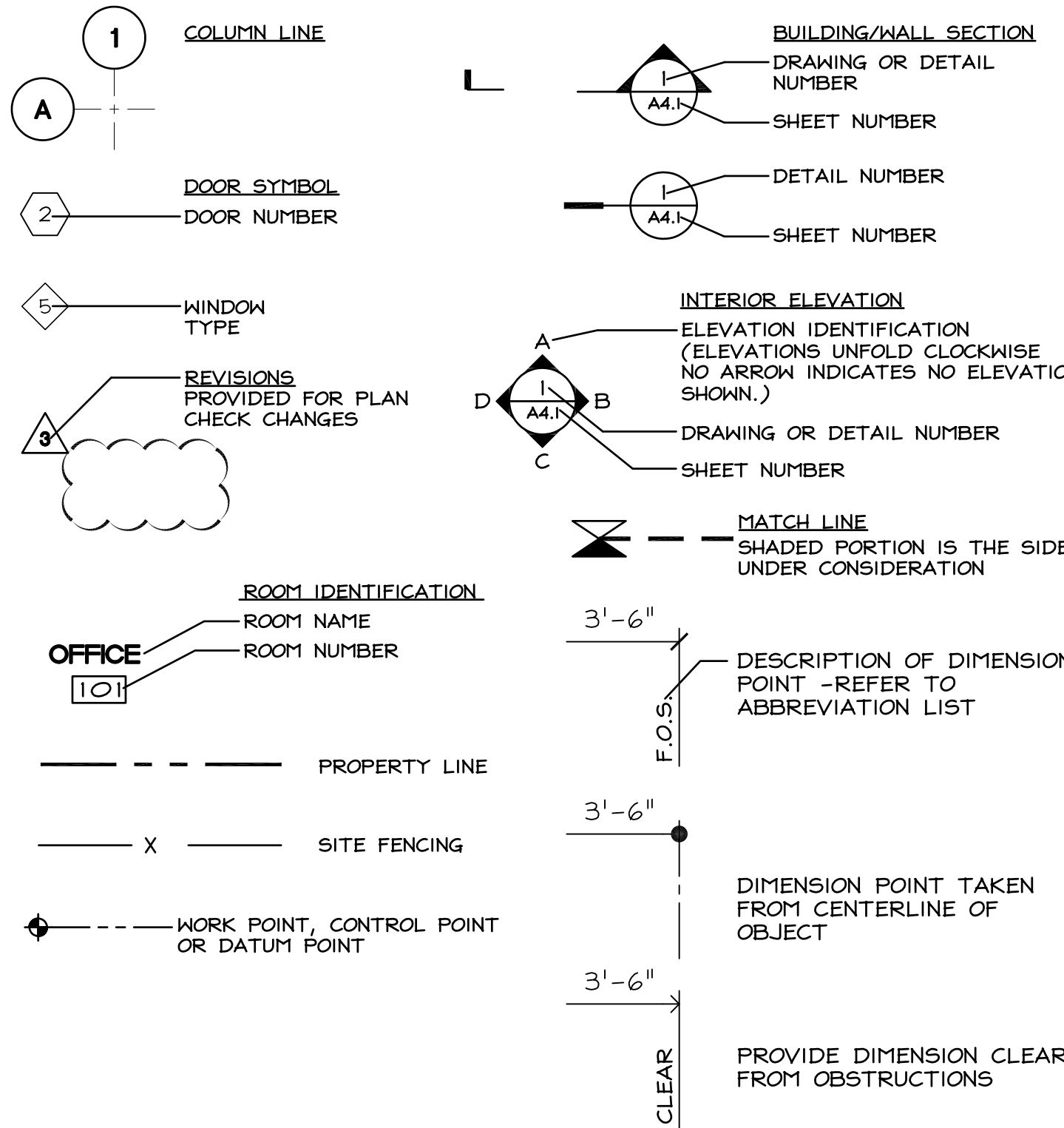




VICINITY MAP

SYMBOLS



DEFERRED SUBMITTALS

DEFERRED SUBMITTALS PER C.B.C. 107.3.4.1
SUBMIT ALL DEFERRED SUBMITTAL DOCUMENTS TO THE ARCHITECT FOR REVIEW. MAKE SUBMITTAL TO THE BUILDING OFFICIAL ONLY AFTER THE CHANGES REQUESTED BY THE ARCHITECT HAVE BEEN COMPLETED AND THE ARCHITECT HAS INDICATED THAT THE DEFERRED SUBMITTAL GENERALLY COMPLIES WITH THE CONTRACT DOCUMENTS. ALLOW FOR ARCHITECTS REVIEW TIME IN PROJECT SCHEDULE AS WELL AS CONTRACTOR REVISION TIME AND REVIEW TIME BY BUILDING OFFICIAL. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PACIFIC COAST DEVELOPMENT
THE RESIDENCE AT 558 MAIN

558 MAIN STREET, WATSONVILLE, CA, 95076

DESIGN REVIEW SUBMITTAL



ABBREVIATIONS

∠	AND ANGLE	F.O.S.	FACE OF STRUCTURE
AT	AT	FT.	FOOT OR FEET
CL	CENTERLINE	FTG.	FOOTING
∅	DIAMETER OR ROUND PERPENDICULAR	GA.	GAUGE
#	FOUND OR NUMBER	GALV.	GALVANIZED
(E)	EXISTING	GL.	GLASS
(N)	NEW	GYP.	GYPSUM
ARCH.	ARCHITECTURAL	H.C.	HOLLOW CORE
A.C.	ASPHALT CONCRETE	HDR.	HEADER
BD.	BOARD	H.M.	HOLLOW METAL
BLK.	BLOCK	HORIZ.	HORIZONTAL
BLKG	BLOCKING	HR.	HOUR
BT.	BEAM	IN.	INCH
BOT.	BOTTOM	INSUL.	INSULATION
CONJ.	CONSTRUCTION JOINT	INT.	INTERIOR
CLG.	CEILING	JT.	JOINT
CLR.	CLEAR	LAV.	LAVATORY
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM
COL.	COLUMN	MECH.	MECHANICAL
CONC.	CONCRETE	MFR.	MANUFACTURER
CONT.	CONTINUOUS	MIN.	MINIMUM
CTR.	CENTER	MISC.	MISCELLANEOUS
DBL.	DOUBLE	N.	NORTH
DEPT.	DEPARTMENT	N.I.C.	NOT IN CONTRACT
DIA.	DIAMETER	NO. OR #	NUMBER
DI.	DIMENSION	N.T.S.	NOT TO SCALE
DN.	DOWN	O.C.	ON CENTER
DR.	DOOR	PL.	PLATE
DS.	DOWNSPOUT	P. LAM.	PLASTIC LAMINATE
DWG.	DRAWING	PLYWD.	PLYWOOD
EA.	EACH	RAD.	RADIUS
E.J.	EXPANSION JOINT	R.D.	ROOF DRAIN
EL.	ELEVATION	REQ.	REQUIRED
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EQ.	EQUAL	S.	SOUTH
EXT.	EXISTING	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
F.A.	FIRE ALARM	SQ.	SQUARE
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	T.C.	TOP OF CURB
F.E.C.	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FIN.	FINISH	U.O.N.	UNDER ONE
FL.	FLOOR	VERT.	VERTICAL
F.O.C.	FACE OF CONCRETE	W/	WITH
F.O.F.	FACE OF FINISH	W.C.	WATER CLOSET
F.O.M.	FACE OF MASONRY	W/O	WITHOUT

CODES

2019 CBC - CALIFORNIA BUILDING CODE	PART 1 - CALIFORNIA ADMINISTRATIVE CODE
2019 CPC - CALIFORNIA PLUMBING CODE	PART 2 - CALIFORNIA BUILDING CODE
2019 CMC - CALIFORNIA MECHANICAL CODE	PART 2.5 - CALIFORNIA RESIDENTIAL CODE
2019 CEC - CALIFORNIA ELECTRICAL CODE	PART 3 - CALIFORNIA ELECTRICAL CODE
2019 CFC - CALIFORNIA FIRE CODE	PART 4 - CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA TITLE 24 ENERGY REQ.	PART 5 - CALIFORNIA PLUMBING CODE
2019 CALIFORNIA PLUMBING CODE	PART 6 - CALIFORNIA ENERGY CODE
2019 CALIFORNIA ATTENDMENTS	PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
CITY OF WATSONVILLE ORDINANCES	PART 9 - CALIFORNIA FIRE CODE
	PART 10 - CALIFORNIA EXISTING BUILDING CODE
	PART 11 - CALIFORNIA GREEN BUILDING STANDARD
	PART 12 - CALIFORNIA REFERENCED STANDARDS

PROJECT DATA

AP NUMBER: 018-241-20	CONSTRUCTION TYPE: I - A, VEA
PROJECT ADDRESS: 558 MAIN STREET WATSONVILLE, CA 95076	NUMBER OF STORIES: 4 - STORIES
OWNER: PACIFIC COAST DEVELOPMENT 800 E LAKE AVE, WATSONVILLE, CA 95076	CURRENT USE: VACANT LOT
ZONING: CCA CENTRAL COMMERCIAL, CORE AREA	PROPOSED USE: MIXED-USE DEVELOPMENT
LOT SIZE: 32,248 SQUARE FEET 0.74 ACRES (GROSS)	OCCUPANCY GROUP: B,M,R-2,S-2
LOT COVERAGE: EXISTING: 0% ALLOWED: 100% PROPOSED: 62% 19,965 SQUARE FEET (BUILDING FOOTPRINT)	SPRINKLERED: YES
BUILDING HEIGHT: ALLOWED: 75'-0" PROPOSED: 58'-8"	STANDPIPE SYSTEM: YES
FLOOR AREA RATIO: ALLOWED: 2.75 FAR PROPOSED: 2.04 FAR	BUILDING SETBACKS: ALLOWED FRONT: 0' SIDES: 0' REAR: N/A
65,677 SF GROSS FLOOR AREA 32,248 SF BUILDABLE LAND AREA 65,677 SF / 32,248 SF = 2.04 FAR	

PARKING ANALYSIS:

RESIDENTIAL PARKING ONSITE: REQUIRED ONSITE PARKING: PER WMC 14-47-110 DEVELOPMENT STANDARDS			
UNIT TYPE	PARKING SPACES PER UNIT	PROPOSED UNITS	REQUIRED PARKING SPACES
STUDIO	1	15	15
1-BEDROOM	1	29	29
2-BEDROOM	2	6	12
TOTAL PARKING SPACES REQUIRED FOR BUILDING:		56	
PROPOSED ONSITE PARKING:			
STANDARD PARKING SPACES PROVIDED		36	
COMPACT PARKING SPACES PROVIDED		17	
ACCESSIBLE PARKING SPACES REQUIRED: 3 TOTAL (ONE TO BE VAN)		3 PROVIDED	
TOTAL PARKING SPACES PROVIDED		56*	
*36 PARKING SPACES ARE COVERED INSIDE STRUCTURE			
*18 EXTERIOR UNCOVERED PARKING			
GUEST PARKING ONSITE: -PER WMC 14-47-110 (F)			

PROJECT TEAM

OWNER PACIFIC COAST DEVELOPMENT CONTACT: WILLIAM HANSEN PHONE: (831) 724-7504 EMAIL: bill@pacificcoastdevelopment.com	ARCHITECT BELLI ARCHITECTURAL GROUP CONTACT: DAVID PEARTREE PHONE: (831) 424-4620 EMAIL: david@belliag.com
GEOTECHNICAL ENGINEER SALEM ENGINEERING GROUP CONTACT: SHALIM REICH PHONE: (559) 271-9700 EMAIL: info@salem.net	LANDSCAPE LEWIS LANDSCAPE CONTACT: GREG LEWIS PHONE: (831) 425-4747 EMAIL: lewislandscape@bcglobal.net
CIVIL ROPER ENGINEERING CONTACT: JEFF ROPER PHONE: (831) 724-5300 EMAIL: jeff@roperengineering.com	GENERAL CONTRACTOR BOGARD CONSTRUCTION, INC. CONTACT: CHIP BOGARD PHONE: (831) 426-8191 EMAIL: chip@bogardconstruction.com

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT INCLUDES BUT IS NOT LIMITED TO:

- NEW CONSTRUCTION OF 4-STORY MIXED-USED BUILDING;
- PODIUM LEVEL PARKING GARAGE AND COMMERCIAL SPACES
- 3 STORY (50 RESIDENTIAL UNITS) ABOVE PODIUM

GENERAL NOTES

- CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
- THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS AND DETAILS.
- SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER TYPICAL DETAILS.
- WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
- THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
- THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.

SHEET INDEX

T1.1	TITLE SHEET
CIVIL	
C1	EXISTING SITE CONDITIONS
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
A0.0	OVERALL FIRE ACCESS SITE PLAN
A0.1	PROPOSED SITE PLAN - CODE COMPLIANCE PLAN
A0.2	PROPOSED FIRST FLOOR PLAN - CODE COMPLIANCE PLAN
A0.3	PROPOSED SECOND FLOOR PLAN - CODE COMPLIANCE PLAN
A0.4	PROPOSED THIRD-FOURTH FLOOR PLANS - CODE COMPLIANCE PLAN
A1.1	OVERALL SITE PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED THIRD-FOURTH FLOOR PLANS
A2.4	PROPOSED ROOF PLAN
A2.5	ENLARGED UNIT FLOOR PLANS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR PERSPECTIVES
A7.1	BUILDING CROSS-SECTIONS
LANDSCAPE	
L1	GROUND FLOOR PLANTING PLAN
L2	2ND FLOOR PLANTING PLAN
TOTAL SHEETS: 21	

CONDITIONS OF APPROVAL

- REPLACE DRIVEWAY APPROACH. THE APPLICANT SHALL REPLACE THE EXISTING DRIVEWAY ON BRENNAN STREET WITH ONE THAT CONFORMS WITH PUBLIC WORKS STANDARD NO. S-1201, INCLUDING PROVIDING AN ACCESSIBLE WALK ACROSS THE DRIVEWAY APPROACH.
- STREET FRONTAGE IMPROVEMENTS. THE APPLICANT SHALL REPLACE ANY STREET IMPROVEMENTS ALONG THE PROPERTY FRONTAGE THAT REQUIRE REPAIR TO CALTRANS STANDARDS.
- CALTRANS ENCROACHMENT PERMIT. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM CALTRANS TO ALLOW STREET FRONTAGE IMPROVEMENTS.
- CITY ENCROACHMENT PERMIT. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY TO CONNECT TO ANY CITY UTILITIES AND TO RECONSTRUCT ANY DRIVEWAY APPROACHES ON CITY RIGHT-OF-WAY.
- GREASE INTERCEPTOR. THE APPLICANT SHALL INSTALL A GREASE INTERCEPTOR IDENTIFIED ON THE PROPOSED FIRST FLOOR PLAN (SHEET A2.1) FOR THE COMMERCIAL PORTION OF THE PROJECT. THE GREASE INTERCEPTOR SHALL REQUIRE REVIEW AND APPROVAL BY SOURCE CONTROL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- BACKFLOW DEVICE. THE APPLICANT SHALL INSTALL A BACKFLOW DEVICE FOR ALL UTILITIES, IN ACCORDANCE WITH PUBLIC WORKS STANDARD NOS. W-10 AND W-11.
- SEWER INSPECTION. THE APPLICANT SHALL HAVE PERFORMED A VIDEO INSPECTION OF THE EXISTING SEWER LATERAL AND 10-INCH SEWER MAIN IN ORDER TO VERIFY EXISTING CONDITIONS AND SUBMIT CAPACITY CALCULATIONS TO VERIFY THAT THE EXISTING UTILITIES HAVE THE ABILITY TO CARRY THE PROPOSED FLOWS FOR THE NEW DEVELOPMENT.
- TRASH ROOM SIZE. THE PROPOSED TRASH ROOM SHALL BE LARGE ENOUGH TO ACCOMMODATE A THREE-CONTAINER SYSTEM (I.E., REFUSE, RECYCLING, AND FOOD WASTE) AND PROVIDE ACCESS TO THE CITY'S COLLECTION SERVICE.
- ADDRESS ASSIGNMENT. PRIOR TO BUILDING PERMIT ISSUANCE, COMPLETE AND SUBMIT AN APPLICATION FOR ADDRESS ASSIGNMENT.
- CONDITIONAL FENCE PERMIT. PURSUANT TO SECTION 14-32.020 OF THE WATSONVILLE MUNICIPAL CODE (WMC), THE PRINCIPALLY PERMITTED FENCE HEIGHT IS UP TO SIX FEET. FENCES MAY BE
- CONSTRUCTED TO HEIGHTS IN EXCESS OF THIS HEIGHT LIMIT ONLY WITH ISSUANCE OF A CONDITIONAL FENCE PERMIT.
- THE DEVELOPER IS TO VIDEO INSPECT THE EXISTING SEWER LATERAL AND 10" SEWER MAIN IN ORDER TO VERIFY EXISTING CONDITIONS. SUBMIT CAPACITY CALCULATIONS TO VERIFY THAT THE EXISTING UTILITIES HAVE THE ABILITY TO CARRY THE NEW PROPOSED FLOWS FOR THE NEW DEVELOPMENT.
- THE PROPOSED TRASH ROOM SHALL BE LARGE ENOUGH TO HOUSE A THREE-CONTAINER SYSTEM (REFUSE, RECYCLING, AND FOOD WASTE) AND PROVIDE ACCESS TO THE CITY COLLECTION SERVICE.
- ALL UTILITIES WILL BE REQUIRED TO BE BACK-FLOW PROTECTED PER COW STANDARD W-10 OR W-11 DEPENDING ON THE SIZE OF NEW WATER METER.
- APPLICANT SHALL APPLY FOR A CALTRANS ENCROACHMENT PERMIT IN ORDER TO REMOVE AND REPLACE ALL EXISTING MAIN ST FRONTAGE IMPROVEMENTS WITH NEW CURB, GUTTER, AND SIDEWALK.
- APPLICANT SHALL APPLY FOR AN ENCROACHMENT PERMIT TO CONNECT TO ANY CITY UTILITIES AND TO RECONSTRUCT ANY DRIVEWAY APPROACHES ON CITY RIGHT OF WAY.
- DRIVEWAY APPROACH AT THE BACK OF PROPERTY / PARKING LOT ENTRANCE ON BRENNAN ST SHALL BE REMOVED AND CONSTRUCTED PER COW STANDARD S-101.
- APPLY FOR AN ADDRESS ASSIGNMENT PRIOR TO BUILDING PERMIT ISSUANCE.

