

PROJECT DIRECTORY

OWNERS REPS

Ellen Morris
Eden Housing |
22645 Grand Street,
Hayward, CA 94541
Max Heninger
Eden Housing |
22645 Grand Street,
Hayward, CA 94541
Jane Royer Barr
Eden Housing |
860 Avocado Road,
Corralitos, CA 95076

Ellen Morris
Tel: 510-589-2602
Ellen.Morris@edenhousing.org

Max Heninger
Tel: 510-331-6329 Ext 8173 Office |
Max.Heninger@edenhousing.org |

Jane Royer Barr
Tel: 531-940-3500
Jane.Barr@edenhousing.org

ARCHITECT

ZIMMERMAN + ASSOCIATES
100 Gale 6 Road
Sausalito, CA 94965

Jeff Zimmerman / Nick Miller
Tel: 415-289-0660
jeff@zmanarch.com / nick@zmanarch.com

CIVIL ENGINEER

**RGGERI-JENSEN-AZAR
ENGINEERS - PLANNERS - SURVEYORS**
8055 Camino Arroyo
Gilroy, CA 95020

Chris Patton
Tel: 408-848-0300 x 319
cpatton@rja-gps.com

SOILS

Craig S. Shields, P.E., G.E.
270 Grand Avenue |
Oakland, CA 94610

Craig S. Shields, P.E., G.E.
Tel: 510-420-5738
csshields@rockridgegeo.com

STRUCTURAL

CENTRAL COAST ENGINEERS, INC.
21 West Alisal St, Suite 119
Salinas, CA 93901

Rene A. Bravo, P.E.
Tel: 831-737-5554
rene@centralcoastengineers.com

LANDSCAPE

DILLON DESIGN ASSOCIATES
259 Chico Ave,
Santa Cruz, CA 95060

Mike Dillon
Tel: 831-420-1648
ddstudio@ddsalle.com

SITE DATA

SITE AREA	76,970 SF Pervious 20,107 SF Impervious 56,863 SF	Existing Concrete 5,650 SF to be eliminated Existing Asphalt = 6,050 SF to be eliminated
TOTAL BUILDING SQUARE FOOTAGE	Bldg A 1st Floor 6,054 2nd Floor 5,975 3rd Floor 5,975 Totals: 18,004 sf	Bldg B 1st Floor 13,726 2nd Floor 14,209 3rd Floor 14,209 42,144 sf

PLANNING CODE SUMMARY

STANDARDS	REQUIRED	PROPOSED	Meets Requirement	NOTES
RM3 Zoning Requirements Density At RM3 is Permitted because of Adjacency per Residential Development Standards 3.B.2 RM3 Zoning Requirements				
Minimum Lot Size -	Required 7,000 sf	Lot Area(proposed) 76,970sf	✓	
Minimum Lot Frontage (exterior)	Required 70 ft	Existing (proposed) 126'2"	✓	
Front Yard setbacks	Required - front 15'	Proposed- 13'		This does not include the requested 15' dedication to the city
Side yard setback (Wendy's and Storage Facility)	Required -5' for plate height over 20'	Proposed- Roof line meet requirements, 0 lot line for storage units only.	✓	Request Waiver
Rear yard setback	Required - RM3 zone; 10'	Proposed- 10'-0" for structures, 0'-0" for parking	✓	
Side Yard (Exterior) Setback (Side abutting Atkinson)	Required-10'	Proposed- 0' for parking on Atkinson side only, does not encroach other three yards	✓	Request Waiver for parking
Maximum Building Height with Special Use Permit	Required- 40'	Proposed- ~35'-39'	✓	
Maximum Lot Coverage including required parking spaces	Required- 55%	Proposed- 19,500 sf of building coverage+ 5032sf front parking lot+ 23754sf back parking lot /76,970 = 0.6272 63%		Request Waiver
Residential Density Minimum Net Land Area 1-Acre plus	Required- (1200x13)+(1575*26)+(1950*14) = 83850	Proposed- 76,970		Density Bonus Law applies
Standard for Minimum Parking Stall	9'x19'	9'x18'		Request Waiver
City of Watsonville Residential Development Standards Multi-Family Rental Projects				
Principal Driveway Width	Required- 24' wide	Proposed- 24' wide	✓	
Principal Driveway Width Where no parking is permitted	Required- 20'	Proposed- 20'	✓	
Minimum Vertical Clearance of Principal Driveways	Required-14' - 6"	Proposed -14' - 6"	✓	
Minimum Parking Spaces per Dwelling Unit	Required -1 Open and 1 "Carport"	Proposed- 1 per 1 bed, 2 per 2&3 bed unit		Density Bonus Law applies
Walking Distance from Unit	Required-150' for carport space 250' for open space	Proposed- 80% of units with primary space within 150' from elevator, 100% of units with primary space within 180' from elevator, 80% of units within 200' of second space		Request Concession
Minimum Width of Landscape Screening Between Parking and Street	Required- 5'	Reduced buffer of 3'	✓	
Parking Permitted in Side and Rear Setbacks	Parking may be permitted within 5'	<5' on Atkinson side only		Request Waiver
Minimum Percentage of Site Landscaped	Required- 20%	Proposed- 21.1%	✓	
Minimum Open Space per Unit	Required- 200sf	Proposed- 20,100sf landscaped area /53 units = 379 sf	✓	
Minimum Area of Patios or Decks per Unit	Required-96sf	Proposed-0		Request Concession
Minimum Size of Freestanding Storage Units	Required- 200cf	Proposed- 200cf	✓	
Trash Enclosures	Required-1	Proposed-2	✓	
Unit Parking Count-	Required - (1 per 1-bed, 2 per 2&3-bed) 93	Proposed- 93 for units use only		Density Bonus Law applies
ADA Parking	4 handicap + 1 large vehicle handicap	Proposed: 4+1	✓	
Maximum Compact spaces	Required- 30% = 30 spaces	Proposed-30 spaces	✓	
Bicycle Parking (5% of required parking with 20+ parking spaces)	Required- 6	Proposed-30	✓	
Tandem Parking	Not allowed	38 tandem spots for 19 units		Request Waiver
Front Garbage Distance From Street	80'	84'		Request Waiver
Back Garbage Turning Radius	The minimum size of truck spaces shall be twelve (12') feet by twenty-four (24') feet	32' Centerline	✓	
Covered Parking	50% required	50 covered parking spots, however not 1 per unit		Request Waiver

1482 FREEDOM

1482 FREEDOM BLVD AND ATKINSON LN, WATSONVILLE, CA 95076 -
15 October 2020



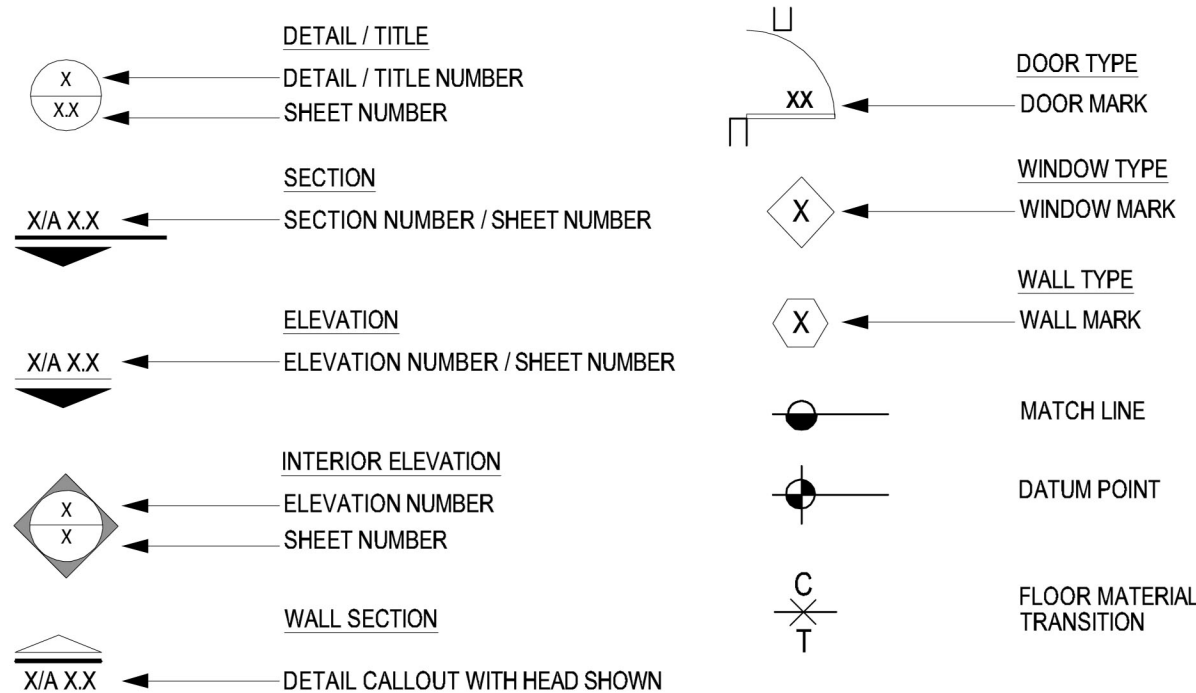
UNIT COUNT

BLDG A	1-Beds	2-Beds	3-Beds	Totals
First Floor	-	2	-	2
Second Floor	1	5	-	6
Third Floor	1	5	-	6
BLDG A TOTAL	2	12	-	14
BLDG B	1-Beds	2-Beds	3-Beds	Totals
First Floor	2	5	5	12
Second Floor	4	4	5	13
Third Floor	5	5	4	14
BLDG B TOTAL	11	14	14	39
TOTALS	13	26	14	53
%	25%	49%	26%	100%

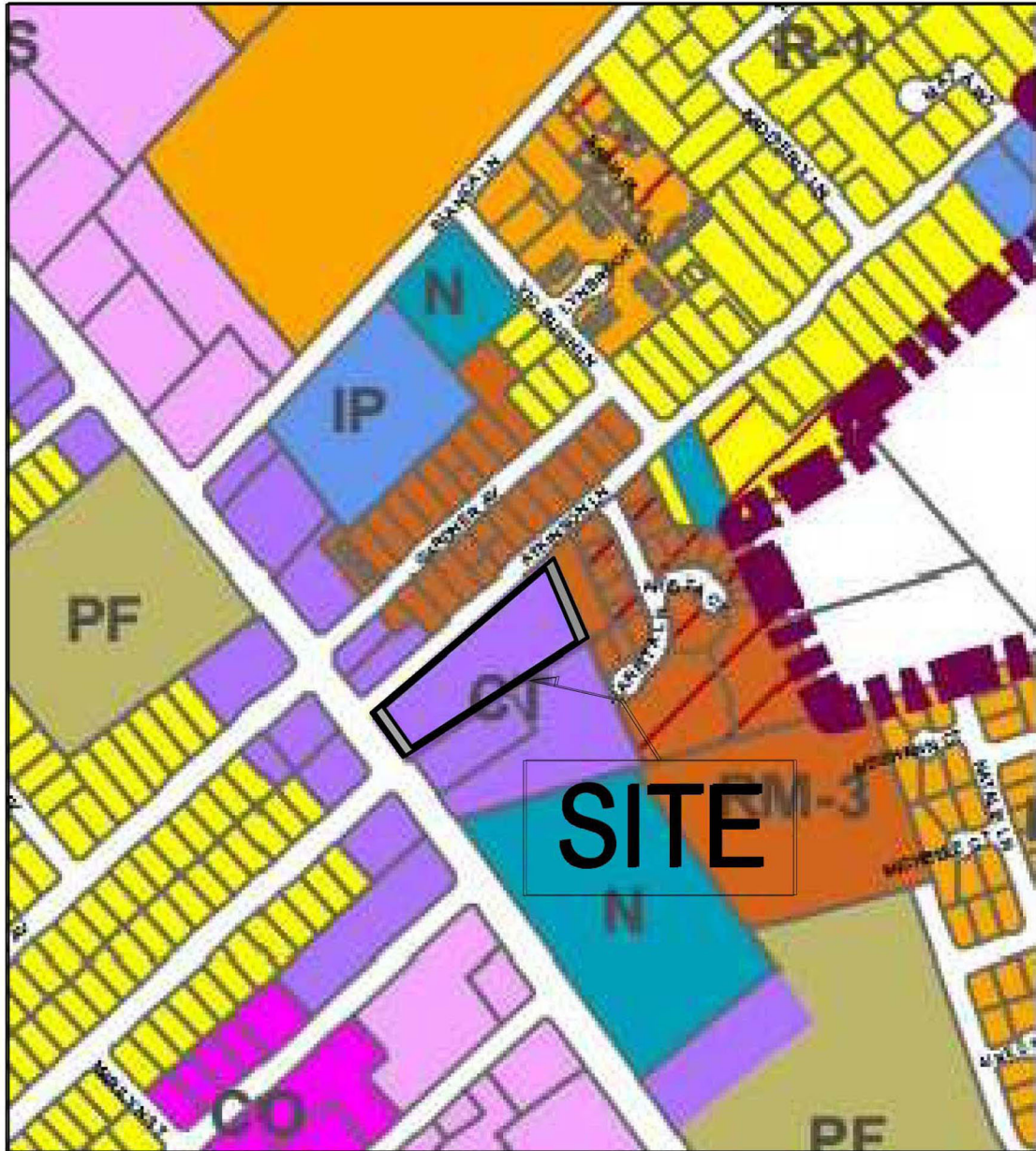
PARKING COUNT

Front Parking Lot	17
Assigned (Regular)	14
Handicap Van	1
Additional Guest/Staff	2
Back Parking Lot	83
Handicap Guest	1
Assigned (Handicap)	3
Guest Parking	3
Assigned (Regular)	8
Assigned Compact	30
Assigned Tandem	38
TOTAL	100

SYMBOLS



ZONING



VICINITY MAP



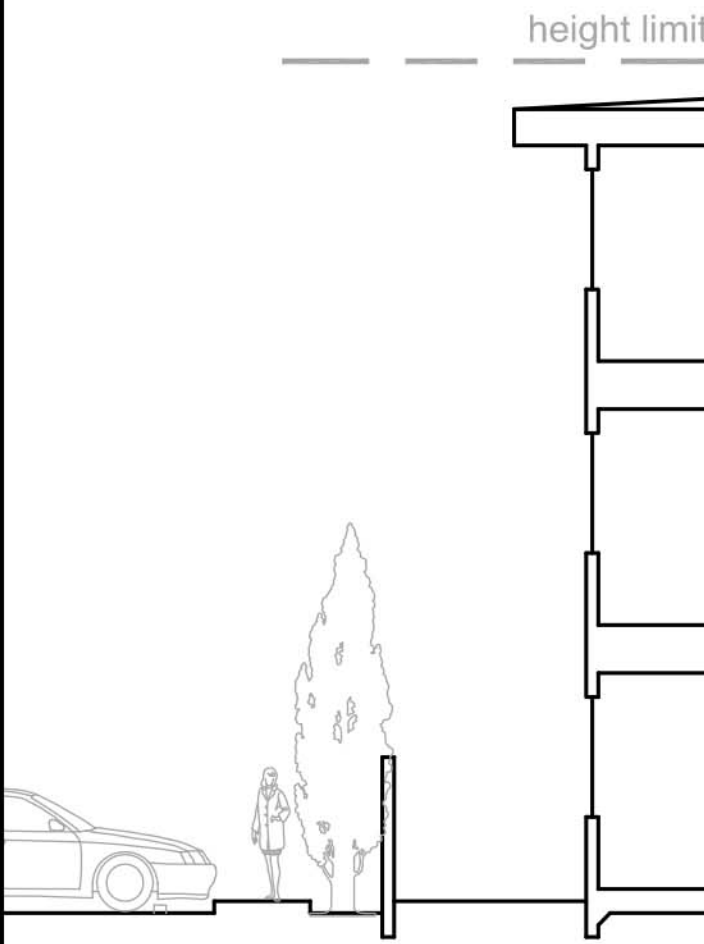
DRAWING INDEX

A 0	Coversheet & Vicinity Map (this sheet)
A 01	First Floor - Site Plan
A 02	Second Floor - (Third Floor Similar)
A 03	Parking
A 04	Parking Enlarged
A 05	Garbage Collection
A 06	Unit Count
A 07	Maintenance Spaces
A 08	Electrical, Mech, Solar
A 09	Signage and Egress
A 10	Landscaping & Area Counts
A 11	Fences, Lighting, and Bus Canopy
A 12	Storage and Bike Parking
A 13	Typical Unit Plans
A 14	Unique Unit Plans
A 15	Accessibility, typ inside Unit
A 16	Building A Floor Plans (with exiting and occupancy)
A 17	Building B 1st Floor Plan (with exiting and occupancy)
A 18	Building B 2nd Floor Plan (with exiting and occupancy)
A 19	Building B 3rd Floor Plan (with exiting and occupancy)
A 20	Building B Roof Plan
A 21	Building A Elevations
A 22	Building B Elevations
A 23	Building B Elevations
A 24	Material Palette
A 25	Front Facade View
A 26	Communal Yard View
A 27	View From Atkinson Corner
A 28	View From Down Freedom Blvd
C-1	Existing Conditions
C-2	Civil Site Plan
C-3	Street Section and Details
C-4	Preliminary Grading Plan
C-5	Preliminary Utility Plan
C-6	Preliminary Stormwater Control Plan
L1.0	Landscape Scope Site Plan Amenities & Walks
L2.0	Landscape Planting Plan
L3.0	Landscape Scope Plan
L4.0	Landscape Scope Plan - Play Area and Equipment
L5.0	Landscape Scope Plan - Site Furnishing Equipment



SCHEME A2

3-story wood frame construct
<40' height limit



100 parking spaces

(93 required for units)
1-bed=1spot, 2&3-bed=2spots

53 units

13 1-beds (25%)
26 2-beds (49%)
14 3-beds (26%)

~60,150 Total Bldg SF

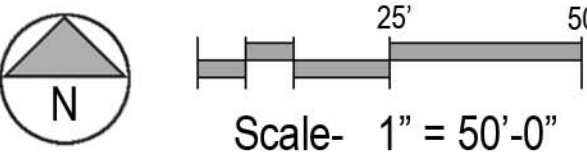
~19,780 Ground Floor
~27,300 SF Parking
~7,000 SF Walks Etc

CBC ALLOWABLE BUILDING AREAS

Type 1A is unlimited
Type VA for R-2 is as follows
At=tabular area factor for SM; (36,000)
NS=tabular area for non-sprinklered (12,000)
If= Increase for frontage per 506.3 (~.25)
Sa= max of (2) for R type occupancy

Aa=[At+(NS*If)] xSa Formula for Area of Single Occupancy
Multi-Story Building

Aa=[36,000+(12,000*0.25)] x 2 =
39,000 per story, 78,000 total per building (26k per)



ZIMMERMAN + ASSOCIATES

Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

1482_FREEDOM

Multi-Family Residential Development by Eden Housing
1482 Freedom Blvd Watsonville, CA

SCHEME A2 FIRST FLOOR

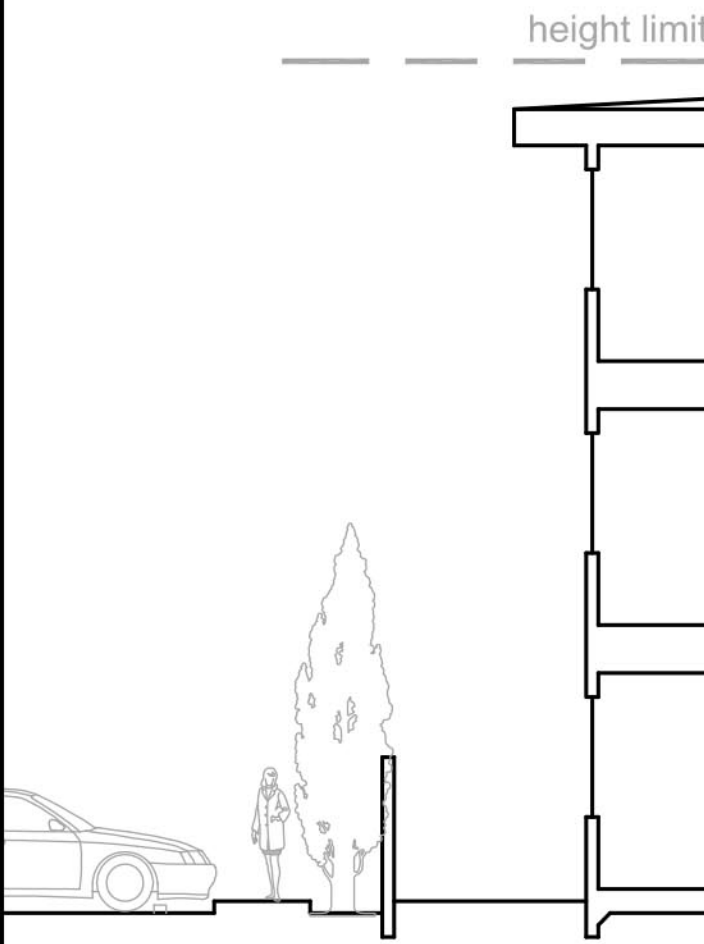
A2 01

2018.03
15 Oct 2020
Attachment 2
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SCHEME A2

3-story wood frame construct
<40' height limit



100 parking spaces

(93 required for units)
1-bed=1spot, 2&3-bed=2spots

53 units

13 1-beds (25%)
26 2-beds (49%)
14 3-beds (26%)

~60,150 Total Bldg SF

~19,780 Ground Floor
~27,300 SF Parking
~7,000 SF Walks Etc



25' 50'
Scale- 1" = 50'-0"



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Multi-Family Residential Development by Eden Housing
1482 Freedom Blvd Watsonville, CA

SCHEME A2 SECOND FLOOR & THIRD FLOOR SIM

A2 02

2018.03
15 Oct 2020
Attachment 2
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FRONT PARKING LOT
17 Spaces
14 Assigned
1 Handicap Van
2 Additional Staff

BACK PARKING LOT
83 Spaces
1 Handicap Guest
3 Handicap Assigned
3 Guest
8 Assigned Regular
30 Assigned Compact
38 Assigned Tandem

1482_FREEDOM

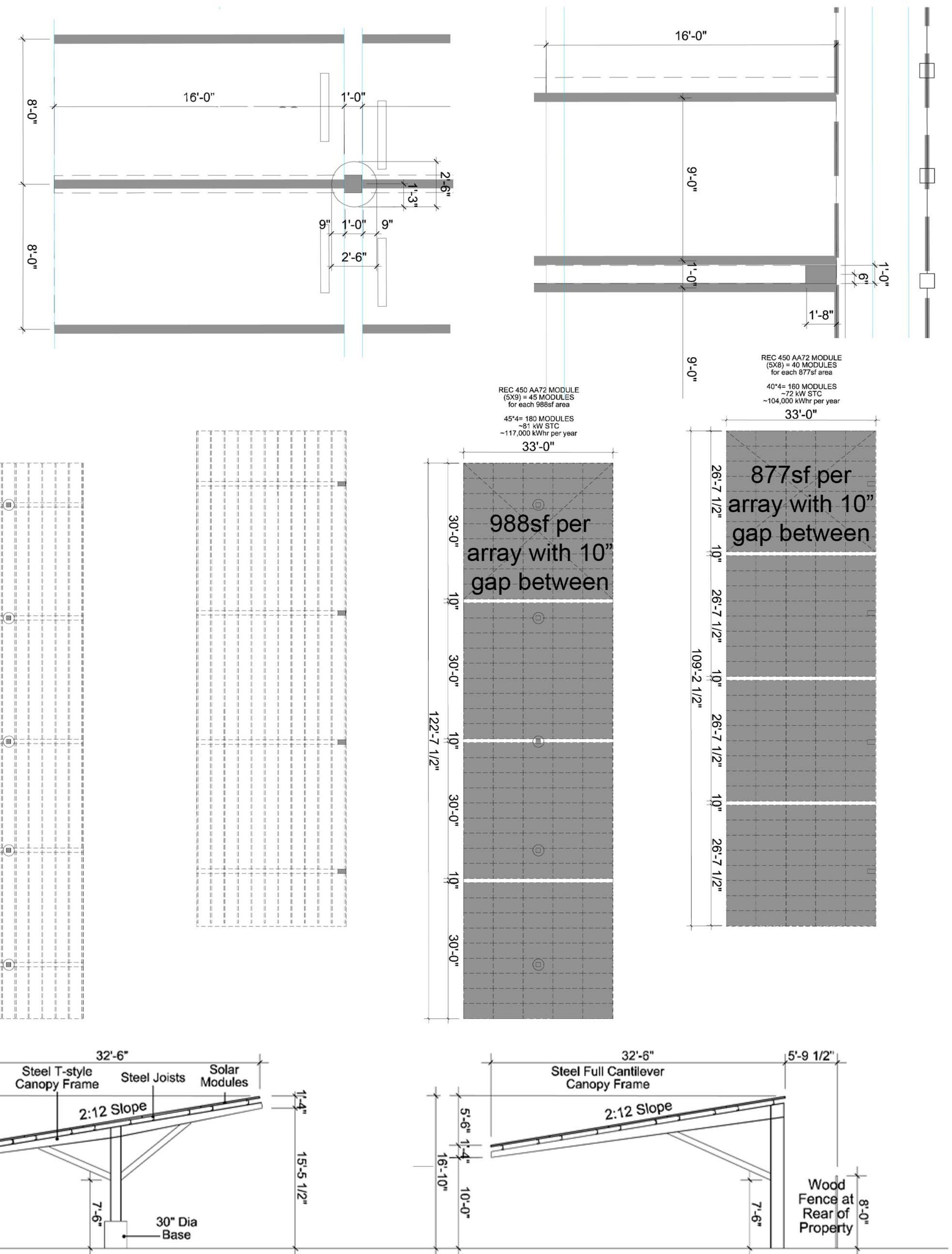
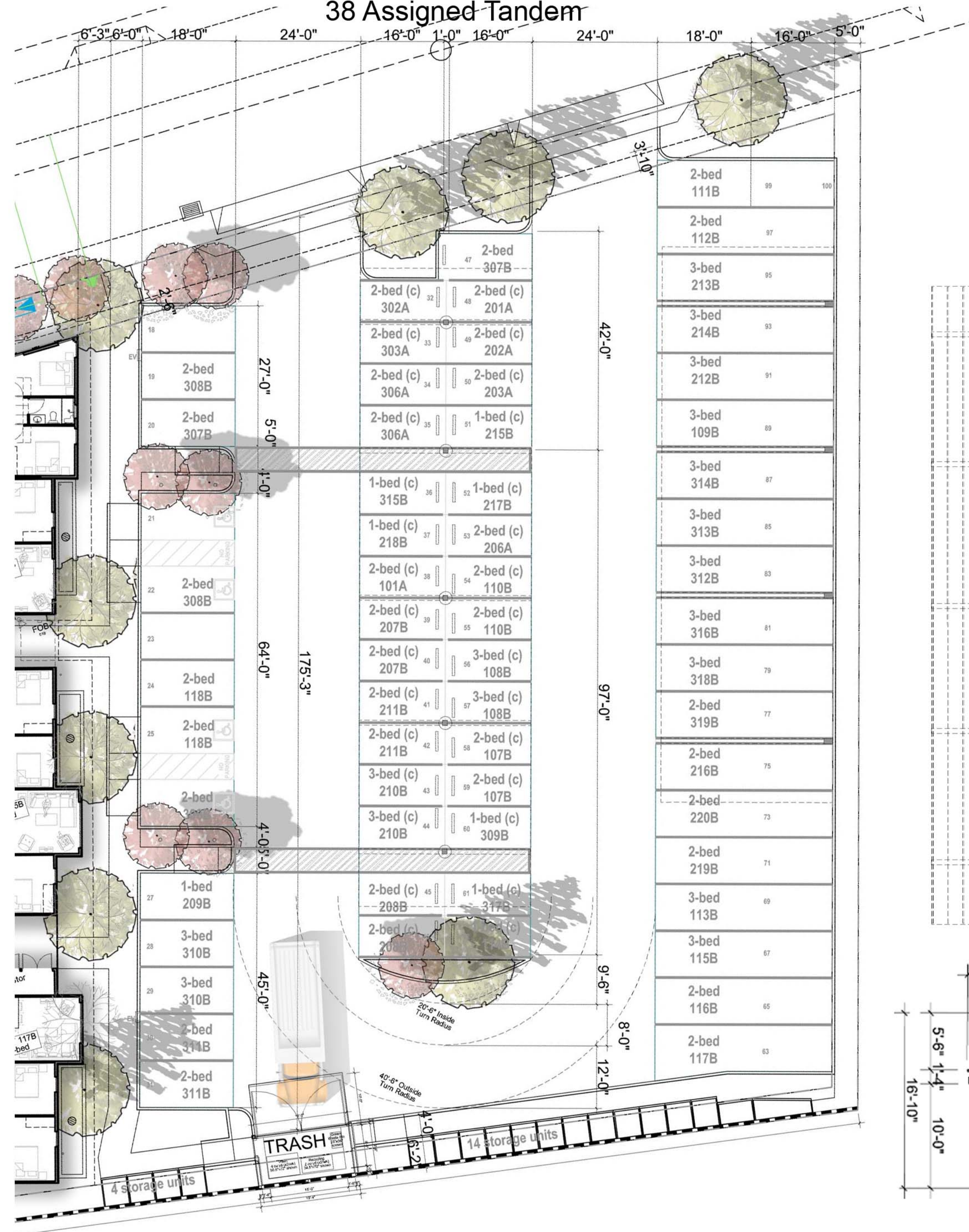
Multi-Family Residential Development by Eden Housing
1482 Freedom Blvd Watsonville, CA

