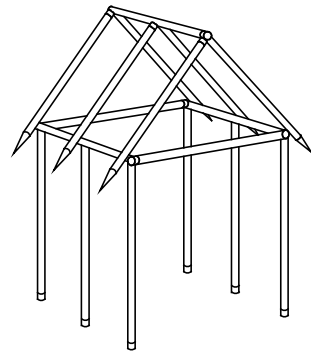


HOUSING AUTHORITY OF SANTA CRUZ COUNTY SRO PROJECT

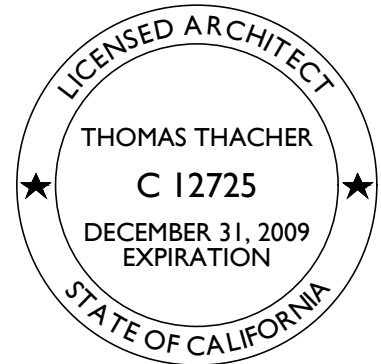


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SANTA CRUZ, CA 95060
(831) 457-3939 V
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HOUSING AUTHORITY OF
SANTA CRUZ COUNTY
2160 41ST AVENUE, CAPITOLA, CA

DRAWING DATE
SEPTEMBER 30, 2020
ISSUED TO FACILITATE
CONSTRUCTION:
DATE PENDING
PROJECT FILE NAME:
NAT.BRIDGES 20.SD

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AREA CALCULATIONS

TOTAL LOT AREA (55.57x101.1'):	11,363 SF
FLOOR AREA BY USE:	
MANAGER UNIT:	379 SF
UNIT 2:	379 SF
UNIT 3:	348 SF
UNIT 4:	339 SF
UNIT 5:	332 SF
UNIT 6:	332 SF
UNIT 7:	332 SF
UNIT 8:	380 SF
UNIT 9:	332 SF
UNIT 10:	332 SF
UNIT 11:	320 SF
UNIT 12:	251 SF
UNIT 13:	339 SF
UNIT 14:	332 SF
UNIT 15:	332 SF
UNIT 16:	332 SF
UNIT 17:	367 SF
UNIT 18:	332 SF
UNIT 19:	332 SF
UNIT 20:	369 SF
TOTAL FLOOR AREA ALL UNITS:	6,791 SF
COMMON AREA: LAUNDRY: COMMON AREA ROOM: 3RD FLOOR DECK:	600 SF (30 SF / UNIT)
PERSONAL STORAGE SPACE:	31SF / UNIT
TOTAL FIRST FLOOR GROSS:	3,773 SF
TOTAL SECOND FLOOR GROSS:	3,548 SF
TOTAL THIRD FLOOR GROSS:	3,508 SF
TOTAL GROSS BUILDING AREA:	10,829 SF
LOT COVERAGE:	33.2%
PARKING: BICYCLE PARKING:	10 SPACES (.5 / UNIT) 20 SPACES @ STOR. LOCKERS 5 CLASS 2 SPACES

