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July 27, 2021

**Via Email**

Mr. Lee Butler  
Community Development Director  
City of Santa Cruz  
809 Center Street  
Room 107 and 101  
Santa Cruz, CA 95060

[lbutler@cityofsantacruz.com](mailto:lbutler@cityofsantacruz.com)

**Re: 831 Water Street – Mixed-Use Development (PLFYI 053)  
Revised Site Plan**

Dear Mr. Butler:

Wendel Rosen, LLP represents Novin Development Corporation ("Applicant") in connection with a proposed mixed-use development project located at the northwest corner of Water Street and N. Branciforte Avenue in the City of Santa Cruz. The project, as proposed, includes the construction of two, five-story, mixed-use buildings totaling 90,285 square feet and proposes 145 apartments (50% of which will be affordable) with shared underground parking, ground-floor commercial and residential amenity space (the "Project"). As you are aware, the Applicant submitted an application to the City of Santa Cruz ("City") for processing the Project's land use entitlements pursuant to Government Code section 65913.4 ("SB 35") on July 1, 2021.

The purpose of this correspondence is to transmit a revised plan set to the City for review and processing pursuant to SB 35 and to authorize an extension of time to the City for its review and processing of the Project application. SB 35 imposes strict timeframes within which a local agency is required to determine a project's eligibility for processing under the statute; for a project of this size, the City is required to determine eligibility within 60 days of application submittal.

During a call between staff and the Applicant on Friday, July 16<sup>th</sup>, staff made the Applicant aware of a potential conflict in the Project design and objective zoning standards related to slope and fire access. Pursuant to Government Code section 65913.4, the Applicant is submitting a revised site plan which addresses this potential conflict. The revised plans include the changes that are addressed in the memo attached hereto from Lowney Architecture and dated July 27, 2021.

In an effort to allow the City time to adequately evaluate the revised site plan/design for compliance with objective zoning standards, the Applicant is willing to extend the time for the City's review by an additional 21 days. Rather than the City's 60-day review period terminating

Mr. Lee Butler  
July 27, 2021  
Page 2

WENDEL ROSEN LLP

on August 30<sup>th</sup>, the Applicant is voluntarily willing to extend the review period to September 27<sup>st</sup>.

We understand the City intends to host an informational community meeting within this period of time. The Applicant is amenable to participating in the community meeting and to having the revised plan set shared with the community.

Thank you and please do not hesitate to contact either me or my partner, Patricia Curtin (pcurtin@wendel.com) should you have any questions.

Very truly yours,

WENDEL ROSEN LLP



Amara Morrison

ALM/cab

cc: Client  
Darcy Pruitt, Assistant City Attorney  
Samantha Haschert, Principal Planner  
Mark Rhoades, Rhoades Planning Group  
Mark Donahue, Lowney Architecture

# MEMORANDUM

<b>Date:</b>	July 27, 2021	<b>Project Name</b>	831 Water Street
<b>To:</b>	Amara Morrison Wendel Rosen LLP	<b>Project No:</b>	18-218
<b>Subject:</b>	SB35 Package comparison	<b>From:</b>	Mark Donahue
		<b>CC:</b>	Iman Novin Sam Woodburn Mark Rhoades Mia Perkins Alex Marqusee

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The following list describes the major differences between the package submitted to the City of Santa Cruz on July 1, 2021, and the revised package issued on July 27, 2021.

- The unit count and program has been revised as follows:
  - The unit count has been reduced from 149 units to 145 units
  - The unit mix has been revised:
    - Studios have changed from a total of 96 units to 64 units
    - 1BR units have changed from 52 units to 63 units
    - 2BR units have changed from 1 unit to 15 units
    - 3BR units have changed from 0 units to 3 units
  - Retail square footage has been reduced from 8,947 sf to 3,057 sf
  - Rooftop bar has been eliminated from the revised submittal
  - The Community Room in the Affordable building has been reduced from 3,281 sf to 1,736 sf
  - The open space has been reduced from 28,087 sf overall to 20,905 sf overall
  - The number of at grade parking spaces has been reduced from 7 stalls to 3 stalls
  - Commercial parking has been removed from basement garage. The stair leading from the retail to the parking garage has been removed.
  - The office function has been consolidated in the Affordable building (Building B).
  
- The building configuration has been revised in the following ways:
  - The courtyard has been eliminated from Building A, and the U-shaped configuration has been eliminated from Building B, replaced with generally linear bars.
  - Fire Access from the adjoining property on Belvedere Court has been added across the Water Street frontage. The buildings are now sited a minimum of 20 feet from the Water Street property line.
  - The buildings have been moved out of the 20-foot setback zone from the frontage along Water Street in the zone that exceeds a 30% slope.
  - The basement parking garage footprint has been reduced from 32,522 sf to 26,231 sf and has been pulled back from the adjoining properties.
  - 24 residential units have been added to the ground floor with stoops proposed for the 11 units that face Water Street.

- The residential ground floor has been raised 2'-0" from the adjacent site grade to provide separation between the units and the exterior walkways.
- The courtyard between the building has been reduced from 26' to an average of 13'-6".
- The two buildings are now joined by pedestrian bridges to accommodate more efficient exiting.
- Bike storage has been moved out of each building and placed in storage sheds along the interior side yard wall.
- The number of balconies has been increased from 11 each per typical floor to 18 per typical floor. All balconies have been moved to the Water Street frontage.
- The number of elevators has been reduced to two (2) from the previous count of three (3).
- The exterior mail kiosk has been removed and mail operations moved to the interiors of the buildings.

831 WATER ST.

SANTA CRUZ, CA

7/27/21



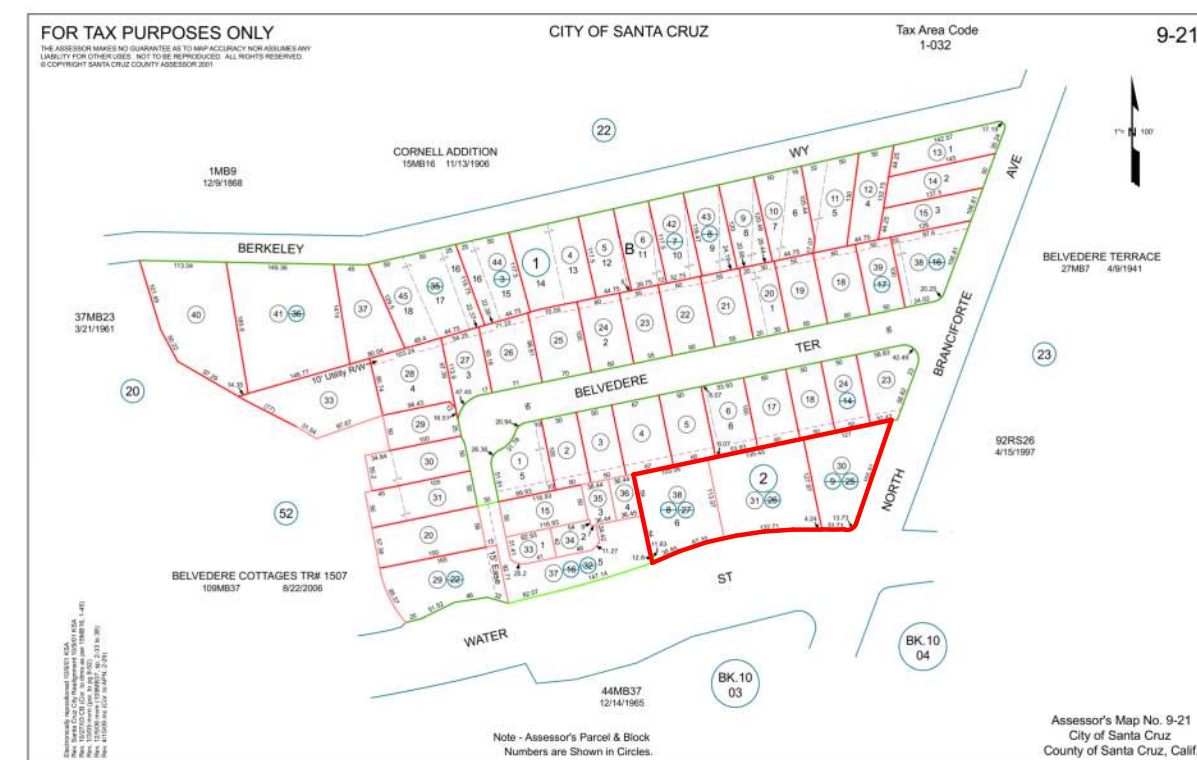
# 831 WATER STREET DEVELOPMENT

SANTA CRUZ, CA 95060

## ABBREVIATIONS

(D) DEMOLISH	GA GAUGE	RAD RADIUS
(E) EXISTING	GALV "GALVANIZED, GALVANIZING"	RECPT RECEPTACLE
(N) NEW	GL "GLASS, GLAZING"	REF REFERENCE
ADI ADJUSTABLE/ADJACENT	GLAM GLUE LAMINATED BEAM	REIN REINFORCEMENT
AFF ABOVE FINISHED FLOOR	GSM GALVANIZED SHEET METAL	REQREQUIRED
AL ALUMINUM	GYP GYPSUM BOARD	REV REVISION
ALT ALTERNATE	H HEIGHT	RH RIGHT HAND
ARCH ARCHITECTURAL	HD HOLD DOWN	RHRRIGHT HAND REVERSE
AUTO AUTOMATIC	HORIZ HORIZONTAL	RM ROOM
BLDG BUILDING	HSRHIGH STRENGTH BOLTS	RO ROUGH OPENING
BO BOTTOM OF	HSRHIGH STRENGTH RODS	SS SANITARY SEWER
CBC CALIFORNIA BUILDING CODE	HVAC HEATING VENTILATION & AIR CONDITIONING	SCHED SCHEDULE
CL CENTER LINE	INFO INFORMATION	SECT SECTION
CLR CLEAR	INT INTERIOR	SJ SEISMIC JOINT
CJ CONSTRUCTION JOINT	L "LONG, LENGTH"	SHT SHEET
CMU CONCRETE MASONRY UNIT	LAM LAMINATE	SM SHEET METAL
COL COLUMN	LB POUND	SIM SIMILAR
CONC CONCRETE	LH LEFT HAND	SI SEISMIC JOINT
CONT CONTINUOUS	LHR LEFT HAND REVERSE	SPEC SPECIFICATION
CTR CENTER	LT LIGHT	SF SQUARE FOOT/FEET
DEPT DEPARTMENT	LTW LIGHT WEIGHT	SST STAINLESS STEEL
DET DETAIL	MFR MANUFACTURER	STL STEEL
DIA DIAMETER	MAINT MAINTENANCE	STOR STORAGE
DN DOWN	MAX MAXIMUM	STRUCT STRUCTURAL
DRWR DRAWER	MECH MECHANICAL	SYM SYMMETRICAL
DWG DRAWING	MEZZ MEZZANINE	SYS SYSTEM
EA EACH	MIN MINIMUM	SQ SQUARE
EL ELEVATION	MISC MISCELLANEOUS	TEMP TEMPORARY
ELEC ELECTRICAL	NIC NOT IN CONTRACT	T&G TONGUE AND GROOVE
ELEV ELEVATOR	NO NUMBER	TO TOP OF
ENG ENGINEER	NTS NOT TO SCALE	TO TOP OF FINISH
EQ EQUAL	OC ON CENTER	TOSTOP OF STEEL/STRUCTURE
EQUIP EQUIPMENT	OD OUTSIDE DIAMETER	TOW TOP OF WALL
EXHXHAUST	OP OPENING	TYP TYPICAL
EXT EXTERIOR	OPPOSITE	UL UNDER WRITERS LABORATORY
FA FIRE ALARM	PL PROPERTY LINE	UON UNLESS OTHERWISE NOTED
FAB FABRICATE	PLAM PLASTIC LAMINATE	UTIL "UTILITY, UTILITIES"
FE FIRE EXTINGUISHER	PLY PLYWOOD	VER VERIFY
FF FINISHED FLOOR	PT PRESSURE TREATED	VERT VERTICAL
FIN FINISH	W/ WITH	VEST VESTIBULE
FLR FLOOR	W/O WITHOUT	VIF VERIFY IN FIELD
FO FACE OF	WC WATER CLOSET	WH WATER HEATER
FOFACE OF FINISH	WD WOOD	
FOFACE OF STUD	WH WATER HEATER	
FOW FACE OF WALL		
FP FIRE PROTECTION		
FRT FIRE RETARDANT TREATED		

## PARCEL MAP



## GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	
	SHEET NUMBER	
DETAIL SECTION REFERENCE	DRAWING NUMBER	
	SHEET NUMBER	
BUILDING SECTION REFERENCE	DRAWING NUMBER	
	SHEET NUMBER	
EXTERIOR/INTERIOR ELEVATION REFERENCE	DRAWING NUMBER	
	SHEET NUMBER	
REVISION REFERENCE		
DOOR REFERENCE		
WINDOW REFERENCE		
ELEVATION DATUM		
ROOM NUMBER	Room name	
PARTITION TYPE		
FINISH CEILING HEIGHT		
CENTER LINE		

