

SBCPA AT BRIGGS BLDG

CONDITIONAL USE PERMIT SUBMITTAL

SAN BENITO COUNTY POLYTECHNIC ACADEMY

365 4TH STREET, HOLLISTER CA



394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
www.Artika3.com

VICINITY MAP



PROJECT INFORMATION

ADDRESS: 365 4TH STREET GROUND FLOOR
APN: 054-11-035
SITE AREA: 23,646 SF (0.54 AC)

PREVIOUS PERMITS:
TENANT IMPROVEMENT GAVILAN COLLEGE/POLICE SUBSTATION #96-651-1 FINALED 2/27/97

EXISTING OCCUPANCY: S-2 (PKG GARAGE) / B (COLLEGE EDUCATION)
PROPOSED OCCUPANCY: S-2 (PKG GARAGE) / E (9TH-12TH EDUCATION)

EXISTING USES:
1ST FLOOR 18,416 SF B (OFFICES, COLLEGE EDUCATION)
2ND FLOOR 18,416 SF S-2 (PKG GARAGE)
3RD FLOOR 18,416 SF S-2 (PKG GARAGE)
4TH FLOOR 18,416 SF S-2 (PKG GARAGE)
TOTAL SF 73,664 SF

PROPOSED USES:
1ST FLOOR 18,416 SF B/E (OFFICES, 9TH-12TH EDUCATION)
2ND FLOOR 18,416 SF S-2 (PKG GARAGE)
3RD FLOOR 18,416 SF S-2 (PKG GARAGE)
4TH FLOOR 18,416 SF S-2 (PKG GARAGE)
TOTAL SF 73,664 SF

GOVERNING CODES

LIST OF APPLICABLE CODES

2025 California Administrative Code (CAC), Part 1, Title 24 C.C.R.
2022 California Building Code (CBC) Part 2, Title 24 C.C.R.
2022 California Electric Code (CEC), Part 3, Title 24 C.C.R.
2022 California Mechanical Code (CMC), Part 4, Title 24 C.C.R.
2022 California Plumbing Code (CPC), Part 5, Title 24 C.C.R.
2022 California Energy Code (CEnC), Part 6, Title 24 C.C.R.
2022 California Fire Code (CFC), Part 9, Title 24 C.C.R.
2022 California Existing Building Code (CEBC), Part 10, Title 24 C.C.R.
2022 California Green Building Standards Code (CALGreen), Part 11, Title 24 C.C.R.
2019 California Referenced Standards Code, Part 12, Title 24 C.C.R.
Title-19 (C.C.R.), Public Safety, State Fire Marshal Regulations.

APPLICABLE STANDARDS

SCOPE OF WORK

CONVERSION OF AN APPROXIMATE 9,300SF FORMER COLLEGE LEVEL EDUCATION SPACE TO A CHARTER HIGH SCHOOL TENANT SPACE. NO ADDITIONAL AREA OR EXTERIOR CHANGES ARE PROPOSED.

PHASE 1 WILL CONSIST OF A MAXIMUM OF 60 STUDENTS AND MINIMAL STAFF AND WILL NOT INCLUDE ANY ALTERATION OR CONSTRUCTION, EXCEPT FOR THE ADDITIONS OF LOCKS ON THE RESTROOM DOORS.

PHASE 2 WILL CONSIST OF UP TO 200 STUDENTS AND 17 STAFF AND INCLUDES THE CONSTRUCTION OF NEW PRIVATE SINGLE ACCOMMODATION TOILET ROOM FOR USE BY THE POLICE DEPARTMENT AS WELL AS EXPANSION OF THE EXISTING GANG RESTROOMS AND OTHER ALTERATION FOR THE SCHOOL'S PROGRAM.

