

Concept Design

831 Water Street, Santa Cruz

August 5, 2020



PROJECT INFORMATION

Site Location:
831 Water St
Santa Cruz, CA 95060

ZONING DISTRICT:
C-C COMMUNITY COMMERCIAL

APN:
00921230; 00921231; 00921238

LOT AREA:
Total Area: 39,607 sf

FAR:
Max Far: 2.75
Allowable sf:
2.75 x 39,607 = 108,919 sf

Provided FAR: 2.9

GROSS SF CALCULATION

BUILDING A:
Ground level: 12,297 sf

Level 2-5: 13,139 sf

Total: 64,853 sf

BUILDING B:
Ground level: 9,646 sf

Level 2-5: 9,885 sf

Total: 49,186 sf

Total gross sf: 114,039 sf

UNIT COUNT

BUILDING A:
Level 2-5:
Studio: 34
1-Bedroom: 38
2-Bedroom: 2
TOTAL: 74

BUILDING B:
Ground Level:
2-Bedroom 1

Level 2-5:
Studio: 68
1-Bedroom: 8

TOTAL: 77

TOTAL UNITS: 151

PARKING CALCULATION

Required Auto Parking:
24.12.240:
Residential: 1 spaces/unit
1 x 160 units = 160 parking spaces
Commercial: 1 spaces/250 sf

Provided :
Residential (2 level stacker) 108 spaces
Residential ADA: 5 spaces
Residential: 1 space
Commercial Ground lvl.: 4 spaces
Commercial ADA: 3 spaces
Commercial Underground: 20 spaces
Total auto spaces provided: 141 spaces

Required Bicycle Parking:
24.12.250:
Residential: 1 space/ units
Commercial: 2 + 15% of auto parking required

Total bicycle spaces provided: 132 spaces

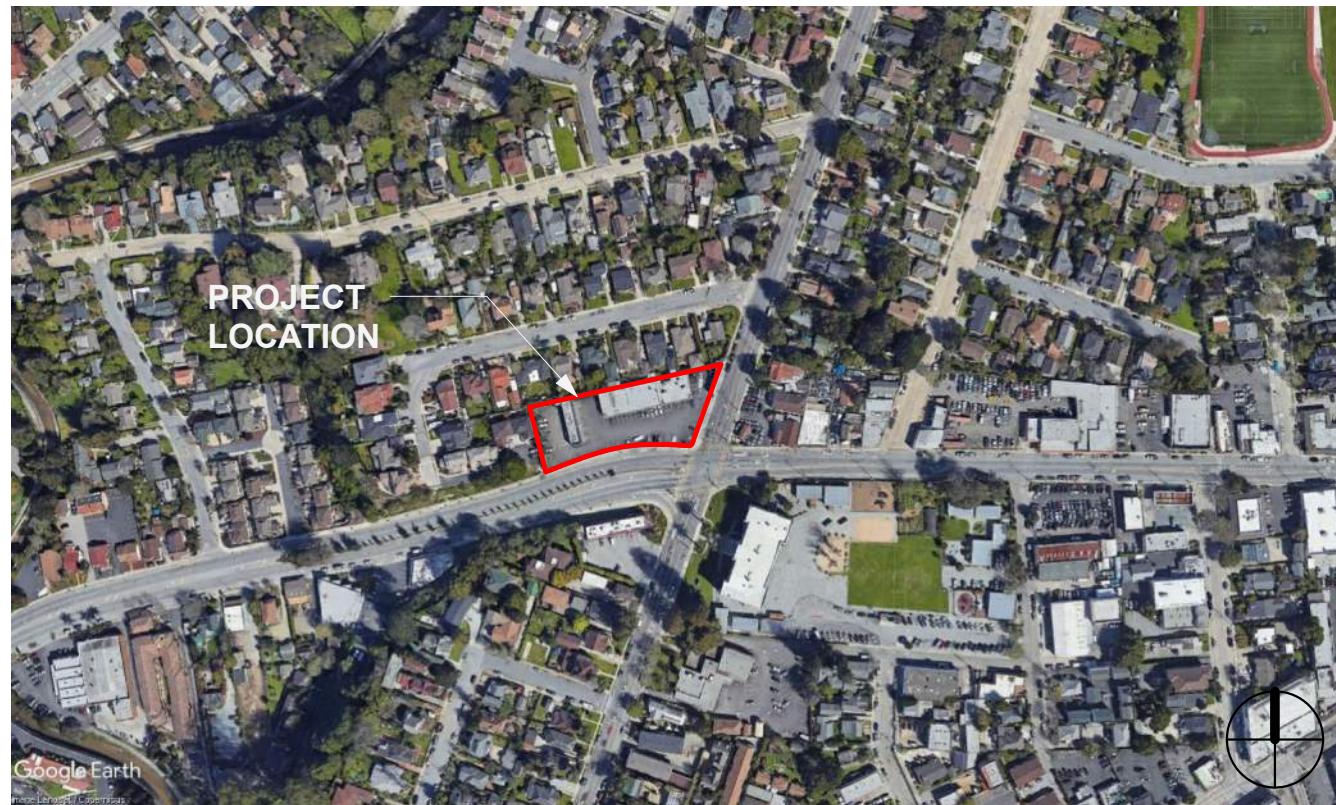
OPEN SPACE CALCULATION

Required Open Space:
24.10.75:
100 sf/unit of private open space or
150 sf/unit of common open space
2/3 sf private open space = 1 sf group open space

BUILDING A
Required max 150 sf x 76 = 11,400sf
Provided :
Total Open Space: 13,064 sf Combined

BUILDING B
Required max 150 sf x 77 = 11,550 sf
Provided :
Total Open Space: 11,758 sf Combined

