

415 NATURAL BRIDGES



1 VIEW FROM BIKE PATH
SCALE: 1/8"=1'-0"



2 VIEW FROM ACROSS THE STREET
SCALE: 1/8"=1'-0"

PROJECT DATA

PROJECT DESCRIPTION:	LOT LINE ADJUSTMENT WITH 003-011-10 AND PLANNED DEVELOPMENT PERMIT, DESIGN PERMIT AND COASTAL PERMIT TO CONSTRUCT A 100% AFFORDABLE 20 UNIT SRO PROJECT WITH VARIATIONS TO DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, SIDE YARD SETBACK AND NUMBER OF PARKING SPACES ON A VACANT LOT IN THE R-L/CZ-O/SP-O ZONE DISTRICT
PROPERTY OWNER:	HOUSING AUTHORITY OF SANTA CRUZ COUNTY 2160 41ST AVENUE CAPITOLA, CA 95010 (831) 454-9455 ATTN: JENNY PANETTA, jennyp@hacosantacruz.org
PROJECT ADDRESS:	415 NATURAL BRIDGES DRIVE SANTA CRUZ, CA 95060
PROJECT A.P.N.:	003-011-06 AND 003-011-10
ZONING:	RL, COASTAL ZONE
OCCUPANCY CLASSIFICATION:	R-2

AREA CALCULATIONS

TOTAL LOT AREA (55.57'x101.	15,332 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 GROSS FLOOR AREA ALL UNITS:	6,791 SF = 339.5 SF AVG. SIZE
COMMON AREA:	
LOBBY:	110 SF
LAUNDRY:	120 SF
COMMON AREA ROOM:	337 SF
3RD FLOOR DECK:	153 SF
TOTAL COMMON AREA:	720 SF = 36 SF/UNIT
PERSONAL STORAGE SPACE:	750 SF
TOTAL FIRST FLOOR GROSS:	3,757 SF
TOTAL SECOND FLOOR GROSS:	3,462 SF
TOTAL THIRD FLOOR GROSS:	3,300 SF
TOTAL GROSS BUILDING AREA:	10,519 SF
LOT COVERAGE:	23.2%
PARKING:	12 SPACES (.6 / UNIT)
BICYCLE PARKING:	20 SPACES @ STOR. LOCKERS 5 CLASS 2 SPACES
PAVED IMPERVIOUS AREA:	8,252 SF
LANDSCAPING AREA:	3,332 SF

BUILDING CODE SUMMARY

ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING:
CALIF. BUILDING CODE
CALIF. MECHANICAL CODE
CALIF. PLUMBING CODE
CALIF. ELECTRICAL CODE
CAL GREEN
CALIF. ENERGY CODE
SCMC TITLE 18
CALIF. FIRE CODE

VICINITY MAP

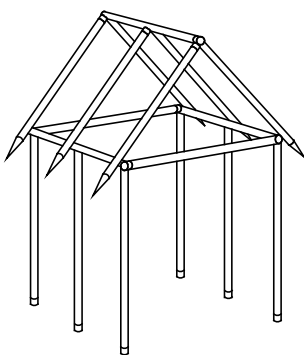


PROJECT TEAM

PROPERTY OWNER:	HOUSING AUTHORITY OF SANTA CRUZ COUNTY 2160 41ST AVENUE CAPITOLA, CA 95010 (831) 454-9455 ATTN: JENNY PANETTA, jennyp@hacosantacruz.org AMY GEAR, amyg@hacosantacruz.org
ARCHITECT:	THACHER & THOMPSON ARCHITECTS 215 OREGON STREET SANTA CRUZ, CA 95060 (831) 566-3079 tom@tntarch.com
CIVIL ENGINEER:	IFLAND ENGINEERS 5300 SOQUEL AVE. SANTA CRUZ, CA 95062 (831) 426-5313 jimifland@iflandengineers.com
LANDSCAPE ARCHITECT:	MEGAN BISHOP P.O. BOX 328 APTOS, CA 95001 (831) 818-9227 megan@mb-landarch.com
CASp REVIEWER:	WILLIAM HOLL 110 BAJA SOL COURT SCOTTS VALLEY, CA 95066 (831) 438-3762 bill@wmholl.com

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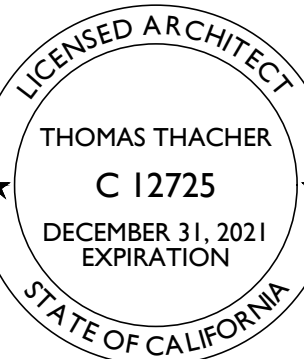
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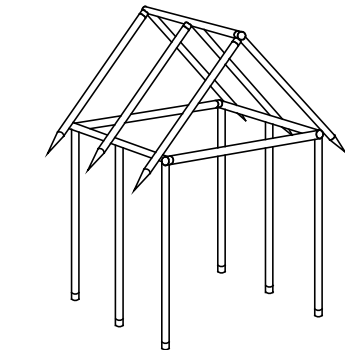
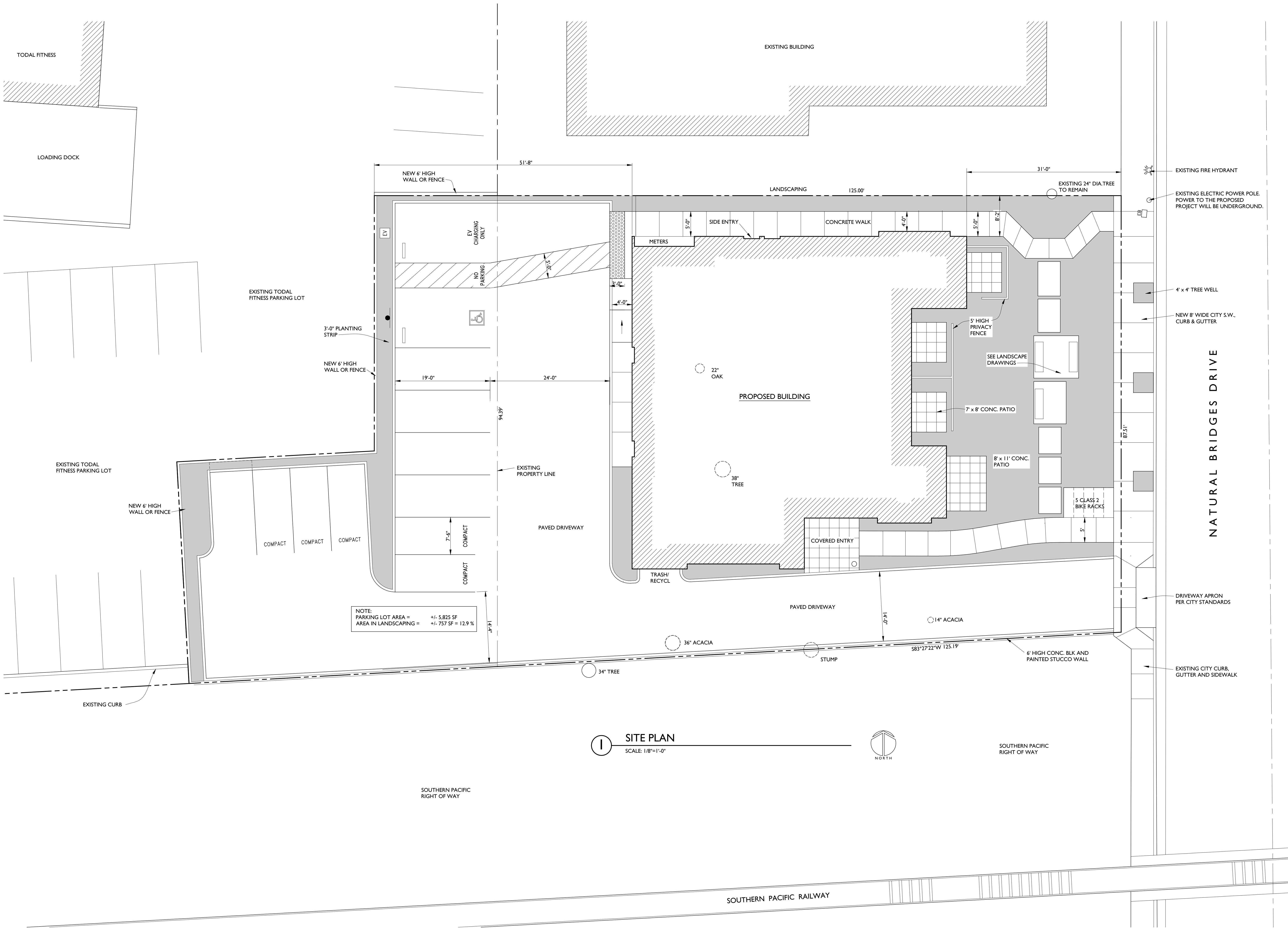
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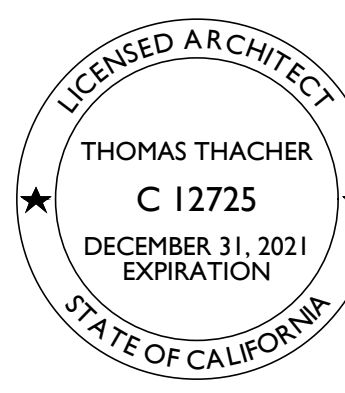
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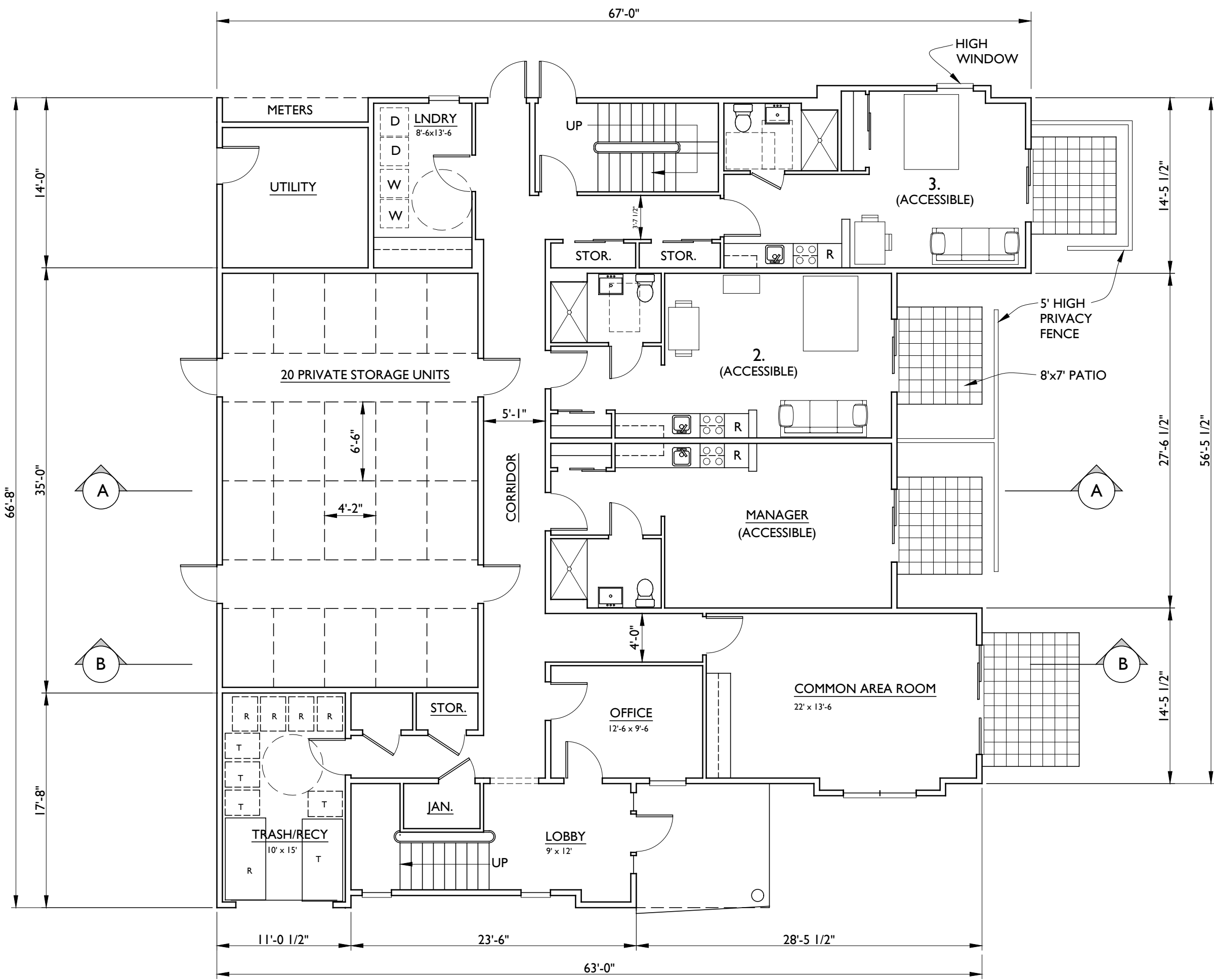
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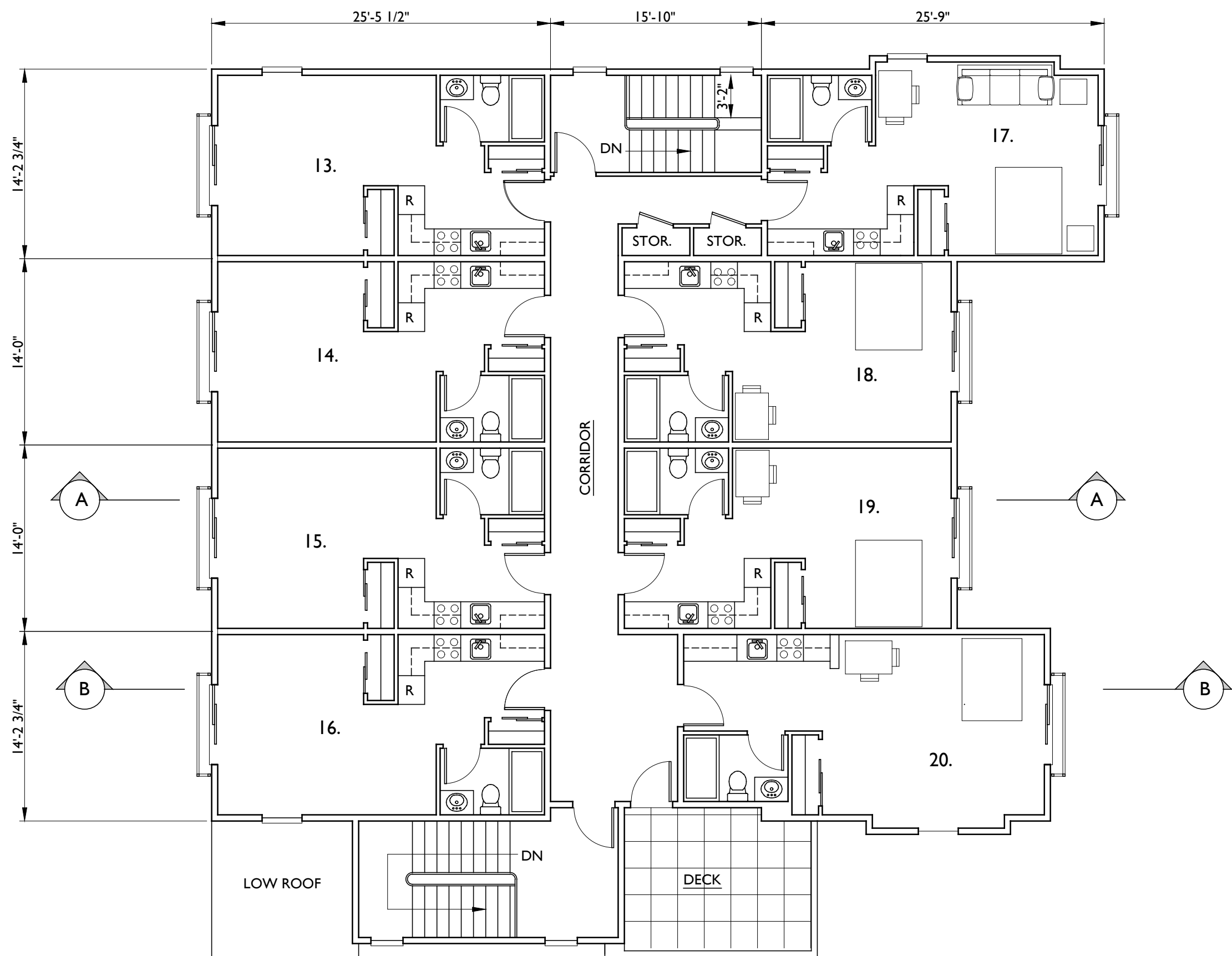