SHEET INDEX

5 SHEETS

ARCHITECTURAL
A0.01 TITLE SHEET
A1.01 SITE PLAN
A1.02 SITE PLAN - CIRCULATION
A3.01 FLOOR PLAN
A3.01A FLOOR PLAN - PHASE 1

PROJECT DIRECTORY

OWNER CITY OF HOLLISTER

TENANT SAN BENITO COUNTY POLYTECHNIC ACADEMY
365 4TH STREET
HOLLISTER CA 95023
(831) 297-1883

ARCHITECT ARTIK ART & ARCHITECTURE
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MARTIN HOCHROTH
MHOCHROTH@ARTIKA3.COM

MECHANICAL ALFA TECH
ELECTRICAL 1321 RIDDER PARK DRIVE
PLUMBING SAN JOSE CA 95131
(408) 487-1200

GENERAL NOTES

- Existing construction data shown on the drawings was obtained from available drawings. The contractor shall verify all existing conditions and shall notify the architect of all exceptions before proceeding with the work.
- See architectural drawings for layout dimensions and elevations except where indicated otherwise.
- All discrepancies between drawings shall be clarified with the architect prior to proceeding with work.
- In the event that certain features of the construction are not fully shown or detailed on the drawings or called for in the general notes, then their construction shall be of the same character as similar conditions that are shown or called for.
- Dimensions, elevations, and existing conditions shall be checked and verified on the job site by each contractor. Errors, omissions or discrepancies shall be reported to the architect before work begins or supplies are ordered.
- Verify electrical, mechanical, fire alarm, telephone and security requirements before construction begins.
- Work shall be performed in conformance with local, county, state and federal codes, laws, and regulations applicable to this work.
- Any item identified to be demolished, removed or relocated is to be completely removed, including but not limited to any concealed items (pipes, curbs, framing, beams, fasteners, etc.). All items within a demolished area that must be rerouted in order to maintain continuity shall be done so in accordance with appropriate specification sections in the project manual at no additional cost. If no specification can be found within the project manual, then continuity shall be maintained by current standard methods for construction but not lesser in quality than existing. Any area of demolition or removal shall be left in a completely finished condition as outlined in the project manual.
- Per CBC 11B-104.1, All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points.
- Buildings undergoing construction, alteration or demolition shall be subject to the requirements of Chapter 33 of the California Fire Code.
- All work shall conform to 2022 Title 24, California Code of Regulations.
- The California Energy Code Section 10-103 requires Acceptance Testing on all newly installed lighting controls, mechanical systems, envelopes, and process equipment after installation and before project completion. An Acceptance Test is a functional performance test to help ensure that newly installed equipment is operating and in compliance with the Energy Code. Lighting Controls acceptance tests must be performed by a certified lighting controls Acceptance Test Technician (ATT). Mechanical system acceptance tests must be performed by a certified mechanical ATT for projects submitted on or after October 1, 2021. Envelope and process equipment acceptance tests shall be performed by the installing contractor, engineer/architect or record or the Owner's agent. A listing of certified ATT can be found at: <https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance>. The Acceptance Testing procedures must be repeated, and deficiencies must be corrected by the builder or installing contractor, until the construction/installation of the specified systems conform and pass the required acceptance criteria. Project Inspectors will collect the forms to conform that the required Acceptance Tests have been completed.

