SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/10/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00106 PEDP INC – Proposed minor use permit for two one-story commercial buildings totaling 7,376 sf (Bldg A is 3,916 sf and Bldg B is 3,460 sf.) Project includes parking, landscaping, and associated site improvements. Site location is 1060 Kendall Rd, San Luis Obispo. APN: 076-512-024 and 076-511-025

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

DRC2013-00106 **PEDP INC A CA C**

MINOR USE PERMIT

TWO (2) ONE-STORY COMMERCIAL BUILDINGS TOTALING 7,376 SF BUILDING A SLO/ SLOC

AR CS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☒ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☐ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name PEDP, Inc. Daytime Phone 805-451-9004
Mailing Address 684 Higuera Street, Suite B, San Luis Obispo, CA Zip Code 93401
Email Address: nick@nktcommerical.com

☐ Applicant Name same as landowner Daytime Phone
Mailing Address Zip Code
Email Address:

☐ Agent Name C. M. Florence c/o Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 1.65 acres Assessor Parcel Number(s): 076-512-024 & 076-511-025
Legal Description: TR 2368 LT 24 Bk28 pgs 55-61 & T31S R13E SEC 12 PTN SW 1/4
Address of the project (if known): 1060 Kendall Road
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hwy 227/ Broad Street turn East onto Kendall Road, subject property is on the left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant lot with street trees and non-native seasonal grasses

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Two (2) one-story commercial buildings totaling 7,376 SF. Building A is 3,916 SF. Building B is 3,460 SF. Project includes parking, landscaping, and associated site improvements.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature HKP / Agent Date 04 June 2014

FOR STAFF USE ONLY

Reason for Land Use Permit:

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): n/a

Describe existing and future access to the proposed project site: Existing access on Allene Way to be relocated and new access on Kendall Road proposed.

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No
If yes, what is the acreage of all property you own that surrounds the project site? 20.52 ac (on other side of roads)

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Commercial Service / Vacant South: Commercial Service / Vacant
East: Commercial Service / Vacant West: Public Facility / Airport

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 7,340 sq. feet 10 % Landscaping: 26,900 sq. feet 37 %
Paving: 37,630 sq. feet 52 % Other (specify) _____
Total area of all paving and structures: 44,970 ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: 1.65 ☐ sq. feet ☒ acres
Number of parking spaces proposed: 82 Height of tallest structure: 23
Number of trees to be removed: 5 Type: Street trees: 4- purple leaf plum; 1- london plane
Setbacks: Front 10 Right 10 Left 10 Back 82

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Fiero Lane Water Company
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System - List the agency or company responsible for sewage disposal: Fiero Lane Water Company
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:
Total outdoor use area: 1,050 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 7,340 sq. feet

For residential projects, answer the following:
Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request. See Resolution 2003-59, relative to granting of Tentative Map 2368 and Migitated Negative Declaration ED01-322 and Final Tract Map 2368 recorded on 10 August 2006.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 1.65 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: State Route 227

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☐ Residential ☐ Agricultural - Explain _____
   ☒ Commercial/Office - Explain Restaurant
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? .44 afy (normal year) .32 afy (drought year)
4. How many service connections will be required? 2 domestic, 1 landscape
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☒ Yes	☐ No
Chemical?	☒ Yes	☐ No
Physical	☒ Yes	☐ No
Water analysis report submitted?	☒ Yes	☐ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☒ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: +/- 50 ft Location of connection: Allene Way
2. What is the amount of proposed flow? 390 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☒ Other, please explain? Restaurant Fat Oil Grease (FOG)
2. Name of Solid Waste Disposal Company: San Luis Garbage Company
3. Where is the waste disposal storage in relation to buildings? North
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: California Highway Patrol, 4115 Board Street
3. Location of nearest fire station: Cal Fire station, Broad Street
4. Location of nearest public transit stop: Marigold Center, Broad Street
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1 mile _____ feet/miles

Historic and Archeological Information * See MND ED01-322

1. Please describe the historic use of the property:
   _____
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☐ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☐ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 days a week Hours of Operation: Bldg A: 24-hours. Bldg B: 12 hours
2. How many people will this project employ? Building A: 40 employees. Building B: 35 employees
3. Will employees work in shifts? ☒ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
   Building A: three shifts, up to 13 employees per shift. Building B: two shifts, up to 15 employees/shift
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☒ Yes ☐ No If yes, please explain: vehicle emmissions
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: n/a
   _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy.
   *see ED01-322

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 100 Between 4:00 to 6:00 p.m. 100
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☒ Yes ☐ No
   If yes, please describe: please see preliminary title report

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: high efficient water fixtures, LED lighting, drought tolerant planting

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   on-site stormwater filtration and retention

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☐ No
   If yes, please describe and provide "ED" number(s): ED01-322

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): FAA approval

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

COMMERCIAL DEVELOPMENT
for
1060 Kendall Road- East Airport Commerce Park
San Luis Obispo, CA 93401

PROJECT DESCRIPTION
Minor Use Permit submittal for two (2) commercial restaurant buildings, including a drive through for Building A, and associated site improvements.

BUILDING A (WEST)

BUILDING B (EAST)

SHEET INDEX

C1.0 Preliminary Grading & Drainage Plan
C2.0 Preliminary Utility Plan
L-1 Conceptual Landscape Plan

Building A (west) Chipman Design Architecture, Inc.
SP-01 Site Plan
FP-01 Floor Plan
RP-01 Roof Plan
EL-01 Elevations
EL-02 Elevations

Building B (east) Garcia Architecture + Design
AS1.0 Architectural Site Plan
A1.0 Floor Plan / Roof Plan
A2.0 Elevations
A2.1 Elevations
A3.0 Building Section
A4.0 Character Images
A5.0 Signage

Total: 15 sheets

SITE SUMMARY

Legal Description	TR 2368 LT 24 Bk28 pgs 55-61 & T31S R13E SEC 12 PTN SW 1/4
APNs	076-512-024, 076-511-025
Address	1060 Kendall Road San Luis Obispo, CA 93401
Local Zoning	Commercial Service (C-S)
Airport Safety Area	S-1a
Adjacent Uses	North- Vacant South- Vacant East- Vacant West- Airport
Proposed Use	Commercial/Restaurant
Existing Use	Vacant
Gross Lot Area	1.65 acres
Setbacks	Required / Provided Front (Kendall Road) 10' / 10' Side (west) 0' / 10' Side (east) 10' / 10' Rear 0' / 82'
Parking Requirements	Fast Food Restaurant

1 space per 100 sq. ft. of kitchen area
Building A 882 SF/ 100 = 8.8 spaces
Building B 1,682 SF/ 100 16.8
1 space per 60 sq. ft. of customer area
Building A 970 SF/60 = 16.2 spaces
Building B 1,566 SF/60 26.1

TOTAL REQUIRED: 68 spaces
TOTAL PROVIDED: 82 spaces

Accessible Spaces required: 3 / provided: 3
Motorcycle Parking n/a
Bike Parking required: 9 / provided: 3

BUILDING SUMMARY

Building A (west)

Propose Use	Restaurant
Construction Type	V-B
Number of Stories	1 Story
Building Height Calcs	
max. allowable bldg. height	35'
average elevation	100 '
max. bldg. elevation allowed	135'
proposed bldg. elevation	123.75'
Occupancy Group(s)	A-2
Building Area	3,916 sq. ft.

Building B (east)

Propose Use	Restaurant
Construction Type	V-B
Number of Stories	1 Story
Building Height Calcs	
max. allowable bldg. height	35'
average elevation	100 '
max. bldg. elevation allowed	135'
proposed bldg. elevation	120'
Occupancy Group(s)	A-2
Building Area	3,460 sq. ft.

DIRECTORY

Owner:
for 076-512-024
PEDP, INC.
684 Higuera Street, Suite B
San Luis Obispo, CA 93401
Phone (805) 451-9004
nick@nktcommerical.com

for 076-511-025
COUNTY OF SAN LUIS OBISPO GENERAL SERVICES
c/o Kevin Bumen, Airports Manager
Street address
San Luis Obispo, CA 93401
Phone (805)
e-mail

Architects:
CHIPMAN DESIGN ARCHITECTURE, INC.
c/o Alvin Santos
80 S Lake Avenue
Pasadena, CA 91101
Phone (626) 685-2800
asantos@chipmandesignarch.com

GARCIA ARCHITECTURE + DESIGN
c/o George Garcia, AIA
1308 Monterey Street, Suite 230
San Luis Obispo, CA 93401
Phone (805) 783-1880
george@garciaarchdesign.com

Civil Engineer:
GROUND UP DESIGN & CM, INC.
c/o Keith Crowe, PE & Stacie Gleim
P.O. Box 1583
Paso Robles, CA 93447
Phone (805) 227-4159
staciegleim@earthlink.net

Landscape Architect: OASIS ASSOCIATES, INC.
c/o Scott Wright ASLA
& Planning Agent c/o C.M. Florence AICP
3427 Miguelito Court
San Luis Obispo, CA 93401
Phone (805) 545-4509
scott@oasisassoc.com
cmf@oasisassoc.com

AGENCIES/ UTILITIES

COUNTY PLANNING & BUILDING DEPARTMENT
1067 SANTA ROSA
SAN LUIS OBISPO, CA 93401
(805) 781-5200

CAL FIRE
625 N. SANTA ROSA
SAN LUIS OBISPO, CA 93401
(805) 543-4244

COUNTY HEALTH DEPARTMENT
2156 SIERRA WAY
SAN LUIS OBISPO, CA 93406
(805) 781-5544

COUNTY SHERIFF
1545 KANSAS AVE.
SAN LUIS OBISPO, CA
(805) 781-4540

UNDERGROUND SERVICES
800-642-2444

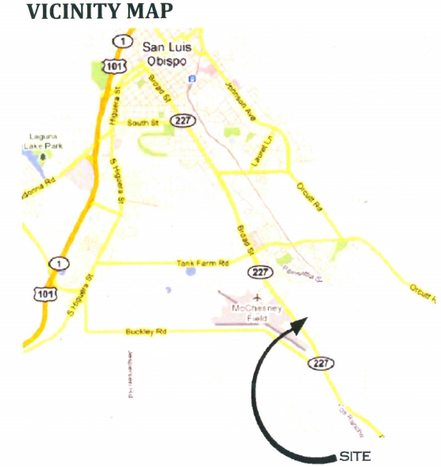
PACIFIC GAS & ELECTRIC
406 S. HIGUERA STREET
SAN LUIS OBISPO, CA 93401
800-743-5600

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
(805) 544-2688

THE GAS COMPANY
750 INDUSTRIAL WAY
SAN LUIS OBISPO, CA 93401
8()()..427-2000

PACIFIC BELL TELEPHONE
160 SUBURBAN 1 P.O. BOX 8111
SAN LUIS OBISPO, CA 93403
(805) 546-7451

VICINITY MAP



TITLE SHEET
04 June 2014

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

PRELIMINARY EARTHWORK

CUT: 1880 CY
FILL: 0 CY
EXPORT: 1880 CY

LEGEND

AC - ASPHALT CONCRETE
BLDG - BUILDING
BM - BENCHMARK
CL - CENTERLINE
CO - CLEANOUT
CONC - CONCRETE
CMP - CORRIGATED METAL PIPE
D/W - DRIVEWAY
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
(E) - EXISTING
EG - EXISTING GRADE
ES - EXISTING SURFACE ELEV
FDC - FIRE DEPARTMENT CONNECTION
FG - FINISHED GRADE
FL - FLOWLINE
FFE - FINISH FLOOR ELEVATION
FS - FINISHED SURFACE (PAVEMENT)
GB - GRADE BREAK
HDPE - HIGH DENSITY POLYETHELINE
HP - HIGH POINT
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
PL - PROPERTY LINE
SS - SANITARY SEWER
TC - TOP OF CURB
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TYP - TYPICAL
TW - TOP OF WALL
UP - UTILITY POLE
VERT - VERTICAL
WL - WATER LINE
WV - WATER VALVE

PROPERTY / ROW LINE
EXISTING WATER OR IRRIGATION LINE
SEWER
WATER LINE
STORM DRAIN LINE
FLOWLINE SWALE (CONC OR ROCK LINED)
FIRE HYDRANT / FDC
WATER VALVE
MONUMENT
(E) WATER VALVE
(E) SEWER MANHOLE
(N)SEWER CLEANOUT
(E) UTILITY BOX
(E) STORM DRAIN MANHOLE
(N) STORM DRAIN MANHOLE
(N)DOUBLE CHECK ASSEMBLY
(N) STORM DRAIN CATCH
(N) BACKFLOW DEVICE

CONSTRUCTION NOTES:

1. CONSTRUCT 25' WIDE COMMERCIAL DRIVEWAY APPROACH PER SLO COUNTY STD AND SPECIFICATIONS.
2. CONSTRUCT A.C. PAVING - 3.5" A.C. OVER 7" CLASS II BASE OVER 12" MIN SUBGRADE COMPACTED 95% RELATIVE DENSITY. SEE SOILS REPORT FOR ADDITIONAL INFORMATION.
3. REMOVE (E) DRIVEWAY APPROACH AND CONSTRUCT 6" CURB, 18" GUTTER AND 10' WIDE SIDEWALK PER SLO COUNTY STDAND SPECIFICATIONS.
4. CONSTRUCT 6" CONCRETE CURB.
5. CONSTRUCT 6" CURB AND 12' GUTTER.
6. CONSTRUCT 24" WIDE CONCRETE RIBBON GUTTER.
7. CONSTRUCT 36" WIDE CONCRETE RIBBON GUTTER.
8. CONSTRUCT CONCRETE SIDEWALK/FLATWORK (WIDTH PER PLAN).
9. CONSTRUCT HEAVY CONCRETE PAVING SECTION - 5" OF CONCRETE OVER 6" OF BASE.
10. PROVIDE DISABLED RAMP AND/OR DETECTABLE WARNING OR PARKING STALL STRIPING AND SIGNAGE PER ARCHITECTURAL PLANS. PROVIDE 2% MAX SLOPE ALL DIRECTIONS FOR DISABLED SPACE AND LOADING ZONE.

