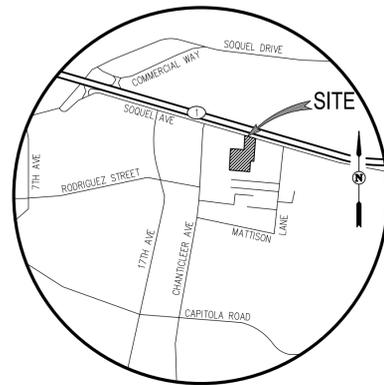


5940 SOQUEL AVENUE

UNINCORPORATED SANTA CRUZ COUNTY



VICINITY MAP
NOT TO SCALE

DEVELOPER

KB HOME NORTHERN CALIFORNIA
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583

BLAKE PETERS
(650) 288-5970

ARCHITECT

SDG ARCHITECTS
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513

JENNIFER MASTRO
(925) 216-5555

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583

RYAN HANSEN, P.E.
(925) 866-0322

GEOTECHNICAL ENGINEER

CORNERSTONE EARTH GROUP, INC.
1259 OAKMEAD PARKWAY
SUNYVALE, CA 94085

JOHN R. DYE, P.E., G.E.
(408) 245-4600

LANDSCAPE ARCHITECT

HMH LANDSCAPE ARCHITECTURE
1570 OAKLAND ROAD
SAN JOSE, CA 95131

KAYLA YOUNG
(408) 487-2200

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July 11, 2025

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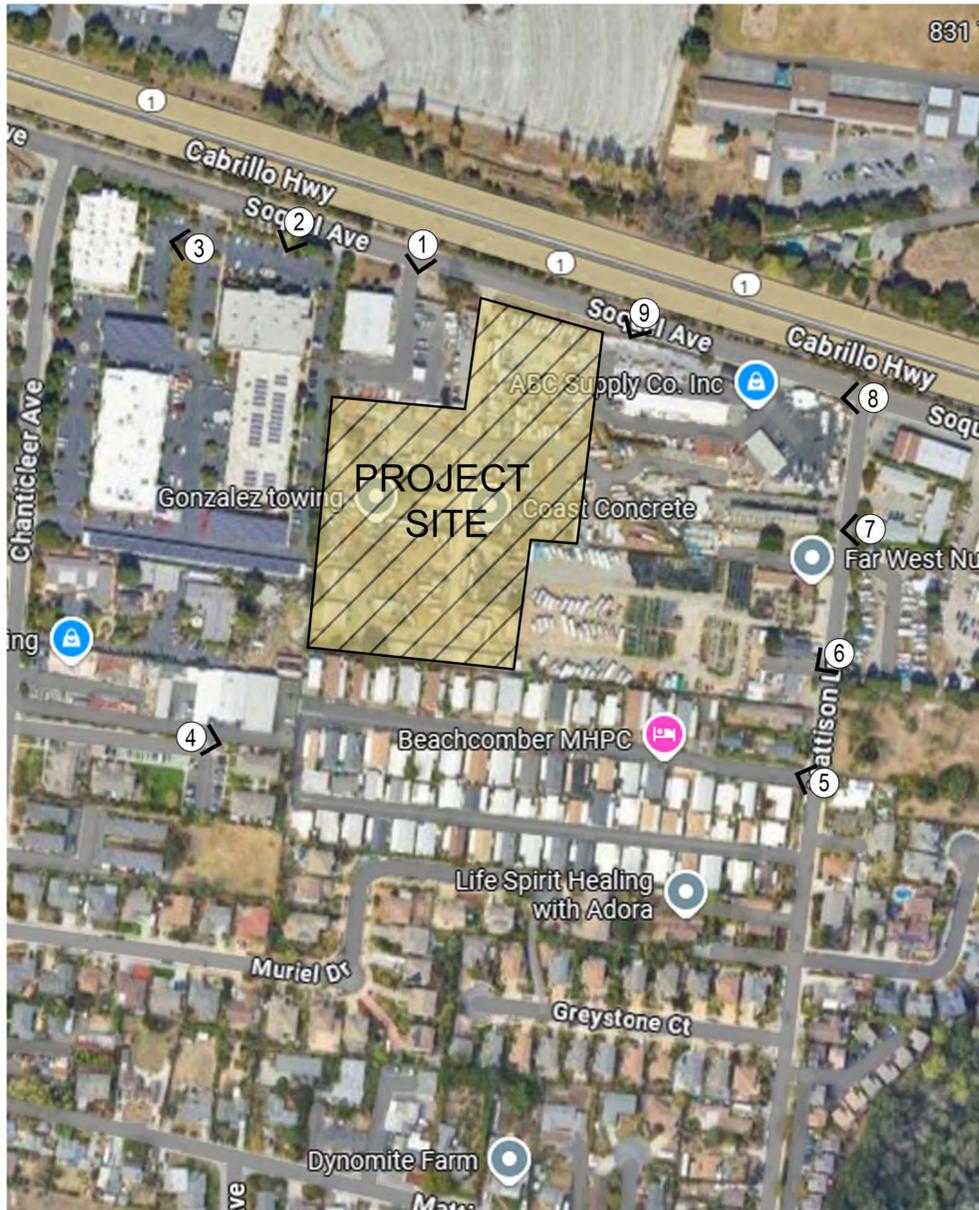
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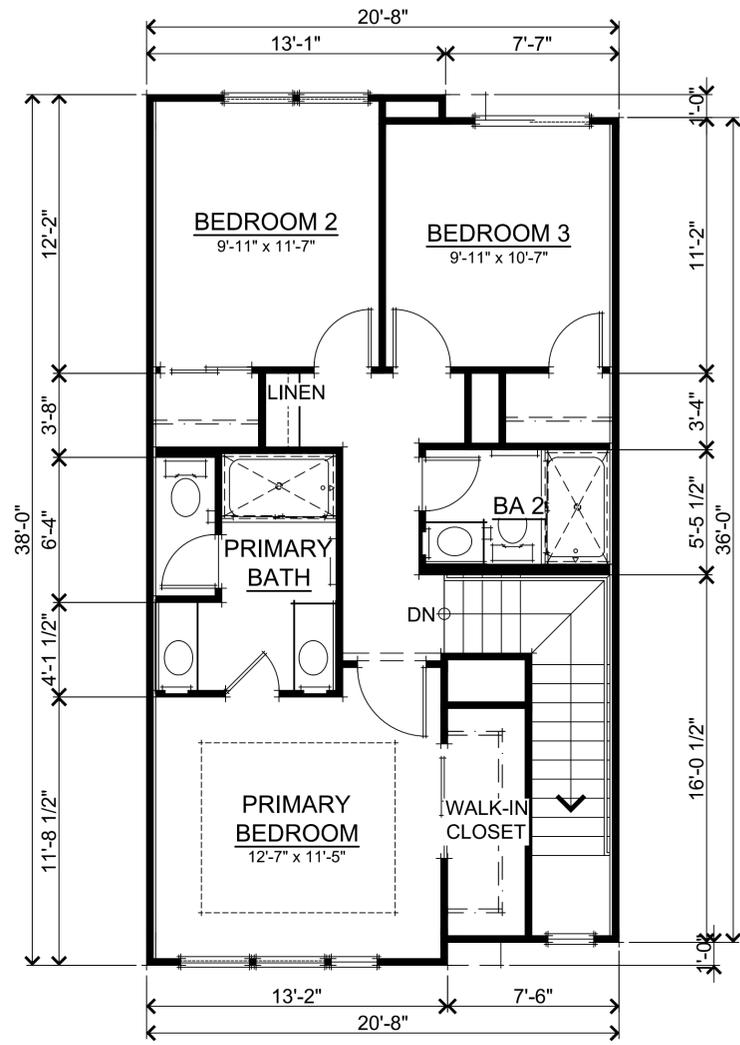
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March 18, 2025

PHOTOGRAPHS OF PROJECT SITE AND NEIGHBORHOOD CONTEXT
A00

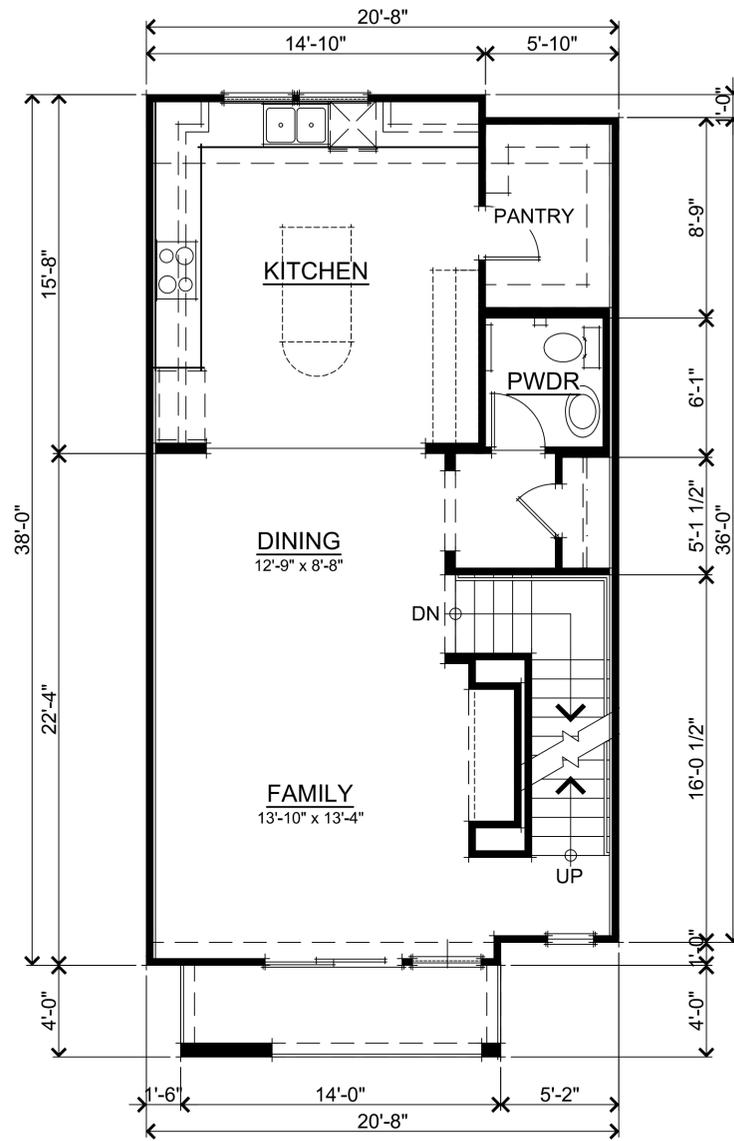
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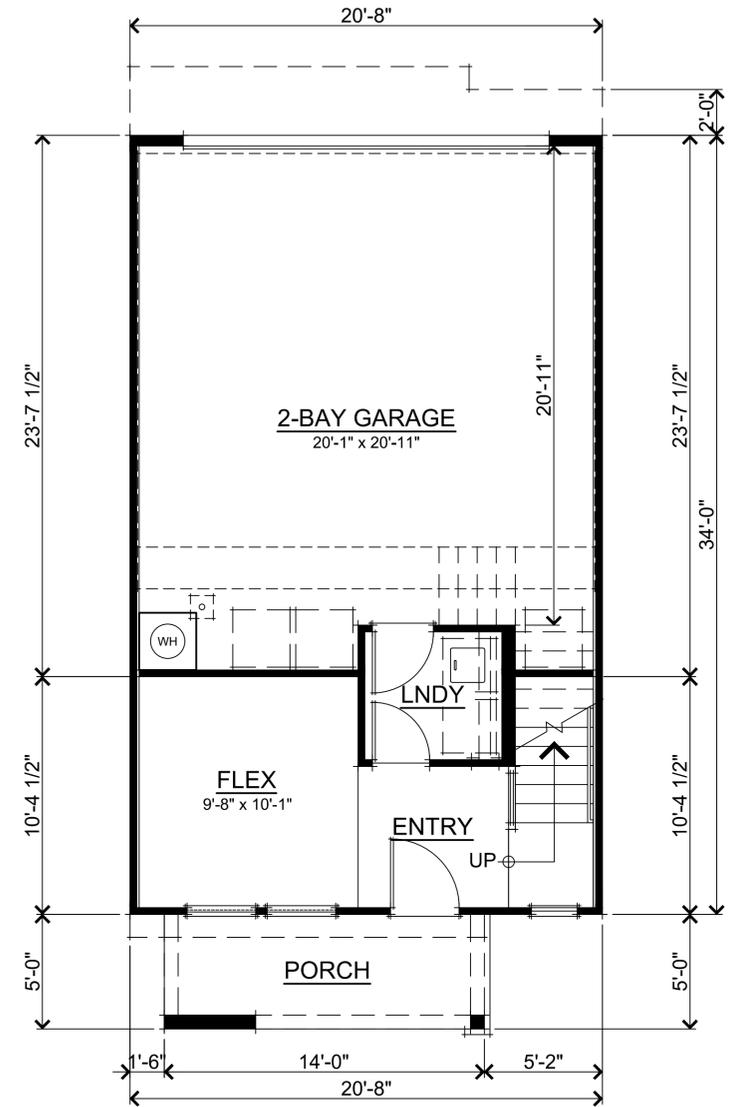




THIRD FLOOR PLAN



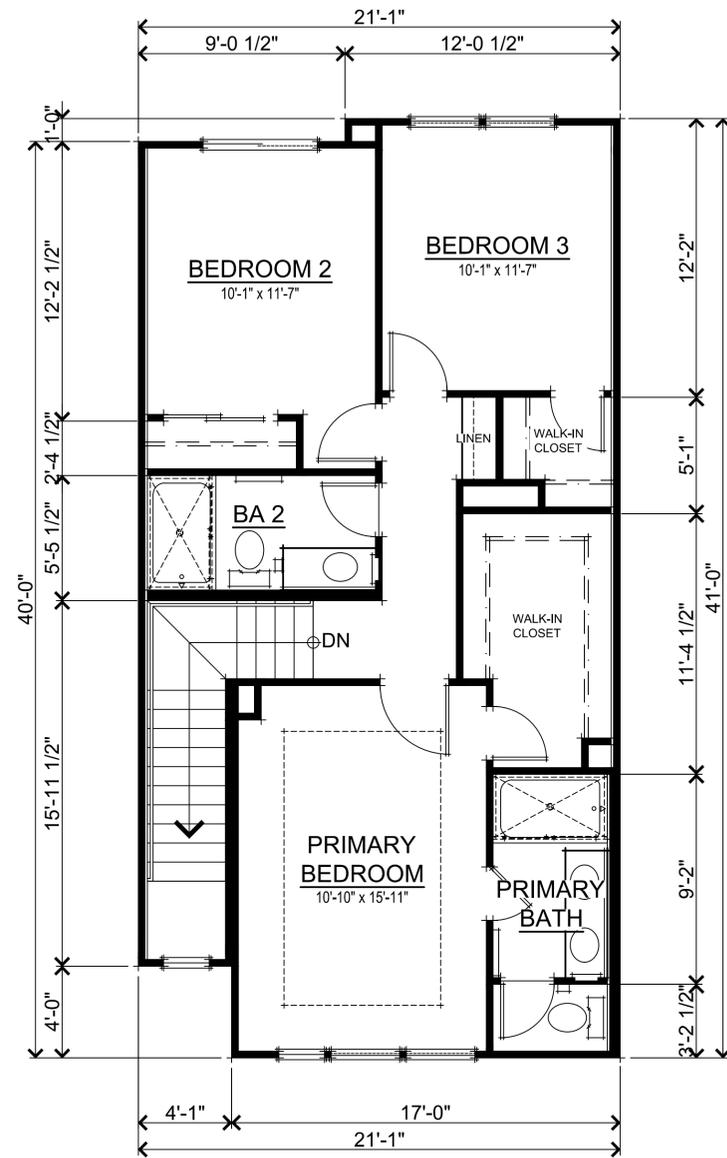
SECOND FLOOR PLAN



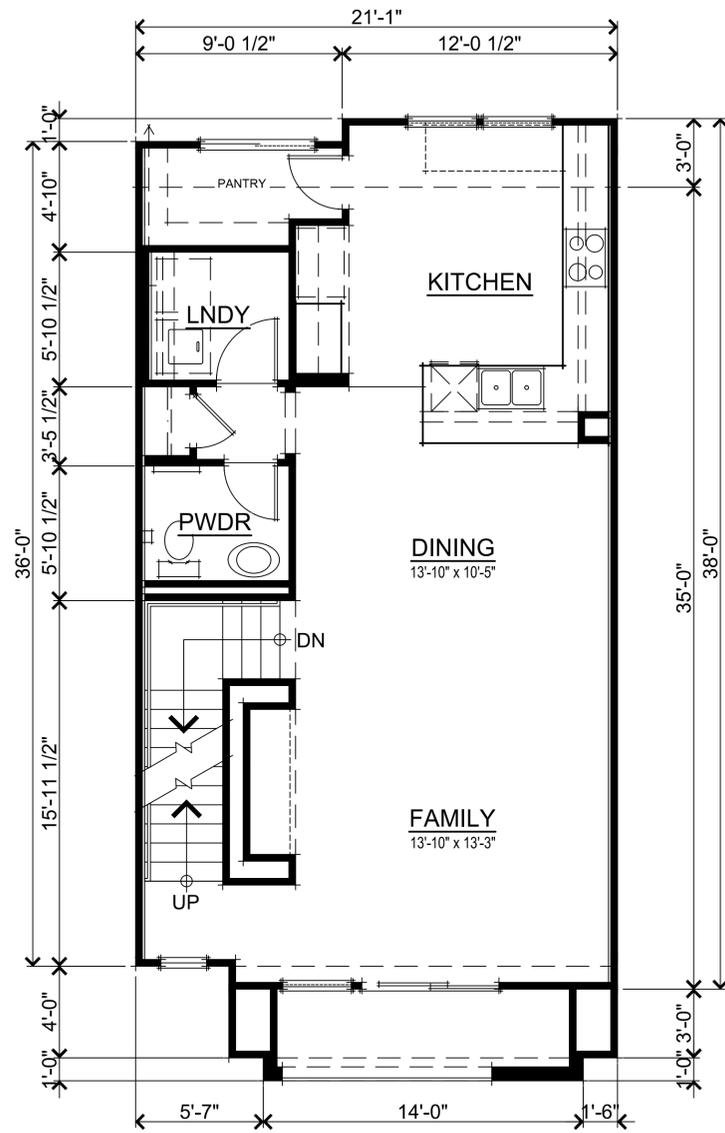
FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	230 SQ. FT.
SECOND FLOOR	774 SQ. FT.
THIRD FLOOR	731 SQ. FT.
TOTAL LIVING	1735 SQ. FT.
2-BAY GARAGE	473 SQ. FT.
PORCH	72 SQ. FT.
DECK	56 SQ. FT.

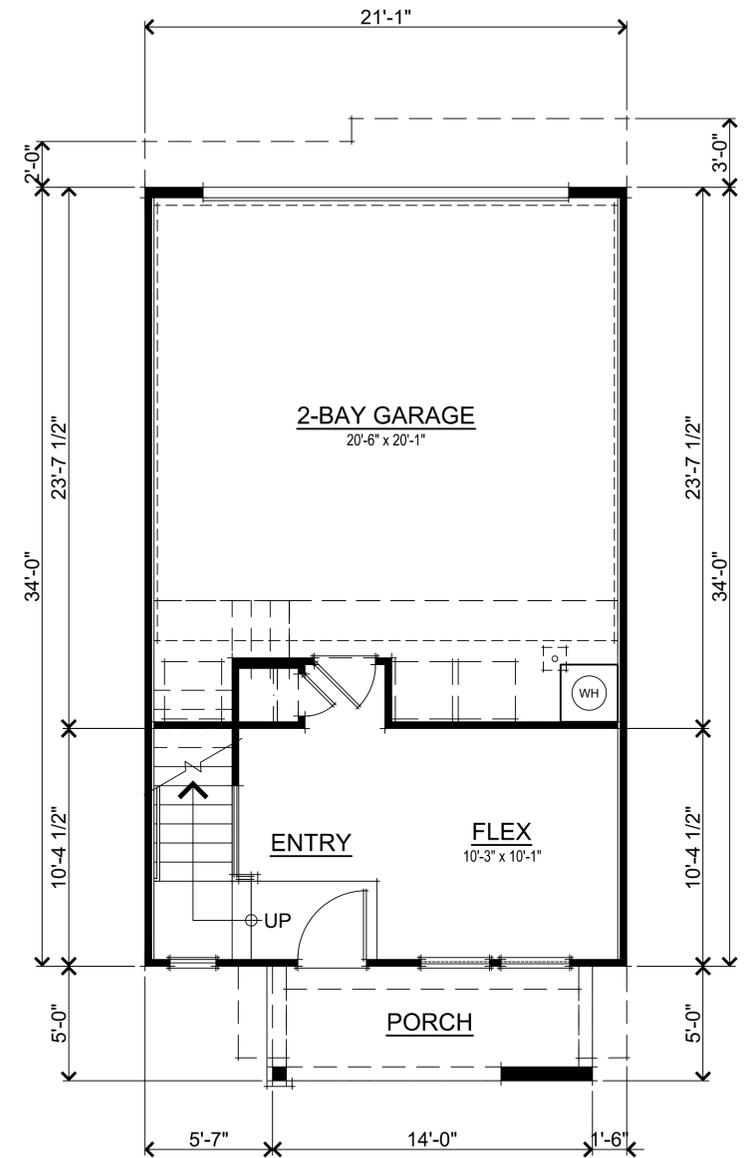




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	244 SQ. FT.
SECOND FLOOR	788 SQ. FT.
THIRD FLOOR	791 SQ. FT.
TOTAL LIVING	1823 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	72 SQ. FT.
DECK	52 SQ. FT.

