PLANNING INFORMATION

AREAS PER UNIT:

UNIT NUMBER	UNIT TYPE	UNIT AREA	PRIVATE YARD	PRIVATE AREA	STORAGE AREA
1 #A101	TYPE B	729 SF	---	96 SF	200 CU FT
2 #A102	TYPE B	729 SF	---	96 SF	200 CU FT
3 #A201	TYPE B	729 SF	---	96 SF	200 CU FT
4 #A202	TYPE B	729 SF	---	96 SF	200 CU FT
5 #A203	TYPE B	729 SF	---	96 SF	200 CU FT
6 #B101	TYPE C	520 SF	310 SF	96 SF	200 CU FT
7 #B102	TYPE C	520 SF	327 SF	96 SF	200 CU FT
8 #B201	TYPE B	729 SF	---	96 SF	200 CU FT
9 #B202	TYPE B	729 SF	---	96 SF	200 CU FT
10 #B203	TYPE C	520 SF	---	96 SF	200 CU FT
11 #C201	TYPE B	729 SF	---	96 SF	200 CU FT
12 #C202	TYPE B	729 SF	---	96 SF	200 CU FT
13 #D201	TYPE B	729 SF	---	96 SF	200 CU FT
14 #D202	TYPE B	729 SF	---	96 SF	200 CU FT
15 #E101	TYPE A	1,129 SF	323 SF	---	200 CU FT
16 #E102	TYPE A-2	1,096 SF	248 SF	---	200 CU FT
17 #F101	TYPE A-2	1,096 SF	248 SF	---	200 CU FT
18 #F102	TYPE A	1,129 SF	193 SF	---	200 CU FT
19 #G101	TYPE A	1,129 SF	209 SF	---	200 CU FT
20 #G102	TYPE A	1,129 SF	436 SF	---	200 CU FT
21 #G103	TYPE A-2	1,096 SF	239 SF	---	200 CU FT
22 #G104	TYPE A	1,129 SF	426 SF	---	200 CU FT
23 #G105	TYPE A	1,129 SF	200 SF	---	200 CU FT

DENSITY BONUS INFORMATION

	TYPE A 2 BEDRM	TYPE B 1 BEDRM	TYPE C STUDIO	TOTAL
SQ FT PER UNIT TYPE	1,129 SF	800 SF	606 SF	
LAND AREA PER D.U.	2,375 SF	2,000 SF	1,800 SF	
NUMBER OF D.U.'S	9	7	3	19
LAND AREA REQUIRED	21,375 SF	14,000 SF	5,400 SF	40,775 SF
LESS THAN SITE AREA = 41,715 SF				
20% AFFORD. @ LOW	2	1	1	4
MARKET RATE	7	6	2	15
DENSITY BONUS AFFORD. TARGET UNIT	-	1	-	1
DENSITY BONUS BONUS MARKET RATE	-	3	-	3
TOTAL UNITS	9	11	3	23
TOTAL AFFORD.	2	2	1	5
PARKING PER D.U.	2	1.5	1	-
PARKING REQUIRED	18	17	3	38
GUEST PARKING @ 1:4	-	-	-	6
TOTAL PARKING	-	-	-	44
SQ FT PER UNIT TYPES	10,161 SF	8,800 SF	1,818 SF	20,779 SF

DENSITY BONUS OF 20 % (20 X 19 = 3.8) = 4
VERY-LOW TARGET UNIT @ 5 % (0.05 X 19 = 0.95) = 1
AFFORDABLE HOUSING:
INCLUSIONARY @ LOW = 2 TWO BEDROOM
1 ONE BEDROOM
1 STUDIO
TARGET UNIT @ VERY-LOW = 1 ONE BEDROOM

