



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/13/2019
TO: 4th District Legislative Assistant, Building Division, Five Cities Fire Authority, Oceano CSD, Public Works, Caltrans, Sheriff, Airport (Oceano), City of Grover Beach, Coastal Commission, Oceano/Halcyon Advisory Committee

FROM: Holly Phipps (hphipps@co.slo.ca.us or 805-781-1162)

PROJECT NUMBER & NAME: DRC2019-00090 420 STRAINS, INC_PETYKO

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a non-storefront cannabis retail, distribution, and non-volatile cannabis manufacturing facility to be located at 1492 Railroad St. Oceano

APN(s): 061-046-056

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 I: 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



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2019-00090

Development Plan / Coastal Development Permit
 061-046-056 / 1492 RAILROAD ST
 RON LAURENCE (420 STRAINS INC.)
 CANNABIS - NON-STOREFRONT RETAIL, DISTRIBUTION,
 MANUFACTURING

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name GREG PETYKO Daytime Phone 805-710-0664
 Mailing Address 744 HERMOSA VISTA WAY, ARROYO GRANDE, CA. Zip Code 93420
 Email Address: GREG.PETYKO@GMAIL.COM

☐ Applicant Name 420 STRAINS INC. Daytime Phone 805-420-4250
 Mailing Address 1492 RAILROAD ST. OCEANO CA. Zip Code 93445
 Email Address: PRODUCTS@420STRAINS.NET

☒ Agent Name RON LAURENCE Daytime Phone 805-420-4250
 Mailing Address 204 NIGHTHAWK DR. PASO ROBLES, CA. Zip Code 93446
 Email Address: PRODUCTS@420STRAINS.NET

PROPERTY INFORMATION

Total Size of Site: 3600 Sq Ft Assessor Parcel Number(s): 061-046-056
 Legal Description: SEE ATTACHED ITEM #1
 Address of the project (if known): 1492 RAILROAD ST. OCEANO CA. 93445
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: WALK UP ACCESS FROM RAILROAD ST. NO GATE
 Describe current uses, existing structures, and other improvements and vegetation on the property:
LEVEL 1 COMMERCIAL SPACE (VACANT), LEVEL 2 LIVING SPACE (OCCUPIED)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CANNABIS MANUFACTURING, DISTRIBUTION AND NON-STORE FRONT DELIVERY

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 RON LAURENCE (AGENT) Date 5/11/2019

FOR STAFF USE ONLY



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): _____

Describe existing and future access to the proposed project site: WALK OR DRIVE UP FROM RAILROAD ST.

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? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: PARKING LOT - RAILROAD ST. ACCESS South: NONE

East: NONE West: LEVEL 2 PARKING/ENTRY USE ONLY

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 2200 sq. feet 61 % Landscaping: 0 sq. feet 0 %

Paving: 1400 sq. feet 39 % Other (specify) _____

Total area of all paving and structures: 3600 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres

Number of parking spaces proposed: 4 Height of tallest structure: _____

Number of trees to be removed: N/A Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: OCS D

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: OCS D

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

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

For commercial/industrial projects answer the following:

Total outdoor use area: 1400 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: 5000 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: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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.

Physical Site Characteristic Information

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

- Describe the topography of the site: UNKNOWN
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: RAILROAD ST.

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 _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 30-40 GAL
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: SINK, TOILET
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 UNKNOWN
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 / _____ GPM
☐ 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? N/A
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A 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 If 'Yes', please attach.
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: _____ Location of connection: _____
2. What is the amount of proposed flow? 35 GPD
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? _____
2. Name of Solid Waste Disposal Company: SO. COUNTY SANITARY
3. Where is the waste disposal storage in relation to buildings? PARKING LOT ADJACENT TO RAILROAD ST.
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: LUCIA MAR UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: .6 MILES 1681 FRONT ST. OCEANO SHERIFF
3. Location of nearest fire station: .6 MILES - 1655 FRONT ST. OCEANO STATION 3
4. Location of nearest public transit stop: .3 MILES AIR PARK DR. OCEANO AIRPORT
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
☒ Yes ☐ No

Historic and Archeological Information

1. Please describe the historic use of the property: N/A
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 UNKNOWN
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: MON-SUN Hours of Operation: 8AM - 6PM
2. How many people will this project employ? 3
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 8AM - 6PM
2 EMPLOYEES
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
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: _____
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.
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. 2 Between 4:00 to 6:00 p.m. 2

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): N/A
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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: LOW VOLTAGE LED LIGHTING, RECYCLING TRASH, LOW WATER USE

*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:
RECYCLE PAPER, BOXES AND PLASTIC WASTE, USE MINIMAL ELECTRICITY AND WATER
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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): BUREAU OF CANNABIS CONTROL STATE MICRO BUSINESS LICENSE

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery | <input checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input checked="" type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016-

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: _____

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☐ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|---------------------------------|----------------------------------|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☐ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
Total Annual kWh:	

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source			
Month and Year			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes

☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☒ Type 6

☐ Type 7

☐ Type N

☐ Type P

☒ Microbusiness

What type of products do you plan on manufacturing?

☒ Oils

☒ Edibles

☐ Topicals

☐ Other

*ROSIN, KIEF, OIL VAPE -
CARTRIDGES, TINCHERS*

Will the facility be utilizing a closed-loop extraction system?

☐ Yes

☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane

☐ Propane

☐ Hexane

☒ Carbon Dioxide

☐ Ethanol

☒ Mechanical

☐ None

☐ Other *GRAIN ALCOHOL*

For Distribution ONLY

What type of State distribution license are you seeking?

☒ Type 11

☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes

☒ No

How many vehicles do you anticipate transporting/distributing product?

☒ 1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☒ Type 9 – non-storefront dispensary

☐ Type 10

☒ Microbusiness

Will you be delivering to other jurisdictions?

☒ Yes

☐ No

How many vehicles do you anticipate delivering product?

☒ 1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10

☒ 11-50

☐ 51-100

☐ >100

☐ N/A Storage Only/Other

Google Maps 1492 Railroad St



420 Strains Inc.

1492 Railroad St
Oceano, CA 93445



Directions



Save



Nearby



Send to your phone

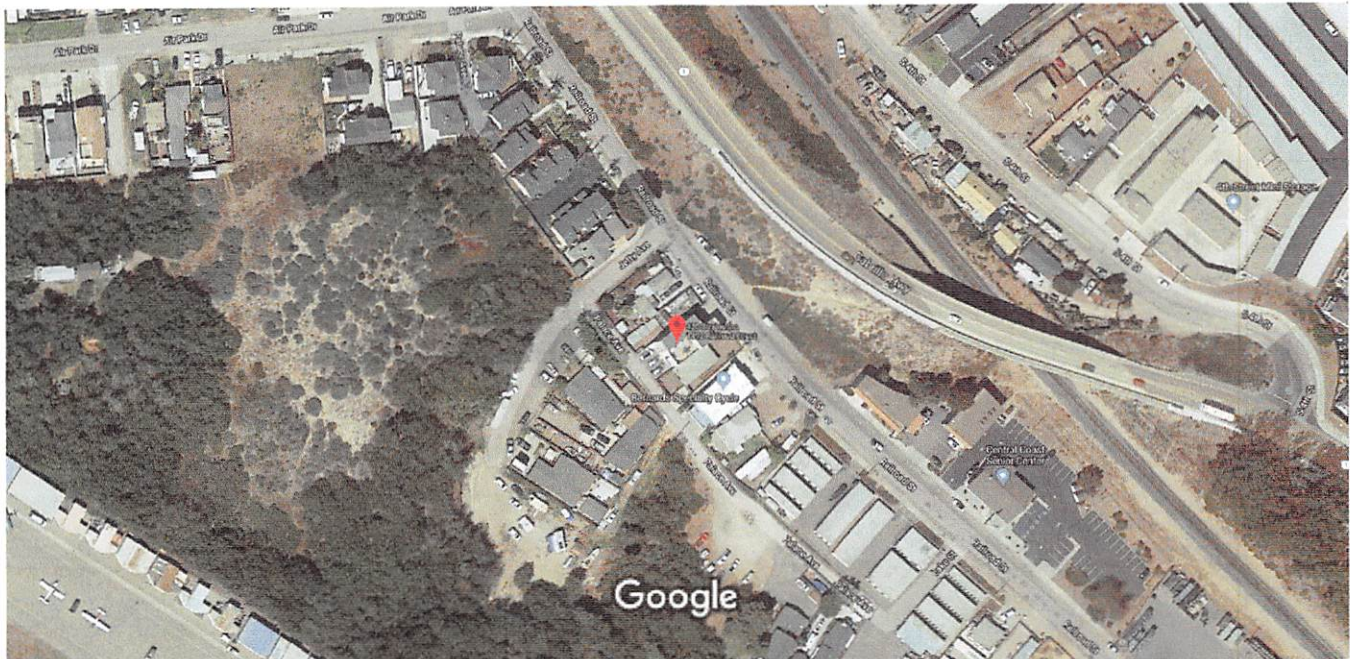


Share

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Photos

Google Maps 1492 Railroad St



Imagery ©2019 DigitalGlobe, Map data ©2019 Google 50 ft



420 Strains Inc.

1492 Railroad St
Oceano, CA 93445

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Photos



420 Strains Inc.

Standard Operating Procedures

Company Overview

420 Strains Inc. is a revolutionary cannabis manufacturing company that produces purely organic cannabis extracted products derived from the resinous trichomes of cannabis plants designed for and used in vaporizers, Tincher's and smoking devices. Our company also distributes the finished extracts to California licensed retail dispensaries and offers direct delivery to recreational and medical *Proposition 215* consumers.

