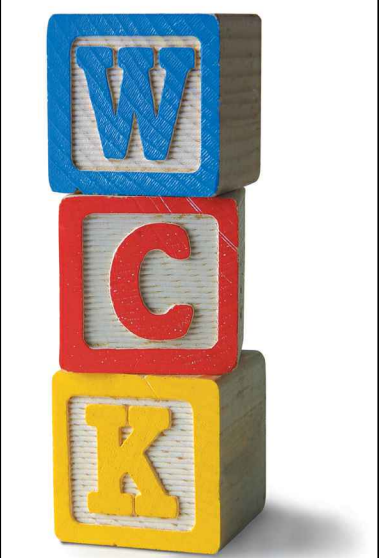


NEW APARTMENT BUILDING FOR
150 FELKER STREET - BASE PLAN
SANTA CRUZ, CALIFORNIA





WILLIAM C. KEMPF
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Santa Cruz, CA 95060
831 459-0951
www.wckempl.com

NEW APARTMENT BUILDING FOR

150 FELKER STREET - BASE PLAN

SANTA CRUZ, CALIFORNIA

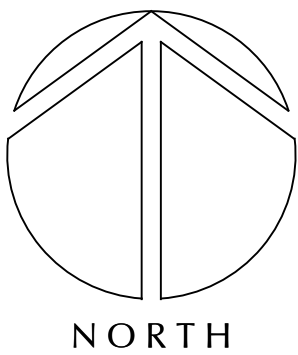
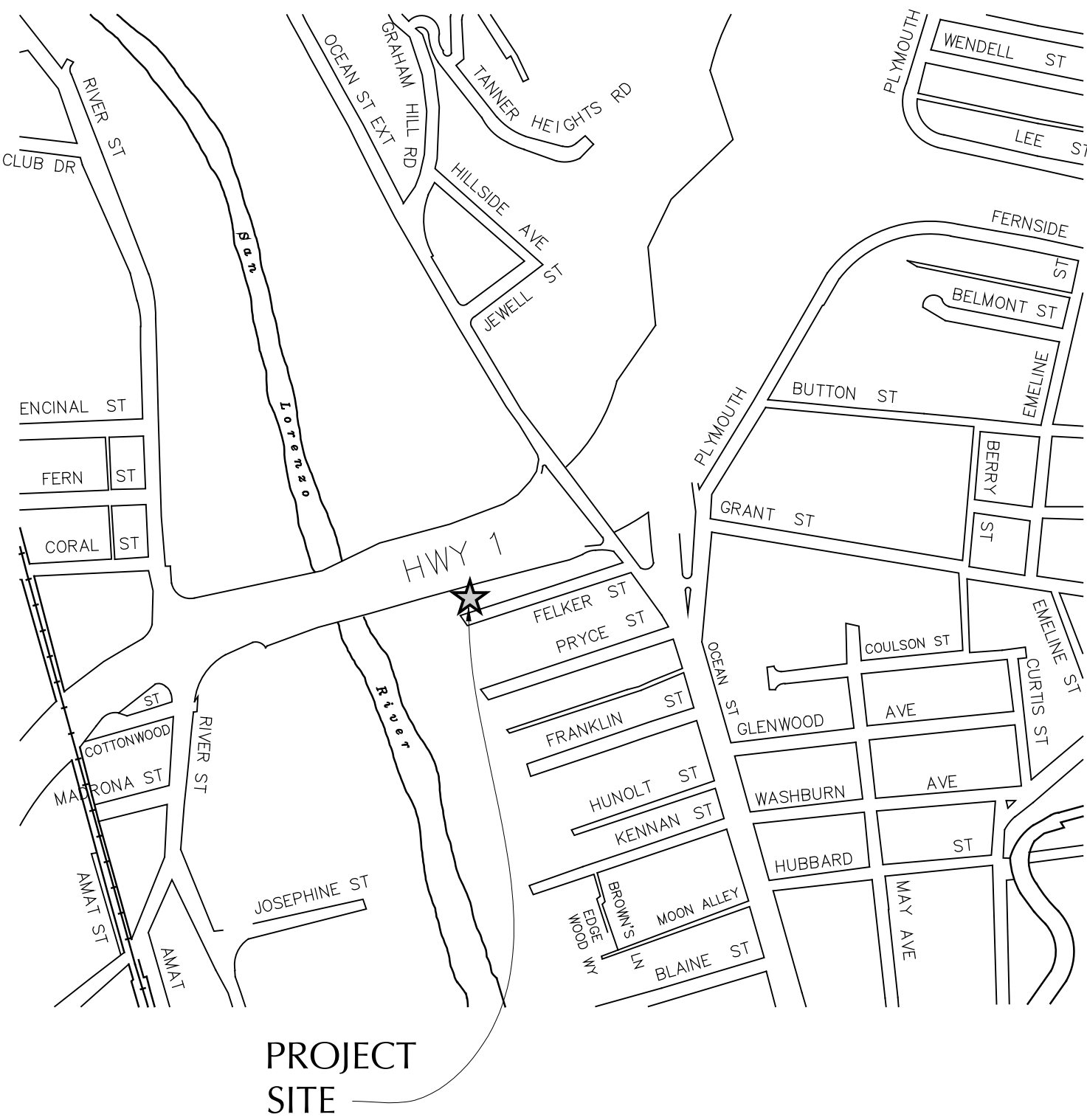
PROJECT DATA & VICINITY MAP

