



122 E. ARRELAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

DOWNTOWN PLAN  
**PACIFIC FRONT**  
PACIFIC, LAUREL, AND FRONT ST.  
SANTA CRUZ, CA 95060  
SCHEMATIC DESIGN

DATE:	ISSUANCE OR REVISION:
4/18/2018	DEVELOPMENT PLAN APPLICATION
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SHEET CONTENTS  
ENLARGED VICINITY MAP

PROJECT NO: 9742

SHEET  
**A1.0**



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SHEET CONTENTS  
FLOOR PLAN

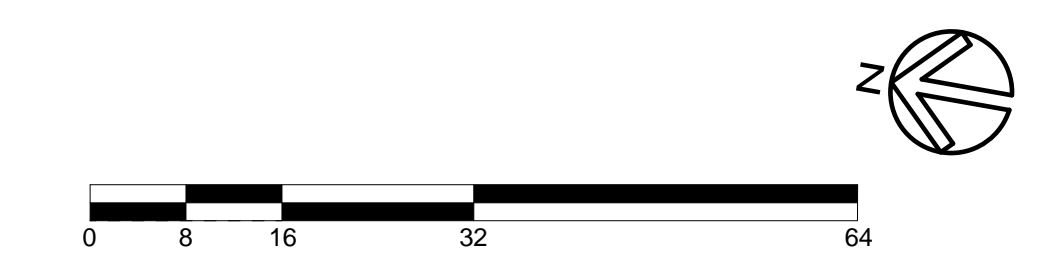
PROJECT NO: 9742

SHEET  
**A2.1**



**PARKING**  
121 TOTAL PARKING STALLS  
32 COMPACT  
10 TANDEM  
7 H/C ACCESSIBLE  
10 EV

- Room Legend**
- COMMERCIAL - FRONT / LAUREL
  - COMMERCIAL - LAUREL / PACIFIC
  - OUTDOOR COMMERCIAL PLAZA
  - PARKING
  - PUBLIC CORRIDOR
  - RES. LOBBY
  - TRASH
  - UTILITY
  - VERTICAL CIRCULATION



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FLOOR PLAN

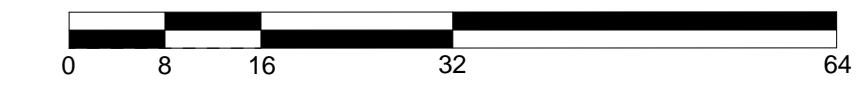
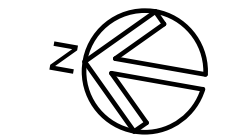
PROJECT NO: 9742

SHEET  
**A2.2**



**PARKING**  
131 TOTAL PARKING STALLS  
37 COMPACT [28% OF TOTAL]  
10 TANDEM  
6 H/C ACCESSIBLE  
6 EV

- Room Legend**
- BIKE STORAGE
  - COMMERCIAL - LAUREL / PACIFIC
  - OUTDOOR COMMERCIAL PLAZA
  - PARKING
  - RES. LOBBY
  - UTILITY
  - UTILITY ELECTRIC METER ROOM
  - VERTICAL CIRCULATION

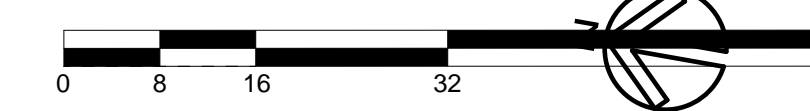




**Room Legend**

- 1 BEDROOM
- 1+ BEDROOM
- 2 BEDROOM
- 2+ BEDROOM
- COMMUNITY ROOM
- CORRIDOR
- PODIUM COURTYARD
- STORAGE
- STUDIO
- TRASH
- UTILITY ELECTRIC METER ROOM
- VERTICAL CIRCULATION

2,895 SF TOTAL PLANTING AREA



Number	Name	Area	Balcony Area
R101	2+ BEDROOM	1035 SF	84 SF
R102	2+ BEDROOM	1205 SF	84 SF
R103	STUDIO	444 SF	70 SF
R104	1 BEDROOM	684 SF	62 SF
R105	1 BEDROOM	690 SF	70 SF
R106	STUDIO	443 SF	63 SF
R107	STUDIO	444 SF	69 SF
R108	1+ BEDROOM	828 SF	73 SF
R109	2 BEDROOM	949 SF	60 SF
R110	1+ BEDROOM	816 SF	65 SF
R111	2 BEDROOM	1004 SF	81 SF
R112	1 BEDROOM	680 SF	77 SF
R113	STUDIO	444 SF	65 SF
R114	1+ BEDROOM	823 SF	83 SF
R115	1 BEDROOM	685 SF	85 SF
R116	1+ BEDROOM	818 SF	62 SF
R117	1 BEDROOM	687 SF	82 SF
R118	1+ BEDROOM	795 SF	55 SF
R119	1 BEDROOM	672 SF	82 SF
R120	1+ BEDROOM	796 SF	62 SF
R121	1 BEDROOM	672 SF	75 SF
R122	1+ BEDROOM	817 SF	59 SF
R123	1 BEDROOM	685 SF	75 SF
R124	1+ BEDROOM	918 SF	53 SF
R125	2 BEDROOM	1078 SF	69 SF
R126	1+ BEDROOM	876 SF	76 SF
R127	1+ BEDROOM	890 SF	76 SF
R128	1+ BEDROOM	845 SF	58 SF
R129	2 BEDROOM	1124 SF	Not Placed
R130	STUDIO	651 SF	Not Placed
R131	2+ BEDROOM	1354 SF	73 SF
R132	STUDIO	465 SF	60 SF
R133	STUDIO	566 SF	60 SF
R134	STUDIO	488 SF	Not Placed
R135	2 BEDROOM	912 SF	45 SF
R136	1 BEDROOM	540 SF	Not Placed
R137	2 BEDROOM	949 SF	45 SF
R138	1+ BEDROOM	896 SF	51 SF
R139	STUDIO	379 SF	69 SF
R140	STUDIO	483 SF	72 SF
R141	2 BEDROOM	1017 SF	Not Placed
R142	STUDIO	383 SF	72 SF
R143	2+ BEDROOM	1164 SF	77 SF
TOTAL: 43		33083 SF	2590 SF

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**SHEET CONTENTS**  
FLOOR PLAN

PROJECT NO: 9742

SHEET

**A2.3**

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SHEET CONTENTS  
FLOOR PLAN

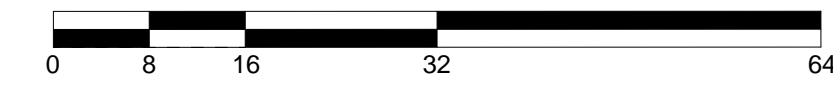
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SHEET  
**A2.4**

346	Name	Area	Balcony Area
R201	2+ BEDROOM	1037 SF	84 SF
R202	2+ BEDROOM	1205 SF	84 SF
R203	STUDIO	459 SF	Not Placed
R204	1 BEDROOM	684 SF	62 SF
R205	1 BEDROOM	707 SF	Not Placed
R206	STUDIO	443 SF	63 SF
R207	STUDIO	460 SF	Not Placed
R208	1+ BEDROOM	828 SF	73 SF
R209	2 BEDROOM	1057 SF	62 SF
R210	1+ BEDROOM	816 SF	65 SF
R211	2 BEDROOM	1004 SF	73 SF
R212	1 BEDROOM	679 SF	77 SF
R213	STUDIO	444 SF	65 SF
R214	1+ BEDROOM	842 SF	Not Placed
R215	1 BEDROOM	706 SF	Not Placed
R216	1+ BEDROOM	818 SF	53 SF
R217	1 BEDROOM	707 SF	Not Placed
R218	1+ BEDROOM	795 SF	56 SF
R219	1 BEDROOM	691 SF	Not Placed
R220	1+ BEDROOM	796 SF	55 SF
R221	1 BEDROOM	691 SF	Not Placed
R222	1+ BEDROOM	817 SF	65 SF
R223	1 BEDROOM	705 SF	Not Placed
R224	1+ BEDROOM	918 SF	Not Placed
R225	2 BEDROOM	1094 SF	Not Placed
R226	1+ BEDROOM	892 SF	Not Placed
R227	1+ BEDROOM	896 SF	Not Placed
R228	1+ BEDROOM	860 SF	Not Placed
R229	2 BEDROOM	1124 SF	Not Placed
R230	STUDIO	651 SF	Not Placed
R231	2+ BEDROOM	1354 SF	73 SF
R232	STUDIO	465 SF	60 SF
R233	STUDIO	566 SF	60 SF
R234	STUDIO	488 SF	Not Placed
R235	2 BEDROOM	912 SF	Not Placed
R236	1 BEDROOM	540 SF	Not Placed
R237	2 BEDROOM	949 SF	Not Placed
R238	1+ BEDROOM	896 SF	65 SF
R239	STUDIO	396 SF	Not Placed
R240	STUDIO	500 SF	Not Placed
R241	2 BEDROOM	1017 SF	Not Placed
R242	STUDIO	400 SF	Not Placed
R243	2+ BEDROOM	1164 SF	77 SF
R244	2+ BEDROOM	1132 SF	87 SF
TOTAL: 44		34604 SF	1368 SF

**Room Legend**

- 1 BEDROOM
- 1+ BEDROOM
- 2 BEDROOM
- 2+ BEDROOM
- CORRIDOR
- STORAGE
- STUDIO
- TRASH
- UTILITY
- VERTICAL CIRCULATION





Number	Name	Area	Balcony Area
R301	2+ BEDROOM	1037 SF	90 SF
R302	2+ BEDROOM	1205 SF	84 SF
R303	STUDIO	459 SF	Not Placed
R304	1 BEDROOM	684 SF	62 SF
R305	1 BEDROOM	706 SF	Not Placed
R306	STUDIO	443 SF	63 SF
R307	STUDIO	460 SF	Not Placed
R308	1+ BEDROOM	828 SF	73 SF
R309	2 BEDROOM	1057 SF	62 SF
R310	1+ BEDROOM	816 SF	65 SF
R311	2 BEDROOM	1004 SF	76 SF
R312	1 BEDROOM	680 SF	74 SF
R313	STUDIO	444 SF	62 SF
R314	1+ BEDROOM	823 SF	77 SF
R315	1 BEDROOM	706 SF	Not Placed
R316	1+ BEDROOM	818 SF	56 SF
R317	1 BEDROOM	706 SF	Not Placed
R318	1+ BEDROOM	795 SF	50 SF
R319	1 BEDROOM	672 SF	73 SF
R320	1+ BEDROOM	796 SF	53 SF
R321	1 BEDROOM	691 SF	Not Placed
R322	1+ BEDROOM	817 SF	62 SF
R323	1 BEDROOM	705 SF	Not Placed
R324	1+ BEDROOM	918 SF	57 SF
R325	2 BEDROOM	1094 SF	Not Placed
R326	1+ BEDROOM	892 SF	Not Placed
R327	1+ BEDROOM	896 SF	Not Placed
R328	1+ BEDROOM	845 SF	60 SF
R329	2 BEDROOM	1124 SF	Not Placed
R330	STUDIO	651 SF	Not Placed
R331	2+ BEDROOM	1354 SF	74 SF
R332	STUDIO	465 SF	60 SF
R333	STUDIO	566 SF	60 SF
R334	STUDIO	488 SF	Not Placed
R335	2 BEDROOM	912 SF	Not Placed
R336	1 BEDROOM	540 SF	Not Placed
R337	2 BEDROOM	949 SF	Not Placed
R338	1+ BEDROOM	896 SF	65 SF
R339	STUDIO	396 SF	Not Placed
R340	STUDIO	500 SF	Not Placed
R341	2 BEDROOM	1017 SF	Not Placed
R342	STUDIO	400 SF	Not Placed
R343	2+ BEDROOM	1164 SF	77 SF
R344	2+ BEDROOM	1132 SF	90 SF
TOTAL: 44		34550 SF	1626 SF

- Room Legend**
- 1 BEDROOM
  - 1+ BEDROOM
  - 2 BEDROOM
  - 2+ BEDROOM
  - CORRIDOR
  - STORAGE
  - STUDIO
  - TRASH
  - UTILITY
  - VERTICAL CIRCULATION

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SHEET CONTENTS  
FLOOR PLAN

PROJECT NO: 9742

SHEET  
**A2.5**



Number	Name	Area	Balcony Area
R401	2+ BEDROOM	1037 SF	90 SF
R402	2+ BEDROOM	1205 SF	90 SF
R403	STUDIO	459 SF	Not Placed
R404	1 BEDROOM	684 SF	62 SF
R405	1 BEDROOM	707 SF	Not Placed
R406	STUDIO	443 SF	63 SF
R407	STUDIO	460 SF	Not Placed
R408	1+ BEDROOM	828 SF	73 SF
R409	2 BEDROOM	949 SF	62 SF
R415	1 BEDROOM	705 SF	Not Placed
R416	1+ BEDROOM	820 SF	50 SF
R417	1 BEDROOM	707 SF	Not Placed
R418	1+ BEDROOM	795 SF	62 SF
R419	1 BEDROOM	692 SF	Not Placed
R420	1+ BEDROOM	797 SF	50 SF
R421	1 BEDROOM	691 SF	Not Placed
R422	1+ BEDROOM	817 SF	62 SF
R423	1 BEDROOM	705 SF	Not Placed
R424	1+ BEDROOM	918 SF	57 SF
R425	2 BEDROOM	1094 SF	Not Placed
R426	1+ BEDROOM	892 SF	Not Placed
R427	1+ BEDROOM	896 SF	Not Placed
R428	1+ BEDROOM	860 SF	Not Placed
R429	2 BEDROOM	1124 SF	Not Placed
R430	STUDIO	651 SF	Not Placed
R431	2+ BEDROOM	1484 SF	212 SF
R434	STUDIO	488 SF	Not Placed
R435	2 BEDROOM	912 SF	Not Placed
R436	1 BEDROOM	540 SF	Not Placed
R437	2 BEDROOM	949 SF	Not Placed
R438	1+ BEDROOM	896 SF	65 SF
R439	STUDIO	396 SF	Not Placed
R440	STUDIO	500 SF	Not Placed
R441	2 BEDROOM	1017 SF	Not Placed
R442	STUDIO	400 SF	Not Placed
R443	2+ BEDROOM	1164 SF	77 SF
R444	2+ BEDROOM	1132 SF	90 SF
TOTAL: 37		29813 SF	1164 SF

- Room Legend**
- 1 BEDROOM
  - 1+ BEDROOM
  - 2 BEDROOM
  - 2+ BEDROOM
  - COMMON COURTYARD
  - CORRIDOR
  - STORAGE
  - STUDIO
  - TRASH
  - UTILITY
  - VERTICAL CIRCULATION

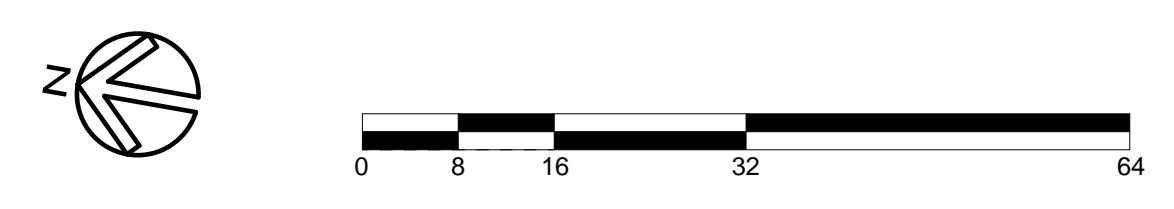
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SHEET CONTENTS  
FLOOR PLAN

PROJECT NO: 9742

SHEET  
**A2.6**



R4 FLOOR PLAN 1/16" = 1'-0" 1





Number	Name	Area	Balcony Area	Mezzanine
R501	2+ BEDROOM	1037 SF	84 SF	
R502	2+ BEDROOM	1205 SF	84 SF	
R503	STUDIO	444 SF	62 SF	
R504	1 BEDROOM	684 SF	62 SF	
R505	1 BEDROOM	690 SF	62 SF	
R506	STUDIO	443 SF	63 SF	
R507	STUDIO	460 SF	Not Placed	
R508	1+ BEDROOM	828 SF	73 SF	
R509	2+ BEDROOM	1027 SF	62 SF	
R515	1 BEDROOM	705 SF	Not Placed	
R516	1+ BEDROOM	820 SF	62 SF	
R517	1+ BEDROOM	687 SF	73 SF	
R518	1+ BEDROOM	795 SF	56 SF	
R519	1+ BEDROOM	692 SF	Not Placed	
R520	1+ BEDROOM	797 SF	62 SF	
R521	1+ BEDROOM	672 SF	73 SF	
R522	1+ BEDROOM	817 SF	57 SF	
R523	1+ BEDROOM M	685 SF	73 SF	181 SF
R524	1+ BEDROOM	918 SF	57 SF	
R525	2+ BEDROOM M	1078 SF	61 SF	360 SF
R526	1+ BEDROOM M	877 SF	58 SF	304 SF
R527	1+ BEDROOM M	880 SF	58 SF	304 SF
R528	1+ BEDROOM	845 SF	55 SF	150 SF
R529	2+ BEDROOM M	1124 SF	75 SF	322 SF
R530	STUDIO M	651 SF	89 SF	178 SF
R531	2+ BEDROOM	1476 SF	84 SF	
R534	STUDIO M	489 SF	Not Placed	165 SF
R535	2+ BEDROOM M	912 SF	40 SF	298 SF
R536	1+ BEDROOM	540 SF	79 SF	
R537	2+ BEDROOM	950 SF	40 SF	
R538	1+ BEDROOM	896 SF	65 SF	
R539	STUDIO	396 SF	Not Placed	
R540	STUDIO	500 SF	Not Placed	
R541	2+ BEDROOM	1017 SF	72 SF	
R542	STUDIO	400 SF	Not Placed	
R543	2+ BEDROOM	1164 SF	77 SF	
R544	2+ BEDROOM	1132 SF	90 SF	
TOTAL: 37		29730 SF	2005 SF	2262 SF

- Room Legend**
- 1 BEDROOM
  - 1 BEDROOM M
  - 1+ BEDROOM
  - 1+ BEDROOM M
  - 2 BEDROOM
  - 2 BEDROOM M
  - 2+ BEDROOM
  - CORRIDOR
  - PODIUM COURTYARD
  - STORAGE
  - STUDIO
  - STUDIO M
  - TRASH
  - UTILITY
  - VERTICAL CIRCULATION

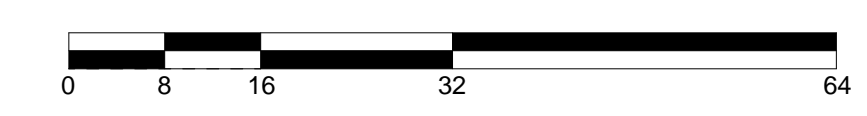
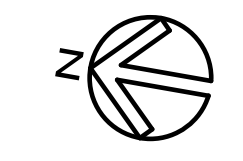
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SHEET CONTENTS  
FLOOR PLAN

PROJECT NO: 9742

SHEET  
**A2.7**



DOWNTOWN PLAN  
**PACIFIC FRONT**

PACIFIC, LAUREL AND FRONT ST.  
SANTA CRUZ, CA 95060  
SCHEMATIC DESIGN

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SHEET CONTENTS  
FLOOR PLAN

PROJECT NO: 9742

SHEET  
**A2.8**



DOWNTOWN PLAN  
**PACIFIC FRONT**

PACIFIC, LAUREL AND FRONT ST.  
SANTA CRUZ, CA 95060  
SCHEMATIC DESIGN

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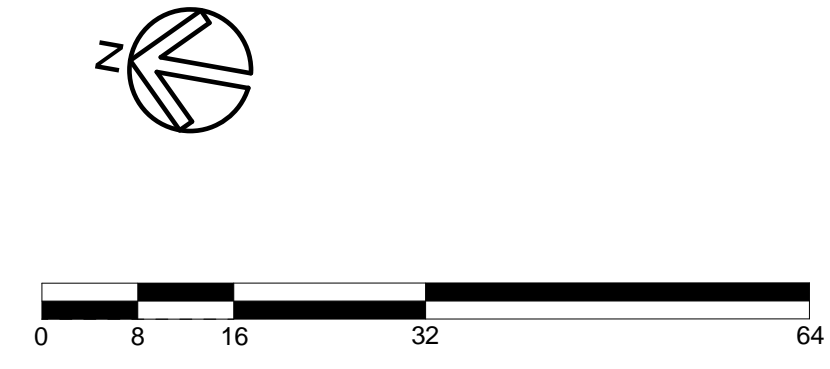
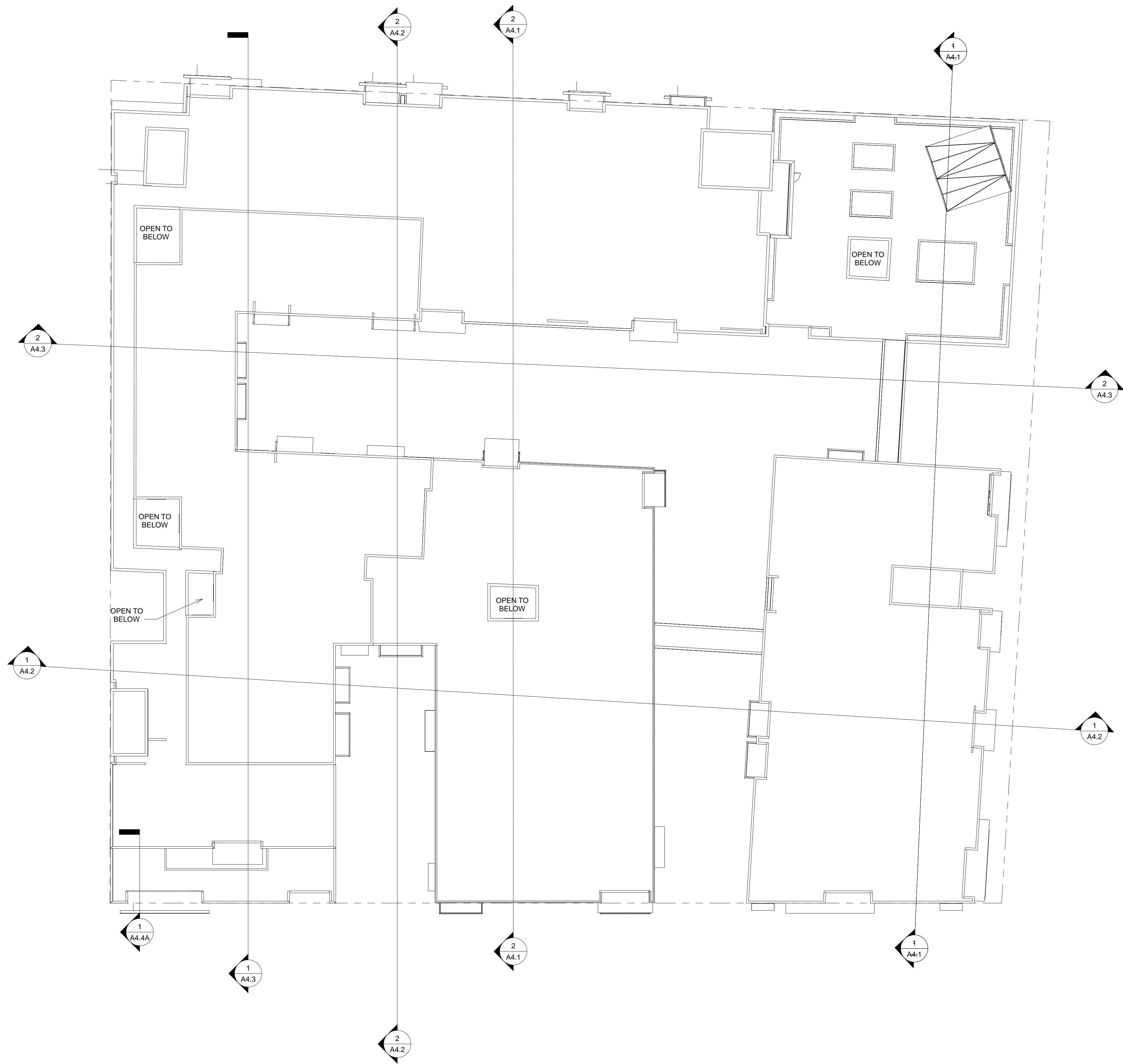
SHEET CONTENTS

ROOF PLAN

PROJECT NO: 9742

SHEET

**A2.9**



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SHEET CONTENTS  
ELEVATION  
  
PROJECT NO: 9742

SHEET  
**A3.1a**



**PACIFIC AVE. - WEST**

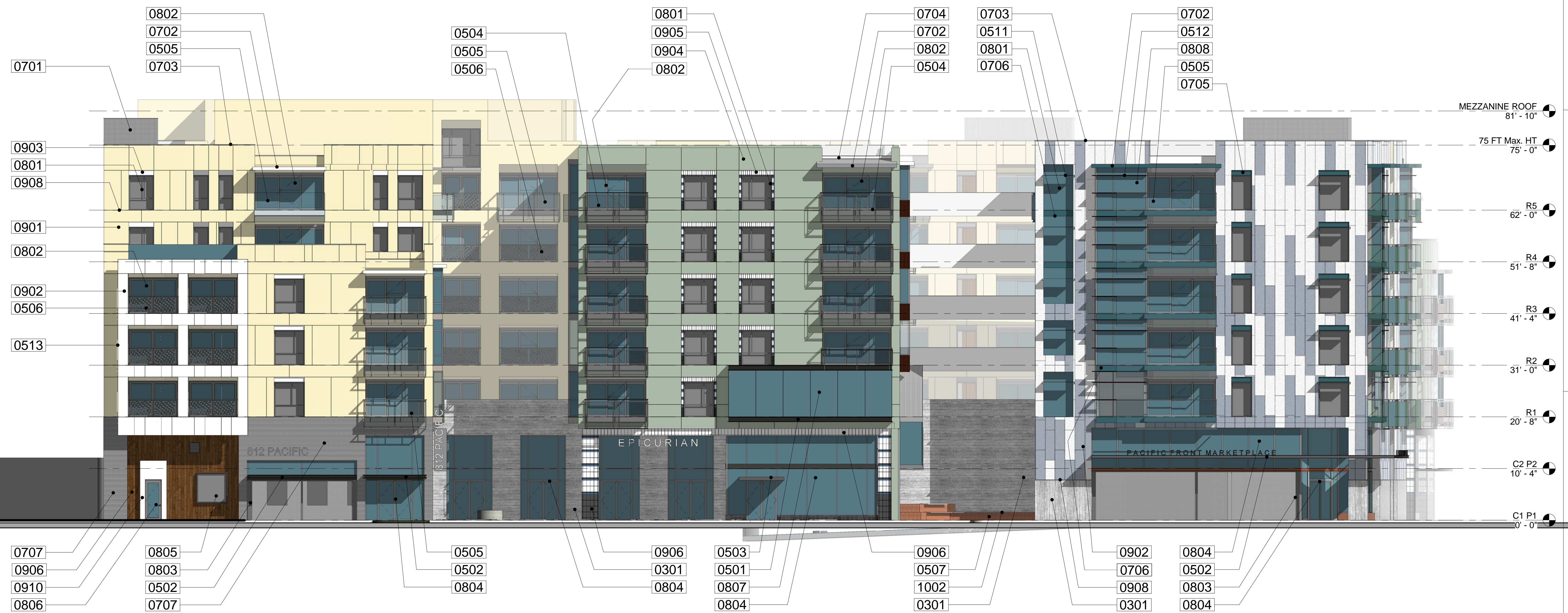
MATERIAL KEY

- 0301 BOARD FORMED ARCHITECTURAL CONCRETE WALL
- 0302 CONCRETE PLANTER
- 0303 CANTILEVERED ARCHITECTURAL CONCRETE BENCH
- 0501 STEEL CHANNEL FASCIA
- 0502 STEEL FRAMED AWNING CANOPY WITH STEEL CHANNEL FASCIA
- 0503 STEEL FACED AWNING ELEMENT
- 0504 STEEL TUBE SUPPORT AND WOVEN MESH PANEL BALCONY GUARDRAIL SYSTEM
- 0505 STEEL TUBE SUPPORT AND TEMPERED GLASS PANEL BALCONY GUARDRAIL SYSTEM
- 0506 WATERJET CUT BALCONY GUARDRAIL SCREEN AND TUBE SUPPORT
- 0507 STEEL PLATE FACING ON PLANTER
- 0508 STEEL FRAMED FABRIC AWNING SYSTEM
- 0509 STRUCTURAL STEEL COLUMN / BEAM TRELLIS STRUCTURE
- 0510 STEEL TUBE GLAZING SUPPORT FRAME
- 0511 PERFORATED ALUMINUM AWNING ELEMENT AT OPENING
- 0512 ANODIZED ALUMINUM AEROFOIL LOUVER SYSTEM
- 0513 FLAT SEAM METAL EDGE PANEL
- 0701 STEEL CLAD CURB
- 0702 CORRUGATED METAL (VERT RUN) WALL CLADDING
- 0703 METAL FASCIA AT ROOF EDGE
- 0704 METAL PARAPET COPING
- 0705 STANDING SEAM METAL AT BALCONY AWNING ROOF
- 0706 SHEET METAL CLADDING AT RECESSED HEADERS
- 0707 METAL SPANDREL CLADDING
- 0708 CORRUGATED METAL (HORIZ. RUN) WALL CLADDING
- 0801 ALUMINUM / VINYL WINDOW SYSTEM
- 0802 ALUMINUM / VINYL SLIDING ENTRY / PATIO DOOR
- 0803 MULTI-FOLD STACKING GLASS DOOR SYSTEM
- 0804 ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM
- 0805 STEEL PLATE FRAME PROJECTING BAY WINDOW ELEMENT
- 0806 HOLLOW METAL FRAME / GLASS DOOR
- 0807 PROJECTING BAY WINDOW ELEMENT FRAMELESS GLASS
- 0808 STEEL TUBE FRAME / ALUMINUM SASH BAY WINDOW ELEMENT
- 0901 FIBER CEMENT PANEL WALL CLADDING
- 0902 FIBER CEMENT RAINSCREEN WALL PANEL SYSTEM
- 0903 RECESSED FIBER CEMENT HEADER AT OPENING
- 0904 PORTLAND CEMENT PLASTER / PAINTED
- 0905 CERAMIC TILE WINDOW OPENING SURROUND
- 0906 CERAMIC TILE WALL CLADDING
- 0908 REGLET / CHANNEL
- 0910 GLASS PANEL / BACKLIT SURROUND
- 1001 FABRIC AWNING
- 1002 INTEGRATED WOOD BENCH SEATING
- 1003 BANNER ART BILLBOARD SCALE



