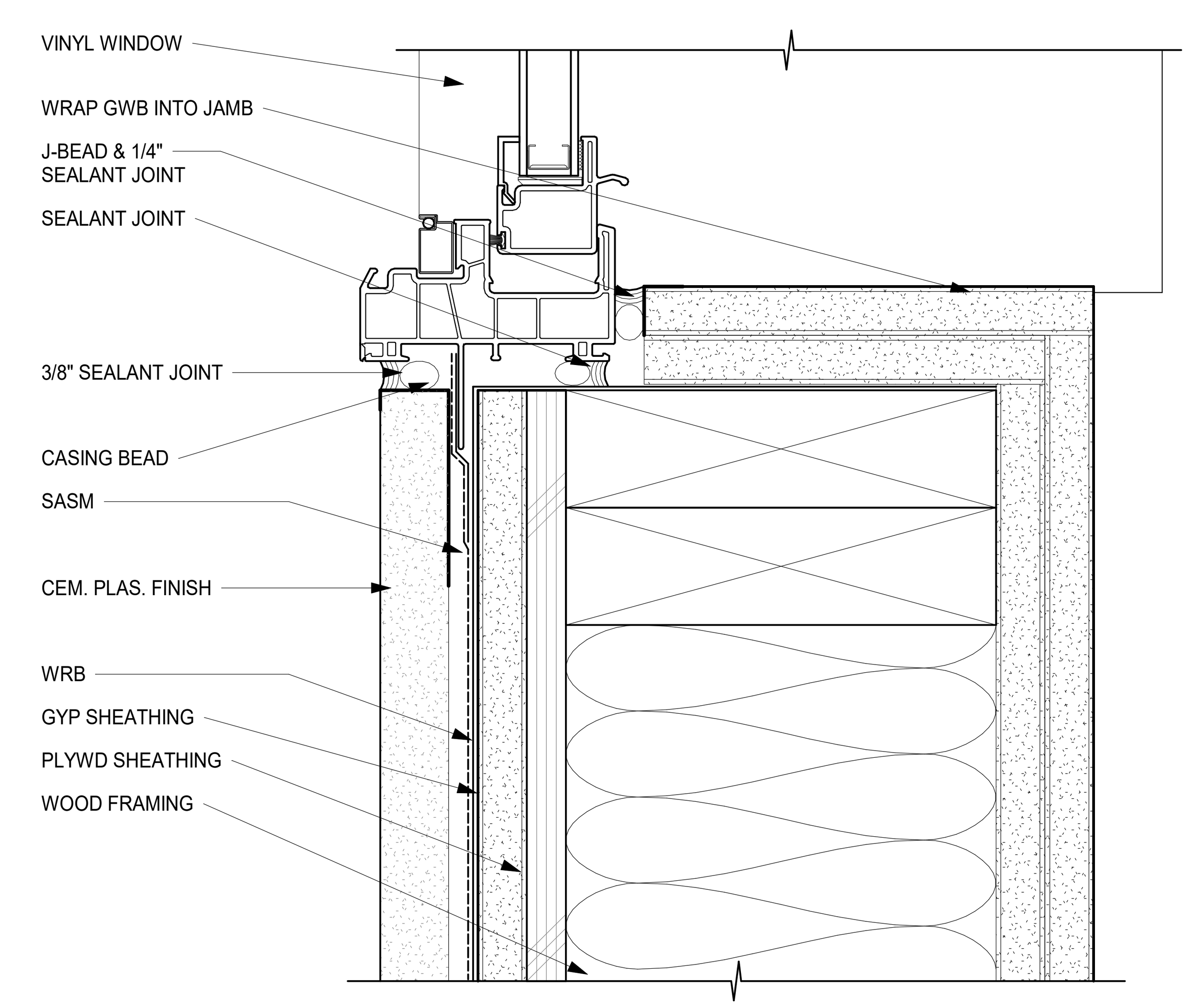
WINDOW SILL @ RAINSCREEN 6

6" = 1'-0"



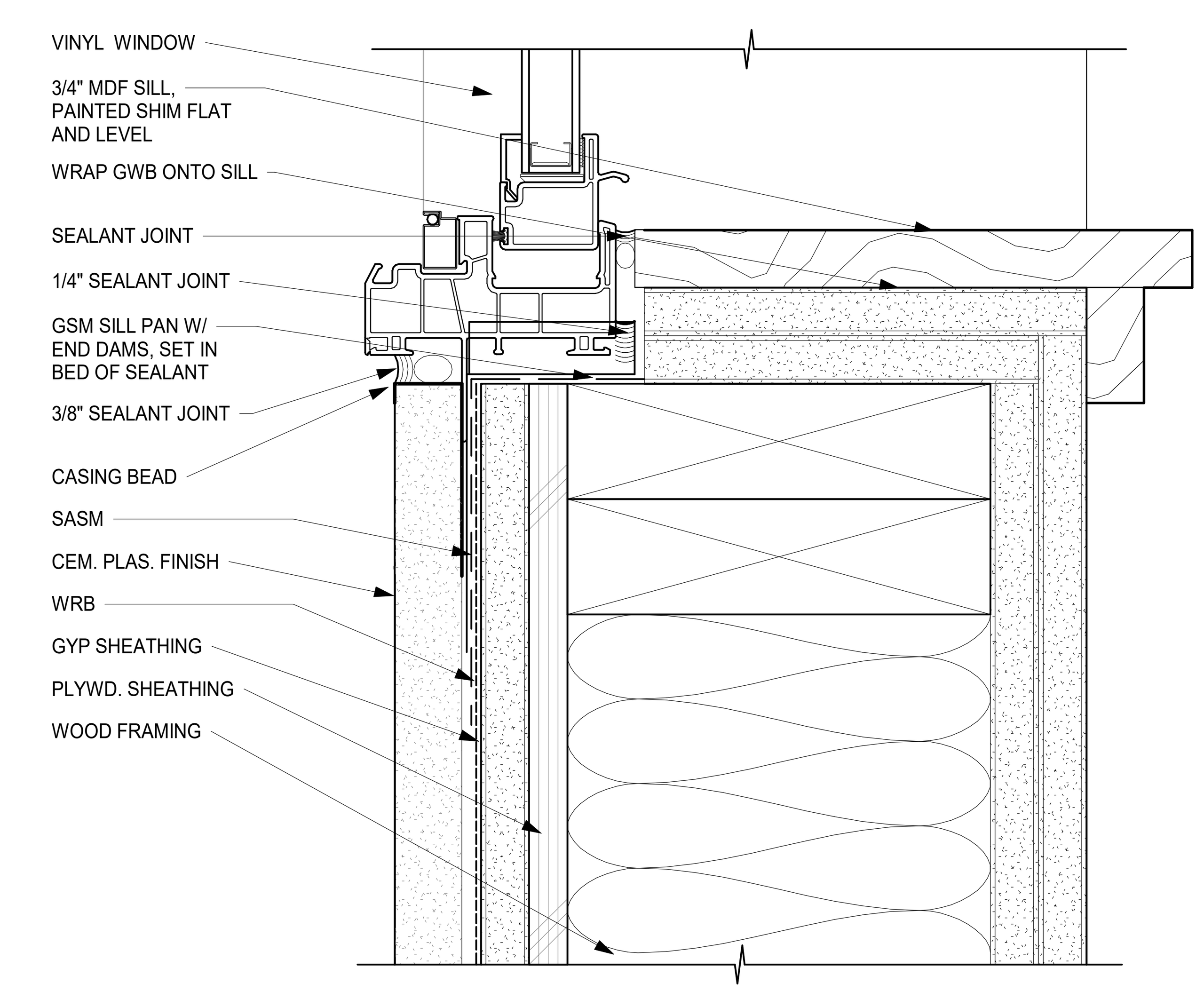
VINYL WINDOW HEAD @ CEMENT PLASTER 3

6" = 1'-0"



VINYL WINDOW JAMB @ CEMENT PLASTER 2

6" = 1'-0"



VINYL WINDOW SILL @ CEMENT PLASTER 1

6" = 1'-0"

WINDOW DETAILS

AP8.02

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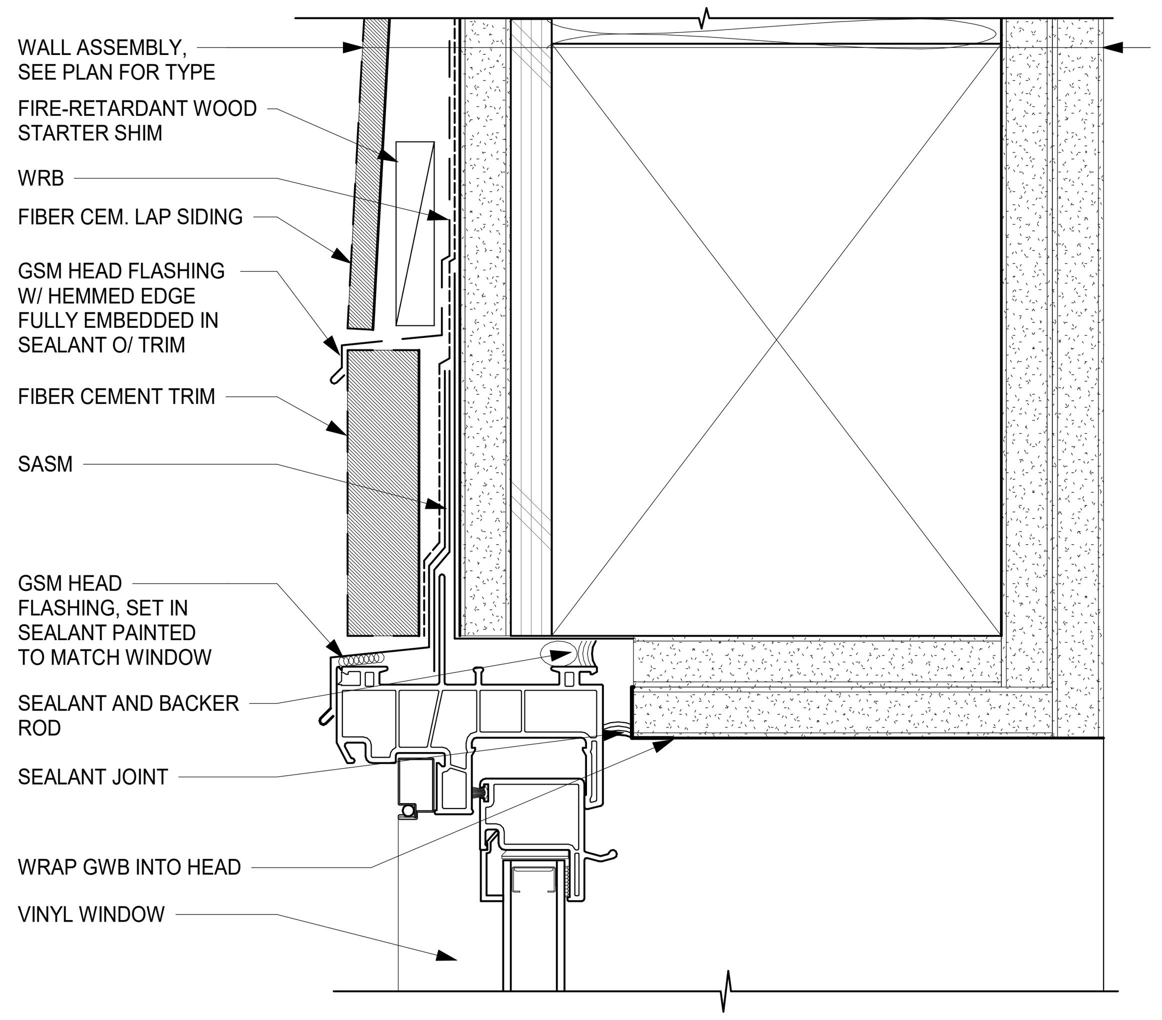
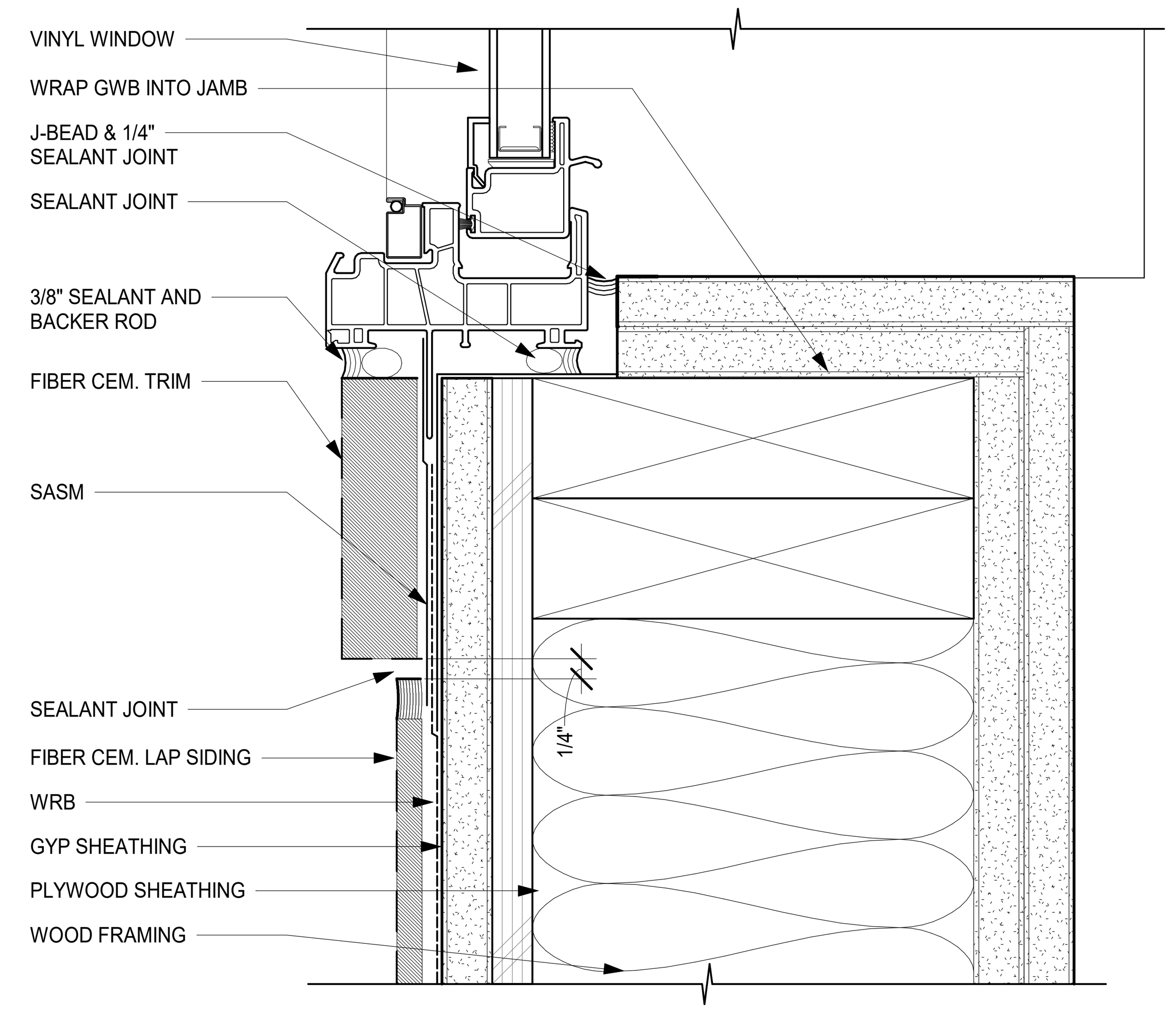


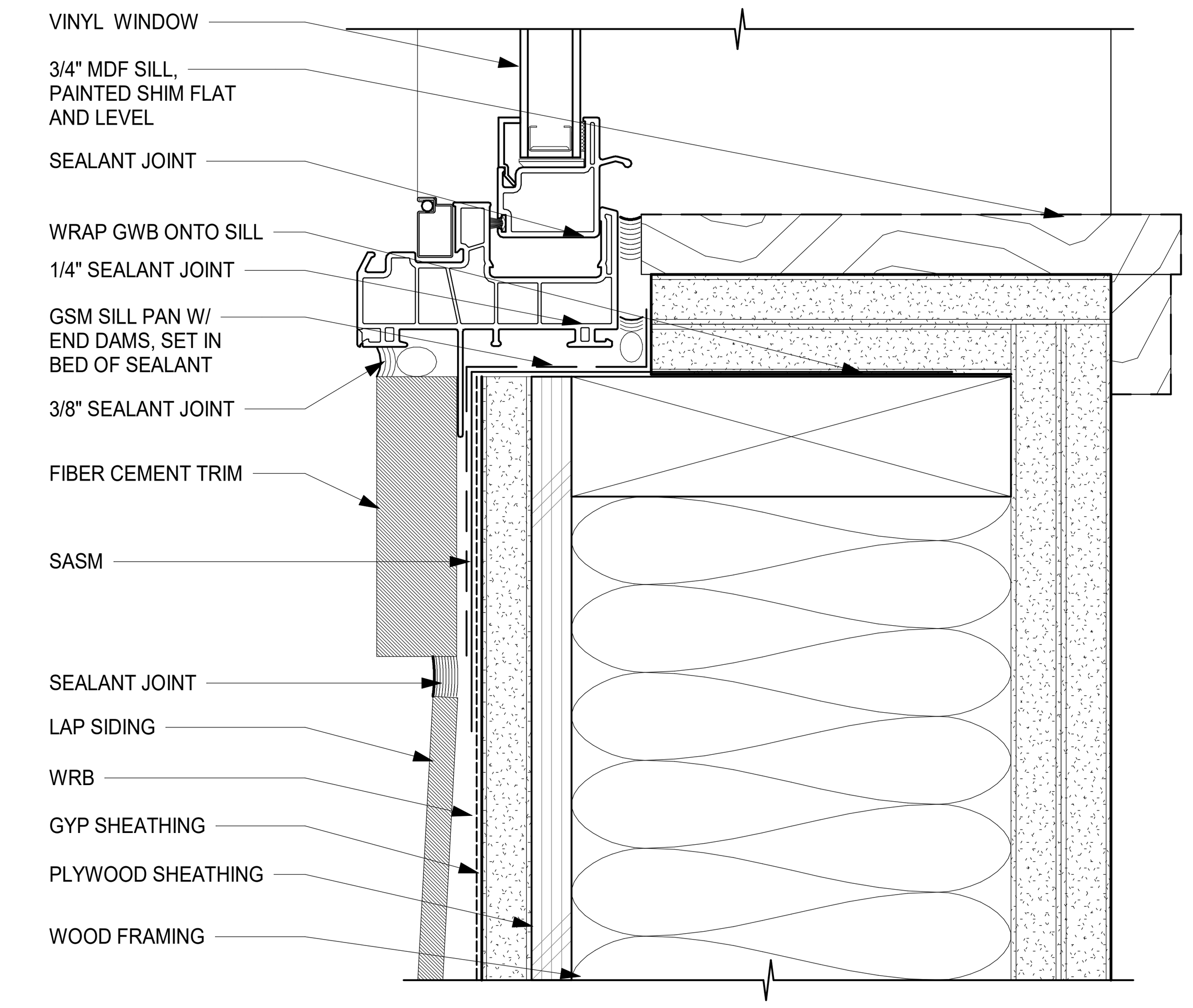
VINYL WINDOW HEAD, WOOD FRAMING @ FIBER CEMENT LAP SIDING 6

6" = 1'-0"



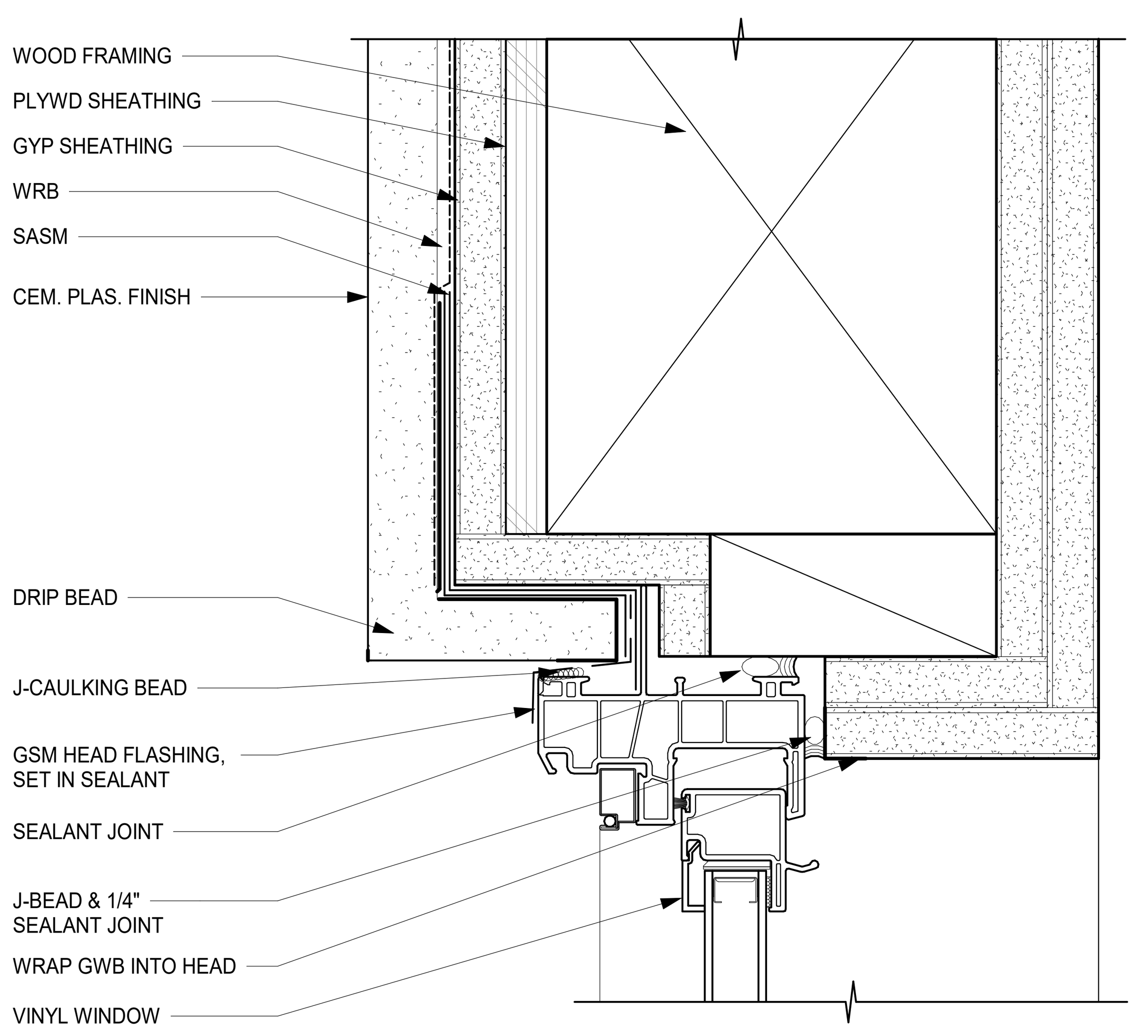
VINYL WINDOW JAMB, WOOD FRAMING @ FIBER CEMENT LAP SIDING 5

6" = 1'-0"



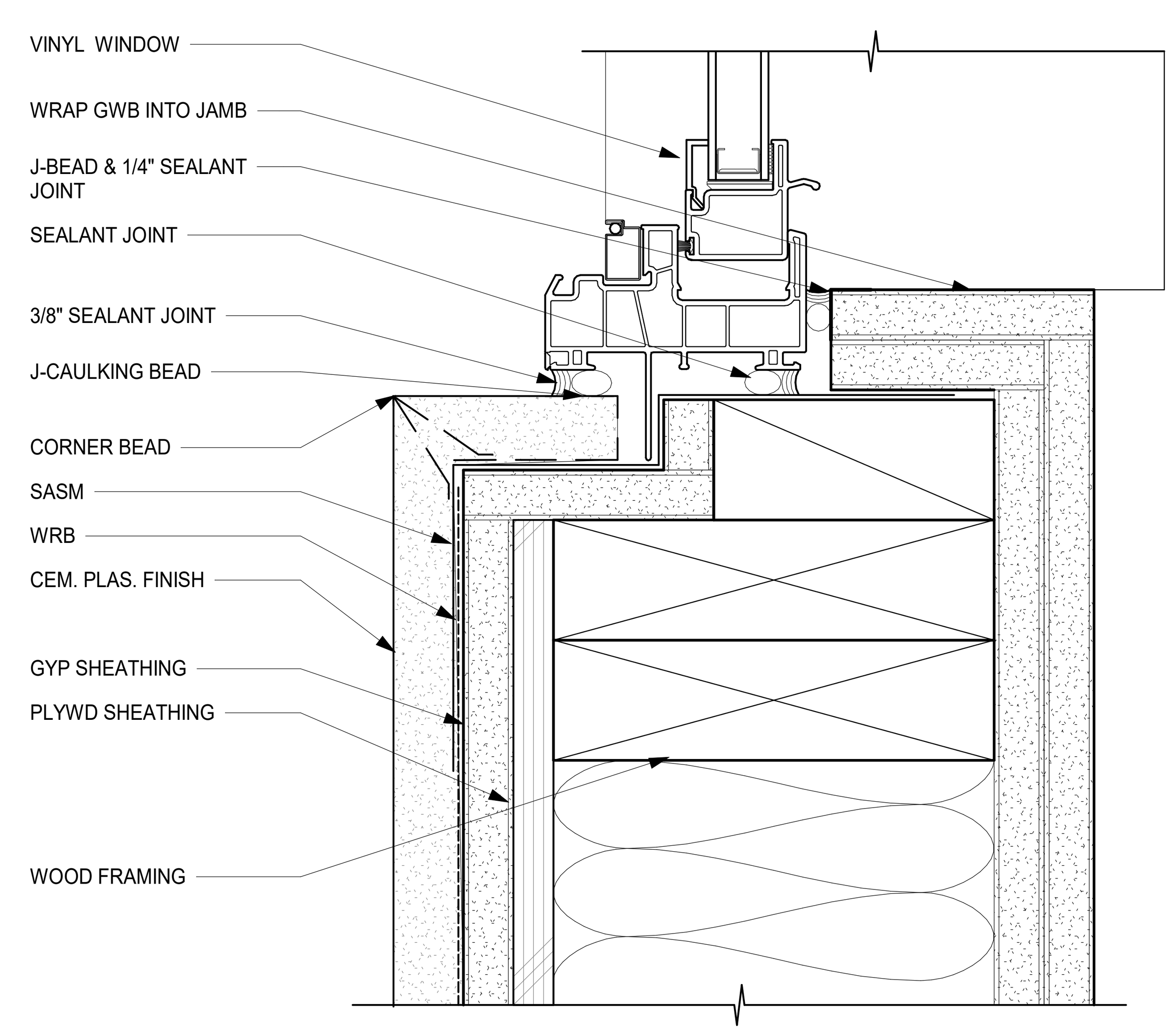
VINYL WINDOW SILL, WOOD FRAMING @ FIBER CEMENT LAP SIDING 4

6" = 1'-0"



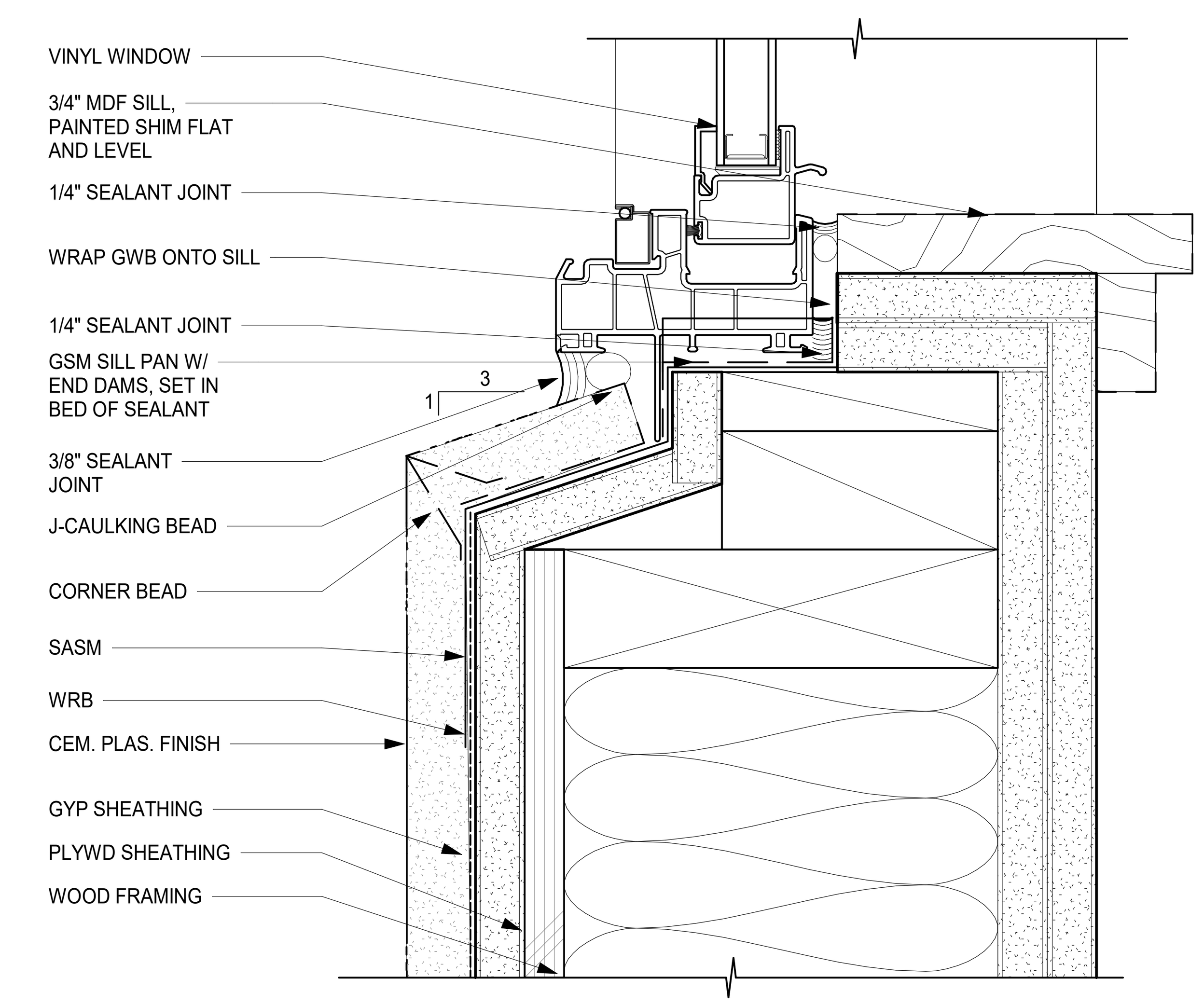
RECESSED VINYL WINDOW HEAD @ CEMENT PLASTER 3

6" = 1'-0"



RECESSED VINYL WINDOW JAMB @ CEMENT PLASTER 2

6" = 1'-0"



RECESSED VINYL WINDOW SILL @ CEMENT PLASTER 1

6" = 1'-0"

NAIL FIN WINDOW DETAILS

AP8.03

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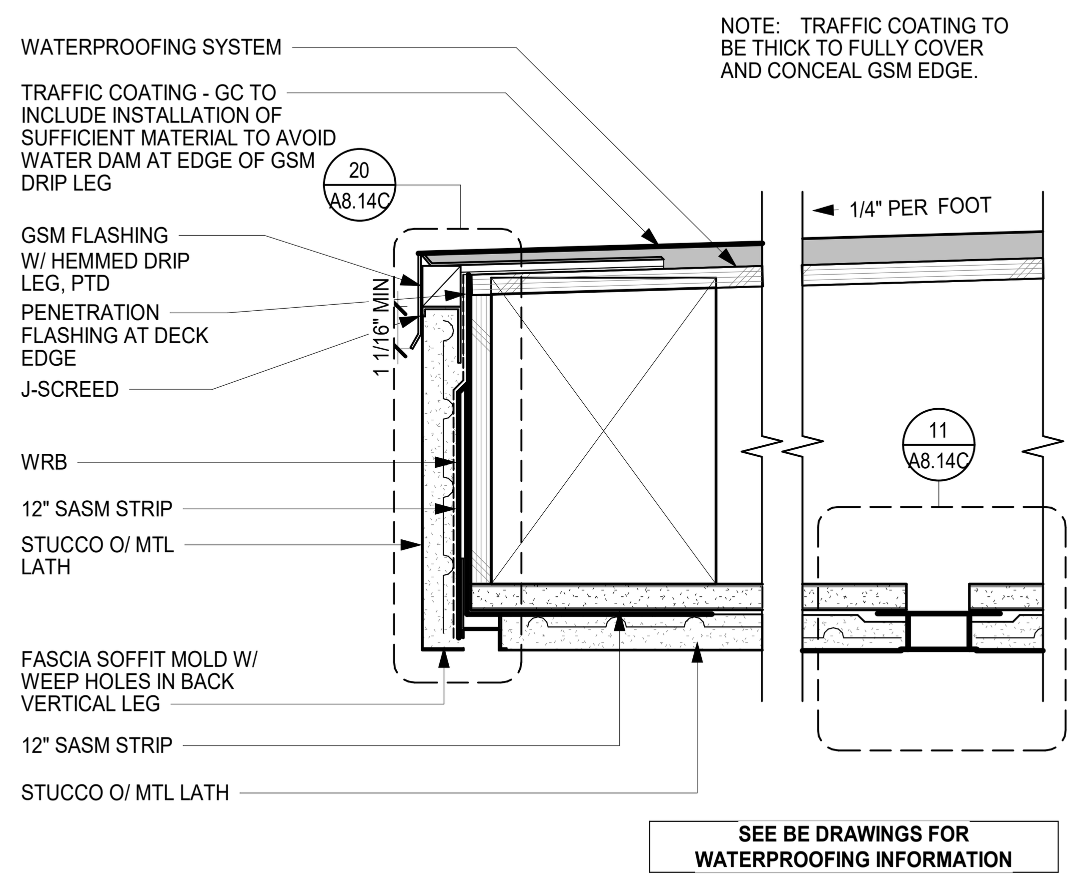
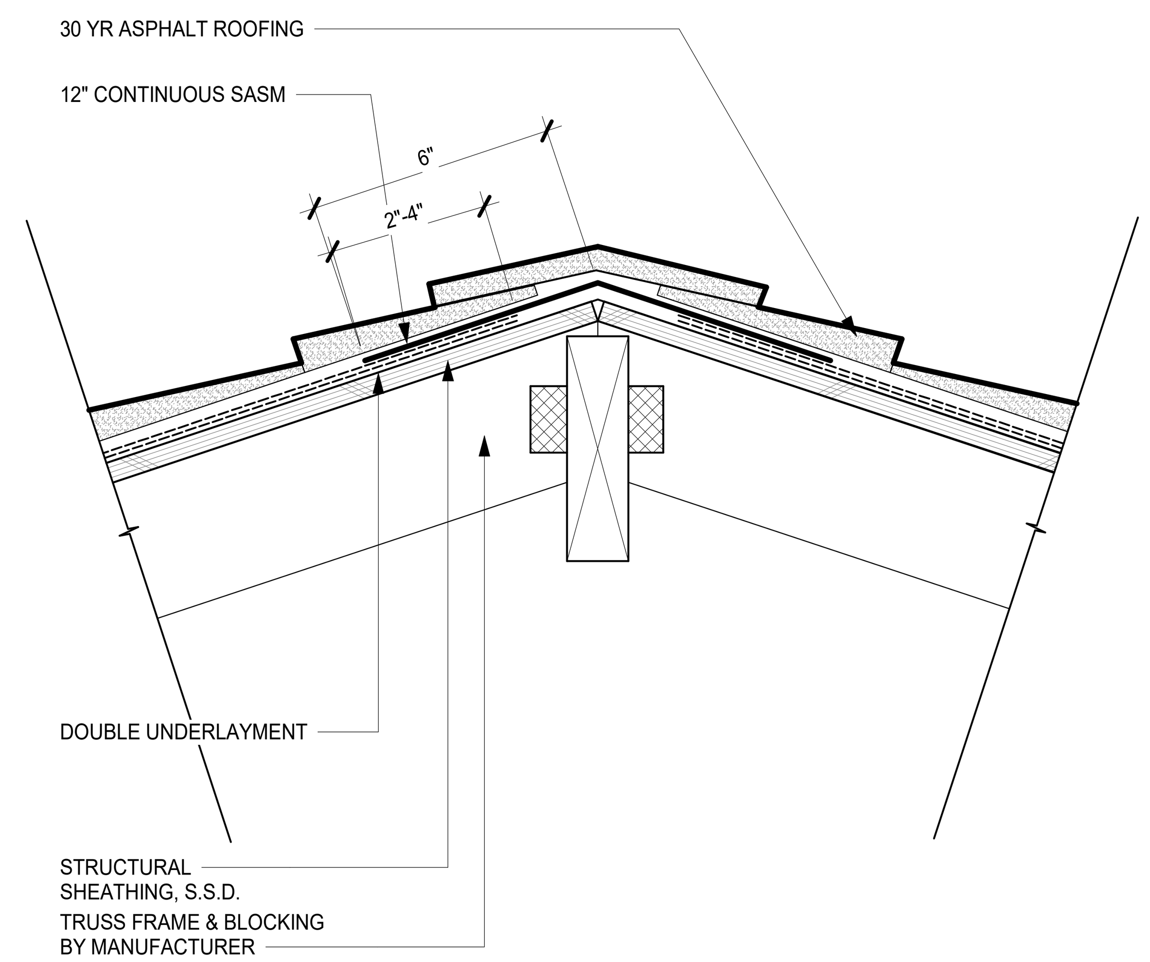
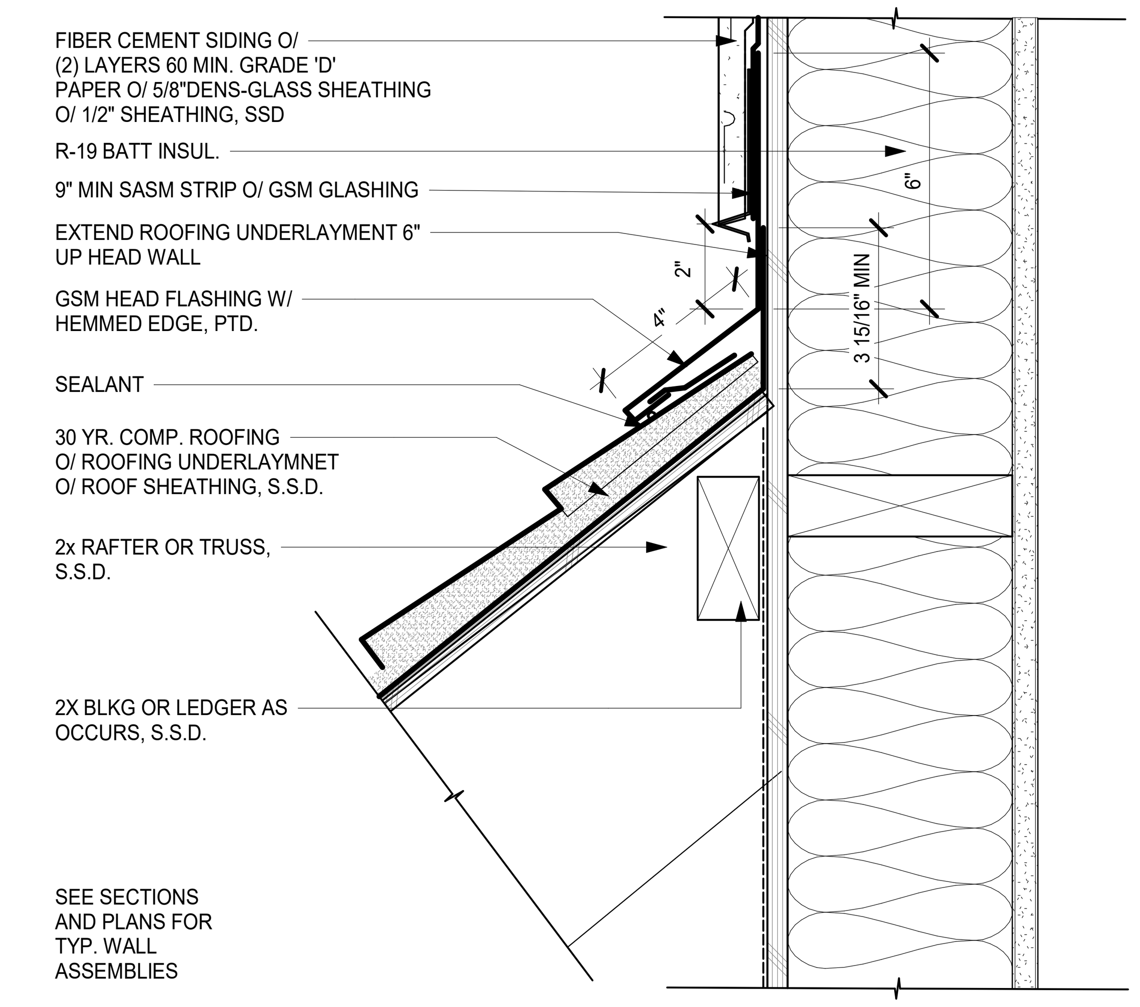


