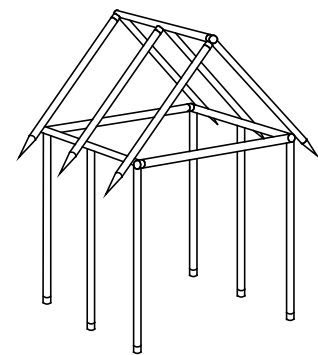


# CIRCLE OF FRIENDS LLC



THACHER &  
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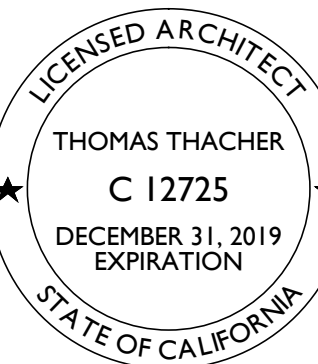
SITE PLAN

DRAWING DATE  
NOVEMBER 8, 2018

ISSUED TO FACILITATE  
CONSTRUCTION:  
DATE PENDING

PROJECT FILE NAME:  
CIRCLE OF FRIENDS

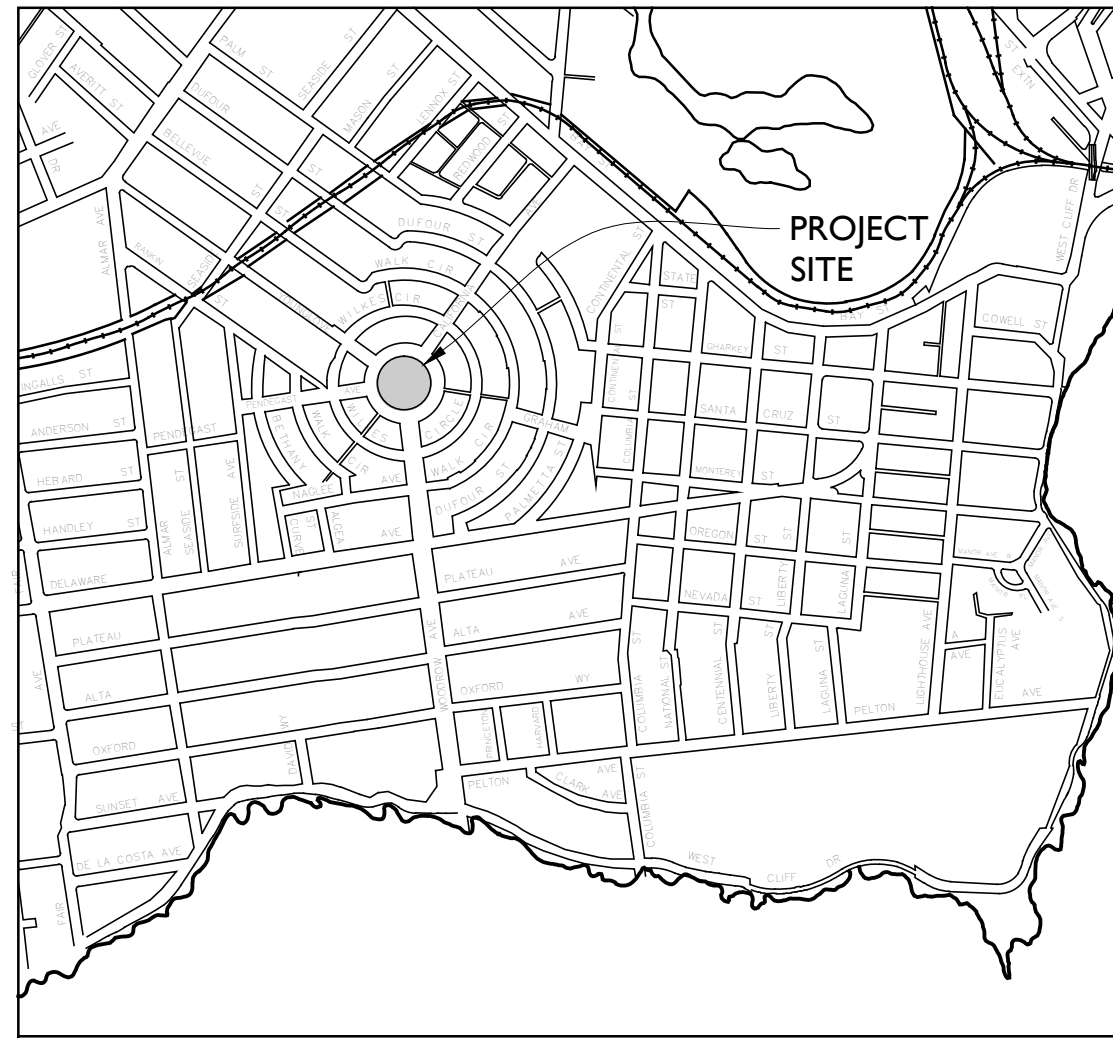
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## VICINITY MAP



