

MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

SCA

SPECTOR CORBETT ARCHITECTS
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NOT FOR CONSTRUCTION

MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

A.P.N.: 025-082-34

APPROVAL STAMP

PROJECT NUMBER:
20029
SET ISSUED:
DEVELOPMENT PERMIT APP 10/06/2020
RESUBMITTAL 12/02/2020

PLOT DATE: 12/2/2020

SHEET NAME:
COVER SHEET

SHEET NUMBER:
A001

ABBREVIATIONS AND SYMBOLS

AFF	ABOVE FINISHED FLOOR	T.B.D.	TO BE DETERMINED
BLDG.	BUILDING	T.O.	TOP OF
B.O.	BOTTOM OF	TYP.	TYPICAL
CBC	CALIFORNIA BUILDING CODE	V.I.F.	VERIFY IN FIELD
CLR.	CLEAR	W.H.	WATER HEATER
C.M.U.	CONCRETE MASONRY UNIT		
DS.	DOWNSPOUT		
(E)	EXISTING		
F.D.	FLOOR DRAIN		
F.O.	FACE OF		
F.R.P.	FIBERGLASS REINFORCED PANEL		
FT.	FOOT OR FEET		
H.M.	HOLLOW METAL		
HVAC.	HEATING/VENTILATING/AIR CONDITIONING		
I.C.C.	INTERNATIONAL CODE COUNCIL		
K.D.	KNOCKDOWN		
MAX.	MAXIMUM		
MIN.	MINIMUM		
M.R.	MOISTURE RESISTIVE		
O.C.	ON CENTER		
P.E.S.B.	PRE-ENGINEERED STEEL BUILDING		
S.F.	SQUARE FEET		
SIM.	SIMILAR		
SQ.	SQUARE		

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE. AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
- EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

PROJECT CONTACTS

OWNER:
ALLEN PROPERTY GROUP, INC
CONTACT: STEVE ALLEN, PRESIDENT
347 SPRECKELS DRIVE
APTOS, CA 95003
(831) 809-7145
STEVEN@ALLENINC.COM

ARCHITECT:
SPECTOR CORBETT ARCHITECTS
CONTACT: BRIAN SPECTOR
54-C PENNY LANE
WATSONVILLE, CA 95076
(831) 319-4045
BRIANS@SPECTORCORBETT.COM

PROJECT INFORMATION

PROJECT NAME: MISSION DRIVE ALLEN PROP GROUP

ADDRESS: 3164, 3166, 3166-A MISSION DRIVE, SANTA CRUZ, CA 95065

A.P.N.: 025-082-34

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF DOCUMENTING AND PERMITTING FOR MULTIPLE RESIDENTIAL UNITS LOCATED AT 3164 MISSION DRIVE IN SANTA CRUZ COUNTY. THERE ARE 3 (E) UNITS ON THE PARCEL IN THE (E) BUILDING. THE PROJECT IS TO GET THE EXISTING 1BD CONVERSION UNIT RECOGNIZED AS A THIRD UNIT ON THE PROPERTY.

- NO SITE WORK PROPOSED EXCEPT FOR PARKING SPACES STRIPING AND FIRE LANE MARKING
- NO NEW BUILDINGS OR ADDITIONS PROPOSED.

ZONING: RM-3

PARCEL AREA: 11,238.5 SF

DESCRIPTION OF USE: PROPOSED MULTIFAMILY (3 UNITS, 5 BEDROOMS TOTAL)
EXISTING DUPLEX (2 UNITS, 5 BEDROOMS TOTAL)

OCCUPANCY GROUP: PROPOSED R-2
EXISTING R-3

TYPE OF CONSTRUCTION: V-8

SPRINKLERS: NO

STORIES: 1 STORY

BUILDING AREAS: 2,627 SF

PARKING: 4 PARKING SPACES

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
A001	COVER SHEET
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A201	EXISTING FLOOR PLAN
A202	PROPOSED FLOOR PLAN
A301	EXTERIOR ELEVATIONS
SURVEY	TOPOGRAPHIC MAP