420 Strains Inc. is a professionally operated company that employs staff required to fulfill daily cannabis related functions to include:









- ✚ Customer Service
- ✚ Purchasing
- ✚ Manufacturing
- ✚ Distribution
- ✚ Delivery
- ✚ Security

Our primary goal is to create a consistent high-quality lab tested certified product and make it readily available to the retailer and end user.

We will achieve this by utilizing only high-quality cannabis flower buds from established State licensed cultivators to ensure a product that is free of pesticides and non-organic fertilizers. Our growers only use high grade soil, organic fertilizers and indoor cultivation methods to ensure premium flower and taste. 420 strains Inc. processes the flower buds using only mechanical heat presses, grain alcohol and cold filters to develop the hash products, oil and rosins. We do not use chemicals such as Butane (BHO) or other solvents to extract the resinous trichomes from the cannabis plants. We have many competitors in the cannabis business using chemical methods for extraction and we feel this is an unhealthy option and therefore we have chosen a different and natural approach for our clients and end users, this is our purpose and competitive edge in the market.

Products Offered




420 Strains Inc. offers several pure organic products free of pesticides, solvents and chemicals. Our product line includes:

-  Bubble Hash
-  Kief Extract
-  Rosin Concentrate
-  Rosin Oil Concentrate
-  Tinctures
-  Oil Filled Vape Cartridges
-  Marijuana Flower
-  Edibles (Vendor supplied)

Services Offered

420 Strains Inc. offers delivery directly to the CA Cannabis licensed retail dispensary or will call products to a designated agent representing the said licensed retail dispensary.

We will also conduct delivery directly to residents of San Luis Obispo County for recreational or medical use via our own designated delivery drivers during normal business hours.

-  High quality, lab tested, child-proof, sanitary packaged cannabis extract products
-  Upon receipt of purchase order, CA licensed cannabis retail facilities may directly pick-up from our site or have products delivered to their locations
-  Upon pre-payment, our friendly staff will deliver cannabis products directly to the San Luis Obispo County Residents, 21 years of age, Valid CA ID required or 18 years of age with a CA Medical Registration Number and valid CA ID

Delivery to the San Luis Obispo Residents

420 Strains Inc. offers a variety of cannabis related products for direct delivery to the home of persons 21 years of age or older. Customers may either have medical needs or recreational uses:

- ✚ Upon pre-payment, we will deliver to households in San Luis Obispo County
- ✚ We offer several cannabis related products such as; flower, rosin, wax, vape cartridges, edibles
- ✚ Products are sealed in child-proof packages
- ✚ Generally, scheduled deliveries in 1-2 days or less, and on some occasions same-day from order placement and payment
- ✚ Drivers are courteous and discrete
- ✚ Drivers do not carry cash

420 Strains Inc. Facility



Manufacturing

Hours and days of operation shall be:

Monday through Friday 7:30am until 5:00pm. These times are subject to change depending on demand and approval by local agencies

Cleanliness:

1. Employees shall arrive for work well rested, good acceptable hygiene, clean clothes.
2. Employees shall be required to don a cleanroom gown, powderless surgical gloves and shoe covers for manufacturing tasks

3. Employees shall wash and sterilize hands when leaving the manufacturing area for personal activities
4. Employees shall not be able to handle products if determined physically sick E.G. Flu, sore throat, infections, bacteria poisoning

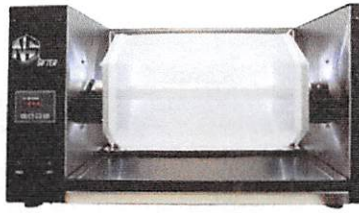
Duties:

1. Receiving and checking-in cannabis products from CA licensed distributors and verifying quantity and quality
2. Safe storage if necessary, when not being processed immediately
3. Preparing products for the specified extraction method
4. Processing product by use of mechanical devices or filtering methods such as; heat pressing, dry sifting, ice-water extraction, grain alcohol straining
5. Curing, packaging and labeling finished products for distribution or sending samples to a certified cannabis lab for testing

Processing Methods

Dry Sifting:

1. Place cold hand coarsely ground cannabis product into sifting drum
2. Add approximately 50% dry ice pieces to drum
3. Turn on 120V rotating motor and allow to circulate for 15 mins
4. Collect Kief (Trichomes) product from collection bin
5. Store until either further processing of package to distribute
6. Discard plant material or further extract



The Nugsmasher Sifter. Engineered and designed to maximize our profitability and quality by sifting our best strains with various Nugsmasher micron screens for optimal quality trichome sift. With solid steel frame and stainless steel liner work area the NS sifter will give us years of dependability .

- + Solid steel and inner food grade stainless steel construction
- + Removable collection tray
- + Collection card
- + Variable speed drum 10 rpm to 50 rpm
- + Hex design with removable adjustable drum
- + Material end door of drum to add materials
- + 90-120-160 micron
- + LED work lights
- + Industrial grade motor
- + Circuit protection
- + 120 volts
- + Made in the USA

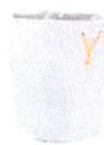
Ice Water Extraction:

1. Place hand ground cannabis product into (5) clean filter bags 220, 160, 120, 73 and 25 microns each
2. Place product and 220-micron bag into water proof drum container
3. Add filtered ice pieces and cold filtered water into product bag and drum container

4. Agitate mixture for approximately 15 minutes to separate trichomes from plant material
5. Remove 220-micron bag from agitation drum
6. Use second drum containing remainder of (4) bags graduating from 25, 73, 120 and 160 bags
7. Add first filtered liquid into bags allowing to pour through all bags and into drum
8. Remove each bag and extract Trichome material from inside each bag
9. Depending on quality separate each sample and allow to dry package finished hash product of further process



25 Micron



45 Micron



73 Micron



90 Micron



120 Micron



160 Micron



190 Micron



220 Micron

5 Gal Bags



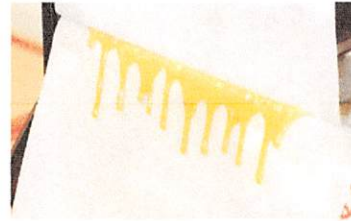
Bubble Hash Extract

Cold Filter Extraction:

- 1. Place hand ground cannabis material into a glass beaker container**
- 2. Add 90% grain alcohol to cover cannabis material**
- 3. Stir on unheated mantle for 15 minutes**
- 4. Pour material through stainless steel strainer to remove coarse plant material, discard used material**
- 5. Using another vacuum beaker, pour cannabis infused liquid into lab strainer**
- 6. Vacuum liquid through filter**
- 7. Pour purified liquid into 120v evaporator to remove alcohol**
- 8. Package finished hash oil product or further process**

Mechanical Heat Press:

- 1. Place cannabis buds (flowers) or extracted Kief into 90-160-micron bags**
- 2. Place bag into parchment paper envelope**
- 3. Insert product between pre-heated (210f) press plates**
- 4. Activate press machine and apply automatic pressure to product for approximately 3 minutes**
- 5. Deactivate pressure and remove product envelope for between plates**
- 6. Discard used plant material and bag**
- 7. Collect rosin (Trichomes) and package or further process**

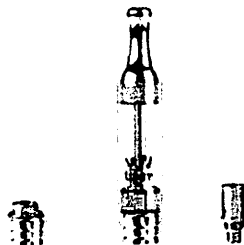


Nugsmasher XP (expert edition) specs will be: 6"x4" heated plates LED lighted extraction zone capable of 9500 PSI st the heat plates with ease a fluid pressure gauge for Expert extractors exact consistent results and capable of one full ounce per extraction and comes ready to use out of the crate Nugsmasher "Rosin Made Simple"

- ✚ Made from Solid Steel
- ✚ Large 6" x 4" Smash Plates
- ✚ Accurate pressure gauge for consistent extractions
- ✚ Quad Heating Elements (160W ea.)
- ✚ Accurate Temperature Control
- ✚ LED Lights
- ✚ Circuit Protection
- ✚ Manual Pump Arm
- ✚ Measurements 19"H x 9" W x 9" D
- ✚ Made in USA

Vape Cartridges:

- 1. Place rosin or hash oil into glass beaker and place onto heating mantle**
- 2. Add plant terpenes into rosin or oil using mixture formula, generally .02 mg to 1 gr of rosin or oil**
- 3. Turn on heat mantle to 150f**
- 4. Turn on stir at low speed**
- 5. Once mixed check for syrup consistency when cool, repeat process by adding more of each product until consistency is adequate**
- 6. Inject into clean vape cartridges and package**



Vape Cartridge 1 Gram

Disposal and Odor Control

Plant material:

1. Processed plant material shall be coarsely ground packaged and prepared for collection from "Eco waste Disposal Company" See attachment on page 16

Liquids:

1. Liquids (non-volatile) shall be disposed of through community sewer

Solid Waste trash:

1. All other plastic or paper products shall be recycled or disposed of through the community disposal service. Trash shall be bagged and placed into trash receptacles and left a Railroad St. curbside for community disposal service collection

Odor Control:

1. Carbon air scrubbers (filters) shall installed and utilized during manufacturing and processing to eliminate odors to the public
2. All doors and windows to the manufacturing space shall be closed to the exterior and public during process
3. Air tight packaging shall be used for transporting away from manufacturing and processing site
4. Fans and ventilation equipment shall be used during manufacturing and processing
5. Delivery drivers shall wear clean clothes (odor free) when leaving our manufacturing and processing facility

Cannabis Waste Compliance Checklist

Use this checklist to ensure your cannabis business remains compliant with the State of California.

