

THE BLUFFS AT 44TH

4401 CAPITOLA ROAD, CAPITOLA, CA 95010

PLANNING RESUBMITTAL SET

11/30/2022





STUDIO T SQUARE

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

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THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4495 MORENA BLVD., SUITE 109, SAN DIEGO, CA 92117

Sheet Title:
PROJECT INFORMATION

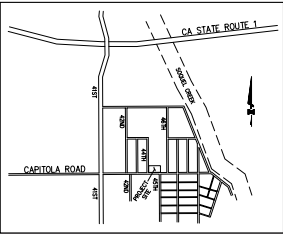
Job No. 21041
Date: 11/30/2022

Scale:
Drawn By:

Sheet No:

G1.0

VICINITY MAP



PROJECT SUMMARY

THE BLUFFS AT 44TH, LOCATED ON A 0.82-ACRE SITE ON THE NORTH-EAST CORNER OF CAPITOLA ROAD AND 44TH AVENUE IN CAPITOLA, CA WILL FEATURE 36 UNITS OF AFFORDABLE FAMILY HOUSING IN TWO SEPARATE 3-STORY BUILDINGS ON A BEAUTIFULLY LANDSCAPED SITE. THE UNITS ARE A MIX OF 1-BEDROOM, 2-BEDROOM AND 3-BEDROOM APARTMENTS, AND ARE CONFIGURED IN TWO 3-STORY NON-ELEVATOR BUILDINGS. ALL UNITS ARE TO BE FOR RENT ONLY AND AFFORDABLE UNITS AS DEFINED BY CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918. AFFORDABILITY LEVELS WILL BE AT THE INCOME LEVELS SHOWN BELOW:

10 UNITS AT "LOW-INCOME"
25 UNITS AT "EXTREMELY LOW-INCOME"
1 MANAGER UNIT
ALL GROUND FLOOR UNITS WILL BE ACCESSIBLE OR ADAPTABLE FOR PERSONS WITH DISABILITIES AND THE UPPER TWO FLOORS ARE SERVED BY THREE OPEN STAIRS. THERE IS ON-GARAGE PARKING FOR 36 CARS LOCATED IN WEST AND EAST PARKING LOTS WITH ACCESS DRIVES FROM BOTH 44TH AVENUE AND CAPITOLA ROAD. THE BUILDINGS SERVE TO FRAME A PROTECTED CENTRAL OPEN SPACE AND COMMUNITY SOCIAL "CORE". THE PROJECT FEATURES RESIDENTIAL AMENITY SPACE ON THE FULLY-ACCESSIBLE GROUND LEVEL INCLUDING A COMMUNITY CENTER WITH KITCHEN, ADMINISTRATIVE OFFICES, RESIDENTIAL SERVICES, MAIL ROOM AND CENTRAL LAUNDRY ROOM. THERE IS A LANDSCAPED EXTERIOR PLAZA WITH ADJACENT DEDICATED CHILDREN'S PLAY AREA. THE SITE WILL EMPLOY SUSTAINABLE GREEN FEATURES INCLUDING DRIP IRRIGATION, LOW-WATER-USE LANDSCAPING, ON-SITE STORM-WATER BIOSWALES, AND SHADE TREES AT PARKING AND DRIVES. THE BUILDINGS WILL BE ENERGY-EFFICIENT AND GREEN-HOUSE-GAS-REDUCING ALL-ELECTRIC DESIGN WITH ENERGY STAR APPLIANCES, LED LIGHTING AND GENEROUS ROOF AREA AVAILABLE FOR SOLAR PHOTO-VOLTAIC PANELS. THE ARCHITECTURAL STYLE REFLECTS A TRADITIONAL RESIDENTIAL CHARACTER WITH PITCHED GABLE ROOFS AND WELL-ARTICULATED PATIOS AND BALCONIES TO ACTIVATE THE MAIN CAPITOLA ROAD ELEVATION. THE ATTACHED COMMUNITY BUILDING MODULATES DOWN TO A SINGLE-STORY MASSING ALONG THE PROJECT FRONTAGE TO CREATE A WELCOMING, ACTIVE PRESENCE ON THE STREET. THE PROJECT SEEKS TO PROVIDE MUCH-NEEDED AFFORDABLE FAMILY HOUSING LOCATED NEAR TRANSIT AND TO FIT RESPECTFULLY INTO AN ESTABLISHED RESIDENTIAL / COMMERCIAL NEIGHBORHOOD IN CAPITOLA.

SITE ZONE SUMMARY

PROJECT ADDRESS: 4401 CAPITOLA RD, CAPITOLA, CA 95010
APN: 034-124-021
OCCUPANCY: R2
CONSTRUCTION TYPE: TYPE V-A
PROPOSED ZONING: MIXED USE NEIGHBORHOOD (MU-N)
SITE AREA: 0.82 AC / 35,600 SF
TOTAL BUILDING AREA: 32,475 SF
PROPOSED FAR: 0.88
PROPOSED DENSITY: 44 DU/AC
UNIT COUNT: 36
BUILDING HEIGHT: 36FT, 3-STORY
PARKING COUNT: 36 (6 ACCESSIBLE STALLS)
BIKE PARKING COUNT: 14 SHORT-TERM BIKE PARKINGS, 36 LONG-TERM BIKE PARKINGS

AFFORDABLE HOUSING INCENTIVES / WAIVERS

CONCESSIONS:
PARKING (2.5 SPACES PER UNIT), AND
DAYLIGHT PLANE TRANSITION, AND
THE ADA SIDEWALK EXTENDING BEYOND THE PROPERTY FRONTAGE.
WAIVERS:
REDUCED 11.8 FOOT SETBACK TO 5 FOOT AT NORTH PROPERTY LINE;
HEIGHT OF 36 FEET WHERE 27 IS THE MAXIMUM;
ROOF PITCH MINIMUM 5:12;
SIDEWALK SETBACK TO ALLOW 10 FOOT SIDEWALK;
MAX 30% COMPACT PARKING;
ALLOW REDUCTION OF MASSING RELIEF.

DENSITY & UNIT MIX

Table with columns: UNIT MIX (NAME, COUNT, # OF BEDS, AVERAGE UNIT AREA, UNIT MIX), TYPE V RESIDENTIAL BUILDING A SUMMARY, TYPE V RESIDENTIAL BUILDING B SUMMARY

* 100% OF UNITS TO BE VERY-LOW OR LOW INCOME AFFORDABLE UNITS
UNIT MIX PER TCAC FAMILY PROJECT STANDARDS:
25% MIN. 3 BEDROOM OR LARGER, PLUS
25% MIN. 2 BEDROOM OR LARGER
REQUIRED
MANAGER'S UNIT PER TCAC:
16 OR MORE, UP TO 160 AFFORDABLE AND MARKET RATE UNITS MUST HAVE 1 ON-SITE MANAGER'S UNIT
1 MANAGER'S UNIT PROVIDED, AS A PART OF 36 UNITS OVERALL

MOBILITY UNIT REQUIREMENT PER TCAC:
15% MIN. MOBILITY UNITS * 36 UNITS = 6 MOBILITY MIN.
10% MIN. COMMUNICATIONS UNITS * 36 UNITS = 4 UNITS MIN.
ALL OTHER UNITS TO BE ADAPTABLE UNITS

Table with columns: TYPE V COMMUNITY BUILDING SUMMARY (NAME, AREA), LAUNDRY ROOM, COMMON AREA, DISHWASHERS, PLAY/RECREATIONAL FACILITY

PARKING SUMMARY

PARKING REQUIREMENT PER AFFORDABLE HOUSING REGS. PARKING SHALL BE PROVIDED 1.5 SPACES PER UNIT USING A WAIVER TO REDUCE PARKING TO 1 SPACE PER UNIT. PARKING WILL BE MANAGED / ASSIGNED.
RESIDENTIAL ACCESSIBLE PARKING
PER CBC 11B-208.2.3.1 & 208.2.3.2:
WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH RESIDENTIAL UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT WITH MOBILITY FEATURES.
36 UNITS X 15% MIN. MOBILITY UNIT REQUIRED PER TCAC = 5.4 OR 6 MOBILITY UNITS
6 ACCESSIBLE STALLS REQUIRED
RESIDENTIAL EV PARKING
PER CALGREEN 4.106.4.2.2 FOR NEW MULTIFAMILY DWELLINGS WITH MORE THAN 20 UNITS:
10% OF THE TOTAL NUMBER OF PARKING SPACES SHOULD BE EV CAPABLE (FUTURE EV). 25% SHOULD BE EV READY (FUTURE EV).
5% SHOULD BE PROVIDED EV CHARGERS.
36 RESIDENTIAL STALLS PROVIDED X 5% = 1.8 OR 2 EV CHARGERS REQUIRED

Table with columns: PROVIDED PARKING SCHEDULE (DESCRIPTION, COUNT), MIN. PARKING STALL SIZE: (PER CMC 17.76.060) STANDARD STALL: 9'-0" X 18'-0", ACCESSIBLE STALL: 9'-0" X 18'-0", COMPACT STALL: 8'-0" X 14'-0" (+2' OVERRUN), DRIVE AISLE SIZE: 2-WAY DRIVE AISLE WIDTH: 22'-0" (WEST PARKING), 2-WAY DRIVE AISLE WIDTH: 24'-0" (EAST PARKING)

BICYCLE PARKING SUMMARY

BICYCLE PARKING REQUIREMENT : (PER CMC 17.76.080)
SHORT-TERM SPACES: 10% OF REQUIRED AUTOMOBILE SPACES; MINIMUM OF 4 SPACES.
LONG-TERM SPACES: 1 SPACES PER UNIT
1 * 36 UNITS = 36 LONG-TERM SPACES REQUIRED
BICYCLE PARKING PROVIDED:
SHORT-TERM SPACES: 14 SHORT-TERM BIKE PARKING SPACES PROVIDED
LONG-TERM SPACES: 36 LONG-TERM BIKE PARKING SPACES PROVIDED

ZONING COMPLIANCE SUMMARY

Table with columns: REQUIRED, PROPOSED. Rows include DENSITY, FAR, HEIGHT (FT) & STORIES, SETBACK, FRONTAGE, STREET SIDE, SIDE, LOT DIMENSIONS, MINIMUM SIZE, MINIMUM WIDTH / DEPTH, LOT COVERAGE, OPEN SPACE, PERCENT LANDSCAPE COVERAGE, GROUND FLOOR TRANSPARENCY, FRONT SETBACK LANDSCAPE, PARKING, BICYCLE PARKING, EV PARKING MINIMUM

TCAC COMPLIANCE SUMMARY

Table with columns: REQUIRED, PROPOSED. Rows include BEDROOMS, UNIT SIZES, PLAY/RECREATIONAL FACILITIES, COMMON AREA, LAUNDRY FACILITIES, DISHWASHERS

PROJECT TEAM

DEVELOPER:
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ANTHONY@TARRAR.COM

SHEET INDEX

Table with columns: ARCHITECTURE, CIVIL, LANDSCAPE, LIGHTING. Lists drawing titles and sheet numbers.



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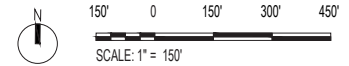
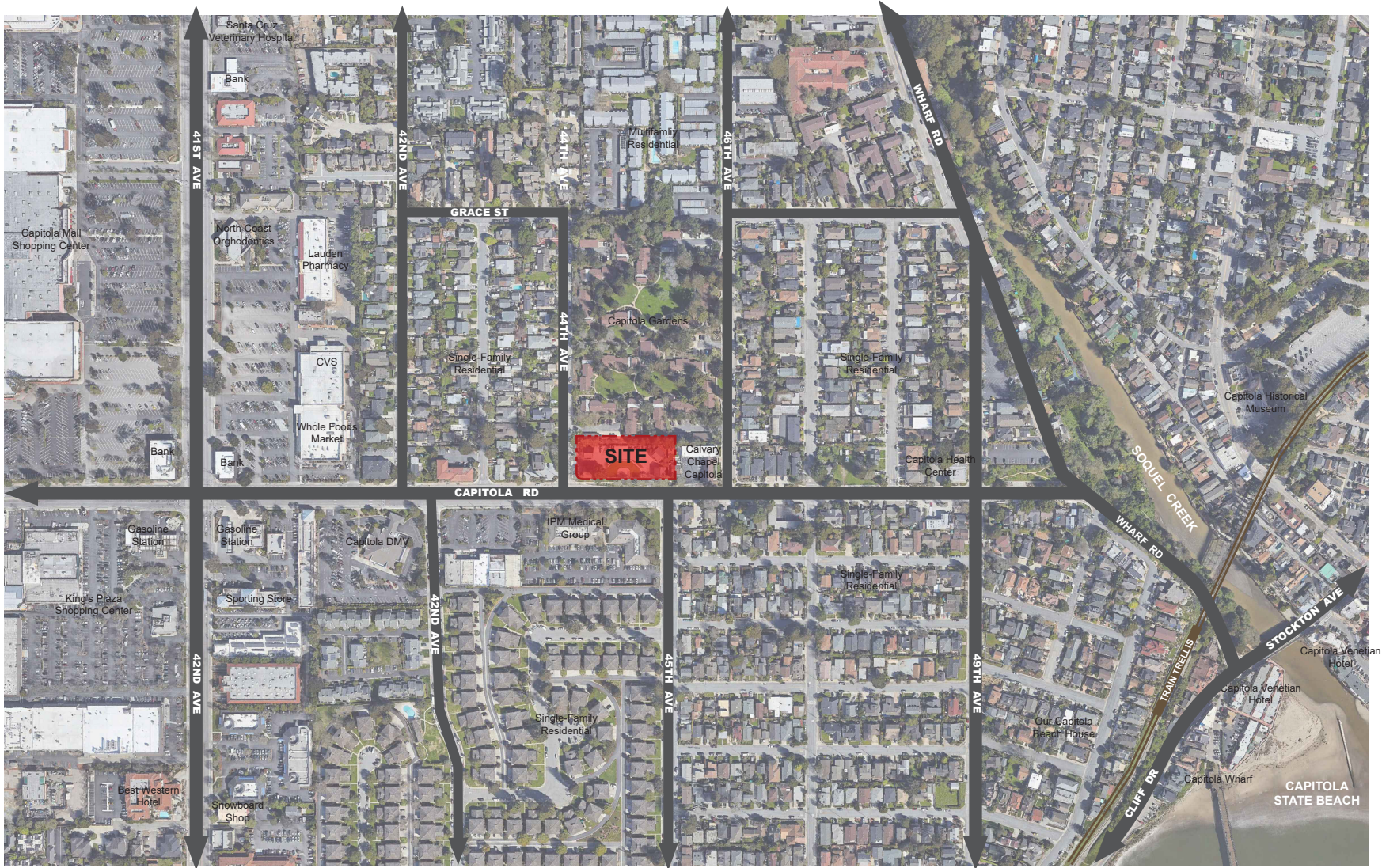
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Sheet Title:
SITE CONTEXT

Job No. 21041
Date: 11/30/2022
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Sheet No.:

G2.0



REFERENCED TITLE INSURANCE POLICY

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 806 THIRD AVENUE, 15TH FLOOR
 NEW YORK, NY 10017

TITLE REPORT NO.: 3020-1118908
 TITLE REPORT DATE: MARCH 04, 2022

TITLE VESTED IN: CLAUDIA JOY CAULDE AND DANA M. CAULDE, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST AND JOSEPH E. TRABERT, TRUSTEE OF THE JOSEPH E. TRABERT TRUST DATED 12/20/90 AS TO AN UNDIVIDED 50% INTEREST

NATURE OF TITLE: FEE SIMPLE

PROPERTY ADDRESS(ES): 4401 CAPITOLA ROAD, CAPITOLA, CA
 ASSESSOR'S PARCEL NO.: 034-123-05 & 034-124-18

PROPERTY DESCRIPTION

REAL PROPERTY IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

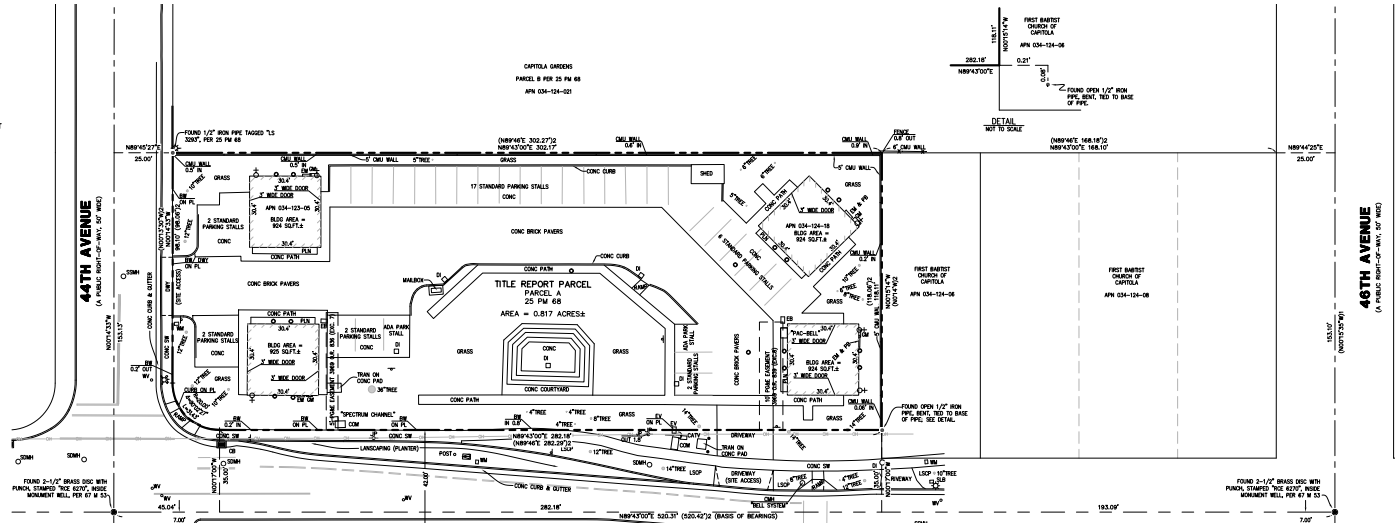
PARCEL "A" OF THE PARCEL MAP, IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, PER THE MAP FILED MAY 31, 1974, IN BOOK 25, PAGE 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAO COUNTY.