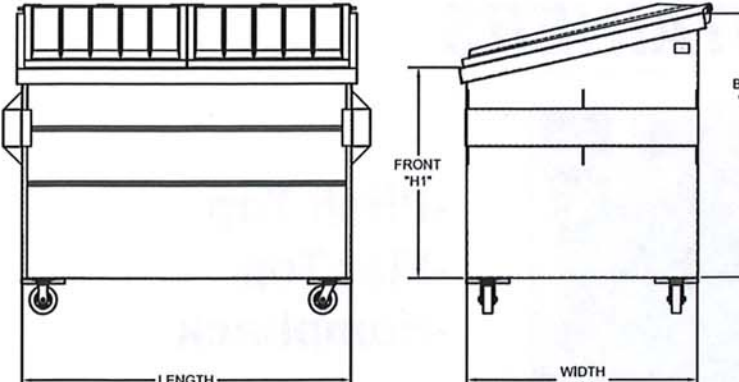
SCHEME A2 PARKING

A2 03

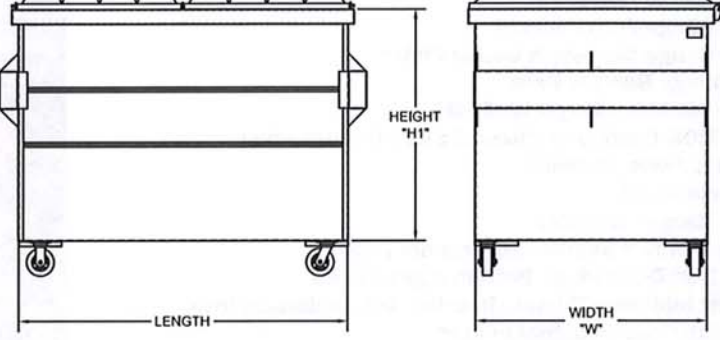
2 Additional Staff

38 Assigned Tandem

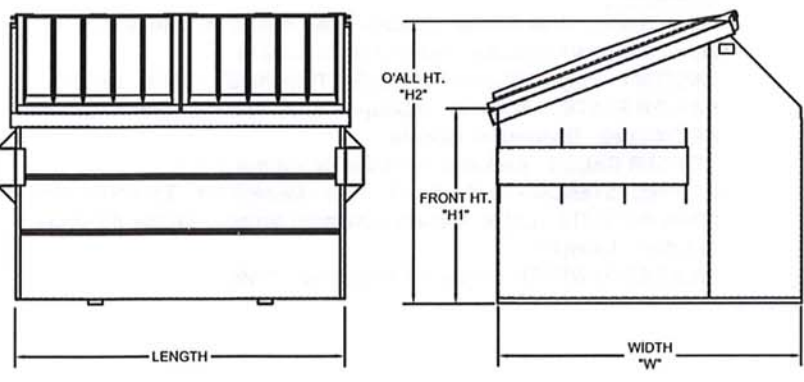




Pitchtop							
PRODUCT #	SIZE YDS	FRONT "H1"	BACK "H2"	WIDTH "W"	LENGTH "L"	WEIGHT TYP.	WEIGHT APPROX.
P1L2SD	1 1/2 YDS	29 1/2"	34 1/2"	29 1/2"	72"	332#	
P12SD	2 YDS	34 1/2"	41 1/2"	34 1/2"	72"	389#	
P13SD	3 YDS	41 1/2"	50 1/2"	41 1/2"	72"	469#	
P14SD	4 YDS	46"	57"	50 1/2"	72"	553#	
P15SD	5 YDS	50"	62"	58"	72"	641#	
P16SD	6 YDS	54"	72"	58"	72"	688#	



Flattop							
PRODUCT #	SIZE YDS	HEIGHT "H1"	WIDTH "W"	LENGTH "L"	WEIGHT TYP.	WEIGHT APPROX.	
F13SD	1 YD	26"	24"	72"	283#		
F12SD	2 YD	38"	34 1/2"	72"	353#		
F10SD	3 YD	48"	41 1/2"	72"	470#		
F14SD	4 YD	50 1/2"	50 1/2"	72"	548#		
F15SD	5 YD	50 1/2"	58"	72"	600#		
F16SD	6 YD	57"	68"	72"	728#		



Humpback							
PRODUCT #	SIZE YDS	WIDTH "W"	HEIGHT "H1"	HEIGHT "H2"	LENGTH "L"	WEIGHT TYP.	WEIGHT APPROX.
H8SD	5 YDS	66"	47"	57"	72"	643#	
H9SD	6 YDS	66"	51"	70"	72"	709#	
H7SD	7 YDS	72"	55"	73"	72"	758#	
H6SD	8 YDS	72"	58"	87"	72"	859#	

Proud member of The California Refuse Removal Council (CRR), Solid Waste Association of America (SWANA), and The Clara Mateo Garbage Association.

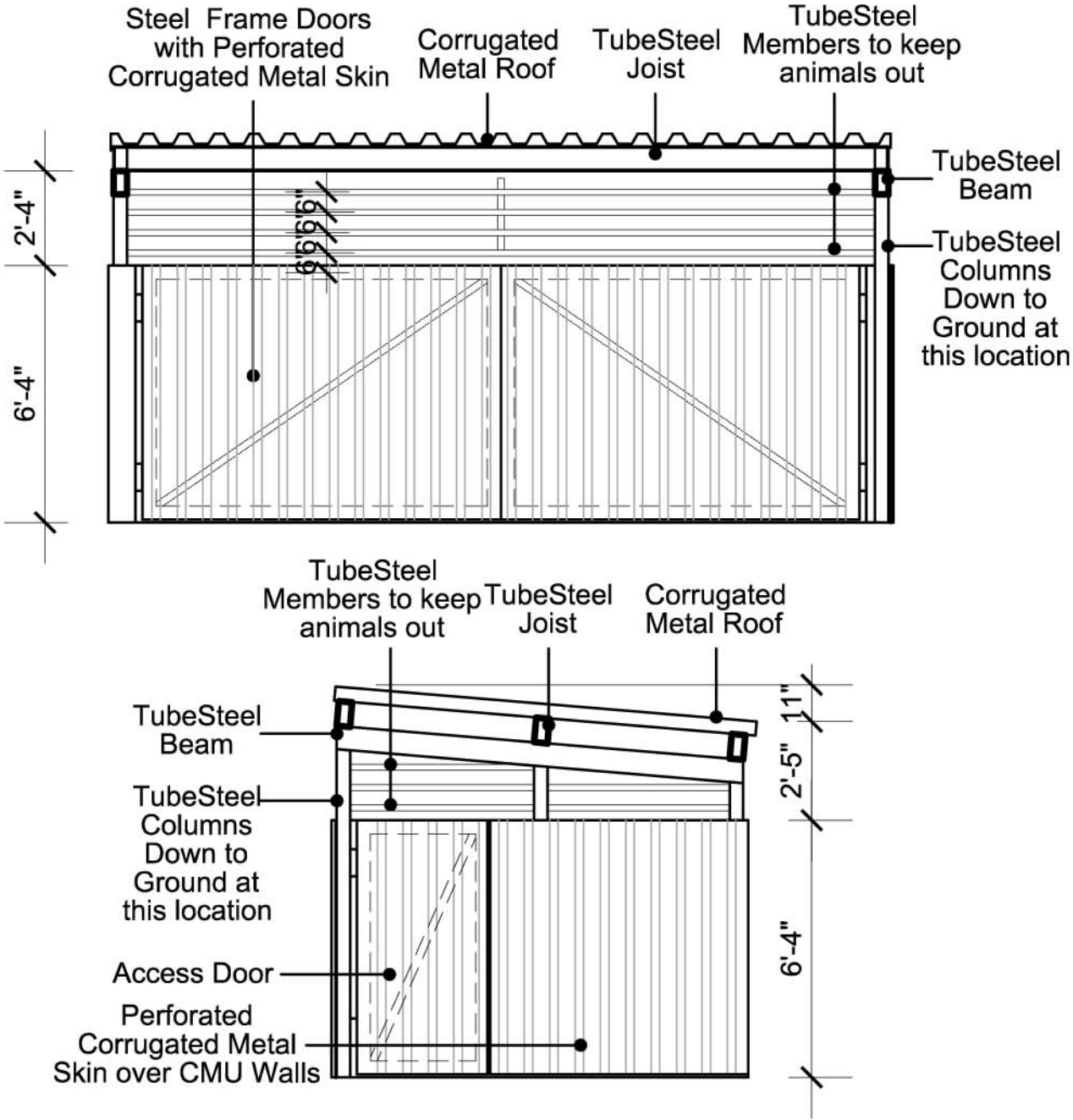
These containers meet or exceed ANSI Z245.3 container safety requirements, and carry a 2 Yr. Warranty.

Note: All specifications are subject to change without notice. Unless stated otherwise in writing, container sizes indicated are nominal sizes. Actual volume may vary from nominal sizes.

Front-Loading Garbage Truck
to 170sf Trash Enclosure;
175'-3" reverse distance from
trash enclosure to Property Line

Front-Loading Garbage Truck
to 170sf Trash Enclosure;
84'-5" reverse distance from trash
enclosure to Property Line

ESTIMATED cuyd/ week
12 cuyd/week Trash
8 cuyd/week Recycling
2 cuyd/week Green Waste



Steel Frame Doors with Perforated Corrugated Metal Skin

Corrugated Metal Roof

TubeSteel Joist

TubeSteel Members to keep animals out

TubeSteel Beam

TubeSteel Columns Down to Ground at this location

TubeSteel Members to keep animals out

TubeSteel Joist

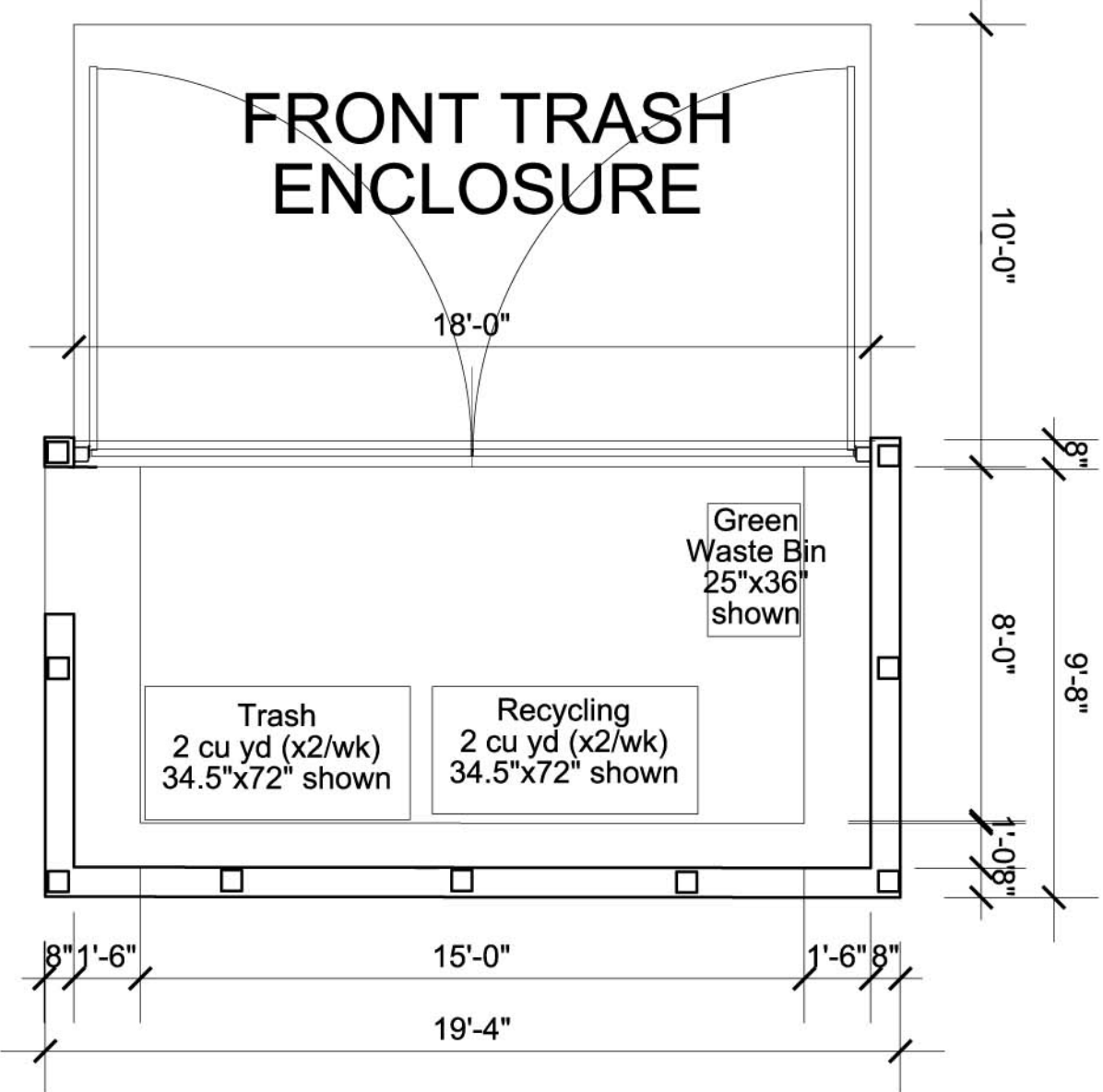
Corrugated Metal Roof

TubeSteel Beam

TubeSteel Columns Down to Ground at this location

Access Door

Perforated Corrugated Metal Skin over CMU Walls



FRONT TRASH ENCLOSURE

18'-0"

10'-0"

8'-0"

1'-6"

15'-0"

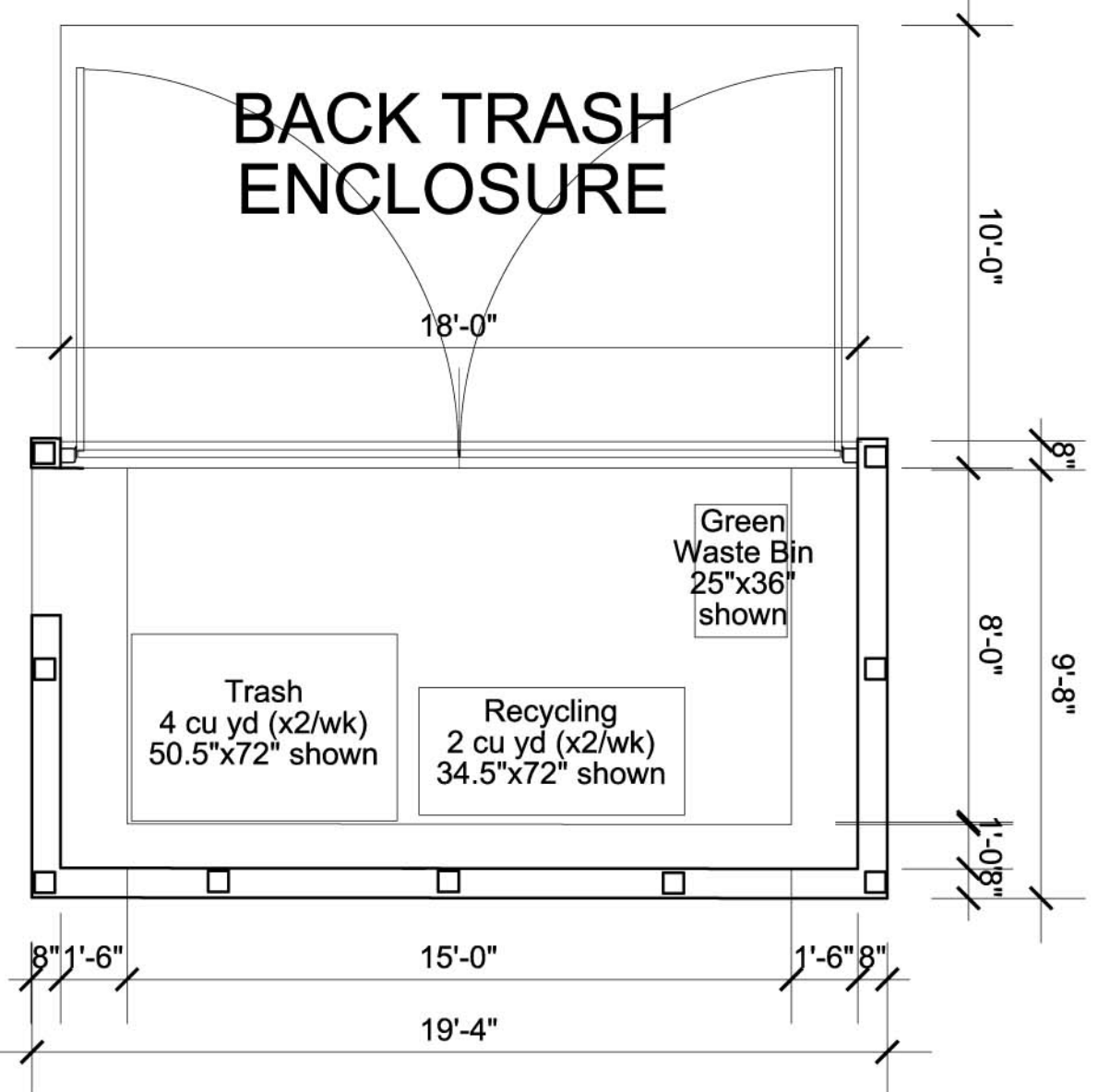
1'-6"

19'-4"

Green Waste Bin 25"x36" shown

Trash 2 cu yd (x2/wk) 34.5"x72" shown

Recycling 2 cu yd (x2/wk) 34.5"x72" shown



BACK TRASH ENCLOSURE

18'-0"

10'-0"

8'-0"

1'-6"

15'-0"

1'-6"

19'-4"

Green Waste Bin 25"x36" shown

Trash 4 cu yd (x2/wk) 50.5"x72" shown

Recycling 2 cu yd (x2/wk) 34.5"x72" shown

ZA

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SCHEME A2 GARBAGE COLLECTION

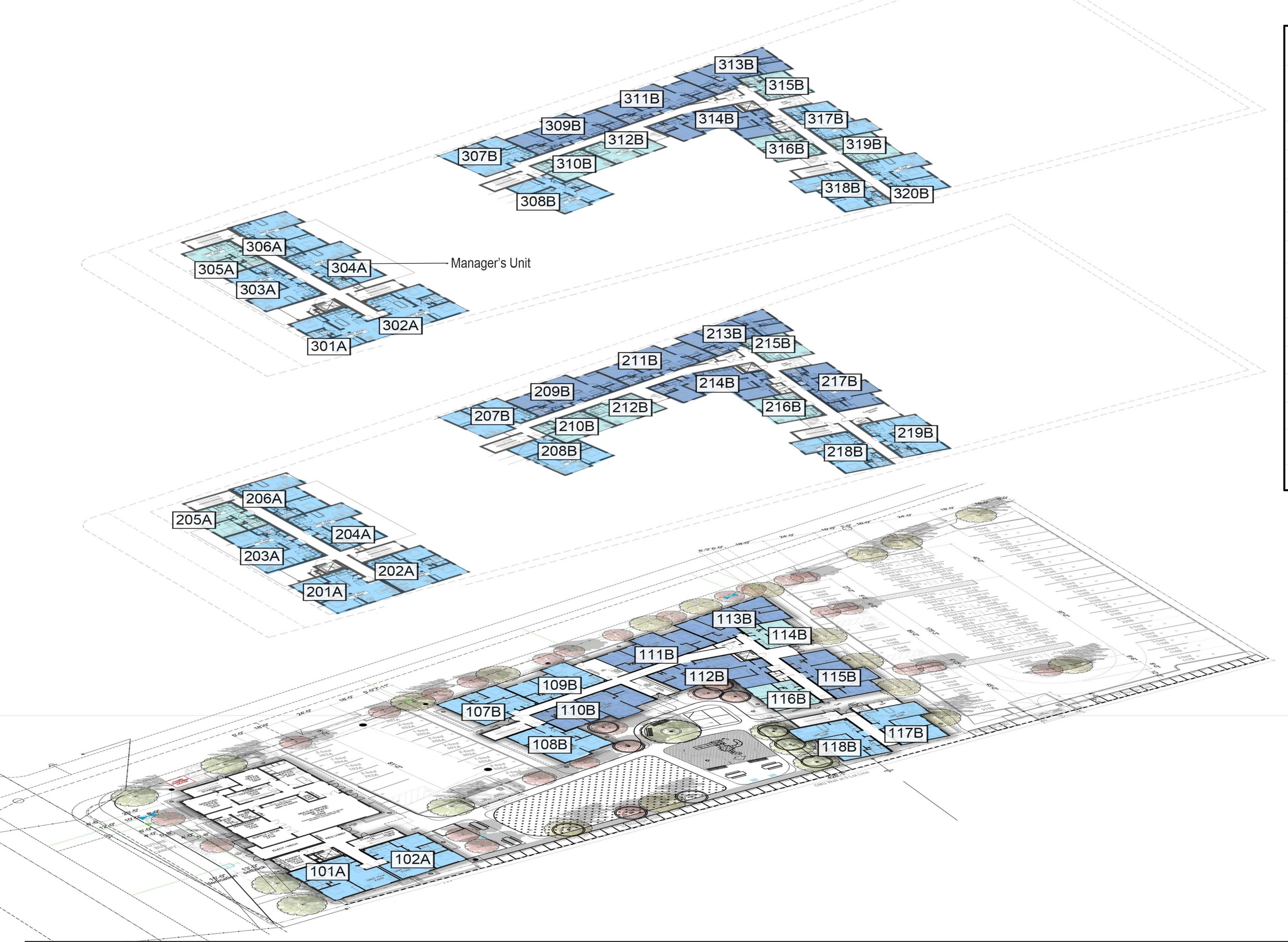
A2 05

2018.03

15 Oct 2020

Attachment 2

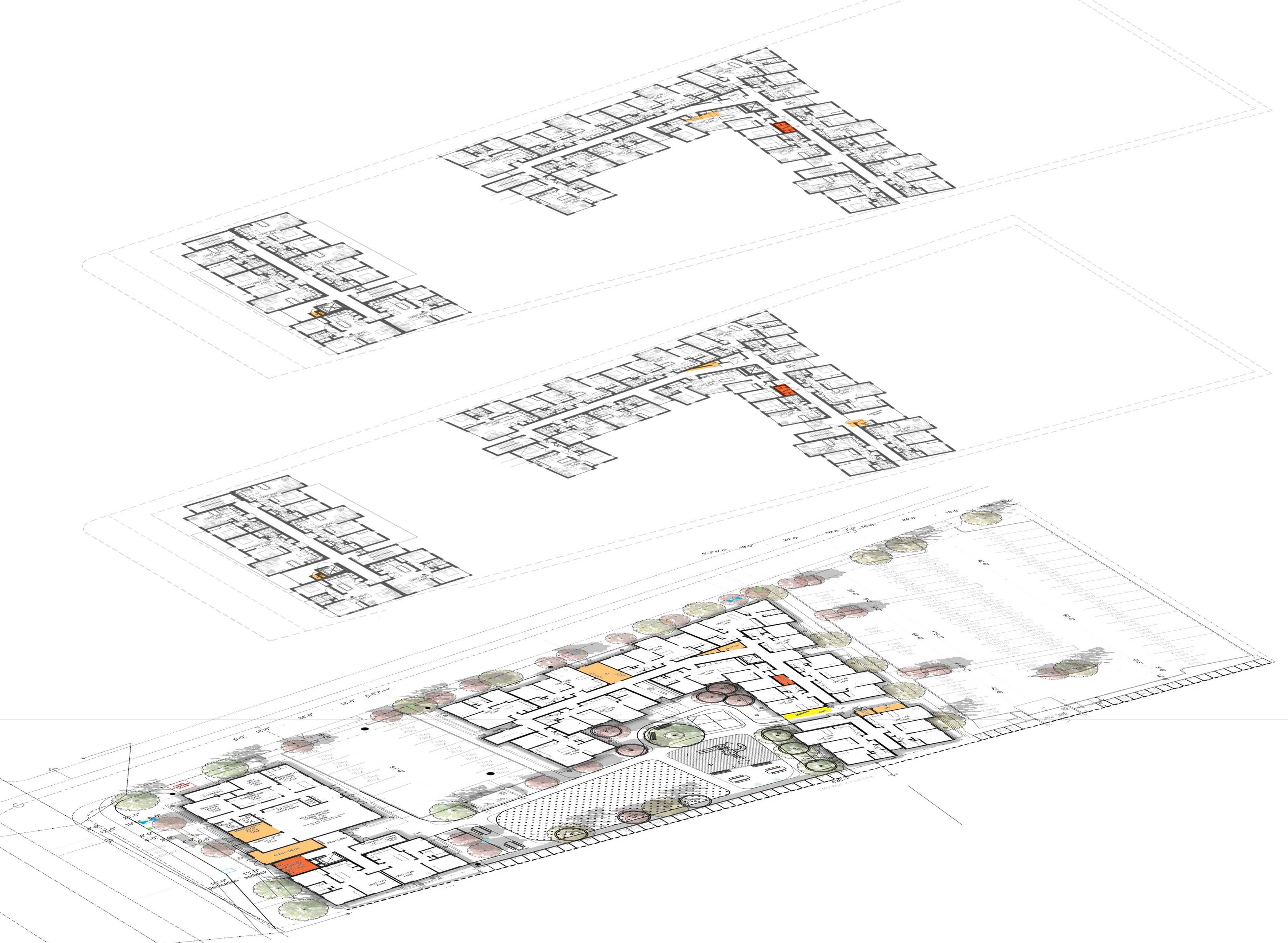
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UNIT COUNT				
BLDG A	1-beds	2-beds	3-beds	TOTALS
First Floor	-	2	-	2
Second Floor	1	5	-	6
Third Floor	1	5	-	6
BLDG A TOTAL	2	12	-	14
BLDG B	1-beds	2-beds	3-beds	TOTALS
First Floor	2	5	5	12
Second Floor	4	4	5	13
Third Floor	5	5	4	14
BLDG B TOTAL	11	14	14	39
TOTALS	13	26	14	53

