



APTOS BRANCH LIBRARY

7695 SOQUEL DRIVE
APTOS, CA 95003

PLANNING SUBMITTAL
NOVEMBER 9, 2020

COUNTY STAMP AND ISSUANCE

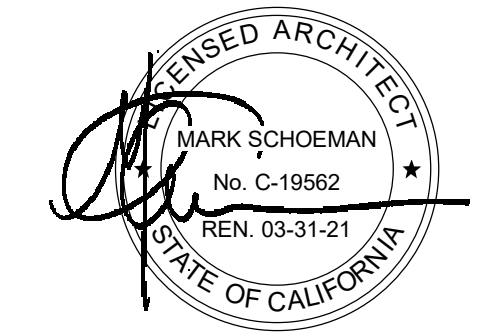


ANDERSON BRULÉ
ARCHITECTS
325 South First Street, 4th Floor
San Jose, California 95113
408.298.1885 | www.aba-arch.com

CONSULTANTS LOGO:

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NOVEMBER 9, 2020

STAMP:



NO.	DATE	REVISIONS

PROJECT TITLE:

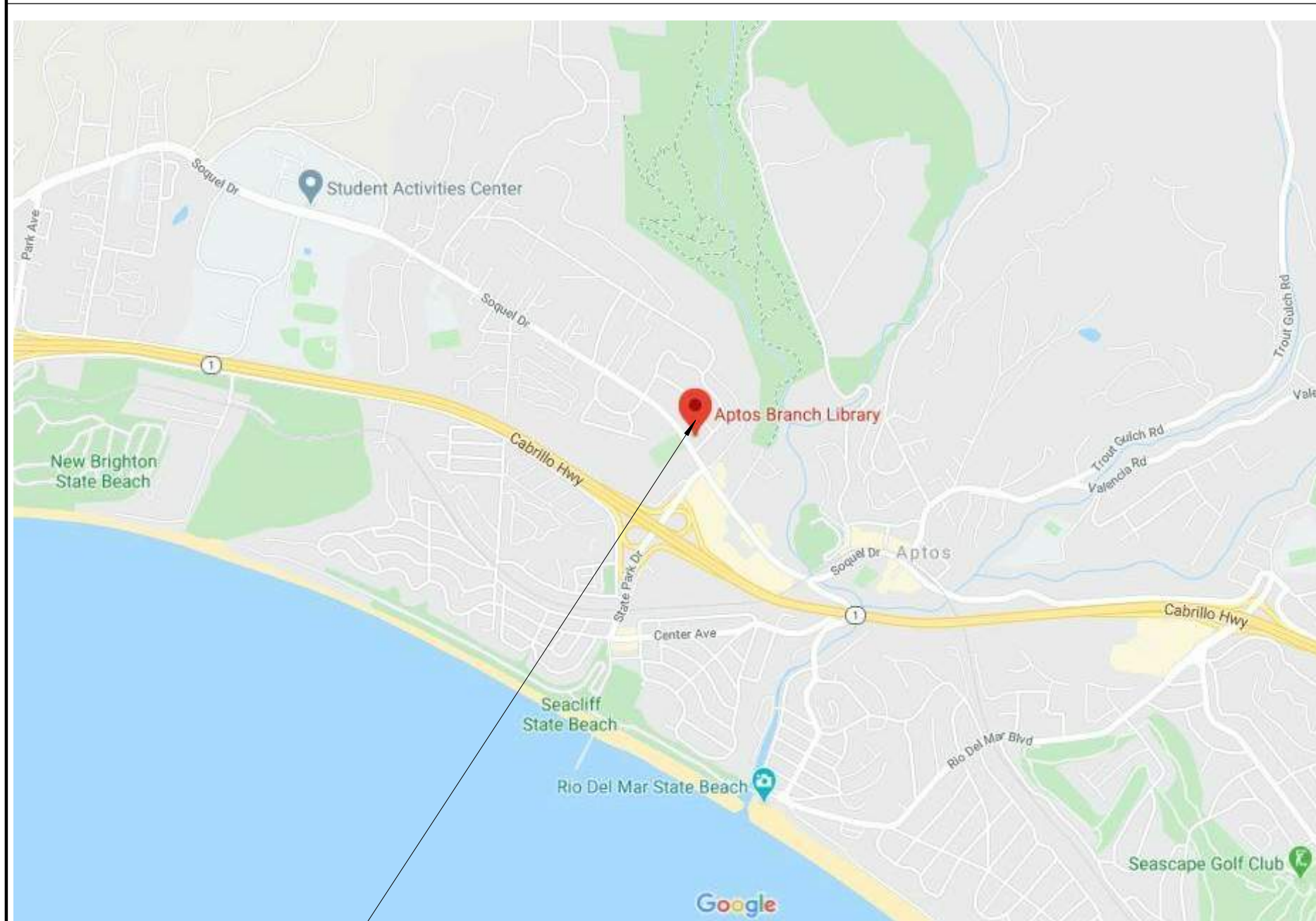
APTOS BRANCH
LIBRARY
7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050
DATE: 11/9/2020
SHEET TITLE:

COVER SHEET

SCALE:

All drawings and written material appearing herein constitute original and unpublished work of Anderson Brulé Architects and may not be duplicated without the written consent of Anderson Brulé Architects.
G000

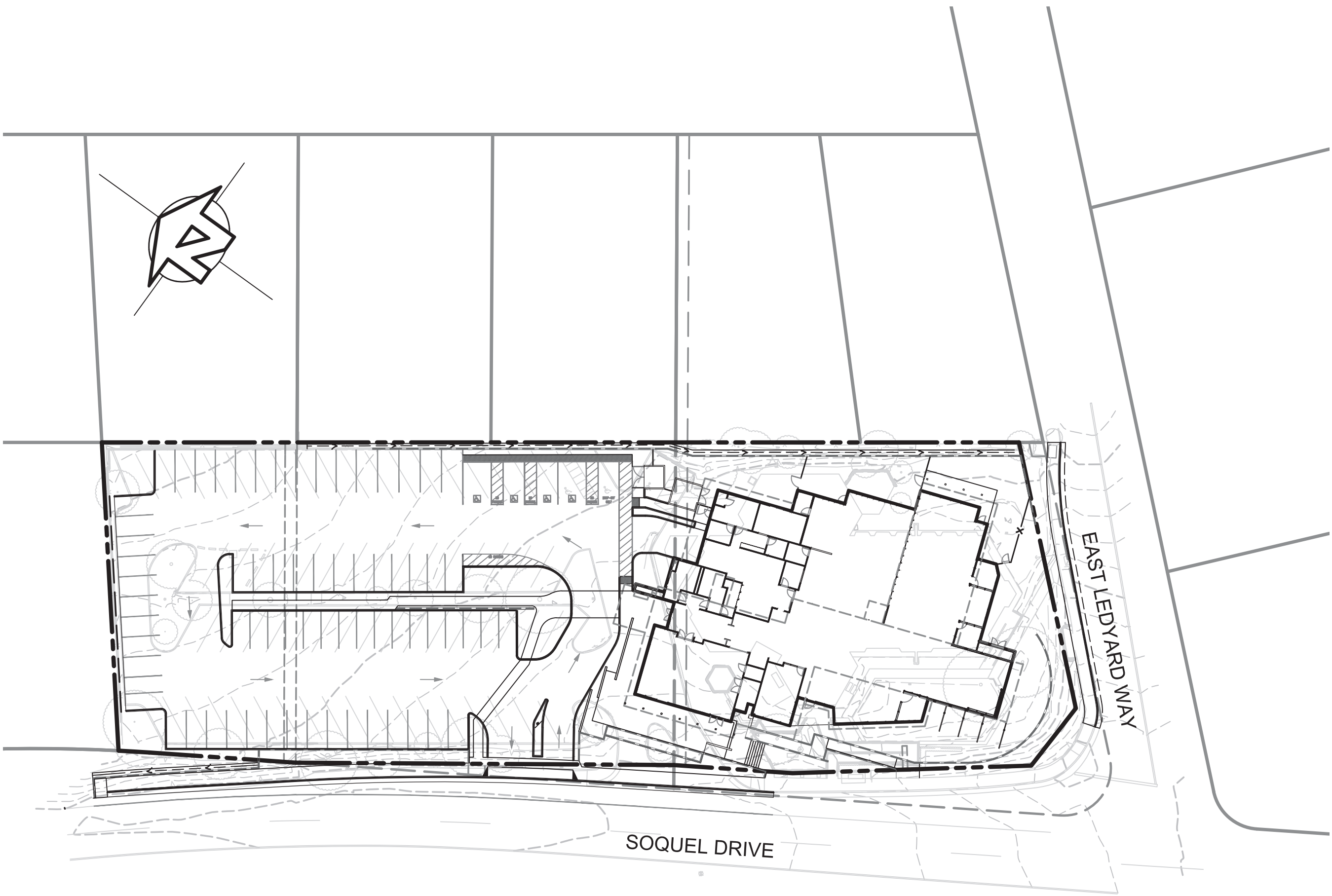
PROJECT DIRECTORY				PROJECT INFORMATION		PROJECT COMPARISON (EXISTING / PROPOSED)			SHEET INDEX	
CLIENT:	COUNTY OF SANTA CRUZ 701 OCEAN STREET, ROOM 410 SANTA CRUZ, CA 95060	GENERAL CONTRATOR:	BOGARD CONSTRUCTION 350 A CORAL STREET SANTA CRUZ, CA 95060 CONTACT: JARED BOGAARD PHONE: 831.246.2071	ASSESSOR'S PARCEL NUMBER:	039-102-43				GENERAL G000 G001	COVER SHEET SHEET INDEX AND GENERAL INFORMATION
ARCHITECT:	ANDERSON BRULÉ ARCHITECTS 325 SOUTH FIRST STREET, 4TH FLOOR SAN JOSE, CA 95113 CONTACT: ANGSHU PATHAK PHONE: (408) 298-1885 FAX: (408) 298-1887	ELECTRICAL LIGHTING ENGINEER:	PRIME DESIGN GROUP 303 POTRERO ST, SUITE 42-304 SANTA CRUZ, CA 95060 CONTACT: MIKE CABAK PHONE: 831-430-3605	ZONING DISTRICT:	PF	BUILDING (GSF)	8,800 GSF*	12,490 GSF	CIVIL C0.0 TS-1 TS-2 C1.0 C2.0 C2.1 C3.0 C4.0 C4.1 C4.2 C5.0 C5.1	COVER SHEET EXISTING SITE (SOUTH) EXISTING SITE (NORTH) SITE PLAN GRADING & DRAINAGE PLAN (NORTH) GRADING & DRAINAGE PLAN (SOUTH) UTILITY PLAN STORMWATER CONTROL PLAN STORMWATER MITIGATION DETAILS DETENTIONCAL CALCULATIONS OFF-SITE IMPROVEMENT PLAN OFF-SITE IMPROVEMENT PLAN
LANDSCAPE ARCHITECT:	JONI L. JANECKI & ASSOCIATES 515 SWIFT STREET SANTA CRUZ, CA 95060 CONTACT: JONI JANECKI, PRESIDENT PHONE: 831.423.6040	CIVIL ENGINEER:	IFLAND ENGINEERING 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 CONTACT: JON IFLAND PHONE: (831) 426-5313	CONSTRUCTION TYPE:	TYPE VB	BUILDING (NSF)	7,547 NSF*	11,955 NSF	LANDSCAPE L1.01 L1.02 L1.03 L5.00 L5.01 L5.02 L6.00	OVERALL LANDSCAPE SITE PLAN MATERIALS ENLARGEMENT PLAN MATERIALS ENLARGEMENT PLAN OVERALL AND TREE PLANTING PLANTING ENLARGEMENT PLAN PLANTING ENLARGEMENT PLAN SITE LIGHTING PLAN
MECHANICAL /PLUMBING ENGINEER:	AXIOM ENGINEERS 22 LOWER RAGSDALE DR, SUITE A MONTEREY, CA 93940 CONTACT: WILLIAM M. ESTES PHONE: (831) 641 7061	ELECTRICAL & LOW VOLTAGE SUBCONTRACTOR	TRIAD ELECTRIC 1438 CHANTICLEER AVE. SANTA CRUZ, CA 95062 CONTACT: ROBERT HOLT PHONE: (831) 566-3104	APPLICABLE CODES:	2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA ENERGY CODE	OCCUPANT LOAD	216**	336**	ARCHITECTURAL A100 A110 A150 A200 A210 A300 A400	SITE PLAN ENLARGED SITE PLAN SITE DEMOLITION PLAN FLOOR PLAN ROOF PLAN EXTERIOR ELEVATIONS SITE SECTION AND MASSING PERSPECTIVES
STRUCTURAL ENGINEER:	DONALD C. URFER & ASSOCIATES 2715 PORTER STREET SOQUEL, CA 95073 CONTACT: KAREN WIINIKKA PHONE: 831.476.3681			LOT SIZE	PARCEL ONE (BUILDING SITTING ON): 43,438 GROSS SQ. FT. / 1.007 A PARCEL TWO (PARKING LOT PORTION): 10,424 GROSS SQ. FT.	BUILDING HEIGHT	21' - 7 1/2"	24' - 4 1/2"	MECHANICAL M1.1	ROOF PALN MECHANICAL (FOR REFERENCE)
VICINITY MAP				OCCUPANT LOAD FOR ENTIRE BUILDING:	336	FIRE PROTECTION NOTES				
				FRONT YARD SETBACK:	20'	SECTION 705.2.2 TYPES III, IV OR V CONSTRUCTION PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.				
				REAR YARD SETBACK:	20'					
				SIDE YARD SETBACK:	20'	SECTION 705.2.3 COMBUSTIBLE PROJECTION COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET (1524 MM) OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, COMPLYING WITH SECTION 2304.11, FIRE-RETARDANT-TREATED WOOD OR AS PERMITTED BY SECTION.				
				ROOF OVERHANGS:						
				FRONT SETBACK:	6'	705.2.3.1.SECTION 705.2.3.1 BALCONIES AND SIMILAR PROJECTIONS BALCONIES AND SIMILAR PROJECTIONS OF COMBUSTIBLE CONSTRUCTION OTHER THAN FIRE-RETARDANT-TREATED WOOD SHALL BE FIRE-RESISTANCE RATED WHERE REQUIRED BY TABLE 601 FOR FLOOR CONSTRUCTION OR SHALL BE OF HEAVY TIMBER CONSTRUCTION IN ACCORDANCE WITH SECTION 2304.11. THE AGGREGATE LENGTH OF THE PROJECTIONS SHALL NOT EXCEED 50 PERCENT OF THE BUILDING'S PERIMETER ON EACH FLOOR.				
				REAR SETBACK:	3'					
				SIDE SETBACK:	3'	EXCEPTIONS: 3. BALCONIES AND SIMILAR PROJECTIONS ON BUILDINGS OF TYPES III, IV AND V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION AND SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.				
				AREA OF PROJECT IN SQUARE FEET:	12,408 SF					
				MAX. ALLOWABLE AREA:	24,000 SF FOR TYPE VB CONSTRUCTION	SPRINKLERS				
				AREA INCREASE:	NO					
				HEIGHT INCREASE:	NO	SECTION 903.2.1.3 GROUP A-3 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-3 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE GROUP A-3 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:				
				FIRE SPRINKLERS:	YES					
				TYPE:	FULLY SPRINKLERED, WET S1 = BUILDINGS A MAXIMUM OF ONE STORY ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1	SECTION 903.3 - INSTALLATION REQUIREMENTS AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNERED AND INSTALLED IN ACORDANCE WITH SECTIONS 903.3.1 THROUGH 903.3.9.				
				FIRE ALARM:	YES					
				OTHER FIRE PROTECTION SYSTEM	NO	SECTION 903.3.1 - STANDARDS SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 UNLESS OTHERWISE PERMITTED BY SECTIONS 903.3.1.2 AND 903.3.1.3 AND OTHER CHAPTERS OF THIS CODE, AS APPLICABLE.				
				SMOKE CONTROL SYSTEM:	NO					
				MAX. ALLOWABLE HEIGHT:	3 STORIES, BUT NOT TO EXCEED 35 FEET (PER SCCC 13.10.363.A)	SECTION 903.3.1.1 - NFPA 13 SPRINKLER SYSTEMS WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 AS AMENDED IN CHAPTER 35 EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1 AND 903.1.1.2.				
				BICYCLE PARKING:	13 (PER SCCC 13.10.552.B)					
				PARKING STALLS:		GENERAL BUILDING LIMITATIONS				
				PARKING REQUIRED:	42 (PER SCCC 13.10.552.B)					
				PARKING PROVIDED:	73	SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY & USE				
						SECTION 449 - PUBLIC LIBRARYIES [SL AND SFM] 449.1 - AUTOMATIC SPRINKLES SYSTEM				
						449.2 - SYSTEM MONITORING REQUIREMENT ALL FIRE PROTECTION SYSTEMS SHALL BE MONITORED BY A FIRE ALARM SUPERVISING STATION IN ACCORDANCE WITH THE NFPA 72.				
						449.3 - BOOK RETURN SLOTS ANY INTERIOR BOOK RETURN WITH A SLOT PIERCING THE EXTERIOR WALL SHALL HAVE A SEPARATE SPRINKLER HEAD AND BE ENCLOSED IN FIRE-RATED CONSTRUCTION				
						449.4 - AUTOMATIC SPRINKLER AND EXTINGUISHING SYSTEMS				

SCHEMATIC IMPROVEMENT PLANS

FOR

APTOS LIBRARY

7695 SOQUEL DRIVE
APTOS, CALIFORNIA



PLAN VIEW
N.T.S.

ABBREVIATIONS

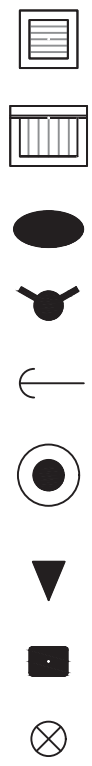
AB	AGGREGATE BASE	INV	INVERT
ARV	AIR-RELEASE VALVE	IRR	IRRIGATION
BFP	BACKFLOW PREVENTER	JB	JUNCTION BOX
BO	BLOW-OFF VALVE	JT	JOINT TRENCH
BRW	BOTTOM OF RETAINING WALL	LF	LINEAR FOOT
BSW	BACK OF SIDEWALK	LIP	LIP OF GUTTER
BVC	BEGIN VERTICAL CURVE	LOG	LIMIT OF GRADING
BW	BOTTOM OF WALL	LP	LOW POINT
CATV	CABLE TELEVISION	MFS	MECHANICAL FILTRATION SYSTEM
CB	CATCH BASIN	MH	MANHOLE
CI	CURB INLET	N	NORTH
CIP	CAST IRON PIPE	NE	NORTHEAST
CL	CENTERLINE	NW	NORTHWEST
CMP	CORRUGATED METAL PIPE	OH	OVERHEAD
CMU	CONCRETE MASONRY UNIT	PCC	PORTLAND CEMENT CONCRETE
CO	CLEANOUT	PE	POLYETHYLENE
COMM	COMMERCIAL	PP	POWER POLE
CONC	CONCRETE	PL	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PRC	POINT OF REVERSE CURVE
DIP	DUCTILE IRON PIPE	PIV	POST-INDICATOR VALVE
DOM	DOMESTIC	PV	PAVEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE PIPE
DWG	DRAWING	R	RADIUS
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST, ELECTRICAL	ROW	RIGHT-OF-WAY
EG	EXISTING GROUND	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
EP	EDGE OF PAVEMENT	RW	RECYCLED WATER
(E)	EXISTING	S	SOUTH, SLOPE
EX.	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SE	SOUTHEAST
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE	STD	STANDARD
FNC	FENCE	SW	SIDEWALK, SOUTHWEST
FO	FIBER OPTIC	T	TELEPHONE
FT	FOOT/FEET	TC	TOP OF CURB
FW	FIRE WATER	TRAN	TRANSFORMER
G	GAS	TRW	TOP OF RETAINING WALL
GB	GRADE BREAK	TW	TOP OF WALL
HT	HEIGHT	USA	UNDERGROUND SERVICE ALERT
HDPE	HIGH-DENSITY POLYETHYLENE	VG	VALLEY GUTTER
HP	HIGH POINT	W	WEST, WATER
INT	INTERSECTION	WM	WATER METER
		WV	WATER VALVE

LEGEND

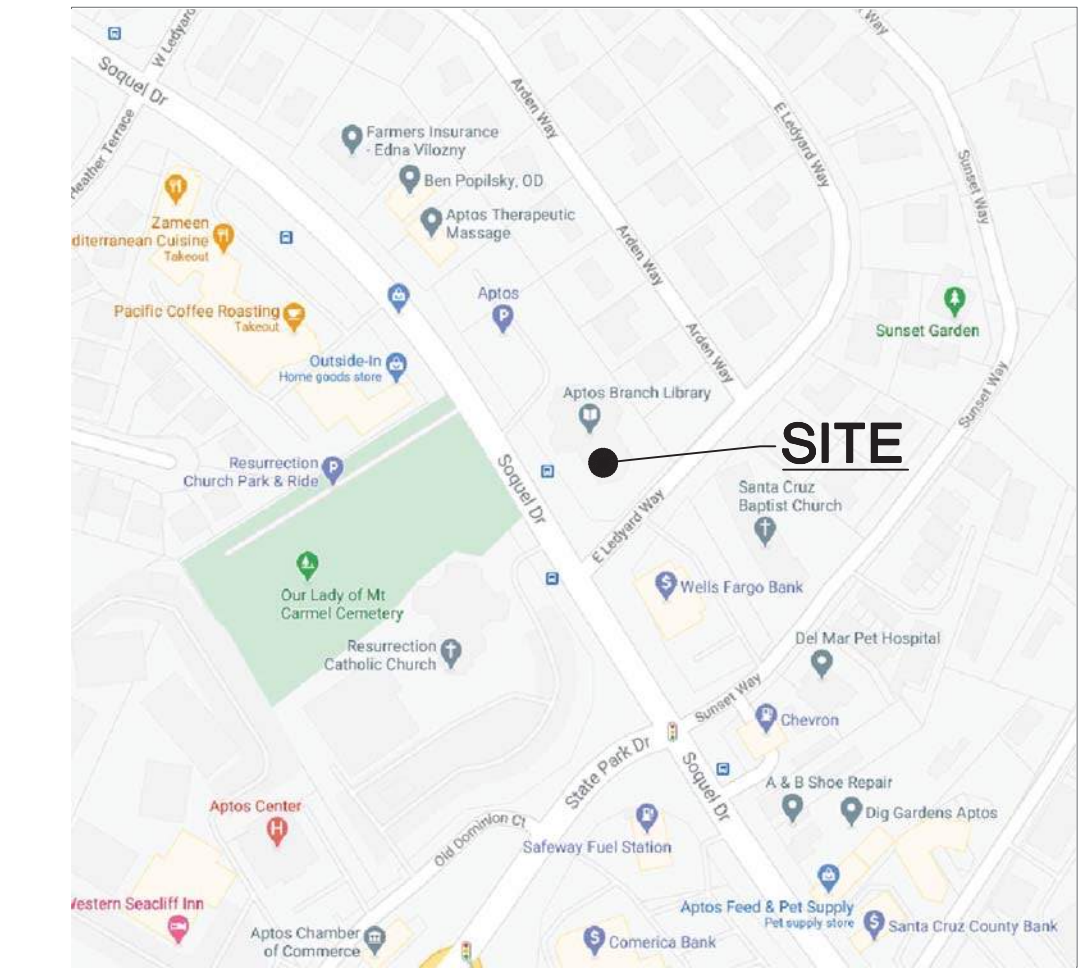
DESCRIPTION

CATCH BASIN
CURB INLET
CLEANOUT STRUCTURE
FIRE HYDRANT
GUY ANCHOR
MANHOLE STRUCTURE
WATER THRUST BLOCK
WATER METER
WATER VALVE

PROPOSED



COMMUNICATION LINE	COMM
ELECTRICAL LINE	E
FIBER OPTIC LINE	FO
FIRE WATER LINE	FW
GAS LINE	G
IRRIGATION LINE	IRR
JOINT TRENCH LINE	JT
OVERHEAD LINE	OH
RECYCLED WATER LINE	RW
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
TELEPHONE LINE	T
CABLE TV LINE	TV
WATER LINE	W



VICINITY MAP
N.T.S.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK "1991" #13, WHICH IS A BRASS DISK IN A MONUMENT BOX, LOCATED AT ALONG SOQUEL DRIVE, APPROXIMATELY 206 FEET NORTHWESTERLY OF ITS INTERSECTION WITH THE SOUTHERLY MOST PORTION OF LEDYARD WAY.