122 E. ARRELAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

DOWNTOWN PLAN  
**PACIFIC FRONT**  
PACIFIC LAUREL AND FRONT ST.  
SANTA CRUZ, CA 95060  
SCHEMATIC DESIGN



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SHEET  
**A3.1b**

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SHEET CONTENTS  
ELEVATIONS

PROJECT NO: 9742

SHEET  
**A3.2a**



**LAUREL AVE. - SOUTH**

MATERIAL KEY

- 0301 BOARD FORMED ARCHITECTURAL CONCRETE WALL
- 0302 CONCRETE PLANTER
- 0303 CANTILEVERED ARCHITECTURAL CONCRETE BENCH
- 0501 STEEL CHANNEL FASCIA
- 0502 STEEL FRAMED AWNING CANOPY WITH STEEL CHANNEL FASCIA
- 0503 STEEL FACED AWNING ELEMENT
- 0504 STEEL TUBE SUPPORT AND WOVEN MESH PANEL BALCONY GUARDRAIL SYSTEM
- 0505 STEEL TUBE SUPPORT AND TEMPERED GLASS PANEL BALCONY GUARDRAIL SYSTEM
- 0506 WATERJET CUT BALCONY GUARDRAIL SCREEN AND TUBE SUPPORT
- 0507 STEEL PLATE FACING ON PLANTER
- 0508 STEEL FRAMED FABRIC AWNING SYSTEM
- 0509 STRUCTURAL STEEL COLUMN / BEAM TRELLIS STRUCTURE
- 0510 STEEL TUBE GLAZING SUPPORT FRAME
- 0511 PERFORATED ALUMINUM AWNING ELEMENT AT OPENING
- 0512 ANODIZED ALUMINUM AEROFOIL LOUVER SYSTEM
- 0513 FLAT SEAM METAL EDGE PANEL
- 0515 STEEL CLAD CURB
- 0701 CORRUGATED METAL (VERT RUN) WALL CLADDING
- 0702 METAL FASCIA AT ROOF EDGE
- 0703 METAL PARAPET COPING
- 0704 STANDING SEAM METAL AT BALCONY AWNING ROOF
- 0705 SHEET METAL CLADDING AT RECESSED HEADERS
- 0706 METAL SPANDREL CLADDING
- 0707 CORRUGATED METAL (HORIZ. RUN) WALL CLADDING
- 0801 ALUMINUM / VINYL WINDOW SYSTEM
- 0802 ALUMINUM / VINYL SLIDING ENTRY / PATIO DOOR
- 0803 MULTI-FOLD STACKING GLASS DOOR SYSTEM
- 0804 ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM
- 0805 STEEL PLATE FRAME PROJECTING BAY WINDOW ELEMENT
- 0806 HOLLOW METAL FRAME / GLASS DOOR
- 0807 PROJECTING BAY WINDOW ELEMENT FRAMELESS GLASS
- 0808 STEEL TUBE FRAME / ALUMINUM SASH BAY WINDOW ELEMENT
- 0901 FIBER CEMENT PANEL WALL CLADDING
- 0902 FIBER CEMENT RAINSCREEN WALL PANEL SYSTEM
- 0903 RECESSED FIBER CEMENT HEADER AT OPENING
- 0904 PORTLAND CEMENT PLASTER / PAINTED
- 0905 CERAMIC TILE WINDOW OPENING SURROUND
- 0906 CERAMIC TILE WALL CLADDING
- 0908 REGLET / CHANNEL
- 0910 GLASS PANEL / BACKLIT SURROUND
- 1001 FABRIC AWNING
- 1002 INTEGRATED WOOD BENCH SEATING
- 1003 BANNER ART BILLBOARD SCALE

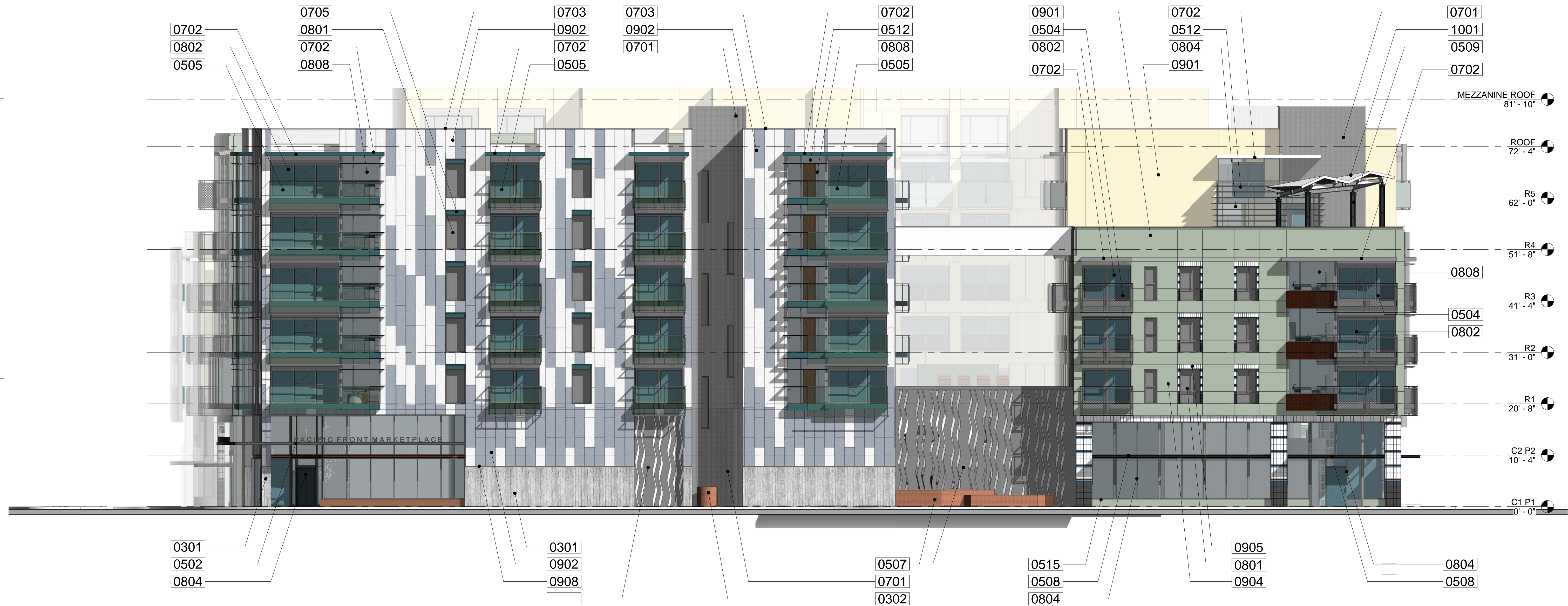


122 E. ARRELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

DOWNTOWN PLAN  
PACIFIC FRONT

PACIFIC, LAUREL, AND FRONT ST.  
SANTA CRUZ, CA 95060

SCHEMATIC DESIGN



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SHEET  
**A3.2b**



FRONT ST. - EAST

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SHEET  
**A3.3a**



MATERIAL KEY

- 0301 BOARD FORMED ARCHITECTURAL CONCRETE WALL
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- 1003 BANNER ART BILLBOARD SCALE



122 E. ARRELAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

DOWNTOWN PLAN  
**PACIFIC FRONT**  
 PACIFIC LAUREL AND FRONT ST.  
 SANTA CRUZ, CA 95060  
 SCHEMATIC DESIGN



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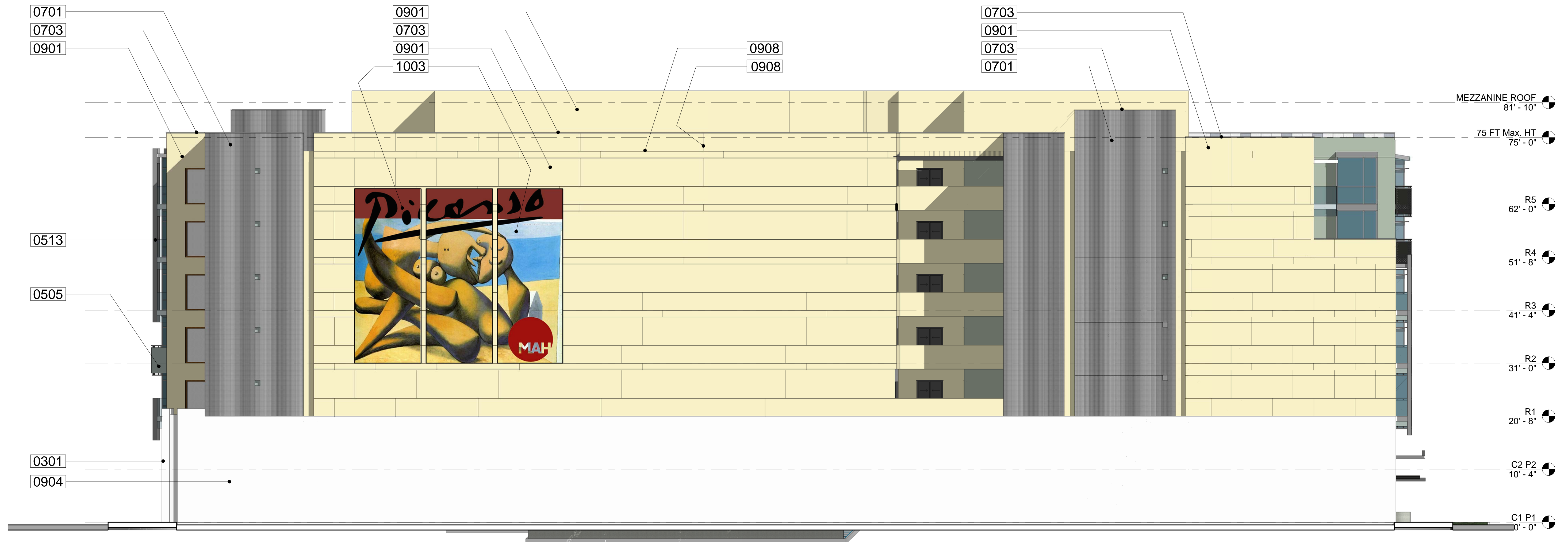
SHEET CONTENTS  
ELEVATIONS

PROJECT NO: 9742

SHEET  
**A3.3b**

MATERIAL KEY

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- 1002 INTEGRATED WOOD BENCH SEATING
- 1003 BANNER ART BILLBOARD SCALE

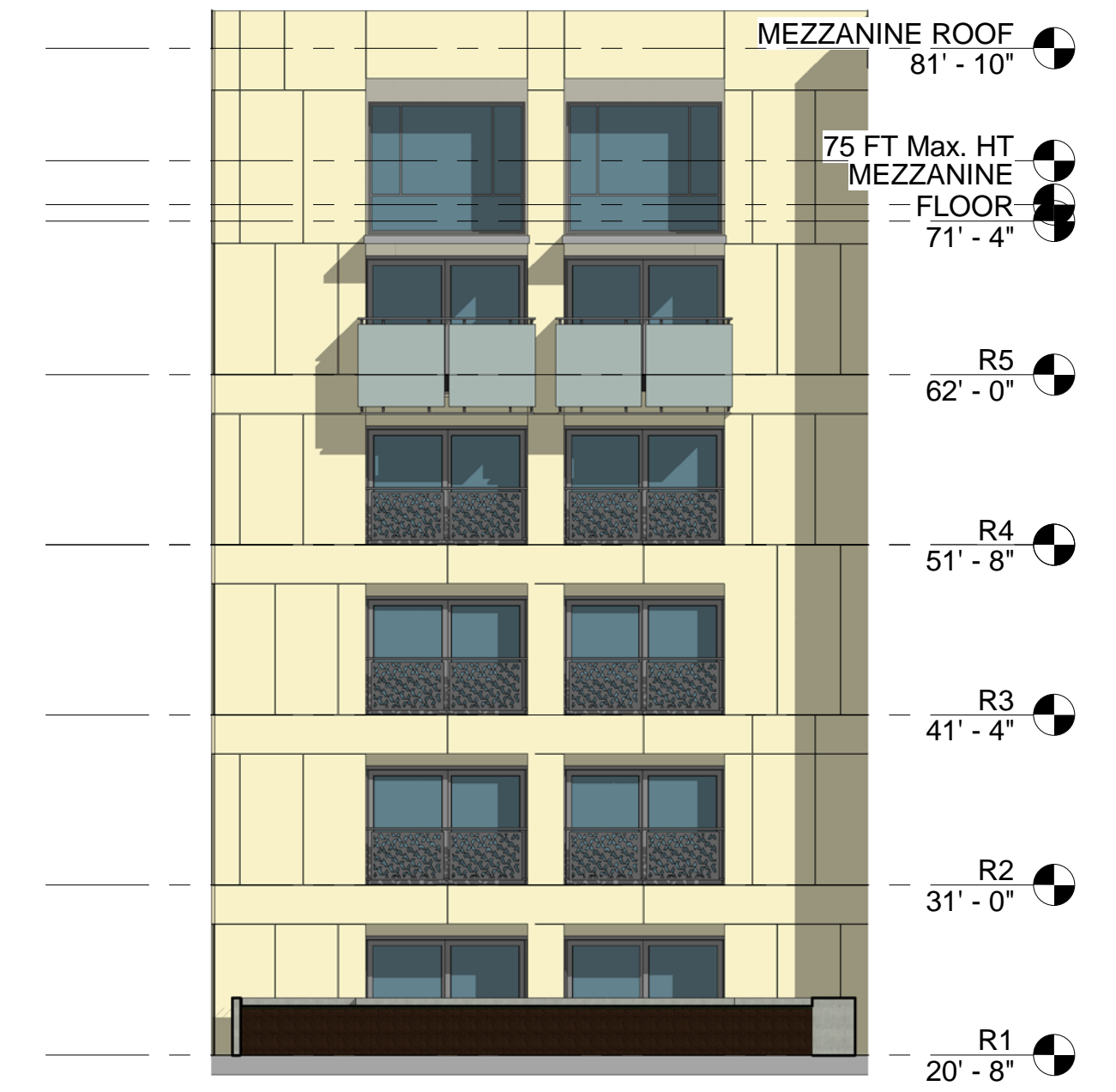


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ELEVATIONS  
  
PROJECT NO: 9742

SHEET  
**A3.4**



COURTYARD ELEVATION 2 1" = 10'-0" 2



COURTYARD ELEVATION 1 1" = 10'-0" 1

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SHEET CONTENTS  
COURTYARD ELEVATIONS

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SHEET  
**A3.5**



COURTYARD ELEVATION 4A 1" = 10'-0" 2



COURTYARD ELEVATION 3 1" = 10'-0" 1

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SHEET CONTENTS  
COURTYARD ELEVATIONS

PROJECT NO: 9742

SHEET  
**A3.6**



COURTYARD ELEVATION 6 1" = 10'-0" 2



COURTYARD ELEVATION 5 1" = 10'-0" 1

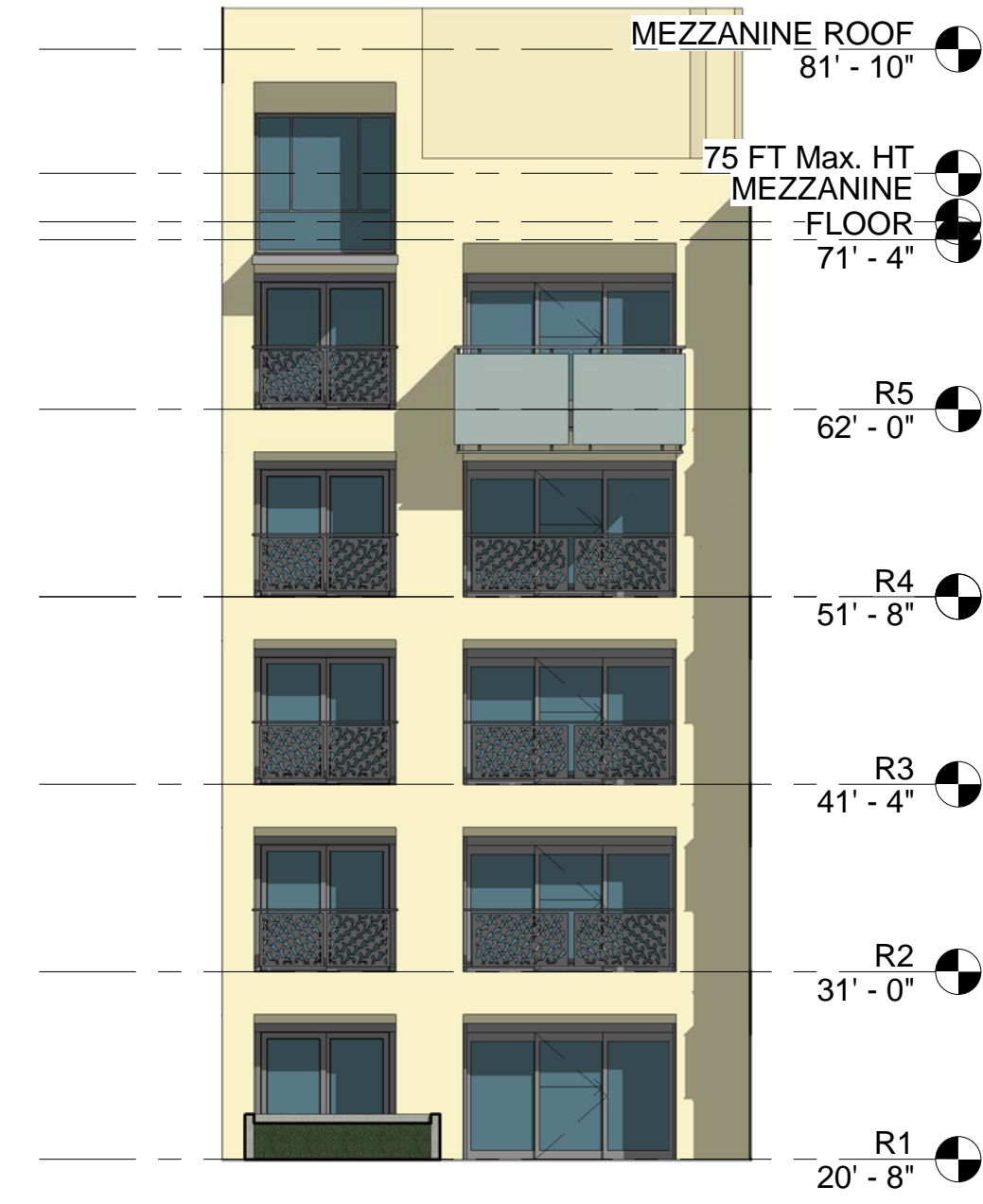
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COURTYARD ELEVATIONS

PROJECT NO: 9742

SHEET  
**A3.7**



COURTYARD ELEVATION 8 1" = 10'-0" 2

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COURTYARD ELEVATIONS

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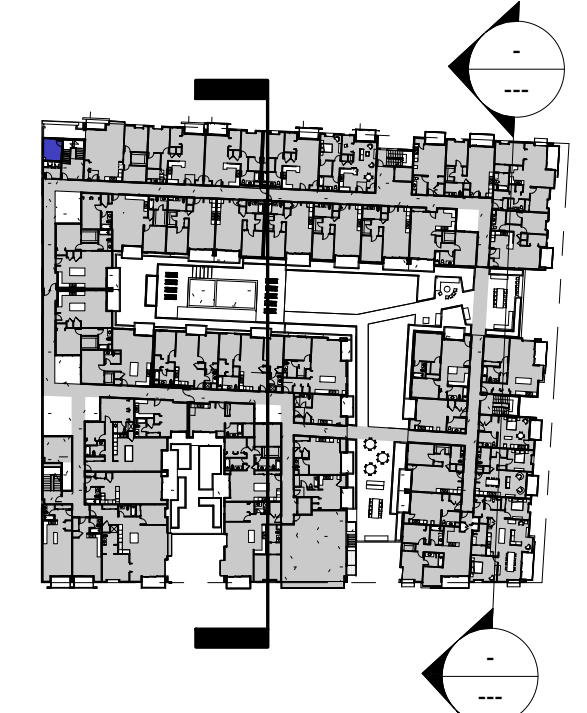
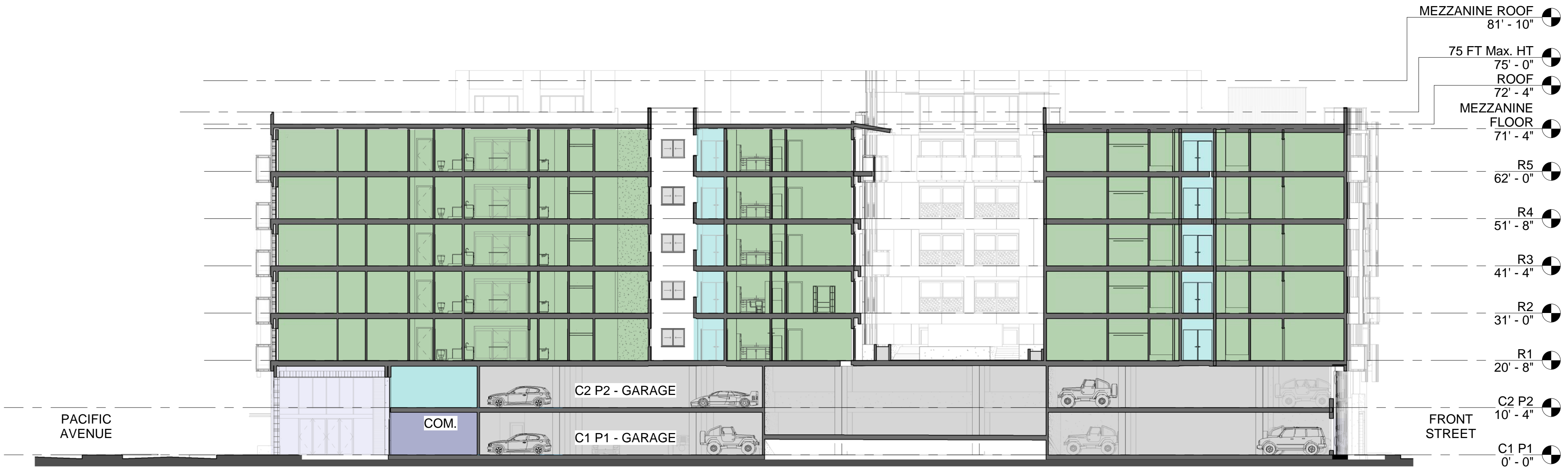
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**A3.8**



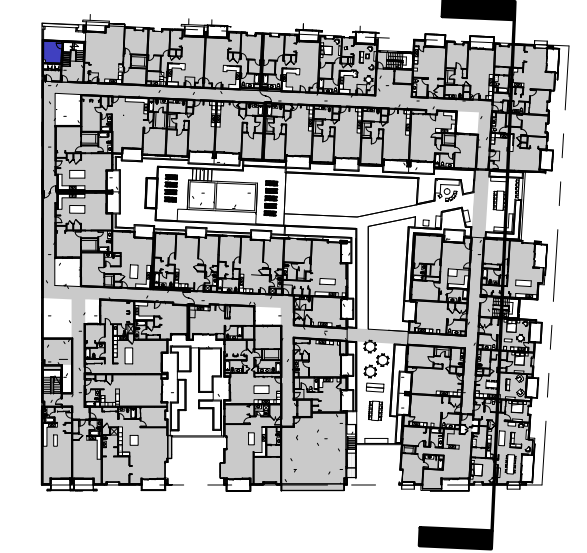
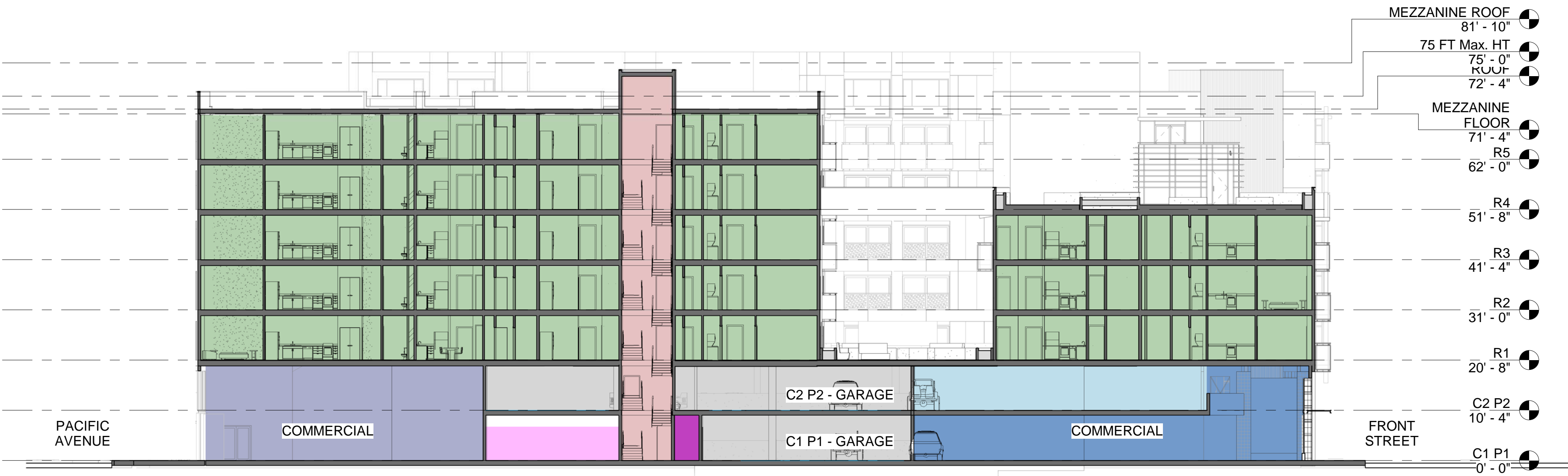
COURTYARD ELEVATION 9 1" = 10'-0" 3



COURTYARD ELEVATION 7 1" = 10'-0" 1



SECTION 2 1/16" = 1'-0" 2



SECTION 1 1/16" = 1'-0" 1

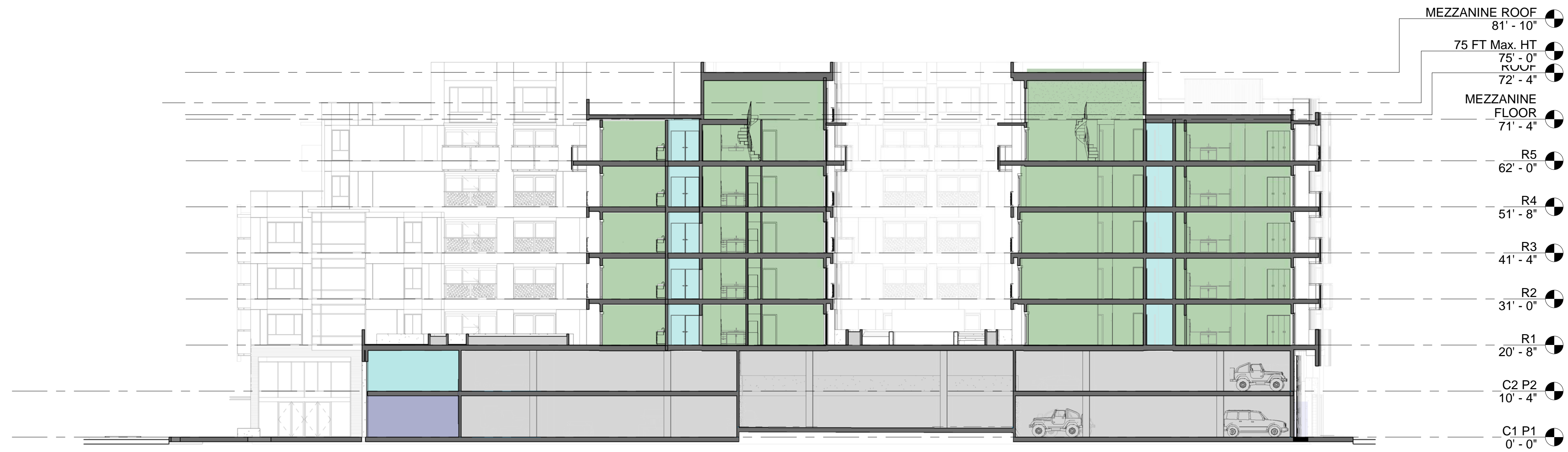
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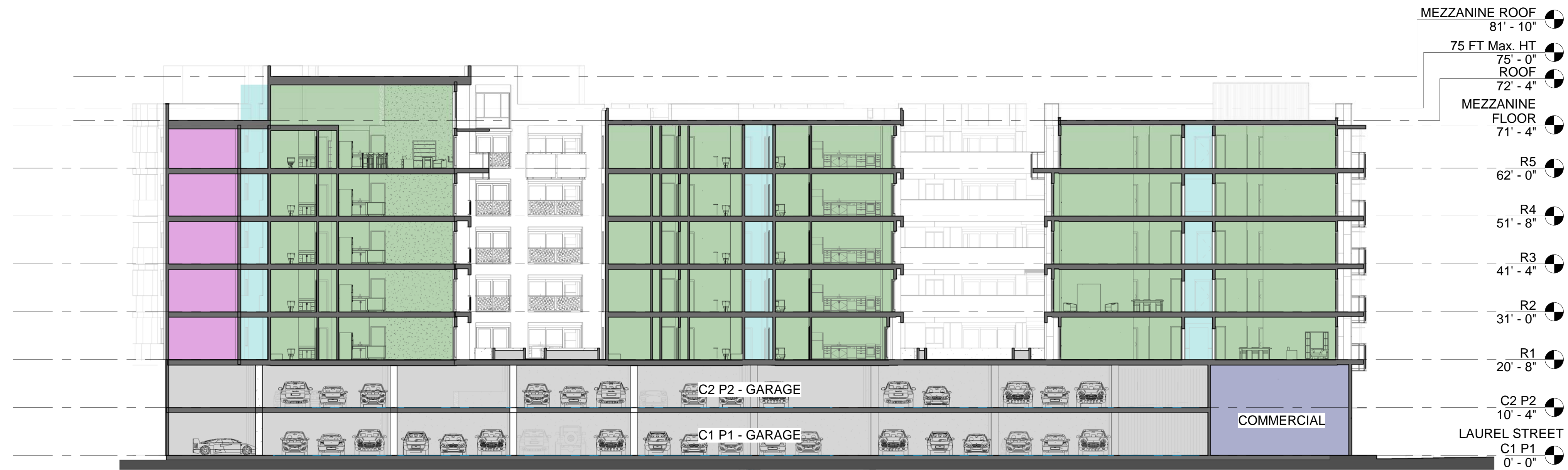
SHEET CONTENTS  
SECTIONS

PROJECT NO: 9742

SHEET  
**A4.1**



SECTION 4 1/16" = 1'-0" 2



SECTION 3 1/16" = 1'-0" 1

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SECTIONS

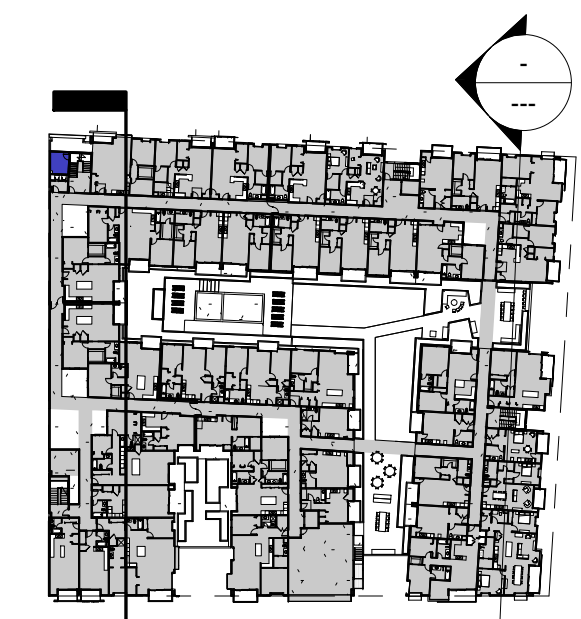
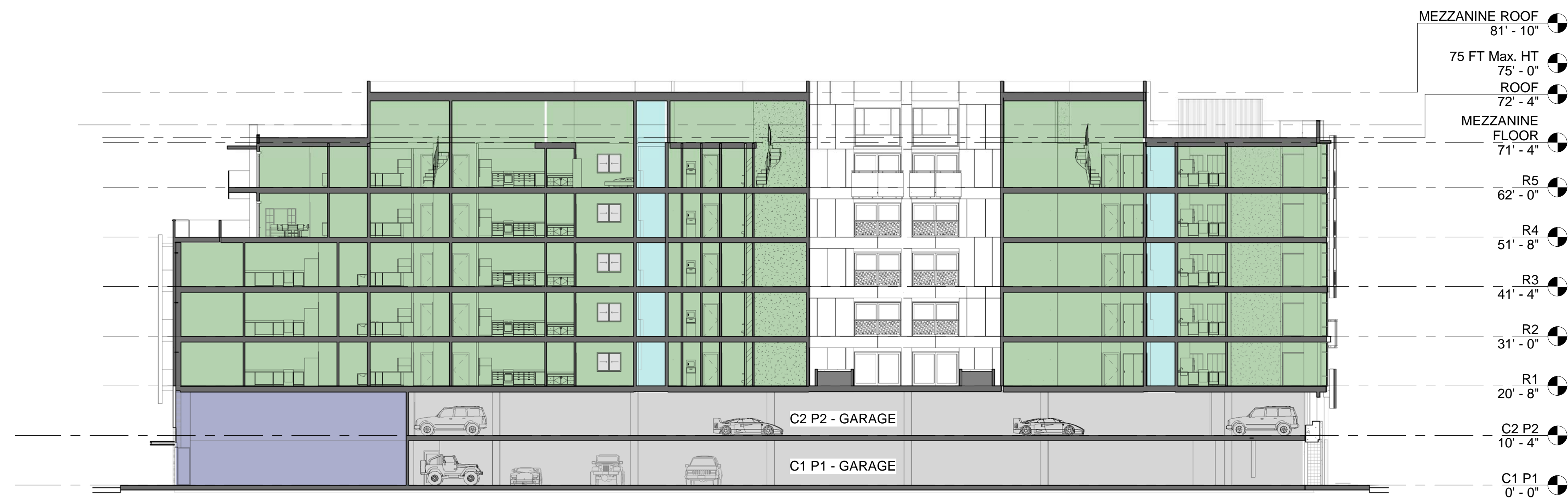
PROJECT NO: 9742