EXCEPTIONS TO COVERAGE

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY ITEM.**
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$12,498.52, PAID. PENALTY: \$0.00. SECOND INSTALLMENT: \$0.00. TAX RATE AREA: 034-123-05. A. P. NO.: 034-123-05. (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED) AFFECTS A PORTION OF SAID LAND. **NOT A SURVEY ITEM.**
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$25,650.00, PAID. PENALTY: \$0.00. SECOND INSTALLMENT: \$0.00. TAX RATE AREA: 034-124-18. A. P. NO.: 034-124-18. (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED) AFFECTS A PORTION OF SAID LAND. **NOT A SURVEY ITEM.**
 - THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2016-1, AS ENCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 18, 2016 AS INSTRUMENT NO. 2016-003073 OF OFFICIAL RECORDS. **NOT A SURVEY ITEM.**
 - THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY ITEM.**
 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CAPITOLA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JUNE 25, 1982 AS INSTRUMENT NO. 24832 IN BOOK 3456 PAGE 534 OF OFFICIAL RECORDS. **SUBJECT SITE IS LOCATED WITHIN THE CAPITOLA REDEVELOPMENT PROJECT AREA. SEE ABOVE DOCUMENT FOR PARTICULARS.**
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1968 AS BOOK 3969 PAGE 636 OF OFFICIAL RECORDS. AFFECTS: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC BELL. **EASEMENT PLOTTED; SEE MAP TO THE RIGHT OF THIS SHEET.**
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1968 AS BOOK 3969 PAGE 636 OF OFFICIAL RECORDS. AFFECTS: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC BELL. **EASEMENT PLOTTED; SEE MAP TO THE RIGHT OF THIS SHEET.**
 - WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INCENTENESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. **NOT A SURVEY ITEM.**
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY ITEM.**
 - RIGHTS OF PARTIES IN POSSESSION. **NOT A SURVEY ITEM.**
- BOLD AND ITALICIZED TEXT ARE THE SURVEYOR'S COMMENTS.*

TABLE A

- ADDRESS FOR SUBJECT PROPERTY IS 4401 CAPITOLA ROAD, CAPITOLA, CALIFORNIA 95010
- FLOOD ZONE DESIGNATION: ZONE X AREAS OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM), NO. 060333, COUNTY OF SANTA CRUZ, FIRM 0302, SURTA 7, EFFECTIVE DATE SEPTEMBER 29, 2017 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- LAND AREA: 35,800 SQ.FT., OR 0.817 ACRES.
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- EXTERIOR DIMENSIONS OF THE BUILDING WERE TAKEN ALONG THE EXTERIOR FOOTPRINT OF THE BUILDING ENVELOPE AT GROUND LEVEL AND ARE SHOWN TO THE NEAREST 1/4" FOOT.
- BUILDING SQUARE FOOTAGE WAS CALCULATED BASED ON THE EXTERIOR FOOTPRINT OF THE BUILDING ENVELOPE AT GROUND LEVEL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK SHOWN ON THE MAP ABOVE.
- PARKING COUNT:
 21 STANDARD
 2 ADA
 33 TOTAL PARKING SPACES
- OBSERVED SURFACE UTILITIES SHOWN ON THE MAP ABOVE: SOME SUCH UTILITIES CHIMNEYS, VAULTS, STORM DRAIN STRUCTURES, ETC) WOULD INDICATE THE PRESENCE OF UNDERGROUND FACILITIES THE EXTENT OF WHICH ARE NOT SHOWN HEREON.
- POWER OF RECORDING SERVICES ACCORDING TO CURRENT TAX RECORDS SHOWN ON THE MAP ABOVE. (TAX ROLL, YEAR 2021-2022)
- SEE SURVEY FOR DISTANCE TO NEAREST INTERSECTING STREET.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTS ON THE DAY OF THE FIELD SURVEY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



LEGEND

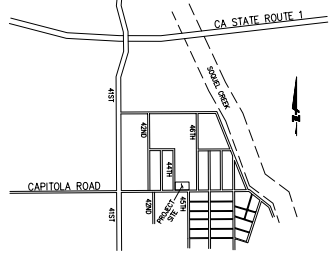
- | | |
|--------|--|
| AC | ASPHALTIC CONCRETE |
| ADA | AMERICANS WITH DISABILITY ACT |
| APN | ASSESSOR'S PARCEL NUMBER (2021-2022 TAX ROLL YEAR) |
| BB | BACK OF WALK |
| CB | CABLE TELEVISION BOX |
| CC | CATCH BASIN |
| CM | COMMUNICATION MANHOLE |
| CMU | CONCRETE MASONRY UNIT |
| COM | CONCRETE |
| CONC | CONCRETE |
| DI | DRAIN INLET |
| DWI | DRIVEWAY |
| EM | ELECTRIC METER |
| EXC | EXCEPTION TO COVERAGE FROM TITLE COMMITMENT |
| GM | GAS METER |
| LAND | LANDSCAPING |
| OR | OFFICIAL RECORD OF SANTA CRUZ COUNTY |
| PL | PROPERTY LINE |
| PLN | PLASTER |
| SD | STORM DRAIN MANHOLE |
| SE | SEWER |
| SMH | SANITARY SEWER MANHOLE |
| S | SEWER |
| TR | TRANSFORMER |
| WM | WATER METER |
| WV | WATER VALVE |
| IN/OUT | XX' INSIDE OR OUTSIDE PROPERTY LINE |
| | BACK-FLOW PREVENTOR |
| | FIRE HYDRANT |
| | QUI WYE |
| | HOSE BIB |
| | JOINT POLE |
| | SANITARY SEWER CLEAN OUT |
| | STREET LIGHT |
| | TRAFFIC SIGN |
| | RECORD OF SURVEY 67 M 53, BOWMAN AND WILLIAMS, SANTA CRUZ COUNTY RECORDS |
| | PARCEL MAP 25 PM 68, GEORGE N. DARLING, SANTA CRUZ COUNTY RECORDS |
- BOUNDARY LINE
 EASEMENT LINE
 MAP LINE
 MONUMENT LINE
 STREET CENTRAL LINE

BASIS OF BEARINGS

THE BEARING N89°43'02"E, OF THE MONUMENT LINE OF CAPITOLA ROAD, BETWEEN TWO FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 20, 1979 IN BOOK 67 OF MAPS AT PAGE 53, RECORDS OF SANTA CRUZ COUNTY, AND AS SHOWN HEREON.

MAP NOTES

- ALL DISTANCES AND MEASUREMENTS SHOWN ON THIS SURVEY ARE IN DECIMALS AND FEET THEREOF.
- DATES OF FIELD SURVEY: MARCH 28 & 29, 2022
- BOUNDARY AND EASEMENTS SHOWN ON THIS SURVEY ARE BASED ON RECORD MAP DATA AND TITLE INFORMATION FROM TITLE REPORT PREVIOUSLY MENTIONED. SUBJECT BOUNDARY SHOWN ON THIS SURVEY IS AS DESCRIBED IN TITLE COMMITMENT.
- THE LOCATIONS, SIZES AND TYPES OF UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS ONLY. NO UNDERGROUND SURVEY WAS PERFORMED BY BKF.



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY AND CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLIANCE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND BKF, AND INCLUDE ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 8, 9, 11(A) OBSERVED ONLY, 13, 14, 18 & 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 29, 2022.

David Darling
 P.L.S. NO. 7625
 Ddarling@bkf.com
 APRIL 09, 2022
 DATED



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 www.bkf.com



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 SURVEY

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SITE PLAN

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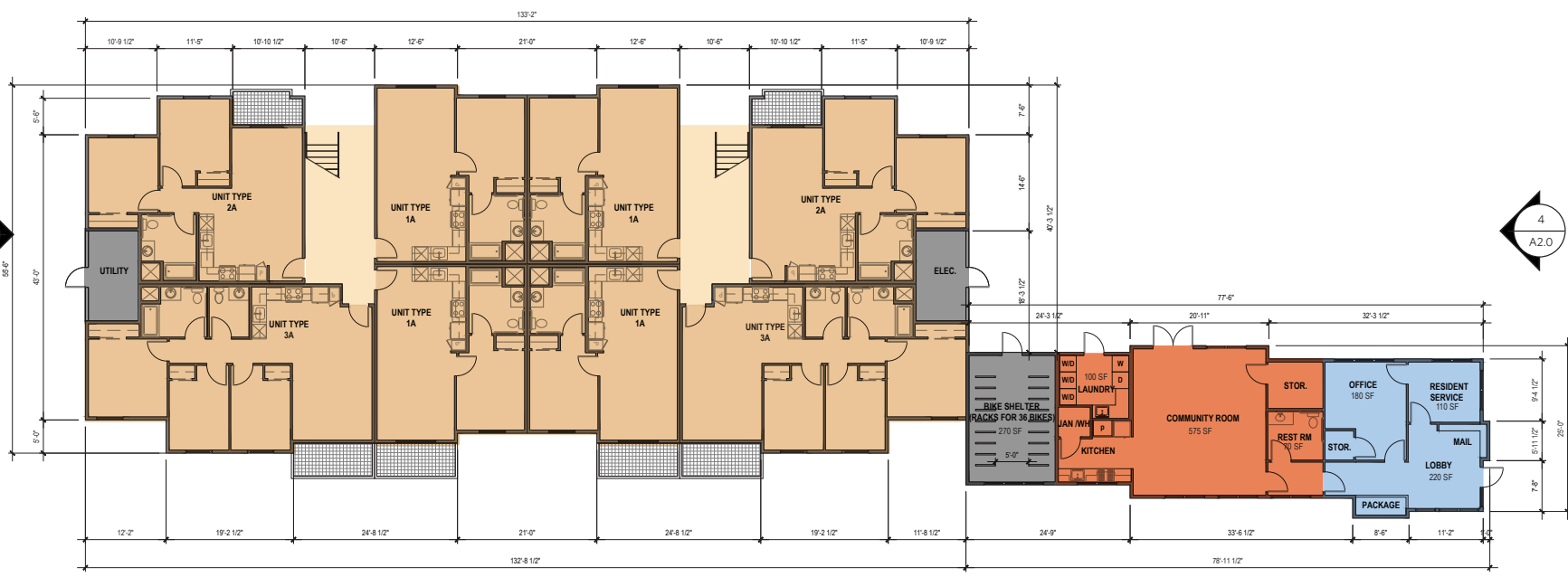
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Sheet Title:
BUILDING A -
1ST FLOOR PLAN

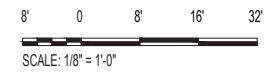
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1ST FLOOR PLAN
(BUILDING A)

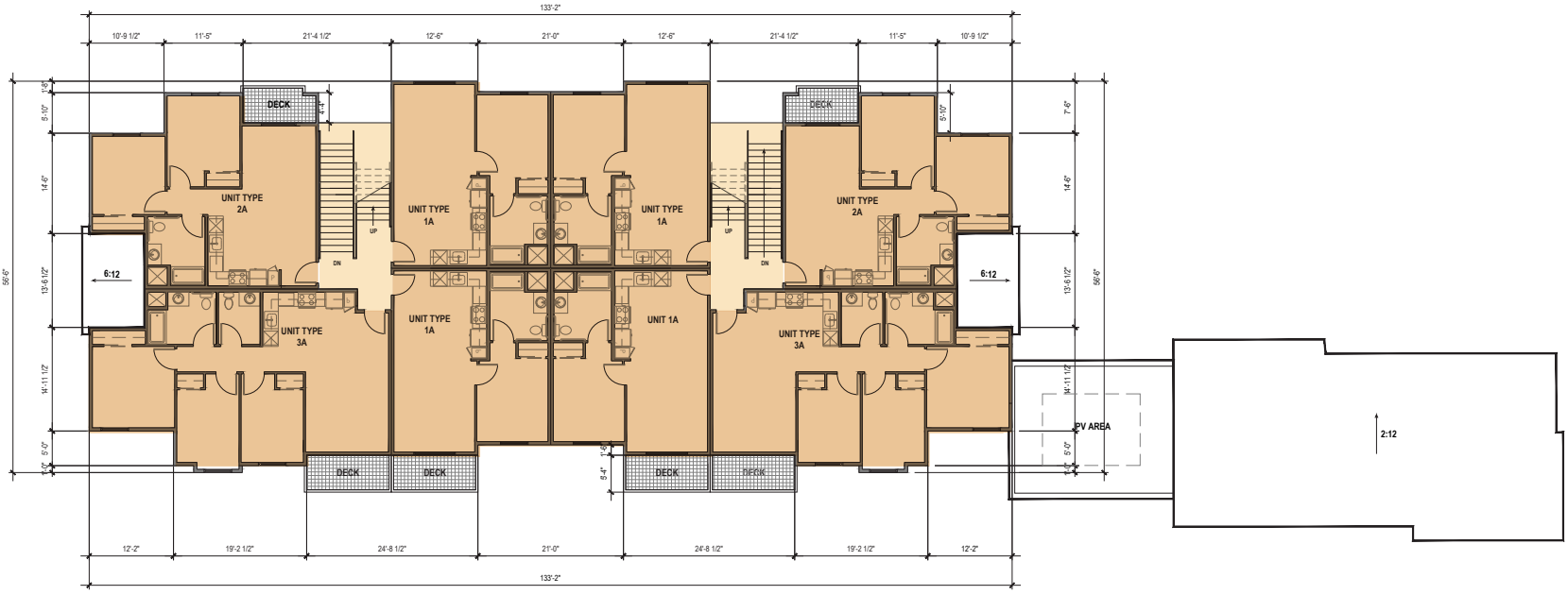




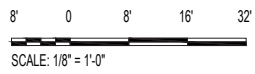
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2ND FLOOR PLAN
(BUILDING A)



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4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING A -
2ND FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A1.2

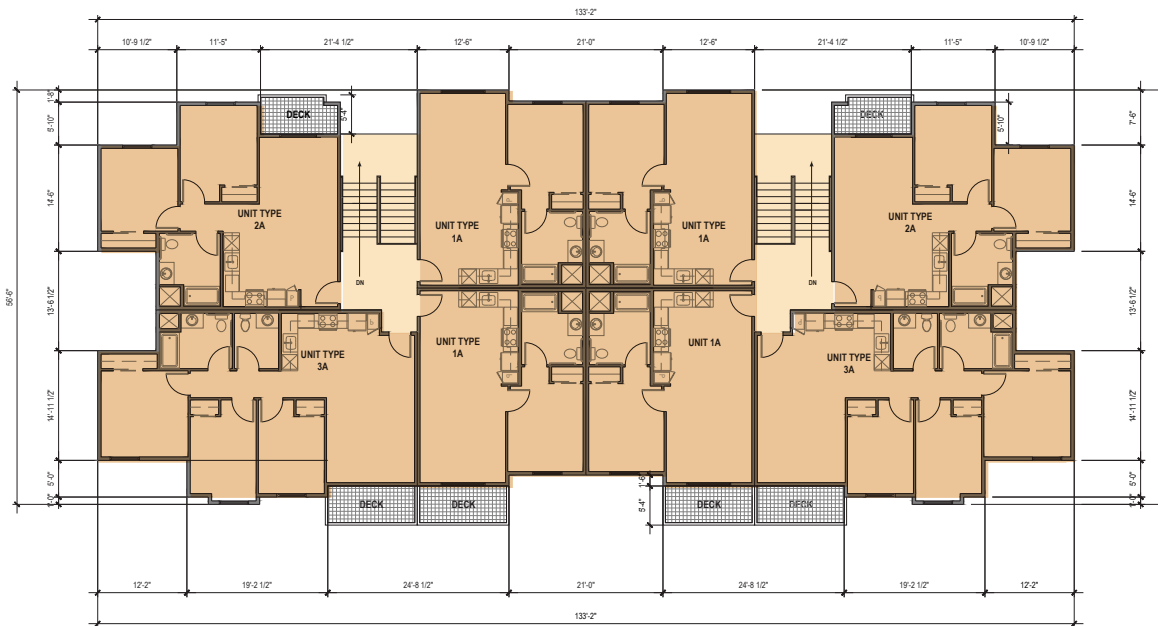


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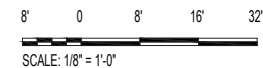
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: Urban Design

: 1970 Broadway #615
: Oakland, California 94612
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3RD FLOOR PLAN
(BUILDING A)



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING A -
3RD FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
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Sheet No:

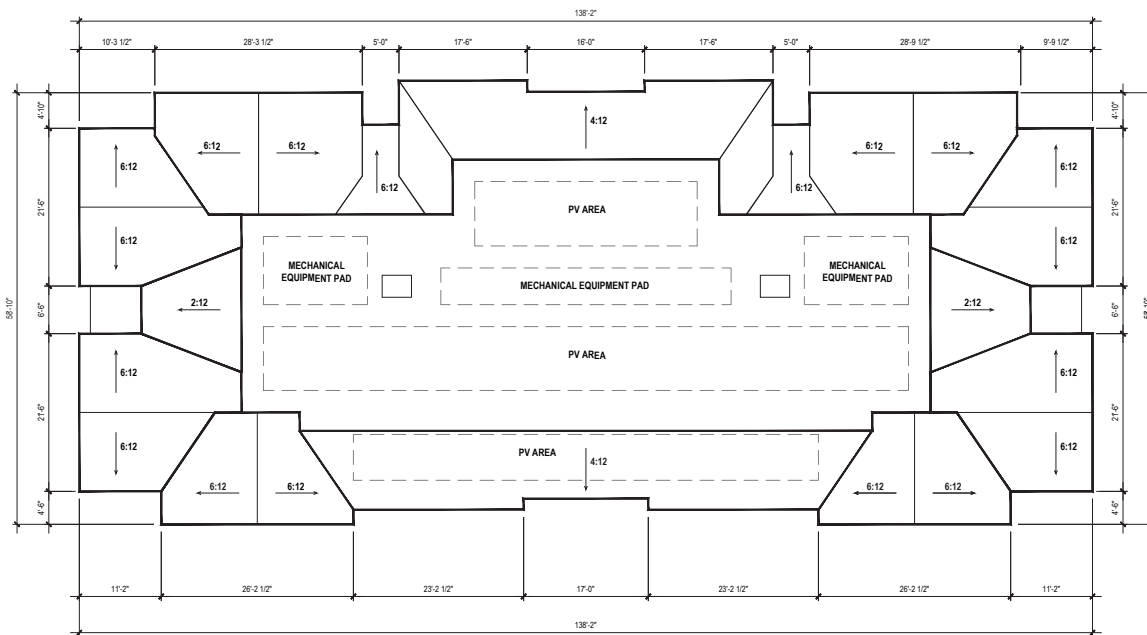
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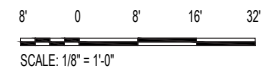
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ROOF PLAN
(BUILDING A)



