

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> 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: 251422                      APN: 028-234-13**

**SITUS ADDRESS: 136 25<sup>th</sup> Avenue, Santa Cruz CA 95062**

Proposal to demolish existing 1,388 square foot single-family dwelling and construct a new two-story 2,241 square foot single-family dwelling with 184 square foot rear covered porch and 297 square foot second floor deck, attached 277 square foot garage, attached 60 square foot mechanical/storage room, and attached 515 square foot Accessory Dwelling Unit.

Requires a Coastal Development Permit. Associated with a Geotechnical Report Review REV251157.

Property is located on the east side of 25th Avenue (136 25th Ave.), approximately 310 feet southwest from the intersection of 25th Avenue and East Cliff Drive.

**OWNER: Hillary Braun**

**APPLICANT: Young America Creative, Brian Friel**

**SUPERVISORIAL DISTRICT: 1**

**PLANNER: Rebecca Rockom, (831) 454-3121**

**EMAIL: Rebecca.Rockom@santacruzcounty.ca.gov**

**Public comments must be received by 5:00 p.m. February 20, 2026.**

**A decision will be made on or shortly after February 23, 2026..**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.** If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

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

**For more information, contact the project planner identified above.**

# ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	JB	JUNCTION BOX
AB	ANCHOR BOLT	JST	JOIST
ABV.	ABOVE	JT	JOINT
AC	AIR CONDITIONING	K.D.	KILN DRIED
ADJ.	ADJUSTABLE	L.H.	LEFT HAND
ALUM.	ALUMINUM	L.V.	LAVATORY
ASPH.	ASPHALT	LT.	LIGHT
B.O.	BOTTOM OF	MAX.	MAXIMUM
B.U.R.	BUILT-UP ROOFING	MED.	MEDIUM
BD	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MIR.	MIRROR
BLW.	BELOW	MTD.	MOUNTED
BM	BEAM	MTL.	METAL
BRZ.	BRONZE	(N)	NEW
BTW.	BETWEEN	N.T.S.	NOT TO SCALE
C.I.	CAST IRON	NIC	NOT IN CONTRACT
C.I.P.	CAST IN PIPE	O/	OVER
C.O.	CLEAN OUT	OC.	ON CENTER
CAB.	CABINET	OPG.	OPENING
CL	CENTER LINE	P.T.	PRESSURE TREATED
CLG.	CEILING	PL.	PLATE
CLO.	CLOSET	PLAM.	PLASTIC LAMINATE
CLR.	CLEAR	PLYWD.	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PNL.	PANEL
COL.	COLUMN	PR.	PAIR
CONC.	CONCRETE	PTD.	PAINTED
CONT.	CONTINUOUS	R	RISER
CSK.	COUNTERSINK	R.H.	RIGHT HAND
CSMT.	CASEMENT	R.O.	ROUGH OPENING
CTR.	CENTER	R.W.L.	RAIN WATER LEADER
CW	COLD WATER	RAD. / R.	RADIUS
DF	DOUGLAS FIR	REINF.	REINFORCED
DH	DOUBLE HUNG	REQ'D	REQUIRED
DIA.	DIAMETER	RESIL.	RESILIENT
DIM.	DIMENSION	RM.	ROOM
DISP.	GARBAGE DISPOSAL	RWD.	REDWOOD
DN.	DOWN	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DR.	DOOR	S.C.	SOLID CORE
DR.	DETAIL	S.C.D.	SEE CIVIL DRAWINGS
DW	DISHWASHER	S.L.D.	SEE LANDSCAPE DRAWINGS
DWG.	DRAWING	S.P.	SOLID PIPE
DWR.	DRAWER	S.S.	STAINLESS STEEL
(E)	EXISTING	S.S.D.	SEE STRUCTURAL DRAWINGS
EA.	EACH	S.T.	STEEL TROWEL
EL.	ELEVATION	SF	SQUARE FEET
ELEV.	ELEVATOR (OR ELEVATION)	SH.	SHelf
EQ	EQUAL	SHR.	SHOWER
EXP.	EXPOSED	SIM.	SIMILAR
EXT.	EXTERIOR	SPK.	SPEAKER
F.C.	FINISHED GRADE/FIXED GLASS	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STN.	STAIN
F.O.F.	FACE OF FINISH	T&G	TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.	TREAD
FD	FLOOR DRAIN	T.O.	TOP OF
FDN.	FOUNDATION	T.O.C.	TOP OF CONCRETE
FIN.	FINISH	T.O.P.	TOP OF PLATE
FLR.	FLOOR	T.O.S.	TOP OF STEEL / SLAB
FRPR.	FIREPROOFING	T.O.W.	TOP OF WALL
FTG.	FOOTING	T.P.H.	TOILET PAPER HOLDER
G.I.	GALVANIZED IRON	TS.	TUBE STEEL
G.W.B.	GYPSUM WALLBOARD	THK.	THICKNESS
GA.	Gauge	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	V.I.F.	VENT THROUGH ROOF
H.W.	HOT WATER	V.T.R.	VENT PIPE
HB	HOSEBIB	VP	VENT PIPE
HDR.	HEADER	W.O.	WHERE OCCURS
HOR.	HORIZONTAL	W.P.	WATERPROOFING
HT	HEIGHT	W.S.	WEATHER STRIPPING
HTR.	HEATER	W	WITH
I.D.	INSIDE DIAMETER	WC	WATER CLOSET
INS.	INSULATION	WD.	WOOD
INT.	INTERIOR	WDW.	WINDOW
J.H.	JOIST HANGER	WH	WATER HEATER

# GENERAL NOTES

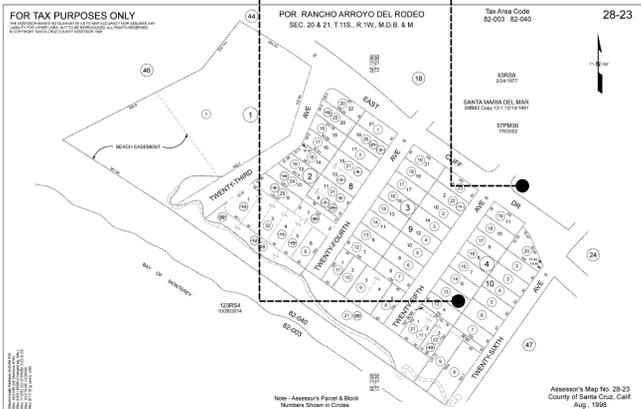
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
  - 2022 CALIFORNIA RESIDENTIAL CODE (2021 I.R.C. AS ADOPTED & AMENDED BY CALIFORNIA)
  - 2022 CALIFORNIA MECHANICAL CODE (2021 U.M.C. AS ADOPTED & AMENDED BY CALIFORNIA)
  - 2022 CALIFORNIA PLUMBING CODE (2021 U.P.C. AS ADOPTED & AMENDED BY CALIFORNIA)
  - 2022 CALIFORNIA ELECTRICAL CODE (2021 N.E.C. AS ADOPTED & AMENDED BY CALIFORNIA)
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS
  - 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
  - 2022 CALIFORNIA FIRE CODE
  - 2022 CALIFORNIA GREEN BUILDING CODE & SANTA CRUZ CITY GREENPOINTS CHECKLIST
  - 2022 NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2022 NFPA 13D SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HEIGHT & 2022 NFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER COVERING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
  - COORDINATION: THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  - SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.
  - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
  - THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
  - THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.O.N.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.O.N.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- ALL DIMENSIONS ON THE FLOOR PLAN AND SECTIONS NEED TO BE VERIFIED. MAINTAIN ACCESSIBILITY REQUIRED MINIMUM CLEARANCES.

01 JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTION.

# VICINITY MAP



**SITE ADDRESS:** 136 25TH AVE, SANTA CRUZ, CA 95062  
**(E) FIRE HYDRANT LOCATION:** 25TH AVE & E CLIFF DR



# OVERVIEW | SUBJECT PROPERTY

**CONDITIONS OF APPROVAL:**

- THE DEVELOPMENT IS SUBJECT TO TRANSPORTATION IMPROVEMENT (TIA) FEES AT THE CURRENT RATE LISTED WITHIN THE UNIFIED FEE SCHEDULE. THE CURRENT RATE FOR A NEW SINGLE-FAMILY HOME IS \$6,000 PER SINGLE FAMILY DWELLING (\$3,000 FOR TRANSPORTATION IMPROVEMENT FEES AND \$3,000 FOR ROADSIDE IMPROVEMENT FEES). FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.



WEST PERSPECTIVE

# PROJECT DATA

**PROJECT DESCRIPTION**

DEMOLITION OF EXISTING ONE STORY SINGLE FAMILY HOME. PROPOSED CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE AND ATTACHED ADU.

