

CALLENDER COMMERCIAL- LOT 2 SHELL

2600 CALLENDER ROAD, ARROYO GRANDE, CA



DIRECTORY

DIRECTORY

OWNER: CALLENDER COMMERCIAL, LLC
 755 Santa Rosa Street, Suite 310
 San Luis Obispo, CA 93401
 (o) 805-544-3030 ext. 231

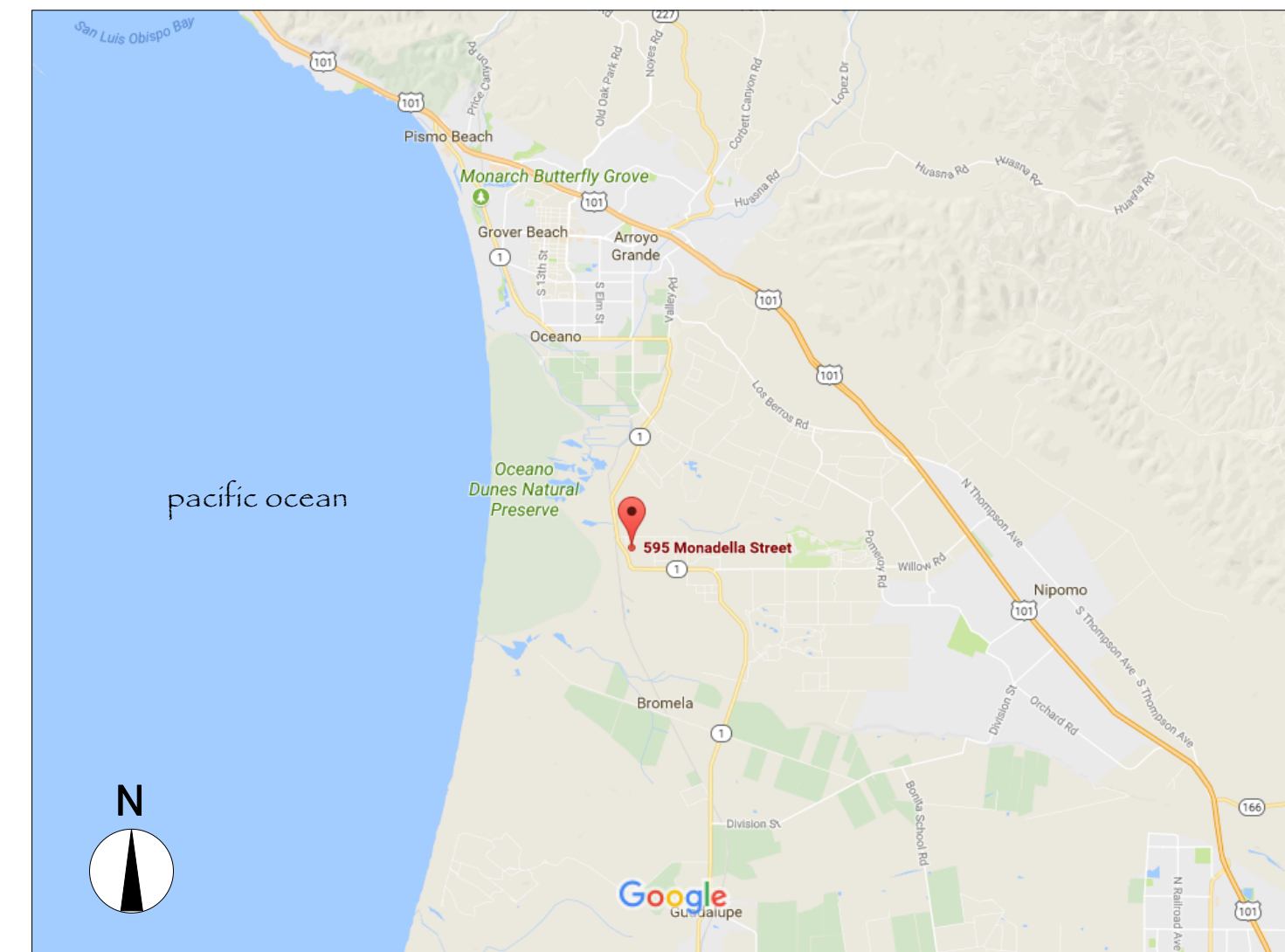
ARCHITECT: STEVEN PUGLISI ARCHITECTS
 569 Higuera Street, Suite A
 San Luis Obispo, CA 93401
 (o) 595-1962 (f) 595-1980