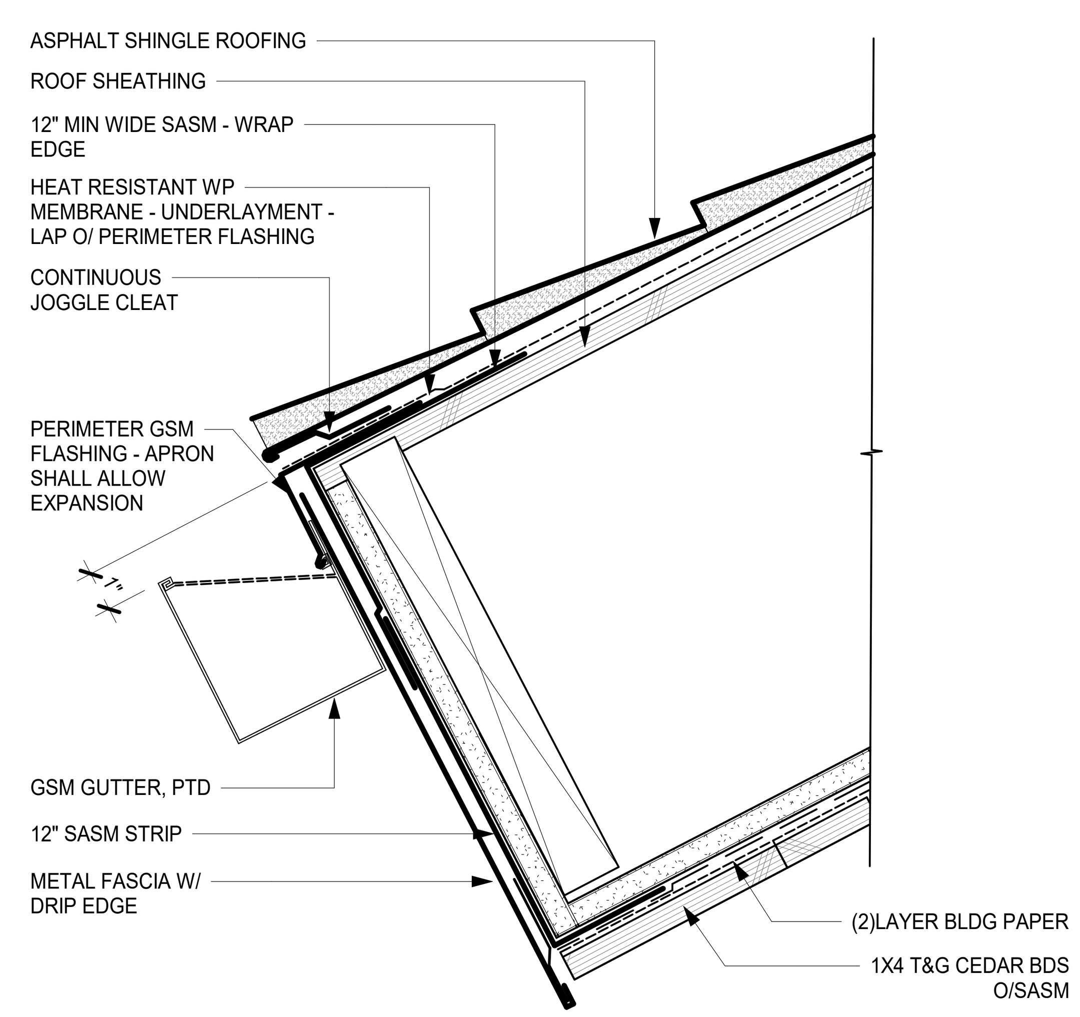
DECK END CONDITION-STUCCO 5
3" = 1'-0"



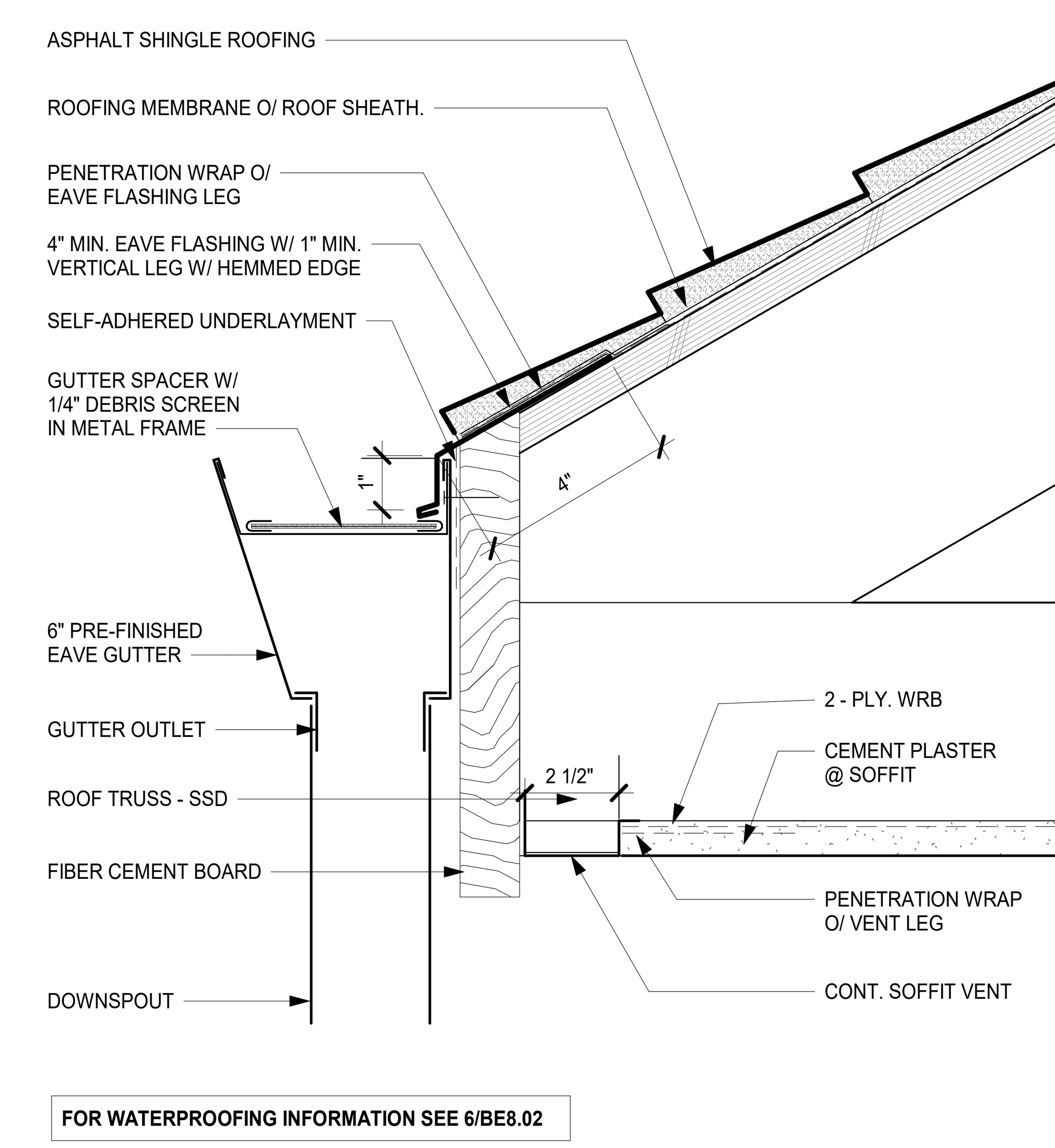
RIDGE DETAIL 4
3" = 1'-0"



SLOPED ROOF HEADWALL AT STUCCO 2
3" = 1'-0"



CANOPY EAVE 3
3" = 1'-0"



TYP. GUTTER @ SLOPED ROOF EAVE OVERHANG 1
3" = 1'-0"

EAVES & SOFFIT DETAILS AP8.04

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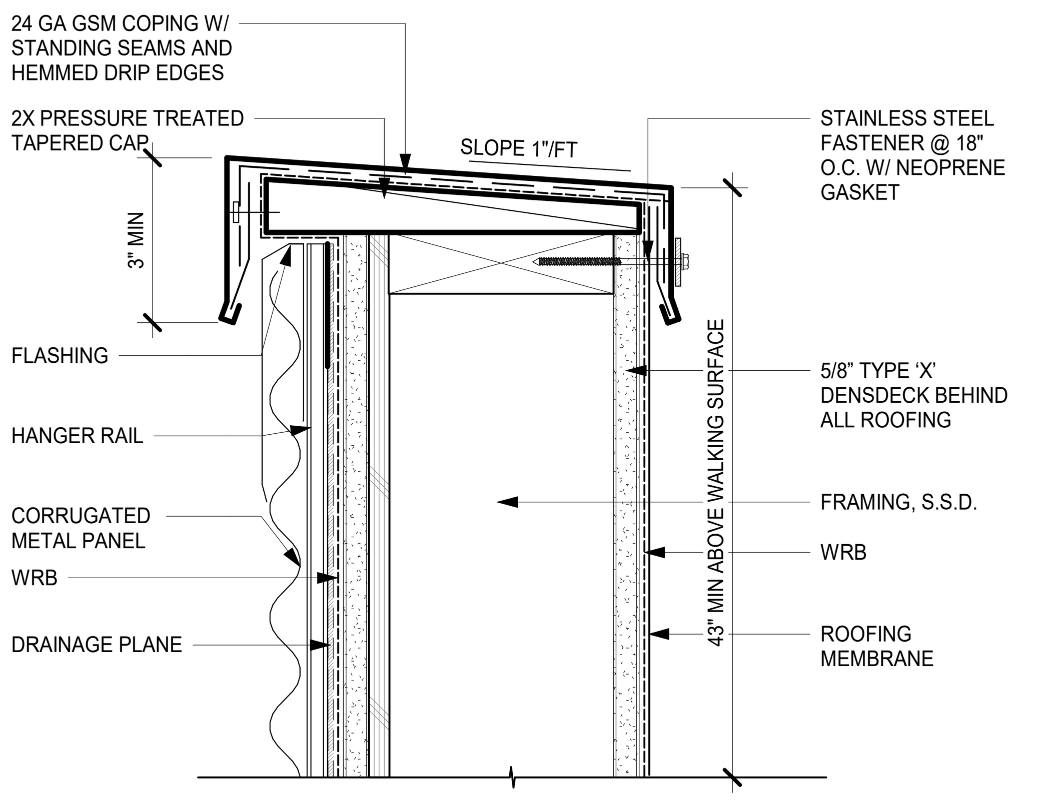
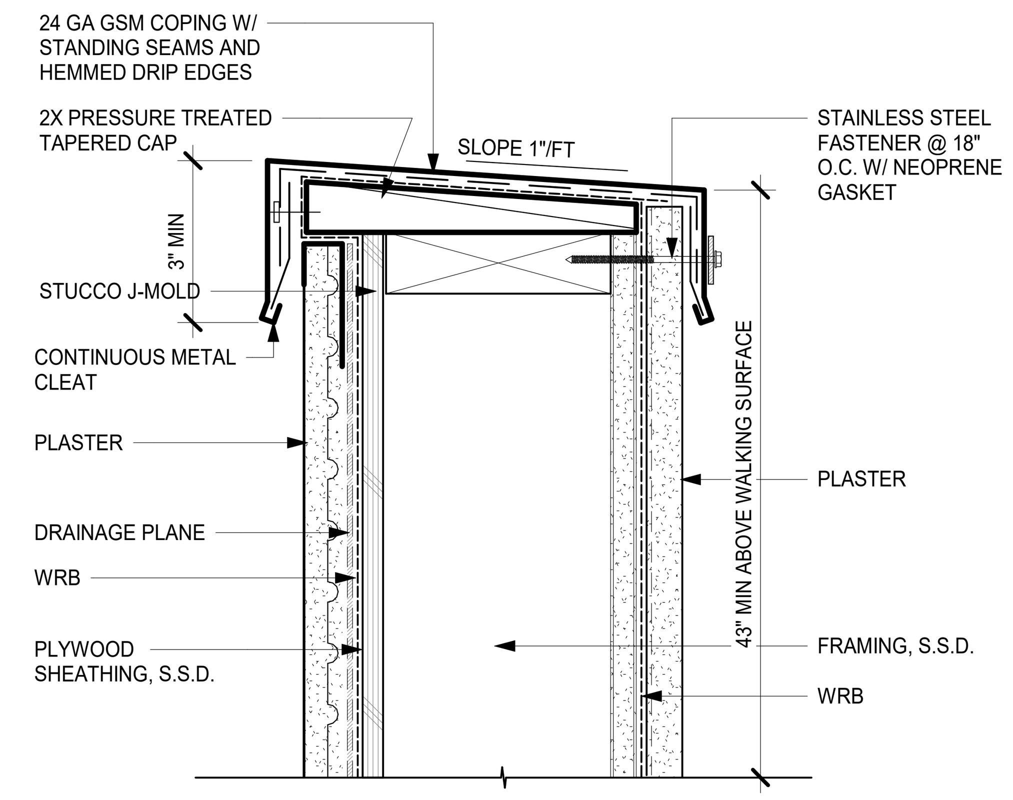


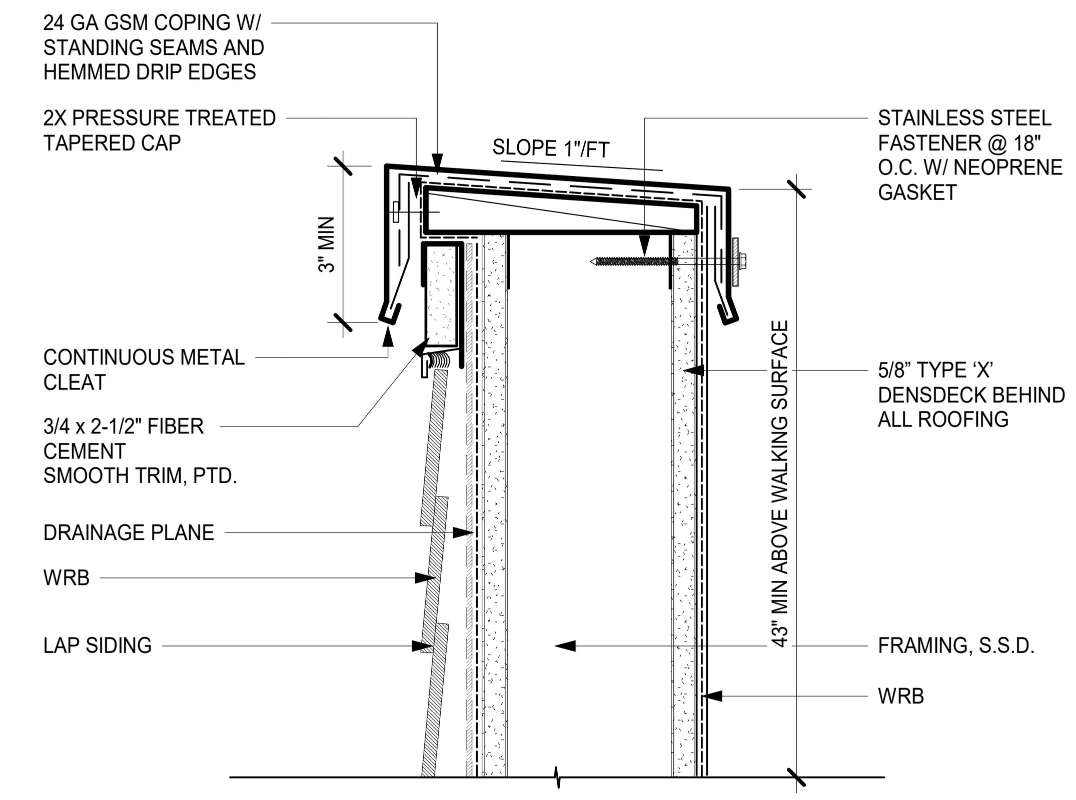
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

PARAPET COPING - CORRUGATED - TPO 8
3" = 1'-0"



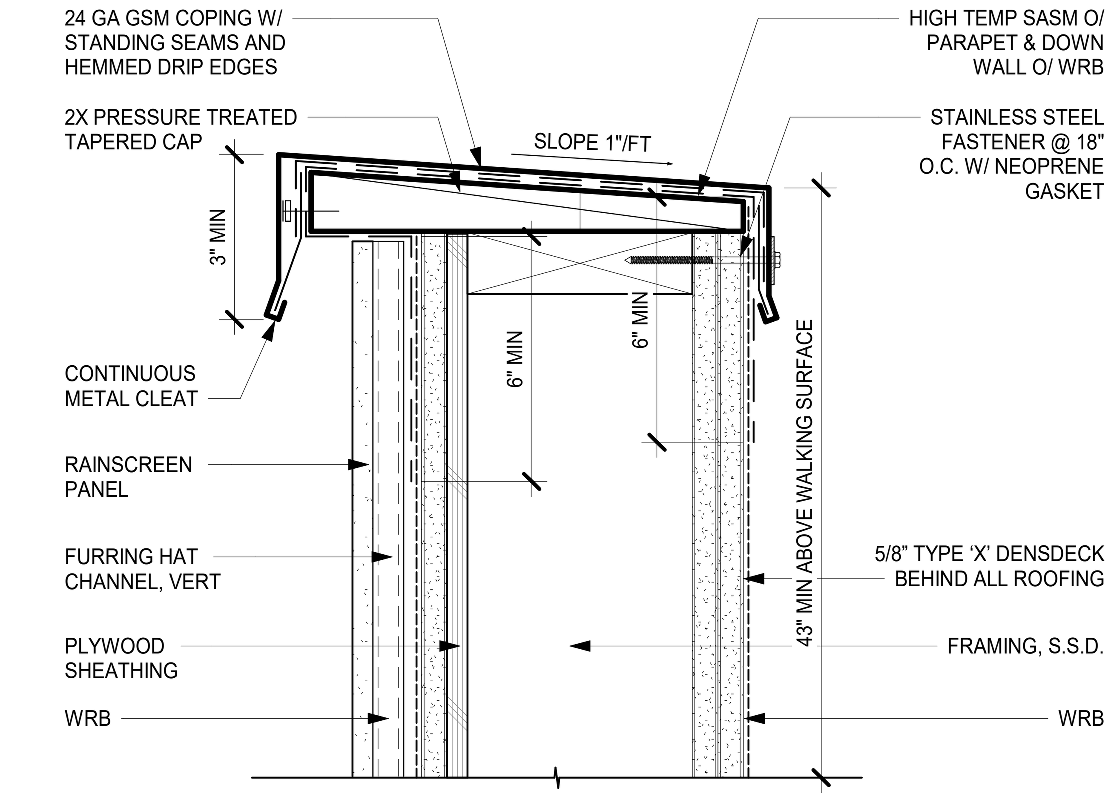
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

PARAPET COPING - AT DECK - PLASTER 6
3" = 1'-0"



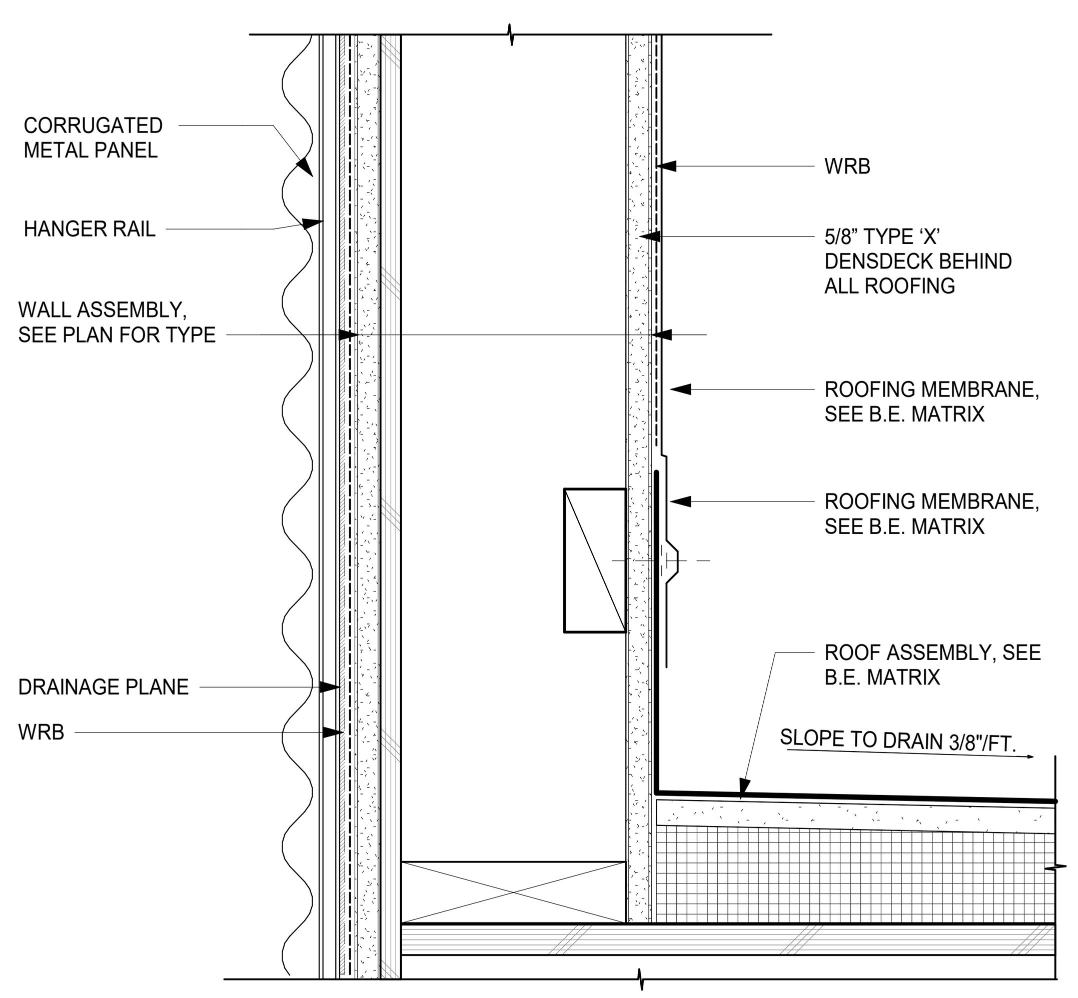
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

PARAPET COPING - LAP SIDING - TPO 4
3" = 1'-0"



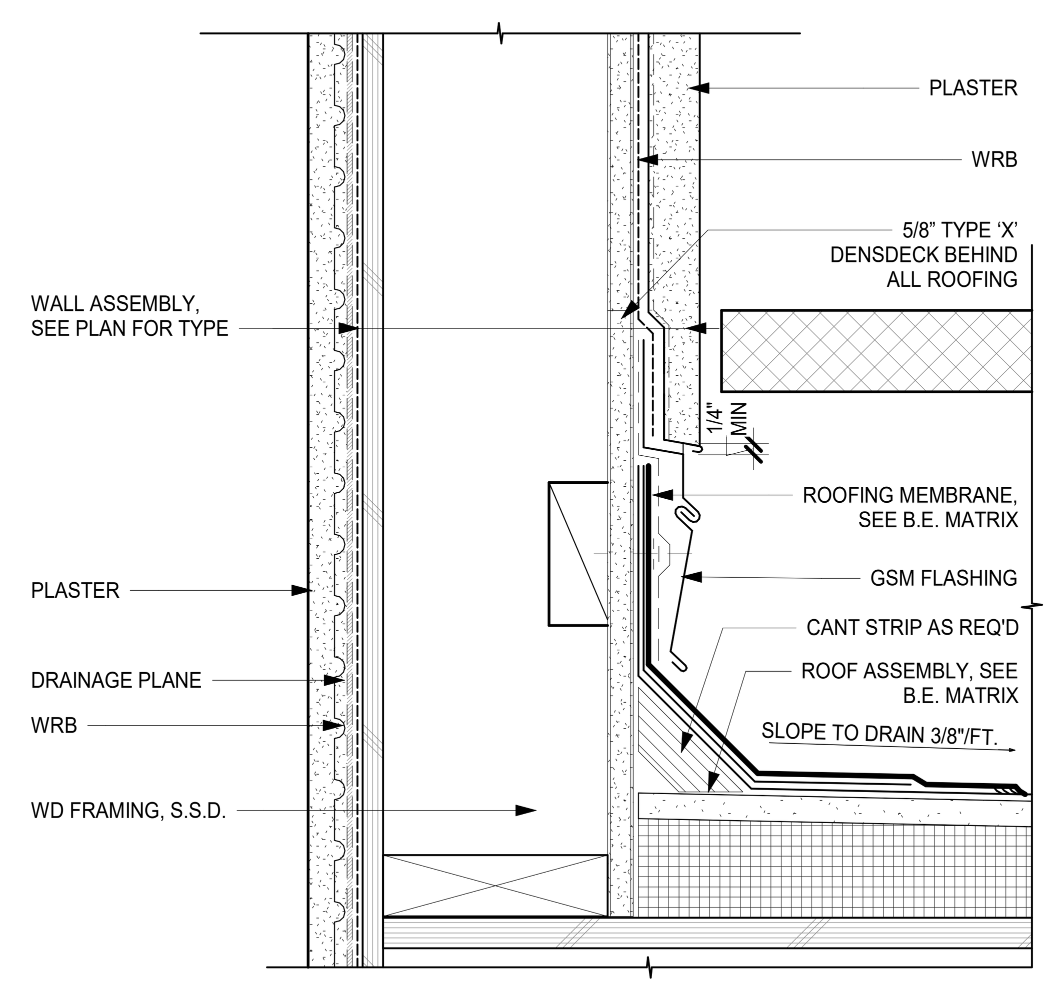
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

PARAPET COPING - RAINSCREEN PANEL - TPO 2
3" = 1'-0"



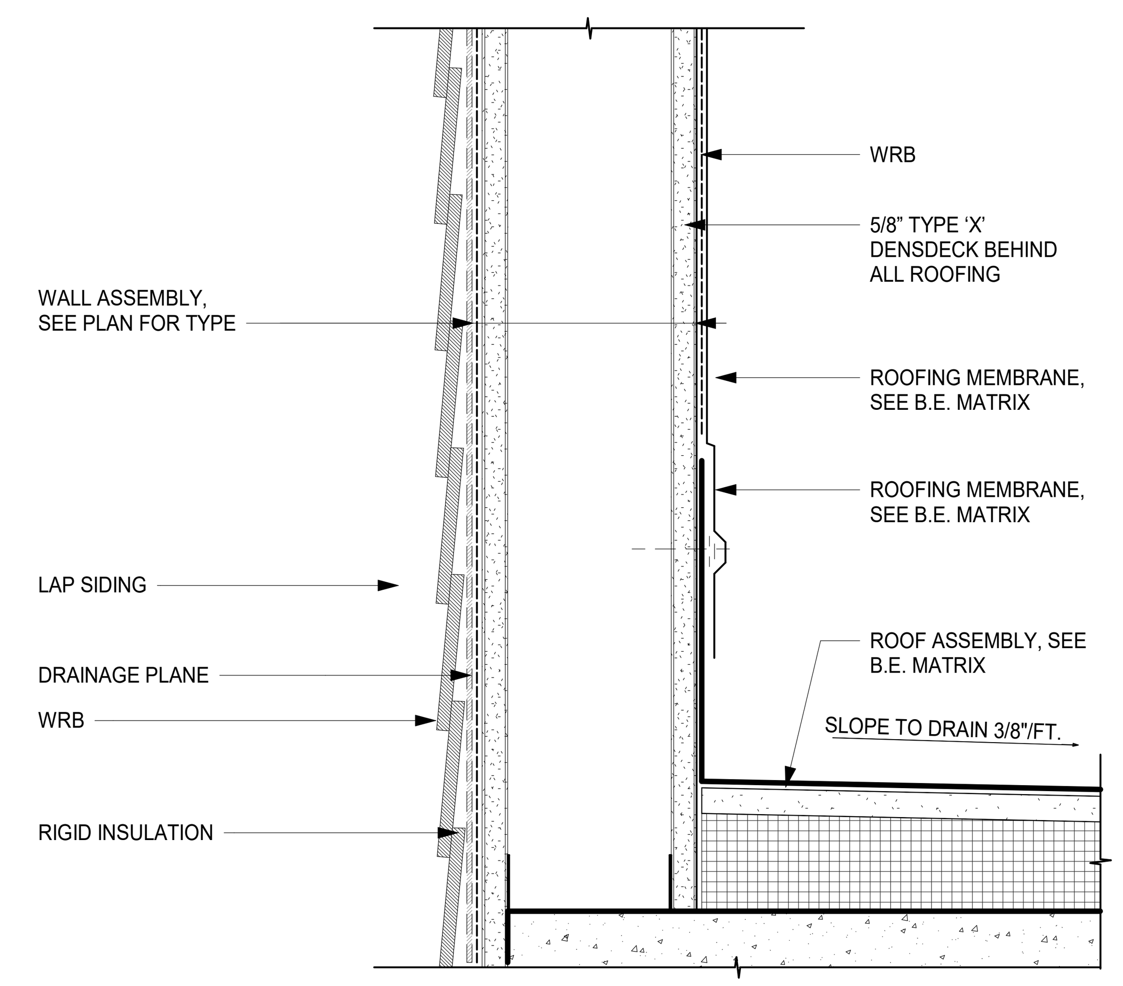
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

ROOF TERMINATION AT WALL BASE - CORRUGATED - TPO 7
3" = 1'-0"



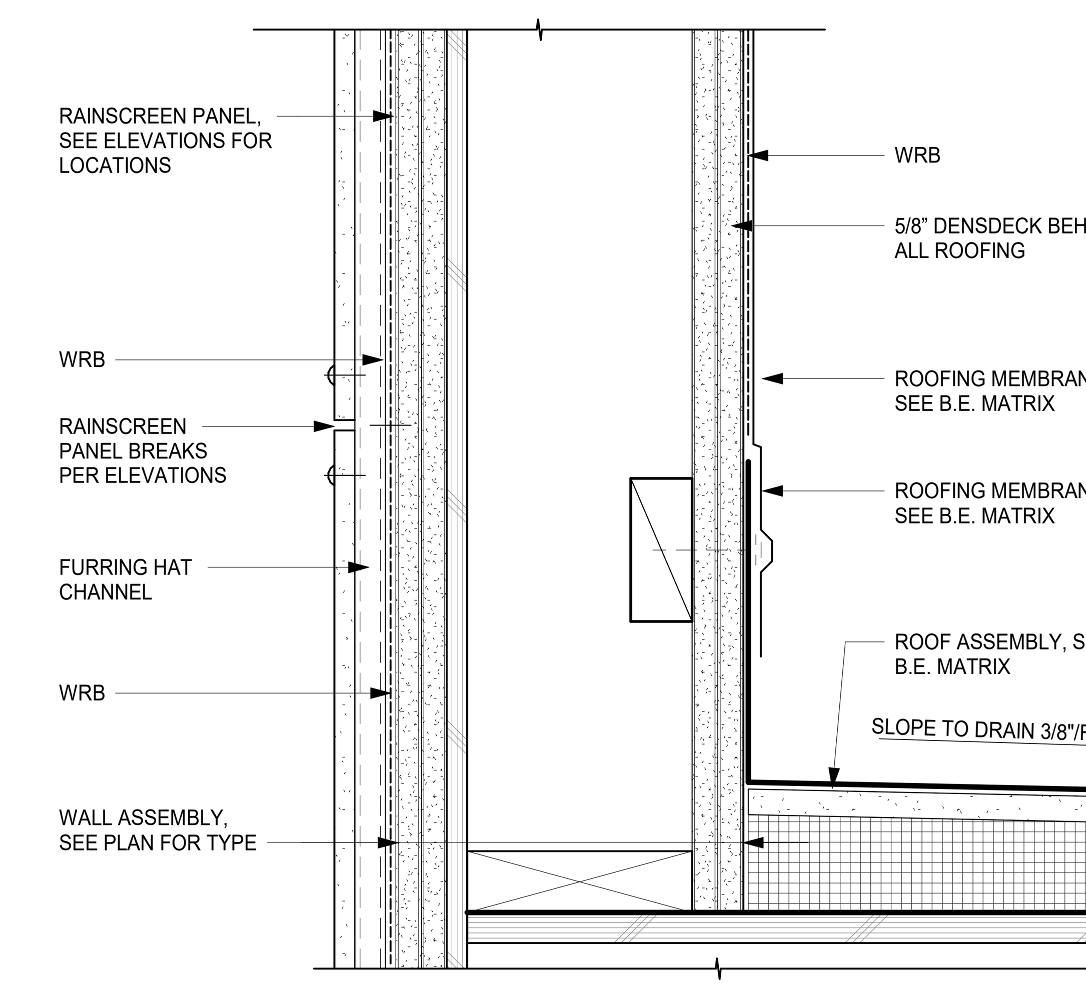
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

ROOF TERMINATION AT WALL BASE - AT DECK - PLASTER 5
3" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

ROOF TERMINATION AT WALL BASE - LAP SIDING - TPO 3
3" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

ROOF TERMINATION AT WALL BASE - RAINSCREEN PANEL - TPO 1
3" = 1'-0"

PARAPET DETAILS

AP8.05

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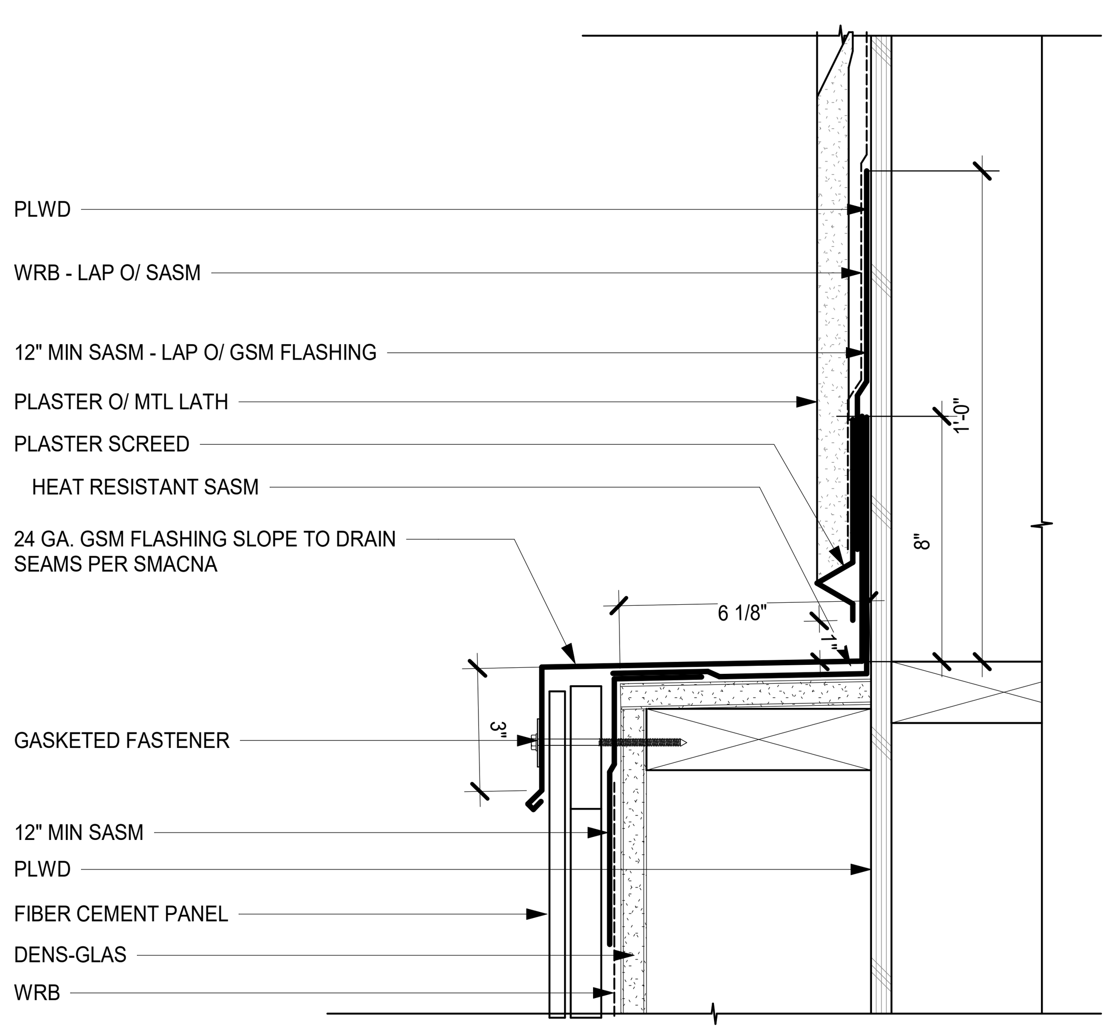
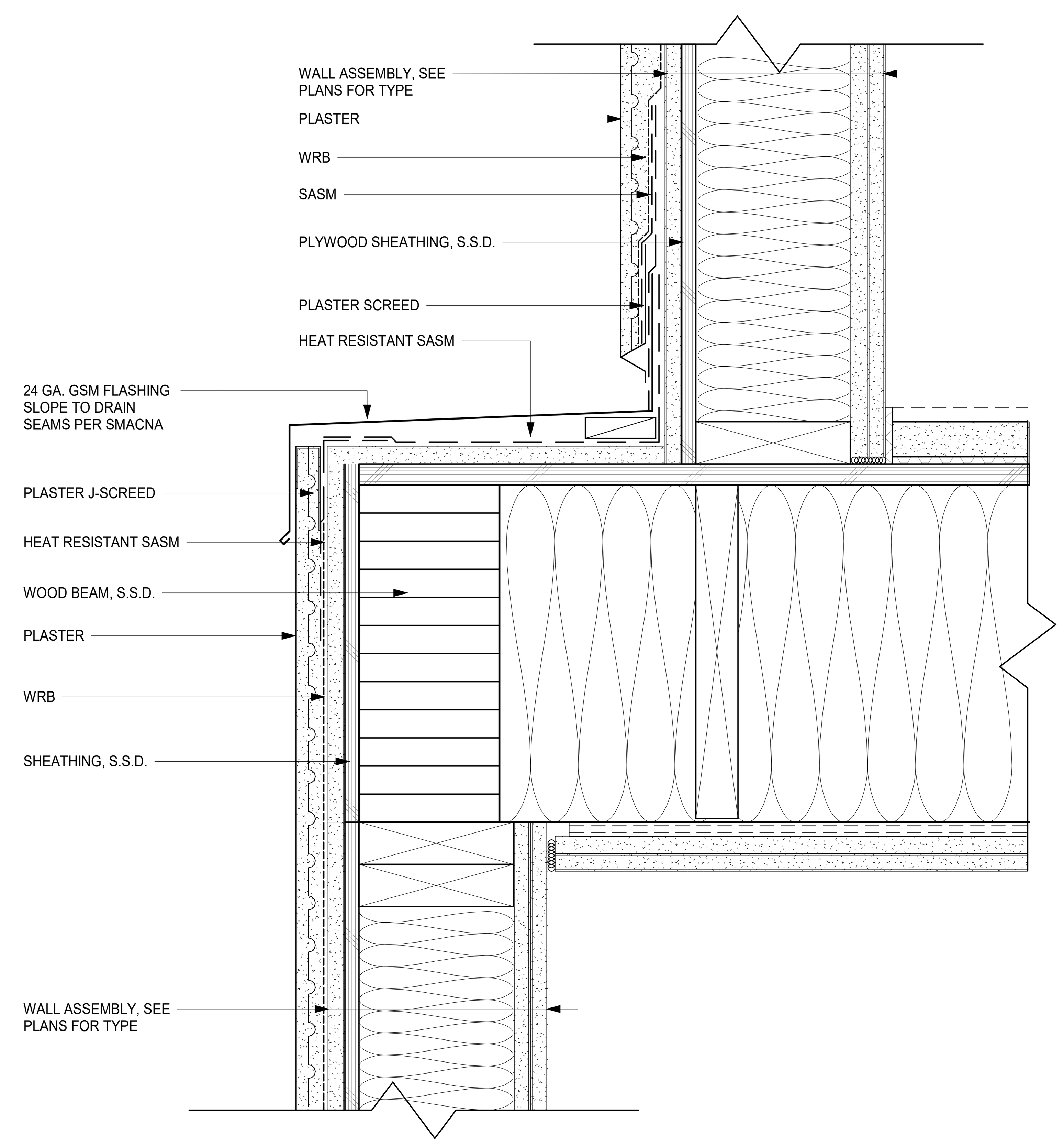