- ☐ Do not sell, transfer, donate, or give away any cannabis waste.
- ☐ Dispose cannabis waste only in a secured waste receptacle specifically designated for cannabis waste.
- ☐ Keep cannabis waste in secured designated waste location on licensed premises until it can be collected.
- ☐ Make cannabis goods into cannabis waste by rendering the goods unusable and unrecognizable at minimum by removing any packaging.
- ☐ Record date and time the cannabis goods were rendered into cannabis waste.
- ☐ After collection obtain a manifest from hauler that indicates the date and time of each collection and confirmation of disposal at the solid waste or composting facility.
- ☐ Maintain records all activity related to the generation and disposal of the cannabis waste.

For more information or for a complimentary consultation, [contact us](#). These regulations are subject to change at any time per the State of California Code of Regulations and the Bureau of Cannabis Control.

*Note if you are using our cannabis waste disposal services we provide the following for your business and records secured waste receptacles, date, time, and weight of cannabis waste when collected (via manifest), date, time, and weight when cannabis waste is either disposed of at a solid waste or composting facility (via manifest).



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Distribution

Site Procedure:

- 1. All products after proper air tight, child proof and labeled packaging shall be dispersed from our site via the front man door or vehicle roll-up door depending on size of product**
- 2. When entering through the front street side man door facing Railroad St. the door shall be electronically opened to ensure security. From this vantage point, no interior manufacturing areas shall be visible**
- 3. When entering through the vehicle roll-up door facing Railroad St. the door shall be electronically opened to ensure security. From this vantage point, no interior manufacturing areas shall be visible**
- 4. There is no rear door entrance to the site**
- 5. Distribution shall be conducted in a secure and incognito manner not to exaggerate to the public our operations**

Product Distribution:

- 1. All products shall be distributed through purchase orders from our CA licensed (Bureau of Cannabis Control) vendors**
- 2. Payments shall be made directly to 420 Strains Inc. and deposited into a secure bank account**
- 3. Once payment is made, products will be available for delivery to the retailer or will-call Monday-Friday 8am-6pm**
- 4. When we deliver or products to one of our licensed retailers, we will comply with all local and state authorities to ensure safe practices**

5. We will operate and drive un-marked vehicles to retail sites to avoid un-wanted interactions and safety for our drivers
6. All drivers shall carry proper distribution and purchase order documentation
7. All delivery vehicles shall be registered, insured and in excellent working and visual condition
8. When arriving at retail site for disbursement of our delivery and after order has been inspected by receiver, our driver shall hand over all documents to be signed and leave copies for the responsible party
9. Our drivers shall always obey all traffic laws and comply with local and state officials when necessary in a respectable and intelligent manner
10. All our CA licensed retail dispensary clients shall be initially verified by the CA State Bureau of Cannabis Control for current license status

Retail and Medical Delivery

1. When we receive an order from our online delivery website the customer, he or she has already been verified by age of at least 21 years old for retail delivery by our registration portal which requires a valid CA driver license or ID.
2. When we receive an order from our online delivery website the customer, he or she has already been verified by age of at least 18 years old for Proposition 64 medical marijuana delivery by our registration portal which requires a valid CA driver license or ID. and the Doctors recommendation registration number
3. Once we secure payment for the products to be delivered, we then begin processing the order
4. We will place all the ordered items into a discrete sealed bag along with the purchase order

- 5. If the schedule allows for same day delivery, the driver for that area will place all the orders into his secured lock box, depending on quantity, up to 6 deliveries for one route.**
- 6. The delivery driver will then take the lockbox to his vehicle parked in the outside front parking lot facing Railroad St. and begin his or her delivery route**
- 7. Upon arriving at the delivery site, the driver will only remove the one order for the customer from the lockbox, lock and secure the delivery vehicle and make the delivery directly to the customer after verification of the recipient's ID matching our data base for that specific order.**
- 8. The driver shall not receive or exchange money for any reason as the order has been previously paid for. The driver shall then continue the delivery route until finished**
- 9. If the driver needs to make any stops other than the designated delivery route, he or she shall contact the company dispatcher to advise of a stop prior to making the stop. The driver shall ensure that the delivery vehicle is always locked, alarm on and GPS working when not in the vehicle**
- 10. All our delivery vehicles shall be in excellent running condition and aesthetically pleasing, no signage will be visible. The delivery vehicle shall be equipped with GPS and a hands-free cell phone system. The delivery driver shall carry his or hers CA driver license, vehicle insurance and company photo ID**
- 11. Our drivers shall always obey all traffic laws and comply with local and state officials when necessary in a respectable and intelligent manner**

420 Strains Inc.

Business Plan

Executive Summary

420 Strains Inc. is a revolutionary cannabis manufacturing company that produces purely organic cannabis extracted products derived from the resinous trichomes of cannabis plants designed for and used in vaporizers, tinchers and smoking devices. Our company will also distribute the finished extracts to California licensed retail dispensaries and offer direct delivery to consumers.

Products

420 Strains Inc. offers several pure organic products free of pesticides, solvents and chemicals. Our product line includes:

1. Bubble Hash
2. Kief Extract
3. Rosin Oil Concentrate
4. Tinctures
5. Oil Filled Vape Cartridges

Competitive Edge

420 Strains Inc. utilizes only high-quality cannabis flower buds from established State licensed cultivators to ensure a product that is free of pesticides and non-organic fertilizers. Our growers only use high grade soil, organic fertilizers and indoor cultivation methods to ensure premium flower and taste. 420 strains Inc. processes the flower buds using only mechanical heat presses, grain alcohol and cold filters to develop the hash products, oil and rosins. We do not use chemicals such as Butane (BHO) or other solvents to extract the resinous trichomes from the cannabis plants. We have many competitors in the cannabis business using chemical methods for extraction and we feel this is an unhealthy option and therefore we have chosen a different and natural approach for our clients and end users, this is our purpose and competitive edge in the market.



Management

420 Strains Inc. is owned and operated by Ron Laurence who over-sees all operations and client support. Ron has been a California State Licensed Contractor since 2002. His plumbing contractor business started in the San Francisco area and eventually relocated to Los Angeles, where his business currently operates as a hydronic company specializing in sustainable Radiant Heat and Solar Thermal Systems. Ron's primary concern is regarding environmental issues such as our carbon footprint and unnecessary waste of materials. He is also concerned with dietary products and chemicals, for this reason he has decided on a different natural approach using only mechanical and organic methods in the cannabis extraction business.

Company Future

420 Strains Inc. has a simple and direct approach to the future of its business:

1. Apply and obtain the cannabis micro-business license BCC-LIC-008B1 for manufacturing, distribution and delivery license through the California State Bureau of Cannabis (BCC) California Department of Consumer Affairs
2. Continue producing high quality extraction products
3. Develop new and innovative ways to extract products with minimal energy waste
4. Invest profits directly back into the company to continue a 15%-20% annual growth
5. Continue to work with cultivators, suppliers and manufactures in the cannabis business to develop and improve existing and new products with the same vision of healthy and organic extracts
6. Expand our distribution and delivery service to clients throughout the State of California via advertising and company branded products





Parcel Information

APN: 061-046-056

Assessee: PETYKO GREG

Care Of:

Address: 744 HERMOSA VISTA WAY ARROYO GRANDE
CA 93420

Description: OCEAN VW TER SB 1 LT 59

Site Address:
01492 RAILROAD ST

Tax Rate Area Code: 052062

Estimated Acres: 0.07

Community Code: OCNO

Supervisor District: Supdist 4

Avg Percent Slope: 7



Selected Parcel

Land Use Information

Land Uses

Combining Designations

CS	Archaeologically Sensitive Area
	Airport Review Area
	Coastal Zone



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PROJ-2019-00066	Cannabis Activities	5/10/2019 12:00:00 AM
DRC2019-00090	Land Use	5/6/2019 9:46:29 AM
ZON2014-00037	Zoning Clearance	7/25/2014 9:04:41 AM
ZON2014-00036	Zoning Clearance	7/25/2014 8:54:43 AM
PMT2010-00022	PMTC - Commercial Permit	7/6/2010 10:16:26 AM



Parcel Summary Report

APN: 061-046-056

PMT2009-00369	PMTTC - Commercial Permit	9/8/2009 12:46:50 PM
DRC2006-00102	Land Use	11/20/2006 4:08:40 PM
COD2004-00513	Code Enforcement	6/10/2005 9:50:39 AM
COD2003-00307	Code Enforcement	3/4/2004 12:00:00 AM
S020236L	Subdivision	1/22/2003 12:00:00 AM
E000562	Code Enforcement	5/9/2001 12:00:00 AM











Clerk Recorder Documents

2005-I-001711

Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

-752.33 0 376.17 752.33 Feet 1:4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