KEY

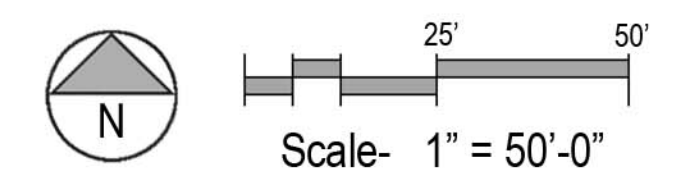
- 1 Bedroom Units =
- 2 Bedroom Units =
- 3 Bedroom Units =

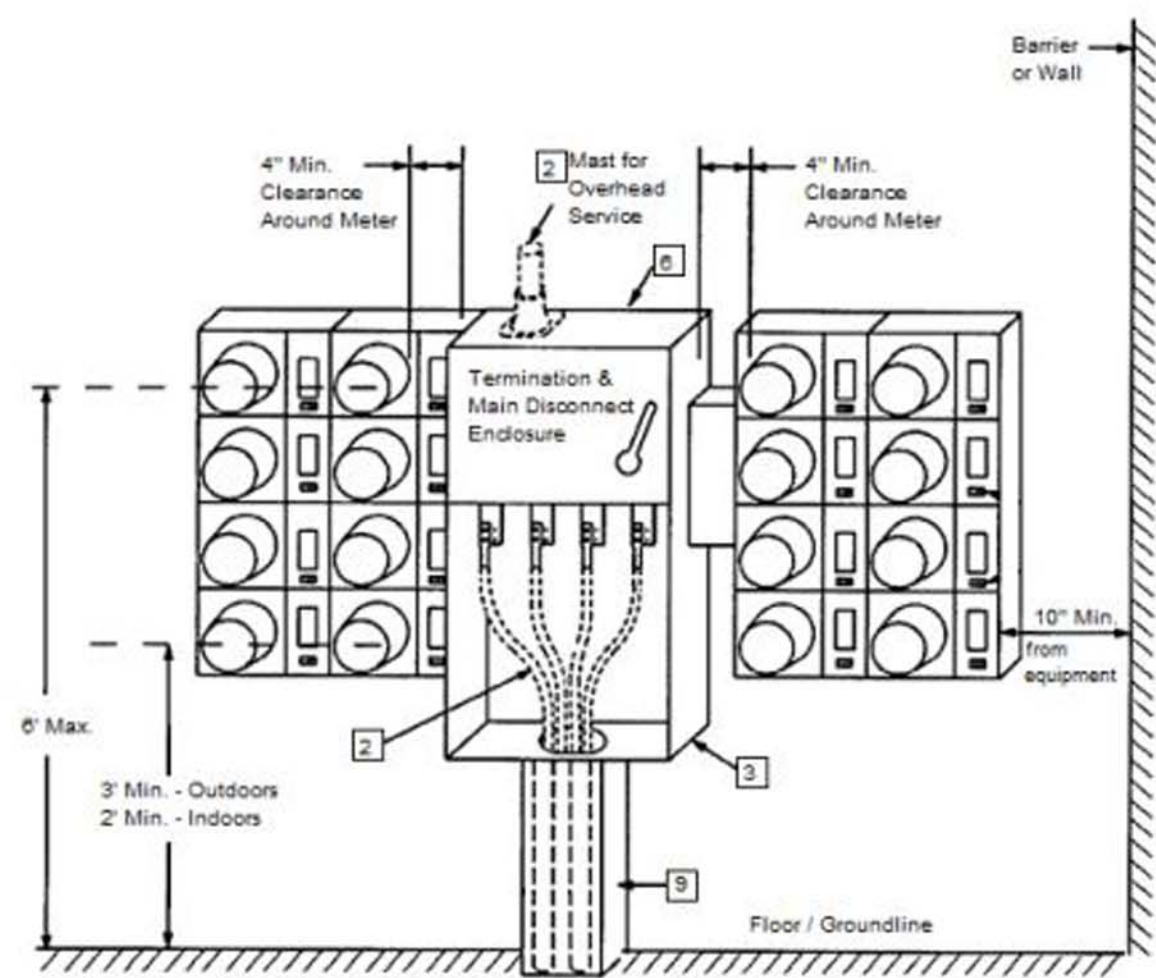


- Laundry**
 Building A 1st Floor=
 2 washers 2 dryers
- Building B 1st Floor=
 2 washers 2 dryers
- Building B 2nd Floor=
 2 washers 2 dryers
- Building B 3rd Floor=
 2 washers 2 dryers
- Maintenance Shop**
 Building A 1st Floor
 ~180 sf
- Mech/Elec Rooms**
 Building A 1st Floor = 200 sf
 Building B 1st Floor = 200 sf
- Exterior Mailboxes**
 Building B 1st Floor
 20 linear ft for 14 units
- Building B 1st Floor
 27 linear ft for 39 units
- Janitorial**
 Bldg B each floor - 50 sf
 Bldg A ground floor - 50 sf

KEY

- Laundry = 
- Mailboxes = 
- Janitorial & MEP= 

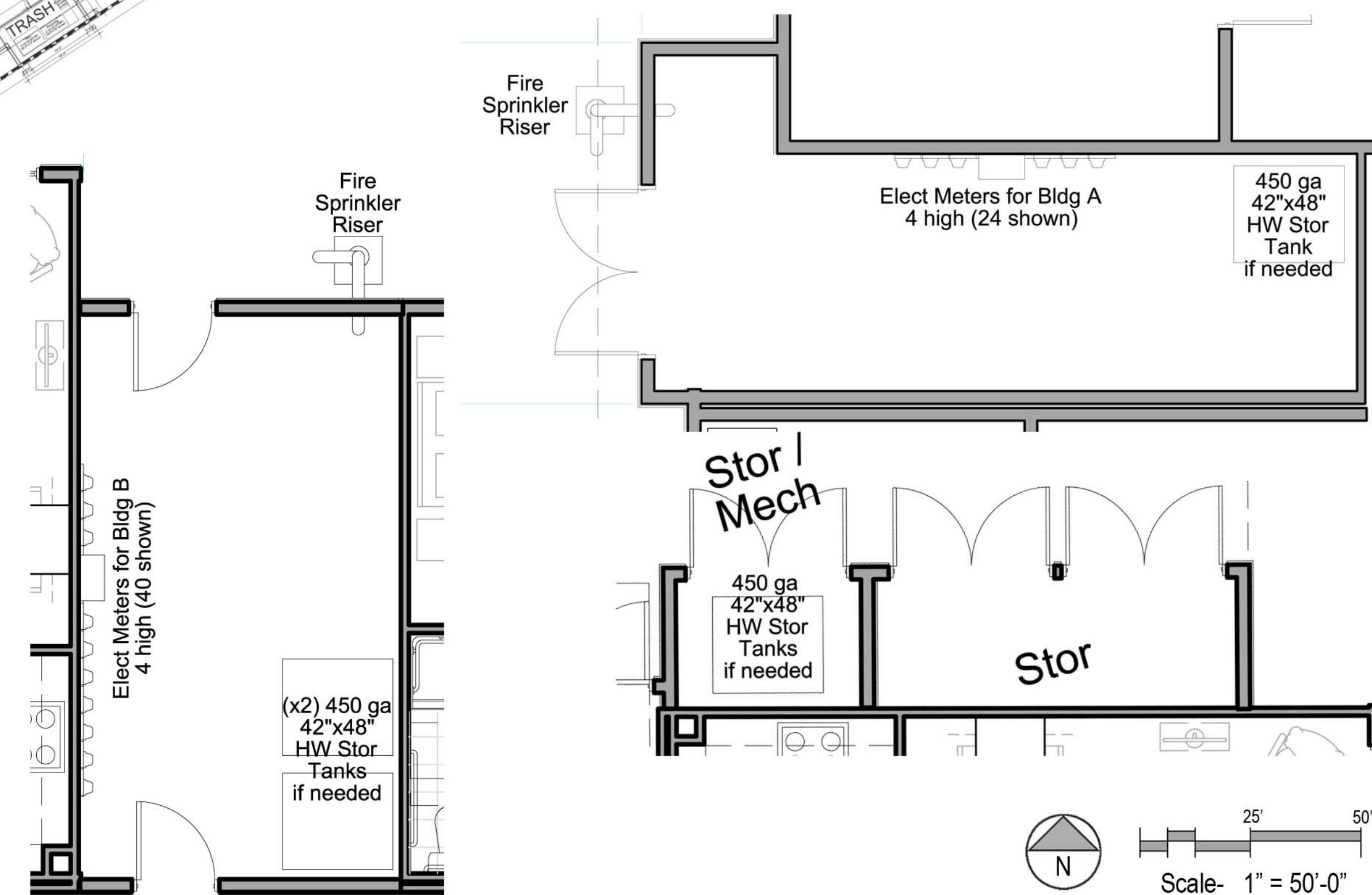
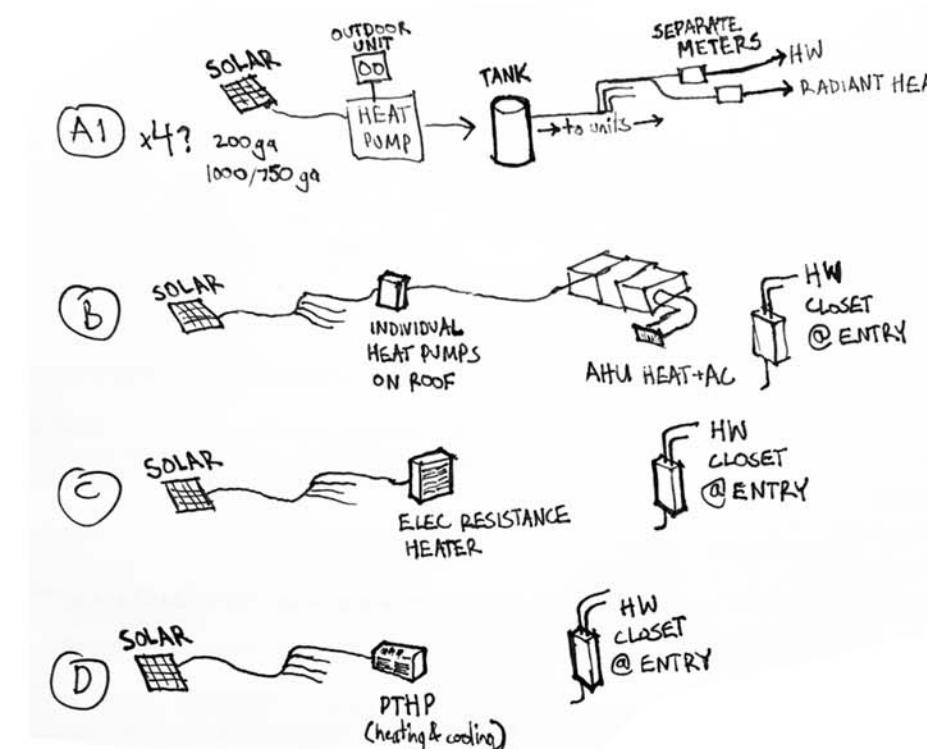




SOLAR
 Solar Array on Roof
 ~375 modules - REC450 AA72
 ~168 kW STC
 ~244,000 kWhr per year

(Solar array previously shown over parking...
 405 modules
 ~182 kW STC
 ~264,000 kWhr per year)

MECH SYSTEM OPTIONS





Building Signage Locations

Protected Stairwell as Egress Exit

Elevator

Entry points into building with Key FOB for residents and ADA access

N
Scale- 1" = 50'-0"

1482_FREEDOM

Multi-Family Residential Development by Eden Housing
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SCHEME A2 SIGNAGE AND EGRESS

A2 09



LANDSCAPING AREA

*numbers subject to minor changes in design development"

5,600 sf Active:
 950 sf TinyTots PlayArea
 3,188 sf PlayField
 750 sf Picnic Areas
 712 sf 4-Square & Sitting

13,008 sf Passive

16,196 sf Landscaped
 (Passive + Playfield)
 =21%

BUILDING AREA

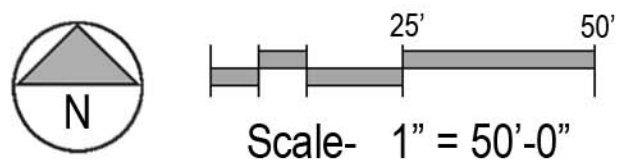
Bldg A 1st Flr - 6,054sf
 Bldg A 2nd Flr - 5,975sf
 Bldg A 3rd Flr - 5,975sf
 Bldg A Total 18,004sf

Bldg B 1st Flr - 13,726sf
 Bldg B 2nd Flr - 14,209sf
 Bldg B 3rd Flr - 14,209sf
 Bldg B Total 42,144sf

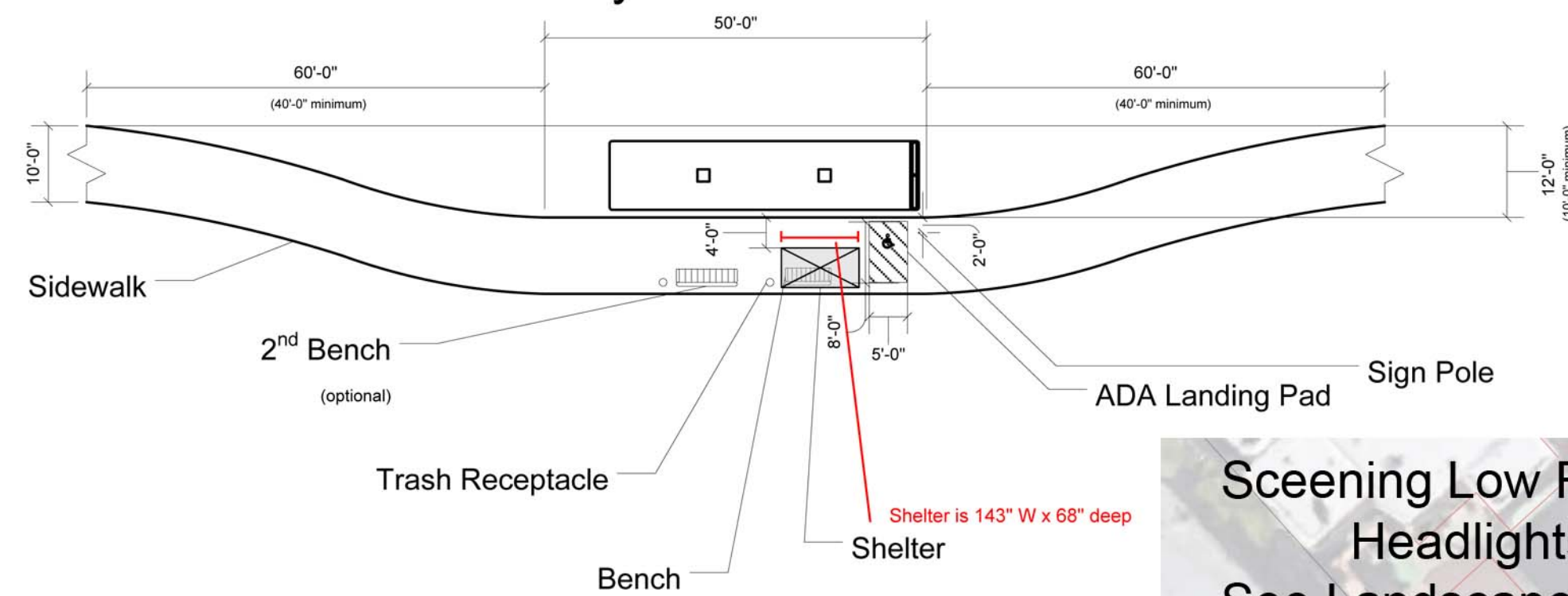
PARKING AREA

LOT A - 4,976 sf
 LOT B - 22,334 sf

RAISED PLANTER BIORETENTION



Typical Bus Stop Layout With Shelter – Bus Bay



The width of our property is not sufficient to meet this 130' minimum width. Previous emails seemed to state that a bus stop was desired here, regardless, and the stop would be designed shorter, so we will have to work together on a custom solution. We are showing the dimensions of the bus stop shelter per the drawings, but our sidewalk is shown at 8' wide.

Screening Low Fences to Block
Headlights (4' high)
See Landscape dwgs for detail

Screening Low Fences to
Shield Transformer (4' high)
See Landscape dwgs for detail

9' CMU Wall at 0 Lot Line
-See Storage Units

Wood Fence on Back
Property Line
See Landscape dwgs
for Friendly Neighbor
Detail

FENCING

Fence Type A = 205'
(wood fence at back prop-
erty line)

Fence Type B = 360'
(CMU Wall at Lot Line)

Fence Type C = 210'
(Low 4' Wood Screening
Wall)

EXTERIOR LIGHTING

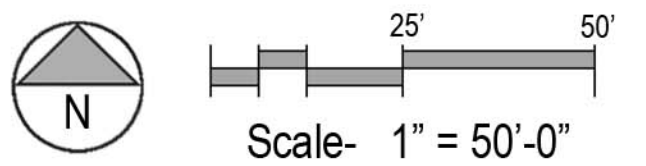
● Recessed Ext Can
Light

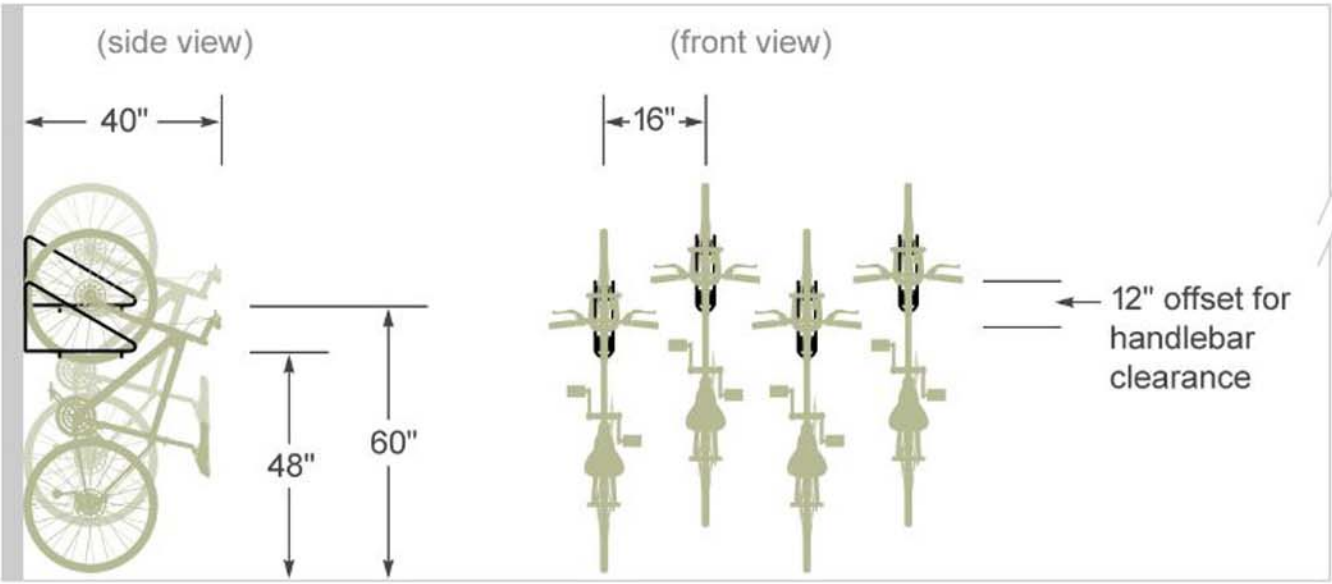
⬮ Shielded Lightpole

▮ Shielded Bollard

○ Shielded Wall
Sconce

■ Surface Mounted
Canopy Downlight







616-954-9977

Search ...

Bike Lockers

Bike Racks

Bike Shelters

Markets

Resources

Quote

Contact

HomeSecure Bike ParkingBike RacksBike Wall Rack



Bike Wall Rack

Standard Options \$79.00

The Original WallRack

CycleSafe's Original WallRack™ was the first vertically-hanging wall rack for bikes to effectively store a bike in a simple, space saving, and economical vertical bike storage rack. Since its introduction over 15 years ago, our wall-mounted bike rack is often imitated by inferior designs which lack the details of our patented bike WallRack™, including our support of the rim by cradling the front wheel between two tire supports that securely hold the bike. Other vertical bike racks put stress on the bike by hanging the rim on hooks, or by holding the bike between two straight tire supports.

Designed to free up floor space, The Original WallRack™ parks a bike against a wall or chain link fence to allow easy access and locking of the bike wheel and frame.

Bicycle Storage and
Service Room
15 spaces shown



Bicycle Parking
15 spaces shown
Outdoor covered
- see landscape

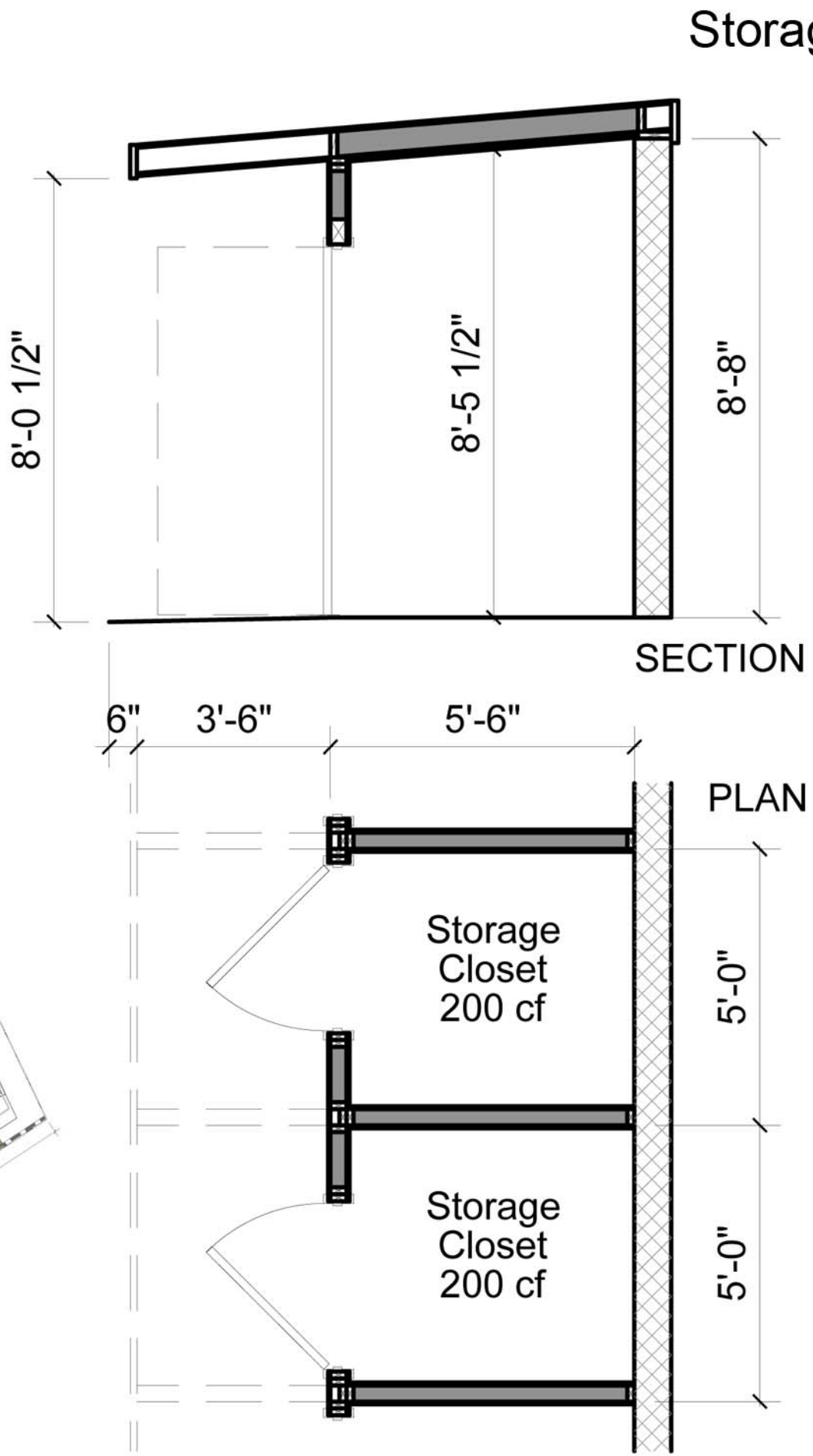


NEW design, one piece FRP Composite bike locker
NO ASSEMBLY required



Lockers are pictured with Part No. 012 - Reinforced Steel Safety View Screen

All lockers are shipped assembled and can be stand alone or grouped - NO COMMON WALLS. Lockers easily relocated.



