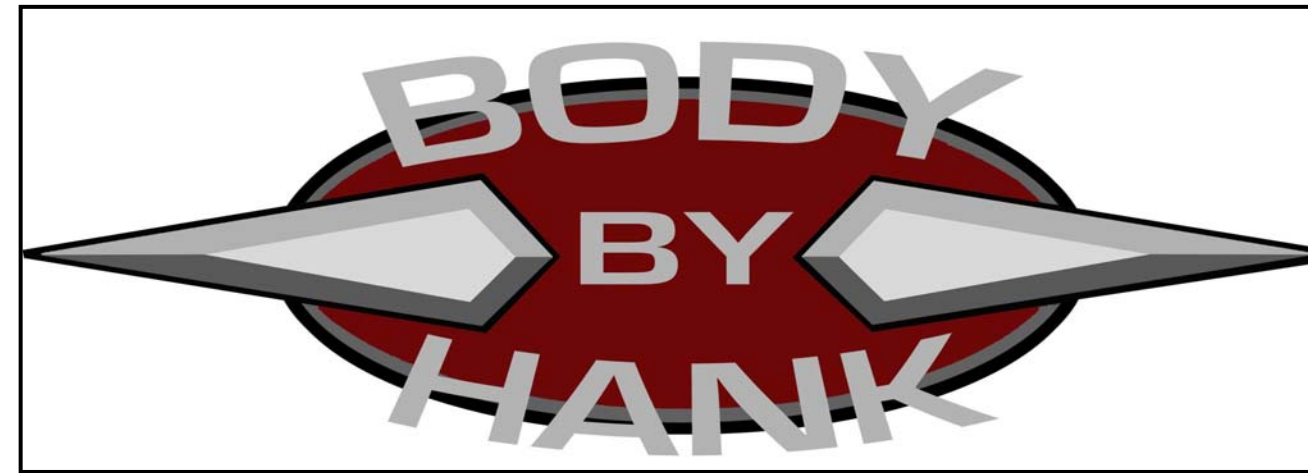


NEW AUTO RESTORATION SHOP  
FOR  
**BODY BY HANK**  
140 GROVE STREET, WATSONVILLE, CALIFORNIA



SCOPE OF WORK
- REMOVE EXISTING 1,200sf AUTOMOTIVE DETAIL SHOP.
- CONSTRUCT <N> 7,354sf AUTOMOTIVE RESTORATION SHOP.

**SITE DATA:**

OWNER:..... HANK AND LESLIE WEMPE  
144 GROVE STREET  
WATSONVILLE, CA 95067  
(831) 724-9060

JOB SITE ADDRESS:.....140 GROVE STREET  
WATSONVILLE, CA. 95076

A.P.N. .... 017-252-25 TO BE  
AND 017-252-26 COMBINED

OCCUPANCY GROUP:.....H-4

CURRENT ZONING:.....IG / GENERAL INDUSTRIAL

BUILDING TYPE:.....II - B SPRINKLED

LOT AREA:.....12,880 SQUARE FEET

PARKING AND DRIVEWAY IMPERVIOUS SURFACE.....4,824 SQUARE FEET (37%)

LANDSCAPE AREA.....548 SQUARE FEET (5%)

**BUILDING AREAS**

EXISTING BUILDING.....1,200 SQUARE FEET  
(AUTOMOTIVE DETAIL SHOP) (TO BE REMOVED)

PROPOSED NEW BUILDING.....7,354 SQUARE FEET

PROPOSED PARTS MEZZANINE.....2,530 SQUARE FEET

PROPOSED TOTAL.....9,884 SQUARE FEET

PROPOSED LOT COVERAGE.....7,354 / 12,880 = 57.0%

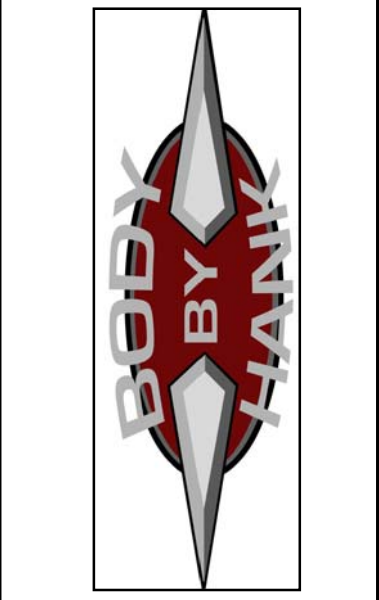
**APPLICABLE DESIGN CODES:**

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA FIRE CODE & MOST  
CURRENT NFPA STANDARD REQUIRED  
BY CURRENTLY ADOPTED CODES

REVISIONS	BY

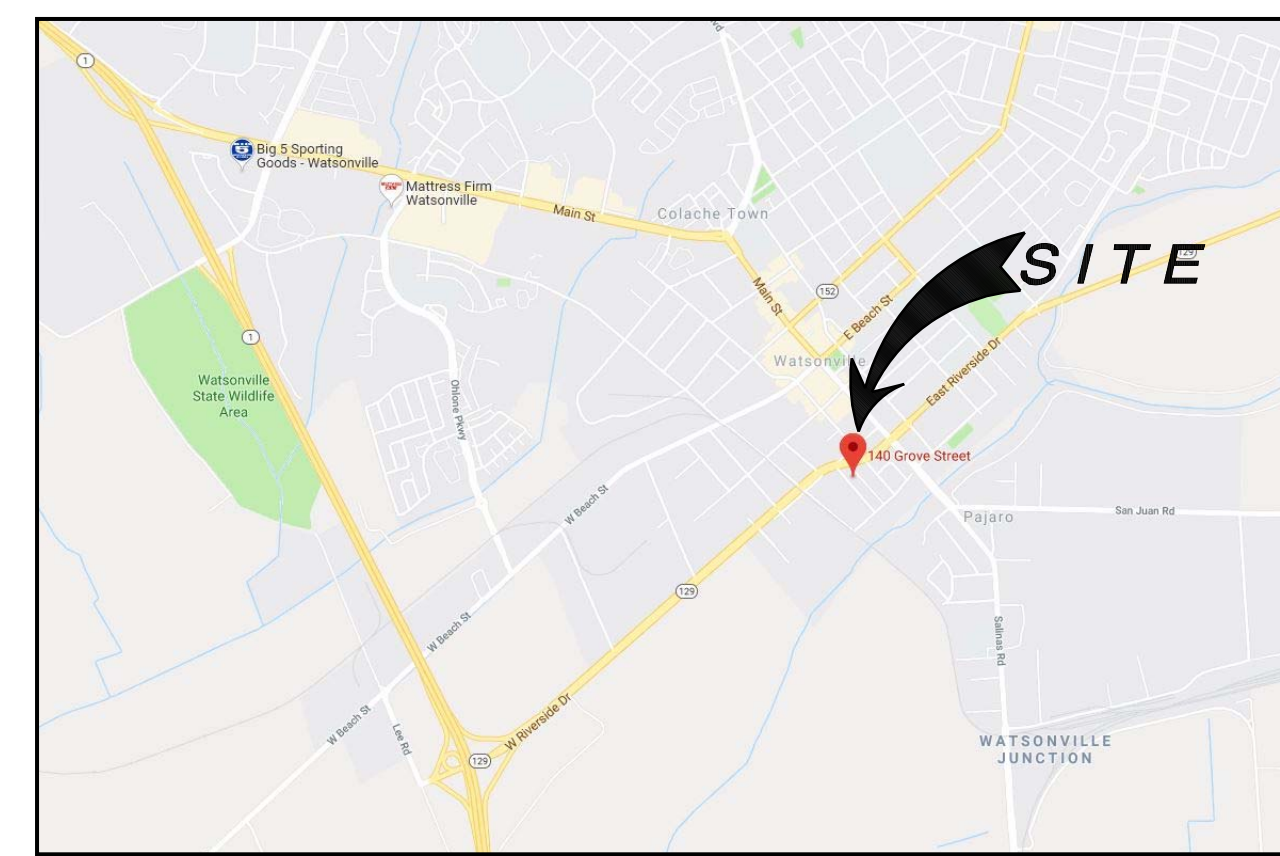
PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
STRUCTURAL ENGINEERS  
164 WEST SAN LUIS ST  
SALINAS, CALIF. 93901  
WWW.GRAEBEANDASSOCIATES.COM

PREPARED FOR:  
**HANK & LESLIE WEMPE**  
BODY BY HANK  
144 GROVE STREET  
WATSONVILLE, CA 95076  
PHONE: (831) 724-9060

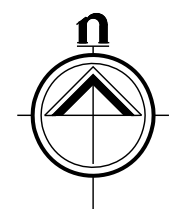


RESTORATION SHOP FOR  
BODY BY HANK  
140 GROVE STREET  
WATSONVILLE, CALIFORNIA 95076  
A.P.N. @ 140 GROVE 017-252-25  
A.P.N. @ 142 GROVE 017-252-26

