



SAN JUAN APARTMENTS

PERSPECTIVE VIEW - San Juan Road

VICINITY MAP



DESIGNER SIGNATURE

PROJECT DESIGNER: RANDALL RUSSOM, ARCHITECT
RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401

PRINT NAME:

SIGNATURE: _____ DATE: _____

PROJECT DIRECTORY

OWNER: NADAR AGHA
449 ALVARADO STREET
MONTEREY, CA 93940
CONTACT: LAITH AGHA
PHONE: (831)-596-9158
EMAIL: LAITH.AGHA@GMAIL.COM

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: RANDY RUSSOM
PHONE: (805)-543-1794
EMAIL: RWRUSSOM@RRMDESIGN.COM

LANDSCAPE ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: CHRIS DUFOUR
PHONE: (805)-543-1794
EMAIL: CBDUFOUR@RRMDESIGN.COM

CIVIL ENGINEER: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: ROBERT CAMACHO
PHONE: (805)-543-1794
EMAIL: RCAMACHO@RRMDESIGN.COM

PROJECT ADDRESS: 1550 SAN JUAN ROAD
HOLLISTER, CA 95023

APN: 052-090-008

AFFORDABLE HOUSING PROPOSAL

THIS PROJECT WILL PROVIDE 10% LOW AFFORDABLE UNITS FOR A TOTAL OF 15 UNITS DISTRIBUTED ACROSS THE SITE WITH UNIT SIZE IN PROPORTION TO TOTAL OF EACH UNIT SIZE PROPOSED. THE PROJECT REQUESTS PARKING REDUCTIONS IN COMPLIANCE WITH GOV CODE SECTION 65915 (P)(1)(A) AND (B). ADDITIONALLY WE RESERVE THE RIGHT TO APPLY ONE ADDITIONAL INCENTIVE AS ALLOWED UNDER GOV CODE SECTION 69915(D)(C)(2)(A).

PROJECT DESCRIPTION

PROPOSED NEW CONSTRUCTION OF (8) BUILDINGS ON A 5.54 ACRE SITE IN HOLLISTER, CALIFORNIA. THE PROJECT CONSISTS OF 3 BUILDING TYPES INCLUDING (116,995 SF) RESIDENTIAL, (3,750 SF) COMMERCIAL AND (2,755 SF) COMMUNITY SPACES. A TOTAL OF 157 RESIDENTIAL UNITS ARE PROPOSED AND DISTRIBUTED BETWEEN THE APARTMENT BUILDINGS AND THE SECOND FLOOR OF THE COMMERCIAL BUILDING.

BUILDING SF BREAKDOWN

RESIDENTIAL BUILDING SF (6 BUILDINGS)

UNCONDITIONED COVERED SPACE:
GROUND FLOOR: 567 SF
SECOND FLOOR: 1,853 SF
THIRD FLOOR: 1,205 SF
TOTAL GROSS SF: 2,978 SF
GARAGE: 4,736 SF
CIRCULATION: 1271.70 + 940.89 + 940.89 = 3,153 SF

CONDITIONED:
GROUND FLOOR: 5,451 SF
SECOND FLOOR: 8,765 SF
D FLOOR: 8,765 SF
TOTAL GROSS SF: 22,981 SF

COMMUNITY BUILDING SF

UNCONDITIONED EXTERIOR COVERED SPACE:
GROUND FLOOR: 638 SF

CONDITIONED:
GROUND FLOOR: 3,011 SF

COMMERCIAL BUILDING SF

UNCONDITIONED EXTERIOR COVERED SPACE:
GROUND FLOOR: 749 SF
SECOND FLOOR: 508 SF
CIRCULATION: 500 SF

CONDITIONED:
GROUND FLOOR: 3,791 SF
SECOND FLOOR: 3,521 SF
TOTAL GROSS SF: 7,321 SF

PROJECT STATISTICS

ZONING: WG MIXED USE
PARCEL SIZE: 5.54 ACRES (241,244 SF)

TOTAL BUILDING FOOTPRINTS: 68,534 SF
LOT COVERAGE: 68,534/241,244 = 28.5%
TOTAL LANDSCAPE: 75,219/241,244 = 31%

COMMERCIAL AREA: 3,792 SF

MAX. ALLOWED HEIGHT: 50 FT.
MAX. PROPOSED HEIGHT: 41'-0" COMMERCIAL BUILDING
22'-11" COMMUNITY BUILDING
42'-8" RESIDENTIAL BUILDINGS

BUILDING DATA:
(6) APARTMENT BUILDINGS, EACH WITH: (9) 1 BEDROOM UNITS
(11) 2 BEDROOM UNITS
(5) 3 BEDROOM UNITS

COMMERCIAL BUILDING: (7) 1 BEDROOM UNITS

UNIT TOTALS: (61) 1 BEDROOM UNITS
(66) 2 BEDROOM UNITS
(30) 3 BEDROOM UNITS

OCCUPANCY TYPES & AREA:
RESIDENTIAL UNITS 116,995 SF (157 UNITS)
COMMERCIAL FUTURE USE 3,792 SF
COMMUNITY SPACE 2,755 SF

OPEN SPACE REQUIREMENTS 500 SF PER UNIT INCLUDING A MIN OF 64 SF PER UNIT PRIVATE OPEN SPACE
(157) UNITS X 500 SF/UNIT = 78,500 SF
COMMON COMMUNITY ROOM

TOTAL REQUIREMENT

OPEN SPACE AMENITIES

OPEN SPACE PROVIDED:
COMMON OPEN SPACE OUTDOOR COMMON SPACE 59,232 SF
INDOOR COMMON AREA (COMMUNITY BLDG) 2,765 SF

PRIVATE OPEN SPACE 1 BED UNIT DECK 23.5' X 5.5' (128 SF) X 61 UNITS 7,808 SF
2 BED UNIT DECK 24' X 5.5' (133 SF) X 66 UNITS 8,778 SF
3 BED UNIT DECK 23' X 5.5' (147 SF) X 30 UNITS 4,410 SF

TOTAL PROVIDED: 82,993 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT	
PARKING REQUIRED: (BASE REQUIREMENT PER DEVELOPMENT CODE)			
RESIDENTIAL	1-BEDROOM = 1.5 SPACES/UNIT (1.5 X 61 = 91.5 SPACES)	91.5	
	2-BEDROOM = 1.5 SPACES/UNIT (1.5 X 66 = 99 SPACES)	99	
	3-BEDROOM = 2 SPACES/UNIT (2 X 30 = 60 SPACES)	60	
COMMERCIAL	1 SPACE PER 250 SF (3,791 SF/250 SF = 15 SPACES)	15	
GUEST PARKING	0.25 SPACE PER UNIT (157 X 0.25 = 39.25 SPACES)	39.25	
TOTAL REQUIRED	91.5 + 99 + 60 + 15 + 39.25 = 304.91	304.91	
PARKING REQUIRED: (REQUIREMENTS FOR PROJECTS PROVIDING AFFORDABLE HOUSING)	PROPOSED PROJECT TO PROVIDE 10% LOW AFFORDABLE PER GOV. CODE SECTION 65915 (B)(1)(A) PER GOV. CODE SECTION 65915 (P)(1) (A) AND (B), THE PROJECT REQUESTS THE APPLICATION OF PARKING IN THE FOLLOWING RATIOS:		
RESIDENTIAL (CALCULATIONS ARE INCLUSIVE OF ALL GUEST & HANDICAP PARKING)	(A) 1-BEDROOM: 1 ONSITE PARKING SPACE/UNIT (1 X 61 = 61)	61	
	(B) 2 OR 3-BEDROOMS: 2 ONSITE PARKING SPACES/UNIT (2 X 96 = 192)	192	
COMMERCIAL	1 SPACE PER 250 SF (3,791 SF/250 SF = 15 SPACES)	15	
GUEST PARKING	NONE REQUIRED	0	
TOTAL REQUIRED		268	
PARKING PROVIDED			
	STANDARD	166	
	ACCESSIBLE	10	
	COMPACT	17	
	COVERED	96	
TOTAL PROVIDED		291	
BICYCLE PARKING			
PARKING REQUIRED: PER MUNICIPAL CODE:	PER MUNICIPAL CODE:		
	10% OF AUTO PARKING REQUIRED	27	
TOTAL PROVIDED:		44	