SHEET  
**A4.2**





SECTION 6 1/16" = 1'-0" 2



SECTION 5 1/16" = 1'-0" 1

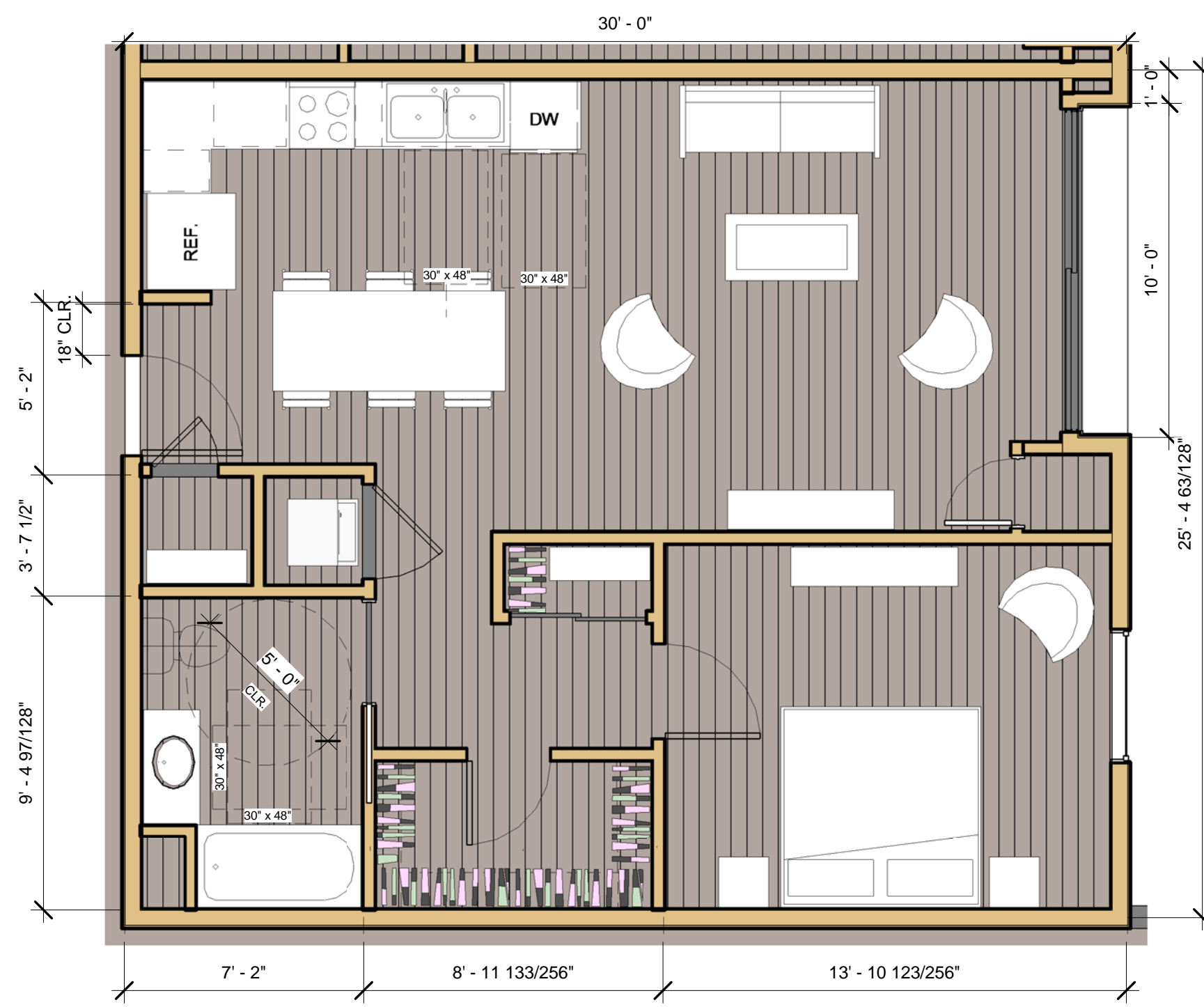
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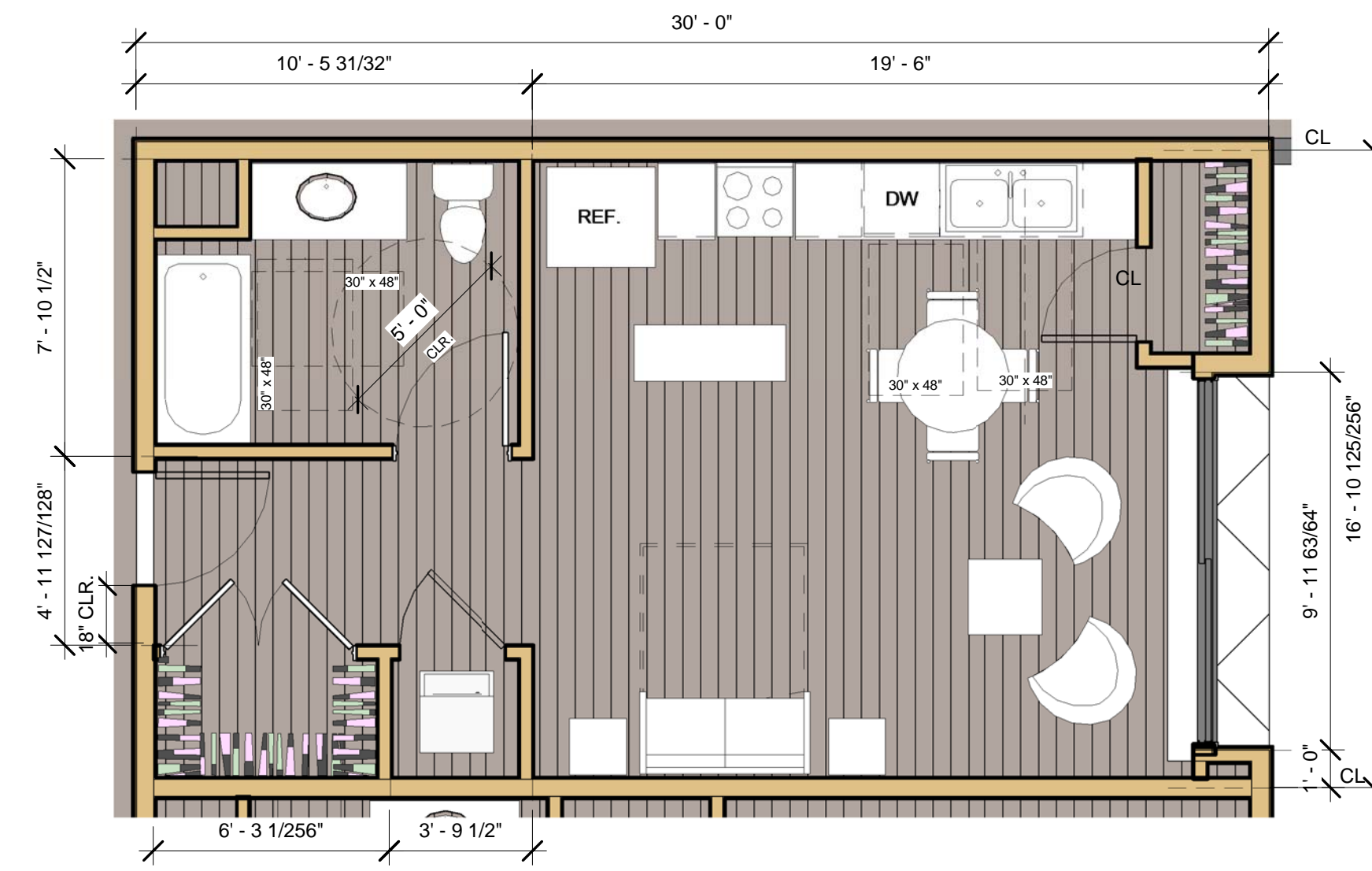
SHEET CONTENTS  
SECTIONS

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SHEET  
**A4.3**



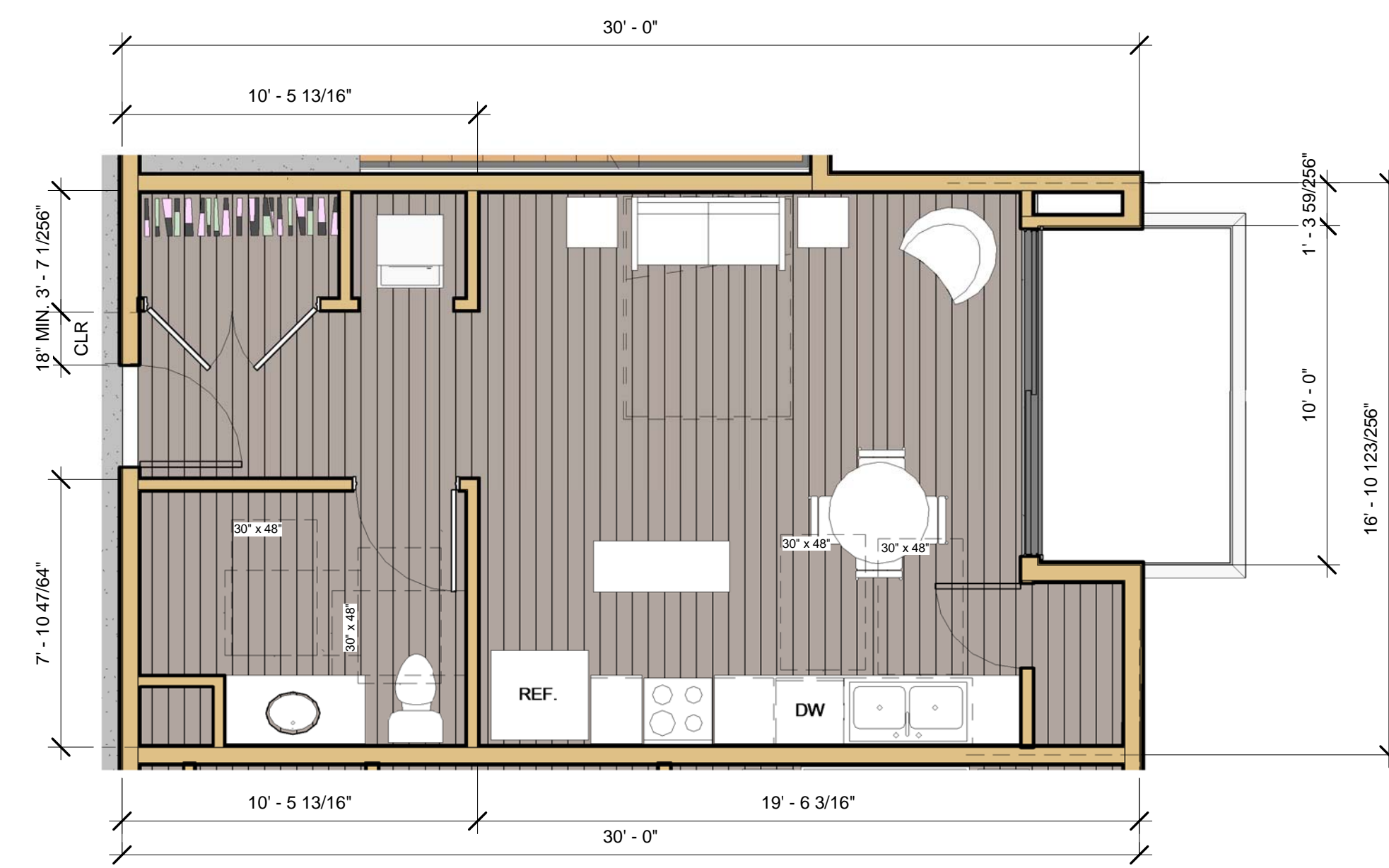
UNIT 1BR w/o BALCONY TYP. 1/4" = 1'-0" 4



UNIT STUDIO w/o BALCONY TYP. 1/4" = 1'-0" 2



UNIT 1BR w/BALCONY TYP. 1/4" = 1'-0" 3



UNIT STUDIO w/BALCONY TYP. 1/4" = 1'-0" 1

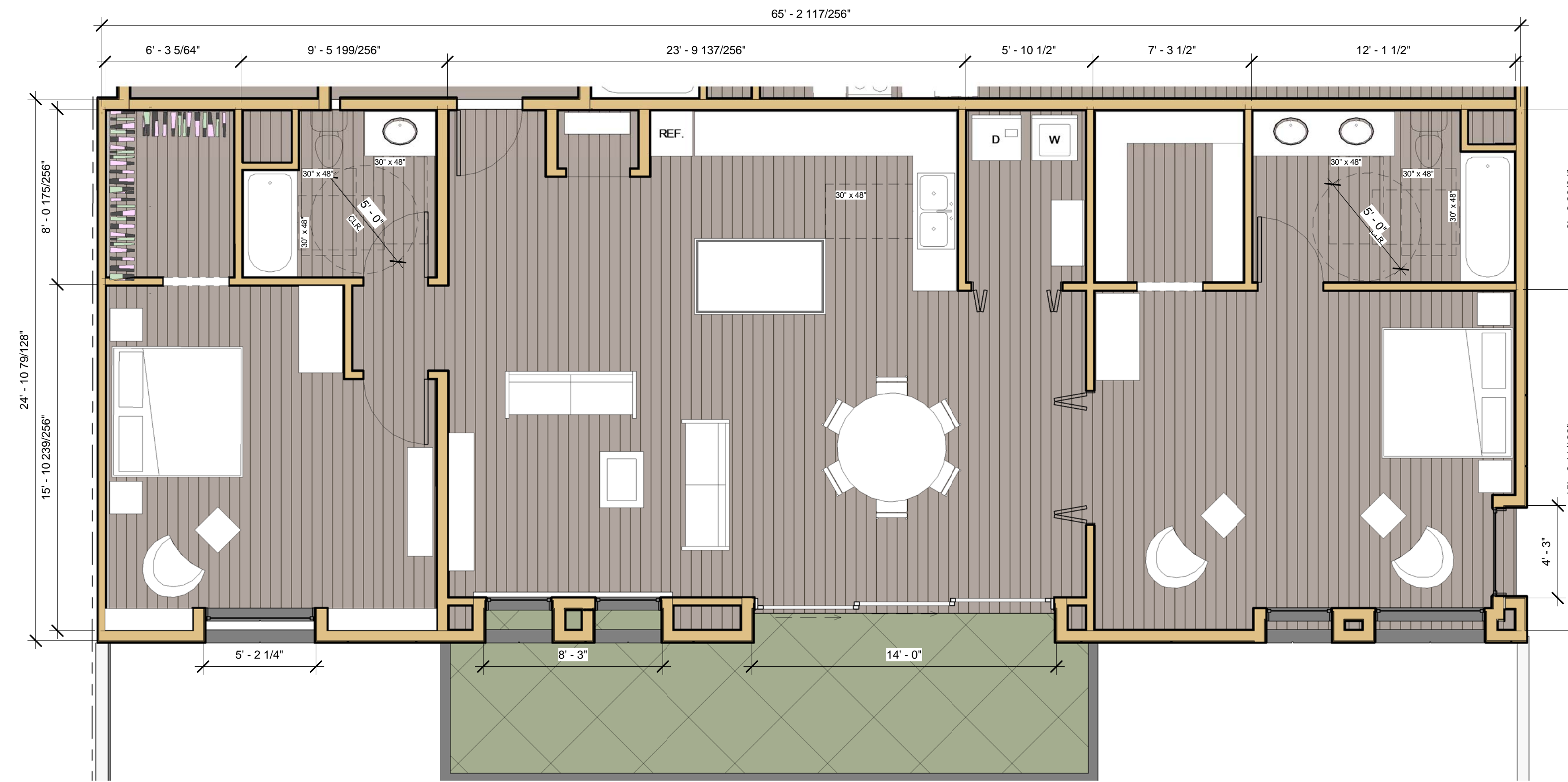
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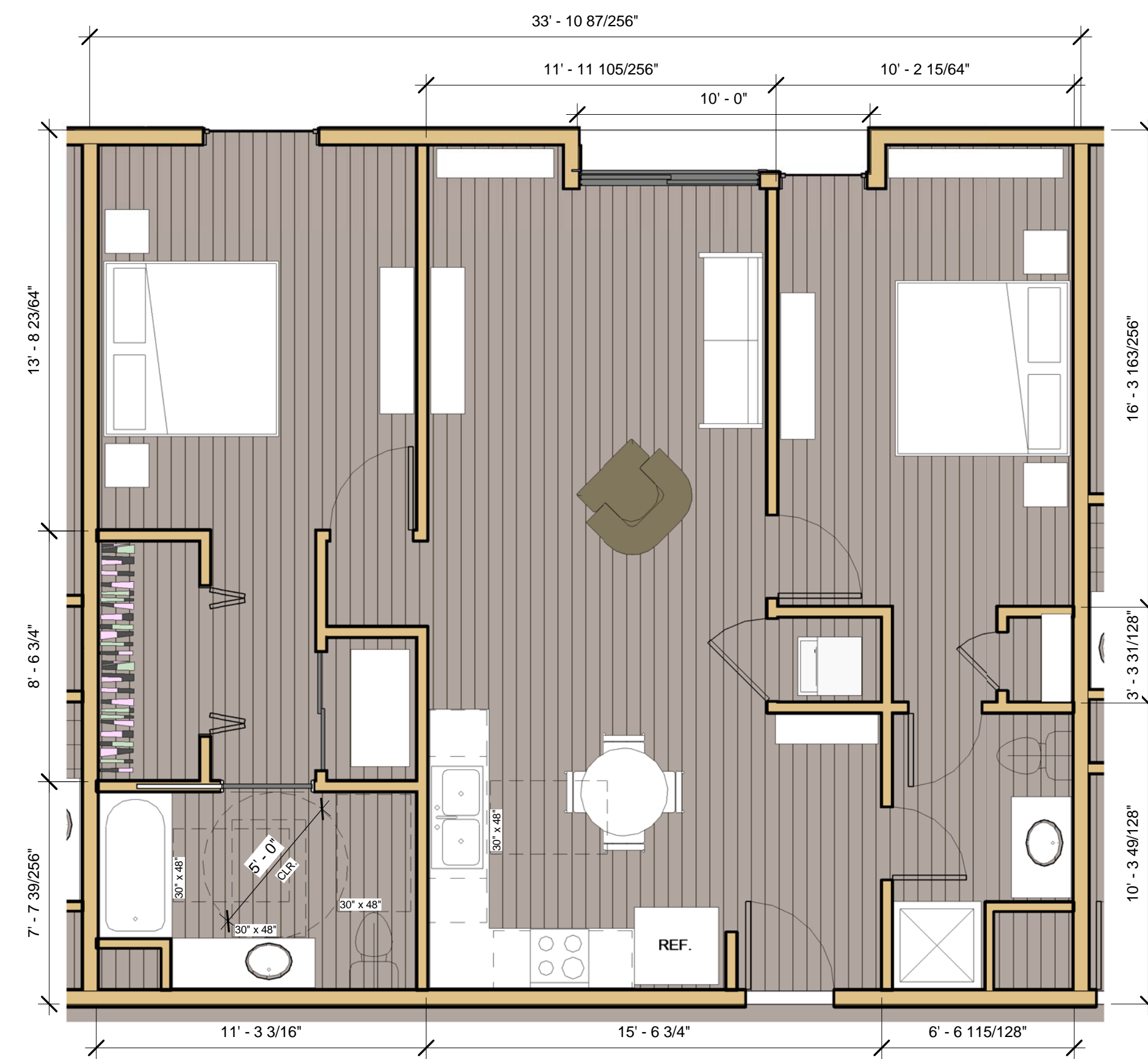
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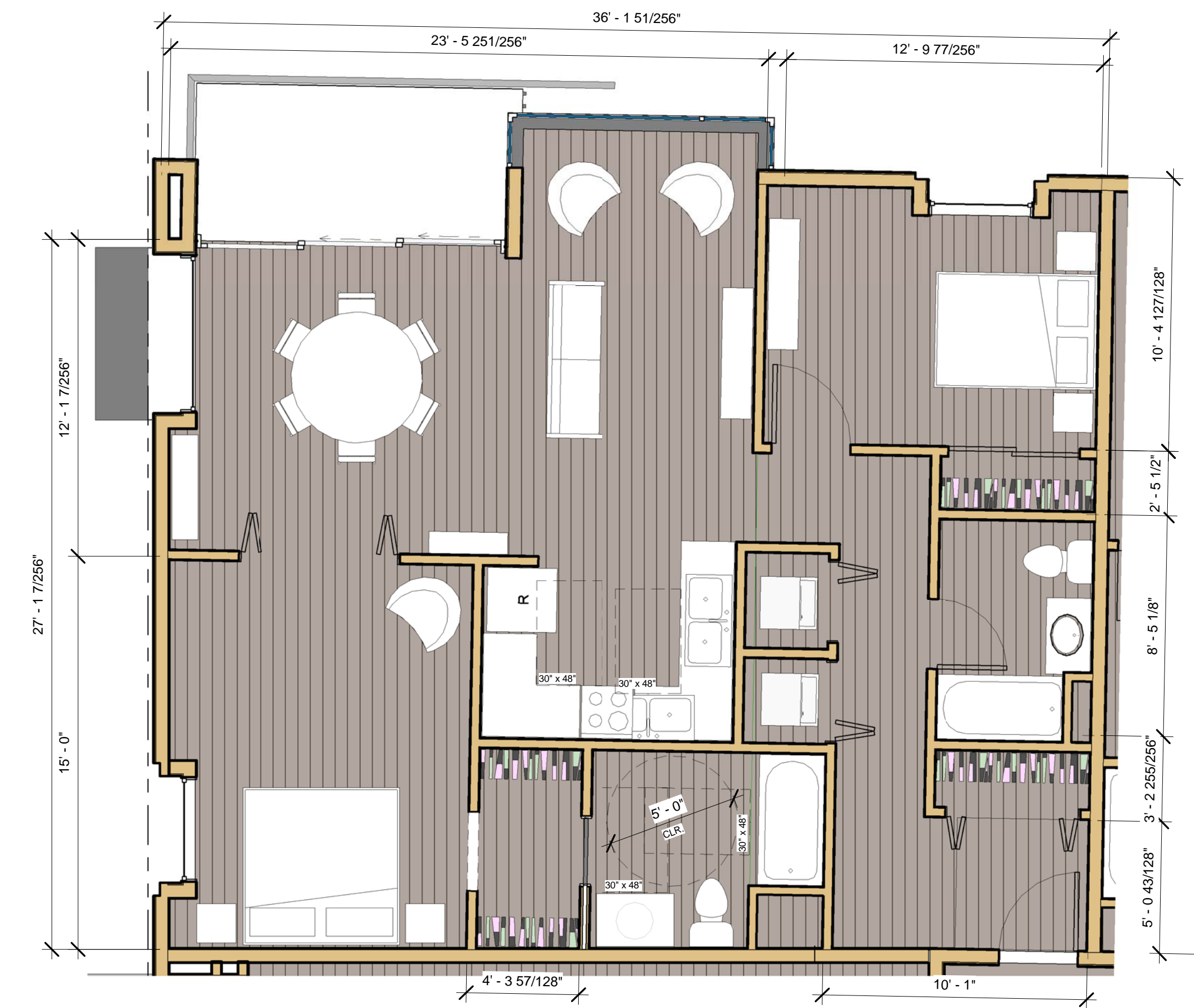
SHEET  
**A5.1**



UNIT 2BR+ DELUXE 1/4" = 1'-0" 3



UNIT 2BR TYP. 1/4" = 1'-0" 2



UNIT 2BR CORNER TYP. 1/4" = 1'-0" 1

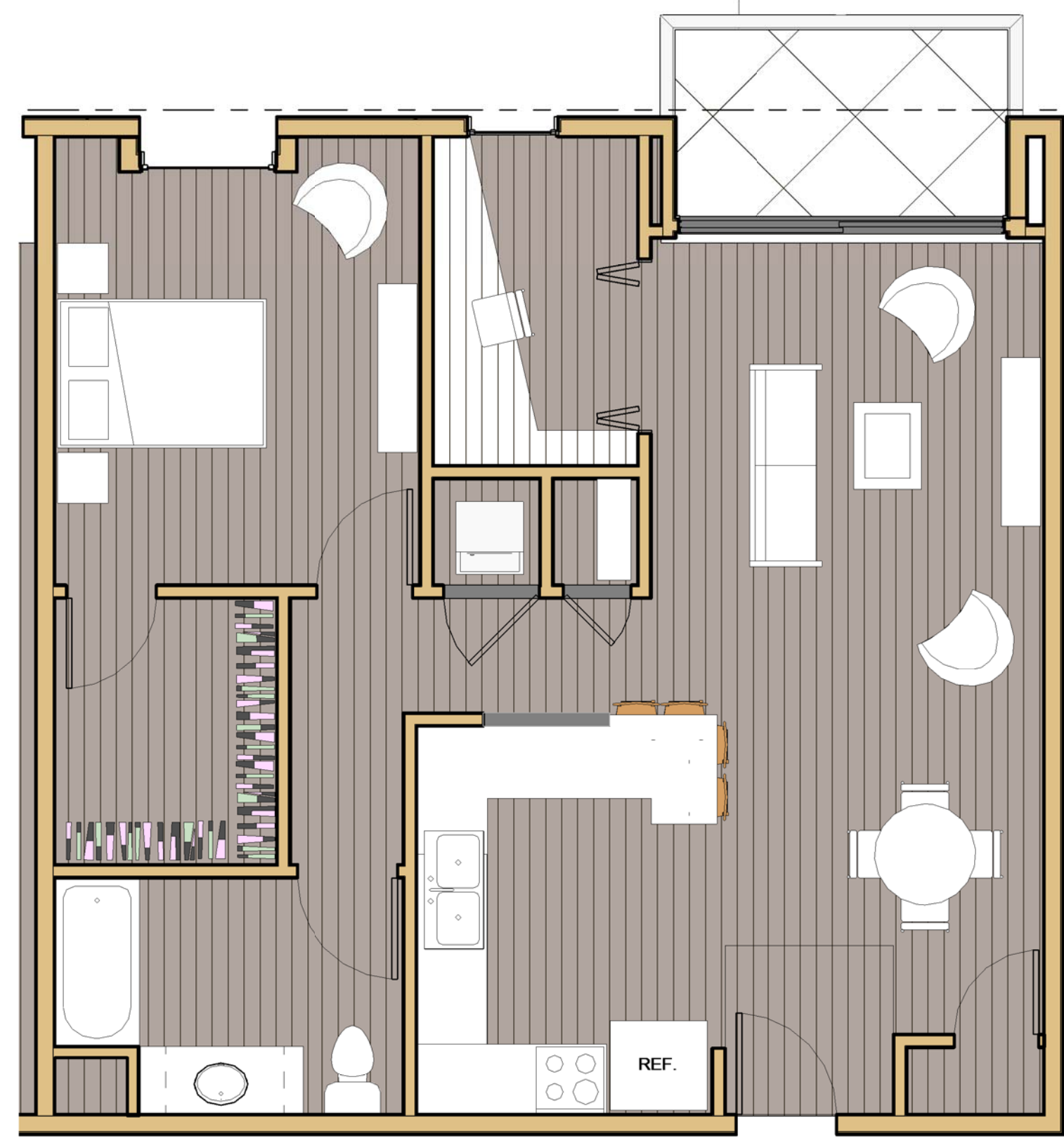
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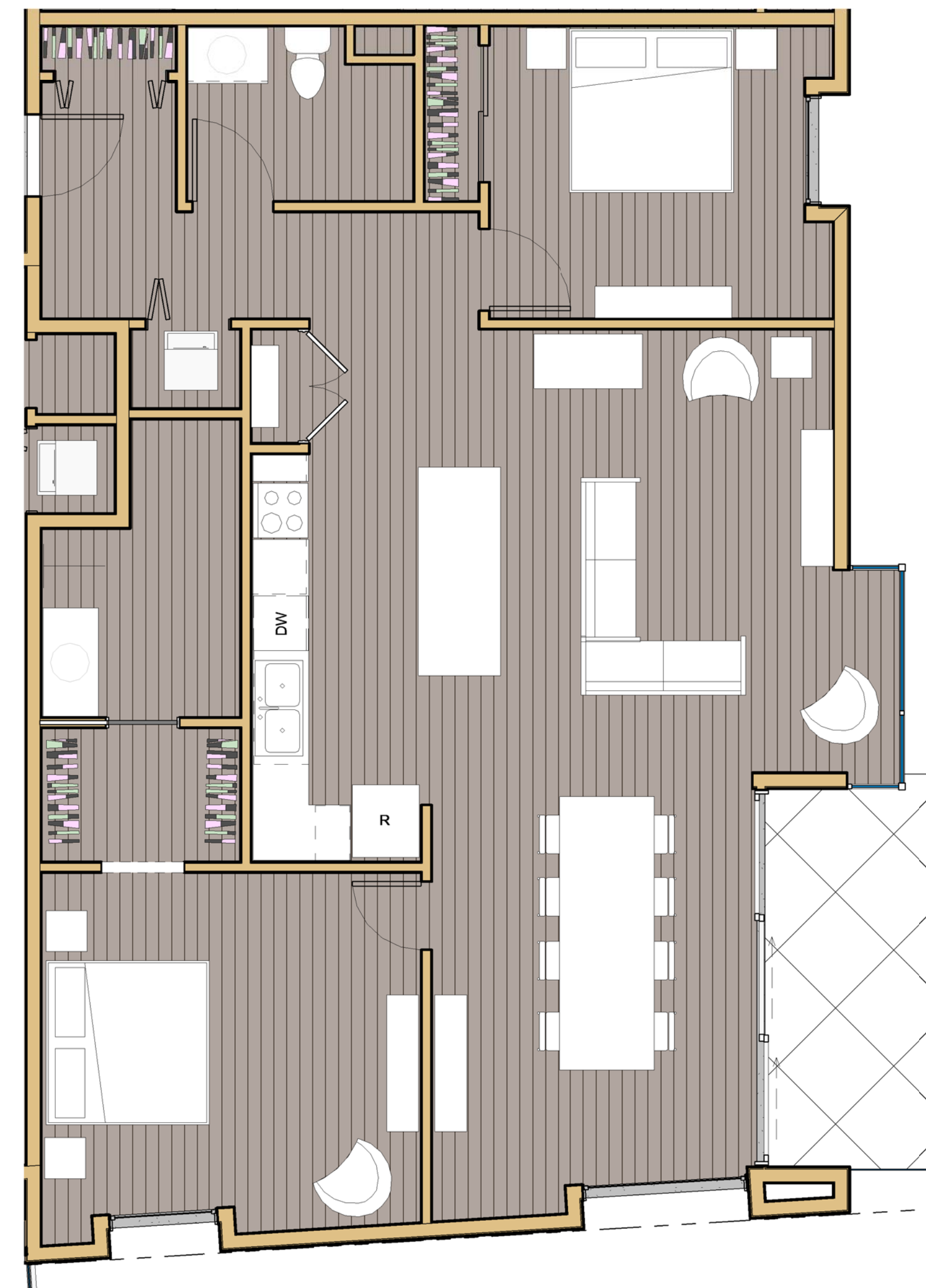
SHEET  
**A5.2**



UNIT 1BR+ w/BALCONY TYP. 1/4" = 1'-0" 1



UNIT 2BR w/MEZZANINE 1/4" = 1'-0" 3



UNIT 2BR+ 1/4" = 1'-0" 2

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SHEET CONTENTS  
UNIT PLANS

PROJECT NO: 9742

SHEET  
**A5.3**

# DESIGN NARRATIVE

## VISION

THE LANDSCAPE DESIGN FOR PACIFIC FRONT IS INSPIRED BY THE NEARBY SAN LORENZO RIVER AND SUPPORTS THE GOALS AND REQUIREMENTS OF THE DOWNTOWN PLAN. IN LINE WITH THE DOWNTOWN PLAN, THE LANDSCAPE PLAN RETAINS THE EXISTING MATURE STREET TREES, CREATES MEANINGFUL URBAN SPACES THAT REINFORCE THE UNIQUE PEDESTRIAN ENVIRONMENT, LINKS THE DOWNTOWN WITH THE NATURAL SETTING, CREATES ACTIVITY NODES TO ENCOURAGE PEOPLE TO KEEP WALKING ALONG PACIFIC AVENUE, MAXIMIZES OPPORTUNITY FOR OUTDOOR EATING AND ACTIVITY, AND PROVIDES A VARIETY OF SOCIAL GATHERING SPACES. ELEMENTS OF THE RIVER THEME ARE WOVEN THROUGH THE ENTIRE PROJECT AND INCLUDE TEXTURES, COLORS, PATTERNS, AND MATERIALS FOUND IN THE RIVER LANDSCAPE. THE RIPARIAN CONCEPT INFORMS PAVING TEXTURES AND PATTERNS, PLANTING, SEATING, LIGHTING, AND VERTICAL TREATMENTS. AS THE PACIFIC FRONT BUILDING BECOMES THE GATEWAY TO SOUTH PACIFIC AVENUE, THE STREETScape AND PROPOSED LANDSCAPE GROUND AND COMPLEMENT THE ARCHITECTURE. THE RIPARIAN CONCEPT IMPARTS A STRONG SENSE OF PLACE, ENHANCES THE PEDESTRIAN EXPERIENCE, AND WELCOMES PEOPLE DOWNTOWN.

