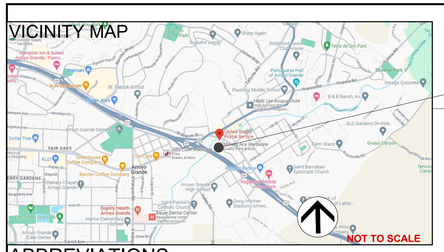
HANSEN PROJECT

CANOPY 168 STATION WAY ARROYO GRANDE, CA 93420

Attachment 3

VICINITY MAP



ABBREVIATIONS

A	
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
AMT.	AMOUNT
APPROX.	APPROXIMATE
AVG.	AVERAGE
B	
BD.	BOARD
BTWN.	BETWEEN
BLDG.	BUILDING
BLK. / BLKG.	BLOCK / BLOCKING
C	
C.F.M.	CUBIC FEET PER MINUTE
CHG.	CHANGE
C.I.	CAST IRON
CLR.	CLEAR/CLEARANCE
CLG.	CEILING
CL	CENTERLINE
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR	CONSTRUCTION
C.O.T.G.	CLEAN OUT TO GRADE
CTR.	CENTER
CU. FT.	CUBIC FOOT
CU. IN.	CUBIC INCH
CU. YD.	CUBIC YARD
D	
DBL.	DOUBLE
DEG.	DEGREE
DEPT.	DEPARTMENT
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
D.S.	DOWNSPOUT
DW.	DUMBWAITER / DOWNSPOUT
E	
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRIC
ELEV.	ELEVATION / ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
F	
F.D	FLOOR DRAIN
F.B.O.	FURNISHED BY OWNER
F.G	FINISH GRADE
F.H.	FIRE HYDRANT
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FS.	FINISH SURFACE
FT.	FOOT
FTG.	FOOTING
G	
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
GYP.	GYPSUM
H	
H.B.	HOSE BIBB
HDR.	HEADER
HRDW.	HARDWARE
HORIZ.	HORIZONTAL
HP	HORSE POWER
HT.	HEIGHT
I	
I.D.	INSIDE DIAMETER
IN.	INCH
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J	
JAN.	JANITOR
JCT.	JUNCTION
JT.	JOINT
K	
KIT.	KITCHEN
L	
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAL FOOT
LIN.	LINEAR
LT.	LIGHT
LT.WT.	LIGHT WEIGHT
M	
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFR. / MFGR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N	
(N)	NEW
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
O/	BOARD
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
ORIG.	ORIGINAL
OZ.	OUNCE
P	
PERP.	PERPENDICULAR
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLY. WD.	PLYWOOD
PR. PAIR	
PROJ.	PROJECT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PVMT.	PAVEMENT
P.T.D.F.	PRESSURE TREATED DOUG FIR
Q	
QT.	QUART
QTY.	QUANTITY
R	
R.	RISER
RAD.	RADIUS
RD.	ROAD
REF.	REFRIGERATOR
REINF.	REINFORMENT
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.T.S.	REFER TO STRUCTURAL
S	
SCHED.	SCHEDULE
S.C.	SOLID CORE
SECT.	SECTION
SHWR.	SHOWER
SNG CYL DB	SINGLE CYLINDER DEADBOLT
SHT.	SHEET
SIMM.	SIMILAR
SPEC(S).	SPECIFICATION(S)
SQ.	SQUARE
SQ. FT.	SQUARE FEET
S.S.	STAINLESS STEEL
ST.	STREET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE
SYM.	SYMBOL
T	
T.	TREAD
T.O.C	TOP OF CONCRETE/CURB
TO.C.B.	TOP OF CATCH BASIN
TEL.	TELEPHONE
TEMO.	TEMPERATURE
T&G	TONGUE AND GROOVE
THK.	THICK
TOIL.	TOILET
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TV	TELEVISION
TYP.	TYPICAL
U	
UNFIN.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V	
V.	VENT
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATE, VENTILATING
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUG FIR
V.I.F.	VERIFY IN FIELD
V.T.R.	VENT THRU ROOF
W	
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W.I.	WROUGHT IRON
WOM.	WOMEN
W.P.	WATERPROOFING
WSCT.	WAINSCOT
W/	WITH
W/O	WITHOUT
WV	WATER VALVE
ACRONYMS	
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
C.B.C.	CALIFORNIA BUILDING CODE
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCATION
O.S.H.P.D.	OCCUPATIONAL SAFETY AND HEALTH ACT
U.F.C.	UNIFORM FIRE CODE
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA

SHEET INDEX

T-1.0	TITLE SHEET
SITE/CIVIL	
C-1.0	SITE PLAN
ARCHITECTURAL	
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AB-1.1	EXISTING PLAN - ROOF
AB-9.0	EXISTING ELEVATIONS
A-1.0	PROPOSED PLAN - FIRST FLOOR
A-7.0	PROPOSED PLAN - ROOF
A-8.0	SECTION - A - CROSS
A-9.0	PROPOSED ELEVATIONS

PROJECT STATISTICS

SITE SUMMARY

LOCATION:	168 STATION WAY ARROYO GRANDE, CA 93420
ZONE:	VILLAGE MIXED-USE
LEGAL DESCRIPTION:	CY AG PTN LOWES ADDN & PTN RHO COR DE P COUNTY OF SAN LUIS OBISPO, STATE OF CA
APN:	007-482-025
LOT AREA:	43,803 SQ. FT. (1.01 ACRES) ASSESSOR
MAX. LOT COVERAGE:	100% MAXIMUM LOT COVERAGE
EXISTING: BLDG. COVERAGE:	9,713 SQ.FT (22% FOOTPRINT COVERAGE)
NEW: BLDG. COVERAGE:	600 SQ.FT (1.37% FOOTPRINT COVERAGE)

BUILDING SUMMARY

USE:	N/A	
OCCUPANCY:	B	
CONSTRUCTION:	TYPE V-N NON-SPRINKLERED	
NUMBER OF STORIES:	TWO	
BUILDING AREA EXISTING:	MAIN BUILDING	9,117 SQ. FT.
	TRASH ENCLOSURE	160 SQ. FT.
	LOADING DOCK COVER	436 SQ. FT.
	EXISTING TOTAL:	9,713 SQ. FT.
BUILDING AREA NEW:	CANOPY	600 SQ. FT.
	NEW TOTAL:	10,313 SQ. FT.

ROOF HEIGHT COMPLIANCE
REFER TO SHEET A-9.0 FOR ROOF HEIGHT COMPLIANCE

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
NFPA NATIONAL FIRE CODES
ORDINANCES OF THE CITY OF ARROYO GRANDE
ALL OTHER CODES ADOPTED BY THE AGENCIES HAVING JURISDICTION OVER THIS PROJECT

AGENCIES & UTILITIES

CITY BUILDING
CITY OF ARROYO GRANDE
BUILDING DIVISION
300 E. BRANCH ST.
ARROYO GRANDE, CA 93420
805-473-5450

CITY PLANNING
CITY OF ARROYO GRANDE
PLANNING DIVISION
300 E. BRANCH ST.
ARROYO GRANDE, CA 93420
805-473-5420

CITY SHERIFF'S DEPT.
AGPD
200 N. HALCYON RD.
ARROYO GRANDE, CA
805-473-5110

UNDERGROUND SERVICES
811
1-800-642-2444
PG & E
406 HIGUERA STREET
SAN LUIS OBISPO, CA
805-546-5210

CITY PUBLIC WORKS
CITY OF ARROYO GRANDE
PUBLIC WORKS
1375 ASH ST.
ARROYO GRANDE, CA 93420
805-473-5460

PACIFIC BELL
196 SUBURBAN ROAD
SAN LUIS OBISPO, CA
805-546-7003

THE GAS COMPANY
833 MARSH STREET
SAN LUIS OBISPO,CA

CITY FIRE DEPARTMENT
FIVE CITIES FIRE AUTHORITY
140 TRAFFIC WAY
ARROYO GRANDE, CA 93420
805-473-5490

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA
COUNTY PUBLIC WORKS
805-544-2688

PROJECT SCOPE

1. NEW 600 SQ. FT. VERANDA FOR SOLAR.
2. NEW METAL SIDING TO COVER EXISTING SIDING.
3. RELOCATE EXISTING TRASH ENCLOSURE.

PROJECT DIRECTORY

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PH: (805) 202-8388
E-MAIL: ZIZIZIPPY@GMAIL.COM

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CONTACT: PETER DANCIART, AIA, LEED AP
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E-MAIL: PETER@DANCIART.COM

GENERAL CONTRACTOR:
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PH: 805-674-8437
EMAIL: JONHAND805@GMAIL.COM

STRUCTURAL ENGINEER:
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C-32076
REN. 6/30/25
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of Peter Danciart, AIA. All designs and details shown on these drawings are for use on the specified project and shall not be used otherwise without expressed written permission of Peter Danciart, AIA.