LIST OF DRAWINGS	
DRAWING NUMBER	DRAWING TITLE
T1	TITLE SHEET
C1	SITE / TOPOGRAPHY MAP
C2	GRADING PLAN
C3	UTILITY PLAN
A1	SITE PLAN
A2	PROPOSED 1st FLOOR PLAN
A3	PROPOSED MEZZANINE PLAN
A4	PROPOSED ROOF PLAN
A5	PROPOSED ELEVATIONS
A6	PROPOSED ELEVATIONS
A7	PROPOSED BUILDING SECTIONS
A8	PROPOSED BUILDING SECTIONS



**VICINITY MAP**  
N.T.S.



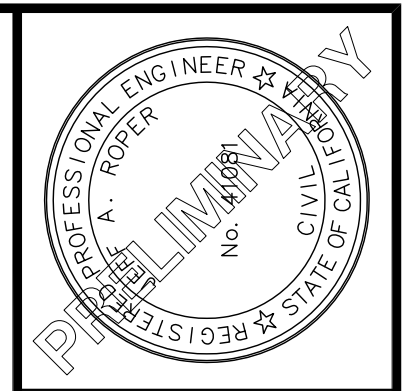
**AREA MAP**  
N.T.S.  
A.P.N. 017-252-25  
& 017-252-26

DRAWN  
KDC  
CHECKED  
RG  
DATE  
02/25/2020  
SCALE  
AS SHOWN  
JOB NO.  
4942  
FILE  
4942 - T1  
SHEET

**T-1**

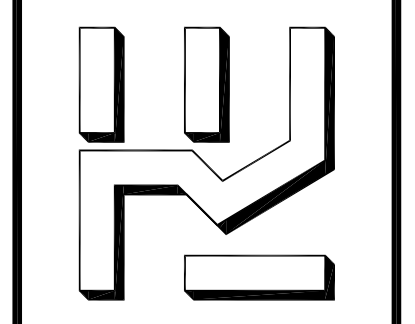
OF SHEETS

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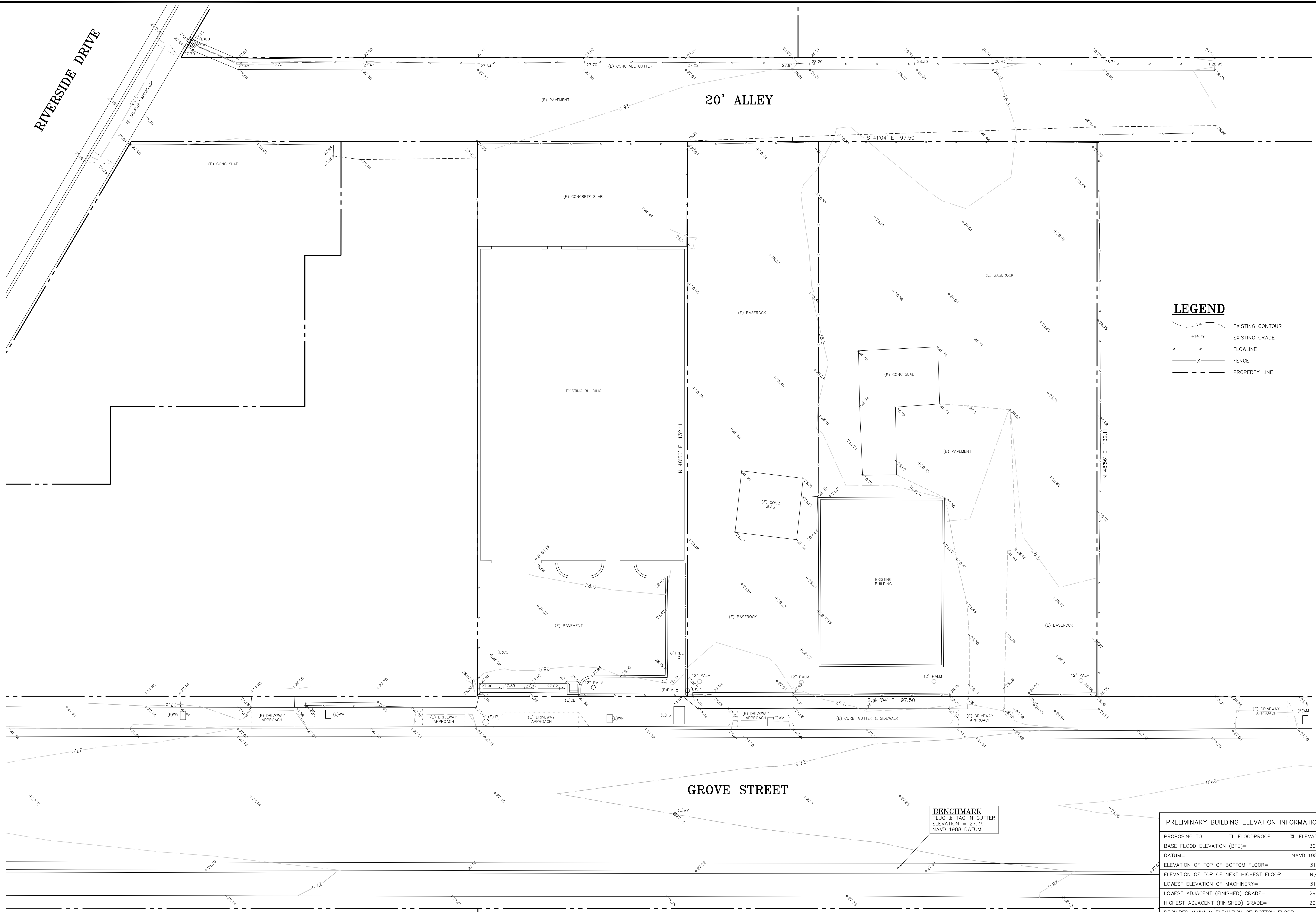


UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

**ROPER ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING  
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076  
(831) 724-5300 jeff@roperengineering.com



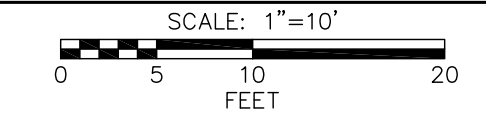
**NEW RESTORATION SHOP FOR BODY BY HANK**  
140 & 142 GROVE STREET APN 017-252-25 & 26  
**EXISTING SITE CONDITIONS**



**LEGEND**

- VA- EXISTING CONTOUR
- +14.79 EXISTING GRADE
- ← FLOWLINE
- X- FENCE
- - - PROPERTY LINE

**EXISTING SITE CONDITIONS**

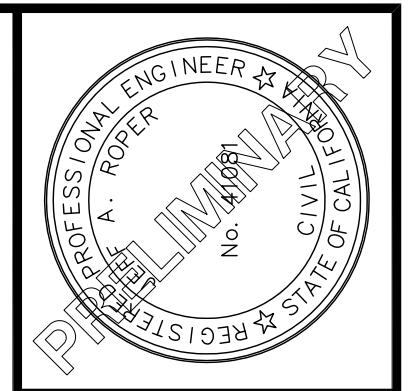


**PRELIMINARY BUILDING ELEVATION INFORMATION**

PROPOSING TO:	<input type="checkbox"/> FLOODPROOF	<input checked="" type="checkbox"/> ELEVATE
BASE FLOOD ELEVATION (BFE)=	30.0	
DATUM=	NAVD 1988	
ELEVATION OF TOP OF BOTTOM FLOOR=	31.0	
ELEVATION OF TOP OF NEXT HIGHEST FLOOR=	N/A	
LOWEST ELEVATION OF MACHINERY=	31.0	
LOWEST ADJACENT (FINISHED) GRADE=	29.0	
HIGHEST ADJACENT (FINISHED) GRADE=	29.0	
REQUIRED MINIMUM ELEVATION OF BOTTOM FLOOR (BASE FLOOD ELEVATION PLUS ONE FOOT) OR FLOOD PROOFING REQUIREMENT=	31.0	

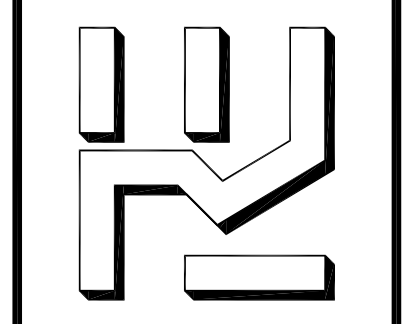
ELEVATION CERTIFICATE OR FLOODPROOFING CERTIFICATE REQUIRED AFTER CONSTRUCTION

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	DEC. 24, 2019
REVISED:	AUG. 27, 2020
JOB NO.:	15010
SHEET	<b>C1</b>
OF	3 SHEETS