COPING DETAIL @ 6" SIDING PROJECTIONS 3

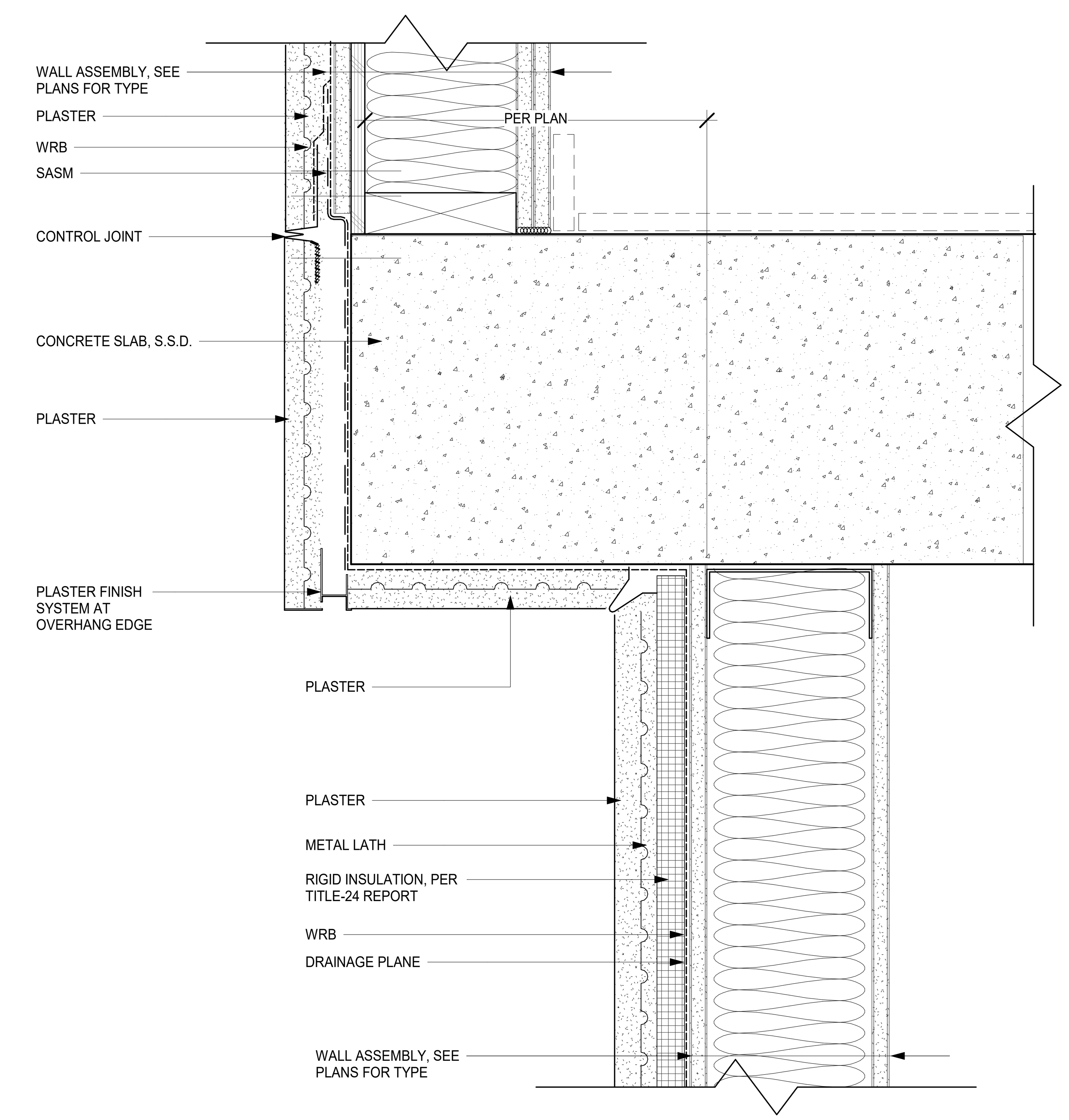
3" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR OVERHANG @ TYPICAL FLOOR - PLASTER TO PLASTER 2

3" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR OVERHANG @ PODIUM - PLASTER TO PLASTER 1

3" = 1'-0"

EXTERIOR DETAILS

AP8.06

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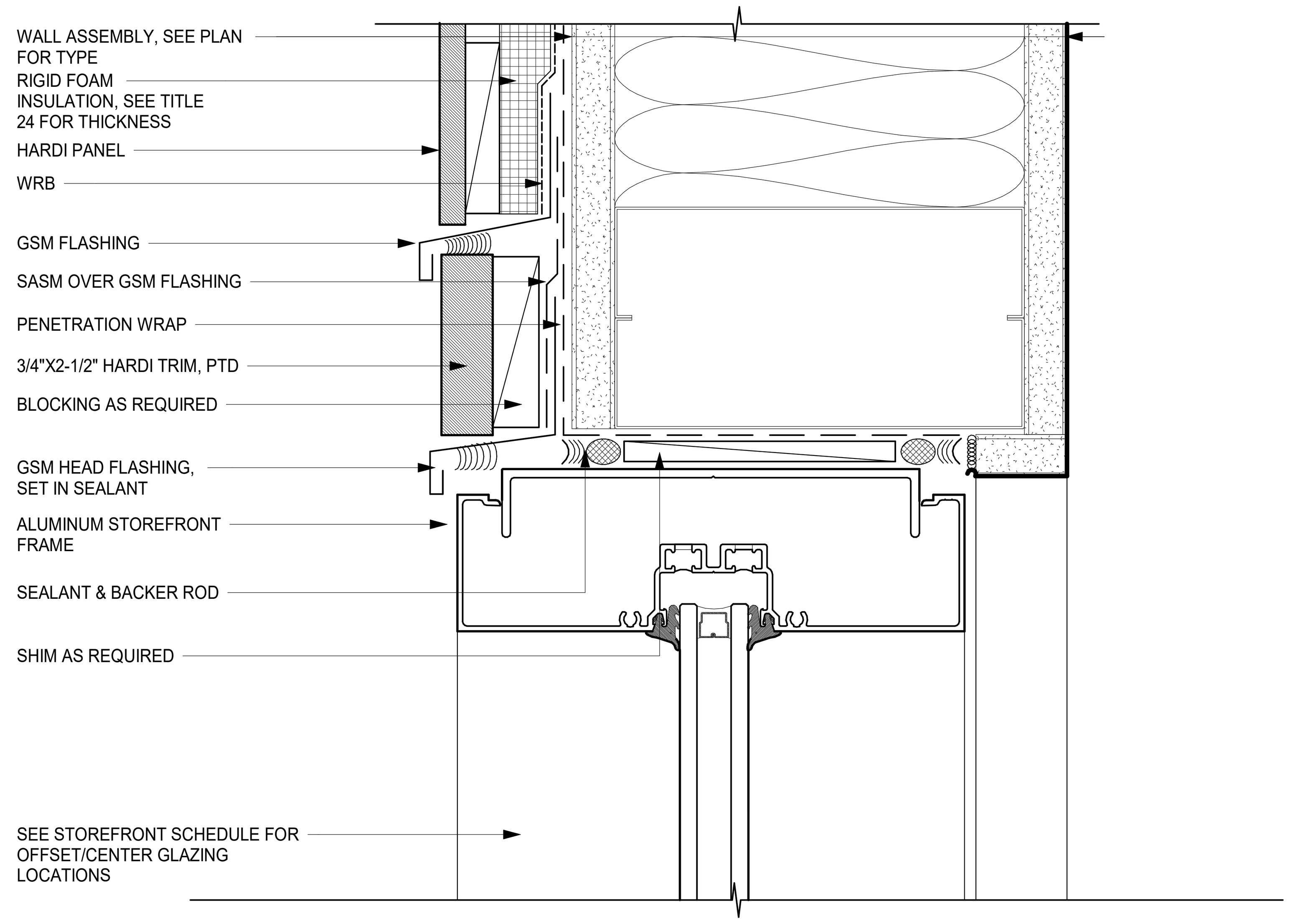
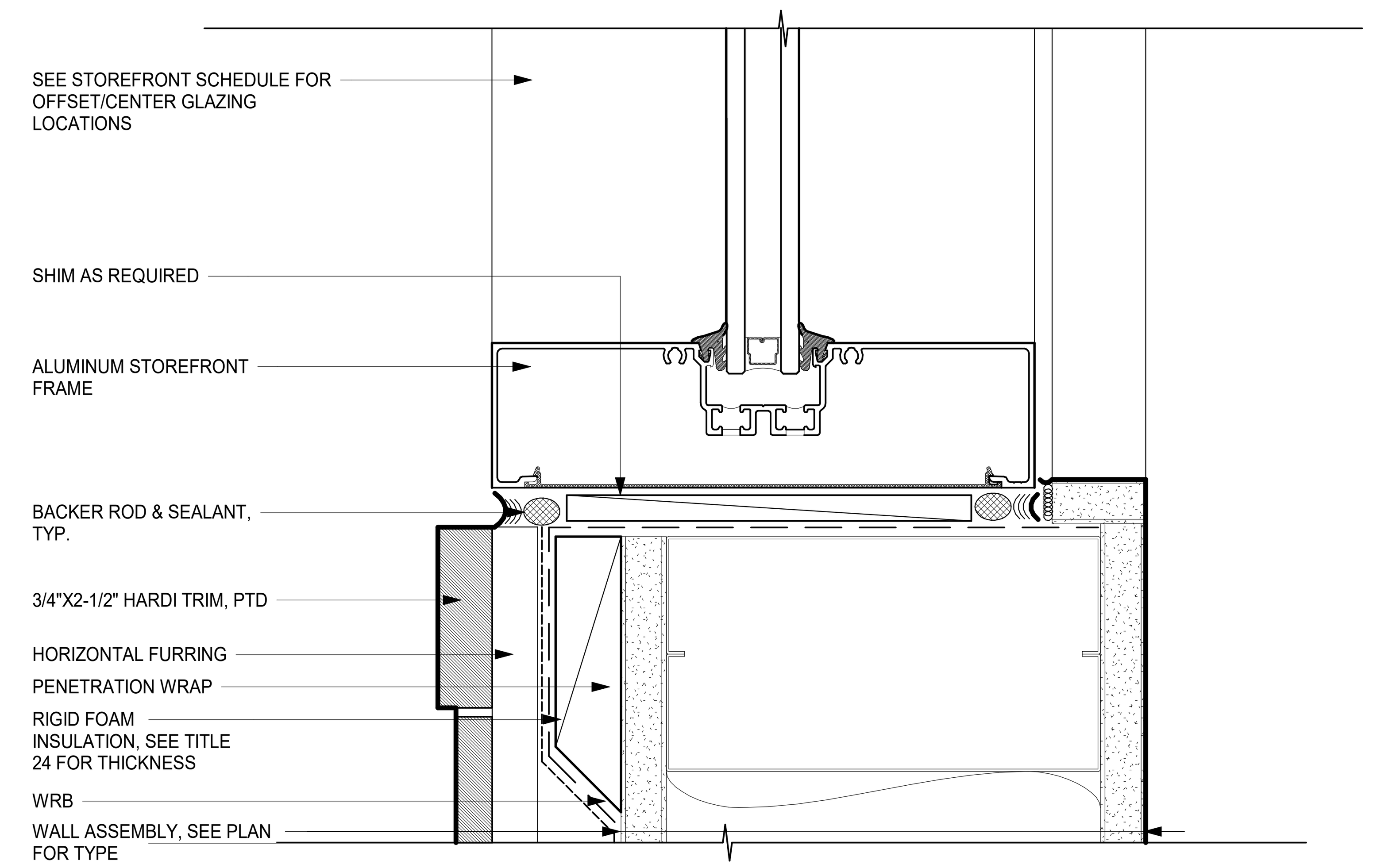


SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW HEAD - SIDING 7

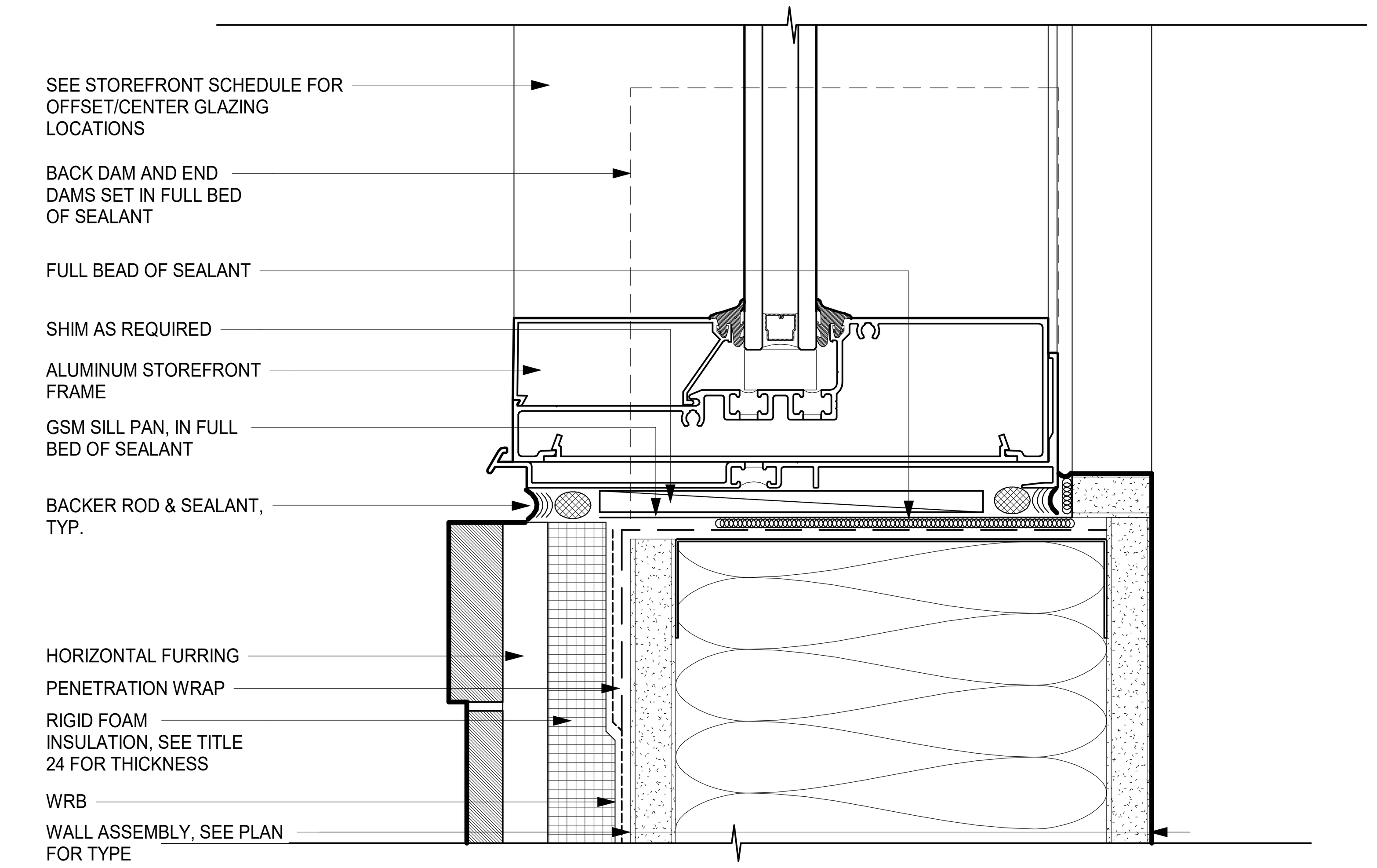
6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW JAMB - SIDING 6

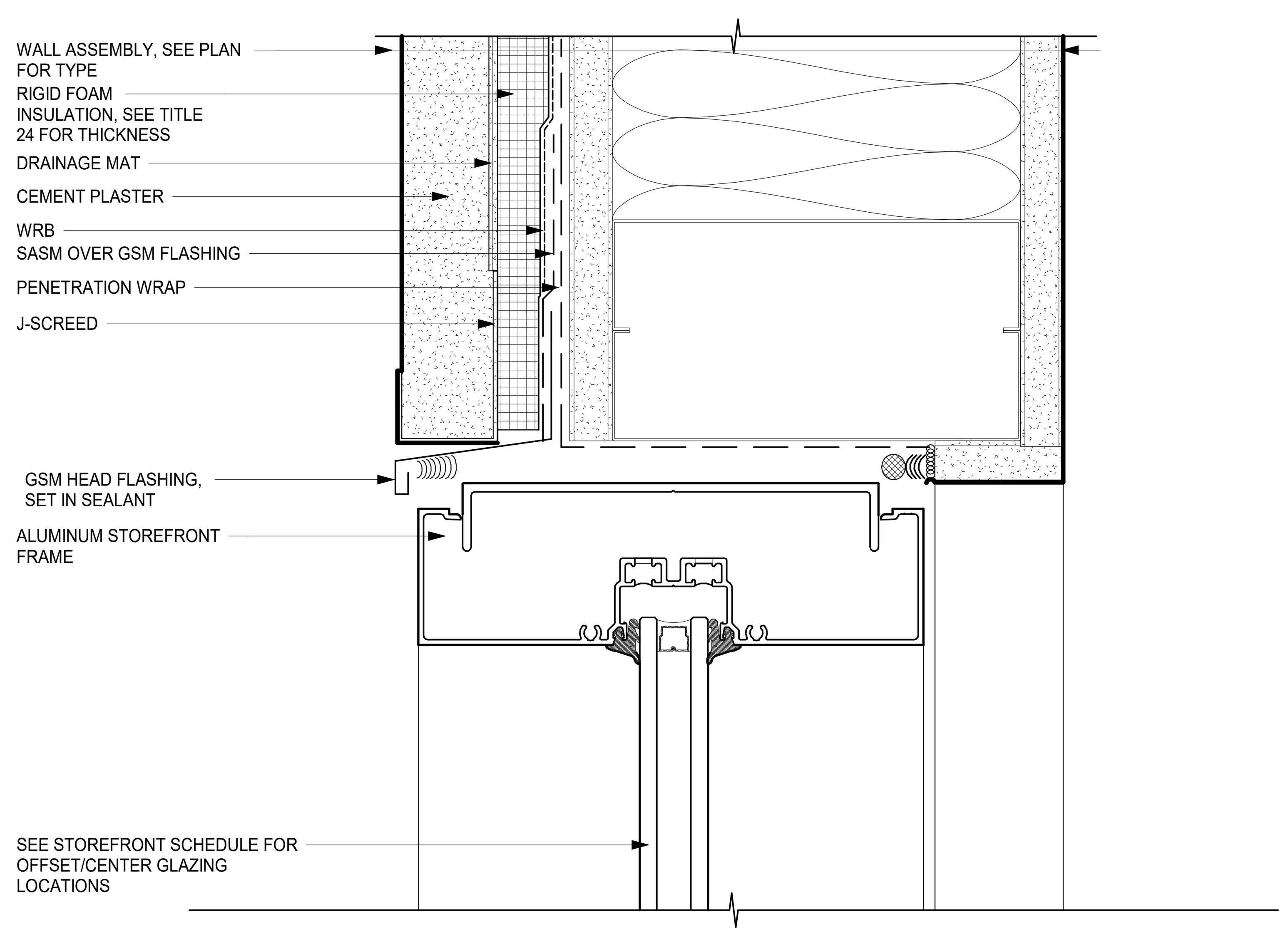
6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW SILL - SIDING 5

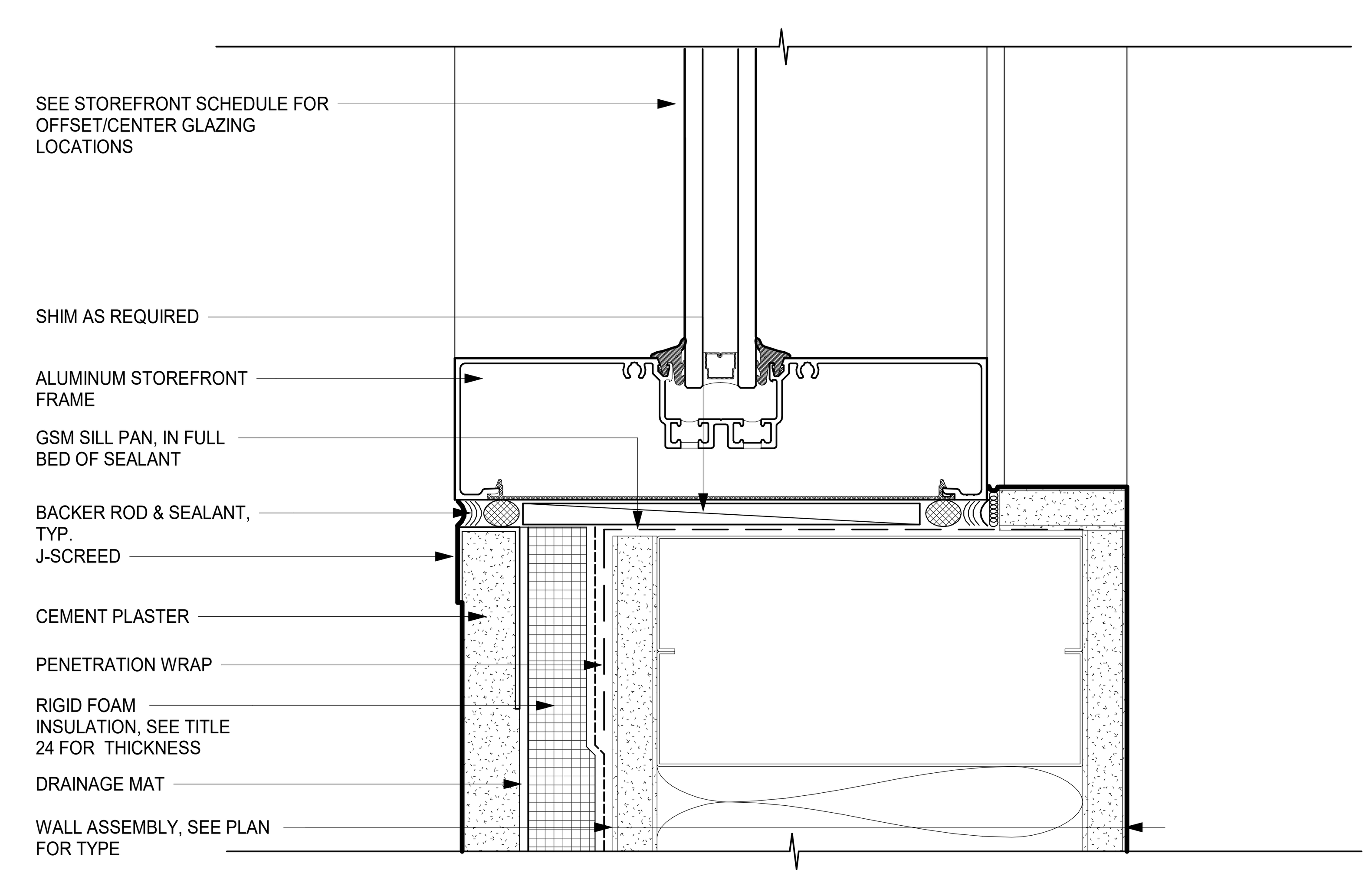
6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW HEAD - PLASTER 4

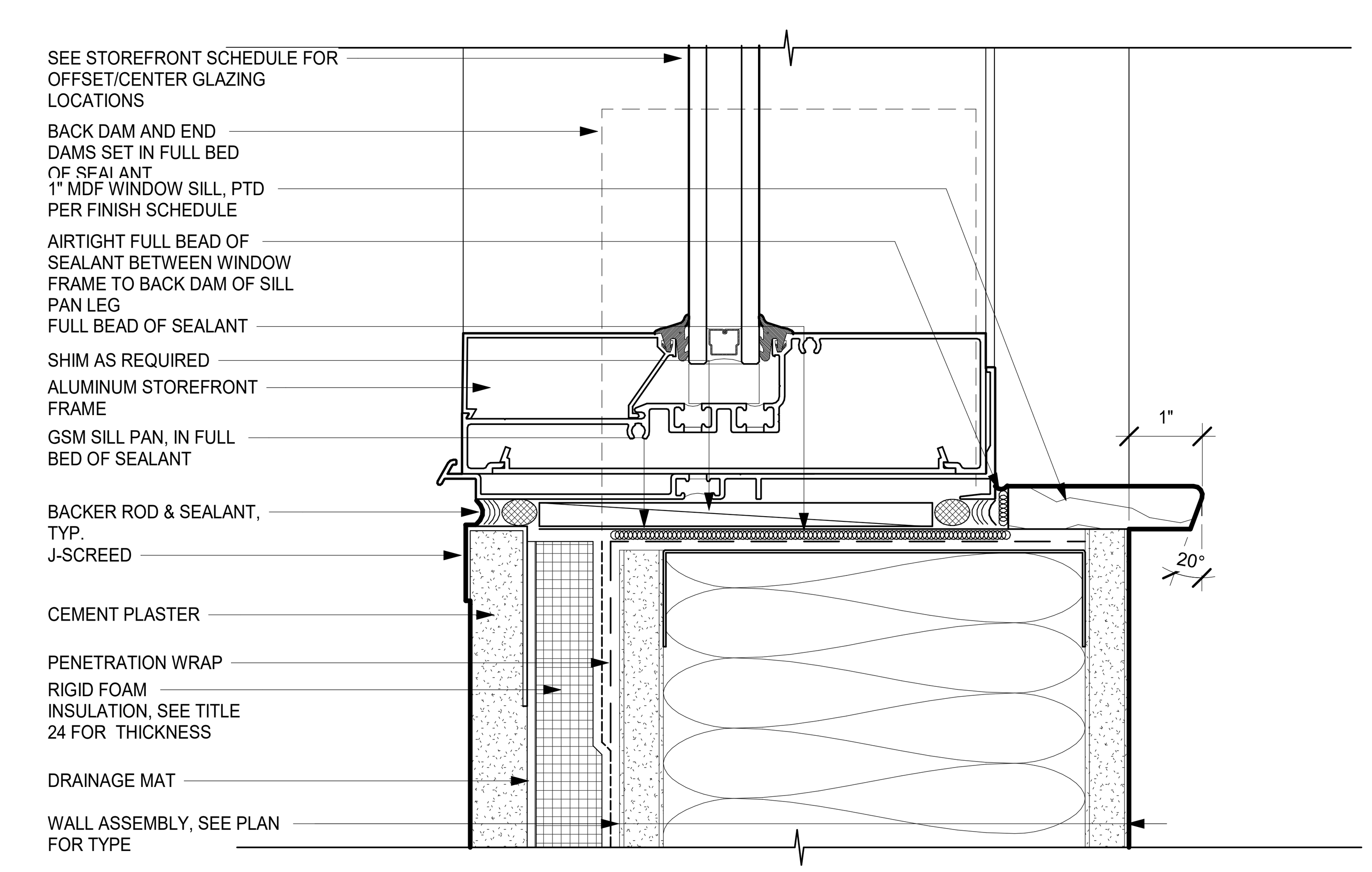
6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW JAMB - PLASTER 3

6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW SILL - PLASTER 2

6" = 1'-0"

STOREFRONT DETAILS

AP8.07

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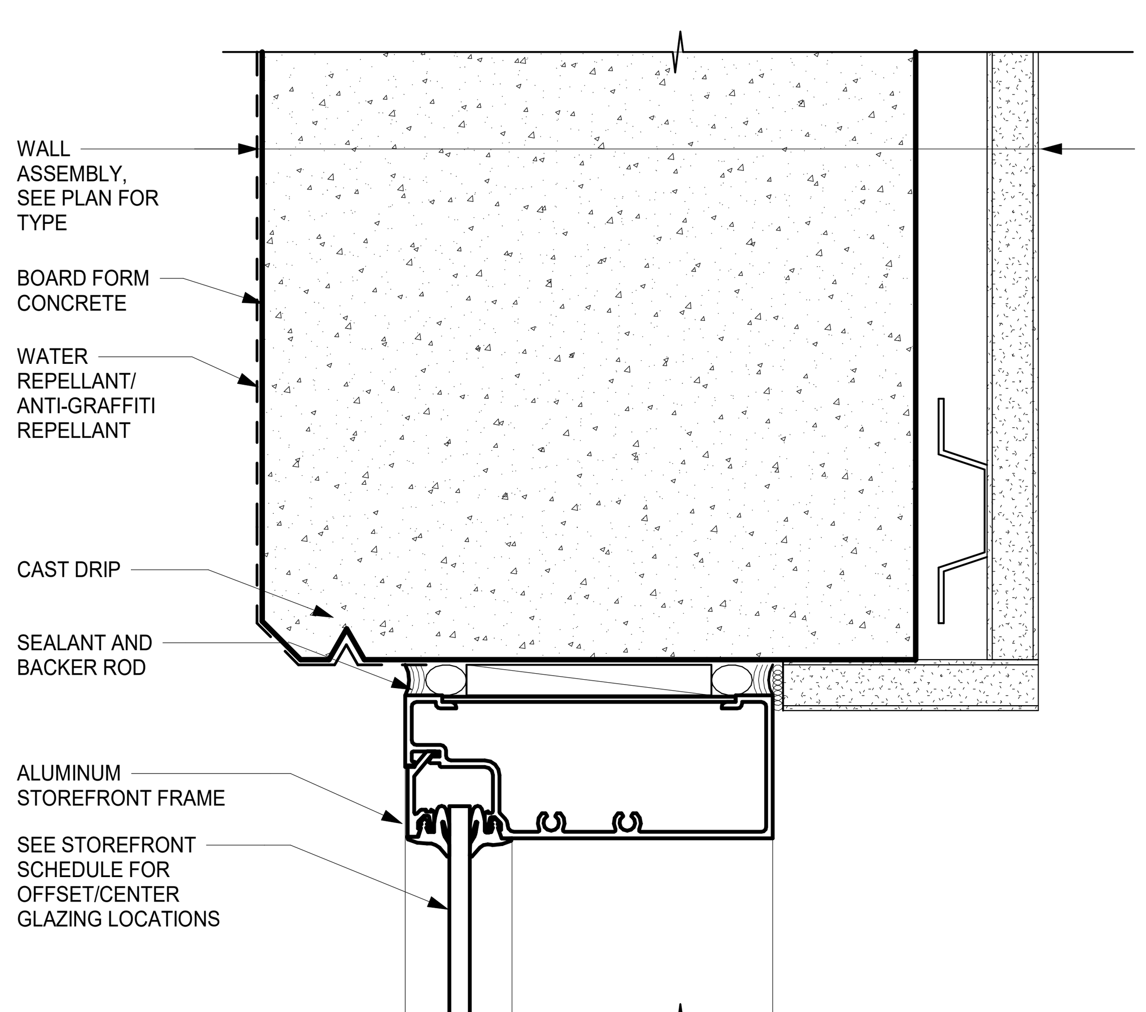
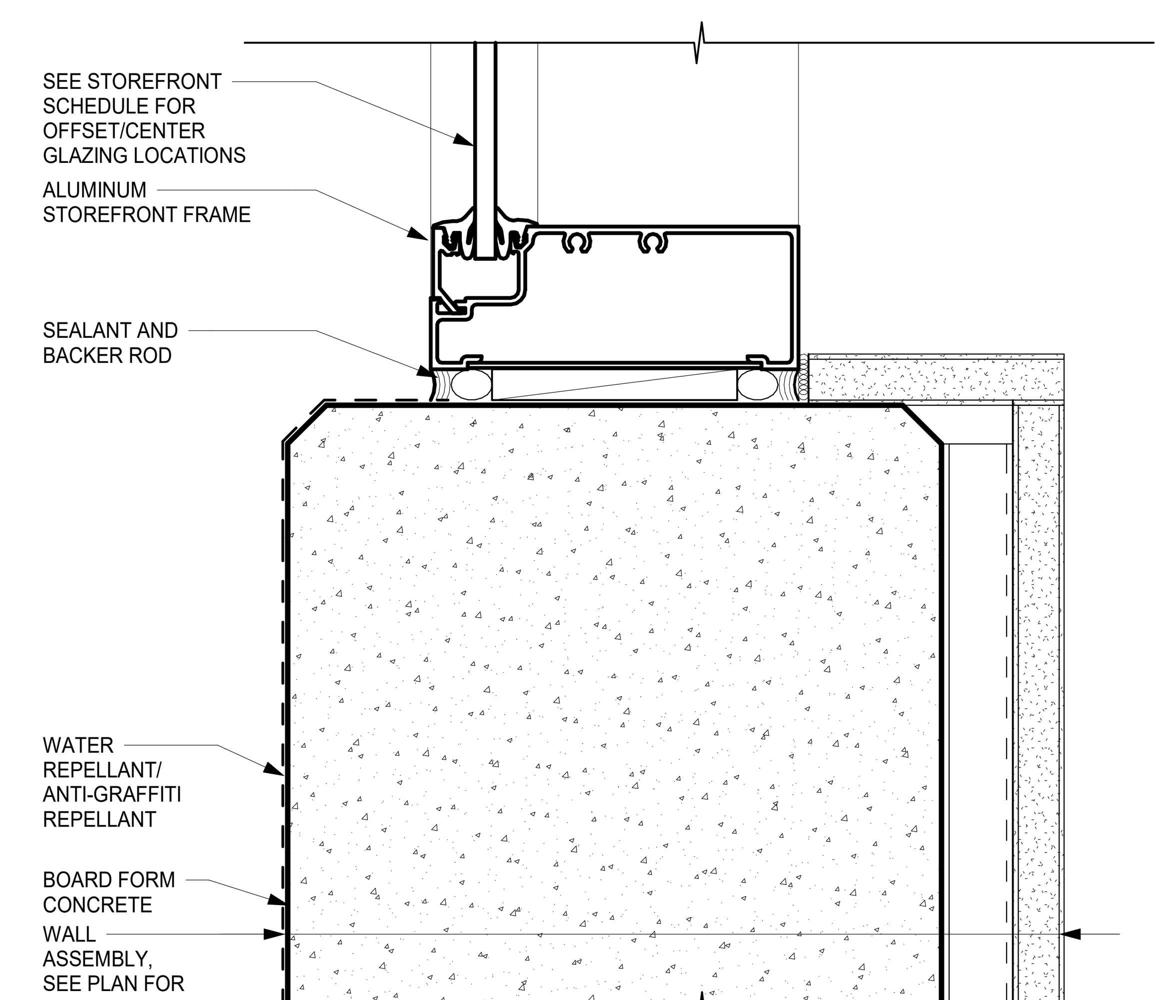
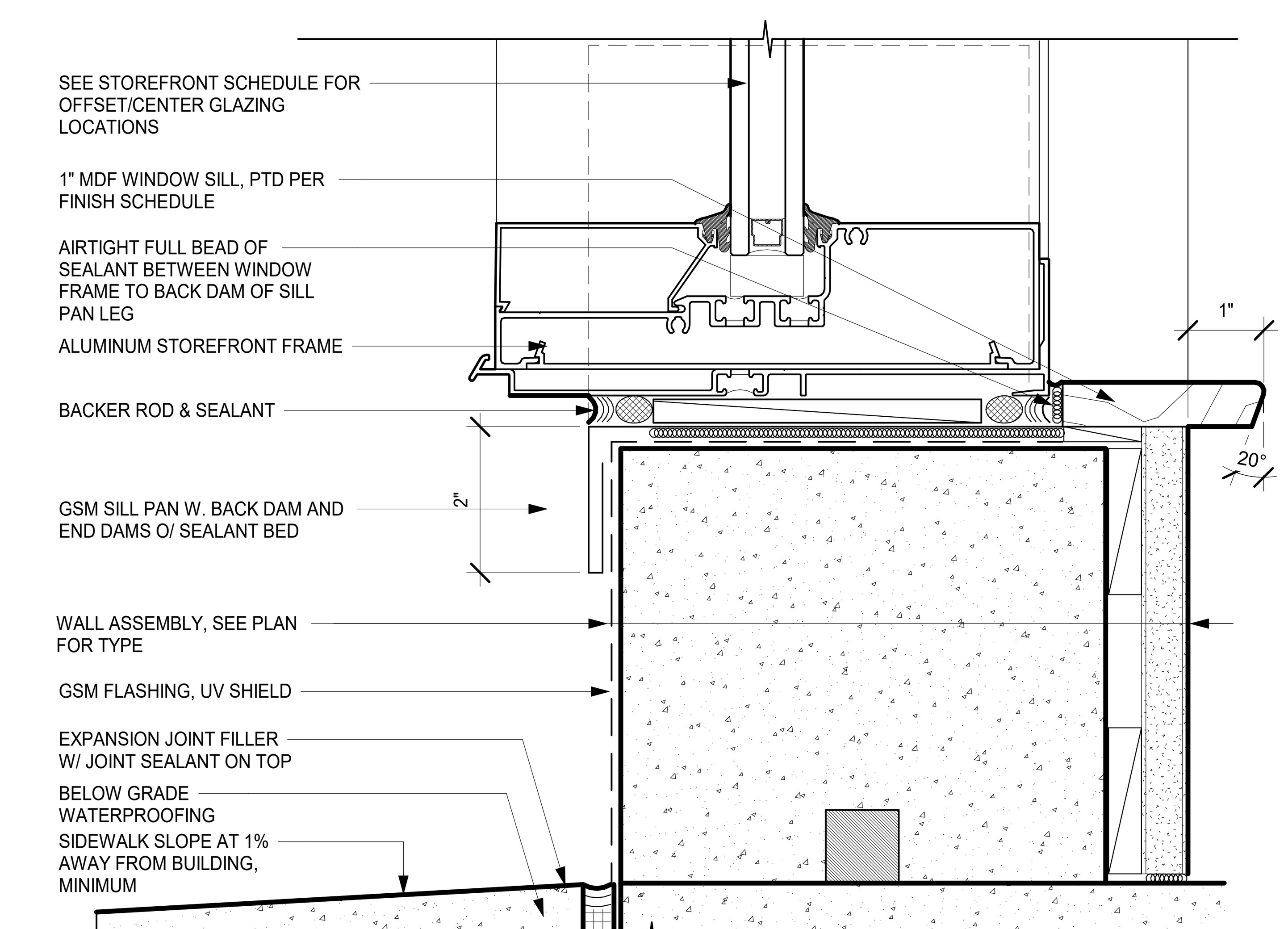


STOREFRONT HEAD @ CONCRETE WALL 3
6" = 1'-0"



STOREFRONT JAMB @ CONCRETE WALL 2
6" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

STOREFRONT WINDOW - CONCRETE CURB - EXPOSED 1
6" = 1'-0"

