

LEGEND

- LEASING & AMENITY
- RESIDENTIAL
- COMMERCIAL
- LIVE/WORK UNITS
- PARKING
- UTILITY AREA
- R4 LEVEL DECK



R4- LEVEL

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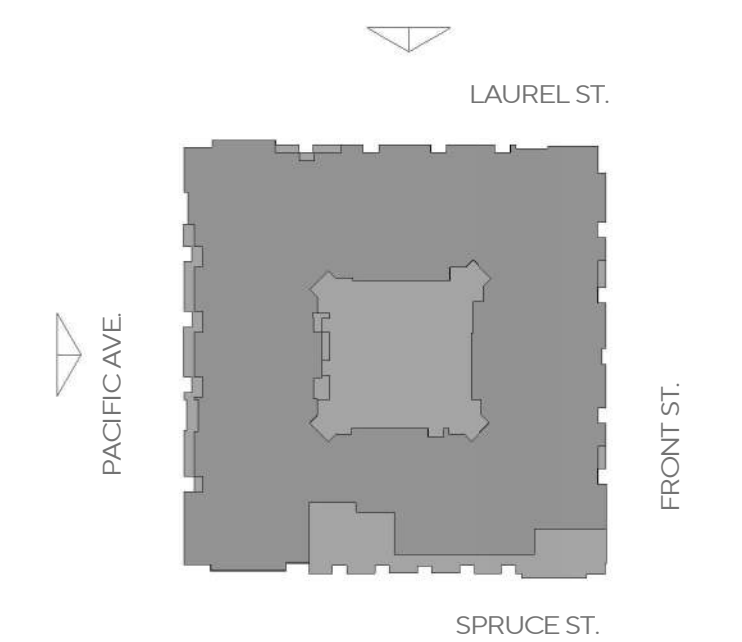


LAUREL STREET -
NORTH ELEVATION

- 1 20/30 EXTERIOR STUCCO
- 2 SMOOTH FINISHED EXT. STUCCO
- 3 SMOOTH FINISHED EXT. FIBER CEMENT BOARD
- 4 SMOOTH FINISHED EIFS
- 5 EXT. BRICK VENEER SYS.
- 6 EXT. STONE VENEER SYS.
- 7 EXT. METAL CLADDING SYS.
- 8 GLASS RAILING.
- 9 METAL MESH RAILING
- 10 VINYL WINDOW SYS.
- 11 EXT. METAL FRAMED GLASS DOOR
- 12 STOREFRONT SYS.
- 13 METAL ROLL UP DOOR SYS.
- 14 METAL VENTILATED ROLL UP DOOR
- 15 METAL AWNING SYS.



PACIFIC AVE -
WEST ELEVATION



KEY PLAN

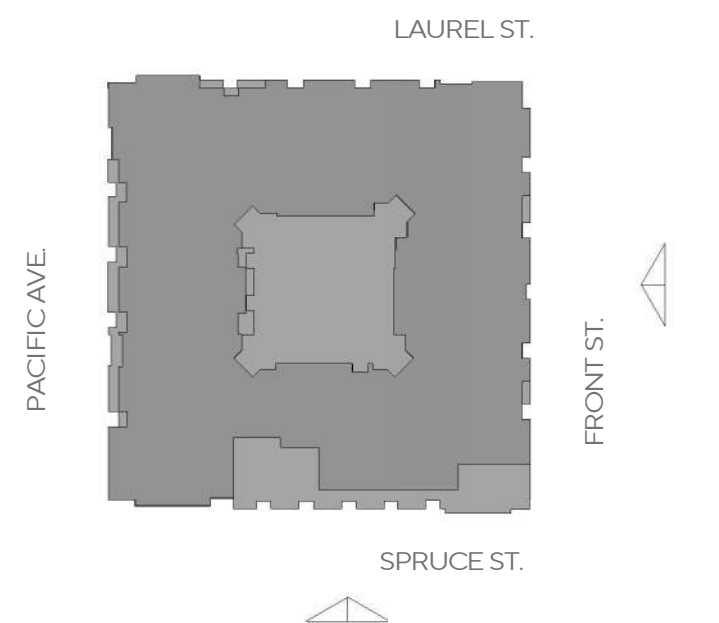


SPRUCE AVE
SOUTH ELEVATION

- 1 20/30 EXTERIOR STUCCO
- 2 SMOOTH FINISHED EXT. STUCCO
- 3 SMOOTH FINISHED EXT. FIBER CEMENT BOARD
- 4 SMOOTH FINISHED EIFS
- 5 EXT. BRICK VENEER SYS.
- 6 EXT. STONE VENEER SYS.
- 7 EXT. METAL CLADDING SYS.
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- 15 METAL AWNING SYS.