REFERRAL -- Page 35 of 39

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- SLO County Boundary

-94.04 0 47.02 94.04 Feet 1: 564

WGS_1984_Web_Mercator_Auxiliary_Sphere
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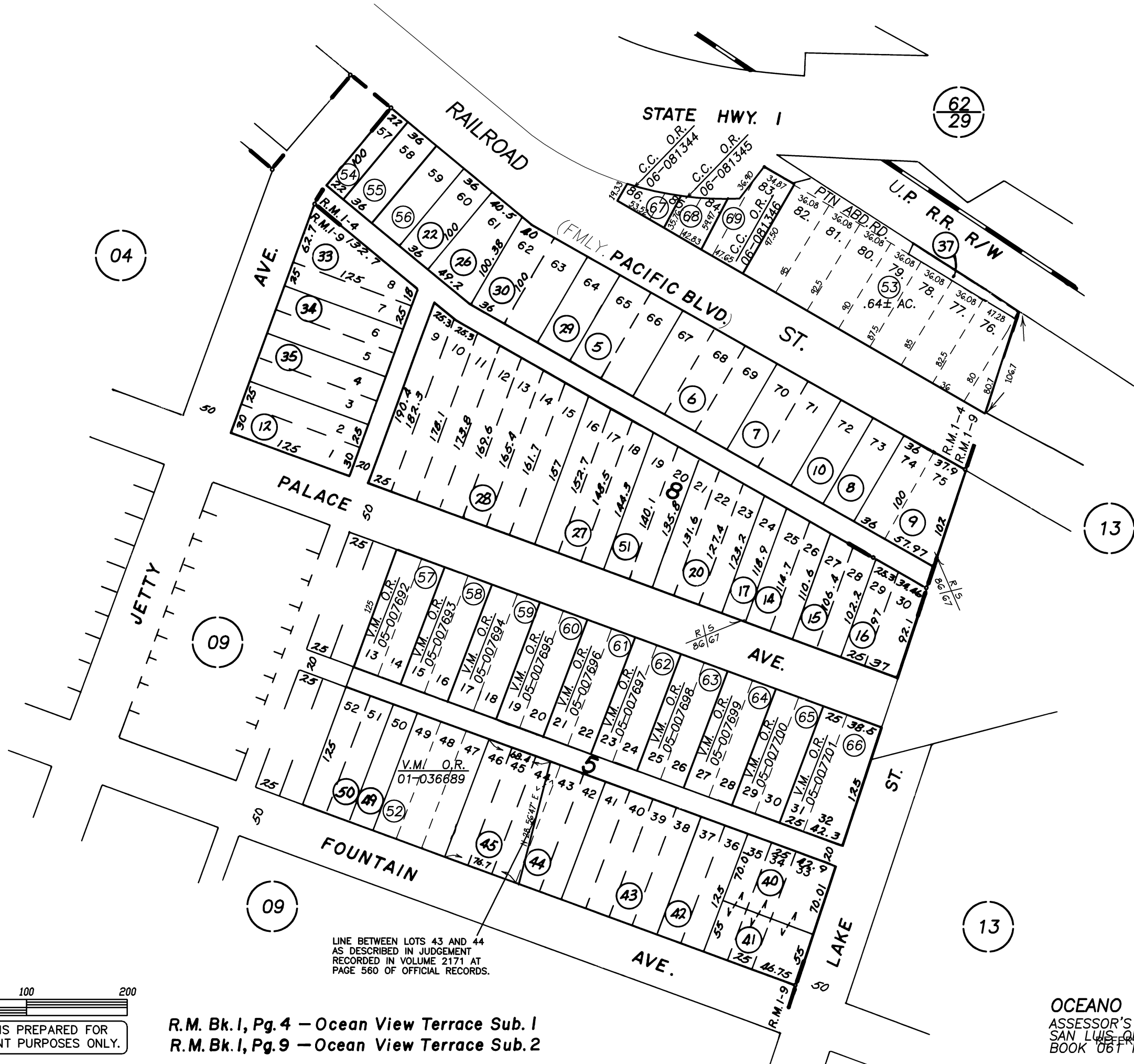
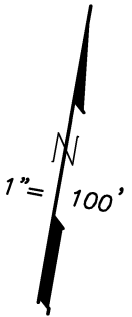


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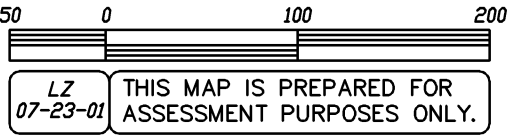
Map for Reference Purposes Only



REFERRAL -- Page 36 of 39



REVISIONS	
I.S.	DATE
NA	09-05-03
05-361	04-01-05
06-018	07-12-05
07-261	12-03-06
NA	10-23-14



R.M. Bk. 1, Pg. 4 – Ocean View Terrace Sub. 1
R.M. Bk. 1, Pg. 9 – Ocean View Terrace Sub. 2

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 2007 CALIFORNIA BUILDING CODE (CBC).
- 2007 CALIFORNIA MECHANICAL CODE (CMC).
- 2007 CALIFORNIA PLUMBING CODE (CPC).
- 2007 CALIFORNIA FIRE CODE (CFC).
- 2007 CALIFORNIA ELECTRICAL CODE (CEC).
- 2007 CALIFORNIA STATE ENERGY CONSERVATION STDS. (TITLE 24).
- 2001 BUILDING STANDARDS ADMINSTRATIVE CODE.
- NATIONAL FIRE CODES (NFPA).

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

D. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

E. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS, THE LOCAL GOVERNING AGENCY, THE ARCHITECT, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.

F. THE ARCHITECT OF RECORD SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. 01 CBC SEC. 106.3.4.2.

G. APPROVED NUMBERS OR ADDRESSES (MINIMUM 6" HIGH) SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT AND FIRE DEPARTMENT.

H. NO HAZARDOUS MATERIALS SHALL BE STORED AND / OR USED WITHIN THE BUILDING, WHICH EXCEED THE QUANTITIES LISTED IN UBC TABLES 3-D AND 3-E.

I. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN UBC TABLE 8-B.

J. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH PAINT OR BUILDING MATERIALS AND COLORS COMPLIMENTARY TO THE BUILDING.

K. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN UBC SECTIONS 709 AND 710.

L. CONTRACTOR TO NOTIFY OWNER PRIOR TO COMMENCING WITH ANY WORK. CONTRACTOR SHALL CONFORM TO ANY REQUIREMENTS FOR NOISE AND DUST CONTROL TRASH, STORAGE, WORK HOURS, SITE ACCESS, SIGNAGE, ETC. AS DIRECTED BY THE OWNER.

M. ALL NEW IMPROVEMENTS INCLUDING EACH ALTERED SPACE OR ELEMENT SHALL MEET CURRENT ACCESSIBLE REQUIREMENTS, THE EXISTING PRIMARY ENTRANCE, RESTROOMS, AND PATH OF TRAVEL SERVING NEW OR ALTERED PRIMARY FUNCTION AREAS SHALL ALSO BE ACCESSIBLE TO THE MAXIMUM EXTENT FEASIBLE AS REQUIRED BY THE GOVERNING AGENCY BASED ON THE SCOPE OF IMPROVEMENTS.

N. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS BY THE BUILDING DEPT. AND OTHER AGENCIES AS REQUIRED.

O. PROVIDE ENTRANCE AND /OR EQUIPMENT ROOM KEY(S) FOR KEY BOX UPON FINAL INSPECTION.

P. SIGNAGE SHALL BE UNDER A SEPARATE PERMIT. SIGNAGE AND SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT AND THE COUNTY OF SLO PRIOR TO FABRICATION.

Q. ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

R. FIRE SPRINKLERS ARE TO BE REVIEWED AND APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.

INSULATION SCHEDULE

ROOF	R-30 BATTS
EXTERIOR WALLS	R-19 BATTS
RESIDENTIAL FLOOR	R-30 BATTS
NOTES: 1. SEE TITLE 24 REPORT FOR ADDITIONAL INFORMATION 2. SEE ENERGY NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION	

FIRE DEPARTMENT NOTES

A. PROVIDE PORTABLE FIRE EXTINGUISHERS 2A10BC IN SUCH LOCATIONS SO THAT MAX. FLOOR TRAVEL DISTANCE DOES NOT EXCEED 75'-0" TO THE NEAREST EXTINGUISHER FROM ANY PORTION OF THE BUILDING. FIRE EXTINGUISHER CABINET LOCATIONS ARE INDICATED ON THE FLOOR PLAN AND ALL EXTINGUISHERS ARE REQUIRED TO BE ON SITE DURING CONSTRUCTION. (CFC SEC. 1002 AS AMENDED).

B. ANY PERSON USING A TORCH OR OTHER FLAME PRODUCING DEVICE FOR SWEATING PIPE JOINTS FROM OR IN ANY BUILDING OR STRUCTURE SHALL PROVIDE ONE APPROVED FIRE EXTINGUISHER ON THE PREMISES WHERE SAID BURNING OPERATION IS PERFORMED. COMBUSTIBLE MATERIAL IN THE CLOSE PROXIMITY OF OPEN FLAME SHALL BE PROTECTED AGAINST IGNITION BY SHIELDING, WETTING OR OTHER MEANS. IN ALL CASES, A FIRE WATCH SHALL BE MAINTAINED IN THE VICINITY OF THE OPERATION FOR ONE-HALF HOUR AFTER THE TORCH OR FLAME-PRODUCING DEVICE HAS BEEN USED. (CFC 1109.3).

C. PLAN AND SPECIFICATIONS FOR THE NFPA-13 AND NFPA-13R AUTOMATIC FIRE-SPRINKLER SYSTEM AND FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 1001.3 & 1001.4).