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Sheet Title:
**BUILDING A -
ROOF PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A1.4



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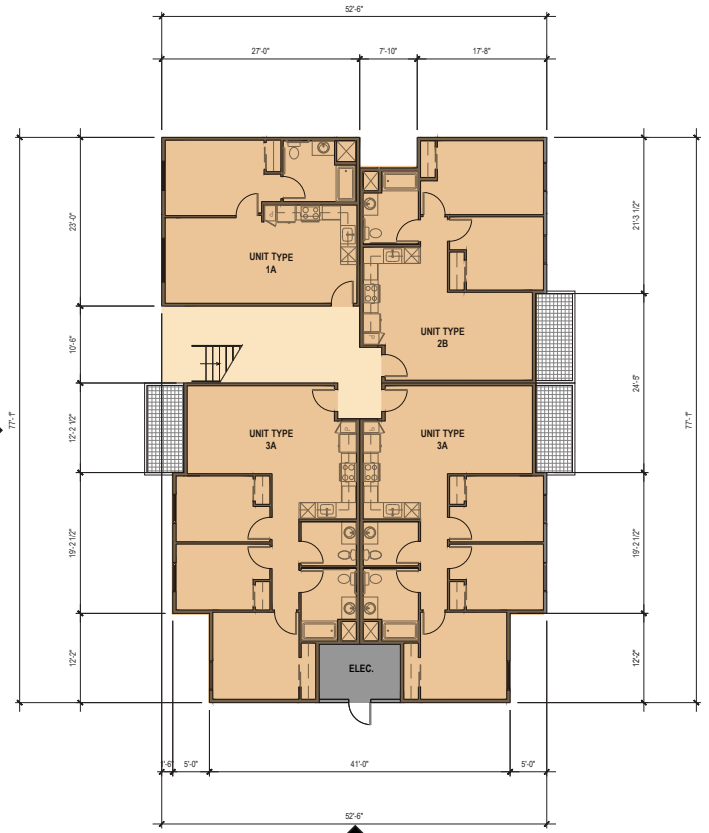
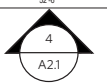
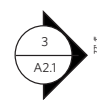
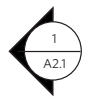
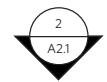
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
BUILDING B -
1ST & 2ND
FLOOR PLAN

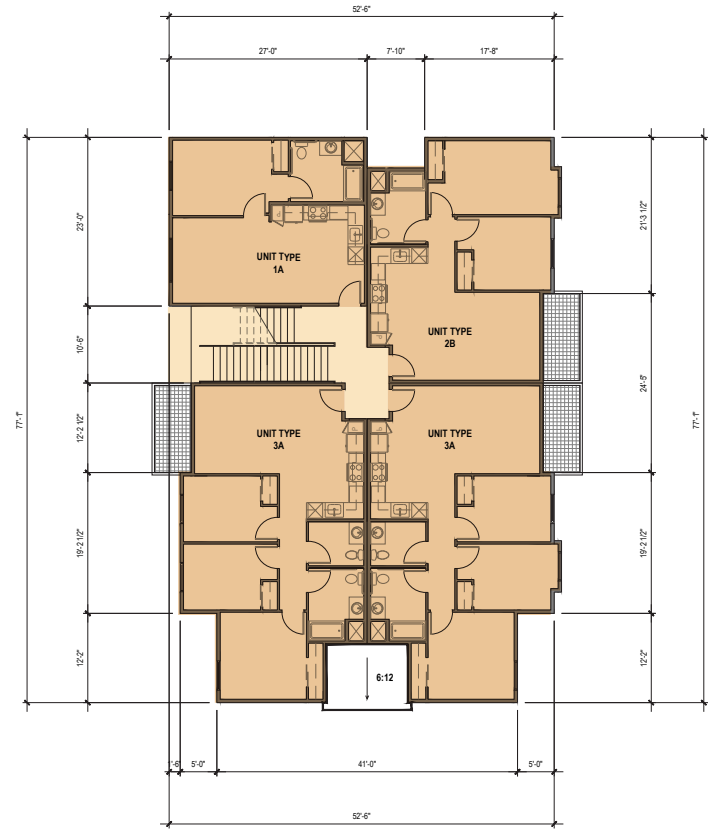
Job No. 21041
Date: 11/30/2022
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Drawn By:

Sheet No:

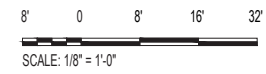
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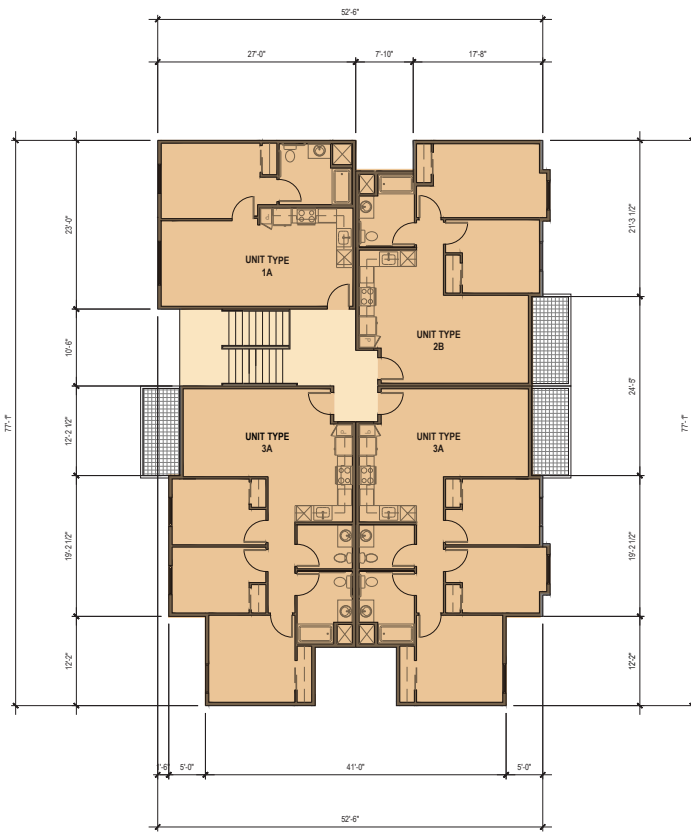


1ST FLOOR PLAN | 1

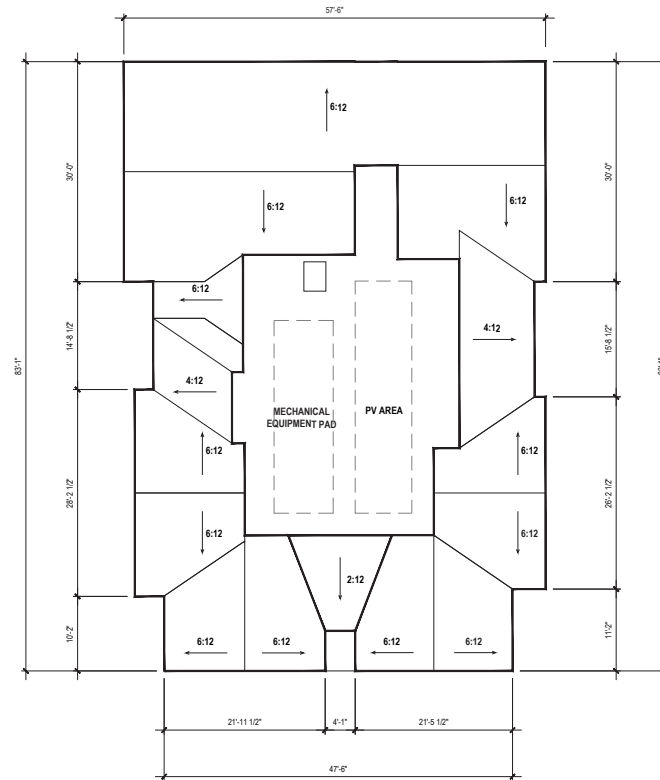


2ND FLOOR PLAN | 2

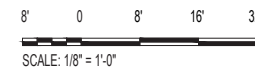




3RD FLOOR PLAN | 1
(BUILDING B)



ROOF FLOOR PLAN | 2



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Sheet Title:
**BUILDING B -
3RD & ROOF
FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
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Sheet No:

A1.6



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CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
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SOUTH ELEVATION | 1



NORTH ELEVATION | 2



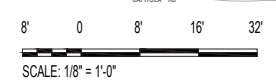
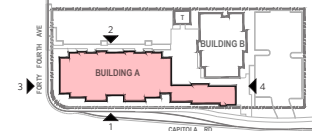
WEST ELEVATION | 3



EAST ELEVATION | 4

MATERIAL LEGEND (SEE SHEET A4.2)

- 1A. STUCCO FINISH - 9240 IVORY
- 1B. STUCCO FINISH - 9222 OYSTER SHELL
- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 2A. FIBER CEMENT PANEL - KM 4539 CIGAR BOX
- 3A. FIBER CEMENT SIDING - KM 23 SWISS COFFEE
- 3B. FIBER CEMENT SIDING - KM 205 IRONWOOD
- 4A. VINYL WINDOW, TYP. - WHITE
- 4B. STOREFRONT, TYP. - DARK BRONZE
- 4C. TRASH ENCLOSURE GATE - DARK GRAY
- 5A. COMPOSITE SHINGLE ROOF
- 5B. CORRUGATED METAL ROOF (TRASH ENCLOSURE)
- 6A. WOOD PLASTIC COMPOSITE BRISE-SOLEIL
- 6B. COMPOSITE RAILING
- 6C. PERFORATED METAL PANEL
- 6D. WOOD FENCE (SITE FENCE)
- 6E. CHIAN LINK FENCE (PLAY AREA FENCE)



Sheet Title:
BUILDING A
ELEVATIONS

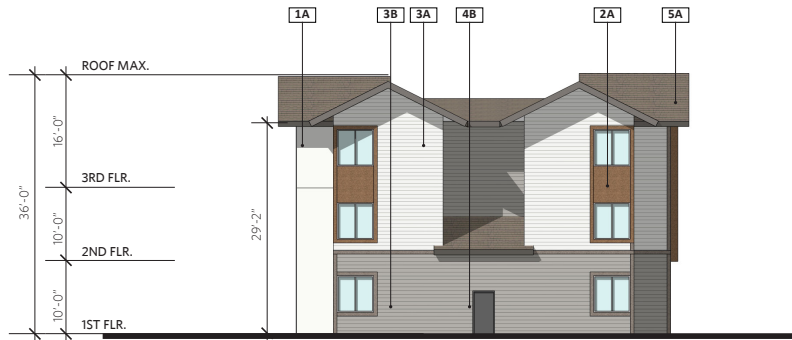
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Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A2.0



EAST ELEVATION | 1



SOUTH ELEVATION | 2



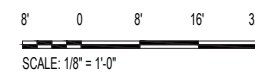
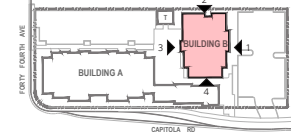
WEST ELEVATION | 3



NORTH ELEVATION | 4

MATERIAL LEGEND (SEE SHEET A4.2)

- 1A. STUCCO FINISH - 9240 IVORY
- 1B. STUCCO FINISH - 9222 OYSTER SHELL
- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 2A. FIBER CEMENT PANEL - KM 4539 CIGAR BOX
- 3A. FIBER CEMENT SIDING - KM 23 SWISS COFFEE
- 3B. FIBER CEMENT SIDING - KM 305 IRONWOOD
- 4A. VINYL WINDOW, TYP. - WHITE
- 4B. STOREFRONT, TYP. - DARK BRONZE
- 4C. TRASH ENCLOSURE GATE - DARK GRAY
- 5A. COMPOSITE SHINGLE ROOF
- 5B. CORRUGATED METAL ROOF (TRASH ENCLOSURE)
- 6A. WOOD PLASTIC COMPOSITE BRISE-SOLEIL
- 6B. COMPOSITE RAILING
- 6C. PERFORATED METAL PANEL
- 6D. WOOD FENCE (SITE FENCE)
- 6E. CHIAN LINK FENCE (PLAY AREA FENCE)



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Sheet Title:
**BUILDING B
ELEVATIONS**

Job No. 21041
Date: 11/30/2022
Scale:
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Sheet No:

A2.1



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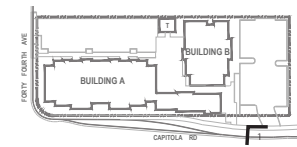
Sheet Title:
RENDERING

Job No. 21041
Date: 11/30/2022
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A4.0

CONCEPTUAL RENDERING | 1





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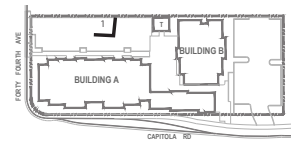
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Sheet Title:
RENDERING

Job No. 21041
Date: 11/30/2022
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CONCEPTUAL RENDERING | 1



A4.1



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Sheet Title:
**MATERIALS AND
COLORS**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No.:

A4.2



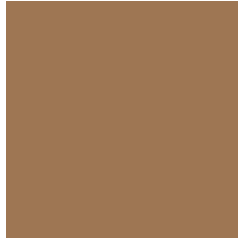
1A. STUCCO FINISH
Omega Products
Color: 9240 Ivory



1B. STUCCO FINISH
Omega Products
Color: 9222 Oyster Shell



1C. STUCCO FINISH
Omega Products
Color: 9225 Chinchilla
(Trash Enclosure)



2A. FIBER CEMENT PANEL
Kelly Moore
Color: KM4539 Cigar Box



3A. FIBER CEMENT LAP SIDING
James Hardie - HardiePlank
Color: KM 23 Swiss Coffee



3B. FIBER CEMENT LAP SIDING
James Hardie - HardiePlank
Color: KM 305 Ironwood



4A. VINYL WINDOW, TYP.
Milgard, Style Line Series
Color: White



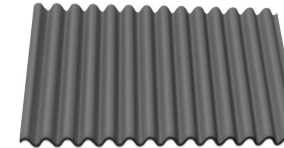
4B. STOREFRONT
Color: Dark Bronze



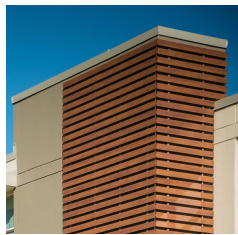
4C. TRASH ENCLOSURE GATE
Color: Dark Grey



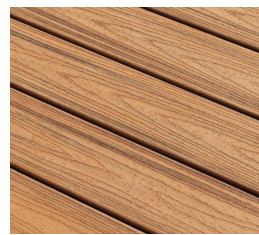
5A. COMPOSITE SHINGLE ROOF
CertainTeed, Landmark Series
Color: Weathered Wood



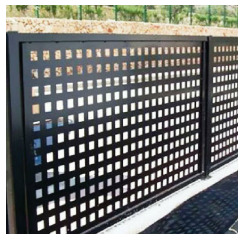
5B. CORRUGATED METAL ROOF
AEP SPAN
Color: Slate Gray
(Trash Enclosure)



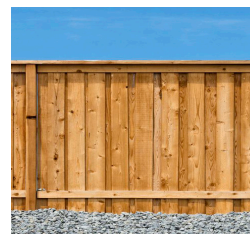
**6A. WOOD PLASTIC COMPOSITE
BRISE-SOLEIL**
LongBoard, Link & Lock Series
/ Trex TBD



6B. COMPOSITE RAILING
Trex, Transcend Series
6" Horizontal Composite Board
Color: Tiki Torch



6C. PERFORATED METAL PANEL



6D. WOOD FENCE
Color: Natural Cedar
(Site Fence)



6E. CHAIN LINK FENCE
Color: Black
(Children Play Area Fence)



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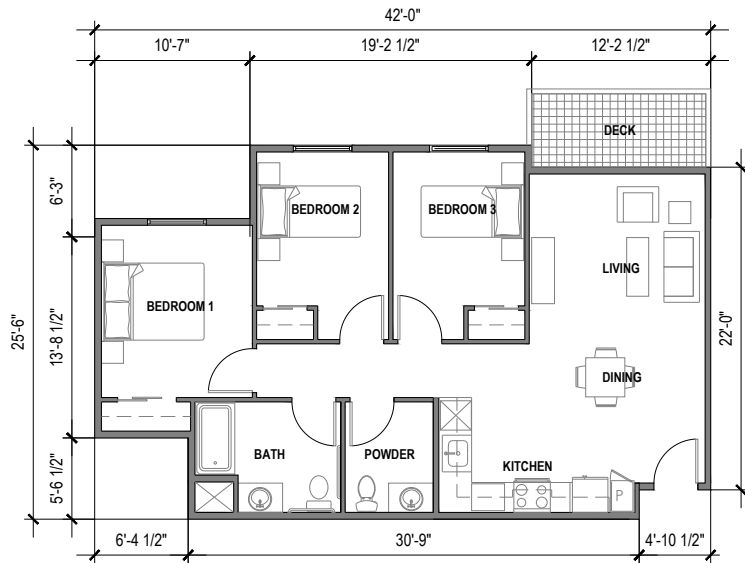
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Sheet Title:
UNIT PLANS