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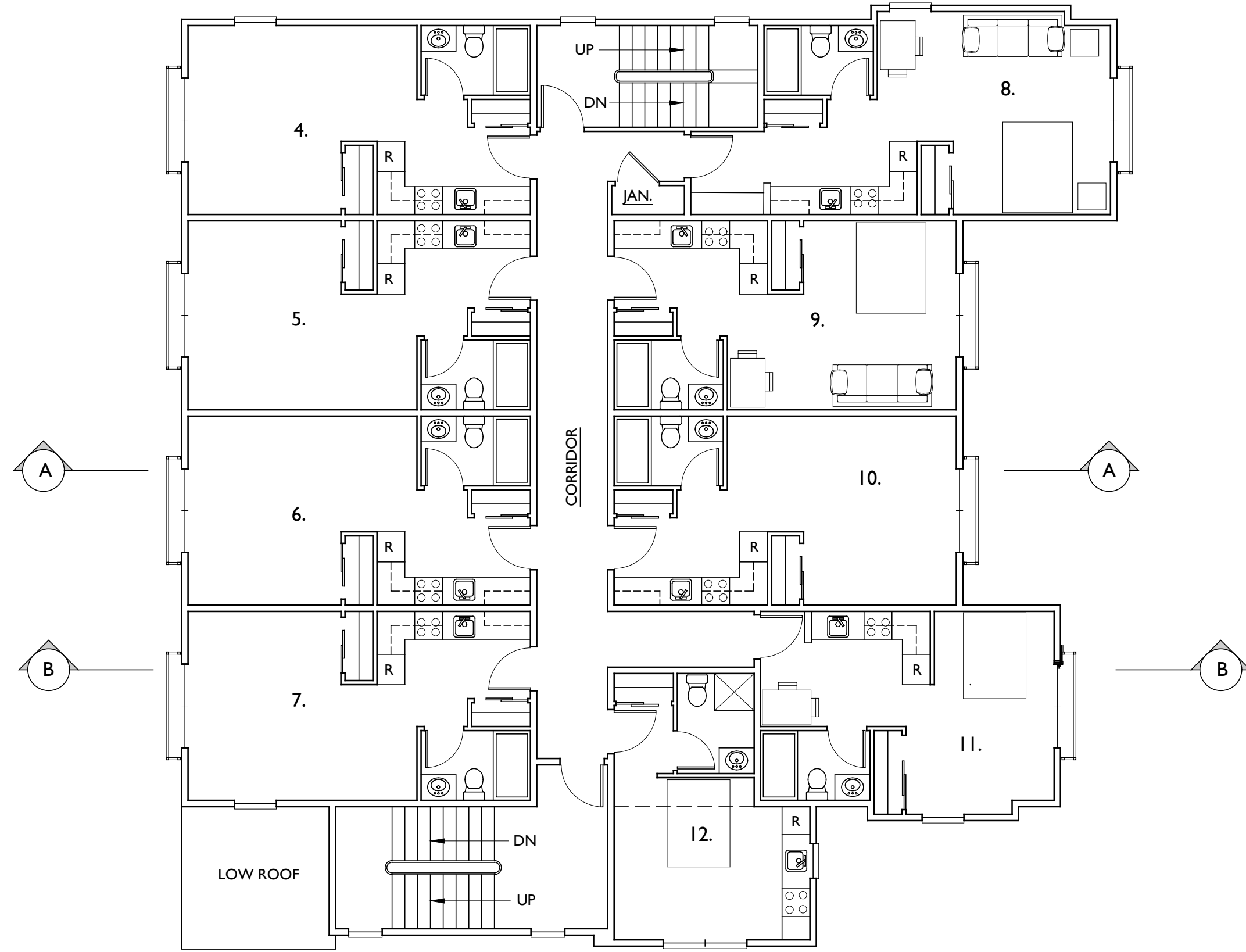
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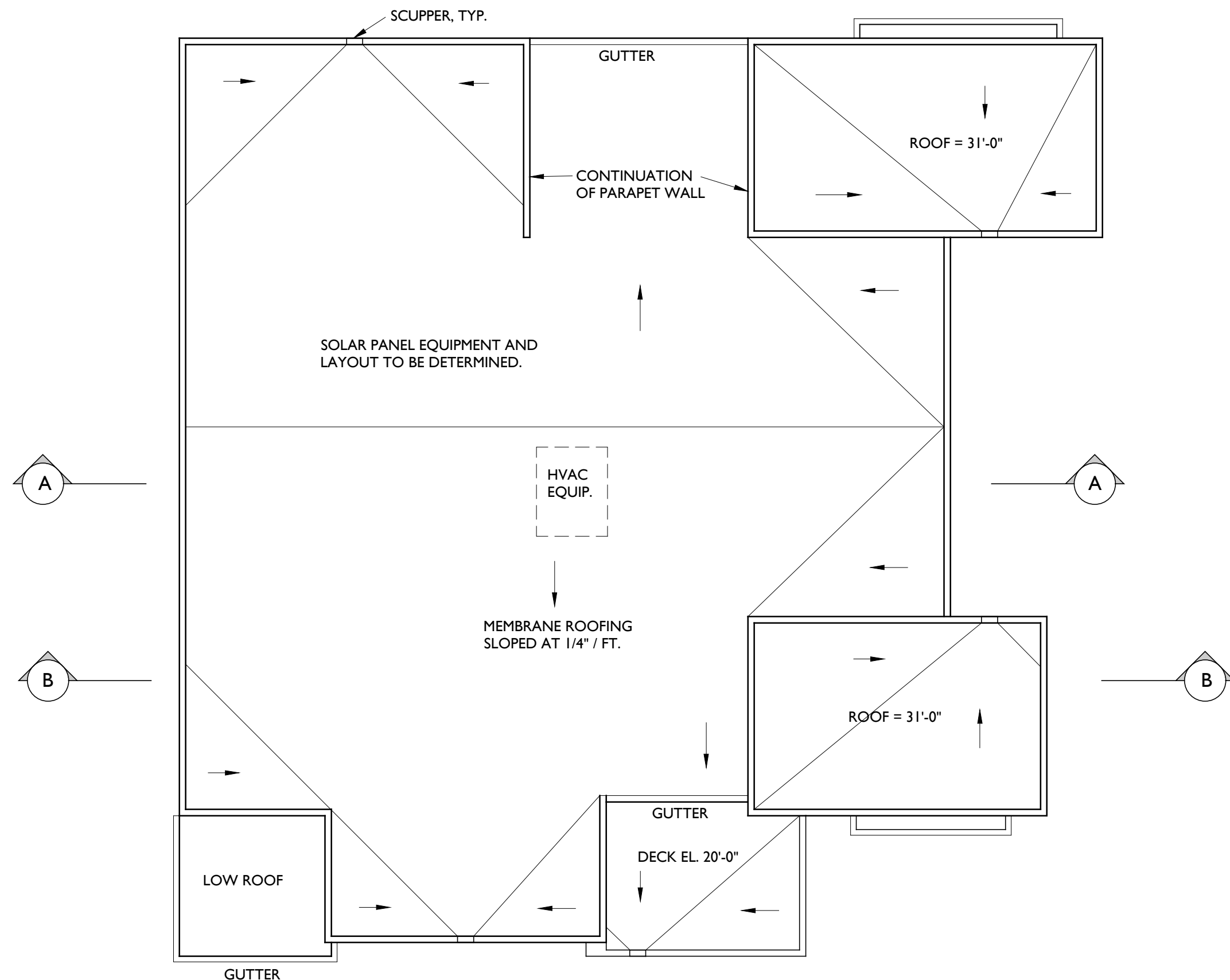
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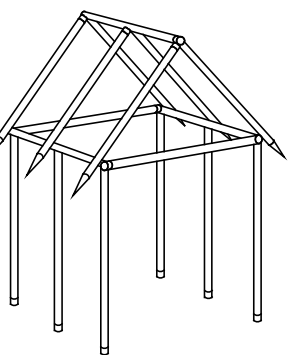
3 3RD FLOOR
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2 2ND FLOOR
SCALE: 1/8"=1'-0"