HANSEN PROJECT
168 STATION WAY
ARROYO GRANDE, CA 93420
APN: 007-482-025

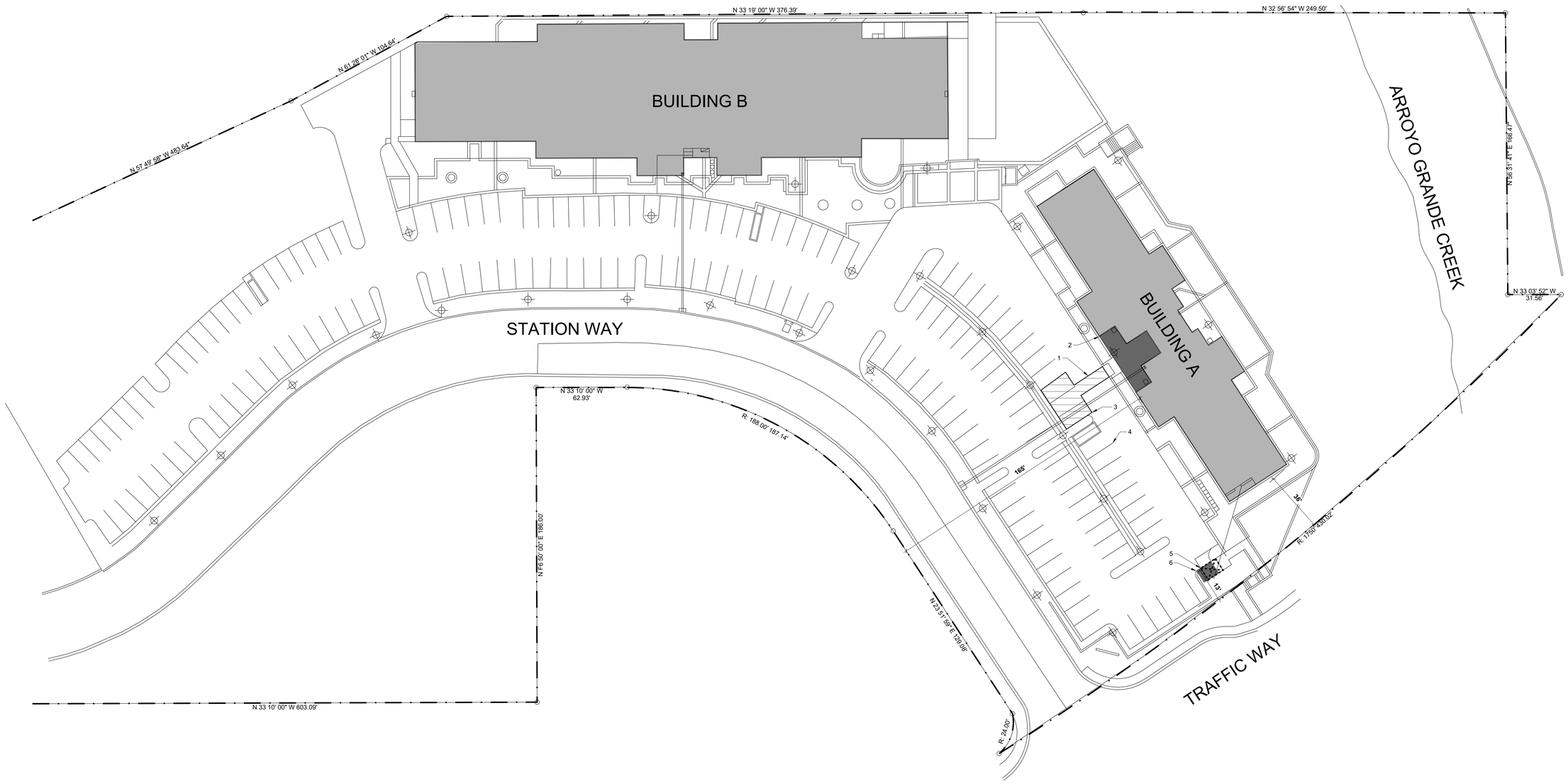
DATES

17 JUN 24
PROGRESS SET

PROJECT NUMBER
011 120 24A

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1.0



EXISTING SITE PLAN

SCALE: 1" = 30'

SITE PLAN KEYNOTES

1. (E) PATH OF TRAVEL
2. AREA OF WORK
3. (E) ADA PARKING STALLS
4. (E) PARKING
5. DEMO (E) TRASH ENCLOSURE
6. (N) TRASH ENCLOSURE LOCATION