BENCHMARK ELEVATION = 178.89' (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS #12 AND #13, FOUND ALONG SOQUEL DRIVE AS SHOWN ON THAT MAP FILED IN VOLUME 86 OF MAPS, AT PAGE 14, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = S 31°53'00" E

INDEX OF SHEETS

SHEET NO.

C0.0
TS-1
TS-2
C1.0
C2.0
C2.1
C3.0
C4.0
C4.1
C4.2
C5.0
C5.1

DESCRIPTION

COVER SHEET
EXISTING SITE (SOUTH)
EXISTING SITE (NORTH)
SCHEMATIC SITE PLAN
SCHEMATIC GRADING & DRAINAGE PLAN (NORTH)
SCHEMATIC GRADING & DRAINAGE PLAN (SOUTH)
SCHEMATIC UTILITY PLAN
SCHEMATIC STORMWATER CONTROL PLAN
SCHEMATIC STORMWATER MITIGATION DETAILS
SCHEMATIC STORMWATER MITIGATION CALCULATIONS
SCHEMATIC PLAN AND PROFILE - SOQUEL DR
SCHEMATIC PLAN AND PROFILE - E. LEDYARD

ABA

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TEL (831) 426-5313
FAX (831) 426-1763
www.iflandengineers.com
IFLAND JOB NO.: 20027

NOT FOR
CONSTRUCTION

STAMP:



NO.	DATE	REVISIONS
1	09/25/2020	50% SCHEMATIC DESIGN
2	10/08/2020	PLANNING SUBMITTAL
3	11/09/2020	PLANNING SUBMITTAL

PROJECT TITLE:

APTOS BRANCH LIBRARY

7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050

DATE: 9/25/2020

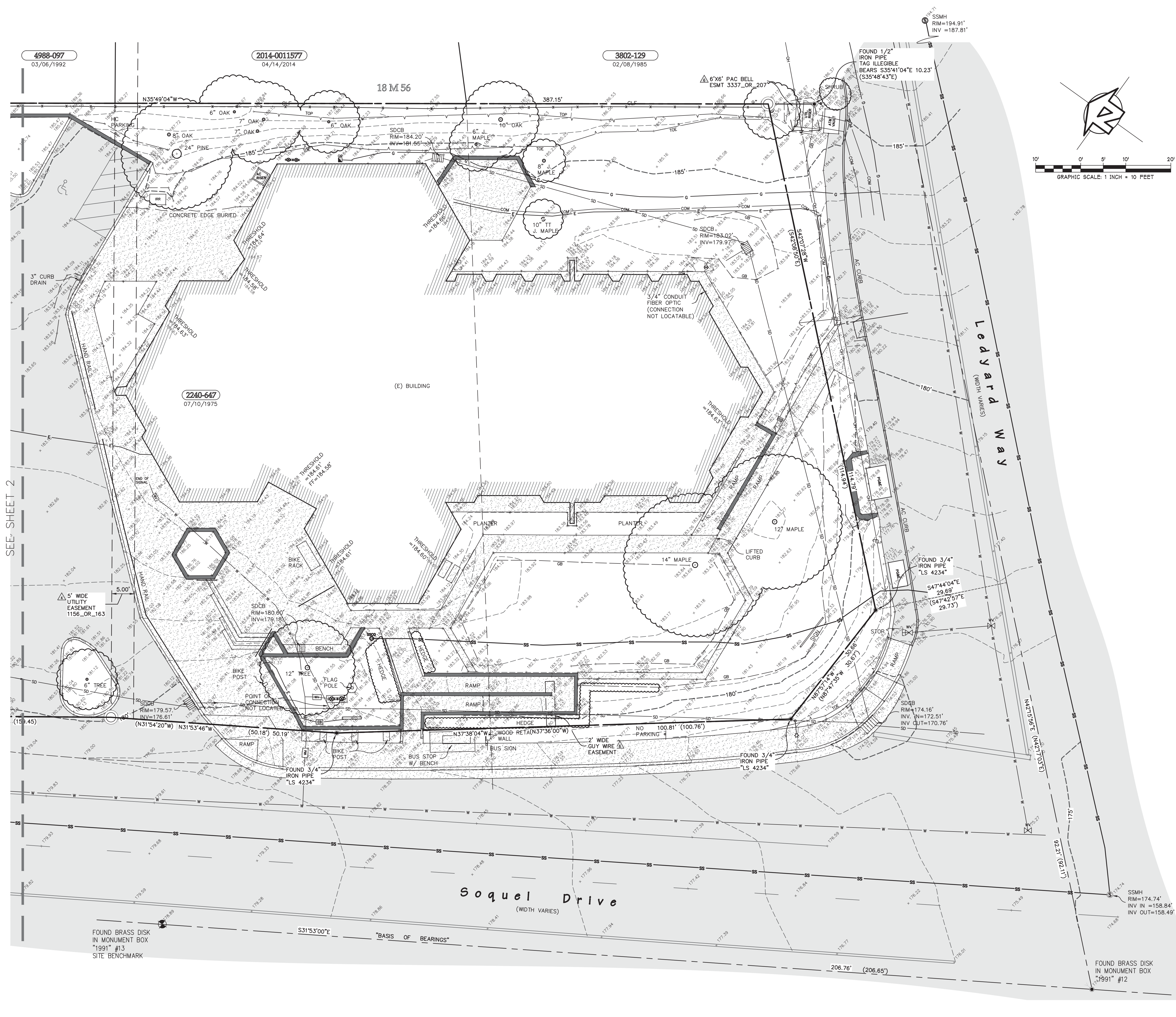
SHEET TITLE:

SCHEMATIC
COVER
SHEET

SCALE:

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C0.0



Legend

- MONUMENT FOUND AS NOTED
- SAN. SEWER MANHOLE
- ACCESSIBLE PARKING
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- BENCHMARK
- [] INDICATES RECORD DATA
- INV. INVERT ELEVATION
- STORM DRAIN INLET
- STREET SIGNAGE
- LIGHT STANDARD
- SAN. SEWER CLEANOUT
- UTILITY POLE
- GUY WIRE
- IRRIGATION VALVE
- GAS METER
- ELECTROLIER
- ELECTRICAL BOX
- REFERENCE
- BOLLARD

- BUILDING FOOTPRINT
 - ASPHALT CONCRETE, AC (SHADED)
 - CONCRETE
 - GRADE BREAK
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - OVERHEAD UTILITY LINE
 - GAS LINE USA LOCATED
 - COMMUNICATION LINE USA LOCATED
 - ELECTRICAL LINE USA LOCATED
 - FENCE
 - PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - CONTOUR LINE
 - TOE OF SLOPE
 - TOP OF SLOPE
 - TREE DRIPLINE
 - BRUSH / HEDGE LINE
 - WALL
 - FLOWLINE
 - MATCH LINE
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS #12 AND #13, FOUND ALONG SOQUEL DRIVE AS SHOWN ON THAT MAP FILED IN VOLUME 86 OF MAPS, AT PAGE 14, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = S 31°53'00" E

Benchmark

THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK "1991" #13, WHICH IS A BRASS DISK IN A MONUMENT BOX, LOCATED AT ALONG SOQUEL DRIVE, APPROXIMATELY 206 FEET NORTHWESTERLY OF ITS INTERSECTION WITH THE SOUTHERLY MOST PORTION OF LEDYARD WAY.

BENCHMARK ELEVATION = 178.89' (NAVD88)

Easement Notes:

- THE FOLLOWING EASEMENTS AND EXCEPTIONS ARE FROM A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OF POLICY: NOVEMBER 28, 2018, GUARANTEE NO. 5832043.
- INDICATES PLOTTED RECORD EASEMENT
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 27, 1941 AS BOOK 414, PAGE 283 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(O) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [NOTE THESE CC&R'S SUNSET JANUARY 1, 1962]
 - AN EASEMENT FOR RIGHT OF WAY FOR UTILITIES, INCLUDING WATER PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 01, 1957 AS BOOK 1156, PAGE 163 OF OFFICIAL RECORDS. (AFFECTS TRACT 1)
 - AN EASEMENT FOR RIGHT OF WAY FOR INSTALLATION AND MAINTENANCE OF A WATER PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 5, 1957 AS BOOK 1161, PAGE 226 OF OFFICIAL RECORDS. (AFFECTS TRACT 2)
 - AN EASEMENT FOR CONSTRUCT AND MAINTAIN (PLACE, OPERATE, INSPECT, REPAIR, REPLACE AND REMOVE) SUCH AERIAL AND UNDERGROUND COMMUNICATION FACILITIES (INCLUDING INGRESS THERETO AND EGRESS THEREFROM) CONSISTING OF ANCHORS, GUYS, CABLES, WIRES, CONDUITS, PEDESTALS, TERMINAL EQUIPMENT CABINETS, ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1981 AS BOOK 3337, PAGE 207, AS INSTRUMENT NO. 26268 OF OFFICIAL RECORDS, IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS AFFECTS: TRACT 1
 - AN EASEMENT FOR CONSTRUCT AND MAINTAIN (PLACE, OPERATE, INSPECT, REPAIR, REPLACE AND REMOVE) SUCH AERIAL AND UNDERGROUND COMMUNICATION FACILITIES (INCLUDING INGRESS THERETO AND EGRESS THEREFROM) CONSISTING OF ANCHORS, GUYS, CABLES, WIRES, CONDUITS, PEDESTALS, TERMINAL EQUIPMENT CABINETS, ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1984 AS INSTRUMENT NO. 1984-39378, BOOK 3746, PAGE 353 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC BELL, A CORPORATION, ITS SUCCESSORS AND ASSIGNS AFFECTS: TRACT 1
 - ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 1A, 1B, 2A, 2B, 4A OF TRACT ONE AND PARCEL 1A OF TRACT TWO HEREIN DESCRIBED.

INFLAND SURVEY
Surveying - Mapping - GPS
5300 Soquel Avenue, Suite 101, Santa Cruz, CA 95062
Tel 831.426.7941 Fax 831.426.6266

REVISIONS
APPROVED

Boundary and Topographic Survey of:
Aptos Library
7695 Soquel Drive, Aptos, CA

PREPARED AT THE REQUEST OF
MME, INC.

DATE 1/14/18
SCALE 1"=10'

VCL
DRAWN

SHEET
1
OF 2 SHEETS

JOB NO. G18039



CONSULTANTS LOGO:



A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains the name "RICHARD C. TSO" at the top, the number "NO. 60628" in the center, and the word "CIVIL" at the bottom.

NO.	DATE	REVISIONS
1	09/25/2020	50% SCHEMATIC DESIGN
2	10/08/2020	PLANNING SUBMITTAL
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PROJECT TITLE:

APTOS BRANCH
LIBRARY

PROJECT NO. 2004050

DATE: 9/25/2020

SHEET TITLE:

SCHEMATIC

SITE PLAN

SCALE:

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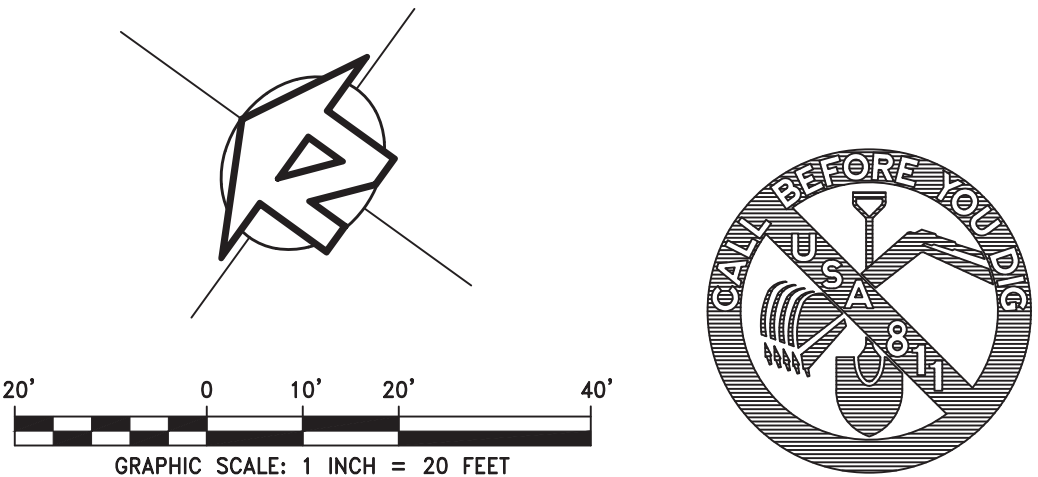
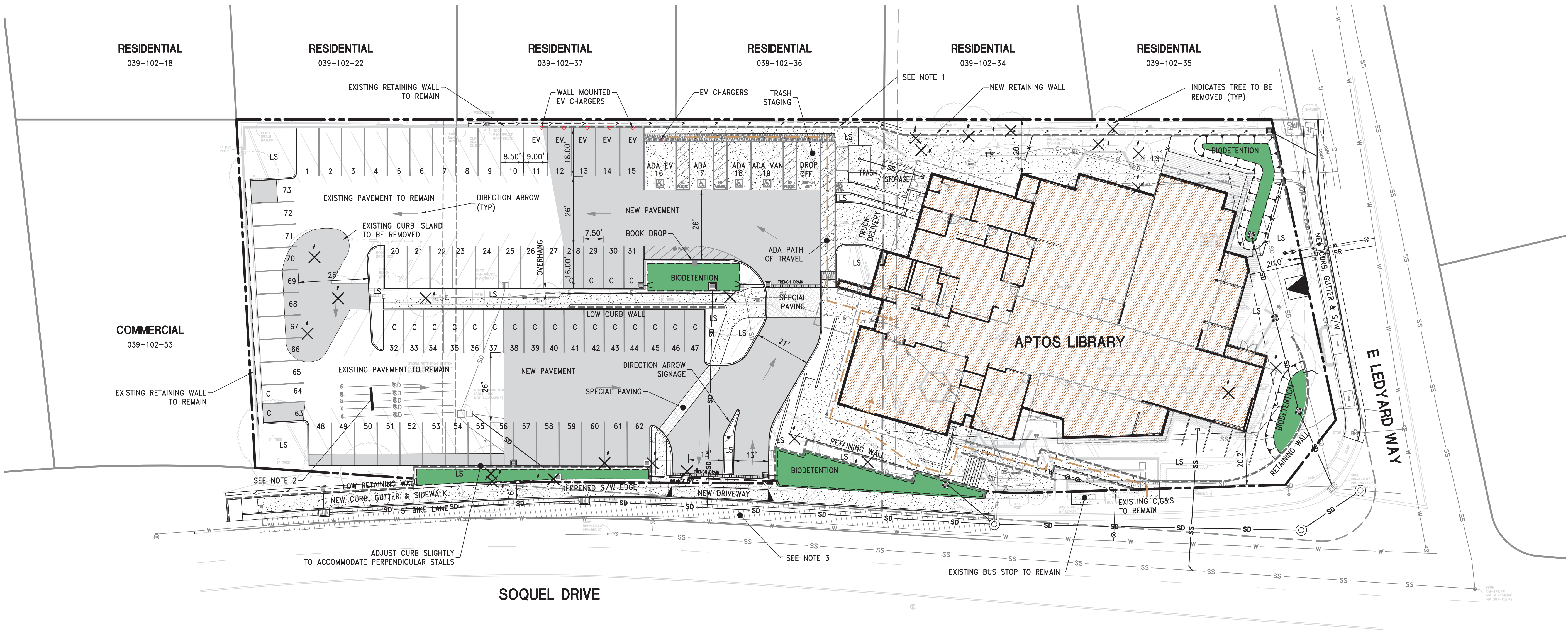
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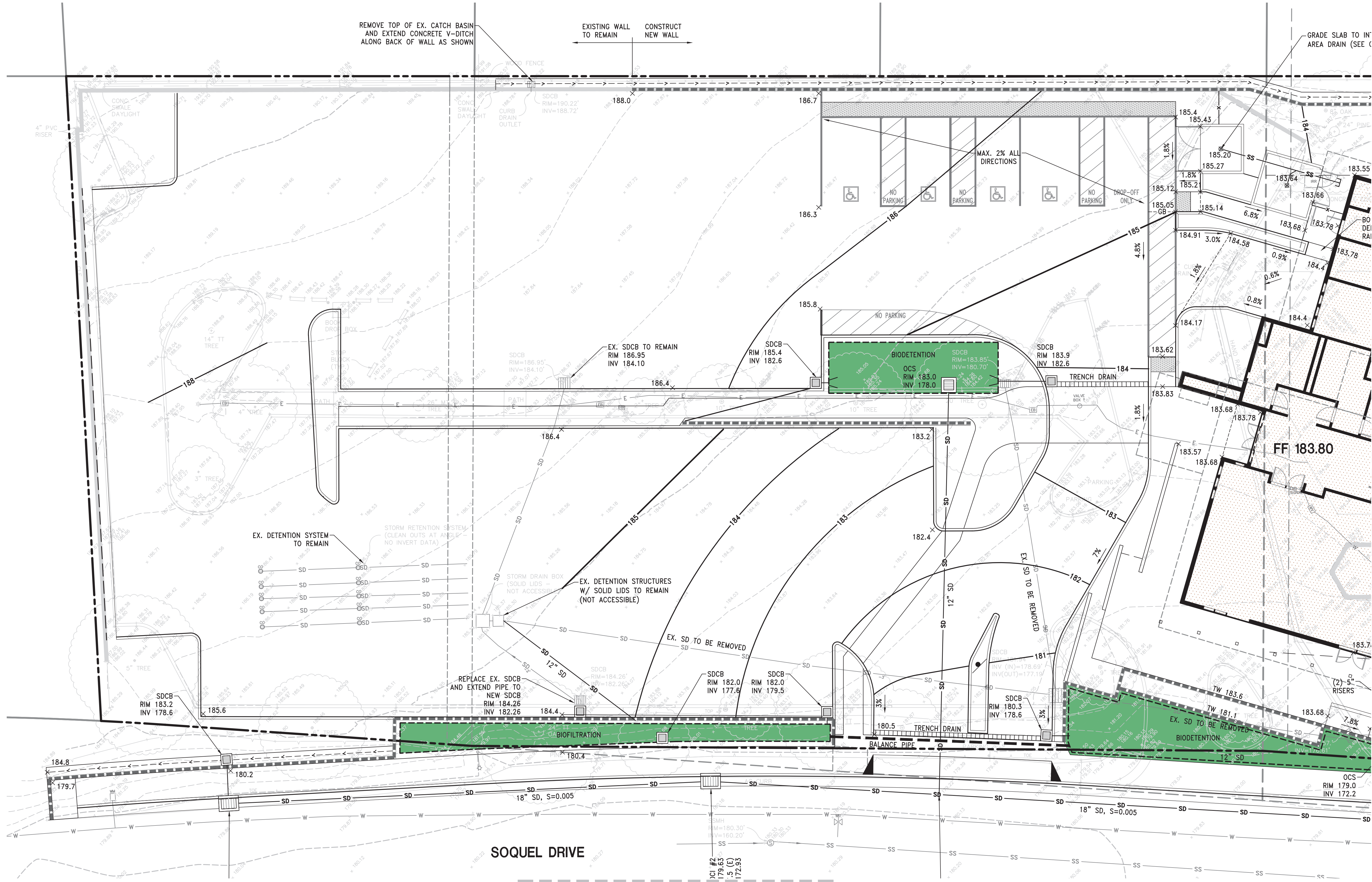
C1.0

42	STANDARD STALLS
22	COMPACT STALLS
1	ADA VAN ACCESSIBLE STALL
2	ADA STALLS
5	STANDARD EV CHARGERS
1	<u>ADA SIZE EV CHARGER</u>

73 TOTAL STALLS

1. MAJORITY OF EXISTING RETAINING WALL ON NORTHERLY AND EASTERLY SIDE OF THE PROJECT TO REMAIN IN ORDER TO MINIMIZE DISTURBANCE TO ADJACENT RETAINED SOIL. PORTIONS TO BE REBUILT OVER EXISTING WALL LOCATION.
2. EXISTING FUNCTIONING STORM DRAIN DETENTION SYSTEM IN NORTH PARKING LOT TO REMAIN.
3. EXISTING STREET CROSS SLOPE BETWEEN 7 AND 12% REWORK OF PAVEMENT SHOWN HATCHED IS REQUIRED TO CREATE 5% MAX CROSS-SLOPE FOR BIKE LANE PER COUNTY STANDARD.
4. ALL PARKING LOT CURBS IMMEDIATELY ADJACENT TO DRIVE AISLES SHALL BE PAINTED RED WITH "NO PARKING - FIRE LANE" STENCILLED IN 4" WHITE LETTERS ON THE FACE OF CURB.
5. REFER TO LANDSCAPE PLANS FOR SITE ELEMENTS NOT SHOWN HEREON SUCH AS NEW TREES, PLANTINGS, DECORATIVE PAVING, AND SITE LIGHTING.
6. EXISTING PARKING LOT STALLS SHALL BE RE-STRIPED AS SHOWN HEREON.