DRAWING SYMBOLS

1 / A7.1 — DETAIL REFERENCE / SHEET NUMBER

1 / A6.2 — BUILDING SECTION REFERENCE / SHEET NUMBER

102 — ROOM NUMBER

10 — WINDOW TYPE

A — DOOR TYPE

2 — KEYNOTE NUMBER

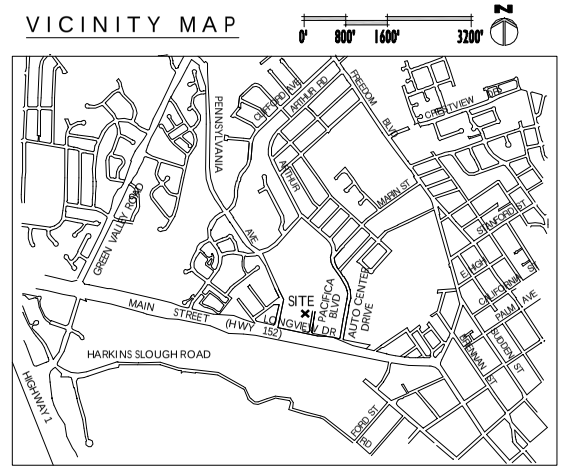
ABREVIATIONS

A.B.	ANCHOR BOLT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONC. MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DIM.	DIMENSION
DN.	DOWN
D.F.	DOUGLAS FIR
D.W.	DISHWASHER
EA.	EACH
EL.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
(E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
F.M.	FLOOR MATERIAL
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.L.B.	GLUE LAM BEAM
G.S.M.	GALVANIZED SHEET METAL
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
J.T.	JOINT
K.D.	KILN DRIED
LAM. LAV.	PLASTIC LAMINATE LAVATORY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.A.F.	POWDER ACTUATED FASTENER
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P.V.C.	POLY VINYL CHLORIDE
QTR.	QUARTER
R.	RADIUS
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
RWD.	REDWOOD
S.A.F.	SELF-ADHERING FLASHING
S.C.	SOLID CORE
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
S.W.	SYNTHETIC WOOD
T&G	TONGUE & GROOVE
T.I.C.	TONGUE IN CHEEK
THK.	THICK
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.O.S.F.	TOP OF SUB-FLOOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W.C.	WATERCLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
W.R.B.	WEATHER RESISTIVE BARRIER
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

PROJECT DATA

DESCRIPTION:	CONSTRUCT NEW 23 APARTMENT UNITS, OPEN GARAGES, COMMON USE FACILITIES, IN 8 ONE- AND TWO-STORY BUILDINGS ON AN EXISTING VACANT LOT
OWNER:	LONGVIEW APARTMENTS LLC
DESIGN PERMIT NUMBER:	PP2006-211
PROJECT ADDRESS:	201 PACIFICA BOULEVARD WATSONVILLE, CA 95077
ASSESSORS PARCEL NUMBER:	016-172-55
ZONE DISTRICT:	CT (COMMERCIAL THOROUGHFARE)
PARCEL AREA:	41,715 S.F.
GROSS BUILDING AREA:	32,135 S.F. (CONDITIONED+UNCONDITIONED)
LOT COVERAGE:	
GROSS BUILDING COVERAGE	16,242 S.F. TOTAL (39 %)
IMPERVIOUS SITE AREA:	
SIDEWALKS, STAIRS, AND PATIOS	3,574 S.F.
DRIVEWAYS AND PARKING	9,779 S.F.
TOTAL IMPERVIOUS COVERAGE:	13,353 S.F. TOTAL (32 %)
PERVIOUS SITE AREA:	
LANDSCAPE PLANTING	12,120 S.F. (29 %)
OFFSTREET PARKING:	45 PROVIDED (44 REQUIRED)

VICINITY MAP



BUILDING AREA BREAKDOWN

BUILDING A

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	1 #A101	TYPE B	729 SF
	2 #A102	TYPE B	729 SF
	3 #A201	TYPE B	729 SF
	4 #A202	TYPE B	729 SF
	5 #A203	TYPE B	729 SF
		SUBTOTAL	3,645 SF
U-1	PRIVATE GARAGE		907 SF
TOTAL GROSS BUILDING AREA:			4,552 SF

