

SAN LUIS OBISPO AUTO DEALERSHIP ENTITLEMENT PACKAGE

03-25-2022

1381 CALLE JOAQUIN

San Luis Obispo, CA



Architectural

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SHEET A-2 - FLOOR PLAN
SHEET A-3 - COLORED ELEVATIONS
SHEET A-4 - SITE DETAILS
SHEET A-5 - MATERIAL BOARD
WILL SERVE LETTER TRASH ENCLOSURE

Civil

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SHEET C2 - PRELIMINARY GRADING PLAN AND DRAINAGE
SHEET C3 - EARTHWORK CUT / FILL EXHIBIT
SHEET C4 - PRELIMINARY UTILITY PLAN

Landscape

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Photometrics

EP1.0 - ELECTRICAL PHOTOMETRIC PLAN
EP1.1 - LIGHT POLE DETAIL AND LIGHTING CUT SHEET

PROJECT INFORMATION

BUILDING AREA

LAND	123,710 SF	2.84 ACRES
BUILDING		30,986 SF
LAND / BLDG RATIO:		2.99 / 1
COVERAGE:		25.05 %
LANDSCAPE TOTAL:		12,953 SF

OCCUPANCY CLASSIFICATION:	B-BUSINESS
FLOOD ZONE INFORMATION:	FLOOD ZONE 'A'
A.P.N.:	053-152-002
ZONING:	C-T (COMMERCIAL TOURIST)

PARKING SUMMARY

PARKING SPACES REQUIRED:

USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
OFFICE/CUSTOMER	300 SF/1SP	4,360	15
SALES/SERVICE	500 SF/1SP	26,626	53
OUTDOOR SALES	2000 SF/1SP	40,000	20
TOTAL REQUIRED PARKING:			88

TOTAL PARKING PROVIDED: 175

PARCEL INFORMATION

BEING LOT 2 OF PARCEL MAP SLO 04-0615,
BOOK 67, PAGES 68-70 OF PARCEL MAPS

LEGAL DESCRIPTION PRELIMINARY TITLE REPORT ORDER NO.
FSLC-512100364-RB: LOT 2 OF PARCEL MAP SLO 04-0615, IN THE CITY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP
RECORDED NOVEMBER 8, 2006 IN BOOK 67, PAGES 68-70 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY



600 N. Tustin Ave, Suite 150
Santa Ana, CA 92705
714.835.3311
tab@richdevelopment.com
Contact: Tab Johnson



15635 Alton Parkway, Suite 100
Irvine, CA 92618
949.553.1117
www.mcgarchitecture.com
Contact: Olga Ruiz



872 Higuera Street
San Luis Obispo, CA 93401
619.307.2749
SDDavis@AtlasCivilDesign.com
Contact: Shannon Davis



Conceptual Design and Planning Company
3195-C Airport Loop Drive Studio One
Costa Mesa, CA 92626
949.399.0870
www.cdpcinc.com
Contact: Gary Glandon



LOCATION MAP



PROJECT INFORMATION

BUILDING AREA

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PARCEL INFORMATION:

BEING LOT 2 OF PARCEL MAP SLO 04-0615,

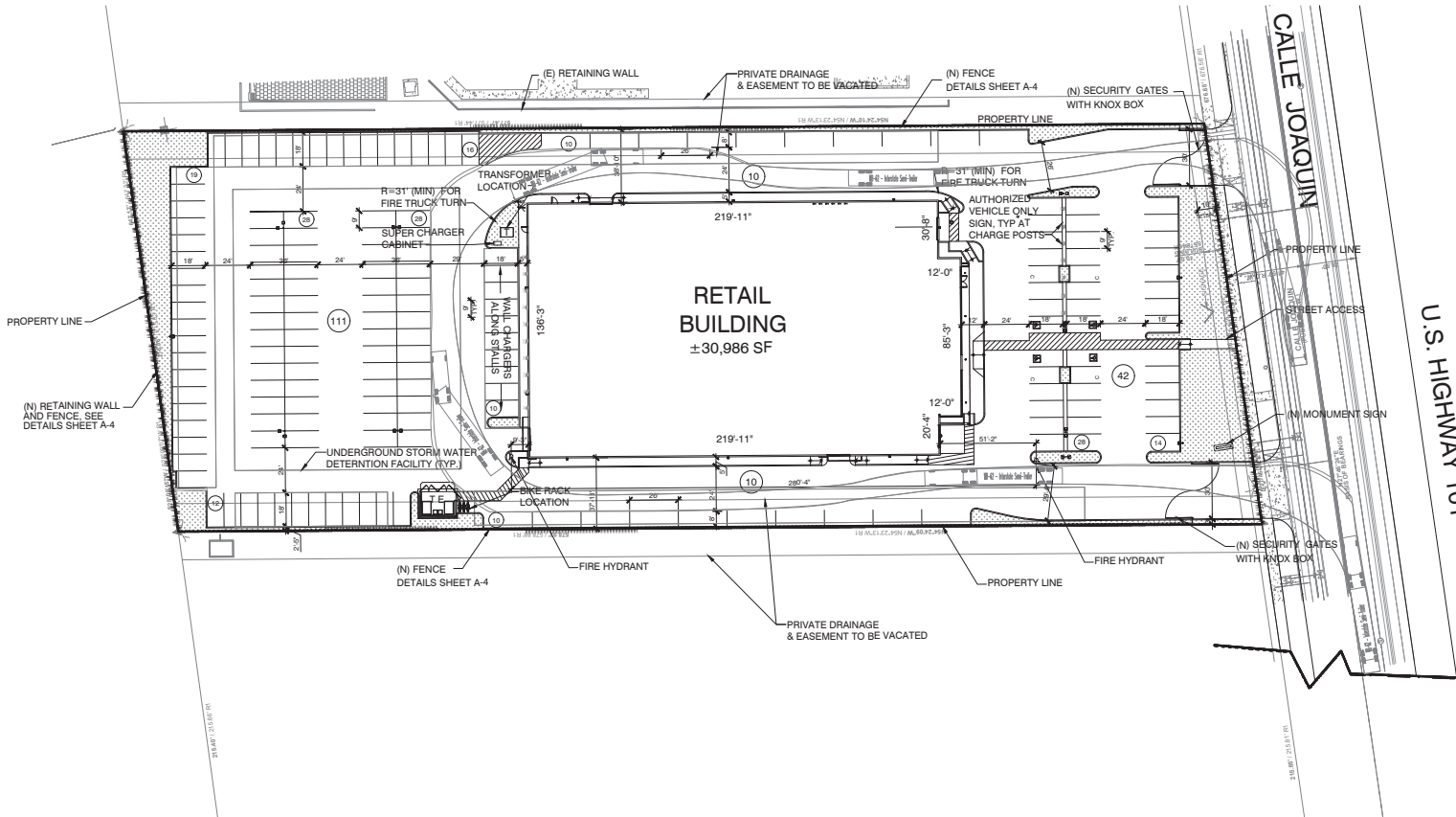
BOOK 67, PAGES 68-70 OF PARCEL MAPS

A.P.N.: 053-152-002

ZONING: C-T (COMMERCIAL TOURIST)

LEGAL DESCRIPTION PRELIMINARY TITLE REPORT ORDER NO. FSLC-512100364-RB:

LOT 2 OF PARCEL MAP SLO 04-0615, IN THE CITY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED NOVEMBER 8, 2006 IN BOOK 67, PAGES 68-70 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



CALLE JOAQUIN NEAR LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA

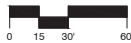
DATE: 01/07/2022
MCG JOB #: 21.353.01

DATE REVISIONS

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SITE PLAN Scheme A

Scale: 1" = 30'



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A-1

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FIRE DEPARTMENT NOTES:
 1. FIRE DEPARTMENT ACCESS: ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 5 AND APPENDIX D OF THE 2016 CALIFORNIA FIRE CODE (CFC). ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 12' 6". ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF A 60,000 POUND FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE ALL-WEATHER ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. DEAD END ROADS IN EXCESS OF 300 FEET IN LENGTH SHALL TERMINATE IN A CUL-DE-SAC TURNAROUND WITH A MINIMUM UNOBSTRUCTED TURNING RADIUS OF 35 FEET (70 FOOT DIAMETER). THE MAXIMUM ROAD GRADE FOR FIRE DEPARTMENT ACCESS IS 15%, WITH A MAXIMUM CROSS SLOPE OF 5%. THE MAXIMUM ANGLE OF APPROACH AND ANGLE OF DEPARTURE IS 10%.

2. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 10" HIGH BY 1" STROKE AND BE ON A CONTRASTING BACKGROUND.