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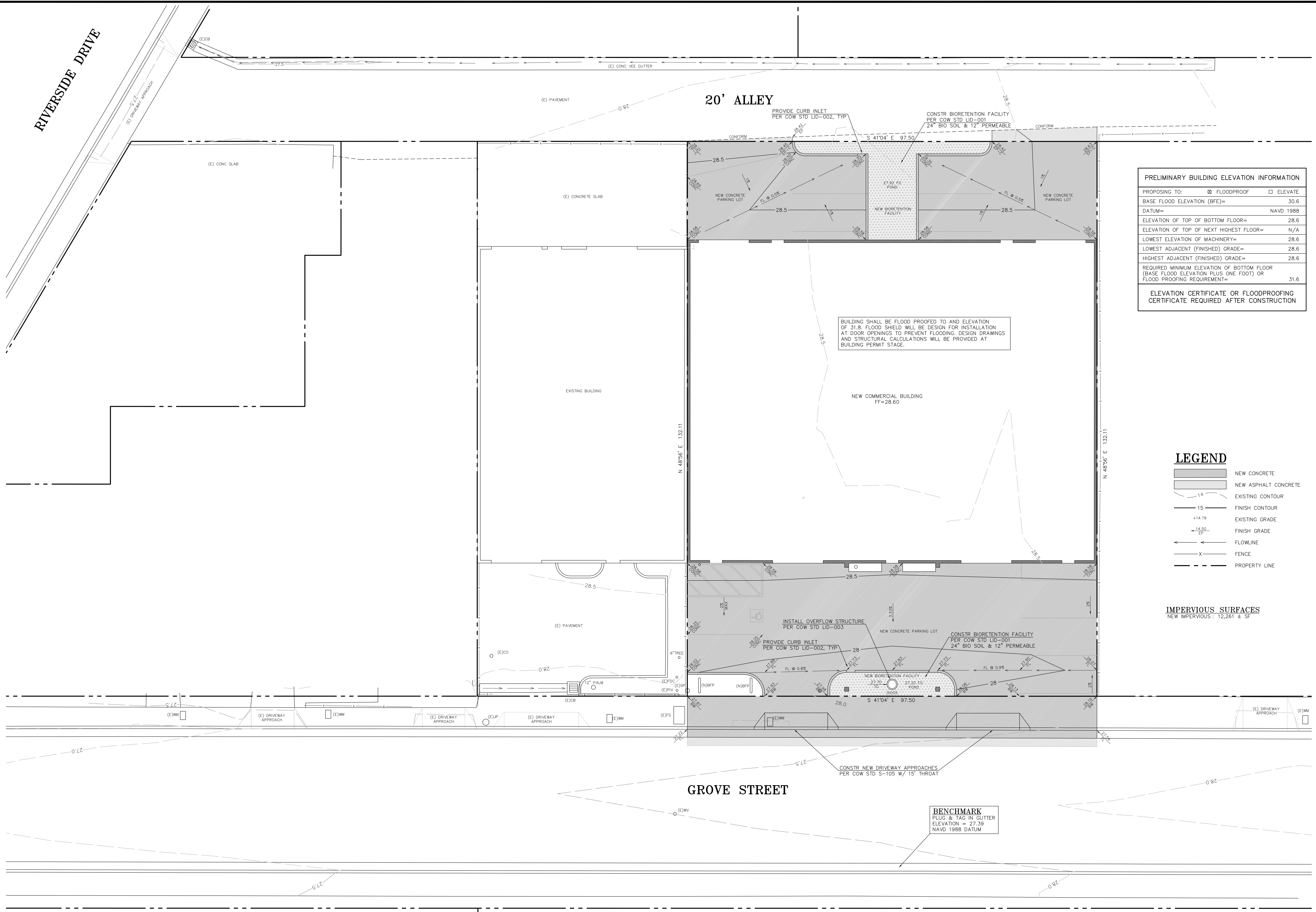
**ROPER ENGINEERING**  
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 64 PENNY LANE, SUITE A WATSONVILLE, CA 95076  
 (831) 724-5300 jef@roperengineering.com



**NEW RESTORATION SHOP FOR BODY BY HANK**  
 140 & 142 GROVE STREET APN 017-252-25 & 26  
**PRELIMINARY GRADING PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	DEC. 24, 2019
REVISED:	AUG. 27, 2020
JOB NO.:	15010
SHEET	

**C2**  
 OF 3 SHEETS



**PRELIMINARY BUILDING ELEVATION INFORMATION**

PROPOSING TO:	<input checked="" type="checkbox"/> FLOODPROOF	<input type="checkbox"/> ELEVATE
BASE FLOOD ELEVATION (BFE)=	30.6	
DATUM=	NAVD 1988	
ELEVATION OF TOP OF BOTTOM FLOOR=	28.6	
ELEVATION OF TOP OF NEXT HIGHEST FLOOR=	N/A	
LOWEST ELEVATION OF MACHINERY=	28.6	
LOWEST ADJACENT (FINISHED) GRADE=	28.6	
HIGHEST ADJACENT (FINISHED) GRADE=	28.6	
REQUIRED MINIMUM ELEVATION OF BOTTOM FLOOR (BASE FLOOD ELEVATION PLUS ONE FOOT) OR FLOOD PROOFING REQUIREMENT=	31.6	

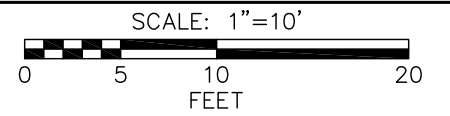
ELEVATION CERTIFICATE OR FLOODPROOFING CERTIFICATE REQUIRED AFTER CONSTRUCTION

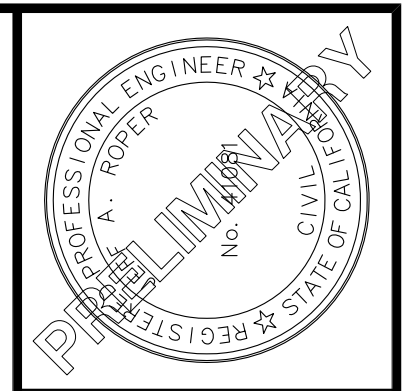
**LEGEND**

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- EXISTING CONTOUR
- FINISH CONTOUR
- EXISTING GRADE
- FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE

**IMPERVIOUS SURFACES**  
 NEW IMPERVIOUS: 12,261 ± SF

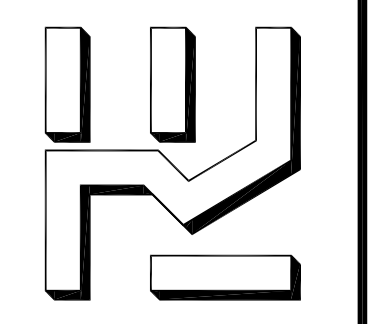
**PRELIMINARY GRADING PLAN**





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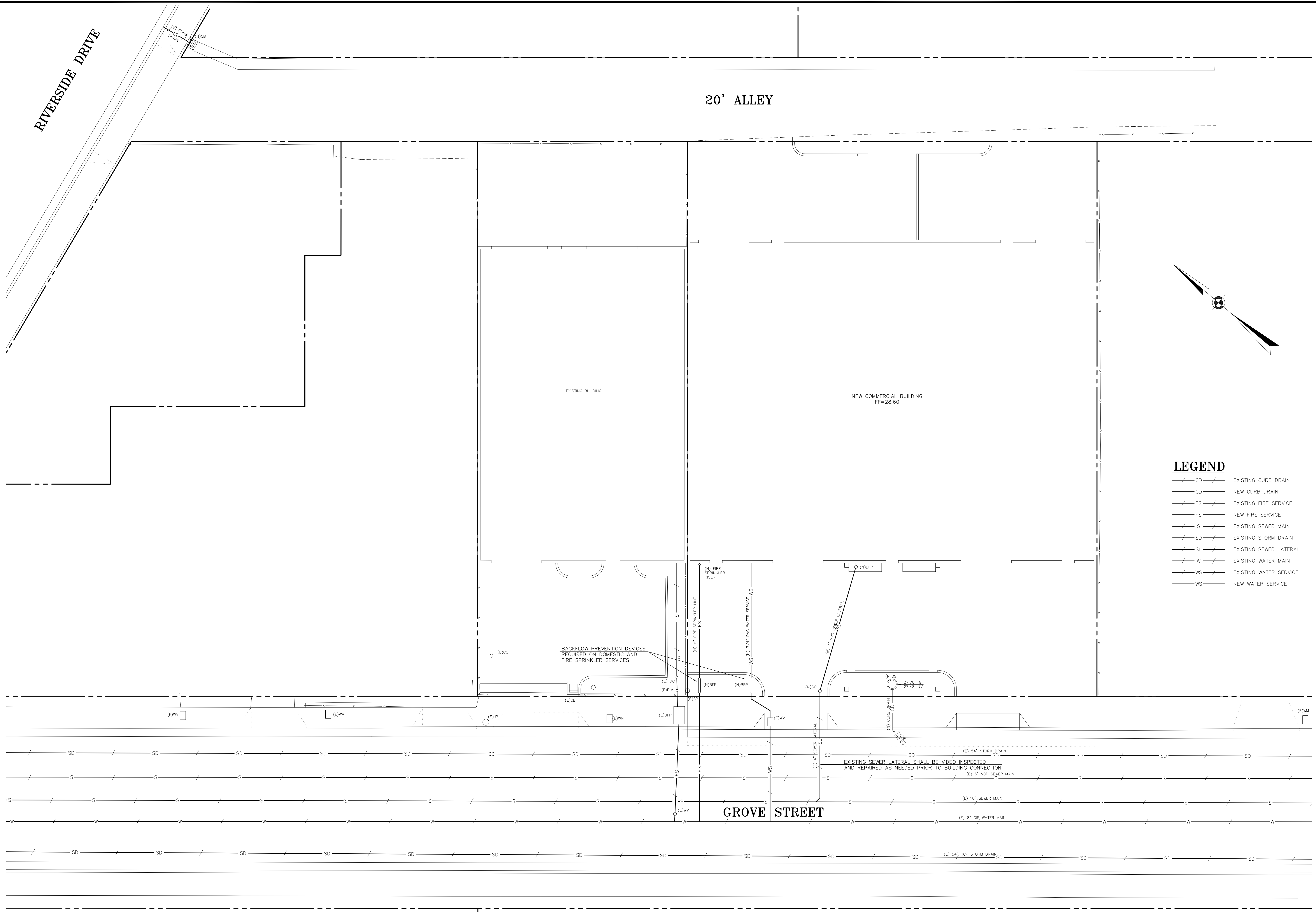


