

ARCHITECT STAMP CONSULTANT STAMP



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DATE	ISSUE
08AUG22	DEVELOPMENT PLAN REVIEW
03OCT22	PLANNING COMMISSION SUBMITTAL
23MAY23	PLANNING COMMISSION SUBMITTAL

JOB NUMBER
2138

SHEET TITLE
OVERALL SITE PLAN

AS101

OVERALL SITE PLAN KEYNOTES

- 01.01 DASHED LINE INDICATES (N) 6" PRIVATE WATER LINE
- 01.02 10' OFFER OF DEDICATION
- 10.01 5' EXTERIOR DIRECTIONAL SIGNAGE
- 10.02 EXISTING BILLBOARD TO BE REMOVED
- 10.03 PROPOSED 30' TALL POLE MOUNTED SIGN
- 26.01 PROPOSED LOCATION OF ELECTRICAL TRANSFORMER
- 26.02 POLE MOUNTED LED AREA LIGHTS
- 26.03 OUTDOOR 2 GANG POWER PEDESTAL, 110V
- 26.04 180 KW SEMI TRUCK EV CHARGING STATION, TYP.
- 26.05 OUTDOOR POWER PEDESTAL, 220V
- 32.01 PROPOSED CONCRETE PAD AREA
- 32.02 CURB NOTCH ADDED TO PROTECT TREES, REFER TO LANDSCAPE PLAN
- 32.03 6" BLACK STEEL SITE FENCING, LOCATED AT PROPERTY LINE
- 32.04 (N) 30' BILLBOARD
- 33.01 WATER SUPPLY STUBOUT

PARKING CHART

- OVERFLOW/SERVICE PARKING (8 SPACES) **(O-#)**
 - INVENTORY PARKING (29 SPACES) **(I-#)**
 - EMPLOYEE PARKING (27 SPACES) **(E-#)**
 - CUSTOMER PARKING (20 SPACES) **(C-#)**
- 1) Clean Air space requirements (CBC 25,46,040):
 *For every 10-25 spaces 1 Clean Air space
 26-50 spaces 3 Clean Air spaces
 per CalGreen Code
- 27 employee + 20 customer spaces = 47 spaces
 therefore, **3 Clean Air spaces provided**
- 2) ADA space requirements (CBC Table 11B-208.2):
 *for every 1 + 25 spaces, provide 1 accessible parking space
 26 - 50 spaces, provide 2 accessible parking spaces
- 27 employee + 20 customer spaces = 47 spaces
 therefore, **2 ADA accessible spaces provided**
- 3) EV ready requirements (CBC Table 11B-208.2):
 *for every 26-50 spaces, provide 2 EV Ready spaces
 & 8 EV capable spaces
- 27 employee + 20 customer spaces = 47 spaces
 therefore, **4 EV Ready & 4 EV capable spaces provided**

