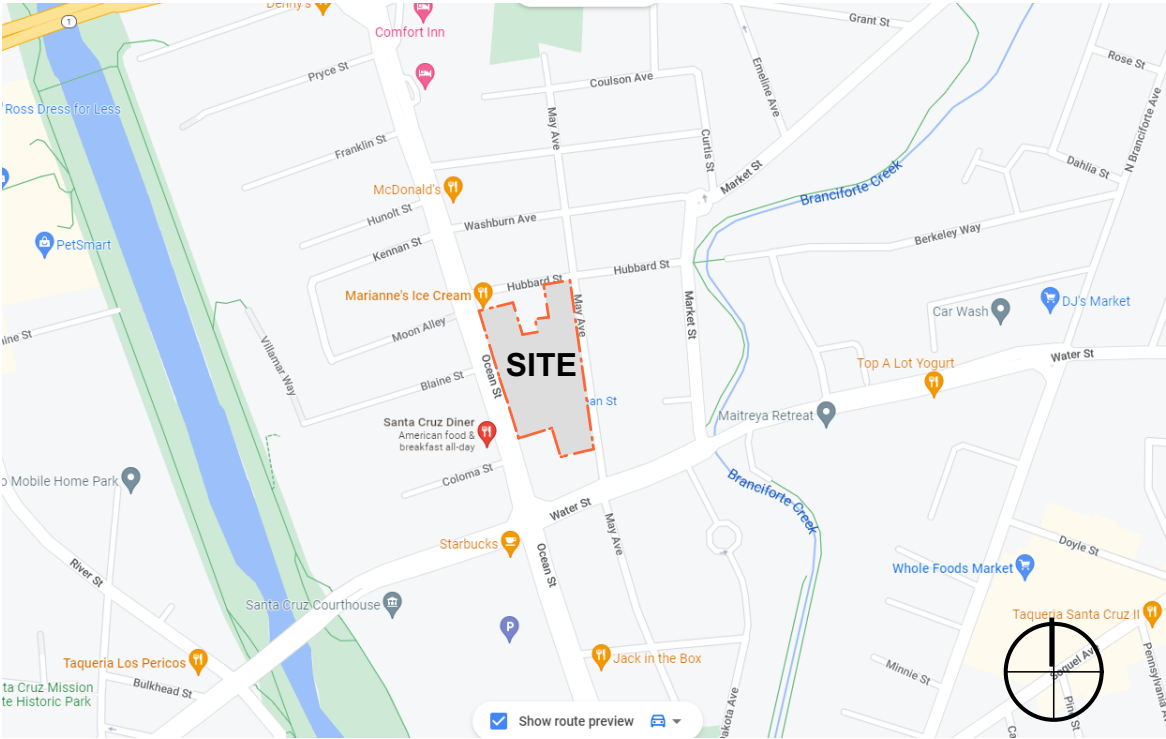


908 OCEAN STREET
MIXED-USE DEVELOPMENT





PROJECT PERSPECTIVE 3



SITE MAP 1

THE PROPOSED PROJECT IS A MIXED-USE DEVELOPMENT AT 908 OCEAN STREET AND IS CURRENTLY COMPOSED OF MULTIPLE PROPERTY PARCELS. THE SITE IS BOUNDED BY OCEAN STREET, MAY AVENUE, HUBBARD STREET AND ADJACENT COMMERCIAL PROPERTIES. THE CURRENT 1 TO 2-STORY COMMERCIAL AND RESIDENTIAL BUILDINGS, WITH SURFACE PARKING, ARE TO BE DEMOLISHED FOR 3 NEW BUILDINGS: 1 FIVE-STORY BUILDING WITH BASEMENT AND 2 THREE-STORY BUILDINGS. A CENTRAL EVA / DRIVEWAY, WITH SURFACE PARKING, WOULD CONNECT TO 2 CURBCUTS ALONG MAY AVENUE.