PROJECT SUMMARY

THIS LOT IS ZONED 'R-M' BY THE CITY OF SANTA CRUZ. THE 'R-M' ZONING DENSITY STANDARDS LISTED IN THE ZONING ORDINANCE ARE INCONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN, LAND USE POLICY 3.8 INDICATES THAT 1 BEDROOMS AND STUDIOS ARE EXEMPT FROM THE DENSITY STANDARDS IN THE CORRESPONDING GENERAL PLAN DESIGNATION, M (20.1-30 DU/AC). DUE TO THIS INCONSISTENCY, THE "NO DENSITY" DENSITY IN THE GENERAL PLAN TRUMPS THAT OF THE ZONING ORDINANCE.

THIS SET OF BASE PLANS IS TO BE USED TO DETERMINE THE BASE NUMBER OF UNITS THAT CAN BE PROVIDED IN A BUILDING THAT FULLY CONFORMS TO ALL OF THE OBJECTIVE STANDARDS FOR THE ZONE DISTRICT (HEIGHT, STORIES, OPEN SPACE, SETBACKS, ETC.). THESE PLANS SHOW WE CAN CONSTRUCT, 22 UNITS WITHOUT THE DENSITY BONUS CONFORMING TO ALL APPLICABLE ZONING STANDARDS. THIS NUMBER OF UNITS SHALL BE USED TO DETERMINE THE NUMBER OF UNITS ALLOWED USING THE THE AFFORDABLE DENSITY BONUS. THE PROPOSED DENSITY BONUS PROJECT HAS BEEN PROVIDED IN A SEPARATE SET OF DRAWINGS.

VICINITY MAP



SHEET INDEX

- A-1.1 PROJECT SUMMARY, VICINITY MAP, SHEET INDEX
- A-1.2 PROJECT DATA
- A-2.1 EXISTING & DEMOLITION SITE PLAN
- A-3.1 FIRST FLOOR & SITE PLAN
- A-3.2 SECOND FLOOR PLAN
- A-3.3 THIRD FLOOR PLAN
- A-3.4 ROOF PLAN
- A-4.1 SITE & BUILDING SECTION
- A-5.1 PROPOSED EXTERIOR ELEVATIONS
- A-5.2 PROPOSED EXTERIOR ELEVATIONS
- A-6.1 PERSPECTIVE VIEWS

PROJECT DATA

| | |
|----------------------|--|
| OWNER: | AEST REALTY 4100 MOORPARK AVENUE SAN JOSE, CA 95117 ARTHUR LIN: 408 510-1722 |
| PROJECT SITE: | APN: 008-181-23 150 FELKER STREET SANTA CRUZ, CA 95060 |
| SITE AREA: | 17,947 SQ. FT., 0.412 ACRES |
| ZONING: | RM (MULTIPLE RESIDENCE MEDIUM RISE) |
| PROJECT DESCRIPTION: | DEMOLISH EXISTING COMMERCIAL BUILDING AND CONSTRUCT A NEW APARTMENT BUILDING IN ITS PLACE. THE PROJECT PROPOSED TO UTILIZE CA STATE AB 2345 TO PROVIDE A 32 UNIT APARTMENT BUILDING WITH (4 VERY LOW INCOME UNITS) |

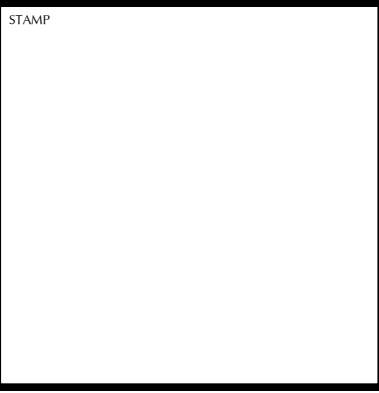
SEE SHEET A-1.2 FOR CONTINUED PROJECT DATA

BUILDING DESIGN NATURAL GAS FREE AS REQUIRED BY SCMC 6.100

| | |
|---------------|------------------|
| DRAWING DATE: | DECEMBER 7, 2021 |
| A.P.N. | 008-181-23 |
| CLIENT NAME: | ARTHUR LIN |
| PROJECT NAME: | FELKER STREET |

| REVISIONS | | |
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BASE PLANS
A-1.1

Project Design Data* – BASE PLAN

**this sheet is provided in place of the City of Santa Cruz standard 'Form 2 – Project Design Data'*

Site Information

Project site: 150 Felker Street
Santa Cruz, CA 95060
APN: 008-181-23
Site Area: 17,947 sq. Ft., 0.412 acres
Zoning: RM (Multiple Residence Medium Rise)

Building Areas

Existing Structure to be Removed
First Floor 5,569 sq. ft.

