

UNIT AND AREA SUMMARY										JOB: 908 OCEAN STREET, SANTA CRUZ			
Date 6/28/2021													
CONSTRUCTION TYPE:			TYPE VA O/ TYPE IA							BASE PROJECT SITE TOTAL			
FLOORS:			2-3 WOOD OVER 1 CONCRETE W/ BASEMENT										
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable							Unit	Rentable Area		
				B1	1ST	2ND	3RD	4TH	ROOF	Total	by Type		
STUDIO	S1	STUDIO (FDU)	509		6	23	17	16		62	24%	31,558	
	S2	STUDIO (FDU)	537				1	1		2	1%	1,074	
STUDIO SUB-TOTAL					6	23	18	17	0	64	25%	32,632	
1 BEDROOM	A1	1 BDRM (FDU)	645		26	40	14	8		88	34%	56,760	
	A2	CORNER 1 BDRM (FDU)	645			10	10	11		31	12%	19,995	
	A3	1 BDRM	825		1					1	0%	825	
1 BDRM SUB-TOTAL					27	50	24	19	0	120	46%	77,580	
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021		10	12	11	9		42	16%	42,882	
	B2	2 BDRM/ 2 BATH	1,102		6	11	4			21	8%	23,142	
2 BDRM SUB-TOTAL					16	23	15	9	0	63	24%	66,024	
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	3		11	4%	13,717	
3 BDRM SUB-TOTAL					0	4	4	3	0	11	4%	13,717	
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,420		1	1				2	1%	2,840	
4 BDRM SUB-TOTAL					1	1	0	0	0	2	1%	2,840	
TOTAL UNITS			Avg SqFt	742	50	101	61	48	0	260	100%	192,793	
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks													
Net rentable Residential by floor (excl decks)						38,891	74,739	45,297	30,125	0	0	189,052	
Gross area by floor (footprint minus net rentable, excl decks)					0	-7,616	11,033	6,431	9,608	0	0	19,456	
Residential Amenities					7,100	4,500		720				12,320	
Leasing Office					1,200							1,200	
Commerical					7,750							7,750	
Garage (Including Utility)				73,396	62,832							136,228	
Total Gross				73,396	110,157	90,272	51,728	40,453	0	0		366,006	

FAR				
SITE AREA (SF)	167,270	ALLOWABLE	1.75 =	292,723
	(3.839 AC)			
		PROVIDED	1.749 =	292,610
				113

DENSITY		
ALLOWABLE*	30 DU/ACRE=	115.2 DU
PROVIDED		76 DU
* ONLY DWELLING UNITS GREATER THAN 649 SF COUNTED		

VEHICLE PARKING

REQUIRED:	COMMERCIAL = 1 STALL : 250 SF=	32	
	1 STALL : 1 FDU=	184	
	2 STALL : DU >650SF=	152	
	10% ADDITIONAL STALL FOR DU >650SF=	7.6	
	REQUIRED STALL TOTAL:	376	RATIO: 1.44

PROVIDED:	B1- RESIDENTIAL	246	
	FLOOR 1 - RESIDENTIAL	83	
	FLOOR 1 - COMMERCIAL	32	
	SURFACE	15	
	PROVIDED STALL TOTAL:	376	RATIO: 1.45

OPEN SPACE		
REQUIRED	150SF OS * FDU =	27600
	100SF PRIVATE OS * (DU >650SF)=	7600
	TOTAL REQUIRED	35200
PROVIDED	COURTYARD 1	3300
	COURTYARD 2	9200
	COURTYARD 3	4620
	ROOF DECK	2270
	PASEO	19600
	100SF PRIVATE DECKS	7600
	TOTAL PROVIDED	46590

BIKE PARKING			
REQUIRED		PROVIDED	
1 RESIDENT CLASS I STALL : 1 DU=	260 CLASS I	76 CLASS I*	
0.25 RESIDENT CLASS II : 1 DU =	65 CLASS II	65 CLASS II	
		184 STORAGE*	
2 COMMERCIAL + 15% OF REQ PARKING=		5.2 TOTAL COMMERCIAL	
80% CLASS I COMMERCIAL=	4 CLASS I	7 CLASS I	
20% CLASS II COMMERCIAL=	1 CLASS II	2 CLASS II	
* FLEXIBLE DENSITY UNIT STORAGE COUNTED AS BIKE PARKING			

