

**CODE REFERENCE**

- 1994 Uniform Administrative Code
- 1994 Uniform Building Code
- 1994 Uniform Code for Building Conservation
- 1994 Uniform Plumbing Code
- 1994 Uniform Mechanical Code
- 1994 Uniform Housing Code
- 1994 Uniform Sign Code
- 1994 Uniform Code for the Abatement of Dangerous Buildings
- 1994 Uniform, Swimming Pool, Spa, and Hot Tub Code
- 1993 National Electrical Code

**PROJECT STATISTICS**

Project Address: Griffin Street  
 Lot Size: 33,050 sq. ft.  
 Phase One Lot Area: 16,497 sq. ft.  
 Phase Two Lot Area: 16,353 sq. ft.

Zoning: Industrial District "M"

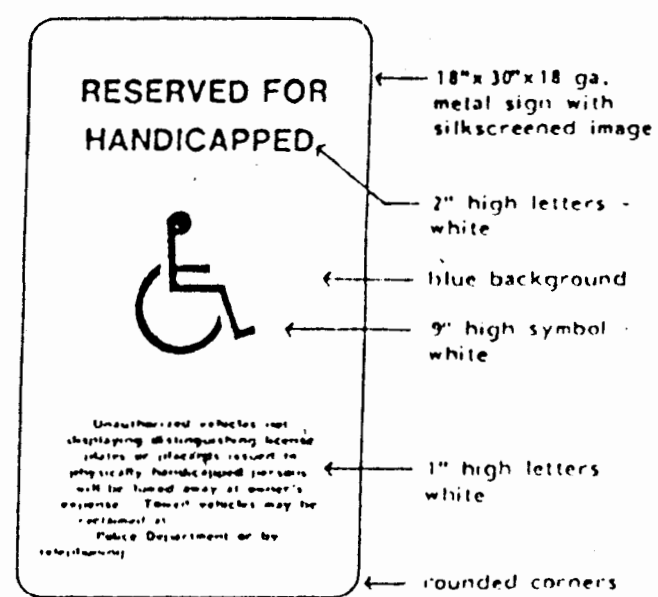
Area Building "A": 3245 sq. ft.  
 Area Building "B": 4992 sq. ft.  
 Area Building "C": 4992 sq. ft.  
 Area Building "D": 1625 sq. ft.  
 TOTAL BUILDING AREA: 14,854 sq. ft.  
 Bldg Footprint Phase one: 7612 sq. ft.  
 Bldg Footprint Phase two: 6617 sq. ft.  
 TOTAL BLDG. FOOTPRINT: 14,229 sq. ft.

PARKING REQUIRED: Phase One:  
 Office @ 1/500 (745 sq. ft.) 2 spaces  
 Manuf'g @ 1/500 (1246 sq. ft.) 3 spaces  
 Warehouse @ 1/1000 (6246 sq. ft.) 6 spaces  
 TOTAL REQUIRED: 11 spaces  
 TOTAL PROVIDED: 11 spaces  
 PARKING REQUIRED: Phase Two:  
 Manuf'g @ 1/500 (1250 sq. ft.) 3 spaces  
 Warehouse @ 1/1000 (5367 sq. ft.) 6 spaces  
 TOTAL REQUIRED: 9 spaces  
 TOTAL PROVIDED: 11 spaces  
 TOTAL PARKING (Phase One & Two) 23 spaces

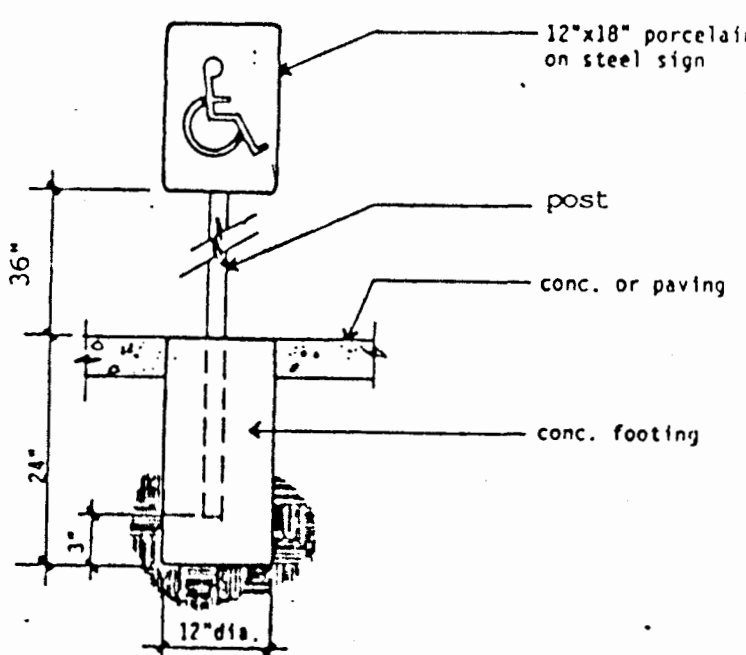
LANDSCAPED AREA:  
 Phase One: 1513 sq. ft.  
 Phase Two: 2360 sq. ft.  
 TOTAL LANDSCAPED AREA: 3873 SQ. FT.

PAVED AREA:  
 Phase One: 6915 sq. ft.  
 Phase Two: 6733 sq. ft.  
 TOTAL PAVED AREA: 13,648 SQ. FT.

WELL AND WELL EASEMENT AREA: 1300 sq. ft.