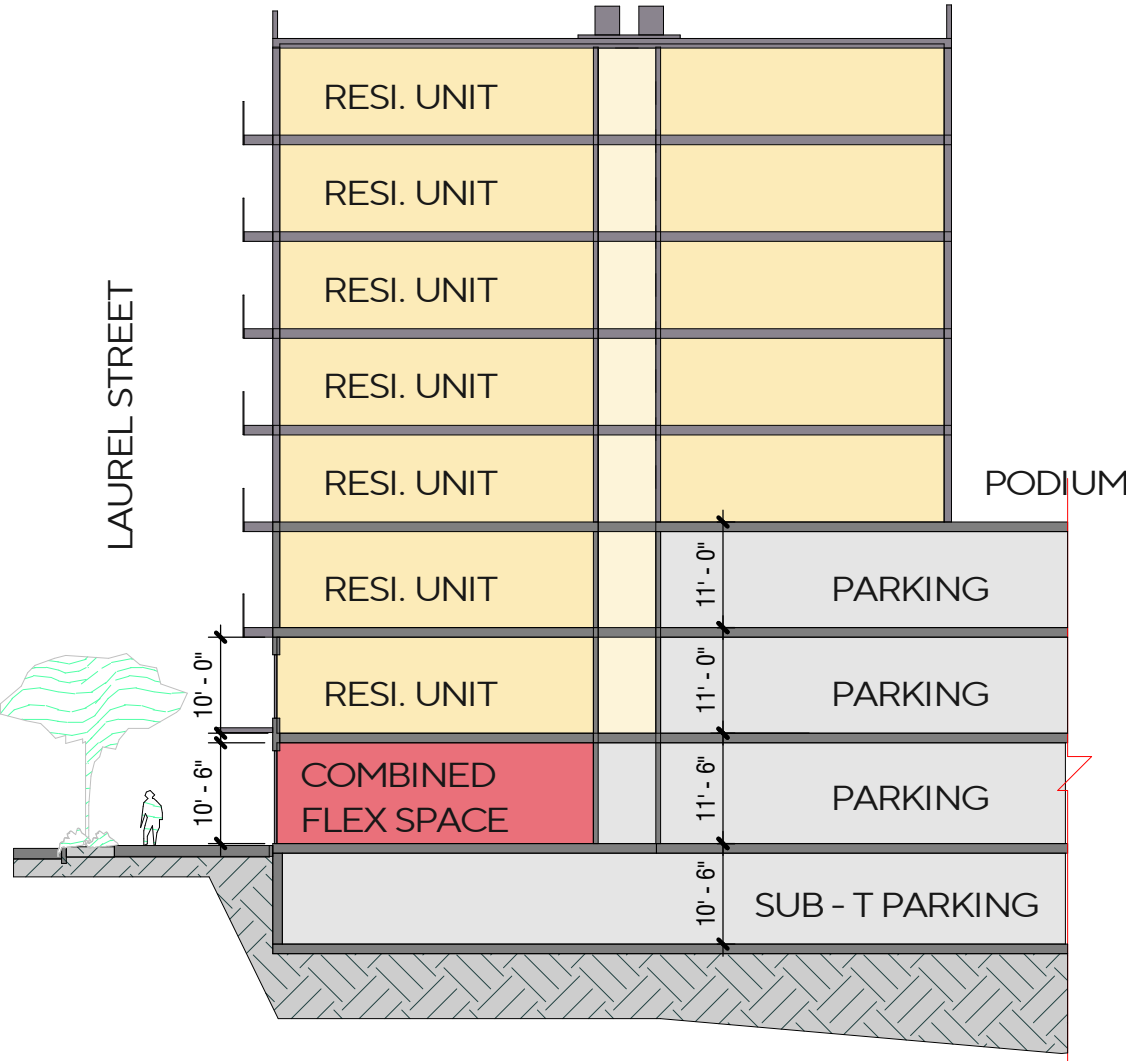
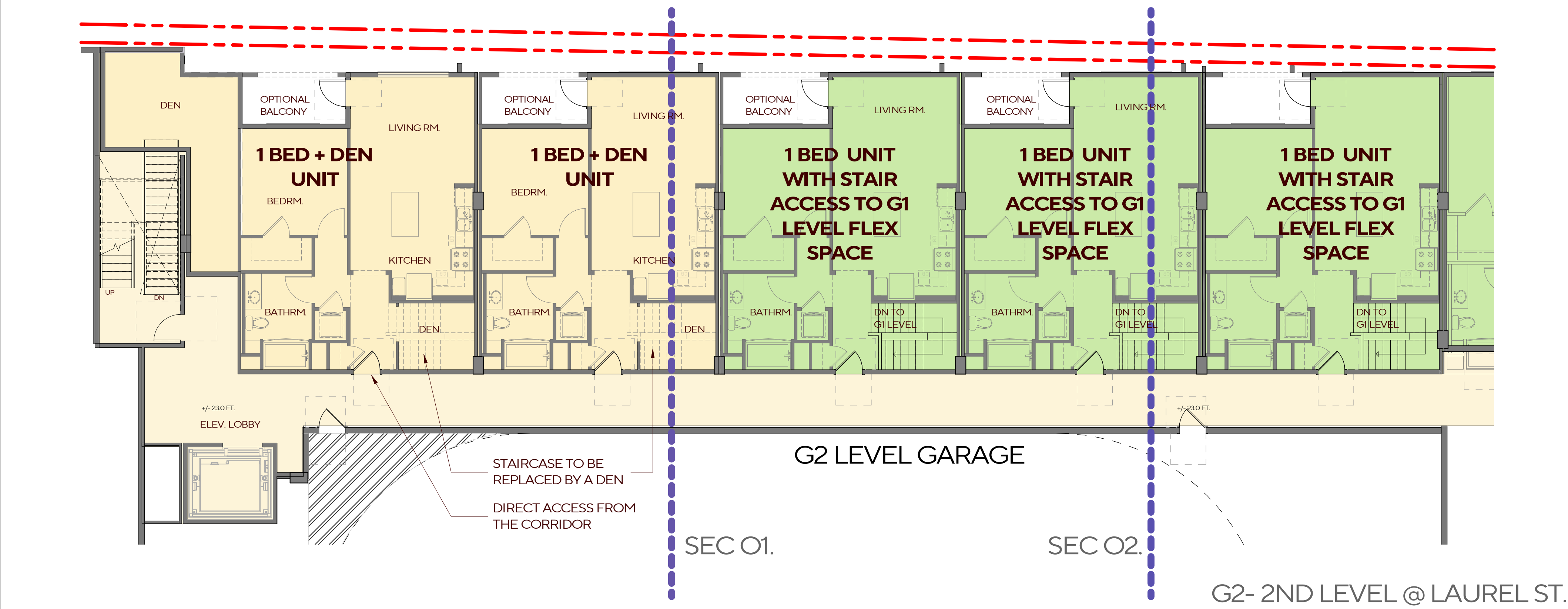
