

951. E. GRAND MIXED-USE

Arroyo Grande, CA



PERSPECTIVE

PROJECT DATA

SCOPE OF WORK:
A PROPOSAL FOR A NEW 6798 SQUARE FOOT, TWO-STORY, MIXED-USE BUILDING CONSISTING OF WAREHOUSE SPACE ON THE LOWER FLOOR AND THREE CONDOMINIUM UNITS ON THE UPPER FLOOR. THE NEW LOWER FLOOR USE WILL BE SHARED BETWEEN THE CONDOMINIUM TENANTS AND OWNER OF THE BUILDING. THE PROJECT SITE INCLUDES AN EXISTING, 7168 SF, SINGLE-STORY COMMERCIAL BUILDING USED FOR WAREHOUSE/WHOLESALE. THE EXISTING TENANT FACING E. GRAND IS A SIGN AND GRAPHICS SHOP PROPOSED TO REMAIN AND IS APPROXIMATELY 2100 SF. THE REMAINING 5068 SF PORTION OF THE EXISTING BUILDING WILL BE ASSOCIATED WITH THE NEWLY PROPOSED WAREHOUSE USE OF THIS PROJECT. THE PROJECT SITE IS 0.44 ACRES AND LOCATED WITHIN THE FAIR OAKS MIXED-USE ZONE.

THE ARCHITECTURAL STYLE OF THE NEWLY PROPOSED BUILDING IS INDUSTRIAL. THE BUILDING WILL BE CONSTRUCTED USING STEEL FRAMING AND SHALL BE CLADDED IN STEEL SIDING AND ROOFING. REFER TO THE RENDERINGS AND COLOR & MATERIALS BOARD IN THIS PLAN SET FOR FURTHER INFORMATION.

DIRECTORY

OWNER OR APPLICANT: One Flat Cat, LLC
Greg Cottrell
509 Traffic Way
Arroyo Grande, CA 93420
805-440-6974

ARCHITECT: studioDAM
4578 Waverly St.
San Luis Obispo, CA 93401
805-801-2790

CONTRACTOR: D.A. Craghead Construction, Inc.
3765 S. Higuera St. Ste. 130
San Luis Obispo, CA 93401
805-541-9027

CIVIL ENGINEER: Walsh Engineering
1108 Garden St. Suite 202-204
San Luis Obispo, CA 93401
(805) 319-4948

GEOTECHNICAL ENGINEER: Mid-Coast Geotechnical, Inc.
3124 El Camino Real
Atascadero, CA 93422
(805) 461-0965

PLANNING DATA

EXISTING SITE STATISTICS		
BLDG. FOOTPRINT	7168 square feet	40 %
FLATWORK	10,632 square feet	59 %
LANDSCAPING	48 square feet	<1%
TOTAL LOT	17,848 square feet	100 %

PROPOSED SITE STATISTICS		
BLDG. FOOTPRINT	10,888 square feet	61 %
FLATWORK	6,860 square feet	38 %
LANDSCAPING	100 square feet	<1%
TOTAL LOT	17,848 square feet	100 %

SITE COVERAGE		
ALLOWED	12,494 square feet	70 %
PROPOSED	10,888 square feet	61 %

FLOOR AREA RATIO		
ALLOWED (FAR=1)	17,848 square feet	1
PROPOSED	13,966 square feet	0.78

RESIDENTIAL DENSITY		
ALLOWED	25 units/acre	10 units
PROPOSED	25 x 0.41 acre =	3 units

MAXIMUM BUILDING SIZE		
ALLOWED	50,000 square feet	
PROPOSED	13,966 square feet	

HEIGHT LIMITATION		
ALLOWED	35'-0" from Ave. Natural Grade	
PROPOSED	34'-3"	

REQUIRED SETBACKS		
FRONT YARD	0'-10'-0"	
SIDE YARD	0'-5'-0"	
REAR YARD	0'-15'-0"	

PROPOSED SETBACKS		
FRONT YARD	140'-0"	
LEFT SIDE YARD	6'	
RIGHT SIDE YARD (DRIVE SIDE)	26'6"	
REAR YARD	5'-1"	

PARKING REQUIREMENTS REQUIRED		
(E) WAREHOUSE: 1 SPACE PER 800 SQUARE FEET OF GROSS FLOOR AREA	7168 SF / 800 = 9 REQUIRED SPACES	
(M) WAREHOUSE: 1 SPACE PER 800 SQUARE FEET OF GROSS FLOOR AREA	3340 SF / 800 = 4 REQUIRED SPACES	
RESIDENTIAL: 1 SPACE PER UNIT	3 UNITS = 3 REQUIRED SPACES	
(Mixed Use Projects do not require covered spaces)		
TOTAL REQUIRED PARKING	16 spaces	

