



Architectural Review Commission
AGENDA

Monday, November 18, 2024, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Architectural Review Commission holds in-person meetings. Zoom participation will not be supported. 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 in the Council Chambers.

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 Pineda will call the Regular Meeting of the Architectural Review Commission 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 Architectural Review Commission that *does not* appear on this agenda. Although the Commission 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 Architectural Review Commission 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 - MAY 6, 2024 ARCHITECTURAL REVIEW COMMISSION MINUTES

5

Recommendation:

To approve the Architectural Review Commission Minutes of May 6, 2024.

4. PUBLIC HEARING

Note: The action of the Architectural Review Commission 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:

Review the proposed project in terms of its consistency with the Community Design Guidelines and applicable City Standards and provide recommendations to the Planning Commission.

5. **COMMENT AND DISCUSSION**

5.a 2025-2027 ARCHITECTURAL REVIEW COMMISSION GOAL-SETTING AND THE FINANCIAL PLAN / BUDGET PROCESS

59

Recommendation:

Review the 2023-2025 Architectural Review Commission (ARC) goals, take public testimony, and identify Commission goals and work program items for the 2025 -2027 Financial Plan.

5.b STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Senior Planner Rachel Cohen.

6. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission is scheduled for December 2, 2024 at 5:00 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 Architectural Review Commission are available for public inspection on the City's website, under the Public Meeting Agendas web page: <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=60946&dbid=0&repo=CityClerk>



Architectural Review Commission Minutes

May 6, 2024, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Kelley Abbas, Commissioner Robert Arens, Commissioner Michael Clark, Commissioner Charles Gerencser, Vice Chair Ashley Mayou, Chair Brian Pineda

Architectural Review Commissioners Absent: Commissioner John Carrion

City Staff Present: Senior Planner Rachel Cohen, Deputy City Clerk Kevin Christian

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on May 6, 2024 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Pineda.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - APRIL 15, 2024 ARCHITECTURAL REVIEW COMMISSION MINUTES

Motion By Commissioner Gerencser

Second By Commissioner Clark

Approve the Architectural Review Commission Minutes of April 15, 2024.

Ayes (5): Commissioner Abbas, Commissioner Clark, Commissioner Gerencser, Vice Chair Mayou, and Chair Pineda

Absent (2): Commissioner Arens, and Commissioner Carrion

CARRIED (5 to 0)

4. PUBLIC HEARINGS

Commissioner Arens joined the meeting at 5:12 p.m.

- 4.a 1130 ORCUTT ROAD (ARCH-0529-2023) REVIEW OF A NEW 16-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, ADU, AND ASSOCIATED SITE DEVELOPMENTS WITH A REQUEST TO ALLOW FOR AN ADU GREATER THAN 1,000 SQUARE FEET AND THE REMOVAL OF 17 TREES

Senior Planner Rachel Cohen presented the staff report and responded to Commission inquiries.

Applicant representative, Will Ruoff, 4Creeks, Inc., provided a brief overview of the project and responded to questions raised.

Chair Pineda opened the Public Hearing

Public Comments:

None

--End of Public Comment--

Chair Pineda closed the Public Hearing

Motion By Commissioner Gerencser

Second By Vice Chair Mayou

Recommend to the Community Development Director approval of the application based on consistency with the Community Design Guidelines with the following direction:

- Provide additional pedestrian access to Orcutt Street.
- Consider additional screening of the trash enclosure.
- Increase landscaping within the parking lot area of the project.
- Include screening strategies for the transformer.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Clark, Commissioner Gerencser, Vice Chair Mayou, and Chair Pineda

Absent (1): Commissioner Carrion

CARRIED (6 to 0)

4.b 10 HIGUERA (ARCH-0358-2023) REVIEW OF A NEW MIXED-USE PROJECT WITH APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS, A SIGN PROGRAM, AND REQUEST TO REMOVE TWO TREES

Senior Planner Rachel Cohen presented the staff report and responded to Commission inquiries.

Applicant representative, Joel Snyder, TenOver Studios, and applicant Keith Sweeny provided an overview of the project design considerations and responded to questions raised.

