



PROJECT INFORMATION

100% AFFORDABLE HOUSING DEVELOPMENT FOR MIDPEN HOUSING.

SITE:
1098 38TH AVE, CAPITOLA, CA 95062

APN: 036-172-03
SITE AREA: 1.977 ACRES (86,118.12 SQ)
ZONING: RM-M (MULTI-FAMILY RESIDENTIAL, MEDIUM DENSITY)
GENERAL PLAN: R-M (MULTI-FAMILY RESIDENTIAL)

SITE COVERAGE:
MAXIMUM BUILDING COVERAGE: 40%
(LAND AREA COVERED BY ALL BUILDINGS AND ACCESSORY STRUCTURES ON A PARCEL)
EXISTING BUILDING COVERAGE: 0 SF / 0% (EXISTING BUILDING HAS BEEN DEMOLISHED)
PROPOSED BUILDING COVERAGE: 22,473 SF / 26%
(INCLUDING EXTERIOR CIRCULATION, WASTE ENCLOSURE, BIKE STORAGE ENCLOSURE)

MAXIMUM ALLOWABLE FAR: NO REQUIREMENT INDICATED
PROPOSED FAR: 0.68
MINIMUM OPEN SPACE REQUIREMENTS:
COMMON OPEN SPACE: 15% OF SITE AREA
PRIVATE OPEN SPACE: MIN 50% UNITS WITH PRIVATE OPEN SPACE
MIN 48 SF FOR INDIVIDUAL UNITS
PROPOSED COMMON OPEN SPACE: 22,880 SF / 26%
PROPOSED PRIVATE OPEN SPACE: NOT PROVIDED. **SEE REQUESTED CONCESSIONS

REQUIRED SETBACKS:
FRONT: MAIN STRUCTURE: 15'-0"; GARAGE: 20'-0"
INTERIOR SIDE - NORTH: 10% PARCEL WIDTH: (1141.91' + 205.512/2)*0.10) = 17.17' *
INTERIOR SIDE - SOUTH: 10% PARCEL WIDTH: (1141.91' + 201.517/2)*0.10) = 17.17' *
REAR: 15% PARCEL DEPTH: (507.377' / 0.15) = 76.31'
*EXCEPTION: MINIMUM INTERIOR SIDE SETBACK SHOULD NOT BE LESS THAN 3' OR GREATER THAN 7'

PROPOSED SETBACKS:
FRONT: 18'-0" (PROVIDING CLEAR ACCESS TO OVERHEAD POWER LINES)
FRONT PORCHES PROJECT 6' INTO SETBACK PER CITY CODE SECTIONS 17.48.030
SIDE - NORTH: 7'-0" (AT BUILDING D), 12'-0" (AT BUILDING B)
SIDE - SOUTH: 29'-6" (AT BUILDING A), 30'-2" (AT BUILDING C)
REAR: 13'-0" (AT BUILDING D), 15'-0" (AT BUILDING C)

BUILDING INFORMATION:
MAX. ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 40'-6" (AT HIGHEST RIDGE OF BUILDING C INTERNAL TO SITE)
26'-3" (AT HIGHEST RIDGE OF BUILDING A & B ALONG 38TH)
**SEE REQUESTED CONCESSIONS

BUILDING A: 2 STOREY TYPE VA CONSTRUCTION
BUILDING B, C, D: 3 STOREY TYPE VA CONSTRUCTION
BUILDING A: 3,223 SF / FLOOR = 7,446 SF TOTAL
BUILDING B: 6,034 SF / FLOOR = 18,102 SF TOTAL
BUILDING C: 7,698 SF / FLOOR = 23,094 SF TOTAL
BUILDING D: 4,055 SF / FLOOR = 12,165 SF TOTAL
TOTAL BUILDING AREA: 60,805 SF TOTAL

OCCUPANCY TYPES:
A-3 COMMUNITY ROOMS (FIRST FLOOR)
B OFFICES (FIRST FLOOR)
R-2 RESIDENTIAL DWELLING UNITS (FIRST THROUGH THIRD FLOORS)
S-2 EQUIPMENT + UTILITY SPACES (FIRST FLOOR)
USE TYPES & AREAS:
COMMON AREA/SUPPORT FOR RESIDENTIAL/UTILITY: 4,265 SF
RESIDENTIAL: 56,540 SF

BUILDINGS WILL BE ALL ELECTRIC

RESIDENTIAL UNITS

STUDIO UNITS: 4
1-BEDROOM UNITS: 21
2-BEDROOM UNITS: 14 (3 MANAGER'S UNIT)
3-BEDROOM UNITS: 13

TOTAL UNITS: 52 UNITS (51 100% BELOW MARKET RATE UNITS WITH 1 UNRESTRICTED MANAGER'S UNIT)

DENSITY

MAXIMUM ALLOWABLE DENSITY:
PARCEL AREA PER UNIT: 2,900 SF MINIMUM + 15 DWELLING UNITS PER ACRE MAXIMUM

STATE DENSITY BONUS LAW ALLOWS 100% AFFORDABLE HOUSING PROJECTS TO UTILIZE THE 80% DENSITY BONUS INCREASE AND UP TO FOUR CONCESSIONS/PENALTIES FROM THE CITY'S DEVELOPMENT STANDARD.

PROPOSED DENSITY WITH 180% DENSITY BONUS LAW:
PROPOSED DENSITY: 35 DU/AC * 180% = APPROXIMATELY 27 DU/AC
15 DU/AC * 1.977 AC = 29 UNITS * 180% = 52 UNITS
TOTAL PROPOSED UNITS: 52 UNITS

REQUESTED CONCESSIONS

1) PRIVATE OPEN SPACE
2) MAXIMUM BUILDING HEIGHT AT THE REAR OF THE SITE
3) PARKING LOT LANDSCAPING

VEHICLE, EV, AND BICYCLE PARKING
SEE SHEET PA-1 FOR PARKING INFORMATION

KEY PLAN



SHEET INDEX

PA0.1 TITLE SHEET	PA0.2 AMENITY MAP	PA0.3 EXISTING SITE CONTEXT	PA0.4	PA0.5	PA0.6	PA0.7	PA0.8	PA0.9	PA0.10	PA0.11	PA0.12	PA0.13	PA0.14	PA0.15	PA0.16	PA0.17	PA0.18	PA0.19	PA0.20	PA0.21	PA0.22	PA0.23	PA0.24	PA0.25	PA0.26	PA0.27	PA0.28	PA0.29	PA0.30	PA0.31	PA0.32	PA0.33	PA0.34	PA0.35	PA0.36	PA0.37	PA0.38	PA0.39	PA0.40	PA0.41	PA0.42	PA0.43	PA0.44	PA0.45	PA0.46	PA0.47	PA0.48	PA0.49	PA0.50	PA0.51	PA0.52	PA0.53	PA0.54	PA0.55	PA0.56	PA0.57	PA0.58	PA0.59	PA0.60	PA0.61	PA0.62	PA0.63	PA0.64	PA0.65	PA0.66	PA0.67	PA0.68	PA0.69	PA0.70	PA0.71	PA0.72	PA0.73	PA0.74	PA0.75	PA0.76	PA0.77	PA0.78	PA0.79	PA0.80	PA0.81	PA0.82	PA0.83	PA0.84	PA0.85	PA0.86	PA0.87	PA0.88	PA0.89	PA0.90	PA0.91	PA0.92	PA0.93	PA0.94	PA0.95	PA0.96	PA0.97	PA0.98	PA0.99	PA0.100
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PHONE: (408) 295-2210
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38TH AVE APARTMENTS
DEVELOPMENT FOR
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
MARCH 5, 2024

TITLE SHEET

No.	DATE	ISSUE	ISSUED: 3/5/2024
1	03/07/2024	PLANNING RESUBMITTAL	DRAWN: JG, KS, YJ
			CHECKED: SV
			JOB: Z3003
			PA0.1
			SCALE:



- SITE**
- 1098 38TH AVE
- BIKE NETWORKS**
- Protected Bike Path
 - Bike Lane
- PUBLIC TRANSIT**
- SCM Bus Route 66
 - SCM Bus Routes 68 & 12
 - SCM Bus Route 69
- AMENITIES**
- Groceries
 - Community Centers
 - Community Services
 - Gym

ARCHITECTS
FORA

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38TH AVE APARTMENTS

DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL

MARCH 5, 2024

AMENITY MAP

No.	DATE	ISSUE

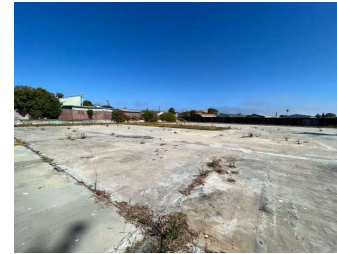
ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003
PA0.2
SCALE:



A RAILROAD CROSSING AT 38TH AVENUE
NORTH WEST CORNER OF PROJECT SITE



B CROSSWALK ACROSS 38TH AVENUE
SOUTH WEST CORNER OF PROJECT SITE



C EXISTING SITE CONDITIONS
EXISTING BUILDING DEMOLISHED, FOUNDATION REMAIN



D SHANGRI-LA ESTATES MOBILE HOME PARK
SOUTH OF PROJECT SITE ALONG 38TH AVENUE



E MURAL ON O'NEILL SURF SHOP BUILDING
ALONG 41ST AVENUE



F CAPITOLA BEACH VILLAS
MIXED-USE DEVELOPMENT ON 41ST AVENUE



G SINGLE FAMILY HOME PROPERTY
WITH TWO TWO-STORY ACCESSORY DWELLING UNITS ON 38TH AVENUE



H RETAIL ALONG 41ST AVENUE
STREETFRONTAGE WITH RESIDENTIAL ABOVE



I SURROUNDING CHARACTER:
CAPITOLA BY THE SEA SIGNAGE



J SURROUNDING CHARACTER:
SURF BOARD PUBLIC ART



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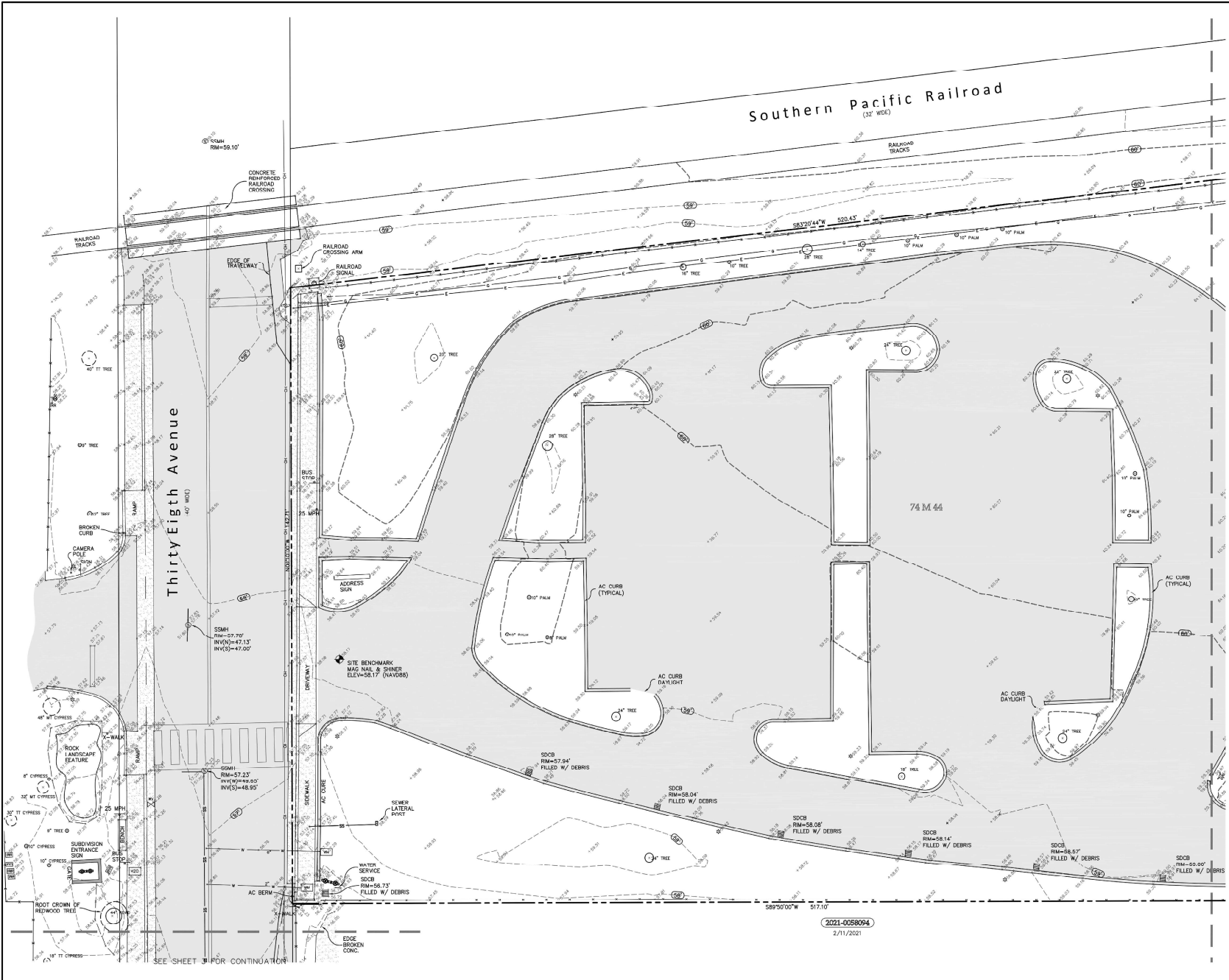
38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
MARCH 5, 2024

EXISTING SITE CONTEXT

No.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003
PA0.3
SCALE:



- Legend**
- MANUMENT FOUND AS NOTED
 - SAN. SEWER MANHOLE
 - WATER METER
 - FIRE HYDRANT
 - BACKFLOW PREVENTER
 - BENCHMARK
 - () INDICATES RECORD DATA
 - BOLLARD
 - IRRIGATION VALVE
 - STORM DRAIN INLET
 - STREET SIGNAGE
 - LIGHT STANDARD
 - SAN. SEWER CLEANOUT
 - UTILITY POLE
 - GUY WRE
 - ELECTRICAL BOX
 - WATER VALVE
 - ASPHALT CONCRETE, AC (SHADED)
 - CONCRETE
 - GRADE BREAK
 - OVERHEAD UTILITY LINE
 - GAS LINE USA LOCATED
 - ELECTRICAL LINE USA LOCATED
 - FENCE
 - PROPERTY BOUNDARY
 - CONTOUR LINE
 - WALL
 - FLOMLINE
 - MATCH LINE
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings
 THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MEASUREMENTS TAKEN ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD, AS SHOWN ON THAT MAP FILED IN VOLUME 74 OF MAPS, AT PAGE 44, SANTA CRUZ COUNTY RECORDS.

Benchmark
 THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK BM 4, WHICH IS A PAINTED BOLT AT THE SOUTHWEST-CORNER BASE OF CROSSING SIGNAL AT THE NORTHWEST-CORNER OF THE INTERSECTION OF THE RAILROAD AND 41ST AVENUE.

BENCHMARK ELEVATION = 55.6' (NAVD83)
 SITE BENCHMARK: MAG NAIL & SPINER IN DRIVEWAY TO 1098 38TH AVENUE, ELEVATION = 58.17' (NAVD83)

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

2021-0058094
 2/11/2021

APN 034-172-01
 DATE 07/31/23
 SCALE 1"=20'

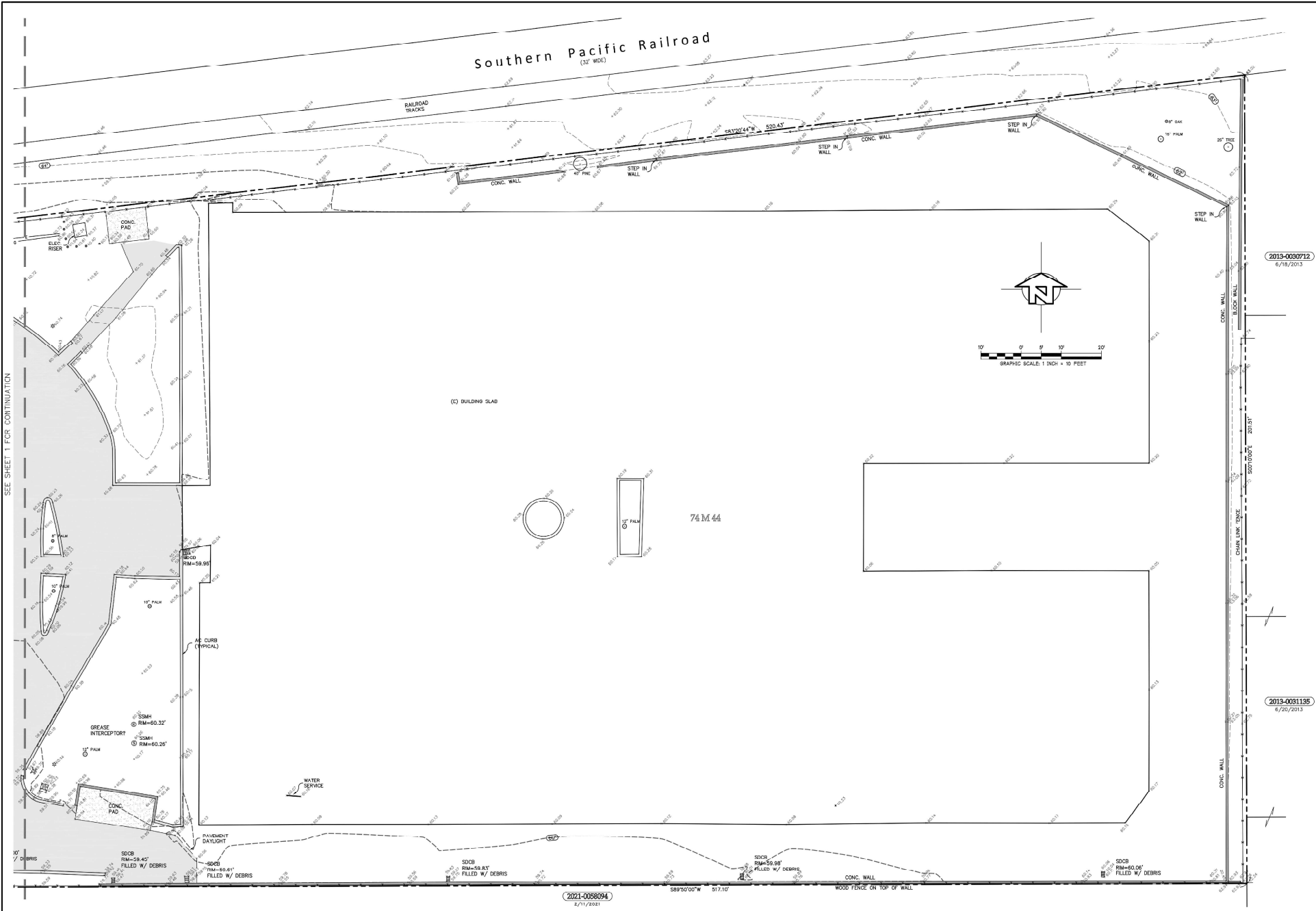
REVISED 11/12/23 ADDED 100% WEST OF 38TH 06/27/23 ADDED 100% SOUTH OF 38TH APPROVED

GV Land Surveying
 4113 South Valley Drive, Suite 302
 San Jose Valley, CA 95066
 gvlansurveying.com

Boundary and Topographic Survey
Capitola Manor
 1098 Thirty-Eighth Ave, Capitola, CA

SHEET
PS.1.1
 OF 3 SHEETS

JOB NO. V23002



SEE SHEET 1 FOR CONTINUATION

Southern Pacific Railroad
(32' WIDE)