DEFERRED APPROVALS

NONE

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	GYP.	GYPSUM
ACCESS.	ACCESSIBLE	H.B.	HOSE BIB
A.F.F.	ABOVE FINISH FLOOR	I.D.	INSIDE DIAMETER
ARCH.	ARCHITECTURAL	IN.	INCH
ASSEM.	ASSEMBLY	INFO.	INFORMATION
BD.	BOARD	INSUL.	INSULATION
BLDG.	BUILDING	LAV.	LAVATORY
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	MTL.	METAL
CAB.	CABINET	MFR.	MANUFACTURER
C.B.	CATCH BASIN	M.H.	MAN HOLE
CEM.	CEMENT	MIN.	MINIMUM
CER.	CERAMIC	MISC.	MISCELLANEOUS
C.I.	CAST IRON	(N)	NEW
C.J.	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CLKG.	CAULKING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OF CI	OWNER FURNISHED CONTRACTOR INSTALLED OPPOSITE
CONF.	CONFERENCE	OPP.	OPPOSITE
CONN.	CONNECTION	PAV.	PAVING
CONT.	CONTINUOUS	P.D.F.	POWDER DRIVEN FASTENER
CORR.	CORRIDOR	PL.	PLATE
C.P.F.	CEMENT PLASTER FINISH SYSTEM	P.T.D.	PAPER TOWEL DISPENSER
CTSK.	COUNTERSINK	RAD.	RADIUS
CTR.	CENTER	REF.	REFRIGERATOR
C.W.	COLD WATER	RM.	ROOM
DBL.	DOUBLE	R.D.	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	REQ.	REQUIRED
DET.	DETAIL	R.C.P.	REFLECTED CEILING PLAN
DIA.	DIAMETER	RVL.	REVEAL
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
DN.	DOWN	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DR.	DOOR	S.C.	SOLID CORE
DS.	DOWNSPOUT	S.D.	SOAP DISPENSER SECTION
DWG.	DRAWING	SEC.	SECTION
E.A.	EACH	SHT.	SHEET
E.J.	EXPANSION JOINT	SIM	SIMILAR
ELEV.	ELEVATION	S.M.S.	SHEET METAL SCREW SPECIFICATION
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	STD.	STANDARD
(E)	EXISTING	STL.	STRUCT.
EXT.	EXTERIOR	STRUC.	STRUCTURAL
EXP.	EXPANSION	T.C.	TOP OF CURB
F.A.	FIRE ALARM	TEL.	TELEPHONE
F.D.	FLOOR DRAIN	T.O.P.	TOP OF PARAPET
FDN.	FOUNDATION	T.P.	TOP OF PAVEMENT
F.E.	FIRE EXTINGUISHER	T.P.D.	TOILET PAPER DISPENSER
F.H.	FIRE HYDRANT	T.W.	TOP OF WALL
FHWS	FLAT HEAD WOOD SCREW	TYP	TYPICAL
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
F.F.	FINISH FLOOR	V.I.F.	VERIFY IN FIELD
F.P.	FIRE PROTECTION	W/	WITH
FT.	FOOT	WD.	WOOD CLOSET
GA.	GAUGE	W/O	WOOD WITHOUT
GALV.	GALVANIZED	W.P.	WATERPROOF
G.B.	GRAB BAR	W.R.	WATER RESISTANT
G.I.	GALVANIZED IRON	W.S.	WEATHER STRIPPING
G.W.B.	GYPSUM WALL BOARD		

SYMBOL LEGEND

ROOM IDENTIFICATION	
CLASSROOM	ROOM NAME
A101	ROOM NUMBER
000	ROOM AREA (SF)
01	DEMOLITION KEY NOTE NUMBER
01	KEY NOTE NUMBER
A	WALL TYPE
36 34 100 24	CASEWORK IDENTIFICATION
+ 10'-0"	CEILING HEIGHT
A	WINDOW TYPE
A101.1	DOOR IDENTIFICATION
●	CONTROL POINT
1	GRID IDENTIFICATION
1 A7.01	BUILDING SECTION
1 A12.01	DETAIL CUT
☁	REVISION
N	NORTH ARROW



Project Title

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365 4TH STREET
HOLLISTER CA 95023

