

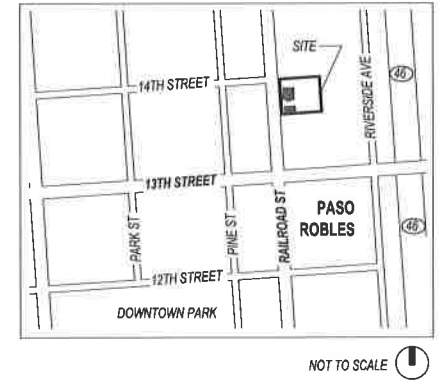
CALIFORNIA COAST BREWERY CO

CONDITIONAL USE PERMIT SET

ABBREVIATIONS

AC	AIR CONDITIONING	JAN.	JANITOR
A.C.	ASPHALT CONCRETE	J.BOX.	JUNCTION BOX
A.D.A.	AMERICAN DISABILITIES ACT	JT.	JOINT
ADMIN.	ADMINISTRATION	KIT.	KITCHEN
A.F.F.	ABOVE FINISHED FLOOR	L	LENGTH
AGGR.	AGGREGATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
ALT.	ALTERNATE	MATL.	MATERIAL
ANOD.	ANODIZED	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
AUTO.	AUTOMATIC	MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
B.D.G.	BUILDING	MISC.	MISCELLANEOUS
B.L.G.	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	(N)	NEW
CAB.	CABINET	NO.	NUMBER
CEM.	CEMENT	NOM.	NOMINAL
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
CLG.	CEILING	Ø	OVER
C.L.O.	CLOSET	O.C.	ON CENTER
C.L.R.	CLEAR	O.D.	OUTSIDE DIAMETER
C.M.U.	CONCRETE MASONRY UNIT	O.H.	OVERHEAD
CNTR.	CENTER	PL.	PLATE
COL.	COLUMN	PLAS.	PLASTER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONST.	CONSTRUCTION	PR.	PAIR
CONT.	CONTINUOUS	PT.	POINT
D.D.L.	DOUBLE	P.T.	PRESSURE TREATED
DEMO.	DEMOLITION	PVC	POLYVINYL CHLORIDE
DEPT.	DEPARTMENT	Q.T.	QUARRY TILE
DET.	DETAIL	RAD.	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REFR.	REFRIGERATOR
DM.	DOWN	REQ.	REQUIRED
DR.	DOOR	RM.	ROOM
DWG.	DRAWING	R.W.L.	RAINWATER LEADER
(E)	EXISTING	SCHED.	SCHEDULE
E.A.	EACH	S.F.	SQUARE FOOT
EL.	ELEVATION	S.F.M.	STATE FIRE MARSHALL
ELEC.	ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SHTG.	SHEATHING
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	S.M.	SHEET METAL
EXP.	EXPANSION	S.M.S.	SHEET METAL SCREWS
EXT.	EXTERIOR	SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.F.	FINISHED FLOOR	STD.	STANDARD
FIN.	FINISHED	STL.	STEEL
FIXT.	FIXTURE	STOR.	STORAGE
FL.	FLOOR	STRUCT.	STRUCTURAL
FLASH.	FLASHING	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SYM.	SYMMETRICAL
F.O.	FACE OF	T&B	TOP AND BOTTOM
F.O.B.	FACE OF BUILDING	TEMP.	TEMPERED
F.O.C.	FACE OF CONCRETE	T.G.	TONGUE AND GROOVE
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.M.	FACE OF MASONRY	THRES.	THRESHOLD
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.O.W.	FACE OF WALL	T.O.B.	TOP OF BEAM
F.R.P.	FIBER REINFORCED PANEL	T.O.C.	TOP OF CONCRETE
FTG.	FOOTING	TOIL.	TOILET
FLUR.	FURRING	T.O.W.	TOP OF WALL
GA.	GALVE	T.V.	TELEVISION
GALV.	GALVANIZED	TYP.	TYPICAL
G.B.	GYP-SUM BOARD	V.C.T.	VINYL COMPOSITION TILE
GL.	GLASS	VERT.	VERTICAL
GYP. BD.	GYP-SUM WALLBOARD	VTR.	VENT THRU ROOF
H.B.	HOSE BIB	w/	WITH
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HDWD.	HARDWOOD	WH.	WATER HEATER
HDW.	HARDWARE	W/O.	WITHOUT
H.M.	HOLLOW METAL	WP.	WATERPROOFING
HR.	HOUR		
HT.	HEIGHT		
H.V.A.C.	HEATING / VENTILATION / AIR CONDITIONING		