(C) BUILDING SLAB

74 M 44



GRAPHIC SCALE: 1 INCH = 10 FEET

2021-0086094
5/11/2021

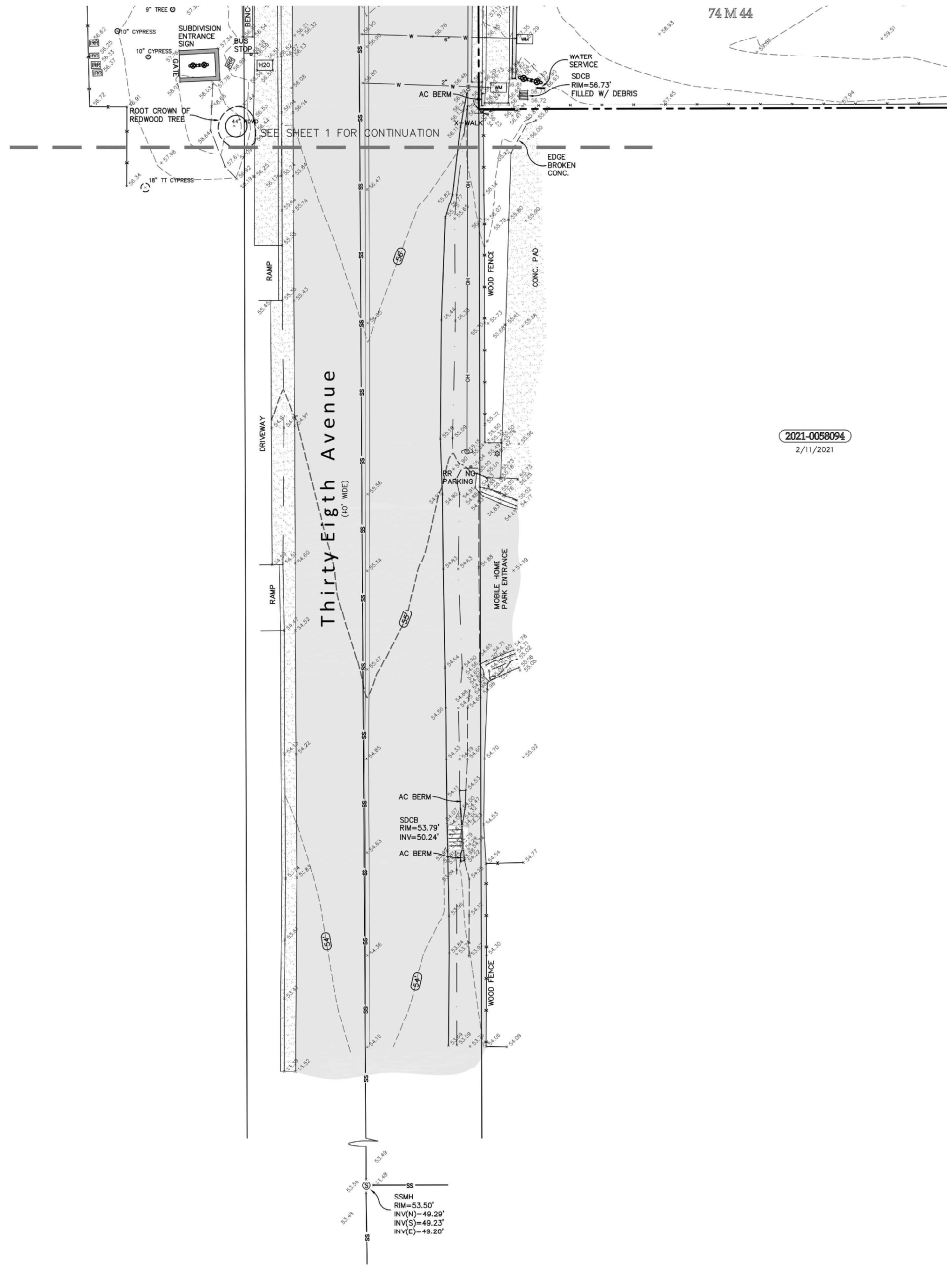
589°50'00" W 517.10'

WOOD FENCE ON TOP OF WALL

2013-0030712
6/18/2013



2013-0031135
4/20/2013

REVISIONS 11/12/22 ADDED 100% WEST OF SPH 11/22/22 ADDED 100% SOUTH OF SPH APPROVED	
GV Land Surveying 4113 South Valley Drive, Suite 102 South Valley, CA 90066 gvlansurveying.com	
Boundary and Topographic Survey Capitola Manor 1098 Thirty-Eight Ave, Capitola, CA	
A/N: 104-172-01	V.C.L.
DATE: 07/31/23	DRAWN: 1-1-23
SCALE: 1"=10'	
SHEET PS1.2 OF 3 SHEETS	
JOB NO. V23002	

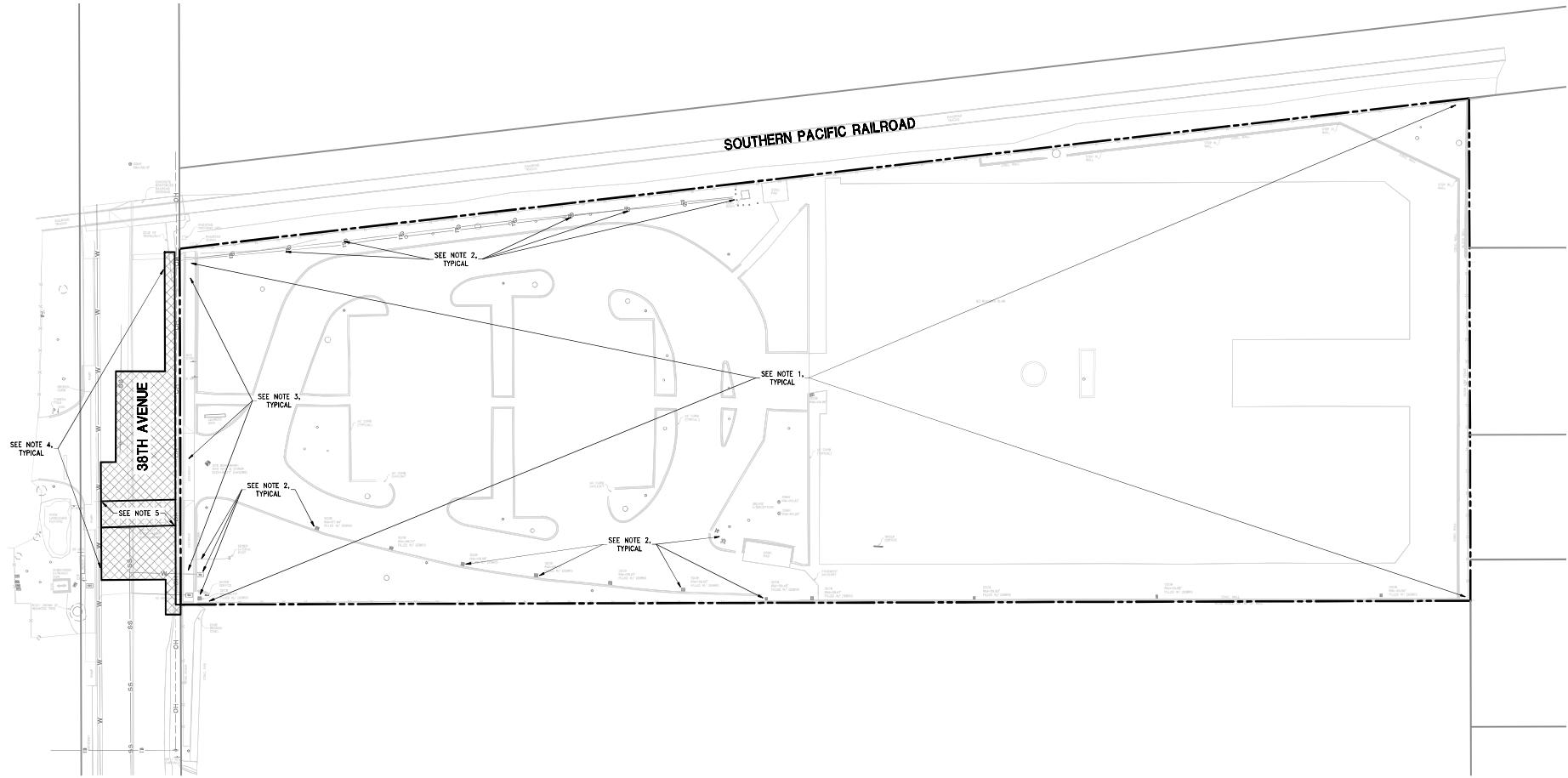


2021-0059094
2/11/2021

- Legend**
- | | | | |
|-----|-------------------------|---|--------------------|
| ● | MINUMENT FOUND AS NOTED | ▨ | STORM DRAIN IN FT |
| ⊙ | SAN SEWER MANHOLE | — | STREET SURFACE |
| ⊠ | WATER METER | ○ | LIGHT STANDARD |
| ⊕ | FIRE HYDRANT | ⊕ | SAN SEWER CLEANOUT |
| ⊖ | BACKFLOW PREVENTER | ⊖ | UTILITY POLE |
| ⊙ | BENCHMARK | — | GUY WIRE |
| () | INDICATES RECORD DATA | ⊠ | ELECTRICAL BOX |
| + | BOLLARD | ⊕ | WATER VALVE |
| ⊕ | IRRIGATION VALVE | | |
-
- | | |
|---|-------------------------------|
| ▨ | ASPHALT CONCRETE, AC (SHADED) |
| ▨ | CONCRETE |
| — | GRADE BREAK |
| — | OVERHEAD UTILITY LINE |
| — | GAS LINE, USA LOCATED |
| — | ELECTRICAL LINE, USA LOCATED |
| — | FENCE |
| — | PROPERTY BOUNDARY |
| — | CONTOUR LINE |
| — | WALL |
| — | FLOWLINE |
| — | MATCH LINE |
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

	<p style="font-size: small;">REVISED 01/12/22, 03/03/2021, 03/03/2021, 03/03/2021 01/22/22, 03/03/2021, 03/03/2021, 03/03/2021 APPROVED</p>
<p>GV Land Surveying 4113 South Valley Drive, Suite 302 Sunnyvale, CA 94086 gvlansurveying.com</p> 	
<p>Boundary and Topographic Survey Capitola Manor 1098 Thirty-Eighth Ave, Capitola, CA</p>	
<p>AIN: 034-172-01</p>	<p>DATE: 01/31/23 SCALE: 1"=10'</p>
<p>SHEET PS1.3 OF 3 SHEETS</p>	
<p>JOB NO. V23002</p>	

\\P010017\proj\23011\1001 - 2301 - 1001.dwg (10/27/2023 10:00:00 AM) - 2301 - 1001.dwg (10/27/2023 10:00:00 AM) - 2301 - 1001.dwg (10/27/2023 10:00:00 AM)



NOT FOR CONSTRUCTION

**PRELIMINARY
DEMOLITION PLAN
MIDPEN APARTMENT**

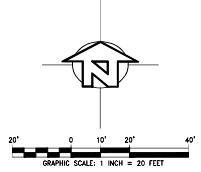
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DESIGN DEVELOPMENT
DATE 10/27/2023
DESIGN STAFF
DRAWN STAFF

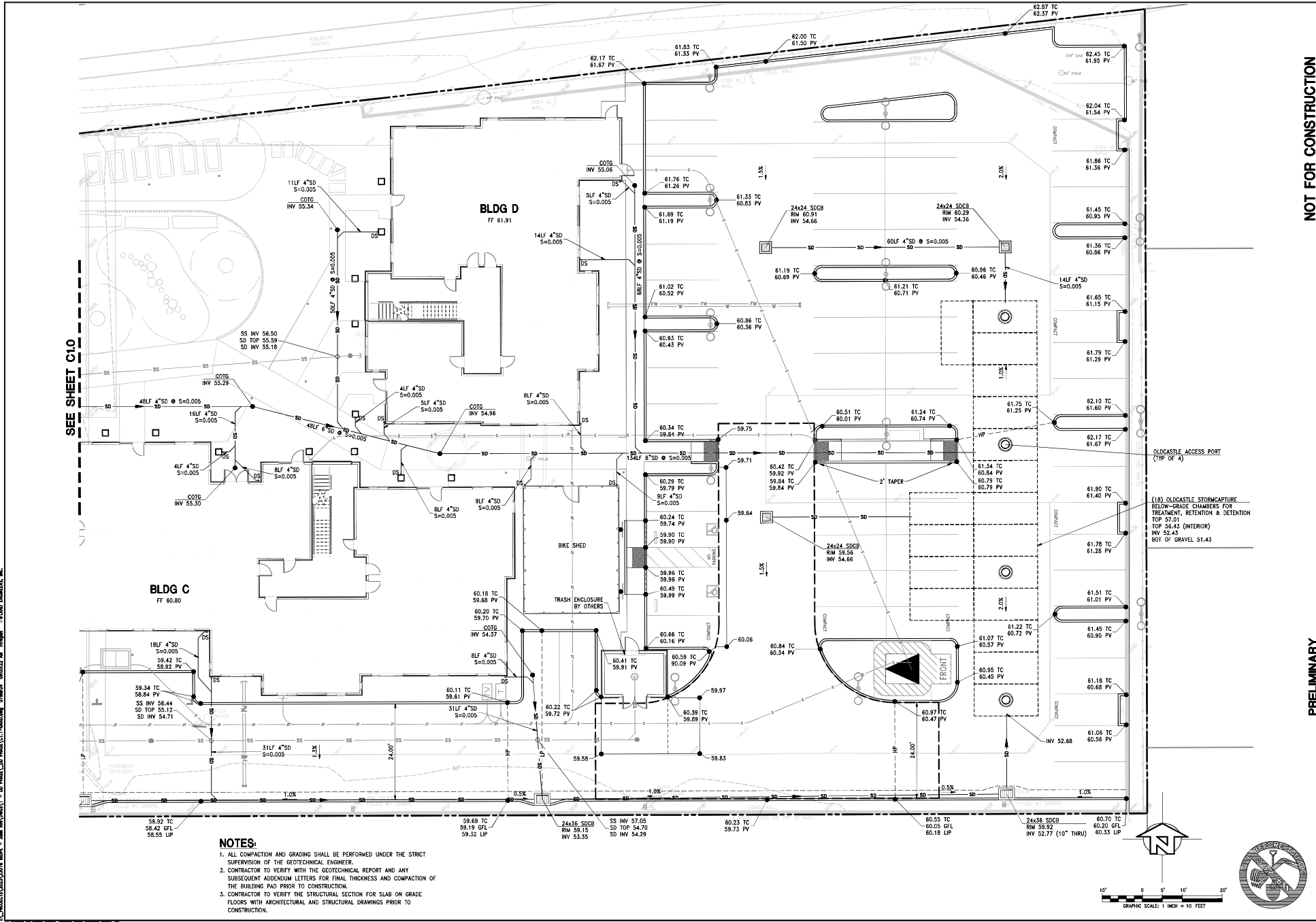
SHEET
CO.0
JOB NO. 23016

**IFLAND
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ART. CONSULTING • LAND PLANNING • ARCHITECTURAL DESIGN
6500 BOQUEL AVE. SUITE 201
SANTA CRUZ, CA 95062
TEL 831 438-7700
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NOTES:

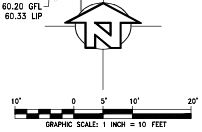
1. ALL SITE IMPROVEMENTS AND STRUCTURES WITHIN THE PROPERTY BOUNDARIES ARE TO BE DEMOLISHED.
2. ON-SITE UTILITIES NOT SERVING ADJACENT PARCELS ARE TO BE REMOVED OR ABANDONED PER UTILITY PURVEYOR REQUIREMENTS.
3. EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACH ON 38TH AVENUE FRONTAGE TO BE REMOVED AND REPLACED WITH NEW CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACH PER CITY STANDARDS.
4. SAWCUT EXISTING AC IN 38TH AVENUE WHERE NEW FRONTAGE IMPROVEMENTS ARE TO BE CONSTRUCTED AND NEW UTILITY SERVICE CONNECTIONS ARE TO BE MADE.
5. REMOVE AND REPLACE CROSS-WALK IN KIND.





NOTES:

1. ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS AND COMPACTION OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.



NOT FOR CONSTRUCTION

DATE	BY	REVISION	ZONE

6500 BOULEVARD SUITE 201
 SANTA CRUZ, CA 95061
 TEL: (831) 438-7700
 WWW.IFLANDENGINEERS.COM
 CIVIL ENGINEERING • LAND PLANNING • ARCHITECTURAL CONSULTING



PRELIMINARY GRADING AND DRAINAGE PLAN EAST
MIDPEN APARTMENT
 1088 38TH AVENUE, CAPITOLA, CALIFORNIA

APN	DESIGN DEVELOPMENT	DATE	DESIGN	DRAWN	STAFF
034-172-01	DESIGN DEVELOPMENT	10/27/2023	STAFF	STAFF	STAFF

SHEET **C1.1**

JOB NO. 23016

PARKING INFORMATION

VEHICLE PARKING
 CITY OF CAPITOLA REQUIREMENTS FOR MULTIFAMILY DWELLINGS:
 2.5 SPACES PER UNIT, 1 COVERED
 (52 UNITS)(12.5 SPACES) = 130 TOTAL PARKING SPACES

STATE DENSITY BONUS MAXIMUM PARKING REQUIREMENTS: UPON THE DEVELOPER'S REQUEST, THE CITY OF COUNTY MAY NOT REQUIRE MORE THAN THE FOLLOWING PARKING RATIOS FOR A DENSITY BONUS PROJECT (EXCLUSIVE OF PARKING FOR PERSONS WITH DISABILITIES):
 STUDIO & 1 BEDROOM UNITS: 1 SPACE/UNIT
 2 & 3 BEDROOM UNITS: 1.5 SPACES/UNIT
 ON SITE SPACES MAY BE PROVIDED THROUGH TANDEM OR UNCOVERED PARKING, BUT NOT ON STREET PARKING. REQUESTING THESE PARKING STANDARDS DOES NOT COUNT AS AN INCENTIVE OR CONCESSION.

MAXIMUM PARKING SPACES REQUIRED FOR RESIDENTIAL USE
 (1.5 SPACES)(25 STUDIO & 1 BEDROOM UNITS) = 25 SPACES
 (1.5 SPACES)(27 TWO & THREE-BEDROOM UNITS) = 41 SPACES
 TOTAL MAXIMUM PARKING SPACES REQUIRED: 66 SPACES

DESIGNATED GUEST AND STAFF PARKING: 4 SPACES

PROPOSED TOTAL VEHICLE SPACES: 70 SPACES
 58 STANDARD SPACES
 7 COMPACT SPACES
 3 ACCESSIBLE SPACES
 2 VAN-ACCESSIBLE SPACE

1 PERPENDICULAR LOADING ZONE WITH ACCESS AISLE
 ACCESSIBLE BUS ROUTES WITH 1/2 MILE: SCM BUS ROUTES 66, 68, 12, 69

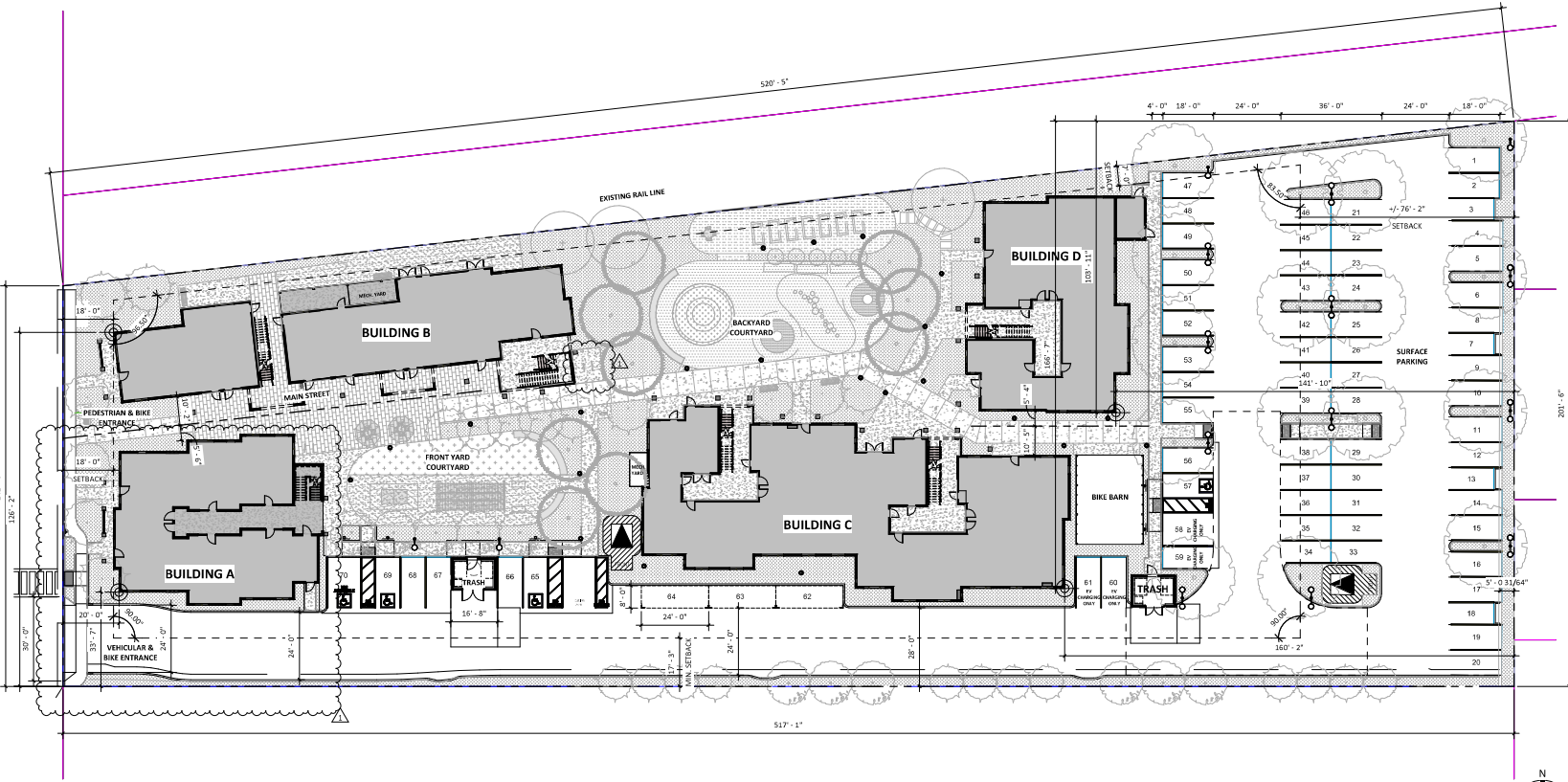
EV PARKING
 PER 2022 CALIFORNIA GREEN BUILDING CODE 4.106.4.2 & CBC 11B-228.3

TOTAL PROPOSED EV SPACES: 28
 7 EV CAPABLE SPACES
 17 EV READY SPACES
 4 EV CHARGING STATION SPACES
 1 VAN-ACCESSIBLE EVCS
 0 STANDARD ACCESSIBLE EVCS
 0 AMBULATORY EVCS

BICYCLE PARKING
 MINIMUM REQUIRED FOR MULTIFAMILY DWELLINGS:
 SHORT-TERM SPACES: 10% OF REQUIRED AUTOMOBILE SPACES, MIN. 4
 (10% AUTOMOBILE SPACES)(11) = 11 SPACES
 LONG-TERM SPACES: 1

PROPOSED TOTAL RESIDENTIAL LONG-TERM SPACES: 32
 PROPOSED TOTAL RESIDENTIAL SHORT-TERM SPACES: 1

- LEGEND**
- BUILDING LOCATION
 - PROPERTY LINES
 - NEW FIRE HYDRANT
 - NEW LIGHT POLE AND STREET LIGHT
 - NEW LIGHT POLE
 - ACCESSIBLE PARKING STALL
 - EV CHARGING ONLY
 - BACKFLOW PREVENTER. SEE CIVIL DRAWINGS.