TOTAL OPEN SPACE: 24,822 sf Combined

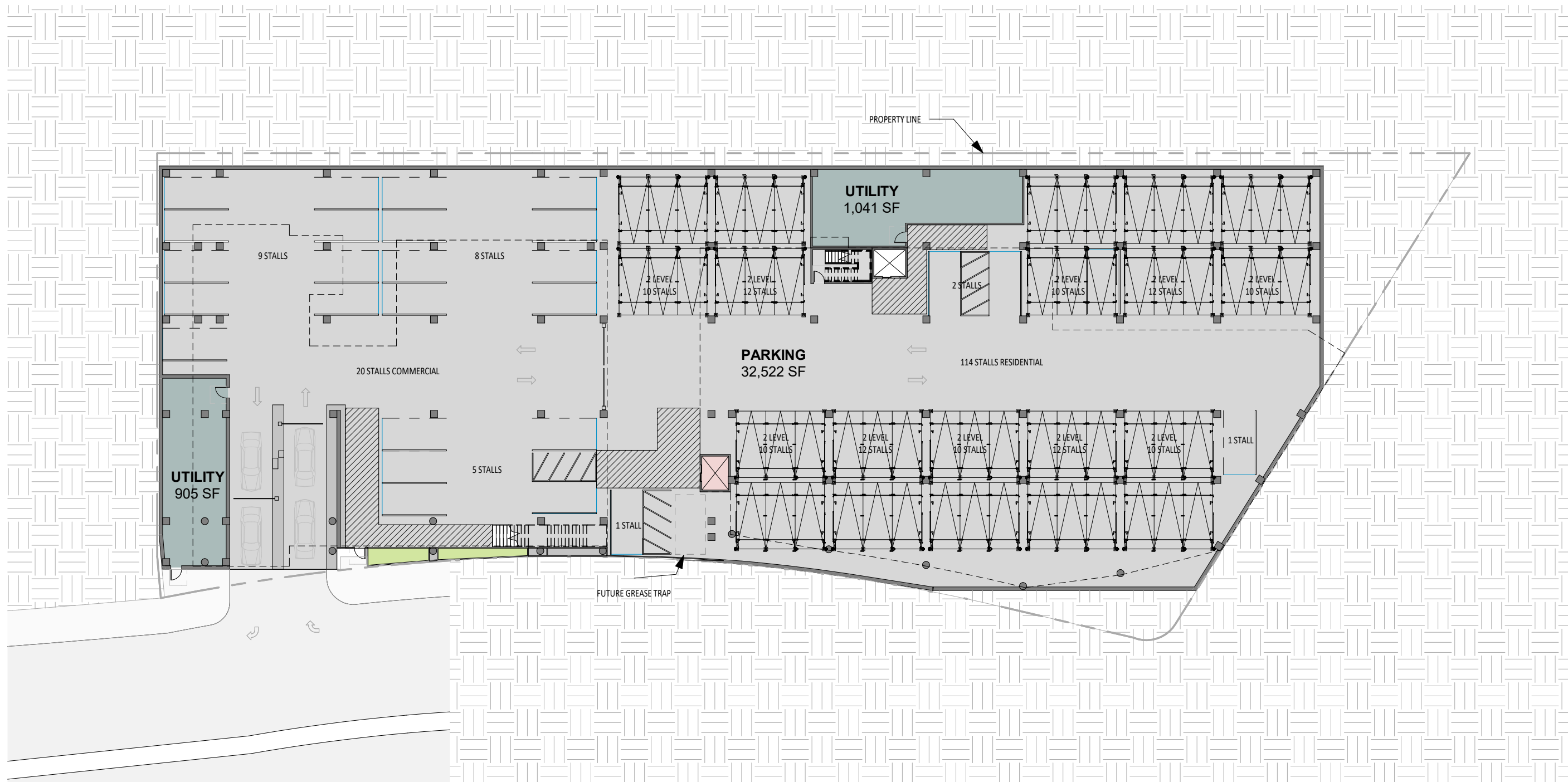


RETAIL

BUILDING A:
Retail Ground Level: 8,947 sf
Rooftop Bar: 2,229 sf

SERVICES

BUILDING B:
Community room: 3,281 sf



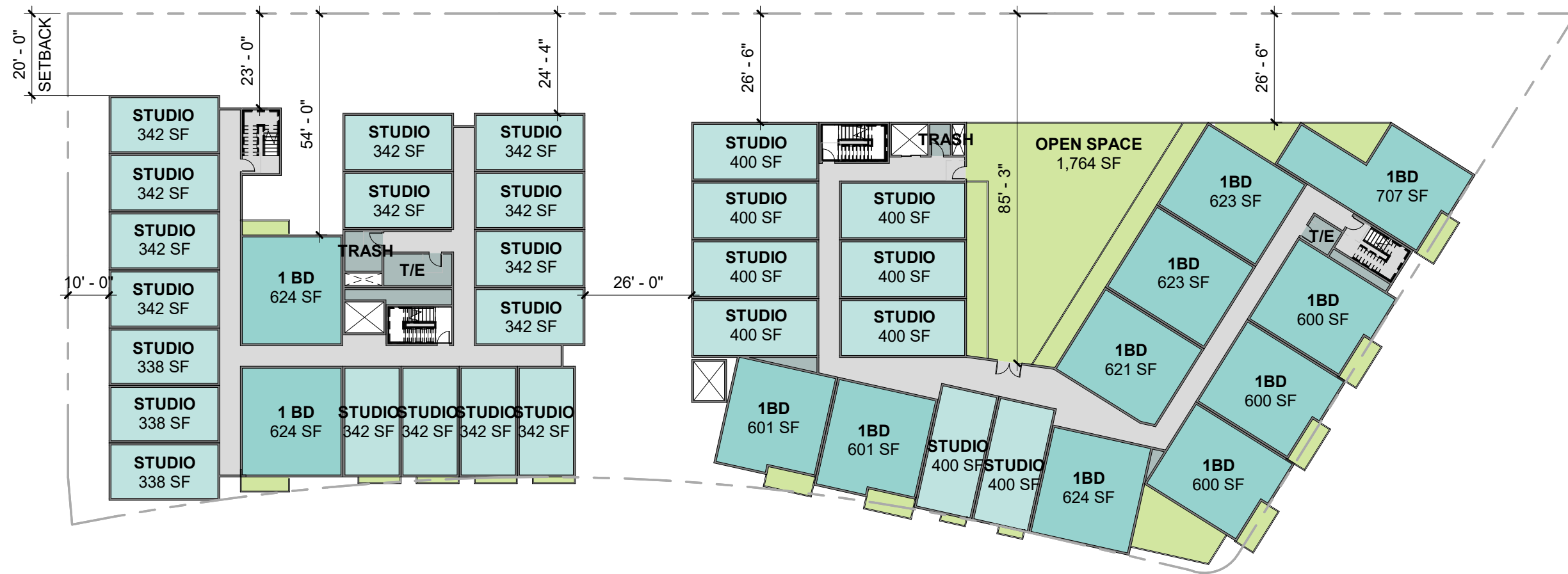
BASEMENT FLOOR PLAN

831 WATER ST. - 8/05/20

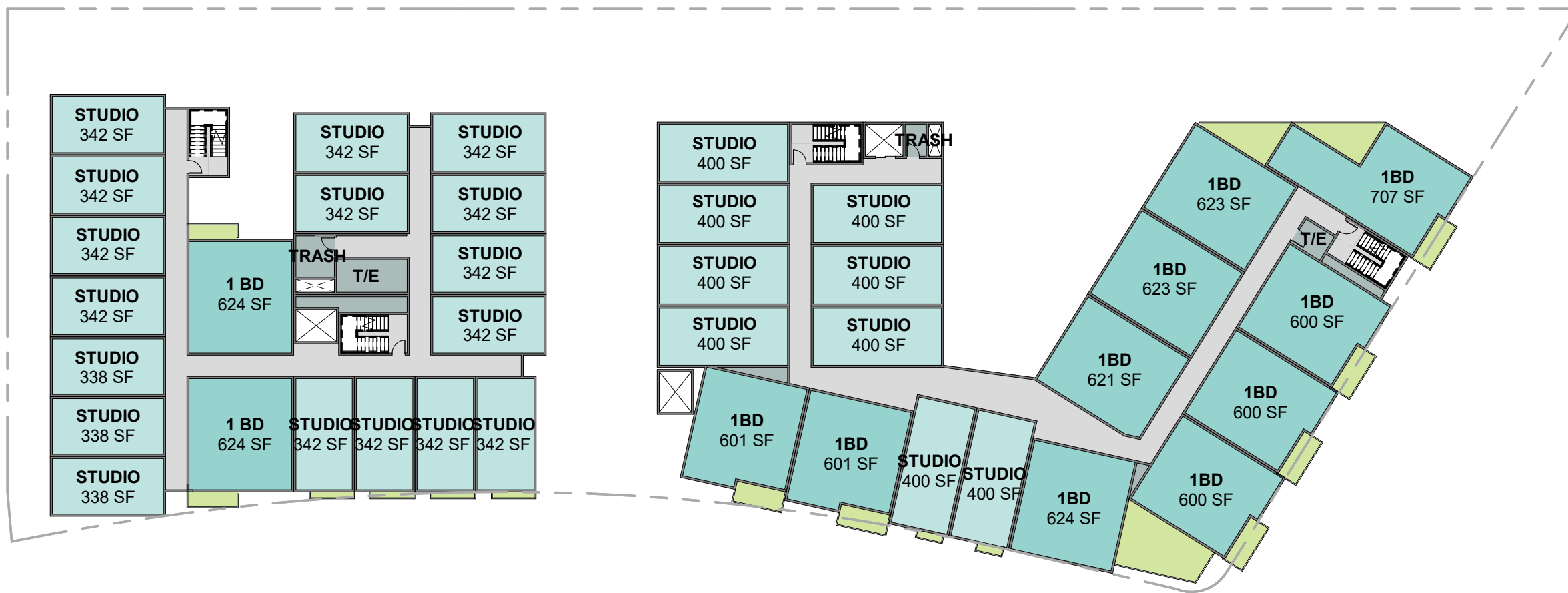


GROUND FLOOR PLAN