SHEET INDEX

SPACE COUNT	TITLE SHEET
T1	TITLE SHEET
A2	EXISTING SITE SURVEY
A3	PROPOSED SITE PLAN
A4	UNIT FLOOR PLANS
A5	GROUND FLOOR PLAN - RESIDENTIAL
A6	SECOND FLOOR PLAN - RESIDENTIAL
A7	THIRD FLOOR PLAN - RESIDENTIAL
A8	ELEVATIONS - RESIDENTIAL
A9	GROUND FLOOR PLAN - COMMUNITY BUILDING
A10	ELEVATIONS - COMMUNITY BUILDING
A11	GROUND FLOOR PLAN - COMMERCIAL BUILDING
A12	SECOND FLOOR PLAN - COMMERCIAL BUILDING
A13	ELEVATIONS - COMMERCIAL BUILDING
A14	COLOR AND MATERIALS
A15	ARCHITECTURAL DETAIL VIGNETTES
A16	SITE SECTIONS
A17	VIEW ANALYSIS PHOTO MATCH PERSPECTIVES
A18	CHARACTER SKETCH - COMMERCIAL BLDG
A19	PERSPECTIVE RENDERING
A20	PERSPECTIVE RENDERING
A21	PERSPECTIVE RENDERING
A22	TRASH ENCLOSURE
C1	CIVIL SITE IMPROVEMENTS & UTILITIES PLAN
C2	CIVIL GRADING AND DRAINAGE PLAN
C3	STORM WATER CONTROL PLAN
C4	FIRE DEPARTMENT NOTES
L1	LANDSCAPE SITE PLAN
TOTAL SHEETS - 27	

TITLE SHEET

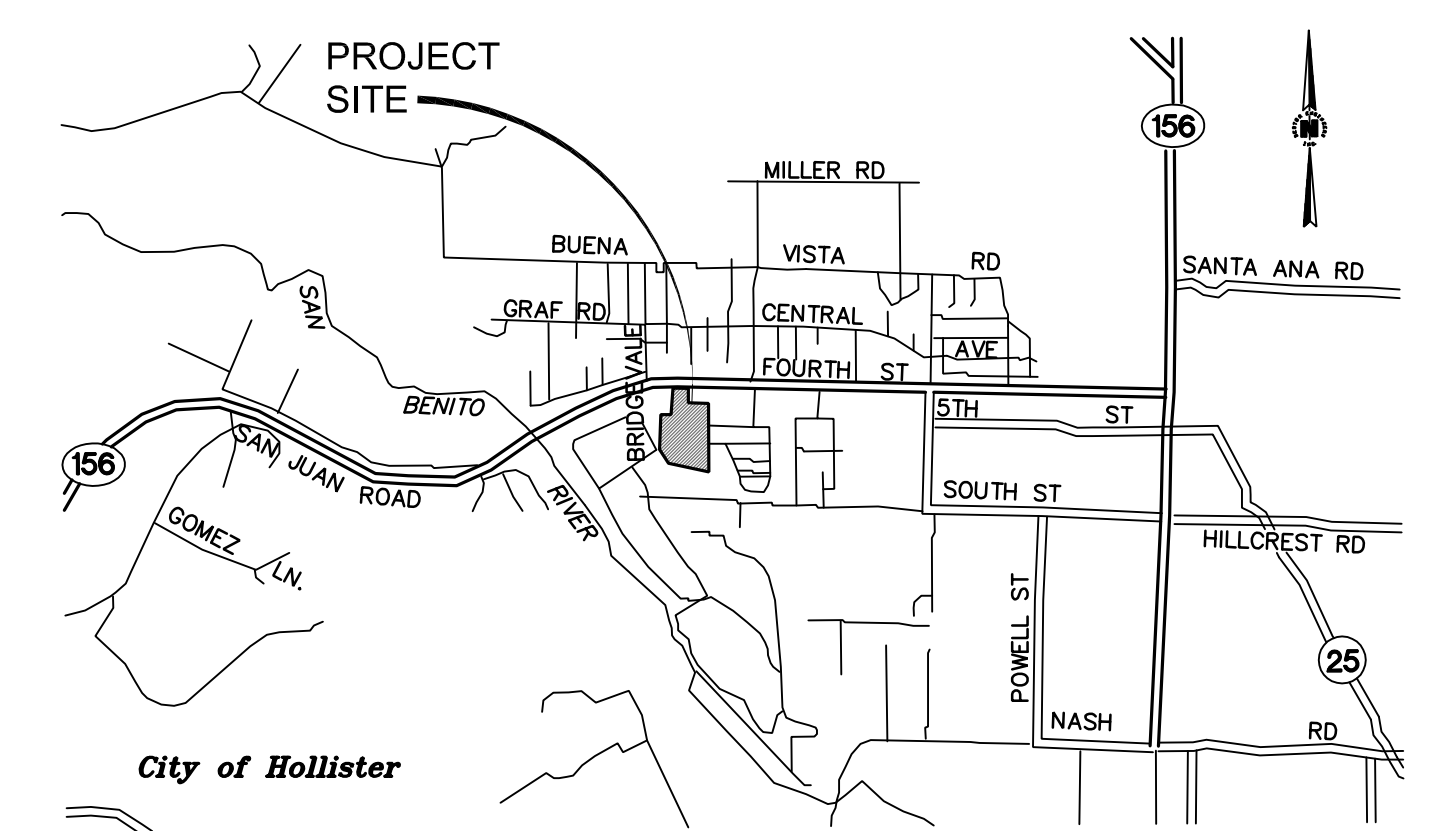
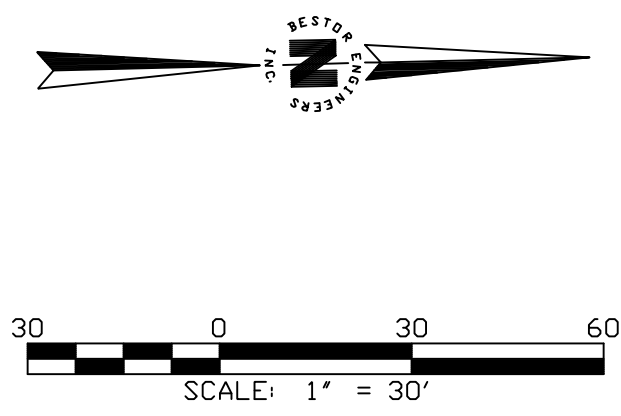
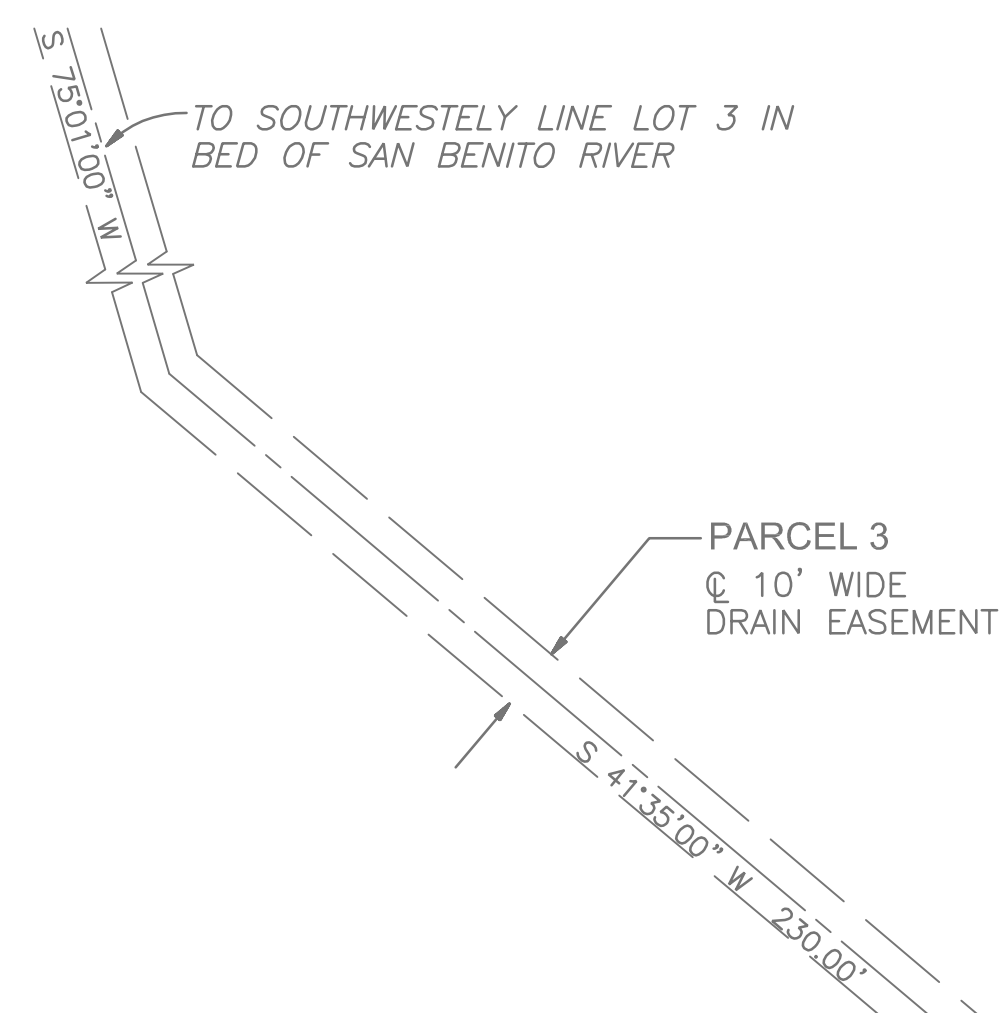
SAN JUAN APARTMENTS ENTITLEMENT