- FOR FIRE-ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES, AT LEAST ONE FIRE ALARM BOX SHALL BE PROVIDED TO INITIATE A FIRE ALARM SIGNAL. THIS FIRE ALARM BOX (PULL STATION) SHALL BE LOCATED WHERE REQUIRED BY THE FIRE DEPARTMENT. (NFPA 72, 3-8.1.2).
- AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. ACTION OF THE ALARM SHALL BE AS SET FORTH IN UBC STANDARD NO. 9-1, CBC 904.3.2.
- SPRINKLER SYSTEMS IN BUILDINGS THAT HAVE AN UNDETERMINED USE WILL REQUIRE AN AUTOMATIC SPRINKLER SYSTEM WITH A DENSITY OF NO LESS THAN THAT REQUIRED FOR AND ORDINARY HAZARD GROUP 2 WITH A MIN. DESIGN AREA OF 3,000 SQUARE FEET. FOR BUILDINGS OF UNDETERMINED USE WITH CEILING HEIGHTS OVER 20 FEET, THE SYSTEM SHALL BE DESIGNED FOR DENSITY OF 0.33 SQUARE FEET WITH A MIN. DESIGN AREA OF 3,000 SQAURE FEET.

D. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. ACTUATION OF THE ALARM SHALL BE AS SET FORTH IN CBC STANDARD 9-1.

E. THE FIRE DEPARTMENT SHALL INSPECT/APPROVE THE FOLLOWING PER (CFC ARTICLE 10):

- MATERIALS SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
- OVERHEAD SPRINKLER PIPING - PRIOR TO CONCEALMENT.
- FINAL OCCUPANCY SIGN OFF - PRIOR TO OCCUPANCY.
- ALL REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL OCCUPANCY APPROVAL EXCEPT AS NOTED OTHERWISE.
- THE FIRE DEPARTMENT SHALL BE GIVEN 48 HOURS MINIMUM NOTICE FOR ALL INSPECTIONS.

F. THE CONTRACTOR SHALL SUBMIT PLANS AND SPECIFICATIONS FOR THE ENTIRE FIRE ALARM SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 14.103(A). CONTRACTOR SHALL OBTAIN AN ALARM-USER'S PERMIT FROM THE LOCAL GOVERNING AGENCY.

G. CONTRACTOR SHALL INSTALL A KNOX-BOX KEY WITH APPROPRIATE KEYS FOR FIRE DEPT. EMERGENCY USE. REFER TO FLOOR PLAN FOR LOCATION. PROVIDE ENTRANCE AND / OR EQUIPMENT ROOM KEY(S) FOR KEY BOX UPON FINAL INSPECTION.

H. ALL LOCKABLE EXTERIOR AND INTERIOR DOORS SHALL BE GRANDMASTER KEYED

I. THE FIRE ALARM CONTROL PANEL, FIRE SPRINKLER RISER, MAIN ELECTRICAL SHUT-OFF, AND ROOF ACCESS SHALL BE LABELED WITH 1" HIGH CONTRASTING LETTERS.

ENERGY NOTES

A. AFTER INSTALLATION OF THERMAL INSULATION, THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AT THE SATISFACTION OF THE BUILDING INSPECTOR, A CERTIFICATE SIGNED BY THE INSTALLER AND THE CONTRACTOR STATING THAT THE MATERIALS AND INSTALLATION CONFORMS WITH THE CURRENT REQUIREMENTS OF CEC SECTION 118 AND SECTION 150 (A), (B), (C), (D), AND (I). THE CERTIFICATE SHALL INCLUDE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R" VALUE, AND (WHERE LOOSE-FILLED INSULATION IS INSTALLED) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CORRESPONDING TO THE MANUFACTURER'S LABELED DENSITY FOR THE REQUIRED "R" VALUE.

B. THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER, HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND PRINTED INSTRUCTION ON HOW TO USE THEM EFFECTIVELY.

C. ALL MECHANICAL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH UMC, CHAPTER 6 AND CEC SECTION 124 AND 150 (M).

D. ALL WEATHER STRIPPING FOR EXTERIOR WINDOWS AND DOORS SHALL BE GASKETED OR OTHERWISE SEALED TO LIMIT INFILTRATION IN ACCORDANCE WITH CEC SECTION 116 (B).

E. THE FOLLOWING ITEMS SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION AND EXFILTRATION. (CEC SECTION 116 AND 117).

- AT ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN EXTERIOR WALL PANELS.
- AT ALL OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES INTO WALLS, FLOORS AND CEILING.
- AT ALL OPENINGS IN THE ATTIC FLOOR WHERE CEILING MATERIALS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY.
- AT ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE NOT SPECIFICALLY MENTIONED ABOVE.

F. ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO INDICATE THAT THEY ARE IN COMPLIANCE WITH THE APPROPRIATE STANDARDS THAT ARE LISTED IN CEC SECTION 116.

G. EXHAUST FANS OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS TO PREVENT AIR LEAKAGE IN ACCORDANCE WITH CEC SECTION 150 (M).

PETYKO DEVELOPMENT
1492 & 1494 RAILROAD STREET OCEANO, CA

PROJECT STATISTICS

SITE STATISTICS:	
APN:	061-044-056
ADDRESS:	1492 (COMMERCIAL) & 1494 (RESIDENTIAL) RAILROAD STREET OCEANO, CA
SITE AREA:	3,600 S.F.
ZONING:	CS - COMMERCIAL SERVICES
FIRE HAZARD ZONE:	NONE
USE:	COMMERCIAL W/ CARETAKER'S UNIT
OCCUPANCY:	F-1, R-3 (NONSEPARATED)
CONST. TYPE:	TYPE V-B
SPRINKLERS:	NFPA-13
# OF STORIES:	2 STORIES + ROOF DECK
BUILDING FOOTPRINT:	2,043 S.F.
LOT COVERAGE:	57%
ALLOWABLE BUILDING HEIGHT:	35'-0"
PROPOSED BUILDING HEIGHT:	35'-0"
BUILDING HEIGHT CALCULATION:	
HIGHEST NATURAL GRADE:	27.16'
LOWEST NATURAL GRADE:	20.47'
AVERAGE NATURAL GRADE:	23.82'
ALLOWABLE BLDG HEIGHT:	35.00'
MAX ALLOWABLE HEIGHT:	58.82'
ACTUAL HEIGHT OF BLDG:	58.75'

BUILDING AREA:	
COMMERCIAL SPACE:	1,900 S.F.
CARETAKER'S UNIT:	950 S.F.
TOTAL:	2,850 S.F.
MEZZANINE DECKS:	776 S.F. + 925 S.F.
* THE MEZZANINE COMPLIES WITH THE REQUIREMENTS OF CBC SECTION 505. THEREFORE THE MEZZANINE IS CONSIDERED A PORTION OF THE STORY BELOW AND DOES NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES.	
PARKING CALCULATIONS:	
COMMERCIAL SPACE:	4 SPACES = 1,900 S.F. @ 1/500 S.F.
CARETAKER'S UNIT:	1 SPACE
TOTAL REQUIRED:	5 SPACES
TOTAL PROVIDED:	5 SPACES

ALLOWABLE AREA & HEIGHT:
CALCULATIONS ARE BASED ON MOST RESTRICTIVE ALLOWANCES PER CBC 508.3.2.2 NONSEPARATED OCCUPANCIES

NUMBER OF STORIES:	
# OF STORIES ALLOWED (F-1):	2 STORIES (1 (BASIC) + 1 (SPRINKLERS))
# OF STORIES PROPOSED:	2 STORIES + MEZZANINE

BUILDING HEIGHT (SEE CALCULATION ABOVE):	
HEIGHT ALLOWED (F-1 & R-3):	35 FEET PER ZONING (40 FEET PER BASIC CBC)
HEIGHT PROPOSED:	35 FEET

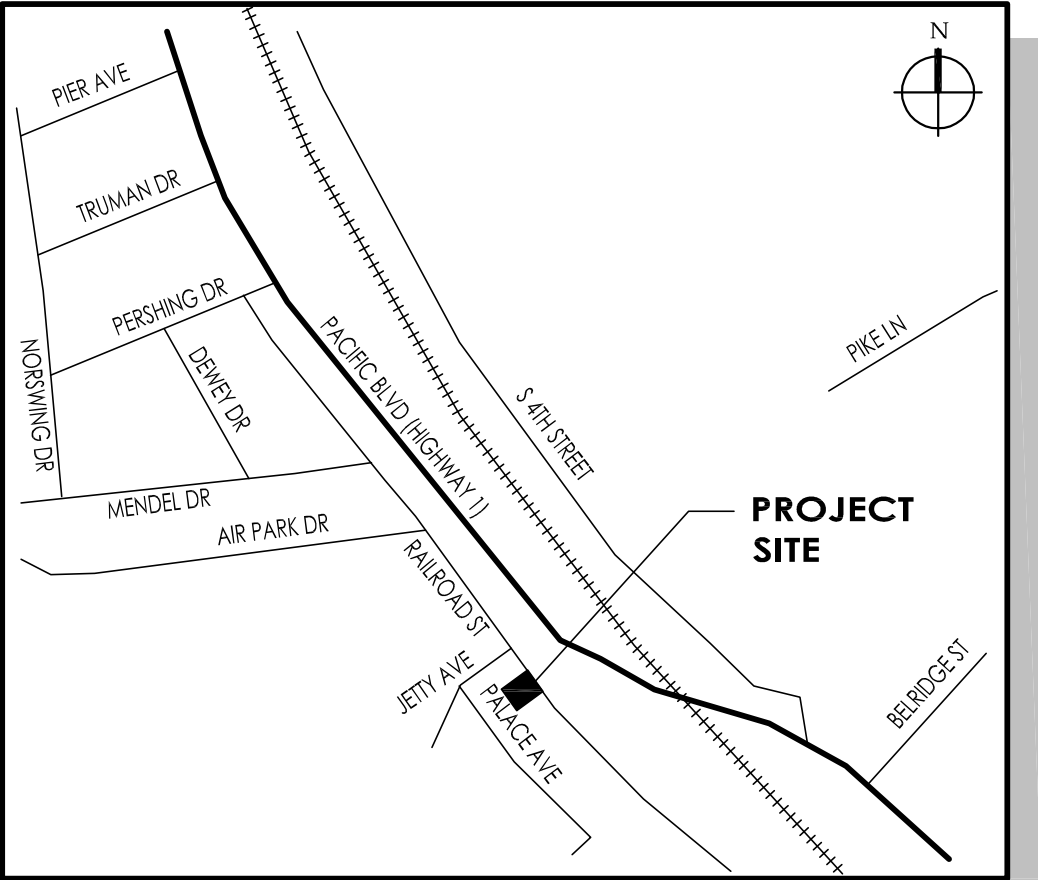
BUILDING AREA:	
AREA ALLOWED (F-1):	8,500 S.F. (BASIC)
AREA PROPOSED:	
ENCLOSED AREA:	2,850 S.F.
COVERED DECK AREA:	248 S.F.
TOTAL PROPOSED AREA:	3,098 S.F.

