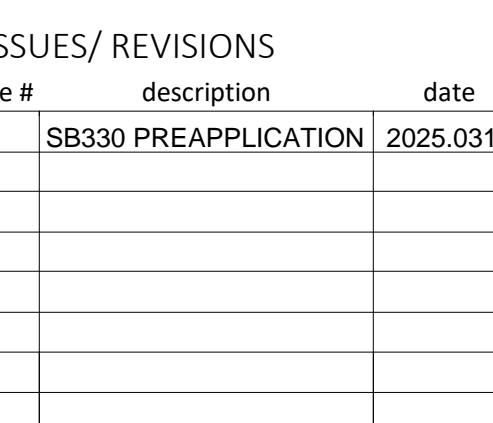




03/17/2025 - SB330



467 & 479 East Market Street
Salinas, CA 93905



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G0.00

ALLOWABLE AREA CONT'D:	SOUTH BUILDING (WING) - ALLOWABLE AREA CALCULATIONS FOR III-A (R-2) PORTION PER 506.2.3 Aa = [At + (NS × If)] × Sa At = 24,000 FOR TYPE III-A CONSTRUCTION NS = 24,000 FOR TYPE III-A CONSTRUCTION Sa = 2 If = [F/P - 0.25]W/30 VALUE IS GREATER THAN 30 SO BUILDING QUALIFIES FOR W=30 FULL PERIMETER (P) = 565 FRONTAGE (F) = 219 (49+64+15+91) If = 219/565 - 0.25 = 0.13 Aa = [24,000 + (24,000 × 0.13)] × 1 = 27,120 SF ALLOWED PER FLOOR
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ALLOWABLE AREA	NORTH BUILDING (WING) - ALLOWABLE AREA CALCULATIONS FOR III-A (R-2) PORTION PER 506.2.3 Aa = [At + (NS × If)] × Sa At = 24,000 FOR TYPE III-A CONSTRUCTION NS = 24,000 FOR TYPE III-A CONSTRUCTION Sa = 2 If = [F/P - 0.25]W/30 VALUE IS GREATER THAN 30 SO BUILDING QUALIFIES FOR W=30 FULL PERIMETER (P) = 574 FRONTAGE (F) = 574 If = 574/574 - 0.25 = 0.75 Aa = [24,000 + (24,000 × 0.75)] × 1 = 42,000 SF ALLOWED PER FLOOR
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BUILDING CODE NOTES

NOTES:
THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS FOR JURISDICTIONAL RESPONSE TIMES, ETC. SEE PROJECT INFO FOR APPLICABLE CODE SECTIONS

DEMOLITION:	EXISTING STRUCTURES TO BE DEMOLISHED		
CONSTRUCTION TYPE:	TYPE I-A; SPRINKLERED & TYPE III-A; SPRINKLERED		
	BUILDING ELEMENT	TYPE I-A	TYPE III-A
	PRIMARY STRUCTURAL FRAME	3	1
	EXTERIOR BEARING WALLS	3	2
	INTERIOR BEARING WALLS	3	1
	NONBEARING WALLS AND INTERIOR PARTITIONS (PER TABLE 602)	0	0
	FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS	2	1
	ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS	1 1/2	1

OCCUPANCY GROUPS:	PREDOMINANTLY R-2 (RESIDENTIAL), W/ SOME A-3, B, F-1, & S-2 SPACES
OCCUPANCY SEPARATIONS (PER CBC 508.4):	TYPE I-A: NON-SEPARATED OCCUPANCIES ALLOWED PER 508.3, AS ALL OCCUPANCIES ALLOW UNLIMITED AREA PER TABLE 506 TYPE III-A: 1 HR SEPARATION BETWEEN ALL DIFFERENT OCCUPANCIES UNLESS OTHERWISE NOTED
HEIGHT AND NUMBER OF STORIES:	TYPE I-A: UL HEIGHT ALLOWED, 1-STORY PODIUM PROPOSED TYPE III-A: 85'/5 STORIES ALLOWED, 59'/ 5 STORIES PROPOSED.
AREA:	PROPOSED BUILDING MEETS THE REQUIREMENTS OF CBC 510.2 ALLOWING THE TYPE I-A AND TYPE III-A PORTIONS TO BE CONSIDERED SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS AND LIMITATIONS ON HEIGHT AND NUMBER OF STORIES. A 3-HR RATED HORIZONTAL ASSEMBLY IS PROVIDED BETWEEN THE TWO CONSTRUCTION TYPES. TYPE IA AREA = UNLIMITED TYPE IIIA AREA = SEE CALCULATIONS ON AREA CONTINUED