## GROUND LEVEL

PLAZAS  
THERE ARE THREE OUTDOOR COMMERCIAL PLAZAS ON THE GROUND FLOOR, RANGING IN SIZE FROM 1,537 SF TO 411 SF, THAT LINK BUILDING ENTRANCES AND THE PUBLIC STREETScape. AS ENCOURAGED IN THE DOWNTOWN PLAN, THEY BLUR THE LINE BETWEEN PUBLIC AND PRIVATE, CREATE @SPILL OUTA POTENTIAL, GENERATE SOCIAL GATHERING SPACES, AND MAXIMIZE OPPORTUNITY FOR OUTDOOR EATING AND ACTIVITY. THE PLAZAS ALLOW THE STREETScape TO MEANDER INTO THE SITE AND WIDEN AT KEY SPOTS, CREATING ACTIVITY NODES. THE MAIN COMMERCIAL PLAZA (PLAZA A, 1,537 SF) IS A FLEXIBLE SPACE FOR GATHERING; IT FEATURES DECORATIVE PAVING, OUTDOOR TABLES AND CHAIRS, RAISED METAL PLANTERS, AND VARIED AND COLORFUL PLANTING. PLAZA B (586 SF), A SMALLER SPACE INTENDED FOR SPILL OUT FROM THE ADJACENT COMMERCIAL SPACE, FEATURES TERRACED METAL PLANTERS WITH BUILT-IN BENCHES, PLANTING, TABLES AND CHAIRS, AND A SHADE UMBRELLA. PLAZA C (411 SF), THE SMALLEST OF THE THREE PLAZAS, PROVIDES VISUAL INTEREST AND FEATURES A WIDENED SIDEWALK, RAISED METAL PLANTER, VARIED AND COLORFUL PLANTING, AND DECORATIVE PAVING INSPIRED BY THE RIVER.

## DESIGN DETAILS

DESIGN DETAILS ECHO THE NEARBY RIVER, CRAFTING A STORY WHOSE RICHNESS ENHANCES THE PEDESTRIAN EXPERIENCE AND REINFORCES THE DOWNTOWN PLAN INTENT. THE GROUND LEVEL'S PAVING AND PLANTING AREAS HAVE A STRONG ARCHITECTURAL DIAGONAL PATTERN PUNCTUATED BY INLAID STONE WITH SCULPTED EDGES THAT EVOKE THE NATURAL PROCESS OF WATER WASHING OVER SAND AND ROCKS. THE PLAZA'S DECORATIVE PAVING EXPANDS ACROSS THE SIDEWALK SO THAT THE SIDEWALK MEANDERS AND FEELS WIDER WHILE ECHOING THE RIVER THEME. PLAZA AMENITIES AND MATERIALS INCLUDE TEXTURED, COLORED CONCRETE, RAISED METAL PLANTERS, BUILT-IN TERRACES, BENCHES, AND PLANTERS.

## STREETScape

AN EXISTING ROW OF MATURE LONDON PLANE TREES FRAMES THE PACIFIC AVENUE STREETScape, PROVIDES A VALUABLE VERTICAL ELEMENT, SHADES THE STREET AND SIDEWALK, AND CREATES A PEDESTRIAN-SCALE SCREEN BETWEEN THE GROUND LEVEL AND VERTICAL BUILDINGS. THE PLAN ADDS NEW STREET TREES ON LAUREL STREET AND ALONG FRONT STREET, EXTENDING THESE BENEFITS AND MAINTAINING CONSISTENCY WITH THE DOWNTOWN PLAN. ALONG PACIFIC AVENUE, 36-INCH-HIGH PERFORATED METAL SCREENS WITH ABSTRACT RIVER-THEMED PATTERNS LINE THE STREET EDGE OF THE SIDEWALK. THESE SCREENS ARE AN ELEGANT DESIGN FEATURE THAT BOTH UNDERScore THE RIVER THEME AND PROVIDE SEATING NICHES ALONG THE SIDEWALK, THUS BOLSTERING THE DOWNTOWN PLAN'S GOALS. THE STREETScape DESIGN ALSO INCORPORATES BICYCLE PARKING AND VARIED AND COLORFUL PLANTING TO ENHANCE THE PEDESTRIAN EXPERIENCE, FURTHER REINFORCING THE DOWNTOWN PLAN'S VISION.

## WATER CONSERVATION

PROPOSED PLANTS THROUGHOUT THE PROJECT ARE COASTAL NATIVE AND REGIONALLY-ADAPTED, WITH A FOCUS ON MINIMIZING WATER USE. THE ENTIRE LANDSCAPE ON ALL LEVELS IS CONSISTENT WITH THE CITY OF SANTA CRUZ'S WATER EFFICIENT LANDSCAPE ORDINANCE.

## LEVEL 2

PODIUM COURTYARD  
THE SECOND-LEVEL PODIUM INCLUDES A SMALL RECTANGULAR COURTYARD OVERLOOKING PLAZA A AND A NARROW COURTYARD, LIKE A SLOT CANYON, WHICH FORMS A T-SHAPE AND OVERLOOKS PLAZA B AND THE STREET. THE BASE OF THE T INCLUDES LOUNGE SEATING, BARBEQUES, A LARGE COMMUNAL TABLE, SMALLER TABLES AND CHAIRS, AND PLANTING. THE INTERSECTION OF THE T IS A LARGE OPEN, SYNTHETIC GRASS AREA FOR LOUNGING, PLAY, AND MULTI-USE. THE SPA DECK SERVING THE RESIDENTS IS LOCATED ON THE NORTHERN CORNER OF THE T-SHAPED COURTYARD AND INCLUDES A SPA, RAISED LOUNGE AREA, AND LARGE PLANTER WITH VERTICAL PLANTS TO SCREEN THE SPA FROM UPPER LEVELS. THE SOUTHERN PART OF THE COURTYARD INCLUDES A FIRE FEATURE, LARGE COMMUNAL TABLE, SEATING NICHES, AND A BAR OVERLOOKING LAUREL STREET. VISIBLE FROM THE STREET, THIS COURTYARD INJECTS ENERGY AND ACTIVITY INTO THE STREETScape BELOW, BOTH DAY AND NIGHT. A WARM, NEUTRAL COLOR ROOF PAVING TILE ALLOWS FOR PROPER DRAINAGE. RAISED PLANTERS WITH SMALL- TO MEDIUM-CANOPY TREES AND PLANTERS ALONG THE EDGE WITH SPILLER PLANTS ADD GREENERY TO THE SPACE. FESTOON LIGHTING ABOVE THE COURTYARD LIGHTS UP THE SPACE IN THE EVENINGS. OUTDOOR DINING AND SEATING OPTIONS RANGE FROM LOUNGE CHAIRS AND BAR SEATING TO LONG, SHARED TABLES AND BISTRO TABLES.

## LEVEL 4

PODIUM COURTYARD (4,597 SF)  
THE FOURTH-FLOOR PODIUM COURTYARD, PERCHED AT THE CORNER OF FRONT AND LAUREL STREETS, OVERLOOKS THE SAN LORENZO RIVER AND HELPS ENLIVEN THE STREETScape BELOW. THE COURTYARD DESIGN FEATURES SEATING NICHES WITH TABLES AND CHAIRS, LOUNGE SEATING, A LONG COMMUNAL TABLE, FIRE FEATURES, TRELLIS, RAISED METAL PLANTERS, AND PLANTERS ALONG THE EDGES.

# LANDSCAPE SHEET INDEX

SHEET NUMBER	SHEET TITLE
L0.00	COVER SHEET
TP21.0	TREE PROTECTION AND REMOVAL PLAN
L1.00	GROUND LEVEL LANDSCAPE PLAN
L2.00	LEVEL 02 LANDSCAPE PLAN
L3.00	LEVEL 04 LANDSCAPE PLAN
L4.00	LANDSCAPE MATERIALS IMAGES
L5.00	PLANT LIST AND IMAGES

# CONTACTS

## LANDSCAPE ARCHITECT

JONI L. JANECKI & ASSOCIATES  
515 SWIFT ST.  
SANTA CRUZ, CA 95060  
PHONE: (831) 423-6040

## ARCHITECT

HOCHHAUSER + BLATTER ARCHITECTURE AND PLANNING  
122 E. ARRELLAGA STREET  
SANTA BARBARA, CA 93101  
PHONE: (805) 962-2746

## CIVIL ENGINEER

BOYMAN & WILLIAMS  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
3449 RESEARCH PARK COURT, SUITE 100  
SOQUEL, CALIFORNIA 95073  
PHONE: (831) 426-3560

MILESTONES:	
NO.	DESCRIPTION
1.	04/17/18 CITY SUBMITTAL
2.	08/16/18 CITY RE-SUBMITTAL
3.	
4.	
5.	

**JONI L. JANECKI & ASSOCIATES**

515 SWIFT ST. SANTA CRUZ, CA 95060  
PHONE 831.423.6040 | FAX 831.423.6054  
EMAIL: JLJ@JLJA.COM | WWW.JLJA.COM  
California Landscape Architect License #163

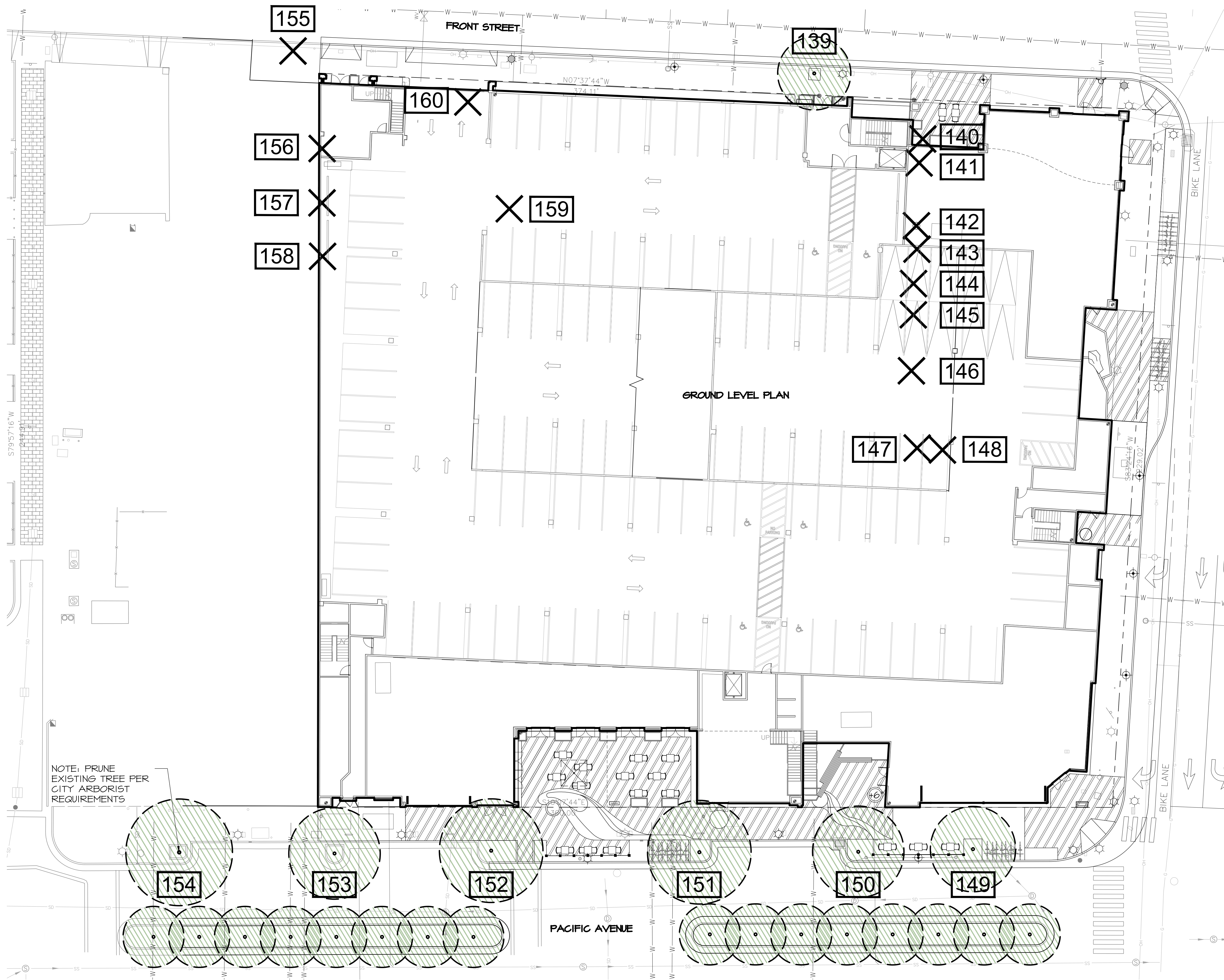
**PACIFIC FRONT**  
JLJA PROJECT #16-450  
SANTA CRUZ, CA

**COVER SHEET**

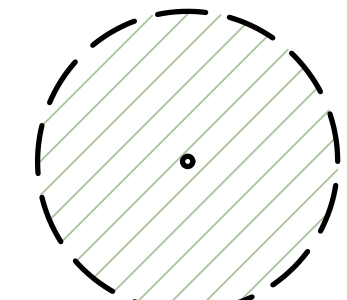


SHEET TITLE:

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Drawn By: GL/PP/MO  
Issued: 08/16/2018

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### LEGEND

-  EXISTING TREE - REFER TO ARBORIST REPORT DATED JULY 12, 2018 FOR MORE INFORMATION
-  EXISTING TREE NUMBER
-  EXISTING TREE TO BE REMOVED

NOTE:  
1. REFER TO ARBORIST REPORT BY URBAN TREE MANAGEMENT, INC. DATED JULY 12, 2018 FOR TREE REMOVAL AND PROTECTION NOTES AND DETAILED TREE INFORMATION.

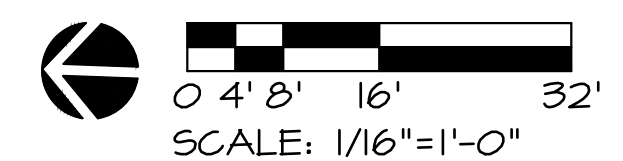
#### EXISTING TREES TO BE REMOVED

NUMBER	SPECIES	CITY OF SANTA CRUZ HERITAGE TREE	STREET TREE
140	CALLISTEMON CITRINUS		
141	CALLISTEMON CITRINUS		
142	CALLISTEMON CITRINUS		
143	RHUS LANCEA		
144	RHUS LANCEA		
145	RHUS LANCEA		
146	RHUS LANCEA		
147	RHUS LANCEA		
148	RHUS LANCEA	YES	
155	BETULA PENDULA		YES
156	PODOCARPUS GRACILIOR		
157	PODOCARPUS GRACILIOR		
158	PODOCARPUS GRACILIOR		
159	PODOCARPUS GRACILIOR		
TOTAL: 15	LIGULASTRUM SP.	YES	

#### EXISTING TREES TO REMAIN

NUMBER	SPECIES	CITY OF SANTA CRUZ HERITAGE TREE	STREET TREE
139	PLATANUS X ACERIFOLIA		YES
149	PLATANUS X ACERIFOLIA	YES	YES
150	PLATANUS X ACERIFOLIA	YES	YES
151	PLATANUS X ACERIFOLIA	YES	YES
152	PLATANUS X ACERIFOLIA	YES	YES
153	PLATANUS X ACERIFOLIA	YES	YES
154	PLATANUS X ACERIFOLIA	YES	YES

TOTAL: 7 TREES



MILESTONES:

NO.	DATE	DESCRIPTION
1.	04/17/18	CITY SUBMITTAL
2.	08/16/18	CITY RE-SUBMITTAL
3.		
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5.		

**JONI L.JANECKI & ASSOCIATES**  
 515 SWIFT ST. SANTA CRUZ, CA 95060  
 PHONE 831.423.6040 | FAX 831.423.6054  
 EMAIL JLL@JLJA.COM | WWW.JLJA.COM  
 California Landscape Architect License 2163

PACIFIC FRONT  
JLJA PROJECT #16-450  
SANTA CRUZ, CA

SHEET TITLE:  
TREE PROTECTION  
AND REMOVAL PLAN

Scale: 1/16" = 1'-0"  
 Drawn By: GL/PP/MO  
 Issued: 08/16/2018

ORIGINAL SHEET SIZE: 24" X 36"

TPZ1.0

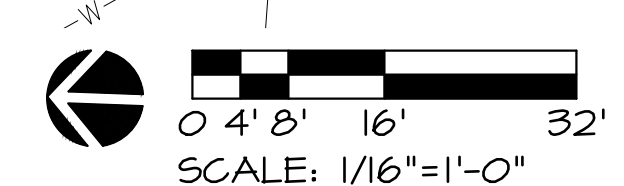
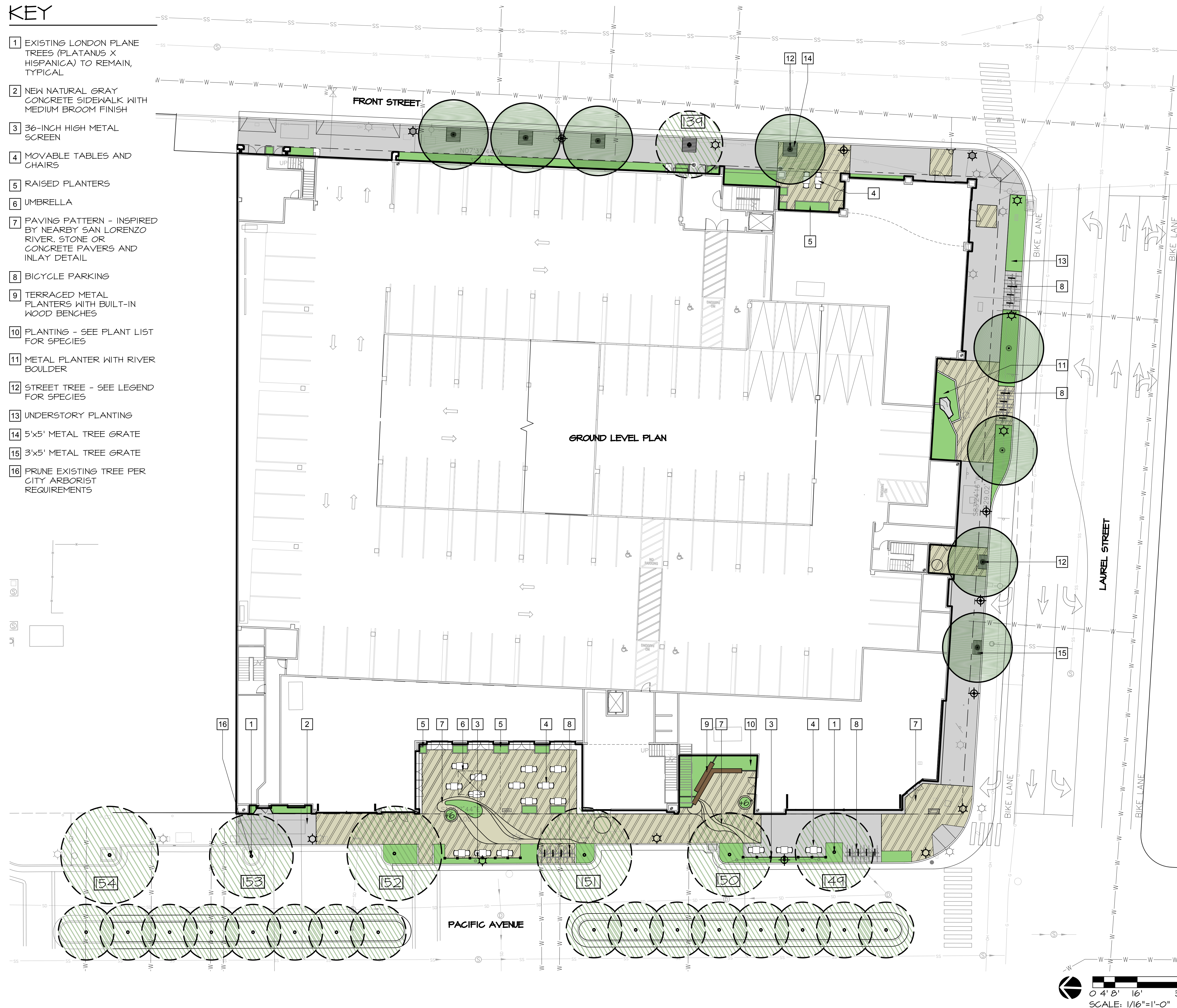
# KEY

- 1 EXISTING LONDON PLANE TREES (PLATANUS X HISPANICA) TO REMAIN, TYPICAL
- 2 NEW NATURAL GRAY CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH
- 3 36-INCH HIGH METAL SCREEN
- 4 MOVABLE TABLES AND CHAIRS
- 5 RAISED PLANTERS
- 6 UMBRELLA
- 7 PAVING PATTERN - INSPIRED BY NEARBY SAN LORENZO RIVER. STONE OR CONCRETE PAVERS AND INLAY DETAIL
- 8 BICYCLE PARKING
- 9 TERRACED METAL PLANTERS WITH BUILT-IN WOOD BENCHES
- 10 PLANTING - SEE PLANT LIST FOR SPECIES
- 11 METAL PLANTER WITH RIVER BOULDER
- 12 STREET TREE - SEE LEGEND FOR SPECIES
- 13 UNDERSTORY PLANTING
- 14 5'x5' METAL TREE GRATE
- 15 3'x5' METAL TREE GRATE
- 16 PRUNE EXISTING TREE PER CITY ARBORIST REQUIREMENTS

# LEGEND

- EXISTING TREE WITH TREE NUMBER. REFER TO ARBORIST REPORT DATED JULY 12, 2018 FOR MORE INFORMATION.
- DECORATIVE PAVING - STONE, CONCRETE PAVERS, OR POURED-IN-PLACE CONCRETE WITH DECORATIVE SCORE JOINT PATTERN
- PLANTING - SEE PLANT LIST FOR SPECIES
- NEW NATURAL GRAY CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH
- RIVER BOULDER
- BENCH
- METAL PLANTER WALL
- METAL SCREEN
- UMBRELLA
- TABLE AND CHAIRS
- CLASS 2 STREET LEVEL BICYCLE PARKING
- PROPOSED STREET TREE- PLATANUS ACERFOLIA 'COLUMBIA' (LONDON PLANE TREE)
- TREE GRATE- 5'x5' & 3'x5'
- RAISED PLANTERS
- NEW LIGHT- CITY STANDARD FIXTURE
- NEW LOCATION OF RELOCATED LIGHT
- EXISTING LIGHT TO REMAIN IN PLACE
- EXISTING LIGHT TO BE RELOCATED
- STRING LIGHTS

NOTE:  
 1. LANDSCAPE COVERAGE ALONG PACIFIC AVENUE FRONTAGE: 87.2 LINEAR FEET / 234 LINEAR FEET OF STORE FRONT = 37% OF THE LENGTH OF STOREFRONT.



MILESTONES:	
NO.	DESCRIPTION
1.	04/17/18 CITY SUBMITTAL
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3.	
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**JONI L.JANECKI & ASSOCIATES**  
 515 SWIFT ST. SANTA CRUZ, CA 95060  
 PHONE 831.423.6040 | FAX 831.423.6054  
 EMAIL J.LJ@JLJA.COM | WWW.JLJA.COM  
 California Landscape Architect License 2163

**PACIFIC FRONT**  
 JLJA PROJECT #16-450  
 SANTA CRUZ, CA

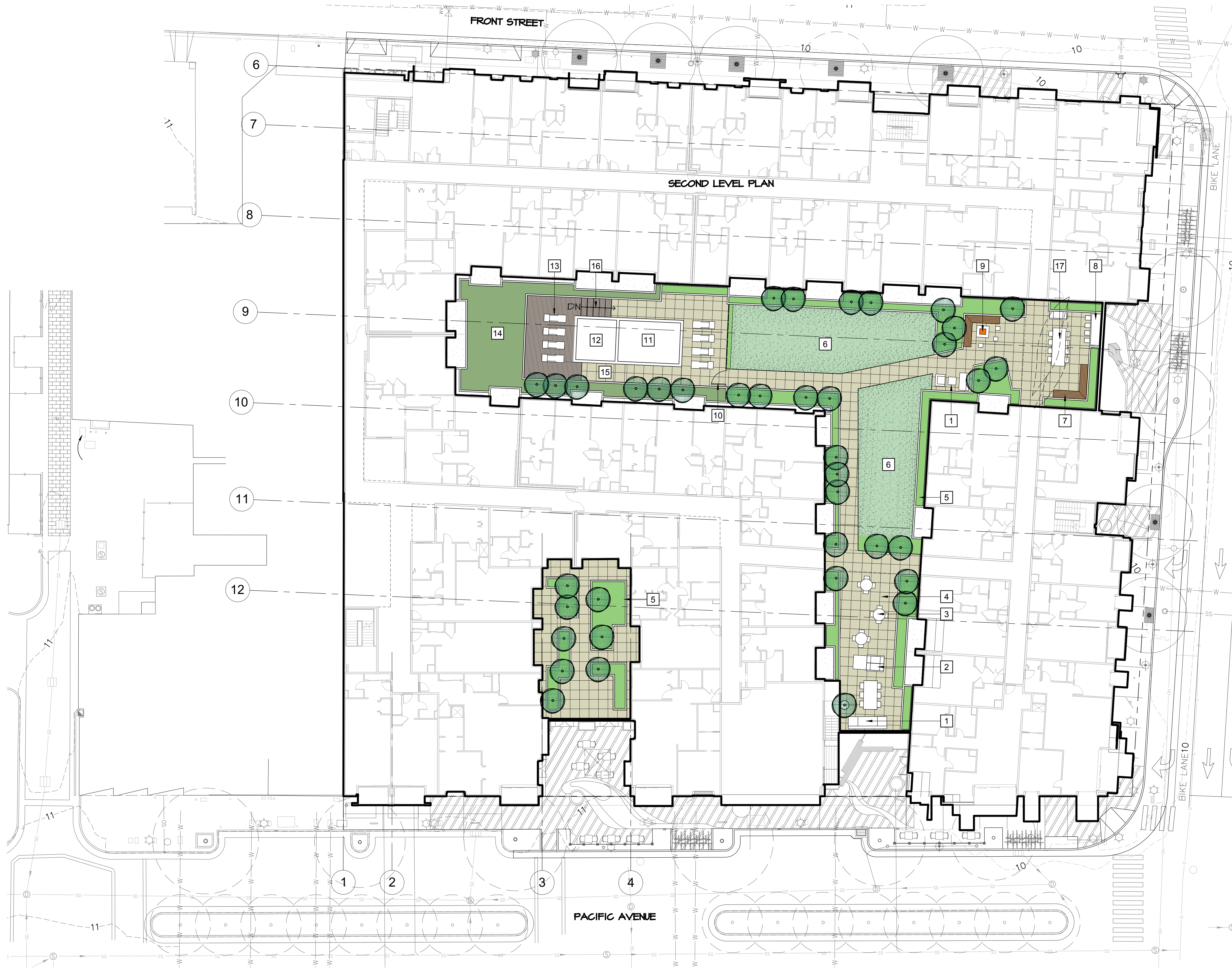
**GROUND LEVEL**  
**LANDSCAPE PLAN**

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 Drawn By: GL/PP/MO  
 Issued: 08/16/2018

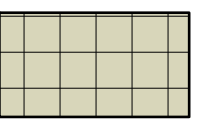
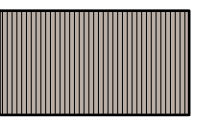
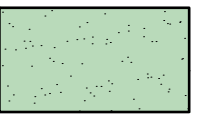
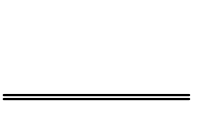

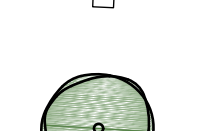




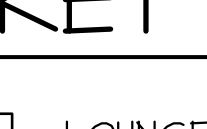
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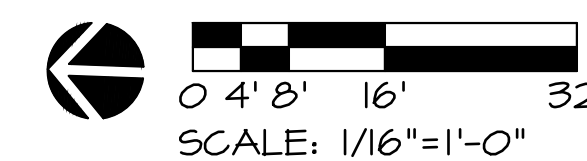


### LEGEND

-  CONCRETE PAVING TILES
-  WOOD DECK
-  SYNTHETIC TURF
-  SPA ENCLOSURE & GATE
-  METAL PLANTER WALL
-  BUILT-IN BENCH
-  TABLE AND CHAIRS
-  SMALL TREE - SEE PLANT LIST FOR SPECIES
-  PLANTING - SEE PLANT LIST FOR SPECIES
-  VERTICAL PLANTING - SEE PLANT LIST FOR SPECIES
-  OVERHEAD SHADE FABRIC

### KEY

- 1 LOUNGE SEATING
- 2 DOUBLE SIDED BARBEQUE AND COUNTERTOP
- 3 TABLE AND CHAIRS
- 4 CONCRETE PAVING TILES
- 5 PLANTERS - SEE PLANT LIST FOR SPECIES
- 6 SYNTHETIC TURF
- 7 BUILT-IN BENCH WITH PLANTER BEHIND
- 8 BUILT-IN BAR SEATING
- 9 FIRE FEATURE
- 10 SPA ENCLOSURE AND GATE (5'-0" HIGH)
- 11 WATER FEATURE
- 12 SPA
- 13 WOOD DECK AND LOUNGE CHAIRS
- 14 PLANTING FOR VERTICAL SCREENING BAMBOO, PODOCARPUS, OR SIMILAR
- 15 RAMP UP TO WOOD DECK AND SPA
- 16 STAIRS UP TO WOOD DECK AND SPA
- 17 SHADE STRUCTURE OVER LARGE TABLE



