

PD - STAGED PERMIT APPLICATION

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ROOM NAME

- ROOM NUMBER
- ROOM FINISHES
- ROOM AREA
- BUILDING SECTION NUMBER
- SHEET NUMBER
- SIM
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER

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ISSUES/ REVISIONS		
Issue#	DESCRIPTION	DATE
0	S8330 PreApplication	02.15.2024
1	PD STAGED PERMIT APP	08.19.2024
APN number	003-051-07	
Project number	23153	
Print Date	02.15.2024	
Drawn by	MB	
Checked by	EB	
Scale	N.T.S.	

GP0.01

THE LINE THAT DEFINES THE CITY'S COASTAL ZONE GENERALLY RUNS ALONG CENTER LINES OF ESTABLISHED CITY STREETS AS IT JOGS ACROSS SANTA CRUZ. OCCASIONALLY, AND FOR NO APPARENT REASON, IT VEERS DIRECTLY THROUGH VARIOUS PROPERTIES LARGE AND SMALL, EVEN THROUGH EXISTING BUILDINGS. 831 ALMAR IS ONE SUCH INSTANCE.

REFER TO SHEET AP0.51 FOR THE CURRENT LOCATION OF THE COASTAL ZONE BOUNDARY AND A REVISED LOCATION WITH EQUIVALENT AREA GIVEN TO THE COASTAL ZONE FRONTAGE ALONG THE RAIL TRAIL.

NEARLY FIFTY YEARS AGO, IN THE WAKE OF DEPARTING MANUFACTURERS LIKE WRIGLEY AND LIPTON, BEN ZARICOR AND LOUISE VENINGA HELPED INITIATE A NEW INDUSTRIAL CULTURE HERE IN SANTA CRUZ. AMONG THE FIRST TO ESTABLISH TRADE WITH CHINA, THEIR COMPANY, FMAIL HERBS, INTRODUCED CHINESE GINSENG TO AN AMERICAN MARKET. (LOUISE AUTHORED *THE GINSENG BOOK*, IN FACT.) BEN AND LOUISE FOUGHT AND WON THE LANDMARK COURT BATTLE THAT LEGITIMIZED THE HERBAL INDUSTRY IN AMERICA. AND THEIR GOOD EARTH TEAS FOUND AN APPRECIATIVE AUDIENCE WORLDWIDE

NEW FMAIL WILL SUPPORT MORE JOBS THAN THE CURRENT FACILITIES EVER DID, JOBS IN R&D, FOOD SERVICES, TECH AND RETAIL. AND JUST AS IMPORTANTLY, THE NEXT GENERATION OF SANTA CRUZ WORKERS AND STUDENTS WILL HAVE A VIBRANT RESIDENTIAL COMMUNITY THAT SUPPORTS ENVIRONMENTAL PRINCIPLES OF SMART GROWTH AND LIVABLE STREETS.

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THE PROJECT INCLUDES TWO NEW BUILDINGS OF APPROXIMATELY 223,692 SQUARE FEET. THIS AREA IS SPLIT ACROSS A MIXED-USE MAIN BUILDING WITH THREE BAR-SHAPED STRUCTURES THAT COLLECTIVELY SHARE A 59,168 SQUARE-FOOT GROUND FLOOR PODIUM AND A SMALLER, WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING. THE PARKING AND INDUSTRIAL/COMMERCIAL PODIUM WILL BE TYPE I-A NEW CONSTRUCTION AND THE FLOORS ABOVE WILL BE TYPE III-B CONSTRUCTION. THE WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING WILL BE TYPE V-A CONSTRUCTION.

THE UNITS WILL BE A MIX OF ONE-, TWO-, AND THREE-. THERE WILL BE 48 ONE-BEDROOM UNITS, 64 TWO-BEDROOM UNITS, AND 8 THREE-BEDROOM UNITS.

WAIVERS ARE REQUESTED FOR:

- CONCESSIONS ARE REQUESTED FOR:

- THE PROJECT TEAM RESERVES THE RIGHT TO UTILIZE CONCESSIONS AT A LATER DATE IF NEEDED.

THE PROPOSED NEW CONSTRUCTION PROVIDES APPROXIMATELY 13,455 SF PEDESTRIAN FRIENDLY COMMERCIAL/INDUSTRIAL SPACE ON THE GROUND FLOOR CORNER FACING ALMAR AVENUE AND A NEW INTERNAL MULTI-USE ACCESS LANE. THIS NEW INTERNAL LANE PROVIDES ACCESS TO THE SITE, WITH INDUSTRIAL COMMERCIAL SPACE FACING ONTO THIS CAR AND PEDESTRIAN-FRIENDLY PASSAGE FROM BOTH BUILDINGS. A PUBLICLY ACCESSIBLE COURT OPENS ON TO THE INTERNAL LANE ACTS AS A SPILL-OUT SPACE FOR THE SURROUNDING INDUSTRIAL COMMERCIAL SPACES. PLANTERS AND BOLLARDS PROTECT AND DEFINE THE PEDESTRIAN ONLY ACCESS PATHS IN THE OTHERWISE CURB-LESS LANE. THE WEDGE-SHAPED BUILDING INCLUDES ITS OWN ELEVATOR TO AN UPPER-LEVEL COMMON TERRACE WHICH ALLOWS PUBLIC ACCESS TO A PAVILION AND ROOF TERRACE WITH VIEWS TOWARDS THE RAIL TRAIL.

THERE IS A LOBBY ENTRY SPACE FOR RESIDENTS WITH AMENITIES INCLUDING A MAIL/PACKAGE ROOM AND LARGE OPEN-AIR TERRACES FOR RESIDENTIAL USE ON THE 2ND FLOOR ABOVE THE GROUND FLOOR PODIUM. OTHER AMENITIES LOCATED THROUGHOUT THE PROPOSED BUILDING INCLUDE SHARED ROOF AREAS, LONG-TERM BICYCLE PARKING FOR EVERY UNIT (CLASS-I), AND RESIDENT STORAGE OUTSIDE OF THE UNITS.

SUPPORTING UTILITY SPACES FOR BOTH THE COMMERCIAL AND THE RESIDENTIAL SPACES ARE PROVIDED. PUBLIC BICYCLE PARKING (CLASS-II) IS INCLUDED ALONG THE INTERNAL LANE AND ALMAR AVENUE.

APN:.....003-051-07
ZONING DISTRICT:.....IGP2 (GENERAL INDUSTRIAL PERF 2)
LAND USE DESIGNATION:.....IND (INDUSTRIAL)
COASTAL ZONE:.....CEZ A
URBAN SERVICES LINE:.....YES, WITHIN

OCCUPANCY GROUP:.....MIXED USE B & R-2
BUILDING CONSTRUCTION TYPE:.....I-A, II-B, V-A
BUILDING SPRINKLERED:.....YES
LOT SIZE:.....85,900.32 SF (1.97 AC)

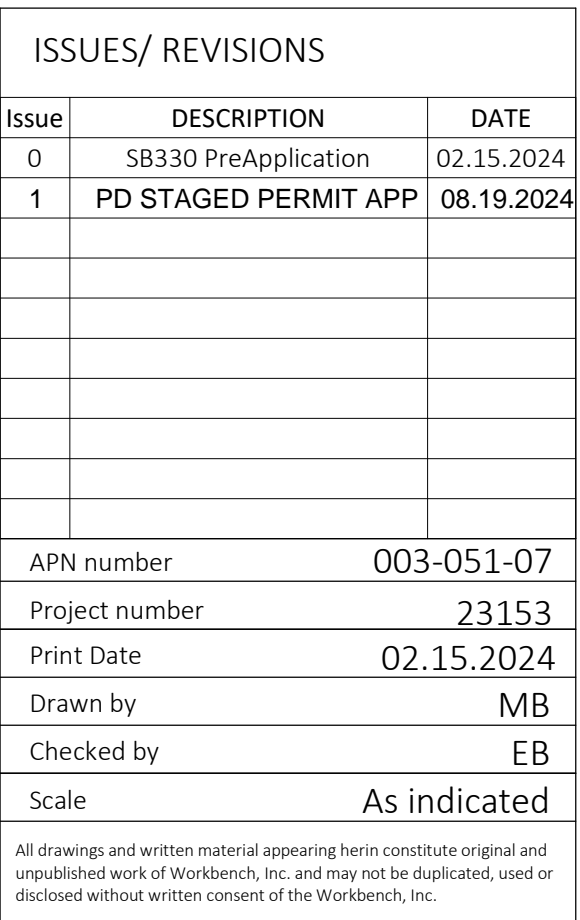
EXISTING BUILDING AREA (WAREHOUSE):.....44,826 SF

PROPOSED BUILDING AREAS (SEE BUILDING GROSS AREA ABOVE):	
• RESIDENTIAL:.....	73,666 SF
• PARKING, AMENITY, SERVICE:.....	140,058 SF
• COMMERCIAL:.....	13,455 SF
EXISTING LOT COVERAGE: (44,826 SF).....	52%
NEW LOT COVERAGE: (59,168 SF).....	69%

POINT SOURCE AIR/WATER POLLUTANTS:	NO
VERY HIGH FIRE SEVERITY ZONE:	NO
WETLANDS:	NO
HAZARDOUS WASTE SITE:	NO
SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD:	NO
DELINEATED EARTHQUAKE FAULT ZONE:	NO
HISTORIC/CULTURAL RESOURCES:	ARCHAEOLOGICALLY SENSITIVE - EXEMPTION MAY APPLY
SPECIES OF CONCERN:	NO
RECORDED PUBLIC EASEMENTS:	NO
COASTAL ZONE:	CEZ-A
STREAM OR OTHER RESOURCE:	NO