SPECIFICATION

8" CMU Zero-Lot-Line Wall

2x4 Wood Frame Wall with
5/8" Type X GB Ea. Side -
LP Flameblock at Exterior

3'-0" x 6'-8" Steel Doors with
Steel Frames & 1/2" Threshold

3'-0" Wide Shear Walls btwn.
Doors

HardiPanel Siding over
Drainable House Wrap with
1x HardiTrim

2x6 Wood Rafters with 2
Layers 5/8" Type X at
Interiors and Painted
Densglass at Exterior

1:12 PVC Membrane over
1/4" min. DensDeck

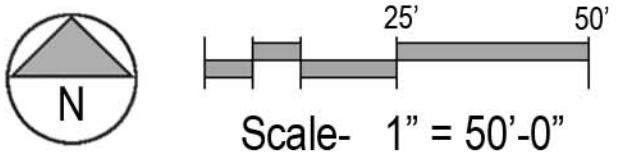
R-13 Batt Insulation at Walls

R-38 Closed-Cell Foam at
Roof

NFPA-13 Sprinkler System

Storage Units
5'6" x 5'x9'
With 9' CMU Wall at Lot Line
with Storage Center and
Wendys

Helps to shield Wendy's
Parking Lot from Communal
Sapce





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Sausalito

100 Gate 6 Road

Sausalito, CA 94965

Tel 415.289.0660

Healdsburg

347 Healdsburg Ave.

Healdsburg, CA 95448

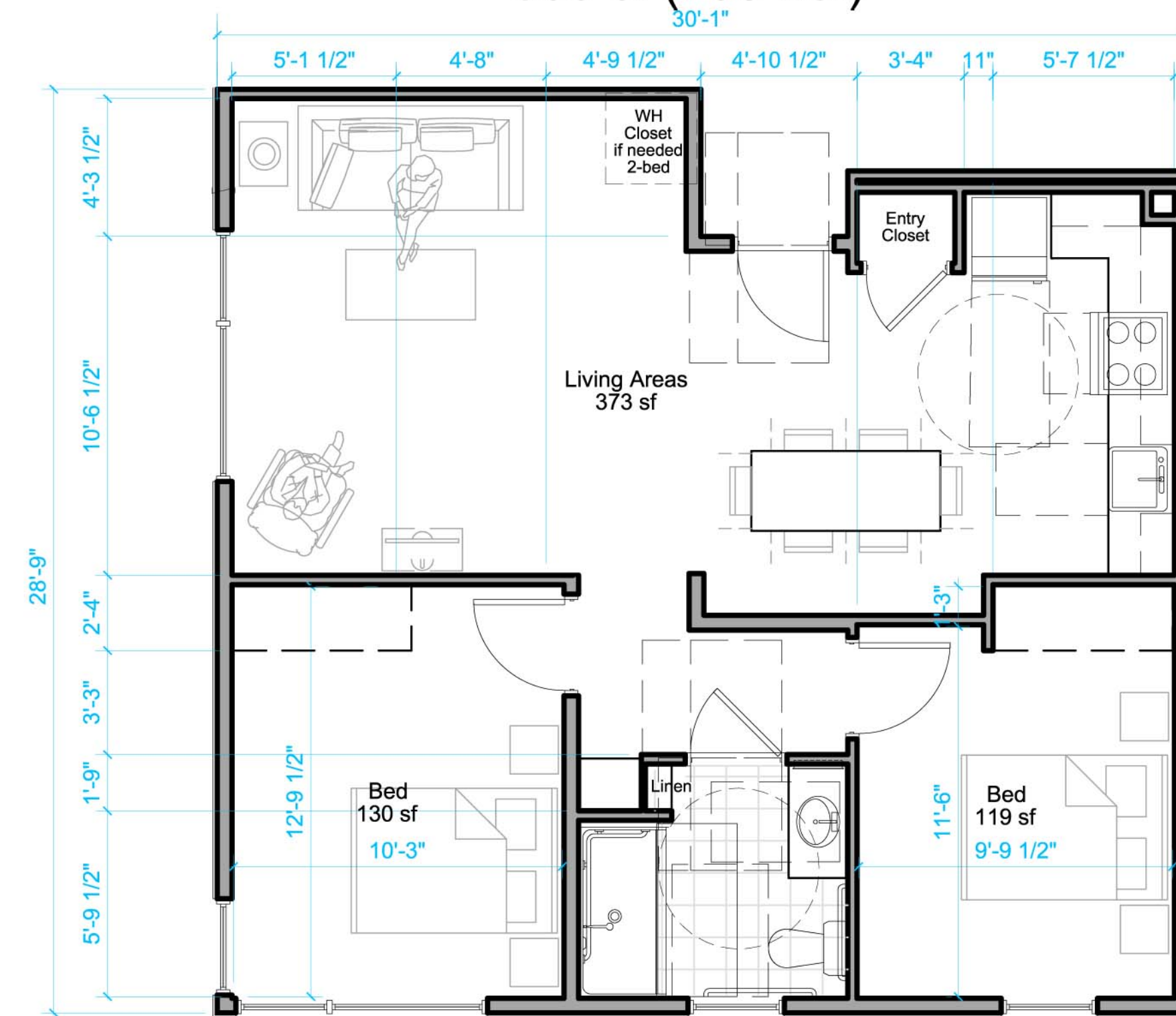
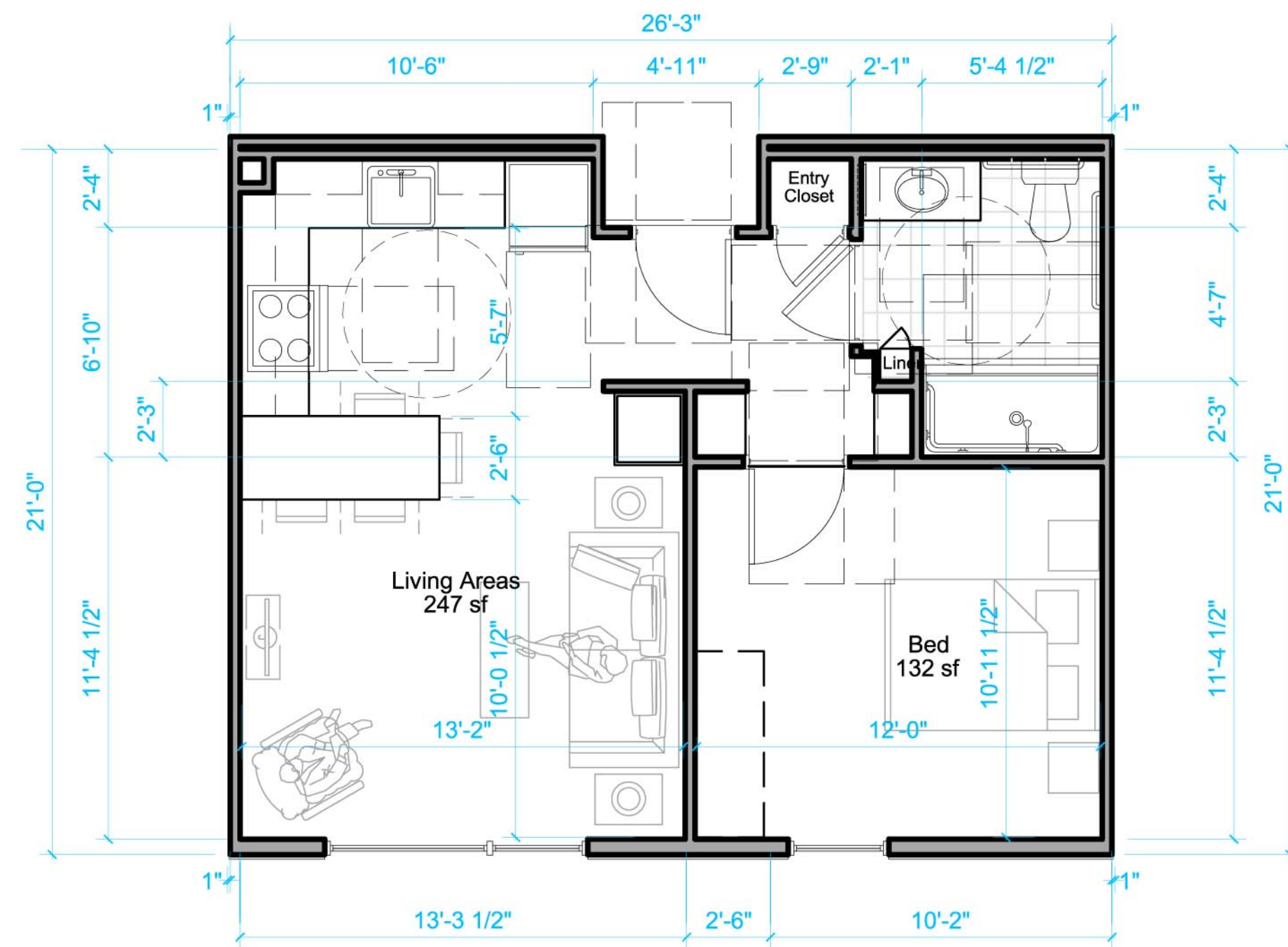
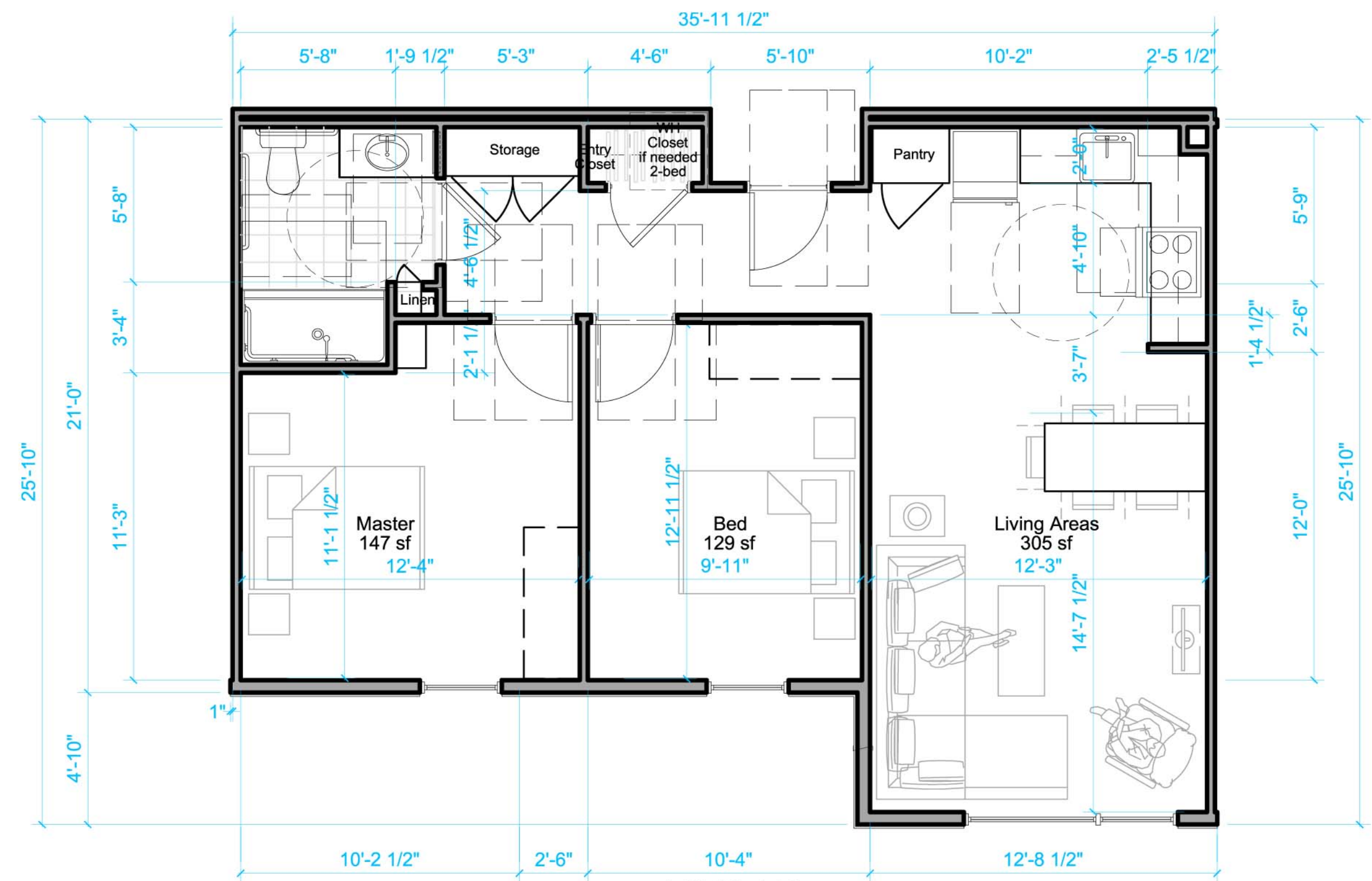
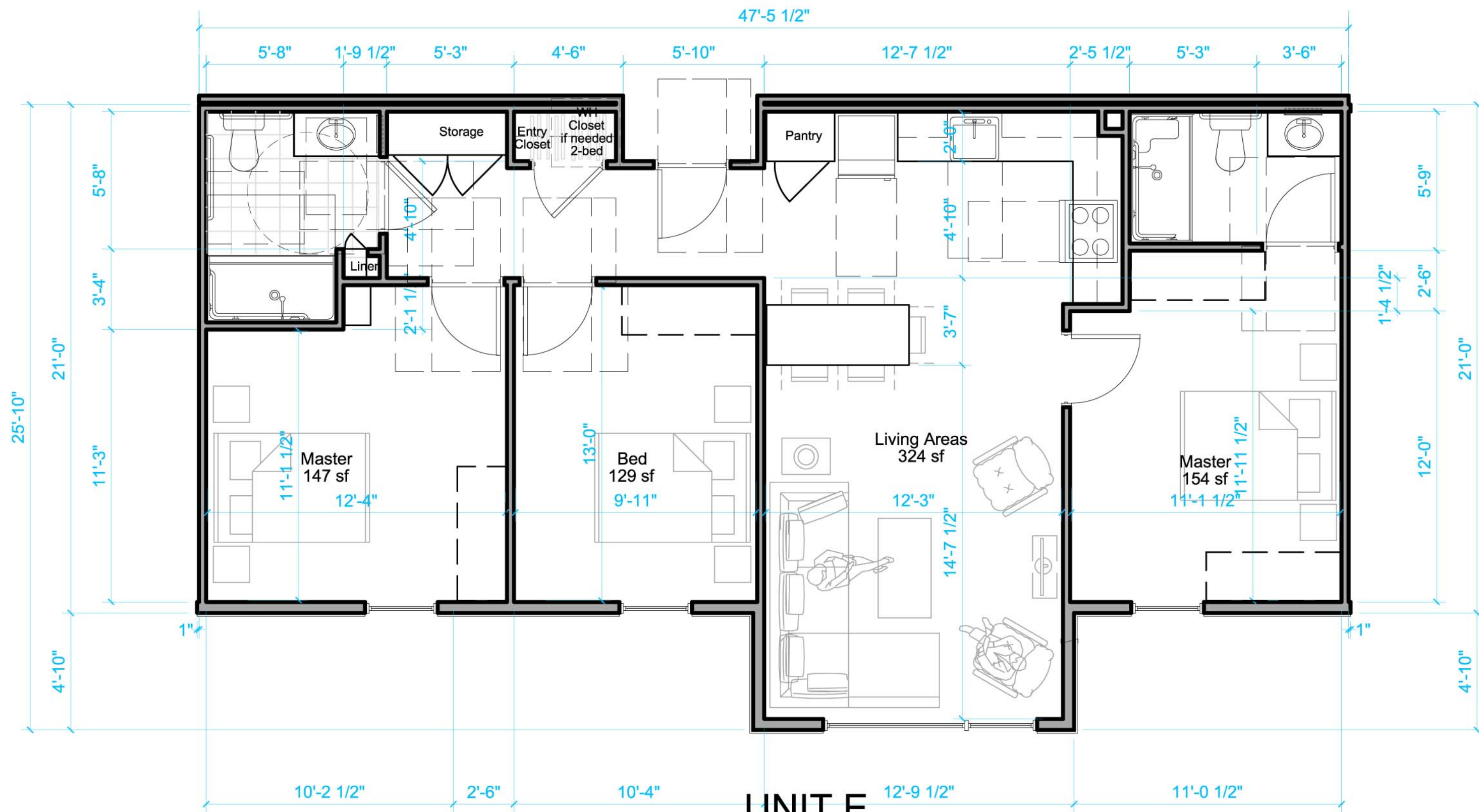
Tel 707.473.8786

1482_FREEDOM

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SCHEME A2 STORAGE & BIKE PARKING

A2 12



Scale- 1/16" = 1'-0"



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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

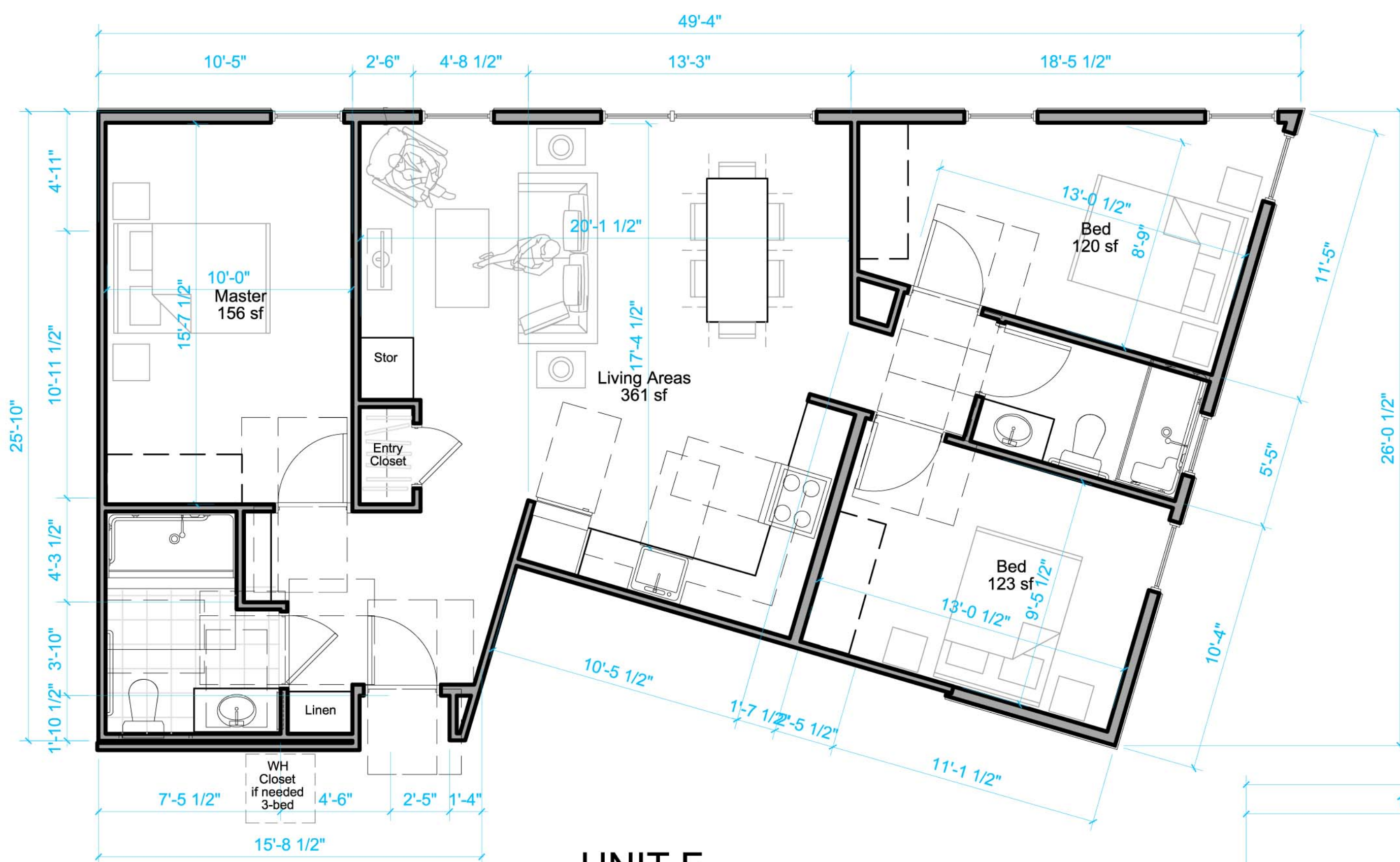
1482_FREEDOM

Multi-Family Residential Development by Eden Housing
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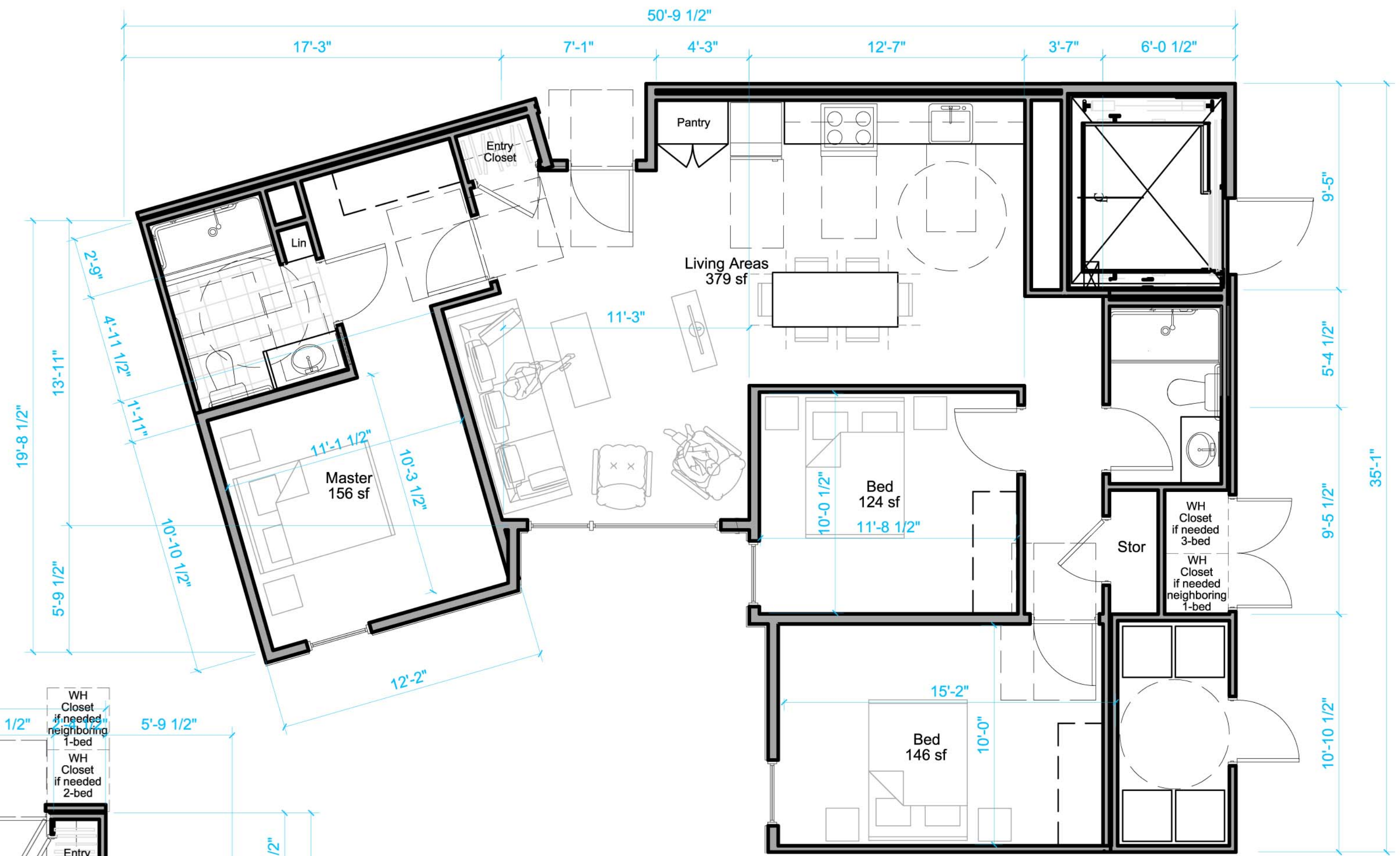
SCHEME A2 TYPICAL UNIT PLANS

A2 13

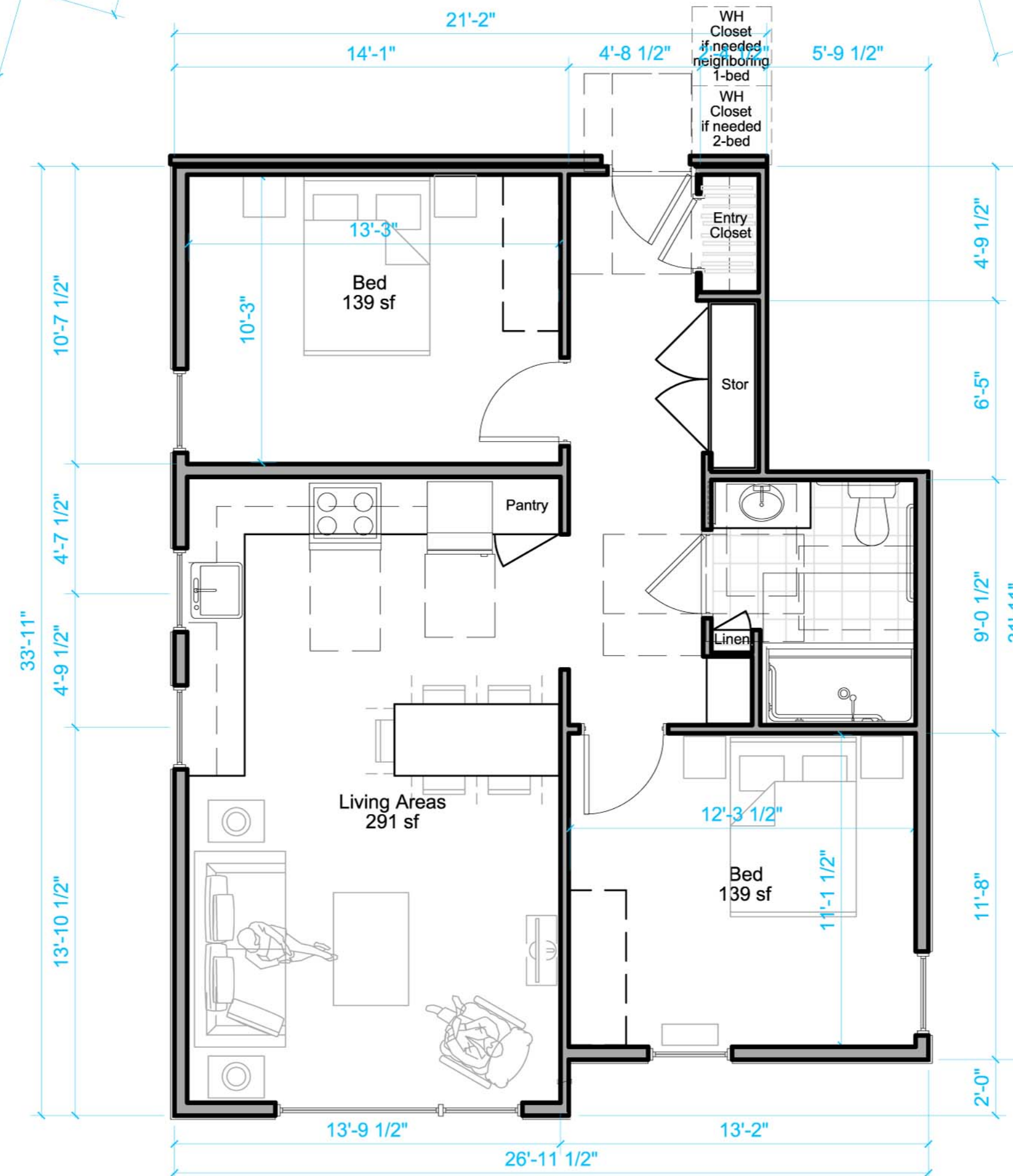
2018.03
15 Oct 2020
Attachment 2
page 14 of 40



