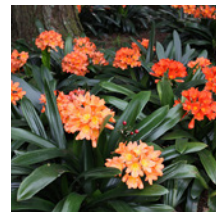




PACIFIC STATION REDEVELOPMENT

TENOVER

for the future
HOUSING



CONTACT INFO.

DEVELOPER

FOR THE FUTURE HOUSING INC.
950 S BASCOM AVE. #1014
SAN JOSE, CA 95128

CONTACT: JIM RENDLER
PHONE: 408.374.1533
EMAIL: jrendler@fthousing.com

ARCHITECT

TEN OVER STUDIO
539 MARSH ST.
SAN LUIS OBISPO, CA 93401

CONTACT: JESSIE SKIDMORE
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EMAIL: jessies@tenoverstudio.com

CIVIL ENGINEER

BKF ENGINEERS
1730 N. FIRST ST. SUITE 600
SAN JOSE, CA 95112

CONTACT: JEREMY MARELLO
PHONE: 408.467.1640
EMAIL: jmarello@bkf.com

BUILDING INFO

Note: This building has two separate and distinct sets of code related issues due to it's podium design.

BUILDING 01 - LOWER TWO STORIES

OCCUPANCY A-2, B, M
CONSTRUCTION TYPE 1A
SPRINKLER SYSTEM YES
STORIES PROPOSED 2 (OF THE 7 TOTAL)
HEIGHT PROPOSED 28' (OF THE 80' TOTAL HEIGHT)
BUILDING AREA SF 31,327 (OF THE TOTAL 93,326)

BUILDING 02 - UPPER 5 STORIES

OCCUPANCY R-2
CONSTRUCTION TYPE 3A
SPRINKLER SYSTEM YES
STORIES PROPOSED 5 (OF THE 7 TOTAL)
HEIGHT PROPOSED 52' (OF THE 80' TOTAL HEIGHT)
BUILDING AREA SF 61,999 (OF THE TOTAL 93,326)

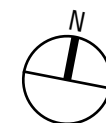
PROJECT DESCRIPTION

Pacific Station Redevelopment proposes a new 93,326 SF mixed-use, 100% affordable project on city owned land in Downtown Santa Cruz. The 80', 7-story building spans between Pacific Avenue and Front Street, with retail and medical office use activating both street fronts as well as the alley to the north. The project proposes to widen the existing Maple Alley to create a 30' wide, grand pedestrian experience connecting the downtown core to the beach along Pacific Avenue. The project's building placement maintains a minimum 20' setback from the existing alley, providing over 8,140 SF of newly developed park area for a multitude of uses including public gathering and restaurant seating. The ground level will accommodate 3,640 SF of retail/restaurant use, 6,940 SF of residential amenity and support and 2,572 of lobby and conference use for a medical clinic. The second floor provides for 15,665 SF of additional clinic use. The upper five floors provide for 85, 100% affordable units with a mix of studios, 1-bd, and 2-bd units. 3,310 SF of private and communal gardens and patios are planned for the third level. The project breaks the massing into three blocks to allow for southern sun to penetrate the paseo at the ground level throughout the year. The project will demolish existing curbcuts into the property and designate curbside ADA accessible and loading parking spaces in their place, adjacent to the medical office and restaurant entries.

BUILDING AREA

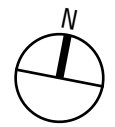
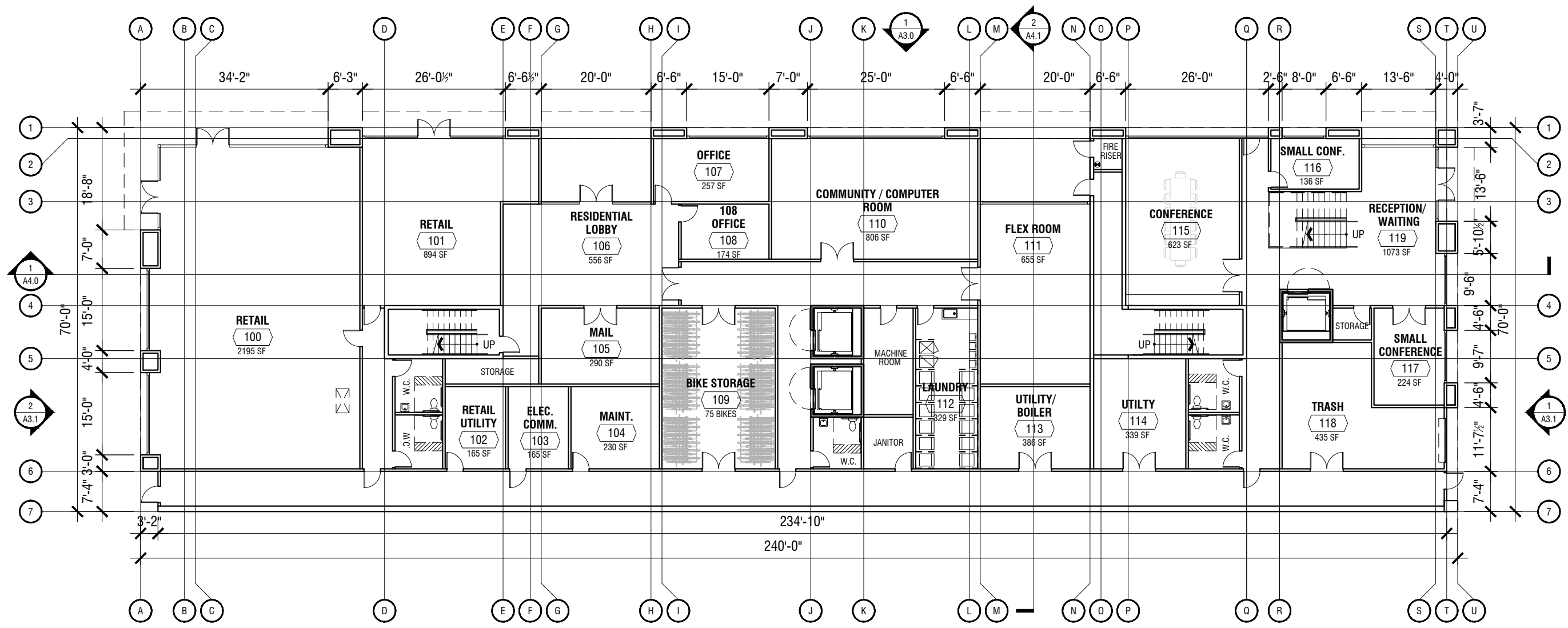
	ROOM NAME	MAIN OCC. SF	ACCESSORY SF
FIRST FLOOR	RESIDENTIAL SUP.	8,431	
	RETAIL	2,860	
	CLINIC	2472	
	UTILITY CORRIDOR	1465	
	TRASH		434
	TOTAL:		15,228
	AREA %:		2.85%
SECOND FLOOR	OFFICE	15,665	
	TOTAL:	15,665	
	AREA %:		0.00%
THIRD FLOOR	(ALL UNITS)	8,783	
	TOTAL:	8,783	
	AREA %:		0.00%
4TH -7TH FLOOR	(ALL UNITS)	13,304	
	TOTAL:	13,304	
	AREA %:		0.00%
BUILDING TOTAL		92,892	434
			93,326