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GP0.02

BUILDING GROSS AREA

GROSS AREA BY USE

LEVEL	RESIDENTIAL	CIRCULATION	PARKING	AMENITY	SERVICE / MECH.	COMMERCIAL / INDUSTRIAL	STORAGE	TOTALS
LEVEL 1	0 SF	4,283 SF	39,330 SF	3,467 SF	2,541 SF	9,546 SF	0 SF	59,168 SF
LEVEL 2	13,702 SF	10,432 SF	0 SF	0 SF	139 SF	3,908 SF	10,358 SF	38,539 SF
LEVEL 3	17,251 SF	9,531 SF	0 SF	0 SF	139 SF	0 SF	11,267 SF	38,188 SF
LEVEL 4	17,273 SF	9,540 SF	0 SF	0 SF	138 SF	0 SF	11,250 SF	38,201 SF
LEVEL 5	12,715 SF	6,793 SF	0 SF	0 SF	138 SF	0 SF	6,897 SF	26,543 SF
LEVEL 6	12,725 SF	6,776 SF	0 SF	0 SF	139 SF	0 SF	6,901 SF	26,540 SF
GRAND TOTALS	73,666 SF	47,355 SF	39,330 SF	3,467 SF	3,232 SF	13,455 SF	46,674 SF	227,180 SF

PLANNING CODE NOTES

THE PROJECT PROPOSES TO PROVIDE MIXED USE BUILDINGS WITH INDUSTRIAL/COMMERCIAL USE AND MULTI-FAMILY RESIDENTIAL USE AS ALLOWED BY SPECIAL USE PERMIT PER SCMC 24.10.1610.2(g) FOR A PROJECT TO COMPLY W/ R-M ZONING DISTRICT REGULATIONS. DISTRICT REGULATIONS FOR BOTH THE R-M & I-G ZONES ARE SHOWN. NOTE THAT DISTRICT REGULATIONS ARE NOT LISTED IN THE SCMC FOR THE IG/PER-2 ZONE AND I-G REGULATIONS ARE SHOWN.

I-G DISTRICT REGULATIONS

BUILDING HEIGHT

HT. LIMIT:	PRINCIPAL: 50'
	ACCESSORY: 25'
HT. ABOVE LIMIT:	NOTE: PER 24.10.1590(1) MIXED USE BUILDINGS THAT PROVIDE RESIDENTIAL AND EDUCATION USES MAY EXCEED IG DISTRICT REGULATIONS UP FOUR STORIES AND SIXTY-FIVE FEET

SETBACKS

SETBACKS:	FRONT: 20'
SCMC 24.10.1590	SIDE INTERIOR: 0'
	SIDE EXTERIOR: 10'
	REAR: 10'
LOT COVERAGE:	80% - REFER TO DENSITY CALCS

R-M DISTRICT REGULATIONS

BUILDING HEIGHT

HT. LIMIT:	(3) OR MORE DUS: 35'
	ACCESSORY (STORIES & FT): 1 & 15'

SETBACKS

SETBACKS:	FRONT: 15'
SCMC 24.10.550	SIDE INTERIOR: 5'
	REAR: 10'

SETBACKS PROVIDED HEIGHT PROVIDED

SEE PLANS 72'

USABLE OPEN SPACE

SCMC 24.10.550	REQUIRED: 38,400 SF 200 SF PER STUDIO/1-BED OR 400 SF PER 2+ BED UNIT
	PROVIDED: 44,915 SF SEE SHEET GP0.05 FOR OPEN SPACE EXHIBIT

PROJECT - UNIT COUNT

UNIT TYPE	UNIT COUNT	BEDROOM COUNT
DOUBLE UNIT	60	120
SINGLE UNIT	48	48
TRIPLE UNIT	12	36
TOTAL	120	204 BEDROOMS

NOTE:
REFER TO
RESIDENTIAL
DENSITY NOTES
FOR ALLOWED UNIT
COUNTS

RESIDENTIAL DENSITY:

THE PROJECT PROPOSES TO PROVIDE MIXED USE BUILDINGS WITH INDUSTRIAL/COMMERCIAL USE AND MULTI-FAMILY RESIDENTIAL USE AS ALLOWED BY SPECIAL USE PERMIT PER SCMC 24.10.1610.2(g) FOR A PROJECT TO COMPLY W/ R-M ZONING DISTRICT REGULATIONS.

PER SCMC 24.10.550 1,450 SF OF LOT AREA IS REQUIRED PER 2+ BEDROOM DWELLING UNIT. BASE DENSITY FOR THE 85,900 SF LOT = 85,900 SF / 1,450 = **60 DUS**

A DENSITY BONUS OF 50% AS ALLOWED BY CGC 65915-65918 IS PROPOSED BY PROVIDING 15% OF THE BASE DENSITY UNITS AT VERY LOW INCOME LEVEL. 50% OF 60 DUS = **30 BONUS DUS**

A DENSITY BONUS OF 50% AS ALLOWED BY SB1287 IS PROPOSED BY PROVIDING 15% OF THE BASE DENSITY UNITS AT A MODERATE INCOME LEVEL. 50% OF 60 DUS = **30 BONUS DUS**

TOTAL PROPOSED DENSITY = 60 + 30 + 30 = 120 DUS

PROPOSED AFFORDABLE UNITS:

PER CGC 65919-65918 AFFORDABLE UNITS PROVIDED = 15% OF 60 = **9 VERY LOW INCOME UNITS**

PER SB 1287 AFFORDABLE UNITS REQUIRED = 15% OF 60 = **9 MODERATE INCOME UNITS**

SEE FLOOR PLANS FOR LOCATIONS OF AFFORDABLE UNITS

PARKING

SCMC 24.12.240	RESIDENTIAL REQUIREMENT: 1 SPACE PER 0 OR 1 BEDROOM 2 SPACES PER 2+ BEDROOM + 10% FOR GUEST PARKING TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 212 SPACES
SCMC 24.12.240	COMMERCIAL REQUIREMENT: 1 SPACE PER 250 SF BASED ON RETAIL/SHOP USE TOTAL COMMERCIAL PARKING SPACES REQUIRED = 39 SPACES TOTAL PARKING SPACES REQUIRED = 251 SPACES
CBC 1109A.3 & 11B-208.2	ACCESSIBLE REQUIREMENT: 2% OF REQUIRED SPACES FOR RESIDENTIAL 2 FOR 25-60 SPACES FOR COMMERCIAL ACCESSIBLE PARKING SPACES REQUIRED = 7 SPACES
CBC 11B-208.2.4	VAN ACCESSIBLE REQUIREMENT: 1 PER FRACTION OF 6 SPACES VAN ACCESSIBLE SPACES REQUIRED = 2 SPACES
CGBSC 4.106.4.2.2	ELECTRIC VEHICLE PARKING REQUIREMENT: 10% E/V CAPABLE SPACES = 26 SPACES 25% E/V READY SPACES = 63 SPACES 5% E/V CHARGERS = 13 SPACES

AB2097
AB 2097 PROHIBITS ANY MINIMUM AUTOMOBILE PARKING REQUIREMENT ON ANY RESIDENTIAL, COMMERCIAL, OR OTHER DEVELOPMENT PROJECT, AS DEFINED, THAT IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT, AS DEFINED. REDUCTION OF ELECTRICAL VEHICLE CHARGING PARKING SPACES AND ACCESSIBLE PARKING SPACES IS PROHIBITED.

PARKING PROVIDED: 95 TOTAL PARKING SPACES ARE PROVIDED, INCLUDING:

8 ACCESSIBLE PARKING SPACES
2 VAN ACCESSIBLE PARKING SPACES
13 E/V CHARING SPACES

BICYCLE PARKING SCMC 24.12.250

SEE AP9.02 FOR
MORE INFO ON
BICYCLE PARKING

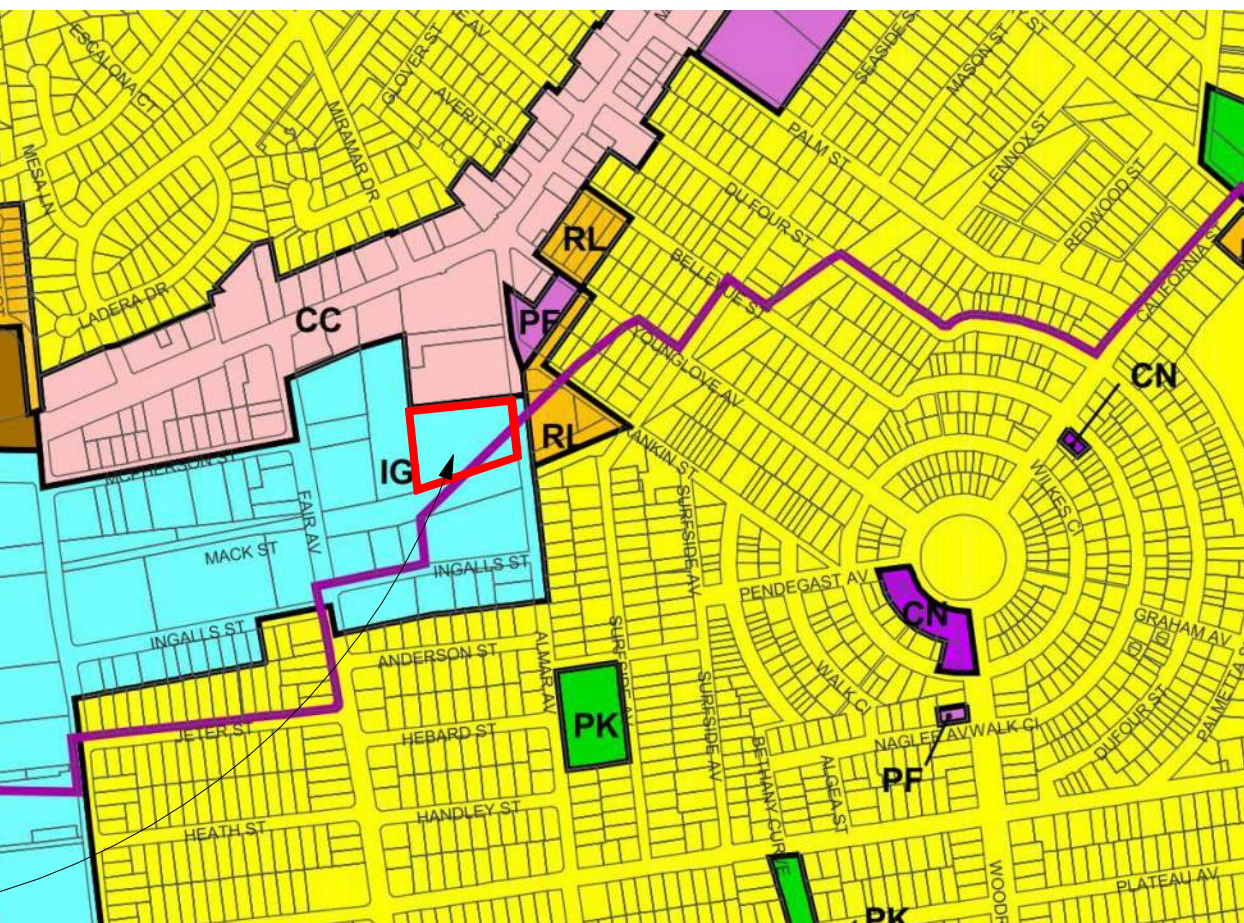
BICYCLE PARKING PROVIDED:
412 SPACES
362 CLASS-1 SPACES (360 RESIDENTIAL + 2 COMMERCIAL)
44 CLASS-2 SPACES (30 SPACES RESIDENTIAL + 14 COMMERCIAL)