Proposed Floor Area
First Floor
Garage 9,216 sq. ft.
Common Area (Stairs / Elevator, Bike Parking, mail) 1,235 sq. ft.
Building Services (Trash, Mechanical, MPOE) 584 sq. ft.
Total 11,035 sq. ft.

Second Floor
Residential 8,136 sq. ft.
Private Patio 912 sq. ft.
Building Services (Storage) 46 sq. ft.
Common Area (Hallway and Stairs) 1,716 sq. ft.
Total 10,810sq. ft.

Third Floor
Residential 8,136 sq. ft.
Private Patio 912 sq. ft.
Building Services (Storage) 46 sq. ft.
Common Area (Hallway and Stairs) 1,716 sq. ft.
Total 10,810sq. ft.

Proposed Building Total 32,655 sq. ft.

Proposed Building Height 35'-0"

Dwelling Unit Breakdown

| Unit Type | # Of Bedrooms | Area | # Of Units |
|-----------|---------------|----------|------------|
| A | 1 Bedroom | 762 S.F. | 12 |
| B | 1 Bedroom | 737 S.F. | 8 |
| C | 1 Bedroom | 612 S.F. | 2 |

Average Unit Area: 739 S.F.
Total Number of Units: 22 Units

Open Space

Required Open Space (SCMC 24.10.550)
1 Bedroom / Studio Units require 200 sq. ft. per unit x 22 units = 4,400 sq. f.t open space required

Provided Open Space
Private (covered patios at dwelling units) 2,736 sq. ft.
Common (uncovered at ground floor) 3,852 sq. ft.
Total Provided 6,588 sq. ft.

Parking

Required Car Parking (SCMC 24.16.256*)
Zero- to one-bedroom units: one on-site parking space x 22 units = 22 parking spaces required

Car Parking Provided
Uncovered 0 spaces
Covered
Standard 18 spaces
Compact 8 spaces
Accessible 2 spaces
Total 28 spaces

Required Bike Parking (SCMC 24.12.250)

(1) 'Class 1' bike parking space per unit x 22 units = 22 'Class 1' bike parking spaces required
(1) 'Class 2' space per every four units x 22 units = 6 'Class 2' bike parking spaces required

Total bike parking spaces required 28 spaces

Provided Required Bike Parking

'Class 1' bike parking provided 32 spaces
'Class 2' bike parking provided 8 spaces
Total bike parking spaces provided 40 spaces



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SANTA CRUZ, CALIFORNIA
PROJECT DATA

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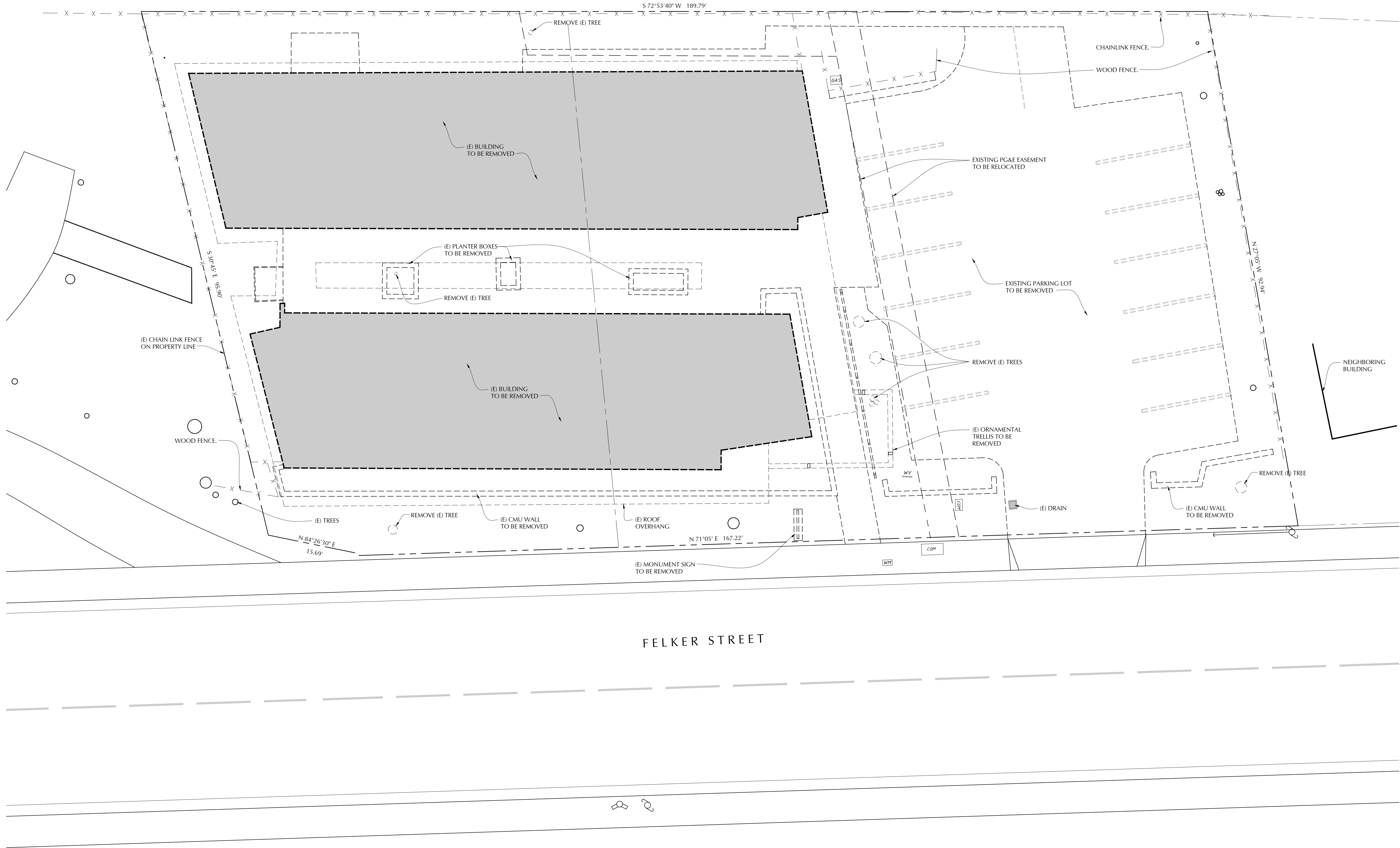
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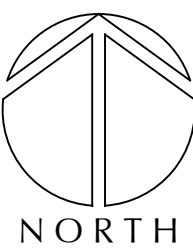
BASE PLANS
A-1.2