DRAINAGE NOTES:

SD1 PROVIDE & INSTALL 4" PVC ROOF DRAIN EXTENSION. OUTLET AT CURB FACE, CONCRETE PAVEMENT OR CONCRETE SPLASH BLOCK.

SD2 CONSTRUCT SD CONNECTION TO EXISTING OFFSITE 30" SD. INSTALL SD MANHOLE PER SLO CO STDS AND SPECIFICATIONS.

SD3 CONSTRUCT UNDERSIDEWALK DRAIN PER SLO CO STD DETAIL AND SPECIFICATIONS.

SD4 PROVIDE & INSTALL 3" PVC STORM DRAIN PIPE.

SD5 PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.

SD6 PROVIDE & INSTALL 18" HDPE STORM DRAIN PIPE.

SD7 PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED WITH KRISTAR "FLOGARDPLUS" INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

SD8 PROVIDE & INSTALL TRENCH DRAIN WITH FOSSIL FILTER INSERT.

SD9 PROVIDE & INSTALL 24"X24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE AND KRISTAR "FLOGARDPLUS" INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

SD10 INSTALL RAINSTORE3 UNDERGROUND STORMWATER DETENTION SYSTEM WITH LINER - SIZE PER PLAN.

NOTE:
WELL EASEMENT AND OVERLYING WATER RIGHTS RECORDED MAY 8, 2012, AS DOCUMENT NO. 2012024877, OF OFFICIAL RECORDS. WELL IN THE PROCESS OF BEING ABANDONED AND EASEMENT QUICK CLAIMED.

PRELIMINARY NOT FOR CONSTRUCTION

KVC
CIVIL ENGINEERING & HYDROLOGY
Keith V. Crowe, P.E.
P.O. Box 832, Atascadero, CA 93423
Phone & Fax: (805) 464-0975
KVCrowe@Charter.net

REGISTERED PROFESSIONAL ENGINEER
KEITH V. CROWE
Lic. No. 31,581
Expires 12/14
CIVIL
STATE OF CALIFORNIA

Project:
Lot 24
Tract 2368
Commercial
Development
Site Address:
Allene Way & Kendall Road

Client:

Sheet Contents:
Preliminary
Grading &
Drainage Plan

Date:
May, 2014
Revised:

Job No:
McDonalds

Sheet:
C1.0
of:

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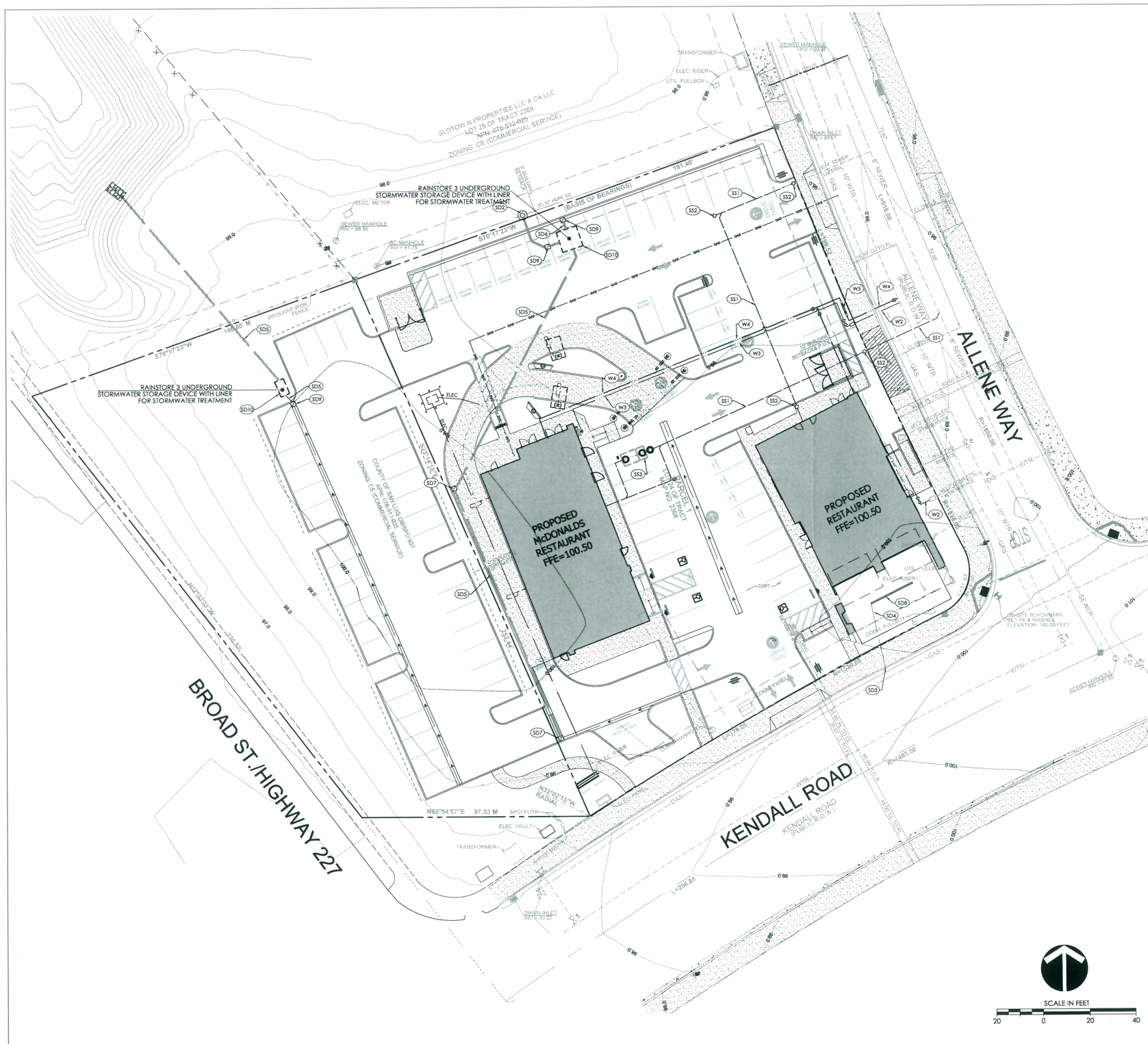

LEGEND

AC - ASPHALT CONCRETE
BLDG - BUILDING
BM - BENCHMARK
CL - CENTERLINE
CO - CLEANOUT
CONC - CONCRETE
CMP - CORRIGATED METAL PIPE
D/W - DRIVEWAY
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
(E) - EXISTING
EG - EXISTING GRADE
ES - EXISTNG SURFACE ELEV
FDC - FIRE DEPARTMENT CONNECTION
FG - FINISHED GRADE
FL - FLOWLINE
FFE - FINISH FLOOR ELEVATION
FS - FINISHED SURFACE (PAVEMENT)
GB - GRADE BREAK
HDPE - HIGH DENSITY POLYETHELINE
HP - HIGH POINT
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
PL - PROPERTY LINE
SS - SANITARY SEWER
TC - TOP OF CURB
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TYP - TYPICAL
TW - TOP OF WALL
UP - UTILITY POLE
VERT - VERTICAL
WL - WATER LINE
WV - WATER VALVE

PROPERTY / ROW LINE
EXISTING WATER OR IRRIGATION LINE
SEWER
WATER LINE
STORM DRAIN LINE
FLOWLINE SWALE (CONC OR ROCK LINED)
FIRE HYDRANT / FDC
WATER VALVE
MONUMENT
(E) WATER VALVE
(E) SEWER MANHOLE
(N)SEWER CLEANOUT
(E) UTILITY BOX
(E) STORM DRAIN MANHOLE
(N) STORM DRAIN MANHOLE
(N)DOUBLE CHECK ASSEMBLY
(N) STORM DRAIN CATCH
(N) BACKFLOW DEVICE

UTILITY NOTES:

(W1) EXISTING 1" RECYCLED WATER METER AND 11/2" WATER SERVICE FOR LANDSCAPE.. INSTALL RECYCLED WATER WARNING TAGS PER CPC CHAPTER 16. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.

(W2) PROVIDE AND INSTALL NEW 11/2" WATER METER & 2" PVC SCH 80 WATER SERVICE AND COUNTY APPROVED LEAD FREE R.P. BACKFLOW DEVICE.

(W3) PROVIDE AND INSTALL 2" PVC SCH 80 WATER SERVICE. PROVIDE 30" MIN COVER.

(W4) PROVIDE AND INSTALL NEW 6" PVC FIRE SERVICE PER SLO COUNTY STD'S. FIRE SPRINKLER ENGINEER TO VERIFY SERVICE SIZE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

(W5) PROVIDE AND INSTALL AND PROVIDE DOUBLE CHECK VALVE ASSEMBLY.

(SS1) PROVIDE AND INSTALL 4" PVC SDR35 SEWER LATERAL AT 2% MIN SLOPE PER SLO COUNTY STD'S AND SPECIFICATIONS.

(SS2) PROVIDE AND INSTALL NEW SEWER CLEANOUT PER DETAIL "B", SHT C8.0.

(SS3) PROVIDE AND INSTALL GREASE INTERCEPTOR.

DRAINAGE NOTES:

(SD1) PROVIDE & INSTALL 4" PVC ROOF DRAIN EXTENSION. OUTLET AT CURB FACE. CONCRETE PAVEMENT OR CONCRETE SPLASH BLOCK.

(SD2) CONSTRUCT SD CONNECTION TO EXISTING OFFSITE 30" SD. INSTALL SD MANHOLE PER SLO CO STDS AND SPECIFICATIONS.

(SD3) CONSTRUCT UNDERSIDEWALK DRAIN PER SLO CO STD DETAIL AND SPECIFICATIONS.

(SD4) PROVIDE & INSTALL 3" PVC STORM DRAIN PIPE.

(SD5) PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.

(SD6) PROVIDE & INSTALL 18" HDPE STORM DRAIN PIPE.

(SD7) PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED WITH KRISTAR "FLOGARDPLUS" INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

(SD8) PROVIDE & INSTALL TRENCH DRAIN WITH FOSSIL FILTER INSERT.

(SD9) PROVIDE & INSTALL 24"X24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE AND KRISTAR "FLOGARDPLUS" INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

(SD10) INSTALL RAINSTORE3 UNDERGROUND STORMWATER DETENTION SYSTEM WITH LINER - SIZE PER PLAN.