	MAIN OCC. SF	ACCESSORY SF	BLDG. TOTAL
FIRST FLOOR	15,228	434	
SECOND FLOOR	15,665	0	
THIRD FLOOR	8,783	0	
FOURTH FLOOR	13,304	0	
FIFTH FLOOR	13,304	0	
SIXTH FLOOR	13,304	0	
SEVENTH FLOOR	13,304	0	
	92,892	434	93,326



GROUND FLOOR & LANDSCAPE PLAN

SCALE: 1" = 20'-0"



FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



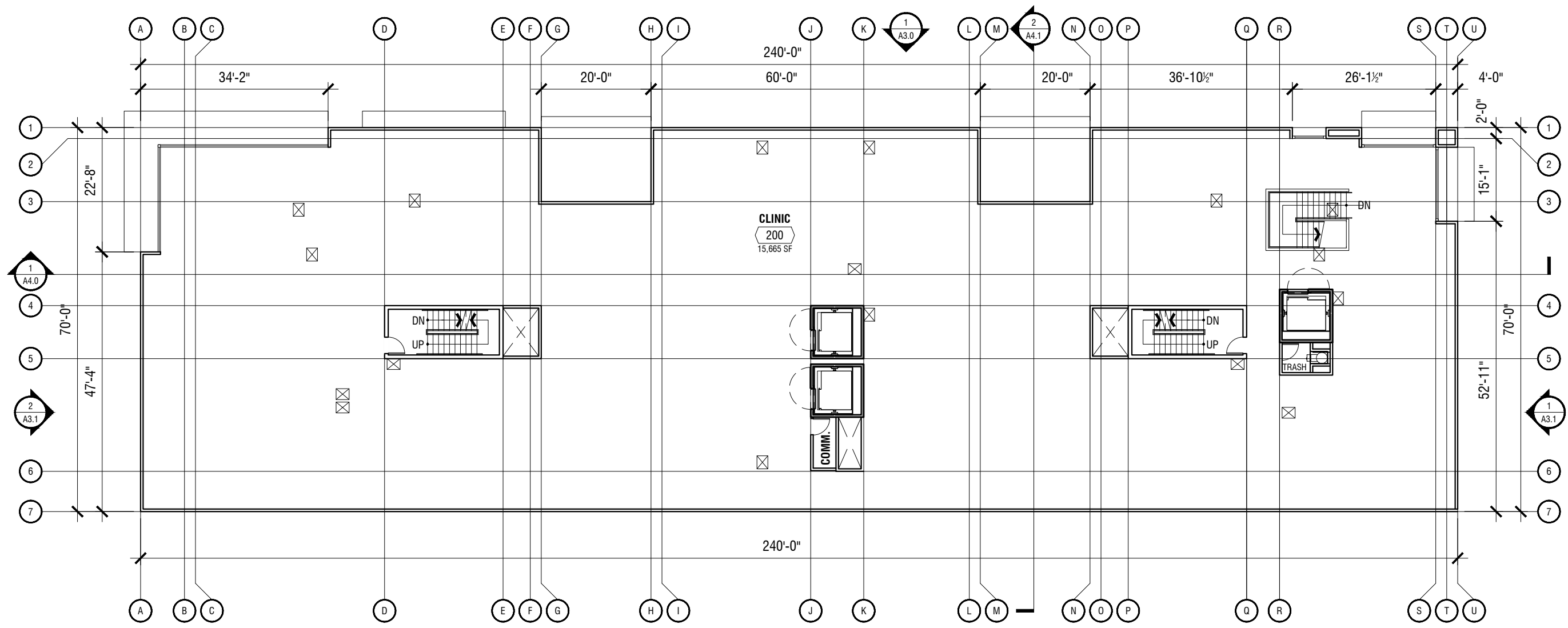
539 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com