1

EXISTING & DEMOLITION SITE PLAN

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



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SANTA CRUZ, CALIFORNIA
EXISTING & DEMOLITION SITE PLAN

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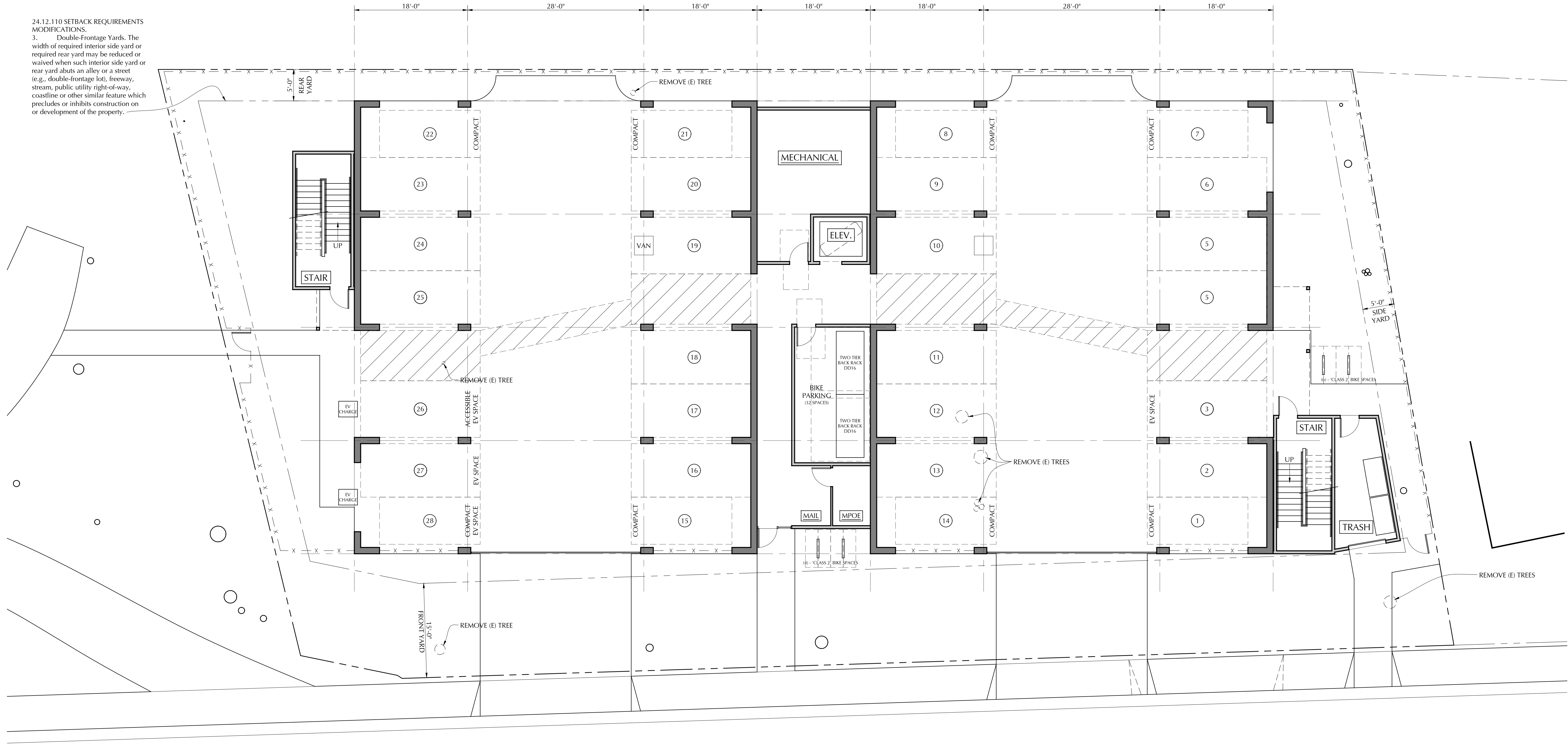
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BASE PLANS
A-2.1