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

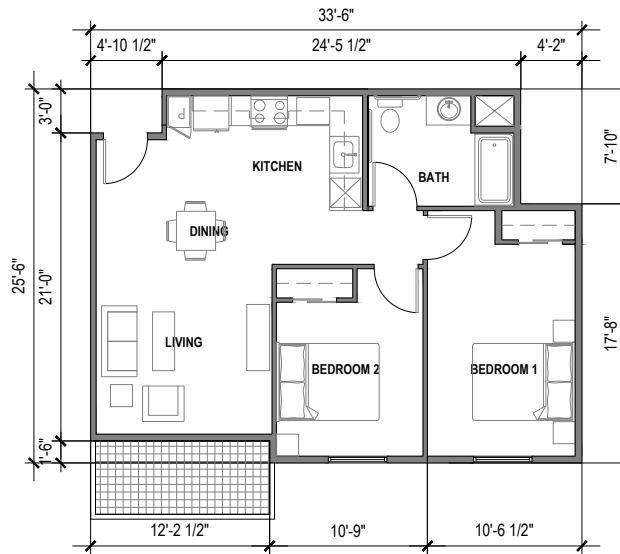
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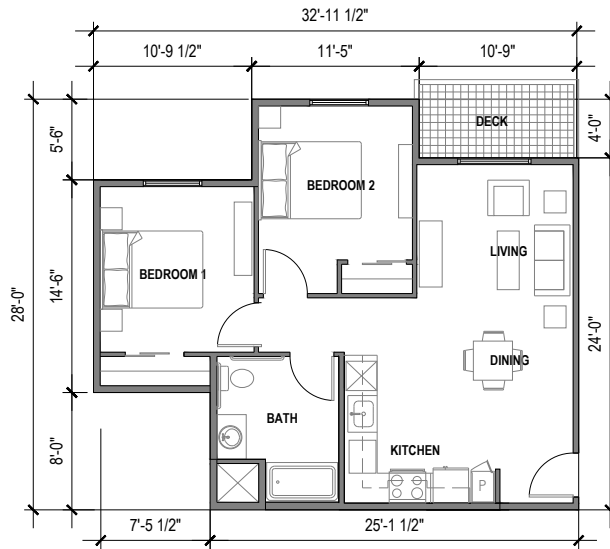


3A
GSF = 955 SF
DECK = 60 SF

3A.1
GSF = 990 SF
DECK = 60 SF

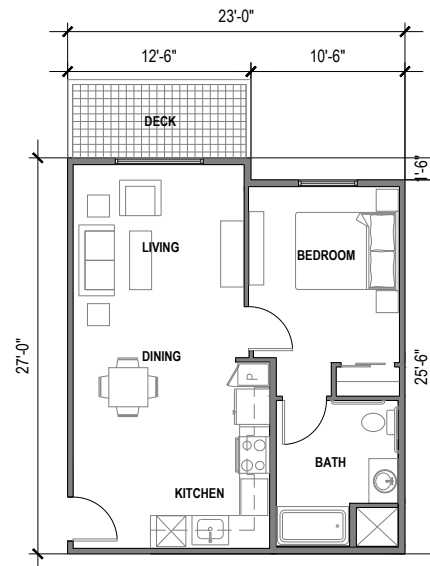


2B
GSF = 790 SF
DECK = 60 SF



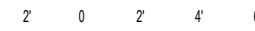
2A
GSF = 745 SF
DECK = 50 SF

2A.1
GSF = 810 SF
DECK = 50 SF



1A
GSF = 605 SF
DECK = 60 SF

UNIT PLANS



SCALE: 1/4" = 1'



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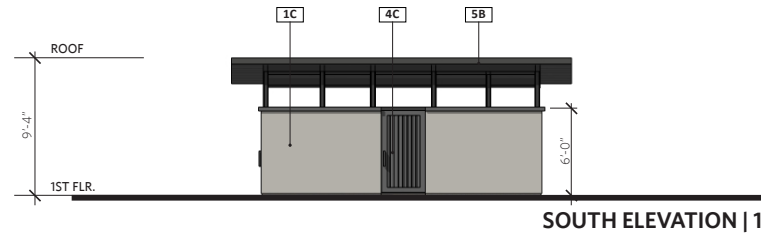
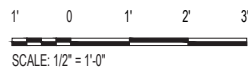
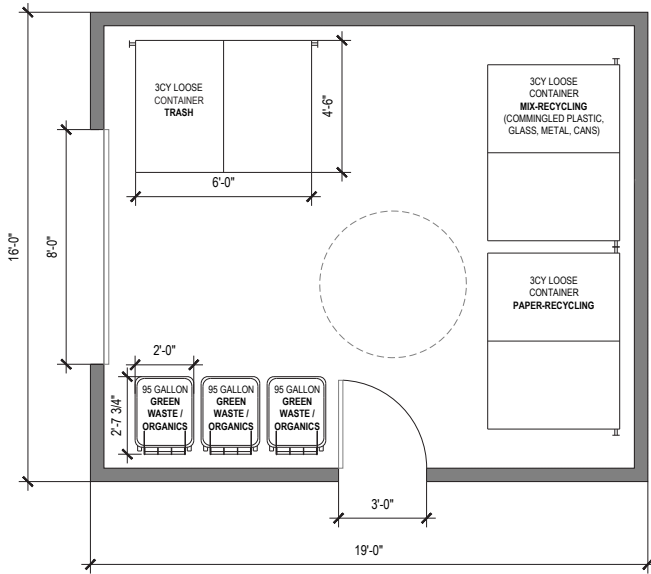
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Sheet Title:
TRASH
ENCLOSURE

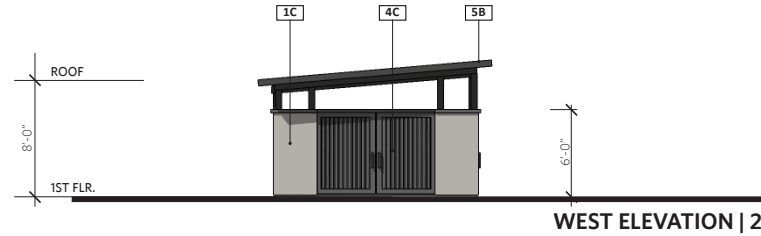
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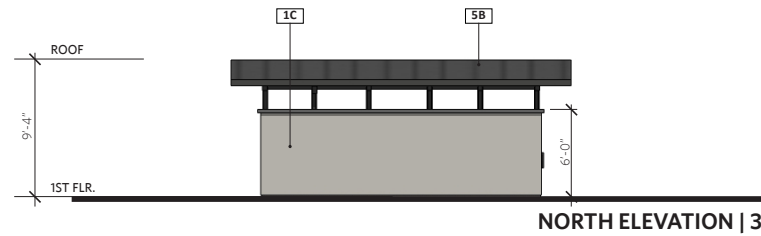
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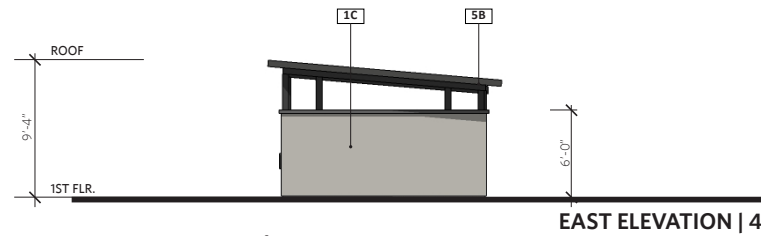
SOUTH ELEVATION | 1



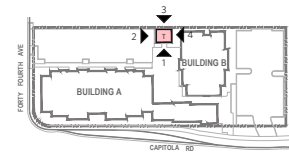
WEST ELEVATION | 2



NORTH ELEVATION | 3

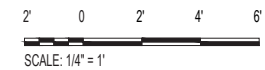


EAST ELEVATION | 4



MATERIAL LEGEND

- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 4C. TRASH ENCLOSURE GATE
- 5B. CORRUGATED METAL ROOF





STUDIO T SQUARE

Architecture
Planning
Urban Design

1970 Broadway #615
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1730 N. FIRST STREET
SUITE 600
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Sheet Title:

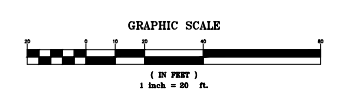
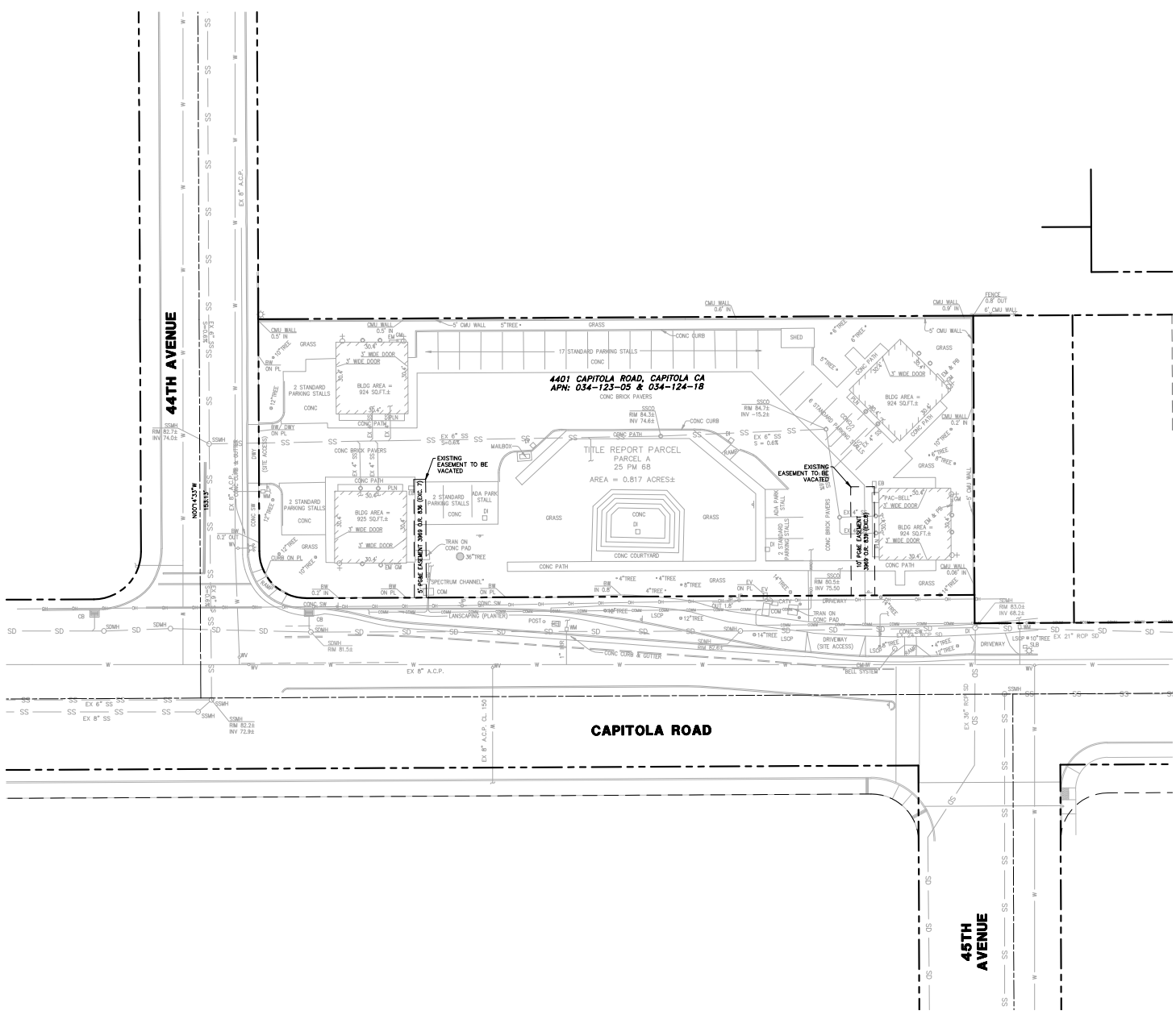
EXISTING
CONDITIONS

Job No. 20220426
Date: 11/30/2022
Scale: 1"=20'
Drawn By: BE

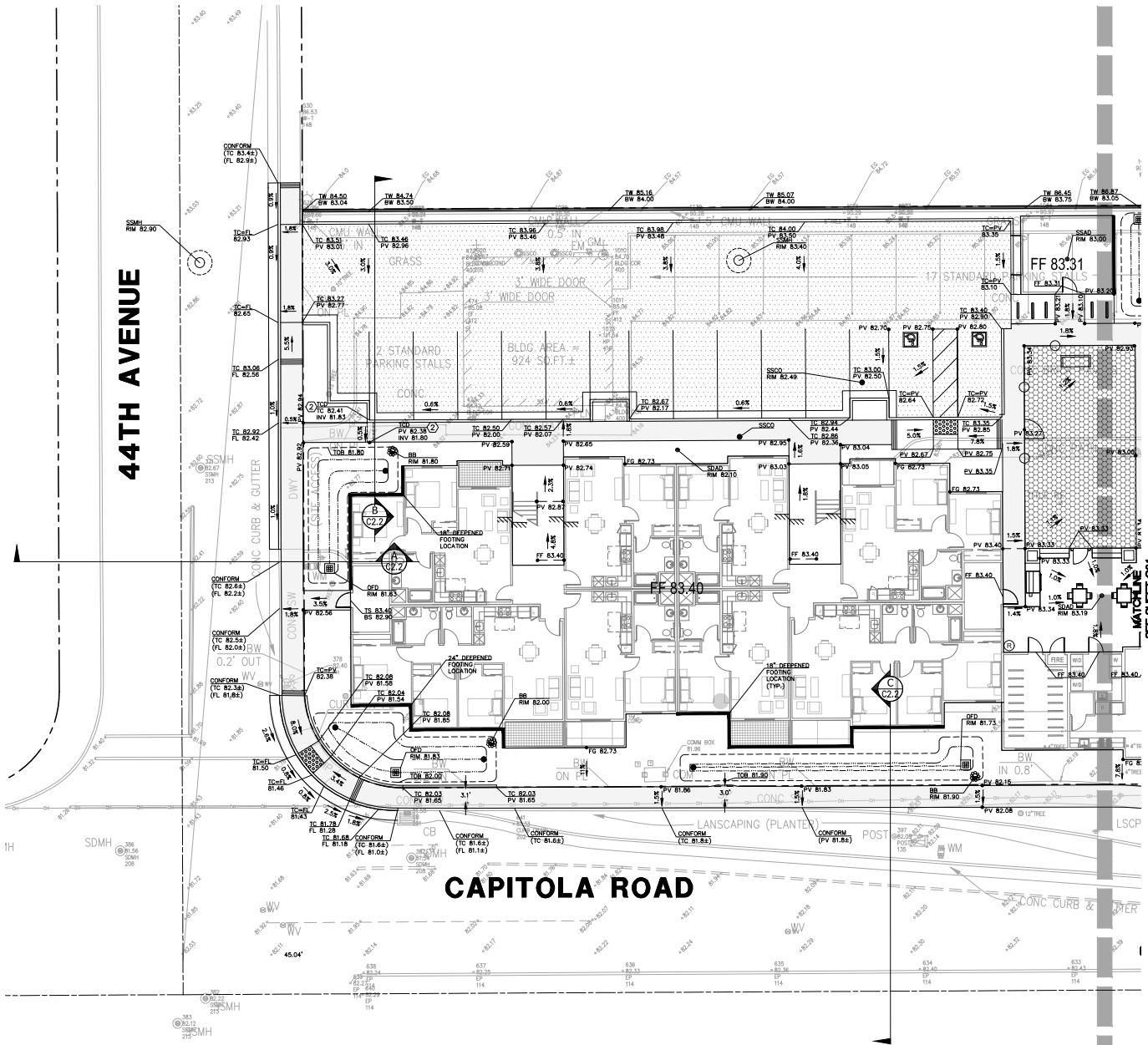
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LEGEND	
PROPERTY LINE	---
STREET CENTERLINE	---
EASEMENT LINE	---
VERTICAL CURB & GUTTER	---
STORM DRAIN LINE	SD --- SD
SANITARY SEWER LINE	SS --- SS
DOMESTIC WATER LINE	W --- W
NATURAL GAS LINE	G --- G
IRRIGATION LINE	IRR --- IRR
FIRE WATER LINE	FW --- FW
OVER HEAD LINE	OH --- OH
JOINT TRENCH LINE	JT --- JT
STORM DRAIN MANHOLE	SDMH O
SANITARY SEWER MANHOLE	SSMH O
CATCH BASIN	CB
DRAIN INLET	DI
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO O
INVERT ELEVATION	INV XXX.XX
RIM ELEVATION	RM XXX.XX
WATER VALVE	*
FIRE HYDRANT	FH
WATER METER	WM
JOINT POLE	JP
SIGN	S
STREETLIGHT	SL
STREET LIGHT PULL BOX	SLPB
ELECTRIC VAULT	EV
SPOT ELEVATION	+46.21
COMMUNICATION BOX	COM
ELECTRIC METER	EM
GAS METER	GM



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PROJECT NO.: 20220426
DATE: 11/30/2022
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LEGEND

PROPERTY LINE	---
STREET CENTER LINE	---
BIORETENTION BASIN	---
VERTICAL CURB	---
VERTICAL CURB & GUTTER	---
FINISH GRADE ELEVATION	FG XXXX
FINISH FLOOR ELEVATION	FF XXXX
THROUGH CURB DRAIN	TCD
TOP OF WALL ELEVATION	TW XXXX
BOTTOM OF WALL ELEVATION	BW XXXX
TOP OF CURB ELEVATION	TC XXXX
TOP OF BASIN ELEVATION	TB XXXX
FLOW LINE ELEVATION ELEVATION	FL XXXX
HIGH POINT	HP XXXX
LOW POINT	LP XXXX
PAVEMENT ELEVATION	PV XXXX
GRADE TO DRAIN	---
SLOPE/DIRECTION OF FLOW	0.0%
RETAINING WALL	---
CONCRETE SIDEWALK	---
RESILIENT SURFACING SEE LANDSCAPE PLANS FOR DETAILS	---
ASPHALTIC CONCRETE	---
TRANSFORMER	T

KEYNOTES

- "NO PARKING" STALL TO BE USED FOR PASSENGER VEHICLE TURNAROUND. SIGNAGE TO BE COORDINATED AT FUTURE DESIGN STAGE.
- INSTALL THROUGH CURB DRAIN. SEE SHEET C2.2 FOR DETAIL.



