

PROJECT DATA

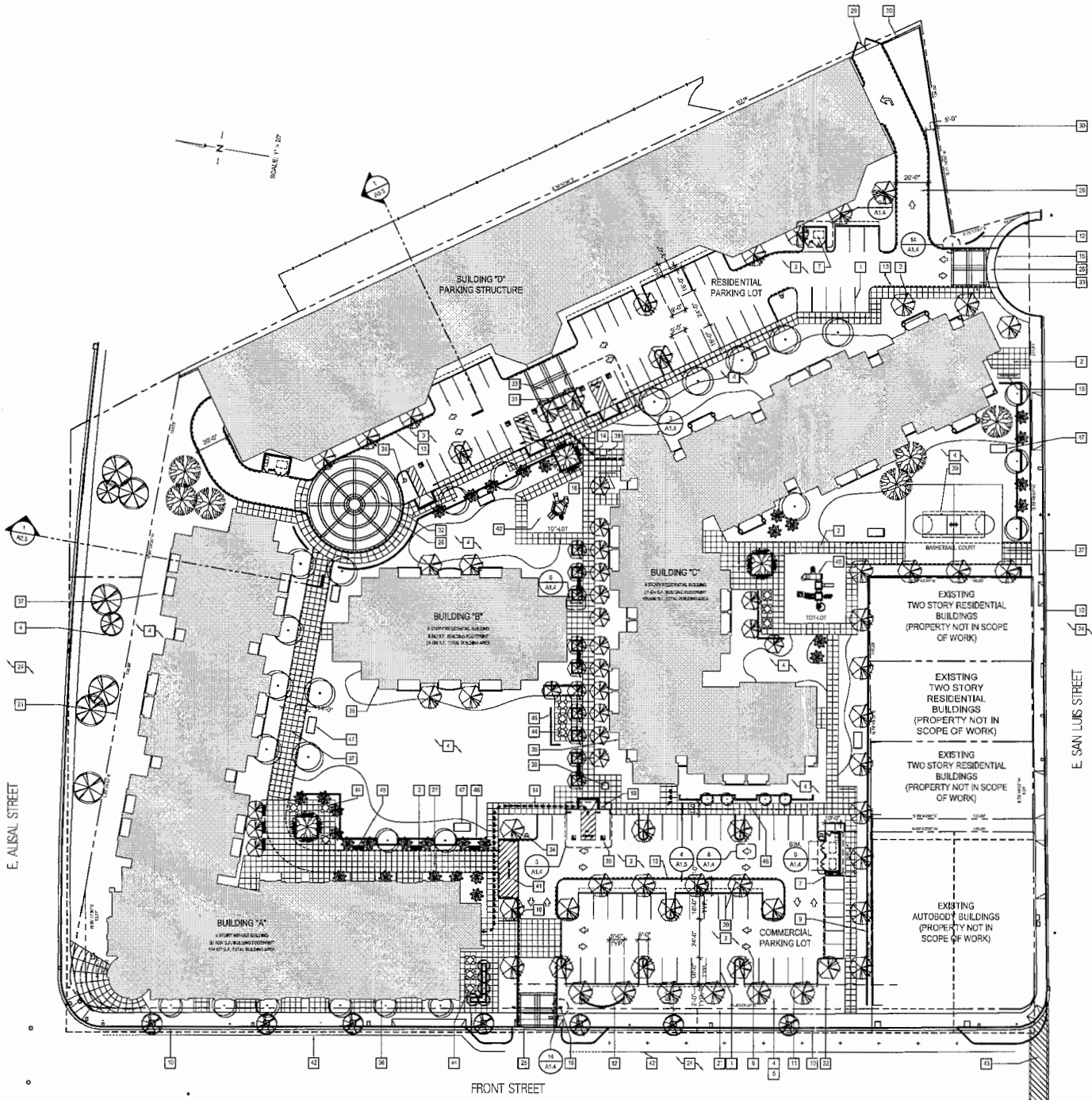
PROJECT NAME:	TYNAN VILLAGE - HOUSING AUTHORITY OF THE COUNTY OF MONTEREY		
PROJECT LOCATION:	325 FRONT STREET (CORNER OF EAST ALJAL STREET AND FRONT STREET) SALINAS, CA 93905		
A.P.N.:	003-014-013, 003-014-015, 003-014-002, 003-014-000, 003-014-016		
SITE AREA:	5.16 ACRES (57,501 S.F.)		