Chair Pineda opened the Public Hearing

Public Comments:

None

--End of Public Comment--

Chair Pineda closed the Public Hearing

Motion By Commissioner Abbas

Second By Vice Chair Mayou

Recommend to the Planning Commission approval of the proposed project as it is consistent with the Community Design Guidelines, Sign Regulations, and applicable City Standards, with the following direction given to the applicant:

- Provide a change in color, materials, and/or window fenestration to the north elevation to provide architectural interest.
- Provide screening around the bicycle lockers and/or paint them so that they better integrate into the site plan and overall architectural design.

Ayes (5): Commissioner Abbas, Commissioner Clark, Commissioner Gerencser, Vice Chair Mayou, and Chair Pineda

Noes (1): Commissioner Arens

Absent (1): Commissioner Carrion

CARRIED (5 to 1)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Senior Planner Rachel Cohen provided an update of upcoming projects, noting that there are currently no projects scheduled for the next two regular meeting dates.

6. ADJOURNMENT

The meeting was adjourned at 6:46 p.m. The next Regular Meeting of the Architectural Review Commission is scheduled for June 3, 2024, at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2024

ARCHITECTURAL REVIEW COMMISSION 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

FILE NUMBER: ARCH-0329-2022

ADDRESS: 466 Dana Street

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

FROM: Rachel Cohen, Principal Planner
Phone Number: (805) 781-7574
Email: rcohen@slocity.org

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

RECOMMENDATION

Review the proposed project in terms of its consistency with the Community Design Guidelines and applicable City Standards and provide recommendations to the Planning Commission.

1.0 PROJECT DESCRIPTION AND SETTING

The applicant, Smart Share Housing Solutions, is proposing a new residential project, Waterman Village, located at 466 Dana Street that consists of the construction of 20 low to very-low income, prefabricated affordable homes ranging in size from 220 to 264 square feet (see Attachment A, Project Plans). The new construction units are clustered around the historic adobe and utilize raised pier foundations to accommodate the 100-year flood plain requirements. Each unit is accessible via a raised boardwalk with ramps and stairs. The project includes a request for a concession pursuant to California State Density Bonus law for a reduction of parking requirements from 29 required vehicle spaces to 4 provided spaces, as well as a reduction of bicycle parking from 40 required spaces to 24 provided spaces. The project is located in the Downtown Core within short walking distance of shopping, restaurants, and other amenities. The project also proposes to rehabilitate the Master List Historic Rosa Butrón Adobe. The historic adobe will be used as a community gathering space as well as office and administrative space for the on-site manager. The project scope includes the demolition of non-historic additions at the rear of the adobe, as well as removal of 12 trees with a compensatory planting plan that provides the required 1:1 replacement of trees on site. The City has prepared a [Draft Initial Study and Mitigated Negative Declaration](#) of environmental impact that assesses the potential environmental effects of the project, pursuant to the California Environmental Quality Act (CEQA).

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General Location: The 0.58-acre project is located towards the west end of Dana Street.

General Plan and Zoning: Medium-High Density Residential (R-3) Zone. Downtown Historic District Overlay

Surrounding Uses:

East: (R-3-H) Meeting Hall

West: (R-3-H) Single-Family Residential

North: (R-1-PD) Stenner Creek and Multi-family Residential

South: (R-3-H) Single-Family Residential



Figure 1: Subject Property Location

1.1 PROJECT BACKGROUND

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 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 required 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.

The Cultural Heritage Committee held a Public Hearing on October 28, 2024 ([Agenda Packet](#)). The Committee recommended that the Planning Commission find the proposed project consistent with the City’s Historic Preservation Ordinance with the following recommendations:

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1. Evaluate the period of significance in the Historic Resources Report for the potential the historic period of significance extends to 1989.
2. Evaluate the potential that the site is believed to have been the original location of Mission San Luis Obispo from 1775 to 1788.
3. Include requirements for construction staff training for the possibility that burial sites and artifacts may be encountered from the Mission era.
4. Include historical signage that reflects all periods of significance and the cultural narrative of the site.

2.0 PROPOSED DESIGN

Architecture: The historic adobe is representative of Nineteenth Century California architecture. The new residential units would utilize contemporary architecture.

