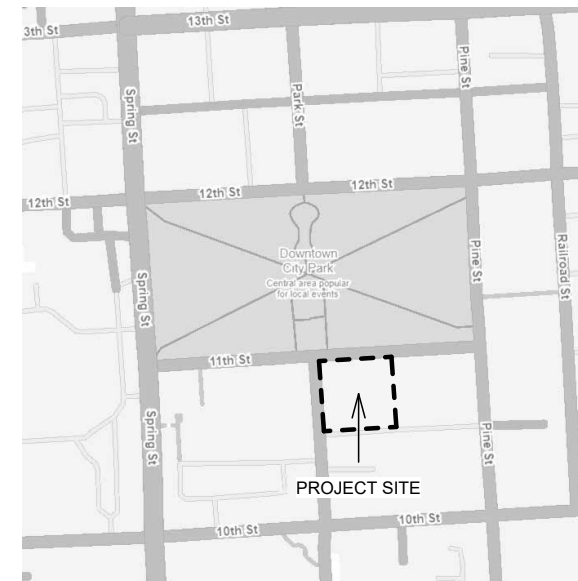


## PROJECT DATA/ CHECKLIST

STEP	PG.	ITEM	REQUIREMENT	PROPOSED
<b>IDENTITY ZONE</b>	5-6	ZONE	TC-1: TOWN CENTER	TC-1: TOWN CENTER
<b>IDENTITY LAND USE</b>	5-35 & 5-36	LAND USE	MIXED USE W/ GROUND FLOOR RETAIL	SHELL RENOVATION
<b>URBAN STANDARDS</b>	5-35	MAXIMUM HT	4 STORIES, 50'	1 STORY 30'
	5-35	SETBACKS	PRIMARY STREET: 0'-0" MIN., 5'-0" MAX. SIDE YARD: 0'-0" MIN., 5'-0" MAX. REAR YARD (W/ ALLEY): 5'-0" MIN., N/A MAX.	EXISTING STATUS
	5-36	PARKING (ON SITE)	PRIMARY STREET: 40'-0" MIN. SIDE ST: 10 FT MIN. SIDE YARD: 5FT MIN. REAR YARD: 5FT MIN	EXISTING STATUS
	5-36	PARKING (STALLS REQUIRED)	NON RESIDENTIAL: 1.0 EACH/ 400 S.F.	EXISTING BUILDING: 10,737 S.F. REQUIRED STALLS: 26.8 STALLS (E) LOT PARKING: 21 STALLS EXISTING NON-CONFORMING PARKING
<b>BUILDING STANDARDS</b>	5-35	BUILDING TYPE	MIXED USE W/ GROUND FLOOR RETAIL	MIXED USE FOOD SERVICE AND RETAIL
	5-71	A. LOT STANDARDS	LOT WIDTH: 125'-0" MIN, 200'-0" MAX.	LOT WIDTH: 130'-0"
	5-71	B. BUILDING MASSING	MAXIMUM HEIGHT: 4 STORIES	MAXIMUM 2 STORIES
	5-72	C. ACCESS STANDARDS	MAIN ACCESS DIRECTLY FROM STREET	MAIN ACCESS DIRECTLY FROM STREET PROVIDED
	5-72	D. PARKING AND SERVICE STANDARDS	GARAGE, TUCK-UNDER, OR SUBTERRAINIAN PARKING REQUIRED	EXISTING NON-CONFORMING SURFACE PARKING
	5-72	E. OPEN SPACE STANDARDS	PRIVATE AND OPEN SPACE NOT REQUIRED	N/A
	5-72	F. LANDSCAPE STANDARDS	ONE LARGE TREE IN REAR YARD	EXISTING NON-CONFORMING, NO TREES
<b>FRONTAGE STANDARDS</b>	5-72	G. FRONTAGE STANDARDS	TRANSITION FROM INDOOR TO OUTDOOR	UNDERSTOOD
	5-75	SPECIFIC STANDARDS	FORECOURT, SHOPFRONT, ARCADE, GALLERY	PROPOSED SHOPFRONT FRONTAGE
<b>ARCHITECTURAL STYLE STANDARDS</b>	5-85	ARCHITECTURAL STYLE	MAIN STREET COMMERCIAL	MAIN STREET COMMERCIAL
<b>SIGN STANDARDS</b>	5-91	ALLOWABLE SIGNAGE	WALL MOUNTED SIGNAGE: 30" HIGH MAX, 1 SF PER LINEAL FOOT	SIGNAGE WILL BE SUBMITTED UNDER SEPARATE SIGN APPLICATION
<b>ADDITIONAL REQUIREMENTS</b>	N/A			
<b>APPLICATION</b>	5-113	APPLICATION	APPLICATION + SUBMITTAL REQUIREMENTS	COMPLETE APPLICATION PACKAGE WILL BE SUBMITTED WITH THIS PACKAGE

