



# FAMCON PIPE AND SUPPLY, INC. SANTA MARIA, CA

**PROJECT ADDRESS:** 1200 FOUNDERS AVE  
SANTA MARIA, CA 93455

**APPLICANT / OWNER:** STEVE B. PENZA AND NANCY L. PENZA 1997 REVOCABLE TRUST  
200 LAMBERT STREET  
OXNARD, CA 93030  
805-485-4350

**DESCRIPTION OF USE:** PLUMBING PIPE & SUPPLY

**DESCRIPTION OF WORK:** BUSINESS/WAREHOUSE  
NEW SINGLE STORY BUILDING 10,914 SF. GROSS  
OFFICE AREA 3,414 SF. GROSS 3,313 SF NET  
WAREHOUSE AREA 7,500 SF. GROSS 7,363 SF NET

**OCCUPANCY:** BUSINESS GROUP B & S STORAGE

**ZONING:** CH - HIGHWAY COMMERCIAL

**BUILDING CONSTRUCTION:** TYPE V-B - SEPARATED MIXED OCCUPANCY

**STORIES:** SINGLE STORY

**BUILDING HEIGHT:** 25'-3"

**SPRINKLERS:** TO BE PROVIDED

**PROJECT APN:** 107-150-021-022

**IMPERVIOUS AREA:** 17,490 SF.

**PERVIOUS AREA:** 130,431 SF.

**LANDSCAPE AREA:** 16,396 SF.

**STORAGE YARD AREA:** 40,000 SF.

SB COUNTY PARKING REQUIREMENTS COMMERCIAL USES 35.36.110:  
MANUFACTURING = 1 SPACE PER 3,000 SF

**PARKING REQUIRED:** MANUFACTURING 10,914/520 SF = 4 SPACES REQUIRED

**PARKING PROVIDED:** STANDARD SPACES 16 SPACES PROVIDED  
ACCESSIBLE SPACES 2 SPACES PROVIDED



ARCHITECTURE  
GREG RAVATT, AIA  
MECHANICAL ELECTRICAL  
JIM ALBRECHT, PE

SANTA MARIA OFFICE  
125 LINEN AVENUE, 2ND  
ORCUTT, CA 93455  
P.O. BOX 2267  
SANTA MARIA, CA 93457  
(805) 928-5002 FAX: (805) 928-0895

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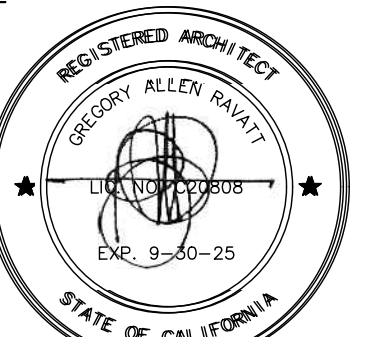
REVISIONS

**PROJECT INFORMATION / DESCRIPTION**

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G1-0



SEAL



PROJECT  
**FAMCON PIPE AND SUPPLY, INC.**  
1200 FOUNDERS AVE  
SANTA MARIA, CA 93455

SHEET TITLE

**BUILDING ELEVATIONS**

OWNER

STEVE B. PENZA AND NANCY L. PENZA  
1997 REVOCABLE TRUST  
200 LAMBERT ST.  
OXNARD, CA 93036

DATE: 10/24/2023

PROJECT MANAGER: GR

DRAWN BY: NAD

JOB NUMBER: RA #830

**G1.0**



**PARKING LOT VIEW**

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G1-0

**VICINITY MAP**

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G1-0

**OWNER**  
STEVE B. PENZA AND NANCY L. PENZA 1997 REVOCABLE TRUST  
200 LAMBERT STREET  
OXNARD, CA 93030  
Ph: 805-485-4350  
CONTACT: STEVE PENZA

**ARCHITECT/DESIGNER**  
RAVATT ALBRECHT + ASSOCIATES, INC.  
P.O. Box 2267  
ORCUTT, CA 93457  
Ph: (805) 928-5002  
CONTACT: GREG RAVATT  
EMAIL: gravatt@raarchitectsengineers.com