27 JUNE 2023

1433-02-RS20

T1

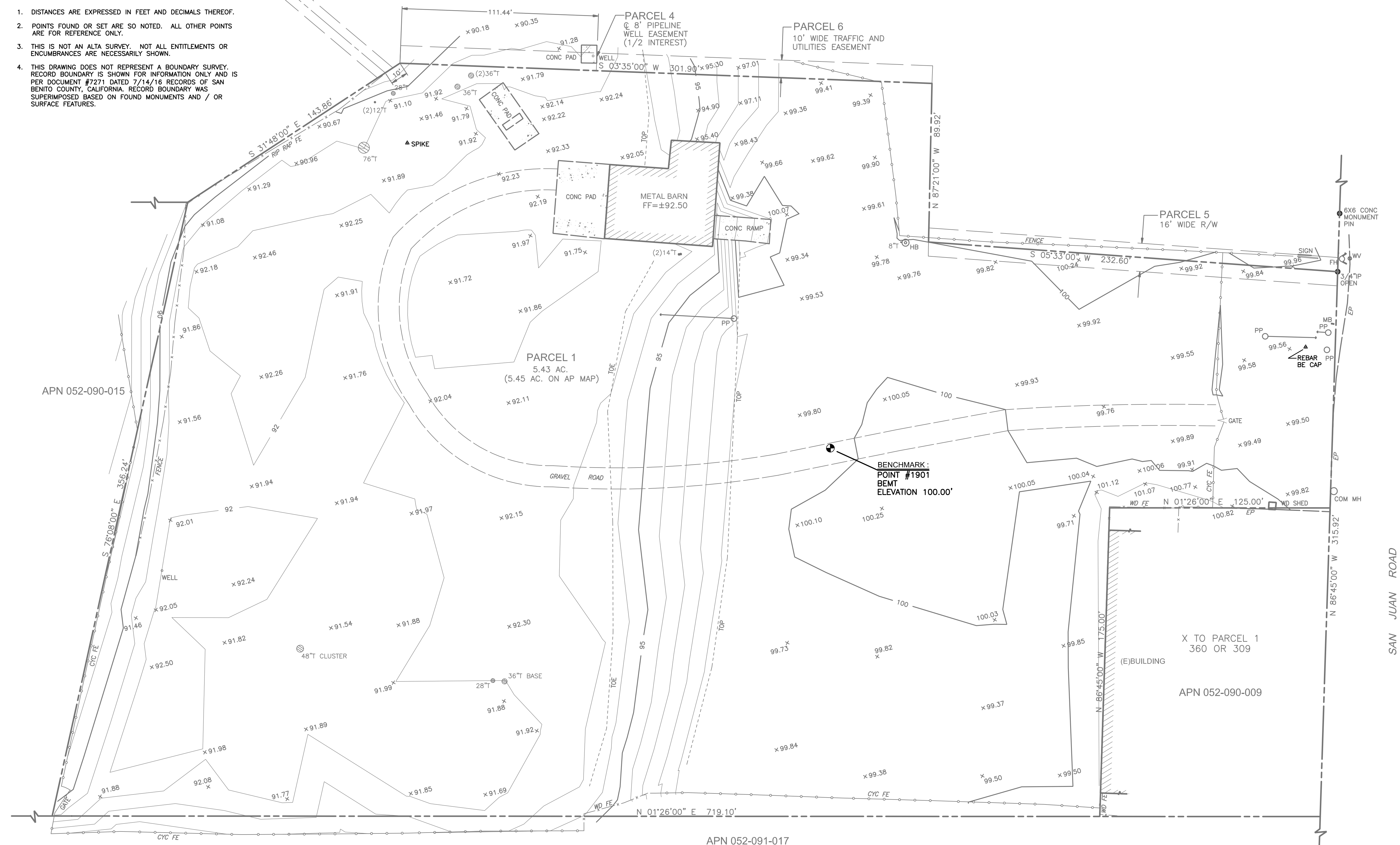




- NOTES**
1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
 3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENCUMBRANCES OR ENCUMBRANCES ARE NECESSARILY SHOWN.
 4. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. RECORD BOUNDARY IS SHOWN FOR INFORMATION ONLY AND IS PER DOCUMENT #7271 DATED 7/14/16 RECORDS OF SAN BENITO COUNTY, CALIFORNIA. RECORD BOUNDARY WAS SUPERIMPOSED BASED ON FOUND MONUMENTS AND / OR SURFACE FEATURES.

APN 052-090-014

VICINITY MAP
NTS



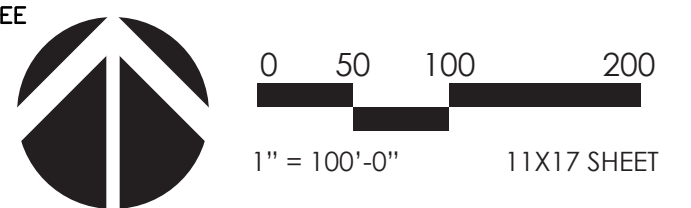
LEGEND

- AC ACRES
- APN ASSESSORS PARCEL NUMBER
- BE BESTOR
- BEMT BESTOR ENGINEERS MAG NAIL & TAG
- CL CENTERLINE
- COM COMMUNICATION
- CONC CONCRETE
- CYC CYCLONE
- FE FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- HB HOSE BIB
- IP IRON PIPE
- MH MANHOLE
- PP POWER POLE
- R/W RIGHT OF WAY
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- WD WOOD
- WV WATER VALVE

- 95— (E) CONTOUR
- x99.50 EXISTING SPOT ELEVATION
- GRADEBREAK
- PROPERTY LINE
- FOUND MONUMENT, AS NOTED
- ▲ SET MONUMENT, AS NOTED
- CYCLONE FENCE
- WOOD FENCE
- CONCRETE