RESCUE WINDOWS:	NOT REQUIRED
FIRE PROTECTION:	SPRINKLERED PER NFPA 13 AND CBC SECTION 903.2.8.
FIRE BLDG. AREA MAX:	124,000 SF PER BUILDING

REQUIRED RATINGS:	SHAFTS: 2 HOURS EXIT STAIR ENCLOSURES: 2 HOUR FIRE BARRIER HORIZONTAL EXIT: 2 HOUR FIRE BARRIER FIRE BARRIER: 3 HOUR FIRE
MAXIMUM COMMON PATH OF EGRESS TRAVEL:	A: 75 FEET B: 100 FEET R-2: 125 FEET F-1: 75 FEET S-2: 100 FEET

ACCESSIBLE MEANS OF EGRESS INFO:	PROVIDED VIA STAIRWAYS AND HORIZONTAL EXITS. NOTE THAT THE ELEVATOR IS NOT PART OF THE ACCESSIBLE MEANS OF EGRESS PER EXCEPTION TO CBC 1009.2.1. STAIRWAYS ARE NOT REQUIRED TO HAVE 48" BETWEEN HANDRAILS, OR AN AREA OF REFUGE, PER EXCEPTIONS 2 AND 5 TO CBC 1009.3
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GENERAL ACCESSIBILITY:	THIS PROJECT DOES MEET THE DEFINITION OF "PUBLIC HOUSING" AND IS THEREFORE SUBJECT TO THE REQUIREMENTS OF CBC CHAPTER 11B FOR THE RESIDENTIAL UNITS. ALL COMMERCIAL AND COMMON RESIDENTIAL SPACES SHALL COMPLY WITH CHAPTER 11B
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REQUIRED STAIR WIDTH:	44" MINIMUM
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REQUIRED ROOF ACCESS:	ROOF IS UNOCCUPIED, THEREFORE ACCESS IS PROVIDED THROUGH A HATCH OF 16 SF FROM ONE STAIR ENCLOSURE PER EACH BUILDING WING.
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ERRCS SYSTEM:	ERRCS WILL COMPLY WITH 2022 CFC SECTION 510, 2015 NFPA 72, CHAPTER 24. THE INFRASTRUCTURE (SHAFTS, EMPTY CONDUITS, STRUCTURAL BLOCK-OUTS, ETC.) ARE INCLUDED IN THE DRAWINGS, AND WILL BE INSTALLED AS PART OF THE BASE BUILDING CONTRACT. AFTER THE WALLS ARE BUILT AND THE WINDOWS HAVE BEEN INSTALLED, THE CONTRACTOR WILL CONTACT THE FIRE DEPARTMENT TO TEST THE RADIO COVERAGE ON SITE. AT THAT TIME, A DETERMINATION WILL BE MADE BY THE FD AS TO WHETHER A RADIO BOOSTER SYSTEM IS REQUIRED. IF IT IS REQUIRED, THEN IT WILL BE DESIGNED AND INSTALLED BY THE CONTRACTOR.
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TWO-WAY COMMS:	PROVIDED AT EACH SIDE OF THE HORIZONTAL EXIT.
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FIRE ALARM SYSTEM:	PER NFPA 72 (2015 EDITION), TO BE INSTALLED THROUGHOUT THE BUILDING TO BE SUBMITTED BY THE DESIGN / BUILD FIRE ALARM CONTRACTOR.
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SMOKE DETECTION:	SMOKE DETECTION TO BE AT FIRE ALARM CONTROL PANEL. SMOKE DETECTORS AT ELEVATOR LOBBIES AND SHAFTS RETURN ELEVATOR TO A PRESELECTED FLOOR. HEAT DETECTOR AT ELEVATOR CONTROL ROOM SHUTS OFF ELEVATOR BEFORE SPRINKLER ACTIVATES. SMOKE DETECTORS SHALL SEND SIGNAL TO FIRE ALARM CONTROL PANEL.
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SMOKE CONTROL:	NOT REQUIRED.
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ELEVATOR NOTES:	PASSENGER ELEVATOR(S), GEARLESS TRACTION MACHINE-ROOM-LESS TYPE. ELEVATOR CABS CAN ACCOMMODATE AN AMBULANCE STRETCHER PER CBC 3002.4.3A. ELEVATORS CAR ENCLOSURE MATERIAL MEET THE REQUIREMENTS OF ASME A17.1, SAFETY CODE FOR ELEVATORS
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PLANNING CODE NOTES

