

VICINITY MAP

PARKING CALCULATIONS

USE	AREA	FACTOR	REQD SP
EXISTING OFFICE	2988 S.F.	380	7
EXISTING HANGER	4150 S.F.	700	6
NEW HANGER	6000 S.F.	700	8
TOTAL REQD PARKING			21 SP

PROPOSED PARKING

EXISTING STANDARD SPACES 9' X 19'	EXISTING ACCESSIBLE ADA PARKING SPACE	ADD STANDARD SPACES 9' X 19'	ADD VAN ACCESSIBLE ADA PARKING SPACE	TOTAL PROPOSED PARKING
8	1	11	1	21 SP

22. Project Data - The following data needs to be completed and provided on the project submittal.

Existing	Proposed	Total	Applicant Verification	City Verification
Lot Area (s.f.)	51,139	61,777		
Number of Lots	1	1	2	
California Building Code	V-8	V-8		
Occupancy Group Type	51/1B	51		
Allowable Floor Area	346,000	34,000 / 34,000		
Number of Buildings (1)	1	3		
Height (feet)	28'-2"	28'-2"		
Number of Stories	2	2		
Second Floor Area (s.f.)	6,500	6,500 / 6,500		
Remaining Floor Area (s.f.)	N/A	2,000.0		
Gross Floor Area of Building (s.f.)	8,150	8,000		
Building Footprint (s.f.)	15,375	14,150		
Total Landscape Area (s.f.)	4,240	314	4,554	
Total Landscape Area (%)	8.3%	7.4%		
Total Yard Area (s.f.)	0	0		
Total Landscape Area - Maximum (25%)	0	0		
Parking Area (s.f.) in the	0	0	0	
Parking Area % of Total	0	0		
Paving Area - minimum	0	0		

(1) (a) One space is required for each building.
(b) One space is required for each building.

