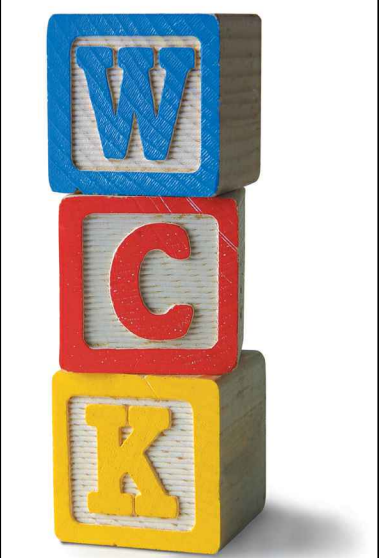


NEW APARTMENT BUILDING FOR  
150 FELKER STREET - BASE PLAN  
SANTA CRUZ, CALIFORNIA





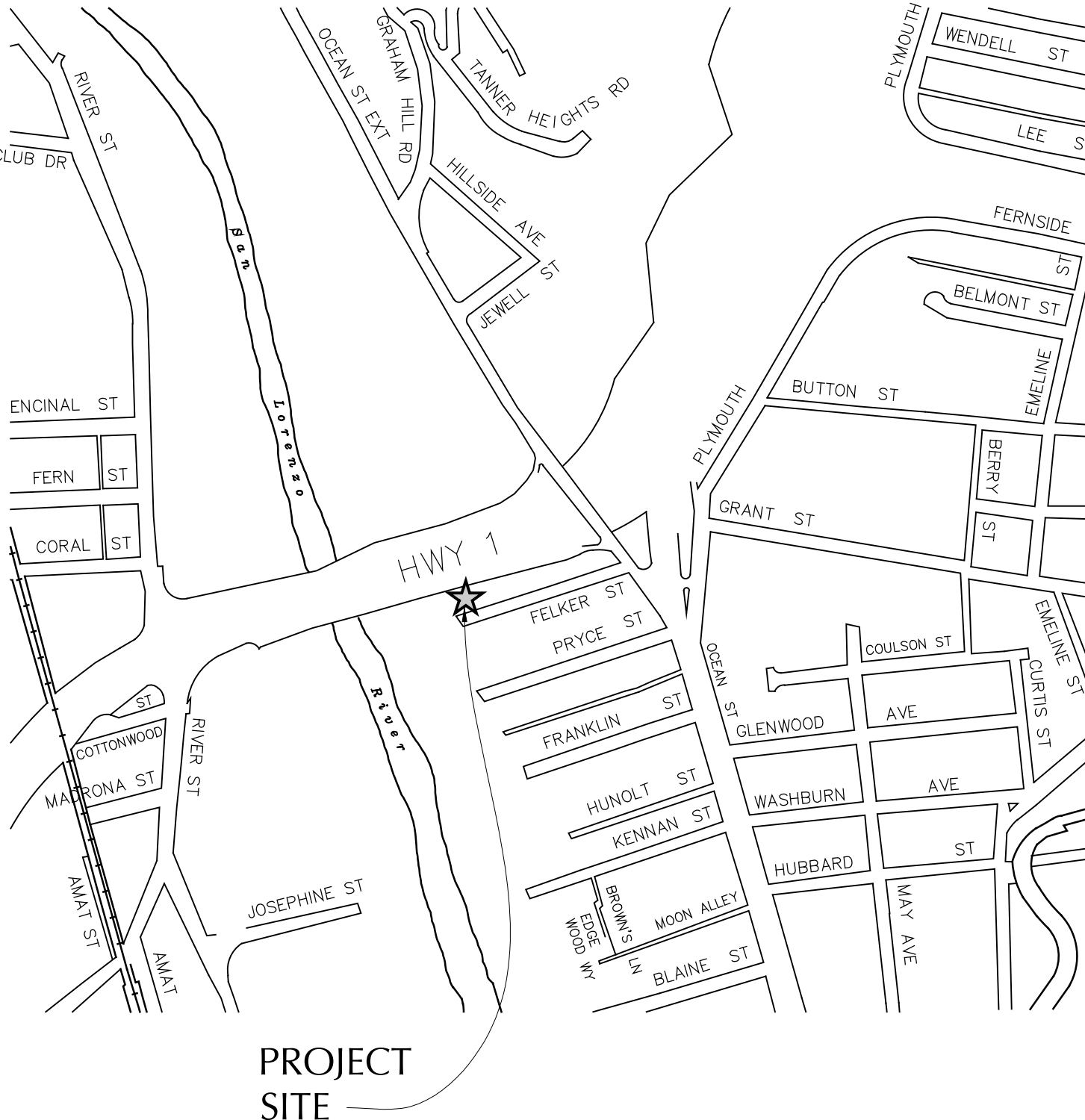
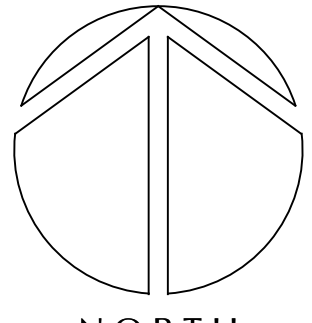
WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempl.com