NOTES:
THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS FOR JURISDICTIONAL RESPONSE TIMES, ETC.

AS THE UPPER STORIES OF THE PROJECT ARE CONNECTED AND REQUIRED AS A HORIZONTAL MEANS OF EGRESS, THE PROJECT SHALL BE CONSIDERED ONE BUILDING FOR PURPOSES OF PLANNING AND ZONING.

ZONING DISTRICT:	MAF (MIXED-USE ARTERIAL FRONTAGE)
HT. LIMIT:	ALLOWED: 65' PROVIDED: 59' EXCLUDING PARAPETS, ELEVATOR OVERRUNS AND OTHER REQUIRED APPURTENANCES
SETBACKS:	FLOOD PLANE: VARIES - SEE PLANS 30' - SEE PLANS RIPARIAN: 0' MARKET STREET: BUILDINGS CANNOT INTERSECT A 45º TILTED PLANE THAT STARTS 10' ABOVE GRADE AT THE PROPERTY BOUNDARY BETWEEN OUR SITE AND THE RESIDENTIAL PROPERTIES THAT BOUND SITE ON EAST AND NORTH. RESIDENTIAL:

USABLE OPEN SPACE: PER SEC 37-30.250 (K) DEVELOPMENT STANDARDS FOR R-H-1.8 SHALL BE MET (SEC. 37-30.140)	REQUIRED: PLAY AREA - MIN. 900 SF CHILDREN'S PLAY AREA OPEN SPACE - MIN. 37,500 SF 500 SF OPEN SPACE PER UNIT = 500 SF X 75 UNITS PROVIDED: CHILDREN'S PLAY AREA: 1,114 SF OPEN SPACE: 30,231 SF
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UNIT COUNT & MIX: PER SEC 37-30.250 (J)(3) DEVELOPMENT STANDARDS FOR R-H-1.8 SHALL BE MET (SEC. 37-30.140)	ALLOWED: PER STATE DENSITY BONUS & PER SEC. 37-30.140: 3 BEDROOM UNITS = 20% 4 BEDROOM UNITS = 10% PROVIDED: SEE PROJECT TOTAL CHART
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PARKING: PER SEC 37-30.250 (J)(4) DEVELOPMENT STANDARDS FOR R-H-1.8 SHALL BE MET (ARTICLE V DIVISION 2 SEC 37-50.360)	QUALIFIES FOR AB2097 REQUIRED: RESIDENTIAL - 123 STALLS REQUIRED 1.5 STALLS PER EACH 1 BED = 52.5 2 STALLS PER EACH 2 BR = 40 2 STALLS PER EACH 2 BR = 30
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	REQUIRED: RESIDENTIAL - 7 EV CHARGING INSTALLED SPACES, OF WHICH 1 IS ACCESSIBLE (5% OF 123 RESIDENTIAL SPACES THAT WOULD BE REQUIRED WITHOUT AB 2097)
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	REQUIRED: RESIDENTIAL - 3 ACCESSIBLE PARKING STALLS, OF WHICH 1 IS VAN ACCESSIBLE AND 1 IS EV CHARGING (2% OF 123 RESIDENTIAL SPACES THAT WOULD BE REQUIRED WITHOUT AB 2097)
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	REQUIRED: COMMERCIAL - 19 STALLS REQUIRED 1 STALL PER 400 SF OF COMMERCIAL AREA =19 (7334/400) NO LOADING SPACE REQUIRED
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	REQUIRED: COMMERCIAL - 1 VAN ACCESSIBLE PARKING STALL (1 ADA STALL FOR 1-25 REQUIRED STALLS)
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	PROVIDED: 97 TOTAL PARKING SPACES PROVIDED (SPACES SHARED BETWEEN COMMERCIAL AND RESIDENTIAL USE, SEE BREAKDOWN ON G0.01)
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	REQUIRED: 10 SPACES 10% OF CAR PARKING = 10 SPACES (97 X .10)
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STORMWATER:	SEE CIVIL AND LANDSCAPE DRAWINGS
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FAR: (SEC. 37-30.250)	ALLOWED: 24 UNITS/ACRE = 24*2.38 = 57
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CA GOVERNMENT CODE 65915(f)(3)(D)(ii),	PROJECT IS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP AND 100% AFFORDABLE. NO MAXIMUM DENSITY LIMITS ALLOWED.
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	PROVIDED: .894 (92,943 TOTAL GSF / 104,010 LOT AREA SF = .894 FAR)
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GROUND FLOOR COMMERCIAL:	REQUIRED: .25 FAR (104,010 SF X .25) = 26,002 SF PROVIDED: CONCESSION SOUGHT (SEE SQ FTG. CHARTS)
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LANDSCAPE REQUIREMENT:	REQUIRED: MIN. 5% OF SITE SHALL BE LANDSCAPED PROVIDED: PROJECT COMPLIES, SEE CIVIL AND LANDSCAPE DRAWINGS
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ISSUES/ REVISIONS		
issue #	description	date
1	SB330 PREAPPLICATION	2025.0317

APN	004-011-029 & 031
Project number	20075
Print Date	03/17/2025
Drawn by	EB
Checked by	EB
Scale	N.T.S

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CODE INFORMATION

G0.02



C1.0



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ISSUES/ REVISIONS		
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Drawn by	OH	
Checked by	EB	
Scale	As indicated	
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SITE PLAN