**NEW RESTORATION SHOP FOR  
BODY BY HANK**  
140 & 142 GROVE STREET APN 017-252-25 & 26  
**PRELIMINARY UTILITY PLAN**

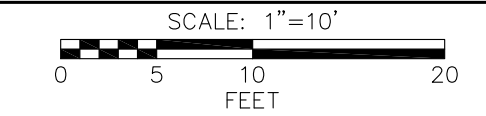
SCALE: AS NOTED  
DESIGNED BY: JR  
DRAWN BY: JR  
DATE: DEC. 24, 2019  
REVISED: AUG. 27, 2020  
JOB NO.: 15010  
SHEET

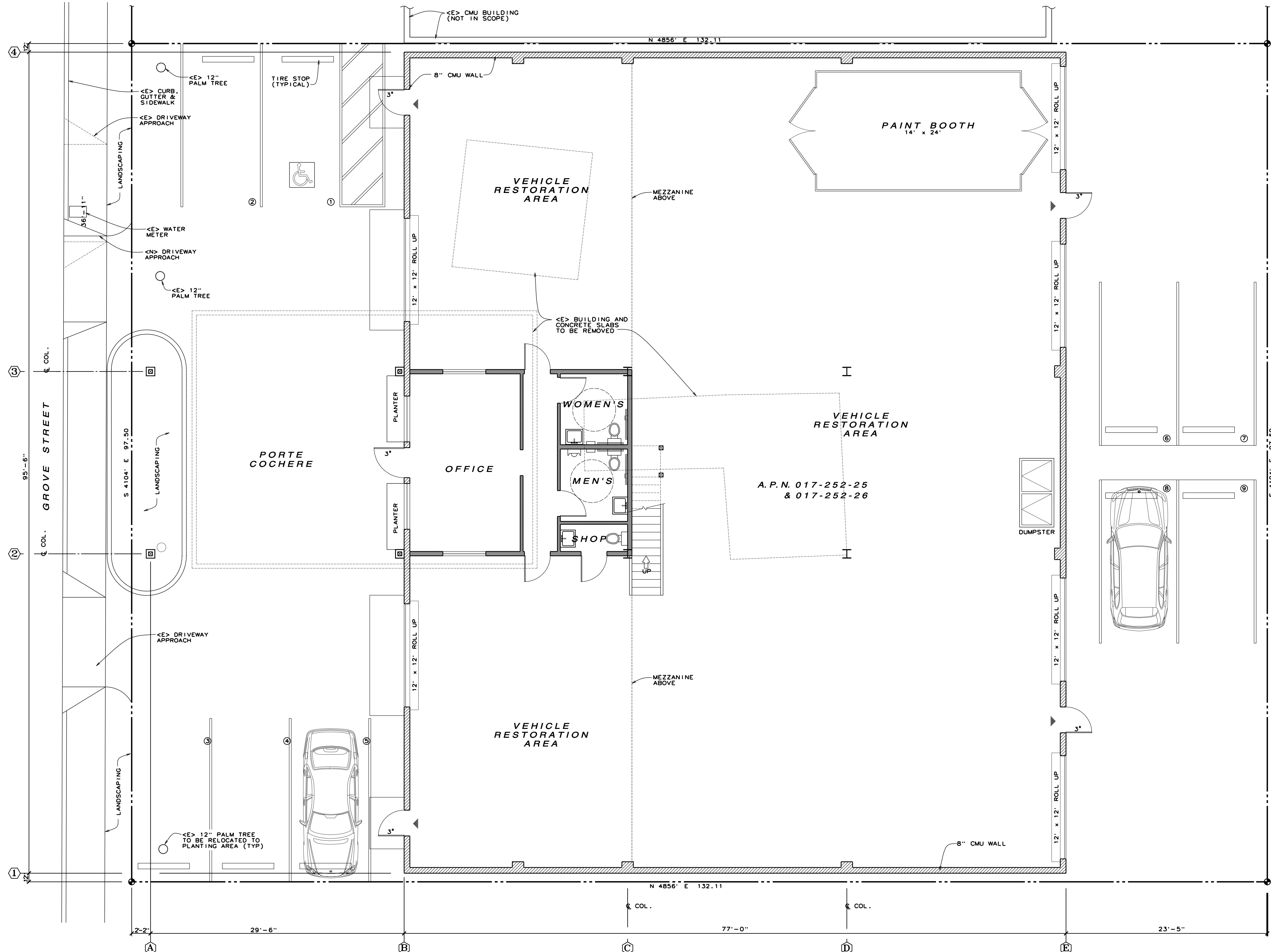
**C3**

OF 3 SHEETS



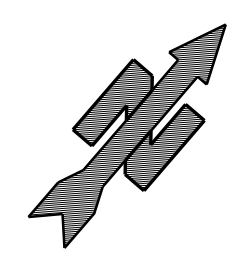
**PRELIMINARY UTILITY PLAN**





**PARKING CALCULATION**  
 PARKING REQUIRED 1 PER 800sq ft  
 TOTAL AREA = 7,469sq ft  
 $7,469 / 800 = 9.3$   
 9 SPACES REQUIRED.

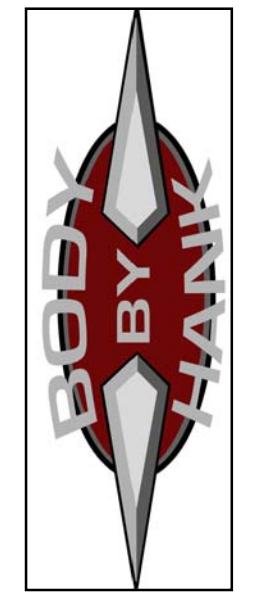
**S I T E P L A N**  
 3/16" = 1'-0"



REVISIONS	BY

PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
 STRUCTURAL ENGINEERS  
 154 WEST SAN LUIS ST  
 SALINAS, CALIF. 93901  
 WWW.GRAEBEANDASSOCIATES.COM

PREPARED FOR:  
**HANK & LESLIE WEMPE**  
 BODY BY HANK  
 144 GROVE STREET  
 WATSONVILLE, CA 95076  
 PHONE: (831) 724-9060



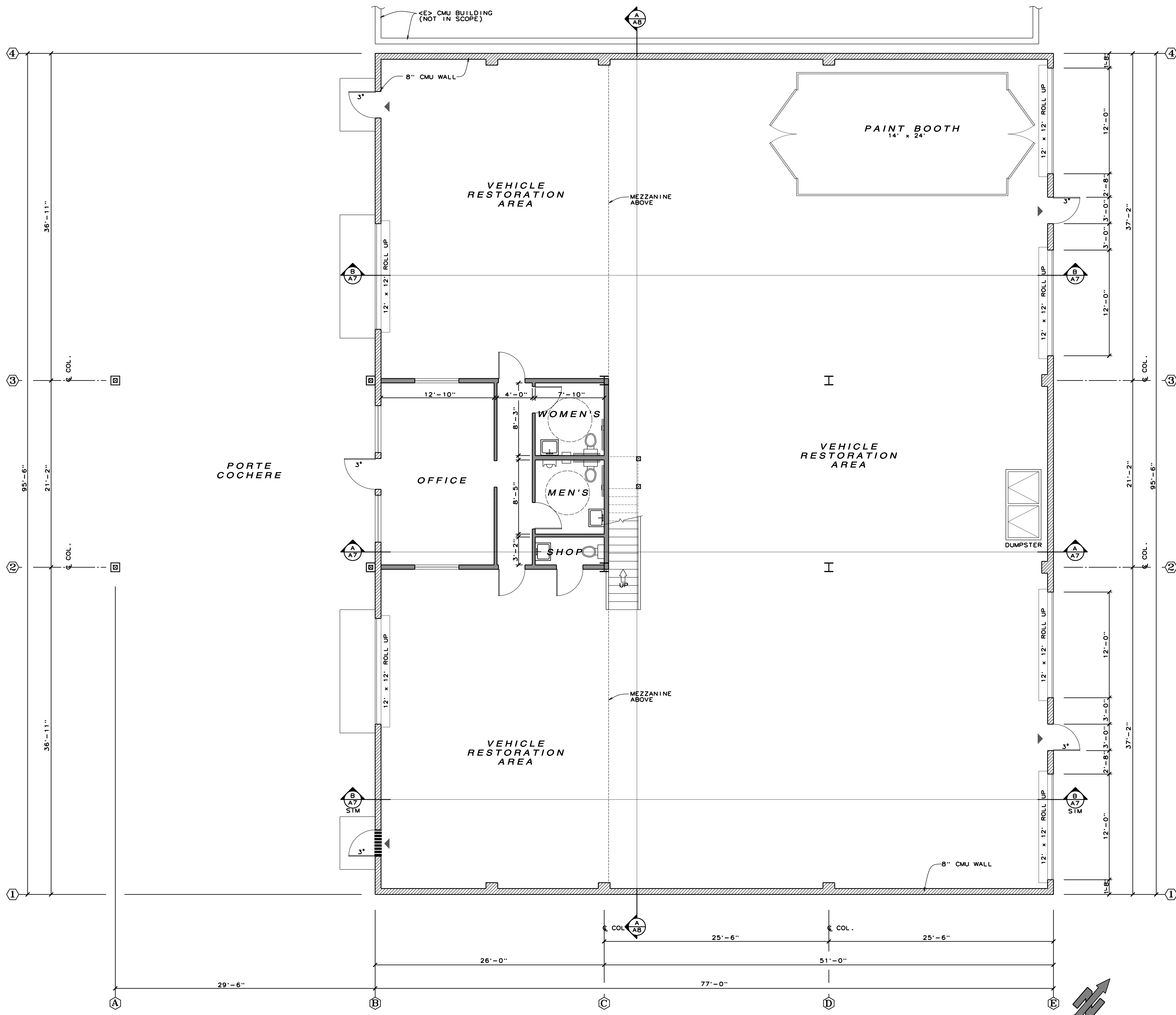
**RESTORATION SHOP**  
 FOR  
 BODY BY HANK  
 140 GROVE STREET  
 WATSONVILLE, CALIFORNIA 95076  
 A.P.N. @ 140 GROVE 017-252-25  
 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A1
SHEET	