THE PROJECT IS USING CALIFORNIA STATE DENSITY BONUS LAW. THERE WILL BE 351 DWELLING UNITS CONSISTING OF A MIX OF STUDIOS, 1-BEDS, 2-BEDS, 3-BEDS AND 4-BEDS. 13,500 SF OF BUILDING RESIDENTIAL AMENITY INCLUDE A GROUND FLOOR COWORK & LEASING OFFICE, A GYM AND LOUNGE OVERLOOKING 3 LARGE COURTYARDS ON FLOOR 2 AND A CLUB ROOM WITH ADJACENT ROOF DECK ON FLOOR 5. FLOOR 2 COURTYARDS AND THE ROOF DECK EQUAL APPROXIMATELY 19,390 SF OF AMENITIZED RESIDENT OPEN SPACE. 7,850 SF OF RETAIL IS DIVIDED INTO 2 SPACES ALONG OCEAN STREET. EACH RETAIL SPACE HAS APPROXIMATELY 500 SF OF COVERED OPEN SPACE

PROJECT DESCRIPTION 2

COVER	COVER
A1	PROJECT INFORMATION
A2	PROJECT INFORMATION (CONT)
A3	STATISTICS - COMBINED SITE
A4	STATISTICS - BLDG A
A5	STATISTICS - BLDG B
A6	STATISTICS - BLDG C
A7	BASEMENT - PLAN
A8	FLOOR 1 - PLAN
A9	FLOOR 2 - PLAN
A10	FLOOR 3 - PLAN
A11	FLOOR 4 - PLAN
A12	FLOOR 5 - PLAN
A13	BUILDING SECTION
A14	IMAGE PRECEDENT
A15	ELEVATIONS
A16	ELEVATIONS
A17	PERSPECTIVE
A18	PERSPECTIVE
A19	PERSPECTIVE
A20	PERSPECTIVE
A21	PERSPECTIVE
A22	PERSPECTIVE
L0.00	LANDSCAPE NOTES & LEGEND
L0.01	LANDSCAPE NOTES & LEGEND
L0.02	LANDSCAPE NOTES & LEGEND
L0.03	OVERALL COMPOSITE SITE PLAN
L2.00	LANDSCAPE MATERIALS PLAN - GROUND FLOOR
L2.01	LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 1
L2.02	LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 2
L2.03	LANDSCAPE MATERIALS PLAN - 2ND FLOOR, COURTYARD 3
L2.04	LANDSCAPE MATERIALS PLAN - 5TH FLOOR, ROOF TERRACE
L4.00	LANDSCAPE IRRIGATION PLAN - HYDROZONE
L5.00	LANDSCAPE SECTIONS
L6.00	LANDSCAPE DETAIL IMAGES
L6.01	LANDSCAPE DETAIL IMAGES
L7.00	LANDSCAPE PLANTING IMAGES
L7.01	LANDSCAPE PLANTING IMAGES
TM-1.0	TITLE SHEET
TM-2.0	EXISTING CONDITIONS
TM-3.0	DEMOLITION PLAN
TM-4.0	OVERALL SITE PLAN
TM-4.1	SITE PLAN
TM-4.2	SITE PLAN
TM-5.0	VESTING TENTATIVE PARCEL MAP
TM-6.0	GRADING PLAN
TM-6.1	GRADING PLAN
TM-7.0	UTILITY PLAN
TM-7.1	UTILITY PLAN
TM-8.0	STORMWATER CONTROL PLAN
TM-8.1	STORMWATER CONTROL PLAN

SHEET INDEX 1

PROJECT INFORMATION

A1

PLANNING INFORMATION

PROJECT LOCATION:
908 OCEAN STREET
SANTA CRUZ, CA
PROJECT DESCRIPTION:
PRIVATELY FUNDED
MIXED-USE DEVELOPMENT
351 RESIDENTIAL UNITS

PARCEL NUMBER: SEE CIVIL GENERAL NOTES

SITE AREA: 3.84+/- ACRES

BUILDING HEIGHT:
±56'-10" OCEAN STREET
±33'-8" MAY AVENUE

RESIDENTIAL GARAGE:
100% ASSIGNED PRIVATE PARKING
(2% REQUIRED ACCESSIBLE STALLS)
COMMERCIAL GARAGE:
100% UNASSIGNED PARKING
(5% REQUIRED ACCESSIBLE STALLS)

BUILDING CODE INFORMATION

OCCUPANCY GROUP:
R-2, S-2, M
R-2 ACCESSORY (COMMUNITY & FITNESS ROOM, LANDSCAPE ROOF)
B (LEASING OFFICE, ASSEMBLY LESS THAN 50 OCCUPANTS)
M (RETAIL)