ARCHITECTURAL SITE PLAN | 1" = 20'-0" | 1/A3.11 | 1

ARCHITECTS
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PLANNING RESUBMITTAL


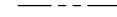
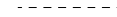



MARCH 5, 2024

ARCHITECTURAL SITE PLAN

No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

ISSUED: 3/5/2024
 DRAWN: JG, KS, YJ
 CHECKED: SV
 JOB: Z3003
PA1.1
 SCALE: As indicated

LEGEND

-  FIRE HOSE REACH LENGTH
-  PROPERTY LINE
-  FIRE APPARATUS LATERAL SLIP TURN AROUND
-  (N) FIRE HYDRANT
-  (E) FIRE HYDRANT
-  FIRE APPARATUS ACCESS ROAD

FIRE FLOW REQUIREMENTS FOR BUILDINGS

PER CFC 2022, APPENDIX C, TABLE B105.1(2)

FIRE FLOW CALCULATION AREA (square feet)	FIRE FLOW (gallons per minute)	FIRE FLOW (gallons per minute)	FIRE FLOW (gallons per minute)	FIRE FLOW (gallons per minute)
(1) BUILDING AREA	(2) BUILDING AREA	(3) BUILDING AREA	(4) BUILDING AREA	(5) BUILDING AREA
BLDG A 7,600 SF	10,900-12,900	1,500	2	
BLDG B 11,391 SF	10,900-12,900	2,000	2	
BLDG C 23,240 SF	21,300-25,500	2,750	2	
BLDG D 12,163 SF	10,900-12,900	2,000	2	

FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS

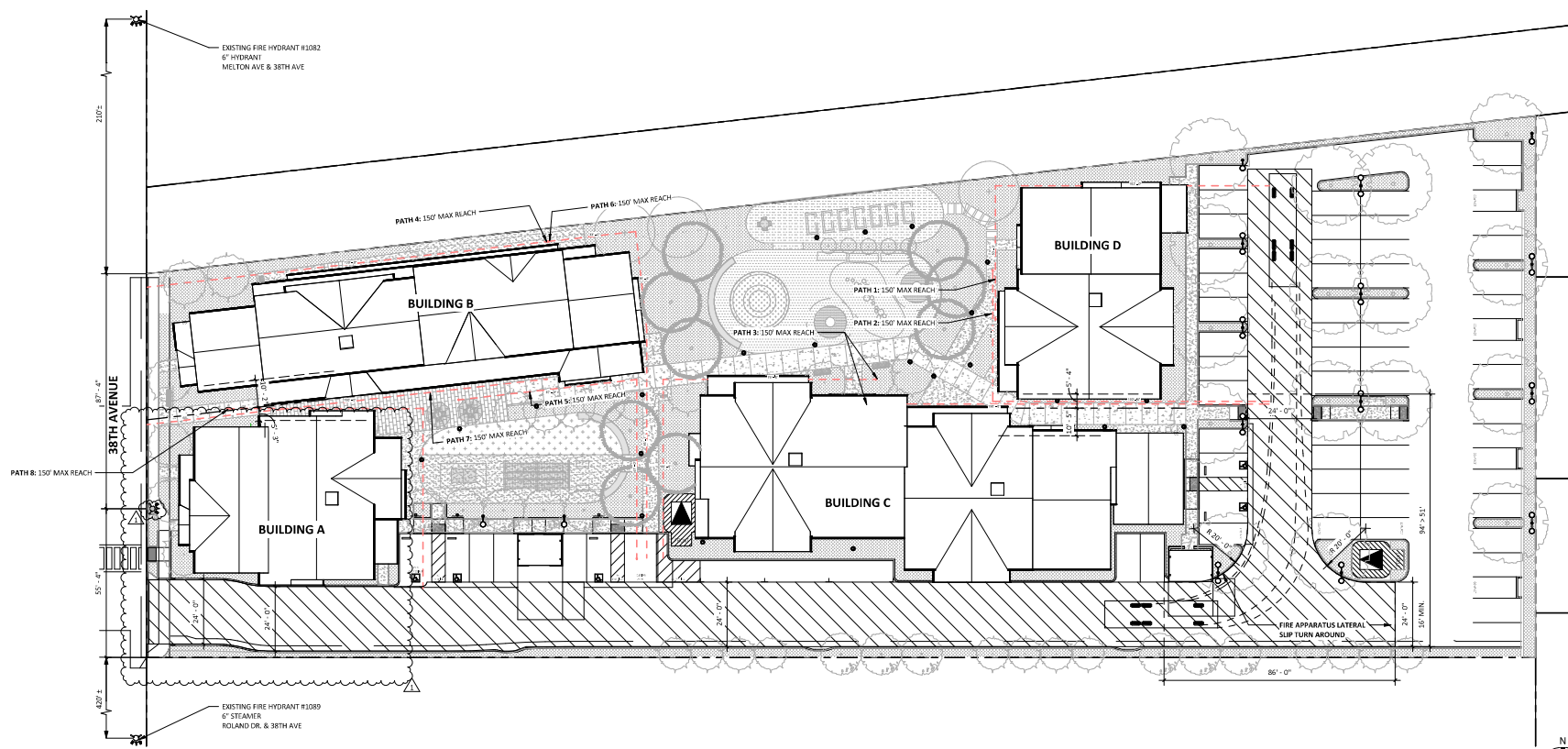
PER CFC 2022, APPENDIX C, TABLE C102.1

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT
1,700 or less	1	600	250
1,751-2,250	2	450	225
2,251-3,750	3	450	225

THREE FIRE HYDRANTS PROPOSED WITH AVERAGE SPACING:
 EXISTING FIRE HYDRANT #1082 TO NEW HYDRANT #207-4"
 EXISTING FIRE HYDRANT #1089 TO NEW HYDRANT #215-4"
 AVERAGE SPACING BETWEEN HYDRANTS = 386'-4" > 250'

NOTES

PER MEETING WITH MILE DEMANDS FROM CENTRAL FIRE SANTA CRUZ, THERE IS NO LOCAL ORDINANCE REQUIRING LADDER PADS. ACCESS AROUND EACH BUILDING IS PROVIDED. REFER TO HOSE REACH PATHWAYS.



FIRE ACCESS PLAN 1" = 20'-0" 1/A3.11 1

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38TH AVE APARTMENTS
 DEVELOPMENT FOR
 MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
 MARCH 5, 2024

FIRE ACCESS PLAN

No.	DATE	ISSUE	ISSUED:
1	03/07/2024	PLANNING RESUBMITTAL	3/5/2024
			DRAWN: JG, KS, YI
			CHECKED: SV
			JOB: Z9003
			PA1.2
			SCALE: 1" = 20'-0"

EXTERIOR LIGHT FIXTURES

FORCH WALL-MOUNTED FIXTURE
 MOUNTING HEIGHT: +/- 6'-0" ABOVE GRADE
 MANUFACTURER: TECH LIGHTING BY VISUAL COMFORT & CO
 PRODUCT LINE: ASH 10 OUTDOOR WALL



GENERAL WALL-MOUNTED FIXTURE
 MOUNTING HEIGHT: +/- 6'-0" ABOVE GRADE
 MANUFACTURER: LITHONIA
 PRODUCT LINE: LED WEDGE WALL SCENCE (80 CRI, 4000K, 3000LM)



SOFFIT MOUNTED FIXTURE
 MOUNTING HEIGHT: +/- 9'-6" ABOVE GRADE
 MANUFACTURER: BROWNLIE
 PRODUCT LINE: AXIAL (ROUND)



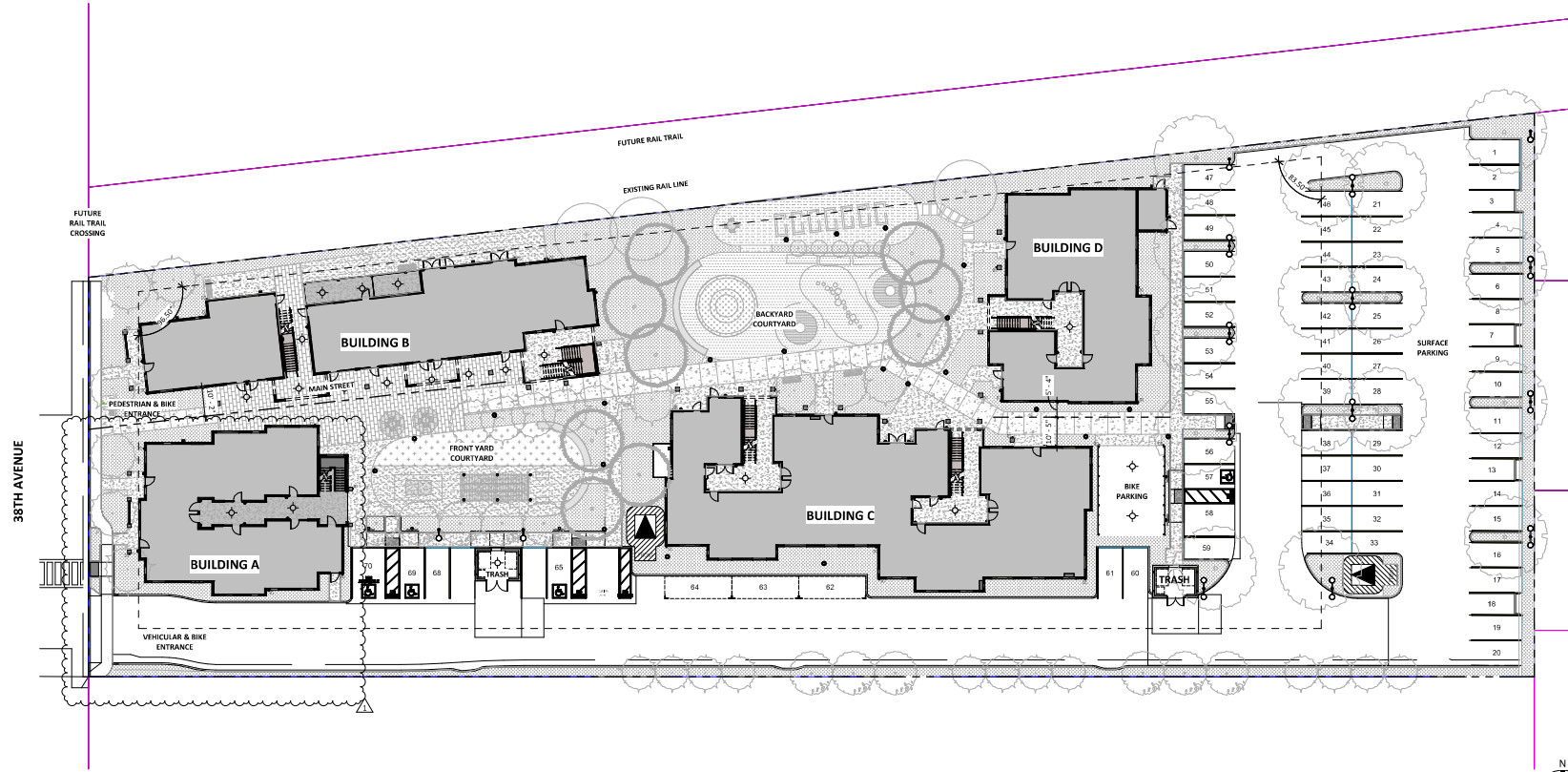
PERGOLA-MOUNTED FIXTURE
 MOUNTING HEIGHT: +/- 6'-0" ABOVE GRADE



POLE FIXTURE (SINGLE HEAD AND DOUBLE HEAD)
 POLE HEIGHT: +/- 12'-0" ABOVE GRADE
 MANUFACTURER: GARDOO LIGHTING
 PRODUCT LINE: PUREFORM LED TPO AREA LIGHT
 COLOR: BLACK OR CHARCOAL



POLE FIXTURE
 POLE HEIGHT: +/- 8'-0" ABOVE GRADE
 MANUFACTURER: GARDOO LIGHTING
 PRODUCT LINE: PUREFORM LED POST TOP COMFORT
 COLOR: BLACK OR CHARCOAL



SITE LIGHTING PLAN 1" = 20'-0" 1/A3.11

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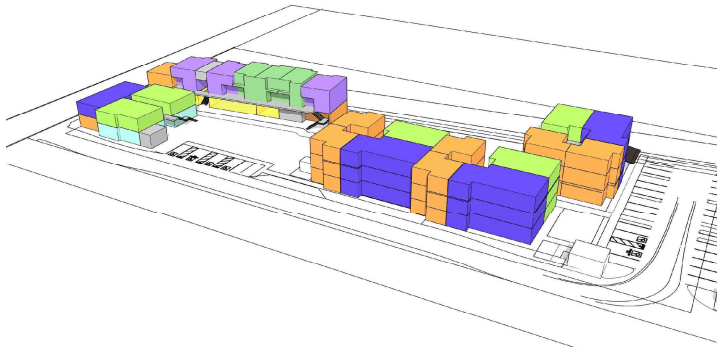
38TH AVE APARTMENTS
 DEVELOPMENT FOR:
 MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
 MARCH 5, 2024

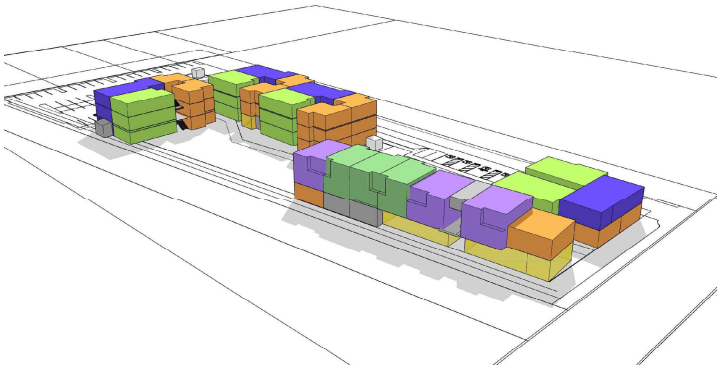
SITE LIGHTING PLAN

No.	DATE	ISSUE	ISSUED:
1	03/07/2024	PLANNING RESUBMITTAL	3/5/2024

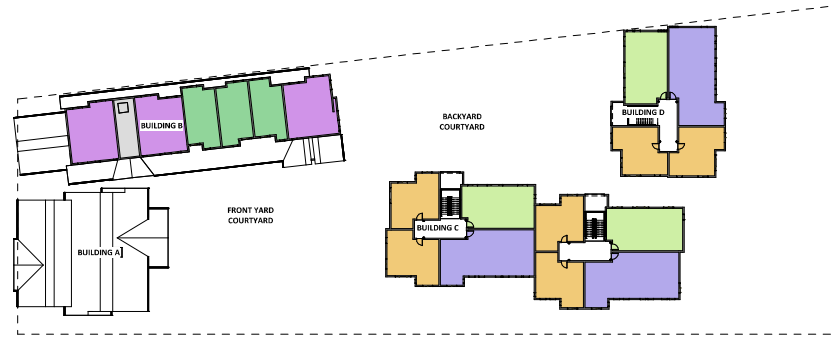
DRAWN: JG, KS, YI
 CHECKED: SV
 JOB: Z3003
PA1.3
 SCALE: As indicated



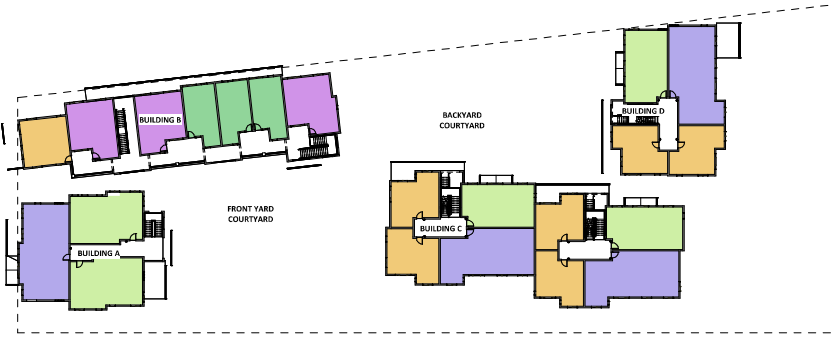
3D UNIT MIX VIEW FROM SOUTHEAST NTS 5



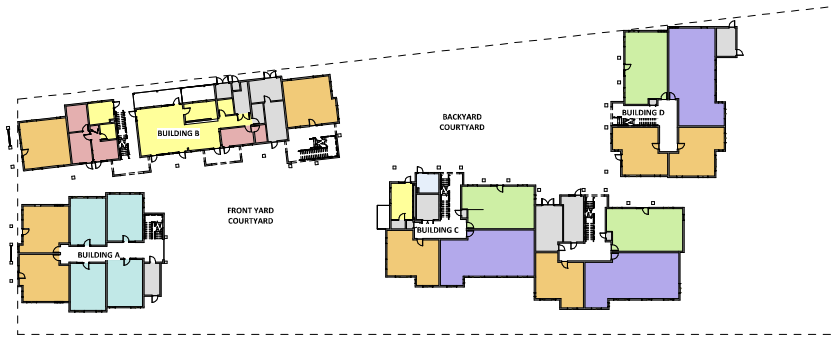
3D UNIT MIX VIEW FROM NORTHWEST NTS 4



THIRD FLOOR PLAN - UNIT MIX 1" = 30'-0" 1/A3.11 3



SECOND FLOOR PLAN - UNIT MIX 1" = 30'-0" 1/A3.11 2



FIRST FLOOR PLAN - UNIT MIX 1" = 30'-0" 1/A3.11 1

UNIT MIX INFORMATION

STUDIOS:
GROUND FLOOR FLATS: 4
TOTAL: 4

ONE BEDROOMS:
GROUND FLOOR FLATS: 8
UPPER LEVEL FLATS: 8
UPPER LEVEL TOWNHOMES: 3
TOTAL: 14 (1 MANAGER'S UNIT)

TWO BEDROOMS:
GROUND FLOOR FLATS: 3
UPPER LEVEL FLATS: 8
UPPER LEVEL TOWNHOMES: 3
TOTAL: 14 (1 MANAGER'S UNIT)

THREE BEDROOMS:
GROUND FLOOR FLATS: 3
UPPER LEVEL FLATS: 7
UPPER LEVEL TOWNHOMES: 3
TOTAL: 13

TOTAL UNITS: 52 UNITS

UNIT LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM FLAT
- 2-BEDROOM TOWNHOUSE
- 3-BEDROOM FLAT
- 3-BEDROOM TOWNHOUSE
- AMENITY
- OFFICE
- UTILITY



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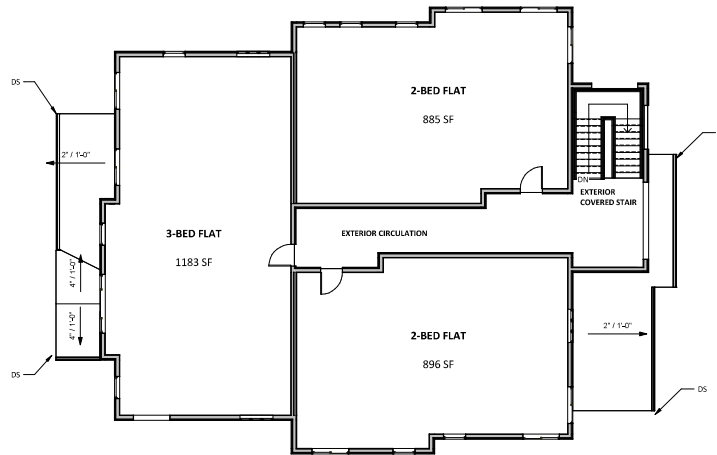
PLANNING RESUBMITTAL