**PLANNING**  
UPC, URBAN PLANNING CONCEPTS INC.  
2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
Ph: (805) 934-5760  
CONTACT: DAVID SWENK  
EMAIL: david@urbanplanningconcepts.com

**CONTACTS**

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**SHEET INDEX**

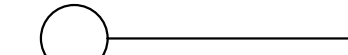
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(E)/EXIST.	(E)/EXISTING	L	LONG
⊙	AT	M.R.	MOISTURE RESISTANCE
A.B.	ANCHOR BOLT	MAX.	MAXIMUM
A.C.	ACOUSTIC	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ADDT.	ADDITIVE	MTL	METAL
ADJ.	ADJUSTABLE/ADJACENT	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO./#	NUMBER
BD.	BOARD	O/C.	ON CENTER
BLK'G	BLOCKING	OPEN'G	OPENING
C.J.	CONTROL JOINT	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
C.M.U.	CONCRETE MASONRY UNIT	PARTNS	PARTITIONS
C.T.	CERAMIC TILE	PL.	PLATE
C.T.FLR.	CERAMIC TILE FLOOR	PLAS.LAM.	PLASTIC LAMINATE
C.T.L.	CERAMIC TILE INSTITUTE	PLYWD.	PLYWOOD
CAB.	CABINET	PREP.	PREPARE
CLG.	CEILING	PT.	PAINT
CLR.	CLEAR	REF.	REFERENCE
COL.	COLOR	REQ.	REQUIRED
CONC.	CONCRETE	S.F.	SQUARE FEET
CONT.	CONTINUOUS	S.S.	STAINLESS STEEL
CONT'D.	CONTINUED	SCHED.	SCHEDULE
CT.	COAT	SHT.	SHEET
DET.	DETAIL	SIM.	SIMILAR
DIA.	DIAMETER	SLIDING	SLIDING
DIM.	DIMENSION	SOFFIT	SOFFIT
DISP.	DISPENSER	STL.	STEEL
DWG	DRAWING	STRUC.	STRUCTURAL
E.J.	EXPANSION JOINT	SUSP.	SUSPENDED
ELEC.	ELECTRICAL	THK.	THICK
ENT	ENTRANCE	TOILET	TOILET
F.D.	FLOOR DRAIN	TYP.	TYPICAL
FIN.EL.	FINISHED ELEVATION	V.C.T.	VINYL COMPOSITION TILE
FIN.FLR.	FINISHED FLOOR	VERIFY	VERIFY
FLR.	FLOOR	W/	WITH
FT.	FEET	W.C.	WATER CLOSET
FTG.	FOOTING	W.P.	WATER PROOF
G.W.B.	GYPSUM WALL BOARD	W.W.M.	WELDED WIRE MESH
GYP. BD.	GYPSUM BOARD	WD.	WOOD
HT.	HEIGHT		
INFO.	INFORMATION		
INSUL.	INSULATION		