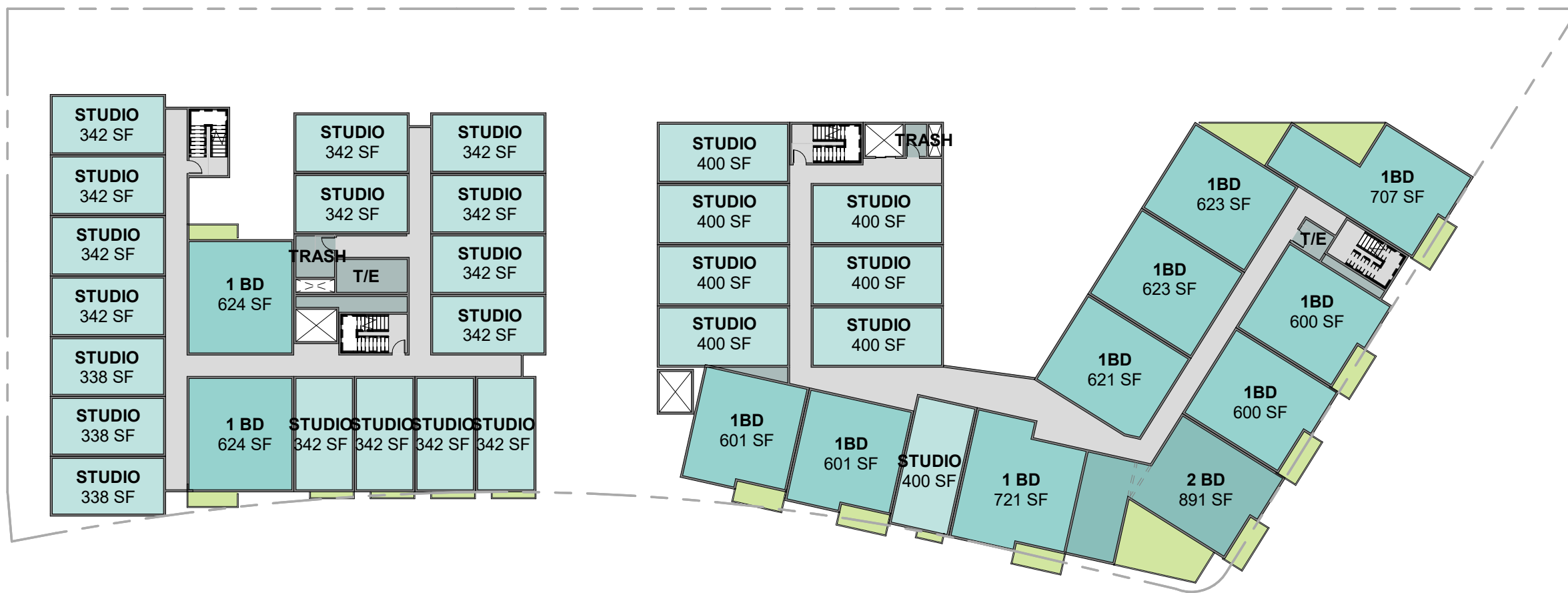
831 WATER ST. - 8/05/20



LEVEL 2 PLAN
831 WATER ST. - 8/05/20

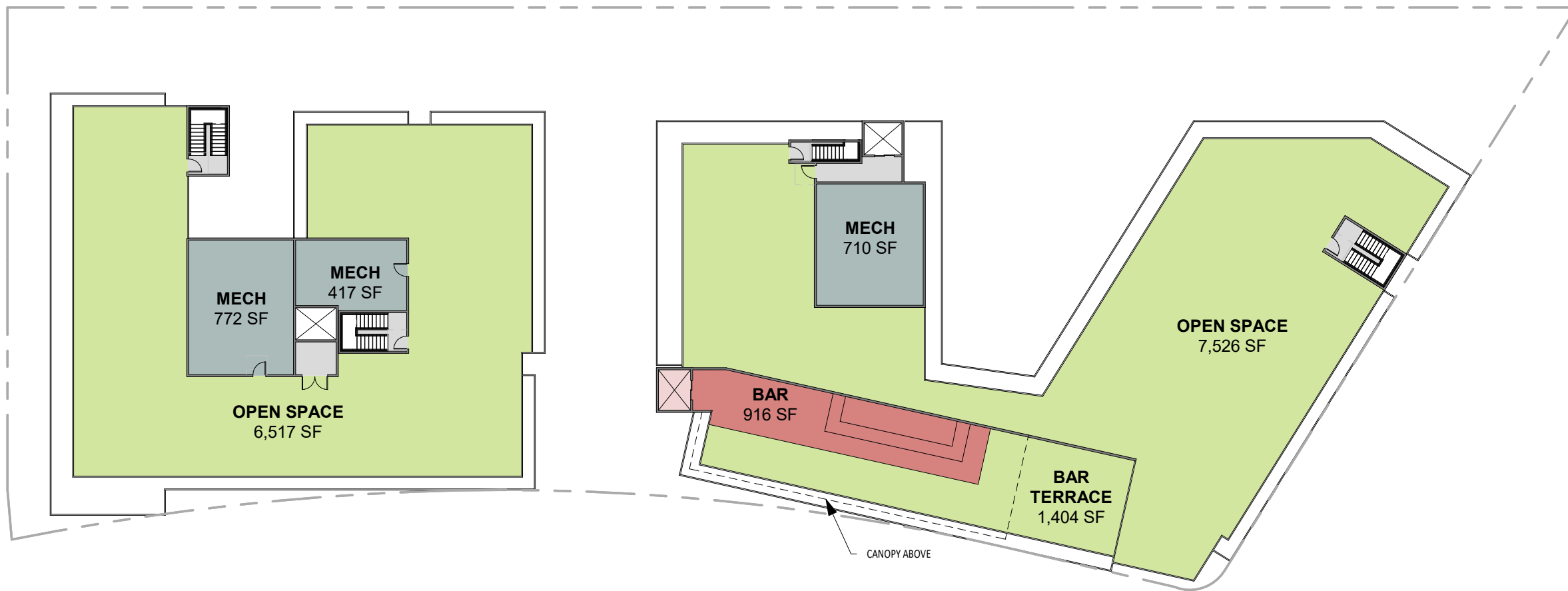


LEVEL 3 PLAN
831 WATER ST. - 8/05/20

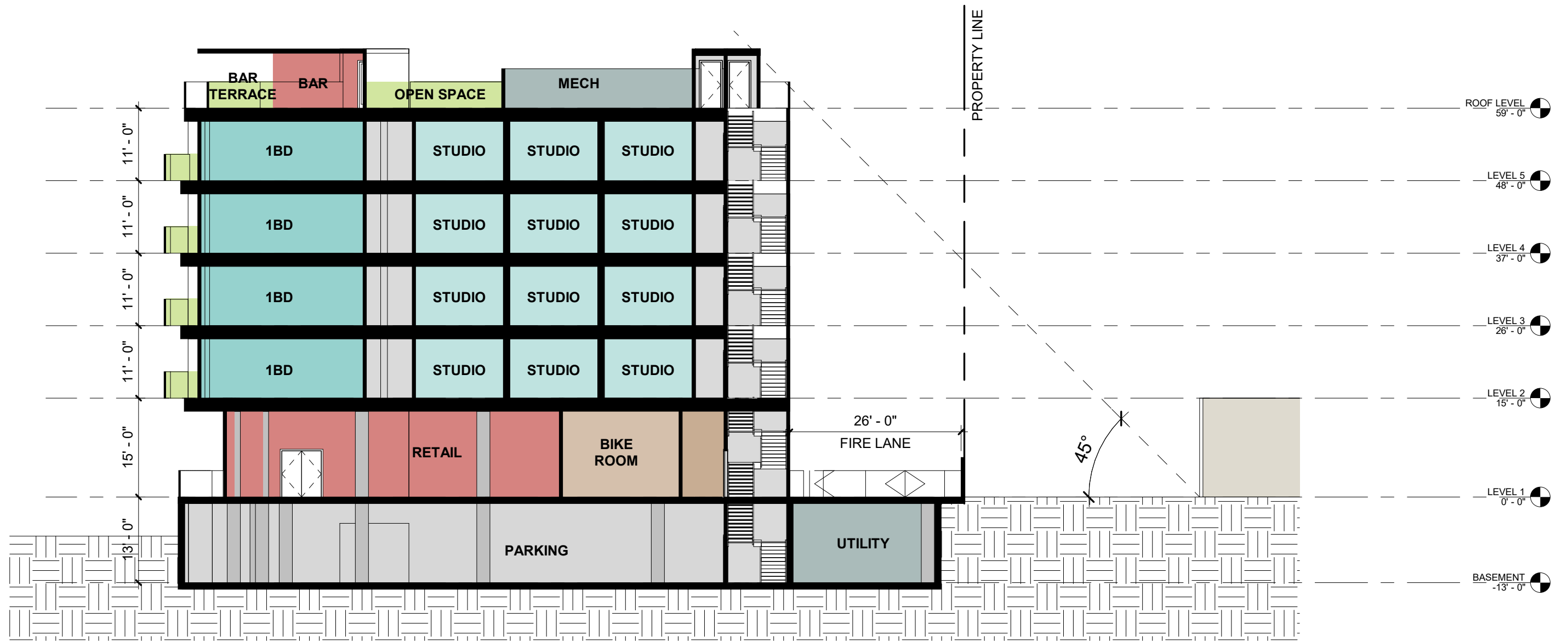


LEVEL 4-5 PLAN

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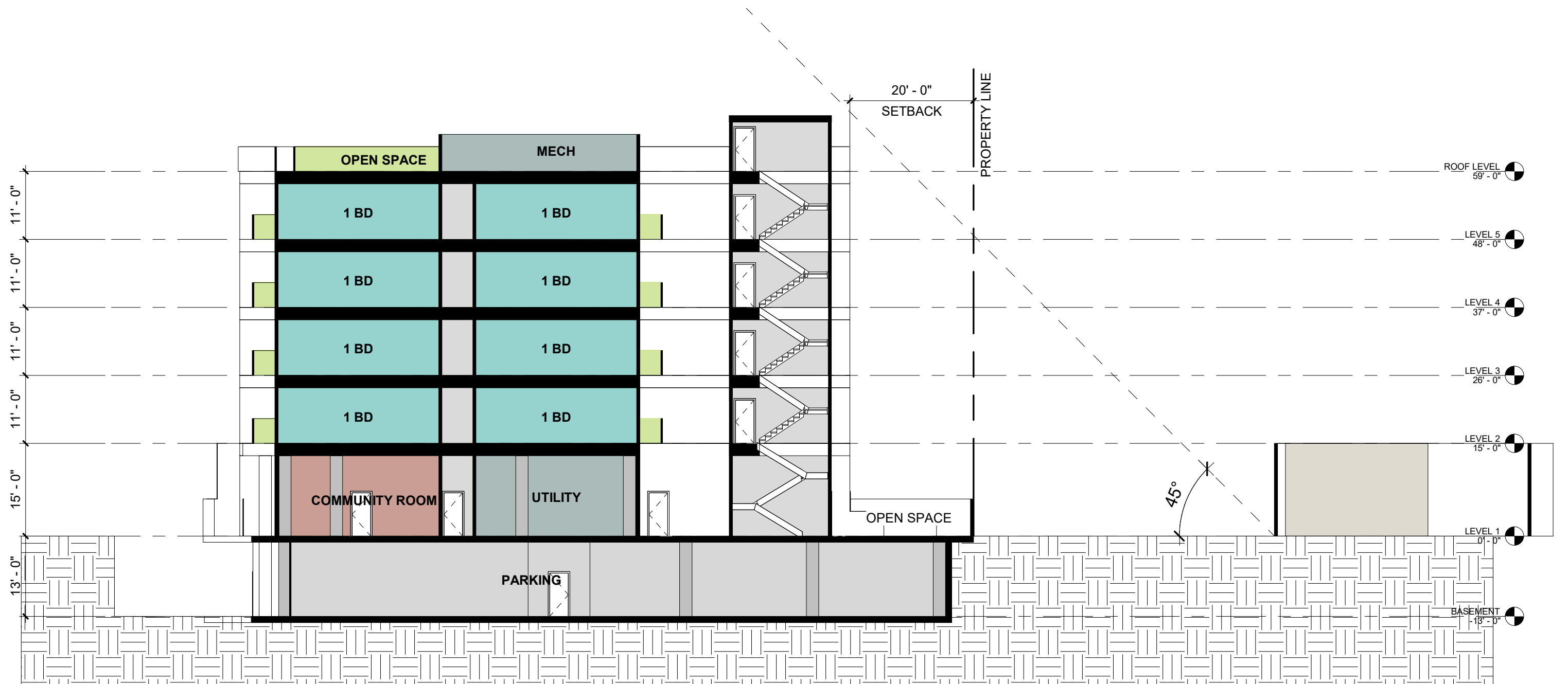