PACIFIC STATION REDEVELOPMENT

820 PACIFIC STREET, SANTA CRUZ, CA
DATE: 10/22/20

A2.0



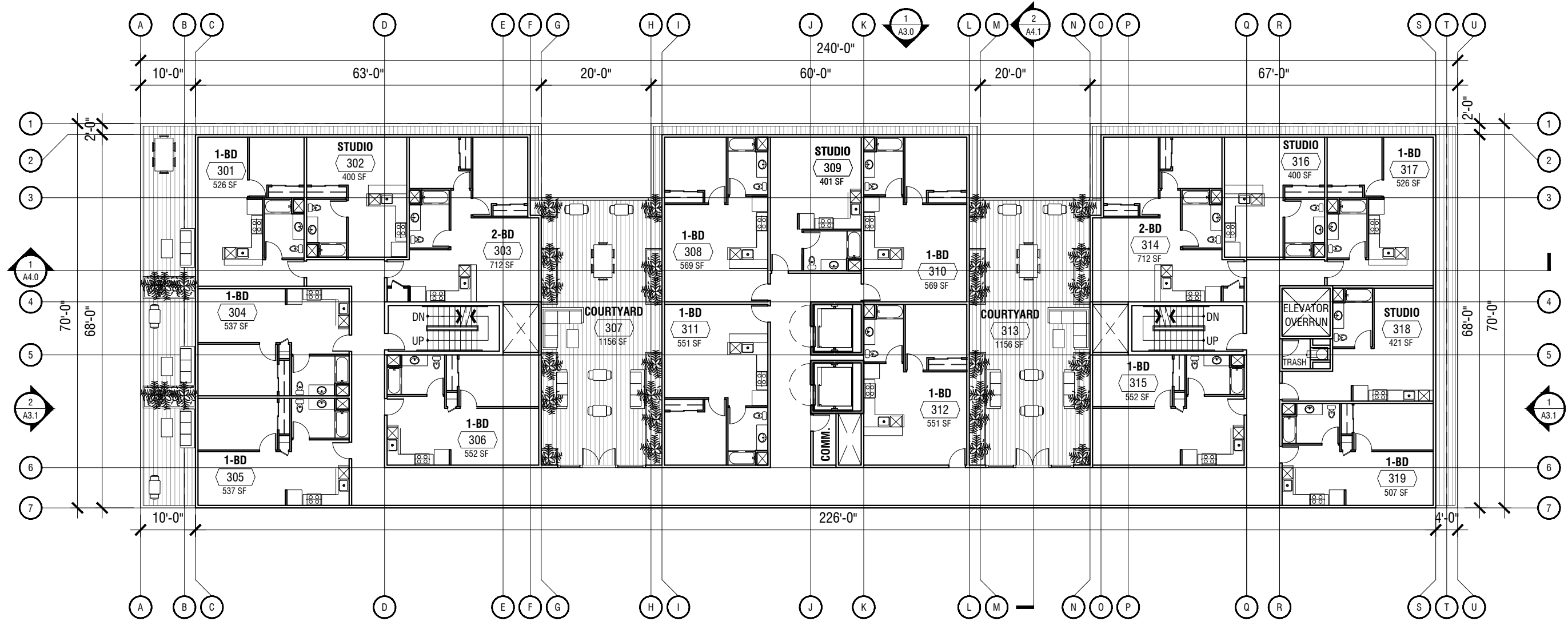

SECOND FLOOR PLAN
 SCALE: 1" = 20'-0"

UNIT TYPES

TOTAL UNITS

TOTAL # UNITS: 85
 TOTAL AFFORDABLE: 100%

	STUDIO	1-BD	2-BD	3-BD	TOTAL
THIRD FLOOR	4	11	2	0	17
FOURTH FLOOR	4	11	2	0	17
FIFTH FLOOR	4	11	2	0	17
SIXTH FLOOR	4	11	2	0	17
SEVENTH FLOOR	4	11	2	0	17
TOTAL	20	55	10	0	85



THIRD FLOOR PLAN

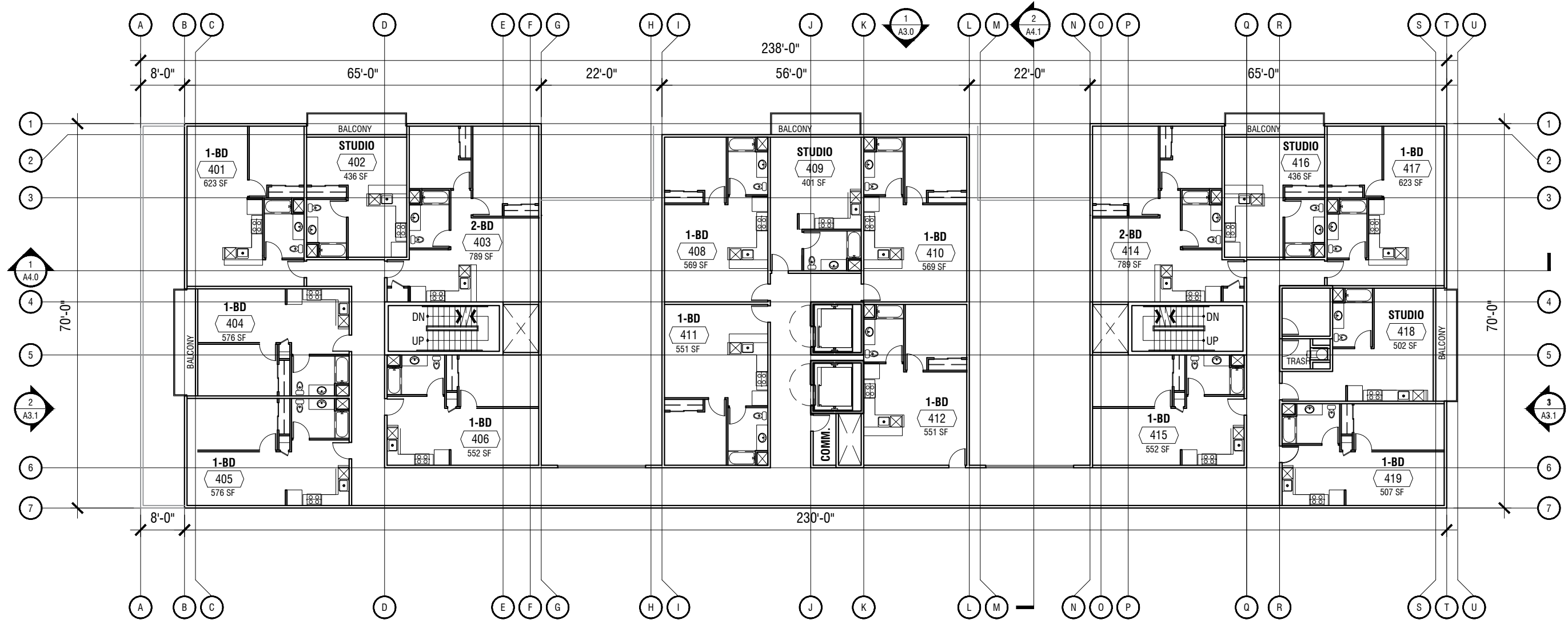
SCALE: 1" = 20'-0"