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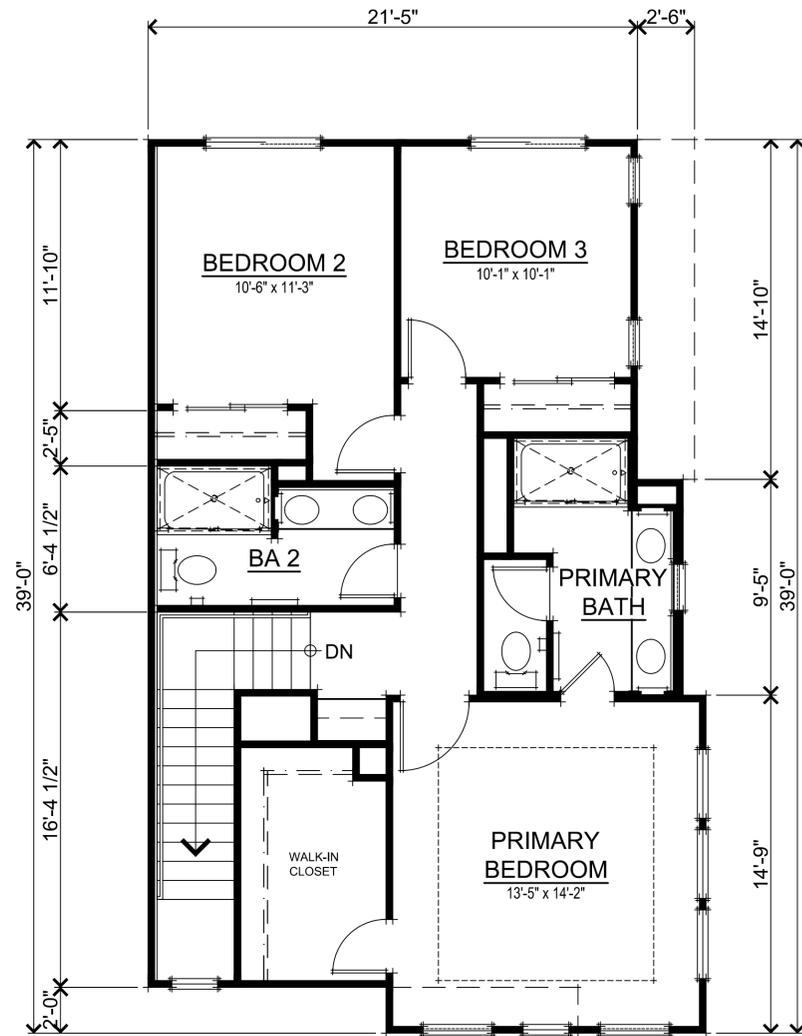
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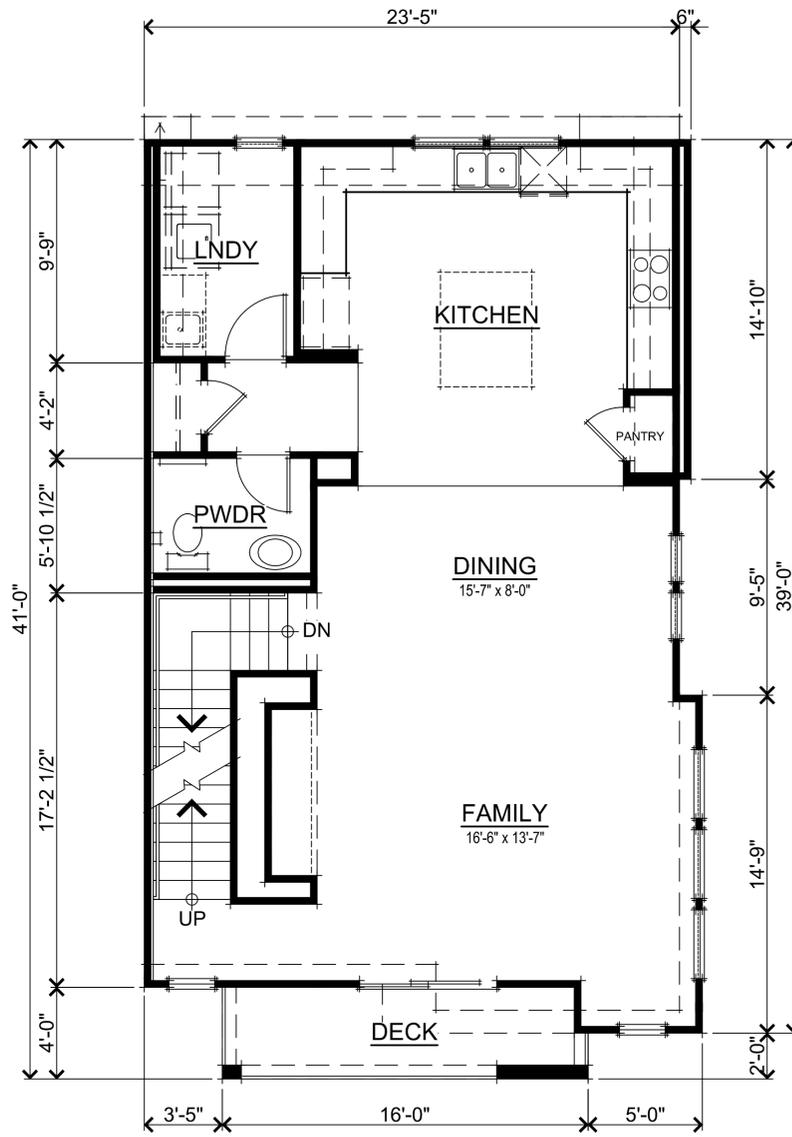
UNIT 2 FLOOR PLANS
 A02

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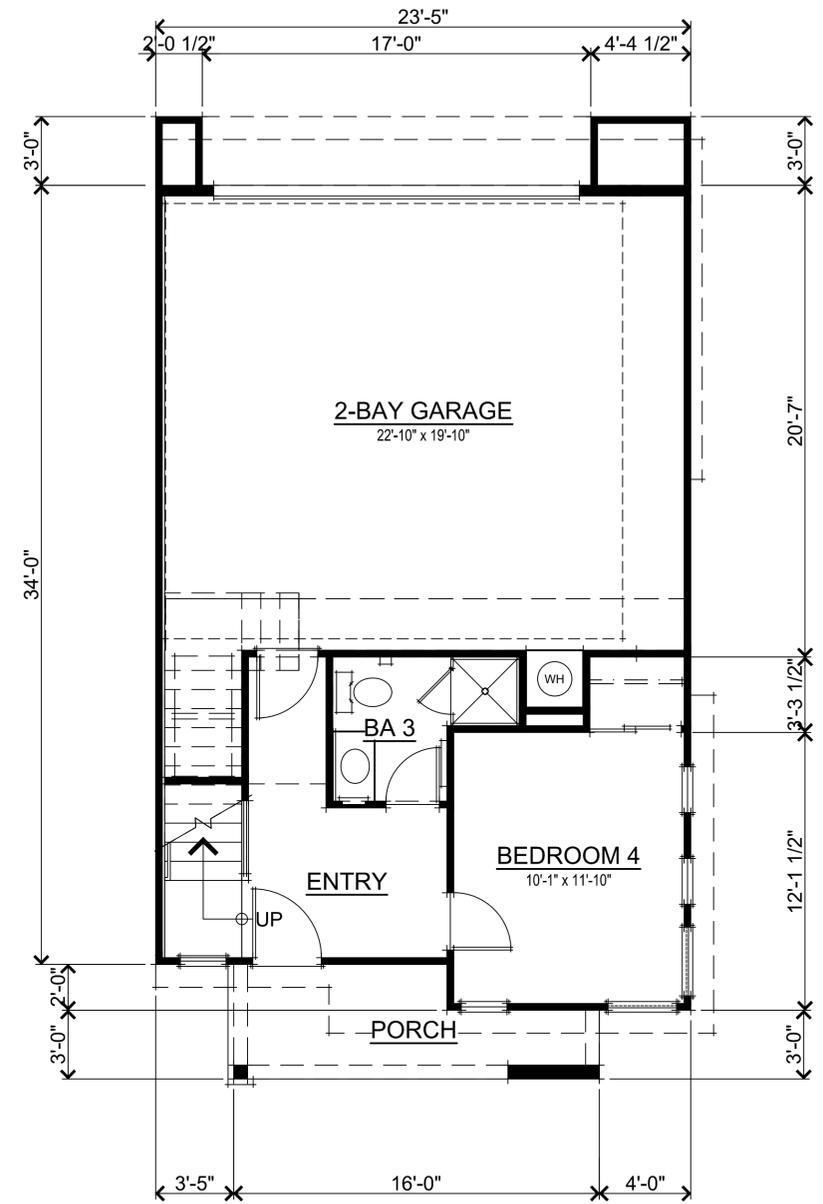




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	315 SQ. FT.
SECOND FLOOR	913 SQ. FT.
THIRD FLOOR	844 SQ. FT.
TOTAL LIVING	2072 SQ. FT.
2-BAY GARAGE	496 SQ. FT.
PORCH	68 SQ. FT.
DECK	40 SQ. FT.

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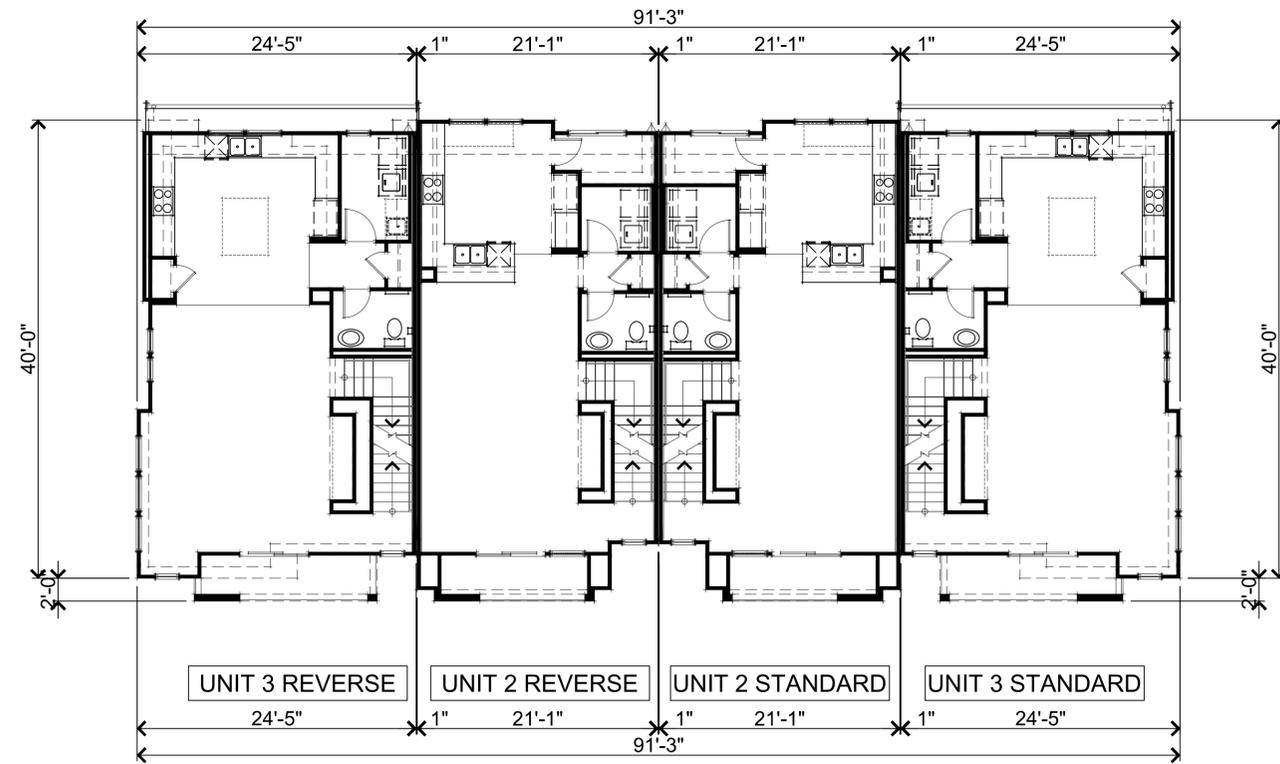
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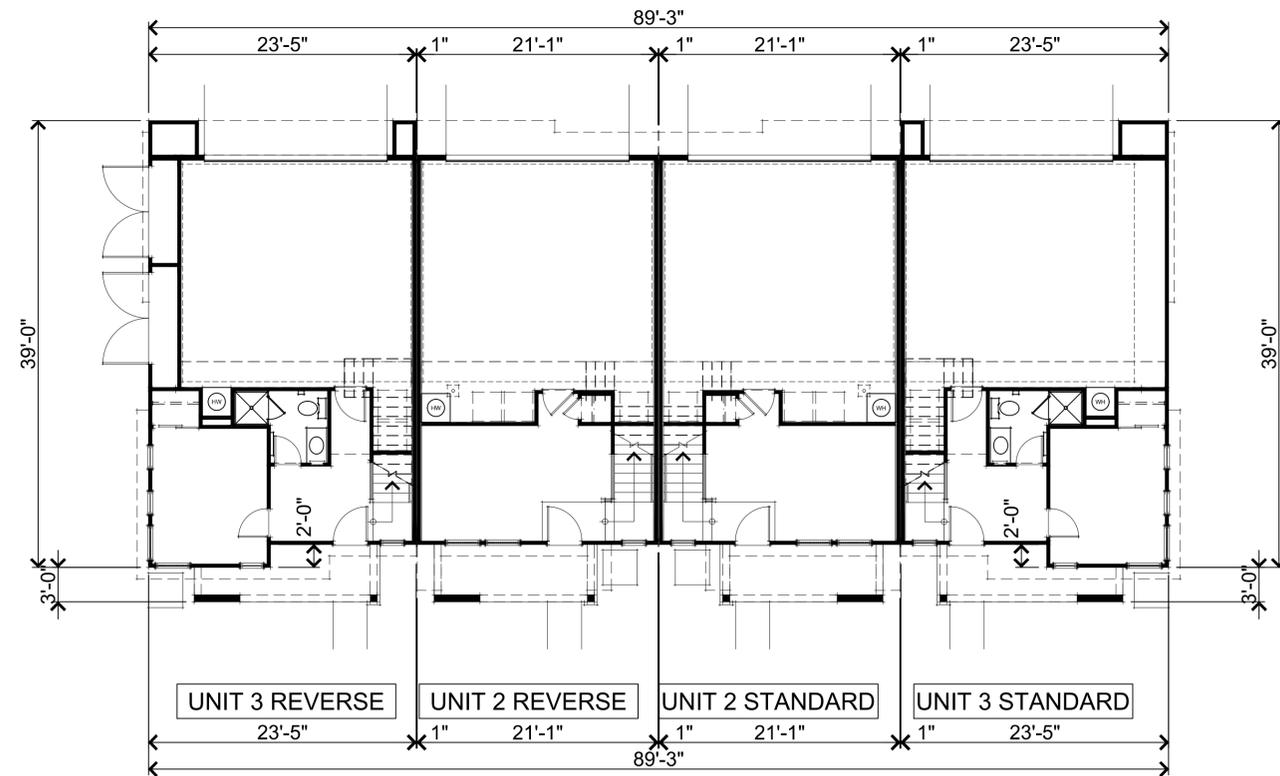
UNIT 3 FLOOR PLANS
 A03

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

* UTILITIES MAY VARY BASED ON LOCATION ON SITE



4-UNIT FIRST & SECOND FLOOR PLANS

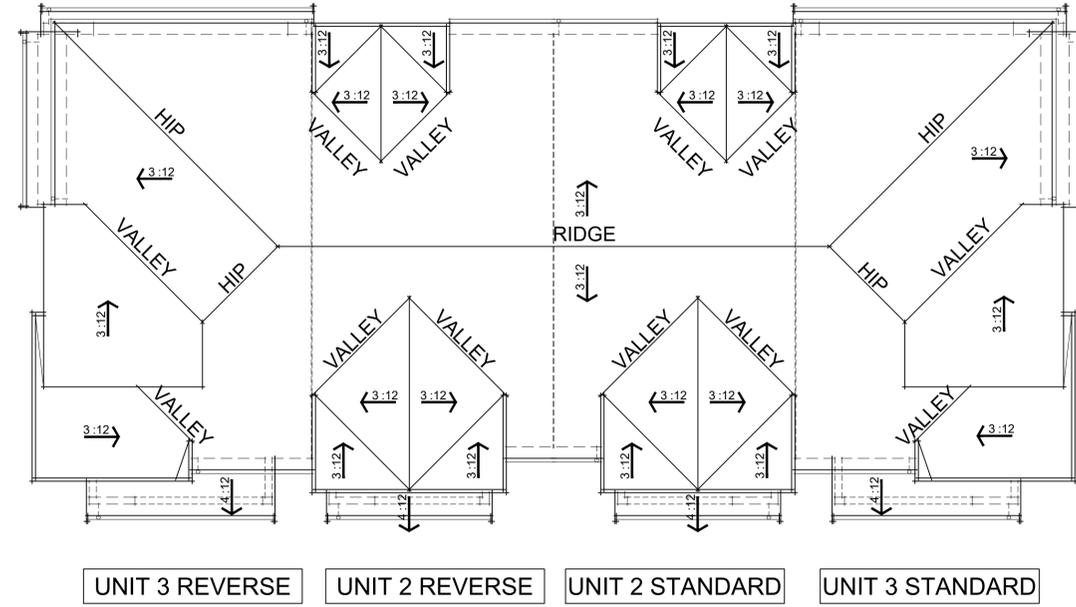
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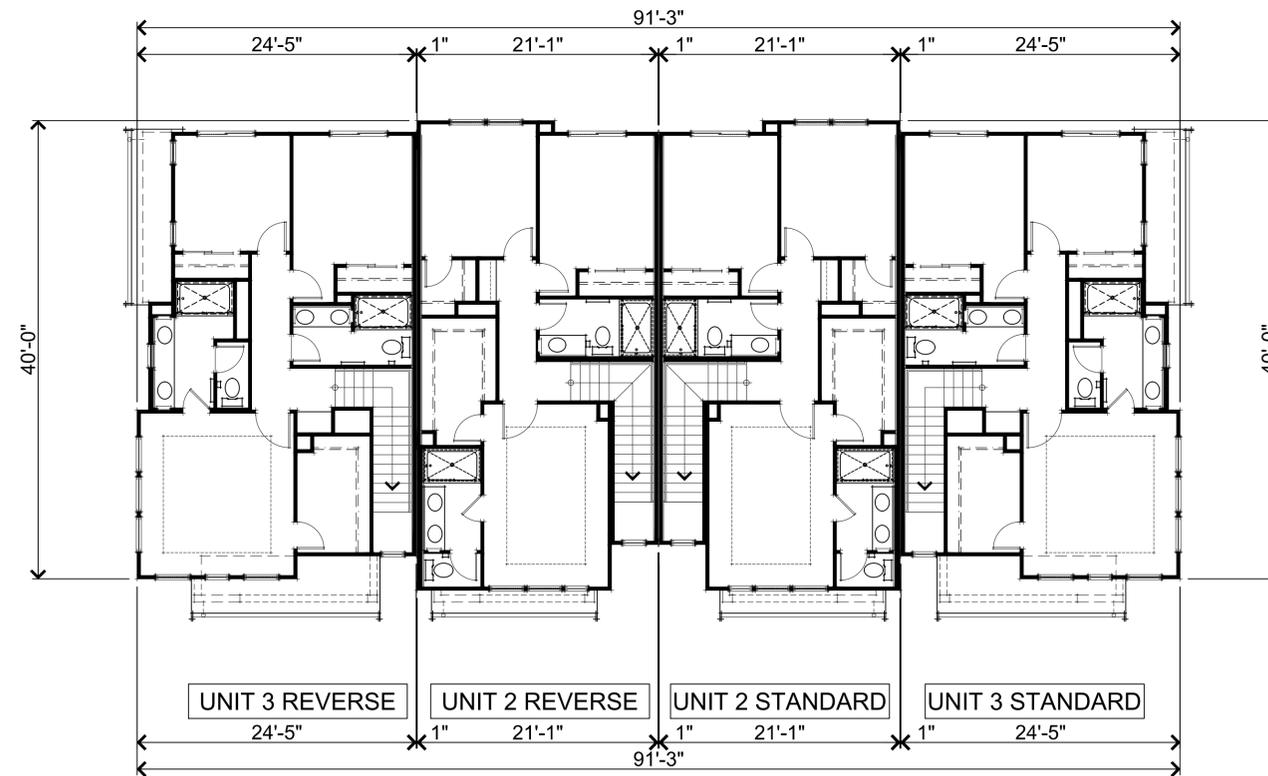
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ROOF PLAN



THIRD FLOOR PLAN



4-UNIT THIRD FLOOR PLAN & ROOF PLAN

A05

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LEFT ELEVATION



RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



FRONT ELEVATION

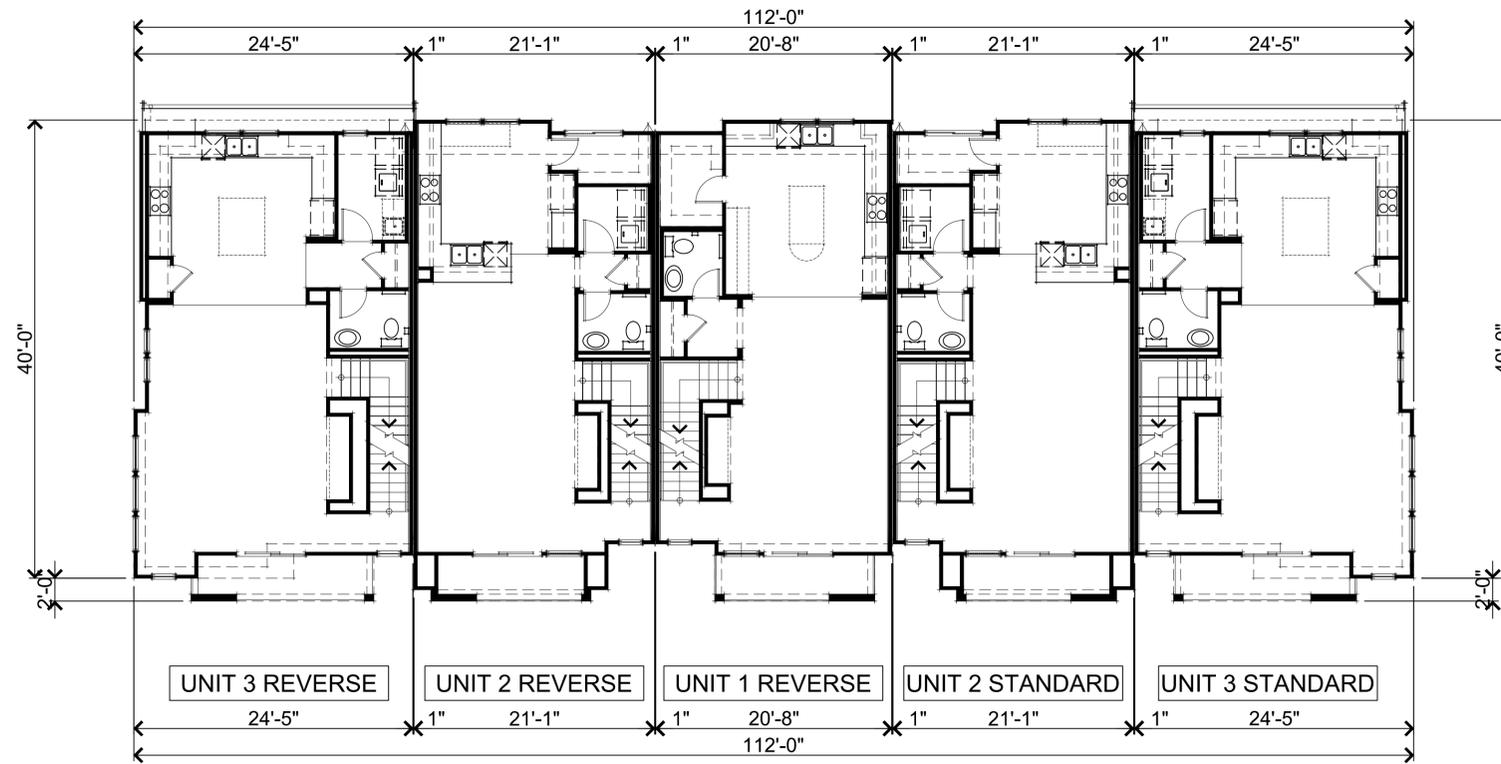
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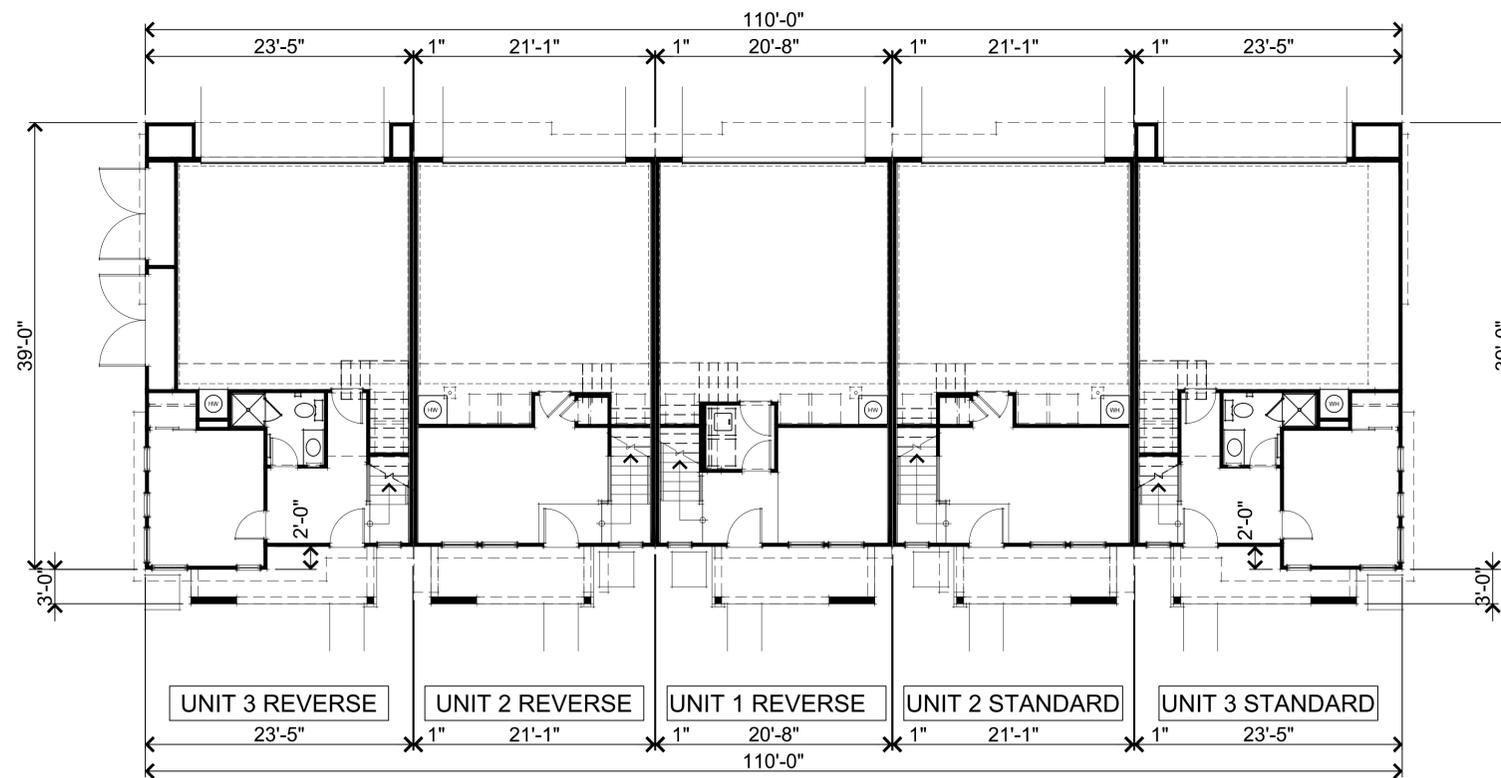
0 2' 4' 6' 8' 16'
 4-UNIT ELEVATIONS
 A06