LOCATION	136 25TH AVE SANTA CRUZ, CA 95062
APN:	028-234-13
ZONING:	R-1-4-PP
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R3
FIRE SPRINKLERS:	YES
LOT SIZE:	4,001 SF

**EXISTING HOUSE (TO BE DEMOLISHED)**

FIRST FLOOR:	1,388 SF
DETACHED SHED:	124 SF
<b>TOTAL:</b>	<b>1,512 SF</b>

**PROPOSED HOUSE**

FIRST FLOOR:	1,033 SF
SECOND FLOOR:	1,208 SF
<b>TOTAL MAIN HOUSE:</b>	<b>2,241 SF</b>

ATTACHED GARAGE:  
ATTACHED MECH/STORAGE: 60 SF

**PROPOSED TOTAL:** 2,578 SF

ATTACHED ADU: 515 SF

**PROPOSED TOTAL (INCLUDING ADU):** 3,093 SF

FRONT COVERED PORCH: 35 SF  
 REAR COVERED PORCH: 184 SF  
 SECOND FLOOR DECK: 297 SF

**FAR AND LOT COVERAGE**

MAX FLOOR AREA RATIO (FAR)	60%
PROPOSED FAR	59% (225 SF GARAGE EXEMPT)
MAX LOT COVERAGE	45%
PROPOSED LOT COVERAGE	41% (140 SF COVERED FRONT PORCH EXEMPT) (515 SF ADU EXEMPT)

**PARKING REQUIRED/PROVIDED**

HOUSE	2 SPOTS
ADU	1 SPOT
<b>TOTAL</b>	<b>3 SPOTS</b>

# CONTACT

<b>DESIGNER</b>	<b>STRUCTURAL</b>
YOUNG AMERICA CREATIVE MEGHAN DORRIAN / BRIAN FRIEL 130 PEARL ALLEY - SUITE A SANTA CRUZ, CA 95060 BRIAN@THISISYA.COM 831 234 2058	TBD
<b>CONTRACTOR</b>	<b>OWNER</b>
TBD	HILLARY BRAUN BRAUN.HILLARY@GMAIL.COM 831 247 5765

# SHEET INDEX

**ARCHITECTURAL**

A0.0	PROJECT DATA, SITE PLAN & NOTES
A0.1	SURVEY
A1.0	PROPOSED SITE / LANDSCAPE PLAN
A2.0	DEMOLITION FLOOR PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	PROPOSED SECTIONS
C1.0	GRADING AND DRAINAGE PLAN
C2.0	STORMWATER CONTROL PLAN
C2.1	STORMWATER CONTROL DETAILS



**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058



PROJECT: **25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

ISSUED:

12.17.2025  
 01 COASTAL DEVELOPMENT PERMIT REVISION 1

10.06.2025  
 COASTAL DEVELOPMENT PERMIT

TITLE

**PROJECT DATA, SITE PLAN & NOTES**

SCALE AS NOTED

SHEET

**A0.0**

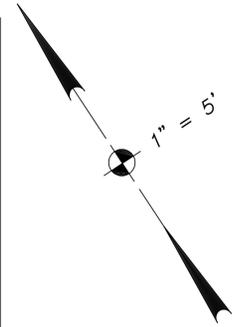
THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**BASIS OF BEARINGS: S 10°52'48" W**  
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A"  
 AND "B" AND AS CALCULATED BASED ON 12-M-1.  
 S 10°52'48" W, 130.00' CALCULATED PER 12-M-1.  
 S 10°52'48" W, 130.02' MEASURED

**BENCH MARK**  
 BENCH MARK IS SANTA CRUZ COUNTY BENCH MARK NO. 426, LOCATED  
 AT MORAN LAKE PARK 44' SOUTH FROM THE CENTERLINE OF EAST  
 CLIFF DRIVE & 8' EAST FROM THE CENTERLINE OF THE EXISTING  
 DRAINAGE CULVERT ON THE CONCRETE WING WALL. A STD. BRASS CAP  
 ELEVATION = 15.17 NAVD 88

**ABBREVIATIONS**

CALC'D	CALCULATED	IP	IRON PIPE
DS	DOWNSPOUT	PROP	PROPERTY
ELEV	ELEVATION	SCO	SEWER CLEAN OUT
EM	ELECTRIC METER	SF	SQUARE FEET
FD	FOUND	SS	SANITARY SEWER
FF	FINISHED FLOOR	W	WATER
G	GAS	WM	WATER METER
GM	GAS METER	WV	WATER VALVE



BLOCK 9

12 - M - 1

BLOCK 10

12 - M - 1

TWENTY-FIFTH AVENUE  
 (FORMERLY CARMEL AVENUE)  
 (50' WIDE)

HILLARY BRAUN  
 TRUSTEE  
 2024-0006976  
 A.P.N. 028-234-13

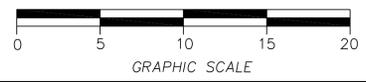
LOT 5  
 AREA = 4,002 S.F.

EXISTING HOUSE  
 No. 136 25TH AVENUE

REFERENCE ELEVATION IS THIS SET 6"  
 NAIL ELEVATION = 40.0' NAVD 88

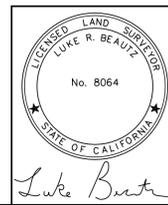
**LEGEND**

- Indicates survey monument found as noted herein.
- Indicates survey point set as noted herein.
- Indicates nothing found or set.
- x Indicates spot elevation of existing ground or surface.
- ( ) Indicates record data based on 12-M-1.
- [ ] Indicates record data based on 130-M-37.



IN 70°59'30" E, 328.97' CALC'D  
 TO A 3/4" PIPE OPEN AT THE SE CORNER OF THE CURVE  
 AT THE INTERSECTION OF THE WEST SIDE OF  
 AND THE SOUTH SIDE OF EAST CLIFF DRIVE

130 - M - 37



**SURVEYOR'S MAP**  
 SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON  
 LOT 5 BLOCK 10 12-M-1  
 "SANTA MARIA DEL MAR"  
 SANTA CRUZ COUNTY, CALIFORNIA  
 SCALE: 1" = 5'  
 MAY 2025  
 BY: LUKE R. BEUTZ, C.E., L.S.  
 A.P.N. 028-234-13 SHEET 1 OF 1



**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058



**RIGHT-OF-WAY GROUND COVER NOTES:**

- A. AREAS ADJACENT TO THE PAVEMENT (ROAD, PARKING, DRIVEWAY) WITHIN THE COUNTY RIGHT OF WAY SHALL HAVE APPROVED GROUND COVER. RIGHT OF WAY FROM EDGE OF PAVEMENT TO THE PROPERTY LINE SHALL BE SEEDED OR HAVE PLANTS FROM THE LIST BELOW.
- B. PRE-APPROVED GROUND COVER LIST:
- SEASCAL (ATRIPLEX LEUCOPHYLLA)
  - WHIPPLEA (WHIPPLEA MODESTA)
  - THRIFT SEAPINK (ARMERIA MARITIMA)
  - SEASIDE FLEABANE (ERIGERON GLAUCUS)
  - NUDE BUCKWHEAT (ERIGONUM NUDUM)
  - CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)
  - CALIFORNIA FUCHSIA (EPILOBUM CANUM)
  - COAST BUCKWHEAT (ERIGONUM LATIFOLIUM)
  - DUNE SAGEWORT (ARTEMISIA Pycnocephala) - SANDY SOILS ONLY
  - TORREY'S MELICGRASS (MELICA TORREYANA)
  - OTHER GROUND COVER UNDER 1 FEET IN HEIGHT THAT IS NON-INVASIVE, NON-NOXIOUS, AND NON-HAZARDOUS MUST BE APPROVED

**SITE PLAN NOTES:**

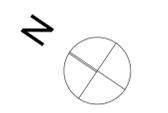
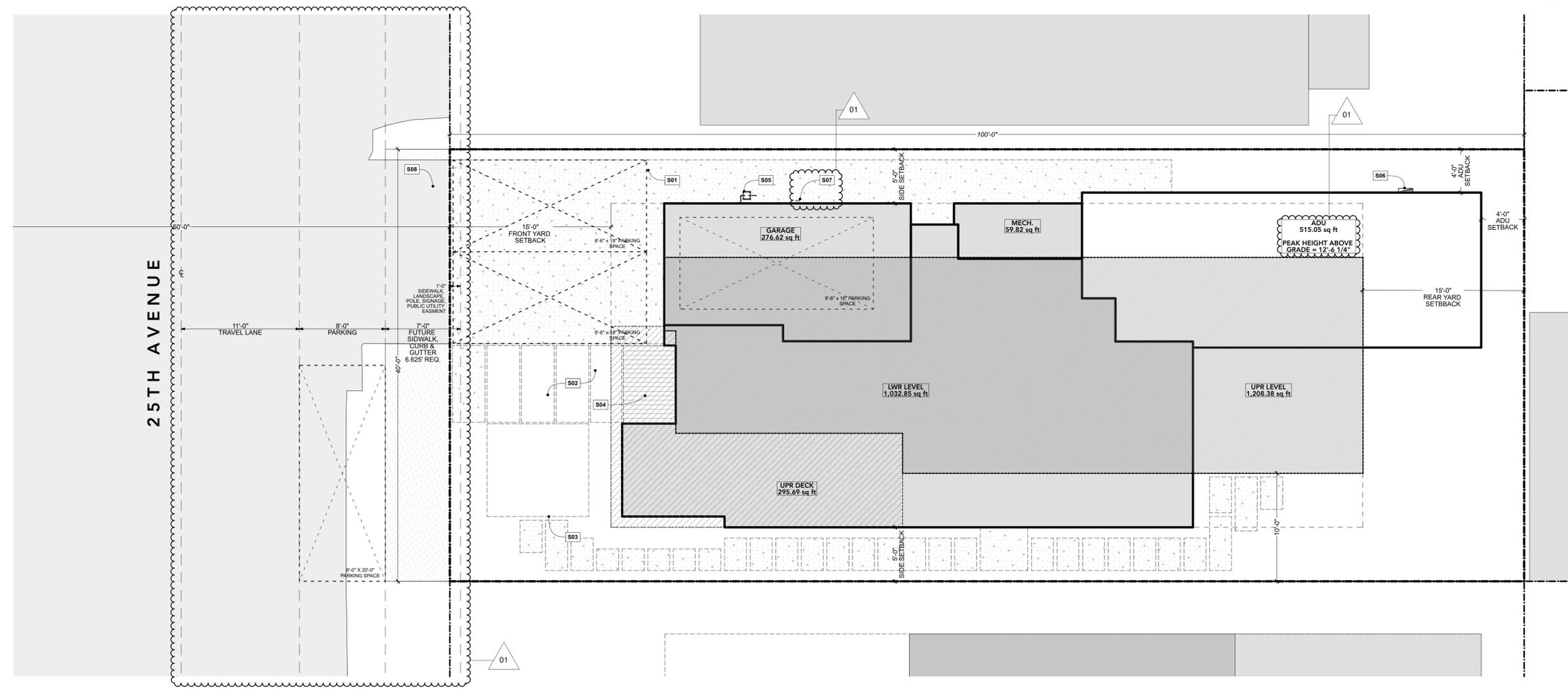
1. NEW / UPGRADED HYDRANTS, WATER STORAGE TANKS, AND/OR UPGRADED ROADWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