NEW APARTMENT BUILDING FOR

150 FELKER STREET - BASE PLAN

SANTA CRUZ, CALIFORNIA

PROJECT DATA & VICINITY MAP

PROJECT SUMMARY	VICINITY MAP	SHEET INDEX	PROJECT DATA
<p>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.</p> <p>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, 23 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.</p>	 <p>PROJECT SITE</p>  <p>NORTH</p>	<p>A-1.1 PROJECT SUMMARY, VICINITY MAP, SHEET INDEX</p> <p>A-1.2 PROJECT DATA</p> <p>A-2.1 EXISTING &amp; DEMOLITION SITE PLAN</p> <p>A-3.1 FIRST FLOOR &amp; SITE PLAN</p> <p>A-3.2 SECOND FLOOR PLAN</p> <p>A-3.3 THIRD FLOOR PLAN</p> <p>A-3.4 ROOF PLAN</p> <p>A-4.1 SITE &amp; BUILDING SECTION</p> <p>A-5.1 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-5.2 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-6.1 PERSPECTIVE VIEWS</p>	<p>OWNER: AEST REALTY 4100 MOORPARK AVENUE SAN JOSE, CA 95117 ARTHUR LIN: 408 510-1722</p> <p>PROJECT SITE: APN: 008-181-23 150 FELKER STREET SANTA CRUZ, CA 95060</p> <p>SITE AREA: 17,947 SQ. FT., 0.412 ACRES</p> <p>ZONING: RM (MULTIPLE RESIDENCE MEDIUM RISE)</p> <p>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)</p> <div>SEE SHEET A-1.2 FOR CONTINUED PROJECT DATA</div> <div>BUILDING DESIGN NATURAL GAS FREE AS REQUIRED BY SCMC 6.100</div>

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

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23

APPROVAL STAMP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

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

<u>Existing Structure to be Removed</u>	
First Floor	5,569 sq. ft.
<u>Proposed Floor Area</u>	
First Floor	
Garage	8,415 sq. ft.
Residential	866 sq. ft.
Common Area (Stairs / Elevator, Bike Parking, mail)	1,272 sq. ft.
Building Services (Trash, Mechanical, MPOE)	317 sq. ft.
Total	10,870 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	32,490 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	700 S.F.	2
D	1 Bedroom	866 S.F.	1
Average Unit Area:		752 S.F.	
Total Number of Units:			23 Units

Open Space

Required Open Space (SCMC 24.10.550)  
1 Bedroom / Studio Units require 200 sq. ft. per unit x 23 units = 4,600 sq. f.t open space required

<u>Provided Open Space</u>	
Private (covered patios at dwelling units)	1,150 sq. ft.
Common (uncovered at ground floor)	5,062 sq. ft.
Total Provided	6,212 sq. ft.

Note: 2,856 sq. ft. of private balcony is actually provided, but per zoning ordinance 24.22.586 no more than 25% of the required open space may be assigned to private balconies. Private balcony area of 1,150 sq. ft. shown in the calculation is 25% of the required 4,600 sq. f.t of open space.

Parking

Required Car Parking (SCMC 24.16.256\*)  
Zero- to one-bedroom units: one on-site parking space x 23 units = 23 parking spaces required  
Guest parking requirement 10% of provided parking = 2.3 spaces= 2 parking spaces required

<u>Car Parking Provided</u>	
Uncovered	0 spaces
Covered	
Standard	15 spaces
Compact	6 spaces
Accessible	2 spaces
Total	23 spaces
<sup>2</sup> Substitution with bike spaces SCMC 24.12.250(5)a (12 bike spaces)	2 spaces
Adjusted Total	25 spaces

Required Bike Parking (SCMC 24.12.250)

(1) 'Class 1' bike parking space per unit x 23 units = 23 'Class 1' bike parking spaces required  
(1) 'Class 2' space per every four units x 23 units = 6 'Class 2' bike parking spaces required

<sup>2</sup>Substitution of car parking with bike parking is proposed per SCMC 24.12.250(5)a. This allows for a 10% reduction in parking requirement. 23 spaces x (10%) = 2 space reduction allowed. The parking reduction must yield at least six bike parking spaces per converted auto space. 6 bike parking spaces x 2 car parking space reduction = 12 additional bike parking spaces required.