MILESTONES:	
NO.	DESCRIPTION
1.	04/17/18 CITY SUBMITTAL
2.	08/16/18 CITY RE-SUBMITTAL
3.	
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**JONI L. JANECKI & ASSOCIATES**  
 515 SWIFT ST. SANTA CRUZ, CA 95060  
 PHONE 831.423.6040 | FAX 831.423.6054  
 EMAIL JJJ@JLJA.COM | WWW.JLJA.COM  
 California Landscape Architect License 2163

**PACIFIC FRONT**  
 JLJA PROJECT #16-450  
 SANTA CRUZ, CA

**LEVEL 02**  
**LANDSCAPE PLAN**

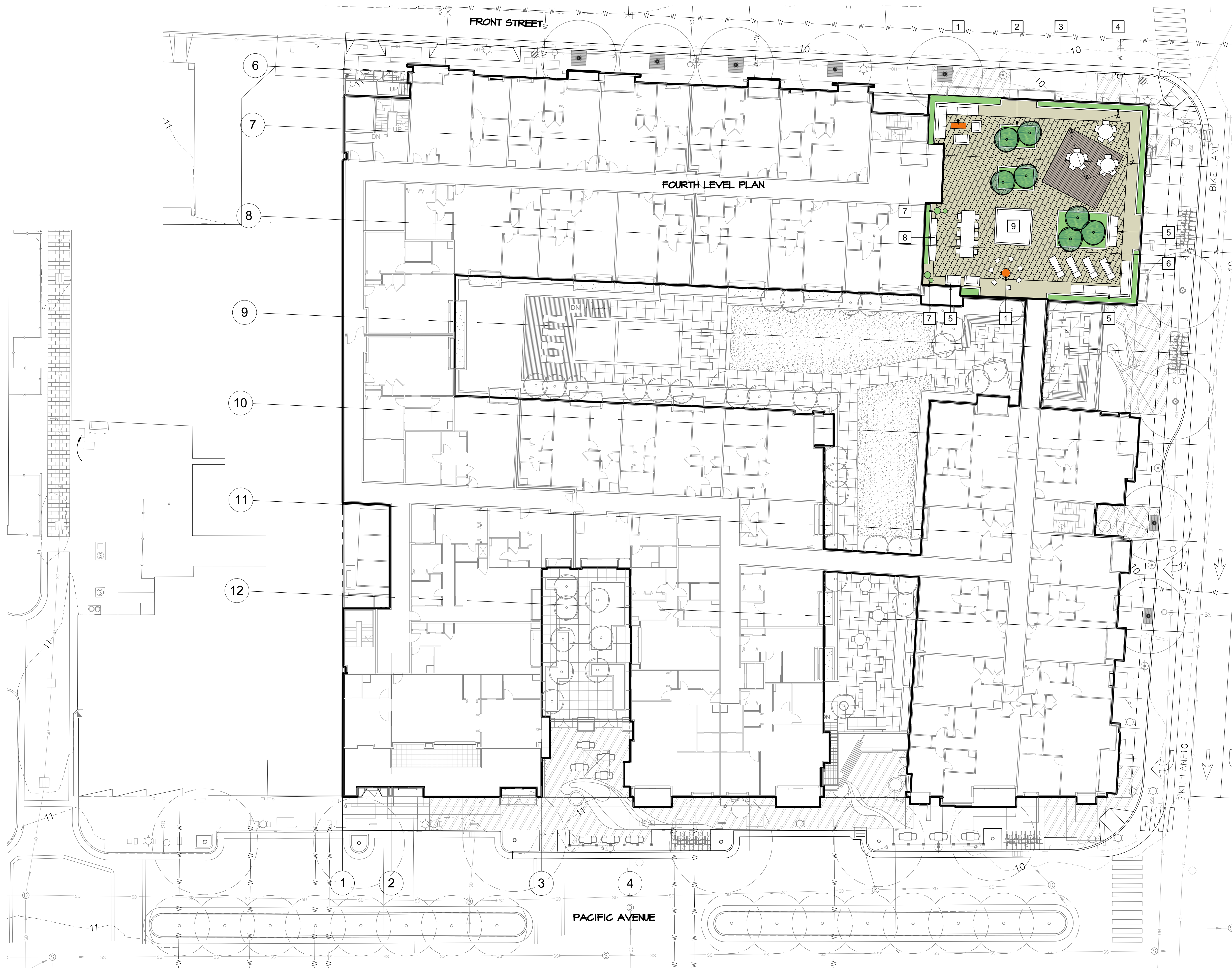
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 Drawn By: GLPP/MO  
 Issued: 08/16/2018

**L2.00**

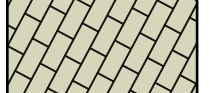


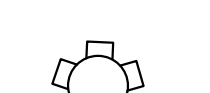

ORIGINAL SHEET SIZE: 24" X 36"



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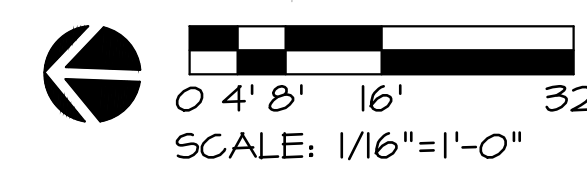


**LEGEND**

-  CONCRETE PAVING TILES
-  WOOD DECK
-  RAISED PLANTER - SEE PLANT LIST FOR SPECIES
-  TABLE AND CHAIRS
-  SMALL TREE - SEE PLANT LIST FOR SPECIES

**KEY**

- 1** FIRE FEATURE WITH SURROUNDING SEATING
- 2** FREE STANDING PLANTER
- 3** PLANTER ALONG EDGES WITH VERTICAL AND SPILLING PLANTS
- 4** TRELLIS/GAZEBO STRUCTURE WITH LIGHTING
- 5** LOUNGE SEATING
- 6** CHAISE LOUNGES
- 7** FREESTANDING POTS
- 8** BARBEQUE, COUNTERTOP, SINK AND STORAGE
- 9** LIGHT WELL - OPEN TO BELOW



MILESTONES:

NO.	DATE	DESCRIPTION
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2.	08/16/18	CITY RE-SUBMITTAL
3.		
4.		
5.		

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 California Landscape Architect License #163

**PACIFIC FRONT**  
 JLJA PROJECT #16-450  
 SANTA CRUZ, CA

**LEVEL 04**  
**LANDSCAPE PLAN**

SHEET TITLE:  
 Scale: 1/16" = 1'-0"  
 Drawn By: GL/PP/MO  
 Issued: 08/16/2018

ORIGINAL SHEET SIZE: 24" X 36"

**L3.00**



OPEN GROUND FLOOR EDGES - BRUCE DAMONTE, COURTESY DAVID BAKER ARCHITECTS (DBAARCHITECT.COM)



SOFTENING BUILDING EDGES WITH PLANTS - MARION BRENNER, COURTESY DAVID BAKER ARCHITECTS (DBAARCHITECT.COM)



RAISED CORTEN STEEL PLANTER (PHOTO BY JLJA)



TERRACED WOOD SEATING (PHOTO BY JLJA)



SEA INSPIRED MATERIALS - SALT FINISH CONCRETE AND RIVER PEBBLES (PHOTO BY JLJA)



ABSTRACT RIPARIAN PAVEMENT - COURTESY MARIA HAHNENKAMP (PHOTO BY GREGOR ECKER)



BAR SEATING - THIRD STREET PLAZA, MORGAN HILL, BY JLJA (PHOTO BY HOLLY LEPERE)



SEATING AND RAISED PLANTER ALONG RAILING - LOOPY DOOPY ROOFTOP BAR, COURTESY CONRAD NEW YORK



BUILT-IN BENCH WITH BACK AND BAR WITH BARBEQUE AND FOOD SERVICE - BY TOLEDANO + ARCHITECTS (PHOTO BY ODED SMADAR)



RAISED BAR WITH BARBEQUE - PRIVATE RESIDENCE, PALO ALTO, BY JLJA (PHOTO BY BERNARDO GRIJALAVA)



OUTDOOR POOL DECK WITH LOUNGE SEATING, PRIVATE RESIDENCE, PEBBLE BEACH, BY JLJA (PHOTO BY DAVID LIVINGSTON)



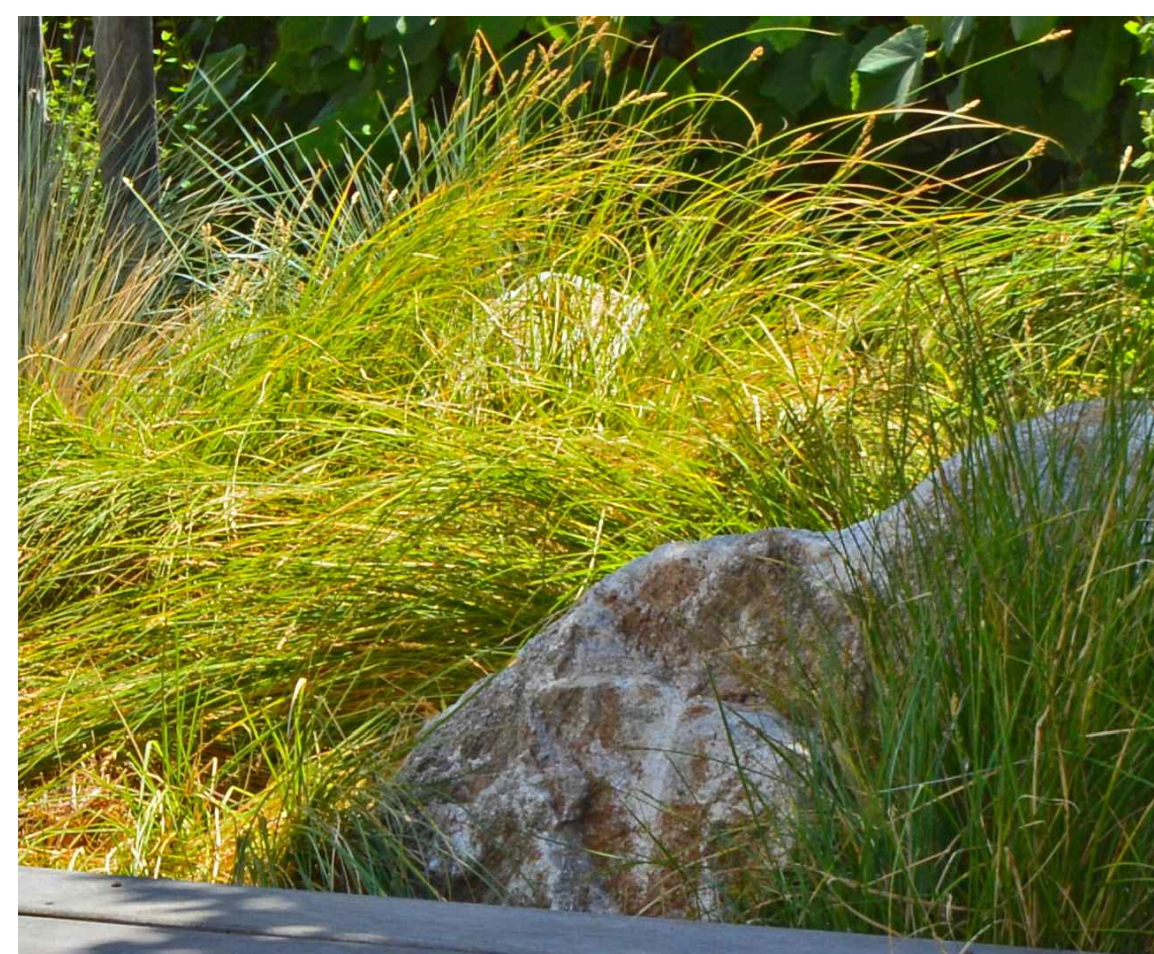
WOOD BOARDWALK PAVING - BY ANDREA COCHRAN LANDSCAPE ARCHITECTURE (PHOTO BY MARION BRENNER)



LOUNGE SEATING UNDER ARBOR (PHOTO BY TK IMAGES)



FARM STYLE TABLE AND BARBEQUE (PHOTO BY TK IMAGES)



BOULDERS WITH CAREX - SCOTTS VALLEY LIBRARY COURTYARD, SCOTTS VALLEY, BY JLJA (PHOTO BY JLJA)



SYNTHETIC TURF WITH LOUNGE SEATING (PHOTO BY TK IMAGES)



SYNTHETIC TURF WITH LOUNGE SEATING (PHOTO BY TK IMAGES)



SHADE SAIL WITH LOUNGE SEATING - COURTESY SUNAIR AWNINGS & SOLAR SCREENS AND PRATIC

MILESTONES:

NO.	DATE	DESCRIPTION
1.	04/17/18	CITY SUBMITTAL
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 California Landscape Architect License #163

**PACIFIC FRONT**  
 JLJA PROJECT #16-450  
 SANTA CRUZ, CA

**LANDSCAPE MATERIALS IMAGES**

SHEET TITLE:

Scale: AS NOTED  
 Drawn By: GL/PP  
 Issued: 08/16/2018

ORIGINAL SHEET SIZE: 24" X 36"

**L4.00**

T:\PROJECTS\16-450\LU\H8-Pacific Front Project\Drawings\Pacific Front Images.dwg, L4.00 Materials Images, 8/16/2018 12:01:23 PM, AutoCAD PDF (High Quality Print).pc3, ARCH full bleed D (36.00 x 24.00 inches), 1:1

**PLANT LIST**

THIS PROJECT INCLUDES NEW PLANTING AND IRRIGATION. PLANTING WILL BE SPECIES THAT ARE MICRO-CLIMATE ADAPTED AND NON-INVASIVE. PLANTING CONTAINERS WILL BE A MIX OF 4-INCH, 1-GALLON, AND 5-GALLON SIZES OR LARGER. IRRIGATION SYSTEM WILL BE IN COMPLIANCE WITH THE CITY OF SANTA CRUZ CODE; IT WILL BE WATER-CONSERVING DRIP, LOW FLOW, MATCHED PRECIPITATION RATE MICRO-SPRAY, SPRAY, OR BUBBLER AND SERVED BY AN AUTOMATIC CONTROLLER WITH FLOW-CONTROL AND MOISTURE SENSING CAPABILITIES. PLANT SPECIES MAY INCLUDE:

**GROUND LEVEL - PLAZAS**

**STREETSCAPE TREES**

- LAGERSTROEMIA HYBRIDS 'TUSCARORA' (GRAPE MYRTLE)
- PLATANUS ACERIFOLIA 'COLUMBIA' (LONDON PLANE TREE)

**SHRUBS, GRASSES, AND GROUNDCOVERS**

- ANIGOZANTHOS HYBRIDS (KANGAROO PAW)
- ASTELIA CHATHAMICA (SILVER LEAF)
- CALAMAGROSTIS FOLIOSA (CAPE MENDOCINO REED GRASS)
- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)
- CAREX REMOTA (EUROPEAN MEADOW SEDGE)
- CLIVIA MINIATA 'SHADEMASTER YELLOW' (YELLOW CLIVIA)
- GREVILLEA LANIGERA 'COASTAL GEM' (COASTAL GEM GREVILLEA)
- GREVIA OCCIDENTALIS (LAVENDER STARFLOWER) - ESPALIER
- HELIANTHEMUM NUMMULARIUM 'WISLEY PRIMROSE' (WISLEY PRIMROSE SUNROSE)
- LIBERTIA PEREGRINANS (NO COMMON NAME)
- PHORMIUM 'JACK SPRATT' (JACK SPRATT FLAX)
- PHORMIUM 'TINY TIGER' (TINY TIGER FLAX)
- POLYSTICHUM MUNIUM (WESTERN SWORD FERN)
- PODOCARPUS GRACILIOR (FERN PINE)

**SECOND AND FOURTH LEVELS - PODIUM COURTYARDS**

**SMALL TREES**

- CITRUS SPP. (LEMON)
- FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)
- MALUS SPP. (CRABAPPLE)

**SHRUBS, GRASSES, AND GROUNDCOVERS**

- ALOE ARBORESCENS (TORCH ALOE)
- BESCHORNERIA YUCCOIDES (AMOLE)
- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)
- CHONDROPETALUM ELEPHANTINUM (CAPE RUSH)
- CLIVIA MINIATA 'SHADEMASTER YELLOW' (YELLOW CLIVIA)
- GREVILLEA JUNIPERINA 'MOLONGLO' (JUNIPER-LEAF GREVILLEA)
- LAVANDULA SPP. (LAVENDER)
- PHORMIUM 'JACK SPRATT' (JACK SPRATT FLAX)
- PHORMIUM 'TINY TIGER' (TINY TIGER FLAX)
- ROSMARINUS OFFICINALIS 'BENENDEN BLUE' (BENENDEN BLUE ROSEMARY)
- SALVIA SPP. (SAGE)
- SENECIO MANDRALISCAE (BLUE CHALK STICKS)
- THYMUS SPP. (THYME)
- WESTRINGIA FRUTICOSA 'MUNDI' (MUNDI COAST ROSEMARY)

**TALL UPRIGHT SCREENING PLANTS**

- BAMBUSA SPP. (BAMBOO)
- PODOCARPUS GRACILIOR (FERN PINE)

**SPILLERS**

- CORREA FULCHELLA (AUSTRALIAN FUCHSIA)
- JUNIPERUS CONFERTA 'BLUE PACIFIC' (BLUE PACIFIC JUNIPER)
- ORIGANUM 'KENT BEAUTY' OR 'SANTA CRUZ' (ORNAMENTAL OREGANO)

**SECOND AND FOURTH LEVELS - PODIUM COURTYARDS**



CITRUS SPP.  
(LEMON)



FEIJOA SELLOWIANA  
(PINEAPPLE GUAVA)



LOPHOSTEMON CONFERTUS  
(BRISBANE BOX)



BESCHORNERIA YUCCOIDES  
(AMOLE)



CALAMAGROSTIS X ACUTIFLORA 'KARL  
FOERSTER' (FEATHER REED GRASS)



CHONDROPETALUM ELEPHANTINUM  
(CAPE RUSH)



GREVILLEA JUNIPERINA 'MOLONGLO'  
(JUNIPER-LEAF GREVILLEA)



LAVANDULA SPP.  
(LAVENDER)



SALVIA SPP.  
(SAGE)



SENECIO MANDRALISCAE  
(BLUE CHALK STICKS)



THYMUS SPP.  
(THYME)



WESTRINGIA FRUTICOSA 'MUNDI'  
(MUNDI COAST ROSEMARY)



PODOCARPUS GRACILIOR  
(FERN PINE)



CORREA FULCHELLA  
(AUSTRALIAN FUCHSIA)



ORIGANUM 'KENT BEAUTY' OR 'SANTA CRUZ'  
(ORNAMENTAL OREGANO)

**GROUND LEVEL - PLAZAS**



LAGERSTROEMIA SPP.  
(GRAPE MYRTLE)



PLATANUS ACERIFOLIA 'COLUMBIA'  
(LONDON PLANE TREE)



ANIGOZANTHOS HYBRIDS  
(KANGAROO PAW)



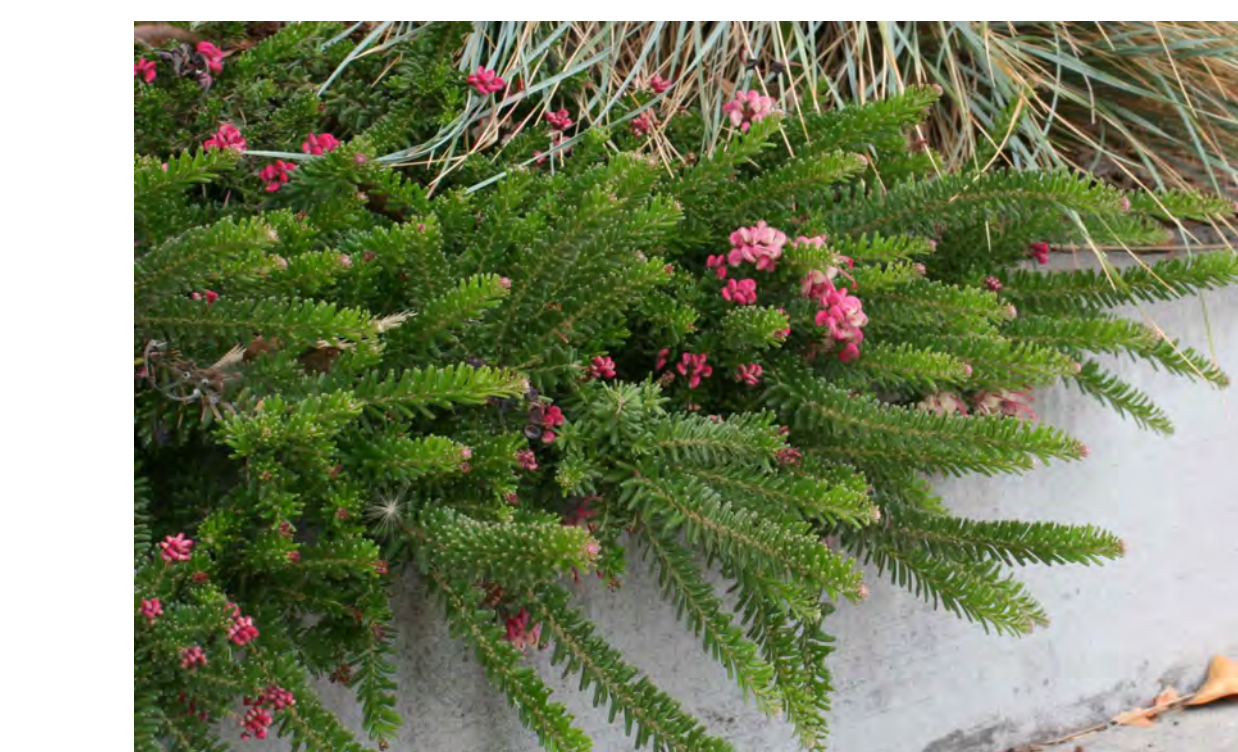
ASTELIA CHATHAMICA  
(SILVER LEAF)



CALAMAGROSTIS FOLIOSA  
(CAPE MENDOCINO REED GRASS)



CAREX REMOTA  
(EUROPEAN MEADOW SEDGE)



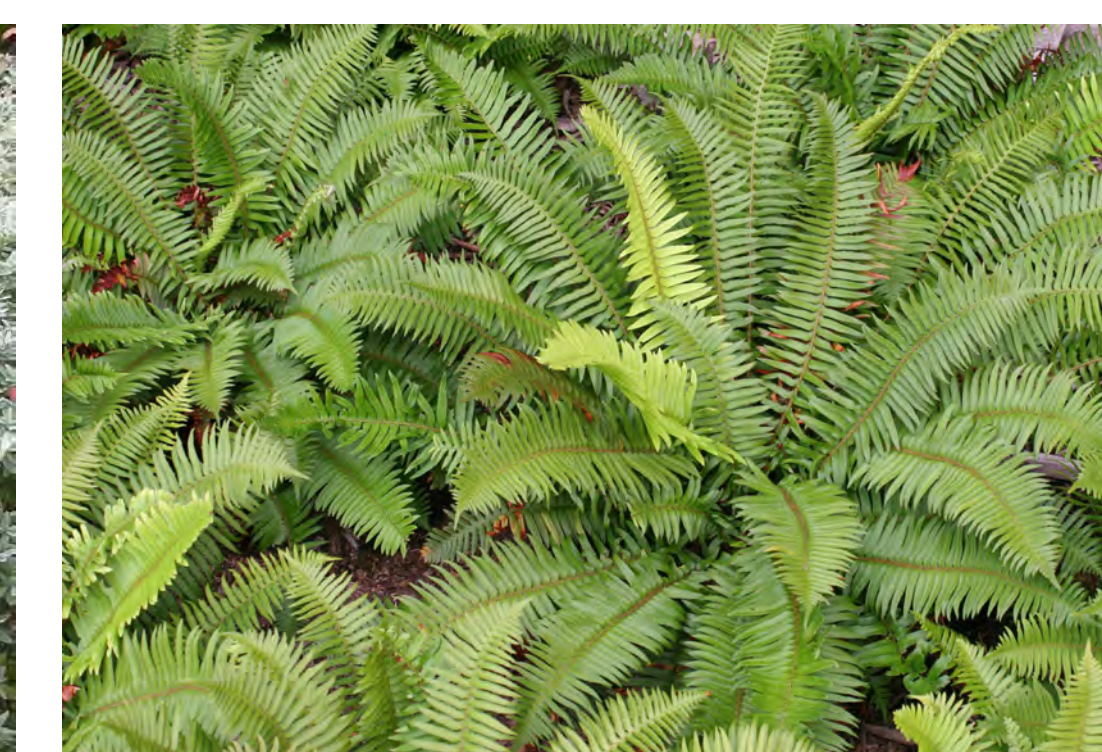
GREVILLEA LANIGERA 'COASTAL GEM'  
(COASTAL GEM GREVILLEA)



GREVIA OCCIDENTALIS  
(LAVENDER STARFLOWER)



HELIANTHEMUM NUMMULARIUM 'WISLEY PRIMROSE'  
(WISLEY PRIMROSE SUNROSE)



POLYSTICHUM MUNIUM  
(WESTERN SWORD FERN)

T:\PROJECTS\16-450\LU\8-Pacific Front Project\Drawings\Pacific Front Images.dwg, L5.00 Plant List and Images, 8/16/2018 11:59:47 AM, AutoCAD PDF (High Quality Print).pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

**TALL UPRIGHT SCREENING PLANTS**

**SPILLERS**

**SHRUBS, GRASSES, AND GROUNDCOVERS**

**SHRUBS, GRASSES, AND GROUNDCOVERS**

**STREETSCAPE TREES**

**SMALL TREES**

MILESTONES:	
NO.	DESCRIPTION
1.	04/17/18 CITY SUBMITTAL
2.	08/16/18 CITY RE-SUBMITTAL
3.	
4.	
5.	

**JONI L.JANECKI & ASSOCIATES**

515 SWIFT ST. SANTA CRUZ, CA 95060  
PHONE 831.423.6040 | FAX 831.423.6054  
EMAIL JLJ@JLJA.COM | WWW.JLJA.COM  
California Landscape Architect License 2163

**PACIFIC FRONT**  
JLJA PROJECT #16-450  
SANTA CRUZ, CA

**PLANT LIST AND IMAGES**

Scale: AS NOTED  
Drawn By: OW  
Issued: 08/16/2018

**L5.00**

DATE	ISSUANCE OR REVISION
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SHEET CONTENTS  
SOLAR STUDY SUMMER SOLSTICE

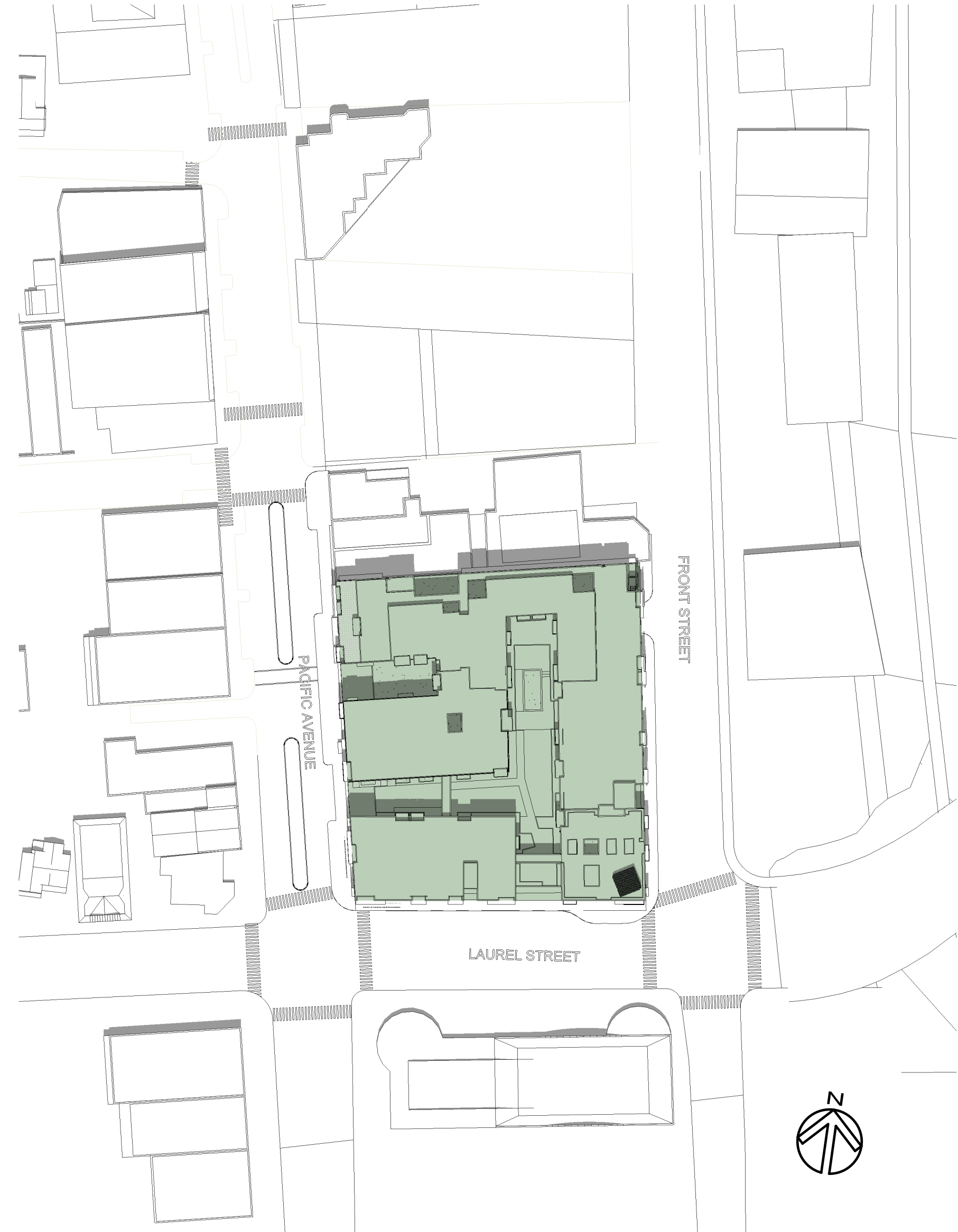
PROJECT NO: 9742

SHEET  
**A6.1**



ALT : 23.5  
AZIM: 77.5

**8 AM / 0800**



ALT : 69.8  
AZIM: 127.1

**12 PM / 1200**



ALT : 15.2  
AZIM: 261.8

**4 PM / 1600**

**SUMMER SOLSTICE SOLAR STUDY**

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SHEET CONTENTS  
SOLAR STUDY SPRING  
EQUINOX SOLSTICE

PROJECT NO: 9742

SHEET  
**A6.2**



ALT : 8.9  
AZIM: 96.7

**8 AM / 0800**



ALT : 49.2  
AZIM: 150.3

**12 PM / 1200**



ALT : 37.1  
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**4 PM / 1600**