## PROJECT DIRECTORY

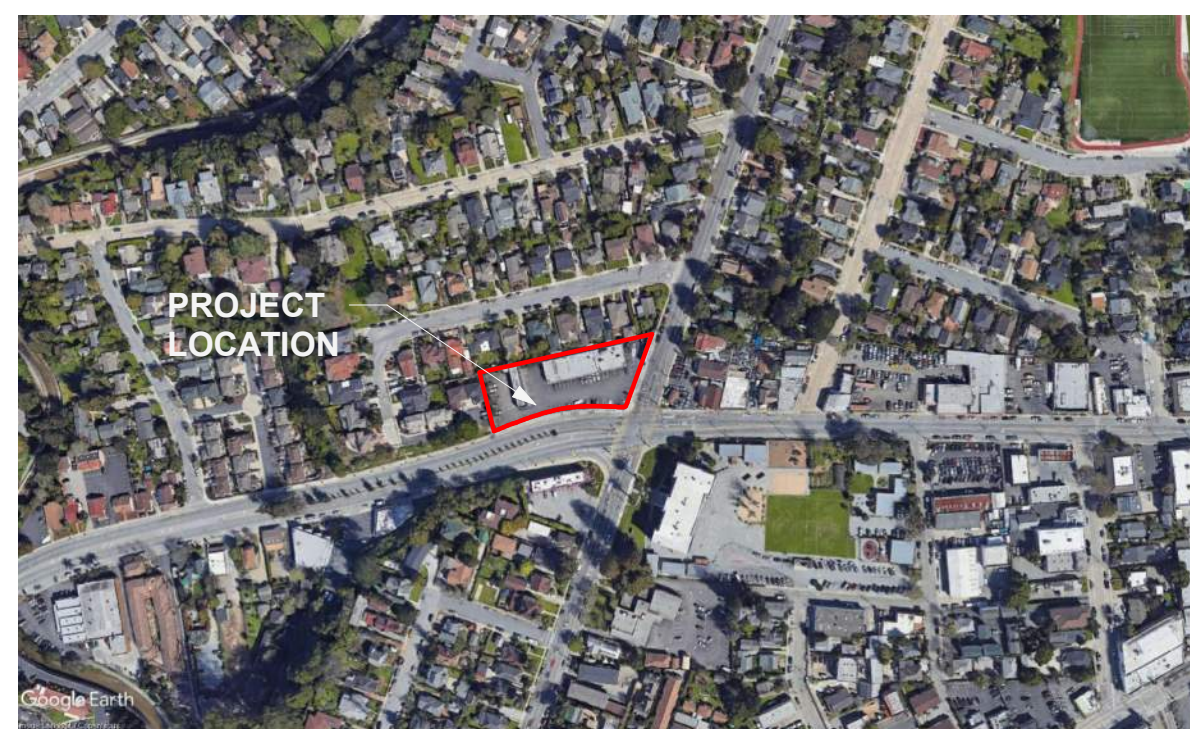
**OWNER:**  
NOVIN DEVELOPMENT CORP.  
1990 N CALIFORNIA BLVD STE 800  
WALNUT CREEK, CA 94596  
ATTN: IMAN NOVIN  
inovin@novindevelopment.com  
(925) 344-6244

**ARCHITECT:**  
LOWNEY ARCHITECTURE  
360 17TH STREET, STE 100  
OAKLAND, CA 94612  
ATTN: MARK DONAHUE  
mark@lowneyarch.com  
(510)269-1123

**LANDSCAPE ARCHITECT:**  
HMH  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
ATTN: BRIAN GLICK  
bglick@HMHca.com  
(408)487-2200

**CIVIL ENGINEER:**  
IFLAND ENGINEERS  
5300 SOQUEL AVE, STE 101  
SANTA CRUZ, CA 95062  
ATTN: JON IFLAND  
jonifland@iflandengineers.com  
(831)426-5313

## VICINITY MAP



## PROJECT DESCRIPTION

THIS PROJECT IS A MIXED USE RESIDENTIAL AND RETAIL PROJECT, WITH 74 UNITS OF MARKET RATE UNITS AND 2,727 SF GROUND RETAIL SPACE, AND 71 UNITS OF AFFORDABLE UNITS WITH 1,400 SF RESIDENT AMENITY SPACE.

THE TWO BUILDINGS ARE 5 LEVELS TYPE IIIA WOOD FRAME CONSTRUCTION OVER ONE LEVEL OF TYPE IA CONCRETE BASEMENT. CONCRETE MAT SLAB FOUNDATION PER STRUCTURAL ENGINEER'S DESIGN.

PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE GREEN POINT RATED PROGRAM.

15 UNITS TO MEET ADA MOBILITY FEATURES DEFINED IN CBC 11B 809.2 THROUGH 11B 809.4 AND 8 UNITS TO HAVE COMMUNICATIONS FEATURES DEFINED IN CBC 11B 809.5.

## PROJECT DATA

### PROJECT INFORMATION

**Site Location:**  
831 Water St  
Santa Cruz, CA 95060

**ZONING DISTRICT:**  
C-C COMMUNITY COMMERCIAL

**GENERAL PLAN LAND USE:**  
MXHD MIXED USE HIGH DENSITY

**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: 2.28

**SETBACKS:**  
Front yard: 0 ft  
Rear yard: 20 ft\*  
Side yard: 0 ft

\* Site abuts an R-District - setbacks should not be less than the minimum yard required for the adjacent yard in the said R-District

### RETAIL

**BUILDING A:**  
Retail Ground Level: 2,727 sf

### SERVICES

**BUILDING B:**  
Resident Amenity Space: 1,400 sf

### PARKING

Below grade: 26,231 sf

### GROSS SF CALCULATION

**BUILDING A:**  
Ground level: 9,998 sf  
Level 2-4: 10,532 sf  
Level 5: 9,510 sf  
**Total: 51,104 sf**

**BUILDING B:**  
Ground level: 9,613 sf  
Level 2-4: 9,856 sf  
**Total: 39,181 sf**

**Total gross sf: 90,285 sf**

### UNIT COUNT

**BUILDING A:**  
**Ground Level:**  
1-Bedroom: 11  
**Level 2-4:**  
Studio: 3  
1-Bedroom: 45  
2-Bedroom: 6  
**Level 5:**  
Studio: 1  
2-Bedroom: 5  
3-Bedroom: 3  
**TOTAL: 74**

**BUILDING B:**  
**Ground Level:**  
Studio: 12  
1-Bedroom: 1  
2-Bedroom: 1  
**Level 2-4:**  
Studio: 48  
1-Bedroom: 6  
2-Bedroom: 3  
**TOTAL: 71**

**TOTAL UNITS: 145**

### 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 74 = 11,100 sf  
Provided :  
Total Open Space: 14,005 sf Combined

#### BUILDING B

Required max 150 sf x 71 = 10,650 sf  
Provided :  
Total Open Space: 9,495 sf Combined

**TOTAL OPEN SPACE: 23,500 sf Combined**

## DATE

6.30.2021

## ISSUES & REVISIONS

PERMIT SET

## SHEET LIST

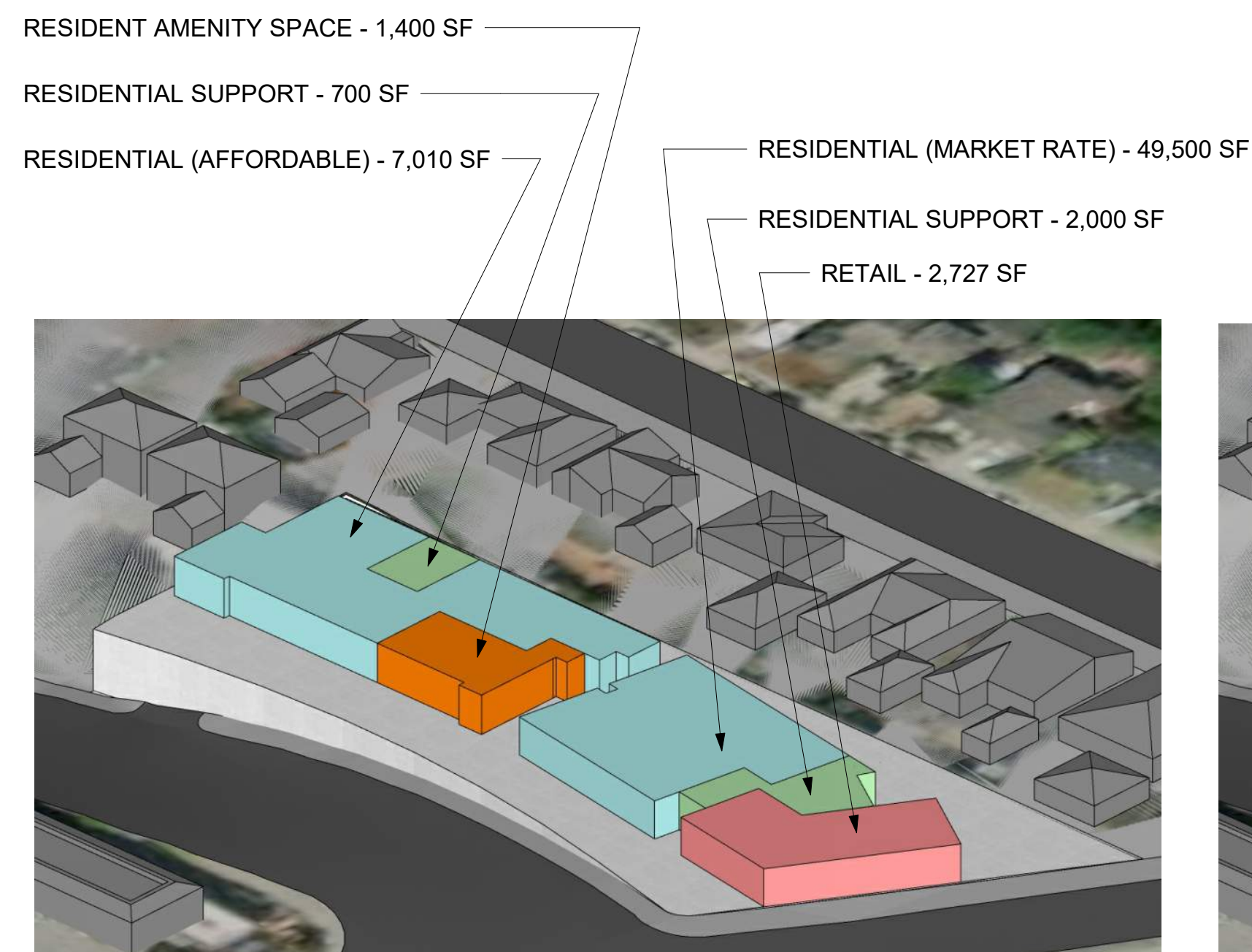
GENERAL	
BG0.1	PROJECT INFORMATION
BG2.0	DENSITY BONUS CALCULATIONS - BASE
BG3.0	SITE CONTEXT
ARCHITECTURAL	
B0.0	COVER SHEET
B0.1	SITE PLAN
B0.2	PARKING & BIKE CALCULATIONS
B0.3	DEMO PLAN
B1.0	BASEMENT FLOOR PLAN
B1.1	GROUND FLOOR PLAN
B1.2	LEVEL 2 PLAN
B1.3	LEVEL 3 PLAN
B1.4	LEVEL 4 PLAN
B1.5	LEVEL 5 PLAN
B1.6	ROOF PLAN
B3.1	BUILDING A SECTION
B3.2	BUILDING B SECTION
B3.3	BUILDING B SECTION
B3.4	BUILDING B SECTION
B3.5	SITE SECTION
B6.1	ENLARGED UNIT PLANS



