

1930 OCEAN STREET EXTENSION



Owners:

Rick Moe

831-462-1590

Fax: 831-462-5773

Cell: 831-247-7022

Craig Rowell

831-426-9630

Fax: 831-457-2075

Cell: 831-818-0395

P.O. Box 3710
Santa Cruz, CA 95063

Architect:

Dennis Diego, AIA 831-459-7566
500 Chestnut Street, Suite 175
Santa Cruz, CA 95060

Fax: 831-459-7569

Consultants:

Civil Engineer: Bowman & Williams
Joel Ricca - 831-426-3560
1011 Cedar Street
Santa Cruz, CA 95061

Landscape Architect
Janet Pollock - 426-9340
521 Swift Street
Santa Cruz, CA 95060

Geotechnical: Haro, Kasunich & Associates
John Kasunich - 831-722-4175
116 Lake Avenue
Watsonville, CA 95076

Traffic: Hatch Mott MacDonald
Keith Higgins - 408-848-3122
1300-B First Street
Gilroy, CA 95020

Archeological: Pacific Legacy
Kelly Larsen - 831-423-0588 ext. 19
1525 Seabright Avenue
Santa Cruz, CA 95062

Biotic: Biotic Resources Group
Kathleen Lyons - 831-476-4803
2551 South Rodeo Gulch Road #12
Soquel, CA 95073

ADA Compliance: Access Compliance Services
Jonathan Adler - 831-429-4191
1721 Seabright Avenue
Santa Cruz, CA 95062

Acoustical: Edward L. Pack Associates, Inc.
Jeff Pack - 408-371-1195
1975 Hamilton Ave., Suite 26
San Jose, CA 95125

Arborist
Ellen Cooper 831-426-6845
612 Windsor St.
Santa Cruz, CA 95062

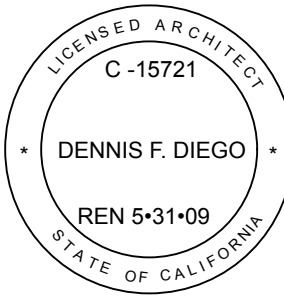
Greenhouse Gas Analysis:
Don Ballanti - 510-234-6087
1424 Scott St.
El Cerito, CA 94530

EIR Consultants:
Stephanie Strelow 831-425-6523
Environmental Assessment & Planning
P.O. Box 2896
Santa Cruz, CA 95063

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dennis diego
ARCHITECT AIA

500 CHESTNUT ST. SUITE 175
SANTA CRUZ CA 95060
831 459 7566 FAX: 427 7566



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Moe & Rowell

1930 Ocean Street Extension
Santa Cruz,
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REVISIONS		
MARK	DESCRIPTION	DATE
	PRICING SET	06/24/09
	PRICING SET #2	10/06/09
	DESIGN REVIEW	03/02/10
	RE SUBMIT	6/1/16
	RE-SUBMIT	8/18/16

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Cover Sheet

A0.0

PROJECT DATA

PROJECT LOCATION: 1930 OCEAN STREET EXTENSION, SANTA CRUZ, CA. 95060

APN: 008 - 044 - 02

PROJECT DESCRIPTION NEW CONSTRUCTION OF 10 APARTMENT UNIT BUILDINGS WITH ACCESSORY BUILDINGS CONSISTING OF THREE DETACHED CARPORTS, 3 REFUSE AND ONE MANAGER'S OFFICE WITH TERRACE & GARDEN

ZONNING: RL (PROPOSED)