ROOF PLAN
831 WATER ST. - 8/05/20



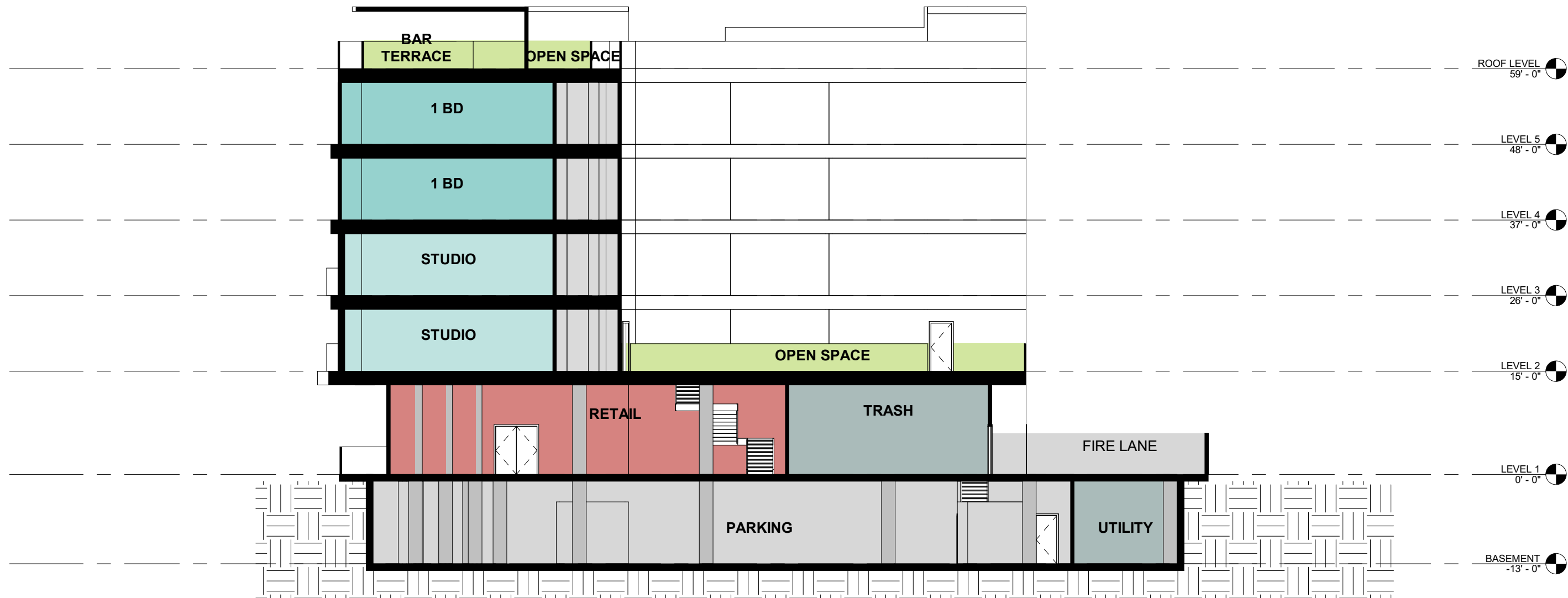
BUILDING A SECTION

831 WATER ST. - 8/05/20



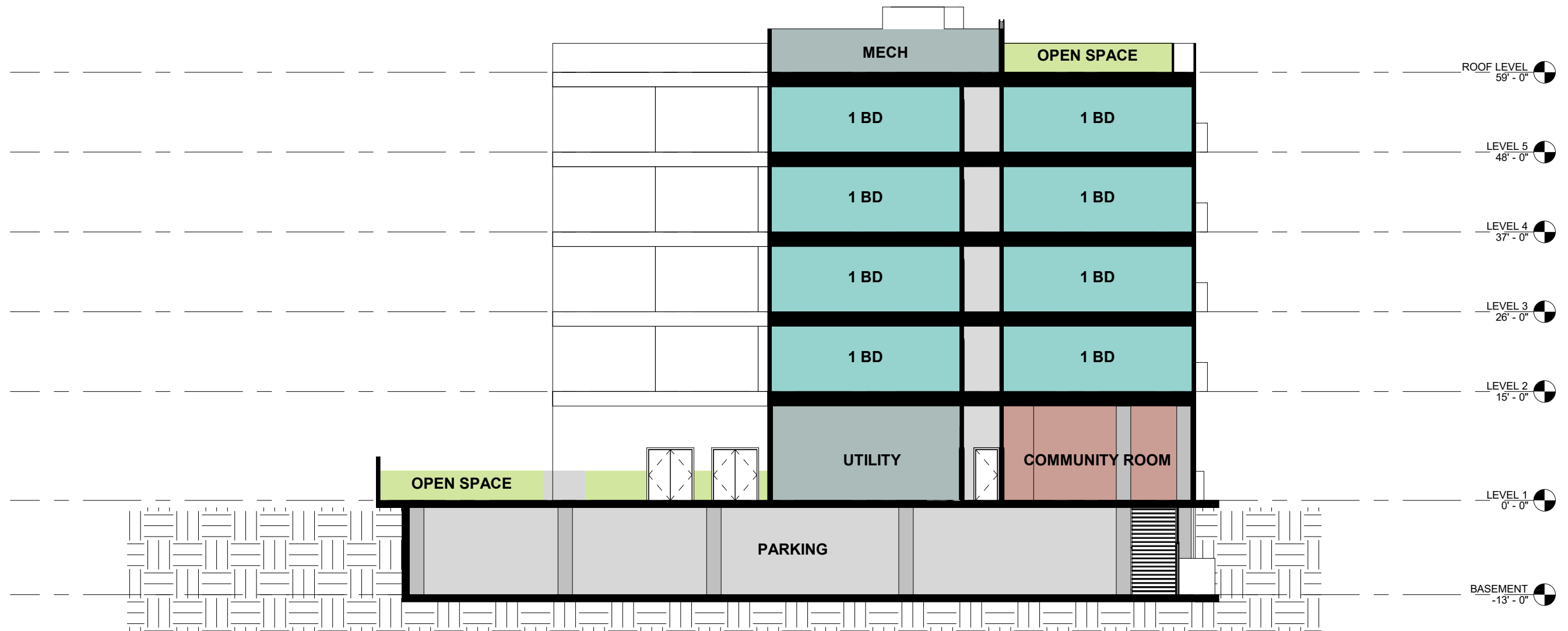
BUILDING B SECTION

831 WATER ST. - 8/05/20



BUILDING A COURTYARD SECTION

831 WATER ST. - 8/05/20



BUILDING B COURTYARD SECTION

831 WATER ST. - 8/05/20



VIEW FROM N BRANCIFORTE AVE AND WATER ST

831 WATER ST. - 8/05/20



FRONT VIEW FROM WATER ST

831 WATER ST. - 8/05/20



SIDE VIEW FROM WATER ST

831 WATER ST. - 8/05/20



REAR VIEW FROM BELVEDERE TERRACE

831 WATER ST. - 8/05/20



RESIDENTIAL ENTRY GATE & RETAIL FRONTAGE

831 WATER ST. - 8/05/20



1 EXTERIOR ELEVATION - SOUTH
1" = 30'-0"



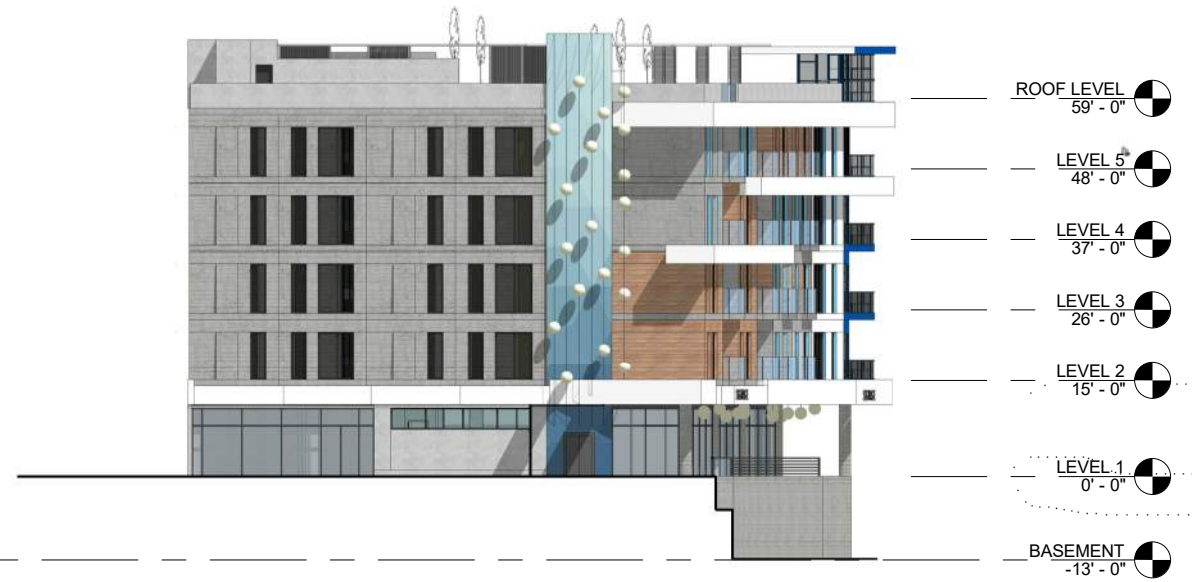
2 EXTERIOR ELEVATION - NORTH
1" = 30'-0"

SOUTH & NORTH ELEVATIONS

831 WATER ST. - 8/05/20



① BUILDING A ELEVATION - EAST
1" = 30'-0"



② BUILDING A ELEVATION - WEST
1" = 30'-0"



③ BUILDING B ELEVATION - WEST
1" = 30'-0"



④ BUILDING B ELEVATION - EAST
1" = 30'-0"

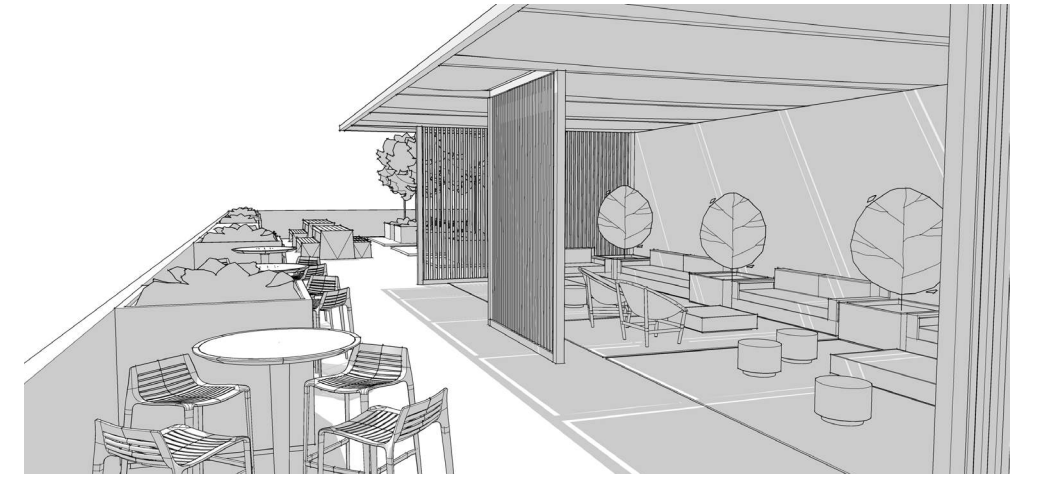
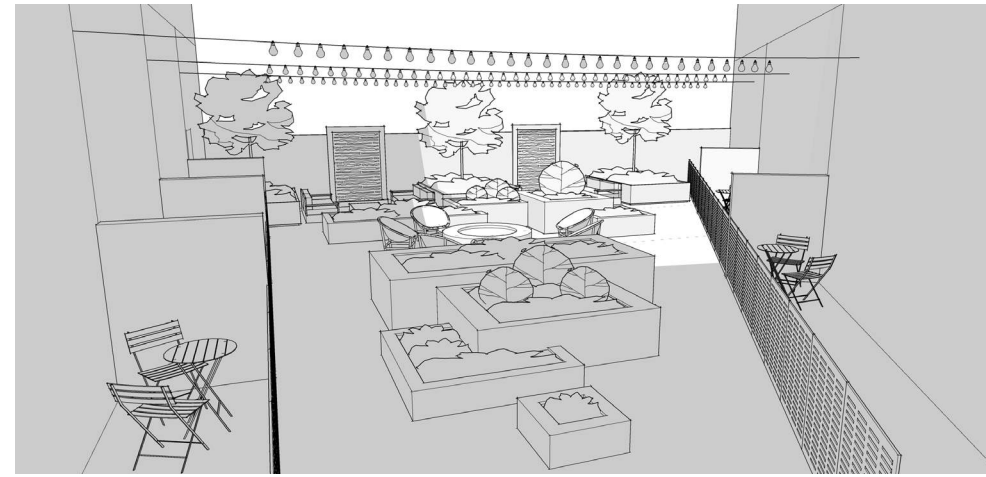
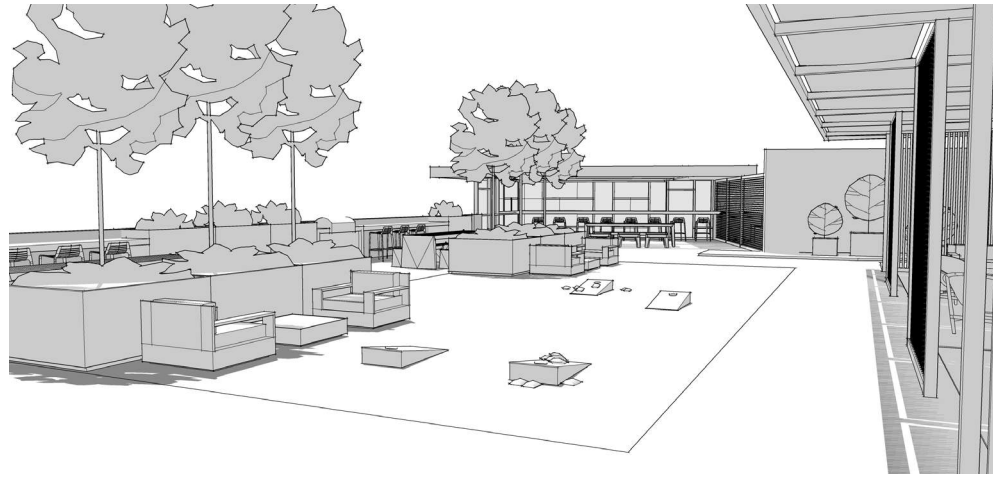
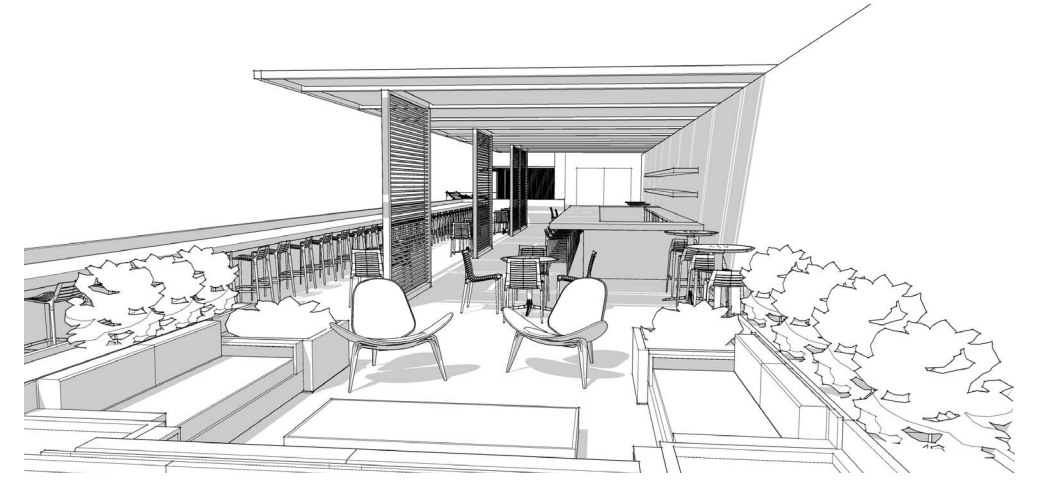
WEST & EAST ELEVATIONS