3. WATER SUPPLIES: WATER SUPPLIES SHALL BE IN ACCORDANCE WITH SECTIONS 307 OF THE CFC. AN APPROVED WATER SUPPLY CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION IS REQUIRED. THE FIRE FLOW SHALL BE DETERMINED USING APPENDIX B OF THE CFC.

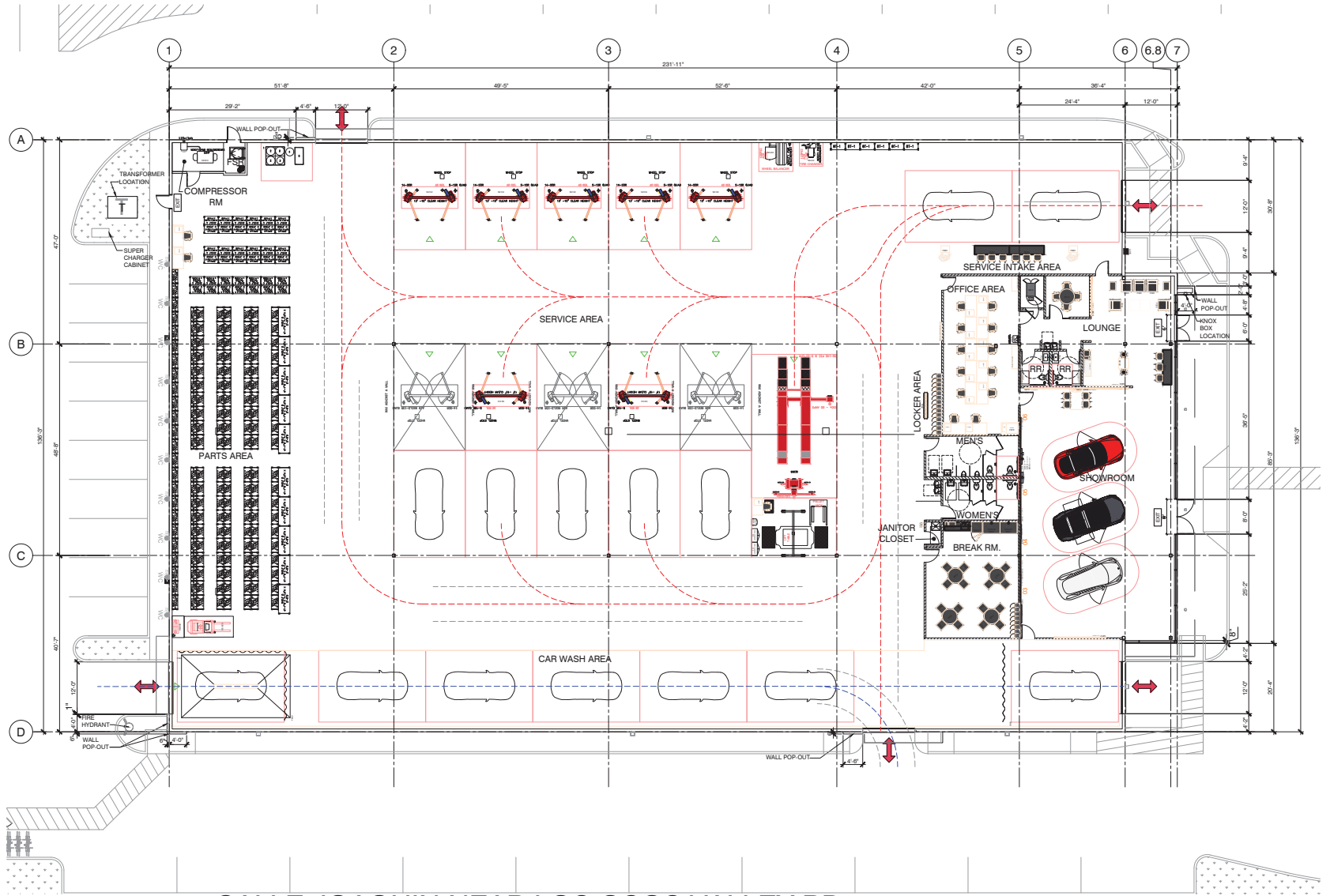
4. FIRE DEPARTMENT ACCESS TO EQUIPMENT: ROOMS OR AREAS CONTAINING CONTROLS FOR AIR-HANDLING SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS, OR OTHER CRITICAL SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR USE BY THE FIRE DEPARTMENT AND SHALL BE LOCATED IN THE SAME AREA. A SIGN SHALL BE PROVIDED ON THE DOOR TO THE ROOM STATING "FIRE SPRINKLER RISER" AND "FIRE ALARM CONTROL PANEL". FIRE SPRINKLER RISERS SHALL BE LOCATED IN A ROOM WITH EXTERIOR DOOR ACCESS.