CONSTRUCTION TYPE: TYPE V-B SPRINKLERED

HEIGHT OF BUILDINGS: 3 STORIES 35' MAXIMUM HEIGHT

Development					
Land Area					
Gross Land Area	119,538	Sq. Ft.	2.74	acres	
Graham Hill R/W Dedication (5' from curb)	3,890	Sq. Ft.	0.09	acres	
Net Land Area	115,648	Sq. Ft.	2.65	acres	
Greater than 30%	19,145	Sq. Ft.	0.44	acres	
Net Developable	96,503	Sq. Ft.	2.21	acres	
Unit Count - RL Zoning					
RL Zoning - Land Sq.Ft. per Unit	2,200				
Base Units Allowed	44				
Proposed Unit Count	40				
Unit Mix					
1 Bdrm. - 1 Bath	12	Habitable 940 Sq. Ft.	Garage & Storage 237.5 Sq. Ft.	Bedrooms 1 Bedroom	Bathrooms 1 Bathrooms
2 Bdrm. - 2 Bath	28	1,091 Sq. Ft.	545.5 Sq. Ft.	2 Bedroom	2 Bathrooms
Total Square Footages					
1 Bdrm. - 1 Bath		Habitable 11,280 Sq. Ft.	Garages 2850 Sq. Ft.	Bedrooms 12 Bedrooms	Bathrooms 12 Bathrooms
2 Bdrm. - 2 Bath		30,548 Sq. Ft.	15,274 Sq. Ft.	56 Bedrooms	56 Bathrooms
Total Square Footages		41,828 Sq. Ft.	18,124 Sq. Ft.	68 Bedrooms	68 Bathrooms
Office - heated		162 Sq. Ft.			
Maintenance & Storage - unheated		213 Sq. Ft.			

FAR			0.52
Covered Areas			
Apts., Carports & Office Building Footprints	26,502	Sq. Ft.	22.9%
Driveways	29,410	Sq. Ft.	25.4%
Walkways & Terracel Deck	3,643	Sq. Ft.	3.2%
Garbage & recycling	660	Sq. Ft.	0.6%
Total Covered Area	60,215	Sq. Ft.	52.1%
Open Space			
Total open space	55,433	Sq. Ft.	47.9%
Open space per unit	1,386	Sq. Ft.	
Average private open space per unit	140	Sq. Ft.	
Parking			
Covered Parking	68	Spaces	
Open Spaces	19	Spaces	
Handicapped Spaces	5	Spaces	
Total Parking Spaces	92	Spaces	
Parking Spaces per Bdrm.	1.37	Spaces per Bdrm	
Required Parking Spaces	79	Spaces	
Bicycle Parking			
Class I - Covered	40		
Class II- Bike Rack in Common Area	6		

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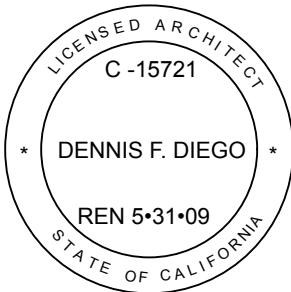