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



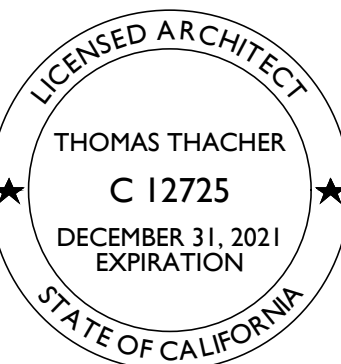
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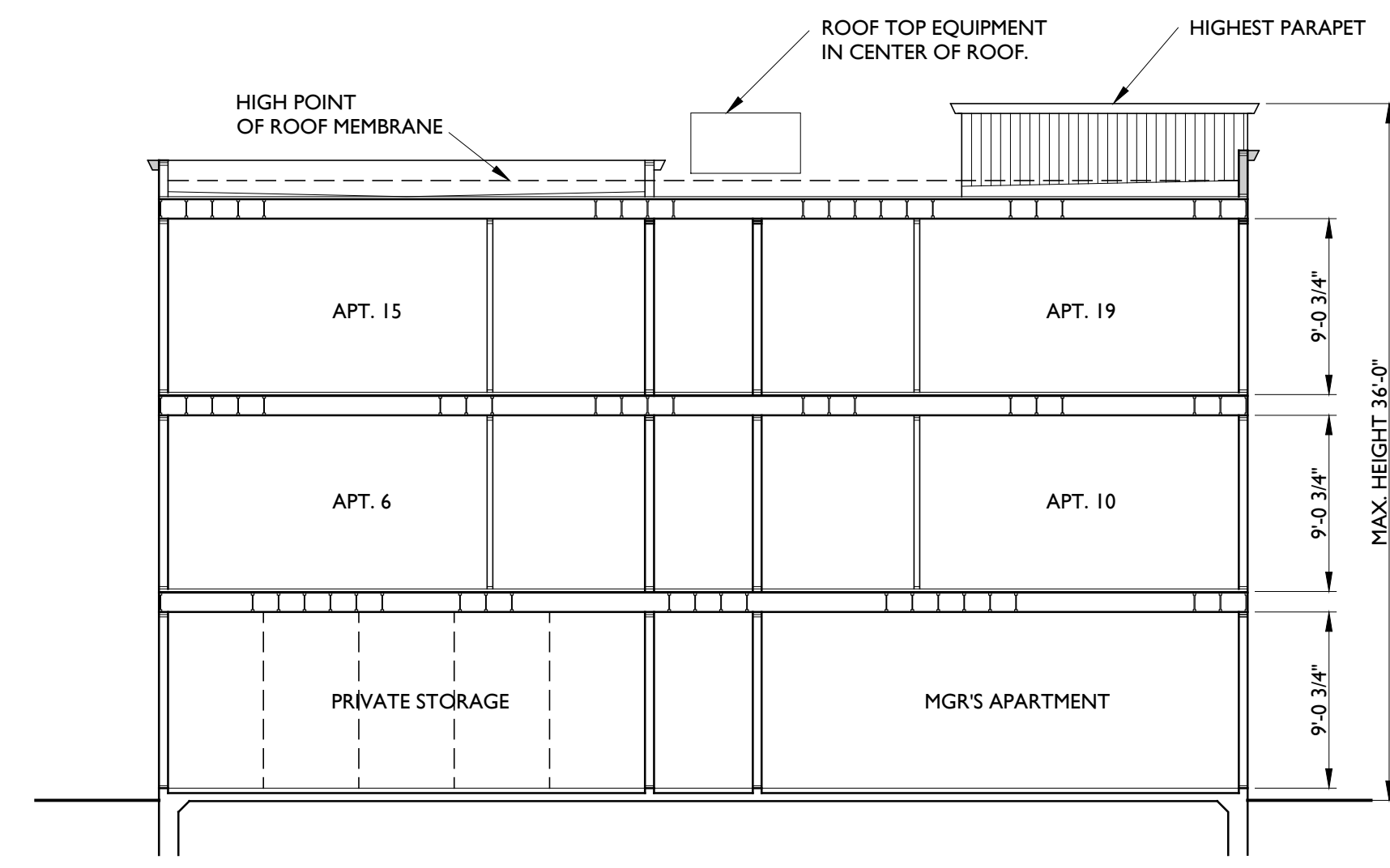
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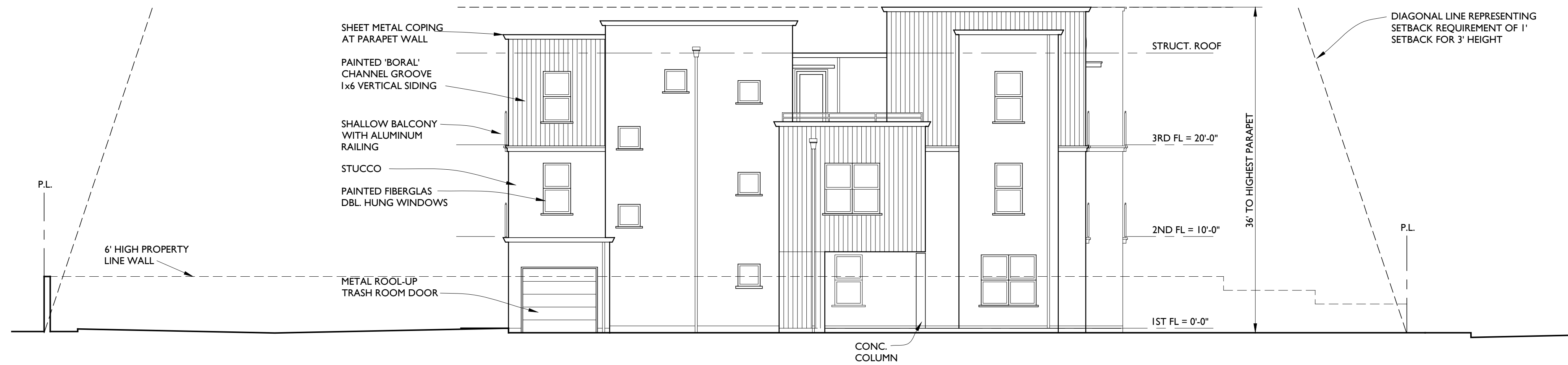
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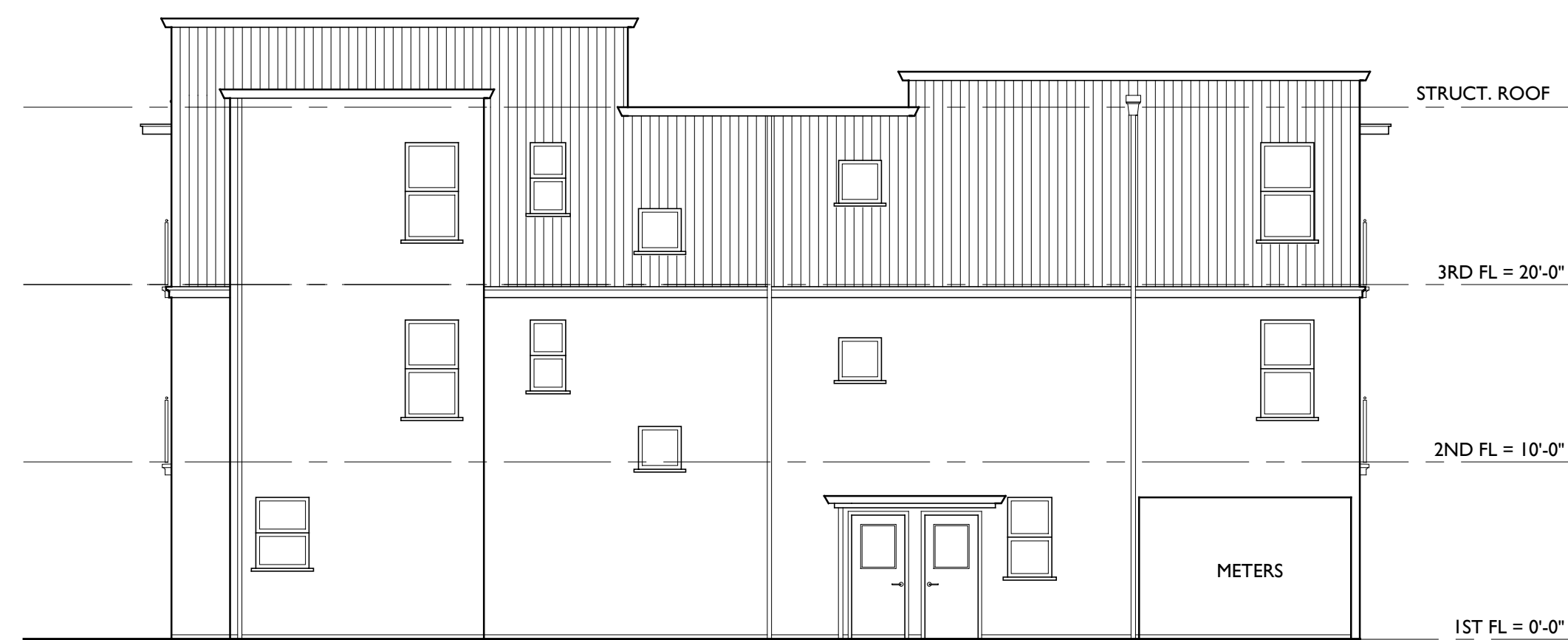
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2 BUILDING SECTION
SCALE: 1/8"=1'-0"