REQUIRED: 120 CLASS-1 SPACES RESIDENTIAL (1 SPACE / UNIT)
30 CLASS-2 SPACES RESIDENTIAL (1 SPACE / 4 UNITS)
2 CLASS-1 SPACES COMMERCIAL (20% OF 1 SPACE PER 1,500 SF)
6 CLASS-2 SPACES COMMERCIAL (80% OF 1 SPACER PER 1,500 SF)

ASSESSORS MAP



ZONING MAP



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ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
1	PD STAGED PERMIT APP	08.19.2024

APN number	003-051-07
Project number	23153
Print Date	02.15.2024
Drawn by	MB
Checked by	EB
Scale	N.T.S.

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PROJECT INFO

GP0.03



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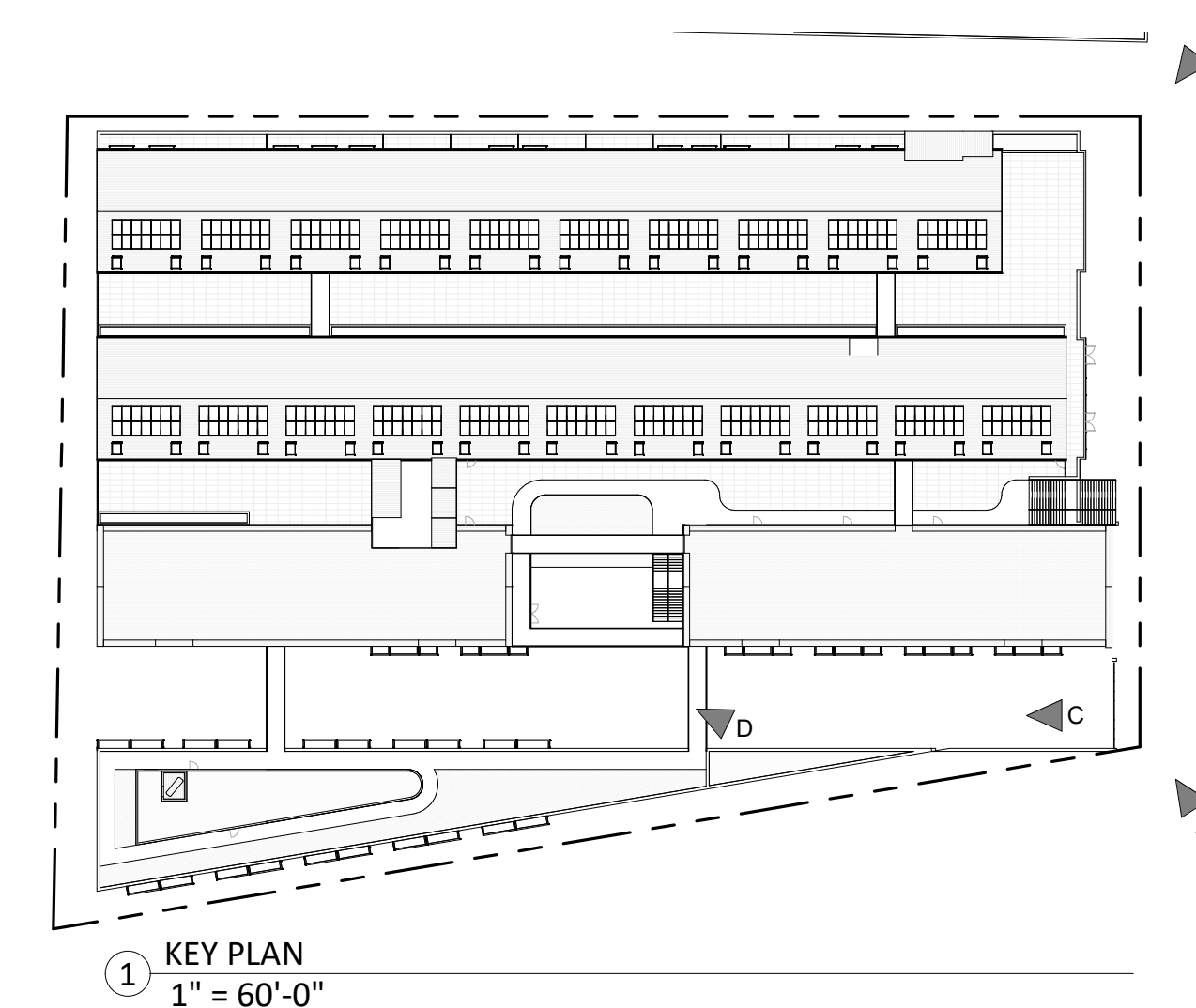
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Checked by	EB	
Scale	12" = 1'-0"	

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EXISTING SITE
PHOTOS

GP0.04





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RENDERING & 3D EXHIBITS

GP0.06

ADJACENT COMMERCIAL
PROPERTY
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

ADJACENT COMMERCIAL PROPERTY
847 ALMAR AVENUE
PARCEL#: 003-051-35
ZONING: IG

ADJACENT PROPERTY
PARKING LOT
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

EXISTING BUILDING
APPROX. 24'-0" TALL

EXISTING BUILDING
APPROX. 24'-0" TALL

EXISTING BUILDING
APPROX. 19'-0" TO 30'-0" TALL

EXISTING BUILDING
APPROX. 24'-0" TALL

RANKIN
STREET

ALMAR AVENUE

COASTAL RAIL TRAIL
OPEN SPACE

RAILROAD TRACKS

MONTEREY BAY
SANCTUARY SCENIC
TRAIL

DEMO SITE PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

KEYNOTE SCHEDULE - DEMOLITION	
KEYNOTE	MATERIAL
1	DEMOLISH EXISTING BUILDING / STRUCTURE
2	DEMOLISH EXISTING PARKING / SITEWORK



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DEMO SITE PLAN

AP0.50D

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ADJACENT COMMERCIAL
PROPERTY
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

ADJACENT COMMERCIAL PROPERTY
847 ALMAR AVENUE
PARCEL#: 003-051-35
ZONING: IG

ADJACENT PROPERTY
PARKING LOT
2203 MISSION STREET
PARCEL#: 003-051-33
ZONING: IG

SUBJECT PROPERTY
831 ALMAR AVENUE
PARCEL#: 003-051-07
ZONING: IGP2

RANKIN
STREET →

ALMAR AVENUE

COASTAL RAIL TRAIL
OPEN SPACE

RAILROAD TRACKS

MONTEREY BAY
SANCTUARY SCENIC
TRAIL

SITE PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
- REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

--- = REQUIRED SETBACK
--- = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)