STOREFRONT DETAILS

AP8.08

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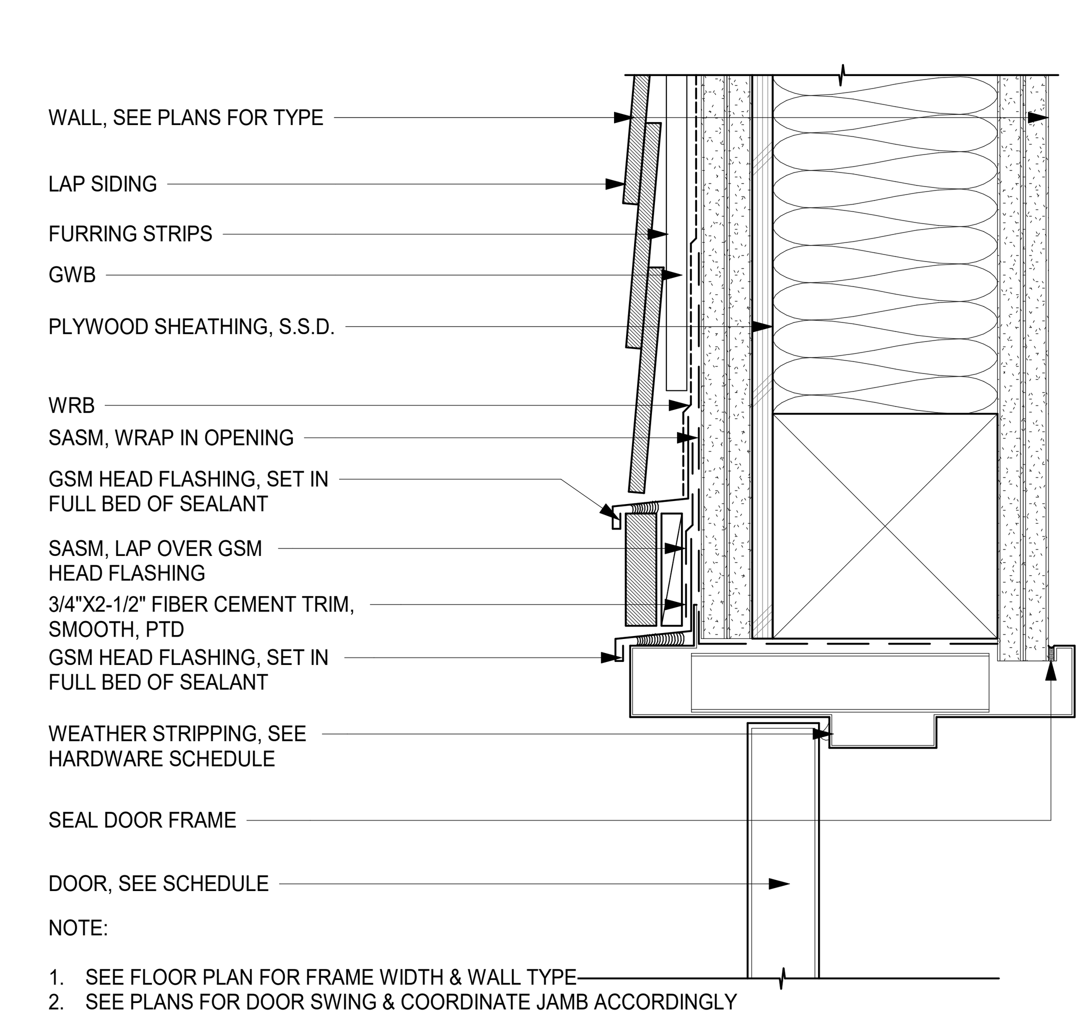


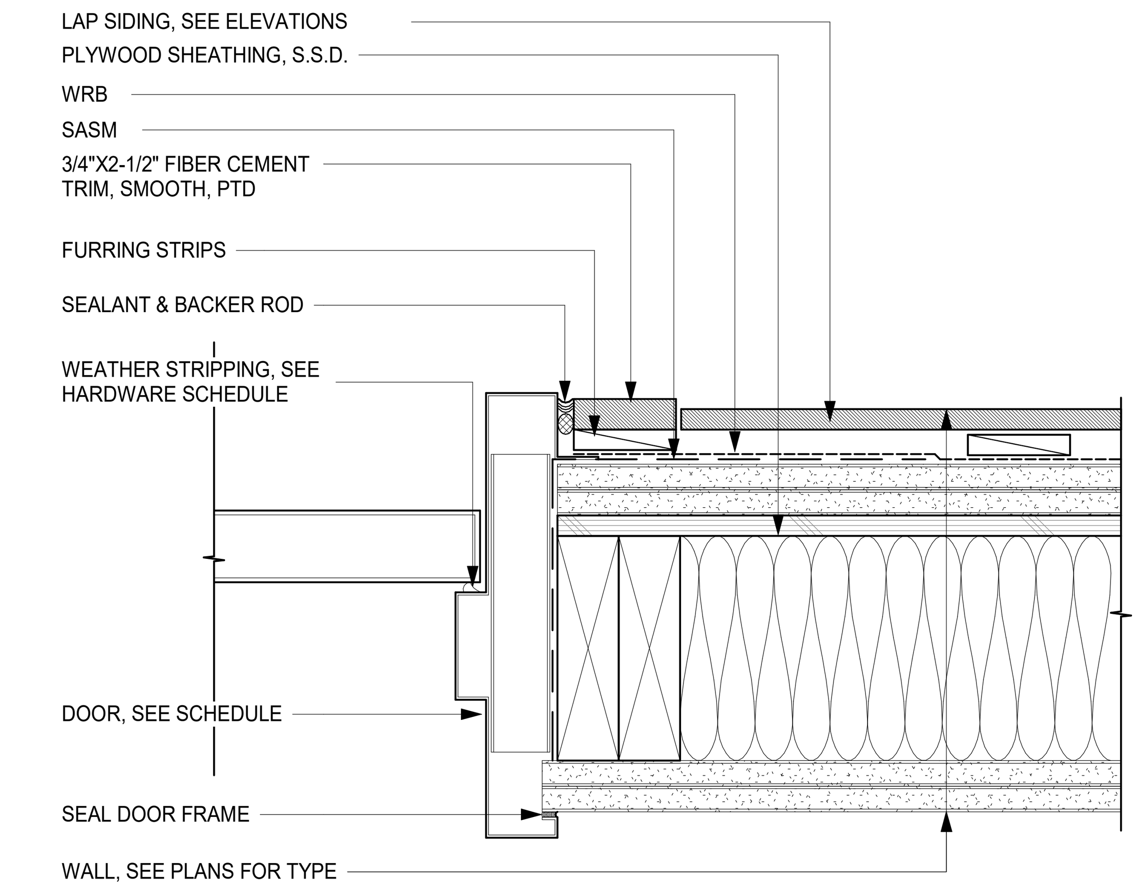
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR HEAD - LAP SIDING 6

3" = 1'-0"



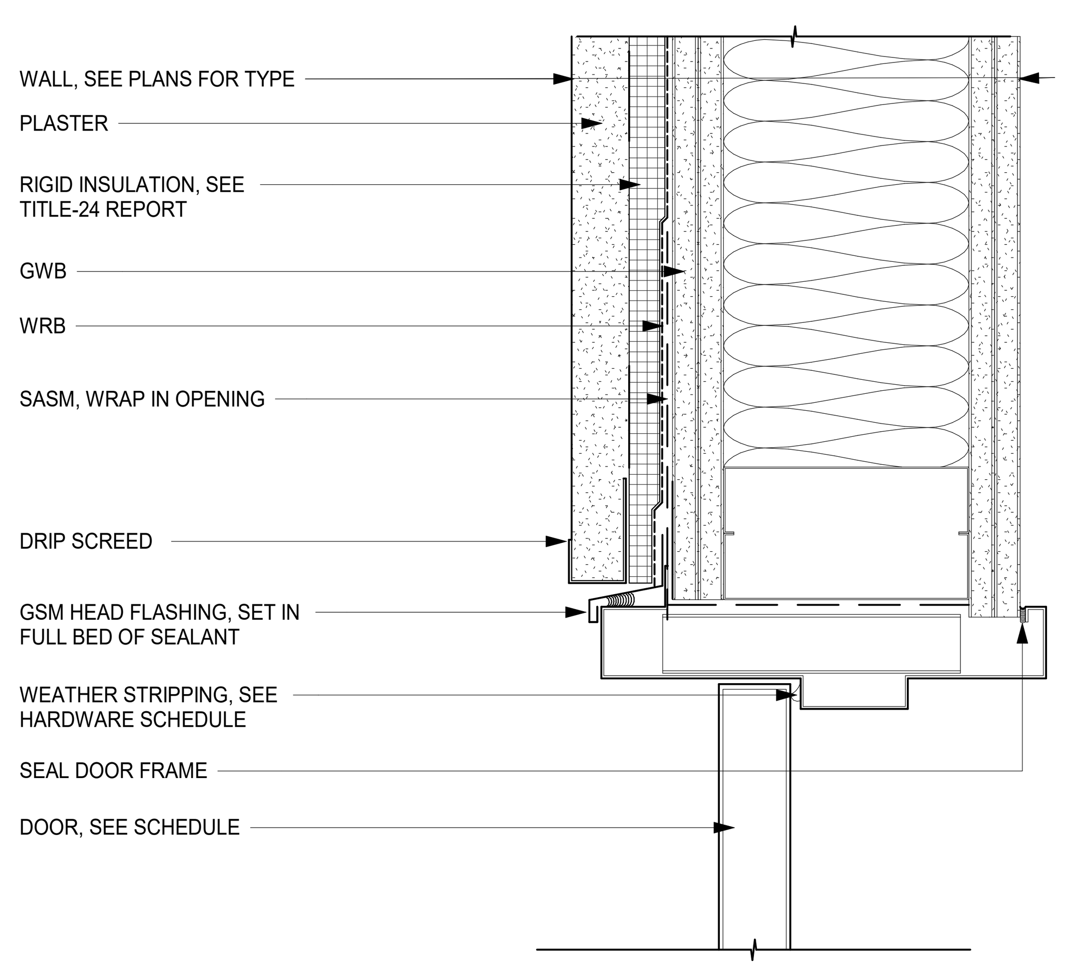
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR JAMB - LAP SIDING 5

3" = 1'-0"



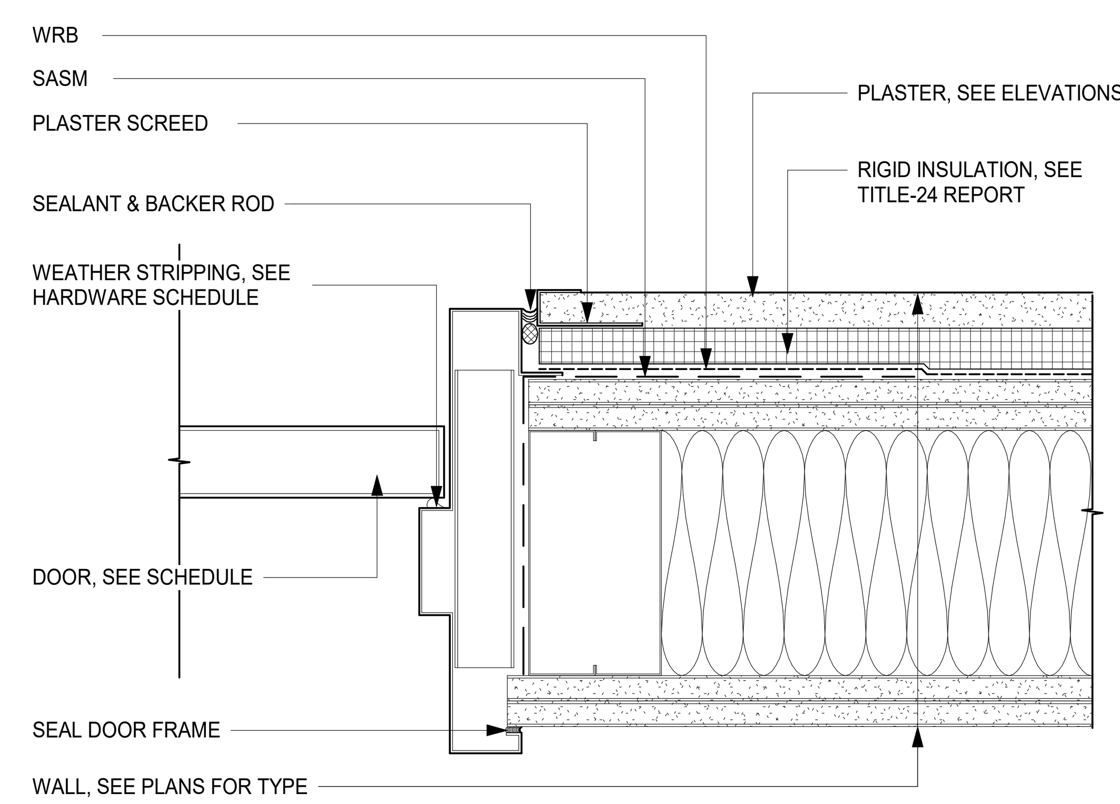
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR HEAD - PLASTER 4

3" = 1'-0"



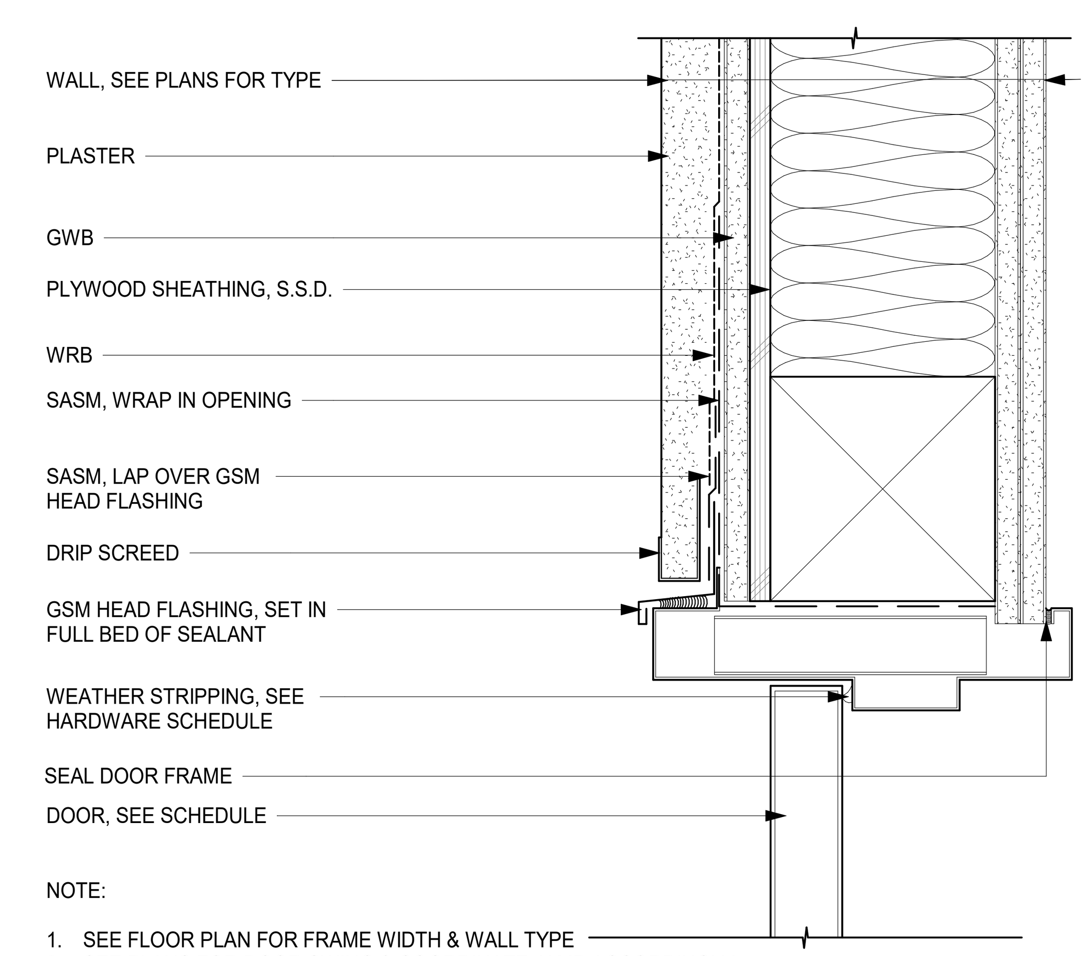
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR JAMB - PLASTER 3

3" = 1'-0"



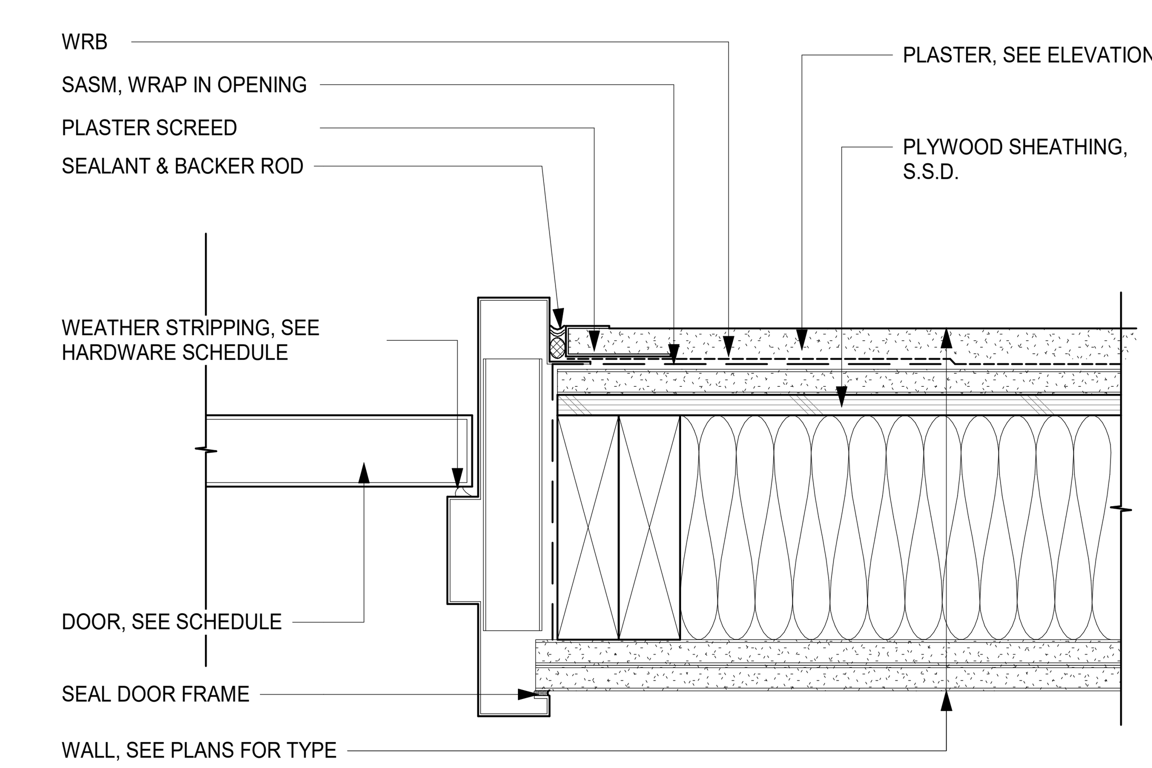
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR HEAD - PLASTER 2

3" = 1'-0"



NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY
3. H.M. DOOR FRAME WELDED AT EXTERIOR OR OTHER WET LOCATIONS

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR H.M. DOOR JAMB - PLASTER 1

3" = 1'-0"

EXTERIOR H.M. DOOR DETAILS

AP8.09

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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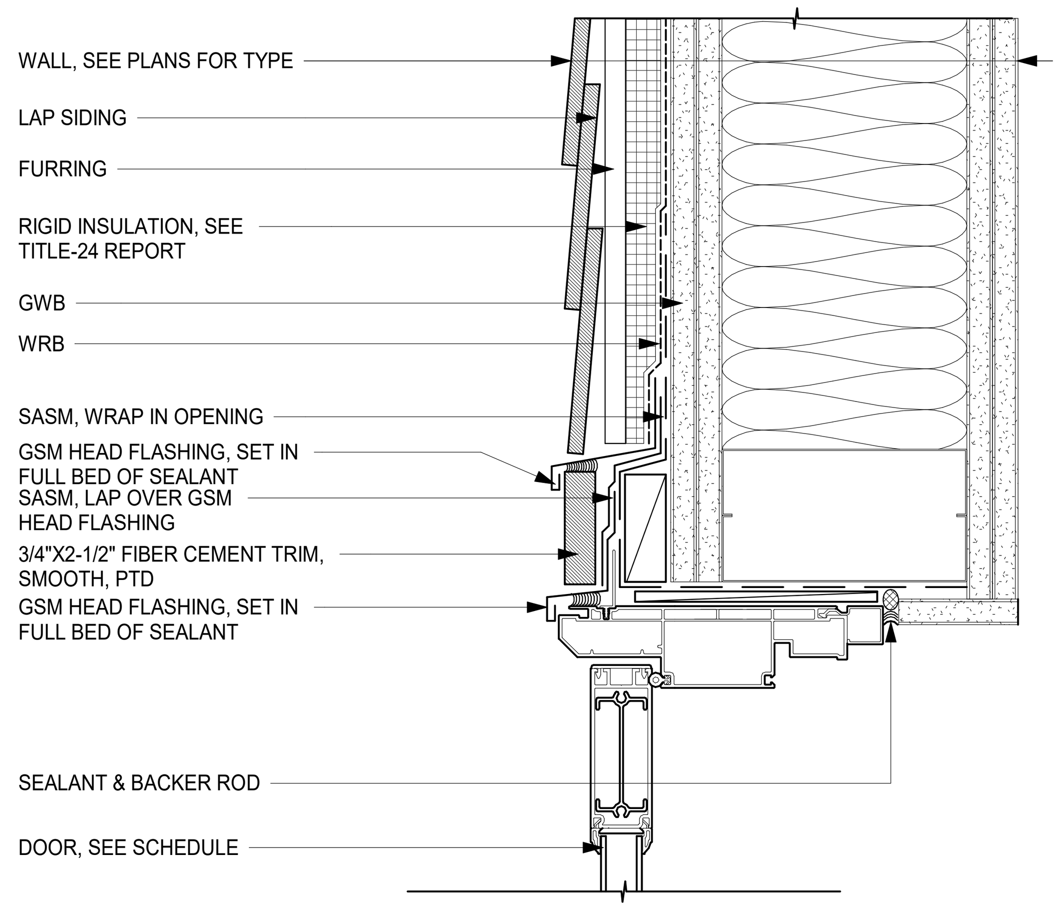
908 OCEAN STREET

SANTA CRUZ, CA

FEBRUARY 20, 2025



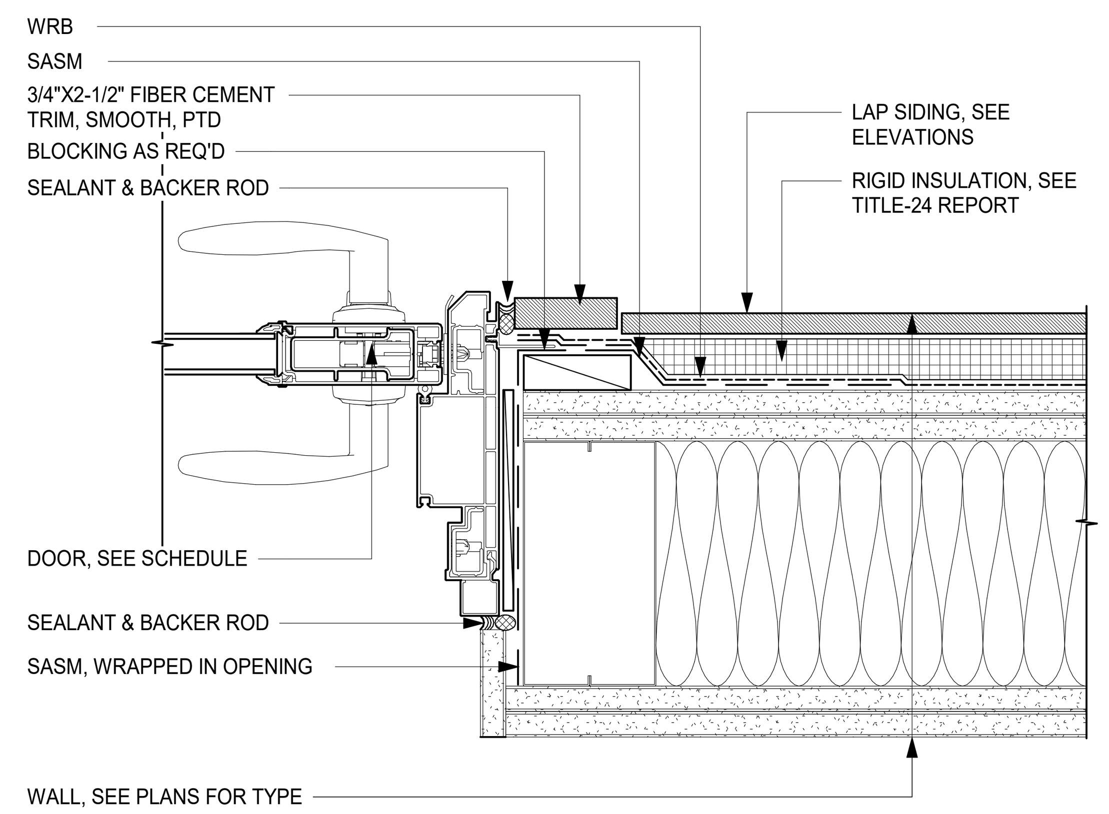
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR HEAD - LAP SIDING 8

3" = 1'-0"



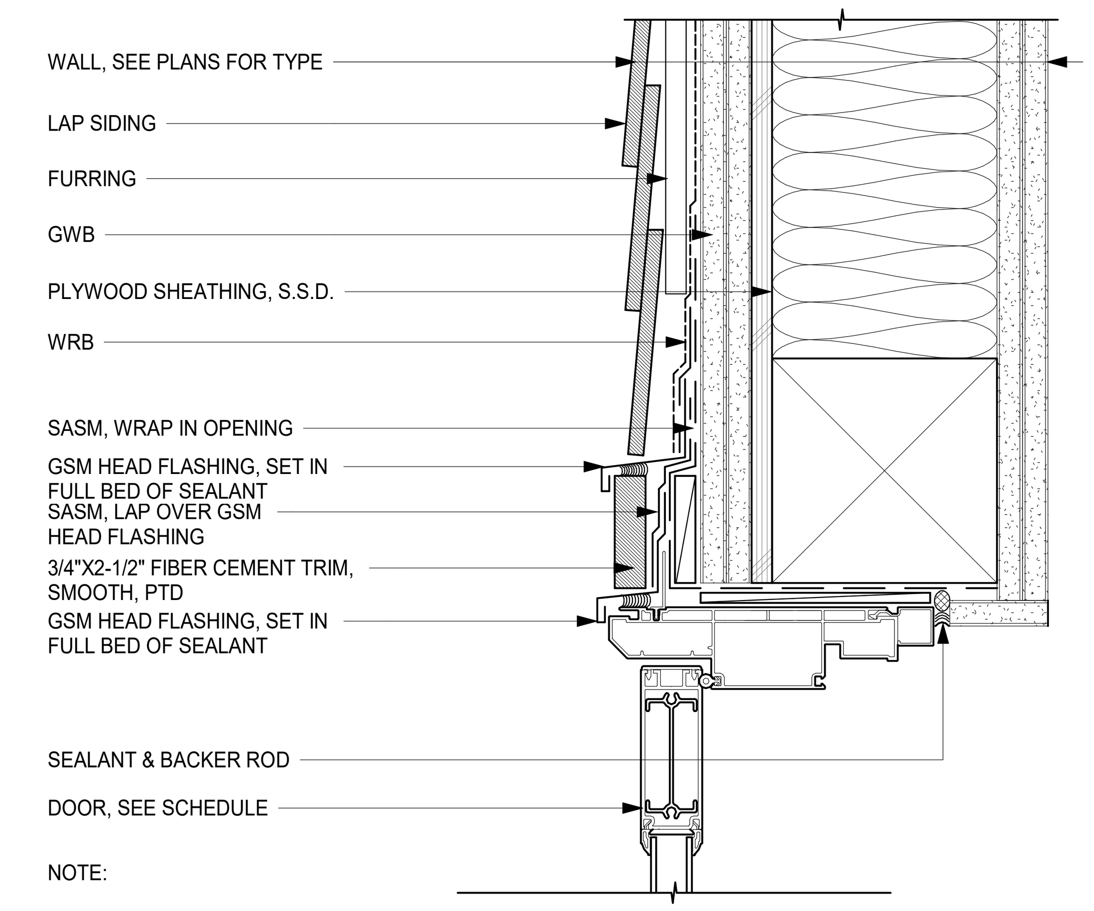
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR JAMB - LAP SIDING 7

3" = 1'-0"



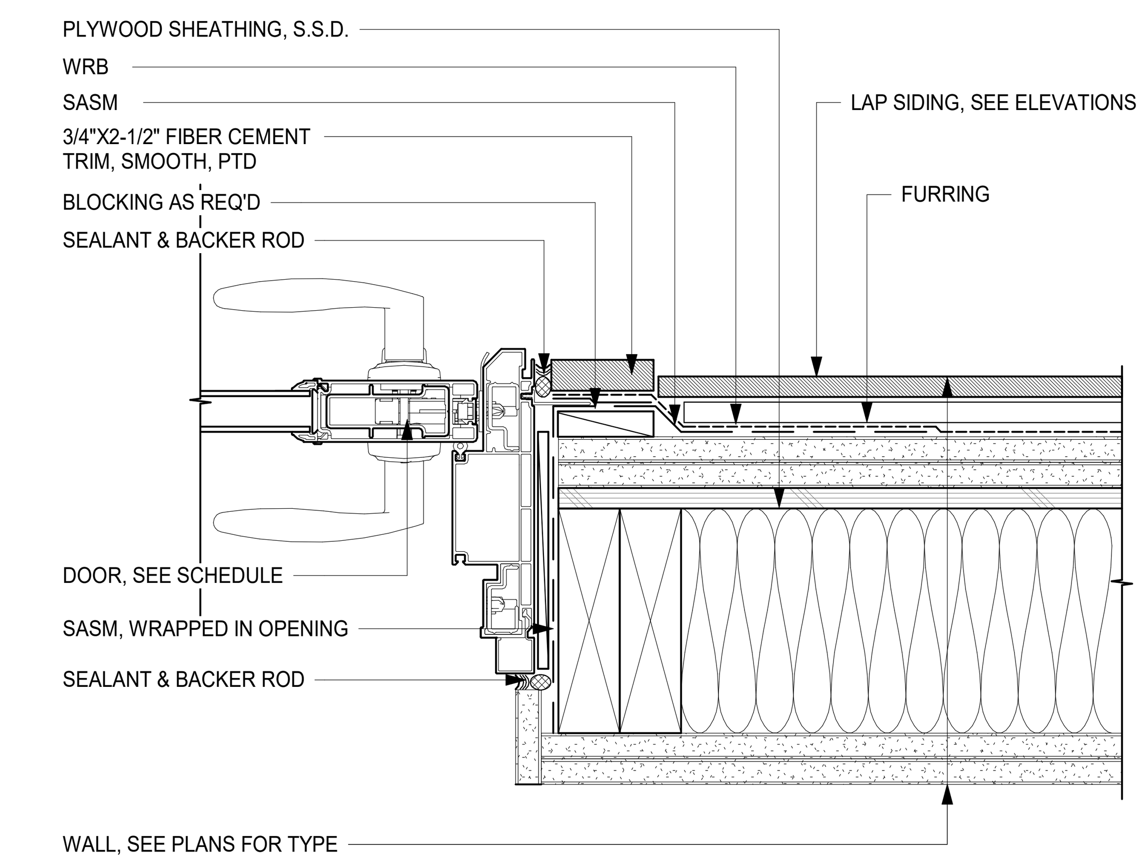
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR HEAD - LAP SIDING 6

3" = 1'-0"



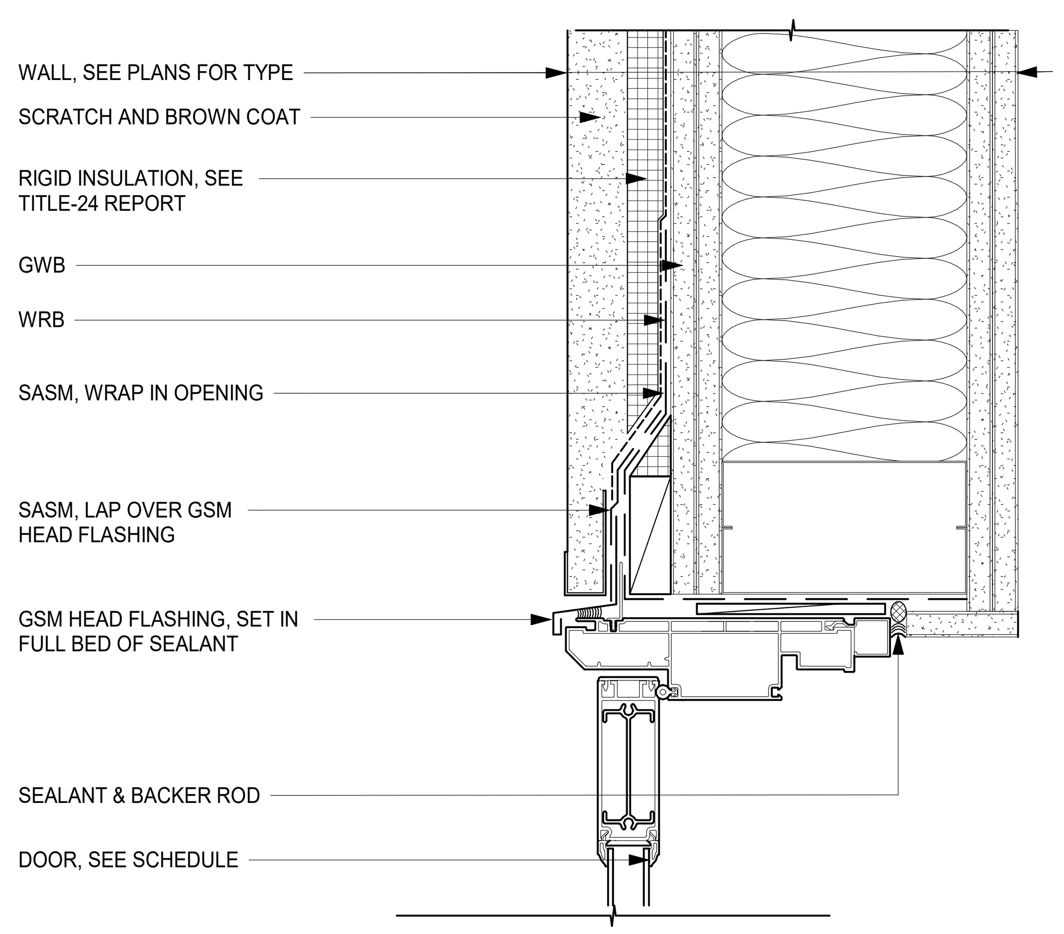
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR HEAD - LAP SIDING 5

3" = 1'-0"



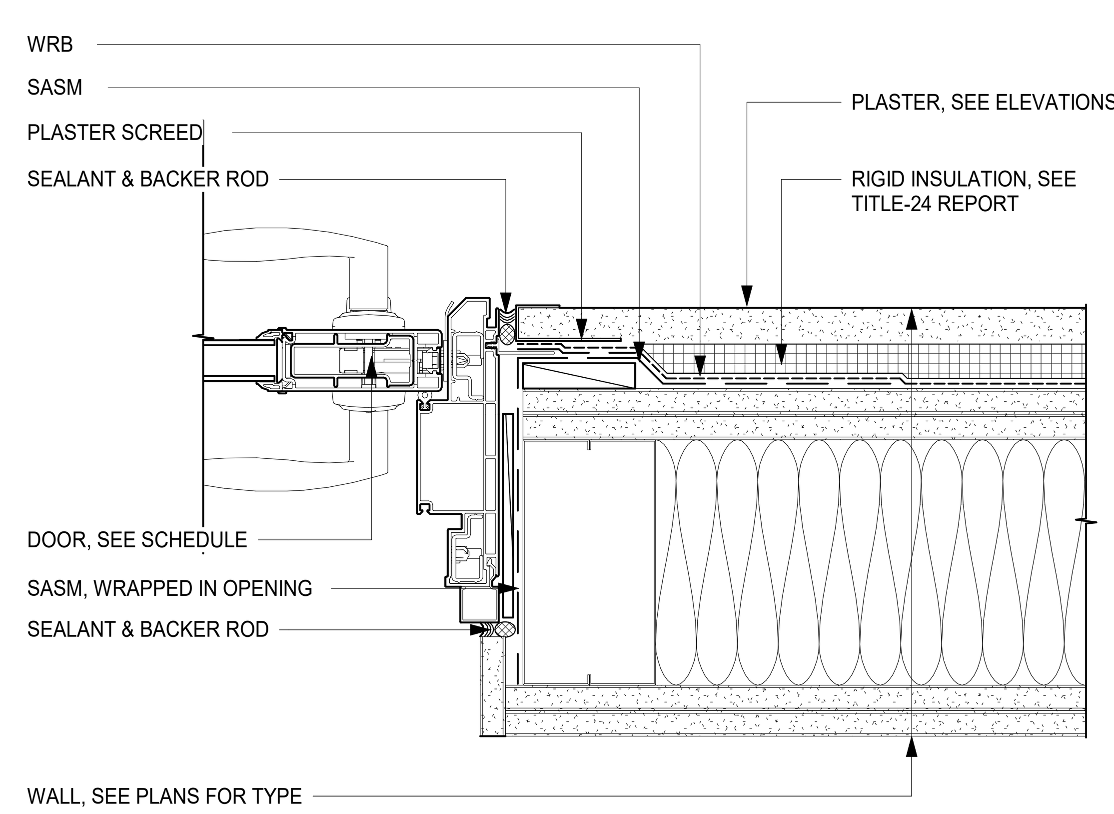
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR HEAD - PLASTER 4

3" = 1'-0"



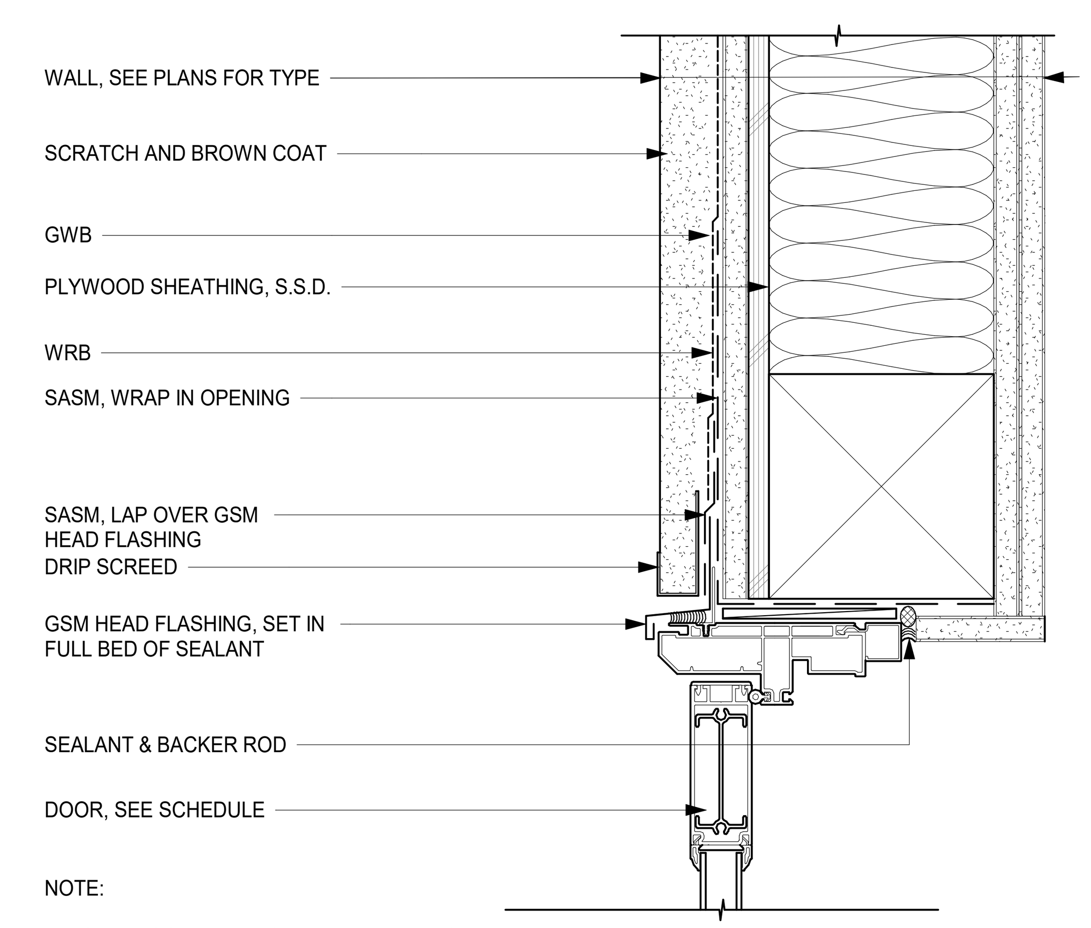
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR JAMB - PLASTER 3