PRELIMINARY NOT FOR CONSTRUCTION

KVC CIVIL ENGINEERING & HYDROLOGY
Keith V. Crowe, P.E.
P.O. Box 832, Atascadero, CA 93423
Phone & Fax: (805) 464-0975
KVCrowe@Charter.net

REGISTERED PROFESSIONAL ENGINEER KEITH V. CROWE Lic. No. 31,581 Expires 12/14 CIVIL STATE OF CALIFORNIA

Project:
Lot 24
Tract 2368
Commercial
Development
Site Address:
Allene Way & Kendall Road

Client:

Sheet Contents:
Preliminary Utility Plan

Date:
May, 2014

Revised:

Job No:
McDonalds

Sheet:
C2.0
of:

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PROPOSED PLANT PALETTE

	BOTANICAL / COMMON NAME	SIZE	NOTES
	CANOPY TREES		
A	Platanus x acerifolia 'Bloodgood' / LONDON PLANE	24" BOX	DECIDUOUS; LARGE CANOPY
B	Pistacia chinensis / CHINESE PISTACHE	24" BOX	DECIDUOUS; FALL COLOR
C	Quercus agrifolia / COAST LIVE OAK	15 GAL	EVERGREEN; LARGE CANOPY
	PEDESTRIAN-SCALE TREES		
D	Melaleuca quinquenervia / CAJEPUT TREE	15 GAL	WHITE BARK; VERTICAL FORM
E	Gleditsia triacanthos 'Sunburst' / HONEY LOCUST	24" BOX	YELLOW/GREEN NEW FOLIAGE
F	Rhus lancea / AFRICAN SUMAC	15 GAL	EVERGREEN
	LARGE SHRUBS		
G	Grevillea sps. / GREVILLEA	5 GAL	RED FLOWERS
H	Pittosporum tenuif. 'Majorie Channon' / VARIEGATED KOHUHU	5 GAL	YELLOW/GREEN FOLIAGE; UPRIGHT
	MEDIUM SHRUBS		
I	Callistemon viminalis 'Little John'/ DWARF CALLISTEMON	5 GAL	RED FLOWERS
J	Pittosporum tobira 'Variegata' / VARIEGATED MOCK ORANGE	5 GAL	LIGHT GREEN FOLIAGE; ROUNDED FORM
K	Westringia fruticosa 'Morning Light' / COAST ROSEMARY	5 GAL	COMPACT; YELLOW/GREEN FOLIAGE
	SMALL SHRUBS		
L	Cistus 'Sunset' / MAGENTA ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
M	Rosmarinus 'Collingwood Ingram' / ROSEMARY	5 GAL	FLOWERING; DROUGHT TOLERANT
N	Cordyline australis 'Sundance' / CABBAGE PALM	5 GAL	BURGUNDY FOLIAGE
	PERENNIALS		
O	Phormium sps. / NEW ZEALAND FLAX	5 GAL	BLADE-SHAPE FOLIAGE
P	Anigozanthos cltvs. / KANGAROO PAW	1 GAL	YELLOW OR RED FLOWERS
Q	Lavandula intermedia 'Provence' / HEDGE LAVENDER	1 GAL	PURPLE FLOWERS
	ORNAMENTAL GRASSES		
R	Calamagrostis acut. 'Karl Foerster' / FEATHER REED GRASS	1 GAL	VERTICAL TAN FLOWER STALKS
S	Miscanthus transmorrisonensis / EVERGREEN EULALIA	1 GAL	VERTICAL TAN FLOWER STALKS
T	Muhlenbergia rigens / DEER GRASS	1 GAL	DROUGHT TOLERANT
	SUCCULENTS		
U	Agave sps. / AGAVE	1/5 GAL	BOLD FOLIAGE
V	Senecio mandraliscae / KLEINIA	1 GAL	BLUE FOLIAGE
W	Yucca filamentosa 'Gold Sword' / ADAM'S NEEDLE	1 GAL	VARIEGATED FOLIAGE
	GROUNDCOVER		
X	Cotoneaster damneri 'Lowfast' / BEARBERRY COTONEASTER	1 GAL	RED BERRIES
Y	Cistus salviifolius / SAGELEAF ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
Z	Rosmarinus officinalis 'Prostrata' / TRAILING ROSEMARY	1 GAL	FLOWERING; DROUGHT TOLERANT

#PLAN KEYNOTES

1. ENHANCED PAVING
2. BIKE RACK
3. LANDSCAPE BOULDERS, TYP.
4. LOCAL RUBBLE STONE MULCH
5. LOW-HEIGHT PLANT MASSING
6. MEDIUM-HEIGHT PLANT MASSING
7. LARGE PLANT MASSING
8. LANDSCAPE BERM. HEIGHT VARIES BETWEEN 12"-36".
9. PEDESTRIAN CROSSWALK
10. EXISTING PURPLE LEAF PLUM (Prunus cerasifera) TO REMAIN
11. EXISTING PURPLE LEAF PLUM (Prunus cerasifera) TO BE REMOVED
12. EXISTING LONDON PLANE (Platanus x acerifolia) TO BE REMOVED
13. NEW OCULUS PALM TREE (CALIFONIA FAN PALM)

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATABILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

A B C D E F

G H I J K L M N O P Q R S

T U V W X Y Z

McDONALD'S RESTAURANT

LOT 24, EAST AIRPORT COMMERCE PARK, SAN LUIS OBISPO, CA

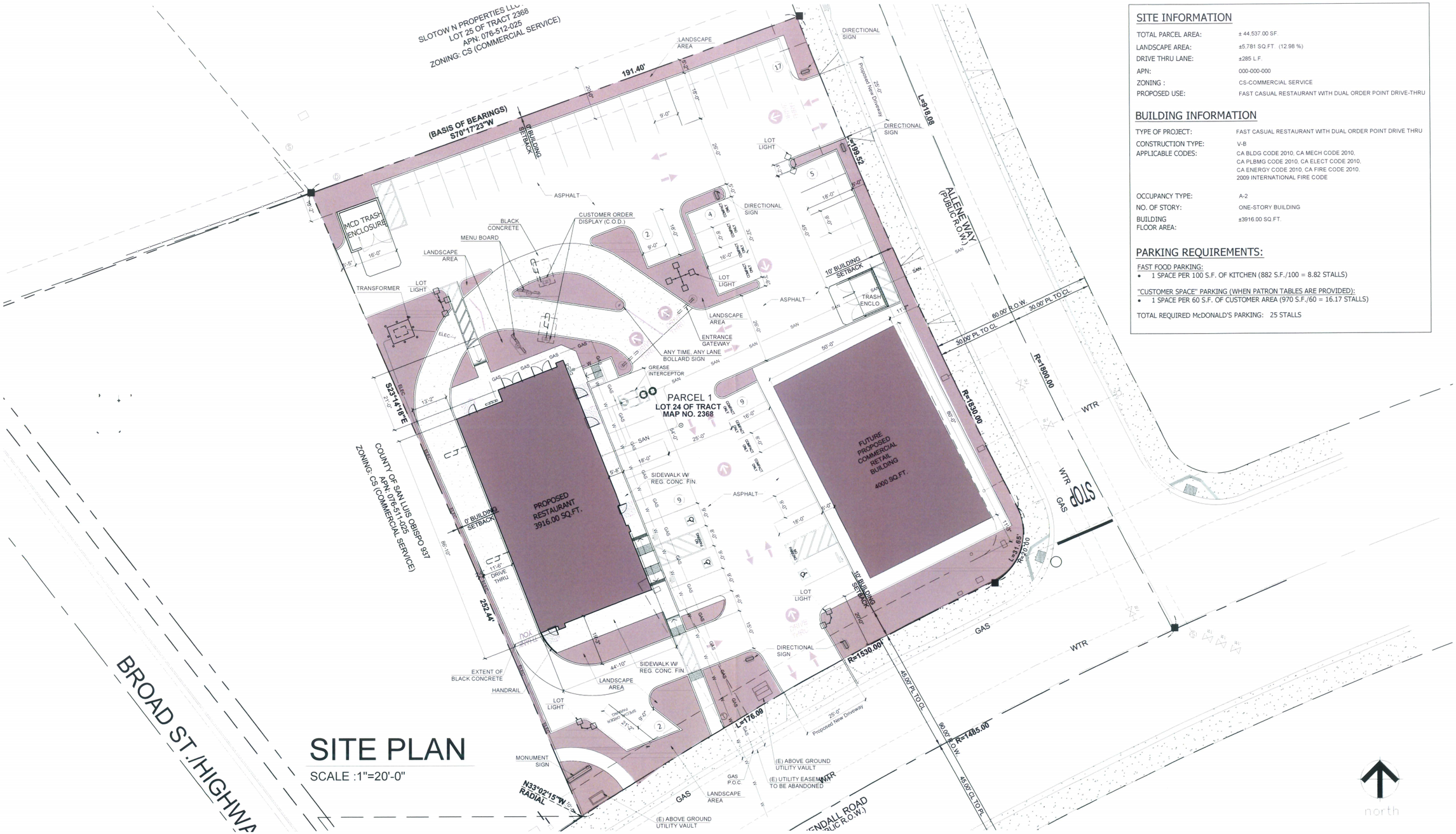
McDONALD'S USA, LLC

CONCEPTUAL LANDSCAPE PLAN

APRIL 29, 2014

L-1

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING



SITE PLAN

SCALE :1"=20'-0"

SITE INFORMATION

TOTAL PARCEL AREA:	± 44,537.00 SF.
LANDSCAPE AREA:	±5,781 SQ.FT. (12.98 %)
DRIVE THRU LANE:	±285 L.F.
APN:	000-000-000
ZONING :	CS-COMMERCIAL SERVICE
PROPOSED USE:	FAST CASUAL RESTAURANT WITH DUAL ORDER POINT DRIVE-THRU

BUILDING INFORMATION

TYPE OF PROJECT:	FAST CASUAL RESTAURANT WITH DUAL ORDER POINT DRIVE THRU
CONSTRUCTION TYPE:	V-B
APPLICABLE CODES:	CA BLDG CODE 2010, CA MECH CODE 2010. CA PLBMG CODE 2010, CA ELECT CODE 2010. CA ENERGY CODE 2010, CA FIRE CODE 2010. 2009 INTERNATIONAL FIRE CODE
OCCUPANCY TYPE:	A-2
NO. OF STORY:	ONE-STORY BUILDING
BUILDING FLOOR AREA:	±3916.00 SQ.FT.

PARKING REQUIREMENTS:

FAST FOOD PARKING:

- 1 SPACE PER 100 S.F. OF KITCHEN (882 S.F./100 = 8.82 STALLS)

"CUSTOMER SPACE" PARKING (WHEN PATRON TABLES ARE PROVIDED):

- 1 SPACE PER 60 S.F. OF CUSTOMER AREA (970 S.F./60 = 16.17 STALLS)

TOTAL REQUIRED McDONALD'S PARKING: 25 STALLS

LOT 24 - TRACT 2368
COMMERCIAL DEVELOPMENT PROJECT

SAN LUIS OBISPO CALIFORNIA 93401

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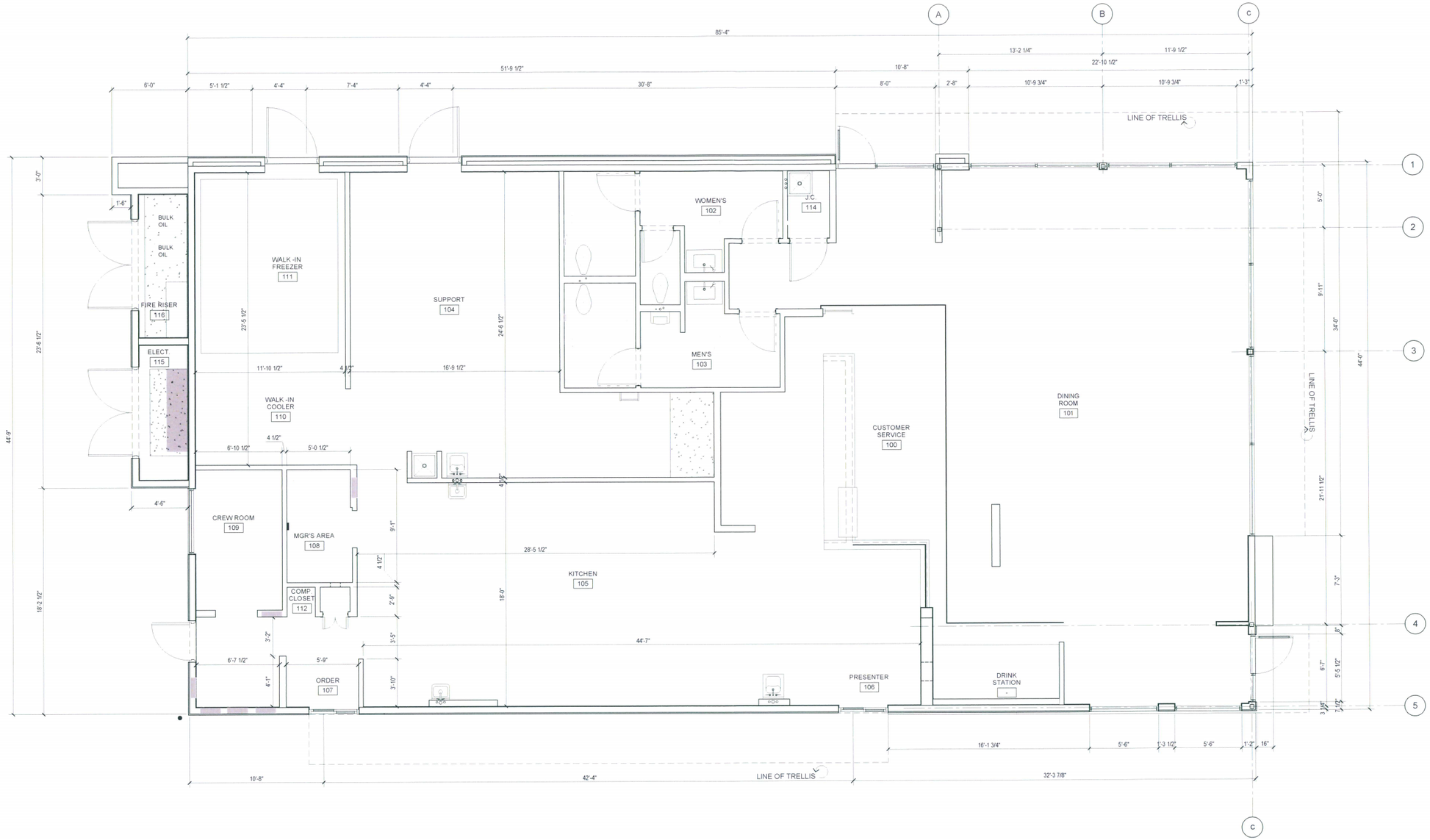
F 847.298.6966
80 S. Lake Ave
Suite 708
Pasadena, CA 91101
T 626.685.2800
F 626.685.2803