GEOTECHNICAL ENGINEER: MID-COAST GEOTECHNICAL, INC.
 3124 EL CAMINO REAL
 ATASCADERO, CA 93422
 (o) 461-0965

SITE MAP



VICINITY MAP



PROJECT DATA & STATISTICS

PROJECT DESCRIPTION
 A PROPOSAL FOR A NEW, TWO STORY INDUSTRIAL SHELL BUILDING CONSISTING OF 7,047 SF WAREHOUSE SPACE ON THE LOWER LEVEL, 130 SF OFFICE AND 70 SF BATHROOM & 1,113 SF CARETAKER'S UNIT ON THE SECOND LEVEL.

SITE ACCESS:
 ALL DELIVERY TRUCKS SHALL TAKE ACCESS TO THE SITE VIA THE ELECTRIC GATE OFF OF CALLENDER ROAD. THE ACCESS OFF OF MONADELLA STREET SHALL BE USED FOR EMPLOYEE INGRESS AND EGRESS, AS WELL AS, EMERGENCY VEHICLE INGRESS AND EGRESS.

GENERAL SITE INFORMATION
 PROJECT ADDRESS: 2600 Callender Road
 Arroyo Grande, CA

LEGAL DESCRIPTION: TN Callender Block 4 Lots 17-23

LEGAL LOT VERIFICATION: #CC 2011-036914

ASSESSOR'S PARCEL NUMBER: 091-152-004

LOT SIZE: 52,272 SF (1.21 Acres)

COMMUNITY & PLANNING AREA: CALLENDER-GARRETT
 T23 SOUTH COUNTY COASTAL PLANNING AREA

ZONING & LAND USE ELEMENTS: INDUSTRIAL

BUILDING AREA

LOWER FLOOR	
(N) OFFICE	130 SF
(N) BATHROOM	70 SF
(N) WAREHOUSE	7,047 SF
(N) STORAGE	169 SF
TOTAL	7,416 SF

UPPER FLOOR	
(N) OFFICE AREA	843 SF
(N) CARETAKER'S UNIT	1,113 SF
TOTAL	1,956 SF
TOTAL BLDG. AREA	9,372 SF

HEIGHT LIMITATIONS
 45' From Approved Pad Elevation (151.50')

PROJECTS STATISTICS

(N) BUILDING AREA	9,372 SF
(E) BUILDING	5,100 SF
(N) HARDSCAPE	948 SF
(N) LANDSCAPING	2,955 SF
(E) SITE UNDISTURBED	

SETBACK INFORMATION
 FRONT SETBACK: 25'0"
 NO SIDE SETBACK REQUIRED
 NO REAR SETBACK REQUIRED

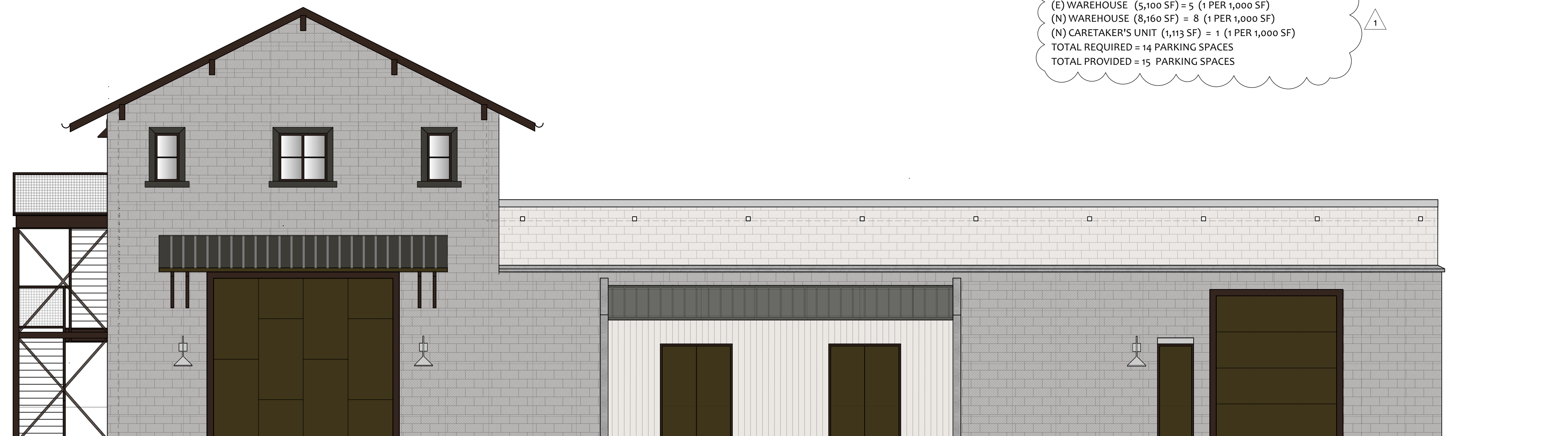
PARKING COUNT
 (E) WAREHOUSE (5,100 SF) = 5 (1 PER 1,000 SF)
 (N) WAREHOUSE (8,160 SF) = 8 (1 PER 1,000 SF)
 (N) CARETAKER'S UNIT (1,113 SF) = 1 (1 PER 1,000 SF)
 TOTAL REQUIRED = 14 PARKING SPACES
 TOTAL PROVIDED = 15 PARKING SPACES