A1.01

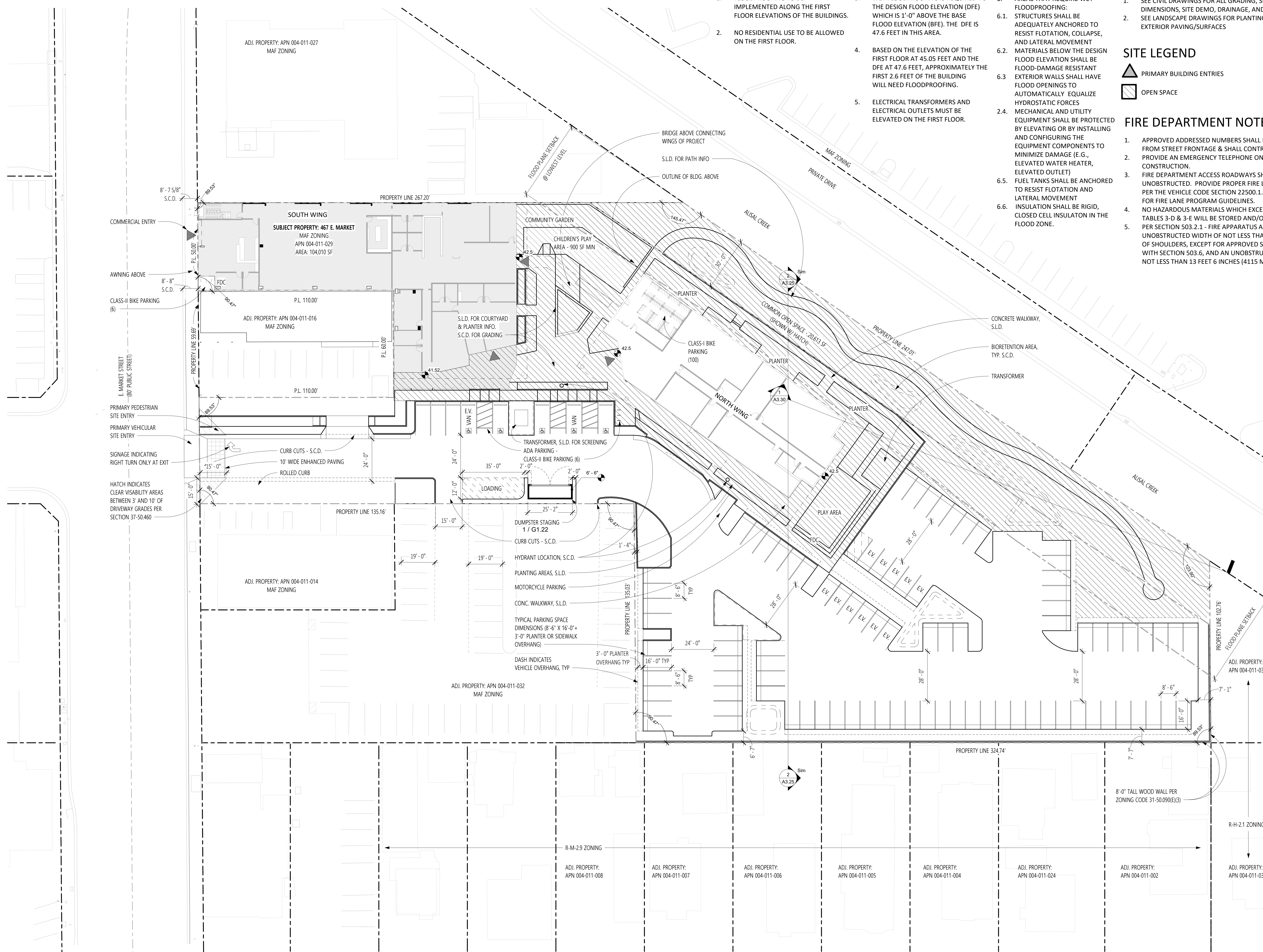
1.	FLOODPROOFING TO BE IMPLEMENTED ALONG THE FIRST FLOOR ELEVATIONS OF THE BUILDINGS.	3.	WET FLOODPROOFING IS REQUIRED TO THE DESIGN FLOOD ELEVATION (DFE) WHICH IS 1'-0" ABOVE THE BASE FLOOD ELEVATION (BFE). THE DFE IS 47.6 FEET IN THIS AREA.	6.	AREAS THAT REQUIRE WET FLOODPROOFING:
2.	NO RESIDENTIAL USE TO BE ALLOWED ON THE FIRST FLOOR.	4.	BASED ON THE ELEVATION OF THE FIRST FLOOR AT 45.05 FEET AND THE DFE AT 47.6 FEET, APPROXIMATELY THE FIRST 2.6 FEET OF THE BUILDING WILL NEED FLOODPROOFING.	6.1.	STRUCTURES SHALL BE ADEQUATELY ANCHORED TO RESIST FLOTATION, COLLAPSE, AND LATERAL MOVEMENT
		5.	ELECTRICAL TRANSFORMERS AND ELECTRICAL OUTLETS MUST BE ELEVATED ON THE FIRST FLOOR.	6.2.	MATERIALS BELOW THE DESIGN FLOOD ELEVATION SHALL BE FLOOD-DAMAGE RESISTANT
				6.3.	EXTERIOR WALLS SHALL HAVE FLOOD OPENINGS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FORCES
				2.4.	MECHANICAL AND UTILITY EQUIPMENT SHALL BE PROTECTED