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE SAN LUIS OBISPO COUNTY ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

THOMAS JESS - ARCHITECT LICENSE NO. C27608

VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRCTUT A NEW MIXED-USE BUILDING CONSISTING OF A GROUND FLOOR COMMERCIAL SPACE AND A SECOND FLOOR CARETAKER'S UNIT ON A 3,600 S.F. SITE INCLUDING NEW CURB, GUTTER & SIDEWALK IN FRONT OF PARCEL AND NEW ASPHALT PARKING AREA AT THE REAR OF THE PARCEL.

PROJECT DIRECTORY

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KAYHOW, LLC 744 HERMOSA VISTA WAY ARROYO GRANDE, CA 93420 ATTN: GREG PETYKO	PHONE: (805) 710-0664
ARCHITECT	
ARRIS STUDIO ARCHITECTS 1540 MARSH STREET, SUITE 150 SAN LUIS OBISPO, CA 93401 ATTN: THOM JESS	PHONE: (805) 547-2240 FAX: (805) 547-2241 EMAIL: TJESS@ARRISSTUDIOARCH.COM
STRUCTURAL ENGINEER	
ASHLEY & VANCE ENGINEERING 860 WALNUT STREET, SUITE C SAN LUIS OBISPO, CA 93401 ATTN: TRUITT VANCE	PHONE: (805) 545-0010 FAX: (805) 545-0011 EMAIL: TRUITT@ASHLEYVANCE.COM
GEOTECHNICAL ENGINEER	
EARTH SYSTEMS PACIFIC 4378 SANTA FE ROAD SAN LUIS OBISPO, CA 93401 ATTN: JUDD KING	PHONE: (805) 544-3276 FAX: (805) 544-1786 EMAIL: JKING@EARTHSYS.COM

SHEET INDEX

SHEET NO.	SHEET NAME
A0.0	COVER SHEET, PROJECT INFORMATION
A0.1	CONDITIONS OF APPROVAL & RESIDENTIAL TITLE 24 DOCS
A0.2	COMMERCIAL TITLE 24 DOCUMENTATION
A0.3	OCCUPANCY & EXTING PLANS
A1.0	ARCHITECTURAL SITE PLAN
A1.1	ENGINEERING NOTES & STANDARDS
A1.2	ENGINEERING STANDARDS
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN & ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	WALL SECTIONS
A5.1	WALL SECTIONS
A6.0	DETAILS
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A6.2	DETAILS
A6.3	DETAILS
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E1.0	ELECTRICAL FLOOR PLANS
E1.1	ELECTRICAL FLOOR PLANS
S-1.1	STRUCTURAL TITLE SHEET
S-1.2	STRUCTURAL SPECIFICATIONS
S-2	FOUNDATION PLAN
S-3	MEZZANINE FRAMING PLAN
S-4	FLOOR FRAMING PLAN
S-5	ROOF FRAMING PLAN
S-6	STRUCTURAL DETAILS
S-7	STRUCTURAL DETAILS
S-8	STRUCTURAL DETAILS
EC-1	EROSION CONTROL PLAN TOPOGRAHIC SURVEY

FIRE RATING INFORMATION

THE BUILDING IS WOOD FRAMED, TYPE V-B CONSTRUCTION. BUILDING ELEMENTS SHALL BE FIRE RATED AS SHOWN BELOW.

STRUCTURAL FRAME:	NON-RATED
FLOOR ASSEMBLIES:	NON-RATED
ROOF ASSEMBLIES:	NON-RATED
EXTERIOR BEARING WALLS:	NON-RATED*
INTERIOR BEARING WALLS:	NON-RATED
EXTERIOR NON-BEARING WALLS:	NON-RATED*
INTERIOR NON-BEARING WALLS:	NON-RATED
SHAFT ENCLOSURES:	NOT REQUIRED

* GROUND FLOOR (F-1) EXTERIOR WALLS < 5' FROM THE PROPERTY LINE SHALL BE 2-HR RATED
SECOND FLOOR (R-3) EXTERIOR WALLS < 5' FROM THE PROPERTY LINE SHALL BE 1-HR RATED



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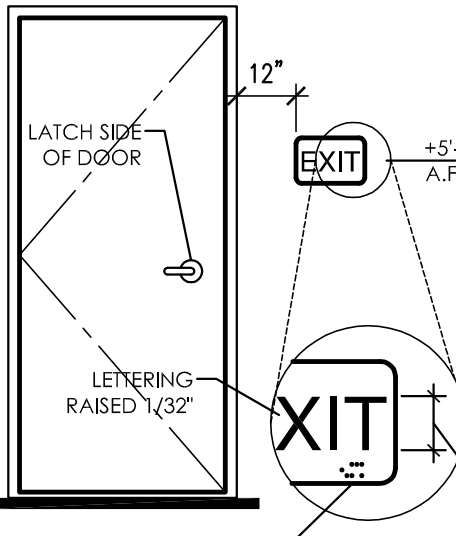
KayHow, LLC
744 Hermosa Vista Way
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Petyko Development
1492 & 1494 Railroad Street
Oceano, CA 93445
COVER SHEET

NO.	REVISION	DATE
1	PLAN CHECK REVISIONS	10/19/2009
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Date	September 4, 2009	
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A0.0

PICTOGRAM NOTE:
PICTOGRAM SYMBOLS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE MIN. 6" HIGH.



CORRESPONDING GRADE
II BRAILLE ("CALIFORNIA
BRAILLE")

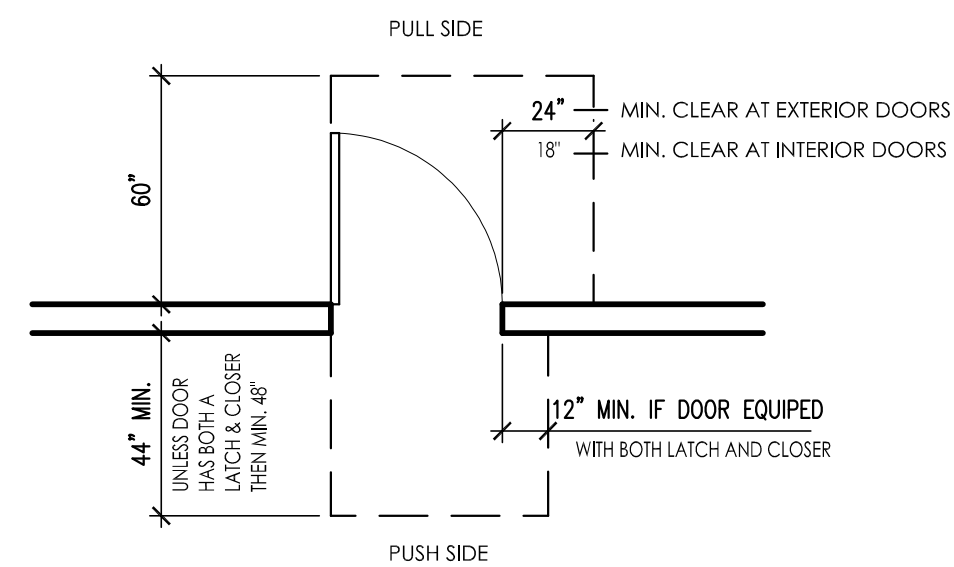
TACTILE SIGNAGE REQUIREMENTS

1. SIGNAGE SHALL BE INSTALLED ON LATCH SIDE OF DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLE TO THE RIGHT.
2. SIGNAGE SHALL BE LOCATED SO THAT A PERSON CAN APPROACH WITHIN 3' W/O OBSTRUCTION.
3. SIGNAGE SHALL HAVE A NON-GLARE FINISH W/ A CONTRASTING BACKGROUND.
4. SIGNAGE SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 & 1:1.
5. CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 & 1:10.
6. SIGNAGE SHALL CONTAIN GRADE 2 BRAILLE W/ DOTS 1/10" O.C. & 2/10" SPACE BETWEEN CELLS RAISED 1/40".