SHEET INDEX

- P1.0 TITLE SHEET
- P2.0 SITE PLAN
- P3.0 FLOOR PLAN - LOWER LEVEL
- P4.0 FLOOR PLAN - UPPER LEVEL
- P5.0 ELEVATIONS
- P6.0 ELEVATIONS

SUPPORTING DOCUMENTS

1. SITE EASEMENT REPORT - EXHIBIT A, B-1 & B-2
2. PERCOLATION TESTING REPORT
3. WILL-SERVE LETTER



PROPOSED FRONT ELEVATION

Scale: 3/16" = 1'-0"

PROJECT:
CALLENDER COMMERCIAL LOT 2
 2600 CALLENDER RD., ARROYO GRANDE, CA 93420
 Callender Commercial

SHEET:
TITLE SHEET

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi ARCHITECTS, INC. and were created and developed for use, and in conjunction with the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without permission of Steven Puglisi, ARCHITECTS, INC. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

JOB: CALLENDER COMM.
 DATE: 10/18/2017
 DRAWN: m. dammeyer
 REV: PLNG. REV. 17 / OCT 17

SHEET N°
P1.0



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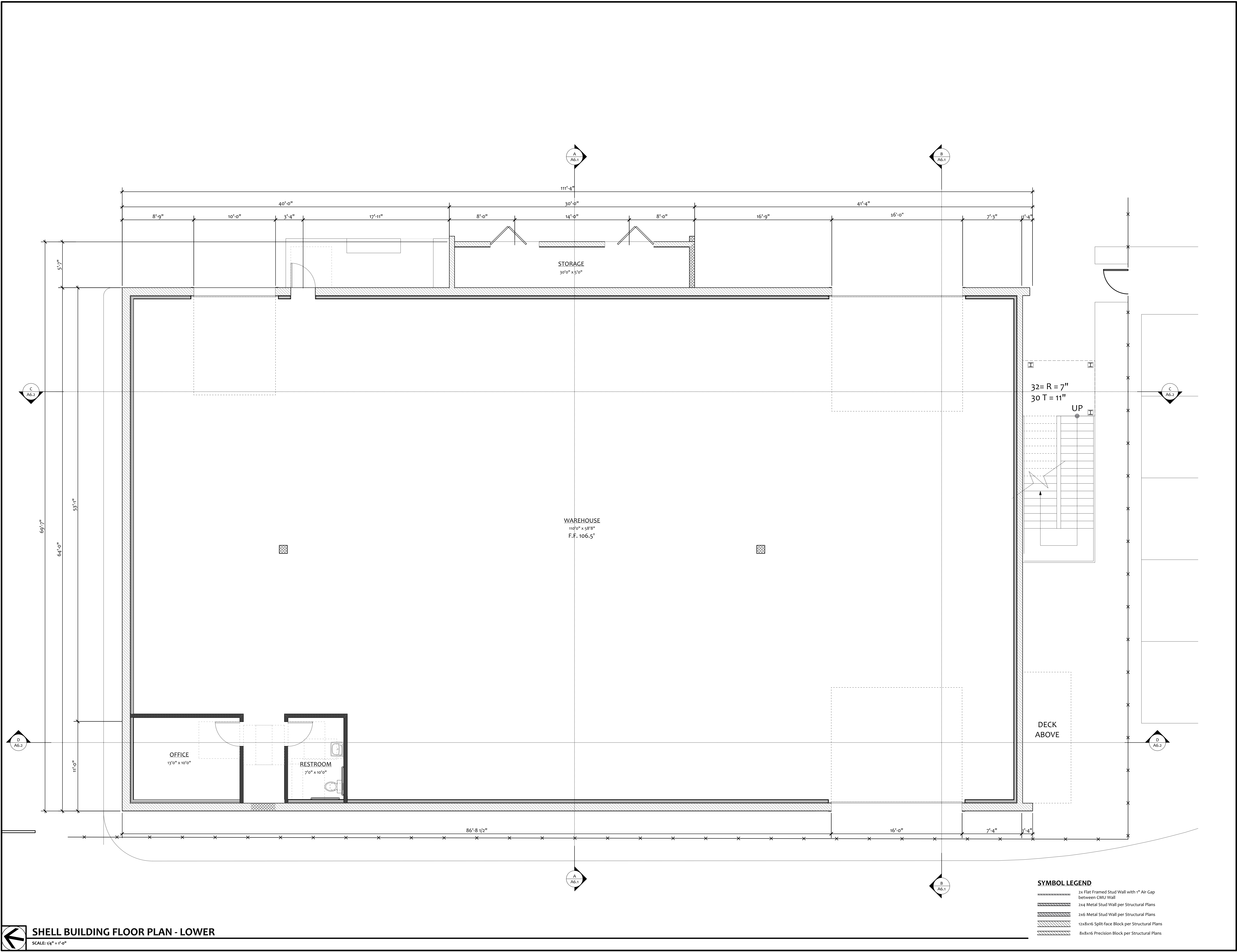
SHEET:
FLOOR PLAN LOWER

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P3.0



SYMBOL LEGEND

	2x Flat Framed Stud Wall with 1" Air Gap between CMU Wall
	2x4 Metal Stud Wall per Structural Plans
	2x6 Metal Stud Wall per Structural Plans
	12x8x16 Split-face Block per Structural Plans
	8x8x16 Precision Block per Structural Plans



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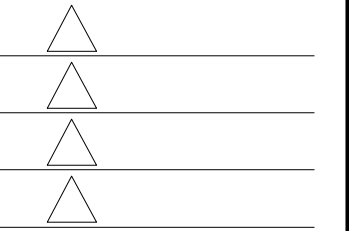


