

OFFICE REMODEL & ADDITION FOR:
ADVANCED TRANSPORTATION SERVICES INC.
22730 PORTOLA DR, SALINAS, CA 93908

PROJECT DATA	
ASSESSOR PARCEL NUMBER (APN): 161-293-004	ACRES/LOT SIZE: 0.39 ACRES ±17,049 SF
PROJECT ADDRESS: 22730 PORTOLA DR, SALINAS, CA 93908	(E) FAR: 3,028 SF / 17,049 SF = 17.7%
OWNER: RC PROPERTIES LEASING, LLC, P: 831-757-4244, E: rsilva@atssalinas.com & cvarley@atssalinas.com	(PROPOSED) FAR: 5,973 SF / 17,049 SF = 35% ALLOWED FAR 50%
MAILING ADDRESS: 36 E ROMIE LN. SALINAS, CA 93908	SETBACKS: ZONING CODE REFERS TO 21.42.030
ZONING: LC-D: LIGHT COMMERCIAL	FRONT: 25 FT
OCCUPANCY GROUP: B: BUSINESS & U: GARAGE	REAR: 10 FT
CONSTRUCTION TYPE: TYPE V-B	SIDES: 10% OF AVERAGE LOT WIDTH = 136' = ±13'-6" FT
NUMBER OF STORIES: SINGLE STORY	SPRINKLERED: NO
(E) BUILDING SIZE: 3,028 SF	
(PROPOSED) BUILDING SIZE: 5,973 SF (4,478SF OFFICE + 1,495 SF GARAGE)	
(E) BUILDING HEIGHT: ±23'-8"	
(PROPOSED) BUILDING HEIGHT: ±21'-3" ALLOWED BUILDING HEIGHT: 35'-0"	





Peartree+Bell
ARCHITECTS
235 MONTEREY ST., SUITE B
SALINAS, CA 93901
(831) 424-4620
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TITLE SHEET

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REV.	DATE	DESCRIPTION
01	02/25	1ST DESIGN REVIEW SUBMITTAL
02	04/24/25	2ND DESIGN REVIEW SUBMITTAL

