

# OCEAN PLACE

126, 130 HUBBARD STREET

417, 419, 421, 423, 429, 431, 435, 449, 451, 455, 457 MAY AVENUE

908, 920, 1004, 1008, 1008 1/2, 1010, 1010 1/2, 1014 OCEAN STREET

SANTA CRUZ, CA

CONSULTANT :

CLIENT :

PROJECT :

Ocean Place

908 Ocean St  
 Santa Cruz, CA

PROJECT NUMBER:

GENERAL NOTES :

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SHEET NAME :

COVER SHEET

REVISIONS

BY

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 8/6/18

SCALE: NIS

JOB No.: 18.10.03

SHEET No.:

A0.1

SHEETS IN SET

**DESIGN PROFESSIONALS:**

**ARCHITECT:**

SALVATORE CARUSO DESIGN CORPORATION  
 980 EL CAMINO REAL, SUITE 200  
 SANTA CLARA, CA 95050  
 PHONE: (408) 998-4087  
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**CIVIL ENGINEER:**

BKF ENGINEERS  
 1730 N 1ST ST #600  
 SAN JOSE, CA 95112  
 PHONE: (408) 467-9100

**PROJECT DESCRIPTION:**

PROPOSING A NEW BASEMENT AND MOSTLY 3 STORY AND A PARTIAL 4TH FLOOR AREA BUILDING WITH 333 SMALL OWNERSHIP UNITS AND A RETAIL AND RESTAURANT AREA OF APPROXIMATELY 5,944 SF

**PROJECT DATA**

APN NUMBERS: 008-331-03 AND 04, 05, 06, 07, 08, 12, 13, 14, 15, 25, 26, 27, 28, 30, 31, 32, 35, 41	
TOTAL LOT AREA	3.69 ACRE (281,288.7 SF)
GENERAL PLAN DESIGNATION	COMMUNITY COMMERCIAL
LAND USE DESIGNATION	MXMD: MIXED USE MEDIUM DENSITY

**SHEET INDEX**

**ARCHITECTURAL**

- A0.1 COVER SHEET
- A1.1 PROPOSED BASEMENT PLAN
- A2.1 PROPOSED 1ST FLOOR PLAN & SITE PLAN
- A2.2 PROPOSED 2ND & 3RD FLOOR PLAN
- A2.3 PROPOSED 4TH FLOOR PLAN
- A3.0 ARCHITECTURAL CONCEPTS
- A3.1 UNIT PLAN AND BUILDING SECTION

**CIVIL**

- C1 SITE PLAN

**PARKING CALCULATIONS**

	AREA	NUMBER OF PARKING REQUIRED
Restaurant 1space / 120sf	1022	8.5
Retail 1 space / 250sf	4922	19.7
<b>Total Retail / Restaurant parking required</b>		<b>28.2</b>
<b>Provided</b>		<b>29.0</b>
<b>Units parking calculation</b>		
1 parking per unit required (99+234)		333
klaus parking space (99 provided)		
Conventional parking space (234 provided)		
<b>Total required (29+333)</b>		<b>362.0</b>
<b>Total provided</b>		<b>362.0</b>
Total EV required = 6% of total parking		22
Total EV provided		25
Total HC required		8
Total HC provided		9
<b>Storage required 200 CF per unit</b>		<b>333</b>
<b>Storage provided 200 CF per unit</b>		<b>333</b>
<b>Bicycle parking required 1 per unit</b>		<b>333</b>
per section 24.12.1520 #6, as 200 CF storage per unit is provided, bike parking per unit is not provided		