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

* UTILITIES MAY VARY BASED ON LOCATION ON SITE



5-UNIT FIRST & SECOND FLOOR PLANS

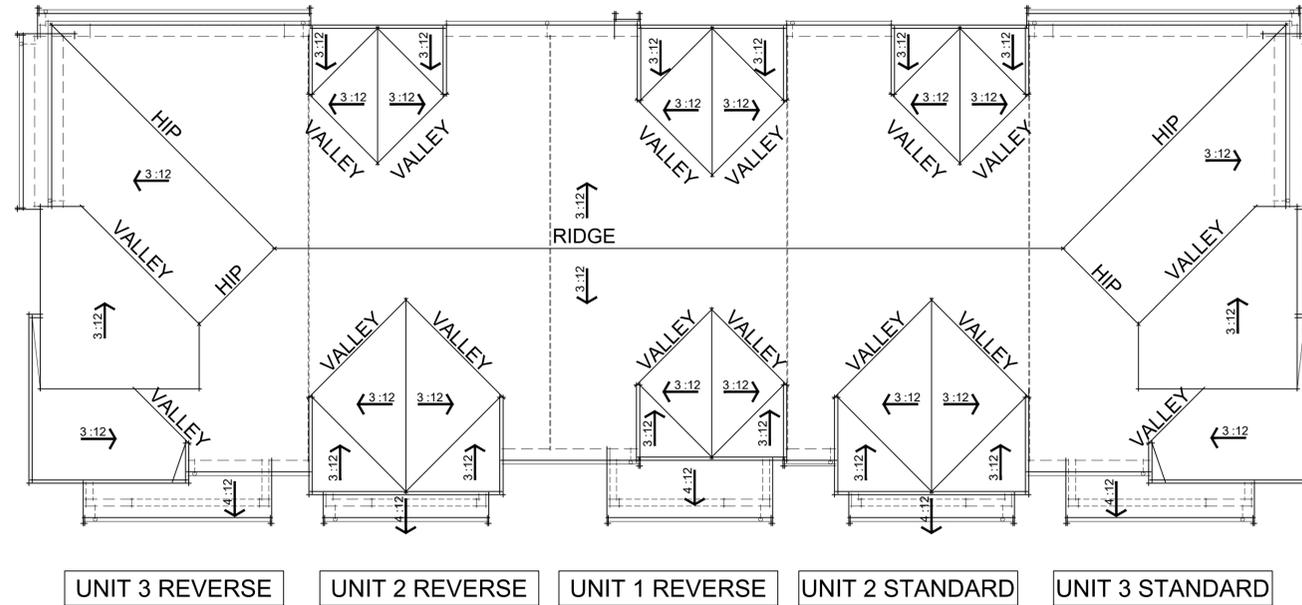
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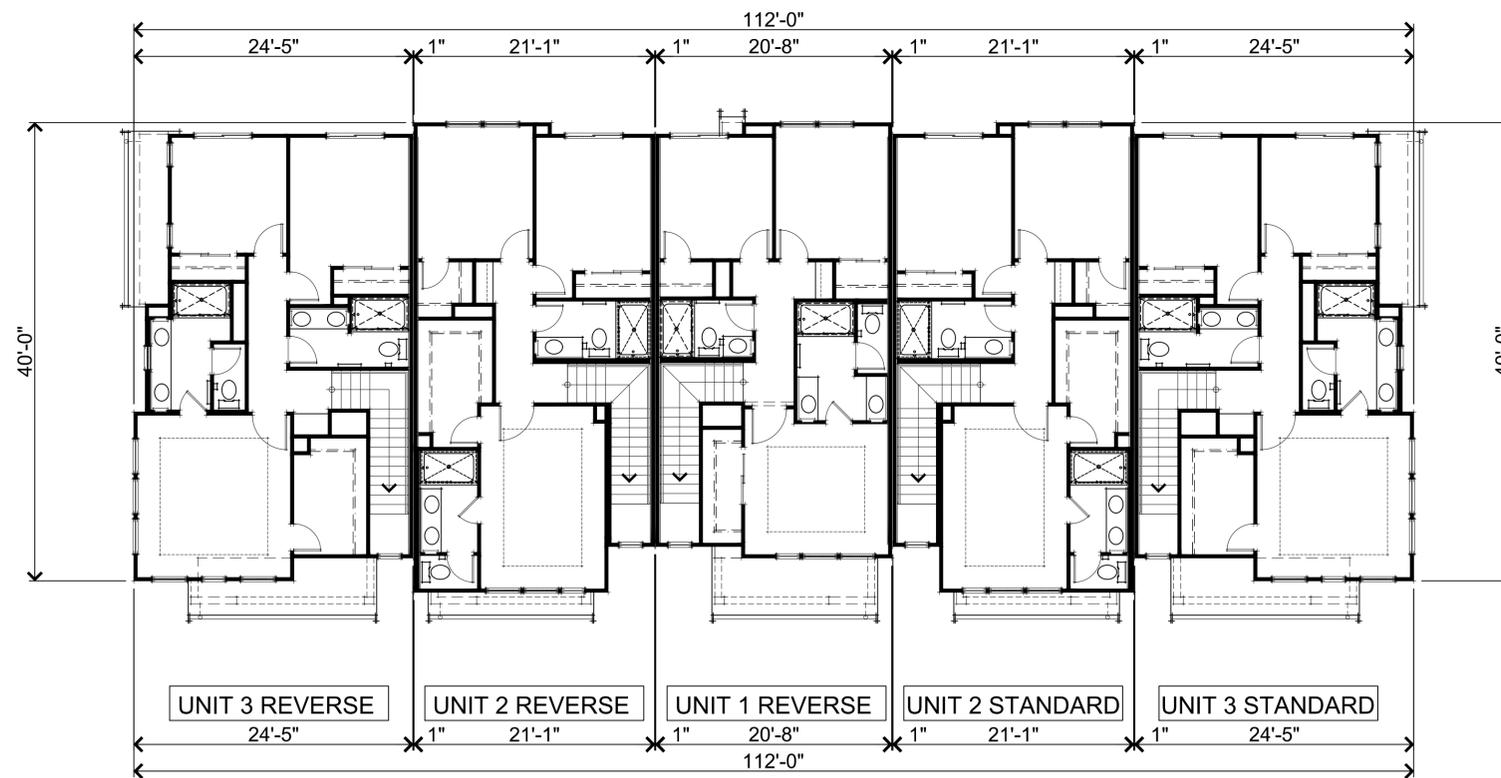
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ROOF PLAN



THIRD FLOOR PLAN



5-UNIT THIRD FLOOR PLAN & ROOF PLAN
A08

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LEFT ELEVATION



RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



FRONT ELEVATION

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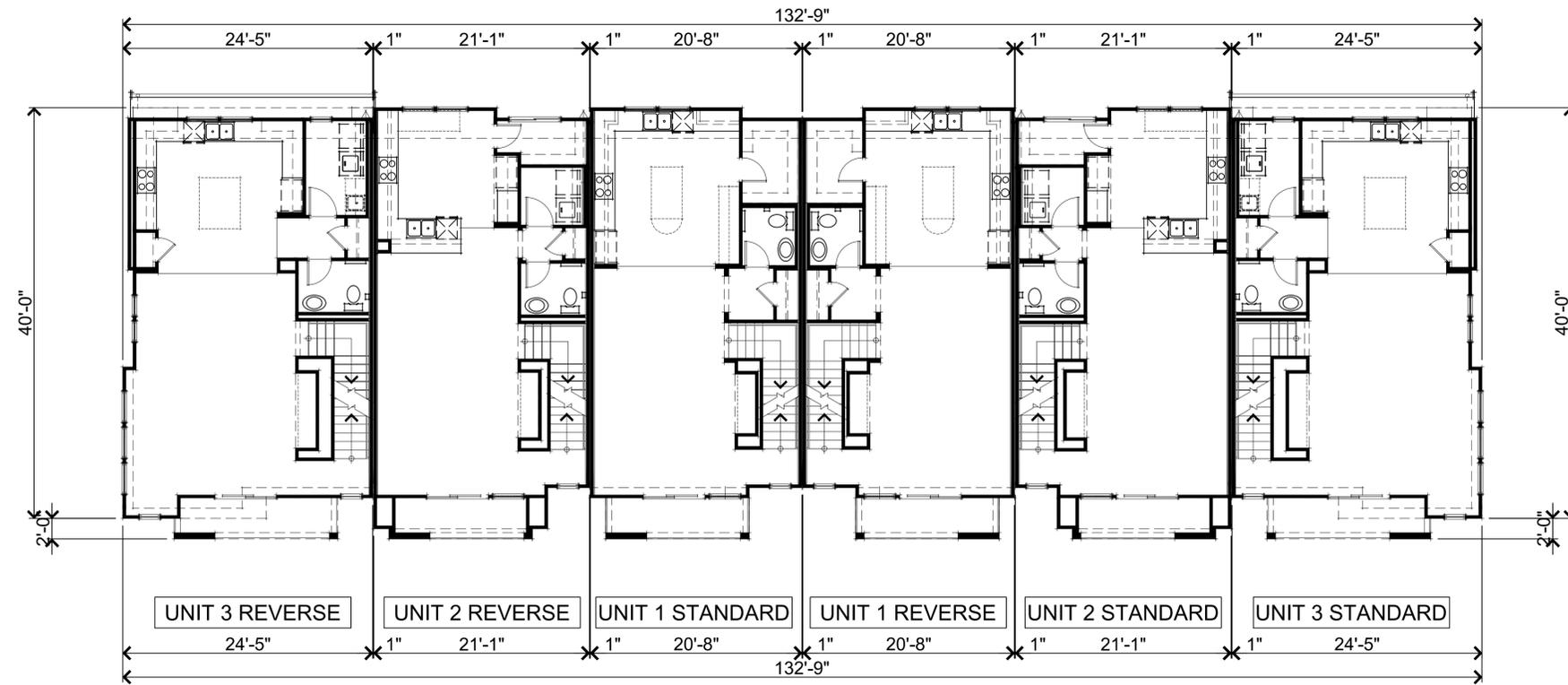
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0 2' 4' 6' 8' 16'

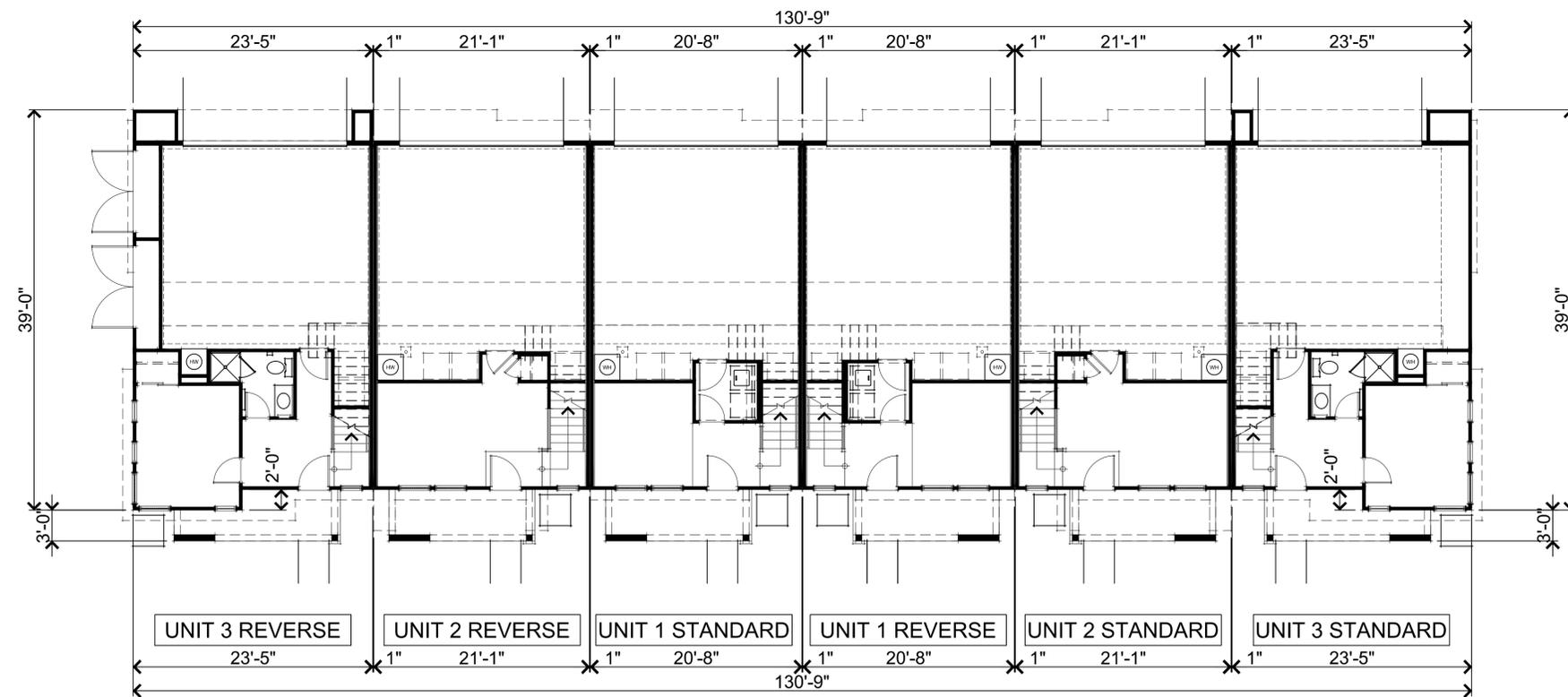
5-UNIT ELEVATIONS
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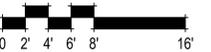


SECOND FLOOR PLAN



FIRST FLOOR PLAN

* UTILITIES MAY VARY BASED ON LOCATION ON SITE



6-UNIT FIRST & SECOND FLOOR PLANS

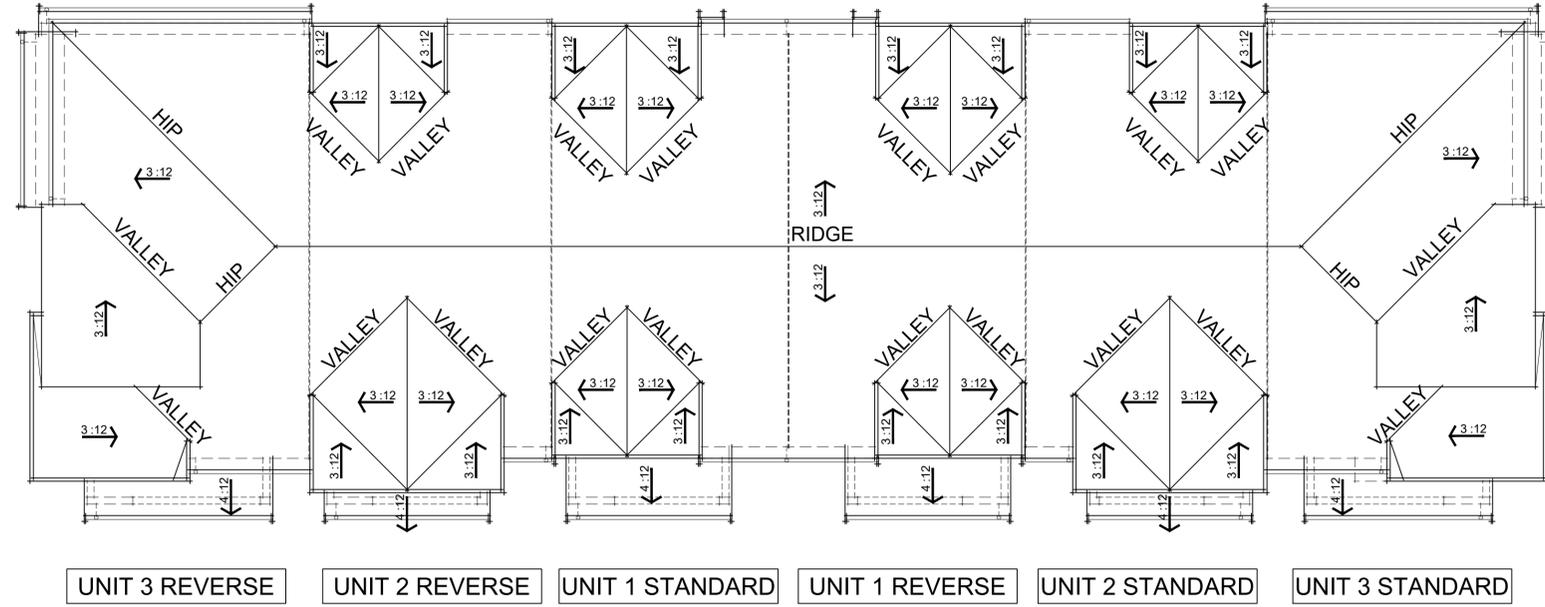
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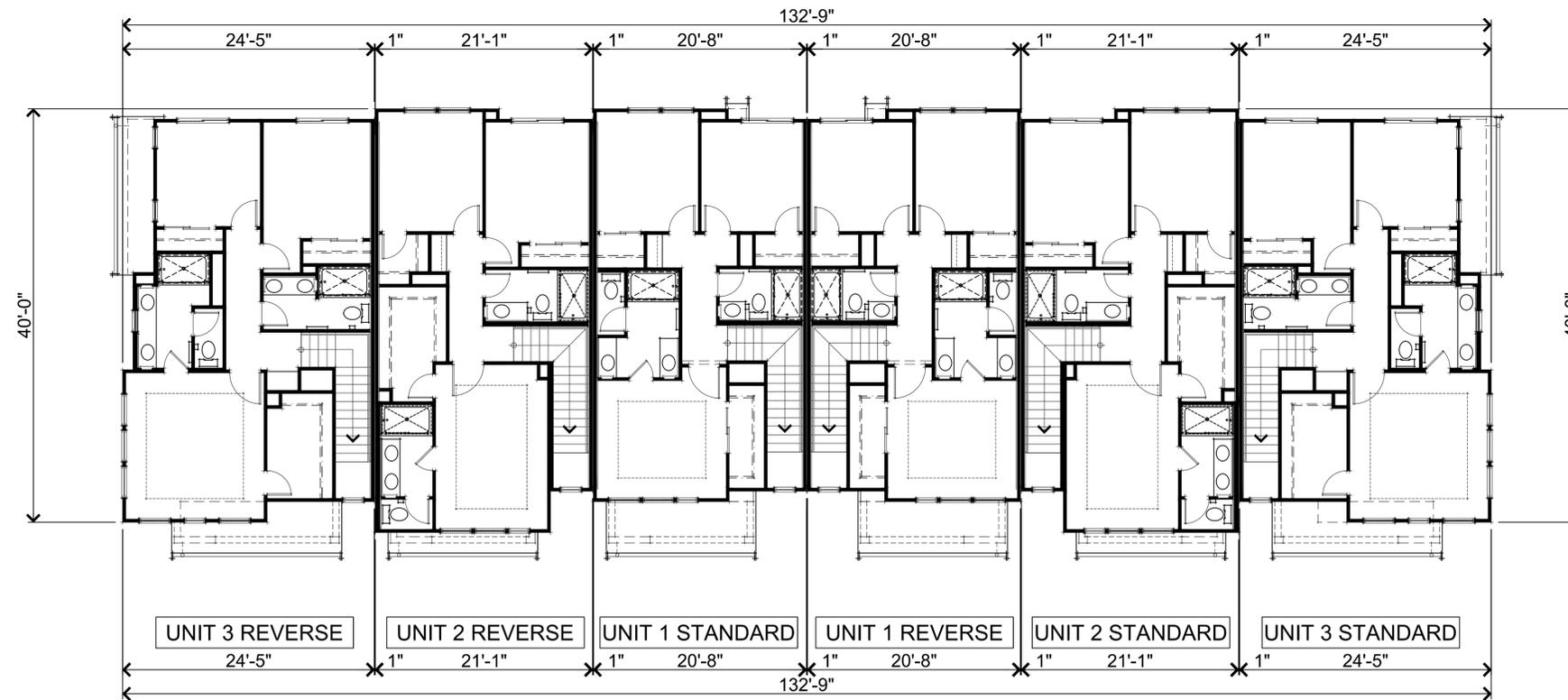
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ROOF PLAN



THIRD FLOOR PLAN



6-UNIT THIRD FLOOR PLAN & ROOF PLAN
A11

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LEFT ELEVATION



RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



FRONT ELEVATION

- RIDGE HT. 34'-4" ●
- ②
- EAVE HT. 29'-5 1/2" ●
- ⑤
- ⑥
- ④
- ③
- ①



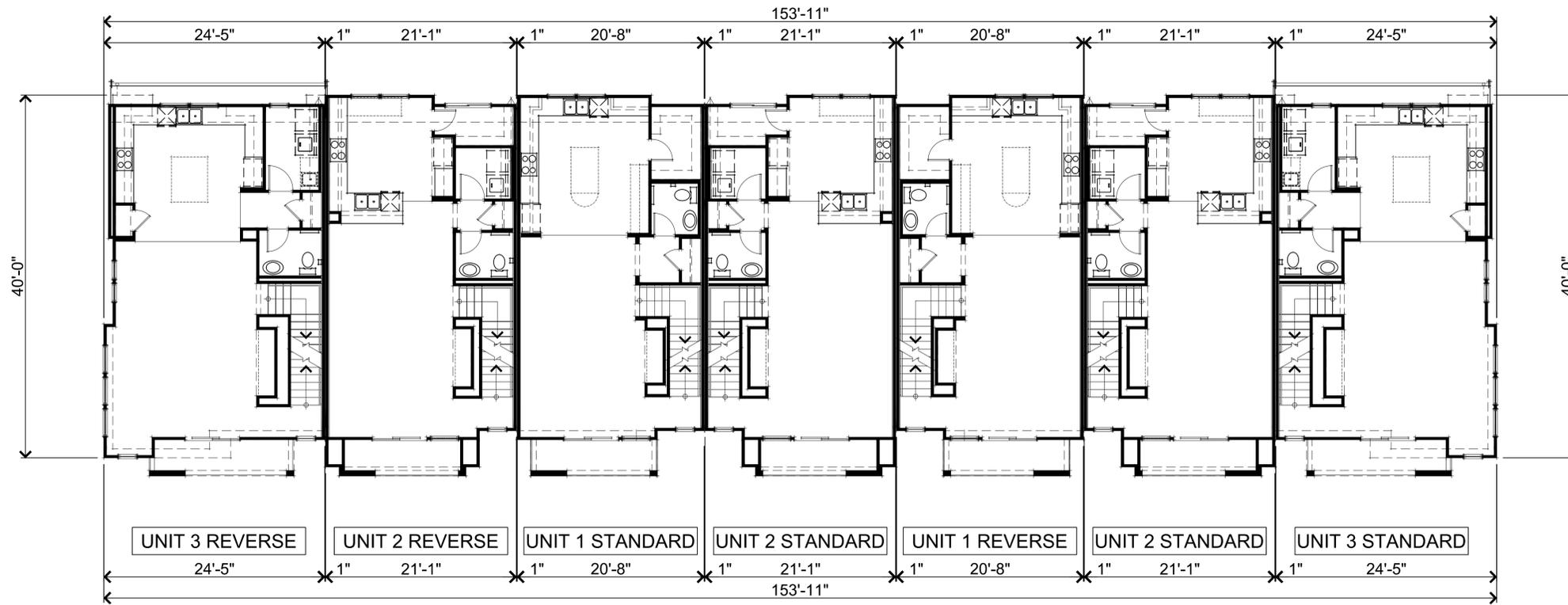
6-UNIT ELEVATIONS
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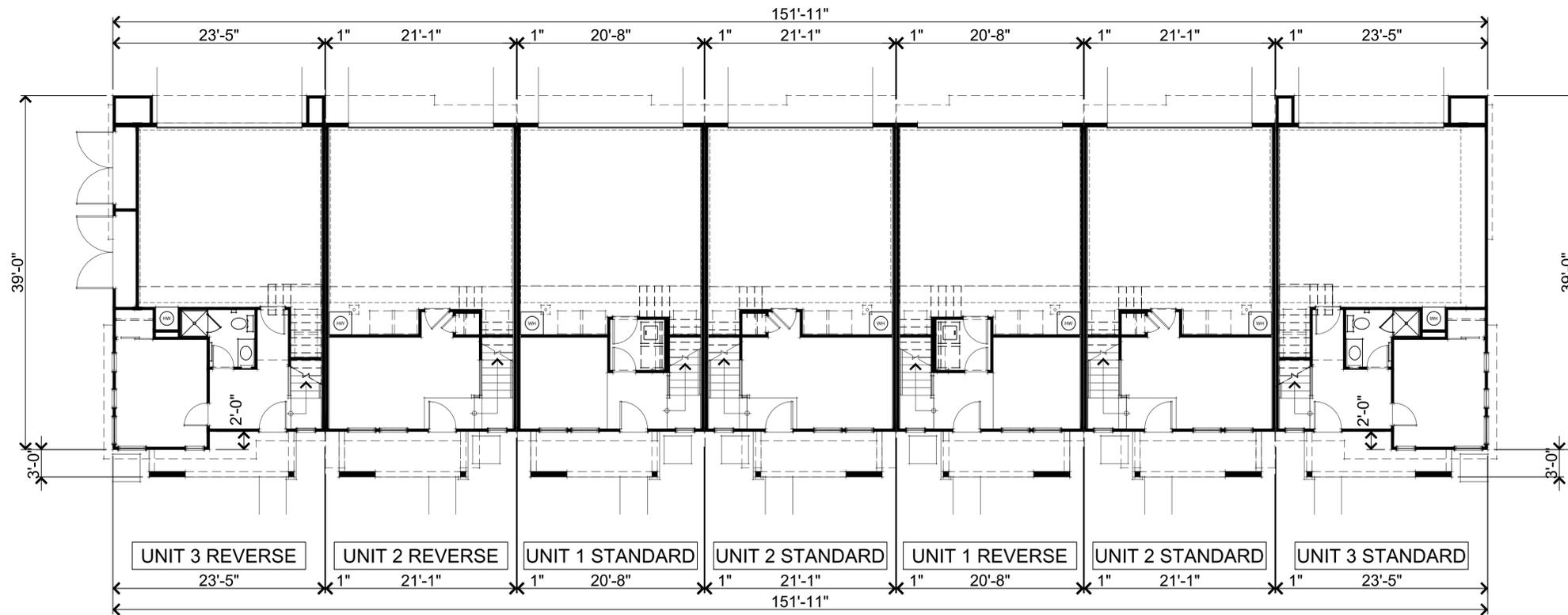
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