REVISIONS

DATE	BY	DESCRIPTION
10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

BELLI ARCHITECTURAL GROUP

831 . 424 . 4620

235 MONTEREY STREET, SUITE B, SALINAS, CA 93901

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TITLE SHEET

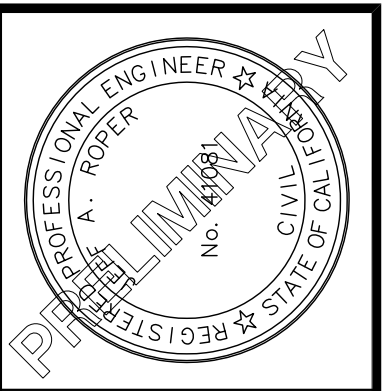
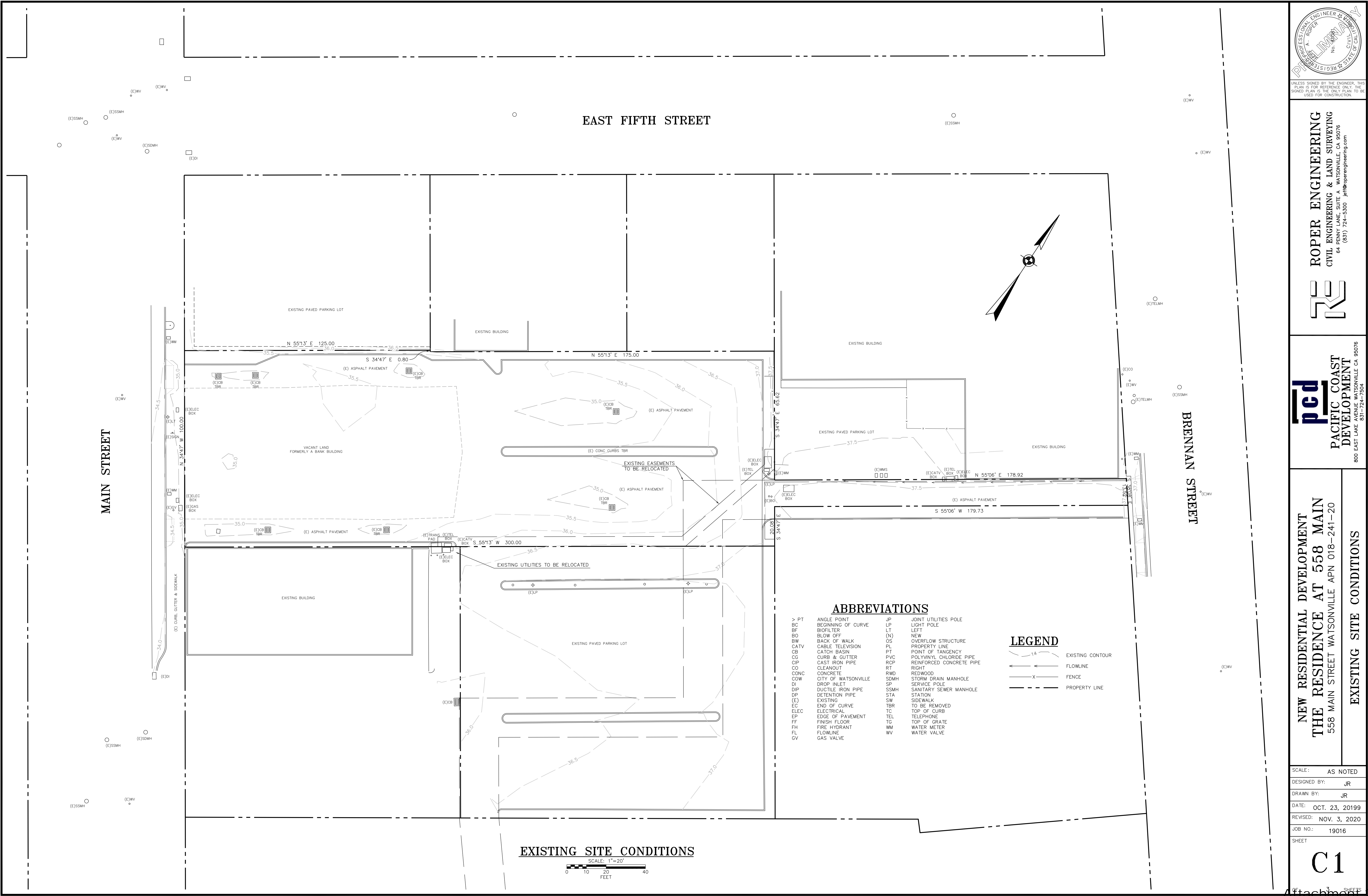
THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WATSONVILLE, CA 95076

DATE	11/12/20
SCALE	AS NOTED
DRAWN	G-J/IM
JOB	19019
SHEET	T1.1
OF	SHEETS



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A, WATSONVILLE, CA 95076
(831) 724-5300 jeff@roperengineering.com

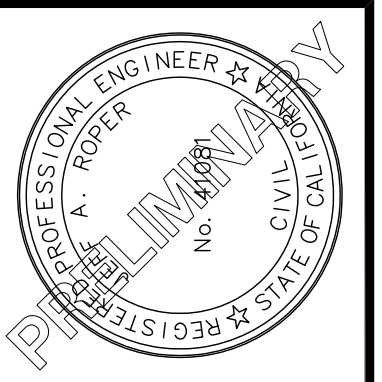
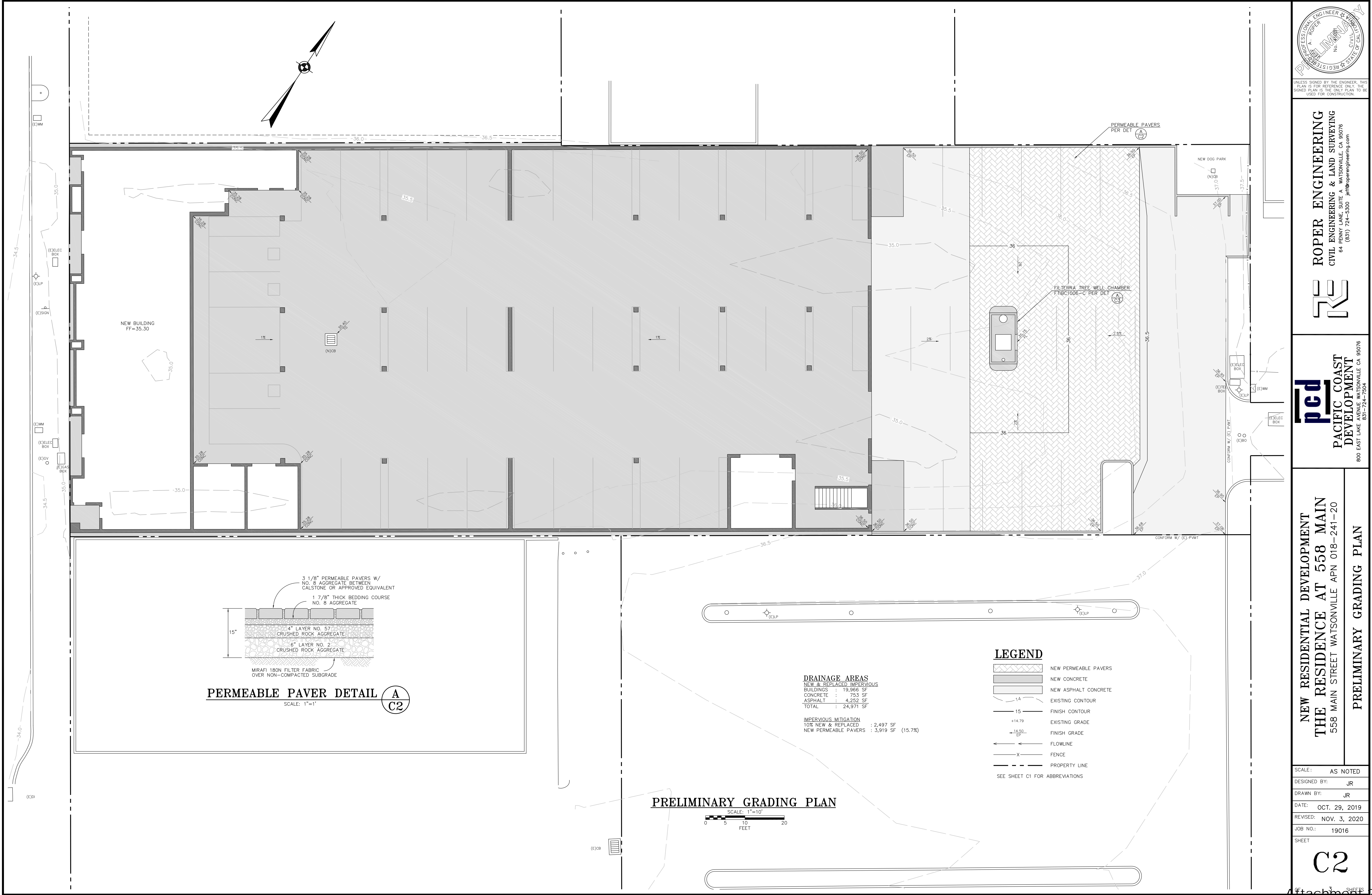
pcd
PACIFIC COAST
DEVELOPMENT
800 EAST LAKE AVENUE, WATSONVILLE, CA 95076
(831) 724-7504

**NEW RESIDENTIAL DEVELOPMENT
THE RESIDENCE AT 558 MAIN**
558 MAIN STREET WATSONVILLE APN 018-241-20

EXISTING SITE CONDITIONS

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 23, 20199
REVISED:	NOV. 3, 2020
JOB NO.:	19016
SHEET	

C1



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PLAN IS FOR REFERENCE ONLY. THE
SIGNED PLAN IS THE ONLY PLAN TO BE
USED FOR CONSTRUCTION.

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CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 jef@roperengineering.com

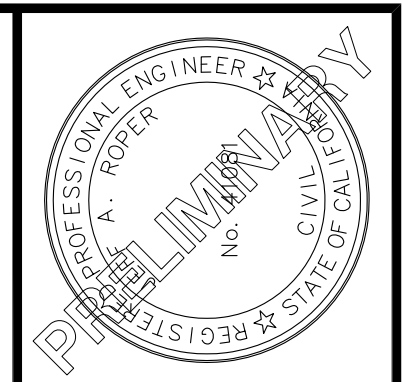
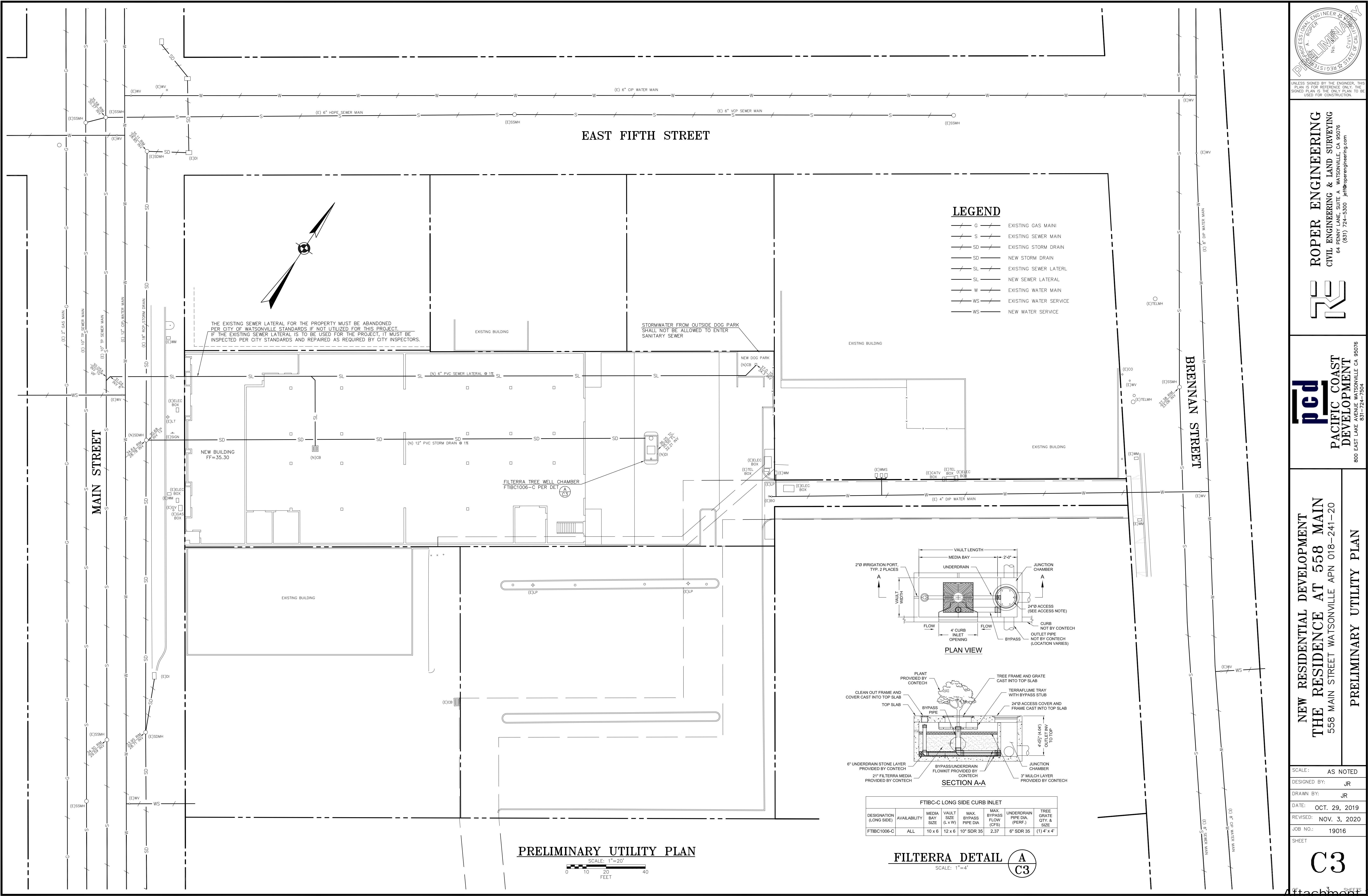
pcd
PACIFIC COAST
DEVELOPMENT
800 EAST LAKE AVENUE WATSONVILLE, CA 95076
(831) 724-7304

NEW RESIDENTIAL DEVELOPMENT
THE RESIDENCE AT 558 MAIN
558 MAIN STREET WATSONVILLE APN 018-241-20

PRELIMINARY GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 29, 2019
REVISED:	NOV. 3, 2020
JOB NO.:	19016
SHEET	