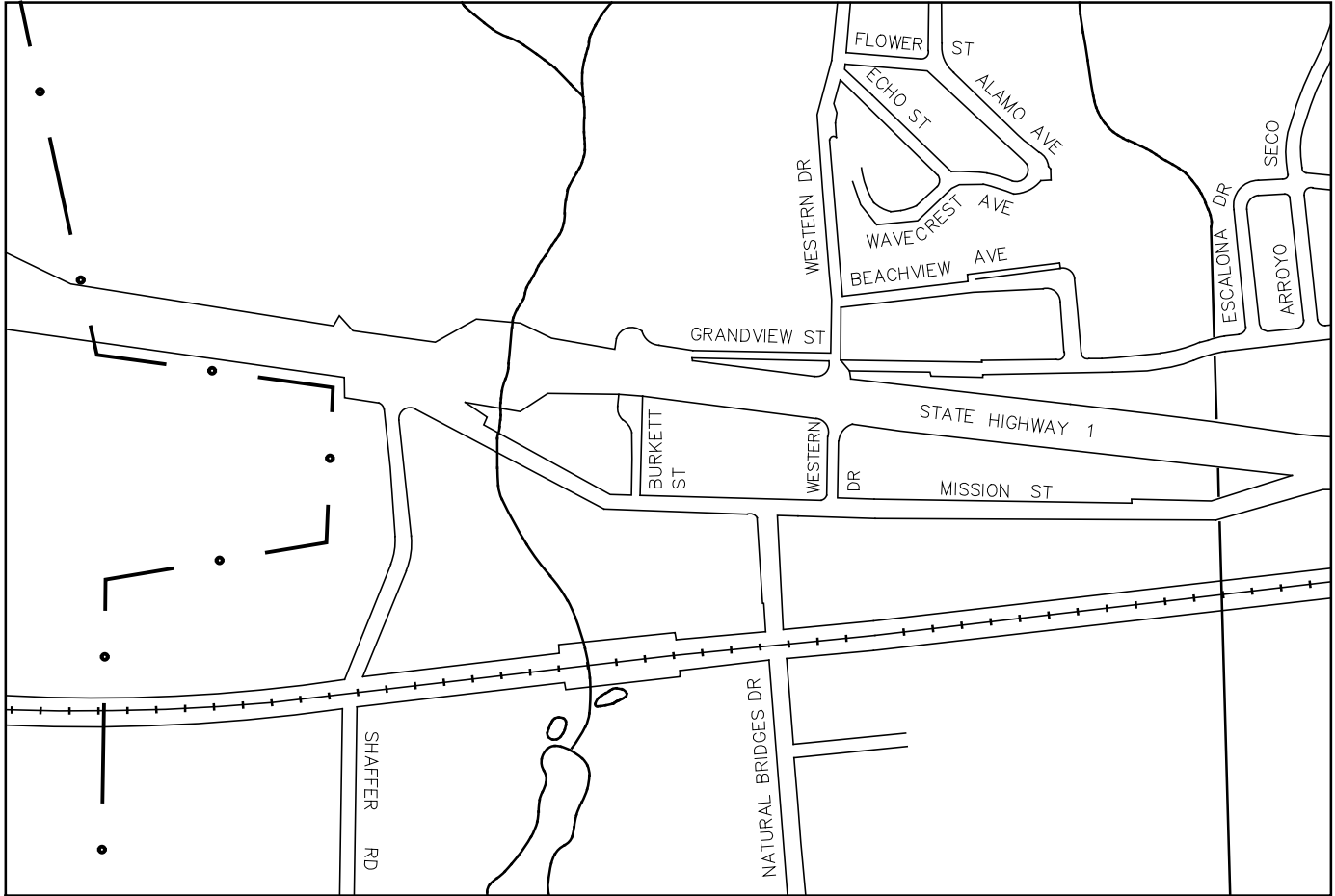
APPROVAL AGENCIES

PLANNING AND BUILDING:	CITY OF SANTA CRUZ
FIRE:	CITY OF SANTA CRUZ
WATER:	CITY OF SANTA CRUZ
SANITATION:	CITY OF SANTA CRUZ

SHEET INDEX

PLANNING AND BUILDING:	CITY OF SANTA CRUZ
FIRE:	CITY OF SANTA CRUZ
WATER:	CITY OF SANTA CRUZ
SANITATION:	CITY OF SANTA CRUZ

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:	PROPOSAL TO CONSTRUCT A NEW 3 STORY BUILDING WITH 20 SRO UNITS AND COMMON AREA FACILITIES AND PARKING FOR 10 CARS ON A VACANT LOT. PARKING WILL BE LOCATED ON AN ADJACENT LOT OWNED BY THE HOUSING AUTHORITY REQUIRING A LOT LINE ADJUSTMENT.
PROPERTY OWNER:	HOUSING AUTHORITY OF SANTA CRUZ COUNTY 2160 41ST AVENUE CAPITOLA, CA 95010 (831) 454-9455 ATTN: MARK FAILOR, markf@hacosantacruz.org
PROJECT ADDRESS:	415 NATURAL BRIDGES DRIVE SANTA CRUZ, CA 95060
PROJECT A.P.N.:	003-0111-06
ZONING:	RL, COASTAL ZONE