DATE: 04/24/2025

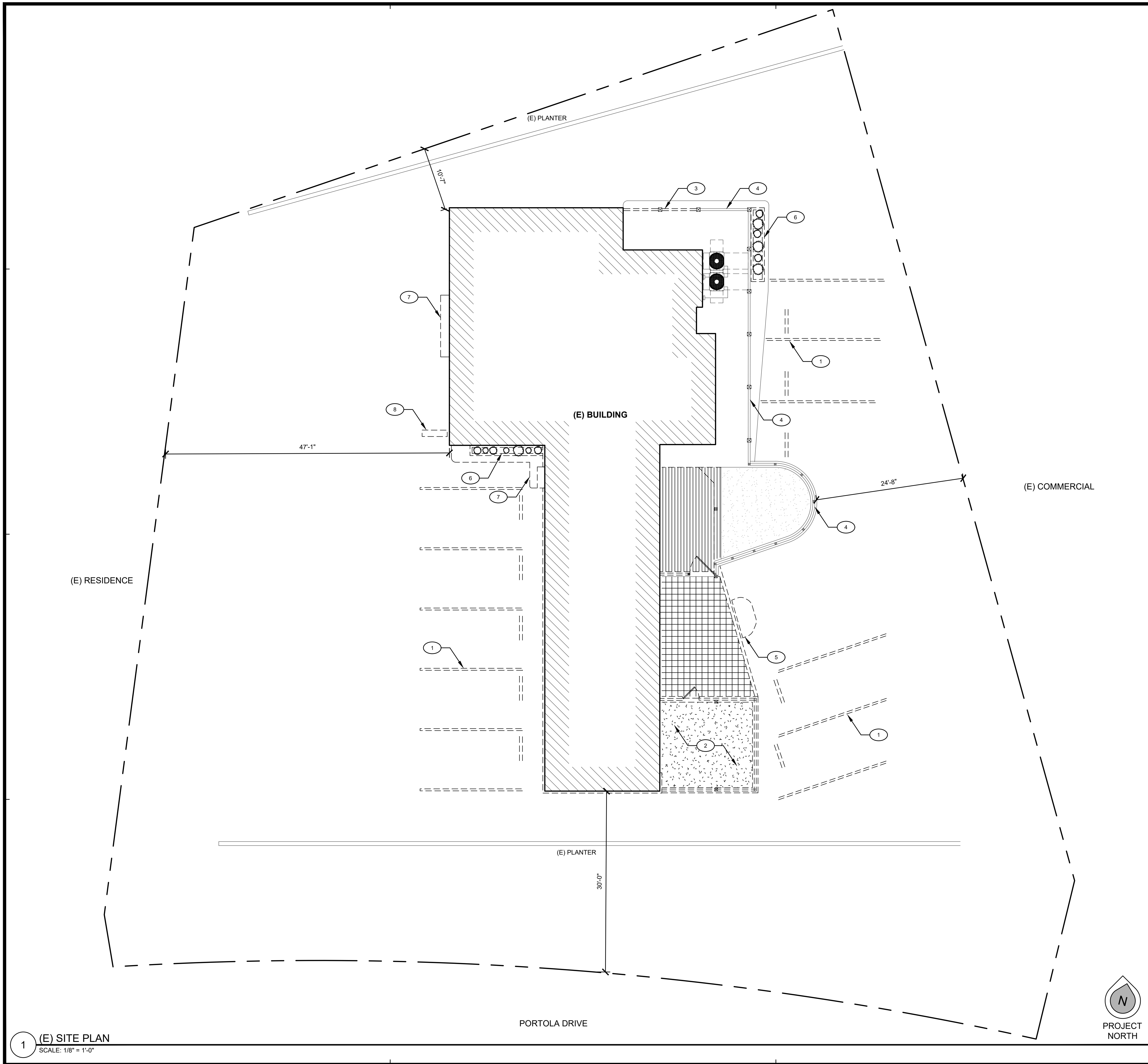
SCALE: AS NOTED

DRAWN: AT/ IM

JOB: 24065

SHEET: T1.0

(RENDERING FOR REFERENCE ONLY)



LEGEND

- PROPERTY LINE
- (E) BUILDING

KEYED NOTES

1. (E) PARKING STRIPING AND WHEEL STOP TO BE REMOVED, IN WAY OF (N) WORK. -TYP.
2. (E) PATIO TO BE REMOVED, IN WAY OF (N) WORK.
3. (E) EXTERIOR WOOD SCREEN TO BE REMOVED, IN WAY OF (N) WORK.
4. (E) EXTERIOR WOOD SCREEN TO BE REPLACED WITH (N) DESIGN. -TYP.
5. (E) MAIN ENTRY AND ACCESSIBLE RAMP TO BE REMOVED, IN WAY OF (N) WORK.
6. (E) PLANTER TO BE REMOVED, IN WAY OF (N) WORK.
7. (E) CONCRETE CURB TO BE REMOVED, IN WAY OF (N) WORK.
8. (E) UTILITIES TO BE RELOCATED.