**A-1**

OF SHEETS

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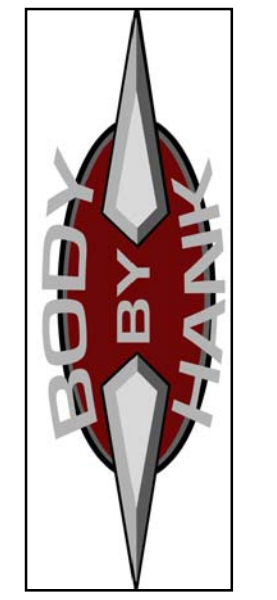


**1 s t F L O O R P L A N**  
 3/16" = 1'-0"

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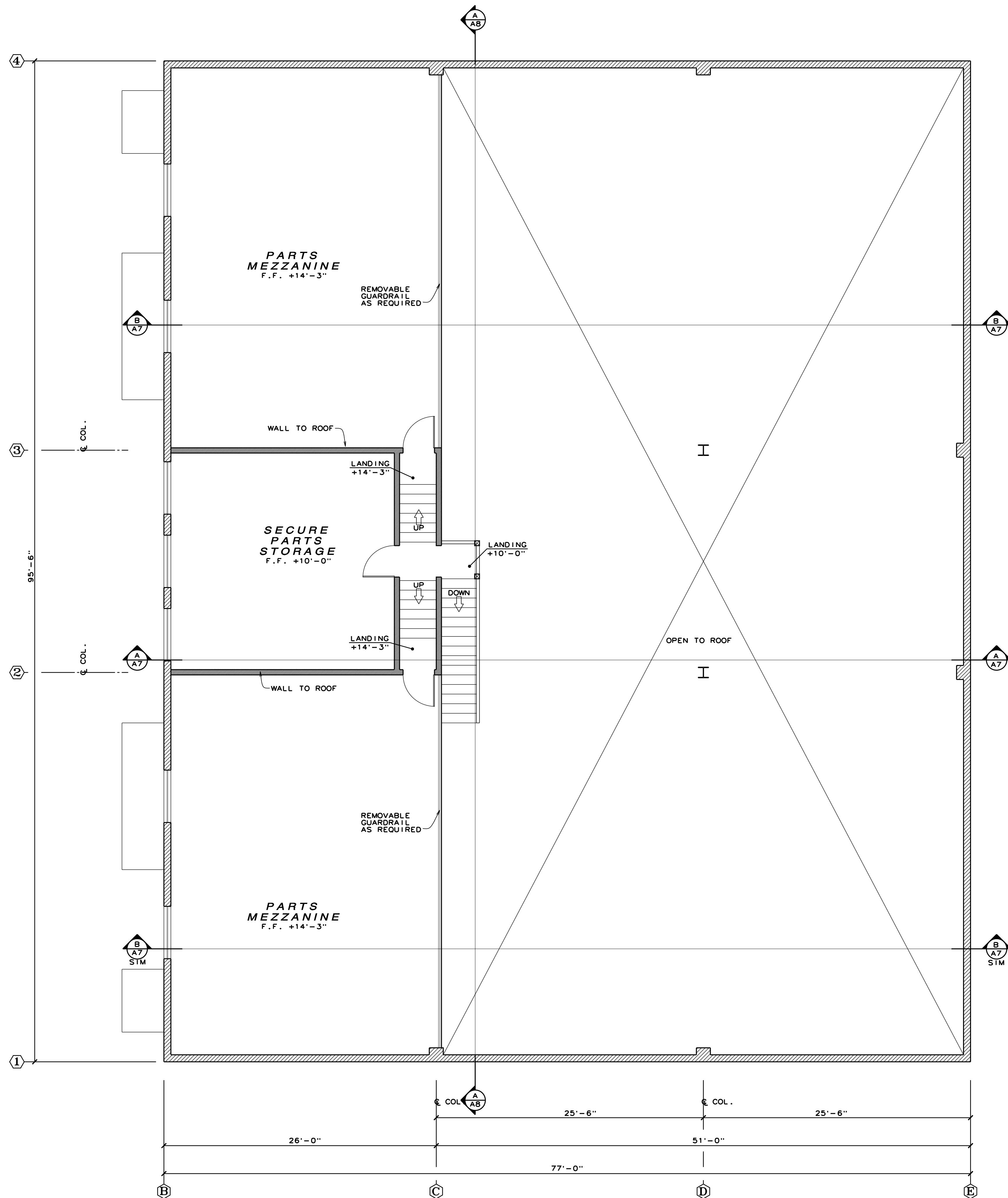
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 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A2
SHEET	

**A-2**

OF SHEETS

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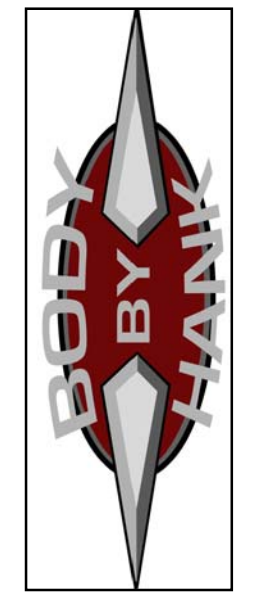
**PARTS MEZZANINE FLOOR PLAN**

3/16" = 1'-0"

REVISIONS	BY

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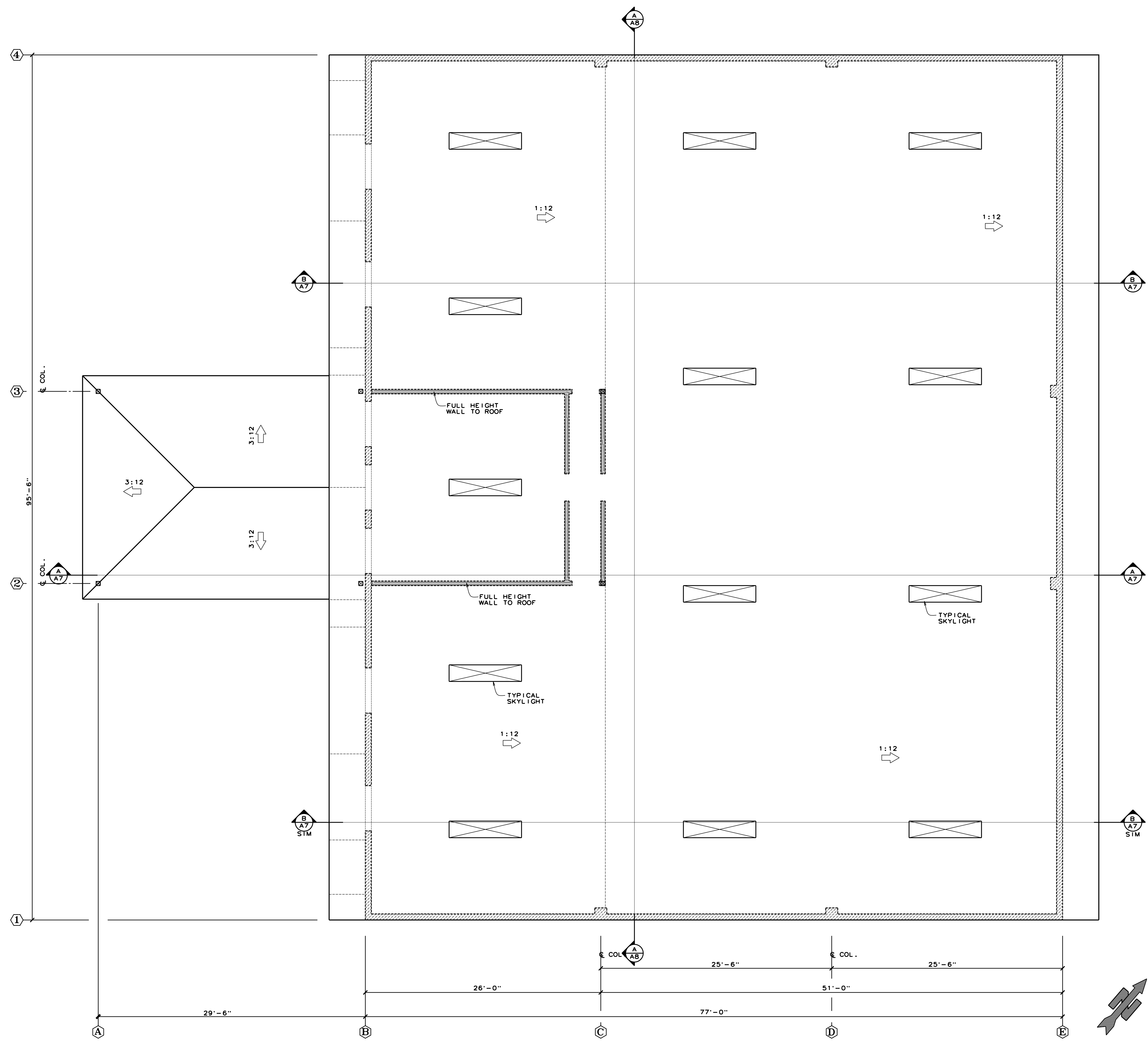
RESTORATION SHOP  
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 A.P.N. @ 140 GROVE 017-252-25  
 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A3
SHEET	