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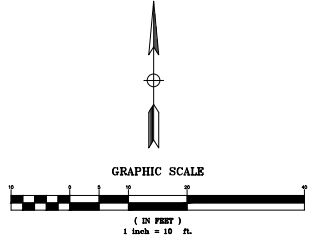
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Sheet Title:
GRADING & DRAINAGE PLAN

Job No. 20220426
 Date: 11/09/2022
 Scale: 1"=20'
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Sheet No.:

C2.0



PROJECT NAME: 1730 N. FIRST STREET, SAN JOSE, CA 95112
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Sheet Title:
GRADING &
DRAINAGE PLAN

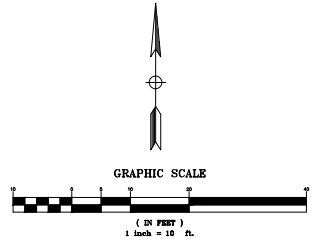
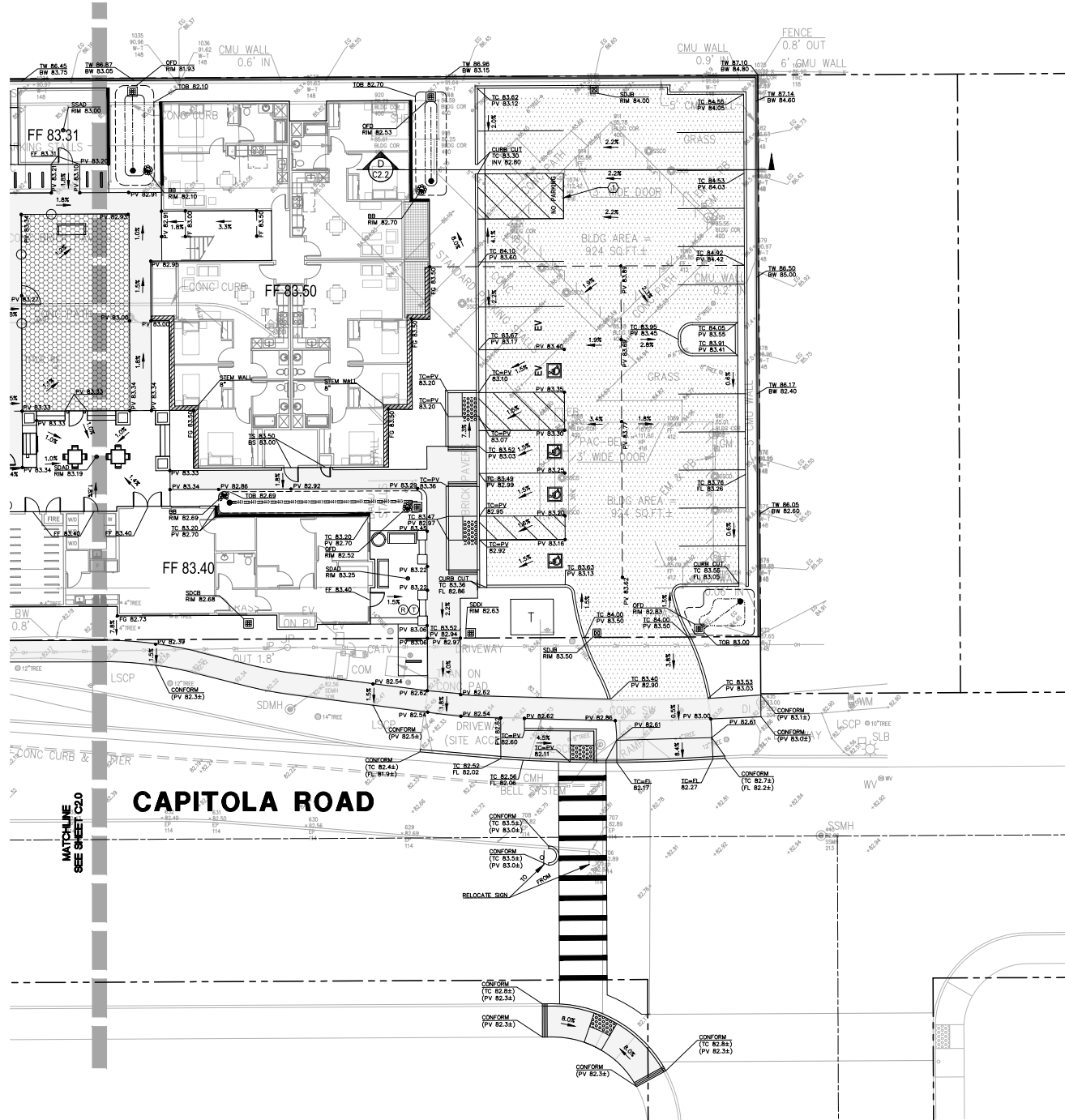
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Date: 11/09/2022
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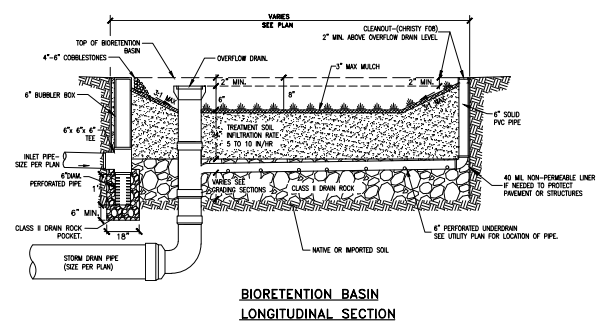
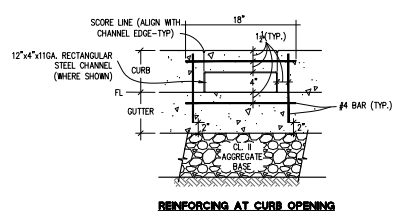
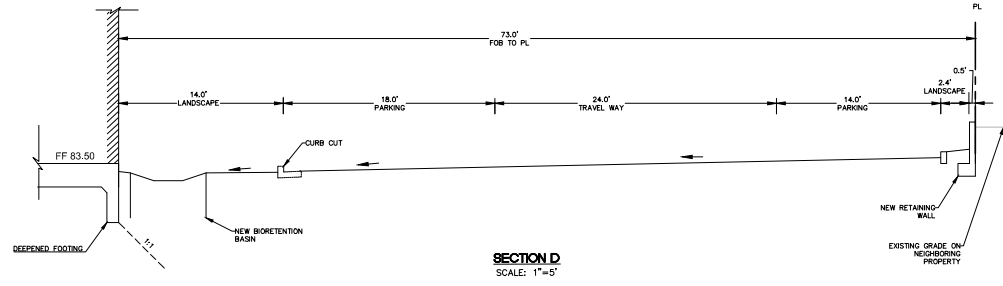
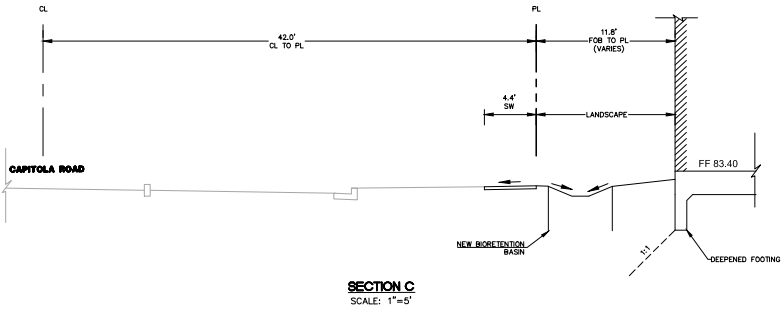
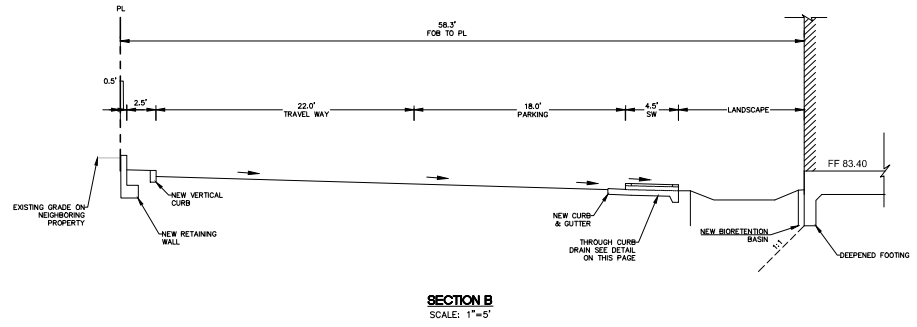
C2.1

LEGEND	
PROPERTY LINE	---
STREET CENTER LINE	---
BIORETENTION BASIN	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
FINISH GRADE ELEVATION	FG XXX.XX
FINISH FLOOR ELEVATION	FF XXX.XX
THROUGH CURB DRAIN	TC
TOP OF WALL ELEVATION	TW XXX.XX
BOTTOM OF WALL ELEVATION	BW XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF BASIN ELEVATION	TB XXX.XX
FLOW LINE ELEVATION ELEVATION	FL XXX.XX
HIGH POINT	HP XXX.XX
LOW POINT	LP XXX.XX
PAVEMENT ELEVATION	PV XXX.XX
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	
RETAINING WALL	
CONCRETE SIDEWALK	
RESILIENT SURFACING SEE LANDSCAPE PLANS FOR DETAILS	
ASPHALTIC CONCRETE	
TRANSFORMER	

- KEYNOTES**
- "NO PARKING" STALL TO BE USED FOR PASSENGER VEHICLE TURNAROUND. SIGNAGE TO BE COORDINATED AT FUTURE DESIGN STAGE.
 - INSTALL THROUGH CURB DRAIN. SEE SHEET C2.2 FOR DETAIL.



PROJECT NAME: BLUFFS AT 44TH (1730 N. FIRST STREET) FOR CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
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Sheet Title:

SECTIONS

Job No. 20220426
Date: 11/30/2022
Scale: AS SHOWN
Drawn By: BE

Sheet No:

C2.2

PROJECT NAME: BLUFFS AT 44TH
 PROJECT ADDRESS: 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
 PROJECT NUMBER: 20220426
 SHEET NUMBER: C2.2
 DATE: 11/30/2022
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 CHECKED BY: [Blank]
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Sheet Title:

UTILITY PLAN

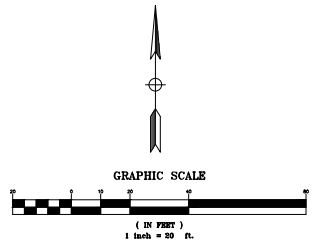
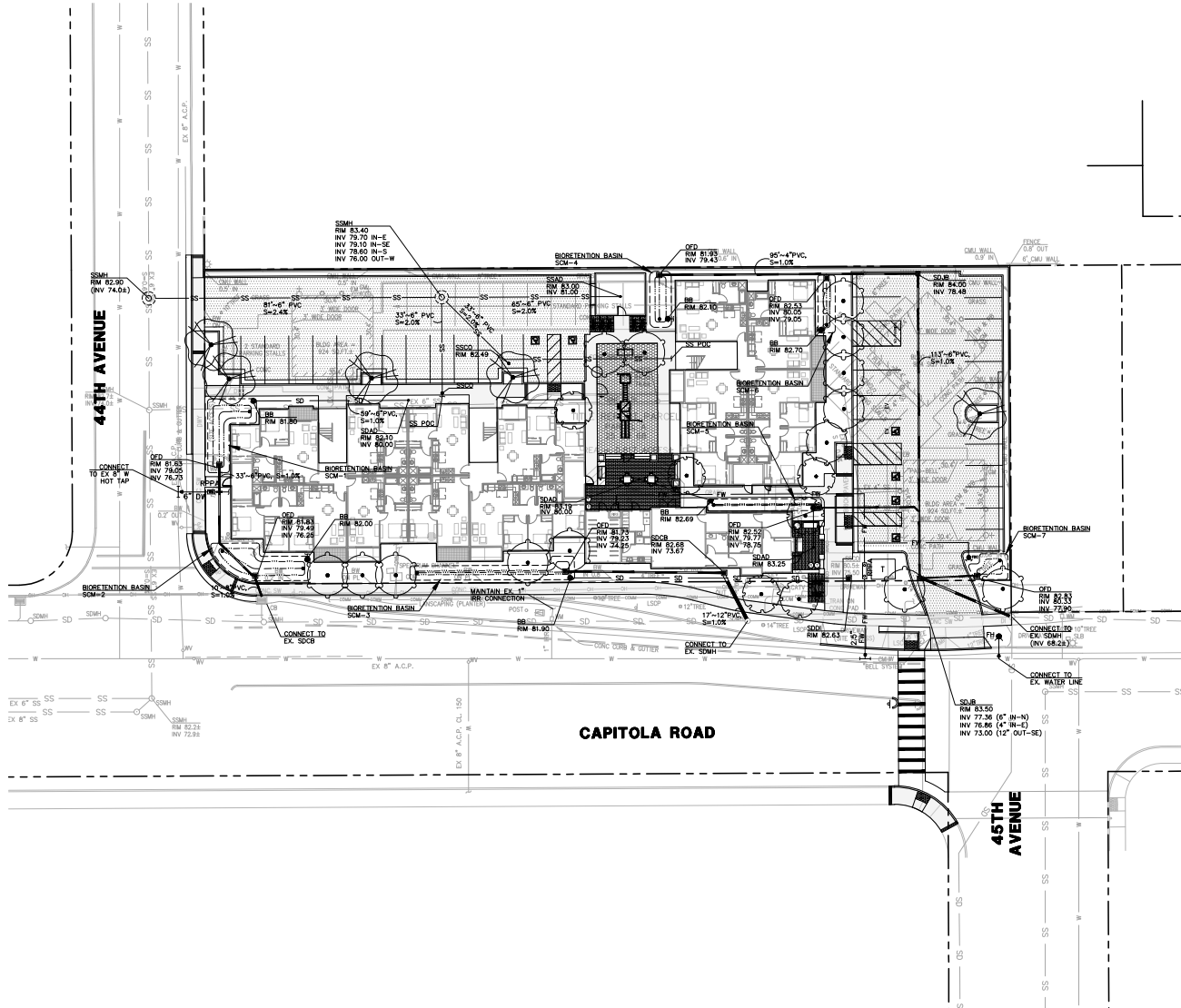
Job No. 20220426
Date: 11/30/2022
Scale: 1"=20'
Drawn By: BE

Sheet No.:

C3.0

LEGEND

- PROPERTY LINE
- PERFORATED PIPE
- BIORETENTION BASIN
- STORM DRAIN (UNTREATED)
- STORM DRAIN (TREATED)
- SANITARY SEWER
- DOMESTIC WATER
- IRRIGATION
- FIRE WATER
- JOINT TRENCH
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- OVERFLOW DRAIN/DROP INLET
- STORM DRAIN JUNCTION BOX
- CATCH BASIN
- AREA DRAIN
- BUBBLER BOX
- STORM DRAIN/SANITARY SEWER CLEANOUT
- INVERT ELEVATION
- RM ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- RETAINING WALL
- CONCRETE SIDEWALK
- PAVERS (SEE LANDSCAPE PLANS)
- RESILIENT SURFACING (SEE LANDSCAPE PLANS FOR DETAILS)
- ASPHALTIC CONCRETE
- TRANSFORMER



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Sheet Title:

STORMWATER CONTROL PLAN

Job No. 20220426
Date: 11/09/2022
Scale: 1"=20'
Drawn By: BE

Sheet No:

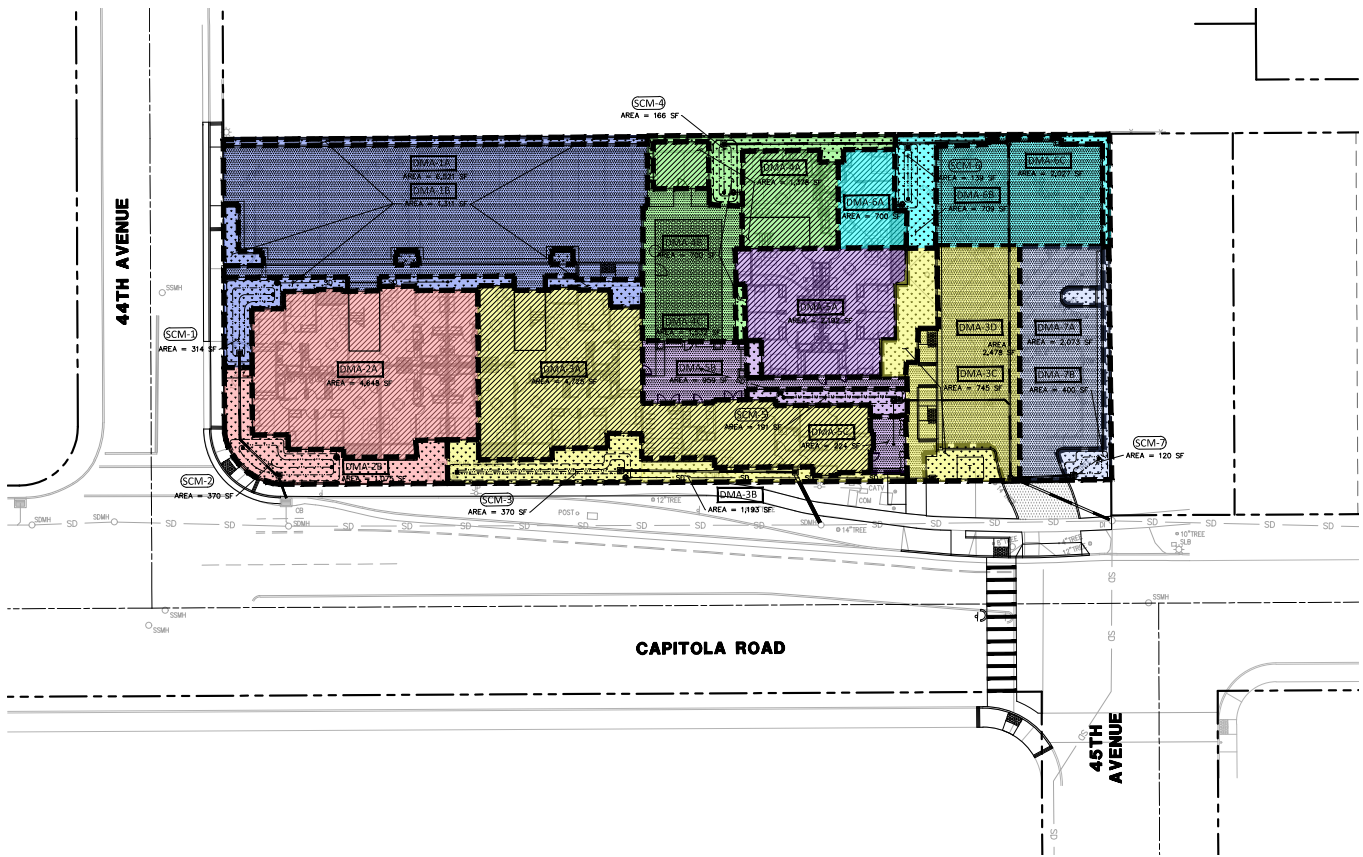
C4.0

LEGEND

PROPERTY LINE
DRAINAGE AREA BOUNDARY
BORENTENTION BASIN
PROPOSED STORM DRAIN (UNTREATED)
PROPOSED STORM DRAIN (TREATED)
OVERFLOW DRAIN/DROP INLET
STORM DRAIN JUNCTION BOX
AREA DRAIN
BUBBLER BOX
STORM DRAIN/SANITARY SEWER CLEANOUT
DRAINAGE AREA
TREATMENT AREA
RETAINING WALL
HARDSCAPE - CONCRETE/ASPHALT
HARDSCAPE - ROOF
LANDSCAPE AREA

SCM-1 TRIBUTARY AREA
SCM-2 TRIBUTARY AREA
SCM-3 TRIBUTARY AREA
SCM-4 TRIBUTARY AREA
SCM-5 TRIBUTARY AREA
SCM-6 TRIBUTARY AREA
SCM-7 TRIBUTARY AREA

A-15
SCM-X



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 TO THE RIGHT.