BUILDING B

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	6 #B101	TYPE C	520 SF
	7 #B102	TYPE C	520 SF
	8 #B201	TYPE B	729 SF
	9 #B202	TYPE B	729 SF
	10 #B203	TYPE C	520 SF
		SUBTOTAL	3,018 SF
U-1	PRIVATE GARAGE		1,640 SF
TOTAL GROSS BUILDING AREA:			4,658 SF

BUILDING C

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	11 #C201	TYPE B	729 SF
	12 #C202	TYPE B	729 SF
		SUBTOTAL	1,458 SF
U-1	PRIVATE GARAGE		1,640 SF
TOTAL GROSS BUILDING AREA:			3,098 SF

BUILDING D

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	13 #D201	TYPE B	729 SF
	14 #D202	TYPE B	729 SF
		SUBTOTAL	1,458 SF
U-1	PRIVATE GARAGE		2,166 SF
TOTAL GROSS BUILDING AREA:			3,624 SF

BUILDING E

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	15 #E101	TYPE A	1,129 SF
	16 #E102	TYPE A-2	1,096 SF
		SUBTOTAL	2,225 SF
TOTAL GROSS BUILDING AREA:			2,225 SF

BUILDING F

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	17 #F101	TYPE A-2	1,096 SF
	18 #F102	TYPE A	1,129 SF
		SUBTOTAL	2,225 SF
TOTAL GROSS BUILDING AREA:			2,225 SF

BUILDING G

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	19 #G101	TYPE A	1,129 SF
	20 #G102	TYPE A	1,129 SF
	21 #G103	TYPE A-2	1,096 SF
	22 #G104	TYPE A	1,129 SF
	23 #G105	TYPE A	1,129 SF
		SUBTOTAL	5,612 SF
TOTAL GROSS BUILDING AREA:			5,612 SF

BUILDING H

OCCUPANCY	UNIT NO.	UNIT TYPE	AREA
R-1	COMMON ROOM		552 SF

PROJECT TOTAL GROSS BUILDING AREA PER OCCUPANCY

R-1	20,193 SF
U-1	6,353 SF
PROJECT TOTAL GROSS BUILDING AREA:	26,546 SF

PROJECT TEAM

OWNER:	LONGVIEW APARTMENTS LLC 9055 SOQUEL DRIVE, SUITE G APTOS, CA 95003 T: (831) 688-8849 F: (831) 688-8850 CONTACT: JIM BRESNAHAN jim@meritage-group.com KAREN COONEY karen@meritage-group.com
ARCHITECT:	THACHER & THOMPSON ARCHITECTS 200 WASHINGTON STREET SANTA CRUZ, CA 95060 T: (831) 457-3939 F: (831) 426-7609 CONTACT: MATTHEW THOMPSON matt@tntarch.com BRIAN SPECTOR brian@tntarch.com
STRUCTURAL ENGINEER:	McLUCAS ENGINEERS 302 VISTA BELLA DRIVE, SANTA CRUZ, CA 95060 T: (831) 427-3800 F: (831) 427-1555 CONTACT: JOHN McLUCAS jm@mclucalengineers.com
MECHANICAL AND PLUMBING ENGINEER	LIST ENGINEERING CO. 9699 BLUE LARKSPUR LANE, SUITE 203 MONTEREY, CA 93940 T: (831) 373-4390 F: (831) 373-6522 CONTACT: JIM CANTER jim@listengineering.com
ELECTRICAL ENGINEER	PRIME DESIGN 9099 SOQUEL DRIVE, SUITE 9 APTOS, CA 95003 T: (831) 662-6070 F: (831) 662-6078 CONTACT: DAVE AUBLE prmdsgn@aol.com
T-24 ENERGY COMPLIANCE ANALYST:	LIST ENGINEERING CO. 9699 BLUE LARKSPUR LANE, SUITE 203 MONTEREY, CA 93940 T: (831) 373-4390 F: (831) 373-6522 CONTACT: JIM CANTER jim@listengineering.com
SITE LIGHTING T-24 ENERGY COMPLIANCE ANALYST (T-24):	APP-TECH, INC 235 BLACKBURN STREET SANTA CRUZ, CA 95060 T: (831) 458-0485 F: (831) 458-0486 CONTACT: PAT SPLITT info@app-techinc.com
CIVIL ENGINEER	BOWMAN & WILLIAMS 1011 CEDAR STREET SOQUEL, CA 95060 T: (831) 426-3560 F: (831) 426-9182 CONTACT: ROB HENRY robh@bowmanandwilliams.com
GEOTECHNICAL ENGINEER	D & M CONSULTING ENGINEERS 12 THOMAS OWENS WAY MONTEREY, CA 93940 T: (831) 372-3716 F: (831) 372-7481 CONTACT: TIM HUBER tim_huber@urscorp.com
SURVEYOR	GARY IFLAND & ASSOC. 1100 WATER ST. SUITE C SANTA CRUZ, CA 95062 T: (831) 426-7941 F: (831) 426-6266 CONTACT: GARY IFLAND gary@iflandsurvey.com
LANDSCAPE ARCHITECT:	ELLEN COOPER 612 WINDSOR STREET SANTA CRUZ, CA 95062 T: (831) 426-6845 CONTACT: ELLEN COOPER moocow@cruzio.com