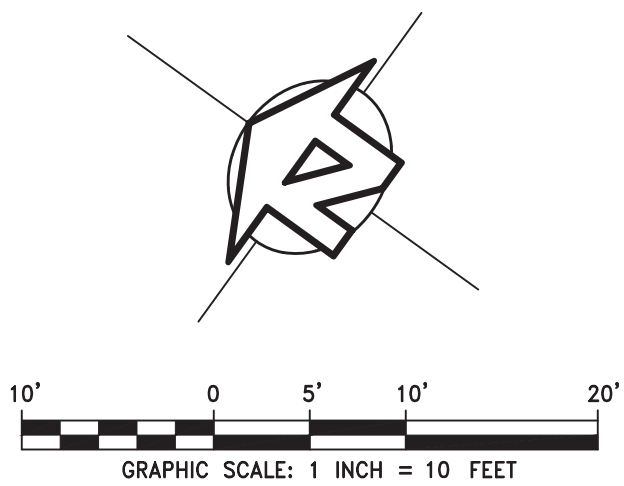




SEE SHEET C5.0

NOTES

1. APPROXIMATELY 5,110 CY OF OVER-EXCAVATION CUT REQUIRED PER SOILS REPORT.
2. APPROXIMATELY 2,150 CY OF RE-WORKED FILL REQUIRED PER SOILS REPORT. NATIVE FILL MATERIAL PROPOSED WHILE SUBJECT TO SOILS FIELD REVIEW AND APPROVAL.
3. APPROXIMATELY 300 CY OF SOIL EXPORT FROM PARKING LOT GRADING AND TRENCH SPOILS.
4. APPROXIMATELY 400 CY OF SOIL EXPORT FROM BIODETENTION FACILITIES.
5. REFER TO C4.0 FOR STORMWATER CONTROL PLAN INFORMATION



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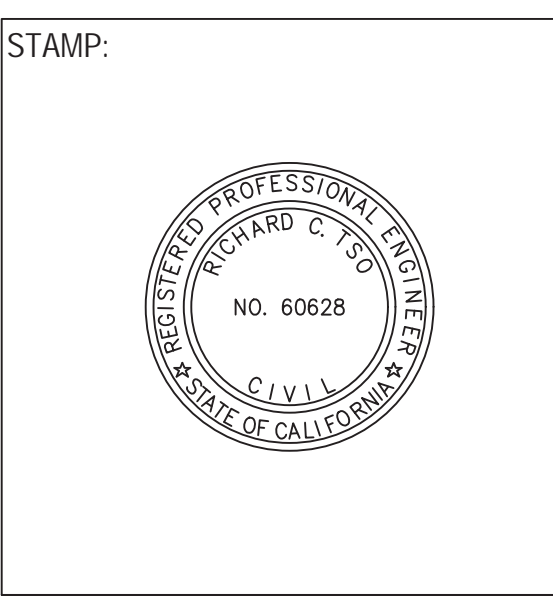
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2	10/08/2020	PLANNING SUBMITTAL
3	11/09/2020	PLANNING SUBMITTAL

PROJECT TITLE:

APTOS BRANCH
LIBRARY

7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050

DATE: 9/25/2020

SHEET TITLE:

SCHEMATIC
GRADING &
DRAINAGE
PLAN
(NORTH)

SCALE:

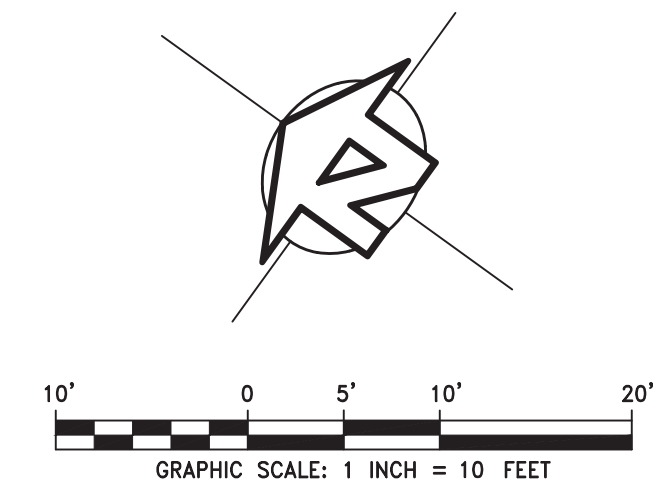
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C2.0

SEE SHEET C2.0



SEE SHEET C5.0



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3	11/09/2020	PLANNING SUBMITTAL

PROJECT TITLE:

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LIBRARY
7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050
DATE: 9/25/2020
SHEET TITLE:

SCHEMATIC
GRADING &
DRAINAGE
PLAN
(SOUTH)

SCALE:

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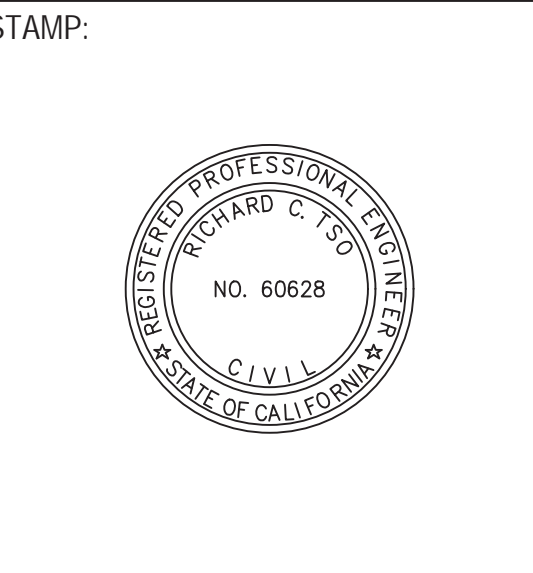
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3	11/09/2020	PLANNING SUBMITTAL

PROJECT TITLE:

APTOS BRANCH
LIBRARY

7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050

DATE: 9/25/2020

SHEET TITLE:

SCHEMATIC
STORMWATER
CONTROL
PLAN

SCALE:

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C4.0

LEGEND

- ROOF AREA
- CONCRETE AREA
- ASPHALT CONCRETE AREA
- DMA BOUNDARY
- SCM BOUNDARY

NOTES:

- TREATMENT OF RUNOFF FROM IMPERVIOUS SURFACES WILL BE PROVIDED VIA RAINGARDENS DISTRIBUTED AROUND THE SITE (SCM's 1-4).
- ONSITE RETENTION IS INFEASIBLE DUE TO THE VERY LOW INFILTRATION RATES DETERMINED BY THE SOILS ENGINEER AS DESCRIBED IN APPENDIX B OF THE COUNTY PROVIDED SOILS REPORT BY PACIFIC CREST ENGINEERS, DATED NOVEMBER 2019.
- DETENTION WILL BE PROVIDED VIA CUDO CUBES, ARCH CHAMBERS, OR CLEAN, WASHED, ANGULAR DRAIN ROCK LOCATED WITHIN EACH SCM AND BELOW THE REQUIRED BIOSOIL MIX, WITH THE EXCEPTION OF THE UPPER PARKING LOT WHICH HAS ITS OWN DETENTION SYSTEM CONSTRUCTED IN 2009. REFER TO C4.2 FOR SIZING CALCULATIONS.
- SAFE OVERFLOW OF 25-YEAR DESIGN STORM EVENTS IS PROVIDED VIA THE ON-SITE PIPE NETWORK THAT IS SIZED TO ACCOMMODATE SUCH FLOWS.
- PERVIOUS PAVEMENT IS NOT PROPOSED FOR PARKING STALLS DUE TO EXCESSIVE SLOPES.
- REFER TO C2.0 AND C2.1 FOR DRAINAGE SYSTEM DESIGN INFORMATION.
- REFER TO THE PRELIMINARY STORMWATER REPORT FOR DOWNSTREAM ASSESSMENT.

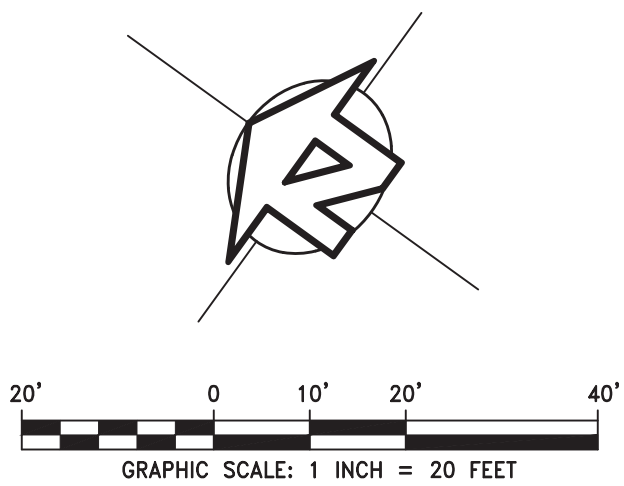
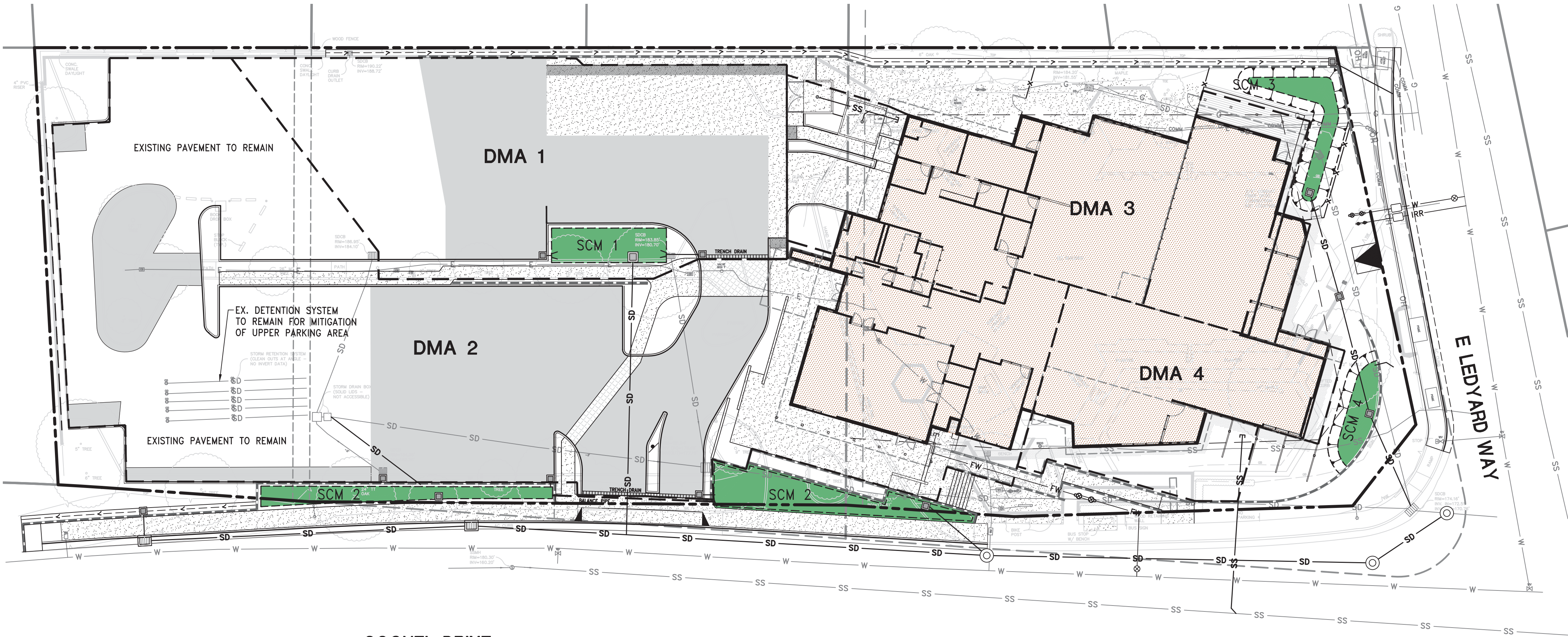
DMA 1 AREA BREAKDOWN		
	C	AREA
ROOF	0.9	0 SF
HARDSCAPE	0.9	8662 SF
LANDSCAPE	0.3	279 SF
TOTAL AREA	—	8941 SF
TOTAL IMPERVIOUS AREA	0.9	8662 SF
MIN. RG @ 4%		346 SF
RG PROVIDED		352 SF

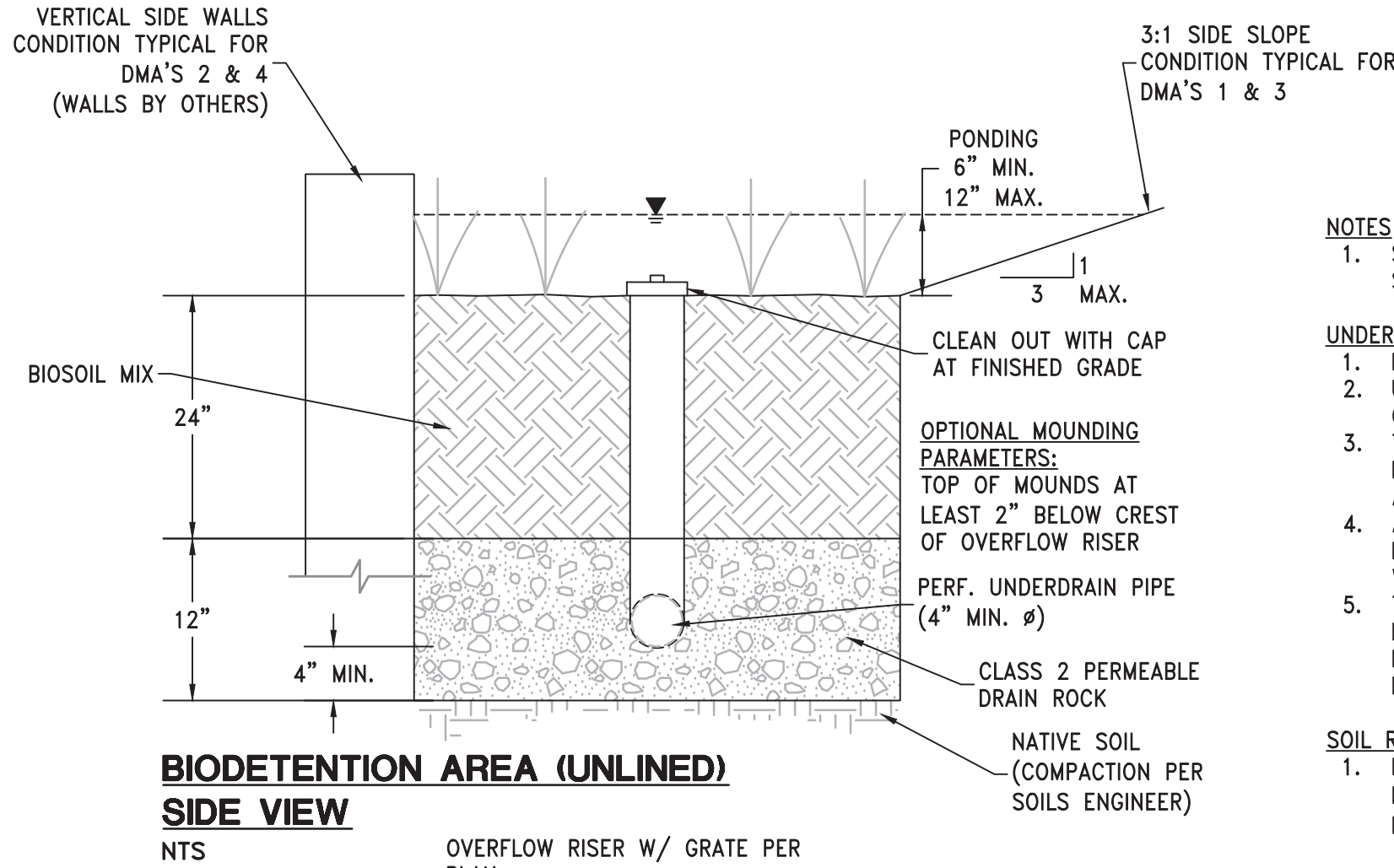
DMA 2 AREA BREAKDOWN		
	C	AREA
ROOF	0.9	4284 SF
HARDSCAPE	0.9	16664 SF
LANDSCAPE	0.3	1368 SF
TOTAL AREA	—	22316 SF
TOTAL IMPERVIOUS AREA	0.9	20948 SF
MIN. RG @ 4%		838 SF
RG PROVIDED		1010 SF

DMA 3 AREA BREAKDOWN		
	C	AREA
ROOF	0.9	6349 SF
HARDSCAPE	0.9	244 SF
LANDSCAPE	0.3	2300 SF
TOTAL AREA	—	8893 SF
TOTAL IMPERVIOUS AREA	0.9	6593 SF
MIN. RG @ 4%		264 SF
RG PROVIDED		265 SF

DMA 4 AREA BREAKDOWN		
	C	AREA
ROOF	0.9	3390 SF
HARDSCAPE	0.9	0 SF
LANDSCAPE	0.3	877 SF
TOTAL AREA	—	4267 SF
TOTAL IMPERVIOUS AREA	0.9	3390 SF
MIN. RG @ 4%		136 SF
RG PROVIDED		200 SF

*NOTE: HARDSCAPE INCLUDES CONCRETE AND AC SURFACES





NOTES

1. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.
2. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.
3. THE UNDER DRAIN TRENCH SHALL INCLUDE A MINIMUM 12 INCH THICK LAYER OF CLASS 2 PERMEABLE DRAIN ROCK. PLACE UNDER DRAIN WITH PERFORATIONS FACING DOWNWARD, AT A MINIMUM 0.5% SLOPE.
4. A CLEANOUT FOR THE UNDER DRAIN SHALL BE PROVIDED, CONSISTING OF A VERTICAL, RIGID, NON PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES AND A WATERTIGHT CAP FIT FLUSH WITH THE PLANTER BED SURFACE.
5. TO AVOID CLOGGING, FILTER FABRIC SHALL NOT BE USED IN OR AROUND THE THE UNDER DRAIN OR BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK. IF DESIRED, A 2 INCH PEA GRAVEL LAYER MAY BE USED BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK.

SOIL REQUIREMENTS

1. PLANTING SOILS SHALL MEET THE BIOTREATMENT SOIL MIX SPECIFICATIONS APPROPRIATE FOR THE JURISDICTION. A MINIMUM INFILTRATION RATE OF 5 IN/HR AND A MAXIMUM INFILTRATION RATE OF 10 IN/HR ARE REQUIRED.

VEGETATION

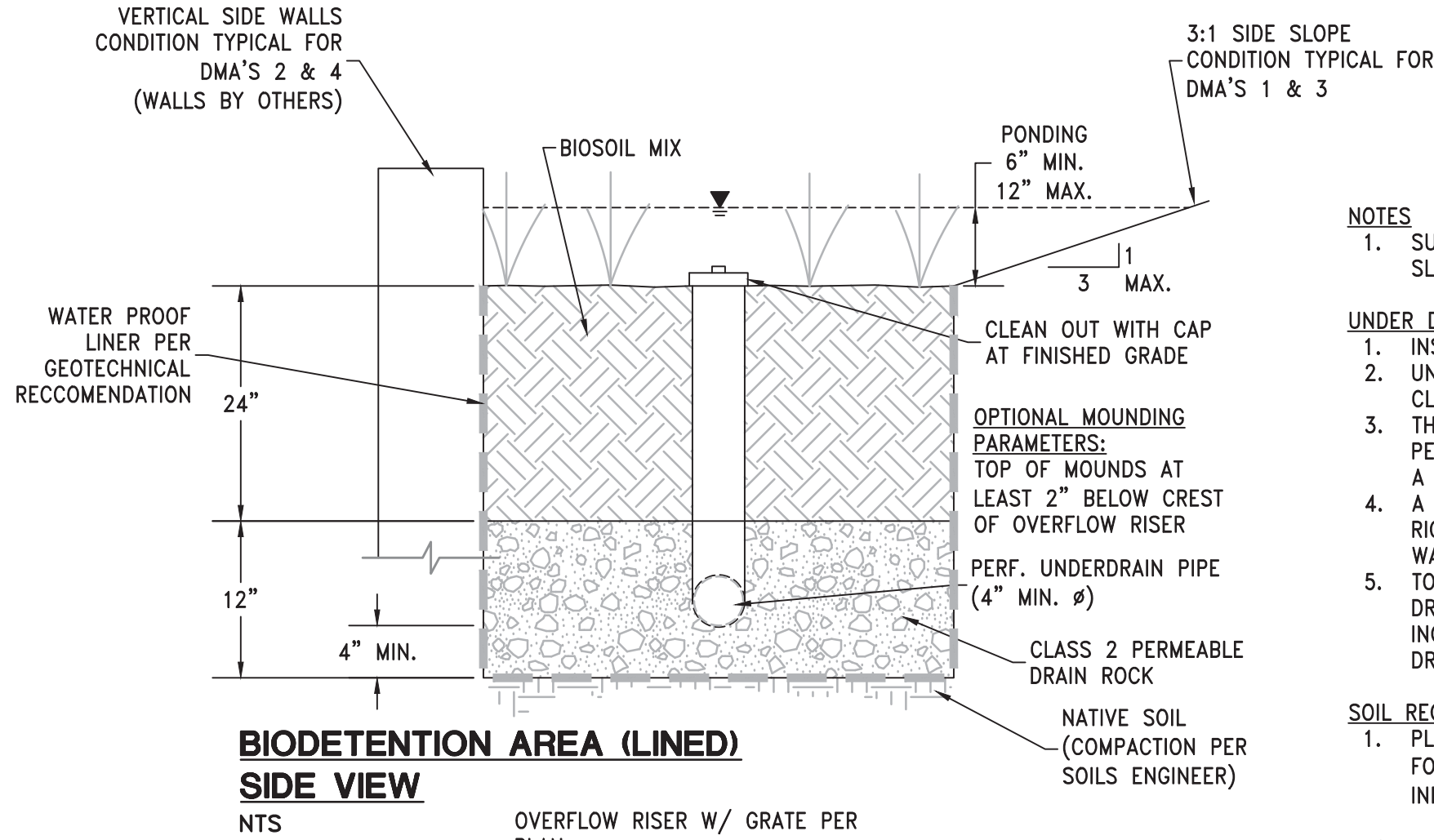
1. PLANT SPECIES SELECTED SHALL BE SUITABLE FOR BIODETENTION AREA LOCATION, BIOTREATMENT SOILS AND OCCASIONAL INUNDATION.
2. VEGETATION SHOULD NOT BLOCK INFLOW, CREATE SAFETY ISSUES OR OBSTRUCT FACILITIES.
3. PLANTING SELECTIONS ARE SUBJECT TO THE LANDSCAPING REQUIREMENTS OF THE LOCAL JURISDICTION AND SHALL BE SELECTED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECT.

CONSTRUCTION REQUIREMENTS

1. BIODETENTION AREAS ARE NOT INTENDED TO WORK AS CONSTRUCTION PHASE BMP'S. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF; DIVERT RUNOFF FROM UNSTABILIZED AREAS AWAY FROM COMPLETED BIODETENTION AREAS.

MAINTENANCE

1. CONDUCT BIENNIAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD OR DYING PLANTS.
2. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM.
3. AVOID THE USE OF PESTICIDES AND QUICK RELEASE SYNTHETIC FERTILIZERS.
4. BEFORE THE WET SEASON BEGINS, VERIFY THAT THERE IS SUFFICIENT BIOTREATMENT SOIL MEDIA TO EFFECTIVELY FILTER STORMWATER. REMOVE ACCUMULATIONS OF SEDIMENT, LITTER AND DEBRIS AS NECESSARY.
5. PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPES.



NOTES

1. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.
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5. TO AVOID CLOGGING, FILTER FABRIC SHALL NOT BE USED IN OR AROUND THE THE UNDER DRAIN OR BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK. IF DESIRED, A 2 INCH PEA GRAVEL LAYER MAY BE USED BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK.

