

CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- PRIOR TO CERTIFICATION AND SUBMITTAL OF THE WATER POLLUTION CONTROL PLAN (WPCP), THE CONTRACTOR SHALL LOCATE/ DELINEATE ON THESE PLANS LOCATION FOR CONCRETE WASHOUT, VEHICLE CLEANING, FUELING AND MAINTENANCE AS REQUIRED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR MUST REMOVE ALL WATER POLLUTION AND EROSION CONTROL DEVICES AT THE COMPLETION OF WORK.
- TRAFFIC CONTROL AND PEDESTRIAN DETOUR PLAN FOR ANY STREET / SIDEWALK / TRAFFIC CLOSURES IN THE PUBLIC RIGHT-OF-WAY AS PART OF THIS PROJECT. THE PLAN MUST BE SUBMITTED TO CITY STAFF FOR REVIEW AND APPROVAL ONE (1) WORK WEEK IN ADVANCE AND PRIOR TO ANY WORK/OBSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.
- ENCROACHMENT PERMIT - SEE GENERAL NOTE 4.

PARKING CALCULATION

TABLE 31-50.100

USE	AREA	PARKING FACTOR	PARKING REQ'D.	PARKING PROVIDED
INDUSTRIAL	4,031	1/500 SF	8.06	7

PARKING TABULATION

LOT:	SPACES					TOTAL
	STANDARD	SMALL SPACE	LOADING SPACE	STANDARD ACCESSIBLE	VAN ACCESSIBLE	
LOT #1	3	3	0	0	1	7
LOT #2	0	0	1	0	0	1
	TOTAL # OF SPACES:					8

BICYCLE PARKING REQ'D:
10% OF REQUIRED AUTOMOBILE PARKING SPACES
REQUIRED AUTOMOBILE SPACES: 9
REQUIRED BICYCLE SPACES: 1

PARKING SPACE REDUCTION REQUESTED PER SEC. 31-50.310
Parking and loading requirements for an existing building(s), due to the exceptional shape or size of the site or other unusual site conditions, are burdensome to the point where they prevent a reasonable range of uses similar to other properties in the same zoning district.

BUILDING ANALYSIS

BLDG. STORY	HEIGHT (FT)	ALLOW. HEIGHT (FT)	OCCUP. TYPE	CONST. TYPE	ACTUAL AREA PER FLOOR (SF)	ALLOWABLE AREA (PER FLOOR) (SF)	REMARKS
A (1)	19'5"	40'	F-1*	V-B	4,200	8,500	