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SHEET:
**FLOOR PLAN
UPPER**

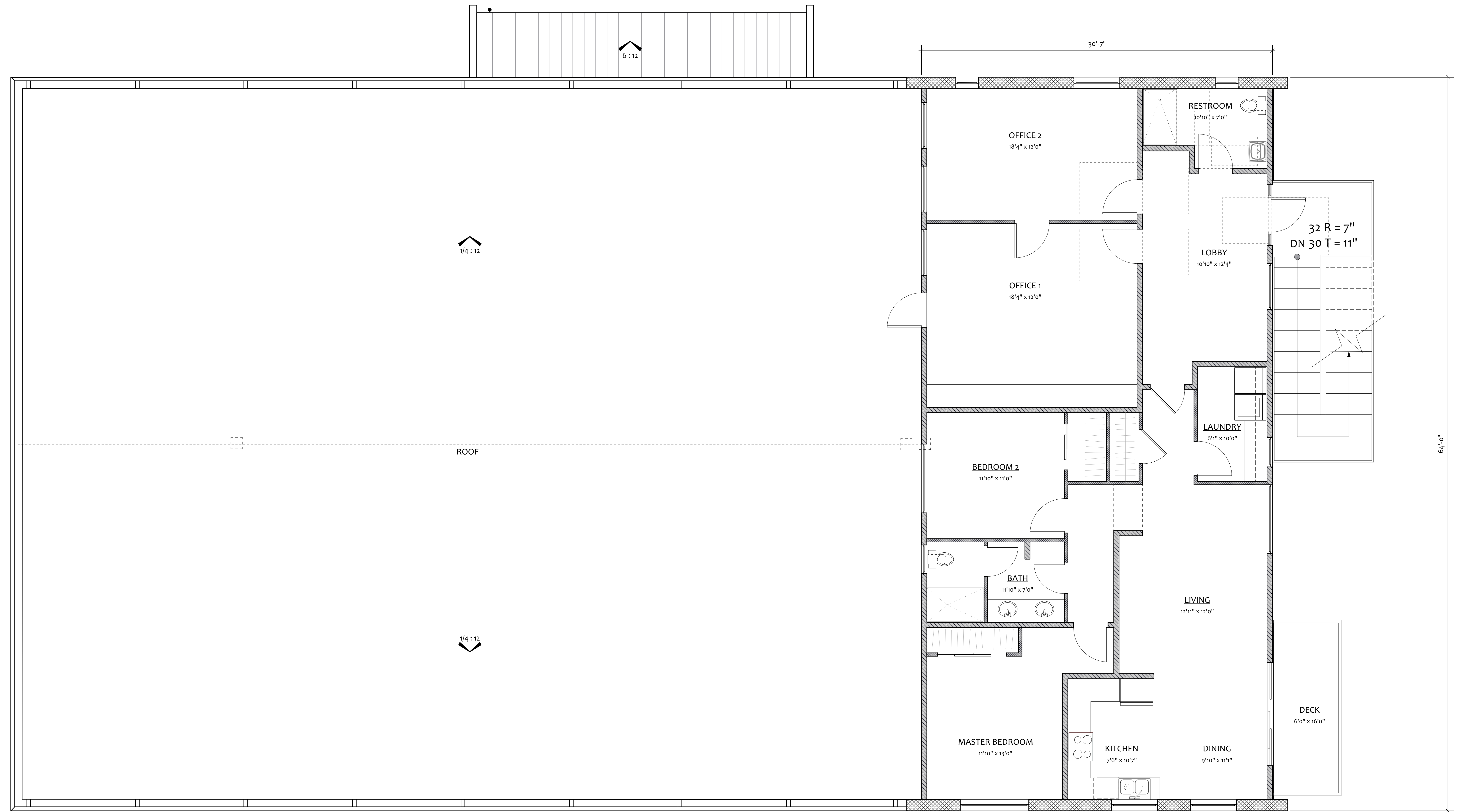
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SHEET Nº

P4.0



SYMBOL LEGEND

	2x Flat Framed Stud Wall with 1" Air Gap between CMU Wall
	2x4 Metal Stud Wall per Structural Plans
	2x6 Metal Stud Wall per Structural Plans
	12x8x16 Split-face Block per Structural Plans
	8x8x16 Precision Block per Structural Plans