**SPRING / FALL EQUINOX SOLAR STUDY**

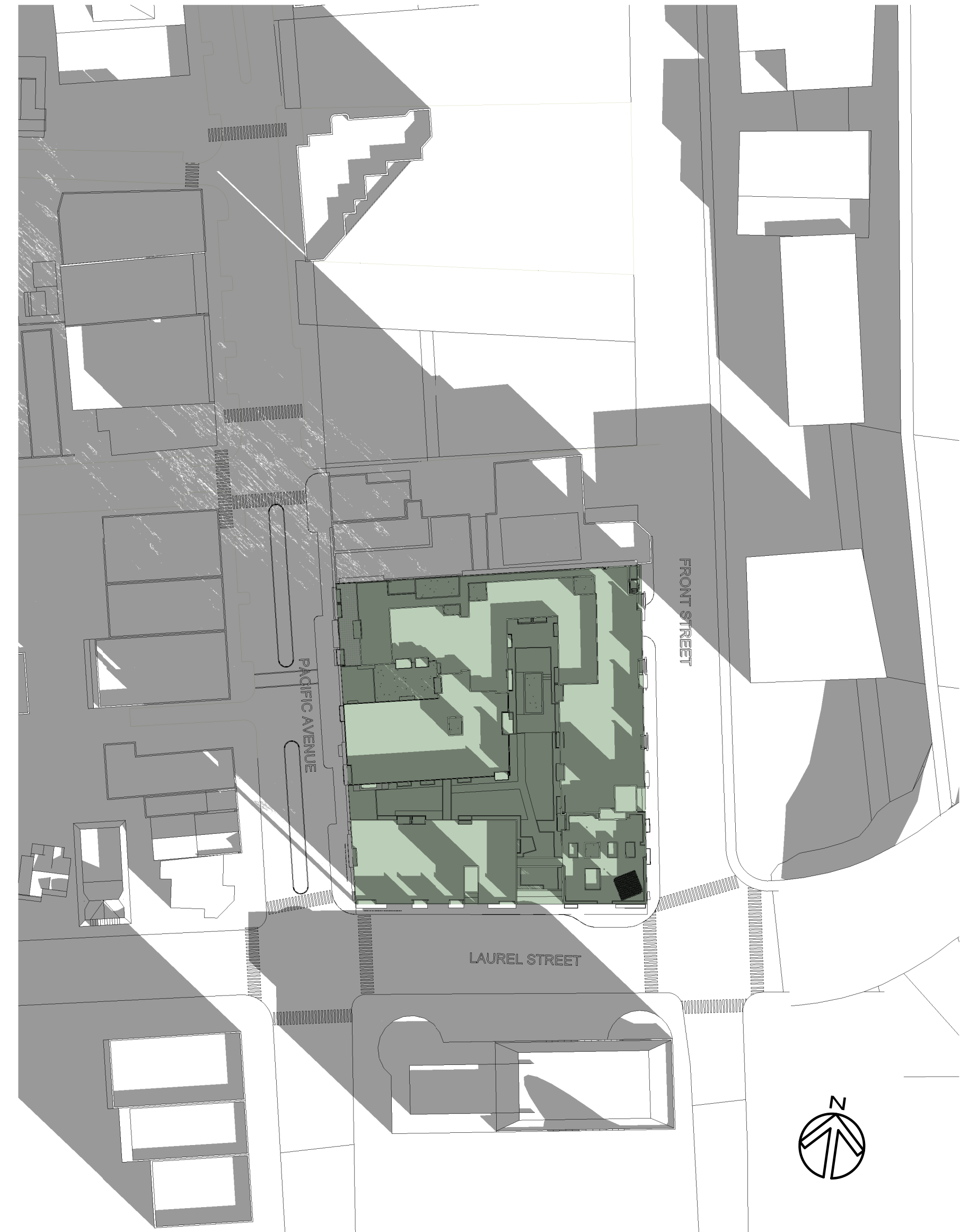
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SHEET CONTENTS  
SOLAR STUDY WINTER SOLSTICE

PROJECT NO: 9742

SHEET  
**A6.3**



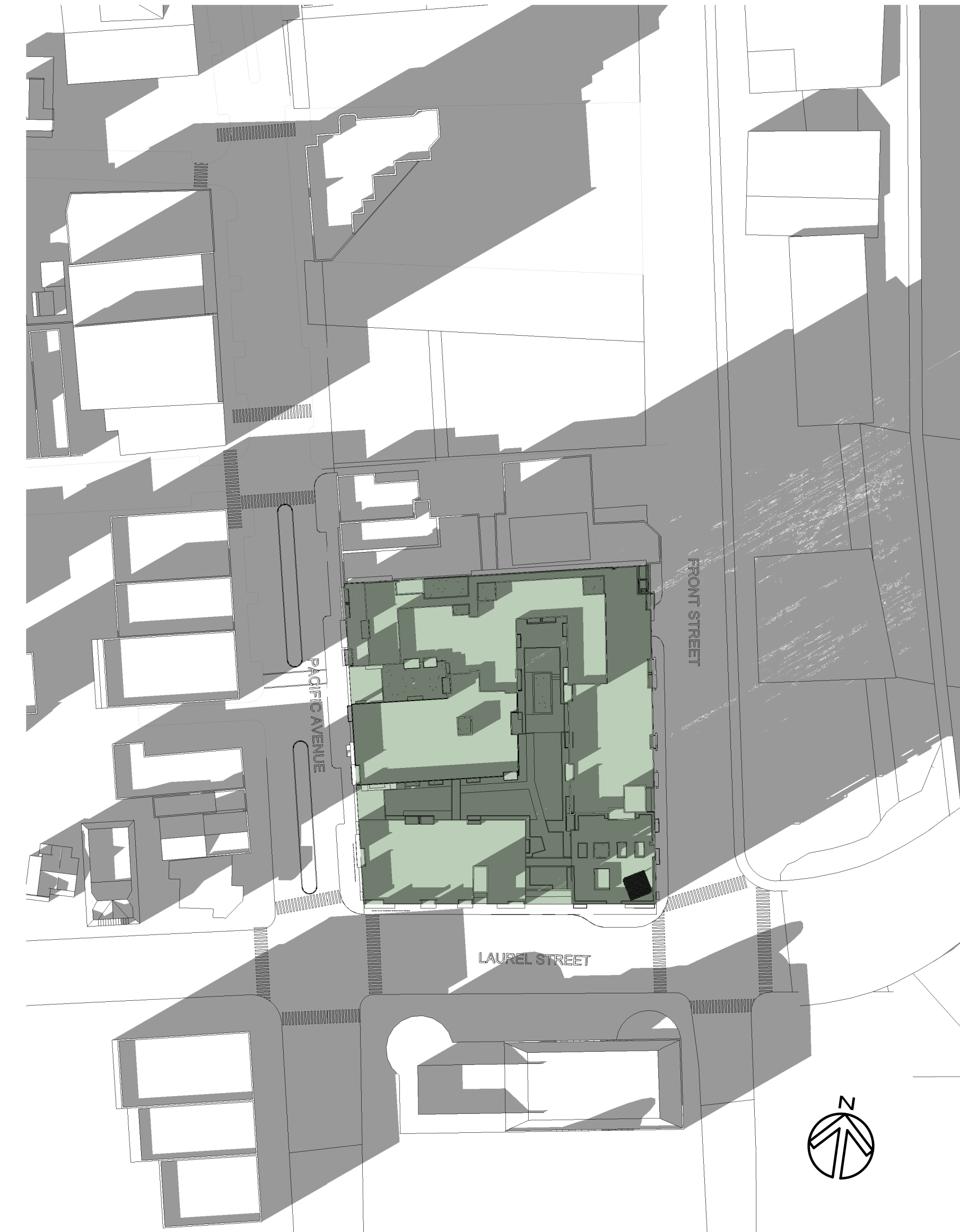
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**8 AM / 0800**



ALT : 29.6  
AZIM: 178.3

**12 PM / 1200**



ALT : 8.4  
AZIM: 232.2

**4 PM / 1600**

# WINTER SOLSTICE SOLAR STUDY

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SHEET CONTENTS  
MASSING COMPARISON

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SHEET  
**A6.4**

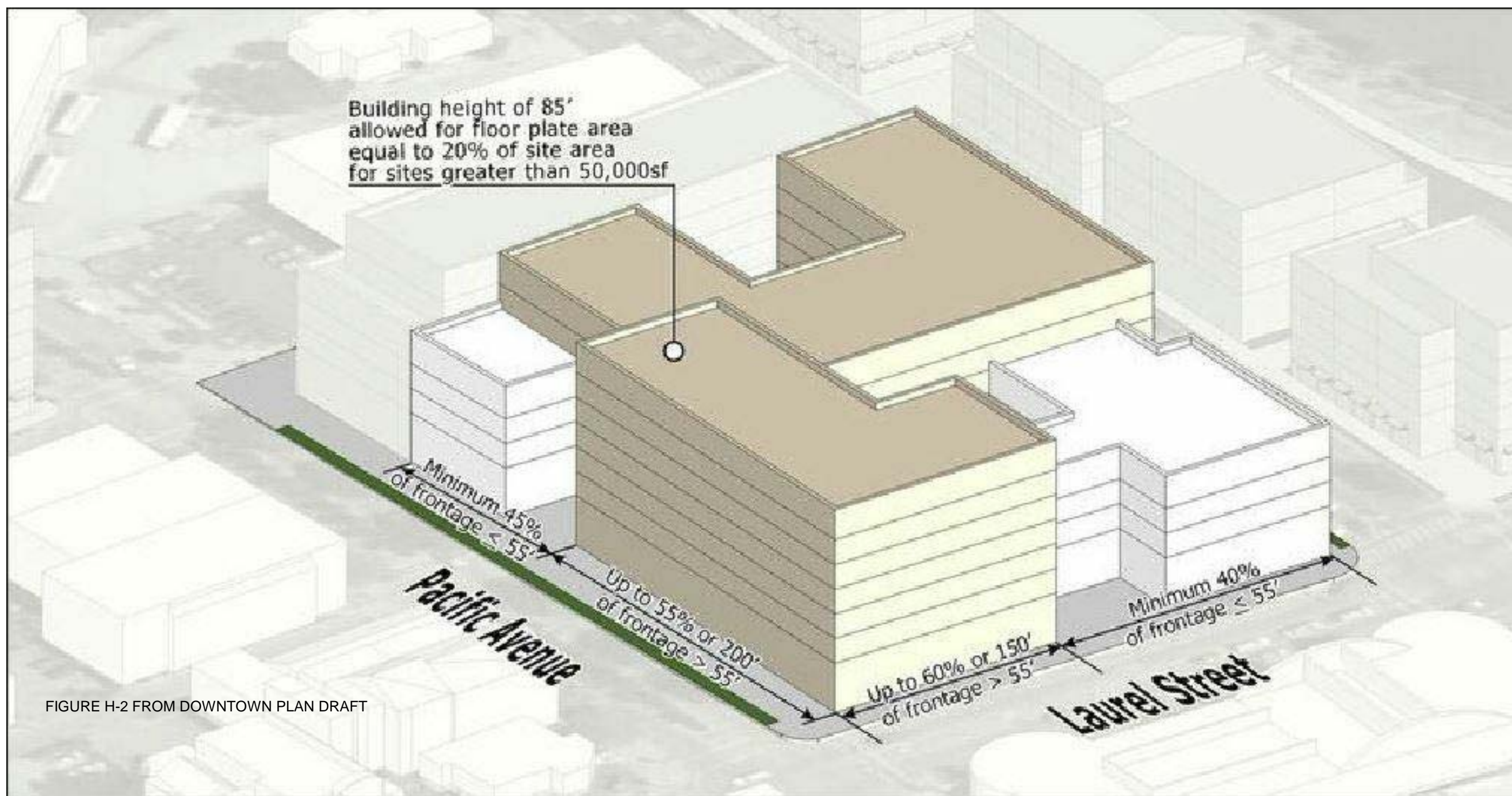


FIGURE H-2 FROM DOWNTOWN PLAN DRAFT

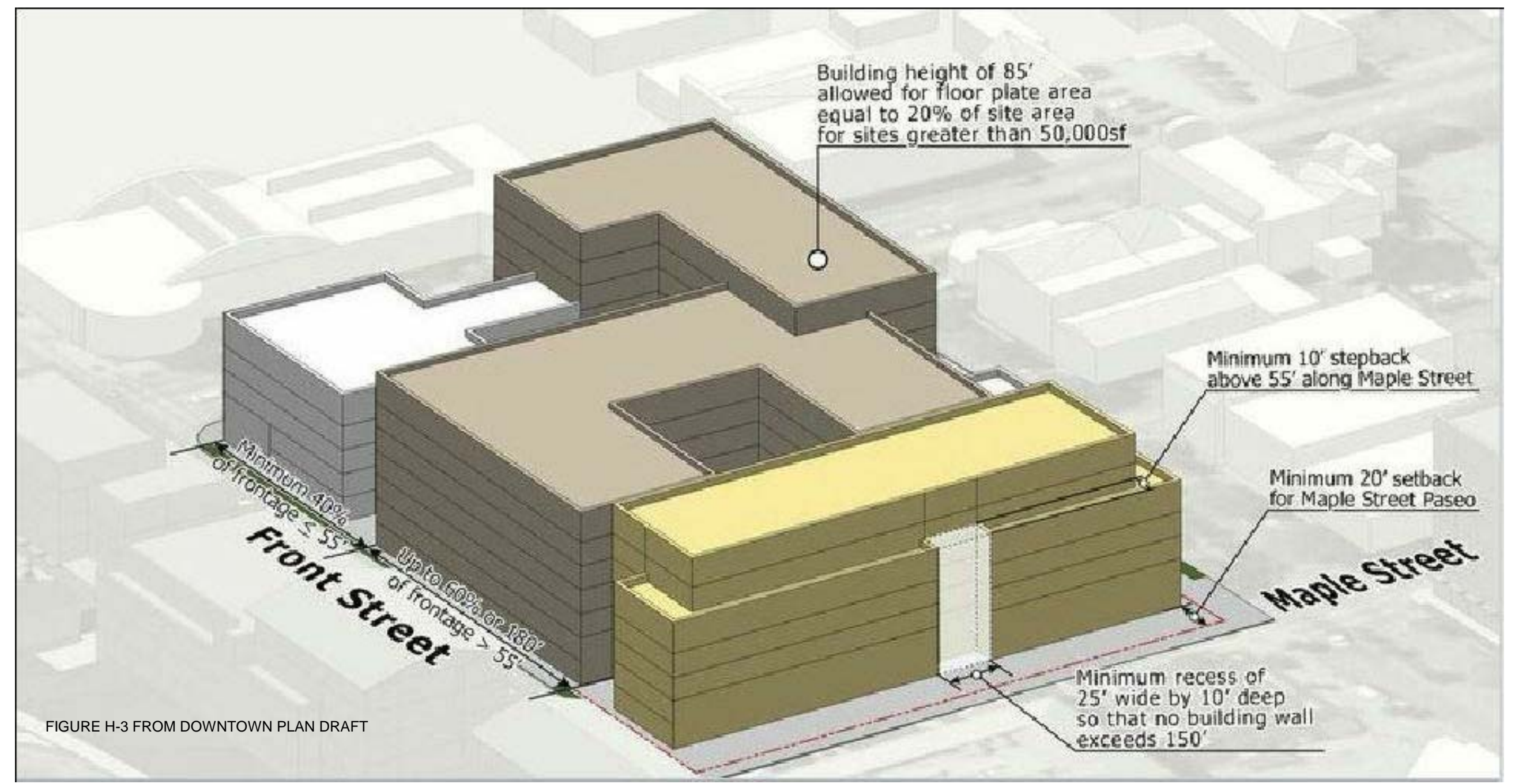


FIGURE H-3 FROM DOWNTOWN PLAN DRAFT

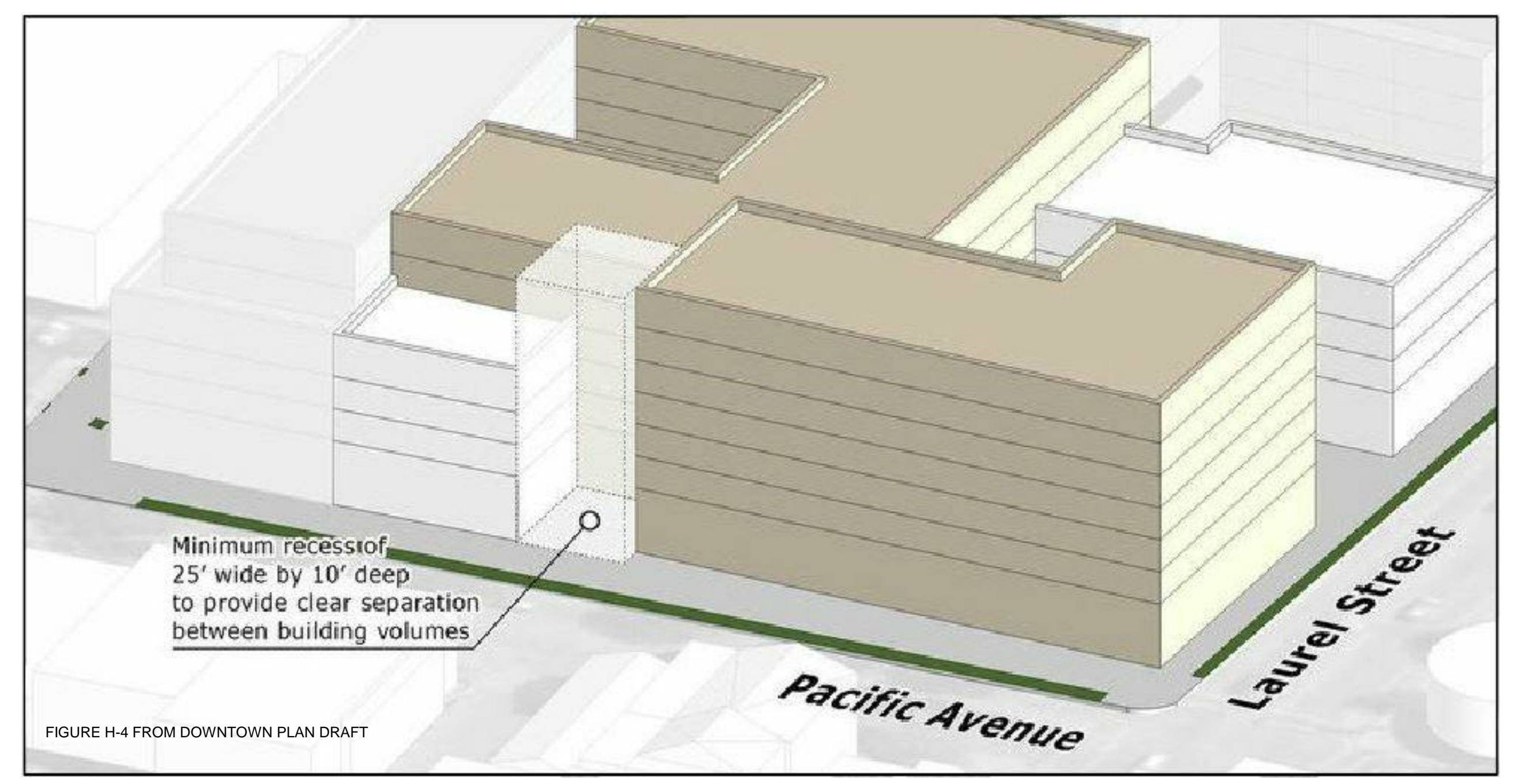
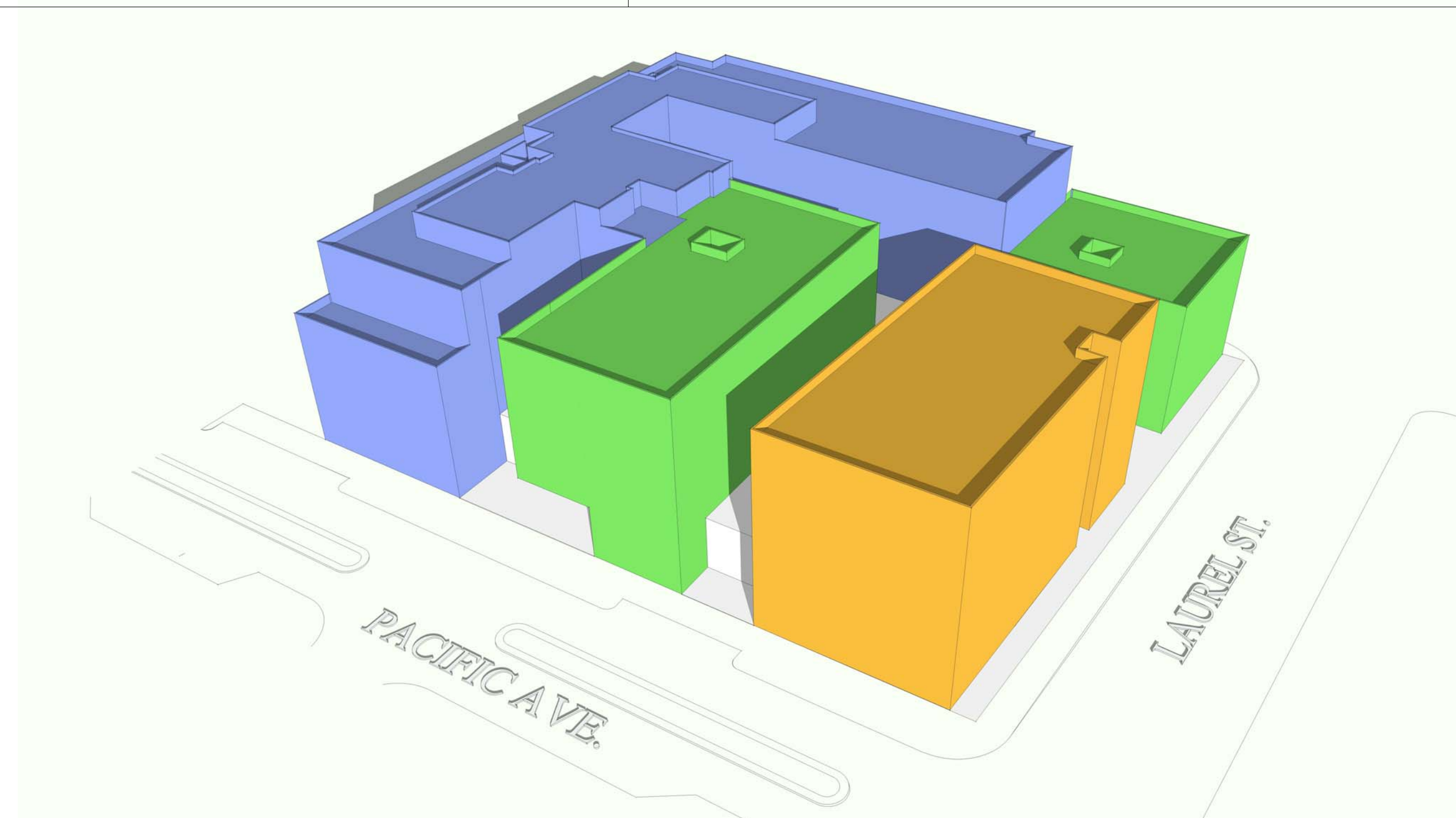
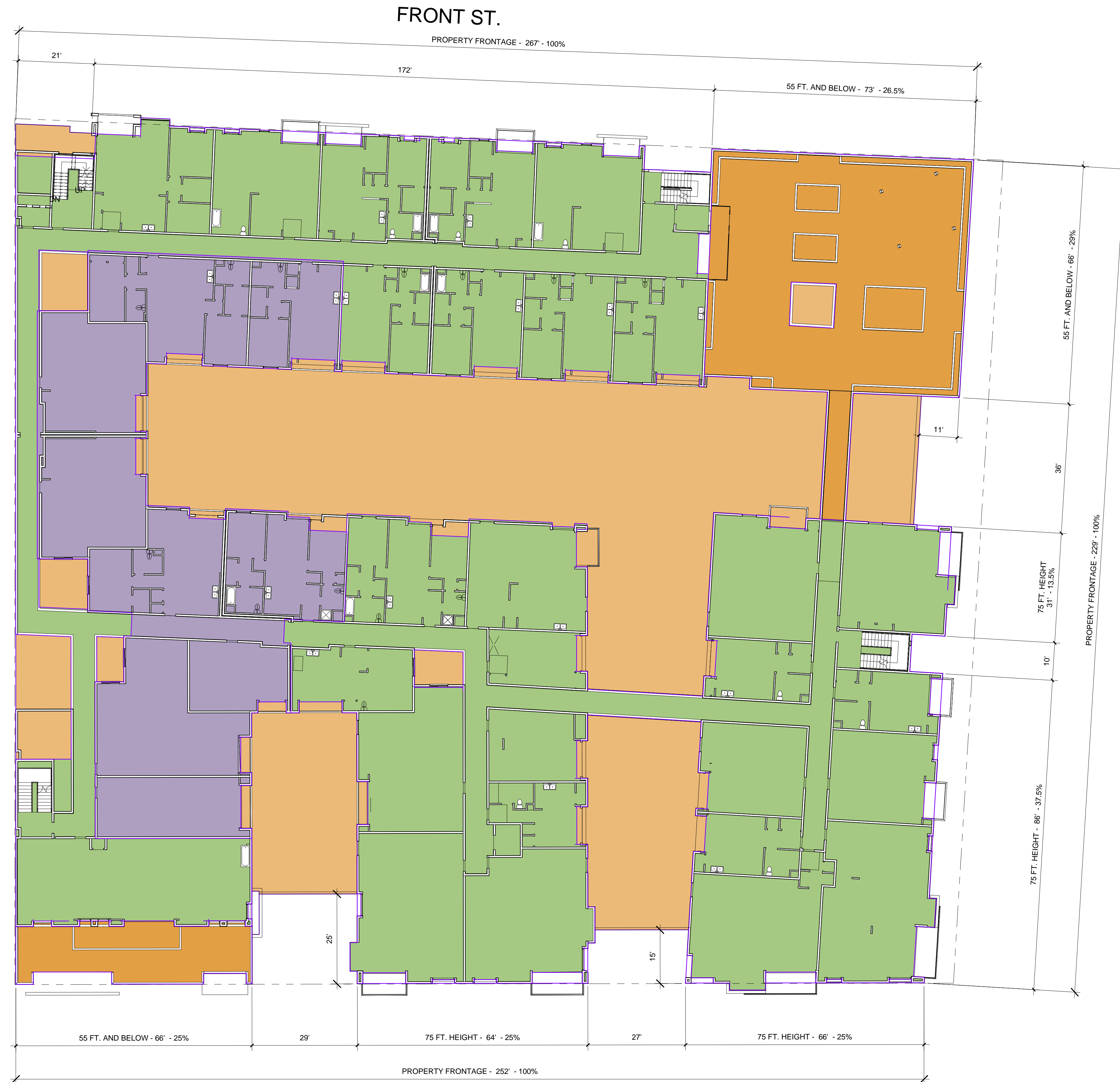


FIGURE H-4 FROM DOWNTOWN PLAN DRAFT





**LEGEND**

	GROUND	GROUND LEVEL 4,386 SF 6.9% OF SITE
	C1, C2	23 FT. AND BELOW 14,920 SF 23.7% OF SITE
	R1, R2, R3	55 FT. AND BELOW 5,827 SF 9.3% OF SITE
	R4, R5	75 FT. MAX HEIGHT 29,363 SF 46.7% OF SITE
	MEZZANINE	85 FT. MAX HEIGHT 8,441 SF 13.4% OF SITE

TOTAL SITE AREA = 62,937 SF

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SHEET CONTENTS  
MASSING COMPARISON

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SHEET  
**A6.5**



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SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

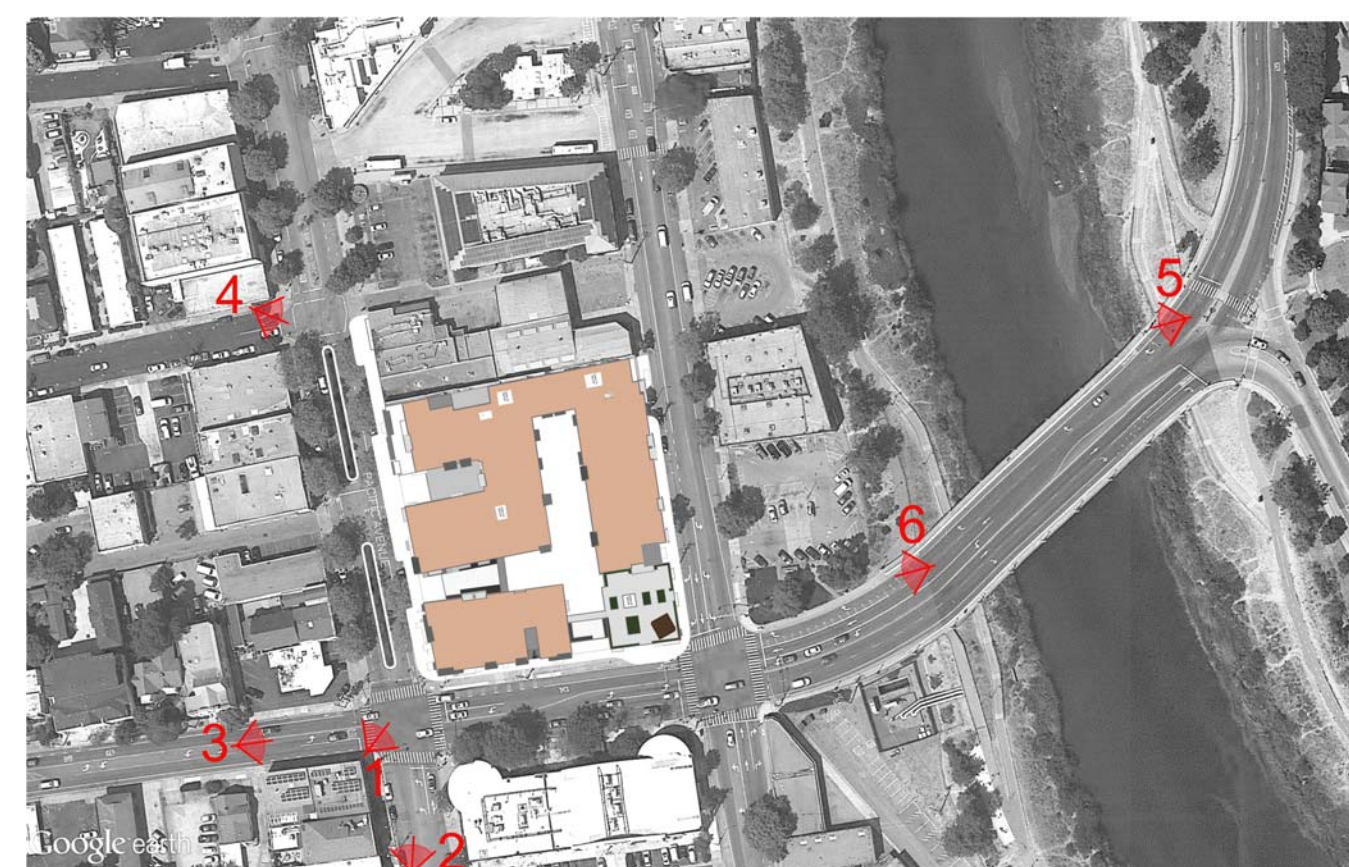
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**A6.6**