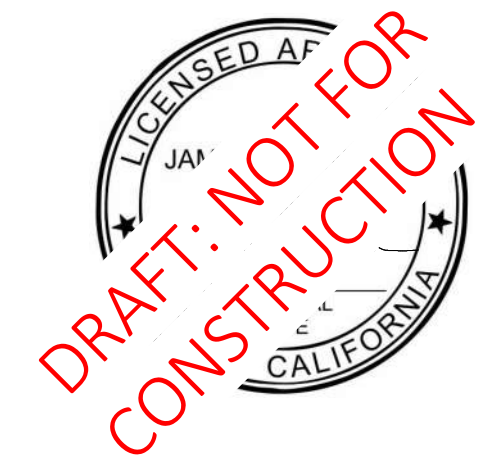


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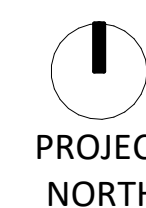
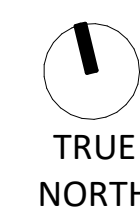
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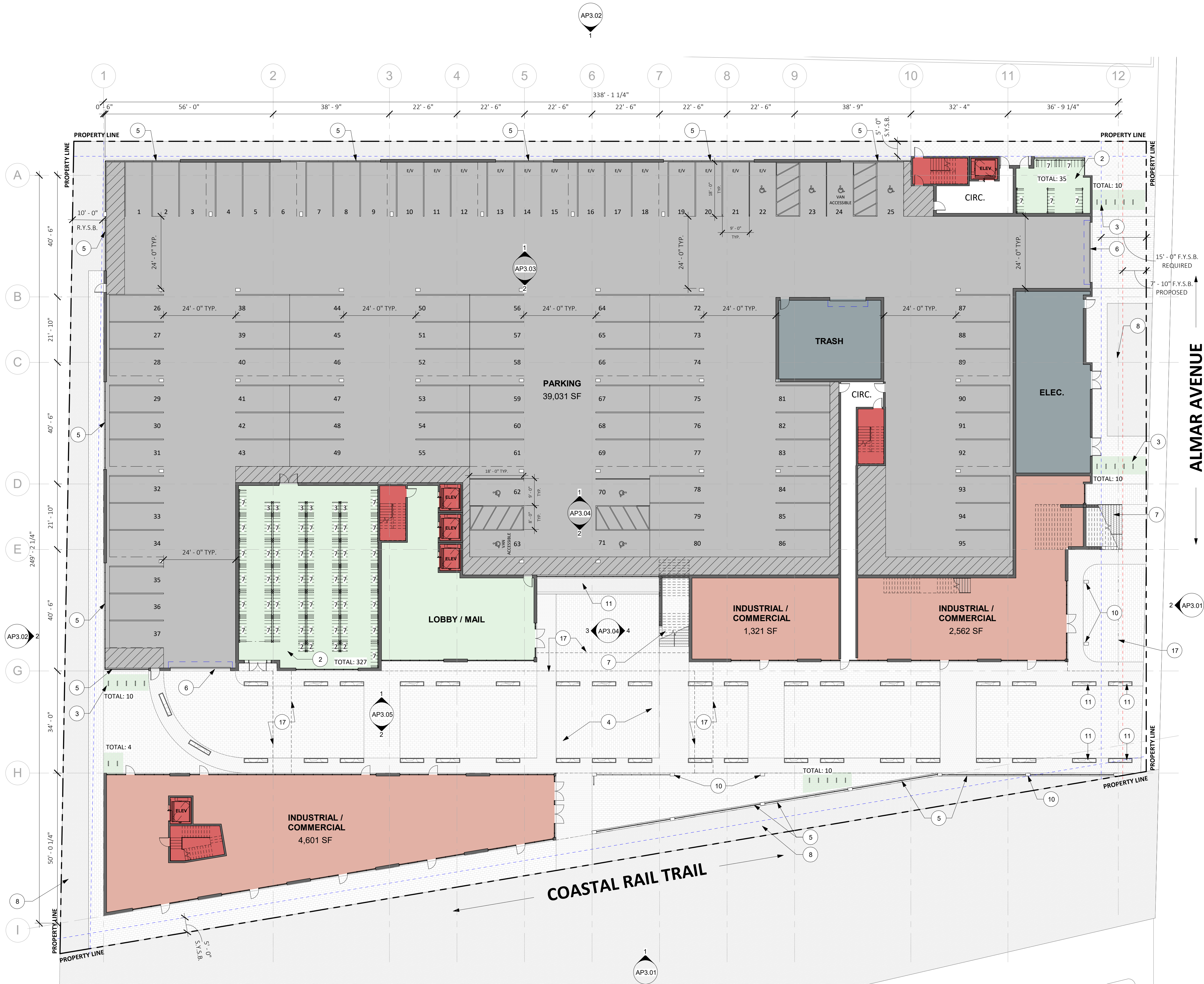
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PROPOSED SITE
PLAN

AP0.51





1 LEVEL 1
1/16" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

-- = REQUIRED SETBACK
- - - = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)

UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF

TOTAL 116,445 NSF

AVERAGE NET SF 766.08 NSF

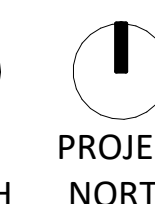
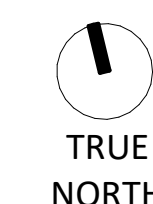
AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2

- (3) 1-BED UNITS
- (4) 2-BED UNITS
- (2) 3-BED UNITS
- (2) 1-BED UNITS
- (5) 2-BED UNITS
- (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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ISSUES/ REVISIONS

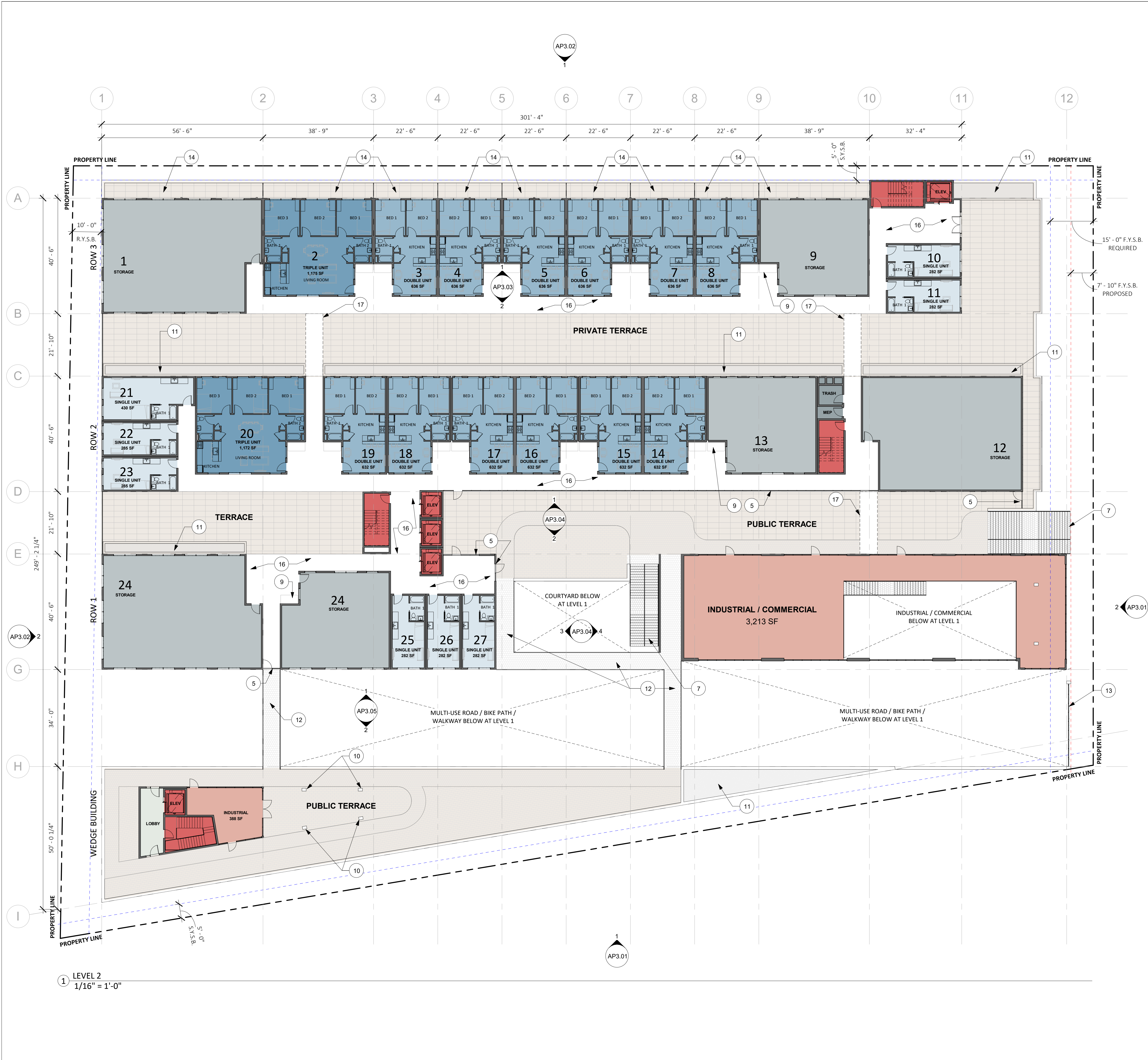
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PROPOSED LEVEL 1
FLOOR PLAN

AP1.01



FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- - - = REQUIRED SETBACK
- - - = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)

UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL		116,445 NSF
AVERAGE NET SF		766.08 NSF

AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1	9 MODERATE INCOME → A2
<ul style="list-style-type: none">• (3) 1-BED UNITS• (4) 2-BED UNITS• (2) 3-BED UNITS	<ul style="list-style-type: none">• (2) 1-BED UNITS• (5) 2-BED UNITS• (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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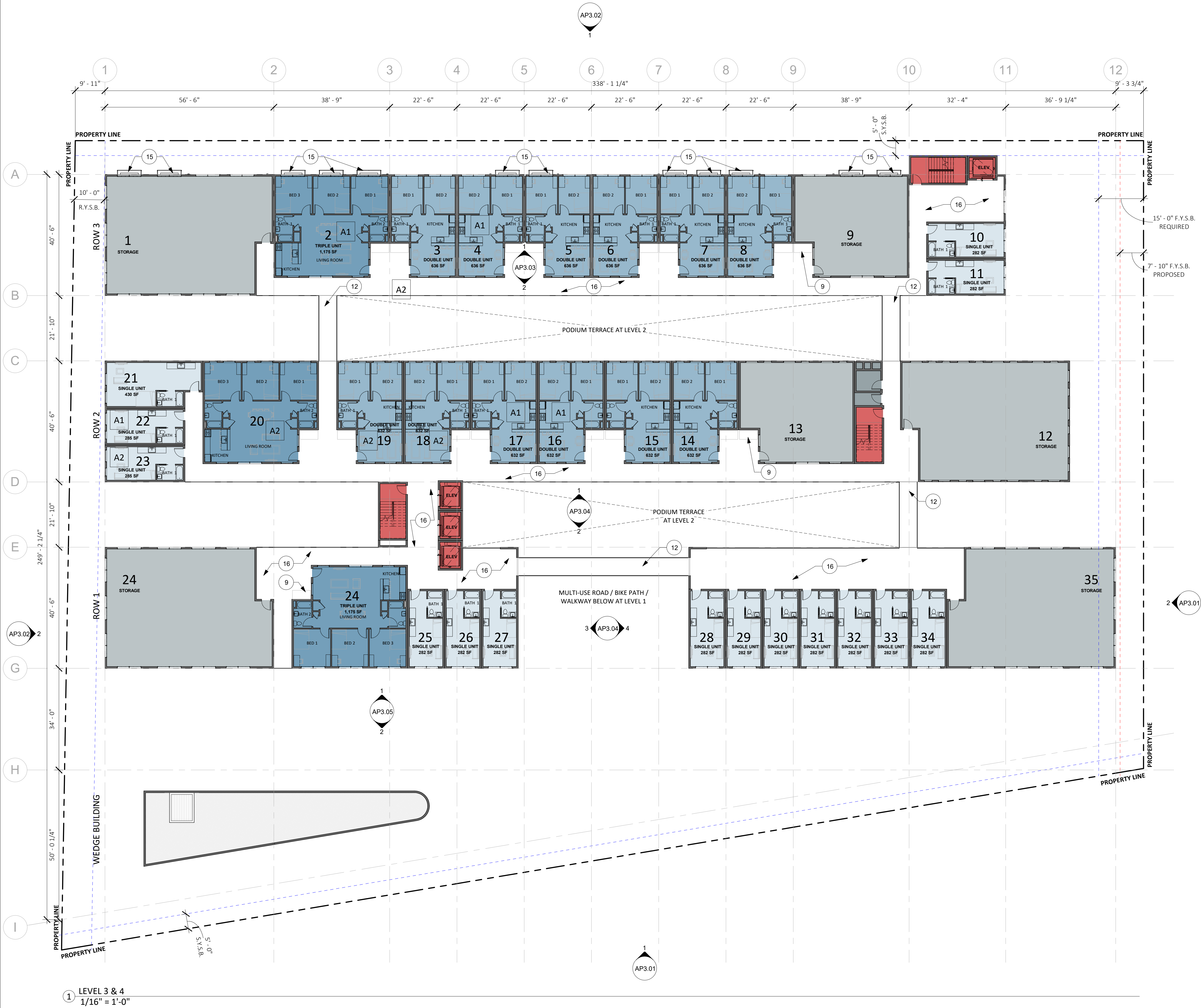


Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
1	PD STAGED PERMIT APP	08.19.2024
APN number	003-051-07	
Project number	23153	
Print Date	02.15.2024	
Drawn by	DS/OH/MB	
Checked by	EB	
Scale	As indicated	

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PROPOSED LEVEL 2
FLOOR PLAN

AP1.02



1 LEVEL 3 & 4
1/16" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

-- = REQUIRED SETBACK
-- = PROPOSED SETBACK
(WAVES DOUGHT UNDER STATE DENSITY BONUS)

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- (2) 1-BED UNITS
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- (2) 3-BED UNITS

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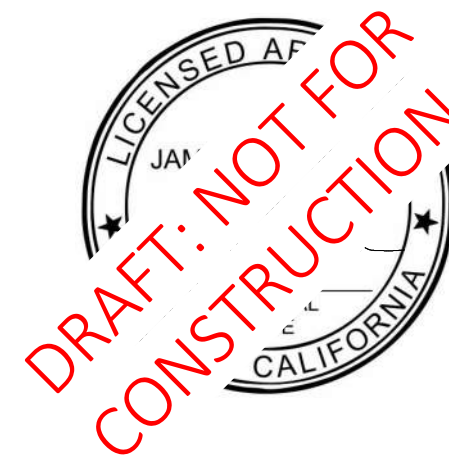


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PROPOSED LEVEL 3 &
4 FLOOR PLAN

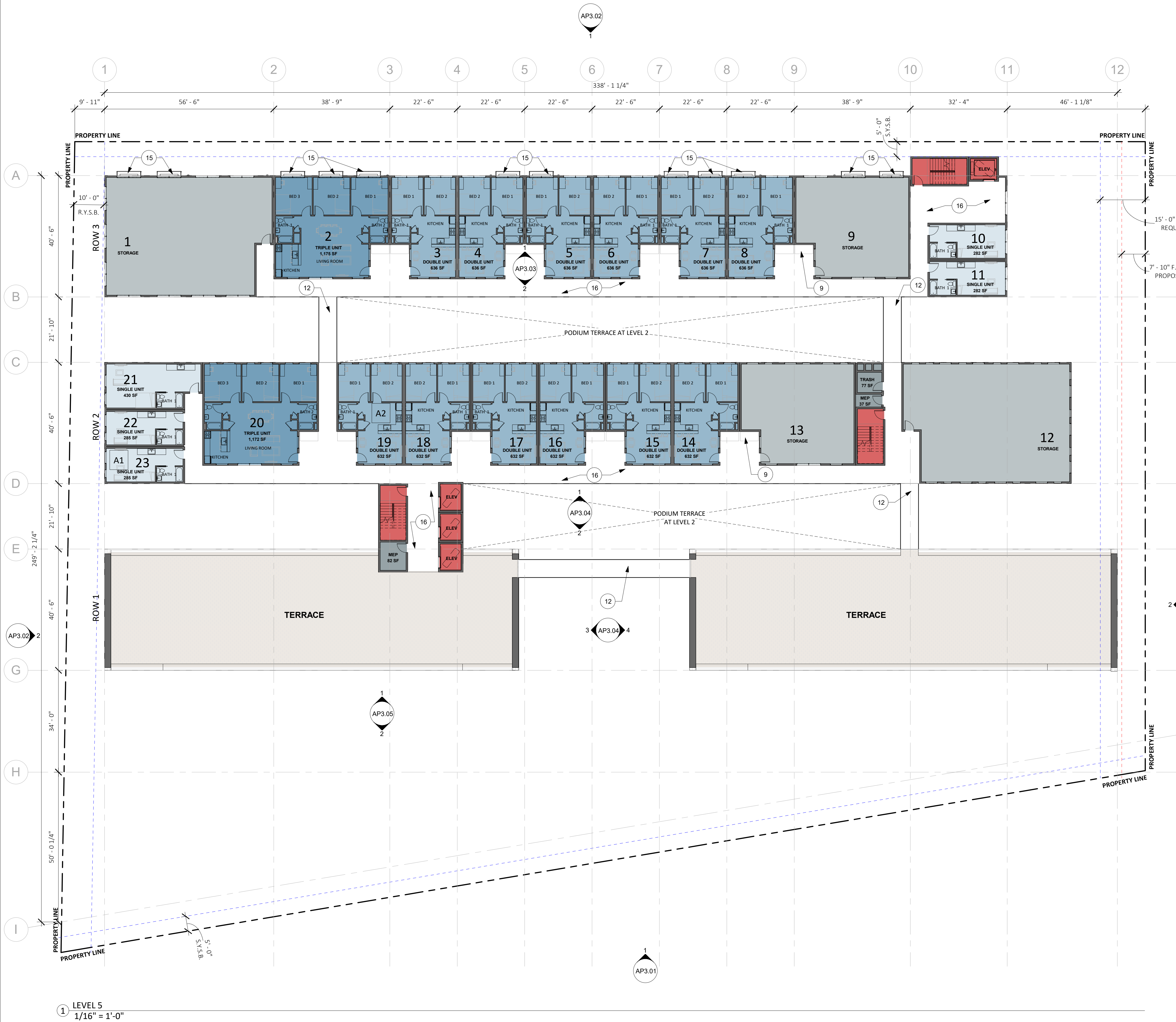
AP1.03



TRUE
NORTH



PROJECT
NORTH



1 LEVEL 5
1/16" = 1'-0"

FLOOR PLAN NOTES

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UNIT MIX

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• (4) 2-BED UNITS		• (5) 2-BED UNITS	
• (2) 3-BED UNITS		• (2) 3-BED UNITS	

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
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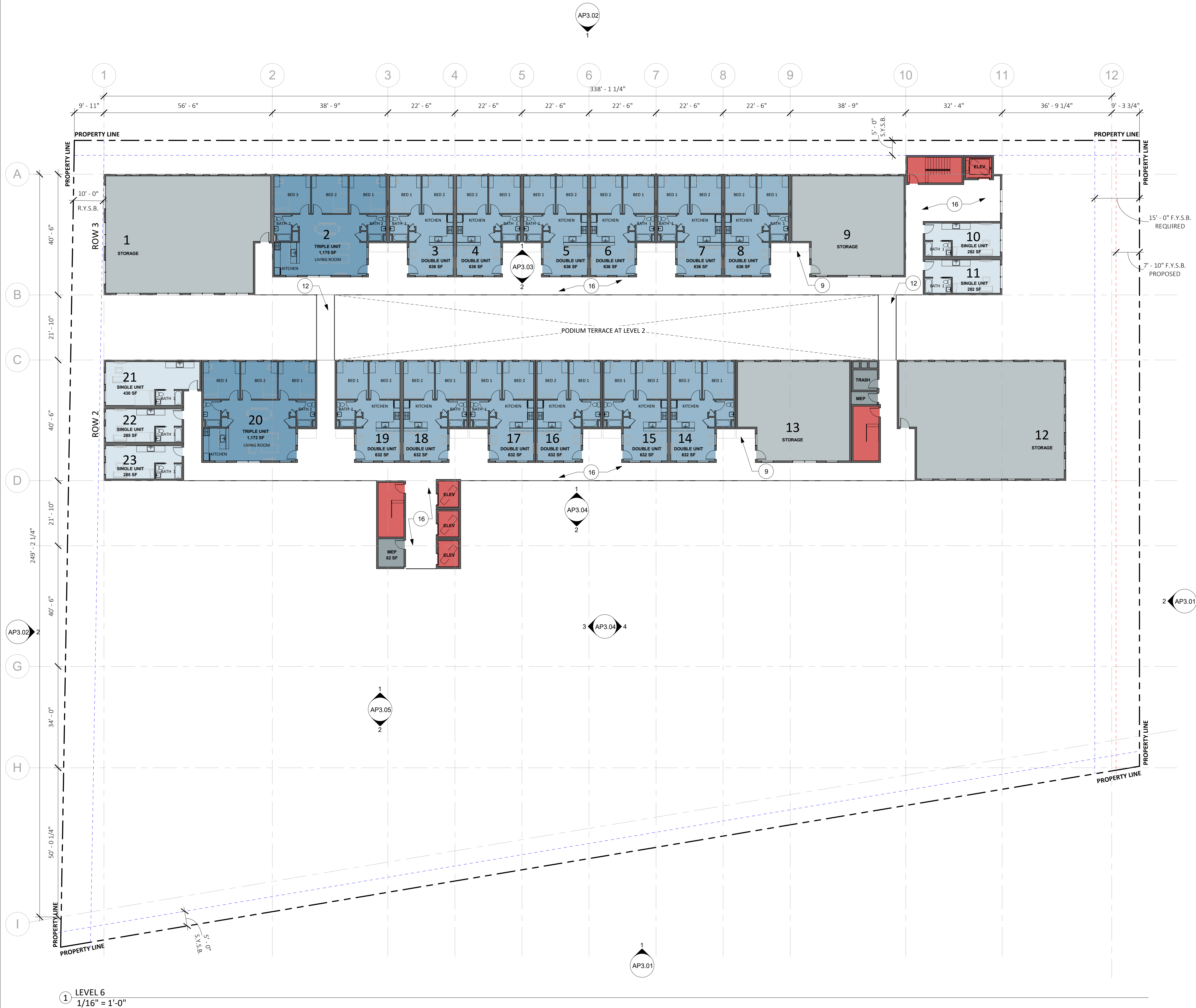
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**PROPOSED LEVEL 5
FLOOR PLAN**