PROJECT TEAM

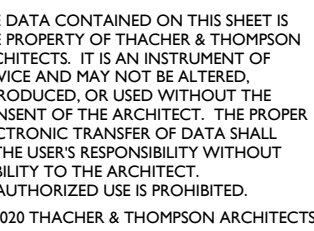
PROPERTY OWNER:	HOUSING AUTHORITY OF SANTA CRUZ COUNTY 2160 41ST AVENUE CAPITOLA, CA 95010 (831) 454-9455 ATTN: MARK FAILOR, markf@hacosantacruz.org
ARCHITECT:	THACHER & THOMPSON ARCHITECTS 877 CEDAR STREET, SUITE 248 SANTA CRUZ, CA 95060 (831) 457-3939 tom@tntarch.com
CIVIL ENGINEER:	IFLAND ENGINEERS 5300 SOQUEL AVE. SANTA CRUZ, CA 95062 (831) 426-5313 jonifland@iflandengineers.com
LANDSCAPE ARCHITECT:	TBD
STRUCTURAL ENGINEER:	TBD
GEOTECHNICAL ENGINEER:	TBD
MECHANICAL ENGINEER:	TBD
ELECTRICAL ENGINEER:	TBD



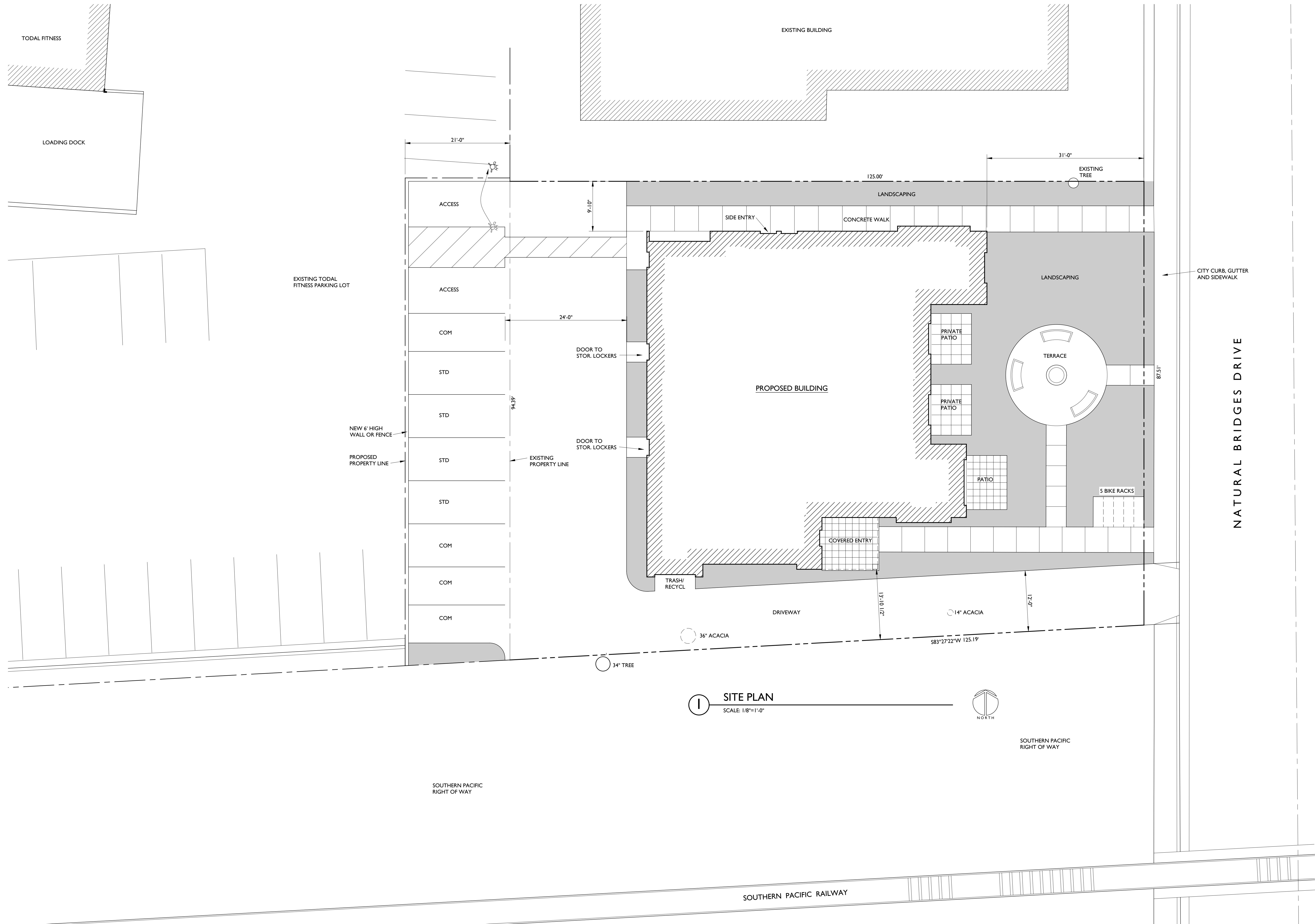
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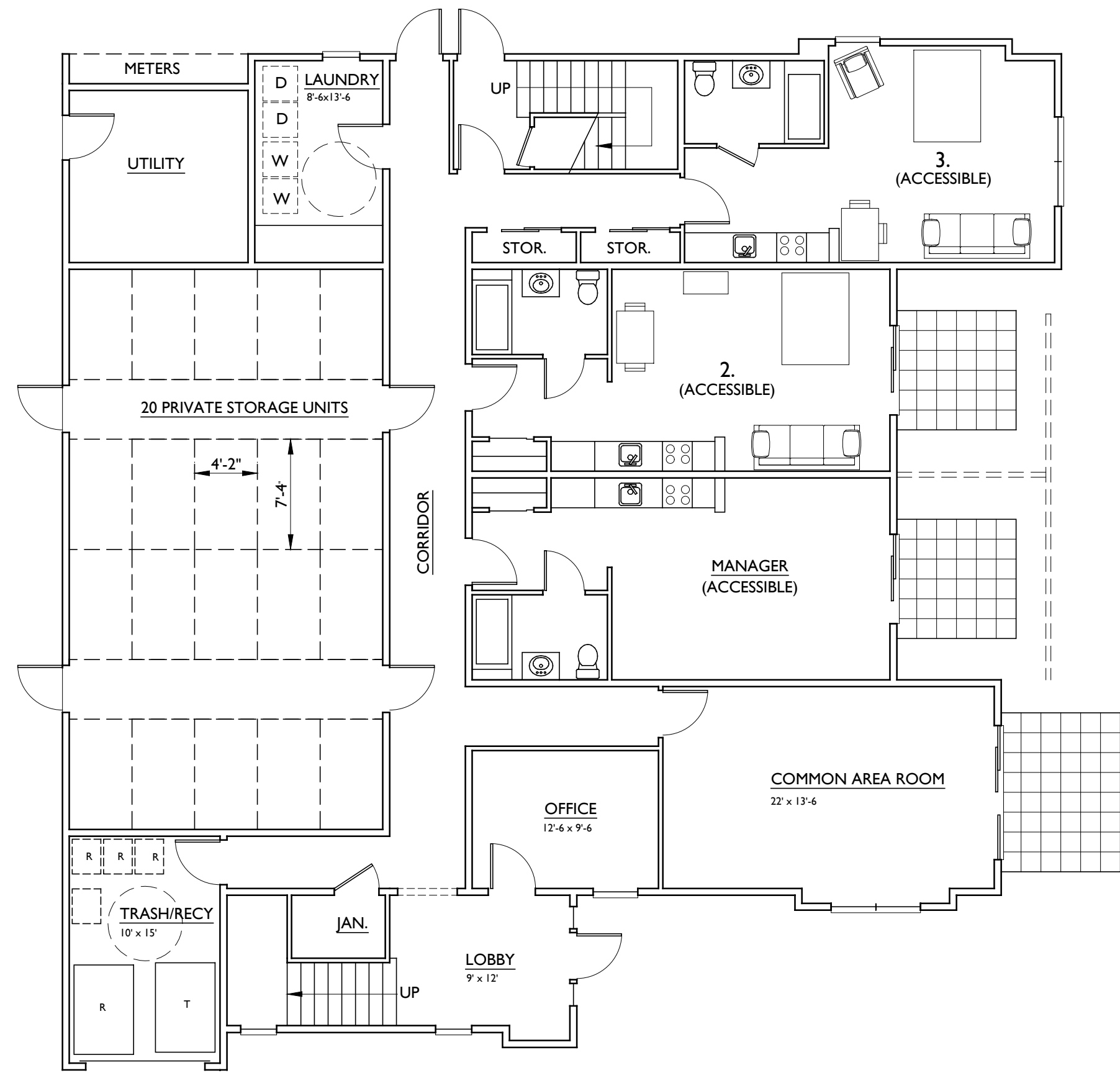
PROJECT FILE NAME:
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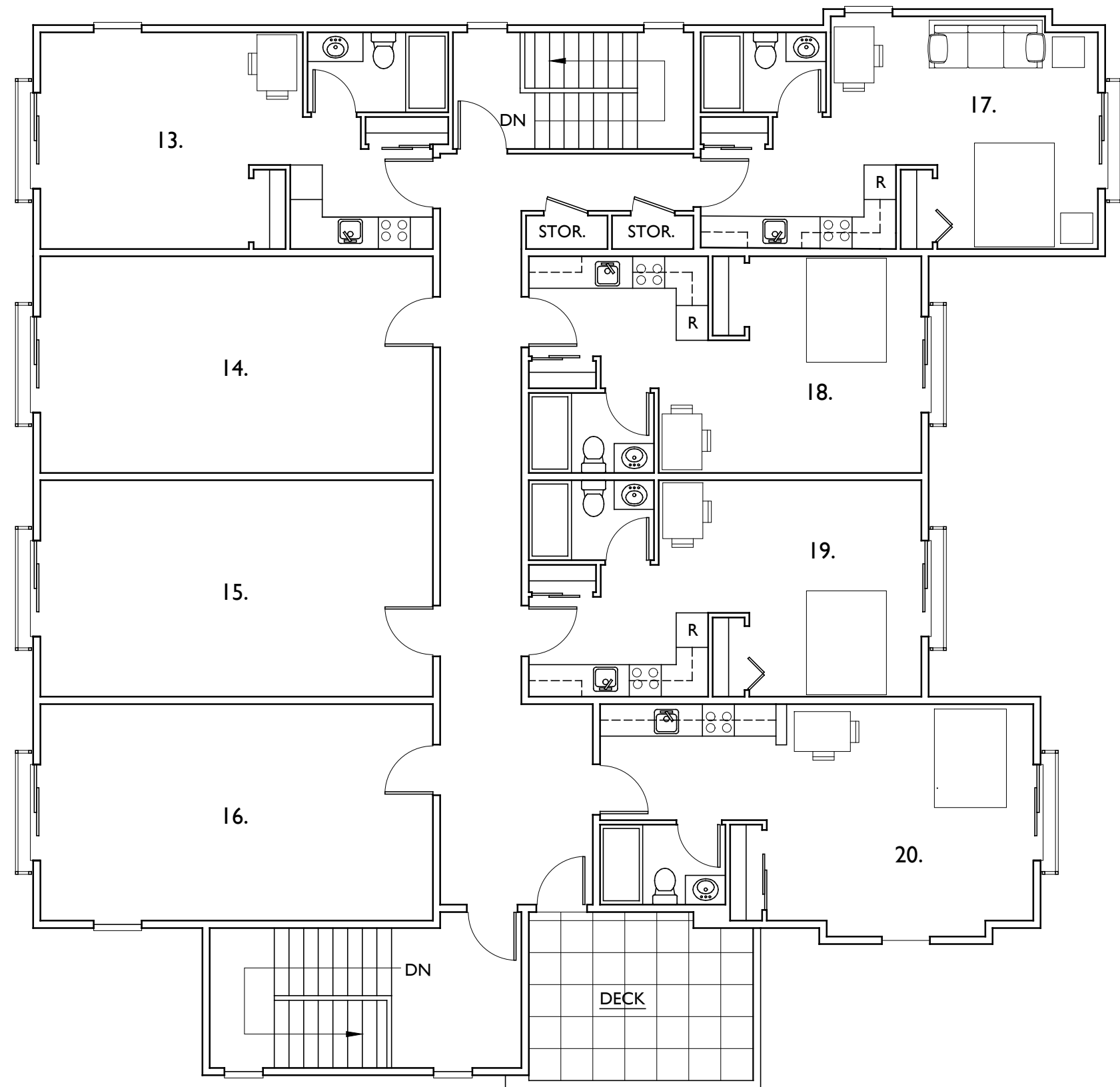