UNIT TYPES

TOTAL UNITS

TOTAL # UNITS: 85
 TOTAL AFFORDABLE: 100%

	STUDIO	1-BD	2-BD	3-BD	TOTAL
THIRD FLOOR	4	11	2	0	17
FOURTH FLOOR	4	11	2	0	17
FIFTH FLOOR	4	11	2	0	17
SIXTH FLOOR	4	11	2	0	17
SEVENTH FLOOR	4	11	2	0	17
TOTAL	20	55	10	0	85

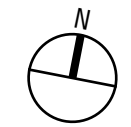
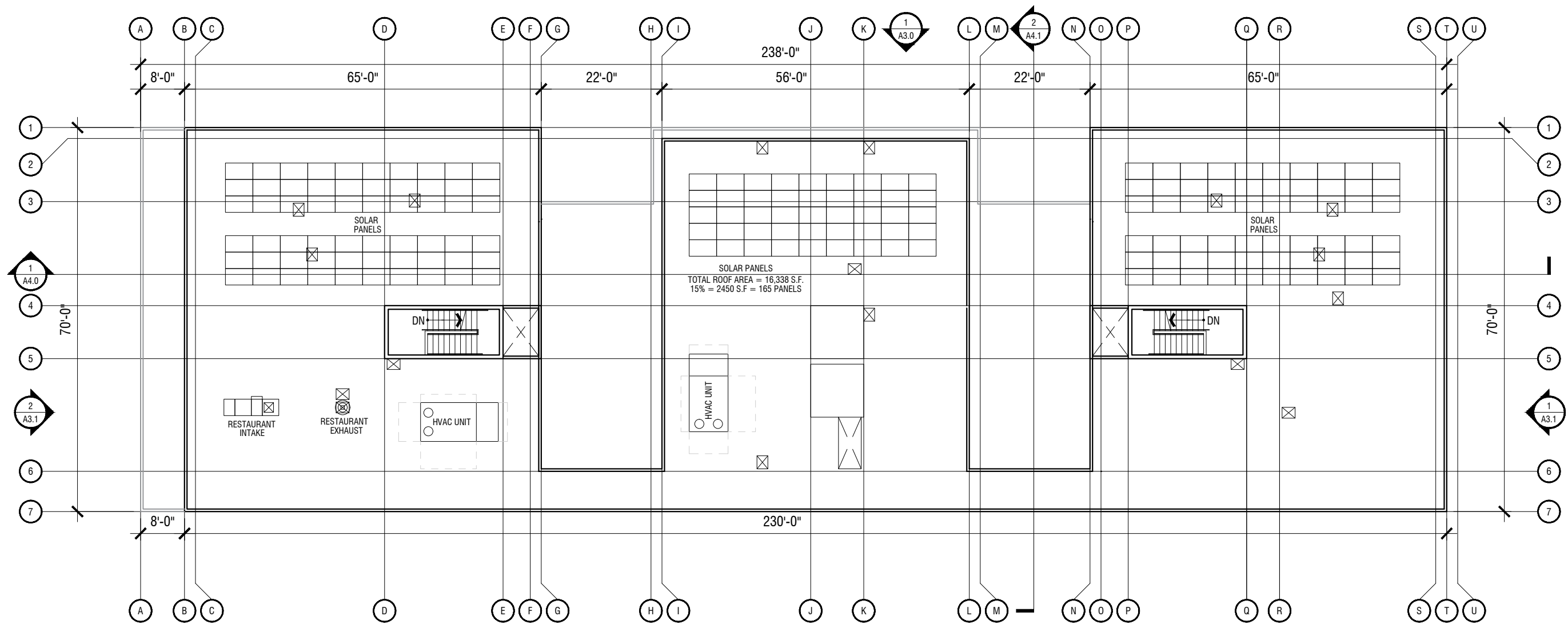


NOTE: REFER TO ELEVATIONS FOR BALCONY VARIATIONS



FOURTH FLOOR PLAN (FIFTH TO SEVENTH SIM.)

SCALE: 1" = 20'-0"



ROOF PLAN
SCALE: 1" = 20'-0"



1-NORTH ELEVATION, MAPLE STREET

BUILDING ELEVATIONS

SCALE: 1" = 20'-0"