C2



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

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(831) 724-5300 jef@roperengineering.com

pcd
PACIFIC COAST
DEVELOPMENT
800 EAST LAKE AVENUE WATSONVILLE, CA 95076
831-724-7504

NEW RESIDENTIAL DEVELOPMENT
THE RESIDENCE AT 558 MAIN
558 MAIN STREET WATSONVILLE APN 018-241-20
PRELIMINARY UTILITY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 29, 2019
REVISED:	NOV. 3, 2020
JOB NO.:	19016
SHEET	
C3	



SITE PLAN LEGEND

- PROPERTY LINE
- FIRE TRUCK ACCESS FIRE LANE (F.L.) 20'-0" WIDE, TYP.
- (E) BUILDING (SHOWN FOR DIAGRAMMATIC REFERENCE ONLY)
- FIRE HYDRANT

FIRE DEPARTMENT GENERAL NOTES:

- MINIMUM CLEAR HEIGHT, VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROADS AND DRIVENWAYS SHALL HAVE NO OVERHEAD OBSTRUCTIONS AND SHALL BE 13'-6" MIN. IN HEIGHT - TYP.
- FIRE TRUCK ACCESS LANE IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 67,000 LBS.
- FIRE TRUCK ACCESS LANE SHALL HAVE AN UNOBSTRUCTED WIDTH NO LESS THAN 20'-0".
- GATES SHALL COMPLY WITH CFC 503.546 AND CFC D103.4 KNOX-BOX, KEYPAD, OR KNOX-PADLOCKS SHALL COMPLY WITH CFC 503.546 AND CFC D103.5. KNOX-PADLOCK PROVIDED ARE TO BE WELDED IN PLACE PREFERABLY.
- CURBS/SURFACE AREAS ALONG ACCESS ROADS AND FIRE LANES SHALL BE PAINTED OSHA SAFETY RED. THE WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON THE TOP OR FACE OF THE CURB IN WHITE LETTERING MINIMUM 4 INCHES HIGH AND SHALL BE SPACED 50 FEET ON CENTER OR PORTION THEREOF TO CONFORM TO CITY OF WATSONVILLE FIRE DEPARTMENT REQUIREMENTS.
- BUILDINGS WILL BE EQUIPPED WITH THE REQUIRED STANDPIPES PER CFC & NFPA CODE REQUIREMENTS.
- SURFACE AREAS ALONG ACCESS ROADS AND FIRE LANES SHALL BE PAINTED OSHA RED. IN WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON THE TOP OF THE CURB IN WHITE LETTERING MINIMUM 4 INCHES HIGH AND SHALL BE SPACED ON CENTER OR PORTION THEREOF TO CONFORM TO WATSONVILLE FIRE DEPARTMENT REQUIREMENTS



REVISIONS

DATE	BY	DESCRIPTION
10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
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11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

PROJECT

OVERALL FIRE ACCESS SITE PLAN
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E. LAKE AVE.
WATSONVILLE, CA 95076

DATE

11/12/20

SCALE

A5 NOTED

DRAWN

G-J/11M

JOB

19019

SHEET

A0.0

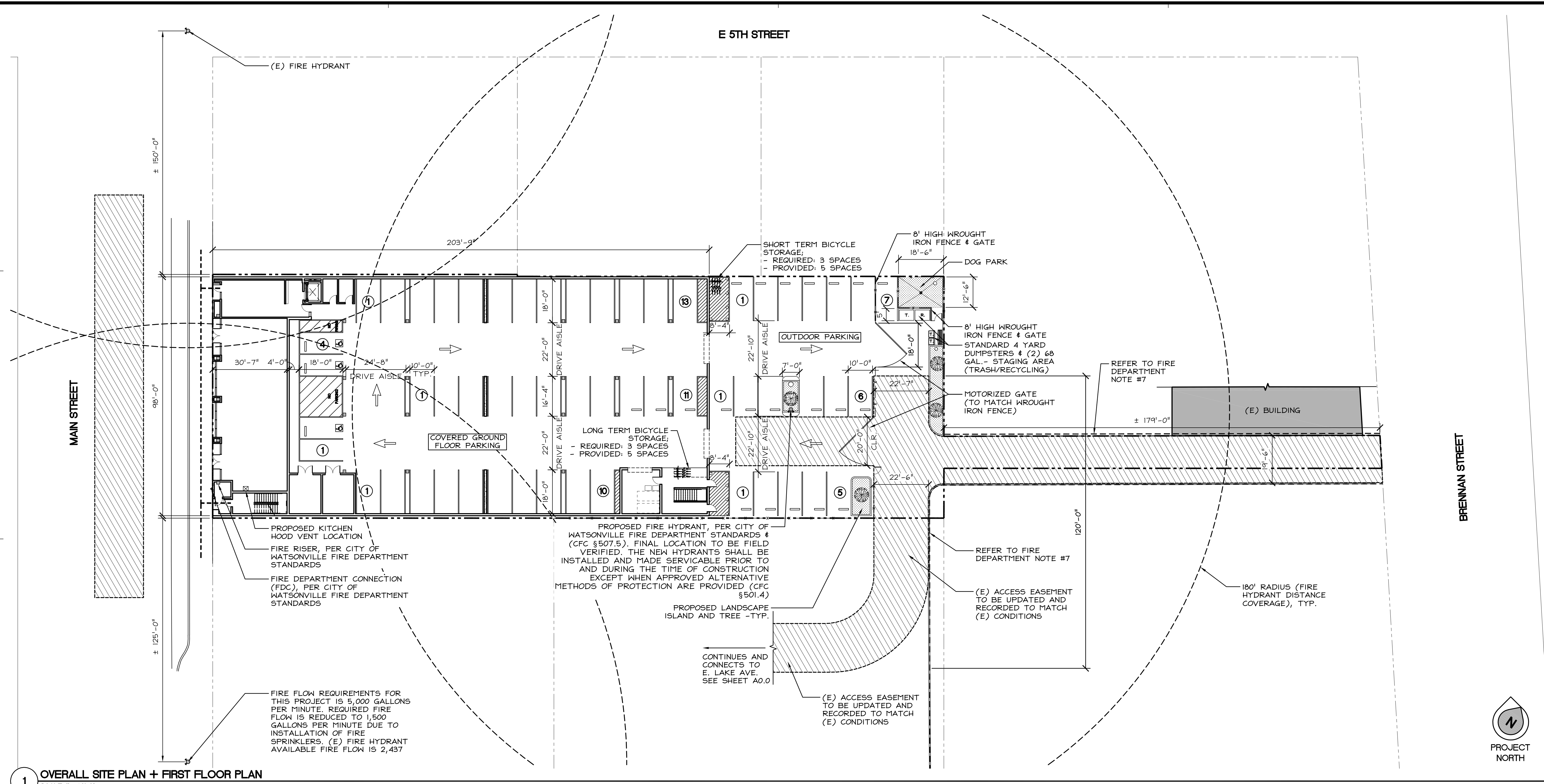
OF

SHEETS

Belli Architectural Group

Belli Architectural Group 831.424.4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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Attachment 2
page 5 of 21



CODE ANALYSIS

FLOOR 1 (BELOW 3-HR HORIZONTAL SEPARATION PER CBC510.2)		FLOORS 2, 3, & 4 (ABOVE 3-HR HORIZONTAL SEPARATION PER CBC 510.2)		REQUIRED RATINGS	
CONSTRUCTION TYPE:	I-A	CONSTRUCTION TYPE:	V-A	COMPONENT	RATING
SPRINKLERED:	YES	SPRINKLERED:	YES	CORRIDORS	1-HR
OCCUPANCY:	S-2, M, R-2	OCCUPANCY:	A-2, R-2	STAIR/SHAFT ENCLOSURES	2-HR
NON-SEPARATED PER CBC 508.3		NON-SEPARATED PER CBC 508.3		RESIDENTIAL DEMISING WALLS	30-MIN
ALLOWABLE STORIES:	1 (CBC SEC. 510.2.2)	ALLOWABLE STORIES:	4 S(WITHOUT AREA INCREASE)	EXTERIOR WALLS	
ACTUAL STORIES:	1	ACTUAL STORIES:	3	EXTERIOR OPENINGS	
ALLOWABLE AREA:	UNLIMITED	AREA PER FLOOR		CONSTRUCTION TYPE I-A:	
ACTUAL AREA:	19,783 SF	ALLOWABLE AREA:	36,000 SF SM(WITHOUT AREA INCREASE)	STRUCTURAL FRAME	3-HR
BUILDING HEIGHT (PER CBC TABLE 504.3)	UNLIMITED	ACTUAL AREA:	15,298 SF	EXT. BEARING WALLS	3-HR
ALLOWABLE HEIGHT:	15'	TOTAL AREA ALL FOUR FLOORS	36,000 SF x 4 =144,000 SF	INT. BEARING WALLS	3-HR
ACTUAL HEIGHT:		ACTUAL AREA:	45,894 SF	NON-BEARING WALLS	-
		BUILDING HEIGHT (PER CBC TABLE 504.3)	70' - S(WITHOUT AREA INCREASE)	FLOOR	2-HR
		ALLOWABLE HEIGHT:	58'-8"	ROOF	90-MIN
		ACTUAL HEIGHT:		CONSTRUCTION TYPE V-A:	
				STRUCTURAL FRAME	1-HR
				EXT. BEARING WALLS	1-HR
				INT. BEARING WALLS	1-HR
				NON-BEARING WALLS	-
				FLOOR	1-HR
				ROOF	1-HR

GENERAL NOTES:

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS W/OUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" @ 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. CROSS SLOPE 2% TYPICAL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED PER C.B.C. 1133B.7.
2. SITE LIGHTING: A PHOTOMETRIC PLAN AND LIGHTING SPEC SHEET(S) WILL BE SUBMITTED WITH THE BUILDING PERMIT SUBMITTAL THAT SHOWS ADEQUATE LIGHTING PROVIDED FOR ALL COMMON AREAS AND PARKING AREAS. LIGHTING WITHIN THE EXTERIOR SURFACE PARKING LOT WILL HAVE AN EVEN DISTRIBUTION WITH NO HOT OR COOL SPOTS AND EXHIBIT A LIGHT INTENSITY RANGING BETWEEN ONE AND FIVE LUMENS. LIGHTING SHALL BE DIRECTED ONTO THE SUBJECT PROPERTY ONLY, AND THE PHOTOMETRIC PLAN WILL SHOW THAT LIGHTING WOULD NOT SPILL OVER ONTO ADJACENT PROPERTIES OR CREATE A GLARE NUISANCE FOR MOTORISTS IN THE PUBLIC RIGHT-OF-WAY. NO LUMINAIRE SHALL BE HIGHER THAN 16 FEET ABOVE THE FINISHED GRADE.

SITE PLAN LEGEND

- PATH OF TRAVEL
- PROPERTY LINES OF PROJECT WITHIN SCOPE OF WORK
- ▨ FIRE TRUCK ACCESS FIRE LANE (F.L.)

LOT COVERAGE/LANDSCAPING

TOTAL SITE SQUARE FOOTAGE: 32,248
AREA OF SITE COVERED BY STRUCTURE: 19,965
LOT COVERAGE: 62%

TOTAL SQUARE FOOTAGE OF LANDSCAPE EXISTING: 0 PROPOSED: 500
1) 500/32,248 = 1.6% OF ENTIRE SITE
2) 500/13,969 = 3.6% OF INTERIOR PARKING AREA

INDOOR PARKING & DRIVE AISLE SQUARE FOOTAGE: 13,969
OUTDOOR PARKING & DRIVE AISLE (ON-PROPERTY) SQUARE FOOTAGE: 10,360
TOTAL ON-SITE PARKING AND DRIVE AISLE SQUARE FOOTAGE: 24,329

REVISIONS

DATE	BY	DESCRIPTION
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OVERALL SITE PLAN

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WATSONVILLE, CA 95076

DATE

11/12/20

SCALE

A5 NOTED

DRAWN

G.J/IM

JOB

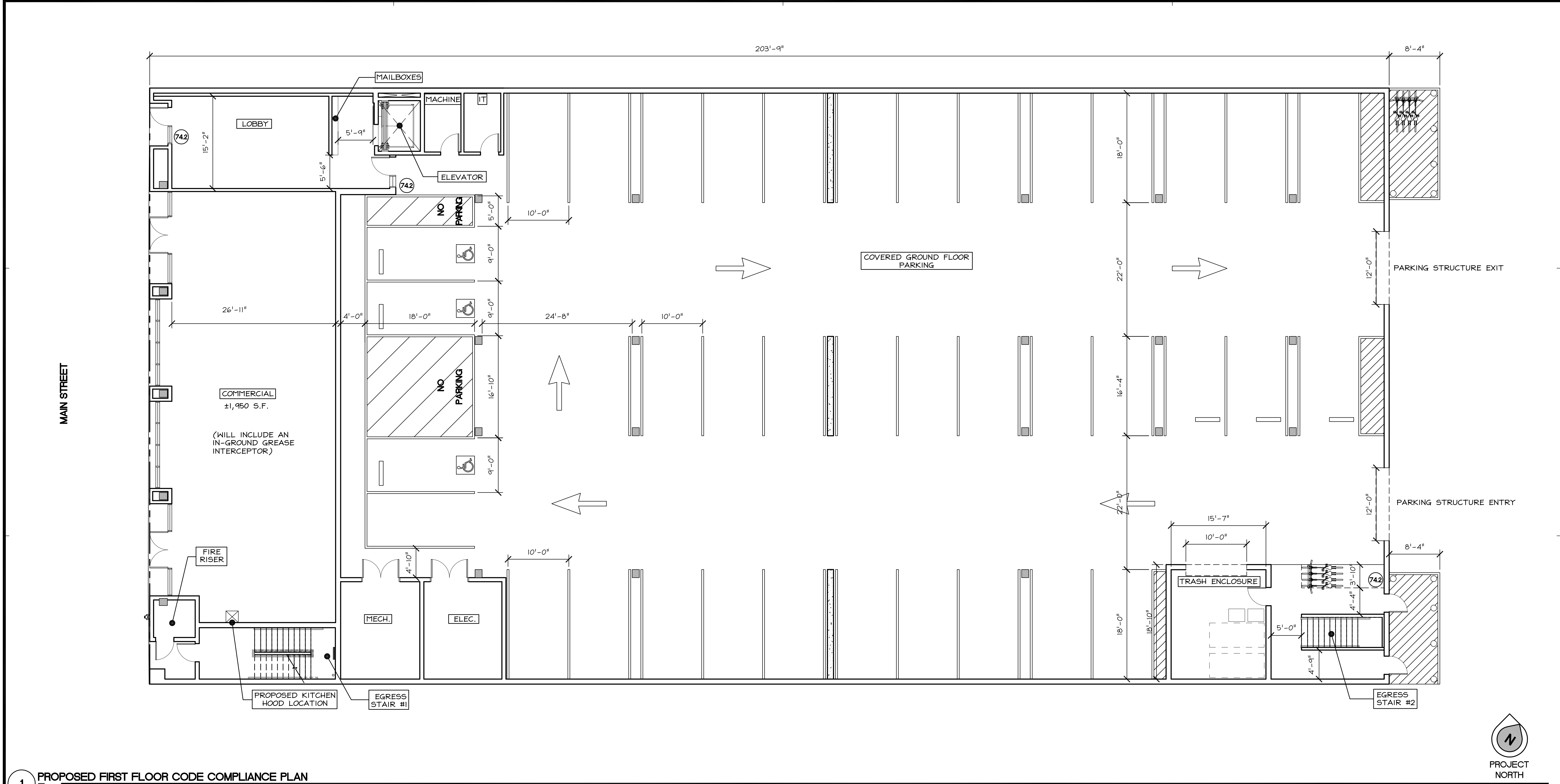
19019

SHEET

A0.1

OF

SHEETS



1 PROPOSED FIRST FLOOR CODE COMPLIANCE PLAN
SCALE 1/8" = 1'-0"

CODE COMPLIANCE GENERAL NOTES

1. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT PROVIDED A MINIMUM HEADROOM OF 80" SHALL BE PROVIDED FOR ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.
2. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6".
3. WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
4. ADJACENT STORIES, OTHER THAN FOR THE EGRESS COMPONENTS DESIGNED FOR CONVERGENCE, THE OCCUPANT LOAD FROM SEPARATE STORIES SHALL NOT BE ADDED.
5. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.
6. WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
7. DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.
8. WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM IF EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
9. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
10. PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
11. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
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13. IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 16 SQUARE FEET IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FEET.

14. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
15. EXIT ACCESS TRAVEL DISTANCE FOR AN R-2 OCCUPANCY SHALL BE 250 FEET.
16. THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.

BUILDING FLOOR OCCUPANT LOAD

UNIT TYPE	OCCUPANT LOAD	NUMBER OF UNITS	TOTAL OCCUPANTS
LOBBY	513	1	513
RETAIL	6500	1	6500
MACHINE	0.20	1	0.20
IT	0.20	1	0.20
MECHANICAL	0.69	1	0.69
ELECTRICAL	0.69	1	0.69
TRASH	0.91	1	0.91
TRASH	75.61	1	75.61
TOTAL OCCUPANT LOAD			= 148.43

BUILDING STAIR SHAFT EGRESS WIDTH

	OCCUPANT LOAD	NUMBER OF EXITS	OCCUPANT LOAD PER EXIT DOOR	DOOR WIDTH REQUIRED occ. x 0.2	DOOR WIDTH PROVIDED	STAIR WIDTH REQUIRED occ. x 0.3	STAIR WIDTH PROVIDED
		STAIR #1	STAIR #2				
FLOOR 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FLOOR 2	262.86	2	131.43	131.43	26.29"	39.43"	MIN. 44"
FLOOR 3	54.08	2	27.04	27.04	5.42"	8.13"	MIN. 44"
FLOOR 4	54.08	2	27.04	27.04	5.41"	8.11"	MIN. 44"

OCCUPANT LOAD FACTOR

UNIT TYPE	OCCUPIED AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
LOBBY	513 SQFT	1/100	513
RETAIL	1950 SQFT	1/30	65.00
MACHINE	60 SQFT	1/300	0.20
IT	60 SQFT	1/300	0.20
MECHANICAL	206 SQFT	1/300	0.69
ELECTRICAL	206 SQFT	1/300	0.69
TRASH	272 SQFT	1/300	0.91
PARKING	15,122 SQFT	1/200	75.61

BUILDING CORRIDOR EGRESS WIDTH

	OCCUPANT LOAD	CORRIDOR WIDTH REQUIRED	CORRIDOR WIDTH PROVIDED
FLOOR 1	148.43	29.69"	GREATER THAN 5'-0"
FLOOR 2	262.96	52.59"	GREATER THAN 5'-0"
FLOOR 3	54.18	10.84"	GREATER THAN 5'-0"
FLOOR 4	54.18	10.84"	GREATER THAN 5'-0"

REVISIONS/DATE BY DESCRIPTION

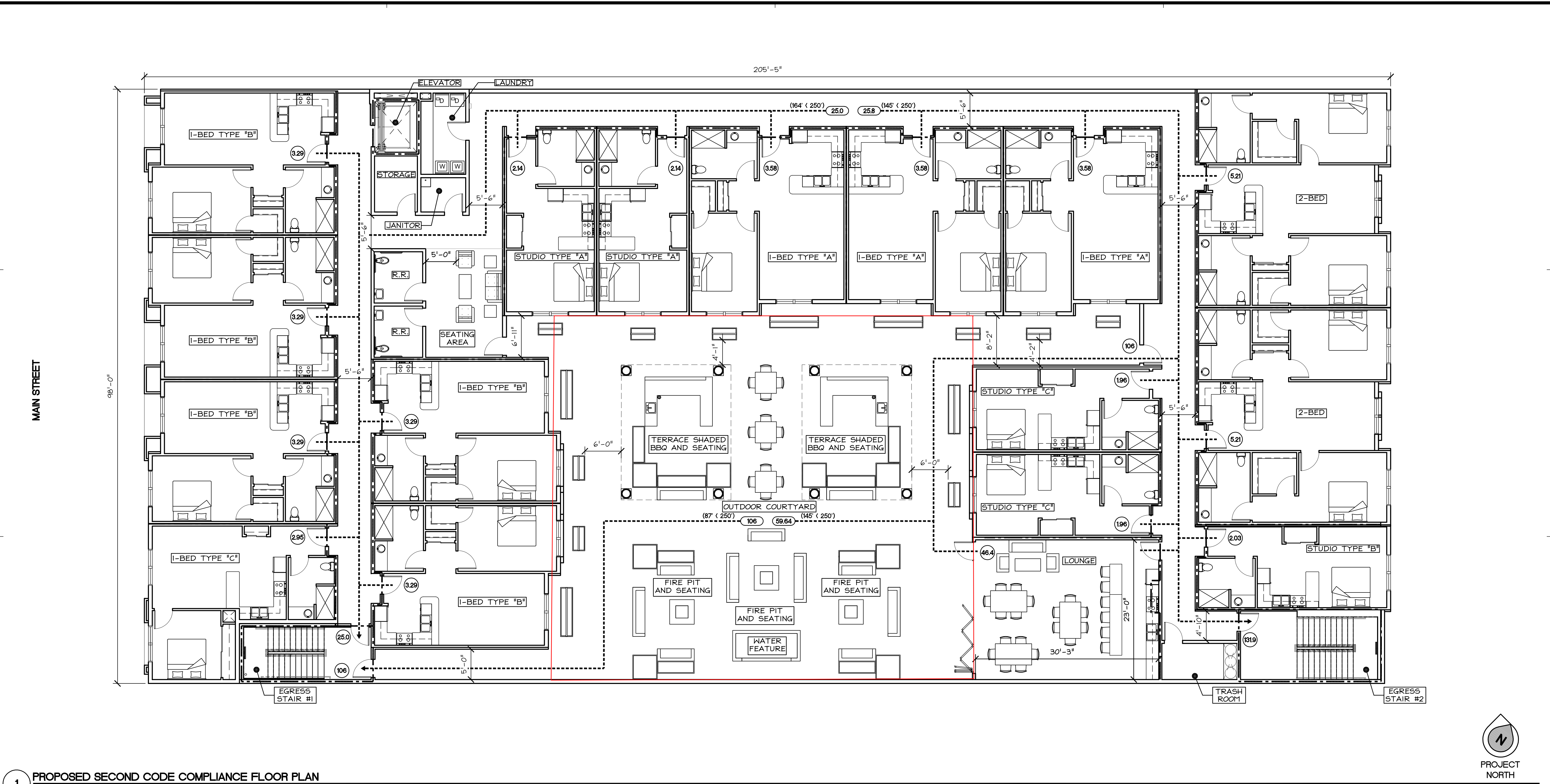
10/31/19	IT1	1ST DESIGN REVIEW SUBMITTAL
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11/12/20	IT1	3RD DESIGN REVIEW SUBMITTAL

BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM

PROPOSED FIRST FLOOR COMPLIANCE PLAN
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E. LAKE AVE.
WATSONVILLE, CA 95076

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SHEET A0.2
OF SHEETS

Attachment 2
page 7 of 21



1 PROPOSED SECOND CODE COMPLIANCE FLOOR PLAN
SCALE: 1/8" = 1'-0"

CODE COMPLIANCE GENERAL NOTES

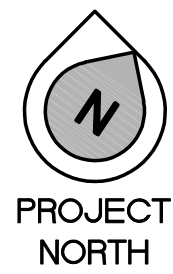
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OCCUPANT LOAD

UNIT TYPE	OCCUPIED AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
STUDIO A	427 SOFT	1/200	214
STUDIO B	405 SOFT	1/200	203
STUDIO C	392 SOFT	1/200	196
1-BED A	716 SOFT	1/200	358
1-BED B	658 SOFT	1/200	329
1-BED C	590 SOFT	1/100	295
2-BED	1,042 SOFT	1/200	521
LOUNGE	696 SOFT	1/15	46.4
COURTYARD	2,485 SOFT	1/15	165.67

BUILDING FLOOR OCCUPANT LOAD

UNIT TYPE	OCCUPANT LOAD	NUMBER OF UNITS	TOTAL OCCUPANTS
STUDIO A	214	2	428
STUDIO B	203	1	203
STUDIO C	196	2	392
1-BED A	358	3	1074
1-BED B	329	5	1645
1-BED C	295	1	295
2-BED	521	2	1042
LOUNGE	46.4	1	46.4
COURTYARD	165.67	1	165.67
TOTAL OCCUPANT LOAD			= 262.86



REVISIONS

DATE	BY	DESCRIPTION
10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
11/22/20	IT	3RD DESIGN REVIEW SUBMITTAL

BELLI ARCHITECTURAL GROUP

831 . 424 . 4620

235 MONTEREY STREET, SUITE B, SALINAS, CA 93901

BELLIAG.COM

PROPOSED SECOND FLOOR COMPLIANCE PLAN

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

KATSONVILLE, CA 95076

DATE

11/12/20

SCALE

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DRAWN

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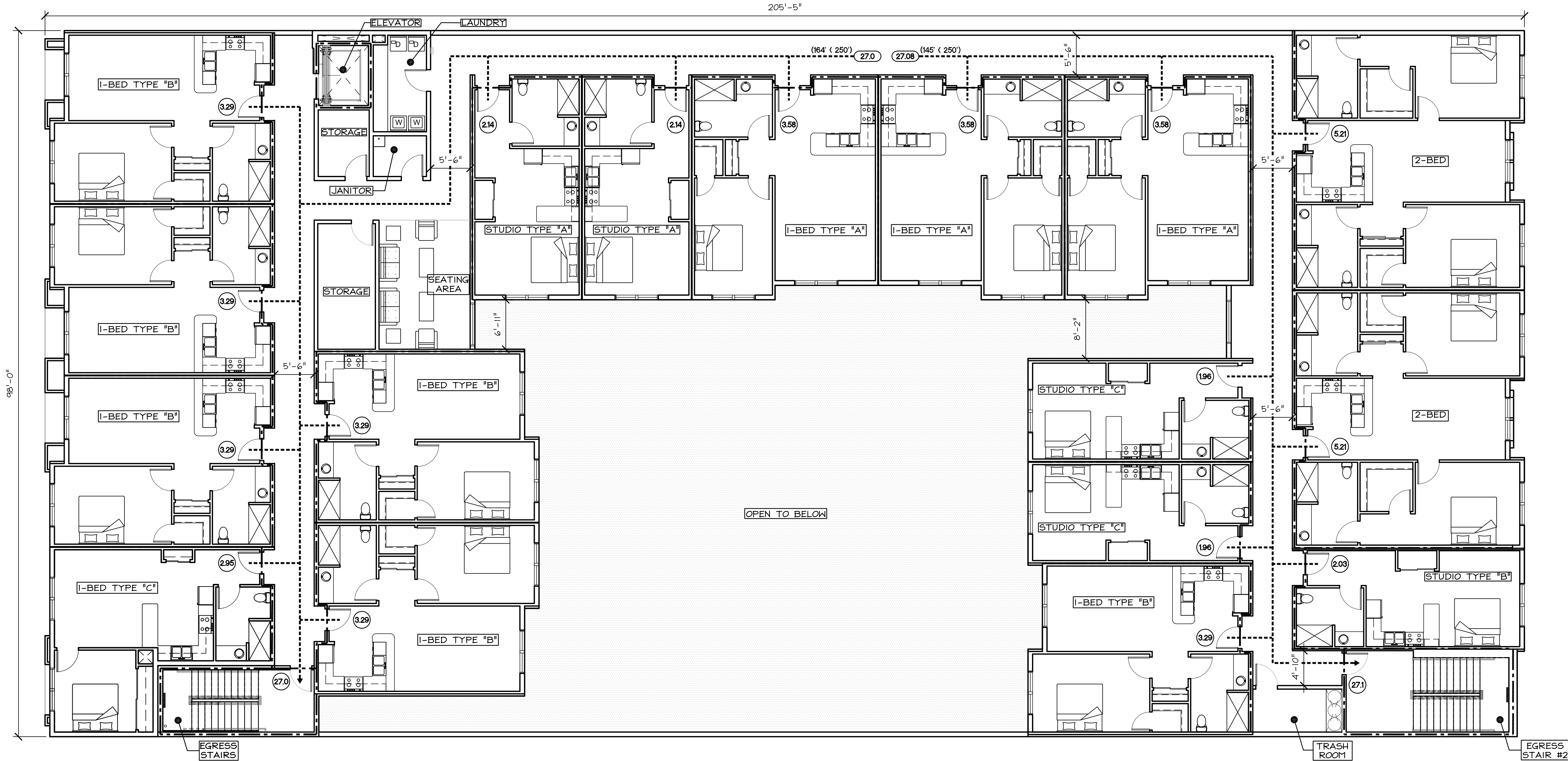
19019

SHEET

A0.3

OF SHEETS

MAN STREET



1 PROPOSED THIRD - FOURTH FLOOR CODE COMPLIANCE PLAN
SCALE: 1/8" = 1'-0"

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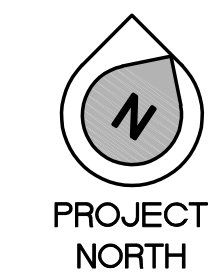
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OCCUPANT LOAD

UNIT TYPE	OCCUPIED AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
STUDIO A	427 SOFT	1/200	2.14
STUDIO B	405 SOFT	1/200	2.03
STUDIO C	392 SOFT	1/200	1.96
1-BED A	716 SOFT	1/200	3.58
1-BED B	658 SOFT	1/200	3.29
1-BED C	590 SOFT	1/100	2.95
2-BED	1,042 SOFT	1/200	5.21

BUILDING FLOOR OCCUPANT LOAD

UNIT TYPE	OCCUPANT LOAD	NUMBER OF UNITS	TOTAL OCCUPANTS
STUDIO A	2.14	2	4.28
STUDIO B	2.03	1	2.03
STUDIO C	1.96	2	3.92
1-BED A	3.58	3	10.74
1-BED B	3.29	6	19.74
1-BED C	2.95	1	2.95
2-BED	5.21	2	10.42
TOTAL OCCUPANT LOAD			= 54.08



PROPOSED 3-4 FLOORS COMPLIANCE PLANS

THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.
WATSONVILLE, CA 95076

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DATE 11/12/20
SCALE A5 NOTED
DRAWN G-J/IM
JOB 19019
SHEET A0.4
OF SHEETS

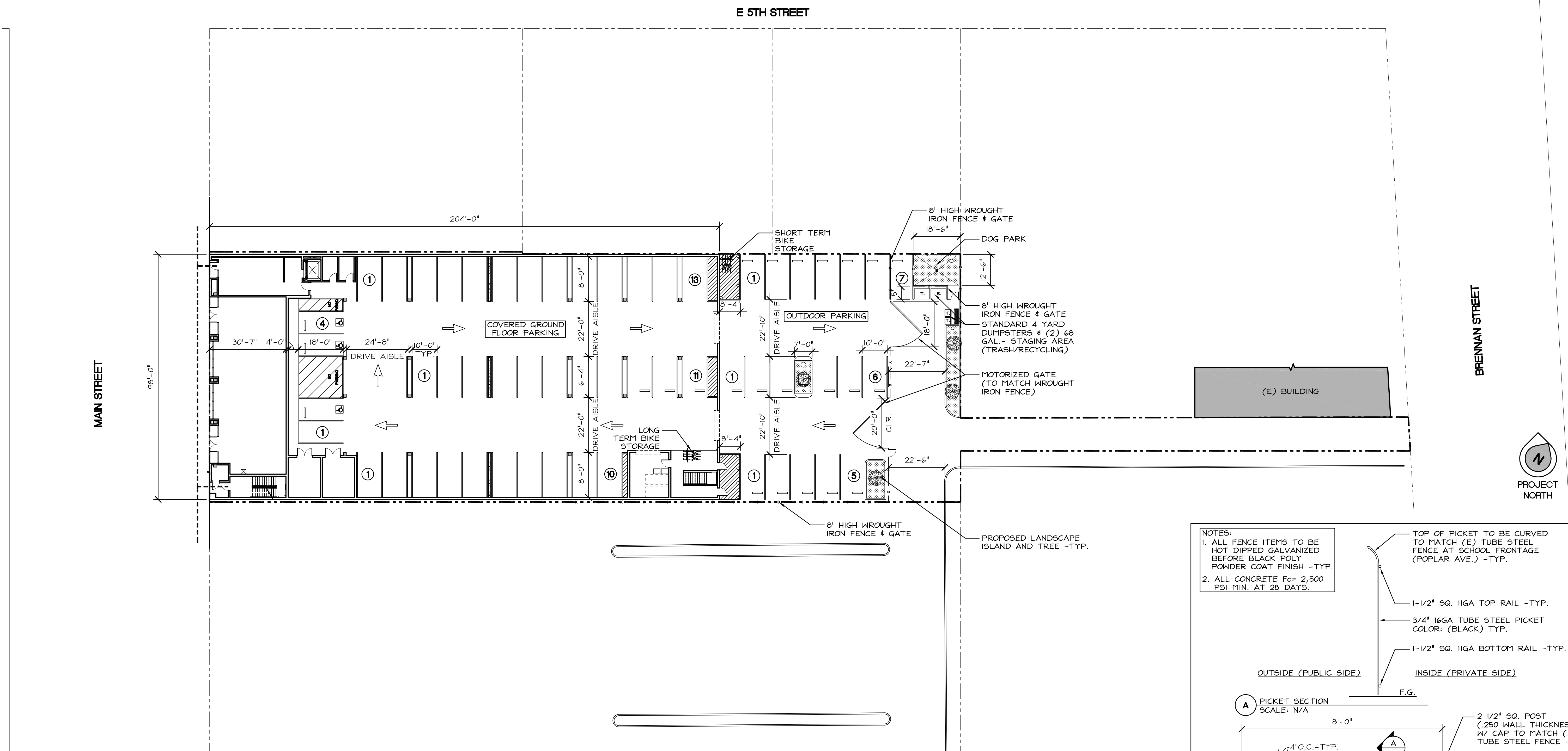
Belli architectural group

BELLI ARCHITECTURAL GROUP 831.424.4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM

Belli

REVISIONS	DATE	BY	DESCRIPTION
1	10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
2	08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
3	11/22/20	IT	3RD DESIGN REVIEW SUBMITTAL

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY PERSON, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PIRACY. FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



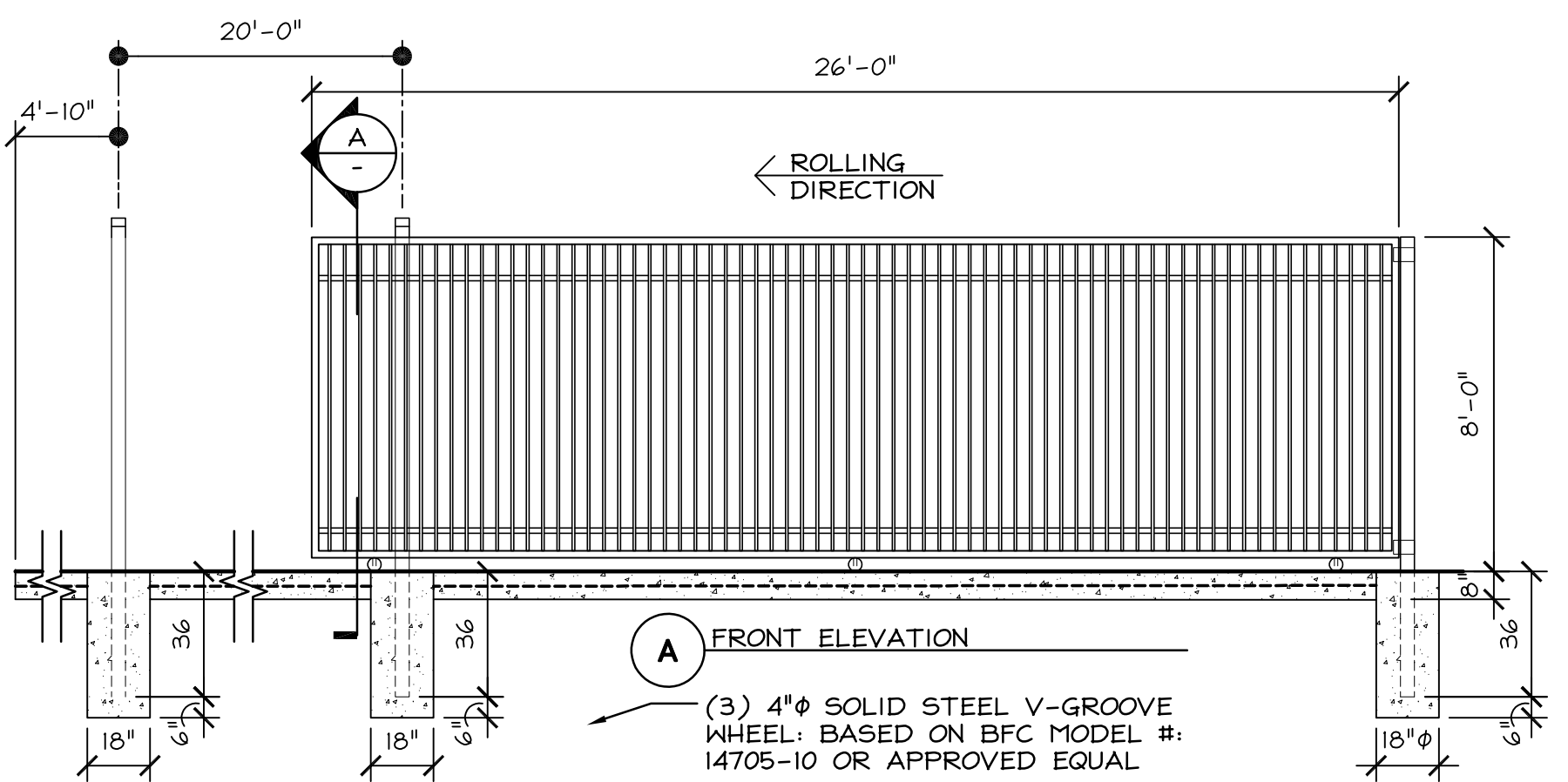
1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES:

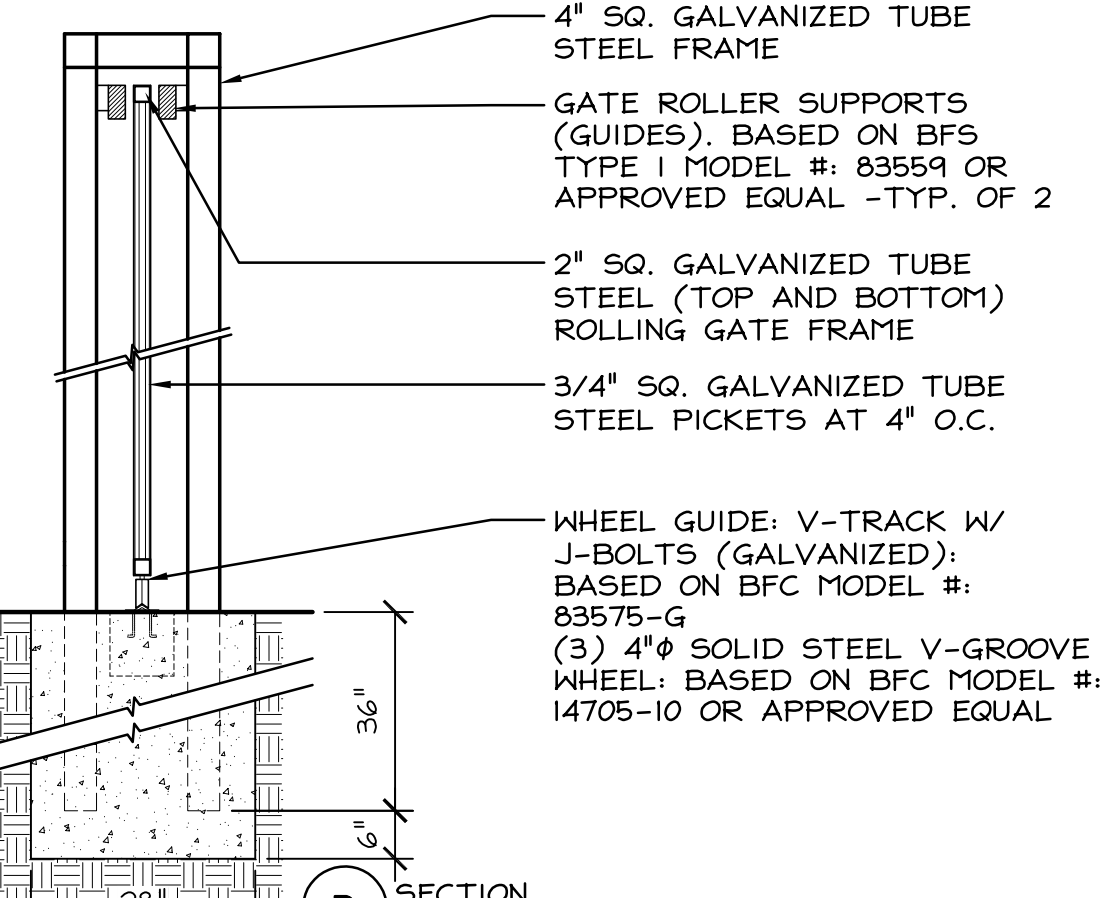
1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS W/OUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" @ 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAX. CROSS SLOPE 2% TYPICAL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED PER C.B.C. 11338.7.
2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE BEFORE PROCEEDING WITH THE WORK.

SITE PLAN LEGEND

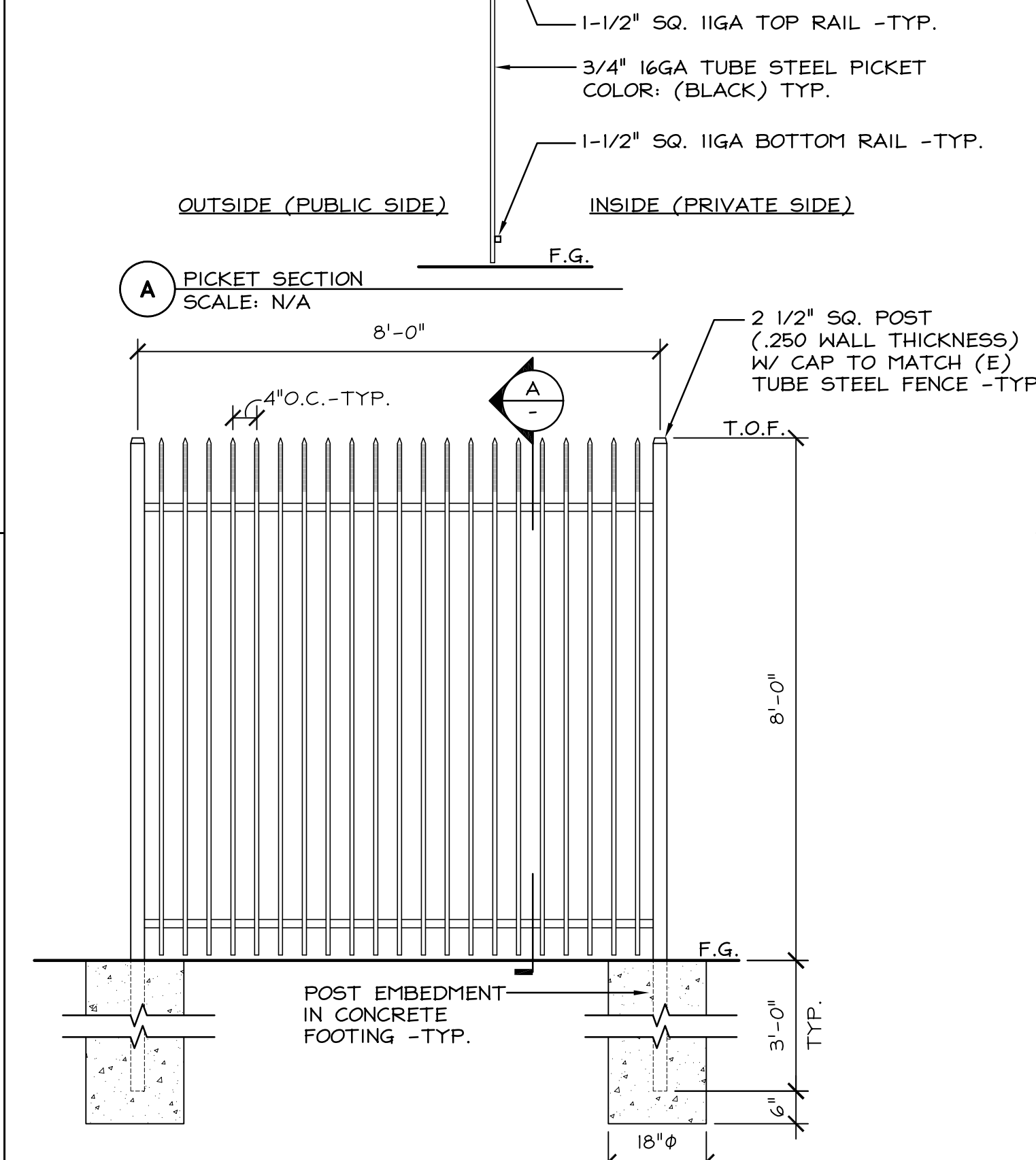
- PATH OF TRAVEL
- PROPERTY LINES OF PROJECT WITHIN SCOPE OF WORK



2 TUBE STEEL ROLLING GATE
SCALE: 1/4" = 1'-0"



- NOTES:**
1. ALL FENCE ITEMS TO BE HOT DIPPED GALVANIZED BEFORE BLACK POLY POWDER COAT FINISH -TYP.
 2. ALL CONCRETE $F_c = 2,500$ PSI MIN. AT 28 DAYS.



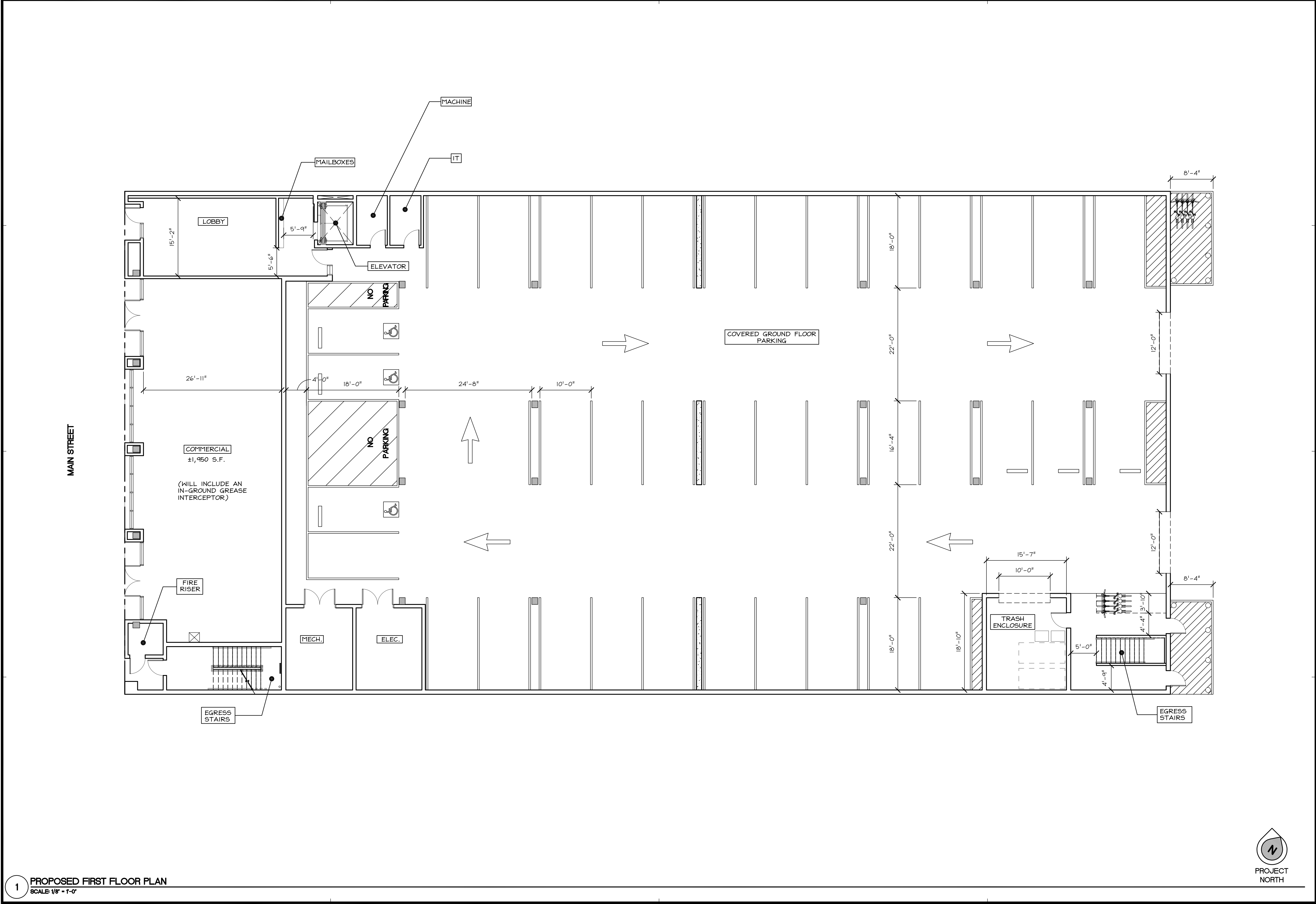
3 TUBE STEEL FENCE -TYP. PANEL
SCALE: 1/2" = 1'-0"