TREE LEGEND

- 14" T EXISTING TREE & TYPE
- 4", 6" T TREE CLUSTER WITH SIZE
- T MISCELLANEOUS TREE



EXISTING SITE SURVEY
SAN JUAN APARTMENTS ENTITLEMENT

27 JUNE 2023

1433-02-RS20

A2



APN 052-090-015

PARCEL 4 PARCEL 6

FUTURE OPENING FOR ACCESS TO ADJACENT PARCEL AT THIS LOCATION

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 1

BUILDING 4

BUILDING 2

BUILDING 5

BUILDING 3

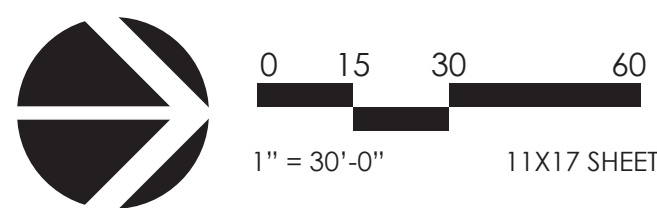
APN 052-090-009

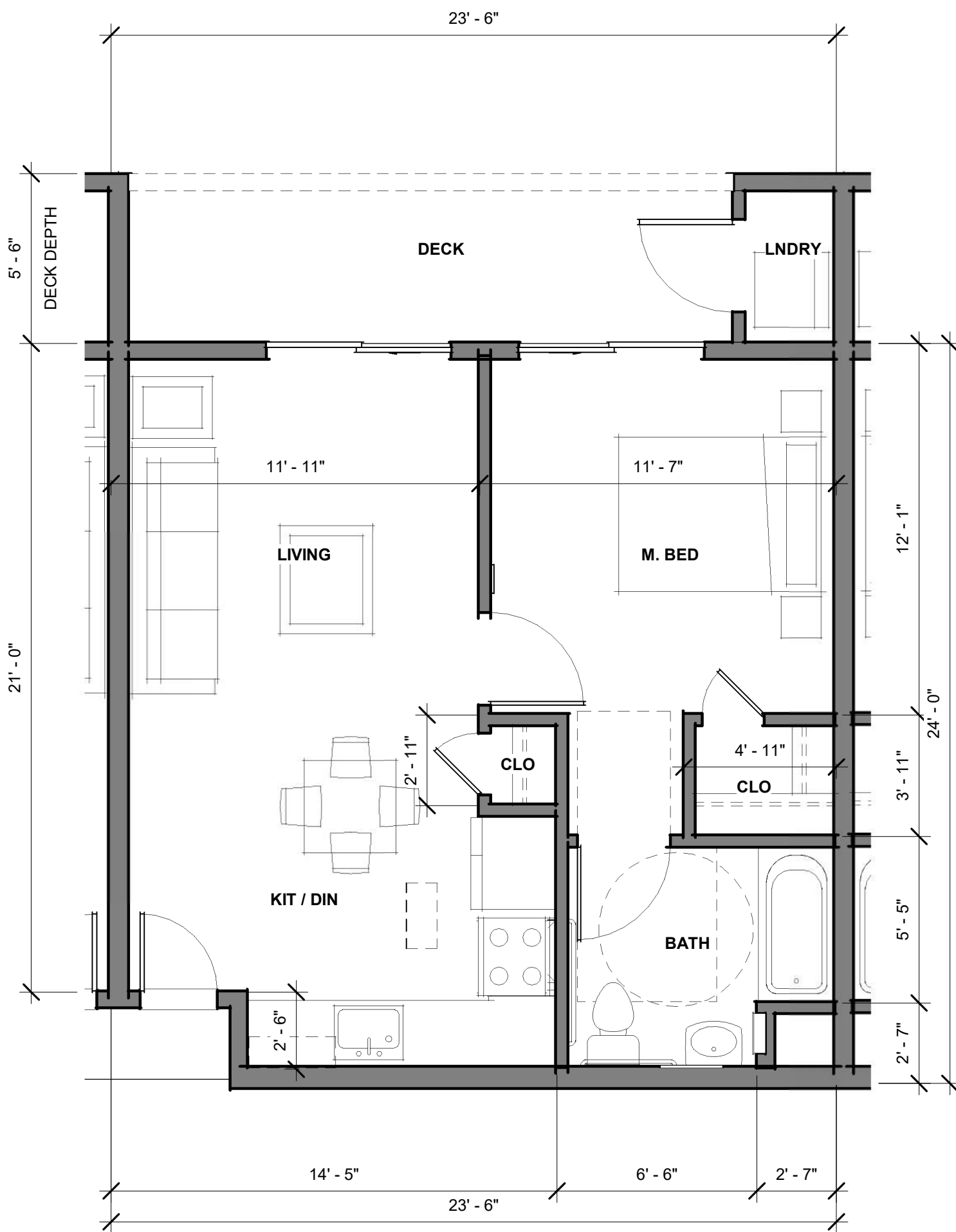
PARCEL 2

APN 052-091-017

SAN JUAN ROAD

1 ARCHITECTURAL SITE PLAN
1" = 30'-0" (24 X 36 SHEET)

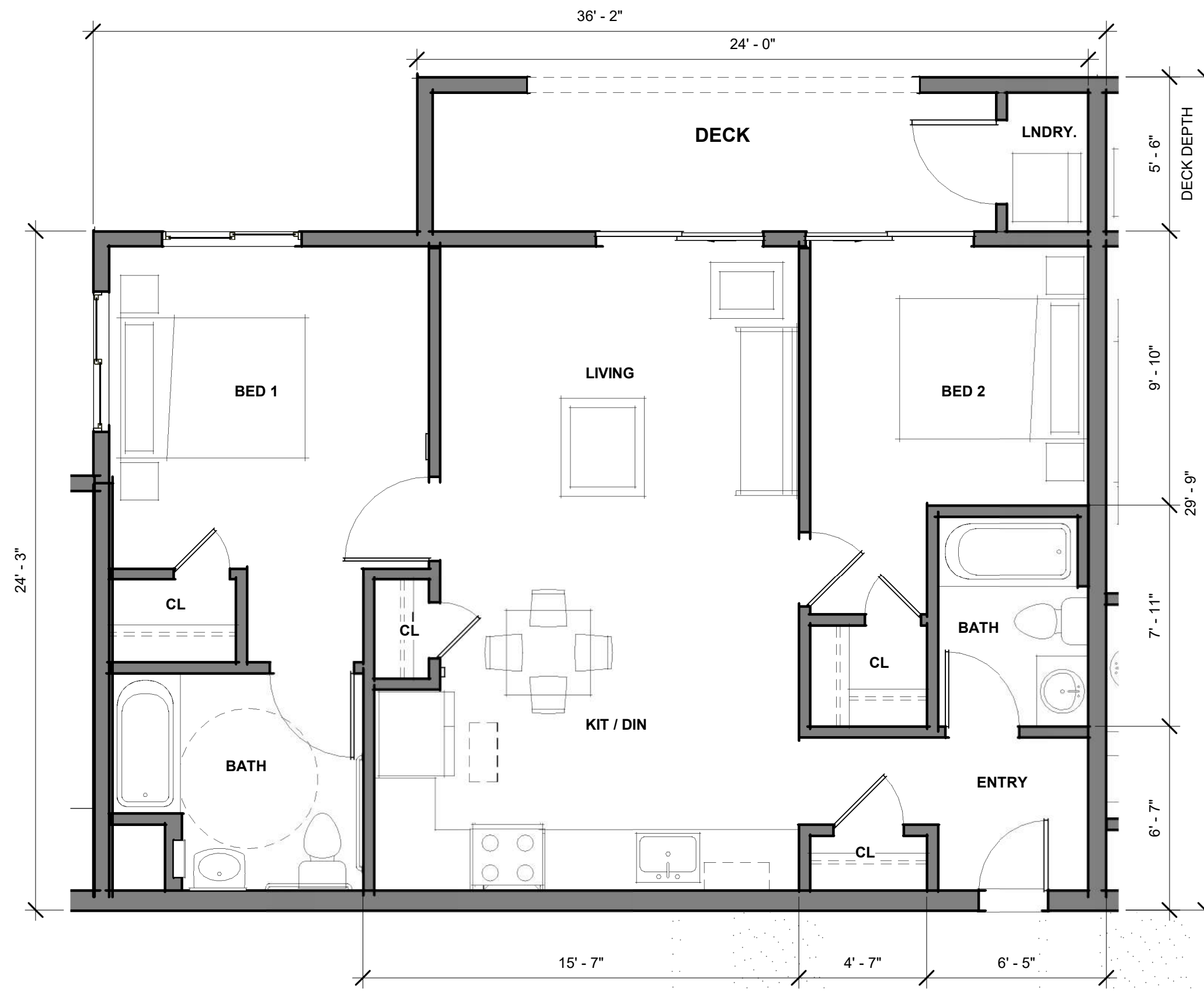




① **UNIT PLAN - 1 BEDROOM - 542 SQFT**

1/4" = 1'-0" (24 X 36 SHEET)