PROPOSED		
WAREHOUSE	14 spaces	Uncovered
RESIDENTIAL	3 spaces	Uncovered
MOTORCYCLE	1 spaces	Uncovered
TOTAL PARKING	18 spaces	

GENERAL SITE INFORMATION

PROJECT ADDRESS: 951 E. GRAND AVE
ARROYO GRANDE, CA 93420

ASSESSOR'S PARCEL NUMBER: 077-223-005

LOT SIZE: 0.41 ACRES
(17,848 SQ FT)

COMMUNITY & PLANNING AREA: CITY OF ARROYO GRANDE

ZONING & LAND USE ELEMENTS: FAIR OAKS MIXED USE

UTILITY INFORMATION:

ELECTRICAL	PG&E
NATURAL GAS	SOCAL GAS
TELEPHONE	TBD
TELEVISION	TBD
WATER SERVICE	CITY OF ARROYO GRANDE
SEWER SERVICE	CITY OF ARROYO GRANDE
GARBAGE/RECYCLE	SOUTH COUNTY SANITARY

BUILDING AREA LOWER FLOOR	
STORAGE	3340 square feet
ELECTRICAL ROOM	90 square feet
RESIDENTIAL CIRCULATION	134 square feet
RESIDENTIAL UTILITY ROOM	148 square feet
LOWER FLOOR TOTAL	3712 square feet - GROSS

UPPER FLOOR	
UNIT 1	964 square feet - NET
UNIT 2	886 square feet - NET
UNIT 3	828 square feet - NET
CIRCULATION	352 square feet
UPPER FLOOR TOTAL	3072 square feet - GROSS

BUILDING TOTAL	
RAISED EXTERIOR DECKS	6784 square feet - GROSS
	640 square feet

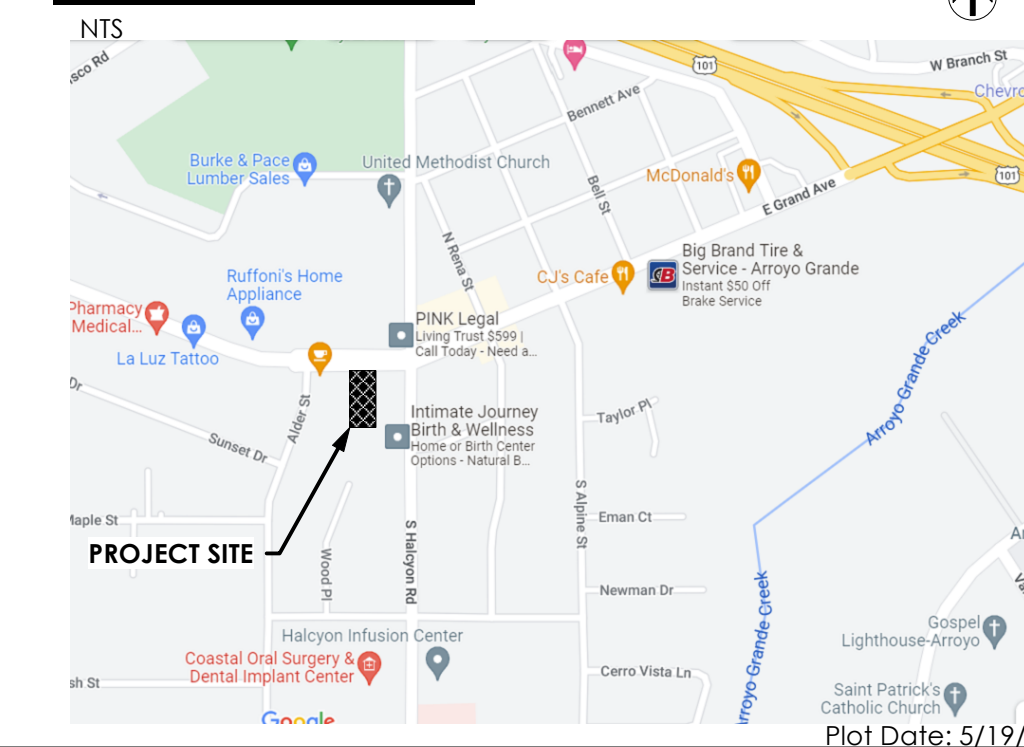
CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH:
2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE
CITY OF ARROYO GRANDE BUILDING & CONSTRUCTION ORDINANCE: TITLE 15
CITY OF ARROYO GRANDE DEVELOPMENT CODE: TITLE 16