**LEGEND - SITE & LANDSCAPE PLAN**

- PROPERTY LINE
- SETBACK LINE
- GROUND FLOOR
- ADU
- SECOND FLOOR
- SECOND FLOOR DECK
- COUNTY APPROVED RIGHT-OF-WAY GROUND COVER (SEE NOTES)
- TREE

**KEYNOTES**

- SITE KEYNOTES**
- S01 CONCRETE DRIVEWAY
  - S02 CONCRETE PAVEMENT WALKWAY
  - S03 CONCRETE PATIO
  - S04 WOOD ENTRY LANDING
  - S05 (E) GAS METER TO REMAIN
  - S06 325 AMP ELECTRICAL PANEL
  - S07 INSTALL BACKFLOW PREVENTION DEVICE
  - S08 (N) DRIVEWAY APPROACH TO MATCH WIDTH OF PROPOSED DRIVEWAY, S.C.D.



**PROJECT: 25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

**ISSUED:**

12.17.2025  
 COASTAL DEVELOPMENT PERMIT REVISION 1

10.06.2025  
 COASTAL DEVELOPMENT PERMIT

TITLE

**PROPOSED SITE / LANDSCAPE PLAN**

SCALE AS NOTED

**A1.0**

**1**  
**A1.0**  
**PROPOSED SITE PLAN**  
 SCALE: 3/16" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



EXISTING HOME TO BE DEMOLISHED

**LEGEND - DEMOLITION PLAN:**

- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO DEMO

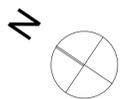
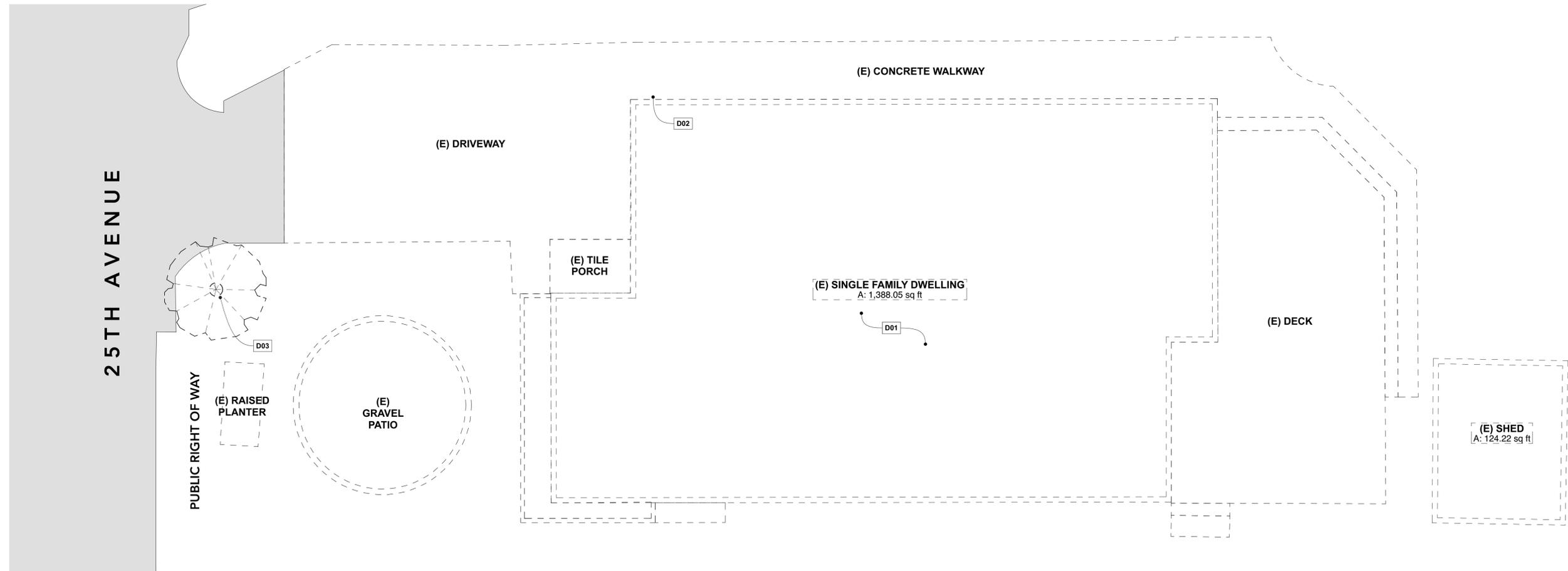
**KEYNOTES**

**DEMOLITION KEYNOTES**

- D01 DEMOLISH ALL (E) STRUCTURES INCLUDING (E) HOME, (E) FENCE, (E) SHED, (E) DRIVES, (E) PATHS, (E) RAISED PLANTER, AND (E) GRAVEL PATIO
- D02 (E) GAS METER TO REMAIN
- D03 (E) TREE TO BE REMOVED



**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058



**PROJECT:**  
**25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

**ISSUED:**

12.17.2025  
 COASTAL DEVELOPMENT PERMIT REVISION 1

10.06.2025  
 COASTAL DEVELOPMENT PERMIT

TITLE

**1**  
 A2.0 **DEMOLITION FLOOR PLAN - GROUND FLOOR**  
 SCALE: 1/4" = 1'-0"

**DEMOLITION FLOOR PLAN**  
 SCALE AS NOTED

**SHEET**  
**A2.0**

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058



**LEGEND: FLOOR PLAN**

- NEW WALL
- EXISTING STRUCTURE TO REMAIN
- WOOD FLOOR FINISH
- TILE FLOOR FINISH
- CONCRETE FLOOR FINISH

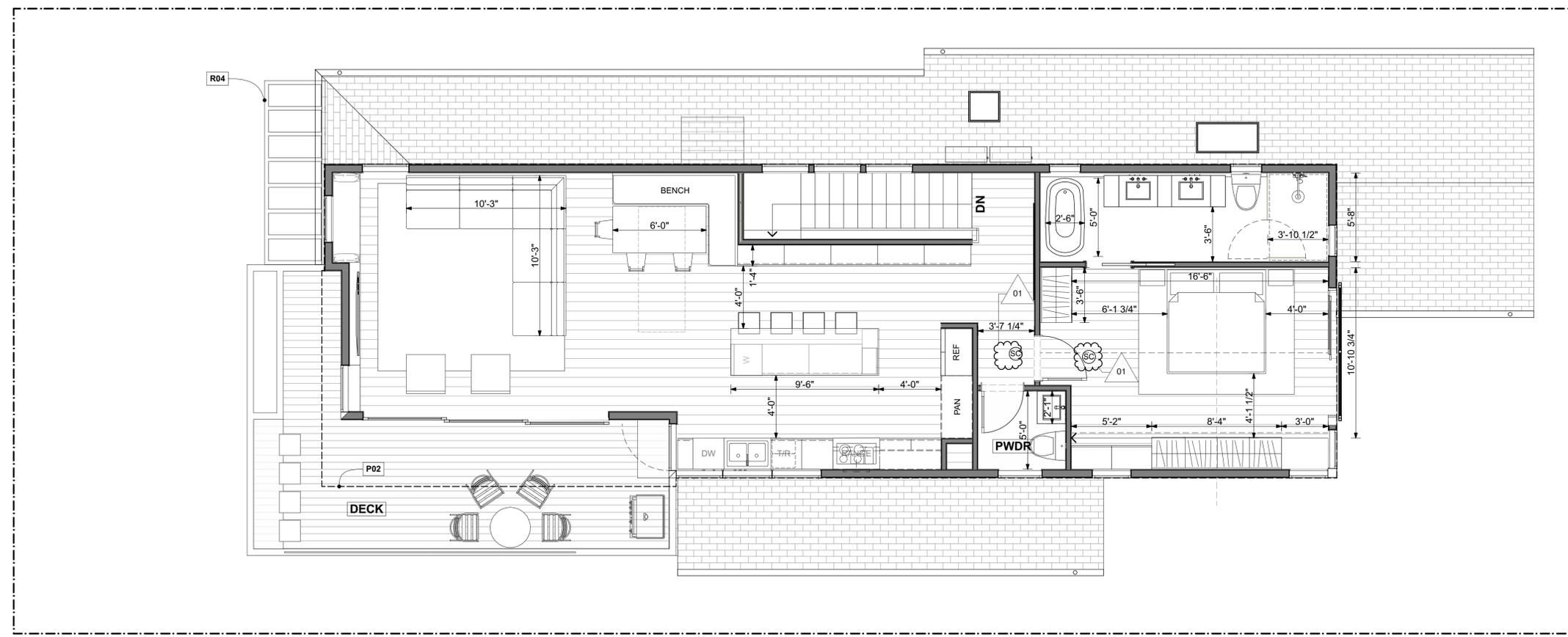
CEILING MOUNTED COMBINATION SMOKE DETECTOR & CARBON MONOXIDE MONITOR ALARM LISTED IN ACCORDANCE WITH UL 217 AND UL 2034