LOCATION MAP



CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY, ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

- * 2016 CALIFORNIA BUILDING CODE
- * 2016 CALIFORNIA ELECTRICAL CODE
- * 2016 CALIFORNIA MECHANICAL CODE
- * 2016 CALIFORNIA FIRE CODE
- * 2016 CALIFORNIA PLUMBING CODE
- * 2016 CALIFORNIA ENERGY CODE
- * TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- * CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- * CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PRECEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

BUILDING DATA

LOCATION
1346 RAILROAD STREET
PASO ROBLES, CA 93446

APN#: 009-047-005

BUILDING DATA
ZONING: TC-1 (TOWN-CENTER)

SCOPE OF WORK
EXISTING INDUSTRIAL / COMMERCIAL BUILDINGS "A" (1,991 SF) AND "B" (811 SF). BUILDING "A" TO BE CONVERTED INTO NEW BREWERY. BUILDING "B" TO BE CONVERTED INTO NEW TAVERN.

THE EXTERIOR DEMOLITION INCLUDES REMOVAL OF AN EXISTING COVERED DECK AND PAINT BOOTH (±375 SF).

THE EXTERIOR FACADE SHALL FEATURE A NEW COVERED SHADE STRUCTURE AREA (400 SF), PAVED DELIVERY AREA, AND OUTDOOR WOOD DECK PATIO (375 SF). EXISTING EQUIPMENT / SERVICE YARD TO REMAIN.

PARKING REQUIRED

NO OFF-STREET PARKING CURRENTLY PROVIDED BY EXISTING USE (COMMERCIAL AUTO-REPAIR SHOP).

NO ADDITIONAL CONDITIONED AREA ADDED BY NEW USE (BREWERY / TAVERN). NO CHANGE IN OFF-SITE PARKING PROVIDED.

PROJECT DIRECTORY

PROJECT OWNER
RICH CLAYTON
FRANK PANIAN
1346 RAIL ROAD STREET / PASO ROBLES, CA 93446
richclayton02@gmail.com
frankpanian@gmail.com

ARCHITECT OF RECORD
LARRY GABRIEL, ARCHITECT
PROJECT COORDINATOR
530 10TH STREET / PASO ROBLES, CA 93446
805.238.9611
lg@larygabriel.com

DRAWING INDEX

TS - TITLE SHEET

TS 1.0 PROJECT DATA

TS 1.0 PARKING REQUIREMENTS

L - LANDSCAPE

L 1.0 LANDSCAPE PLAN

A - ARCHITECTURAL

A 1.0 EXISTING SITE PLAN

A 1.1 NEW SITE PLAN

A 6.0 EXTERIOR ELEVATIONS

A 6.1 EXTERIOR ELEVATIONS

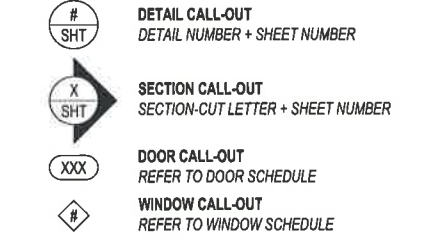
A 6.1 EXTERIOR PERSPECTIVES

DEFERRED ITEMS

TENANT IMPROVEMENT BUILDING PERMIT (INCLUDING SLO ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL)

SIGNAGE (DESIGN REVIEW COMMITTEE APPROVAL REQUIRED)

SYMBOLS



APPROVED BY DEVELOPMENT REVIEW COMMITTEE

[Signature] 2/26/18

[Signature] 2-26-18

[Signature] 2/26/18

STAMP



CONSULTANT

PROJECT

CONDITIONAL

CALIFORNIA BREWERY

1346 RAILROAD STREET
PASO ROBLES, CA 93446

NO.