SOIL REQUIREMENTS

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VEGETATION

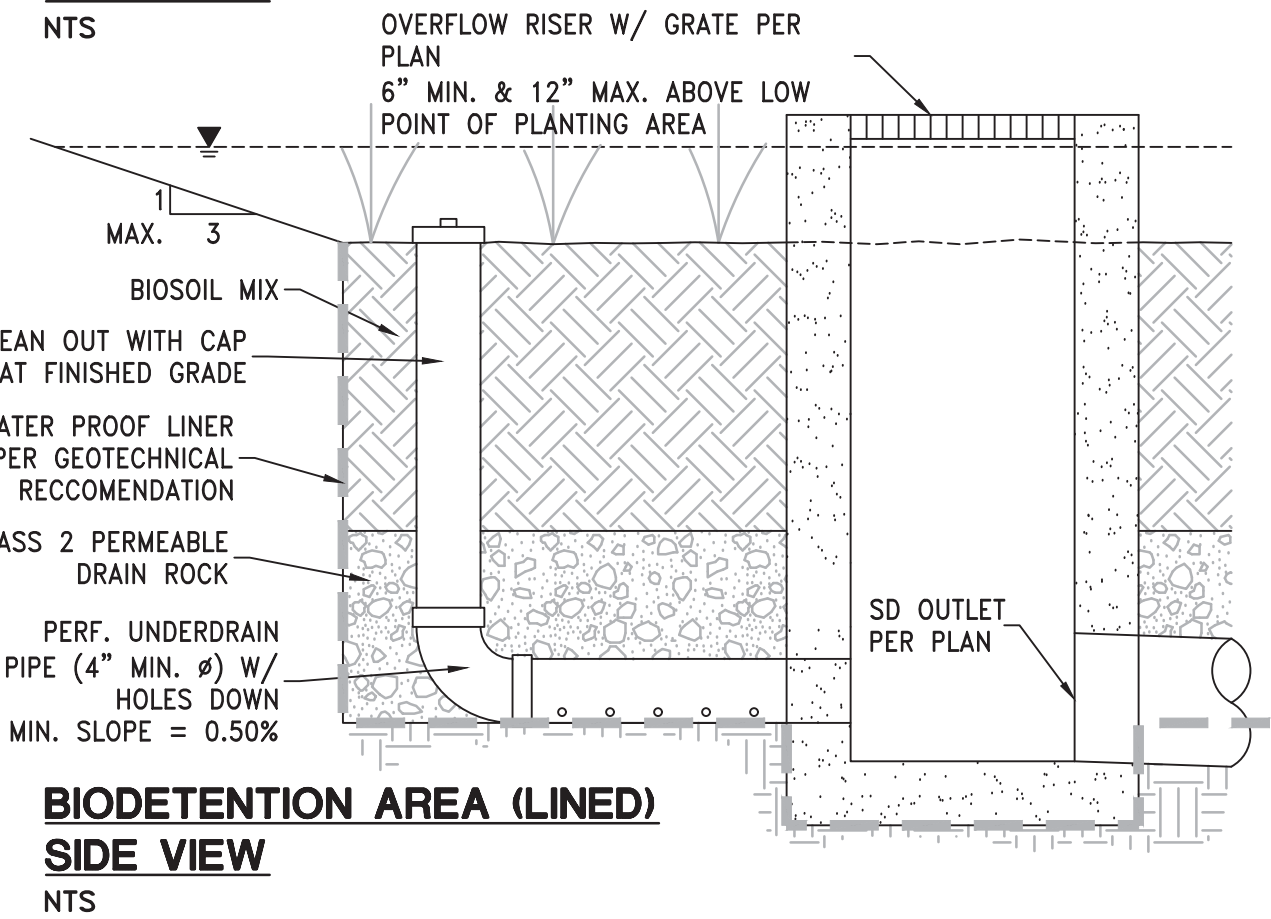
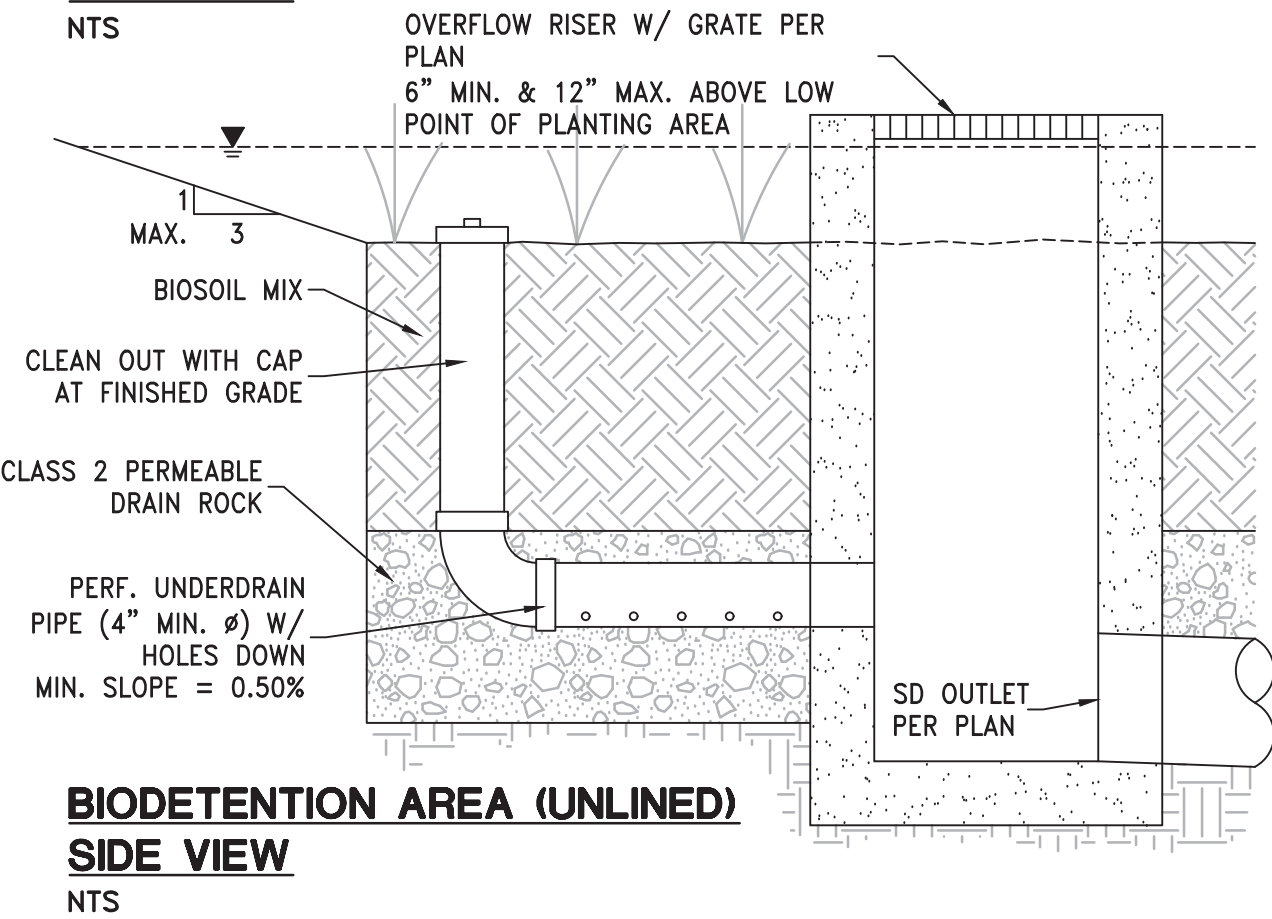
1. PLANT SPECIES SELECTED SHALL BE SUITABLE FOR BIODETENTION AREA LOCATION, BIOTREATMENT SOILS AND OCCASIONAL INUNDATION.
2. VEGETATION SHOULD NOT BLOCK INFLOW, CREATE SAFETY ISSUES OR OBSTRUCT FACILITIES.
3. PLANTING SELECTIONS ARE SUBJECT TO THE LANDSCAPING REQUIREMENTS OF THE LOCAL JURISDICTION AND SHALL BE SELECTED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECT.

CONSTRUCTION REQUIREMENTS

1. BIODETENTION AREAS ARE NOT INTENDED TO WORK AS CONSTRUCTION PHASE BMP'S. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF; DIVERT RUNOFF FROM UNSTABILIZED AREAS AWAY FROM COMPLETED BIODETENTION AREAS.

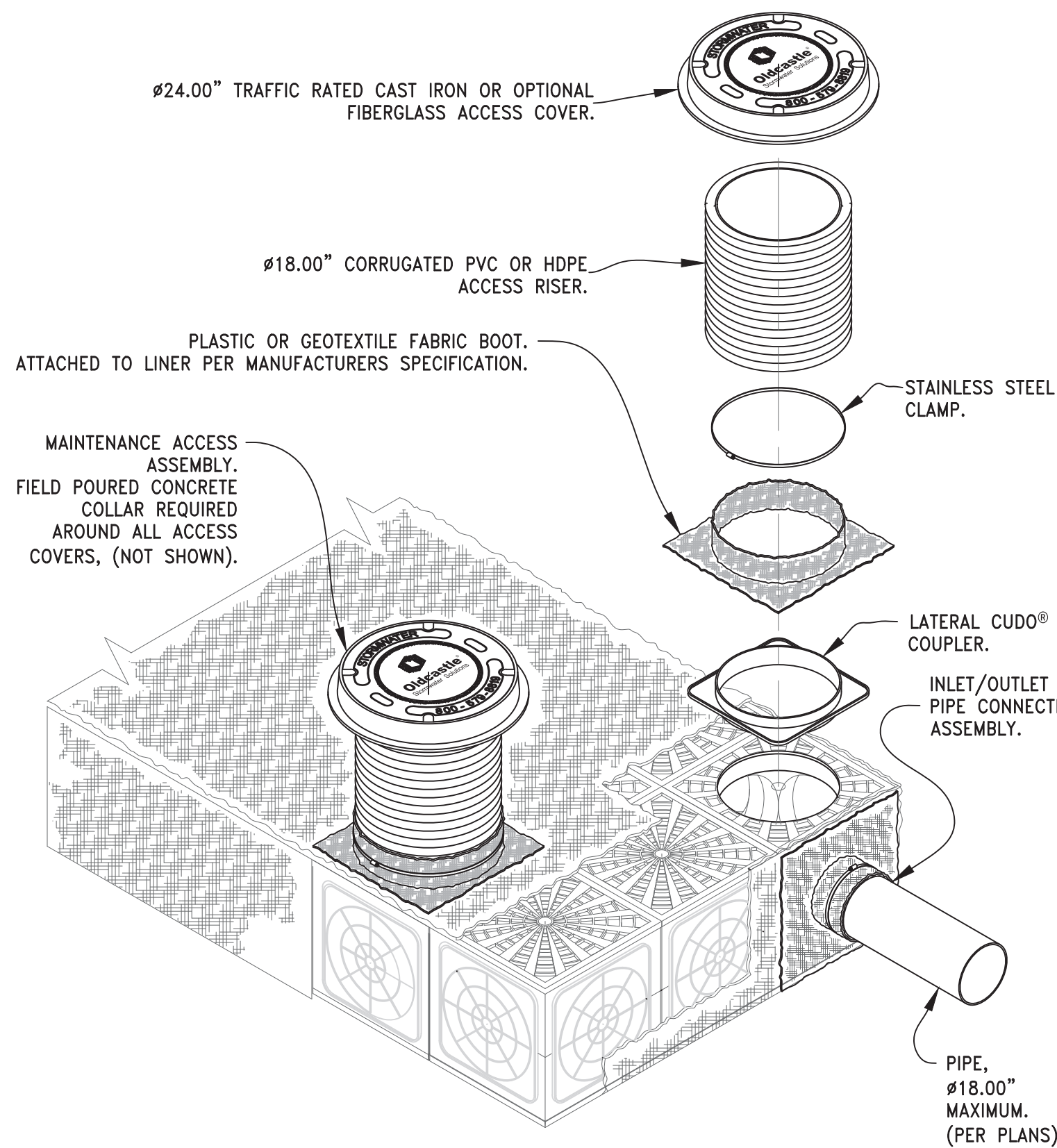
MAINTENANCE

1. CONDUCT BIENNIAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD OR DYING PLANTS.
2. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM.
3. AVOID THE USE OF PESTICIDES AND QUICK RELEASE SYNTHETIC FERTILIZERS.
4. BEFORE THE WET SEASON BEGINS, VERIFY THAT THERE IS SUFFICIENT BIOTREATMENT SOIL MEDIA TO EFFECTIVELY FILTER STORMWATER. REMOVE ACCUMULATIONS OF SEDIMENT, LITTER AND DEBRIS AS NECESSARY.
5. PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPES.



2

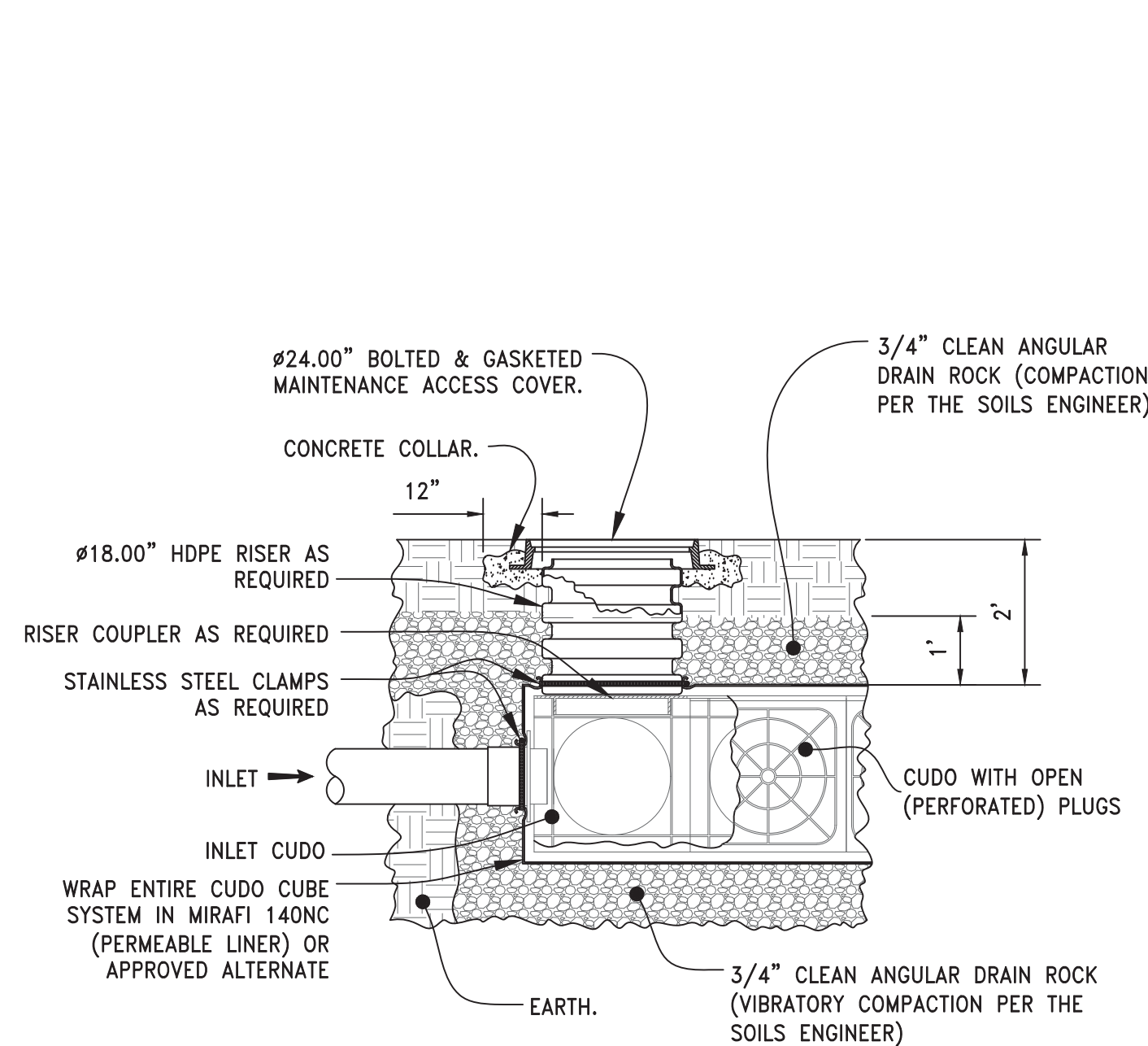
1



NOTES:

1. DETAIL PROVIDED BY OLDCASTLE. ACTUAL SYSTEM LAYOUT MAY DIFFER

INLET CONNECTION TO CUDO CUBE SYSTEM
NTS



TYPICAL MAINTENANCE ACCESS TO CUDO CUBE SYSTEM
NTS

4

3



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2	10/08/2020	PLANNING SUBMITTAL
3	11/09/2020	PLANNING SUBMITTAL

PROJECT TITLE:

APTOS BRANCH
LIBRARY

7695 SOQUEL DR.
APTOS, CA 95003

PROJECT NO. 2004050

DATE: 9/25/2020

SHEET TITLE:

STORMWATER
MITIGATION
DETAILS

SCALE:

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C4.1



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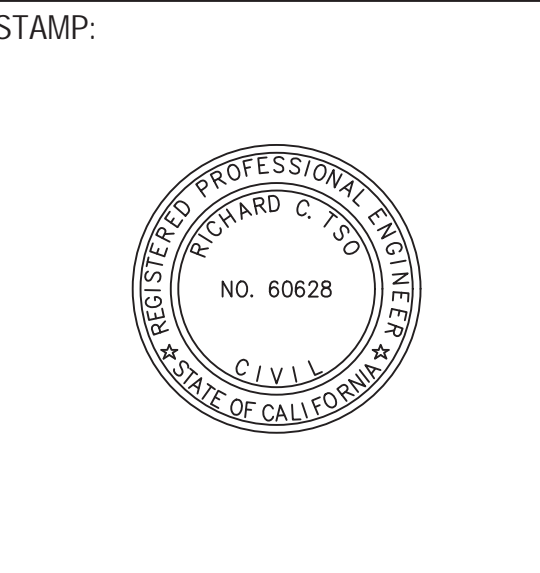
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PROJECT NO. 2004050

DATE: 9/25/2020

SHEET TITLE:

SCHEMATIC
DETENTION
CALCULATIONS

SCALE:

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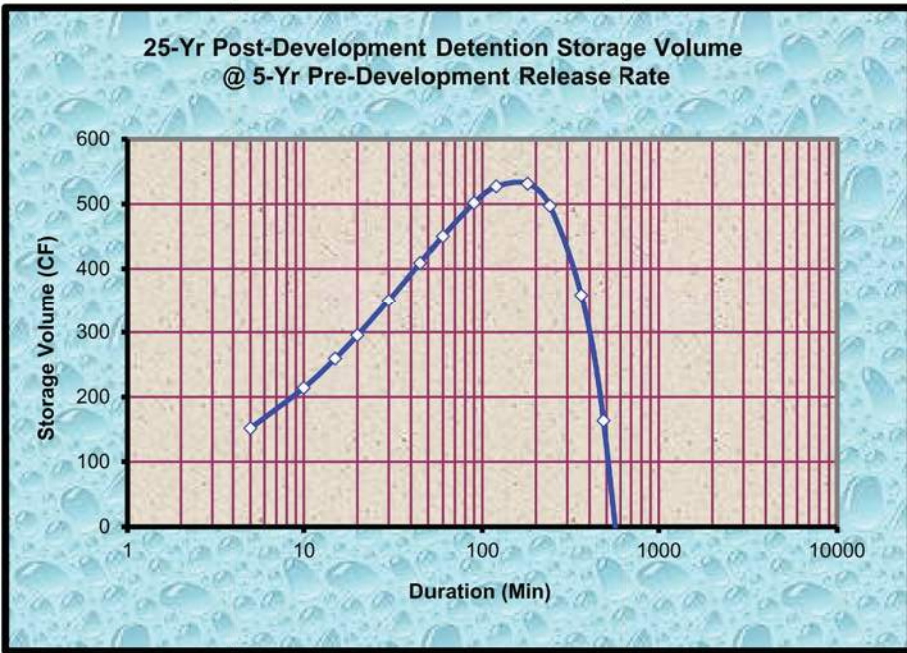
C4.2

PROJECT: Aptos Library - DMA #1

Calc by: JPI

Date: 9/24/2020

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD				
Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0				
Site Location P60 Isoleth: 1.50 Fig. SWM-2 in County Design Criteria				
Rational Coefficients Cpre: 0.30		See note # 2		
Cpost: 0.99		See note # 2		
Impervious Area: 6000 ft ²		See note # 2 and # 4		
STRUCTURE DIMENSIONS FOR DETENTION				
531 ft ³ storage volume calculated				
92 % void space assumed				
578 ft ³ excavated volume needed				
Structure	Length	Width*	Depth*	*For pipe, use the square root of the sectional area
Ratios	18.00	8.00	4.00	
Dimen. (ft)	18.02	8.01	4.00	



Notes & Limitations on Use:

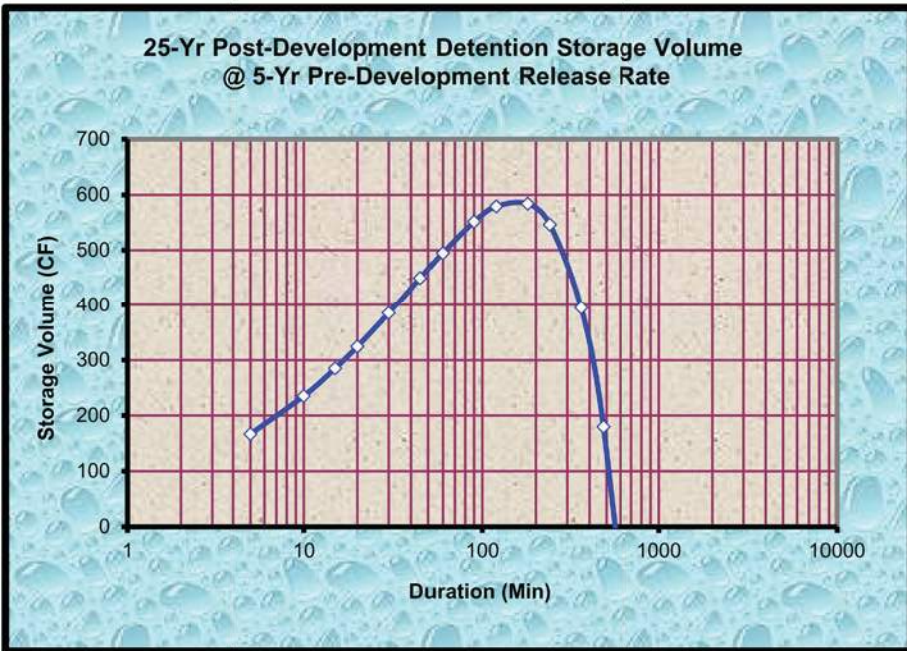
- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious are both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

PROJECT: Aptos Library - DMA #3

Calc by: JPI

Date: 9/24/2020

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD				
Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0				
Site Location P60 Isoleth: 1.50 Fig. SWM-2 in County Design Criteria				
Rational Coefficients Cpre: 0.30		See note # 2		
Cpost: 0.99		See note # 2		
Impervious Area: 6593 ft ²		See note # 2 and # 4		
STRUCTURE DIMENSIONS FOR DETENTION				
584 ft ³ storage volume calculated				
92 % void space assumed				
635 ft ³ excavated volume needed				
Structure	Length	Width*	Depth*	*For pipe, use the square root of the sectional area
Ratios	32.00	6.00	4.00	
Dimen. (ft)	30.03	5.63	3.75	



Notes & Limitations on Use:

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious are both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
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- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

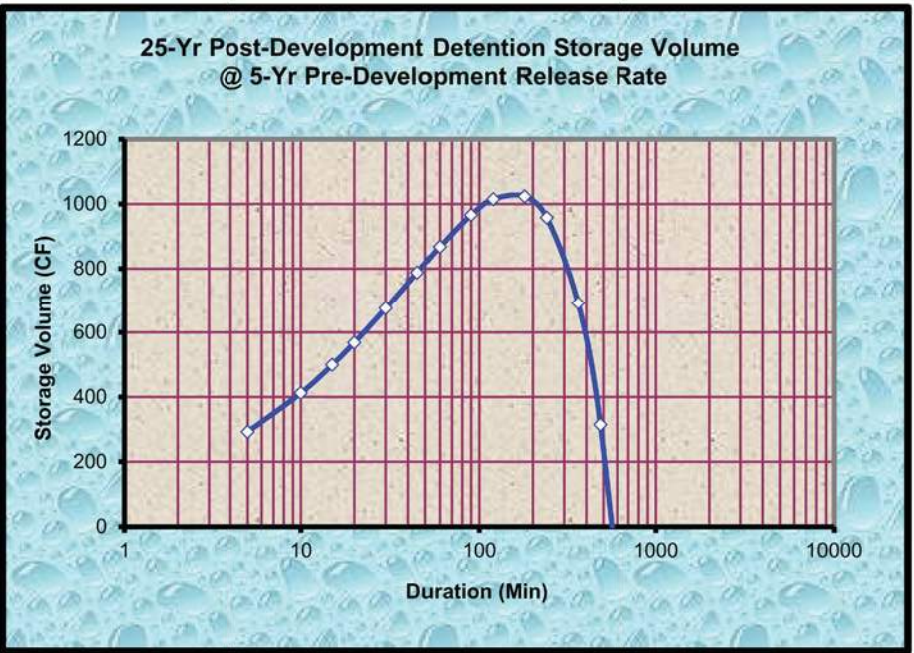
25 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	25 - Year Intensity (in/hr)	5 - Yr. Release Qpre (cfs)	25 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.31	0.010	0.047	-0.023	-2446
1200	0.33	0.011	0.050	-0.019	-1701
960	0.37	0.012	0.055	-0.014	-1001
720	0.41	0.013	0.063	-0.007	-363
480	0.49	0.016	0.074	0.005	180
360	0.55	0.018	0.084	0.015	395
240	0.66	0.021	0.100	0.030	546
180	0.74	0.024	0.112	0.043	584
120	0.88	0.029	0.134	0.064	579
90	1.00	0.032	0.151	0.082	551
60	1.19	0.038	0.179	0.110	495
45	1.34	0.043	0.202	0.133	450
30	1.59	0.052	0.240	0.171	385
20	1.89	0.061	0.286	0.216	324
15	2.13	0.069	0.323	0.253	285
10	2.54	0.082	0.383	0.314	235
5	3.40	0.110	0.514	0.445	167

PROJECT: Aptos Library - DMA #2

Calc by: JPI

Date: 9/24/2020

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD				
Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0				
Site Location P60 Isoleth: 1.50 Fig. SWM-2 in County Design Criteria				
Rational Coefficients Cpre: 0.30		See note # 2		
Cpost: 0.99		See note # 2		
Impervious Area: 11557 ft ²		See note # 2 and # 4		
STRUCTURE DIMENSIONS FOR DETENTION				
1024 ft ³ storage volume calculated				
92 % void space assumed				
1113 ft ³ excavated volume needed				
Structure	Length	Width*	Depth*	*For pipe, use the square root of the sectional area
Ratios	36.00	8.00	4.00	
Dimen. (ft)	35.59	7.91	3.95	



Notes & Limitations on Use:

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious are both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

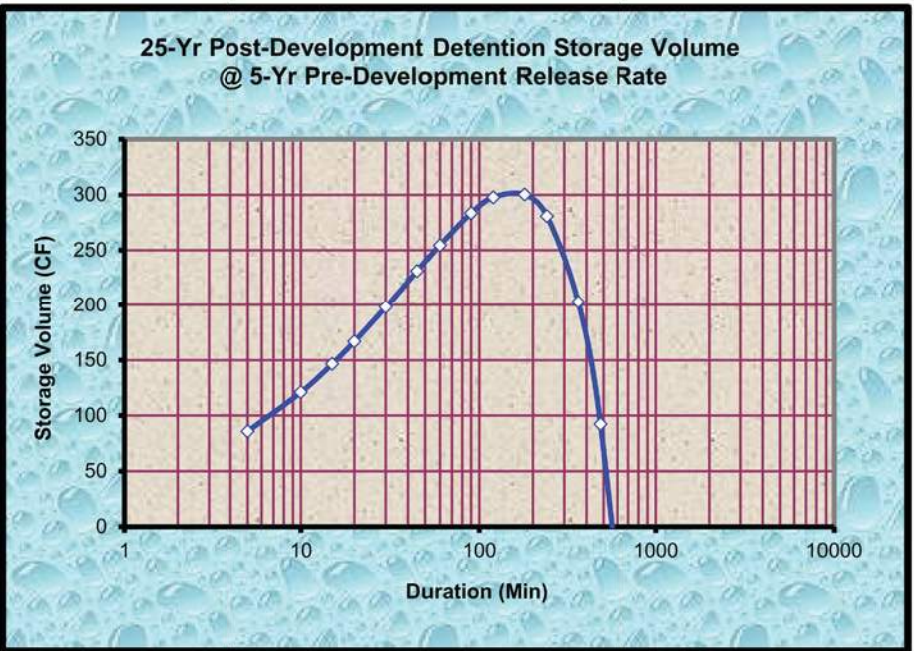
NOTE: DETENTION FOR DMA 2 IS ONLY FOR THAT PORTION OF THE SOUTHERLY PARKING LOT THAT IS BEING MODIFIED, AS THE NORTHERLY PARKING LOT HAS AN EXISTING DETENTION SYSTEM PROVIDING MITIGATION.