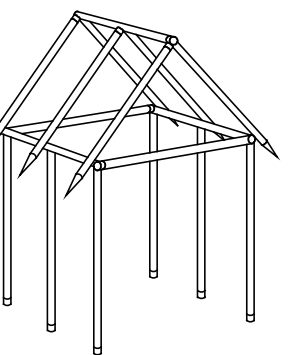
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



5 WEST ELEVATION
SCALE: 1/8"=1'-0"



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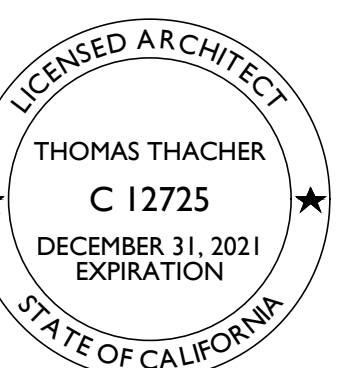
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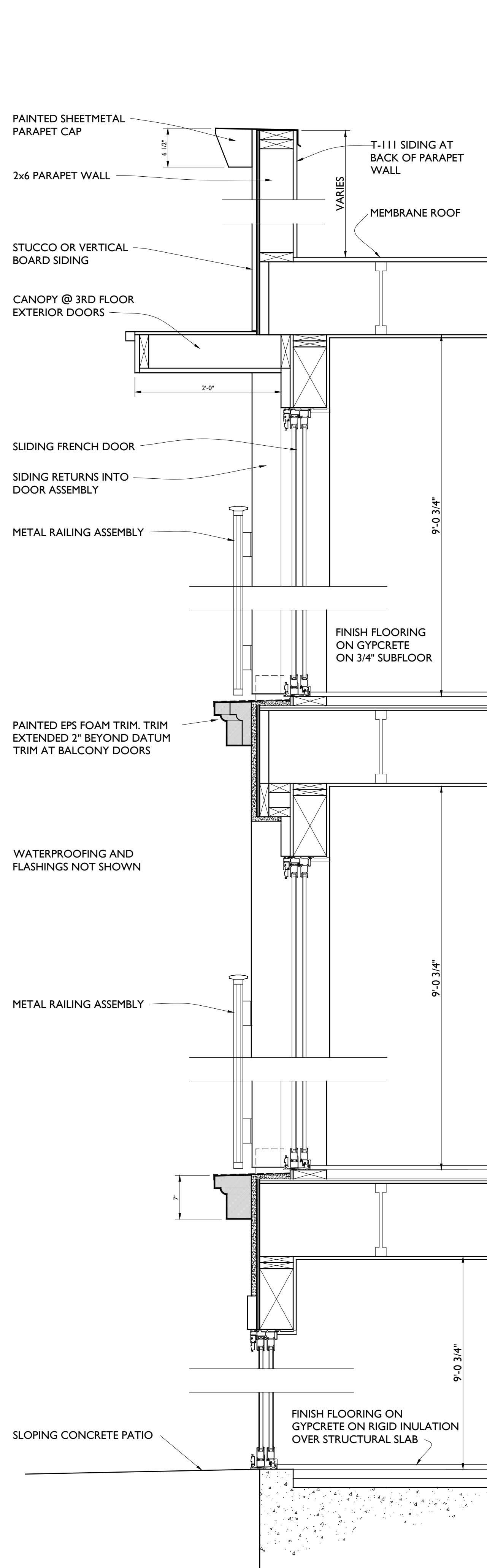
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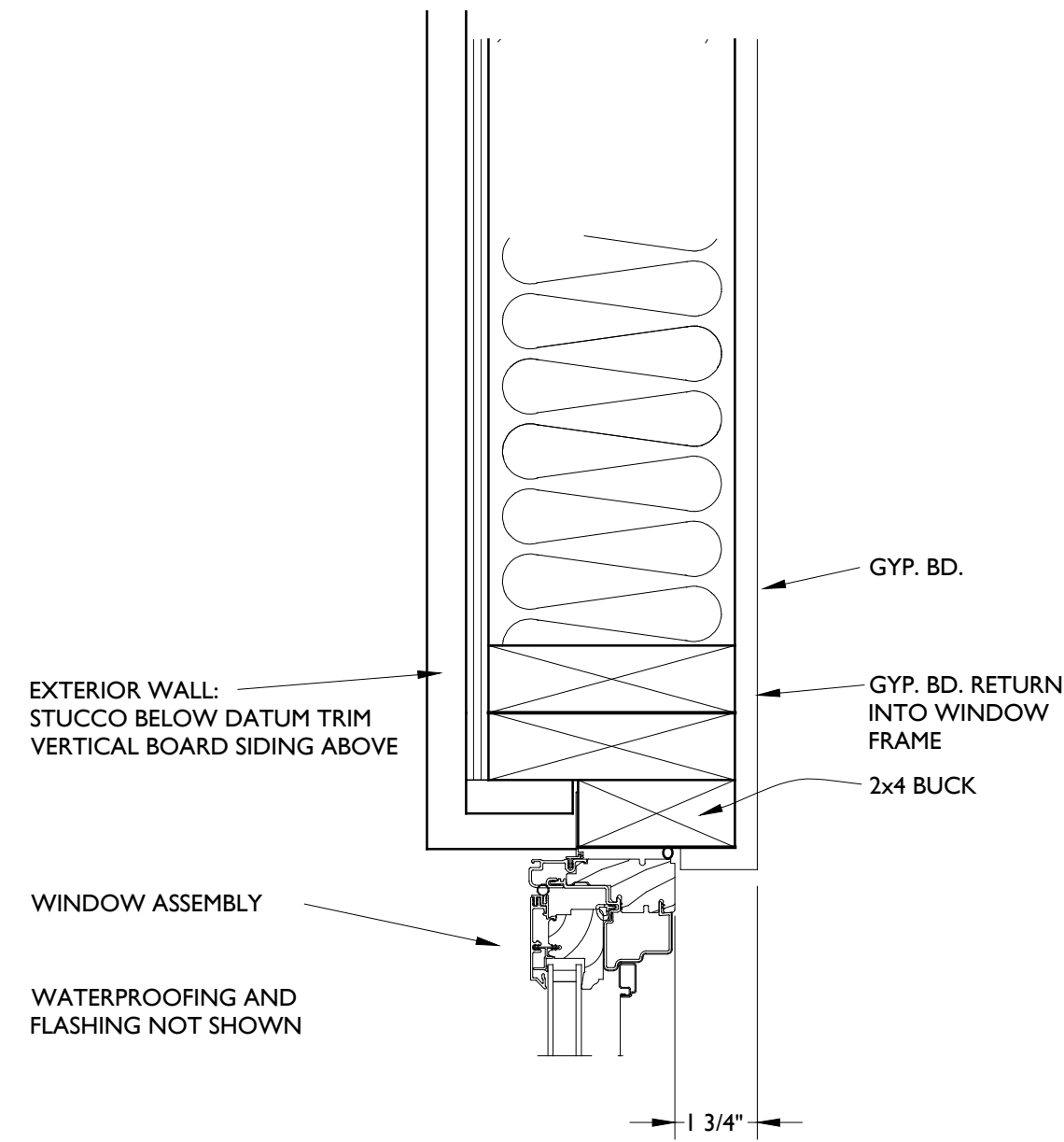