831 WATER ST. - 8/05/20

Landscape Narrative

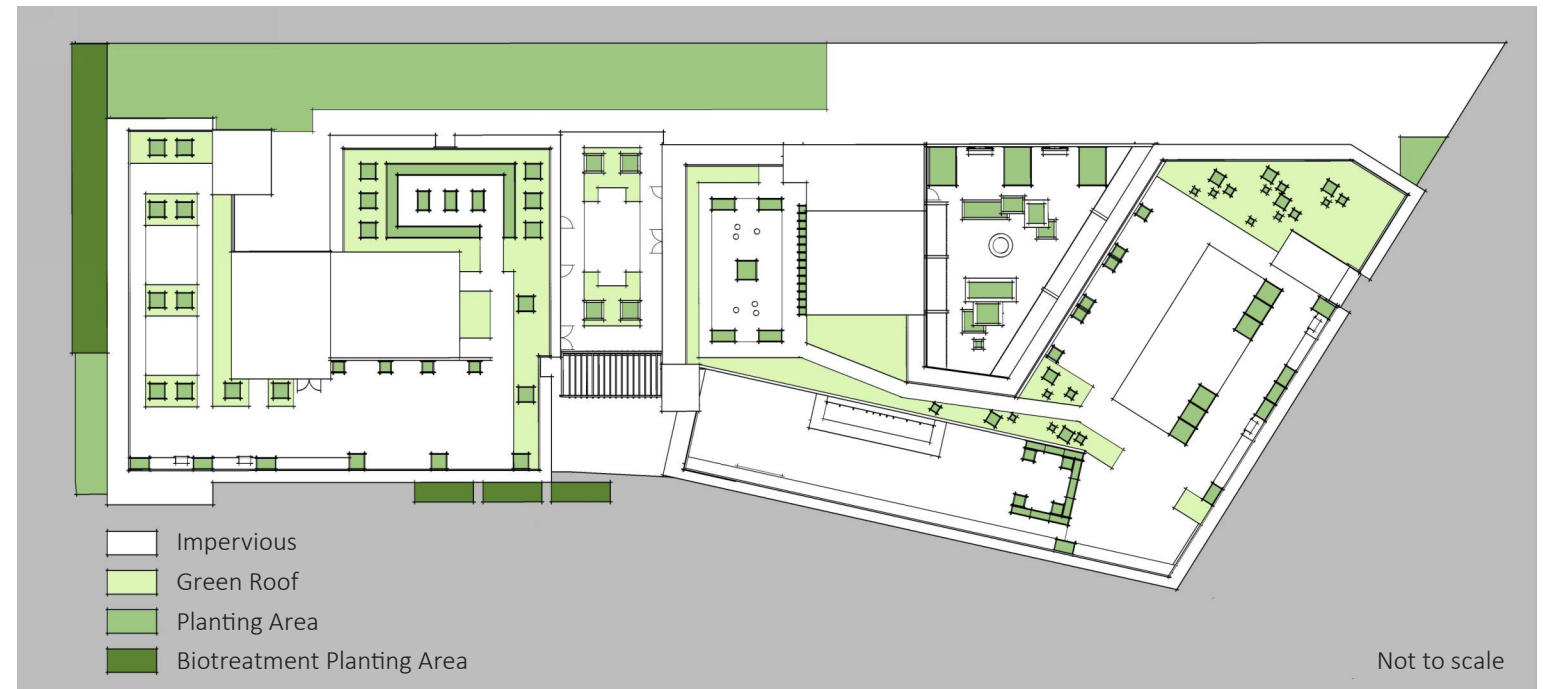
Outdoor living spaces and integrated green infrastructure are fundamental to the design of the site and building. Residents and retail visitors are surrounded by low-water-use, California Coastal friendly landscape in a variety of outdoor spaces. Included in this project is a proposed rooftop bar that is exclusive to the retail visitors of the building, a rooftop amenity spaces for both the Building A and Building B residents, a common-use breezeway between buildings, a podium-supported private courtyard for the Building A, and perimeter landscaping that seamlessly blends the project site with the surrounding neighborhood and community.

The outdoor amenity spaces are designed to offer a variety of uses so that everyone can find their favorite place to read a book outside, socialize with friends and family, or even grow chef-worthy produce in the proposed vegetable garden beds.

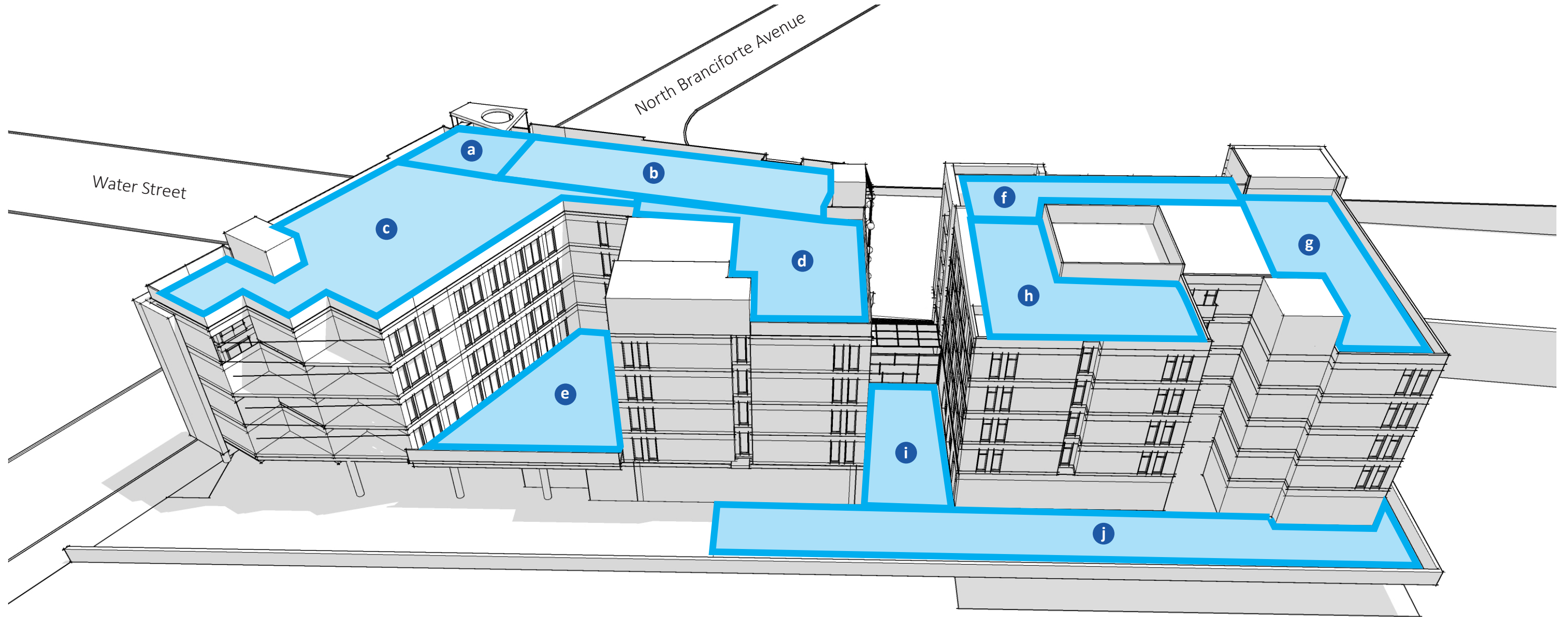


Stormwater Narrative

For this site there will be multiple drainage management areas to allow for the site's impervious areas to be treated in a variety of flow through biotreatment planters located throughout the site. The roof top amenity spaces have an ample amount of intensive and extensive green roofs cutting down on the site's overall impervious area. The exact locations of the tributary areas and biotreatment cells will be determined during the next phase of the entitlement process. Project stormwater runoff shall discharge to a continuous underground storm drain system.



Landscape Concepts



a Unique viewing room

c Building A rooftop - space 1

e Building A podium

g Building B rooftop - space 2

i Breezeway

b Retail rooftop bar

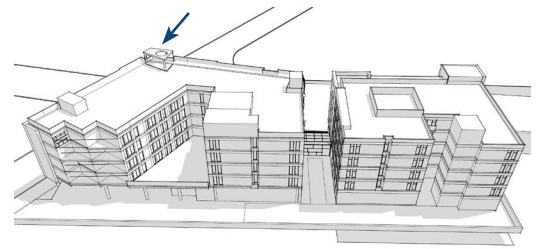
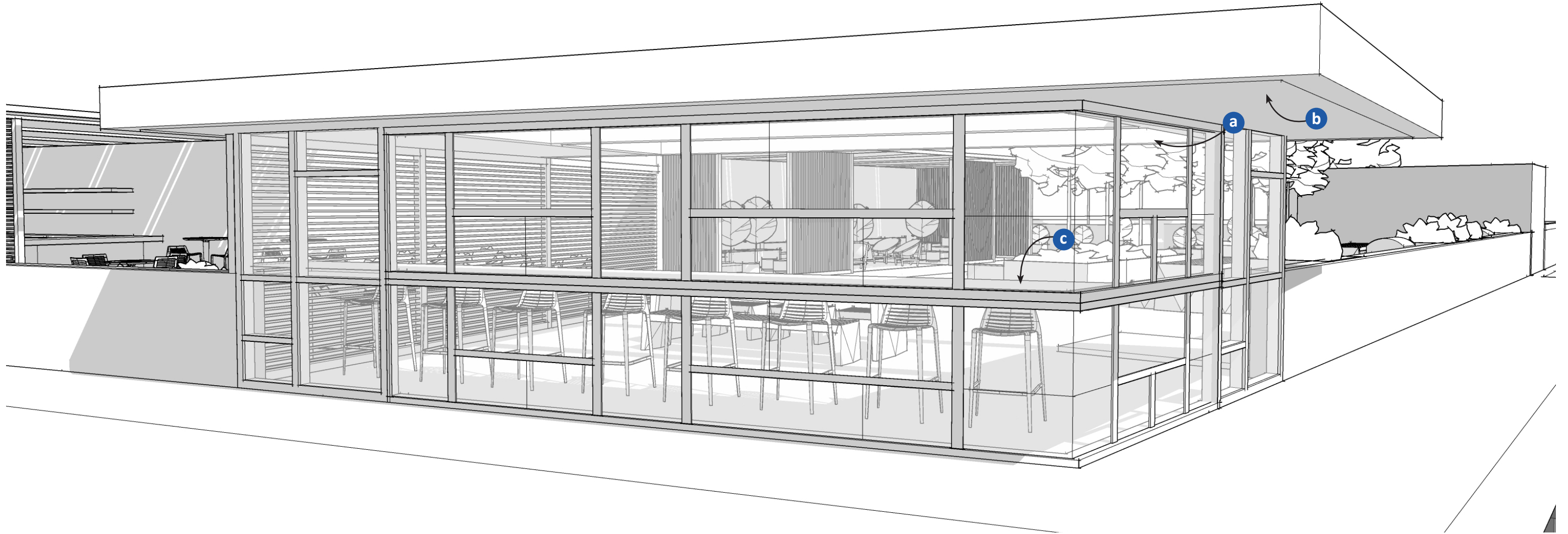
d Building A rooftop - space 2