SYMBOL LEGEND

#	DOOR TAG	X XXX	DETAIL TAG
X	GLAZING TAG	1 A701	SECTION TAG
#	WALL TAG	A	
A	REVISION TAG	D X B	INTERIOR ELEVATION TAG
X	GRID LINE TAG	C	
X	FACE OF STRUCTURE DIMENSION		
X	FACE OF FINISH DIMENSION		
X	CENTER DIMENSION		
X	ORIGIN INDICATOR		

FIRE DISTRICT NOTES

- THE BUILDING IS NOT SPRINKLERED. NO PROPOSED CHANGES
- CONTRACTOR SHALL VERIFY IN A "KNOX BOX" EXISTS, IF NOT A "KNOX BOX" SHALL BE PROVIDED AND LOCATED PER FIRE DEPARTMENT RECOMMENDATIONS. IF "KNOX BOX" EXISTS THEN CONTENTS SHALL BE UPDATED TO REFLECT NEW TENANT. EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS AND SPECIAL ACCESS KEYS (WHERE APPLICABLE) SHALL ALSO BE MADE PART OF THE "KNOX BOX" INVENTORY.
- ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND STATE FIRE MARSHAL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.
- JOB COPIES OF THE BUILDING PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
- BUILDING SHALL BE OF APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND/OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2019 CFC CHAPTER 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503

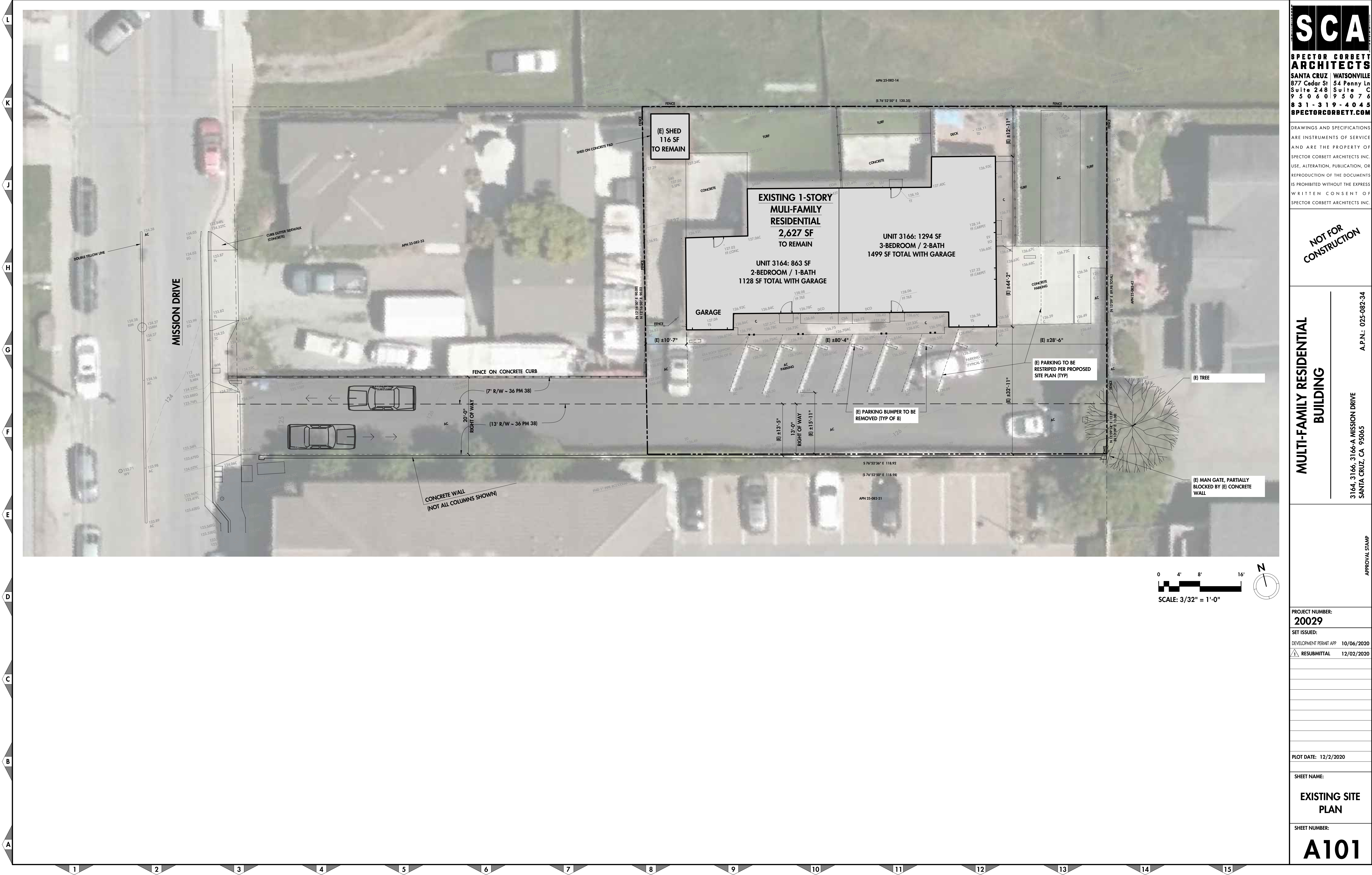
REFERENCE CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS
NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) NFPA 72,
NATIONAL FIRE ALARM CODE, (CA AMENDED)