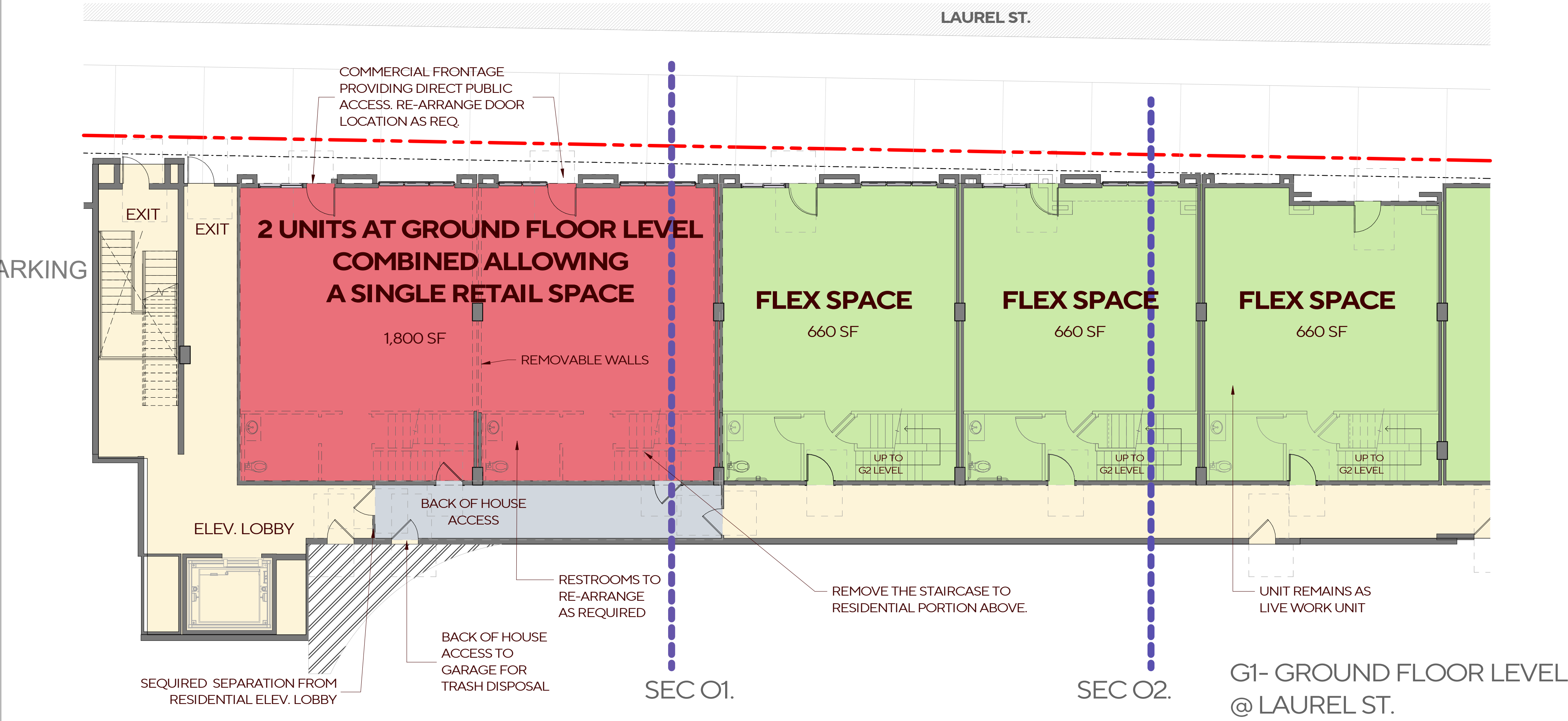