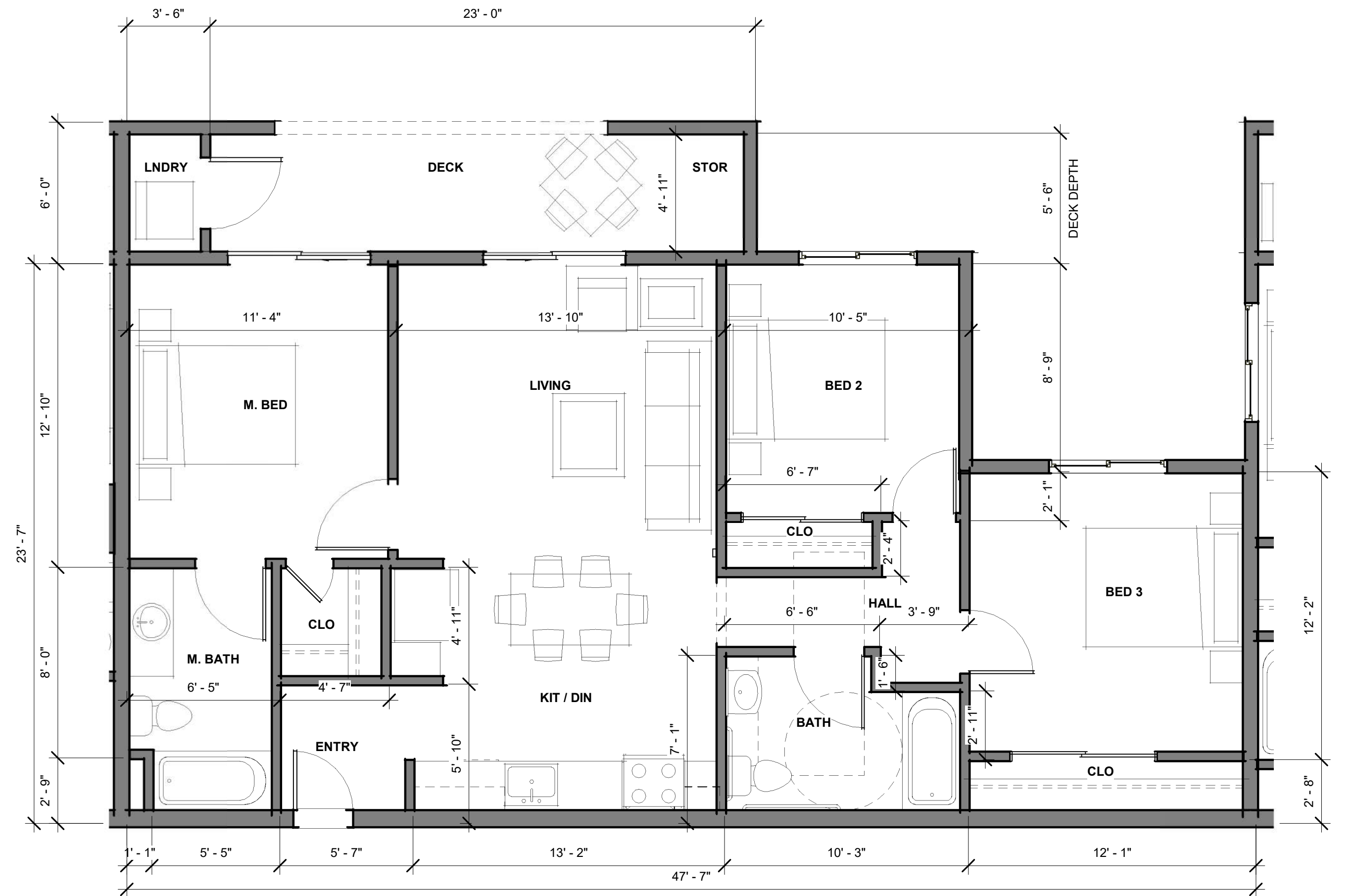
1 BEDROOM UNIT
 UNCONDITIONED EXTERIOR COVERED SPACE:
 PRIVATE DECK: 128 SF
 CONDITIONED:
 FLOOR AREA: 542 SF



② **UNIT PLAN - 2 BEDROOM - 836 SQFT**

1/4" = 1'-0" (24 X 36 SHEET)

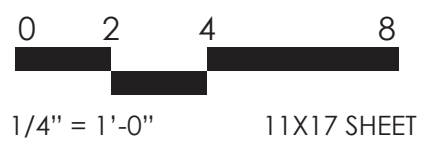
2 BEDROOM UNIT
 UNCONDITIONED EXTERIOR COVERED SPACE:
 PRIVATE DECK: 133 SF
 CONDITIONED:
 FLOOR AREA: 836 SF

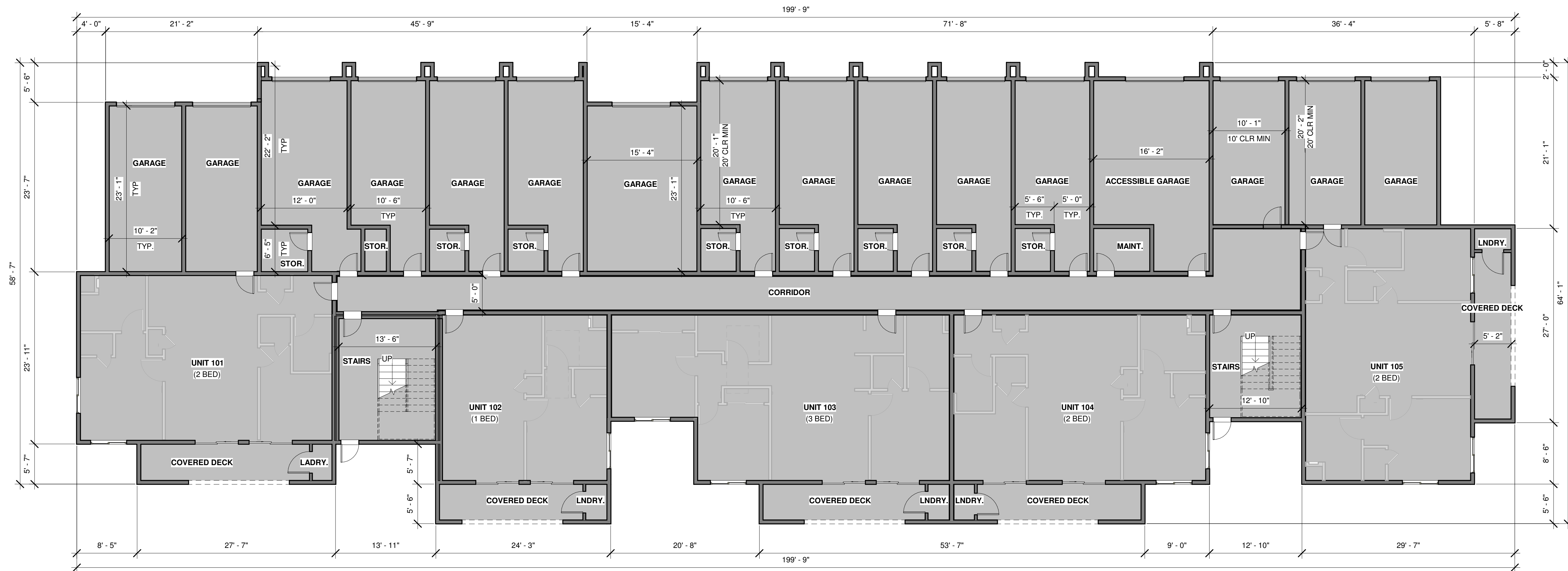


③ **UNIT PLAN - 3 BEDROOM - 1,018 SQFT**

1/4" = 1'-0" (24 X 36 SHEET)

3 BEDROOM UNIT
 UNCONDITIONED EXTERIOR COVERED SPACE:
 PRIVATE DECK: 147 SF
 CONDITIONED:
 FLOOR AREA: 1018 SF





1 GROUND FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)

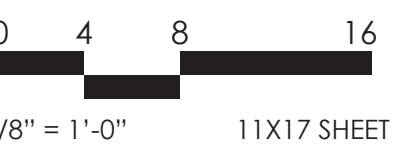
RESIDENTIAL BUILDING SF (6 BUILDINGS)

UNCONDITIONED COVERED SPACE:

GROUND FLOOR: 567 SF
 SECOND FLOOR: 1,853 SF
 THIRD FLOOR: 1,205 SF
 TOTAL GROSS SF: 2,978 SF
 GARAGE: 4,736 SF
 CIRCULATION: 1271.70 + 940.89 + 940.89 = 3,153 SF

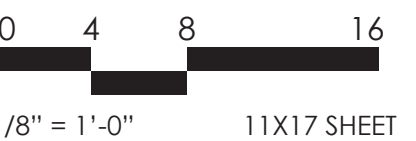
CONDITIONED:

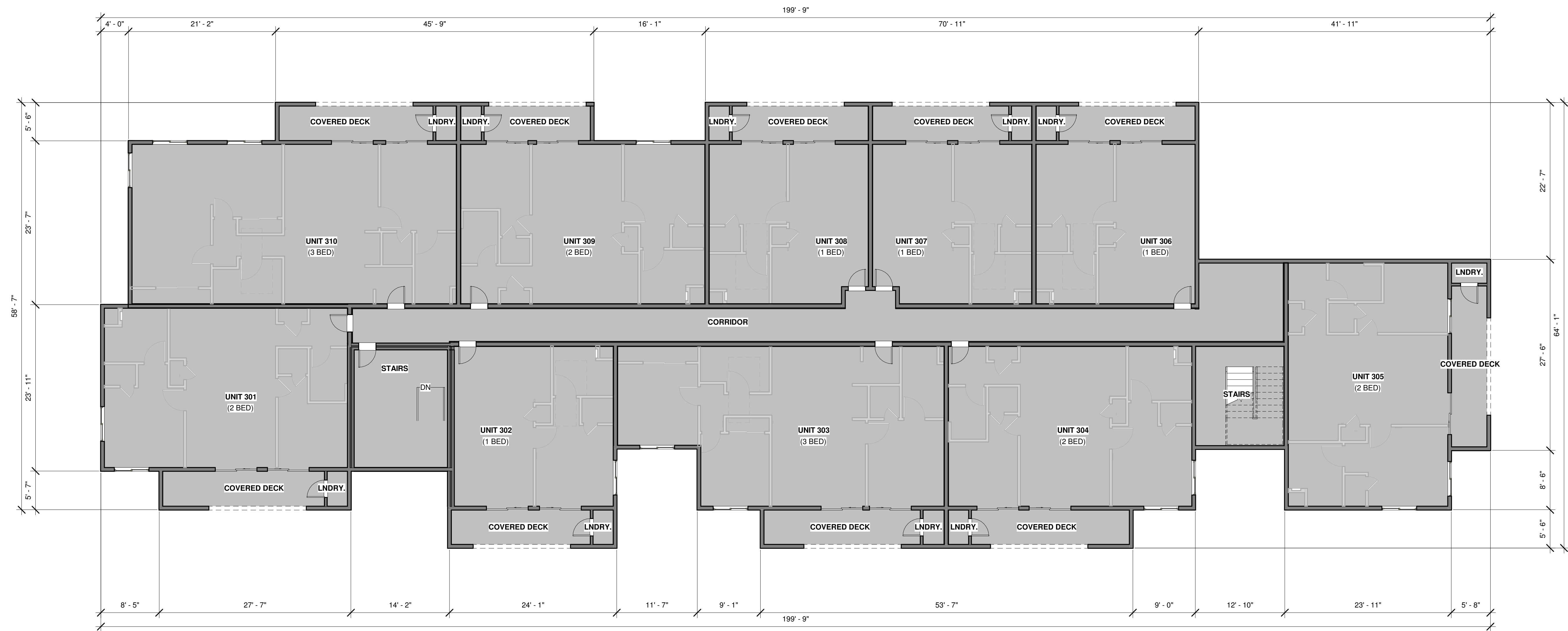
GROUND FLOOR: 5,451 SF
 SECOND FLOOR: 8,765 SF
 D FLOOR: 8,765 SF
 TOTAL GROSS SF: 22,981 SF





1 SECOND FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)





1 **THIRD FLOOR PLAN**
 1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
 1/8" = 1'-0" 11X17 SHEET



① **DRIVE-AISLE ELEVATION-RESIDENTIAL BUILDING**
1/8" = 1'-0" (24 X 36 SHEET)



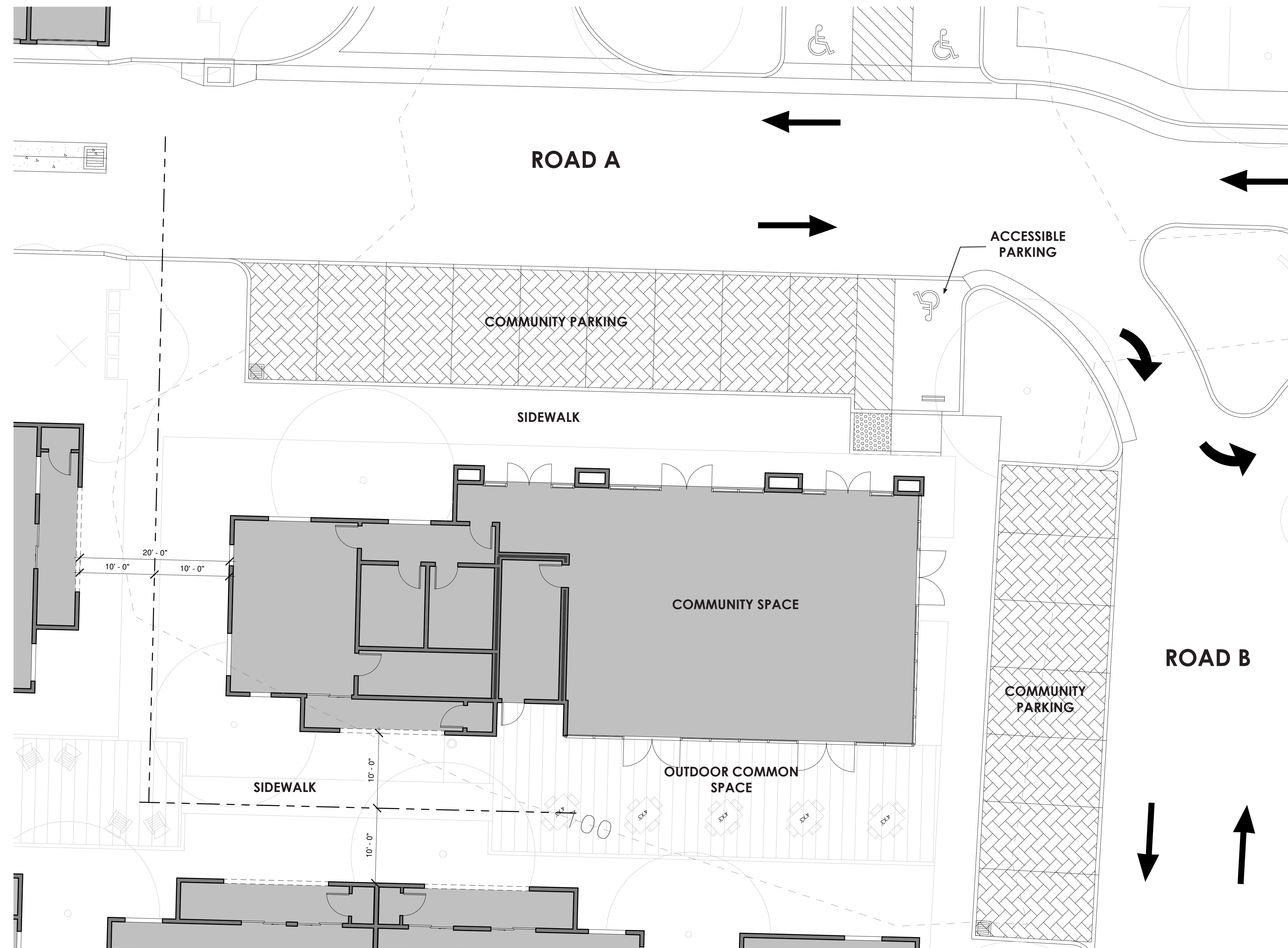
② **FRONT ELEVATION-RESIDENTIAL BUILDING**
1/8" = 1'-0" (24 X 36 SHEET)



③ **RIGHT ELEVATION-RESIDENTIAL BUILDING**
1/8" = 1'-0" (24 X 36 SHEET)

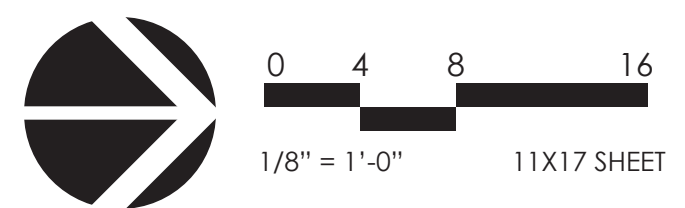


④ **LEFT ELEVATION-RESIDENTIAL BUILDING**
1/8" = 1'-0" (24 X 36 SHEET)