## CONSULTANTS

|                            |                                                                                                                                    |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------|
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| CIVIL ENGINEER / SURVEYOR: | C2G CIVIL CONSULTANTS GROUP<br>4444 SCOTTS VALLEY DRIVE SUITE 6<br>SCOTTS VALLEY, CA 95066<br>(831) 438-4420<br>david@c2gengrs.com |
| SURVEYOR:                  | ALPHA SURVEY<br>4444 SCOTTS VALLEY DRIVE<br>SCOTTS VALLEY, CA 95066<br>(831) 438-4453                                              |
| LANDSCAPE ARCHITECT:       | VERDE DESIGN<br>2455 THE ALAMEDA SUITE 200<br>SANTA CLARA, CA 95050<br>(408) 985-7200<br>www.verdedesigninc.com                    |
| ARBORIST.:                 | MAUREEN HAMB<br>849 ALMAR AVENUE #C<br>SANTA CRUZ, CA 95060<br>(831) 420-1287<br>maureen.hamb@yahoo.com                            |
| TRAFFIC ENGINEER:          | KEITH HIGGINS<br>2060 ROCKROSE CT.<br>GILROY, CA 95020<br>(408) 201-2752<br>keith@keithhigginste.com                               |
| GEOTECHNICAL ENGINEER:     | BUTANO GEOTECHNICAL ENGINEERING<br>231 GREEN VALLEY RD.<br>FREEDOM CA 95019<br>(831) 724-2612                                      |
| HISTORIC CONSULTANT"       | URBAN PROGRAMMERS<br>10710 RIDGEVIEW AVENUE<br>SAN JOSE, CA 95127<br>(408) 254-7171<br>bbamburg@usa.net                            |

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## PROJECT DATA

|                      |                                                                                                                                                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT DESCRIPTION: | TENTATIVE MAP / PD APPLICATION TO DEMOLISH EXISTING STRUCTURE AND CREATE 10 SINGLE FAMILY LOTS WITH ADUs AND COMMON AREA INCLUDING 6 CONDOMINIUM UNITS WITH 4 ADUs (30 DWELLING UNITS) |
| PROPERTY OWNERS:     | CIRCLE OF FRIENDS LLC<br>c/o BRETT PACKER<br>281 MOORE STREET<br>SANTA CRUZ, CA 95060<br>email                                                                                         |
| PROJECT ADDRESS:     | ERRETT CIRCLE<br>SANTA CRUZ, CA 95060                                                                                                                                                  |
| PROJECT A.P.N.:      | 004-151-01                                                                                                                                                                             |
| ZONING:              | R1-5                                                                                                                                                                                   |

## AREA CALCULATIONS

|                             |           |
|-----------------------------|-----------|
| EXISTING SITE DATA:         |           |
| TOTAL LOT AREA:             | 70,686 SF |
| EXISTING BUILDING COVERAGE: | 14,824 SF |
| EXISTING LANDSCAPING AREA : | 22,507 SF |
| EXISTING IMPERVIOUS AREA:   | 33,355 SF |
| TOTAL:                      | 70,686 SF |
| PROJECT SITE DATA           |           |
| LOTS 2-11 (4,933 SF x 10):  | 49,330 SF |
| CONDOMINIUM LOT:            | 10,670 SF |
| COMMON AREA LOT:            | 10,685 SF |
| TOTAL LOT AREA:             | 70,685 SF |

### BUILDING AREA SUMMARY FOR LOT 1 (MULTI-FAMILY)

|            |           |          |
|------------|-----------|----------|
| UNIT 1     | 1 BEDROOM | 845 SF   |
| UNIT 2     | 1 BEDROOM | 845 SF   |
| UNIT 3     | 1 BEDROOM | 761 SF   |
| UNIT 3 ADU | STUDIO    | 500 SF   |
| UNIT 4     | 1 BEDROOM | 761 SF   |
| UNIT 4 ADU | STUDIO    | 500 SF   |
| UNIT 5     | 2 BEDROOM | 1,130 SF |
| UNIT 5 ADU | STUDIO    | 500 SF   |
| UNIT 6     | 2 BEDROOM | 1,130 SF |
| UNIT 6 ADU | STUDIO    | 500 SF   |