Total bike parking spaces required 41 spaces

Provided Required Bike Parking

'Class 1' bike parking provided	54 spaces
'Class 2' bike parking provided	8 spaces
Total bike parking spaces provided	62 spaces



WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

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

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

REVISIONS		
No.	DESCRIPTION	DATE
△	PLANNING	3/10/22
△	PLANNING	5/17/22
△	PLANNING	
△	MAJOR MOD.	4/11/23

APPROVAL STAMP

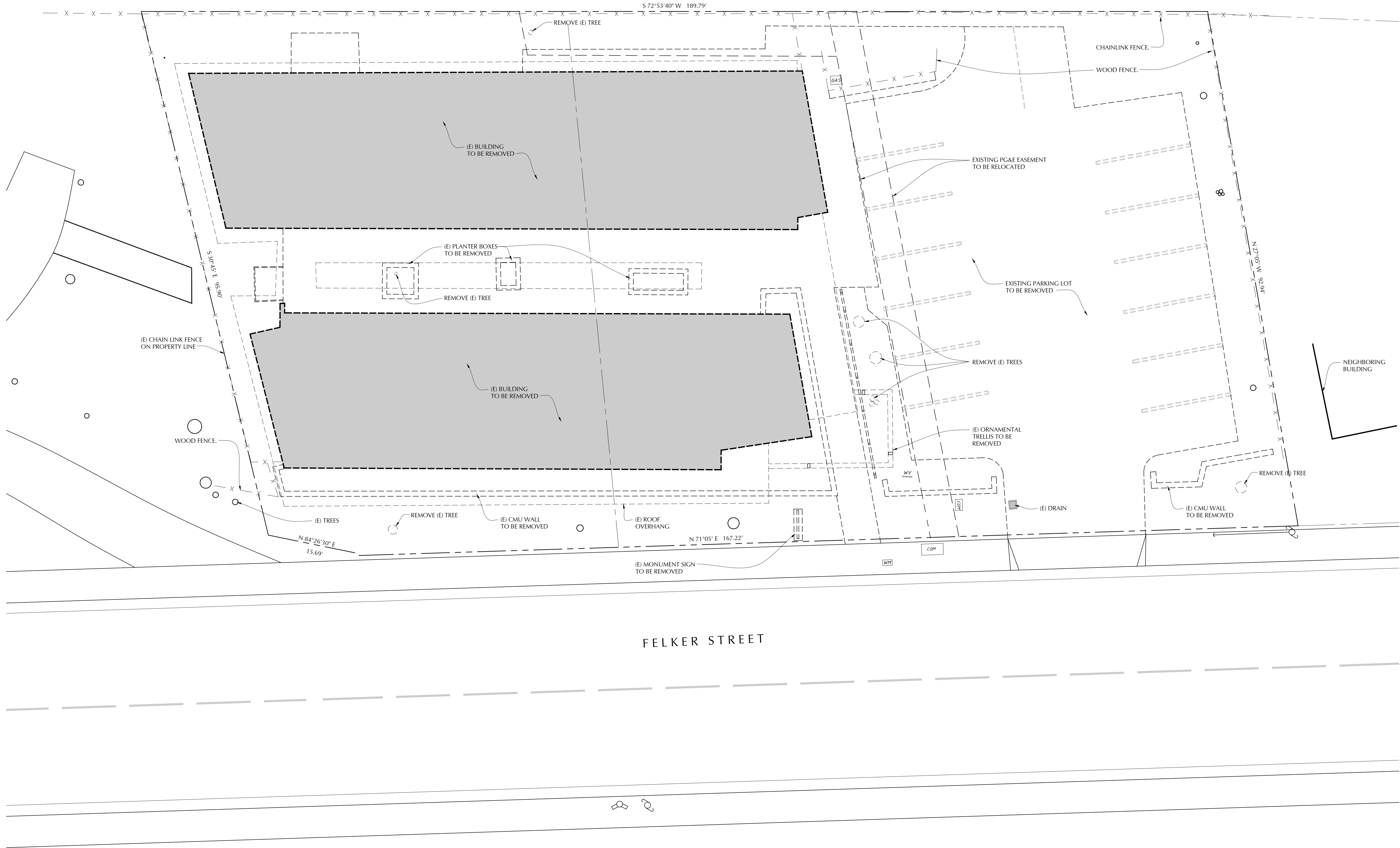
PRELIMINARY  
NOT FOR  
CONSTRUCTION

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

BASE PLANS  
A-1.2



1

EXISTING & DEMOLITION SITE PLAN

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



WILLIAM C. KEMPf  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

NEW APARTMENT BUILDING FOR  
**150 FELKER STREET - BASE PLAN**  
SANTA CRUZ, CALIFORNIA  
EXISTING & DEMOLITION SITE PLAN