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SHEET:
EXTERIOR ELEVATIONS

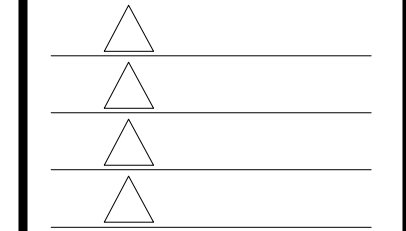
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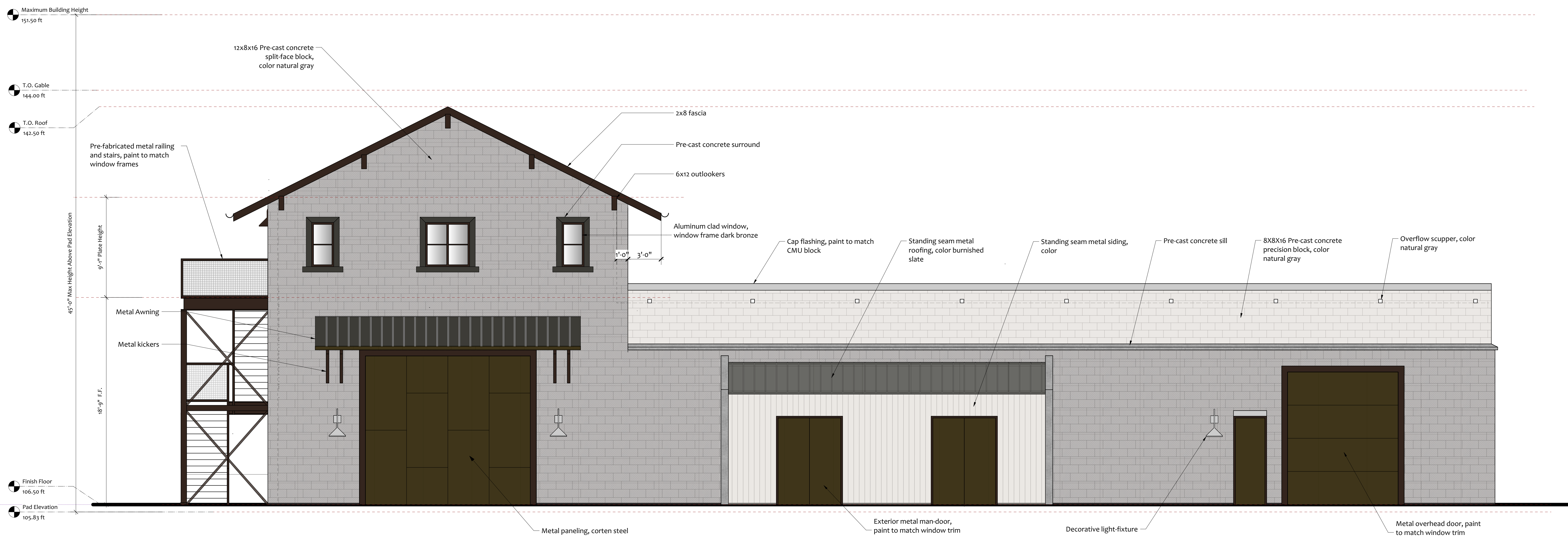
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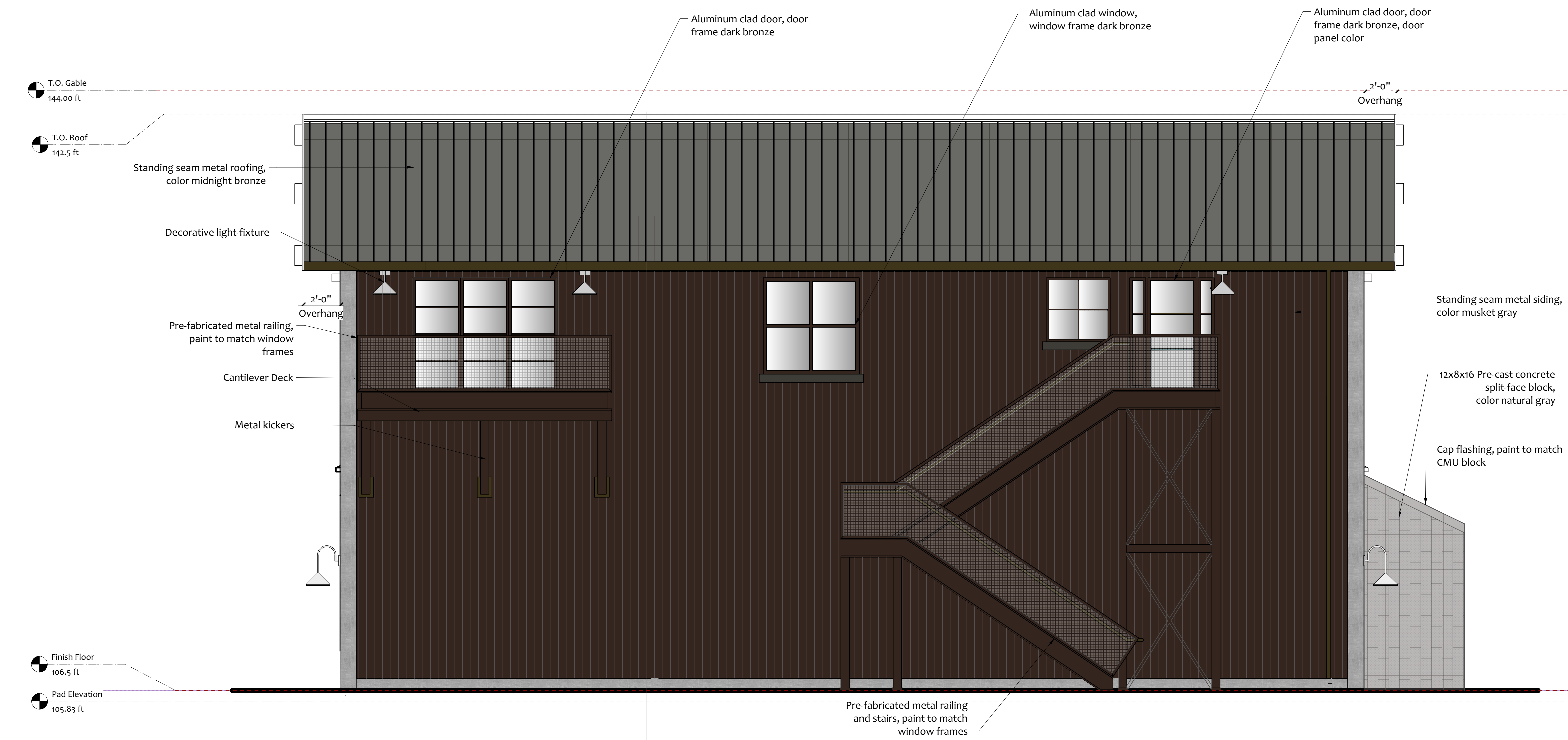