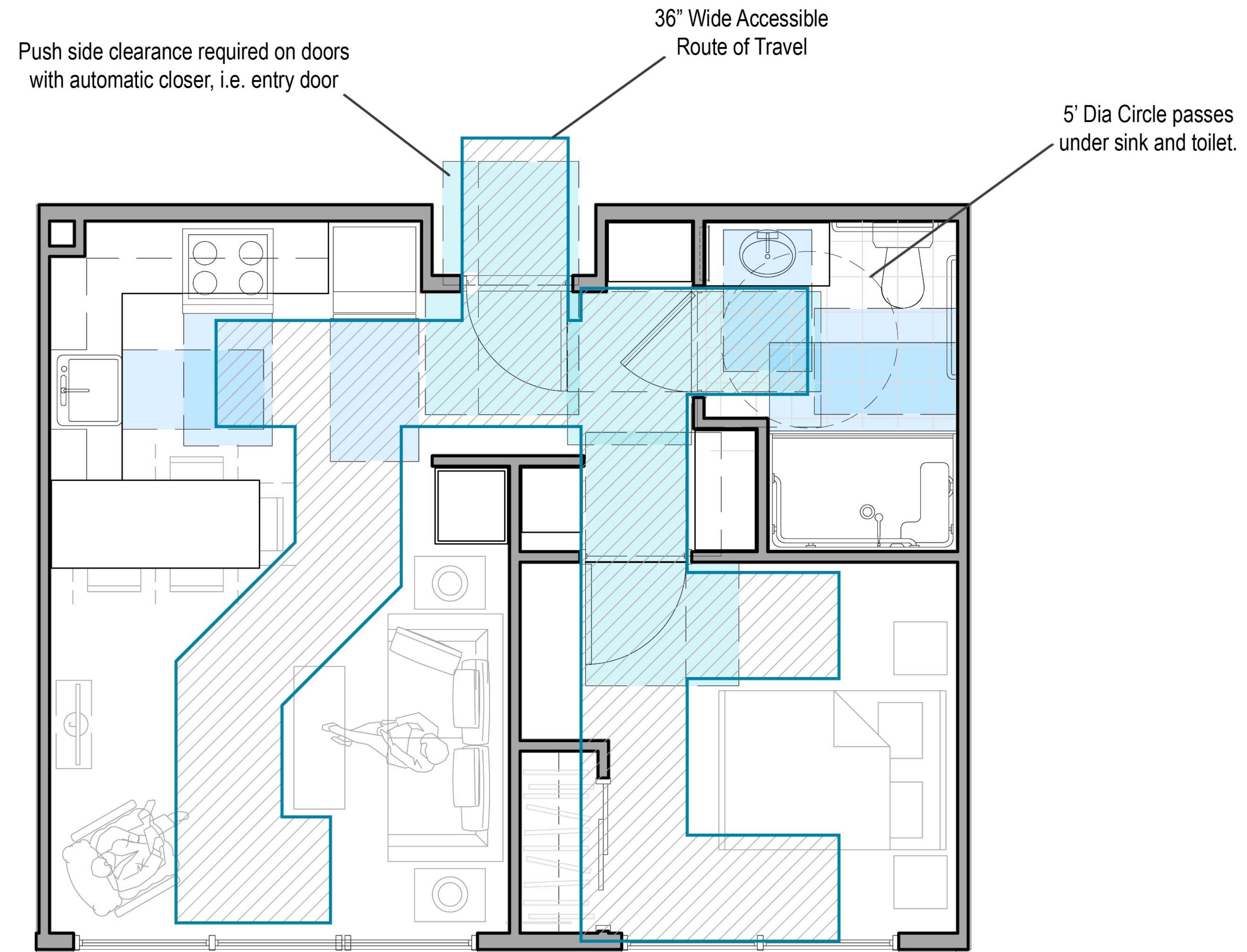
UNIT F
Outside Corner 3-Bed (x3)
1073 sf (1006 net)



Unit G
Inside Corner 3-Bed (x3)
1108 sf (1045 net)



Unit D
Unique Corner 2-Bed (x3)
821 sf (773 net)



Scale- 1/8" = 1'-0"



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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

1482_FREEDOM

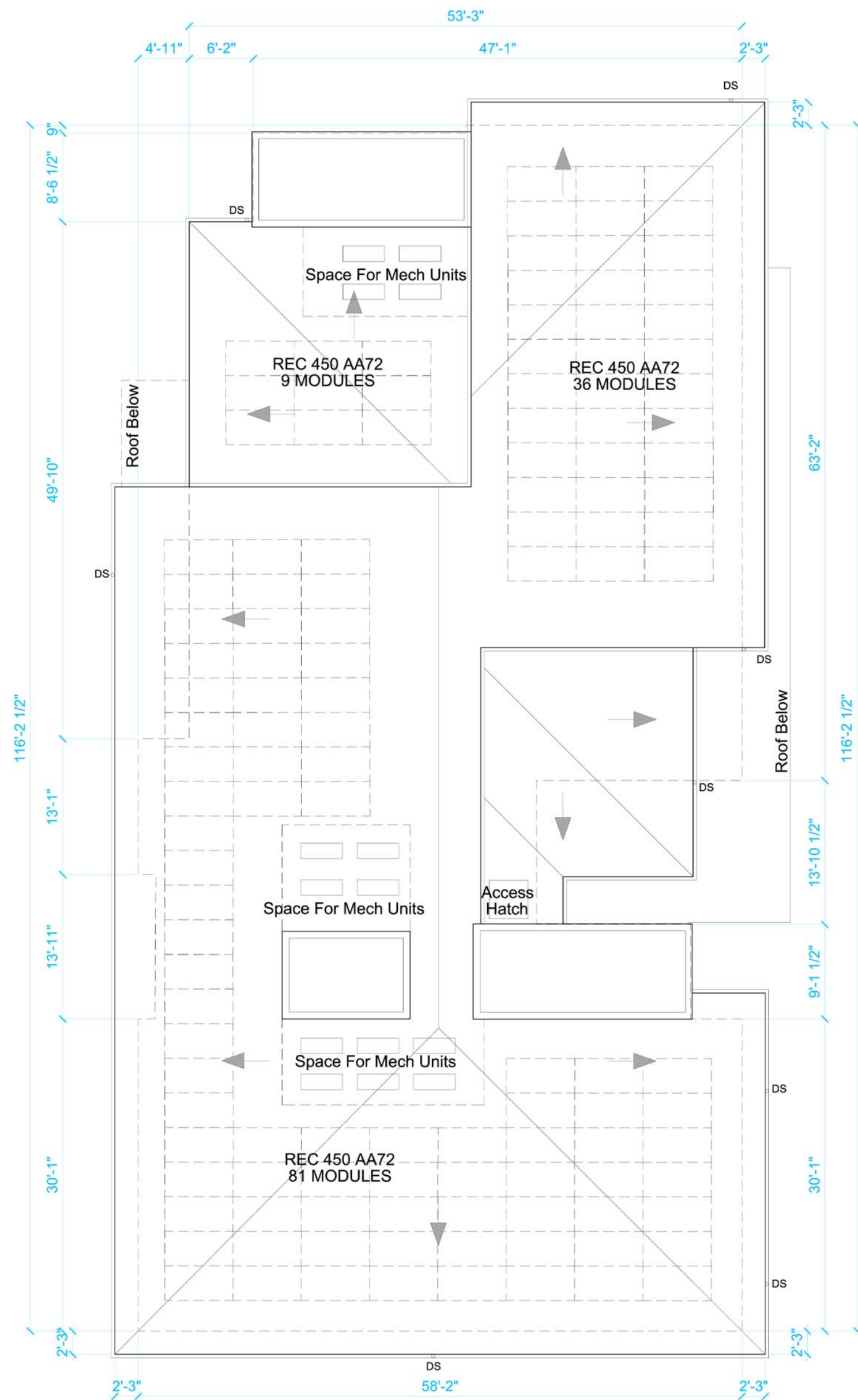
Multi-Family Residential Development by Eden Housing
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SCHEME A2 ACCESSIBILITY

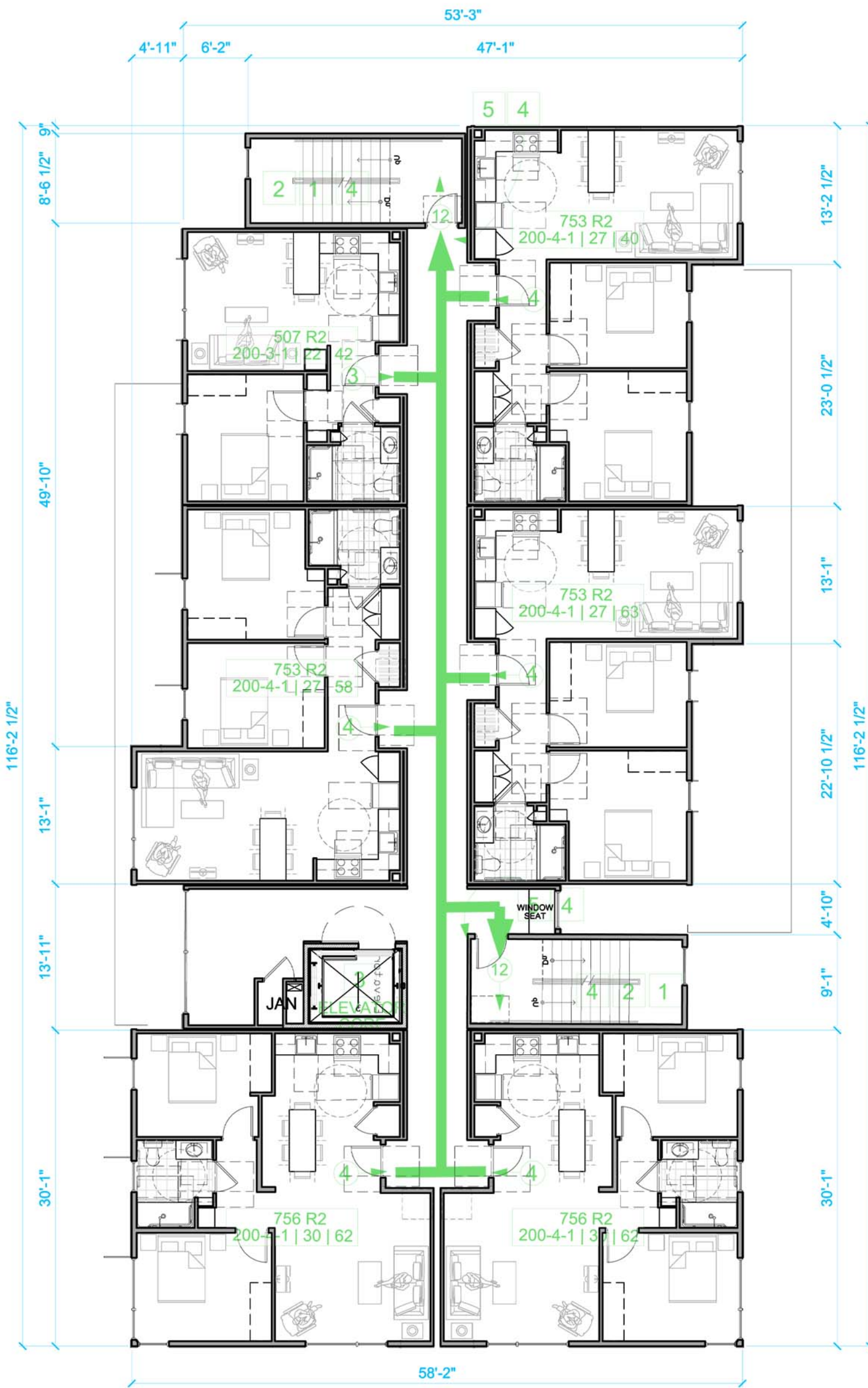
A2 15

2018.03
15 Oct 2020
Attachment 2
page 16 of 40

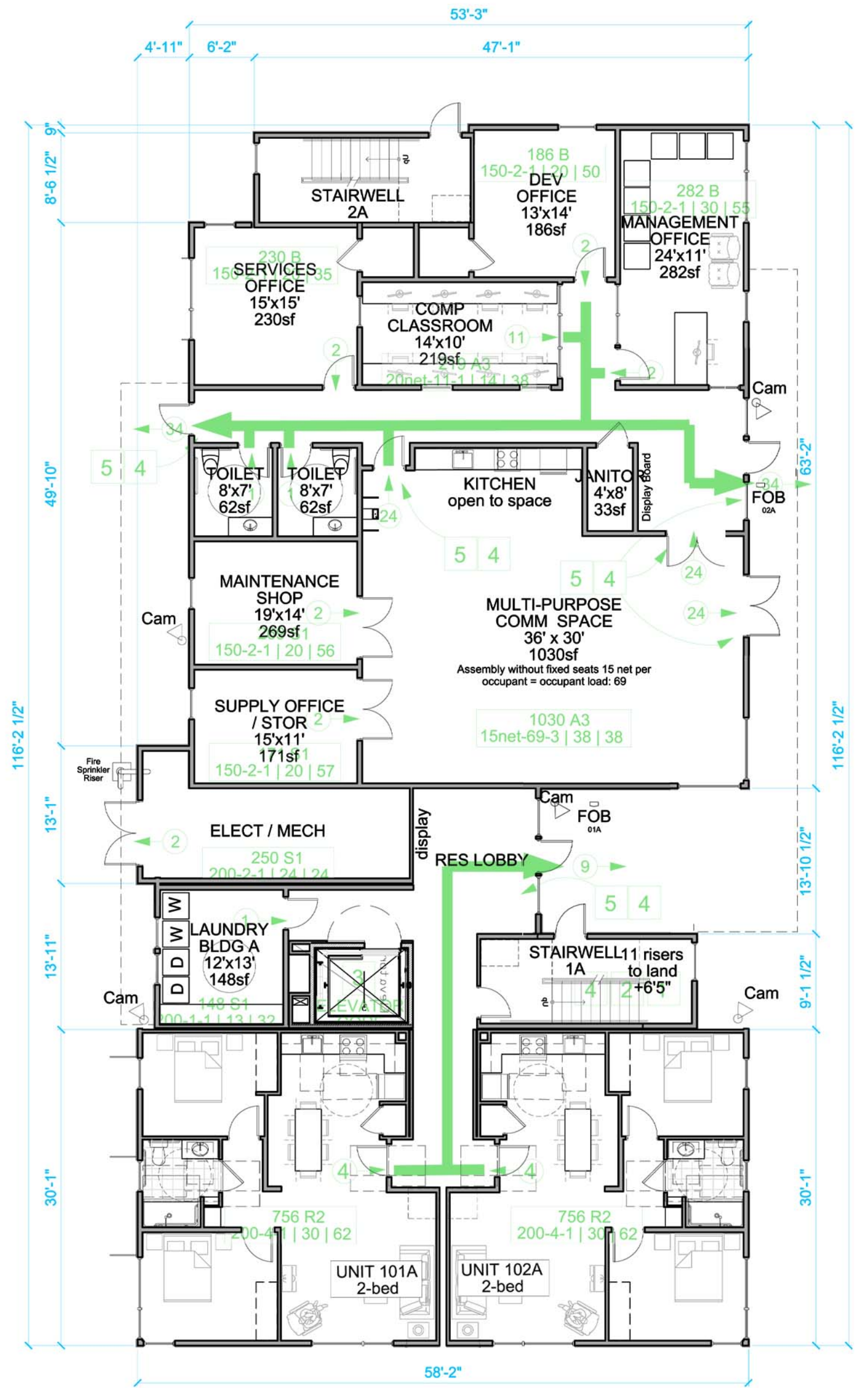
Solar modules shown on plan represents the maximum number of modules the roof can fit; may be limited by the energy needs of the project and/or funding.
Clearances around modules will be maintained per code when design is finalized.



BUILDING A
ROOF PLAN



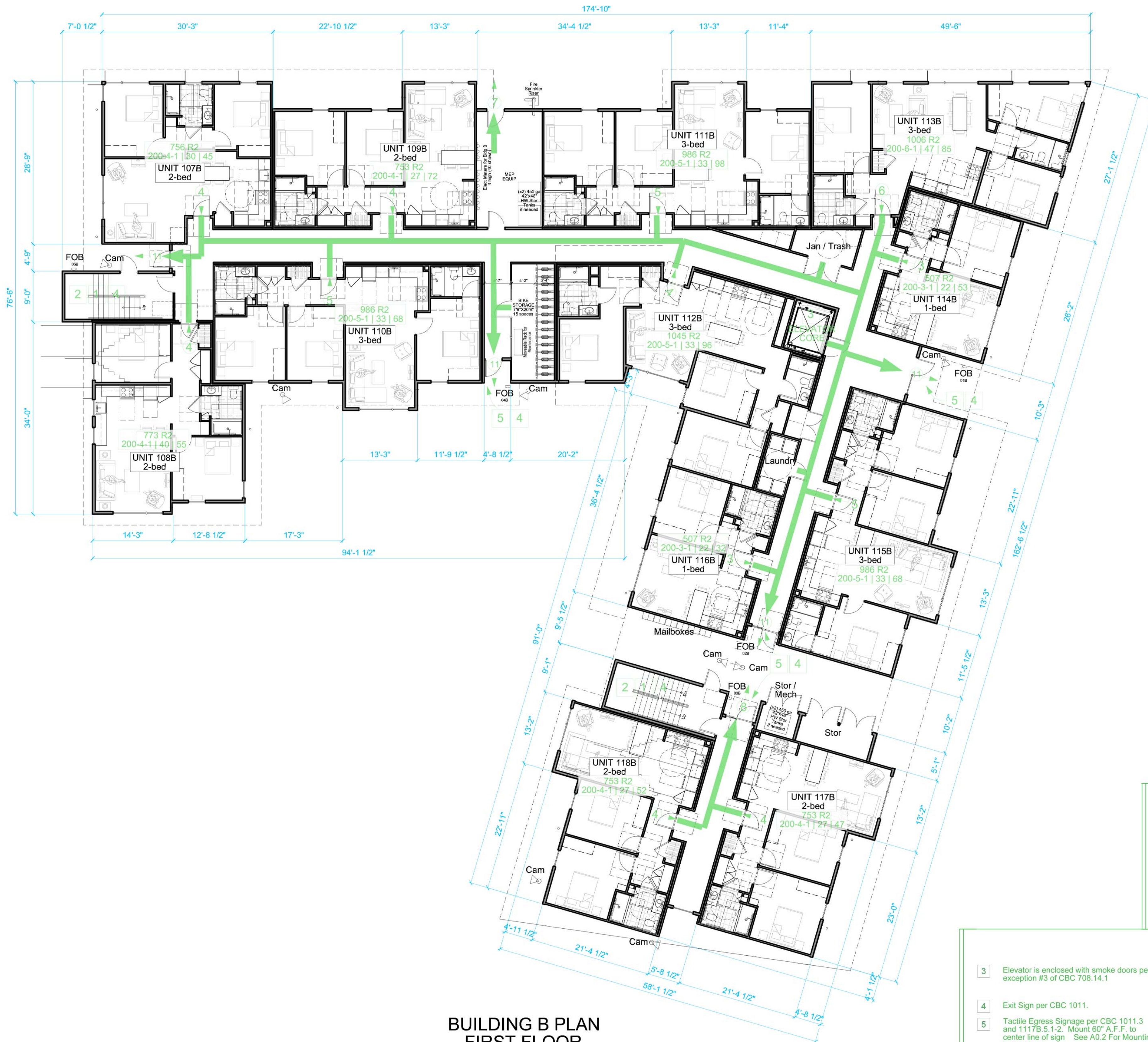
BUILDING A PLAN
SECOND & THIRD FLOOR
5975sf



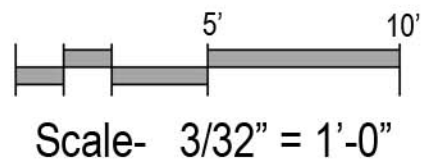
BUILDING A PLAN
FIRST FLOOR
6054sf

Scale- 3/32" = 1'-0"

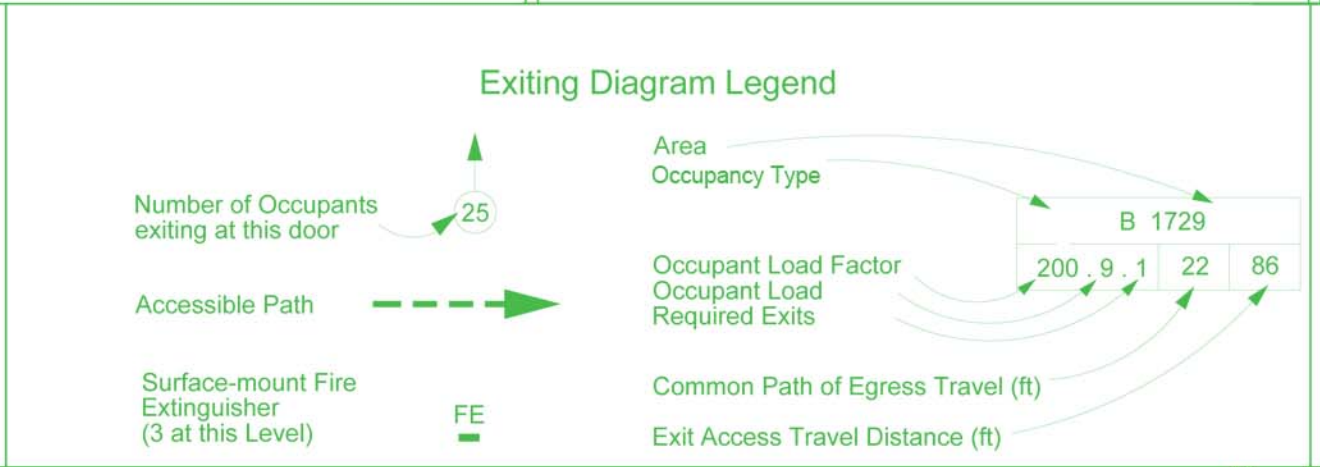
Exiting Summary		Exiting Diagram Legend		Notes	
Exit Access	CBC 2010 Section 1014	Number of Occupants exiting at this door	Area Occupancy Type	3	Elevator is enclosed with smoke doors per exception #3 of CBC 708.14.1
Exit	CBC 2010 Section 1020	Accessible Path	Occupant Load Factor Occupant Load Required Exits	4	Exit Sign per CBC 1011.
Exit Discharge	CBC 2010 Section 1027	Surface-mount Fire Extinguisher (3 at this Level)	Common Path of Egress Travel (ft) Exit Access Travel Distance (ft)	5	Tactile Egress Signage per CBC 1011.3 and 1117B.5.1-2. Mount 60" A.F.F. to center line of sign See A0.2 For Mounting Instructions
Intervening Rooms	CBC 2010 Section 1014.2				
				1	All stair "Exit Enclosures" shall be of 1-HR construction complying with CBC 2010 1022.1
				2	Stairway required width per CBC 1009.1 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
					Corridor required width per CBC 1018 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
					Stairway required width per CBC 1005.1 (occupant load "0.3 inches") is less than 36" in all locations specified See A4.0 for enlarged plans and egress widths.
					Corridor required width per CBC 1005.1 (occupant load "0.2 inches") is less than 36" in all locations specified See A4.0 series for enlarged plans and egress widths.



BUILDING B PLAN
FIRST FLOOR
13726sf



Exiting Summary	
Exit Access	CBC 2010 Section 1014
Exit	CBC 2010 Section 1020
Exit Discharge	CBC 2010 Section 1027
Intervening Rooms	CBC 2010 Section 1014.2



Notes	
3 Elevator is enclosed with smoke doors per exception #3 of CBC 708.14.1	1 All stair "Exit Enclosures" shall be of 1-HR construction complying with CBC 2010 1022.1
4 Exit Sign per CBC 1011.	2 Stairway required width per CBC 1009.1 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
5 Tactile Egress Signage per CBC 1011.3 and 1117B.5.1-2. Mount 60" A.F.F. to center line of sign. See A0.2 For Mounting Instructions	Corridor required width per CBC 1018 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
	Stairway required width per CBC 1005.1 (occupant load "0.3 inches") is less than 36" in all locations specified
	Corridor required width per CBC 1005.1 (occupant load "0.2 inches") is less than 36" in all locations specified
	See A5.0 for enlarged plans and egress widths.
	See A4.0 series for enlarged plans and egress widths.



BUILDING B PLAN
SECOND FLOOR
14209sf

Scale- 3/32" = 1'-0"

Exiting Summary

Exit Access	CBC 2010 Section 1014
Exit	CBC 2010 Section 1020
Exit Discharge	CBC 2010 Section 1027
Intervening Rooms	CBC 2010 Section 1014.2

Exiting Diagram Legend

Number of Occupants exiting at this door

Accessible Path

Surface-mount Fire Extinguisher (3 at this Level)

Area Occupancy Type

Occupant Load Factor

Occupant Load

Required Exits

Common Path of Egress Travel (ft)

Exit Access Travel Distance (ft)

Notes

3 Elevator is enclosed with smoke doors per exception #3 of CBC 708.14.1

4 Exit Sign per CBC 1011.

5 Tactile Egress Signage per CBC 1011.3 and 1117B.5.1-2. Mount 60" A.F.F. to center line of sign See A0.2 For Mounting Instructions

1 All stair "Exit Enclosures" shall be of 1-HR construction complying with CBC 2010 1022.1

2 Stairway required width per CBC 1009.1 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches

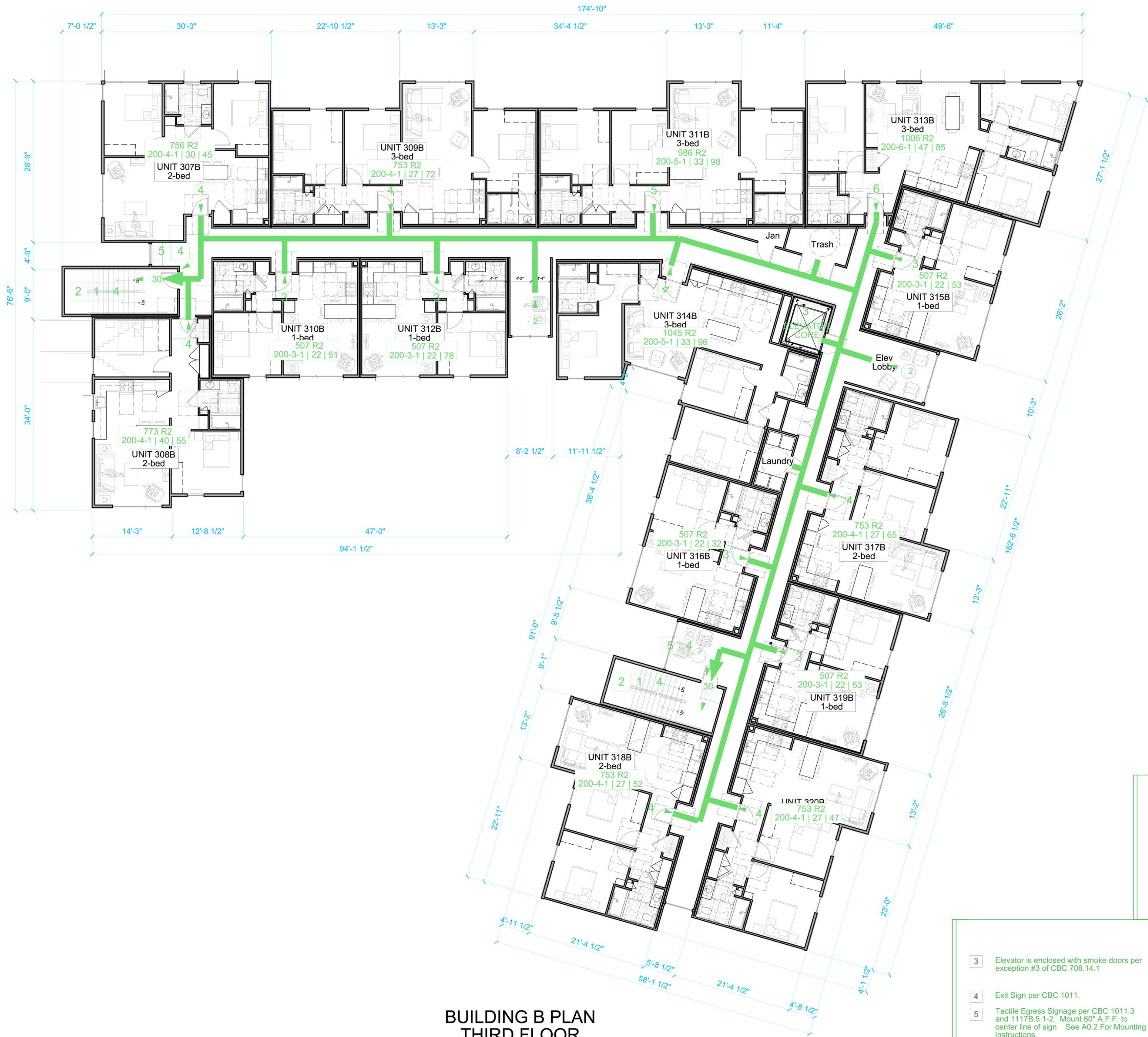
Corridor required width per CBC 1018 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches

Stairway required width per CBC 1005.1 (occupant load "0.3 inches) is less than 36" in all locations specified

Corridor required width per CBC 1005.1 (occupant load "0.2 inches) is less than 36" in all locations specified

See A5.0 for enlarged plans and egress widths. See A4.0 series for enlarged plans and egress widths.