Design Details: The historic adobe has a broad, steeply pitched hipped roof with extended, open eaves. It also has a prominent front setback from the streets, and symmetrical front façade. The new residential units would have shed roofs, extended overhangs, and are oriented in clusters around the adobe.

Materials and Color: The historic adobe has predominantly white clapboard siding and grey roll roofing, which is proposed to be replaced with wood shingles. The new residential units would utilize white hardi-plank siding with dark gray standing seam metal roofs and trim.



Figure 2: Rosa Butron Adobe as viewed from Dana Street



Figure 3: New residential unit, front entry elevation

3.0 FOCUS OF REVIEW

The Architectural Review Commission's (ARC's) role is to 1) review the proposed project in terms of consistency with the Community Design Guidelines (CDG), and applicable City Standards; and 2) provide comments and recommendations to the Planning Commission concerning the proposed project design.

Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>

4.0 COMMUNITY DESIGN GUIDELINES / DISCUSSION ITEMS

Staff have evaluated the project for consistency with relevant standards and guidelines of the CDG, including Chapter 2 (General Design Principles) and Chapter 5 (Residential Project Design). Overall, the proposed project appears to be generally consistent with the CDG. Staff have identified several discussion items for ARC review related to the project's consistency with the CDG in Table 1, below.

Table 1: CDG Consistency Discussion Items

Highlighted Sections	Discussion Items
<i>Chapter 2 – General Design Principles</i>	
§2.1 – Site Design	<p>The project site is located within the 100-year flood zone, with Stenner Creek at the northern boundary of the property. Additionally, the existing adobe is centered on the site with a prominent front setback from the street. This front setback was determined to be a character-defining feature of the adobe, which necessitated the organization of the new units towards the rear and sides of the adobe.</p> <p><i>The ARC should consider the front and creek setback constraints with the compatibility of the proposed site layout with the adobe.</i></p>
§2.2 – Building Design	<p>The CDG states that new construction on sites with existing structures need to coordinate with old structures, particularly those of historic value. The new construction units are designed to complement the adobe in scale. Given the 3-foot raised foundation, the roof heights of the new units are higher than the adobe roof heights by up to 3 feet. The elevation to the top of roof of the adobe is 15 feet 4 inches above grade, whereas the elevation to the top of roof of the tallest housing unit is 18 feet 10 inches above grade. Refer to Attachment A, sheet A-8.0 for an exhibit demonstrating the height differences between the adobe and the residential units. The materials of the new construction units are chosen to compliment the adobe while providing differentiation.</p> <p><i>The ARC should discuss the compatibility of the new residential unit design and scale with the existing adobe.</i></p>
<i>Chapter 5 – Section 5.3 (Infill Development)</i>	
§5.3 (A) - General principles	<p>The CDG states that infill development should be compatible in scale, siting, detailing and character with adjacent buildings and those in the immediate neighborhood. The new residential units will be much smaller than the typical single-family and multi-family structures in the neighborhood. The smaller unit sizes allow for greater flexibility given the sensitive site and achieve a similar density to the surrounding neighborhood with minimal site disturbance.</p> <p><i>The ARC should discuss the scale of the residential units and compatibility with the neighborhood’s existing scale and patterns.</i></p>

<i>Chapter 5 – Section 5.4 (Multi-Family and Clustered Housing Design)</i>	
<i>§5.4 (A) – Site planning</i>	<p>The CDG states that multi-family developments should be clustered together and have entrances facing the street. The adobe and new units have a deep setback from the Dana Street sidewalk, as this is considered a character-defining feature of the adobe. All unit entrances face the proposed raised walkway, allowing direct access to each unit. This will allow for clear wayfinding from the street, through the adobe grounds, to the front doors of each unit.</p> <p><i>The ARC should discuss whether the proposed site layout and orientation towards the street is compatible with the guidelines.</i></p>

5.0 PROJECT STATISTICS

Staff have evaluated the project for consistency with relevant development standards of the Zoning Regulations and have summarized its compliance in Table 2 below. The project is requesting the following two concessions from development standards under the provisions of state density bonus law:

- Reduction in vehicle parking from 29 required vehicle spaces to 4 provided spaces
- Reduction of bicycle parking from 40 required spaces to 24 provided spaces.