## VICINITY MAP



## PROJECT DESCRIPTION

BUILDING SHELL RENOVATIONS FOR FUTURE TENANT IMPROVEMENTS. SCOPE OF FRONTAGE IMPROVEMENTS TO BE DETERMINE AT TIME OF BUILDING PERMIT SUBMITTAL.

## SHEET INDEX

1	COVER SHEET
2	EXISTING SITE PHOTOS
3	INSPIRATION PHOTOS
4	PROPOSED SITE PLAN
5	PROPOSED FLOOR PLAN
6	AXONOMETRIC VIEW
7	EXTERIOR ELEVATIONS/ MATERIALS
8	EXTERIOR ELEVATIONS/ MATERIALS
9	PERSPECTIVE
10	PERSPECTIVE
11	PERSPECTIVE
11	PERSPECTIVE

## PROJECT TEAM

### PROJECT CLIENT/ OWNER- VICKIE & RON MULLINS

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### PROJECT ARCHITECT- GABRIEL ARCHITECTS

CONTACT: LARRY GABRIEL  
EMAIL: LG@GABRIEL-ARCHITECTS.COM  
TEL: 805.238.9600



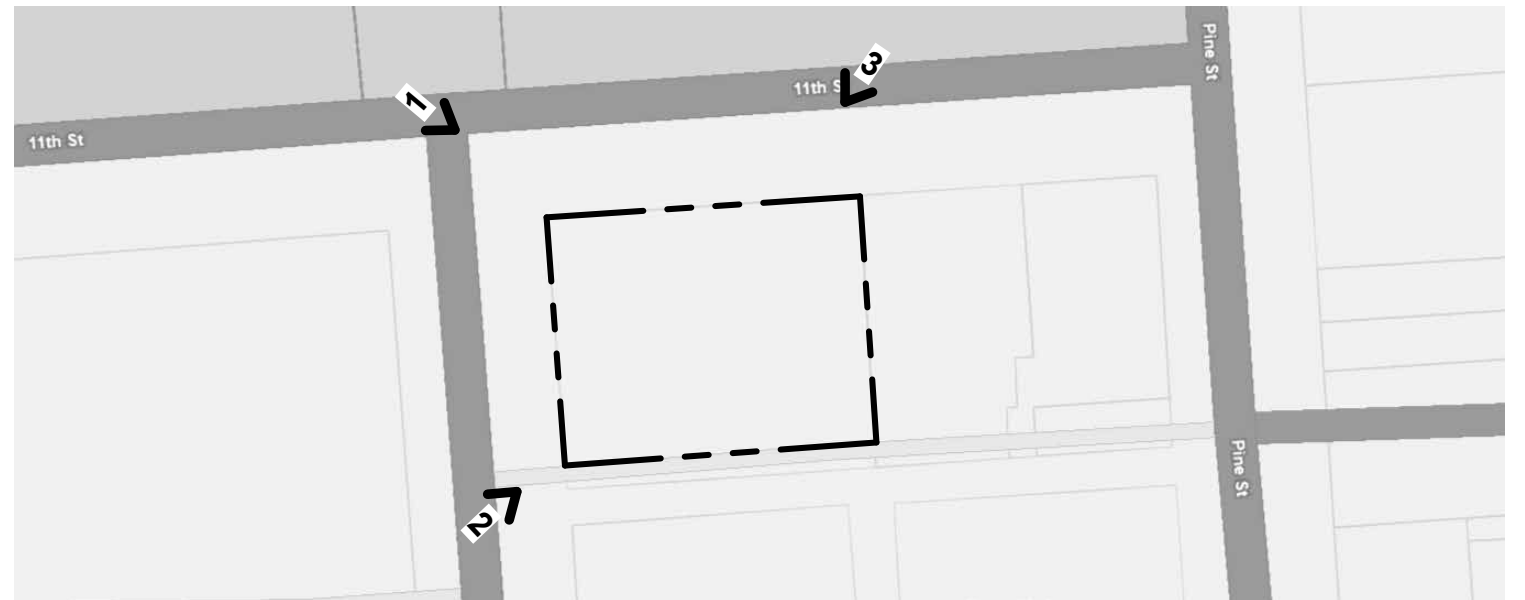
1-11TH ST. AND PARK ST.