SAN BENITO COUNTY POLYTECHNIC ACADEMY

No	Revisions/Submissions	Date

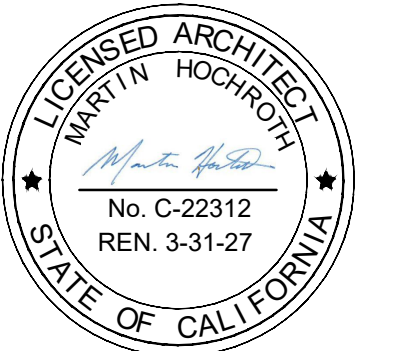
Drawing Title

TITLE SHEET

Regulatory Agency Approval

File Number	Drawing No
Application Number	A0.01
Project No.	250015

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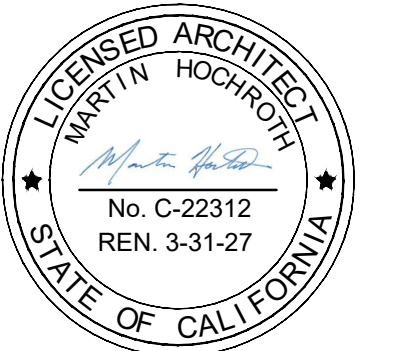
3	<p>SPECIAL SEISMIC ZONE: YES FLOOD ZONE: NO ADDRESS: 365 4TH STREET APN: 054-11-035 GENERAL PLAN: DOWNTOWN COMMERCIAL & MIXED USE ZONING: DMU - DOWNTOWN MIXED USE PARCEL SIZE: 23,646 SF (0.54 AC)</p>
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2	<p>SITE SUMMARY TABLE</p> <p>TOTAL GSF: 73,664 SF LOT COVERAGE: 77.9% (E) IMPERVIOUS SURFACE: 23,646 SF (N) IMPERVIOUS SURFACE: 0 SF # OF PARKING SPACES REQ: 42 SPACES (7 SPACES/CR) # OF PKG SPACE PROVIDED: 42 SPACES WITHIN THE LARGER PARKING GARAGE</p>
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Project Title		
<p>SBCPA AT BRIGGS BLDG</p> <p>365 4TH STREET HOLLISTER CA 95023</p> <p>SAN BENITO COUNTY POLYTECHNIC ACADEMY</p>		
No	Revisions/Submissions	Date
Drawing Title		
SITE PLAN		
Regulatory Agency Approval		

17	SITE PLAN	1" = 30'	1	PROJECT SUMMARY TABLE
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File Number	Drawing No	A1.01
Application Number		
Project No.	250015	



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**SAN BENITO COUNTY
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Drawing Title