As this project provides 100 percent affordable units, the project is allowed up to four qualifying concessions under state density bonus law. See Section 5.1 below for additional information regarding state law.

Table 2: Project Compliance with Zoning Regulations Standards

Site Details	Proposed	Allowed/Required*
Density	10 density units	11 density units
Setbacks		
Front	35 feet	10 feet
Side	6-12 feet	5 feet
Rear	20 feet	20 feet (creek)
Maximum Height of Structures	18 feet 8 inches	35 feet
Max Lot Coverage	37%	60%
Minimum Lot Area	25,264 square feet	5,000 square feet
Vehicle and Bicycle Parking		
Number of Vehicle Spaces	4 spaces	29 spaces
EV Spaces	3 (EV ready) 1 accessible	3 (EV ready) 15 (EV capable)
Number of Bicycle Spaces	26 total spaces	45 total spaces
Short-term	6 short-term	4 short-term
Long-term	20 long-term	41 long-term
Tree Removal		
Removal / Replanting	12 trees to be removed, 12 to be replanted.	1:1 replacement planting ratio
Environmental Status	A Draft Initial Study and Mitigated Negative Declaration has been prepared for this project. This document finds that no significant impact will occur with mitigation measures incorporated.	

*2022 Zoning Regulations

5.1 HOUSING ACCOUNTABILITY ACT/DENSITY BONUS LAW

The Department of Housing and Urban Development’s Housing Accountability Act and Density Bonus Law provide protections for housing development projects, which include deed restricted affordable housing units. As proposed, the proposed 20 residential units will be for low and very low-income households and is protected by state law. Government Code §65915(d) (1)(B) and (d)(3) prevent an agency from denying the density bonus or the incentive or concession or refusing to waive or reduce development standards, unless the agency can make a finding based on substantial evidence that the density bonus, the incentive or concession or the waiver or reduction in a development standard causes a “specific, adverse impact” upon the public health, safety, or the physical environment, and

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for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Although the ARC cannot make recommendations that reduce the number and size of the proposed residential units within the project, the Commission may provide direction to the applicant regarding architecture and site planning which includes items such as architectural features, roof design, colors, materials, and site layout.

6.0 ACTION ALTERNATIVES

- 6.1** Recommend approval of the project. An action recommending approval of the application based on consistency with the Community Design Guidelines will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines or other City Standards.
- 6.2** Recommend denial of the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Community Design Guidelines, Zoning Regulations or other policy documents. Should the ARC want to pursue this alternative, specific findings must be made on how the project causes a “specific, adverse impact” upon the public health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact as required by Government Code §65915(d)(1)(B) and (d)(3) (Density Bonus Law) and Government Code §65589.5(d) (Housing Accountability Act).

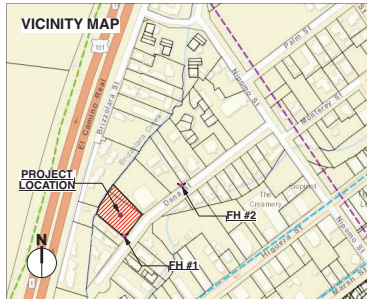
7.0 ATTACHMENTS

A - Project Plans

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 805-781-7160	CITY PUBLIC WORKS 919 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7200
CITY PLANNING 919 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7172	COUNTY SHERIFFS DEPT. 878 MORRO ST SAN LUIS OBISPO, CA 93401 800-781-7215
UTILITY TELEPHONE 994 MILL ST #200 SAN LUIS OBISPO, CA 93401 805-546-7003	UTILITIES DEPARTMENT 406 HIGUERA STREET SAN LUIS OBISPO, CA 93401 800-743-3000
CITY HALL 990 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7100	THE SOCIAL GAS COMPANY 2240 EMERY ST SAN LUIS OBISPO, CA 93401 805-427-2600
SAN LUIS OBISPO POLICE DEPARTMENT 1042 WALNUT ST SAN LUIS OBISPO, CA 93401 805-781-7317	PACIFIC GAS & ELEC. 1585 KANSAS AVE SAN LUIS OBISPO, CA 93401 805-781-4540
SPECTRUM COMMUNICATIONS 270 BRIDGE ST SAN LUIS OBISPO, CA 93401 866-874-2389	CAL FIRE SAN LUIS OBISPO COUNTY FIRE DEPARTMENT 635 N. SANTA ROSA ST SAN LUIS OBISPO, CA 93401 805-543-4244
COUNTY OF SAN LUIS OBISPO PUBLIC HEALTH DEPARTMENT 2181 JOHNSON AVE SAN LUIS OBISPO, CA 93401 805-781-5500	