2-PARK ST.



3-11TH ST.



**EXISTING SITE PHOTOS**



STREETSIDE- 843 12TH STREET, PASO ROBLES 93446



GRAGNERS UNION BUILDING- 835 13TH STREET, PASO ROBLES 93446

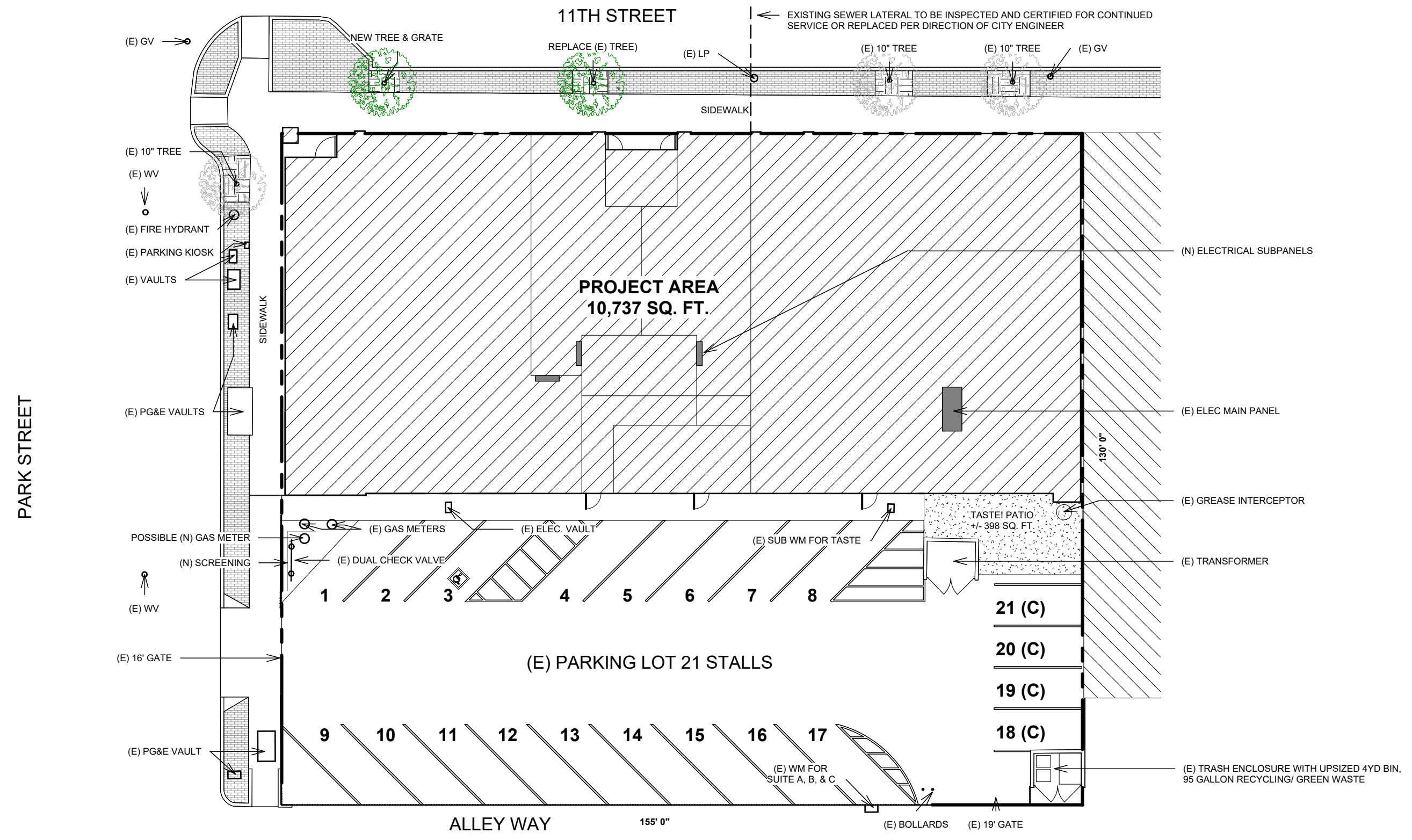


STUDIOS IN THE PARK- 1130 PINE STREET, PASO ROBLES 93446



DRACAENA WINES- 1244 PINE STREET, PASO ROBLES 93446

**INSPIRATION PHOTOS**

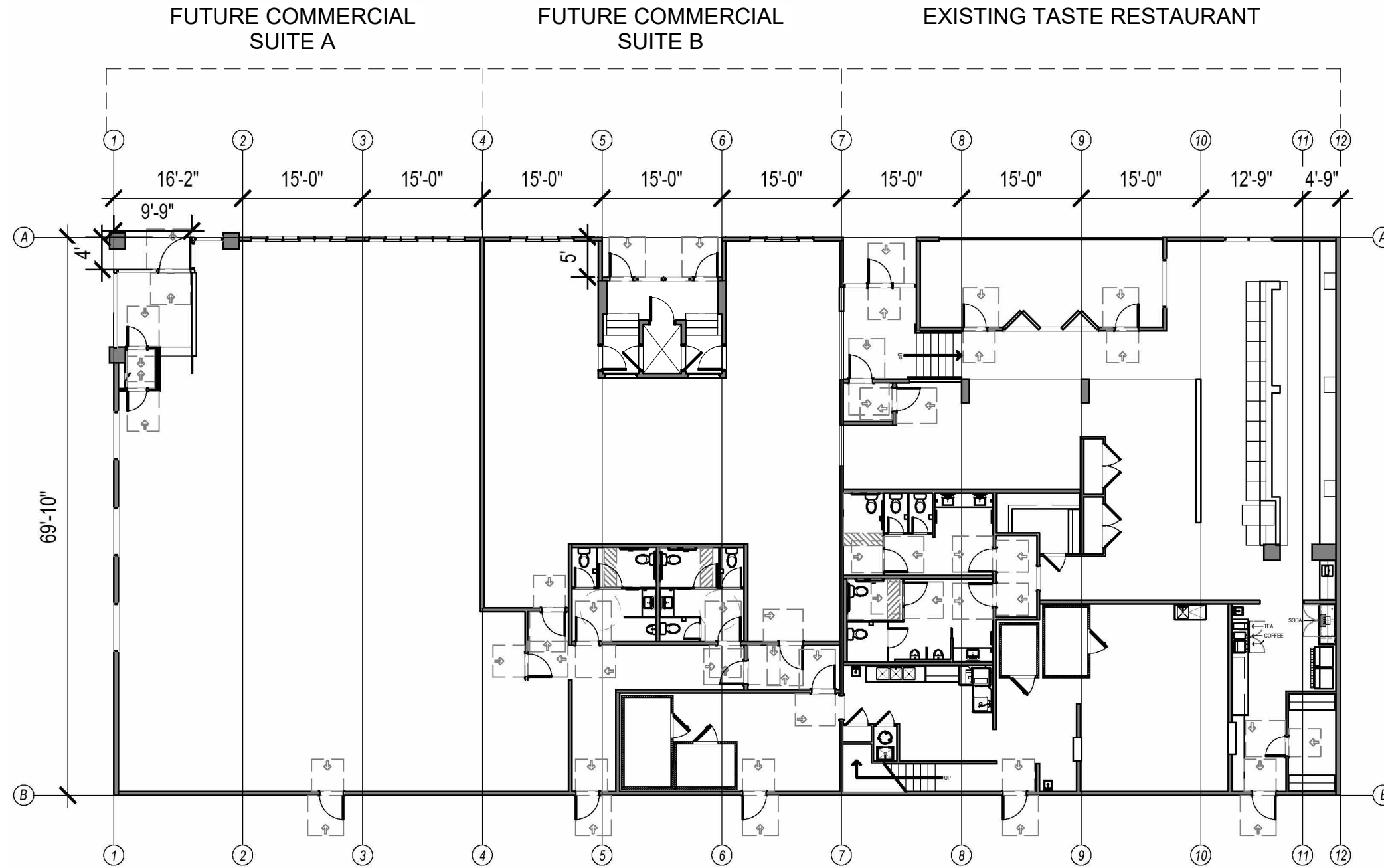