**SITE PLAN
CIRCULATION**

Regulatory Agency Approval

File Number

Drawing No

Application Number

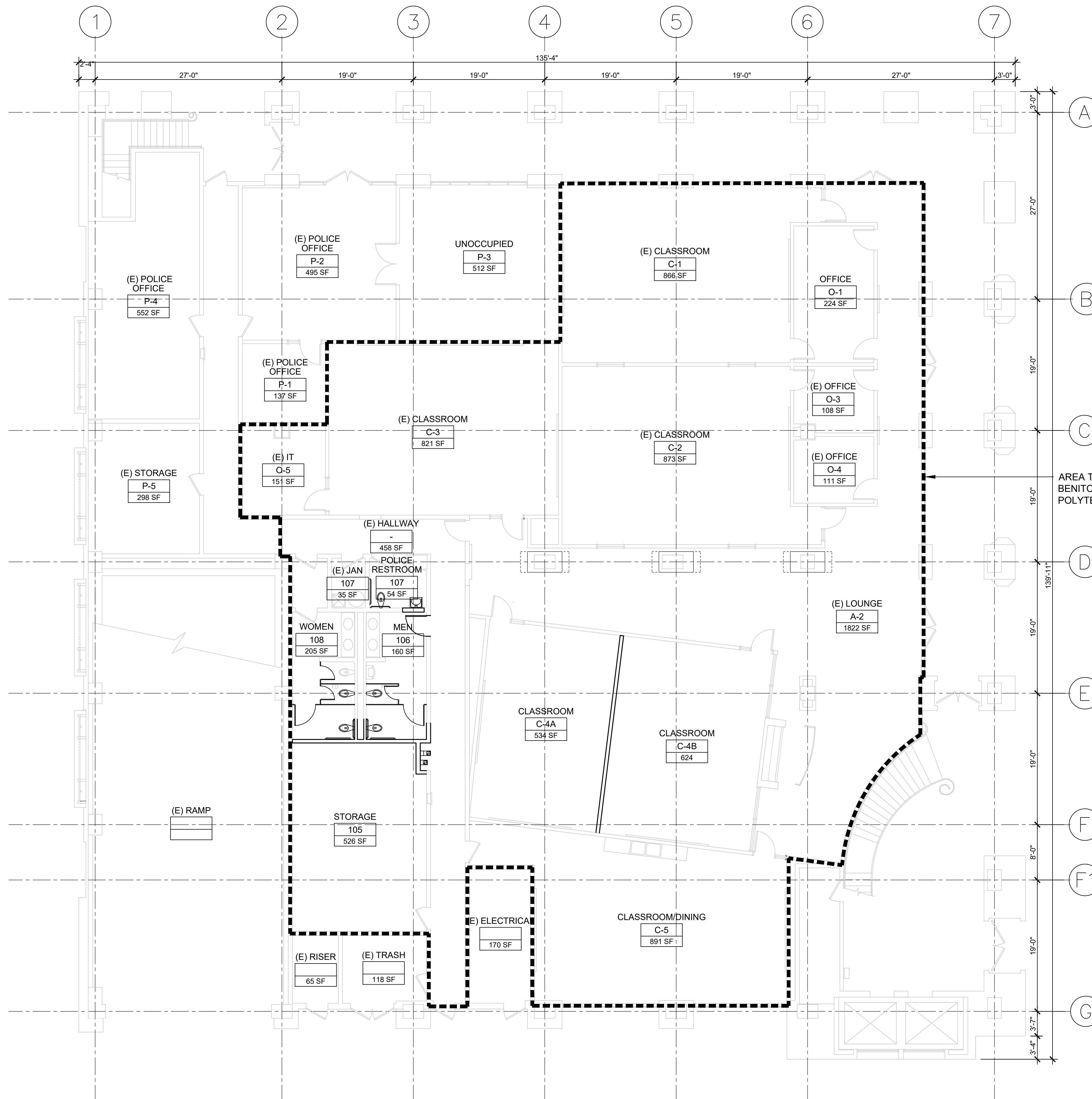
A1.02

Project No.

250015



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PLUMBING CALCULATION (PHASE 2)

POLICE DEPARTMENT SUITE
B OCCUPANCY

P-1 (E) POLICE OFFICE	137 SF
P-2 (E) POLICE OFFICE	495 SF
P-3 (E) POLICE OFFICE	512 SF
P-4 (E) POLICE OFFICE	552 SF
P-5 (E) STORAGE	298 SF
OLF	150 Per CBC Table 1004.5
OCCUPANCY	14

MALE + FEMALE 14
 Required* Provided

LAVATORIES	1 *	1 OK
WATER CLOSETS	1 *	1 OK

* PER CPC 422.2(3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES

SBCPA SUITE
B OCCUPANCY

O-1 OFFICE	224 SF
O-3 (E) OFFICE	108 SF
O-4 (E) OFFICE	111 SF
O-5 (E) IT	151 SF
OLF	150 Per CBC Table 1004.5
OCCUPANCY	4

E OCCUPANCY

C-1 (E) CLASSROOM	866 SF
C-2 (E) CLASSROOM	873 SF
C-3 (E) CLASSROOM	821 SF
C-4A (E) CLASSROOM	534 SF
C-4B (E) CLASSROOM	624 SF
C-5 CLASSRM/DINING AREA	891 SF
OLF	30 Per CPC Table 4-1
OCCUPANCY	154

TOTAL # OF PERSONS 158

MALE 79
 Required Provided

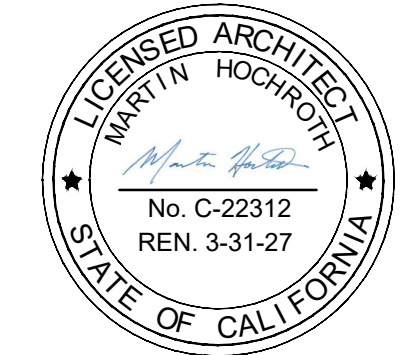
LAVATORIES	2 1:40	2 OK
URINALS	1 1:100	1 OK
WATER CLOSETS	2 1:50	2 OK