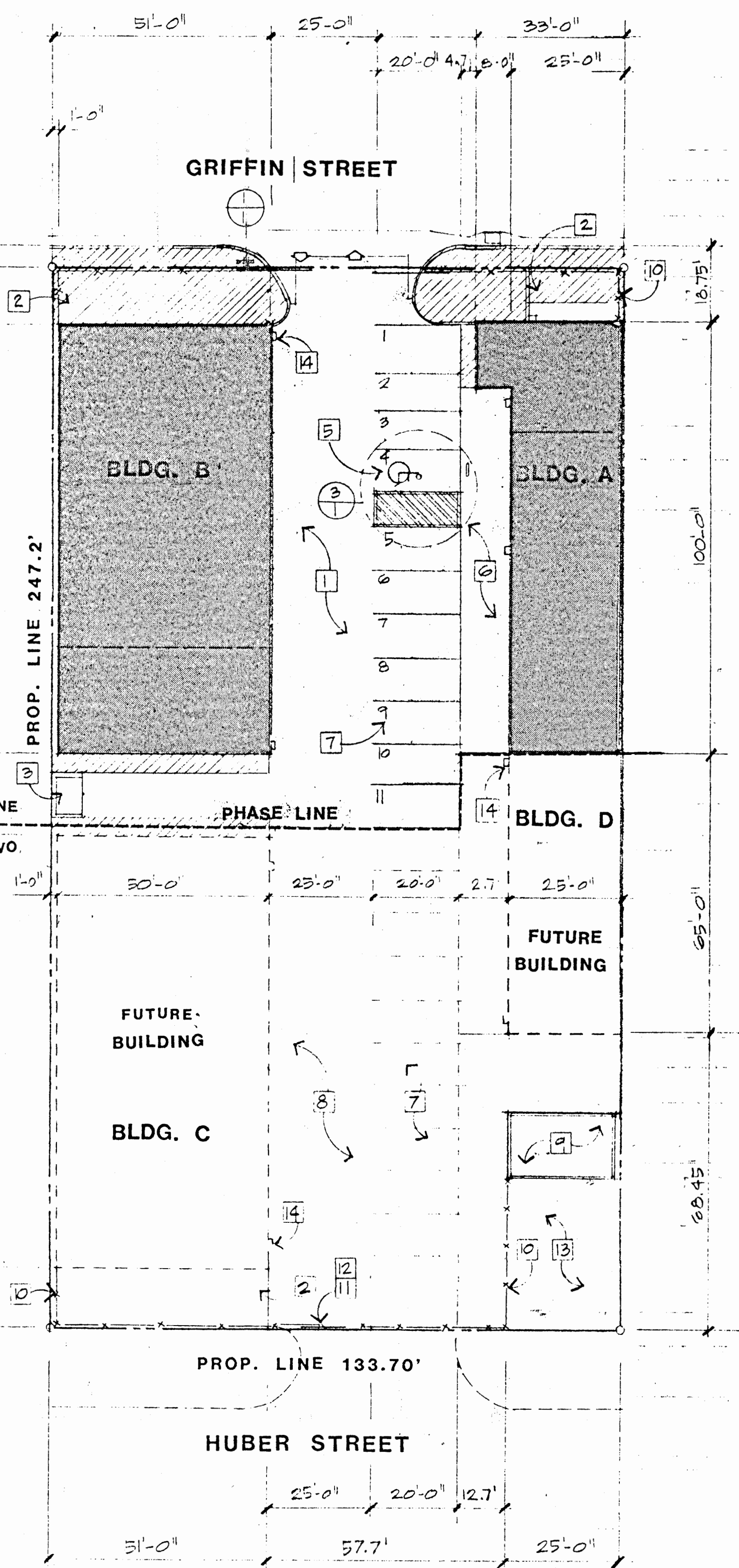


**1 PARKING ENTRY SIGN**

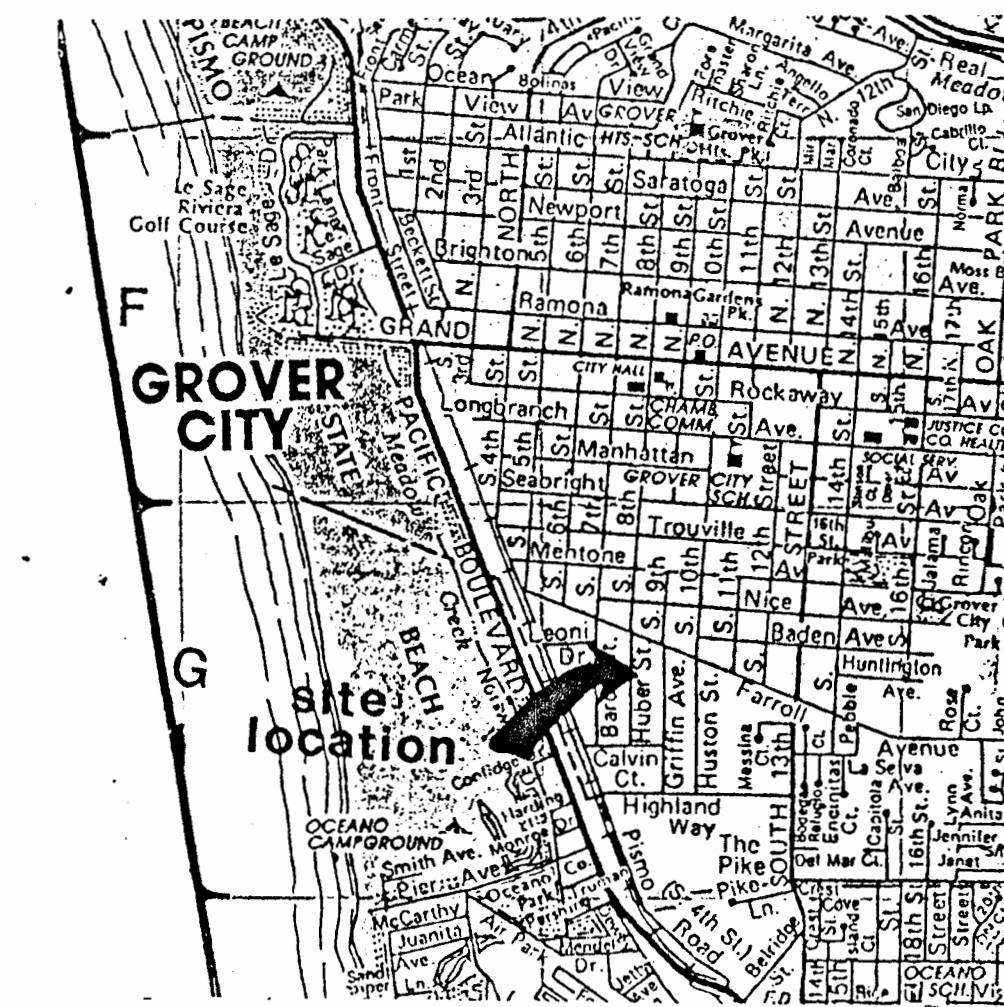


**2 HANICAP PARKING SIGN**  
NO SCALE

The Americans with Disabilities Act (ADA) provides that it is a violation of the ADA to design and construct a facility for first occupancy that does not meet the accessibility and usability requirements of the ADA except where an entity can demonstrate that it is structurally impractical to meet such requirements. The Architect acknowledges the requirements of the ADA will be subject to various and possibly contradictory interpretations. The Architect, therefore, will use his best professional efforts to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the Project.



**3 SITE PLAN**  
1" = 20.0'



**VICINITY MAP**

**SITE PLAN REFERENCE NOTES.**

1. Asphalt driveway and parking areas.
2. Landscape and retention basin areas.
3. Concrete block trash enclosure to comply w/ current City standards for recycling.
4. Concrete curb, gutter, driveway and approach per City Engineer design.
5. Handicap parking space.
6. Concrete access way.
7. Standard 10' x 20' parking spaces.
8. Future driveway and parking lot.
9. Existing City of Pismo Beach water well w/ slated (screened) chain link enclosure.
10. 6' high chain link fence.
11. 20' sliding chain link fence.
12. Emergency access gate for fire safety purposes.
13. City of Pismo Beach well access easement, not part of project.
14. Wall mounted 150 watt HPS security lighting.



**LEGAL DESCRIPTION**

LOT 29  
 BLK. 5  
 PISMO BEACH GARDENS  
 GROVER BEACH, CA  
 APN: 060 - 544 - 009

SITE ADDRESS - 974 GRIFFIN STREET

REVISIONS	BY

**William A Torrey**  
**ARCHITECT**  
 Architecture • Planning  
 8935 MORRO RD. # 2  
 Atascadero, CA. 93422  
 805-441-9116 CA LIC. 18897

These drawings are instruments of service and are the property of William A. Torrey, Architect. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without the expressed written permission of William A. Torrey, Architect.



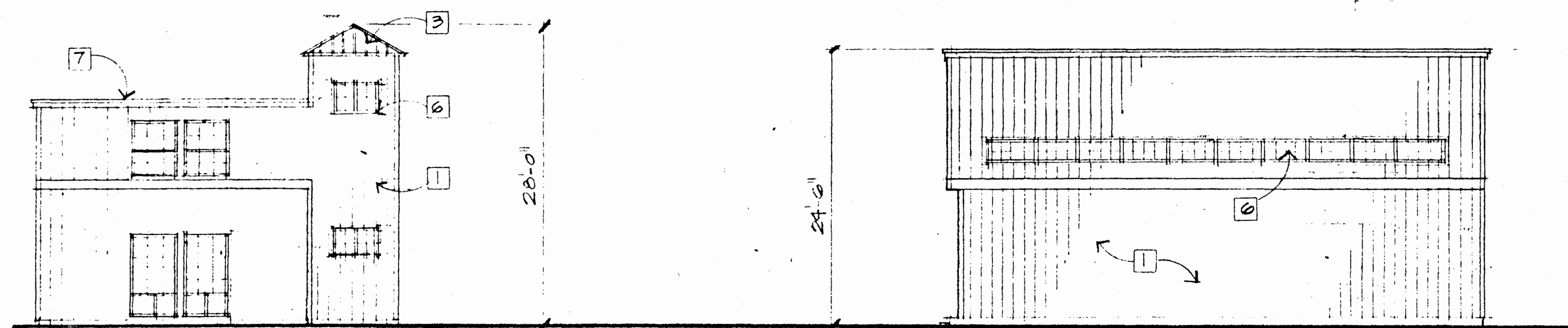
**Topco**  
 THOR OUSTON PRODUCTS COMPANY  
 78 Arabian Circle, Arroyo Grande, CA 93420

**RARIS**  
 CONSTRUCTION INC

Airport Plaza  
 4540 Broad St.  
 San Luis Obispo, CA 93401  
 Phone: 805-543-9397  
 FAX: 805-543-4268