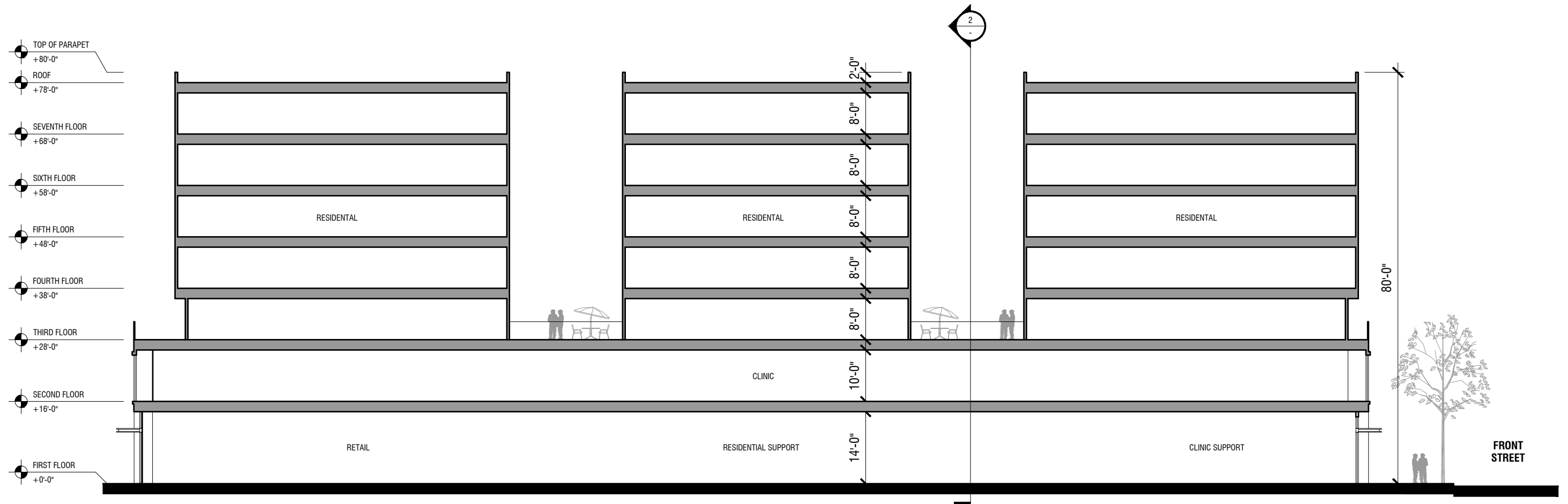
2-WEST ELEVATION, PACIFIC AVENUE



1-EAST ELEVATION, FRONT STREET

BUILDING ELEVATIONS

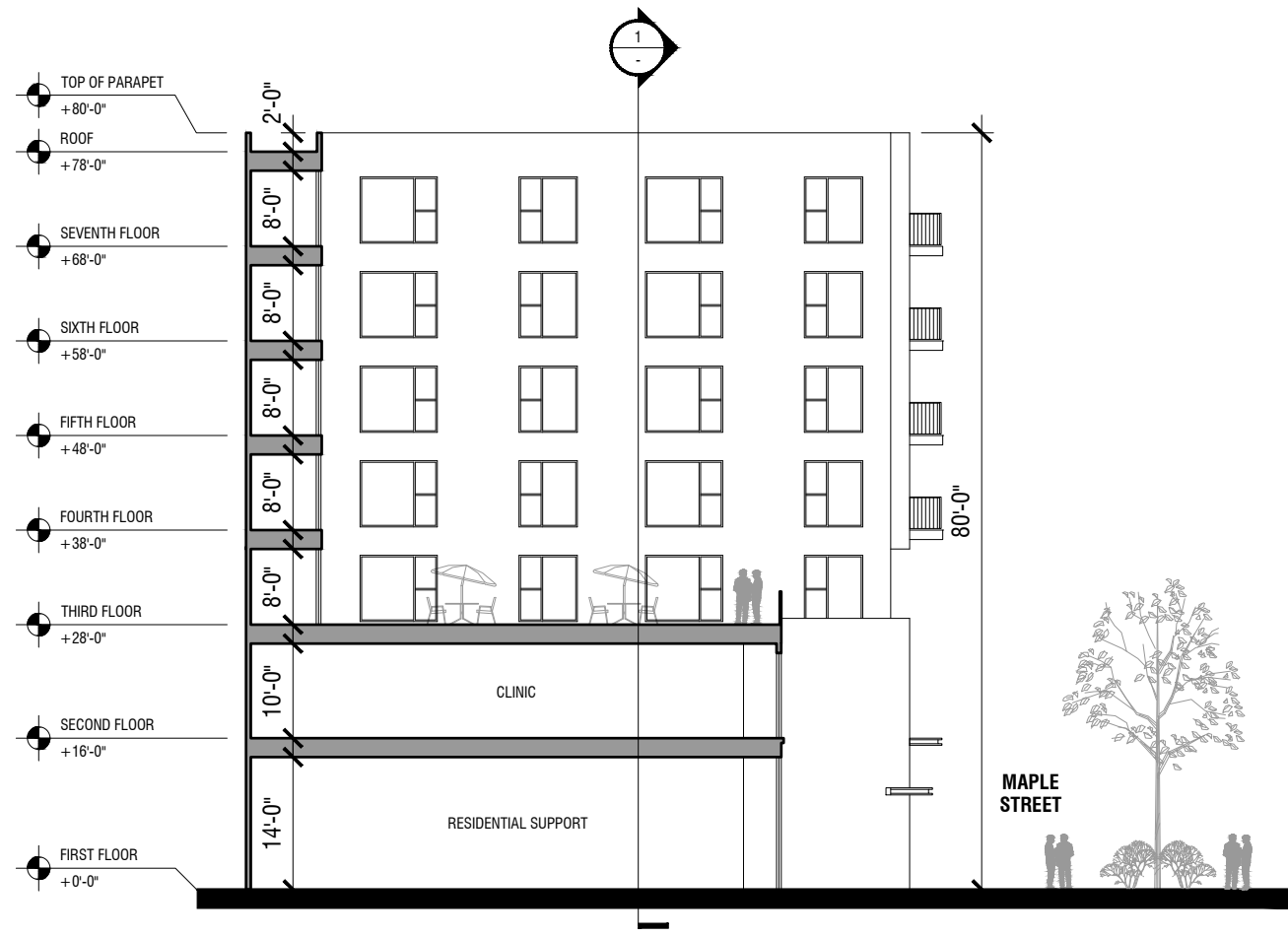
SCALE: 1" = 20'-0"



1-SECTION

BUILDING SECTIONS

SCALE: 1" = 20'-0"



SECTION 2

BUILDING SECTIONS

SCALE: 1" = 20'-0"



TENOVER

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PACIFIC STATION REDEVELOPMENT

820 PACIFIC STREET, SANTA CRUZ, CA
DATE: 10/22/20

A5.0



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PACIFIC STATION REDEVELOPMENT