PLAN INDEX

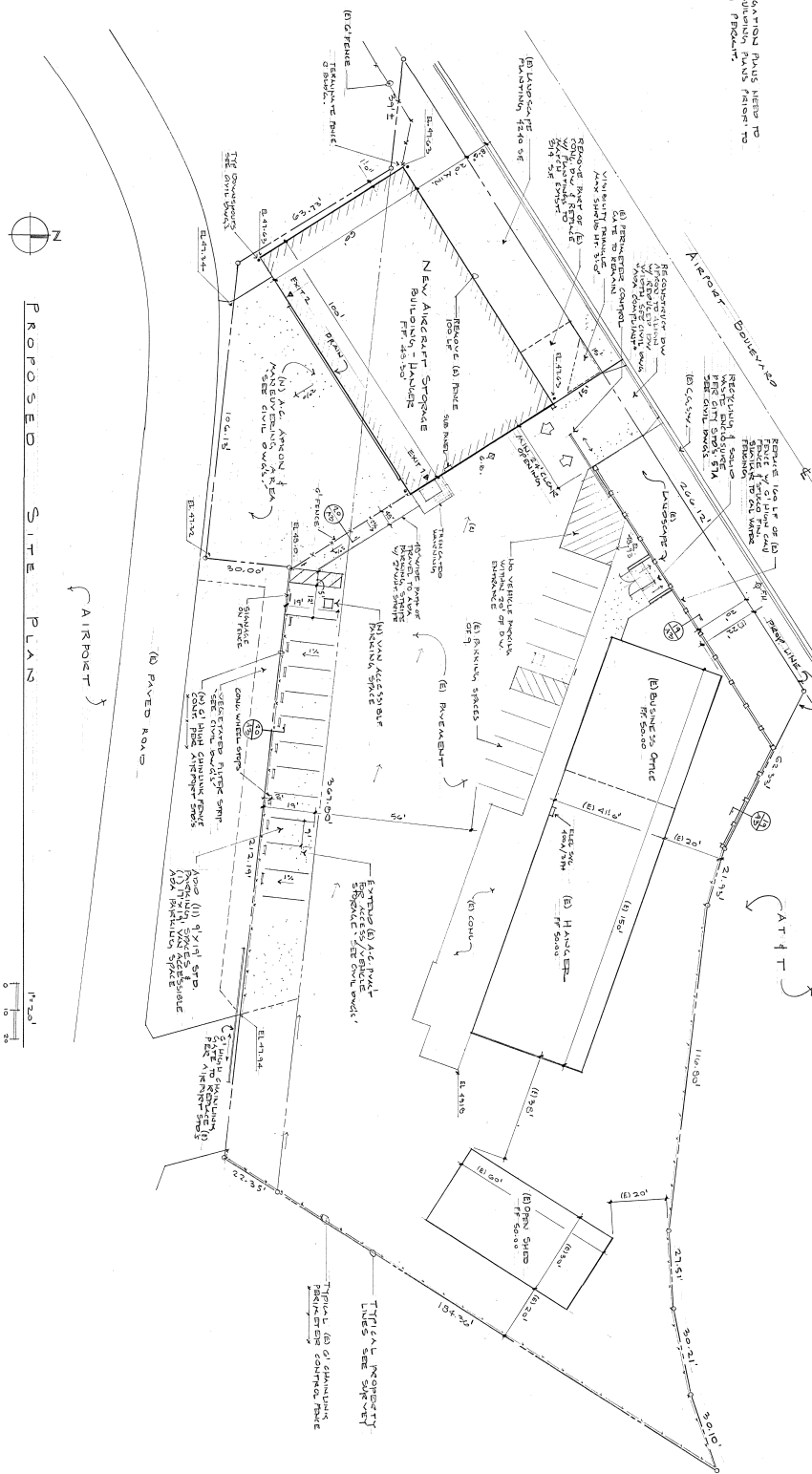
SHEET	DESCRIPTION
A1	PROPOSED SITE PLAN
A2	PROPOSED EXTERIOR ELEVATIONS
A3	PROPOSED ROOF PLAN & BUILDING SECTIONS
A4	CIVIL COVER SHEET
C1	GENERAL NOTES
C2	EXISTING CONDITIONS / TOPOGRAPHIC MAP
C3	EXISTING CONDITIONS / UTILITY PLAN
C4	GRADING, DRAINAGE & UTILITY PLAN
C5	GRADING SECTIONS & CONSTRUCTION DETAILS
C6	EROSION & SEDIMENT CONTROL PLAN
C7	

BUILDING CLASSIFICATION

OCCUPANCY GROUP	NEW AIRCRAFT STORAGE / HANGER	S-1
CONSTRUCTION TYPE	IIA SPRINKLERED	
CODES	2016 CALIFORNIA CODES	
SCOPE OF WORK	CONSTRUCT A NEW 1800 S.F. AIRCRAFT STORAGE / HANGER	
FLOOR AREA	AIRCRAFT STORAGE & TOOL ROOM	5,802 S.F.
OCCUPANT LOAD	OFFICE (INCIDENTAL USE)	12 OCC.
REQUIRED EXITS	2 PER CBC 1009.2.1	14 OCC.

