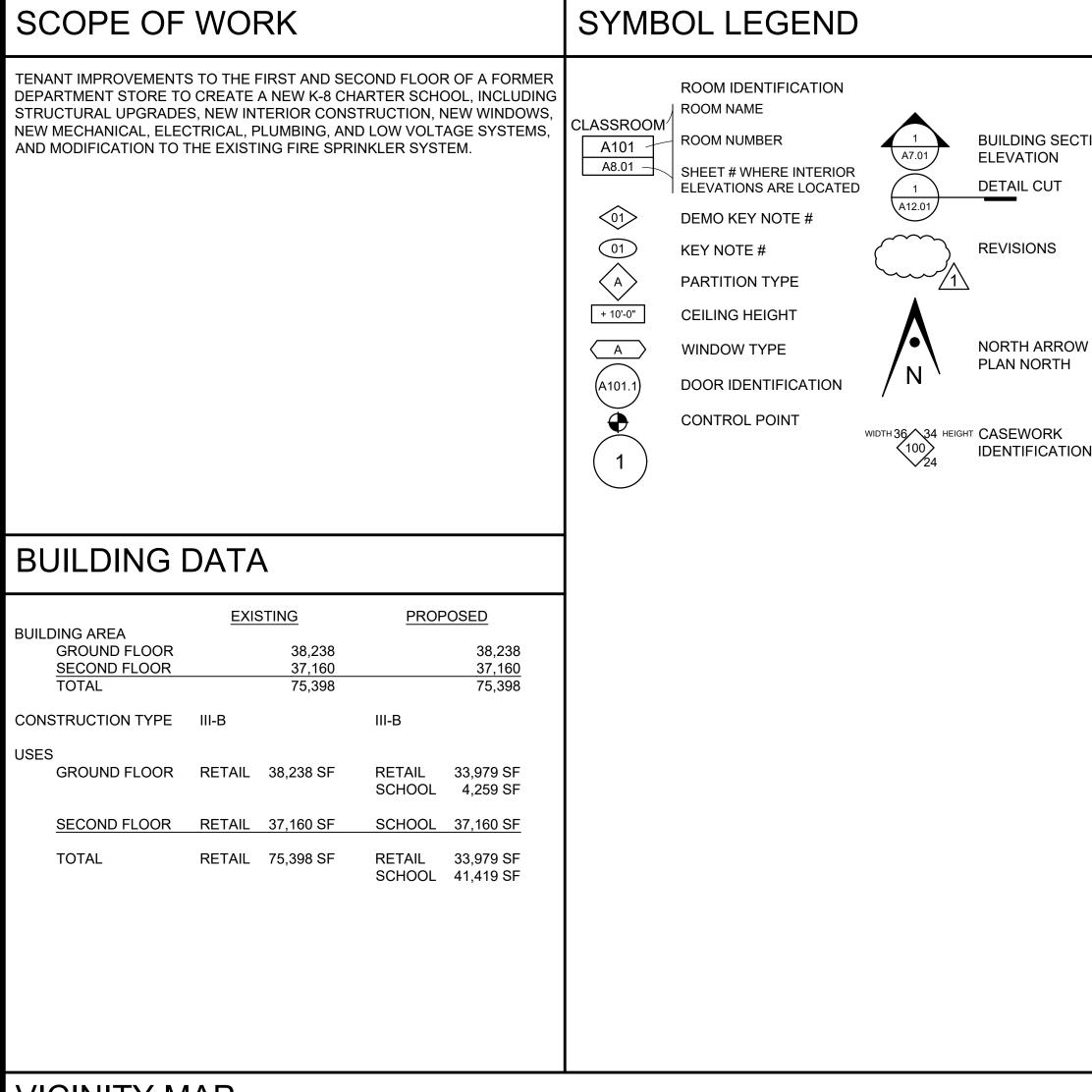
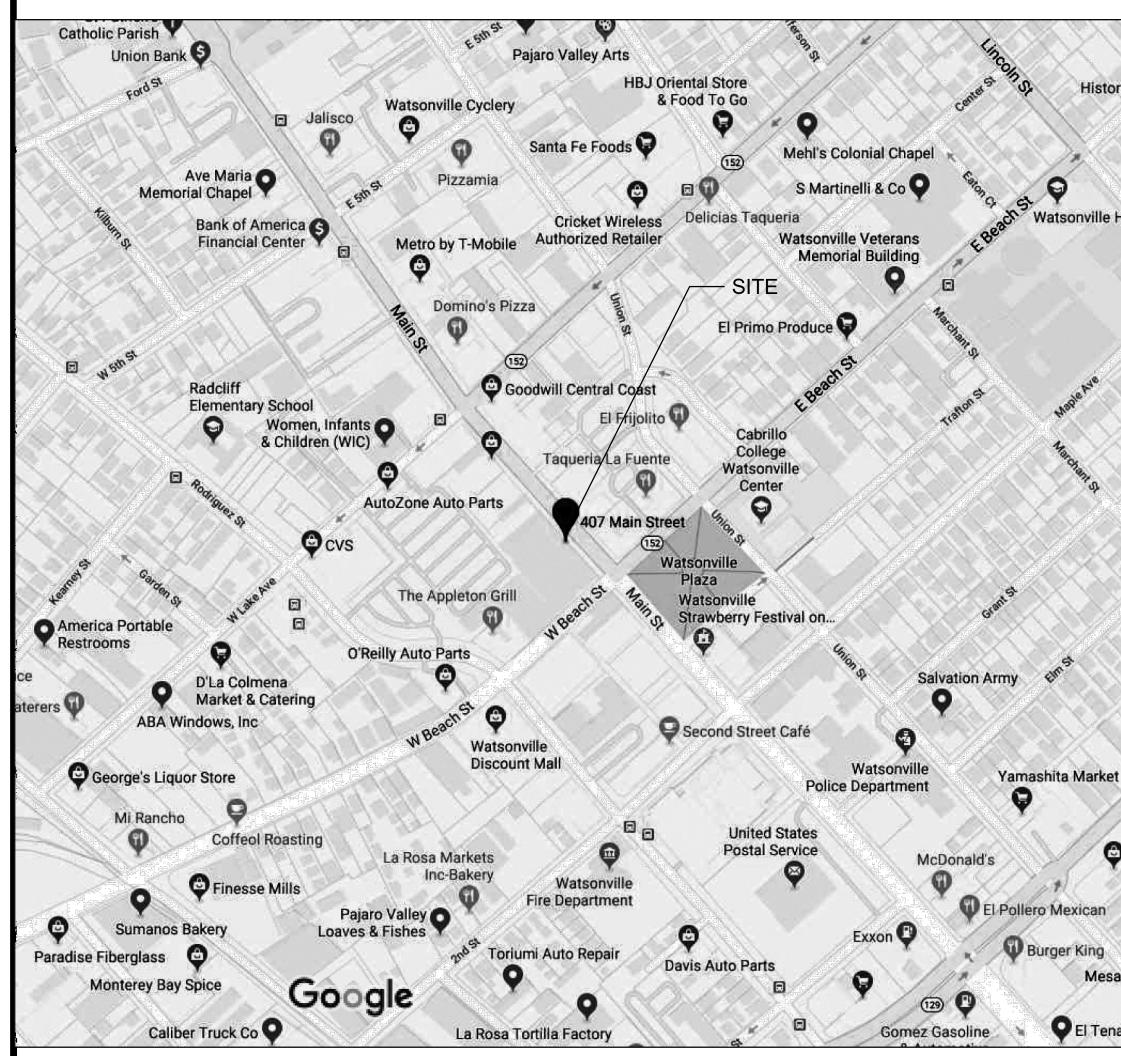
## NAVIGATOR AT 407 MAIN STREET SPECIAL USE PERMIT 407 MAIN STREET, WATSONVILLE, CA