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
1
SHEETS
07

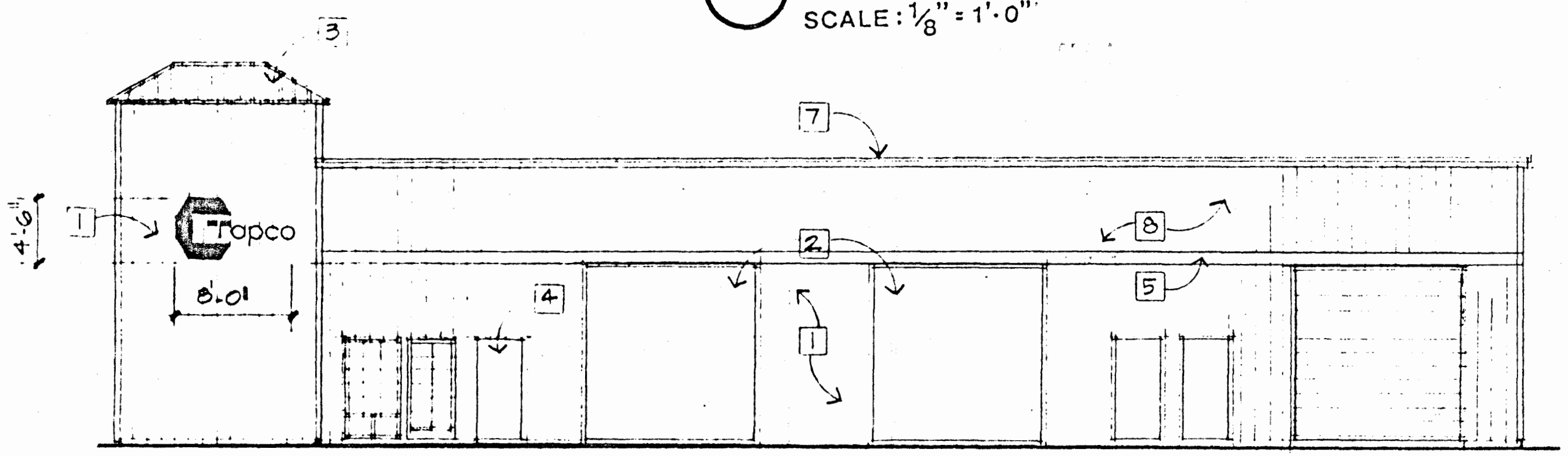




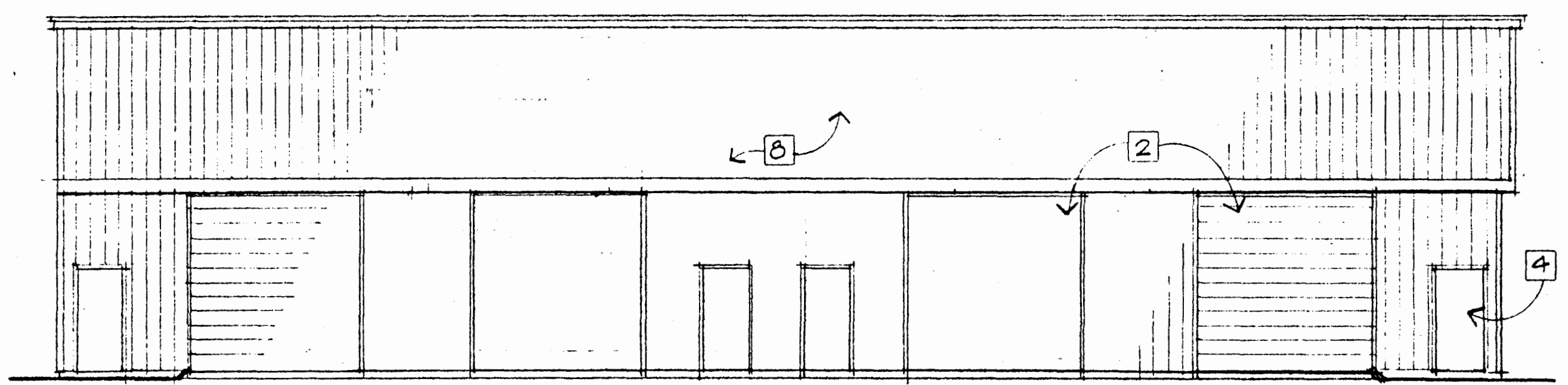
**EAST BLDG.-A**  
SCALE: 1/8" = 1'-0"

**BLDG.-B**

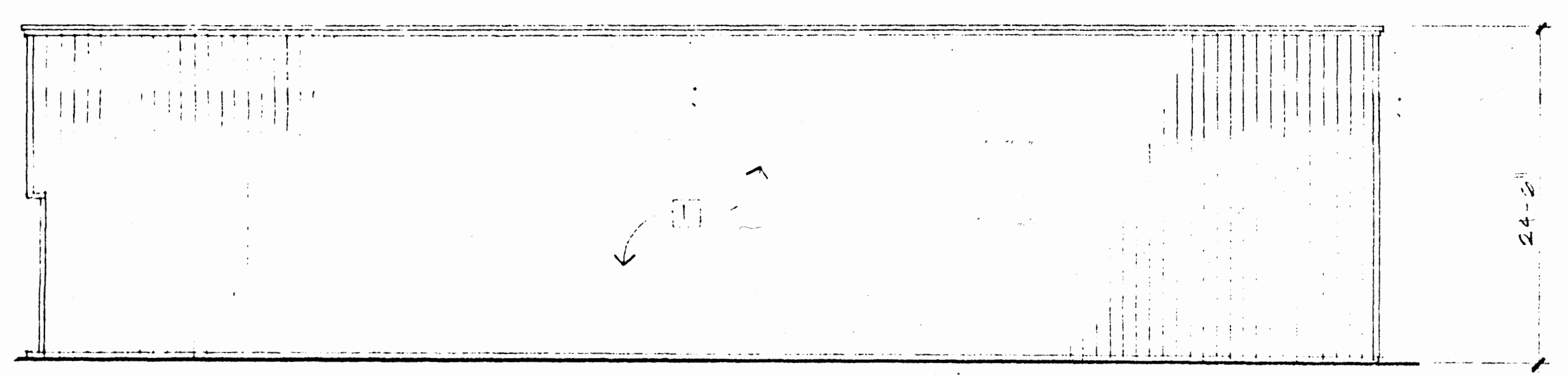
- EXTERIOR ELEVATIONS REFERENCE NOTES
1. Sculptured metal wall panels. (Egyptian White)
  2. 12' x 12' overhead doors. (Egyptian White)
  3. Architectural standing seam roof. (Coloniel Red)
  4. 3' x 7' walk door. (Coloniel Red)
  5. Accent trim color band. (Coloniel Red)
  6. Fixed glass windows w/ decorative grid.
  7. Parapet trim. (Coloniel Red)
  8. Sculptured metal wall panels. (Classic Beige)
  9. Company logo sign.



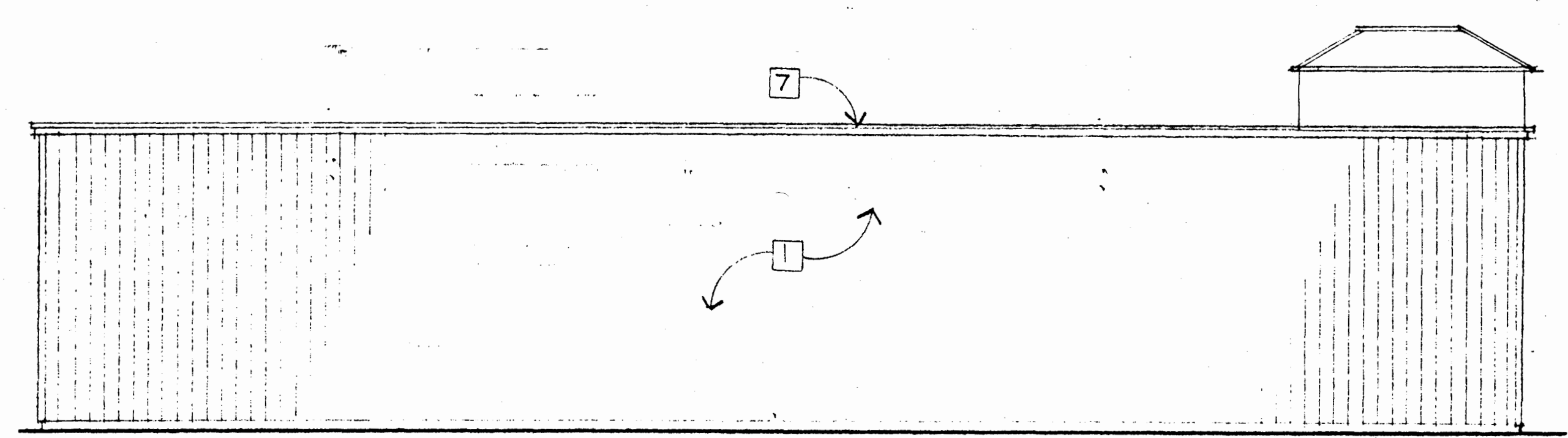
**NORTH BLDG.-A**  
SCALE: 1/8" = 1'-0"



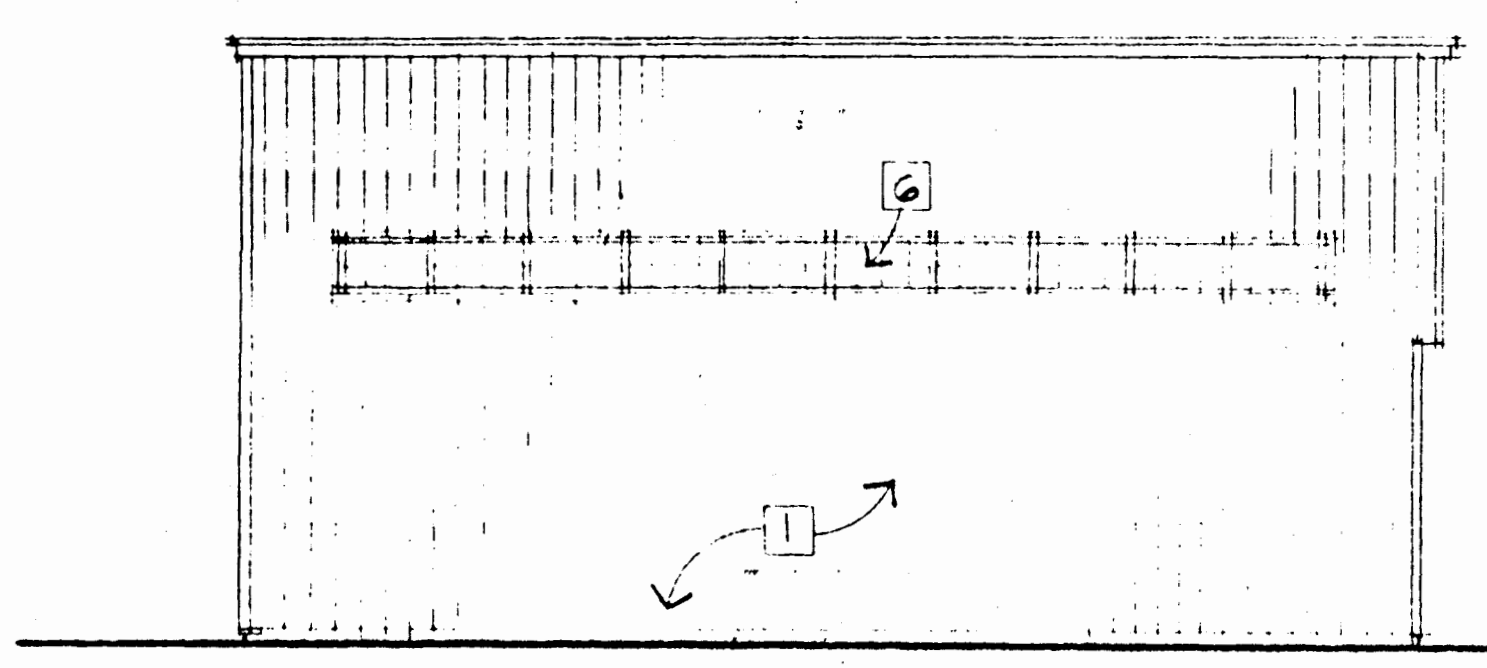
**SOUTH BLDG.-B**  
SCALE: 1/8" = 1'-0"