SAN-SERIF UPPER CASE 3" TALL
BLACK CHARACTERS ON WHITE
BACKGROUND.

B10 TACTILE EXIT SIGN

N.T.S.



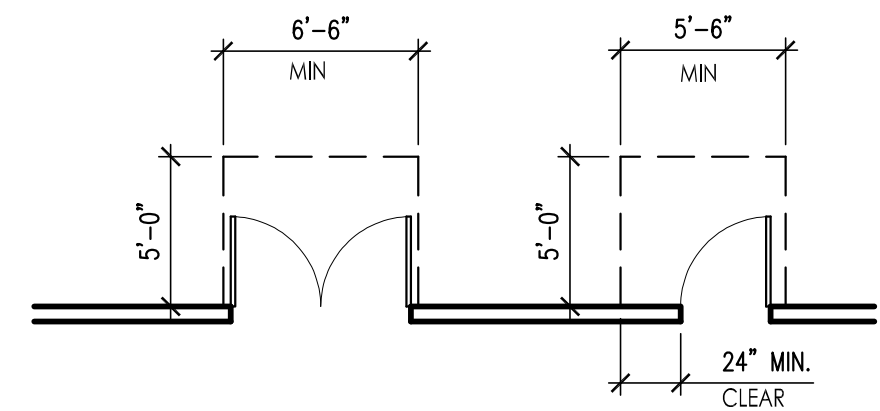
TYPICAL FOR SINGLE OR DOUBLE
DOORS:

- A) REQUIRED CLEAR SPACE AT EXTERIOR SIDE OF DOOR(S)
- B) THE WALKWAYS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT
- C) WALKWAY AND BLDG. SLAB SHALL BE AT THE SAME ELEVATION

NOTE:
ALL ENTRANCE AND ALL EXTERIOR GROUND
FLOOR EXIT DOORS TO BUILDINGS AND
FACILITIES SHALL BE MADE ACCESSIBLE
TO PERSONS WITH DISABILITIES.

D10 CLEARANCE AT DOORS

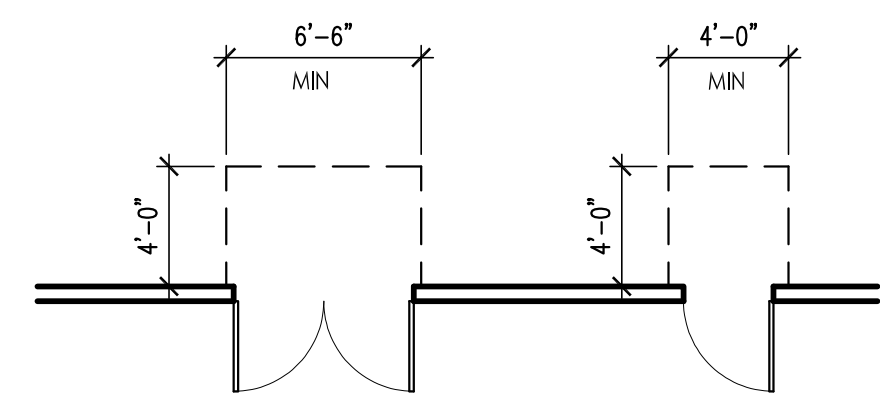
N.T.S.



TYPICAL FOR SINGLE OR DOUBLE
DOORS:

- A) REQUIRED CLEAR SPACE AT EXTERIOR SIDE OF DOOR(S)
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- C) WALKWAY AND BLDG. SLAB SHALL BE AT THE SAME ELEVATION

OUTWARD SWINGING DOORS



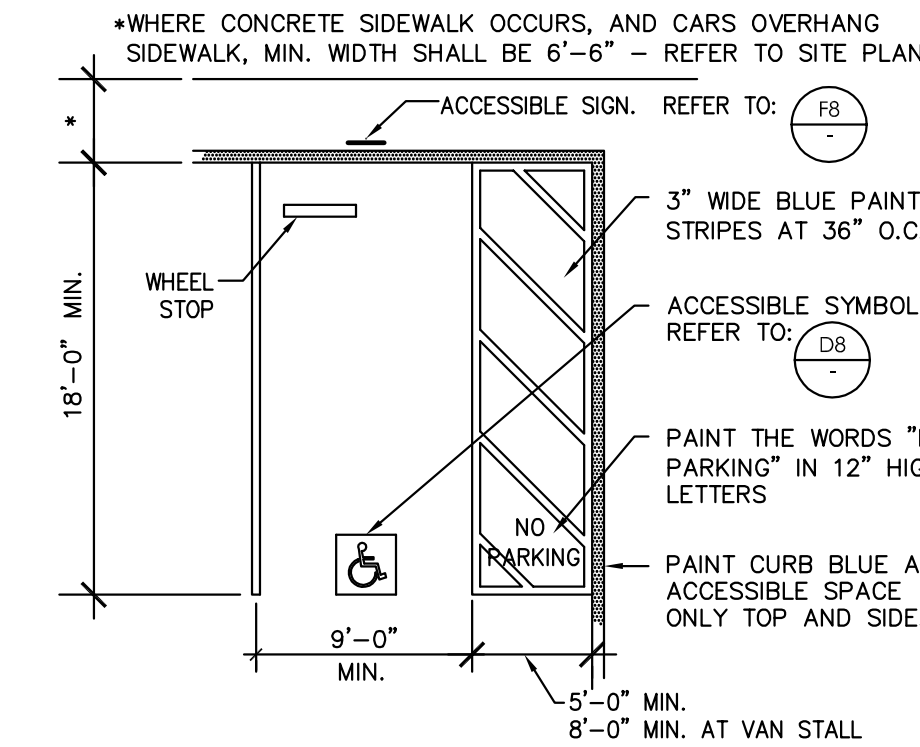
TYPICAL FOR SINGLE OR DOUBLE
DOORS:

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NOTE:
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FLOOR EXIT DOORS TO BUILDINGS AND
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H10 EXTERIOR CLEAR SPACE

N.T.S.

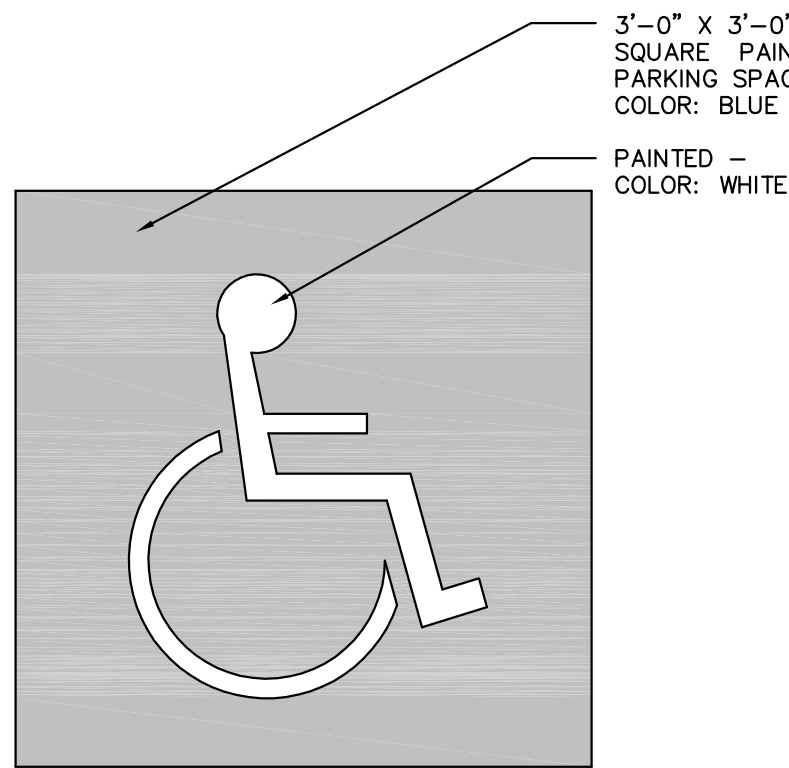


NOTE: ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE - REFER TO SITE PLAN FOR NUMBER, LOCATION OF ACCESSIBLE SPACES AND ANY DIMENSIONS NOT SHOWN. SLOPE OF PAVING SHALL NOT EXCEED 2% IN ANY DIRECTION.