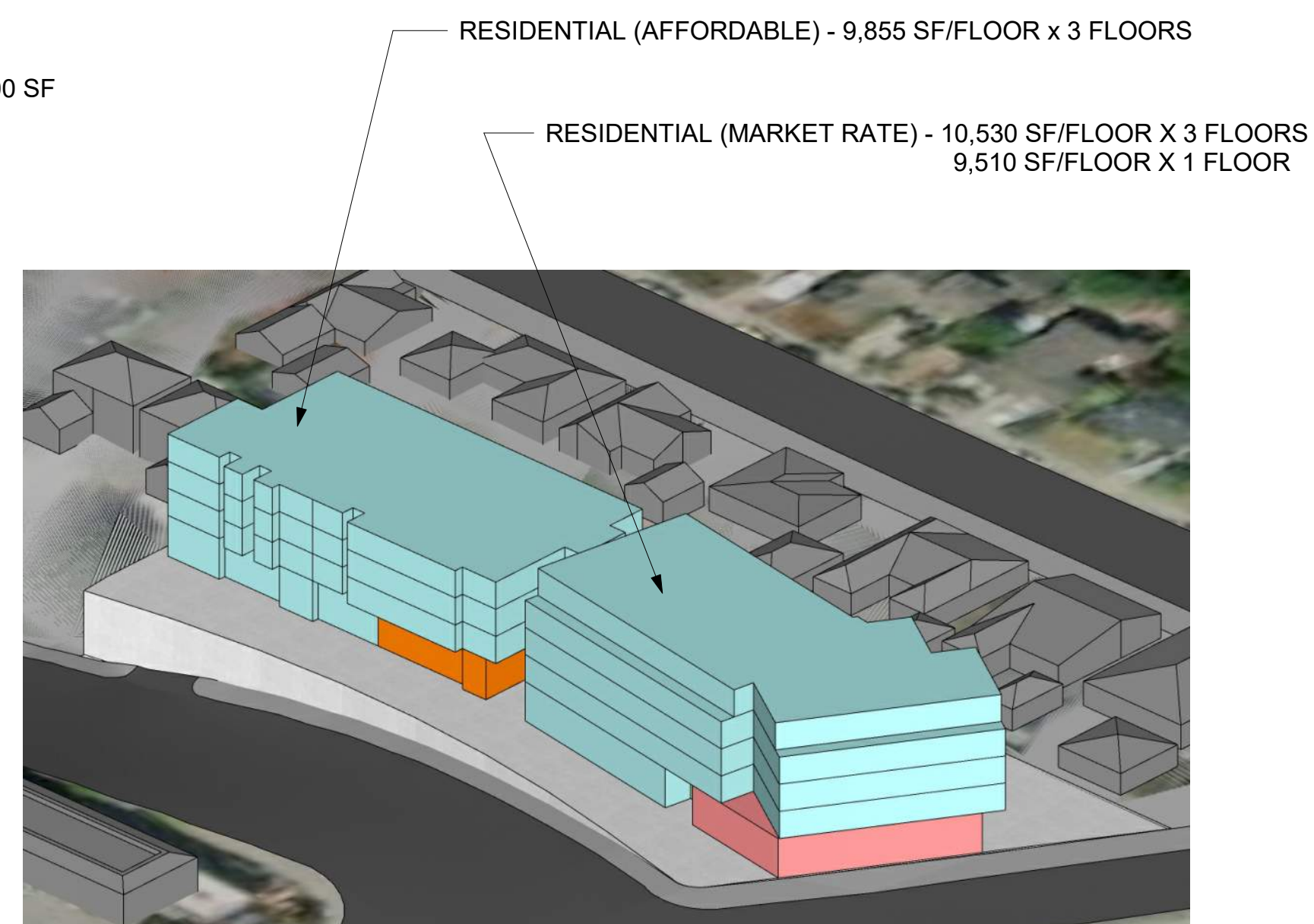
BASE PROJECT Ground Floor Program



BASE PROJECT Residential Program



PROPOSED PROJECT Ground Floor Program



PROPOSED PROJECT Residential Program

**C-C Community Commercial (Part 8 - 24.10.700)**

Standard	Reference	Requirement
Height	24.10.750.1.a	3 stories
Setbacks	24.10.750.1.c	Front 40 feet
		Rear 20 feet*
		Side 0 feet

\*20 feet required where C-C abuts any residential district

Open Space	24.10.750.1.d	Private 100 sf per unit
		Common 150 sf per unit

**MXHD Mixed-Use High Density (2030 General Plan Chapter 4)**

Standard	Reference	Requirement
Height		5 stories
		65 feet

**BASE SCHEME** 2.75 FAR MAX

Market Rate	%	Units per floor	Plate size			TOTAL UNITS
Studio	5%	27 units	13,900 sf	2 levels	27,800 sf	55 units
1BR	76%					
2BR	15%					
3BR	4%					
Avg. unit size		514 sf				
Total Residential square footage					27,800	

Other program					
Retail					8,900 sf
Residential support					8,800 sf
TOTAL SQUARE FOOTAGE					45,500 sf
TOTAL FAR SQUARE FOOTAGE					45,500 sf

Affordable						
Studio	85%	25 units	10,250 sf	2 levels	20,500 sf	50 units
1BR	10%					
2BR	6%					
Avg. unit size		411 sf				
Total Residential square footage					20,500 sf	

Other program					
Community Room					3,330 sf
Residential support					8,950 sf
TOTAL SQUARE FOOTAGE					32,780 sf
PARKING STRUCTURE SQUARE FOOTAGE					17,728 SF
TOTAL FAR SQUARE FOOTAGE					50,508 sf

BASE UNIT COUNT	
Lot size	0.91 acres
DU/acre	15 units
TOTAL FAR SF	96,008 sf
BASE FAR	2.42

**PROPOSED SCHEME** 2.49 FAR

Market Rate (Building A)	Unit sizes				Avg. size	
	Units	Floors	SF	Units	SF	%
Studio	1 units	4 levels	399 sf	4 units	1,596 sf	4 5%
	11 units	1 levels	450 sf	11 units	4,950 sf	56 76%
	13 units	3 levels	450 sf	39 units	17,550 sf	
	1 units	3 levels	408 sf	3 units	1,224 sf	
2BR	1 units	3 levels	497 sf	3 units	1,491 sf	
	1 units	4 levels	647 sf	4 units	2,588 sf	11 15%
	1 units	4 levels	650 sf	4 units	2,600 sf	
	2 units	1 levels	776 sf	2 units	1,552 sf	
3BR	1 units	1 levels	929 sf	1 units	929 sf	
	3 units	1 levels	1175 sf	3 units	3,525 sf	3 4%
	35 units			74 units	38,005 sf	514 sf

OTHER PROGRAM					
Retail					2,727 sf
Residential Support					672 sf
TOTAL SQUARE FOOTAGE					41,404 sf
TOTAL FAR SQUARE FOOTAGE					41,404 sf

Affordable							
Studio	10 units	1 levels	371 sf	10 units	3,710 sf	60 85%	
	8 units	3 levels	371 sf	24 units	8,904 sf		
	1 units	1 levels	388 sf	1 units	388 sf		
	1 units	1 levels	415 sf	1 units	415 sf		
	2 units	3 levels	415 sf	6 units	2,490 sf		
	6 units	3 levels	404 sf	18 units	7,272 sf		
1BR	1 units	4 levels	452 sf	4 units	1,808 sf	7 10%	
	1 units	3 levels	450 sf	3 units	1,350 sf		
	1 units	4 levels	713 sf	4 units	2,852 sf	4 6%	
					71 units	29,189 sf	411 sf

OTHER PROGRAM					
Residential Support					618 sf
Community Room					1,400 sf
TOTAL SQUARE FOOTAGE					31,207 sf
PARKING STRUCTURE SQUARE FOOTAGE					26,231 SF
TOTAL FAR SQUARE FOOTAGE					57,438 sf

DENSITY BONUS CALCULATION		PROPOSED UNIT COUNT	
Affordable units	50%	Lot size	0.91 acres
Density bonus per SB35 (50% x BASE unit count)	53 units	DU/acre	20 DU/acre
Base Unit Count	105 units	TOTAL FAR SF	98,842 sf
<b>TOTAL ALLOWABLE UNITS</b>	<b>158 units</b>	PROPOSED BASE FAR	2.49







**Required Auto Parking:**

24.12.240:

**BASE PARKING CALCULATION**

1 space/Studio x 64 studios	64 spaces
1 space/1BR x 63 1BRs	63 spaces
2 spaces/2BR x 15 2BRs	30 spaces
<u>2 spaces/3BR x 3 3BRs</u>	<u>6 spaces</u>
<b>TOTAL BASE PARKING REQ'D</b>	<b>163 spaces</b>

<u>Guest = 10% x 163 spaces</u>	<u>17 spaces</u>
<b>TOTAL w/GUEST PARKING</b>	<b>180 spaces</b>

**DENSITY BONUS PARKING CALCULATION**

0.5 spaces/Studio x 64 studios	32 spaces
0.5 spaces/1BR x 63 1BRs	32 spaces
1 space/2BR x 15 2BRs	15 spaces
<u>1 space/3BR x 3 3BRs</u>	<u>3 spaces</u>
<b>TOTAL w/DB</b>	<b>82 spaces</b>

<u>Guest = 10% x 82 spaces</u>	<u>9 spaces</u>
<b>DB TOTAL w/GUEST PARKING</b>	<b>91 spaces</b>

**COMMERCIAL PARKING CALCULATION**

Required: 1 space/250 gsf	
2,727 gsf / 250 sf	11 spaces

**Provided Auto Parking:**

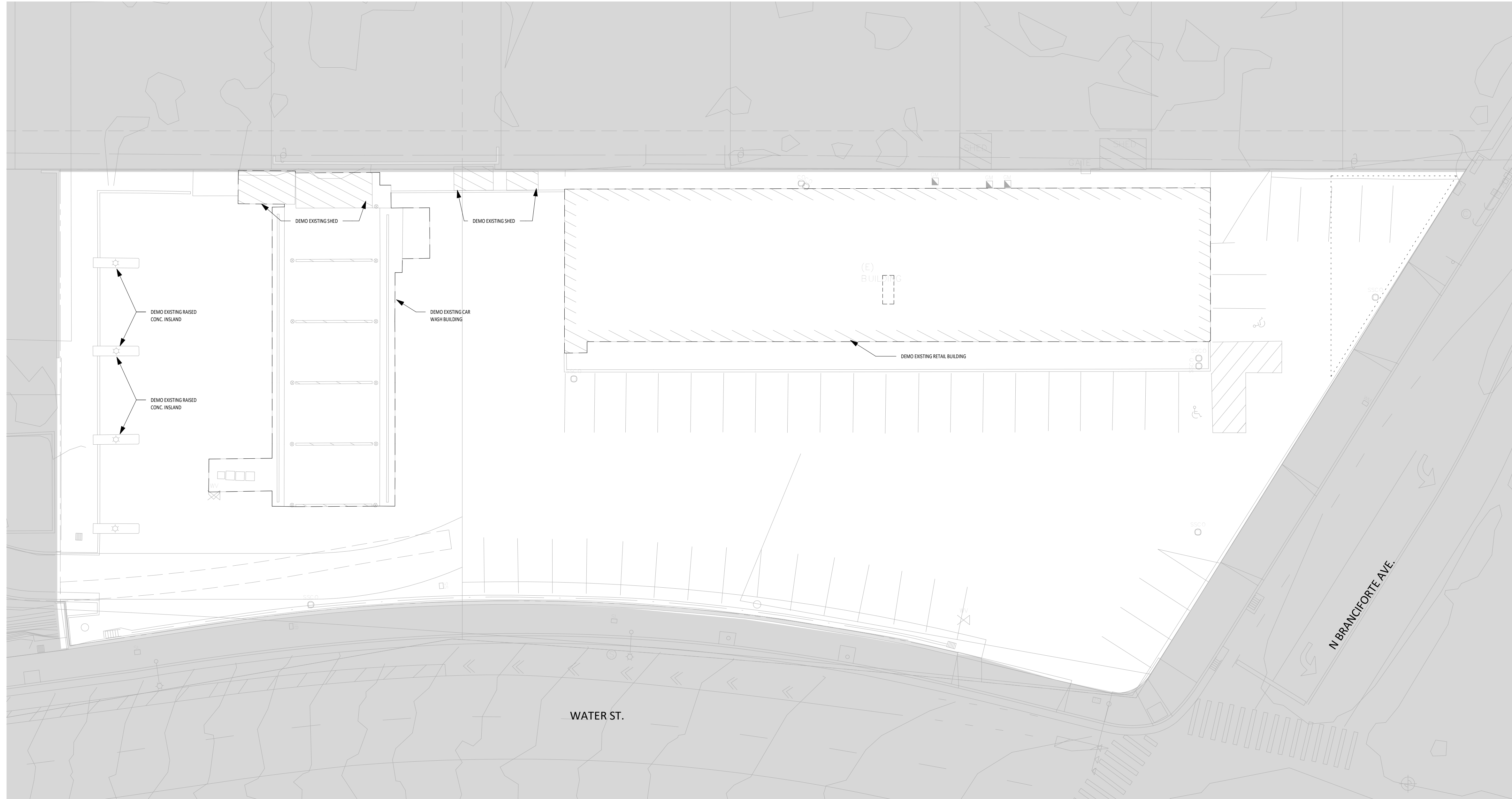
Residential (2 level stacker)	120 spaces
Residential ADA:	6 spaces
<u>Residential EV:</u>	<u>12 spaces</u>
<b>Total auto spaces provided:</b>	<b>138 spaces</b>

Commercial Ground lvl.:	2 spaces
<u>Commercial ADA:</u>	<u>1 space</u>
<b>Total auto spaces provided:</b>	<b>3 spaces</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>141 spaces</b>