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

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23

PRELIMINARY  
NOT FOR  
CONSTRUCTION

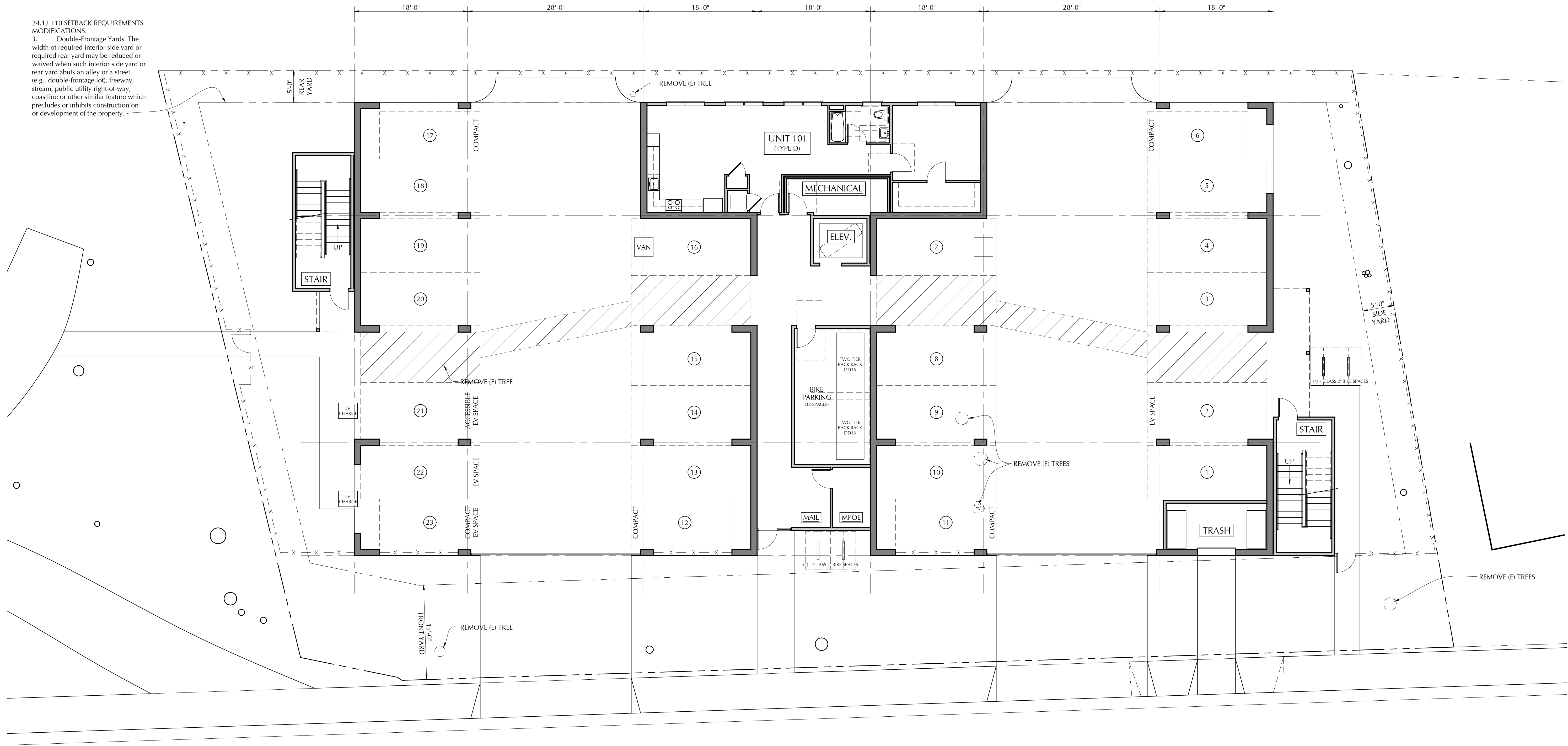
STAMP

DISCLAIMER  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

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"



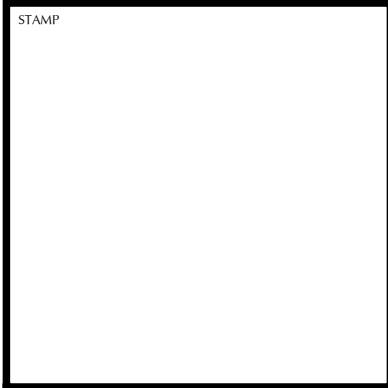
WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