VICINITY MAP





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APPROVAL STAMP

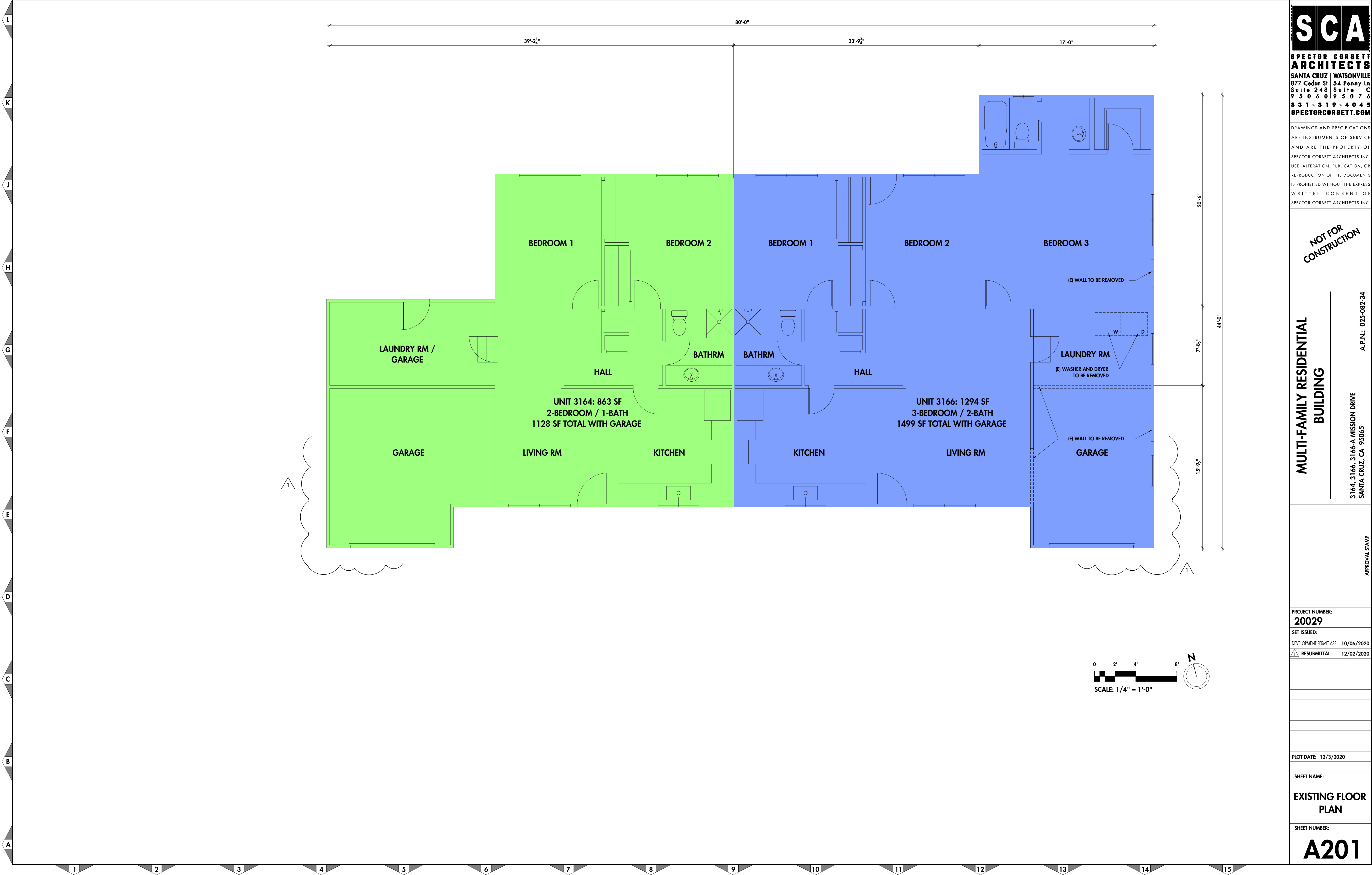