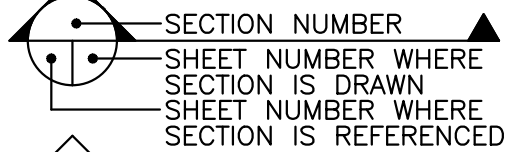
TRUE NORTH



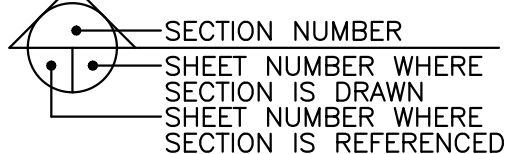
COLUMN GRIDLINE



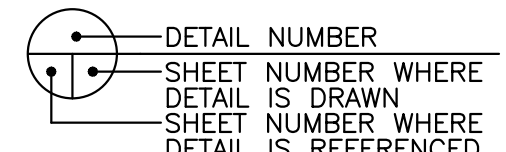
BUILDING SECTION



WALL SECTION



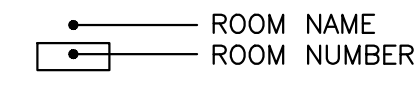
DETAIL OR ENLARGED PLAN



WALL TYPE



ROOM NAME AND NUMBER



KEYNOTE



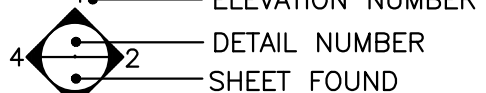
REVISION NUMBER



ACCESSORY OR EQUIPMENT



EXTERIOR ELEVATION



**ABBREVIATIONS**

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**SYMBOLS**

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**CONTACTS**

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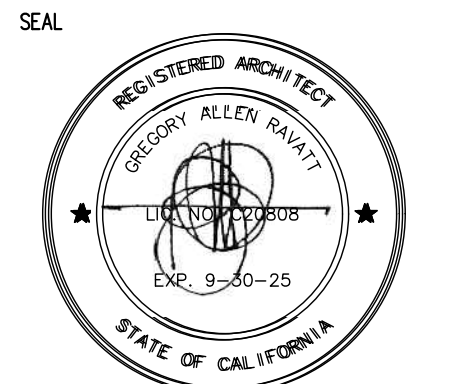
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REVISIONS

PROJECT  
**FAMCON PIPE AND SUPPLY, INC.**  
1200 FOUNDERS AVE  
SANTA MARIA, CA 93455

SHEET TITLE  
**SITE PLAN**

OWNER  
**STEVE B. PENZA AND NANCY L. PENZA 1997 REVOCABLE TRUST**  
200 LAMBERT ST.  
OXNARD, CA 93036

DATE: 10/24/2023

PROJECT MANAGER: GR  
DRAWN BY: NAD  
JOB NUMBER: RA #830

PARCEL 1 (R1)

ACCESS FROM ROAD

FOUNDERS AVE

S89°30'54"W 213.18'

ASPHALT ROAD

30' WIDE P.R.E.

CLASS 2

PARCEL 2

2.154 ACRES (GROSS & NET)

CLASS 2 ROAD BASE

APN: 107-150-021

30' WIDE PUBLIC ROAD ESMT. PER P.M. 43-39 & 30' WIDE PRIVATE ROAD, PIPELINE, AND UTILITY ESMT. PER INST. NO. 87-354173

BARBED WIRE FENCE

LANDSCAPE BUFFER

BLDG 10,914 SF.

CONCRETE

PARCEL 1  
6.408 ACRES (GROSS & NET)

APN: 107-150-020

AC BERM

FLAGPOLE

BUILDING

BUILDING

"BASIS OF BEARINGS" N89°30'54"E

CLASS 2 ROAD BASE

PCC SLAB (material staging area)

26' WIDE PUBLIC SECONDARY EMERGENCY ACCESS ESMT., PUBLIC SEWER ESMT. TO LAGUNA COUNTY SANITATION DISTRICT, AND P.U.E. PER 61 PM 77-79

REALIGN 26 FT ROAD

APN: 107-150-022

10' WIDE PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCEL 2 PER 61 PM 77-79

PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1 AND 2 PER 61 PM 77-79

NEW 40' EXIT TO ROAD

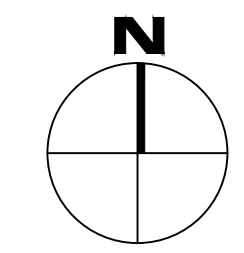
LANDSCAPE BUFFER

ABANDONED STEM WALLS

PARCEL 3  
1.865 ACRES (GROSS & NET)

CLASS 2 ROAD BASE

10' WIDE PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCEL 2 PER 61 PM 77-79



1" = 30'-0" **SITE PLAN**

SCALE: 1" = 30'-0"

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ARCHITECTURE  
GREGORY ALLEN TRAVITT, AIA  
MECHANICAL, ELECTRICAL  
JIM ALBRECHT, PE

