COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 181009 **APN: 041-022-12**

Proposal to construct a new 1,760 sq.ft. storage building and remodel an existing retail building (including a 290 sq. ft. addition). Requires a Commercial Development Permit and an Administrative Site Development Permit.

Property located 100 feet east of the intersection of Trout Gulch Road and Aptos Street (402 Trout Gulch Road).

OWNER: Bigger Picture Thrift Events
APPLICANT: Stephanie Barnes-Castro
SUPERVISORIAL DISTRICT: **2**
PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcounty.us

Public comments must be received by 5:00 p.m. October 12, 2018.

A decision will be made on or shortly after October 19, 2018.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.

FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (CURRENT EDITION) AND DISTRICT AMENDMENTS.
2. OCCUPANCY CLASSIFICATION: M & S-1
   BUILDING CONSTRUCTION TYPE: TYPE VB
   FIRE RATING: SPRINKLERED @ NEW STORAGE BUILDING
   NON-SPRINKLERED @ EXISTING RETAIL BUILDING

SRA - MODERATE: MUST COMPLY WILDLAND URBAN INTERFACE CODE

3. A 30 FOOT CLEARANCE SHALL BE MAINTAINED TO FLAMMABLE VEGETATION AROUND ALL STRUCTURES, SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBS/BT, OR SIMILAR PLANTS USED AS GROUND COVER, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURES, ARE EXEMPT.
4. THE ROOF COVERING SHALL NOT BE LESS THAN CLASS 'B' RATED ROOF.
5. 4 INCH HIGH ADDRESS NUMBERS OF CONTRASTING COLOR WITH BACKGROUND SHALL BE PROVIDED. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.

DRAINAGE NOTES

1. SEE SHEET C1 FOR GRADING & DRAINAGE NOTES

GENERAL NOTES

1. ANY WORK ON THE WATER SYSTEM MUST BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST VERSION OF THE COUNTY OF SANTA CRUZ PUBLIC WORKS SPECIFICATIONS

CODE COMPLIANCE

2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRIC CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING CODE

VICINITY MAP

SHEET INDEX

PROJECT DATA

OWNER:	BILL & CHRISTIE LICKER 402 APTOS STREET APTOS, CA 95003 (831) 662-4022 carolinesnonprofit@gmail.com
ARCHITECT:	STEPHANIE BARNES-CASTRO 424 LAURENT STREET SANTA CRUZ, CA 95060 (831) 239-0606 sbc@sbcarch.com
LANDSCAPE ARCHITECT:	STEVE SUTHERLAND SSA LANDSCAPE ARCHITECTS 303 POTRERO STREET, STE C3-C SANTA CRUZ, CA 95060 (831) 458-0453 stevessla@gmail.com
SURVEYOR:	LUKE BEAUTZ 2275 MINDLEY STREET #5 SANTA CRUZ, CA 95062 (408) 472-6061 lbeautz@sbcglobal.net
CIVIL ENGINEER:	MICHAEL GOODHUE, PE, LS, CBO MFG ENGINEERS, INC. PO BOX 1914 APTOS, CA 95001 (831) 685-1511 michaelgoodhuepe@gmail.com
APN:	041-022-12 & 13
PARCEL ADRESS:	402 APTOS STREET APTOS, CA 95003
ZONING:	SU
WATER DISTRICT:	SOQUEL CREEK WATER
PARCEL SIZE: PARCELS ONE & TWO (APN: 041-022-12) : PARCEL THREE (APN: 041-022-13) TOTAL AREA :	8,950 SQ. FT. 2,589 SQ. FT. 10,739 SQ. FT.
LOT COVERAGE:	27.4%
PROJECT DESCRIPTION:	TWO PHASE RETAIL PROJECT: PHASE I: CONSTRUCTION OF NEW 1,760 SQ.FT. SINGLE STORY STORAGE BUILDING (APN#041-022-12) PHASE II: DEMO(E) 250 SQ. FT. ADDITION TO AN EXISTING SINGLE STORY RETAIL BUILDING (APN: 041-022-12)

SQUARE FOOTAGE:

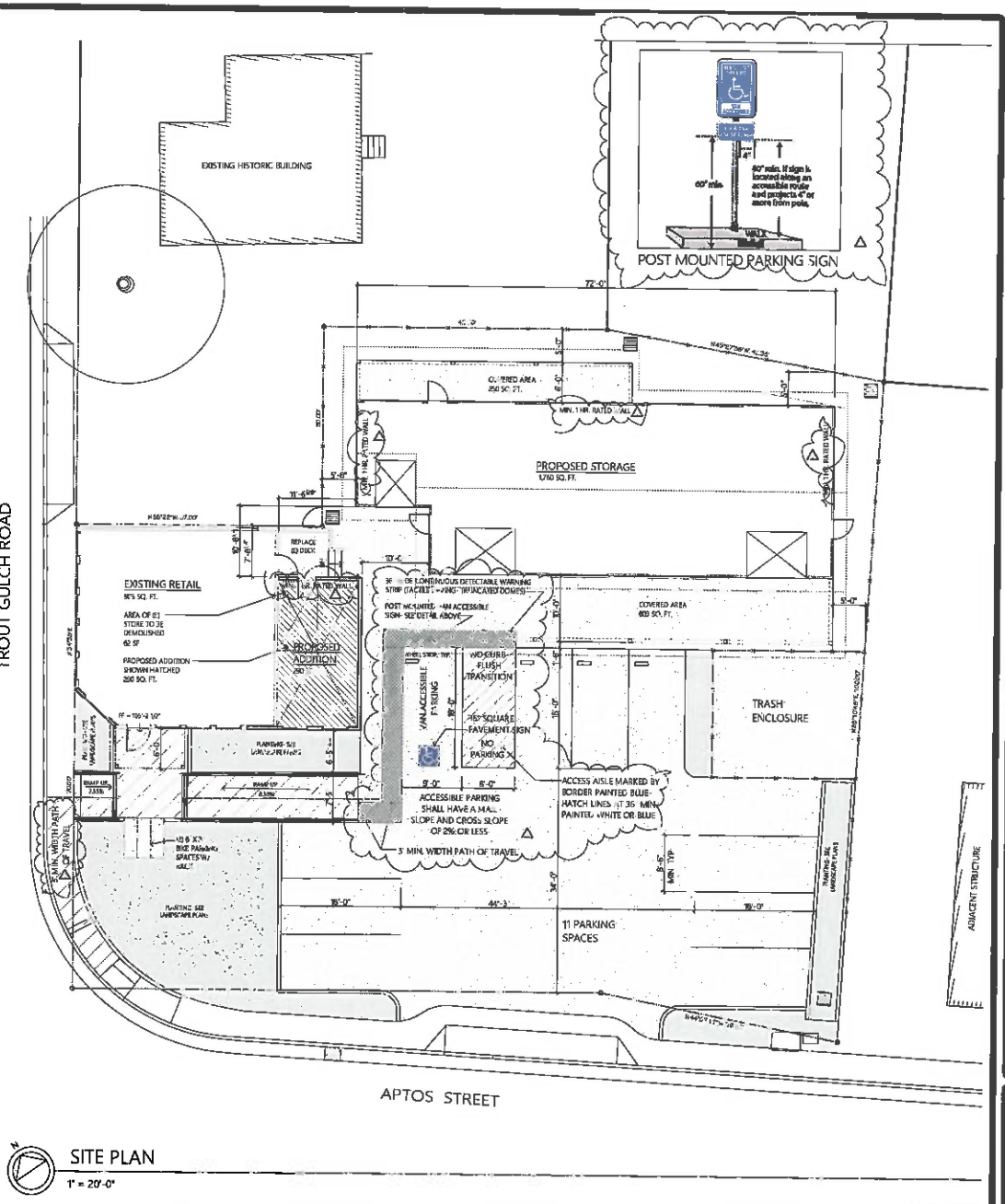
(E) RETAIL BUILDING (APN: 041-022-12)	
TOTAL (E) SQ. FOOTAGE:	965 SQ. FT.
PORTION OF (E) TO BE REMOVED:	-62 SQ. FT.
(N) ADDITION:	250 SQ. FT.
TOTAL NET SQ. FOOTAGE:	1,153 SQ. FT.
TOTAL (E) DECK SQ. FOOTAGE:	108 SQ. FT.
PORTION OF (E) DECK TO BE RECONSTRUCTED:	60 SQ. FT.
PORTION OF (E) DECK TO BE REMOVED:	-48 SQ. FT.
TOTAL NET DECK SQ. FOOTAGE:	60 SQ. FT.
(N) COVERED ENTRY:	63 SQ. FT.
(N) RAMP:	
(N) STORAGE BUILDING (APN#041-022-12)	
BUILDING SQ. FOOTAGE:	1,760 SQ. FT.
COVERED PORCHES:	859 SQ. FT.
[illegible]	10 SPACES
[illegible]	11 SPACES
BIKE PARKING REQUIRED:	3 SPACES
BIKE PARKING PROVIDED:	3 SPACES
IMPERVIOUS AREA:	SEE SHEET C1 FOR IMPERVIOUS AREA CALCULATIONS

OCCUPANCY:
RETAIL: M (LOAD FACTOR: 60) 1,153/60= 20 OCCUPANTS
STORAGE: S-1 (LOAD FACTOR: 300) 1760/300= 6 OCCUPANTS

CONSTRUCTION TYPE: V (WOOD FRAME)

PLUMBING FIXTURE COUNT REQUIREMENTS
RETAIL: 1 WATER CLOSET, 1 LAVATORY, 1 SERVICE SINK/ LANUNDRY TRAY
STORAGE: 1 UTILITY SINK

EATING REQUIREMENTS:
RETAIL: 20X.2= 4 IN() MIN. CLEAR WIDTH = 36"
STORAGE: 6X.2 = 12 IN() MIN. CLEAR WIDTH = 36"



SITE PLAN
1" = 20'-0"