FRONT STREET -
EAST ELEVATION

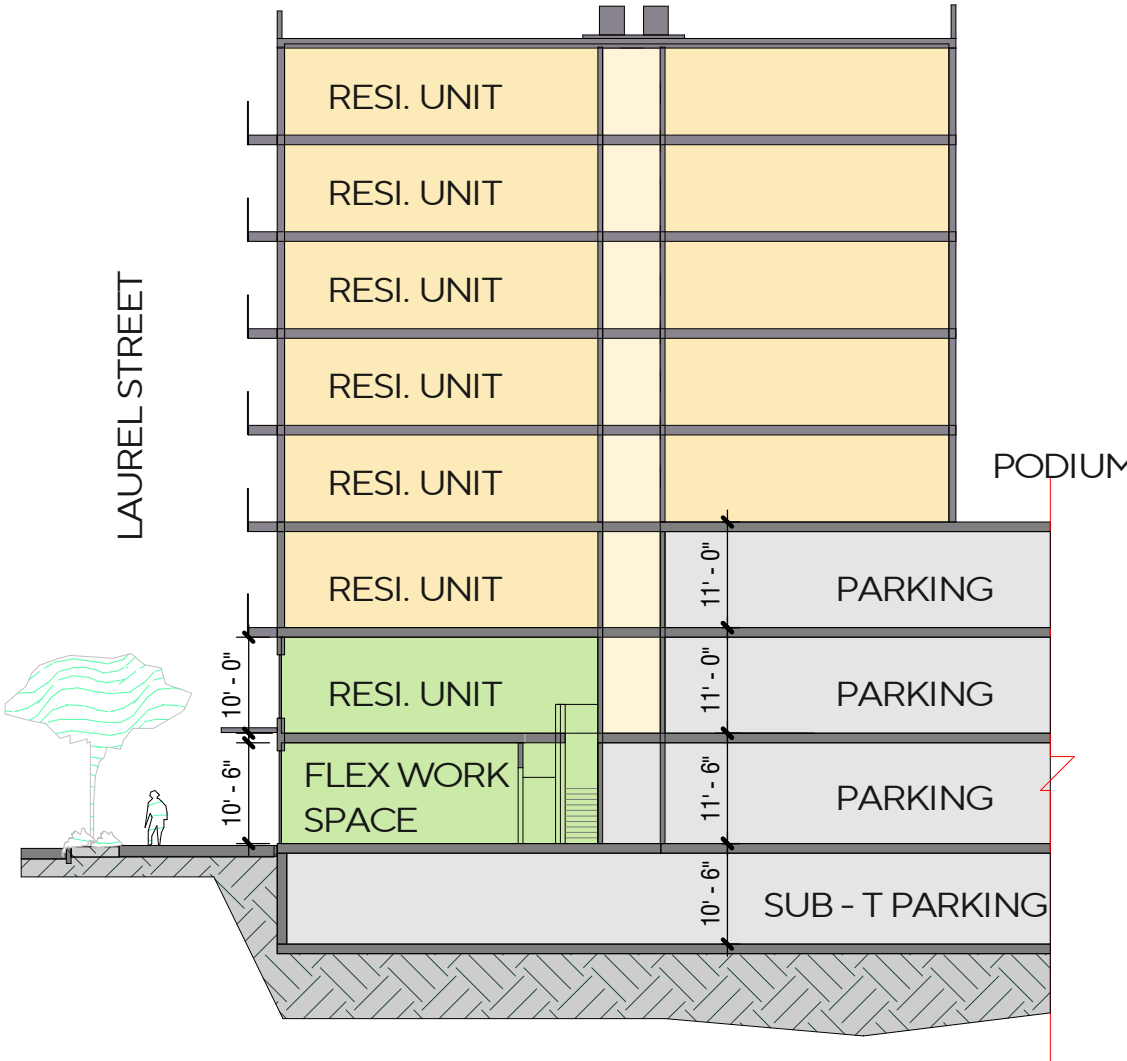


KEY PLAN

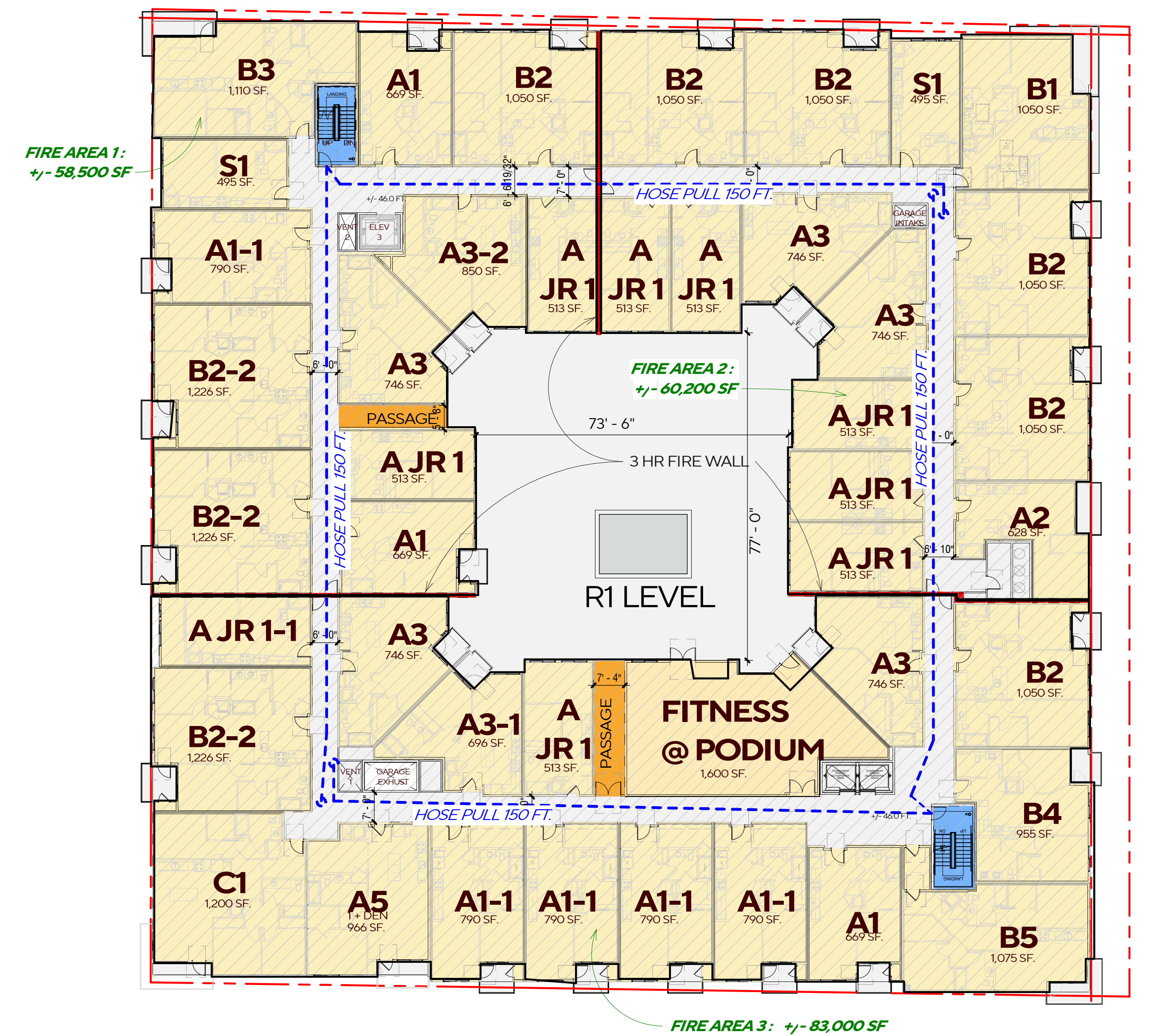