CONSTRUCTION TYPE: TYPE V-A OVER TYPE I-A, SPRINKLERED PER NFPA 13

NUMBER OF STORIES:
BLDG A: (5) STORIES (4 FLOORS TYPE V-A OVER 1 FLOOR TYPE I-A) (1) BASEMENT
BLDG B & C: (3) STORIES, TYPE V-A

ACCESSIBILITY:
100% OF UNITS SHALL BE ADAPTABLE,
PER CBC 2019 CHAPTER 11A
ALL COMMON USE AREAS SHALL BE ACCESSIBLE,
PER CBC 2010 CHAPTER 11B
PER CBC 2019 CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE,
PER CBC 2019 CHAPTER 11B

ENERGY CODE: 2019 ENERGY CODE

AFFORDABLE UNITS: 52 DU

APPLICANT/ OWNER:
HIGH STREET RESIDENTIAL
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
CONTACT:
BRIAN PIANCA
OISIN HENEGHAN
(415) 772-0123

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
CONTACT:
NATHAN SIMPSON
(415) 677-0966

LANDSCAPE ARCHITECT:
CREO LANDSCAPE ARCHTECTURE
466 GEARY STREET, SUITE 300
SAN FRANCISCO, CA 94102
CONTACT:
SCOTT MULHOLLAND
(415) 688-2506

CIVIL
BKF ENGINEERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSECA 95112
CONTACT:
JEREMY MARELLO
(408) 467-9100

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA PLUMBING OCDE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA GREEN BLDG CODE
SAFE HARBOR PER FHA DESIGN MANUAL
2019 CALIFORNIA GREEN BLDG CODE
2019 CITY MUNICIPAL CO

APPLICABLE CODES 3

PROJECT INFORMATION 2

PROJECT TEAM 3

PROJECT INFORMATION

A2



908 OCEAN ST

SANTA CRUZ, CALIFORNIA

JUNE 28, 2022

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UNIT AND AREA SUMMARY											JOB: 908 OCEAN STREET, SANTA CRUZ		
Date 6/28/2021													
CONSTRUCTION TYPE:			TYPE VA O/ TYPE IA								SITE TOTAL		
FLOORS:			3-4 WOOD OVER 1 CONCRETE W/ BASEMENT										
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable								Unit	Rentable Area	
			B1	1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type		
STUDIO	S1	STUDIO (FDU)	509	4	21	23	19	17		84	24%	42,756	
	S2	STUDIO (FDU)	537			1	1	1		3	1%	1,611	
STUDIO SUB-TOTAL				4	21	24	20	18	0	87	25%	44,367	
1 BEDROOM	A1	1 BDRM (FDU)	645	15	40	38	14	13		120	34%	77,400	
	A2	CORNER 1 BDRM (FDU)	645		9	10	11	11		41	12%	26,445	
	A3	1 BDRM	825	1						1	0%	825	
1 BDRM SUB-TOTAL				16	49	48	25	24	0	162	46%	104,670	
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021	3	12	14	11	11		51	15%	52,071	
	B2	2 BDRM/ 2 BATH	1,102	4	11	11	4	4		34	10%	37,468	
2 BDRM SUB-TOTAL				7	23	25	15	15	0	85	24%	89,539	
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247		4	4	4	3		15	4%	18,705	
3 BDRM SUB-TOTAL				0	4	4	4	3	0	15	4%	18,705	
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,420		1	1				2	1%	2,840	
4 BDRM SUB-TOTAL				0	1	1	0	0	0	2	1%	2,840	
TOTAL UNITS			Avg SqFt	741	27	98	102	64	60	0	351	100%	260,121
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)					20,007	73,076	76,028	46,960	44,050	0	260,121		
Gross area by floor (footprint minus net rentable, excl decks)				0	3,391	12,696	11,517	7,340	7,330	0	42,274		
Residential Amenities					7,100	4,500			720			12,320	
Leasing Office					1,200							1,200	
Commerical					7,850							7,850	
Garage (Including Utility)			73,396	70,609								144,005	
Total Gross			73,396	110,157	90,272	87,545	54,300	52,100	0			467,770	