24.12.110 SETBACK REQUIREMENTS MODIFICATIONS.
3. Double-Frontage Yards. The width of required interior side yard or required rear yard may be reduced or waived when such interior side yard or rear yard abuts an alley or a street (e.g., double-frontage lot), freeway, stream, public utility right-of-way, coastline or other similar feature which precludes or inhibits construction on or development of the property.



1

SITE & GROUND FLOOR PLAN

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



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NEW APARTMENT BUILDING FOR
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SANTA CRUZ, CALIFORNIA
SITE & GROUND FLOOR PLAN

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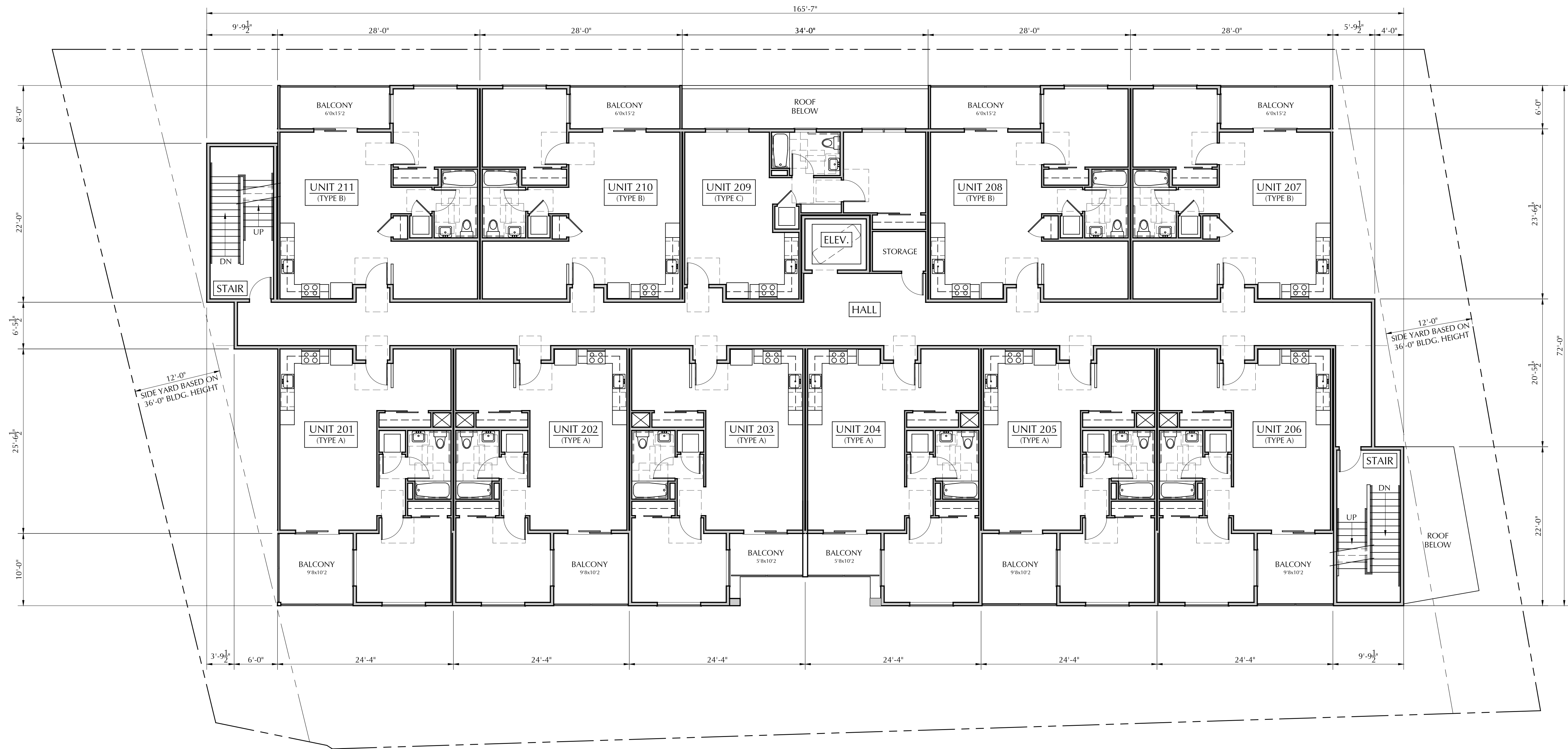
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BASE PLANS
A-3.1