**A-3**

OF SHEETS

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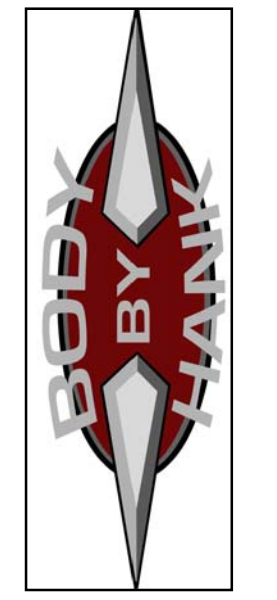


**R O O F P L A N**  
 3/16" = 1'-0"

REVISIONS	BY

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**RESTORATION SHOP**  
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 BODY BY HANK  
 140 GROVE STREET  
 WATSONVILLE, CALIFORNIA 95076  
 A.P.N. @ 140 GROVE 017-252-25  
 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A4
SHEET	

**A-4**

OF SHEETS

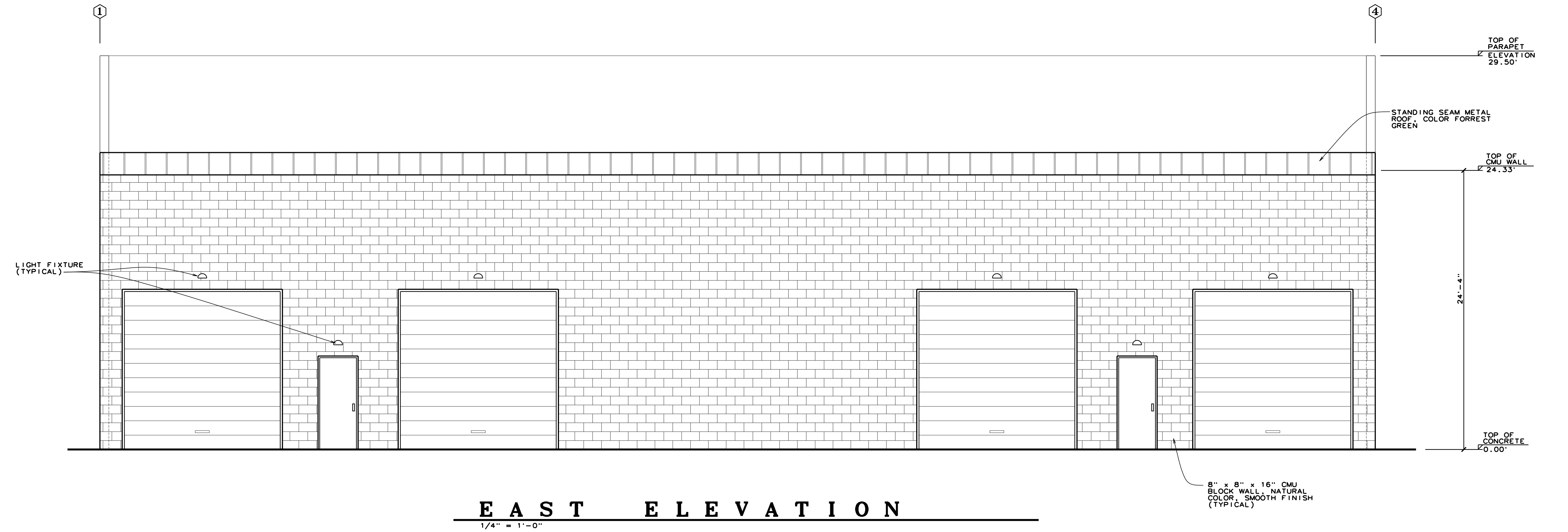
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REVISIONS	BY



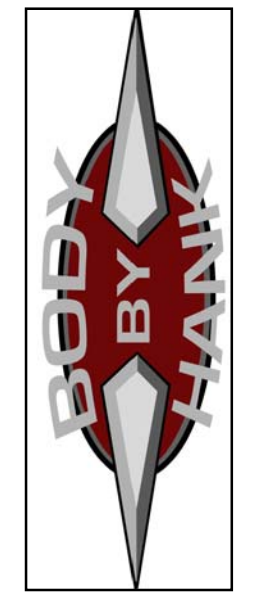
**WEST ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
STRUCTURAL ENGINEERS  
164 WEST SAN LUIS ST  
SALINAS, CALIF. 93901  
WWW.GRAEBEANDASSOCIATES.COM

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BODY BY HANK  
144 GROVE STREET  
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**RESTORATION SHOP**  
FOR  
BODY BY HANK  
140 GROVE STREET  
WATSONVILLE, CALIFORNIA 95076  
A.P.N. @ 140 GROVE 017-252-25  
A.P.N. @ 142 GROVE 017-252-26

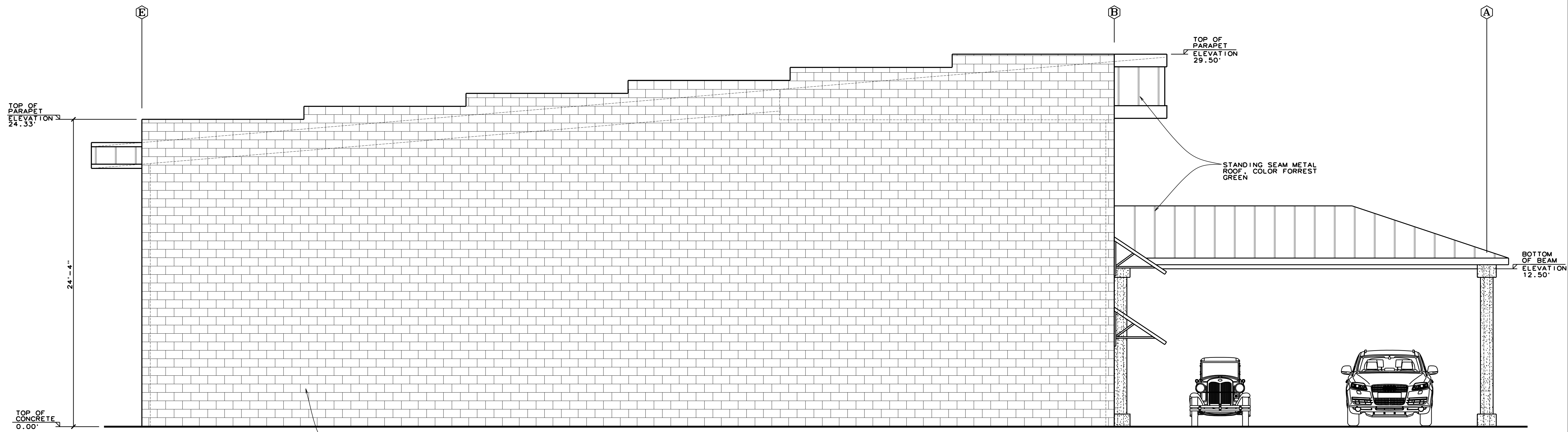
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CHECKED  
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DATE  
02/25/2020  
SCALE  
AS SHOWN  
JOB NO.  
4942  
FILE  
4942 - A5  
SHEET