DATE

△ C.U.P. SUBMITTAL

△ DRC SUBMITTAL

DRAWN BY

KR

SHEET CONTENTS

PRC + D

PROJECT NUMBER

SHEET NUMBER

TS

STAMP



CONSULTANT

PROJECT

CONDITION

CALIFORNIA
BREW

1346 RAILROAD
PASO RO
APN

NO	DATE
△	C.U.P. SUBMIT
△	DRC SUBMITT

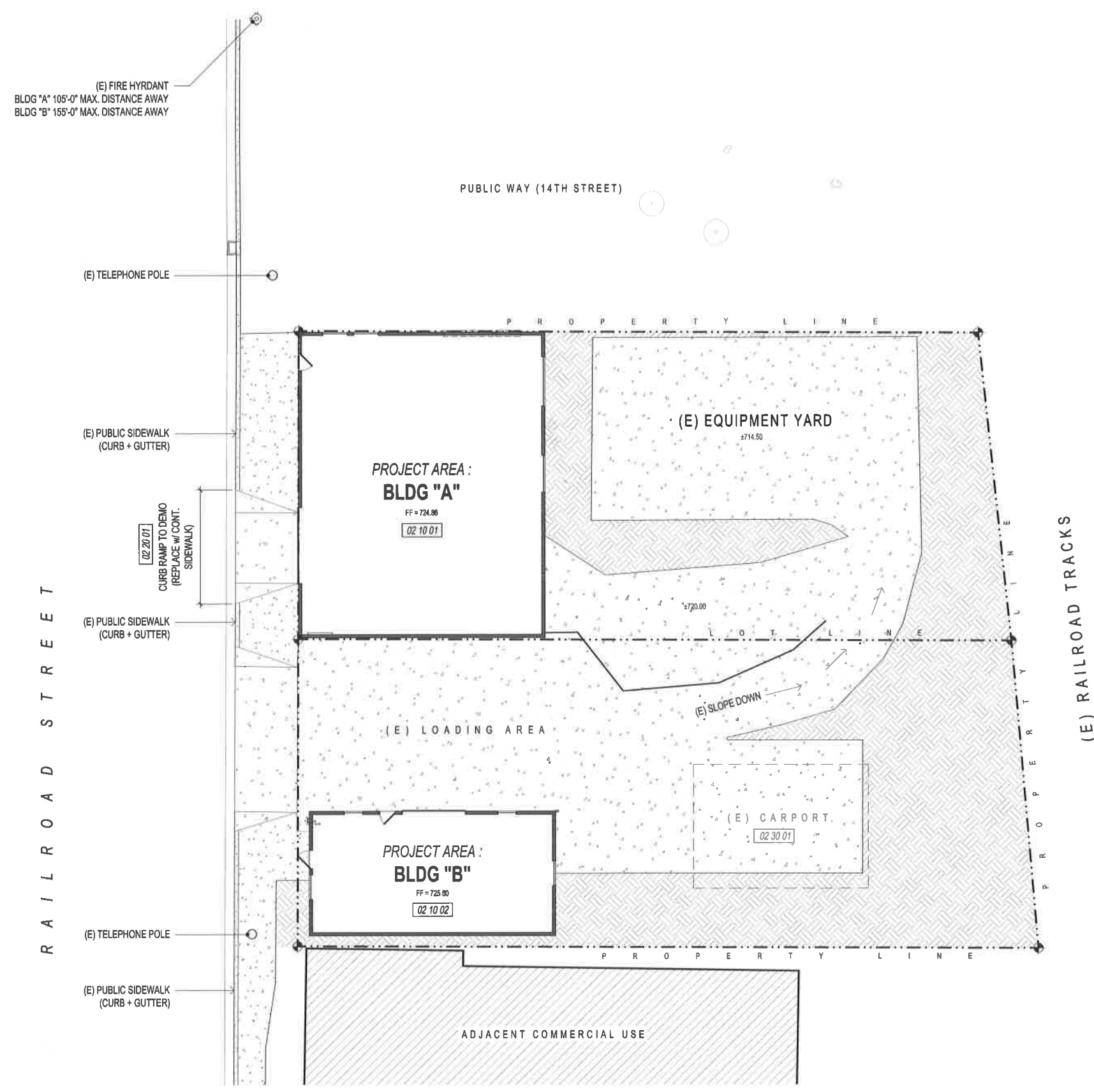
DRAWN BY
KR

SHEET CONTENTS

EXISTING

PROJECT NUMBER	SHEET NUMBER
	1

A



OVERALL SITE PLAN : EXISTING SITE LAYOUT



NOTES: 1. THE PLAN CANNOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF LARRY GABRIEL, ARCHITECT.

©2018 ALL DESIGNS, LOGOS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LARRY GABRIEL, ARCHITECT, AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN CONSENT OF LARRY GABRIEL, ARCHITECT.