NOTES

1. LANDSCAPE & UTILITY PLAN MUST BE SUBMITTED WITH BUILDING PLAN PERMIT IN ORDER OF A BUILDING PERMIT.



PROPOSED SITE PLAN



REVISIONS

BY	DATE	DESCRIPTION
BY	2-23-19	
BY	2-23-19	
BY	2-23-19	

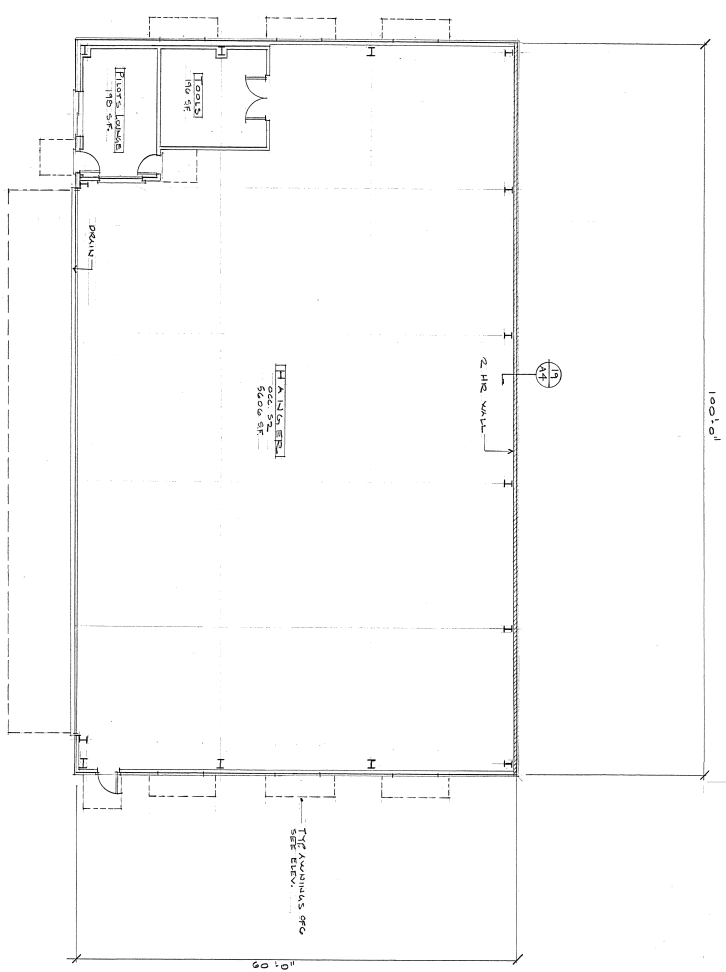
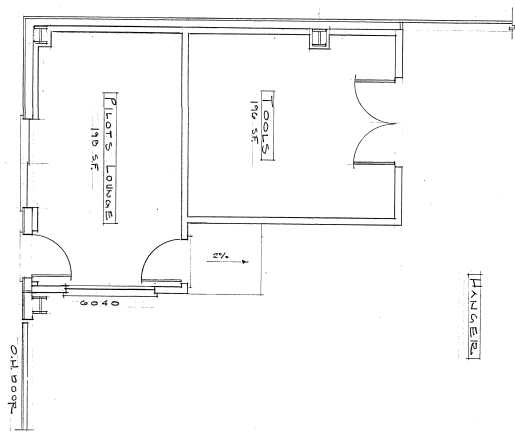
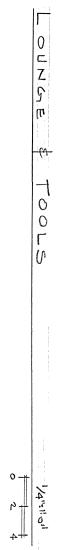
REVISIONS	BY
0-21-19	D
2-25-19	D
3-6-19	D
5-23-19	D