PROJECT: Aptos Library - DMA #4

Calc by: JPI

Date: 9/24/2020

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD				
Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0				
Site Location P60 Isoleth: 1.50 Fig. SWM-2 in County Design Criteria				
Rational Coefficients Cpre: 0.30		See note # 2		
Cpost: 0.99		See note # 2		
Impervious Area: 3390 ft ²		See note # 2 and # 4		
STRUCTURE DIMENSIONS FOR DETENTION				
300 ft ³ storage volume calculated				
92 % void space assumed				
326 ft ³ excavated volume needed				
Structure	Length	Width*	Depth*	*For pipe, use the square root of the sectional area
Ratios	28.00	6.00	2.00	
Dimen. (ft)	27.73	5.94	1.98	



Notes & Limitations on Use:

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious are both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

25 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	25 - Year Intensity (in/hr)	5 - Yr. Release Qpre (cfs)	25 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.31	0.005	0.024	-0.012	-1257
1200	0.33	0.006	0.026	-0.010	-875
960	0.37	0.006	0.028	-0.007	-515
720	0.41	0.007	0.032	-0.003	-187
480	0.49	0.008	0.038	0.003	92
360	0.55	0.009	0.043	0.008	203
240	0.66	0.011	0.051	0.016	281
180	0.74	0.012	0.058	0.022	300
120	0.88	0.015	0.069	0.033	298
90	1.00	0.017	0.078	0.042	283
60	1.19	0.020	0.092	0.057	254
45	1.34	0.022	0.104	0.069	231
30	1.59	0.027	0.124	0.088	198
20	1.89	0.032	0.147	0.111	167
15	2.13	0.036	0.166	0.130	147
10	2.54	0.042	0.197	0.161	121
5	3.40	0.057	0.254	0.229	86



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IFLAND JOB NO.: 20027

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2	10/08/2020	PLANNING SUBMITTAL
3	11/09/2020	PLANNING SUBMITTAL

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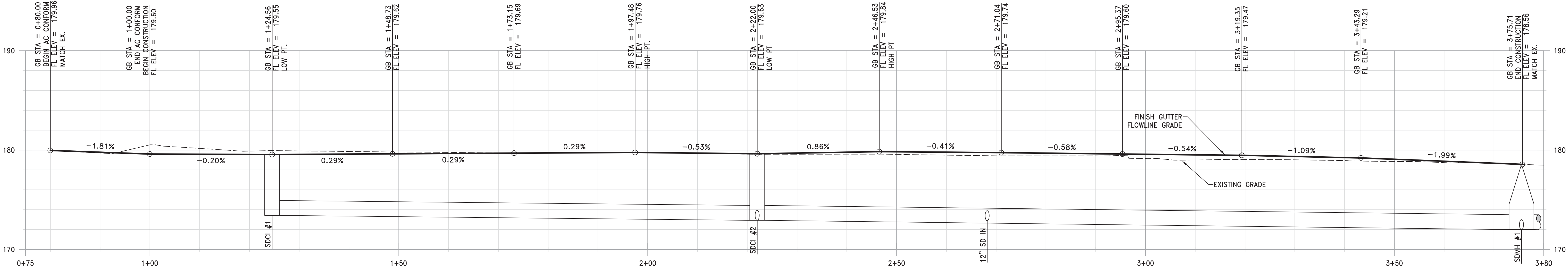
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SCHEMATIC
OFF-SITE
IMPROVEMENT
PLAN

SCALE:

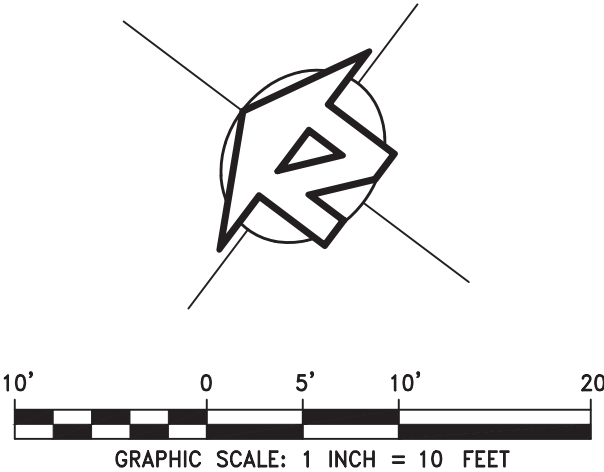
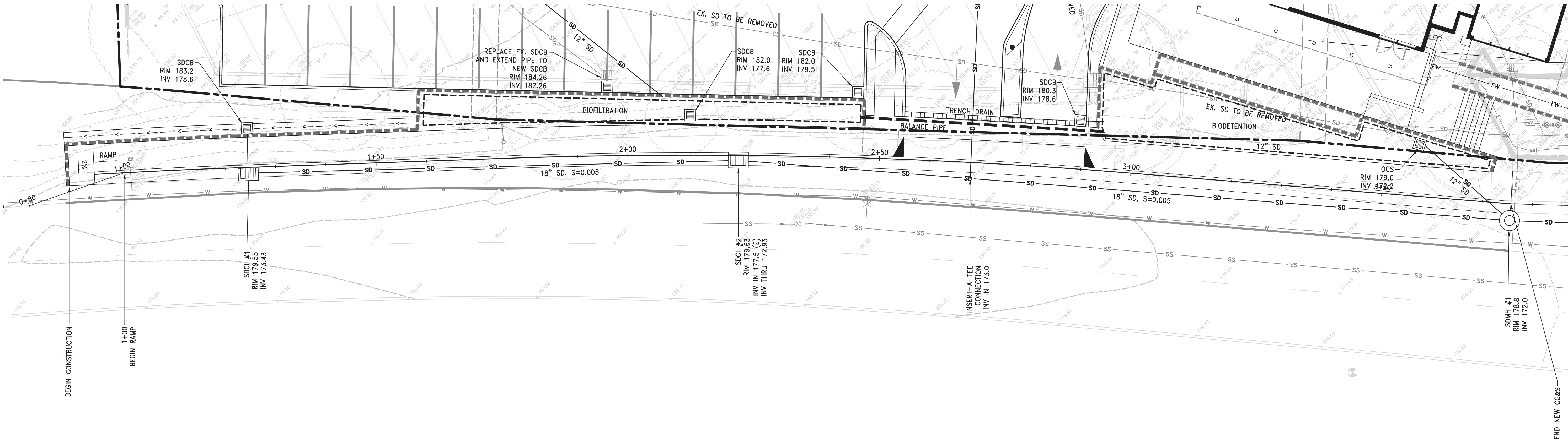
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C5.0



SOQUEL DRIVE - NORTH FL PROFILE

SCALE: 1"=10' (H) / 1"=5' (V)



[illegible]

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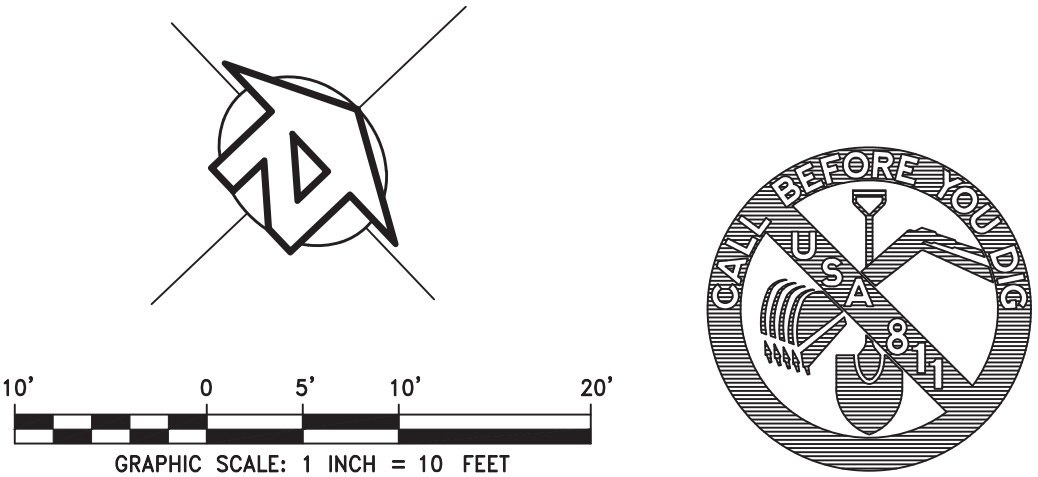
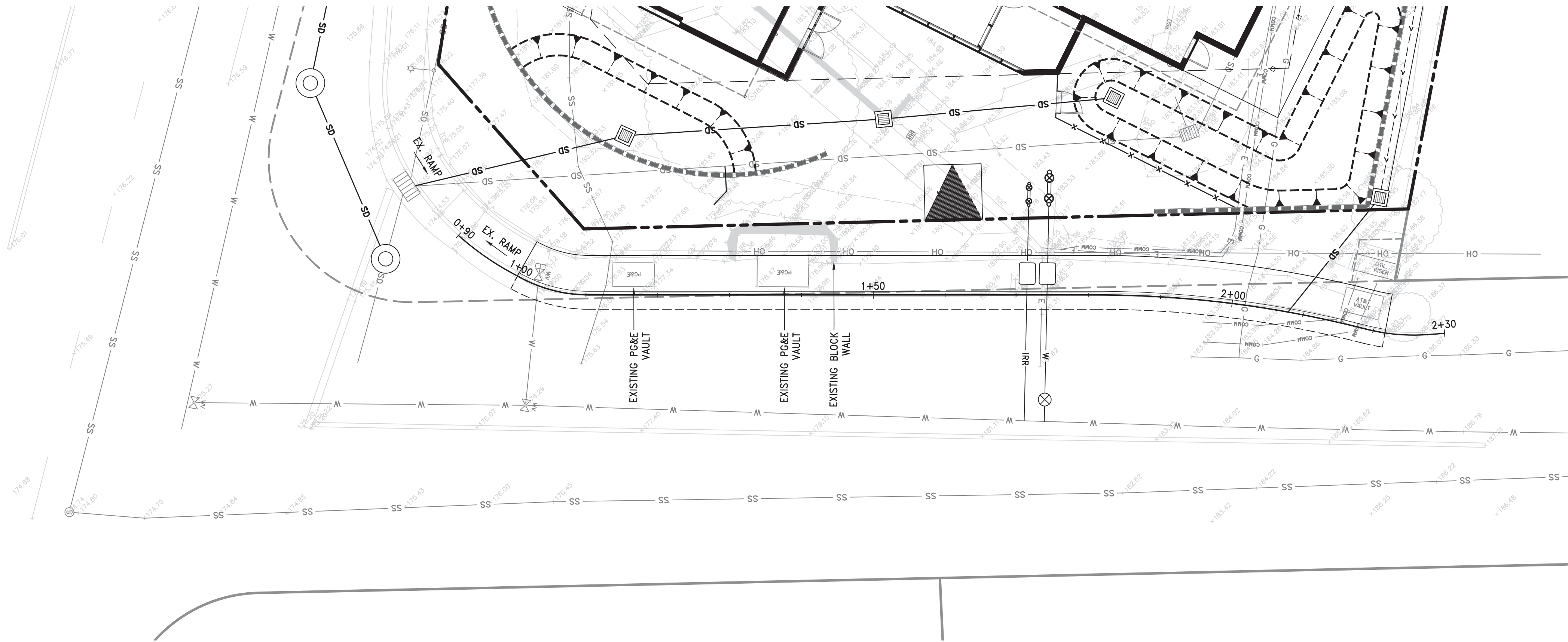
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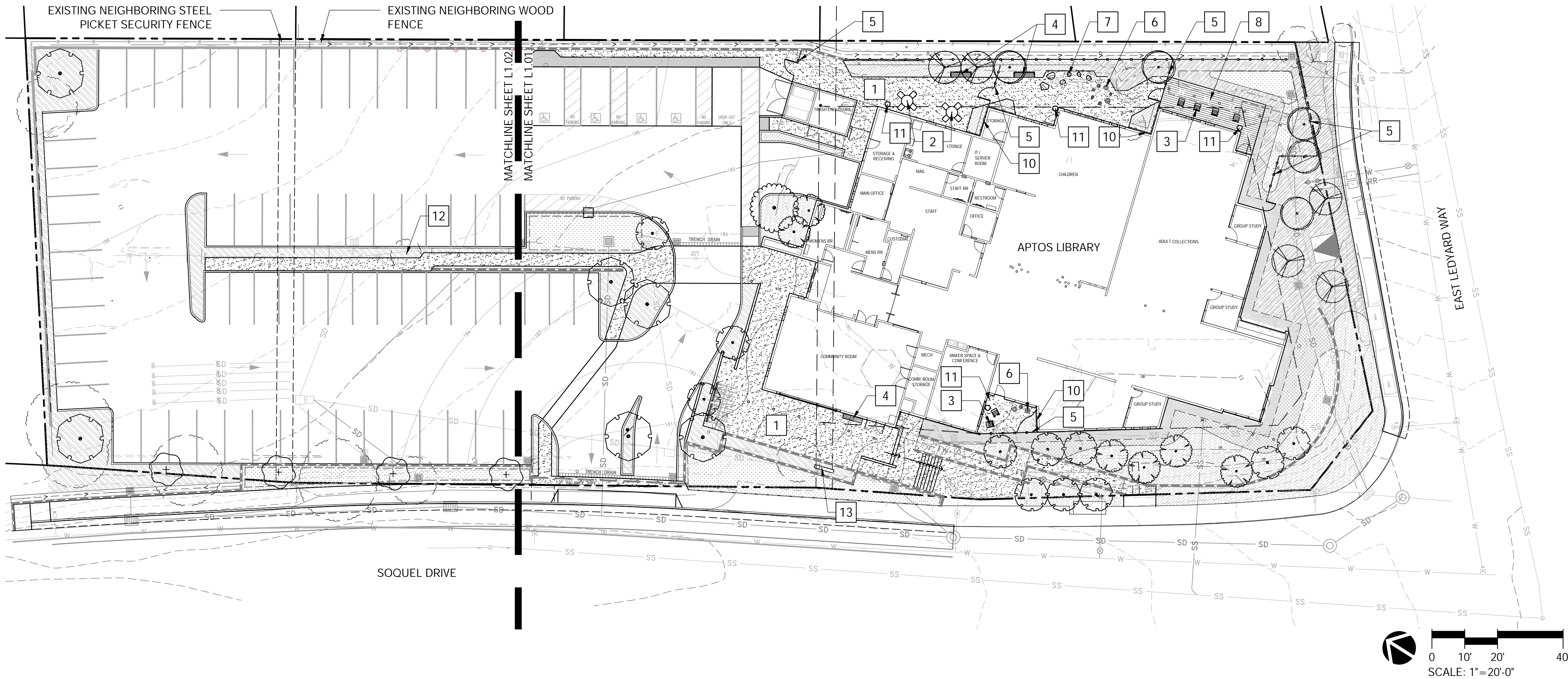
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SCALE: 1"=10' (H) / 1"=5' (V)



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9/22/2020 4:08:04 PM



KEY NOTES

SYMBOL	DESCRIPTION
1	CONCRETE PAVING - CONCRETE PAVING WITH SAW CUT SCORE JOINTS, SAND INTEGRAL COLOR, AND LIGHT BLAST FINISH. CONCRETE PAVING WITH SAW CUT SCORE JOINTS, SAND INTEGRAL COLOR, AND SALT FINISH.
2	DINING TABLE - LANDSCAPE FORMS, CAROUSEL DINING TABLE, 4 SEAT BACKED, 94" X 33"
3	LOUNGE CHAIRS - LANDSCAPE FORMS, AMERICANA ADIRONDACK LOUNGE CHAIR CONSTRUCTED OF CAST AND EXTRUDED ALUMINUM AND HIGH-DENSITY POLYETHYLENE (HDPE). 37.5" X 33.5" X 39.25"
4	WOOD BENCH - BENCH TO BE WESTERN RED CEDAR OR SIMILAR. SALVAGE WOOD FROM ON SITE IF POSSIBLE
5	WOOD FENCE - 7-FOOT HEIGHT THERMORY ASH (BOARDS 1X4, 1X6, 1X8), 4X4 TREATED DOUGLAS POSTS
6	WOOD STUMPS - WOOD STUMPS FROM ON-SITE SALVAGED TREES
7	BOULDERS - SPLIT FACE BOULDER, 'MYSTIC RIVER STONE' TOP AND BOTTOM
8	WOOD DECK - 2X4 THERMORY ASH WOOD DECK WITH 1/8-INCH GAPS, TYPICAL AND CONCRETE FOOTING
9	BIKE RACKS - 2"X2" GALVANIZED SQUARES STEEL TUBE RACK "HOURS SHOE HS2"
10	VINE CABLES - BLACK WIRE "ECOMESH", WIRE MESH, ECO-MESH®, GALVANNEALED STEEL, POWDER COATED TEXTURED BLACK, WOVEN-INTERCRIMP WEAVE, 15/5 CRIMP STYLE, 2" X 2" MESH (SQUARE), 1.8650" X 1.8650" OPENING (SQUARE), 0.135" THICK (10 GAUGE) WIRE DIAMETER, 0.105" THICK (12 GAUGE)
11	RECEPTACLES - LANDSCAPE FORMS FGP LITTER RECEPTACLE, APPROXIMATELY A 17-GALLON CAPACITY AND IS ROTO-MOLDED POLYETHYLENE, 20" W X 19" D X 37" H
12	EXISTING TREES SHOWN ARE BASED ON TOPOGRAPHIC SURVEY. EXACT SPECIES, SIZE, CANOPY AND HEALTH TO BE CONFIRMED PENDING COMPLETION OF ARBORIST REPORT.
13	MONUMENT SIGN

LEGEND

	PROPERTY LINE
	SETBACK
	EASEMENT
	MATCHLINE
	EXISTING TREES SHOWN ARE BASED ON TOPOGRAPHIC SURVEY. EXACT SPECIES, SIZE, CANOPY AND HEALTH TO BE CONFIRMED PENDING COMPLETION OF ARBORIST REPORT
	WOOD FENCE WITH GATE
	WOOD FENCE
	WALL
	WALL - REFER TO CIVIL DRAWINGS
	CONCRETE PAVING
	DECORATIVE GRAVEL PAVING
	ASPHALT PAVING - REFER TO CIVIL DRAWINGS
	FOREST SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
	COASTAL UNDERSTORY MIX - SEE PLANT SCHEDULE, SHEET L5.03
	TERRACE SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
	VINE MIX - SEE PLANT SCHEDULE, SHEET L5.03
	FOREST GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
	TERRACE GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
	BIORETENTION UNDERSTORY MIX - SEE PLANT SCHEDULE, SHEET L5.03
	VINE CABLE
	HEADER
	SCORE JOINT
	EXPANSION JOINT
	TREE STUMPS
	BOULDER
	BENCH - SECTION 12 93 00
	SEATING - SECTION 12 93 00
	BICYCLE RACK - SECTION 12 93 00 AND DETAIL X/LX.XX
	LOUNGE CHAIR - SECTION 12 93 00
	RECEPTACLE - SECTION 12 93 00