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(E) SITE PLAN
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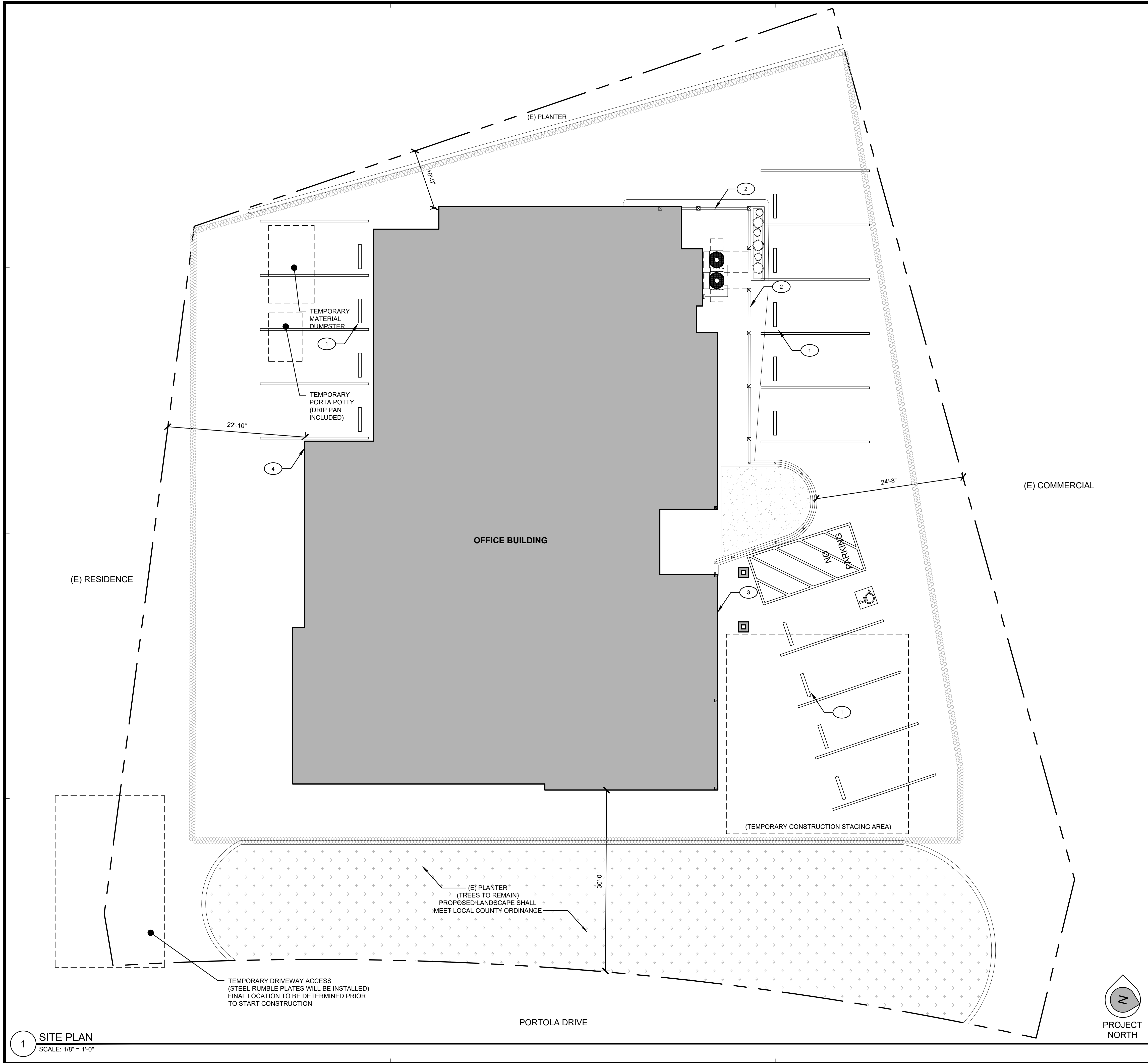
SHEET:

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1

(E) SITE PLAN
SCALE: 1/8" = 1'-0"





LEGEND

- PROPERTY LINE
- BUILDING
- SEDIMENT ROLL (FOR EROSION CONTROL)

KEYED NOTES

- (N) PARKING STRIPING AND WHEEL STOP -TYP.
- (N) EXTERIOR WOOD SCREEN TO BE REPLACED WITH (N) DESIGN. -TYP.
- (E) MAIN ENTRY AND ACCESSIBLE PARKING STALLS.
- (E) UTILITIES RELOCATED.