3" = 1'-0"



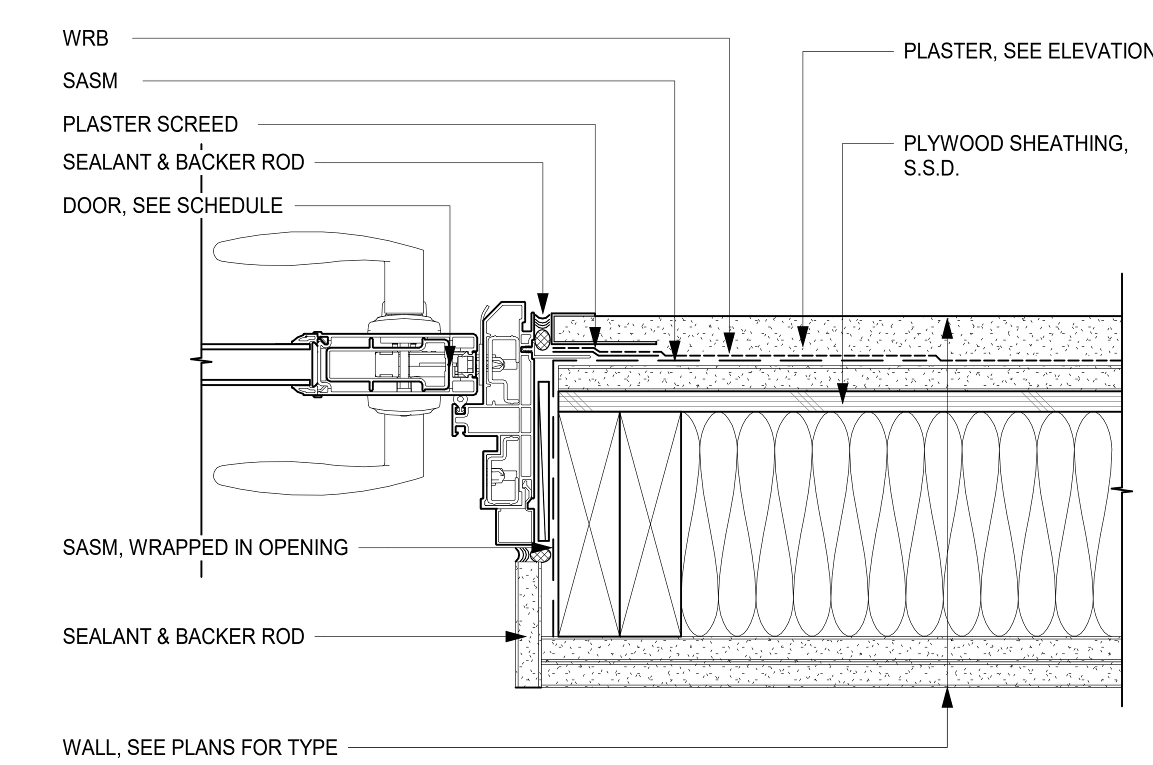
NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR HEAD - PLASTER 2

3" = 1'-0"



NOTE:

1. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE
2. SEE PLANS FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

EXTERIOR VINYL SWING DOOR JAMB - PLASTER 1

3" = 1'-0"

EXTERIOR VINYL SWING DOOR DETAILS

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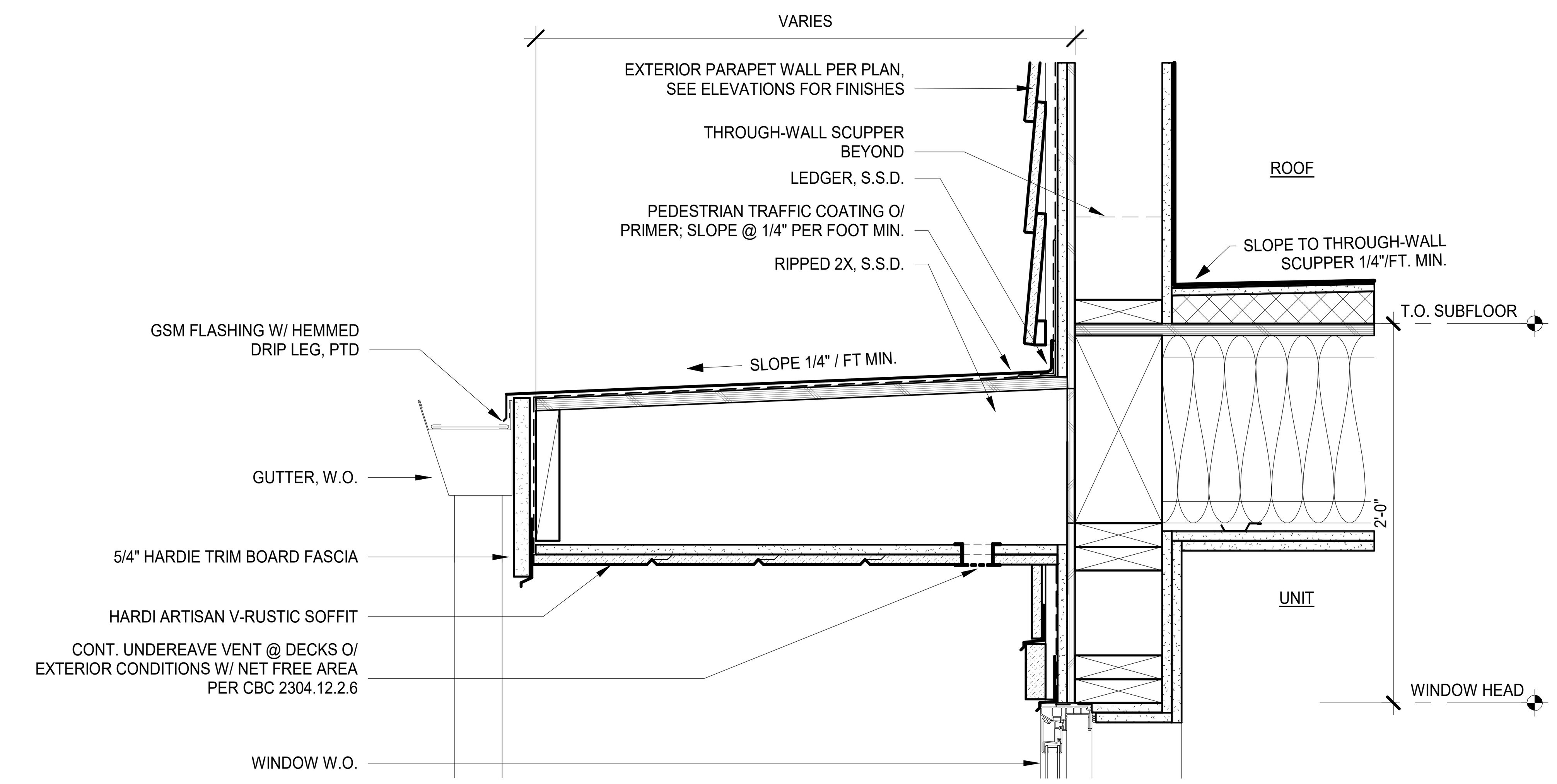
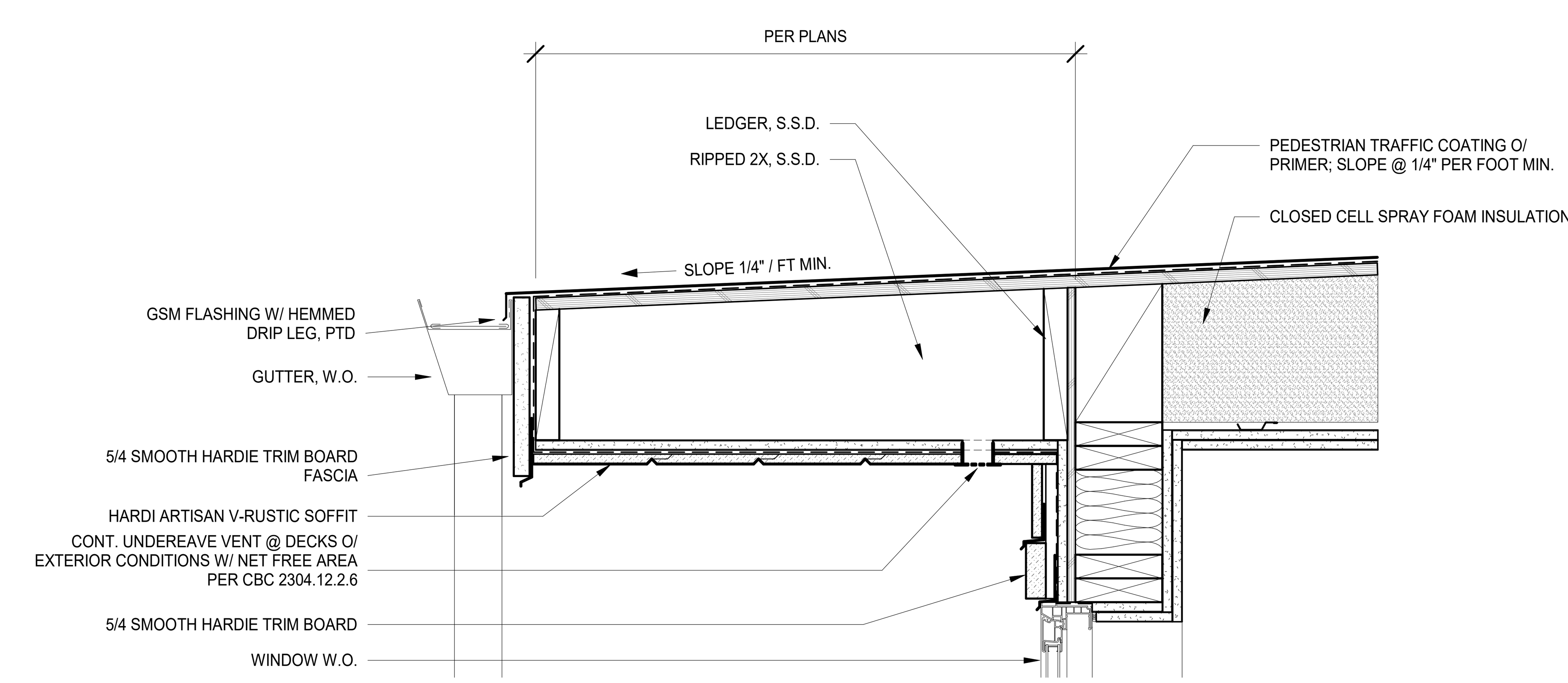
FEBRUARY 20, 2025



ROOF OVERHANG AT PARAPET WALL 2

1 1/2" = 1'-0"



FLAT ROOF AND EAVE 1

1 1/2" = 1'-0"

DECK AND ROOF DETAILS

AP8.11

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

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FEBRUARY 20, 2025

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.

LANDSCAPE NOTES & LEGENDS

ARCHITECTURE

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SANTA CRUZ, CALIFORNIA

FEBRUARY 20, 2025

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/ ANGULAR BANDING PATTERN	
	VEHICULAR CONCRETE PAVERS: MORTAR SET OVER CONC. SLAB	
	PEDESTRIAN CONCRETE PAVER: SAND SET OVER CONC. SLAB	
	AC PAVING	
	DETECTABLE WARNING PAVER	
	WOOD 'BOARDWALK' ENTRY WALKWAYS AND RAISED WOOD DECK SEATING PATIOS	
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 TILE PAVING WITH 'WOOD LOOK' FINISH	
MTL	METAL EDGE RESTRAINT MOUNTED ON CONCRETE CURB	

SITE FURNISHING LEGEND

KEY	DESCRIPTION	MODEL	MANUFACTURER	DETAIL# / SHEET #	QTY
	BIKE RACK	RING BIKE RACK	LANDSCAPE FORMS		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	-		-
	PREFABRICATED PLANTER POT	TBD	TBD		SEE PLAN
	RAISED PLANTER	TBD	TBD		SEE PLAN
	CATERNARY LIGHT	TBD	TBD		SEE PLAN
	12' TALL PEDESTRIAN POLE 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

TREE, SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

TREES

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE	NO. LEVEL 1	NO. LEVEL 2	NO. LEVEL 5	TOTAL / TREE
	EXISTING TREE TO REMAIN	PLATANUS X HISPANICA	LONDON PLANE	N/A	N/A	N/A	N/A	2	-	-	2
	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	36" BOX	AS SHOWN	L	25'-40' H	-	3	-	3
	BET NIG	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	36" BOX	AS SHOWN	H	35'-40' H	21	-	-	21
	CIT SP.	CITRUS SP.	LEMON / LIME	24" BOX	AS SHOWN	M	10'-15' H	-	8	3	11
	COR KOU	CORNUS KOUSA	KOUSA DOGWOOD	36" BOX	AS SHOWN	M	30' H	3	-	-	3
	MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX	AS SHOWN	M	20'-25' H	14	9	-	23
	MEL QUI	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	36" BOX	AS SHOWN	L	20-40' H	20	-	-	20
	PLA ACE	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	48" BOX	AS SHOWN	M	40-50' H	15	-	-	15
	SEQ SEM	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE COAST REDWOOD	48" BOX	AS SHOWN	H	50'-100' H	2	-	-	2
TOTAL / LEVEL								77	20	3	100

STREETSCAPE PLANTING

HATCH	KEY	SCIENTIFIC NAME	COMMON 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

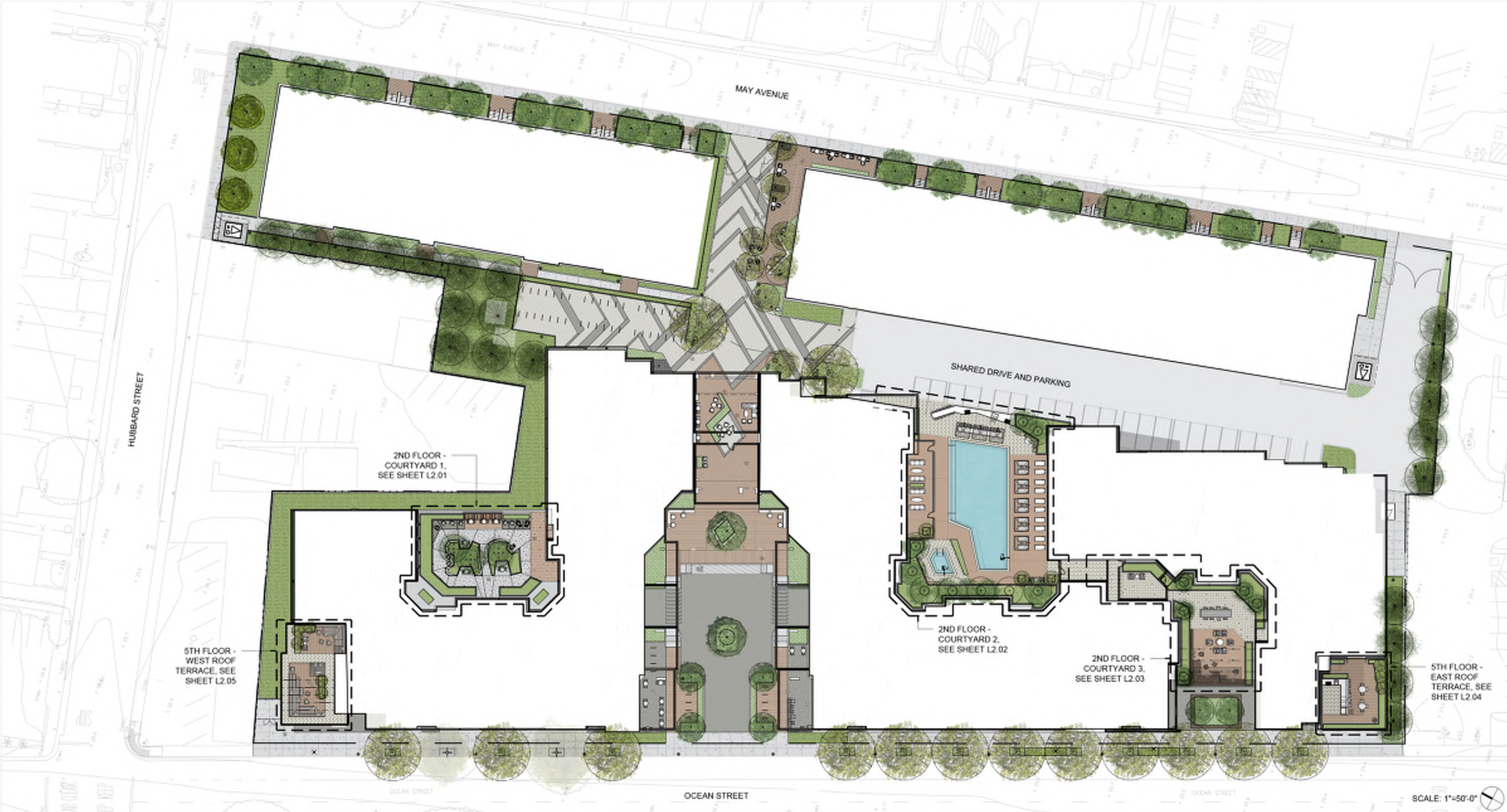
SUN - SHRUB, GRASSES, PERENNIALS & GROUNDCOVER PLANTING SCHEDULE

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



OVERALL COMPOSITE SITE PLAN

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

L1.00

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SANTA CRUZ, CALIFORNIA

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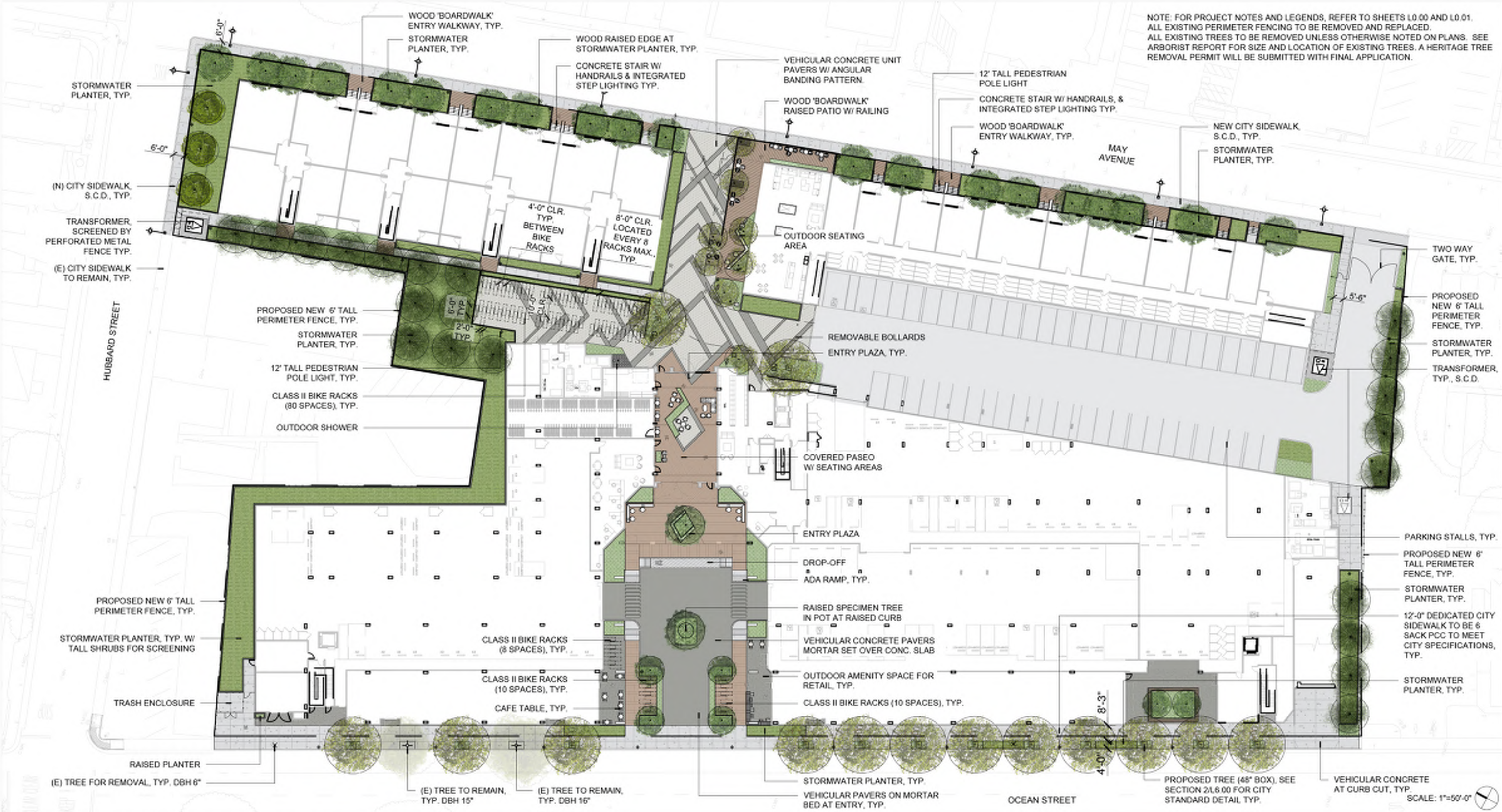

LANDSCAPE MATERIALS PLAN - GROUND FLOOR

L2.00

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

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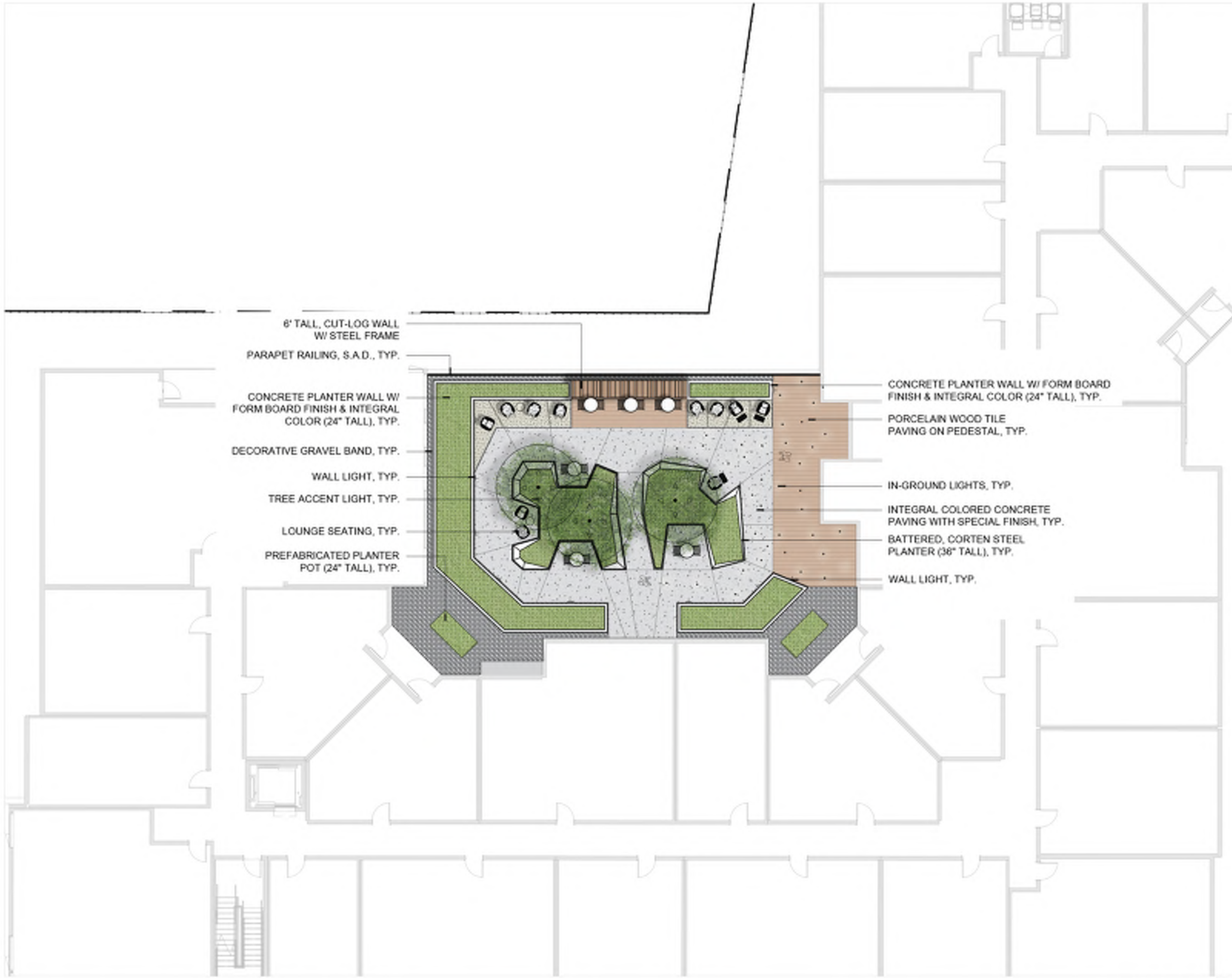

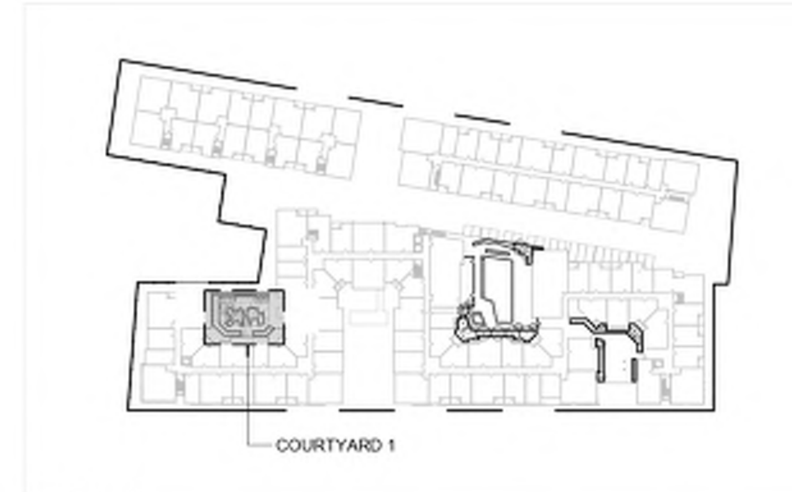

KEYPLAN

SCALE: 1"=20'-0"

LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 1

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

L2.01

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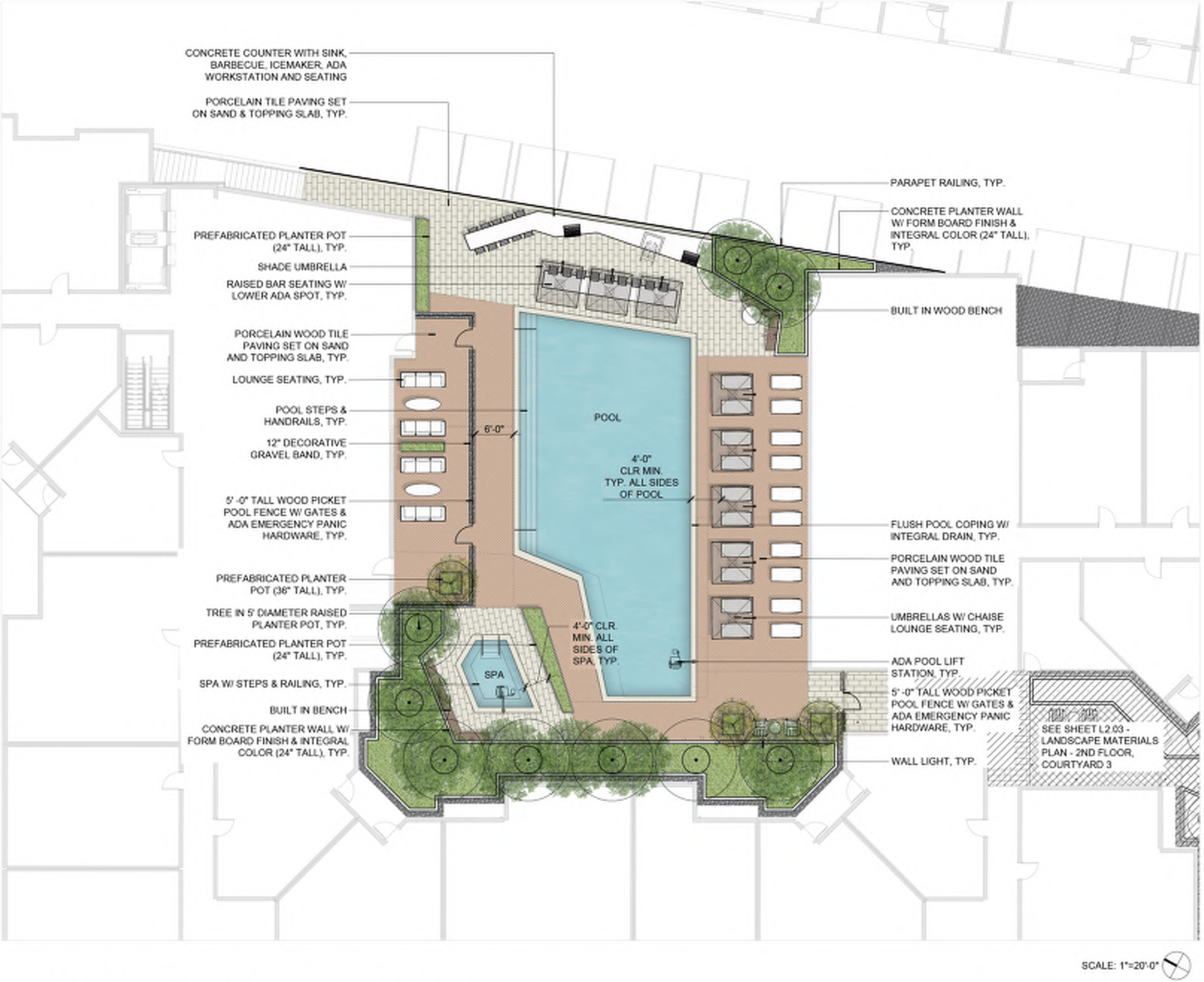

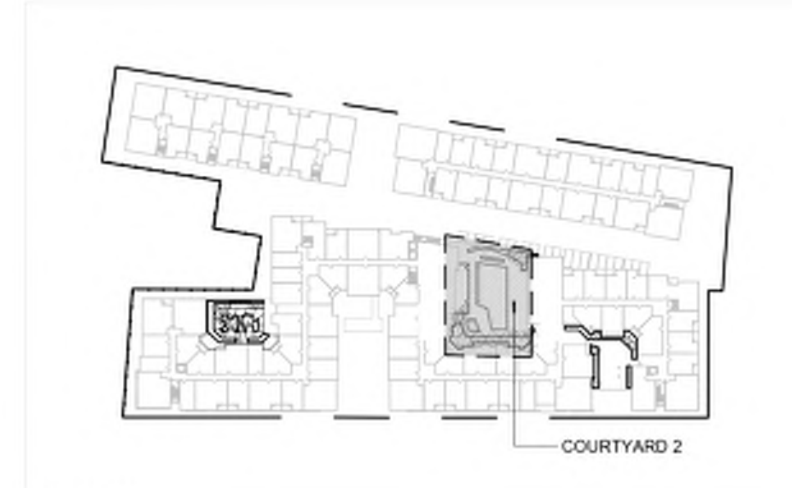

KEYPLAN

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

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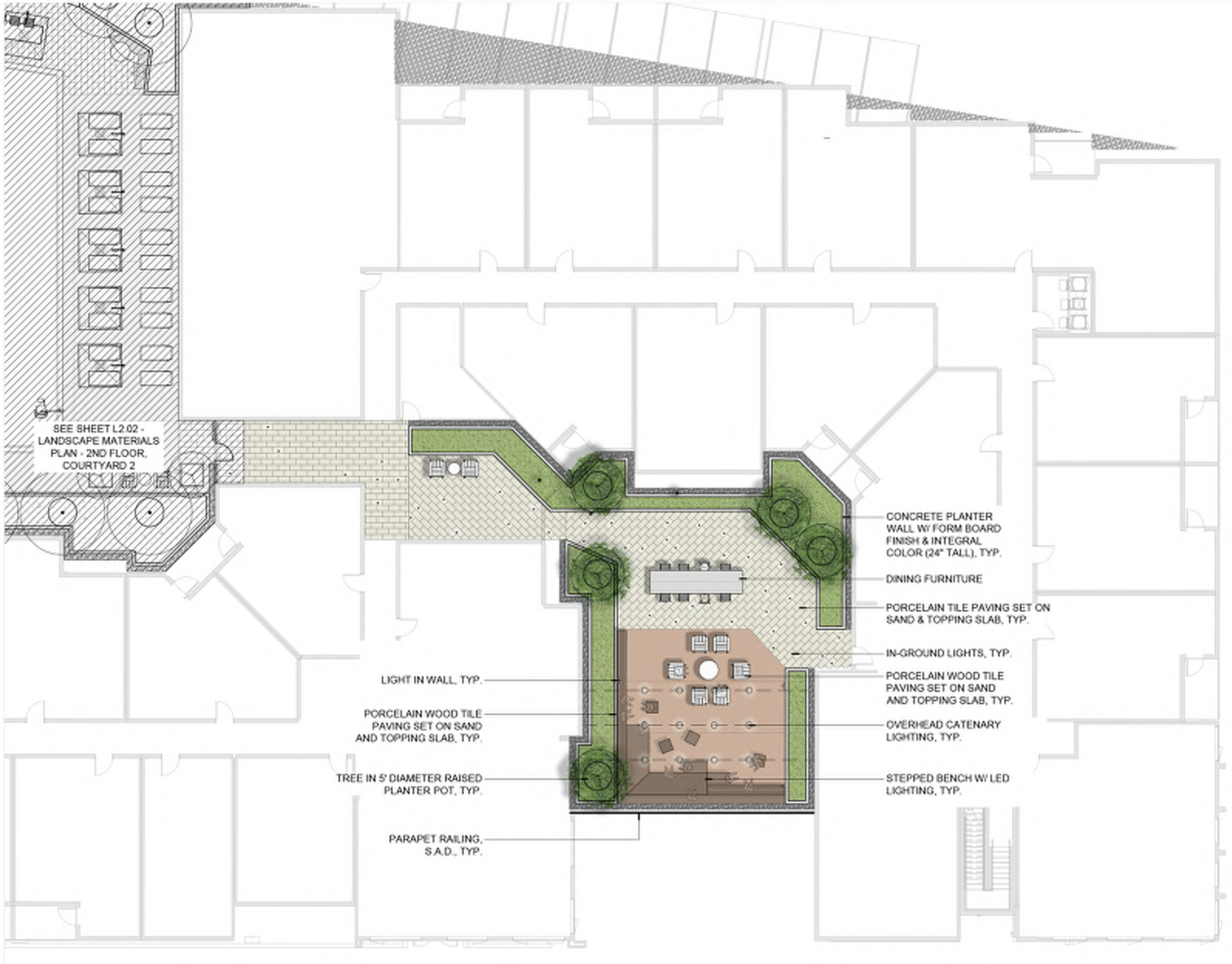

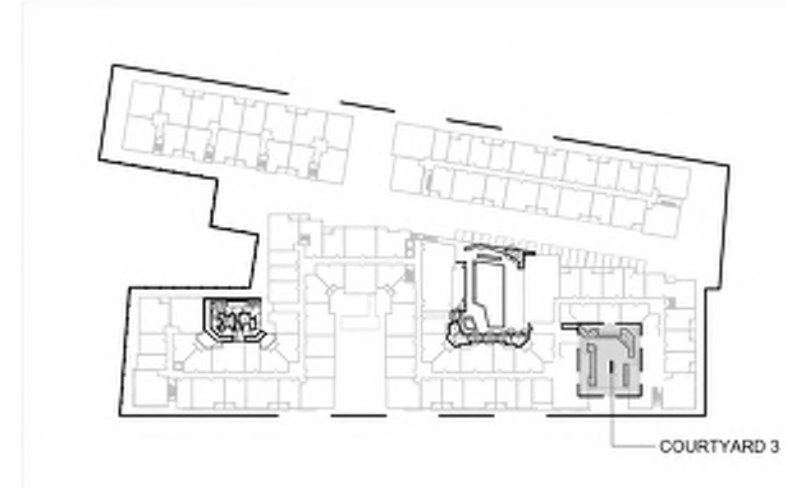

KEYPLAN

SCALE: 1"=20'-0"

LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 3

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

L2.03

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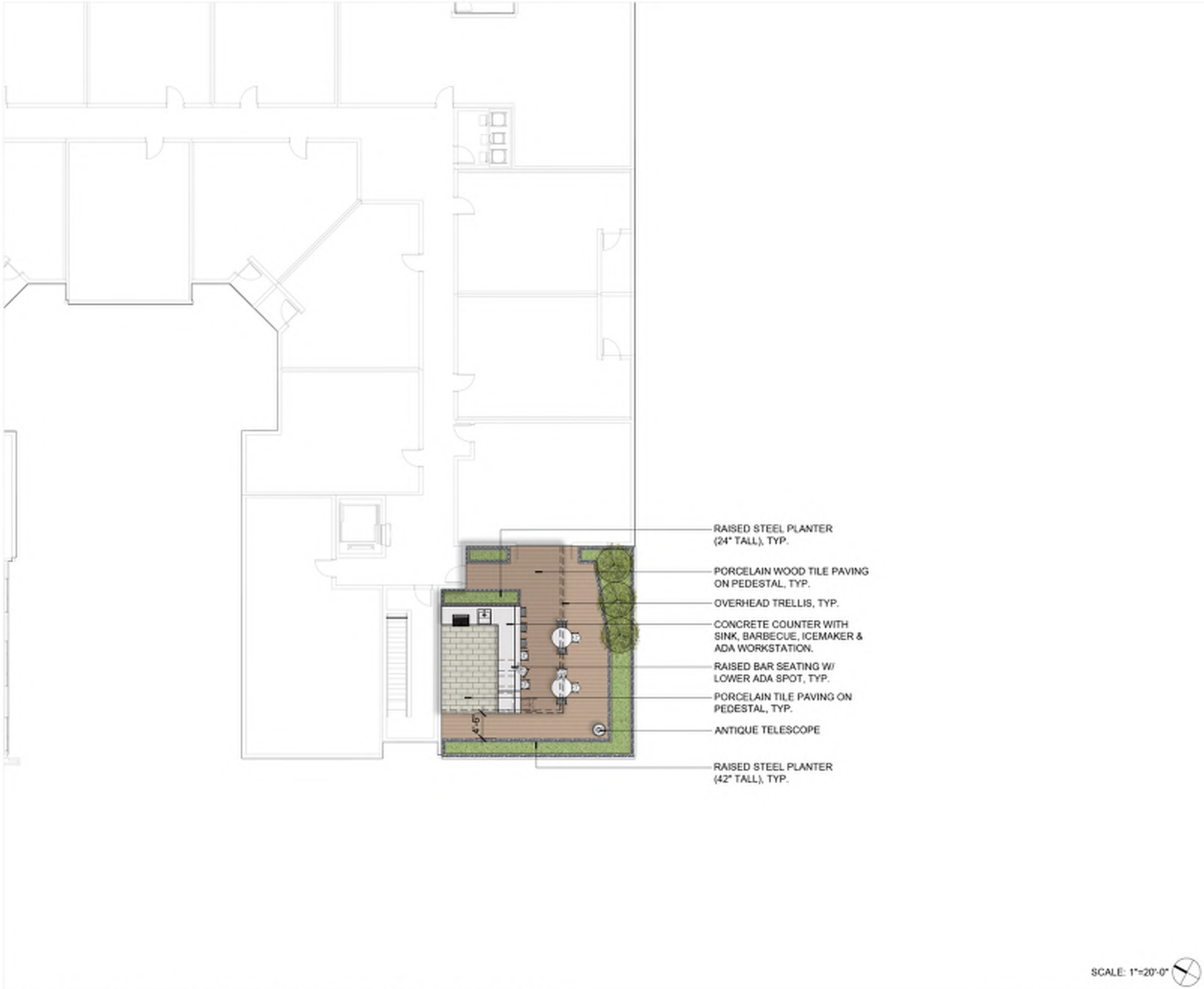