## NAVIGATOR SCHOOLS

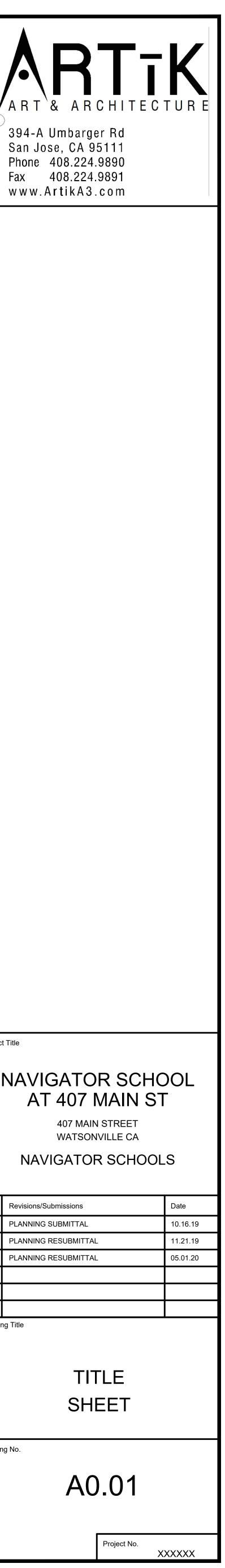
|               | GENERAL NOTES   | PROJECT                | DIRECTORY  |
|---------------|---|------------------------|--|
| ⊓ON/          | <ol> <li>EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS<br/>OBTAINED FROM AVAILABLE DRAWINGS. THE CONTRACTOR SHALL<br/>VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE<br/>ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE<br/>WORK.</li> </ol>  | TENANT                 | NAVIGATOR SCHOOLS<br>650 SAN BENITO STREET.<br>HOLLISTER, CA 95023<br>(831) 217-4880                           |
|               | 2. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND<br>ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.   |                        | KEVIN SVED<br>KEVIN.SVED@NAVIGATORSCHOOLS.ORG  |
|               | 3. ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED<br>WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.   | OWNER                  | PACIFIC COAST DEVELOPMENT<br>800 EAST LAKE AVENUE<br>WATSONVILL, CA 95076                                      |
| 1             | 4. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION<br>ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR<br>CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION<br>SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS<br>THAT ARE SHOWN OR CALLED FOR.  |                        | (831) 724-7504<br>BILL HANSEN<br>BILL@PACIFICCOASTDEVELOPMENT.COM  |
| N             | <ol> <li>DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHALL BE<br/>CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR.<br/>ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE REPORTED TO<br/>THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE<br/>ORDERED.</li> </ol>   | ARCHITECT              | ARTIK ART & ARCHITECTURE<br>394-A UMBARGER ROAD<br>SAN JOSE, CA 95111<br>(408) 224-9890<br>(408)224-9891 (FAX) |
|               | 6. VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.   |                        | MARTY HOCHROTH<br>MHOCHROTH@ARTIKA3.COM  |
|               | 7. WORK SHALL BE PERFORMED IN CONFORMANCE WITH LOCAL,<br>COUNTY, STATE AND FEDERAL CODES, LAWS, AND REGULATIONS<br>APPLICABLE TO THIS WORK.   | STRUCTURAL<br>ENGINEER | VIDYA VEMULA<br>VVEMULA@ARTIKA3.COM<br>DUQUETTE ENGINEERING<br>1171 HOMESTEAD ROAD, SUITE 275                  |
|               | <ul> <li>8. ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR<br/>RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT<br/>NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING,<br/>BEAMS, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED<br/>AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN<br/>CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH<br/>APPROPRIATE SPECIFICATION SECTIONS IN THE PROJECT MANUAL<br/>AT NO ADDITIONAL COST. IF NO SPECIFICATION CAN BE FOUND<br/>WITHIN THE PROJECT MANUAL, THEN CONTINUITY SHALL BE<br/>MAINTAINED BY CURRENT STANDARD METHODS FOR<br/>CONSTRUCTION BUT NOT LESSER IN QUALITY THEN EXISTING.<br/>ANY AREA OF DEMOLITION OR REMOVAL SHALL BE LEFT IN A<br/>COMPLETELY FINISHED CONDITION AS OUTLINED IN THE PROJECT<br/>MANUAL.</li> <li>9. ALL CASE WORK TO BE ATTACHED TO WALLS AND FLOORS AS<br/>INDICATED ON DRAWINGS. IF NO SPECIFIC DETAIL IS</li> </ul> |                        | SANTA CLARA CA 95050<br>(408) 831-4826<br>STEVE DUQUETTE<br>SPD@DUQUETTE-ENG.COM                               |
|               | REFERENCED, USE THE DETAILS REFERENCED FOR SIMILAR<br>CONDITIONS ON OTHER CASEWORK.   |                        |  |
|               | 10. FOOD HANDLING FACILITIES SHALL COMPLY WITH LOCAL/ COUNTY HEALTH DEPARTMENT REQUIREMENTS.  |                        |  |
|               |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
| Pa<br>rical A |   |                        |  |
|               |   |                        |  |
| j.            |   |                        |  |
| High S        |   |                        |  |
| C             |   |                        |  |
| <u>J</u>      |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
| 1 Starting    |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
|               |   |                        |  |
| 1             |   |                        |  |
| Rom           |   |                        |  |
|               |   |                        |  |
| a Verd        |   |                        |  |
| ampa          |   |                        |  |
|               |   |                        |  |