820 PACIFIC STREET, SANTA CRUZ, CA
DATE: 10/22/20

A5.1



TENOVER

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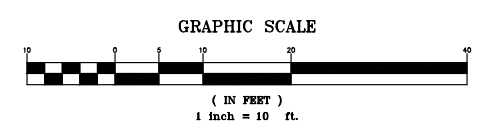
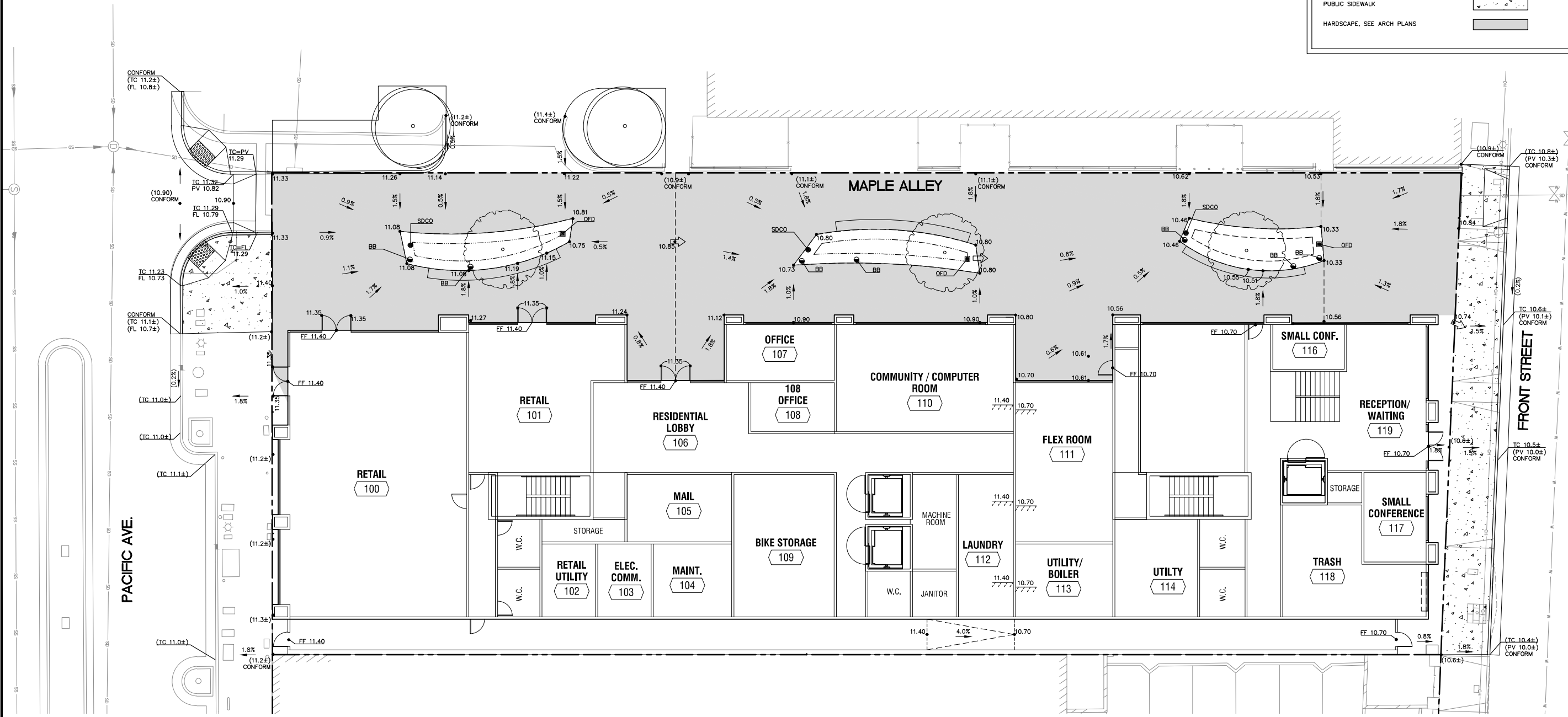


PACIFIC STATION REDEVELOPMENT

820 PACIFIC STREET, SANTA CRUZ, CA
DATE: 10/22/20

A5.2

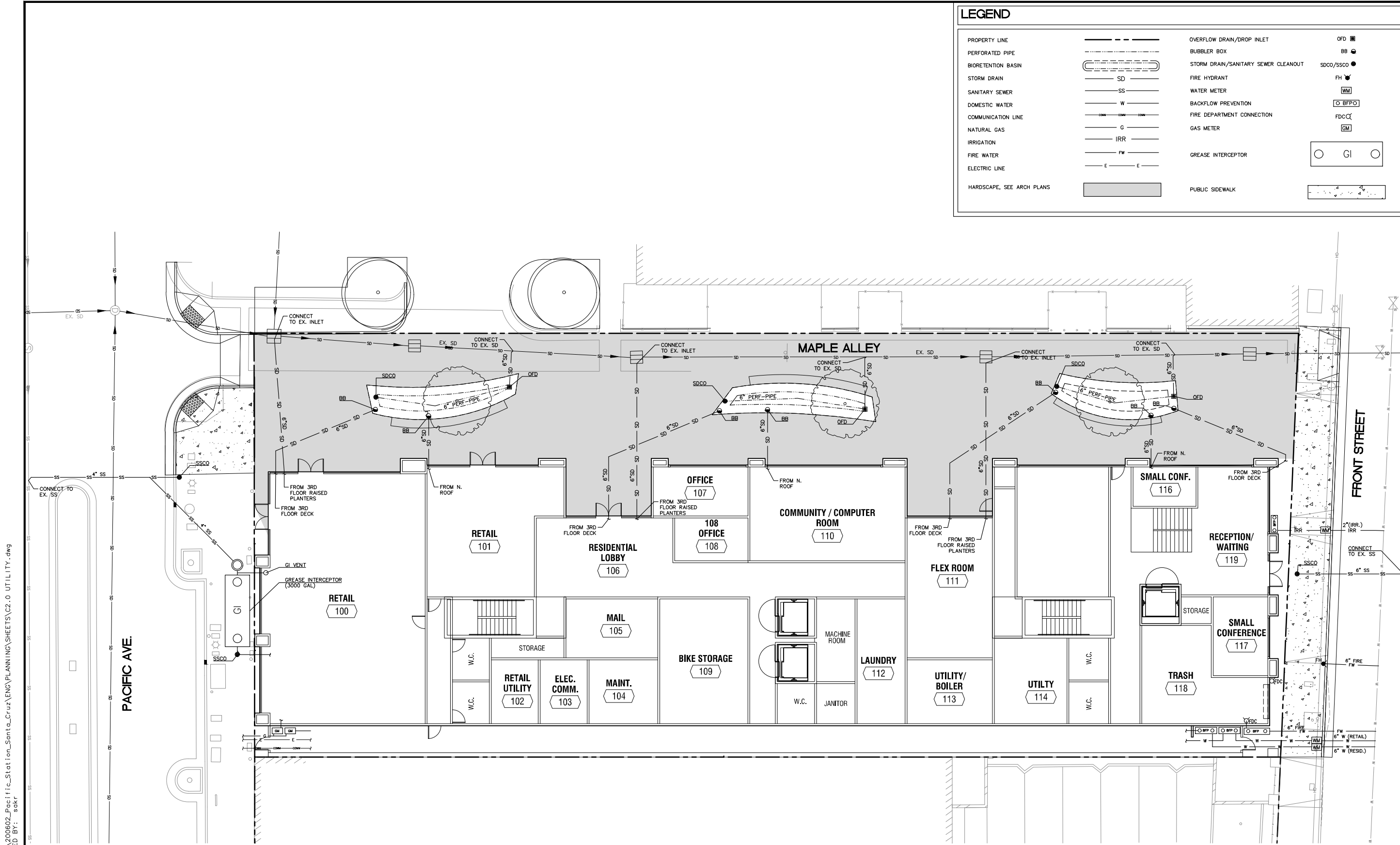
LEGEND	
PROPERTY LINE	---
GRADE-BREAK LINE	- - - - -
BIORETENTION BASIN	
VERTICAL CURB	====
VERTICAL CURB & GUTTER	====
FINISH GRADE ELEVATION	36.05
FINISH FLOOR ELEVATION	FF 36.05
TOP OF CURB ELEVATION	TC 36.05
FLOW LINE ELEVATION	FL 36.05
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	
OVERLAND RELEASE	
PUBLIC SIDEWALK	
HARDSCAPE, SEE ARCH PLANS	