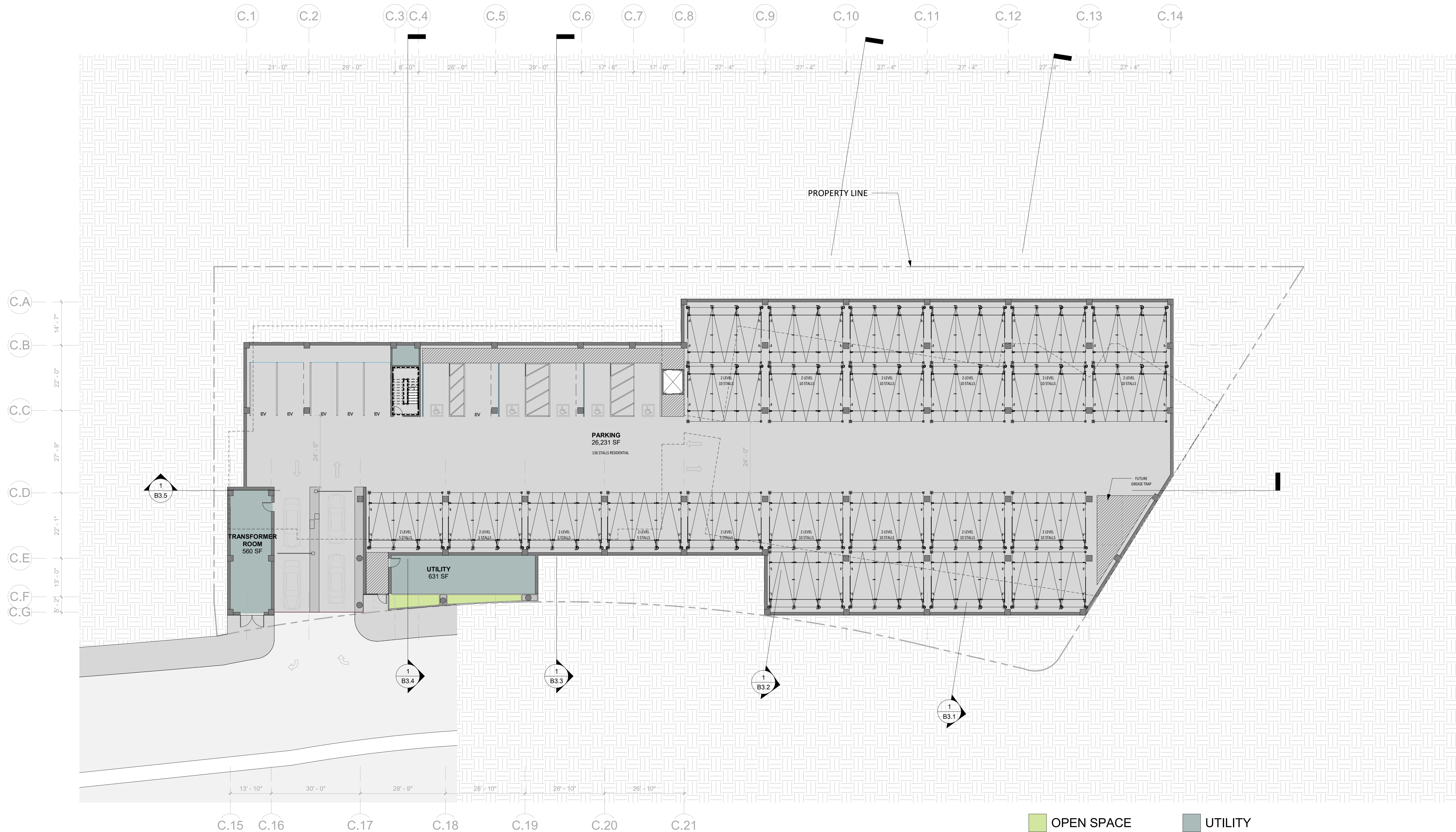
**Required Bicycle Parking:**

24.12.250:

Residential: 1 space/ units	
Commercial: 2 + 15% of auto parking required	
<b>Total bicycle spaces provided:</b>	<b>110 spaces</b>



LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE
	EXISTING WALL TO REMAIN
	AREA NOT IN CONTRACT



TOTAL GROSS SF: 36,340 SF  
 TOTAL LEASABLE SF: 34,539 SF

- OPEN SPACE
- PARKING
- UTILITY
- CIRCULATION

M.1 M.2 M.3 M.4 M.5 M.6 M.7 M.8 M.9 M.10 M.11 M.12 M.13 M.14 M.15 M.16 M.17 M.18 M.19 M.20 M.21 M.22

M.A  
M.B  
M.C  
M.D  
M.E



M.F  
M.G  
M.H  
M.I  
M.J  
M.K  
M.M  
M.N  
M.O  
M.P  
M.Q

TOTAL GROSS SF: 9,998 SF  
TOTAL LEASABLE SF: 8,349 SF

BUILDING A  
9,998 SF  
8,349 SF

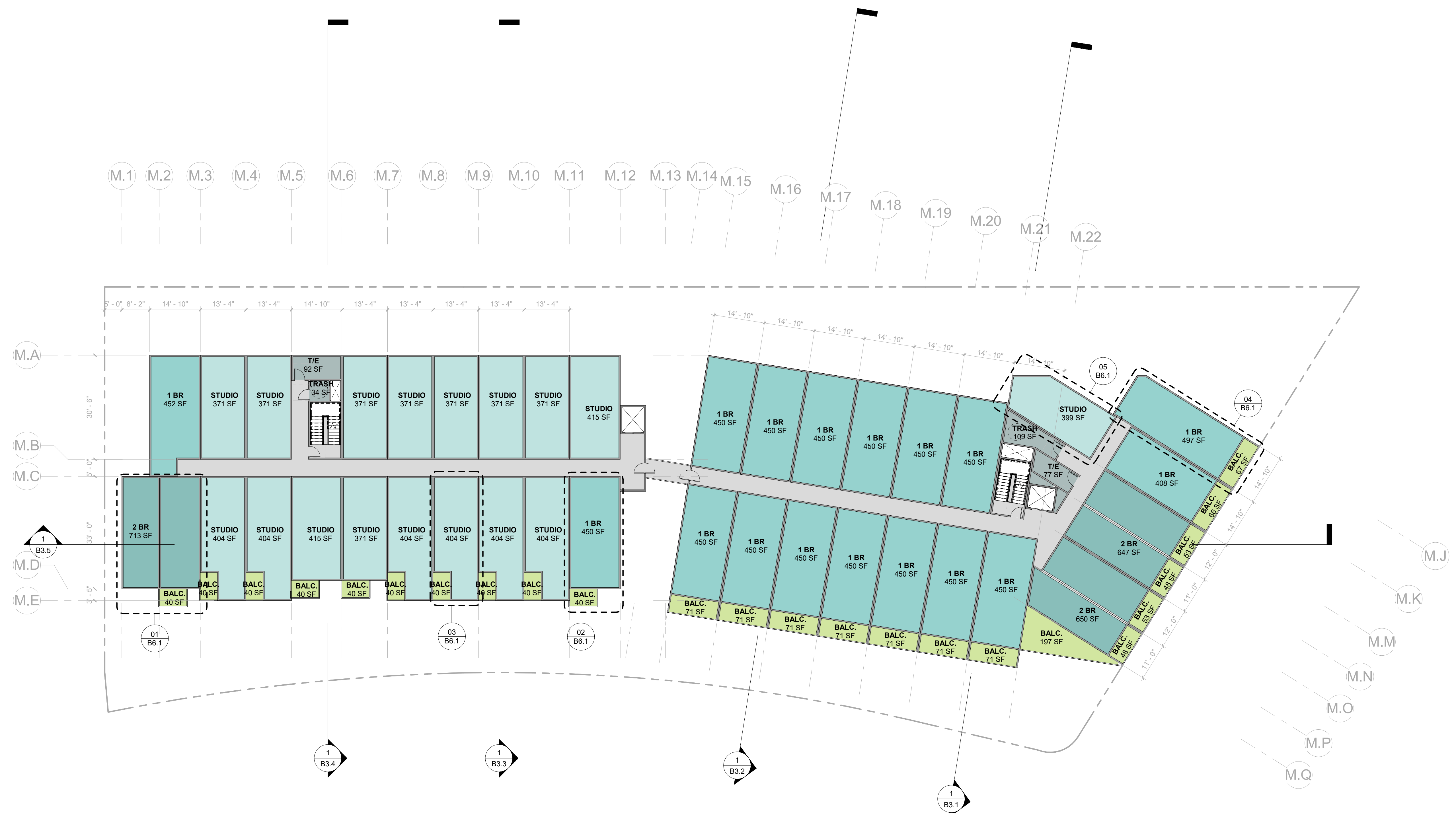
BUILDING B  
9,613 SF  
7,281 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- COMMUNITY
- OFFICE
- RESIDENTIAL LOBBY
- RETAIL
- OPEN SPACE
- UTILITY
- CIRCULATION



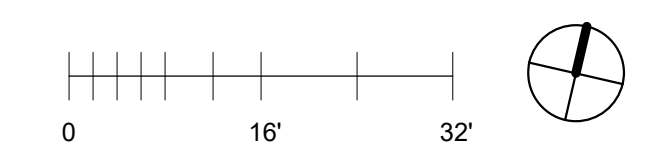
**GROUND FLOOR PLAN**  
831 WATER ST. - 7/27/21

**B1.1**



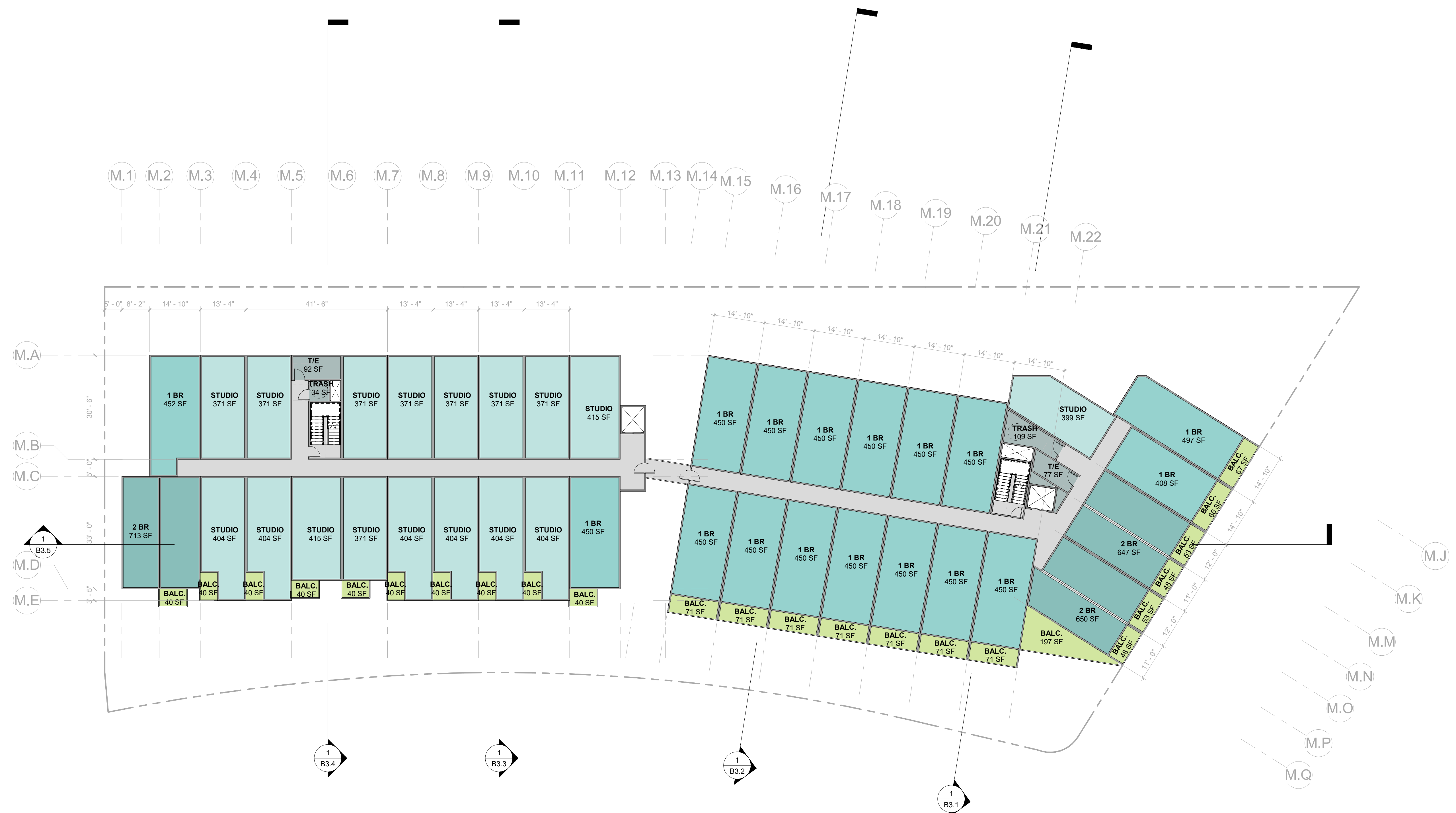
	<b>BUILDING A</b>	<b>BUILDING B</b>
TOTAL GROSS SF:	10,532 SF	9,856 SF
TOTAL LEASABLE SF:	8,187 SF	7,873 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION



**LEVEL 2 PLAN**  
831 WATER ST. - 7/27/21

**B1.2**

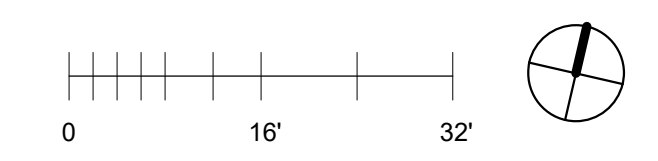


TOTAL GROSS SF: 10,532 SF  
 TOTAL LEASABLE SF: 8,187 SF

**BUILDING A**  
 10,532 SF  
 8,187 SF

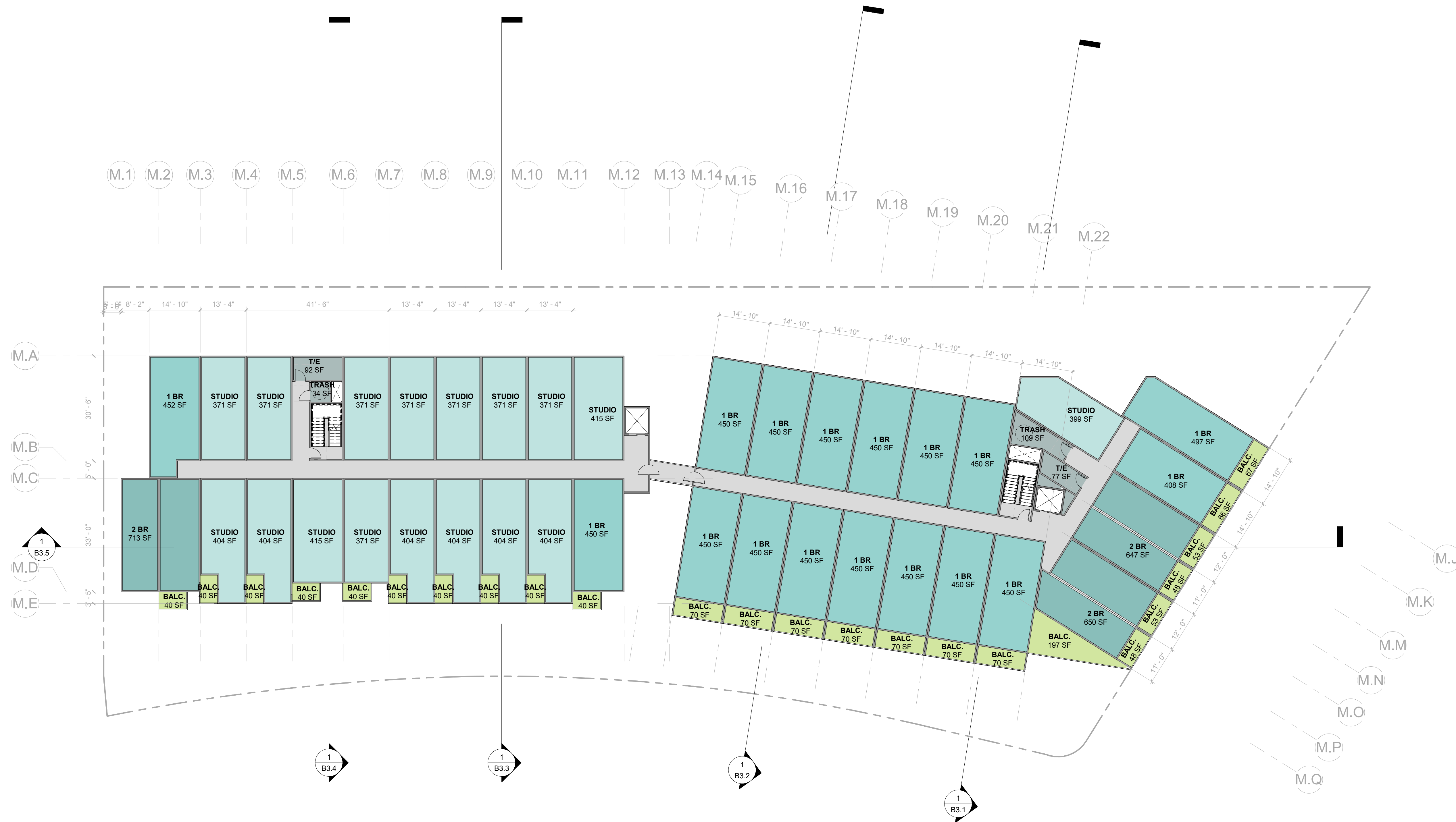
**BUILDING B**  
 9,856 SF  
 7,873 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION



**LEVEL 3 PLAN**  
 831 WATER ST. - 7/27/21

**B1.3**

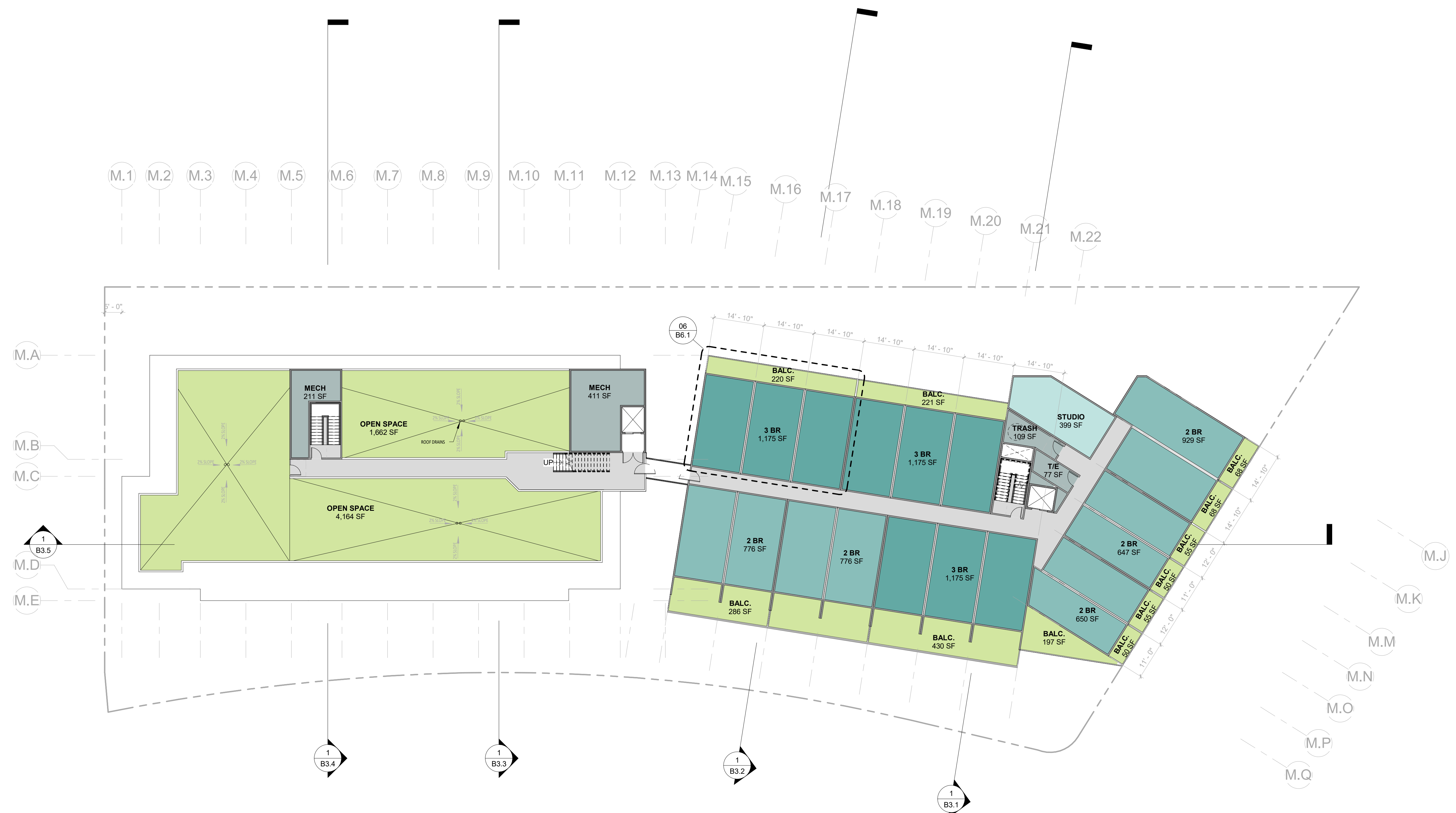


TOTAL GROSS SF:  
TOTAL LEASABLE SF:

**BUILDING A**  
10,532 SF  
8,187 SF

**BUILDING B**  
9,856 SF  
7,873 SF

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION

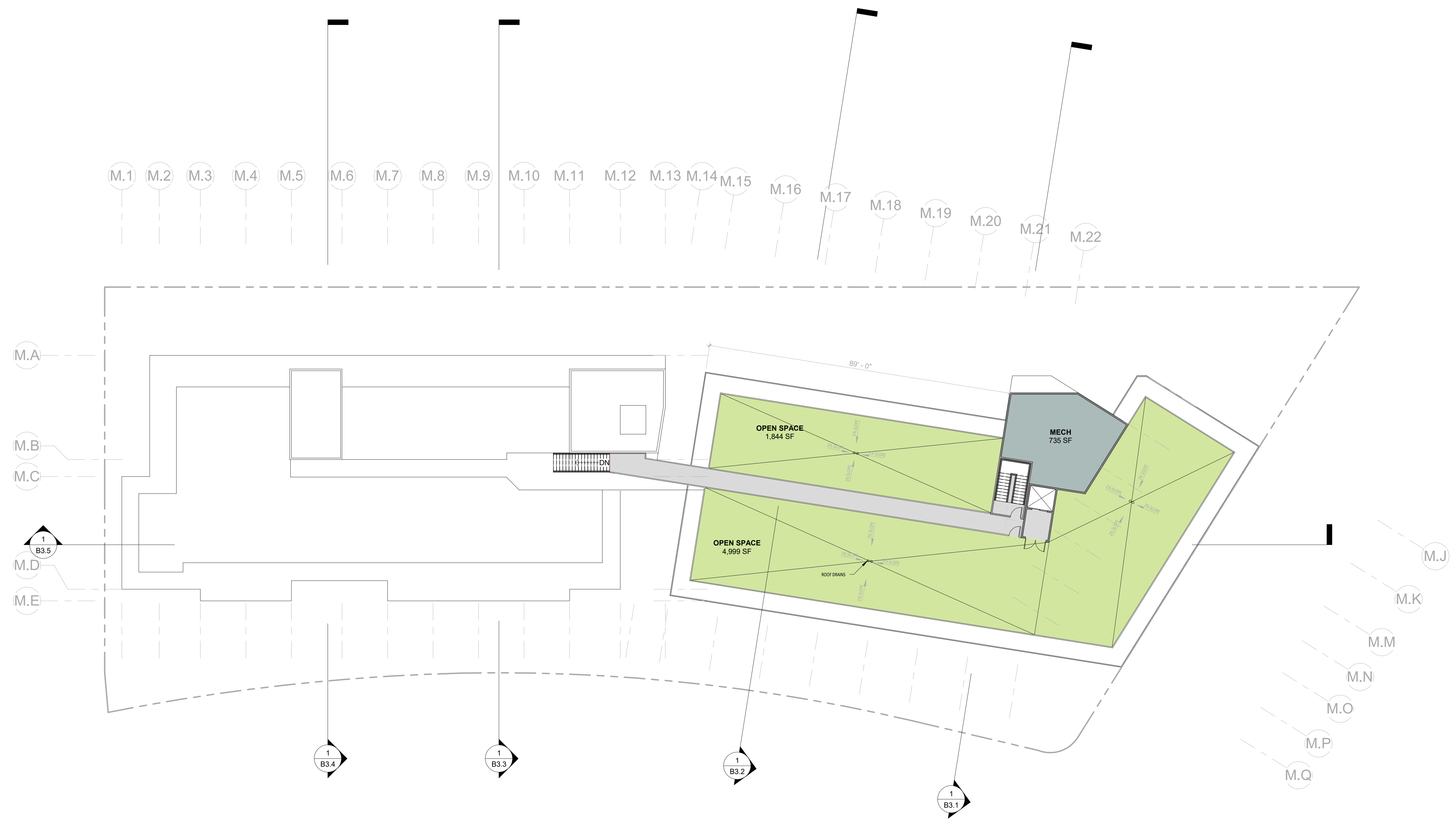


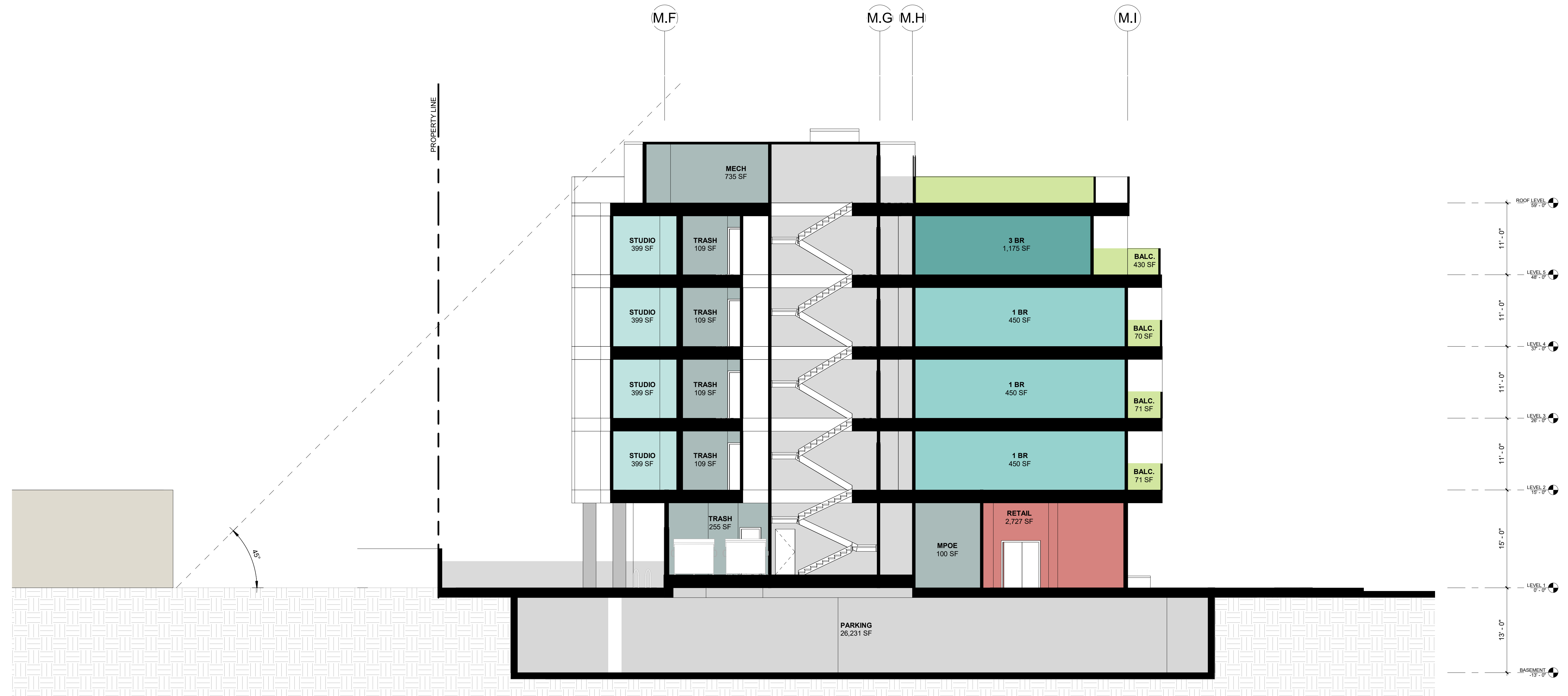
TOTAL GROSS SF: 9,510 SF  
 TOTAL LEASABLE SF: 7,887 SF

BUILDING A  
 9,510 SF  
 7,887 SF

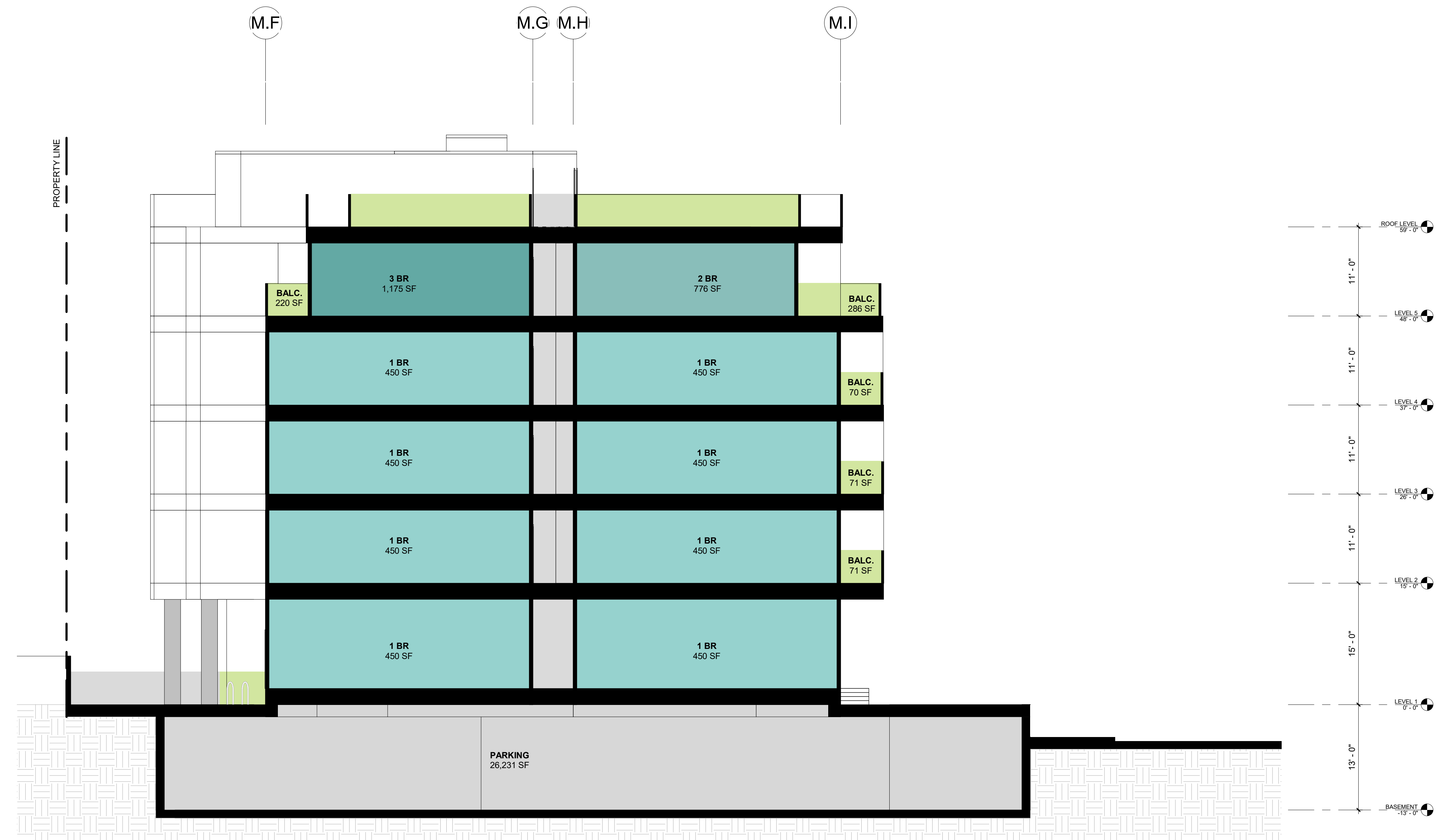
- STUDIO
- 2 BEDROOM
- 3 BEDROOM
- OPEN SPACE
- UTILITY
- CIRCULATION