SHEET Nº

P5.0



FRONT ELEVATION
Scale: 1/4" = 1'-0"

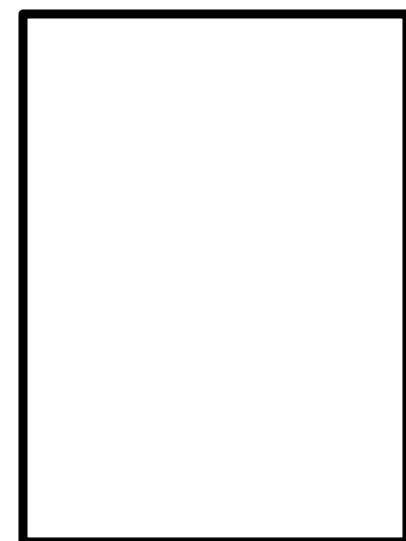


LEFT ELEVATION
Scale: 1/4" = 1'-0"



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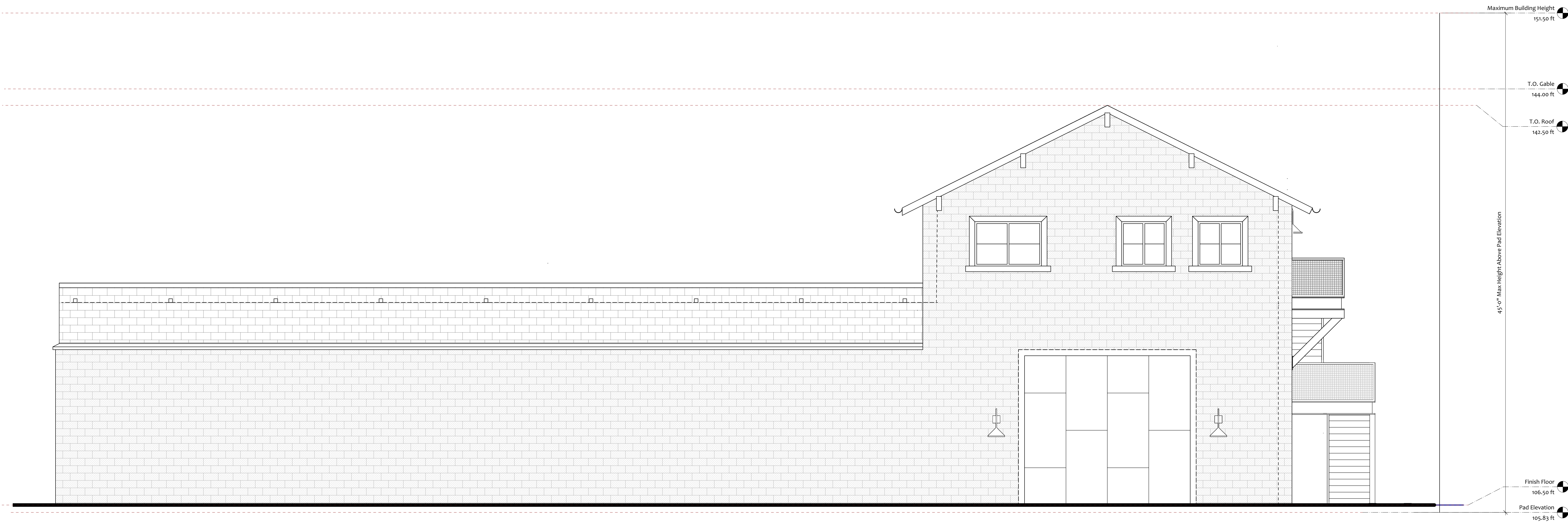
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SHEET:
EXTERIOR ELEVATIONS