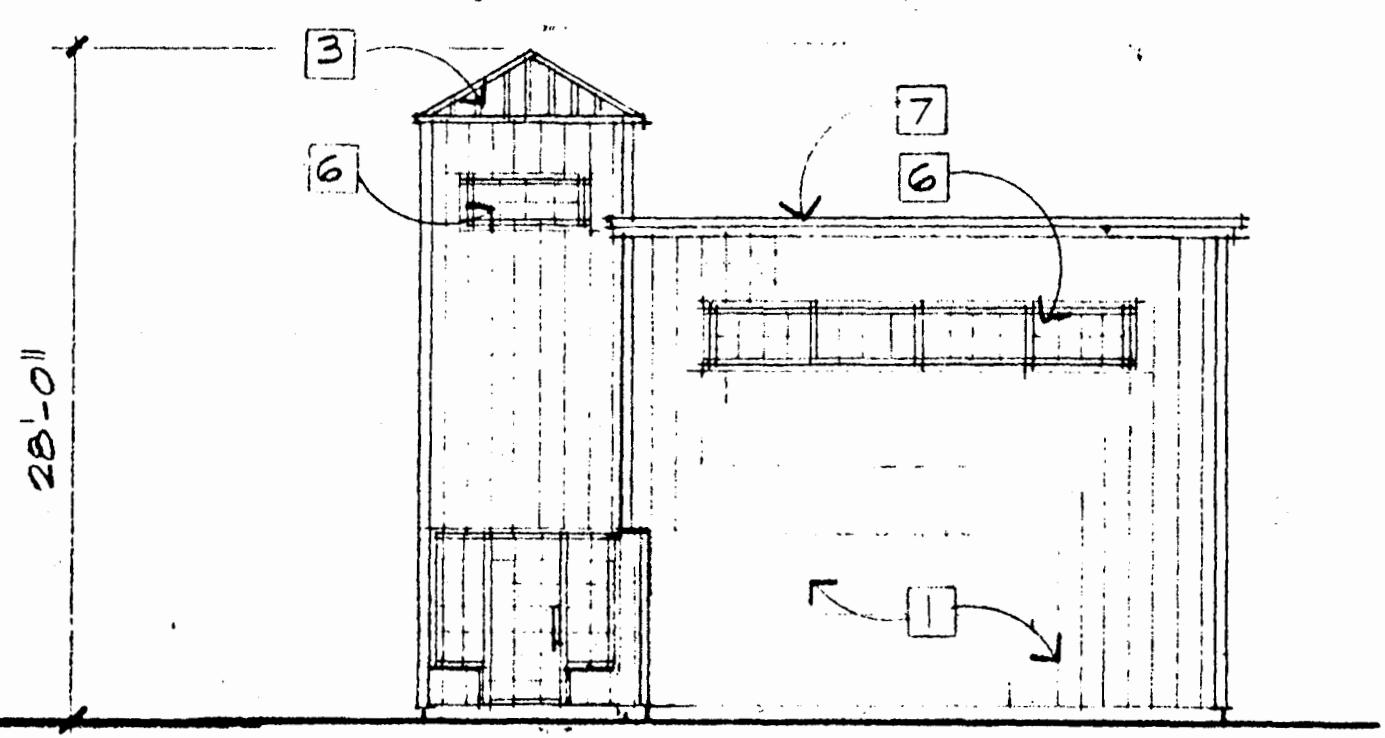
**NORTH BLDG.-B**  
SCALE: 1/8" = 1'-0"



**SOUTH BLDG.-A**  
SCALE: 1/8" = 1'-0"



**WEST BLDG.-B**  
SCALE: 1/8" = 1'-0"



**BLDG.-A**

REVISIONS	BY

William A. Torrey  
ARCHITECT  
Architecture & Planning  
8935 MORRO RD. # 2  
ATASCADERO, CA. 93422  
805 461 9116 CA. LIC. 18892

These drawings are a compilation of service and are the property of William A. Torrey Architect. All designs and other information on the drawings are to be used only for the specific project and shall not be used otherwise without the expressed written authorization of William A. Torrey Architect.

Topco  
TILCOR-OURSTON PRODUCTS COMPANY  
783 Arabian Circle, Arroyo Grande, CA 93420

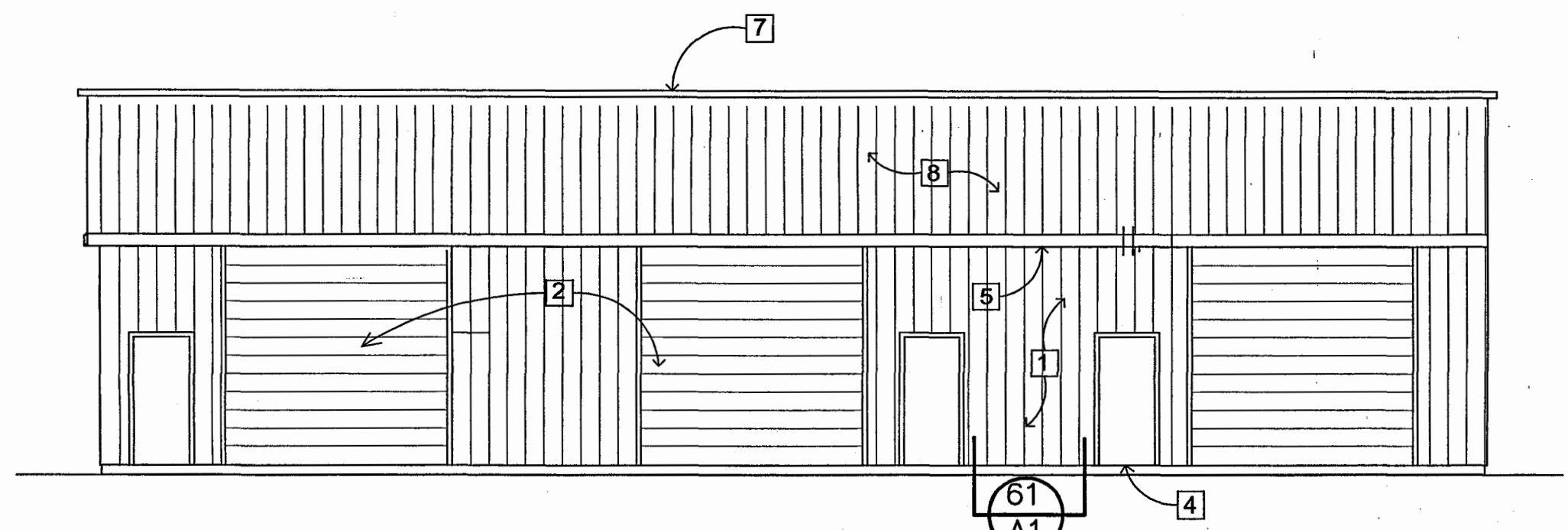
**RARIB**  
ARCHITECTURAL FIRM, INC.