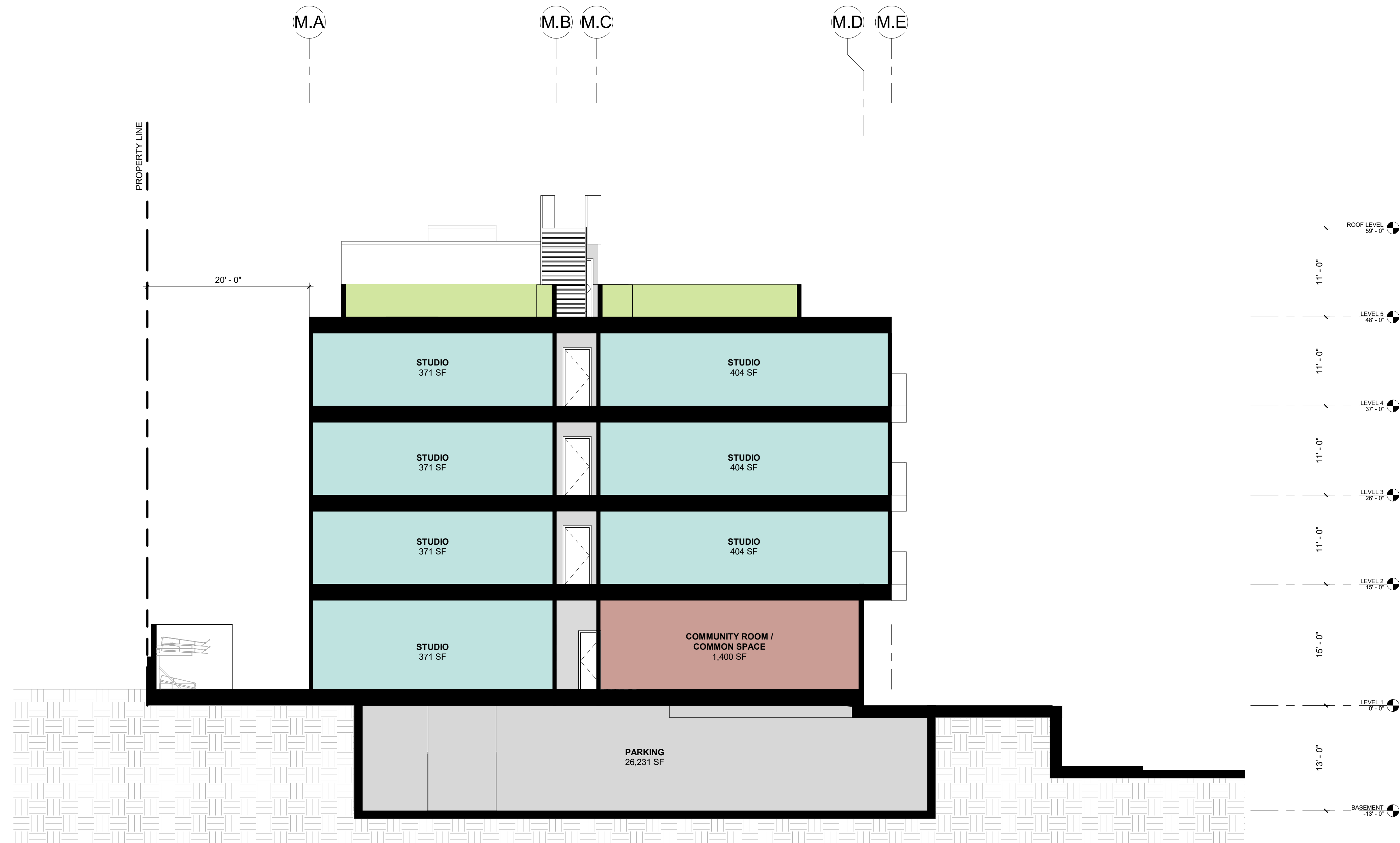




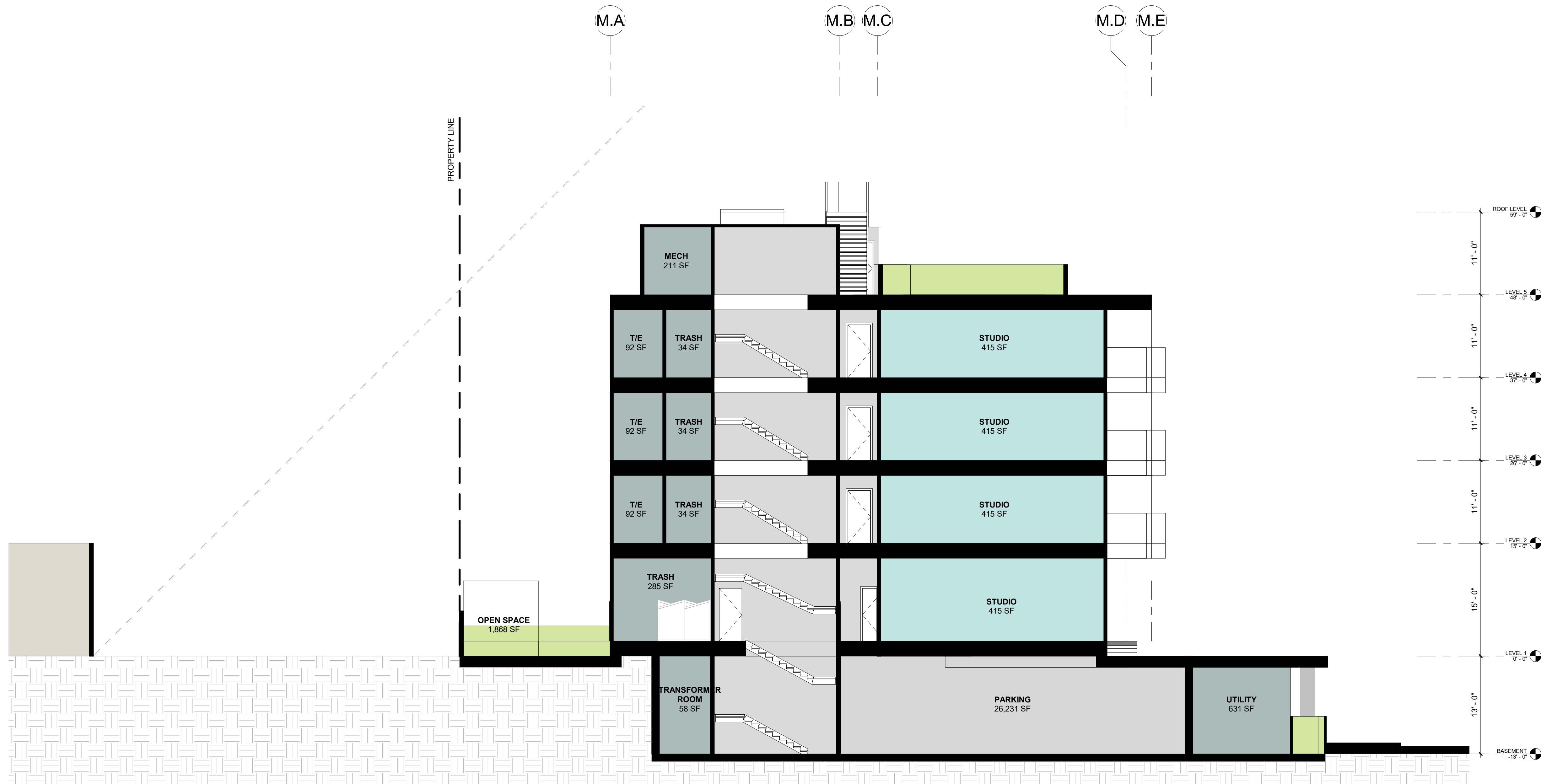
1 BUILDING A SECTION - 2  
1/8" = 1'-0"



① BUILDING A SECTION  
1/8" = 1'-0"

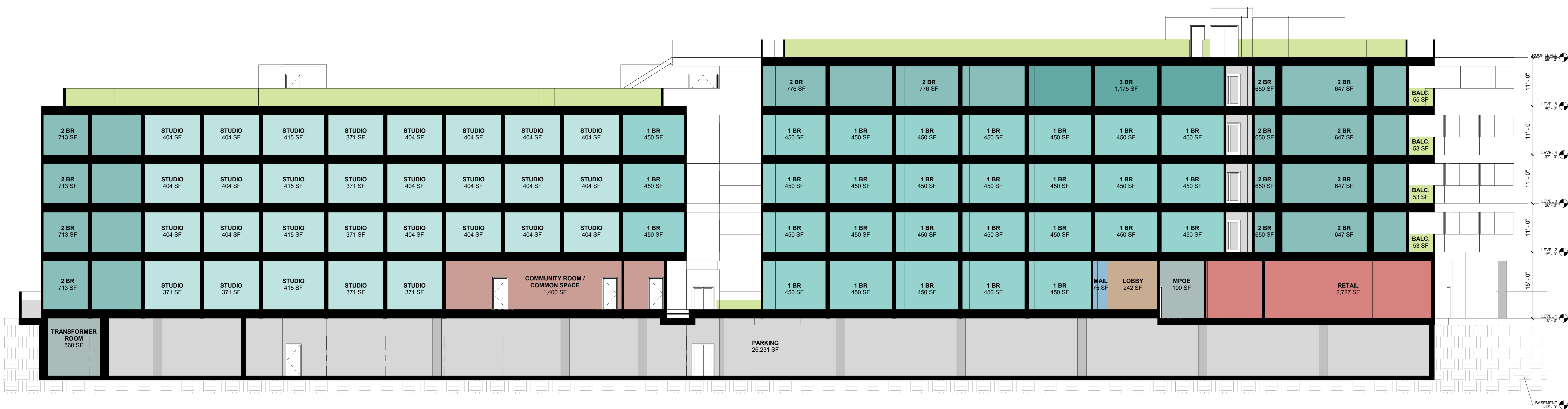


1 BUILDING B SECTION - 2  
1/8" = 1'-0"

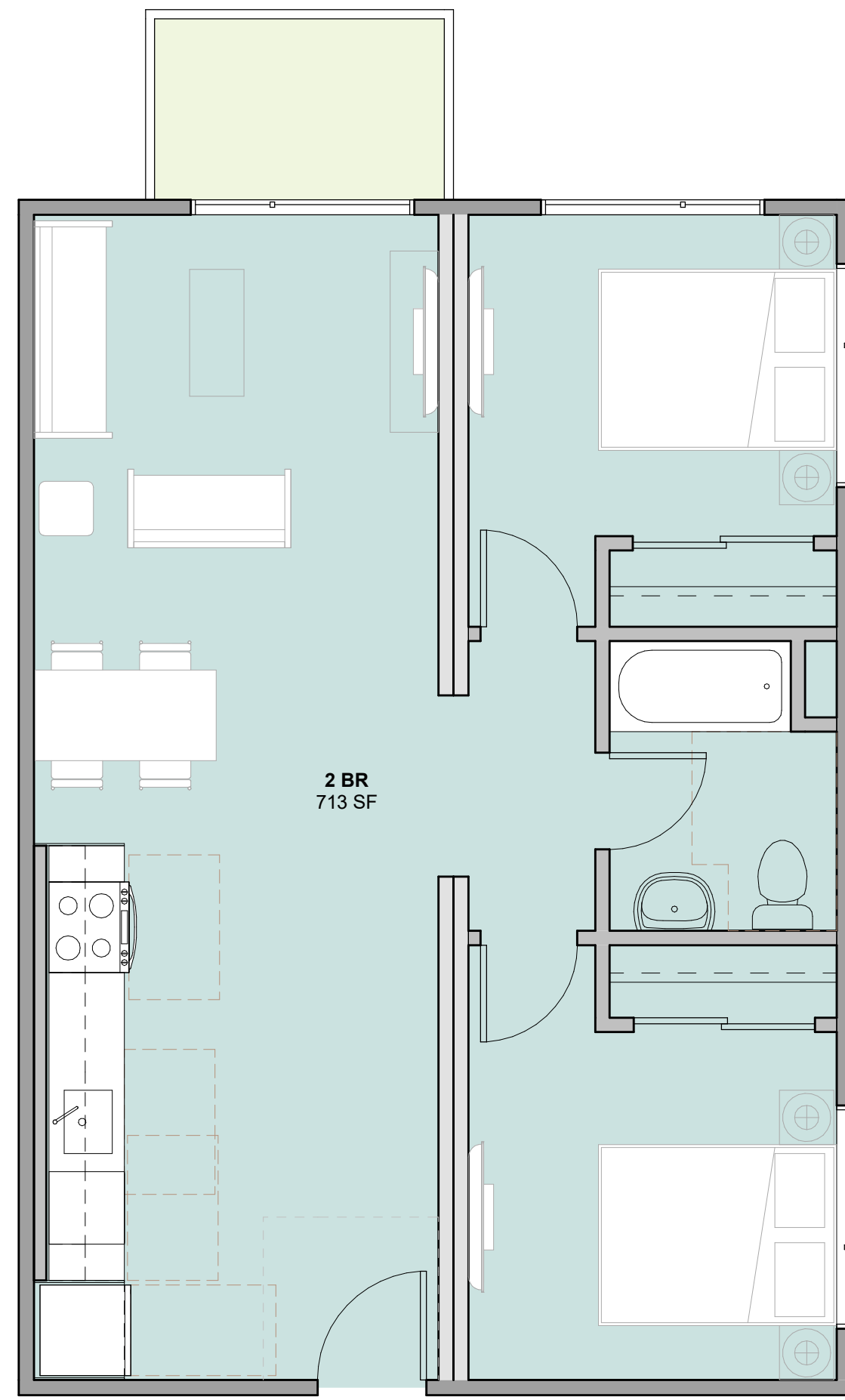


① BUILDING B SECTION  
1/8" = 1'-0"

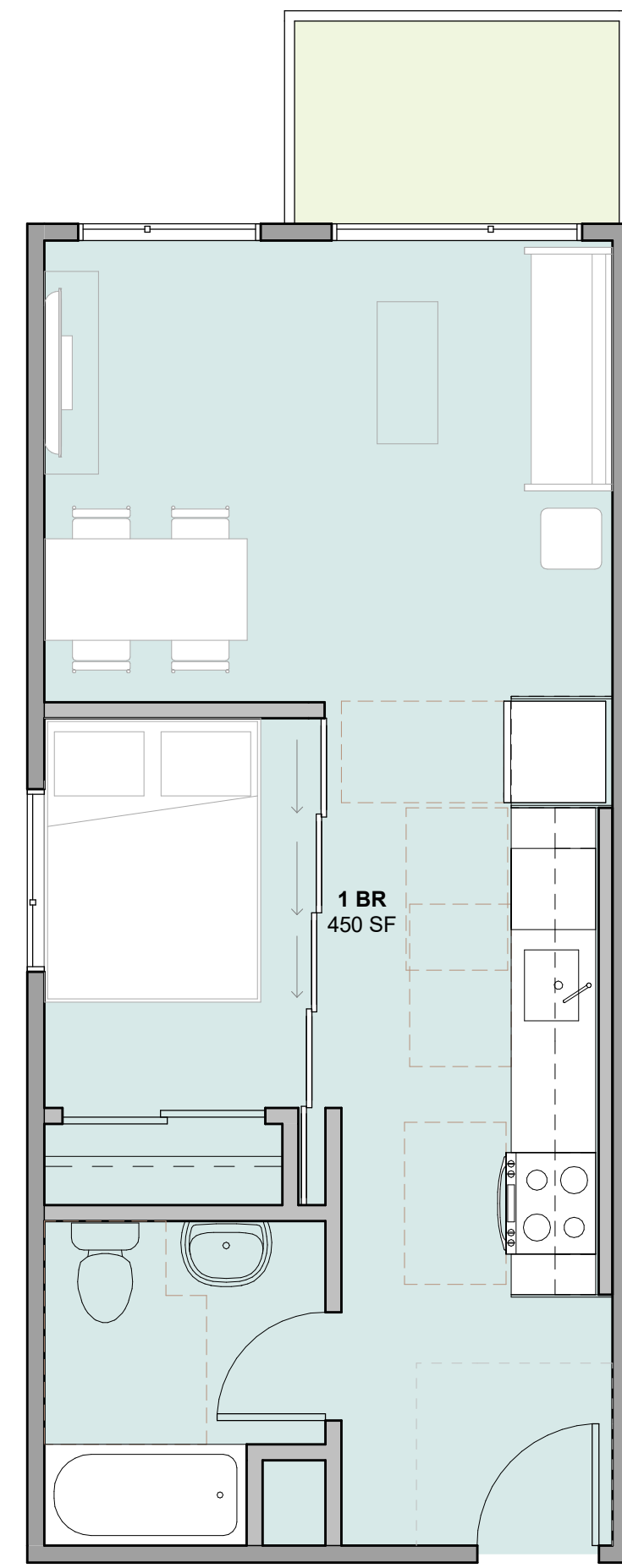
M.1 M.2 M.3 M.4 M.5 M.6 M.7 M.8 M.9 M.10 M.11 M.12 M.13