DRAINAGE AND EROSION CONTROL PLAN

EROSION CONTROL NOTES

- NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 15TH - APRIL 15TH) EXCEPT UPON CLEAR DEMONSTRATION TO THE SATISFACTION OF THE COUNTY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
 - SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATION AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
 - NATURAL FEATURES, INCLUDING VEGETATION, TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
 - PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 15TH. A LONG TERM MAINTENANCE SCHEDULE SHALL BE IN PLACE.
 - RUNOFF SHALL NOT BE DISCHARGED FROM THE SITE IN QUANTITIES OR AT VELOCITIES SUBSTANTIALLY ABOVE THOSE WHICH OCCURRED BEFORE GRADING EXCEPT INTO DRAINAGE FACILITIES WHOSE DESIGN HAS BEEN SPECIFICALLY APPROVED BY THE COUNTY ENGINEER.
 - CONTRACTOR SHALL IMPLEMENT BMPs TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
 - SHOULD INCREASED EROSION OR SEDIMENT DISCHARGE OCCUR OR BECOME IMMINENT, CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL SUCH DISCHARGE. SUCH STEPS MAY INCLUDE CONSTRUCTION OF ADDITIONAL FACILITIES OR REMOVAL OR ALTERATION OF FACILITIES REQUIRED BY APPROVED EROSION AND SEDIMENT CONTROL PLANS. FACILITIES REMOVED OR ALTERED SHALL BE RESTORED AS SOON AS POSSIBLE AFTERWARD OR APPROPRIATE CHANGES IN THE PLAN SHALL BE IMMEDIATELY IMPLEMENTED. CONTRACTOR SHALL TAKE PROMPT ACTION TO RESOLVE EMERGENCY PROBLEMS.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY ENGINEER, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- MATERIAL STORAGE SHALL BE UNDER COVER AND INSIDE (E) WAREHOUSE OR PORTABLE SHIPPING CONTAINER. STOCKPILED MATERIAL SHALL BE COVERED WITH PLASTIC WHEN NOT IN USE AND PERIMETER CONTROLS SUCH AS FIBER ROLL SHALL BE UTILIZED.
 - DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15):
 - GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADED AREAS.
 - SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL BE KEPT ON SITE AT ALL TIMES TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO LIKELY PRECIPITATION EVENTS.
 - EFFECTIVE SOIL COVER SHALL BE PROVIDED ON ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS.

CONTROL INSPECTION NOTES

- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE COUNTY OF MONTEREY TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND IN COMPLIANCE WITH CALTRANS OR CASQA BMP FACT SHEETS.
- DURING CONSTRUCTION, INSPECTIONS BY THE COUNTY OF MONTEREY WILL BE CONDUCTED TO INSPECT DRAINAGE DEVEISE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE COUNTY OF MONTEREY TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- CONTRACTOR SHALL SCHEDULE INSPECTIONS WITH THE COUNTY OF MONTEREY AT ALL STAGES OF SOURCE CONTROL MEASURES CONSTRUCTION.



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SITE PLAN

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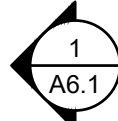
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 (E) 2x STUD WALL (TO REMAIN)

 (E) 2x STUD WALL (TO BE DEMOLISHED)



DEMOLITION FLOOR PLAN

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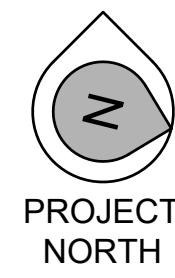
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1 DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"