STEPHANIE BARNES-CASTRO
ARCHITECT

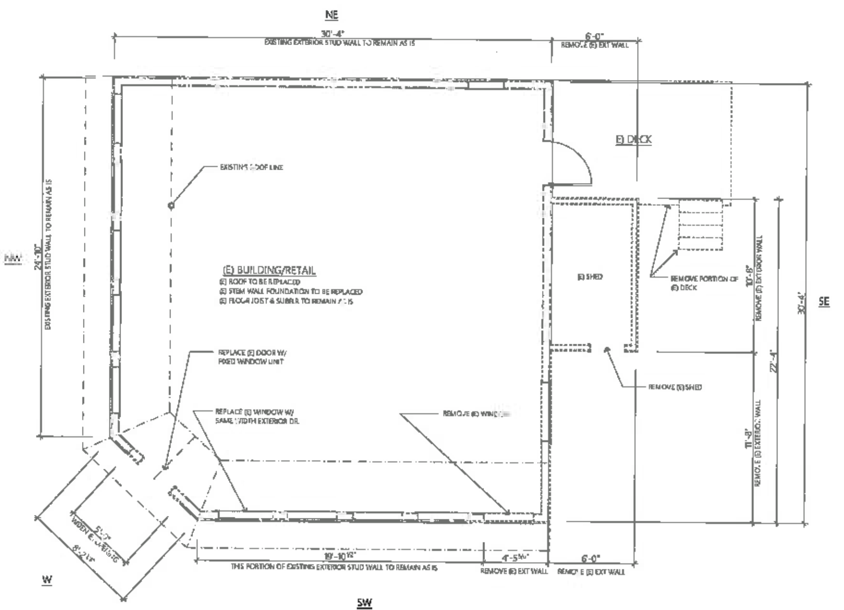
SITE PLAN & PROJECT DATA

CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-022-12 & 13

SUBMITTAL DATE

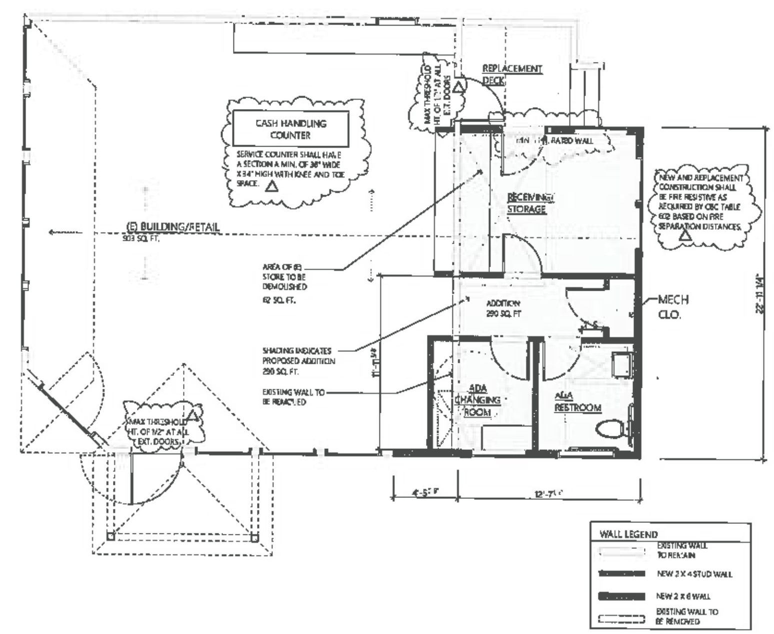
	DATE	REVISION
1		PLNG. APP. SUBMITTED
2	1/2022	PLNG. APP. COMMENTS

SHEET A1 OF SHEETS


NE
30'-4"
EXISTING EXTERIOR STUD WALL TO REMAIN AS IS
6'-0"
REMOVE (E) EXT WALL
(E) DECK
EXISTING ROOF LINE
NW
SE
(E) BUILDING/RETAIL
(E) SHED
REMOVE PORTION OF (E) DECK
REMOVE (E) SHED
REPLACE (E) DOOR W/ FIXED WINDOW UNIT
REPLACE (E) WINDOW W/ SAME WIDTH EXTERIOR DR.
REMOVE (E) WINDOW
W
SW
THIS PORTION OF EXISTING EXTERIOR STUD WALL TO REMAIN AS IS
REMOVE (E) EXT WALL

EXISTING RETAIL BUILDING- EXISTING/ DEMOLITION FLOOR PLAN

1/4" = 1'-0"


REPLACEMENT DECK
CASH HANDLING COUNTER
SERVICE COUNTER SHALL HAVE A SECTION A MIN. OF 36" WIDE X 34" HIGH WITH KNEE AND TOE SPACE.
RECEIVING/ STORAGE
NEW AND REPLACEMENT CONSTRUCTION SHALL BE FIRE RESISTIVE AS REQUIRED BY CBC TABLE 602 BASED ON FIRE SEPARATION DISTANCES.
(E) BUILDING/RETAIL
AREA OF (E) STORE TO BE DEMOLISHED 62 SQ. FT.
ADDITION 290 SQ. FT
MECH CLO.
SHADING INDICATES PROPOSED ADDITION 290 SQ. FT.
EXISTING WALL TO BE REMOVED
ADA CHANGING ROOM
ADA RESTROOM
MAX THRESHOLD HT. OF 1/2" AT ALL EXT. DOORS
WALL LEGEND
EXISTING WALL TO REMAIN
NEW 2 X 4 STUD WALL
NEW 2 X 6 WALL
EXISTING WALL TO BE REMOVED

PROPOSED ADDITION & MODIFICATIONS TO (E) FLOOR PLAN

1/4" = 1'-0"

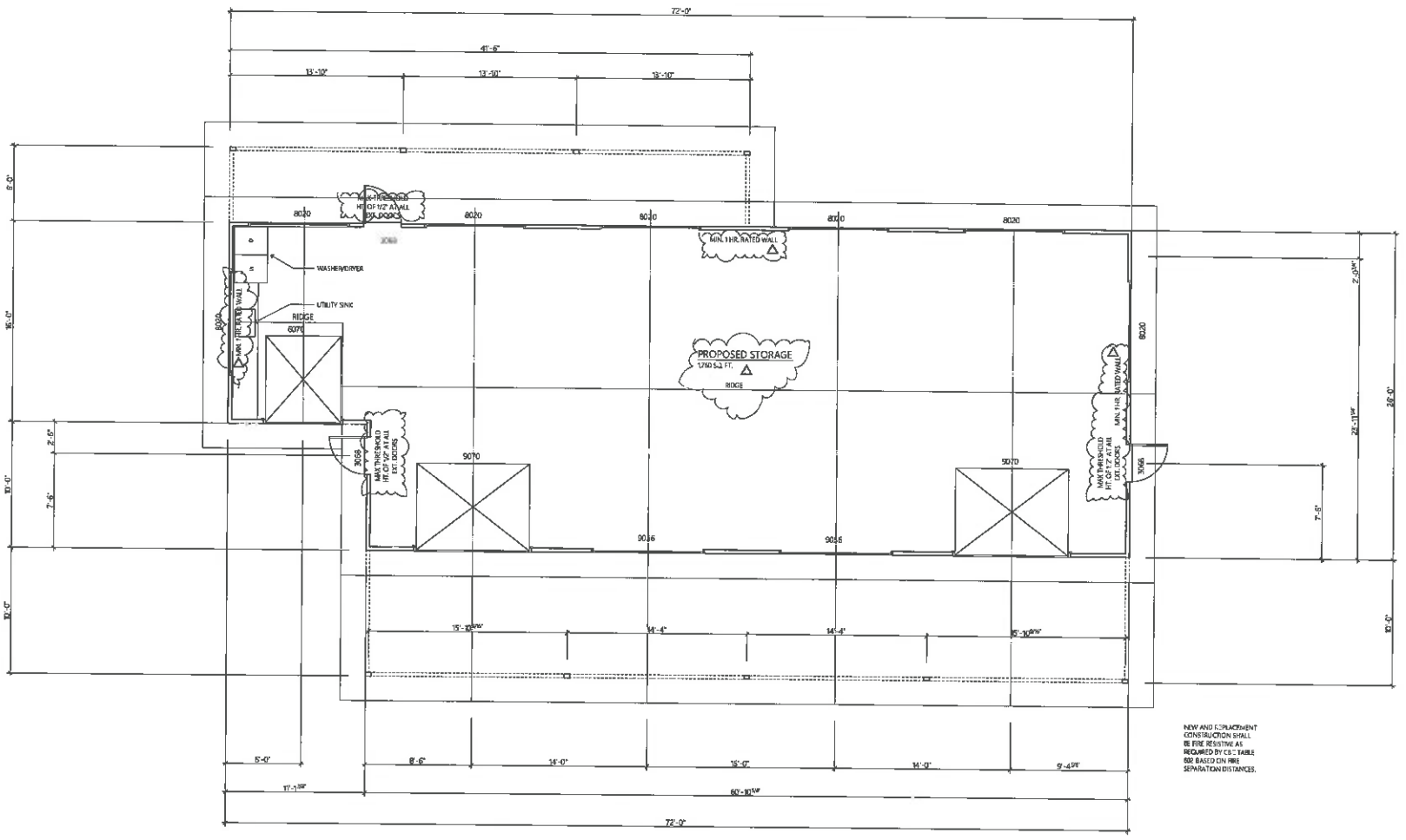
STEPHANIE BARNES-CASTRO
ARCHITECT

(E) FLOOR & DEMO PLAN & (N) FLOOR & (N) ROOF PLAN

CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-022-12 & 13

SUBMITTAL DATE

SHEET
A2



NEW STORAGE BUILDING- FLOOR PLAN

1/4" = 1'-0"