* UTILITIES MAY VARY BASED ON LOCATION ON SITE



7-UNIT FIRST & SECOND FLOOR PLANS

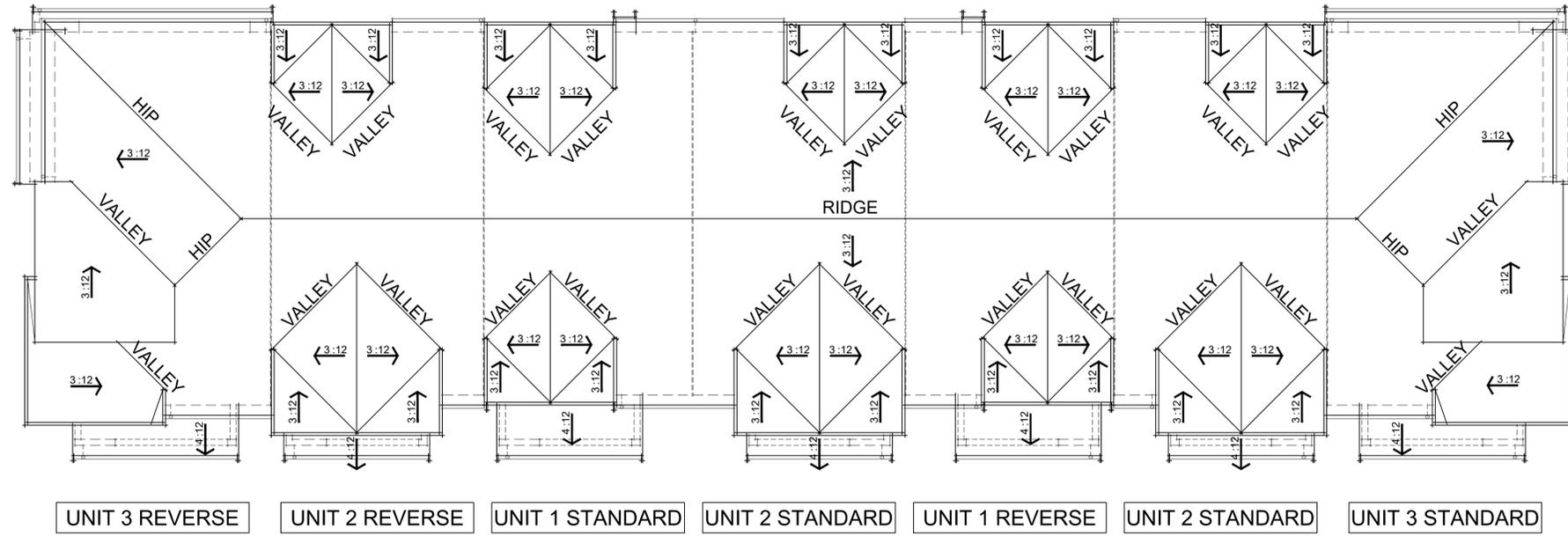
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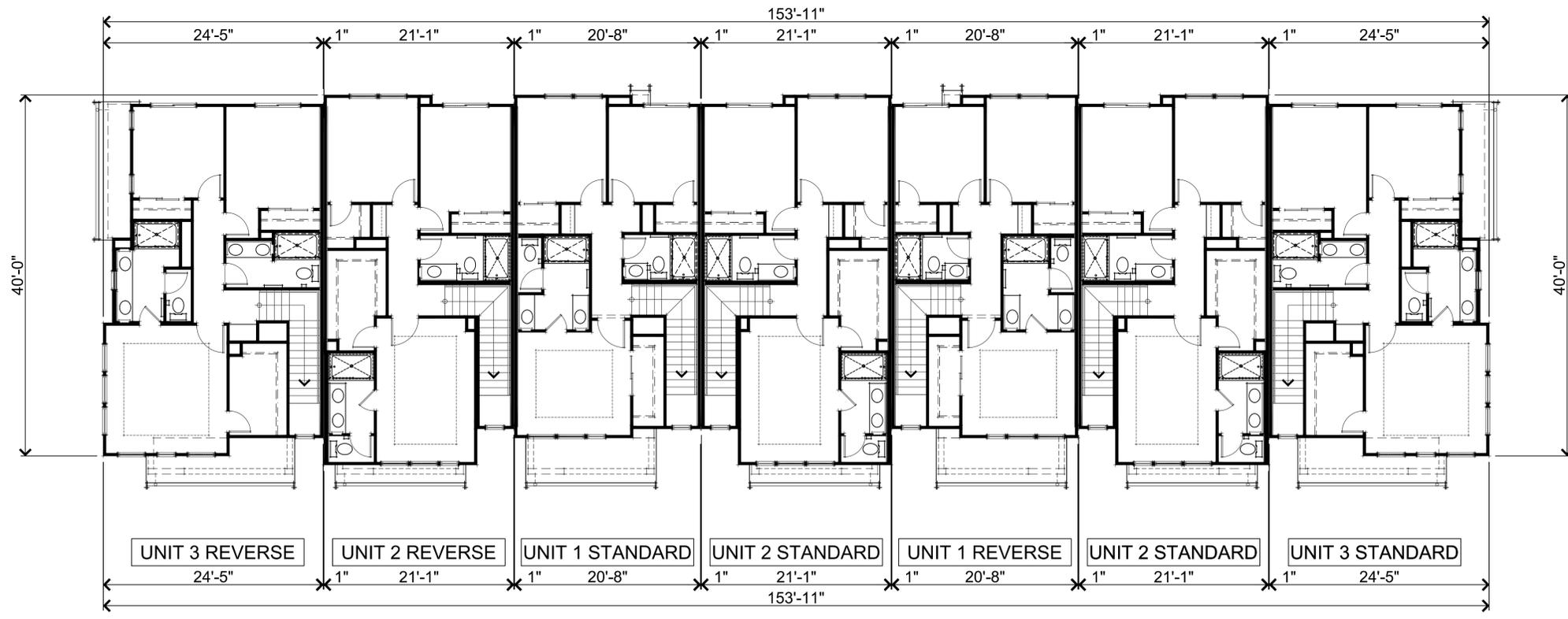
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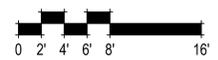
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ROOF PLAN



UNIT 3 REVERSE UNIT 2 REVERSE UNIT 1 STANDARD UNIT 2 STANDARD UNIT 1 REVERSE UNIT 2 STANDARD UNIT 3 STANDARD

THIRD FLOOR PLAN



7-UNIT THIRD FLOOR PLAN & ROOF PLAN
A14

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LEFT ELEVATION



RIGHT ELEVATION

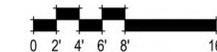
- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
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 - ③ - FIBER CEMENT HORIZONTAL SIDING
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 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



FRONT ELEVATION



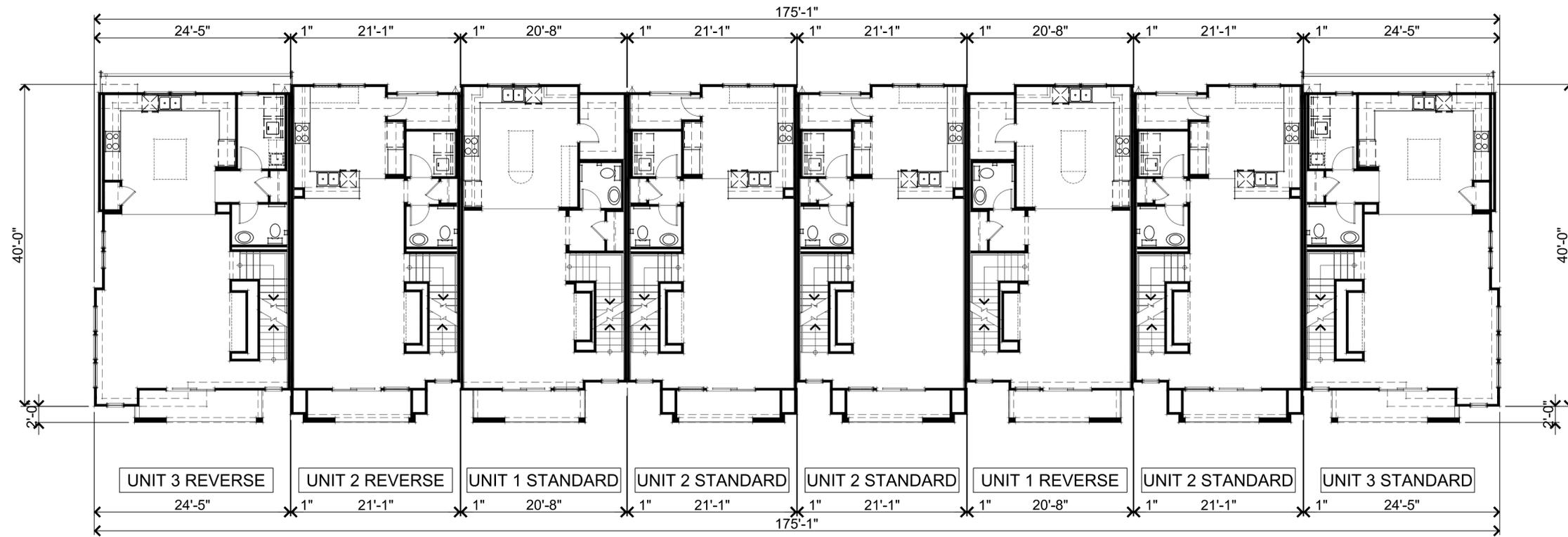
7-UNIT ELEVATIONS
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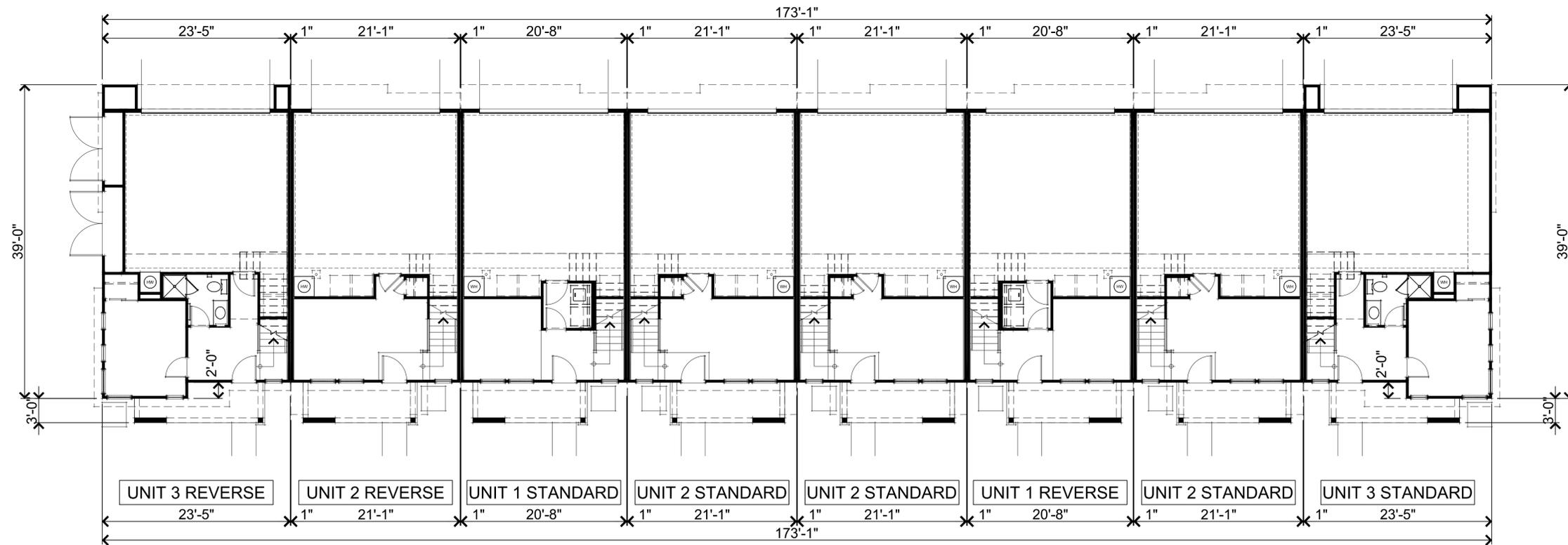
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

* UTILITIES MAY VARY BASED ON LOCATION ON SITE



8-UNIT FIRST & SECOND FLOOR PLANS

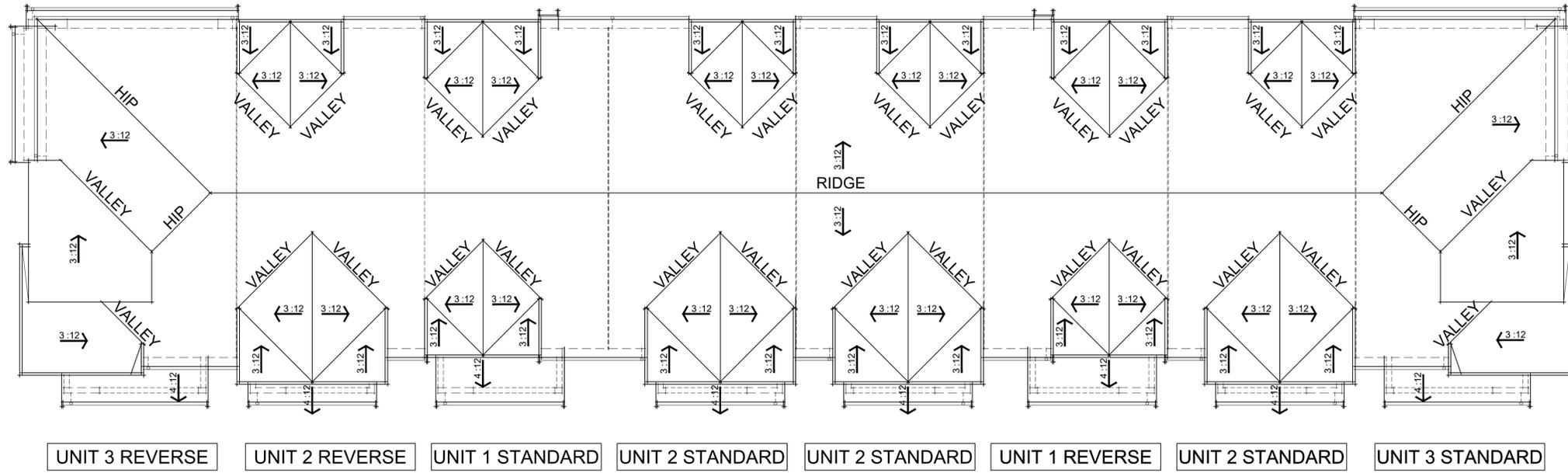
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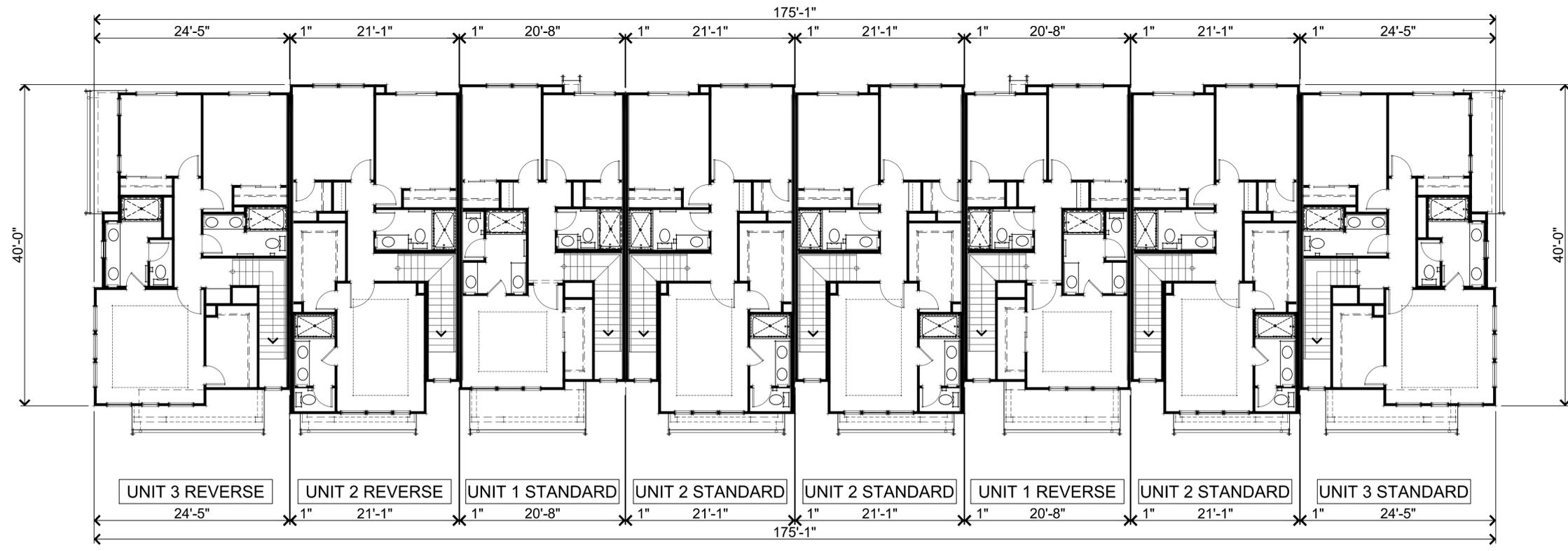
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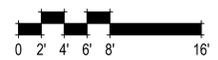
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ROOF PLAN



UNIT 3 REVERSE UNIT 2 REVERSE UNIT 1 STANDARD UNIT 2 STANDARD UNIT 2 STANDARD UNIT 1 REVERSE UNIT 2 STANDARD UNIT 3 STANDARD

THIRD FLOOR PLAN



8-UNIT THIRD FLOOR PLAN & ROOF PLAN
A17

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LEFT ELEVATION



RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS
- ① - EXTERIOR PLASTER, MEDIUM SAND FINISH
 - ② - BOARD & BATTEN VERTICAL SIDING
 - ③ - FIBER CEMENT HORIZONTAL SIDING
 - ④ - PERFORATED MESH METAL RAILINGS
 - ⑤ - WOOD WINDOW TRIM @ SIDING
 - ⑥ - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING



REAR ELEVATION



FRONT ELEVATION

8-UNIT ELEVATIONS
A18

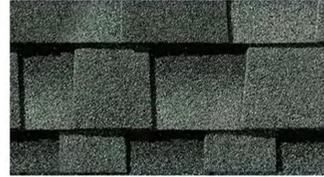
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5000 Executive Parkway, San Ramon, CA 94583
925.983.4500

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3361 Walnut Blvd, Suite 120
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COLOR SCHEME 1



GAF Roofing
Slate



Stucco
SW 9165 Gossamer Veil



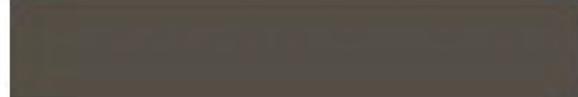
Horizontal Siding
SW 7639 Ethereal Mood



Vertical Siding
SW 9083 Dusted Truffle

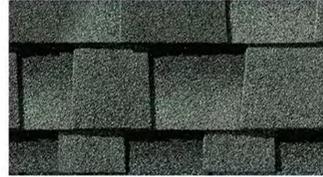


Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray



Entry Door / Accent
SW 7048 Urbane Bronze

COLOR SCHEME 2



GAF Roofing
Slate



Stucco
SW 9165 Gossamer Veil



Horizontal Siding
SW 7067 Cityscape



Vertical Siding
SW 6178 Clary Sage

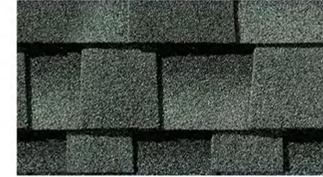


Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray



Entry Door / Accent
SW 2740 Mineral Gray

COLOR SCHEME 3



GAF Roofing
Slate



Stucco
SW 9165 Gossamer Veil



Horizontal Siding
SW 7644 Gateway Gray



Vertical Siding
SW 9152 Let it Rain



Fascia / Railing & Garage Door
SW 7019 Gauntlet Gray



Entry Door / Accent
SW 7645 Thunder Gray



DECEMBER 21, 10 AM



DECEMBER 21, 2 PM

310.541 Soquel Avenue
Santa Cruz, CA
March 18, 2025

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5000 Executive Parkway, San Ramon, CA 94583
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SHADOW STUDY
A20

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CHANTICLEER AVENUE
(PUBLIC STREET)

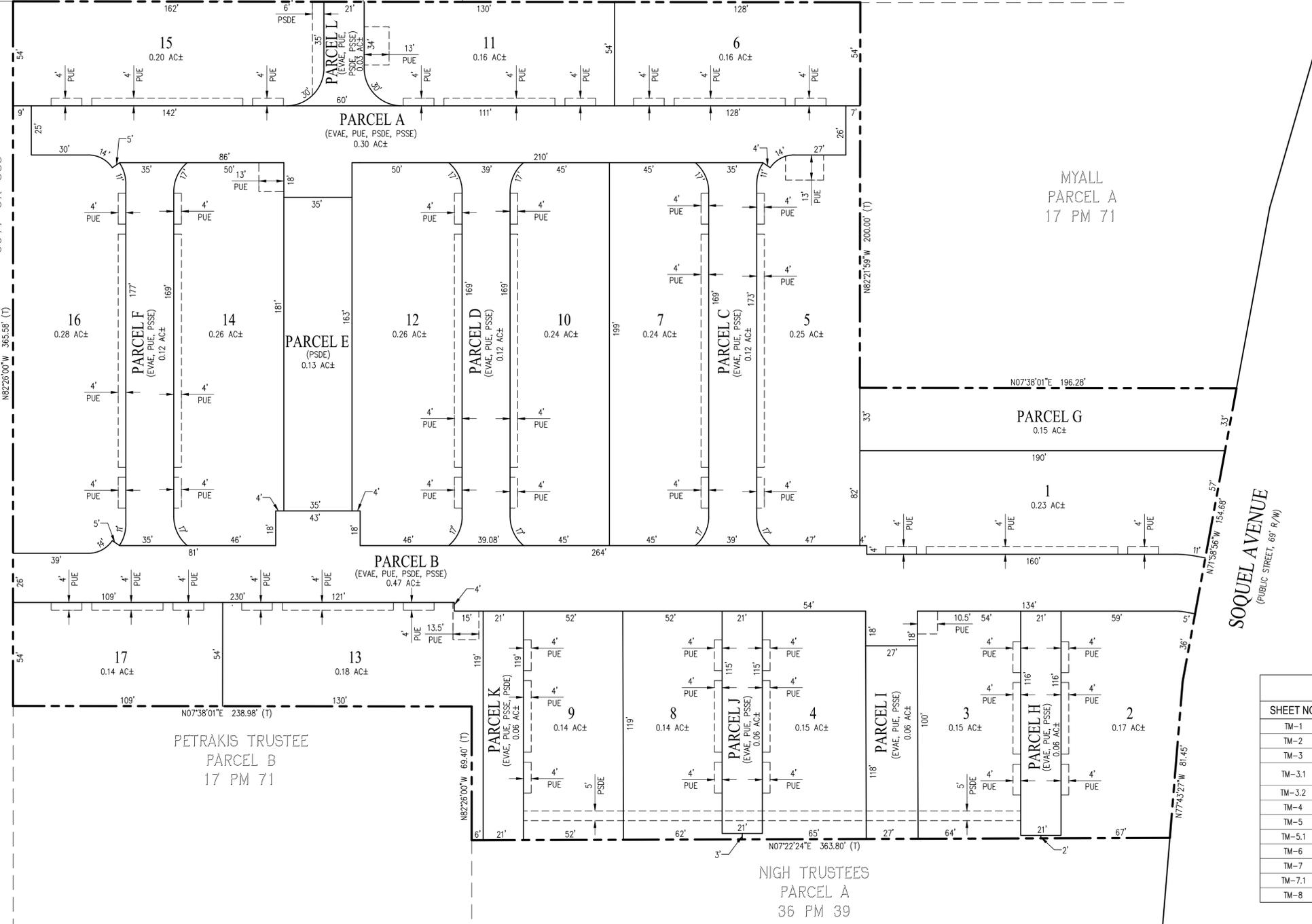
TUFO
2021-0028103

COUNTY OF
SANTA CRUZ
LOT A
106 M 22

LOT 2
106 M 22

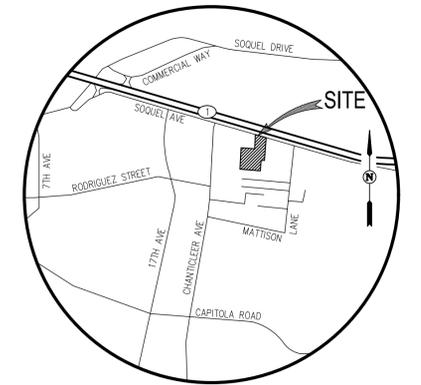
(EVAE, PSDE, PSSE
& ORE
BY SEPARATE
AGREEMENT WITH
NEIGHBORING
PROPERTY OWNER)

BEACHCOMBER
MOBILE HOME PARK
COOPERATIVE INC
5617 OR 380



CONTACTS:

1. DEVELOPER: KB HOME NORTHERN CALIFORNIA
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583
(650) 288-5970
BLAKE PETERS
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E.
3. ARCHITECT: SDG ARCHITECTS
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
(925) 216-5555
4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP, INC.
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
(408) 245-4600



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBER: 029-021-047
2. SANTA CRUZ COUNTY TRACT#: 1623
3. GROSS SITE AREA: 4.97 AC±
4. NET SITE AREA: 2.09 AC± (LESS ALL PRIVATE RIGHT OF WAYS)
5. FLOOR AREA RATIO (F.A.R.): 0.87
6. LOT COVERAGE: 24.6% (EXCLUDES PORCHES, 225 SF GARAGE/UNIT)
7. MAX PROPOSED BUILDING HEIGHT: 35'
8. EXISTING ZONING: MULTI-FAMILY RESIDENTIAL (RM-2-R)
PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (RM-2-R)
9. NUMBER OF RESIDENTIAL UNITS: 100 MULTI-FAMILY CONDOMINIUM UNITS (ATTACHED)
10. GROSS DENSITY: 20.1 DU/AC
11. LOT/PARCEL INFORMATION
PROPOSED NUMBER OF LOTS: 17
AVERAGE LOT SIZE: 0.19 AC±
MINIMUM LOT SIZE: 0.14 AC± (LOTS 8, 9, 17)
PROPOSED NUMBER OF PARCELS: 12
AVERAGE PARCEL SIZE: 0.14 AC±
MINIMUM PARCEL SIZE: 0.03 AC± (PARCEL L)
12. EXISTING STRUCTURES: ALL EXISTING ONSITE STRUCTURES TO BE REMOVED.
13. EXISTING UTILITIES: ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
14. UTILITIES
WATER: CITY OF SANTA CRUZ WATER DEPARTMENT
SANITARY SEWER: SANTA CRUZ COUNTY SANITATION DISTRICT
STORM DRAIN: SANTA CRUZ COUNTY
GAS AND ELECTRIC: PG&E
15. FLOOD ZONE: ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (FEMA MAP NUMBER: 06087C0351E, DATED MAY 16, 2012)
16. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-17 & PARCELS A-L AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SE1. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 100 RESIDENTIAL UNITS.