PROPOSED SITE PLAN

DATE: 05-05-14 13-7605

SP-01



PROPOSED FLOOR PLAN

SCALE :1/4"=1'-0"

LOT 24 - TRACT 2368
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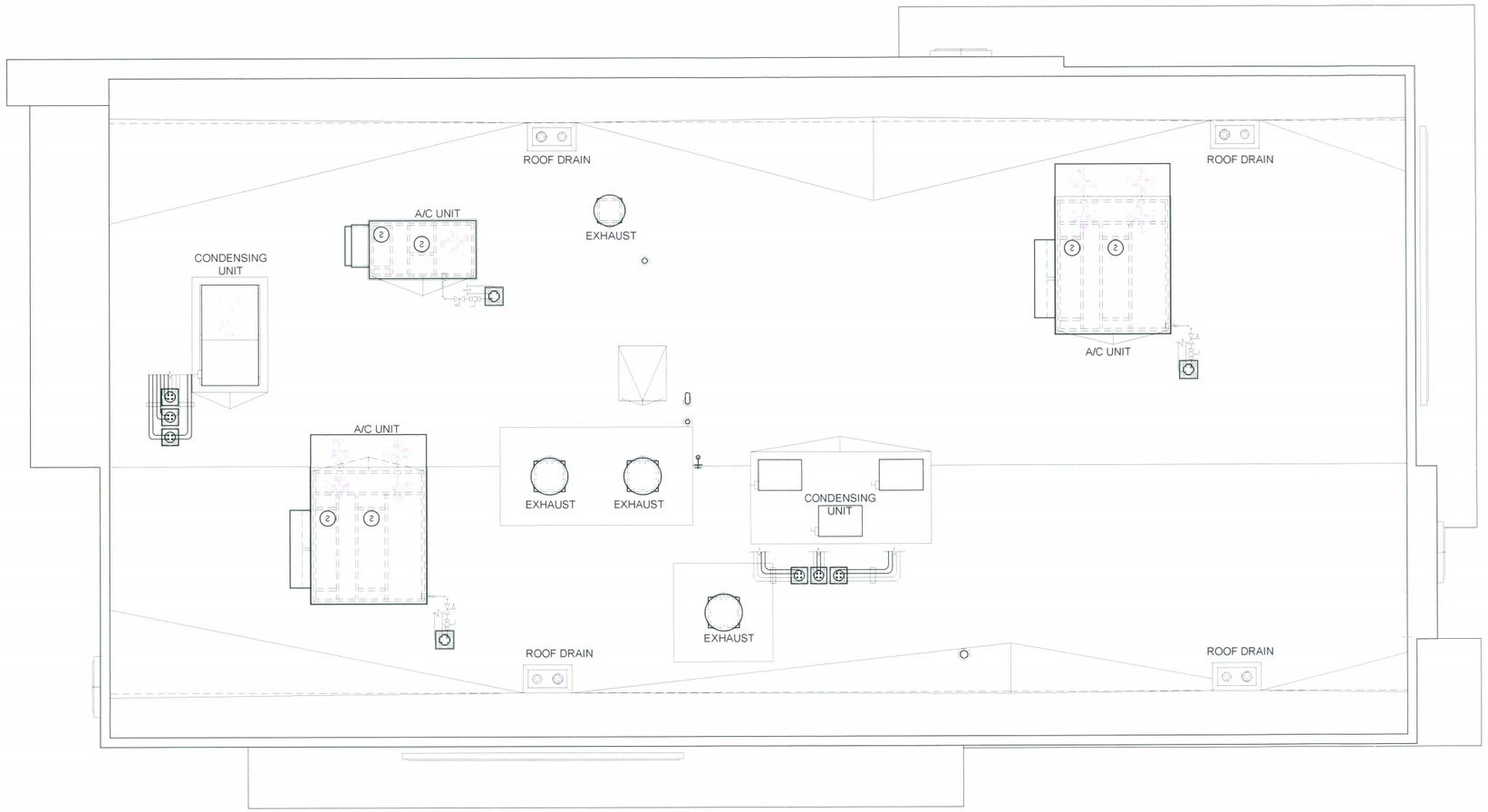
PROPOSED FLOOR PLAN

DATE: 05-05-14 13-7605

FP-01



PROPOSED ROOF PLAN

SCALE :1/4"=1'-0"

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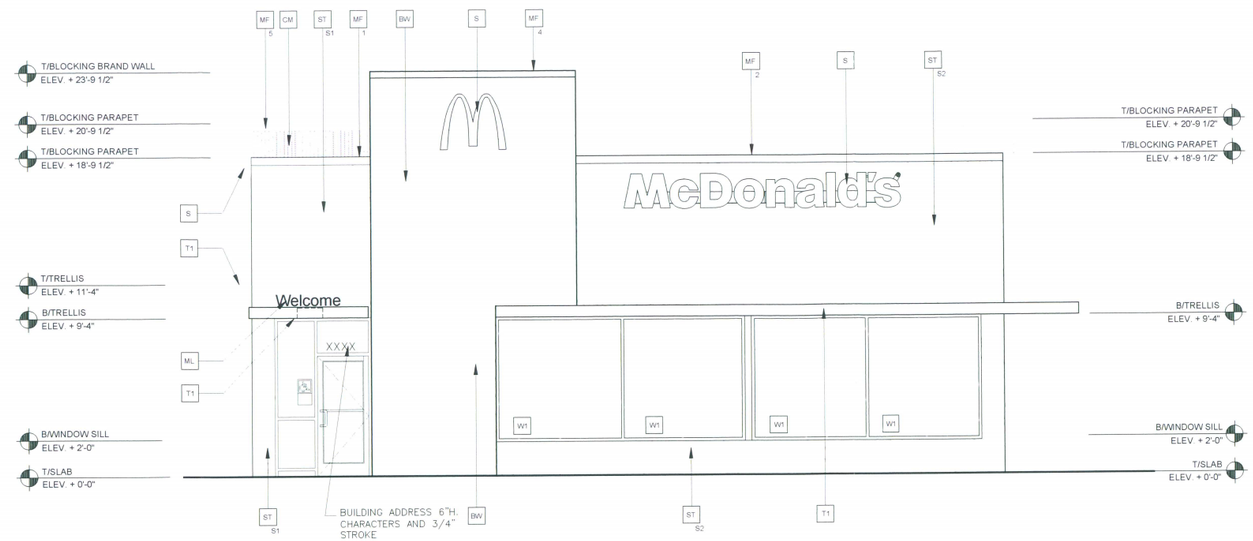
PROPOSED ELEVATIONS

DATE: 05-05-14 13-7605

RP-01

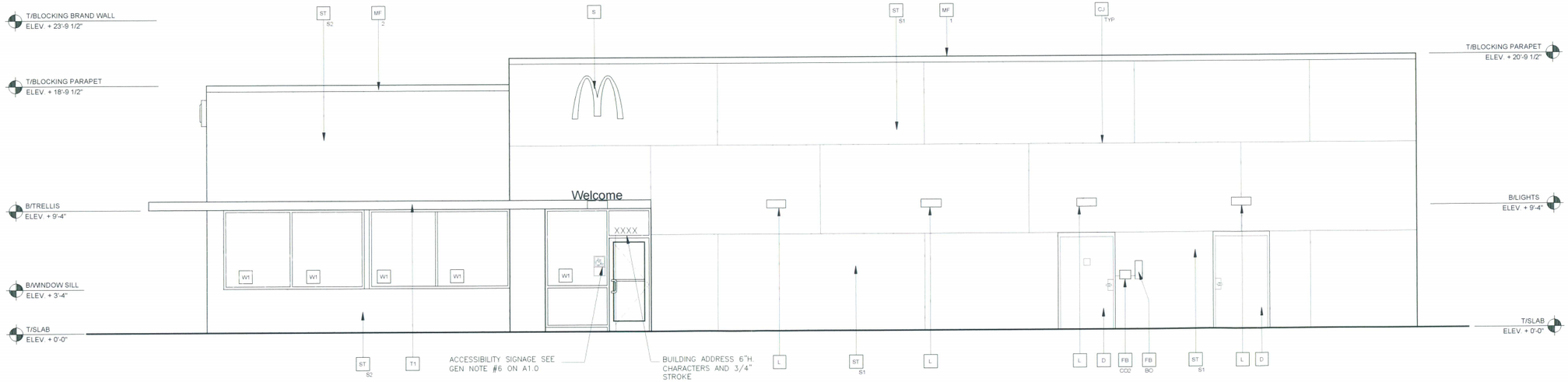
KEY NOTES:

CJ	CONTROL JOINT SEE DETAIL
BW	BRAND WALL - METAL TO MATCH COLOR 'CORTEN STEEL'
D	HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
FB CO2	CO2= BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700 18) - CONFIRM USE WITH MCD PROJECT MANAGER
L	LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL ACCENT LIGHTING - SEE ELECTRICAL
LV	METAL LOUVER PANEL
MF X	METAL FASCIA BY METAL ERA 1 = COLOR: BENJAMIN MOORE "STERLING SILVER" 2 = COLOR: BENJAMINE MOORE "MIDNIGHT OIL" 3 = COLOR: BENJAMINE MOORE "GRAY MOUNTAIN" 4 = COLOR: TO MATCH "CORTEN STEEL" 5 = COLOR: TO MATCH CORRUGATED METAL
CM	CORRUGATED METAL PANEL - COLOR - TO MATCH 'CITYSCAPE' BY METAL ERA
ML	METAL LETTERING - BY OTHERS
PB	PIPE BOLLARD - PAINTED YELLOW
PT	(RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
ST S1	STUCCO EXTERIOR FINISH COLOR: S1 = BENJAMIN MOORE "STERLING SILVER" (1461) OR EQUAL S2 = BENJAMIN MOORE "MIDNIGHT OIL" (1631) OR EQUAL S3 = BENJAMIN MOORE "GRAY MOUNTAIN" (1462) OR EQUAL
T1	ALUMINUM TRELLIS SYSTEM
T3	ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
W1 T	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES
W2 XX	DRIVE-THRU WINDOW BY READY ACCESS 275 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT



FRONT ELEVATION

SCALE :1/4"=1'-0"



NON DRIVE-THRU ELEVATION

SCALE :1/4"=1'-0"

LOT 24 - TRACT 2368
COMMERCIAL DEVELOPMENT PROJECT

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PROPOSED ELEVATIONS

DATE: 05-05-14 13-7605

EL-01

KEY NOTES:

CJ	CONTROL JOINT SEE DETAIL
BW	BRAND WALL - METAL TO MATCH COLOR 'CORTEN STEEL'
D	HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
FB CO2	CO2= BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
L	LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL ACCENT LIGHTING - SEE ELECTRICAL
LV	METAL LOUVER PANEL
MF X	METAL FASCIA BY METAL ERA 1 = COLOR: BENJAMIN MOORE "STERLING SILVER" 2 = COLOR: BENJAMINE MOORE "MIDNIGHT OIL" 3 = COLOR: BENJAMINE MOORE "GRAY MOUNTAIN" 4 = COLOR: TO MATCH "CORTEN STEEL" 5 = COLOR: TO MATCH CORRUGATED METAL
CM	CORRUGATED METAL PANEL - COLOR - TO MATCH 'CITYSCAPE' BY METAL ERA
ML	METAL LETTERING - BY OTHERS
PB	PIPE BOLLARD - PAINTED YELLOW
PT	(RMHC) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-888-743-7435 TO ORDER
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S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
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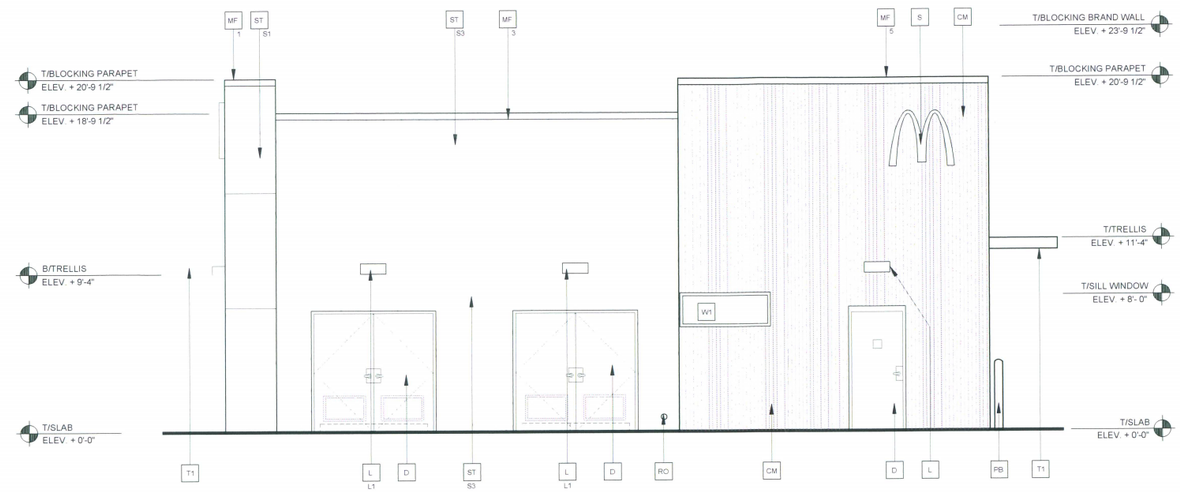
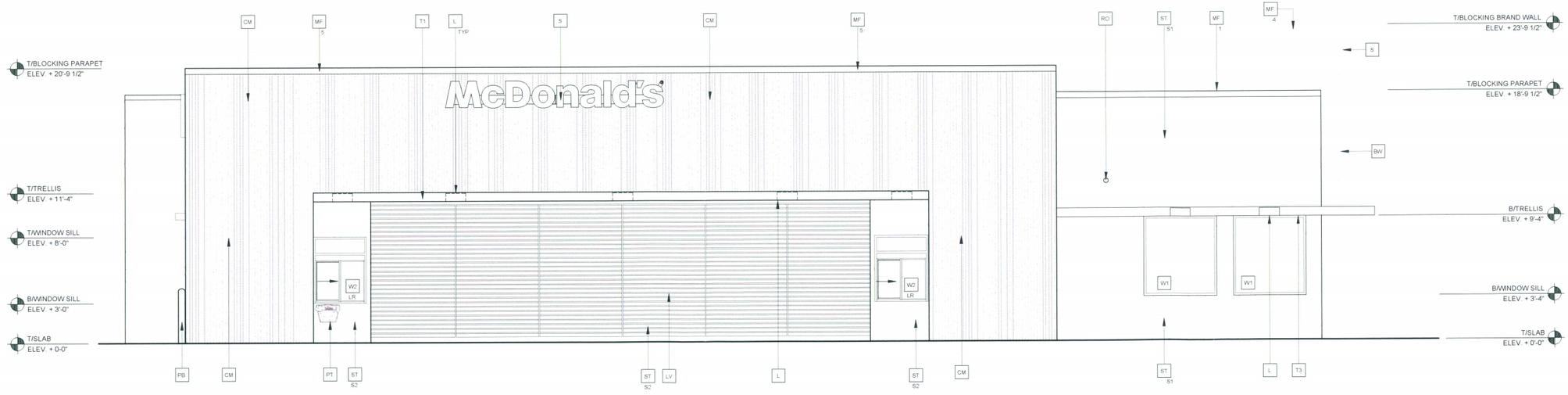
T3	ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
W1 T	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES
W2 XX	DRIVE-THRU WINDOW BY READY ACCESS 275 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT



REAR ELEVATION

SCALE :1/4"=1'-0"



DRIVE-THRU ELEVATION

SCALE :1/4"=1'-0"

LOT 24 - TRACT 2368
COMMERCIAL DEVELOPMENT PROJECT

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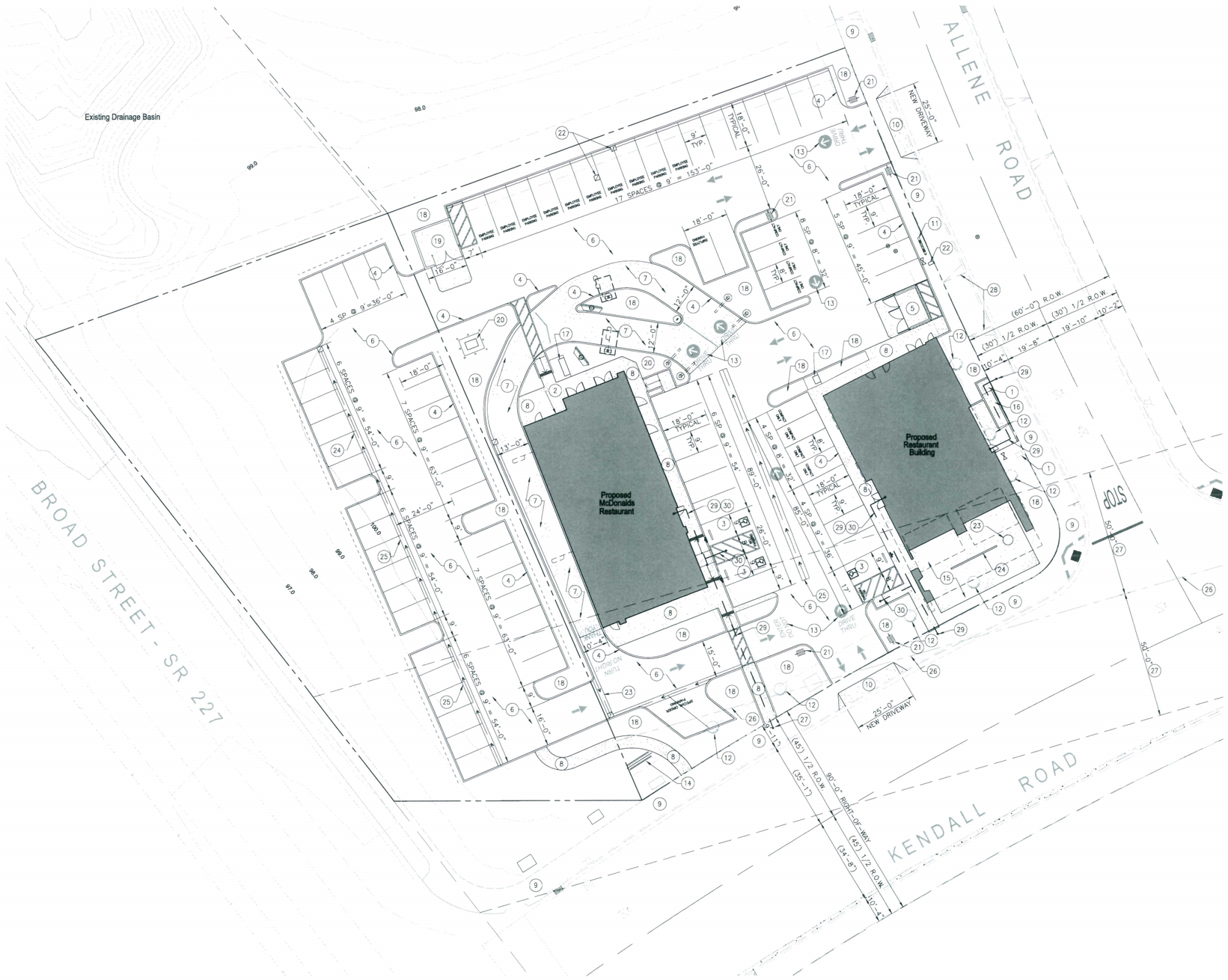
PROPOSED ELEVATIONS

DATE: 05-05-14 13-7605

EL-02



Site Plan Reference Notes

1. EXISTING WATER METER VAULT
2. NEW GAS METER LOCATION
3. ACCESSIBLE PARKING SPACE WITH 8' VAN OFFLOAD AREA
4. NEW 6" TALL CONCRETE CURB
5. NEW TRASH ENCLOSURE FOR PROPOSED RESTAURANT
6. AREA OF NEW ASPHALTIC CONCRETE PAVING
7. AREA OF NEW REINFORCED PCC PAVING
8. NEW CONCRETE FLATWORK
9. EXISTING SIDEWALK
10. NEW COMMERCIAL CONCRETE DRIVEWAY APPROACH PER COUNTY STANDARDS
11. NEW DETECTOR CHECK ASSEMBLY WITH FDC
12. EXISTING STREET TREE
13. PROPOSED NEW McDONALDS PAVEMENT SIGNAGE
14. PROPOSED NEW McDONALDS MONUMENT SIGN
15. PROPOSED OUTDOOR PATIO AREA
16. PROPOSED NEW ACCESSIBLE RAMP
17. BICYCLE PARKING; PROVIDE ON-SITE PARKING FOR TOTAL OF NINE (9) BICYCLES
18. LANDSCAPED PLANTER AND/OR AREA
19. NEW TRASH ENCLOSURE FOR McDONALDS
20. NEW PAD MOUNTED TRANSFORMER
21. NEW DIRECTIONAL SIGNAGE FOR McDONALDS
22. NEW WATER METER FOR McDONALDS, REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
23. PLANTER FOR NEW TREE
24. NEW CATCH BASIN OR STRIP DRAIN, SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
25. NEW CONCRETE SWALE IN DRIVE AISLE
26. CENTERLINE EXTENSION OF RUNWAY 25 PER TRACT 2368 FINAL MAP
27. EXISTING 50' 'NO BUILDING' SETBACK FROM THE CENTERLINE EXTENSION OF RUNWAY 25 PER TRACT 2368 FINAL MAP
28. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW CONCRETE CURB, GUTTER AND SIDEWALK PER COUNTY STANDARDS.
29. PROPOSED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRANCE.
28. PROPOSED ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE(S) TO BUILDING ENTRANCE

General Notes

1. EXISTING IMPROVEMENTS, SURFACE FEATURES, UTILITIES PROVIDED BY AN ALTA/ACSM LAND SURVEY PREPARED BY ATLAS GEOSPATIAL ON NOVEMBER 15, 2013.

Legend / Abbreviations

ROW	RIGHT OF WAY	W	WATER SERVICE
EXIST'G	EXISTING	S	SEWER SERVICE
AC	ASPHALTIC CONCRETE	IR	IRRIGATION SERVICE
TBR	TO BE REMOVED		NEW CONCRETE CURB AND GUTTER
TYP	TYPICAL		
CONC.	CONCRETE		
PL	PROPERTY LINE		
BLDG	BUILDING		NEW CONCRETE CURB ONLY
SF	SQUARE FEET		
REQ'D	REQUIRED		NEW CONCRETE FLATWORK
MECH	MECHANICAL		

DIGALERT

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NORTH

Architectural Site Plan

SCALE: 1" = 20'

garcia architecture + design
1308 monterey street #230
san luis obispo
california 93401
ph: 805.783.1880
fx: 805.783.1881
www.garciaarchdesign.com

George Garcia, AIA C-24540

seal:

LICENSED ARCHITECT GEORGE F. GARCIA C 24540 04/30/15 EXP. DATE STATE OF CALIFORNIA

consultant:

project:

Lot 24 / Tract 2368
Commercial
Development Project
N.W.C. Allene Way &
Kendall Rd @ Hwy 227
San Luis Obispo, CA

applicant:

PEDP, INC
c/o Oasis Associates
3427 Miguelito Court
San Luis Obispo, CA
93401

sheet title:

Architectural
Site Plan

revision:

rev.	description	date	by
	Conceptual Design Review	03/26/14	
	1st Entitlement Submittal Set	05/19/14	

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sheet data:

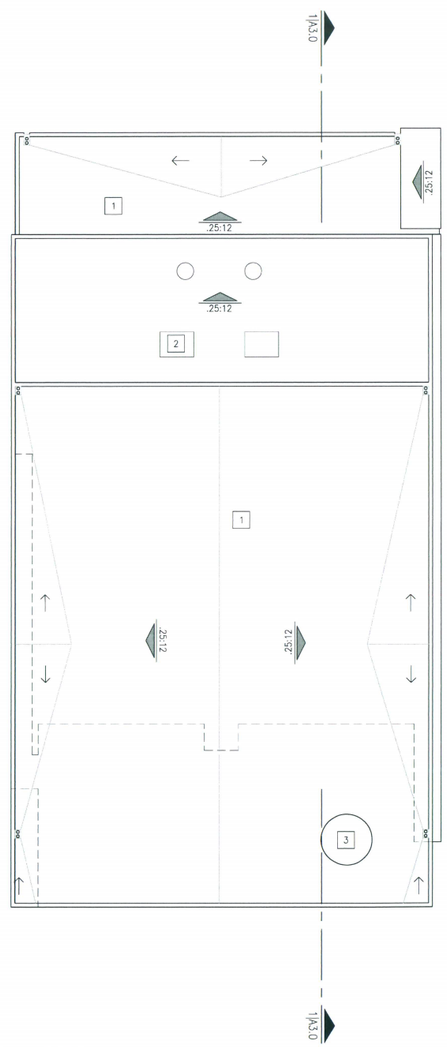
ga+d job no: 20140576
CAD file:
drawn by:

sheet:

AS1.1

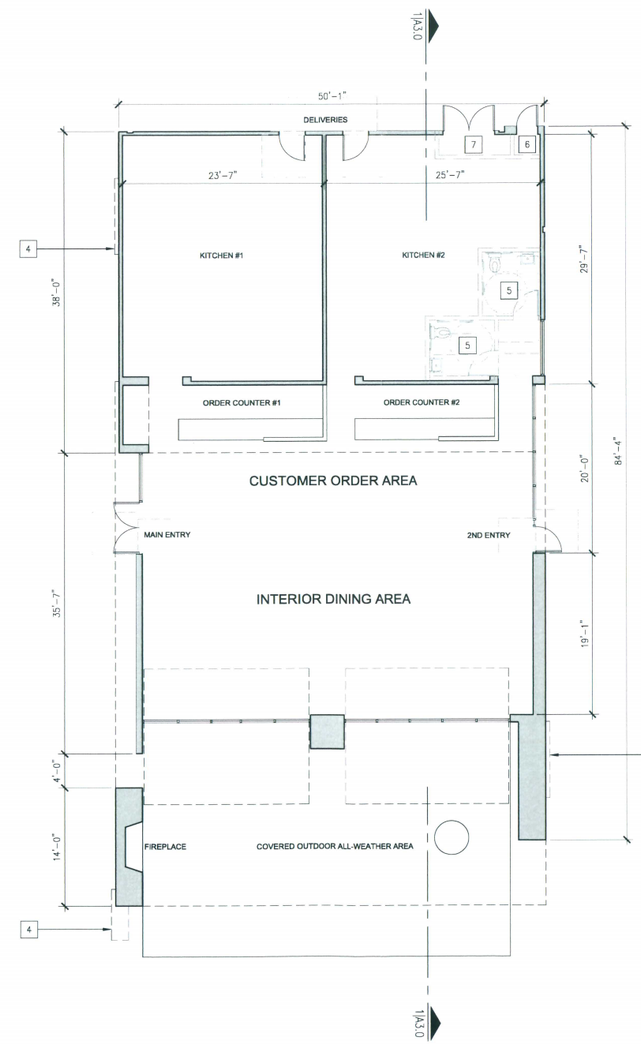
Plan Reference Notes

1. SINGLE-PLY PVC ROOFING
2. MECHANICAL EQUIPMENT
3. OCULUS
4. PROJECT SIGNAGE LOCATION
5. ACCESSIBLE RESTROOMS
6. FIRE RISER ROOM
7. ELECTRICAL METER, MPOE, AND ELECTRICAL SWITCHGEAR CLOSET



Roof Plan

SCALE: 1/8" = 1'-0"



Floor Plan (Two-Tenant Version)

SCALE: 1/8" = 1'-0"

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california 93401
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fx: 805.783.1881
www.garciaarchdesign.com
George Garcia, AIA C-24540

seal:

LICENSED ARCHITECT
GEORGE F. GARCIA
C 24540
06 / 30 / 15
EXP. DATE
STATE OF CALIFORNIA

consultant:

project:

Lot 24 / Tract 2368
Commercial
Development Project
N.W.C. Allene Way &
Kendall Rd @ Hwy 227
San Luis Obispo, CA

applicant:

PEDP, INC
c/o Oasis Associates
3427 Miguelito Court
San Luis Obispo, CA
93401

sheet title:

Floor Plan
Roof Plan

revision:

rev.	description	issue date
	Conceptual Design Review	03/28/14
	1st Entitlement Submittal Set	05/19/14

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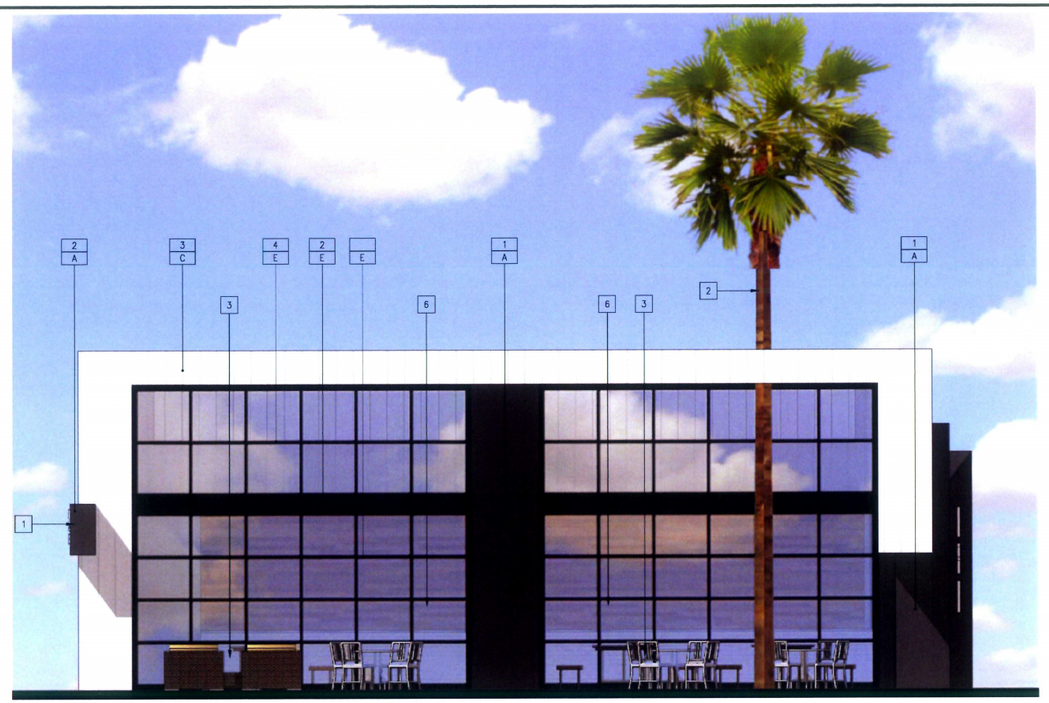
ga+d job no: 20140576
CAD file:
drawn by:

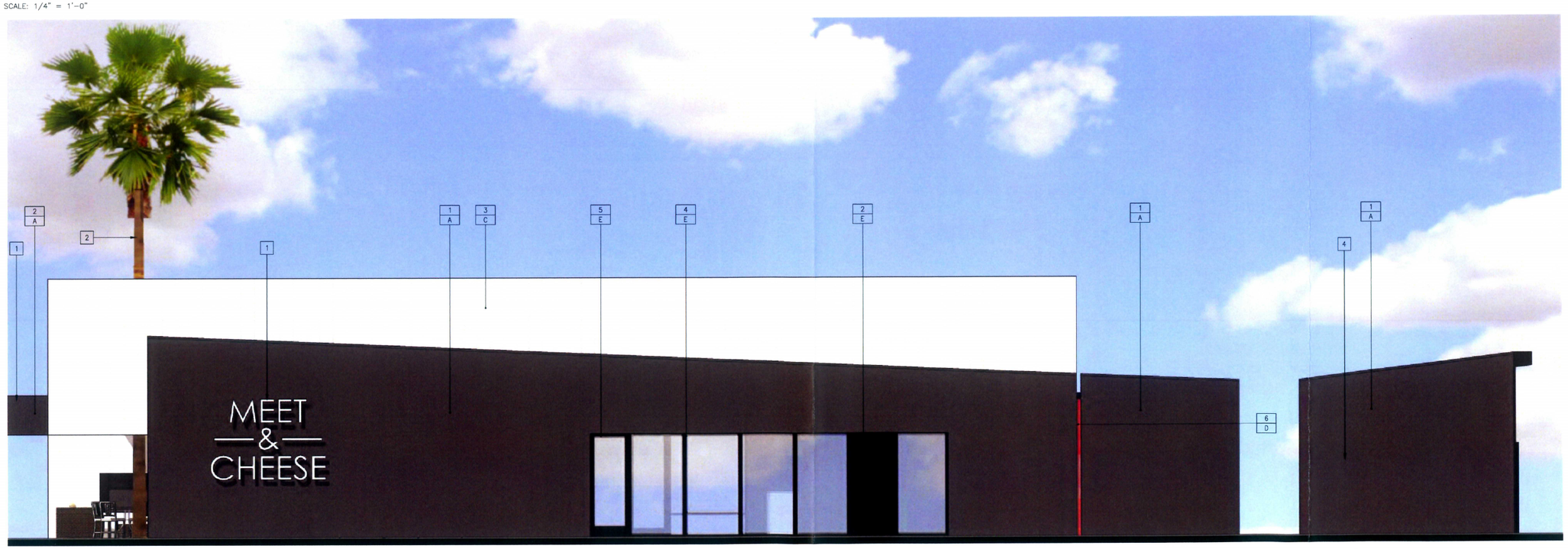
sheet:

A1.0



South Elevation

SCALE: 1/4" = 1'-0"



East Elevation

SCALE: 1/4" = 1'-0"

Elevation Reference Notes

1. PROJECT SIGNAGE
2. NEW PALM TREE
3. OUTDOOR DINING AREA
4. TRASH ENCLOSURE
5. OVERFLOW DRAINAGE SCUPPER
6. OPERABLE PATIO DOOR SYSTEM

Color / Finish

MATERIAL
COLOR

A. CHARCOAL
B. BLACK
C. WHITE
D. NATURAL FINISH (RUST)
E. BLACK ANODIZED ALUMINUM

Material / Object

1. CEMENT PLASTER SIDING, SMOOTH TROWELED FINISH
2. SHEET METAL
3. MCELROY METALS "MARQUEE-LOCK" 12" METAL SOFFIT/WALL PANEL
4. ANODIZED ALUMINUM WINDOW
5. ANODIZED ALUMINUM DOOR
6. WEATHERING SHEET METAL
7. HOLLOW METAL DOOR

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applicant:

PEDP, INC
c/o Oasis Associates
3427 Miguelito Court
San Luis Obispo, CA
93401

sheet title:

Elevations

revision:

REV	DESCRIPTION	NAME DATE
	Conceptual Design Review	03/26/14
	1st Entitlement Submittal Set	05/19/14

legal stuff:

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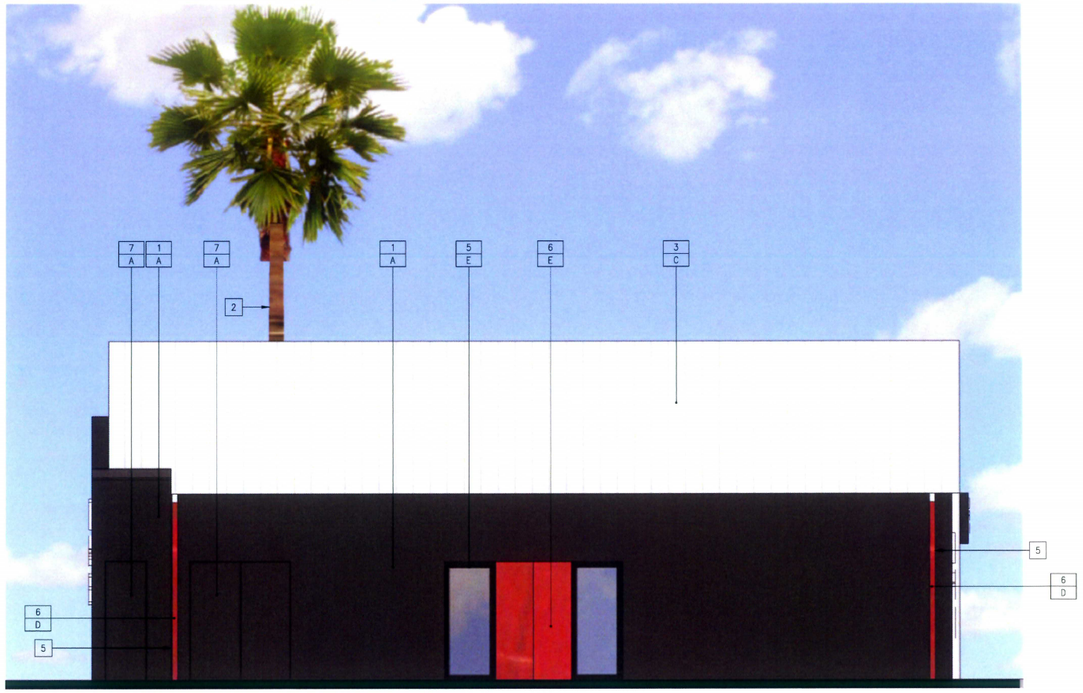
sheet data:

ga+d job no: 2014s576
CAD file:
drawn by:

sheet:

A2.0



North Elevation

SCALE: 1/4" = 1'-0"

Elevation Reference Notes

1. PROJECT SIGNAGE
2. NEW PALM TREE
3. OUTDOOR DINING AREA
4. TRASH ENCLOSURE
5. OVERFLOW DRAINAGE SCUPPER
6. OPERABLE PATIO DOOR SYSTEM