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1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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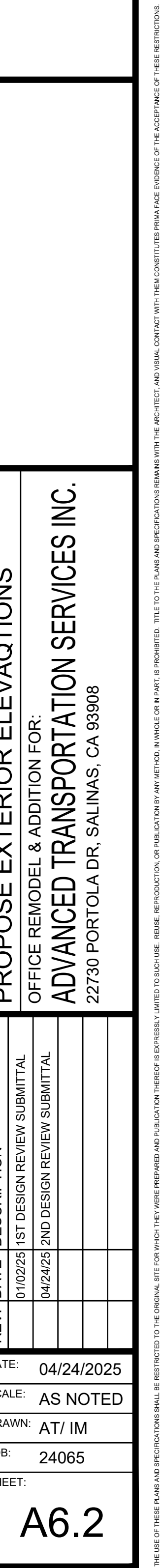
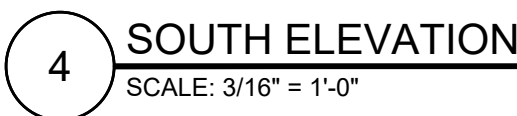
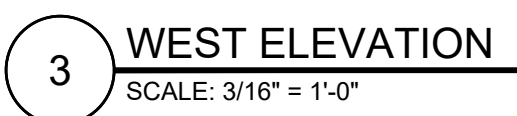
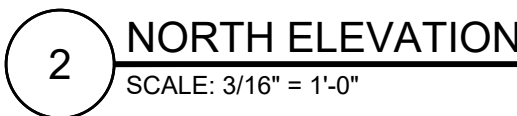
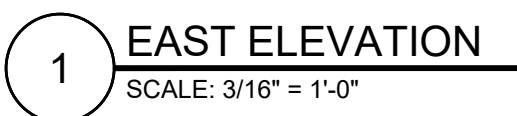
EXTERIOR ELEVATIONS
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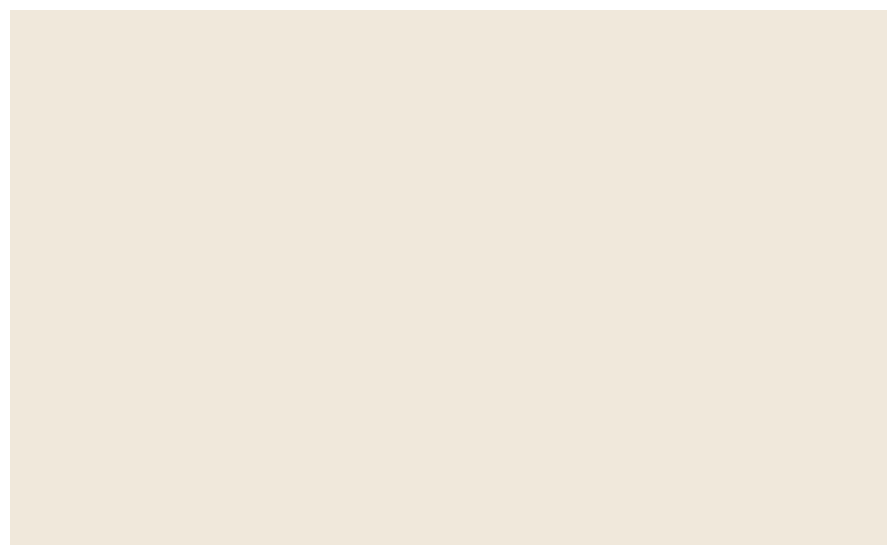
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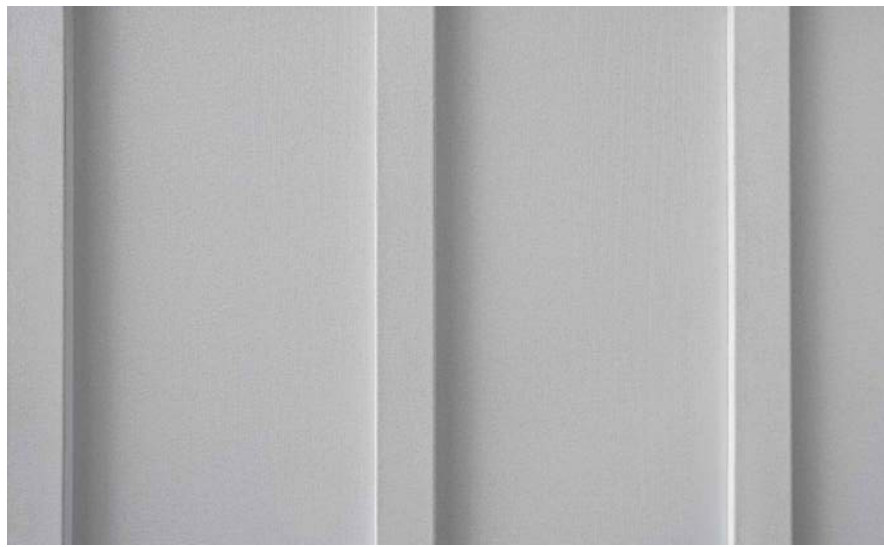
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(A) EXTERIOR MAIN COLOR
DE6190 BALL OF STRING