## SHEET INDEX

## ARCHITECTURAL

| A0.01 | TITLE SHEET                 |
|-------|-----------------------------|
| A2.00 | PARCEL PLAN                 |
| A2.01 | SITE PLAN                   |
| A2.02 | CIRCULATION SITE PLAN       |
| A2.03 | ENLARGED SITE PLAN          |
| A3.01 | PROPOSED FIRST FLOOR PLAN   |
| A3.02 | PROPOSED SECOND FLOOR PLAN  |
| A3.03 | PROPOSED ROOF PLAN          |
| A4.01 | PROPOSED EXTERIOR ELEVATION |
| E0.4  | PHOTOMETRIC                 |
|       |                             |

|  | Projec |            |
|--|--------|------------|
|  |        | NA         |
|  | No     | Rev        |
|  |        | PLA<br>PLA |
|  |        | PLA        |
|  |        | F          |
|  | Drawi  | ing Titl   |
|  | Drawin | ng No.     |

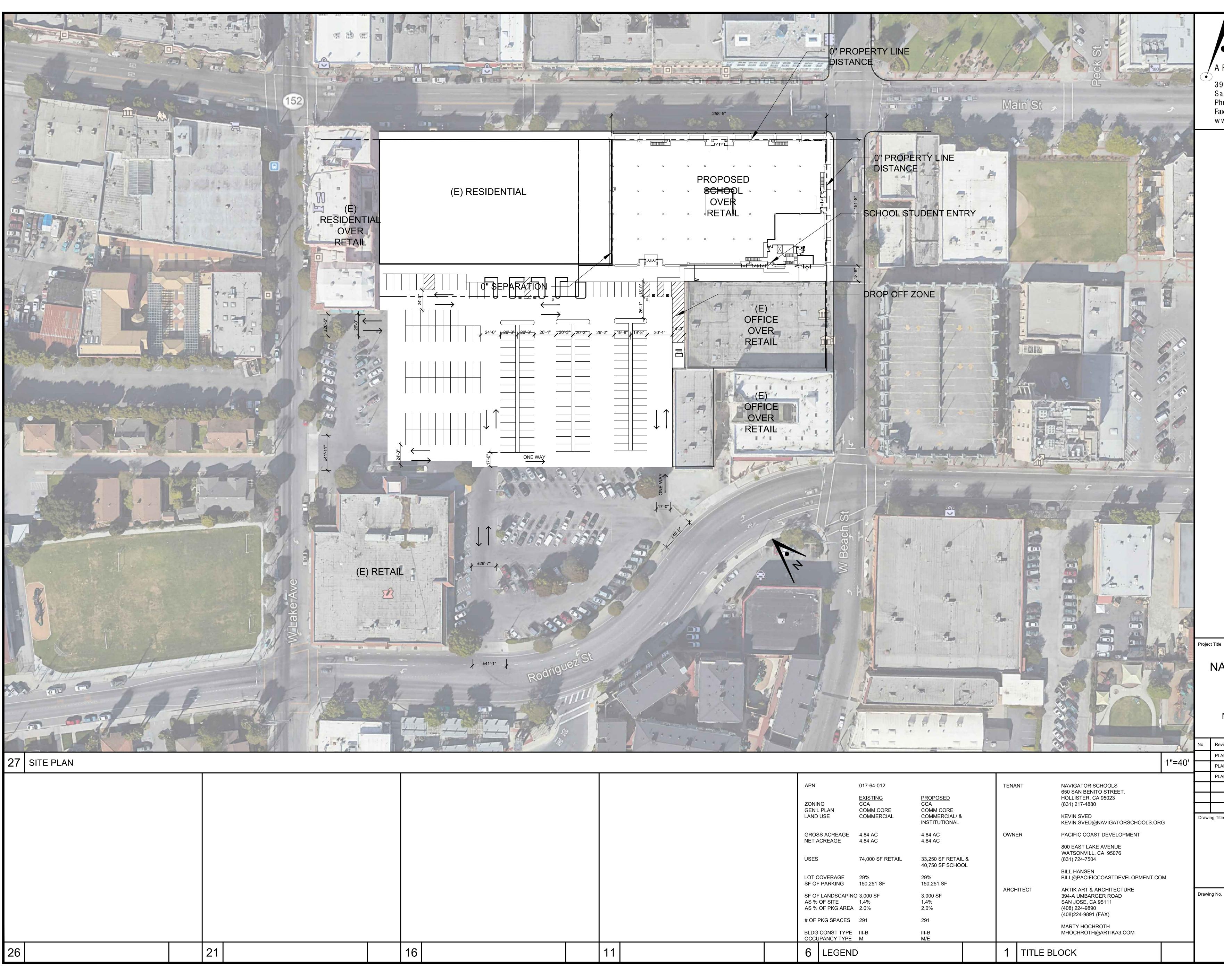


Plot Date: 5/13/2020 **ይኒየ656 በ**Mhent 3 Page 1 of 10



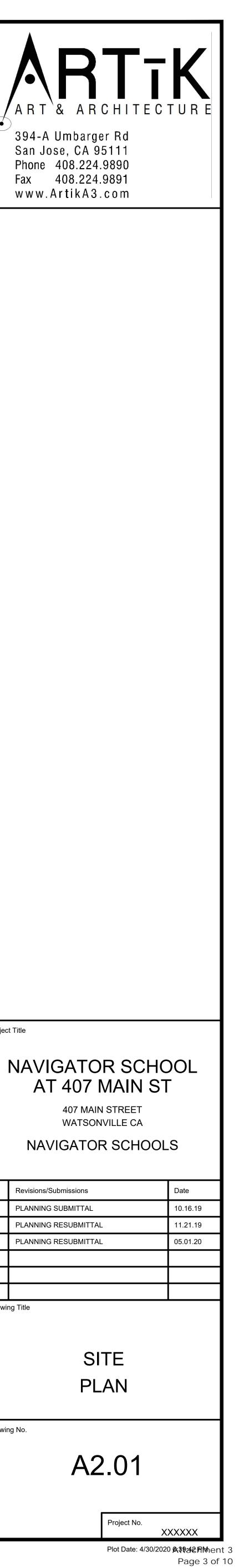
|    |  |    | _ |
|----|--|----|---|
|    |  |    |   |
|    |  |    |   |
| 16 |  | 11 |   |

| <b>NRT</b> ī   | K                               |
|--|---------------------------------|
| RT & ARCHITEC  | TURE                            |
| 94-A Umbarger Rd<br>an Jose, CA 95111<br>hone 408.224.9890 |                                 |
| ax 408.224.9891<br>/ww.ArtikA3.com                         |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
|  |                                 |
| le   |                                 |
| AVIGATOR SCHO  |                                 |
| AT 407 MAIN ST<br>407 MAIN STREET                          |                                 |
| WATSONVILLE CA<br>NAVIGATOR SCHOOL                         | S                               |
|  |                                 |
| evisions/Submissions<br>LANNING SUBMITTAL                  | Date<br>10.16.19                |
| LANNING RESUBMITTAL  | 11.21.19<br>05.01.20            |
|  |                                 |
| itle   |                                 |
|  |                                 |
|  |                                 |
| PLAN   |                                 |
| 0.   |                                 |
| A2.00  |                                 |
|  |                                 |
|  | XXXXX<br>ጋ <b>ፋෑቆቆሮቮM</b> ent 3 |
|  | Page 2 of 10                    |



|    |    |  | - |
|----|----|--|---|
|    |    |  |   |
|    |    |  |   |
|    |    |  |   |
|    |    |  |   |
|    |    |  |   |
|    |    |  |   |
| 16 | 11 |  | - |