1. SEE CIVIL DRAWINGS FOR ALL GRADING, SITE DIMENSIONS, SITE DEMO, DRAINAGE, AND SCP
2. SEE LANDSCAPE DRAWINGS FOR PLANTING AND EXTERIOR PAVING/SURFACES

 PRIMARY BUILDING ENTRIES

 OPEN SPACE

1. APPROVED ADDRESSED NUMBERS SHALL BE MIN. 6" TALL, LIGHTED, LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST WITH/ THEIR BACKGROUND PROVIDE AN EMERGENCY TELEPHONE ON THE JOB PRIOR TO ANY CONSTRUCTION.
3. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED CLEAR & UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT FOR FIRE LANE PROGRAM GUIDELINES.
4. NO HAZARDOUS MATERIALS WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 3-D & 3-E WILL BE STORED AND/OR USED WITHIN THE BUILDING.
5. PER SECTION 503.2.1 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).



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1 SITE PLAN
1" = 20'-0"





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[illegible]

ELEVATIONS

A3.00





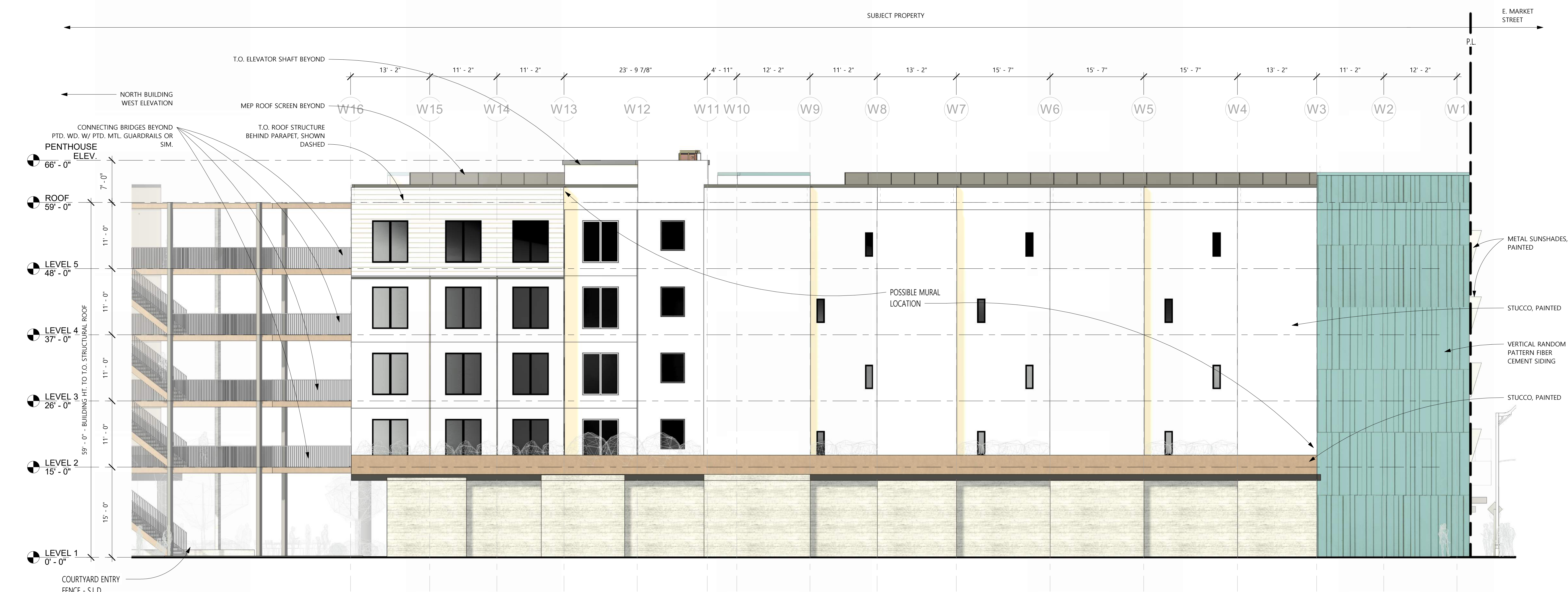
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ELEVATIONS