VICINITY MAP
Not to Scale

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ARCHITECT AIA

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SANTA CRUZ CA 95060
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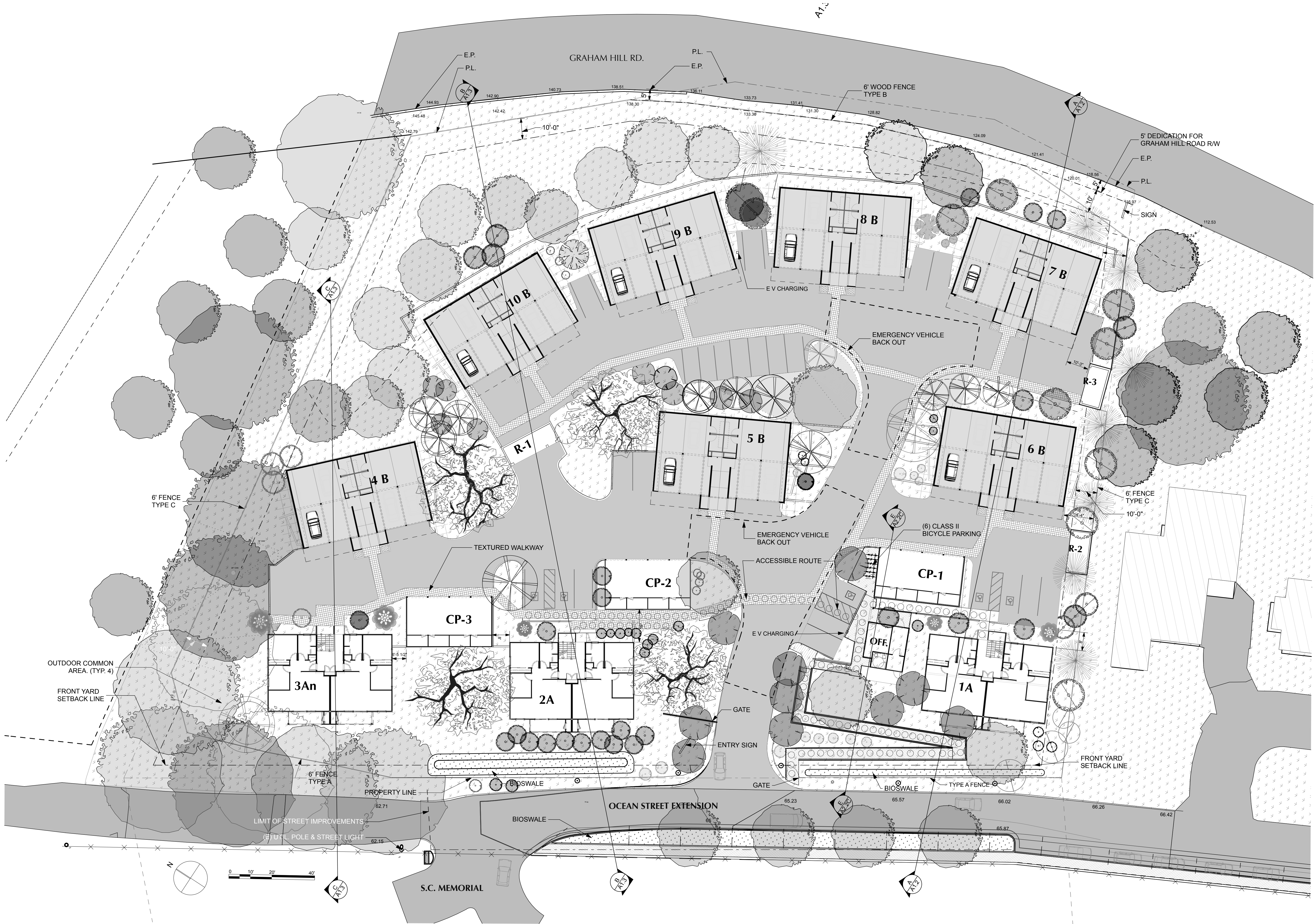
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Project Data/
Drawing Index

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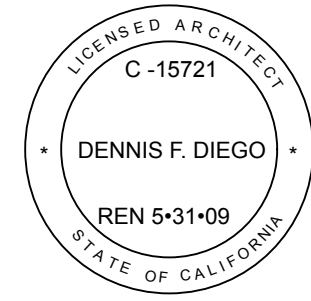


Site Plan
SCALE: 1" = 20'