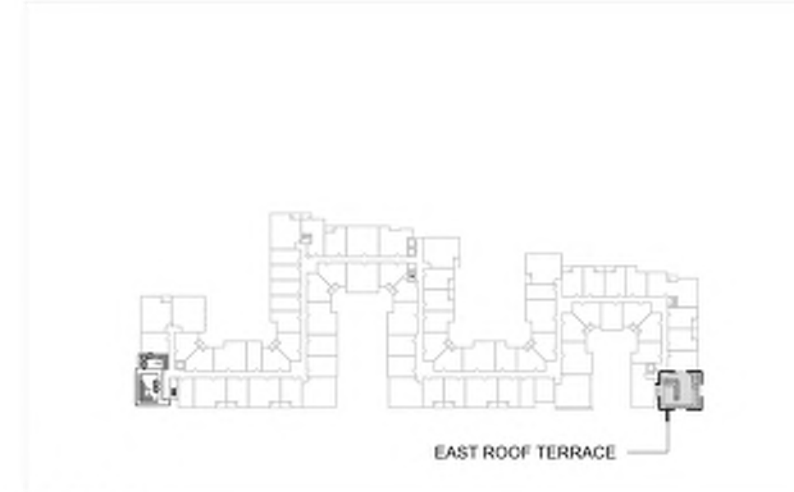

KEYPLAN

LANDSCAPE MATERIALS PLAN - 5TH FLOOR, EAST ROOF TERRACE

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

L2.04

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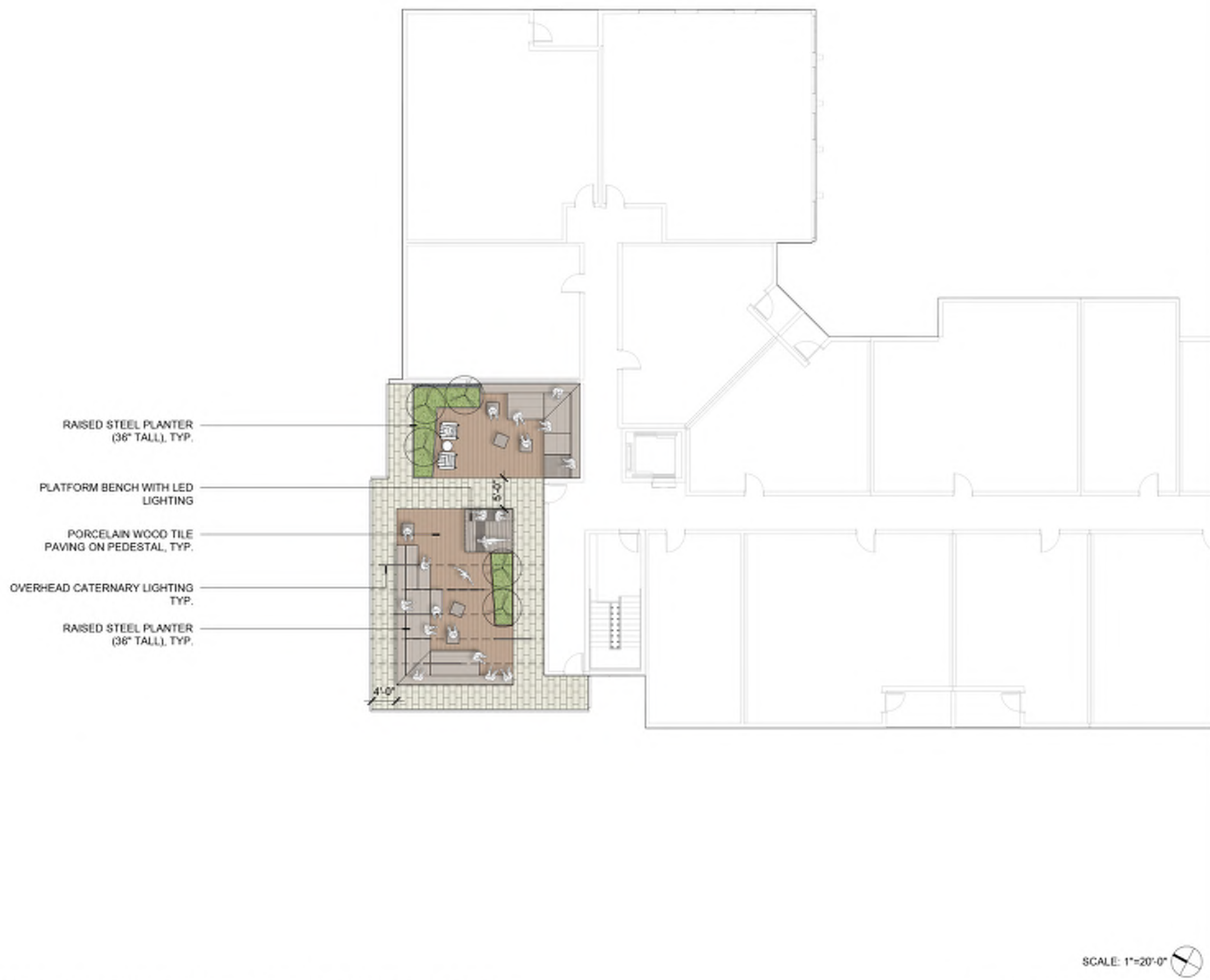

KEYPLAN

LANDSCAPE MATERIALS PLAN - 5TH FLOOR, WEST ROOF TERRACE

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

L2.05

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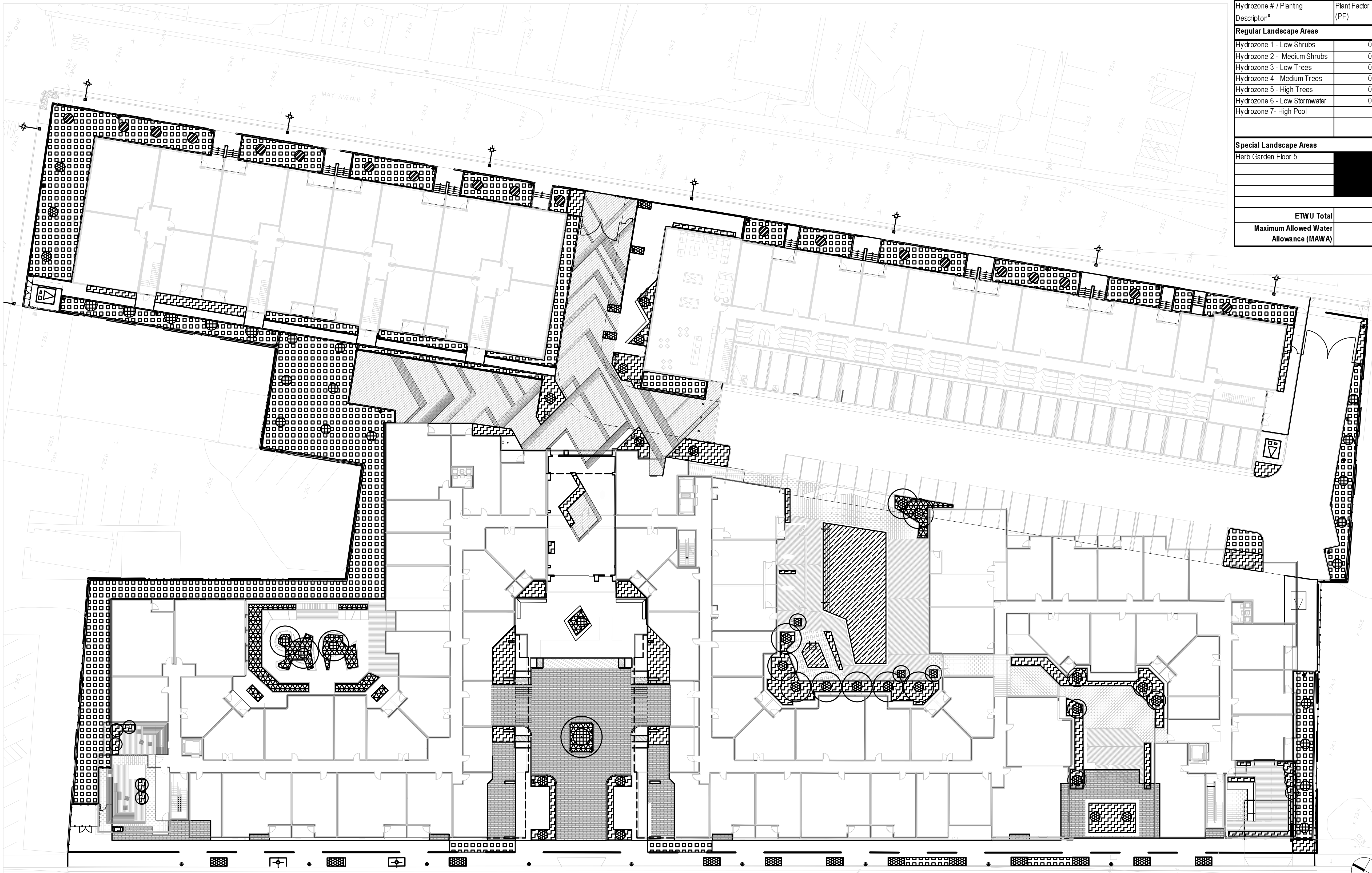
California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		40.8	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hydrozone 1 - Low Shrubs	0.2	Drip	0.81	0.25	6294	1554	39312
Hydrozone 2 - Medium Shrubs	0.4	Drip	0.81	0.49	1264	624	15790
Hydrozone 3 - Low Trees	0.2	Drip	0.81	0.25	361	89	2255
Hydrozone 4 - Medium Trees	0.3	Drip	0.81	0.37	1065	394	9978
Hydrozone 5 - High Trees	0.8	Drip	0.81	0.99	547	540	13666
Hydrozone 6 - Low Stormwater	0.3	Drip	0.81	0.37	15578	5770	145949
Hydrozone 7- High Pool	1	Drip	0.81	1.23	1828	2257	57088
				Totals	26937	11229	284037
Special Landscape Areas							
Herb Garden Floor 5	[redacted]			1	45	45	1138
				1		0	0
				1		0	0
				1		0	0
				Totals	45	45	1138
ETWU Total							285175
Maximum Allowed Water Allowance (MAWA)							375907

MODEL WATER EFFICIENT LANDSCAPE ORDNANCE COMPLIANCE

IRRIGATION HYDROZONE LEGEND			
KEY	ZONE	IRRIGATION TYPE	TOTAL AREA SQFT ON PROJECT
	HYDROZONE 1 - LOW SHRUBS	DRIP	6,294
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	1264
	HYDROZONE 3 - LOW TREES	DRIP	361
	HYDROZONE 4 - MEDIUM TREES	DRIP	1065
	HYDROZONE 5- HIGH TREES	DRIP	547
	HYDROZONE 6 - LOW STORMWATER	DRIP	15,578
	HYDROZONE 7 - HIGH POOL	DRIP	1,828
	HYDROZONE 8 - SPECIAL LANDSCAPE AREA	DRIP	45



LANDSCAPE IRRIGATION PLAN - HYDROZONE

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.

L3.00

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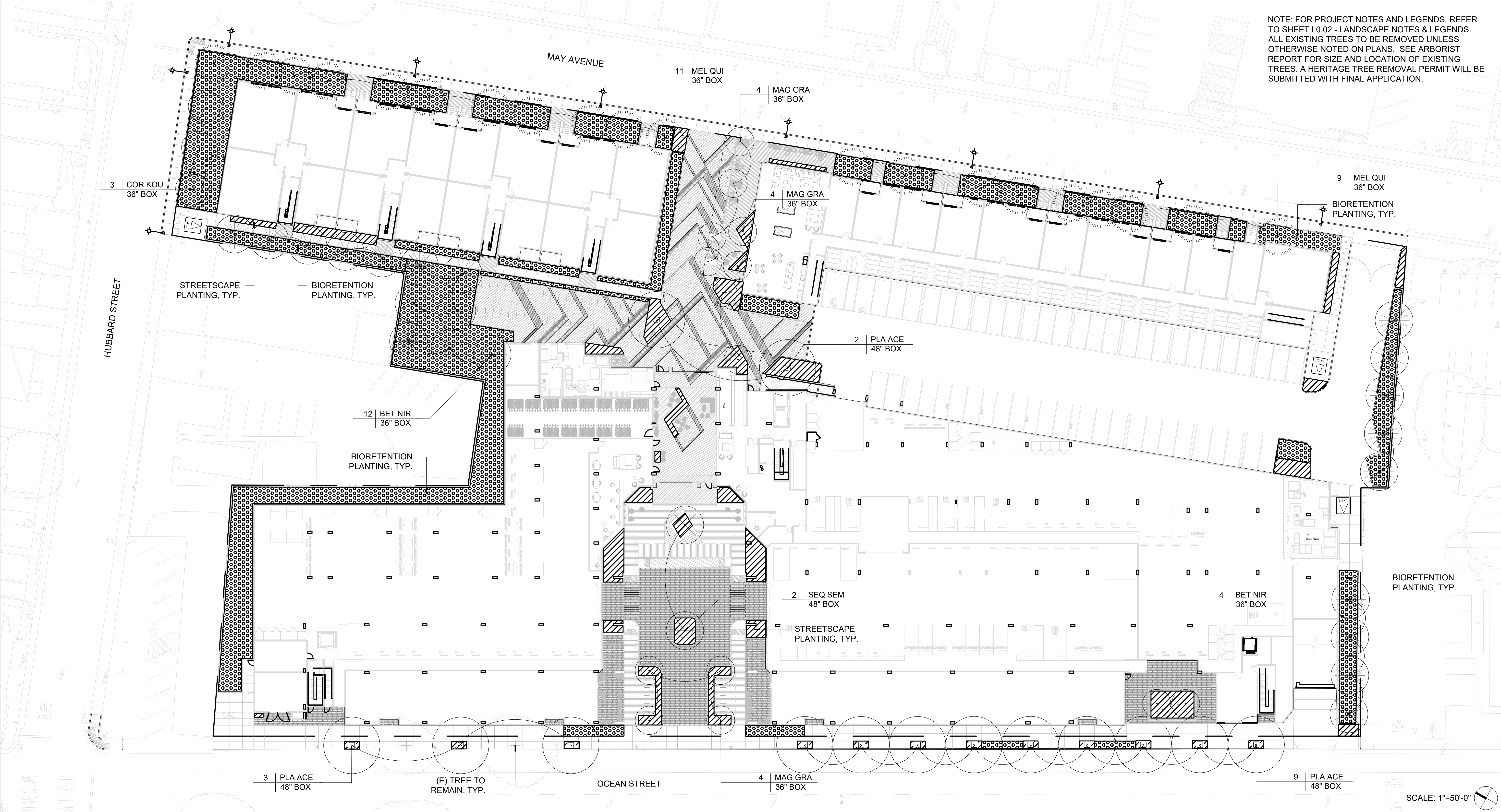

LANDSCAPE PLANTING PLAN - GROUND FLOOR

L4.00

BDE ARCHITECTURE

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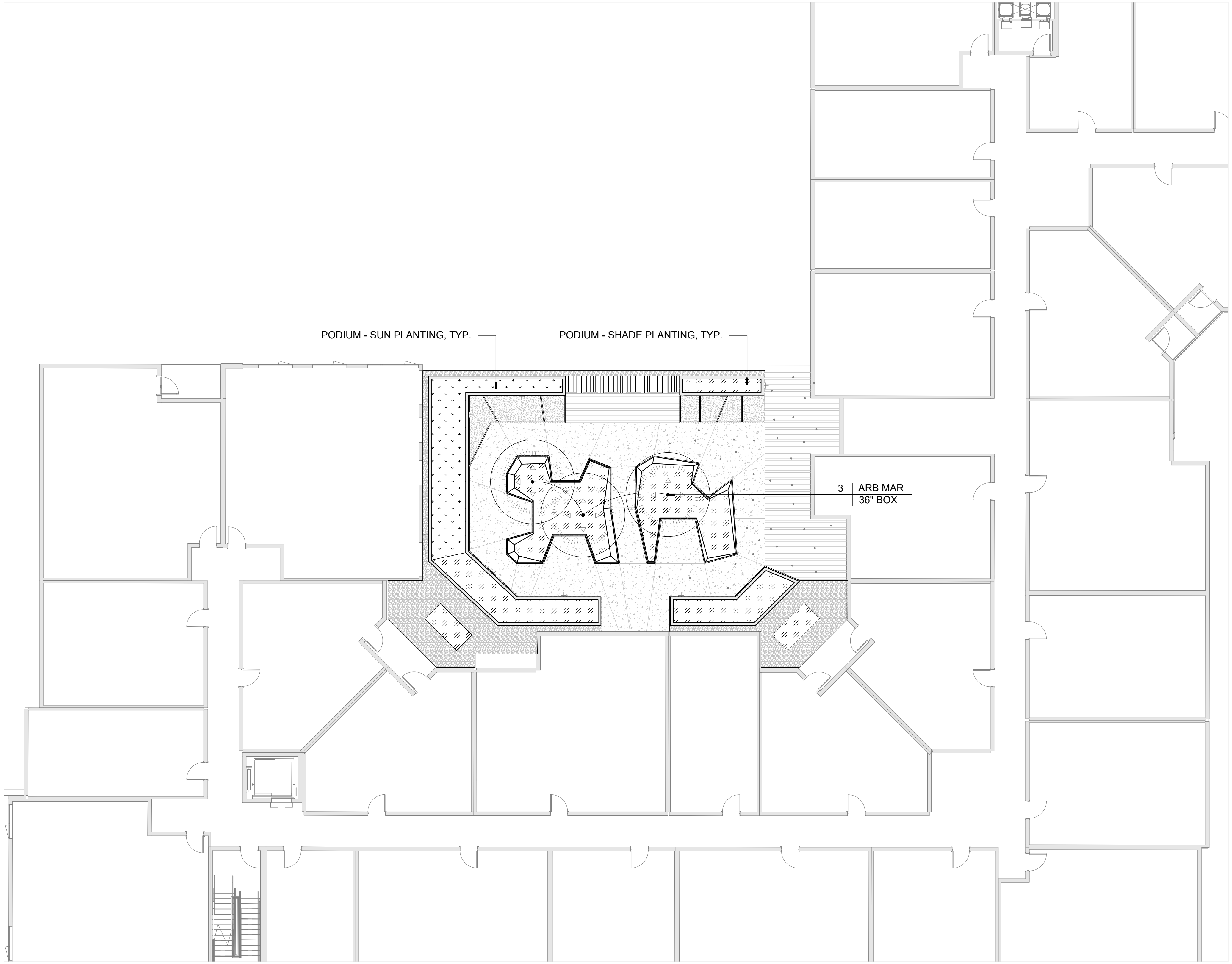

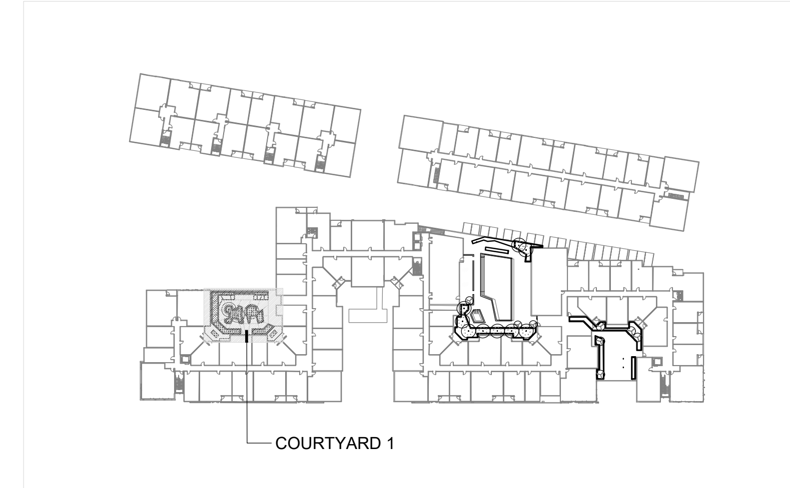

KEYPLAN

SCALE: 1"=20'-0"

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

LANDSCAPE PLANTING PLAN - 2ND FLOOR, COURTYARD 1

L4.01

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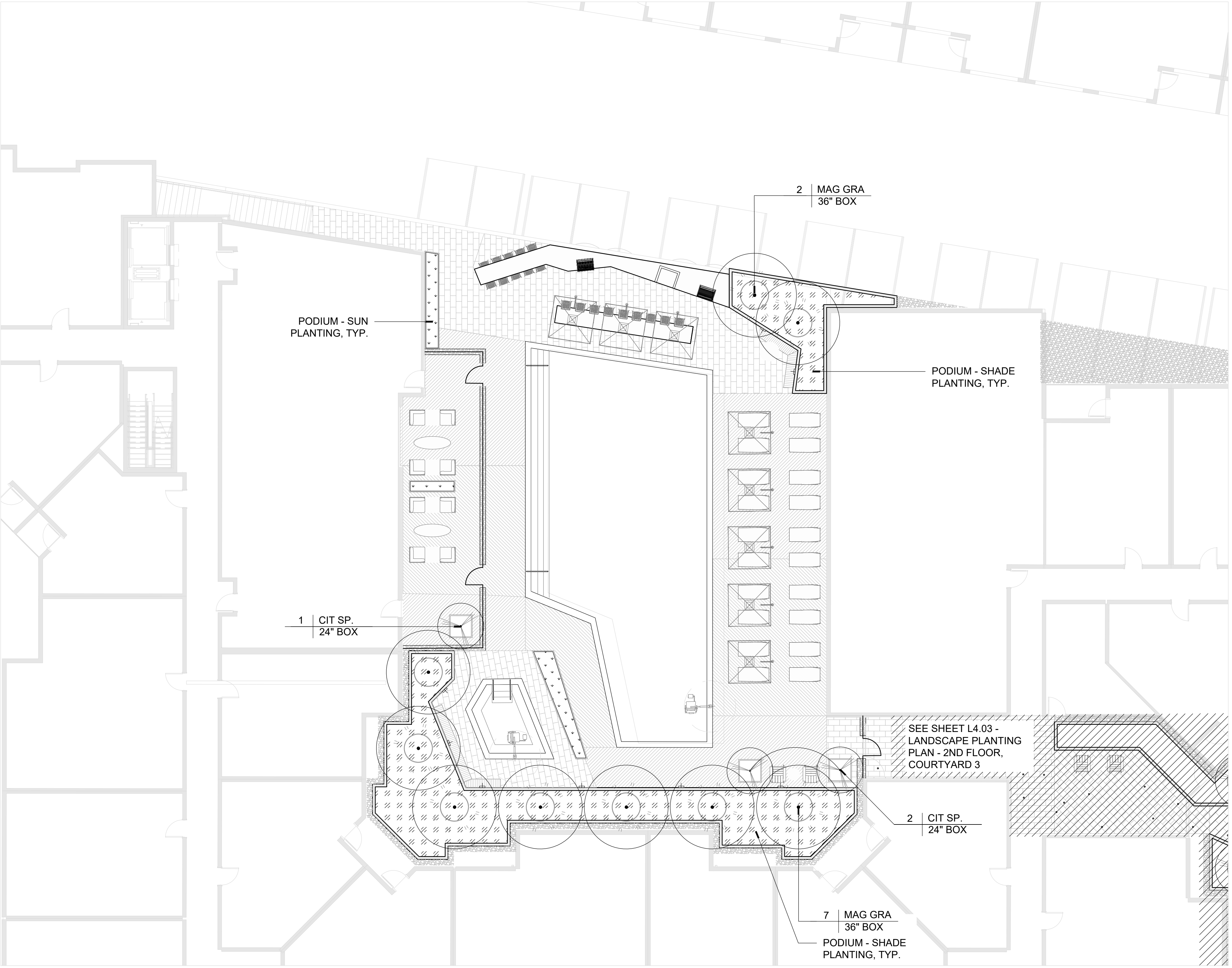

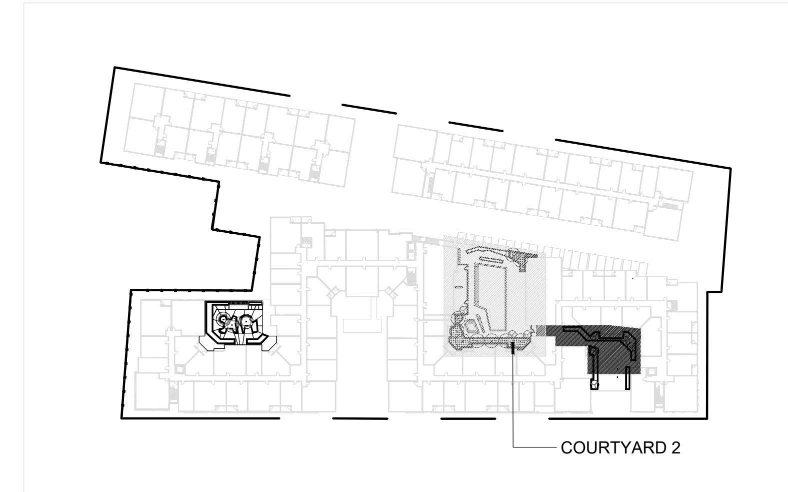

KEYPLAN

SCALE: 1"=20'-0"

LANDSCAPE PLANTING PLAN - 2ND FLOOR, COURTYARD 2

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

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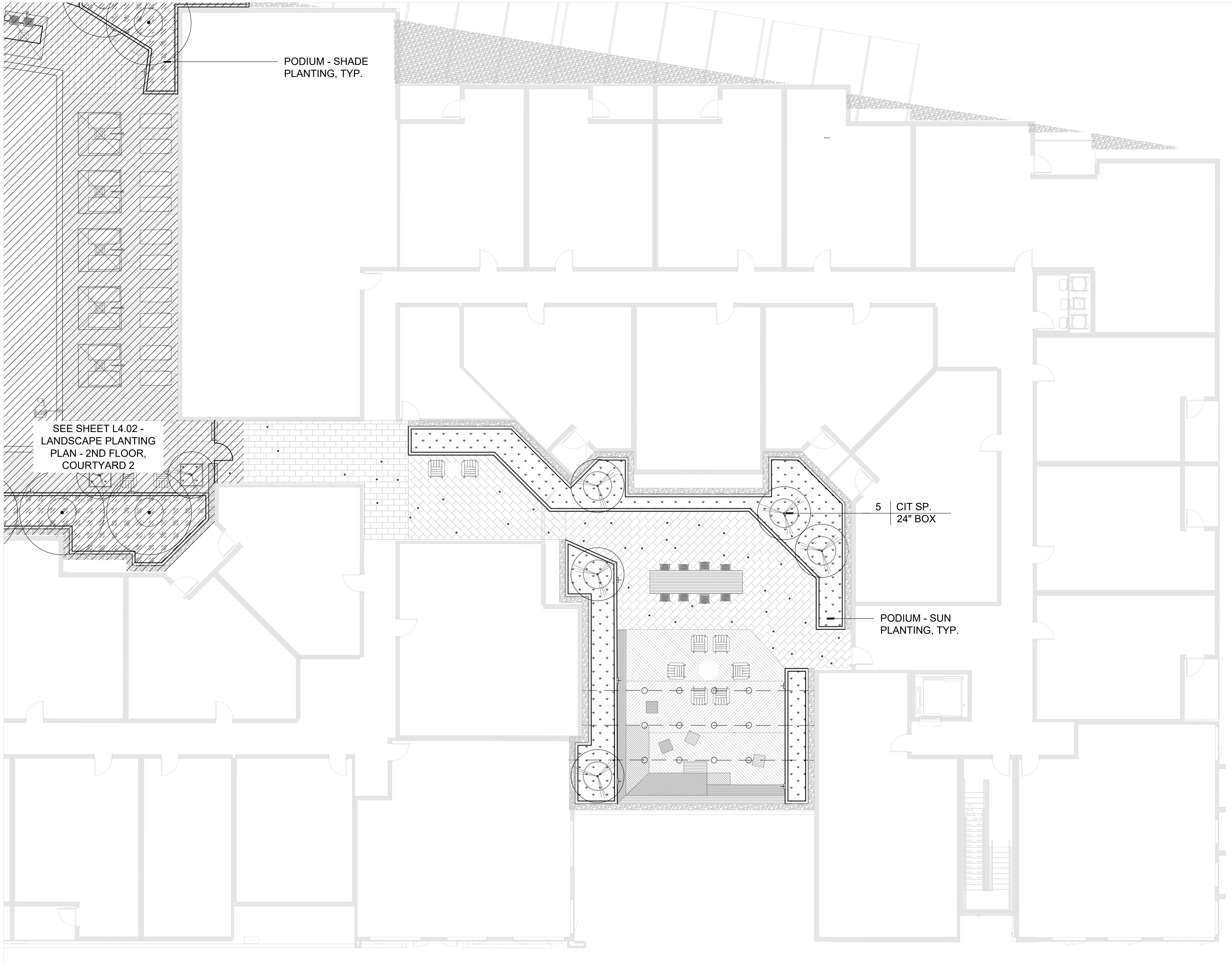

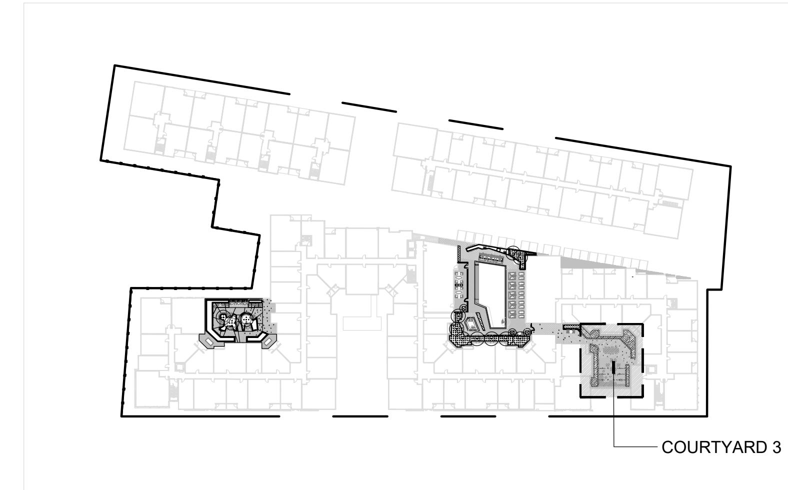

KEYPLAN

SCALE: 1"=20'-0"

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

LANDSCAPE PLANTING PLAN - 2ND FLOOR, COURTYARD 3

L4.03

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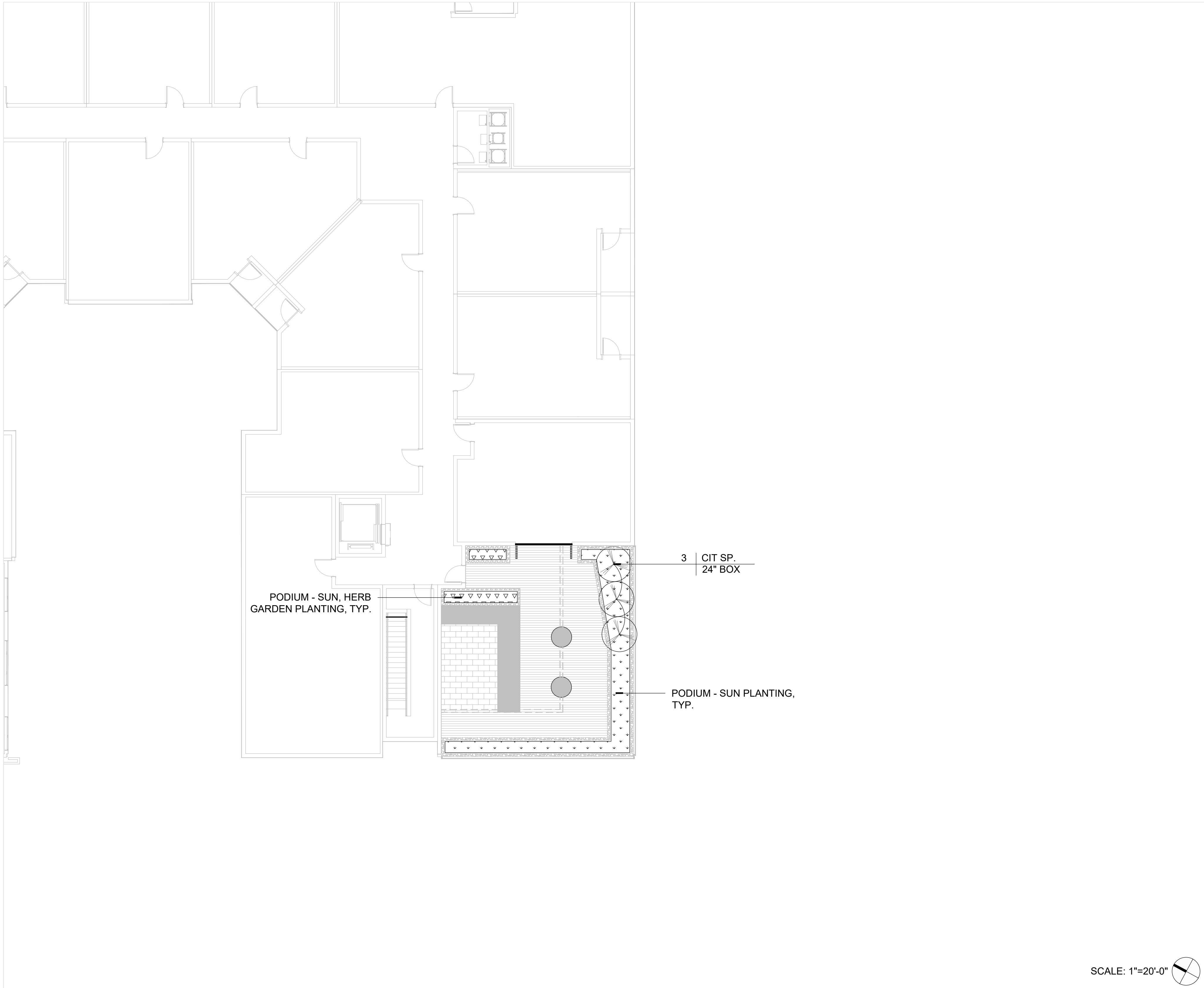

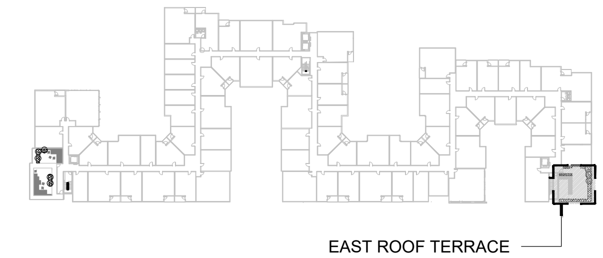

KEYPLAN

LANDSCAPE PLANTING PLAN - 5TH FLOOR, EAST ROOF TERRACE

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

L4.04

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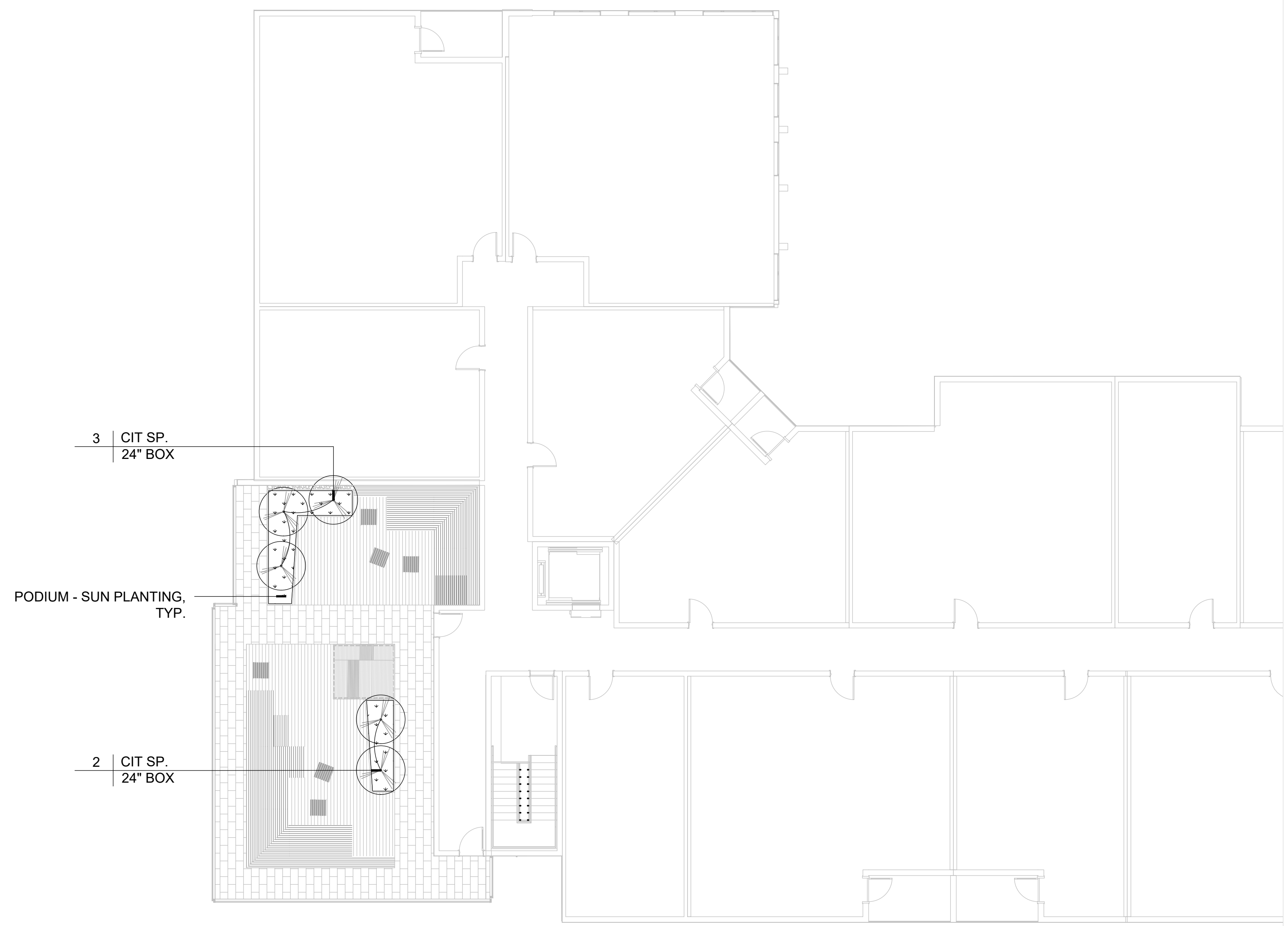
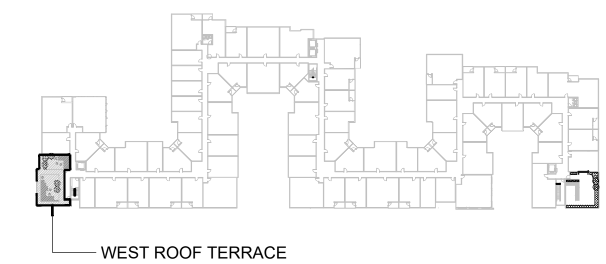