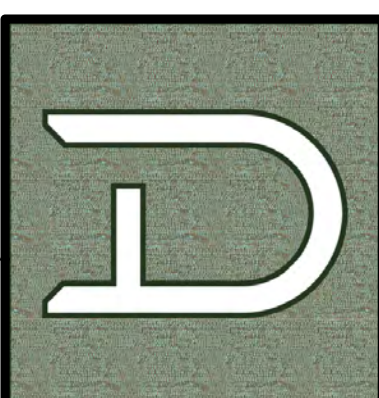
SHEET INDEX

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VICINITY MAP



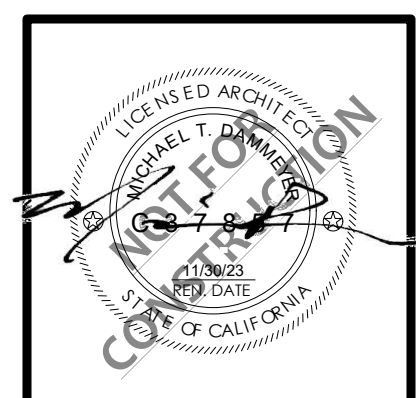
OVERALL WEST ELEVATION



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PROJECT:

951 E. Grand Mixed Use

951 E. Grand Ave
Arroyo Grande, CA 93420
Greg Cottrell

SHEET:

TITLE SHEET

PROJECT SHEET NOTES:

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DATE: 5/19/23
DRAWN: md

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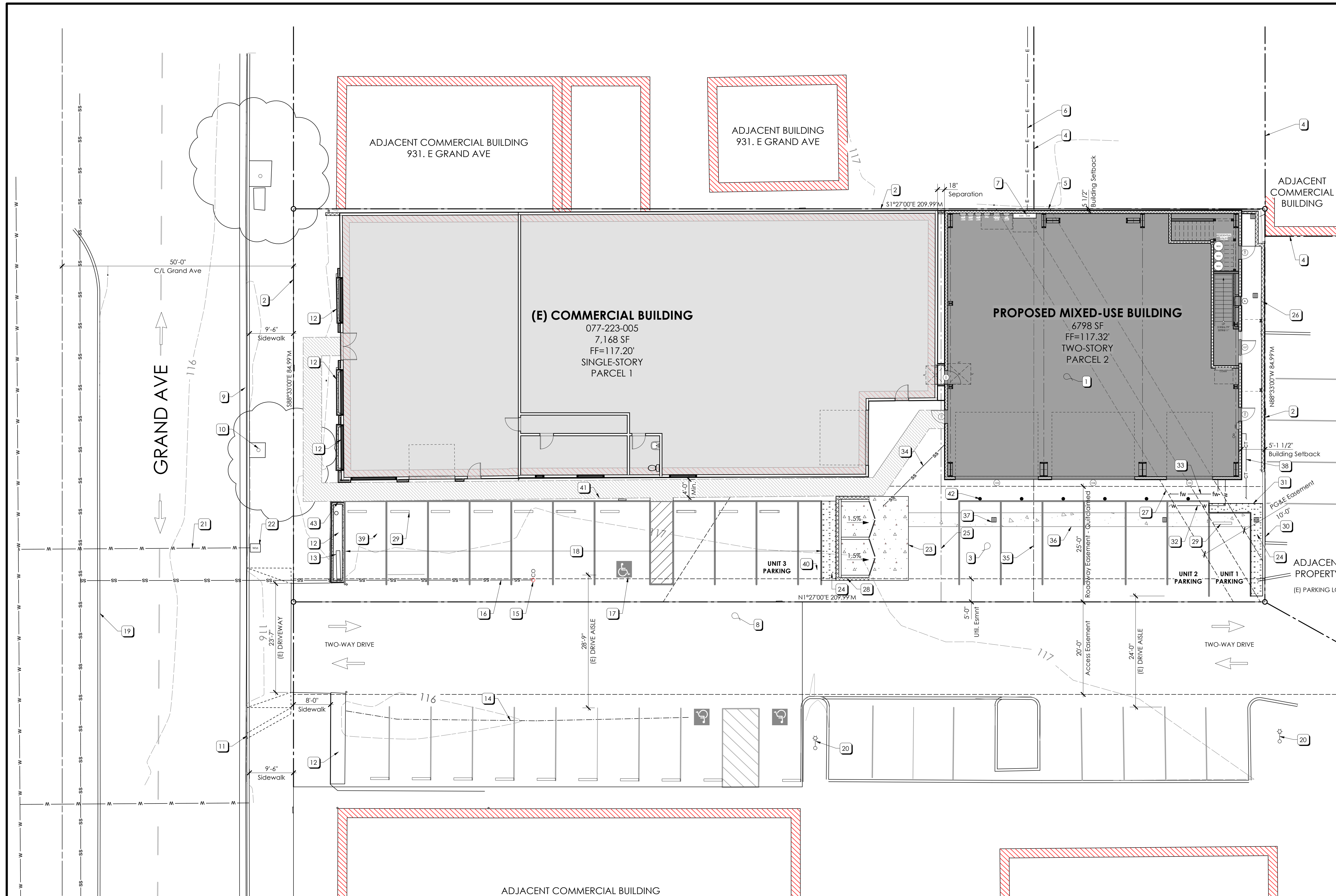
P1.0