LOT COVERAGE:	BUILDING "A"	10.453 S.F.	
	BUILDING "B"	8,542 S.F.	
	BUILDING "C"	27,424 S.F.	
	BUILDING "D"	32,231 S.F.	
TOTAL:		88,650 S.F.	(31.3% LOT COVERAGE)
TOTAL BUILDING AREAS:	BUILDING "A"	FIRST FLOOR	39,402 S.F.
		(INCLUDES 13,200 S.F. COMMERCIAL AREA)	
		SECOND FLOOR	28,158 S.F.
		THIRD FLOOR	28,158 S.F.
		FOURTH FLOOR	25,190 S.F.
		TOTAL BUILDING AREA	117,077 S.F.
	BUILDING "B"	FIRST FLOOR	8,542 S.F.
		SECOND FLOOR	8,542 S.F.
		THIRD FLOOR	8,542 S.F.
		FOURTH FLOOR	8,542 S.F.
		TOTAL BUILDING AREA	34,168 S.F.
	BUILDING "C"	FIRST FLOOR	27,424 S.F.
		SECOND FLOOR	27,424 S.F.
		THIRD FLOOR	27,424 S.F.
		FOURTH FLOOR	27,424 S.F.
		TOTAL BUILDING AREA	109,696 S.F.
	BUILDING "D"	FIRST FLOOR	22,231 S.F.
		SECOND FLOOR	32,231 S.F.
		THIRD FLOOR	32,231 S.F.
		TOTAL BUILDING AREA	97,278 S.F.
TOTAL UNITS:	BUILDING "A"	1 BED / 1 BATH	18
		2 BED / 1 BATH	47
		3 BED / 2 BATH	16
		4 BED / 2 BATH	0
	BUILDING "B"	1 BED / 1 BATH	0
		2 BED / 2 BATH	8
		3 BED / 2 BATH	15
		4 BED / 2 BATH	0
	BUILDING "C"	1 BED / 1 BATH	0
		2 BED / 1 BATH	0
		3 BED / 2 BATH	50
		4 BED / 2 BATH	16
	BUILDING "D"	NO UNITS - PARKING STRUCTURE	
	TOTAL	1 BED / 1 BATH	18
		2 BED / 1 BATH	55
		3 BED / 2 BATH	71
		4 BED / 2 BATH	16
		TOTAL UNITS	160
PARKING PROVIDED:	SURFACE COMMERCIAL	41	
	SURFACE RESIDENTIAL	98	
	STRUCTURE RESIDENTIAL	238	
	TOTAL PARKING	378	
OPEN SPACE PROVIDED:	COMMON OPEN SPACE	69,030 S.F.	
	PRIVATE OPEN SPACE (DECKS)	11,000 S.F.	
	INDOOR ACTIVITY / EXERCISE SPACE TOTAL	4,604 S.F.	
		82,334 S.F.	
PARKING LOT AREA:	COMMERCIAL PARKING LOT AREA:	22,262 S.F.	
	REQUIRED LANDSCAPING AREA:	1,118 S.F. (5%)	
	PROVIDED LANDSCAPING AREA:	2,907 S.F. (13%)	
	RESIDENTIAL PARKING LOT AREA:	35,063 S.F.	
	REQUIRED LANDSCAPING AREA:	1,238 S.F. (4%)	
	PROVIDED LANDSCAPING AREA:	2,340 S.F. (11%)	

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWINGS ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 4" WIDE PAINTED STALL STRIPING PER SPEC AND CITY STANDARDS.
- 2 PROVIDE 4" THICK INTEGRAL COLOR "SAN DIEGO BUFF" MK 1.5 BLU. OF 6237 AS MANUFACTURED BY DAVIS COLORS' CONCRETE WALKWAY WITH SLIP RESISTANT FINISH MEDIUM SALT FINISH - TYP. AND PROPERLY PLACED PWS' FINISH INCLUDED WITH FINISH OVER A MINIMUM F CLASS 2 AGGREGATE BASE WORK OVER COMPACTED SUBGRADE. CONCRETE WALK TO BE A MIN. 4'-0" UJAL. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING WHERE APPLICABLE. REFER TO CIVIL DRAWINGS FOR EXACT CONFIGURATION OF CONCRETE WALKWAY SECTION.