**FLOOR PLAN NOTES**

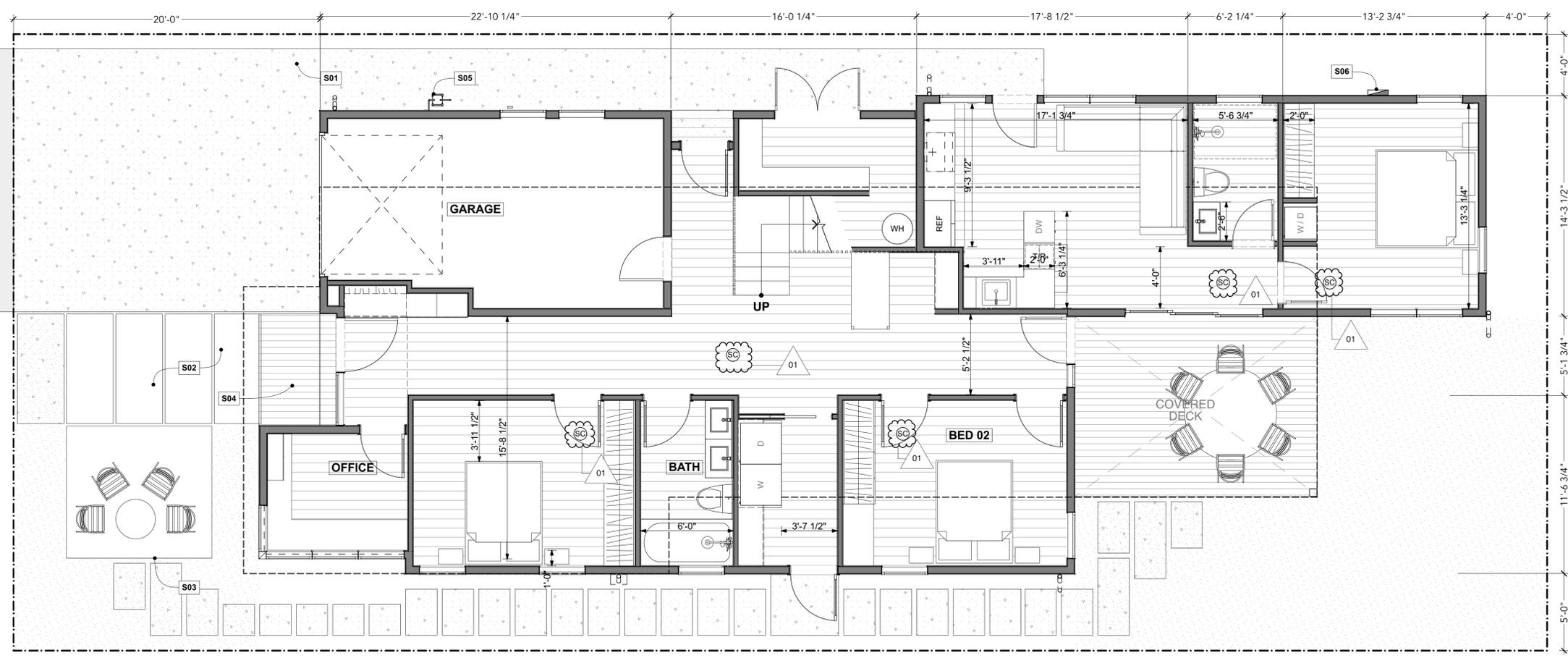
1. ALL GRIDLINES ARE TO FACE OF STUD U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET.
2. SEE SITE PLAN FOR ADDITIONAL HARDSCAPE INFORMATION.
3. PLANS COMPLY WITH CENTRAL FIRE DISTRICT AMENDMENTS.

**KEYNOTES**

- PROPOSED KEYNOTES**
- P02 ROOF EAVE ABOVE SHOWN DASHED
- ROOF KEYNOTES**
- R04 CENTILEVERED TRELLIS
- SITE KEYNOTES**
- S01 CONCRETE DRIVEWAY
  - S02 CONCRETE PAVER WALKWAY
  - S03 CONCRETE PATIO
  - S04 WOOD ENTRY LANDING
  - S05 (E) GAS METER TO REMAIN
  - S06 325 AMP ELECTRICAL PANEL

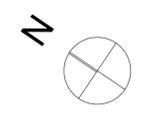


**2 PROPOSED FLOOR PLAN - SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED FLOOR PLAN - GROUND FLOOR**  
 SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**PROJECT: 25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

**ISSUED:**

- 12.17.2025 COASTAL DEVELOPMENT PERMIT REVISION 1
- 10.06.2025 COASTAL DEVELOPMENT PERMIT

**TITLE**

**PROPOSED FLOOR PLANS**  
 SCALE AS NOTED  
 SHEET

**A2.1**

**KEYNOTES**

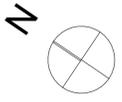
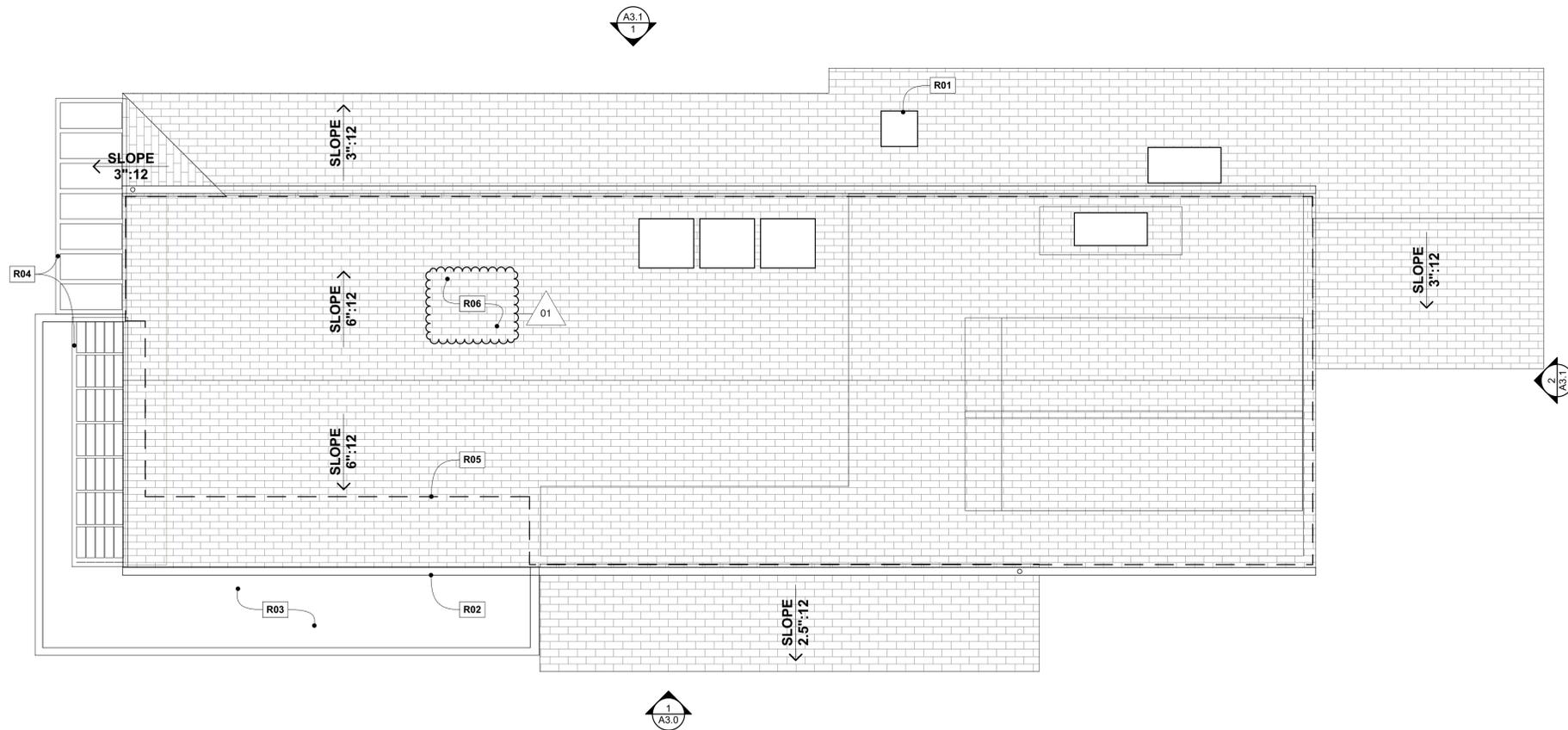
**ROOF KEYNOTES**

- R01 METAL FRAMED SKYLIGHT, TYP
- R02 METAL GUTTER, TYP
- R03 SECOND FLOOR WATERPROOF DECK
- R04 GENTLEVERED TRELLIS
- R05 WALL BELOW SHOWN DASHED
- R06 ROOF COVERINGS TO BE NO LESS THAN CLASS "B" RATED ROOF