ARCHITECTURAL SITE PLAN REFERENCE NOTES

1. (N) Building footprint
2. Property line
3. Replace (E) AC paving with (N) AC paving. Refer to civil engineering plans for further information.
4. Adjacent property line
5. (E) Retaining wall
6. (E) Overhead electrical lines
7. (E) Power pole to be removed. Power proposed to be routed to weatherhead on existing building and three-phase power removed back to previous pole.
8. (E) AC parking lot to remain
9. (E) Concrete curb and gutter
10. (E) Tree well to remain
11. (E) Under sidewalk drain to remain
12. (E) Planter
13. (E) Tenant sign to remain
14. Line of (E) AC swale
15. (E) Sewer clean-out
16. (E) Sewer line
17. (N) Van Accessible Parking Space
18. Restripe (E) Parking area
19. (E) Curb median
20. (E) Light standard
21. (E) Domestic water line
22. (E) Water meter for (E) Building
23. 6" thick concrete apron in front of trash enclosure
24. (N) Landscaping
25. Assumed property line for fire separation distance
26. (E) Retaining wall to be removed and replaced at property line
27. (E) Utility easement to be abandoned
28. (N) Trash and recycling enclosure. Conditional approval requested for design for size and type per site constraints.
29. (N) AC parking with wheel-stop, typ.
30. Concrete curb
31. 0" curb at landscape island
32. Proposed domestic water POC. Refer to civil engineering drawings for further information
33. Proposed (N) Fire line POC. Refer to civil engineering drawings for further information
34. Proposed (N) sewer lateral for building. Refer to civil engineering drawings for further information
35. (E) Parcel line to be abandoned
36. (N) Concrete swale. Refer to civil engineering sheets for further information
37. (N) Drop inlet. Refer to civil engineering sheets for further information
38. Dry utility joint trench. Refer to civil engineering drawings for further information.
39. (E) Van accessible parking space to be relocated
40. (N) Motorcycle parking space
41. Hatched path indicates accessible route to building entrances.
42. Remove Bollard, typical of 6
43. Relocate planter edge to allow 48" min. accessible route to building entrance.

STATEMENT OF CONFORMANCE

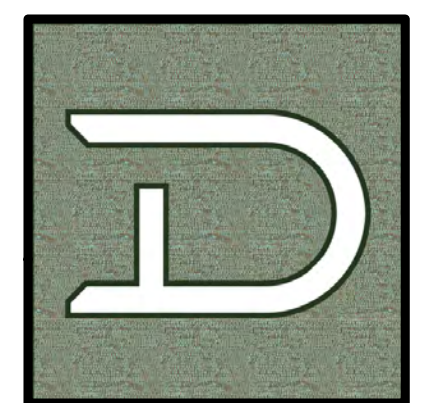
THE ATTACHED PLANS ARE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE STATE, LOCAL AND OTHER LAWS REGULATING THIS TYPE OF DEVELOPMENT.