PROJECT NUMBER:
20029

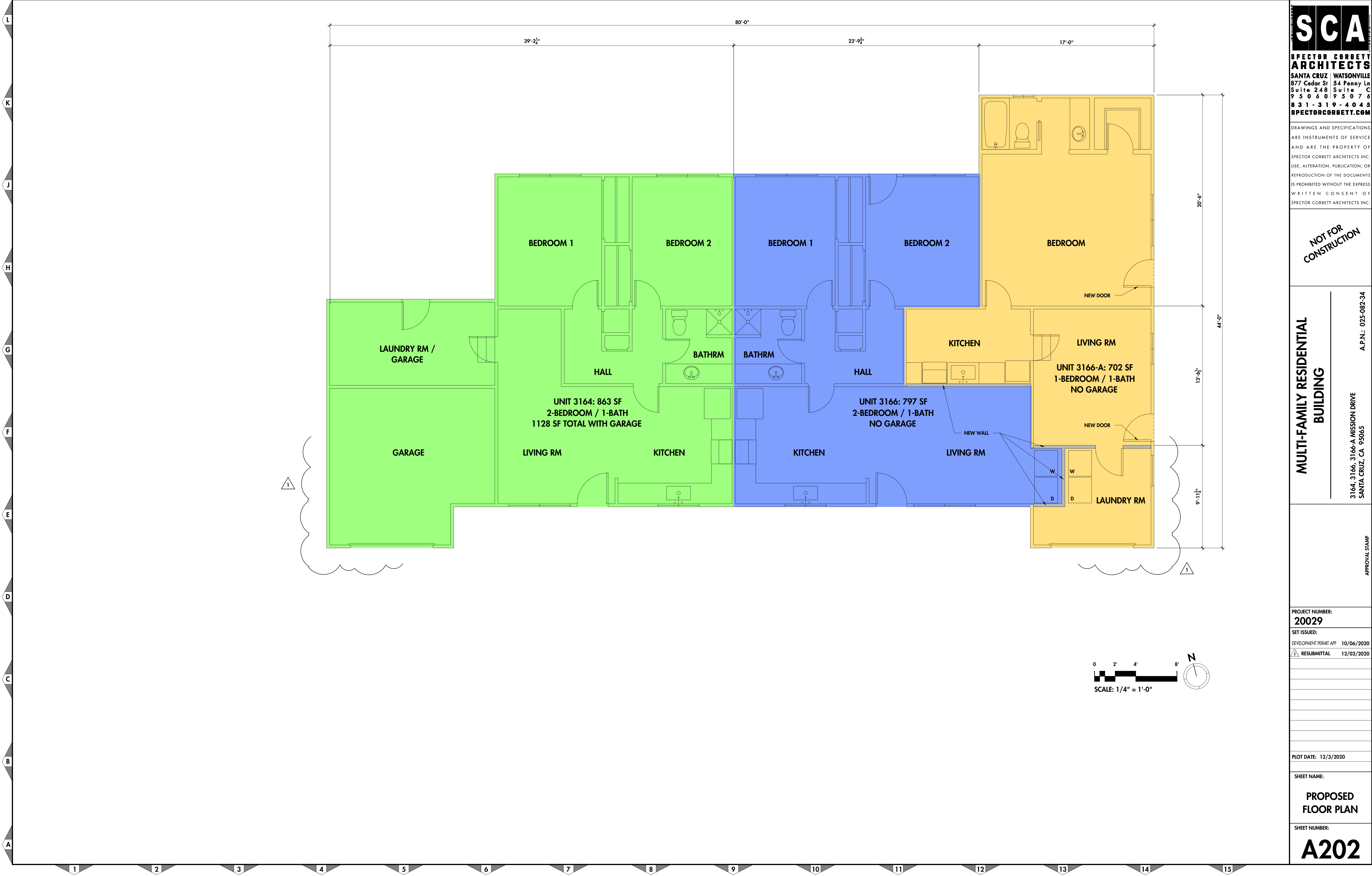
SET ISSUED:
DEVELOPMENT PERMIT APP 10/06/2020
RESUBMITTAL 12/02/2020