f Building B rooftop - space 1

h Building B rooftop - space 3

j Perimeter landscape

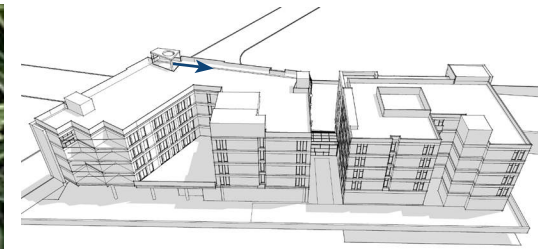
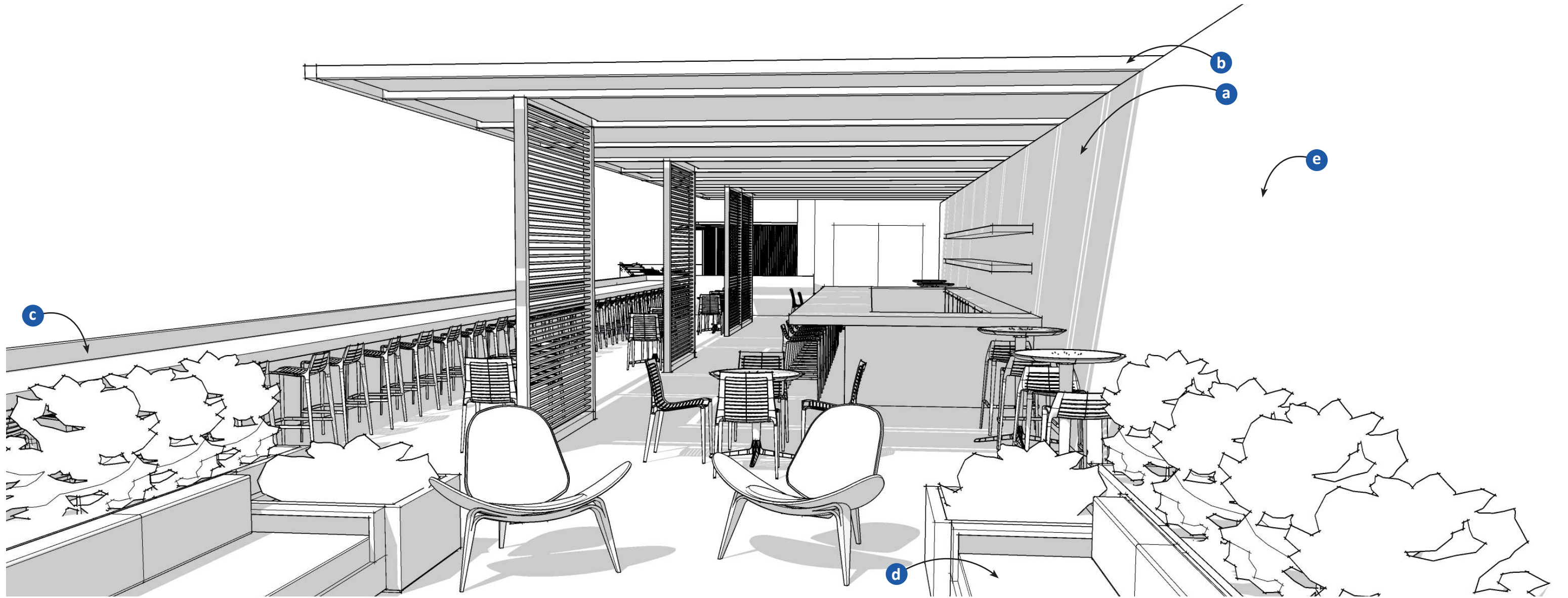
This area shall contain LID stormwater treatment planters, buffer landscaping to surrounding neighbors, and ornamental landscaping near pedestrian access paths.



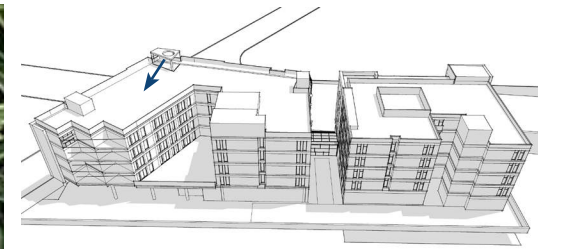
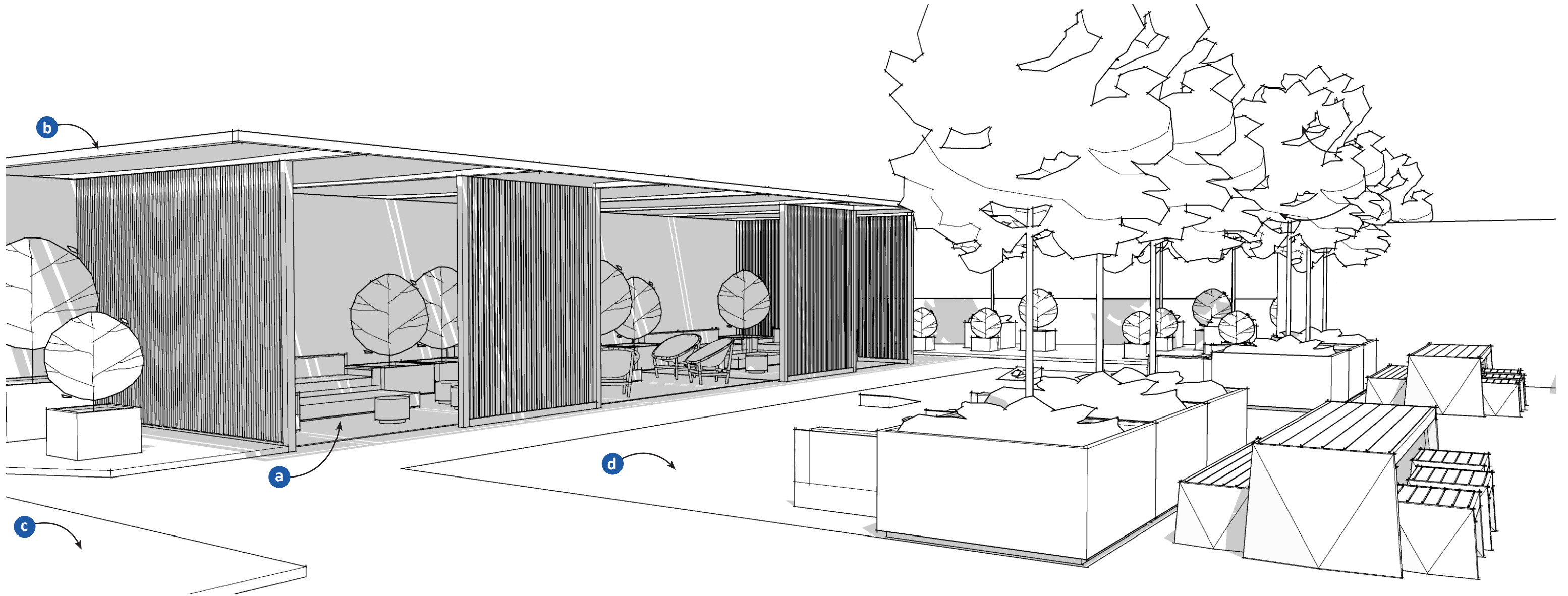
a Unique viewing room

c Bar seating with a view

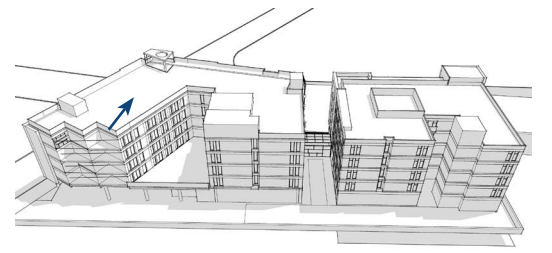
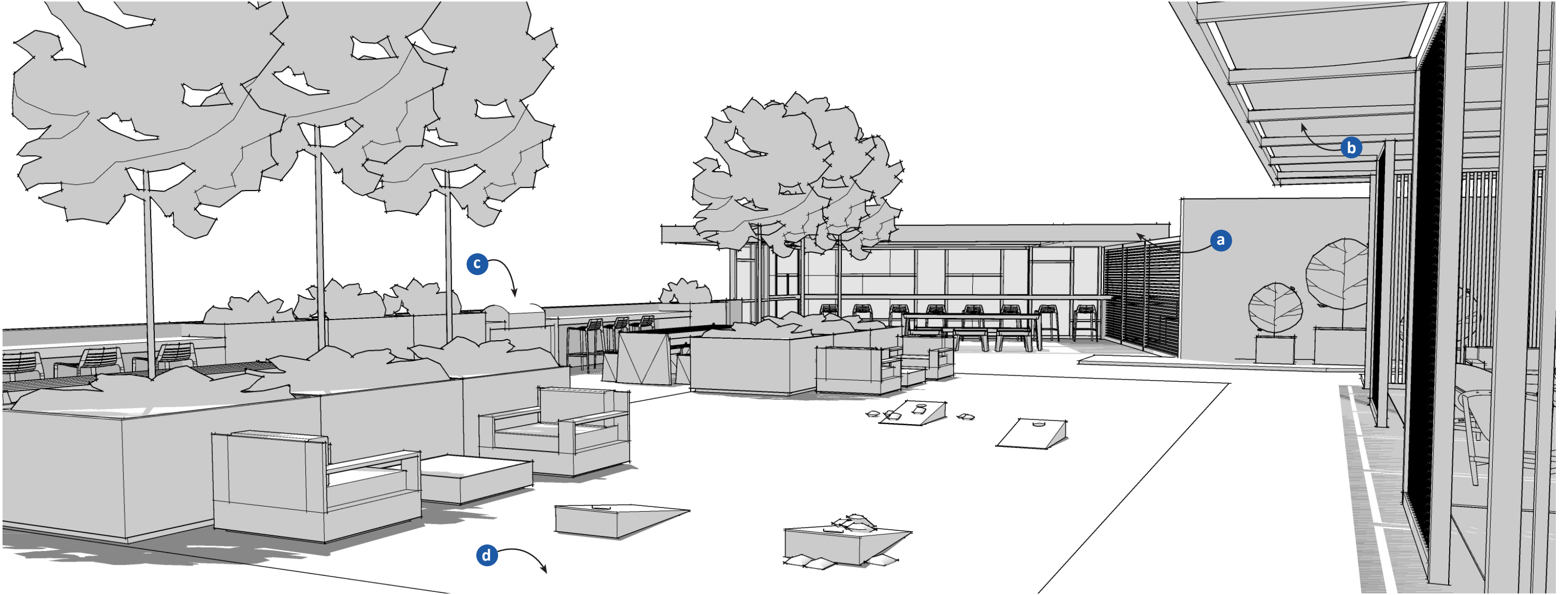
b Overhead structure