FAR				
SITE AREA (SF)	167,270	ALLOWABLE 1.75 FAR @ 35% BONUS*	2.3625 =	395,175
	(3.839 AC)			
		PROVIDED	2.358 =	394,374
				801
*STATE DENSITY BONUS ALLOWS 35% BONUS FOR PROJECTS WITH AT LEAST 20% OF BASE UNITS AT LOW AMI				

DENSITY		
ALLOWABLE*	30 DU/ACRE=	115.2 DU
	35% STATE DENSITY=	155.5 DU
PROVIDED		102 DU
* ONLY DWELLING UNITS GREATER THAN 649 SF COUNTED		

VEHICLE PARKING (PER STATE DENSITY BONUS LAW)			
REQUIRED:	RETAIL @ 1 STALL : 250 SF=		32 *
	0.5 STALL : 1 DU=		176 **
REQUIRED STALL TOTAL:		208	RATIO: 0.59
PROVIDED:	B1- RESIDENTIAL	182	
	SURFACE	80	
	FLOOR 1 - RESIDENTIAL	98	
	FLOOR 1 - COMMERCIAL	32	
PROVIDED STALL TOTAL:		392	RATIO: 1.12
* ASSUMES CITY REQUIREMENT FOR GENERAL RETAIL AT 1 SPACE PER 250 sf			
** DENSITY BONUS ALLOWS 0.5 SPACES/UNIT FOR PROJECTS WITHIN 1/2 MILE OF MAJOR TRANSIT STOP WITH 20% LOW INCOME			

OPEN SPACE		
REQUIRED	150SF OS * FDU =	37350
	100SF PRIVATE OS * (DU >650SF)=	10200
	TOTAL REQUIRED	47550
PROVIDED	COURTYARD 1	3300
	COURTYARD 2	9200
	COURTYARD 3	4620
	ROOF DECK	2270
	60SF PRIVATE DECKS	12720
	TOTAL PROVIDED	32110
		-15440

BIKE PARKING			
REQUIRED	1 RESIDENT CLASS I STALL : 1 DU=	351 CLASS I	132 CLASS I*
			221 STORAGE*
			353 TOTAL
	0.25 RESIDENT CLASS II : 1 DU =	88 CLASS II	88 CLASS II
2 COMMERCIAL + 15% OF REQ PARKING=		5.2 TOTAL COMMERCIAL	
80% CLASS I COMMERCIAL=		4 CLASS I	4 CLASS I
20% CLASS II COMMERCIAL=		1 CLASS II	1 CLASS II
* FLEXIBLE DENSITY UNIT STORAGE COUNTED AS BIKE PARKING			