AP1.04



FLOOR PLAN NOTES

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--- = REQUIRED SETBACK
--- = PROPOSED SETBACK
(WAIVER SOUGHT UNDER STATE DENSITY BONUS)

UNIT MIX

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AFFORDABLE UNIT MIX:

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 - (4) 2-BED UNITS
 - (2) 3-BED UNITS
 - (2) 1-BED UNITS
 - (5) 2-BED UNITS
 - (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
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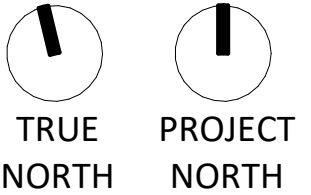
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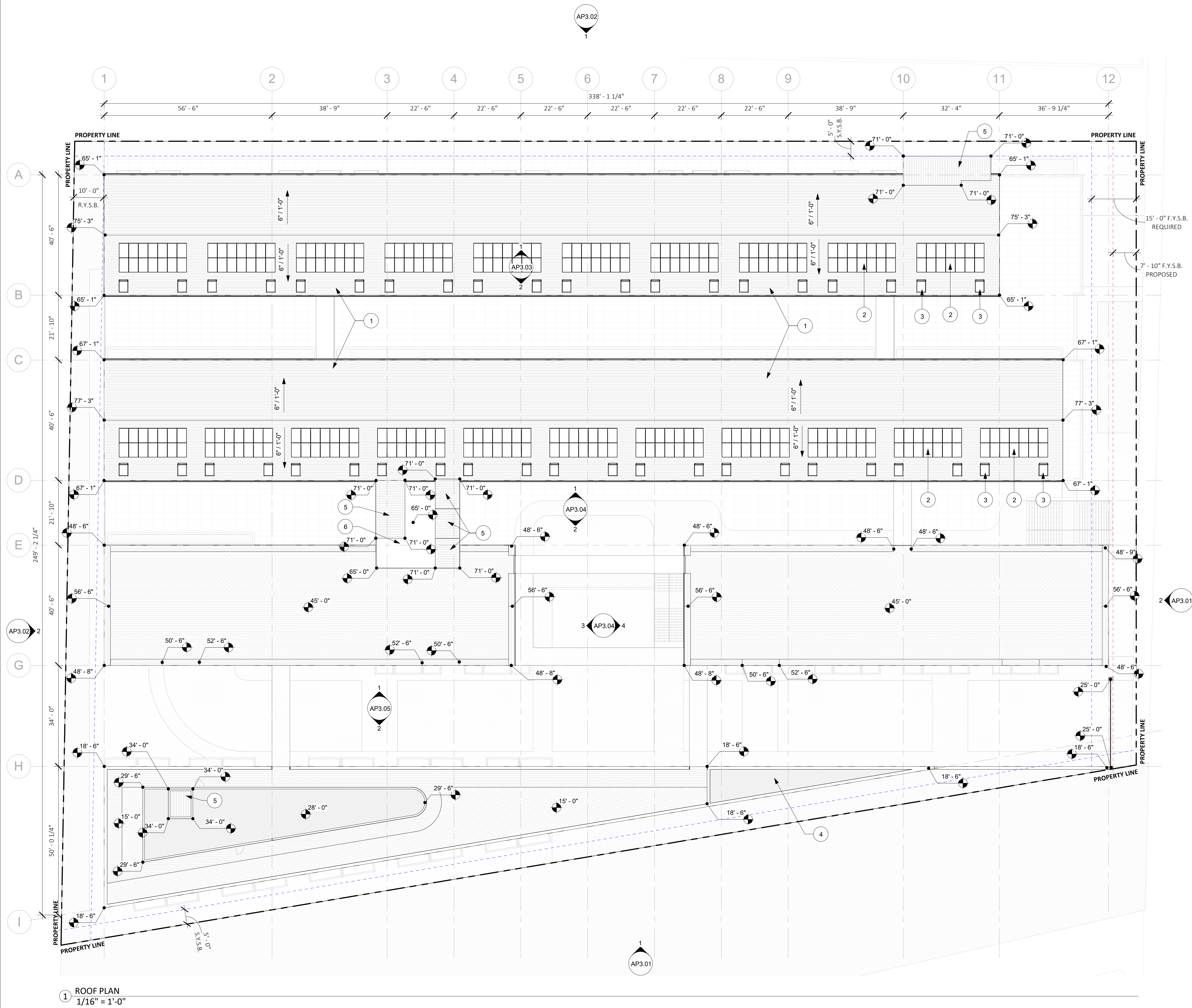
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**PROPOSED LEVEL 6
FLOOR PLAN**

AP1.05



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ROOF PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

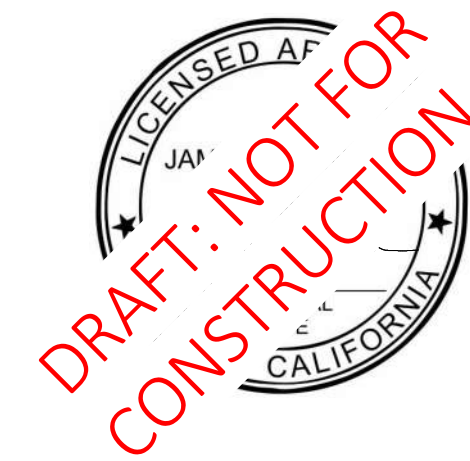
ROOF PLAN KEYED NOTES

KEYNOTE SCHEDULE - ROOF PLAN	
KEYNOTE	MATERIAL
1	STANDING SEAM OR COMP SHINGLE ROOFING OR SIM.
2	SOLAR PHOTOVOLTAIC PANELS, TYP
3	SKYLIGHT, TYP
4	PLANTER
5	ELEVATOR / STAIR OVERRUN
6	FLAT ROOF



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PROPOSED ROOF
PLAN

AP1.08

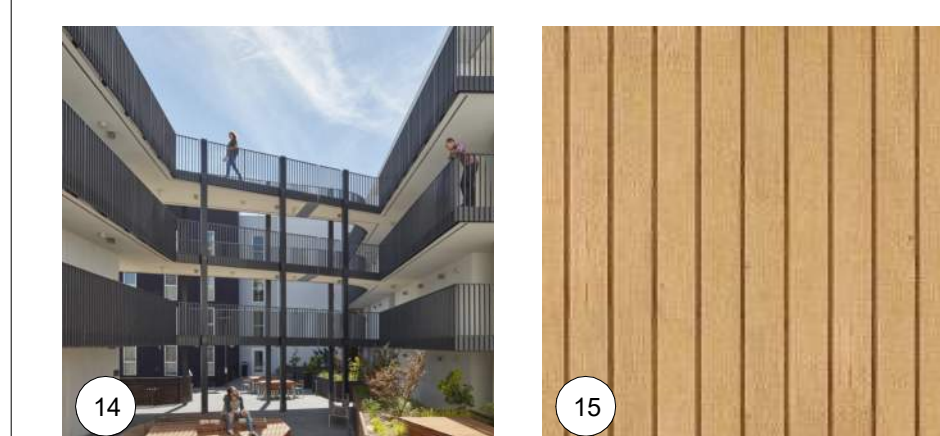
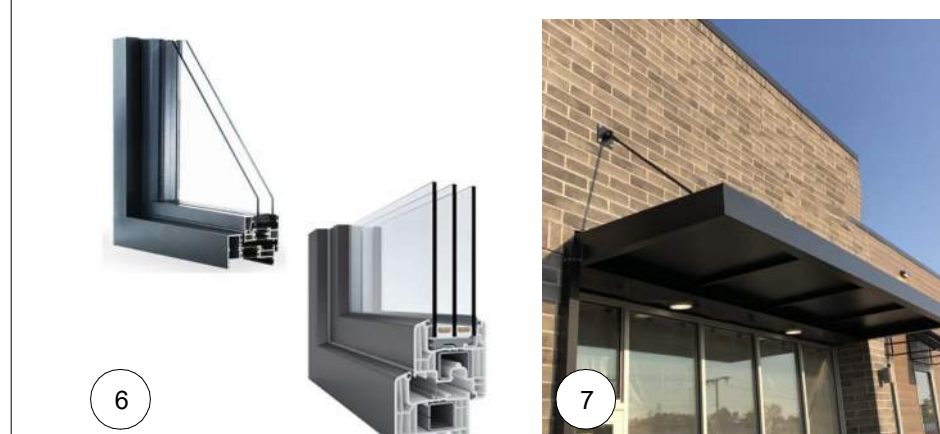


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ELEVATION KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
4	FIBER CEMENT PANEL OR GRC PANEL OR SIM.
5	CORRUGATED METAL PANEL OR RIBBED FIBER CEMENT PANEL OR SIM.
6	ALUMINUM OR VINYL WINDOW WITH MUNTINS
7	PAINTED METAL CANOPY / AWNING / SUNSHADE
8	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
9	STANDING SEAM OR COMP SHINGLE ROOFING OR SIM.
10	SOLAR PHOTOVOLTAIC PANELS
11	SKYLIGHT
12	METAL GUARDRAIL OR HANDRAIL
13	BUILDING SIGNAGE, FINAL LOCATION / DESIGN TBD
14	EXTERIOR WALKWAY AND SUPPORT STRUCTURE
15	VERTICALLY ORIENTED WOOD OR WOOD-LOOK SIDING OR SIM.
16	JULIET BALCONY
17	RAIN LEADER / DOWNSPOUT
18	METAL ROLLING SHUTTER
19	GREEN WALL GRID SYSTEM OR SIM.