- a** Covered bar and seating areas
- b** Overhead structure with shade fabric
- c** Bar seating with a view
- d** Group lounge seating
- e** Feature wall



- a** Covered group lounge seating
- b** Overhead structure with shade fabric
- c** Green roof
- d** Turf gathering space

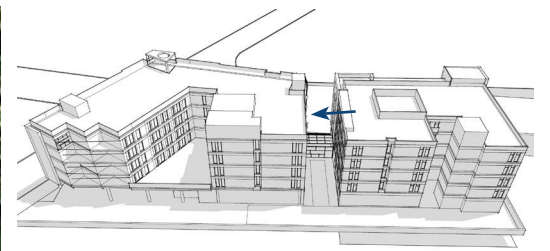
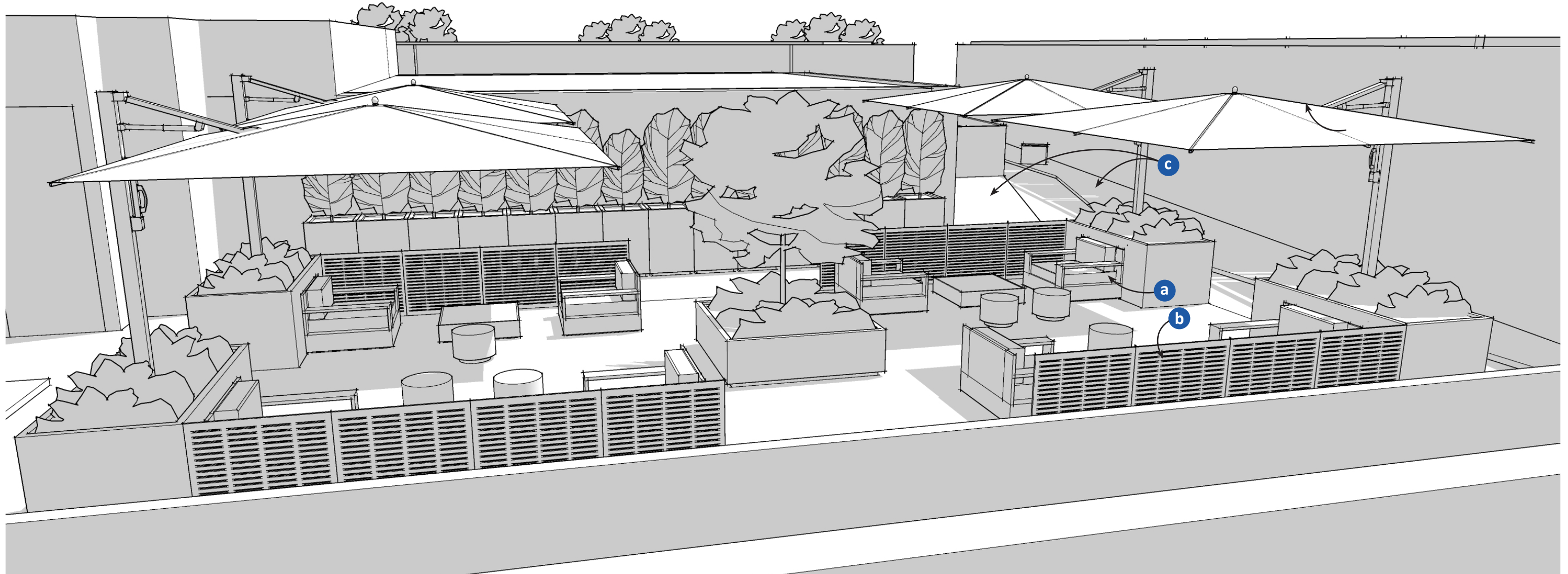


a Unique viewing room

c BBQ group space

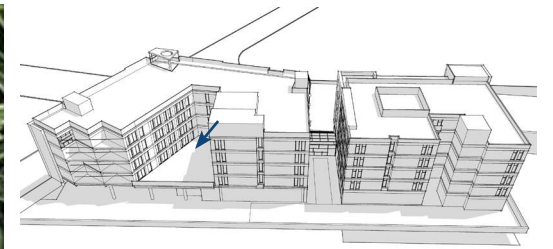
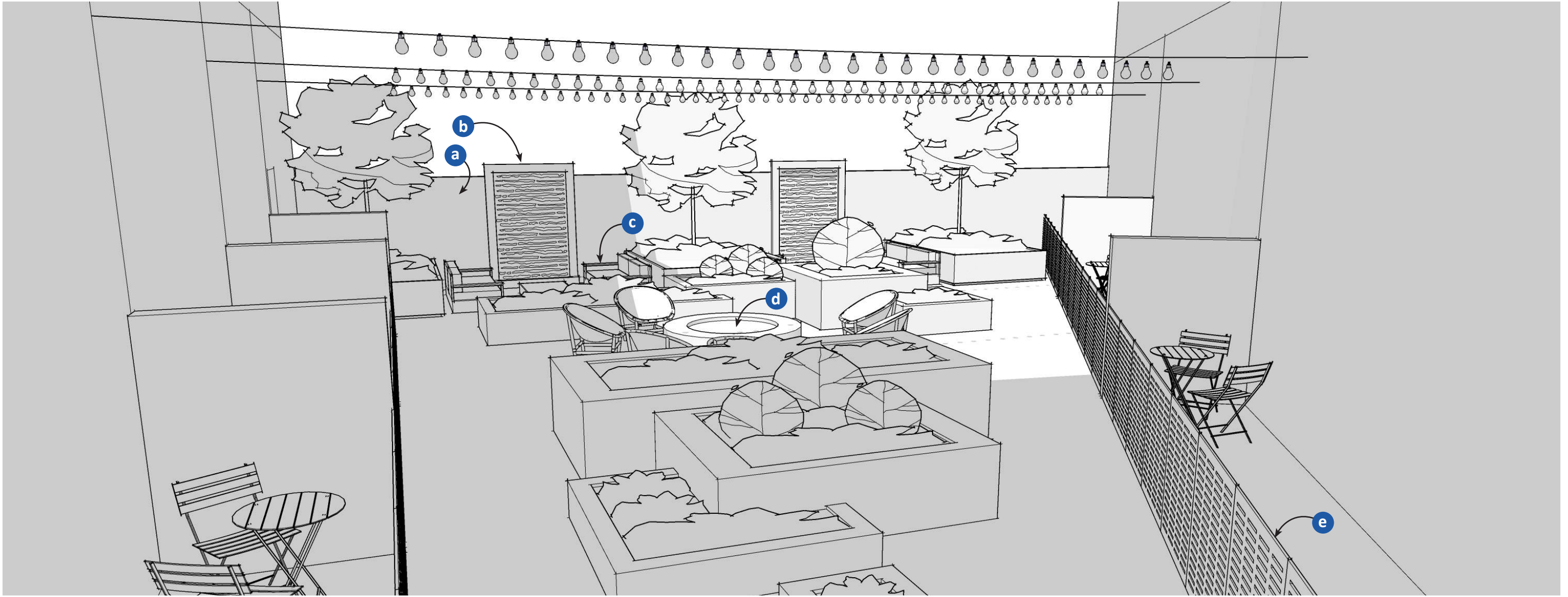
b Overhead structure with shade fabric

d Turf gathering space

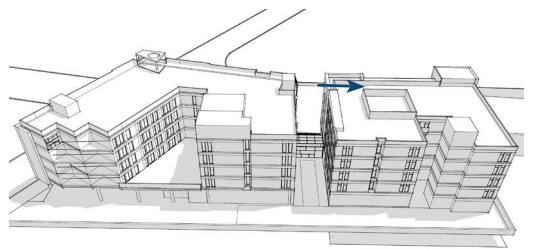
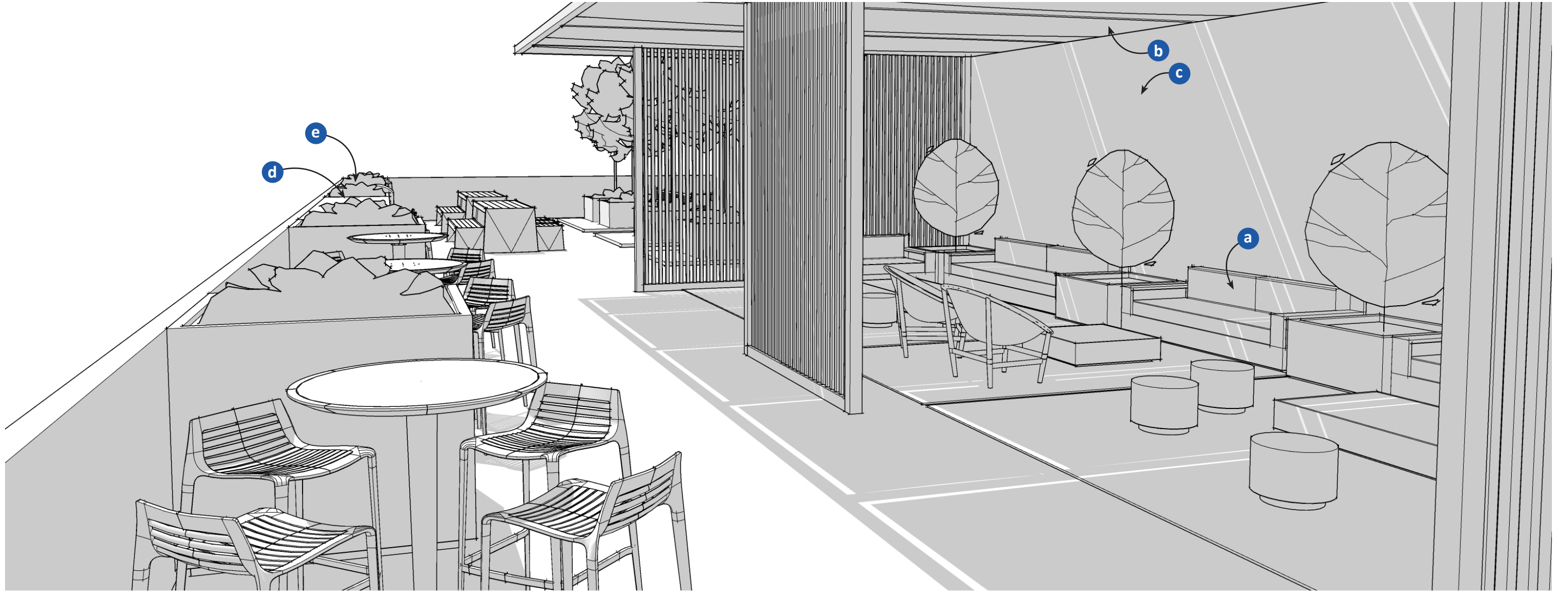