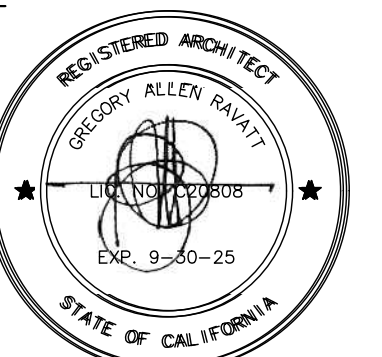
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SHEET TITLE

**FLOOR PLAN**

OWNER

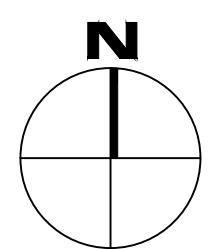
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**FLOOR PLAN**

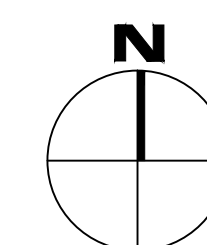
SCALE:  
1/8" = 1'-0"

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CONCEPTUAL ENLARGED OFFICE FLOOR PLAN



SCALE:  
1/4" = 1'-0"

24



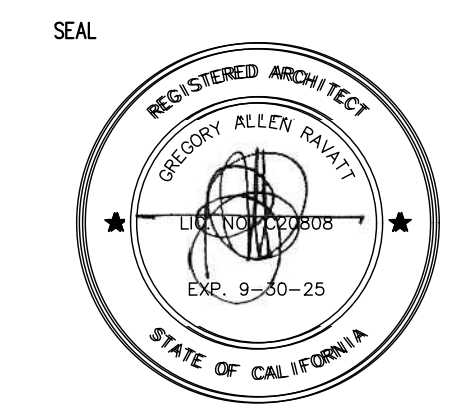
ARCHITECTURE  
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MECHANICAL ELECTRICAL  
JIM ALBRECHT, PE

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SHEET TITLE  
**ENLARGED FLOOR PLAN**

OWNER  
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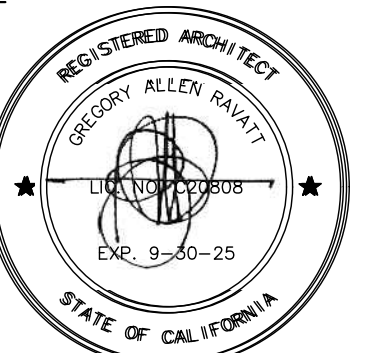
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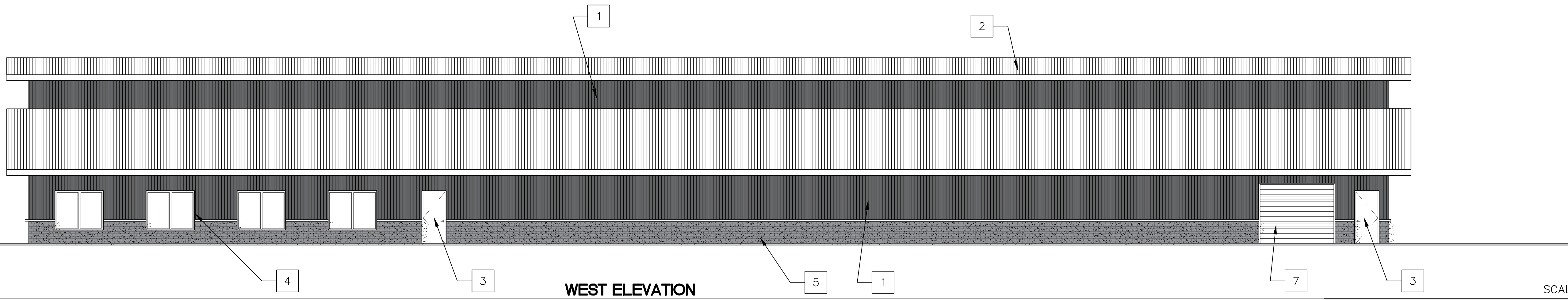
SHEET TITLE

