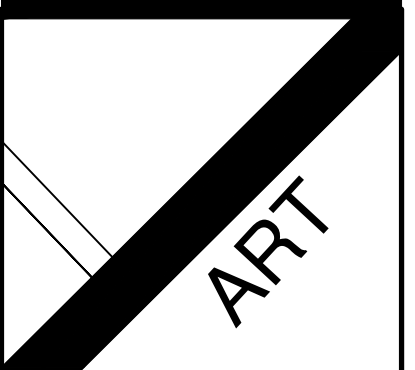


FLYING FISH SWIMMING SCHOOL

NEW DEVELOPMENT

BRENTWOOD, CA



Z ART STUDIO
793 COVINA WAY
FREMONT, CA 94539
TEL: (510) 203-9696

OWNER:
FLYING FISH SWIMMING SCHOOL
280 POLARIS AVE
MOUNTAIN VIEW, CA 94043
TEL: (510) 579-6016

FLYING FISH SWIMMING SCHOOL
NEW DEVELOPMENT
BRENTWOOD CA 94513

REVISIONS:

SHEET TITLE:
TITLE SHEET
SITE PLAN

DATE: 07/21/21 PROJECT NO.: 21-07-04

SCALE: AS SHOWN DRAWN: YZ

SHEET: A-1
OF SHEETS

OWNER:
FLYING FISH SWIMMING SCHOOL
280 POLARIS AVE
MOUNTAIN VIEW, CA 94043
TEL: (510) 579-6016

DESIGN TEAM:
Z ART STUDIO
793 COVINA WAY
FREMONT, CA 94539
TEL: (510) 203-9696

PROJECT DESCRIPTION

THE EXISTING IS A VACANT LAND ON PD-45 AND MIXED USE ZONE. THIS PROJECT PROPOSES BUILD A NEW ONE-STORY INDOOR SWIMMING POOL WITH (N) MECHANICAL, PLUMBING, ELECTRICAL WORK. NEW ACCESSIBLE PARKING, SIDEWALK, AND TREES WILL BE PROVIDED.

