CALLENDER COMMERCIAL-LOT 2 SHELL

2600 CALLENDER ROAD, ARROYO GRANDE, CA

PROJECT DATA & STATISTICS DIRECTORY SITE MAP VICINITY MAP SHEET INDEX DIRECTORY A PROPOSAL FOR A NEW, TWO STORY INDUSTRIAL SHELL BUILDING FLOOR PLAN - LOWER LEVEL CONSISTING OF 7,047 SF WAREHOUSE SPACE ON THE LOWER LEVEL, 130 SF FLOOR PLAN - UPPER LEVEL CALLENDER COMMERCIAL, LLC (o) 805-544-3030 ext. 231 ARCHITECT: STEVEN PUGLISI ARCHITECTS 569 Higuera Street, Suite A San Luis Obispo, CA 9340 GEOTECHNICAL ENGINEER: MID-COAST GEOTECHNICAL, INC. 3124 EL CAMINO REAL ATASCADERO, CA 93422 pacific ocean SITE EASEMENT REPORT - EXHIBIT A, B-1 & B-2 **GENERAL SITE INFORMATION** PERCOLATION TESTING REPORT PROJECT ADDRESS: 2600 Callender Road WILL-SERVE LETTER Arroyo Grande, CA LEGAL DESCRIPTION: TN Callender Block 4 Lots 17-23 LEGAL LOT VERIFICATION: #CC 2011-036914 ASSESSOR'S PARCEL NUMBER: LOT SIZE: 52,272 SF (1.21 Acres) CALLENDER-GARRETT COMMUNITY & PLANNING AREA: T23 SOUTH COUNTY COASTAL PLANNING AREA **ZONING & LAND USE ELEMENTS:** INDUSTRIAL **LOWER FLOOR** (N) OFFICE (N) BATHROOM 70 SF (N) WAREHOUSE 7,047 SF (N) STORAGE 7,416 SF **UPPER FLOOR** (N) OFFICE AREA 843 SF (N) CARETAKER'S UNIT 1,113 SF 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 25'0" FRONT SETBACK: 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

SUPPORTING DOCUMENTS

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DATE: 10/18/2017 DRAWN: m. dammeyer

PROPOSED FRONT ELEVATION

SHELL BUILDING ARCHITECTURAL SITE PLAN

Landscape Response to LID Facility Requirements

A. Typical techniques [depending on Tier 1 or Tier 2 Requiements] include:

- Coordinate with Cilvil Engineer on infiltration soil media, if required.

- Selection of wet / dry adaptive plants for stormwater facilities.

- Cobble blankets in conditions where strormwaterduration warrants.

Unless otherwise specified by City Ordanance, the final Landscape Plans shall comply with the more stringent of State and Local Regulations.

Water Consrevation Notes

A. Planting and Irrigation shall be designed to conserve water compliance with CalGreen and updated state water efficiency landscape ordinance. The following factors have been incorporated to aid in the success of the project.

1. Irrigation to be a fully automatic underground system utilizing either low volume spray heads, bubblers, or drip emitters, or a combination of therof. Irrigation hydrozones shall be separated with control valves and controlle rstations into appropriate and compatible zones. Controller shall be a weather-based system.

2. Plant material proposed are selected for thier compatibility to climate and site conditions, resistance to wind, and drought tolerant.3. All planters shall be mulched witrh a 3 inch minimum layer of organic mulch throughout.

4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similiar water requirements.

5. Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project [Water Use Classification of Landscape Species] prepared by the University of California Cooperative Extension, February 1992. All plant materials proposed are selected for lowo moderate water needs in thsi climate.

Conceptual Plant Material List

Proposed Trees [24 inch Box]

Tipu Tree / Tipuana Tipu Golden Medallion Tree / Cassia Loptophylla Bronze Loquat / Eriobotrya

Proposed Shrubs

Red Kangaroo Paw / Anigozanthos 'Big Red' Dwarf Bottlebrush / Callistemon 'Little John' Gold Coin Daisy / Astericus Maritimus Cape Aloe / Aloe Ferox

Proposed Spreading Ground Cover

Blue Chalk Sticks / Senecio Mandraliscea Red Apple / Aptenia Cordifolia Trailing Lantana / Lantana Montevidenis

Mulch
Mulch all ground cover and planter areas with 3 inch
minimum layer "walk-on" bark.
Areas adjacent to building entry may receive decorative
gravel mulch for accent.