LANDSCAPE PLANTING PLAN - 5TH FLOOR, WEST ROOF TERRACE

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



KEYPLAN

L4.05

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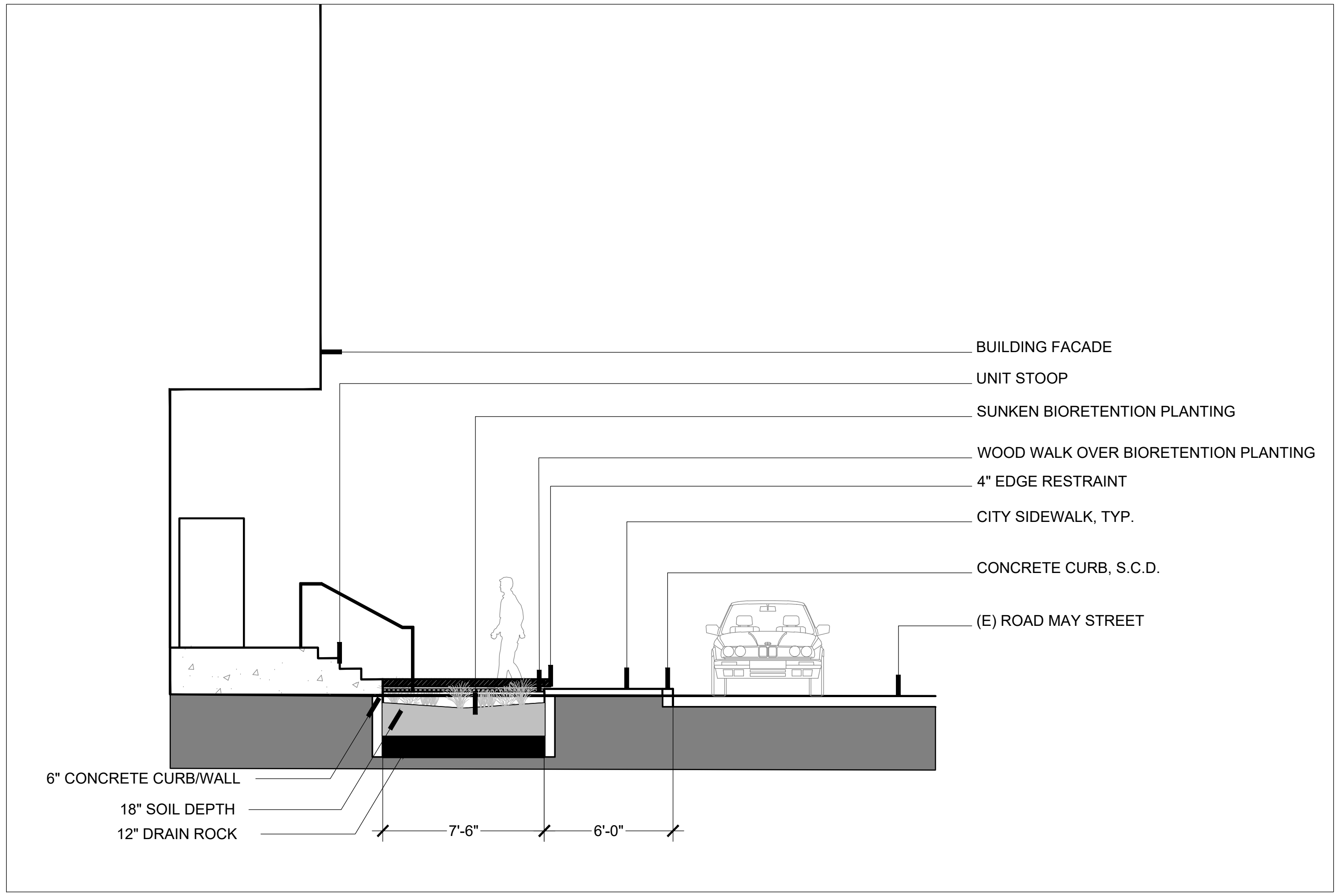
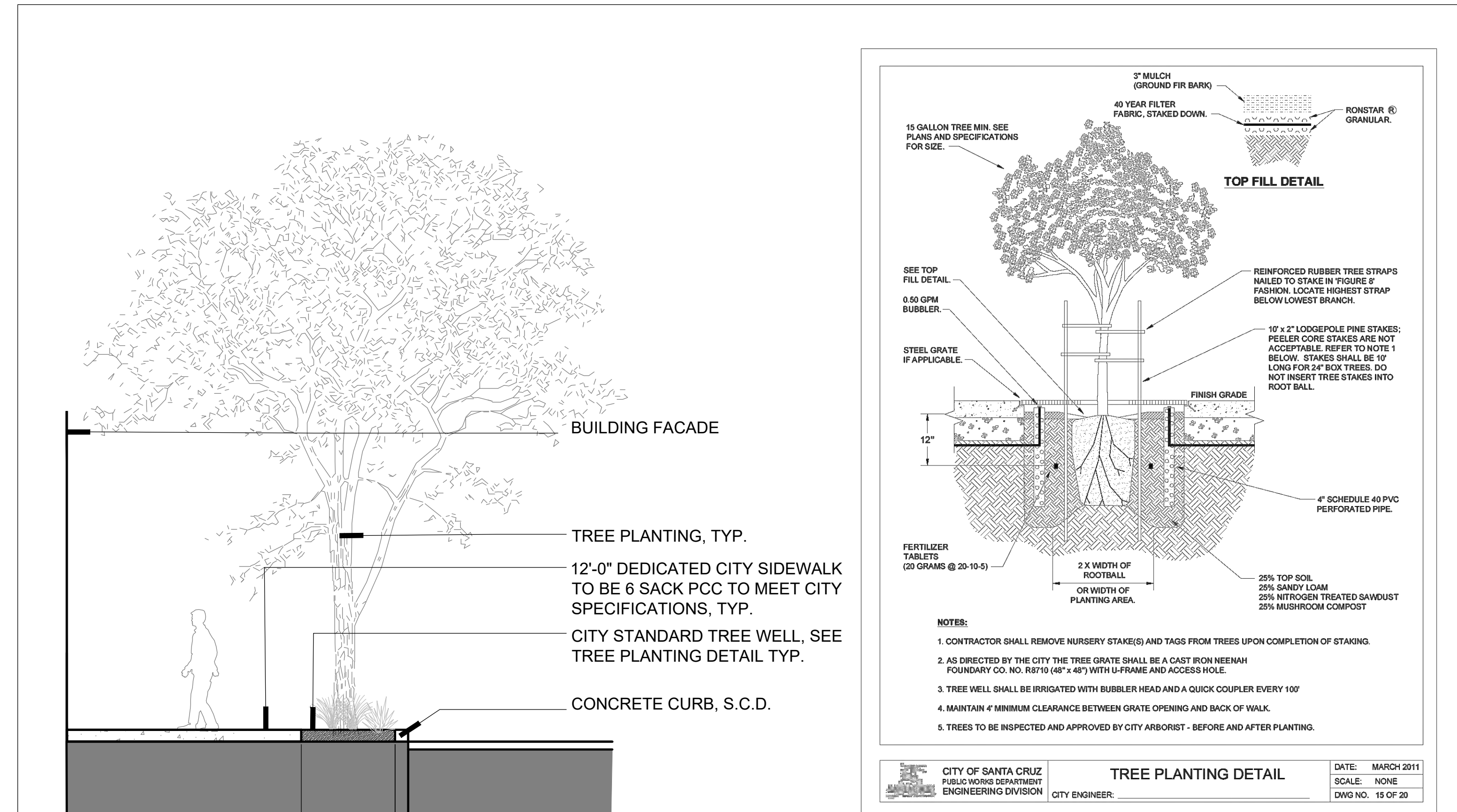


1 MAY STREET SECTION @ STOOP DECKS THROUGH BIORETENTION AREA

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.

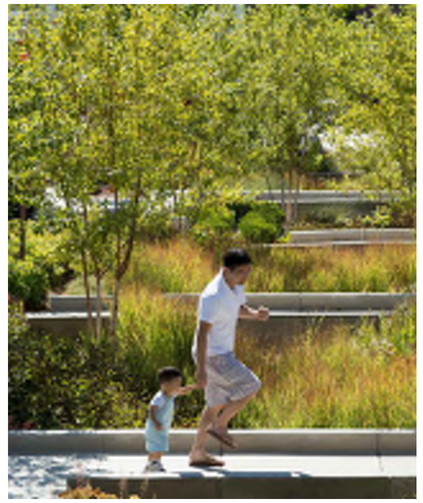
2 OCEAN STREET SECTION @ STREETSCAPE FURNISHNG ZONE

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

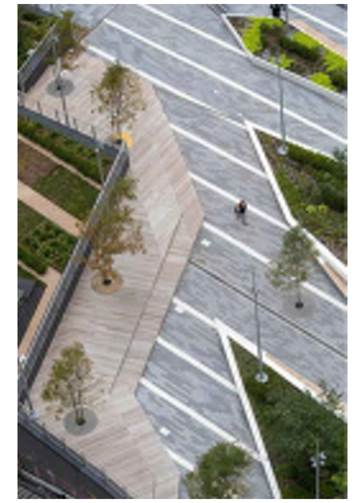
LANDSCAPE SECTIONS

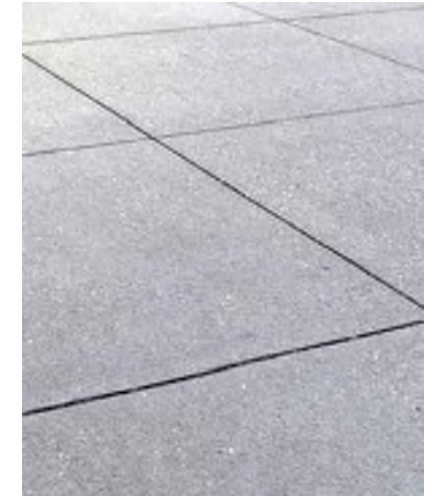
GROUND FLOOR LANDSCAPE MATERIALS & SITE FURNISHINGS


STREETSCAPE DESIGN

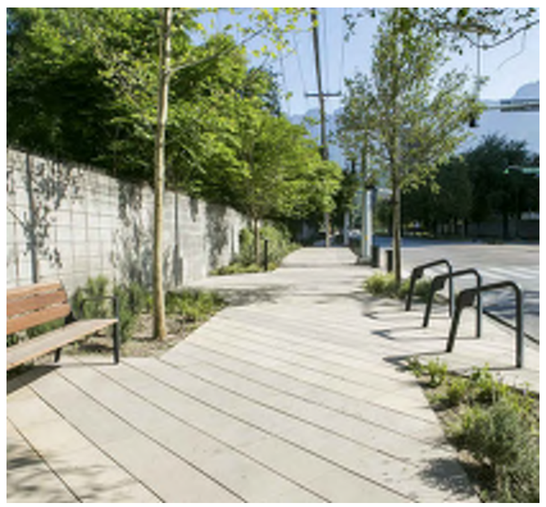

BIORETENTION PLANTING PRECEDENT


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


TRANSFORMER SCREENING


12' PEDESTRIAN LIGHT POLE


CLASS II BIKE RACK

LANDSCAPE DETAIL IMAGES

ARCHITECTURE

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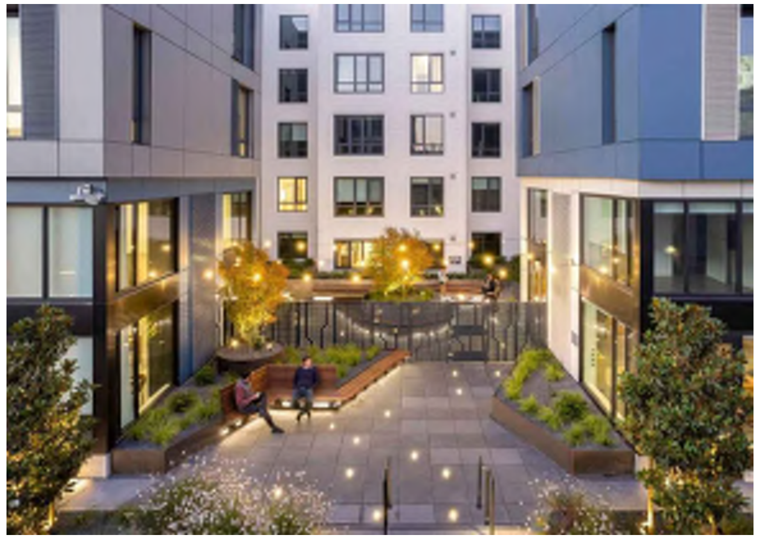
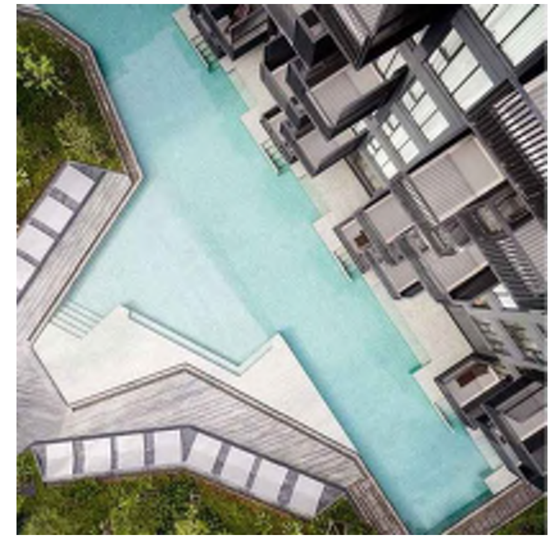
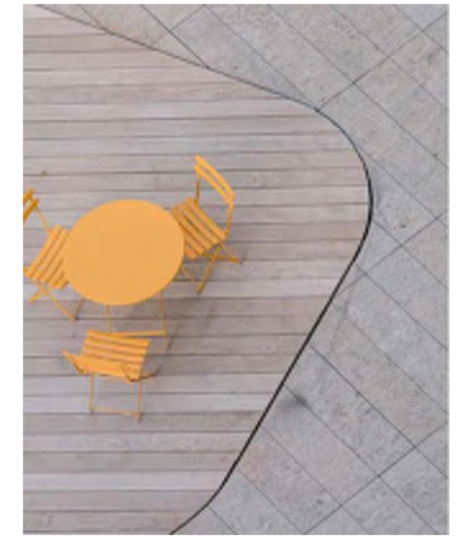
COURTYARD 1 & 2 LANDSCAPE MATERIALS & SITE FURNISHINGS


LIGHTING IN PAVEMENT


PAVING TEXTURES


ANGULAR POOL DESIGN


ACCENT PAVING

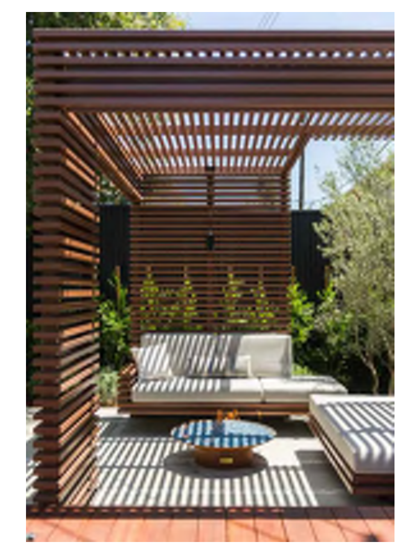

BUILT IN WOOD LOUNGE SEATING

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


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

STREETSCAPE PLANTING PALETTE


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


22. SALVIA CLEVELANDII - CLEVELAND SAGE

PODIUM SHADE PALETTE


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

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 IMAGES

L7.01

ARCHITECTURE

HIGHSTREET RESIDENTIAL

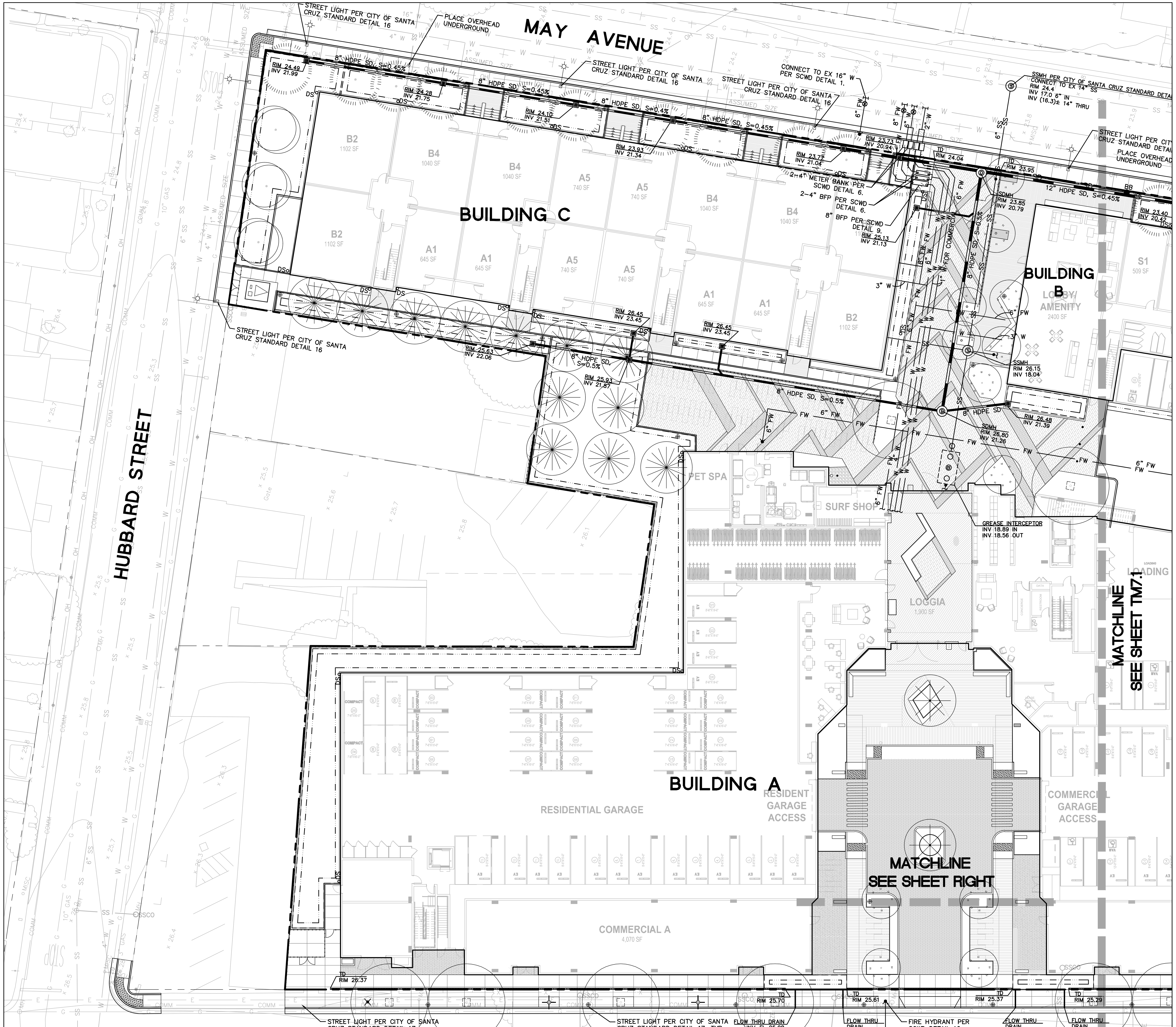
creo landscape architecture

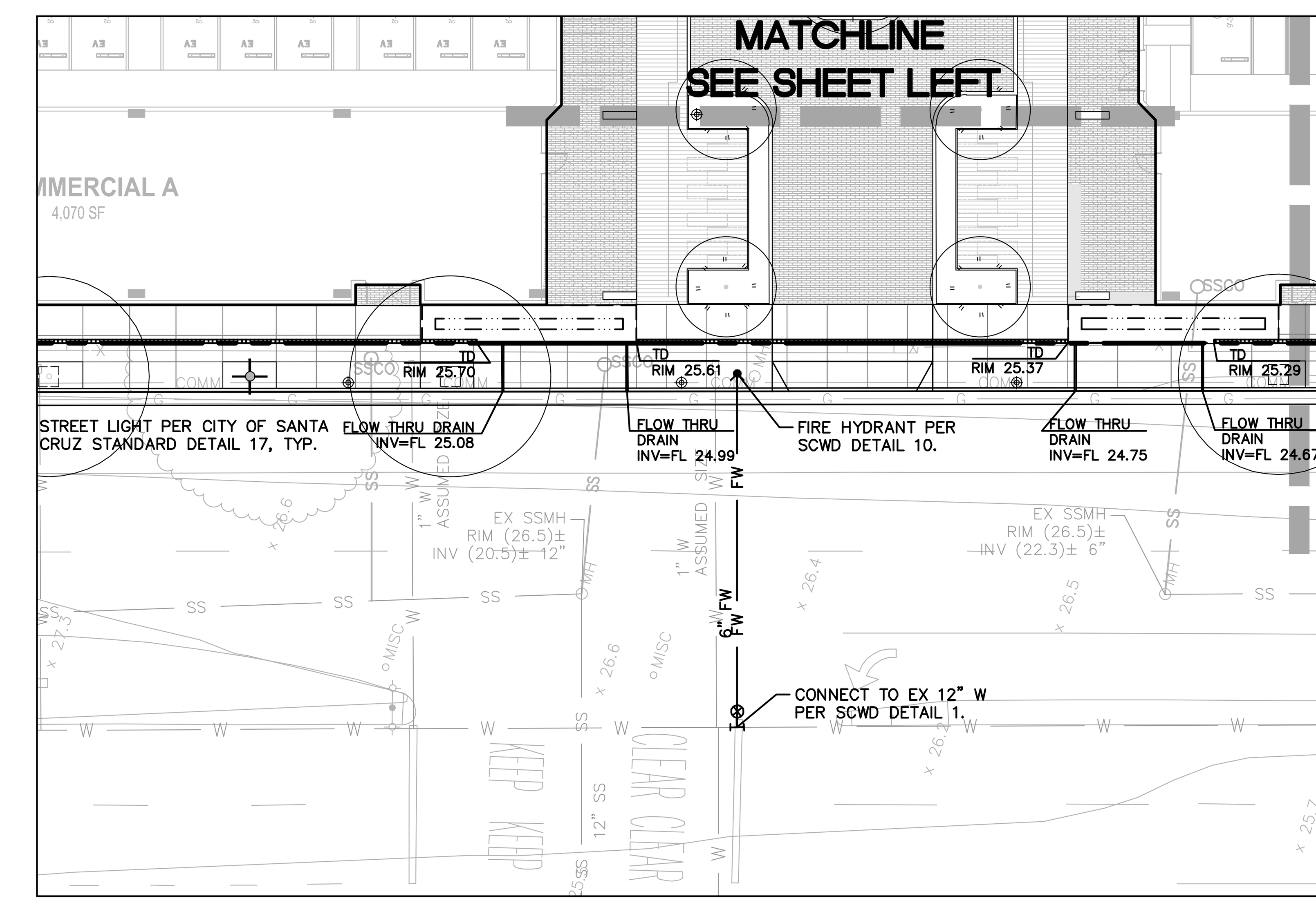
BKF

908 OCEAN ST

SANTA CRUZ, CALIFORNIA

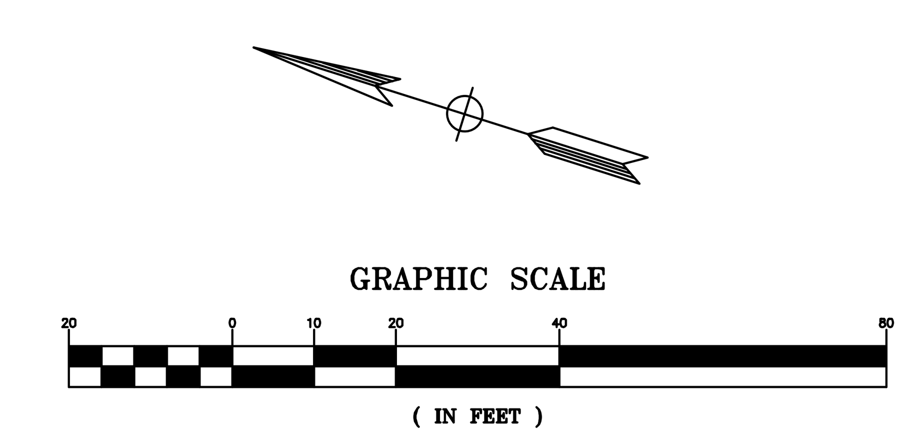
FEBRUARY 20, 2025





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BIORETENTION AREA
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GREASE INTERCEPTOR
- DOWNSPOUT — DS
- RAINWATER LEADER — RWL
- CATCH BASIN
- RIM ELEVATION — RIM XX.XX
- INVERT ELEVATION — INV XX.XX
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION
- SANITARY SEWER CLEANOUT
- TRANASFORMER
- STORM DRAIN LINE (UNTREATED) — SD
- STORM DRAIN LINE (TREATED)
- SANITARY SEWER LINE — SS
- FIREWATER LINE — FW
- DOMESTIC WATER LINE — W
- TRENCH DRAIN
- LIGHT FIXTURES, SEE LS PLANS



UTILITY PLAN TM7.0

BDE ARCHITECTURE | HIGHSTREET RESIDENTIAL | creo landscape architecture | BKF

908 OCEAN ST

SANTA CRUZ, CALIFORNIA FEBRUARY 20, 2025

LEGEND

- PROPERTY LINE
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UTILITY PLAN TM7.1

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908 OCEAN ST

SANTA CRUZ, CALIFORNIA FEBRUARY 20, 2025

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
BIORETENTION AREA	
STORM DRAIN LINE	
STORM DRAIN MANHOLE	
STORMTECH SC-740 CHAMBER	
DRAINAGE BOUNDARY	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STORMWATER CONTROL PLAN TM8.0

BDE ARCHITECTURE

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SANTA CRUZ, CALIFORNIA

FEBRUARY 20, 2025

REQUIREMENT CRITERIA

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

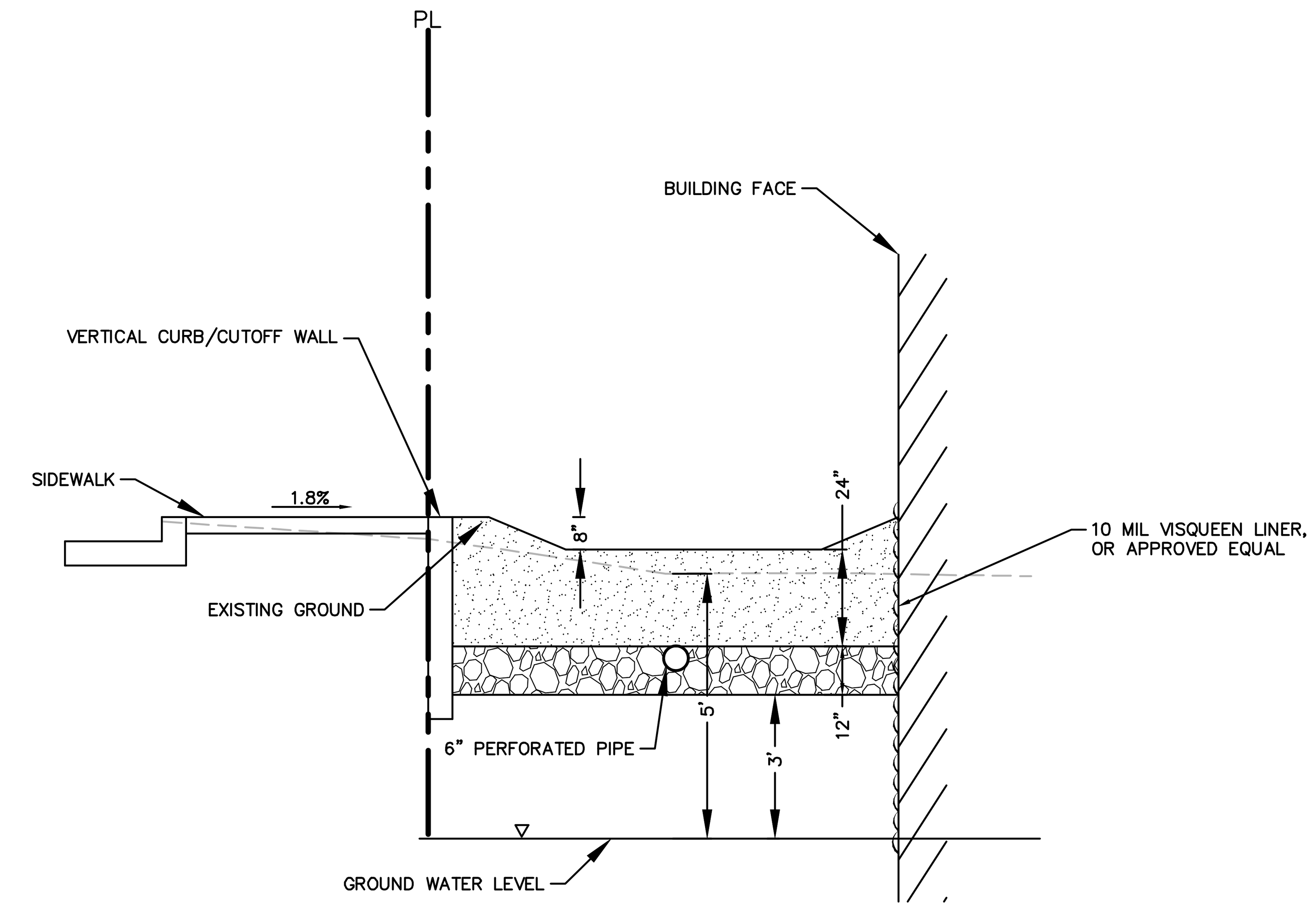
TIER 2. WATER QUALITY TREATMENT
– BIORETENTION AREA IS PROVIDED (MINIMUM 4% OF NEW IMPERVIOUS SURFACE)

TIER 3. RETENTION REQUIREMENT
– SEE CALCULATION BELOW.

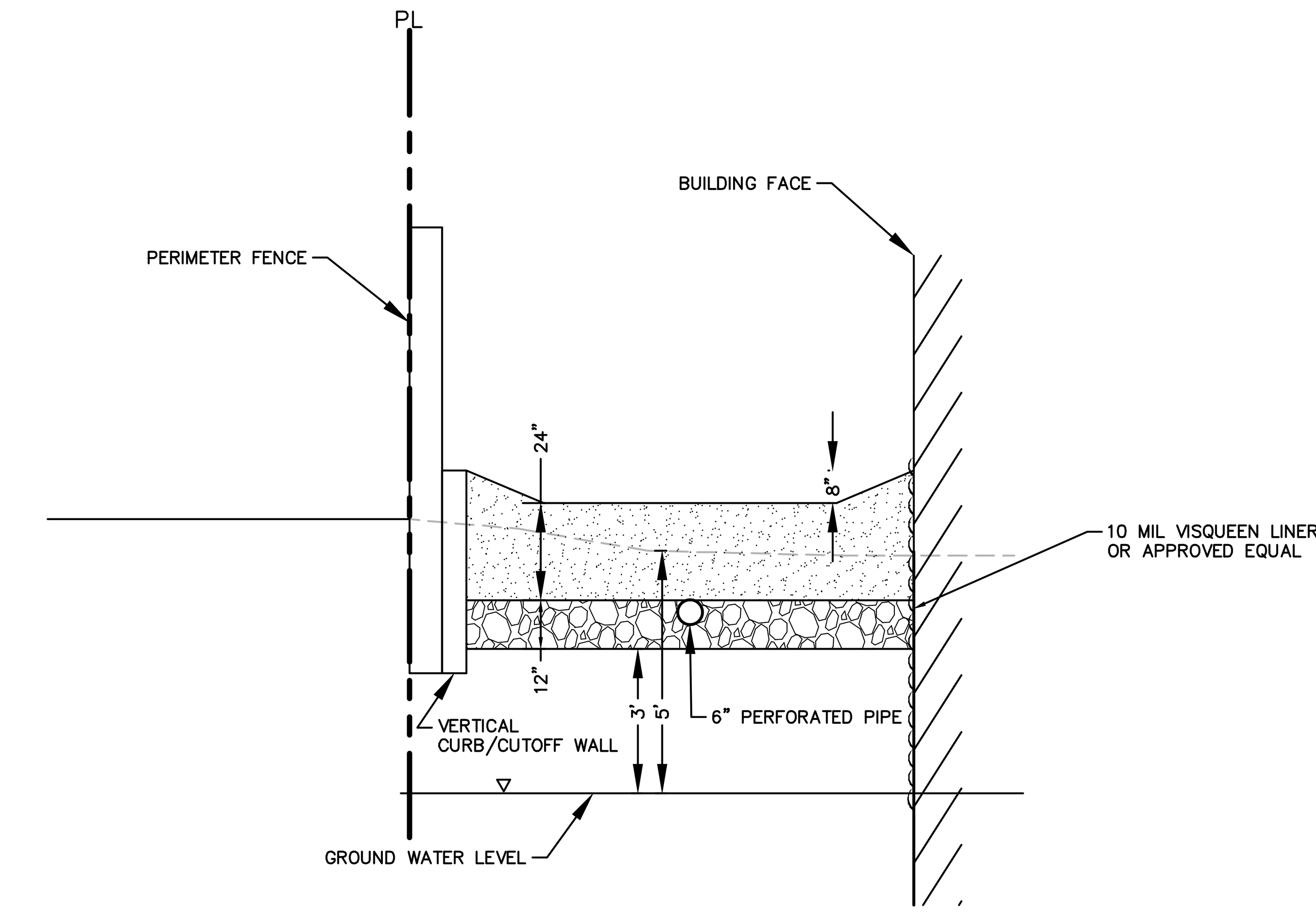
TIER 4. PEAK FLOW MANAGEMENT
– EXEMPT. CURRENT SITE IS DISCHARGING TO THE CONCRETE–LINED CHANNEL.

TIER 2 WATER QUALTITY TREATMENT SUMMARY

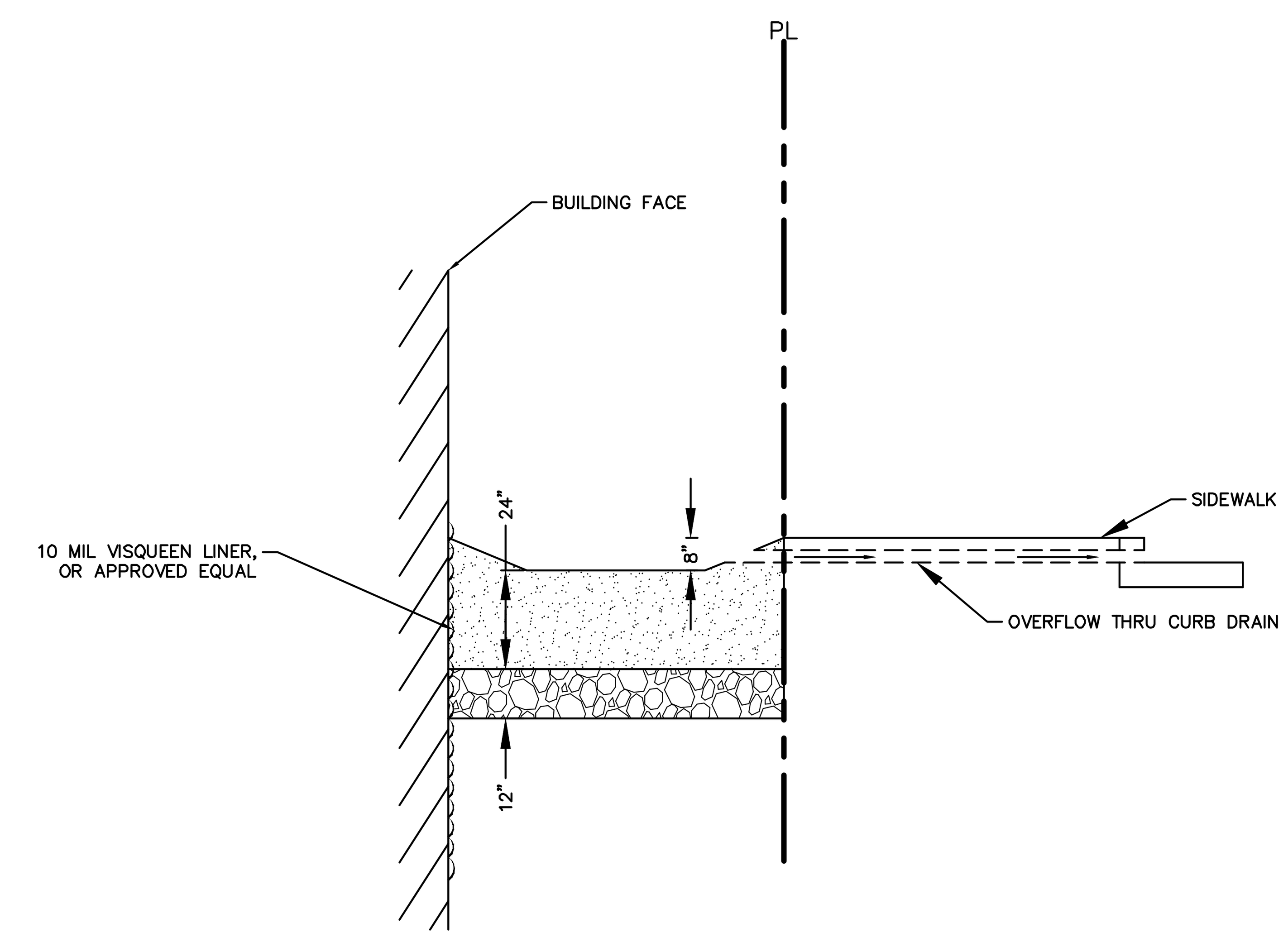
DRAINAGE AREA	TOTAL AREA (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	STORM WATER CONTROL MEASURE	SCM AREA REQUIRED (4% OF NEW IMPERVIOUS SURFACE)	SCM AREA PROVIDED	SCM
DMA-1	5198	3158	2040	BIORETENTION BASIN	126	1656	1
DMA-2	1973	1385	588	BIORETENTION BASIN	55	589	2
DMA-3	3085	2590	495	BIORETENTION BASIN	104	495	3
DMA-4	3070	2575	495	BIORETENTION BASIN	103	495	4
DMA-5	2703	2283	420	BIORETENTION BASIN	91	420	5
DMA-6	330	231	99	BIORETENTION BASIN	9	100	6
DMA-7	1812	1694	118	BIORETENTION BASIN	68	586	7
DMA-8	2314	2096	218	BIORETENTION BASIN	84	228	8
DMA-9	2047	1820	227	BIORETENTION BASIN	73	232	9
DMA-10	3794	2531	1263	BIORETENTION BASIN	101	736	10
DMA-11	6292	5544	748	BIORETENTION BASIN	222	225	11
DMA-12	3650	3355	295	BIORETENTION BASIN	134	295	12
DMA-13	3235	2757	478	BIORETENTION BASIN	110	481	13
DMA-14	3221	2740	481	BIORETENTION BASIN	110	477	14
DMA-15	2315	2016	299	BIORETENTION BASIN	81	299	15
DMA-16	892	795	97	BIORETENTION BASIN	32	97	16
DMA-17	7445	6919	526	BIORETENTION BASIN	277	397	17
DMA-18	3319	2575	744	BIORETENTION BASIN	103	246	18
DMA-19	19777	18715	1062	BIORETENTION BASIN	749	751	19
DMA-20	3212	2535	677	BIORETENTION BASIN	101	174	21
DMA-21	70372	58611	11761	BIORETENTION BASIN	2344	6302	22
DMA-22	4508	4047	461	BIORETENTION BASIN	162	180	23
DMA-23	3672	3087	585	BIORETENTION BASIN	123	176	24
DMA-24	30697	27539	3158	BIORETENTION BASIN	1102	860	25
TOTAL	188933	161598	27335		TOTAL	16497	