**TOTAL SITE AREA**

3.69 ACRES

**FAR ALLOWED**

1.75

1.75\*3.69\*43560

281288.7

**AREA IN SF**

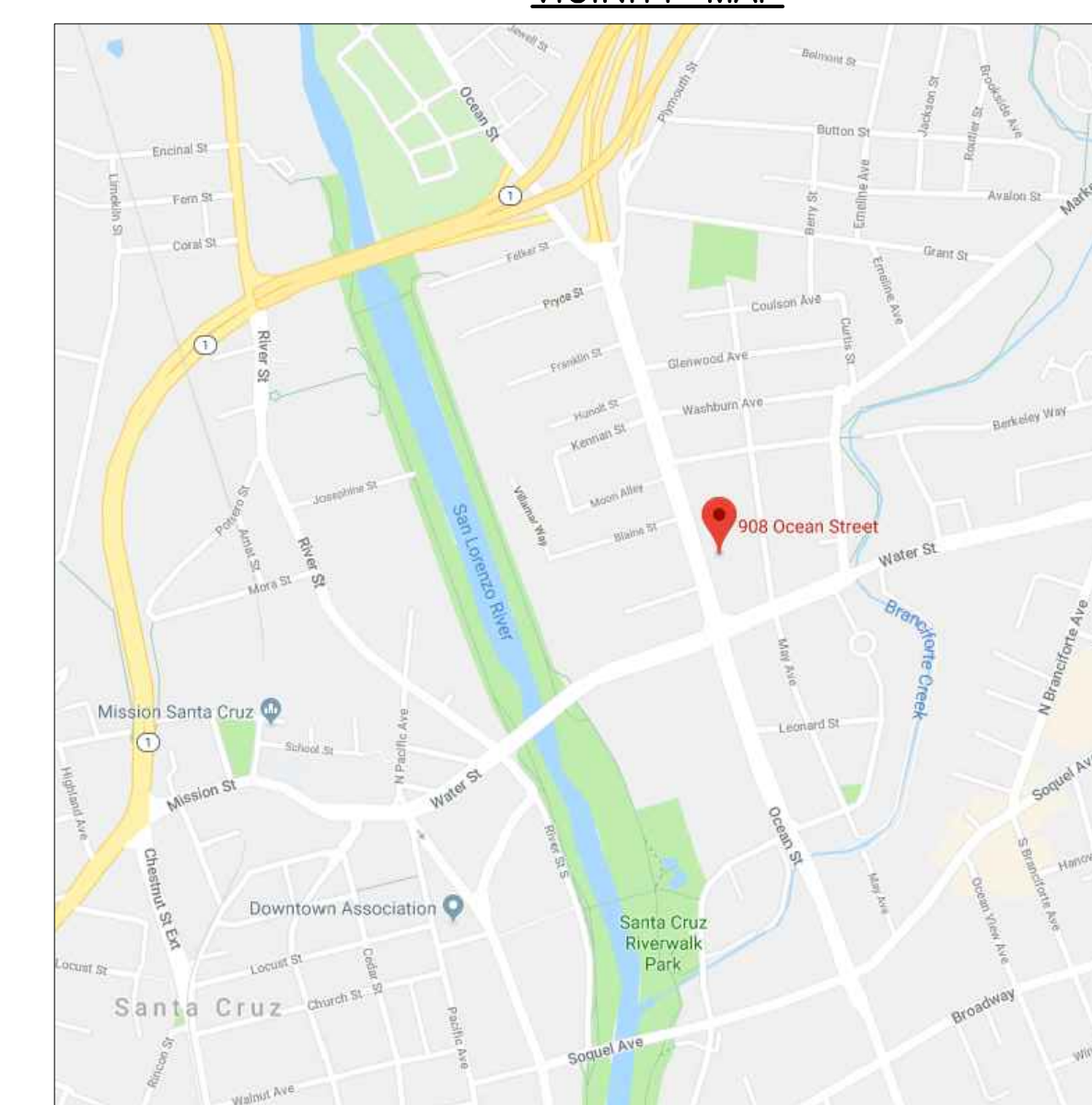
**NO. OF UNITS**

GYM	1500	
FIRST FLOOR AREA	87,843	93
SECOND FLOOR AREA	87,521	110
THIRD FLOOR AREA	87,521	110
FOURTH FLOOR AREA	16,470	20
<b>TOTAL PROVIDED</b>	<b>280,854</b>	<b>333</b>
<b>TOTAL ALLOWED</b>	<b>281,289</b>	

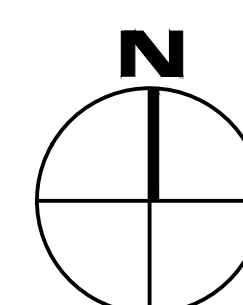
**OPEN SPACE REQUIREMENT**

Open space required	number of units	area
150sf per unit	333	49950
individual unit balcony	65	269
GYM		1500
open space 1		3465
open space 2		2932
open space 3		9238
open space 4		7620
private unit yard		3911
private unit yard 1		1806
private unit yard 2		662
private unit yard 3		1337
private unit yard 4		448
private unit yard 5		1833
private unit yard 6		1950
private unit yard 7		645
private unit yard 8		389
private unit yard 9		619
private unit yard 10		650
private unit yard 11		2480
Total Open Space required		49950
<b>Total Open Space provided</b>		<b>58970</b>