MARCH 5, 2024

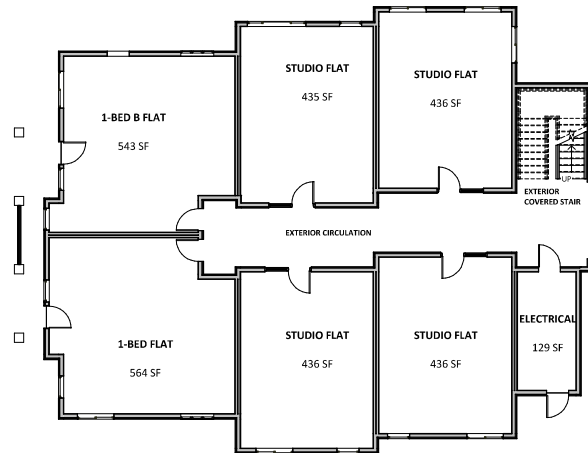
UNIT MIX PLANS

NO.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003
PA1.4
SCALE: As indicated



BUILDING A - SECOND FLOOR PLAN $\frac{1}{8"} = 1'-0"$ 2
1/A3.11



BUILDING A - FIRST FLOOR PLAN $\frac{1}{8"} = 1'-0"$ 1
1/A3.11



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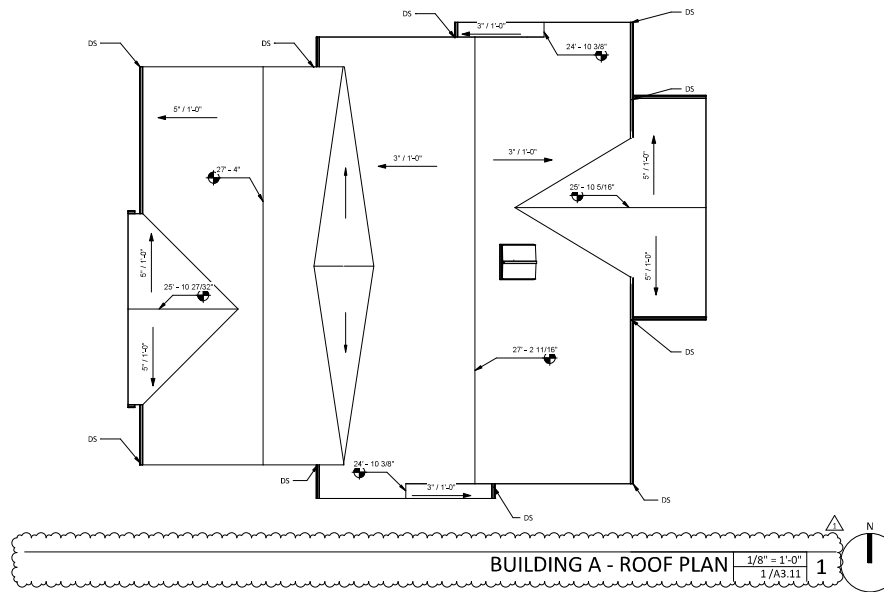
PLANNING RESUBMITTAL

MARCH 5, 2024

BUILDING A - FLOOR PLANS

No.	DATE	ISSUE
1	03/07/24	REVISED

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PAA2.1
SCALE: 1/8" = 1'-0"



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38TH AVE APARTMENTS
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MARCH 5, 2024

BUILDING A - FLOOR AND ROOF PLAN

No.	DATE	ISSUE
1	03/23/24	REVISED 1

ISSUED: 3/5/2024
 DRAWN: JG, KS, YJ
 CHECKED: SV
 JOB: Z9003
PAA2.2
 SCALE: 1/8" = 1'-0"



BUILDING A - NORTH ELEVATION 1/8" = 1'-0" 3



BUILDING A - WEST ELEVATION 1/8" = 1'-0" 4



BUILDING A - EAST ELEVATION 1/8" = 1'-0" 2



BUILDING A - SOUTH ELEVATION 1/8" = 1'-0" 1

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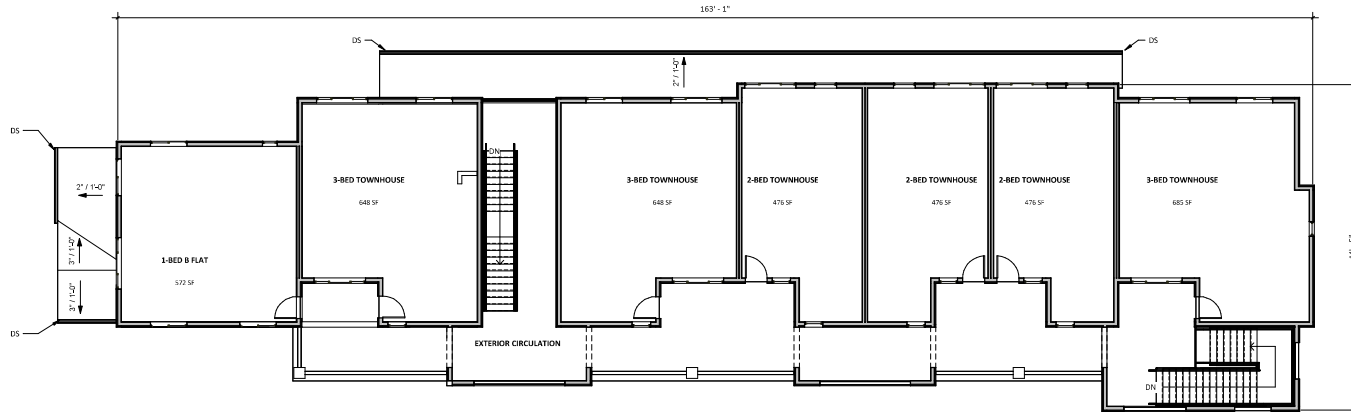
PLANNING RESUBMITTAL

MARCH 5, 2024

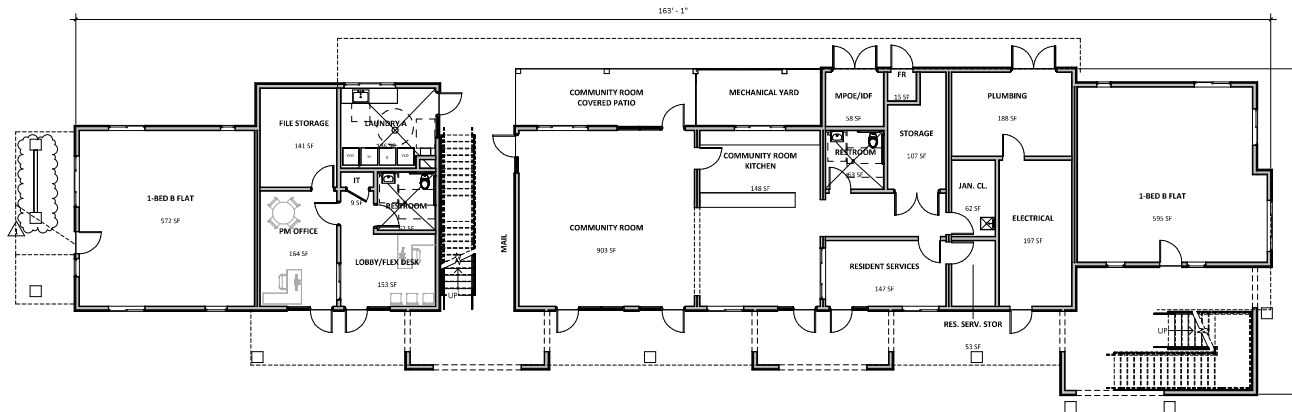
BUILDING A - EXTERIOR ELEVATIONS

No.	DATE	ISSUE
1	03/23/24	REVISED

ISSUED: 3/5/2024
DRAWN: JG, YJ
CHECKED: SV
JOB: Z9003
PAA3.1
SCALE: 1/8" = 1'-0"



BUILDING B - SECOND FLOOR | $\frac{3}{8}'' = 1'-0''$ | 2
1/A4.11



BUILDING B - FIRST FLOOR PLAN | $\frac{3}{8}'' = 1'-0''$ | 1
1/A4.11



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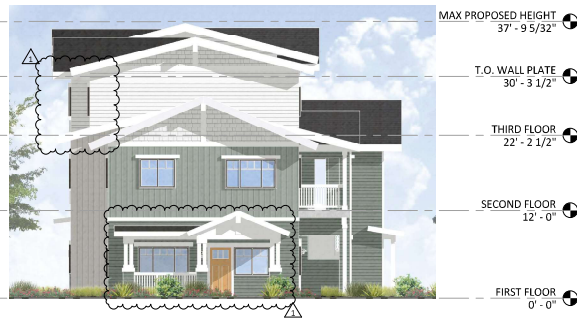
BUILDING B - FLOOR PLANS

No.	DATE	ISSUE
1	03/23/24	REVISED

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PAB-2.1
SCALE: 1/8" = 1'-0"



BUILDING B - NORTH ELEVATION | 1/8" = 1'-0" | 3



BUILDING B - WEST ELEVATION | 1/8" = 1'-0" | 4



BUILDING B - EAST ELEVATION | 1/8" = 1'-0" | 2



BUILDING B - SOUTH ELEVATION | 1/8" = 1'-0" | 1



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38TH AVE APARTMENTS

DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL

MARCH 5, 2024

BUILDING B - EXTERIOR ELEVATIONS

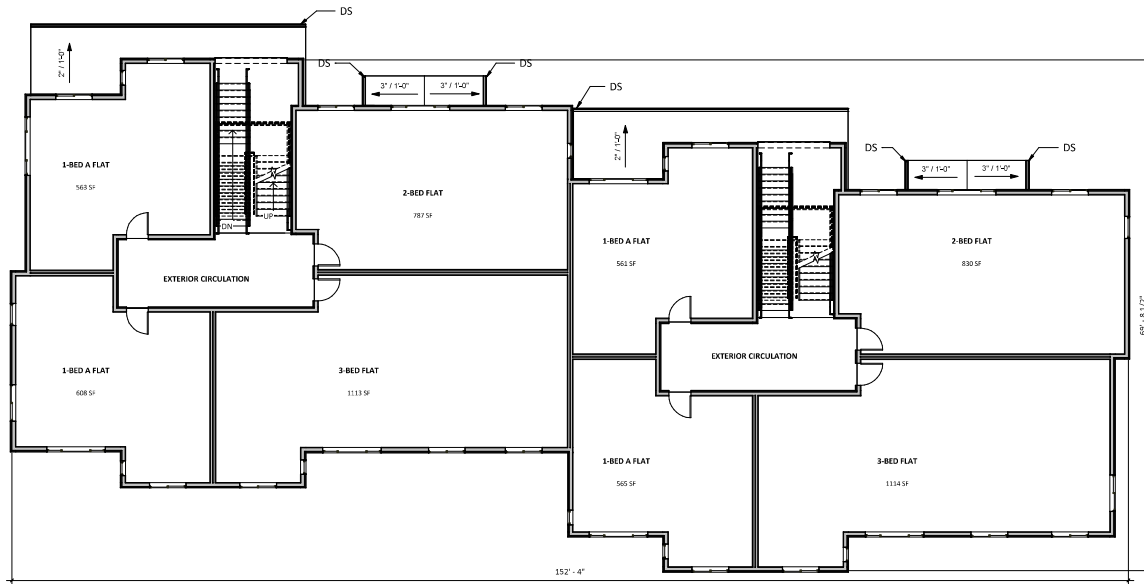
No.	DATE	ISSUE
1	03/23/24	REVISED

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003

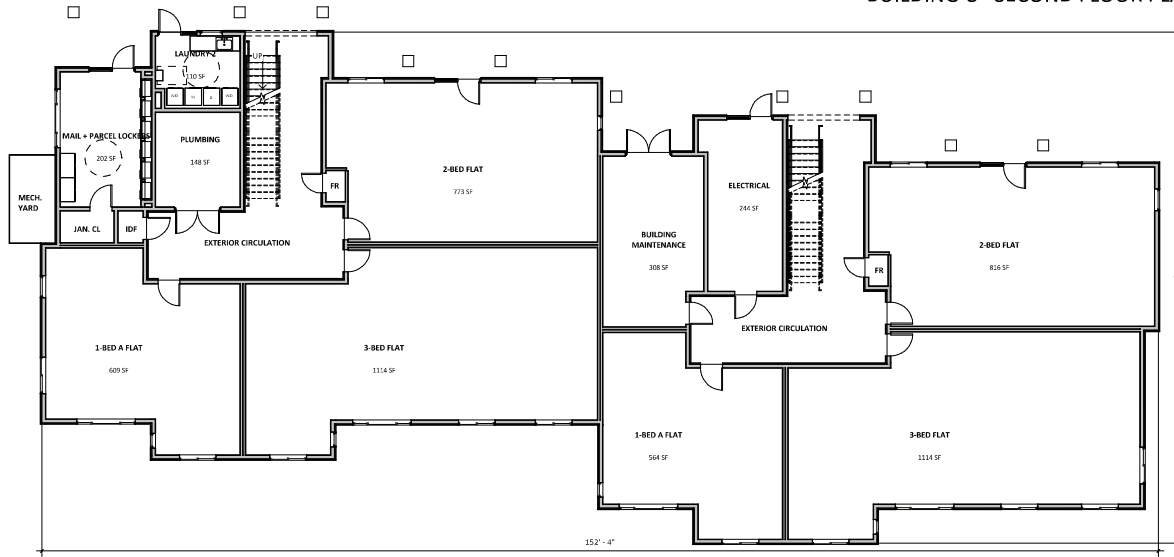
PAB-3.1

SCALE: 1/8" = 1'-0"

PLANNING RESUBMITTAL



BUILDING C - SECOND FLOOR PLAN 1/8" = 1'-0"
1/A3.11 2



BUILDING C - FIRST FLOOR PLAN 1/8" = 1'-0"
1/A3.11 1



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DEVELOPMENT FOR:
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MARCH 5, 2024

BUILDING C - FLOOR PLANS

No.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PAC2.1
SCALE: 1/8" = 1'-0"



BUILDING C - NORTH ELEVATION | 1/8" = 1'-0" | 3



BUILDING C - WEST ELEVATION | 1/8" = 1'-0" | 4



BUILDING C - EAST ELEVATION | 1/8" = 1'-0" | 2



BUILDING C - SOUTH ELEVATION | 1/8" = 1'-0" | 1

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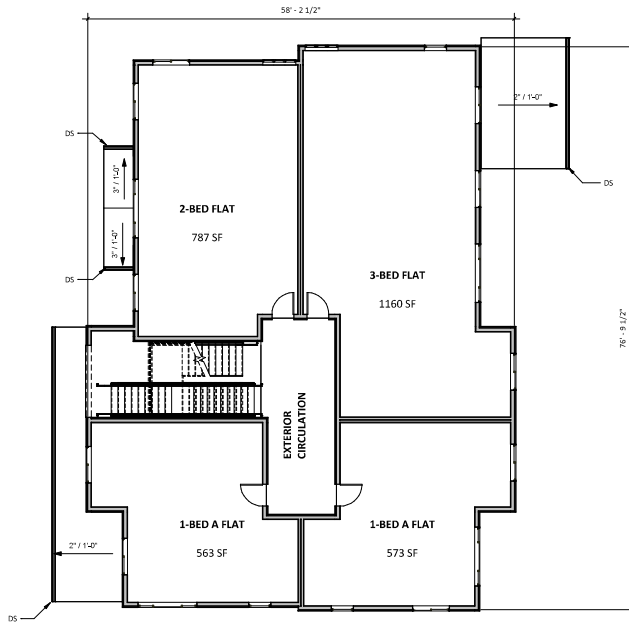
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MARCH 5, 2024

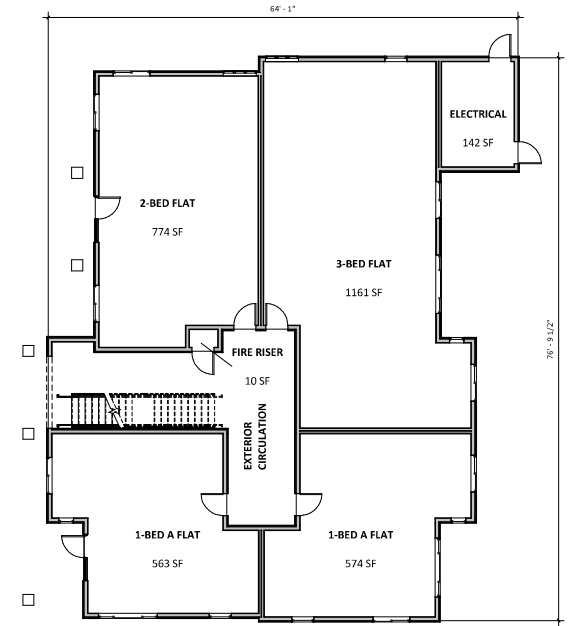
BUILDING C - EXTERIOR ELEVATIONS

No.	DATE	ISSUE
1	03/27/24	REVISION 1

ISSUED: 3/5/2024
DRAWN: JG, YJ, KS
CHECKED: SV
JOB: Z9003
PAC3.1
SCALE: 1/8" = 1'-0"
PLANNING RESUBMITTAL



BUILDING D - SECOND FLOOR PLAN | 1/8" = 1'-0" | 1/A3.11 | 2



BUILDING D - FIRST FLOOR PLAN | 1/8" = 1'-0" | 1/A3.11 | 1



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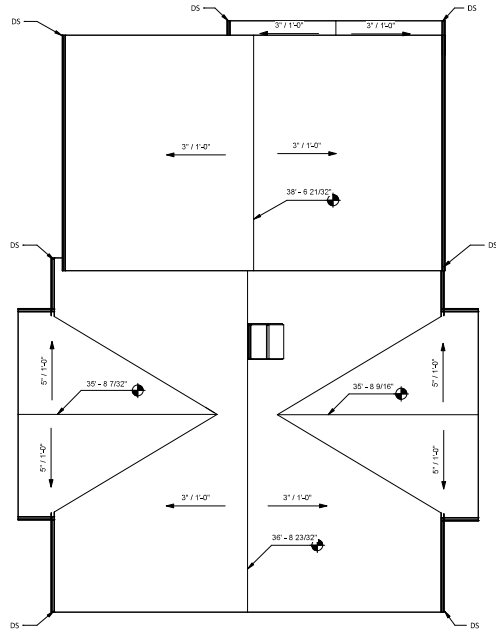
PLANNING RESUBMITTAL

MARCH 5, 2024

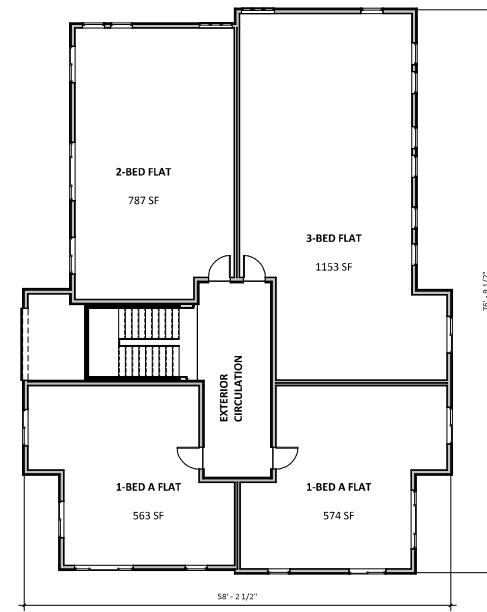
BUILDING D - FLOOR PLANS

No.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PAD2.1
SCALE: 1/8" = 1'-0"



BUILDING D - ROOF PLAN $\frac{1/8" = 1'-0"}{1/A3.11}$ 2



BUILDING D - THIRD FLOOR PLAN $\frac{1/8" = 1'-0"}{1/A3.11}$ 1



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PLANNING RESUBMITTAL

MARCH 5, 2024

BUILDING D - FLOOR AND ROOF PLANS

No.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PAD2.2
SCALE: 1/8" = 1'-0"



BUILDING D - NORTH ELEVATION | 1/8" = 1'-0" | 3



BUILDING D - WEST ELEVATION | 1/8" = 1'-0" | 4



BUILDING D - EAST ELEVATION | 1/8" = 1'-0" | 2



BUILDING D - SOUTH ELEVATION | 1/8" = 1'-0" | 1

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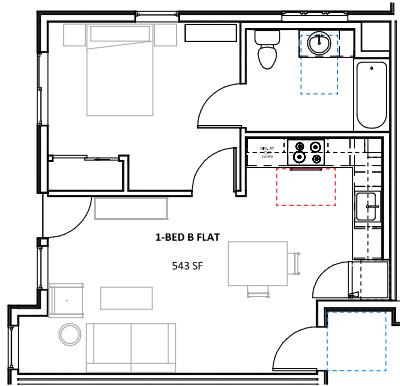
38TH AVE APARTMENTS
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PLANNING RESUBMITTAL
MARCH 5, 2024

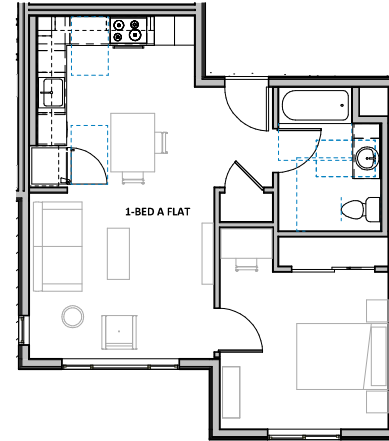
BUILDING D - EXTERIOR ELEVATIONS

No.	DATE	ISSUE
1	03/23/24	REVISED

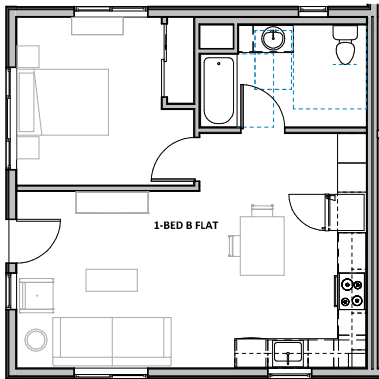
ISSUED: 3/5/2024
DRAWN: JG, YJ
CHECKED: SV
JOB: Z9003
PAD3.1
SCALE: 1/8" = 1'-0"