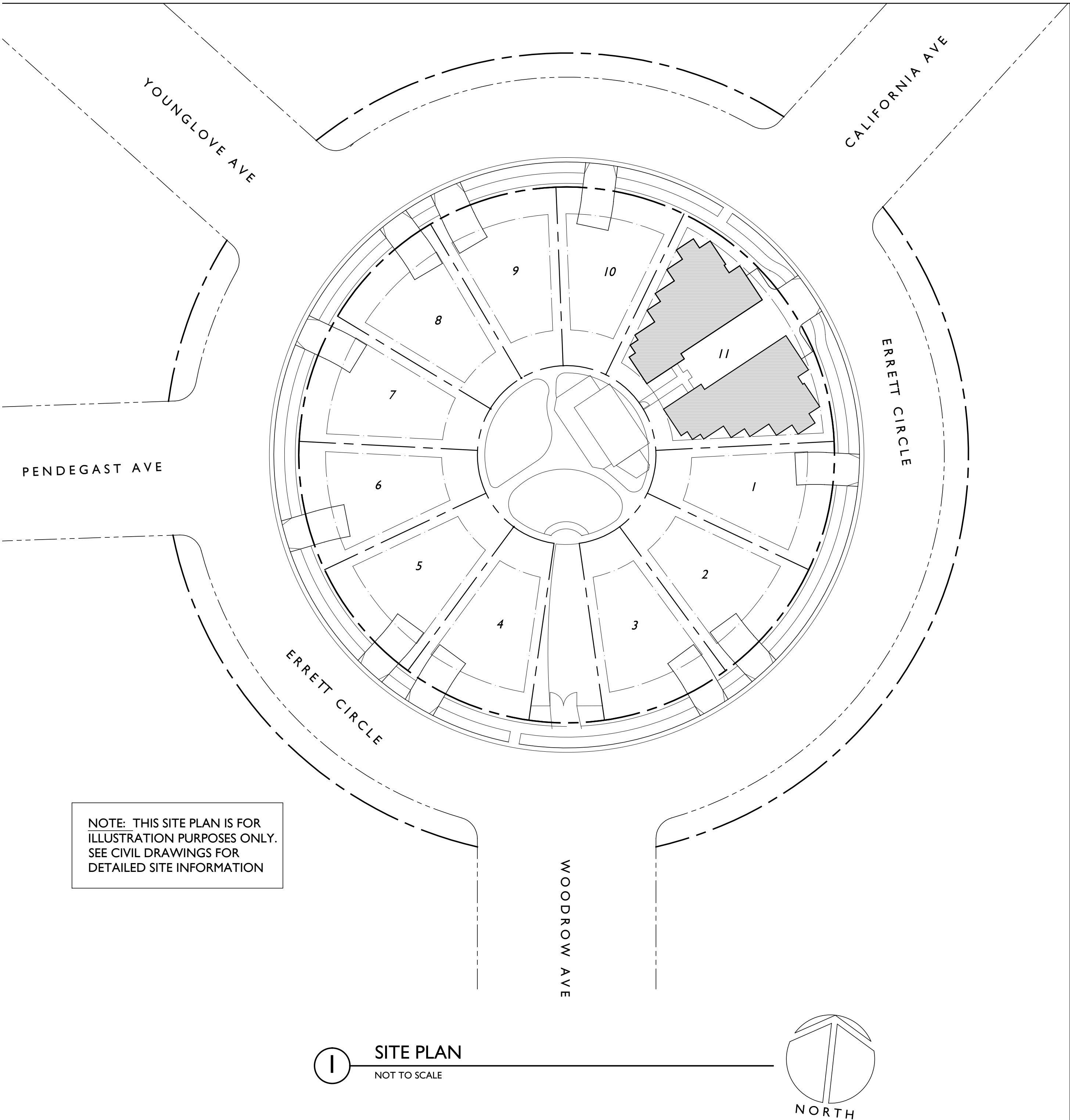
|                                 |           |
|---------------------------------|-----------|
| TOTAL:                          | 7,472 SF  |
| COMMON AREA (HALLWAYS, STAIRS): | 500 SF    |
| 8 GARAGES + MECHANICAL ROOM:    | 2,460 SF  |
| TOTAL BUILDING AREA:            | 10,432 SF |
| AREA IN 2ND FLOOR DECKS:        | 372 SF    |

### PARKING

|                                   |                     |
|-----------------------------------|---------------------|
| 2) 2 BEDROOM UNITS @ 2 SPACES EA: | 4 STANDARD COVERED  |
| 4) 1 BEDROOM UNITS @ 1 SPACE EA:  | 4 STANDARD COVERED  |
| GUEST PARKING:                    | 2 COMPACT UNCOVERED |
| TOTAL:                            | 10 SPACES           |
| BIKES:                            | 8 CLASS 1 SPACES    |

### USEABLE OPEN SPACE:

|                  |          |
|------------------|----------|
| AREA @ GRADE:    | 1,628 SF |
| 2ND FLOOR DECKS: | 372 SF   |
| TOTAL:           | 2,000 SF |



NOTE: THIS SITE PLAN IS FOR  
ILLUSTRATION PURPOSES ONLY.  
SEE CIVIL DRAWINGS FOR  
DETAILED SITE INFORMATION

1 SITE PLAN  
NOT TO SCALE