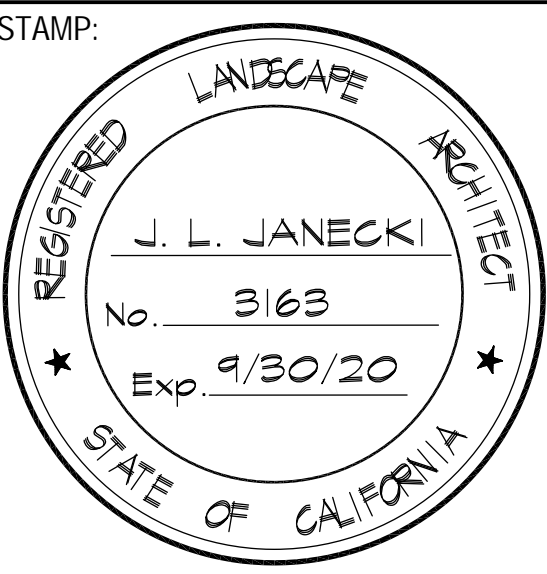
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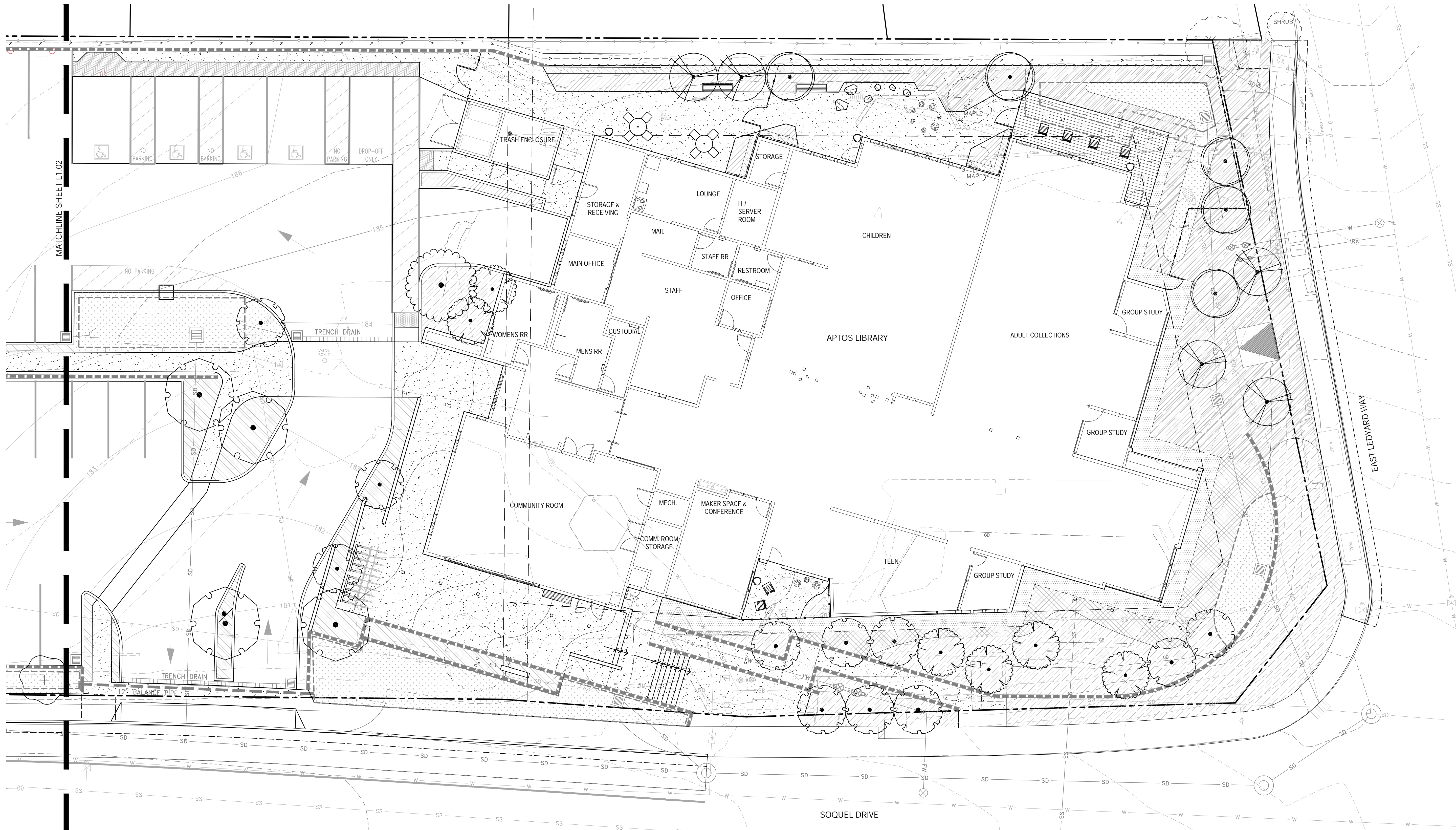
OVERALL
LANDSCAPE
SITE PLAN

SCALE: 1" = 20'-0"

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L1.01

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LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- MATCHLINE

EXISTING TREES SHOWN ARE BASED ON TOPOGRAPHIC SURVEY. EXACT SPECIES, SIZE, CANOPY AND HEALTH TO BE CONFIRMED PENDING COMPLETION OF ARBORIST REPORT

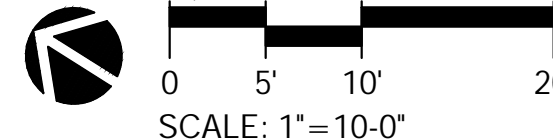
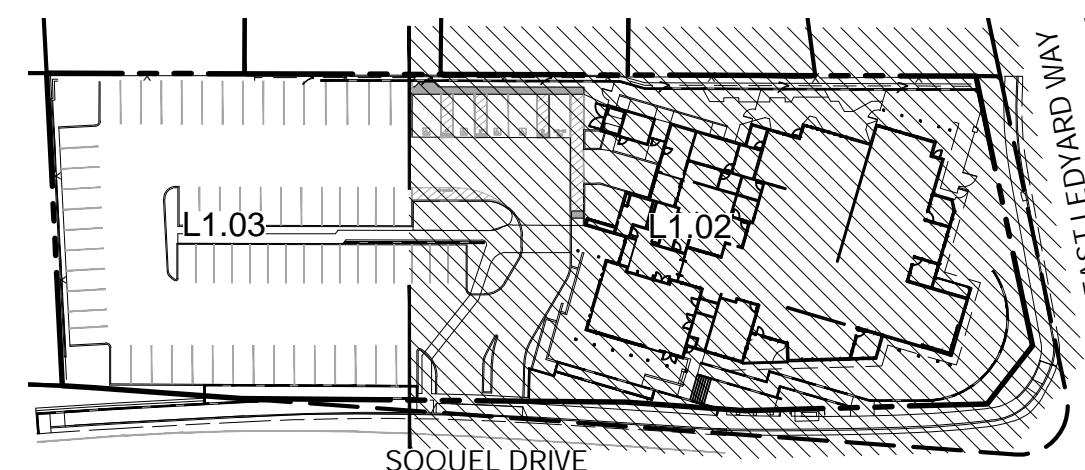
- WOOD FENCE AND GATE
- WOOD FENCE AND GATE
- WALL
- WALL - REFER TO CIVIL DRAWINGS

- CONCRETE PAVING
- DECORATIVE GRAVEL PAVING
- ASPHALT PAVING - REFER TO CIVIL DRAWINGS
- FOREST SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
- COASTAL UNDERSTORY MIX - SEE PLANT SCHEDULE, SHEET L5.03
- TERRACE SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
- VINE MIX - SEE PLANT SCHEDULE, SHEET L5.03

- FOREST GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
- TERRACE GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
- BIORETENTION UNDERSTORY MIX - SEE PLANT SCHEDULE, SHEET L5.03
- VINE CABLE
- HEADER
- SCORE JOINT
- EXPANSION JOINT
- TREE STUMPS
- BOULDER

- BENCH - SECTION 12 93 00
- SEATING - SECTION 12 93 00
- BICYCLE RACK - SECTION 12 93 00 AND DETAIL X/LX.XX
- LOUNGE CHAIR - SECTION 12 93 00
- RECEPTACLE - SECTION 12 93 00

KEY MAP



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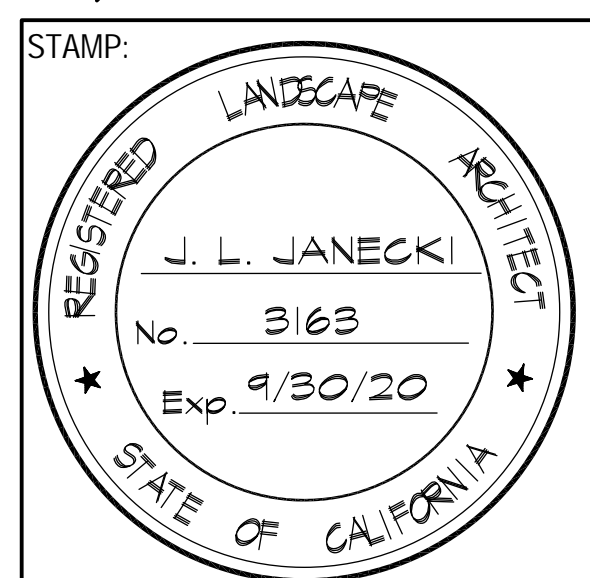
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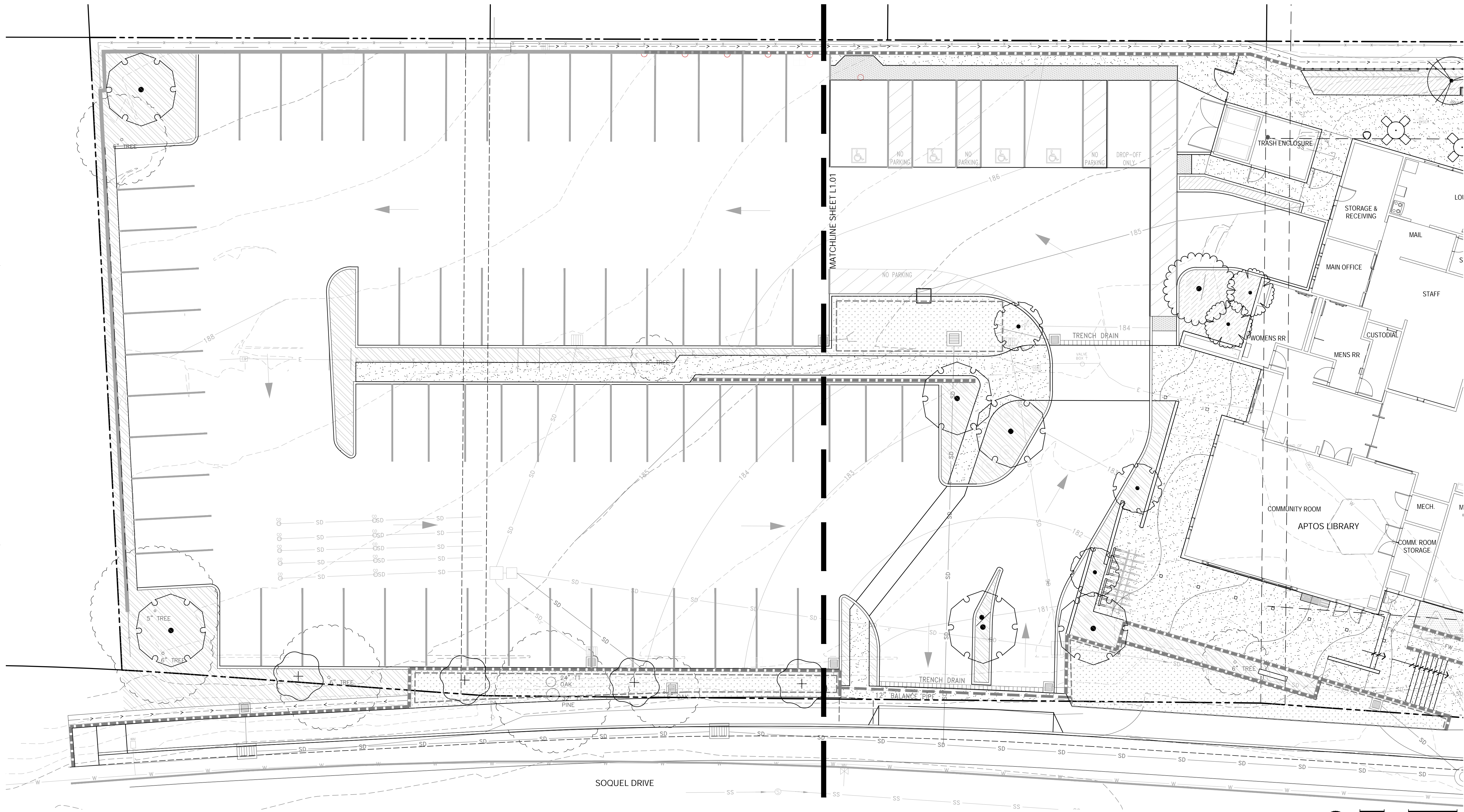
MATERIALS
ENLARGEMENT
PLAN

SCALE: 1" = 10'-0"

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L1.02

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LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- MATCHLINE

EXISTING TREES SHOWN ARE BASED ON TOPOGRAPHIC SURVEY. EXACT SPECIES, SIZE, CANOPY AND HEALTH TO BE CONFIRMED PENDING COMPLETION OF ARBORIST REPORT

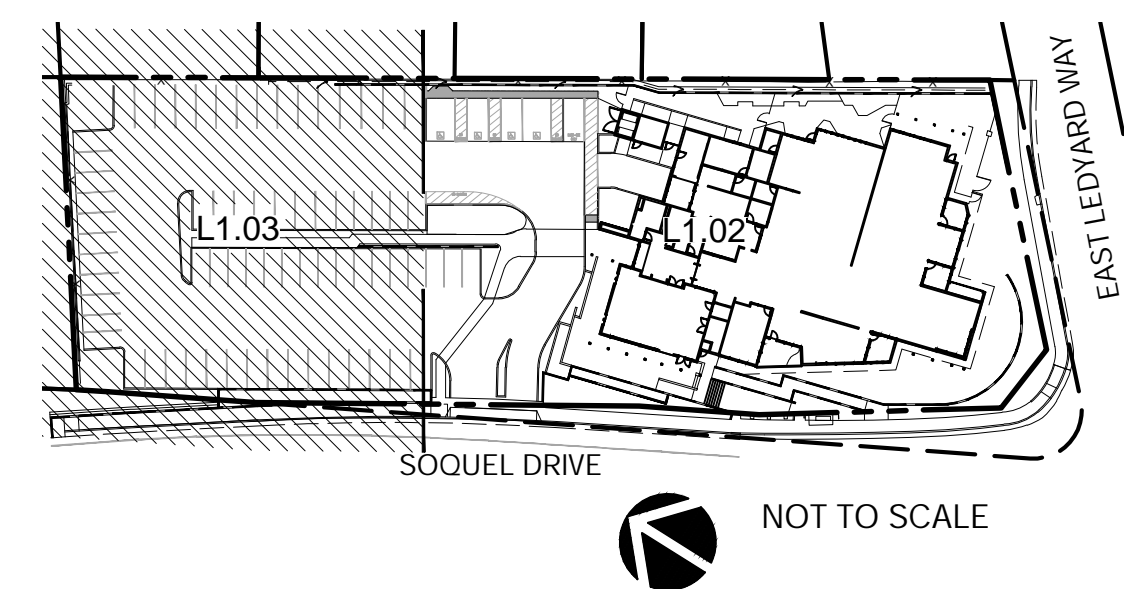
- WOOD FENCE AND GATE
- WOOD FENCE AND GATE
- WALL
- WALL - REFER TO CIVIL DRAWINGS

- CONCRETE PAVING
- DECORATIVE GRAVEL PAVING
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- FOREST SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
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- TERRACE SHRUB MIX - SEE PLANT SCHEDULE, SHEET L5.03
- VINE MIX - SEE PLANT SCHEDULE, SHEET L5.03

- FOREST GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
- TERRACE GROUNDCOVER MIX - SEE PLANT SCHEDULE, SHEET L5.03
- BIORETENTION UNDERSTORY MIX - SEE PLANT SCHEDULE, SHEET L5.03
- VINE CABLE
- HEADER
- SCORE JOINT
- EXPANSION JOINT
- TREE STUMPS
- BOULDER

- BENCH - SECTION 12 93 00
- SEATING - SECTION 12 93 00
- BICYCLE RACK - SECTION 12 93 00 AND DETAIL X/LX.XX
- LOUNGE CHAIR - SECTION 12 93 00
- RECEPTACLE - SECTION 12 93 00

KEY MAP



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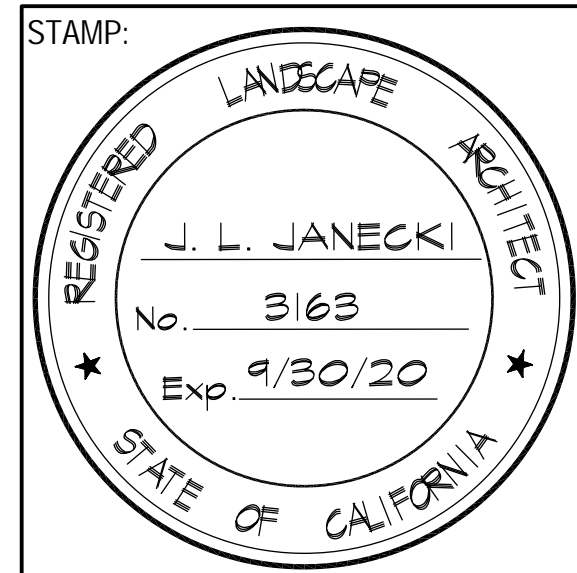
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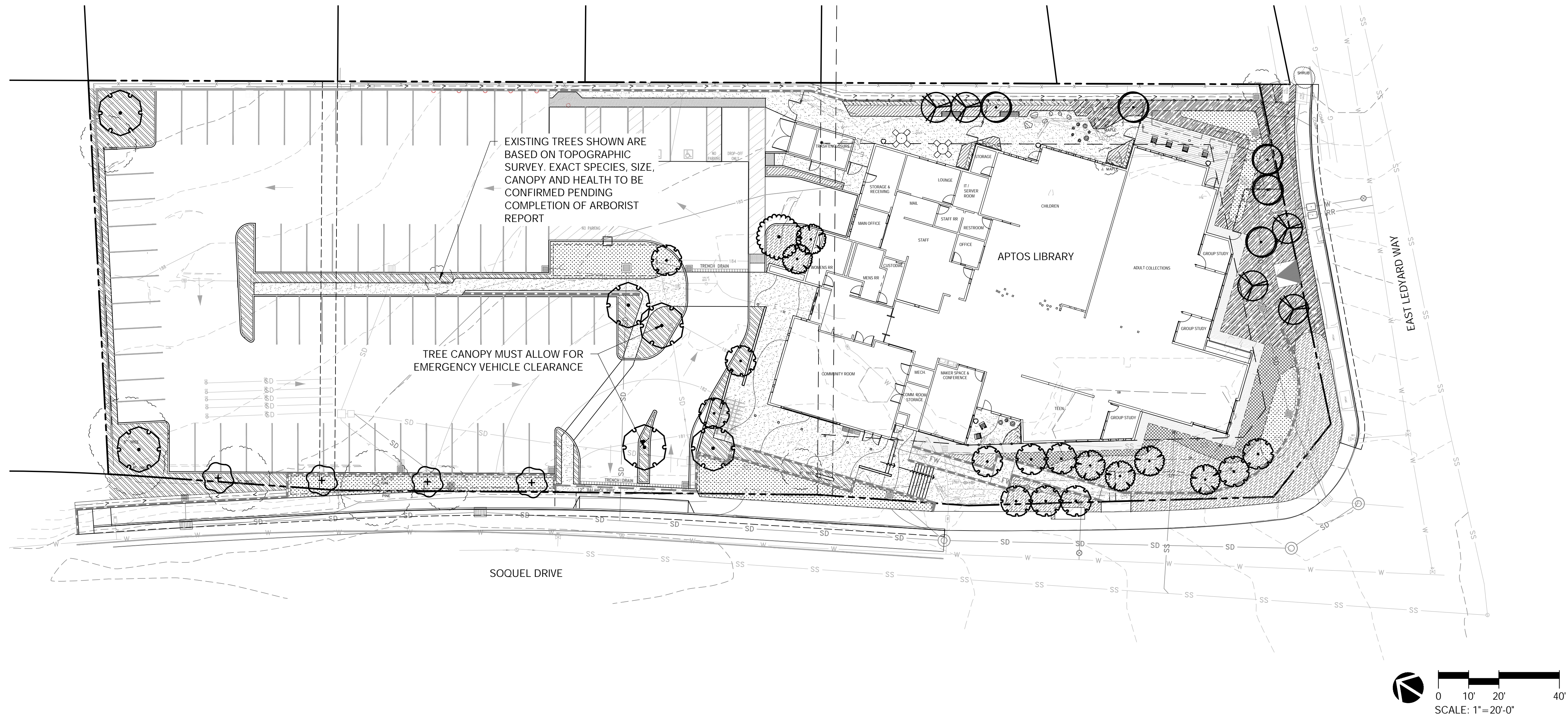
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CONCEPT PLANT SCHEDULE

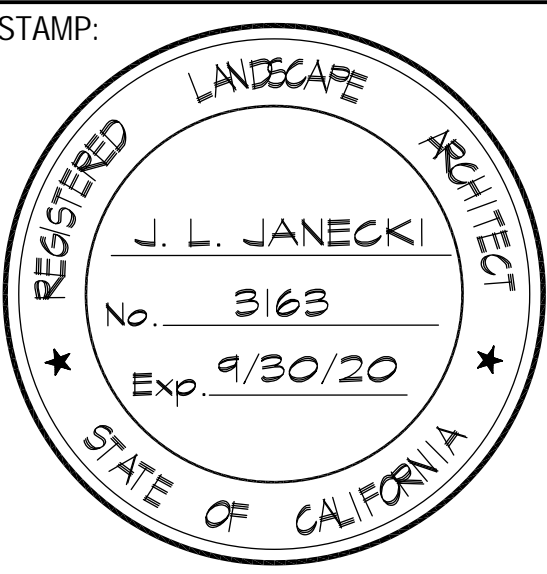
	ACE CIR - 36" BOX ACER CIRCINATUM (VINE MAPLE)	5		FOREST SHRUB MIX - 5 GALLON CORYLUS CORNUTA VAR. CALIFORNICA (WESTERN HAZELNUT) RIBES SANGUINEUM VAR. GLUTINOSUM (RED FLOWERING CURRANT)	680 SF		FOREST GROUNDCOVER MIX - MIX OF 1 AND 5 GALLON CORNUS STOLINIFERA (WESTERN HAZELNUT) - 5 GALLON OXALIS OREGANA (REDWOOD SORRELL) - 1 GALLON PETASITES FRIGIDUS VAR. PALMATUS (COLTSFOOT) - 5 GALLON POLYSTICHUM MUNITUM (SWORD FERN) - 5 GALLON TRILLIUM OVATUM (WAKE ROBIN) - 5 GALLON WHIPPLEA MODESTA (YERBA DE SELVA) - 1 GALLON VIOLA SEMPERVIRENS (EVERGREEN VIOLET) - 1 GALLON	908 SF
	QUE LOB - 24" BOX QUERCUS LOBATA (VALLEY OAK)	6		COASTAL UNDERSTORY MIX -1 GALLON ASCLEPIAS FASCICULARIS (NARROW LEAVED MILKWEED) - 1 GALLON ERIOGONUM FASCICULATUM POLIFOLIUM (BUCKWHEAT) - 1 GALLON ARTEMISIA CALIFORNICA (SAGEBUSH) - 1 GALLON	2,058 SF			
	QUE AGR - 24" BOX QUERCUS AGRIFOLIA (COAST LIVE OAK)	11						
	ACE NEG - 36" BOX ACER NEGUNDO (BOX ELDER)	5		TERRACE SHRUB MIX - MIX OF 36" BOX AND 5 GALLON AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE) - 36" BOX RUBUS URSINUS (CALIFORNIA BLACKBERRY) - 5 GALLON CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM CEANOTHUS) - 5 GALLON HETEROMELES ARBUTIFOLIA (TOYON) - 5 GALLON RHAMNUS CALIFORNICA (COFFEEBERRY) - 5 GALLON	1,534 SF		TERRACE GROUNDCOVER MIX - MIX OF 1 AND 5 GALLON LONICERA HISPIDULA (HAIRY HONEYSUCKLE) - 5 GALLON SATUREJA DOUGLASII (YERBA BUENA) - 1 GALLON	546 SF
	QUE AGR - 36" BOX QUERCUS AGRIFOLIA (COAST LIVE OAK)	6						
	QUE LOB - 36" BOX QUERCUS LOBATA (VALLEY OAK)	1					BIORETENTION UNDERSTORY MIX - 5 GALLON CHONDROPETALUM TECTORUM "EL CAMPO" (CAPE RUSH) FESTUCA IDAHOENSIS "SISKIYOU BLUE" (IDAHO FESCUE) LEYMUS CONDENSATUS "CANYON PRINCE" (CANYON PRINCE GIANT RYE GRASS) LOMANDRA LONGIFOLIA "BREEZE" (BREEZE DWARF MAT RUSH) MIMULUS AURANTIACUS (STICKY MONKEY FLOWER) MIMULUS CARDINALIS (STICKY MONKEY FLOWER) JUNCUS PATENS (CALIFORNIA GREY RUSH) SALVIA SPATHACEA (HUMMINBIRD SAGE)	1,104 SF
	ARB MAR - 36" BOX ARBUTUS MARINA (MARINA STRAWBERRY TREE)	4		VINE MIX - MIX OF 36" BOX, 1 AND, 5 GALLON ACER CIRCINATUM (VINE MAPLE) - 36" BOX CLEMATIS MONTANA (CLEMATIS) - 1 GALLON PASSIFLORA "BLUE HORIZON" (PASSION FLOWER) - 5 GALLON TRACHELOSPERMUM JASMINOIDES (STAR JASMINE) - 5 GALLON	258 SF			