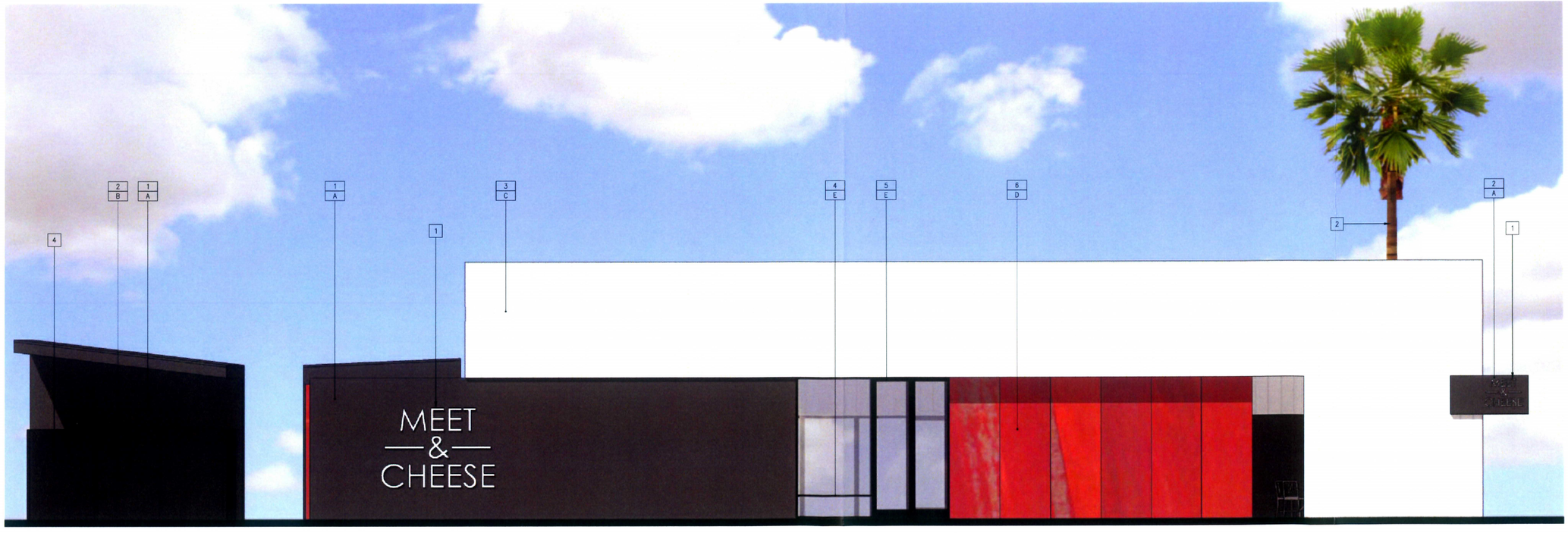
Color / Finish

A. CHARCOAL
B. BLACK
C. WHITE
D. NATURAL FINISH (RUST)
E. BLACK ANODIZED ALUMINUM

MATERIAL
COLOR

Material / Object

1. CEMENT PLASTER SIDING, SMOOTH TROWELED FINISH
2. SHEET METAL
3. MCELROY METALS "MARQUEE-LOCK" 12" METAL SOFFIT/WALL PANEL
4. ANODIZED ALUMINUM WINDOW
5. ANODIZED ALUMINUM DOOR
6. WEATHERING SHEET METAL
7. HOLLOW METAL DOOR



West Elevation

SCALE: 1/4" = 1'-0"

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sheet title:

Elevations

revision:

rev	description	date
	Conceptual Design Review	03/26/14
	1st Entitlement Submittal Set	05/19/14

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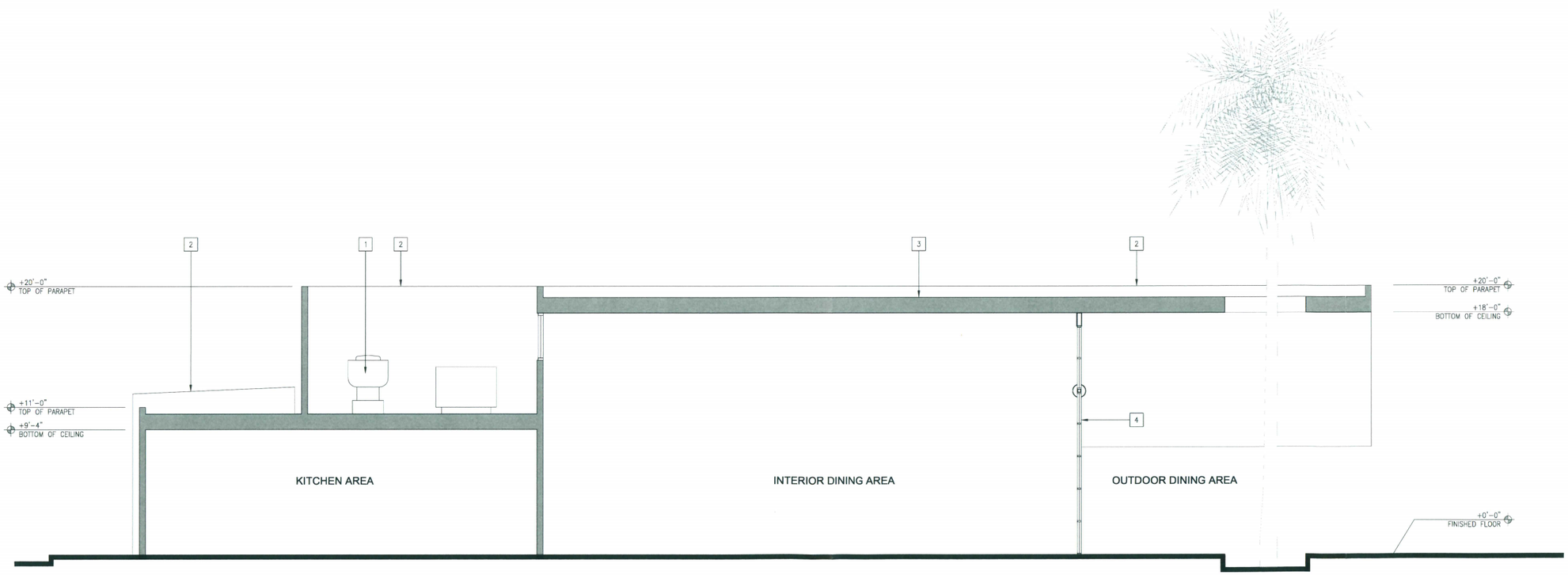
ga+d job no: 20140576
CAD file:
drawn by:

sheet:

A2.1

Section Reference Notes

1. MECHANICAL EQUIPMENT
2. LINE OF PARAPET EDGE BEYOND
3. ROOF FRAMING
4. OVERHEAD GLASS DOOR



Transverse Section

SCALE: 1/4" = 1'-0"

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sheet title:

Section

revision:

Rev.	Description	Issue Date	Sheet Qty
	Conceptual Design Review	03/26/14	
	1st Entitlement Submittal Set	05/19/14	

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ga+d job no: 20140576
CAD file:
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sheet:

A3.0

View Looking Northeast

View Looking Northeast from Broad Street

View Looking Northwest

View of Outdoor Dining Patio

View From Outdoor Dining Patio

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Character Images

revision:

rev.	description	date
	Conceptual Design Review	03/28/14
	1st Entitlement Submittal Set	05/19/14

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CAD file:
drawn by:

sheet:

A4.0

Signage Summary

TOTAL SIGNAGE ALLOWED IN THE C-S ZONE:

WALL SIGNS FOR EACH BUSINESS OR TENANT, WITH THE NUMBER OF SUCH SIGNS ALLOWED BEING EQUIVALENT TO THE NUMBER OF BUILDING FACES HAVING A PUBLIC ENTRANCE TO THE BUSINESS. THE ALLOWED AREA FOR THE WALL SIGNS SHALL BE 15 PERCENT OF THE BUILDING FACE, UP TO A MAXIMUM OF 80 SQUARE FEET.

ONE SUSPENDED SIGN WITH MAXIMUM AREA OF 10 SQUARE FEET FOR EACH BUSINESS OR TENANT

ONE FREE-STANDING OR MONUMENT SIGN FOR EACH 300 LINEAR FEET OF SITE FRONTAGE OR PORTION THEREOF, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.

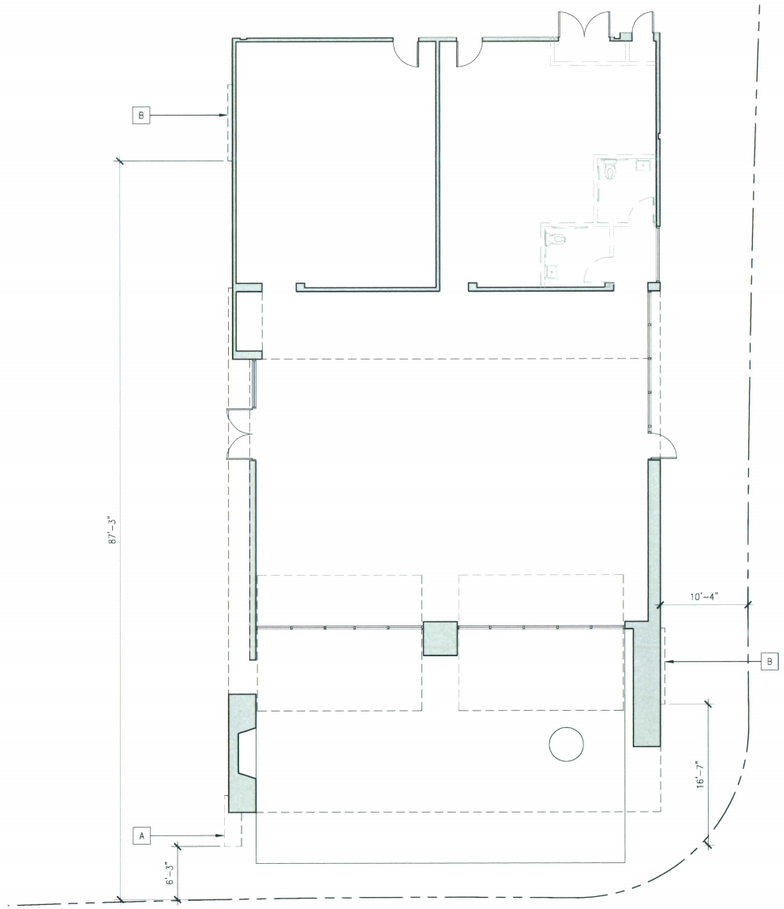
ONE PROJECTING SIGN WITH A MAXIMUM AREA OF 20 SQUARE FEET FOR EACH BUSINESS OR TENANT

MARQUEE SIGNING FOR EACH BUSINESS OR TENANT, WITH A MAXIMUM AREA OF 40 SQUARE FEET.

SIGNAGE PROPOSED:

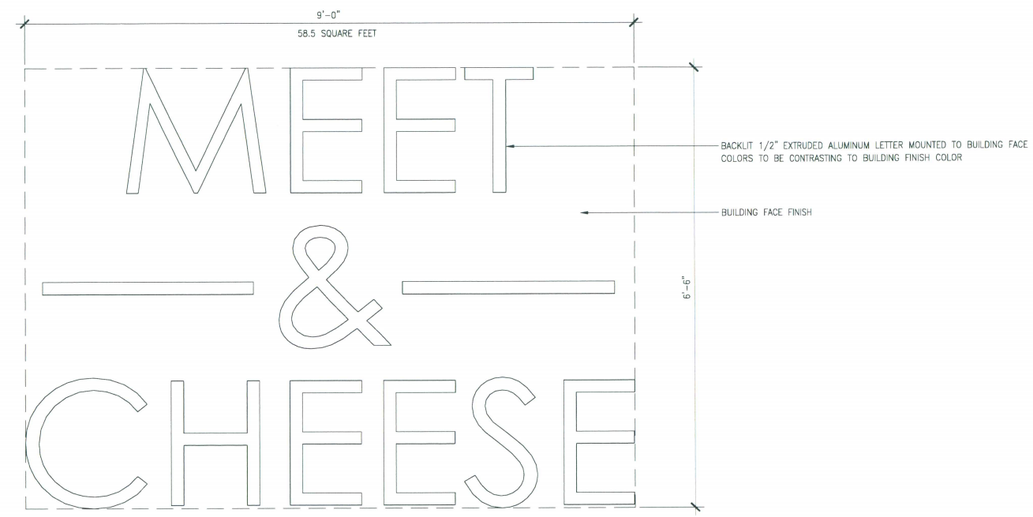
A MARQUEE PROJECTING SIGNAGE, (1) @ 20 SQUARE FEET