- 3 AC PAVED PARKING LOT AND/OR DRIVEWAY OVER AGGREGATE BASE AND COMPACTED SUBGRADE. REFER TO CIVIL DRAWINGS FOR EXACT CONFIGURATION OF PAVED SECTION.
- 4 LANDSCAPED AREA.
- 5 AREA OF LANDSCAPED ZERMA.
- 6 PROVIDE PAINTED DIRECTIONAL ARROWS PER CITY PUBLIC WORKS STANDARDS, TYPICAL AS SHOWN ON PLAN. SEE DETAIL SA1.A.
- 7 PROVIDE +8'-0" HIGH CMU TRASH / RECYCLE ENCLOSURE (PARGE WITH CEMENT PLASTER @ EXTERIOR). CONSTRUCT PER CITY PUBLIC WORKS STANDARDS.
- 8 INDICATES HC "VAN ACCESSIBLE" STALLS - SEE DETAIL SA1.A.
- 9 INDICATES NEW +8'-0" HIGH X/N, CMU WALL.
- 10 EXISTING CURB, GUTTER & SIDEWALK TO REMAIN. REPAIR AND REPLACE CURB / GUTTER / SIDEWALK AS REQUIRED TO ACCOMMODATE NEW WORK.
- 11 INDICATES 36" BUMPER OVERHANG.
- 12 INDICATES LOCATION OF MONUMENT SIGN (BY SEPARATE PERMIT).
- 13 INDICATES EXTENT OF 8" HIGH CURBS WHICH SHALL BE PAINTED RED WITH 4" HIGH WHITE LETTERS STATING "FIRE LANES - NO PARKING" AT 30" O.C. MAX. WHEN A 6" CURBS IS NOT AVAILABLE, INSTALL A "FIRE LANES - NO PARKING ANYTIME" SIGN (18" X 36"). SIGN HEIGHT SHALL BE 50" FROM TOP OF PAVEMENT/LANDSCAPE AREA TO BOTTOM OF SIGN ON A WALL, FENCE OR BUILDING AT 75" O.C. MAX. A POLY-MOUNTED SIGN ON A PEDESTRIAN WALKWAY/SIDEWALK SHALL BE 84" FROM THE BOTTOM OF THE SIGN TO TOP OF WALKWAY/SIDEWALK.
- 14 ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS, ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. HAVE A MAX. 1/2" CHANGES IN ELEVATION, MIN. 48" WIDTH, HAVE A MAX. 1/4" PER FOOT CROSS SLOPE, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 1113.03.
- 15 OWNER TO PROVIDE STREET DEDICATION TO CITY OF SALINAS TO ACCOMMODATE NEW CUL-DE-SAC, CONCRETE WALKWAY, CURB, APPROACH AND GUTTER.
- 16 INDICATES LOCATION OF METAL TUBE BIKE RACK - MINIMUM (8) BIKE CAPACITY EACH (TYP. OF 4 LOCATIONS). SEE DETAIL SA1.A.
- 17 PROVIDE CONCRETE WHEEL STOP, REFER TO DETAIL 17A1.A FOR ADDITIONAL INFORMATION.
- 18 PROVIDE A "DISABLED PARKING ENTRY" SIGN (VEHICLE TOW-AWAY) SIGN (17" X 22") AND A "NOTICE ALL ROAD ARE FIRE LANES" ENFORCEMENT SIGN (18" X 24") INSTALLED TOGETHER FOR VEHICLES ENTERING INTO THE PARKING LOT FROM HARDEN PARKWAY AND REGENCY CIRCLE AT BOTH DRIVEWAY ENTRANCES PER CITY STANDARD PLAN #26. SEE DETAIL SA1.A.
- 19 PROVIDE ACCESSIBLE STALL SIGNAGE - SEE DETAIL 1A1.A.
- 20 PROVIDE 4" HIGH CONCRETE CURB TYPICAL AS SHOWN REFER TO CIVIL DRAWINGS FOR EXACT CONFIGURATION OF CURB SECTION. COLOR OF CURB SHALL MATCH INTEGRAL COLOR "SAN DIEGO BUFF" MK 1.5BLU. OF 6237 AS MANUFACTURED BY DAVIS COLORS' CONCRETE WALKWAY, TYP.