SHEET INDEX	
SHEET NO	DESCRIPTION
TM-1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-2	EXISTING SITE PLAN
TM-3	PROPOSED SITE PLAN
TM-3.1	PROPOSED SITE PLAN CROSS SECTIONS & TYPICAL STREET SECTIONS
TM-3.2	PROPOSED SITE PLAN IMPERVIOUS SURFACING
TM-4	PRELIMINARY GRADING PLAN
TM-5	PRELIMINARY UTILITY PLAN
TM-5.1	PRELIMINARY SOQUEL AVENUE STORM DRAIN IMPROVEMENTS
TM-6	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7	STORMWATER POLLUTION CONTROL PLAN
TM-7.1	STORMWATER POLLUTION CONTROL PLAN NOTES & DETAILS
TM-8	FIRE ACCESS PLAN

LEGEND

- EXISTING BOUNDARY
- - - EXISTING ADJOINER
- RIGHT OF WAY LINE
- - - EASEMENT

ABBREVIATIONS

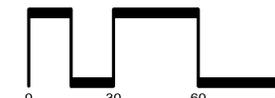
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- ORE OVERLAND RELEASE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY

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July 11, 2025

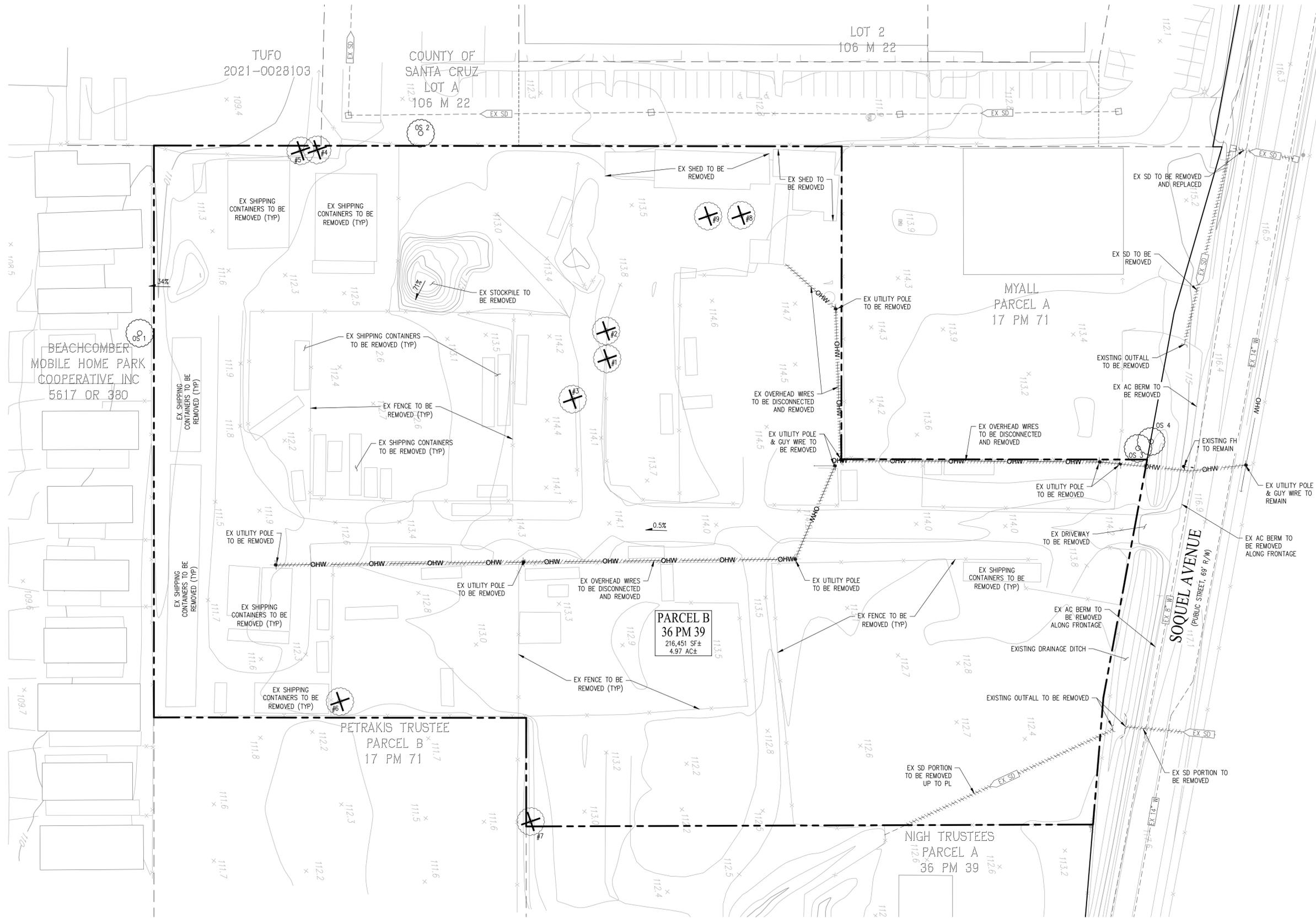
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APN: 029-021-047
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-1



LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- EXISTING OVERHEAD WIRES
- EXISTING OVERHEAD WIRES TO BE REMOVED
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING WATER MAIN
- EXISTING STORM DRAIN HEADWALL
- EXISTING FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

ABBREVIATIONS

- AC ACRE
- EX EXISTING
- FH FIRE HYDRANT
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SF SQUARE FEET
- TYP TYPICAL
- W WATER

ONSITE TREE SUMMARY

TREE #	COMMON NAME	DIAMETER (BREAST HEIGHT)(INCHES)
1	SILVER WATTLE	20
2	SILVER WATTLE	MULTI (8.2, 9.3, 5.3)
3	RED MAPLE	5
4	RIVER RED GUM	10.7
5	RIVER RED GUM	MULTI (19, 11)
6	COAST LIVE OAK	NOT ACCESSIBLE
7	BLACKWOOD ACACIA	9
8	RAYWOOD ASH	NOT ACCESSIBLE
9	RAYWOOD ASH	NOT ACCESSIBLE

OFFSITE TREE SUMMARY

TREE #	COMMON NAME	DIAMETER BREAST HEIGHT (INCHES)
OS 1	COAST REDWOOD	UNKNOWN
OS 2	LONDON PLANE	UNKOWN
OS 3	MONTEREY PINE	37.7
OS 4	MONTEREY PINE	41.1

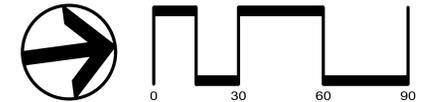
- NOTES:**
- ENTIRE SITE TO BE CLEARED; ALL EXISTING STRUCTURES, TREES, DEBRIS, AND UTILITIES TO BE REMOVED.
 - AVERAGE SITE SLOPE: 0.50%±
MAXIMUM SITE SLOPE: 71%±
MAXIMUM SITE SLOPE IS LOCALIZED TO EXISTING STOCKPILE AND NOT REFLECTIVE OF SITE CONDITIONS.
 - REFER TO ARBORIST REPORT BY HMH, DATED NOVEMBER 12, 2024 FOR TREE DATA.
 - REFER TO GEOTECHNICAL FEASIBILITY REVIEW BY CORNERSTONE EARTH GROUP, DATED MARCH 29, 2024 FOR SOILS DATA.

5940 Soquel Avenue
Santa Cruz, CA
July 11, 2025

APN: 029-021-047
EXISTING SITE PLAN
TM-2

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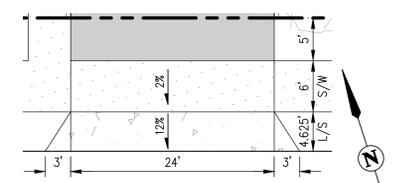


LEGEND

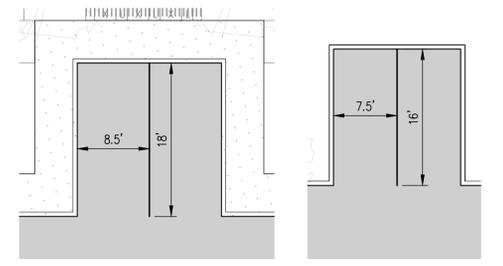
- EXISTING BOUNDARY
- RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK
- BUILDING NUMBER
- UNIT NUMBER
- CURB RAMP
- ACCESSIBLE PARKING STALL
- COMPACT PARKING STALL
- ASPHALT CONCRETE PAVEMENT
- DRIVEWAY CONCRETE
- DECORATIVE CONCRETE (SEE LANDSCAPE PLANS)
- DECOMPOSED GRANITE (SEE LANDSCAPE PLANS)
- UNIT 1 (MODERATE INCOME)
- UNIT 2 (MODERATE INCOME)
- UNIT 3 (MODERATE INCOME)

ABBREVIATIONS

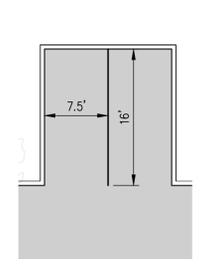
- AC AIR CONDITIONER
- BLDG RIGHT OF WAY
- C COMPACT
- D/W DRIVEWAY
- EX EXISTING
- FC FACE OF CURB
- L/S LANDSCAPE
- R/W RIGHT OF WAY
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB



**SOQUEL AVENUE
DRIVEWAY DETAIL**
SCALE: 1" = 10'



**STANDARD
PARKING DETAIL**
SCALE: 1" = 10'



**COMPACT
PARKING DETAIL**
SCALE: 1" = 10'

TOWNHOME UNIT SUMMARY

NEW UNIT NAME	DESCRIPTION	GARAGE SF (1,000 SF MAX)	GARAGE TYPE	QUANTITY	%	UNIT NET SF*	UNIT GROSS SF***	TOTAL NET SF*	TOTAL UNIT GROSS SF**
UNIT 1	3 BEDROOM + 3 BATH	473	STD 2-CAR	19	19.0	1,735	2,208	32,965	41,952
UNIT 2	3 BEDROOM + 2.5 BATH	472	STD 2-CAR	47	47.0	1,823	2,295	85,681	107,865
UNIT 3	3 BEDROOM + 3 BATH	496	STD 2-CAR	34	34.0	2,072	2,568	70,448	87,312
SUBTOTAL				100	100.0			189,094	237,129
AVG. UNIT SQUARE FOOTAGE								1,891	2,371

NOTE: SEE ARCHITECTURE PLANS FOR DETAILS.

BELOW MARKET RATE HOMES

UNIT	INCOME LEVEL	QUANTITY	PERCENTAGE OF TOTAL UNITS (%)
UNIT 1	MODERATE INCOME	6	6.0
UNIT 2	MODERATE INCOME	6	6.0
UNIT 3	MODERATE INCOME	3	3.0
TOTAL		15	15.0

NOTE: SEE SITE PLAN ABOVE FOR PRELIMINARY LOCATION OF BELOW MARKET RATE HOMES.

GUEST PARKING SUMMARY

STALL COUNT	
STANDARD PARKING	12
COMPACT PARKING	2
ACCESSIBLE PARKING (5% OF TOTAL)	1
TOTAL	15

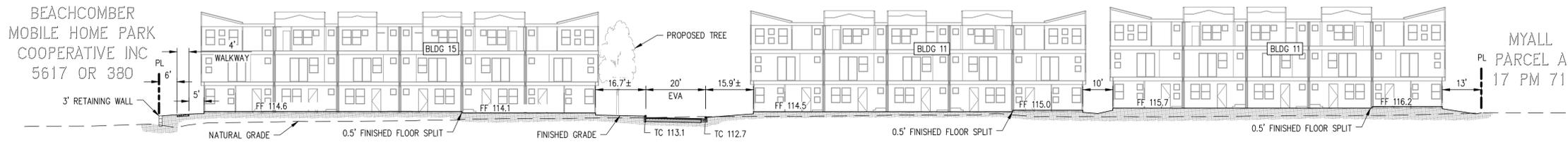
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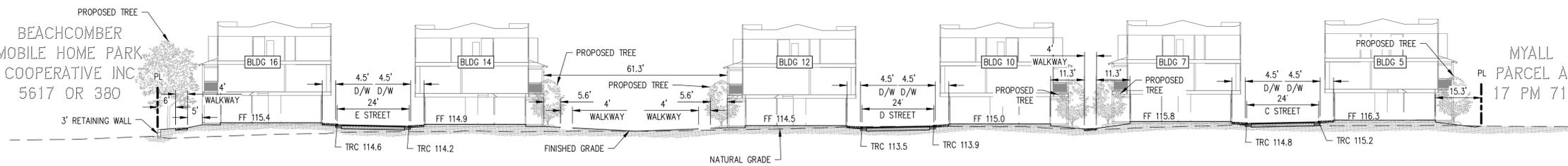
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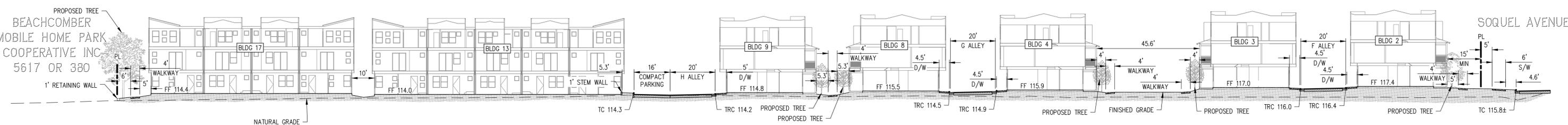
APN: 029-021-047
PROPOSED SITE PLAN
TM-3



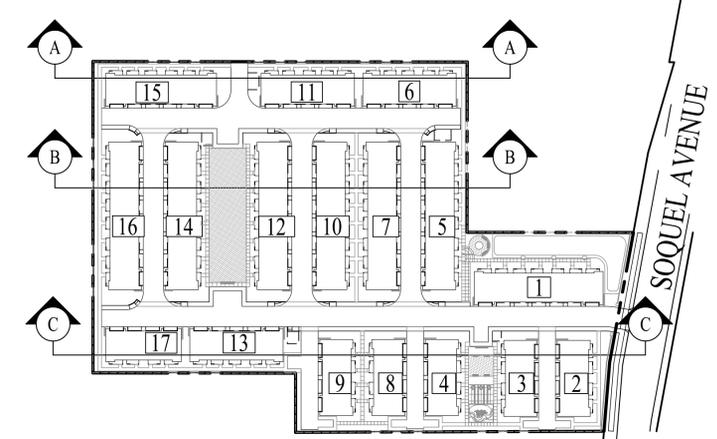
SECTION A-A
SCALE: 1" = 20'



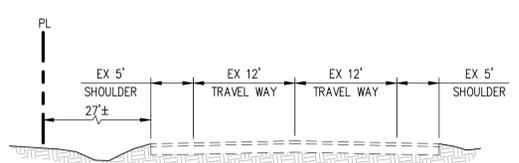
SECTION B-B
SCALE: 1" = 20'



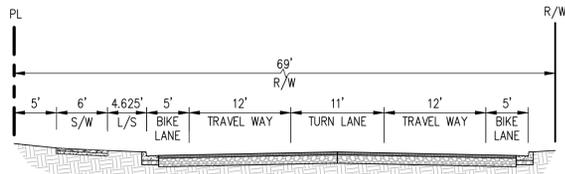
SECTION C-C
SCALE: 1" = 20'



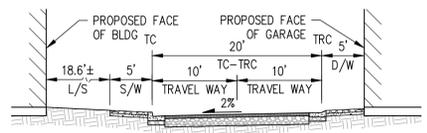
KEYMAP
NOT TO SCALE



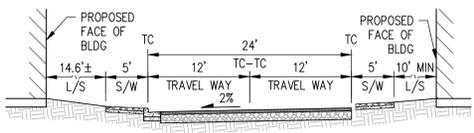
EXISTING SOQUEL AVENUE SECTION
NOT TO SCALE



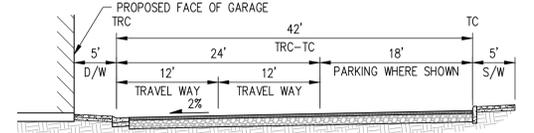
PROPOSED SOQUEL AVENUE SECTION
NOT TO SCALE



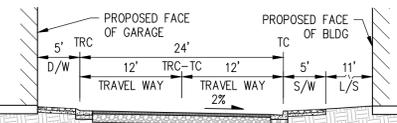
20' WIDE 'A' STREET SECTION
NOT TO SCALE



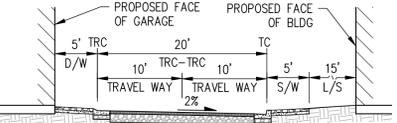
24' WIDE 'A' STREET SECTION
NOT TO SCALE



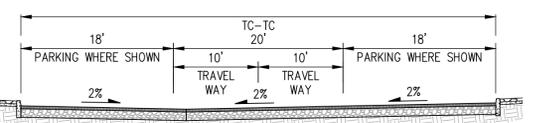
24' WIDE 'A' STREET SECTION W/ PARKING
NOT TO SCALE



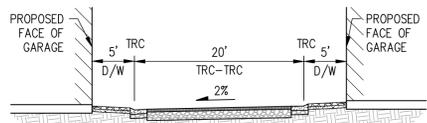
24' WIDE 'B' STREET SECTION
NOT TO SCALE



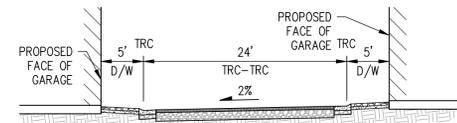
20' WIDE 'B' STREET SECTION
NOT TO SCALE



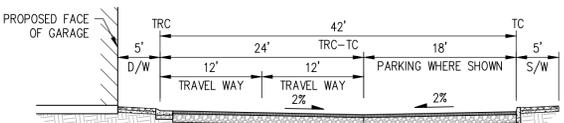
TYPICAL 20' WIDE ALLEY PARKING SECTION
NOT TO SCALE



TYPICAL 20' WIDE ALLEY SECTION
NOT TO SCALE



TYPICAL 24' WIDE STREET SECTION
NOT TO SCALE



'B' STREET SECTION W/ PARKING
NOT TO SCALE

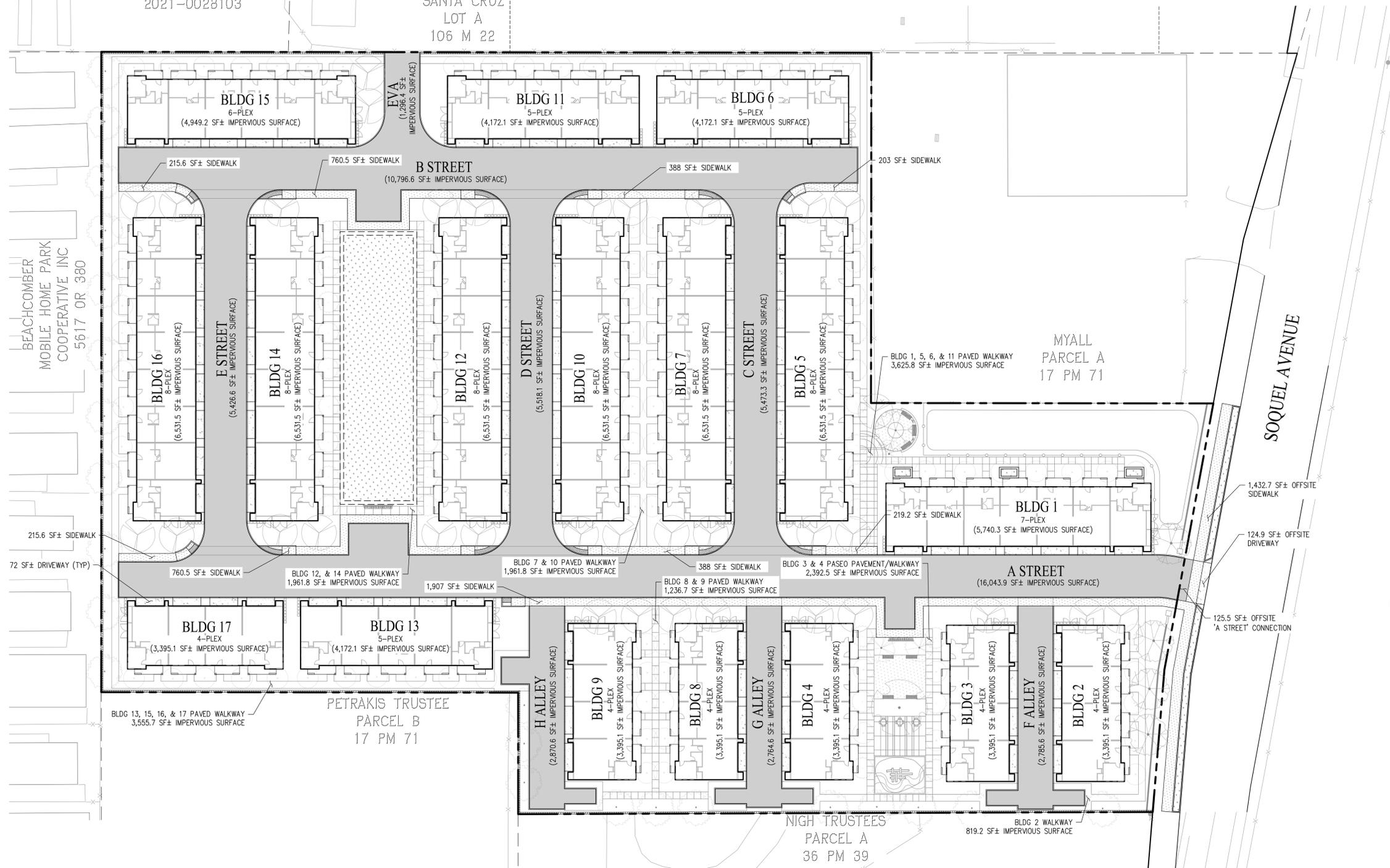
APN: 029-021-047
PROPOSED SITE PLAN CROSS SECTIONS & TYPICAL STREET SECTIONS
TM-3.1

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TUFO
2021-0028103

COUNTY OF
SANTA CRUZ
LOT A
106 M 22



LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK
- BUILDING NUMBER
- UNIT NUMBER
- CURB RAMP
- ACCESSIBLE PARKING STALL
- COMPACT PARKING STALL
- ASPHALT CONCRETE PAVEMENT
- DRIVEWAY CONCRETE
- DECORATIVE CONCRETE (SEE LANDSCAPE PLANS)
- DECOMPOSED GRANITE (SEE LANDSCAPE PLANS)

ONSITE IMPERVIOUS AREA SUMMARY

DESCRIPTION	AREA (SF)
BUILDING FOOTPRINTS	82,765.4
DRIVEWAYS	7,200.0
STREETS ⁽¹⁾	52,975.7
PASEOS & WALKWAYS ⁽²⁾	15,553.5
SIDEWALKS ⁽³⁾	5,057.4
TOTAL	163,552.0

NOTES:

- (1) STREET IMPERVIOUS SURFACE IS MEASURED FROM BACK OF CURB TO BACK OF CURB.
- (2) SEE LANDSCAPE PLANS.
- (3) SIDEWALK AREAS INCLUDE CURB RAMPS AND RETAINING CURBS.