5. KNOX BOX: A KNOX BOX SHALL BE PROVIDED ON THE OUTSIDE OF THE FIRE SPRINKLER RISER ROOM WITH A KEY TO THE ROOM.

6. FIRE PROTECTION SYSTEMS AND EQUIPMENT: FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND THE CALIFORNIA BUILDING CODE. AN APPROVED NFPA 13 FIRE SPRINKLER SYSTEM WILL BE REQUIRED. SHOP DRAWINGS AND SPECIFICATIONS SHALL BE A DEFERRED SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDARDS.

7. FIRE SAFETY DURING CONSTRUCTION: BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.

8. ALL EXTERIOR CONSTRUCTION METHODS AND MATERIAL SHALL COMPLY WITH CHAPTER 7A (IGNITION RESISTANT CONSTRUCTION) OF THE BUILDING CODE, EXCEPT FOR WINDOWS, FOR BUILDINGS LOCATED IN WILDFIRE PRONE AREAS.



CALLE JOAQUIN NEAR LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA

PROPOSED
 FLOOR PLAN

Scale: 3/32" = 1'-0"

0 8' 16' 32'



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A-2

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MCG JOB #: 12/23/2021
 21.353.01

REVISIONS

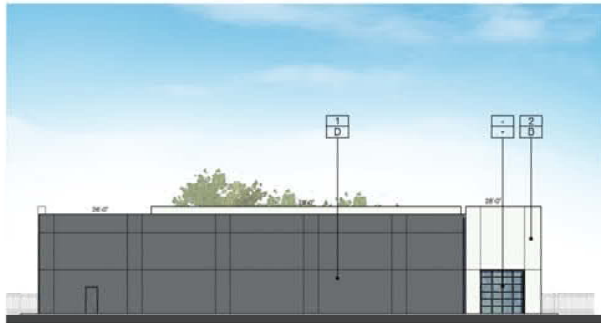
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SOUTH ELEVATION



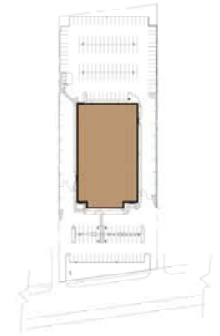
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

MATERIALS

- 1 PAINTED TILT-UP CONCRETE PANELS WITH SCORE LINES
- 2 LACE METAL PANEL
- 3 METAL PANEL CANOPY
- 4 FULL VISION HIGH SPEED ROLL UP DOOR
- 5 SERVICE ENTRY SIGN APPROX 1'-0" T X 10'-0" W
- 6 ILLUMINATED EXTERIOR SIGNAGE WORDMARK (APPROX 3'-0" H X 32'-0" W)
- 7 LOGO CABINET SIGN (APPROX 4'-0" H X 2'-0" W)
- 8 ADDRESS NUMBER (10' H X 2' W MIN.)
- 9 ALUMINUM STOREFRONT

COLORS

- PT-1: NEON RED
BM - 2087-10
- PT-2: CHANTILLY LACE
BM - 65
- PT-3: WROUGHT IRON
BM - 2124-10
- PT-5: TROUT GREY
BM - 2124-20
- PT-6: DEEP SILVER
BM - 2124-30
- PT-8: BUNNY GREY
BM - 2124-50
- PT-9: CLEAR GLASS
- PT-11: SPANDREL GLASS

CALLE JOAQUIN NEAR LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA

DATE: 03/21/2022
MCG JOB #: 21-353-01

DATE	REVISIONS

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PROPOSED ELEVATIONS

Scale: 1/16" = 1'-0"
0 8' 16' 32'

