



Cultural Heritage Committee
AGENDA

Monday, October 28, 2024, 5:30 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Cultural Heritage Committee holds in-person meetings. Zoom participation will not be supported at this time. Attendees of City Council or Advisory Body meetings are eligible to receive one hour of complimentary parking; restrictions apply, visit [Parking for Public Meetings](#) for more details.

INSTRUCTIONS FOR PUBLIC COMMENT:

Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):

Mail - Delivered by the U.S. Postal Service. Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

Email - Submit Public Comments via email to advisorybodies@slocity.org. In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

Voicemail - Call (805) 781-7164 and leave a voicemail. Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

**All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

Public Comment during the meeting:

Meetings are held in-person. To provide public comment during the meeting, you must be present at the meeting location.

Electronic Visual Aid Presentation. To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the [Council Policies & Procedures Manual](#), members of the public who desire to utilize electronic visual aids to supplement their oral presentation must provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at cityclerk@slocity.org or (805) 781-7114.

1. CALL TO ORDER

Chair Crotser will call the Regular Meeting of the Cultural Heritage Committee to order.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

The public is encouraged to submit comments on any subject within the jurisdiction of the Cultural Heritage Committee that *does not* appear on this agenda. Although the Committee will not take action on items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Cultural Heritage Committee to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

3.a CONSIDERATION OF MINUTES - AUGUST 26, 2024 CULTURAL HERITAGE COMMITTEE MINUTES

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Recommendation:

To approve the Cultural Heritage Committee Minutes of August 26, 2024.

4. PUBLIC HEARING

Note: The action of the Cultural Heritage Committee is a recommendation to the Community Development Director, another advisory body, or to City Council and, therefore, is not final and cannot be appealed.

4.a 466 DANA STREET (ARCH-0329-2022) CONSTRUCTION OF 20 LOW TO VERY LOW INCOME AFFORDABLE HOMES AND REHABILITATION OF THE HISTORIC ROSA BUTRÓN ADOBE

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Recommendation:

Provide a recommendation to the Planning Commission as to the consistency of the proposed project with the City's Historic Preservation Ordinance and provide any feedback on the Cultural Resources and Tribal Resources sections of the Initial Study, prepared pursuant to the California Environmental Quality Act (CEQA).

5. COMMENT AND DISCUSSION

5.a 2025-27 CULTURAL HERITAGE COMMITTEE GOAL SETTING AND THE FINANCIAL PLAN PROCESS

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Review the 2023-25 Cultural Heritage Committee goals, take public testimony, and identify Committee goals and work programs for the 2025-27 Financial Plan.

5.b STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Brian Leveille.

6. ADJOURNMENT

The next Regular Meeting of the Cultural Heritage Committee is scheduled for November 25, 2024 at 5:30 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7114 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Agenda related writings or documents provided to the Cultural Heritage Committee are available for public inspection on the City's website:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>. Meeting video recordings can be found on the City's website:

<http://opengov.slocity.org/WebLink/Browse.aspx?id=60971&dbid=0&repo=CityClerk>



Cultural Heritage Committee Minutes

August 26, 2024, 5:30 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Cultural Heritage Committee Members Present: Member Benjamin Arrona (**left the meeting at 6:08 p.m.**), Member John Ashbaugh, Member Daniel Bernard, Member Sabin Gray, Member Ivan Simon, Vice Chair John Tischler, Chair Chuck Crotser (**arrived at 5:55 p.m.**)

City Staff Present: Principal Planner Brian Leveille, City Clerk Teresa Purrington

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Cultural Heritage Committee was called to order on August 26, 2024 at 5:30 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Vice Chair Tischler.

2. OATH OF OFFICE

City Clerk Teresa Purrington administered the Oath of Office to Committee Member Ivan Simon.

3. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

4. CONSENT

4.a CONSIDERATION OF MINUTES - JUNE 24, 2024 CULTURAL HERITAGE COMMITTEE MINUTES

Motion By Member Ashbaugh

Second By Member Gray

To approve the Cultural Heritage Committee Minutes of June 24, 2024.

Ayes (6): Member Arrona, Member Ashbaugh, Member Bernard, Member Gray, Member Simon, and Vice Chair Tischler

Absent (1): Chair Crotser

CARRIED (6 to 0)

5. PUBLIC HEARINGS

- 5.a 1406 MORRO STREET (HIST-0386-2024) REVIEW OF A REQUEST TO ENTER INTO A HISTORICAL PROPERTY PRESERVATION CONTRACT (MILLS ACT) FOR THE MASTER LIST PROPERTY KNOWN AS THE “SNYDER HOUSE”

Assistant Planner Walter Oetzell presented the staff report and responded to Committee inquiries.

Applicants, Fred and Sophia Kelly, provided a brief overview of the project and responded to questions raised.

Vice Chair Tischler opened the Public Hearing

Public Comment:

None

--End of Public Comment--

Vice Chair Tischler closed Public Comment

Chair Crotser joined the meeting at 5:55 p.m.

Motion By Member Gray

Second By Member Ashbaugh

To recommend the City Council approve a Mills Act Historic Property Contract between the City and the owners of property at 1406 Morro Street, to encourage maintenance and restoration of the “Snyder House”.

Ayes (7): Member Arrona, Member Ashbaugh, Member Bernard, Member Gray, Member Simon, Vice Chair Tischler, and Chair Crotser

CARRIED (7 to 0)

- 5.b 1000 HIGUERA (ARCH-0205-2023) INSTALLATION OF A DINING CORRAL STRUCTURE ON THE SPERRY FLOUR PROPERTY, A CONTRIBUTING LIST HISTORIC RESOURCE IN THE DOWNTOWN HISTORIC DISTRICT

Member Arrona declared a conflict on this item and recused, as he owns and operates a business that serves pizza in San Luis Obispo. At 6:08 p.m., Member Arrona left the meeting.

Assistant Planner Walter Oetzell presented the staff report and responded to Committee inquiries.

Applicant, Rob Rossi, provided a brief overview of the project and responded to questions raised.

Vice Chair Tischler opened the Public Hearing

Public Comment:

None

--End of Public Comment--

Vice Chair Tischler closed Public Comment

Motion By Vice Chair Tischler

Second By Chair Crotser

To recommend the Community Development Director find the proposed alteration consistent with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01).

Ayes (6): Member Ashbaugh, Member Bernard, Member Gray, Member Simon, Vice Chair Tischler, and Chair Crotser

Recused (1): Member Arrona

CARRIED (6 to 0)

6. COMMENT AND DISCUSSION

6.a STAFF UPDATES AND AGENDA FORECAST

Principal Planner Brian Leveille provided an update of upcoming projects.

7. ADJOURNMENT

The meeting was adjourned at 6:38 p.m. The next Regular Meeting of the Cultural Heritage Committee is scheduled for September 23, 2024 at 5:30 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY CULTURAL HERITAGE COMMITTEE: XX/XX/2024

CULTURAL HERITAGE COMMITTEE AGENDA REPORT

SUBJECT: 466 DANA STREET (ARCH-0329-2022) CONSTRUCTION OF 20 LOW TO VERY LOW INCOME AFFORDABLE HOMES AND REHABILITATION OF THE HISTORIC ROSA BUTRÓN ADOBE

BY: David Amini, Housing Coordinator
Phone Number: (805) 781-7524
Email: damini@slocity.org

FROM: Brian Leveille, Principal Planner
Phone Number: (805) 781-7166
Email: bleveille@slocity.org

APPLICANT: Smart Share Housing Solutions **REPRESENTATIVE:** Dana Hunter

RECOMMENDATION

Provide a recommendation to the Planning Commission as to the consistency of the proposed project with the City's Historic Preservation Ordinance and provide any feedback on the Cultural Resources and Tribal Resources sections of the Initial Study, prepared pursuant to the California Environmental Quality Act (CEQA).

1.0 PROJECT SUMMARY AND FOCUS OF REVIEW

The applicant, Smart Share Housing Solutions (SSHS) is proposing the construction of 20 very-low to low income affordable homes ranging in size from 220 to 264 square feet. The project also includes a request for a concession pursuant to California State Density Bonus law for a reduction of parking requirements. The project proposes to rehabilitate the Master List Historic Rosa Butrón Adobe, which includes demolition of portions of the building at the rear of the structure. The project also includes the removal of 12 trees with a compensatory planting plan, and a Mitigated Negative Declaration of environmental impact has been prepared to assess the potential environmental effects of the project, pursuant to the California Environmental Quality Act (CEQA).

Housing Accountability and Housing Crisis Act

As an affordable housing project that complies with applicable, objective general plan, and zoning standards, the project constitutes a "housing development project" and is therefore subject to a limitation of up to five (5) public hearings, including continued hearings and appeals, under the Housing Crisis Act of 2019 (SB 330). A decision approving or denying the project must be made no later than the fifth and final meeting. (Cal. Gov. Code § 65905.5.) This is hearing number 1 of the 5 allowable hearings. Additionally, the project may not be denied or conditioned in a manner that renders the project infeasible for use as a low, to very-low income housing development project, including through use of design review standards, unless the City can identify specific findings that the project would result in a specific, adverse impact upon the public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. (Cal. Gov. Code § 65589.5(d).) Pursuant to the Housing Accountability Act (HAA) the Committee's recommendation to the Planning Commission cannot include any direction that would reduce the density or number of units, or size.

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Density Bonus Law

Although no density bonus is requested, the project is eligible for concessions and waivers in exchange for providing affordable housing under density bonus law. The project includes a concession of development standard requirements to reduce the amount of vehicle and bicycle spaces, which the Planning Commission will take action on with their decision on the overall project.

Focus of Review and Alternatives

The committee's purview is to make a recommendation to the Planning Commission regarding the project's consistency with Historic Preservation Policies, Secretary of Interior Standards, and Historic Preservation Program Guidelines. The Committee may also provide comments on the cultural and tribal resources sections of the Mitigated Negative Declaration of environmental impact. Please note that due to the limitation on the number of hearings allowed by state law on this project, staff has not included continuance of the item as an alternative. As noted above, based on State Law, the Planning Commission will not be able to consider any direction from the Committee that would result in a loss of density (reduction of units) or size of units. Therefore, any comments or findings provided by the Committee to the Planning Commission regarding needed modifications to comply with Historic Preservation policies and standards under the committee's purview must be limited to architectural features, site layout, roof design, colors, materials, etc., and should be tailored narrowly to what is required to comply with specific policies and standards.

2.0 BACKGROUND

Figure 1: Rosa Butron Adobe as viewed from Dana Street



Figure 2: 466 Dana Site Location

The City of San Luis Obispo has owned the Master List Rosa Butrón Adobe property since 1989, after acquiring the property as a life estate gift from Ms. Mary Gail Black. The City provides basic maintenance and upkeep to the house and grounds, but the house is currently vacant and is at risk of ongoing deterioration and threats to its long-term preservation. On March 6, 2020, at the direction of the City Council, staff issued a [Request for Interest](#) (RFI) document seeking community partners to help the City rehabilitate and re-use the Rosa Butrón Adobe in accordance with program guidance found in the Conservation and Open Space Element (2006) of the General Plan, as follows:

3.6.8 Promote adaptive reuse of historic buildings.

The City will, consistent with health, safety and basic land-use policies, apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings.

3.6.9 City-owned adobes and historic structures.

The City will preserve and, as resources permit, rehabilitate City-owned historic adobes and other historic structures by aggressively seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse.

As a result of this process, in September 2021, Council approved an [Exclusive Negotiating Agreement](#) (“ENA”) with Smart Share Housing Solutions and the Peace Project that set forth a shared vision between those two organizations for the “Waterman Peace Village.” The City Council further approved an Amended and Restated ENA in February 2024 with Smart Share Housing Solutions only, and the current project scope

entails rehabilitation and re-use of the adobe structure with the construction of 20 low- to very-low income housing units on the site. The intent of the ENA is to set forth certain parameters, terms, and conditions precedent to consideration of a long-term lease with Smart Share Housing Solutions for the site that would enable the opportunity to achieve both the City Council's goals for providing affordable housing ([Housing Element Program 6.17](#)) and the rehabilitation and long-term preservation of the Rosa Butrón Adobe. The ENA requires the Cultural Heritage Committee to review the Waterman Village Project in order to ensure consistency with Historic Preservation Policies, Secretary of Interior Standards, and Historic Preservation Program Guidelines.

3.0 DISCUSSION

3.1 Site and Setting

The subject property measures 25,264 square feet (.58 acres) in area and is located on the north side of Dana Street, approximately 800 feet southwest of Nipomo Street, within the Downtown Historic District. The property borders Stenner Creek on the north side, The Odd Fellows Hall on the east, Dana Street on the south, and a private residence to the west. The Rosa Butrón Adobe is the only existing structure on the property. Sited towards the center of the property, the vacant adobe is approximately 2,600 square feet, initially constructed in 1860 with numerous alterations and additions over the course of the twentieth century. The original portion of the building serves as the front façade facing Dana Street.

A [Historic Resource Evaluation Report](#) (HRER) was prepared on behalf of the City by SWCA Environmental Consultants, discussing the history of the property and the adobe. The property's periods of significance of the adobe is described as from 1860-1926 with an outlying period from 1974-1975 ([HRER](#), page 64), along with the property's character-defining features ([HRER](#), page 65) as listed below:

- *Single-story height and rectangular massing;*
- *Rectangular plan with the original adobe construction encapsulated by subsequent wood frame additions;*
- *Prominent front setback from the street with expanse of open space;*
- *Broad, steeply pitched hipped roof with extended, open eaves;*
- *Symmetrical primary façade with recessed porch flanked by two wings;*
- *Extension of the roof along the primary façade to create a porch canopy, supported by regularly spaced wood posts;*
- *Horizontal drop channel siding;*
- *Mixture of deep fenestration openings associated with the original adobe construction and typical wood frame window openings from the late nineteenth and early twentieth centuries;*
- *Double hung wood windows with divided lites and simple sills and trim;*
- *Primary entrance with paneled screen door and divided-lite door;*
- *Secondary entrances with paneled wood doors;*
- *Interior spaces and materials associated with the original adobe construction and transitional period additions, including the main living room (or sala), and immediate adjacent rooms within the main building footprint; and*
- *General rural quality of the landscape with mature trees.*

3.2 Proposed Work

Demolition. As part of the scope of the project, the non-historic wood additions at the rear (North side) of the adobe are slated to be demolished. The proposed project takes into consideration those additions to the original Rosa Butrón Adobe that have since gained significance. Specifically, this includes the flanking wings adjoining the central adobe core of the building, as well as the northwest addition, which was constructed ca. 1906 and falls within the primary period of significance of the property. Other additions at the rear of the building, which were constructed at a later date, were not found in the historic resource evaluation to have attained significance in their own right, nor has the broader landscape of the property, save for the prominent front setback, which is a character-defining feature. As such, the demolition of the rear additions and the redevelopment of the rear and side portions of the property will not alter any element of the property that has gained significance in their own right. ([HRER](#), page 70)

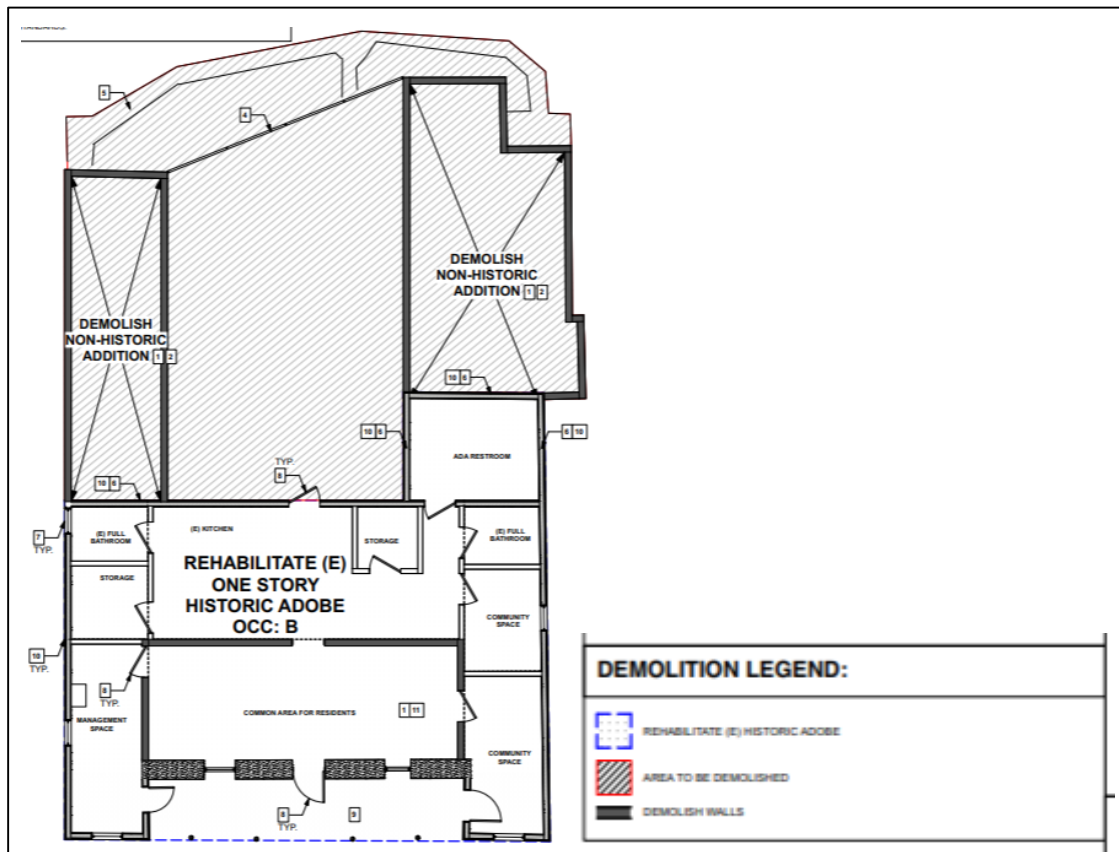


Figure 3: Floor plan from project plans showing the non-historic addition areas to be demolished.

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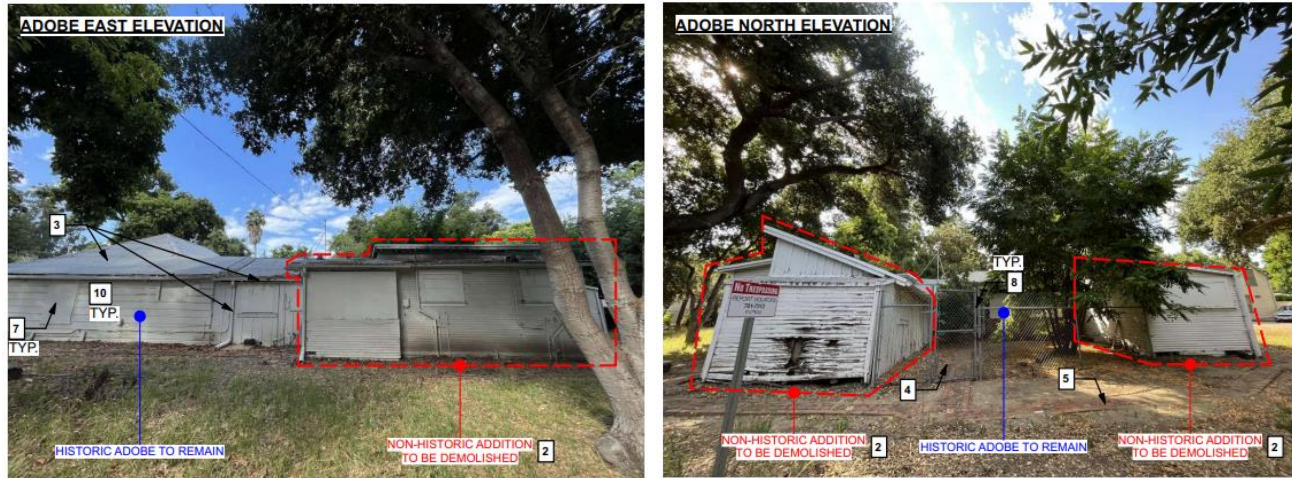


Figure 4: Areas of non-historic significance to be demolished (North and East Elevations)

Adobe Rehabilitation. The [Historic Resource Evaluation Report](#), which evaluated the project proposal and proposed project plans (Attachment A), depict and describe rehabilitation work to be done to the adobe, consisting of:

Exterior Rehabilitation

- Make the necessary repairs to the adobe in a manner consistent with the Secretary of Interior's Standards.
- Roof—remove the roll roofing, plastic gutters and downspouts and faux chimney and frame new roof in original configuration and slope; with adequate strapping to walls, per structural engineer; sheath the new roof with wood shingles, repair chimney and install wood or metal gutters and downspouts.
- Windows—repair existing windows, as possible, and replace windows that cannot be repaired or have been previously removed with exact reproduction wooden sash windows.
- Doors—repair existing doors and hardware, as possible, and replace doors that cannot be repaired with solid panel doors.
- Porch—build a new porch on the south side of the adobe consistent with the original size and framing style. New porch will be of either wood or brick, as consistent with what is determined to be the original material used.
- Exterior walls—a natural plaster finish will be installed on the exterior adobe wall.
- Exterior grading—will be completed around the adobe to create drainage away from the house, per civil engineer's drainage plan (Parker-King 2023).
- Back wall—where patio and shed additions are to be demolished—finishes will be existing windows with wood siding, consistent with existing wood siding.

Interior Rehabilitation

- Floors—pour a new concrete foundation under wood walls, including concrete slab or wood framing to support flooring, and install new wood floors.
- Walls—install a natural plaster finish on the interior adobe walls.
- Fireplace—restore the existing fireplace and mantel.
- Kitchen—update existing kitchen.
- Bathroom—create one ADA bathroom at rear of adobe, in one of the existing two bathroom areas.

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The intent of the rehabilitation work is to preserve the character-defining features of the adobe, and restore the layout, south facade, and roof of the adobe to the conditions present during the period of historical significance. The treatment of these elements is discussed in more detail in section 4.2 of this report below, regarding consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Residential Unit Construction. As depicted in project plans as well as the Historic Resources Evaluation Report, the applicant proposes to construct 20 residential units, 18 units at 220 square feet and 2 ADA-compliant units at 264 square feet in size. Each unit will be installed on pier foundations approximately 36 inches above finished grade to accommodate site requirements in the 100-year flood plain. Units will be accessible via a raised walkway with several stairs and ramps. The units will range from 13'-10" to a maximum height of 18'-8", which will result in only a 3-foot height difference between the tallest units and the adobe. The units will be arranged towards the rear of the property, preserving the adobe's prominence in the primary facade of the property from the street. The exterior finishes for the units consist of hardi-plank siding, wood window surrounds, and sash-style windows. The materials are appropriate and consistent for this portion of the Downtown Historic District and complement the adobe materials while adequately differentiating the units from the adobe.



Figure 3: Architectural rendering of homes sited to the rear and side of the historic adobe (Attachment A)

4.0 EVALUATION

Guidance for rehabilitation to, and new construction associated with, historical resources is provided in the City's Historic Preservation Program Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Relevant applicable guidelines, standards, and recommendations from these documents are outlined below.

4.1 Historic Preservation Program Guidelines

Alterations to Historic Resources	
§ 3.4.1 (c) Accessory Structures	New accessory structures should complement the primary structure's historic character through compatibility with its form, massing, color, and materials.
§ 3.4.3 Retention of character-defining features	Alterations of historically-listed buildings shall retain character defining features. New features [...] should be completed in a manner that preserves the original architectural character, form, scale, and appearance of the building.
§ 3.4.4 Exterior building changes	Exterior changes to historically-listed buildings or resources should not introduce new or conflicting architectural elements and should be architecturally compatible with the original and/or prevailing architectural character of the building [...]. Additions to historic buildings shall comply with the Secretary of the Interior's Standards to complement and be consistent with the original style of the structure. Building materials used to replicate character-defining features shall be consistent with the original materials in terms of size, shape, quality and appearance. However, original materials are not required.
§ 3.4.5 Interior building changes	Interior changes to publicly-accessible listed historic buildings whose architectural or historic significance is wholly or partially based on interior architectural characters or features shall preserve and restore significant interior architectural features.

Discussion. The proposed housing units are sited in a manner intended to preserve the integrity and siting of the historic adobe.

Height and Scale

The height and scale of the proposed new construction will be one- to one-and-a-half-story construction that will have a height range of 13 feet 10.75 inches to a maximum height of 18 feet and 8.25 inches. Comparatively, the handful of taller units will only be approximately 3 feet taller than the historic single-story adobe building, and in keeping with the established height of the adjacent low-density residential neighborhood overall.

Massing

The massing of the proposed new construction will be appropriate within the setting of the historic district. The collection of the new construction housing units and their arrangement towards the rear of the historic Rosa Butrón Adobe proposes massing that is visually and subservient to the adobe building, highlighting it as the primary building on the property through its broader massing. The overall smaller massing and siting of the new construction housing units as paired or individual units will evoke the sense of accessory buildings in relation to the massing of the adobe. While this is a departure from the established massing found throughout the adjacent area with larger single-family residences on site, the smaller units within the immediate context of the Rosa Butrón Adobe are appropriate because of this on-site hierarchy, as well as the increased visual permeability by the smaller massing of the new construction. Therefore, the massing of the proposed new construction will be appropriate within this portion of the Downtown Historic District.

Materials, Character Defining and Architectural Features

The hardi-plank siding, wood window surrounds, and sash style windows exhibit a form and character that are sufficiently differentiated but compatible with the historic adobe structure. The rehabilitation of the adobe will preserve character defining features by removing non-contributing additions and restoring the original adobe façade materials to the conditions present during the property's primary period of significance, which is the period between 1860-1926 ([IS-MND](#), page 68).

4.2 Secretary of the Interior's Standards (Rehabilitation)

The following rehabilitation standards and discussion points are summarized from the [Historic Resources Evaluation Report](#) prepared by SWCA:

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Discussion. The Rosa Butrón Adobe was historically used as a single-family residence. The project will repurpose the adobe building as a multi-purpose room and administrative space, which will not require major changes to the building's materials and spaces. The character-defining front setback of the adobe will be retained, maintaining the visual connection between the primary façade of the adobe with Dana Street. ([HRER](#), page 69).

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Discussion. The project includes the rehabilitation of the Rosa Butrón Adobe, as well as the construction of new housing units towards the rear and sides of the property. The rehabilitation work on the adobe includes the preservation and repair of character-defining features and materials. The new housing units will not significantly alter the spatial relationships at the property. The front setback and the relationship between the primary

façade and Dana Street is the most significant spatial relationship, which is being preserved through the siting of the housing units towards the rear and sides of the lot. ([HRER](#), page 70)

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Discussion. The project does not propose adding conjectural features to the historic Rosa Butrón Adobe, nor to the proposed new construction. The adobe will be rehabilitated using an approach that emphasizes the repair of existing historic features and materials wherever feasible, and in-kind materials when materials are found to be beyond repair. The new units will not utilize any conjectural historical elements that create a false sense of historical development. ([HRER](#), page 70)

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Discussion. The project takes into consideration those additions to the original Rosa Butrón Adobe that have since gained significance. This specifically includes the flanking wings adjoining the central adobe core of the building, as well as the northwest addition, which was constructed in 1906 within the period of significance of the property. The other rear additions, which were constructed at a later date, do not have significance in their own right, nor has the broader landscape of the property, save for the prominent front setback which is a character defining feature. As such, the demolition of the rear additions and the redevelopment of the rear and side portions of the property will not alter any element of the property that has gained significance in their own right. ([IS-MND](#), page 70)

Rehabilitation Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Discussion. The proposed project will preserve the distinctive materials, features, finishes, and other elements associated with the historic Rosa Butrón Adobe. The Rehabilitation Plan requires careful attention to the historic elements and materials, with sensitive and appropriate repairs incorporated to the historic adobe walls, wood siding, wood windows, trim, fascia, chimney and fireplace, and other character defining features. ([IS-MND](#), page 71)

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Discussion. The proposed project and the associated Rehabilitation Plan specifically outlines an approach of repairing historic materials at the Rosa Butrón Adobe using appropriate methods wherever feasible, followed by in-kind or aesthetically matching replacements where materials are either beyond repair or missing. Features and materials specifically referenced include the historic siding, windows, doors, roof, chimney, trim. ([HRER](#), pages 71-72)

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Discussion. The project does not involve chemical or physical treatments that would damage historic materials. ([HRER](#), page 72)

Rehabilitation Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Discussion. Mitigation Measures CR-6 and CR-7 in the IS-MND require the applicant to retain a City-qualified archaeologist to develop an Archaeological Monitoring Plan for the project. If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and work shall not continue until a City qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the archaeologist. If the resource is deemed significant under the California Environmental Quality Act, the archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials. ([HRER](#), page 72)

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Discussion. The project's new construction will be sited towards the rear and sides of the historic Rosa Butrón Adobe following the demolition of the current non-historic additions at the adobe building. While this does involve the removal of materials at the adobe, these are not considered historic and do not have associations with any of the significant historical context, themes, and periods. The new construction utilizes materials which will match the historic aesthetics of the adobe but will be distinctly contemporary and differentiates the housing units from the adobe. ([HRER](#), pages 72-73)

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion. The new construction on the site of the Rosa Butrón Adobe will be set back from the rear and side of the adobe and will not be connected in any fashion. The units will be set on pier foundations which will minimize impact on the ground. As such, if the units are removed in the future, this would not affect the essential form and integrity of the historic adobe. ([HRER](#), page 73)

Recommended Treatment of Materials

Wood	
<i>Recommended</i>	<i>Not Recommended</i>
Identifying, retaining and preserving wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors..	<p>Removing or substantially changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material to achieve a uniform or “improved” appearance.</p>
Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a new matching wood feature.	Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a composite substitute material.

Discussion. Plans depict retention of original wood siding, trim, fascia, chimney, and fireplace, and other wood features, but also note the potential replacement of such features where they may be damaged beyond repair. Where siding may need replacement, it will be matched in dimension, texture, and appearance to the original material. The Historic Resource Evaluation Report notes the consistency of this approach with Guidelines for wood features ([HRER](#), pg. 77).

Windows	
<i>Recommended</i>	<i>Not Recommended</i>
Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating an inaccurate appearance because the replacement for the missing window is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.
Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a new matching wood feature.	Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a composite substitute material.

Discussion. The project plans and rehabilitation scope call for the existing windows to be repaired to the extent possible, and for the replacement of windows that cannot be repaired or have previously been removed with exact reproduction wooden sash windows. The Historic Resource Evaluation Report notes the consistency of this approach with Guidelines for windows ([HRER](#), pg. 77).

Roofs	
<i>Recommended</i>	<i>Not Recommended</i>
Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing or asphalt shingles), and size, color, and patterning.	<p>Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or “improved” appearance.</p> <p>Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse).</p> <p>Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.</p>

Discussion. The project plans and rehabilitation scope call for the existing roll roofing and plastic gutters to be removed, and for a new roof to be framed in the original configuration and slope from the historic period of significance. The new roof will be sheathed with wood shingles, and the chimney will be repaired, with wood or metal gutters installed. The Historic Resource Evaluation Report notes the consistency of this approach with the Guidelines for rehabilitation ([HRER](#), pg. 77).

Related New Construction	
<i>Recommended</i>	<i>Not Recommended</i>
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Ensuring that new construction is secondary to the historic building and does not detract from its significance	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.

Discussion. The proposed housing units are sited in a manner intended to preserve the integrity and character-defining front setback of the historic adobe. The small unit size additionally minimizes the visual impact on the adobe site. The exterior materials of hardi-plank siding, wood window surrounds, and sash style windows exhibit a form and character that are compatible with the historic adobe structure while also differentiating their form from the adobe.

5.0 ENVIRONMENTAL REVIEW

The City has completed a [Draft Initial Study and Mitigated Negative Declaration](#) (IS-MND) pursuant to CEQA that has been circulated for review and comment. The Committee is asked to review the Cultural Resources and Tribal Resources sections of this document and provide input to staff. The IS-MND identifies several mitigation measures within this section to be implemented as part of the project. The mitigation measures are found in the Mitigation Monitoring and Reporting Program (Attachment C). These include the requirement for a detailed rehabilitation plan, historic resources training for all construction staff, protection protocols to protect the adobe during construction, and the

ARCH-0329-2022

Cultural Heritage Committee Report – 10/28/2024

requirement for the applicant to choose a contractor with demonstrated experience preserving and rehabilitating historic resources to the satisfaction of the City. There are also additional mitigation measures requiring the retention of a City-qualified archaeologist to develop an Archaeological Monitoring Plan. With these measures and other mitigation measures incorporated, the City has determined that the project will have a less than significant impact per the requirements of CEQA.

6.0 ACTION ALTERNATIVES

1. Recommend that the Planning Commission find the project consistent with applicable historical preservation policies, standards, and guidelines.
2. Recommend that the Planning Commission find the project inconsistent with historical preservation policies, standards, and guidelines based on specific findings describing the inconsistencies.