**VICINITY MAP**



PROPOSED SITE



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SHEET NAME :

PROPOSED  
 BASEMENT PLAN

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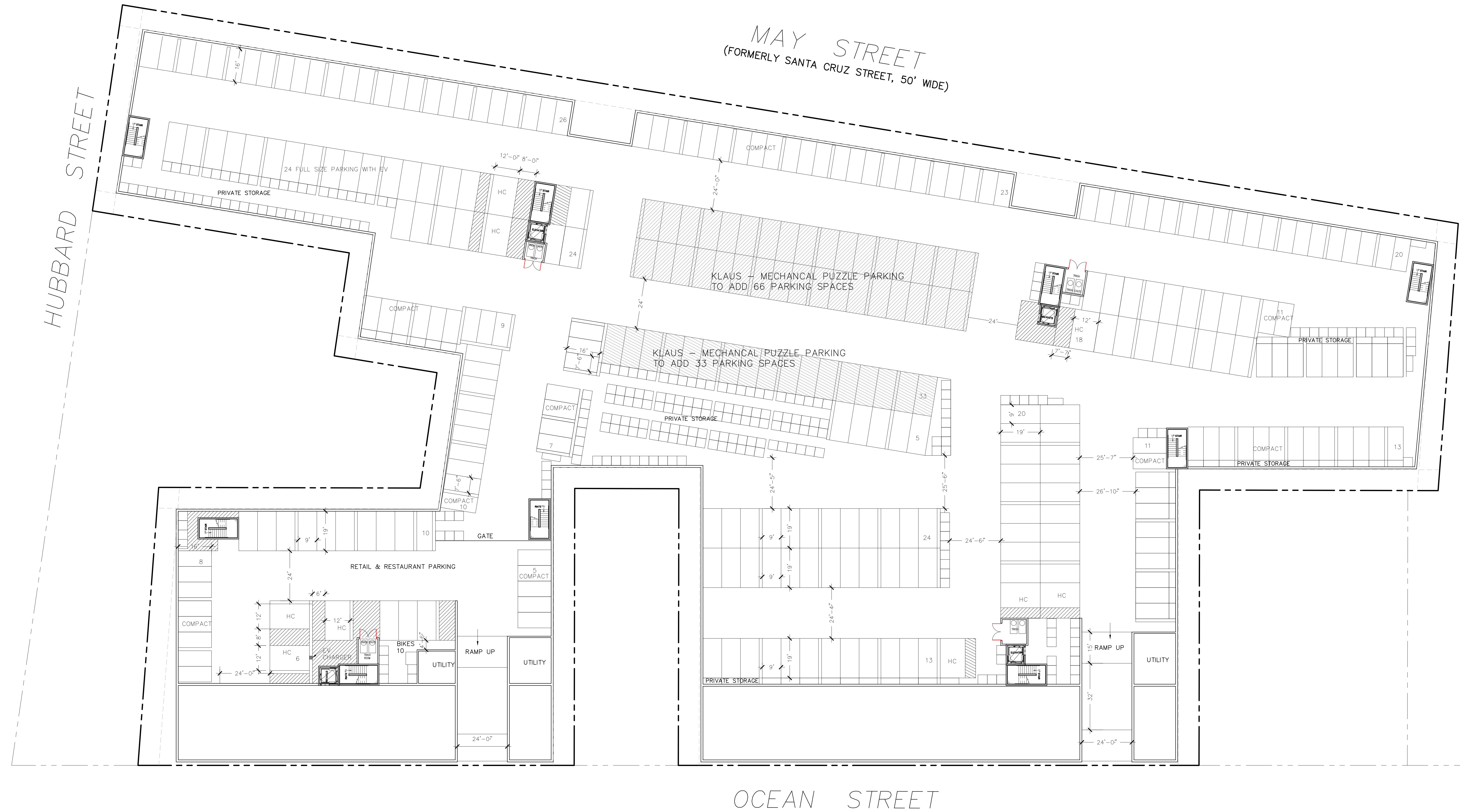
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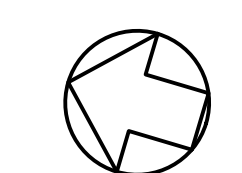
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SHEETS IN SET A1.1