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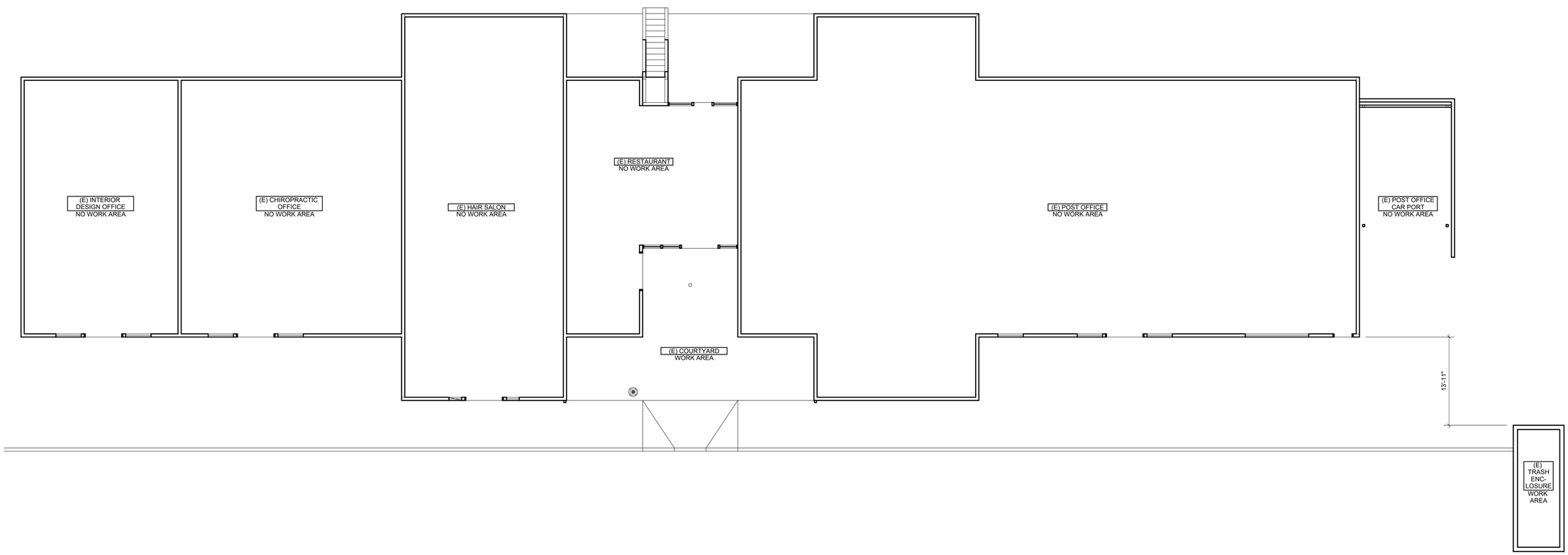
SHEET NAME
SITE PLAN

SHEET NUMBER
C-1.0



EXISTING PLAN - FIRST FLOOR

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

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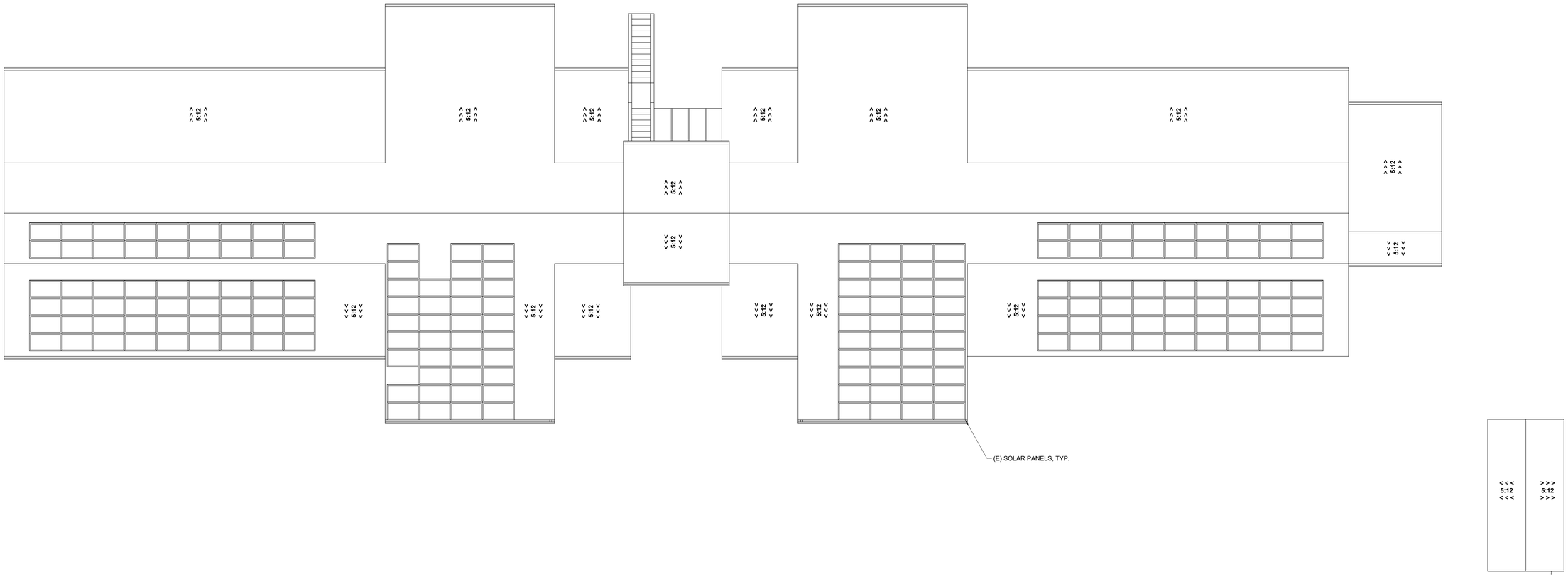
SHEET NAME
EXISTING PLAN
FIRST FLOOR