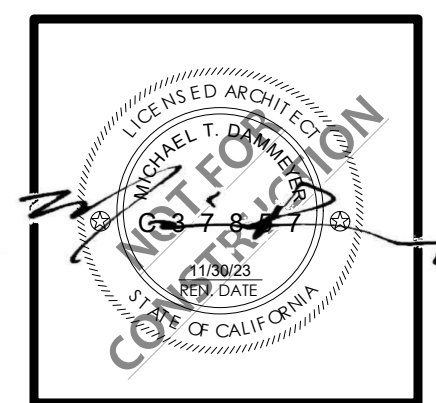
ARCHITECTURAL SITE PLAN

SC: 1"=10'-0"

Plot Date: 5/19/23



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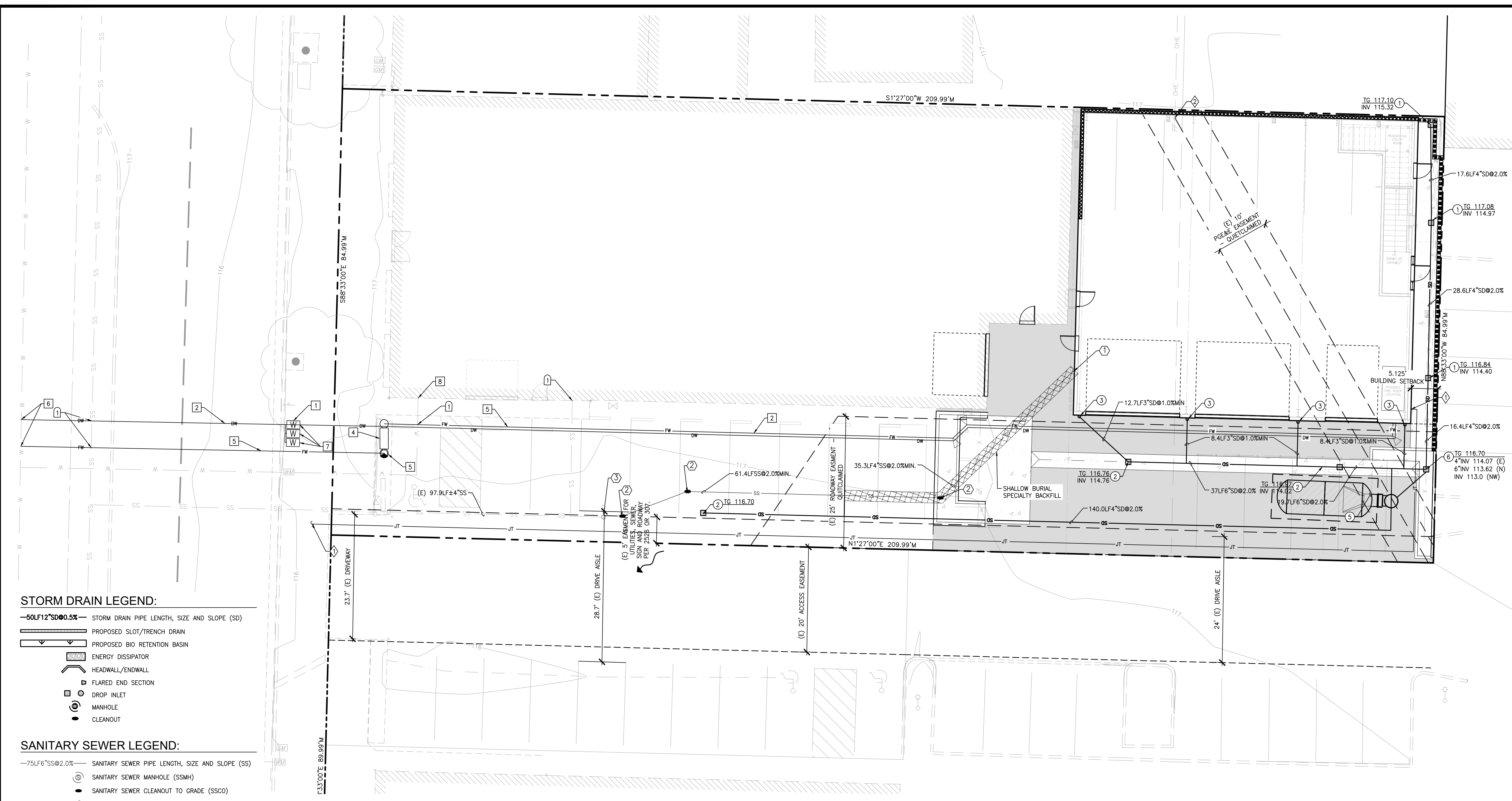
SHEET:
ARCHITECTURAL SITE PLAN

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P2.1



SANITARY SEWER KEY NOTES

- 1 PROPOSED SANITARY SEWER LATERAL PER CITY STANDARD, MAINTAIN A MINIMUM SLOPE OF 2% IN LATERAL. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF THE BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
2 PROPOSED SANITARY SEWER CLEANOUT WITH COVER TO GRADE PER CITY STANDARD.
3 PROPOSED POINT OF CONNECTION TO EXISTING SEWER LATERAL.