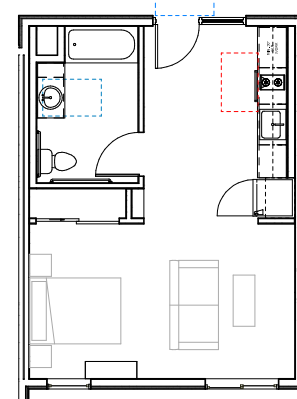
1-BEDROOM B FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 4



1-BEDROOM A FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 2

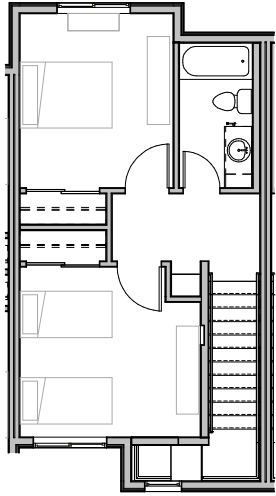


1-BEDROOM C FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 3

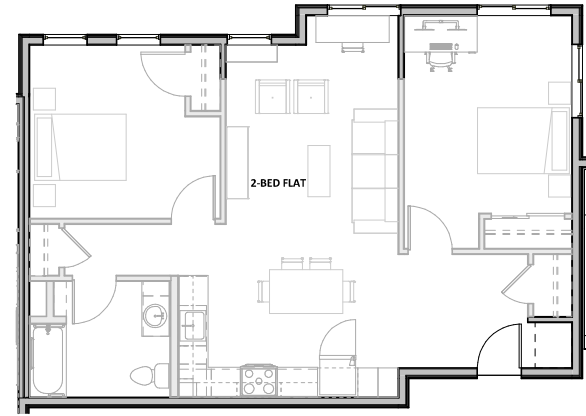


STUDIO FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 1

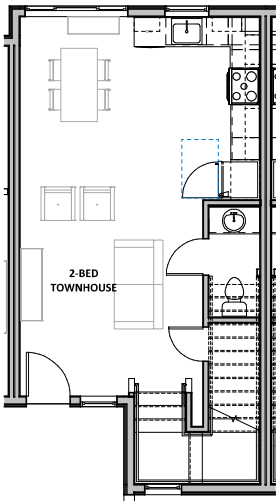
No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL



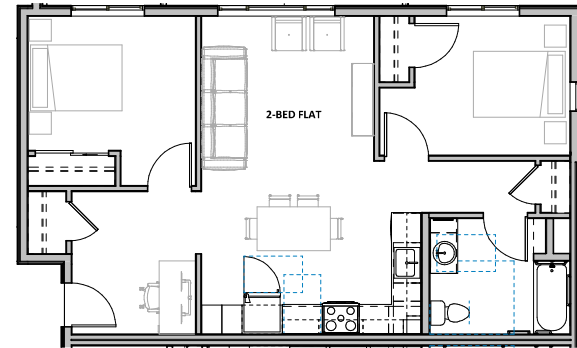
2-BEDROOM TOWNHOUSE - UPPER FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 4



2-BEDROOM FLAT B FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 2



2-BEDROOM TOWNHOUSE - LOWER FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 3



2-BEDROOM FLAT A FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 1



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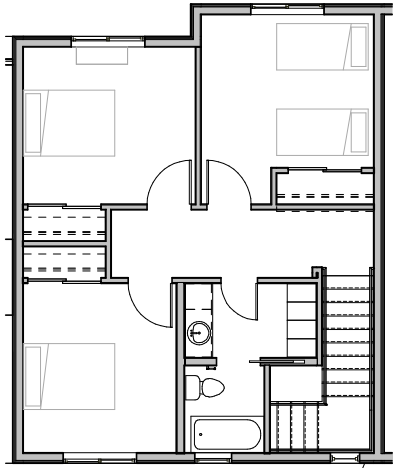
38TH AVE APARTMENTS
DEVELOPMENT FOR:
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1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
MARCH 5, 2024

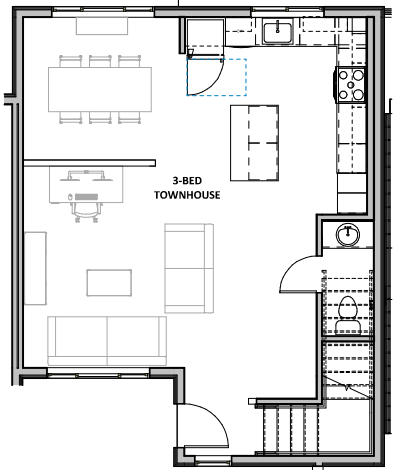
2-BEDROOM UNIT PLANS

No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

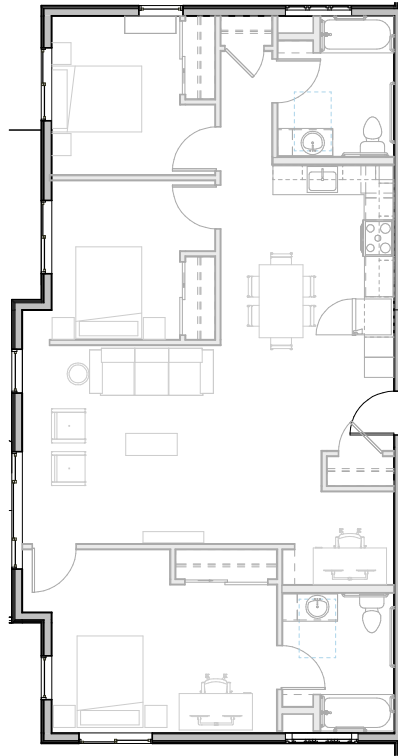
ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PA2.2
SCALE: 1/4" = 1'-0"



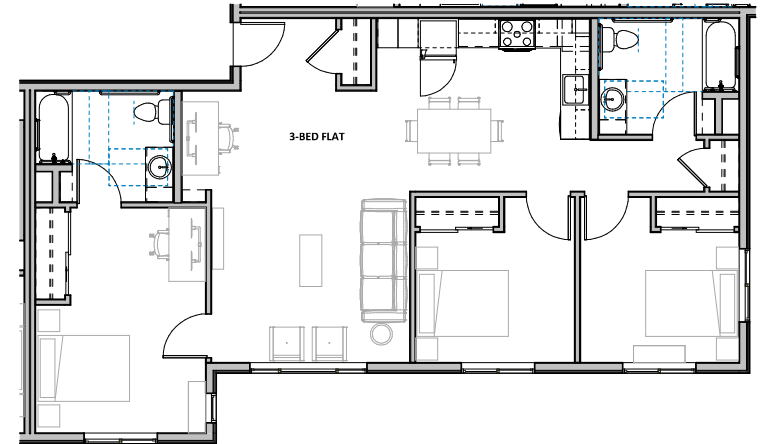
3-BEDROOM TOWNHOUSE - UPPER FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 4



3-BEDROOM TOWNHOUSE - LOWER FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 3



3-BEDROOM FLAT B FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 2



3-BEDROOM FLAT A FLOOR PLAN $\frac{1/4" = 1'-0"}{1/A3.11}$ 1

ARCHITECTS
FORA

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38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL

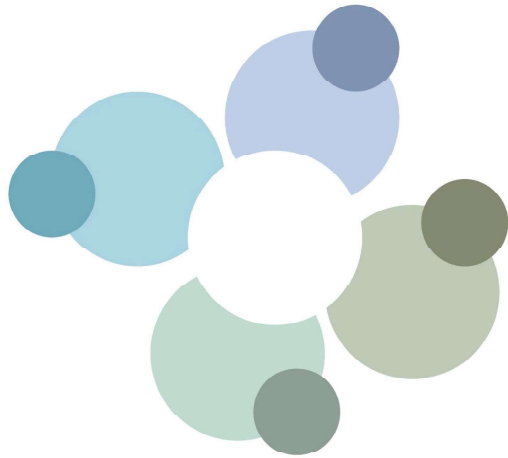
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3-BEDROOM UNIT PLANS

No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

ISSUED:	3/5/2024
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CHECKED:	SV
JOB:	Z9003
PA2.3	
SCALE:	1/4" = 1'-0"

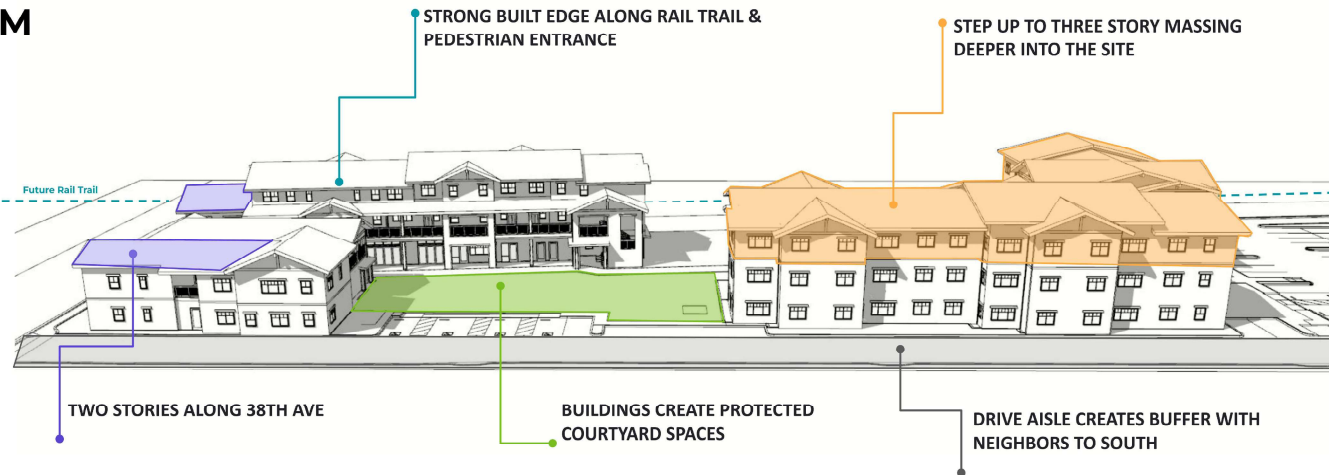
COLOR INSPIRATION



ARCHITECTURAL DESIGN NARRATIVE:

FOR THE CHARACTER OF 1098 38TH AVENUE, WE ENVISION A PLACE THAT FEELS ACCESSIBLE, WELCOMING, AND SAFE. IT'S FRESH AND BREEZY LIKE THE TOWN AND COASTLINE OF CAPITOLA, YET WARM LIKE HOME, TAKING CUES FROM HISTORIC CRAFTSMAN BEACH HOUSES FROM THE SURROUNDING NEIGHBORHOODS. THE RESULTING STYLE, AFFECTIONATELY TERMED CONTEMPORARY CALIFORNIA CRAFTSMAN, BLENDS TRADITIONAL AND MODERN AESTHETICS, CREATING A DESIGN LANGUAGE THAT FEELS FAMILIAR AND RELATABLE ACROSS A SPECTRUM OF GENERATIONS, WHILE AN ATTENTION TO SIMPLICITY OF FORMS AND DURABILITY OF MATERIALS YIELDS A SENSE OF TIMELESSNESS.

FORM



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38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
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MARCH 5, 2024

DESIGN NARRATIVE

No.	DATE	ISSUE

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003
PA4.1
SCALE:



VIEW FROM 38TH AVE | NTS | 1

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38TH AVE APARTMENTS
 DEVELOPMENT FOR:
MIDPEN HOUSING
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PLANNING RESUBMITTAL
MARCH 5, 2024

EXTERIOR CONCEPTUAL
 RENDERINGS

No.	DATE	ISSUE

ISSUED: 3/5/2024
 DRAWN: JG, KS, YJ
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PA4.2
 SCALE:



VIEW FROM COURTYARD TO BUILDINGS C & D | NTS | 1

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38TH AVE APARTMENTS
 DEVELOPMENT FOR:
 MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
 MARCH 5, 2024

EXTERIOR CONCEPTUAL
 RENDERINGS

No.	DATE	ISSUE

ISSUED:	3/5/2024
DRAWN:	JG, KS, YJ
CHECKED:	SV
JOB:	Z3003
PA4.3	
SCALE:	



VIEW FROM COURTYARD TO BUILDINGS A & B | NTS | 1

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38TH AVE APARTMENTS
 DEVELOPMENT FOR:
 MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
 MARCH 5, 2024

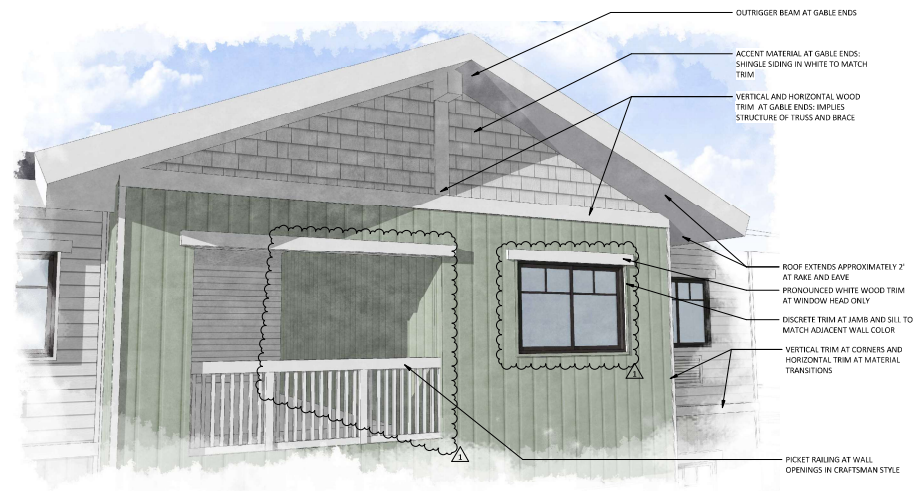
EXTERIOR CONCEPTUAL
 RENDERINGS

No.	DATE	ISSUE

ISSUED: 3/5/2024
 DRAWN: JG, KS, YJ
 CHECKED: SV
 JOB: Z3003
PA4.4
 SCALE:



ENTRY PORCH DETAIL | NTS | 3



ROOF AND WINDOW DETAIL | NTS | 2



CONTEMPORARY CALIFORNIA CRAFTSMAN REFERENCES | NTS | 1

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38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
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PLANNING RESUBMITTAL

MARCH 5, 2024

ARCHITECTURAL CHARACTER -
CONTEMPORARY CALIFORNIA
CRAFTSMAN

No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PA4.5
SCALE:



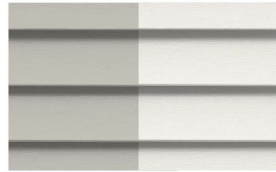
COLOR AND MATERIALS PALETTE



1. ASPHALT SHINGLE
GAF TIMBERLINE HDZ
PEWTER GRAY



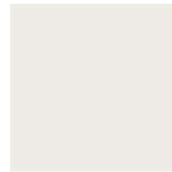
2. BOARD & BATTEN
FIBER CEMENT SIDING
PAINT: SHERWIN-WILLIAMS
SW 7015 OR SW 7005
REPOSE GRAY PURE WHITE
PER ELEVATIONS



3. LAP SIDING
FIBER CEMENT SIDING
PAINT: SHERWIN-WILLIAMS
SW 7015 OR SW 7005
REPOSE GRAY PURE WHITE
PER ELEVATIONS



4. SHINGLE SIDING
FIBER CEMENT SIDING
PAINT: SHERWIN-WILLIAMS
SW 7005 PURE WHITE



5. FASCIA/TRIM
FIBER CEMENT
PAINT: SHERWIN-WILLIAMS
SW 7005 PURE WHITE



6. UNIT ENTRY DOORS
PAINT: SHERWIN-WILLIAMS
SW 6376
GOLD COAST



7. VINYL WINDOW FRAMES
COLOR: CHARCOAL GRAY
FROM MANUFACTURER'S
STANDARD COLORS



8. BUILDING LIGHT FIXTURE 1
TECH LIGHTING
ASH 10 WALL SCONCE
CHARCOAL

AT BUILDING A



A1. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 6512
BALMY



A2. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 9058
SECRET COVE

AT BUILDING B



B1. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 6457
KIND GREEN



B2. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 2811
ROCKWOOD BLUE GREEN

AT BUILDING C



C1. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 6723
JARDIN

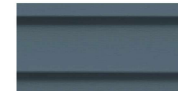


C2. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 6439
GREENFIELD

AT BUILDING D



D1. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 7601
DOCKSIDE BLUE



D2. ACCENT COLOR
PAINT: SHERWIN-WILLIAMS
SW 7604
SMOKY BLUE



9. BUILDING LIGHT FIXTURE 2
LITHONIA
LED WEDGE WALL SCONCE
BLACK OR CHARCOAL



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38TH AVE APARTMENTS

DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

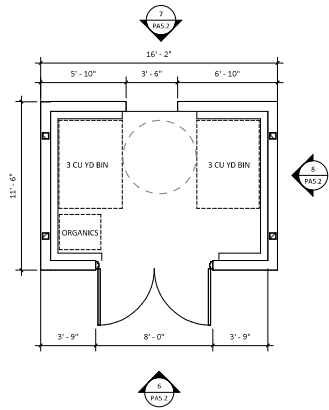
PLANNING RESUBMITTAL

MARCH 5, 2024

MATERIALS BOARD

No.	DATE	ISSUE	ISSUED:
1	03/07/2024	PLANNING RESUBMITTAL	3/5/2024

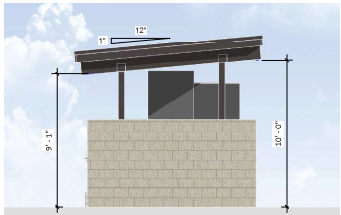
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PA5.1
SCALE: 1" = 50'-0"



TRASH ENCLOSURE PLAN | 1/4" = 1'-0" | 5



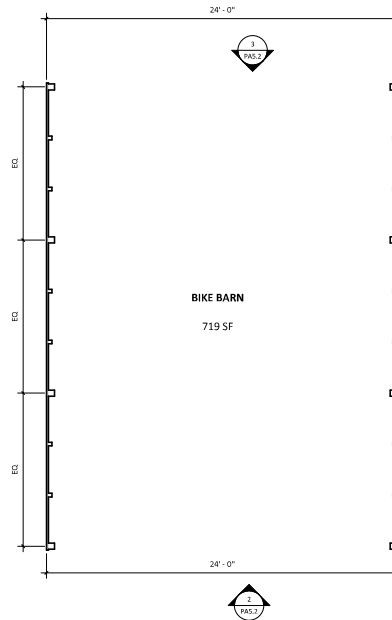
FRONT ELEVATION | 1/4" = 1'-0" | 1/A2.11 | 6



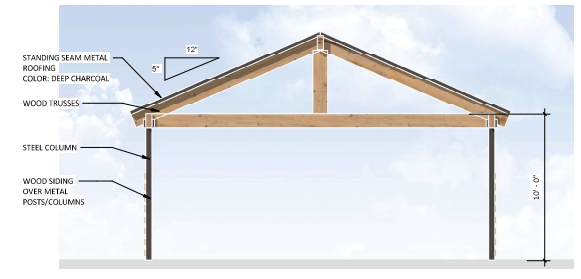
SIDE ELEVATIONS | 1/4" = 1'-0" | 1/A2.11 | 8



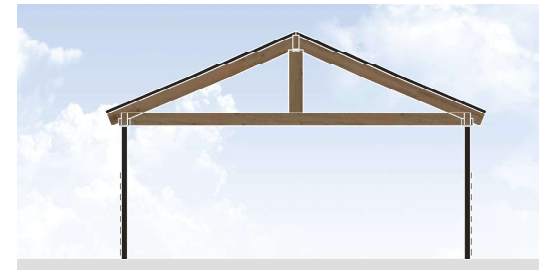
REAR ELEVATION | 1/4" = 1'-0" | 1/A2.11 | 7