Note:

All Plant materials proposed are selected appropriately according to suitibility to climate, geologic and topographical conditions of the site. Plant selection emphasizes the use of drought tolerant and water conserving plants.

ns that produce no runoff or overspray

All Plant material shall incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test). A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contra-indicated.

Irrigation systems shall comply with the following:

a. Automatic irrigation controllers are required and must use
evapotranspiration or soil moisture sensor data and utilize a rain sensor.

b. Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.

c. Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

e. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

f. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produce no runoff or overspray.

For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed

At the time of final inspection, the permit application must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

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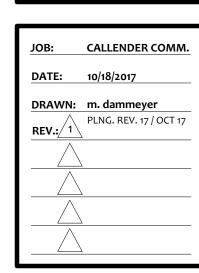
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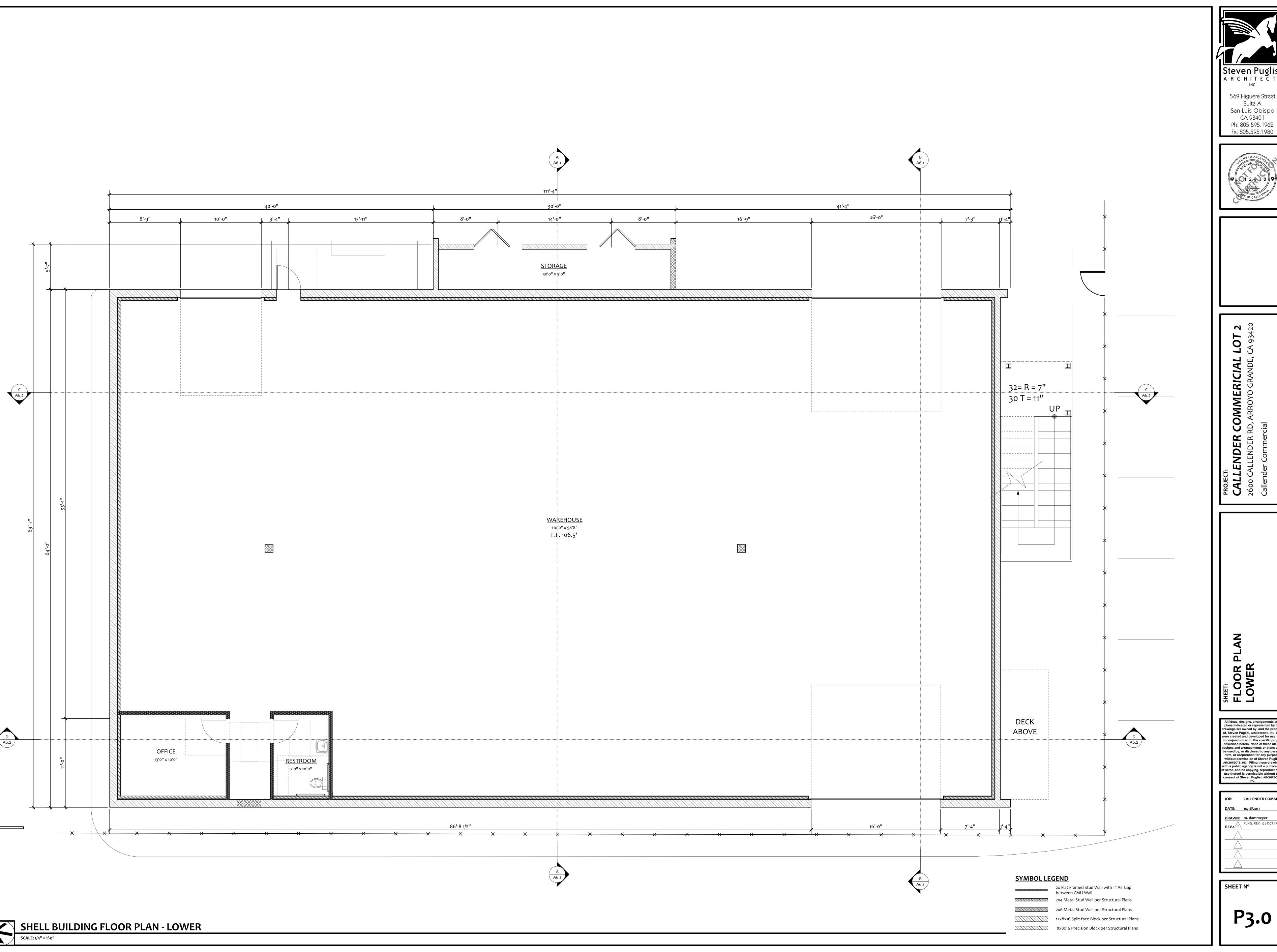
ARCHITECTURAL SITE PLAN