STORM DRAIN KEY NOTES

- 1 8" AREA DRAIN WITH PEDESTRIAN RATED GRATED PER DETAIL.
2 PROPOSED 8" DROP INLET WITH TRAFFIC RATED GRATE PER DETAIL.
3 PROPOSED 3" PVC STORM DRAIN FOR ROOF DRAINAGE. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF THE BUILDING.
4 PROPOSED STORM DRAIN CLEANOUT WITH COVER TO GRADE.
5 PROPOSED STORMTECH MC-3500 UNDERGROUND INFILTRATION CHAMBER SYSTEM PER STORMTECH DETAILS. VOLUME, AREA, TOP/BOTTOM OF ROCK ELEVATIONS, TOP/BOTTOM OF CHAMBER ELEVATIONS PER PLAN.
6 PROPOSED 18" SQUARE CATCH BASIN

WATER KEY NOTES

- 1 PROPOSED DOMESTIC WATER METER PER CITY STANDARD. PROVIDE TO REDUCER FITTING ON PRIVATE SIDE OF METER TO TRANSITION TO A 2" LINE.
2 PROPOSED 3" WATER LINE TO PROVIDE DOMESTIC SERVICES. SEE MECHANICAL PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF BUILDING. MECHANICAL DESIGNERS TO VERIFY SIZING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
3 PROPOSED 6" FIRE WATER SERVICE PER CITY STANDARD.
4 PROPOSED 6" DOUBLE DETECTOR CHECK BACKFLOW DEVICE PER CITY STANDARD.
5 PROPOSED FIRE DEPARTMENT CONNECTION PER CITY STANDARD.
6 PROPOSED POINT OF CONNECTION TO EXISTING 8" MAIN. CONNECT WITH SADDLE PER CITY STANDARD.
7 PROPOSED MANIFOLD PER CITY STANDARD.
8 EXISTING WATER SERVICE TO REMAIN

CAUTIONARY KEY NOTES

- 1 THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY EXISTING UTILITY INVERT AND LOCATION PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.

DRY UTILITY KEY NOTES

- 1 PROPOSED POINT OF CONNECTION FOR TELECOMMUNICATIONS. SEE PLANS PREPARED BY UTILITY PURVEYOR FOR ONSITE ROUTING AND CONNECTION TO THE PROPOSED BUILDING.
2 PROPOSED POINT OF CONNECTION FOR ELECTRICAL. SEE PLANS PREPARED BY UTILITY PURVEYOR FOR ONSITE ROUTING AND CONNECTION TO THE PROPOSED BUILDING.

UTILITY GENERAL NOTES

- 1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLES METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
PROPOSED SLOT/TRENCH DRAIN
PROPOSED BIO RETENTION BASIN
ENERGY DISSIPATOR
HEADWALL/ENDWALL
FLARED END SECTION
DROP INLET
MANHOLE
CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
SANITARY SEWER MANHOLE (SSMH)
SANITARY SEWER CLEANOUT TO GRADE (SSCO)
SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

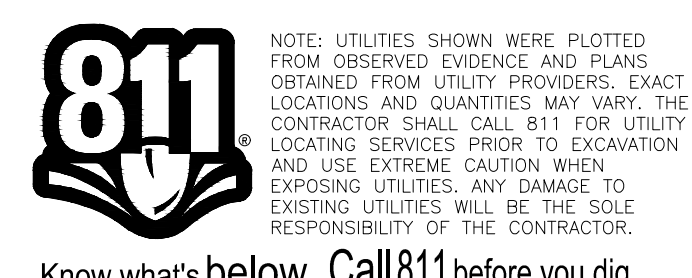
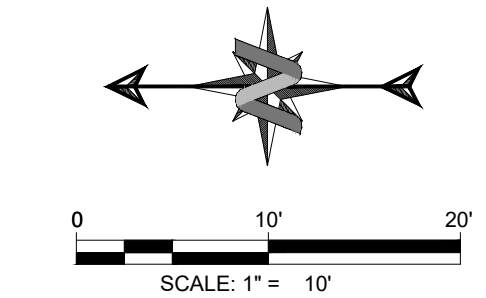
- 6"DW DOMESTIC WATER SERVICE AND SIZE (DW)
8"FW FIRE WATER SERVICE AND SIZE (FW)
GATE VALVE
FIRE HYDRANT (FH)
POST INDICATOR VALVE (PIV)
FIRE DEPARTMENT CONNECTION (FDC)
BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
DOMESTIC WATER METER
IRRIGATION METER (DESIGN BY OTHERS)
THRUST BLOCK PER CITY STANDARD.