(B) BOARD AND BATTEN - TO MATCH EXISTING
COLOR: DE6190 BALL OF STRING



(C) BRICK VENEER WAINSCOT
COLOR: CHARCOAL



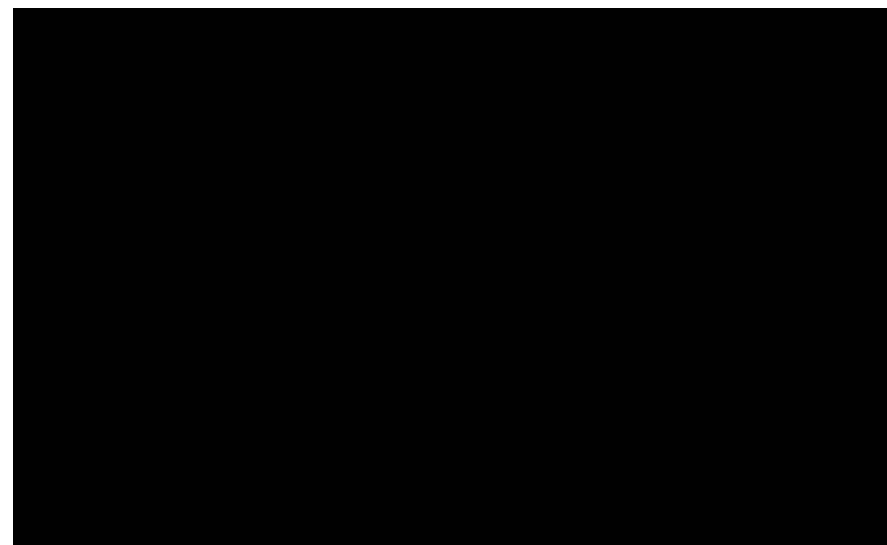
(D) STANDING SEAM METAL ROOF
COLOR: CHARCOAL



(E) WOOD SIDING
COLOR: WOOD STAIN - NATURAL CEDAR



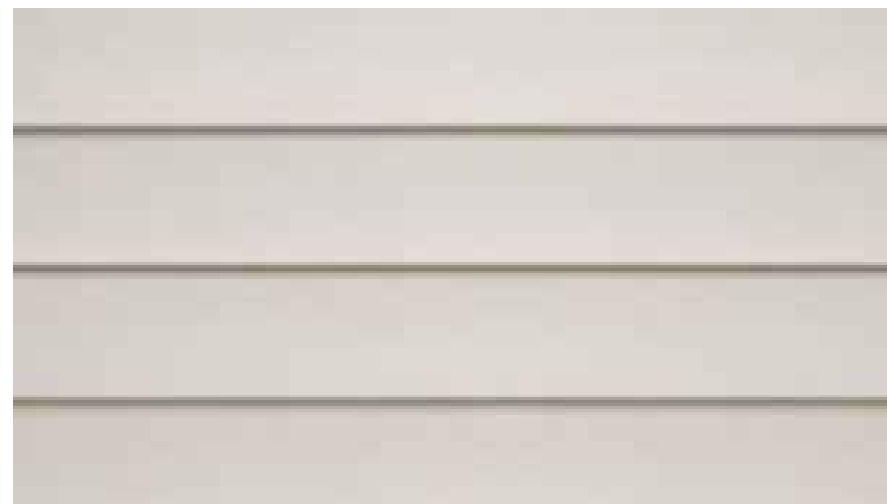
(F) WINDOW FRAMES & STOREFRONT DOORS
COLOR: BLACK



(G) GARAGE DOOR
COLOR: LIGHT FRENCH GRAY



(H) WOOD SIDING
COLOR: DE6190 BALL OF STRING



EXTERIOR RENDERING (FOR REFERENCE ONLY)



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COLORS AND MATERIALS BOARD

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