RESIDENT STORAGE	
REQUIRED	200 CUBIC FEET STORAGE : 1 DU= 351 LOCKERS
PROVIDED	5'X5'X8"HT STORAGE LOCKER= 221 LOCKERS

STATISTICS - COMBINED SITE

A3



908 OCEAN ST

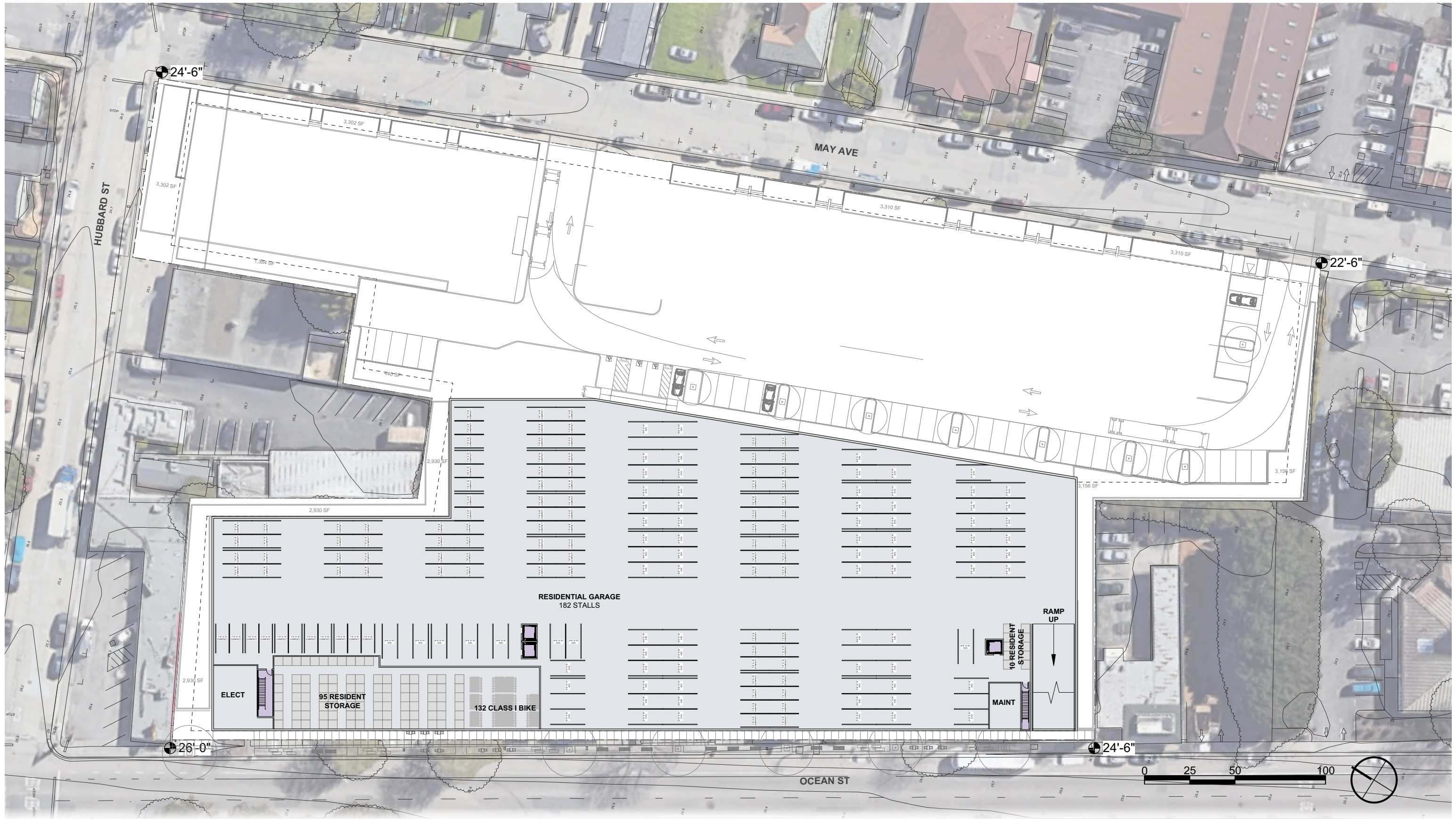
SANTA CRUZ, CALIFORNIA

JUNE 28, 2022

UNIT AND AREA SUMMARY										JOB: 908 OCEAN STREET, SANTA CRUZ			
Date 6/13/2021													
CONSTRUCTION TYPE: TYPE VA O/ TYPE IA										BUILDING A			
FLOORS: 4 WOOD OVER 1 CONCRETE W/ BASEMENT													
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable							Unit	Rentable Area		
				B1	1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type	
STUDIO	S1	STUDIO	509			15	17	19	17		68	28%	34,612
	S2	STUDIO	537				1	1	1		3	1%	1,611
STUDIO SUB-TOTAL					0	15	18	20	18	0	71	30%	36,223
1 BEDROOM	A1	1 BDRM	645			16	14	14	13		57	24%	36,765
	A2	INSIDE CORNER 1 BDRM	645			9	10	11	11		41	17%	26,445
1 BDRM SUB-TOTAL					0	25	24	25	24	0	98	41%	63,210
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021			8	10	11	11		40	17%	40,840
	B2	2 BDRM/ 2 BATH	1,102			4	4	4	4		16	7%	17,632
2 BDRM SUB-TOTAL					0	12	14	15	15	0	56	23%	58,472
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247			4	4	4	3		15	6%	18,705
3 BDRM SUB-TOTAL					0	4	4	4	3	0	15	6%	18,705
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425								0	0%	0
4 BDRM SUB-TOTAL					0	0	0	0	0	0	0	0%	0
TOTAL UNITS			Avg SqFt 736		0	56	60	64	60	0	240	100%	176,610
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)					0	41,324	44,276	46,960	44,050	0	176,610		
Gross area by floor (footprint minus net rentable, excl decks)					0	900	8,633	7,452	7,340	7,330	0	31,655	
Residential Amenities						4,100	4,500			720			9,320
Leasing Office						1,200							1,200
Commerical						7,850							7,850
Garage (Including Utility)						73,396	59,675						133,071
Total Gross						73,396	73,725	54,457	51,728	54,300	52,100	0	359,706