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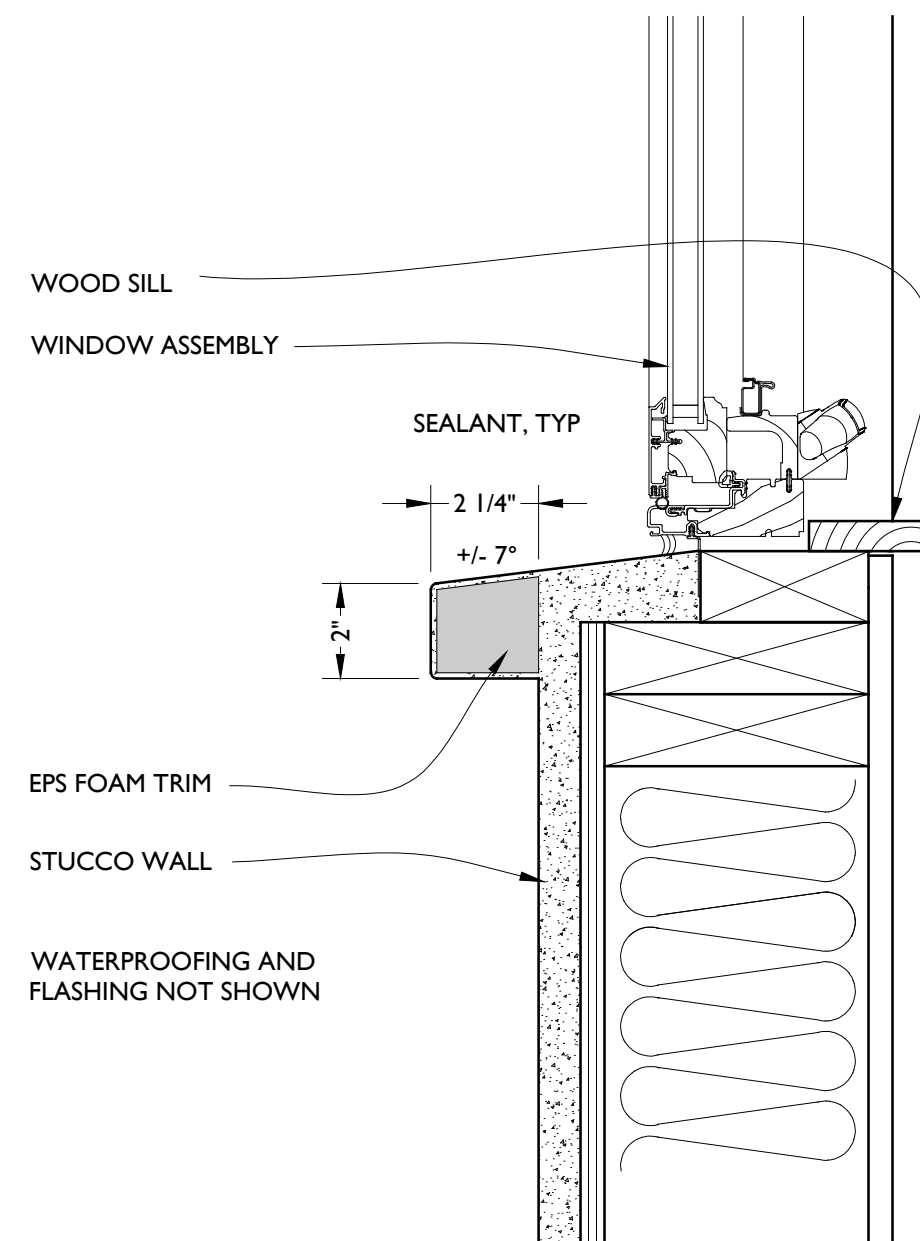
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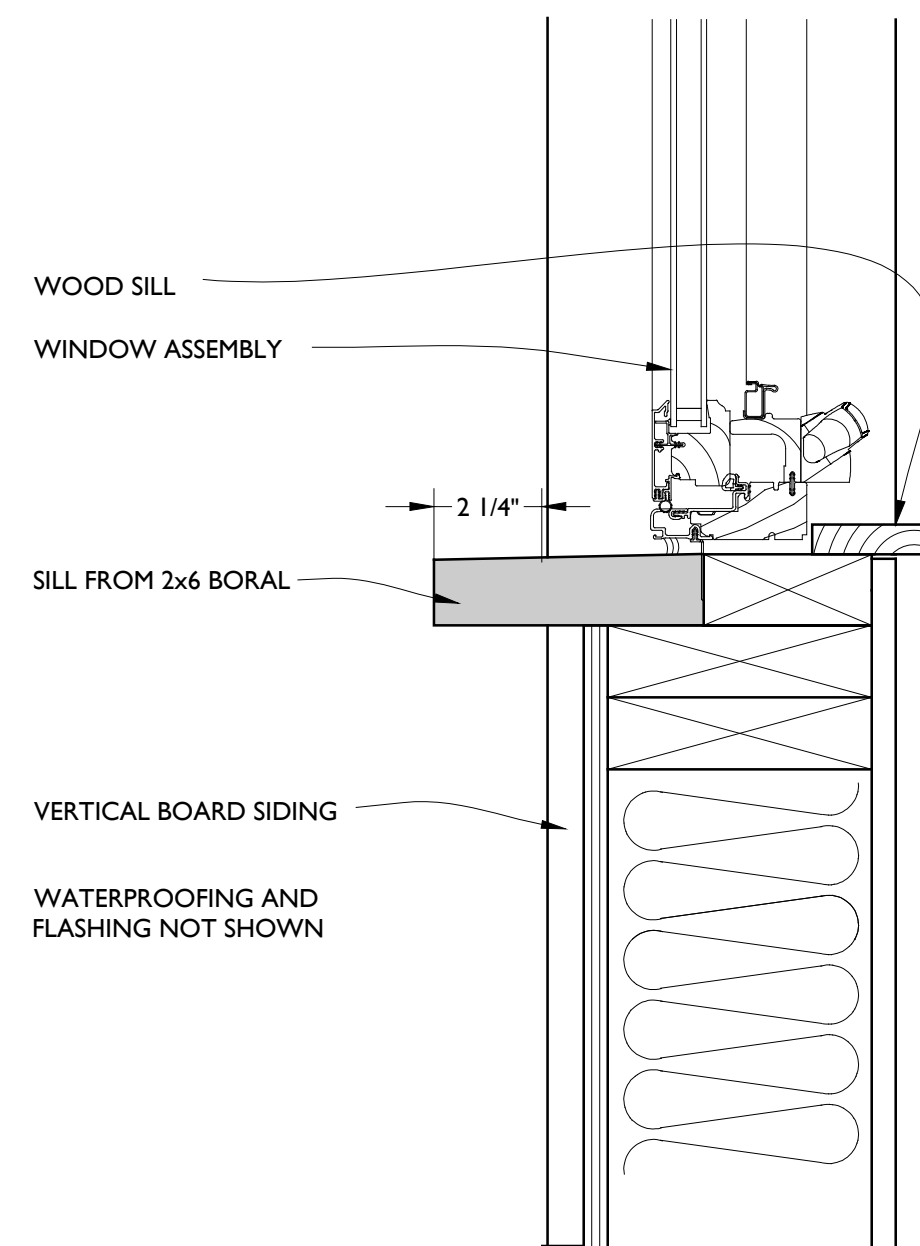
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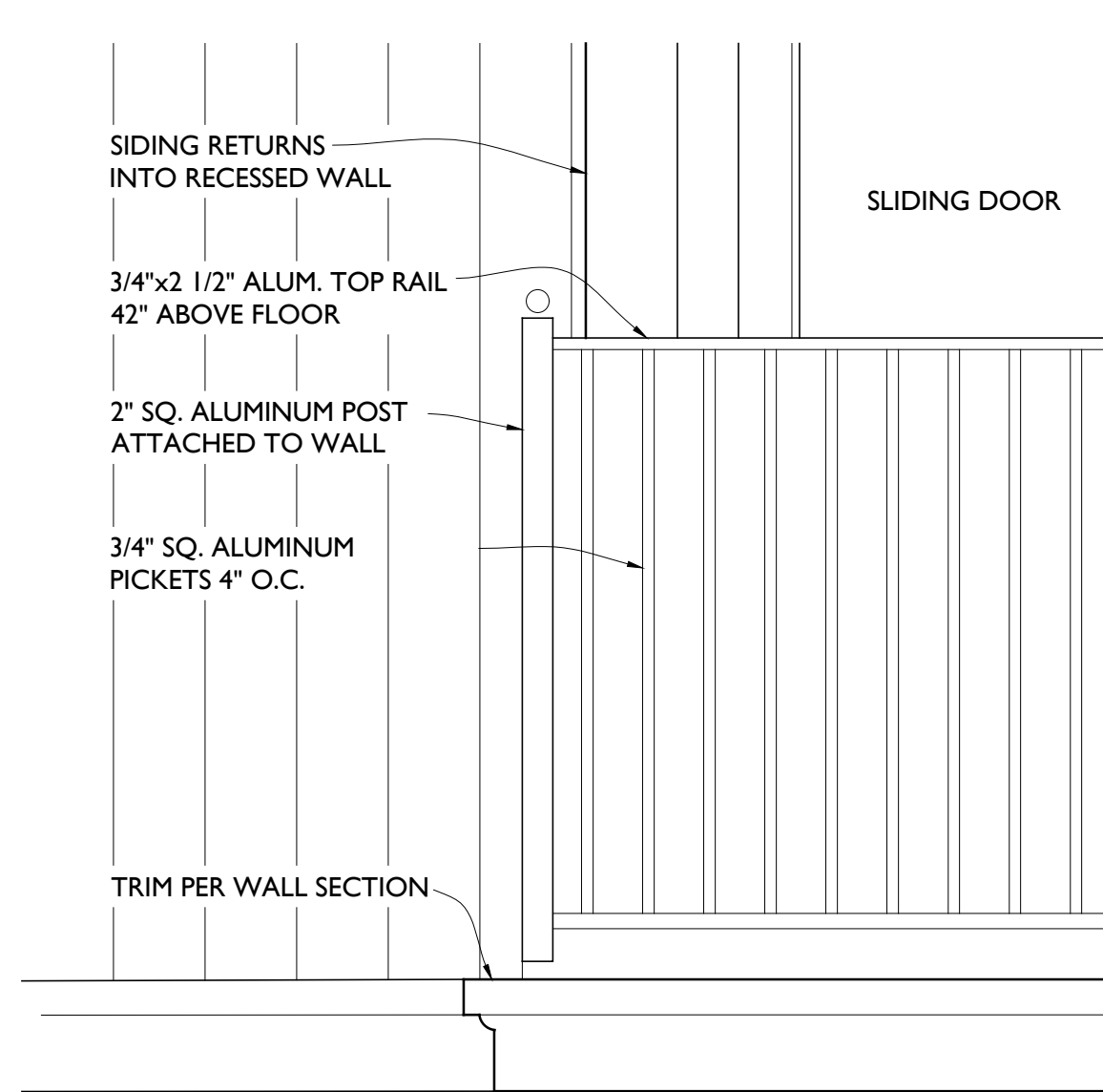
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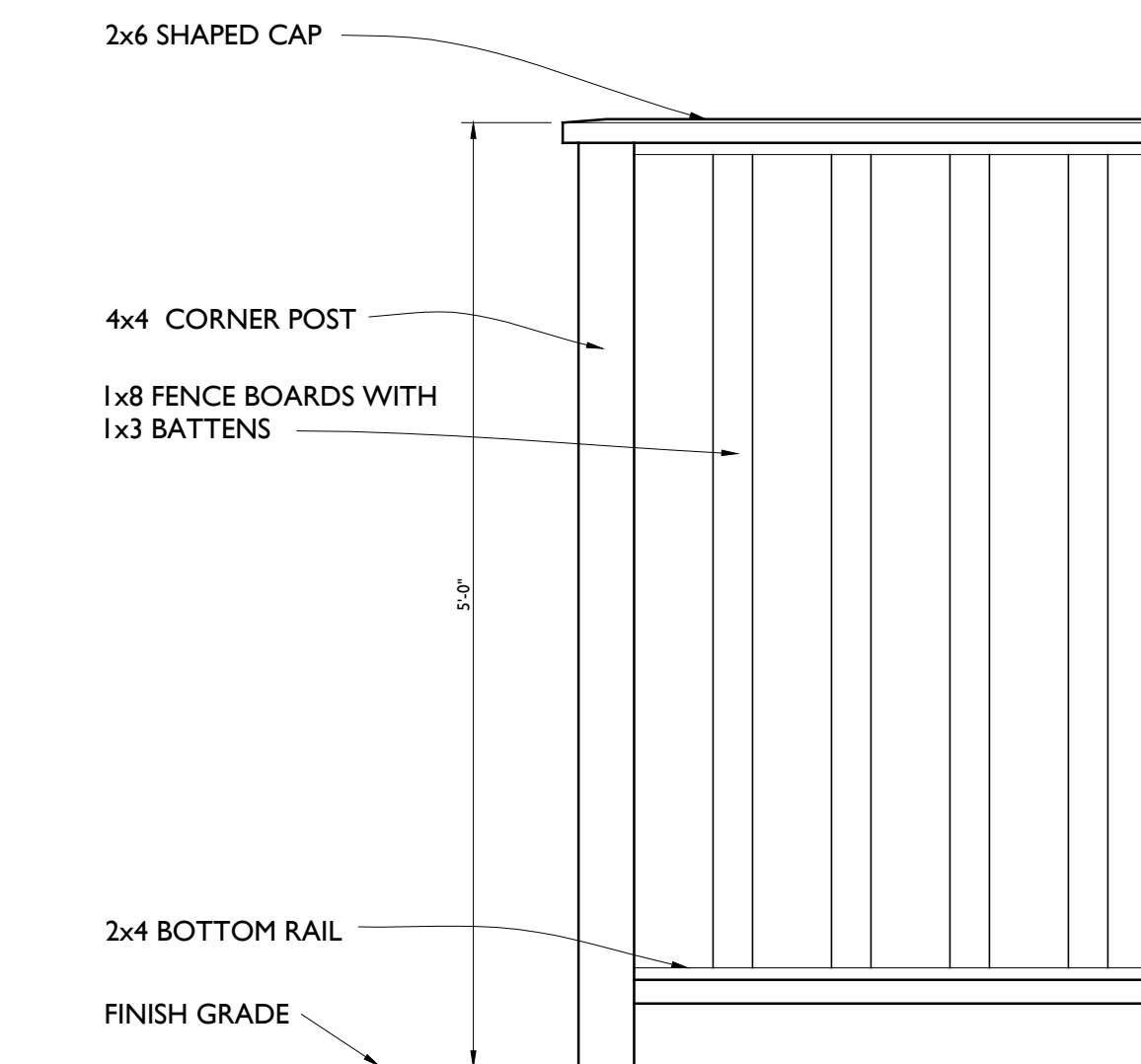
3 TYP. WINDOW SILL @ STUCCO WALL
SCALE: 3" = 1'-0"