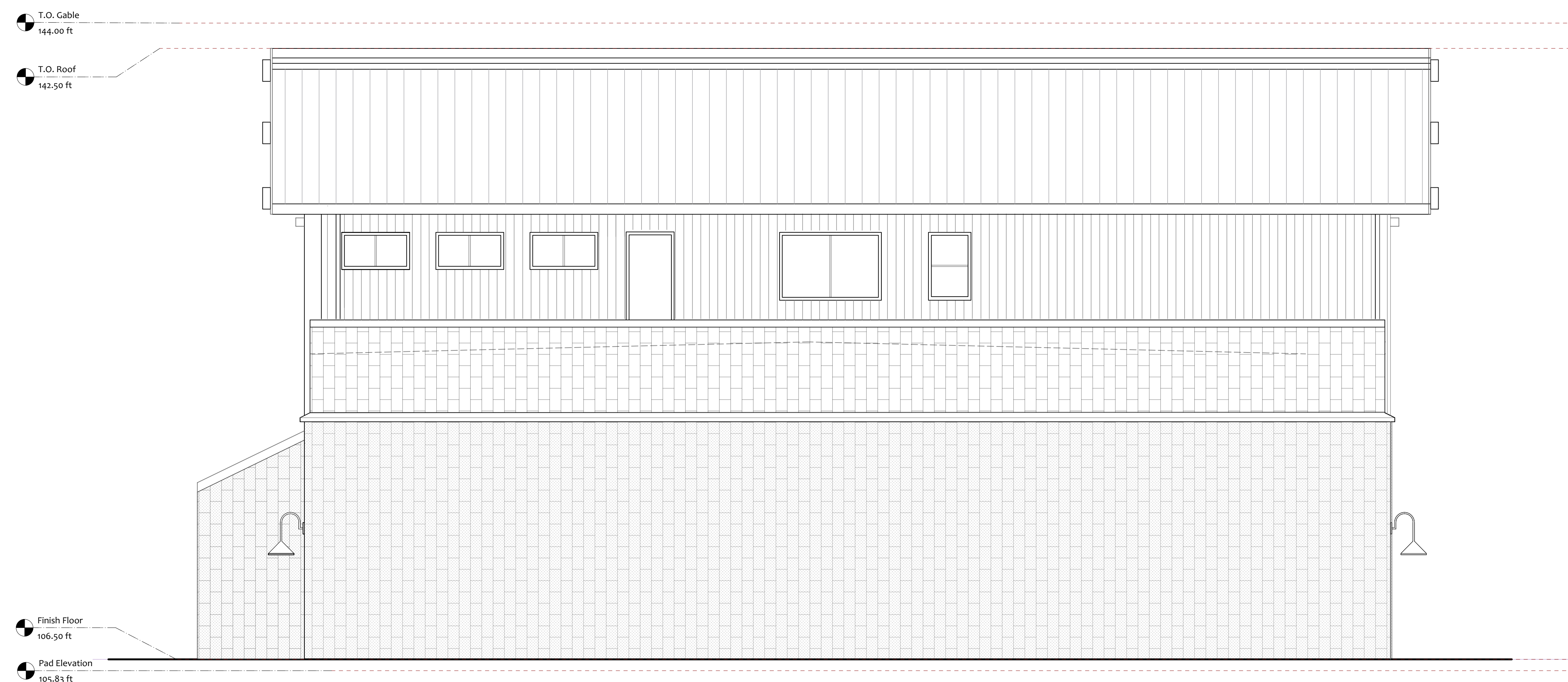
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P6.0



REAR ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale: 1/4" = 1'-0"