UNIT AND AREA SUMMARY										JOB: 908 OCEAN STREET, SANTA CRUZ			
Date 6/13/2021													
CONSTRUCTION TYPE:			TYPE VA										
FLOORS:			3 WOOD							BUILDING B			
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable							Unit		Rentable Area	
				B1	1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type	
STUDIO	S1	STUDIO	509		1	3	3				7	10%	3,563
	S2	STUDIO	537								0	0%	0
STUDIO SUB-TOTAL					1	3	3	0	0	0	7	10%	3,563
1 BEDROOM	A1	1 BDRM	645		10	19	19				48	70%	30,960
	A2	INSIDE CORNER 1 BDRM	645								0	0%	0
1 BDRM SUB-TOTAL					10	19	19	0	0	0	48	70%	30,960
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021		1	2	2				5	7%	5,105
	B2	2 BDRM/ 2 BATH	1,102		1	3	3				7	10%	7,714
2 BDRM SUB-TOTAL					2	5	5	0	0	0	12	17%	12,819
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247								0	0%	0
3 BDRM SUB-TOTAL										0	0	0%	0
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425			1	1				2	3%	2,850
4 BDRM SUB-TOTAL					0	1	1	0	0	0	2	3%	2,850
TOTAL UNITS			Avg SqFt 727		13	28	28	0	0	0	69	100%	50,192
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)					9,082	20,555	20,555	0	0	0	50,192		
Gross area by floor (footprint minus net rentable, excl decks)				0	2,291	2,466	2,466	0	0	0	7,223		
Residential Amenities					2,600								2,600
Leasing Office													0
Commerical													0
Garage (Including Utility)					9,665								9,665
Total Gross				0	23,638	23,021	23,021	0	0	0			69,680

UNIT AND AREA SUMMARY											JOB: 908 OCEAN STREET, SANTA CRUZ		
Date 6/13/2021													
CONSTRUCTION TYPE:			TYPE VA O/ TYPE IA									BUILDING C	
FLOORS:			3 WOOD										
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable							Unit	Rentable Area		
			B1	1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type		
STUDIO	S1	STUDIO	509	3	3	3				9	21%	4,581	
	S2	STUDIO	537							0	0%	0	
STUDIO SUB-TOTAL				3	3	3	0	0	0	9	21%	4,581	
1 BEDROOM	A1	1 BDRM	645	5	5	5				15	36%	9,675	
	A2	INSIDE CORNER 1 BDRM	645							0	0%	0	
	A3	1 BDRM	825	1						1	2%	825	
1 BDRM SUB-TOTAL				6	5	5	0	0	0	16	38%	10,500	
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,021	2	2	2				6	14%	6,126	
	B2	2 BDRM/ 2 BATH	1,102	3	4	4				11	26%	12,122	
2 BDRM SUB-TOTAL				5	6	6	0	0	0	17	40%	18,248	
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,247							0	0%	0	
3 BDRM SUB-TOTAL									0	0	0%	0	
4 BEDROOM	D1	4 BDRM/ 2.5 BATH	1,425							0	0%	0	
4 BDRM SUB-TOTAL				0	0	0	0	0	0	0	0%	0	
TOTAL UNITS			Avg SqFt	794	14	14	14	0	0	0	42	100%	33,329
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)					10,925	11,202	11,202	0	0	0	33,329		
Gross area by floor (footprint minus net rentable, excl decks)				0	1,469	1,592	1,592	0	0	0	4,653		
Residential Amenities						400							400
Leasing Office													0
Commerical													0
Garage (Including Utility)													0
Total Gross				0	12,794	12,794	12,794	0	0	0			38,382



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







FLOOR 3 - PLAN A10

1" = 50'-0"