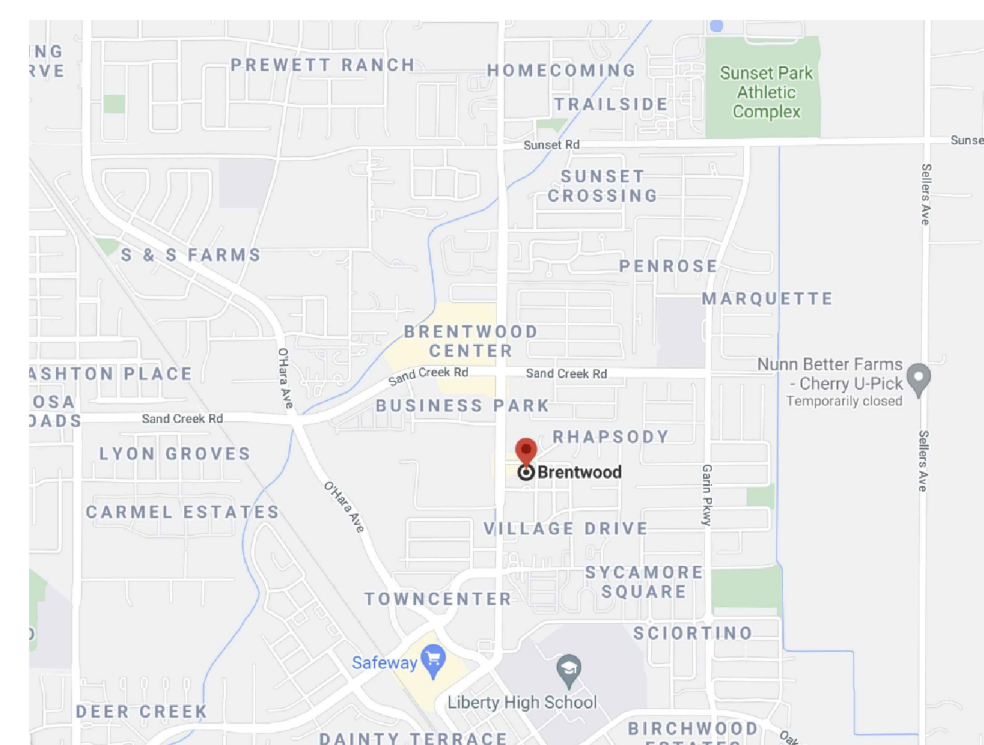
DRAWING INDEX

ARCHITECTURAL
A-1 TITLE SHEET, SITE PLAN

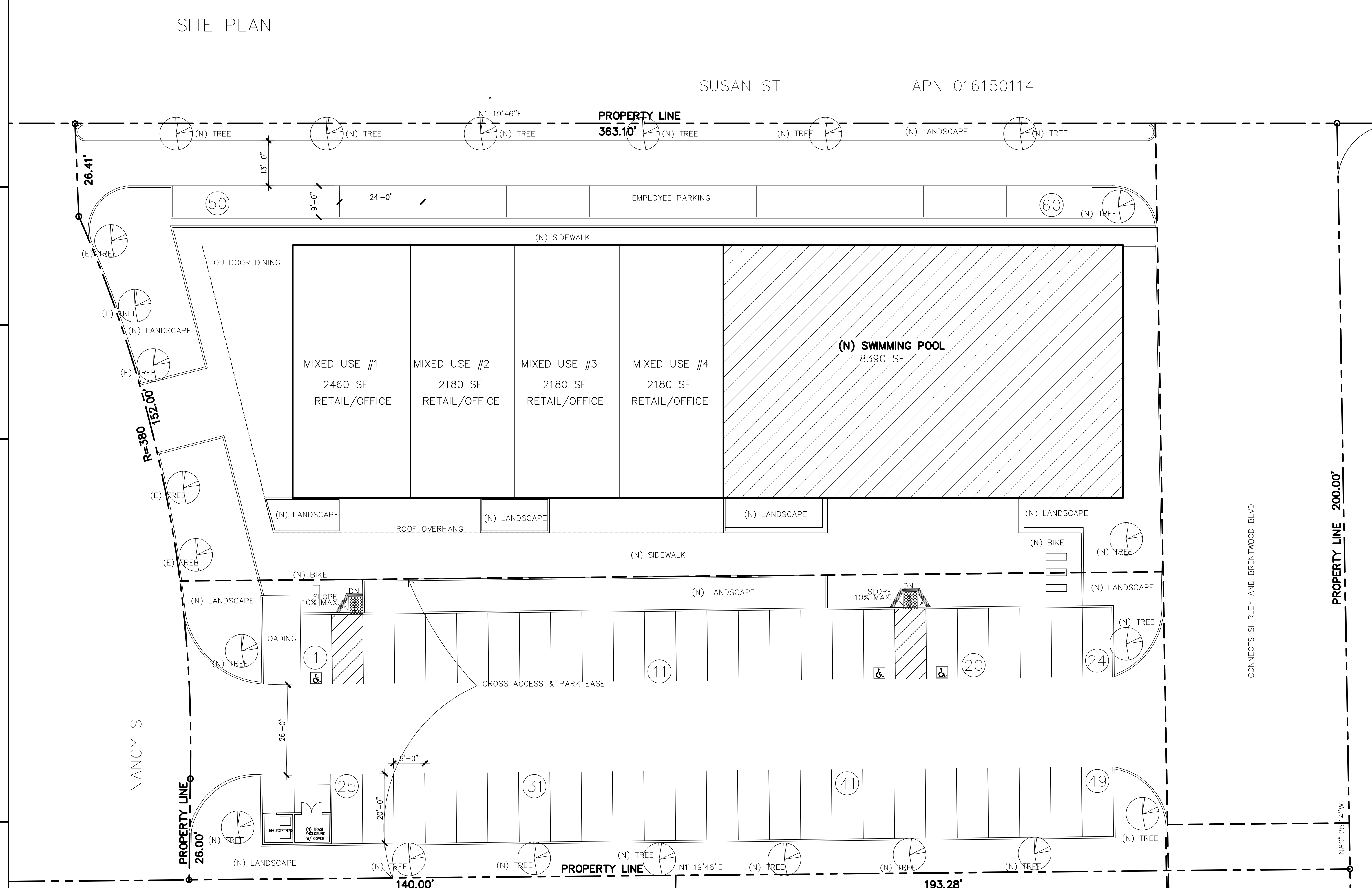
TABULATION

PROJECT ADDRESS:	TBD	
	BRENTWOOD, CA	
APN	016150114	
LOT AREA	1.58 ACRE / 68,824.8 SF	
ZONES	PD-45	
TYPE OF CONSTRUCTION:	V-B (E)	
OCCUPANCY	A/B	
USE ZONE	R-1-8	
ALLOWED BUILDING HEIGHT	EXISTING	
SETBACK	EXISTING	
BUILDING COVERAGE	EXISTING (31%)	
BUILDING AREA:	17,390 SF APPROX.	
PROPOSED OCCUPANCY:	A	
BUILDING TYPE:	V-B	
FIRE SPRINKLER:	NO	
# OF STORIES	1	
TOTAL PARKING REQUIRED	15+45=60	STALLS
TOTAL PARKING PROVIDED	61	STALLS
REGULAR PARKING	57	STALLS
ADA PARKING	3	STALLS
LOADING	1	STALLS
TOTAL BICYCLE PARKING	4 BIKE CAPACITY (>5%)	
AREA OF IMPROVEMENT	8,390 APPROX.	SQ. FT.
PREVIOUS USE	MIXED USE OFFICE/ RETAIL/RESIDENTIAL	
PROPOSED USE	SWIMMING SCHOOL	
C.B.C.	2019	
C.F.C.	2019	
C.P.C.	2019	
C.E.C.	2019	
CALIFORNIA TITLE 24	2019	
CALGREEN	2019	
C.M.C.	2019	

VICINITY MAP



SITE PLAN



LANDSCAPE NOTES:
SHADE TREES SHALL BE OF A 15-GALLON AND MIN. HT OF 6 FT AND A ONE-INCH CALIPER.
PLANTERS AND TREE WELLS SHALL BE CONTAINED BY PAVEMENT, FENCES OR WALLS, OR SHALL BE CONTAINED IN PLANTERS AND TREE WELLS BORDERED BY A MIN. SIX-INCH-HIGH CONCRETE CURB.
PLANTERS AND TREE WELLS SHALL HAVE A MIN. FIVE FT WIDTH AND SHALL BE PROTECTED FROM AUTOMOBILE OVERHANG WHERE NECESSARY THROUGH THE PROVISION OF TIRE STOPS OR OTHER BARRIERS APPROVED BY CITY.
LANDSCAPED AREA TO HAVE AUTOMATIC IRRIGATION.

PARKING CALCULATION:
TOTAL SF: 17390 SF
SWIMMING SCHOOL: 4 LANE, 24 STUDENTS MAX. AT THE SAME TIME, 4 EMPLOYEES. REQUIRED PARKING IS 24/2+1X4/1.5=15 STALLS
RETAIL SPACE: 9000 SF, REQUIRED PARKING 11550/200=45 STALLS
TOTAL REQUIRED PARKING 15+45=60 STALLS

SCALE: 1/16"=1'-0"