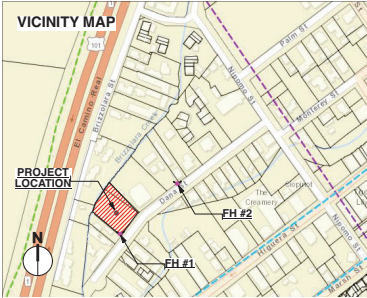
6.0 ATTACHMENTS

- A - Project Plans (Hunter Smith Architecture)
- B - Mitigation Monitoring and Reporting Program

WATERMAN VILLAGE

REHABILITATION AND ADAPTIVE RE-USE OF ROSA BUTRON DE CANET ADOBE WITH 20 SMALL, BELOW MARKET RATE HOMES

466 DANA ST, SAN LUIS OBISPO, CA 93401



FH #1 IS LOCATED RIGHT IN FRONT OF PROJECT SITE
FH#2 IS LOCATED 100 FEET AWAY FROM PROJECT SITE ON DANA ST.

CITY OF SAN LUIS OBISPO AGENCIES & UTILITIES

NOT ALL AGENCIES AND UTILITIES MAY BE APPLICABLE TO SCOPE OF WORK.
PROVIDED AS INFORMATION ONLY, AS NEEDED.

CITY BUILDING
919 PALM ST
SAN LUIS OBISPO, CA 93401
805-781-7190

CITY PLANNING
919 PALM ST
SAN LUIS OBISPO, CA 93401
805-781-7172

UTILITY TELEPHONE
919 PALM ST #200
SAN LUIS OBISPO, CA 93401
805-646-7003

CITY HALL
990 PALM ST
SAN LUIS OBISPO, CA 93401
805-781-7100

**SAN LUIS OBISPO
POLICE DEPARTMENT**
1042 WALNUT ST
SAN LUIS OBISPO, CA 93401
805-781-7317

**SPECTRUM
COMMUNICATIONS**
270 BRIDGE ST
SAN LUIS OBISPO, CA 93401
866-874-2389

**COUNTY OF SAN LUIS OBISPO
PUBLIC HEALTH DEPARTMENT**
2181 JOHNSON AVE
SAN LUIS OBISPO, CA 93401
805-781-5500

CITY PUBLIC WORKS
919 PALM ST
SAN LUIS OBISPO, CA 93401
805-781-7200

**COUNTY SHERIFFS
DEPT.**
870 MORRO ST
SAN LUIS OBISPO, CA 93401
805-781-7215

UTILITIES DEPARTMENT
406 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
800-743-3000

THE SOCAL GAS COMPANY
2240 DAILY ST
SAN LUIS OBISPO, CA 93401
805-427-2600

PACIFIC GAS & ELEC.
1585 KANSAS AVE
SAN LUIS OBISPO, CA 93401
805-781-4540

**CAL FIRE SAN LUIS OBISPO
COUNTY FIRE DEPARTMENT**
635 N. SANTA ROSA ST
SAN LUIS OBISPO, CA 93401
805-543-4244

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 IMC
2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2021 IFC
2022 CALIFORNIA HEALTH AND SAFETY CODE (HSC)
2022 CALIFORNIA BUSINESS AND PROFESSIONS CODE (B&PC)
2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
NATIONAL FIRE PROTECTION ASSOCIATIONS STANDARDS (NFPA)

PROJECT CONDITIONS OF APPROVAL:
CITY OF SAN LUIS OBISPO STANDARD CONDITIONS, MUNICIPAL CODES,
AMENDMENTS AND SELECTED CODE REQUIREMENTS ON FILE AT THE
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND BUILDING DIVISION
ALL OTHER CODES AND ORDINANCES ADOPTED BY THE CITY OF SAN LUIS
OBISPO AGENCIES HAVING JURISDICTION OVER THIS PROJECT

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY
OF SAN LUIS OBISPO ADOPTED CODE AND ORDINANCE REQUIREMENTS
INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY
STANDARDS AND IWE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED
NECESSARY DURING THE CONSTRUCTION PHASES.

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE
(CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC),
CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEIC).



PROJECT DIRECTORY

ARCHITECT
HUNTER SMITH ARCHITECTURE
866 WALNUT STREET, SUITE 'B'
SAN LUIS OBISPO, CA 93401
CONTACT: DANA HUNTER
PH: (805) 544-2380
FAX: (805) 544-8625
EMAIL: DANA@HUNTERSMITHARCHITECTURE.COM

APPLICANT
SMARTSHARE HOUSING SOLUTIONS
P.O. BOX 19034
SAN LUIS OBISPO, CA 93406
CONTACT: ANNE WYATT
PH: (805) 515-5474
EMAIL: ANNE@SMARTSHAREHOUSINGSOLUTIONS.ORG

CIVIL ENGINEER
DANIEL PARKER-KING
545 BRANCH STREET
SAN LUIS OBISPO, CA 93401
PH: (805) 560-8548
EMAIL: DAN@HIVEENGINEERING.US

LANDSCAPE ARCHITECT
TERRY LEE
318 N HIGHWAY 1 SPC 54
GROVER BEACH, CA 93433
PH: (805) 459-0794
EMAIL: TERRY.LEE@GMAIL.COM

HELICAL PIERS
J.R. SPENCER CONSTRUCTION
351 HIGHLAND DR
SAN LUIS OBISPO, CA 93405
PH: (805) 543-8166, (805) 238-9151

MBS LAND SURVEYS
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: MIKE STANTON, PLS 5702
PH: (805) 594-1960
EMAIL: INSTANTON@MBSLANDSURVEYS.COM

WILDFIRE PROTECTION MEASURES

NEW BUILDINGS CITYWIDE SHALL INCORPORATE THE
FOLLOWING CONSTRUCTION METHODS AND
MATERIALS: IGNITION RESISTANT EXTERIOR WALL
COVERINGS; FIRE SPRINKLER PROTECTION IN ATTIC
AREAS (AT LEAST ONE "PILOT HEAD"); EMBER
RESISTANT VENT SYSTEMS FOR ATTICS AND UNDER
FLOOR AREAS, PROTECTED EAVES, AND CLASS 'A'
ROOF COVERINGS AS IDENTIFIED IN THE CBC CH 7A.

SHEET INDEX

TITLE
T-1.0 TITLE SHEET
T-1.1 PROJECT INFORMATION & DATA
T-1.2 SITE CONTEXT
T-1.3 SOILS ENGINEERING REPORT
T-1.4 SOILS ENGINEERING REPORT
T-1.5 AFFORDABLE HOUSING SUMMARY
T-2.0

CIVIL
C1.0 TITLE SHEET
C1.1 NOTE SHEET
C2.0 GRADING AND DRAINAGE PLAN
C2.1 GRADING AND DRAINAGE DETAILS
C3.0 EROSION CONTROL PLAN
C3.1 EROSION CONTROL DETAILS
C4.0 UTILITY PLAN
C5.0 CONSTRUCTION DETAILS

SITE PLAN
CA-0.0 TOPOGRAPHICAL SURVEY
CA-0.1 OVERALL SITE PLAN
CA-1.0 SITE PLAN
CA-1.1 TREE EXHIBIT
CA-1.2 TREE ASSESSMENT REPORT
CA-5.0 SITE LIGHTING PLAN
CA-6.0 ADOBE DRY FLOODPROOFING STRATEGIES
CA-7.0 SITE SPECIFICATIONS
CA-9.0 FIRE SEPARATION ANALYSIS
JRSC-C HELICAL PIERS: CONCEPTUAL PLAN

LANDSCAPE
CL-1.0 CONCEPTUAL LANDSCAPE SITE PLAN

ARCHITECTURAL
D-1.0 REMOVAL OF NON-HISTORIC PART OF ADOBE
D-2.0 REMOVAL OF NON-HISTORIC PART OF ADOBE
A-0.0 ADOBE REHAS REPORT
A-1.0 (ADOBE) ADOBE PLANS & ELEVATIONS
A-1.1 (UNIT A) UNIT A
A-1.2 (UNIT AA) UNIT AA
A-1.3 (UNIT B) UNIT B
A-1.4 (UNIT C) UNIT C
A-1.5 (UNIT D) UNIT D
A-2.0 OVERALL SECTION
A-3.0 COLORS & MATERIALS BOARD
A-4.0 COLORS & MATERIALS BOARD
A-10.0 PERSPECTIVE VIEW
A-10.1 DANA STREET FRONT ELEVATION
A-10.2 SIDE VIEW FROM ADJACENT PROPERTY
A-10.3 DANA STREET APPROACH

TOTAL: 42 SHEETS

EXTERIOR WALLS FIRE PROTECTION SPEC.

IF USING COMBUSTIBLE OR NON-IGNITION RESISTANT
EXTERIOR COVERING OR CLADDING, PROVIDE (1)
LAYER, TYPE 'X' 5/8" GYPSUM SHEATHING BEHIND
EXTERIOR COVERING OR CLADDING AT WALLS AND ON
THE UNDERSIDE EXTERIOR OF THE ROOF DECK, PER
WUI REQUIREMENTS. IF USING IGNITION RESISTANT
EXTERIOR COVERING, NO TYPE X GYPSUM SHEATHING
IS REQUIRED.

HUNTER SMITH
ARCHITECTURE
H
S
1800 Walnut Street • Suite B • San Luis Obispo • CA 93401
805.544.2380



WATERMAN
VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 19034, SLO, CA 93406
(805) 515-5474

TITLE SHEET

09 APR 2024
ANC SUBMITTAL
10 JAN 2023
ANC SUBMITTAL
01 AUG 2022
ANC SUBMITTAL
20 JUN 2022
ANC SUBMITTAL

033

T-1.0

HUNTER SMITH & ASSOCIATES, INC.
DBA HUNTER SMITH ARCHITECTURE © 2024

CLEAN ENERGY CHOICE PROGRAM ACKNOWLEDGEMENT STATEMENT



Building & Safety Division
Community Development
333 Palm Street, San Luis Obispo, CA 93401-5218

Clean Energy Program for New Buildings
Building Permit Certificate of Compliance
P-895, 781, 73891, 895, 781, 7382

CLEAN ENERGY PROGRAM FOR NEW BUILDINGS PLANNING ACKNOWLEDGEMENT STATEMENT

EFFECTIVE DATE: January 1, 2023

APPLICABLE PROJECTS: All New Residential and New Nonresidential Buildings
APPLICABLE CODES: 2022 CEC, CEC, CBC, and SUDMC

INSTRUCTIONS: Complete the statement form below and please include the statement on the plans in both the planning entitlement application and building permit submittal. A physical signature or DocuSign are acceptable methods of signing.

THIS PROJECT IS SUBJECT TO THE CLEAN ENERGY PROGRAM FOR NEW BUILDINGS Ordinance No. 1717 (SUDMC 8.11)

Applicants must select the first option.

☒ I acknowledge the project is subject to the
Clean Energy Program for New Buildings and
will be an all-electric building.

☐ This project is subject to exemptions as
allowed under sections 8.11.050 and 8.11.060.

Signature

Position/Title

Date: 7/27/23

For compliance instructions,
please visit the following website:
<https://www.docu.com/government/departments/community-development/building-safety/clean-energy-choice-compliance>

WILL-SERVE LETTER

November 29, 2023

Terri Malin
The Water Company
805-235-8499



SAN LUIS GARBAGE
SOUTH COUNTY SANITARY
MORRISON COUNTRY DISPOSAL
MURDO BAY GARBAGE
COASTAL WASTE

Safety Integrity Service

Re: 466 Dana St - Waterman Village Project - Will-Serve Letter

This letter is to act as a Will-Serve letter for the collection of solid waste, recycling, and organic waste at:

466 Dana St, San Luis Obispo, CA, 93401
Per page CA-1.0 of the Architectural Site Plan received on 11/27/2023

In accordance with the franchise agreement with the City of San Luis Obispo, San Luis Garbage Company will provide curbside collection of the three waste streams at this location per the following schedule:

Solid Waste: 4-95 gallon refuse cans, 1x weekly
Recycling: 4-95 gallon recycle cans, 1x weekly
Organic Waste: 2-65 gallon organic cans, 1x weekly

Note: Service levels may change depending on volumes.

It will be the property owner's responsibility to make sure that all customers are accessible by 6:00 AM on the day(s) of collection.

☒ Based on my review of the property and plan set, the space allotted for waste storage and service is sufficient.
☒ Based on my review of the property and plan set, the volume of cars anticipated for use at this property is sufficient.

It is the property owner's responsibility to increase frequency or volume of service if necessary pursuant to Municipal Code Section 8.04.070(B).

Notes Regarding Service:
The MFC commercial account will there up to ten total residential cars. Due to the location of the enclosure and lack of access from the property to our trucks, in-sight service will be unavailable for this account. All cars will need to be rolled out onto Dana St by the property management or residents to be serviced on-site.

If you have any questions or need any additional information, please do not hesitate to contact me.

Kris Mazurek
Operations Supervisor
805-789-0991 Cell

4388 Old Santa Fe Rd - San Luis Obispo, CA 93401 - 805-543-0875

UNIT MATRIX

Home Type	# of units	# of stories	Home number	Description	Top of Ridge (TWR)	Height/ground	Height/structure	Width ft	Length ft	Sq Ft total	Sq Ft total
AA	2	2	18-20	single, no loft	19'4"10"12"	13'10"12"	10'10"12"	10	22	220	440
AA	1	2	18	double, no loft	19'8"11"	13'1"11"	12'1"11"	20	22	440	440
B	4	1	12-14	single, loft	19'7"11"12"	19'11"12"	12'11"12"	10	22	220	880
C	5	1	12-14	double, loft	19'8"10"12"	18'10"12"	19'10"12"	20	22	440	2200
D	1	2	3	ADA double, no loft	19'7"11"	18'1"11"	19'1"11"	22	24	528	528
			39								4488

PROJECT STATISTICS

PROJECT ADDRESS:	466 DANA STREET, SAN LUIS OBISPO, CA 93401
ZONE:	R-3.4 (MEDIUM HIGH DENSITY WITH AN HISTORICAL PRESERVATION OVERLAY)
APN:	002-401-002 & 002-401-020
PARCEL SIZE:	±25,284 S.F.
PARCEL SIZE ACRES:	±0.58AC
FLOOD ZONE:	AE FEMA FLOOD ZONE
DENSITY:	20 UNITS/ACRE
DENSITY UNIT:	11.8 DU
BASE FLOOD ELEVATION:	189'30"
HISTORIC ADOBE BUILDING SUMMARY	
OCCUPANCY:	B, FIRE SPRINKLER SUPPRESSION SYSTEM
A TENANT IMPROVEMENT OF AN (E) ONE STORY HISTORIC ADOBE TO BE USED AS COMMUNITY SPACES FOR RESIDENTS AND OFFICES (FOR NON-PROFIT PROJECT PARTNERS AND SMART SHARE).	1,466.0 S.F.

SMALL, BELOW MARKET RATE HOME BUILDING SUMMARY

USE:	RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B, FIRE SPRINKLER NFPA 13D
MAXIMUM COVERAGE:	15,158 S.F. (60% MAX)
NUMBER OF STORIES:	1
MAXIMUM ALLOWABLE HEIGHT:	25'0"
PROPOSED HEIGHT OF SMALL HOME:	VARIES, UP TO 18'-11"
NUMBER OF STORIES:	1
SMALL HOME BUILDING FOOTPRINT:	220.0 S.F.
ACCESSIBLE SMALL HOME BUILDING FOOTPRINT:	284.0 S.F.

DENSITY CALCULATION:

MAXIMUM RESIDENTIAL DENSITY:	20 UNITS/ACRE
DENSITY UNIT:	20 DU X 0.58 AC = 11.6 DU
MAXIMUM STUDIO & ONE- BEDROOM:	11.6 DU X 0.5 DU = 23.2 DU
PROPOSED DENSITY UNIT IN SMALL HOMES:	20 DU
PROPOSED TOTAL DENSITY UNITS OF SMALL HOME:	20 DU < 23.2 DU MAX ALLOWABLE

SETBACK REQUIREMENTS

FRONT:	10'0"
SIDE:	8'-0"
REAR (CREEK SETBACK):	20'-0"

PROPOSED COVERAGE

(E) HISTORIC ADOBE	1,466.0 S.F.
20 SMALL HOMES:	4,488.0 S.F.
RAISED WALKWAY, STAIRS, RAMPS, TRASH ENCLOSURE, BIKE STORAGE:	3,400.0 S.F.
TOTAL LOT COVERAGE :	9,354 S.F.
PROPOSED LOT COVERAGE (< 60%):	37%
LANDSCAPE COVERAGE	15,908.0 S.F.

PARKING REQUIREMENTS

PROPOSED VEHICULAR PARKING (ALL EV READY)	9 SPACES (1 SPACE IS VAN ADA) AND 2 MOTORCYCLE PARKING. REFER TO PARKING CONCESSION NOTE IN AFFORDABLE HOUSING SUMMARY ON SHEET T-2.0
PROPOSED BICYCLE PARKING	20 LONG-TERM SPACES AND 6 SHORT-TERM SPACES

PARKING CALCULATION

PER SAN LUIS OBISPO MUNICIPAL CODE CH. 17.72

PER BUILDING USE

	BUILDING INFORMATION	PARKING FACTOR	PARKING SPACE REQUIRED
HISTORIC ADOBE	BUILDING AREA (GROSS): 1,466 S.F.	1 SPACE/200 S.F.	4.89 SPACES
UNITS	NUMBER OF UNITS: 20	1 SPACE/UNIT + 1 GUESTS UNITS	24.90 SPACES
		TOTAL:	29 VEHICLE PARKING SPACES

ADDITIONAL PARKING REQUIREMENTS

	BUILDING INFORMATION	PARKING FACTOR	PARKING SPACE REQUIRED
MOTORCYCLE PARKING	29 REQUIRED SPACES S.F.	1 SPACE/20 PARKING SPACES	2 MOTORCYCLE SPACES
ELECTRIC VEHICLE PARKING	29 REQUIRED SPACES S.F.	10% EV READY, 50% EV CAPABLE	3 EV READY, 15 EV CAPABLE SPACES
BICYCLE PARKING-ADOBE	BUILDING AREA (GROSS): 1,466 S.F.	1 SPACE/0.500 S.F.	1 LONGTERM BICYCLE SPACES
BICYCLE PARKING- UNITS	20 UNITS S.F.	2 SPACES/UNIT + 1 GUESTS UNITS	40 LONGTERM + 4 SHORT TERM BICYCLE SPACES

HOUSING INCENTIVE REQUEST

REFER TO SUPPORTING DOCUMENTS FOR PARKING DEMAND STUDY. STUDY ANALYZES SITE PARKING DEMAND RATES TO TOTAL TO 19 SPACES. REFER TO HOUSING INCENTIVE DOCUMENT ON SHEET T-2.0 REQUESTING VEHICLE AND BICYCLE PARKING REDUCTIONS.

TOTAL PROPOSED PARKING

TOTAL VEHICULAR PARKING	3 EV READY SPACES (1 IS ADA VAN ACCESSIBLE)
TOTAL MOTORCYCLE PARKING	2 SPACES
TOTAL BICYCLE PARKING	20 LONGTERM SPACES ± 6 SHORT TERM SPACES

PROJECT DESCRIPTION

THE WATERMAN VILLAGE IN 466 DANA ST, SAN LUIS OBISPO, IS AN ADAPTIVE REUSE, INFILL, CAR-FREE SUSTAINABLE LIVING CENTER, INCLUDING 20 VERY-LOW TO LOW-INCOME BELOW MARKET RATE HOMES PERMANENT HOMES. NEW CONSTRUCTION, CLUSTERED AROUND THE VACANT HISTORIC ADOBE GIFTED TO THE CITY IN 1989, WILL SERVE LOWER-INCOME COUNTY RESIDENTS INTERESTED IN CAR-FREE, SUSTAINABLE LIVING. ONE UNIT SHALL BE DESIGNATED AS AN ON-SITE MANAGER'S QUARTERS. THE VACANT ADOBE BECOMES COMMUNITY SPACE FOR RESIDENTS AND OFFICES FOR SMART SHARE HOUSING. A NEIGHBORHOOD PARK, AT FRONT, PRESERVES STREET VIEWS OF THE HISTORIC RESOURCE. THE ABUNDANT HERITAGE TREES ARE MAINTAINED WHERE POSSIBLE. HOUSES WILL BE ELEVATED 36" IN THIS FLOOD PLAIN AND IS ADA ACCESSIBLE ON A RAISED PATHWAY WITH RAMPED ENTRY.

BELOW MARKET RATE HOUSING DETAIL: THE WATERMAN VILLAGE DESIGN INCORPORATES 20 100% AFFORDABLE, ENERGY EFFICIENT PERMANENT HOMES TO BE CONSTRUCTED BY SMARTSHARE.

PARKING, DENSITY AND AFFORDABLE HOUSING CONCESSIONS: WITH ONLY 3 CAR PARKING SPACES PROPOSED ON SITE AND RESTRICTED STREET PARKING ON DANA ST, ACCESS TO PERSONAL VEHICLES FOR REGULAR USE WILL BE LIMITED. THE SITE IS IDEAL FOR CAR-FREE LIVING, ACCESSIBLE TO DOWNTOWN TRANSIT, SHOPPING, SERVICES, AND CYCLE PATHS. ABUNDANT BICYCLE PARKING WILL BE PROVIDED ON SITE, WITH ELECTRIC CHARGING FOR E-BIKES. A DENSITY BONUS OF 50% APPLIES TO THIS 100% AFFORDABLE PROJECT, AND CODE ALLOWS FOR UNITS UNDER 600 SQ. FT @ .5 DENSITY UNIT, SO THE MAXIMUM 20 UNITS PROPOSED FIT WITH ALLOWED DENSITIES. THE PROJECT ASKS FOR TWO AFFORDABLE HOUSING CONCESSIONS/INCENTIVES: VEHICLE & BIKE PARKING REDUCTION, SO AS TO: 1) MAXIMIZE NUMBER OF AFFORDABLE HOMES; 2) MINIMIZE HERITAGE TREE IMPACTS; 3) MINIMIZE PROJECT CONSTRUCTION CARBON EMISSIONS; AND 4) MINIMIZE ONGOING EMISSIONS, HELPING MEET CITY CLIMATE ACTION, AFFORDABLE HOUSING, TREE AND HISTORIC RESOURCE PRESERVATION GOALS. REFER TO SHEET T-2.0.

HOME DESCRIPTION: HOUSING PROPOSED COULD BE HCD FACTORY CERTIFIED FACTORY BUILT HOUSING FLATBED DELIVERED OR CONSTRUCTED ON-SITE AND PLACED ON PERMANENT FOUNDATIONS ON THE SITE. HCD CERTIFIED FACTORY HOMES ARE DIFFERENT FROM MOBILE HOMES; THEY DO NOT ROLL IN ON THEIR OWN WHEELS AND CHASSIS-AND SUCH HOMES ON PERMANENT FOUNDATIONS WILL NOT CONSTITUTE A MOBILE HOME PARK. HOME SIZES PROPOSED ARE 220 SQUARE FEET WITH 2 ADA HOMES OF 264 SQUARE FEET. EACH HOME CONTAINS COOKING AND BATHING FACILITIES. BEVYHOUSE, <https://www.bevyhouse.com/>, HAS AN HCD CERTIFIED SANTA PAULA FACTORY, 137 MILES FROM THE PROJECT SITE, ONE EXAMPLE OF FACTORY BUILDINGS WITHIN 200 MILES.

BEVYHOUSE BUILT THIS 260 FOOT SOLHAUS DESIGN. (<https://www.solhausdesign.com/solhaus-pre-fab-modular/>) REPRESENTATIVE OF WHAT COULD GO ON THIS SITE. ROUGH COST WAS \$150K FOR THE HOME CONSTRUCTION-EXCLUDING SITE WORK. WITH PRODUCTION OF MULTIPLE SIMILAR MODELS, SMART SHARE HOPES TO REDUCE PER UNIT HOME COST.

PERMANENT FOUNDATION SYSTEMS: WOULD BE SITE SENSITIVE TO TREES & MINIMIZE SITE DISTURBANCE, E.G. HELICAL COILS, DIAMOND PIERS (<https://www.diamondpiers.com/videos/>) OR SEISMIC OR ANCHOR PIERS (<https://centralpiers.com/about-us/>). REFER TO SHEET JRSC-C.

TRASH ENCLOSURE: (QTY: 4) 95 GALLON WASTE CONTAINERS AND (QTY: 4) 95 GALLON RECYCLE BINS THAT COULD BE WHEELED TO THE STREET BY RESIDENTS PLUS (QTY: 2) 65 GALLON ORGANIC WASTE CONTAINER FOR FOOD SCRAPS. ENCLOSURE WITH A MINIMUM SIZE OF 14' X 6'.



IMAGE FROM SOLHAUS DESIGN
<https://www.solhausdesign.com/solhaus-pre-fab-modular/>



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WATERMAN
VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15934 SLO, CA 93406
(805) 215-9744

PROJECT
DESCRIPTION
&
DATA

09 APR 2024
REVISED

10 JAN 2023
REVISED

01 AUG 2022
REVISED

20 JUN 2022
REVISED

033

T-1.1



STREET FRONT ELEVATION OF ADOBE



SOUTH SIDE YARD OF ADOBE



FRONT OF ADOBE

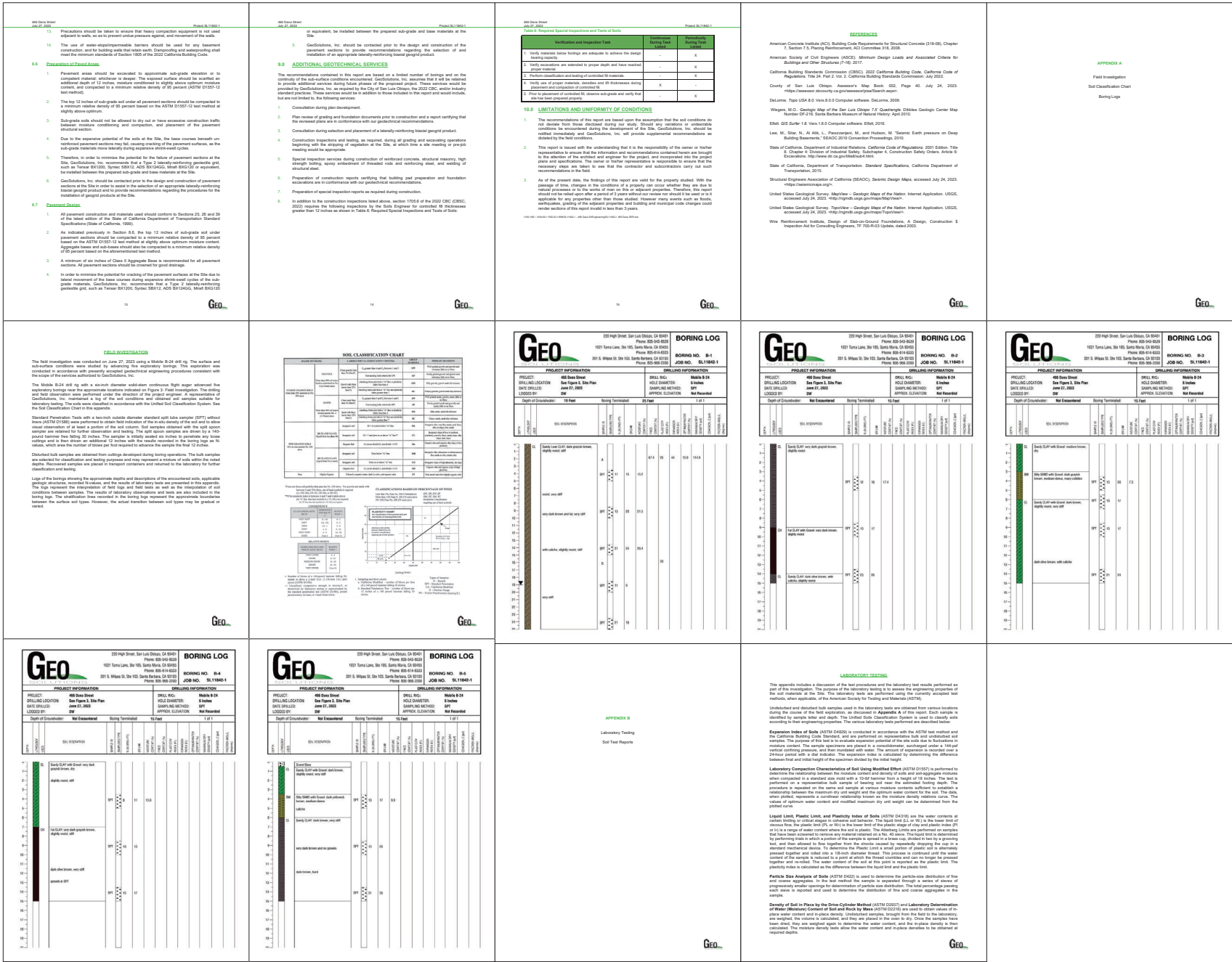


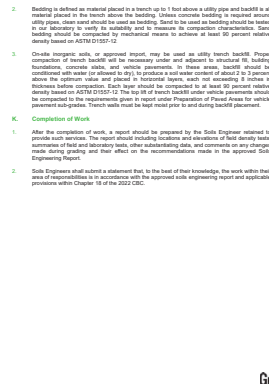
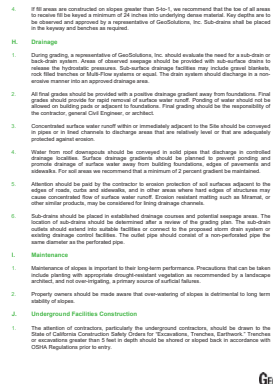
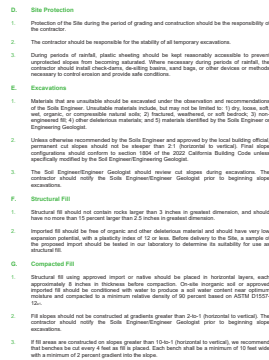
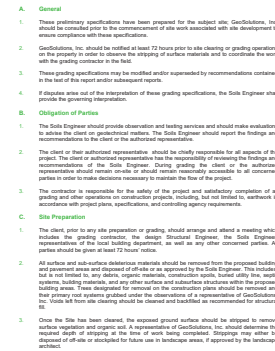
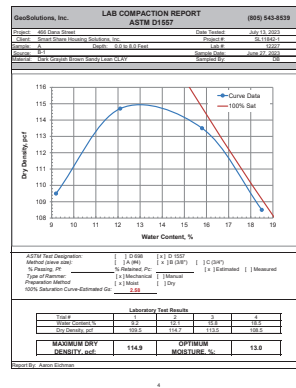
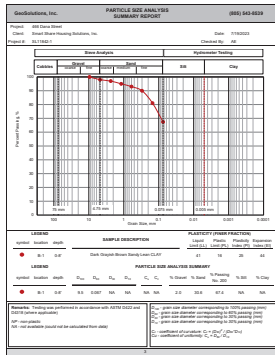
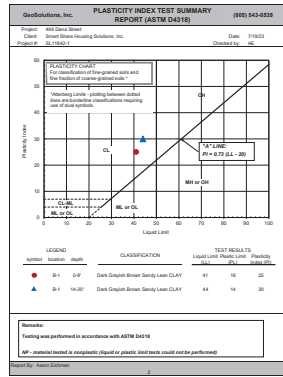
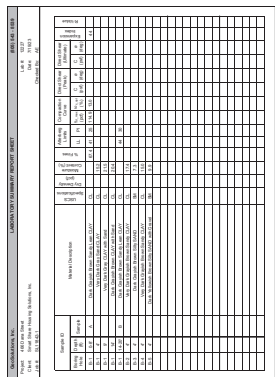
NORTH SIDE YARD OF ADOBE

PHOTO DATE: Apr 8, 2024

HUNTER SMITH & ASSOCIATES, INC.
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 <p>HUNTER SMITH ARCHITECTURE</p>	 <p>These drawings are the property of Hunter Smith Architecture. All rights reserved. No part of these drawings may be reproduced without written permission of Hunter Smith Architecture.</p>	 <p>NOT FOR CONSTRUCTION</p>	<p>WATERMAN VILLAGE 466 DANA STREET SAN LUIS OBISPO, CA 95401</p>	<p>SMART SHARE HOUSING SOLUTIONS P.O. BOX 15034, SLO, CA 93406 (805) 417-5574</p>	<p>SITE CONTEXT</p>	<p>09 APR 2024 ANC RESUBMITTAL</p> <p>10 JAN 2023 ANC RESUBMITTAL</p> <p>01 AUG 2022 ANC SUBMITTAL</p> <p>20 JUN 2022 ANC SUBMITTAL</p>	<p>033</p>	<p>T-1.2</p>
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AFFORDABLE HOUSING SUMMARY

AFFORDABLE HOUSING SUMMARY
466 Dana St.

PLANNING APPLICATION SUBMITTAL
April 09, 2024

PROJECT DESCRIPTION

The Waterman Village proposes 20 new below market rate homes, 100% affordable for a minimum term of 55 years, in a medium-high density residential (R-3.1) with historical overlay zone near downtown San Luis Obispo. This project will develop 18 studio homes, with 14 square and 4 single detached homes, ranging in size from 220-264 square feet. 18 homes at 220 square feet and 2 ADA fully accessible homes at 264 square feet.

PROJECT DATA

Address: 466 Dana St. San Luis Obispo, CA 93401
APN: 002-401-002 & 002-401-020
Special Use Area: s 3 SSAC
Zoning: R-3.1

BASE DENSITY

The project conforms to R3 zone base density (17.20/200), which allows 20 density units/block, and per 17.70.040, each studio home comprises 0.5 density unit. As such, each developable acre would allow a base density of 45 studio homes. Project net area is 0.58 acres. (58 x 40=23.2 homes, base density, with project proposing three fewer homes than base allowance.)