DRY UTILITY LEGEND:

- DRY UTILITY SERVICE
PROPOSED PULL BOX
PROPOSED STREET LIGHT
PROPOSED SITE LIGHT

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (CL)
EXISTING PROPERTY LINE (EX. PL)
PROPOSED PROPERTY LINE (PL)
PROPOSED SETBACK LINE
EXISTING/PROPOSED EASEMENT
PROPOSED SAWCUT
GUTTER FLOWLINE
PROPOSED CURB AND GUTTER
PROPOSED SLOTTED CURB
PROPOSED RETAINING WALL. HEIGHT PER PLAN.
PROPOSED CONCRETE PAVEMENT/HARDSCAPE
PROPOSED ASPHALT CONCRETE PAVEMENT
PROPOSED GRAVEL
PROPOSED PERVIOUS PAVEMENT
DEEPEENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.



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Table with 3 columns: NO., DATE, REVISIONS. Contains revision markers.

WALSH ENGINEERING logo and contact information: WALSHENGINEERING.NET (805) 319-4948, 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

Project title block: GREG COTTRELL, COTTRELL MIXED USE, 951 E. GRAND AVE. ARROYO GRANDE CA

Professional Engineer seal for Matthew R. Walsh, State of California, License C79026, NOT FOR CONSTRUCTION

DESIGNED BY: DAP
CHECKED BY: DAP
APPROVED BY: MRW
DATE: 02/24/2022

PRELIMINARY UTILITY PLAN

SHEET C3.0

COLOR AND MATERIALS



EXTERIOR SIDING:
 MANUFACTURER: American Building
 COLOR: Slate Gray
 PROFILE: Architectural III Panel

DOORS AND WINDOWS:
 MANUFACTURER: TBD
 STYLE: Metal Clad
 COLOR: Black

ROOFING COVERING:
 MANUFACTURER: American Building
 COLOR: Slate Gray
 PROFILE: Standing Seam

ROLL-UP DOORS:
 MANUFACTURER: TBD
 STYLE: Metal Clad
 COLOR: Dark Gray

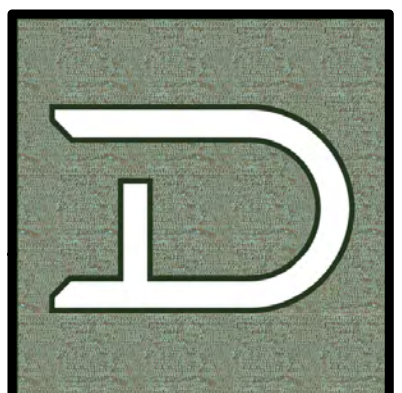
TRIM:
 MANUFACTURER: American Building
 COLOR: Slate Gray

GUTTER/DOWNSPOUTS:
 STYLE: Round
 COLOR: Slate Gray

EXTERIOR LIGHTING:
 MANUFACTURER: TBD
 STYLE: Vertical
 COLOR: Dark Bronze

RAILING:
 STYLE: Steel / Cable Rail
 COLOR: Dark Gray

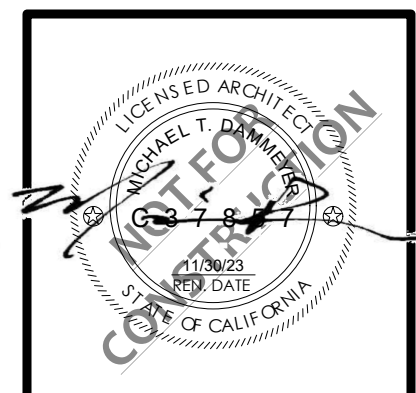
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COLOR AND MATERIALS