**BUILDING ELEVATIONS**

OWNER  
**STEVE B. PENZA AND NANCY L. PENZA**  
**1997 REVOCABLE TRUST**  
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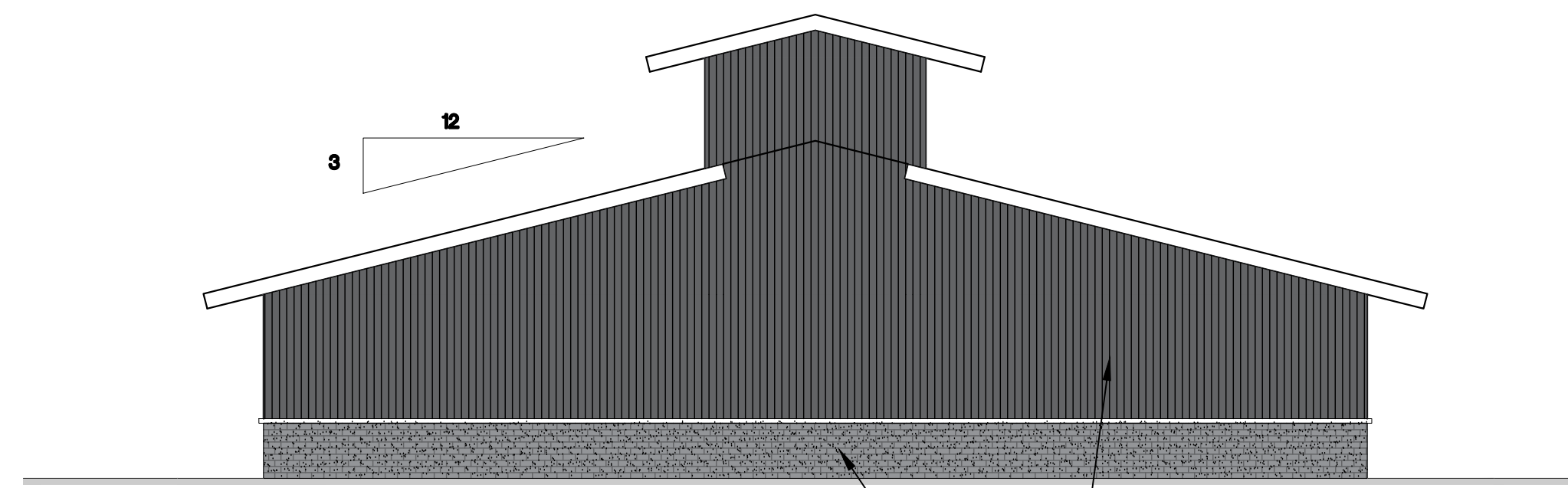
PROJECT MANAGER: GR  
DRAWN BY: NAD  
JOB NUMBER: RA #830



**WEST ELEVATION**

SCALE:  
1/8" = 1'-0"