STEPHANIE BARNES-CASTRO
ARCHITECT

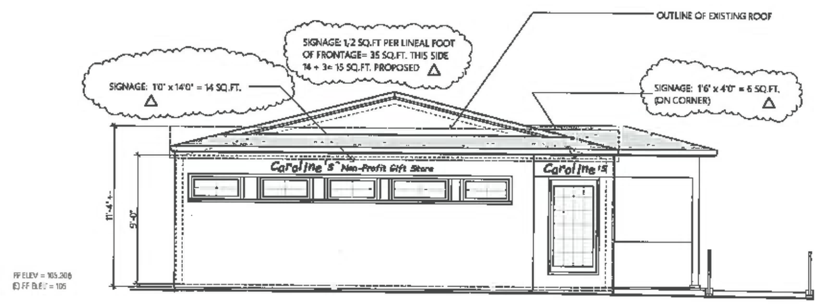
NEW STORAGE BUILDING- FLOOR PLAN

CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-022-12 & 13

SUBMITTAL DATE

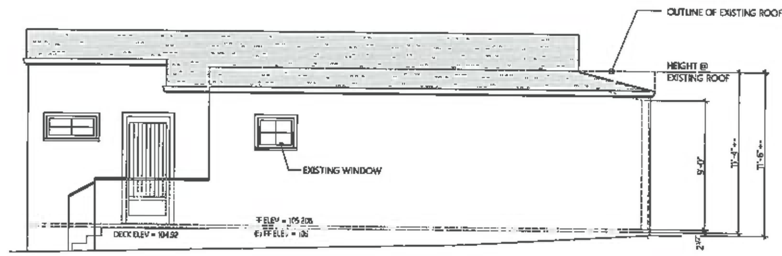
	DATE	REVISION
1		PLNG. APP. COMMENTS
2	5/28/19	PLNG. APP. COMMENTS

SHEET A3 OF SHEETS



NORTHWEST ELEVATION

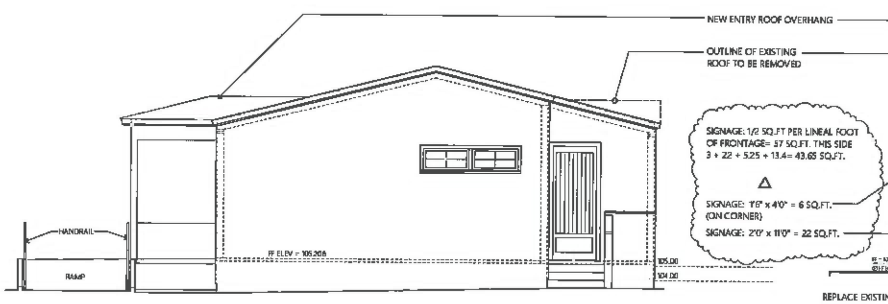
1/4" = 1'-0"



NORTHEAST ELEVATION

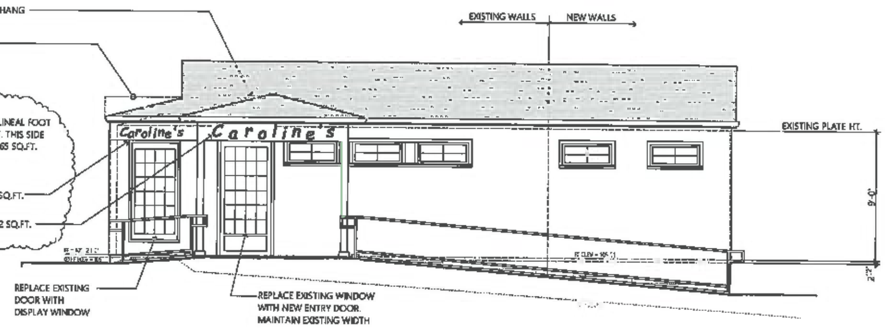
1/4" = 1'-0"

TYP. EXTERIOR MATERIALS
NEW COMPOSITION SHINGLE ROOFING
STUCCO SIDING
NEW CLAD WOOD WINDOWS



SOUTHEAST ELEVATION

1/4" = 1'-0"


EXISTING WALLS
NEW WALLS
EXISTING PLATE HT.
SIGNAGE: 1/2 SQ.FT PER LINEAL FOOT OF FRONTAGE= 37 SQ.FT. THIS SIDE 3 + 22 + 5.25 + 13.4= 43.65 SQ.FT.
SIGNAGE: 1'6" x 4'0" = 6 SQ.FT. (ON CORNER)
SIGNAGE: 2'0" x 11'0" = 22 SQ.FT.
Caroline's
Caroline's
REPLACE EXISTING DOOR WITH DISPLAY WINDOW
REPLACE EXISTING WINDOW WITH NEW ENTRY DOOR. MAINTAIN EXISTING WIDTH

SOUTHWEST ELEVATION

1/4" = 1'-0"

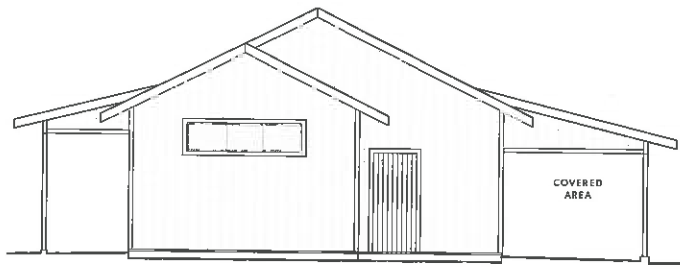
STEPHANIE BARNES-CASTRO
ARCHITECT

EXISTING RETAIL BUILDING- PROPOSED EXTERIOR ELEVATIONS

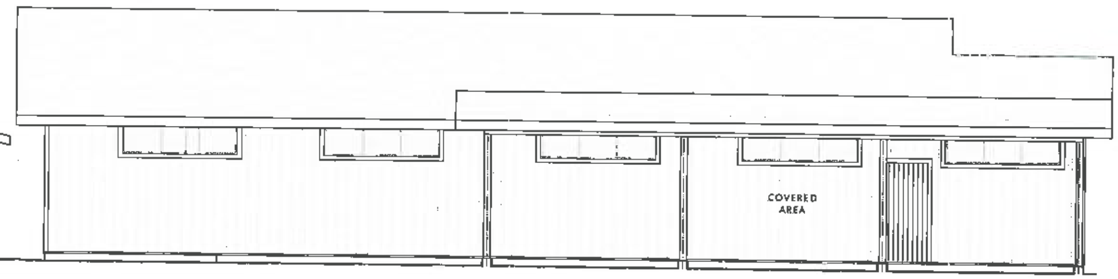
CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-C22-12 & 13

SUBMITTAL DATE

SHEET A4



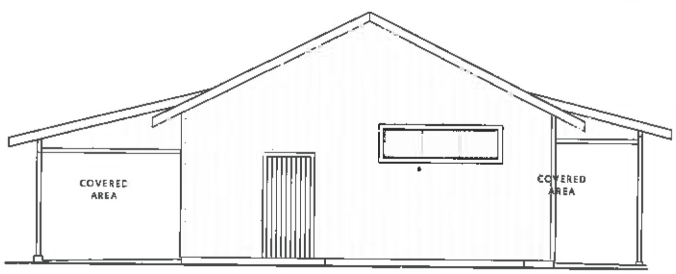
NORTHWEST ELEVATION
1/4" = 1' - 0"



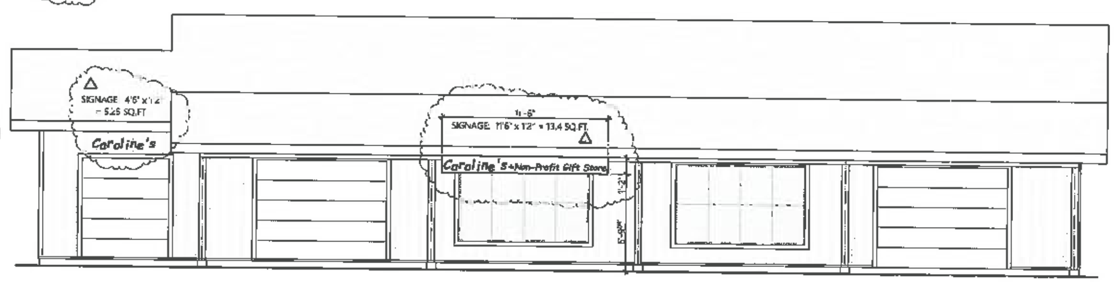
NORTHEAST ELEVATION
1/4" = 1' - 0"

TYP. EXTERIOR MATERIALS
- NEW COMPOSITION SHINGLE ROOFING
- BOARD & BATT SIDING
- NEW CLAD WOOD WINDOWS

SIGNAGE: 1/2 SQ.FT PER LINEAL FOOT OF FRONTAGE= 57 SQ.FT. THIS SIDE 3 + 22 + 5.25 + 13.4= 43.65 SQ.FT. △



SOUTHEAST ELEVATION
1/4" = 1' - 0"



SOUTHWEST ELEVATION △
1/4" = 1' - 0"

STEPHANIE BARNES-CASTRO
ARCHITECT

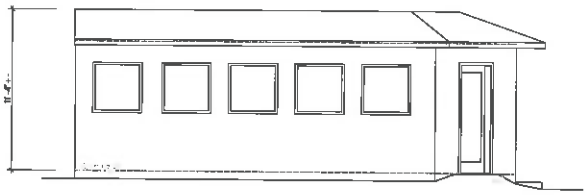
NEW STORAGE BUILDING- EXTERIOR ELEVATIONS △

CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-022-12 & 13

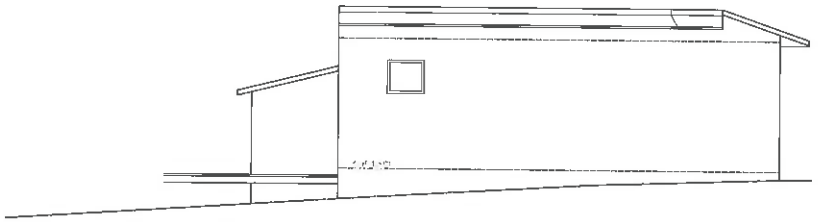
SUBMITTAL DATE

△	DATE	REVISION
△		DISC. APP COMMENTS
△	5/10/18	DISC. APP COMMENTS

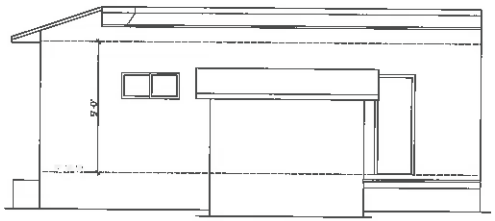
SHEET A5
OF SHEETS



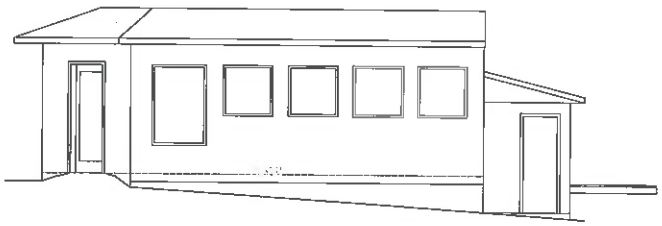
EXISTING NORTHWEST ELEVATION



EXISTING NORTHEAST ELEVATION



EXISTING SOUTHEAST ELEVATION



EXISTING SOUTHWEST ELEVATION

STEPHANIE BARNES-CASTRO
ARCHITECT

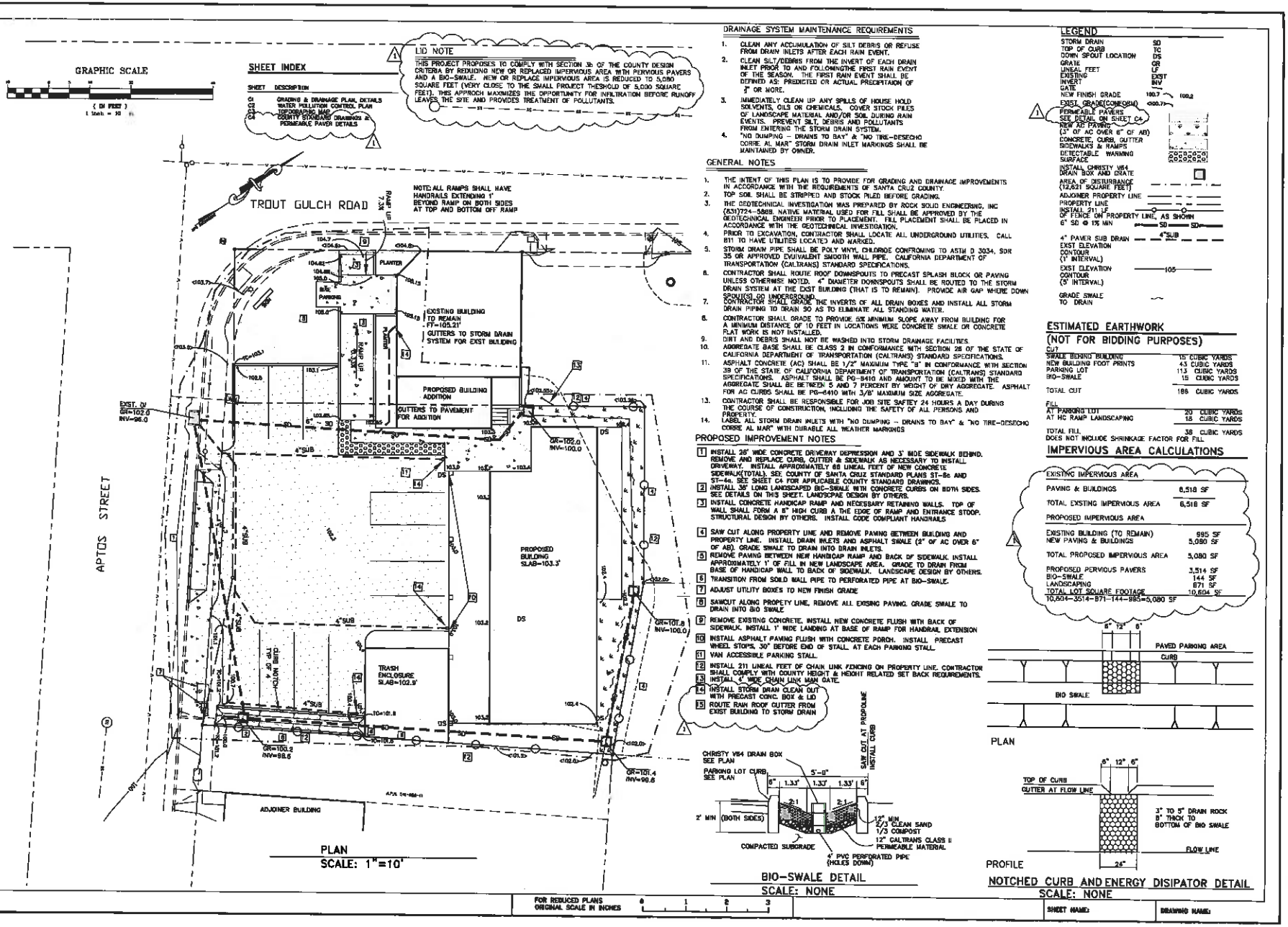
EXISTING RETAIL BUILDING-
EXISTING EXTERIOR ELEVATIONS

CAROLINE'S
402 APTOS STREET
APTOS, CALIFORNIA 95003
APN# 041-022-12 & 13

SUBMITTAL DATE

Δ	DATE	REVISION

SHEET A6



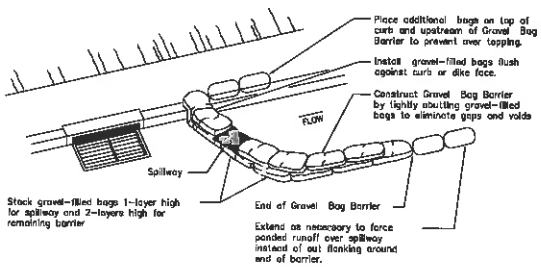
BY	DATE	REVISION
MFG	7/2017	1ST SUBMITTAL TO PLANNING DEPARTMENT
MFG	12/2017	2ND SUBMITTAL TO PLANNING DEPARTMENT PARKING LOT ADDED SHEET C4 WHICH INCLUDES PERVIOUS PAVER DETAILS AND REVISED STD DWGS

PROJECT ENGINEER
MFG Engineers, Inc
PO BOX 1914
APTOS, CA. 95001
(831) 783-1661
CEL (831) 601-9519

APN 041-022-12 & 13
GRADING & DRAINAGE PLAN
402 APTOS STREET, APTOS, CA

DRAWN: MFG
CHECKED: MFG
DATE: 7/2017
SCALE: 1"=10'
JOB NO.
SHEET
C1 OF 4

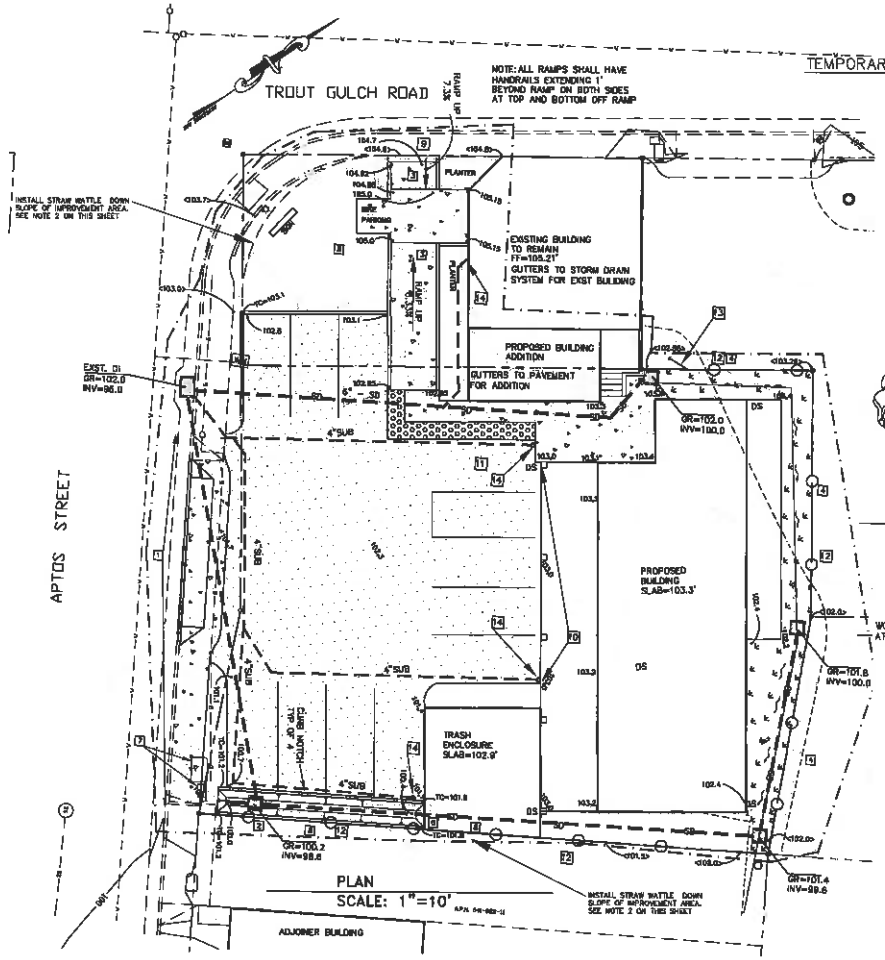
AREA OF DISTURBANCE =12,621 SF



PERSPECTIVE

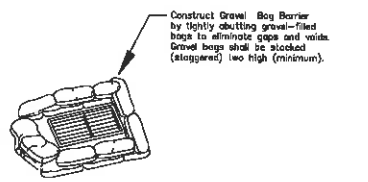
TEMPORARY STORM DRAIN INLET SILT PROTECTION

NO SCALE



PLAN

SCALE: 1"=10'

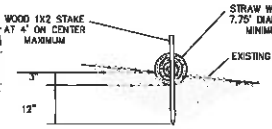


PERSPECTIVE

TEMPORARY STORM DRAIN INLET SILT PROTECTION

CHRISTY V64 DRAIN BOXES DURING CONSTRUCTION

NO SCALE



SECTION

STRAW WATTLE DETAIL

NO SCALE

TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY DRAINAGE INLET PROTECTION)

EROSION CONTROL REQUIREMENTS

THE FOLLOWING EROSION CONTROL AND HOUSE KEEPING MEASURES ARE INTENDED TO CONTROL THE RELEASE OF SILT, DUST, GARBAGE AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ATMOSPHERE AND SOIL DURING CONSTRUCTION. THESE MEASURES ARE INTNEDED TO COMPLY WITH FEDERAL, STATE AND LOCAL REQUIREMENTS THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMP's)LISTED BELOW.