DENSITY BONUS

While the project qualifies for a density bonus, given the 100% affordability provision, no density bonus is requested. The project conforms to base density.

INCENTIVES/CONCESSIONS

"Developers can also request modifications of development standards by requesting either incentives/ concessions (they are the same) or waivers. Incentives or concessions refer to "regulatory incentives" that provide "identified and actual cost reductions" to provide for the affordable housing (Gov. Code § 65915(c)). In other words, they are provided to allow for modifications that result in an actual reduction of costs to the project as the affordable housing is economically feasible.

The 100% below market affordable project is allowed up to 4 qualifying incentives/ concessions, based on the affordability of the homes. The project team requests two affordable housing concessions:

- 1) **Vehicle parking reduction:** to reduce the number of required vehicular parking spaces from 26 to 5 spaces, the project will not be financially feasible with the necessity of 29 onsite parking spaces on the constrained 1/8th site, with trees and historic adobe that must be maintained, the site is a downtown local in proximity to a broad range of city services and proximate access to public transportation.
- 2) **Long term bicycle parking reduction:** to reduce the required long term bicycle storage spaces from 40 to 20 spaces. Applicant is committed to making the project multi-modal, yet it is not financially feasible to provide for all long term bicycle parking spaces with space constraints. Additionally, the studio homes proposed are likely to house 1 person each. While 2 or 4 bedroom homes may house several persons, with multiple bicycles.

per household, single person households are not likely to have multiple bicycles, making the proposed 4 short-term and 20 long-term (secured) bicycle parking proposed adequate to meet project need.

These incentive requests to make the affordable housing financially feasible at proposed density (well below allowed bonus density) are supported by a variety of factors beyond financial feasibility and numbers of affordable homes needed to support the high cost of rehabilitation of the City's Rosa Burton de Canel adobe, including the requirement to maintain heritage trees and view shed and the historic adobe on site. The site is a downtown location in proximity to a broad range of city services and proximate access to public transportation, the homes proposed are micro-homes at under 300 feet, likely to house single persons—and large families.

Thank you and please reach out if any more information is needed.

Sincerely,

Anne Wyatt

Anne Wyatt
Executive Director
Smart Share Housing Solutions, Inc.
anne@smartsarehousing.com
(805) 296-4513

PARKING CALCULATION

PER BUILDING USE

USE	PER BUILDING USE	PARKING FACTOR	PARKING SPACE REQUIRED
RESIDENTIAL	1.0	1.0	1.0
OFFICE	1.0	1.0	1.0
RETAIL	1.0	1.0	1.0
INDUSTRIAL	1.0	1.0	1.0
RECREATION	1.0	1.0	1.0
OTHER	1.0	1.0	1.0

ADDITIONAL PARKING REQUIREMENTS

REQUIREMENT	REQUIREMENT	PARKING FACTOR	PARKING SPACE REQUIRED
MINIMUM REQUIRED PARKING	1.0	1.0	1.0
RETAIL PARKING	1.0	1.0	1.0
INDUSTRIAL PARKING	1.0	1.0	1.0
RECREATION PARKING	1.0	1.0	1.0
OTHER PARKING	1.0	1.0	1.0

HOUSING INCENTIVE REQUEST

PERMITTED TO REQUEST INCENTIVES/CONCESSIONS FOR AFFORDABLE HOUSING PROJECTS THAT MEET THE FOLLOWING CRITERIA: 1. PROJECT IS LOCATED IN A HISTORIC DISTRICT OR OTHER AREA OF HISTORIC INTEREST. 2. PROJECT IS LOCATED IN A DOWNTOWN AREA OR OTHER AREA OF HISTORIC INTEREST. 3. PROJECT IS LOCATED IN A DOWNTOWN AREA OR OTHER AREA OF HISTORIC INTEREST.

TOTAL PROPOSED PARKING

TOTAL PROPOSED PARKING	20
TOTAL REQUIRED PARKING	26
TOTAL EXCESS PARKING	6

09 APR 2024

10 JAN 2023

01 AUG 2022

20 JUN 2022

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HUNTER SMITH
ARCHITECTURE
H S
1000 West Street • Suite 100 • San Luis Obispo • CA 93401



WATERMAN
VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15034 SLO, CA 93406
(805) 217-5514

AFFORDABLE
HOUSING SUMMARY

Apr 08, 2024 - 12:28pm C:\Users\james\AppData\Local\Temp\AutoPlot\19203-C-1-Civil Plans.DWG
dgn

GENERAL NOTES

1. PROJECT RELATED DOCUMENTS NAMED HEREON SHALL BE CONSIDERED A PART OF THESE PLANS AND SHALL BE REFERENCED ACCORDING TO THE FOLLOWING:
a. EROSION CONTROL: LATEST EDITION OF THE CALIFORNIA EROSION CONTROL AGENCY STANDARD, CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE AGENCY LISTED IN ITEM 1 ABOVE.
b. GEOTECHNICAL REPORT: PREPARED BY: N/A
c. OTHER STANDARDS: CURRENT STANDARDS ADOPTED BY THE NAMED ENTITY, FOR EXAMPLE, "CALTRANS STANDARD REFERS TO THE CURRENT STANDARD PLANS AND SPECIFICATIONS."
2. THESE PLANS MAY REFERENCE OTHER DOCUMENTS THAT ARE INTENDED TO BE A PART OF THIS PLAN. A REQUIREMENT OCCURRING IN ONE IS AS BINDING AS THOUGH OCCURRING IN ALL. THE DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY, AND TO DESCRIBE AND PROVIDE FOR A COMPLETE WORK. OTHER DOCUMENTS NOTED MAY INCLUDE MATERIAL SPECIFICATIONS, AGENCY STANDARD DETAILS AND SPECIFICATIONS, THE STATE STANDARD PLANS, THE GREEN BOOK, PROJECT PLANS, AND SPECIAL PROVISIONS.
3. WHERE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION ARE MORE STRINGENT THAN THOSE PRESCRIBED IN THESE PLANS, IN AGENCY STANDARDS & SPECIFICATIONS OR SPECIAL PROVISIONS, THE MANUFACTURER'S RECOMMENDATIONS SHALL TAKE PRECEDENCE. THIS CONDITION MAY BE WAIVED AT THE WRITING DIRECTION OF THE ENGINEER.
4. CONSTRUCTION ACTIVITIES SHALL NOT BEGIN UNTIL PLANS ARE APPROVED BY THE AGENCY AND ALL REQUIRED PERMITS HAVE BEEN ISSUED. IT IS THE RESPONSIBILITY OF CONTRACTOR TO KNOW THAT ALL PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS HAVE BEEN ISSUED BY THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCY'S REQUIREMENTS. ANY CONSTRUCTION ACTIVITIES PERFORMED WITHOUT APPROVED PLANS AND/OR REQUIRED PERMITS IS AT CONTRACTOR'S SOLE RISK AND EXPENSE, AND MAY BE REJECTED AND SUBJECT TO FINES OR PENALTIES AS REQUIRED BY THE AGENCY.
5. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITH ANY PUBLIC RIGHT-OF-WAY, EASEMENT, ALLEY, PARK OR OTHER PUBLICLY OWNED OR MAINTAINED PROPERTY. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PROPER PERMITS FROM ALL RELEVANT AGENCIES UNLESS OTHERWISE STATED ON THE PERMIT OR OTHER SEPARATE WRITTEN AGREEMENT. ALL COSTS INCURRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY PURSUANT TO AN ENCROACHMENT PERMIT SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR HEREBY WAIVES ALL CLAIMS FOR INDEMNIFICATION OR CONTRIBUTION FROM THE OWNER, ENGINEER OR THE AGENCY.
6. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF WORK. THE MEETING WILL INCLUDE (AT A MINIMUM) THE OWNER REPRESENTATIVE, CONTRACTORS, THE ENGINEER, THE GEOTECHNICAL ENGINEER, PERTINENT UTILITY COMPANY REPRESENTATIVES, THE SURVEYOR, AND AGENCY STAFF.
7. AN INSPECTION AGREEMENT MAY BE REQUIRED BY THE AGENCY PRIOR TO THE START OF CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THIS AGREEMENT. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THIS AGREEMENT HAS BEEN EXECUTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN THE APPROVED PLANS AND SPECIFICATIONS, AGENCY REQUIREMENTS, PERMIT REQUIREMENTS AND PROJECT CONDITIONS. THE SUBMITTAL OF BID OR THE START OF WORK BY CONTRACTOR SHALL BE CONCLUSIVE EVIDENCE THAT CONTRACTOR HAS PERFORMED DUE DILIGENCE AND SATISFACTION, AND SPECIFIC CONDITIONS TO BE ENCOUNTERED; THE CHARACTER, QUANTITY AND SCOPE OF WORK TO BE PERFORMED AND THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE PRE-CONSTRUCTION GROUND ELEVATIONS AND THE GENERAL, OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DISCREPANCIES BETWEEN THE CONTRACTOR'S TOPOGRAPHY AND THE CONTRACTOR DETERMINES COULD AFFECT THE DESIGN AND/OR EARTHWORK QUANTITIES AND PROVIDE EVIDENCE OF SAME TO THE ENGINEER.
10. CONTRACTOR SHALL NOTIFY THE AGENCY AND THE ENGINEER TWO (2) WORKING DAYS PRIOR TO THE START OF WORK. IF WORK IS STOPPED FOR LONGER THAN FIVE (5) CONSECUTIVE WORKING DAYS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE AGENCY IMMEDIATELY UPON RESUMING WORK.
11. CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE OWNER BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS. IF CONTRACTOR PROCEEDS PRIOR TO NOTIFICATION AND APPROVAL OF THE OWNER AND ENGINEER, CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY AND ALL EXPENSE FOR REPAIR OR RECONSTRUCTION TO CORRECT.
12. CONTRACTOR'S MEANS AND METHODS ARE AT THE SOLE DISCRETION OF CONTRACTOR. MEANS AND METHODS EMPLOYED BY CONTRACTOR SHALL PRODUCE THE ENTIRE WORK DESCRIBED IN THESE PLANS. ANY DEVIATION FROM THESE PLANS, SPECIFICATIONS AND AGENCY STANDARDS WITHOUT PRIOR APPROVAL FROM THE ENGINEER SHALL BE DONE AT CONTRACTOR'S SOLE RISK AND EXPENSE.
13. CONSTRUCTION OPERATIONS, SERVICES, WORKMANSHIP AND INSTALLATIONS, MATERIALS, AND MANUFACTURED PRODUCTS SHALL CONFORM TO THESE PLANS, PROJECT SPECIFICATIONS, THE GEOTECHNICAL REPORT, AGENCY STANDARDS AND SPECIFICATIONS, AND THE CBC. THE WORK SHALL BE SUBJECT TO OBSERVATION AND TESTING AND THE APPROVAL OF THE AGENCY.
14. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY WITHIN AND ADJACENT TO THE SITE. CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE TO PRE-CONSTRUCTION CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOBSITE, WHICH ARE NOT DESIGNATED FOR REMOVAL AND ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS, NEITHER THE AGENCY, ITS OFFICIALS, THE ENGINEER, NOR THE OWNER SHALL BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
16. CONTRACTOR ACCEPTS SOLE AND COMPLETE RESPONSIBILITY FOR THE PROTECTION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. CONTRACTOR FURTHER ACCEPTS THAT THIS REQUIREMENT APPLIES AT ALL TIMES. CONTRACTOR FURTHER ACCEPTS THAT THIS REQUIREMENT APPLIES TO ALL PERSONS AND PROPERTY WITHIN AND ADJACENT TO THE JOBSITE, WHETHER REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE ENGINEER.
17. CONTRACTOR SHALL CONTINUOUSLY MONITOR ALL ASPECTS OF CONSTRUCTION AND CONSTRUCTION STAGING TO IDENTIFY POTENTIAL CONFLICTS OR ERRORS IN DESIGN OR STAGING. DISPARITIES BETWEEN THE EXISTING SITE CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING.
18. IF THE WORK TO BE DONE OR ANY OF THE MATTERS RELATIVE THERETO ARE NOT SUFFICIENTLY DETAILED OR EXPLAINED IN THESE PLANS AND/OR SPECIFICATIONS, CONTRACTOR (BEFORE PROCEEDING) SHALL CONTACT THE ENGINEER FOR CLARIFICATION AND SHALL CONFORM AS PART OF THE CONTRACT.
19. IN THE EVENT THAT THESE PLANS LACK SUFFICIENT HORIZONTAL OR VERTICAL CONTROL, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN CONSTRUCTION AND RECONSTRUCTION TO CORRECT SUCH ERROR.
20. PRIOR TO THE PLACEMENT OF FINISHED PAVEMENT, WALLS, CURBS, SHOULDS OR PIPES, CONTRACTOR SHALL VERIFY THAT THE GRADED PLANE AND FORMS OR FALSE-WORK ESTABLISH THE LINES AND GRADIES SHOWN ON THIS PLAN.
21. CONFLICTS WITHIN THESE PLANS, AND/OR IRREGULARITIES IN THE HORIZONTAL LINE OR VERTICAL GRADE OF IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING FORM. IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
22. CONTRACTOR SHALL OBTAIN A COPY OF THE PLANS AND CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS AND KEEP THEM AT THE JOB SITE FOR REFERENCE AT ALL TIMES.
23. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CONSTRUCTED CHANGES THAT DEVIATE FROM THESE PLANS AND SPECIFICATIONS. THIS RECORD, AT A MINIMUM, SHALL INCLUDE PLAN MARKUPS, WRITTEN DESCRIPTIONS, AND A COMPREHENSIVE PHOTOGRAPHIC RECORD. THIS RECORD WILL BE THE BASIS FOR PREPARATION OF RECORD DRAWINGS BY THE ENGINEER. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD TO THE ENGINEER ALONG WITH A LETTER WHICH STATES THAT, OTHER THAN THESE NOTED CHANGES, THE PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

OBSERVATION AND TESTING

1. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS REQUIRED BY THE AGENCY. WORK NOT OBSERVED OR TESTED IS SUBJECT TO REJECTION.
2. CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER THE NECESSARY NOTICE AND TIME TO MAKE OBSERVATIONS AND TESTS AS DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER AND/OR AGENCY. CONTRACTOR SHALL OBTAIN A CERTIFICATION FROM THE GEOTECHNICAL ENGINEER STATING THE EARTHWORK AND ANY OTHER WORK UNDER THE PURVIEW OF THE GEOTECHNICAL ENGINEER WAS COMPLETED IN CONFORMANCE WITH THE PLANS AND GEOTECHNICAL REPORT AND SHALL DELIVER A COPY OF SCD CERTIFICATION TO THE ENGINEER.
3. THE ENGINEER MAY INSPECT THE WORK SHOWN ON THESE PLANS AT HIS DISCRETION. CONTRACTOR SHALL MAKE THE SITE AVAILABLE FOR INSPECTION AT THE REQUEST OF THE ENGINEER.
4. THE AGENCY'S INSPECTOR, ACTING ON BEHALF OF THE AGENCY, MAY REQUEST REVISIONS TO THE PLANS TO SOLVE UNFORESEEN ISSUES OR CONDITIONS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEER.
5. CONTRACTOR MAY REQUEST THAT HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE BE USED IN PLACE OF OTHER STORM DRAIN PIPE MATERIAL SPECIFIED ON THIS PLAN. THIS REQUEST WILL BE REVIEWED BY THE WRITTEN APPROVAL OF THE AGENCY AND THE ENGINEER. IF APPROVED, HDPE PIPES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. ENGINEER OF WORK SHALL BE RETAINED TO OBSERVE AND INSPECT THE INSTALLATION. FINAL INSPECTION SHALL INCLUDE A MARKET TEST. REMOVAL WORK REQUIRED TO PASS ALL INSPECTIONS SHALL BE AT THE SOLE EXPENSE OF CONTRACTOR.

DEMOLITION

1. ALL MATERIAL TO BE DEMOLISHED SHALL BE LEGALLY DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.
2. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOIL, MATERIAL, ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES FROM THE JOB SITE AND DISPOSE OF IT IN ACCORDANCE WITH APPLICABLE REGULATIONS AND PERMITS.
3. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE AGENCY AT LEAST TEN DAYS PRIOR TO SCHEDULED DEMOLITION.
4. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT THE SITE AND VERIFY THAT THE DEMOLITION PLAN ACCURATELY DESCRIBES THE WORK REQUIRED TO COMPLETE THE DEMOLITION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, AND IN WRITING, OF ANY DISCREPANCY BETWEEN THE WORK REQUIRED IN THE FIELD AND THAT SHOWN HEREON.
5. CONTRACTOR SHALL REMOVE ALL EXISTING IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES WITHIN LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
6. ALL LENGTHS OF PIPES SHOWN TO BE REMOVED ARE NOMINAL. THE EXTENT OF DEMOLITION OF DESIGNATED PIPES SHALL BE STRUCTURE TO STRUCTURE AND SHALL BE SUFFICIENT TO COMPLETE THE INTENT OF THE WORK SHOWN ON THIS PLAN.
7. TREE REMOVAL INCLUDES REMOVAL AND DISPOSAL OF THE STUMP, AS WELL AS THE REPLACEMENT AND RE-COMPACTING OF THE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR THE GEOTECHNICAL REPORT.

GRADING NOTES

1. GRADING OPERATIONS SHALL BE CONDUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT AND FIELD DIRECTION FROM THE GEOTECHNICAL ENGINEER AS WELL AS ALL PERTINENT GOVERNMENT REGULATIONS INCLUDING BUT NOT LIMITED TO: THE AGENCY'S MUNICIPAL CODE, THIS PLAN, AND THE CBC.
2. CONTRACTOR SHALL CALCULATE THE EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO THE START OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, ALLOWING FOR TOP SURFIMENTS, TRENCH SPILLS, STRIPPING, PRE-CONSTRUCTION AND CONSOLIDATION. NO ADDITIONAL COMPENSATION WILL BE MADE FOR EXPORT OR IMPORT REQUIRED THAT HAS NOT BEEN IDENTIFIED IN CONTRACTOR'S BID/CONTRACT DOCUMENTS.
3. THESE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS OF GRADING OR IMPROVEMENTS SHOWN HEREON. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER UPON ADJACENT PROPERTY TO CONSTRUCT IMPROVEMENTS OR TO GRADE ELSEWHERE PRIOR TO COMMENCING WORK. THESE PLANS, THE AGENCY AND THE ENGINEER DO NOT AUTHORIZE ENTRY TO ANY PROPERTY NOT UNDER THE CONTROL/OWNERSHIP OF THE OWNER.
4. NO GRADING SHALL OCCUR WITHIN TWO (2) FEET OF THE PROPERTY LINES UNLESS NOTED OTHERWISE ON THESE PLANS. CONTRACTOR'S MEANS AND METHODS SHALL BE ACCORDANT WITH THIS REQUIREMENT.
5. ALL CUT AND FILL SLOPES SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, BUILDING CODE, AND AGENCY REQUIREMENTS.
6. DESIGN GRADIES DO NOT AUTHORIZE GRADING TO EXCEED THE MAXIMUM SLOPES SHOWN ON THIS PLAN, OR RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, BUILDING CODE, OR AGENCY REQUIREMENTS. IN THE EVENT THAT GRADE STAKES (PLACED BY THE SURVEYOR) PROVIDED FOR CONTRACTOR REPRESENT SLOPES GREATER THAN ALLOWED IN THE ABOVE REFERENCED PROJECT RELATED DOCUMENTS, OR SHOWN ON THIS PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING.
7. GRADE STAKES (PLACED BY THE SURVEYOR) DO NOT AUTHORIZE GRADING TO EXCEED THE MAXIMUM SLOPES RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, BUILDING CODE, OR AGENCY REQUIREMENTS. IN THE EVENT THAT GRADE STAKES (PLACED BY THE SURVEYOR) PROVIDED FOR CONTRACTOR REPRESENT SLOPES GREATER THAN ALLOWED IN THE ABOVE REFERENCED PROJECT RELATED DOCUMENTS, OR SHOWN ON THIS PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING.
8. SOILS TESTS AND COMPACTON TESTS SHALL BE DONE IN ACCORDANCE WITH THE AGENCY STANDARDS AND SPECIFICATIONS AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR AS INDICATED ON THIS PLAN.
9. PLACEMENT OF MATERIAL TO BE USED AS BACKFILL OR EMBANKMENT SHALL BE FREE OF OBJECTIONABLE MATERIAL SUCH AS TREES, STUMPS, ROOTS, LOGS OR OTHERWISE DELETERIOUS MATERIAL. THE ENGINEER OR THE GEOTECHNICAL ENGINEER MAY BE REQUIRED TO CERTIFY THE MATERIAL WHICH CONTRACTOR INTENDS TO USE.
10. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING ASPHALT PAVEMENT, AND PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF FILL MATERIAL. IN THE EVENT THAT THE GEOTECHNICAL ENGINEERING REPORT LACKS SUFFICIENT INFORMATION, THE CONTRACTOR SHALL APPLY TO THE GEOTECHNICAL ENGINEER FOR CLARIFICATION IN WRITING. CONTRACTOR SHALL NOT PROCEED UNTIL PROPER SPECIFICATIONS HAVE BEEN PROVIDED BY THE GEOTECHNICAL ENGINEER.
11. ALL UNSUITABLE SOIL, MATERIAL, ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS OR CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
12.1. CBC LATEST EDITION
12.2. MWS PRACTICES REFERENCE
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL, LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
14. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL, AND SCRAPED AND COMPACTED.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3:1 AND 2:1 (HORIZONTAL:VERTICAL) AS INDICATED ON THESE PLANS.
16. FILLS SHALL BE COMPACTED TO THE MINIMUM 90% PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED.
17. ALL EXISTING FILLS SHALL BE APPROVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
18. ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT EROSION SEDIMENT CONTROL PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
19. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE RCD.
20. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED.
21. ALL CUT SLOPES SHALL BE INVESTIGATED DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS A GEOTECHNICAL ENGINEER SHALL BE CONTACTED.
22. THE FINAL CONSTRUCTION REPORT AND APPROVAL SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR CORE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
23. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
25. 14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING OR ALTERING EXISTING DRAINAGE PATTERNS.
26. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECYCLING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
27. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
28. 17. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF SAFETY AND HEALTH (DOSH)
29. CALIFORNIA AIR RESOURCES BOARD REGULATION RULE 403 AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION.
30. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND CITY.
31. CONTRACTOR SHALL USE LOW EMISSIONS MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
32. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION MACHINES TUNED consistent WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
33. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILE PER HOUR.
34. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAY DOWN AREAS OR THOSE AWAITING FUTURE CONSTRUCTION.
35. CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURES WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MPH:
35.1. TARIATION OF SCRAPES, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE
35.2. APPLICATION OF WATER AS NEEDED

AIR QUALITY

- THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS BUT NOT LIMITED TO:
1. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS, TO MONITOR THE FLUCTUATING DUST EMISSIONS AND ENHANCE THE IMPLEMENTATION OF THE MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMISSIONS BELOW 20% OPACITY, AND TO PREVENT EXCESSIVE DUST OFFSETS. THESE PERSONS SHALL INCLUDE HOURLY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD COMPLIANCE DIVISION PRIOR TO START OF ANY GRADING, EARTHWORK OR DEMOLITION.
 2. AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS, THE APPLICANT SHALL PROVIDE A PLAN WITH A LIST OF EQUIPMENT TO BE USED DURING CONSTRUCTION ACTIVITIES TO DETERMINE IF AN APCD PERMIT IS REQUIRED. A LIST OF EQUIPMENT THAT MAY REQUIRE A PERMIT IS IN THE ATTACHED REFERRAL RESPONSE FROM APCD. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS, THE APPLICANT SHALL OBTAIN AN APCD PERMIT AND SHOW PROOF OF SUCH PERMIT, IF REQUIRED OR AN EXEMPTION IF NO PERMIT IS NEEDED.
 3. REDUCE THE AMOUNT OF DISTURBED AREAS WHERE POSSIBLE.
 4. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. REQUIRED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
 5. ALL DIRT STOCKPILE AREAS SHALL BE SPRAYED DAILY AS NEEDED. STOCKPILES LEFT MORE THAN 14 DAYS ARE CONSIDERED INACTIVE AND SHOULD HAVE WIND PROTECTION INSTALLED.
 6. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES LATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SEEDDED WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
 7. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS RESPONDED IN ADVANCE BY THE APCD.
 8. ALL EXTERNAL SLOPES SHALL BE HYDROSEED AS SOON AS POSSIBLE UPON COMPLETION.
 9. VEHICLE SPEEDS FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
 10. ALL TRUCK HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIAL ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH SECTION 2314.
 11. INSTALL WASH BAYS WHERE VEHICLES ENTER AND EXIT PAVED ROADS AND STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
 12. PRIOR TO FINAL INSPECTION ALL DISTURBED AREAS SHALL BE VEGETATED WITH A FAST GROWING NATIVE SEED MIX.

CONSTRUCTION

1. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY, PUBLIC PROPERTY, AND/OR PUBLIC EASEMENTS SHALL CONFORM TO THE AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.
3. CONSTRUCTION HOURS OF OPERATION ARE ESTABLISHED BY THE AGENCY. CONTRACTOR IS RESPONSIBLE FOR FULFILLING ALL APPLICABLE LAWS, PERMIT CONDITIONS AND AGENCY POLICIES.
4. WHEN SPECIAL WORK HOURS ARE ISSUED BY THE AGENCY, CONTRACTOR SHALL NOTIFY THE ENGINEER AND MAKE ARRANGEMENTS FOR OBSERVATION AND TESTING DURING THESE HOURS AS NECESSARY.
5. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE NECESSARY GRADE CONTROL, AND TO HAVE SUCH STAKES OR MARKS REQUIRED FOR HORIZONTAL AND VERTICAL CONTROL FOR THE EXECUTION AND COMPLETION OF THE WORK.
6. CONTRACTOR SHALL PRESERVE ALL EXISTING SURVEY MONUMENTS, INCLUDING SURVEY CONTROL, PROPERTY CORNERS AND BENCHMARKS AND SHALL BEAR ALL EXPENSE ASSOCIATED WITH SUE PRESERVATION, OR REPLACEMENT AND/OR RELOCATION OF SUE MONUMENTS AND BENCHMARKS.
7. MONUMENTS AND BENCHMARKS SHALL BE SET BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER LICENSED TO SURVEY AT THE SOLE EXPENSE OF CONTRACTOR.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROLS AND SAFETY. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SUE CONTROL, SAFETY AND SAFETY.
9. CONTRACTOR SHALL MAKE PROVISIONS AND/OR ARRANGEMENTS TO ACCOMMODATE PEDESTRIAN ACCESS THROUGH OR AROUND THE WORK AREA OR SHALL, WITH AGENCY APPROVAL, PROVIDE APPROPRIATE ADVANCED WARNING TO PEDESTRIANS TO UTILIZE ALTERNATE ROUTES.
10. ANY NECESSARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE PLACED PER THE APPROVED TRAFFIC CONTROL PLAN AND/OR TO THE SATISFACTION OF THE AGENCY PRIOR TO COMMENCING ANY CONSTRUCTION OR DEMOLITION ACTIVITIES. IT IS CONTRACTOR'S RESPONSIBILITY TO REVERSE AND/OR RELOCATE SIGNS AND ANY OTHER NECESSARY TRAFFIC CONTROL DEVICES AS NECESSARY TO MAINTAIN SAFE CONDITIONS ON AND OFF THE PROJECT SITE.
11. ALL PAVED TRAVELED-WAY SURFACES SHALL BE RESTORED TO AN ALL-WEATHER, TRAVELABLE CONDITION AT THE END OF EACH WORK DAY, UNLESS OTHERWISE AUTHORIZED BY THE AGENCY TO REMAIN CLOSED.
12. STREET PAVEMENT TO BE REMOVED/REPLACED SHALL BE SAW CUT IN ACCORDANCE WITH THE AGENCY STANDARDS AND SPECIFICATIONS. THE PAVEMENT SHALL BE REMOVED TO REVEAL A CONSISTENT STRUCTURAL SECTION AND NEW PAVEMENT SHALL BE JOINED AT ONE POINT. EXISTING PAVEMENT SHALL BE CUT ALONG A HEAT VERTICAL LINE PARALLEL TO CENTERLINE WHERE POSSIBLE, AS DIRECTED BY THE ENGINEER OR THE AGENCY. MINIMUM PAVEMENT WIDTH APPLIED TO PATCHES, EDGING, OR CONTIGUOUS PAVEMENTS SHALL BE OF SUFFICIENT DIMENSION TO BE PROPERLY COMPACTED IN ACCORDANCE WITH THE AGENCY STANDARDS AND SPECIFICATIONS. A PAINT BANDER OF ASPHALTIC EMULSION SHALL BE APPLIED TO ALL VERTICAL SURFACES OF THE REMAINING PAVEMENT AGAINST WHICH NEW MATERIAL IS TO BE PLACED. THE STRUCTURAL SECTION SHALL BE INSPECTED BY THE AGENCY PRIOR TO THE CONSTRUCTION OF THE NEW SECTION.
13. THE STRUCTURAL PAVEMENT SECTIONS SHOWN ON THESE PLANS ARE TENTATIVE PENDING CONFORMANCE OF THE R-VALUES BY THE GEOTECHNICAL ENGINEER AFTER ROUGH GRADE IS ACHIEVED. AT SUCH TIME, THE GEOTECHNICAL ENGINEER SHALL RECOMMEND THE STRUCTURAL PAVEMENT SECTION TO THE ENGINEER AND THE AGENCY FOR APPROVAL.
14. IT IS CONTRACTOR'S RESPONSIBILITY TO FURNISH OR OTHERWISE PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE WORK SHOWN ON THESE PLANS AS PART OF THE CONTRACT. UNLESS OTHERWISE STATED, ENGINEER OF THE PROJECT OR THE OWNER ARE NOT RESPONSIBLE FOR FURNISHING OR PROVIDING ANY MATERIAL OR SERVICE FOR CONSTRUCTION OR INSTALLATION UNLESS EXPLICITLY STATED ON THESE PLANS.
15. CONTRACTOR SHALL RAISE OR LOWER THE SURFACE FEATURES OF ALL EXISTING UNDERGROUND FACILITIES THAT REMAIN TO MATCH THE ADJACENT FINISHED GRADE REGARDLESS OF WHETHER EVIDENCE OF SUCH WORK IS EXPLICITLY IDENTIFIED ON THE PLANS. CONTRACTOR SHALL IDENTIFY ALL LOCATIONS WHERE EXISTING FEATURES MAY NEED TO BE ADJUSTED TO GRADE PRIOR TO THE START OF CONSTRUCTION.
16. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUCH SHEETING, SHORING, BRACING AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION.
17. PRIOR TO ORDERING MATERIALS, CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, SIZE, CONDITION AND MATERIAL OF ALL EXISTING UTILITIES POINTS OF CONNECTION AND CROSSINGS. CONTRACTOR SHALL CONFIRM THAT THE MATERIALS TO BE ORDERED ARE ADEQUATE TO PERFORM THE REQUIRED WORK BASED ON THE PHYSICAL INSPECTION OF THE EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES.
18. CONTRACTOR SHALL PLACE EROSION CONTROL DEVICES AS SPECIFIED BY THE ENGINEER OR THE AGENCY AND MAINTAIN THEM UNTIL SUCH TIME AS THE PROJECT IS ACCEPTED AS COMPLETE BY THE AGENCY. THESE DEVICES SHALL BE IN PLACE OR READY TO BE PLACED DURING THE RAINY SEASON AS DEFINED BY THE AGENCY. IN THE EVENT THAT THE DEVICES ARE NOT PERMANENTLY IN PLACE, CONTRACTOR SHALL PLACE OR OTHERWISE INSTALL THE DEVICES WHEN THE FORECAST FOR RAIN EXCEEDS THIRTY (30%) INCHES.
19. AN EMERGENCY CREW SHALL BE AVAILABLE 24 HOURS PER DAY TO PLACE AND MAINTAIN THE EROSION CONTROL DEVICES AND ENSURE THEIR PROPER FUNCTION. THE PERSON RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES IS NAMED BELOW:
19.1. NAME:
19.2. PHONE:
20. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION ACT (NPDES). THE ENGINEER OF THE PROJECT SHALL BE NOTIFIED OF ANY CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE OWNER SHALL PROVIDE THE AGENCY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WQID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY THE RWQCB.
20.1. WQID # N/A
21. CONTRACTOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMP) AS IDENTIFIED BY NPDES, THE RWQCB, AND THE AGENCY.
22. CONTRACTOR SHALL ROUTINELY MONITOR THE PUBLIC ROADWAY ADJACENT TO THE SITE. MUD, SILT, SAND, GRAVEL, OR ANY KIND OF DIRT DEPOSITED ON THE STREET SHALL BE REMOVED BY CONTRACTOR.
23. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST TO ENSURE COMPLIANCE WITH AGENCY REQUIREMENTS FOR TREE REMOVAL AND PROTECTION.
24. ALL TREES ON THIS SHOW ON THIS PLAN SHALL BE PROTECTED TO THE SATISFACTION OF THE AGENCY UNLESS SPECIFICALLY DESIGNATED FOR REMOVAL ON THIS PLAN OR BY SEPARATE PERMIT.
25. STATED DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM THIS PLAN. ALL DISTANCES SHOWN HEREON ARE MEASURED IN THE HORIZONTAL PLANE UNLESS OTHERWISE STATED.