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Pacific Coast Development
800 E. LAKE AVE.
WATSONVILLE, CA 95076

DATE: 11/12/20
SCALE: AS NOTED
DRAWN: G-J/11M
JOB: 19019
SHEET: **A11**
OF SHEETS



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



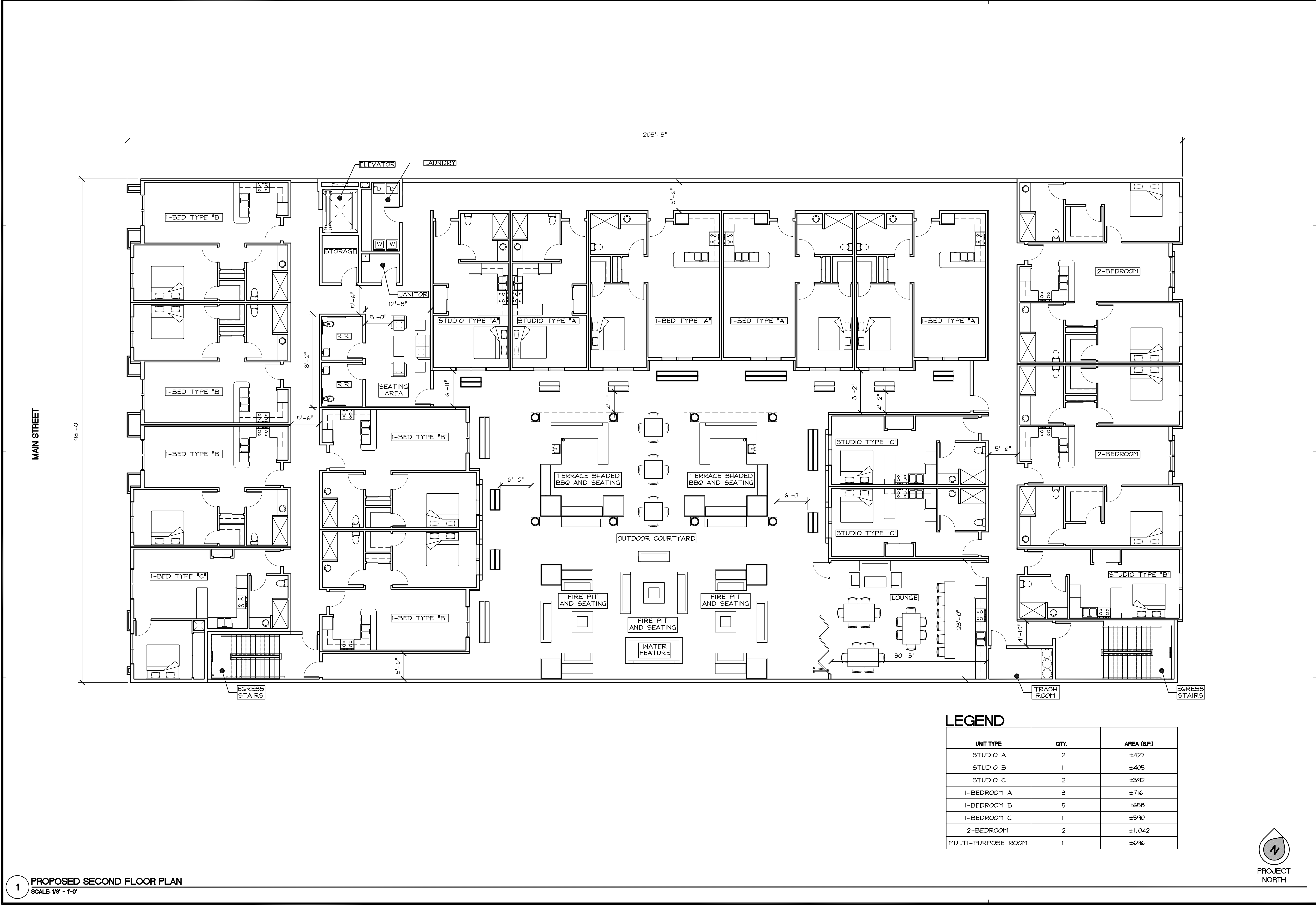
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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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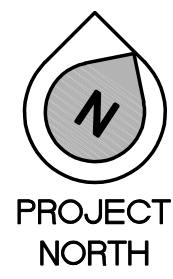
DATE: 11/12/20
SCALE: A5 NOTED
DRAWN: G-J/11M
JOB: 19019
SHEET: **A2.1**
OF SHEETS

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1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND		
UNIT TYPE	QTY.	AREA (SF.)
STUDIO A	2	±427
STUDIO B	1	±405
STUDIO C	2	±392
1-BEDROOM A	3	±716
1-BEDROOM B	5	±658
1-BEDROOM C	1	±590
2-BEDROOM	2	±1,042
MULTI-PURPOSE ROOM	1	±696



11/12/20

A5 NOTED

G-J/11M

19019

A2.2

SHEETS

PROPOSED SECOND FLOOR PLAN

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WATSONVILLE, CA 95076

REVISIONS

DATE

BY

DESCRIPTION

10/31/19

IT

1ST DESIGN REVIEW SUBMITTAL

08/25/20

IT

2ND DESIGN REVIEW SUBMITTAL

11/12/20

IT

3RD DESIGN REVIEW SUBMITTAL

Belli Architectural Group

831.424.4620

235 MONTEREY STREET, SUITE B, SALINAS, CA 93901

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1 PROPOSED THIRD - FOURTH FLOOR PLANS
SCALE: 1/8" = 1'-0"

UNIT TYPE	QTY.	AREA (SF.)
STUDIO A	2	±427
STUDIO B	1	±405
STUDIO C	2	±392
1-BEDROOM A	3	±716
1-BEDROOM B	6	±658
1-BEDROOM C	1	±590
2-BEDROOM	2	±1,042



11/12/20

A5 NOTED

G-J/11M

19019

A2.3

DATE

SCALE

DRAWN

JOB

SHEET

PROPOSED THIRD-FOURTH FLOOR PLANS

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WATSONVILLE, CA 95076

REVISIONS

DATE

BY

DESCRIPTION

10/31/19

IT

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3RD DESIGN REVIEW SUBMITTAL

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3RD DESIGN REVIEW SUBMITTAL

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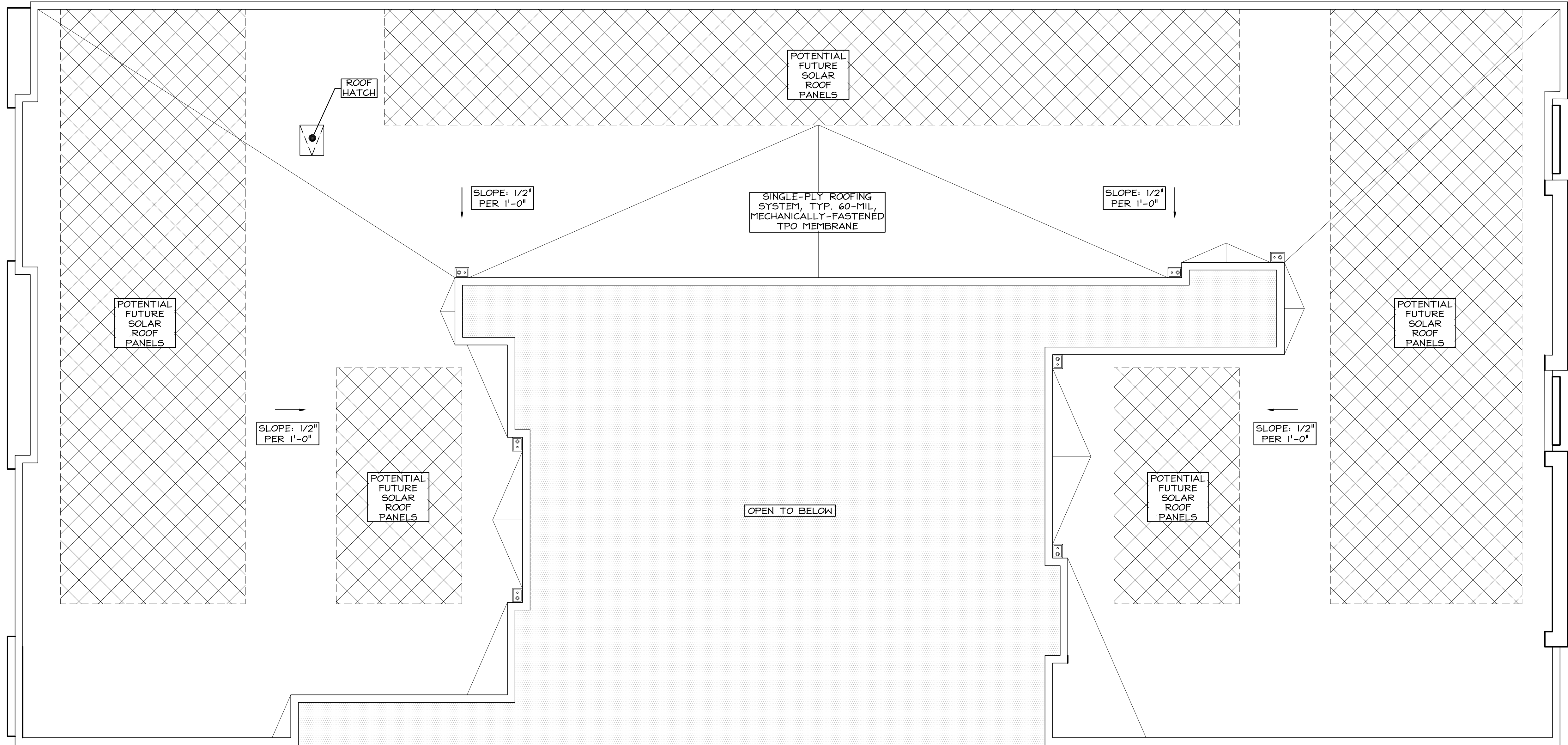
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MAIN STREET



SOLAR PANEL REQUIREMENTS

SOLAR AREAS SHALL HAVE NO DIMENSIONS LESS THAN 5 FEET.

SOLAR ZONES SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION AND SPACING REQUIREMENTS

ROOF AREA BUILDING ROOF AREA: 14,366 S.F.

SOLAR ZONE AREA: REQUIRED: 15% MIN. OF TOTAL ROOF S.F. = 2,155 S.F.
PROPOSED: 6,637 S.F. (46%)



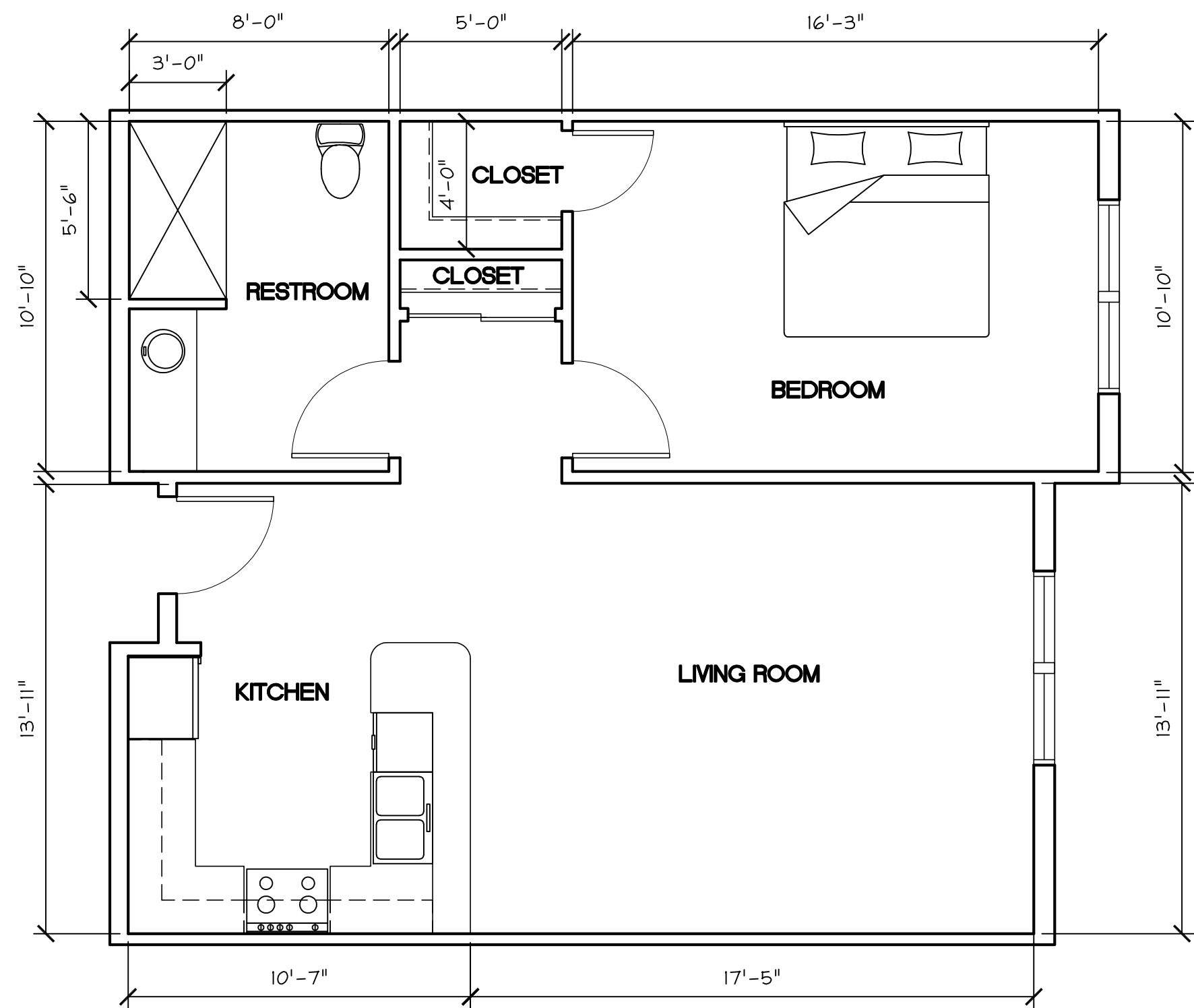
REVISIONS	DATE	BY	DESCRIPTION
1	10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
2	08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
3	11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

PROJECT
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E. LAKE AVE.
WATSONVILLE, CA 95076