1 BASEMENT FLOOR / PARKING PLAN

SCALE: 1"=20'-0"



OCEAN PLACE

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SHEET NAME :

FIRST FLOOR  
 PLAN

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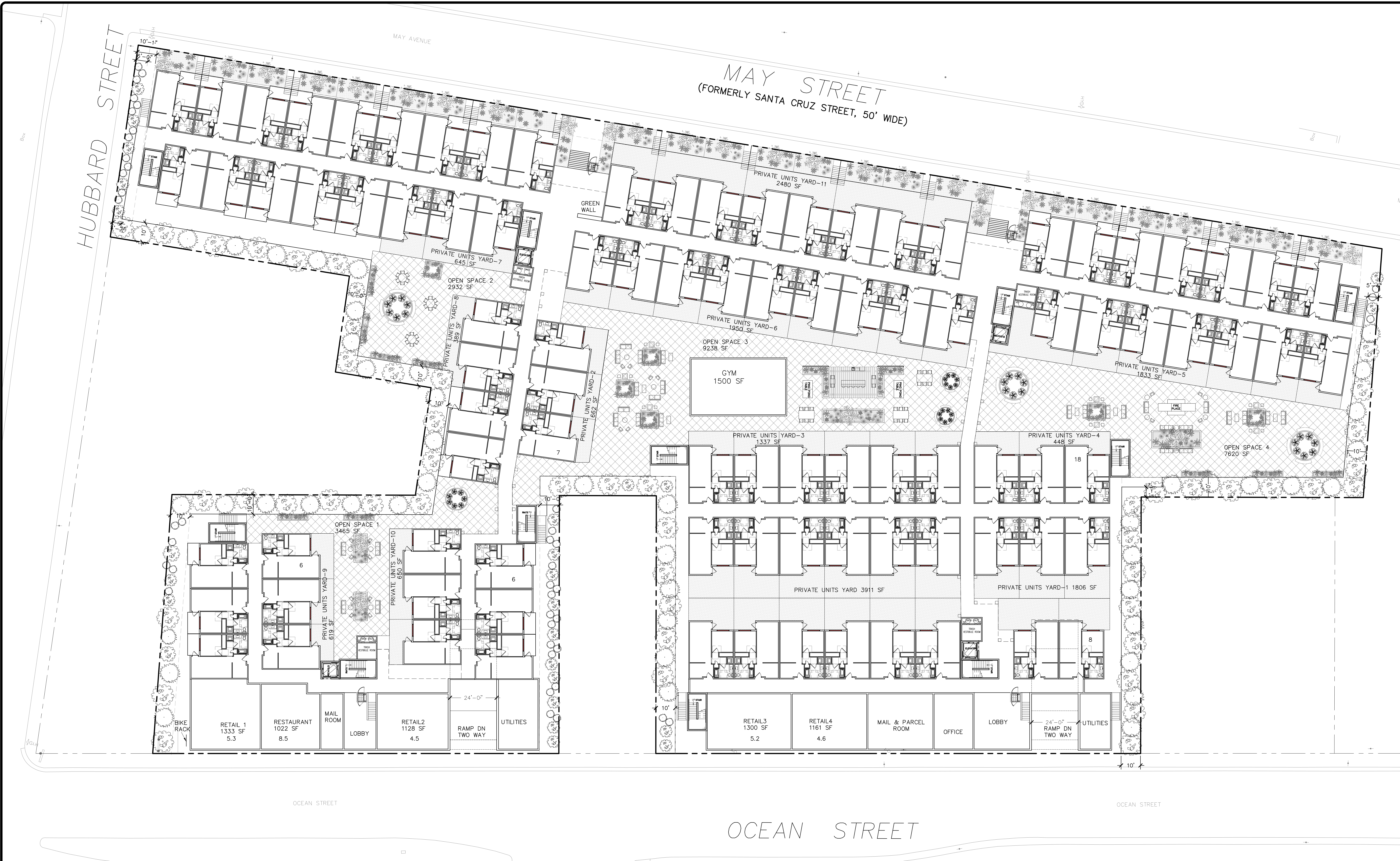
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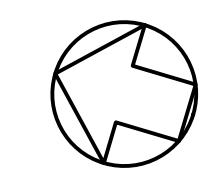
SHEETS IN SET