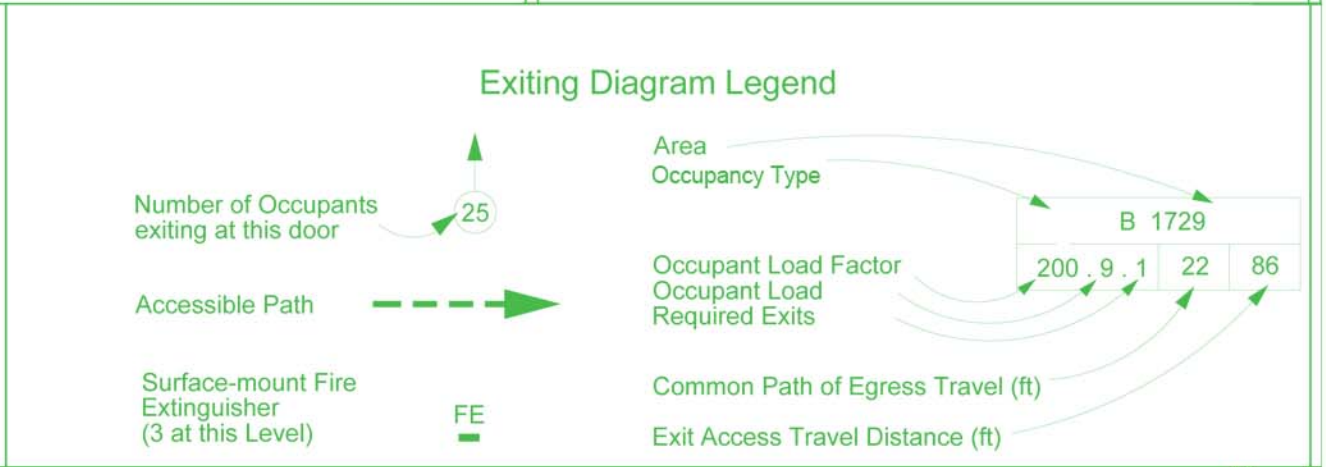
SYMBOL LEGEND



BUILDING B PLAN
THIRD FLOOR
14209sf

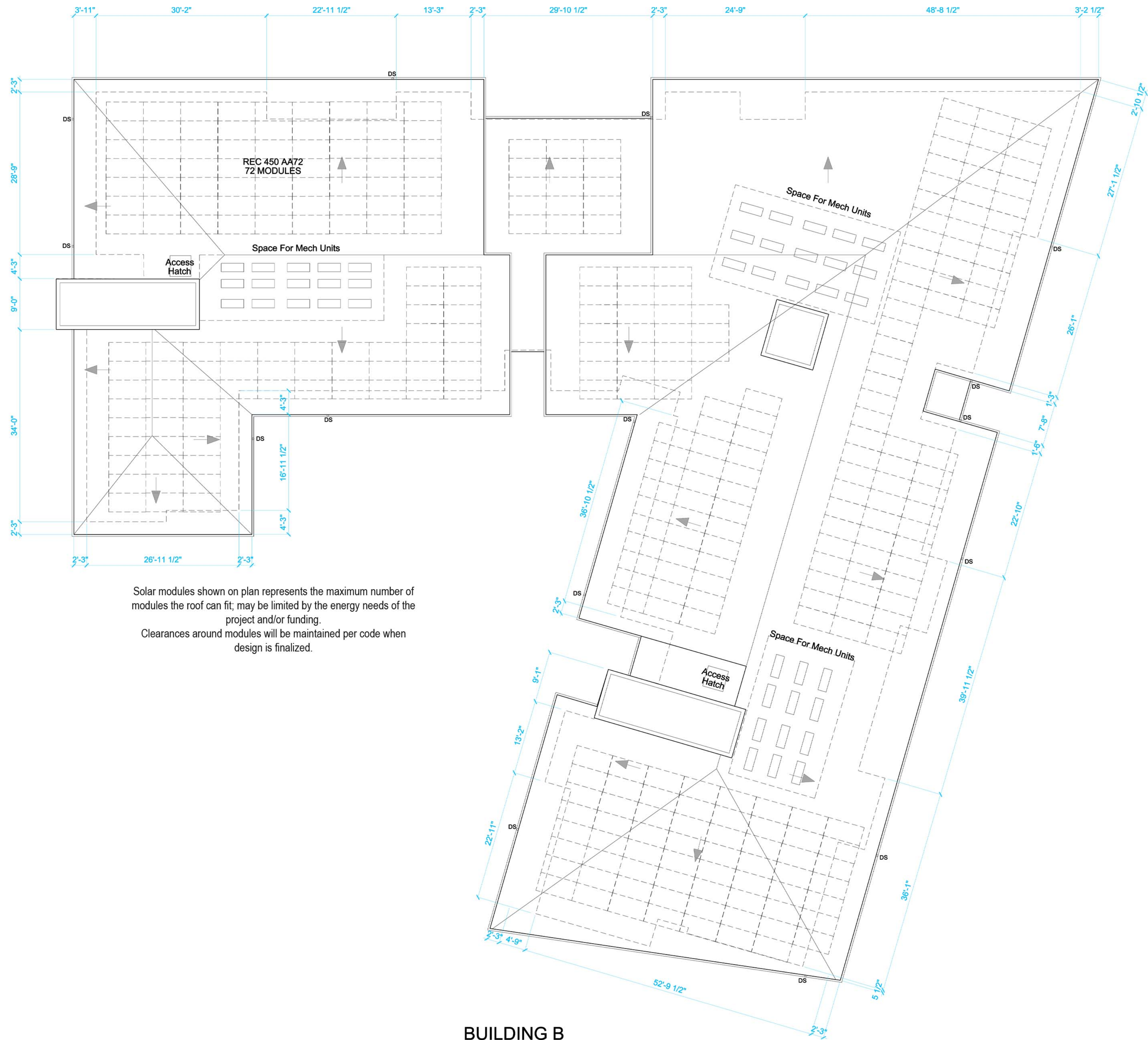
Scale- 3/32" = 1'-0"

Exiting Summary	
Exit Access	CBC 2010 Section 1014
Exit	CBC 2010 Section 1020
Exit Discharge	CBC 2010 Section 1027
Intervening Rooms	CBC 2010 Section 1014.2

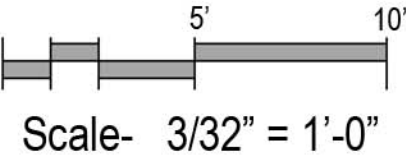


Notes	
3 Elevator is enclosed with smoke doors per exception #3 of CBC 708.14.1	1 All stair "Exit Enclosures" shall be of 1-HR construction complying with CBC 2010 1022.1
4 Exit Sign per CBC 1011.	2 Stairway required width per CBC 1009.1 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
5 Tactile Egress Signage per CBC 1011.3 and 1117B.5.1-2. Mount 60" A.F.F. to center line of sign See A0.2 For Mounting Instructions	Corridor required width per CBC 1018 Occupant loads over 50 = 44 inches Occupant loads under 50 (ex. 1) = 36 inches
	Stairway required width per CBC 1005.1 (occupant load "0.3 inches) is less than 36" in all locations specified See A5.0 for enlarged plans and egress widths.
	Corridor required width per CBC 1005.1 (occupant load "0.2 inches) is less than 36" in all locations specified See A4.0 series for enlarged plans and egress widths.

SYMBOL LEGEND



BUILDING B
ROOF PLAN



- ① Cementitious Siding - Color Scheme 01 (A, B, C)
- ② Stucco - Color F
- ③ Cementitious Siding - Color Scheme 02 (C, D, E)
- ④ Stucco - Color B
- ⑤ Composite Wood Siding
- ⑥ Metal Fascia and Gutter (w/ Comp wood soffit) - Metal Painted Color G
- ⑦ Perforated Metal Vert Shading / Screening Panel - Painted G
- ⑧ 1x Cementitious Trim Frame w/ Window Buck - Paint to match windows
- ⑨ Highlight Wall or Mural Wall - Design TBD with City Input
- ⑩ Screening For Any Rooftop Equipment - Metal Louver - Paint to Match Fascia Color G
- ⑪ Milgard Style Line or Sim Vinyl Windows and Doors - Ext Color Dark Bronze Light Transmittance 56%
- ⑫ PVC Roofing Sloped to drain - Solar Panels on Stanchions
- ⑬ Raised Flow Through Planters



- 1

Cementitious Siding - Color Scheme 01 (A, B, C)
- 2

Stucco - Color F
- 3

Cementitious Siding - Color Scheme 02 (C, D, E)
- 4

Stucco - Color B
- 5

Composite Wood Siding
- 6

Metal Fascia and Gutter (w/ Comp wood soffit) - Metal Painted Color G
- 7

Perforated Metal Vert Shading / Screening Panel - Painted G
- 8

1x Cementitious Trim Frame w/ Window Buck - Paint to match windows
- 9

Highlight Wall or Mural Wall - Design TBD with City Input
- 10

Screening For Any Rooftop Equipment - Metal Louver - Paint to Match Fascia Color G
- 11

Milgard Style Line or Sim Vinyl Windows and Doors - Ext Color Dark Bronze Light Transmittance 56%
- 12

PVC Roofing Sloped to drain - Solar Panels on Stanchions
- 13

Raised Flow Through Planters



- 1

Cementitious Siding - Color Scheme 01 (A, B, C)

2

Stucco - Color F

3

Cementitious Siding - Color Scheme 02 (C, D, E)

4

Stucco - Color B

5

Composite Wood Siding

6

Metal Fascia and Gutter (w/ Comp wood soffit) - Metal Painted Color G

7

Perforated Metal Vert Shading / Screening Panel - Painted G
- 8

1x Cementitious Trim Frame w/ Window Buck - Paint to match windows

9

Highlight Wall or Mural Wall - Design TBD with City Input

10

Screening For Any Rooftop Equipment - Metal Louver - Paint to Match Fascia Color G

11

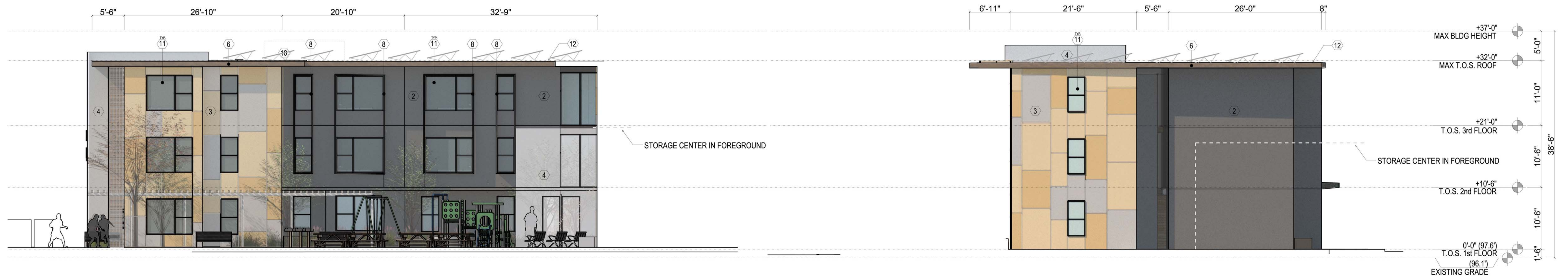
Milgard Style Line or Sim Vinyl Windows and Doors - Ext Color Dark Bronze Light Transmittance 56%

12

PVC Roofing Sloped to drain - Solar Panels on Stanchions

13

Raised Flow Through Planters



SouthEast Elevation - Facing Communal Yard

SouthEast Elevation - Facing Storage Center



SouthWest Elevation - Facing Front Parking

SouthWest Elevation - Facing Communal Yard

- 1

Cementitious Siding - Color Scheme 01 (A, B, C)
- 2

Stucco - Color F
- 3

Cementitious Siding - Color Scheme 02 (C, D, E)
- 4

Stucco - Color B
- 5

Composite Wood Siding
- 6

Metal Fascia and Gutter (w/ Comp wood soffit) - Metal Painted Color G
- 7

Perforated Metal Vert Shading / Screening Panel - Painted G
- 8

1x Cementitious Trim Frame w/ Window Buck - Paint to match windows
- 9

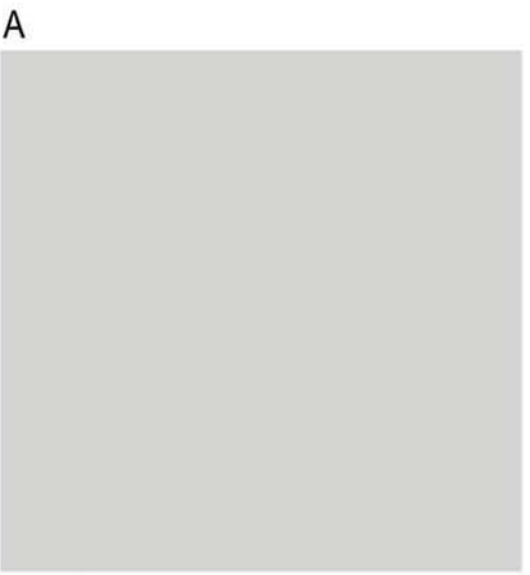
Highlight Wall or Mural Wall - Design TBD with City Input
- 10

Screening For Any Rooftop Equipment - Metal Louver - Paint to Match Fascia Color G
- 11

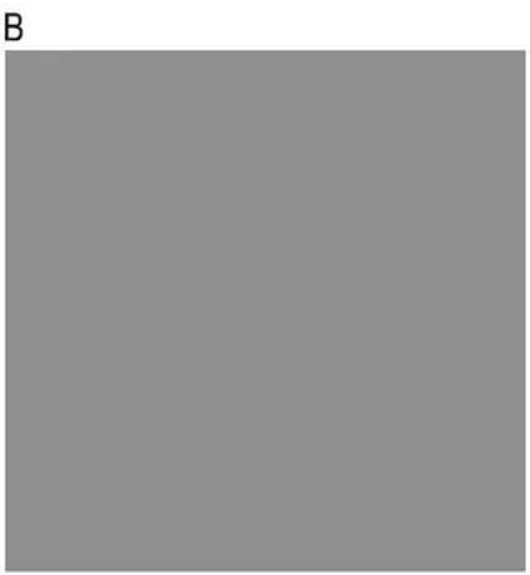
Milgard Style Line or Sim Vinyl Windows and Doors - Ext Color Dark Bronze Light Transmittance 56%
- 12

PVC Roofing Sloped to drain - Solar Panels on Stanchions
- 13

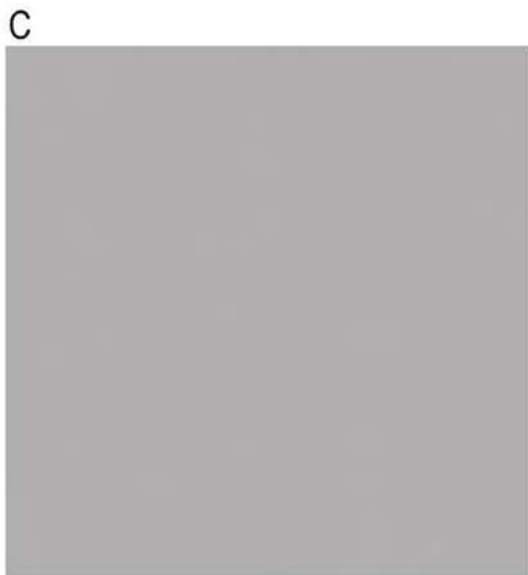
Raised Flow Through Planters



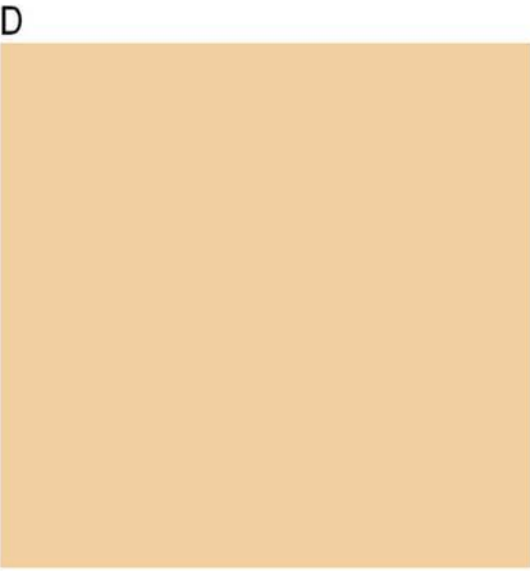
DE6366 Silver Spoon



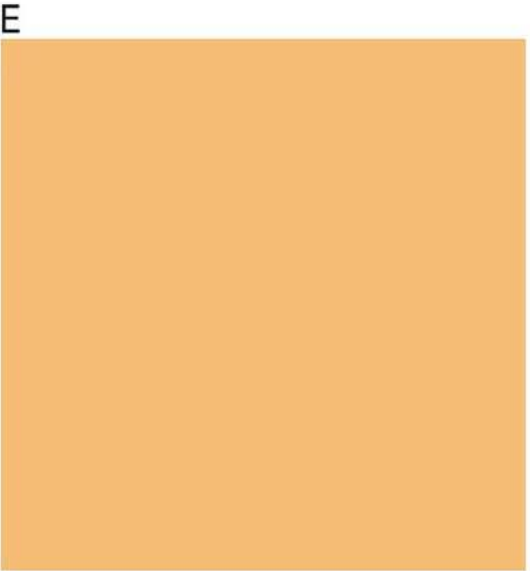
DET612 Stieglitz Silver



DET618 Industrial Age



DEC728 Madera



DE5277 Amber Dawn



DE6378 Jet



DET681 Moderne Class



Composite Wood Siding



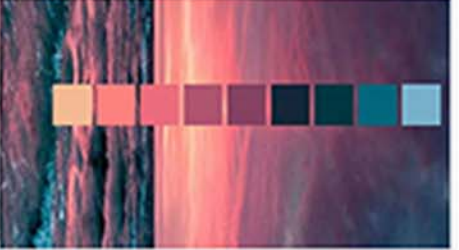
Dark Bronze



Perforated Metal Vert Shading



Perforated Metal Vert Shading



Mural Wall



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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

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FRONT FACADE PALETTE 04

A2 25



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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

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COMMUNAL YARD VIEW

A2 26

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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

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VIEW FROM CORNER

A2 27

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Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

Healdsburg
347 Healdsburg Ave.
Healdsburg, CA 95448
Tel 707.473.8786

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1482 Freedom Blvd Watsonville, CA

VIEW DOWN FREEDOM BLVD

A2 28

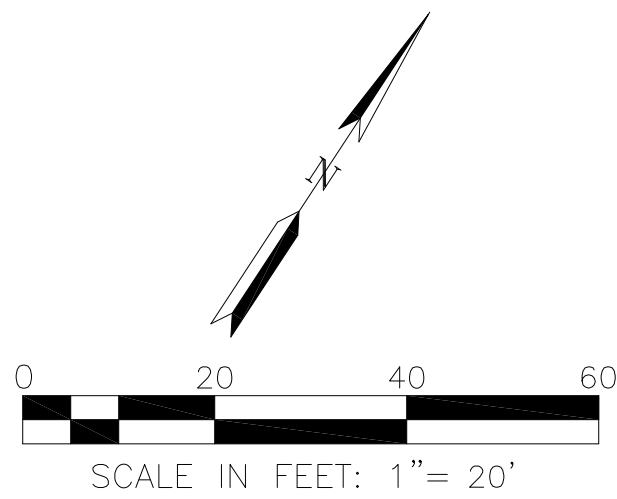
W:\JOBS 15\152018\DRAWINGS\PRELIM\APPLICATIONS\USE PERMIT\C-1 EXISTING CONDITIONS.DWG



LINE TABLE		
LINE	BEARING	DIST.
L1	N38° 29' 21.00\"W	22.66'

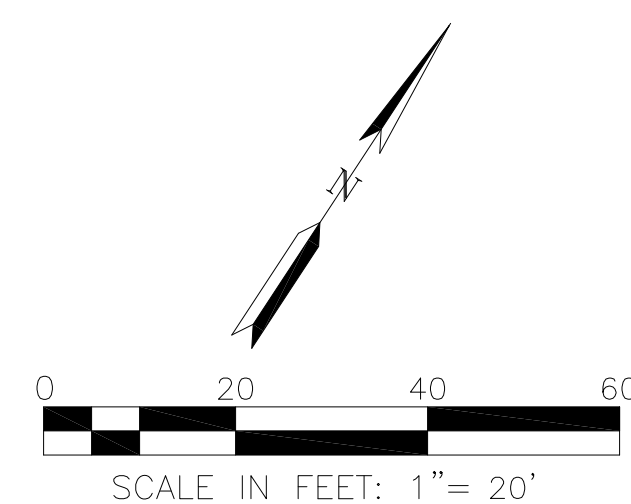
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.59'	9.00	86°29'51\"

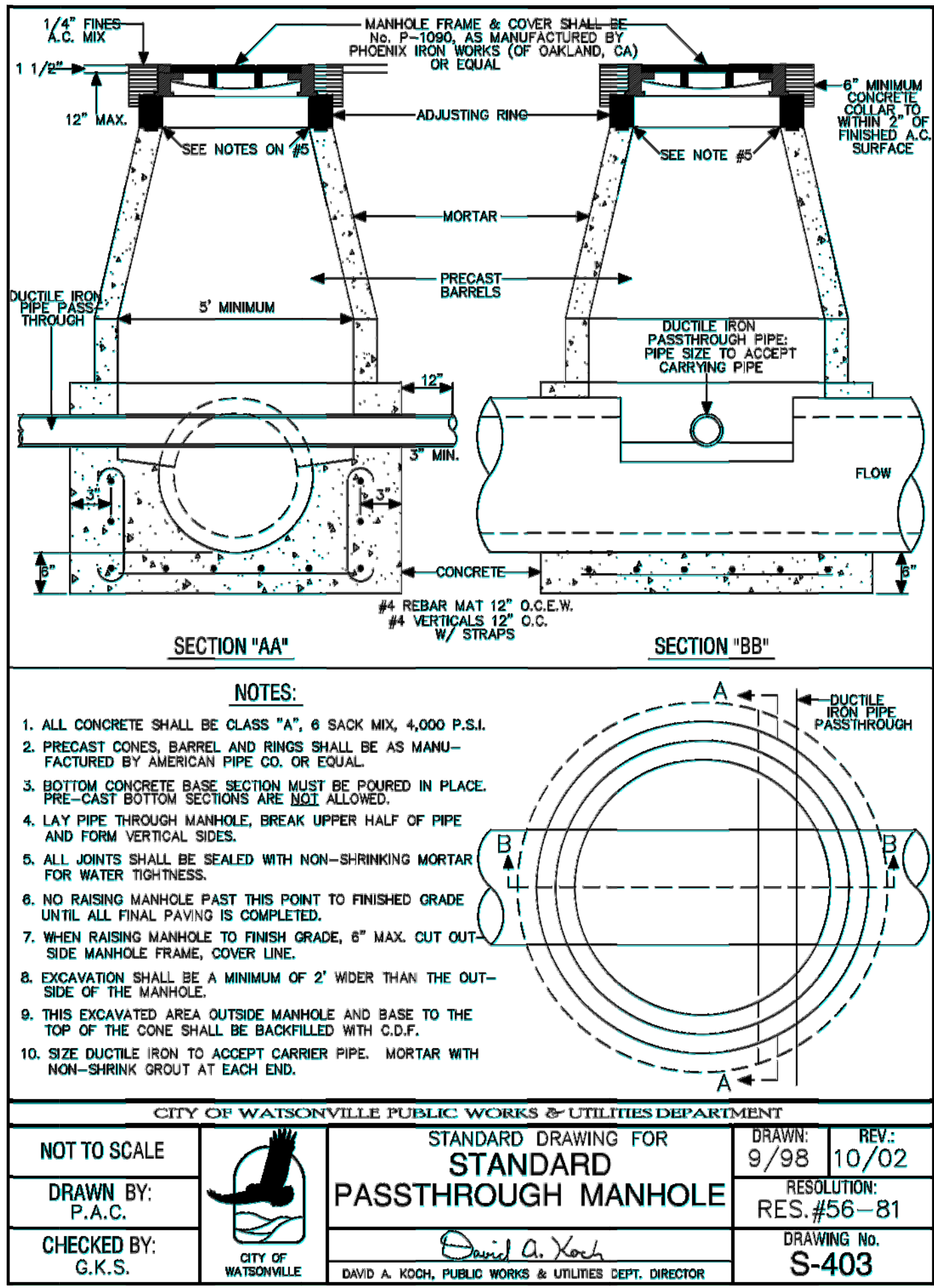
NOTE:
ALL EXISTING TREES ON-SITE WILL BE REMOVED.