SHEET NUMBER
AB-1.0



EXISTING PLAN - ROOF

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

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SHEET NAME
EXISTING PLAN
ROOF

SHEET NUMBER
AB-1.1

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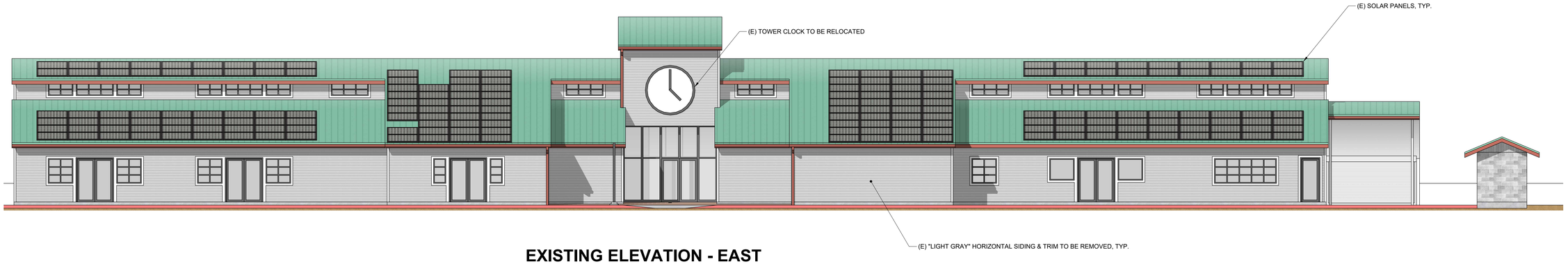
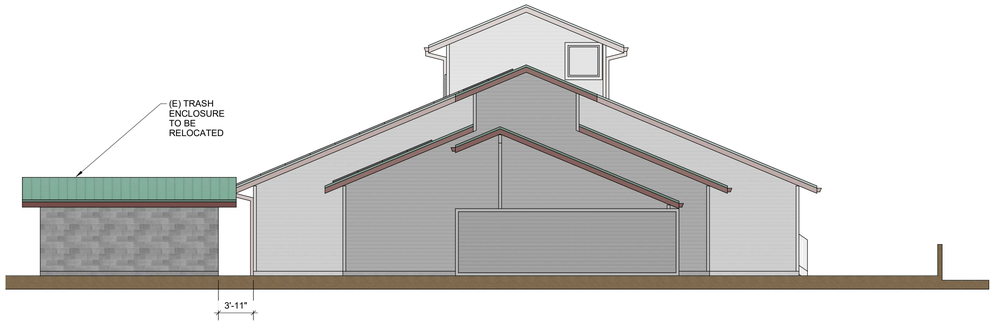


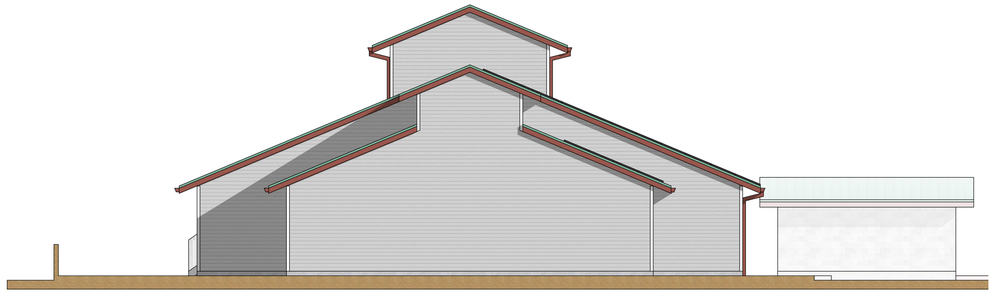
EXISTING ELEVATION - EAST

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



EXISTING ELEVATION - NORTH

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



EXISTING ELEVATION - SOUTH

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

EXISTING ELEVATION - WEST

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

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SHEET NAME
EXISTING ELEVATION EAST