*OCCUP. F-1, M ACCESSORY USE

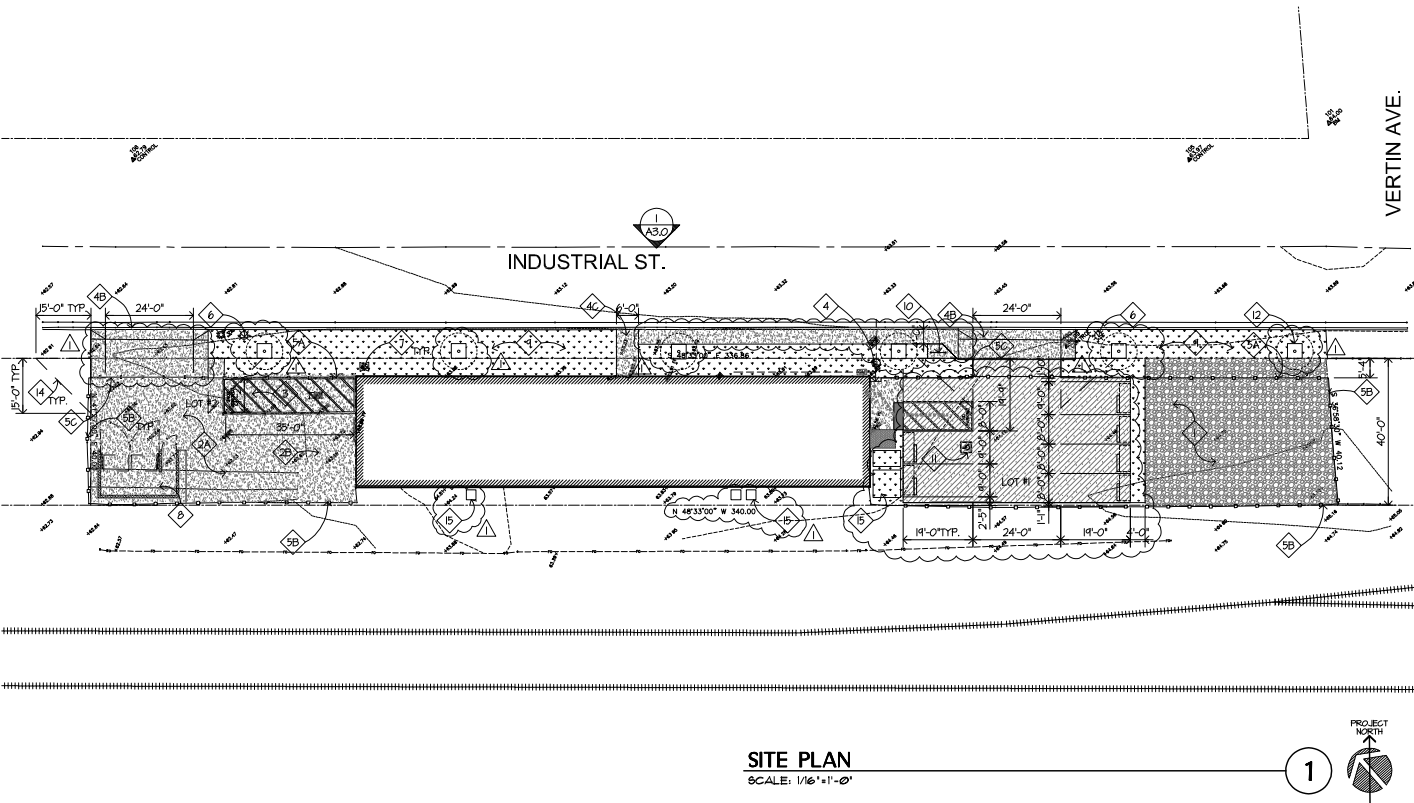
FIRE RESISTANCE RATING

FIRE RESISTANCE RATINGS FOR BLDG ELEMENTS (TBL 601)						
CONST. TYPE	PRIMARY STRUCT. FRAME	BEARING WALLS EXTERIOR	BEARING WALLS INTERIOR	NON-BEARING WALLS EXTERIOR	NON-BEARING WALLS INTERIOR	FLOOR & SECONDARY MEMBERS
V-B	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.

LANDSCAPE

INDUSTRIAL GENERAL	LOT DEPTH	LANDSCAPE AREA (SF)	LANDSCAPE AREA (IN)	LANDSCAPE SETBACK (FT)	LANDSCAPE SETBACK (IN)
REQUIRED:	150 FT. REQ'D.	671	5%	20 FT.	13.3%
PROPOSED:	40 FT. ACTUAL	1,180	8.1%	5 FT. 4 IN.	13.3%

LOT AREA: 0.311 ACRES (13,531 SF)
BUILDING AREA: 4,200 SF
TURF AREA: 0 SF



SITE PLAN

SCALE: 1/16" = 1' - 0"