GENERAL NOTES

1. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
2. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING TO DETERMINE DIMENSIONS IS NOT VALID.
4. CONTRACTOR SHALL REVIEW AND STUDY ENTIRE CONSTRUCTION DOCUMENTS INCLUDING DRAWINGS & SPECIFICATIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPENCIES PRIOR TO COMMENCING OF WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDATIONS CONTAINED IN THE PROJECT'S GEOTECHNICAL REPORT AS PREPARED BY D & M CONSULTING ENGINEERS DATED MARCH 16, 2006.
6. CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING AGENCY.
7. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.
8. CONTRACTOR SHALL PROVIDE A JOB COPY OF THE APPROVED BUILDING PLANS TO THE ARCHITECT PRIOR TO CONSTRUCTION.

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DEFERRED SUBMITTALS

THE FOLLOWING BUILDING ELEMENTS SHALL HAVE 2 SETS OF CONSTRUCTION DOCUMENTS SUBMITTED FOR APPROVAL BY THE PROJECT'S STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT:

1. MANUFACTURED ROOF TRUSSES
2. SELECTION OF DOOR HARDWARE
3. MANUFACTURED FLOOR TRUSSES

FIRE PROTECTION SUBMITTALS

FIRE SPRINKLER, ALARM, AND MONITORING SYSTEMS ARE DEFERRED SUBMITTALS.

EACH BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH NFPA STANDARDS (AS LISTED ABOVE) AND CHAPTER 35 AS CURRENTLY ADOPTED IN THE 2001 CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT 3 SETS OF PLANS AND CALCULATIONS FOR A SEPARATE FIRE PERMIT PRIOR TO INSTALLING THE SYSTEM.
THE MONITORING CONTRACTOR SHALL SUBMIT 3 SETS OF PLANS AND CUT SHEETS FOR A SEPARATE FIRE PERMIT PRIOR TO INSTALLING THE SYSTEM.

JOB COPIES OF THE BUILDING & FIRE SYSTEM PLANS & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.

THACHER & THOMPSON ARCHITECTS
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LONGVIEW APARTMENTS

201 PACIFICA BOULEVARD, WATSONVILLE, CA 95077
APN: 016-172-55

PROJECT DATA, CONTACTS, AND SHEET INDEX

DRAWING DATE
MARCH 28, 2007

ISSUED TO FACILITATE CONSTRUCTION:
05/15/07

PROJECT FILE NAME:
LONGVIEW APARTMENTS 07.CD

REVISIONS

No.	DESCRIPTION	DATE
1	PLAN CHECK	05/15/07

LICENSED ARCHITECT
MATTHEW THOMPSON
No. 17004
AUGUST 31, 2007
EXPIRATION
STATE OF CALIFORNIA

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