FLOOR 4 - PLAN 1" = 50'-0" **A11**



FLOOR 5 - PLAN 1" = 50'-0" A12

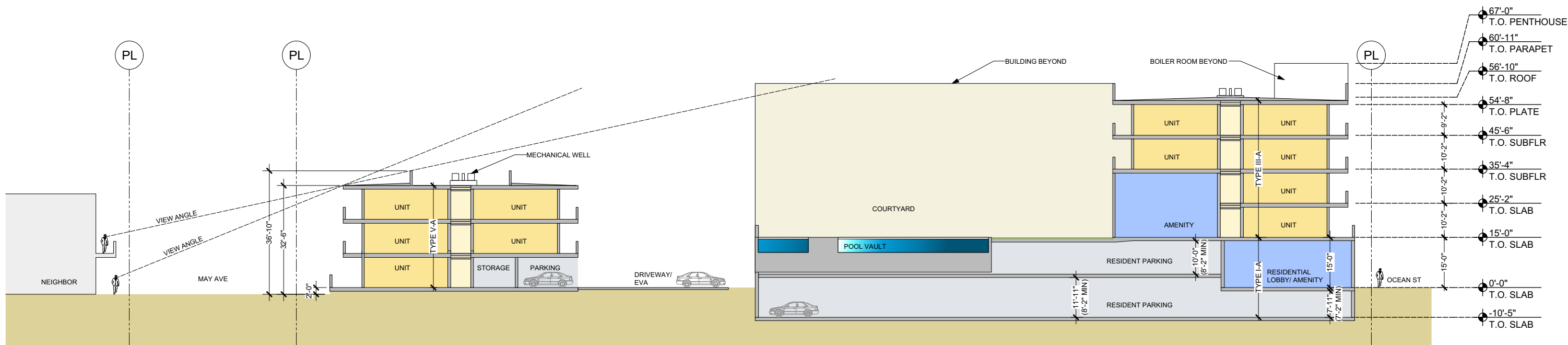


908 OCEAN ST

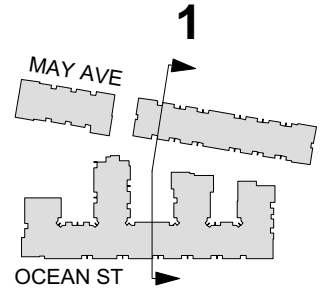
SANTA CRUZ, CALIFORNIA

JUNE 28, 2022

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SECTION - OCEAN ST TO MAY AVE 1



BUILDING SECTION

1" = 30' A13



IMAGE PRECEDENT

A14

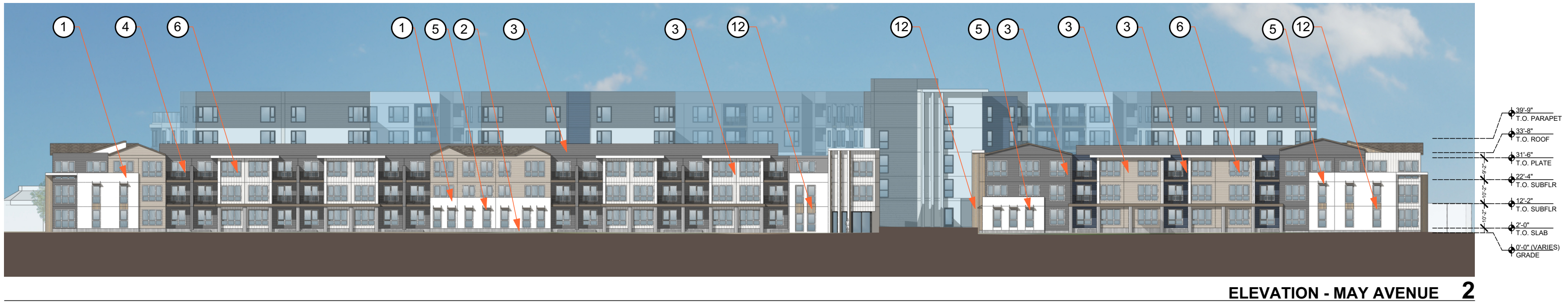
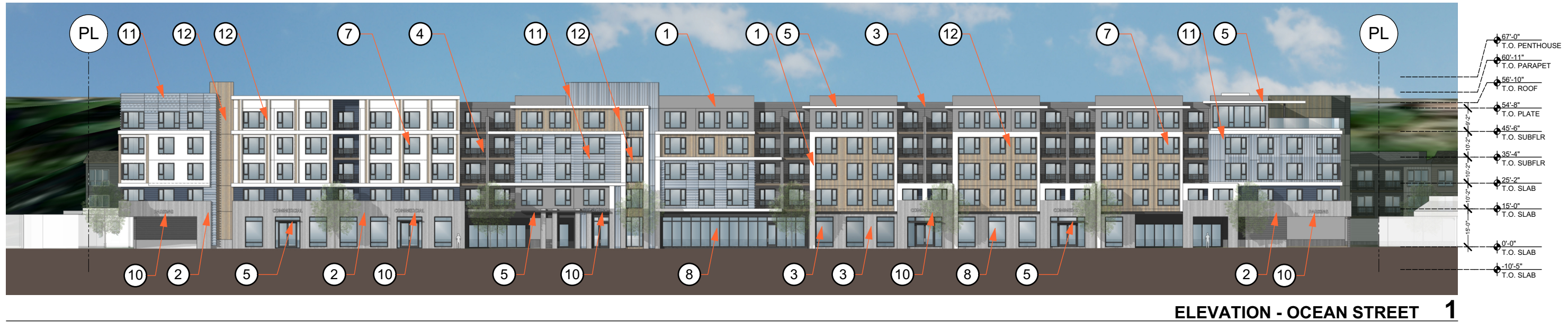