A3.01



② SOUTH BUILDING WING - WEST ELEVATION
1/8" = 1'-0"

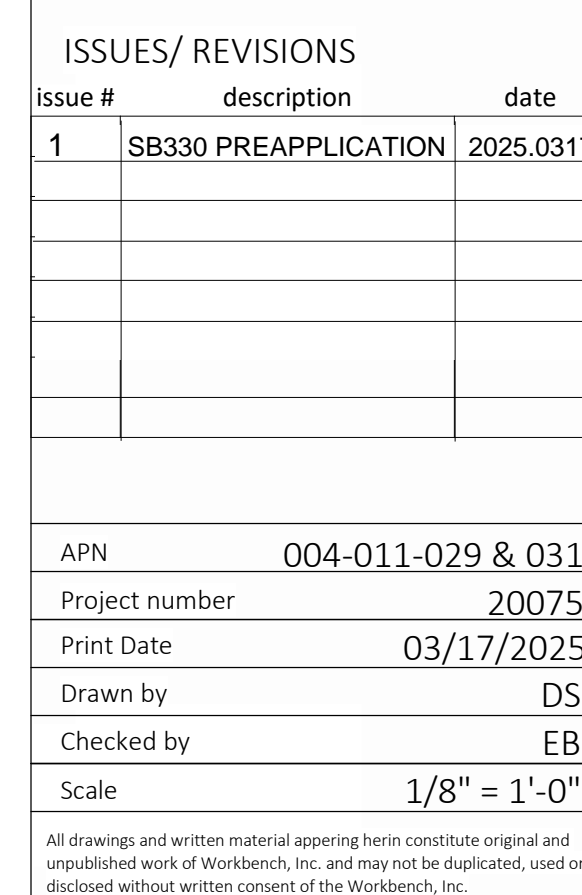


① SOUTH BUILDING WING - NORTH ELEVATION
1/8" = 1'-0"



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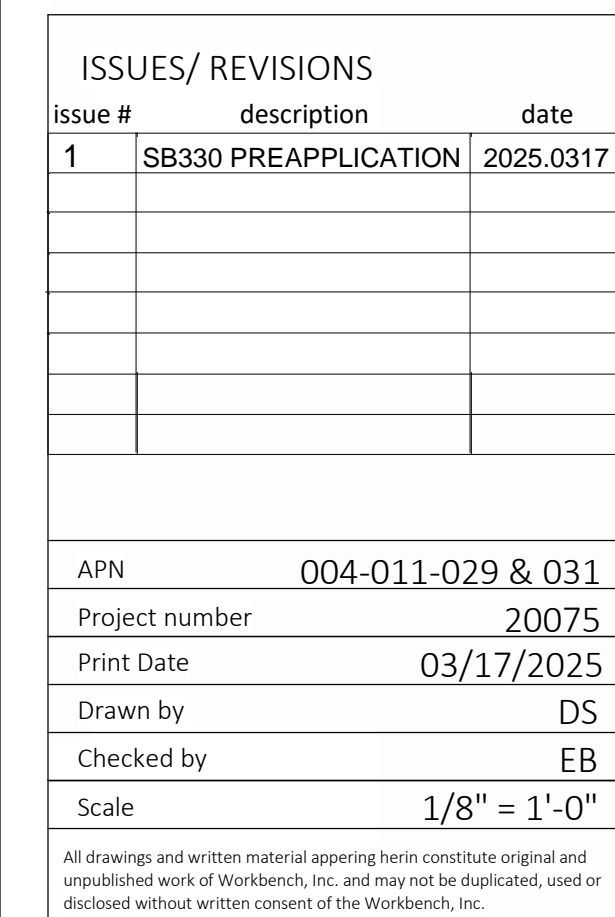
A3.02





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A3.03



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