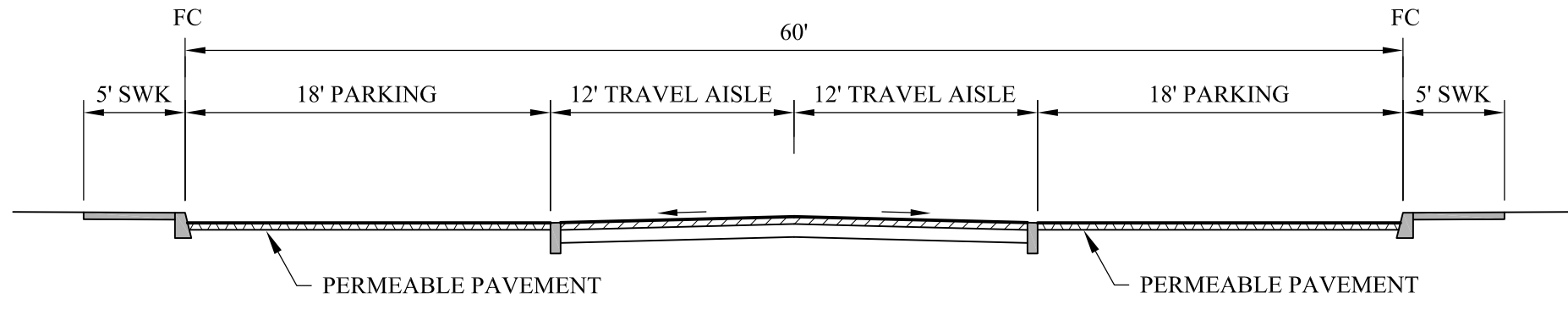
LEGEND	
EXISTING	DESCRIPTION
---	BOUNDARY
---	ADJACENT LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY/FACE OF CURB
---	STORM DRAIN
---	SANITARY SEWER
---	WATER
○	MANHOLE
⦿	FIRE HYDRANT
⊠	STORM DRAIN INLET
X	TREE TO BE REMOVED

DATE	BY	CHK	SHEET REVISIONS

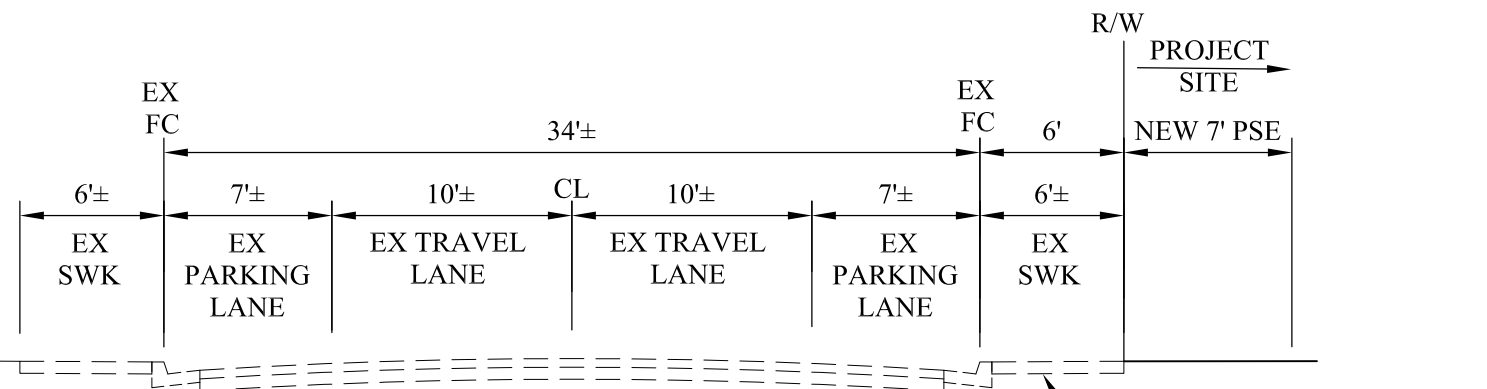




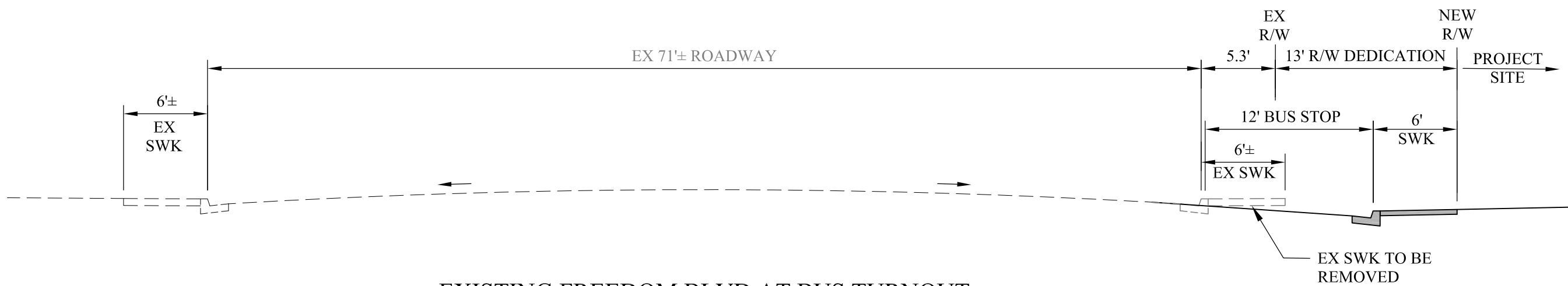
NOTE: THIS DETAIL WILL BE USED FOR FINAL DESIGN TO PROVIDE SERVICE TO THE SITE



PARKING LOT
NOT TO SCALE

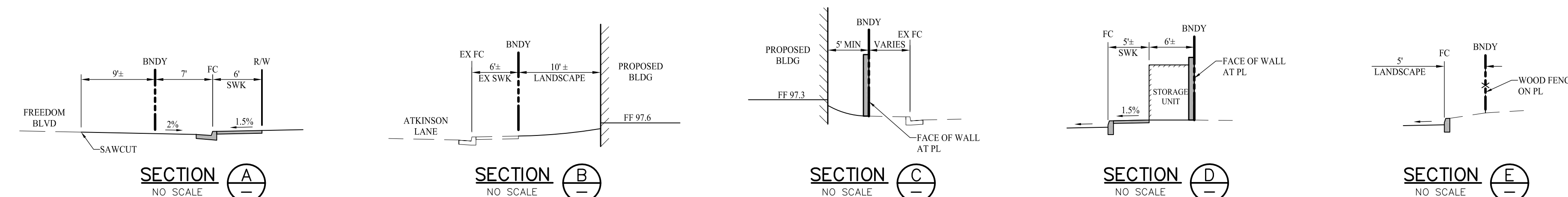
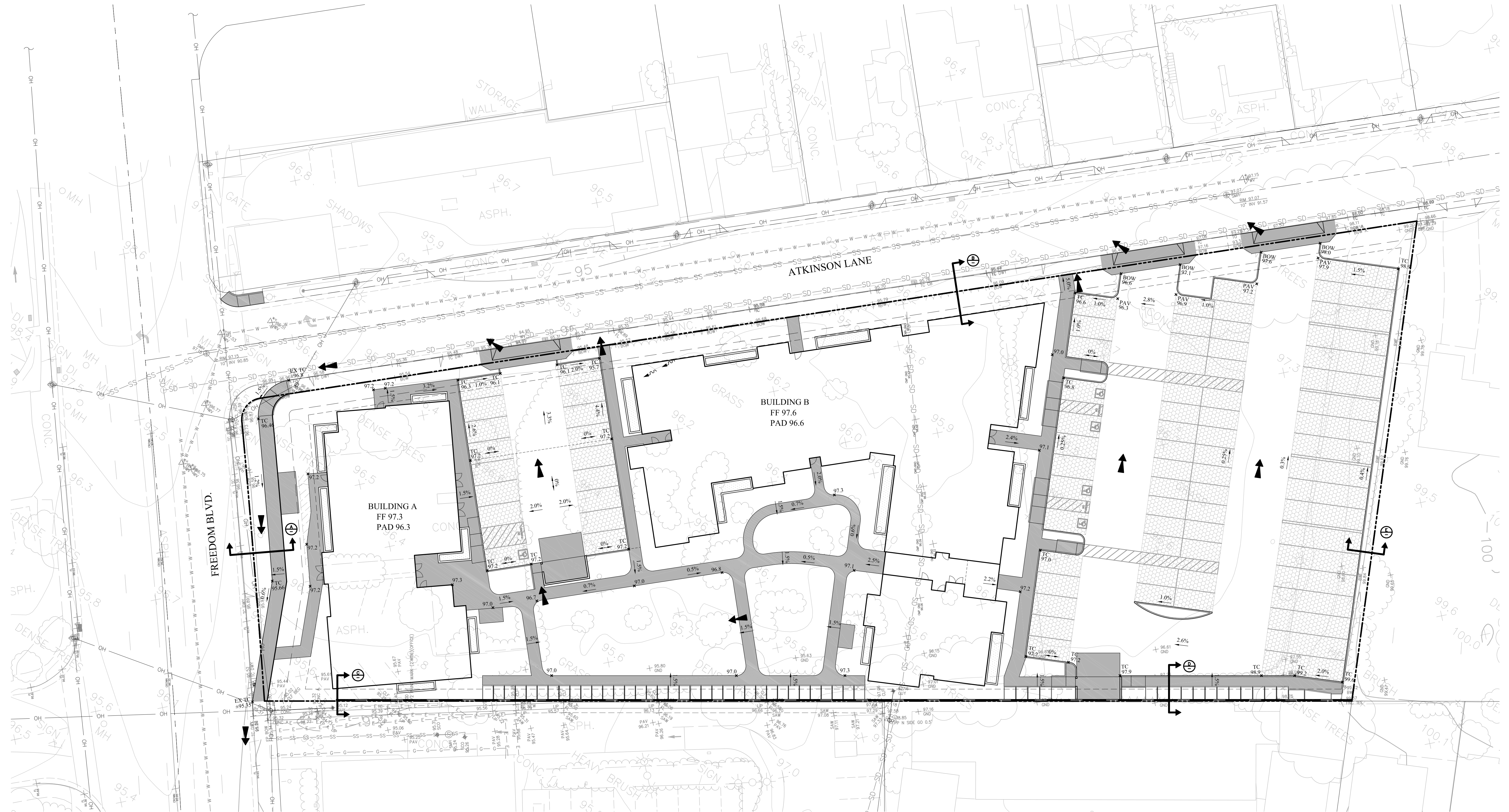


EXISTING ATKINSON LANE
NOT TO SCALE



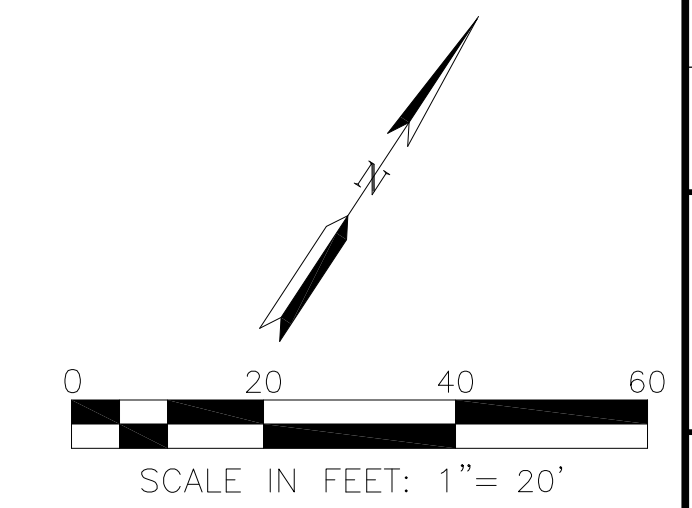
EXISTING FREEDOM BLVD AT BUS TURNOUT
NOT TO SCALE

W:\JOBS 15\152018\DRAWINGS\PRELIM\APPLICATIONS\USE PERMIT\C-4 PRELIMINARY GRADING PLANDWG



PRELIMINARY EARTHWORK	
CUT	1,000± CY
FILL	1,000± CY

- LEGEND**
- BOUNDARY
 - PAD 97.0 PAD ELEVATION
 - x 95.9 SPOT ELEVATION
 - BOUNDARY WALL
 - 1.5% STREET SLOPE
 - OVERLAND RELEASE
 - 95 EXISTING CONTOUR
 - DIRECTION OF SURFACE FLOW





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, SUITE 200
SAN JOSE, CA 95128
PHONE: (408) 848-0300 FAX: (408) 848-0302

EDEN HOUSING
22645 Grand Street,
Hayward, CA 94541
www.edenhousing.org

PLANNING SUBMITTAL
PRELIMINARY GRADING PLAN
1482 FREEDOM BOULEVARD
WATSONVILLE, CALIFORNIA

DATE	BY	CHK	REVISIONS

SCALE 1" = 20'

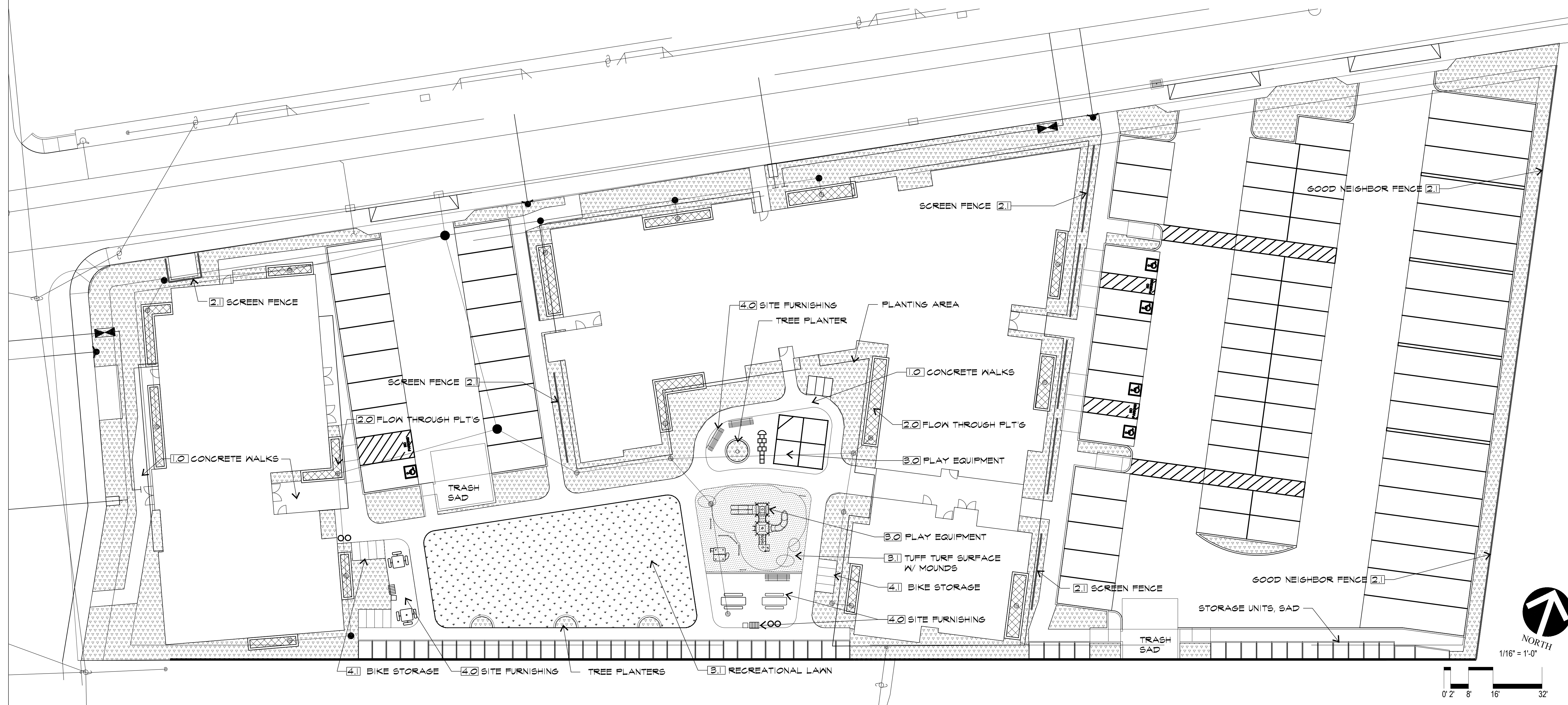
DATE NOV 2020

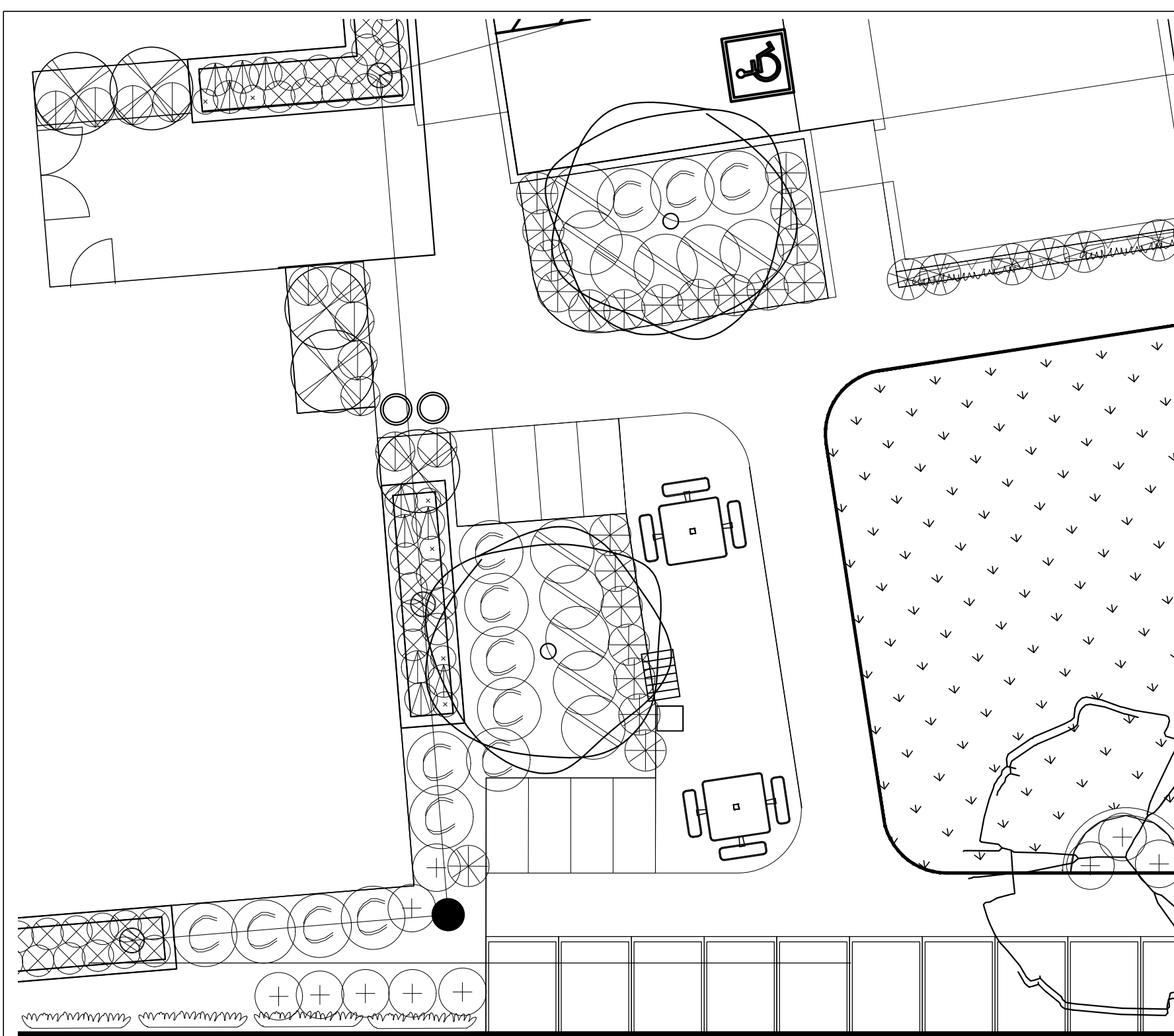
SHEET
C-4
OF 6 SHEETS

JOB NO. 152018
Attachment
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TYPICAL PLANTING SCHEME
1/18" = 1'-0"

PLANT MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	WUCAS CODE	PROP METHOD	NATIVE PLANT	TOLERANT	USDA HARDINESS ZONE	NOTES
TREES						DBP Shrubber				
ACE RUB	ACER rubrum 'Armstrong'	ARMSTRONG RED MAPLE	36" BX	5	M	B	N	N	N	FULL SUN TO PT SHADE, FALL COLOR 50" X 20", DECIDUOUS
LAG TUS	LAGERSTROEMIA Ind. fauriei 'Tuscarora'	TUSCARORA CRAPE MYRTLE	24" BX MULTI	x	L	B	N	Y	N	SUN FALL COLOR SUMMER BLOOM 15" X 15", DECIDUOUS
LAU NOB	LAURUS nobilis 'Saratoga'	SWEET BAY	15 GAL STD	x	L	B	N	Y	N	SUN TO PT SHADE 15" X 12", EVERGREEN
TRI LAU	TRISTANOPSIS laurina	LITTLE LEAF MYRTLE	24" BX MULTI	x	M	B	N	N	N	SUN TO PART SHADE 20" X 15", EVERGREEN
OLE EUR	OLEA europaea 'Monhe' multi, fruitless	MAJESTIC BEAUTY OLIVE	24" BX MULTI	x	TR		N	Y	N	SUN WIND RESISTANT 35-50" X 25", EVERGREEN, FRUITLESS

SHRUBS, PERENNIALS, VINE

ALB RIK	ALBELIA x grandiflora "Rika I"	ALBELIA	5 GAL	x						SUN TO PT SUN ACCENT 2'-3' x 3'-4'; EVERGREEN	
DIE IRI	DIETES iridoides	AFRICAN IRIS	5 GAL	x	L		N	Y	N	SUN TO PT SUN ACCENT 2'-3' x 3'-4'; EVERGREEN	
FRA CAL	FRANGULA californica 'Seaview'	COFFEEBERRY	5 GAL	x	L	Y		N	Y	N	SUN TO PT SUN 2' x 4'; EVERGREEN
HERM SUN	HERMALOCALLIS 'sun face'	DAY LILY	5 GAL	x	L			N	N		SUN FLOWERS 2' x 2'; EVERGREEN
LAW MON	LAURUS nobilis 'MonRik'	LITTLE RAGU SWEET BAY	5 GAL	x	L		N	Y	N		SUN TO PT SHADE 1 1/2' x 1 1/2'; EVERGREEN
LOM CON	LOMANDRA confertifolia 'Lime Tuff'	LIME TUFF LOMANDRA	1 GAL	x	L		N	Y	N		PT SUN 3 1/2' x 3'; EVERGREEN
NAN DOM	NANDINA domestica 'Gulf Stream'	DWARF HEAVENLY BAMBOO	5 GAL	x	L		N	Y	N		SUN TO SHADE 2'-3' x 3'; EVERGREEN
PHO TEN	PHORMIUM tendax 'Ting Tiger'	DWARF NEW ZEALAND FLAX	5 GAL	x	L		N	Y	N		SUN 2'-3' x 3'; EVERGREEN
SAL LEU	SALVIA leucantha 'Santa Barbara'	SANTA BARB. MEXICAN SAGE	5 GAL	x	L		N	Y	N		SUN ACCENT 3' x 3'; EVERGREEN

See Planting Details

GROUND COVER & LOW THROUGH PLANTING												
CAR TUM	CAREX tumicola	FOOTHILL SEDGE	1 GAL # 4" cc	x	L	Y	Y	N	SUN/FT SHADE 1-2' X 1-2'			
JUN PAT	JUNCUS patens 'Eik Blue'	BLUE GRAY RUSH	1 GAL # 5" cc	x	L	Y	Y	N	FULL TO PT SUN 3' X 3' EVERGREEN			
IRI DOU	DOUGLAS IRIS	IRIS 'Pacific Coast Copper'			L	SDI	Y	N	N	SUN/PT SUN 2-3' X 2-3'		
PEN SPA	PENISTETUM spatulatum	SLENDER VELDT GRASS	1 GAL # 5" cc	x	M		N	N	N	SUN TO SHADE 18" X 2' EVERGREEN		
SES AUT	SESLERIA autumnalis	AUTUMN MOOR GRASS	1 GAL		L	Y	Y			SUN TO SHADE 18" X 2' EVERGREEN		
MULCH	MULCH (IN ALL PLANTERS)	RECYCLED WOOD CHIPS, BROWN	SOD		H		N	N		SPORT FIELD TURF 5" DELTA BLUE GRASS		
TURF	SOD RECREATIONAL TURF GRASS	90% - 10% TALL FESQUE with 10% BLUE GRASS - DELTA										

SOIL AMENDMENT - ON GRADE & MULCHING NOTES

ALL NEW LAWN AREAS TO BE RIPPED 10" DEEP PRIOR TO SOIL AMENDMENT, PER

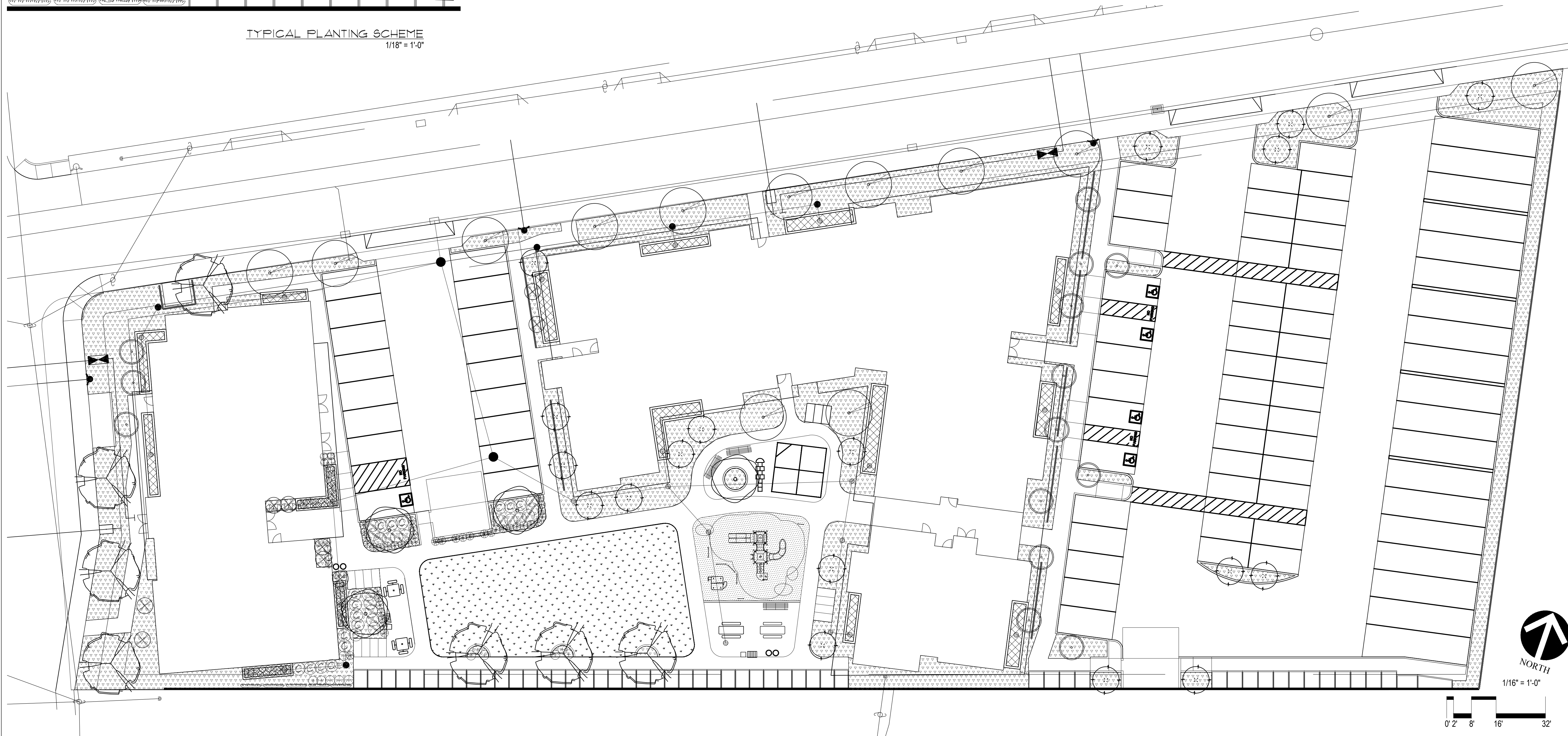
ALL LANDSCAPE AREAS TO BE AMENDED TO 6" DEPTH
WITH ORGANIC SOIL AMENDMENT (COMPOST). AN ORGANIC MATTER CONTENT OF
3.5%, PER SOILS ANALYSIS REPORT, SHOULD BE ACHIEVED.