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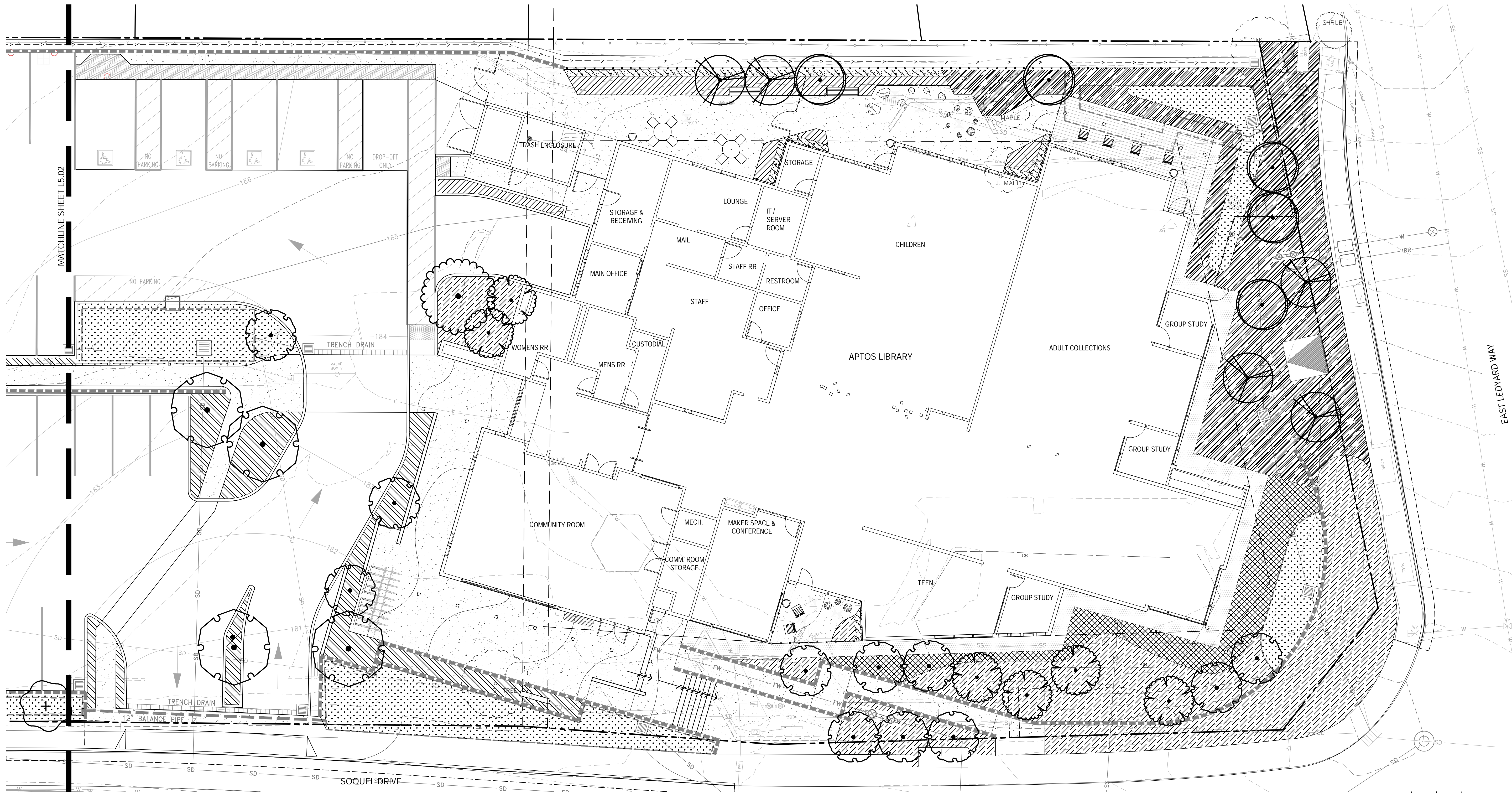
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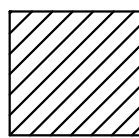
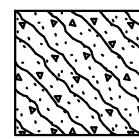
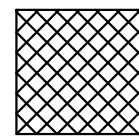
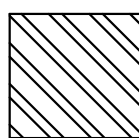
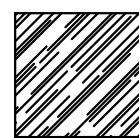
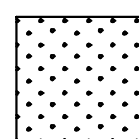
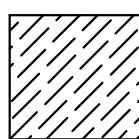
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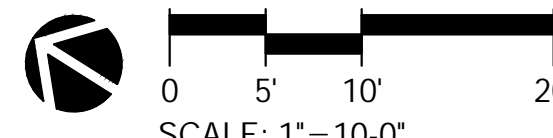
OVERALL AND
TREE PLANTING
PLAN
SCALE: 1" = 20'-0"
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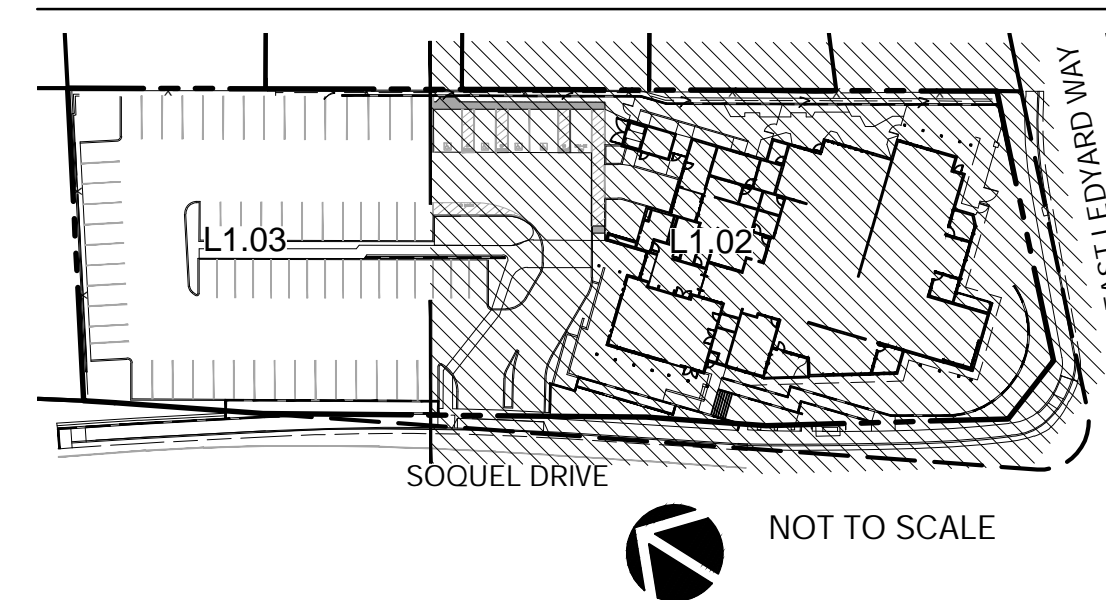


CONCEPT PLANT SCHEDULE

	FOREST SHRUB MIX - 5 GALLON CORYLUS CORNUTA VAR. CALIFORNICA (WESTERN HAZELNUT) RIBES SANGUINEUM VAR. GLUTINOSUM (RED FLOWERING CURRANT)	680 SF		VINE MIX - MIX OF 36" BOX, 1 AND, 5 GALLON ACER CIRCINATUM (VINE MAPLE) - 36" BOX CLEMATIS MONTANA (CLEMATIS) - 1 GALLON PASSIFLORA "BLUE HORIZON" (PASSION FLOWER) - 5 GALLON TRACHELOSPERMUM JASMINOIDES (STAR JASMINE) - 5 GALLON	258 SF		TERRACE GROUNDCOVER MIX - MIX OF 1 AND 5 GALLON LONICERA HISPIDULA (HAIRY HONEYSUCKLE) - 5 GALLON SATUREJA DOUGLASII (YERBA BUENA) - 1 GALLON	546 SF
	COASTAL UNDERSTORY MIX - 1 GALLON ASCLEPIAS FASCICULARIS (NARROW LEAVED MILKWEED) - 1 GALLON ERIOGONUM FASCICULATUM POLIFOLIUM (BUCKWHEAT) - 1 GALLON ARTEMISIA CALIFORNICA (SAGEBUSH) - 1 GALLON	2,058 SF		FOREST GROUNDCOVER MIX - MIX OF 1 AND 5 GALLON CORNUS STOLINIFERA (WESTERN HAZELNUT) - 5 GALLON OXALIS OREGANA (REDWOOD SORRELL) - 1 GALLON PETASITES FRIGIDUS VAR. PALMATUS (COLTSFOOT) - 5 GALLON POLYSTICHUM MUNITUM (SWORD FERN) - 5 GALLON TRILLIUM OVATUM (WAKE ROBIN) - 5 GALLON WHIPPLEA MODESTA (YERBA DE SELVA) - 1 GALLON VIOLA SEMPERVIRENS (EVERGREEN VIOLET) - 1 GALLON	908 SF		BIORETENTION UNDERSTORY MIX - 5 GALLON CHONDROPETALUM TECTORUM "EL CAMPO" (CAPE RUSH) FESTUCA IDAHOENSIS "SISKIYOU BLUE" (IDAHO FESCUE) LEYMUS CONDENSATUS "CANYON PRINCE" (CANYON PRINCE GIANT RYE GRASS) LOMANDRA LONGIFOLIA "BREEZE" (BREEZE DWARF MAT RUSH) MIMULUS AURANTIACUS (STICKY MONKEY FLOWER) MIMULUS CARDINALIS (STICKY MONKEY FLOWER) JUNCUS PATENS (CALIFORNIA GREY RUSH) SALVIA SPATHACEA (HUMMINBIRD SAGE)	1,104 SF
	TERRACE SHRUB MIX - MIX OF 36" BOX AND 5 GALLON AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE) - 36" BOX RUBUS URSINUS (CALIFORNIA BLACKBERRY) - 5 GALLON CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM CEANOTHUS) - 5 GALLON HETEROMELES ARBUTIFOLIA (TOYON) - 5 GALLON RHAMNUS CALIFORNICA (COFFEEBERRY) - 5 GALLON	1,534 SF						



KEY MAP



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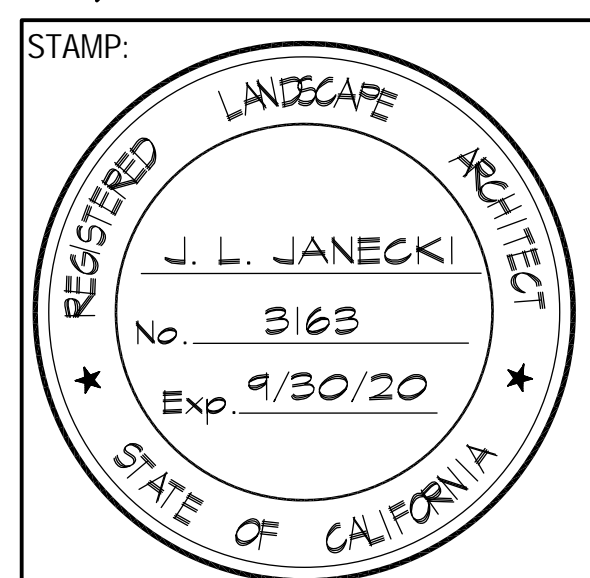
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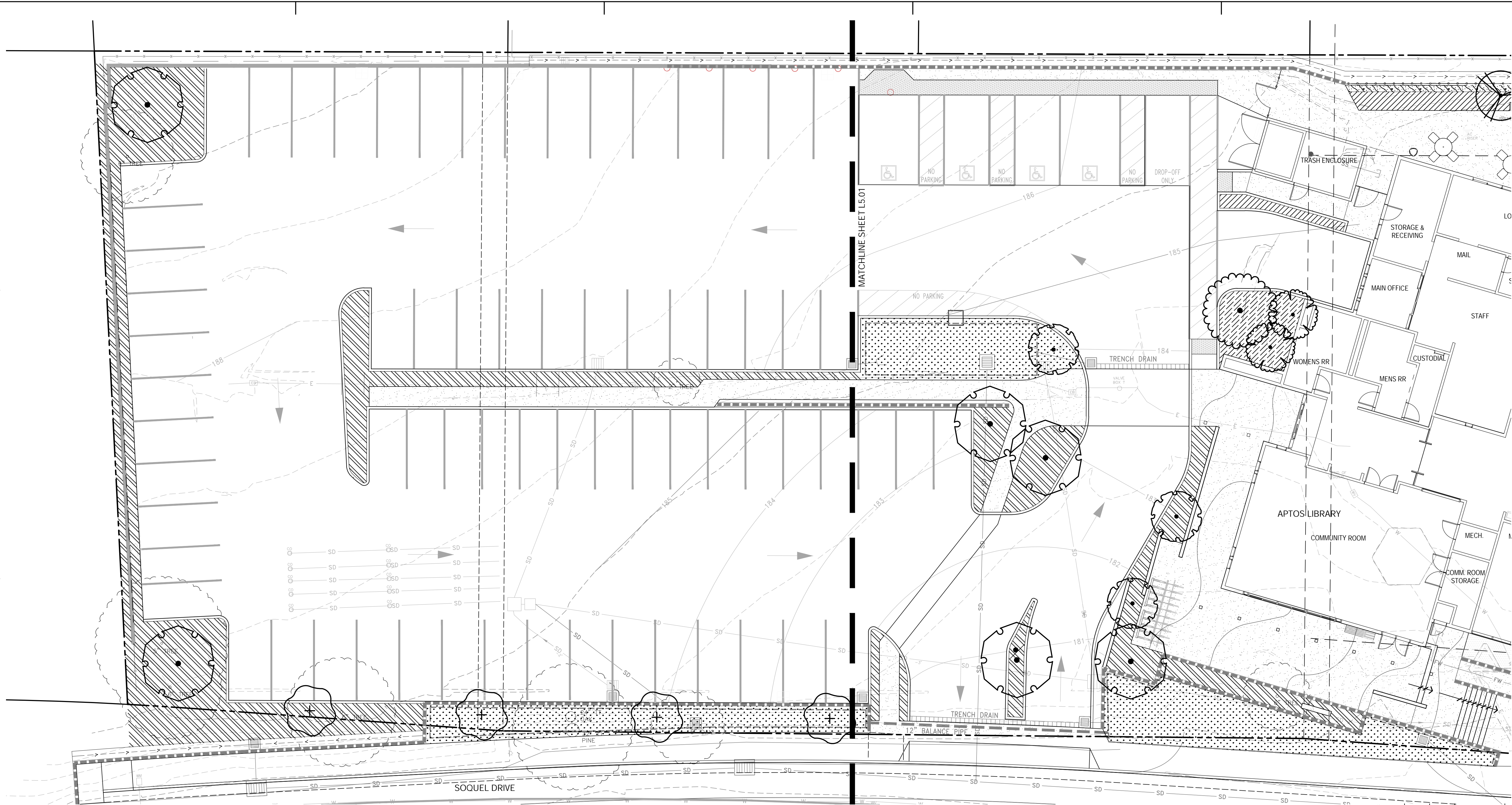
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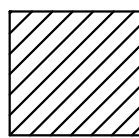
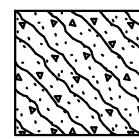
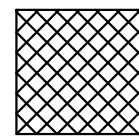
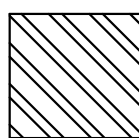
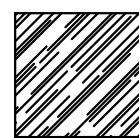
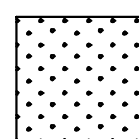
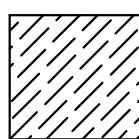
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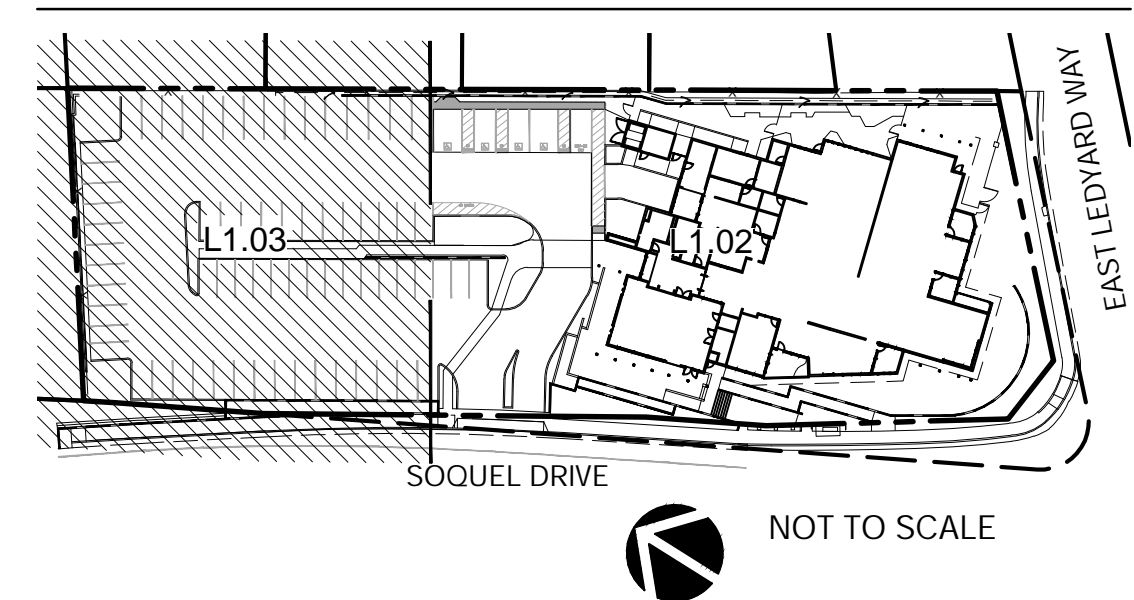
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CONCEPT PLANT SCHEDULE

	FOREST SHRUB MIX - 5 GALLON CORYLUS CORNUTA VAR. CALIFORNICA (WESTERN HAZELNUT) RIBES SANGUINEUM VAR. GLUTINOSUM (RED FLOWERING CURRANT)	680 SF		VINE MIX - MIX OF 36" BOX, 1 AND, 5 GALLON ACER CIRCINATUM (VINE MAPLE) - 36" BOX CLEMATIS MONTANA (CLEMATIS) - 1 GALLON PASSIFLORA 'BLUE HORIZON' (PASSION FLOWER) - 5 GALLON TRACHELOSPERMUM JASMINOIDES (STAR JASMINE) - 5 GALLON	258 SF		TERRACE GROUNDCOVER MIX - MIX OF 1 AND 5 GALLON LONICERA HISPIDULA (HAIRY HONEYSUCKLE) - 5 GALLON SATUREJA DOUGLASII (YERBA BUENA) - 1 GALLON	546 SF
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KEY MAP



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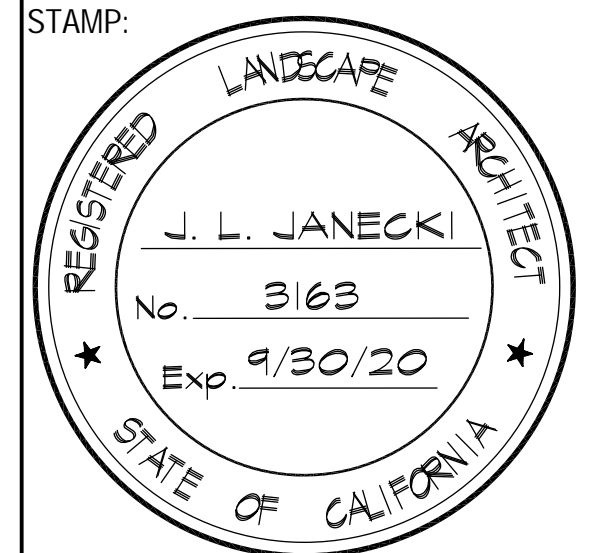
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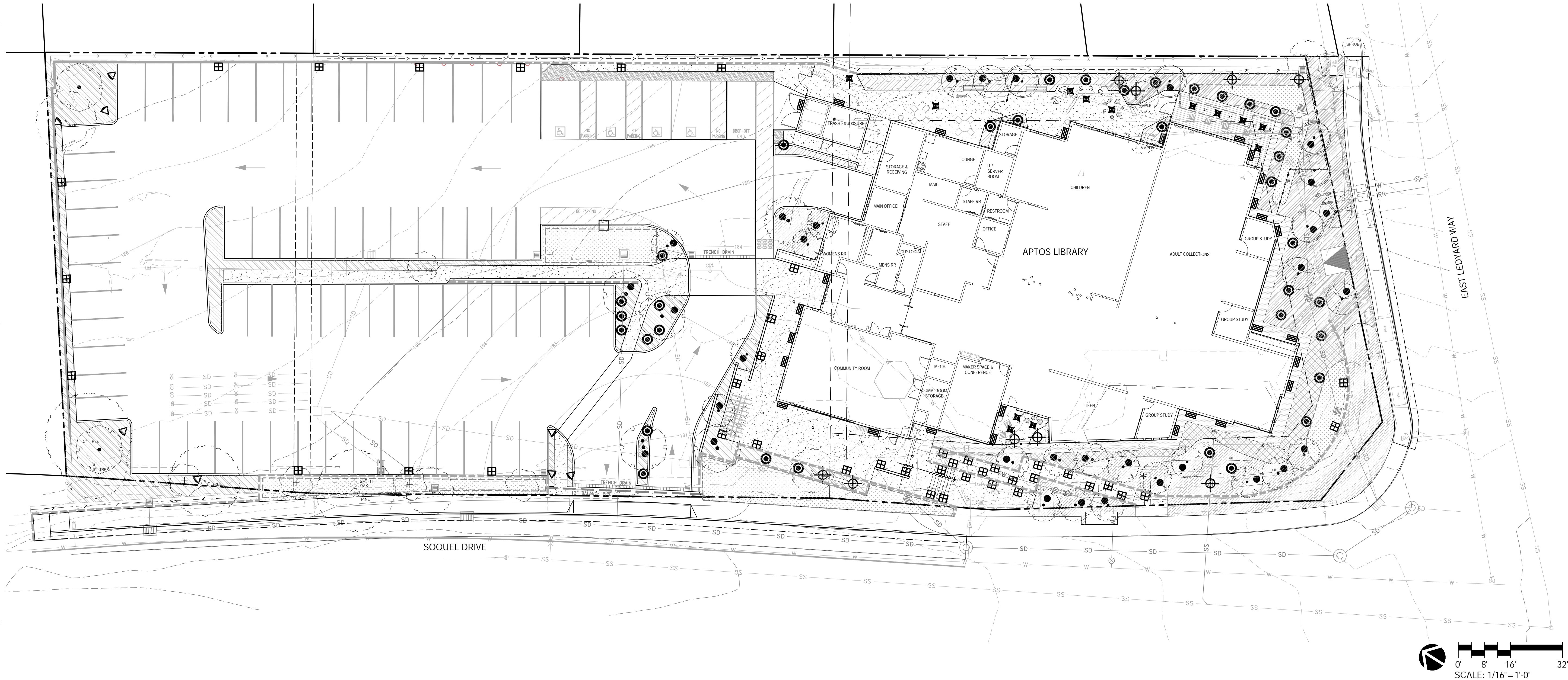
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ENLARGEMENT
PLAN

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L5.02

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9/22/2020 6:06:04 PM



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	WALL WASH
▣	STEP/WALL MOUNTED LIGHT
◁	ACORN LIGHT
⊙	AREA LIGHT
⊕	ACCENTS (SPOT) LIGHT
✱	IN-GROUND LIGHT
●	TREE LIGHT

LEGEND

---	PROPERTY LINE
- - -	SETBACK
- - -	EASEMENT
○	(E) TREE TO REMAIN (APPROXIMATE TREE CANOPY) SEE ARBORIST REPORT DATED XX/XX/XXXX FOR MORE INFORMATION.