A2.1



1 FIRST FLOOR PLAN

SCALE: 1"=20'-0"



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SHEET NAME :

PROPOSED 2ND/3RD FLOOR PLAN

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 DATE: 8/6/18  
 SCALE: 1"=20'-0"  
 JOB No.: 18.10.03  
 SHEET No.:

A2.3  
 SHEETS IN SET



① SECOND & THIRD FLOOR PLAN

SCALE: 1"=20'-0"



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**PROPOSED 4TH  
 FLOOR PLAN**

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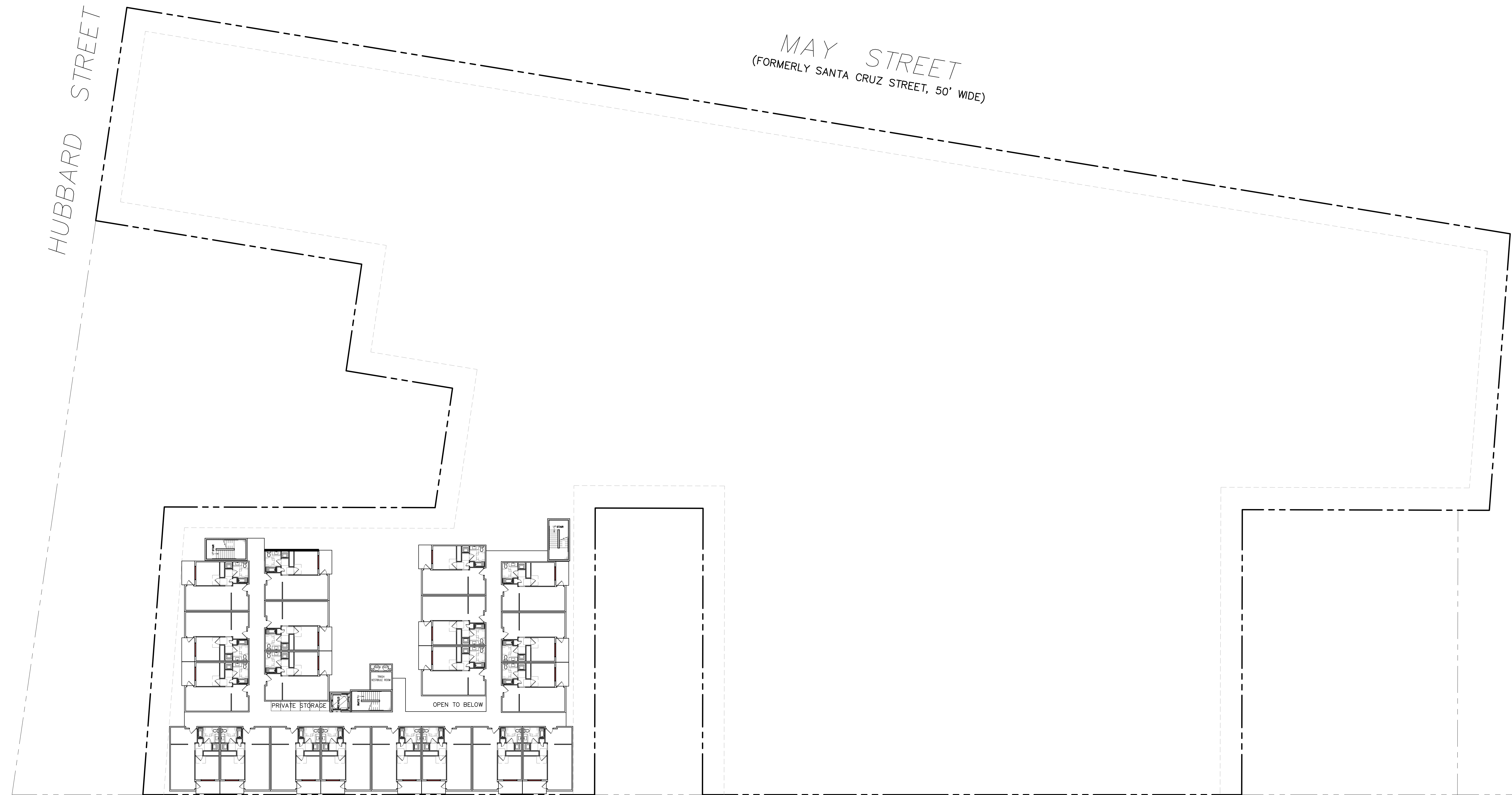
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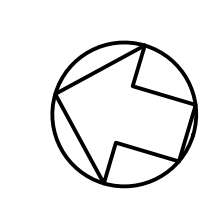