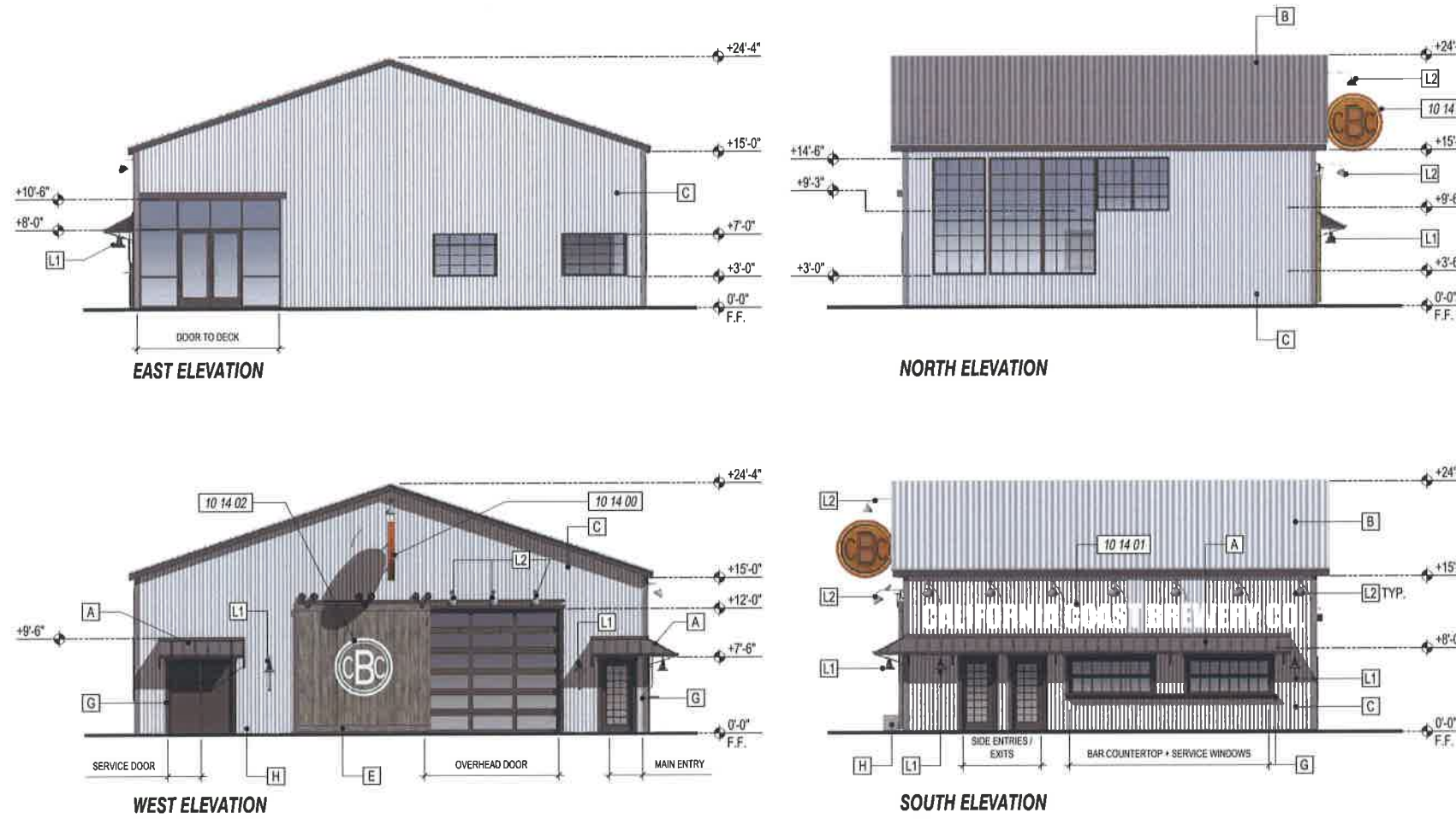
EXISTING WEST ENTRYWAY PERSPECTIVE



PROPOSED WEST ENTRYWAY PERSPECTIVE

EXTERIOR PERSPECTIVES : EXISTING vs PROPOSED

0 1 2 3 4 5 6 7 8 9 10
SCALE: N.T.S.



EXTERIOR ELEVATIONS : BLDG "A"

- B** METAL ROOF PANELS
METALS SALES
CORRUGATED ROOF PANEL 2.5"
MS COLORFAST45 "ASH GREY" (25)
- C** METAL PANELING
METALS SALES
CORRUGATED WALL PANEL 2.5"
MS COLORFAST45 "ASH GREY" (25)
- D** METAL PANELING
METALS SALES
CORRUGATED ROOF PANEL 2.5"
"RUSTIC STEEL" / COR-TEN / SIM
- E** WOOD DOORS
(E) WOOD : SOLID STAIN
SHERWIN-WILLIAMS
"DRIFTWOOD" (SW3027)
- F** METAL TYP.
STAINLESS STEEL FINISH
- G** TRIM
SHERWIN-WILLIAMS
"SEALSKIN" (SW7675)
- H** PLANTER
CONCRETE
SAND FINISH
- J** AWNING FABRIC
SHADECLOTH
ARCHITECT 460 SERIES
"ORANGE" (SHADE FACTOR 82%)
- L1** EXTERIOR LIGHT #1
ARK LIGHTING - "RING REFLECTOR"
AUL 16 34W LED (GALVANIZED)
GOOSENECK WALL-MOUNT AGB-1535
- L2** EXTERIOR LIGHT #2
ARK LIGHTING - "DEEP BOWL"
AD-12 LED 15W (GALVANIZED)