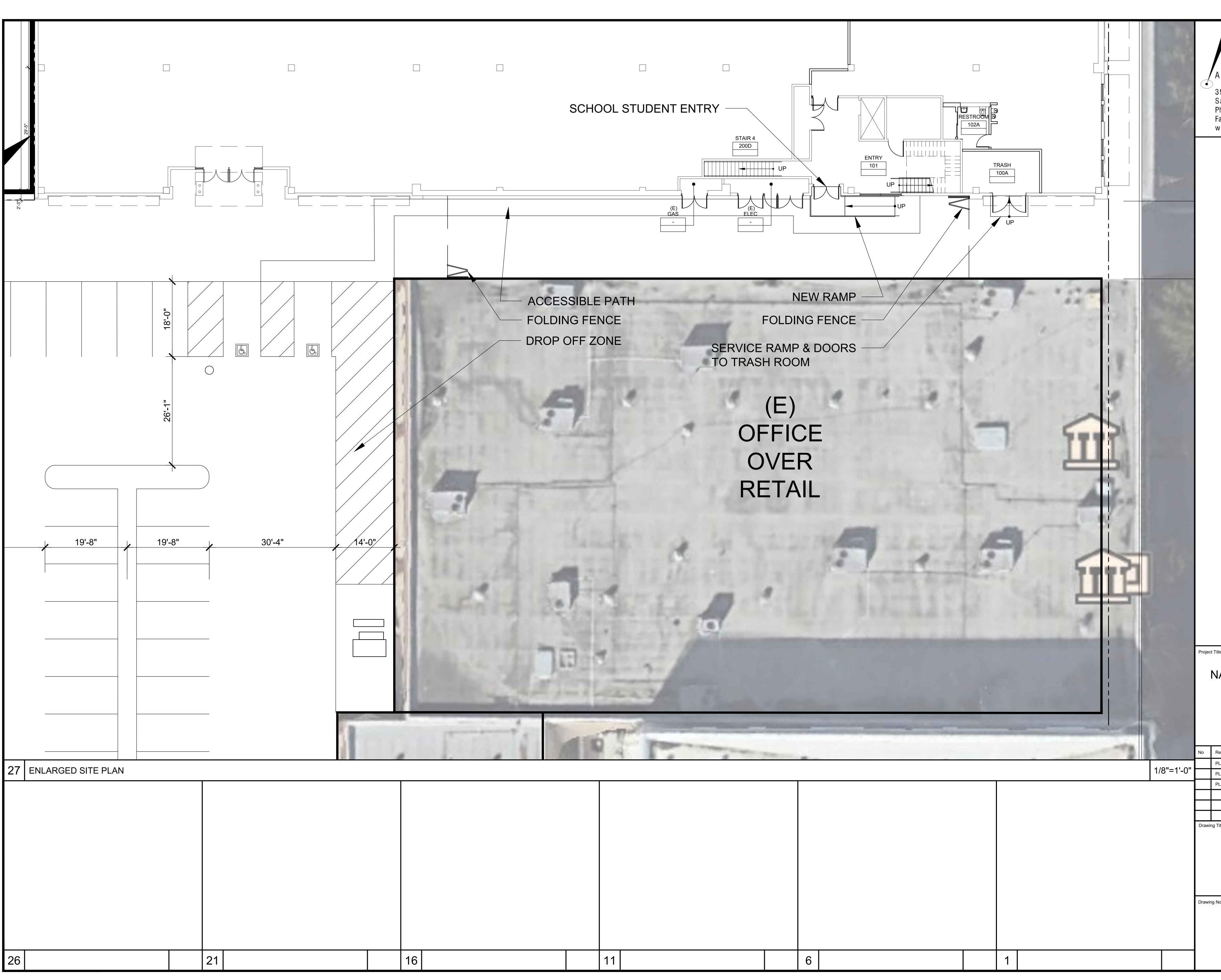
| осси<br>6     | LEGEND                   | м<br>)                  | M/E   | 1    | TITLE BL | ОСК   |     |        |        |
|---------------|--------------------------|-------------------------|---|------|----------|---|-----|--------|--------|
| BLDG          | PKG SPACES<br>CONST TYPE | 291<br>III-B            | 291<br>III-B                                |      |          | MARTY HOCHROTH<br>MHOCHROTH@ARTIKA3.COM               |     |        |        |
|               |                          |                         |   |      |          | (408) 224-9890<br>(408)224-9891 (FAX)                 |     |        |        |
|               | OF SITE<br>OF PKG AREA   | 1.4%                    | 1.4%<br>2.0%                                |      |          | SAN JOSE, CA 95111                                    |     |        |        |
|               |                          | -                       | 3,000 SF                                    | ARCH | ITECT    | ARTIK ART & ARCHITECTURE<br>394-A UMBARGER ROAD       |     | Drawin | ng No  |
|               | OVERAGE<br>PARKING       | 29%<br>150,251 SF       | 29%<br>150,251 SF                           |      |          | BILL@PACIFICCOASTDEVELOPMENT.                         | СОМ |        |        |
| USES          |                          | 74,000 SF RETAIL        | 33,250 SF RETAIL<br>40,750 SF SCHOO         |      |          | WATSONVILL, CA 95076<br>(831) 724-7504<br>BILL HANSEN |     |        |        |
| NET P         | UREAGE                   | 4.04 AC                 | 4.04 AC                                     |      |          | 800 EAST LAKE AVENUE                                  |     |        |        |
|               | S ACREAGE<br>CREAGE      | 4.84 AC<br>4.84 AC      | 4.84 AC<br>4.84 AC                          | OWNE | R        | PACIFIC COAST DEVELOPMENT                             |     |        |        |
| GEN'L<br>LAND | . PLAN<br>USE            | COMM CORE<br>COMMERCIAL | COMM CORE<br>COMMERCIAL/ &<br>INSTITUTIONAL |      |          | KEVIN SVED<br>KEVIN.SVED@NAVIGATORSCHOOLS.C           | DRG | Drawir | ng Tit |
| ZONIN         |                          | EXISTING<br>CCA         | PROPOSED<br>CCA                             |      |          | HOLLISTER, CA 95023<br>(831) 217-4880                 |     |        |        |
| APN           |                          | 017-64-012              |   | TENA | NT       | NAVIGATOR SCHOOLS<br>650 SAN BENITO STREET.           |     |        |        |
|               |                          |                         |   |      |          |   |     |        | PL     |