B WALL SIGNS, (2) @ 55 SQUARE FEET EACH



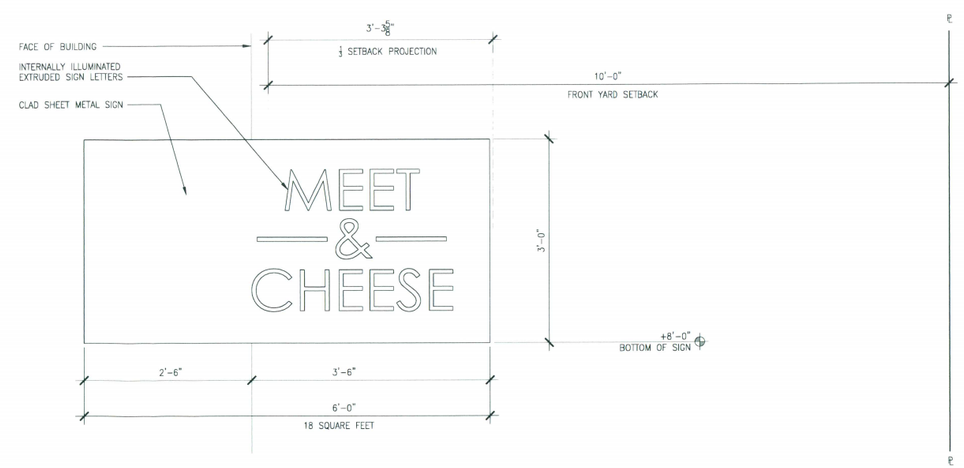
Signage Plan

SCALE: 1/8" = 1'-0"



B Wall Signage

SCALE: 1" = 1'-0"



A Marquee Signage

SCALE: 1" = 1'-0"

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93401

sheet title:

Signature

revision:

rev	description	name	date
	Conceptual Design Review		03/28/14
	1st Entitlement Submittal Set		08/19/14

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CAD file:
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sheet:

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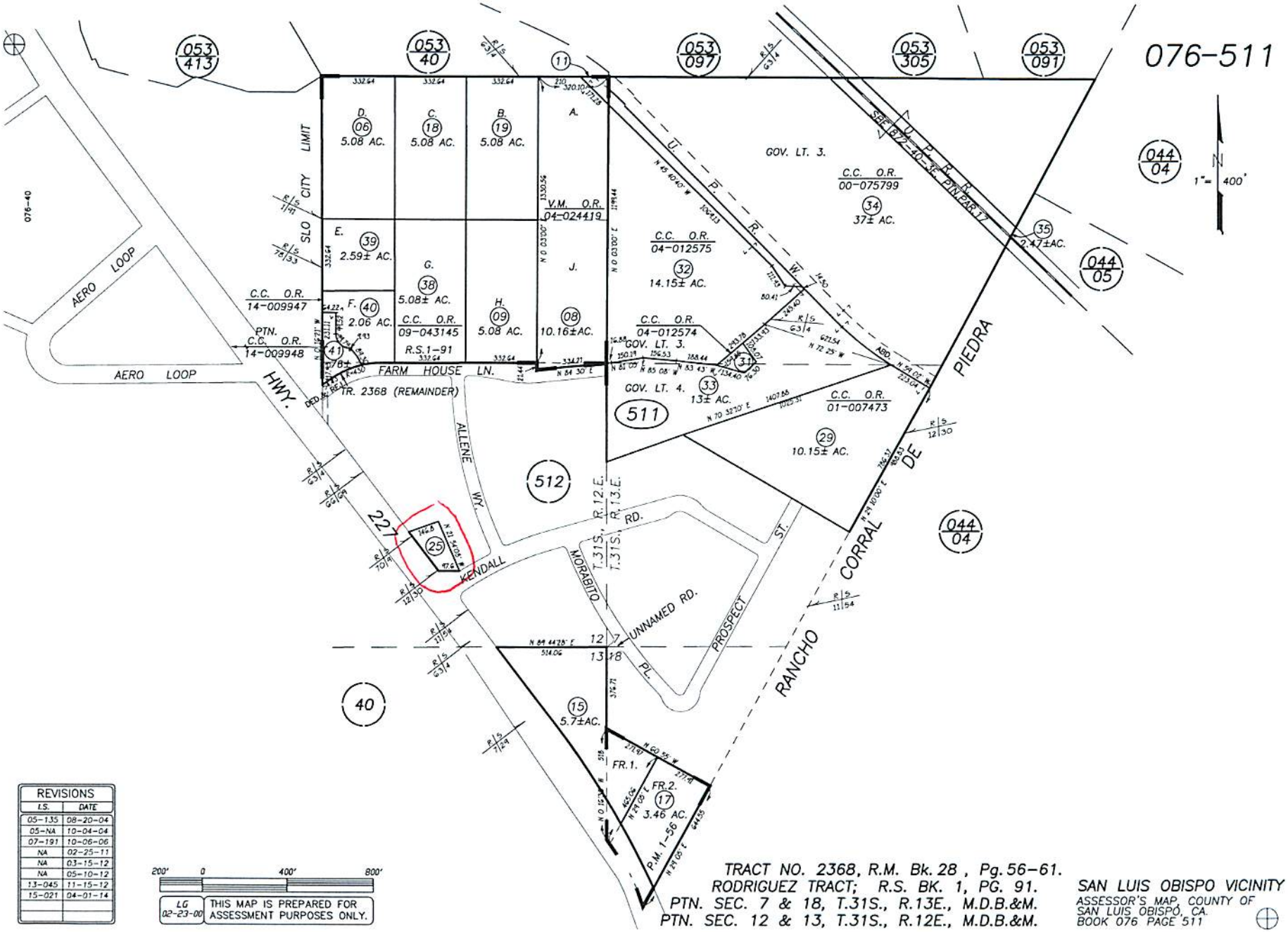


REVISIONS	
I.S.	DATE
05-135	08-20-04
05-NA	10-04-04
07-191	10-06-06
NA	02-25-11
NA	03-15-12
NA	05-10-12
13-045	11-15-12
15-021	04-01-14

200' 0 400' 800'

LG 02-23-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2368, R.M. Bk. 28, Pg. 56-61.
RODRIGUEZ TRACT; R.S. BK. 1, PG. 91.
PTN. SEC. 7 & 18, T.31S., R.13E., M.D.B.&M.
PTN. SEC. 12 & 13, T.31S., R.12E., M.D.B.&M.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 511

076-512

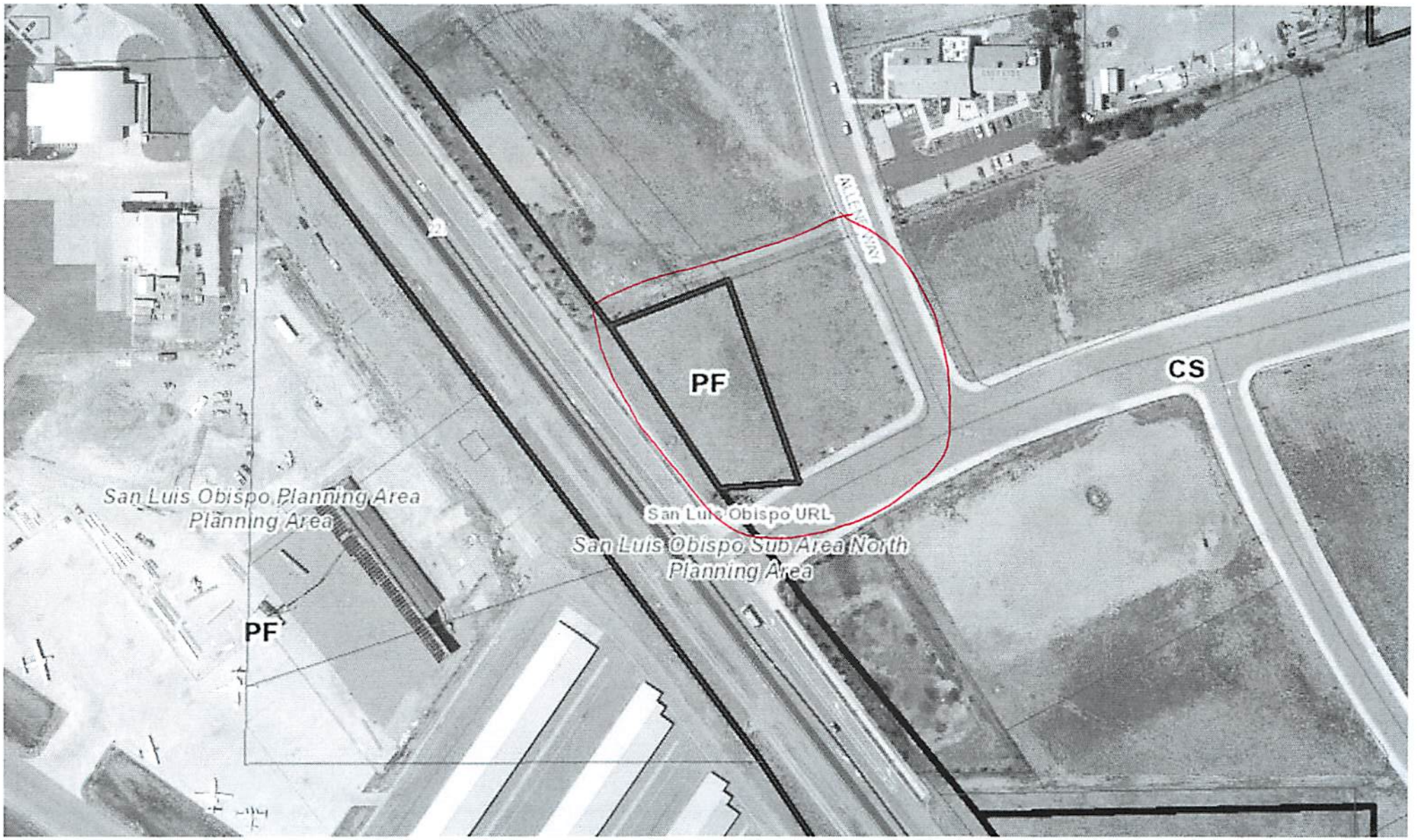
REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13
15-026	04-09-14
NA	04-22-14

100' 0 200' 400'

LG 10-06-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2368, R.M. Bk. 28, Pg. 56-61.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 512


PF
CS
San Luis Obispo Planning Area
Planning Area
San Luis Obispo URL
San Luis Obispo Sub Area North
Planning Area
PF

Parcel Summary Report For Parcel # 076-512-024

6/5/2014
2:15:50PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	PEDP INC
	684 HIGUERA ST STE B SLO CA 93401-3550
OWN	PEDP INC A CA CORP

Address Information

Status	Address
P	01060 KENDALL RD SLOC
P	04751 ALLENE WY SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0024	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 24

Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-512-024

6/5/2014
2:15:50PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
DRC2013-00106	REC	Primary Parcel

Description:
TWO (2) ONE-STORY COMMERCIAL BUILDINGS TOTALING 7,376 SF BUILDING A IS 3,916 SF. BUILDING B IS 3,460 SF PROJECT INCLUDES PARKING, LANDSCAPING, AND ASSOCIATED SITE IMPROVEMENTS

PRE2009-00017	REC	Primary Parcel

Description:
1.03 ACRES

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

PMT2004-00465	FNL	Related Parcel

Description:
GRADING - TEMPORARY ACCESS ROAD

S000007U	RDD	Related Parcel

Description:
PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L	RDD	Related Parcel

Description:
LOT LINE ADJUSTMENT

SUB2004-00243	APV	Related Parcel

Description:
PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQURIED) AND NEW ROAD NAMES FOR TRACT 2368

Parcel Summary Report For Parcel # 076-512-024

6/5/2014
2:21:19PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	PEDP INC
	684 HIGUERA ST STE B SLO CA 93401-3550
OWN	PEDP INC A CA CORP

Address Information

Status	Address
P	01060 KENDALL RD SLOC
P	04751 ALLENE WY SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0024	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 24

Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-512-024

6/5/2014
2:21:19PM

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1.03 ACRES

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

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Description:
GRADING - TEMPORARY ACCESS ROAD

S000007U	RDD	Related Parcel

Description:
PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L	RDD	Related Parcel

Description:
LOT LINE ADJUSTMENT

SUB2004-00243	APV	Related Parcel

Description:
PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQURIED) AND NEW ROAD NAMES FOR TRACT 2368

Parcel Summary Report For Parcel # 076-511-025

6/5/2014
2:21:34PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	SLO CO OF

Address Information

Status	Address
P	00000 BROAD ST RSLO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T31S	R12E	12P	San Luis Obisp	San Luis Obis	PF	AR		Y	DC	

Parcel Information

Status	Description
Active	T31S R13E SEC 12 PTN SW 1 /4

Notes

1991 DIRECTOR'S DEED (3792 OR 897) EXCESS PROPERTY - STATE OF CA FORMERLY ACQUIRED THIS APN AND A LARGER AREA FOR ROAD CONSTRUCTION.

Tax Districts

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

COUNTY-ZONE NO. 09

SAN LUIS

NO. 03

AREA NO. 21

Case Information

Case Number:	Case Status:

Parcel Summary Report For Parcel # 076-511-025

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

DRC2013-00106 REC Related Parcel

Description:

TWO (2) ONE-STORY COMMERCIAL BUILDINGS TOTALING 7,376 SF BUILDING A IS 3,916 SF. BUILDING B IS 3,460 SF PROJECT INCLUDES PARKING, LANDSCAPING, AND ASSOCIATED SITE IMPROVEMENTS