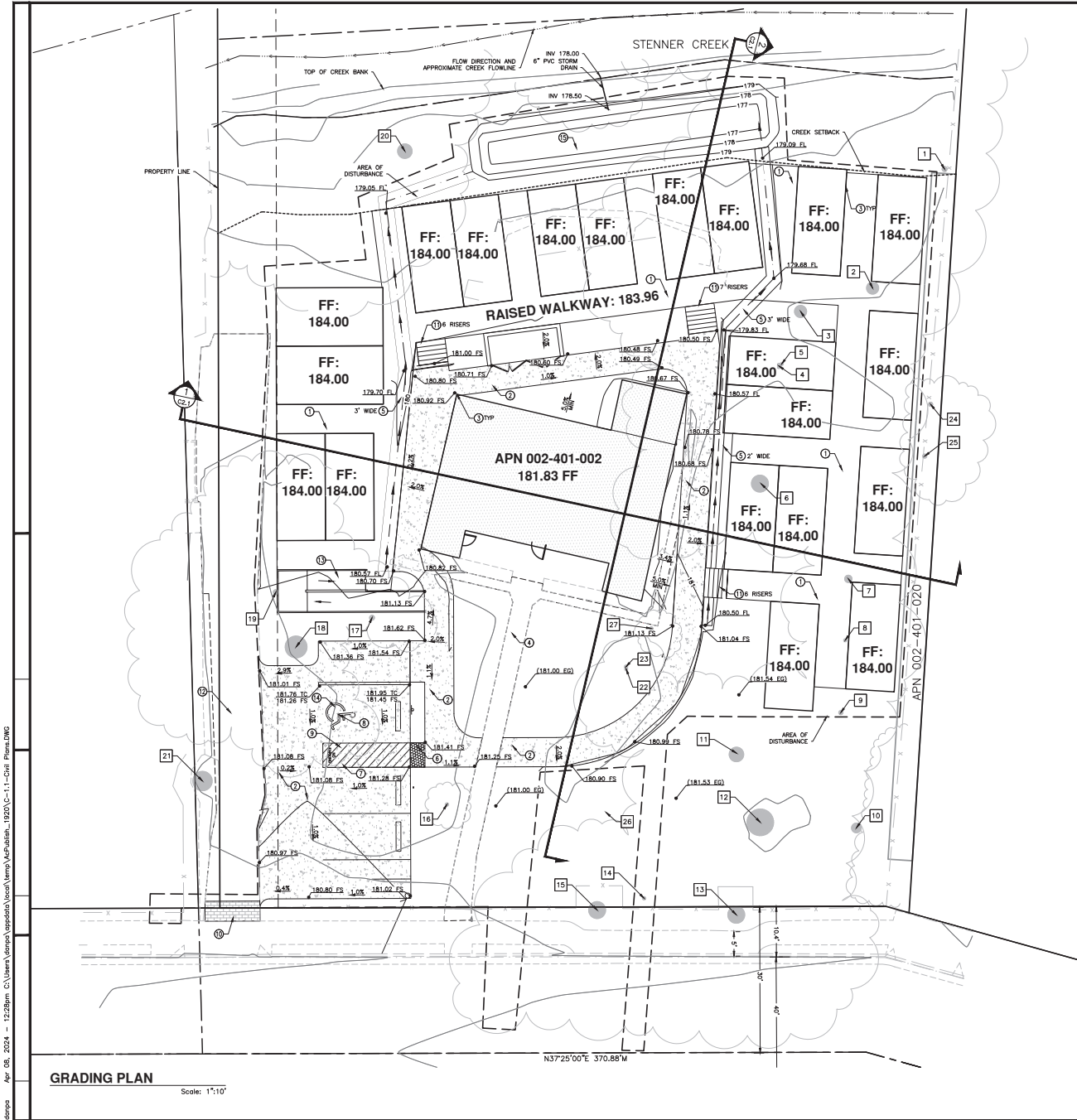
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.LUS
dan@hiveengineering.us
805-560-8544



PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

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CONSTRUCTION NOTES

1. INSTALL RAISED WALKWAY. SEE ARCHITECTURAL PLANS.
2. INSTALL PCC CONCRETE PER DETAIL 5 SHEET C5.0.
3. ROOF DRAIN TO OUTLET ONTO SIDEWALK, OR SPLASH BLOCK IF IN LANDSCAPE AREA. DRAINAGE TO FLOW TO SURFACE DRAINAGE SYSTEM.
4. ASSESS CONDITION OF EXISTING WALKWAY AND REPAIR AS NEEDED.
5. INSTALL BIOSWALE PER DETAIL 4 SHEET C5.0.
6. INSTALL DETECTABLE WARNING SURFACE PER CALTRANS STANDARD AB8A, SEE DETAIL 6 SHEET C5.0.
7. STRIPE ACCESSIBLE ANGLES PER CALTRANS STANDARD PLAN A9A, SEE DETAIL 7 SHEET C5.0.
8. INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL ENEMPER PER CALTRANS STANDARD PLAN A9A, SEE DETAIL 7 SHEET C5.0.
9. PAINT THE WORDS NO PARKING ON SURFACE OF ACCESSIBLE PER CALTRANS STANDARD PLAN A9A, SEE DETAIL 7 SHEET C5.0.
10. INSTALL PAVERS. SEE ARCHITECTURAL PLAN.
11. INSTALL 12" HORIZONTAL, 6" VERTICAL RISERS. QUANTITY AND LOCATION PER PLAN.
12. EXISTING DRIVEWAY TO REMAIN.
13. INSTALL RAMP AT 7.5% MAX.
14. INSTALL VAN ACCESSIBLE PARKING SPACE PER DETAIL 8 SHEET C5.0.
15. INSTALL BIOSWALE, SEE DETAIL 9 SHEET C5.0.

NOTE TO CONTRACTOR:

1. THE INFORMATION SHOWN ON THESE PLANS IS BASED ON AVAILABLE RECORD INFORMATION AND SITE OBSERVATION. CONTRACTOR SHALL VERIFY ALL INFORMATION, INCLUDING PIPE SIZE, MATERIAL, ETC. BEFORE BEGINNING WORK OR ORDERING ANY MATERIAL.
2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES THAT MAY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. REPAIR OF ANY DAMAGE TO EXISTING UTILITIES WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.

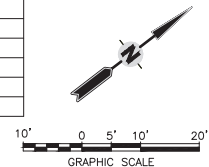
100 YEAR FLOODPLAIN

THE 100 YEAR BASE FLOOD ELEVATION (BFE) FLOOD ZONE ELEVATION FOR THE SITE IS 182.90. THIS PLACES THE ENTIRE SITE WITHIN THAT ZONE. THE FF OF THE STRUCTURES IS REQUIRED TO BE 1.00 ABOVE THE BFE, AND HAS BEEN SET AT 184.00.

TREE PROTECTION AND REMOVAL:

1. ALL EXISTING TREES IDENTIFIED TO REMAIN SHALL BE PRESERVED, PROTECTED, AND MAINTAINED.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, TEMPORARY TREE PROTECTION FENCING SHALL BE PLACED AROUND THE EXISTING TREES IDENTIFIED TO REMAIN TO DELINEATE THE TREE PROTECTION ZONES.
3. NO STORAGE OF HEAVY EQUIPMENT, MATERIALS, OR CONSTRUCTION PARKING SHALL TAKE PLACE WITHIN THE TREE PROTECTION ZONE OF ANY EXISTING TREE IDENTIFIED TO REMAIN.
4. DEMOLITION AND/OR GRADING WITHIN THE TREE PROTECTION ZONE DRIPLINE OF EXISTING TREES IDENTIFIED TO REMAIN SHALL BE MINIMIZED AND SHALL BE DONE UNDER THE DIRECTION OR SUPERVISION OF THE CITY'S ARBORIST WITH LIGHT (ONE TON OR LESS) RUBBER-TIRED EQUIPMENT, OR BY HAND.
5. ALL PRUNING OF EXISTING TREES IDENTIFIED TO REMAIN SHALL BE KEPT TO A MINIMUM AND MUST FOLLOW CITY OF SAN LUIS OBISPO STANDARDS.
6. ALL ROOT OR CROWN PRUNING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST. NOTIFY THE PROJECT ARBORIST AT LEAST 48 HOURS IN ADVANCE OF ANY ROOT OR CROWN PRUNING ACTIVITY.
7. ANY TREE ROOTS ENCOUNTERED WITHIN THE TREE PROTECTION ZONE THAT ARE OVER 1" IN DIAMETER SHALL BE CAREFULLY SEVERED WITH A HAND OR REDISPROPORTION SAW PERPENDICULAR TO THE DIRECTION OF GROWTH TO MINIMIZE THE SURFACE AREA OF THE WOUND. ALL SEVERED ROOTS SHALL BE EXPOSED TO AIR AND SUNLIGHT FOR MORE THAN 48 HOURS.
8. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN TREE REMOVAL PERMIT AS REQUIRED.
9. TREE REMOVAL SHOULD COMPLY WITH ALL PROVISIONS OF SLOMC 12.24.090.
10. SEE SHEET C151 FOR LANDSCAPING PLANS AND TREE REMOVALS.

TREE #	TYPE	DBH	STATUS
1	--	12"	REMAN
2	--	30"	REMOVE
3	oak	30"	REMAN
4	oak	12"	REMOVE
5	oak	6"	REMOVE
6	avocado	40"	REMOVE
7	--	16"	REMOVE
8	--	6"	REMOVE
9	--	10"	REMOVE
10	--	24"	REMOVE
11	redwood	36"	REMAN
12	redwood	67"	REMAN
13	--	42"	REMAN
14	pittoisporium	8"	REMAN
15	--	42"	REMAN
16	--	7"	REMAN
17	avocado	10"	REMOVE
18	avocado	52"	REMAN
19	valley oak	12"	REMOVE
20	oak	36"	REMAN
21	stump	48"	REMAN
22	--	7"	REMAN
23	--	5"	REMAN
24	oak	10"	REMAN
25	oak	10"	REMAN
26	magnolia	36"	REMAN
27	oak	--	REMAN



**HIVE
ENGINEERING**
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-560-8545



PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

0 01/20/24 DRK CIVL DEVELOPMENT REVIEW SUBMITAL
1 04/05/24 DRK PLAN CHECK RESPONSE #1

JOB TITLE
WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO CA 93401

SHEET TITLE
GRADING AND DRAINAGE PLAN

JOB NO.
23032

DATE
4/5/24

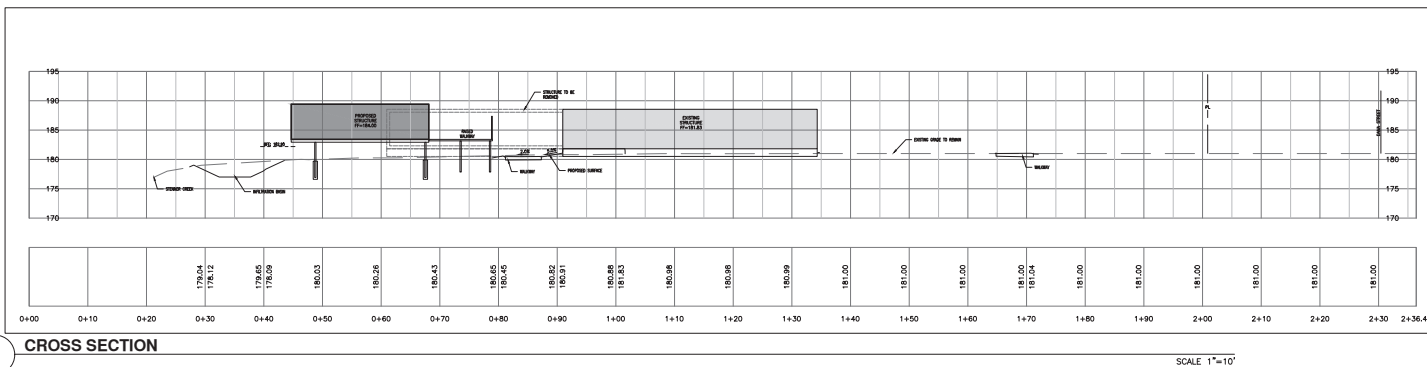
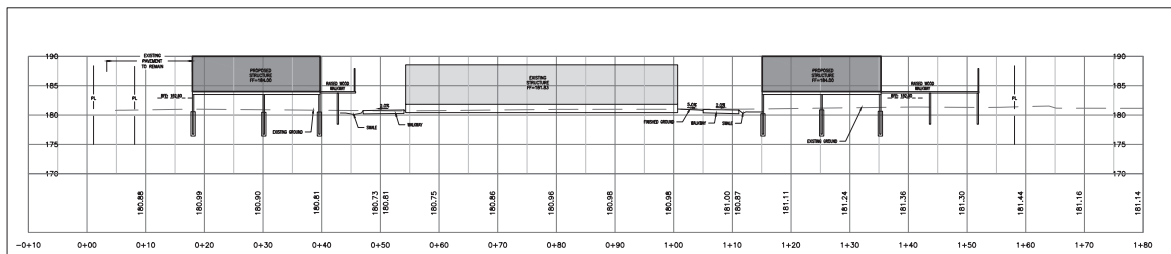
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3 OF 8

SHEET NO.

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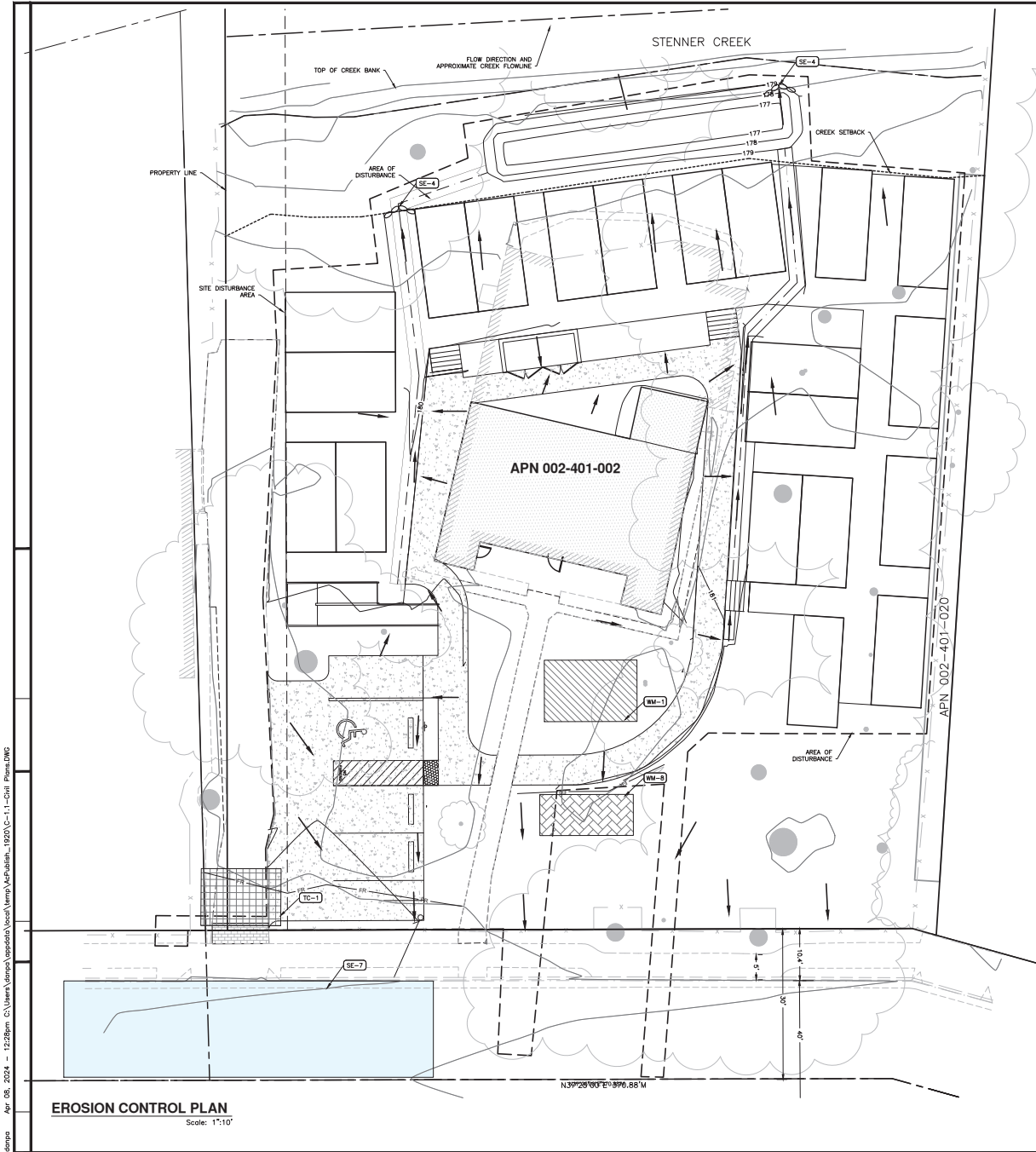
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C2.0



C2.0

Apr 08, 2024 - 12:28pm C:\Users\james\AppData\Local\Temp\Map\Map\1920\1920-C-1-1-Civil Plans.DWG



EROSION CONTROL NOTES

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG. THE FOLLOWING BMP'S ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMP'S INTO THE PROJECT SCOPE.

- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-6 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMP'S ARE SPECIFIED ON THIS PLAN

- SE-4 CHECK DIAL, PER CASQA DETAIL SHEET C3.1.
- SE-5 FIBER ROLL, PER CASQA DETAIL SHEET C3.1.
- WM-3 MATERIAL DELIVERY AND STORAGE AREA, PER CASQA DETAIL SHEET C3.1.
- SE-7 STREET SWEEPING PER CASQA DETAIL SHEET C3.1
- TC-1 STABILIZED CONSTRUCTION ENTRANCE PER CASQA DETAIL SHEET C3.1
- SE-13 STORM DRAIN INLET PROTECTION PER CASQA DETAIL SHEET C3.1
- WM-8 CONCRETE WASTE MANAGEMENT PER CASQA DETAIL SHEET C3.1

DIRECTION OF DRAINAGE

THE FOLLOWING BMP'S SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-5 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-8 CONCRETE WASTE (WASH OUT)
- WM-9 SEPTIC / SANITARY FACILITIES

EROSION CONTROL GENERAL NOTES

- EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESS, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE NECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
- SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RAIN INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
- DURING THE ENTIRE DURATION OF THE PROJECT, EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE AT ALL TIMES AND INSTALLED WHENEVER THE RAIN PROBABILITY EXCEEDS 50%.
- THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 01 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 01 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
- IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND REQUIRE THAT CITY ENFORCEMENT ENFORCEMENT A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
- PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES. PRIOR TO FINAL INSPECTION, PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
- THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR AND DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.



HIVE ENGINEERING
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-560-8848



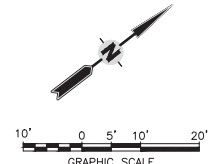
PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

DPK	CAL DEVELOPMENT REVIEW SUBMITAL	DPK	PLAN CHECK RESPONSE #1
0	01/02/24	1	04/05/24

JOB TITLE	WATERMAN VILLAGE 466 DANA STREET SAN LUIS OBISPO CA 93401
SHEET TITLE	EROSION CONTROL PLAN

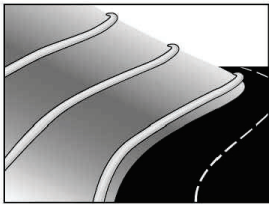
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PAGE 5 OF 8	REV 0	
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C3.0



Fiber Rolls

SE-5



Categories	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	

Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Suitable Applications

Fiber rolls may be suitable:

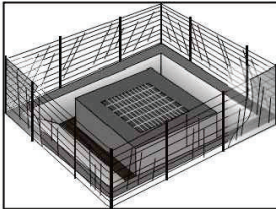
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	
Potential Alternatives	
SE-1 Silt Fence	
SE-6 Gravel Bag Berm	
SE-8 Sandbag Barrier	
SE-14 Biofilter Bags	



Storm Drain Inlet Protection

SE-10



Objectives	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
<input checked="" type="checkbox"/> Primary Objective	
<input checked="" type="checkbox"/> Secondary Objective	

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives	
SE-1 Silt Fence	
SE-5 Fiber Rolls	
SE-6 Gravel Bag Berm	
SE-8 Sandbag Barrier	
SE-9 Straw Bale Barrier	



Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction.

Suitable Applications

Every storm drain inlet receiving sediment-laden runoff should be protected.

Limitations

- Drainage area should not exceed 1 acre.
- Straw bales, while potentially effective, have not produced in practice satisfactory results, primarily due to improper installation.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Inlet protection usually requires other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are

Street Sweeping and Vacuuming

SE-7



Categories	
EC Erosion Control	
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	<input checked="" type="checkbox"/>
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
<input checked="" type="checkbox"/> Primary Objective	
<input checked="" type="checkbox"/> Secondary Objective	

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives	
None	

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Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

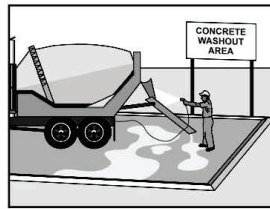
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

Concrete Waste Management

WM-8



Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	
Organics	

Potential Alternatives	
None	

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

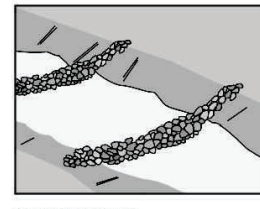
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.



Check Dams

SE-4



Categories	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-12 Manufactured Linear Sediment Controls
SE-14 Biofilter Bags

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Description and Purpose

A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

Suitable Applications

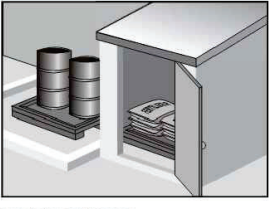
Check dams may be appropriate in the following situations:

- To promote sedimentation behind the dam.
- To prevent erosion by reducing the velocity of channel flow in small intermittent channels and temporary swales.
- In small open channels that drain to acres or less.
- In steep channels where stormwater runoff velocities exceed 5 ft/s.
- During the establishment of grass linings in drainage ditches or channels.
- In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings.
- To act as a grade control structure.

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Material Delivery and Storage

WM-1



Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>
Legend:	
<input checked="" type="checkbox"/> Primary Category	
<input checked="" type="checkbox"/> Secondary Category	

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives	
None	



Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease



HIVE ENGINEERING
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-560-8545

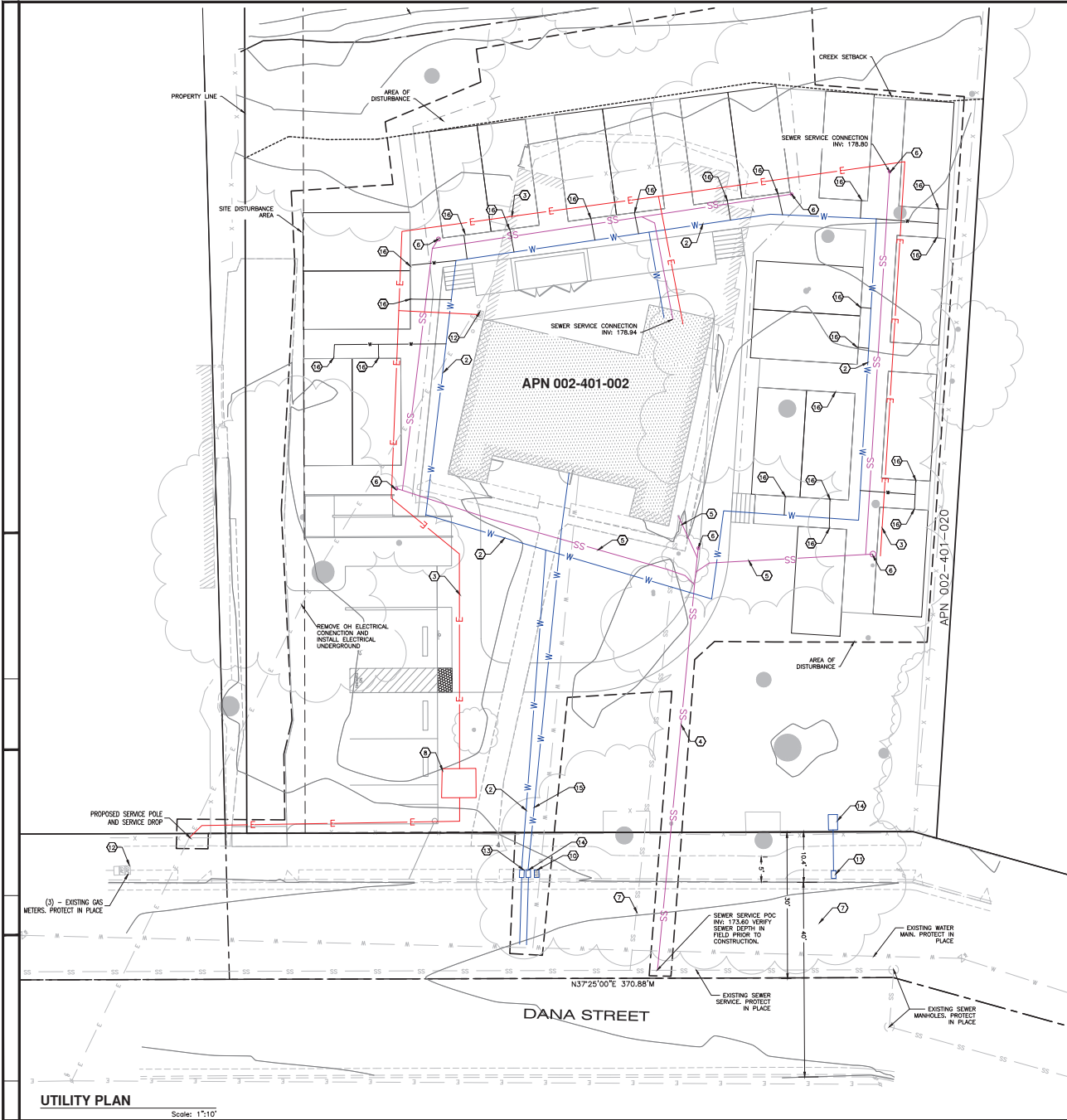


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DANIEL PARKER-KING PE

DATE	DESCRIPTION	REVIEW	DATE	DESCRIPTION	REVIEW
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01/02/24			04/05/24		
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01/02/24			04/05/24		

JOB TITLE	JOB NO.
WATERMAN VILLAGE	23032
466 DANA STREET	DATE: 4/5/24
SAN LUIS OBISPO CA 93401	SCALE: NTS
SHEET TITLE	PAGE: 6 OF 8
EROSION CONTROL DETAILS	REV: 0
	SHEET NO.

C3.1



UTILITY CONSTRUCTION NOTES

- (1) NOT USED
- (2) INSTALL 2" WATER LINE. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (3) INSTALL UNDERGROUND ELECTRICAL SERVICE PER PCAE GREENBOOK. INSTALL UNDERGROUND PD / TELEPHONE SERVICE. TRENCH PER DETAIL 2 SHEET C5.0. ALL WIRED SERVICE TO THE PROJECT SITE SHALL BE UNDERGROUND.
- (4) INSTALL 6" PVC SEWER SERVICE AT 2% MIN CITY OF SAN LUIS OBISPO STANDARD #6810. TRENCH PER DETAIL 2 SHEET C5.0.
- (5) INSTALL 4" PVC SEWER SERVICE AT 2% MIN PER CITY OF SAN LUIS OBISPO STANDARD #6810. TRENCH PER DETAIL 2 SHEET C5.0.
- (6) NOT USED
- (7) NOT USED
- (8) REMOVE AND REPLACE EXISTING WATER SERVICE AND LATERAL WITH 1" WATER SERVICE AND METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (9) INSTALL 1" CITY OWNED WATER METER AND WATER SERVICE WITH BACKFLOW PREVENTOR FOR LANDSCAPING PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (10) DETERMINE LOCATION OF EXISTING GAS LINE AND METER. ABANDON IN PLACE. PROPOSED STRUCTURES WILL BE ALL ELECTRICAL.
- (11) INSTALL 2" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (12) INSTALL NEW 1" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (13) INSTALL DEDICATED 1.5" FIRE WATER LINE FOR FULL NFPA 13 FIRE SPRINKLER SYSTEM PER CITY OF SAN LUIS OBISPO STANDARD #6450, #6530, #6590. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (14) INSTALL 1.5" WATER SERVICE WITH 1.5" "BADGER" WATER SUBMETER OR APPROVED EQUAL.

UTILITY NOTES

1. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DON'T SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE OR FITTING REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
2. ALL EXISTING UTILITIES AND TIE-IN POINTS SHOULD BE CONSIDERED ACTIVE UTILITIES, UNLESS OTHERWISE INDICATED.
3. UNLESS OTHERWISE SPECIFIED OR REQUIRED, USE CITY OF SAN LUIS OBISPO STANDARD DETAILS FOR UTILITY INSTALLATIONS.
4. ALL WIRE AND GAS UTILITY CONNECTIONS, DISTRIBUTION LINES, AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PORTIONS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. THIS MAY RESULT IN ADDITIONAL REDESIGN COSTS OR CHARGES TO THE OWNER FOR THIS WORK.
5. NO REVISIONS TO WHAT IS DEPICTED HEREIN MAY BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF THE CITY. NO ABOVE GROUND FACILITIES MAY BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE.
6. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNER'S RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE PROVIDED.



HIVE ENGINEERING
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 95051
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-560-8545



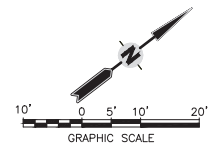
PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

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1	04/05/24	DPK	PLAN CHECK RESPONSE #1

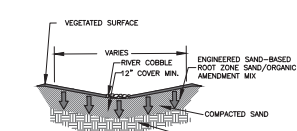
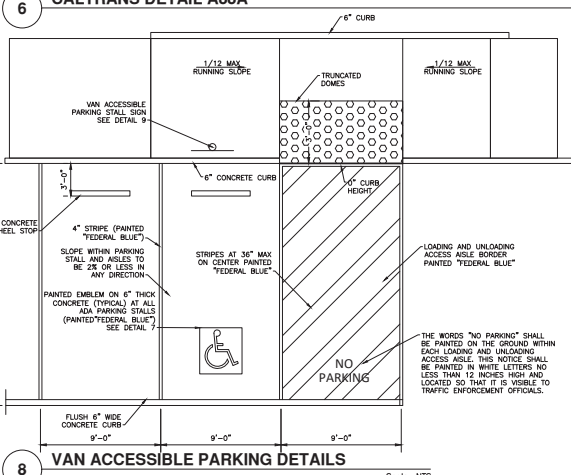
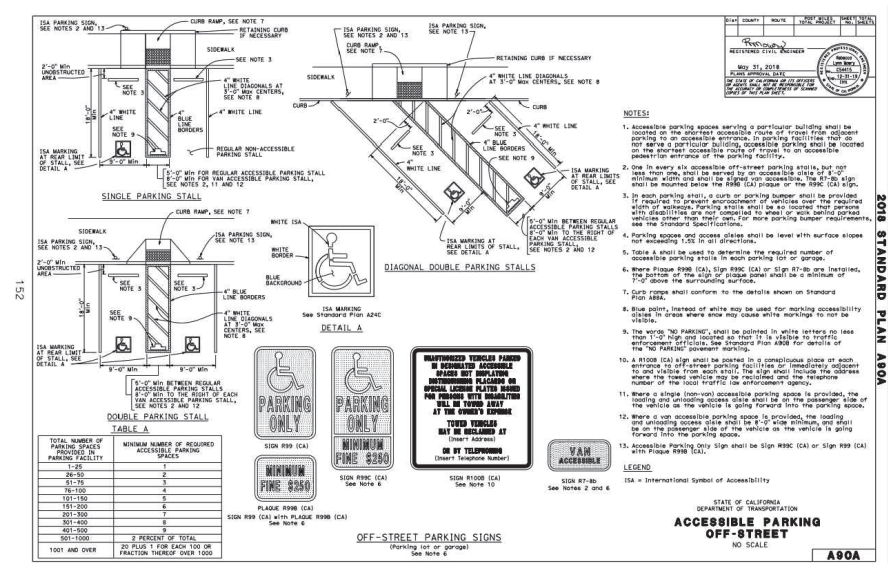
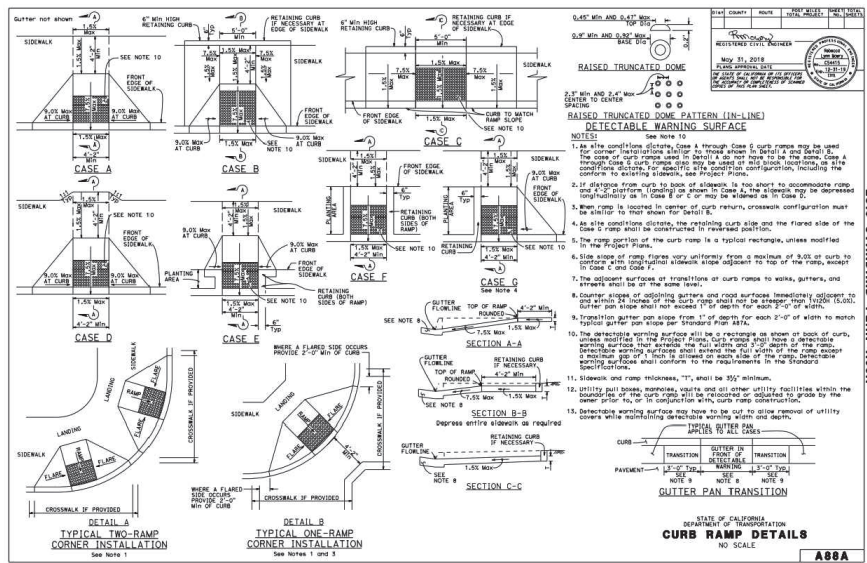
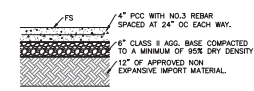
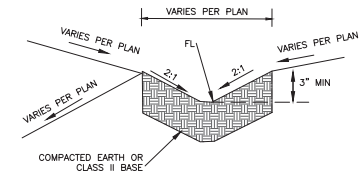
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JOB NO. 230332	DATE 4/5/24	SCALE 1"=10'
PAGE 7 OF 8	REV 0	
SHEET NO.		