- a** Covered seating nooks
- b** Decorative metal screen

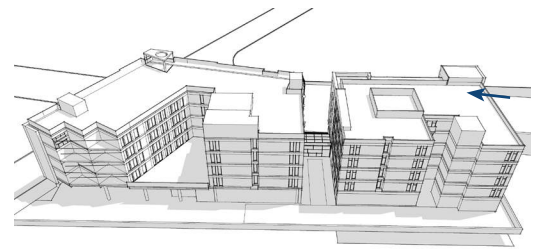
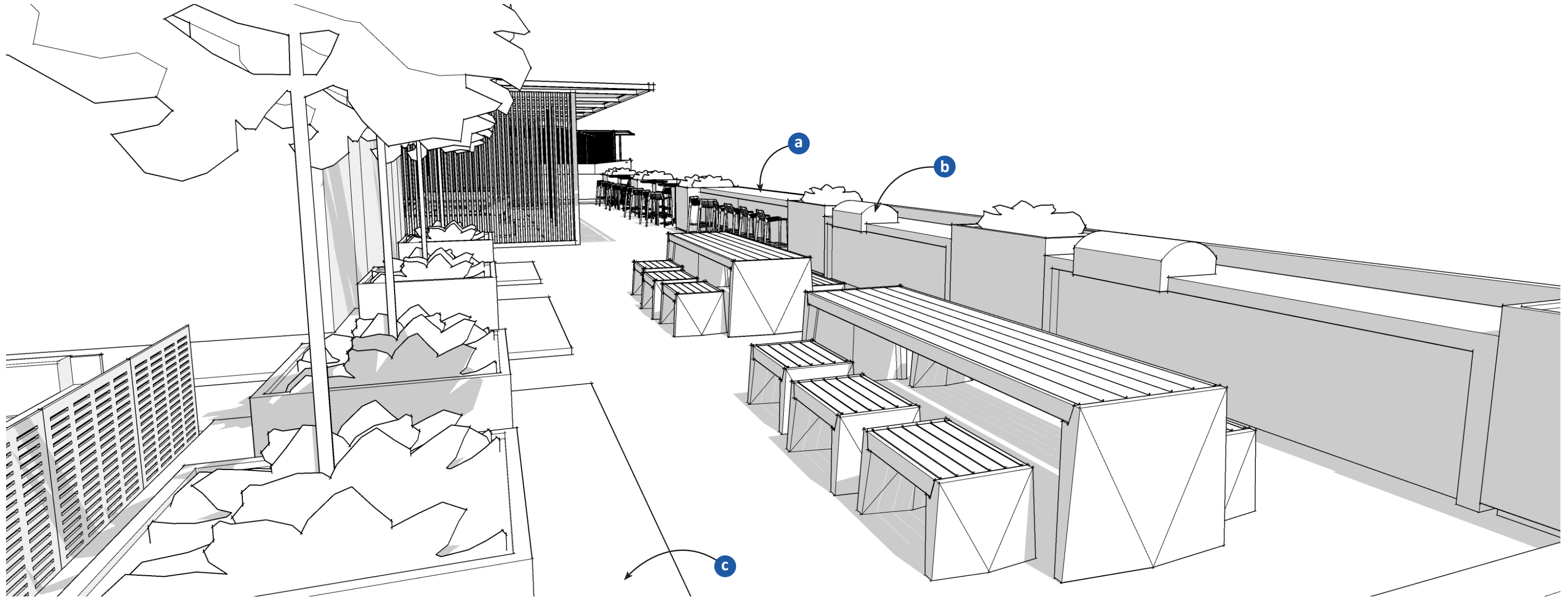
- c** Green roof



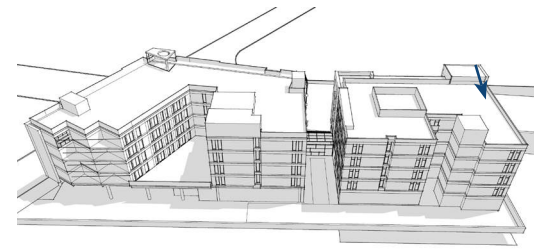
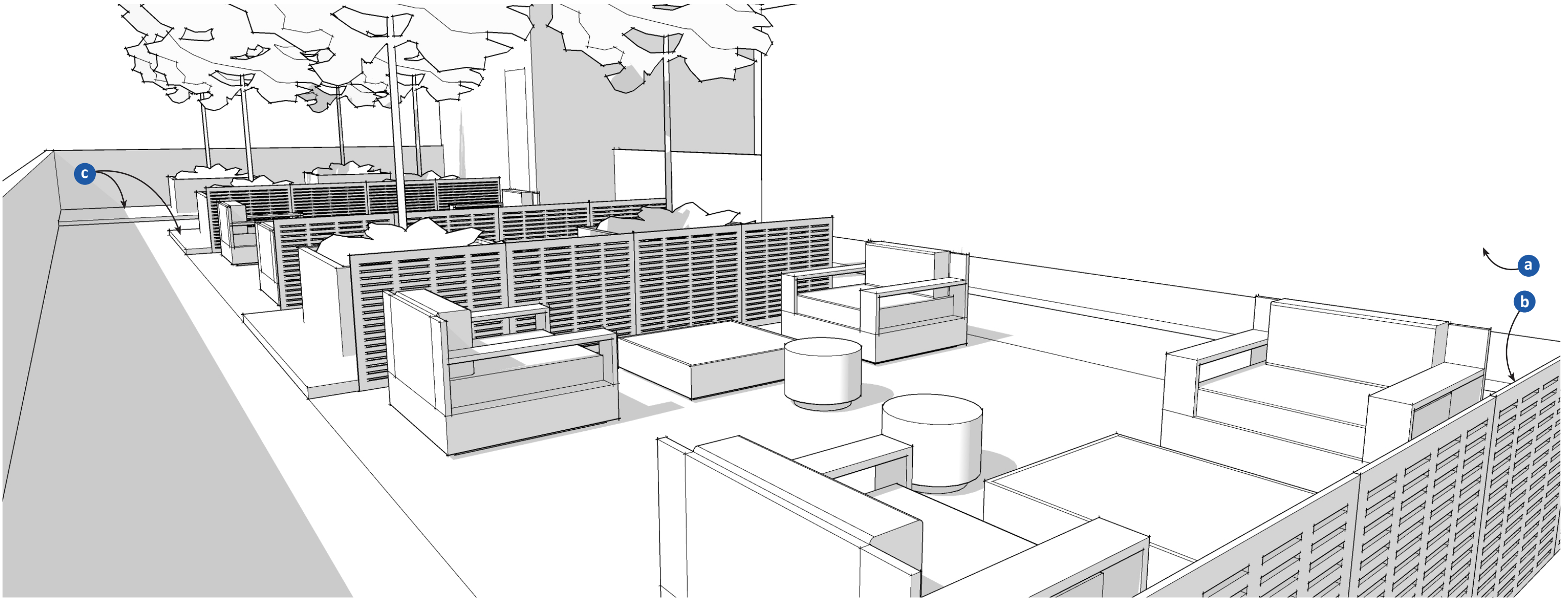
- a** Feature wall
- b** Waterfall water feature
- c** Lounge seating
- d** Fire feature
- e** Decorative metal screen



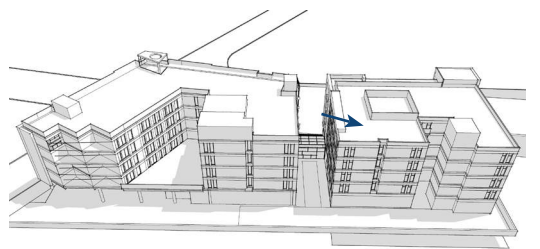
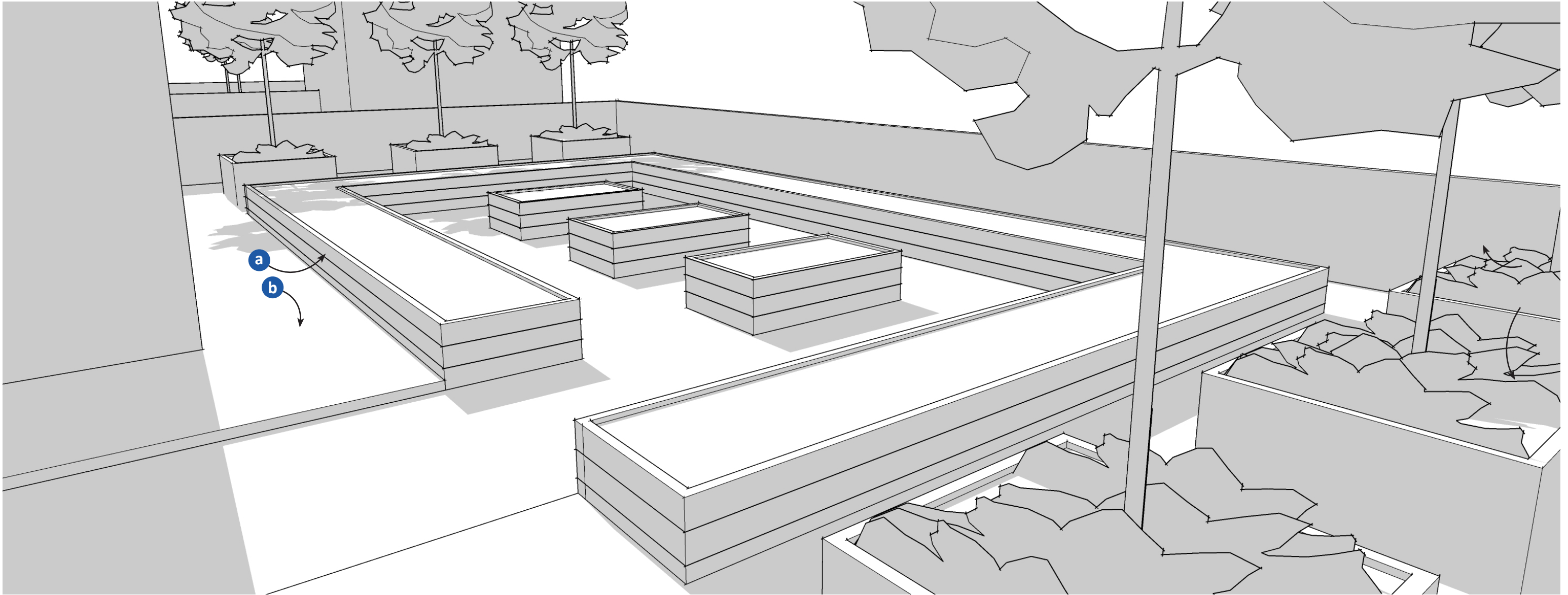
- a** Covered group lounge seating
- b** Overhead structure with shade fabric
- c** Feature wall
- d** Bar seating with a view
- e** BBQ group space



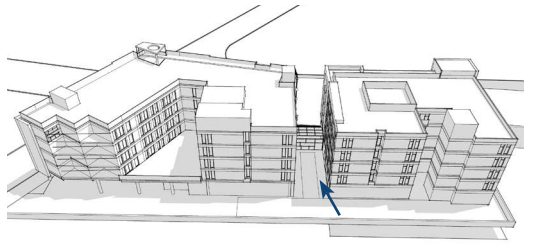
- a Bar seating with a view
- b BBQ group space
- c Green roof



- a** Feature wall
- b** Decorative metal panel
- c** Green roof



- a** Planting beds
- b** Green roof



a Catenary lighting

b Green roof