FEMALE 79
 Required Provided

LAVATORIES	2 1:40	2 OK
WATER CLOSETS	3 1:30	3 OK

ARTiK
 ART & ARCHITECTURE

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No	Revisions/Submissions	Date

Drawing Title

**FLOOR
 PLAN
 PHASE 2**

Regulatory Agency Approval

File Number

Drawing No

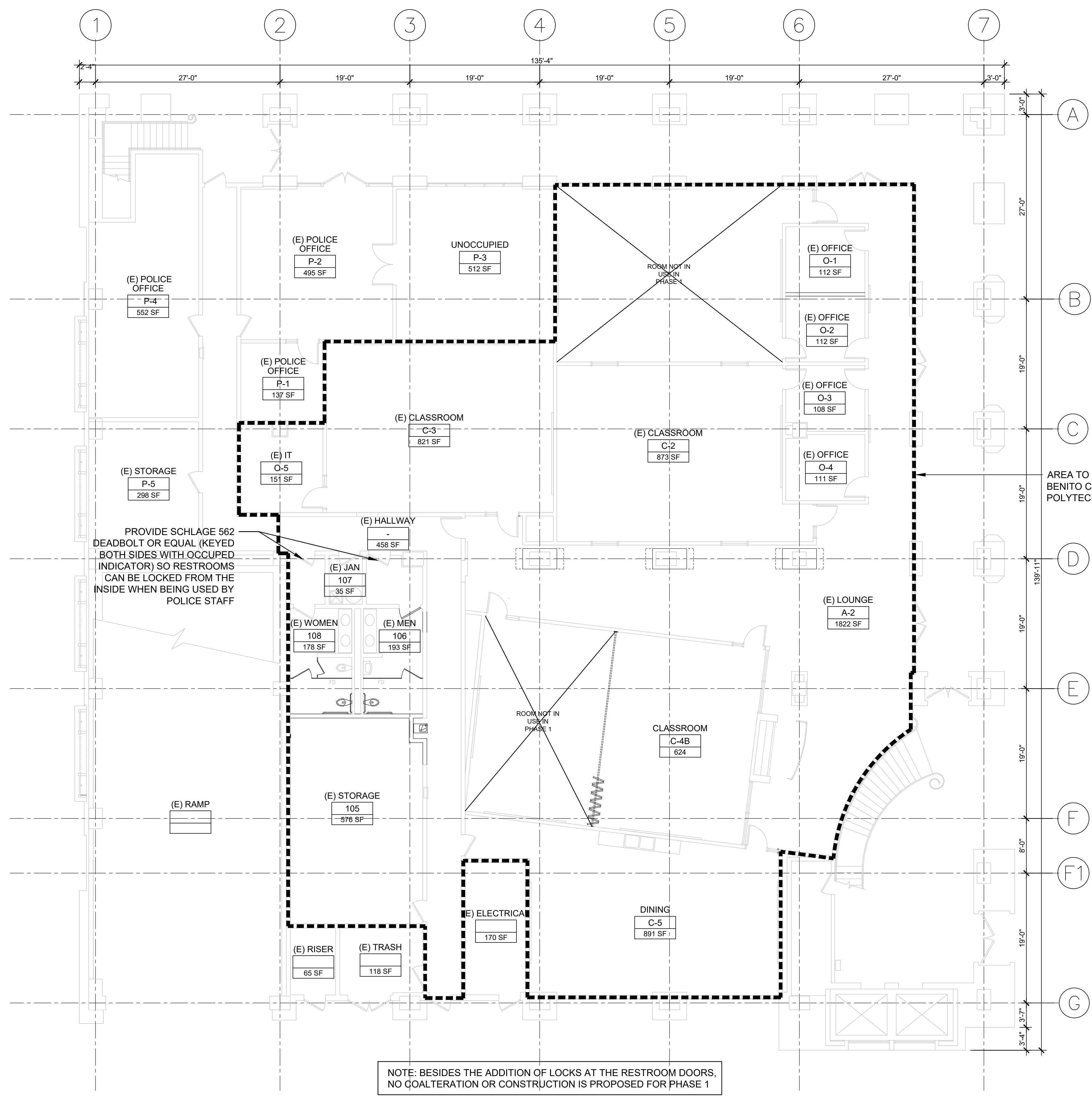
Application Number

A3.01

Project No.

250015

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PLUMBING CALCULATION (PHASE 1)

B OCCUPANCY

P-1 (E) POLICE OFFICE	137 SF
P-2 (E) POLICE OFFICE	495 SF
P-3 (E) POLICE OFFICE	512 SF
P-4 (E) POLICE OFFICE	552 SF
P-5 (E) STORAGE	298 SF
O-1 (E) OFFICE	112 SF
O-2 (E) OFFICE	112 SF
O-3 (E) OFFICE	108 SF
O-4 (E) OFFICE	111 SF
O-5 (E) IT	151 SF
TOTAL	2588 SF

OLF 150 Per CBC Table 1004.5
OCCUPANCY 18

E OCCUPANCY

C-2 (E) CLASSROOM	873 SF
C-3 (E) CLASSROOM	821 SF
C-4B (E) CLASSROOM	624 SF
C-5 (E) DINING AREA	0 * Same Students as Classrooms
TOTAL	2318 SF

OLF 30 Per CPC Table 4-1
OCCUPANCY 78

TOTAL # OF PERSONS 96

MALE 48

LAVATORIES	Required 2 1:40	Provided 2 OK
URINALS	1 1:100	1 OK
WATER CLOSETS	1 1:50	1 OK

FEMALE 48

LAVATORIES	Required 2 1:40	Provided 2 OK
WATER CLOSETS	2 1:30	2 OK