1

SECOND FLOOR PLAN

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



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NEW APARTMENT BUILDING FOR
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SANTA CRUZ, CALIFORNIA
SECOND FLOOR PLAN

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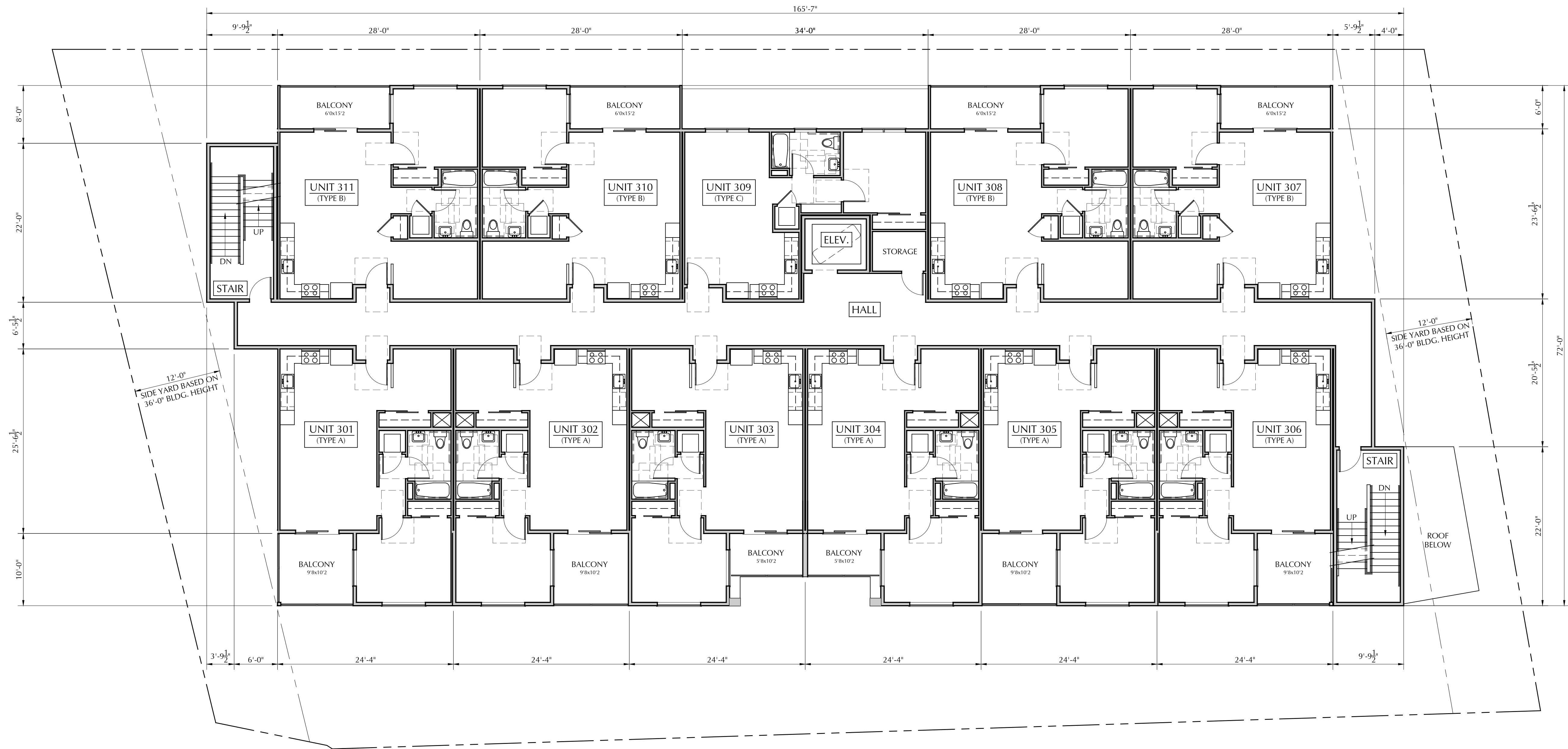
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BASE PLANS
A-3.2



1

THIRD FLOOR PLAN

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



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NEW APARTMENT BUILDING FOR
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SANTA CRUZ, CALIFORNIA
THIRD FLOOR PLAN