1. COVER OF BARE SOIL: ONE OF THE FOLLOWING MEASURES SHALL BE USED TO COVER BARE SOIL DURING THE WINTER SEASON (OCTOBER 15TH TO APRIL 15TH):

   SEED AND STRAW MULCH
   SEED AND STRAW MULCH SHALL BE USED IN DISURBED AREAS AS A MEANS FOR TEMPORARY EROSION CONTROL UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UPTO 3:1 H:V (33%).

   SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ FT) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ FT) AND INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.

   SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE BARLY OR WHEAT.

   EROSION CONTROL BLANKETS (GEOTEXTILE OR EROSION MATS)
   EROSION CONTROL BLANKETS ARE REQUIRED ON SLOPES STEEPER THAN 3:1, HOWEVER THEY MAY BE USED ON GROUND SURFACES FLATTER THAN 3:1 IN LIEU OF SEED AND STRAW MULCH. SEEDING MUST BE PLACED ON THE DISTURBED GROUND PRIOR TO PLACEMENT OF THE EROSION CONTOL BLANKET AND DESCRIBED IN THE SEED AND STRAW MULCH SECTION ABOVE.

2. SEDIMENT CONTROL:

   FIBER ROLLS (WATTLES) SHALL BE PLACED AT THE DOWN SLOPE PERIMETER OF DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLES SHALL BE PLACED AT THE BACK OF SIDEWALK OR CURB TO LIMIT SEDIMENT FROM ENTERING THE STREET.

   STORM DRAIN INLET PROTECTION:
   ALL STORM DRAIN INLETS ON THE SITE (NEW AND EXISTING) AND EXISTING DOWNSTREAM OFFSITE INLETS SHALL RECIEVED STORM DRAIN INLET PROTECTION AS SHOWN ON THE STORM DRAIN INLET PROTECT DETAIL ON THIS PLAN.

3. STABILIZED CONSTRUCTION EXIT:
   THE DESIGNER DOES NOT BELIEVE THAT A STABILIZED CONSTRUCTION EXIT WOULD BE EFFECTIVE FOR THIS PROJECT. CONTRACTROR SHALL EFFECTIVELY LIMIT OFF SITE TRACKING BY SWEEPING THE STREET DAILIY IF NECESSARY AND BY OTHER MEANS AS DEVISED BY THE CONTRACTOR OR DIRECTED BY THE COUNTY INSPECTOR.

4. ROCKED ACCESS AREAS:
   CONTRACTOR SHALL PROVIDE A ROCKED ACCESS AREA WERE CONSTRUCTION VEHICLES PARK, TRAVEL AND WORK. ROCKED ACCESS AREAS SHALL CONSIST OF 6" OF COMPACTED BASE ROCK OR DRAIN ROCK. ROCKED ACCESS AREAS ARE INTENDED TO KEEP CONSTRUCTION VEHICLES OFF OF BARE SOIL.

5. HOUSE KEEPING REQUIREMENTS:

   DUST CONTROL/WIND EROSION CONTROL:
   CONTRACTOR SHALL EFFECTIVELY LIMIT DUST AND WIND EROSION BY WATERING THE SITE AS NEEDED AND KEEPING ALL MATERIAL STOCK PILES COVERED WHEN NOT IN USE.

   CONSTRUCTION MATERIALS:
   ALL LOOSE OF STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL SPOILS, AGGREGATE FLY ASH, STUCCO, HYDRATED LIME, ETC) SHALL BE COVERED AND BERMED.
   ALL CHEMICALS SHALL BE STORED IN WATERTGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED, COMPLETELY ENCLOSED.
   EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE THOSE MATERIALS AND EQUIPMENT THTA ARE INTENDED TO BE OUTSIDE.
   BEST MANAGEMENT PRACTICES TO LIMIT AND PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION MATERIALS SHALL BE IMPLEMENTED.

   WASTE MANAGEMENT:
   DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
   SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS. PORTABLE TOILETS SHALL BE LOCATED A MINIMUM OF 20' FROM DRAIN INLETS, STREETS, DRIVEWAYS, DRAINAGE FACILITIES, STREAMS OR OTHER RIPARIAN AREAS.
   SANITATION FACILITIES SHALL BE INSECTED REGULARLY AND CLEANED AND REPLACED AS NECESSARY.
   COVER WASTE AND DISPOSAL CONTAINERS AT THE END OF EACH WORK DAY AND DURING EACH RAIN EVENT.
   DISCHARGES FROM WASTE DISPSOAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM SHALL BE PREVENTED.
   STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
   PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
   EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE SO THAT SPILLS AND LEAKS CAN AND SHALL BE CLEANED IMMEDIATLEY AND DISPOSED OF PROPERLY.
   CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT CONTAIN POSSIBLE POLLUTANTS SHALL BE CONSTRUCTED TO EFFIECTIVELY CONTAIN POLLUTANTS SO THAT THERE IS NO DISCHARGE INTO THE SOIL OR SURROUNDING AREA.

6. VEHICLE STORAGE & MAINTENANCE:
   MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE OR FUEL FROM LEAKING ONTO THE GROUND OR INTO STORM DRAINS OR SURFACE WATERS.
   ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED , MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP's.
   LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

7. LANDSCAPE MATERIALS:
   CONTAIN STOCKPILED AND STORED MATERIALS SUCH AS MULCHES, TOPSOIL, FERTILIZERS AND OTHER LANDSCAPE MATERILS WHEN THEY ARE NOT BEING ACTIVELY USED.
   DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCPAE MATERIALS WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING PERIODS OF RAIN.
   APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MAUFACTURES' RECOMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED PERSONNEL.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

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APN 041-022-12 & 13

GRADING & DRAINAGE PLAN

402 APTOS STREET, APTOS, CA

DRAWN: MFG

CHECKED: MFG

DATE: 7/2017

SCALE: 1"=10'

JOB NO.

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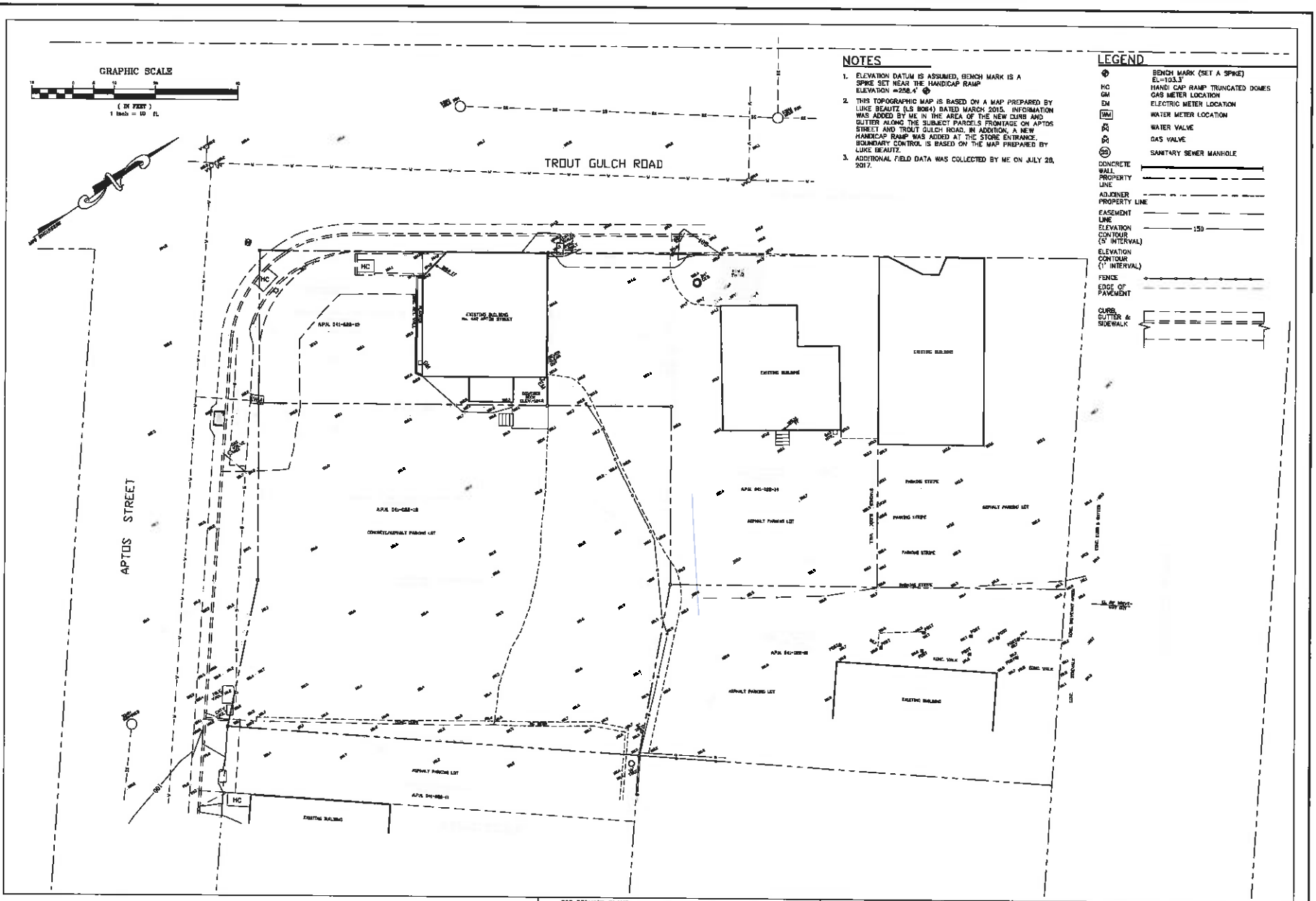
C2 of 4