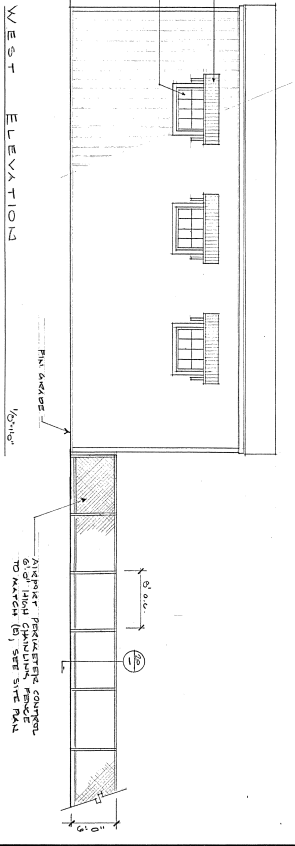
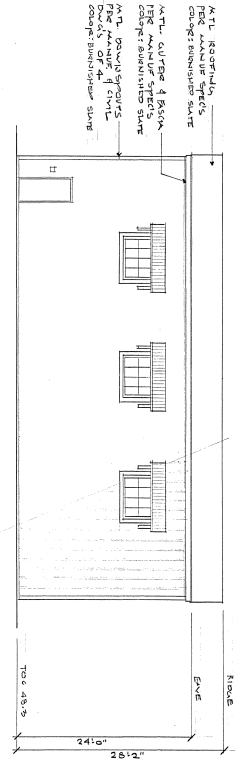
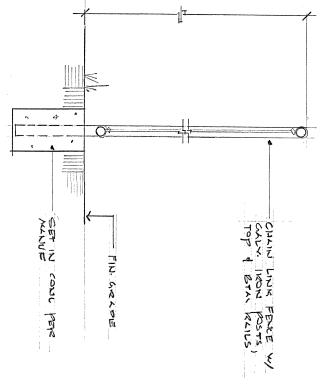
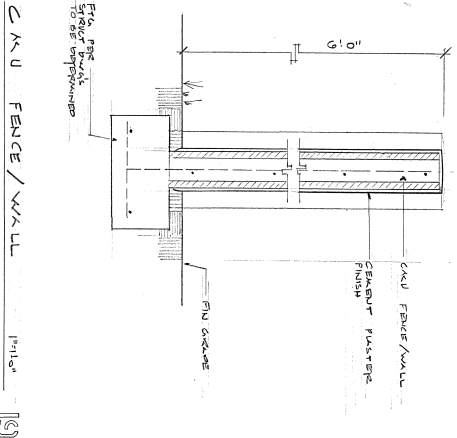
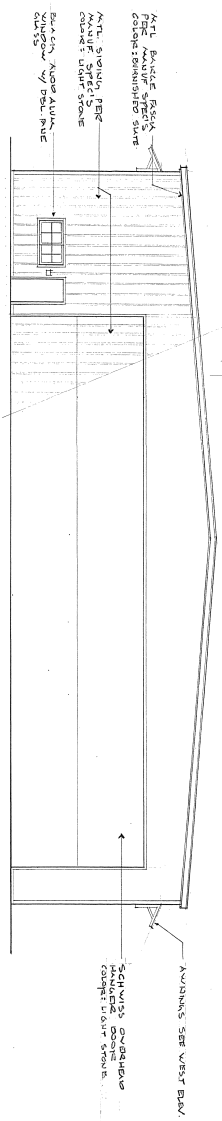
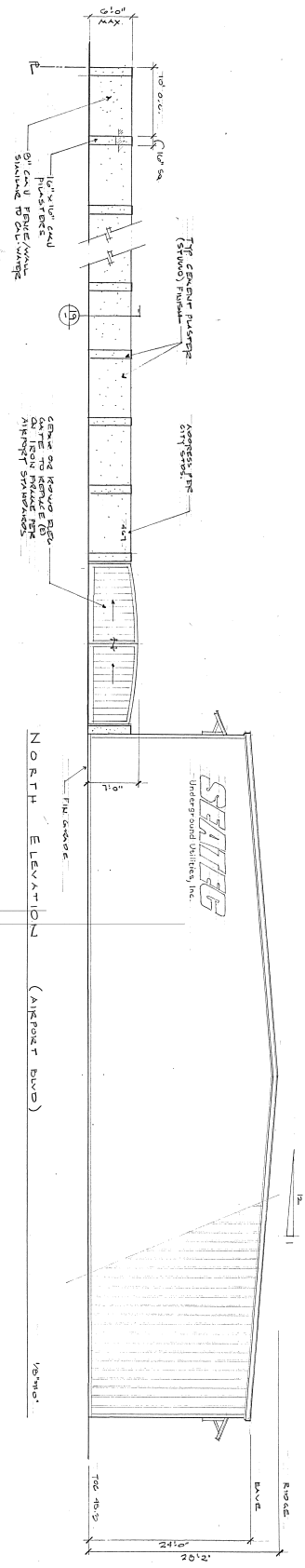
ALEX OTT
CONSULTING ENGINEER
603 PALM AVENUE
SEASIDE, CALIFORNIA 92095
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SEATEC HANGER
SEATEC UNDERGROUND UTILITIES, INC
467 AIRPORT BLVD.
SALINAS, CA 93905 PH: 831 771-1905

Date	2-7-19
Scale	
Drawn	DAN KENEN
Job	07-2019
Sheet	
Of	2



WALL LEGEND
ALL BRICK WALLS
INTERIOR STUD WALLS
PIVOT WALLS



CHAIN LINK FENCE W/ TOP 4 BAY KILLS