Figure 3 illustrates the two-step process for installing a window frame. Step 1 shows a vertical groove being cut into a wooden wall. Step 2 shows a window frame being inserted into the groove, with a cross-section diagram illustrating the fit.



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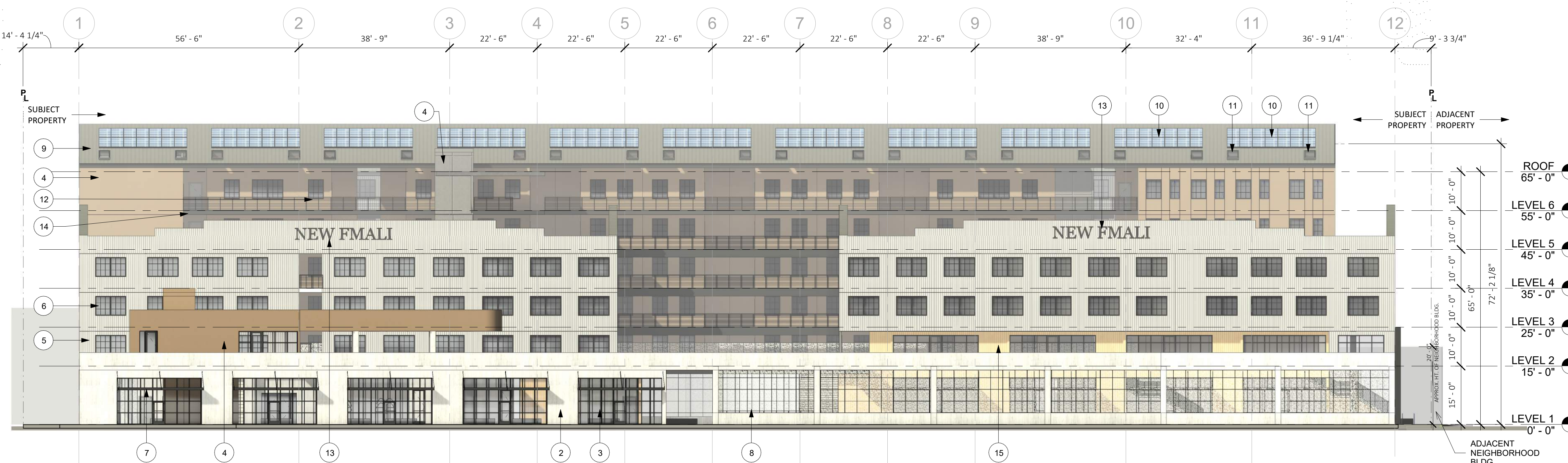
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PROPOSED ELEVATIONS

AP3.01



① SOUTH ELEVATION
1/16" = 1'-0"



② EAST ELEVATION
 $\frac{1}{16}'' = 1'-0''$



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PROPOSED
ELEVATIONS

AP3.02

KEYNOTE	MATERIAL
1	ALIGN
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19	GREEN WALL GRID SYSTEM OR SIM.

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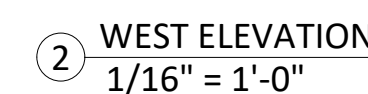
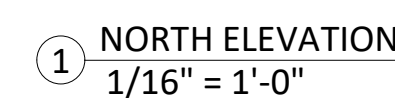
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PROPOSED ELEVATIONS

AP3.03

1. PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
2. CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

KEYNOTE	MATERIAL
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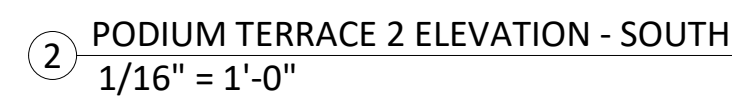
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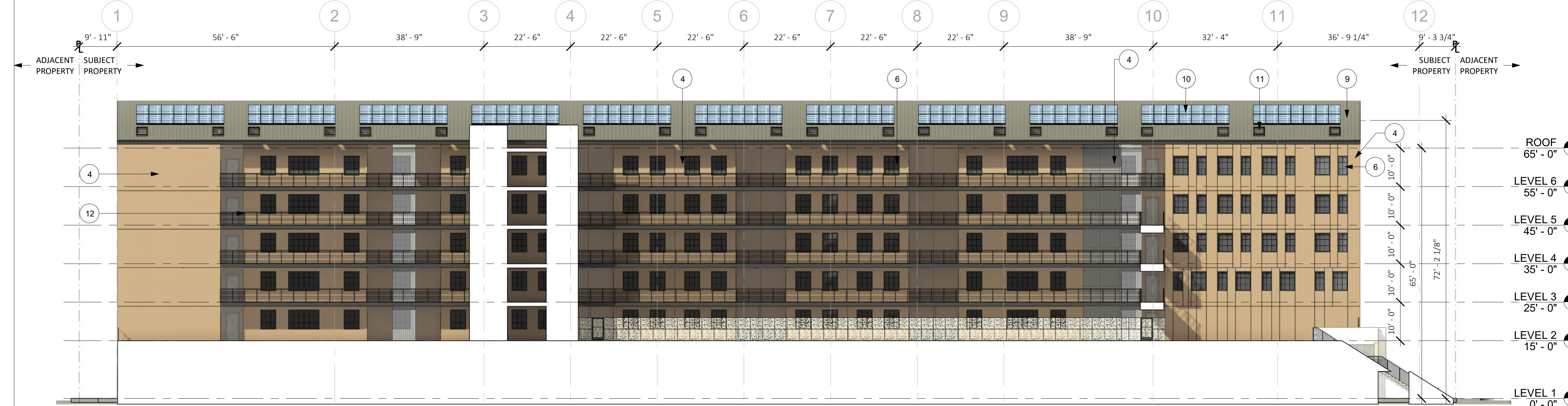
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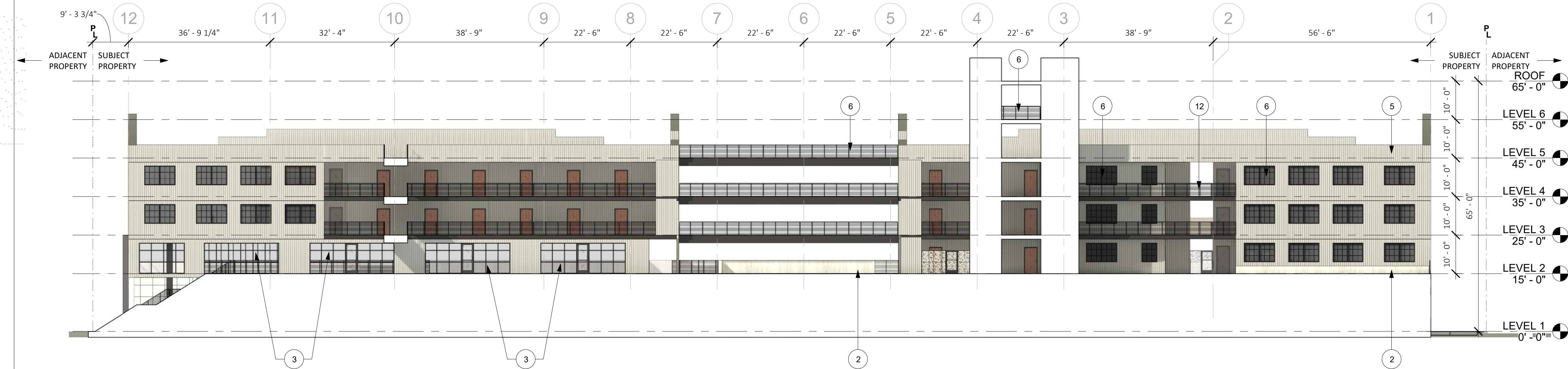
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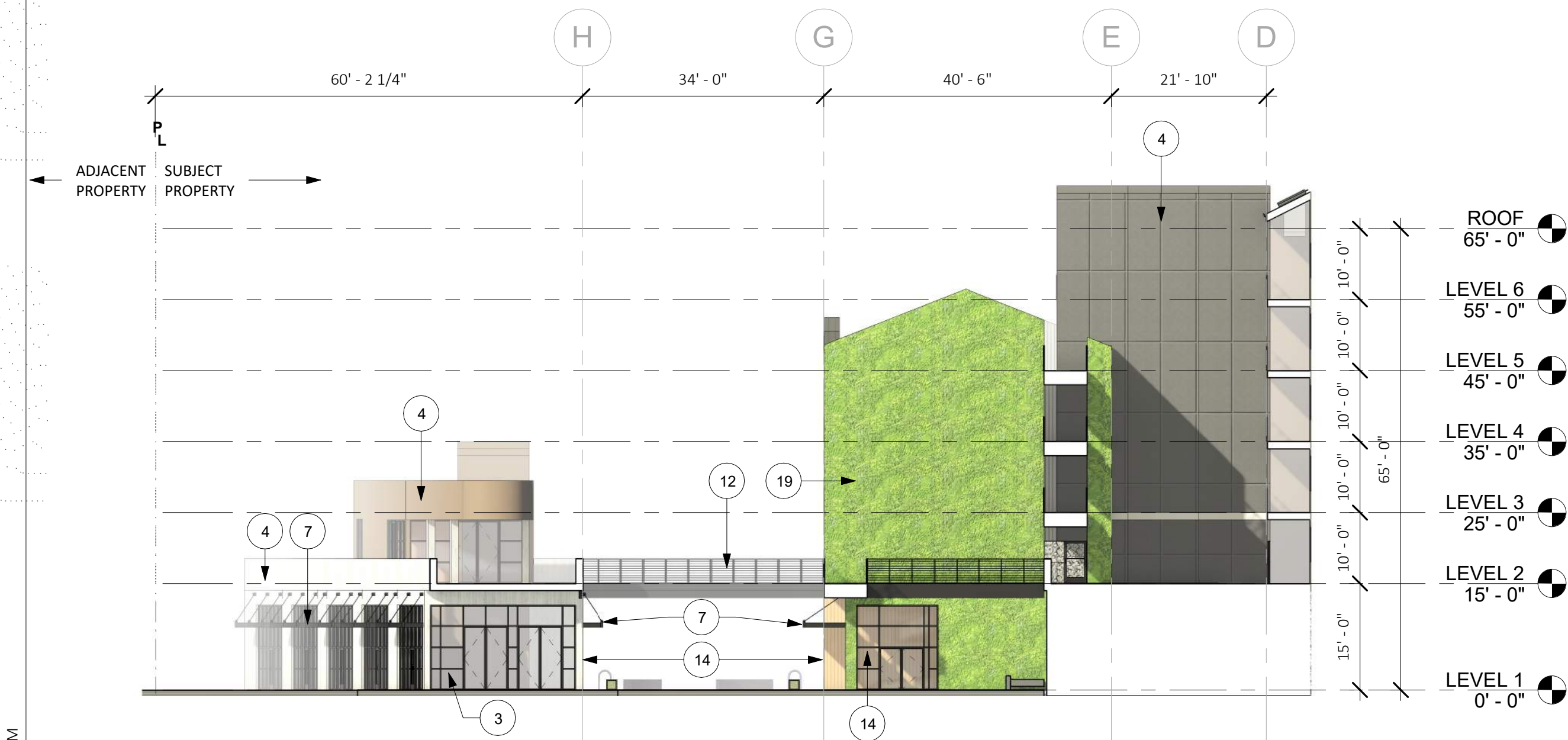