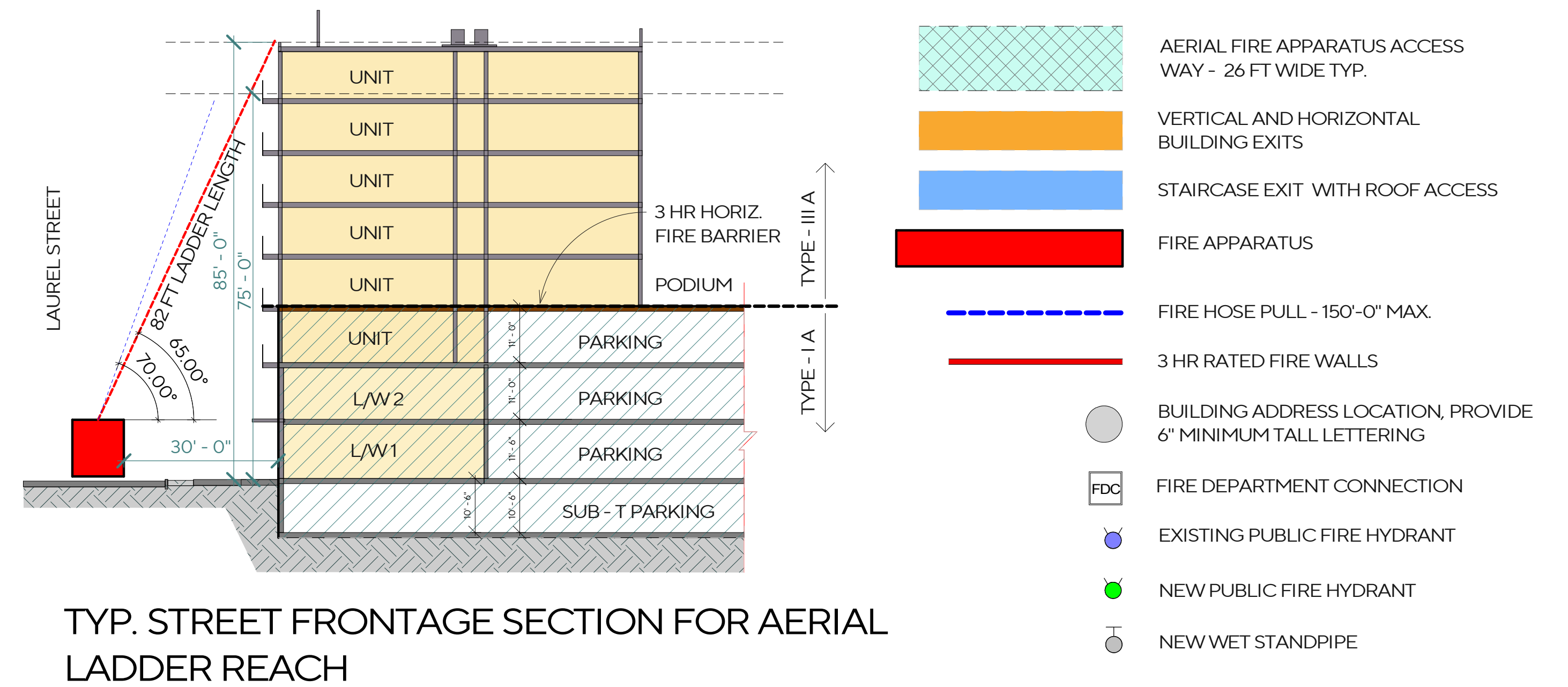
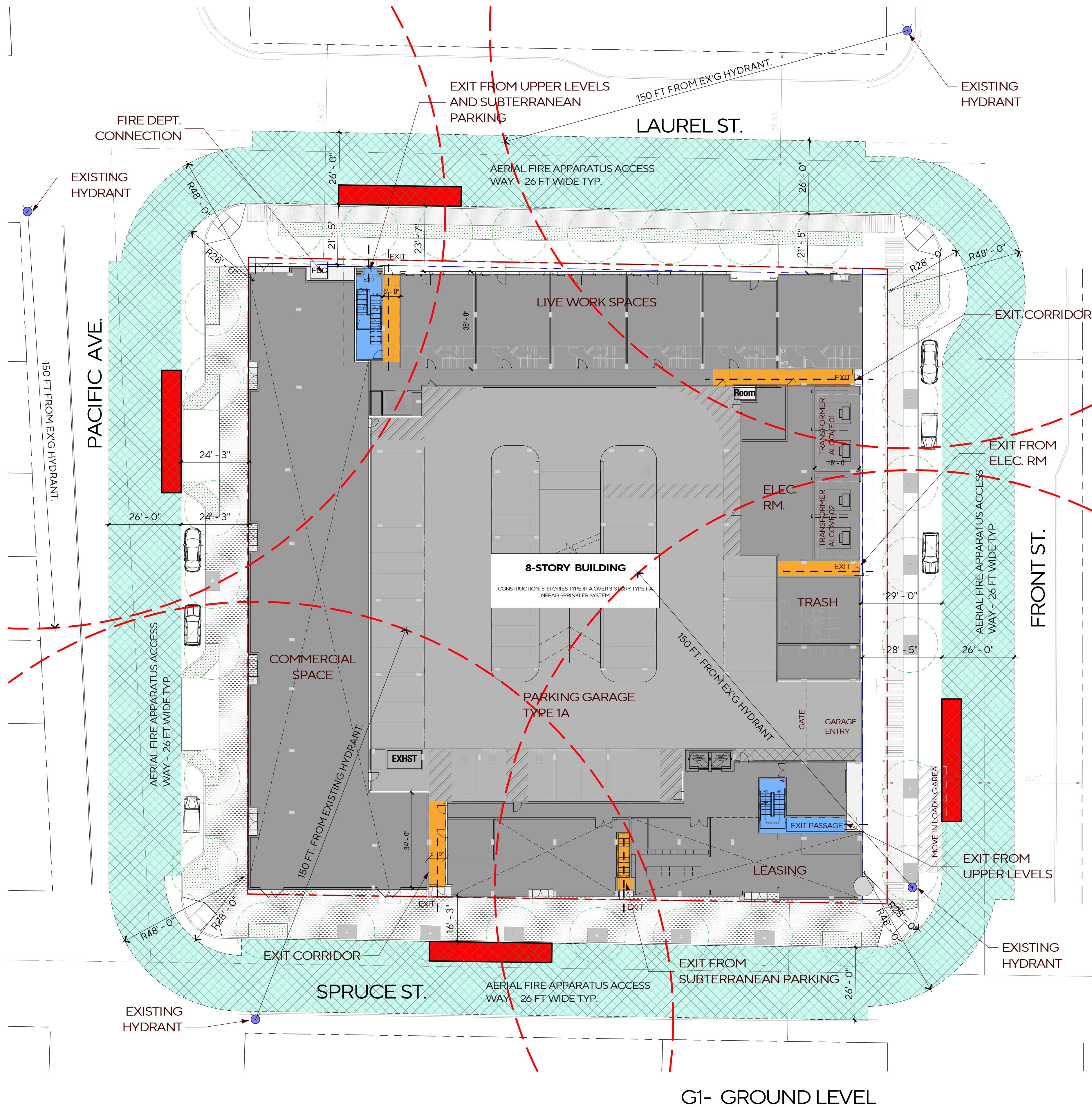
LIVE - WORK UNITS ON LAUREL STREET