## PROPOSED SITE PLAN

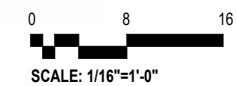
# PROPOSED FLOOR PLAN

**5**

SHEET NUMBER



## PROPOSED FLOOR PLAN



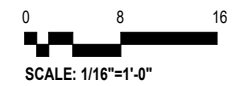
PLAN NORTH

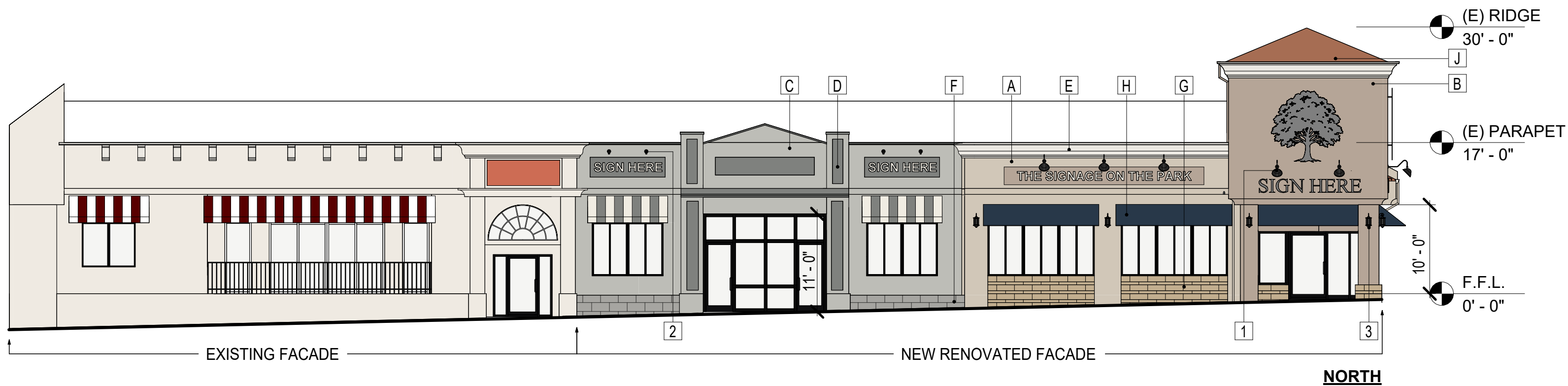
TRUE NORTH















**AXONOMETRIC VIEW**





**MATERIAL LEGEND**

-  A- STUCCO "ACCESSIBLE BEIGE" SW7036
-  B- STUCCO "UTTERLY BEIGE" SW6080
-  C- STUCCO "ARGOS" SW7065
-  D- STUCCO "CITYSCAPE" SW7067
-  E- TRIM "GREEK VILLA" SW7551
-  F- EL DORADO STONE ZEN24 "NICKEL" (12" X 24")
-  G- ARTO CONCRETE TILE "BONE" (4" X 24" AND 8" X 24")
-  H- FABRIC AWNING TO MATCH "IN THE NAVY" SW9178
-  I- STANDING SEAM METAL AWNING METAL SALES "ZINC GREY"
-  J-(E) SPANISH TILE ROOF
- \*NEW STUCCO SAND FINISH TO MATCH EXISTING