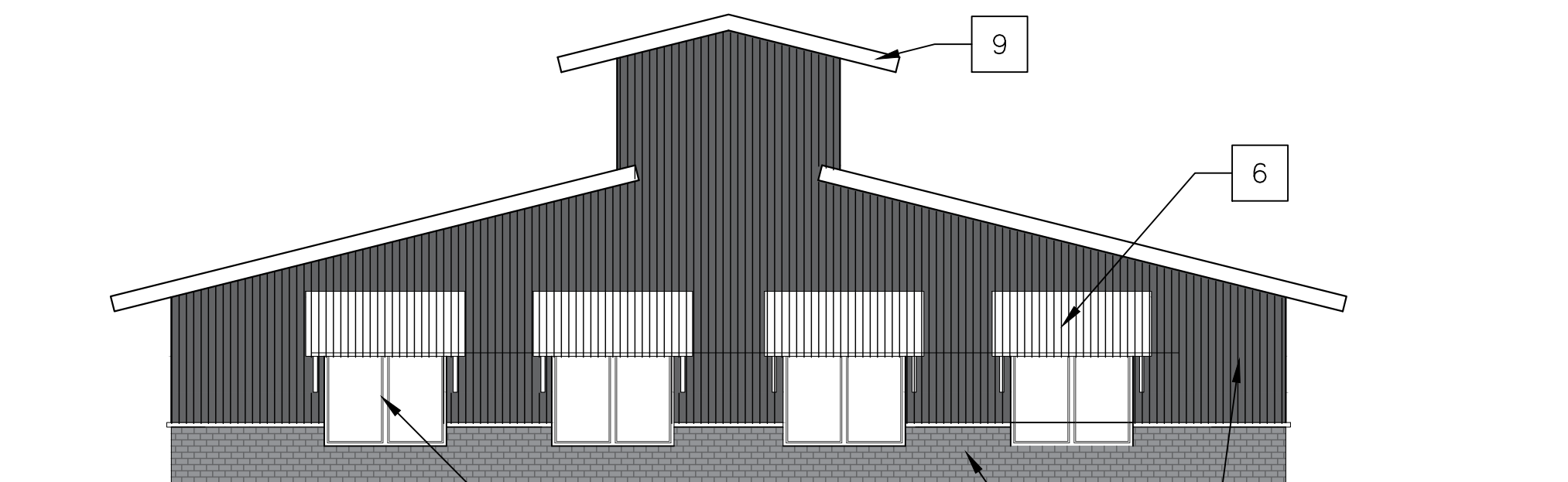
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**SOUTH ELEVATION**

SCALE:  
1/8" = 1'-0"

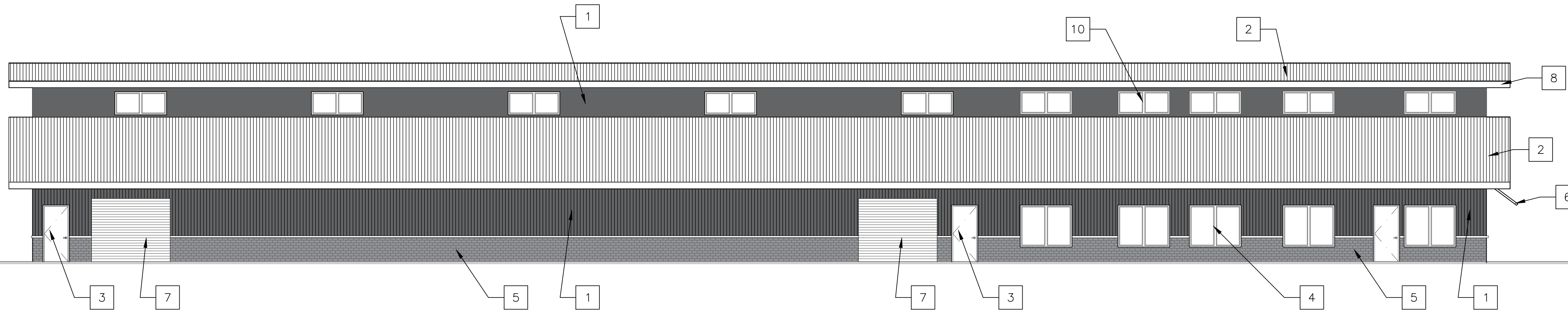
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**NORTH ELEVATION**

SCALE:  
1/8" = 1'-0"

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**EAST ELEVATION**

SCALE:  
1/8" = 1'-0"

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1. SIDING CEC "Charcoal" CORRUGATED
2. ROOF PANEL CEC Pearly Grey
3. DOORS "WHITE SNOW SW 9541"
4. ALUMINUM FRAME WINDOWS "Dark Bronze"
5. SPLIT FACE BLOCK - "Castle Grey" RCP Block and Brick
6. AWNING - METAL ROOFING WITH BRACE
7. OVERHEAD ROLL UP DOOR "WHITE SNOW SW 9541"
8. ROOF GUTTER AND FACIA "CEC Pearly Grey"
9. EAVE END "CEC Pearly Grey"
10. CLEARSTORY WINDOW