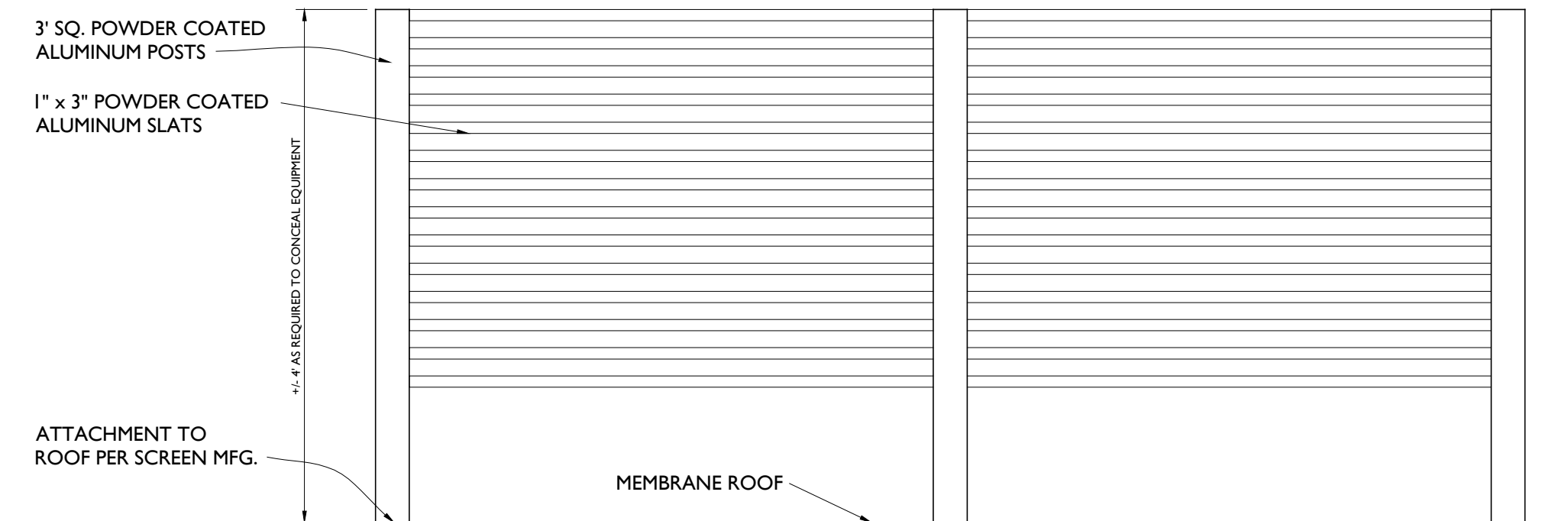
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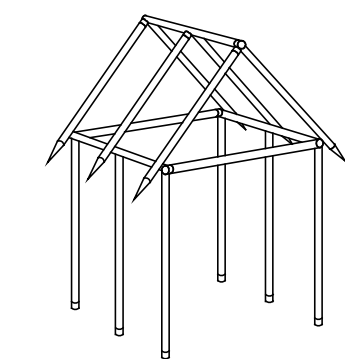
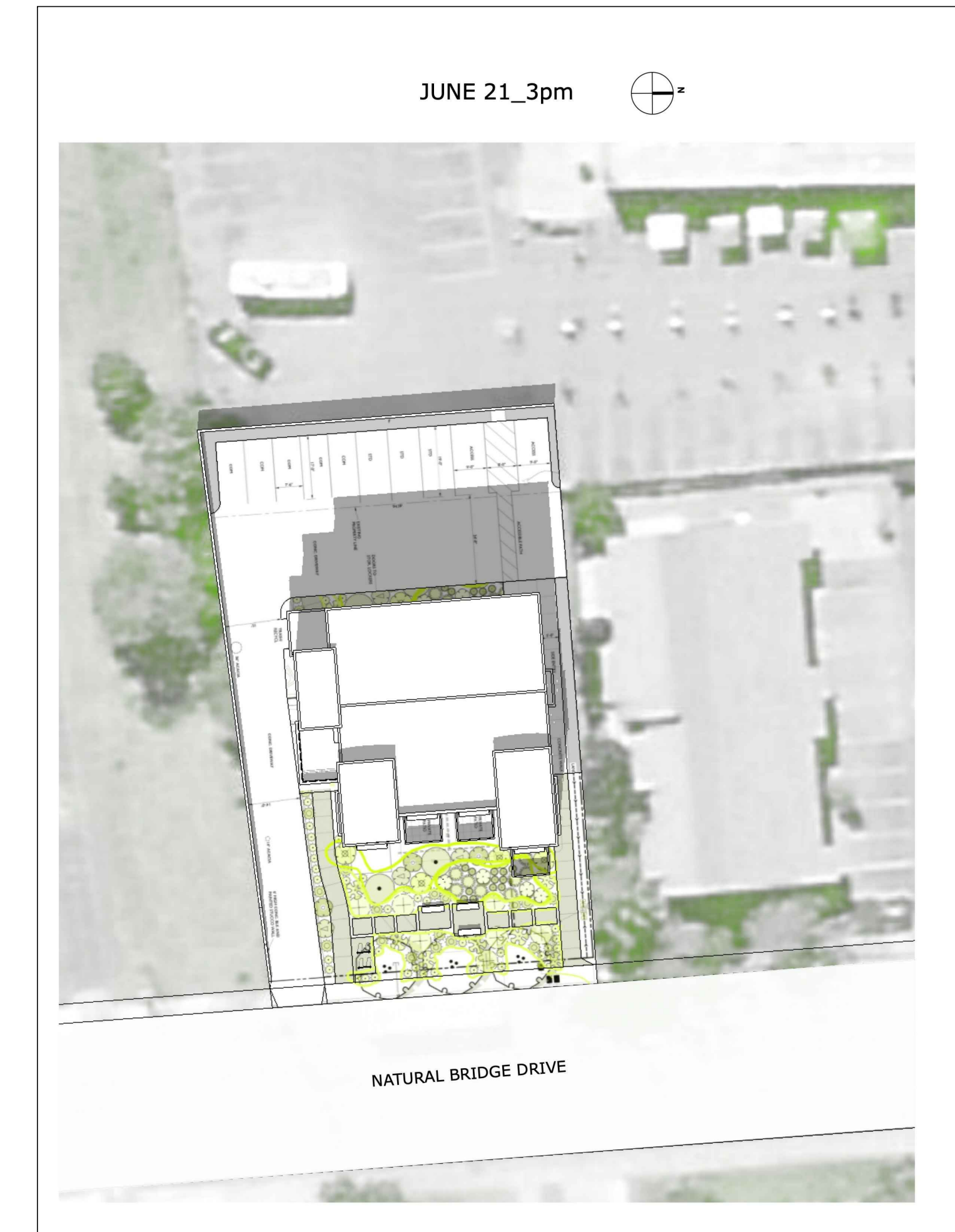
5 BALCONY RAILING
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6 PRIVACY FENCE
SCALE: 1" = 1'-0"



7 ROOFTOP SCREEN
NTS



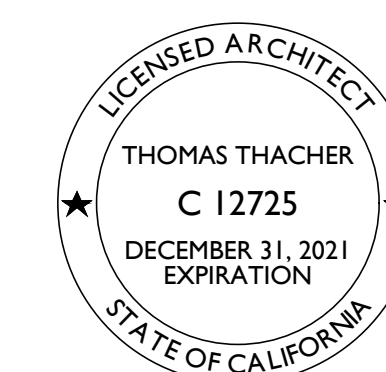
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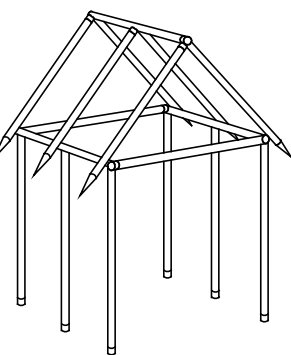
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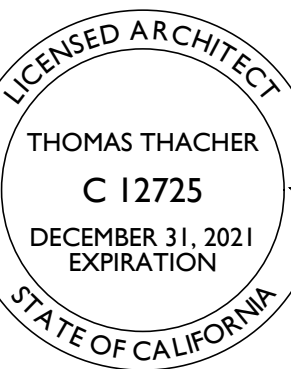
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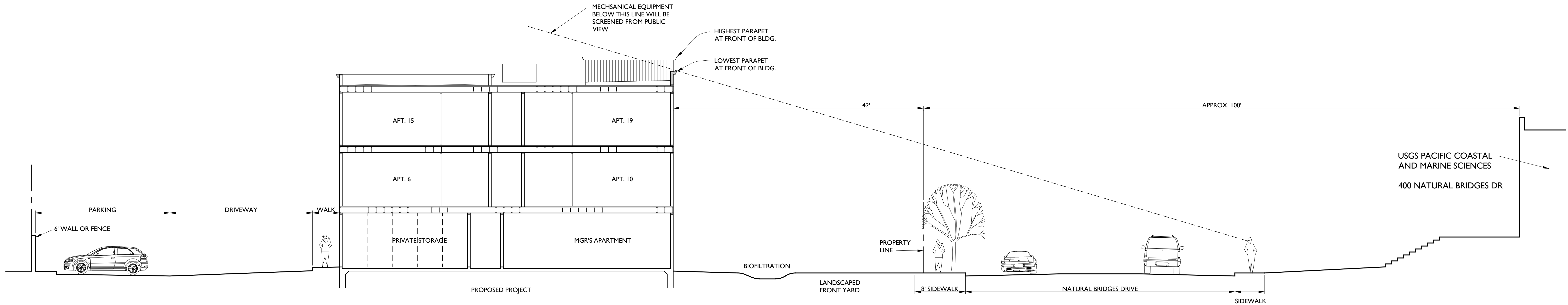