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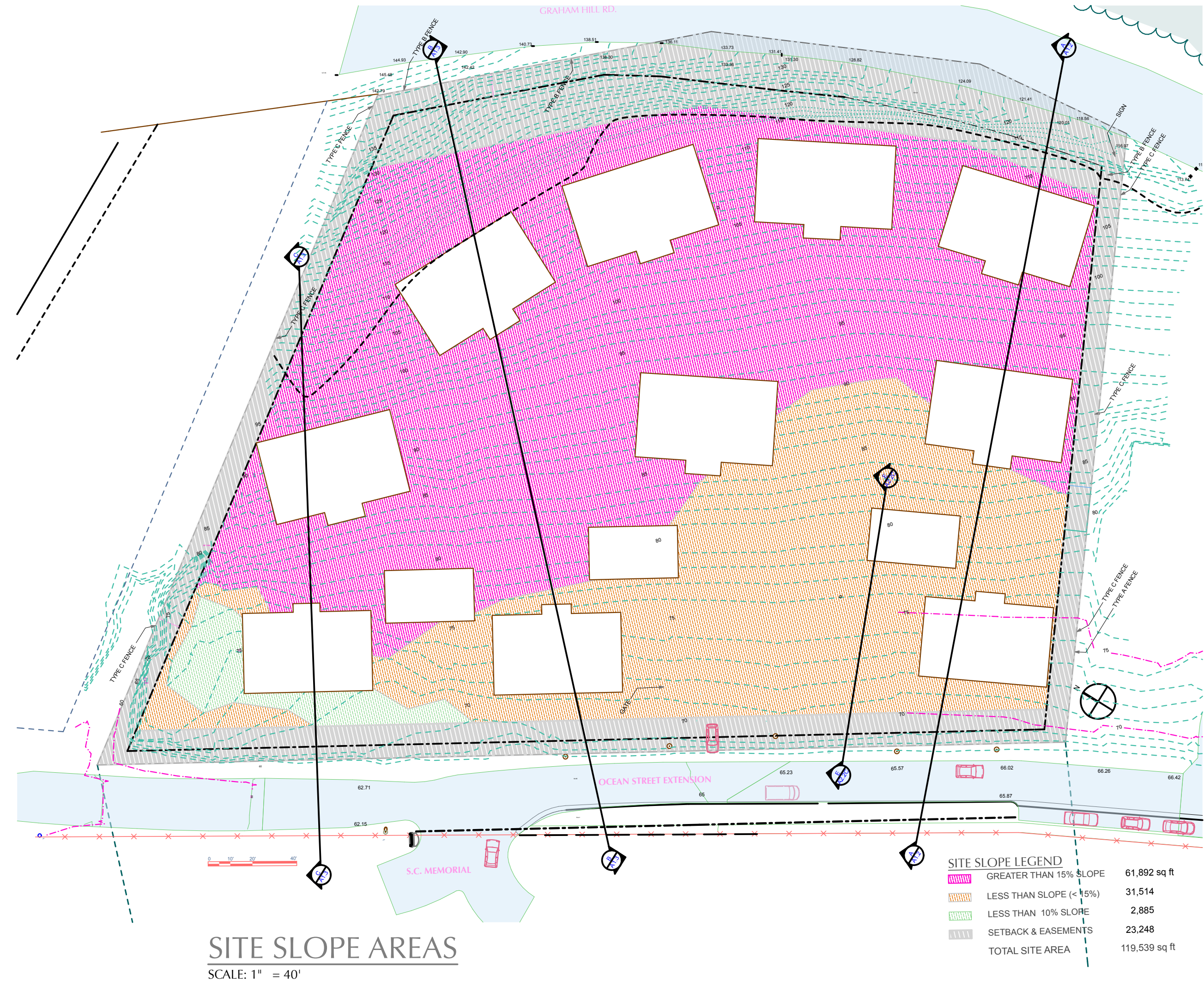
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Site Plan