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P6.1



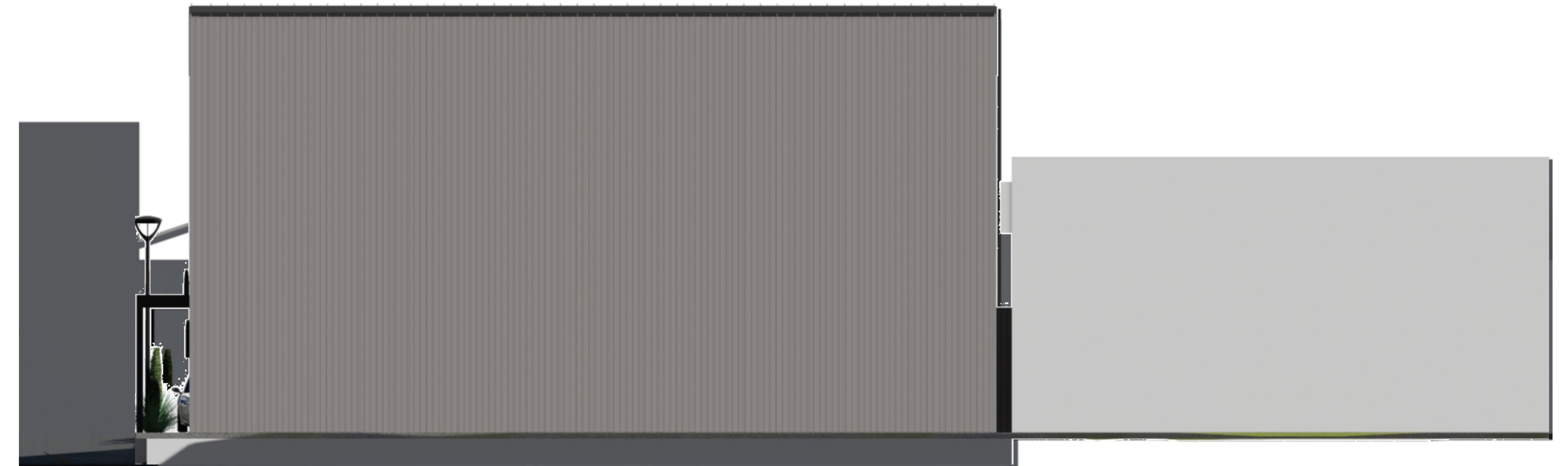
1 WEST ELEVATION - OVERALL

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



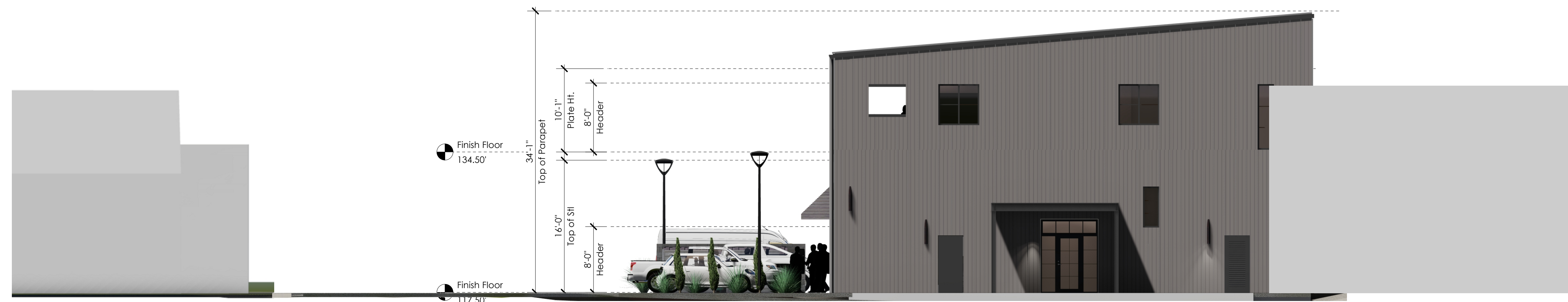
2 GRAND AVE (NORTH) ELEVATION

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



3 EAST ELEVATION

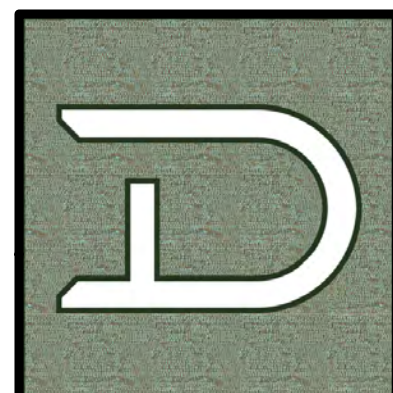
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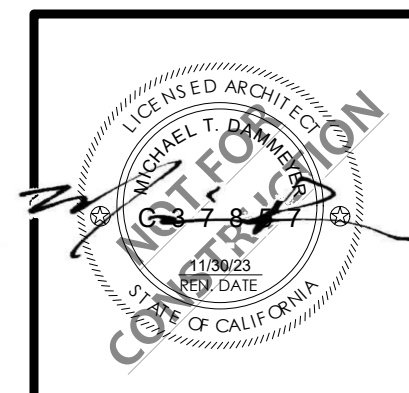
4 SOUTH ELEVATION OVERALL

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

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SHEET:
RENDERED EXTERIOR ELEVATIONS

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P6.2