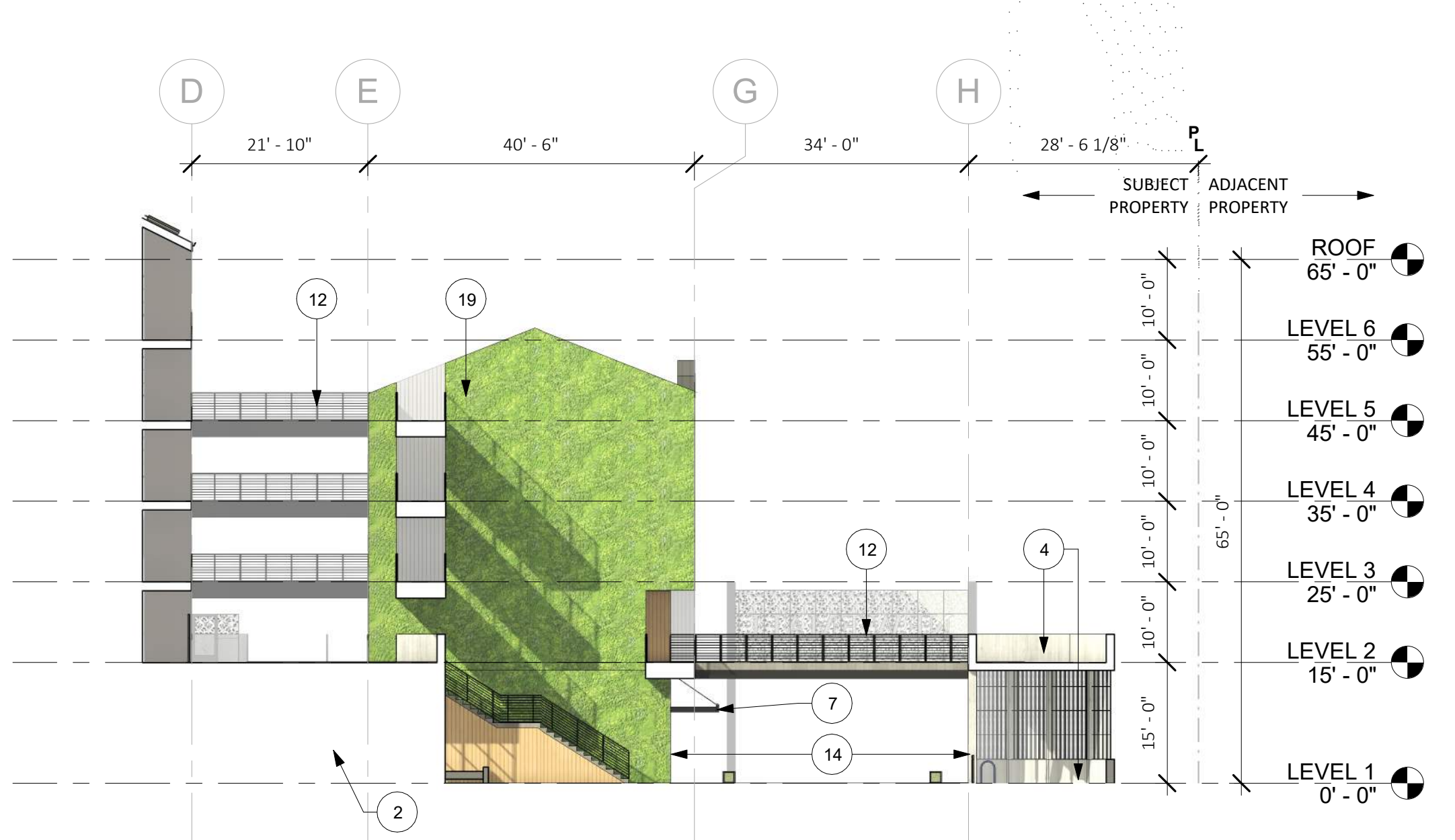
① PODIUM TERRACE 1 ELEVATION - NORTH
1/16" = 1'-0"



② PODIUM TERRACE 1 ELEVATION - SOUTH
1/16" = 1'-0"



③ COURTYARD ELEVATION - WEST
1/16" = 1'-0"



④ COURTYARD ELEVATION - EAST
1/16" = 1'-0"

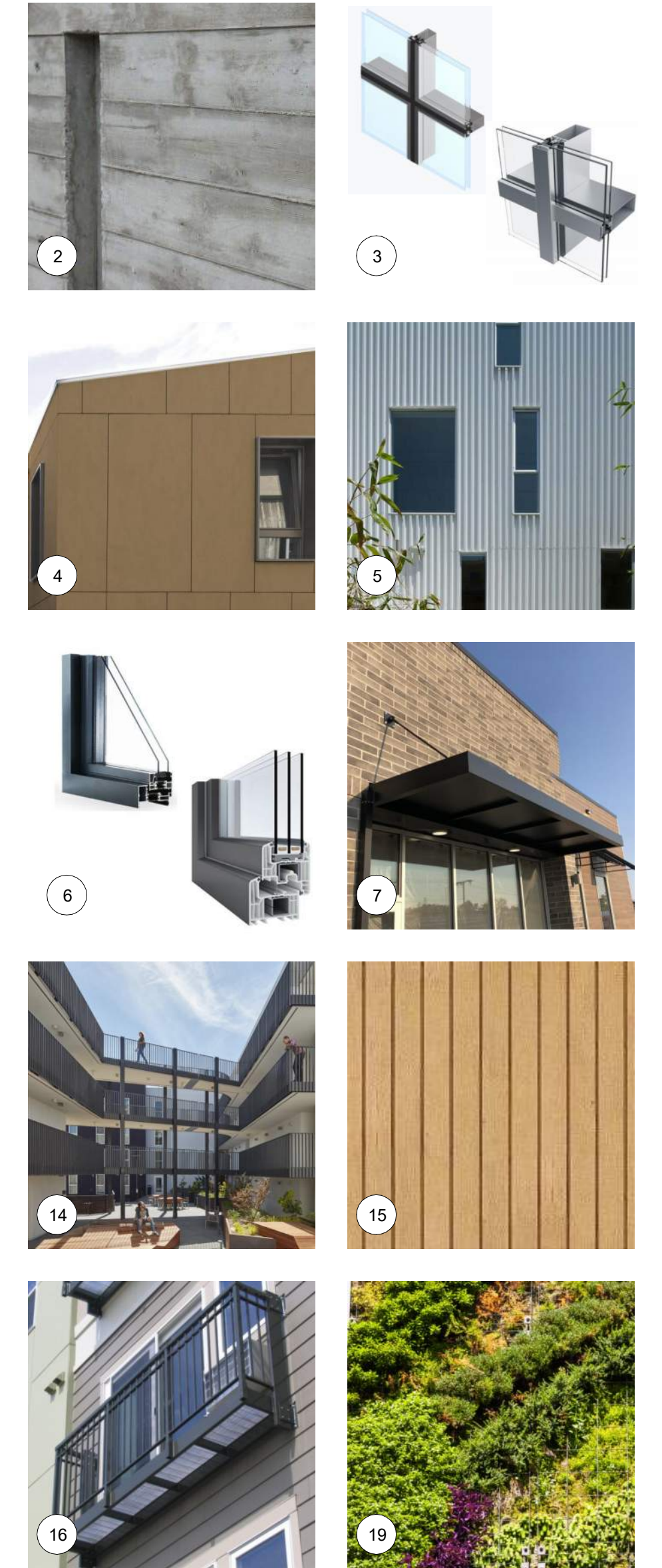
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MATERIALS LEGEND



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PROPOSED ELEVATIONS

AP3.04



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PROPOSED
ELEVATIONS

AP3.05

ELEVATION KEYED NOTES

- | KEYNOTE | MATERIAL |
|---------|---|
| 1 | ALIGN |
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| 16 | JULIET BALCONY |
| 17 | RAIN LEADER / DOWNSPOUT |
| 18 | METAL ROLLING SHUTTER |
| 19 | GREEN WALL GRID SYSTEM OR SIM. |

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