TIER 4. PEAK FLOW MANAGEMENT
- EXEMPT. LOCATED IN WATERSHED MANAGEMENT ZONE 4 AND PROJECT DISCHARGES TO OCEAN.

TIER 3: RETENTION REQUIREMENT

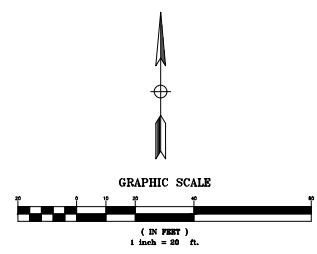
TOTAL PROJECT AREA: 35,590 SF
PROPOSED PROJECT IMPERVIOUS AREA: 6,133 SF
PROPOSED PROJECT IMPERVIOUS AREA: 28,457 SF

BASED ON THE CENTRAL COAST STORM WATER CONTROL SIZING CALCULATOR VERSION 3/28/2017 THIS PROJECT FULFILLS THE RETENTION AREA REQUIREMENTS. THE RETENTION REQUIREMENT IS AS FOLLOWS:

TIER 2 WATER QUALITY TREATMENT SUMMARY

DRAINAGE AREA	IMPERVIOUS SURFACE (S.F.)	SCM AREA REQUIRED (4% OF NEW IMPERVIOUS SURFACE, S.F.)	SCM AREA PROVIDED (S.F.)
SCM-1	6521	261	314
SCM-2	4648	186	370
SCM-3	7203	288	370
SCM-4	2910	116	166
SCM-5	3375	135	191
SCM-6	2727	109	139
SCM-7	2073	83	120
TOTAL	29457		

SCM NAME	MIN. REQUIRED STORAGE VOLUME (FT³)	DEPTH BELOW UNDERDRAIN (FT)
SCM-1	157	1.25
SCM-2	48	1.00
SCM-3	268	1.81
SCM-4	123	1.86
SCM-5	80	1.04
SCM-6	186	3.35
SCM-7	48	1.00



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Sheet Title:

**FIRE
ACCESS
EXHIBIT**

Job No. 20220426
Date: 11/30/2022
Scale: 1"=20'
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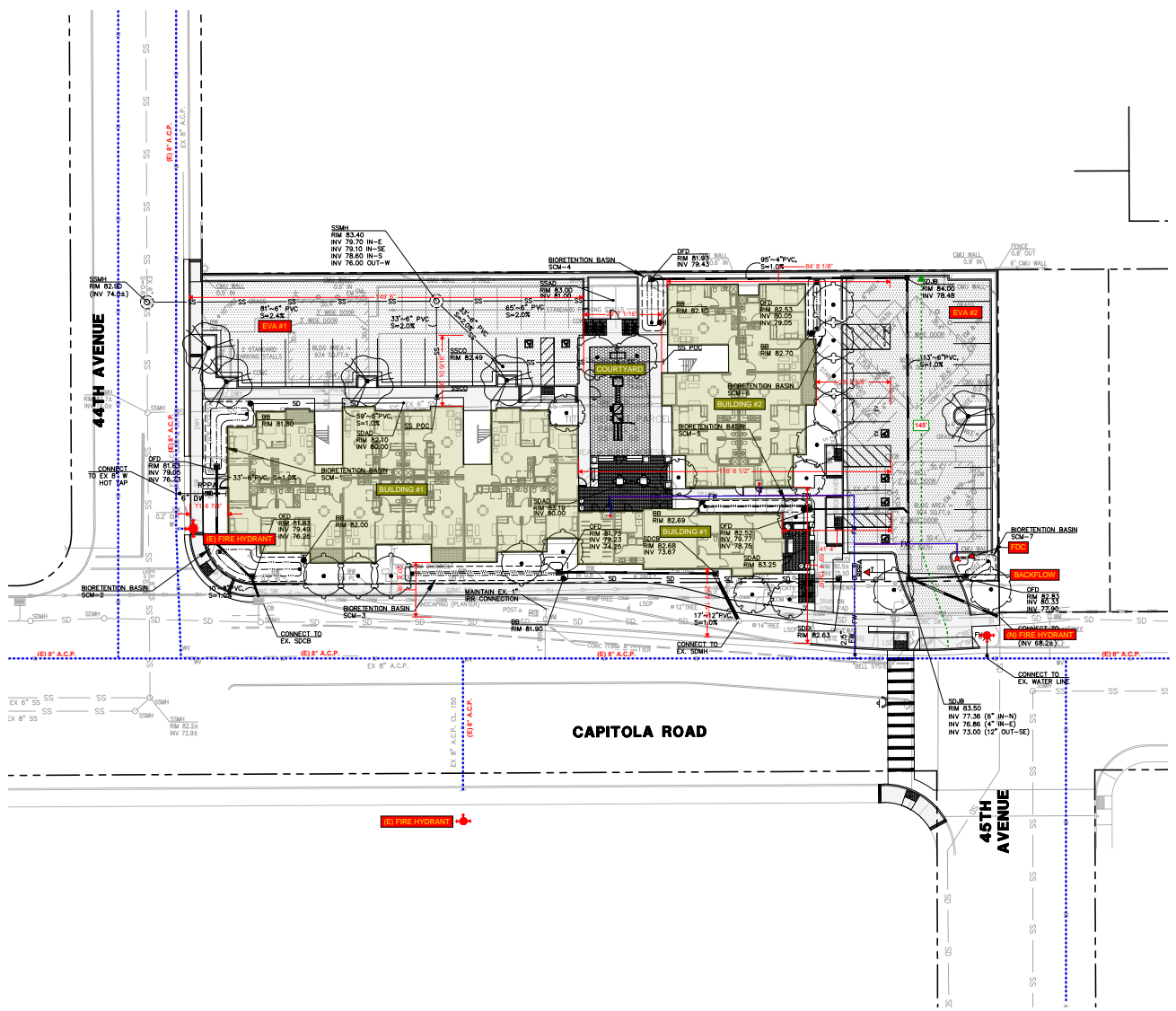
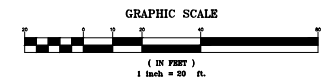
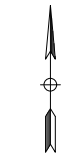
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LEGEND

PROPERTY LINE	---
PERFORATED PIPE	---
BIORETENTION BASIN	⊖
STORM DRAIN (UNTREATED)	SD
STORM DRAIN (TREATED)	SD
SANITARY SEWER	SS
DOMESTIC WATER	W
IRRIGATION	IRR
FIRE WATER	FW
JOINT TRENCH	JT
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDSC
INVERT ELEVATION	INV 36.05
RM ELEVATION	RM 36.05
WATER VALVE	•
FIRE HYDRANT	FH
WATER METER	WM
BACKFLOW PREVENTION	BFP
REDUCED PRESSURE PRINCIPLE ASSEMBLY	RPPA
RETAINING WALL	---
CONCRETE SIDEWALK	---
PAVERS (SEE LANDSCAPE PLANS)	---
RESILIENT SURFACING SEE LANDSCAPE PLANS FOR DETAILS	---
ASPHALTIC CONCRETE	---
TRANSFORMER	T

ATTACHMENT -A-



PROJECT NAME: 1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112
PROJECT NO.: 20220426
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CHECKED BY: [blank]
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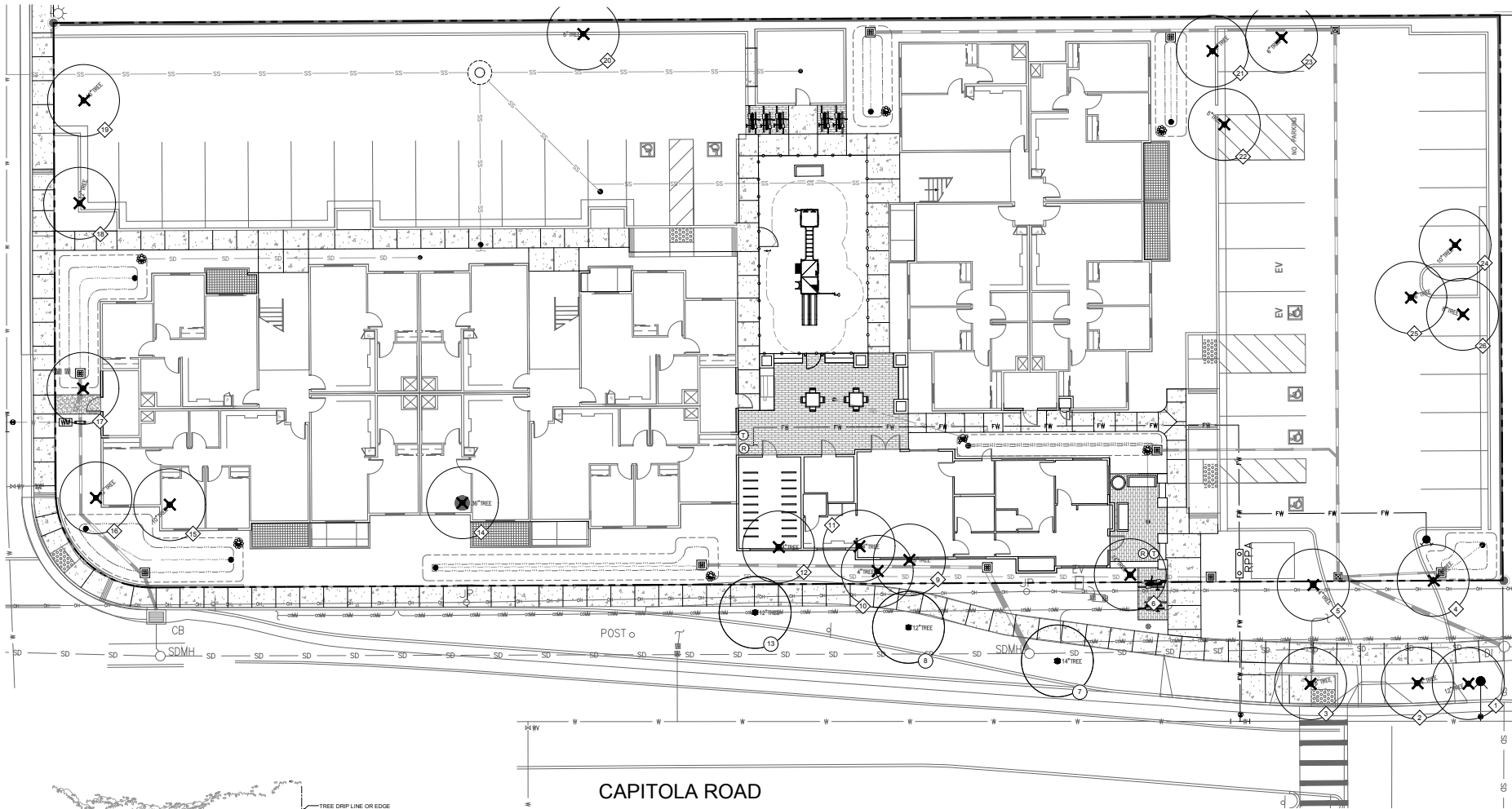


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CAPITOLA ROAD

GRAPHIC LEGEND

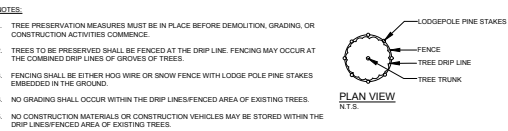
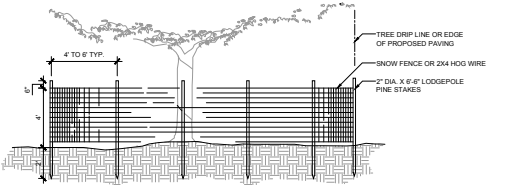
SYMBOL	DESCRIPTION
X	REMOVE (E) TREE
○	PRESERVATION SYMBOL
◇	DEMOLITION SYMBOL

TREE REPLACEMENT

NUMBER OF OVERALL TREES REMOVED	23
NUMBER OF ORDNANCE TREES REMOVED (>6")	23
NUMBER OF TREES PROPOSED	26
PROPOSED TREE CANOPY COVERAGE AT MATURITY	15,582 SF

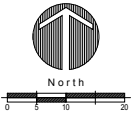
EXISTING TREE INVENTORY

TAG #	TREE SPECIES	DBH (IN)	CONDITION	STATUS	REMARKS
1	FRAXINUS AMERICANA	36	GOOD	REMOVE	
2	BETULA PENDULA	10	POOR/MODERATE	REMOVE	
3	PLATANUS X ACERIFOLIA	12	MODERATE	REMOVE	
4	PLATANUS X ACERIFOLIA	12	MODERATE	REMOVE	
5	PLATANUS X ACERIFOLIA	12	POOR/MODERATE	REMOVE	
6	PLATANUS X ACERIFOLIA	12	POOR	REMOVE	
7	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
8	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
9	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
10	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
11	BETULA PENDULA	8	POOR/MODERATE	REMOVE	
12	BETULA PENDULA	10	POOR/MODERATE	REMOVE	
13	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
14	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
15	BETULA PENDULA	10	POOR/MODERATE	REMOVE	
16	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
17	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
18	BETULA PENDULA	8	POOR/MODERATE	REMOVE	
19	PLATANUS X ACERIFOLIA	12	MODERATE	RETAIN	



- NOTES**
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES COMMENCE.
 - TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIP LINE. FENCING MAY OCCUR AT THE COMBINED DRIP LINES OF GROVES OF TREES.
 - FENCING SHALL BE EITHER HOG WIRE OR SNOW FENCE WITH LODGE POLE PINE STAKES EMBEDDED IN THE GROUND.
 - NO GRADING SHALL OCCUR WITHIN THE DRIP LINE/FENCED AREA OF EXISTING TREES.
 - NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIP LINE/FENCED AREA OF EXISTING TREES.

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



Sheet Title:
TREE INVENTORY PLAN

Job No. 21041
Date: 11/30/2022
Scale: 1" = 10'-0"
Drawn By: JB

Sheet No. _____

L-1.0



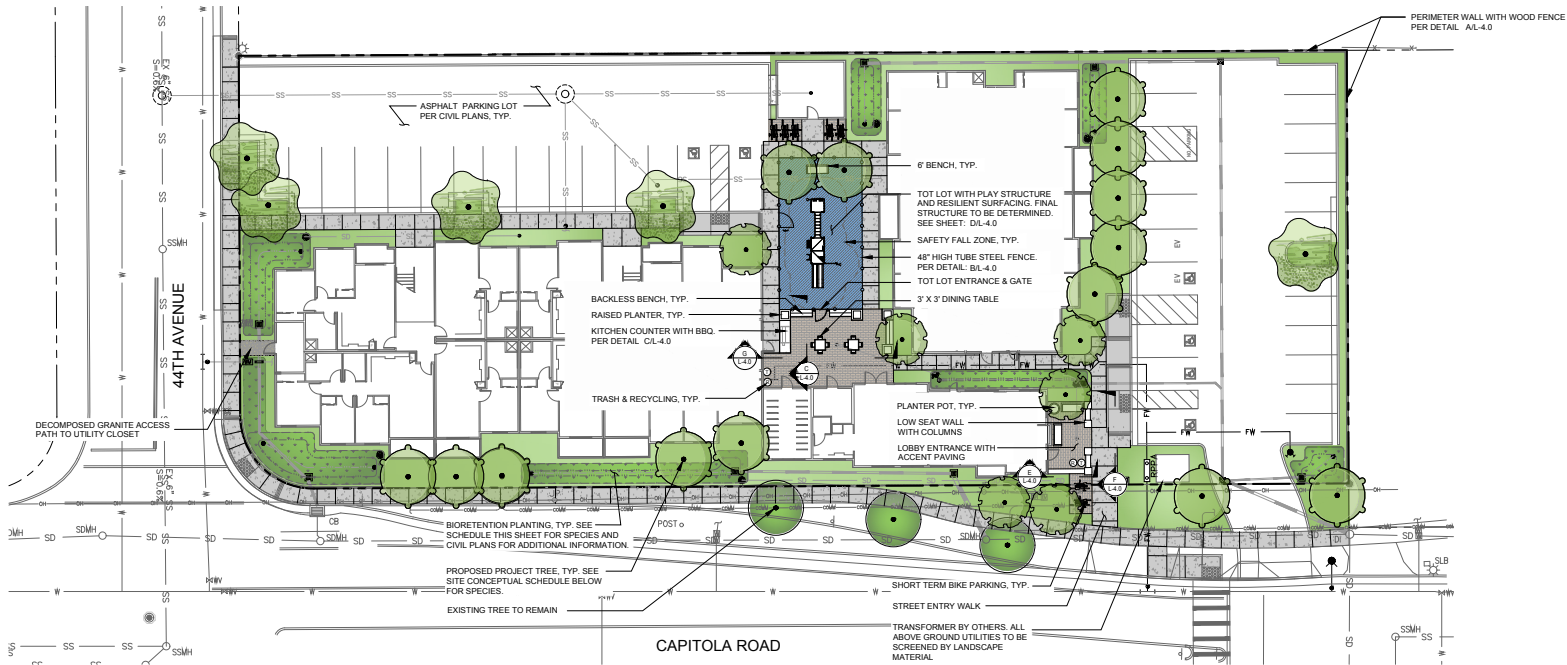
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: Architecture
: Planning
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PLANTING NOTES

- ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 3" THICK LAYER OF BARK MULCH. MULCH SHALL BE REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0.4" EQUAL TO: "WONDER MULCH" BY VISION RECYCLING, FREMONT, CA (510) 385-0255 CONTACT: ANDREW TUCKMAN
GORILLA HAIR MULCH AND BARK CHIPS SHALL NOT BE USED OR ACCEPTED. CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.
- THE TOP SECTION OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX, WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL, PER SPECIFICATIONS. ONCE THE TOP SOIL MATERIAL IS IN PLACE, A SOIL FERTILITY TEST WILL BE COMPLETED BY THE CONTRACTOR TO DETERMINE THE APPROPRIATE ADDITIVE SCHEDULE PER SPECIFICATIONS.
- PLANT QUANTITIES, IF SHOWN IN LEGEND, ARE FOR AID IN BIDDING ONLY. CONTRACTOR SHALL VERIFY QUANTITIES.
- CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 3 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS DIRECTED BY COUNTY REPRESENTATIVE.
- CONTRACTOR SHALL REFER TO PLANTING DETAILS AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION FOR ADDITIONAL INFORMATION ON AMENDMENT, OBSERVATIONS, SUBMITTALS ETC.
- A MINIMUM 3-FOOT CLEAR AREA SHALL BE PROVIDED AND MAINTAINED AROUND ALL FIRE HYDRANTS AND FIRE APPLIANCES.
- ALL ABOVE GROUND UTILITIES TO BE SCREENED BY LANDSCAPE MATERIAL. SEE ADJACENT PLANT SCHEDULE FOR PROPOSED PLANT SPECIES.