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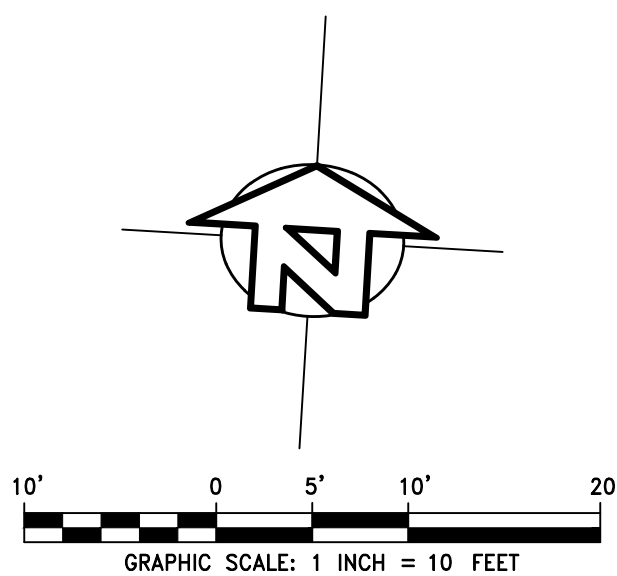
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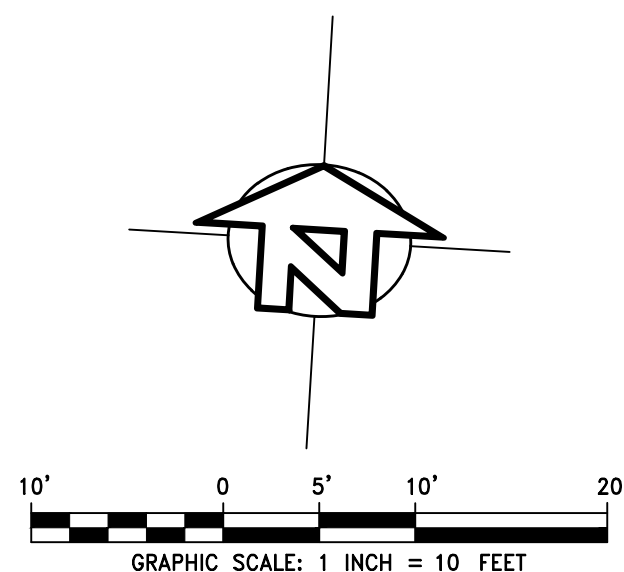
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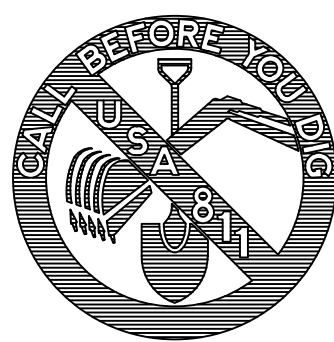
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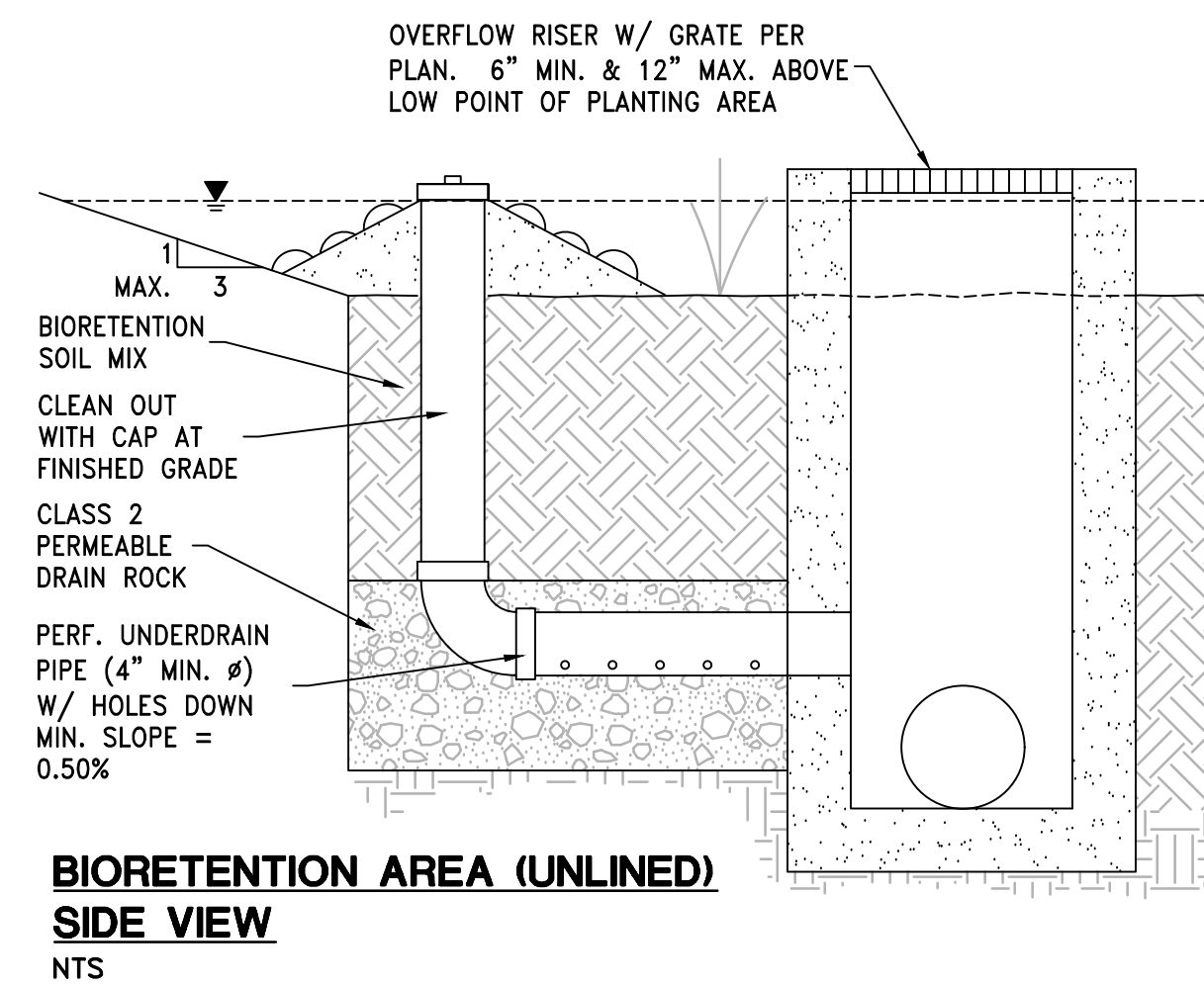
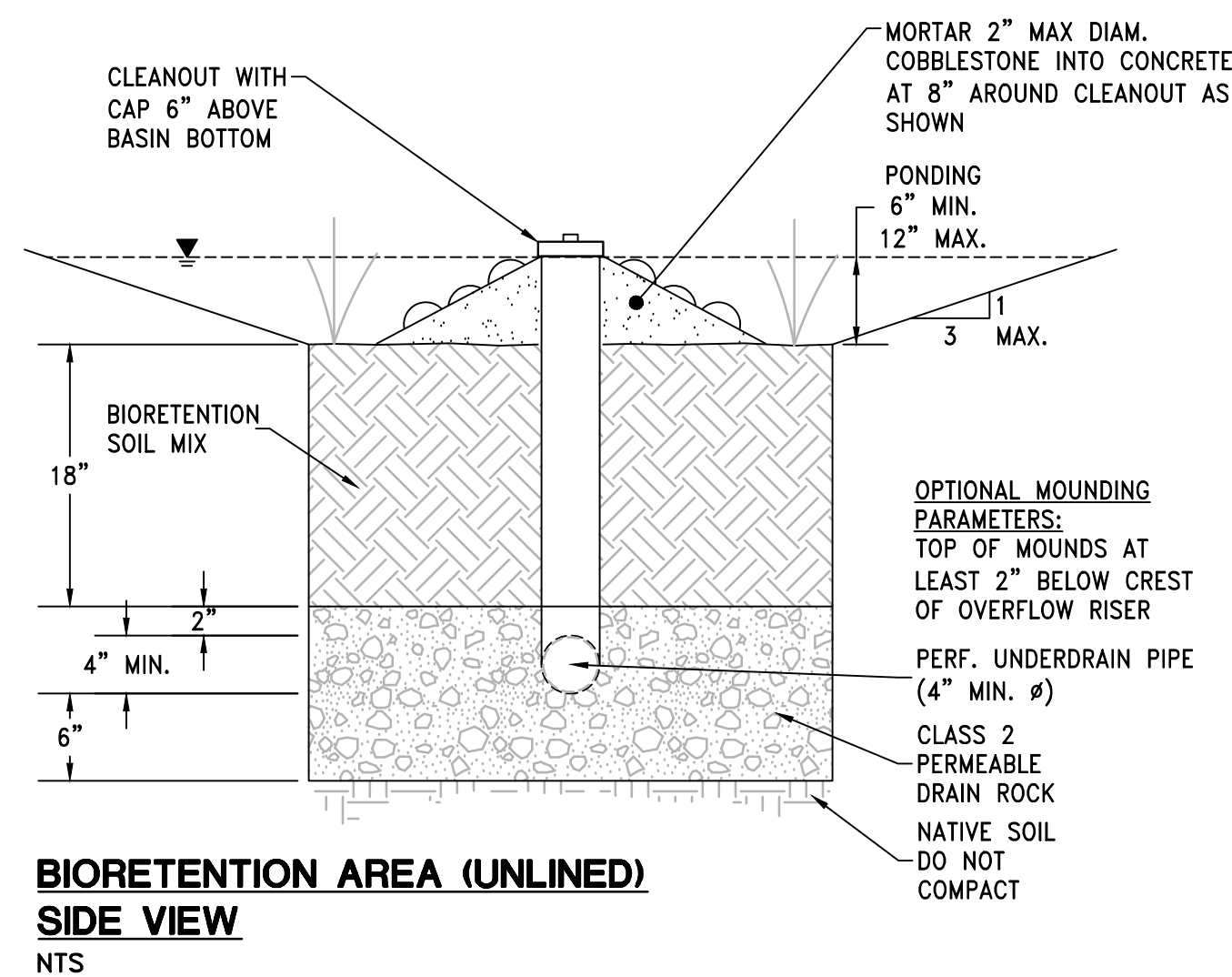


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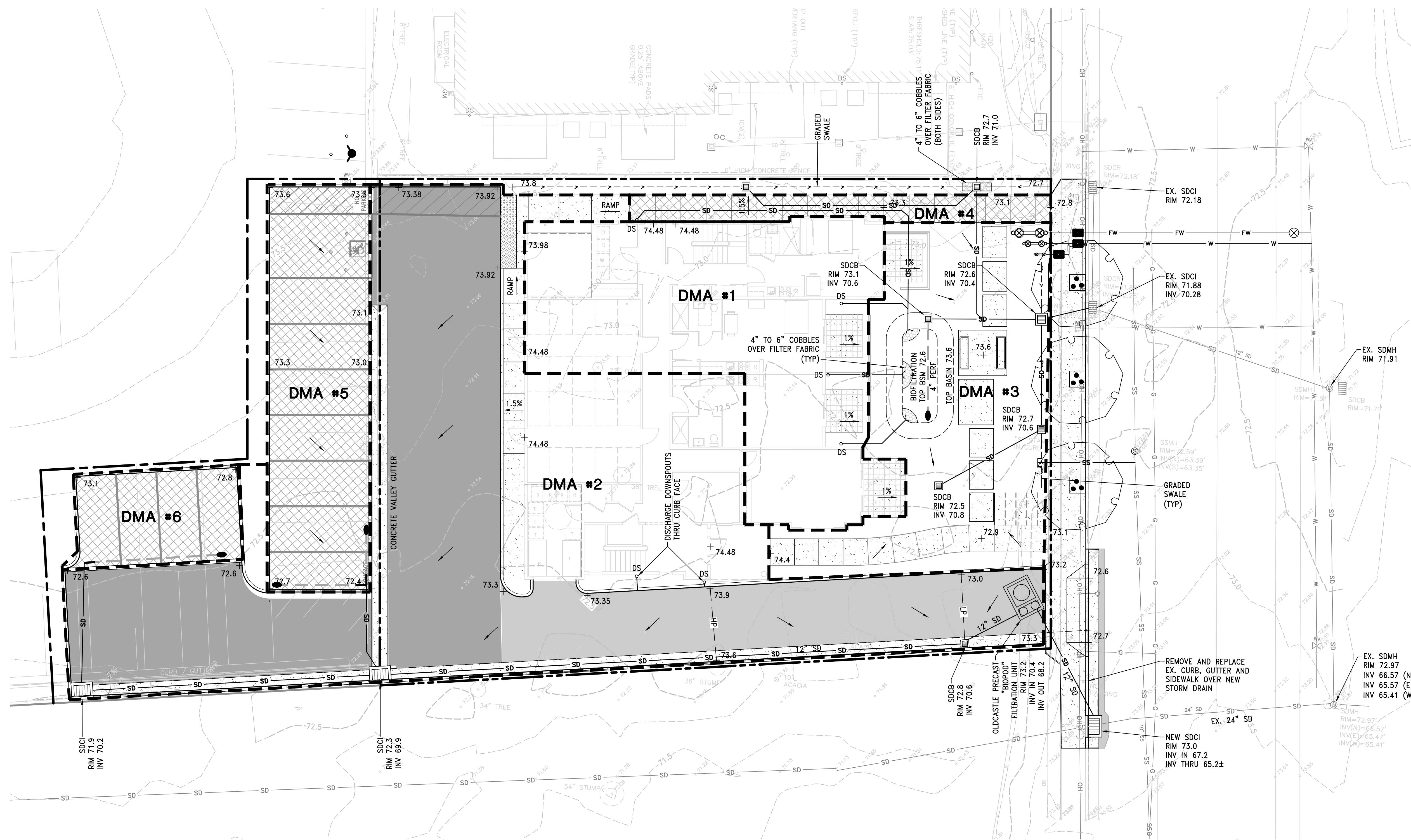