RESIDENT STORAGE	
REQUIRED	
200 CUBIC FEET STORAGE : 1 DU=	260 LOCKERS
PROVIDED	
5'X5'X8'HT STORAGE LOCKER=	260 LOCKERS

STATE DENSITY BONUS EXHIBIT - BASE PROJECT



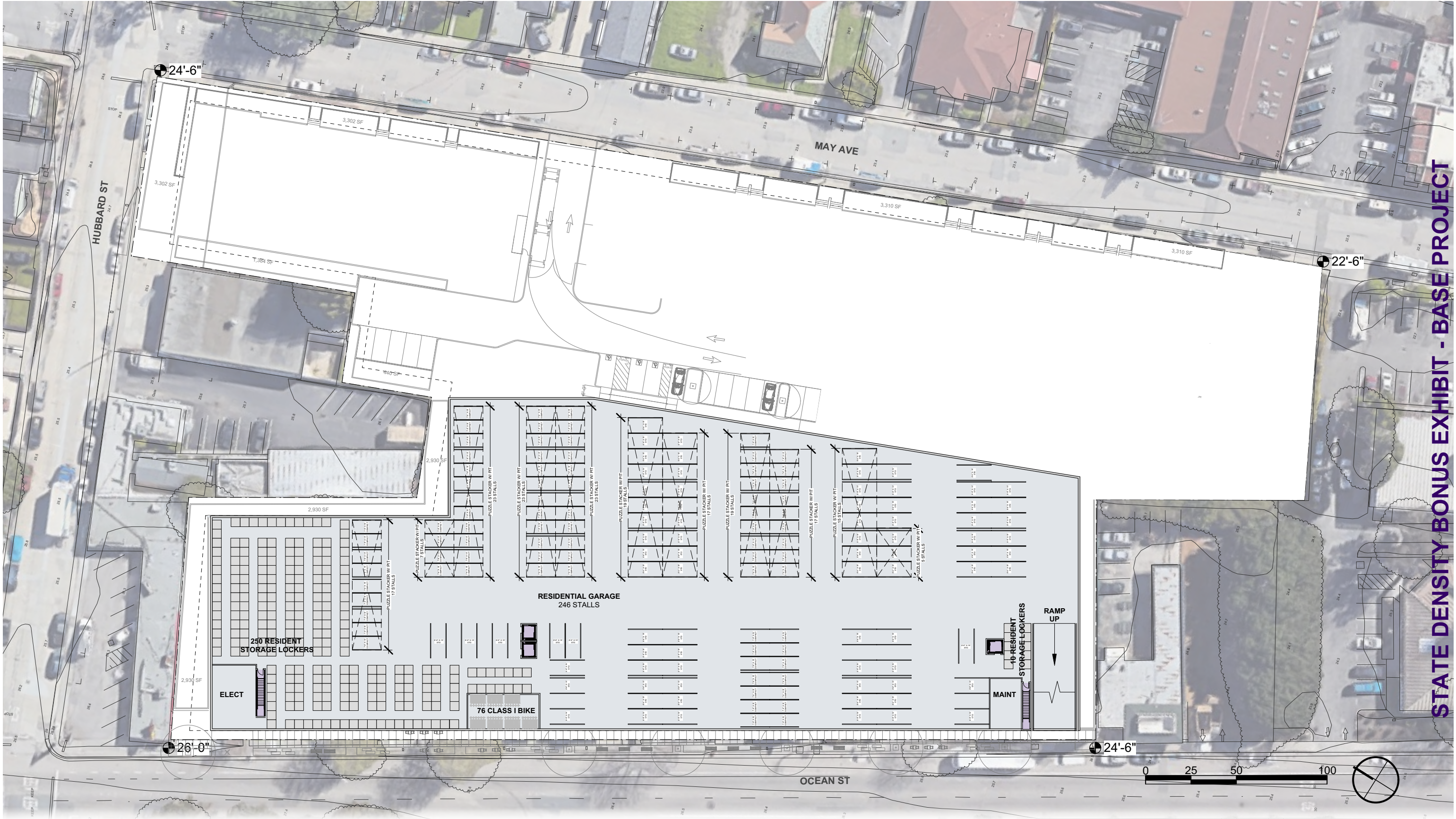
908 OCEAN ST

SANTA CRUZ, CALIFORNIA

JUNE 28, 2022

STATISTICS - COMBINED SITE

A3



STATE DENSITY BONUS EXHIBIT - BASE PROJECT

FLOOR B1 - PLAN 1" = 50'-0" A7

A8



STATE DENSITY BONUS EXHIBIT - BASE PROJECT

FLOOR 2 - PLAN

1" = 50'-0"

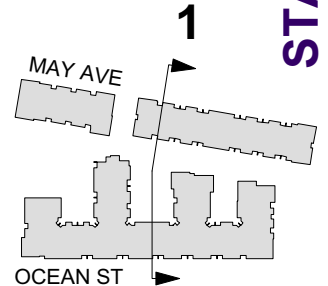
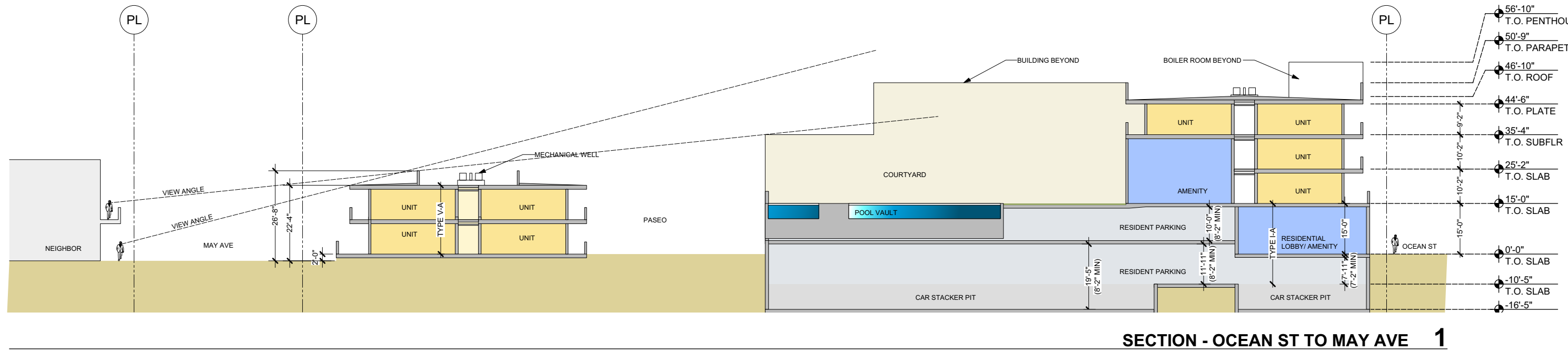
A9



FLOOR 3 - PLAN 1" = 50'-0" **A10**



STATE DENSITY BONUS EXHIBIT - BASE PROJECT



BUILDING SECTION

1" = 30' A13