IRRIGATION SYSTEM

NOTE: OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTING AREAS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP IRRIGATION, BUBBLERS AND LOW FLOW SPRAY HEADS THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL, IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881, COUNTY OF SANTA CRUZ AND SOQUEL CREEK WATER DISTRICT REQUIREMENTS.

HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER USE REQUIREMENTS, SOIL TYPE, AND MICROCLIMATES

WELO NOTES

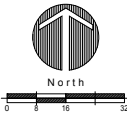
- A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF 4 LOCATIONS IN PLANTING AREAS IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS. THOROUGHLY MIX SOIL ADDITIVES INTO TOP 6" OF SOIL BY ROTOTILLING AT LEAST ONCE IN EACH DIRECTION.
- SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF, INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- A MINIMUM (7") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING NOTES ABOVE FOR MULCH SPECIFICATION.
- REFER TO CIVIL IMPROVEMENT PLANS FOR PLANTING AREA GRADING.
- A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY AN IRRIGATION AUDITOR.

CONCEPTUAL PLAN SCHEDULE

TREES	WUCLS	QUANTITY
CERCIS CANADENSIS / FOREST PANSY / FOREST PANSY REDBUD	M	8
PISTACIA CHINENSIS / CHINESE PISTACHE	L	5
TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM	M	12
EXISTING TREE TO REMAIN	M	4
SHRUB/PERENNIAL		
ACHILLEA MILLEFOLIUM / COMMON YARROW	WUCLS	QUANTITY
ACHILLEA X MOONSHINE / MOONSHINE YARROW	L	
ARCTOSTAPHYLOS X PACIFIC MIST / PACIFIC MIST MANZANITA	L	
CALAMAGROSTIS FOLIOSA / FLEET GRASS	L	
CEANOETHUS X DARK STAR / DARK STAR WILD LILAC	L	
IRIS DOUGLASSIANA / DOUGLAS IRIS	L	
LANTANA X NEW GOLD / NEW GOLD LANTANA	L	
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	M	6,048 SF
NEPETA X WALKERS LOW / WALKERS LOW CATMINT	L	
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	L	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	L	
RIBES SANGUINEUM GLUTINOSUM / RED FLOWERING CURRANT	L	
SALVIA SPATHACEA / HUMMINGBIRD SAGE	L	
SANTOLINA CHAMÆCYPARISSUS / LAVENDER COTTON	L	
BIRDWALE		
CAREX DRIFUSA / EUROPEAN GREY SEDGE	WUCLS	QUANTITY
FESTUCA MAIREI / ATLAS FESCUE	L	
HELICTOTRICHON SEMPERVIRENS / BLUE CAT GRASS	L	
JUNCUS PATESI / CALIFORNIA GRAY RUSH	L	1,791 SF
MULHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	L	

SITE LEGEND

SYMBOL	DESCRIPTION
[Concrete texture]	PROPOSED CONCRETE WALKWAY
[Accent paving texture]	PROPOSED ACCENT PAVING
[Stabilized pavement texture]	PROPOSED STABILIZED DECOMPOSED GRANITE PAVEMENT
[Resilient safety surfacing texture]	RESILIENT SAFETY SURFACING



Sheet Title:
**LANDSCAPE
CONCEPT
PLAN**

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No. **L-2.0**



OUTDOOR BBQ WITH FIBER CEMENT LAP SIDING TO MATCH ARCHITECTURE



OUTDOOR KITCHEN CONCRETE COUNTER TOP



MOVEABLE STEEL CHAIRS, LANDSCAPE FORMS - CHAIR 21



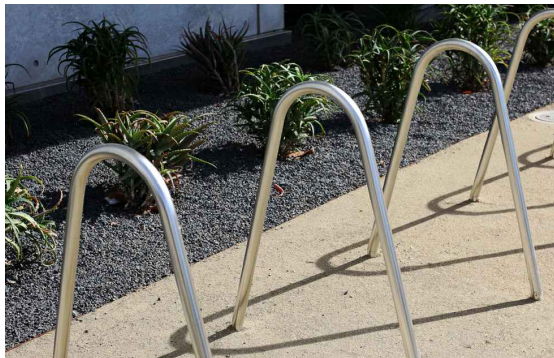
6FT BACKLESS BENCH, DUMOR BENCH 472



TRASH RECEPTACLE, DUMOR 474



6FT BACKED BENCH, DUMOR BENCH 473



TEMPORARY BIKE PARKING, STAINLESS STEEL TUBING - LANDSCAPE FORMS 'BOLA'



PLANTING POT, ARCHIPOT 'LEGACY ROUND TALL PLANTER'



BOARD FORM FINISH CONCRETE SEAT WALL



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Sheet Title:
**LANDSCAPE
MATERIAL
BOARD**
Job No. 21041
Date: 11/30/2022
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Drawn By: JB

Sheet No:

L-2.1

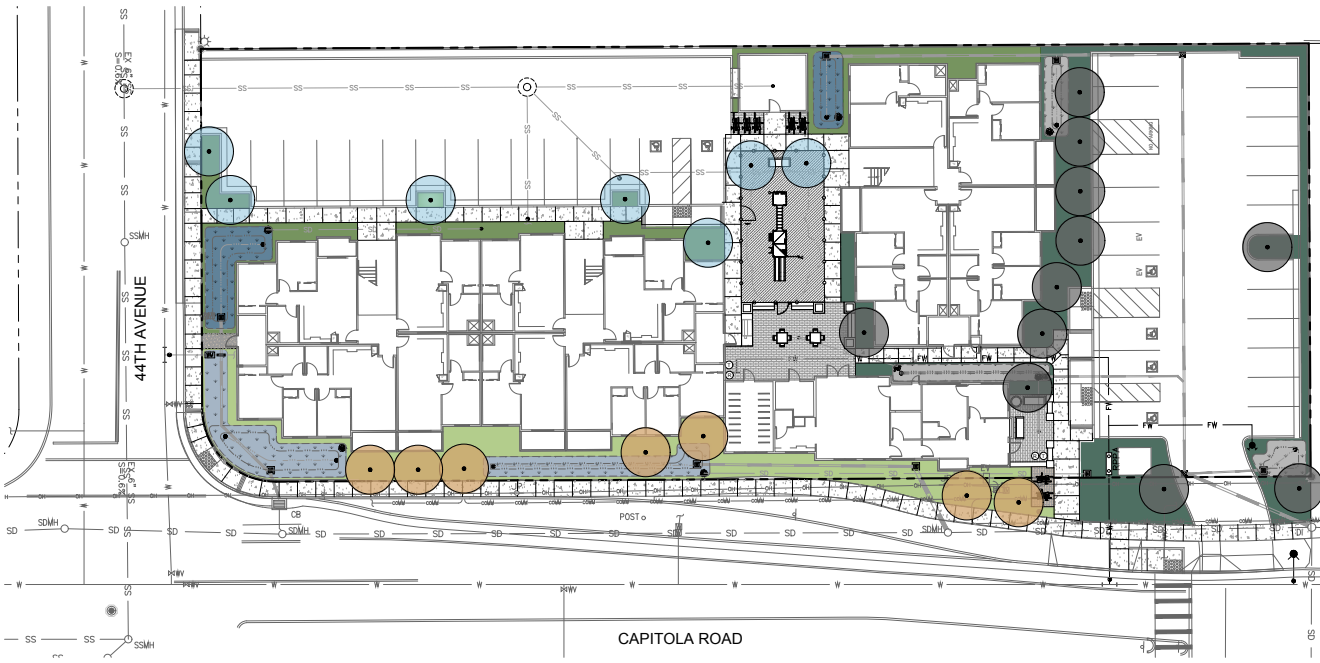


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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1/2" POP-UP. WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	-	45	HL-4.1
	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED. 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	-	45	IL-4.1
	RAIN BIRD KCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM/20 GPM.	-		AL-4.2
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH@1.5 PSI, 1.0 GPH@BLACK, AND 2.0 GPH@RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	-		BL-4.2
	RAIN BIRD PRS-D 1" 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	-		EI-4.1
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER. AND 2-PIECE BODY.	-		GL-4.1
	SHUT OFF VALVE KBI BTU-E PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	-		FL-4.1
	GRISWOLD DWS 27 BRASS, IN-LINE, ON-OFF, SOLENOID CONTROL VALVE. NORMALLY CLOSED. AVAILABLE IN 3/4", 1", 1-1/4", 1-1/2", AND 2". IDEAL FOR USE WITH RECLAIMED OR "DIRTY" WATER. SELF-CLEANING, SLOW-CLOSING AND OPENING FEATURE.	-		DL-4.1
	FESCO 85EYL 1" REDUCED PRESSURE BACKFLOW PREVENTER	-		BL-4.1
	RAIN BIRD ESP/SMART-LXMSM5 W/ (3) ESP/LXMSM12 48 STATION, TRADITIONALLY WIRED, PRO SMART COMMERCIAL CONTROLLER. (1) ESP/LXMSM12 12-STATION, PRO SMART, (MODULE INCLUDED) INDOOR/OUTDOOR. PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESP/LXMSM12-12-STATION EXPANSION MODULES.	-		CL-4.2
	CREATIVE SENSOR TECHNOLOGY FSI T15-001 1.5" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE 1.8 GPM - 108 GPM.	-		DL-4.1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-		AL-4.1
	PIPE SLEEVE: PVC CLASS 315 SDR 13.5	-		

HYDROZONE SCHEDULE

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	PLANT FACTOR (PF)	HYDROZONE AREA (SQ. FT.) (HA)	PF X HA (SQ.FT)	IRRIGATION EFFICIENCY (IE)	PF X HA / (IE)
1	LOW	DRIP	0.3	1,140	342	0.81	422.22
2	LOW	DRIP	0.3	482	144.6	0.81	178.52
3	MOD	BUBBLERS	0.5	175	87.5	0.81	108.02
4	MOD	DRIP	0.5	1,663	831.5	0.81	1,026.54
5	LOW	DRIP	0.3	859	257.7	0.81	318.15
6	MOD	BUBBLERS	0.5	175	87.5	0.81	108.02
7	LOW	DRIP	0.3	2,377	713.1	0.81	880.37
8	LOW	DRIP	0.3	450	135	0.81	168.67
9	MOD	BUBBLERS	0.5	300	150	0.81	185.19
TOTALS				7,621			3,393.70

HYDROZONE LEGEND

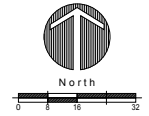
HYDROZONE #	SYMBOL	DESCRIPTION	LANDSCAPE AREA
HYDROZONE 1		NORTHERN ASPECT - SHRUBS & GROUNDCOVERS	1,140 SF
HYDROZONE 2		NORTHERN ASPECT - BIORETENTION	482 SF
HYDROZONE 3		NORTHERN ASPECT - TREES	175 SF
HYDROZONE 4		SOUTHERN ASPECT - SHRUBS & GROUNDCOVERS	1,663 SF
HYDROZONE 5		SOUTHERN ASPECT - BIORETENTION	859 SF
HYDROZONE 6		SOUTHERN ASPECT - TREES	175 SF
HYDROZONE 7		PARKING LOT / EAST ENTRANCE - SHRUBS AND GROUNDCOVERS	2,297 SF
HYDROZONE 8		PARKING LOT / EAST ENTRANCE - BIORETENTION	450 SF
HYDROZONE 9		PARKING LOT / EAST ENTRANCE - TREES	300 SF

IRRIGATION STATEMENT

CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTS SHOWN ON LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION IMPROVEMENTS SHALL CONSIST OF DRIP IRRIGATION AND LOW FLOW ROTARY NOZZLES THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881 AND CITY OF CAPITOLA REQUIREMENTS. HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER REQUIREMENTS, SOIL TYPE, AND MICROCLIMATES.

WATER USE CALCULATION

$$\begin{aligned}
 \text{MAWA} &= (ETo) (0.62) [(0.55 \times \text{LA}) + (0.3 \times \text{SLA})] \\
 &= (36.6) (0.62) [(0.55 \times 7,621) + (0.3 \times 0)] \\
 &= (22.69) (4,191.55) \\
 &= 95,106.27 \\
 \text{ETWU} &= (ETo) (0.62) [(PF \times \text{HA}) + \text{SLA}] \\
 &= (36.6) (0.62) [(3,393.70 + 0)] \\
 &= (22.69) (3,393.70) \\
 &= 77,003.05 \\
 \text{MAWA} &= 95,106.27 \text{ GAL/YEAR} \\
 \text{ETWU} &= 77,003.05 \text{ GAL/YEAR}
 \end{aligned}$$



Sheet Title:

HYDROZONE PLAN

Job No. 21041
Date: 11/30/2022
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Sheet No.

L-3.0

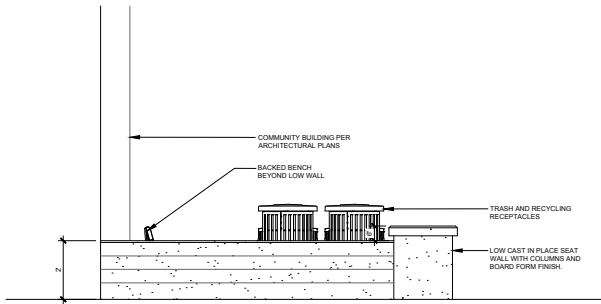


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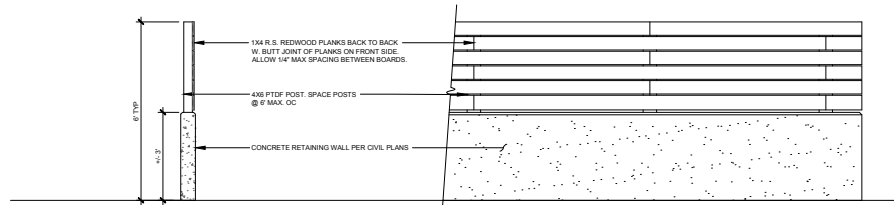
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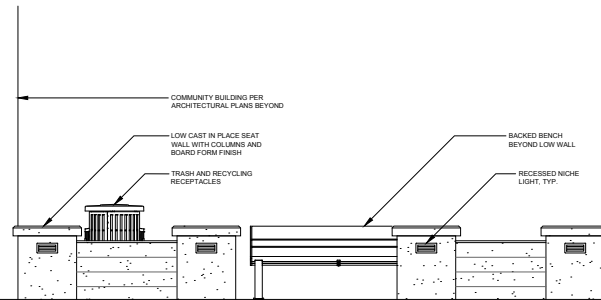
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E ENTRY COURTYARD ELEVATION A
SCALE: 1/2" = 1'-0"



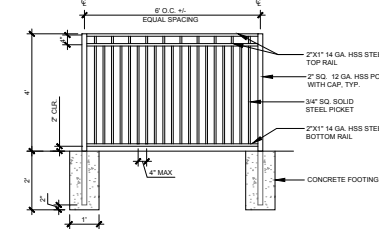
A WOOD FENCE ON PERIMETER WALL
SCALE: 1/2" = 1'-0"



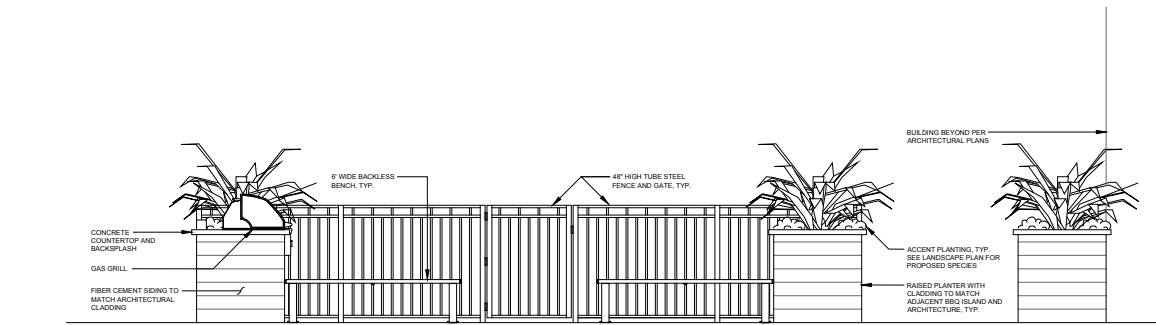
F ENTRY COURTYARD ELEVATION B
SCALE: 1/2" = 1'-0"



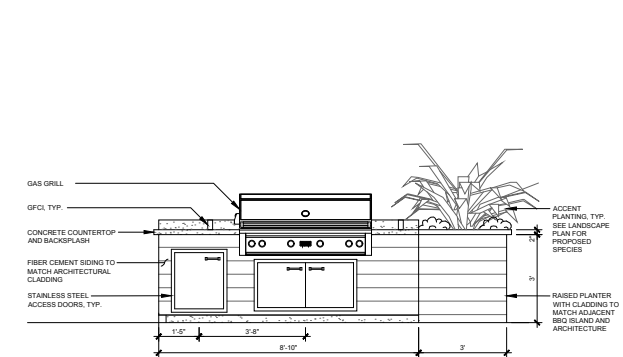
D TOT LOT PLAY STRUCTURE
SCALE: N.T.S.