**YOUNG AMERICA CREATIVE**

BRIAN FRIEL  
130 PEARL ALLEY  
SANTA CRUZ, CA 95060  
BRIAN@THISISYA.COM  
831 234 2058



THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

1  
A2.2

**PROPOSED FLOOR PLAN - GROUND FLOOR**

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

PROJECT:

**25TH AVE**

136 25TH AVE  
SANTA CRUZ, CA 95062  
APN: 028-234-13

ISSUED:

12.17.2025  
01 COASTAL DEVELOPMENT PERMIT REVISION 1

10.06.2025  
COASTAL DEVELOPMENT PERMIT

TITLE

**PROPOSED ROOF PLAN**

SCALE AS NOTED

SHEET

**A2.2**

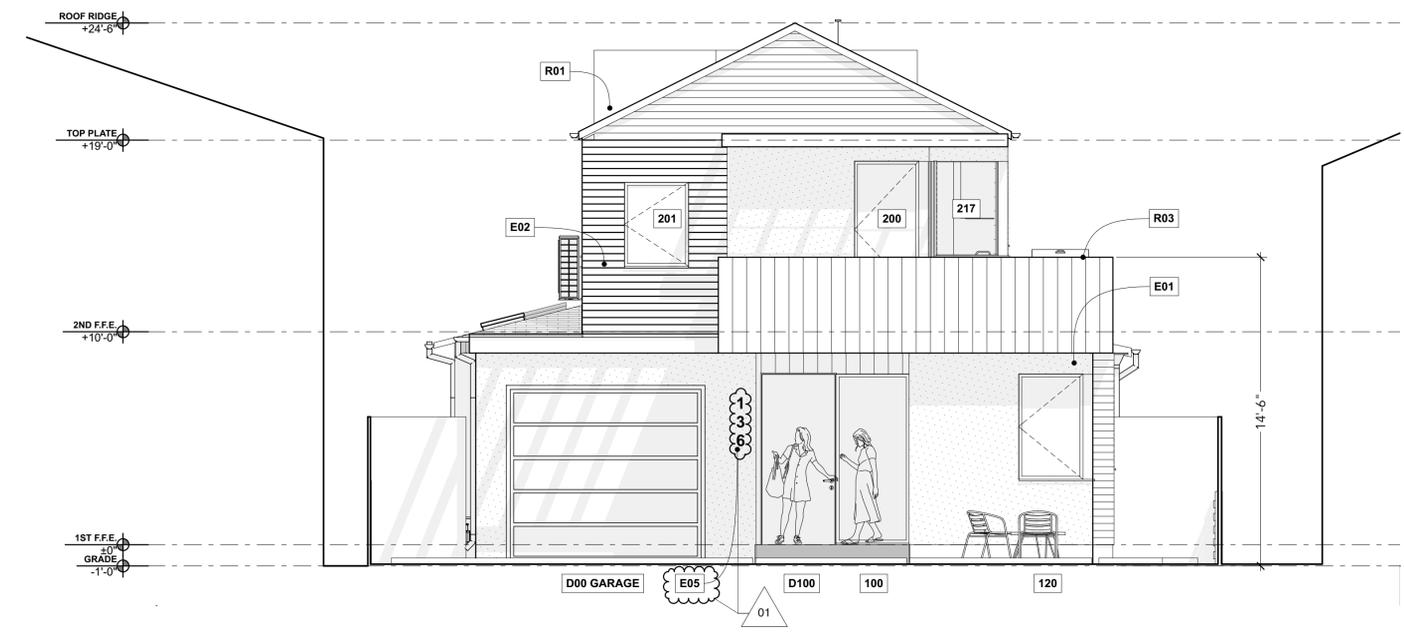


**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058

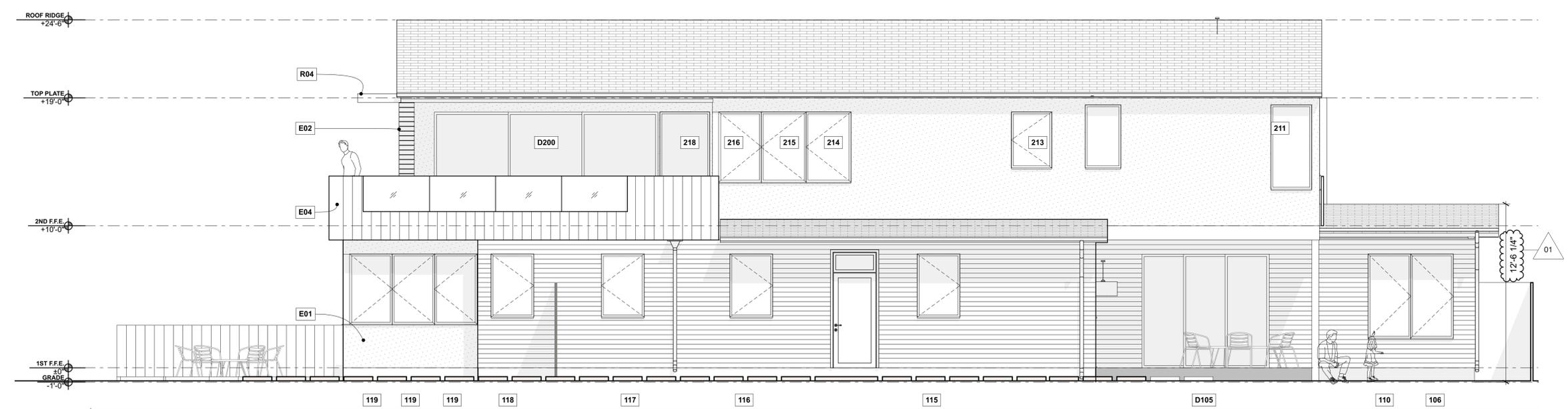


**KEYNOTES**

- ELEVATION KEYNOTES**
- E01 STUCCO, TYP
  - E02 HARDIE LAP SIDING, TYP
  - E03 WOOD LAP GUARDRAIL
  - E04 ADDRESS NUMBERS TO BE POSTED AND MAINTAINED, ADDRESS NUMBERS TO BE A MINIMUM OF 4" IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND
- ROOF KEYNOTES**
- R01 METAL FRAMED SKYLIGHT, TYP
  - R03 SECOND FLOOR WATERPROOF DECK
  - R04 CENTILEVERED TRELLIS

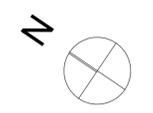


**2 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**PROJECT: 25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

**ISSUED:**

- 12.17.2025 COASTAL DEVELOPMENT PERMIT REVISION 1
- 10.06.2025 COASTAL DEVELOPMENT PERMIT

**TITLE**

**EXTERIOR ELEVATIONS**  
 SCALE AS NOTED  
 SHEET

**A3.0**



**YOUNG AMERICA CREATIVE**  
 BRIAN FRIEL  
 130 PEARL ALLEY  
 SANTA CRUZ, CA 95060  
 BRIAN@THISISYA.COM  
 831 234 2058

**KEYNOTES**

**ELEVATION KEYNOTES**

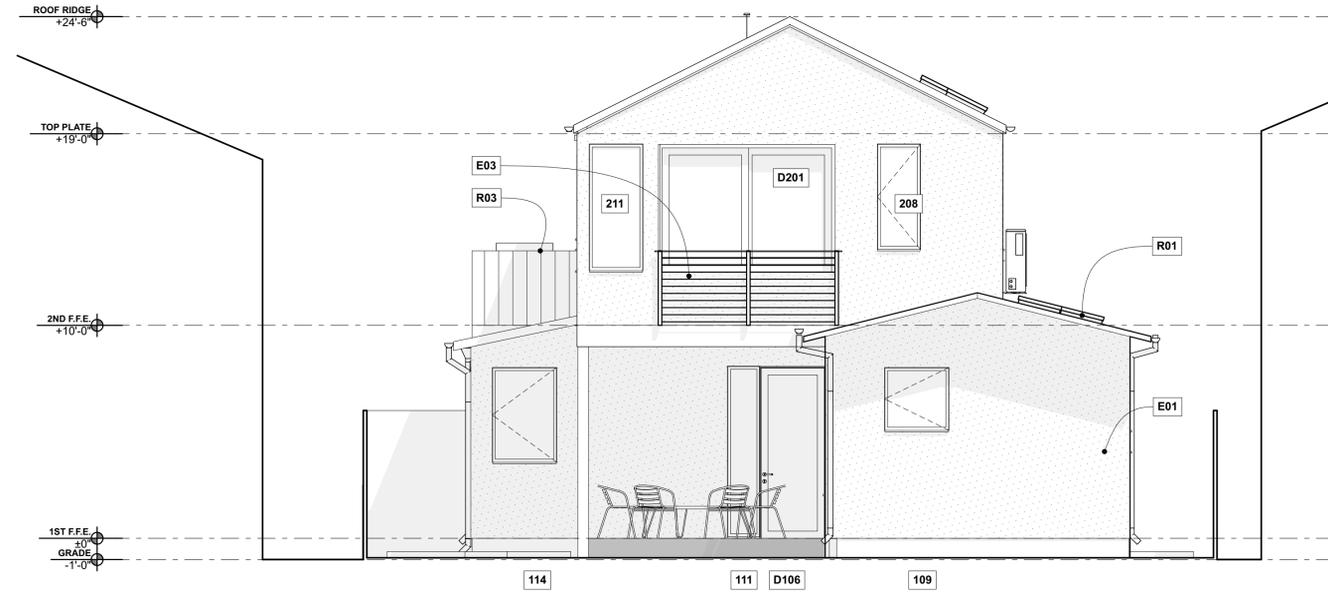
- E01 STUCCO, TYP
- E02 HARDIE LAP SIDING, TYP
- E03 JULIET BALCONY