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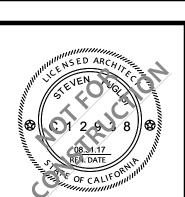


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P2.0







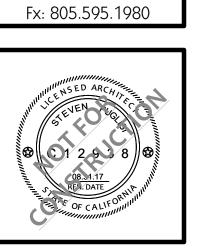
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SHEET Nº

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FLOOR PLAN
UPPER

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JOB: CALLENDER COMM.

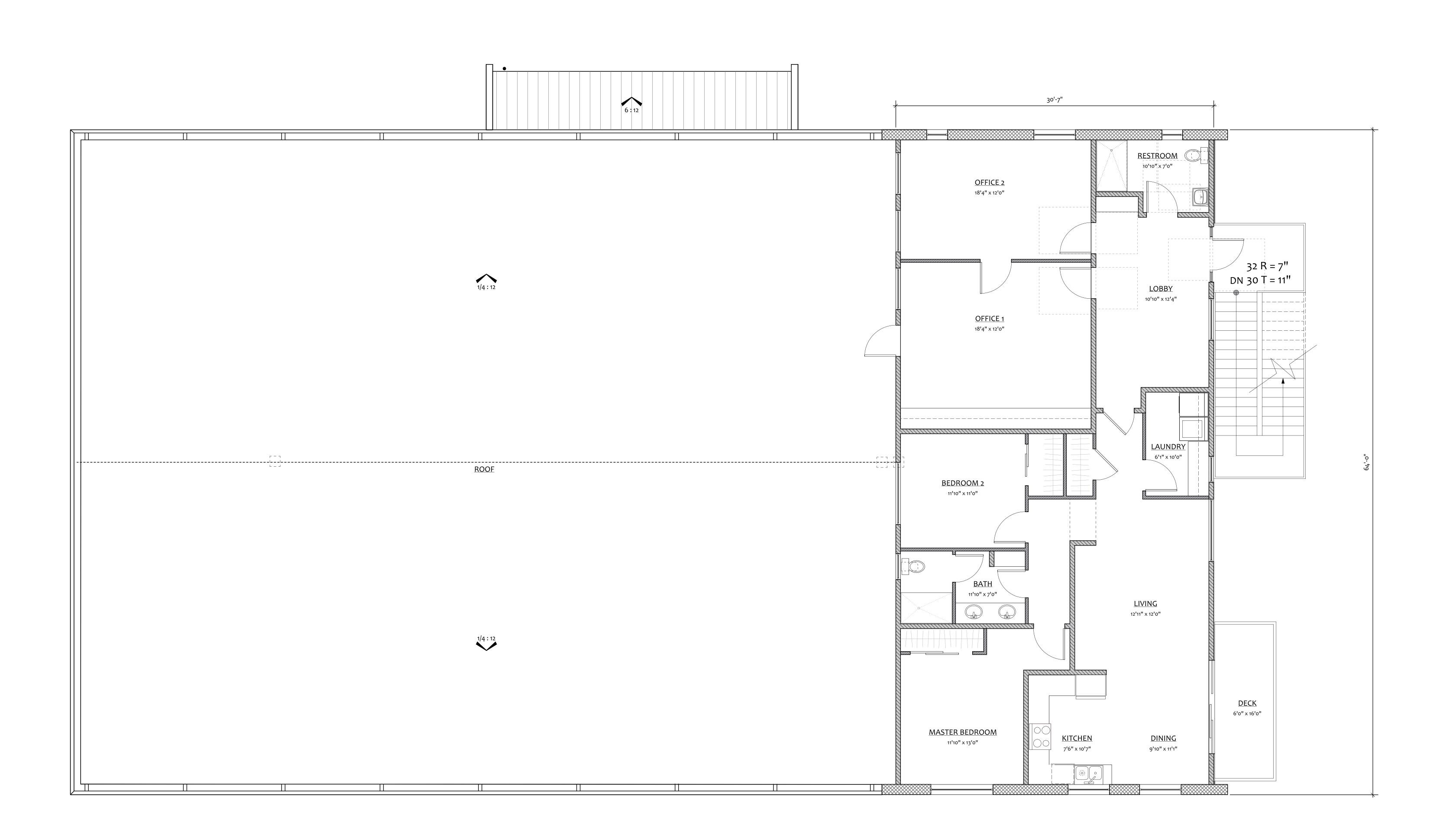
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DRAWN: m. dammeyer