OFFSITE IMPERVIOUS AREA SUMMARY

DESCRIPTION	AREA (SF)
DRIVEWAY	124.9
STREET	125.5
SIDEWALK	1,432.7
TOTAL	1,683.1

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July 11, 2025

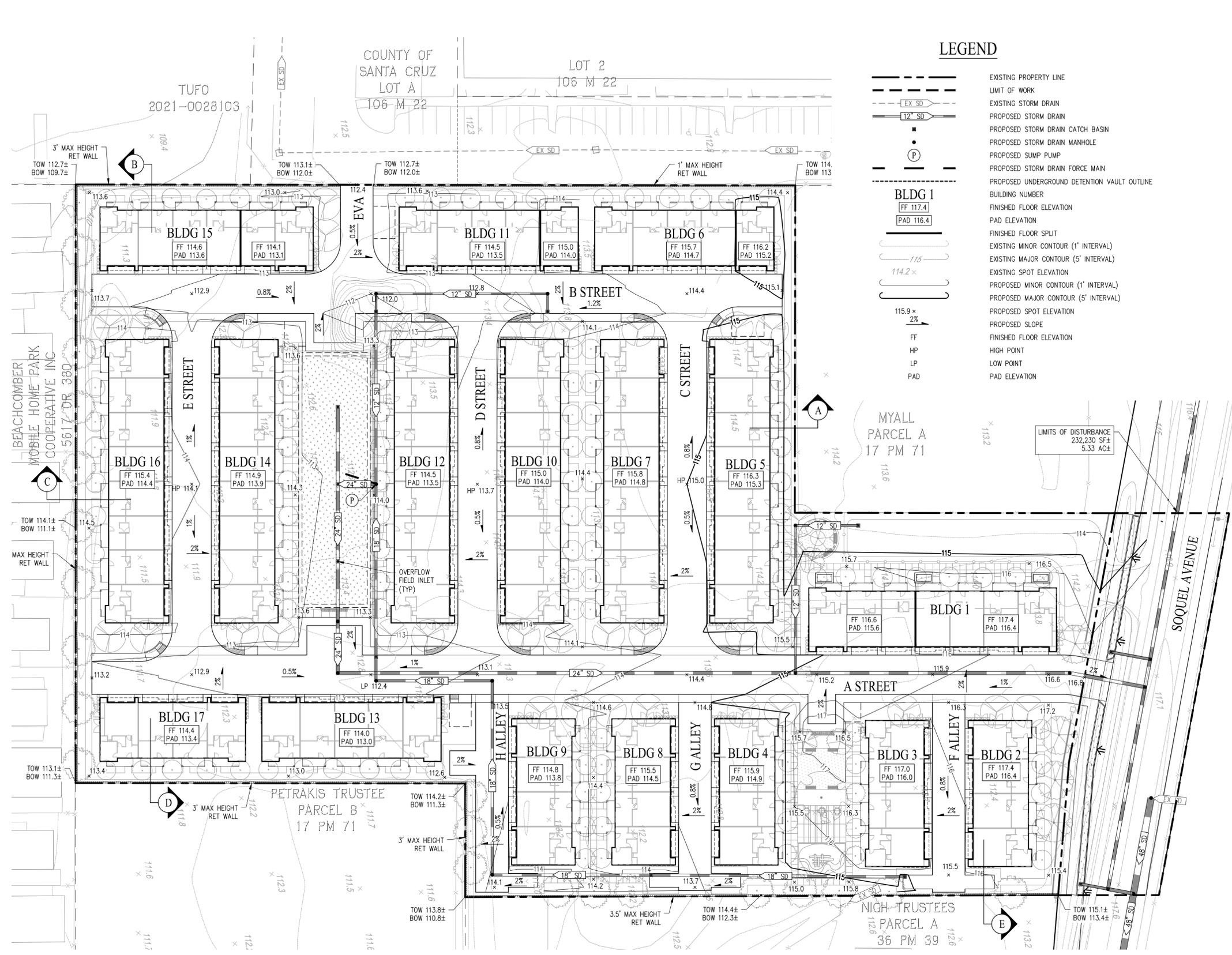
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APN: 029-021-047
PROPOSED SITE PLAN IMPERVIOUS SURFACING
TM-3.2

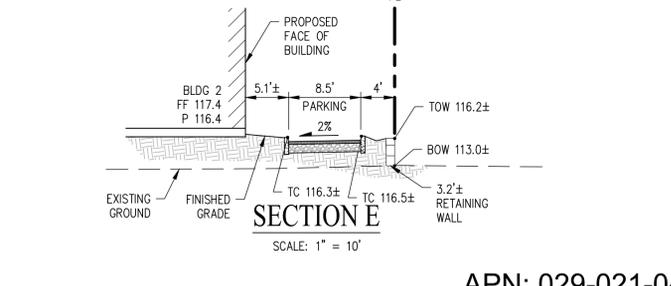
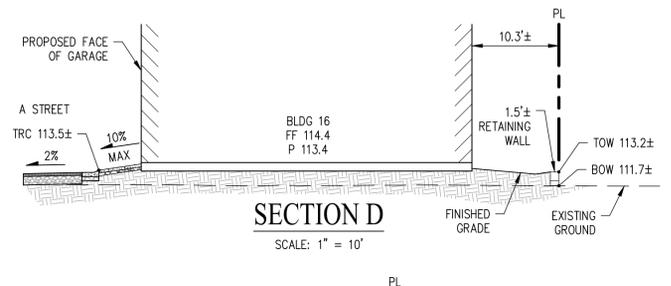
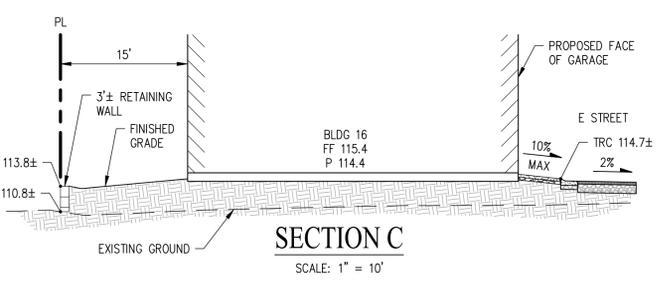
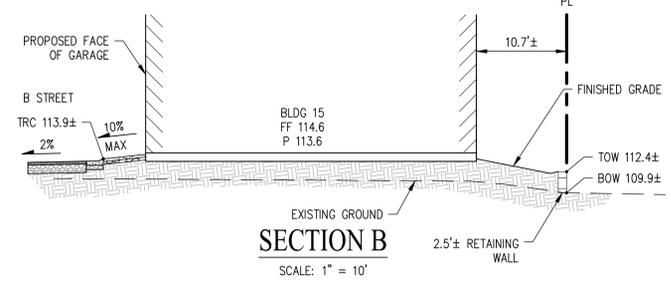
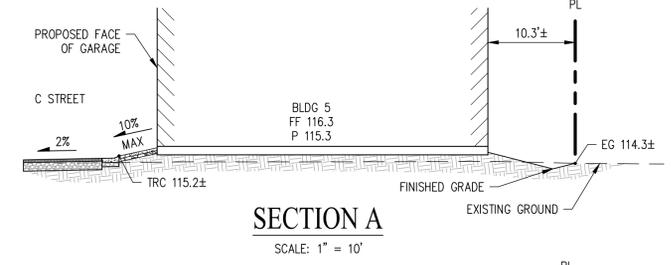


LEGEND

- EXISTING PROPERTY LINE
- - - - - LIMIT OF WORK
- EX SD --- EXISTING STORM DRAIN
- 12" SD --- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SUMP PUMP
- PROPOSED STORM DRAIN FORCE MAIN
- PROPOSED UNDERGROUND DETENTION VAULT OUTLINE
- BLDG 1
FF 117.4
PAD 116.4
- FINISHED FLOOR ELEVATION
- PAD ELEVATION
- FINISHED FLOOR SPLIT
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING SPOT ELEVATION
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- FINISHED FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- PAD PAD ELEVATION

EARTHWORK SUMMARY			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	1,700	8,600	6,900 (F)
SUBTOTAL (ROUGH GRADE)	1,700	8,600	6,900 (F)
EARTHWORK SPOILS			
UTILITY SPOILS	4,400	0	4,400 (C)
FOUNDATION AND GARAGE SPOILS	1,900	0	1,900 (C)
TOTAL	8,000	8,600	600 (F)

- EARTHWORK SUMMARY NOTES:**
- UTILITY TRENCHING EXCAVATION VOLUME PER SANTA CRUZ COUNTY DETAIL SS-2.
 - ASSUMED PERIMETER BUILDING FOUNDATION OF 12"x6" AND 12" GARAGE UNDERCUT.
 - ROUGH GRADING CUT AND FILL FACTORS ASSUMED TO BE 1.0.
 - CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.
 - GEOTECHNICAL REMEDIAL GRADING IS NOT INCLUDED IN THESE QUANTITIES.

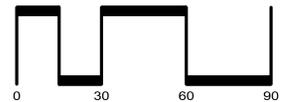


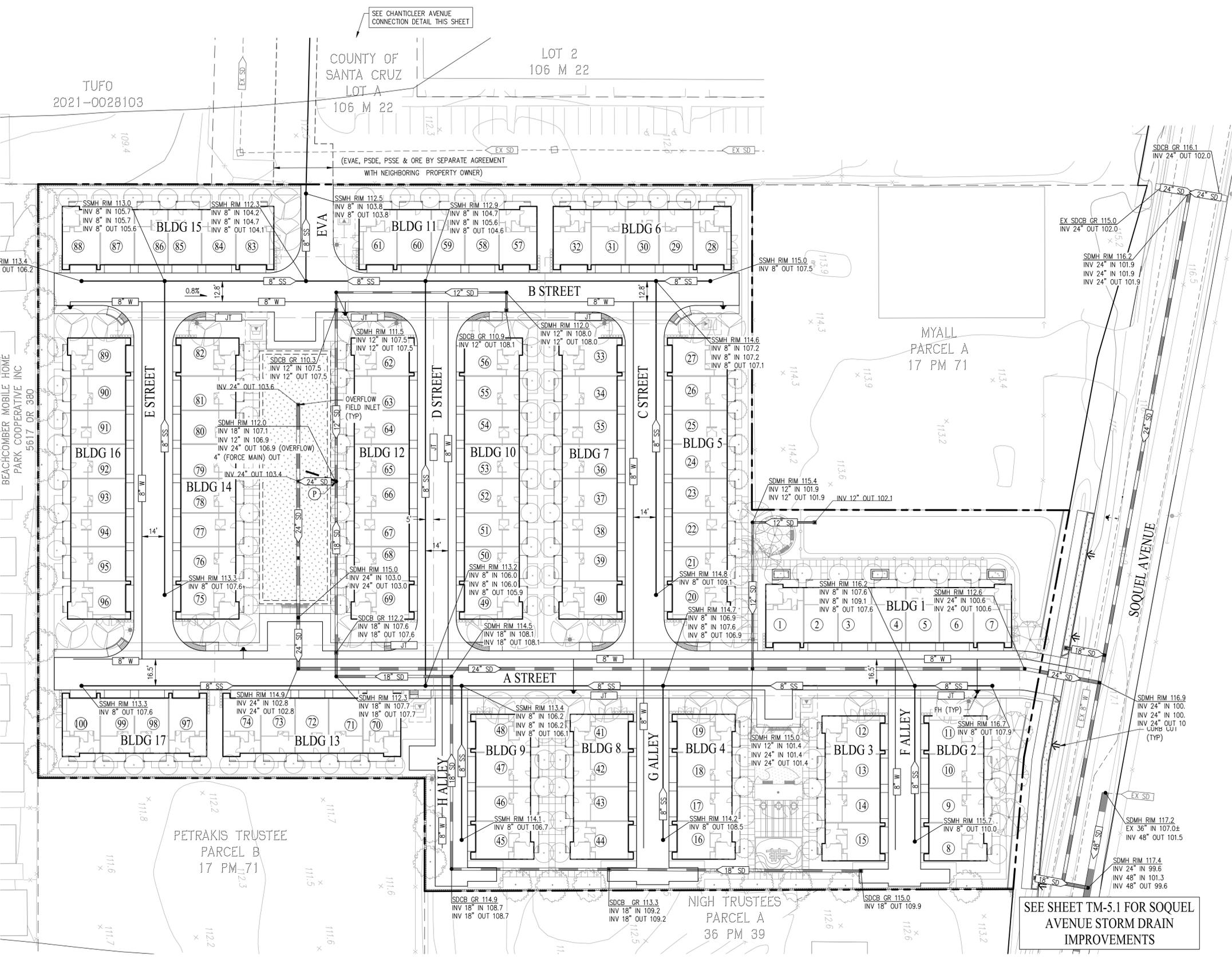
3903-000 5940 Soquel Avenue
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July 11, 2025

APN: 029-021-047
PRELIMINARY GRADING PLAN
TM-4

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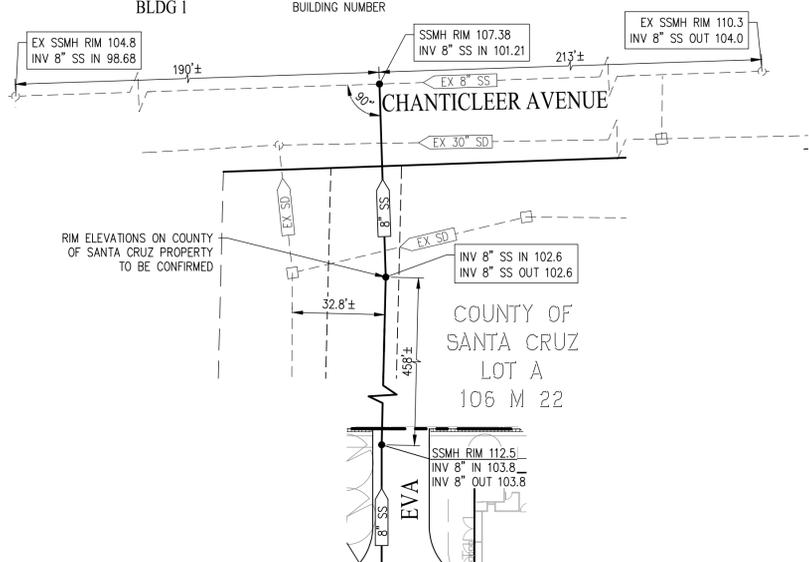




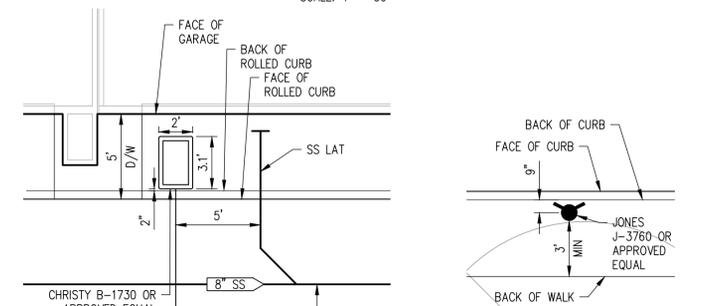
LEGEND

---	EX 8" SS	EXISTING SANITARY SEWER	EX	EXISTING
---	EX 30" SD	EXISTING STORM DRAIN	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
---	EX 8" W	EXISTING WATER MAIN	BLDG	BUILDING
---	OHW	EXISTING OVERHEAD WIRES	FH	FIRE HYDRANT
---		EXISTING POWER POLE	JT	JOINT TRENCH
---		EXISTING GUY WIRE	ORE	OVERLAND RELEASE EASEMENT
---		EXISTING SANITARY SEWER MANHOLE	PSSE	PRIVATE SANITARY SEWER EASEMENT
---		EXISTING STORM DRAIN CATCH BASIN	PSDE	PRIVATE STORM DRAIN EASEMENT
---		EXISTING STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
---		PROPOSED SANITARY SEWER	SD	STORM DRAIN
---		PROPOSED STORM DRAIN	SS	SANITARY SEWER
---		PROPOSED WATER MAIN	W	WATER
---		PROPOSED SANITARY SEWER MANHOLE	WM	WATER METER
---		PROPOSED STORM DRAIN CATCH BASIN		
---		PROPOSED STORM DRAIN MANHOLE		
---		PROPOSED SUMP PUMP		
---		PROPOSED STORM DRAIN FORCE MAIN		
---		PROPOSED UNDERGROUND DETENTION VAULT OUTLINE		
---		PROPOSED CURB CUT		
---		UNIT NUMBER		
---		BUILDING NUMBER		

ABBREVIATIONS



CHANTICLEER AVENUE SANITARY SEWER CONNECTION DETAIL



FIRE HYDRANT DETAIL

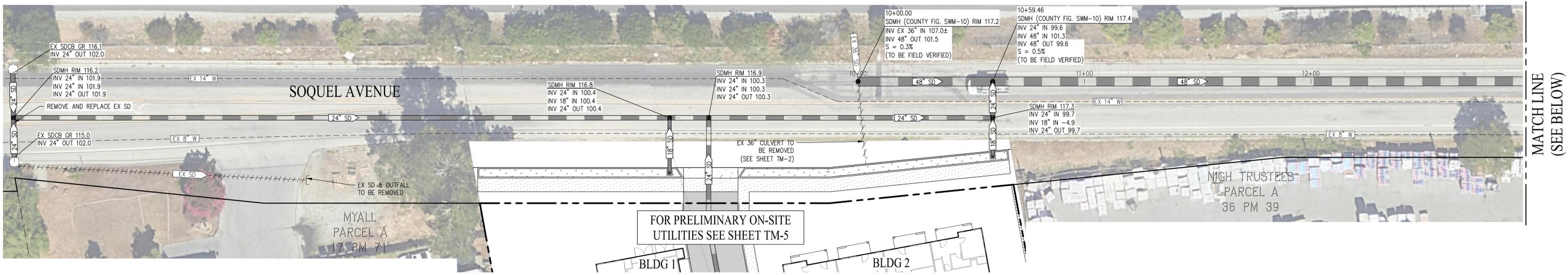
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PRELIMINARY UTILITY PLAN
TM-5

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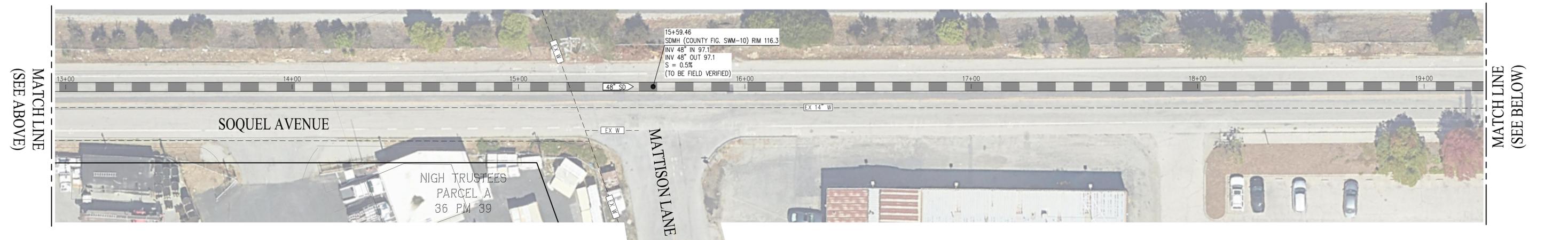
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FOR PRELIMINARY ON-SITE UTILITIES SEE SHEET TM-5

SOQUEL AVENUE (AREA A)
SCALE: 1" = 20'



SOQUEL AVENUE (AREA B)
SCALE: 1" = 20'



SOQUEL AVENUE (AREA C)
SCALE: 1" = 20'

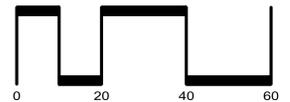
- NOTES:
1. ALL OFFSITE ELEVATIONS AND INVERTS ARE PRELIMINARY AND BASED ON BEST AVAILABLE DATA. SUBJECT TO FIELD VERIFICATION AND FINAL DESIGN.
 2. ALIGNMENT TO BE FIELD VERIFIED; SUBJECT TO FINAL DESIGN.

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PRELIMINARY SOQUEL AVENUE STORM DRAIN IMPROVEMENTS
TM-5.1

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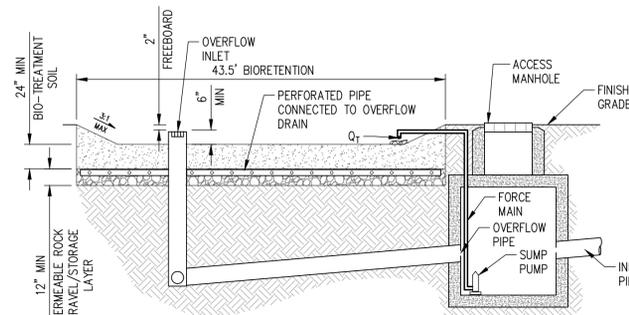


LEGEND

- SUBDIVISION BOUNDARY
- LIMIT OF DISTURBANCE
- TRIBUTARY DRAINAGE AREA BOUNDARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN FORCE MAIN
- PROPOSED UNDERGROUND DETENTION VAULT OUTLINE
- PROPOSED CURB CUT
- BUILDING NUMBER
- DRAINAGE MANAGEMENT AREA
- ESTIMATED DIRECTION OF FLOW
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED SPOT GRADE
- HIGH POINT
- LOW POINT

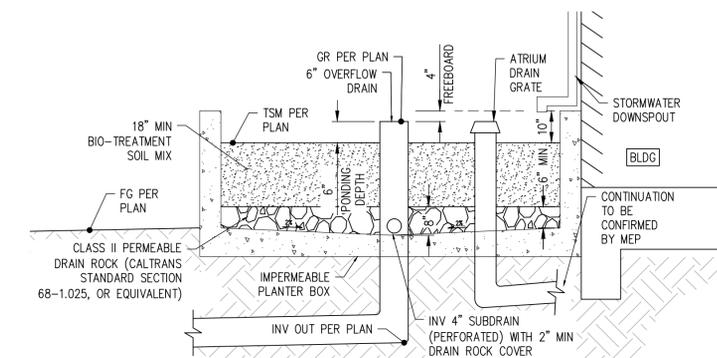
NOTES:

- 1) EXISTING SOIL CONDITIONS CONSIST OF NEAR-SURFACE INTERBEDDED CLAYS WITH NATIVE TERRACE DEPOSIT SOILS UNDERNEATH AT DEPTHS UP TO 40 FEET. UNDOCUMENTED, MAN-MADE FILL CONSISTING OF LOOSE TO MEDIUM DENSE SANDS, 2 TO 3 FEET THICK BLANKET THE SITE. REFER TO GEOTECHNICAL FEASIBILITY REVIEW BY CORNERSTONE EARTH GROUP, DATED MARCH 29, 2024 FOR FULL DETAILS.



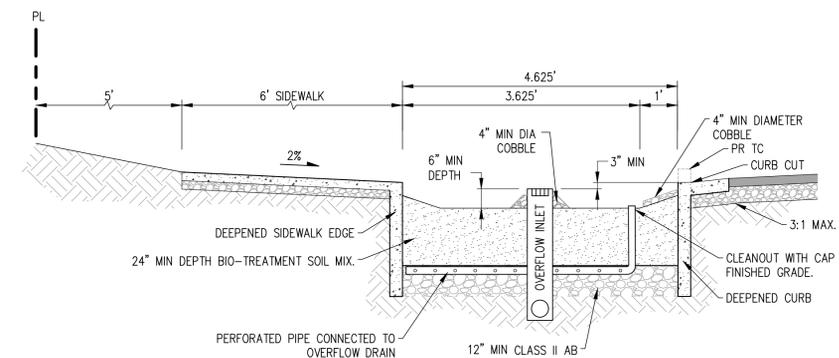
ONSITE STORMWATER BIOFILTRATION (BF-1)

- NOT TO SCALE
- NOTES:
- (1) PER SANTA CRUZ COUNTY DESIGN CRITERIA, 2024 EDITION.
 - ANTECEDENT MOISTURE FACTOR (C_a) = 1.0 (2-10 YEAR RECURRENCE INTERVAL)
 - RUNOFF COEFFICIENT (C) = 0.75 (HIGH RESIDENTIAL, MULTIPLE FAMILY DWELLINGS)
 - (2) PER PROVISION C.3 4% RULE.