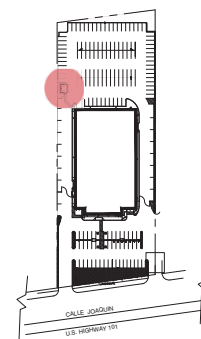
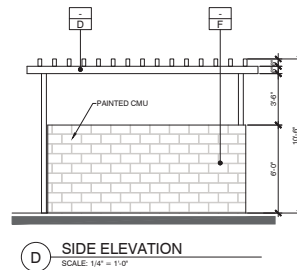
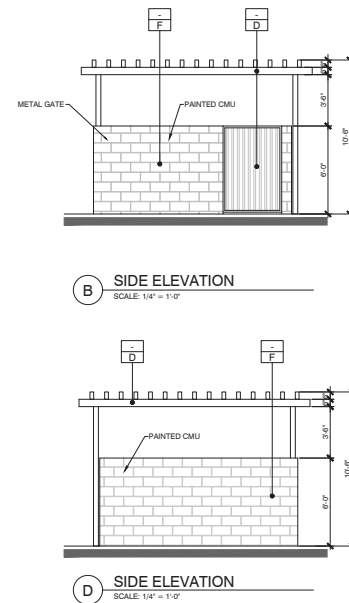
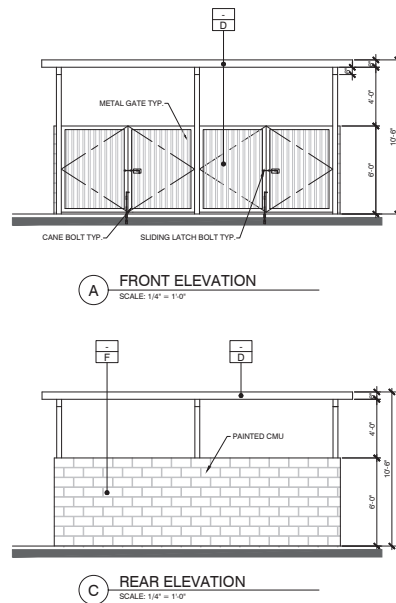
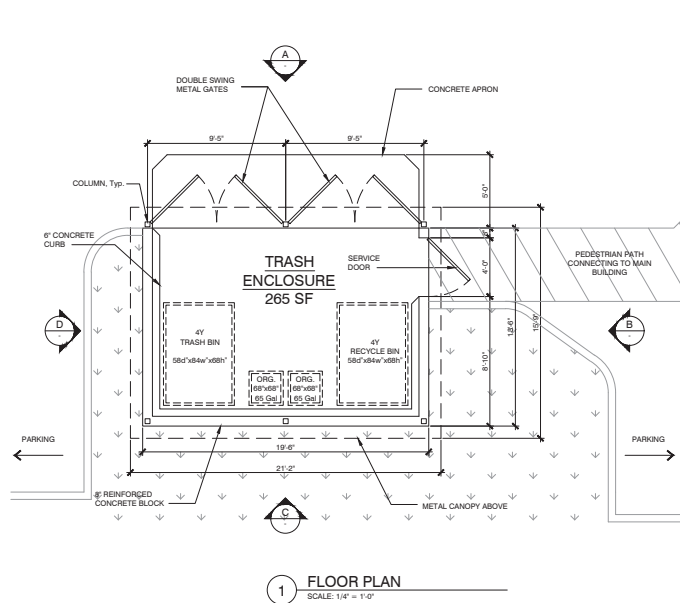
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A-3

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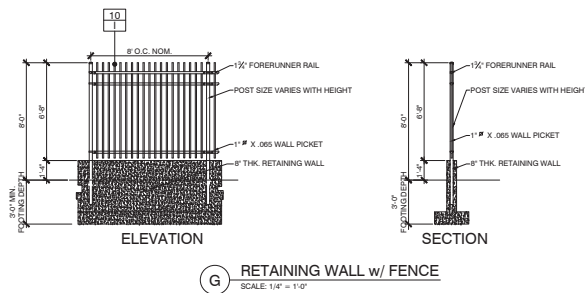
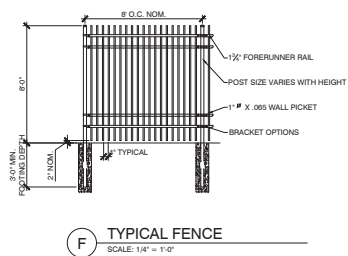
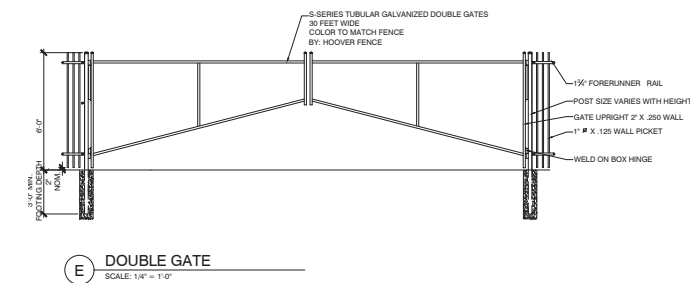
KEY PLAN