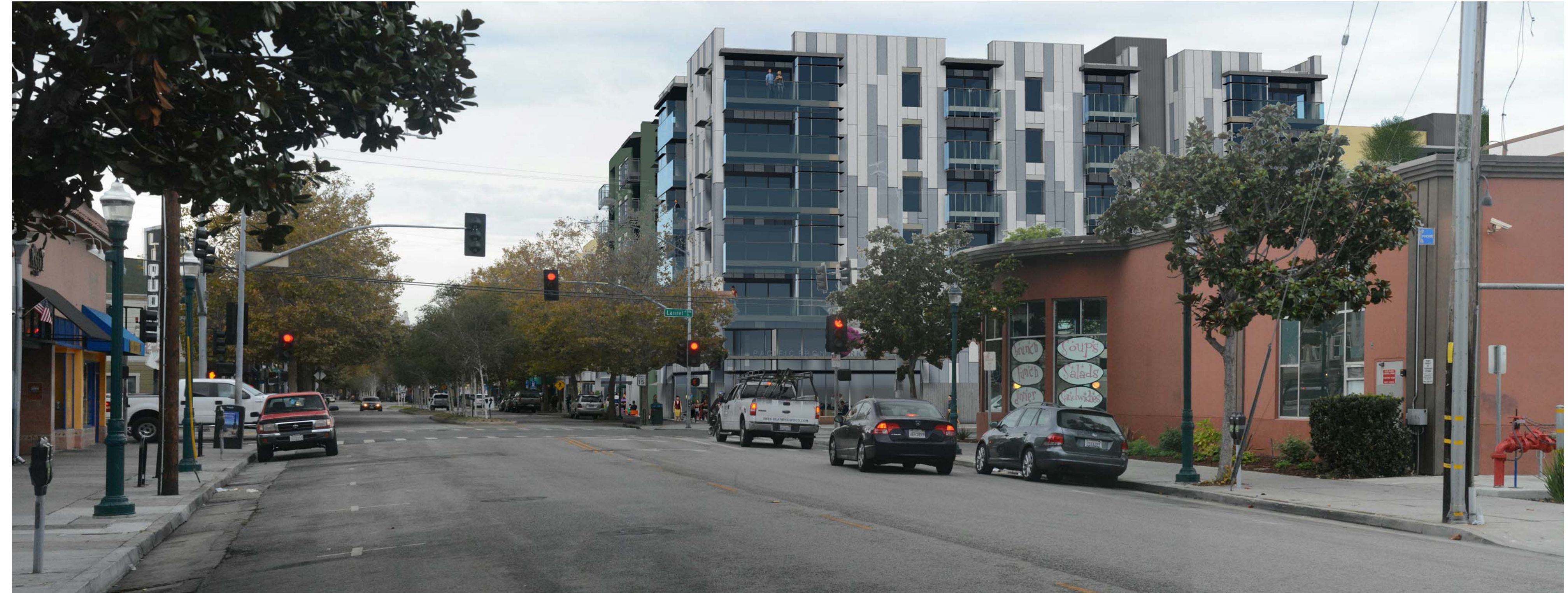


1 VIEW FROM INTERSECTION OF PACIFIC AVENUE AND LAUREL STREET with PROPOSED PROJECT



1 VIEW FROM INTERSECTION OF PACIFIC AVENUE AND LAUREL STREET





2 VIEW FROM PACIFIC AVENUE SOUTH OF THE SITE WITH PROPOSED PROJECT



2 VIEW FROM PACIFIC AVENUE SOUTH OF THE SITE

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SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

SHEET  
**A6.7**

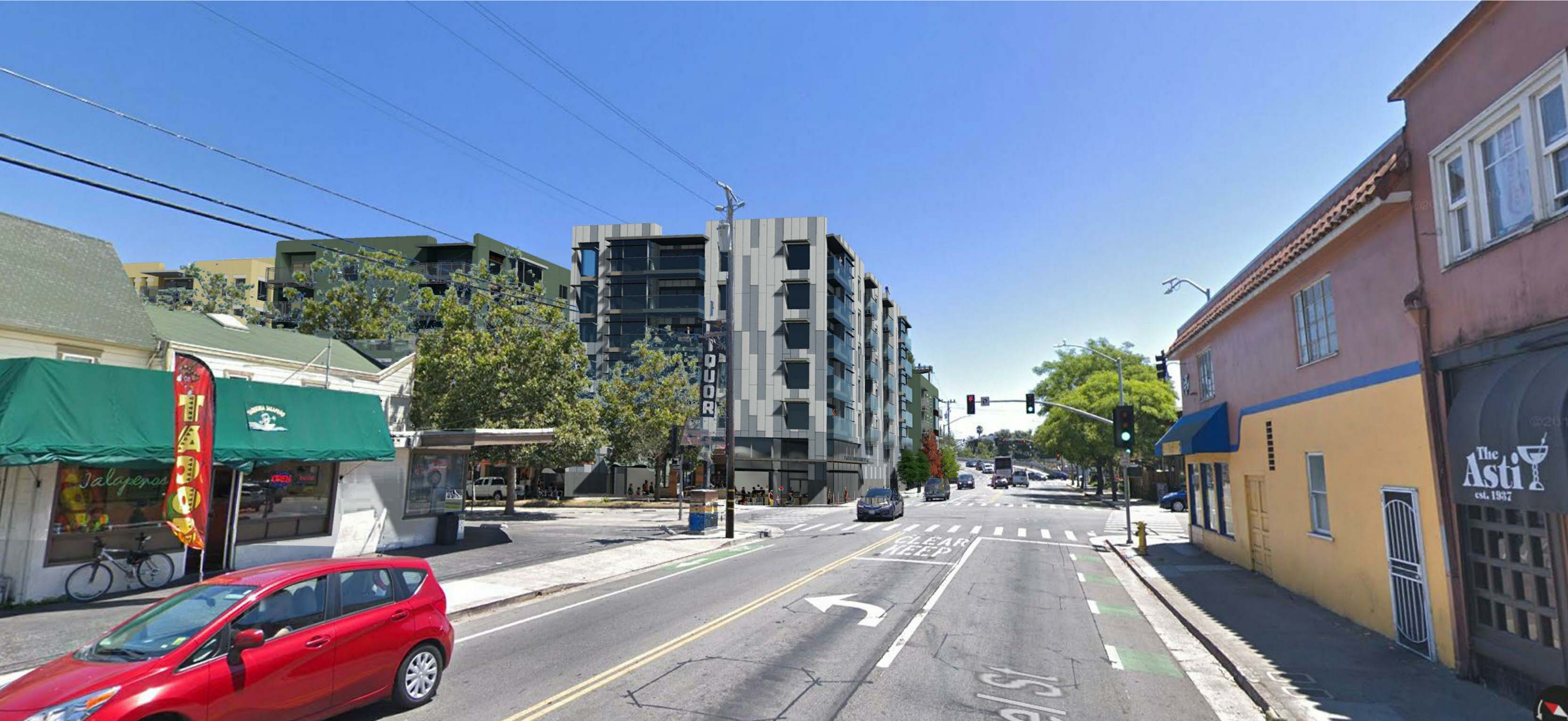
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SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

SHEET  
**A6.8**



3 VIEW FROM LAUREL STREET WEST OF SITE



3 VIEW FROM LAUREL STREET WEST OF SITE

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SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

SHEET  
**A6.9**



4 VIEW FROM PACIFIC AVENUE AT MAPLE STREET INTERSECTION



4 VIEW FROM PACIFIC AVENUE AT MAPLE STREET INTERSECTION

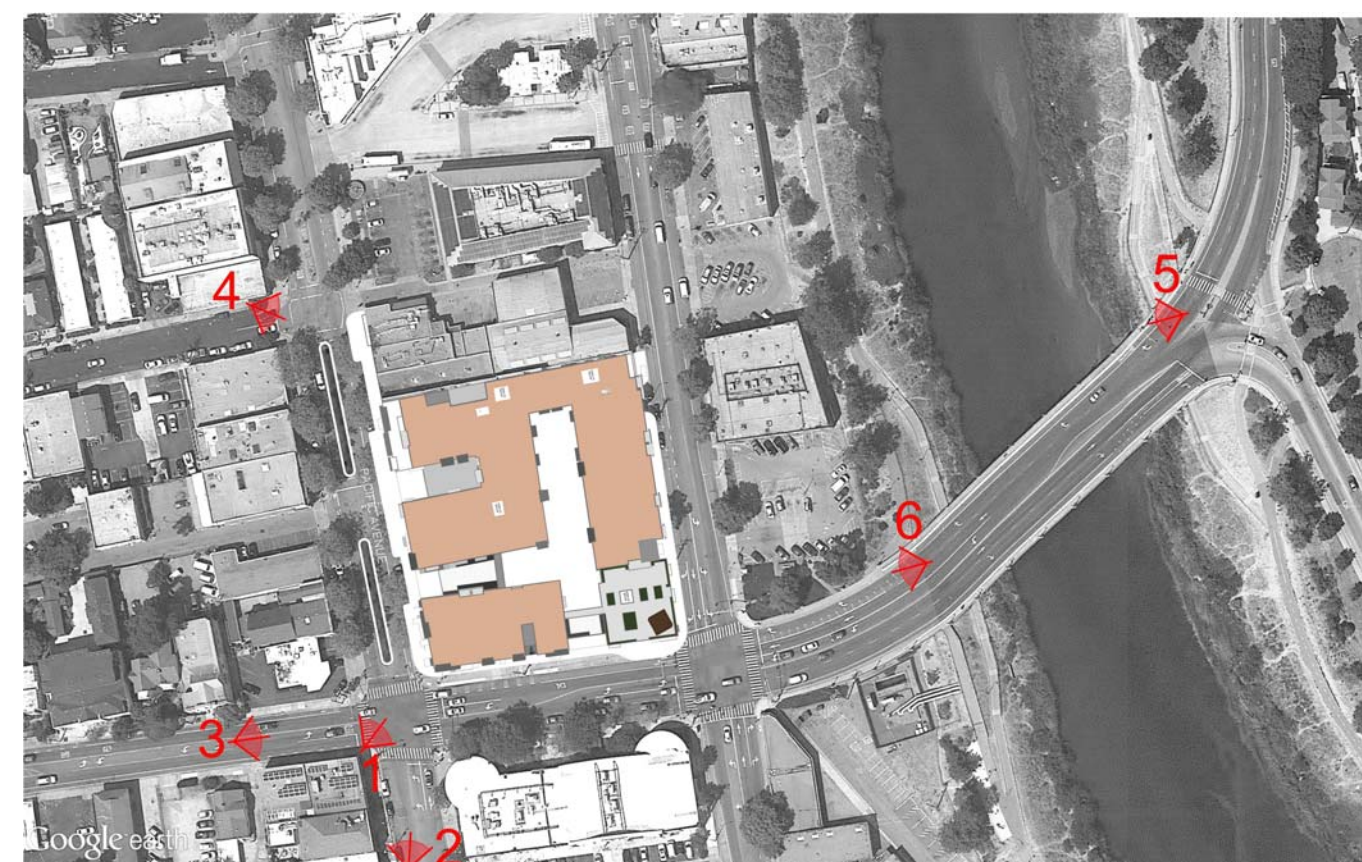




5 VIEW FROM ACROSS LAUREL STREET BRIDGE



5 VIEW FROM ACROSS LAUREL STREET BRIDGE



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SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

SHEET  
**A6.10**



6 VIEW FROM LAUREL STREET EAST OF SITE



6 VIEW FROM LAUREL STREET EAST OF SITE



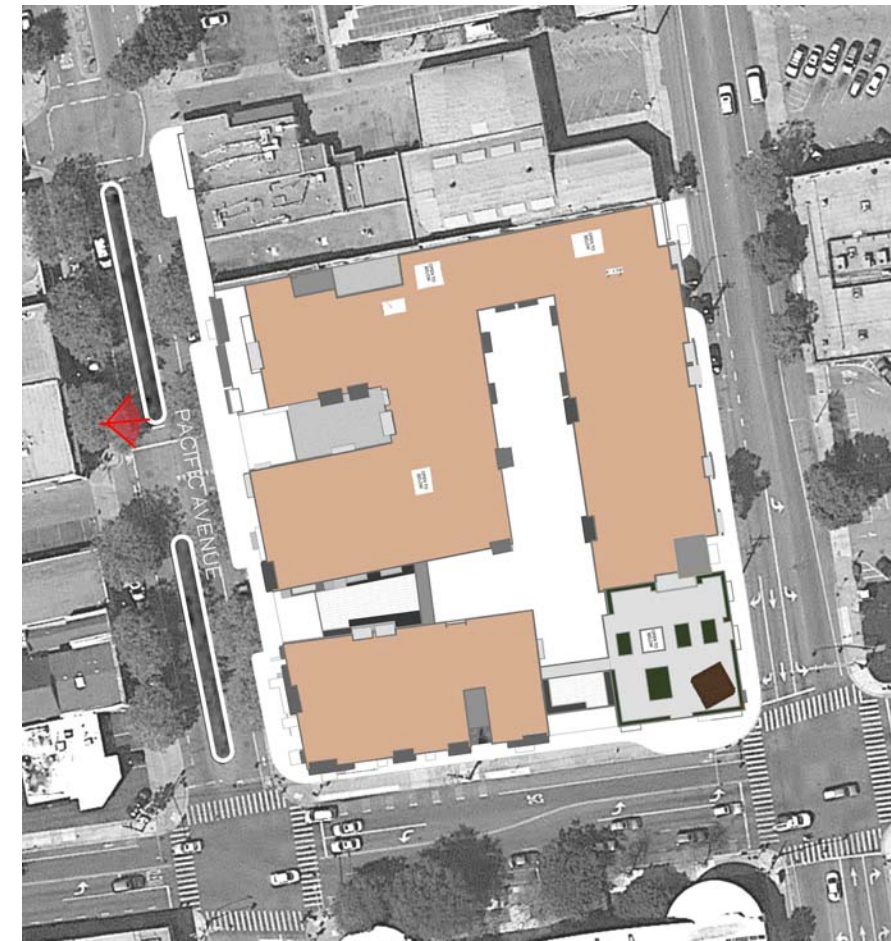
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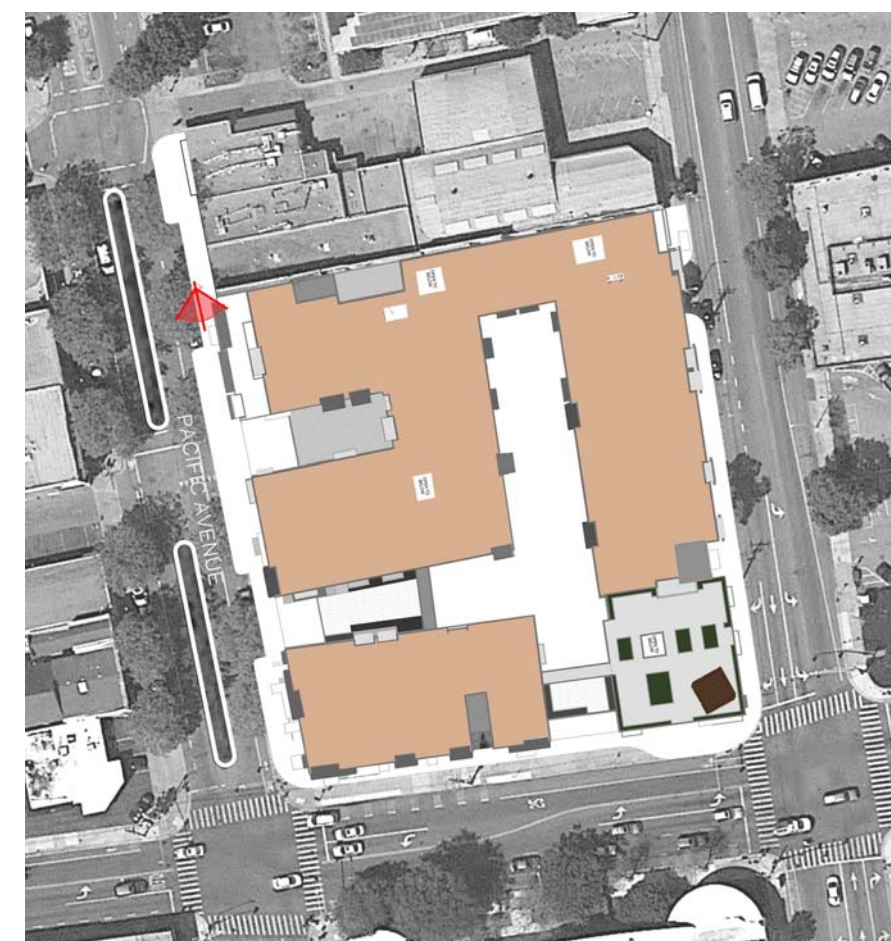
SHEET CONTENTS  
STREET VIEW SIMULATIONS

PROJECT NO: 9742

SHEET  
A6.11



VIEW FROM ACROSS PACIFIC AVENUE



VIEW LOOKING SOUTH ALONG PACIFIC AVENUE

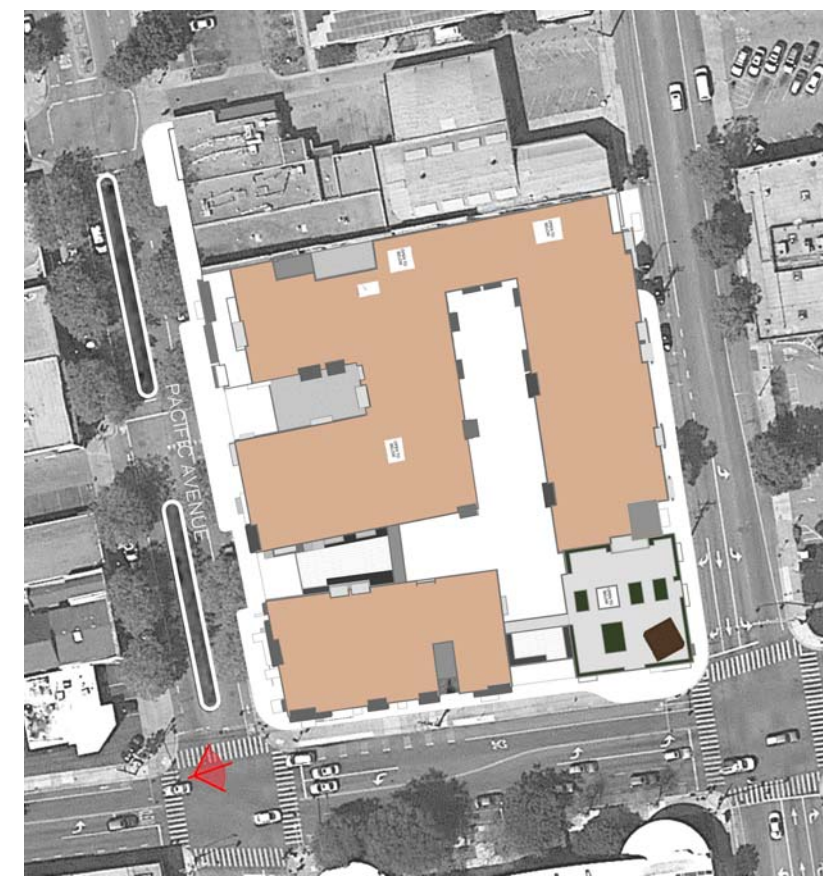
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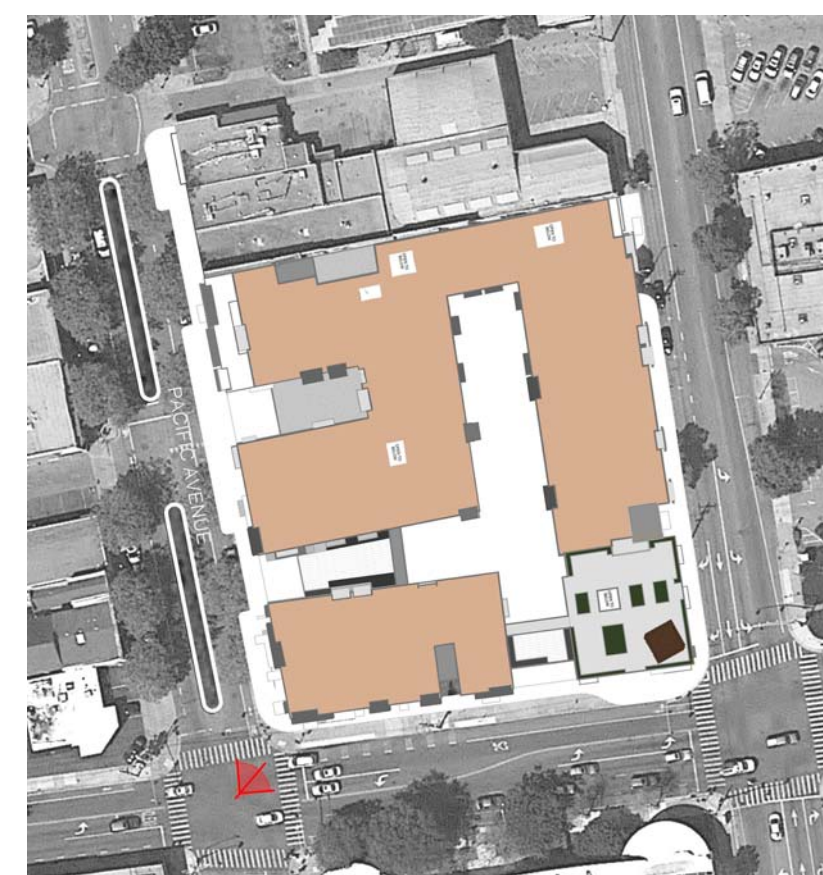
SHEET CONTENTS  
3D RENDERINGS

PROJECT NO: 9742

SHEET  
**A6.12**



VIEW FROM ACROSS THE INTERSECTION OF PACIFIC AVENUE AND LAUREL STREET



VIEW FROM INTERSECTION OF PACIFIC AVENUE AND LAUREL STREET

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4/18/2018	DEVELOPMENT PLAN APPLICATION
8/13/2018	DEV. PLAN APP. RESUBMITTAL

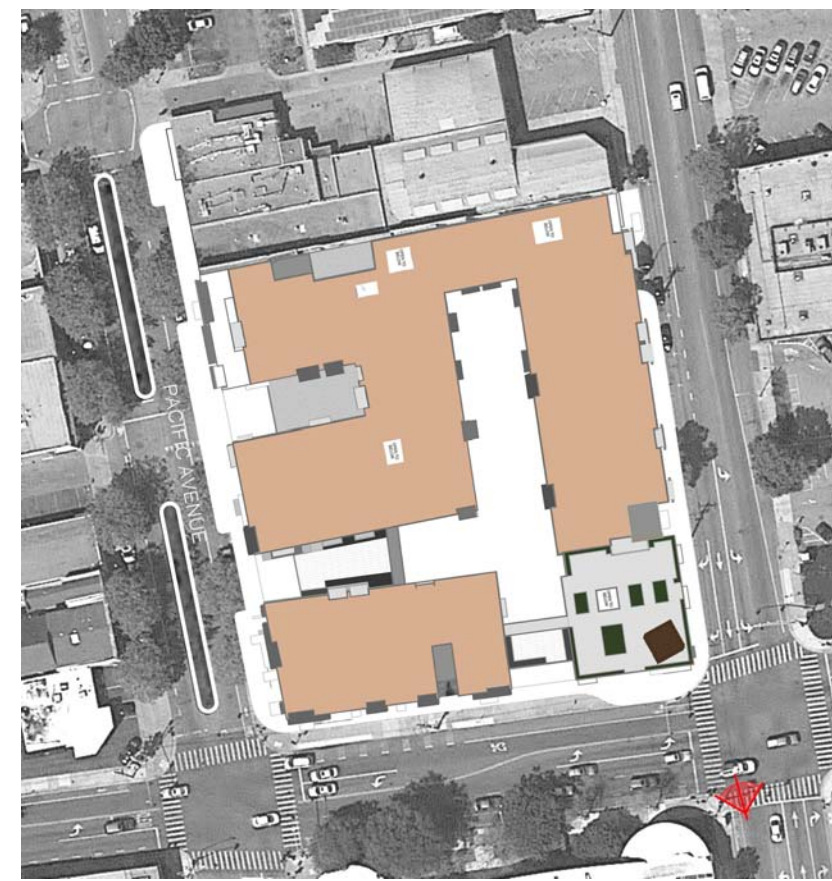
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SHEET CONTENTS  
3D RENDERINGS

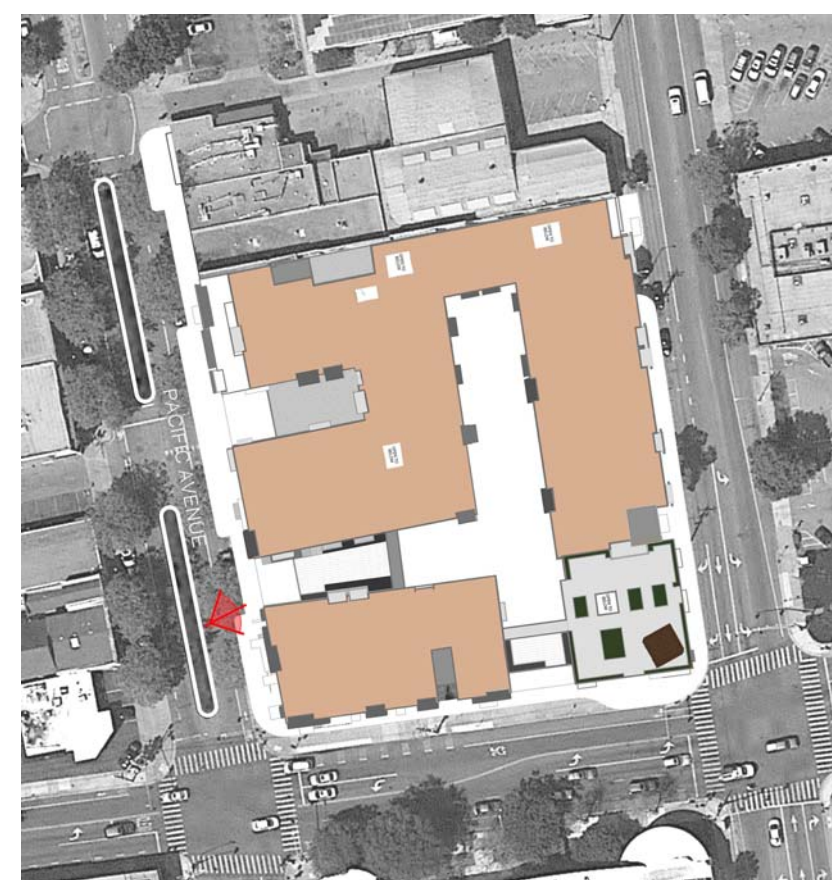
PROJECT NO: 9742

SHEET  
**A6.13**





VIEW FROM CORNER OF FRONT STREET AND LAUREL STREET



VIEW OF COMMERCIAL PLAZA ALONG PACIFIC AVE

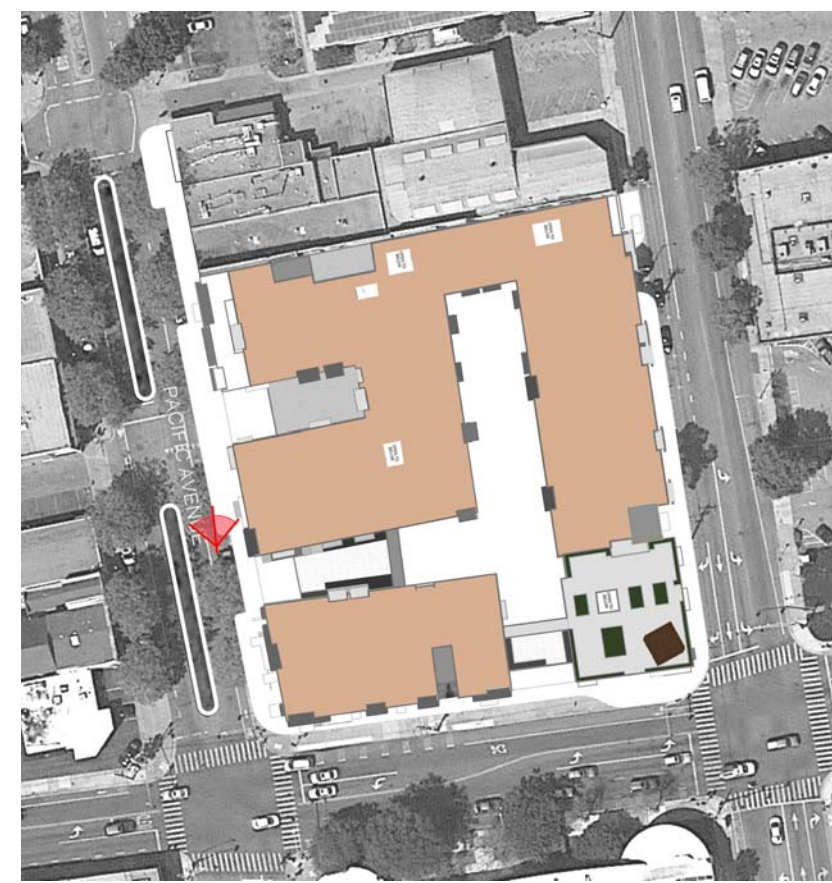
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SHEET CONTENTS  
3D RENDERINGS