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TOPOGRAPHIC MAP

402 APTOS STREET, APTOS, CA

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DATE: 7/2017

SCALE: 1"=10'

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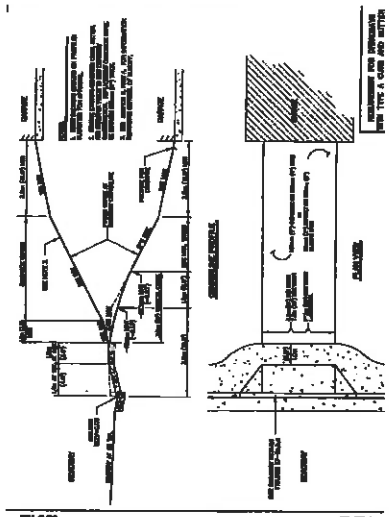
C3 OF 4

Figure DW-1: Driveways with Type A Curb and Gutter



REV. 8/00 FIG. DW-1

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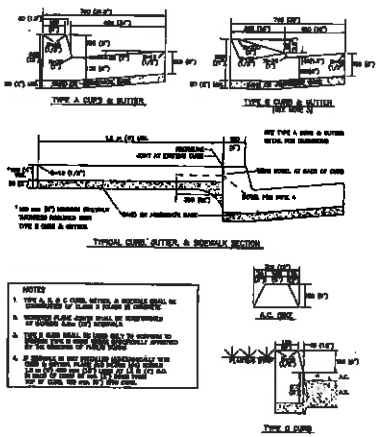
Figure ST-6a: Curb, Gutter, Sidewalk and Dike Details



CURB, GUTTER, SIDEWALK, AND DIKE DETAILS

N.T.S.

ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE

REV. 12/05 FIG. ST-6a

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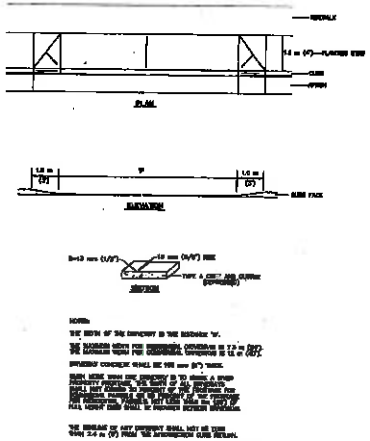
Figure ST-6a: Typical Driveway Depression



TYPICAL DRIVEWAY DEPRESSION

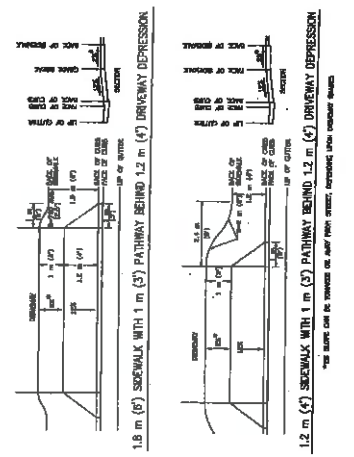
N.T.S.

ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE

REV. 12/05 FIG. ST-6a

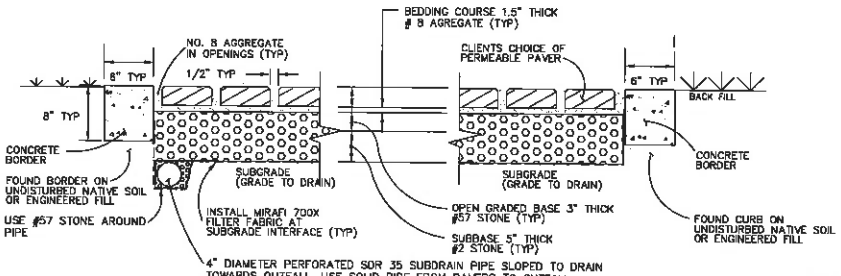
30 | Page

Figure ST-6c: Driveway Curb Depression, 1.2 m and 1.8 m Sidewalk



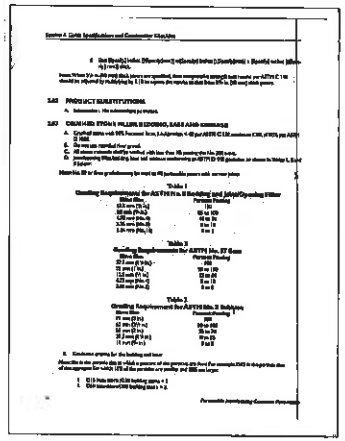
REV. 6/00 FIG. ST-6c

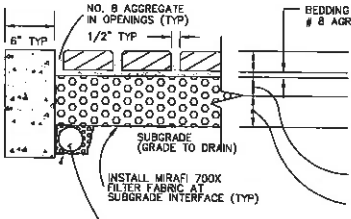
32 | Page



NOTE: CONTRACTOR SHALL INSTALL TOOLED CRACK CONTROL JOINTS AT ALL CONCRETE CURB AND CONCRETE BORDER AT 7' ONCNETER MAXIMUM AND AT ALL ANGLE POINTS AND CHANGES IN DIRECTION.

PERMEABLE PAVER STRUCTURAL SECTION
SCALE:NONE





PERMEABLE PAVER STRUCTURAL SECTION
SCALE:NONE

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STANDARD DRAWINGS/DETAILS

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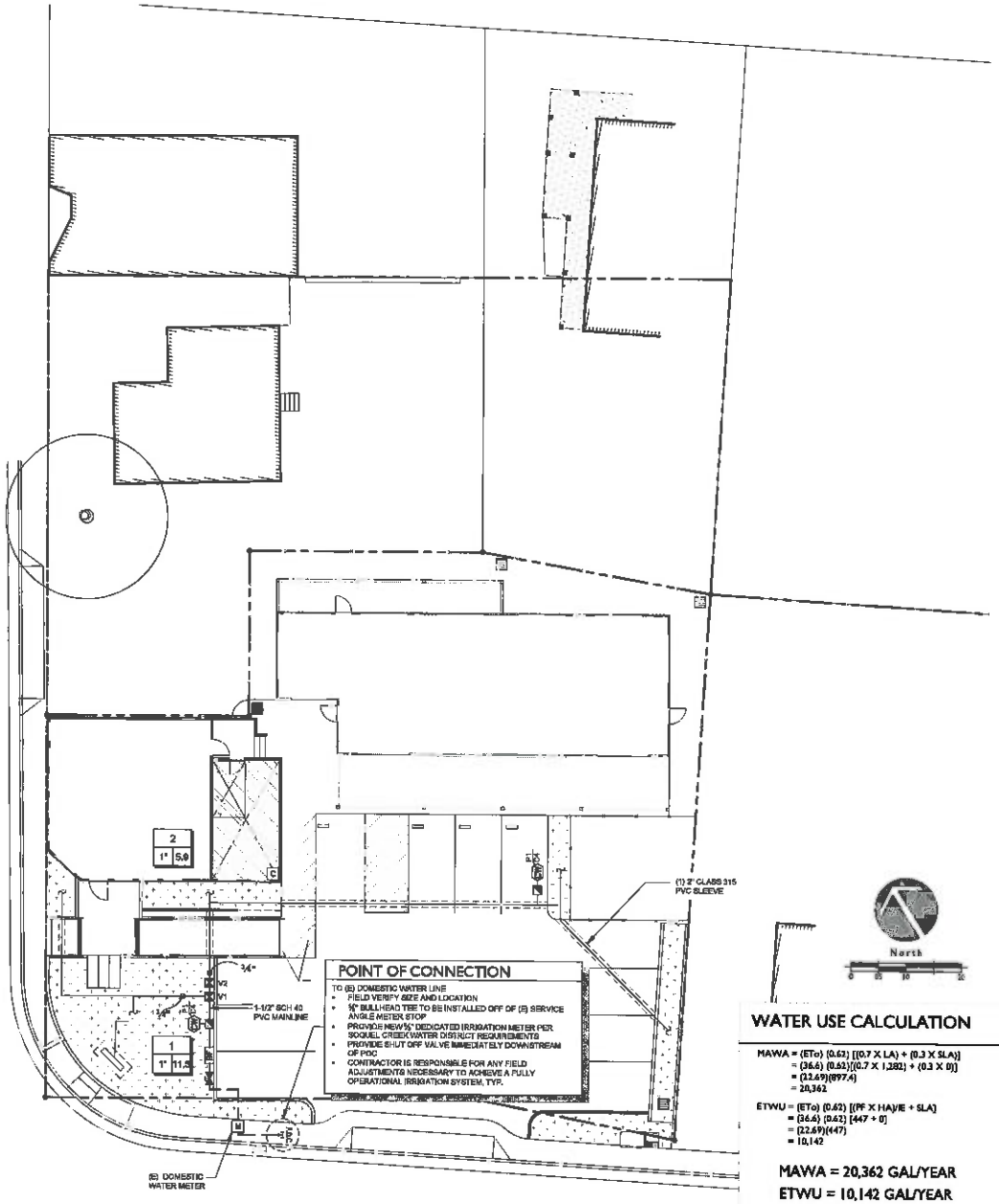