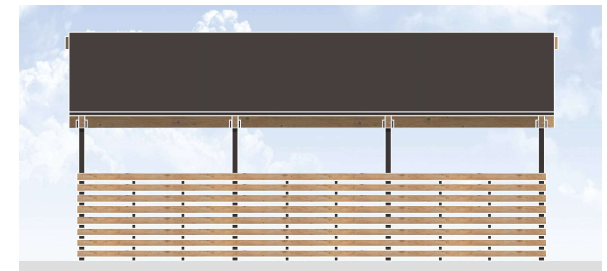
BIKE BARN PLAN | 1/4" = 1'-0" | 1



FRONT ELEVATION | 1/4" = 1'-0" | 1/A2.11 | 2



REAR ELEVATION | 1/4" = 1'-0" | 1/A2.11 | 3



SIDE ELEVATIONS | 1/4" = 1'-0" | 1/A2.11 | 4



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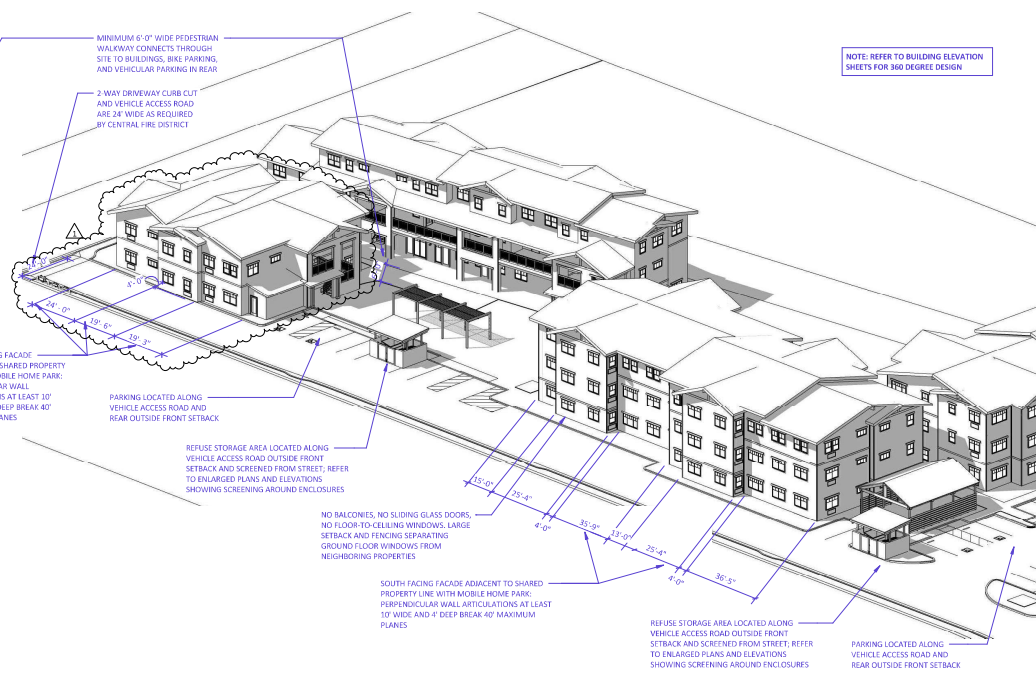
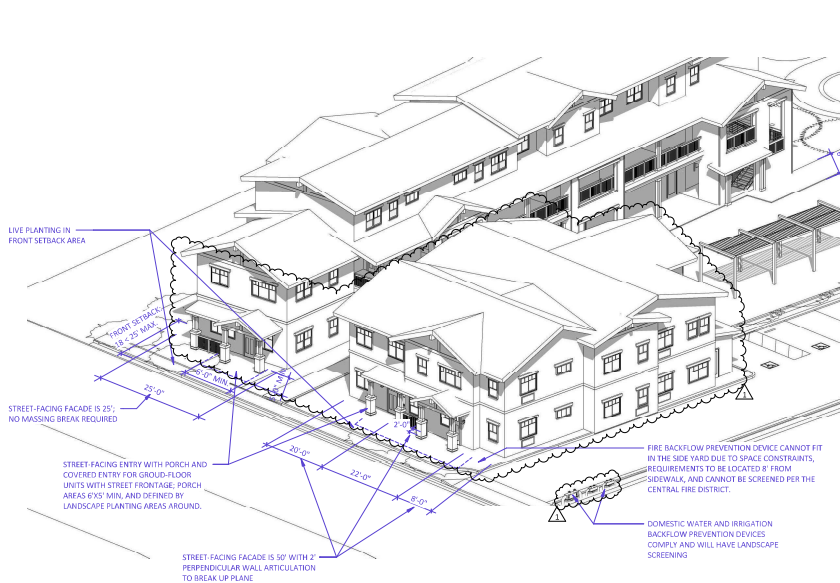
38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING RESUBMITTAL
MARCH 5, 2024

SITE ELEMENTS - TRASH ENCLOSURE & BIKE BARN

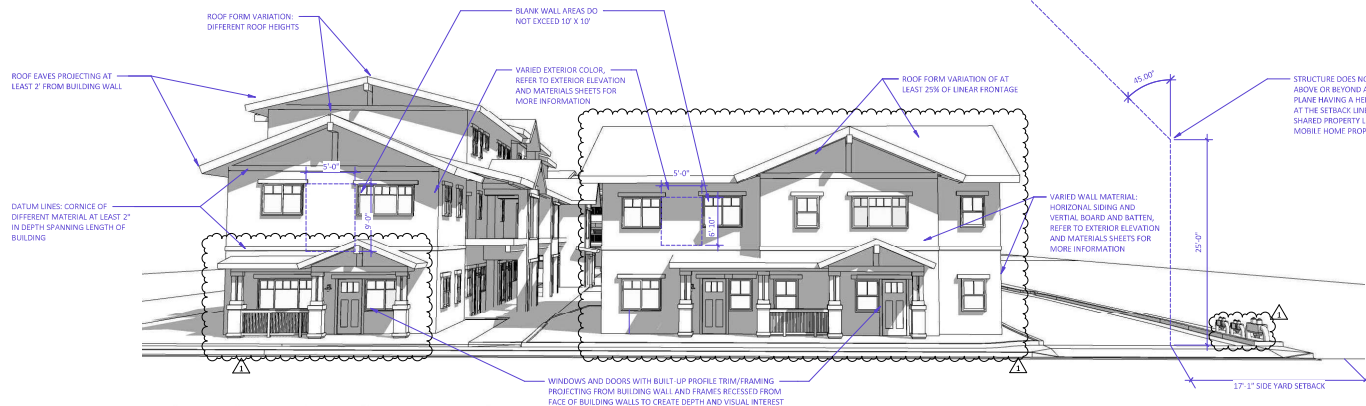
No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z9003
PA5.2
SCALE: 1/4" = 1'-0"



SOUTHWEST AXONOMETRIC DIAGRAM NTS 3

SOUTHEAST AXONOMETRIC DIAGRAM NTS 2



STREET FRONTAGE DIAGRAM NTS 1



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38TH AVE APARTMENTS
DEVELOPMENT FOR:
MIDPEN HOUSING
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PLANNING RESUBMITTAL
MARCH 5, 2024

OBJECTIVE DESIGN STANDARDS

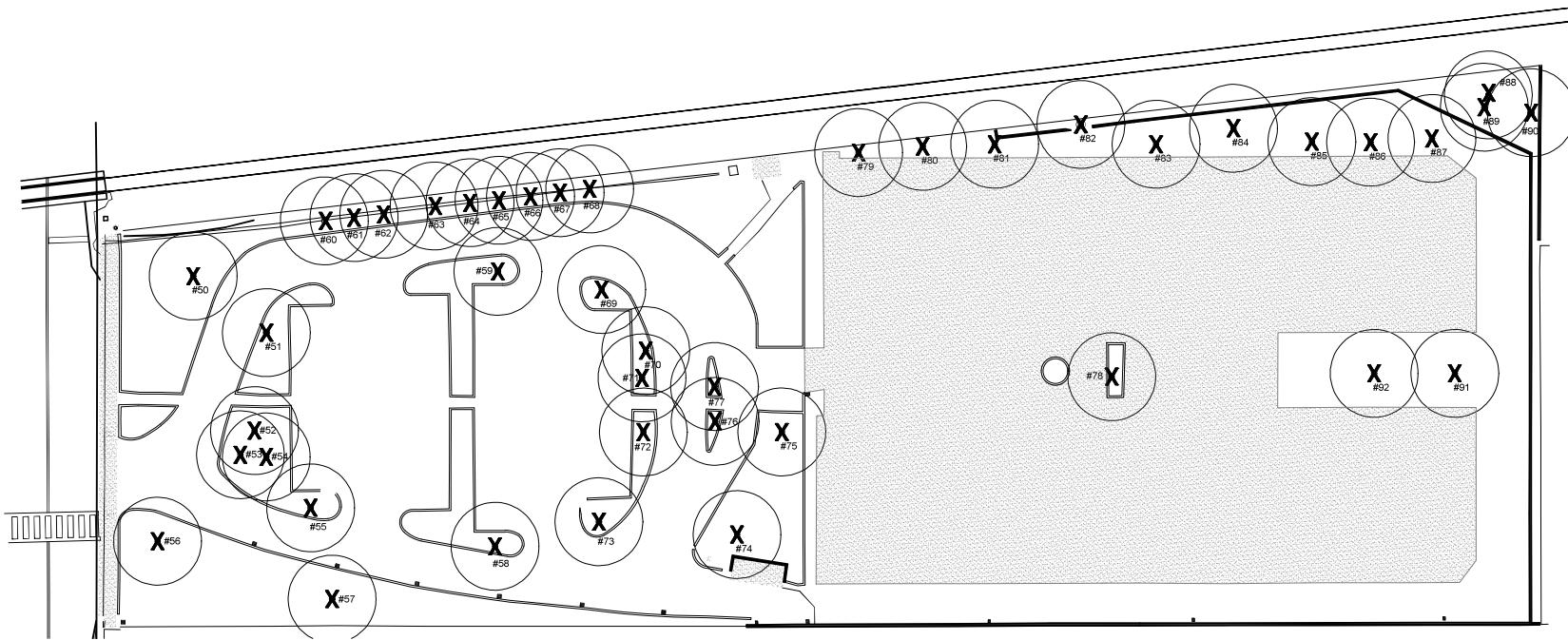
No.	DATE	ISSUE
1	03/07/2024	PLANNING RESUBMITTAL

ISSUED: 3/5/2024
DRAWN: JG, KS, YJ
CHECKED: SV
JOB: Z3003

PA6.1

SCALE:

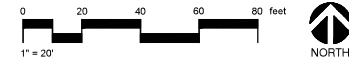
PLANNING RESUBMITTAL



Tree #	Species	Trunk Diameter @ 48 inches a.g.
T50	flaxleaf paperbark (<i>Metaleuca franseria</i>)	24"
T51	flaxleaf paperbark	20"
T52	queen palm (<i>Syagrus romanzoffiana</i>)	12"
T53	queen palm	9"
T54	queen palm	6"
T55	flaxleaf paperbark	22"
T56	queen palm	5"
T57	flaxleaf paperbark	30"
T58	flaxleaf paperbark	18"
T59	flaxleaf paperbark	16", 13"
T60	Monterey cypress (<i>Hesperocyparis macrocarpa</i>)	18"
T61	Monterey cypress	13"
T62	Monterey cypress	7', 6", 5"
T63	Monterey cypress	14"
T64	queen palm	10"
T65	queen palm	9"
T66	queen palm	9"
T67	queen palm	4"
T68	queen palm	4"
T69	flaxleaf paperbark	19"
T70	queen palm	12"
T71	queen palm	12"

Tree #	Species	Trunk Diameter @ 48 inches a.g.
T72	flaxleaf paperbark	18"
T73	flaxleaf paperbark	22"
T74	queen palm	13"
T75	queen palm	9"
T76	queen palm	8"
T77	queen palm	6"
T78	queen palm	14"
T79	queen palm	4"
T80	queen palm	4"
T81	queen palm	5"
T82	Monterey pine (<i>Pinus radiata</i>)	44"
T83	queen palm	4"
T84	queen palm	4"
T85	queen palm	6"
T86	queen palm	4"
T87	queen palm	6"
T88	fan palm (<i>Washingtonia spp.</i>)	15"
T89	coast live oak (<i>Quercus agrifolia</i>)	9"
T90	podocarpus (<i>Podocarpus macrophyllus</i>)	15" (at base) multi-trunk
T91	queen palm	4"
T92	queen palm	4"

LEGEND	
	EXISTING TREE
	TREE TO BE REMOVED
	FENCE



BASE LANDSCAPE ARCHITECTURE
 BASE Landscape Architecture
 145A Lower Terrace
 San Francisco, CA 94114
 www.baselandscape.com

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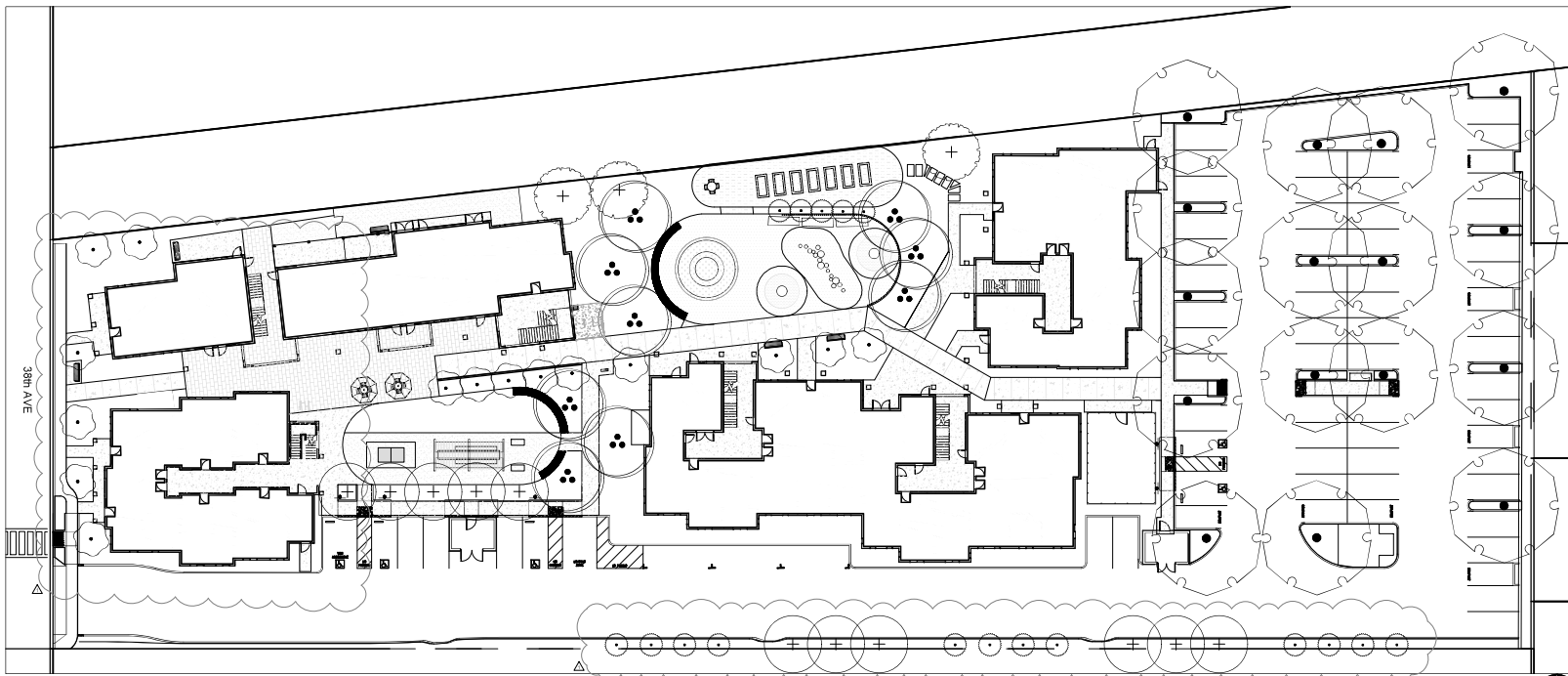
38TH AVE APARTMENTS
 DEVELOPMENT FOR:
MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING SUBMITTAL
 OCTOBER 23, 2023

TREE PROTECTION AND REMOVAL PLAN

No.	DATE	ISSUE

ISSUED: 10.23.2023
 DRAWN: SW, JR
 CHECKED: SW
 JOB: Z9003
PL1.1
 SCALE: 1" = 20'-0"



PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	MATURE SIZE	MATURE CANOPY
TREES								
	HYM FLA	11	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	MODERATE	35' H X 20' W	300SF
	MAG VIR	15	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA	24" BOX	MODERATE	35' H X 20' W	300SF
	POD ELO	17	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE® YELLOW WOOD	15 GAL	MODERATE	15'-25' H X 10'-15' W	110SF
	SAP SAP	3	SAPINDUS SAPONARIA	WINGLEAF SOAPBERRY	15 GAL	LOW	25'-40' H X 15'-30' W	700SF
	ULM DRA	16	ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	24" BOX	LOW	50' H X 40' W	1250SF
	CHI TAS	9	X CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	LOW	20'-30' H X 20'-30' W	700SF

TREE REPLACEMENT CALCULATIONS	
Number of trees removed - See L1.1	43
Number of replacement trees	71
Total Site Area (sq. ft.)	88,997
Canopy coverage of replacement trees (sq. ft.)	38,070
Canopy coverage as percent of total site area	43%



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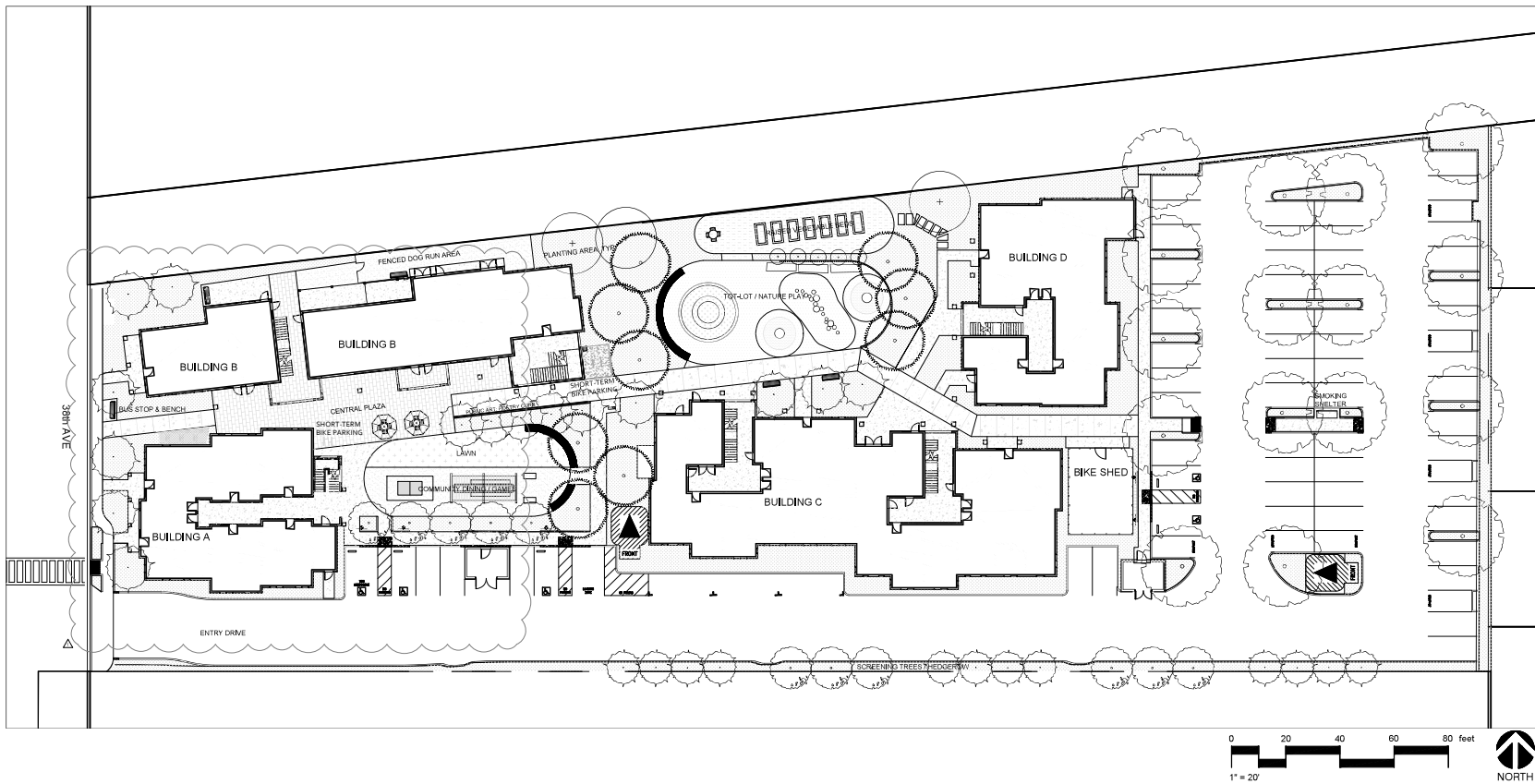
38TH AVE APARTMENTS
PLANNING SUBMITTAL
DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING SUBMITTAL
OCTOBER 23, 2023