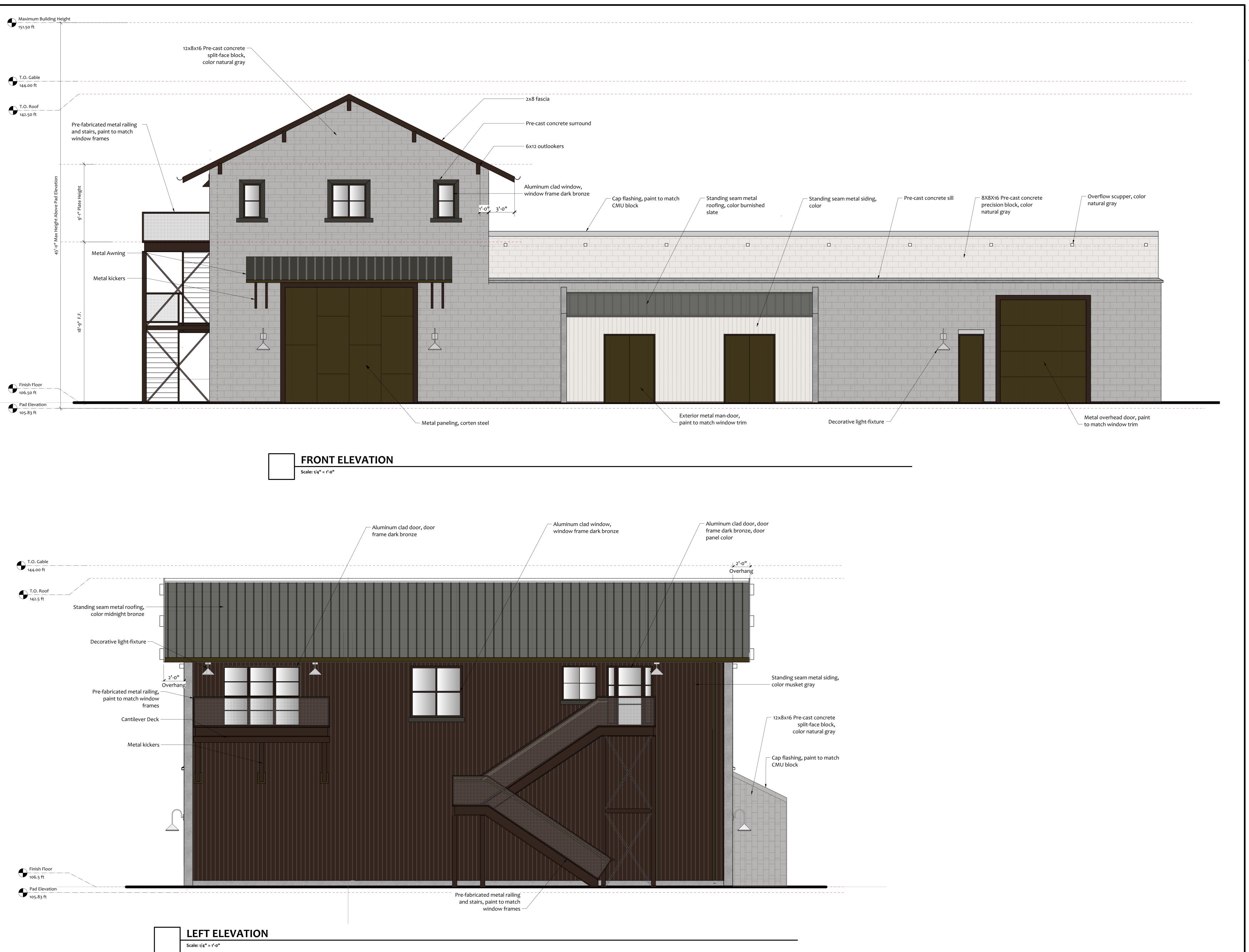
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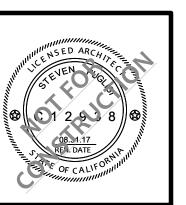


2x Flat Framed Stud Wall with 1" Air Gap between CMU Wall
2x4 Metal Stud Wall per Structural Plans
2x6 Metal Stud Wall per Structural Plans
12x8x16 Split-face Block per Structural Plans
8x8x16 Precision Block per Structural Plans