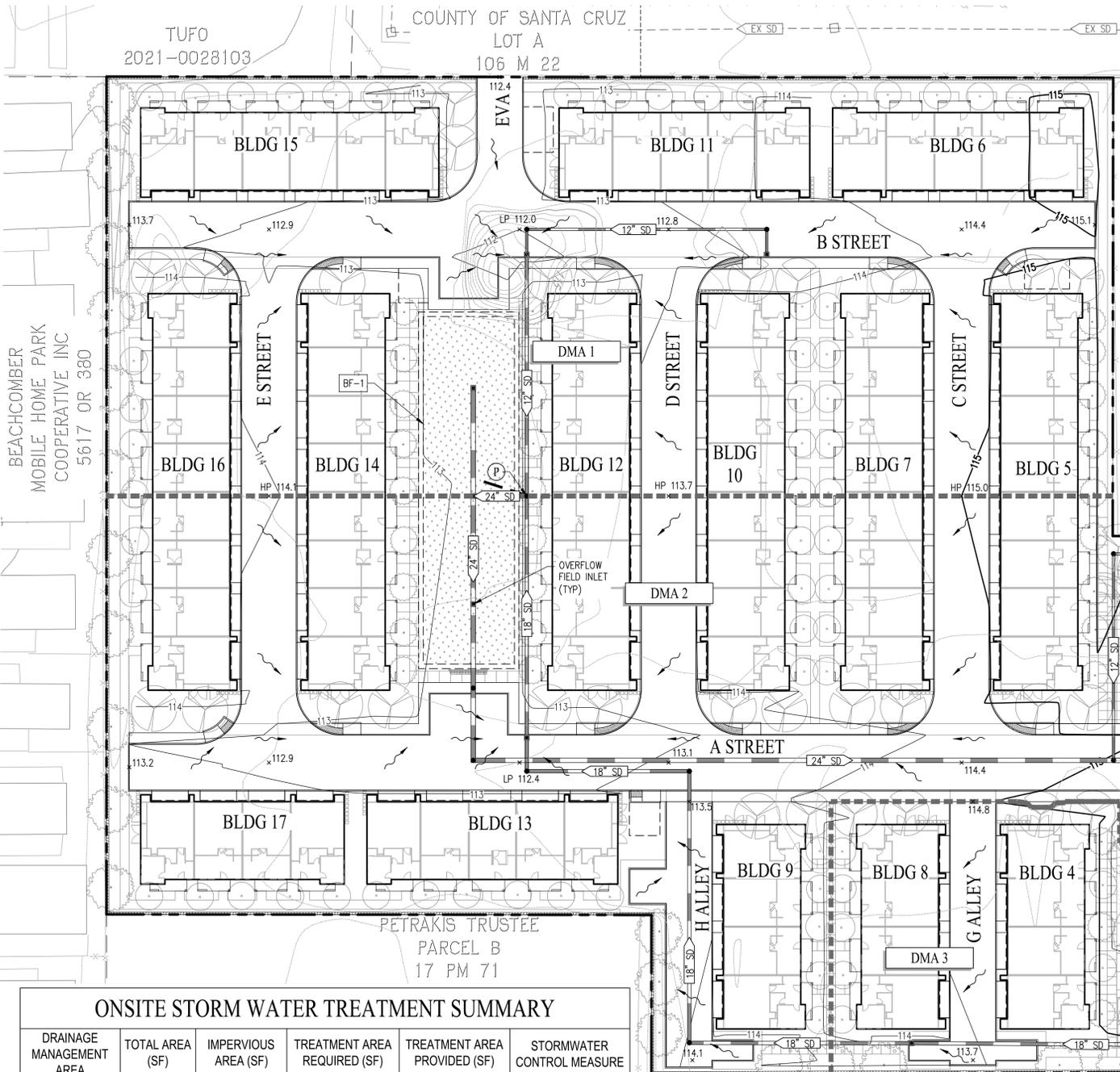
RAISED FLOW-THROUGH PLANTER DETAIL (TCM-5)

NOT TO SCALE



TYPICAL OFFSITE BIOFILTRATION (BF-6 & 7) DETAIL

NOT TO SCALE



ONSITE STORM WATER TREATMENT SUMMARY

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	STORMWATER CONTROL MEASURE
ONSITE					
1	80,674	59,702	6,427	6,427	BF-1
2	98,577	78,019			
3	16,305	11,370			
4	17,486	11,592			
5	3,409	2,870	115	115	TCM-5
TOTAL	216,451	163,553	6,542	6,542	-
OFFSITE					
6	7,736	5,969	239	320	BF-6
7	8,302	6,130	245	423	BF-7
TOTAL	16,038	12,099	484	743	-

SEE SHEET TM-5.1 FOR SOQUEL AVENUE STORM DRAIN IMPROVEMENTS

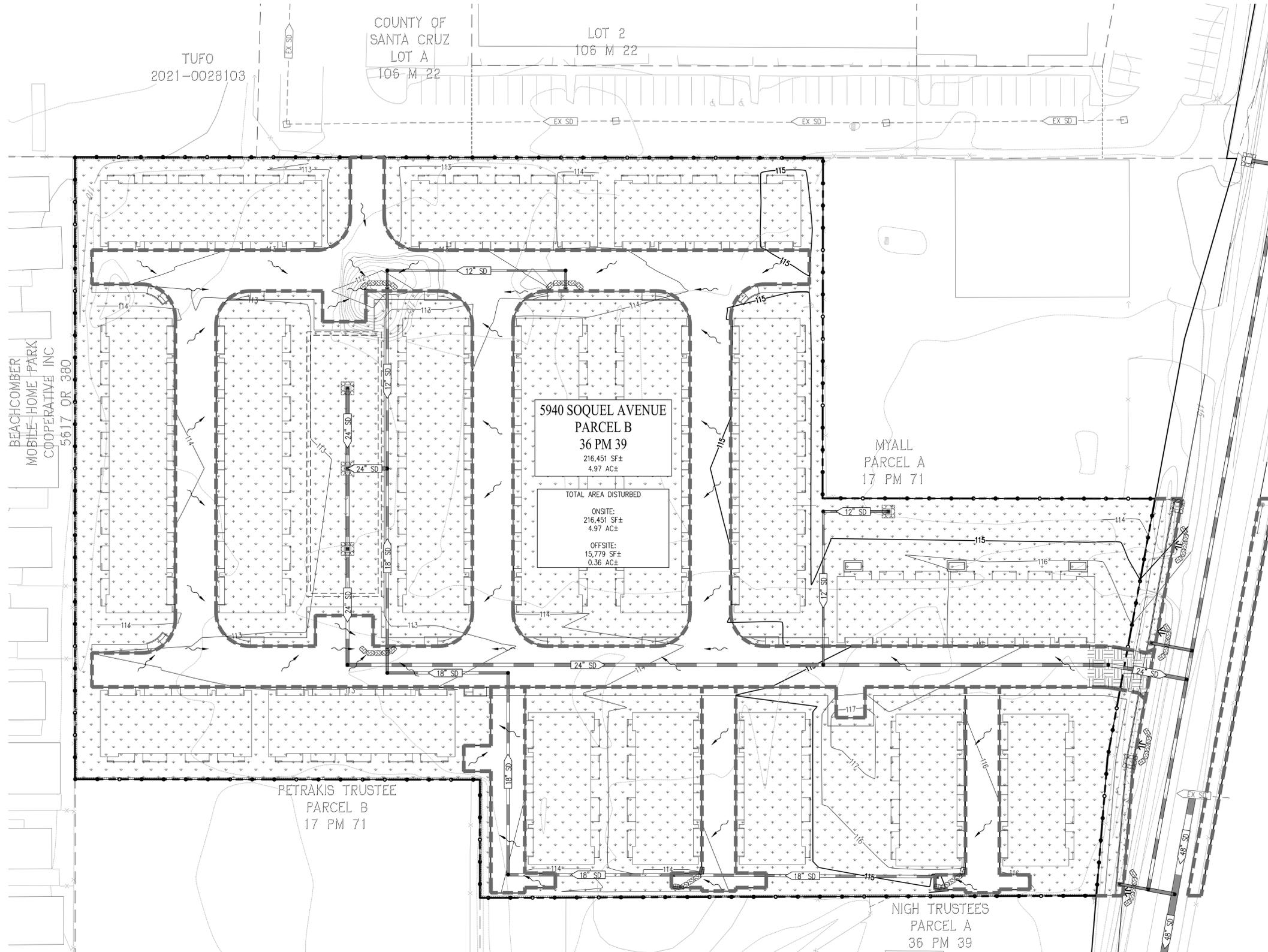
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PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-6



TUFO
2021-0028103

COUNTY OF SANTA CRUZ
LOT A
106 M 22

LOT 2
106 M 22

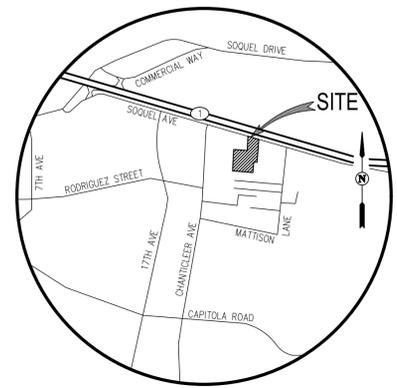
5940 SOQUEL AVENUE
PARCEL B
36 PM 39
216,451 SF±
4.97 AC±

TOTAL AREA DISTURBED
ON-SITE:
216,451 SF±
4.97 AC±
OFF-SITE:
15,779 SF±
0.36 AC±

MYALL
PARCEL A
17 PM 71

PETRAKIS TRUSTEE
PARCEL B
17 PM 71

NIGH TRUSTEES
PARCEL A
36 PM 39



VICINITY MAP
NOT TO SCALE

CONTACTS:

- DEVELOPER: KB HOME NORTHERN CALIFORNIA
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583
(650) 288-5970
BLAKE PETERS
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E.

LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- SILT FENCE - (SE-1)
- FIBER ROLL - (SE-5)
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
- STABILIZED CONSTRUCTION ROAD - (TC-2)
- CHECK DAMS - (SE-4)
- FIELD INLET
- CURB CUT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORMWATER DISCHARGE SAMPLING LOCATION*

NOTE:
* STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSP'S DISCRETION.

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APN: 029-021-047
STORMWATER POLLUTION CONTROL PLAN
TM-7

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RYAN HANSEN, P.E.

RISK LEVEL 1 SITES - BEST MANAGEMENT PRACTICE NOTES:

- RISK LEVEL 1 SITES ARE NOT SUBJECT TO A NUMERIC EFFLUENT STANDARD.
- RISK LEVEL 1 SITES DO NOT REQUIRE A RAIN EVENT ACTION PLAN.
- RISK LEVEL 1 SITE MONITORING AND REPORTING REQUIREMENTS:

SUMMARY OF MONITORING AND REPORTING REQUIREMENTS							
RISK LEVEL	VISUAL INSPECTIONS					SAMPLE COLLECTION	
	QUARTERLY NON-STORMWATER DISCHARGE	PRE-STORM EVENT		DAILY STORM BMP	POST STORM	STORMWATER DISCHARGE	RECEIVING WATER
		BASELINE	REAP				
X	X	X	N/A	X	X	N/A	N/A

- IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (CSWRCB) ORDER NO. 2009-0009 DWQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- IMPLEMENT BMPS TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE

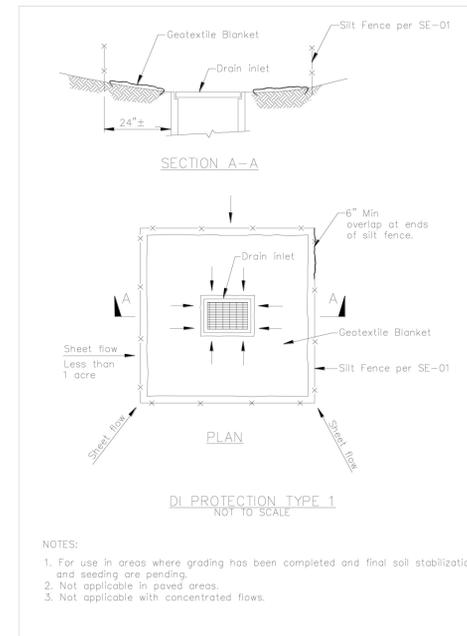
SITE CLEAN.

- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
- GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK

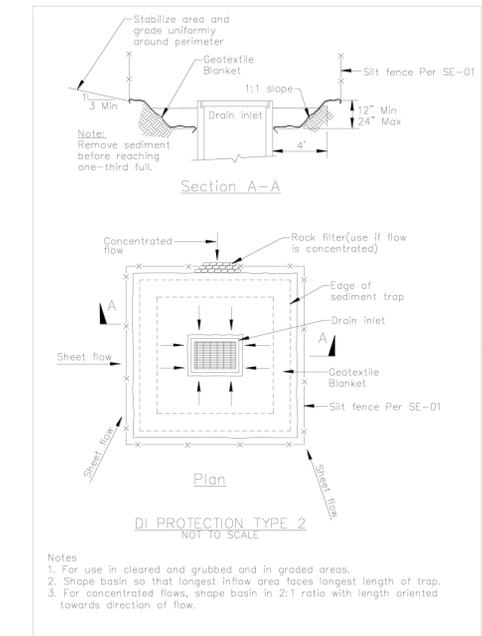
EC-1	SCHEDULING
EC-3	HYDROMULCH
EC-4	HYDROSEED
NS-1	WATER CONSERVATION PRACTICES
NS-2	DEWATERING OPERATIONS
NS-3	PAVING & GRINDING OPERATIONS
NS-8	VEHICLE & EQUIPMENT CLEANING
NS-9	VEHICLE & EQUIPMENT FUELING
NS-10	VEHICLE & EQUIPMENT MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
SE-1	SILT FENCE
SE-4	CHECK DAMS
SE-5	FIBER ROLLS
SE-10	DI PROTECTION TYPE 1
SE-10	DI PROTECTION TYPE 2
SE-10	DI PROTECTION TYPE 3
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2	STABILIZED CONSTRUCTION ROADWAY
TC-3	ENTRANCE & OUTLET TIRE WASH
WE-1	WIND EROSION CONTROL
WM-1	MATERIAL DELIVERY & STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT

Storm Drain Inlet Protection SE-10



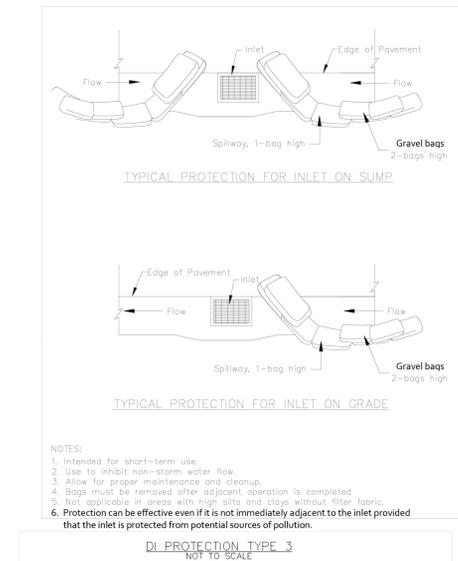
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Storm Drain Inlet Protection SE-10



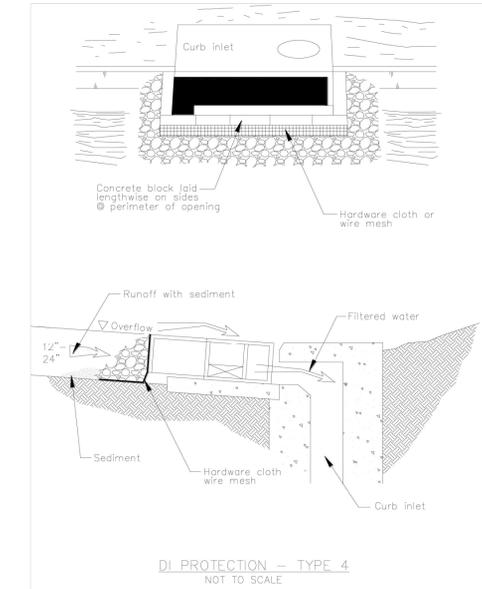
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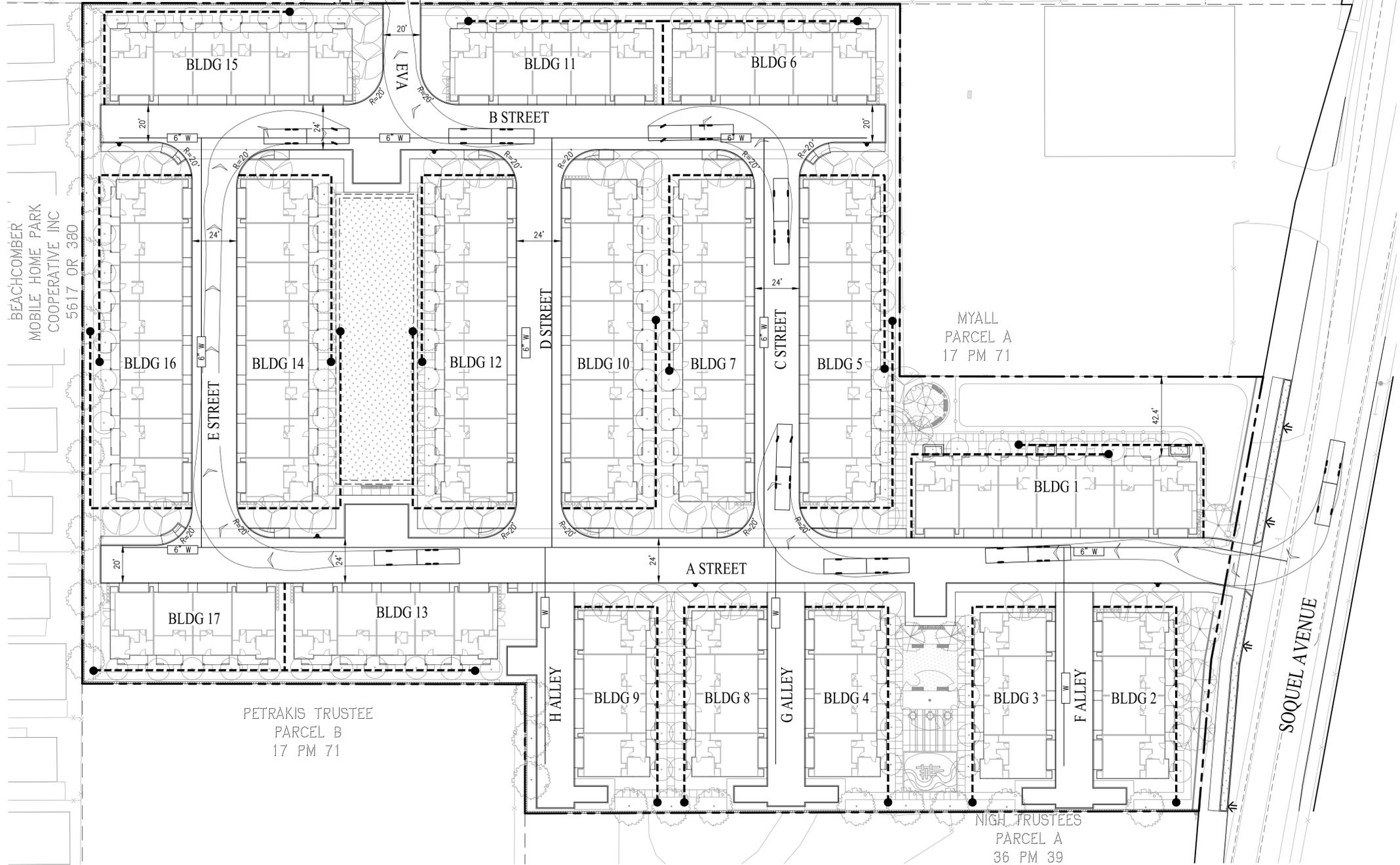


APN: 029-021-047
STORMWATER POLLUTION CONTROL PLAN NOTES & DETAILS
TM-7.1

CHANTICLEER AVENUE
(PUBLIC STREET)

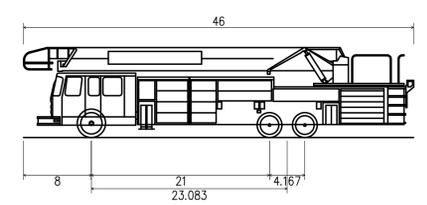
TUFO
2021-0028103
(EVAE, PSDE, PSSE & ORE BY SEPARATE AGREEMENT
WITH NEIGHBORING PROPERTY OWNER)

COUNTY OF
SANTA CRUZ
LOT A
106 M 22



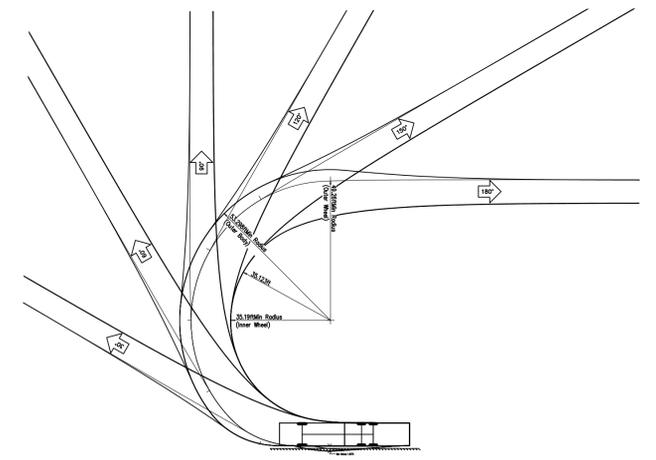
LEGEND

- EXISTING BOUNDARY
- - - EXISTING RIGHT OF WAY
- BLDG 1 BUILDING NUMBER
- W - PROPOSED WATER MAIN
- ▲ PROPOSED FIRE HYDRANT
- - - ● FIRE HOSE PULL (150' MAX)
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING



OVERALL LENGTH	46.000FT
OVERALL WIDTH	8.000FT
OVERALL BODY HEIGHT	10.559FT
MIN BODY GROUND CLEARANCE	0.990FT
TRACK WIDTH	8.333FT
LOCK-TO-LOCK TIME	7.00s
MAX WHEEL ANGLE	33.00°

FIRE TRUCK (ASSUMED)
NOT TO SCALE



FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

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FIRE ACCESS PLAN
TM-8

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EXISTING OFFSITE TREE TO REMAIN, TYPICAL

TREE PROTECTION FENCING, TYPICAL. SEE DETAIL A, SHEET L2

TREE TO BE REMOVED PER ADJACENT PROPERTY



DESCRIPTION	SYMBOL
TREE TO BE REMOVED	
TREE TO REMAIN/PROTECT	
PROPOSED TREE, TYPICAL SEE PLANTING PLAN	

TREE PROTECTION FENCING (SEE DETAIL A, SHEET L2)

TOTAL TREES TO BE REMOVED	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
	9	3:1 - 15 GALLON	27

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF SANTA CRUZ POLICY.
- SEE THE ARBORIST INVENTORY DATED 11/7/2024 FOR ADDITIONAL INFORMATION.
- THE SIZE OF A 15-GALLON REPLACEMENT TREE CAN BE INCREASED TO 24-INCH BOX AND COUNT AS THREE REPLACEMENT TREES.