COMMUNITY BUILDING SF
 UNCONDITIONED EXTERIOR COVERED SPACE:
 GROUND FLOOR: 638 SF
 CONDITIONED:
 GROUND FLOOR: 3,011 SF

1 GROUND FLOOR PLAN-COMMUNITY BUILDING
 1/8" = 1'-0" (24 X 36 SHEET)





1 WEST ELEVATION-COMMUNITY BUILDING
1/8" = 1'-0" (24 X 36 SHEET)



2 NORTH ELEVATION-COMMUNITY BUILDING
1/8" = 1'-0" (24 X 36 SHEET)

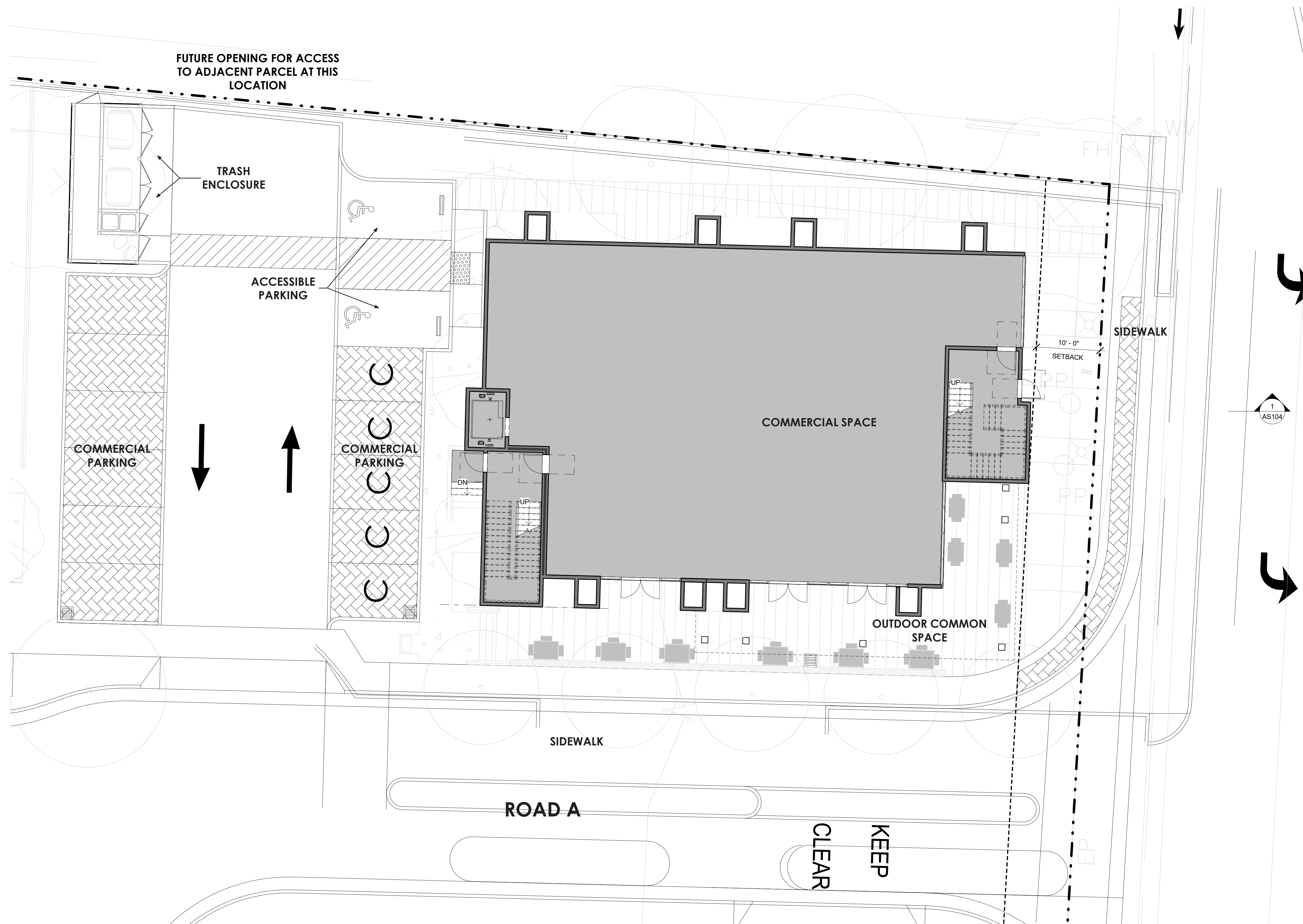


3 EAST ELEVATION-COMMUNITY BUILDING
1/8" = 1'-0" (24 X 36 SHEET)

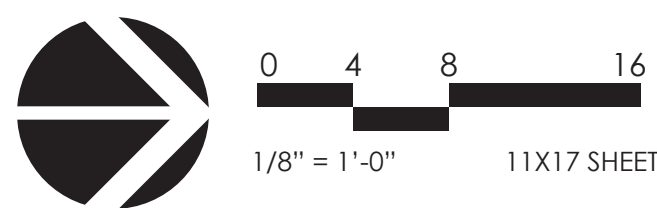


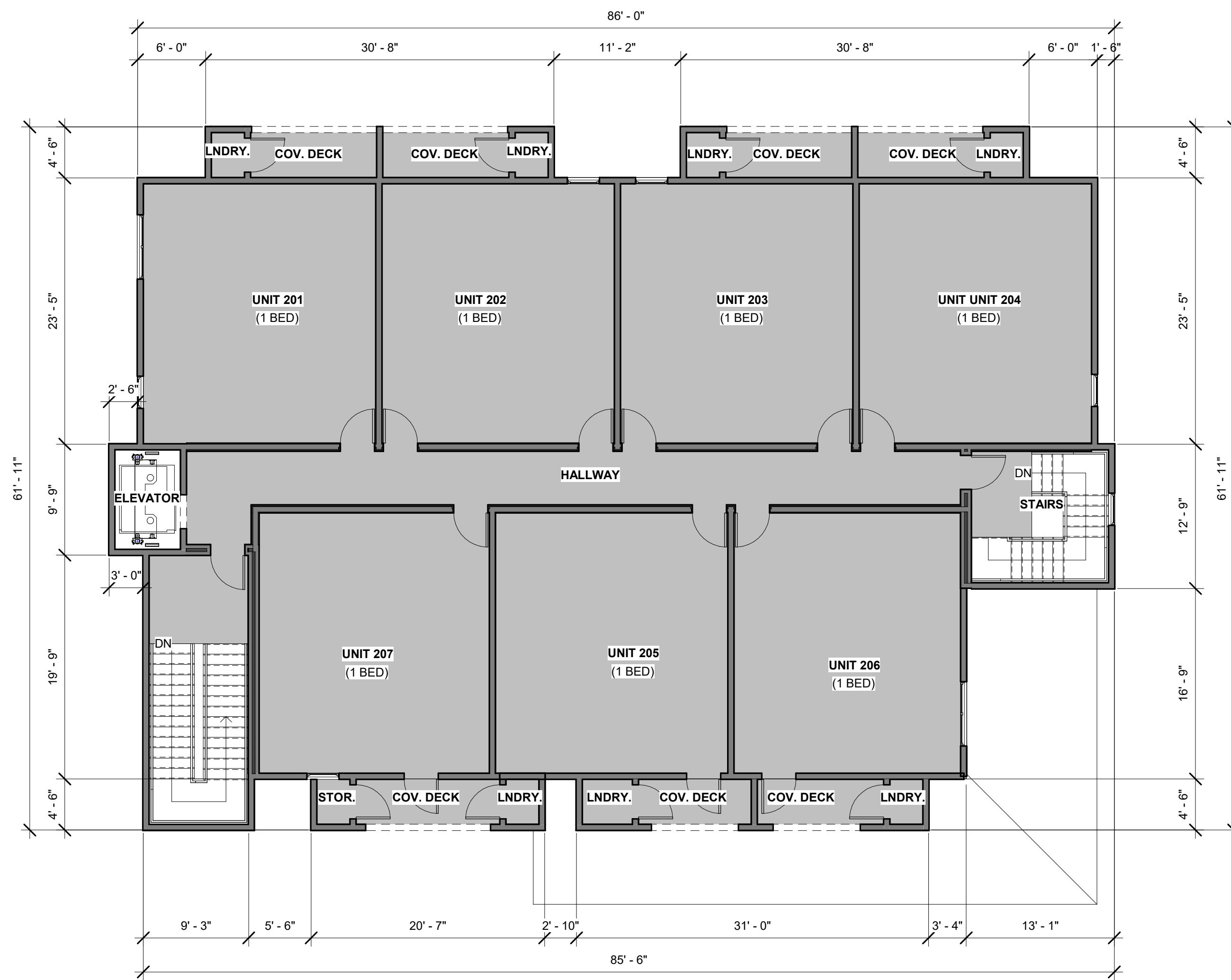
4 SOUTH ELEVATION-COMMUNITY BUILDING
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 11X17 SHEET