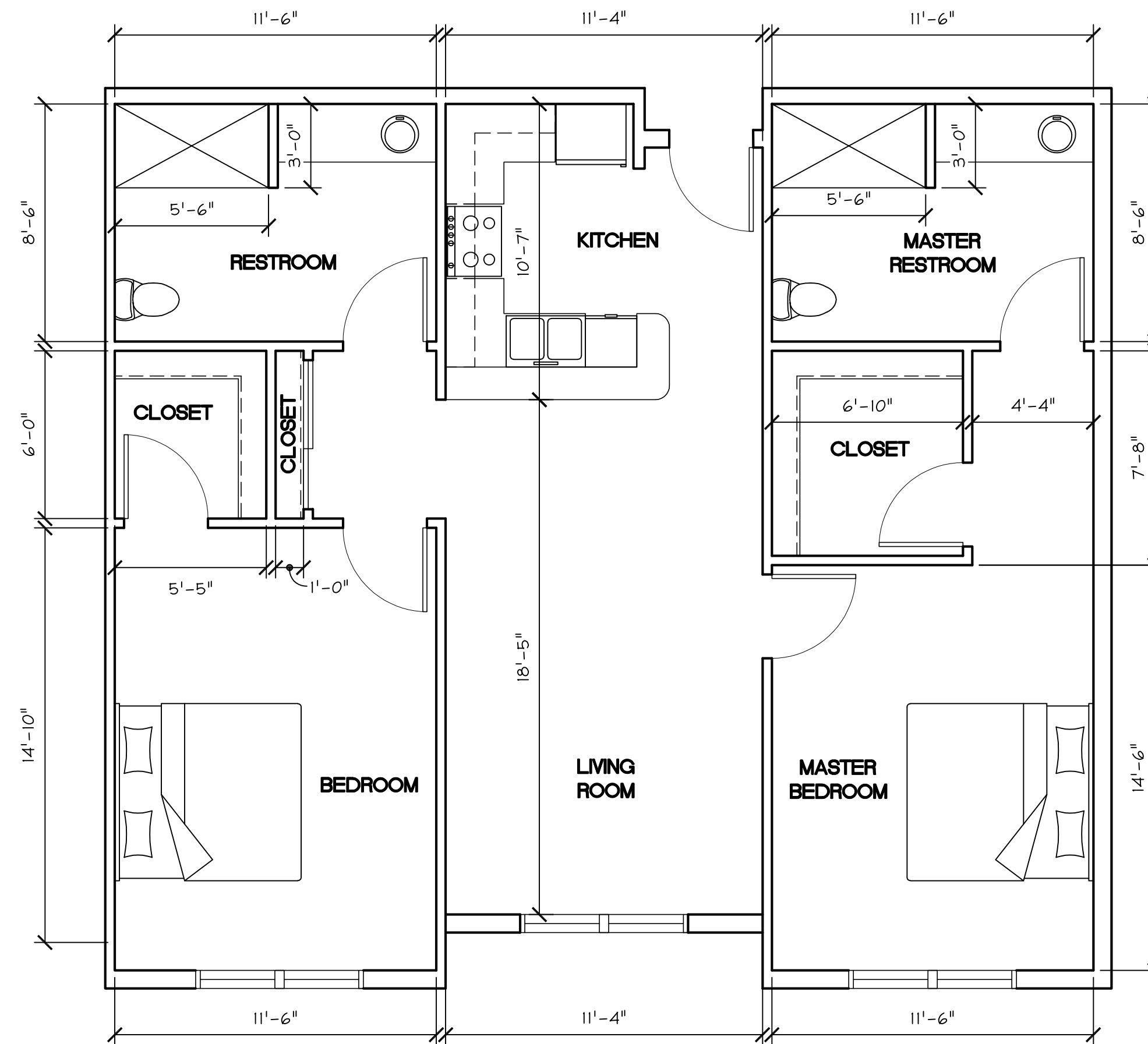
belli architectural group
Belli Architectural Group 831.424.4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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DATE: 11/12/20
SCALE: AS NOTED
DRAWN: G-J/11M
JOB: 19019
SHEET: A2.4
OF SHEETS

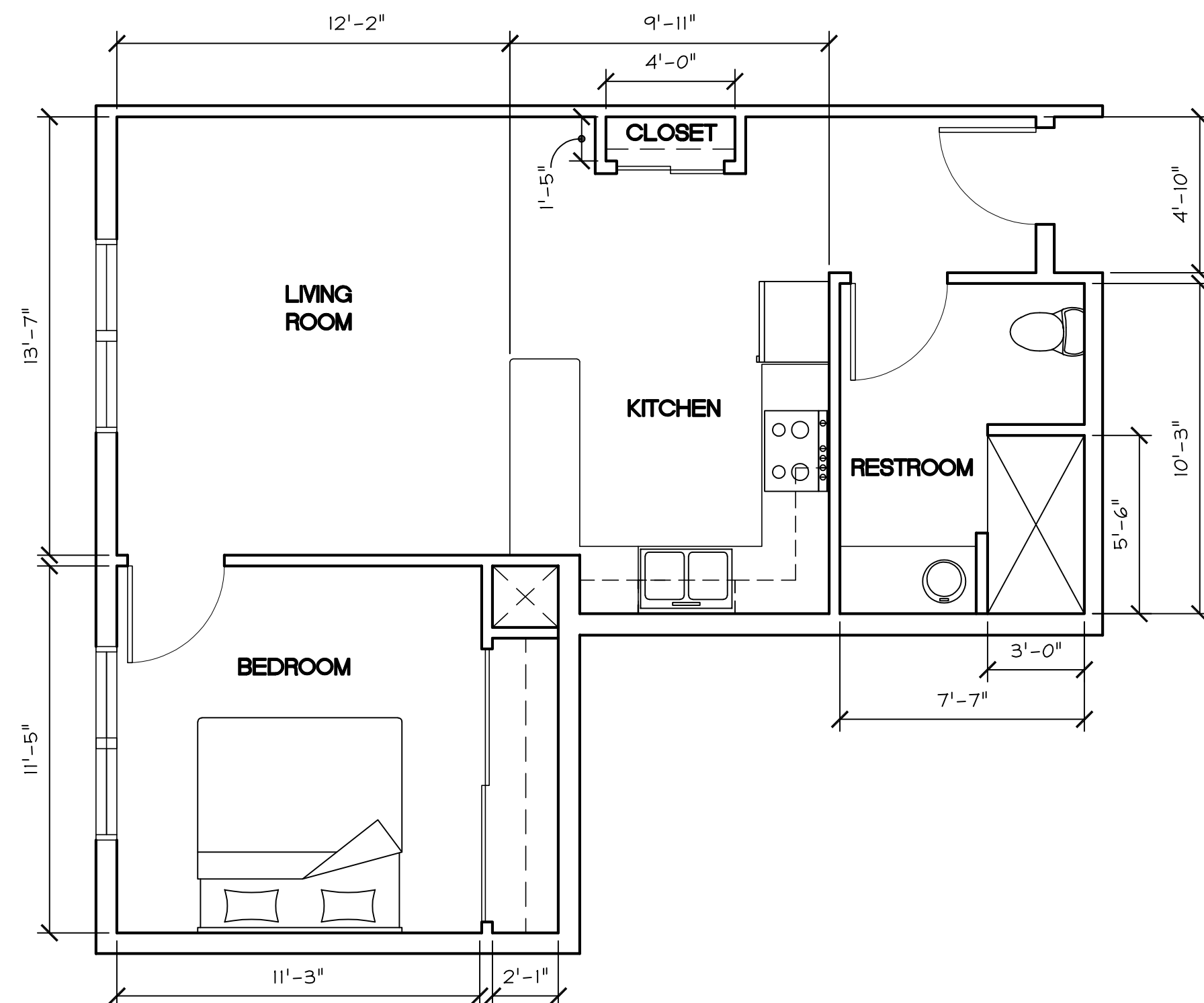
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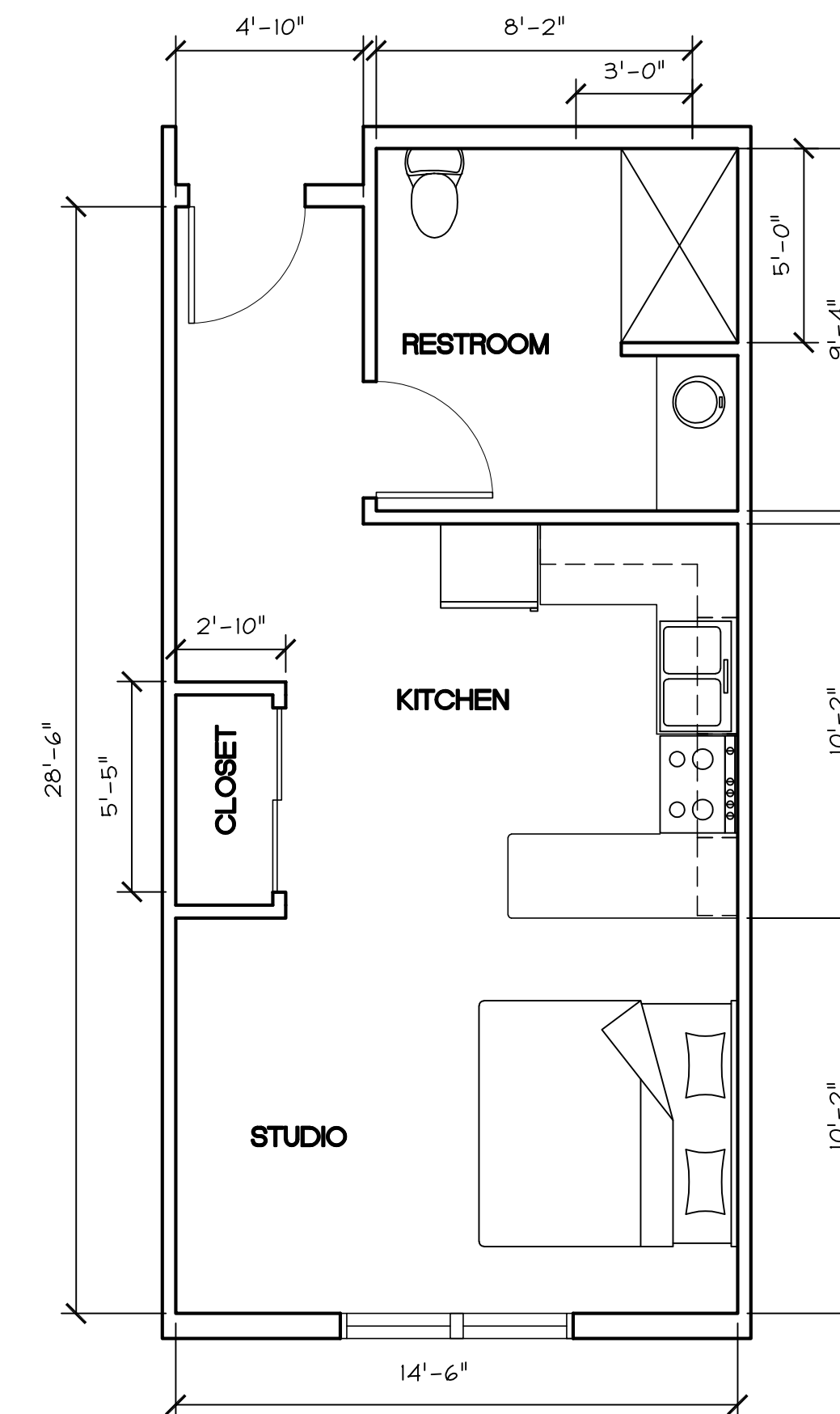
1 1 BEDROOM UNIT TYPE A (B - SIMILAR)
SCALE: 1/4" = 1'-0"



2 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"



3 1 BEDROOM UNIT TYPE C
SCALE: 1/4" = 1'-0"



4 STUDIO UNIT TYPE A (B/C - SIMILAR)
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
2	08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
3	11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

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ENLARGED UNIT PLANS
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E. LAKE AVE.
WATSONVILLE, CA 95076

DATE	11/12/20
SCALE	1/4" = 1'-0"
DRAWN	G-J/11M
JOB	19019
SHEET	A2.5

OF SHEETS

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1 FRONT ELEVATION (MAIN STREET)
1/8" = 1'-0"



2 SIDE ELEVATION (OPEN TERRACE)
1/8" = 1'-0"

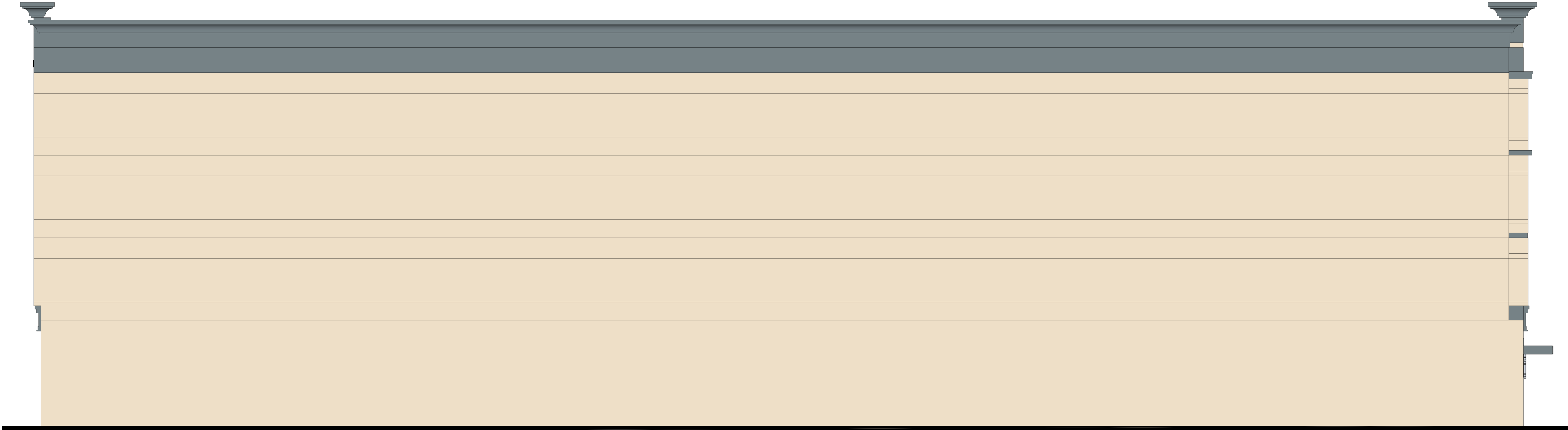


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Belli Architectural Group				
EXTERIOR ELEVATIONS THE RESIDENCE AT 558 MAIN PACIFIC COAST DEVELOPMENT 800 E. LAKE AVE. WATSONVILLE, CA 95076				
DATE	11/12/20			
SCALE	1/4" = 1'-0"			
DRAWN	G-J/11M			
JOB	19019			
SHEET	A4.1			
OF	SHEETS			

1 REAR ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



REVISIONS		DATE	BY	DESCRIPTION
		10/31/19	IT	1ST DESIGN REVIEW SUBMITTAL
		08/25/20	IT	2ND DESIGN REVIEW SUBMITTAL
		11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

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EXTERIOR ELEVATIONS
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E LAKE AVE
WATSONVILLE, CA 95076

DATE 11/12/20
SCALE 1/4" = 1'-0"
DRAWN G-J/11M
JOB 19019
SHEET **A4.2**
OF SHEETS

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1 PRELIMINARY FRONT PERSPECTIVE
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2 PRELIMINARY REAR PERSPECTIVE
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3 PRELIMINARY OVERALL PERSPECTIVE
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4 PRELIMINARY OVERALL PERSPECTIVE
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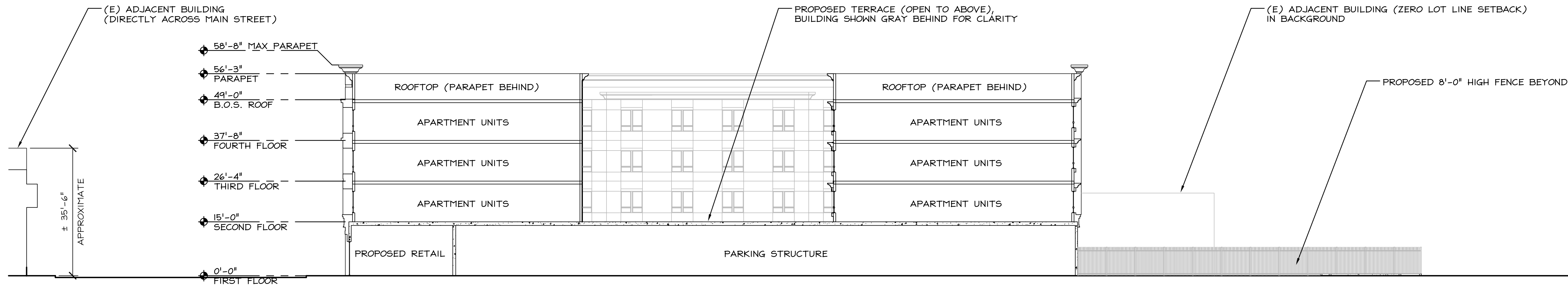
REVISIONS	DATE	BY	DESCRIPTION
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3	11/12/20	IT	3RD DESIGN REVIEW SUBMITTAL