Almond Plaza  
4540 Broad St.  
San Luis Obispo, CA 93401  
Phone: 805 543-1947  
FAX: 805-543-1428

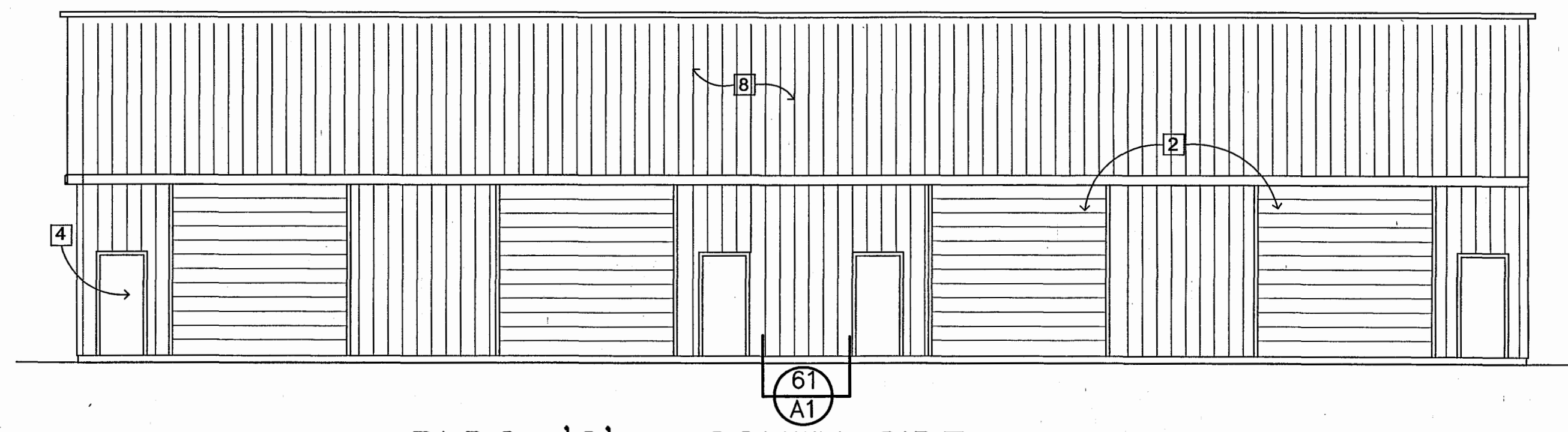
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
4
OF SHEETS



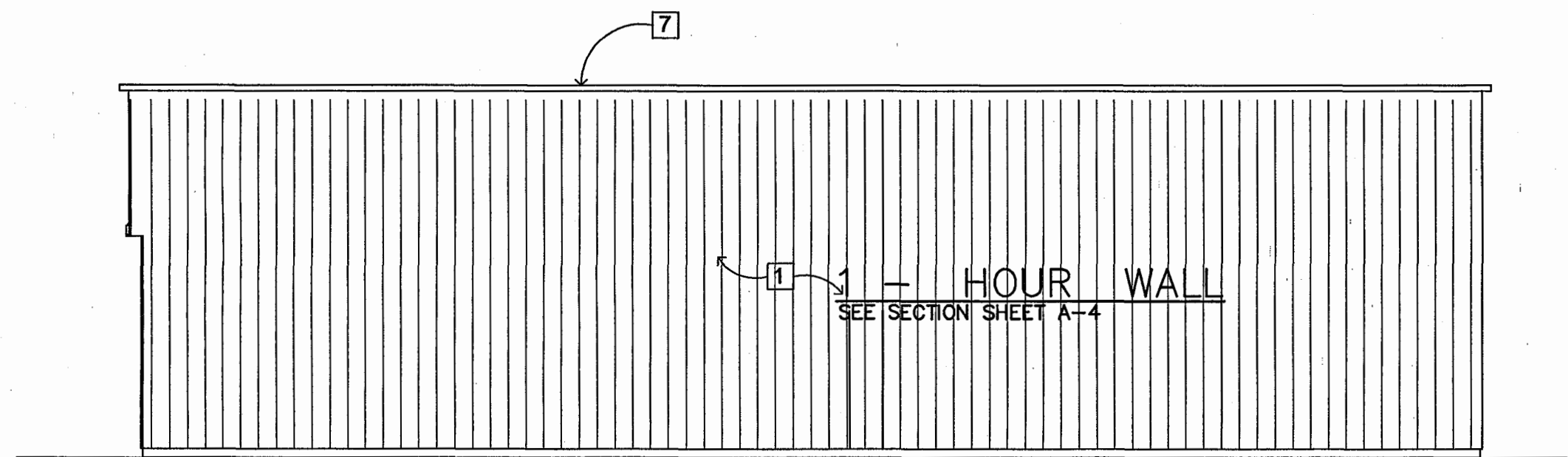




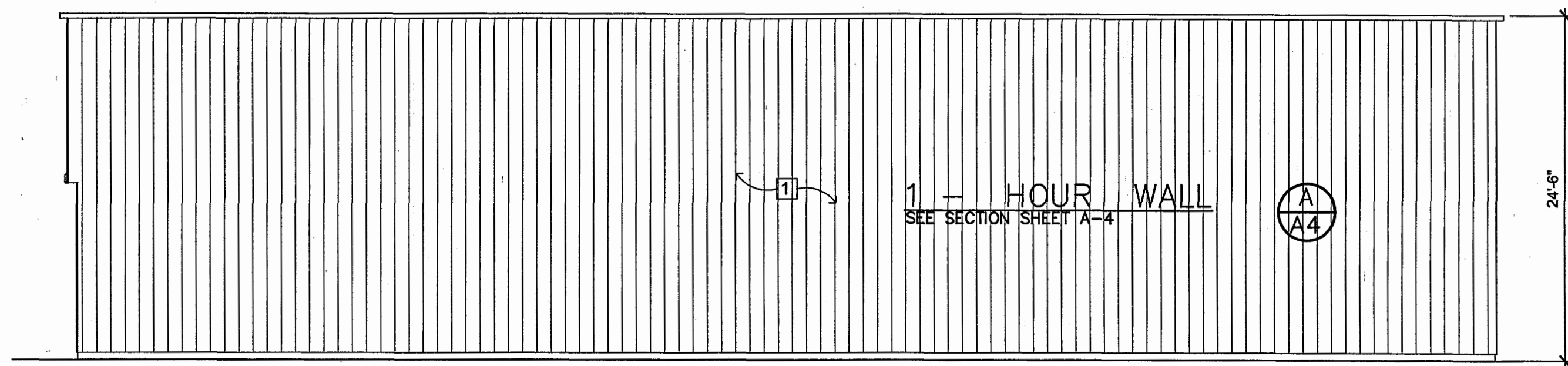
BLDG. 'D' - NORTH SIDE  
SCALE: 1/8"=1'-0"



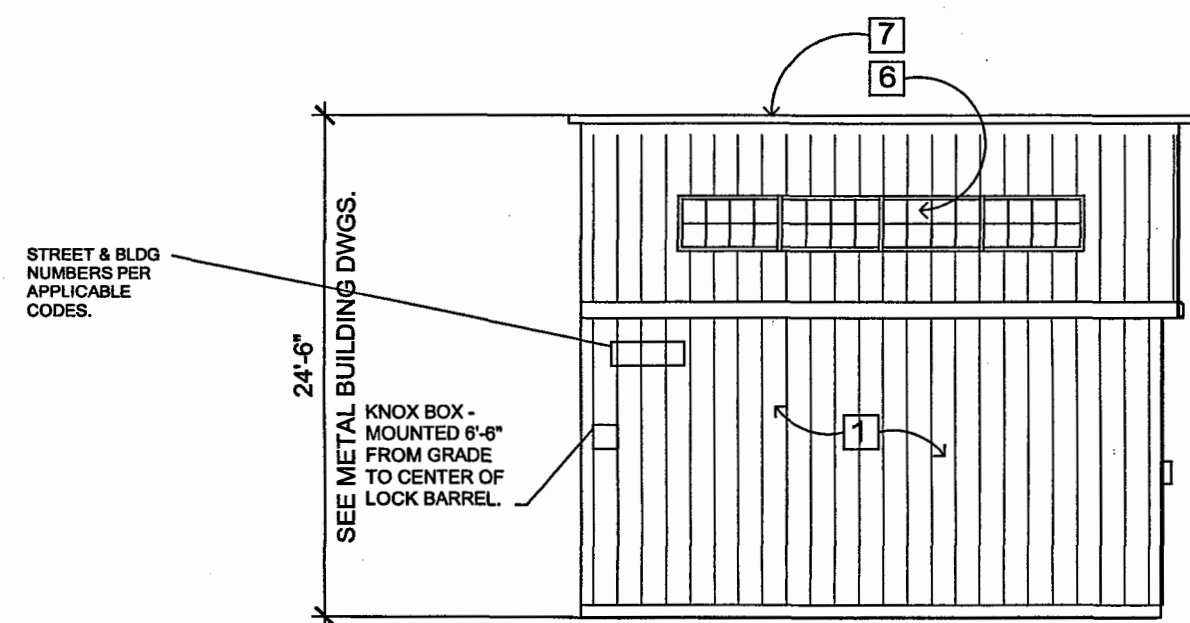
BLDG. 'C' - SOUTH SIDE  
SCALE: 1/8"=1'-0"