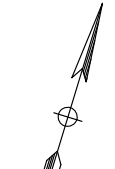
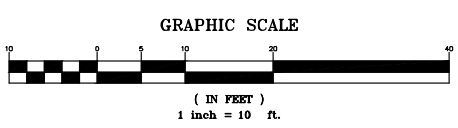
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Drawn: RS	
Approved: JM	
Job No: 20200602	
Drawing Number:	
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1 OF 3	

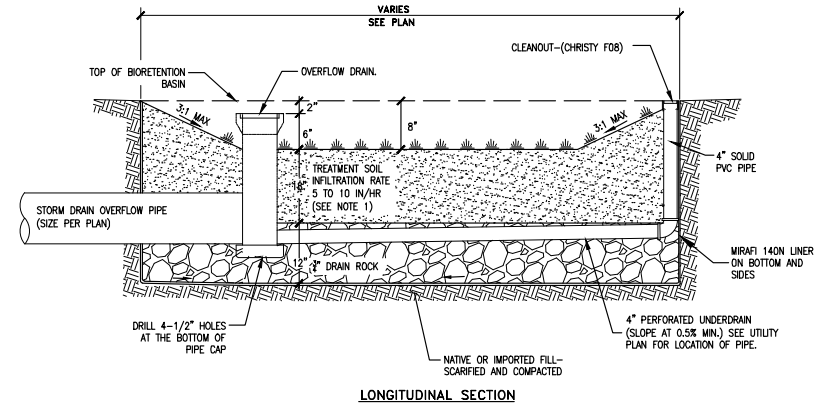
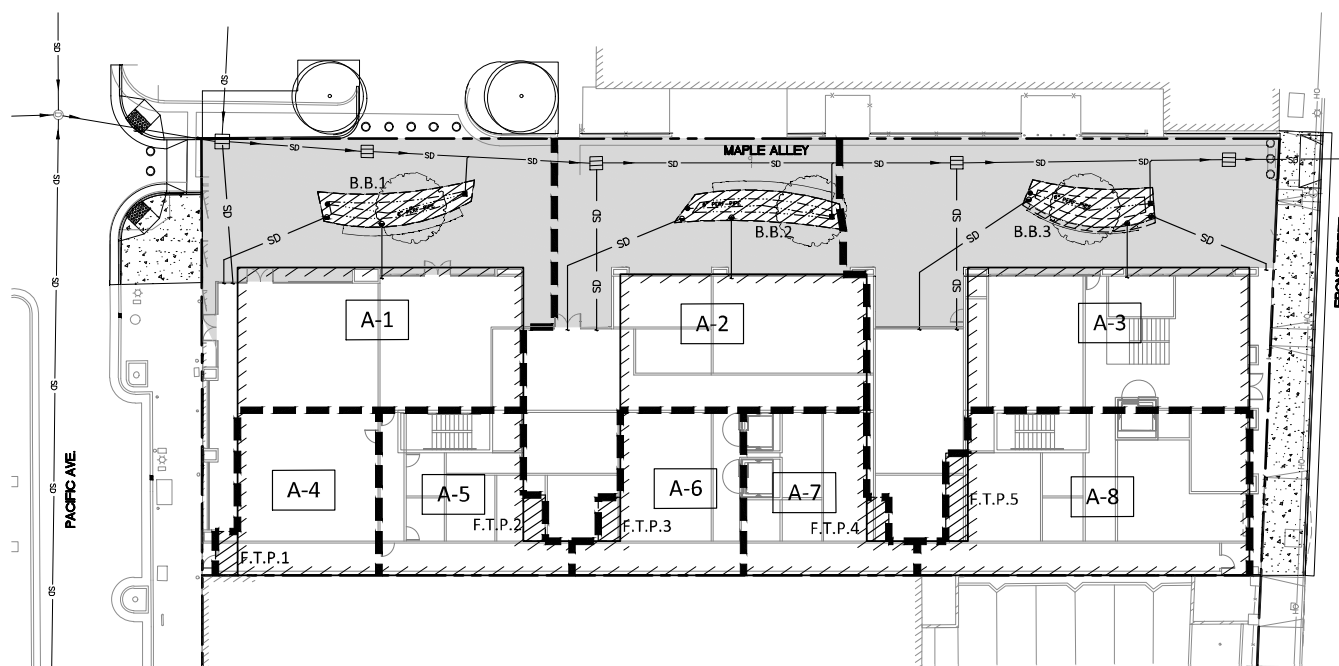
LEGEND			
PROPERTY LINE	---	OVERFLOW DRAIN/DROP INLET	OFD
PERFORATED PIPE	---	BUBBLER BOX	BB
BIORETENTION BASIN	---	STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO
STORM DRAIN	SD	FIRE HYDRANT	FH
SANITARY SEWER	SS	WATER METER	WM
DOMESTIC WATER	W	BACKFLOW PREVENTION	BFP
COMMUNICATION LINE	---	FIRE DEPARTMENT CONNECTION	FDC
NATURAL GAS	G	GAS METER	GM
IRRIGATION	IRR	GREASE INTERCEPTOR	GI
FIRE WATER	FW	PUBLIC SIDEWALK	---
ELECTRIC LINE	E		
HARDSCAPE, SEE ARCH PLANS	---		