NEW APARTMENT BUILDING FOR  
150 FELKER STREET - BASE PLAN  
SANTA CRUZ, CALIFORNIA  
SITE & GROUND FLOOR PLAN

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

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23

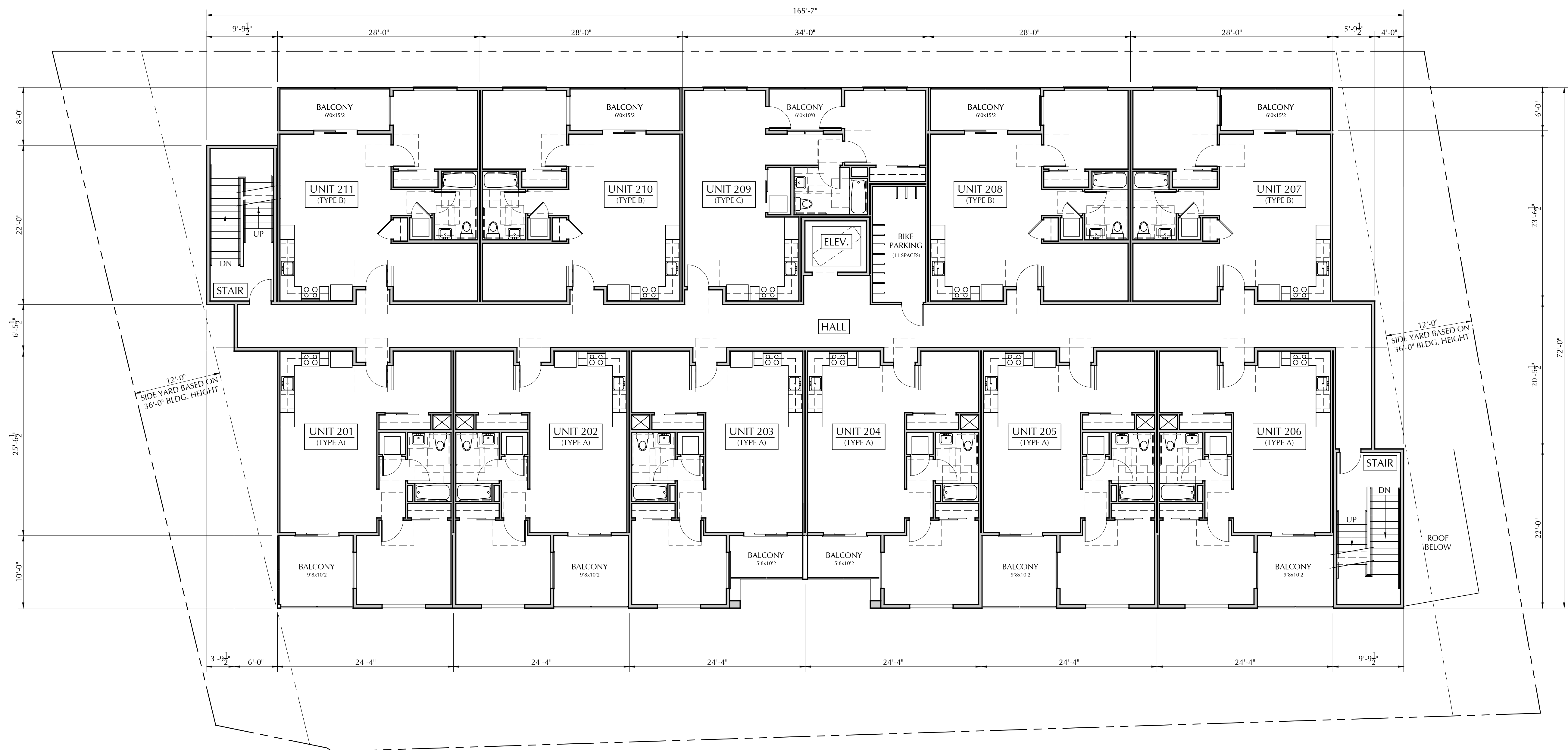
PRELIMINARY  
NOT FOR  
CONSTRUCTION



DISCLAIMER  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

BASE PLANS  
A-3.1





1

SECOND FLOOR PLAN

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



WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

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

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