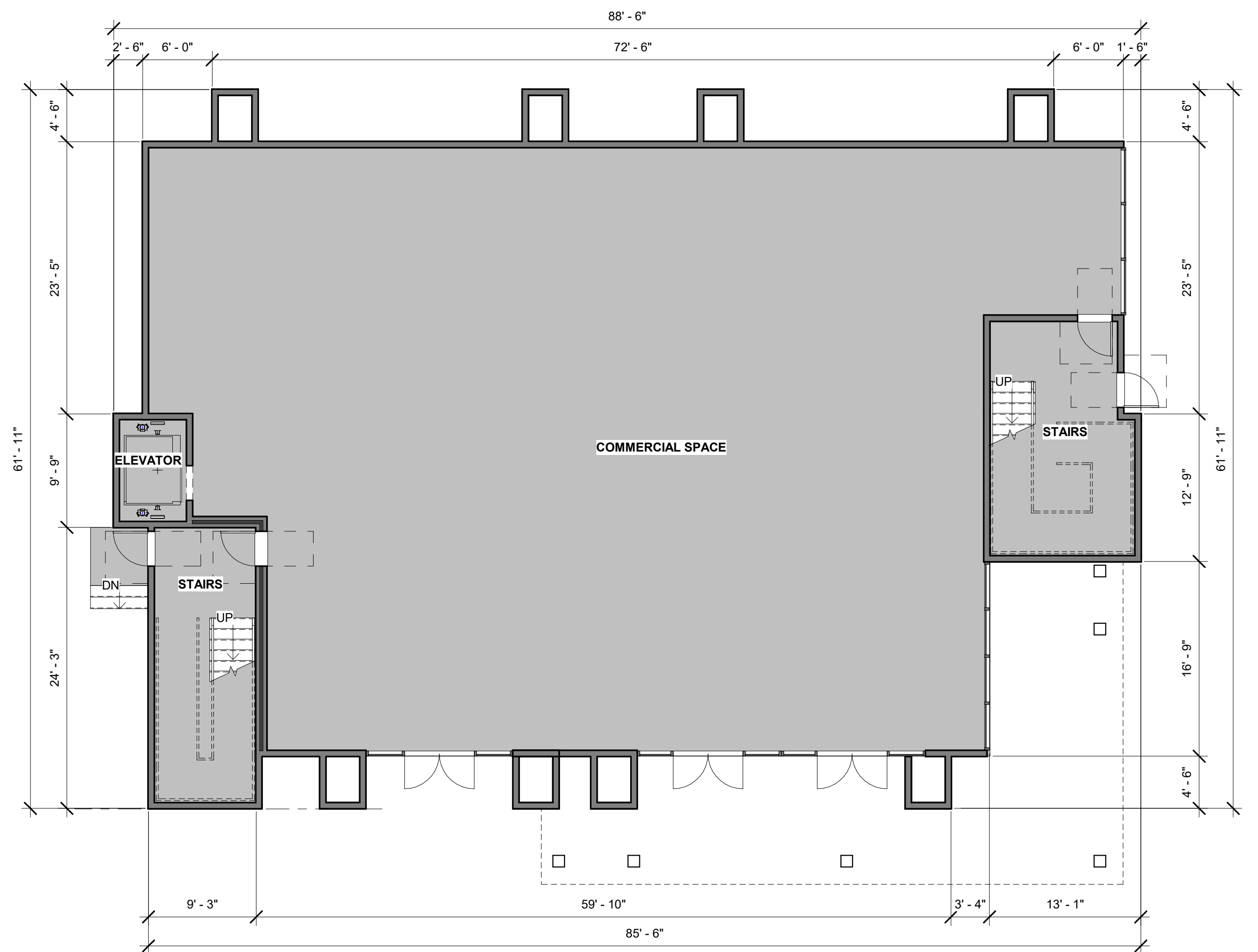


1 ENLARGED SITE PLAN - COMMERCIAL BUILDING
 1/8" = 1'-0" (24 X 36 SHEET)



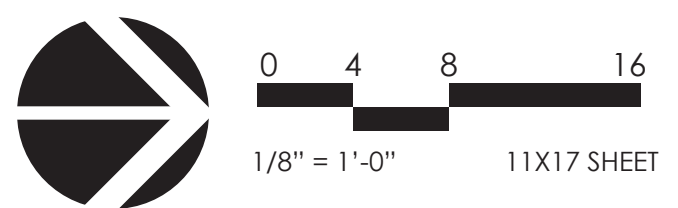


2 SECOND FLOOR PLAN-COMMERCIAL BUILDING
 1/8" = 1'-0" (24 X 36 SHEET)



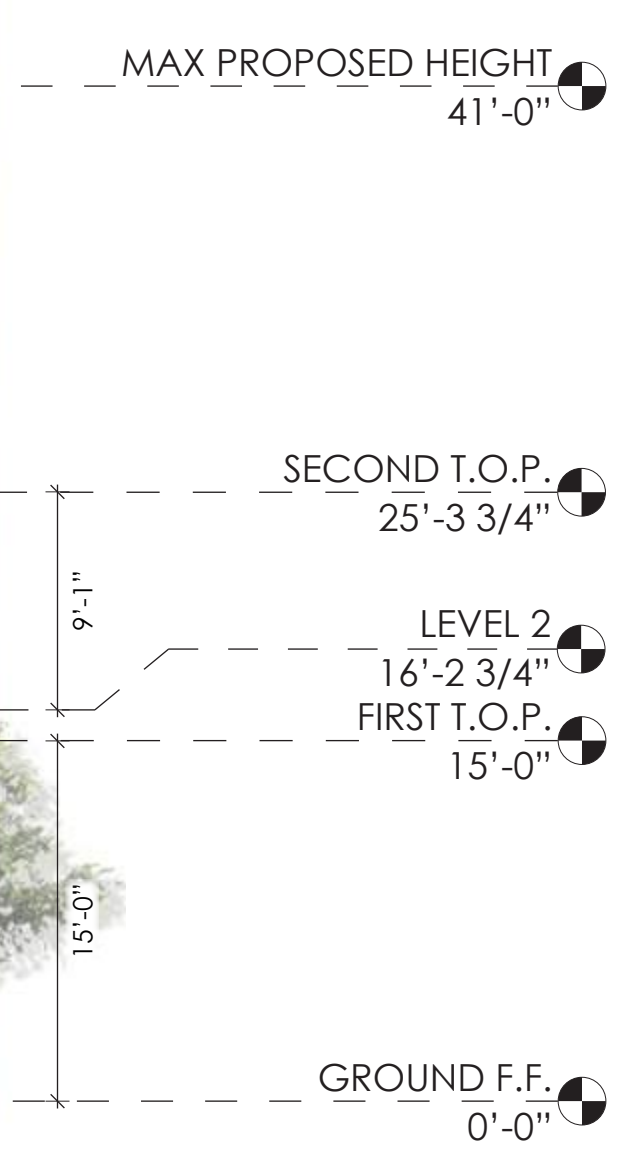
1 GROUND FLOOR PLAN-COMMERCIAL BUILDING
 1/8" = 1'-0" (24 X 36 SHEET)

COMMERCIAL BUILDING SF
UNCONDITIONED EXTERIOR COVERED SPACE:
 GROUND FLOOR: 749 SF
 SECOND FLOOR: 508 SF
 CIRCULATION: 500 SF
CONDITIONED:
 GROUND FLOOR: 3,791 SF
 SECOND FLOOR: 3,521 SF
 TOTAL GROSS SF: 7,321 SF





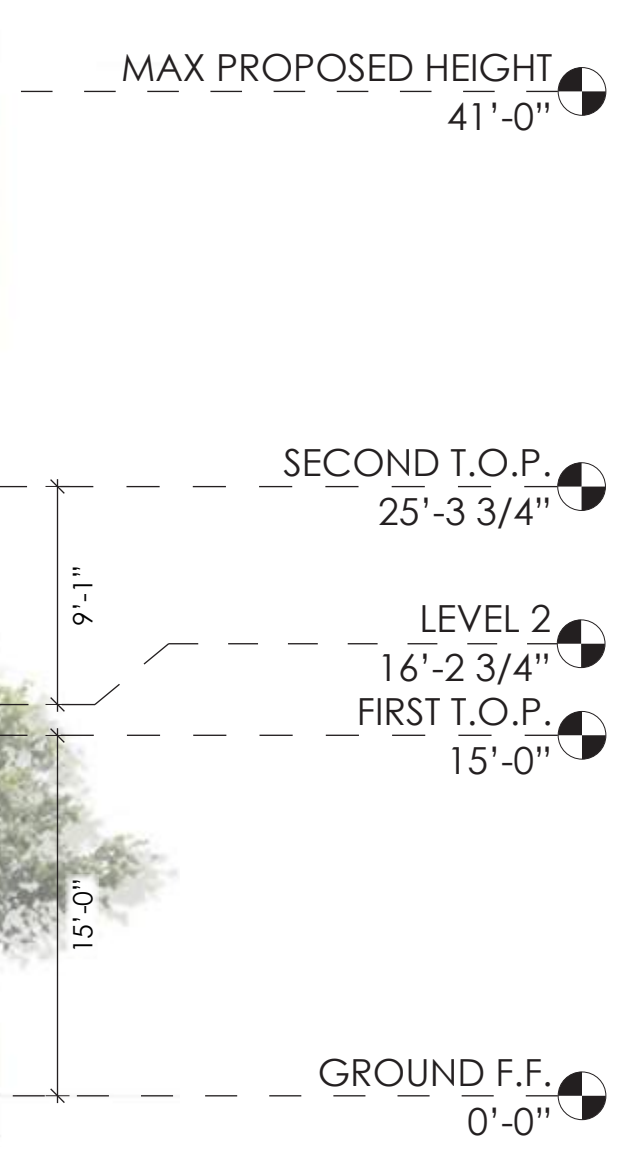
1 WEST ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)



2 NORTH ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)



3 EAST ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)



4 SOUTH ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)