MATERIALS

- | | |
|---|-------------------|
| 1 EXTERIOR PLASTER FINISH WITH SCORE LINES | 10 ALUMINUM FENCE |
| 2 METAL PANEL | |
| 3 METAL PANEL CANOPY | |
| 4 FULL VISION HIGH SPEED ROLL UP DOOR | |
| 5 SERVICE ENTRY SIGN APPROX 1'-0" T X 10'-0" W | |
| 6 ILLUMINATED EXTERIOR SIGNAGE WORDMARK (APPROX 3'-0" H X 32'-0" W) | |
| 7 LOGO CABINET SIGN (APPROX 4'-0 H X 2'-6" W) | |
| 8 ADDRESS NUMBER (10" H X 2' W MIN.) | |
| 9 ALUMINUM STOREFRONT | |

COLORS

- | | |
|-----------------------------------|-------------------------------------|
| A PT-1: NEON RED BM - 2087-10 | I ECHELLON II - BLACK BY: AMERISTAR |
| B PT-2: CHANTILLY LACE BM - 65 | |
| C PT-3: WROUGHT IRON BM - 2124-10 | |
| D PT-5: TROUT GREY BM - 2124-20 | |
| E PT-6: DEEP SILVER BM - 2124-30 | |
| F PT-8 BUNNY GREY BM - 2124-50 | |
| G CLEAR GLASS | |
| H SPANDREL GLASS | |



FENCE AND GATE DETAILS

CALLE JOAQUIN NEAR LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA

DATE: 12/23/2021
MCG JOB #: 21.353.01

DATE REVISIONS

SITE DETAILS

Scale: AS NOTED

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A-4

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COLOR SPECIFICATIONS (BENJAMIN MOORE)



PT-1: NEON RED
BM - 2087-10



PT-2: CHANTILLY LACE
BM - 65



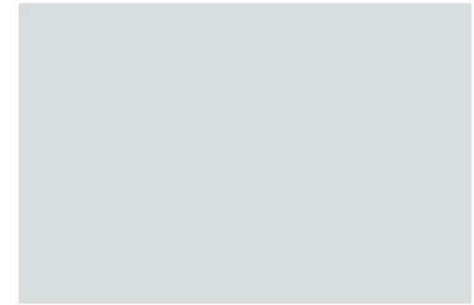
PT-3: WROUGHT IRON
BM - 2124-10



PT-5: TROUT GREY
BM - 2124-20



PT-6: DEEP SILVER
BM - 2124-30



PT-8: BUNNY GREY
BM - 2124-50

CALLE JOAQUIN NEAR LOS OSOS VALLEY RD.
SAN LUIS OBISPO, CA

MATERIAL BOARD

A-5

DATE: 11/11/2021
MCG JOB #: 21.353.01
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CLEVELAND
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mccarchitecture.com

January 10, 2022

Luisa Costa, Project Designer
MCG Architecture
15635 Alton Parkway, Suite 100
Irvine, CA 92618
949-522-3931



- SAN LUIS GARBAGE
- SOUTH COUNTY SANITARY
- MISSION COUNTRY DISPOSAL
- MORRO BAY GARBAGE
- COASTAL ROLLOFF

Safety • Integrity • Service

Re: 1381 Calle Joaquin – Retail Building Development Plans – MCG Job # 21.353.01

This letter is to act as a Will-Serve letter for the collection of solid waste, recycling, and organic waste at:

1381 Calle Joaquin, San Luis Obispo, CA, 93405
Per Site Plan Pages A-1 and A-4
Received on 01/06/2022

In accordance with the franchise agreement with the City of San Luis Obispo, San Luis Garbage Company will provide collection of the three waste streams at the enclosure per the following schedule:

Solid Waste: 1 4YD bin, 1x weekly*
Recycling: 1 4YD bin, 1x weekly*
Organic Waste: 2 65G cans, 1x weekly*

*Service frequency TBD based on volumes and seasonality

It will be the property owner's responsibility to make sure that all bins and cans are accessible by 6:00 AM on the day(s) of collection.

- ☒ Based on my review of the property and plan set, the space allotted for waste storage and service is sufficient.
- ☒ Based on my review of the property and plan set, the volume of bins anticipated for use at this property is sufficient.