C4.0



Apr 08, 2024 - 12:28pm C:\Users\james\AppData\Local\Temp\MapPublish_19203\C-1-Civil_Plan.dwg



HIVE ENGINEERING
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-860-8548

PROFESSIONAL ENGINEER
DANIEL PARKER-KING PE

JOB TITLE
WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO CA 93401

SHEET TITLE
CONSTRUCTION DETAILS

JOB NO.
23032

DATE
4/5/24

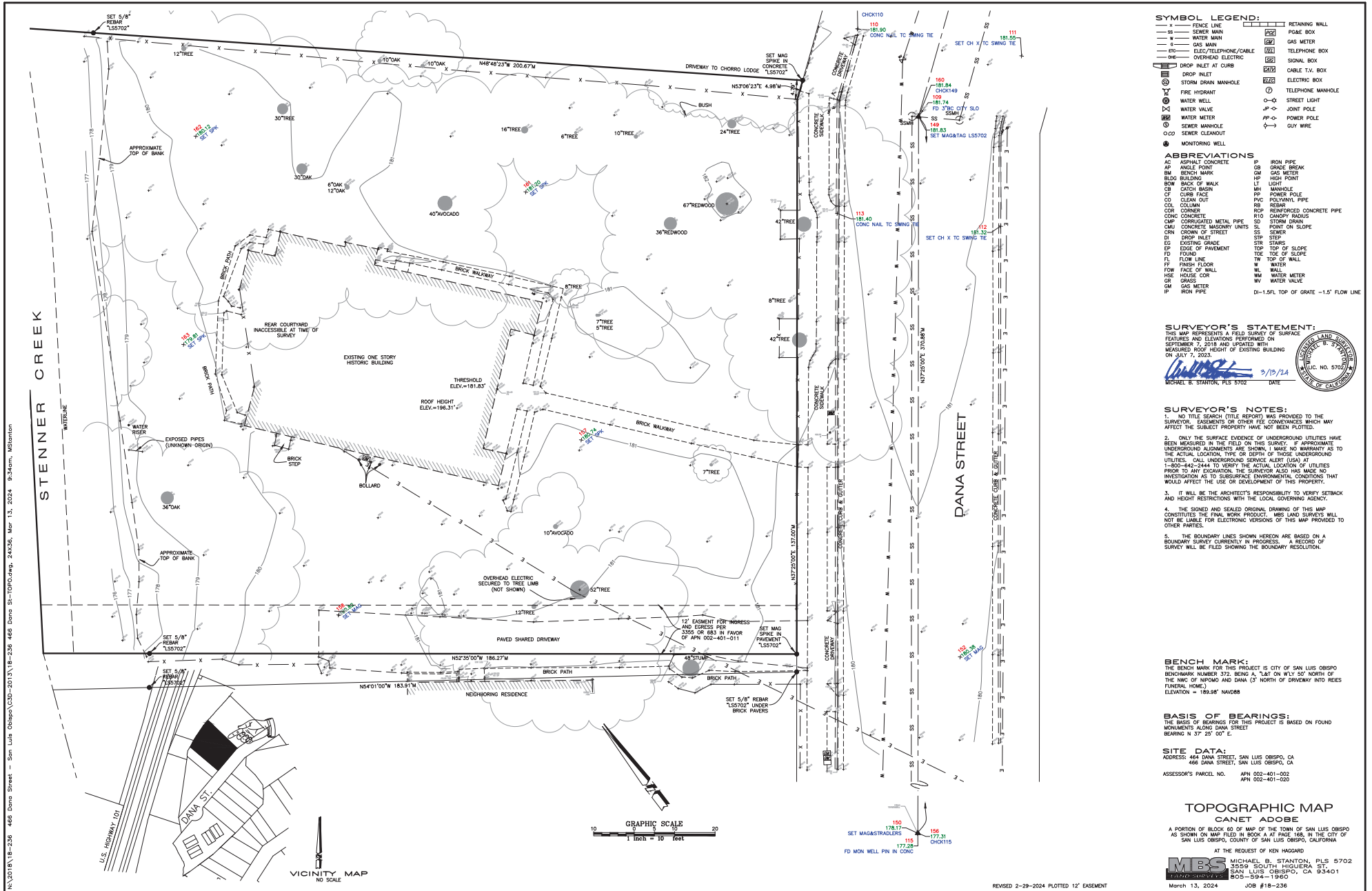
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8 OF 8

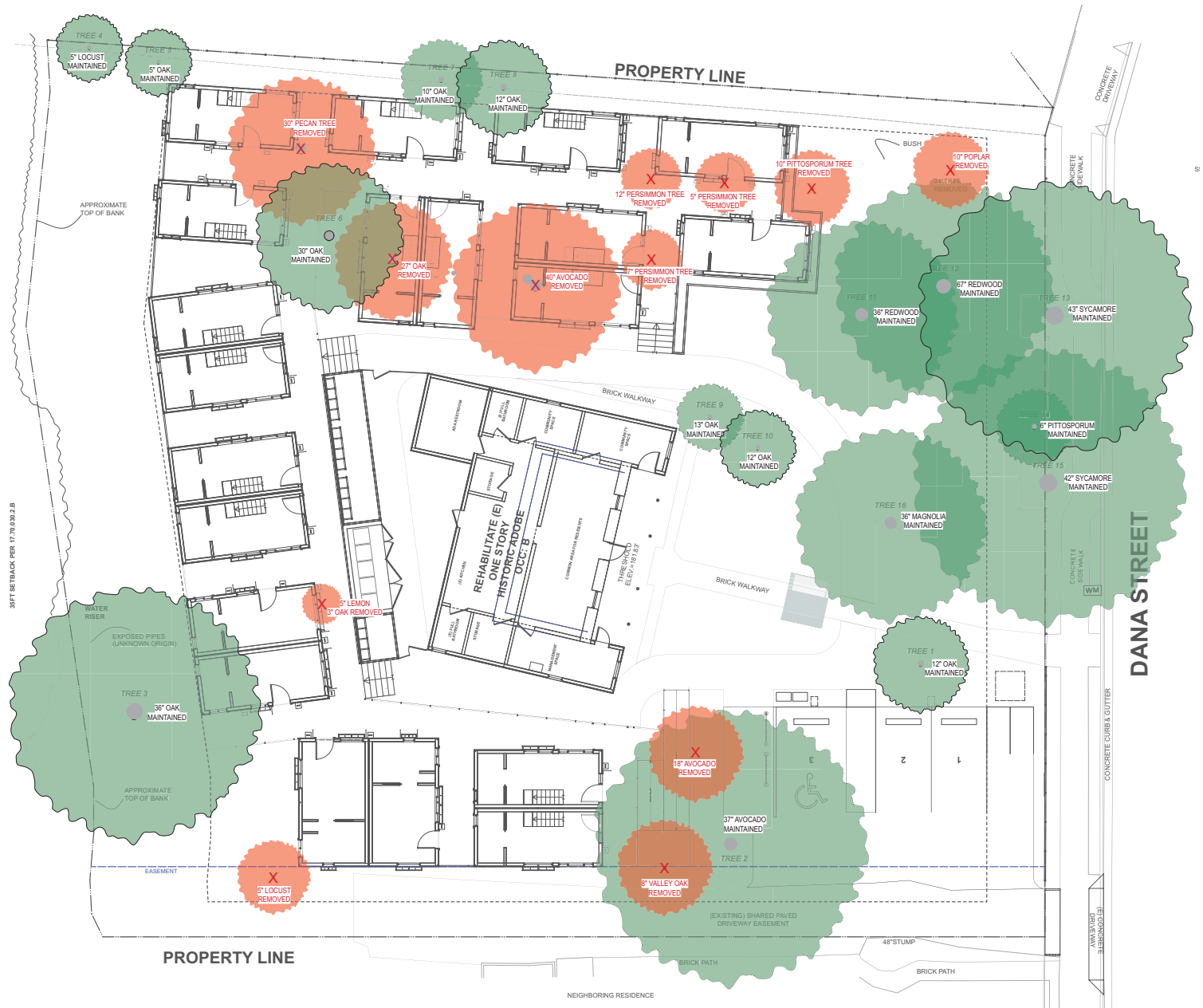
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SCALE
1"=10'

REV
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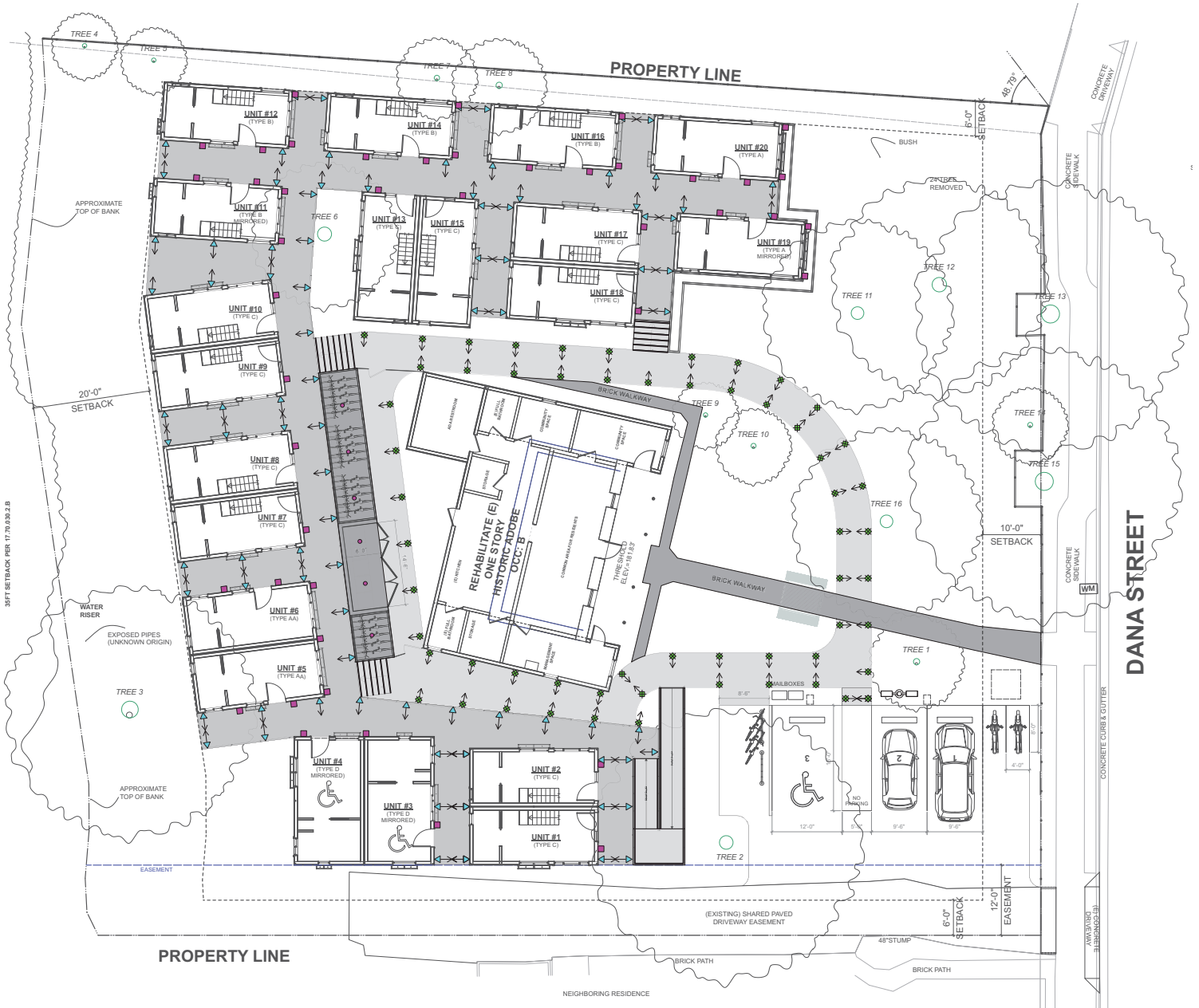
**NOTE: REFER TO TREE ASSESSMENT
REPORT ON SHEET CA-1.2 AND LANDSCAPE
PLAN ON SHEET CLS1.**

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PLOT DATE: Apr 8, 2024

SITE LIGHTING PLAN

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



EXTERIOR LIGHTING GENERAL NOTES:

1. ALL EXTERIOR LIGHTING FIXTURES SHALL BE OF A LOW INTENSITY, LOW GLARE DESIGN AND SHALL BE SHIELDED WITH FULL CUT-OFF DESIGN AND DIRECTED DOWNWARD SO THAT NEITHER THE LAMP NOR THE RELATED REFLECTOR INTERIOR SURFACE IS VISIBLE FROM ANY LOCATION OFF OF THE PROJECT SITE IN ORDER TO PREVENT SPILL OVER ONTO ADJACENT LOTS UNDER SEPARATE OWNERSHIP.
2. NO EXTERIOR LIGHTING SHALL BE INSTALLED OR OPERATED IN A MANNER THAT WOULD THROW LIGHT, EITHER REFLECTED OR DIRECTLY, IN AN UPWARD DIRECTION.
3. REDUCE THE LEVEL OF OF THE PARKING LOT LIGHTS TO THE MINIMUM STANDARD ALLOWED BY BUILDING CODE AFTER 10:00 P.M. DURING NORMAL OPERATIONS.
4. POLE MOUNTED LIGHTING SHALL ONLY BE USED TEMPORARILY FOR SPECIAL EVENTS AND SEASONAL AGRICULTURAL ACTIVITIES.
5. PARKING LOT LIGHTING SHALL BE PROVIDED AT ALL STEPS AND RAMPS. FIXTURES SHALL BE MOUNTED ON LOW POLES, LOCATED AWAY FROM POTENTIAL VEHICLE IMPACT.
6. CUT OFF LIGHTING SHALL BE USED TO ILLUMINATE REAR PARKING, LOADING/UNLOADING AREAS AND OTHER OUTDOOR STORAGE OR WORK AREAS.

EXTERIOR LIGHTING KEY:

- LED COMPACT DOWNLIGHTS WITH NARROW BEAM SYMMETRICAL LIGHT DISTRIBUTION. LOCATED AT EXTERIOR CEILING MAIN DISTRIBUTION.
- LED IN-GRADE LUMINAIRES WITH ASYMMETRICAL LIGHT DISTRIBUTION ON POSTS AT RAISED WALKWAY.
- LED ON-GROUND LUMINAIRES WITH WIDE BEAM DISTRIBUTION FOR ILLUMINATING GROUND SURFACES WALKWAYS.
- TWIN LED-ROADWAY LUMINAIRES WITH ASYMMETRICAL WIDE SPREAD LIGHT DISTRIBUTION (ZERO UPLIGHT PRODUCED, DARK SKY COMPLIANT).
- WALL MOUNTED DARK SKY COMPLIANT LIGHT FIXTURE.
- CEILING MOUNTED LIGHT FIXTURE AT BIKE STORAGE AND TRASH ENCLOSURE.
- LIGHT STRIPS AT STAIRCASES.

NOTE: VERIFY LIGHT FIXTURES AND PLACEMENTS WITH OWNER.

SCALE: 1/8"=1'
0 4 8 16

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DBA HUNTER SMITH ARCHITECTURE © 2024

HUNTER SMITH
ARCHITECTURE

APPROVED ARCHITECT
C-36
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

SHANT SHAH HOUSING
SOLUTIONS
P.O. BOX 15934 SLO, CA 93406
(805) 217-5274

SITE LIGHTING PLAN

09 APR 2024
ANC SUBMITTAL 1

10 JAN 2023
ANC PRELIMINARY

01 AUG 2022
ANC SUBMITTAL

20 JUN 2022
ANC SUBMITTAL

033

CA-5.0



HISTORIC ADOBE DRY FLOODPROOFING PLAN

SCALE: 3/16" = 1'-0"

FLOOD ZONE REQUIREMENT NOTES:

1. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE (AE) 2'-0" DEPTH; THE WATER SURFACE OR BASE FLOOD ELEVATION (BFE OF A 100 YEAR STORM IS 2'-0" ABOVE ADJACENT GRADE. THE BUILDING AND BUILDING SERVICE EQUIPMENT SHALL BE FLOODPROOF TO A HEIGHT OF 3'-0" ABOVE ADJACENT GRADE.

AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF SAN LUIS OBISPO. AS SUCH, THIS SUBSTANTIAL REMODEL COMPLIES WITH ALL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS, THE CITY'S FLOOD DAMAGE PREVENTION REGULATIONS PER MUNICIPAL CODE CHAPTER 17.78

FOR FLOOD GATE AND STORAGE SIZE AND LOCATIONS, REFER TO THIS SHEET CA-8.0 FOR

2. ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE 2014 ENGINEERING STANDARDS AND STANDARD SPECIFICATIONS.

3. THE STRUCTURAL DESIGN AND MATERIALS IN THESE PLANS ARE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION REGULATIONS

4. ANY DEVIATION OR CHANGE OF PLAN THAT MAY AFFECT THE FLOOD PROOFING OR FLOOD-RESISTANT DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

5. PRIOR TO OCCUPANCY OR FINAL INSPECTION APPROVAL, THE REGISTERED PROFESSIONAL ARCHITECT OR ENGINEER OF RECORD SHALL COMPLETE A F.E.M.A. FLOOD PROOFING CERTIFICATE AND SUBMIT THE CERTIFICATE TO THE CITY ENGINEER.

6. PRIOR TO OCCUPANCY OR FINAL INSPECTION APPROVAL, A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR SHALL COMPLETE A F.E.M.A. ELEVATION CERTIFICATE AND SUBMIT THE CERTIFICATE TO THE CITY ENGINEER. IN THE CASE OF THE AE ZONE, THE ARCHITECT OF RECORD MAY COMPLETE THE ELEVATION CERTIFICATE.

7. CONTRACTOR/OWNER SHALL DESIGNATE THE STORAGE LOCATION OF THE FLOODGATES, PROVIDE SIGNAGE AND VERIFY NUMBER OF FLOODGATES TO BE STORED.

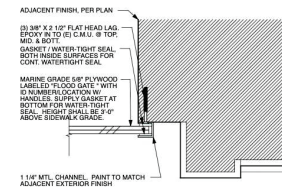
8. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRICAL PANELS, TELEPHONE PANELS, WATER SERVICES, THE BUILDING SEWER AND OR BUILDING DRAIN, AND UTILITY CONDUITS ENTERING THE STRUCTURE MUST BE SEALED TO PRECLUDE INFILTRATION OF FLOODWATER. BUILDING SERVICE EQUIPMENT SUCH AS HEAT PUMP, OR CONDENSING UNITS SHALL BE ELEVATED TO OTHERWISE PROTECTED BY FLOODGATES

FLOOD GATES

ALL FLOOD GATES STORED IN STORAGE ROOM

NOTE: VINYL STICKER TO BE PLACED ON DOOR

FLOOD GATE PLAQUE	N.T.S.	12
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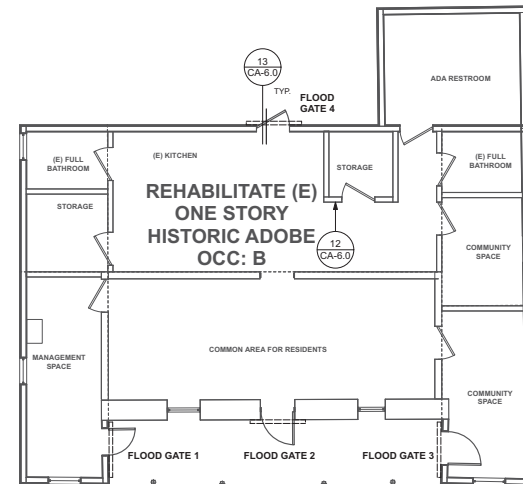


NOTE:
ALL EXISTING FLOODGATE CHANNELS SHALL BE REMOVED, REPAIRED AND REPLACED PER THIS SPECIFICATION TO ENSURE A WATERTIGHT SEAL TO THE EXTERIOR FINISH

TYPICAL FLOOD GATE	N.T.S.	13
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DRY FLOODPROOFING STRATEGIES

- 1 FLOODGATES AT DOOR & WINDOW OPENINGS BELOW THE BFE
- 2 ELECTRICAL OUTLETS SHALL BE INSTALLED ABOVE THE BFE
- 3 EQUIPMENT SHALL BE LOCATED ABOVE THE BFE
- 4 THE STRUCTURE SHALL BE PROPERLY ANCHORED



1 ADOBE FLOOD GATE PLAN
Scale: 3/16" = 1'-0"

SCALE: 3/16"=1'
0' 2' 4' 8'

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HUNTER SMITH
ARCHITECTURE
H S
1800 Walnut Street • Suite B • San Luis Obispo • CA 93401

WATERMAN
VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SHANT SHAH HOUSING
SOLUTIONS
P.O. BOX 15034 SLO, CA 93406
(805) 217-9214

ADOBE DRY
FLOODPROOFING
STRATEGIES

09 APR 2024
ANC SUBMITTAL

10 JAN 2023
ANC SUBMITTAL

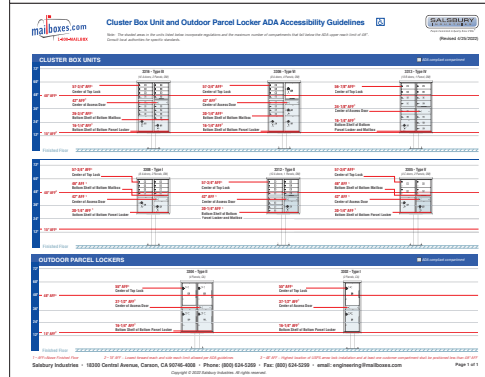
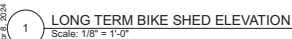
01 AUG 2022
ANC SUBMITTAL

20 JUN 2022
ANC SUBMITTAL

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Page 46 of 91

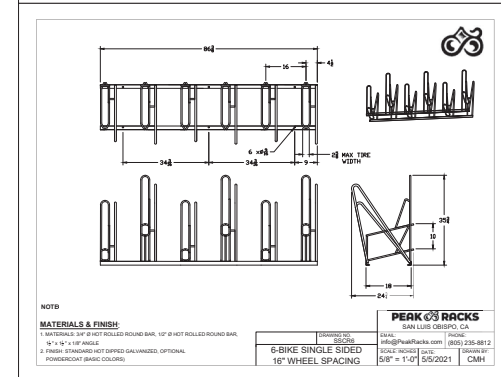


MAILBOX VERIFY WITH OWNER	N.T.S.	3
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NOTE: ENSURE ACCESSIBLE UNITS ARE ASSIGNED ACCESSIBLE MAILBOX SPACE.



RIGHT HAND ANGLED BIKE RACK, VERIFY ORIENTATION WITH SITE PLAN. INSTALL PER REQUIRED BICYCLE CLEARANCES AND MANEUVERABILITY.



BIKE RACKS VERIFY WITH OWNER	N.T.S.	1
--	--------	----------



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**EXISTING ADOBE TO BE REHABILITATED**

TYPE OF CONSTRUCTION V-B
 OCCUPANCY B
 FIRE-SPRINKLERED YES (FIRE SPRINKLER SUPPRESSION SYSTEM)

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 705.5

IMAGINARY LINE	DISTANCE FROM ADOBE TO IMAGINARY LINE	FIRE-RESISTANCE RATING @ EXT. WALL OF ADOBE
A	0'-10 1/4"	1 HR
B	1'-4"	0 HR
C	1'-7 1/4"	0 HR
D	1'-2 1/2"	0 HR
E	1'-2 1/2"	0 HR
F	0'-0 1/4"	1 HR
G	0'-11"	1 HR

TINY HOME UNITS

TYPE OF CONSTRUCTION V-B
 OCCUPANCY R-3
 FIRE-SPRINKLERED YES

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 705.5

IMAGINARY LINE	UNIT	DISTANCE FROM UNIT TO IMAGINARY LINE	FIRE-RESISTANCE RATING @ EXT. WALL OF UNIT
A	2	3'-0"	0 HR
B	3	3'-0"	0 HR
C	3	3'-0"	0 HR
D	7 & 8	3'-0"	0 HR
E	9	3'-0"	0 HR
F	13 & 15	3'-0"	0 HR
G	18	3'-0"	0 HR

FIRE-SPRINKLERED UNITS HAVE A 2 FSD PER CBC TABLE 705.5 EXCEPTION I

I. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater and where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

705.5 Fire-Resistance Ratings

Exterior walls shall be fire-resistance rated in accordance with Table 601, based on the type of construction, and Table 705.5, based on the fire separation distance. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

TABLE 705.5
 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE-4 #

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP I ^a	OCCUPANCY GROUP F-1, M, S-1 ^b	OCCUPANCY GROUP A, B, I, F-2, L, R ^c , S-2, U ^d
X < 5 ^e	All	3	2	1
5 ≤ X < 10	IA, IVA	3	2	1
	Others	2	1	1 ^f
10 ≤ X < 30	IA, IB, IVA, IVB	2	1	1 ^f
	IIB, VB	1	0	0
	Others	1	1	1 ^f
X ≥ 30	All	0	0	0

For S1: 1 foot = 304.8 mm.

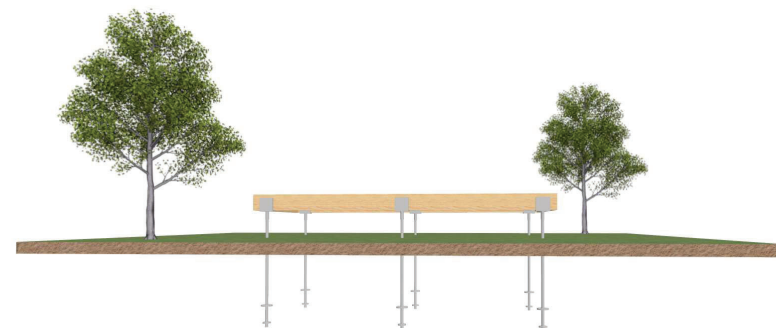
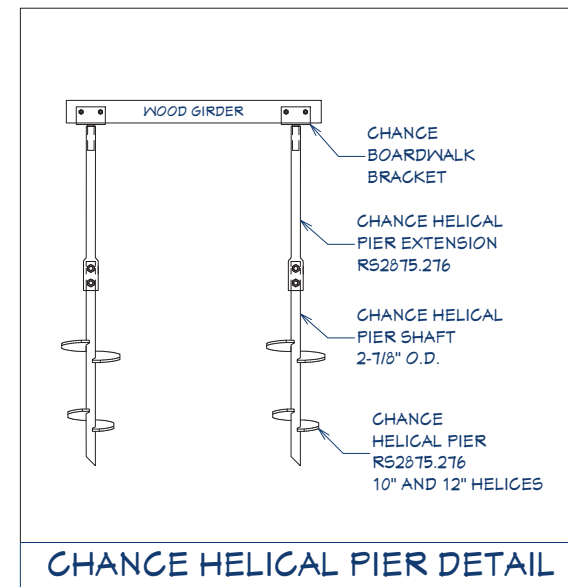
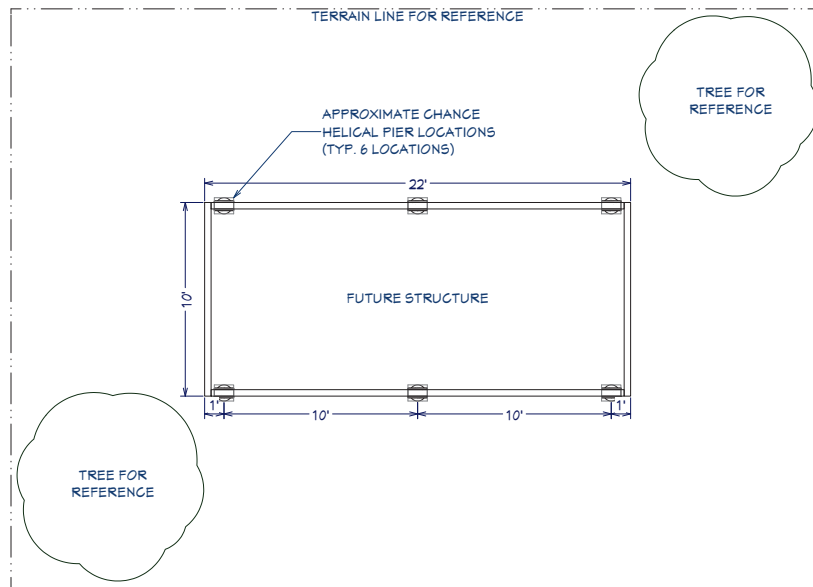
- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- See Section 706.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- For special requirements for Group I occupancies, see Section 412.5.6.
- For special requirements for Group I aircraft hangers, see Section 412.3.1.
- Where Table 705.5 permits nonbearing exterior walls with unobstructed area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group I occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.
- For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

FIRE SEPARATION ANALYSIS

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

SCALE: 1/8" = 1'

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CLIENT:

The Main Company

PROJECT:

466 Dana Street
San Luis Obispo, CA

J.R. SPENCER CONSTRUCTION
FOUNDATION SUPPORT TECHNOLOGY
SERVING SAN LUIS OBISPO COUNTY SINCE 1977
805-543-9165
351 HIGHLAND DRIVE
SAN LUIS OBISPO, CA 93405
LICENSE NO. 422180
805-236-9151
FAX 805-236-1158

SHEET TITLE:

CONCEPTUAL PLAN

DRAWN BY:

DAVID SPENCER

DRAWING DATE:

May 30, 2023

REVISIONS:

SCALE:

NOT TO SCALE

SHEET:

JRSC-C

PROPOSED PLANT PALLETTE

CENTRAL CALIFORNIA COASTAL

CENTRAL CALIFORNIA COASTAL
DROUGHT-TOLERANT PLANTINGS

BLOWING PLANTINGS LAVENDER, PORCHAS SPANISH LAVENDER HESPERALOE RED TUCCA ECHUM PRICE OF MADERA LOW-GROWING PLANTINGS OLEA LITTLE OLIVE DWARF OLIVE COLEONEMA PULCHELLUM BREATH OF HEAVEN SUNSET GOLD AGAVE TEJENIA BLUE AGAVE	DIANELEA YEMAMANA VERMONTED PLANK LUT ORNAMENTAL GRASSES PENISETUM TUBERUM RHY FOUNTAIN GRASS FESTUCA MAIRE ATLAS FESCUE FESTUCA OVINA GLOUCA BLUE FESCUE PERENNIALS DAY JULY STELLA ORO LAMBS EAR RED	GROUND COVERS VINCA PERIWINKLE LANTANA PURPLE/WHITE LANTANA VINES DISTICTUS RED RETRUPP VINE WISTERIA PURPLE WISTERIA COMPENSATORY TREES A COMPENSATORY TREE PLANTING PLAN WILL BE SUBMITTED AT THE CONSTRUCTION DOCUMENT PHASE
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HATCH LEGEND

	ALL NEW LANDSCAPE AREAS		PERMEABLE PARKING SURFACE
	EXISTING CONCRETE AREAS		NEW AND EXISTING BRICK WALKS
	NON-COMBUSTIBLE RAISED DECK		NEW PAVED WALK HISTORIC MATERIAL

CONCEPTUAL LANDSCAPE DESIGN INTENT

EXISTING TREES

1. Existing trees noted on the plan were assessed by Terry Lee Landscape Architect, RLAI#4108 and shown California Certified Arborist #23256A. The tree assessment was performed on May 17, 2023 and will accompany this Site Plan at the time of submittal.

2. The landscape site plan also shows (11) trees to be removed (in Red) and (17) trees to remain (in Black). The trees most likely impacted show a blue circle of the tree's Critical Root Zone (CRZ) for reference.

TREE REMOVAL

1. The (11) trees shown in red on the plan are proposed for removal. The client may be required to obtain a Tree Removal Permit from the City of San Luis Obispo.