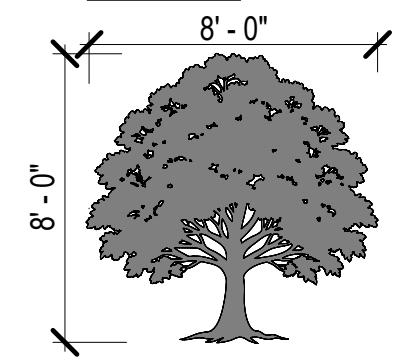
**EQUIPMENT SCREEN**



**LIGHTING**



**SIGNAGE**



PIN MOUNTED, HEATED TREATED STEEL, BACKLIT

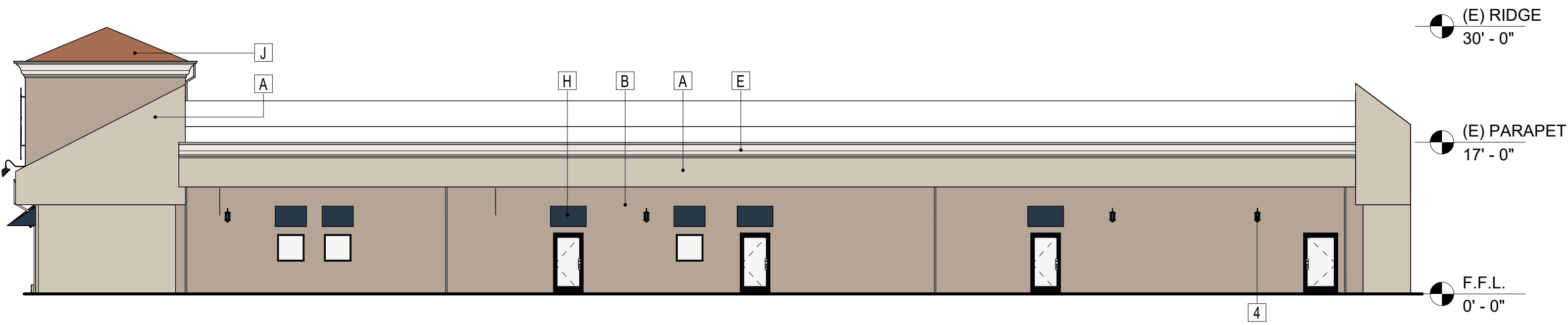
**SIGN HERE**

**SIGN HERE**

**THE SIGNAGE ON THE PARK**

1 SQ. FT./ LINEAR FT. OF BUILDING FRONTAGE

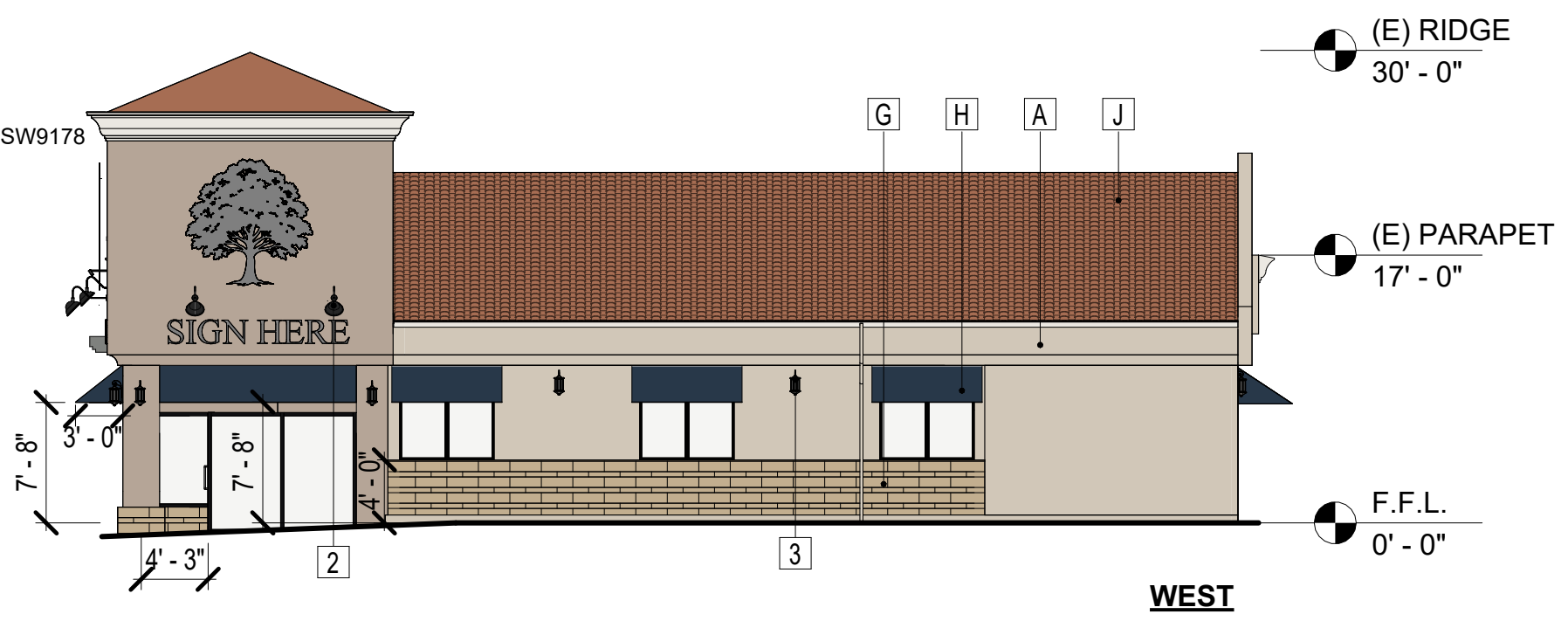
**ELEVATIONS**



**SOUTH**

**MATERIAL LEGEND**

- A- STUCCO "ACCESSIBLE BEIGE" SW7036
  - B- STUCCO "UTTERLY BEIGE" SW6080
  - C- STUCCO "ARGOS" SW7065
  - D- STUCCO "CITYSCAPE" SW7067
  - E- TRIM "GREEK VILLA" SW7551
  - F- EL DORADO STONE ZEN24 "NICKEL" (12" X 24")
  - G- ARTO CONCRETE TILE "BONE" (4" X 24" AND 8" X 24")
  - H- FABRIC AWNING TO MATCH "IN THE NAVY" SW9178
  - I- STANDING SEAM METAL AWNING METAL SALES "ZINC GREY"
  - J-(E) SPANISH TILE ROOF
- \*NEW STUCCO SAND FINISH TO MATCH EXISTING



**WEST**

# ELEVATIONS



**PERSPECTIVE**



**PERSPECTIVE**



**PERSPECTIVE**



**PERSPECTIVE**