DRAWING NAME: \\BKF-SJ\vol4\2020\200602_Pacific_Station_Santa_Cruz\ENG\PLANNING\SHEETS\C2.0 UTILITY.dwg
 PLOT DATE: 10-22-20
 PLOTTED BY: sokr



Date: 10/22/20	No.
Scale: 1"=10'	
Design: TL	
Drawn: RS	
Approved: JM	
Job No: 20200602	
Drawing Number:	
C2.0	
2 OF 3	



- NOTES**
- TREATMENT SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN CHAPTER 6B OF THE BEST MANAGEMENT PRACTICES MANUAL FOR THE CITY OF SANTA CRUZ.
 - THE BIOTREATMENT SOIL MIX USED IN ALL BIOTREATMENT AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT [HTTP://WWW.SCVURPPP-WZQ.COM/ND_WP.SHTML](http://www.scvurppp-wzq.com/nd_wp.shtml)
 - PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
 - FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.

LEGEND

PROPERTY LINE	---
DRAINAGE AREA BOUNDARY	-----
BIORETENTION BASIN (B.B.)	▨
FLOW-THRU PLANTER OVER STRUCTURE (F.T.P.)	▨
HARDSCAPE, SEE ARCH PLANS	▨
PUBLIC SIDEWALK	▨
PROPOSED STORM DRAIN	SD
ROOF BOUNDARY	----
OVERFLOW DRAIN/DROP INLET	OFD/DI
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO
DRAINAGE AREA	A-X
BIORETENTION BASIN NUMBER	B.B.X
FLOW-THRU PLANTER NUMBER	F.T.P.X

BIORETENTION BASIN DETAIL

NTS

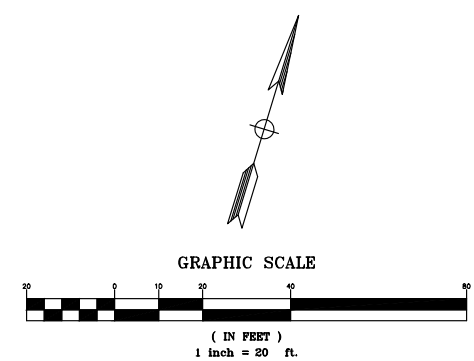
TIER 3 SIMPLE METHOD CALC

i	0.957	=total imperv (23076 sf)/total lot size (24109 sf)
C	0.819	=(0.858*i^3)-(0.78*i^2)+(0.774*i)+0.04
Rainfall depth, d (ft)	0.167	=2"/12 Santa Cruz 95TH percentile - WMZ 1,4 & 10
Tributary Area, A (sf)	103	=New imperv (0 sf) + 0*Replaced imperv (13898 sf) + 0.1*new pervious (1033 sf)
Retention Volume (cf)	14	=C*d*A
Retention Volume - void ratio included (cf)	35	=Volume/0.4
Area of Basin Required (sf)	927	= 4% (total imperv+ 0.1*total perv)
Area of Basin Provided (sf)	1033	≥ Area of basin required
Depth of Rock (ft)	0.03	=Retention volume/Area of basin provided

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						**REQUIRED (SF)	PROVIDED (SF)		
A-1	5067	237	LANDSCAPE	4830	ROOF & HARDSCAPE	194	237	B.B.1 BIORETENTION BASIN 1	YES
A-2	4890	235	LANDSCAPE	4655	ROOF & HARDSCAPE	187	235	B.B.2 BIORETENTION BASIN 2	YES
A-3	6553	258	LANDSCAPE	6295	ROOF & HARDSCAPE	253	258	B.B.3 BIORETENTION BASIN 3	YES
A-4	1259	50	LANDSCAPE	1209	ROOF	49	50	F.T.P.1 FLOW-THRU PLANTER 1	YES
A-5	1370	53	LANDSCAPE	1317	ROOF	53	53	F.T.P.2 FLOW-THRU PLANTER 2	YES
A-6	1189	50	LANDSCAPE	1139	ROOF	46	50	F.T.P.3 FLOW-THRU PLANTER 3	YES
A-7	1189	50	LANDSCAPE	1139	ROOF	46	50	F.T.P.4 FLOW-THRU PLANTER 4	YES
A-8	2592	100	LANDSCAPE	2492	ROOF	100	100	F.T.P.5 FLOW-THRU PLANTER 5	YES

**REQUIRED AREA= 4% (TOTAL IMPERVIOUS + 10% * PERVIOUS)



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PLOT DATE: 10-22-20 PLOTTED BY: sakr

Date: 10/22/20	No.	Revisions
Scale: 1"=20'		
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Approved: JM		
Job No: 20200602		