PLOT DATE: 12/2/2020

SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:
A101





SCA

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SET ISSUED:
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RESUBMITTAL 12/02/2020

PLOT DATE: 12/3/2020

SHEET NAME:
PROPOSED FLOOR PLAN

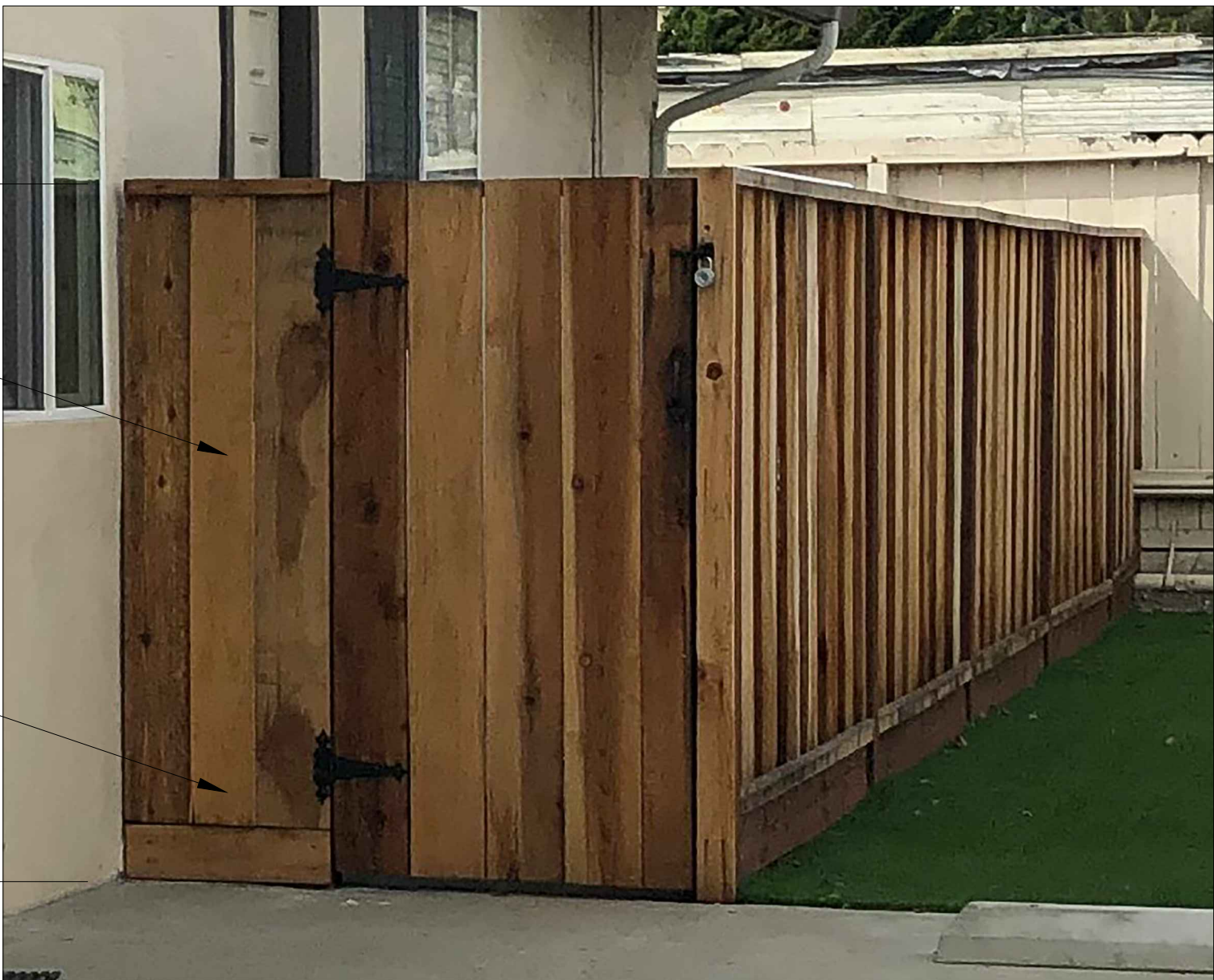
SHEET NUMBER:
A202

L
K
J
H
G
F
E
D
C
B
A

"GOOD NEIGHBOR" FENCE
WITH SAME APPEARANCE
ON BOTH SIDES

REDWOOD SLATS WITH
P.T. POST AND RAILS

6'-0"



4

FENCE DETAIL - PRIVATE AND GROUP SPACES

N.T.S.



3

EAST ELEVATION - ORIGINAL PERMITTED DESIGN

N.T.S.



1

EXISTING FRONT SOUTH ELEVATION (NO CHANGES)

N.T.S.



2

EAST ELEVATION - CURRENT CONFIGURATION

N.T.S.

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RESUBMITTAL 12/02/2020

PLOT DATE: 12/2/2020

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A301

Notes

DISTANCES & ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

ALL DATA POINTS REPRESENT GROUND ELEVATIONS
UNLESS OTHERWISE LABELLED (IE: 126.10C = CONCRETE).

THIS MAPPING REPRESENTS A PARTIAL BOUNDARY SURVEY.
A COMPLETE BOUNDRY SURVEY (TO SET THE DISTURBED
(COMPLETELY PRONE PIPE) AT THE NORTHEAST CORNER)
IS RECOMMENDED.

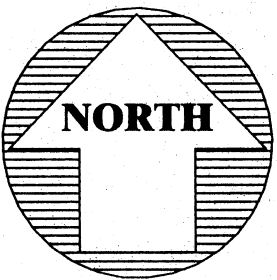
RIGHT OF WAYS SHOWN PER 36 PM 38 ONLY (WITHOUT
THE BENEFIT OF A TITLE REPORT).