**ROOF KEYNOTES**

- R01 METAL FRAMED SKYLIGHT, TYP
- R03 SECOND FLOOR WATERPROOF DECK
- R04 CENTILEVERED TRELLIS

**SITE KEYNOTES**

- S05 (E) GAS METER TO REMAIN

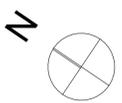


**2 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**PROJECT: 25TH AVE**  
 136 25TH AVE  
 SANTA CRUZ, CA 95062  
 APN: 028-234-13

**ISSUED:**

- 12.17.2025 COASTAL DEVELOPMENT PERMIT REVISION 1
- 10.06.2025 COASTAL DEVELOPMENT PERMIT

**TITLE**

**EXTERIOR ELEVATIONS**

SCALE AS NOTED

SHEET

**A3.1**

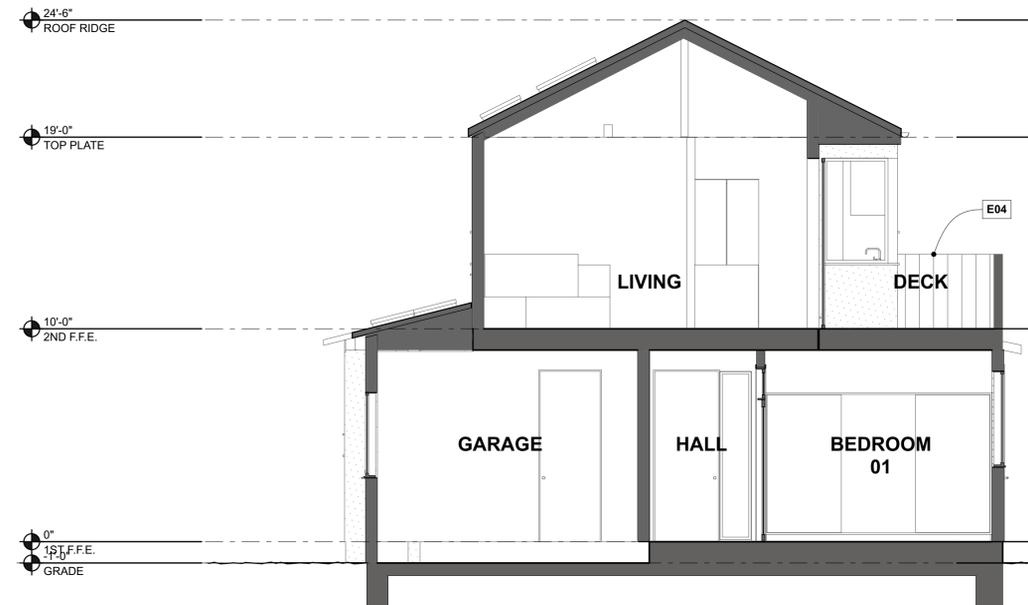
**KEYNOTES**

ELEVATION KEYNOTES  
E04 WOOD DECK GUARDRAIL

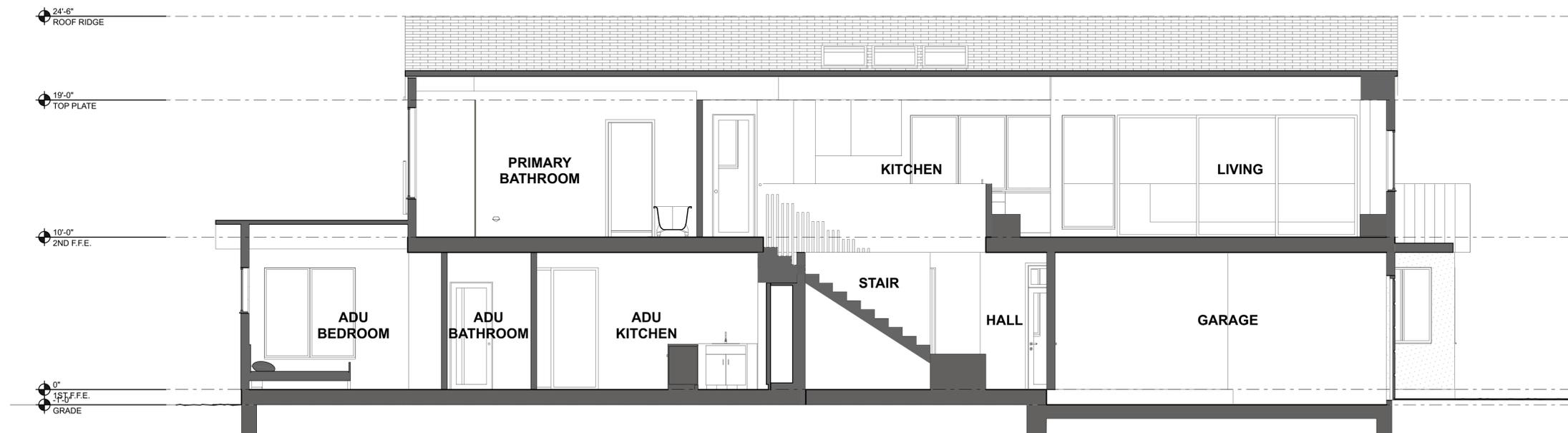


**YOUNG AMERICA CREATIVE**

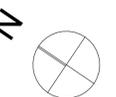
BRIAN FRIEL  
130 PEARL ALLEY  
SANTA CRUZ, CA 95060  
BRIAN@THISISYA.COM  
831 234 2058



**2 NORTH-SOUTH SECTION**  
SCALE: 1/4" = 1'-0"



**1 EAST-WEST SECTION**  
SCALE: 1/4" = 1'-0"



PROJECT: **25TH AVE**  
136 25TH AVE  
SANTA CRUZ, CA 95062  
APN: 028-234-13

ISSUED:

12.17.2025  
01 COASTAL DEVELOPMENT PERMIT REVISION 1

10.06.2025  
COASTAL DEVELOPMENT PERMIT

TITLE

PROPOSED SECTIONS

SCALE AS NOTED

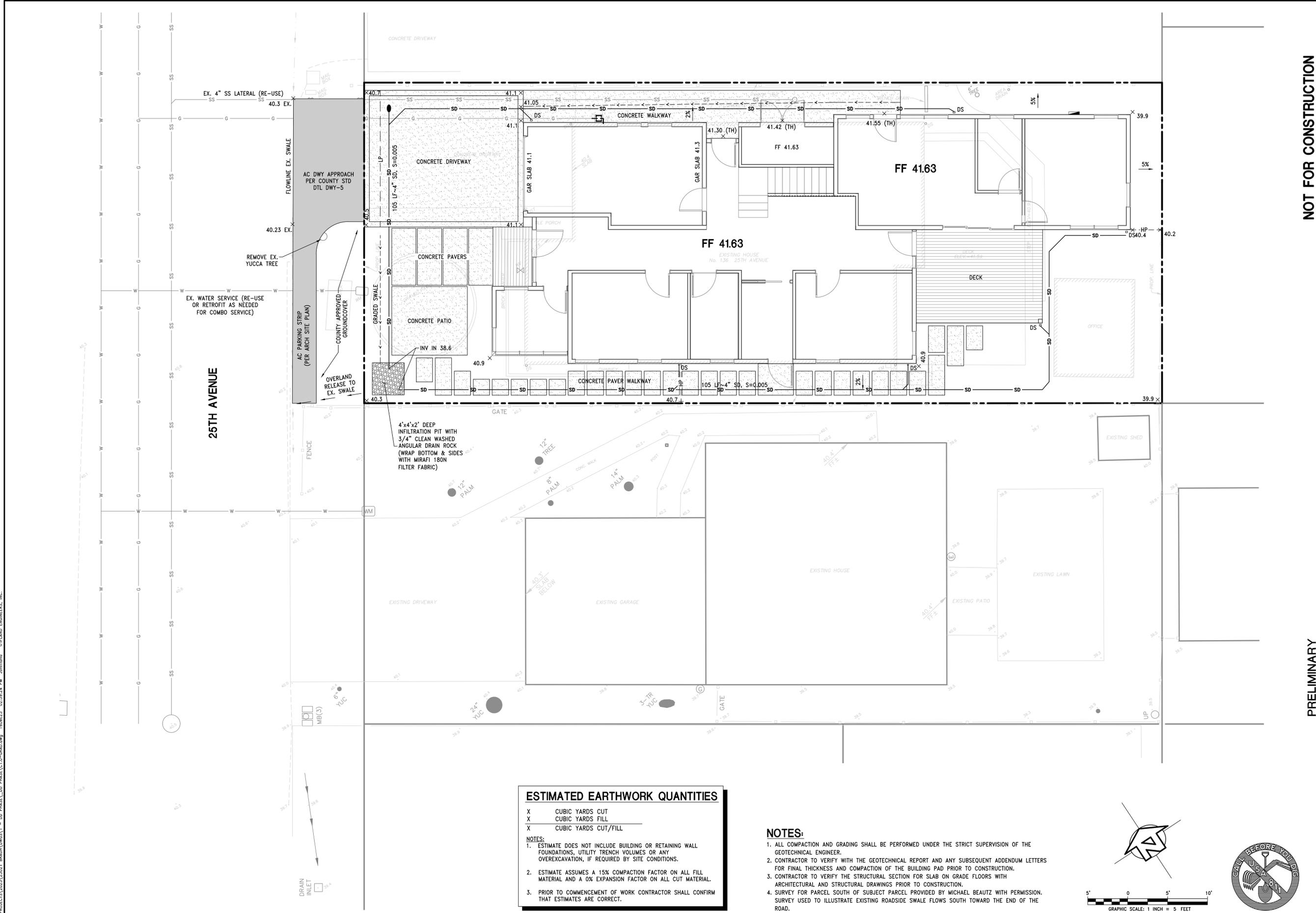
SHEET

**A4.0**

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

I:\PROJECTS\2025\25021 BRAUN\DWG\1 - DD PHASE1.DWG 16Dec25 02:59:24 PM jcollins © IFLAND ENGINEERS, INC.

ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF IFLAND ENGINEERS, INC. NO PART HEREOF IS TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF IFLAND ENGINEERS, INC.



**ESTIMATED EARTHWORK QUANTITIES**

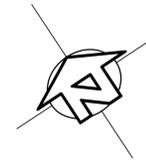
- X CUBIC YARDS CUT
- X CUBIC YARDS FILL
- X CUBIC YARDS CUT/FILL

**NOTES:**

1. ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.

**NOTES:**

1. ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS AND COMPACTION OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. SURVEY FOR PARCEL SOUTH OF SUBJECT PARCEL PROVIDED BY MICHAEL BEAUTZ WITH PERMISSION. SURVEY USED TO ILLUSTRATE EXISTING ROADSIDE SWALE FLOWS SOUTH TOWARD THE END OF THE ROAD.



PRELIMINARY

**GRADING AND DRAINAGE PLAN  
136 25TH AVENUE**

136 25th AVENUE, SANTA CRUZ, CALIFORNIA

APN 038-234-13  
COASTAL PERMIT  
DATE 12/15/25  
DESIGN JPI  
DRAWN STAFF

SHEET  
**C1.0**

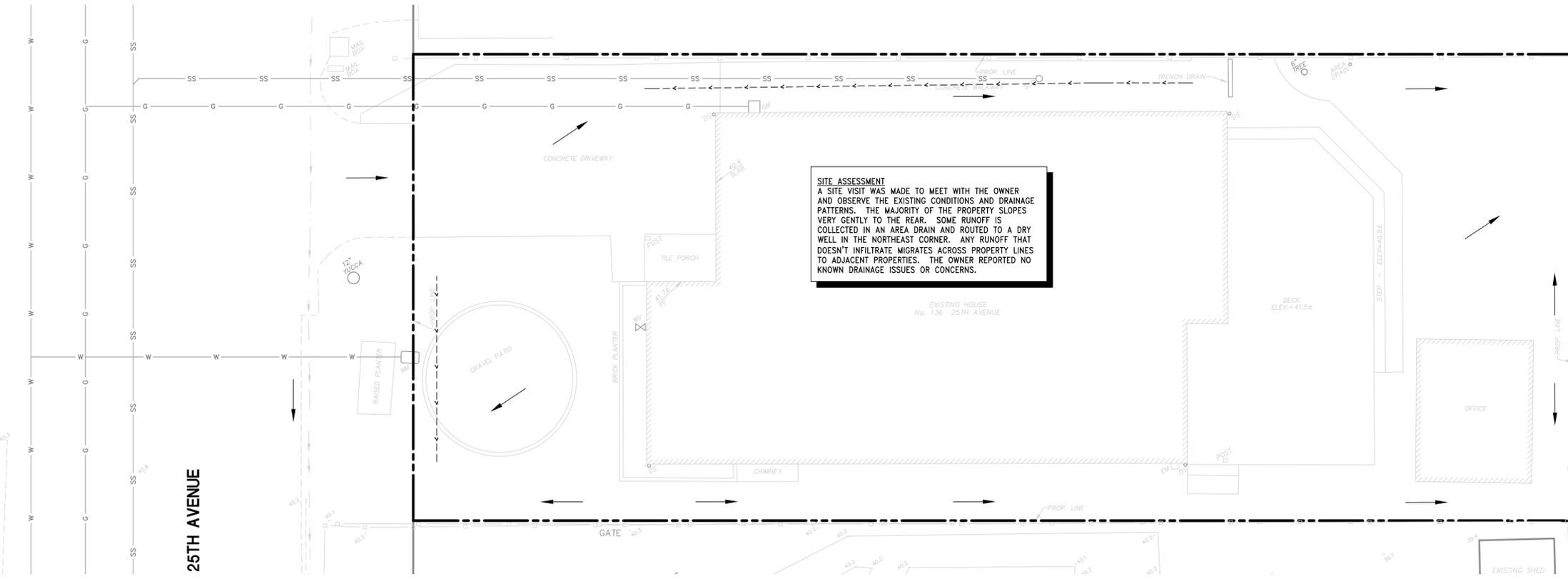
JOB NO. 25021

**IFLAND ENGINEERS**  
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN  
1509 SEABRIGHT AVE, SUITE A2  
SANTA CRUZ, CA 95062  
TEL: (831) 426-6838  
www.iflandengineers.com

NOT FOR CONSTRUCTION

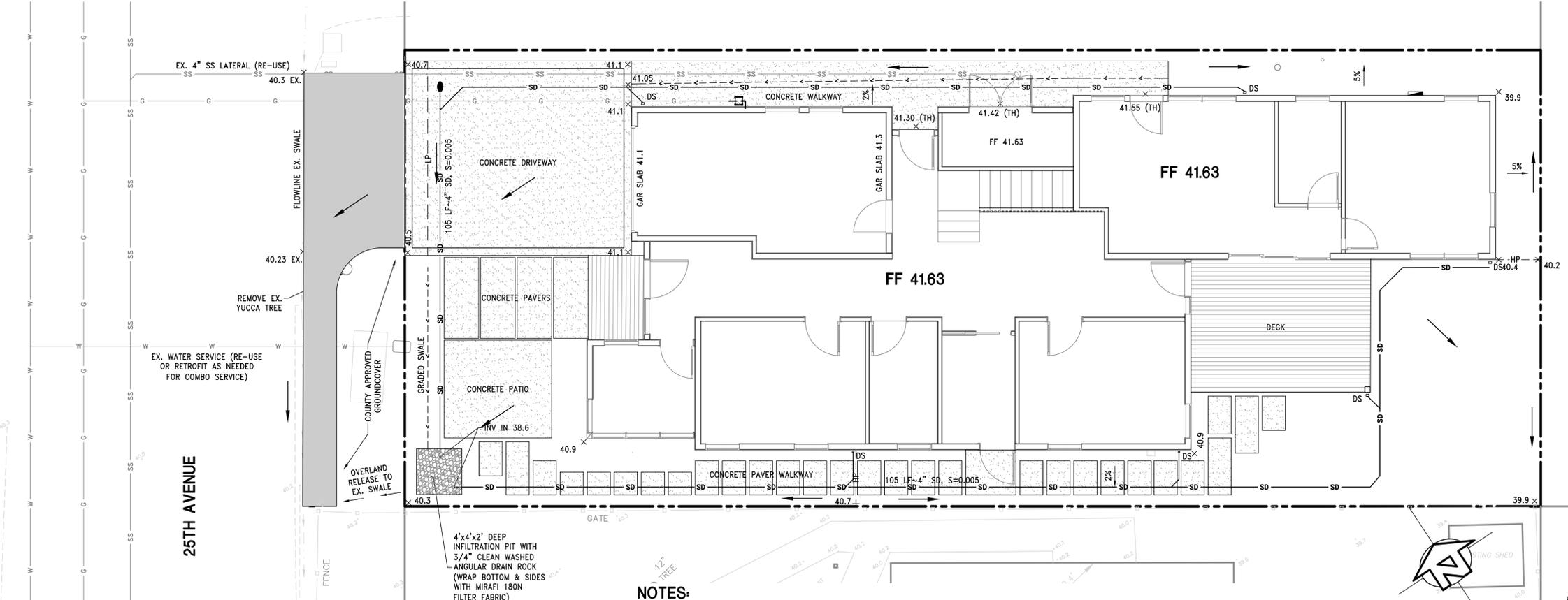
NO.	REVISION	DATE

**EXISTING DRAINAGE PATTERNS**



**SITE ASSESSMENT**  
 A SITE VISIT WAS MADE TO MEET WITH THE OWNER AND OBSERVE THE EXISTING CONDITIONS AND DRAINAGE PATTERNS. THE MAJORITY OF THE PROPERTY SLOPES VERY GENTLY TO THE REAR. SOME RUNOFF IS COLLECTED IN AN AREA DRAIN AND ROUTED TO A DRY WELL IN THE NORTHEAST CORNER. ANY RUNOFF THAT DOESN'T INFILTRATE MIGRATES ACROSS PROPERTY LINES TO ADJACENT PROPERTIES. THE OWNER REPORTED NO KNOWN DRAINAGE ISSUES OR CONCERNS.

**PROPOSED DRAINAGE PATTERNS**



**NOTES:**

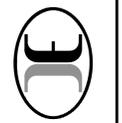
- EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH THE EXCEPTION OF THE PORTION OF DRIVEWAY WITHIN THE PUBLIC RIGHT-OF-WAY, WHICH CURRENTLY SLOPES BACK INTO THE PROPERTY. THIS SLOPE WILL BE REVERSED SO THAT ALL PUBLIC RUNOFF REMAINS WITHIN THE PUBLIC STREET.
- RUNOFF FROM THE CONCRETE PAVER PATIO AND WALKWAYS WILL DRAIN OFF TO ADJACENT LANDSCAPING FOR INFILTRATION TO THE EXTENT FEASIBLE.
- ROOF DOWNSPOUTS WILL DRAIN TO SPLASH BLOCKS UNLESS NOTED OTHERWISE. ANY RUNOFF THAT DOESN'T INFILTRATE WILL ULTIMATELY BE COLLECTED AND ROUTED TO INFILTRATION PITS AWAY FROM STRUCTURES TO REDUCE RUNOFF AND PROMOTE INFILTRATION TO THE EXTENT FEASIBLE. OVERFLOWS WILL SHEET FLOW OFF-SITE TO MIMIC EXISTING DRAINAGE PATTERNS.