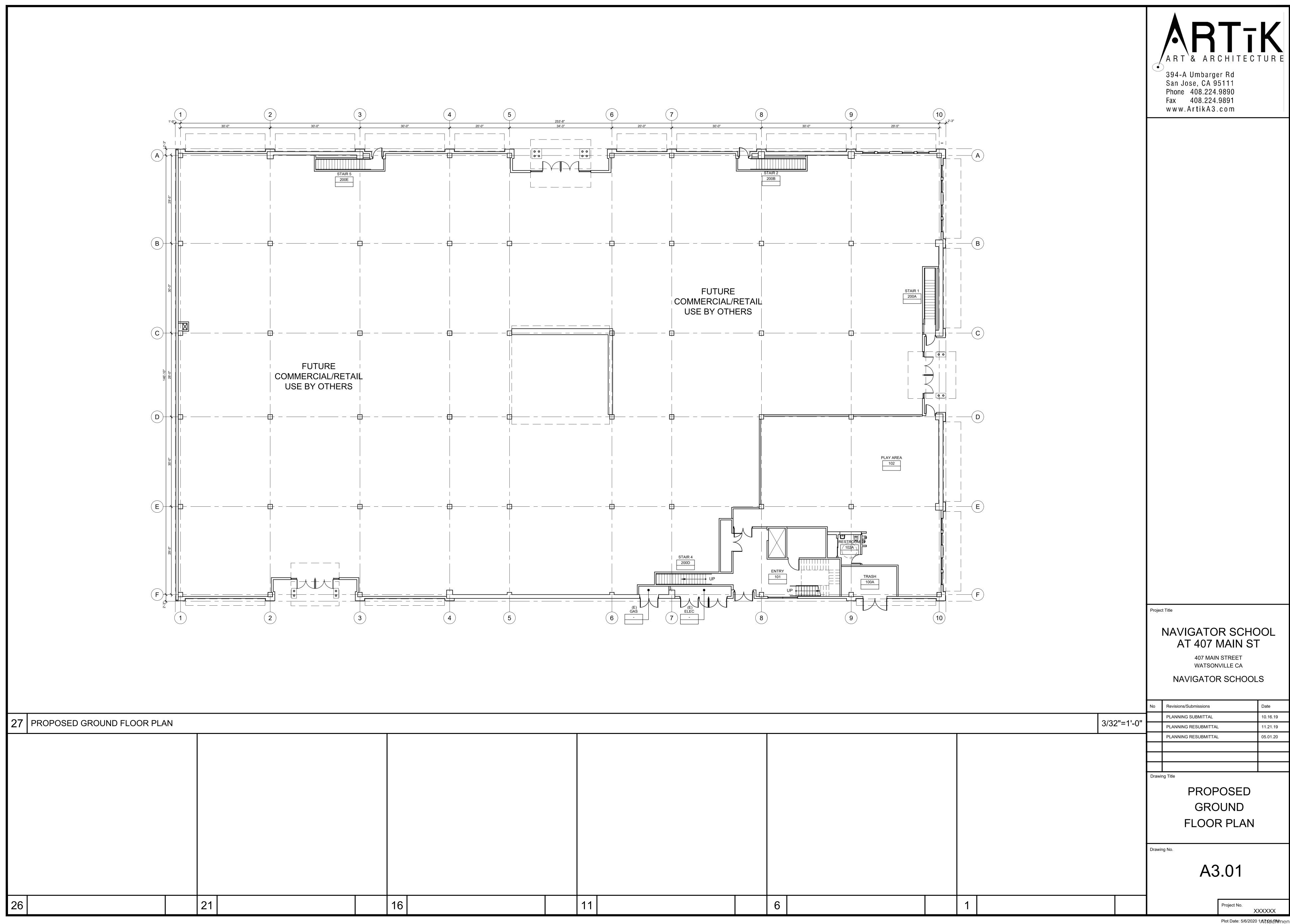
| 16 | 11 |  |  |
|----|----|--|--|

| <b>ART</b> <del>.</del>                 | KI                                    |
|---|---------------------------------------|
|   |                                       |
| ART`& ARCHITEC'                         | IUKE                                  |
| 394-A Umbarger Rd<br>San Jose, CA 95111 |                                       |
| Phone 408.224.9890<br>Fax 408.224.9891  |                                       |
| www.ArtikA3.com                         |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
| itle                                    |                                       |
| IAVIGATOR SCHC                          |                                       |
| AT 407 MAIN ST                          |                                       |
| 407 MAIN STREET                         |                                       |
|   | 0                                     |
| NAVIGATOR SCHOOL                        | .5                                    |
| Revisions/Submissions                   | Date                                  |
| PLANNING SUBMITTAL                      | 10.16.19                              |
| PLANNING RESUBMITTAL                    | 11.21.19<br>05.01.20                  |
|   |                                       |
|   |                                       |
| Title                                   |                                       |
| CIRCULATION                             |                                       |
| SITE                                    |                                       |
| PLAN                                    |                                       |
| •                                       |                                       |
| No.                                     |                                       |
| A2.02                                   |                                       |
|   |                                       |
| ·                                       |                                       |
| Project No.<br>X                        | xxxxx                                 |
| Plot Date: 5/13/2020                    | A <b>28d6FM</b> ent 3<br>Page 4 of 10 |
|   |                                       |