**A-5**

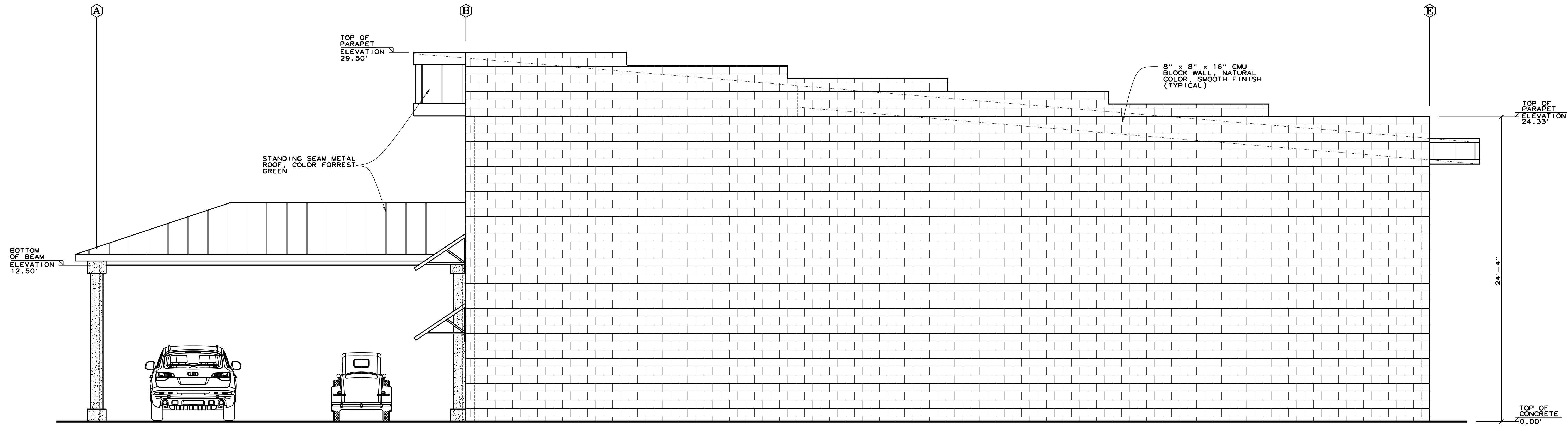
OF SHEETS

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REVISIONS	BY



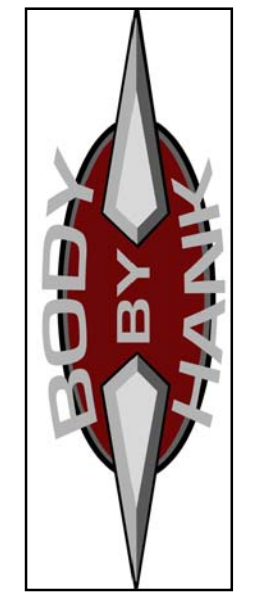
**NORTH ELEVATION**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"

PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
STRUCTURAL ENGINEERS  
164 WEST SAN LUIS ST  
SALINAS, CALIF. 93901  
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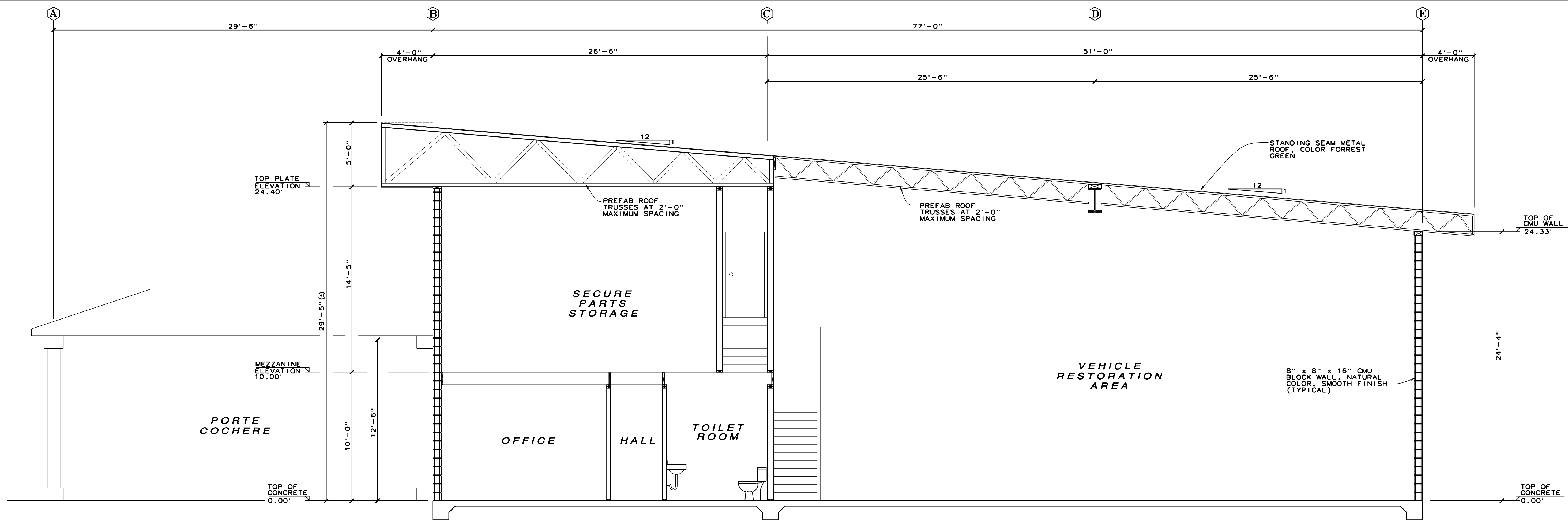
**RESTORATION SHOP**  
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A.P.N. @ 140 GROVE 017-252-25  
A.P.N. @ 142 GROVE 017-252-26

DRAWN  
KDC  
CHECKED  
RG  
DATE  
02/25/2020  
SCALE  
AS SHOWN  
JOB NO.  
4942  
FILE  
4942 - A6  
SHEET

**A-6**

OF SHEETS

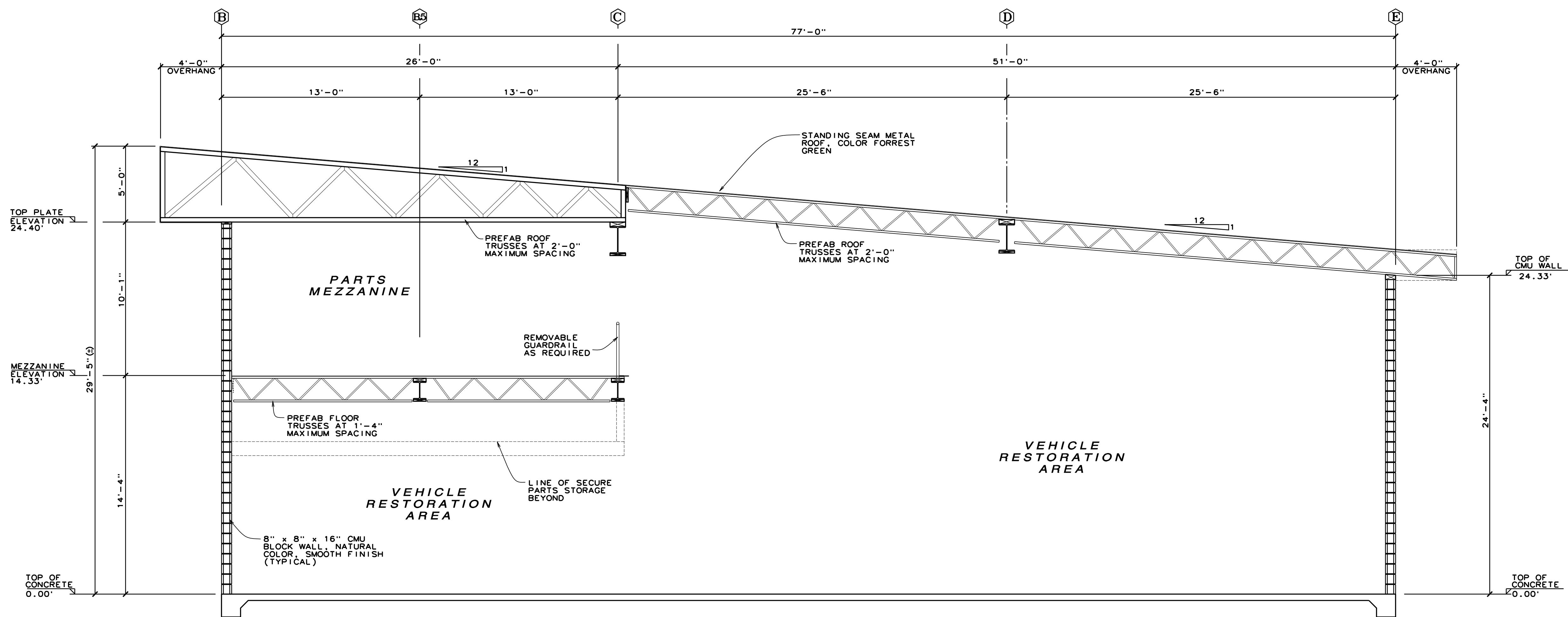
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**BUILDING SECTION**

1/4" = 1'-0"