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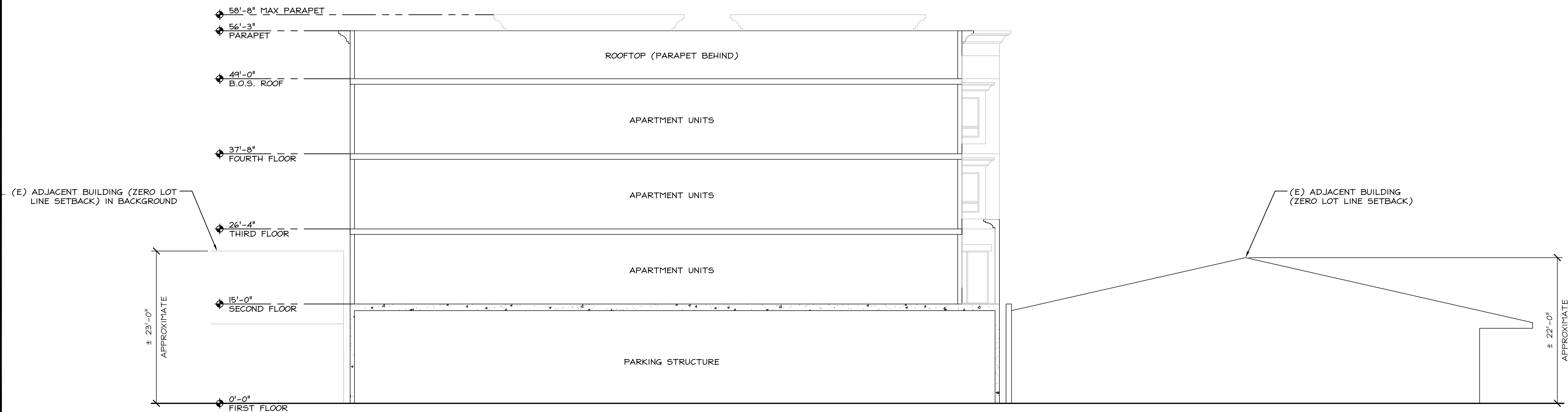
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EXTERIOR PERSPECTIVES
THE RESIDENCE AT 558 MAIN
PACIFIC COAST DEVELOPMENT
800 E LAKE AVE
WATSONVILLE, CA 95076

DATE	11/12/20
SCALE	1/4" = 1'-0"
DRAWN	G-J/11M
JOB	19019
SHEET	A4.3
OF	SHEETS



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



2 CROSS-SECTION
SCALE: 1/8" = 1'-0"

REVISIONS		DATE	BY	DESCRIPTION
1	10/31/19	IT	1	1ST DESIGN REVIEW SUBMITTAL
2	08/25/20	IT	1	2ND DESIGN REVIEW SUBMITTAL
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Landscape Notes - Ground Floor

- 1) Final construction plans to included detailed drip irrigation plan that follows WELQ requirements
- 2) Exact location of plants on site to be adjusted so as to best coordinate with irrigation locations, lights, drainage features, and swales
- 3) Use 3 inch deep mulch in all shrub and ground cover planting areas. Provide owner with different mulch samples and prices including Redwood Sawdust or dark brown mahogany colored Wonder Mulch from Vision Recycling. Bid the Wonder Mulch. Pick a mulch that will not float or plug up drains or overflows when some of the area floods.
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24" box size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
- 6) See specs. concerning soil amendamenits and fertilizer. For bidding purposes until the soil management test/report is done, bid 6 cubic yards of nitrilized redwood sawdust or 8H Super Humus Compost and 16 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep, except under existing trees or on steep slopes.
- 7) Don't trench too close to structures without getting an OK from the building architect or structural engineer.
- 8) Prior to signing contract for work or ordering plants check with landscape architect to make sure you have the current drawings and to make sure there aren't any plant changes
- 9) After grading operations are done and the soil that the plants will be installed in is in place a laboratory soils test and analysis of the soil must be submitted to the Landscape Architect with site specific recommendations for soils amendmenits and fertilizers. The soil test analysis and recommendations for soil amendmenits and fertilizers is to be done by the soil lab and the landscape architect will review it. See the CA state MWELQ for more details concerning the soil fertility testing.
- 10) Bench in dog park to be Wabash Courtyard with back and diamond mesh - the same as the 2nd floor patio/garden area. Use aWabash Urbanscape "E" style 32 gal. trash receptical with solid dome lid Get owner approval of benches, trash receptical, concrete finish, fence, and artificial lawn prior to finalizing bids and installation.

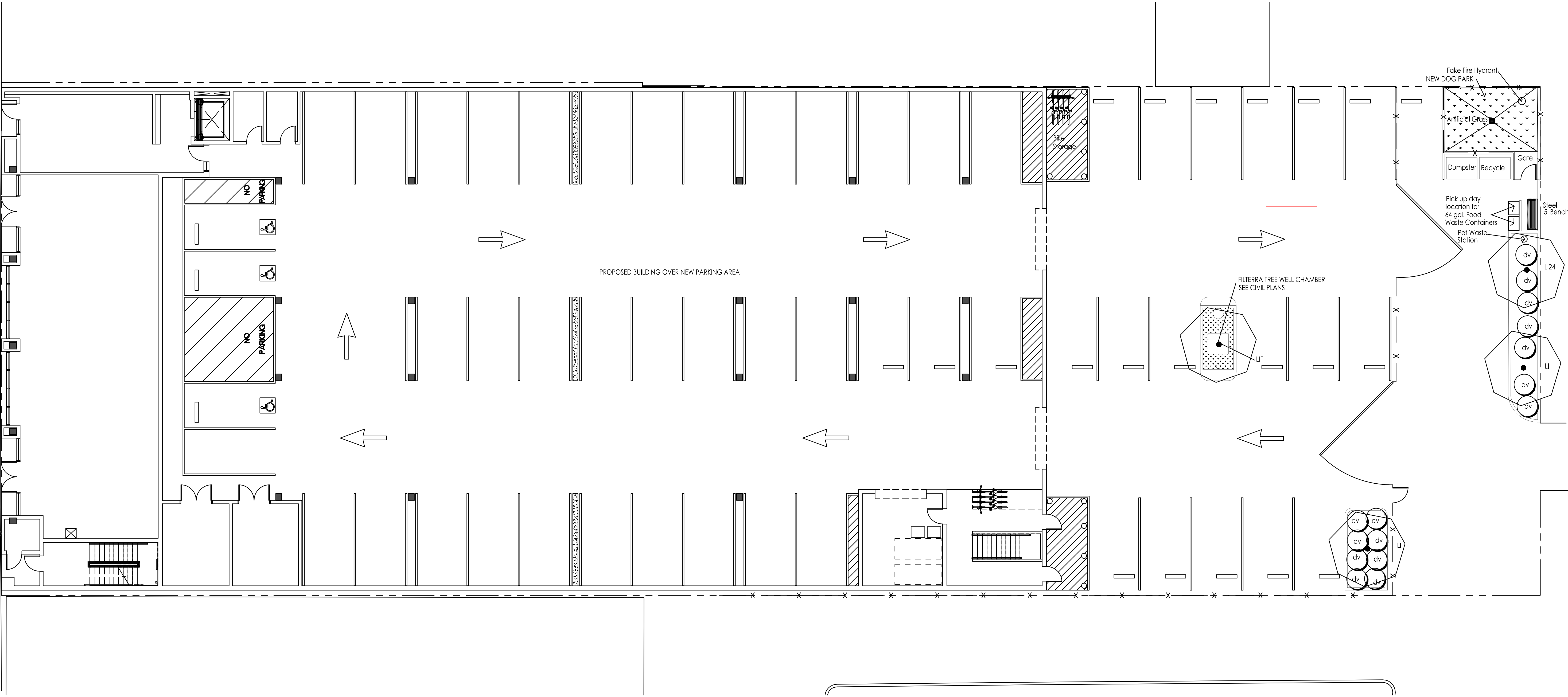
Plant Legend

KEY	QTY	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME
TREES	TREES				
LI	3	15	LOW	Lagerstroemia Tuscaraora	Crape Myrtle
LI24	2	24" box	LOW	Lagerstroemia Tuscaraora	Crape Myrtle
LI	1	15	LOW	Lagerstroemia Tuscaraora	Crape Myrtle

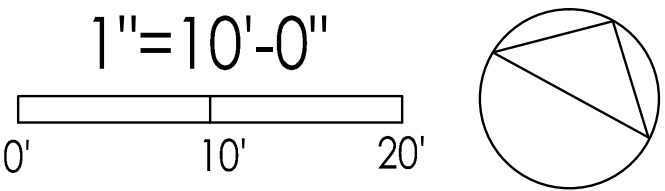
At least 25% of trees must be 24" box - min 4" spread with min. 1" caliper trunk

GROUND COVERS and SUCCULENTS					
dv	1	LOW	Diets iridioides		Fortnight Lily
NC	5	LOW	Nandina Gulf Stream		Heavenly Bamboo

At least 25% of shrubs/vines must be 5 gal. size.



Ground Floor Planting Plan



REVISIONS

DATE	BY	DESCRIPTION
6/17/19	IM	INITIAL SD MEETING
07/29/20	IM	2ND DESIGN REVIEW SUBMITAL
11/12/20	GL	3RD DESIGN REVIEW SUBMITAL

GREGORY LEWIS LANDSCAPE ARCHITECT #2176

736 Park Way Santa Cruz, CA 95065 (831) 359-0960

lewislandscape@sbcglobal.net

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PROPOSED SECOND FLOOR PLAN

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WALTONVILLE, CA 95076

DATE

11/10/20

SCALE

AS NOTED

DRAWN

GL

JOB

19019

SHEET

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OF

SHEETS

Attachment 2
page 20 of 21

Planter Notes and Legend

A) Planters to be obtained from:
Tournesol Siteworks
Phone (800) 542-2282
tournesolsiteworks.com

An alternative planter source might be the Chandler Company
(714)979-4212 www.thechandlercompany.com

Use Wilshire Rectangles and Squares GFRC or equal
Color and texture to be selected by the Building Architect and Owner
Drainage system is drain holes on bottom of planters and through pervious pavers or into nearby drains
Method of irrigation is drip
See this plan for location, quantity and length of planters.
Standard Planter lengths have been used and shown on the plan.
Planter A is 120 Long x 24 Wide x 24 Tall w/lattice
Planter B is 120 Long x 24 Wide x 24 Tall
Planter C is 96 Long x 24 Wide x 24 Tall w/lattice
Planter D is 96 Long x 24 Wide x 24 Tall
Planter E is 72 Long x 24 Wide x 24 Tall w/lattice
Planter F is 72 Long x 24 Wide x 24 Tall
Planter G is 48 Long x 48 Wide x 36 Tall
Planter H is 48 Long x 24 Wide x 24 Tall w/lattice
Planter I is 48 Long x 24 Wide x 24 Tall
Verify the dimensions of the planters and the way they will fit on the terraces prior to ordering.

B) Use drip irrigation

C) Use a planter soil mixture of 1/2 sand, 1/2 nitrilized redwood sawdust, and 1/2 peat moss. Do not use topsoil blend in the planters. Install Enkadrain or Miradrain material on bottom with filter cloth over it for positive drainage along bottom to drain holes

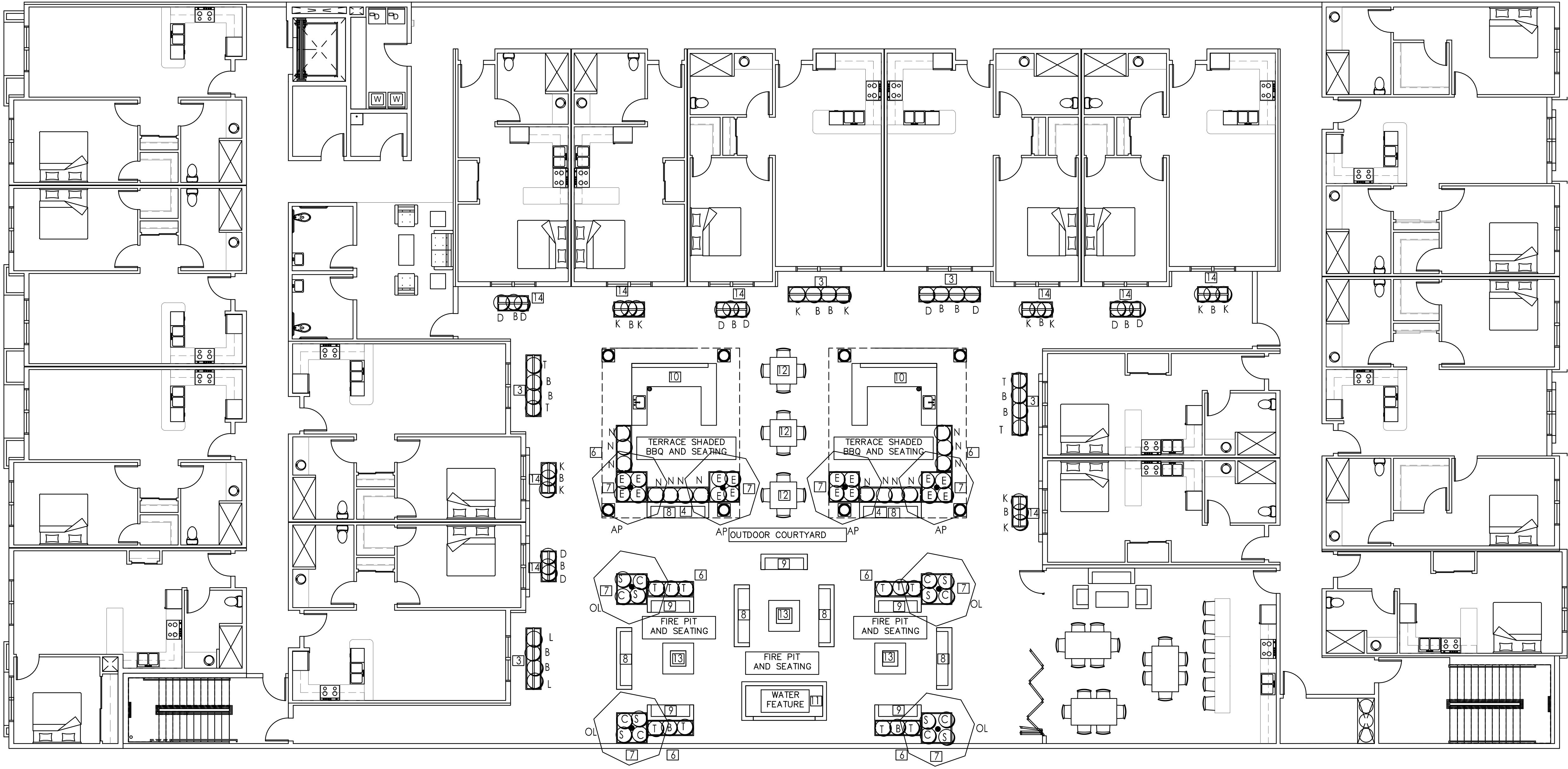
D) Benches to be Wabash Courtyard with backs and diamond mesh. Verify bench choice with owner prior to bidding and prior to ordering benches. Tables and chairs to be Wabash Sullivan style with diamond mesh. Verify with owner prior to bidding and ordering.

- 8 10 foot long bench with back
- 9 8 foot long bench with back
- 10 Grill, counters, and sink - finishes and construction to be determined by owner
- 11 Recirculating fountain to be designed and built by owner
- 12 Table with 4 chairs - see bench and table selection above - final selection by owner
- 13 Fire Pit to be selected or built by owner

Plant Legend

KEY	QTY	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME
TREES	TREES				
AP	4	15	MED	Acer palmatum Sango Kaku	Japanese Maple
OL	4	24"	LOW	Olive Swan Hill	Fruitless Olive
At least 25% of trees must be 24" box - min 4' spread with min. 1" caliper trunk					
GROUND COVERS AND SUCCULENTS					
X	5	LOW		Cordyline Design a Line or Cherry Sensation or Electric Pink	
D	2	LOW		Aeonium Dinner Plate or Platter	Succulent
K	2	LOW		Kalancoe	Succulent
E	2	LOW		Echeveria Morning Glow or Afterglow	Succulent
C	1	LOW		Lantana montevidensis	Rock Purslane
M	1	LOW		Senecio mandraliscae	Succulent
S	1	LOW		Stachys byzantina	Lamb's Ears
T	1	LOW		Teucrium chamaedrys	
N	5	LOW		Nandina Gulf Stream	Heavenly Bamboo

VINES
B 28 5 LOW Bougainvillea Purple Queen or similar - tie to lattice
Bougainvillea roots are highly sensitive to disturbance when transplanting so be careful
At least 25% of shrubs/vines must be 5 gal. size.



2nd Floor Planting Plan 1/8"=1'-0"

REVISIONS

DATE	BY	DESCRIPTION
6/11/19	IM	INITIAL SD MEETING
07/29/20	IM	2ND DESIGN REVIEW SUBMITTAL
11/12/20	GL	3RD DESIGN REVIEW SUBMITTAL

GREGORY LEWIS LANDSCAPE ARCHITECT #2176

736 Park Way Santa Cruz, CA 95065 (831) 359-0960

lewislandscape@sbcglobal.net

PROPOSED SECOND FLOOR PLAN

THE RESIDENCE AT 558 MAIN

PACIFIC COAST DEVELOPMENT

800 E. LAKE AVE.

WILSONVILLE, CA 95076

DATE

11/10/20

SCALE

AS NOTED

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19019

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OF

SHEETS

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