WATER USE CALCULATION

MAWA = (ETo) (0.62) [(0.7 X LA) + (0.3 X SLA)]
= (36.6) (0.62)[(0.7 X 1,282) + (0.3 X 0)]
= (22.69)(897.4)
= 20,362

ETWU = (ETo) (0.62) [(PF X HA/IE + SLA)
= (36.6) (0.62) [447 + 0]
= (22.69)(447)
= 10,142

MAWA = 20,362 GAL/YEAR

ETWU = 10,142 GAL/YEAR

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
M	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PEB85 VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.30GPM TO 200PM.	2	E L-3.0
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 Gal plant) 2.0 GPH emitters (2 assigned to each 15 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)	1,282 S.F.	G L-3.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH LOCKING THERMOPLASTIC RUBBER COVER	2	F L-3.0
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1	C L-3.0
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	B L-3.0
C	RAIN BIRD ESP8LXMETG-LX COMMERCIAL CONTROLLER, WITH ET MANAGER AND ANTENNA IN PLASTIC WALL MOUNT ENCLOSURE	1	H L-3.0
P.O.C.	POINT OF CONNECTION	1	
M	¾" DEDICATED IRRIGATION METER PER SCOTT CREEK WATER DISTRICT REQUIREMENTS	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		A L-3.0
	PIPE SLEEVE: PVC CLASS 315 SDR 13.5		

Valve Callout

IRRIGATION NOTES

1. THIS SYSTEM IS DESIGNED TO OPERATE AT A MINIMUM FLOW OF 15 GALLONS PER MINUTE (G.P.M.) AND A MIN. OF 65 P.S.I. STATIC AT THE POINT OF CONNECTION (METER). THE CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO BEGINNING WORK AND CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCY ARISE WHILE RE-DIRECTING APPLICABLE WORK TO AVOID DELAY.
2. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL SUPPLY, TELEPHONE CONNECTION, BROUNDING, SLEEVING AND STUBOUT WORK REQUIRED FOR SYSTEM WITH THE GENERAL CONTRACTOR AND/OR OWNER'S REPRESENTATIVE AS APPLICABLE. CONTRACTOR RESPONSIBLE TO SUPPLY ALL SLEEVING NECESSARY TO ACCESS INDIVIDUAL PLANTER BEDS, NOT ALL REQUIRED SLEEVING MAY BE SHOWN ON PLAN.
3. IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC. WHERE EQUIPMENT IS SHOWN OUTSIDE PLANTING AREAS OR LIMIT OF WORK, INTENT IS FOR EQUIPMENT TO BE INSTALLED IN PLANTING AREAS. CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK INSTALLED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO IRRIGATION SYSTEM IN FIELD AS NECESSARY.
5. THE CONTRACTOR SHALL PROGRAM CONTROLLER TO INSURE PROPER IRRIGATION BASED ON PLANT TYPE, EXPOSURE AND SEASON. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL. PRIOR TO CONTROLLER AUTOMATICALLY, CONTRACTOR SHALL HAND WATER AS MAY BE NECESSARY DURING PERIODS OF CONTROLLER SHUT-DOWN. 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 MAINTENANCE CONTRACTOR AND/OR THE OWNER TO MAKE ADJUSTMENT TO THE CONTROLLER PROGRAM FOR SEASONAL WATER CHANGES AND MICROCLIMATIC VARIATIONS.
6. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 2"-3" SHALL BE CLEANLY CUT. ROOTS EXPOSED DURING INSTALLATION SHALL BE COVERED WITH WET BURLAP/MTL PER SPECIAL CONTRACTOR SHALL REFER TO DETAILS, SPECIFICATIONS, AGENDA AND OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REQUIRED INSPECTIONS, CLOSE-OUT PROCEDURES ETC.
7. REFER TO LANDSCAPE DETAIL SHEETS FOR MORE INFO.
8. CONTRACTOR TO PRESERVE AND PROTECT EXISTING PLANT MATERIAL TO REMAIN. PLANT MATERIAL DAMAGED DURING CONSTRUCTION OPERATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

DRIP NOTES

1. 1/2" DRIP TUBING TO RUN TO INDIVIDUAL PLANTS. NO MP TUBING TO BE USED.
2. INSTALL DRIP TUBING SO THAT TOP OF TUBING IS FLUSH WITH FINISH GRADE AND COVER WITH MULCH.
3. FIELD VERIFY (E) STATIC PRESSURE IS ADEQUATE TO SUPPLY REQUIRED OPERATING PRESSURE FOR ALL DRIP EMITTERS IN EACH CIRCUIT. PRESSURE REGULATING IN-STREET FILTERS MAY BE REPLACED WITH NON-PRESSURE REGULATING FILTERS WHERE NECESSARY IN ORDER TO ACHIEVE THE REQUIRED OPERATING PRESSURE.

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	PLANT FACTOR (PF)	HYDROZONE AREA (HA) SQ. FT.) (HA)	PF X HA (SQ-FT)	IRRIGATION EFFICIENCY (IE)	PF X HA / (IE)
V1	LOW	DRIP	0.3	808	242	0.85	285
V2	LOW	DRIP	0.4	474	190	0.95	182
TOTALS				1,282	432		447

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ssla no. 2606

LICENSED LANDSCAPE ARCHITECT — STEVEN ROBERT INTEMANN — No. 2606 — Exp. 1-31-19 — STATE OF CALIFORNIA

IRRIGATION PLAN

CAROLINE'S CLOSET
APN-041-022-12 & 13
402 APTOS STREET, APTOS, CA

AGENCY APPROVAL

REVISION
NO. DATE PURPOSE

DRAWN BY = RT
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SCALE = 1"=10'-0"
DATE = 12.19.2017
JOB = 170023.00

IRRIGATION PLAN

SHEET
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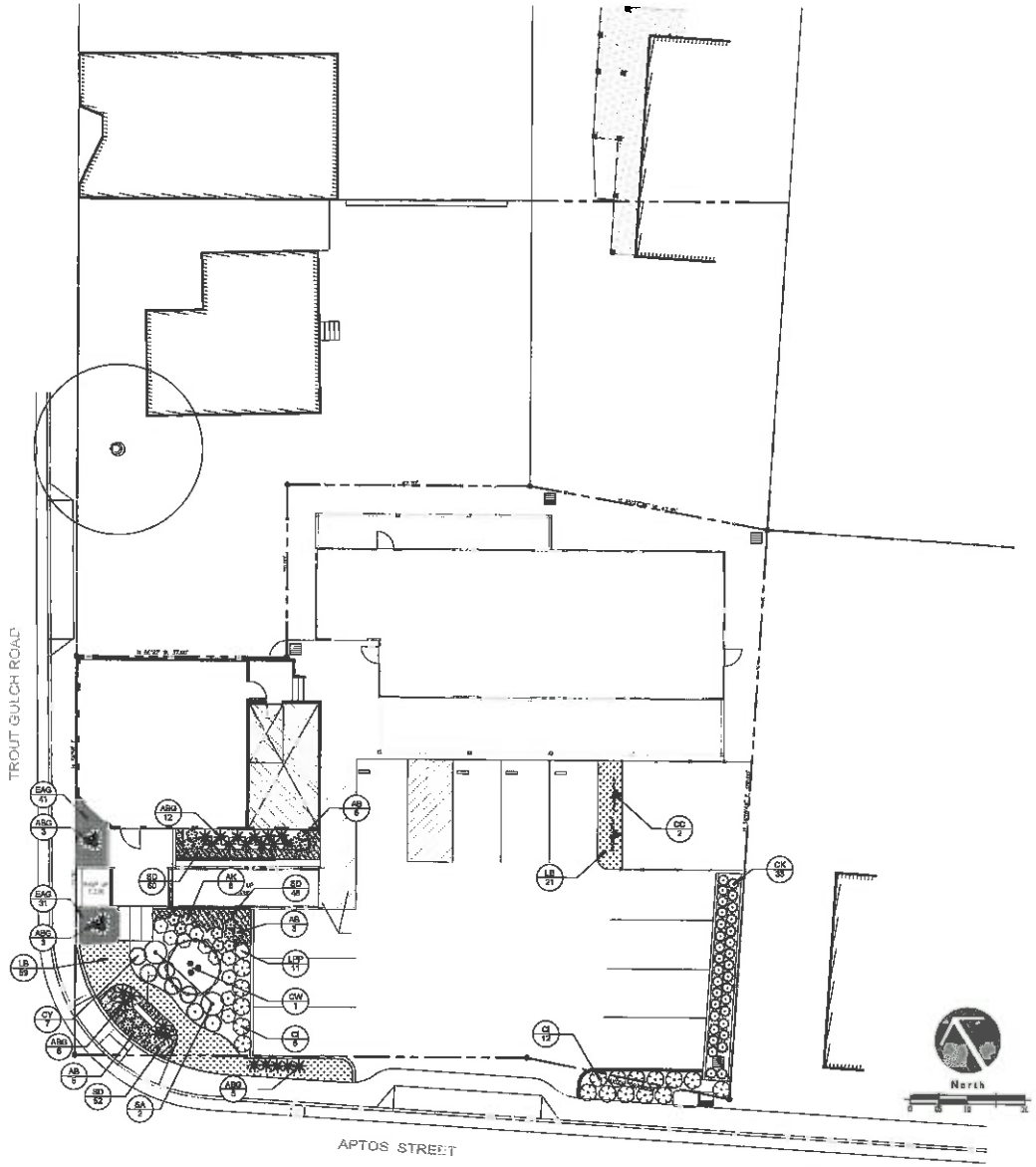

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	WUCOLS
	AK	AEONIUM X 'KIWI' / KIWI AEONIUM	5 GAL	5	L
	AB	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	14	L
	ABG	ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW	5 GAL	39	L
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	33	M
	CY	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC	5 GAL	7	L
	CW	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	15 GAL	1	VL
	CI	CORREA X 'IVORY BELLS' / IVORY BELLS AUSTRALIAN FUCHSIA	5 GAL	17	L
	LPP	LOROPETALUM CHINENSE 'PURPLE PIXIE' / PURPLE PIXIE LOROPETALUM	5 GAL	11	L
	SA	SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	2	L
VINE/ESPALIER	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**	**QTY**
	CC	CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	15 GAL 72" o.c.	2	M
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**SPACING**	**QTY**	**WUCOLS**
	EAG	ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA	1 GAL	12" o.c.	72	L
	LB	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	1 GAL	24" o.c.	60	L
	SD	SENECIO SERPENS 'DWARF BLUE PICKLE' / BLUE CHALKSTICKS	1 GAL	12" o.c.	158	L

PLANTING NOTES

ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 3" THICK LAYER OF BARK MULCH. MULCH SHALL BE REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE MULCH SHALL MEASURE BETWEEN ¼" AND 1-1/2" IN SIZE.