4 PLUMBING CALCULATION

FIRST FLOOR

SBCPA LEASE AREA:	9,083 GSF
OTHER OFFICE AREAS:	2,472 GSF
RAMP	2,208 GSF
ELEVATORS & SERVICE	640 GSF
SUBTOTAL INTERIOR	14,223 GSF
OUTDOOR COVERED AREA	4,193 GSF
TOTAL GSF	18,416 GSF

3 FLOOR AREA SUMMARY

ROOM SUMMARY (PHASE 1)

Room	Area (NSF)	OLF	Exiting Occupancy
A-2 (E) LOUNGE	1,822	-	-
(E) HALLWAY	458	-	-
C-1 (E) CLASSROOM	-	NOT USED	-
C-2 (E) CLASSROOM	873	20	44
C-3 (E) CLASSROOM	821	20	42
C-4A (E) CLASSROOM	-	NOT USED	-
C-4B (E) CLASSROOM	624	20	32
C-5 (E) DINING	891	*	*
O-1 (E) OFFICE	112	150	1
O-2 (E) OFFICE	112	150	1
O-3 (E) OFFICE	108	150	1
O-4 (E) OFFICE	111	150	1
O-5 (E) IT	151	150	2
P-1 (E) POLICE OFFICE	137	150	1
P-2 (E) POLICE OFFICE	495	150	4
P-3 (E) POLICE OFFICE	512	150	4
P-4 (E) POLICE OFFICE	552	150	4
P-5 (E) STORAGE	298	150	2
105 (E) STORAGE	576	-	-
106 (E) MEN	193	-	-
107 (E) JANITOR	35	-	-
108 (E) WOMEN	178	-	-
TOTAL	9,059	NSF	139

* Same students as in the Classrooms

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FLOOR PLAN PHASE 1

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Drawing No. **A3.01A**

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