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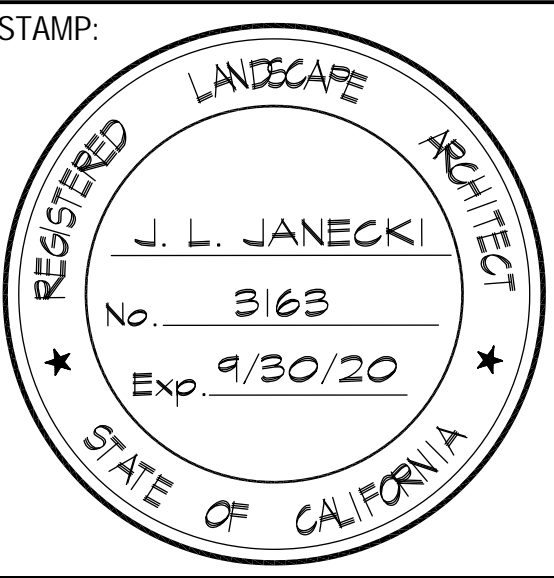
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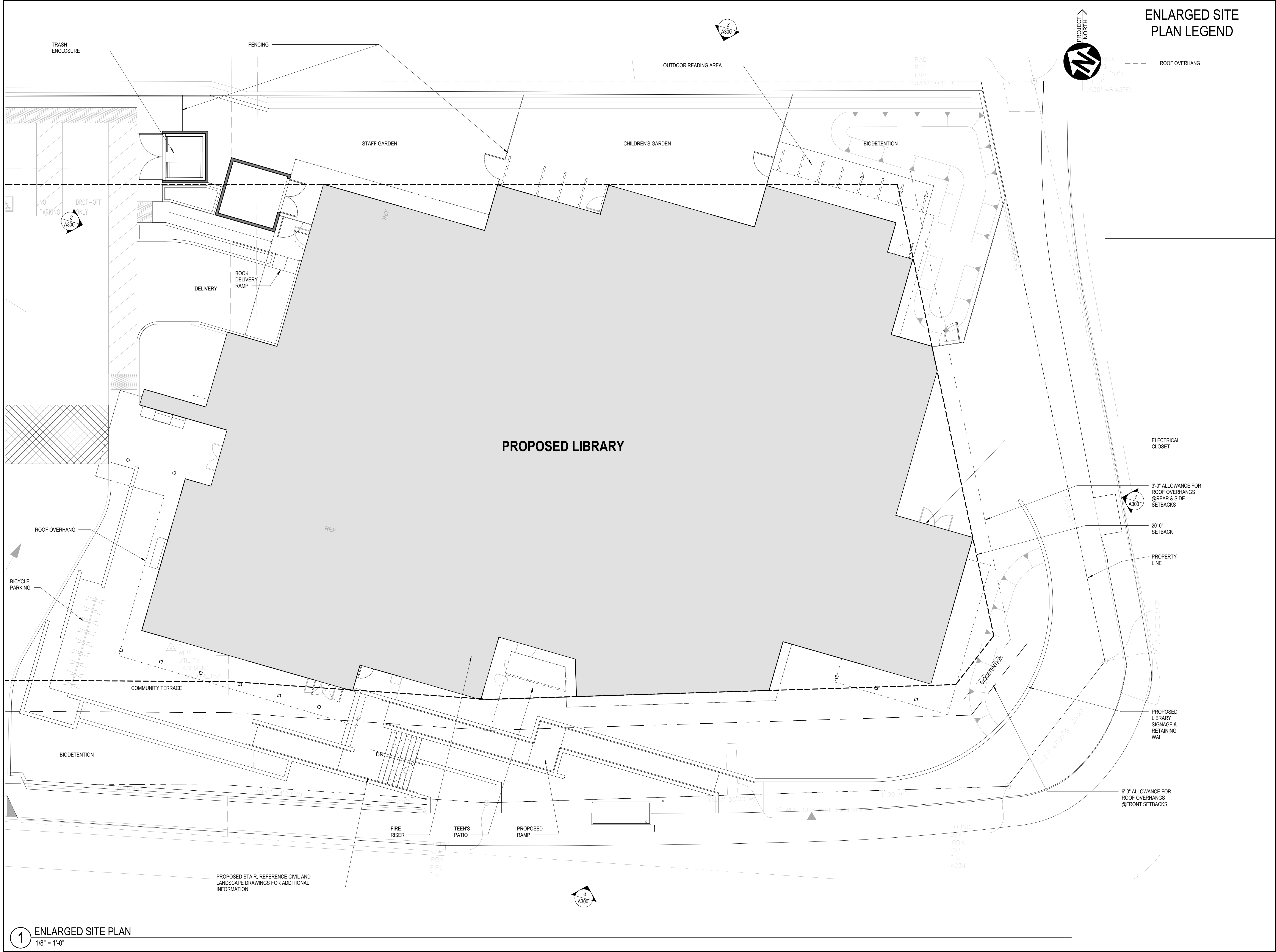
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SITE
LIGHTING
PLAN

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

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L6.00



ENLARGED SITE
PLAN LEGEND

ROOF OVERHANG

104°E

10.23

(S35°48'43"E)

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REGISTERED ARCHITECT

MARK SCHOEMAN

No. C-19562

EXPIRATION DATE: 03-31-21

STATE OF CALIFORNIA

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SHEET TITLE:

ENLARGED SITE
PLAN

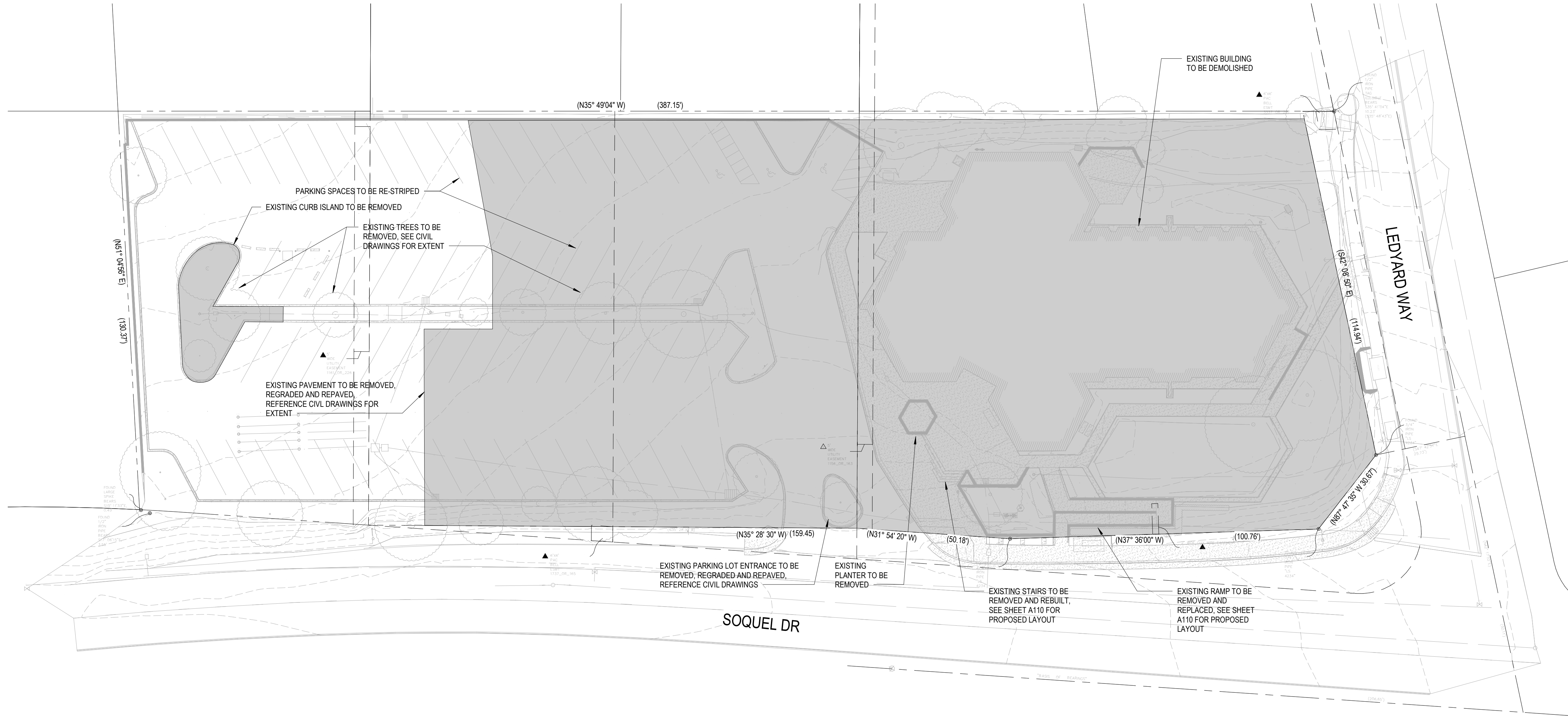
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A110

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1 DEMOLITION SITE PLAN
1" = 20'-0"



SITE DEMOLITION PLAN LEGEND

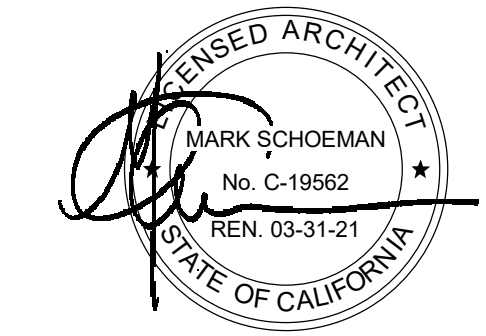


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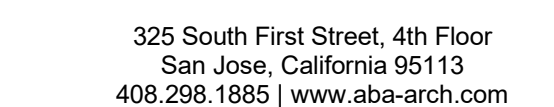
SITE DEMOLITION
PLAN

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FLOOR PLAN

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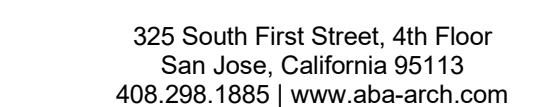
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A200



2 FLOOR PLAN
1/8" = 1'-0"

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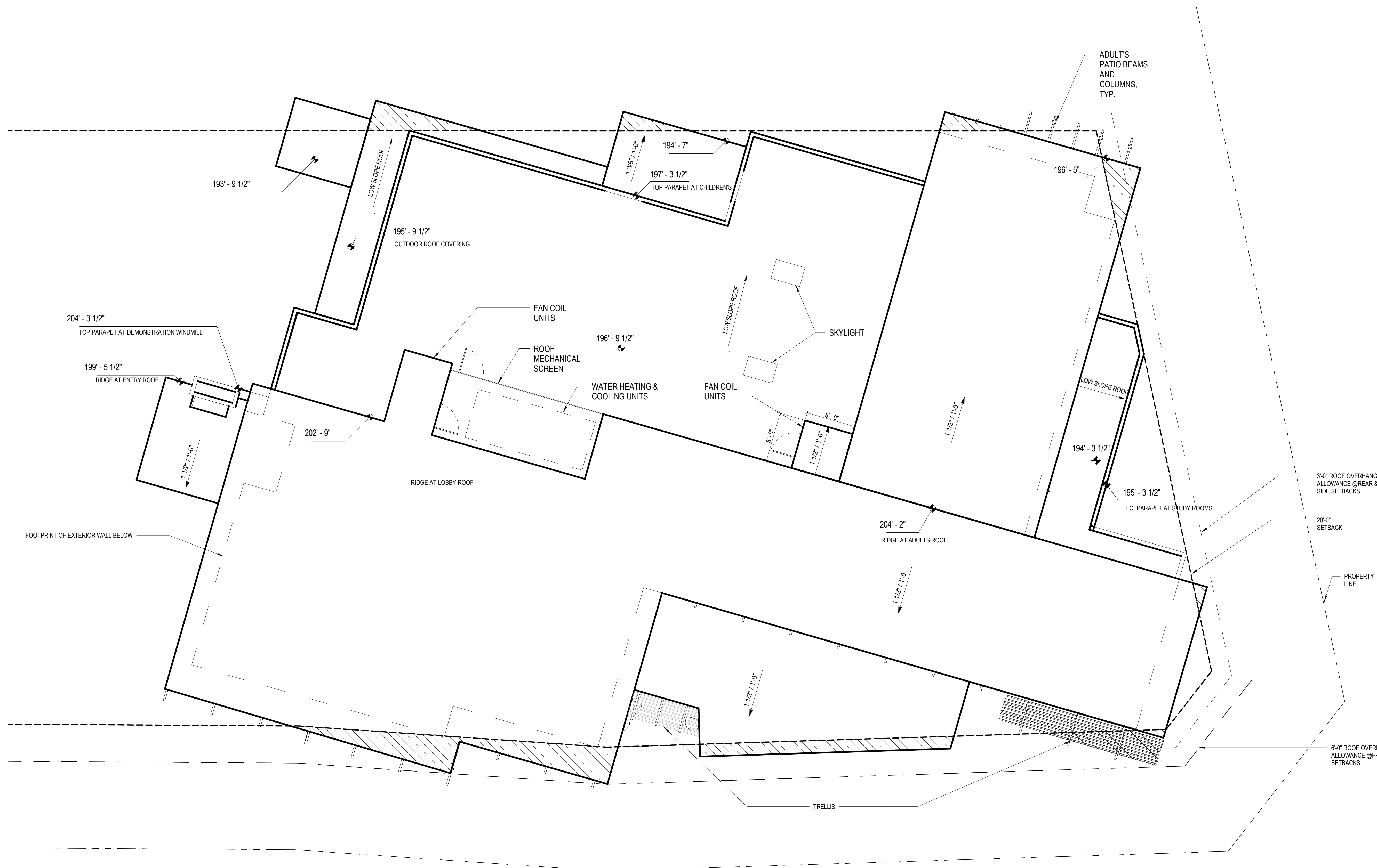
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ROOF PLAN

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

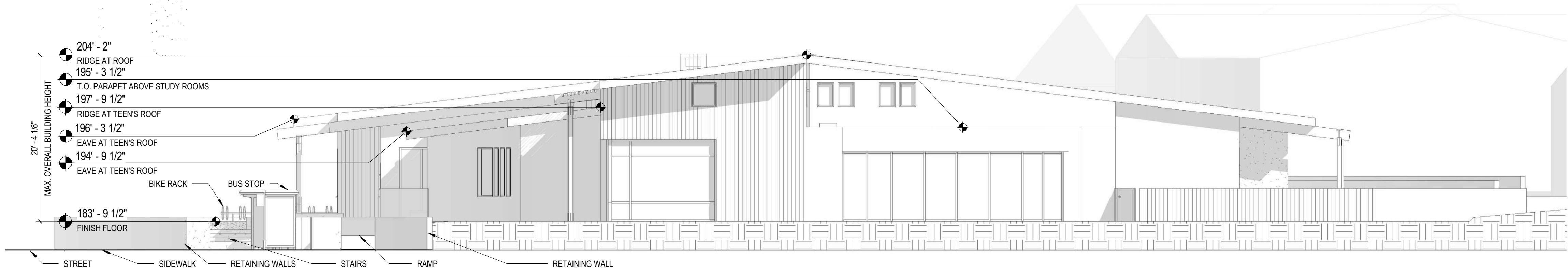
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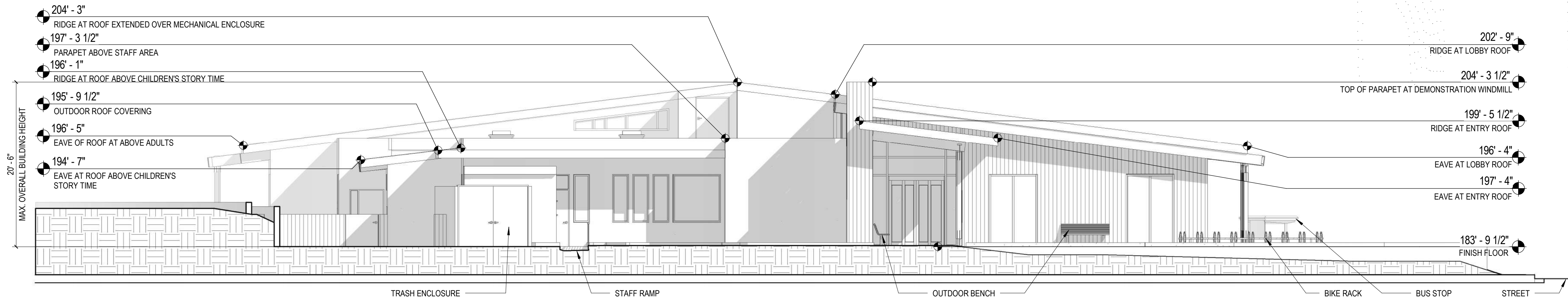


1 ROOF STRUCTURE
1/8" = 1'-0"

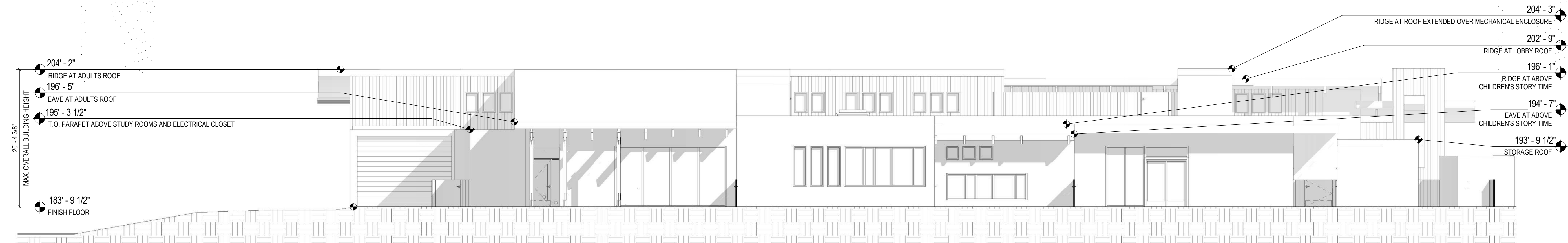
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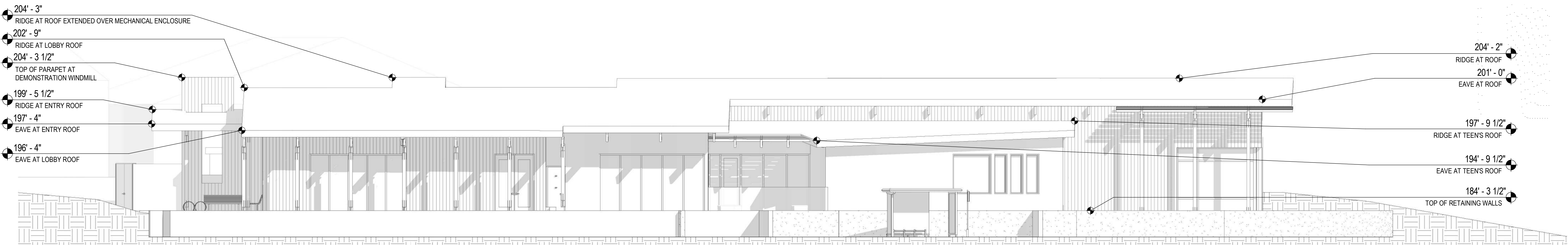
1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
1/8" = 1'-0"



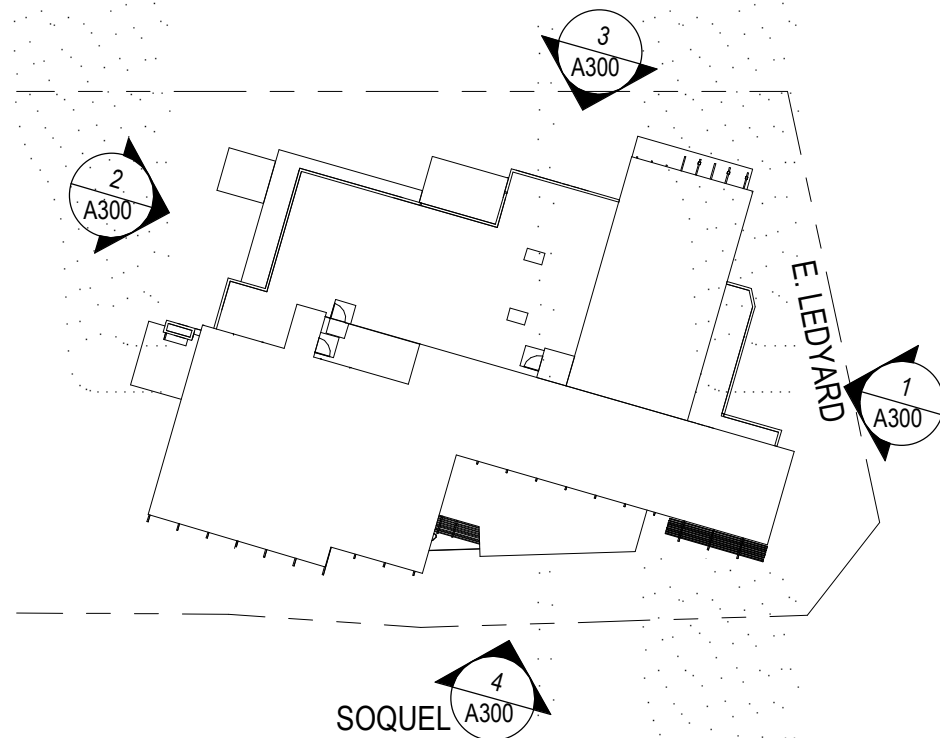
3 EAST BUILDING ELEVATION
1/8" = 1'-0"



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

GENERAL NOTES

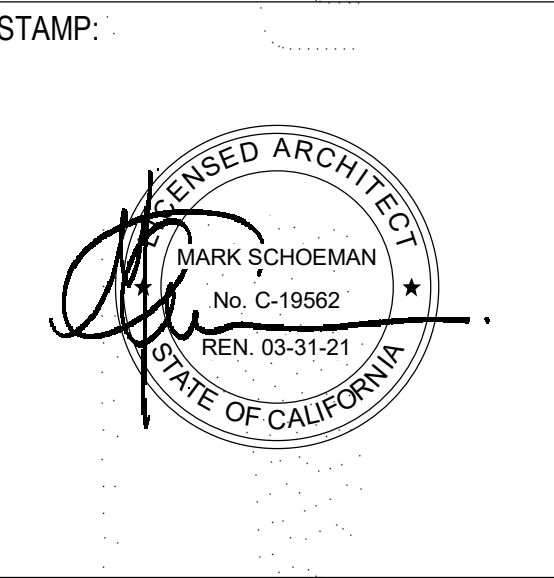
KEY PLAN



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EXTERIOR
ELEVATIONS

SCALE: As indicated

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A300



SITE SECTION

SITE SECTION KEY PLAN

MATERIAL LEGEND

PLASTER - OFF WHITE

WOOD/ WOOD COMPOSITE

GLAZING - STOREFRONT DARK ANODIZED BRONZE

CONCRETE/ STACKED MASONRY

ROOF - TPO - OFF WHITE



VIEW FROM CORNER OF LEDYARD AND SOQUEL



SOQUEL FACADE



SOQUEL FACADE



MAIN ENTRANCE



AERIAL VIEW



BACK PORCH



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SITE SECTION AND MASSING PERSPECTIVES

SCALE: 1" = 50'-0"