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23

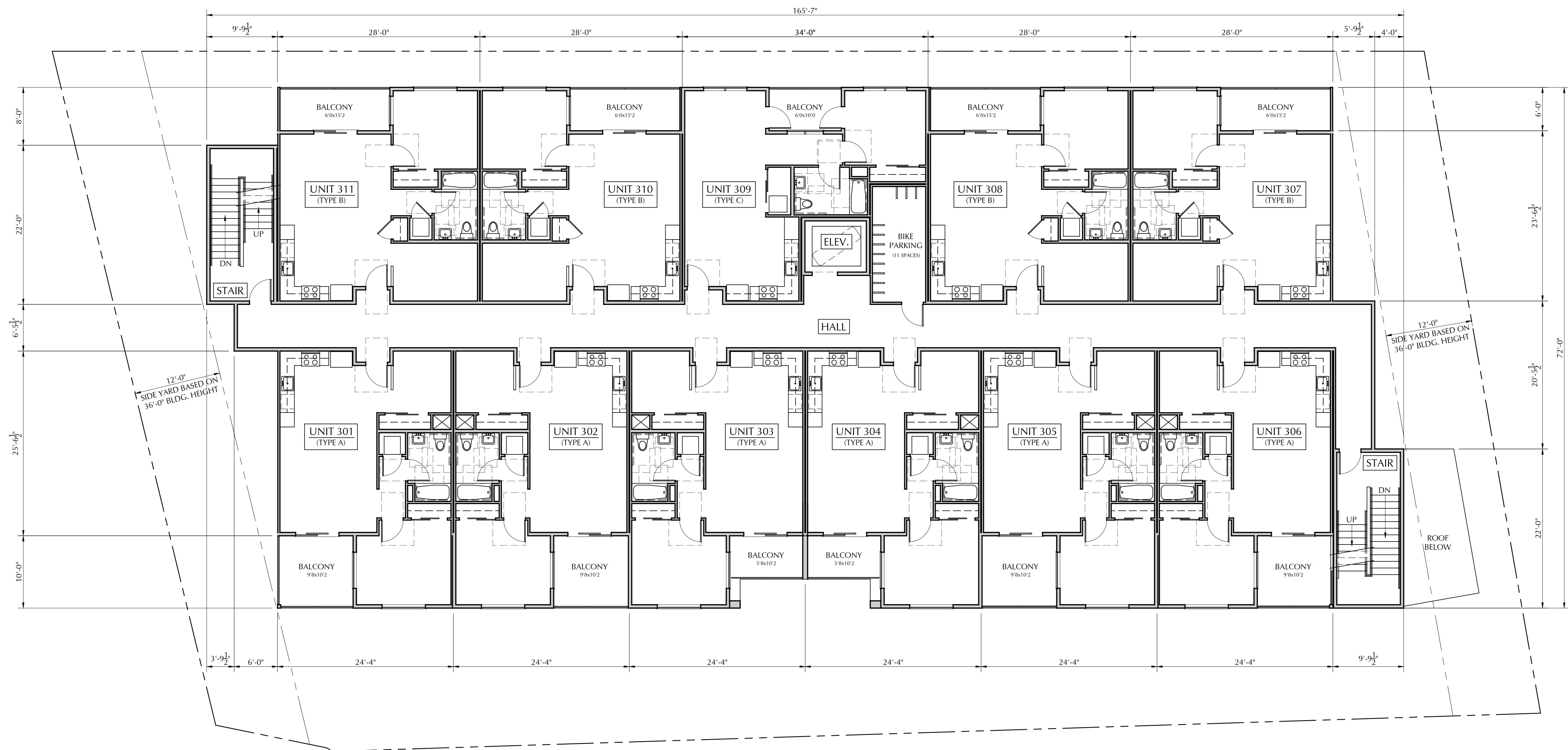
PRELIMINARY  
NOT FOR  
CONSTRUCTION

STAMP

DISCLAIMER  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

BASE PLANS  
A-3.2





1

THIRD FLOOR PLAN

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



WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

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

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

REVISIONS		
No.	DESCRIPTION	DATE
△	PLANNING	3/10/22
△	PLANNING	5/17/22
△	PLANNING	
△	MAJOR MOD.	4/11/23

APPROVAL STAMP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

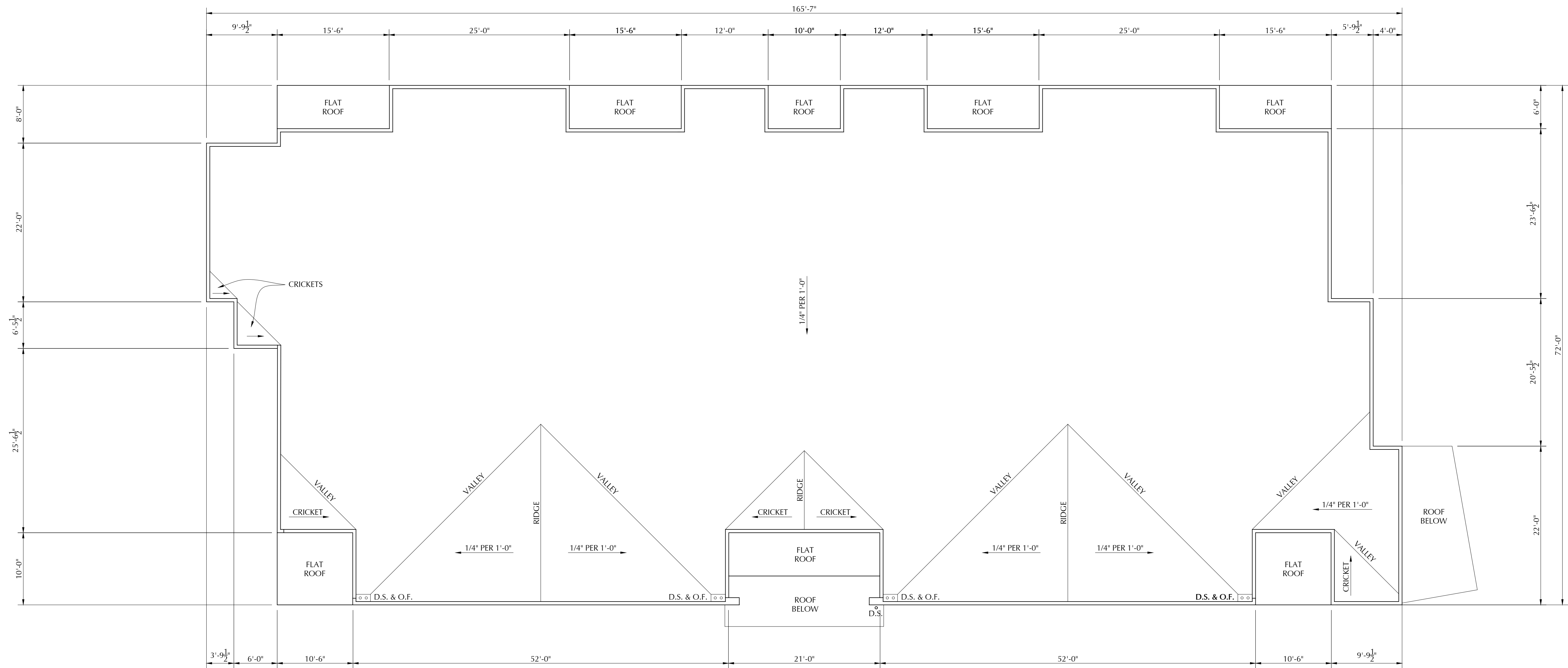
STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

BASE PLANS  
A-3.3





1

ROOF PLAN

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



WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

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

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

REVISIONS		
No.	DESCRIPTION	DATE
△	PLANNING	3/10/22
△	PLANNING	5/17/22
△	PLANNING	
△	MAJOR MOD.	4/11/23

APPROVAL STAMP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

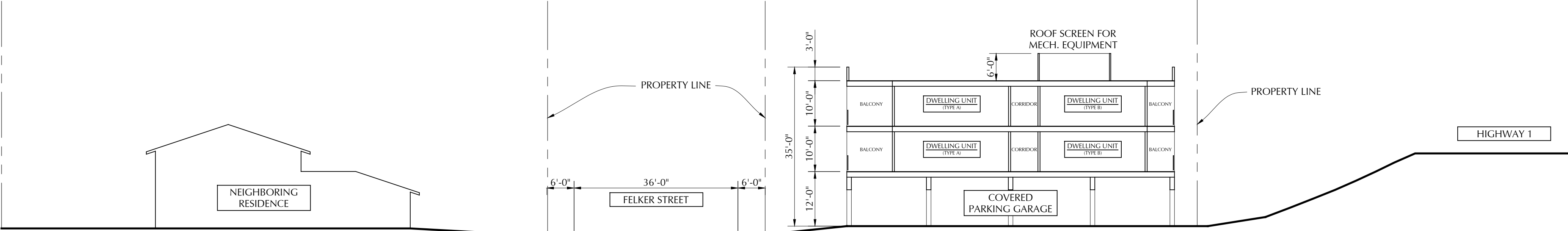
STAMP

DISCLAIMER

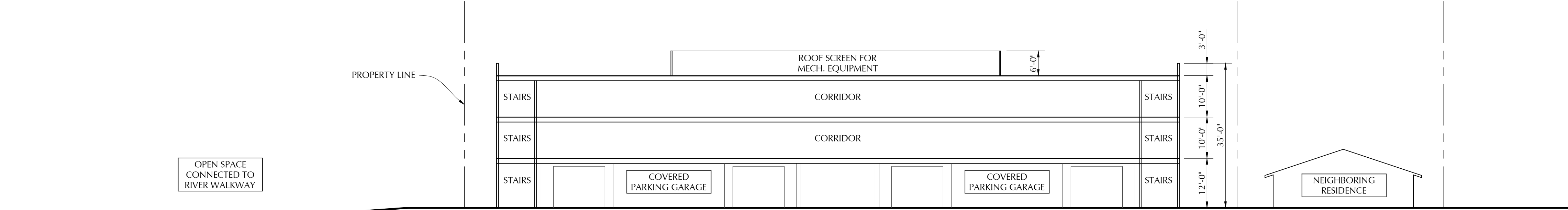
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