- 21 INDICATES PROPERTY LINE.
- 22 INDICATES 15'-0" LANDSCAPE SETBACK LINE AT PARKING LOT.
- 23 INDICATES 16'-0" LANDSCAPE SETBACK LINE AT PARKING LOT.
- 24 EXISTING CITY MAINTAINED ASPHALT ROAD TO REMAIN INTACT. NO WORK U.O.N. PROTECT FROM DAMAGE.
- 25 INDICATES NEW 30'-0" WIDE COMMERCIAL DRIVEWAY APPROACH. DRIVEWAY APPROACH SHALL CONFORM TO CITY OF SALINAS STANDARDS PLANS WITH A 4'-0" WALK BEHIND RAMP. CONTRACTOR SHALL PROVIDE 4'-0" WALK AS INDICATED/REQUIRED.
- 26 PROVIDE 1/8" WIRE CONCRETE BORDER. CONCRETE BORDER SHALL HAVE INTEGRAL COLOR "SAN DIEGO BUFF" MK 1.5 BLU. OF 6237 AS MANUFACTURED BY DAVIS COLORS' AND BE PLACED OVER CLASS 2 AGGREGATE BASE WORK OVER COMPACTED SUBGRADE. REFER TO DETAIL SA1.S FOR ADDITIONAL NOTATION.
- 27 INDICATES CONCRETE CONTROL OR EXPANSION JOINTS AT CONCRETE WALKWAY. SEE DETAIL SA1.A & 2A1.A.
- 28 20'-0" WIDE FIRE/EMERGENCY ACCESS DRIVE.
- 29 FIRE/EMERGENCY CRASH GATE.
- 30 PROVIDE +12'-0" HIGH SOUND WALL.
- 31 INDICATES NEW HC CURB RAMP PER ADA AND CITY STANDARDS.
- 32 PROVIDE COLOR CONCRETE PAVING AS SHOWN ON PLAN.
- 33 PROVIDE COLOR CONCRETE PAVING AS SHOWN ON PLAN.
- 34 INDICATES LOCATION OF FIRE HYDRANT.
- 35 PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL SA1.A.
- 36 INDICATES PROPOSED NEW BUILDING FOOTPRINT.
- 37 INDICATES 14'-0" FIRE ACCESS.
- 38 INDICATES DIRECTORY SIGN.
- 39 BASKETBALL COURT.
- 40 TOT LOT.
- 41 LOADING / UNLOADING ZONE.
- 42 BICYCLE LANE PER CITY OF SALINAS STANDARDS.
- 43 INDICATES PEDESTRIAN CROSSWALK TO DAY CARE CENTER.
- 44 OUTDOOR TABLE AND CHAIRS.
- 45 OUTDOOR BENCH.
- 46 +3'-0" CMU BLOCK WITH LANDSCAPE WALL (PARGE WITH CEMENT PLASTER).
- 47 INDICATES EXERCISE PAR COURSE - TYPICAL OF (8) FITNESS ACTIVITY STATIONS.

DATE	08/11/24	JOB NO.	02157	SHEET NO.	M/N/P	REV.	HR
FORM DATE	REVISED	<p style="margin: 0;">Wald, Ruhke & Dost Architects, LLP</p> <p style="margin: 0;">AIA • Architecture • Planning</p> <p style="margin: 0; font-size: small;">504 Bartlett Street • Suite 1 Salinas, CA 93905 • (831) 546-8000 • E-MAIL: architecture@wdrach.com PH: (831) 546-8000 • FAX: (831) 546-8000 • C-11208 • C-11209</p>					
SHEET TITLE							
FRAMES		<p style="margin: 0;">TYNAN VILLAGE -- HOUSING AUTHORITY OF THE COUNTY OF MONTEREY</p> <p style="margin: 0; font-size: small;">325 FRONT STREET (CORNER OF EAST ALJAL AND FRONT ST.) SALINAS CA 93905</p>					
SHEET NO.		<p style="font-size: 2em; margin: 0;">A1.1</p>					



PROPOSED SITE PLAN
 SCALE: 1"=40'-0"