MAY STREET  
 (FORMERLY SANTA CRUZ STREET, 50' WIDE)

HUBBARD STREET

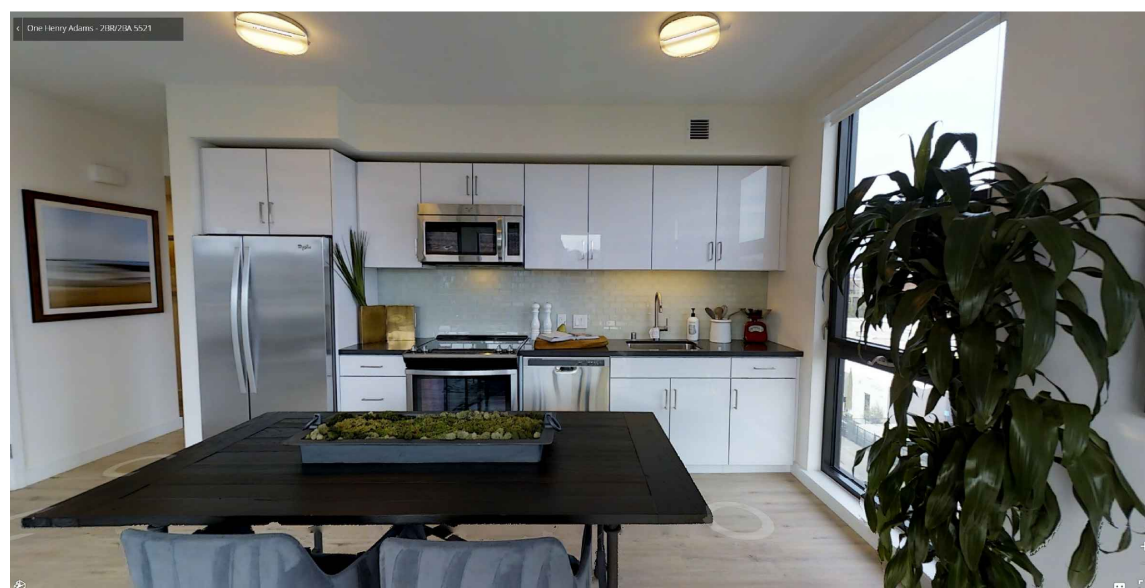
OCEAN STREET

① FOURTH FLOOR PLAN SCALE: 1"=20'-0"