TREE MITIGATION AND PLANTING PLAN

No.	DATE	ISSUE	ISSUED:
1	10-23-2023	PLANNING SUBMITTAL	10.23.2023

DRAWN: SW, JR
CHECKED: SW
JOB: Z9003
PL2.1
SCALE: 1" = 20'-0"
SCHEMATIC DESIGN



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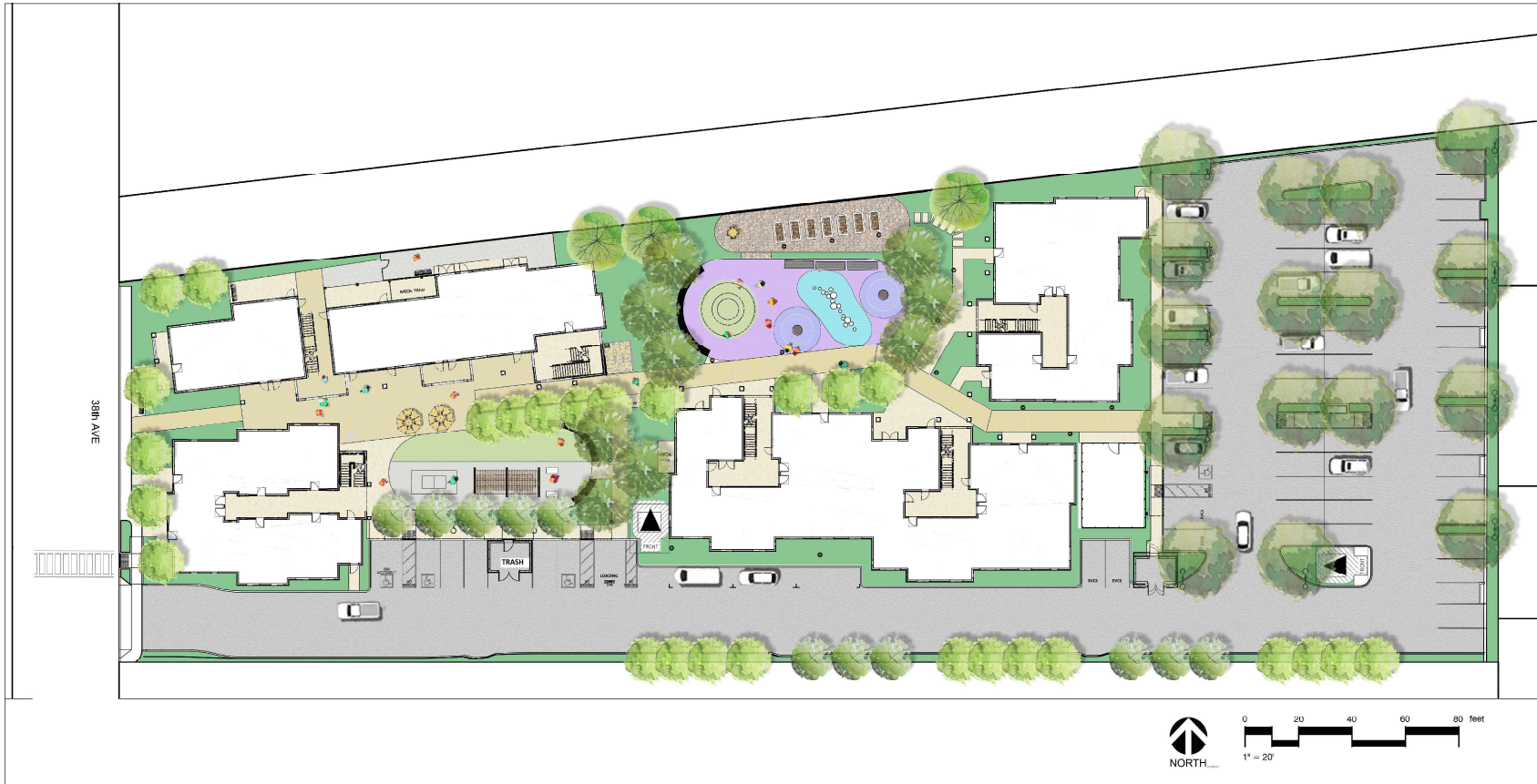
38TH AVE APARTMENTS
 DEVELOPMENT FOR:
MIDPEN HOUSING
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PLANNING SUBMITTAL
 OCTOBER 23, 2023

LANDSCAPE PLAN

No.	DATE	ISSUE
1	10-23-2023	Issue for Review

ISSUED: 10.23.2023
 DRAWN: SW, JR
 CHECKED: SW
 JOB: Z9009
PL2.2
 SCALE: 1" = 20'-0"



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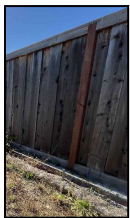
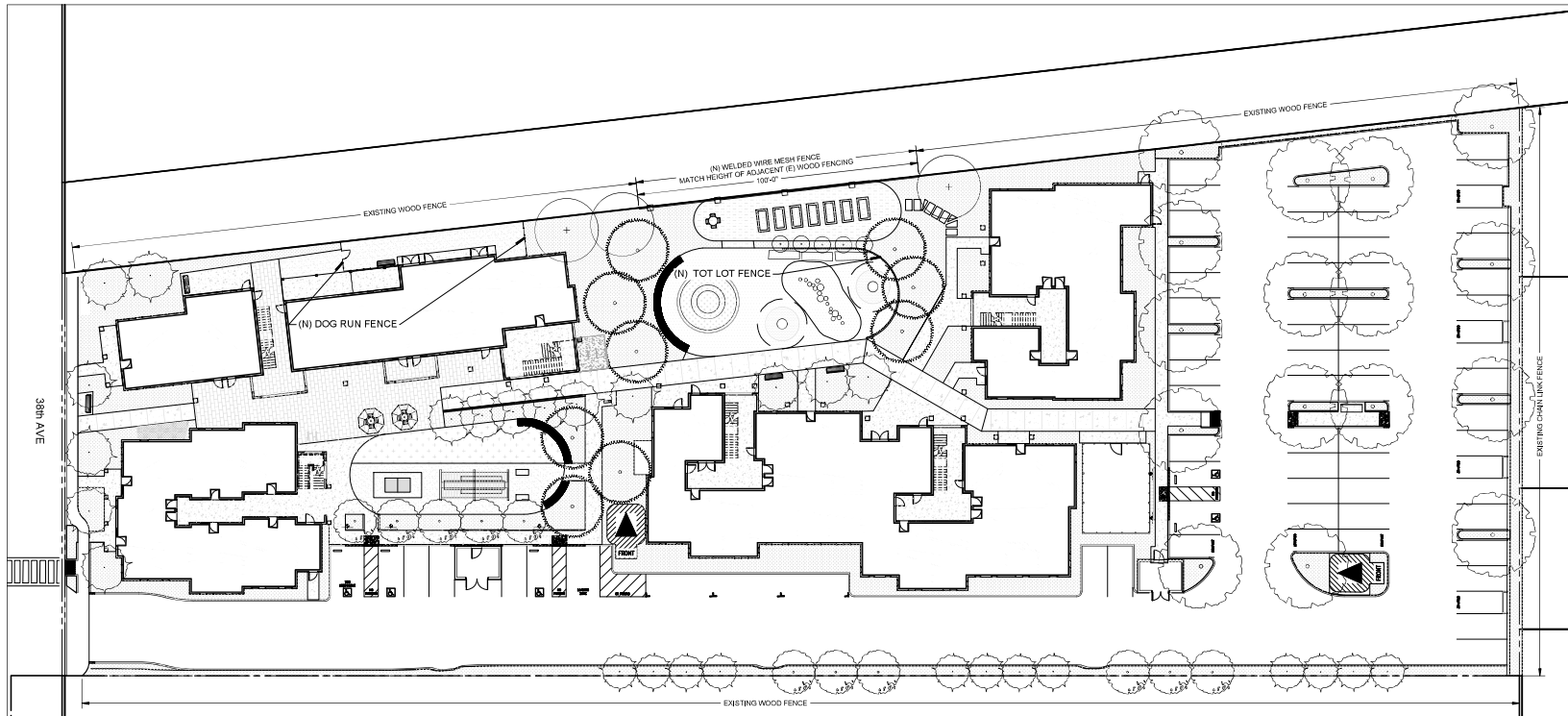
38TH AVE APARTMENTS
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 OCTOBER 23, 2023

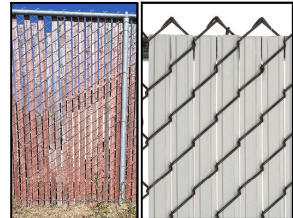
SITEPLAN RENDERING

No.	DATE	ISSUE

ISSUED: 10.23.2023
DRAWN: SW, JR
CHECKED: SW
JOB: Z9009
PL2.3
SCALE: 1" = 20'-0"



EXISTING PERIMETER WOOD FENCE
APPLY SEMI-TRANSPARENT STAIN - PLATINUM GRAY



EXISTING PERIMETER FENCE: CHAIN LINK
REPLACE SLATS WITH GRAY PRIVACY INFILL



NEW PERIMETER FENCE:
6' TALL WELDED WIRE MESH PANEL
WOOD MEMBERS: STAIN PLATINUM GRAY



NEW DOG RUN FENCE:
4' TALL WELDED WIRE MESH PANEL
WOOD MEMBERS: STAIN PLATINUM GRAY



NEW TOT LOT FENCE:
VARIABLE HEIGHT TIMBER BARRIER



BASE Landscape Architecture
145A Lower Terrace
San Francisco, CA 94114
www.baselandscape.com

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38TH AVE APARTMENTS

DEVELOPMENT FOR:
MIDPEN HOUSING
1098 38TH AVE, CAPITOLA, CA 95062

PLANNING SUBMITTAL

OCTOBER 23, 2023

FENCING EXHIBIT

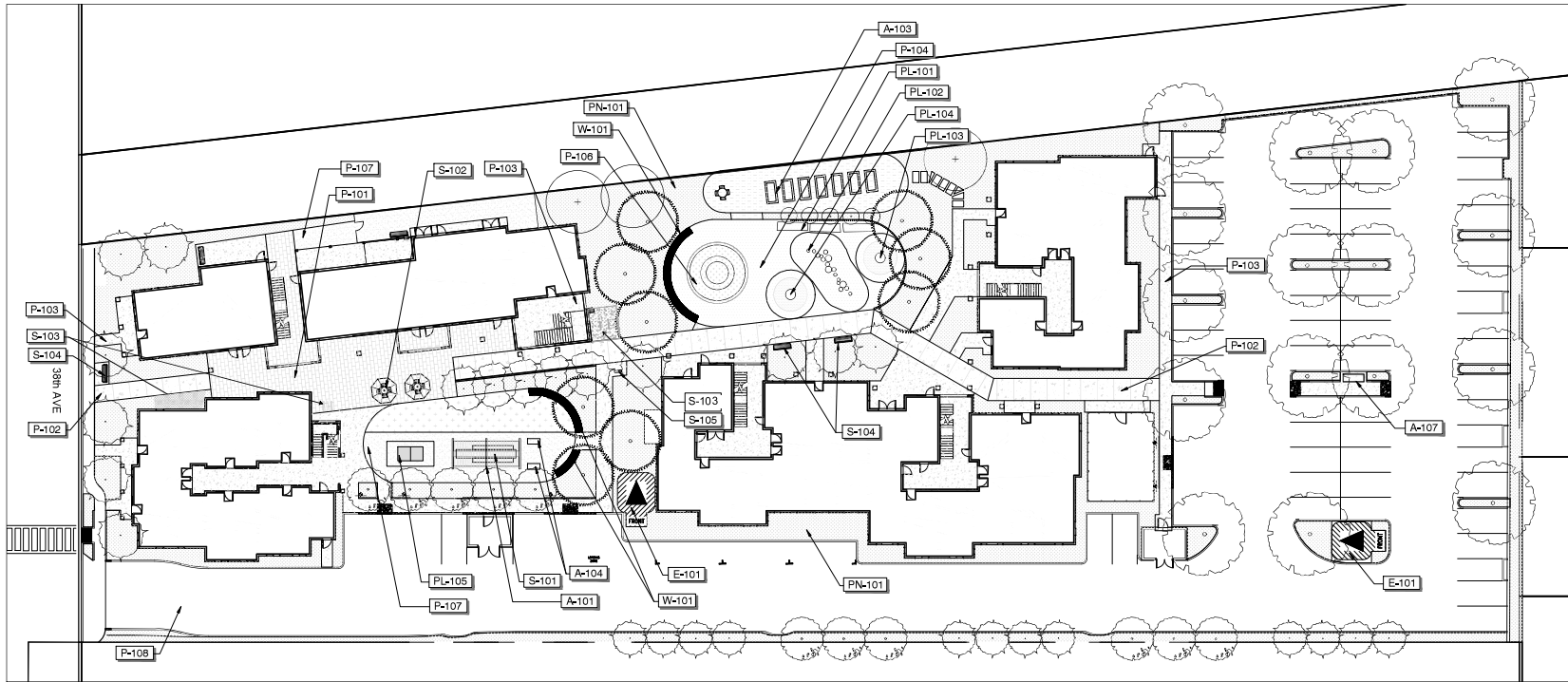
No.	DATE	ISSUE

ISSUED: 10.23.2023
DRAWN: SW, JR
CHECKED: SW
JOB: 29009

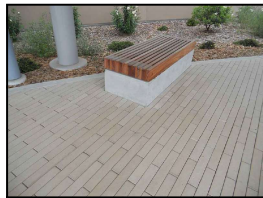
PL2.4

SCALE: 1" = 20'-0"

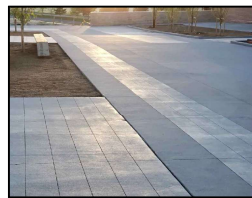
SCHEMATIC DESIGN



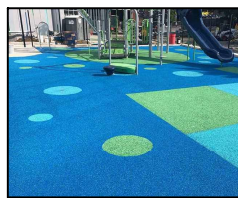
REFERENCE NOTES SCHEDULE	
AMENITY AND STRUCTURE	
SYMBOL	DESCRIPTION
[A-101]	PERGOLA
[A-103]	RAISED VEGETABLE BEDS
[A-104]	BARBECUE GRILL
[A-107]	SMOKING SHELTER
ELECTRICAL	
SYMBOL	DESCRIPTION
[E-101]	ELECTRICAL TRANSFORMER - S.G.D.
PAVING	
SYMBOL	DESCRIPTION
[P-101]	UNIT PAVER, PEDESTRIAN - TYPE 1
[P-102]	CONCRETE PAVING, CLIP - TYPE 1
[P-103]	CONCRETE PAVING, CLIP - TYPE 2
[P-104]	FOUR-PLAZE RUBBER PLAYGROUND SURFACING - TYPE 1
[P-105]	SYNTHETIC TURF
[P-107]	DECOMPOSED GRANITE
[P-108]	ASPHALT, VEHICULAR - S.G.D.
PLAY EQUIPMENT	
SYMBOL	DESCRIPTION
[PL-101]	LOG BENCHES
[PL-102]	NATUREPLAY LOG STEPPERS
[PL-103]	COLLABORATIVE PLAY ELEMENT
[PL-104]	BALANCE PLAY ELEMENT
[PL-105]	OUTDOOR PING PONG TABLE
PLANTING	
SYMBOL	DESCRIPTION
[PL-101]	PLANTING AREA
SITE FURNISHING	
SYMBOL	DESCRIPTION
[E-101]	OUTDOOR DINING TABLE AND BENCHES
[E-102]	CAFE TABLE AND CHAIRS
[E-103]	BIKE RACK
[E-104]	BENCH
[E-105]	DRINKING FOUNTAIN
WALLS AND STAIRS	
SYMBOL	DESCRIPTION
[W-101]	SEATWALL



UNIT PAVER



CONCRETE WALKS



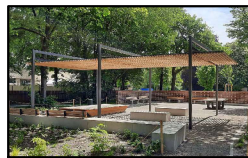
POURED RUBBER PLAY SURFACING



DECOMPOSED GRANITE



BIKE RACK - SHORT TERM



PERGOLA



BBQ



SEATWALL



RAISED BEDS



PUBLIC ART: POETRY CURB



TURF MOUNDS



NATURE PLAY: LOG STEPPERS



PING-PONG TABLE



COLLABORATIVE PLAY ELEMENT



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PLANNING SUBMITTAL
OCTOBER 23, 2023

LANDSCAPE MATERIALS EXHIBIT

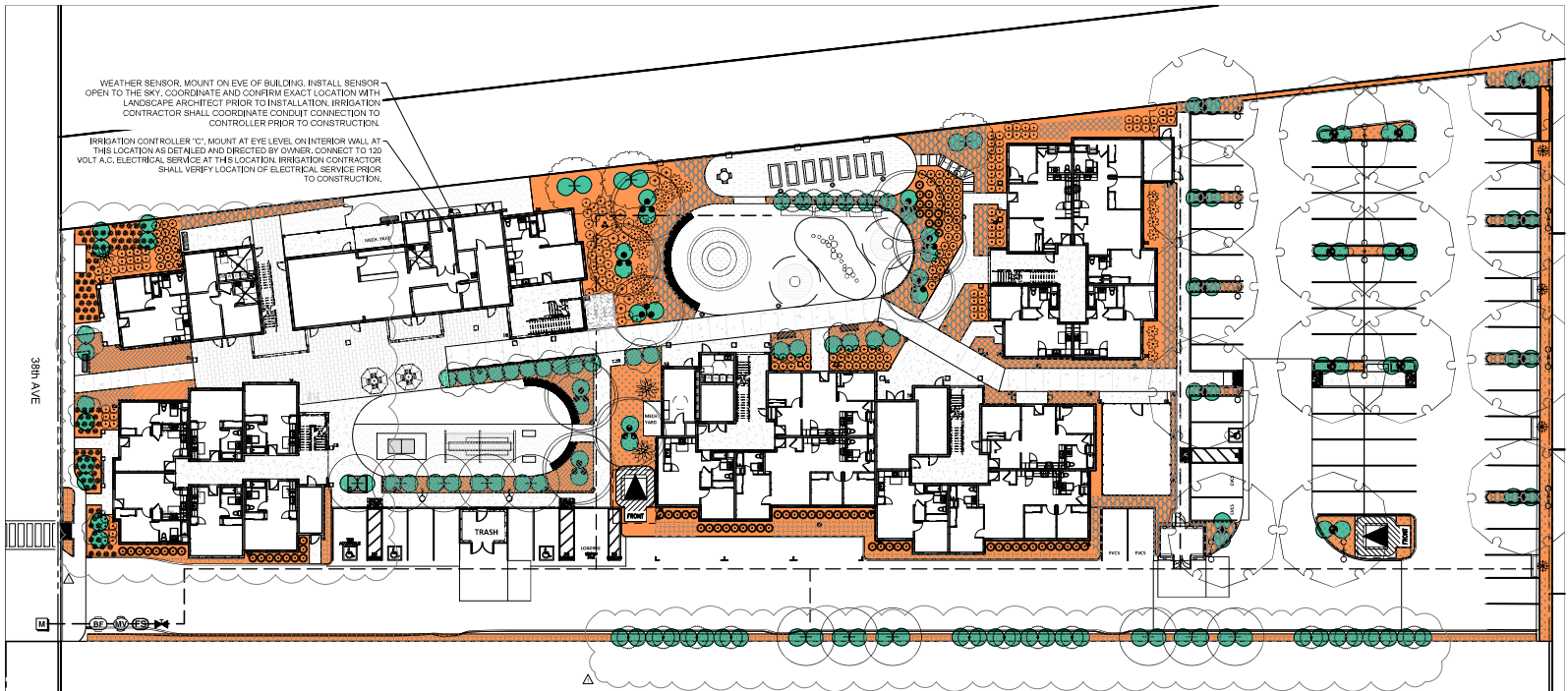
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PL2.5

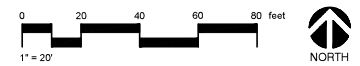
SCALE: 1" = 20'-0"

SCHEMATIC DESIGN



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	ROOTZONE TREE BUBBLER 1.5' RADIUS PER BUBBLER, SPACED EQUIDISTANT FROM TREE ON BOTH SIDES OF TRUNK, 2 PER TREE.
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C., (2.3 LH @ 0.3M) DRIPLINE WITH 0.60 GPH EMITTERS AT 12" O.C., ROW SPACING AT 12" O.C.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	GATE VALVE
	HUNTER ICV43 2"
	1/4", 1/2", 3/4", AND 1", PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER
	CONTROLLER
	RAIN SENSOR
	FLOW SENSOR
	WATER METER 2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	VALVE CALL OUT VALVE NUMBER VALVE FLOW VALVE SIZE



BASE
LANDSCAPE ARCHITECTURE

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PLANNING SUBMITTAL
OCTOBER 23, 2023

IRRIGATION PLAN AND SCHEDULE

No.	DATE	ISSUE
1	10-23-2023	ISSUED
2		DRAWN: SW, JR
3		CHECKED: SW
4		JOB: 29009
5		PL3.1
6		SCALE: 1" = 20'-0"

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED, ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS, DUE TO THE SCALE OF THE DRAWINGS. IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH OWNER FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION, AND OTHER STATE OR LOCAL LAWS OR REGULATIONS, NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DEVIATIONS, OR ADJUSTMENTS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, SUN, SHADE AND WIND EXPOSURE.
- USE EXISTING 120 VOLT A.C., (0.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE SUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD, SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER ULL, APPROVED COPPER CLAD ROD. INST. ALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE, CONNECT #6 GAUGE WIRE WITH A ULL, APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR, MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED, USE CHRISTY MODEL #TA-DT-3-BRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-FRW FOR RECYCLED IRRIGATION WATER SYSTEMS,
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