EXISTING TREES AND LANDSCAPE

1. (17) Existing trees will remain as shown on the plan in black. All of the existing landscape, including trees to remain, will be removed during Demolition Phase of the project. Note the landscape in the 20' setback to the rear of the property should remain undisturbed.

NEW LANDSCAPE AREAS

1. All New landscape areas will have hydrazones that are similar in water use and plant types utilizing a WELO compliant low water use irrigation system for MAVA State compliance.

PROPOSED PLANT PALLETTE

1. Plant material proposed is drought tolerant and meets the low water use requirements of the City's ordinances. The soil type is Clay/Loam and is compatible with the selected plant types.

BRICK WALKWAY

1. The existing brick walkway will remain in place and a new proposed brick walkway, made of similar brick, will extend throughout the site as shown.

NEW PERMEABLE SURFACE IN PARKING AREA

1. A permeable surface such as Decomposed Granite or Class 2 base is proposed for the new parking area that will be ADA compliant.

ADA ROUTE

1. The ADA route is shown with a dashed-line from the handicap parking area to the ADA Units.

COMPENSATORY TREE PLANTINGS

1. In order to comply with the City's Compensatory Tree Planting requirement, this Conceptual Landscape design proposes to add Compensatory Trees to the project landscape. More detailed information such as, tree type, quantity and location, will be available on the construction landscape plans. The project will work with the City to do compensatory tree planting at a ratio of two 15 gallon trees or one 24" box tree for each tree removed. An off-site compensatory tree planting site will be identified and a list of trees developed in coordination with the city and City Arborist. The City Arborist will be contacted for a field review and review of the proposed planting plan.

WELO CERTIFICATE OF COMPLIANCE

This Landscape Plan, when installed, will comply with the City of San Luis Obispo's Municipal Code and the Water Conservation Mandate Water Efficient Landscape Ordinance (WELCO) prepared in accordance with the water efficient landscape work sheets Appendix A and Appendix B. The WELCO values, from the State Guidelines, will be used to determine final FF (plant factor) value in the final calculation in the construction document set.

The water conservation method for the new landscape plant material will have a LOW FF (Plant Factor), 35 rating and the ETW (estimated total water use) per year is estimated to be within the Maximum Allowable Water Allocation (MAWA) which will be calculated for the project. Additionally, a Smart Controller with a climate control weather station will be used to monitor the irrigation water and pre-rate daily water consumption to the minimum requirements for each hydrzone. All trees will be irrigated on a separate system so that once established, water can be regulated in a more efficient manner.

Terry Lee Landscape Architect RLAI#4108



EXISTING AND PROPOSED FENCING
1. The existing fencing on Dana St. will remain, as shown in the photo and the site line on the drawing.
2. The new proposed fencing along the East property line will match the existing fences as shown in box.

CONCEPTUAL LANDSCAPE SITE PLAN

WATERMAN PEACE VILLAGE

1" = 8' - 0" 12.15.2023

COMPLIANCE REVIEW DOCUMENT

WATERMAN
PEACE VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA

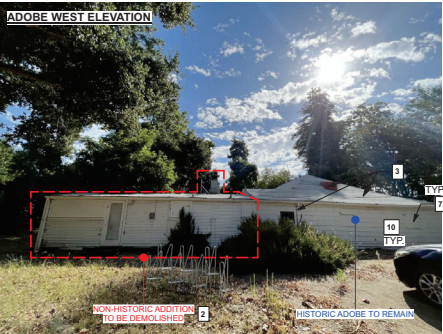
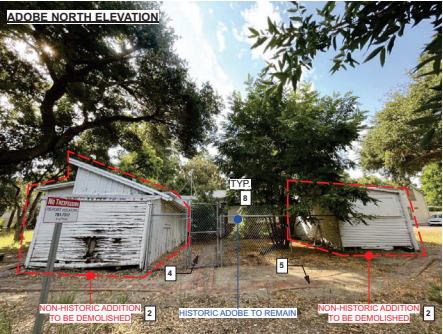
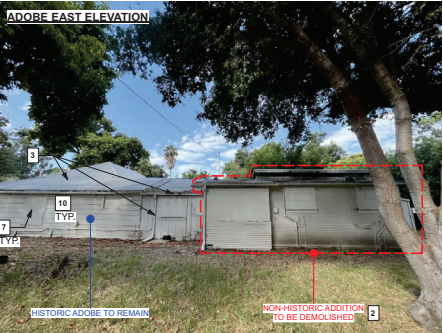
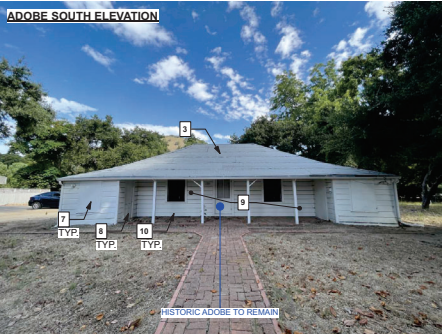
REVISIONS

SHEET TITLE
Conceptual
Landscape Site Plan

SHEET NO.

CLS1

SHEET SET 1 of 1



DEMO PLAN REFERENCE NOTES:

- CONDUCT A HAZARDOUS MATERIALS ASSESSMENT/ABATEMENT, DETERMINING EXISTENCE OF LEAD AND ASBESTOS AND PLAN FOR SAFE REMOVAL DURING DEMOLITION AND REHABILITATION.
- DEMOLISH ENTIRE DIAPHRAGM NON-HISTORIC NORTH SECTIONS OF STRUCTURE. PER DEMOLITIONS FLOOR PLAN SOI STANDARDS. CAP ALL UTILITIES.
- ROOF- DEMOLISH (E) ROOFING. REMOVE THE ROLL ROOFING, PLASTIC GUTTERS AND DOWNSPOUTS AND FAUX CHIMNEY. INSTALL CLASS A FIRE RATED ROOF WITH 1/4" CEDAR DECK, CEDAR SHINGLES WITH BOARD-RIGGES AND WOOD OR METAL GUTTERS AND DOWNSPOUTS AND REPAIR CHIMNEY. FRAME NEW ROOF IN ORIGINAL CONFIGURATION AND SLOPE, WITH ADEQUATE STRAPPING TO WALLS. PER STRUCTURAL ENGINEER. IN ROOF TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- DEMOLISH FENCE
- DEMOLISH BRICK PATH. RETAIN BRICKS FOR CITY'S USE
- PROTECT AND RETAIN HISTORIC WALL DURING DEMOLITION. PER SOI STANDARDS.
- WINDOWS-REPAIR EXISTING WINDOWS, AS POSSIBLE, AND REPLACE WINDOWS THAT CANNOT BE REPAIRED OR HAVE BEEN PREVIOUSLY BEEN REMOVED WITH EXACT REPRODUCTION WOODEN SASH WINDOWS TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- DOORS-REPAIR EXISTING DOORS AND HARDWARE, AS POSSIBLE, AND REPLACE DOORS THAT CANNOT BE REPAIRED WITH SOLID PANEL DOORS TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- PORCH- INVESTIGATE FRONT PORCH AREA TO DETERMINE WHETHER PREVIOUS WOOD PORCH EXISTED AND CONSTRUCT A NEW PORCH CONSISTENT WITH THE ORIGINAL SIZE AND FRAMING STYLE. NEW PORCH WILL BE OF EITHER WOOD OR BRICK, AS CONSISTENT WITH WHAT IS DETERMINED TO BE THE ORIGINAL MATERIAL USED. PER SOI STANDARDS.
- RESTORE/REPLACE EXISTING DETEIORATED WALLS AND SIDING/TRIM, AS NEEDED, TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- REMOVE ALL DETEIORATED FLOORING AND REPLACE AS NECESSARY. FLOORING WILL BE WOOD PLANK TO MATCH (E), PER SOI STANDARDS.

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

- THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC BUILDING LOCATED AT THE HISTORIC PROPERTY AT 466 DANA STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A COMMON LIVING AREA AND OFFICES.
- THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED. THE ADDITION OF THE PROPOSED EXPANSION WILL NOT REMOVE ANY DISTINCTIVE MATERIALS OR ALTERATIONS OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY. REFER TO SITE PLAN FOR EXISTING AND PROPOSED SITE LAYOUT.
- THE PROPOSED 10'X10' NEW ADDITION TO THE HISTORIC PROPERTY WILL BE AT THE REAR OF THE PROPERTY AND THEREFORE WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE FALSE SENSE OF HISTORICAL DEVELOPMENT.
- THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED.
- DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES THAT CHARACTERIZES THIS PROPERTY WILL BE PRESERVED.
- DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED IF POSSIBLE. PER THE EXISTING CONDITION OF THE HISTORIC BUILDING, DETEIORATION OF HISTORIC FEATURES REQUIRES THAT THE NEW FEATURES WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
- CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED FOR THE ADDITION OF THE PROPOSED EXPANSION.
- THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES, BUT IF DISCOVERED, ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND MITIGATION MEASURES WILL BE UNDERTAKEN.
- THE NEW ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT DESTROY THE HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIP THAT CHARACTERIZES THE PROPERTY. THE NEW WORK WILL MATCH WITH ALL EXISTING FEATURES OF THE ADOBE.
- THE ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WILL BE UNIMPAIRED.

IT IS UNDERSTOOD THAT ALTERATIONS OF HISTORICALLY LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS, S, AND CLADDING, IN TOTAL, AN REUSE ORIGINAL MATERIALS AS FEASIBLE. PROPOSED ALTERATIONS OF GREATER THAN 25% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF STRUCTURE, AND EXTERIOR WALLS WILL BE SUBJECT TO THE REVIEW PROCESS FOR DEMOLITIONS. PER THE HISTORIC PRESERVATION PROGRAM GUIDELINES.

DEMOLITION NOTES:

- PRIOR TO DEMOLITION, ANY EROSION CONTROL METHODS REQUIRED SHOULD BE INSTALLED AND SUFFICIENTLY VERIFIED BY THE GENERAL CONTRACTOR.
- HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY.
- PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3306.
- DUST CONTROL MEASURES SHALL BE IN EFFECT CONTINUOUSLY DURING DEMOLITION AS TO LIMIT THE AMOUNT OF AIRBORNE DEBRIS AND DUST.
- MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE SUFFICIENTLY COVERED OR TARPED AS TO NOT ALLOW ANY MATERIAL TO LEAVE THE VEHICLE WHILE ON ANY PUBLIC RIGHT-OF-WAY.
- MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE RECYCLED OR DISPOSED OF PROPERLY IN AN APPROVED MEANS.
- CAP ALL UTILITIES AS NECESSARY PRIOR TO ANY PLUMBING, ELECTRICAL OR GAS DISCONNECT.
- REMOVE ALL DEBRIS AND TRASH FROM PREMISES AND REMOVE FROM SITE DAILY.
- COORDINATE WITH OWNER PRIOR TO REMOVAL OF ANY EQUIPMENT, FURNITURE OR STRUCTURE.
- SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CFC COMBUSTIBLE CONSTRUCTION DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED DAILY.
- VERIFY ALL ITEMS TO BE DEMOLISHED WITH OWNER PRIOR TO COMMENCING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IMMEDIATELY.
- VERIFY AS BUILT CONDITION IN FIELD PRIOR TO CONSTRUCTION/DEMOLITION.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE AS BUILT CONDITION.
- VERIFY FRAMING MEMBER SIZES AND DIRECTION AND NOTIFY ARCHITECT/ENGINEER WITH DISCREPANCIES.
- VERIFY ALL PLUMBING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION/DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A CONSTRUCTION AND DEMOLITION RECYCLING PLAN AND DISPOSAL REPORT SHALL BE COMPLETED BY OWNER OR CONTRACTOR, AND SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO, AS REQUIRED.
- DUST CONTROL SHALL BE MAINTAINED TO THE SATISFACTION OF THE COUNTY OF SAN LUIS OBISPO.
- CONSTRUCTION NOISE WILL COMPLY WITH THE MUNICIPAL CODE, SECTION 9.12 AND IS LIMITED TO THE HOURS SPECIFIED IN THE NOISE REGULATIONS.
- EXISTING TREES TO BE REMOVED AND SHALL BE VERIFIED WITH THE OWNERS.
- REMODELING OR DEMOLITION OF A PRE-1978 STRUCTURES WITHOUT USING LEAD SAFE WORK PRACTICES IS A VIOLATION OF THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 166269. CONTRACTORS, REMODELERS, AND PAINTERS ARE REQUIRED TO USE LEAD-SAFE WORK PRACTICES PURSUANT TO TITLE 17, CALIFORNIA CODE OF REGULATIONS SECTION 80600. CONSTRUCTION DEBRIS KNOWN TO CONTAIN LEAD BASED PAINT MUST BE DISPOSED AT AN APPROVED LOCATION.

DEMOLITION LEGEND:

- REHABILITATE (E) HISTORIC ADOBE
- AREA TO BE DEMOLISHED
- DEMOLISH WALLS

REMOVAL OF NON HISTORIC PART OF ADOBE

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

PROTECTION OF PEDESTRIANS - CBC CHAPTER 33 - SECTION 3306

Protection required
Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

Walkways
A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the authority having jurisdiction authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall the width be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be accessible in accordance with Chapter 14A or 118 and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 pounds per square foot (psf).

Directional barricades
Pedestrian traffic shall be protected by a directional barricade where the roadway extends into the street. The directional barricade shall be of sufficient size and construction to direct vehicular traffic away from the pedestrian path.

Construction railings
Construction railings shall be at least 42 inches (1067 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors which are normally kept closed.

Barrier design
Barriers shall be designed to resist loads required in Chapter 16 unless constructed as follows:

- Barriers shall be provided with 2-inch by 4-inch (51 mm by 102 mm) top and bottom plates.
- The barrier material shall be a minimum of 3/4-inch (19.1 mm) boards or 7-inch (6.4 mm) wood structural use panels.
- Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
- Wood structural use panels 1/4-inch (6.4 mm) or 5/16-inch (7.9 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
- Wood structural use panels 3/8-inch (9.5 mm) or 1/2-inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) o.c., provided a 2-inch by 4-inch (51 mm by 102 mm) stiffener is placed horizontally at midspan where the stud spacing exceeds 2 feet (610 mm) o.c.
- Wood structural use panels 5/8-inch (15.9 mm) or thicker shall not span over 8 feet (2438 mm).

TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION REQUIRED	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
9 FEET OR LESS	LESS THAN 5 FEET	CONSTRUCTION RAILINGS
	5 FEET OR MORE	NONE
	LESS THAN 5 FEET	BARRIER AND COVERED WALKWAY
MORE THAN 8 FEET	5 FEET OR MORE, BUT NOT MORE THAN ONE-FOURTH THE HEIGHT OF CONSTRUCTION	BARRIER AND COVERED WALKWAY
	5 FEET OR MORE, BUT BETWEEN ONE-FOURTH AND ONE-HALF THE HEIGHT OF CONSTRUCTION	BARRIER
	5 FEET OR MORE, BUT EXCEEDING ONE-HALF THE HEIGHT OF CONSTRUCTION	NONE

Covered walkways
Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m²) for the entire structure.

Excavation: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6 kN/m²) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

- Floors shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
- Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) o.c.
- Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
- Joists resting on the stringers shall be at least 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) o.c.
- The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least 2302 inch (18.3 mm) thick nailed to the joists.
- Each post shall be knee braced to joists and stringers by 2-inch by 4-inch (51 mm by 102 mm) minimum members 4 feet (1219 mm) long.
- A 2-inch by 4-inch (51 mm by 102 mm) minimum chord shall be set on edge along the outside edge of the deck.

Repair, maintenance and removal
Pedestrian protection required by this chapter shall be maintained in place and kept in good order for the entire length of time pedestrians may be endangered. The owner or the owner's agent, upon the completion of the construction activity, shall immediately remove walkways, debris and other obstructions and leave such public property in as good a condition as it was before such work was commenced.

Adjacent to excavations
Every excavation on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) high. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16.

DEMOLITION SCOPE OF WORK:

- PROTECT AND PRESERVE HISTORICAL BUILDING DURING ANY DEMOLITION ACTIVITY.
- DEMOLISH THE NON-HISTORICAL ADDITIONS AT THE REAR OF THE PROPERTY. NON-HISTORICAL ADDITIONS INCLUDE THE LEFT AND RIGHT WINGS INDICATED ON THE PLANS. STRUCTURES ARE NOT HISTORICALLY SIGNIFICANT.
- DEMOLISH FENCE AND BRICK PATH IN DEMOLITION AREA.
- DEMOLISH ADOBE ROOF.

PRESERVATION AND DEMOLITION THRESHOLDS. IT IS UNDERSTOOD THAT ALTERATIONS OF HISTORICALLY LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS, S, AND CLADDING, IN TOTAL, AN REUSE ORIGINAL MATERIALS AS FEASIBLE. PROPOSED ALTERATIONS OF GREATER THAN 25% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF STRUCTURE, AND EXTERIOR WALLS WILL BE SUBJECT TO THE REVIEW PROCESS FOR DEMOLITIONS.

DUE TO THE AGE AND THE CONDITION OF THE BUILDING THERE IS A POSSIBILITY OF SIGNIFICANT STRUCTURAL DAMAGE AND WET, DRY ROT DAMAGE TO THE EXTERIOR WOOD FEATURES OF THE STRUCTURE. ANY WOOD FEATURES THAT SHOW SIGNS OF DAMAGED SHALL BE REPLACED AND REPLICATED TO MATCH WITH A SIMILAR NEW MATERIAL.

NOTE: REFERT TO ADOBE REHAB REPORT ON SHEET A-0.0

SEE "2.2 PROPOSED ALTERATIONS" OF THE REPORT FOR SUGGESTED ORDER OF OPERATIONS FOR ADOBE WORK.

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WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SHANT SHAH ROUSING SOLUTIONS
P.O. BOX 15004 SLO, CA 93406
(805) 215-5574

REMOVAL OF NON-HISTORIC PART OF ADOBE

09 APR 2024
10 JAN 2023
01 OCT 2022
20 JUN 2022

033

D-2.0

ADOBE REHAB REPORT

[illegible]

ADOBE REHAB REPORT

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 16004, S.D. CA 92406
(650) 215-5474

09 APR 2024
AND SUBMITTAL

10 JAN 2023
AND REVISION

01 AUG 2022
AND SUBMITTAL

20 JUN 2022
AND SUBMITTAL

033

A-0.0

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO CA 93401

NOT FOR CONSTRUCTION



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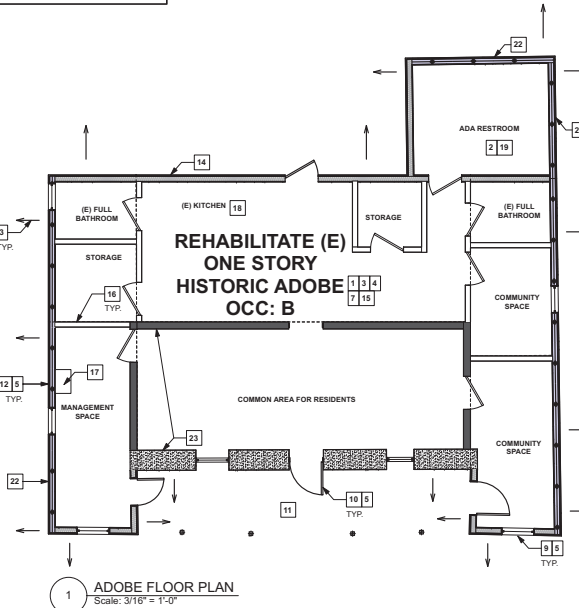
WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO CA 93401

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NOTE: REFER TO ADOBE REHAB REPORT ON SHEET A-0.0

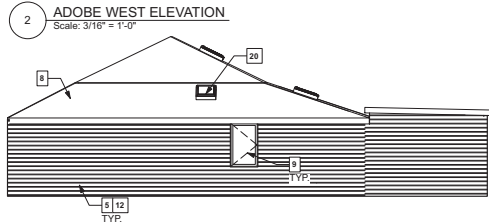
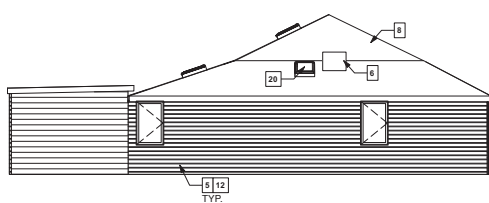
SEE "2.2 PROPOSED ALTERATIONS" OF THE REPORT FOR SUGGESTED ORDER OF OPERATIONS FOR ADOBE WORK.

NOTE: VERIFY IN FIELD ALL WALL, WINDOW, DOOR, AND INTERIOR WALL LOCATIONS.



ADOBE: PLANS & ELEVATIONS

SCALE: 3/16" = 1'-0"



FLOOR PLAN REFERENCE NOTES:

- 1 CONDUCT A HAZARDOUS MATERIALS ASSESSMENT/ABATEMENT DETERMINING EXISTENCE OF LEAD AND ASBESTOS AND PLAN FOR SAFE REMOVAL DURING DEMOLITION AND REHABILITATION
- 2 PLACE NEW CONCRETE REINFORCED FOUNDATIONS UNDER WOOD ADDITIONS OF STRUCTURE. PER SOI STANDARDS.
- 3 REMOVE ALL DETERIORATED FLOORING AND REPLACE AS NECESSARY. FLOORING WILL BE WOOD PLANK TO MATCH (E). PER SOI STANDARDS.
- 4 IMPROVE STRUCTURAL STRENGTH OF STRUCTURE, CONNECTING TOP OF WALLS TO ROOF AND CEILING FRAMING. PER SOI STANDARDS.
- 5 DUE TO DAMAGE, DRY AND WET ROT RESTORE/REPLACE EXISTING DETERIORATED FLOORING AND REPLACE AS NECESSARY. FLOORING WILL BE WOOD PLANK TO MATCH (E). HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- 6 REPAIR CHIMNEY FLUE, BRACE AND RESTORE FIREBOX, PAINT AND SEAL. PER SOI STANDARDS.
- 7 INSTALL HVAC, ELECTRICAL, LIGHTING SYSTEMS AND RESTORE EXISTING FIXTURES AND RETAIN EARLY WIRING SYSTEMS. PER SOI STANDARDS.
- 8 ROOF - DEMOLISH (E) ROOFING: REMOVE THE ROLL ROOFING, PLASTIC GUTTERS AND DOWNSPOUTS AND FAUX CHIMNEY. INSTALL CLASS A FIRE RATED ROOF WITH 1/4" DENSE DECK, CEDAR SHINGLES WITH BOARD-RIDGES AND WOOD OR METAL GUTTERS AND DOWNSPOUTS AND REPAIR CHIMNEY FRAME NEW ROOF IN ORIGINAL CONFIGURATION AND SLOPE, WITH ADEQUATE STRAPPING TO WALLS. PER STRUCTURAL ENGINEER. IN ROOF TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- 9 WINDOWS-REPAIR EXISTING WINDOWS, AS POSSIBLE, AND REPLACE WINDOWS THAT CANNOT BE REPAIRED OR HAVE BEEN PREVIOUSLY BEEN REMOVED WITH EXACT REPRODUCTION WOODEN WINDOWS. TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- 10 DOORS-REPAIR EXISTING DOORS AND HARDWARE, AS POSSIBLE, AND REPLACE DOORS THAT CANNOT BE REPAIRED WITH SOLID PANELED DOORS. TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- 11 PORCH: INVESTIGATE FRONT PORCH AREA TO DETERMINE WHETHER PREVIOUS WOOD PORCH EXISTED AND CONSTRUCT A NEW PORCH CONSISTENT WITH THE ORIGINAL SIZE AND FRAMING STYLE. NEW PORCH WILL BE OF EITHER WOOD OR BRICK, AS CONSISTENT WITH WHAT IS DETERMINED TO BE THE ORIGINAL MATERIAL USED. PER SOI STANDARDS.
- 12 EXTERIOR WALLS-A NATURAL PLASTER FINISH WILL BE INSTALLED ON THE EXTERIOR ADOBE WALLS. PER SOI STANDARDS.
- 13 INSTALL UNDERGROUND DRAINAGE SYSTEM. WILL BE COMPLETED AROUND THE ADOBE TO CREATE DRAINAGE AWAY FROM THE HOUSE. PER CIVIL ENGINEER'S DRAINAGE PLAN. PER SOI STANDARDS.
- 14 BACK WALL-WHERE PATIO AND SHED ADDITIONS ARE TO BE DEMOLISHED-FINISHES WILL BE EXISTING WINDOWS WITH WOOD SIDING, CONSISTENT WITH EXISTING WOOD SIDING. PER SOI STANDARDS.
- 15 FLOORS-POUR A NEW CONCRETE FOUNDATION UNDER WOOD WALLS, INCLUDING CONCRETE SLAB OR WOOD FRAMING TO SUPPORT FLOORING, AND INSTALL NEW WOOD FLOORS. PER SOI STANDARDS.
- 16 WALLS-INSTALL A NATURAL PLASTER FINISH ON THE INTERIOR ADOBE WALLS PER SOI STANDARDS. DUE TO DAMAGE, DRY AND WET ROT RESTORE/REPLACE EXISTING DETERIORATED WALLS, AS NEEDED, TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
- 17 FIREPLACE-RESTORE THE EXISTING FIREPLACE AND MANTEL. V.F. LOCATION. PER SOI STANDARDS.
- 18 KITCHEN-UPDATE EXISTING KITCHEN. PER SOI STANDARDS.
- 19 (N) ACCESSIBLE BATHROOMS
- 20 SOLARIZE SKYLIGHT. VERIFY WITH CLIENT. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND PLACEMENT.
- 21 SOLAR PANELS, VERIFY WITH CLIENT.
- 22 WALLS TO BE 1 HR FIRE RATED, EXTERIOR FINISH TO MATCH (E) HISTORICAL ADOBE PER SOI STANDARDS.
- 23 ORIGINAL HISTORIC ADOBE STRUCTURE TO REMAIN

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

DUE TO THE AGE AND THE CONDITION OF THE BUILDING THERE IS A POSSIBILITY OF SIGNIFICANT STRUCTURAL DAMAGE AND WET, DRY ROT DAMAGE TO THE EXTERIOR WOOD FEATURES OF THE STRUCTURE. ANY WOOD FEATURES THAT SHOW SIGNS OF DAMAGE SHALL BE REPLACED AND RE-PAINTED TO MATCH WITH A SIMILAR NEW MATERIAL.

STRUCTURAL WOODEN WALL MEMBERS WHICH ARE DETERIORATED NEED TO BE REPLACED REFER TO STRUCTURAL DRAWINGS.

THE STRUCTURE OR CLADDING AND WOOD CONSTRUCTION SHALL REMAIN CLADDING IS HORIZONTAL, REDWOOD DROP SIDING, IF WIDE, IT IS A "BOX OR SINGLE WALL" WOOD CONSTRUCTION, WITH VERTICAL BOARDS INSIDE AND HORIZONTAL BOARDS SANDING ON THE OUTSIDE. CUT SQUARE. NAILS REPAIRS SHALL BE MADE TO DETERIORATED SEGMENTS TO MATCH (E).

REPAIRS SHALL BE MADE TO ENSURE THE BUILDING IS STRUCTURALLY AND SEISMICALLY SOUND. REFER TO STRUCTURAL PLANS.

REFER TO CIVIL PLANS FOR EXCAVATION OF SOIL AND CONSTRUCTION OF A PERIMETER FOUNDATION.

ANY DAMAGED OR REPLACED FEATURE TO BE VERIFIED, REPLACED AND DOCUMENTED IN FIELD. ALL NEW FEATURES WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. THE EXTENT OF NEW BUILDING MATERIAL BEING PROPOSED SHALL BE OF SIMILAR OR THE SAME MATERIAL THAT IT IS REPLACING.

SOI STANDARDS - PORCH REHABILITATION:

1. ENSURE THE PORCH DECK DOES NOT EXTEND PAST THE HISTORIC ADJACENT WALLS. THE PORCH DECK SHALL BE REPLACED WITH THE CHARACTER-DEFINING FEATURES THAT REMAIN THEIR ORIGINAL SCALE, PROPORTION, AND DETAIL.
2. MAINTAIN THE SIMPLE DESIGN OF THE PORCH. THE WOOD POSTS SHALL BE SIMPLE, UNEMBELLISHED 4 X 4 SQUARE POSTS WITH A SIMPLE SQUARE BASE.

SOI STANDARDS - REMOVAL OF WOOD ADDITIONS:

- RECOMMENDATIONS TO GUIDE REMOVAL OF THE NON-SIGNIFICANT WOOD ADDITIONS ARE AS FOLLOWS:
1. EXTREME CARE SHOULD BE TAKEN DURING THE REMOVAL OF ANY WOOD ADDITIONS TO AVOID DAMAGING THE ORIGINAL ADOBE BUILDING WALLS.
 2. ANY IRREPARABLE OR MISSING MATERIAL SHOULD BE CAREFULLY REPLACED TO MATCH IN COLOR AND ALIGNMENT WITH THAT WHICH IS STILL PRESENT.

SOI STANDARDS - WINDOW REPLACEMENT AND REPAIR:

1. HISTORIC PRESERVATION POLICIES ENCOURAGE RETENTION AND PRESERVATION OF WINDOWS, OR REPLACEMENT "IN-KIND" OF WINDOWS TOO DAMAGED TO REPAIR, USING THE SAME SASH AND PANE CONFIGURATION AND DESIGN DETAILS AND UTILIZING A DESIGN FOR NEW WINDOWS THAT IS INSPIRED BY THE EXISTING WINDOW OPENINGS AND HISTORIC CHARACTER A BUILDING.
2. THE REPLACEMENTS SHOULD BE WOOD CASEMENT WINDOWS OF THE SAME SIZE AS THE ORIGINAL OPENINGS. SIMPLE, UNEMBELLISHED TREATMENT OF ANY FENESTRATION PROPOSED IS CRUCIAL.
3. FIVE OF THE WINDOWS ARE FULL SIZE DOUBLE HUNG SASH WITH 6 PANE IN EACH SASH. SASH CONTAINS CUT NAILS AND IS WHITE WITH GREEN TRIM. SMALLER WINDOWS ARE SINGLE SASH WITH 6 PANE.

SOI STANDARDS - DOOR REPLACEMENT:

1. REPLACEMENT DOORS SHOULD BE CONSTRUCTED OF WOOD, WITHOUT EMBELLISHMENT OR GLAZING, AND SIMPLE IN DESIGN.
2. MAIN ENTRY DOOR SHOULD REMAIN IN PLACE, CENTERED ON THE SOUTH FACADE.

SOI STANDARDS - REPAIR, RESTORATION, AND PLASTERING OF ADOBE WALLS:

REMOVAL OF NON-HISTORIC COATINGS AND THE APPLICATION OF NEW COATINGS OR TREATMENTS SHALL BE DONE WITH GREAT CARE AS TO NOT DAMAGE ORIGINAL ADOBE WALLS AND SHALL MATCH HISTORIC APPEARANCE AND MATERIAL. ENSURE THE NEW COATING IS APPROPRIATE FOR PRESERVATION PURPOSES.

A PROFESSIONAL ASSESSMENT OF THE ADOBE WALL CONDITION BY A HISTORIC ADOBE CONSERVATOR OR SPECIALIST WILL TAKE PLACE PRIOR TO ANY WORK TO THE BUILDING. THEY SHALL ASSESS THE ADOBE WALLS' CONDITION AND IDENTIFY ANY SPECIFIC REPAIR WORK NEEDED. THE APPROPRIATE TREATMENT, TYPES, AND APPLICATION METHODS FOR NEW PLASTER COATINGS, THE SPECIALIST SHOULD OVERSEE THAT WORK TO ENSURE IT IS PERFORMED APPROPRIATELY.

SOI STANDARDS - CLEANING TREATMENTS:

THERE ARE NO PLANNED CHEMICAL OR PHYSICAL TREATMENTS. HOWEVER, SHOULD ANY CLEANING OR OTHER MATERIALS TREATMENT BE REQUIRED, THEY MUST BE UNDERTAKEN GENTLY AND USING CLEANING TREATMENT SOLVENTS, LIQUIDS, AND METHODS THAT WILL ENSURE THERE IS NO RESULTING DAMAGE TO HISTORIC MATERIALS. IF ANY CLEANING OR OTHER TREATMENTS ARE PLANNED FOR THE ADOBE WALLS THEMSELVES, THAT WORK SHOULD BE GUIDED BY THE EXPERTISE OF A HISTORIC ADOBE EXPERT.

SOI STANDARDS - ROOF REPAIR:

1. ORIGINAL ROOF LINES OF ADOBE WILL BE MAINTAINED.
2. ROOF SHALL BE SEISMICALLY BRACED TO THE WALLS. REFER TO STRUCTURAL PLANS.
3. WOOD SHINGLES TO BE USED FOR THE ROOF SHEATHING ON THE MAIN ROOF OF THE BUILDING AS WELL AS THE FRONT PORCH ROOF.
4. SKYLIGHTS AND SOLARIZES SHALL BE FLUSH OR NEAR-FLUSH TO THE ROOF SURFACE, AND ARE NOT VISIBLE FROM THE MAIN FACADES.
5. SOLAR PANELS SHALL BE PLACED IN A MANNER THAT AVOIDS MINIMIZED VISUAL PRESENCE TO THE MAIN FACADES.
6. DURING THE ROOF REFRAMING AND CONSTRUCTION, THE ADOBE SPECIALIST SHOULD ENSURE THE NEW ROOF FRAMING (ESPECIALLY AS IT ARTICULATES WITH THE ADOBE WALLS) IS DESIGNED AND CONSTRUCTED APPROPRIATELY TO PRESERVE AND MAINTAIN THE STABILITY AND INTEGRITY OF THE ADOBE WALLS.