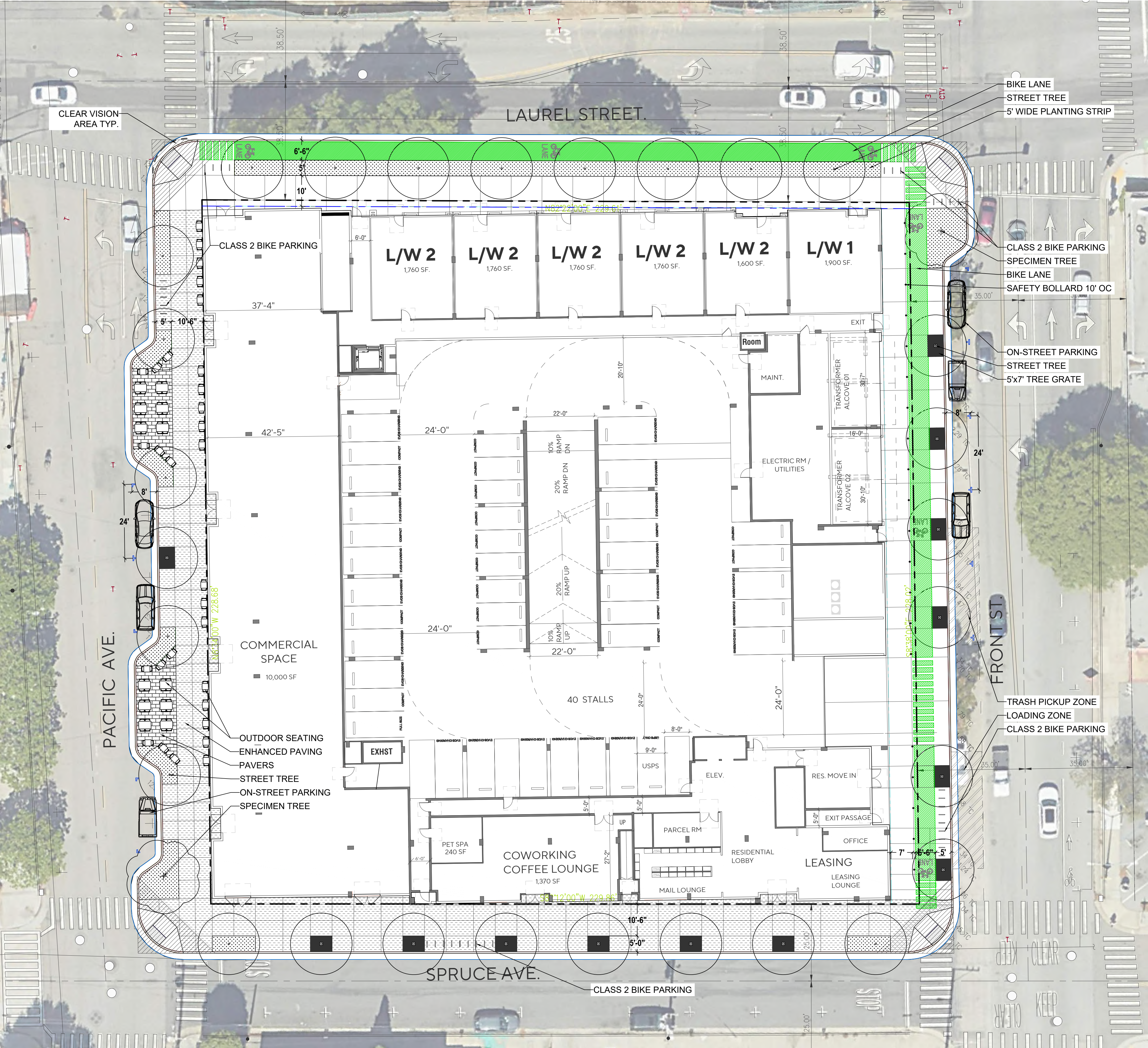


SECTION 01.



SECTION 02.





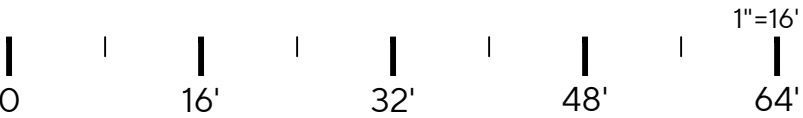
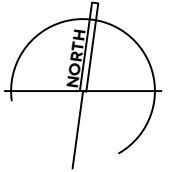
LEGEND

- BIKE LANE - 6.5' WIDE
- PLANTING AREA
- ENHANCED PAVING

NOTE: 70 CLASS 2 BIKE PARKING STALLS PROVIDED

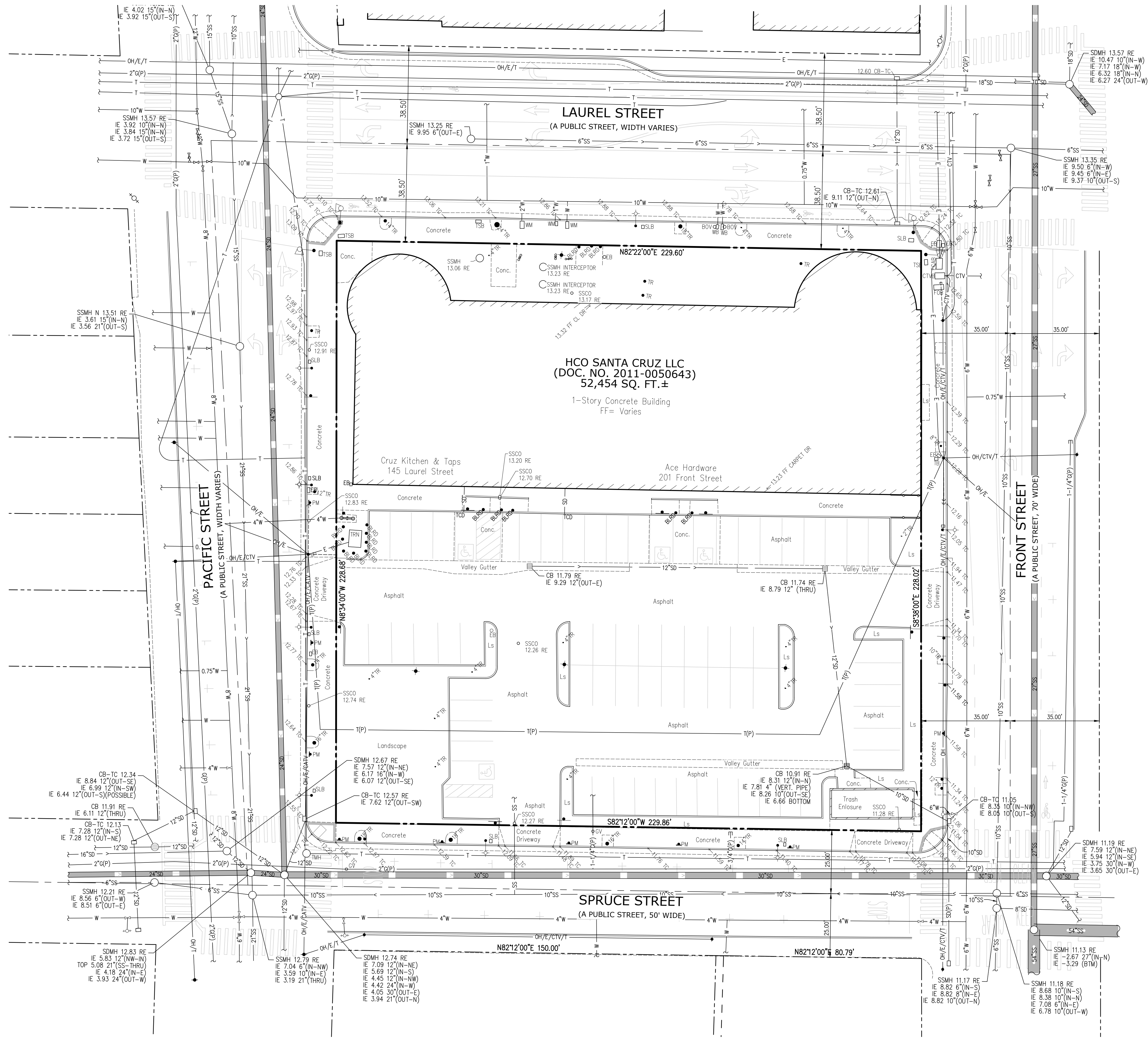
NOTE: THE STREET TREE REQUIREMENTS TABLE PROVIDED OUTLINES THE APPLICANT'S PROPOSED STREET TREES AS DESCRIBED IN THE CITY OF SANTA CRUZ CODE CHAPTER 24.12.186 REQUIREMENTS FOR STREET TREES.