PROJECT NO: 9742

SHEET  
**A6.14**



VIEW LOOKING NORTH ALONG PACIFIC AVENUE



AERIAL VIEW FROM ABOVE THE INTERSECTION OF PACIFIC AVENUE AND LAUREL STREET

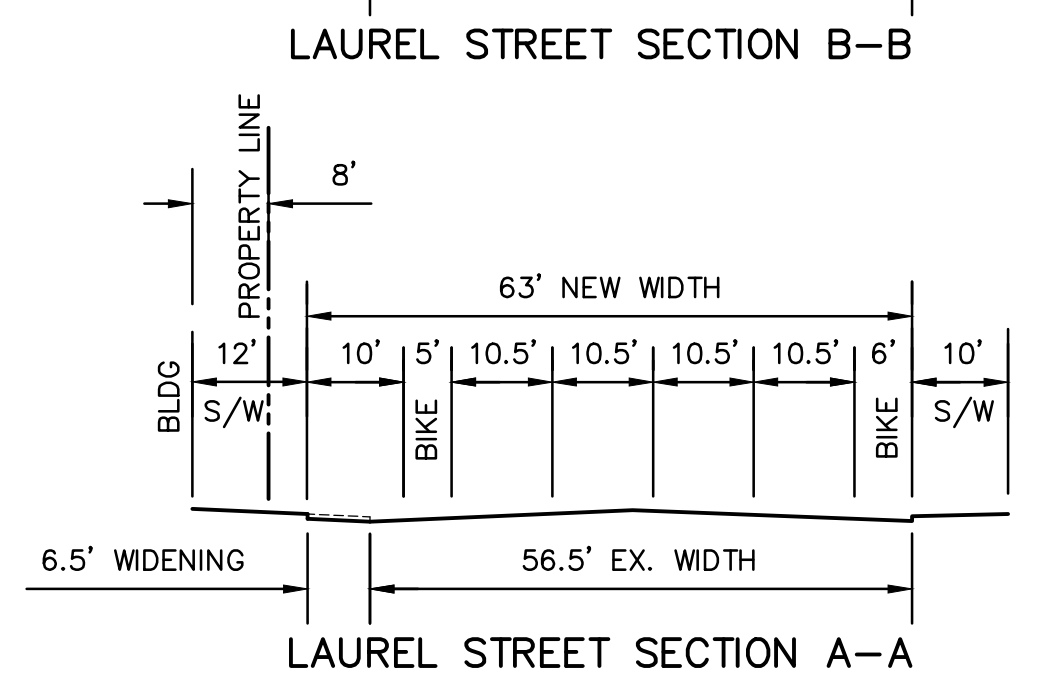
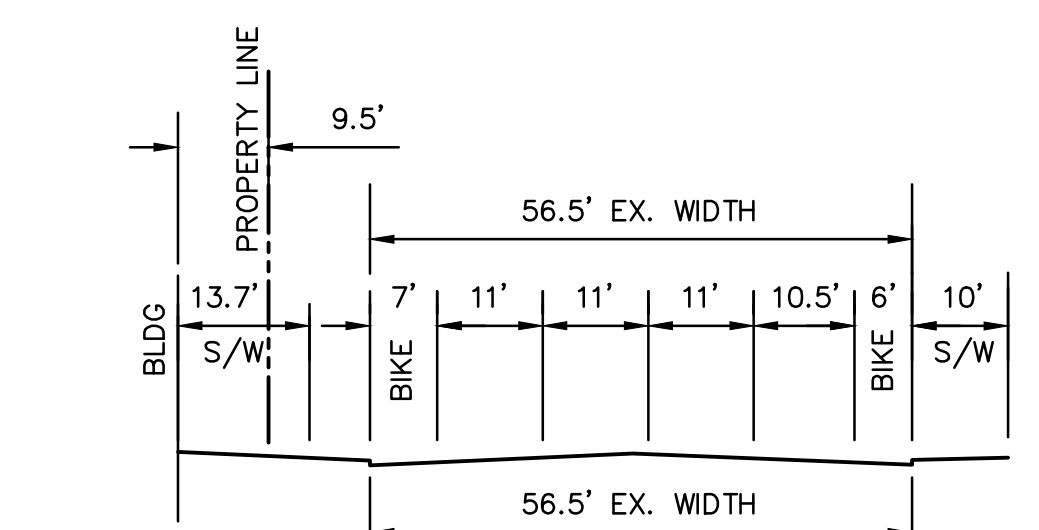
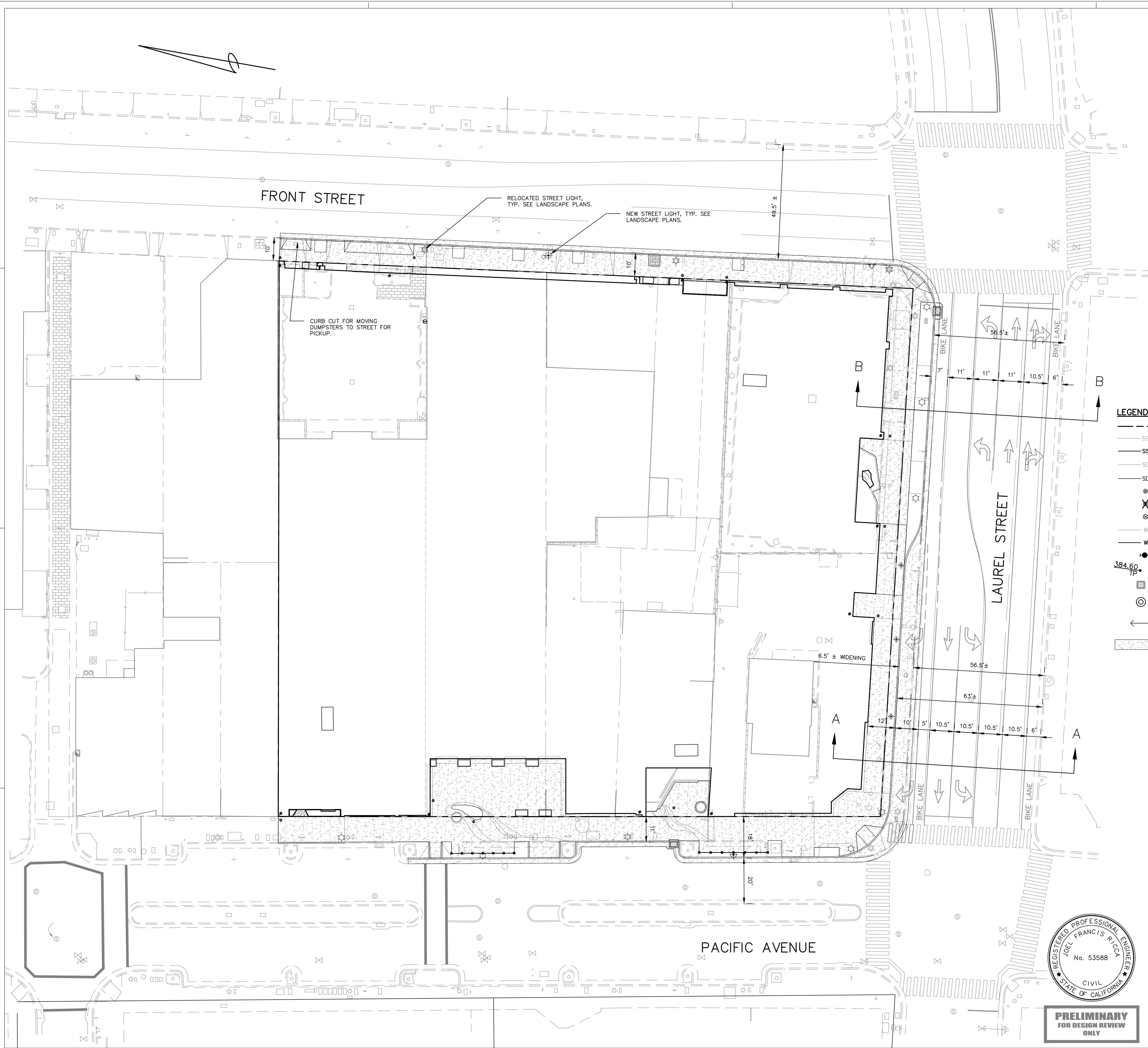
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SHEET CONTENTS  
3D RENDERINGS

PROJECT NO: 9742

SHEET  
**A6.15**



**LEGEND**

- PROPERTY LINE
- SS — SANITARY SEWER LINE (EXISTING)
- SS — SANITARY SEWER LINE (PROPOSED)
- SD — STORM DRAIN LINE (EXISTING)
- SD — STORM DRAIN LINE (PROPOSED)
- TREE
- ✕ TREE TO BE REMOVED
- ⊗ VALVE AS NOTED
- W — WATER LINE (EXISTING)
- W — WATER LINE (PROPOSED)
- FIRE HYDRANT
- FINISH GRADE SPOT ELEVATION
- STORM DRAIN INLET
- ⊙ MANHOLE
- ← SLOPE DIRECTION
- CONCRETE

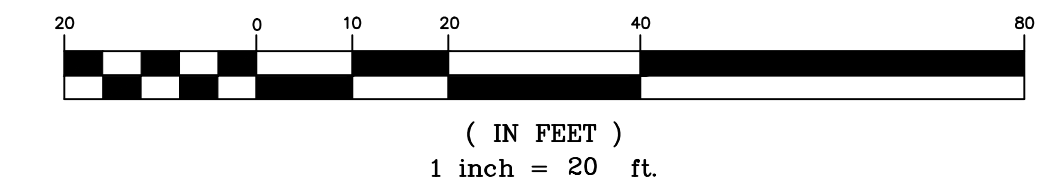
**ABBREVIATIONS**

- AC ASPHALT CONCRETE
- AP ANGLE POINT
- BC BEGIN CURVE
- BW BACK OF WALL
- BS BOTTOM OF STEP
- CB CATCH BASIN
- CL CENTERLINE
- C.O.S.C. CITY OF SANTA CRUZ
- DTL DETAIL
- DS DOWNSPOUT
- EC END CURVE
- ELEV ELEVATION
- (E), EX EXISTING
- FD FIRE DEPARTMENT
- FG FINISHED GRADE
- FL FLOWLINE
- FT FEET
- FW FACE OF WALL
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LT LEFT
- MAX MAXIMUM
- MIN MINIMUM
- PROPOSED PROPOSED
- (P), P PUBLIC DRAINAGE EASEMENT
- P.D.E PUBLIC DRAINAGE EASEMENT
- P.U.E PUBLIC UTILITY EASEMENT
- P.W.M PAYMENT
- R= RADIUS
- RIM RIM ELEVATION
- RT RIGHT
- S= SLOPE
- SCWD SANTA CRUZ WATER DEPARTMENT
- SCWM STORMWATER CONTROL MEASURE
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SSCO SANITARY SEWER CLEANOUT
- STA STATION
- TC TOP OF CURB
- TG TOP OF GRAVEL
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- TYP TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE
- W-SRV WATER SERVICE

**SHEET INDEX**

- C1.0 PRELIMINARY SITE PLAN
- C1.1 BUS TURNING MOTIONS
- C2.0 PRELIMINARY GRADING PLAN
- C3.0 PRELIMINARY DRAINAGE PLAN
- C4.0 PRELIMINARY UTILITY PLAN

**GRAPHIC SCALE**



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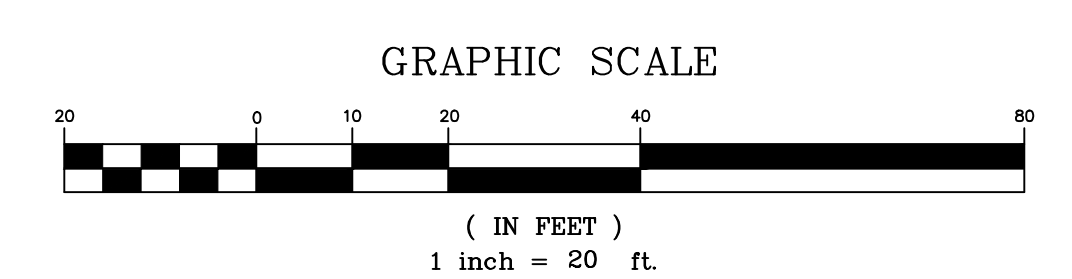
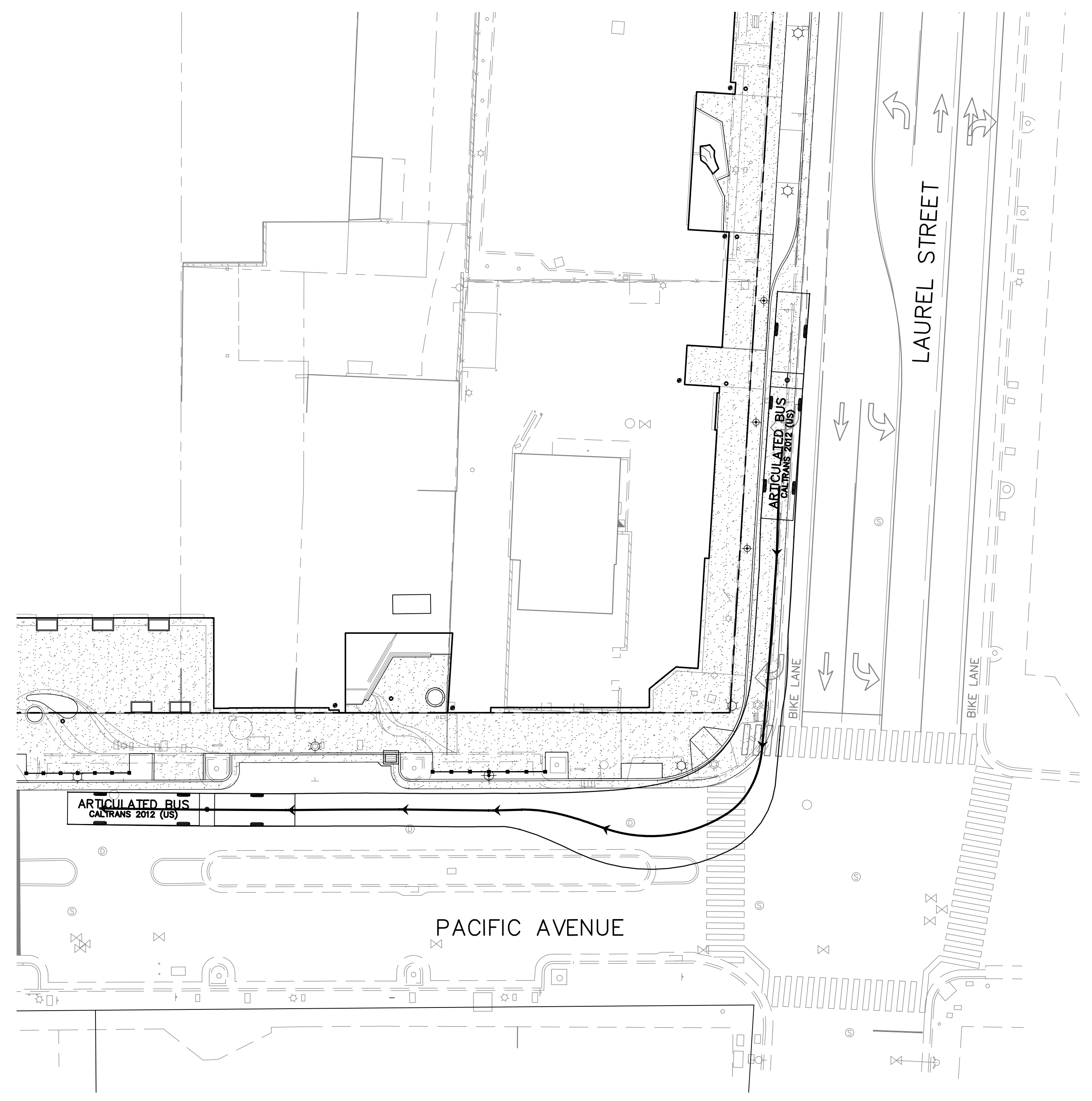
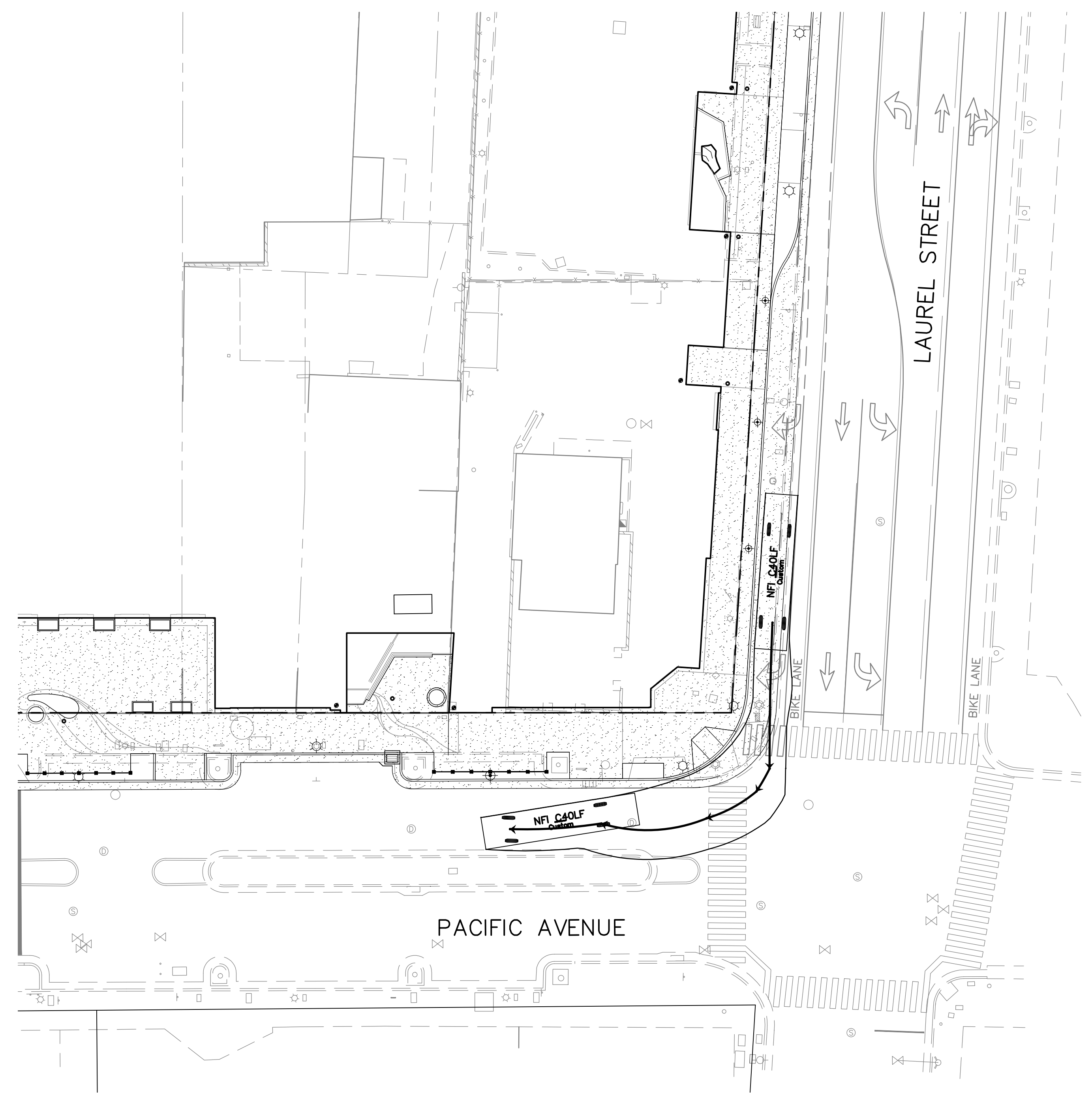
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<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 (831) 426-3560		<b>PRELIMINARY SITE PLAN</b> PACIFIC FRONT MIXED USE 305, 308, & 313 FRONT ST., 100 LAUREL ST., & 802, 806, & 810 PACIFIC AVE. SANTA CRUZ, CALIFORNIA	
SCALE	DRAWN	JOB NO. 26656	SHEET
DATE AUGUST 30, 2018	CHECKED	INDEX O.C. 92	OF
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**SHEET CONTENTS**

SITE PLAN
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SHEET  
**C1.0**



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		SHEET OF

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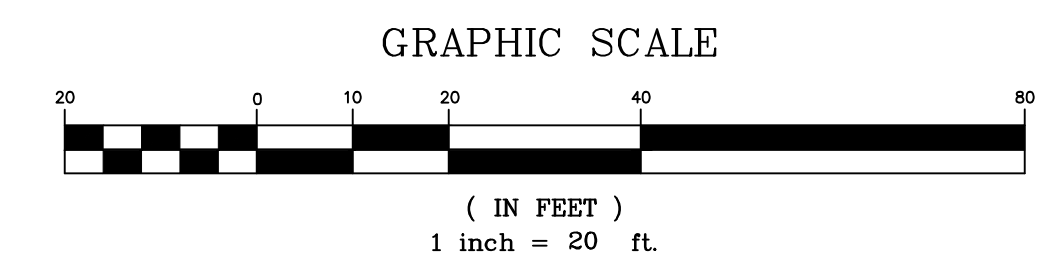
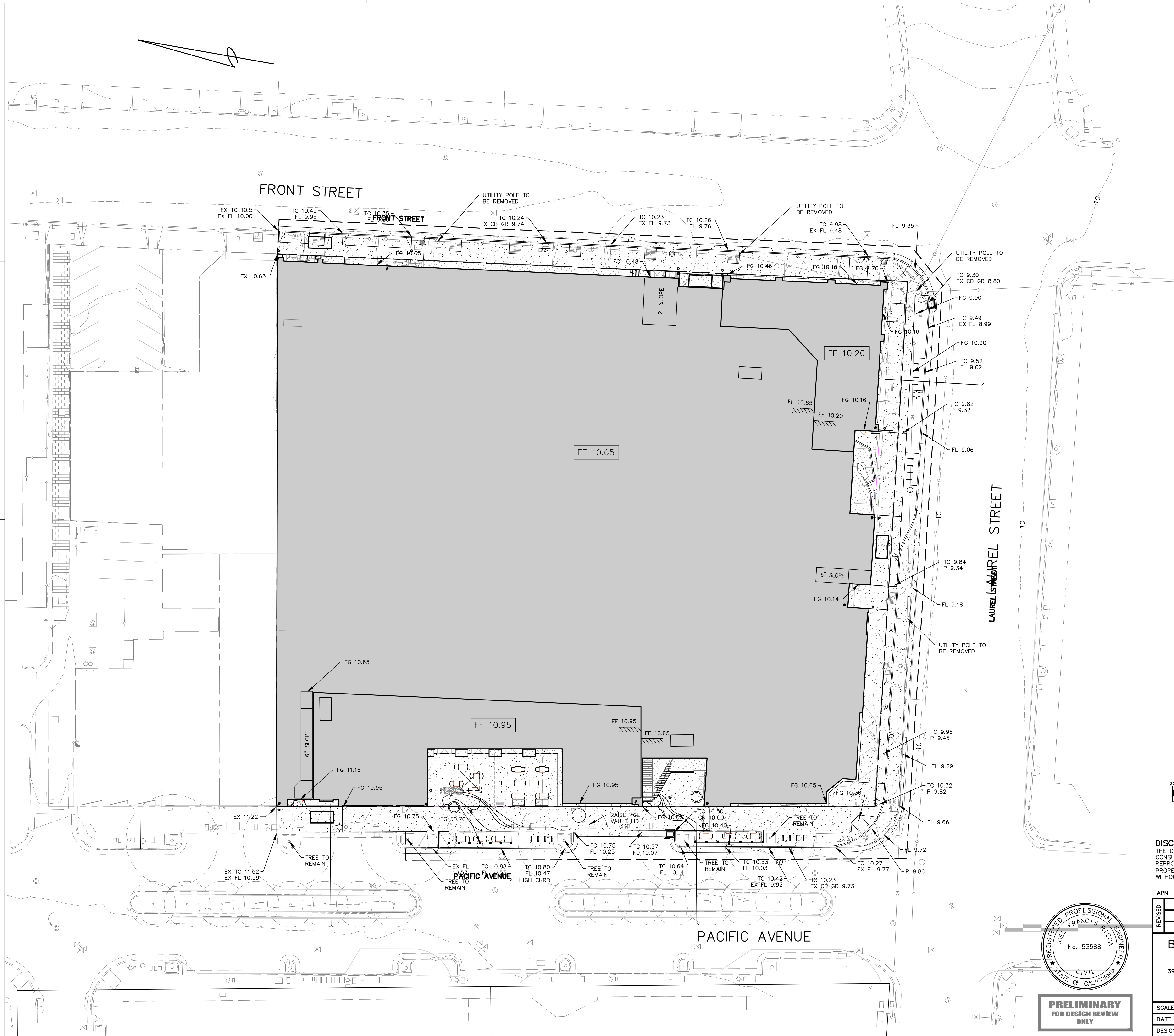
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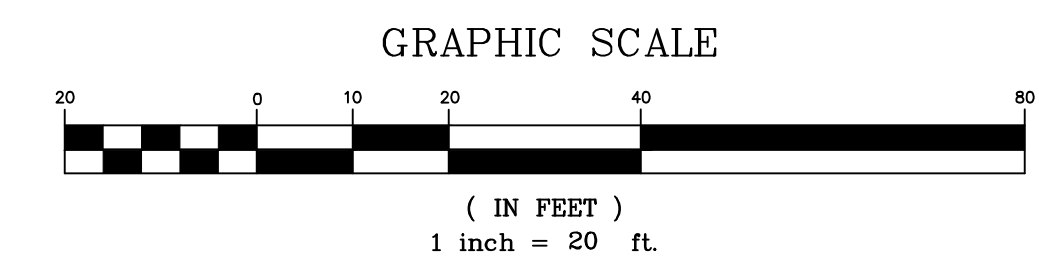
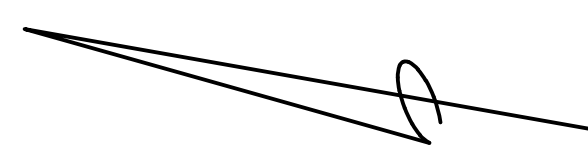
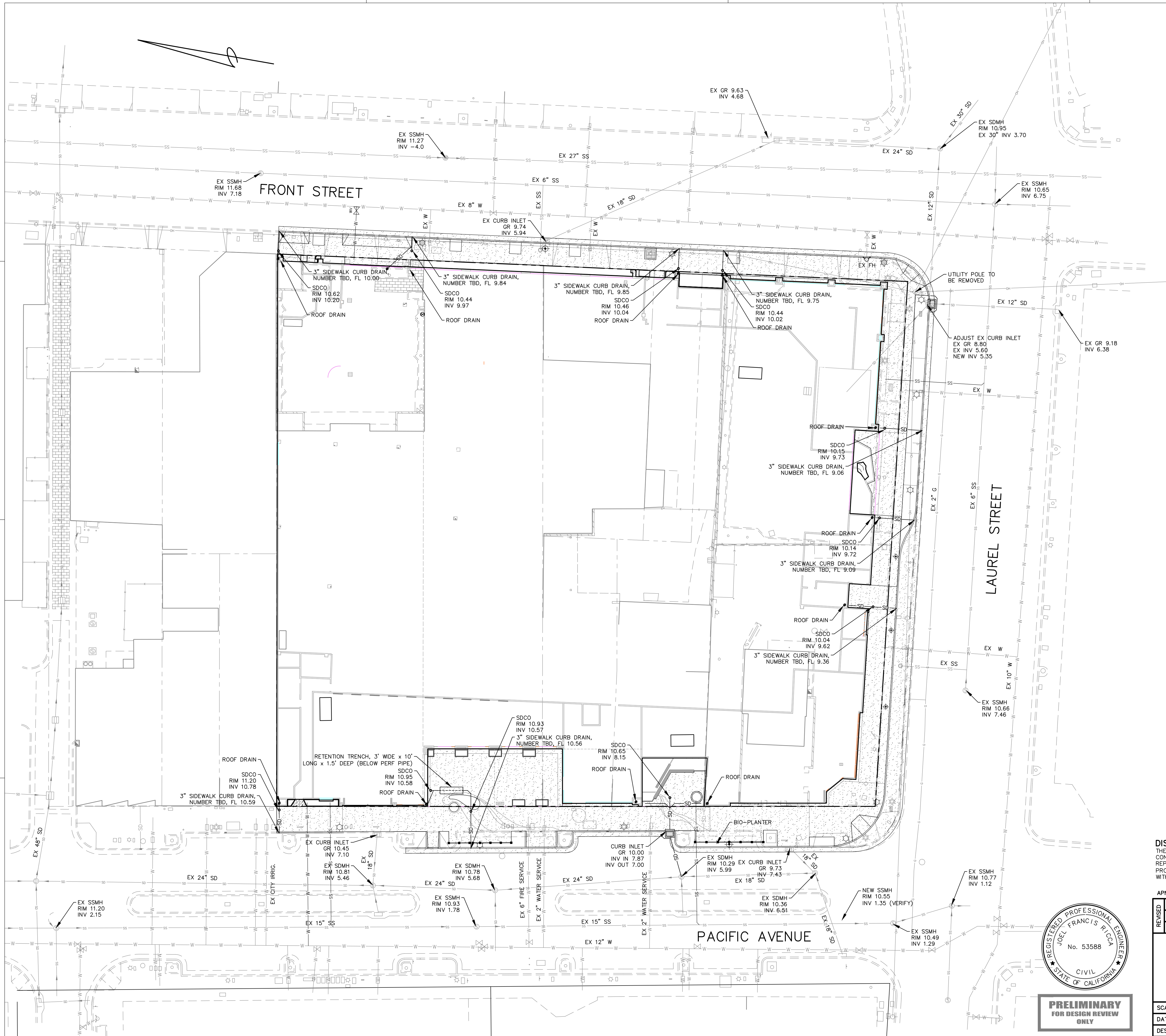
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REVISION								
<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073 (831) 426-3560		<b>PRELIMINARY GRADING PLAN</b>  PACIFIC FRONT MIXED USE 305, 308, & 313 FRONT ST., 100 LAUREL ST., & 802, 806, & 810 PACIFIC AVE. SANTA CRUZ, CALIFORNIA						
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PRELIMINARY GRADING PLAN

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**SHEET CONTENTS**  
STORM WATER CONTROL PLAN

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<b>PRELIMINARY STORM WATER CONTROL PLAN</b>	
PACIFIC FRONT MIXED USE 305, 309, & 313 FRONT ST., 100 LAUREL ST., & 802, 806, & 810 PACIFIC AVE. SANTA CRUZ, CALIFORNIA	
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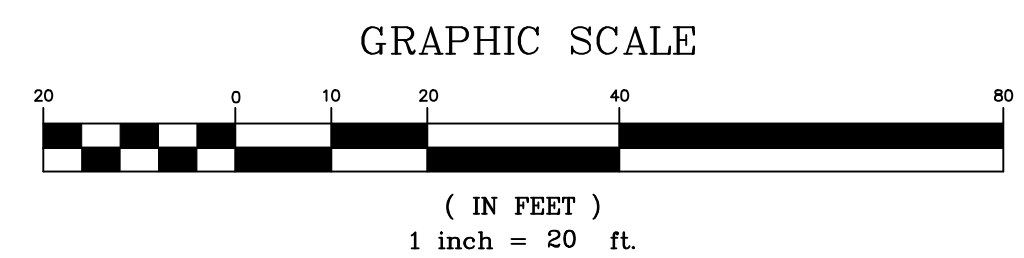
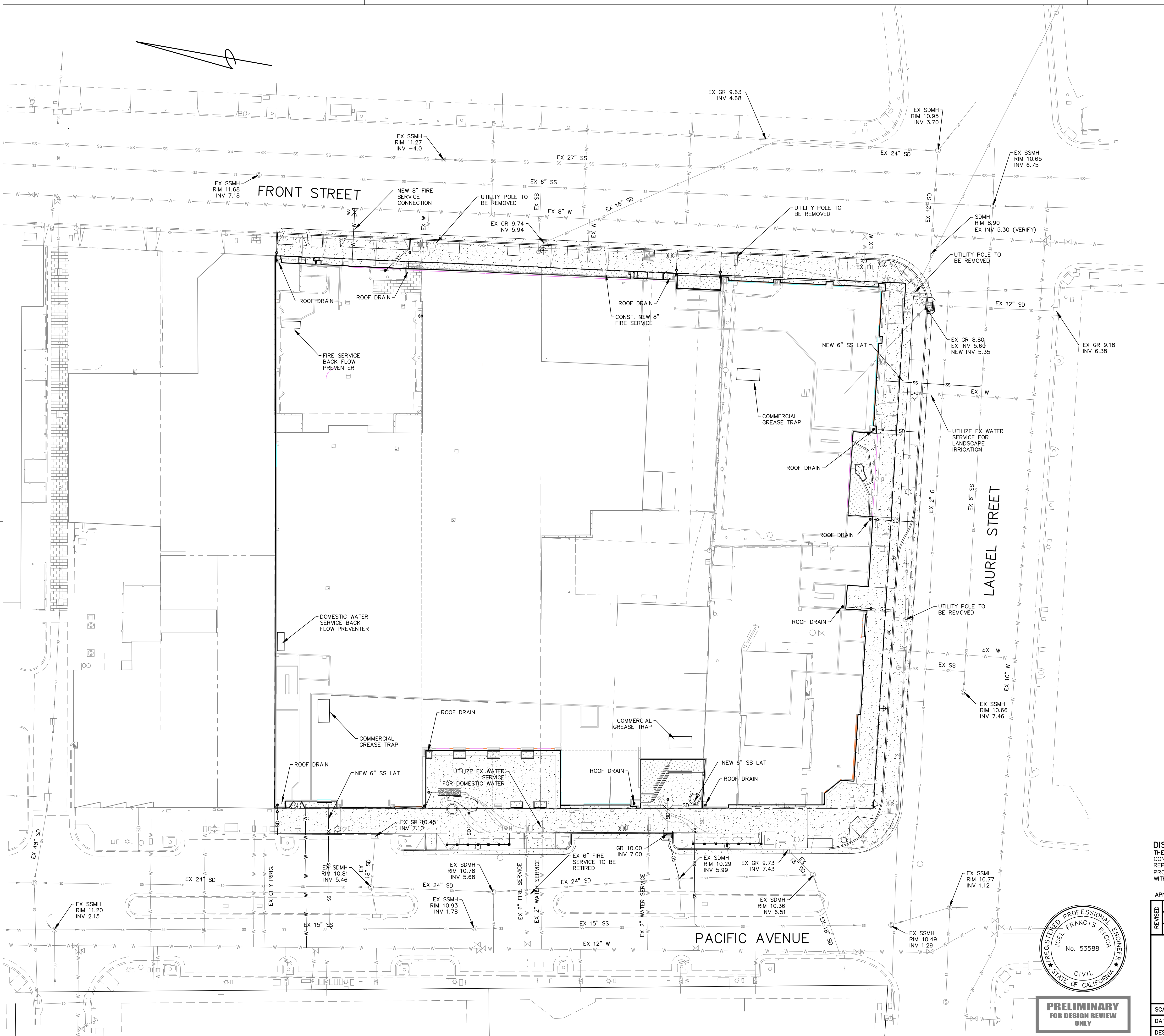
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PACIFIC FRONT

PACIFIC, LAUREL AND FRONT ST.  
SANTA CRUZ, CA 95060

SCHEMATIC DESIGN



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UTILITY & SEWER PLAN

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