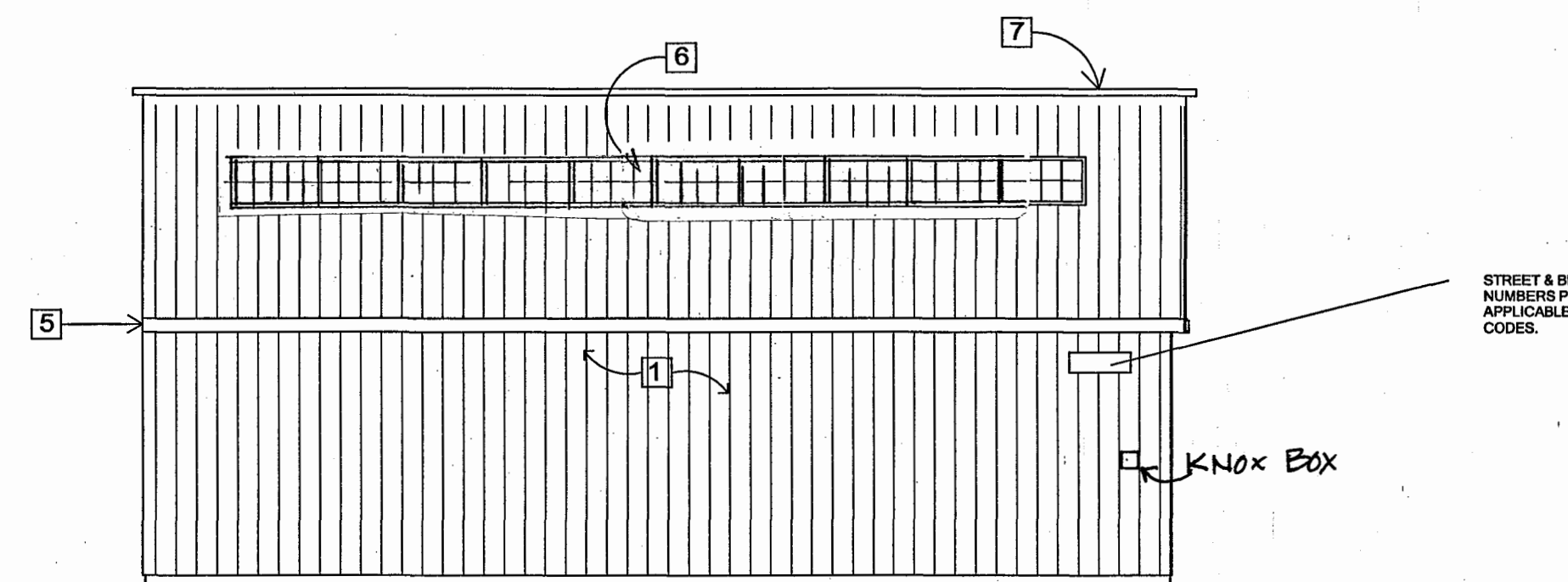
BLDG. 'D' - SOUTH SIDE  
SCALE: 1/8"=1'-0"



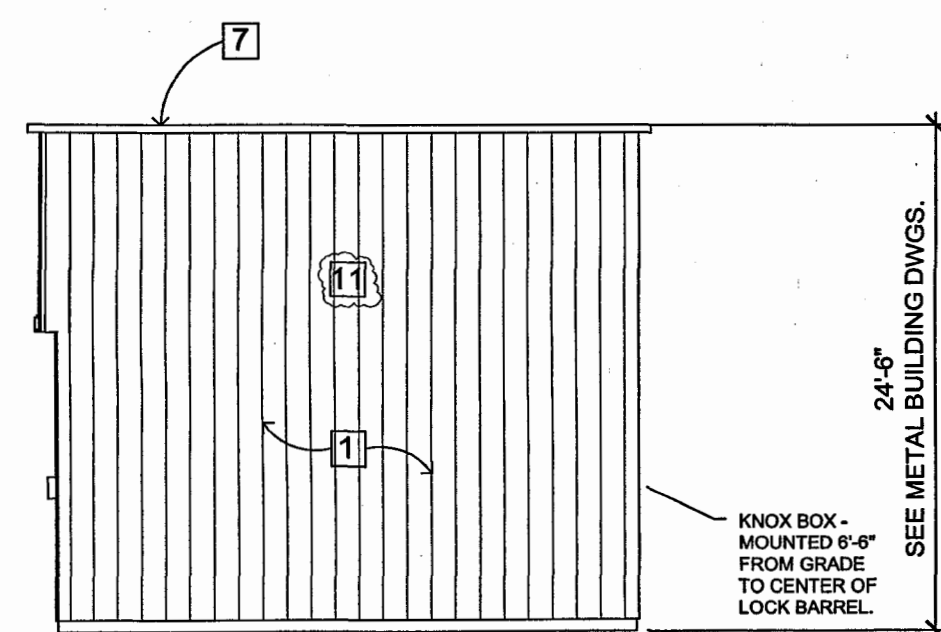
BLDG. 'C' - NORTH SIDE  
SCALE: 1/8"=1'-0"



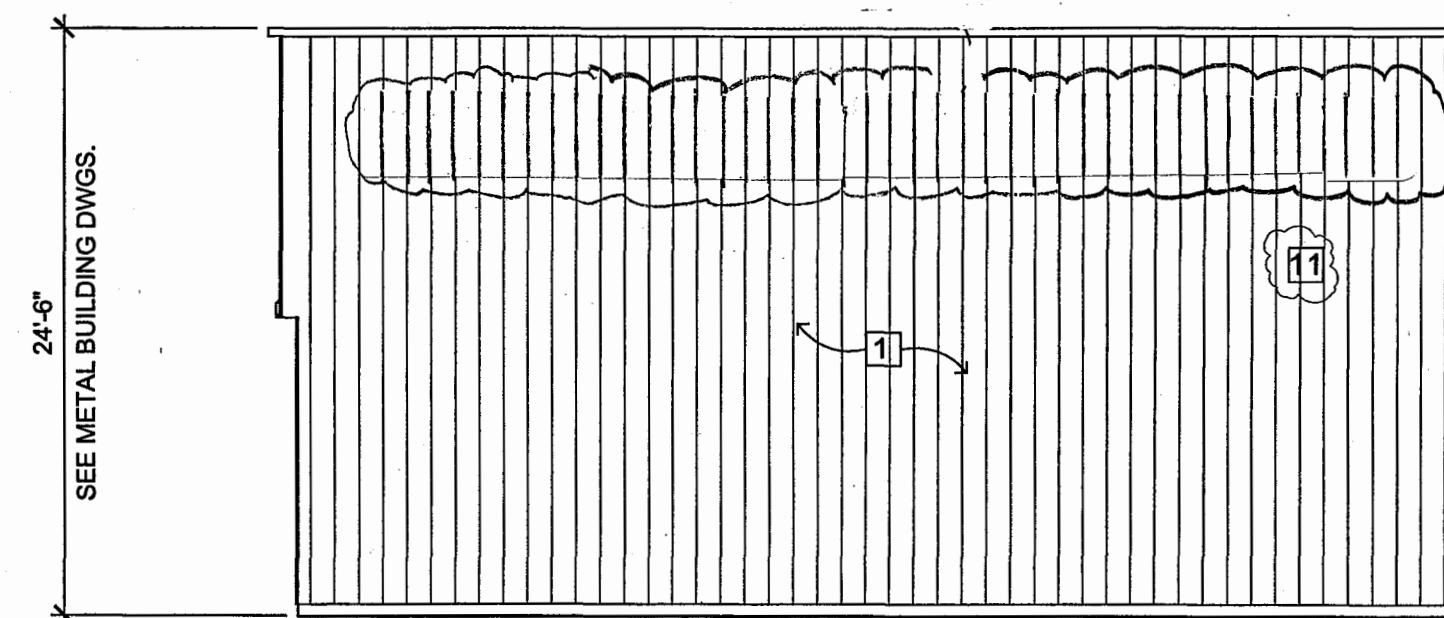
BLDG. 'D' - WEST SIDE  
SCALE: 1/8"=1'-0"



BLDG. 'C' - WEST SIDE  
SCALE: 1/8"=1'-0"



BLDG. 'D' - EAST SIDE  
SCALE: 1/8"=1'-0"



BLDG. 'C' - EAST SIDE  
SCALE: 1/8"=1'-0"

**ELEVATION KEYNOTES**

1. SCULPTURED METAL WALL PANELS. (EGYPTIAN WHITE).
2. 12' X 12' OVERHEAD DOORS. (FACTORY BEIGE).
3. ARCHITECTURAL ROOF. (COLONEL RED).
4. 3' X 7' WALK DOOR. (FACTORY BROWN).
5. ACCENT TRIM COLOR BAND. (COLONEL RED). PER METAL BUILDING DRAWINGS.
6. 4020 SLIDER WINDOWS W/ DECORATIVE GRID.
7. PARAPET TRIM. (COLONEL RED).
8. SCULPTURED METAL WALL PANELS. (CLASSIC BEIGE).
9. COMPANY LOGO SIGN.
10. PARAPETS (sect 709.4)  
Parapets not require of walls that end at roofs constructed entirely of noncombustible material (exception 709.4.1.4).