SHEET NUMBER
AB-9.0

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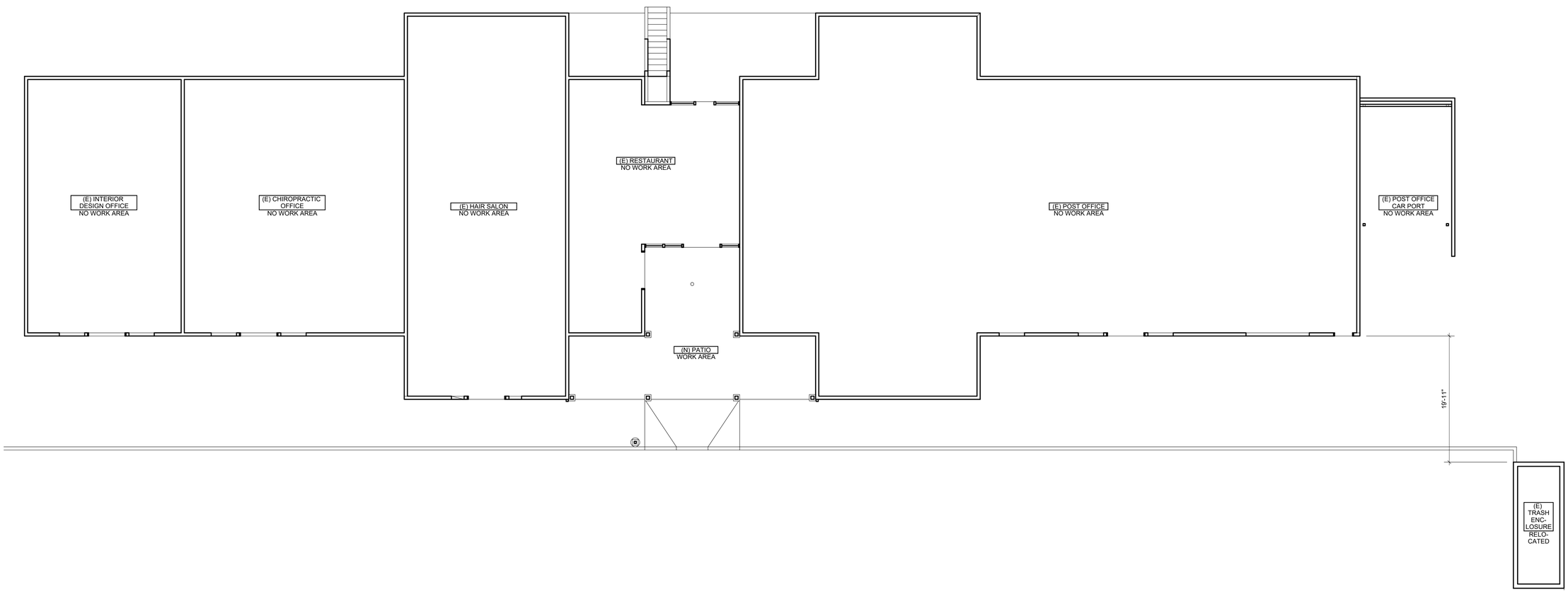

PROPOSED PLAN - FIRST FLOOR

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

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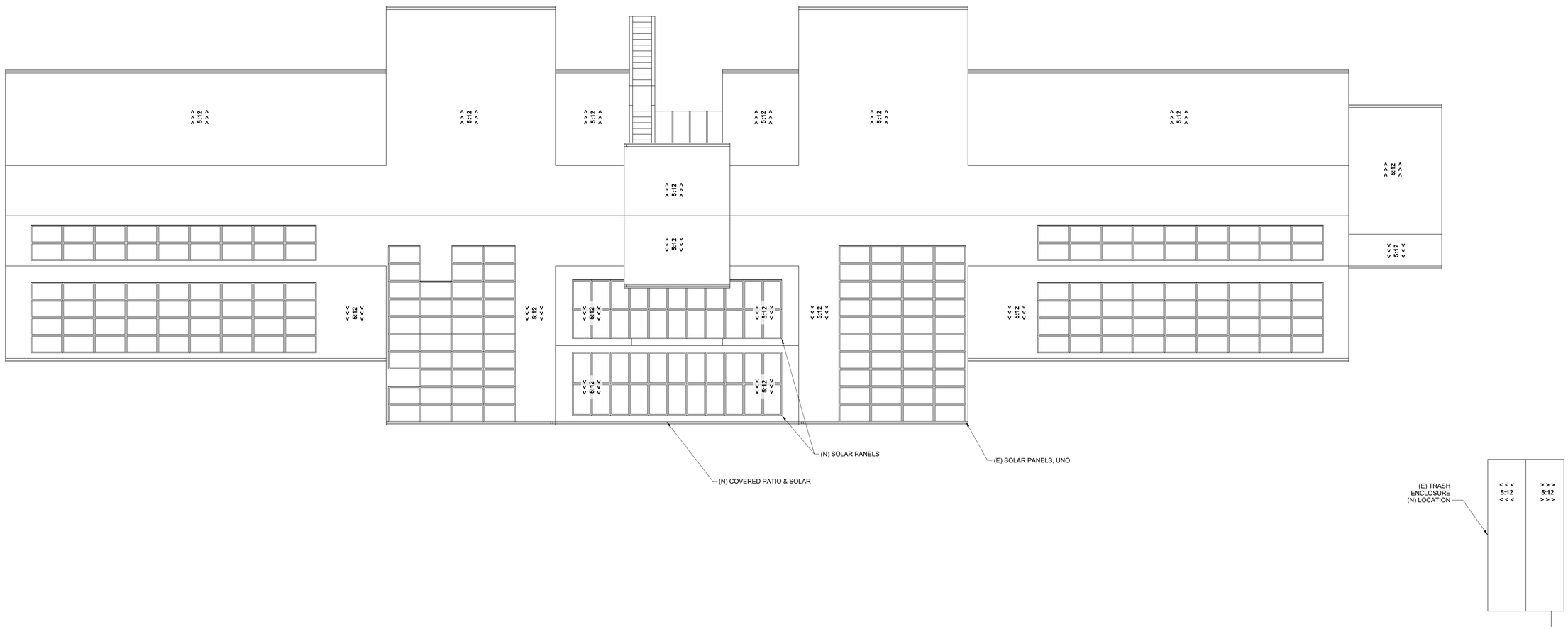
SHEET NAME
DIMENSION PLAN 1ST FLOOR