ALL LANDSCAPE AREAS TO RECEIVE ORGANIC MULCH TO 3" DEPTH. SEE DETAILS.

SEE AB1881 - WATER EFFICIENT LANDSCAPE ORDINANCE.

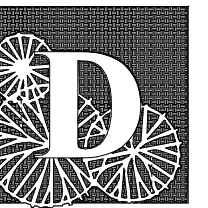
SOIL MANAGEMENT ANALYSIS SHALL BE PROVIDED,
BY A CERTIFIED LABORATORY, AND INCLUDES ANALYSIS OF QUALITY.

USE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AND ESTIMATED TOTAL WATER USE (ETWU)



Sausalito
100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660

www.zmanarch.com



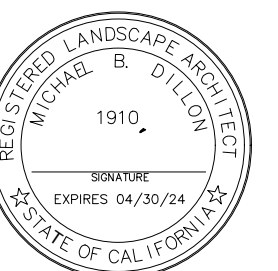
DILLON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
849 ALMAR AVE #C-162 SANTA CRUZ CA 95060
E-MAIL: ddstudio@ddasite.com
(831) 420-1648

URBAN DESIGN
SITE PLANNING
GREEN BUILDING

CLN 1910

LN 1910

Freedom Housing
1482 Freedom Blvd.
Watsonville, CA

[illegible]

Description	LANDSCAPE PLANTING PLAN
-------------	-------------------------

Ref. North	Sheet	Of
	1	1

L2.0

Project Number
2017.06

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ACER RUBRUM 'ARMSTRONG'



LAURUS NOBILIS 'SARATOGA' TREES (CLIMATE-ADAPTED)



TRISTANIA LAURINA



CERCIS CANADENSIS



LAGERSTROEMIA INDICA



CARIX / SEDGE @ DRAIN



JUNCUS, IRUS & CARIX FLOW THROUGH PLANTER



PEROVSKIA



SESLERIA AUTUMNALIS



PENNISETUM SPATHIOLATUM



COFFEBERRY, ABELIA, HEMEROCALLIS



SALVIA LEUCANTHA



PHORMIUM TENAX (TINY TIGER)

SHRUBS & PERENNIALS (LOW H2O & MAINTENANCE)

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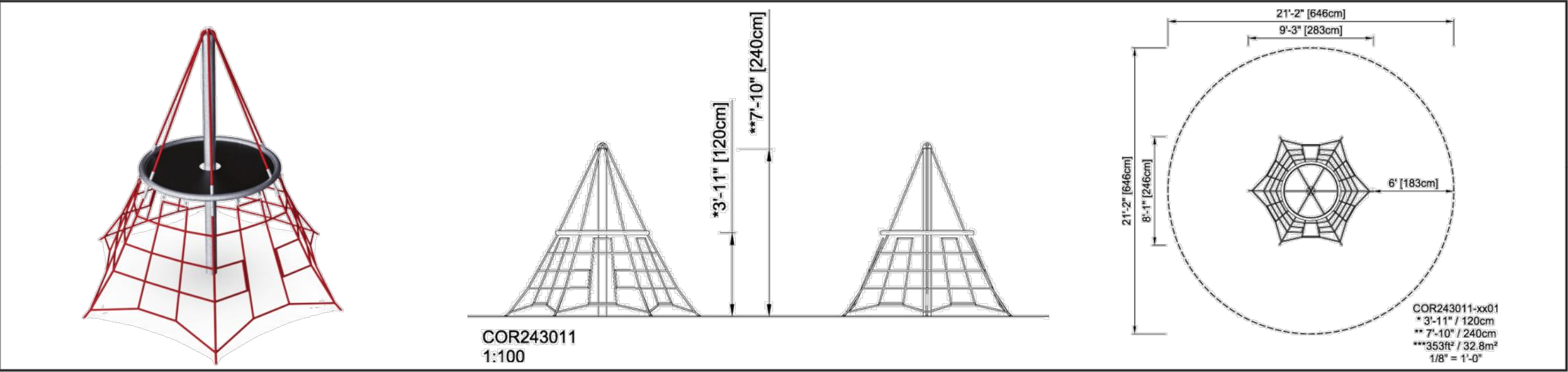
Description
LANDSCAPE SCOPE PLAN

Ref. North Sheet 1 Of 1

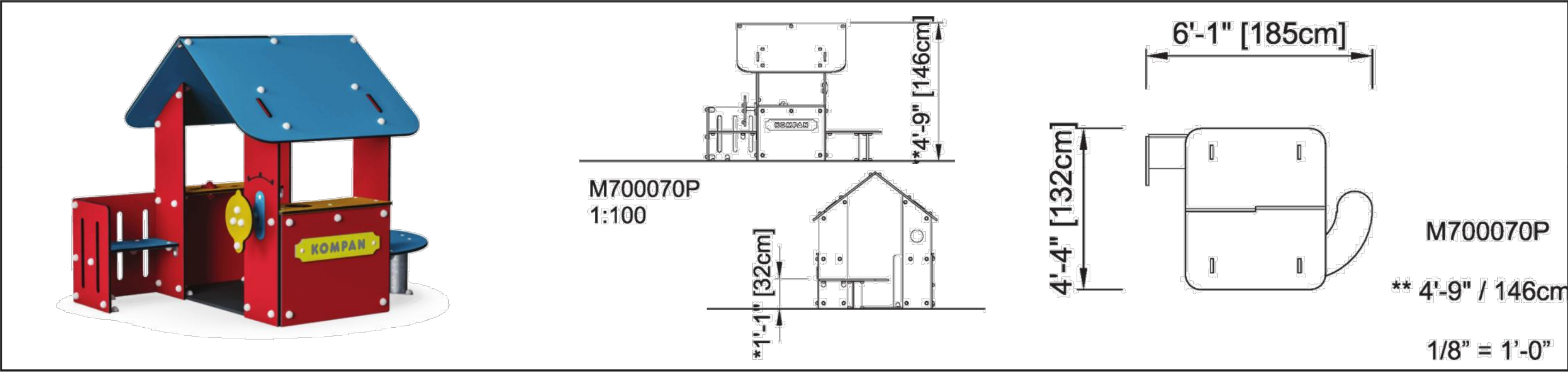
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CAD DRAWINGS NOT TO A SCALE

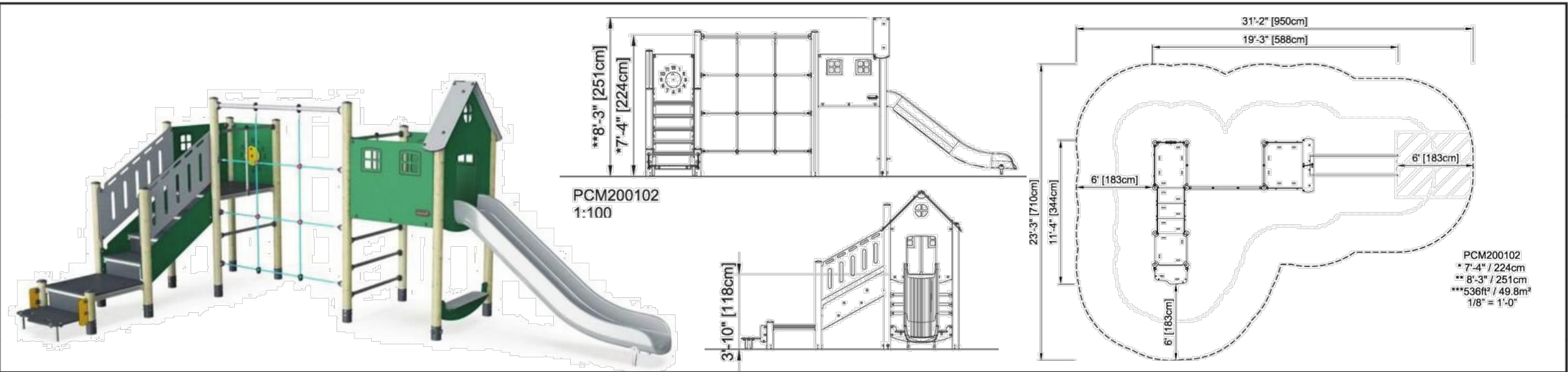
KOMPAN CRUMB NET - IG80, Red COR243011-0801 AGE 2-5



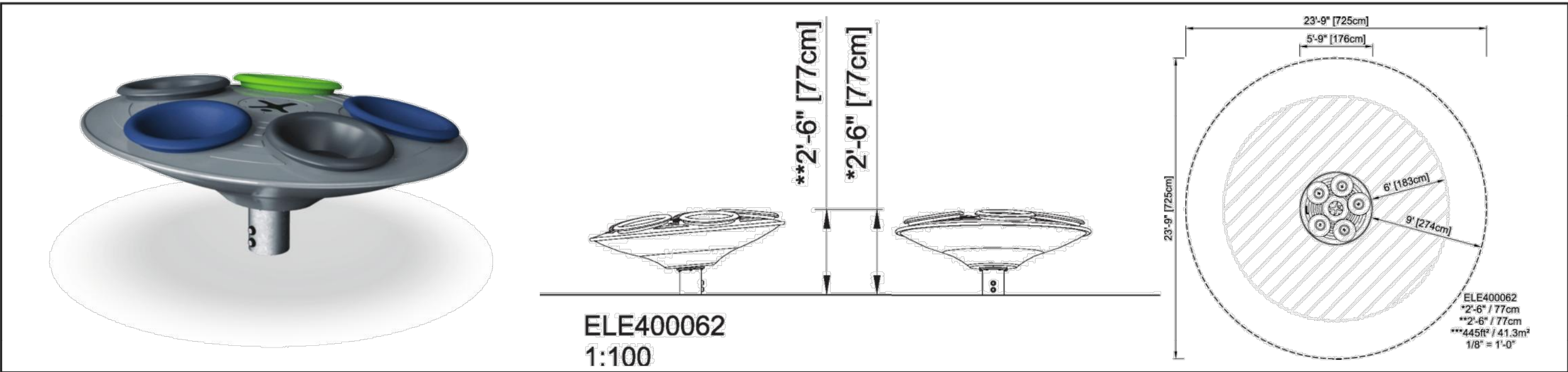
KOMPAN RED HOUSE - (SM-M700070-30P) (LG-IG70 M700070-3518P) AGE 2-5



KOMPAN DOUBLE TOWER, BASIC, ADA STAIRS, PLASTIC SLIDE - (SM-PCM200102-0016) (LG-IG60 PCM200102-0616) AGE 2-5



KOMPAN MULTISPINNER CAROUSEL - (SM-ELE400062-3017) (LG-IG90 ELE400062-3717) AGE 5-12



VERTICAL WEDGE BIKE STORAGE



2-5 AGE PLAY HOUSE W/ PLAY PANEL FENCE



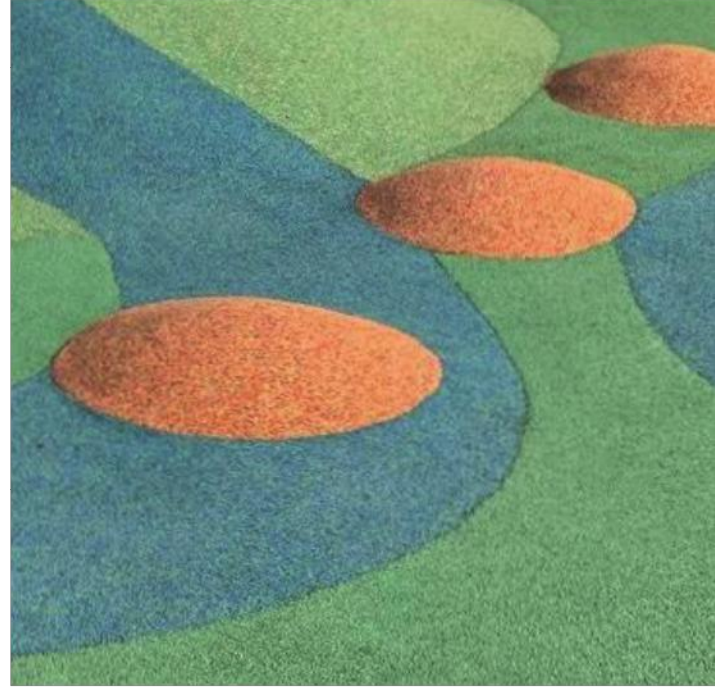
LANDSCAPE STRUCTURES - SLIDE AGE 2-5



ARTIFICIAL GRASS MOUNDS



RUBBER MOUNDS



WEDGE SHAPED BIKE STORAGE ALONG WALL



SEE SHT L5.0 FOR RECTANGLE OPTION

LANDSCAPE STRUCTURES - CAMPHORA (LEAF/LIMON/PLUM/TANGERINE) 67930-1-2a AGE 2-5



FOUR SQUARE PAINTED ON PAVEMENT



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100 Gate 6 Road
Sausalito, CA 94965
Tel 415.289.0660
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Description
LANDSCAPE OPTIONS
PLAY AREA & EQUIPMENT

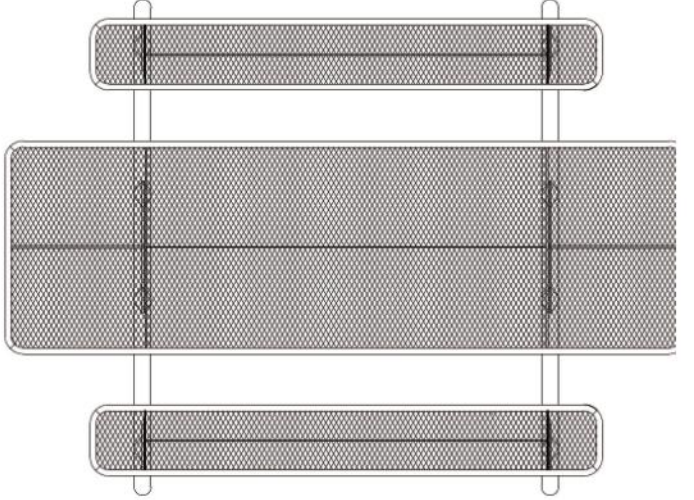
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1 1

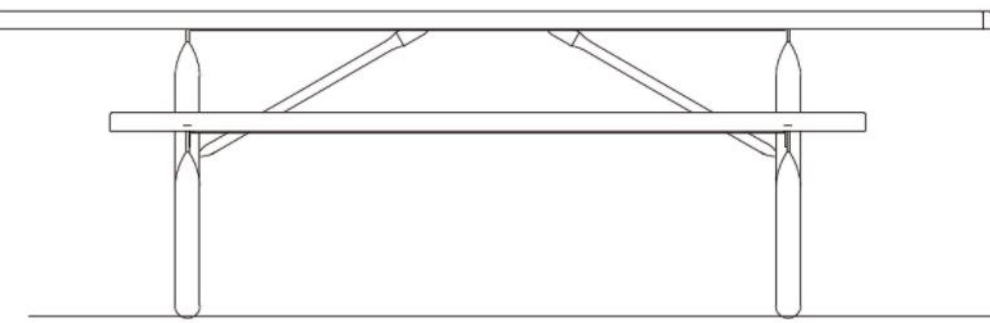
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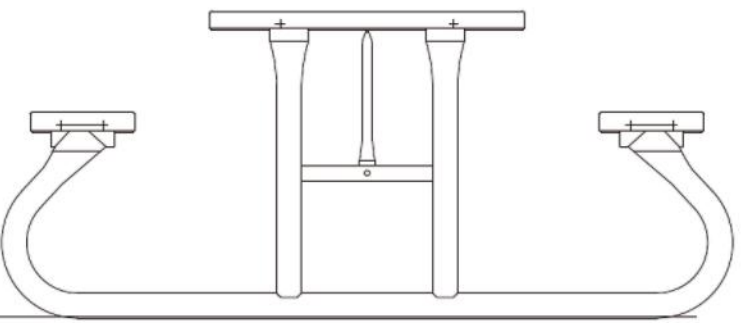
Project Number
2017.06
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without written consent of the architect.

PICNIC TABLE - 8' ACCESSIBLE, BOLT DOWN









PICNIC TABLE (ADA 8')
FREE STANDING FRAME
#SG 115 P & SG 135 N
PERFORATED PATTERN
COLOR TBD

MANUFACTURED BY WABASH VALLEY
505 EAST MAIN STREET
SILVER LAKE, IN 46982
OR APPROVED EQUAL.

SUPPLIED BY DAVID O'KEEFE CO.
P.O. BOX 451
ALAMO, CA 94501
PHONE (925) 283-4404
FAX (925) 283-4494

INSTALL PER MANUFACTURER'S INSTRUCTIONS.

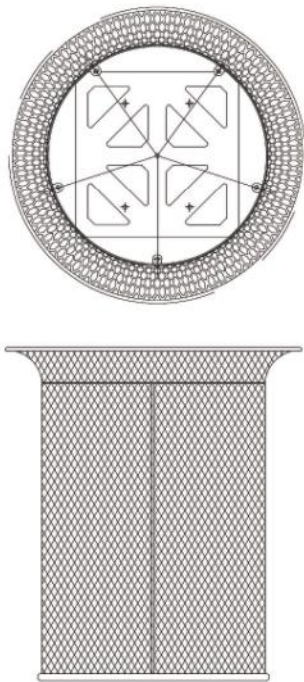
VERIFY BOLT DOWN OPTION PER MANUFACTURERS INSTRUCTIONS.

TRASH RECEPTACLE

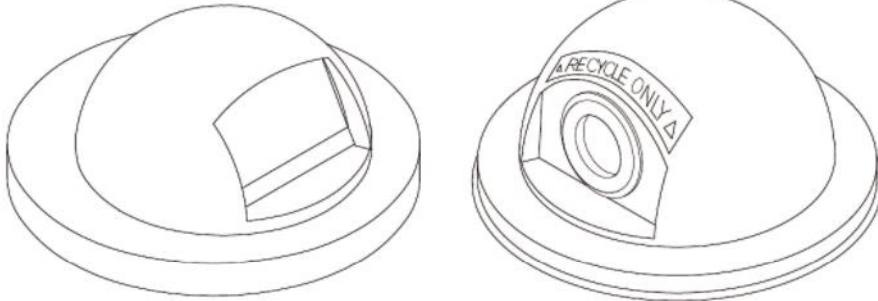








TRASH RECEPTACLE #FR400
W/ DOME TOP LID #DT100 & # DT101 RECYCLE
COLOR TBD - PERFORATED PATTERN
MANUFACTURED BY WABASH VALLEY
505 EAST MAIN STREET
SILVER LAKE, IN 46982
OR APPROVED EQUAL.

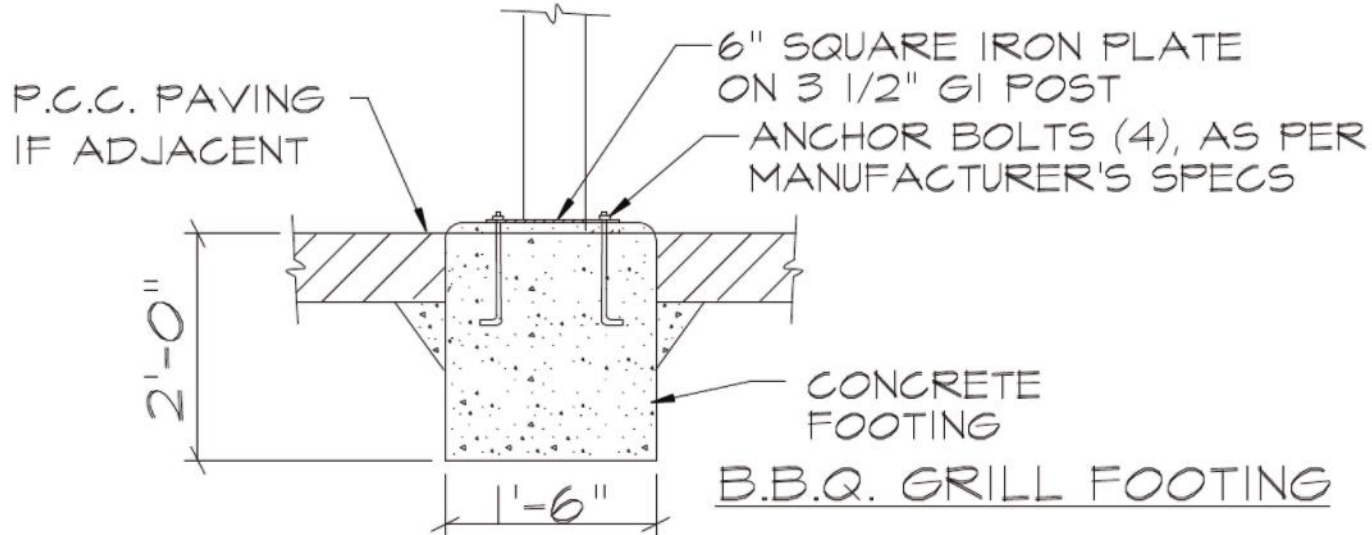


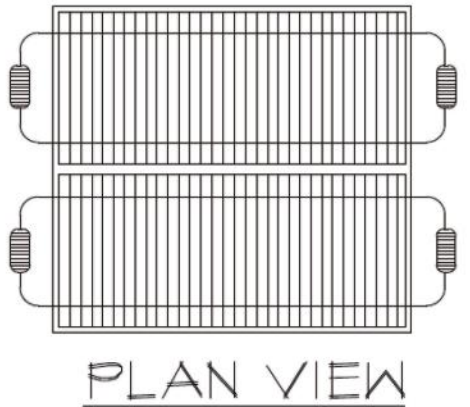
SUPPLIED BY DAVID O'KEEFE CO.
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FAX (925) 283-4494

INSTALL PER MANUFACTURER'S INSTRUCTIONS.

BARBEQUE GRILL - ADA ROTATING, W/ ASH BIN







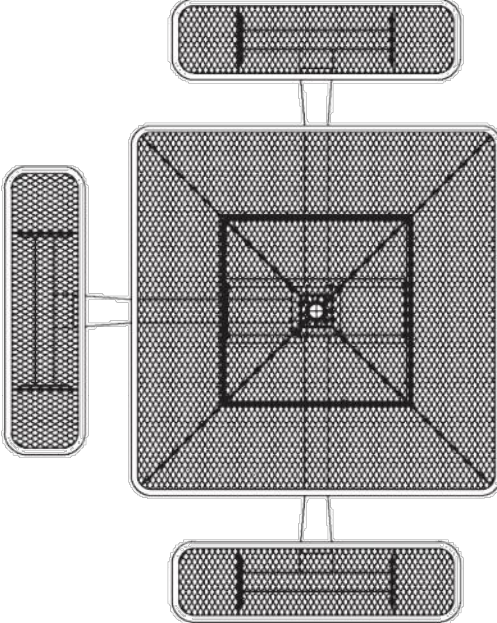
GRILL BY: THE PARK (@ HOME DEPOT)
MODEL 280, ADA ROTATING PEDESTAL GRILL
GRILL, 15"W X 20" L & 3 1/2" GI POST W/ PLATE
INSTALL PER MANUF'R SPECIFICATIONS
866.280.9894

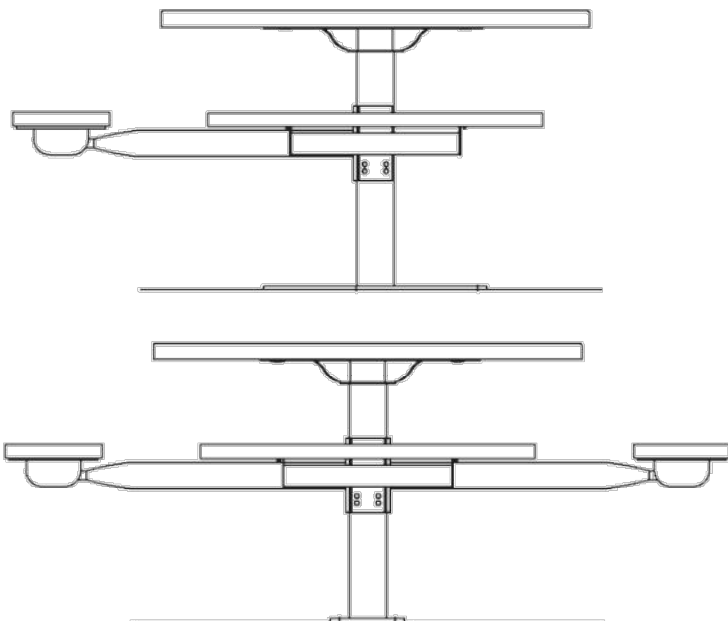
INCLUDE: HOT COAL BIN KIT ITEM #HLGTCN
SUPPLIER PEACHTREE (800) 241-4623

SQUARE PICNIC TABLE - 48" SURFACE MOUNTED









SQUARE PEDESTAL PICNIC TABLE
(ADA 48") BASIC FRAME
(W/ 3 SEATS) SURFACE MOUNT
#SG234P COLOR TBD

MANUFACTURES BY WABASH VALLEY
505 EAST MAIN STREET
SILVER LAKE, IN 46982
OR APPROVED EQUAL

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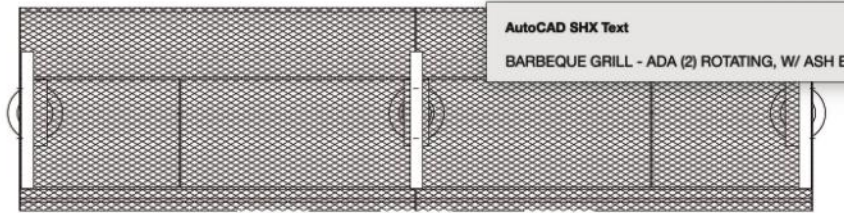
INSTALL PER MANUFACTURER'S INSTRUCTIONS.

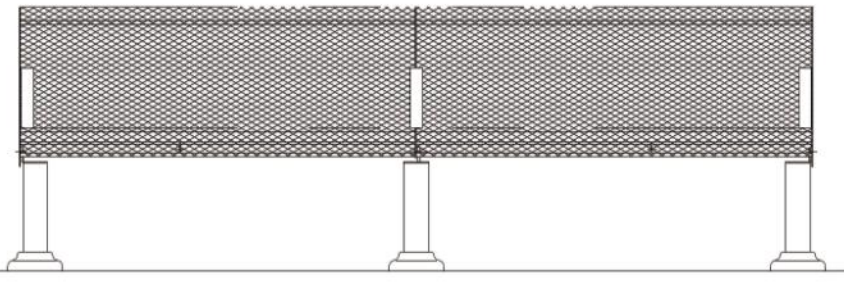
SECURE BIKE LOCKERS



BENCH WITH BACK (8')







BENCH W/ ARMS (8') #PP 422 P
SURFACE MOUNTED W/ COVERS
PERFORATED PATTERN
COLOR TBD
MANUFACTURED BY WABASH VALLEY
505 EAST MAIN STREET
SILVER LAKE, IN 46982
OR APPROVED EQUAL.

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INSTALL PER MANUFACTURER'S INSTRUCTIONS.



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Description	
LANDSCAPE SCOPE PLAN	
SITE FURNISHING EQUIPMENT	
Ref. North	Sheet 1 Of 1