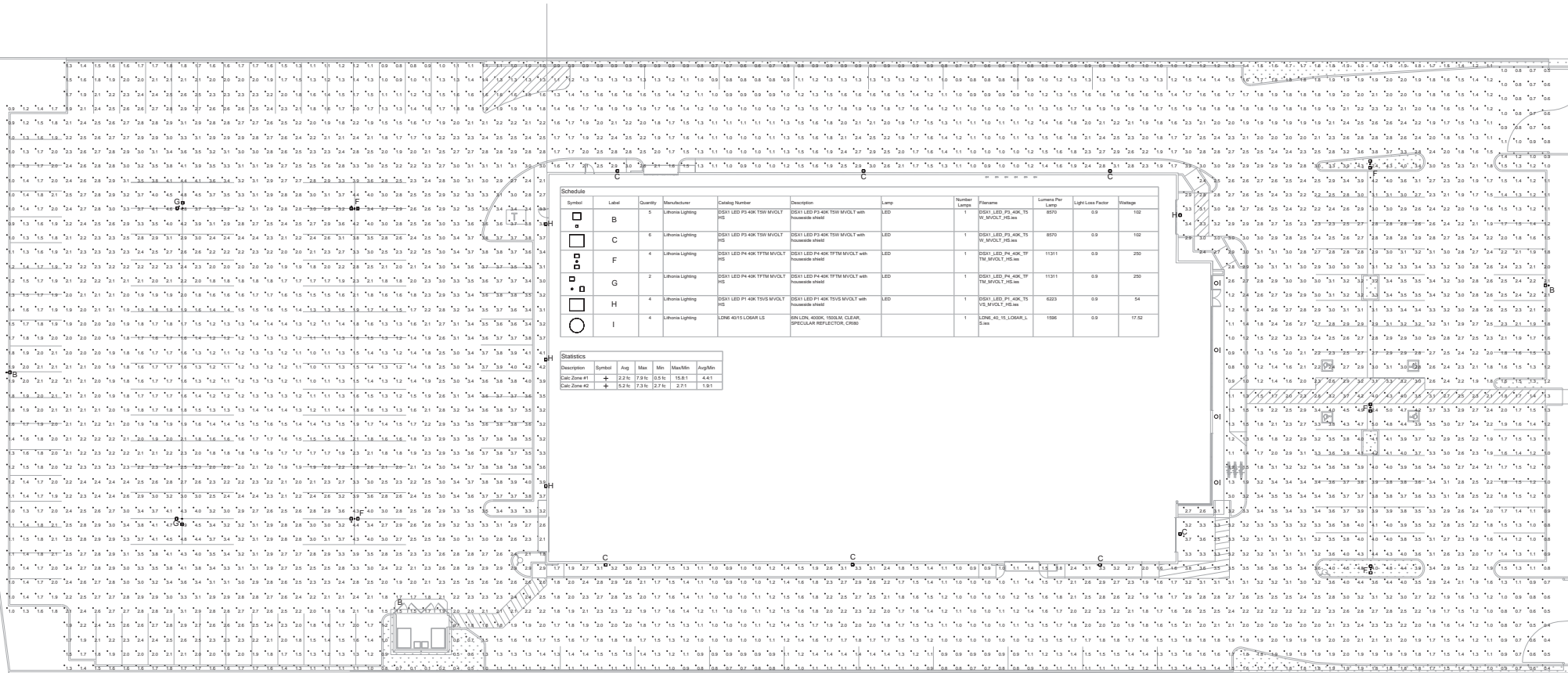
It is the property owner's responsibility to increase frequency or volume of service if necessary pursuant to Municipal Code Section 8.04.070(E).

Notes Regarding Service:

The enclosure is limited to 4YD containers due to lack of direct-stab access, meaning containers need to be rolled out of enclosure to be serviced.

If you have any questions or need any additional information, please do not hesitate to contact me.

Kris Mazurek
Operations Supervisor
360-789-0991 Cell



PHOTOMETRIC SITE PLAN
SCALE: N.T.S.

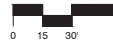
CALLE JOAQUIN NEAR LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA

SITE PLAN Scheme A

DATE: 07/27/2021
MCG JOB #: 21.353.01

DATE: 11/03/2021
REVISIONS: SLO CD COMMENTS

Scale: 1" = 30'



EP -1.0

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