B8 ACCESSIBLE PARKING AT CURB

1/8" = 1'-0"

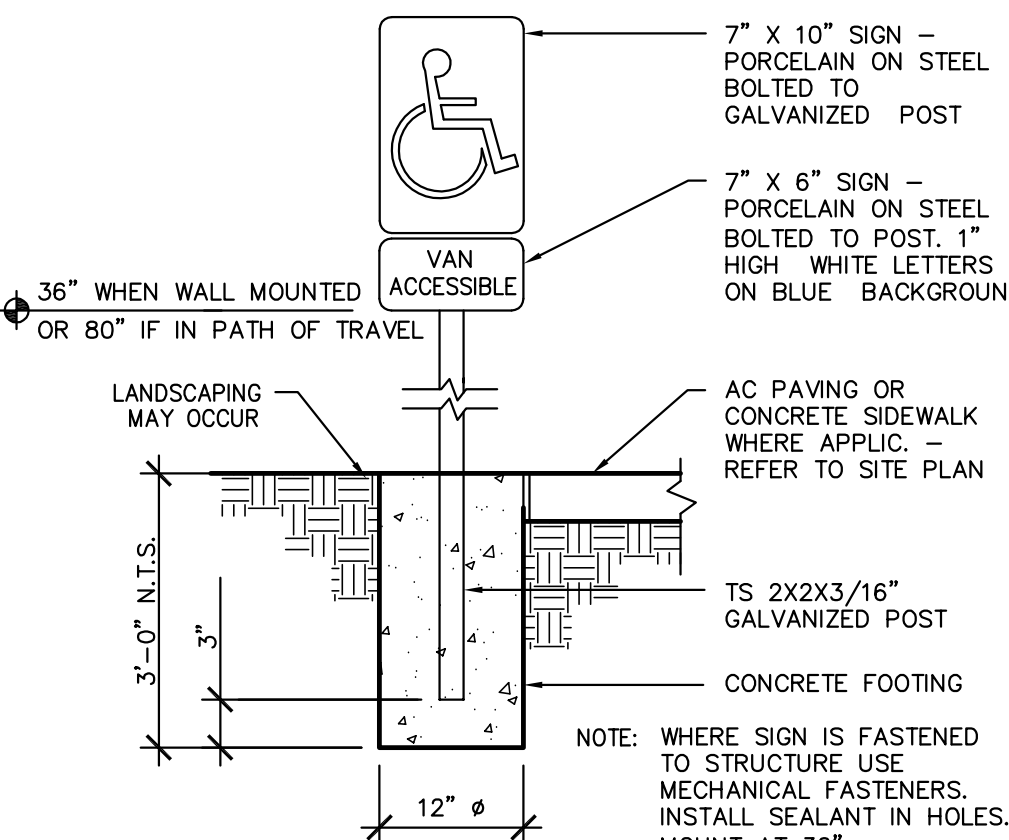
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D8 ACCESSIBLE SYMBOL

3/4" = 1'-0"

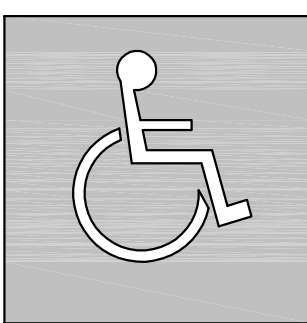
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F8 PARKING SPACE SIGNAGE - VAN

3/4" = 1'-0"

hc-01



PLAQUE

1. SYMBOL SHALL BE WHITE ON BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15590 IN FEDERAL STANDARD 595A.
2. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN. THE SIGNS ARE TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
3. THE BACKGROUND OF SIGNS SHALL BE MATTE, OR NON-GLARE FINISH.
4. THE CENTER OF THE DECAL SHALL BE MOUNTED 40" ABOVE THE FINISHED FLOOR.
5. BRAILLE SYMBOL AT BOTTOM OF PLAQUE.

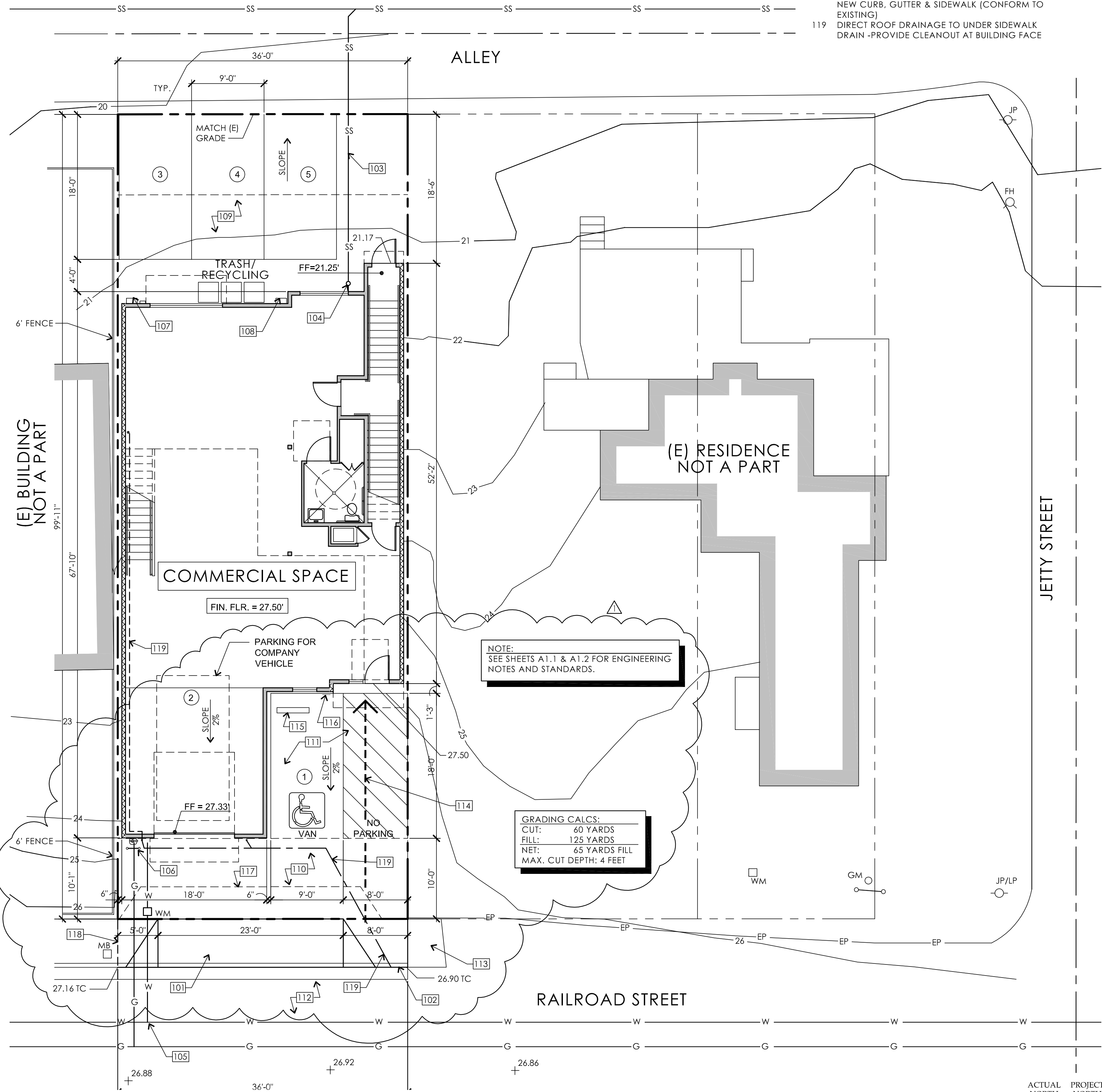
H8 ACCESSIBLE WALL PLAQUE

N.T.S.

ACCESSIBLE PATH OF TRAVEL NOTES

PATH OF TRAVEL DESIGNATION

- A. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING/UNLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS USED.
- B. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SUP SURFACE.
- C. THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.
- D. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX. RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.
- E. REFER TO DOOR CLEARANCE REQUIREMENTS.
- F. THIS PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. 48" IN WIDTH.
- G. THIS PATH SHALL BE SLIP-RESISTANT AS FOLLOWS:
 1. SURFACES WITH A SLOPE OF LESS THAN 5% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
 2. SURFACES WITH A SLOPE OF 6% GRADIENT SHALL BE SLIP RESISTANT.
- H. PROVIDE TACTILE EXIT SIGN WITH ASSOCIATED GRADE 2 BRAILLE AS REQUIRED PER CBC 1003.2.8.6.1. REFER TO DETAIL.
- J. PROVIDE ACCESSIBLE ENTRANCE PLAQUE AND OR DECAL REFER TO DETAIL.
- K. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
- L. WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
- M. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.
- N. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



SITE PLAN REFERENCE NOTES

- 101 NEW CONCRETE DRIVEWAY RAMP (PER COUNTY STANDARD)
- 102 NEW CONCRETE CURB, GUTTER & INTEGRAL SIDEWALK (PER COUNTY STANDARD)
- 103 SEWER LATERAL (PER COUNTY STANDARD)
- 104 SEWER CLEANOUT (PER COUNTY STANDARD)
- 105 WATER CONNECTION (PER COUNTY STANDARD)
- 106 GAS METER & PROTECTION RAILING
- 107 ELECTRICAL METER & PANEL
- 108 GAS INSTANT HOT WATER HEATER
- 109 A/C PAVING WITH PAINTED PARKING LINES
- 110 CONCRETE DRIVEWAY WITH PAINTED LINES
- 111 ACCESSIBLE PARKING SPACE - SEE DETAILS THIS SHEET
- 112 PATCH REPAIR ALL CUTS AND DAMAGE TO EXISTING A/C ROAD SURFACE (PER COUNTY STANDARD)
- 113 ASPHALT RAMP FROM NEW SIDEWALK TO EXISTING GRADE
- 114 ACCESSIBLE ROUTE OF TRAVEL
- 115 PARKING BUMPER
- 116 WALL MOUNTED ACCESSIBLE PARKING SIGN
- 117 4' WIDE ACCESSIBLE ROUTE AROUND DRIVEWAY RAMP (SLOPE 1 1/2% TOWARDS CURB)
- 118 EDGE OF EXISTING PAVEMENT - BEGINNING OF NEW CURB, GUTTER & SIDEWALK (CONFORM TO EXISTING)
- 119 DIRECT ROOF DRAINAGE TO UNDER SIDEWALK DRAIN - PROVIDE CLEANOUT AT BUILDING FACE



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SITE PLAN

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Project A08028

Date September 4, 2009

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