GORILLA HAIR MULCH AND BARK CHIPS SHALL NOT BE USED OR ACCEPTED. CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.

1. THE TOP SECTION OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX, WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL. ONCE THE TOP SOIL MATERIAL IS IN PLACE, A SOIL FERTILITY TEST WILL BE COMPLETED BY THE CONTRACTOR TO DETERMINE THE APPROPRIATE ADDITIVE SCHEDULE.
2. CONTRACTOR SHALL THOROUGHLY INCORPORATE THE SOIL ADDITIVES AND FERTILIZERS WITH TOPSOIL IN ALL PLANTING AREAS AT RATES PROVIDED BY THE MANUFACTURER. THOROUGHLY MIX SOIL ADDITIVES INTO TOP 6" OF SOIL BY CULTIVATING ONCE IN EACH DIRECTION.
3. PLANT QUANTITIES, IF SHOWN IN LEGEND, ARE FOR AID IN BIDDING ONLY. CONTRACTOR SHALL VERIFY QUANTITIES.
4. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 5 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL REFER TO PLANTING DETAILS PRIOR TO BIDDING AND CONSTRUCTION FOR ADDITIONAL INFORMATION ON AMENDMENT, OBSERVATIONS, SUBMITTALS, ETC.
6. A MINIMUM 3-FOOT CLEAR AREA SHALL BE PROVIDED AND MAINTAINED AROUND ALL FIRE HYDRANTS AND FIRE APPLIANCES.

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LICENSED LANDSCAPE ARCHITECT — STEVEN ROBERT SUTHERLAND — No. 2805 — Exp. 1-31-19 — STATE OF CALIFORNIA

PLANTING PLAN

CAROLINE'S CLOSET
APN 041-022-17 & 13
402 APTOS STREET, APTOS, CA

AGENCY APPROVAL

NO	DATE	PURPOSE

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DATE = 12.19.2017
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PLANTING PLAN

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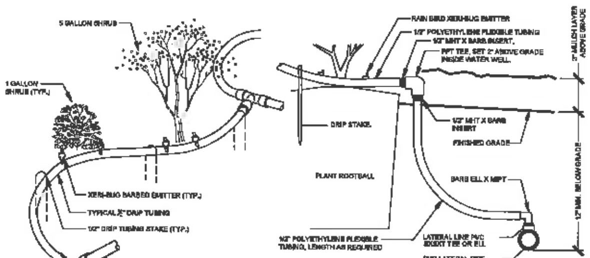
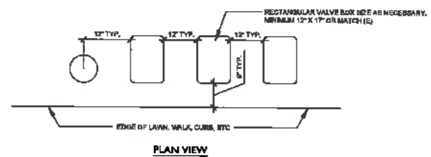


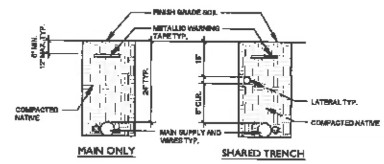
NOTES:
1. PLACE EMITTERS ⅔ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. SEE IRRIGATION PLAN FOR FULL DRIP NOTES.

(G) TYPICAL DRIP TUBING LAYOUT
SCALE: 1/2" = 1'-0"

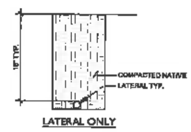


NOTES
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR SHUT OFF VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1/2" ABOVE FINISH GRADE AND FLUSH WITH FINISHED SURFACE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF WALL.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
5. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
6. VALVE BOXES TO BE CARSON MODEL 1419 BOLT DOWN FOR REMOTE CONTROL VALVES AND CARSON MODEL 910 FOR ROUND BOXES OR APPROVED EQUAL. VERIFY TRAFFIC RATED BOX.

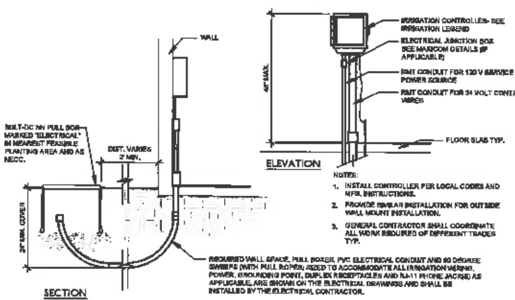
(D) VALVE BOX LAYOUT
SCALE: 1/2" = 1'-0"



NOTES:
1. REFER TO PLANS FOR ADDITIONAL INFORMATION.
2. TAPE AND BUNDLE 24 V. CONDUCTORS AT 10' INTERVALS. DO NOT TAPE IN SLEEVES.
3. "SNAKE" WIRE AND PIPING SIDE TO SIDE IN TRENCH TO ALLOW FOR EARTH EXPANSION/CONTRACTION.
4. PIPING AND TRENCHING UNDER INCOMING PAVING SHALL BE BACKFILLED WITH CLEAN NATIVE SOIL AND SHALL BE COMPACTED TO 90% RC UNLESS NOTED OTHERWISE. ALL IRRIG. PIPING UNDER ANY PAVING SHALL HAVE A MINIMUM OF 24 INCHES OF COVER. IN PLANTING AREAS, COMPACT TRENCH TO 85% RC UNLESS NOTED OTHERWISE.

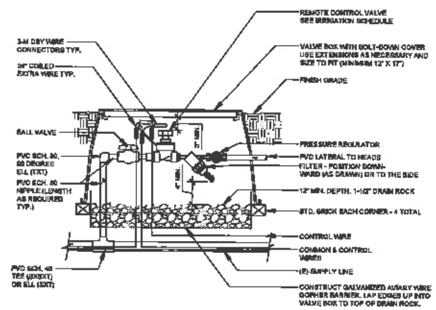


(A) PIPE TRENCHING
SCALE: 1" = 1'-0"

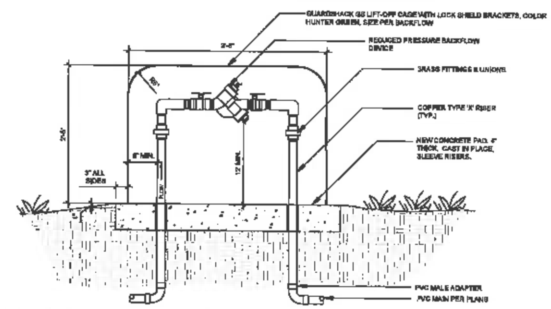


NOTES:
1. INSTALL CONTROLLER PER LOCAL CODES AND MFR. INSTRUCTIONS.
2. PROVIDE SIMILAR INSTALLATION FOR OUTSIDE WALL MOUNT INSTALLATION.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK REQUIRED OF DIFFERENT TRADES TYP.

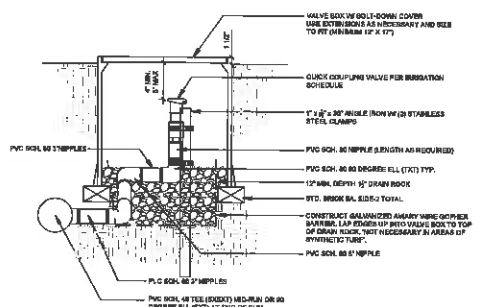
(H) WALL MOUNT CONTROLLER
SCALE: 1/2" = 1'-0"



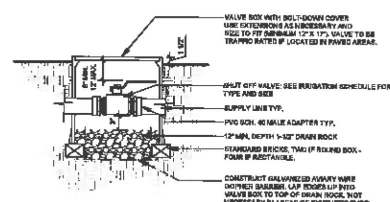
(E) DRIP ZONE REMOTE CONTROL VALVE KIT
SCALE: 1/2" = 1'-0"



(B) BACKFLOW PREVENTER
SCALE: 1" = 1'-0"



(F) QUICK COUPLER
SCALE: 1" = 1'-0"



(C) SHUT OFF VALVE
SCALE: 1" = 1'-0"

SSA
LANDSCAPE ARCHITECTS
303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
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cla no. 2605

LICENSED LANDSCAPE ARCHITECT
STEVEN ROBERT SUTHERLAND
No. 2605
Exp. 1-31-18
STATE OF CALIFORNIA

LANDSCAPE DETAILS

CAROLINE'S CLOSET
APN-041-022-12 & 13
402 APTOS STREET, APTOS, CA

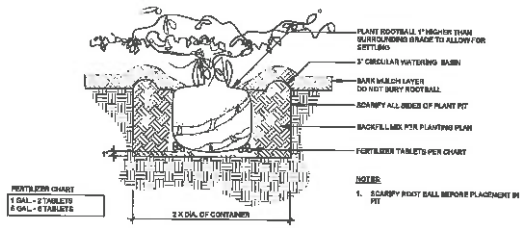
AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

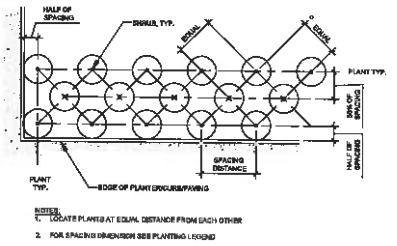
DRAWN BY = RT
CHECKED = PF
SCALE = AS SHOWN
DATE = 12.18.2017
JOB = 170023.00

LANDSCAPE DETAILS

SHEET
L-3.0



A SHRUB PLANTING
SCALE: 1" = 1'-0"



B GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
STEVEN POWELL SHIRAKAWA
No. 3803
Exp. 1-31-18
STATE OF CALIFORNIA

LANDSCAPE DETAILS

CAROLINE'S CLOSET
APN: 041-022-12 & 13
402 APTOS STREET, APTOS, CA

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY = RT
CHECKED = KW
SCALE = AS SHOWN
DATE = 12.15.2017
JOB = 170023.00

LANDSCAPE DETAILS

SHEET
L-3.1