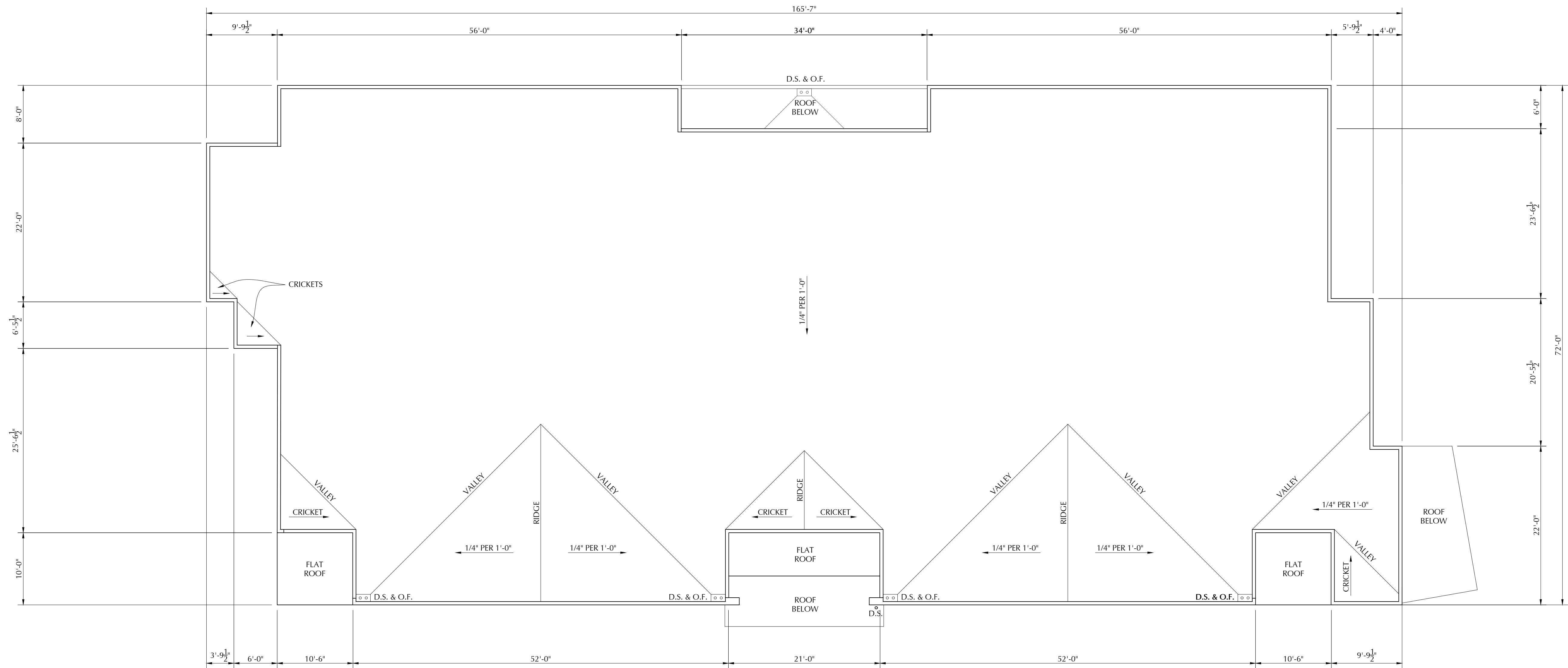
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| CLIENT NAME: | |
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1

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



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NEW APARTMENT BUILDING FOR
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SANTA CRUZ, CALIFORNIA
ROOF PLAN

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| PROJECT NAME: | FELKER STREET |

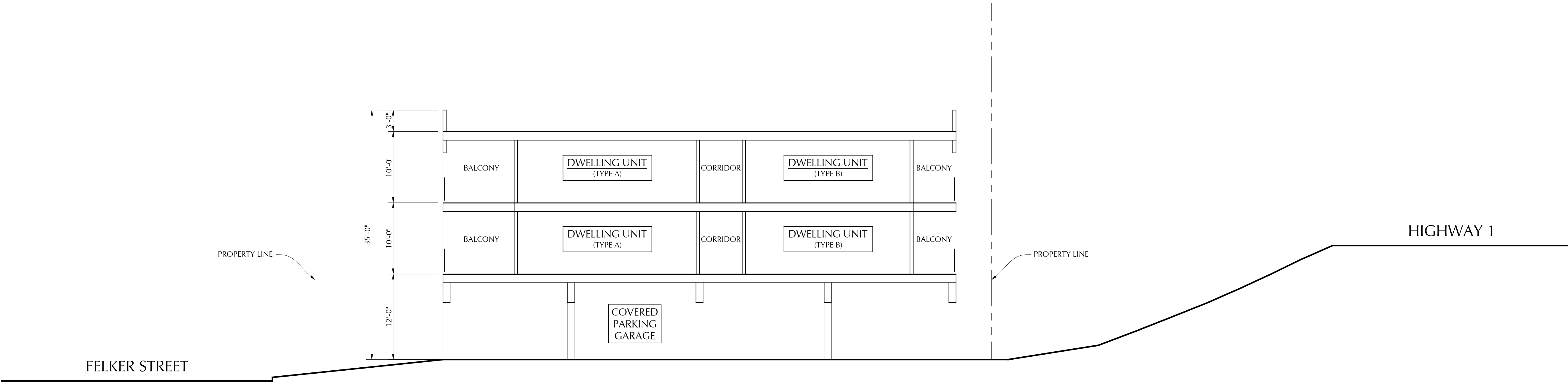
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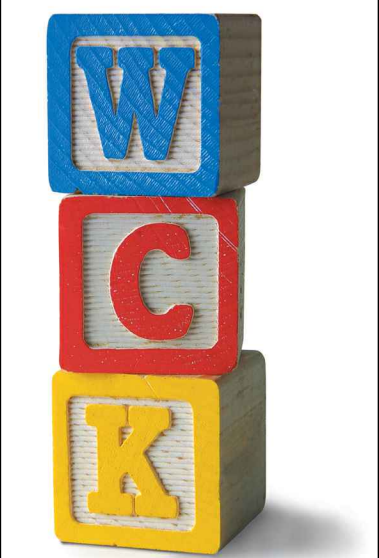
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BASE PLANS
A-3.4