1. ANY SIZES OF NEW SERVICES SHOWN HEREON ARE PRELIMINARY ONLY. FINAL SIZES SHALL BE DETERMINED IN FINAL DESIGN.
2. THE EXISTING DOMESTIC WATER SERVICE IS SHOWN TO BE RETIRED. HOWEVER, IF IRRIGATION CALCULATIONS BY OTHERS IN FINAL DESIGN DEMONSTRATE THE EXISTING SERVICE MAY BE SUITABLE FOR USE, A BACKFLOW DEVICE MAY BE ADDED PROVIDED THE LOCATION AVOIDS CONFLICT WITH THE NEW BIOFILTRATION FACILITY WHILE MEETING THE REQUIREMENTS OF SANTA CRUZ WATER DEPARTMENT. OTHERWISE, A NEW IRRIGATION SERVICE WILL BE REQUIRED AS SHOWN HEREON.
3. THE EXISTING SEWER LATERAL MAY BE RE-USED UPON VERIFICATION OF DEPTH, AND CONDITION BY VIDEO INSPECTION. VIDEO SHALL BE PROVIDED TO PUBLIC WORKS FOR REVIEW AND APPROVAL OF RE-USING THE EXISTING LATERAL. OTHERWISE, A NEW LATERAL WILL BE REQUIRED.





TREATMENT CONTROL MEASURE SUMMARY TABLE								
DMA	DRAINAGE AREA (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (SF)		PROPOSED TREATMENT CONTROL
						REQUIRED	PROVIDED	
DMA #1	2,600	N/A	N/A	2,600	ROOF	104	110	SCM-1 BIOFILTRATION
DMA #2	7,185	160	LANDSCAPE	1,600 5,425	ROOF AC/CONC	281	489 (EQUIV)	SCM-2 BIOPOD FILTRATION UNIT
DMA #3	1,675	1,293	LANDSCAPE	382	CONCRETE	16	1,293	DRAINS TO LANDSCAPE
DMA #4	380	380	PAVERS	N/A	N/A	N/A	N/A	SELF-RETAINING
DMA #5	1,458	1,458	PAVERS	N/A	N/A	N/A	N/A	SELF-RETAINING
DMA #6	552	552	PAVERS	N/A	N/A	N/A	N/A	SELF-RETAINING



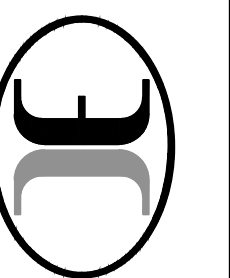
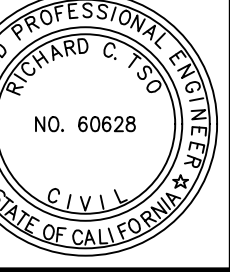
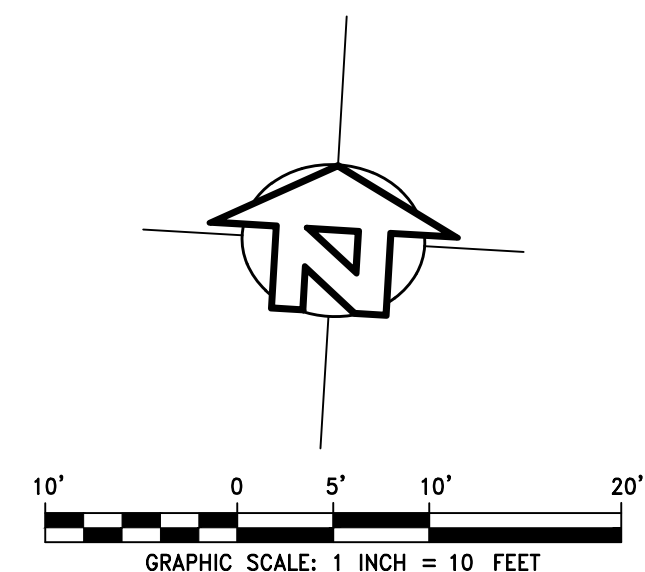
- NOTES:

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 AND SELECT PORTIONS OF PEDESTRIAN WALKWAYS (DMA'S #4-6).
3. TREATMENT WILL BE PROVIDED FOR THE NORTH AND NORTHEASTERLY ROOF AREAS (DMA #1) 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, DRIVE AISLES, AND PARKING AREAS (DMA #2) VIA A "BIOPOD" FILTRATION UNIT LOCATED ALONG THE SOUTHERLY END OF THE PARKING LOT.
5. PRIVATE PATIOS WILL DISCHARGE TO ADJACENT LANDSCAPE AREAS FOR INFILTRATION.
6. AREA DRAINS IN CONCAVE LANDSCAPED AREAS SHALL HAVE RIMS SET 2 INCHES ABOVE ADJACENT GRADES IN ORDER TO PROMOTE PONDING AND INFILTRATION OF RAINFALL (DMA #3).

REQUIREMENT CRITERIA

- TIER 1. RUNOFF REDUCTION
 - SITE IMPERVIOUS SURFACE IS OPTIMIZED
- TIER 2. WATER QUALITY TREATMENT
 - BIOFILTRATION AREA IS PROVIDED FOR DMA #1
 - BIOPOD FILTRATION UNIT FOR DMA #2
 - DMA'S #3 AND #4 ARE SELF-RETAINING
 - ALL LANDSCAPE AREAS ARE SELF-TREATING
- TIER 3. RETENTION REQUIREMENT
 - NOT APPLICABLE
- TIE4 4. PEAK FLOW MANAGEMENT
 - NOT APPLICABLE

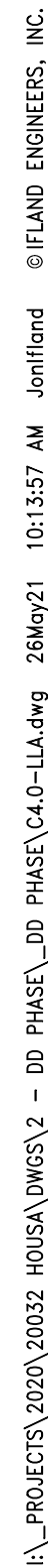
- TIE4 4. PEAK FLOW MANAGEMENT
- NOT APPLICABLE



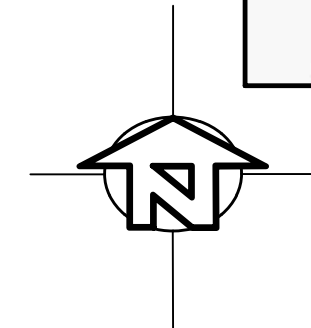


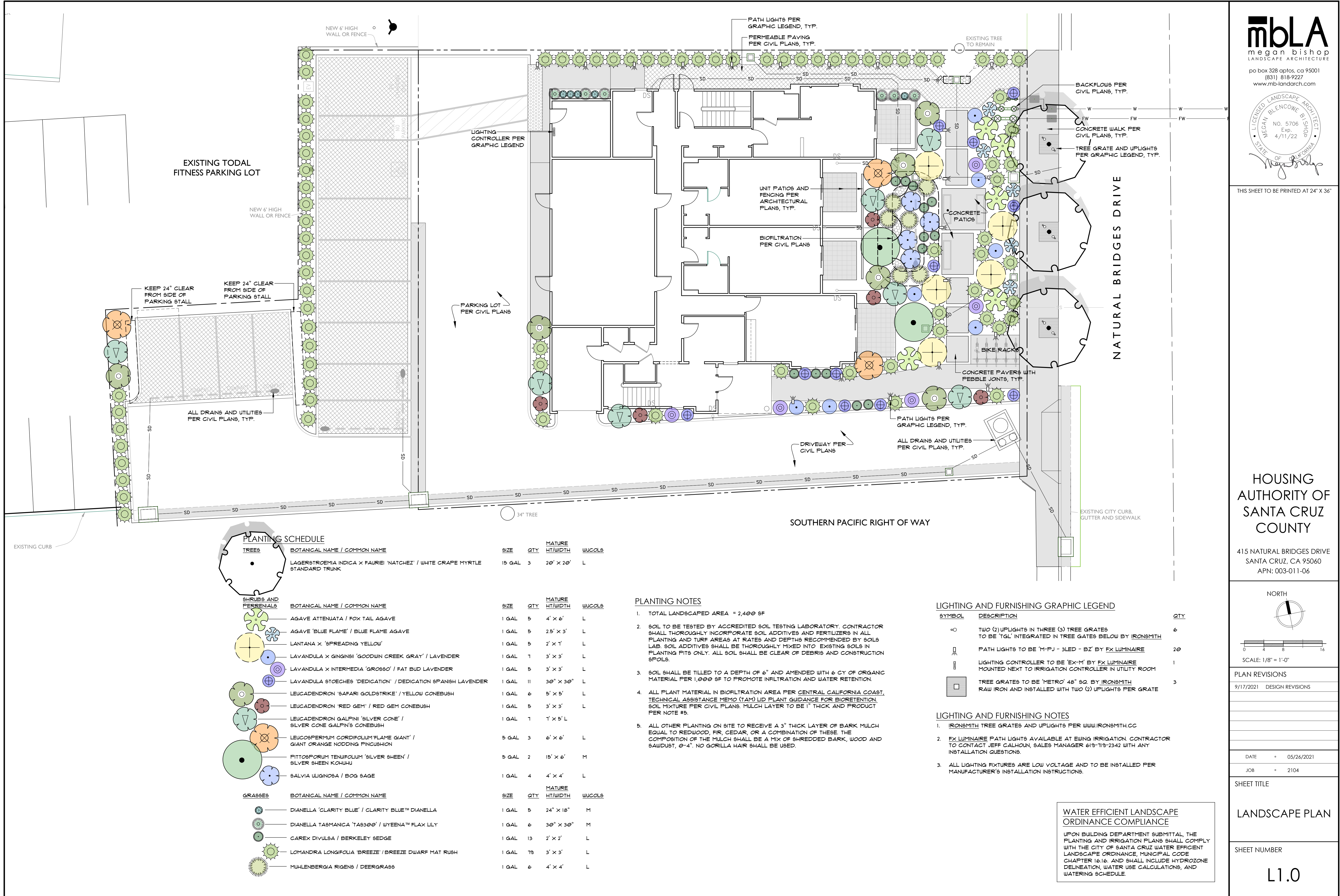
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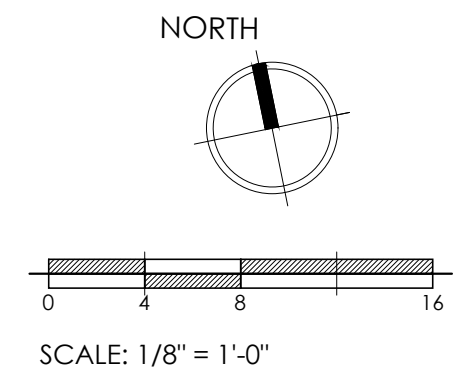




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