GOOSENECK WALL-MOUNT AGB-141

CONSTRUCTION NOTES

- DIV 05 METALS**
- 05 12 10 Metal support structures for shade cloth sails
- 05 30 00 Metal panel finish per MATERIALS legend
- 05 52 01 Continuous guardrail +42" A.F.F. min
- DIV 10 SPECIALTIES**
- 10 14 00 Signage per separate permit (see TITLE SHEET)
- 10 14 01 White painted graphic (2'-0" tall letters) applied directly to corrugated metal siding
- 10 73 13 Fabric shadecloth sails

ALLOWABLE SIGNAGE

LINEAR BLDG FRONTAGE :	49'-6" (BLDG A')
	20'-8" (BLDG "B")
TOTAL :	70'-0"
ALLOWABLE SIGN AREA :	70 SF TOTAL
SIGN AREA PROPOSED :	
BLDG "A" :	
CIRCULAR LOGO :	28 SF
BLDG "B" :	
SQUARE LOGO :	29 SF
BLADE SIGN :	13 SF
TOTAL :	70 SF

LARRY ARC

SANTA BARBARA OF 822 N Volunario Stree Santa Barbara, CA 93101
T: 805.238.9600 T: 805.238.9611

STAMP

CONSULTANT

PROJECT

CONDITIO

CALIFC BREW

1346 RA PASO RC AP

NO. C

C.U.P. SUBM

DRC SUBMIT

DRWING: KR

SHEET CONTENTS

EXTERIC

PROJECT NUMBER

SHEET NUMBER