SOI STANDARDS - EXTERIOR PAINT:

THE EXTERIOR SHALL BE PLASTERED AND PAINTED/TINED WOOD TO MATCH THE HISTORIC COLOR OF THE BUILDING. TRIM AND WOOD TO BE PAINTED INCLUDING WINDOW AND DOOR SURROUNDINGS, PORCH DECK, ROOF CHIMNIES, AND LIGHTS SHALL BE STAINED A MEDIUM HUE OF NATURAL BROWN OR A MEDIUM-DEEP PAINT.

GENERAL FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT WITH ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
2. VERIFY ALL APPLIANCE, FIXTURE & EQUIPMENT SIZES AND LOCATIONS W/OWNER, PRIOR TO INSTALLATION.
3. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
4. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
5. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
6. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
10. PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

DOOR NOTES:

1. ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE, 1-3/8" THICK OR 20 MIN. FIRE RATED. ALL INTERIOR DOORS SHALL BE SOLID CORE.
2. ALL INTERIOR DOORS SHALL HAVE DOOR TOPS AND (B) THREE BUTT HINGES, SUPPLY (A) FOUR BUTT HINGES FOR 8'-0" DOORS.
3. PROVIDE AND INSTALL WEATHERSTRIPPING AT ALL EXTERIOR DOORS. (DOORS SHALL BE SEALED W/ AN APPROVED SEALER) ALL OUTSWINGING PAIR DOORS SHALL BE ANDERSON RETRACTABLE INSECT SCREENS FOR OUTSWINGING DOORS. ALL GLAZING ON OUTSWINGING DOORS SHALL BE DOUBLE PANE HIGH PERFORMANCE WITH A U-VALUE OF .33 & A S.H.G.C. OF .29.

WINDOW NOTES:

1. ALL WINDOWS SHALL BE MILGARD® STYLELINE WINDOWS, OR EQUAL. ALL INTERIOR FINISHES SHALL BE PAINT STAIN GRADE.
2. ALL GLAZING SHALL BE DUAL-INSULATED, HIGH PERFORMANCE - REFER TO TITLE-S&P FOR ADDITIONAL INFORMATION.
3. ALL GLAZING SHALL BE CLEAR UNLESS NOTED OTHERWISE - REFER TO PLAN FOR LOCATIONS.
4. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS.
5. THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
6. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
7. PRESSURE WINDOWS SHALL HAVE A MIN. NET CLR. OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLR. OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLR. OPENABLE WIDTH DIM. SHALL BE 20". THE BOTTOM OF THE NET CLR. OPENING SHALL BE NO HIGHER THAN 44" ABOVE THE FLOOR.

ADDITIONAL DOOR & WINDOW NOTES:

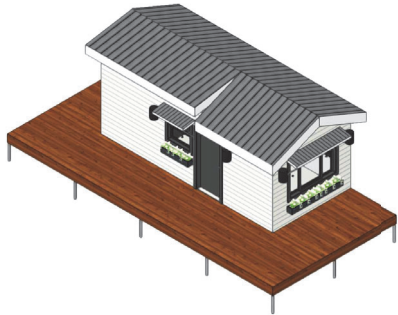
1. V.I.F. ALL ROUGH OPENING SIZES OF D & W UNITS TO BE REMOVED/REPLACED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL EXISTING WINDOWS SHALL BE REPLACED W/ NEW WINDOWS PER SCHEDULE.
3. NEW DOOR & WINDOW GLAZING SHALL BE DUAL-GLAZED "LOW-E" RATED, (U.A.O.).
4. OPERABILITY OF WINDOWS SHALL BE CONFIRMED W/ OWNER PRIOR TO PURCHASE.

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

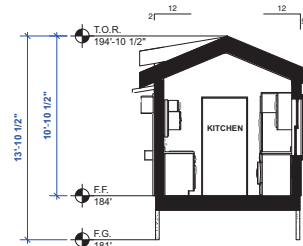
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC BUILDING LOCATED AT THE HISTORIC PROPERTY AT 466 DANA STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A COMMON LIVING AREA AND OFFICES.
 2. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED. THE ADDITION OF THE PROPOSED EXPANSION WILL NOT REMOVE ANY DISTINCTIVE MATERIALS OR ALTERATIONS OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY. REFER TO SITE PLAN FOR EXISTING AND PROPOSED SITE LAYOUT.
 3. THE PROPOSED 10'X10' NEW ADDITION TO THE HISTORIC PROPERTY WILL BE AT THE REAR OF THE PROPERTY AND THEREFORE WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE FALSE SENSE OF HISTORICAL DEVELOPMENT.
 4. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED.
 5. DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES THAT CHARACTERIZES THIS PROPERTY WILL BE PRESERVED.
 6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED IF POSSIBLE. PER THE EXISTING CONDITION OF THE HISTORIC BUILDING, DETERIORATION OF HISTORIC FEATURES REQUIRES THAT THE NEW FEATURES WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTITUTED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
 7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED FOR THE ADDITION OF THE PROPOSED EXPANSION.
 8. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES. BUT IF DISCOVERED, ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND MITIGATION MEASURES WILL BE UNDERTAKEN.
 9. THE NEW ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT DESTROY THE HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZES THE PROPERTY. THE NEW WORK WILL MATCH WITH ALL EXISTING FEATURES OF THE ADOBE.
 10. THE ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WILL BE UNIMPAIRED.
- IT IS UNDERSTOOD THAT ALTERATIONS OF HISTORICALLY LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR FINISHES. ANY ALTERATIONS TO THE BUILDING SHALL BE FEASIBLE. PROPOSED ALTERATIONS OF GREATER THAN 25% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF STRUCTURE AND EXTERIOR WALLS WILL BE SUBJECT TO THE REVIEW PROCESS FOR DEMOLITIONS. PER THE HISTORIC PRESERVATION PROGRAM GUIDELINES.

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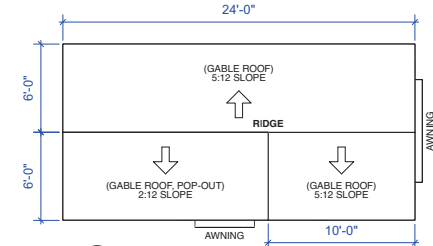




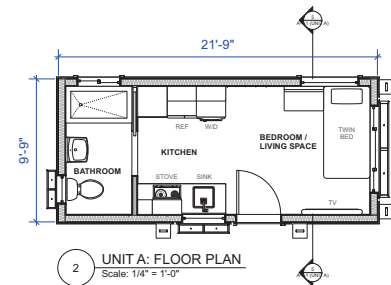
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Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



5 UNIT A: SECTION
Scale: 1/4" = 1'-0"



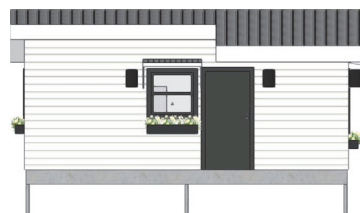
1 UNIT A: ROOF PLAN
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2 UNIT A: FLOOR PLAN
Scale: 1/4" = 1'-0"



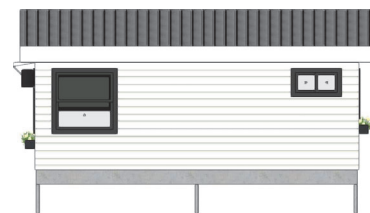
8 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



7 UNIT A: ENTRY
Scale: 1/4" = 1'-0"



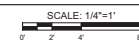
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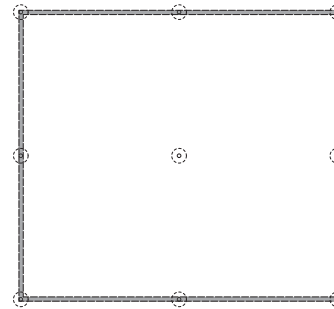
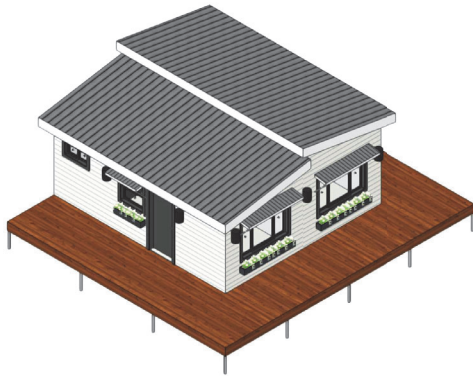
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UNIT A: PLANS & ELEVATIONS

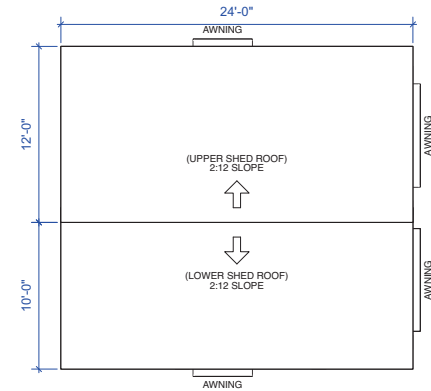
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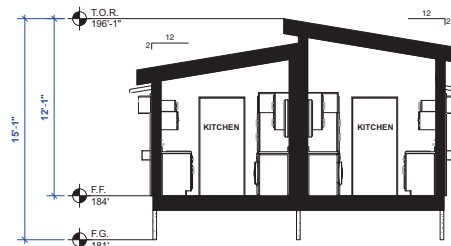
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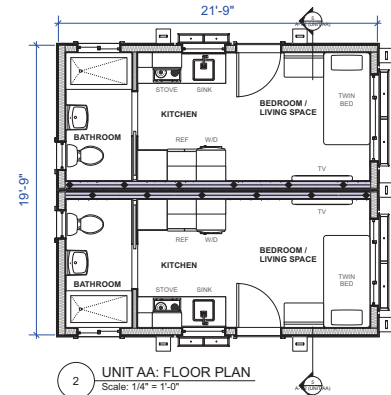
4 UNIT AA: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JWSC-G FOR HELICAL PIERS: CONCEPTUAL PLAN



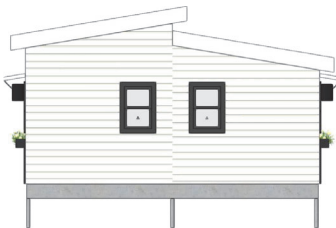
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Scale: 1/4" = 1'-0"



5 UNIT AA: SECTION
Scale: 1/4" = 1'-0"



2 UNIT AA: FLOOR PLAN
Scale: 1/4" = 1'-0"



8 UNIT AA: LEFT SIDE
Scale: 1/4" = 1'-0"



7 UNIT AA: ENTRY
Scale: 1/4" = 1'-0"



6 UNIT AA: RIGHT SIDE
Scale: 1/4" = 1'-0"



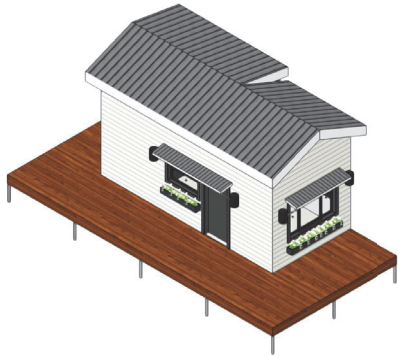
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UNIT AA: PLANS & ELEVATIONS

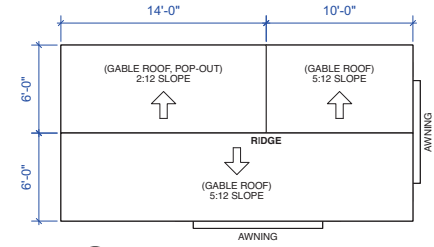
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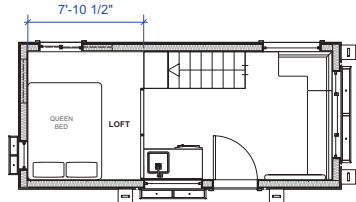
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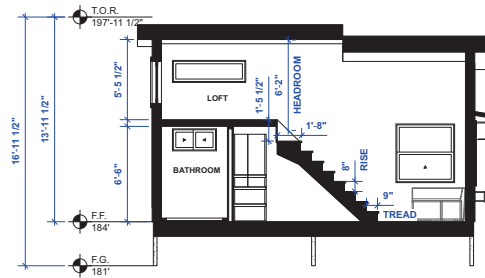
5 UNIT B: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



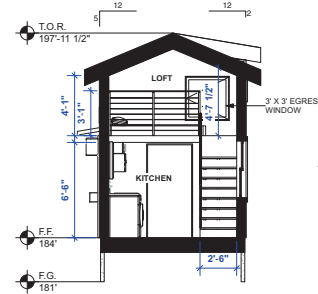
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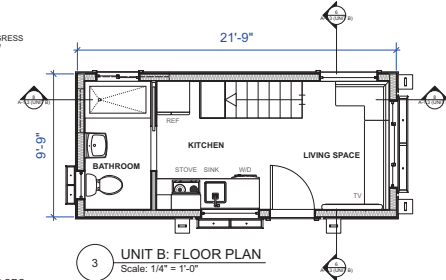
2 UNIT B: LOFT PLAN
Scale: 1/4" = 1'-0"



8 UNIT B: E-W SECTION
Scale: 1/4" = 1'-0"
SECTION TAKEN THROUGH CENTER OF STAIRS.
REFER TO APPENDIX AQ OF THE CRC.



6 UNIT B: N-S SECTION
Scale: 1/4" = 1'-0"
REFER TO APPENDIX AQ OF THE CRC.



3 UNIT B: FLOOR PLAN
Scale: 1/4" = 1'-0"



10 UNIT B: LEFT SIDE
Scale: 1/4" = 1'-0"



9 UNIT B: ENTRY
Scale: 1/4" = 1'-0"



7 UNIT B: RIGHT SIDE
Scale: 1/4" = 1'-0"



4 UNIT B: BACK
Scale: 1/4" = 1'-0"

UNIT B: PLANS & ELEVATIONS

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



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UNIT B

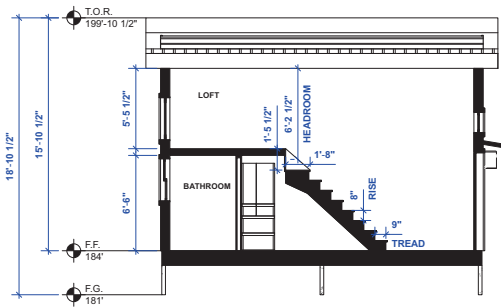
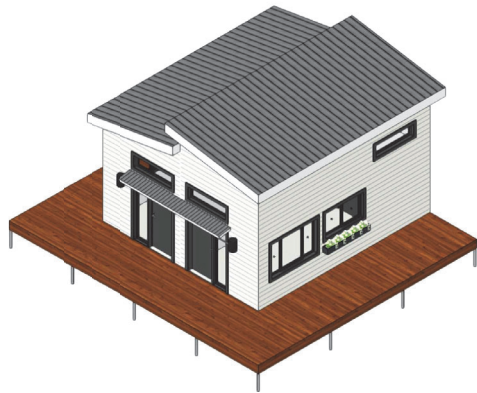
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10 JAN 2023
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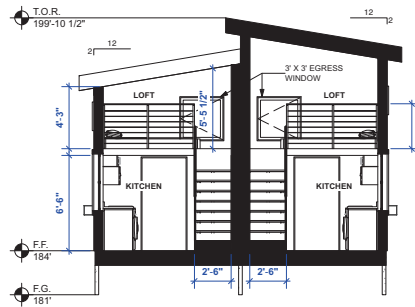
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(UNIT B)



9 UNIT C: N-S SECTION
Scale: 1/4" = 1'-0"
SECTION TAKEN THROUGH CENTER OF STAIRS.
REFER TO APPENDIX AQ OF THE CRC.



7 UNIT C: E-W SECTION
Scale: 1/4" = 1'-0"
REFER TO APPENDIX AQ OF THE CRC.



10 UNIT C: LEFT SIDE
Scale: 1/4" = 1'-0"



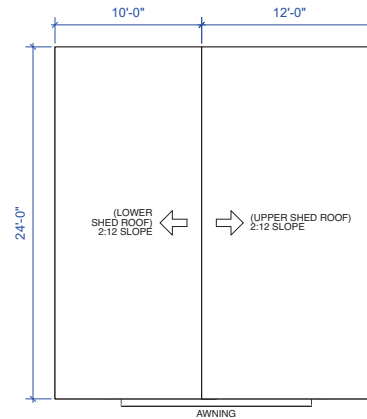
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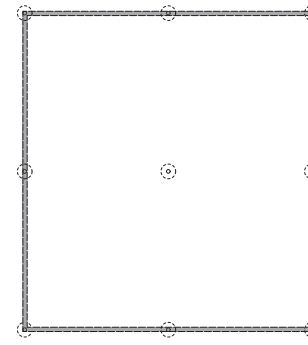
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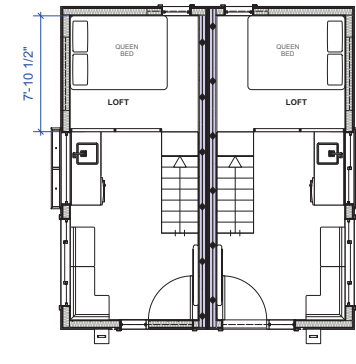
3 UNIT C: BACK
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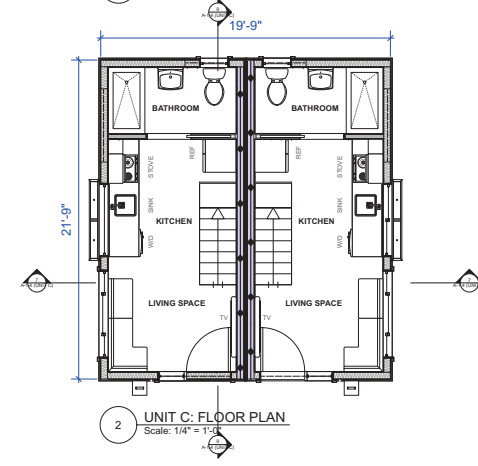
4 UNIT C: ROOF PLAN
Scale: 1/4" = 1'-0"



5 UNIT C: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



1 UNIT C: LOFT PLAN
Scale: 1/4" = 1'-0"



2 UNIT C: FLOOR PLAN
Scale: 1/4" = 1'-0"

UNIT C: PLANS & ELEVATIONS

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



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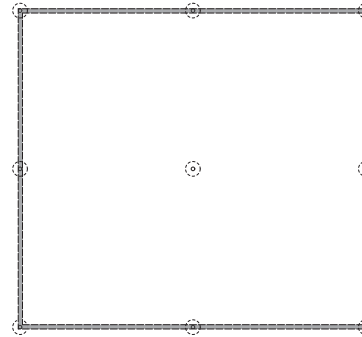
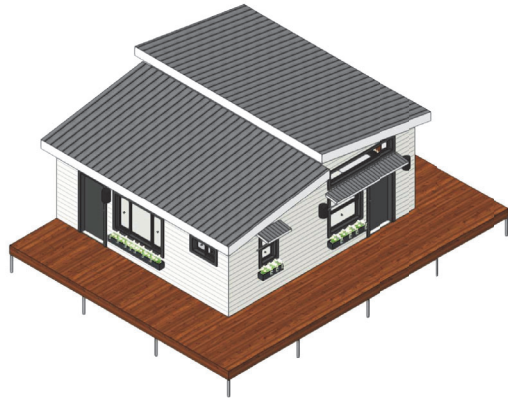
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UNIT C

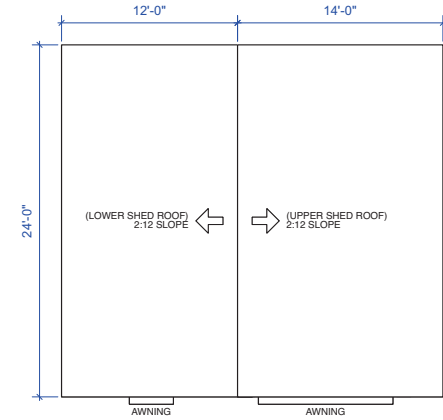
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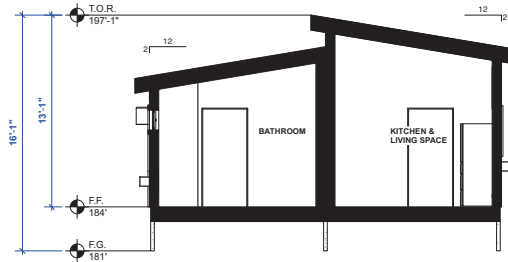
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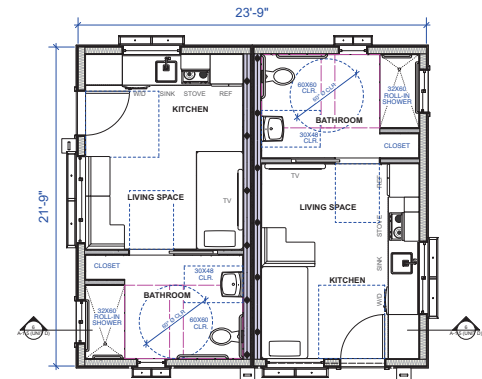
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Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



1 UNIT D: ROOF PLAN
Scale: 1/4" = 1'-0"



6 UNIT D: SECTION
Scale: 1/4" = 1'-0"



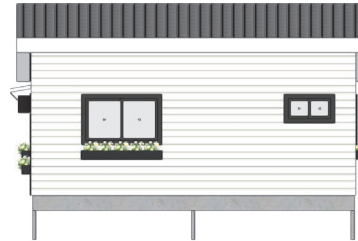
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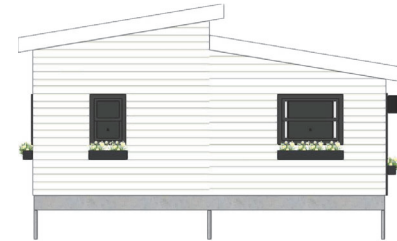
8 UNIT D: LEFT SIDE
Scale: 1/4" = 1'-0"



7 UNIT D: ENTRY
Scale: 1/4" = 1'-0"



5 UNIT D: RIGHT SIDE
Scale: 1/4" = 1'-0"



3 UNIT D: BACK
Scale: 1/4" = 1'-0"

UNIT D: PLANS & ELEVATIONS

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



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UNIT D

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20 JUN 2022

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(UNIT D)

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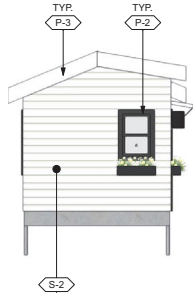


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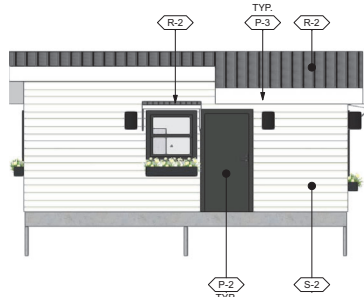


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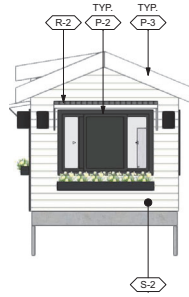
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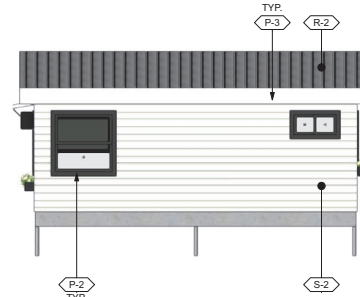
1 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



2 UNIT A: ENTRY
Scale: 1/4" = 1'-0"



3 UNIT A: RIGHT SIDE
Scale: 1/4" = 1'-0"



4 UNIT A: BACK
Scale: 1/4" = 1'-0"

DWELLING UNIT



5 WALKWAY
Scale: 1:97.5



6 WALKWAY
Scale: 1:117

WALKWAY

EXTERIOR FINISH: DWELLING UNITS

VERIFY COLOR & MATERIAL WITH CLIENTS

	STANDING SEAM METAL ROOF: <R-2>
	MANU: TBD
	TYPE/COLOR: R OR U-PANEL (GREY) (OR AN APPROVED EQUAL)
	PLANK LAP SIDING: <S-2>
	MANU: JAMES HARDIE
	TYPE/COLOR: SELECT CEDARMILL (ARCTIC WHITE)
	PAINT: <P-2>
	MANU: DUNN-EDWARDS
	TYPE/COLOR: (OR AN APPROVED EQUAL) DESS31 (SEARED ASH)
	PAINT: <P-3>
	MANU: DUNN-EDWARDS
	TYPE/COLOR: (OR AN APPROVED EQUAL) DEW380 (WARM WHITE)

EXTERIOR FINISH: WALKWAYS

VERIFY COLOR & MATERIAL WITH CLIENTS

	RESTORE BRICK PATH TO MATCH (E): <W-1>
	MANU: VERIFY IN FIELD
	TYPE/COLOR: VERIFY IN FIELD
	GROUND PERMEABLE PATH: <W-2>
	ACCESSIBLE GROUNDSCAPE
	MANU: AIRVOL BLOCK SLO (OR AN APPROVED EQUAL)
	TYPE/COLOR: TBD
	RAISED WALKWAY: <W-3>
	PRE-ENGINEERED WOOD DECK
	MANU: TREX
	TYPE/COLOR: (OR AN APPROVED EQUAL) TREX TRANSCEND
	TROPICALS DECKING (TIKI TORCH)

SECRETARY OF THE INTERIOR (SOI)
STANDARDS GENERAL NOTES:

DUE TO THE AGE AND THE CONDITION OF THE BUILDING THERE IS A POSSIBILITY OF SIGNIFICANT STRUCTURAL DAMAGE AND WET DRY ROT DAMAGE TO THE EXTERIOR WOOD FEATURES OF THE STRUCTURE. ANY WOOD FEATURES THAT SHOW SIGNS OF DAMAGED SHALL BE REPLACED AND REPLICATED TO MATCH WITH A SIMILAR NEW MATERIAL.

STRUCTURAL WOODEN WALL MEMBERS WHICH ARE DETERIORATED NEED TO BE REPLACED REFER TO STRUCTURAL DRAWINGS.

THE STRUCTURE'S CLADDING AND WOOD CONSTRUCTION SHALL REMAIN. CLADDING IS HORIZONTAL REDWOOD DROP SIDING, 4" WIDE, IT IS A "BOX" OR SINGLE WALL WOOD CONSTRUCTION WITH VERTICAL BOARDS INSIDE AND HORIZONTAL BOARDS SANDWICHED ON THE OUTSIDE. CUT SQUARE NAILS. REPAIRS SHALL BE MADE TO DETERIORATED SEGMENTS TO MATCH (E).

REPAIRS SHALL BE MADE TO ENSURE THE BUILDING IS STRUCTURALLY AND SEISMICALLY SOUND. REFER TO STRUCTURAL PLANS.

REFER TO CIVIL PLANS FOR EXCAVATION OF SOIL AND CONSTRUCTION OF A PERIMETER FOUNDATION.

ANY DAMAGED OR REPLACED FEATURE TO BE VERIFIED, REPLACED AND DOCUMENTED IN FIELD. ALL NEW FEATURES WILL MATCH THE O.D IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. THE EXTENT OF NEW BUILDING MATERIAL BEING PROPOSED SHALL BE OF SIMILAR OR THE SAME MATERIAL THAT IT IS REPLACING.

SOI STANDARDS - PORCH REHABILITATION:

1. ENSURE THE PORCH DECK DOES NOT EXTEND PAST THE HISTORIC ROOF LINE LIMIT. THE EAST AND SOUTH FACADES AND THEIR CHARACTER-DEFINING FEATURES MUST RETAIN THEIR ORIGINAL SCALE, PROPORTION, AND DESIGN CHARACTERISTICS.
2. MAINTAIN THE SIMPLE DESIGN OF THE PORCH. THE WOOD POSTS SHALL BE SIMPLE, UNEMBELLISHED 4 X 4 SQUARE POSTS WITH A SIMPLE SQUARE BASE.

SOI STANDARDS - REMOVAL OF WOOD ADDITIONS:

RECOMMENDATIONS TO GUIDE REMOVAL OF THE NON-SIGNIFICANT WOOD ADDITIONS ARE AS FOLLOWS:

1. EXTREME CARE SHOULD BE TAKEN DURING THE REMOVAL OF ANY WOOD ADDITIONS TO AVOID DAMAGING THE ORIGINAL ADOBE BUILDING WALLS.
2. ANY IRREPARABLE OR MISSING MATERIAL SHOULD BE CAREFULLY REPLACED TO MATCH IN KIND AND ALIGNMENT WITH THAT WHICH IS STILL PRESENT.

SOI STANDARDS - WINDOW REPLACEMENT AND REPAIR:

1. HISTORIC PRESERVATION POLICIES ENCOURAGE RETENTION AND PRESERVATION OF WINDOWS, OR REPLACEMENT "IN-KIND" OF WINDOWS TOO DETERIORATED TO REPAIR. USE THE SAME SASH AND PANE CONFIGURATION AND DESIGN DETAILS AND UTILIZING A DESIGN FOR NEW WINDOWS THAT IS COMPATIBLE WITH THE EXISTING WINDOW OPENINGS AND HISTORIC CHARACTER A BUILDING.
2. THE REPLACEMENTS SHOULD BE WOOD CASEMENT WINDOWS OF THE SAME SIZE AS THE ORIGINAL OPENINGS. SIMPLE, UNEMBELLISHED TREATMENT OF ANY FENESTRATION PROPOSED IS CRUCIAL.
3. FIVE OF THE WINDOWS ARE FULL SIZE DOUBLE HUNG SASH WITH 6 PANES IN EACH SASH. SASH CONTAINS CUT NAILS AND IS WHITE WITH GREEN TRIM. SMALLER WINDOWS ARE SINGLE SASH WITH 6 PANES.

SOI STANDARDS - DOOR REPLACEMENT:

1. REPLACEMENT DOORS SHOULD BE CONSTRUCTED OF WOOD, WITHOUT EMBELLISHMENT OR GLAZING, AND SIMPLE IN DESIGN.
2. MAIN ENTRY DOOR SHOULD REMAIN IN PLACE, CENTERED ON THE SOUTH FACADE.

SOI STANDARDS - REPAIR, RESTORATION, AND PLASTERING OF ADOBE WALLS:

REMOVAL OF NON-HISTORIC COATINGS AND THE APPLICATION OF NEW COATINGS OR TREATMENTS SHALL BE DONE WITH GREAT CARE AS TO NOT DAMAGE ORIGINAL ADOBE WALLS AND SHALL MATCH HISTORIC APPEARANCE AND MATERIAL. ENSURE THE NEW COATING IS APPROPRIATE FOR PRESERVATION PURPOSES.

A PROFESSIONAL ASSESSMENT OF THE ADOBE WALL CONDITION BY A HISTORIC ADOBE CONSERVATOR OR SPECIALIST WILL TAKE PLACE PRIOR TO ANY WORK TO THE BUILDING. THEY SHALL ASSESS THE ADOBE WALLS' CONDITION AND IDENTIFY ANY SPECIFIC REPAIR WORK NEEDED. THE APPROPRIATE TREATMENT, TYPES, AND APPLICATION METHODS FOR NEW PLASTER COATINGS. THE SPECIALIST SHOULD OVERSEE THAT WORK TO ENSURE IT IS PERFORMED APPROPRIATELY.

SOI STANDARDS - CLEANING TREATMENTS:

THERE ARE NO PLANNED CHEMICAL OR PHYSICAL TREATMENTS, HOWEVER, SHOULD ANY CLEANING OR OTHER MATERIALS TREATMENT BE REQUIRED, THEY MUST BE UNDERTAKEN GENTLY AND USING CLEANING TREATMENT SOLVENTS, LIQUIDS, AND METHODS THAT WILL ENSURE THERE IS NO RESULTING DAMAGE TO HISTORIC MATERIALS. IF ANY CLEANING OR OTHER TREATMENTS BE PLANNED FOR THE ADOBE WALLS THEMSELVES, THAT WORK SHOULD BE GUIDED BY THE EXPERTISE OF A HISTORIC ADOBE EXPERT.

SOI STANDARDS - ROOF REPAIR:

1. ORIGINAL ROOF LINES OF ADOBE WILL BE MAINTAINED.
2. ROOF SHALL BE SEISMICALLY BRACED TO THE WALLS. REFER TO STRUCTURAL PLANS.
2. WOOD SHINGLES TO BE USED FOR THE ROOF SHEATHING ON THE MAIN ROOF OF THE BUILDING AS WELL AS THE FRONT PORCH ROOF.
3. SKYLIGHTS AND SOLATUBES SHALL BE FLUSH OR NEAR-FLUSH TO THE ROOF SURFACE, AND ARE NOT VISIBLE FROM DANA STREET.
4. SOLAR PANELS SHALL BE PLACED IN A MANNER THAT ADDS MINIMIZED VISUAL PRESENCE TO THE MAIN FACADES.
4. DURING THE ROOF REFRAMING AND CONSTRUCTION, THE ADOBE SPECIALIST SHOULD BE CONSULTED TO ENSURE THE NEW ROOF FRAMING (ESPECIALLY AS IT ARTICULATES WITH THE ADOBE WALLS) IS DESIGNED AND CONSTRUCTED APPROPRIATELY TO PRESERVE AND MAINTAIN THE STABILITY AND INTEGRITY OF THE ADOBE WALLS.