A2





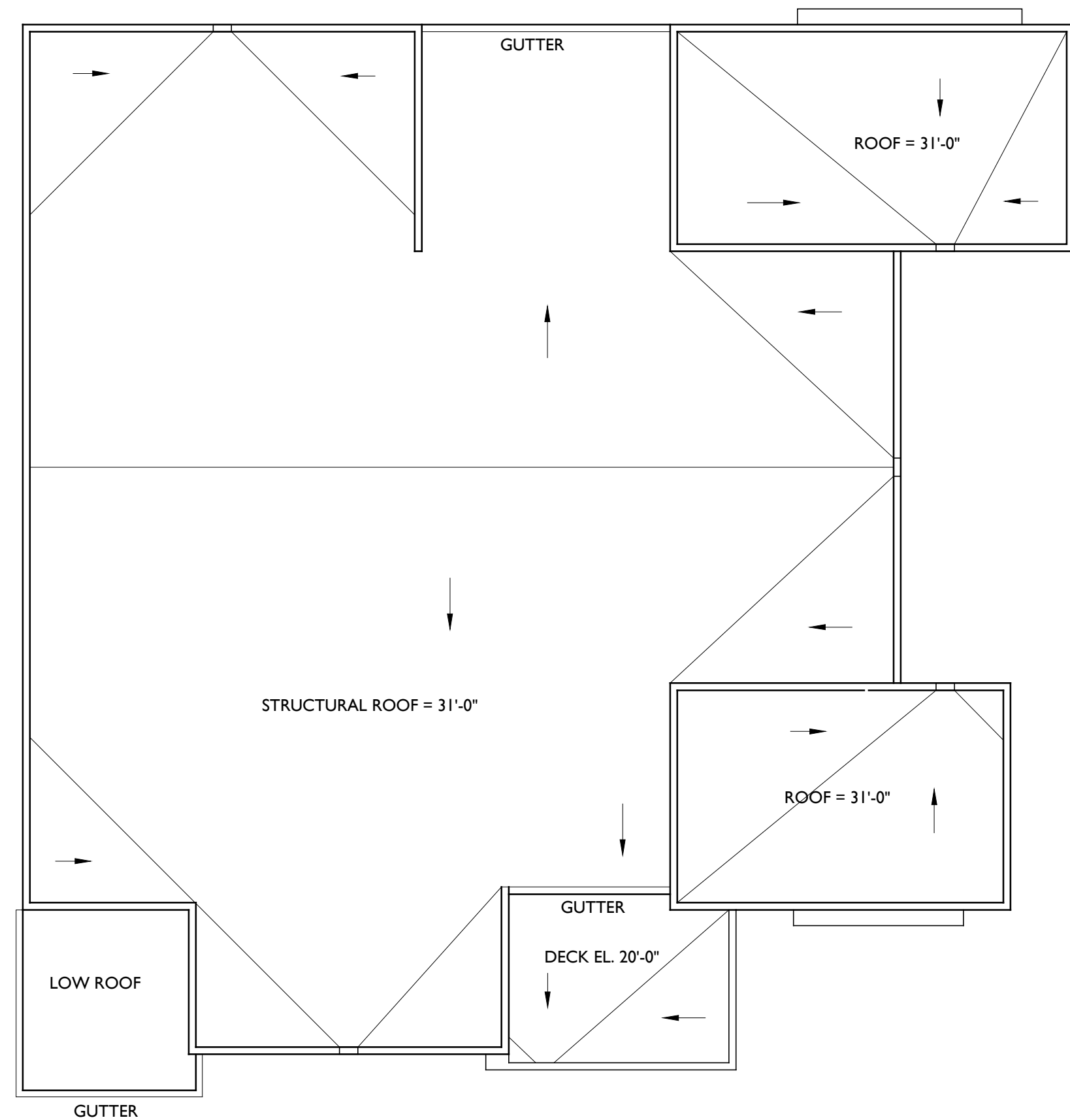
1 1ST FLOOR
SCALE: 1/8"=1'-0"