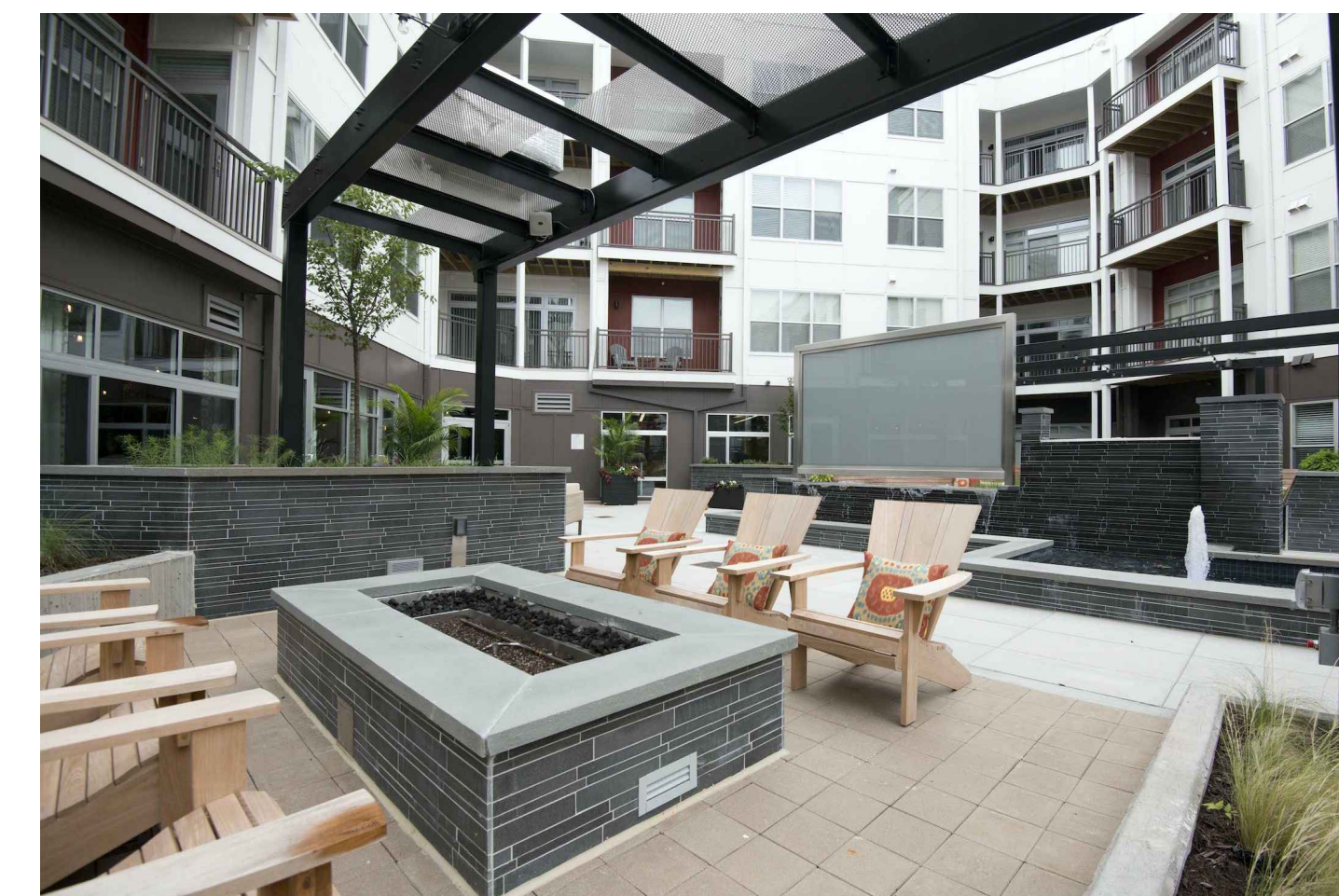




CLEAN ARCHITECTURAL LINES  
WITH QUALITY MATERIALS



GARDEN CONCEPTS



COLORFUL FOLIAGE



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ARCHITECTURAL  
CONCEPTS

REVISIONS

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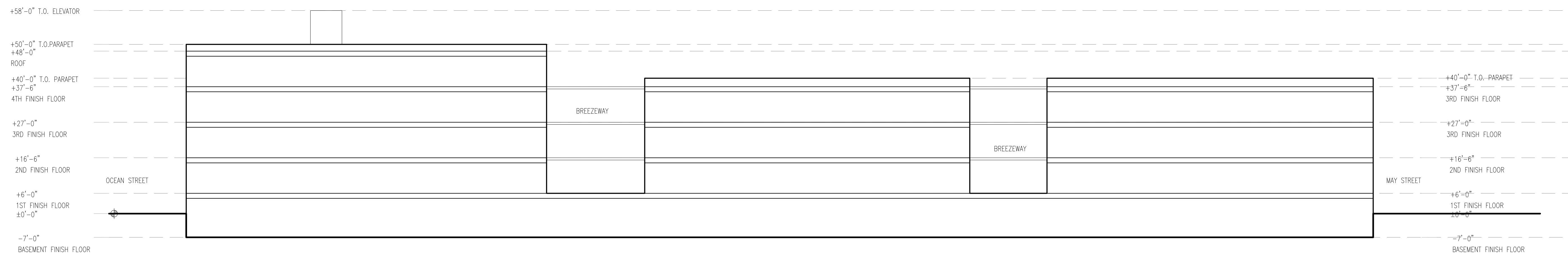
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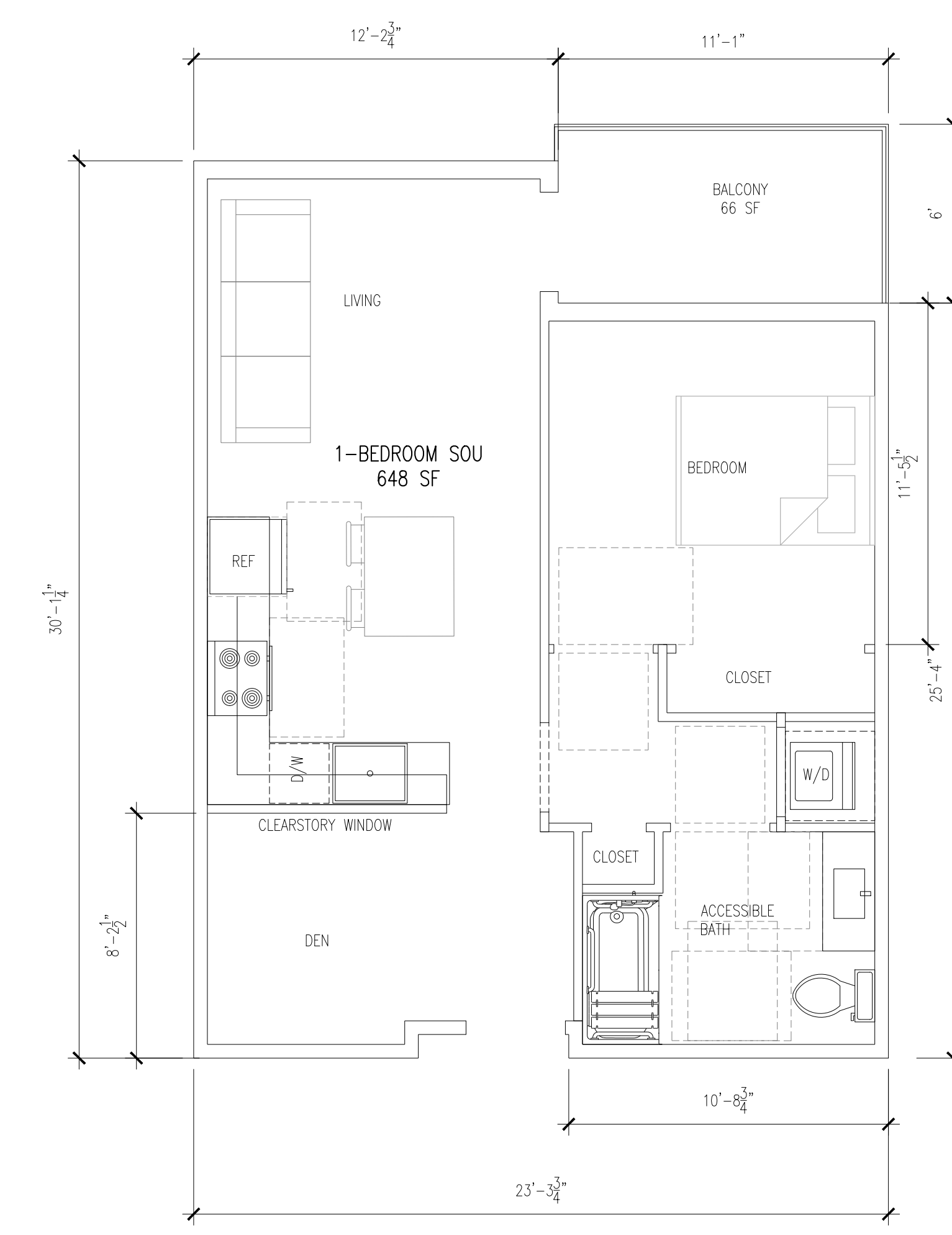
SHEET No.:

A3.0

SHEETS IN SET



① CROSS SECTION FROM OCEAN ST TO MAY ST SCALE: 1/16" = 1'-0"



NOTE: 200 CF PRIVATE STORAGE PER UNIT IS PROVIDED WITHIN BASEMENT SEE A1.1 BASEMENT PLAN

② TYPICAL UNIT PLAN SCALE: 1/16" = 1'-0"

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SHEET NAME :

SECTION

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 CHECKED:  
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 SCALE: 1/16" = 1'-0"  
 JOB No.: 18.10.03  
 SHEET No.:  
**A3.1**  
 SHEETS IN SET