SOI STANDARDS - EXTERIOR PAINT:

THE EXTERIOR SHALL BE PLASTERED AND PAINTED/TINED WHITE TO MATCH THE HISTORIC CHARACTER OF THE BUILDING, TRIM AND WOOD DETAILS, INCLUDING WINDOW AND DOOR SURROUNDINGS, PORCH DECK, ROOF FRAFTERS, AND POSTS SHALL BE STAINED A MEDIUM HUE OF NATURAL BROWN OR A MEDIUM-HUED PAINT.

SECRETARY OF THE INTERIOR (SOI)
STANDARDS GENERAL NOTES:

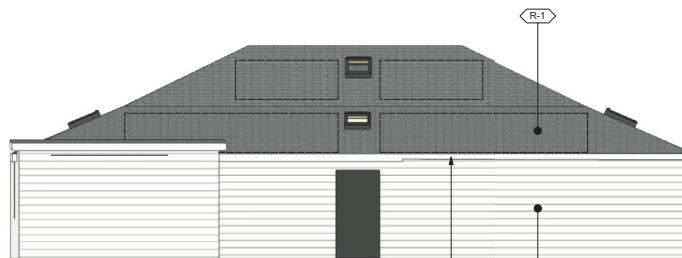
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC BUILDING LOCATED AT THE HISTORIC PROPERTY AT 466 DANA STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A COMMON LIVING AREA AND OFFICES.
 2. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED. THE ADDITION OF THE PROPOSED EXPANSION WILL NOT REMOVE ANY DISTINCTIVE MATERIALS OR ALTERATIONS OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY. REFER TO SITE PLAN FOR EXISTING AND PROPOSED SITE LAYOUT.
 3. THE PROPOSED 10'X10' NEW ADDITION TO THE HISTORIC PROPERTY WILL BE AT THE REAR OF THE PROPERTY AND THEREFORE WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE FALSE SENSE OF HISTORICAL DEVELOPMENT.
 4. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED.
 5. DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES THAT CHARACTERIZES THIS PROPERTY WILL BE PRESERVED.
 6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED IF POSSIBLE. PER THE EXISTING CONDITION OF THE HISTORIC BUILDING, DETERIORATION OF HISTORIC FEATURES REQUIRES THAT THE NEW FEATURES WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTITUTED BY DOCUMENTARY AND PHYSICAL EVIDENCED.
 7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USE FOR THE ADDITION OF THE PROPOSED EXPANSION.
 8. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES. BUT IF DISCOVERED, ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND MITIGATION MEASURES WILL BE UNDERTAKEN.
 9. THE NEW ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT DESTROY THE HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIP THAT CHARACTERIZES THE PROPERTY. THE NEW WORK WILL MATCH WITH ALL EXISTING FEATURES OF THE ADOBE.
 10. THE ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WILL BE UNIMPAIRED.
- IT IS UNDERSTOOD THAT ALTERATIONS OF HISTORICALLY LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS, AND CLADDING. IN ADDITION, AN REPAIR ORIGINAL MATERIALS AS FEASIBLE. PROPOSED ALTERATIONS OF GREATER THAN 25% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF STRUCTURE, AND EXTERIOR WALLS WILL BE SUBJECT TO THE REVIEW PROCESS FOR DEMOLITIONS. PER THE HISTORIC PRESERVATION PROGRAM GUIDELINES.



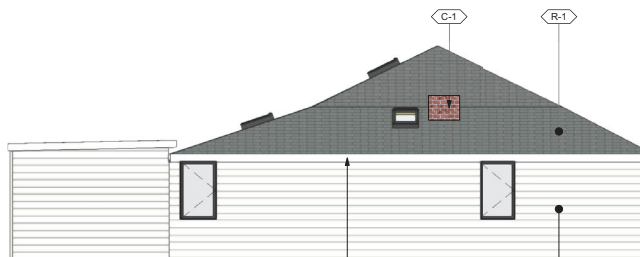
1 ADOBE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 ADOBE EAST ELEVATION
Scale: 1/4" = 1'-0"



3 ADOBE NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 ADOBE WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR FINISH: HISTORIC ADOBE
TO MATCH (E) PER SOI STANDARDS, VERIFY IN FIELD

	CLASS A FIRE RATED CEDAR SHINGLE ROOF:	R-1
	MANU: TBD	
	TYPE/COLOR: GREY	
	SIDING TO MATCH (E):	S-1
	MANU: VERIFY IN FIELD	
	TYPE/COLOR: VERIFY IN FIELD	
	PAINT TO MATCH (E):	P-1
	MANU: VERIFY IN FIELD	
	TYPE/COLOR: WHITE, VERIFY IN FIELD	
	RESTORE CHIMNEY FLUE TO MATCH (E):	C-1
	MANU: VERIFY IN FIELD	
	TYPE/COLOR: VERIFY IN FIELD	

HISTORIC ADOBE

HUNTER SMITH
ARCHITECTURE
H
1800 Walnut Street • Suite B • San Luis Obispo • CA 93401

WATERMAN
VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SHANT SHAH HOUSING
SOLUTIONS
P.O. BOX 15934 SLO, CA 93406
(805) 215-2974

COLORS &
MATERIALS BOARD

09 APR 2024
ANC SUBMITTAL

10 JAN 2023
ANC RESUBMITTAL

01 AUG 2022
REVISED

20 JUN 2022
ANC SUBMITTAL

033

A-9.1



PERSPECTIVE VIEW

SCALE: NTS

PLOT DATE: Apr 8, 2024

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**WATERMAN
VILLAGE**
468 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15004 SLO, CA 93406
(805) 275-5174

PERSPECTIVE VIEW

09 APR 2024

10 JAN 2023

01 AUG 2022

20 JUN 2022

033

A-10.0



DANA STREET FRONT ELEVATION

SCALE: NTS

PLOT DATE: Apr 8, 2024

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C-26
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WATERMAN
VILLAGE
468 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15034 SLO, CA 93406
(805) 275-5674

DANA STREET
FRONT ELEVATION

09 APR 2024
REVISED

10 JAN 2023
HNC PRELIMINARY

01 AUG 2022
HNC SUBMITTAL

20 JUN 2022
HNC SUBMITTAL

033

A-10.1



SIDE VIEW FROM ADJACENT PROPERTY

SCALE: NTS

PLOT DATE: Apr 8, 2024

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**WATERMAN
VILLAGE**
466 DANA STREET
SAN LUIS OBISPO, CA 93401

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P.O. BOX 15034 SLO, CA 93406
(805) 475-5674

**SIDE VIEW FROM
ADJACENT
PROPERTY**

09 APR 2024

10 JAN 2023

01 AUG 2022

20 JUN 2022

033

A-10.2



LOOKING WEST FROM DANA ST.

SCALE: NTS

PLOT DATE: Apr 8, 2024

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**WATERMAN
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SAN LUIS OBISPO, CA 93401

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P.O. BOX 15034 SLO, CA 93406
(805) 475-5714

**DANA STREET
APPROACH**

09 APR 2024
ANC RESUBMITTAL

10 JAN 2023
ANC RESUBMITTAL

01 AUG 2022
ANC SUBMITTAL

20 JUN 2022
ANC SUBMITTAL

033

A-10.3

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
Air Quality						
<p>AQ-1. During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:</p> <p>Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.</p> <ul style="list-style-type: none">a. Staging and queuing areas shall be located at the greatest distance feasible from sensitive receptor locations;b. Diesel idling shall not be permitted when equipment is not in use;c. Alternative-fueled equipment shall be used whenever possible; andd. Signs that specify the no idling requirements shall be posted and enforced at the construction site. <p>California Diesel Idling Regulations. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles:</p> <ul style="list-style-type: none">a. Shall not idle the vehicle’s primary diesel engine when vehicle is not in use, except as noted in Subsection (d) of the regulation; andb. Shall not operate a diesel-fueled auxiliary power system to power a heater, an air conditioner, or any ancillary equipment on	<p>At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City. Signs shall be posted on the project site during all construction activities.</p>	<p>The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation.</p> <p>c. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information.</p>						
<p>AQ-2. During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures such that they do not exceed the Air Pollution Control District 20% opacity limit and minimize nuisance impacts. Each measure shall be detailed on the project grading and building plans:</p> <p>a. Reduce the amount of the disturbed area where possible;</p> <p>b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider the use of a dust suppressant that is</p>	<p>At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City.</p>	<p>The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: https://ww2.valleyair.org/compliance/dust-control/reducing-dust-emissions/;</p> <p>c. All stockpiled dirt shall be sprayed daily and covered with tarps or other dust barriers, as needed;</p> <p>d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;</p> <p>e. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;</p> <p>f. “Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent track-out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at</p>						

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
<p>preventing track-out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;</p> <p>g. All fugitive dust mitigation measures shall be shown on grading and building plans;</p> <p>h. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).</p> <p>i. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities;</p>						

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
<p>j. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating, non-invasive grass seed and watered until vegetation is established;</p> <p>k. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;</p> <p>l. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;</p> <p>m. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and</p> <p>n. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.</p>						
<p>AQ-3. Prior to initiation of demolition/construction activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for naturally occurring asbestos in full compliance with California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and San Luis Obispo County Air Pollution Control District requirements. This geologic evaluation shall be submitted to the City of San Luis Obispo Community Development</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit the completed geologic evaluation to the City.</p> <p>If the geologic evaluation determines that the project would</p>	<p>The City shall verify receipt of the geologic evaluation at the time of applicant application for demolition, building, or construction permits, whichever occurs first.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos, the applicant must file an Asbestos Air Toxics Control Measure exemption request with the San Luis Obispo County Air Pollution Control District.	not have the potential to disturb naturally occurring asbestos the applicant shall file an Asbestos Air Toxics Control Measure exemption request with the SLOAPCD. Prior to issuance of demolition, building, or construction permits, the applicant shall submit SLOAPCD's concurrence with the exception request and any associated subsequent SLOAPCD requirements, if applicable.					
AQ-4. If naturally occurring asbestos is determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding naturally occurring asbestos, including the California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos). These requirements include, but are not limited to, the following: a. Written notification, within at least 10 business days of activities commencing, to	If applicable, at the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit an asbestos survey and include all naturally occurring asbestos removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City. Within at least 10 days of project activities	The City shall verify receipt of the asbestos survey and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.	City of San Luis Obispo, Project Applicant			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
<p>the San Luis Obispo County Air Pollution Control District;</p> <p>b. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and</p> <p>c. Implementation of applicable removal and disposal protocol and requirements for identified naturally occurring asbestos.</p>	<p>commencing, the applicant shall provide written notification to the SLOAPCD.</p>					
<p>AQ-5. Regulated asbestos-containing material could be encountered during the proposed demolition activities and rehabilitation of the Rosa Butrón Adobe. At the time of application for demolition permits, the project developer shall demonstrate compliance with the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos) regarding the proper handling, abatement, and disposal of regulated asbestos-containing material.</p> <p>National Emission Standards for Hazardous Air Pollutants requirements for regulated structures include, but are not limited to:</p> <ol style="list-style-type: none"> Hire a Certified Asbestos Consultant to conduct an asbestos survey report. Prepare a written work plan addressing asbestos handling procedures in order to prevent visible emissions. Submit the asbestos survey report and work plan to the City at the time of application for demolition and building permits. Submit a notification form, survey, and work plan to the San Luis Obispo County Air Pollution Control District, at least 10 business days prior to demolition, regardless of regulated asbestos-containing material. 	<p>At the time of application for demolition permits, the applicant shall submit a completed asbestos survey report and work plan to the City and include all asbestos containing material removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City, if applicable.</p> <p>At least 10 days prior to demolition activities, the applicant shall submit a notification form, survey report, and work plan to the SLOAPCD, if applicable.</p>	<p>The City shall verify receipt of the asbestos survey and work plan and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.</p>	<p>City of San Luis Obispo, Project Applicant</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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Go to https://www.slocleanair.org/rules-regulations/asbestos.php for more information.						
AQ-6. If during the demolition or rehabilitation of existing structures paint is separated from the construction materials (e.g., chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with federal, state, and local regulations. According to the California Department of Toxic Substances Control, if the paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. The project applicant shall document proof that paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation to the City Community Development Department.	During project demolition or rehabilitation activities, the applicant shall submit evidence that separated paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	The City shall verify receipt of evidence that separated paint waste was evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	City of San Luis Obispo, Project Applicant			
Biological Resources						
BIO-1. The developer shall retain a qualified biologist to conduct roosting bat surveys prior to proposed demolition/rehabilitation activities. Pre-disturbance surveys for bats shall include one daytime survey and one dusk survey no more than 14 days prior to the start of construction to determine if bats are roosting in the abandoned structure or in any of the trees on the	No more than 14 days prior to commencement of demolition or construction activities, the applicant shall submit the survey report to the City. If	The City shall verify receipt of the survey plan and review and approve the exclusion plan, if applicable.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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property. If bats are found to be roosting on the project site, a bat exclusion plan shall be developed by the qualified biologist to ensure impacts to bats are avoided and submitted to the City for review and approval.	applicable, the applicant shall submit the exclusion plan to the City prior to commencement of demolition and construction activities.					
<p>BIO-2. If construction activities involving ground disturbance or vegetation removal are proposed at any point during the typical nesting bird season (February 1–September 15), a nesting bird survey shall be conducted by a qualified biologist no more than 10 days prior to the start of ground disturbance to determine presence/absence of nesting birds. Surveys shall cover all areas potentially affected by the project via direct impacts (e.g., nest destruction) or indirect impacts (e.g., noise, vibration, odors, movement of workers or equipment, etc.). If nesting activity is detected, the following measures shall be implemented:</p> <ul style="list-style-type: none"> a. Buffer Establishment. If an active bird nest is observed during preconstruction surveys or during construction, the qualified biologist shall determine an appropriate no-disturbance setback based on existing conditions and bird behavior. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival. b. Variance of Buffer Distances. Variance from the no-disturbance buffers described above may be allowable when there is a compelling biological or ecological reason to do so, such 	<p>No more than 10 days prior to the start of ground disturbance, the applicant shall submit the survey report and active nest letter report to the City, if applicable.</p> <p>During project construction activities, the applicant shall submit all monitoring reports to the City, if applicable.</p>	The City shall verify receipt of the survey report, active nest letter report, and monitoring reports, if applicable.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>as when the construction area would be concealed from a nest site by topography. Any variance from the no-disturbance buffers shall be advised and supported by a qualified biologist. The California Department of Fish and Wildlife may be contacted for technical assistance if recommended by the qualified biologist.</p> <p>c. Nesting Monitoring. If nest buffers are reduced, the biologist shall monitor any construction activities within the pre-determined setback distance. If nesting birds show any signs of disturbance, including changes in behavior, significantly reducing frequency of nests visits, or refusal to visit the nest, the biologist will stop work and increase the nest buffer. If appropriate on a case-by-case basis, as determined by the qualified biologist, nest monitoring may be reduced to weekly spot-check monitoring, at a minimum, if the biologist determines that the nesting birds have shown no signs of disturbance from construction activities and a continuation of the same types of construction activities are unlikely to disturb the nesting birds. All monitoring reports shall be submitted to the City.</p> <p>d. Nest Removal. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code shall not be moved or disturbed until a qualified biologist has determined that the nest has become inactive or young have fledged and become independent of the nest.</p> <p>e. Reporting. A qualified biologist shall document all active nests and submit a letter</p>						

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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report to the City of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.						
<p>BIO-3. Water Pollution Control Plan. At the time of application for demolition, grading, or building permits, whichever occurs first, the project applicant shall prepare and submit a Water Pollution Control Plan (WPCP) to be reviewed and approved by the City. The WPCP shall include, but not be limited to, the following erosion and sedimentation control methods and shall be implemented during the construction phases of the project:</p> <ul style="list-style-type: none"> a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction activities during the dry season (June 15–October 31). b. Sediment and erosion control measures shall be developed by a qualified engineer to protect water quality and comply with appropriate local and state regulations. Measures may include the use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques employed to protect the drainage feature on and farther downstream of the property. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection best management practices installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer’s requirements. 	At the time of application for demolition, building, or construction plans, whichever occurs first, the applicant shall submit the Water Pollution Control Plan for City review and approval and all measures shall be included on relevant plan sheets, to the satisfaction of the City.	The City shall review and approve the WPCP and verify all measures are shown on relevant site plan sheets.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>c. Spill kits shall be maintained on the project site and a Spill Response Plan shall be in place.</p> <p>d. Equipment shall be refueled in designated areas with appropriate spill containment. Equipment storage shall use drip pans or ground covers as appropriate to ensure leaks are contained. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p> <p>e. Concrete washout shall be conducted in specified areas and with appropriate containment measures to ensure washout does not leave the site and enter the City of San Luis Obispo's storm drain system. Washing of equipment, tools, etc., shall occur in specified locations where the tainted water will not affect the drainage or City of San Luis Obispo's storm drain system.</p> <p>f. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all federal, state, and local regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other federal and state legislation.</p> <p>g. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.</p>						
Cultural Resources						
CR-1. Alternative Building Materials. At the time of application for building permits, building plans for	At the time of application for building	The City shall verify all relevant plan sheets	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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the residential units shall be reviewed to verify use of alternate window materials (i.e., other than vinyl) such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources.	permits, the applicant shall identify updated window materials consistent with this measure on all relevant plan sheets, to the satisfaction of the City.	have been updated to identify alternative window materials consistent with this measure.				
<p>CR-2. Rehabilitation Plan Implementation. At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, plans shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building permit sheets as callouts and notes to guide the rehabilitation process and be reviewed and approved by a qualified consultant for consistency with the approved Rehabilitation Plan and SOI Standards. Final construction plans shall be reviewed and approved by the Community Development Director. The qualified consultant shall include either a historic architect that meets the SOI Qualifications in historic architecture and has demonstrable experience with the rehabilitation of historic adobe buildings, or an SOI Qualified architectural historian and a materials conservation specialist with expertise in the preservation and rehabilitation of adobe buildings. The selected consultant shall be available to assist the design and construction team throughout the execution of the project to ensure that treatment approaches compliant with the SOI Standards for Rehabilitation are being implemented.</p> <p>The final construction plans shall include:</p> <ul style="list-style-type: none"> Assessment of the building that focuses on the existing conditions of specific architectural systems (i.e. windows, doors, 	At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, the applicant shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building plan sheets as callouts and notes to the satisfaction of City.	The City shall verify all proposed treatments detailed in the approved Rehabilitation Plan are shown on relevant demolition and building plan sheets. The implementation requirements shall be administered by the appropriate City planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>roof) and materials (i.e. adobe and wood siding). A condition assessment of the building's structural systems and inclusion of mechanical and electrical systems shall also be included.</p> <ul style="list-style-type: none"> • Preparation of detailed Standards compliant treatment recommendations related to the existing character-defining features of the Rosa Butrón Adobe and their preservation. In addition to the Standards, treatment recommendations should also take into consideration other appropriate guidelines and guidance documents, including publications by the National Park Service' Technical Preservation Services. • Description of recommendations related to the new construction at the Rosa Butrón Adobe. This should address fundamental issues including, but not limited to: <ul style="list-style-type: none"> a. The appearance of the new rear elevation, including the forms, fenestration patterns, materials, and finishes; b. How the new rear elevation will be integrated into the historic fabric of the side elevations, as well as the architectural and structural systems of the building, in a way that complies with the Standards; and c. Recommendations related to landscape and site improvements around the Rosa Butrón Adobe, such as drainage, to continue preserving the building in its rehabilitated configuration. 						

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<ul style="list-style-type: none"> Treatment recommendations for the continued short- and long-term maintenance of the Rosa Butrón Adobe. <p>The above implementation requirements shall be incorporated into construction plan submittals and shall be administered by the appropriate City Planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.</p>						
<p>CR-3. Preconstruction Historic Resources Training. Prior to issuance of demolition and construction permits, whichever occurs first, all construction staff shall attend a preconstruction training session that outlines relevant information related to the treatment of historic resources. This training may be held by City staff affiliated with the City's Historic Preservation Program, along with relevant consultants, including SOI-Qualified architectural historians, and/or contractors/craftsman with expertise related to the rehabilitation and preservation of adobe buildings. The training shall cover key concepts related to historic preservation practices and the City's Historic Preservation Program, sensitive scope items related to the demolition and rehabilitation of the building's historic core, and general site protocols and procedures during construction activities that are intended to protect and preserve the Rosa Butrón Adobe.</p>	<p>Prior to issuance of demolition, building, and construction permits, the applicant shall submit a copy of the preconstruction historic resources training materials and names of trainers and attendees to the City.</p>	<p>The City shall review the submitted training materials and trainers' qualifications to ensure compliance with this measure.</p>	<p>City of San Luis Obispo</p>			
<p>CR-4. Construction Protection Protocols. At the time of application for demolition and construction permits, whichever occurs first, construction plans shall include protection protocols that will protect the</p>	<p>At the time of application for demolition, building, or construction permits,</p>	<p>The City shall review submitted project plans and verify all protection measures</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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Rosa Butrón Adobe during construction activities. These measures shall address issues related to the stabilization of any deteriorated materials at the historic buildings as identified in the Rehabilitation Plan, identification of appropriate construction equipment to be used on and in proximity to the historic adobe, and on-site security measures specific to preserving the adobe from vandalism or other human-related damage. Protocols shall also identify emergency procedures in the event of inadvertent damage during construction, or damage sustained in the event of a natural disaster. Final construction plans shall be subject to the review and approval of the Community Development Director.	whichever occurs first, the applicant shall identify all protection measures on relevant plan sheets to the satisfaction of the City.	have been identified on relevant plan sheets.				
CR-5. Selection of Contractors with Rehabilitation Experience. Prior to issuance of demolition and construction permits, whichever occurs first, the City shall review and approve the applicant-chosen contractor team for the relevant demolition, rehabilitation, and construction phases of the project that has demonstrated experience with preserving and rehabilitating historic resources. Special consideration shall be given to bid teams that have staff or subcontractors with experience in the treatment of adobe buildings.	Prior to issuance of demolition, building, or construction permits, the applicant shall submit the selected contractor team credentials to the City.	The City shall review the selected contractor's credentials and verify they meet the intent of this measure.	City of San Luis Obispo			
CR-6. At the time of building and/or grading permit application submittal, the project applicant shall retain a City of San Luis Obispo-qualified archaeologist to develop an Archaeological Monitoring Plan for the project. The plan shall include, but not be limited to: a. List of personnel involved in the monitoring activities b. Description of how the monitoring shall occur;	At the time of application for grading demolition, or building permits, whichever occurs first, the applicant shall submit an Archaeological Monitoring Plan to be reviewed and approved	The City shall review and approve the Archaeological Monitoring Plan prior to issuance of grading, demolition, or building permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<ul style="list-style-type: none"> c. Description of frequency of monitoring (e.g., full time, part time, spot checking); d. Description of what resources are expected to be encountered; e. Description of circumstances that would result in the halting of work at the project site; f. Description of procedures for halting work on the project site and notification procedures; g. Description of monitoring reporting procedures; h. Specific, detailed protocols for what to do in the event of the discovery of human remains; and i. Thresholds for reducing and/or discontinuing monitoring in the event resources are not present and/or the potential to encounter resources is negligible. <p>The Archaeological Monitoring Plan shall be reviewed and approved by City staff prior to the issuance of project building and/or grading permits.</p>	by the City prior to permit issuance.					
<p>CR-7. If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City of San Luis Obispo-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City of San Luis Obispo-approved archaeologist to determine the need for further study. A standard inadvertent</p>	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the satisfaction of the City. During project subsurface earthwork	<p>The City shall verify halt work measures have been identified on relevant plan sheets.</p> <p>The City shall notify a local Native American tribal representative, if applicable.</p> <p>The City shall review and approve the resource evaluation</p>	City of San Luis Obispo, Project Applicant			

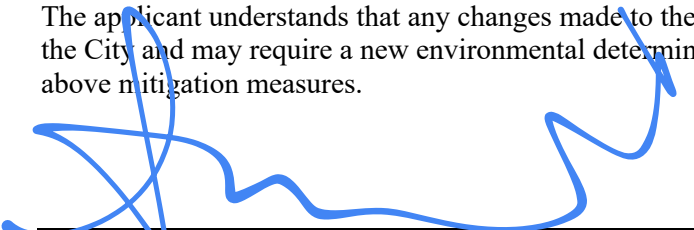


Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of the California Environmental Quality Act criteria by a qualified archaeologist.</p> <p>If the resource is determined significant under the California Environmental Quality Act, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.</p>	<p>activities, the applicant shall notify the City if cultural resources are encountered. The applicant shall record any previously unidentified resources found during construction on appropriate California Department of Parks and Recreation forms and evaluate them for significance in terms of the California Environmental Quality Act, if applicable.</p> <p>If the resource is determined significant under the California Environmental Quality Act, the applicant shall prepare and implement a research design and archaeological data recovery plan.</p>	<p>and research design and archaeological data recovery plan, if applicable.</p>				
<p>CR-8. In the event that human remains are exposed during earth-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City of San Luis Obispo Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the</p>	<p>The City shall verify halt work measures have been identified on relevant plan sheets.</p> <p>The City shall notify a local Native American tribal representative</p>	<p>City of San Luis Obispo, Project Applicant</p>			


Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.	satisfaction of the City. During earth-disturbing activities associated with the project, the applicant shall notify the City if human remains are exposed. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours.	and the County Coroner, if applicable.				
Noise						
N-1. For the entire duration of the construction phase of the project, the following noise reduction measures shall be adhered to: <ul style="list-style-type: none"> a. Stationary construction equipment that generates noise that exceeds 60 A weighted decibels at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures). b. Impact tools (e.g., jackhammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. c. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. 	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures on relevant plan sheets to the satisfaction of the City.	The City shall verify noise reduction measures have been identified on relevant plan sheets.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>d. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.</p> <p>e. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).</p>						
<p>N-2. Construction plans shall note construction hours, truck routes, and all construction noise reduction measures and shall be reviewed and approved by the City of San Luis Obispo Community Development Department prior to issuance of grading/building permits. The City of San Luis Obispo shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and shall maintain these signs throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where noise reduction measures are to be implemented.</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify construction hours, truck routes, and noise reduction measures on relevant plan sheets to the satisfaction of the City.</p>	<p>The City shall verify construction hours, truck routes, and noise reduction measures have been identified on relevant plan sheets.</p>	<p>City of San Luis Obispo</p>			
<p>N-3. For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to, the following:</p> <p>a. Sound blankets shall be used on noise-generating equipment;</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures, as applicable, on relevant plan sheets</p>	<p>The City shall verify noise reduction measures have been identified on relevant plan sheets.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<ul style="list-style-type: none"> b. Stationary construction equipment that generates noise levels above 65 A weighted decibels at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25; c. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers; d. The movement of construction-related vehicles, except for passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and e. Temporary sound barriers shall be constructed between construction sites and affected uses. 	to the satisfaction of the City.					
N-4. The project contractor shall notify residents and business operators at properties within 300 feet of the project of proposed construction timelines and noise compliant procedures to minimize potential annoyance related to construction noise. Signs shall be in place prior to and throughout grading and construction activities informing the public that noise-related complaints shall be directed to the construction manager prior to the City of San Luis Obispo Community Development Department.	Prior to commencement of project demolition and construction activities, the applicant shall send notices to surrounding residents and business operators and provide a copy of the notice to the City with a list of addresses the notice was sent to.	The City shall verify receipt of the notice and list of recipients.	Project Applicant, City of San Luis Obispo			

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the City and may require a new environmental determination for the project. By signing this agreement, the applicant agrees to implement the above mitigation measures.

		
Signature of Applicant	Name (Print)	Date



CULTURAL HERITAGE COMMITTEE AGENDA REPORT

SUBJECT: 2025-2027 Cultural Heritage Committee Goal Setting and the Financial Plan/Budget Process.

FROM/BY: Brian Leveille, Principal Planner
Phone Number: 805-781-7166
Email: bleveille@slocity.org

1.0 RECOMMENDATION

Review the 2023-2025 Cultural Heritage Committee goals, take public testimony, and identify Committee goals and work program items for the 2025-2027 Financial Plan.

2.0 BACKGROUND

Every two years the City adopts a budget and financial plan. To prepare for the budget process, all City departments and advisory bodies are asked to identify their goals and major work programs for the next two years. The City Council then uses this information, along with public comment and other input to set community priorities and allocate resources to accomplish the most important City goals. Advisory body members are involved in the goal setting process to provide important input as representatives of the community, with special expertise and experience working locally within their specific area of representation. Below are some key points to consider as the City embarks on the goal-setting process:

1. The Council is seeking advisory body input focused on the purview of the advisory body but is also interested in input on other issues important to the community.
2. Advisory body input is highly valued by the Council and the staff.
3. Goals can include completing projects from a previous work program.
4. Identifying priorities implies recommending fewer rather than more goals to the Council. The CHC should recommend only those activities that can reasonably be accomplished in the two-year budget period and can reasonably be accomplished with limited resources.

2.1 Objective

This is a public process, and citizens are encouraged to contribute. Tonight's meeting will result in two items: 1) a list of CHC goals and implementation programs; and 2) a letter from the CHC Chair to the City Council outlining recommended goals and programs, and if necessary, requesting resources for specific activities (staff will prepare the letter for the Chair's signature).

2.2 Previous Recommended Goals: 2023-2025

Provided below are the goals the CHC recommended during the 2023-2025 budget cycle:

1. Historic Inventory & Historic Preservation Ordinance Update – Allocate funds and resources for a comprehensive update of the City’s inventory of historic resources and associated updates to the Historic Preservation Ordinance as recommended by the consultant led preliminary phase assessment and recommendations completed by historic consultant Page and Turnbull.
2. City Owned Adobes – Support efforts to improve the structural condition, historic integrity, and appropriate cultural interpretation of the four City-owned adobes in light of the City’s Diversity, Equity and Inclusion goals. In particular, support efforts to stabilize, restore, and rehabilitate the La Loma Adobe.
3. Public Information: Provide information to increase awareness and support of the Historic Preservation Program and Historic Resources Inventory update project including opportunities for participation; and, pursue opportunities for appropriate cultural interpretation of historic resources with a focus on including City goals to advance Diversity, Equity, and inclusion.

Current Major City goal strategic tasks

MCG-Economic Resiliency, Cultural Vitality & Fiscal Sustainability (ER, CV & FS)

The current financial plan has already allocated funds for FY 23-24 and FY 24-25 towards the completion CHC recommended goals 1 & 2. A total of \$250,000 has been allocated to initiate both phases of the City’s effort to update the Historic Resources Inventory (HRI). Phase 1, currently underway, consists of updating the City’s Historic Preservation Ordinance and Historic Context Statement, thereby setting the framework for the upcoming survey efforts and review of the current HRI list. \$100,000 has also been allocated towards the first phase of efforts to rehabilitate and restore the grounds of the La Loma Adobe as part of an MOU with the Friends of La Loma Adobe.

3.0 DISCUSSION

Future Recommended Goals: 2025-2027

As the City begins the 2025-2027 financial planning and budget cycle, the CHC has the opportunity to review their current goals, update them as necessary, and identify any new goals, programs and/or project.

Goal Setting Process

At the meeting, staff will provide a brief presentation introducing the budget process, advisory body role, and status of previous recommended goals. Staff, advisory bodies, and Council members are now preparing for the next Financial Plan cycle: 2025-2027. During past goal-setting sessions, the CHC has generally followed the steps outlined below.

1. Review and understand the goal-setting and Financial Plan/Budget process.
2. Evaluate previous goals and work programs. Determine which goals and programs were accomplished and can be deleted or ones that no longer reflect the aims of the CHC.
3. Determine which goals or programs have not been completed and should be carried forward.
4. Identify new goals or programs for possible inclusion in the work program.
5. Prioritize the goals and programs, based on the CHC's goals, community needs and input, opportunities, or special or urgent conditions; and
6. Identify activities which may require additional resources to accomplish, including special funding for specific survey, tasks or consultant work (i.e. historic inventories or research), construction or other implementation costs, additional staff time, etc. This may include references to possible community partnerships or outside funding sources.

The Committee will establish goals for the next two years and identify three to five key tasks or programs it intends to complete in the period. The Committee should discuss how these goals and activities relate to important Council goals and at the same time, consider the fiscal context for the goal-setting process, including resources needed to accomplish the task.

4.0 NEXT STEPS

Advisory body goals are due by December 13, 2024. All advisory bodies will receive a consolidated listing of all recommended advisory body goals. This provides an opportunity to review what other advisory bodies see as high community priorities. The Council will receive the final report with all advisory body recommendations before they begin the goal-setting process in January 2025.