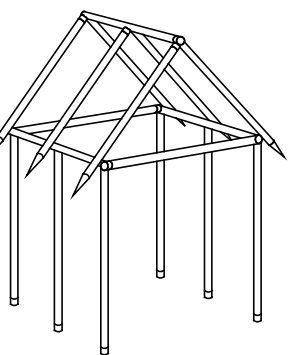
2 3RD FLOOR
SCALE: 1/8"=1'-0"



3 2ND FLOOR
SCALE: 1/8"=1'-0"



3 ROOF PLAN
SCALE: 1/8"=1'-0"



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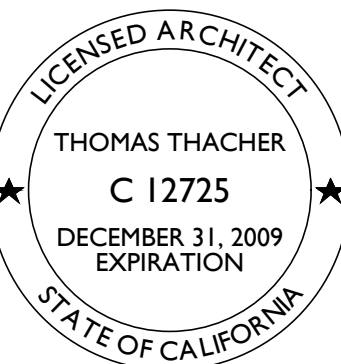
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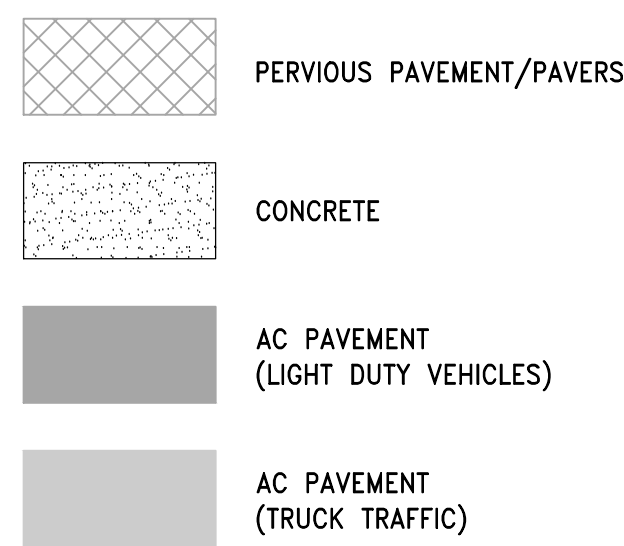
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A3



1. THE PROJECT HAS LESS THAN 15,000 SF OF NEW OR REPLACED IMPERVIOUS SURFACES AND THEREFORE QUALIFIES AS A TIER 2 PROJECT, REQUIRING RUNOFF REDUCTION AND WATER QUALITY TREATMENT PRIOR TO DISCHARGE FROM THE SITE.
2. RUNOFF REDUCTION WILL BE PROVIDED VIA THE USE PER PERVIOUS PAVEMENT OR PAVERS IN THE PARKING STALLS.
3. TREATMENT WILL BE PROVIDED FOR THE NORTH AND NORTHEASTERLY ROOF AREAS VIA A RAINGARDEN LOCATED BETWEEN THE BUILDING AND THE STREET, SIZED AT 4% OF THE TRIBUTARY AREA.
4. TREATMENT WILL BE PROVIDED FOR THE REMAINDER OF THE ROOF AREA AND PARKING AREAS VIA A BIOMOD WETLAND CHAMBER UNIT LOCATED AT THE SOUTHWESTERLY CORNER OF THE PARKING LOT.

150	CUBIC YARDS CUT
150	CUBIC YARDS FILL
BALANCE ON SITE	

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



NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN
HOUSING AUTHORITY OF SANTA CRUZ COUNTY
415 NATURAL BRIDGES, SANTA CRUZ, CALIFORNIA

PN 003-011-06
PLANNING PHASE

JOB NO. 20032

HIPLAND

[illegible]

I:_PROJECTS\2020\20032 HOUSA\DWGS\1 - PRE-APP PHASE\PRE-APP PHASE\C1.0-GRAD.dwg 02Oct20 11:38:58 AM JonIfland © IFLAND ENGINEERS, INC.

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