- INSTALL BLACK PLASTIC LOCKABLE VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION", BOX BODY SHALL HAVE KNOCK OUTS, ACCEPTABLE VALVE BOX MANUFACTURERS INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, OR BUILDING AT MULTIPLE VALVE BOX GROUPS. INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, OR BUILDING AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, OR BUILDING. LANDSCAPE ARCHITECT TO APPROVE BOX LOCATIONS PRIOR TO INSTALLATION.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS. LOCATE IN PLACES THAT ARE NOT VISUALLY PROMINENT.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE ID, TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER), ATTACH LABEL TO CONTROL WIRE.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCVS LOCATED TOGETHER, GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR, BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS, WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS. REFER TO TEMPORARY TREE AND PLAN PROTECTION SPECIFICATIONS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL AND HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS DURING MAINTENANCE PERIOD TO ASSURE THAT PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

WATER USE CALCULATIONS

WATER USE ESTIMATION - 38TH AVE, CAPITOLA PROJECT												
WATER TYPE		POTABLE										
CITY	36.1	CAPITOLA, CA										
TOTAL ANNUAL ETO	4.9											
PEAK MONTHLY ETO	26.1											
DATE	12/24											
REGULAR LANDSCAPE AREAS				WATER USE (LW=LOW, MW=MED, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ETAF (PF*IE)	ETW (GAL/YEAR)	PERCENTAGE OF LANDSCAPE	
HYDROZONE	VALVE #	GPM	AREA (sq.ft) (HA)									
1	TBC	15.41	1,845	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	7,091	9%	
2	TBC	35.47	710	MW	TREES	BUBBLER	0.5	0.81	0.62	9,076	4%	
3	TBC	24.9	2,402	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	10,931	13%	
4	TBC	9.66	197	MW	TREES	BUBBLER	0.5	0.81	0.62	2,243	1%	
5	TBC	9.66	986	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	4,542	6%	
6	TBC	23.65	473	MW	TREES	BUBBLER	0.5	0.81	0.62	5,384	3%	
7	TBC	27.48	2,755	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	12,537	15%	
8	TBC	9.65	197	MW	TREES	BUBBLER	0.5	0.81	0.62	2,243	1%	
9	TBC	31.89	3,177	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	14,458	18%	
10	TBC	23.65	473	MW	TREES	BUBBLER	0.5	0.81	0.62	5,384	3%	
11	TBC	22.63	2,269	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	10,326	13%	
12	TBC	21.9	2,196	LW	SHRUBS/GC	DRIPLINE 12"	0.2	0.81	0.25	9,984	12%	
13	TBC	31.53	931	MW	TREES	BUBBLER	0.5	0.81	0.62	7,179	4%	
		TOTAL	18,024							TOTAL	100,329	100%
SPECIAL LANDSCAPE AREA				HYDROZONE #	HYDROZONE NAME	AREA (sq.ft/HA)	PERCENTAGE OF LANDSCAPE					
							0%					
				MAWA	GALLONS/YEAR	184551						
					ACRE FEET/YEAR	0.67						
					HCFT/YEAR	246.73						
				ETW	GALLONS/YEAR	100329						
					ACRE FEET/YEAR	0.31						
					HCFT/YEAR	134.13						
SITE IRRIGATION EFFICIENCY		SITE PLANT FACTOR		MAWA COMPLIANT								
81.00%		0.34		YES								
ETAF CALCULATIONS												
REGULAR LANDSCAPE AREAS												
TOTAL ETAF X AREA		7531										
TOTAL AREA		18024										
AVG ETAF		42%										

MAWA FORMULA		ETW FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)		ESTIMATED TOTAL WATER USE (ETW)	
GALLONS PER YEAR		GALLONS PER YEAR	
MWA=(ETo)(0.62)(Lx0.25)-(0.55 x SA)		ETW=(ETo)(0.81)(ETAF x LA)	

Eto= REFERENCE EVAPOTRANSPIRATION	Eto= REFERENCE EVAPOTRANSPIRATION
0.45= ET ADJUSTMENT FACTOR	PF= PLANT FACTOR FOR HYDROZONES
LA= LANDSCAPED AREA (SQUARE FEET)	HA= HYDROZONE AREA (SQ. FT)
0.62= CONVERSION FACTOR (GALLONS/SQ. FT/YEAR)	IE= IRRIGATION EFFICIENCY (0.81) DRIP



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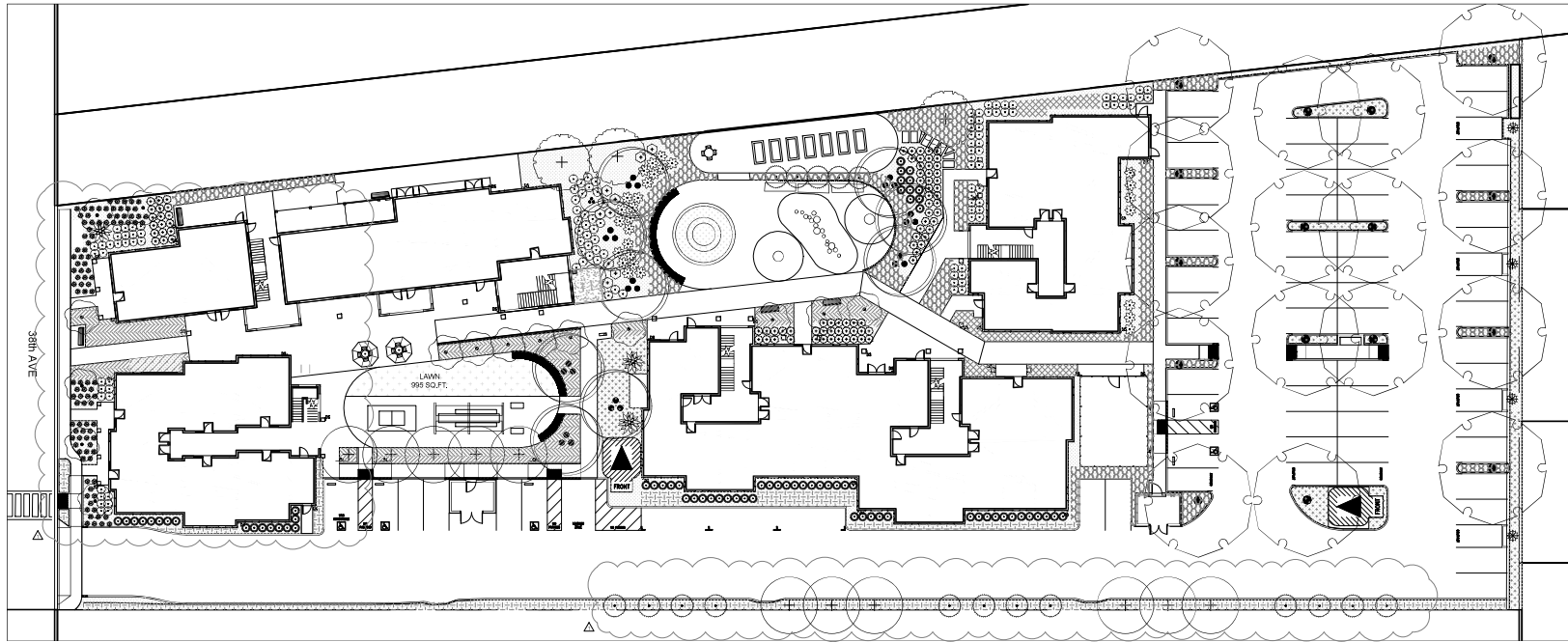
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PLANNING SUBMITTAL

OCTOBER 23, 2023

IRRIGATION NOTES

No.	DATE	ISSUE	ISSUED: 10.23.2023
1	10-23-2023	Approved	DRAWN: SW, JR
			CHECKED: SW
			JOB: 23003
			PL3.2
			SCALE: 1" = 20'-0"



TOTAL PLANTED AREA (EXCLUDING LAWN): 14,435 SQ.FT.
 TOTAL LAWN AREA: 995 SQ.FT.



PLANT SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS	MATURE SIZE	MATURE CANOPY
TREES						
HYM FLA	HYMENOSPORIUM FLAVUM	SWEETSHADE	24" BOX	MODERATE	35' H X 20' W	300SF
MAG VIR	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA	24" BOX	MODERATE	35' H X 20' W	300SF
POD ELO	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE® YELLOW WOOD	15 GAL	MODERATE	15'-25' H X 10'-15' W	110SF
SAP SAP	SAPINDUS SAPONARIA	WINGLEAF SOAPBERRY	15 GAL	LOW	25'-40' H X 15'-30' W	700SF
ULM DRA	ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	24" BOX	LOW	50' H X 40' W	1250SF
CHI TAS	X CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	LOW	20'-30' H X 20'-30' W	700SF
CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE	FIELD3	
SHRUBS						
AGA X	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	LOW		
ALO X 1	ALOE X 'LEO 4520'	BUSH BABY™ YELLOW ALOE	5 GAL	LOW		
CHA HUM	CHAMAEROPS HUMILIS ARGENTEA	BLUE MEDITERRANEAN FAN PALM	15 GAL	LOW		
DEN HAR	DENDROMECON HARFORDII	ISLAND BUSH POPPY	5 GAL	LOW		
ELE FER	ELEGIA TECTORUM 'DIARIE'	DWARF CAPE RUSH	5 GAL	LOW		
MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	MODERATE		
OPU EL7	OPUNTIA CACANAPA 'ELLISIANA'	SPINELESS PRICKLY PEAR	5 GAL	VERY LOW		
RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	LOW		
TAG LEM	TAGETES LEMMONII	COPPER CANYON DAISY	5 GAL	LOW		
GROUND COVERS						
ANI FLA	ANISOZANTHOS FLAVIDUS	GREEN KANGAROO PAW	1 GAL	LOW		
LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	LOW		
NEP COR	NEPHROLEPIS CORDIFOLIA	SWORD FERN	1 GAL	MEDIUM		
SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	LOW		
SES AOP	SESLERIA AUTUMNALIS 'CAMPO VERDE'	CAMPO VERDE AUTUMN MOOR GRASS	1 GAL	MEDIUM		

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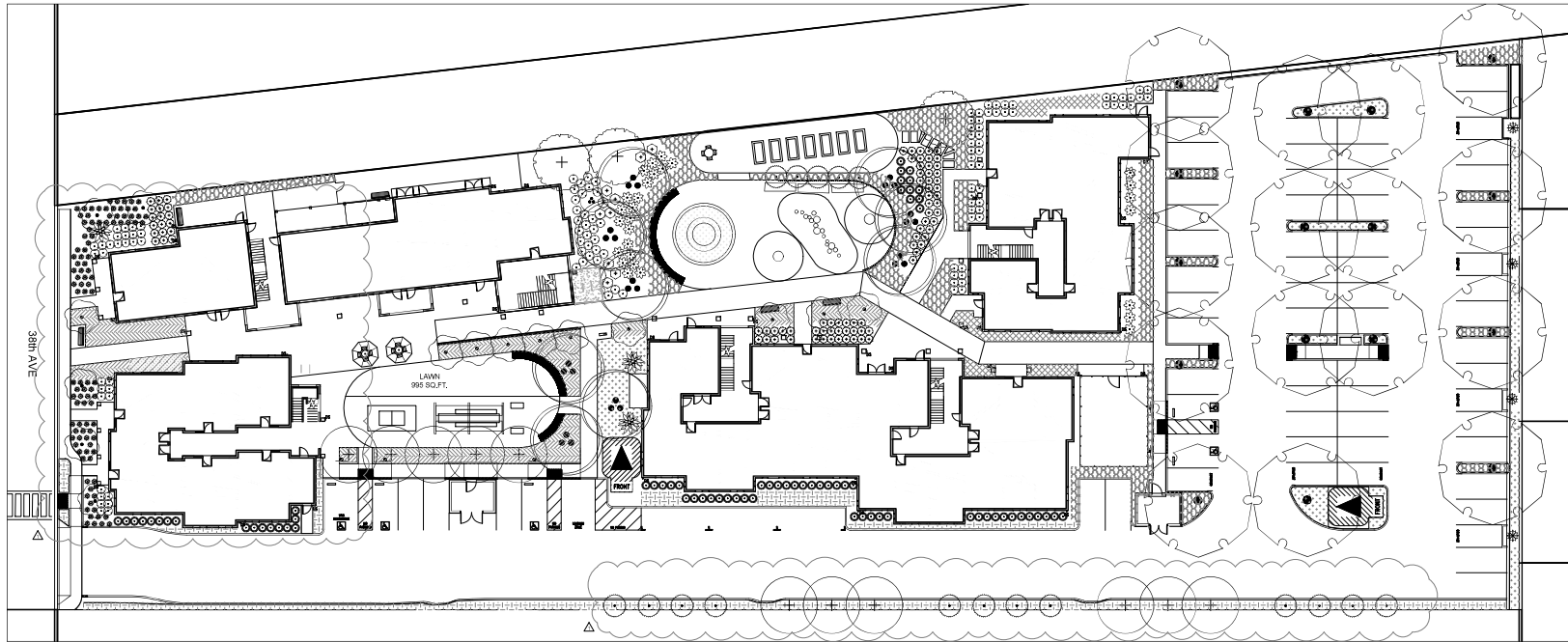
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PLANNING SUBMITTAL
 OCTOBER 23, 2023

PLANTING LIST

No.	DATE	ISSUE
1	10-23-2023	PLANNING SUBMITTAL

ISSUED: 10.23.2023
 DRAWN: SW, JR
 CHECKED: SW
 JOB: Z9003
PL4.1
 SCALE: 1" = 20'-0"



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SEE	WATER USAGE	
SHRUBS							
○	AGA X	28	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	LOW	
●	ALO X	101	ALOE X 'LEO KOO'	BUSH BABY "YELLOW ALOE	5 GAL	LOW	
○	CHA HUM	3	CHAMBEROPUS HUMILIS ARGENTEA	BLUE MEDITERRANEAN FAN PALM	15 GAL	LOW	
○	DEN HAR	2	DENDROMECON HARFORDI	ISLAND BUSH POPPY	5 GAL	LOW	
○	ELE EER	71	ELEGIA TECTORUM DWARF	DWARF CARE RUSH	5 GAL	LOW	
○	MAN BUR	85	MAHONIA EUYBRACTEA SOFT CARESS	SOFT CARESS MAHONIA	5 GAL	MODERATE	
○	OPH ELY	4	OPUNTIA CACINATA 'ELLSBANK'	SPINELESS PRICKLY PEAR	5 GAL	VERY LOW	
○	RHA CAL	121	RHAMNUS CALIFORNICA MOUND SAN BRUNO	MOUND SAN BRUNO COFFEEBERRY	5 GAL	LOW	
○	TAG LEM	10	TARGET LEMONLIME	COOPER GAVON DABBY	5 GAL	LOW	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SEE	WATER USAGE	SPACING
GROUND COVERS							
■	ANI FLA	180	ANIBOGANTHOS FLAVIDUS	GREEN KANGAROO PAW	1 GAL	LOW	36" o.c.
■	LON IRA	212	LONANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	LOW	36" o.c.
■	NEP COR	132	NEPHROLEPIS CORIFOLIA	SWARD FERN	1 GAL	MEDIUM	24" o.c.
■	SAL BEE	228	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	LOW	36" o.c.
■	SES AOP	752	SESLEPIA AUTUNNALIS 'CAMPO VERDE'	CAMPO VERDE AUTUMN MOOR GRASS	1 GAL	MEDIUM	24" o.c.



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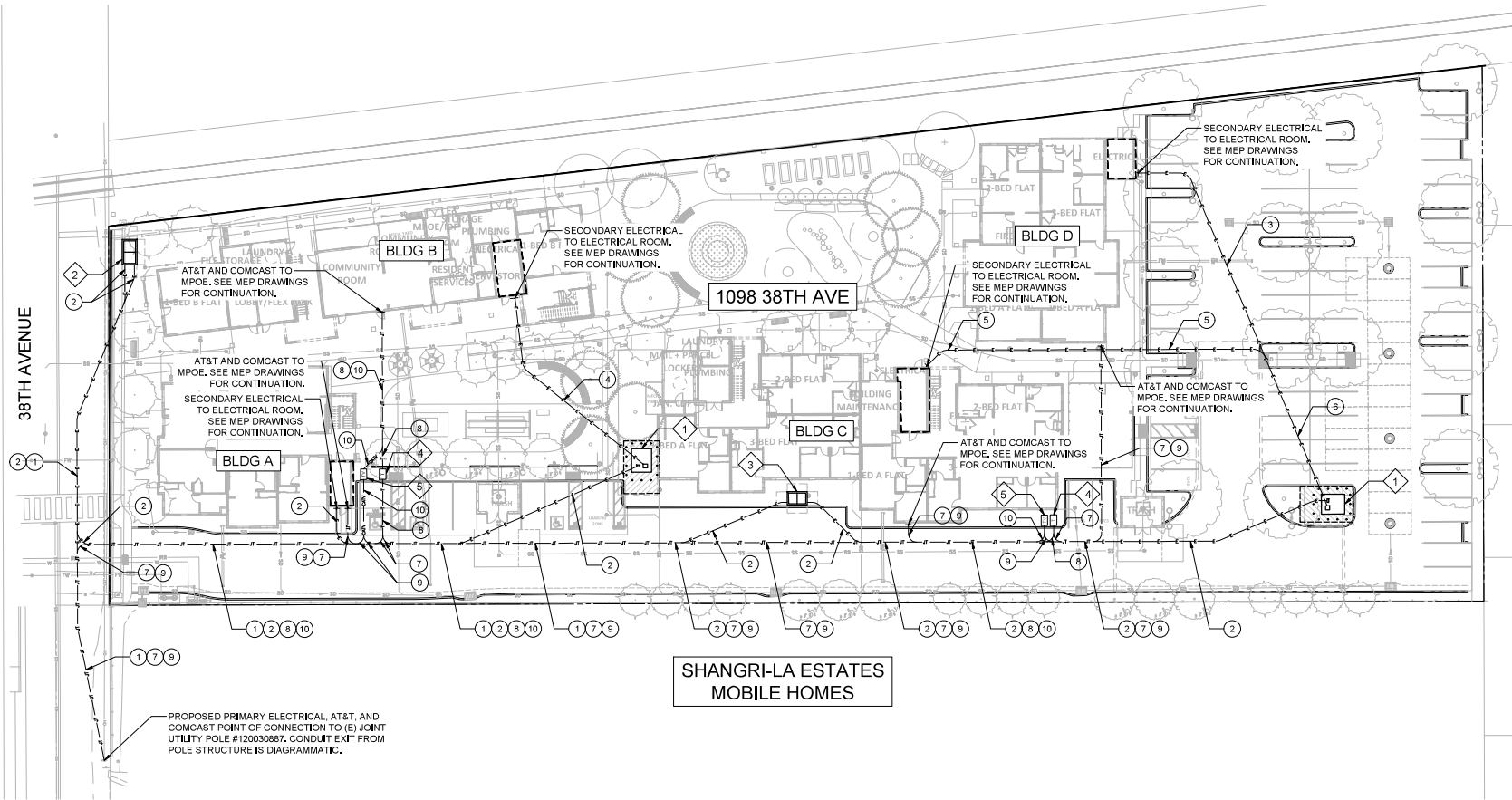
38TH AVE APARTMENTS
 DEVELOPMENT FOR:
MIDPEN HOUSING
 1098 38TH AVE, CAPITOLA, CA 95062

PLANNING SUBMITTAL
 OCTOBER 23, 2023

PLANTING PLAN

No.	DATE	ISSUE
1	10-23-2023	ISSUED FOR PERMITTING

ISSUED: 10.23.2023
 DRAWN: SW, JR
 CHECKED: SW
 JOB: Z9009
PL4.2
 SCALE: 1" = 20'-0"



PROPOSED PRIMARY ELECTRICAL, AT&T, AND COMCAST POINT OF CONNECTION TO (E) JOINT UTILITY POLE #120030887, CONDUIT EXIT FROM POLE STRUCTURE IS DIAGRAMMATIC.

A
JTI.02
DRY UTILITY INTENT

SCALE: 1" = 20'

LEGEND:

- PROPERTY LINE
- - - - - PROPOSED JOINT TRENCH
- PROPOSED ELECTRICAL TRENCH
- PROPOSED AT&T TRENCH
- PROPOSED COMCAST TRENCH

EQUIPMENT TAG:

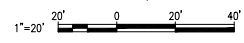
- 1 PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS, REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040292)
- 2 PG&E SUBSURFACE SWITCH INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)
- 3 PG&E JUNCTION BOX (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #6, TYPE 2, 4'-0" X 6'-6" X 5'-0" (PG&E ORDERING CODE: 041495)
- 4 AT&T VAULT, 30" X 48" X 36"
- 5 COMCAST B44 VAULT, 28" X 48" X 12"

CONDUIT NOTE TAG:

- 1 PG&E PRIMARY ELECTRICAL (2) 6"
- 2 PG&E PRIMARY ELECTRICAL (1) 6"
- 3 PG&E SECONDARY ELECTRICAL (2) 5"
- 4 PG&E SECONDARY ELECTRICAL (3) 5"
- 5 PG&E SECONDARY ELECTRICAL (5) 5"
- 6 PG&E SECONDARY ELECTRICAL (7) 5"
- 7 AT&T (1) 4"
- 8 AT&T (2) 4"
- 9 COMCAST (2) 2"
- 10 COMCAST (4) 2"

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.



NOT FOR CONSTRUCTION

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CHECKED: JL, NL, DH
JOB: Z9009
JTI.02
SCALE: AS INDICATED
SCHEMATIC DESIGN