1



GENERAL NOTES

- EVERYTHING SHOWN IS (E) TO REMAIN U.O.N.
- CLEAN & PREPARE ALL SURFACES SCHEDULED TO BE COVERED TO SUIT THE REGTS. OF THE (N) SPECIFIED ITEM.
- FOR ADDITIONAL WORK THIS CONTRACT, SEE CIVIL, MECH/ PLUMBING & ELECT. DWGS.
- ENCROACHMENT PERMIT REQUIRED. ALL OBSTRUCTIONS, IMPROVEMENTS &/OR CONST. WORK IN THE CITY OF SALINAS RIGHT-OF-WAY &/OR CITY-OWNED PROPERTY REQUIRES AN ENCROACHMENT PERMIT. PRIOR TO ANY OBSTRUCTION &/OR WORK IN THE PUBLIC WAY &/OR IN CITY-OWNED PROPERTY, THE CONTRACTOR SHALL OBTAIN THE ISSUANCE OF A CITY OF SALINAS ENCROACHMENT PERMIT. CONTACT THE CITY'S DEVELOPMENT ENGINEERING DIVISION TO PROCESS SAID ENCROACHMENT PERMIT AT:
CITY OF SALINAS PERMIT CENTER
65 WEST ALisal STREET
SALINAS, CA 93401
(505) 762-725
ENCROACHMENT@CISALINAS.CA.US
- THE INFORMATION ON THESE PLANS ARE ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
- THE INFORMATION ON THESE PLANS ARE INTENDED TO BE USED AS A GUIDE FOR CONTRACTOR AND SUB-CONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE WATER POLLUTION CONTROL PROGRAM (WPCP).
- ACTUAL CONSTRUCTION OPERATIONS AND FIELD CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE PLANS. THE CONTRACTOR IS RESPONSIBLE MAKING SUCH MODIFICATIONS.
- SITE VERIFY ALL (E) CONDITIONS IN THE FIELD AND REPORT IN WRITING TO THE CITY ENGINEER IF YOU FIND ANYTHING THAT DEVIATES FROM THE DRAWINGS.
- SEE PLUMBING/ MECHANICAL AND ELECTRICAL DRAWING FOR COMPLETE SCOPE OF WORK.
- CONTRACTOR TO FURNISH AND UTILIZE SUITABLE RECEPTACLES FOR WASTE AND RECYCLABLES FOR CONSTRUCTION PERSONNEL AND ENSURE THAT ALL GARBAGE IS REMOVED FROM THE SITE ON A REGULAR BASIS AND AT THE END OF THE CONSTRUCTION DAY.
- CONTRACTOR SHALL REMOVE DIRT, DEBRIS, AND NEEDS FROM ALL STORM DRAIN INLETS AFFECTED BY PROJECT AND PUBLIC SIDEWALK AREAS.

KEYED NOTES

- (E) D.S. AREA, NO CHANGE, SEE CIVIL DWG6.
- (E) CONC. PAVING, SEE CIVIL DWG6.
A. NO CHANGE
B. RAMP NO CHANGE
- (E) LOADING SPACE, PROVIDE (N) STRIPING AND LETTERING, PER PLAN
- (N) CONC. PAVING, SEE CIVIL DWG6.
A. SIDEWALK PER CITY STANDARDS
B. CURB CUT PER CITY STANDARDS
- (N) FENCINGS AND GATES
A. NEW 8' TALL DECORATIVE FENCE, UNDER SEPARATE VARIANCE
B. NEW 8' TALL FENCE W/ PRIVACY SLATS
C. NEW 8' TALL X 20' WIDE ROLLING GATE, MANUAL, UNDER SEPARATE VARIANCE
- NEW STREET LIGHT, SEE ELECTRICAL
- (E) EXTERIOR WALL MOUNTED LIGHT FIXTURES
- (N) CAN TRASH ENCLOSURE PER CITY STANDARDS
- CITY R.O.W.
- (N) BIKE PARKING RACK, SEE DTL 5/A8.1
- VAN ACCESSIBLE PARKING, SEE 2/A8.3
- NEW STREET TREE, TYP. OF 6
- (E) FIRE HYDRANT
- VISIBILITY TRIANGLE
- (N) PAD MOUNTED ELEC/MECH. EQUIPMENT, TO BE SCREENED, SEE LANDSCAPE PLAN

LEGEND

- (E) FIRE HYDRANT
- ACCESSIBLE P.O.T.
- (N) LANDSCAPE AREA, SEE CIVIL DWG6
- (N) CONC. PAVING, SEE CIVIL DWG6
- (N) AC PAVING, SEE CIVIL DWG6

KASAVAN ARCHITECTS
68 W. Market St., Suite 300
Salinas, California 93901
Phone: 831.424.2232
Fax: 831.424.2501



CONSULTANTS

The use of these plans and specifications shall be limited to the project and site for which they were prepared and shall not be used for any other project or site without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the plans and specifications, or for any consequences arising from the use of these plans and specifications, or for any consequences arising from the use of these plans and specifications, or for any consequences arising from the use of these plans and specifications.

REVISIONS:
A. CITY OF SALINAS 05/14/18

TENANT IMPROVEMENTS FOR
RICKY CABRERA
AT:
1072 INDUSTRIAL ST SALINAS CA 93901
PROPOSED SITE PLAN

SHEET NUMBER

A1.2

DATE: 05 MAR 2018
JOB: 1841 DRAWN: CACD

Drawn: 1849 BOR

File name: D:\CABRERA\1849\1849.DWG