SHEET NUMBER
A-1.0



PROPOSED PLAN - ROOF

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

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SHEET NAME
ROOF PLAN

SHEET NUMBER
A-7.0

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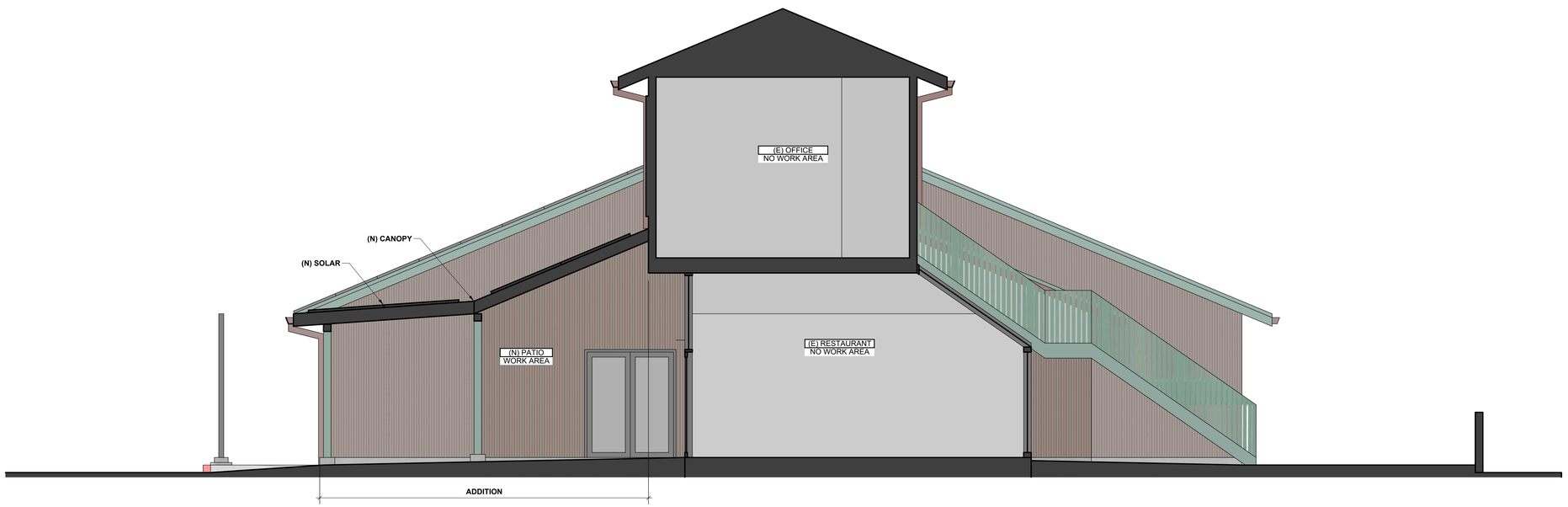