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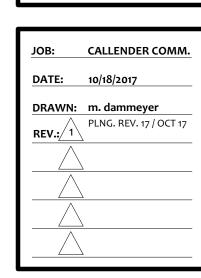
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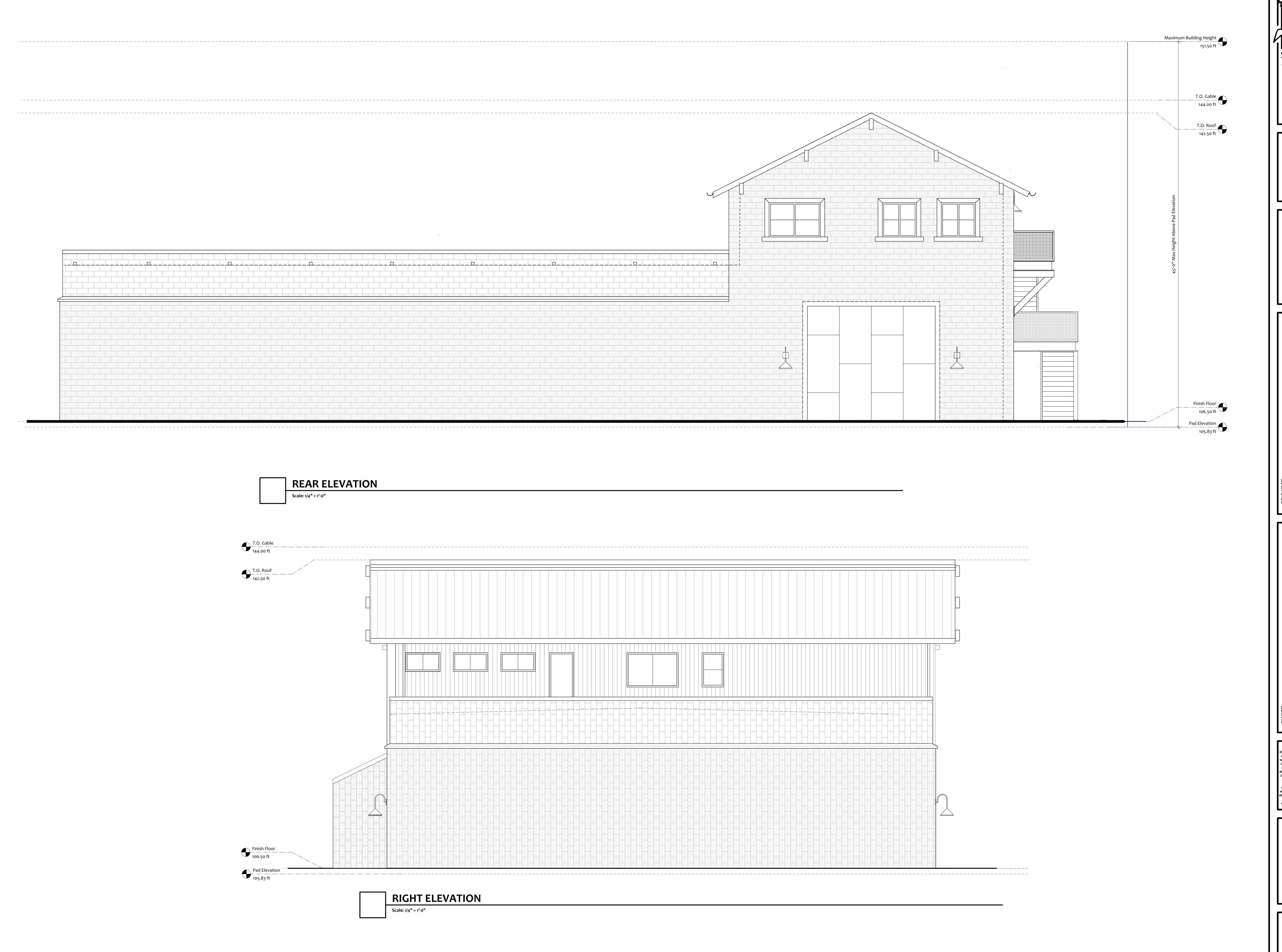
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SHEET: **EXTERIOR ELEVATIONS**

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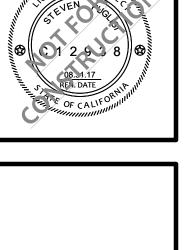














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