908 OCEAN ST

SANTA CRUZ, CALIFORNIA

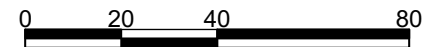
JUNE 28, 2022

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SHEET NOTES

- | | | | |
|----------------------------------|---|--|---|
| ① CEMENT PLASTER,
SMOOTH SAND | ④ RAILING, HOT-DIP GALV.
PTD ARCH BRONZE | ⑦ VINYL NAIL-FIN WINDOW
FIN ARCH BRONZE | ⑩ BLDG SIGNAGE, HT 18",
DEPTH 2", CAST METAL, SIM. |
| ② CONCRETE, BOARD-FORM
FIN. | ⑤ AWNING, NON-RAIN THRU | ⑧ STOREFRONT
FIN ARCH BRONZE | ⑪ CORRUGATED METAL
SIDING, LIGHT BLUE FIN. |
| ③ CEMENTITIOUS LAP SIDING | ⑥ VINYL NAIL-FIN WINDOW
FIN ALMOND | ⑨ GARAGE ACCESS | ⑫ PHENOLIC WOOD SIDING |



ELEVATIONS 1" = 40'-0" **A15**



ELEVATION - OCEAN STREET 1

SHEET NOTES (NOT EVERY SHEET NOTE USED ON THIS PAGE)

- | | | | |
|----------------------------------|---|--|---|
| ① CEMENT PLASTER,
SMOOTH SAND | ④ RAILING, HOT-DIP GALV.
PTD ARCH BRONZE | ⑦ VINYL NAIL-FIN WINDOW
FIN ARCH BRONZE | ⑩ BLDG SIGNAGE, HT 18",
DEPTH 2", CAST METAL, SIM. |
| ② CONCRETE, BOARD-FORM
FIN. | ⑤ AWNING, NON-RAIN THRU | ⑧ STOREFRONT
FIN ARCH BRONZE | ⑪ CORRUGATED METAL
SIDING, LIGHT BLUE FIN. |
| ③ CEMENTITIOUS LAP SIDING | ⑥ VINYL NAIL-FIN WINDOW
FIN ALMOND | ⑨ GARAGE ACCESS | ⑫ PHENOLIC WOOD SIDING |

ELEVATIONS 1" = 40'-0" A16



PERSPECTIVE - WEST ON OCEAN

A17



PERSPECTIVE - EAST ON OCEAN

A18



PERSPECTIVE - OCEAN FROM BLAIN STREET

A19



PERSPECTIVE - BLDG B: EAST ON MAY AVENUE

A20



908 OCEAN ST

SANTA CRUZ, CALIFORNIA

JUNE 28, 2022

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PERSPECTIVE - MIDBLOCK ON MAY AVENUE

A21



PERSPECTIVE - BLDG C: CORNER OF HUBBARD & MAY

A22