BASE PLANS  
**A-3.4**





1 SITE & BUILDING SECTION  
SCALE: 1/16" = 1'-0"



2 SITE & BUILDING SECTION  
SCALE: 1/16" = 1'-0"

W

C

K

WILLIAM C. KEMPf

ARCHITECTS

105 Locust St., Suite B

Santa Cruz, CA 95060

831 459-0951

www.wckempf.com

NEW APARTMENT BUILDING FOR

150 FELKER STREET - BASE PLAN

SANTA CRUZ, CALIFORNIA

SITE & BUILDING SECTION

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

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23

APPROVAL STAMP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf, ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.






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

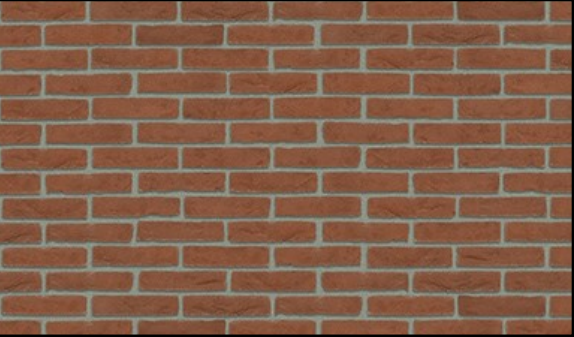


2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

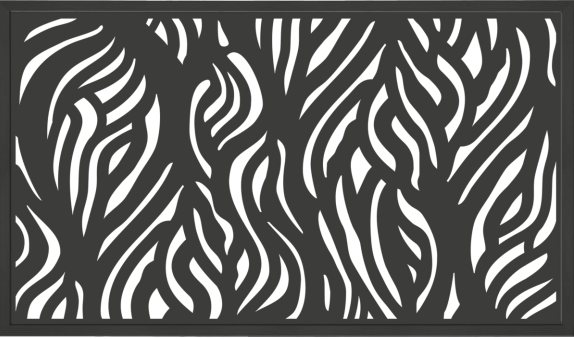
**BUILDING MATERIALS PALETTE**




ENGINEERED STONE CAP




THINSET BRICK VENEER



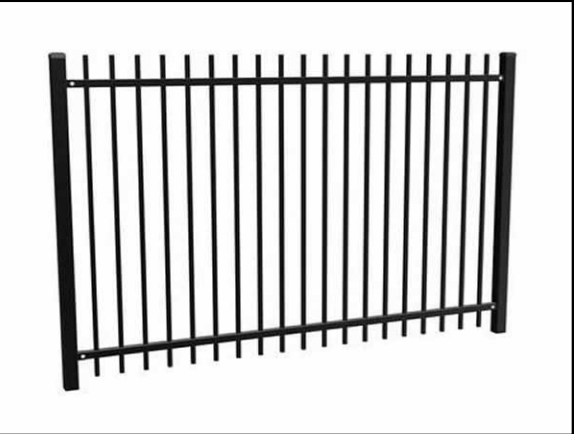
DECORATIVE POWDERCOATED METAL RAILING PANELS



PAINT: SW7685-WHITE RAISIN



PAINT: SW7730-FORESTWOOD



WROUGHT IRON FENCING



WILLIAM C. KEMPF  
ARCHITECTS  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
www.wckempf.com

PROPOSED APARTMENT BUILDING FOR:

**150 FELKER STREET - BASE PLAN**  
SANTA CRUZ, CALIFORNIA

**EXTERIOR ELEVATIONS**

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

No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22
3	PLANNING	
4	MAJOR MOD.	4/11/23



**DISCLAIMER**

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET **BASE PLANS**  
**A-5.1**





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



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

## WROUGHT IRON FENCING

## A-5.2





**WILLIAM C. KEMPf**  
**ARCHITECTS**  
105 Locust St., Suite B  
Santa Cruz, CA 95060  
831 459-0951  
[www.wckempf.com](http://www.wckempf.com)

PROPOSED APARTMENT BUILDING FOR:  
**150 FELKER STREET - BASE PLAN**  
SANTA CRUZ, CALIFORNIA  
**PERSPECTIVE VIEWS**

DRAWING DATE:  
DECEMBER 7, 2021

A.P.N.:

008-181-23

CLIENT NAME:  
ARTHUR LIN

PROJECT NAME:  
FELKER STREET

[illegible]

## DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET BASE PLANS

## A-6.1