| 16 | 11 |  |
|----|----|--|

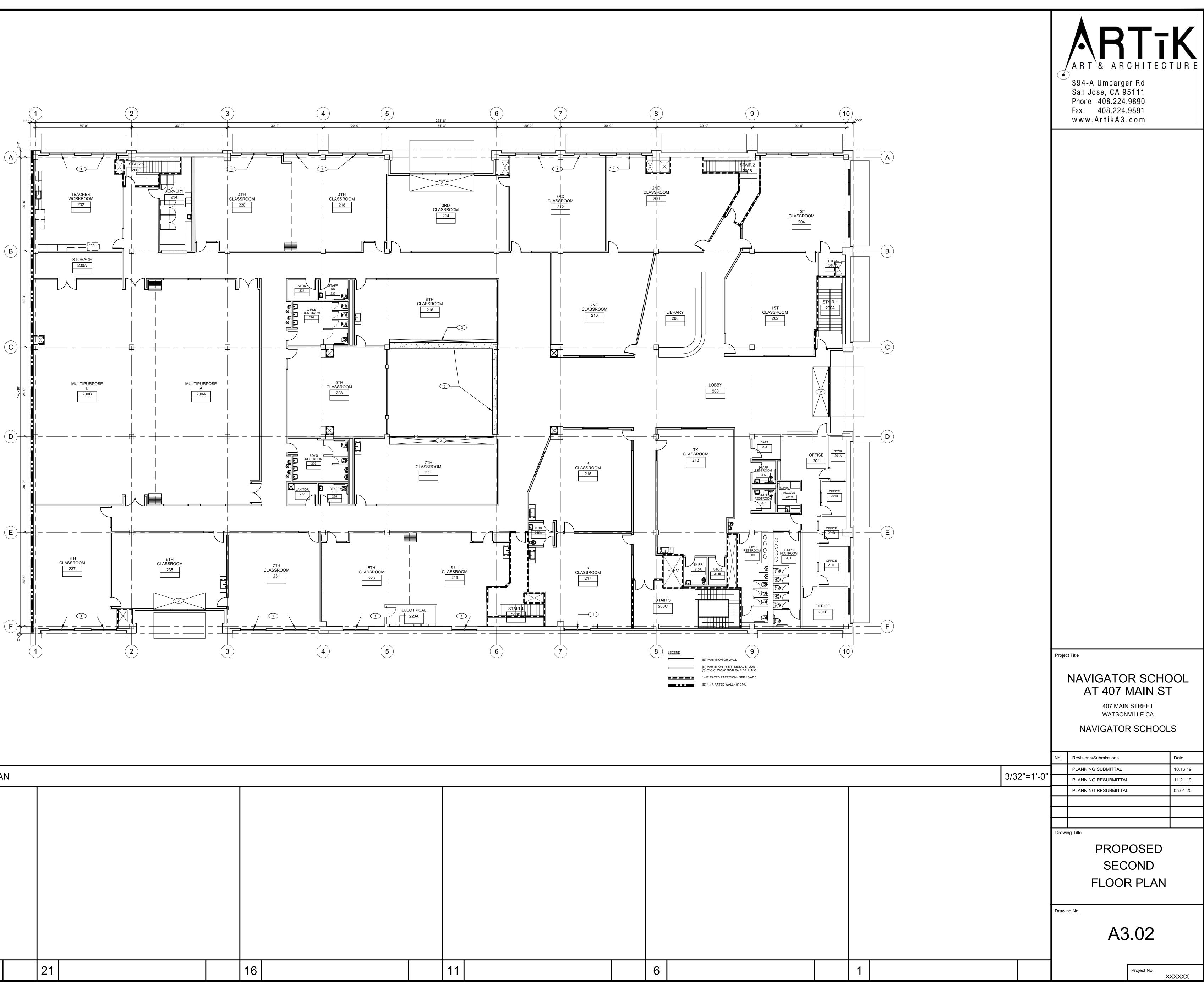
| ART & ARCHITEC<br>394-A Umbarger Rd<br>San Jose, CA 95111<br>Phone 408.224.9890<br>Fax 408.224.9891<br>w w w. Artik A3.com | K   |
|--|---|
|  |   |
|  |   |
|  |   |
|  |   |
| itle<br>IAVIGATOR SCHC<br>AT 407 MAIN STREET<br>407 MAIN STREET<br>WATSONVILLE CA  |   |
| NAVIGATOR SCHOOL Revisions/Submissions PLANNING SUBMITTAL PLANNING RESUBMITTAL PLANNING RESUBMITTAL                        | S<br>Date<br>10.16.19<br>11.21.19<br>05.01.20 |
| Title<br>ENLARGED<br>SITE<br>PLAN  |   |
|  | XXXXX<br>0 Attacriment 3<br>Page 5 of 10      |
|  | Page 5 of 10                                  |



| 2 | 6 | 21 |  | 16 |  | 11 |  | 6 |  |  |
|---|---|----|--|----|--|----|--|---|--|--|

| Project No.                      |     |
|----------------------------------|-----|
| XXXXXX                           |     |
| Plot Date: 5/6/2020 1/17 to Omen | t 3 |
| Page 6 of                        | 10  |

| tle                               |          |
|-----------------------------------|----------|
| IAVIGATOR SCHC<br>AT 407 MAIN ST  |          |
| 407 MAIN STREET<br>WATSONVILLE CA |          |
| NAVIGATOR SCHOOL                  | S        |
|                                   |          |
| Revisions/Submissions             | Date     |
| PLANNING SUBMITTAL                | 10.16.19 |
| PLANNING RESUBMITTAL              | 11.21.19 |
| PLANNING RESUBMITTAL              | 05.01.20 |
|                                   |          |
|                                   |          |
|                                   |          |
| PROPOSED<br>GROUND<br>FLOOR PLAN  |          |
|                                   |          |
| No.                               |          |
| A3.01                             |          |
| Project No.                       | xxxxx    |