SECTION - A - CROSS

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

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SHEET NAME
SECTION
A
CROSS

SHEET NUMBER
A-8.0

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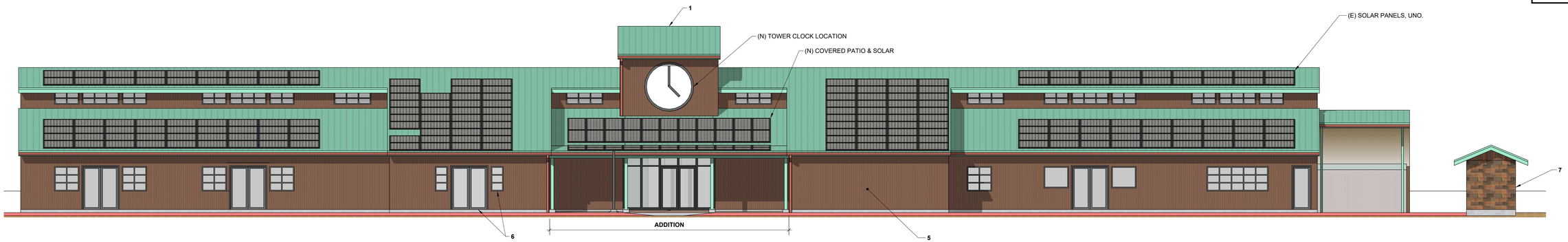


PROPOSED ELEVATION - EAST (PARKING LOT)

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

COLOR & MATERIAL KEYNOTES

1. (E) "PATINA GREEN" STANDING SEAM METAL ROOF TO REMAIN. (N) TO MATCH (E), TYP.

2. PAINT (E) FASCIAS, POSTS & BEAMS "PATINA GREEN". (N) TO MATCH (E), TYP.

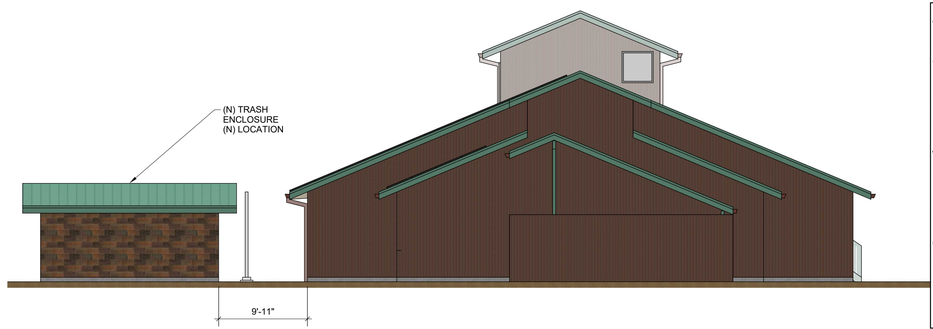
3. (E) "PATINA RED" COPPER GUTTERS & DOWNSPOUTS TO REMAIN. (N) TO MATCH (E), TYP.

4. PAINT (E) & (N) SOFFITS "Crown Paint™: J3-45 Tan Bamboo", TYP.

5. (N) "Western States Metal Roofing: Streaked Rust® - 7/8" Corrugated" METAL SIDING THROUGHOUT, TYP.

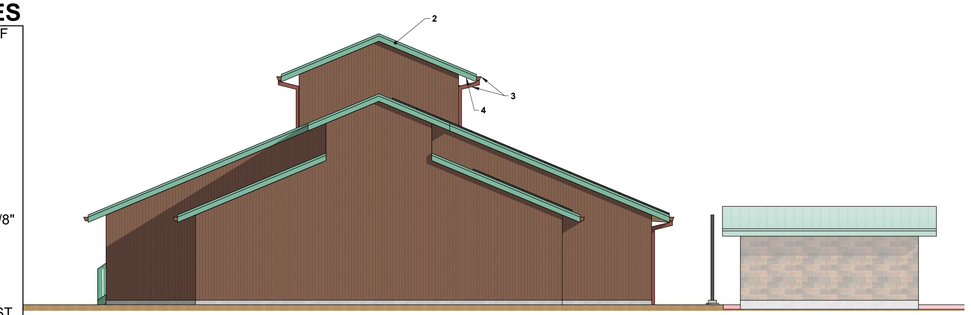
6. (E) "BLACK" ALUMINUM DOORS & WINDOWS TO REMAIN, TYP.

7. PAINT RELOCATED CMU TRASH ENCLOSURE "RUST BROWN" TO MATCH MAIN BUILDING, TYP.



PROPOSED ELEVATION - NORTH

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



PROPOSED ELEVATION - SOUTH

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

PROPOSED ELEVATION - WEST (CREEKSIDE)

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

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HANSEN PROJECT
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ARROYO GRANDE, CA 93420
APN: 007-482-025

DATES

17 JUN 24
PROGRESS SET

PROJECT NUMBER
011 120 24A

SHEET NAME
ELEVATION
EAST

SHEET NUMBER
A-9.0