EXISTING TREE SUMMARY	
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	27 15 GALLON
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	191 15 GALLON

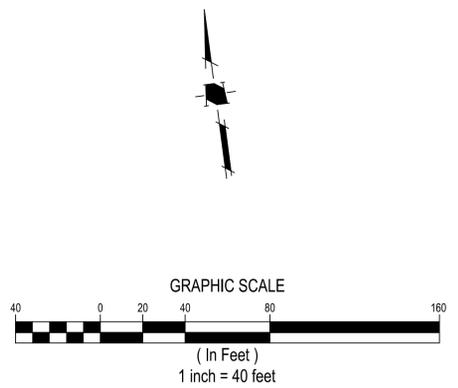
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SOQUEL AVENUE SANTA CRUZ, CA KB HOME

NO	DATE	DESCRIPTION

PROJECT NO: 6986.00
CAD DWG FILE: 698600CL.DWG
DESIGNED BY: KY
DRAWN BY: TC
CHECKED BY: CM
DATE: OCTOBER 16, 2025
SCALE: 1" = 40'
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TREE MITIGATION PLAN

L1

TREE PROTECTION NOTES

SITE PREPARATION:

ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:

ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:

ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:

AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

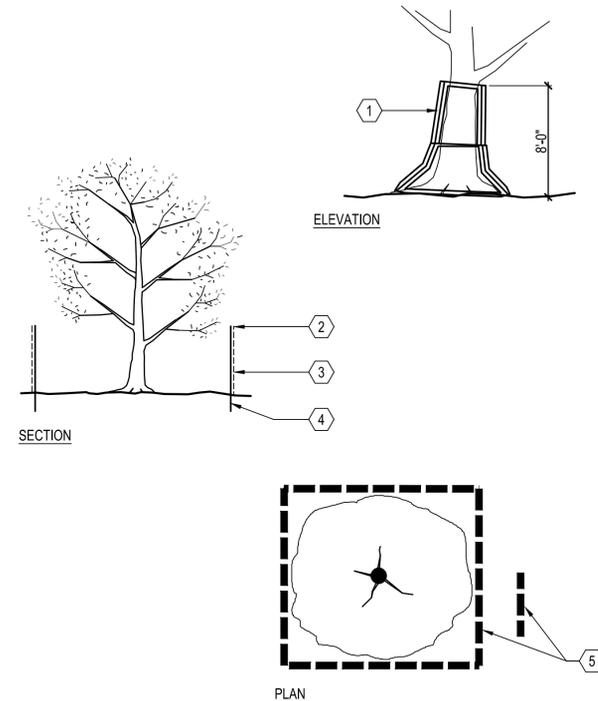
FINAL INSPECTION:

UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

NOTES:

- CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
- WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
- IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

- SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
- TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
- 6' CHAIN LINK OR WELDED WIRE MESH
- 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
- FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 11/7/2024

Suitability for Preservation is based on the following	
Good -	Trees with good health and structural stability that have the potential for longevity at the site.
Moderate -	Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.
Poor -	Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.
Health Rating	
5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
0	Tree is dead.
Abbreviations and Definitions	
BDB	Branch dieback Condition where branch tips or entire sections of branches die off. Typically indicative of tree stress.
CD	Codominant branches Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB	Dieback in Crown Condition where branches in the tree crown die from the tips toward the center.
CR	Crowded Tree is bounded closely by one or more of the following: structure, tree, etc.
D	Decline Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH	Diameter at Breast Height Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG	Epicormic Growth Watersprouting on trunk and main leaders or suckers, sprouts arising out of roots. Typically indicative of tree stress.
EH	Exposed Heartwood Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
GR	Girdling Roots Roots that grow around or across other roots. Can cause restriction of nutrient and water uptake, swelling, dieback or structural instability.
H	Hazardous A tree that in it's current condition, presents a hazard.
HD	Headed Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree Tree leaning, see notes for severity.
MT	Multi Trunk Multiple central leaders originating below the DBH measurement.
PT	Phototropism Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
SD	Structural Defects Weakness or secondary conditions including cankers, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SE	Severe Indicates the severity of the following term.
SL	Slight Indicates the mildness of the following term.
SR	Surface Roots Roots visible at finished grade.
ST	Stress Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.
WU	Weak Union Weak union or fork in tree branching structure.
Significant Tree	(A) Within the urban services line or rural services line, any tree which is equal to or greater than 20 inches d.b.h. (approximately five feet in circumference); any sprout clump of five or more stems each of which is greater than 12 inches d.b.h. (approximately three feet in circumference); or any group consisting of five or more trees on one parcel, each of which is greater than 12 inches d.b.h. (approximately three feet in circumference). (B) Outside the urban services line or rural services line, where visible from a scenic road, any beach, or within a designated scenic resource area, any tree which is equal to or greater than 40 inches d.b.h. (approximately 10 feet in circumference); any sprout clump of five or more stems, each of which is greater than 20 inches d.b.h. (approximately five feet in circumference); or, any group consisting of 10 or more trees on one parcel, each greater than 20 inches d.b.h. (approximately five feet in circumference). (C) Any tree located in a sensitive habitat as defined in Chapter 16.32 SCCC. Also see SCCC 16.34.090(C), exemption of projects with other permits.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	SIGNIFICANT TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	<i>Acacia dealbata</i>	Silver Wattle	20.0	63	YES	40	35	3	Poor	CR fence & storage items, SD, sap sucker damage, invasive
2	<i>Acacia dealbata</i>	Silver Wattle	8.2, 9.3, 5.3	72	YES	25	30	2	Poor	CR fence, storage items, & tree #1, SD, ST, growing under tree #1, invasive
3	<i>Acer rubrum</i>	Red Maple	5.0	16	NO	12	15	3	Moderate	BDB, grown on mound, CR fence & storage items
4	<i>Eucalyptus camaldulensis</i>	River Red Gum	10.7	34	NO	18	40	3	Poor	ST, invasive
5	<i>Eucalyptus camaldulensis</i>	River Red Gum	19, 11	94	YES	35	55	3	Poor	ST, possibly offsite, CR fence & shed, invasive
6	<i>Quercus agrifolia</i>	Coast Live Oak	not accessible			28	40	3	Moderate	untagged, unable to get near tree
7	<i>Acacia melanoxylon</i>	Blackwood Acacia	9.0	28	NO	18	40	3	Moderate	invasive
8	<i>Fraxinus angustifolia</i> "Raywood"	Raywood Ash	not accessible			30	35	3	Moderate	untagged, unable to get near tree, ST, BDB
9	<i>Fraxinus angustifolia</i> "Raywood"	Raywood Ash	not accessible			20	40	3	Moderate	untagged, unable to get near tree, ST

OFF SITE TREES

OS #	Botanical Name	Common Name	DBH (INCHES)	CIRCUMFERENCE (INCHES)	SIGNIFICANT TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
OS 1	<i>Sequoia sempervirens</i>	Coast Redwood					70			Overhangs property apx. 28'
OS 2	<i>Platanus x hispanica</i>	London Plane					40			Overhangs property apx. 20'
OS 3	<i>Pinus radiata</i>	Monterey Pine	37.7	118	YES	70				Overhangs property apx. 5'
OS 4	<i>Pinus radiata</i>	Monterey Pine	41.1	129	YES	65				Overhangs property apx. 20'

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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San Jose, CA 95131 HMHca.com

SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME

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DESIGNED BY:	KY	
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SCALE:	NOT TO SCALE	
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TREE INVENTORY,
TREE PROTECTION
DETAIL AND NOTES



Land Use Entitlements
 Land Planning
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SOQUEL AVENUE SANTA CRUZ, CA KB HOME

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OVERALL LANDSCAPE PLAN

L3



SEE SHEET L3 FOR OPEN SPACE 1 ENLARGEMENT

SEE SHEET L3 FOR OPEN SPACE 2 ENLARGEMENT

SEE SHEET L4 FOR ATTACHED TOWNHOME FRONT YARD TYPICAL

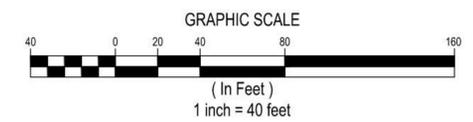
SEE SHEET L4 FOR BIOTREATMENT ENLARGEMENT

EVA SECURE GATE

EXISTING OFFSITE TREE TO REMAIN, TYPICAL

SCREEN FENCE ON WALL. SEE DETAIL J ON SHEET L8

CROSSWALK, TYPICAL



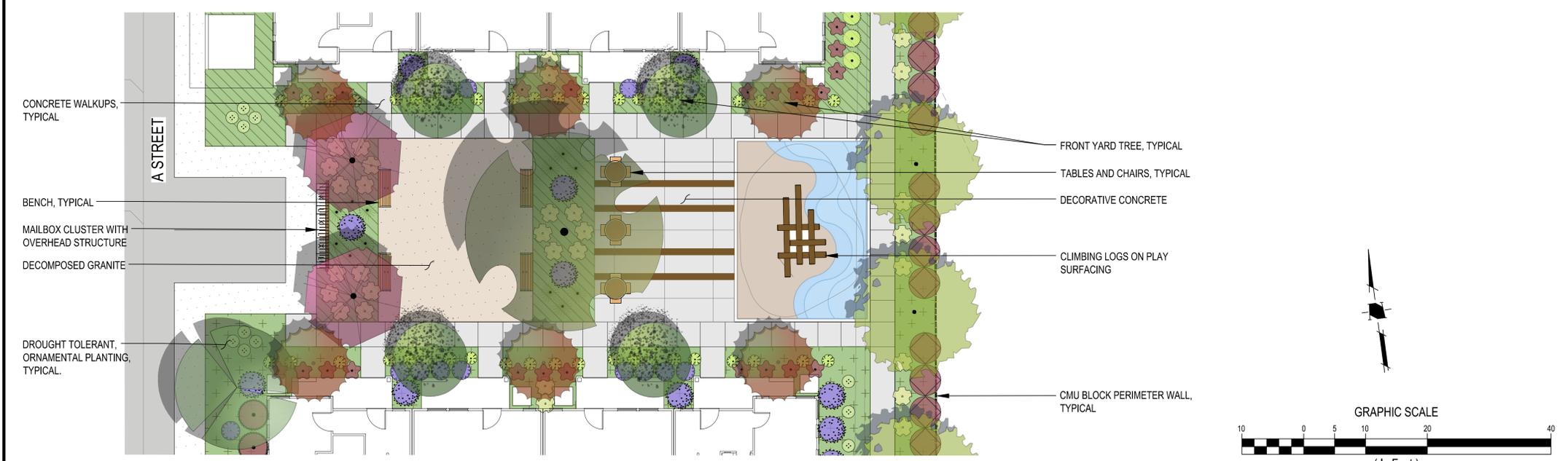
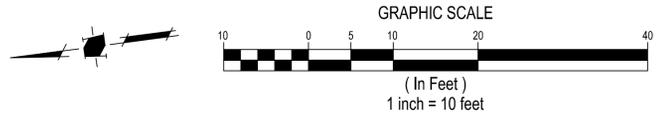
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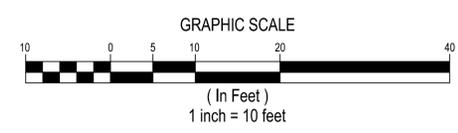
**SOQUEL AVENUE
 SANTA CRUZ, CA
 KB HOME**



A OPEN SPACE 1 ENLARGEMENT
 SCALE: 1" = 10'-0"



B OPEN SPACE 2 ENLARGEMENT
 SCALE: 1" = 10'-0"



TREE LEGEND	BOTANICAL NAME	SYMBOL
	ARBUTUS 'MARINA'	
	CERCIS OCCIDENTALIS	
	HETEROMELES ARBUTIFOLIA	
	LYONOTHAMNUS FLORIBUNDUS	
	OLEA EUROPAEA	
	PINUS CANARIENSIS	
	PISTACIA CHINENSIS	
	QUERCUS AGRIFOLIA	

SHRUB LEGEND	BOTANICAL NAME	SYMBOL
	ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
	AGAVE 'BLUE GLOW'	
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	
	IRIS DOUGLASIANA 'CANYON SNOW'	
	ERIGERON GLAUCUS 'WAYNE RODERICK'	
	ERIOGONUM ARBORESCENS	
	EUPHORBIA CHARACIAS WULFENII	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	
	LEUCADENDRON 'SAFARI SUNSET'	
	LIMONIUM PEREZII	
	PENNISETUM 'LITTLE BUNNY'	
	RIBES SANGUINEUM	
	SALVIA CLEVELANDII	
	SALVIA SPATHACEA	

GROUNDCOVER LEGEND	BOTANICAL NAME	SYMBOL
	BACCHARIS PILULARIS 'PIGEON POINT'	
	CEANOTHUS 'CENTENNIAL'	
	VERBENA TENUISECTA	

BIOTREATMENT LEGEND	BOTANICAL NAME	SYMBOL
	CISTUS INCANUS 'CRETICUS'	
	CHONDRPETALUM TECTORUM	
	JUNCUS PATENS	
	LIPPICIA NODIFLORA	
	MIMULUS AURANTIACUS	
	STIPA PULCHRA	

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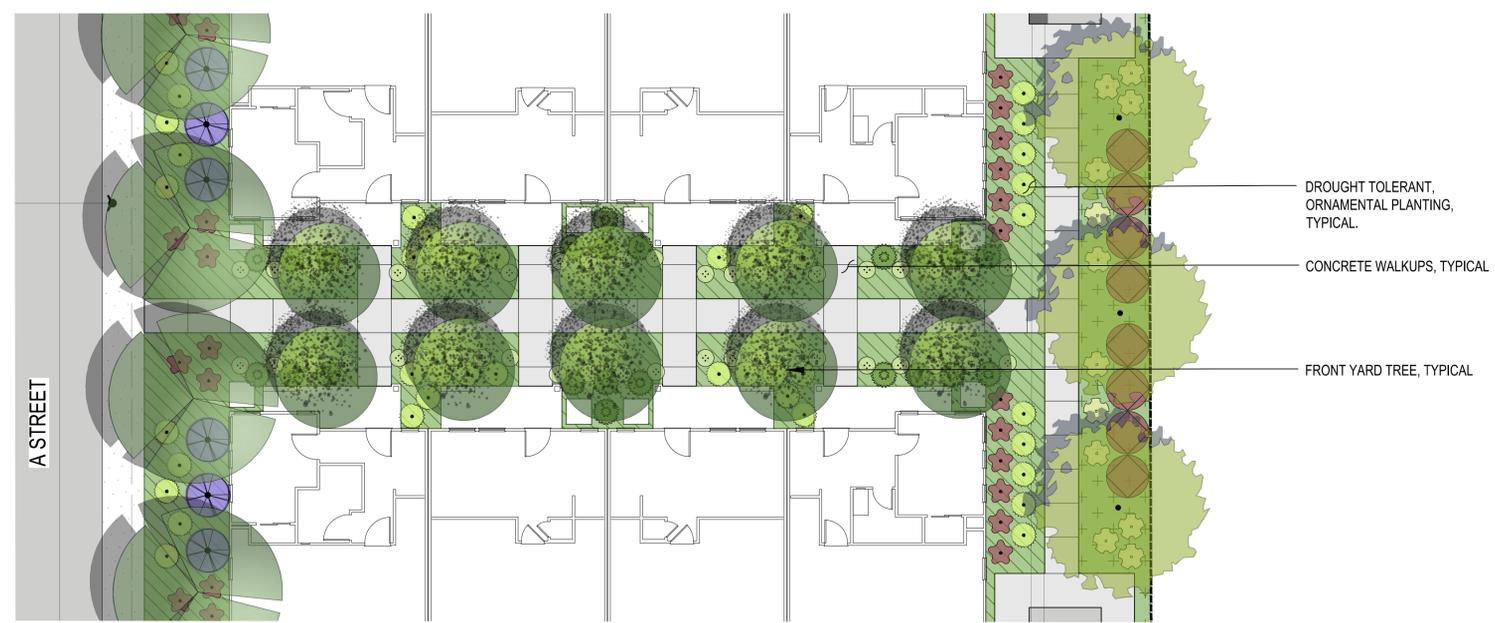
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SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
AGAVE 'BLUE GLOW'	
ARCTOSTAPHYLOS 'HOWARD MCMINN'	
ERIGERON GLAUCUS 'WAYNE RODERICK'	
ERIOGONUM ARBORESCENS	
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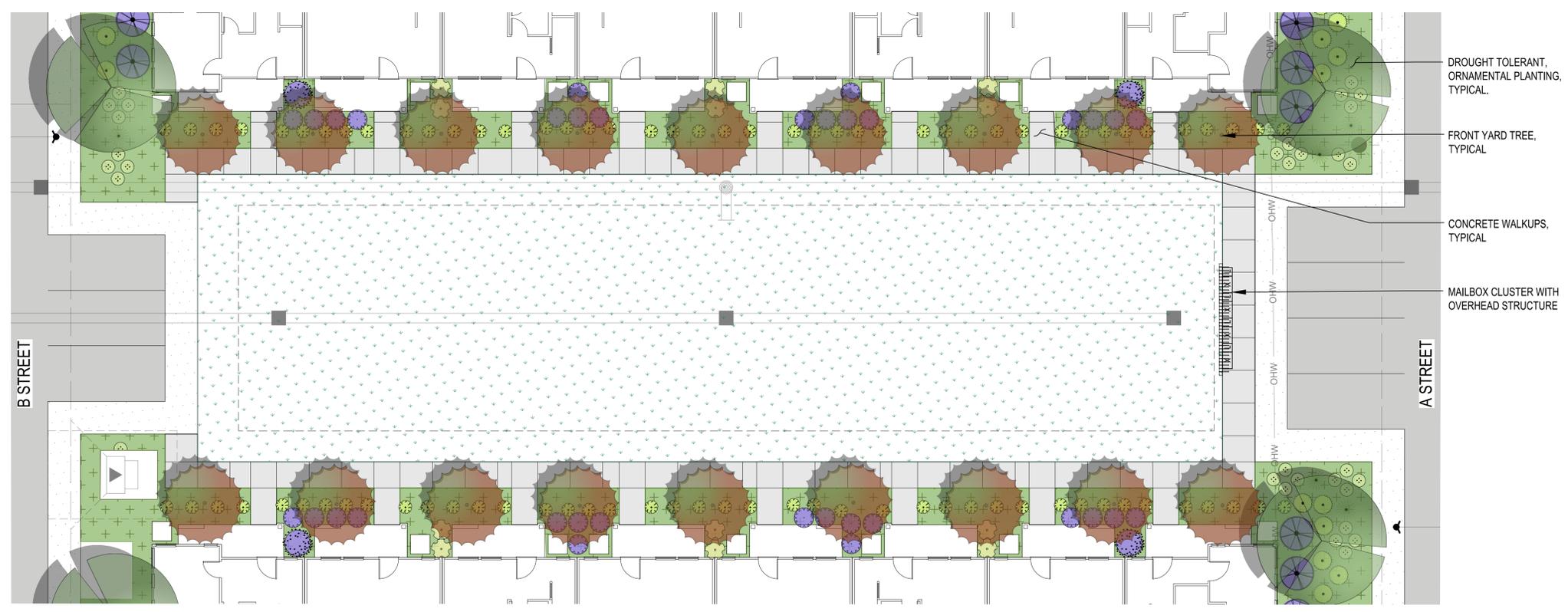
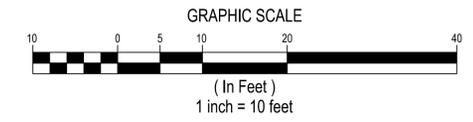
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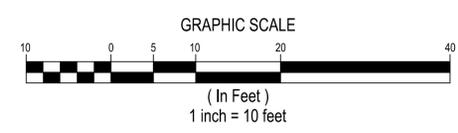
OPEN SPACE ENLARGEMENTS



A ATTACHED TOWNHOME FRONT YARD TYPICAL
SCALE: 1" = 10'-0"



B BIORETENTION ENLARGEMENT
SCALE: 1" = 10'-0"



PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:

- 15 GALLON: 0.75-1.25"
- 24" BOX: 1.25-2"
- 36" BOX: 2-3.5"
- 48" BOX: 3.5-5"
- 60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	PERCENTAGE OF E _t
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

GROUNDCOVERS

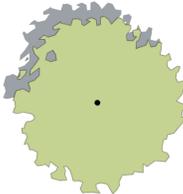
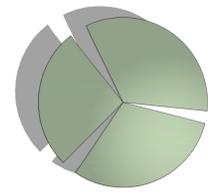
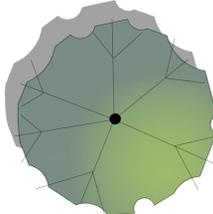
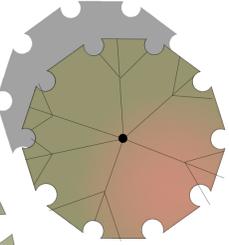
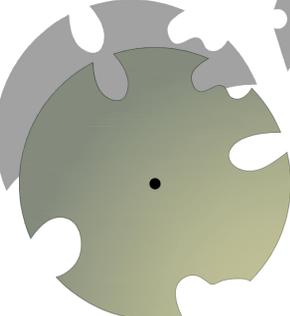
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	FUNCTION
	36" O.C.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	5 GALLON	2' X 6'	L	DROUGHT TOLERANT, EVERGREEN
	36" O.C.	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	5 GALLON	1' X 5'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
	36" O.C.	VERBENA TENUISECTA	MOSS VERBENA	5 GALLON	1' X 5'	L	DROUGHT TOLERANT WITH ATTRACTIVE FLOWERS

BIOTREATMENT

	CISTUS INCANUS 'CRETICUS'	PINK ROCKROSE	5 GALLON	3' X 3'	L	DROUGHT RESISTENT WITH BRIGHT FLOWERS
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	2' X 3'	L	EVERGREEN ACCENT PLANT
	JUNCUS PATENS	COMMON RUSH	5 GALLON	2' X 2'	L	EVERGREEN ACCENT PLANT
	LIPPIA NODIFLORA	KURAPIA	5 GALLON	2' X 8'	L	NECTAR SOURCE FOR POLLINATORS
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GALLON	3' X 3'	VL	BRIGHT FLOWERS FOR POLLINATORS
	STIPA PULCHRA	PURPLE NEEDLEGRASS	5 GALLON	3' X 3'	VL	DROUGHT ADAPTED AND EROSION CONTROL

NOTES:

1. ALL TREES TO BE 15 GALLON UNLESS NOTED OTHERWISE AND ALL SHRUBS TO BE 5 GALLON UNLESS NOTED OTHERWISE.
2. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	FUNCTION
TREES							
	6	ARBUTUS 'MARINA'	STRAWBERRY TREE	15 GALLON	25' X 20'	L	SMALL ACCENT TREE WITH ATTRACTIVE BARK
	49	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	20' X 15'	VL	SMALL ACCENT TREE WITH POP OF COLOR
	64	HETEROMELES ARBUTIFOLIA	TOYON (TREE FORM)	15 GALLON	30' X 15'	L	SMALL ACCENT TREE WITH POP OF COLOR
	22	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GALLON	40' X 25'	L	MEDIUM EVERGREEN TREE PROVIDING POLLINATOR HABITAT AND SCREENING
	33	OLEA EUROPAEA	OLIVE (MALE ONLY)	15 GALLON	30' X 30'	L	MEDIUM EVERGREEN TREE WITH DISTINCTIVE PALE FOLIAGE
	6	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GALLON	70' X 30'	L	LARGE SOUND BARRIER TREE
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON	30' X 30'	L	MEDIUM TREE WITH POP OF COLOR
	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' X 40'	VL	LARGE SPECIMEN SHADE TREE
SHRUBS							
	5 GALLON	ACHILLEA MILLEFOLIUM 'ISLAND PINK'	ISLAND PINK YARROW	5 GALLON	1.5' X 2'	L	HABITAT AND NECTAR FOR POLLINATORS
	5 GALLON	AGAVE 'BLUE GLOW'	AGAVE	5 GALLON	2' X 3'	L	EVERGREEN ACCENT SUCCULENT
	5 GALLON	DISTICHLIS SPICATA	SALTGRASS	5 GALLON	2' X 2'	L	SALT-TOLERANT GRASS
	5 GALLON	ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	5 GALLON	1' X 2'	L	LARGE FLOWERS FOR POLLINATORS
	5 GALLON	ERIOGONUM ARBORESCENS	SANTA CRUZ ISLAND BUCKWHEAT	5 GALLON	4' X 5'	VL	DROUGHT TOLERANT AND ATTRACTIVE BARK
	5 GALLON	EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	5 GALLON	3' X 3'	L	DROUGHT TOLERANT WITH BRIGHT FLOWERS
	5 GALLON	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	5 GALLON	3' X 3'	L	EVERGREEN WITH BRIGHT FLOWERS
	5 GALLON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	3' X 3'	L	DROUGHT TOLERANT WITH ATTRACTIVE FOLIAGE
	5 GALLON	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	2' X 3'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
	5 GALLON	RIBES SANGUINEUM	RED-FLOWERING CURRANT	5 GALLON	8' X 5'	L	FLOWERS FOR POLLINATORS
	5 GALLON	RUBUS URSINUS	CALIFORNIA BLACKBERRY	5 GALLON	6' X 6'	L	FRUITING SHRUB PROVIDING HABITAT
	5 GALLON	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	4' X 5'	L	EVERGREEN WITH ATTRACTIVE FLOWERS
	5 GALLON	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GALLON	3' X 4'	L	DROUGHT TOLERANT, ATTRACTIVE FLOWERS



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMHca.com

**SOQUEL AVENUE
SANTA CRUZ, CA
KB HOME**

NO	DATE	DESCRIPTION

PLANTING LEGEND AND NOTES

L6

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PLOTTED: 12/02/2024 12:19 PM



I LANDSCAPE WALL



F PLAY SURFACING



C PERGOLA



H CMU WALL



E CLIMBING LOGS



B PICNIC TABLE



G MONUMENT SIGN



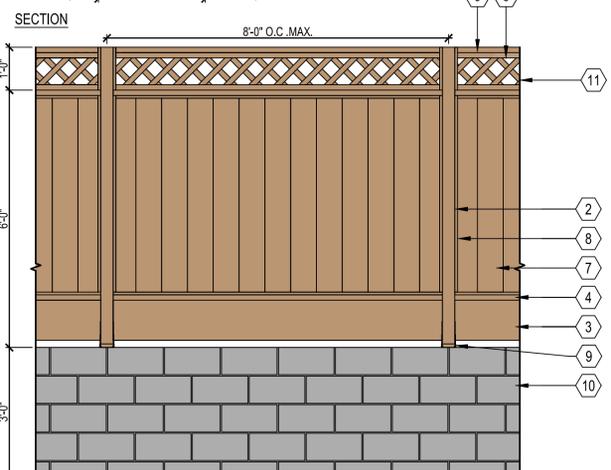
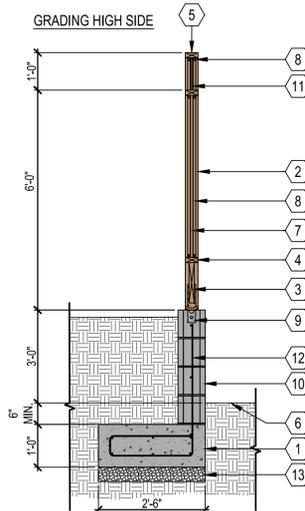
D DECOMPOSED GRANITE



A BENCH WITH BACK AND ARMREST

NOTES:
 1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD WITH 2 COATS OF CLEAR NATURAL PROTECTOR.
 2. CIVIL WALL HEIGHT MAY VARY. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS AND HEIGHTS. SCREEN FENCE HEIGHT TO BE HELD LEVEL DESPITE POSSIBLE CHANGES IN GRADING OR WALL HEIGHT.

- ① CONCRETE FOOTING
- ② 4x4 POST
- ③ 2x12 KICK BOARD
- ④ 2x4 RAIL
- ⑤ 2x4 CAP, CONNECT TO TOP OF POST WITH SIMPSON STRONG TIE A35 FRAMING ANGLE
- ⑥ NATIVE GRADE
- ⑦ 1x8 BOARD
- ⑧ 1x1 FRAME
- ⑨ POST BASE PER STRUCTURAL ENGINEER
- ⑩ 8x8x16 CONCRETE BLOCK, GROUT ALL CELLS SOLID
- ⑪ LATTICE PANEL
- ⑫ #3 REBAR AT 16" O.C. EACH WAY
- ⑬ 4" THICK CLASS 2 AGGREGATE BASE ROCK COMPACTER PER GEOTECH REPORT



J SCREEN FENCE ON WALL
 SCALE: 1/2" = 1'-0"

**SOQUEL AVENUE
 SANTA CRUZ, CA
 KB HOME**

NO	DATE	DESCRIPTION
PROJECT NO:	6986.00	
CAD DWG FILE:	698600CL.DWG	
DESIGNED BY:	KY	
DRAWN BY:	TC	
CHECKED BY:	CM	
DATE:	OCTOBER 16, 2025	
SCALE:	NOT TO SCALE	
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CONCEPT IMAGES