A  
-



**BUILDING SECTION**

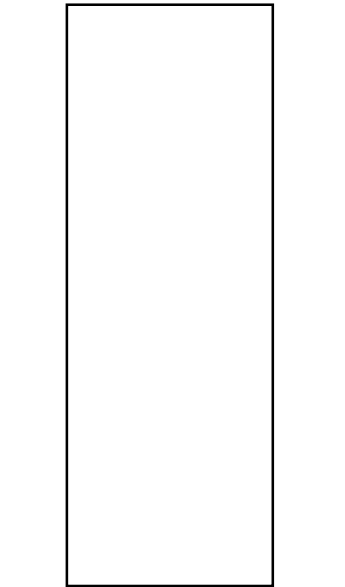
1/4" = 1'-0"

B  
-

REVISIONS	BY

PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
 STRUCTURAL ENGINEERS  
 154 WEST SAN LUIS ST  
 SALINAS, CALIF. 93901  
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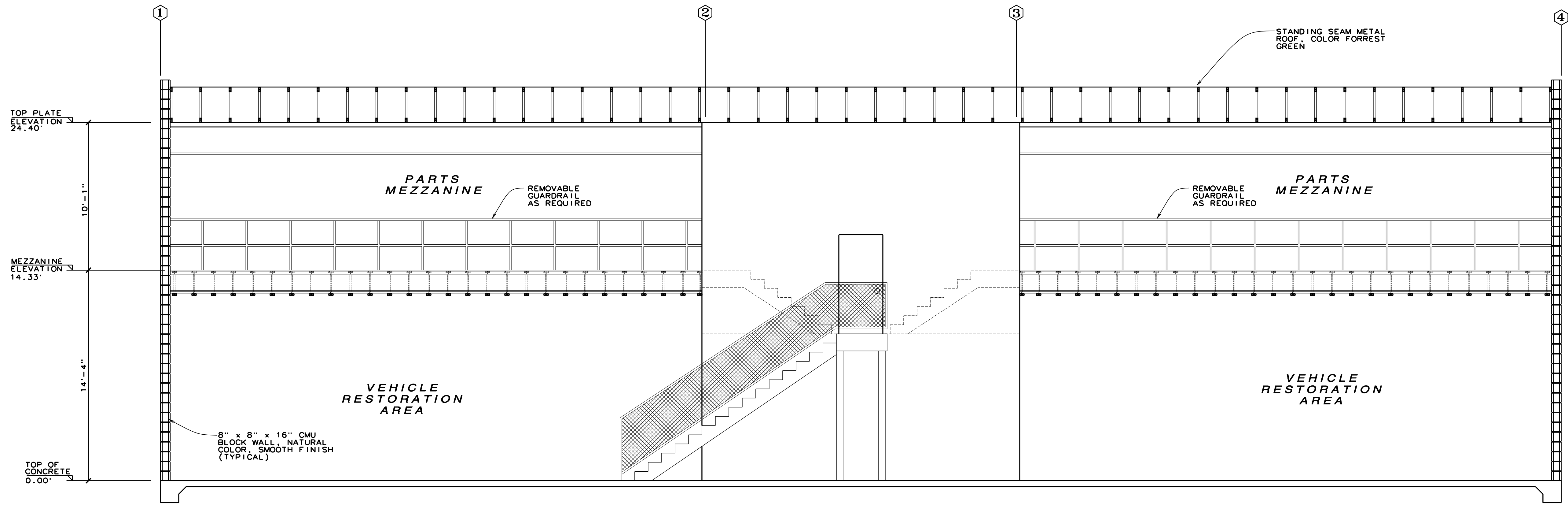


**RESTORATION SHOP**  
 FOR  
 BODY BY HANK  
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 WATSONVILLE, CALIFORNIA 95076  
 A.P.N. @ 140 GROVE 017-252-25  
 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A7
SHEET	

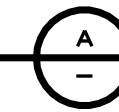
**A-7**

OF SHEETS



**BUILDING SECTION**

1/4" = 1'-0"



REVISIONS	BY

PREPARED BY:  
**GERALD GRAEBE & ASSOCIATES**  
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 154 WEST SAN LUIS ST  
 SALINAS, CALIF. 93901  
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PREPARED FOR:  
**HANK & LESLIE WEMPE**  
 BODY BY HANK  
 144 GROVE STREET  
 WATSONVILLE, CA 95076  
 PHONE: (831) 724-9060



**RESTORATION SHOP**  
 FOR  
 BODY BY HANK  
 140 GROVE STREET  
 WATSONVILLE, CALIFORNIA 95076  
 A.P.N. @ 140 GROVE 017-252-25  
 A.P.N. @ 142 GROVE 017-252-26

DRAWN	KDC
CHECKED	RG
DATE	02/25/2020
SCALE	AS SHOWN
JOB NO.	4942
FILE	4942 - A8
SHEET	

**A-8**

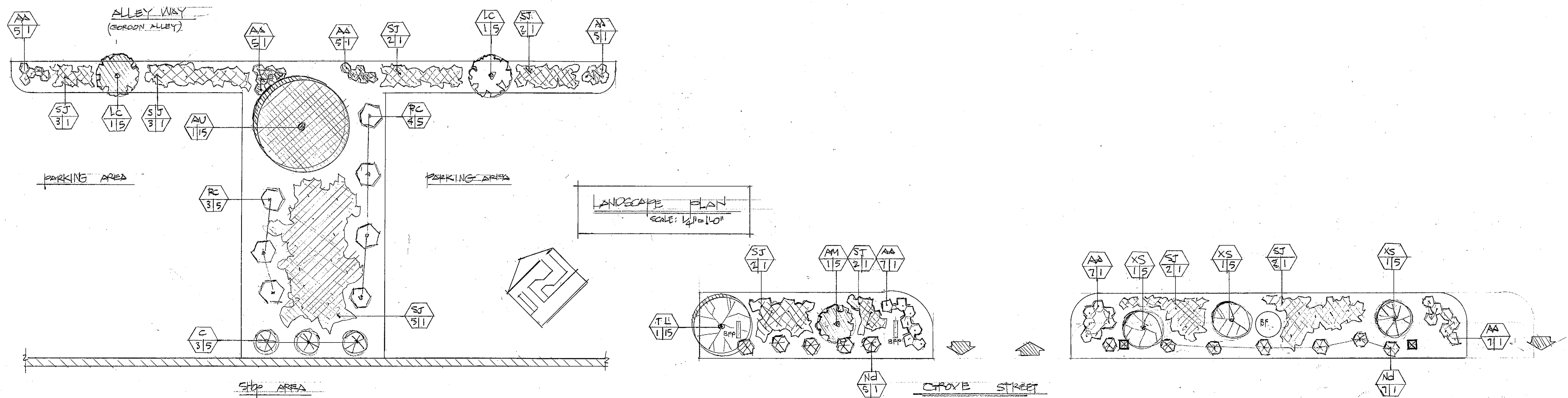
OF SHEETS

**LANDSCAPE PLAN NOTES:**

1. **FENCING:** EXISTING CHAINLINK FENCING SHALL BE USED/REPLACED AS REQUIRED. FABRIC & POSTS SHALL BE REPAINTED AS REQ'D IN STREET & ALLEY LOCATIONS.
2. **IRRIGATION:** ALL PLANTS SHALL BE WATERED BY DRIP IRRIGATION AS REQ'D AND INCLUDE THE MWEO CALCULATIONS PER WMC SECTION 6-3.345
3. **IRRIGATION CONTROLLER:** IRRIGATION CONTROLLER SHALL BE LOCATED INSIDE BUILDING & PROGRAMMED AS DETERMINED BY WEATHER CONDITIONS ON A MONTHLY BASIS.
4. **PLANT SPECIES:** SEE PLANTING SCHEDULE PLANT AVAILABILITY TO BE DETERMINED AT THE TIME OF PLANTING AS SUBSTITUTE VARIETIES MAY BE REQ'D.

**PLANTING SCHEDULE**

	SYMBOL	BOTANICAL NAME	* REQ'D	SIZE	REMARKS
TREES	AU	ARBUTUS UNEDO	2	15 GAL	COMPACTA
	TL	TRISTANIA LAURINA	1	15 GAL	MULTI STEM
SHRUBS	ND	NANDINA DOMESTICA	12	1 GAL	
	AM	ARCTOSTAPHYLOS	1	5 GAL	HOWARD MCMINN
	RC	RAPHIOLEPIS	1	5 GAL	CLARA OR PINK LADY
	LC	LOROPETALUM CHINENSIS	2	5 GAL	
	C	CAMELLIA JAPONICA	3	5 GAL	ASSORTED VARIETIES
	XS	XYLOSMA SENTICOSA	3	5 GAL	
LOW GROWING SHRUBS	SJ	STAR JASMINE	23	1 GAL	
	AA	AGAPANTHUS AFRICANUS	46	1 GAL	PETER PAN/DWARF WHITE



REVISIONS	BY

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**LANDSCAPE PLAN**

BODY BY HANK  
140 GROVE STREET  
WATSONVILLE, CA. 95076  
A.P.N.: 017-252-(25)(26)

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DATE
SCALE
JOB NO.
SHEET
51
OF SHEETS