11. 1-HR WALL

PERMITTEE'S PLANS  
Keep On Job Site

REVISIONS	BY
2/29/07	
PLAN CHECK	
12/1/06	



LIV-IN ENVIRONMENTS  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.O. BOX 1392 ARROYO GRANDE, CA 93421  
Lic. # C14960 (805) 481-1066

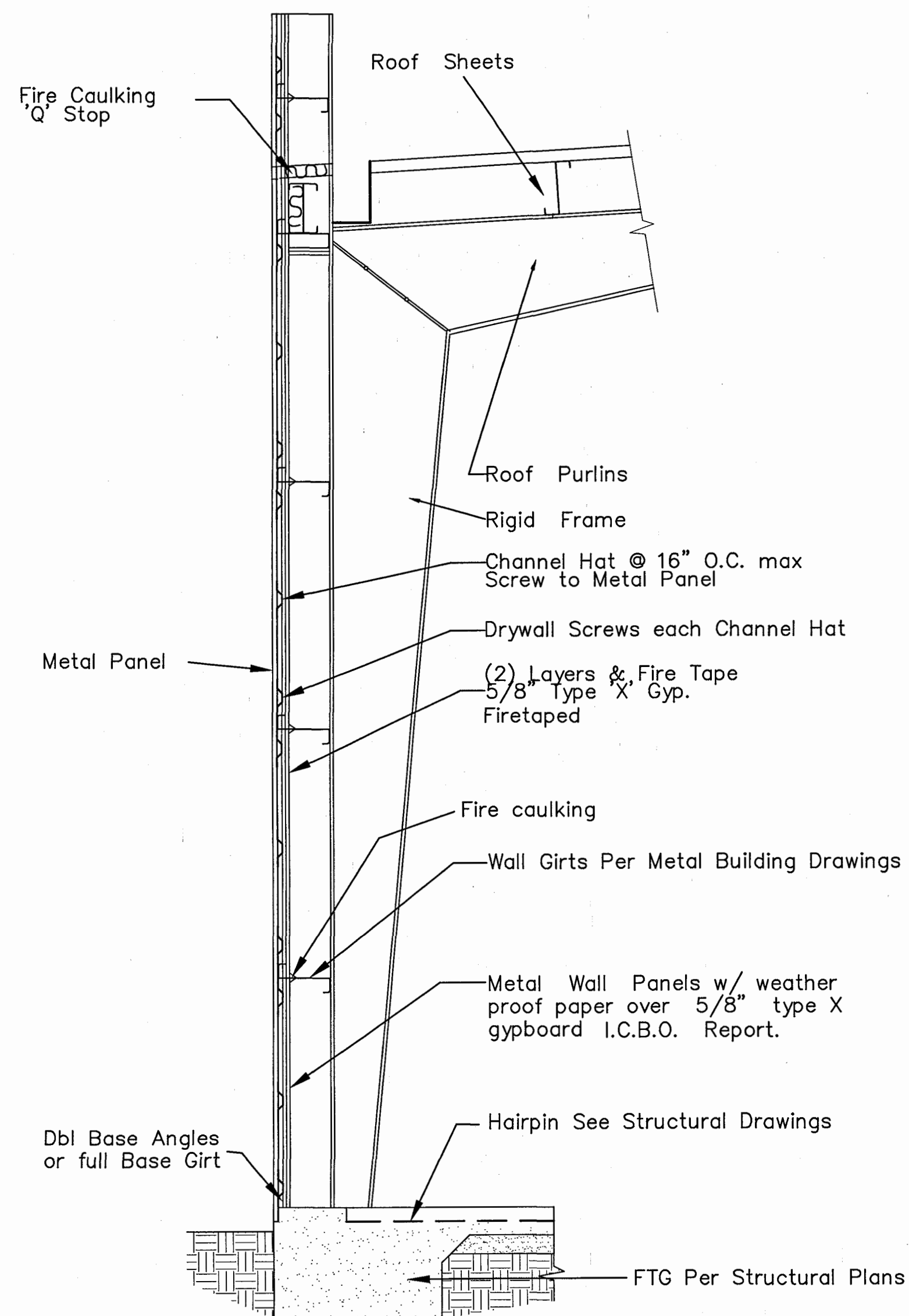


APN: 060-544-009 - LOT 29, BLK. 5

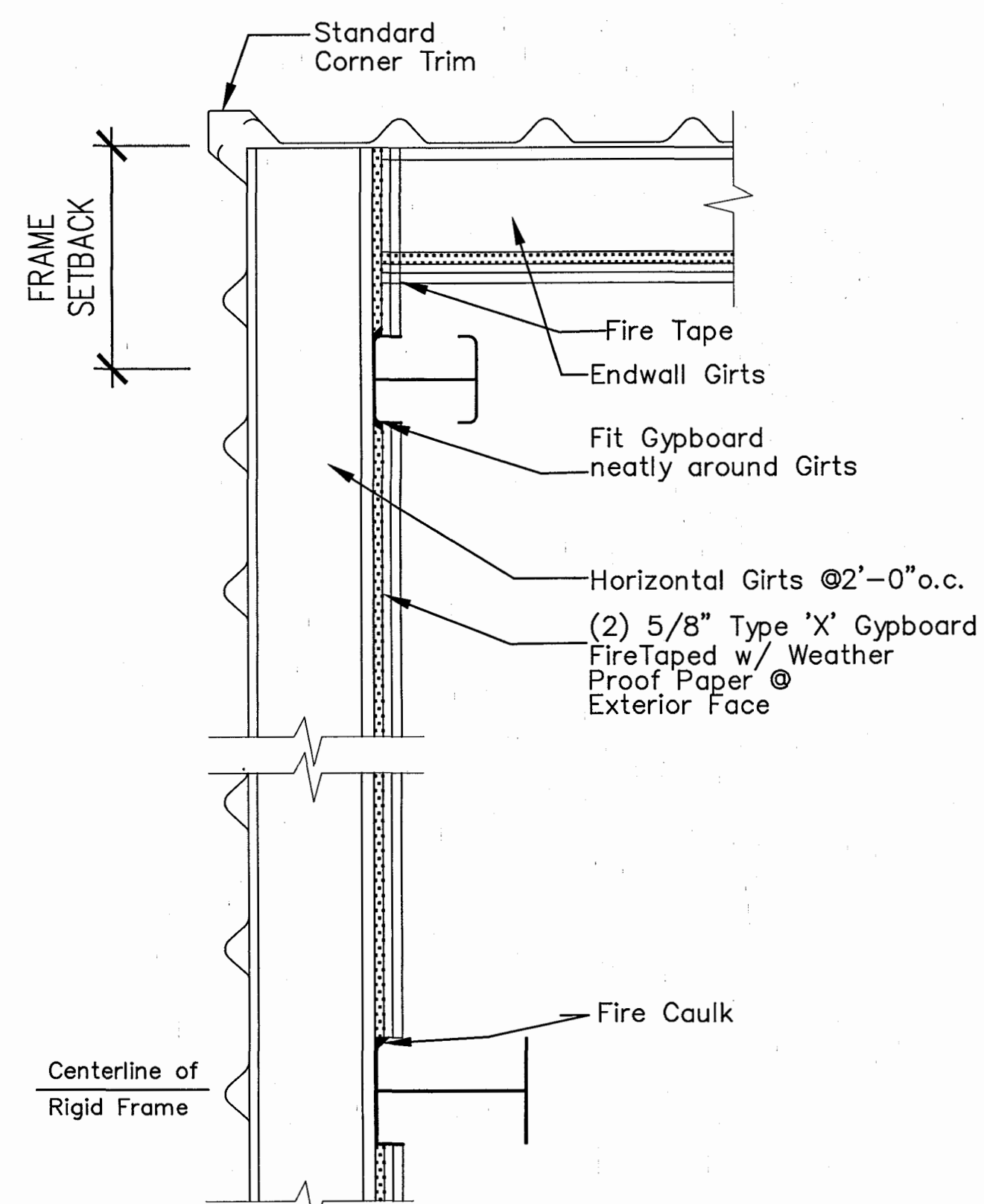
MULTI-PHASE INDUSTRIAL COMPLEX DEVELOPMENT FOR:  
THOR & DIANA OURSTON  
974 GRIFFIN STREET  
GROVER BEACH, CALIFORNIA  
PROJECT LOCATION:  
974 GRIFFIN STREET, GROVER BEACH CA

Submittals/Revisions	DATE
7/12/06	2006
APPROVED	FEB 28 2007
Scale:	
Drawn:	
Job:	0611
Sheet:	A-3
Of	Sheets