Benchmark

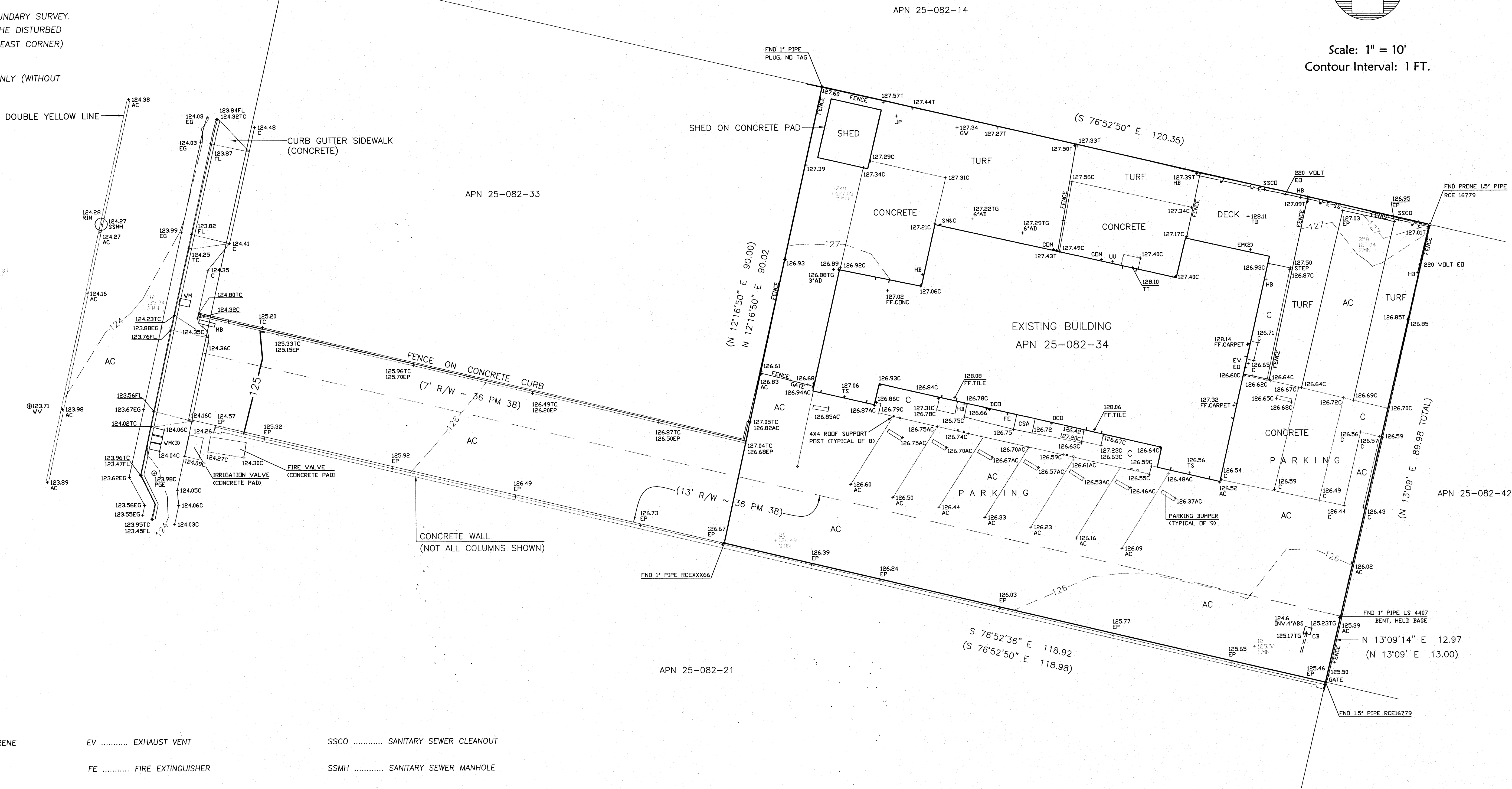
SET MAGNAIL
DATUM: NAVD88
ELEVATION=123.84 FT

Legend

ABS	ACRYLONITRILE BUTADIENE STYRENE	EV	EXHAUST VENT	SSCO	SANITARY SEWER CLEANOUT
AC	ASPHALTIC CONCRETE	FE	FIRE EXTINGUISHER	SSMH	SANITARY SEWER MANHOLE
AD	AREA DRAIN	FF	FINISH FLOOR	T	TURF
C	CONCRETE	FL	FLOW LINE	TC	TOP OF CURB
CB	CATCH BASIN	FND	FOUND	TD	TOP OF DECK
COM	COMMUNICATION (BOX)	GW	GUY WIRE	TG	TOP OF GRATE
CSA	CRAWL SPACE ACCESS	HB	HOSE BIB	TS	TOP OF SLAB
DCO	DRAIN CLEANOUT	INV	INVERT	TT	TOP OF THRESHOLD
E	ELECTRIC	JP	JOINT POLE	UU	UNKNOWN UTILITY
EG	EDGE OF GUTTER	MB	MAIL BOX	W	WATER
EM	ELECTRIC METER	PGE	PACIFIC GAS & ELECTRIC	WM	WATER METER
EO	ELECTRICAL OUTLET	SM&C	SMART METER & COMCAST	WV	WATER VALVE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER		



Scale: 1" = 10'
Contour Interval: 1 FT.



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80 ASPEN WAY, STE. A WATSONVILLE, CA 95076
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TOPOGRAPHIC MAP
SANTA CRUZ BEACH LLC
3164-3166 MISSION DR. | SANTA CRUZ, CA 95065

APN 025 - 082 - 34

SANTA CRUZ COUNTY CALIFORNIA

DATE: 7-13-2020
SCALE: 1" = 10'
CONTOUR INTERVAL: 1 FT.
REVISIONS:
REVISIONS:

Sheet
1
of 1

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