CITY OF SANTA CRUZ STREET TREE REQUIREMENTS		
FRONTAGE	REQUIREMENT	PROVIDED
LAUREL ST.	8 TREES	8 TREES
FRONT ST.	8 TREES	7 TREES
SPRUCE ST.	8 TREES	8 TREES
PACIFIC AVE.	8 TREES	7 TREES



1"=16'





LEGEND

	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONCRETE/BLOCK WALL
	DRIVEWAY
	ELECTRIC LINE
	HANDRAIL
	GAS LINE-VALVE & METER
	LOT LINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	OVERHEAD CABLE TELEVISION-TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD ELECTRIC-CABLE TELEVISION-TELEPHONE LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SANITARY SEWER LINE OVER 24\"/>
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24\"/>
	TELEPHONE LINE
	WATER LINE & VALVE
	ACCESSIBLE PARKING SYMBOL
	BACKFLOW PREVENTION DEVICE
	DOUBLE DETECTOR CHECK VALVE
	ELECTROLINER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY ANCHOR
	POWER POLE/JOINT POLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX

ABBREVIATIONS

BLRD	BOLLARD	PM	PARKING METER
BOV	BLOW OFF VALVE	PP	POWER POLE
BTM	BOTTOM	RE	RIGHT ELEVATION
CB	CATCH BASIN	S	SOUTH
CONC.	CONCRETE AREA	SDMH	STORM DRAIN MANHOLE
CTVB	CABLE/TELEVISION BOX	SL	STREET LIGHT
DOC.	DOCUMENT	SLB	STREET LIGHT BOX
E	EAST	SSCO	SANITARY SEWER CLEAN OUT
EB	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	TB	TELEPHONE BOX
FF	FINISHED FLOOR	TC	TOP OF CURB
FOB	FIBER OPTIC BOX	TCB	TOP OF CURB DRAIN
IE	INVERT ELEVATION	TRN	TRANSFORMER
JP	JOINT POLE	TSB	TRAFFIC SIGNAL BOX
LS	LANDSCAPED AREA	W	WEST
N	NORTH	WB	WATER BOX
OR	OFFICIAL RECORDS	WM	WATER METER

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 24, 2020, NUMBER 4408-6326035. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR SANTA CRUZ COUNTY, CALIFORNIA, MAP NUMBER 06087C0332E FOR COMMUNITY NUMBER 060355 (CITY OF SANTA CRUZ), WITH AN EFFECTIVE DATE OF MAY 16, 2012, AND ON MAP NUMBER 06087C0334F FOR COMMUNITY NUMBER 060355 (CITY OF SANTA CRUZ), WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2017, AS BEING LOCATED IN FLOOD ZONE "A99".

ACCORDING TO FEMA THE DEFINITION OF ZONE "A99" IS: AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR; AREA TO BE PROTECTED FROM 1% ANNUAL CHANCE FLOOD BY A FEDERAL FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION; NO BASE FLOOD ELEVATION DETERMINED.

INFORMATION WAS OBTAINED FROM THE FEMA GOVERNMENT WEBSITE ON AUGUST 22, 2024.
- BENCHMARK:
COUNTY OF SANTA CRUZ BENCHMARK 229: U.S.C. & G. BRASS CAP IN CONCRETE HEAD WALL AT NORTHWEST CORNER OF INTERSECTION OF 3RD & FRONT STREET.
ELEVATION = 46.24 FEET (NAVD88)
- BASIS OF BEARINGS:
THE CALCULATED BEARING OF NORTH 74° 04' 43" EAST BETWEEN A FOUND 1/2" IRON PIPE, TAGGED RCE 6270 AND A LEAD, PLUG & TAG, TAGGED LS 3666, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD AUGUST 15, 1984, IN BOOK 73 OF MAPS, AT PAGE 61, SANTA CLARA COUNTY RECORDS.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

12-31-24
PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM

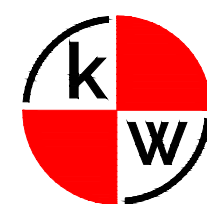


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Know what's below.
Call before you dig.