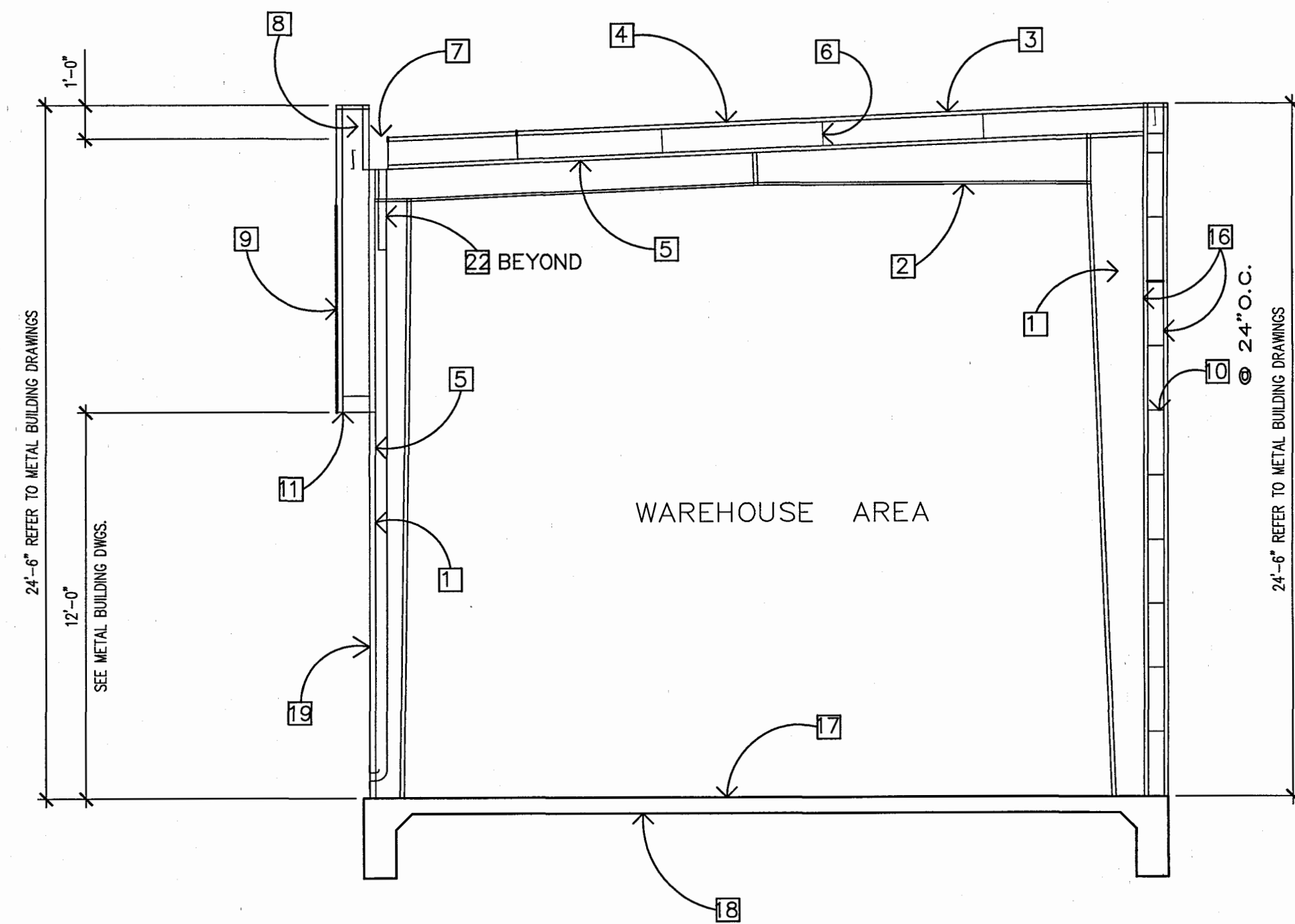
APPROVED  
MAR 28 2007



**(A) 1-HOUR RATED WALL** SEE ESR. 1338  
SCALE: NTS © BUILDING C



**(B) 1-HOUR RATED PROTECTION** (GA FILE NO. WP 9060)  
SCALE: NTS © BUILDING D

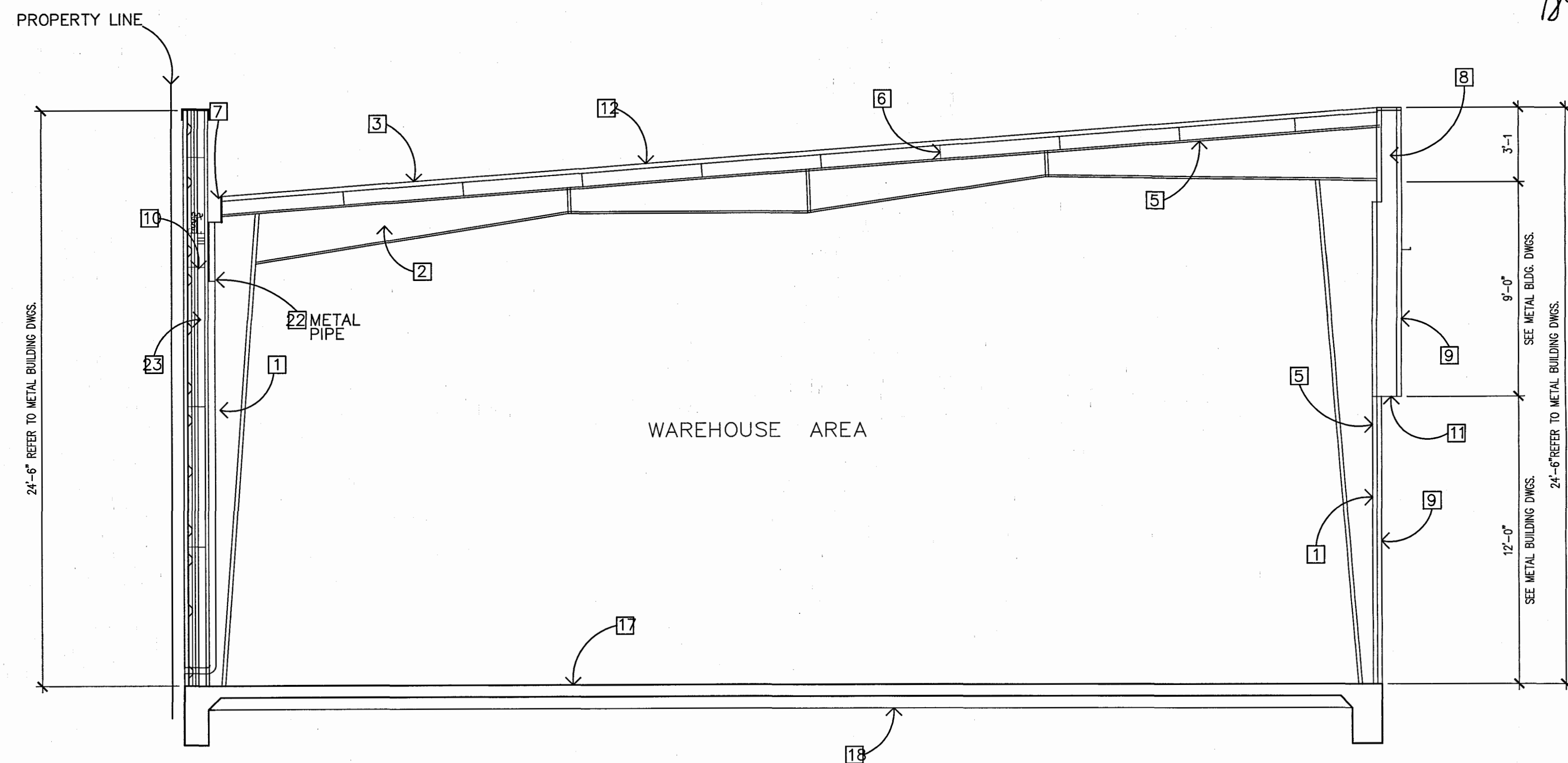


**(1) BLDG. 'D' - BUILDING SECTION**  
SCALE: 1/4"=1'-0"

NOTE: "Special inspection is required per UBC Section 306(a) for strength bolting and structural welding."

**BLDG. SECTION KEYNOTES**

- STEEL RIGID FRAM COLUMNS - REFER TO METAL BUILDING DRAWINGS FOR DETAILS OF ALL PRE-FABRICATED METAL BUILDING COMPONENTS.
- STEEL RIGID FRAME RAFTERS.
- 26 GAGE GALVALUME ROOF SHEETING.
- ROOF PITH: 1/2 IN 12.
- R-10 VINYL WALL/ROOF INSULATION.
- ROOF PURLINS PER METAL BLDG. DWG.
- BUILT-IN INTERIOR GUTTER. SEE DOWNSPOUT LOCATIONS ON SITE PLAN - SHT # A-1.
- PRE-FABRICATED METAL PARAPET.
- PRE-FINISHED 26 GAGE WALL PANELS - OVER 3/8" PLY - SEE METAL BLDG. DWG.
- 8" STANDARD WALL GIRT.
- INSET/OUTSET GIRTS W/ CUSTOM BUILT LIGHT SOFFIT
- ROOF PITCH: 3/4 IN 12.
- OMIT
- OMIT
- OMIT
- 1-HOUR FIRE RESISTANT WALL 5/8" TYPE 'X' GYP. BRD. & FIRE TAPED SEE DETAIL (B)
- 5" CONC. SLAB W/ #3 BARS @ 18" O.C. EA. WAY.
- 4" MIN. SAND FILL W/ VAPOR BARRIER @ CENTER.
- ROLL-UP DOOR
- OMIT
- OMIT
- ROOF DRAIN & OVERFLOW PER UBC 3207.
- ONE HOUR FIRE RESISTIVE PROPERTY LINE FIREWALL - REFER TO DETAILS: (A)



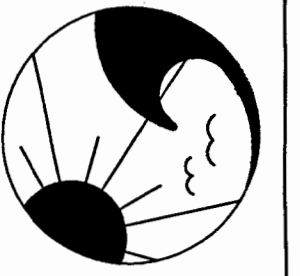
**(2) BLDG. 'C' - BUILDING SECTION**  
SCALE: 1/4"=1'-0"

PERMITTEE'S PLANS  
Keep On Job Site



*Gregory D. Soto*

REVISIONS	BY
PLAN CHECK 4/16/07	
PLAN CHECK 12/1/06	



**LIV-IN ENVIRONMENTS**  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.O. BOX 1392 ARROYO GRANDE, CA 93421  
Lic. # C14960 (805) 481-1066

APN: 060-544-009 - LOT 29, BLK 5

MULTI-PHASE INDUSTRIAL COMPLEX DEVELOPMENT FOR:  
**THOR & DIANA OURSTON**  
974 GRIFFIN STREET  
GROVER BEACH, CALIFORNIA  
PROJECT LOCATION:  
974 GRIFFIN STREET, GROVER BEACH CA

Submittals/Revisions:  
7/12/06 Q'S

Scale:  
Drawn:  
Job: 0611  
Sheet:  
**A-4**  
Of Sheets