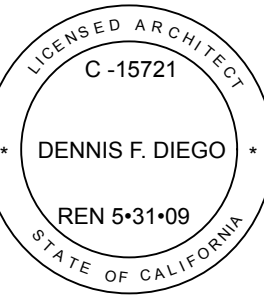
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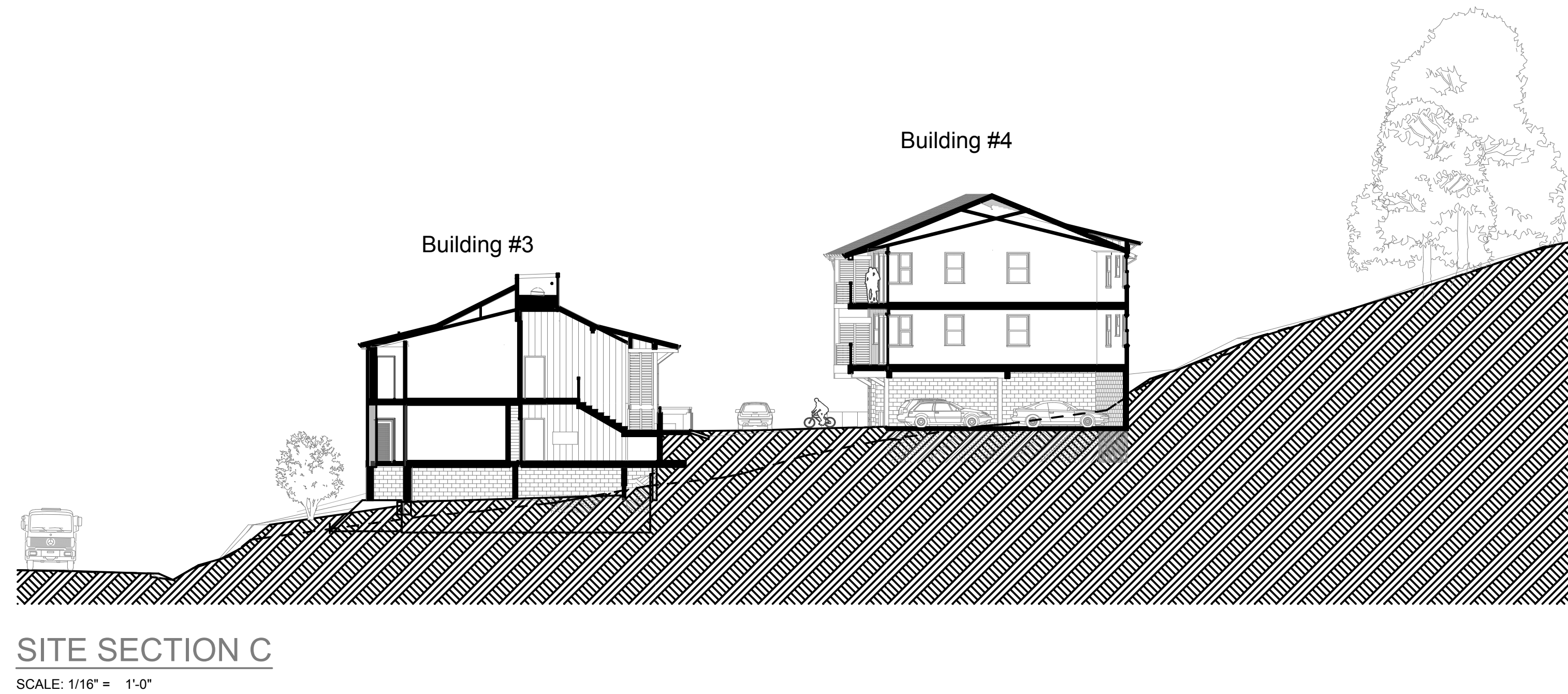
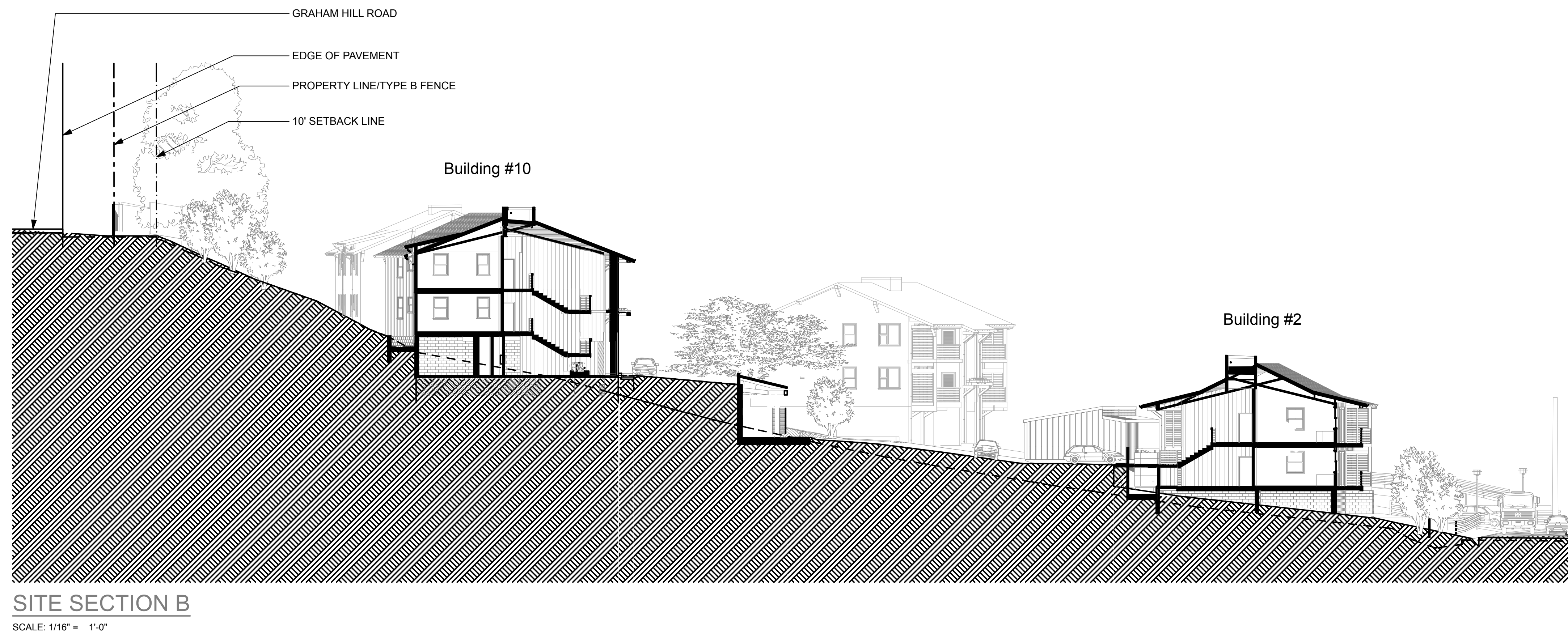
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Site/Roof & Plan
Section