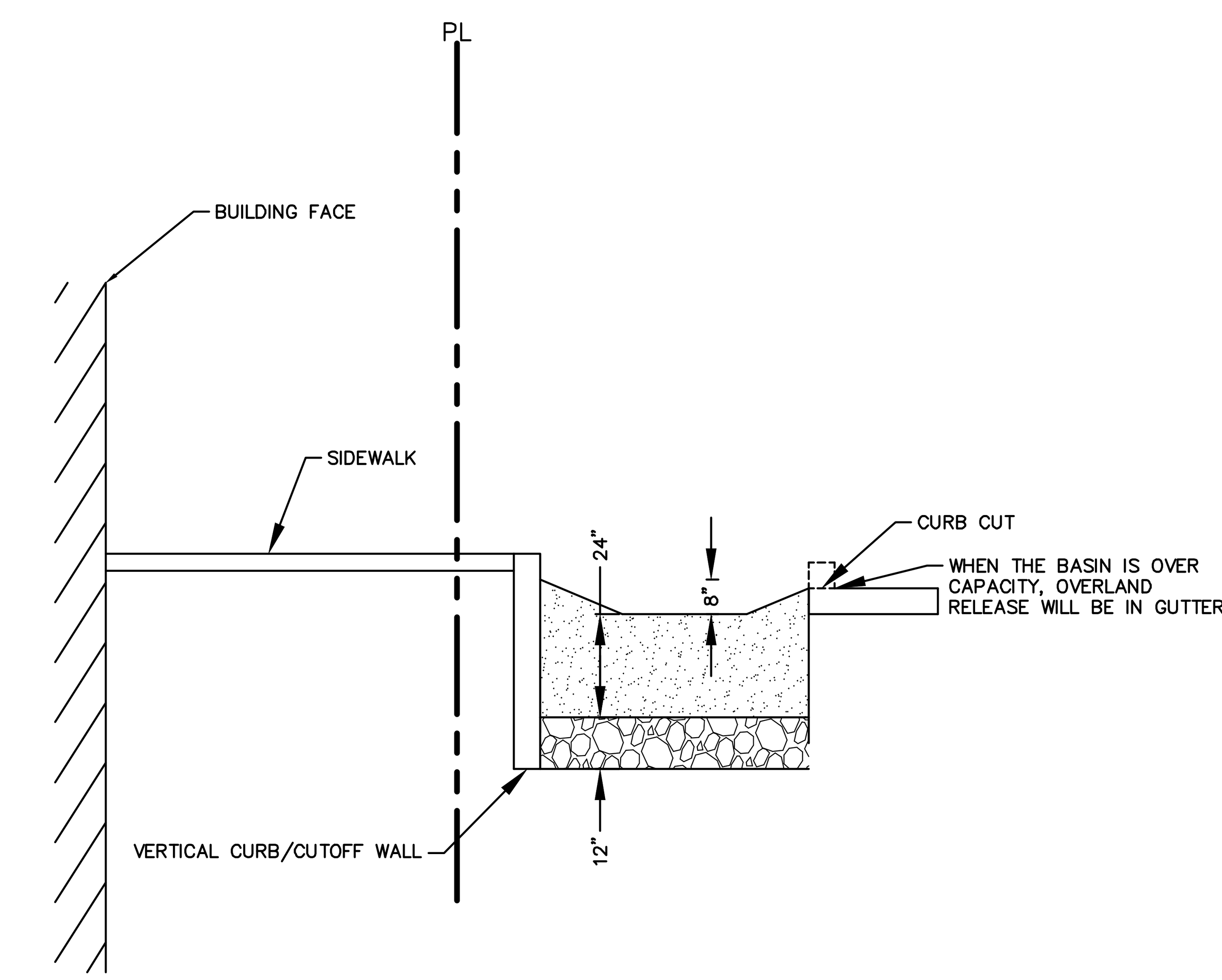
SECTION 1



SECTION 2



SECTION 1



SECTION 2

TIER 3 10% PROJECT RETENTION BASED TREATMENT SUMMARY

TOTAL PROJECT AREA: 188,933 SF
PROPOSED PROJECT PERVIOUS AREA: 26,833 SF
PROPOSED PROJECT IMPERVIOUS AREA: 162,100 SF

PROJECT EFFECTIVE IMPERVIOUS AREA = 162,100 SF + 26,833 SF X 0.1 (LANDSCAPE CORRECTION FACTOR) = 164,783 SF
RETENTION BASED TREATMENT REQUIRED = 10% OF PROJECT EFFECTIVE IMPERVIOUS AREA = 16,478 SF
SITE RETENTION BASIN PROVIDED = 16,497 SF

STORMWATER CONTROL PLAN TM8.1

BDE ARCHITECTURE

HIGHSTREET RESIDENTIAL

creo landscape architecture

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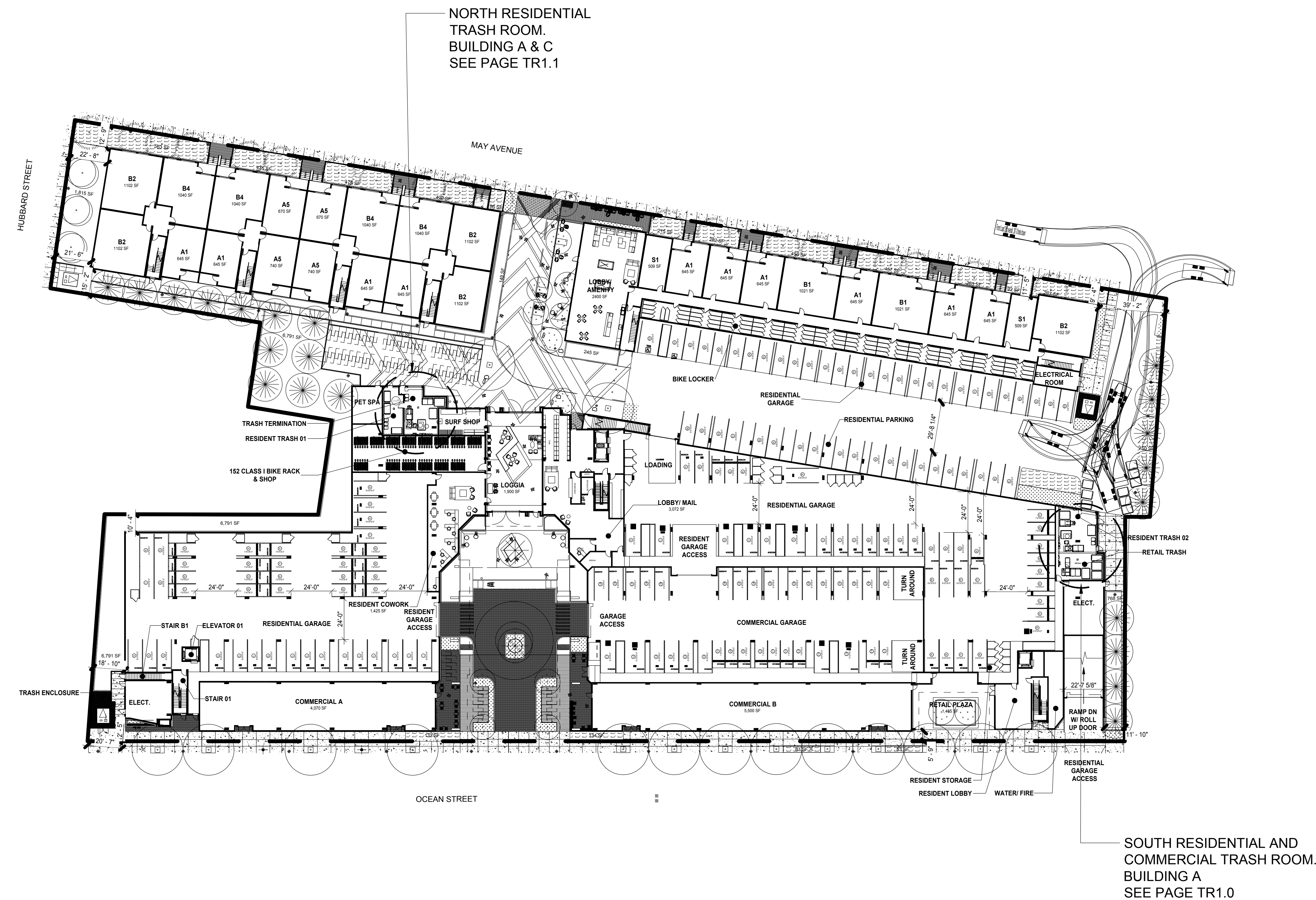
SANTA CRUZ, CALIFORNIA

FEBRUARY 20, 2025



AMERICAN TRASH MANAGEMENT

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CONSULTANT

BDE

ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

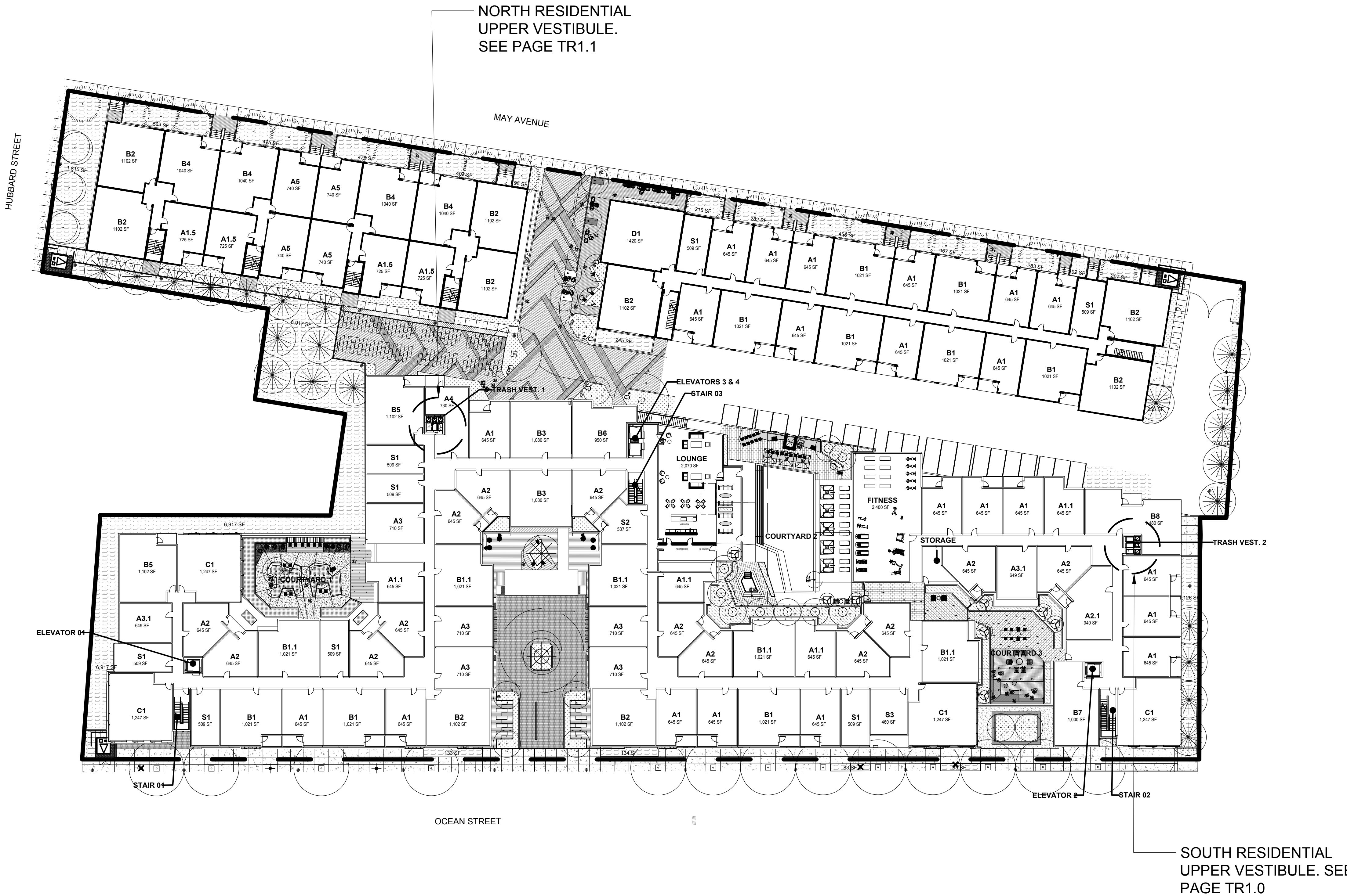
908 OCEAN

PROJECT

SITE PLAN LEVEL 01

DRAWING TITLE

PROJECT NO.	
DRAWN	AV
APPROVED	DU
DATE	12/04/2024
SCALE	1/64" = 1'-0"
DRAWING NO.	TR0.1



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ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

908 OCEAN

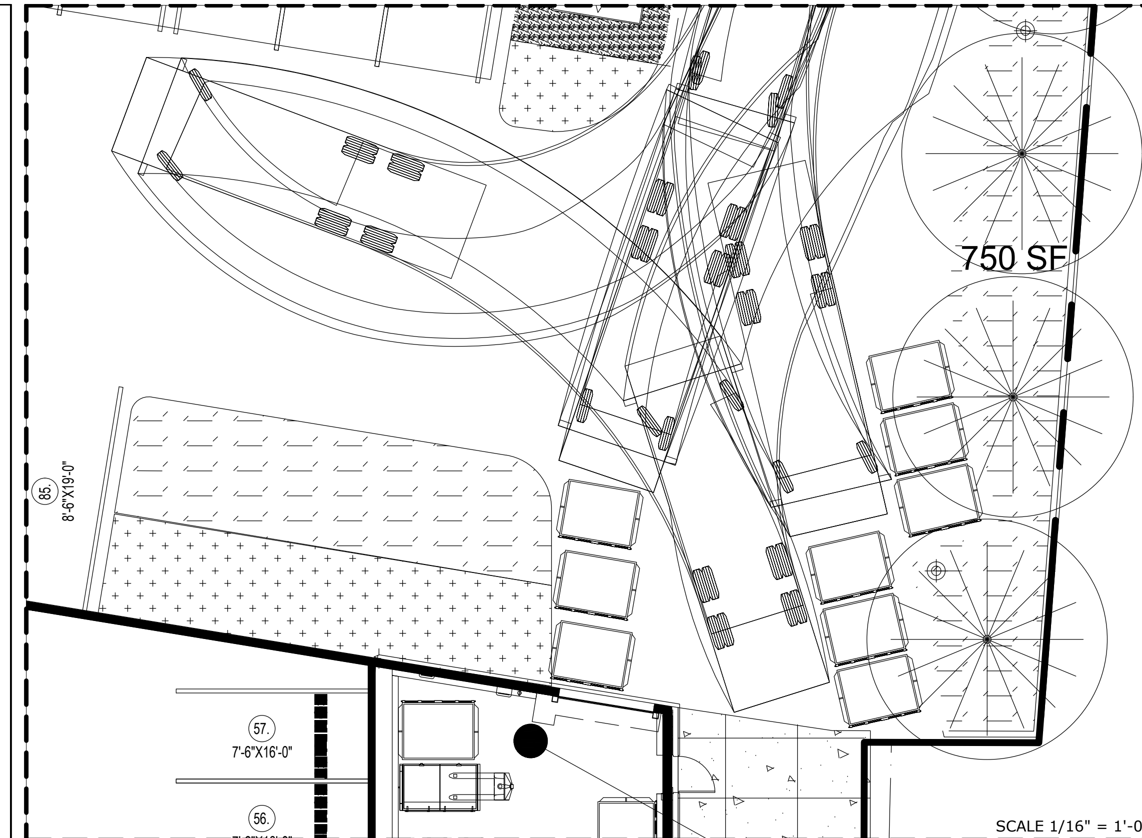
PROJECT

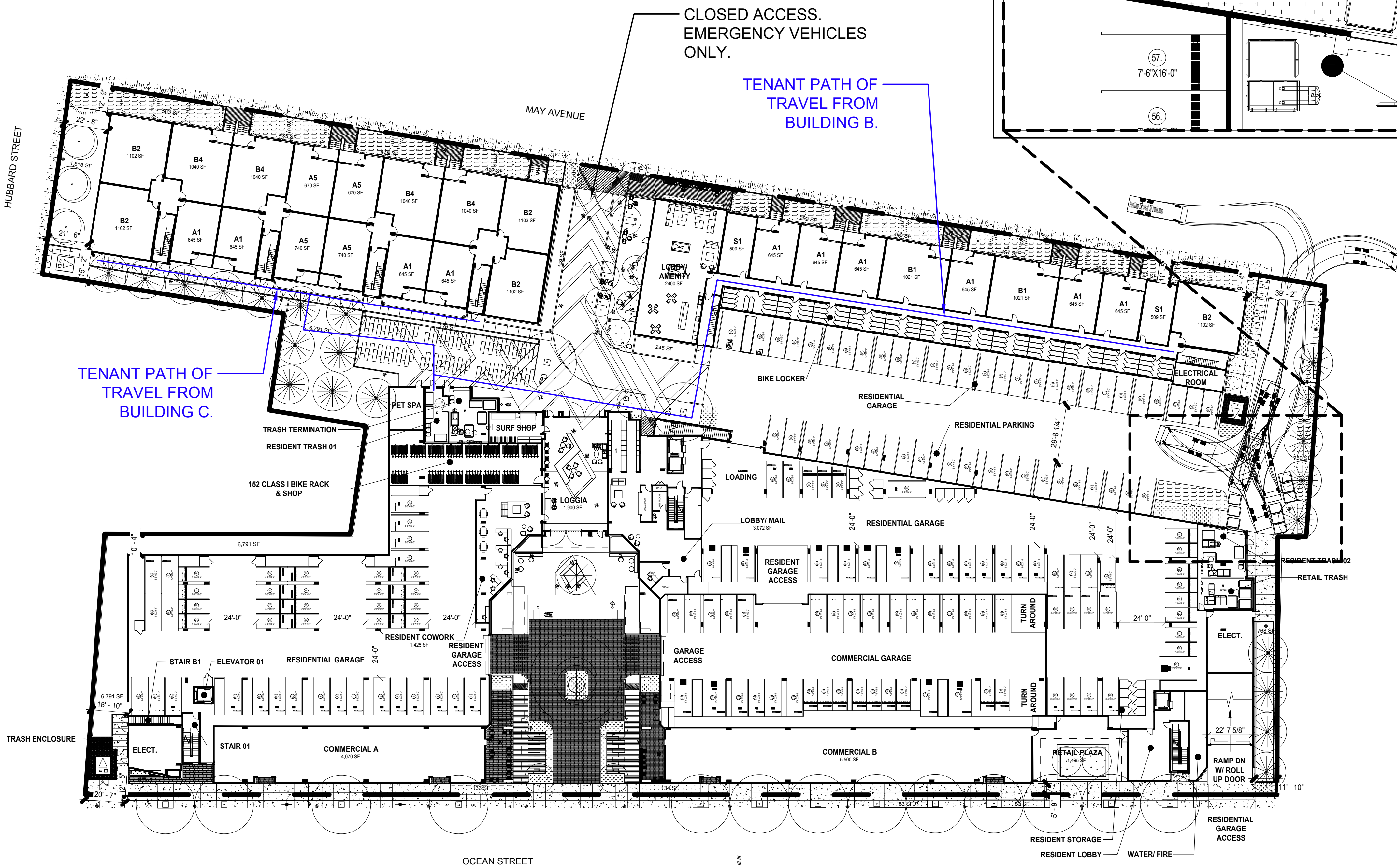
BUILDING A
UPPER FLOORS (TYP)

DRAWING TITLE

PROJECT NO.	
DRAWN	AV
APPROVED	DU
DATE	12/04/2024
SCALE	1/64" = 1'-0"
DRAWING NO.	TR0.2

CENTRALIZED TRASH PICKUP SCHEDULE							
BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
(RESI) 3CY COMPACTED WASTE	4		2		4		
(RESI) 4CY LOOSE RECYCLE		6		6		5	
RETAIL 4CY COMPACTED WASTE	1				1		
RETAIL 4CY LOOSE RECYCLE		3	3	3		4	
RETAIL 2CY COMPACTED COMPOST		1				1	
TOTAL	5	10	5	9	5	10	
RESIDENTIAL 64GAL COMPOST	8				8		





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CONSULTANT

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ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

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PROJECT

STAGING DETAILS

DRAWING TITLE

PROJECT NO.

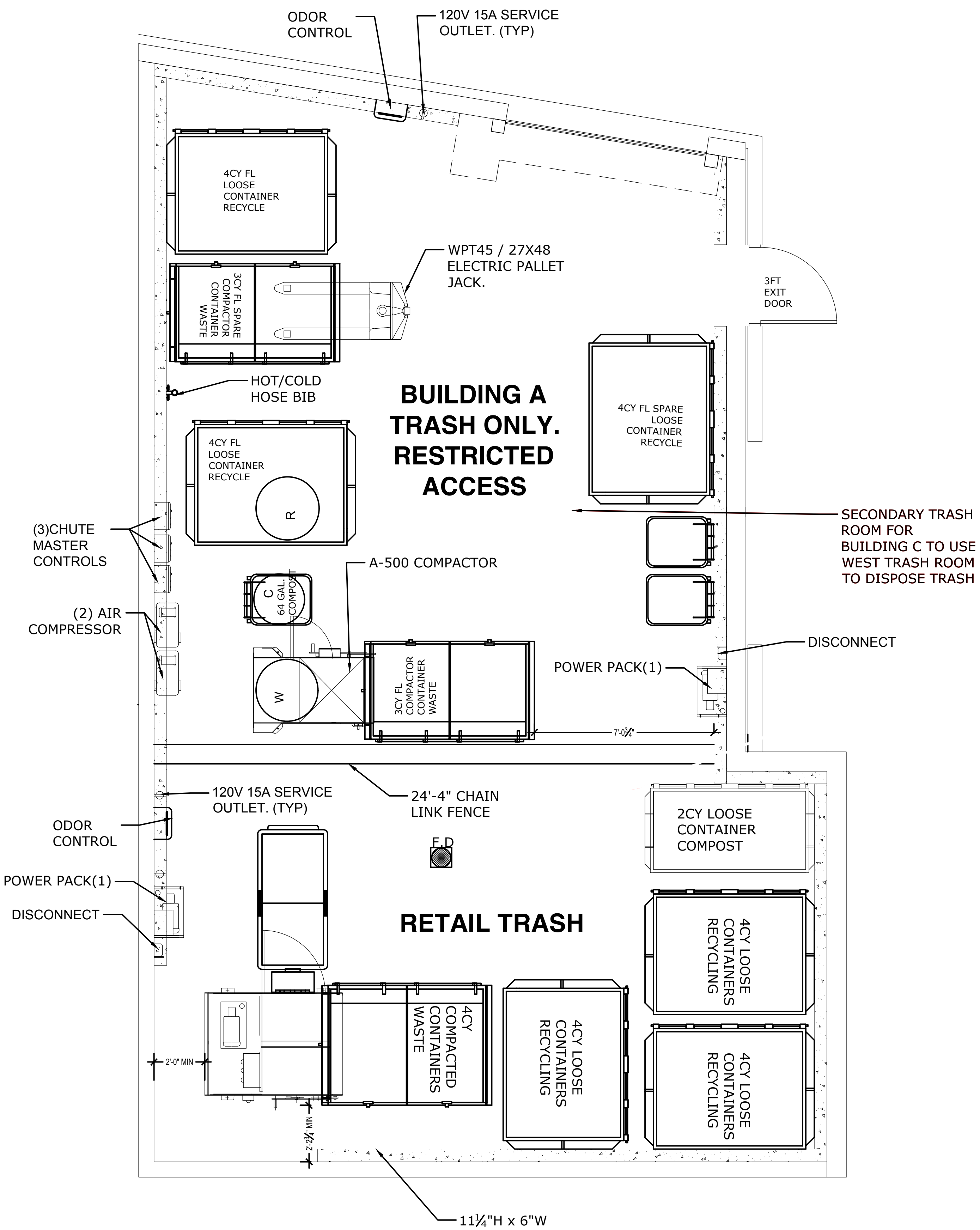
DRAWN AV

APPROVED DU

DATE 12/04/2024

SCALE 1/64" = 1'-0"

DRAWING NO. TR0.3



SOUTH TRASH TERMINATION ROOM BUILDING A LEVEL 01

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-¼"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTE WITH COMPACTOR FOR WASTE. PROVIDE 4CY LOOSE CONTAINERS FOR RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. (1) 24"Ø 16 GAUGE #304 STAINLESS STEEL - GRAVITY CHUTE FOR COMPOST. CHUTES SHALL TERMINATE AT 5'-9" AFF.
9. PP: COMPACTOR POWER PACK SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
10. MCP: (3) CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
11. (2) AIR COMPRESSORS (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
13. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500lb CAPACITY; TURNING RADIUS: 57.5". REQUIRES 120V 15A SERVICE OUTLETS.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED (NFPA-82 6.2.5.1.1) WITH 1.5HR FIRE-RATED DOOR(S) (NFPA-82 6.2.3.1.3); 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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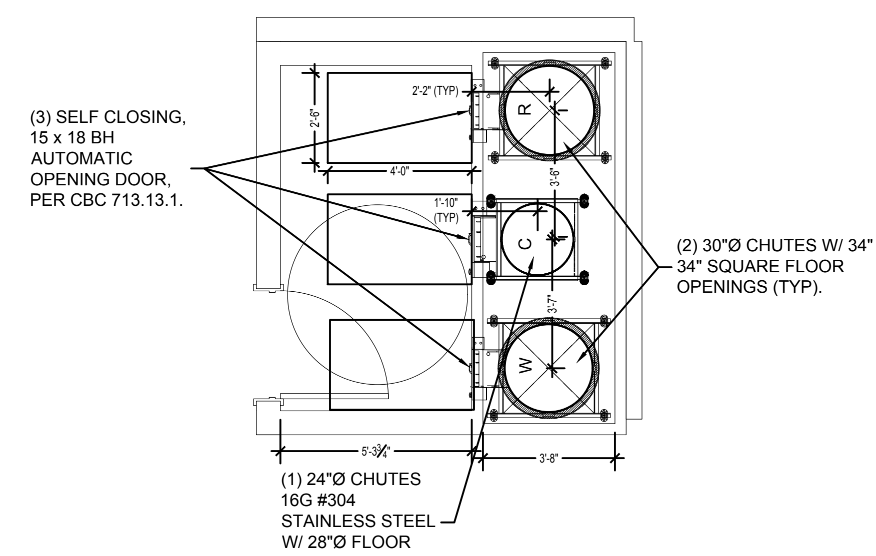
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



BUILDING A UPPER FLOORS LEVELS 02-05

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ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

908 OCEAN

PROJECT

SOUTH RESIDENTIAL TRASH ROOM DETAILS

DRAWING TITLE

PROJECT NO.	
DRAWN	AV
APPROVED	DU
DATE	12/04/2024
SCALE	3/16" = 1'-0"
DRAWING NO.	TR1.0

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
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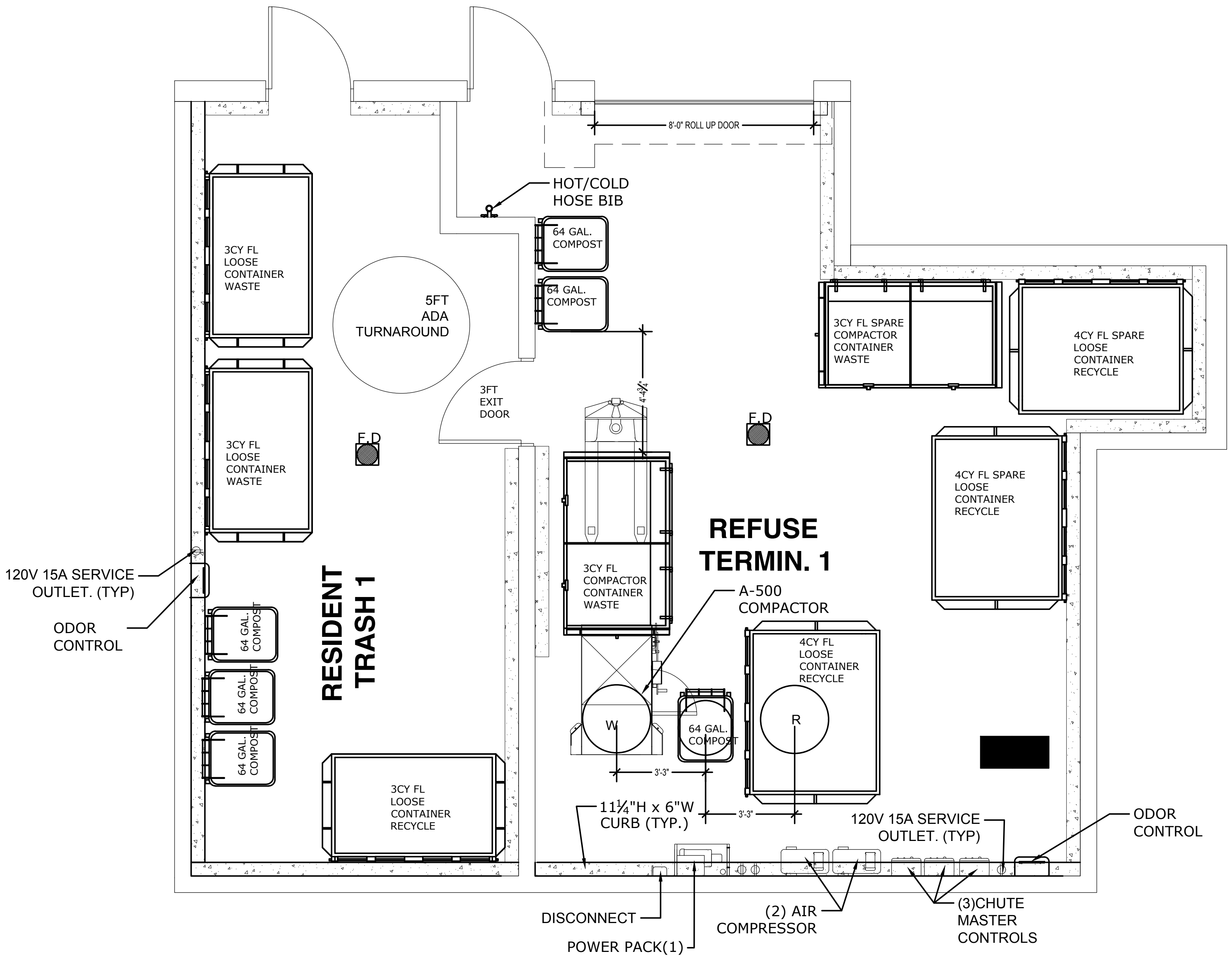
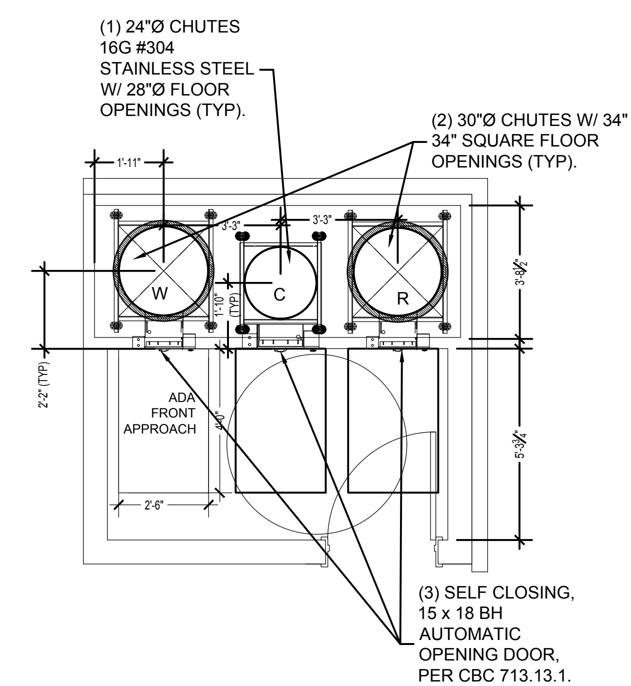
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



NORTH TRASH TERMINATION ROOM BUILDING A LEVEL 01



BUILDING A UPPER FLOORS LEVELS 02-05

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ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

908 OCEAN

PROJECT

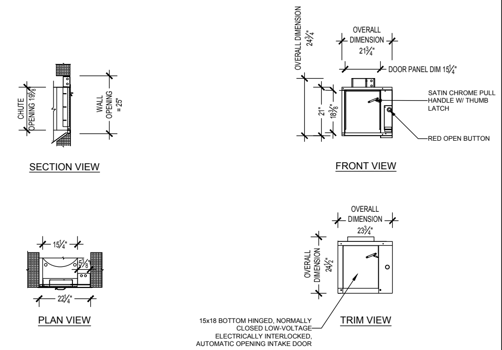
NORTH RESIDENTIAL TRASH ROOM DETAILS

DRAWING TITLE

PROJECT NO.		DRAWING NO.
DRAWN	AV	TR1.1
APPROVED	DU	
DATE	12/04/2024	
SCALE	3/16" = 1'-0"	

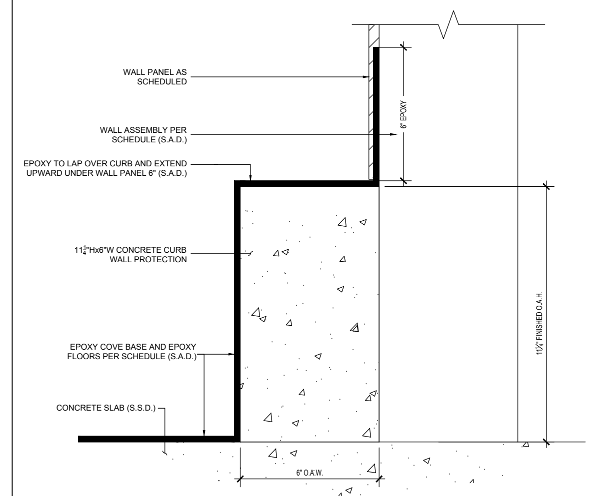
NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2022 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. UL LISTING FILE R3542 - VOLUME 1. -- APPLICATION FOR WILKINSON STYLE DOOR ONLY.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



1 CHUTE INTAKE DOOR

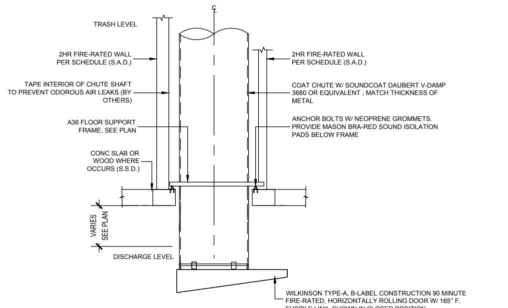
SCALE: ½" = 1'-0"



3 WALL PROTECTION CONCRETE CURB

NTS

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



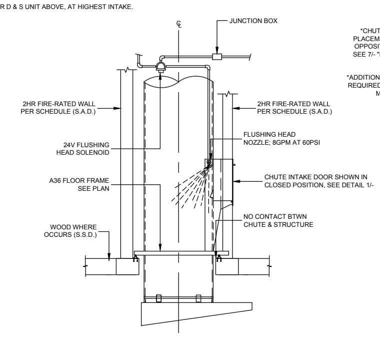
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 7/- FOR D & S UNIT ABOVE, AT HIGHEST INTAKE.

*CHUTE JANITOR FLUSHING HEAD PLACEMENT AT EVERY OTHER FLOOR OPPOSITE OF FIRE SPRINKLER HEAD. SEE 7/- "EXAMPLE BUILDING VERTICAL SECTION VIEW"

*ADDITIONAL 15X15 CHUTE ACCESS DOOR REQUIRED AT EACH CHUTE JANITOR FOR MAINTENANCE ACCESS.



6 TRASH CHUTE JANITOR

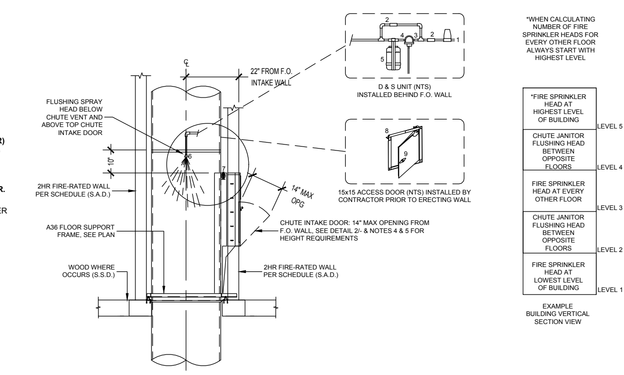
ABOVE FIRST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2022 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. 8GPM AT 60PSI MINIMUM. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER INTERMEDIATE ½" IPS - 155°F, PENDANT GLASS BULB SPRINKLER. 15GPM AT 7PSI MINIMUM. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

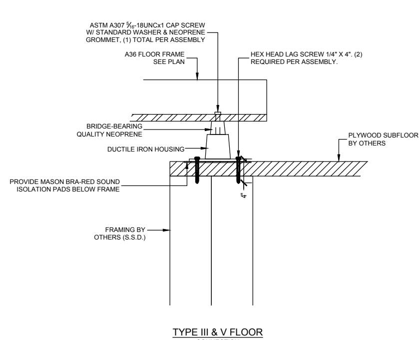


7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

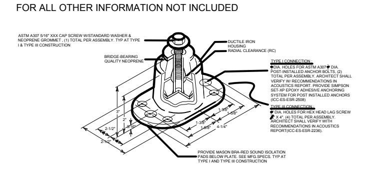
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED

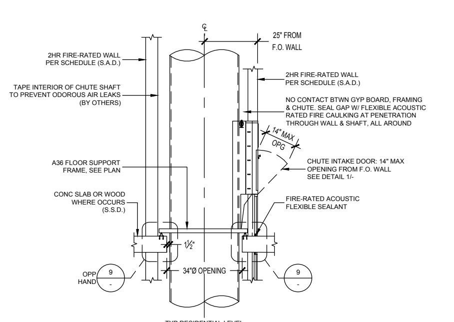


MASON BRA-RED MOUNT

9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

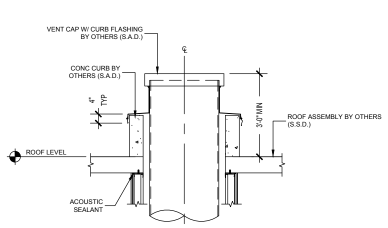
SCALE: 6" = 1'-0"



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



11 CHUTE VENT

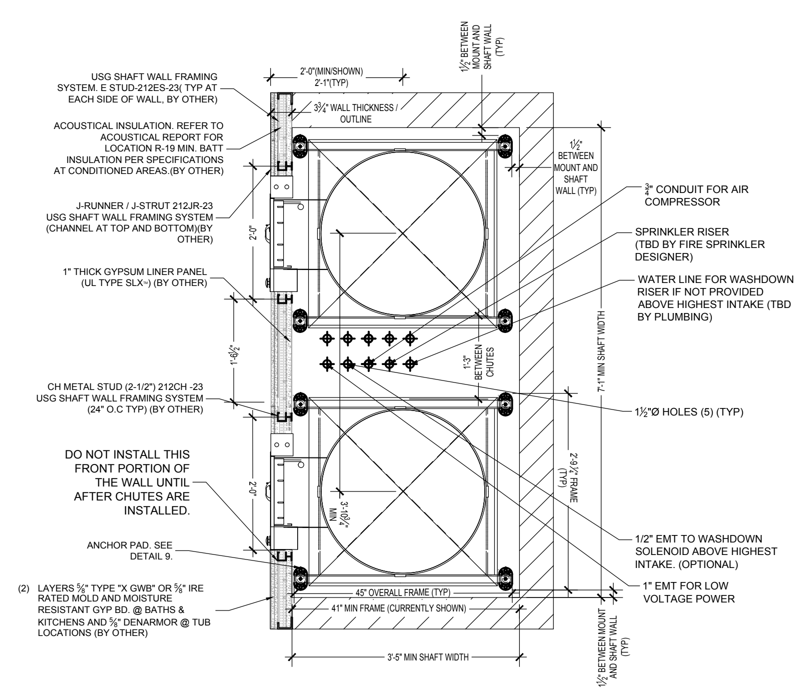
AT ROOF LEVEL

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 1/- FOR CHUTE INTAKE DOOR INFORMATION.
2. SEE DETAIL 9/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN. OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

THIS IS AN EXAMPLE SHAFT. CURRENT SHAFT CONDITIONS MAY VARY.



EXAMPLE MINIMUM SHAFT DETAILS

SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

12 FLOOR SUPPORT FRAME ANCHORING

PLAN VIEWS

SCALE: 1½" = 1'-0"

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PROJECT

CHUTE DETAILS

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DATE	12/04/2024
SCALE	Custom
DRAWING NO.	TR2.0