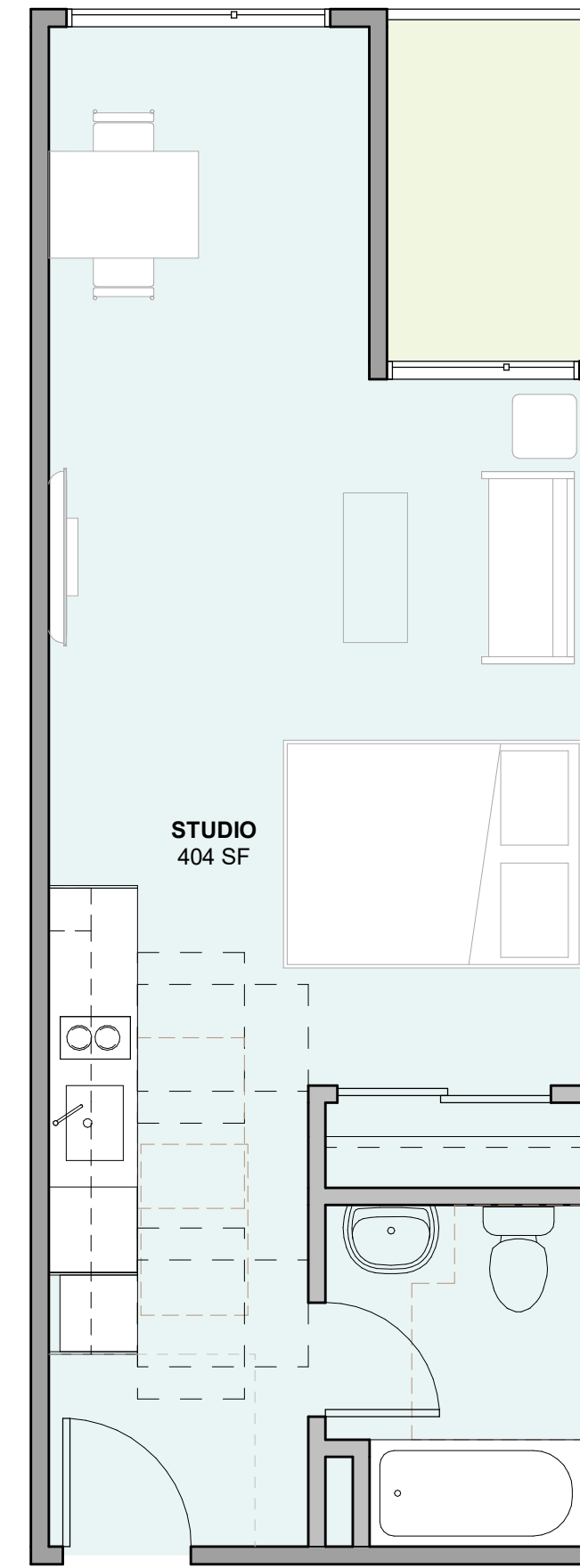
Section 9  
1" = 10'-0"



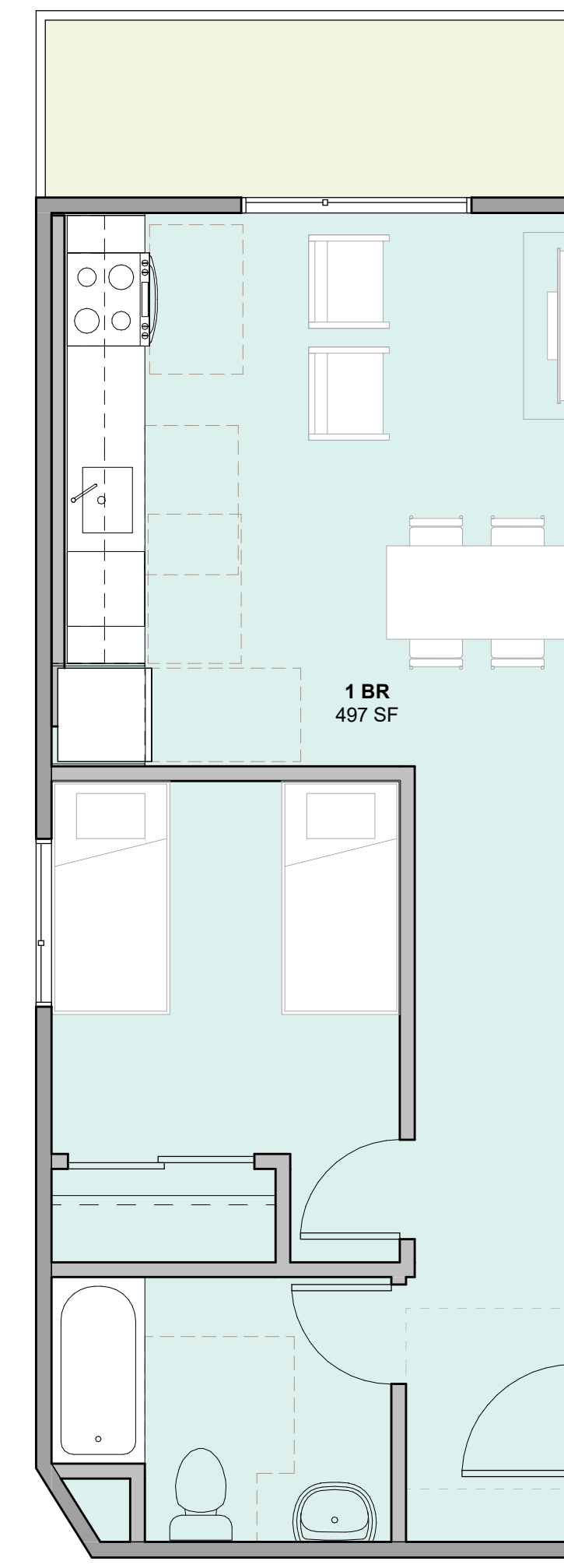
01 ENLARGED UNIT PLAN - 2 BEDROOM (BUILDING B)  
1/4" = 1'-0"



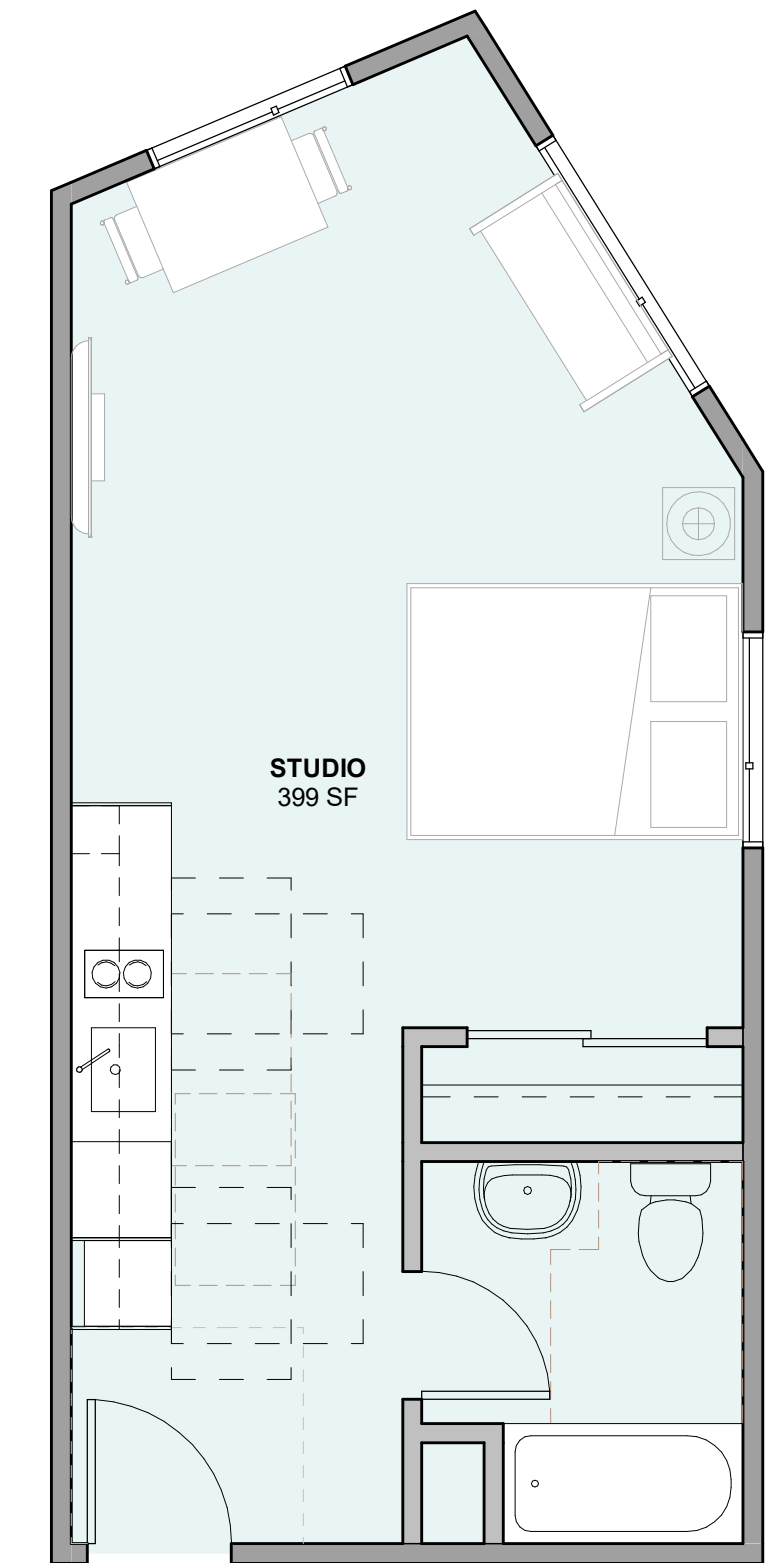
02 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING B)  
1/4" = 1'-0"



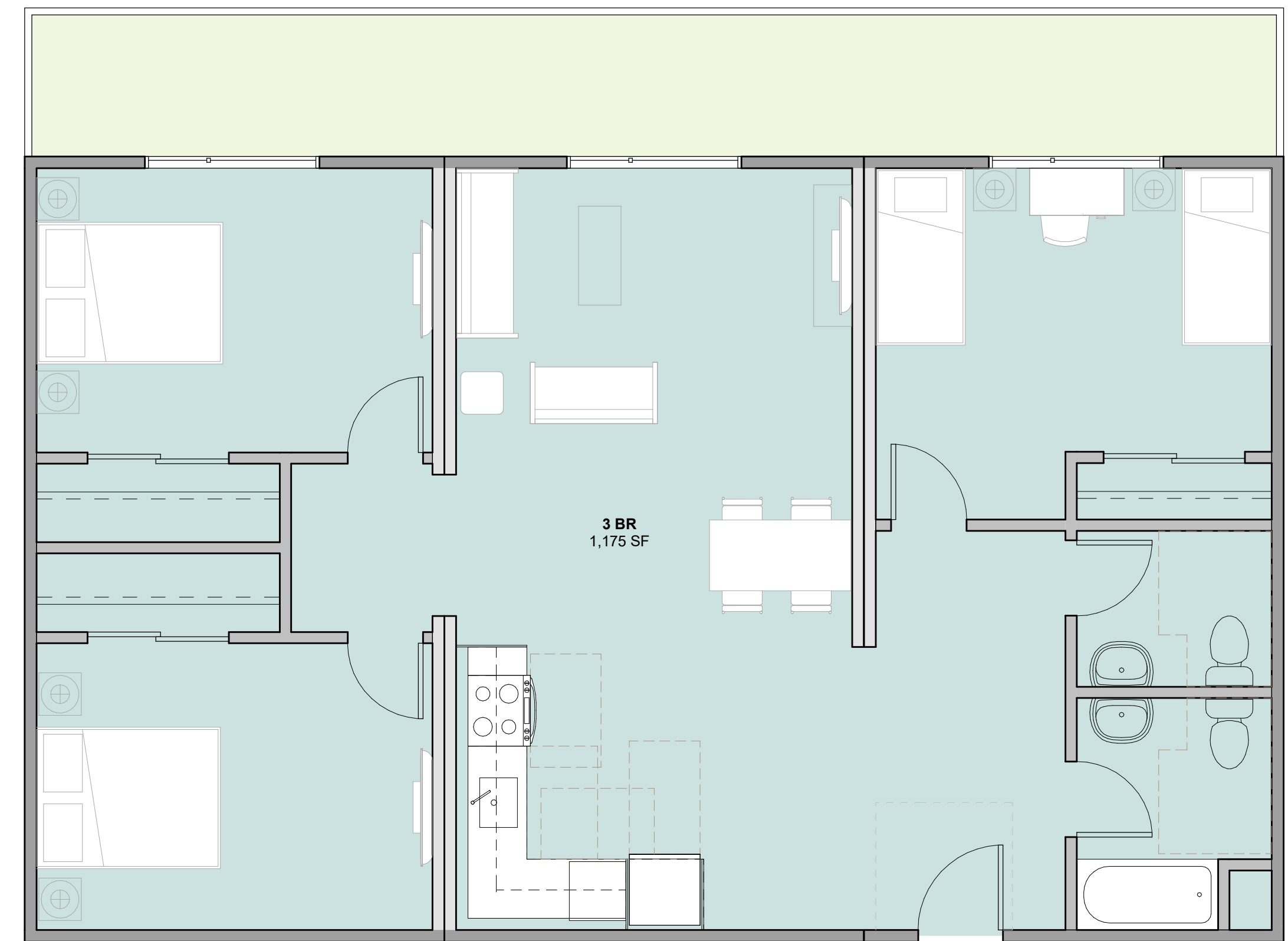
03 ENLARGED UNIT PLAN - STUDIO (BUILDING B)  
1/4" = 1'-0"



04 ENLARGED UNIT PLAN - 1 BEDROOM (BUILDING A)  
1/4" = 1'-0"



05 ENLARGED UNIT PLAN - STUDIO (BUILDING A)  
1/4" = 1'-0"



06 ENLARGED UNIT PLAN - 3 BEDROOM (BUILDING A)  
1/4" = 1'-0"