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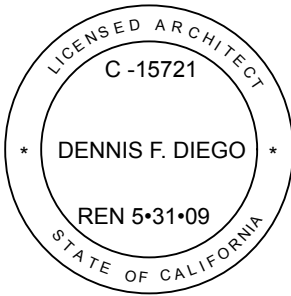
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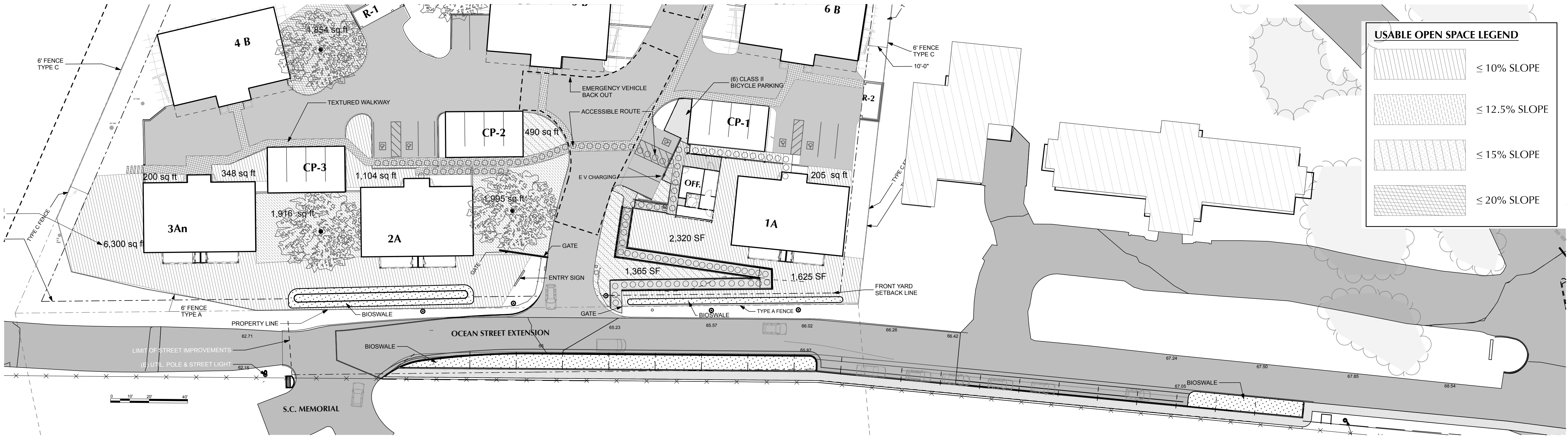
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Site Sections

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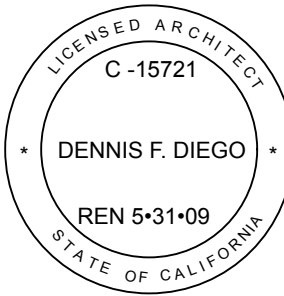


STREET PLAN (SOUTH)/USABLE OPEN SPACE AREA CALCULATION
SCALE: 1" = 30'

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Offsite Proposed
Street
Improvements

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