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



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NEW APARTMENT BUILDING FOR

150 FELKER STREET - BASE PLAN

SANTA CRUZ, CALIFORNIA

SITE & BUILDING SECTION

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| PROJECT NAME: | FELKER STREET |

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150 FELKER STREET - BASE PLAN
SANTA CRUZ, CALIFORNIA
EXTERIOR ELEVATIONS

| |
|--------------------------------------|
| EXPIRATION DATE: DECEMBER 7, 2021 |
| PHONE NUMBER: 008-181-23 |
| NAME: ARTHUR LIN |
| ADDRESS: FELKER STREET |

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BASE PLANS

A-5.2



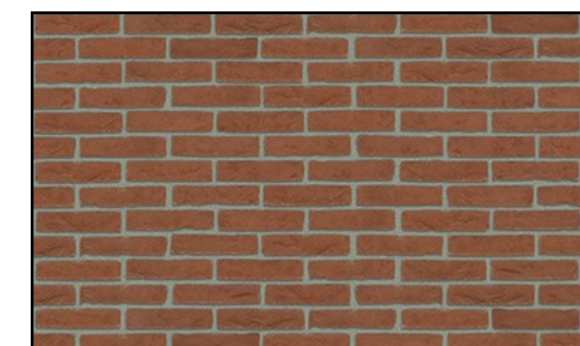
NORTH ELEVATION

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

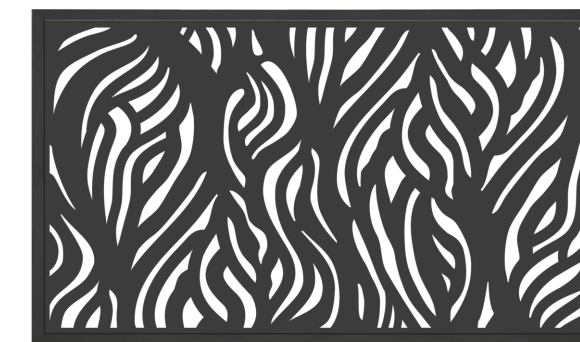
BUILDING MATERIALS PALETTE



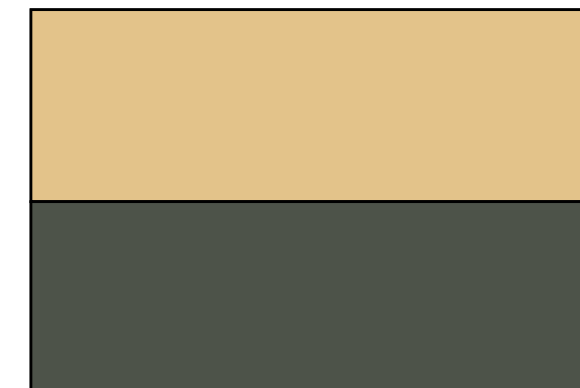
ENGINEERED STONE CAP



THINSET BRICK VENEER



DECORATIVE POWDERCOATED METAL RAILING PANELS



PAINT: SW7685-WHITE RAISIN

PAINT: SW7730-FORESTWOOD

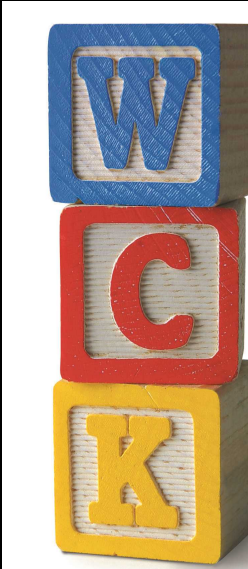


WROUGHT IRON FENCING



EAST ELEVATION

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



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SANTA CRUZ, CALIFORNIA
PERSPECTIVE VIEWS

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| SHEET | BASE PLANS |

SHEET BASE PLANS

A-6.1