Lincoln



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201 FRONT STREET MIXED USE
201 FRONT STREET, SANTA CRUZ, CA

PRELIMINARY SITE PLAN

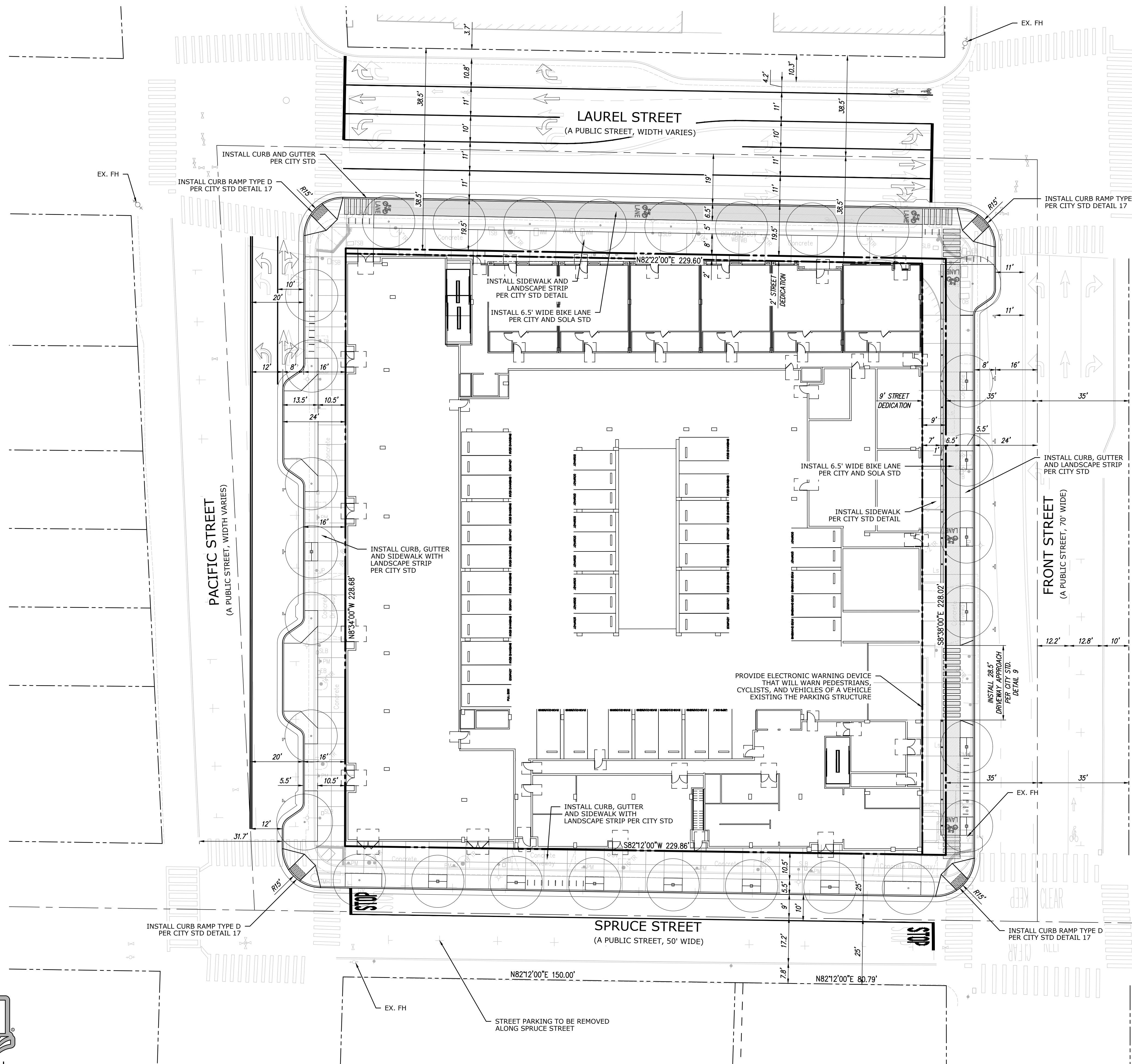


0 10 20 40 60
Scale 1" = 20'



C2.1

A24073-001
01-06-2025

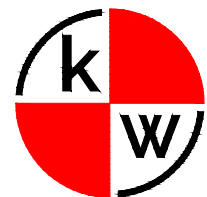


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201 FRONT STREET MIXED USE
201 FRONT STREET, SANTA CRUZ, CA

PRELIMINARY STORMWATER
QUALITY CONTROL PLAN



C4.1
A24073-001
01-06-2025

STORMWATER LEGEND

- DMA

TCM
- TRIBUTARY AREA LIMITS

DRAINAGE MANAGEMENT AREA

TREATMENT CONTROL MEASURE

RUNOFF FLOW DIRECTION

MEDIA FILTER SYSTEM

STORMWATER NOTES

1. THIS PROJECT QUALIFIES FOR SPECIAL CIRCUMSTANCES BASED ON CERTAIN SITE AND/OR RECEIVING WATER CONDITIONS PER CITY OF SANTA CRUZ STORMWATER BMP CHAPTER 6B.

i) INCLUDES NO SURFACE PARKING

ii) PROPOSED AT LEAST 85% COVERAGE FOR THE ENTIRE PROJECT SITE BY PERMANENT STRUCTURES (BUILDING).

iii) WITHIN 0.25 MILES OF A LOCAL TRANSIT STOP.

iv) RESIDENTIAL: DENSITY AT LEAST 204 DWELLING UNITS / ACRE
2. HIGHLY ALTERED CHANNELS AND INTERMEDIATE FLOW CONTROL FACILITIES: THE PROJECT RUNOFF DISCHARGES INTO CONTINUOUS UNDERGROUND STORM DRAIN SYSTEM THAT DISCHARGES DIRECTLY TO THE SAN LORENZO RIVER.
3. PROJECT IS LOCATED WITHIN AN URBAN SUSTAINABILITY AREA SOUTH OF LAUREL.
4. RUNOFF RETENTION INFEASIBILITY IS CAUSED BY SITE CONDITIONS.

i) DEPTH TO SEASONAL HIGH GROUNDWATER LIMITS INFILTRATION.

ii) SPACE CONSTRAINTS DUE TO A HIGH DENSITY DEVELOPMENT.
5. PROPOSED TREATMENT MEASURE CONSISTS OF PROPRIETARY MEDIA FILTER SYSTEM TO TREAT RUNOFF FROM BUILDING ROOF.
6. INTERIOR FLOOR DRAINS WILL DISCHARGE INTO SANITARY SEWER.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA#	TCM#	TREATMENT TYPE	SIZING METHOD	TOTAL DRAINAGE AREA (S.F.)	IMPERMOUS SURFACE AREA (S.F.)	PERMOUS AREA (S.F.)	# OF CARTRIDGES REQUIRED	# OF CARTRIDGES PROVIDED	CARTRIDGE HEIGHT (INCHES)
1	1	PROPRIETARY MEDIA FILTER SYSTEM (MFS)	FLOW I=0.2IN/HR	49959	49959	0	8	8	18

MEDIA FILTER SIZING

DMA # 1
A= 49959 s.f. A= 1.14690 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	49,959	0.900
0.8	0	
0.7	0	
0.1	0	

Rainfall Intensity (i)
i= 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.2064421 cfs

Manufacturer: Contech
Cartridge Height: 18 in.
Cartridge Media (if applicable): PhosphoSorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.5 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 7.415402 (round up)
Cartridges Required= 8
Treatment Flow Rate Capacity= 0.222717 cfs