**NOT FOR CONSTRUCTION**

NO.	REVISION	BY	DATE

**IFLAND ENGINEERS**  
 CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN  
 1509 SEABRIGHT AVE, SUITE A2  
 SANTA CRUZ, CA 95062  
 TEL. (831) 426-8338  
 www.iflandengineers.com



**PRELIMINARY STORMWATER CONTROL PLAN**  
**136 25TH AVENUE**  
 136 25th AVENUE, SANTA CRUZ, CALIFORNIA

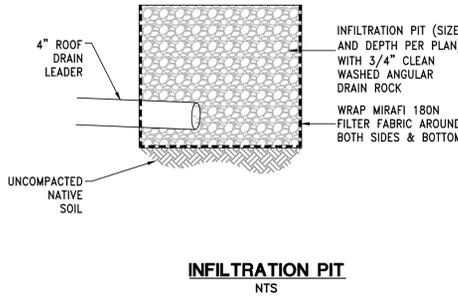
APN 038-234-13	DESIGN JPI	DRAWN STAFF
COASTAL PERMIT	DATE 12/15/25	

SHEET **C2.0**  
 JOB NO. 25021

I:\PROJECTS\2025\25021 BRAUN\DWG\1 - DP PHASE1.DWG - 16Dec25 03:00:15 PM - jcollford ©IFLAND ENGINEERS, INC.  
 ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF IFLAND ENGINEERS, INC. NO PART MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF IFLAND ENGINEERS, INC.

I:\PROJECTS\2025\25021 BRAUN\DWG\1 - DD PHASE1\_DD\_PHASE1\_C2.1-SWCP.dwg 16Dec25 02:56:43 PM jantilford © IFLAND ENGINEERS, INC.

ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF IFLAND ENGINEERS, INC. AND MAY NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF IFLAND ENGINEERS, INC.



**INFILTRATION PIT**  
NTS

1

**STORMWATER OPERATIONS & MAINTENANCE PLAN**

1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP.
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS. REFER TO THE PROJECT EROSION CONTROL PLAN (PROVIDED AT BUILDING PERMIT STAGE) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES. DRAINAGE FACILITIES SHALL BE INSPECTED PRIOR TO OCTOBER 15TH OF EVERY YEAR.
  - 5.1. DRAIN INLETS:
    - 5.1.1. INSPECTION FREQUENCY: ALL DRAIN INLETS SHALL BE INSPECTED SEMI-ANNUALLY.
    - 5.1.2. SIGNS OF FAILURE: LOOK FOR SEDIMENT AND/OR TRASH BUILD-UP.
    - 5.1.3. MAINTENANCE REQUIREMENTS:
      - 5.1.3.1. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
      - 5.1.3.2. ALL DRAIN INLET GRATES SHALL BE CLEANED AND FREE OF DEBRIS AS NEEDED.
  - 5.2. ROOF GUTTERS/DOWNSPOUTS:
    - 5.2.1. INSPECTION FREQUENCY: ALL ROOF GUTTERS/DOWNSPOUTS SHALL BE INSPECTED SEMI-ANNUALLY.
    - 5.2.2. SIGNS OF FAILURE: LOOK FOR SEDIMENT AND/OR DEBRIS BUILD-UP.
    - 5.2.3. MAINTENANCE REQUIREMENTS:
      - 5.2.3.1. ENSURE ALL ROOF GUTTERS AND DOWNSPOUTS ARE FREE OF ALL TRASH/DEBRIS, INCLUDING LEAVES OR SEDIMENT THAT MAY BE PRESENT TO ALLOW CLEAR PATH FOR DRAINAGE TO FLOW.
  - 5.3. SUMP PUMP ANNUALLY PRIOR TO OCTOBER 1
    - 5.3.1. INSPECT SUMP AND ENSURE DRAIN ROCK SURROUNDING THE PUMP IS FREE OF DEBRIS AND SEDIMENT. REMOVE AND REPLACE DRAIN ROCK AS NEEDED.
      - 5.3.1.1. INSPECT PUMP HOUSING, CABLES, CONNECTIONS AND ENSURE ALL ARE IN WORKING ORDER. REPAIR OR REPLACE PUMP AS NEEDED.
      - 5.3.1.2. TEST PUMP BY FILLING THE SUMP WITH WATER AND OBSERVE PUMP ACTION TO ENSURE IT IS FUNCTIONING PROPERLY AND THAT FLOW IS REACHING THE STREET AS INTENDED. IMMEDIATELY TAKE REMEDIAL ACTIONS AS NECESSARY.
      - 5.3.1.3. INSPECT AND TEST BACKUP POWER SYSTEM TO ENSURE IT IS IN WORKING ORDER. REPAIR OR REPLACE BATTERY AS NEEDED.

**SOURCE CONTROL MEASURES:**  
BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:

- ACCIDENTAL SPILLS & LEAKS – DURING CONSTRUCTION THE CONTRACTOR SHALL HAVE A SPILL RESPONSE KIT ON-SITE AT ALL TIMES AS WELL AS A TRAINED SPILL RESPONSE TEAM.
- PARKING/STORAGE AREA MAINTENANCE – DURING CONSTRUCTION, EQUIPMENT STORAGE AREA SHALL BE PROTECTED WITH A 30 MIL PLASTIC LINER AS WELL AS WATLES ON THE DOWNHILL SIDE AREA.
- INDOOR & STRUCTURAL PEST CONTROL – ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
- LANDSCAPE/OUTDOOR PESTICIDE USE – PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES.
- OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS – ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
- VEHICLE & EQUIPMENT CLEANING – ALL CONSTRUCTION EQUIPMENT AND VEHICLES SHALL BE CLEANED OFF-SITE.
- VEHICLE & EQUIPMENT REPAIR & MAINTENANCE – ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE REPAIRED AND MAINTAINED OFF-SITE AT THE CONTRACTOR'S YARD.
- FIRE SPRINKLER TEST WATER – ANY WATER FROM FIRE SPRINKLER TESTING SHALL BE DIRECTED TO THE SANITARY SEWER SYSTEM.
- DRAIN OR WASH WATER FROM BOILER DRAIN LINES, CONDENSATE DRAIN LINES, ROOF TOP EQUIPMENT, DRAINAGE SUMPS & OTHER SOURCES – WATER TO BE DIRECTED TO THE SANITARY SEWER SYSTEM.
- UNAUTHORIZED NON-STORMWATER DISCHARGES – ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
- BUILDING & GROUND MAINTENANCE – ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE. IF NECESSARY, A PERMIT TO DISCHARGE RUNOFF FROM THESE ACTIVITIES TO THE SANITARY SEWER SYSTEM SHALL BE OBTAINED FROM THE COUNTY OF SANTA CRUZ.

**STORMWATER MITIGATION**

EXISTING IMPERVIOUS SURFACE:	2,200	FT <sup>2</sup>
PROPOSED IMPERVIOUS SURFACE – ROOFS + HARDSCAPE:	3,120	FT <sup>2</sup>

PER PART 3, SECTION C.1.b OF THE SANTA CRUZ COUNTY DESIGN CRITERIA THIS PROJECT IS CONSIDERED A "MEDIUM PROJECT" AND SHALL INCORPORATE BMPs TO MINIMIZE AND MITIGATE POLLUTANT AND HYDROLOGIC IMPACTS DUE TO DEVELOPMENT. THESE BMPs SHALL INCLUDE LOW IMPACT DEVELOPMENT (LID) MEASURES THAT EMPHASIZE THE MINIMIZATION OF IMPACTS AS A FIRST PRIORITY CONSISTENT WITH GENERAL PLAN POLICY 7.73.2 FOR MINIMIZING IMPERVIOUS SURFACES. ADDITIONALLY, SAFE STORMWATER OVERFLOW SHALL BE INCORPORATED INTO THE DESIGN.

- LID/BMPs IMPLEMENTED:
1. MINIMIZE COMPACTION OF SOILS TO ONLY WHERE REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS.
  2. UTILIZE INFILTRATION PITS AWAY FROM STRUCTURES TO REDUCE RUNOFF TO THE EXTENT FEASIBLE.
  3. UTILIZE DISCONNECTED CONCRETE PAVERS FOR WALKWAYS TO PROMOTE INFILTRATION TO THE EXTENT FEASIBLE.
  4. DISCONNECTED DOWNSPOUTS ON NORTH SIDE OF HOUSE.

**NOT FOR CONSTRUCTION**

DATE	REVISION	BY

1609 SEABRIGHT AVE, SUITE A2  
 SANTA CRUZ, CA 95062  
 TEL: (831) 426-8838  
 www.iflandengineers.com  
**IFLAND ENGINEERS**  
 CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

**PRELIMINARY**  
**STORMWATER CONTROL DETAILS**  
**136 25TH AVENUE**  
 136 25th AVENUE, SANTA CRUZ, CALIFORNIA

APN 038-234-13  
**COASTAL PERMIT**  
 DESIGN JPI  
 DATE 12/15/25  
 DRAWN STAFF

**SHEET C2.1**

JOB NO. 25021