B 48" HIGH TUBE STEEL FENCE
SCALE: 1/2" = 1'-0"



G COMMON AREA COURTYARD ELEVATION
SCALE: 1/2" = 1'-0"



C OUTDOOR KITCHEN ISLAND
SCALE: 1/2" = 1'-0"

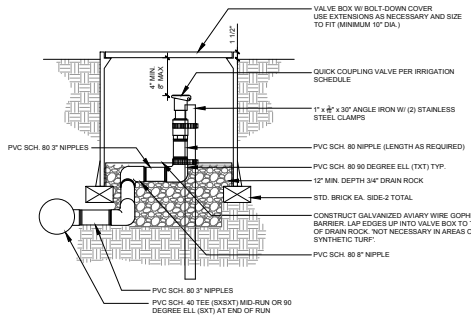
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**CONCEPTUAL
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Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"

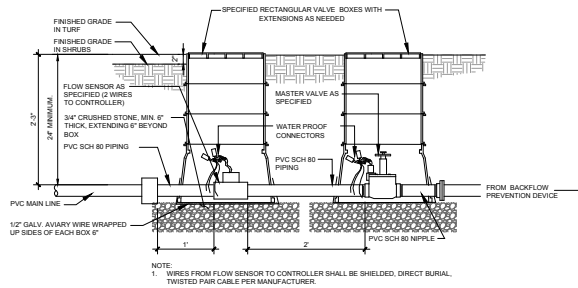
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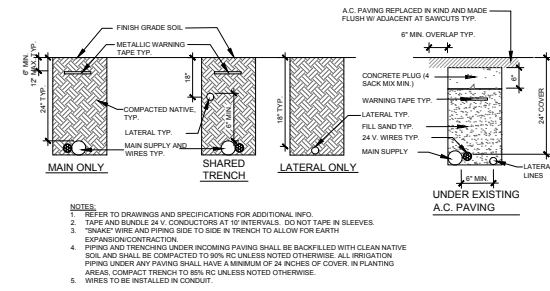
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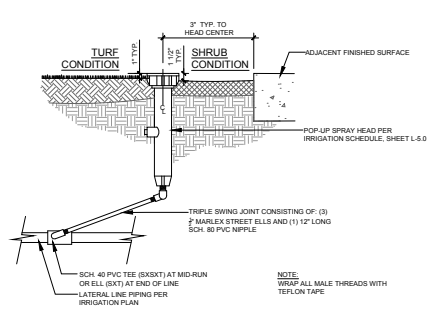
G QUICK COUPLING
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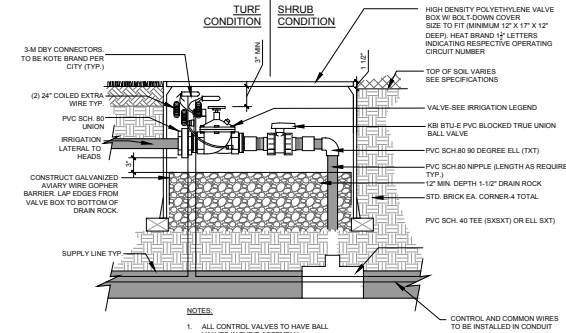
D MASTER CONTROL VALVE & FLOW SENSOR ASSEMBLY
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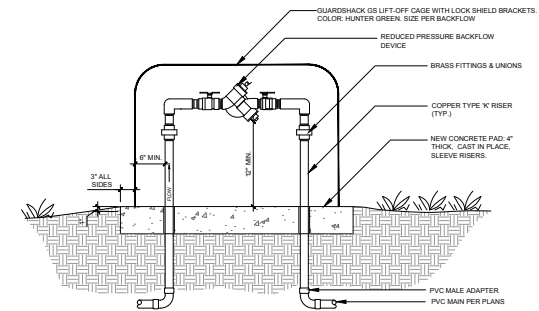
A TRENCHING
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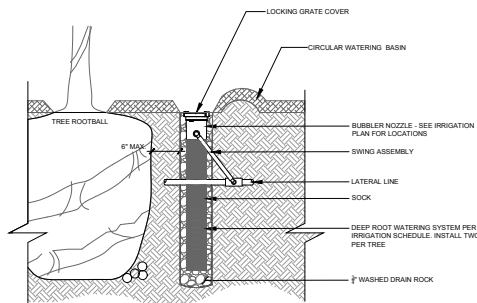
H POP-UP SPRAY HEAD
SCALE: 1" = 1'-0"



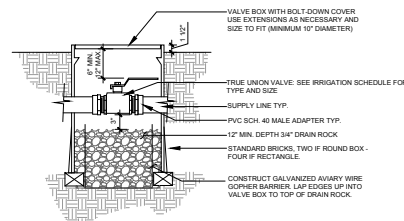
E REMOTE CONTROL VALVE
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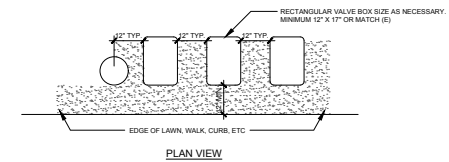
B BACKFLOW PREVENTER
SCALE: 1" = 1'-0"



I TREE BUBBLER
SCALE: 1" = 1'-0"



F BALL VALVE
SCALE: 1" = 1'-0"



C VALVE BOX LAYOUT
SCALE: 1/2" = 1'-0"



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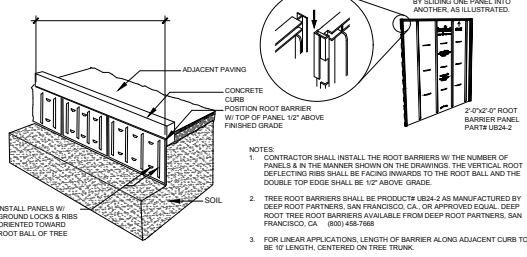
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CONCEPTUAL LANDSCAPE DETAILS

Job No. 21041
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Sheet No.:

L-4.1

FOR LINEAR APPLICATIONS, LENGTH OF BARRIER ALONG ADJACENT CURB TO BE 10' LENGTH, CENTERED ON TREE TRUNK.

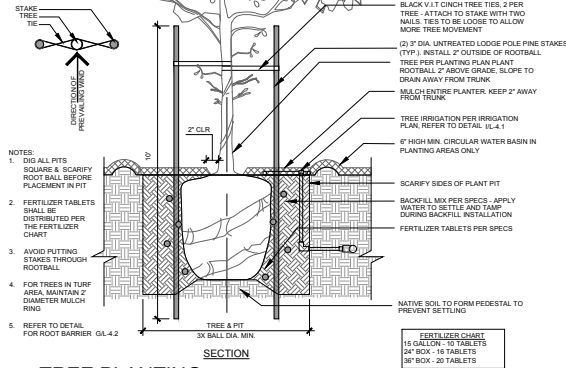


LINEAR ROOT BARRIER INSTALLATION DIAGRAM

G ROOT BARRIER

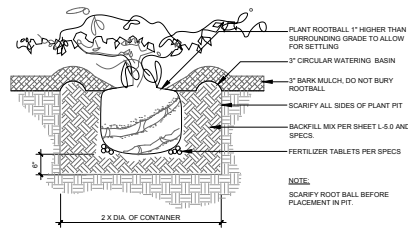
SCALE: 1/2" = 1'-0"

STAKING PLAN



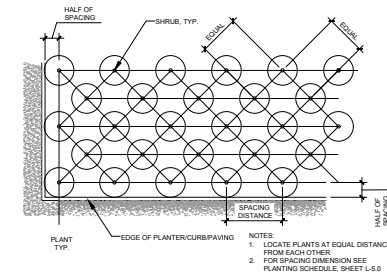
D TREE PLANTING

SCALE: N.T.S.



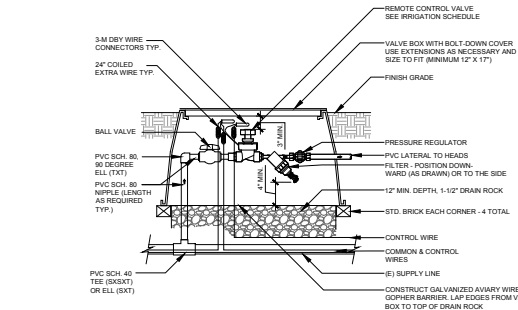
E SHRUB PLANTING

SCALE: N.T.S.



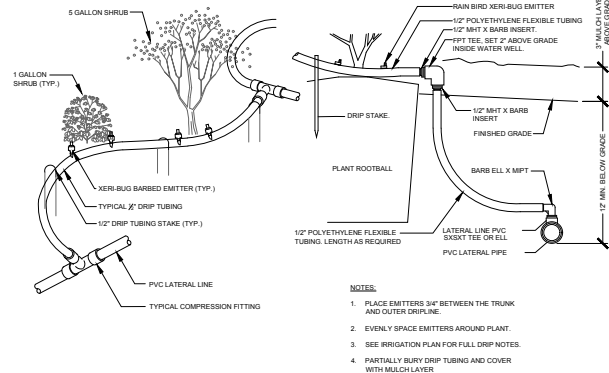
F GROUNDCOVER AND SHRUB SPACING

SCALE: N.T.S.



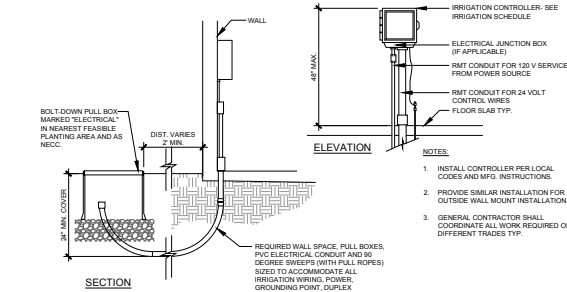
A DRIP ZONE REMOTE CONTROL VALVE KIT

SCALE: 1/2" = 1'-0"



B TYPICAL DRIP TUBING LAYOUT

SCALE: 1/2" = 1'-0"



C WALL MOUNT CONTROLLER

SCALE: 1/2" = 1'-0"



STUDIO T SQUARE

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

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BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
CONCEPTUAL LANDSCAPE DETAILS

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No:

L-4.2



STUDIO
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: Architecture
: Planning
: Urban Design

: 1970 Broadway #615
: Oakland, California 94612
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Parking Lot
Gardco EcoForm
w/ 16' pole - bronze

1 ●



Pedestrian
Gardco PureForm
w/ 12' pole - bronze

2 ●



Wall-mount (+ 8' or 10')
Gardco GeoForm - bronze

3 ■

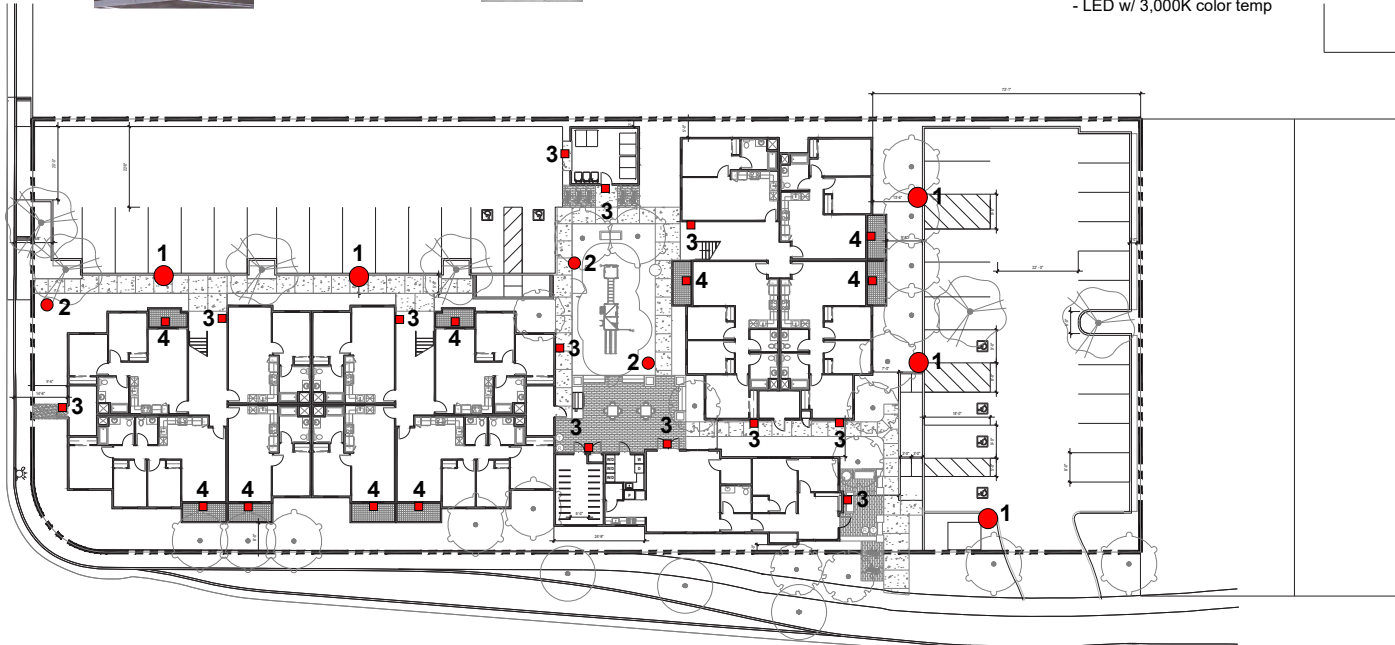


Porch Light (+ 8')
Kuzco Carson - bronze

4 ■

All fixtures:
- Bronze finish
- LED w/ 3,000K color temp

FORTY FOURTH AVE



CAPITOLA RD



16' 0 16' 32' 48'

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

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010

CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

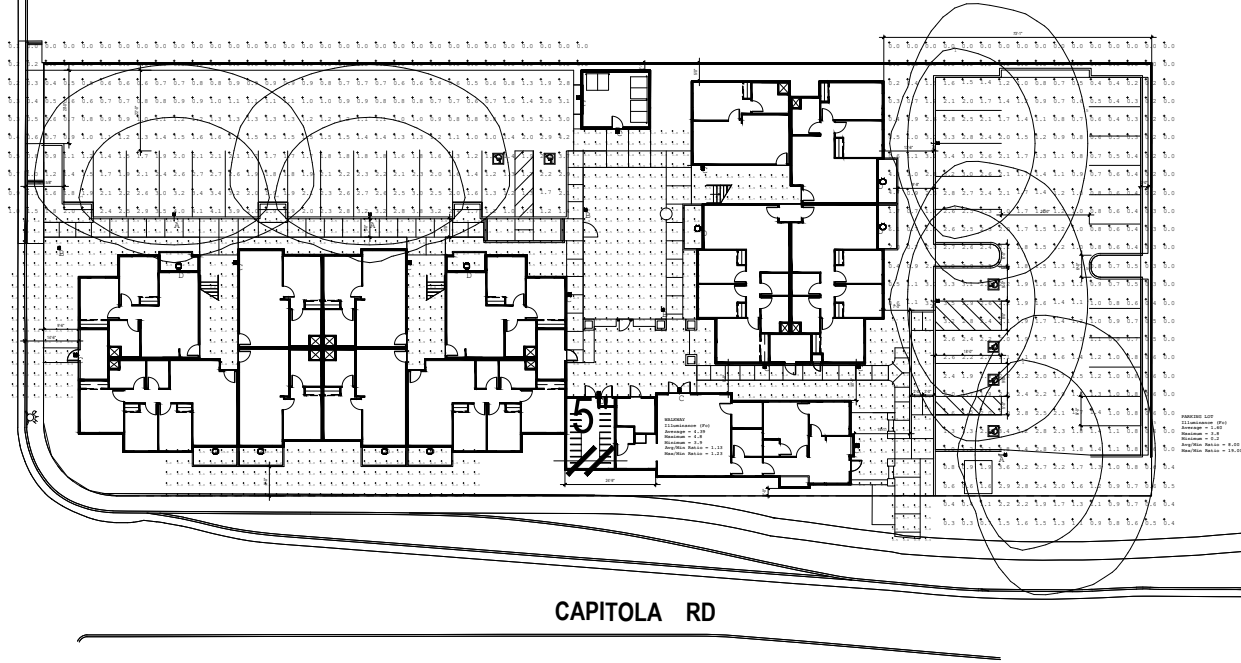
Sheet Title:
SITE LIGHTING

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No.:

LTG-1

FORTY FOURTH AVE



CAPITOLA RD

SCALE: 1" = 16'

PLAN VIEW

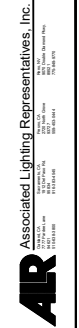
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	D	Single	KUZCO EW61806-BK	0.900	747	11.2	100.8
	12	C	Single	GARDCO GBM-A06-830-3	0.900	2540	16.3	195.6
	3	B	Single	GARDCO PPT-196L-450-WW-G2-3-UNV	0.900	2208	20.9	62.7
	5	A	Single	GARDCO ECF-S-32L-365-WW-G2-4	0.900	5637	40	200

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.60	3.8	0.2	8.00	19.00
WALKWAY	Illuminance	Fc	4.39	4.8	3.9	1.13	1.23

Note: Unless otherwise specified, the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers: 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.90 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Corvo and Elva lamps; 0.94 LLD for all LED sources. Unless otherwise noted, 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate, ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
 (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
 NOT FOR QUOTING PURPOSES



ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 10000 WILSON BLVD, SUITE 100
 FORT WORTH, TEXAS 76154
 TEL: 817.734.1111
 FAX: 817.734.1112
 WWW.ALR.COM



PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 23030401-010/0302
 DATE: 11.2022
 SCALE: 1" = 16'
 SHEET NO: 1 OF 1
 DRAWN BY: J. GONZALEZ
 CHECKED BY: J. GONZALEZ
 APPROVED BY: J. GONZALEZ
 ASSOCIATED LIGHTING REPRESENTATIVES, INC.