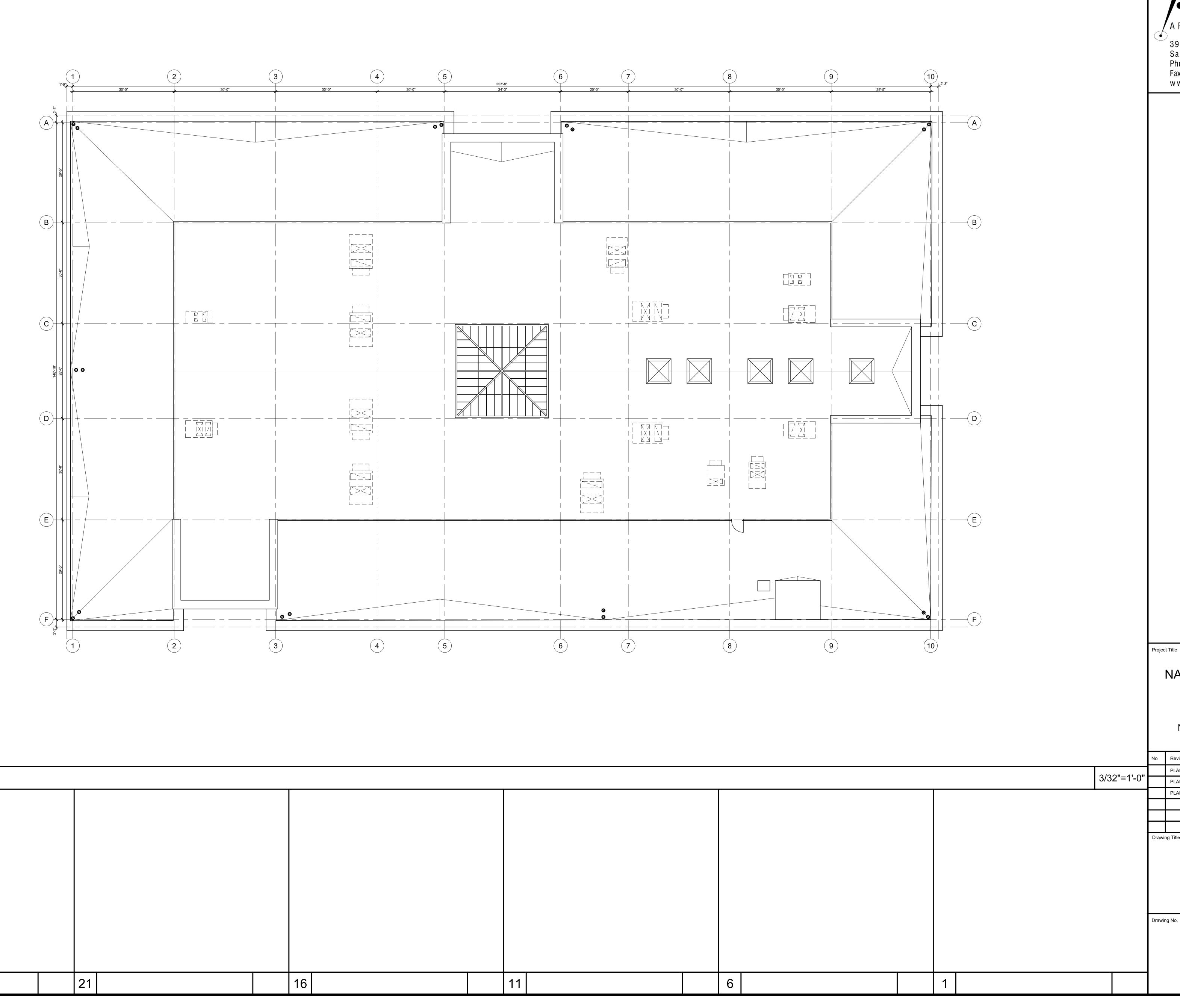


| 27 | PROPOSED SECOND FLOOR PLA | N |    |  |  |  |
|----|---------------------------|---|----|--|--|--|
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
|    |                           |   |    |  |  |  |
| 26 |                           |   | 21 |  |  |  |

| 4.0 | 1 |  | ╀ |
|-----|---|--|---|
| 16  |   |  |   |

| Project No.                       |     |
|-----------------------------------|-----|
| XXXXXX                            |     |
| Plot Date: 4/30/2020 좌58경운 FM ent | t 3 |
| Page 7 of                         | 10  |

| tle                               |          |
|-----------------------------------|----------|
| IAVIGATOR SCHC<br>AT 407 MAIN ST  |          |
| 407 MAIN STREET<br>WATSONVILLE CA |          |
| NAVIGATOR SCHOOL                  | s        |
|                                   | .0       |
| Revisions/Submissions             | Date     |
| PLANNING SUBMITTAL                | 10.16.19 |
| PLANNING RESUBMITTAL              | 11.21.19 |
| PLANNING RESUBMITTAL              | 05.01.20 |
|                                   |          |
|                                   |          |
|                                   |          |
| Title                             |          |
| PROPOSED                          |          |
| SECOND                            |          |
| SECOND                            |          |
| FLOOR PLAN                        |          |
|                                   |          |
| No.                               |          |
|                                   |          |
| A3.02                             |          |
|                                   |          |
|                                   |          |
| Project No.                       |          |
| -                                 | XXXXX    |
| Plot Date: 4/30/2020              |          |

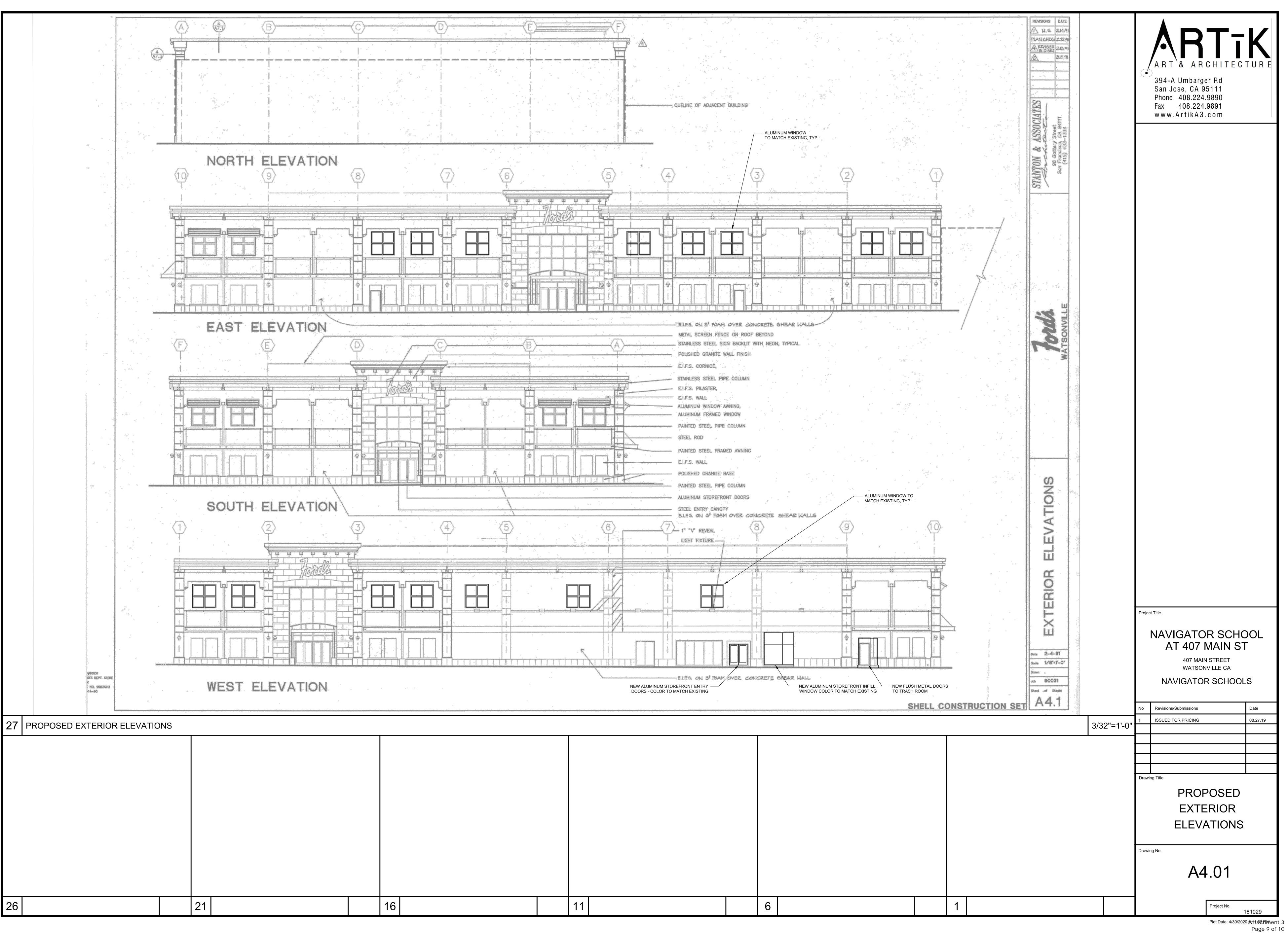


| 27 | 7 PROPOSED ROOF PLAN |  |    |  |  |  |
|----|----------------------|--|----|--|--|--|
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
|    |                      |  |    |  |  |  |
| 26 |                      |  | 21 |  |  |  |

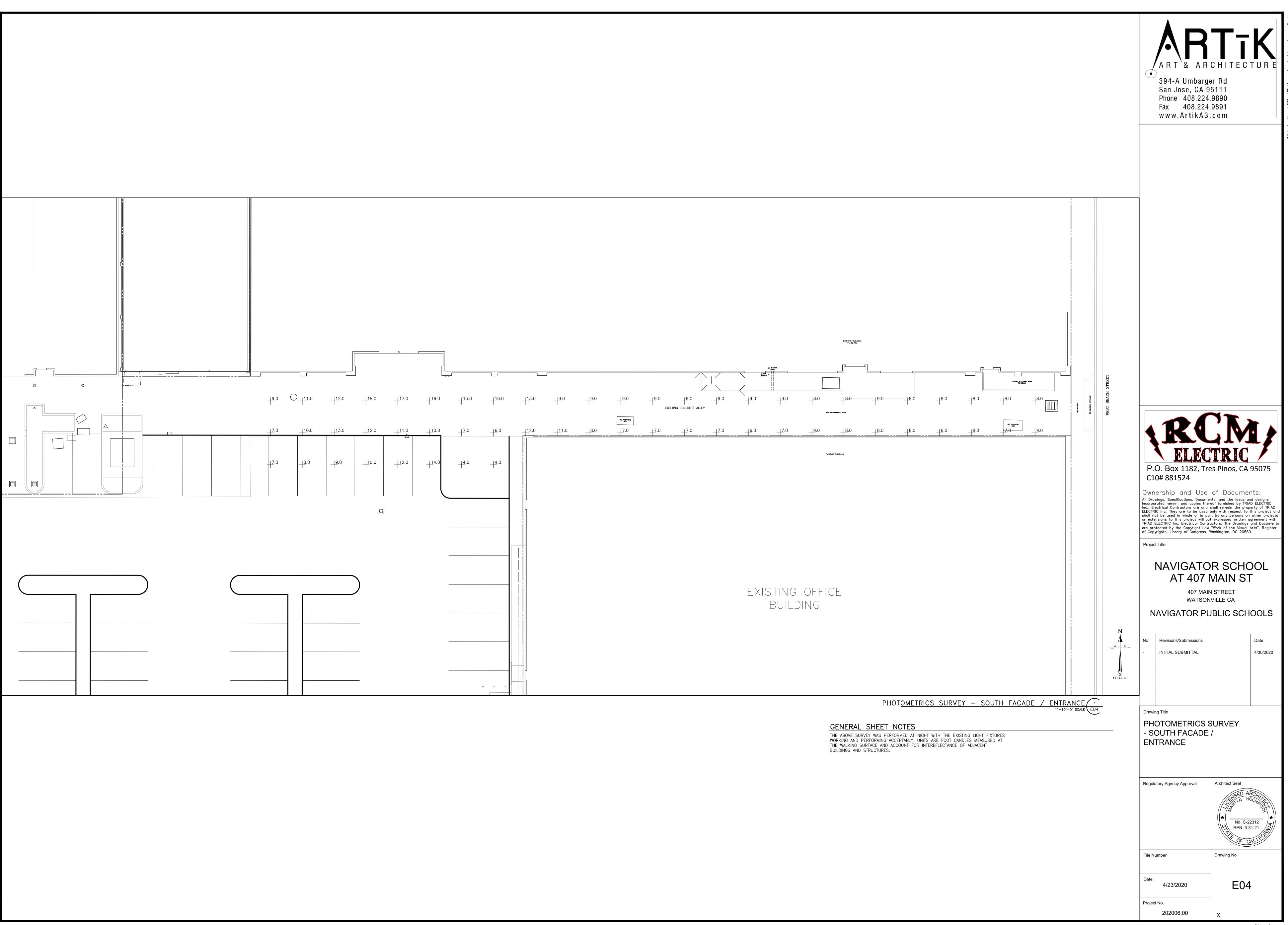
|  | 16 |  | 11 |  |
|--|----|--|----|--|

|  | K                   |
|--|---------------------|
| RT`& ARCHITEC  | TURE                |
| 94-A Umbarger Rd<br>an Jose, CA 95111<br>10ne 408.224.9890 |                     |
| x 408.224.9891<br>ww.ArtikA3.com                           |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
|  |                     |
| 3  |                     |
| AVIGATOR SCHO  |                     |
| AT 407 MAIN ST   |                     |
| 407 MAIN STREET<br>WATSONVILLE CA                          |                     |
| NAVIGATOR SCHOOL   | S                   |
| visions/Submissions  | Date                |
| ANNING SUBMITTAL   | 10.16.19            |
| ANNING RESUBMITTAL   | 05.01.20            |
|  |                     |
| le   |                     |
| PROPOSED   |                     |
| ROOF   |                     |
| PLAN   |                     |
| ).   |                     |
| A3.03  |                     |
|  |                     |
| Project No.<br>X   | xxxxx               |
| Plot Date: 4/30/202  | 0 <b>5924RM</b> ont |

Plot Date: 4/30/2020 ゑ\$\$\$\$\$\$\$€\$FMhent 3 Page 8 of 10



|       | Γ                |
|-------|------------------|
|       |                  |
| 16 11 | $\left  \right $ |



F:\CES\0ProjX\2020\2020-06 Navi School RCM\Drawings CES RCm\Electricals NS-RCM.dwg, 4/29/2020 11:49:26 AM, \_AutoCAD PDF (General Documentation).pc3