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&P)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- NATIONAL FIRE PROTECTION ASSOCIATIONS STANDARDS (NFPA)

PROJECT CONDITIONS OF APPROVAL:
 CITY OF SAN LUIS OBISPO STANDARDS 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 860 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 15034 SAN LUIS OBISPO, CA 93406 CONTACT: ANNE WYATT PH: (805) 215-5474 EMAIL: ANNE@SMARTSHAREHOUSINGSOLUTIONS.ORG
CIVIL ENGINEER DANIEL PARKER-KING 545 BRANCH STREET SAN LUIS OBISPO, CA 93401 PH: (805) 560-8540 EMAIL: DAN@HIVEENGINEERING.US
LANDSCAPE ARCHITECT TERRY LEE 318 N HIGHWAY 1 SPC 54 GROVER BEACH, CA 93433 PH: (805) 659-0794 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

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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.

CLEAN ENERGY CHOICE PROGRAM ACKNOWLEDGEMENT STATEMENT



Building & Safety Division
Community Development
239 Palm Street, San Luis Obispo, CA 93401-3218
F: 805.761.7387 | 805.761.7332

Clean Energy Program for New Buildings
Building Permit Certificate of Compliance
F: 805.761.7387 | 805.761.7332

CLEAN ENERGY PROGRAM FOR NEW BUILDINGS PLANNING ACKNOWLEDGEMENT STATEMENT

EFFECTIVE DATE: January 3, 2023
APPLICABLE PROJECTS: All New Residential and New Nonresidential Buildings
APPLICABLE CODES: 2022 CEC, CEC, CEC, 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 Design is an acceptable method 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.slocity.org/government/departments-directory/community-development/building-permits/clean-energy-choice-compliance>

WILL-SERVE LETTER

November 20, 2023

Terri Mabin
The Mabin Company
805-235-8499

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 organics cans, 1x weekly

Note: Service levels may change depending on volumes.

It will be the property owner's responsibility to make sure that all containers are accessible by 6:00 AM on the day 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 cans 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 charge us to top total residential cans. Due to the location of the enclosure and lack of access onto the property by our trucks, no-gate service will be unavailable for this account. All cans will need to be rolled out onto Dana St by the property management or residents to be serviced curbside.

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	Rooms	Home Number	Description	Top of Ridge (TOR)	Height/ground	Height/structure	Wind N	Length	Area (sq. ft.)	Vol. (cu. ft.)
A	2	2	18,20	single, no loft	19'4"10 1/2"	13'10 1/2"	10' 10 1/2"	10	22	220	440
AA	1	2	18	double, no loft	19'8 1/2"	13' 11"	12' 11"	20	22	440	440
B	4	1	12, 12, 14	single, loft	19'7 1/2 1/2"	19'11 1/2"	10' 11 1/2"	10	22	220	880
C	5	1	12, 14, 14	double, loft	19'8 1/2 1/2"	18' 10 1/2"	15' 10 1/2"	20	22	440	2200
D	1	2	3	ADA double, no loft	19' 11"	18' 11"	13' 11"	22	24	528	528
Total											4488

PROJECT STATISTICS

PROJECT ADDRESS:	466 DANA STREET, SAN LUIS OBISPO, CA 93401
ZONE:	R-3H (MEDIUM HIGH DENSITY WITH AN HISTORICAL PRESERVATION OVERLAY)
APN:	002-401-002 & 002-401-020
PARCEL SIZE:	± 25,284 S.F.
PARCEL SIZE ACRES:	± 0.58 AC
FLOOD ZONE:	AE FEMA FLOOD ZONE
DENSITY:	20 UNITS/ACRE
DENSITY UNIT:	11.8 DU
BASE FLOOD ELEVATION:	180'±0'
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:	15,168 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 GUEST/5 UNITS	24.00 SPACES
TOTAL:			29 VEHICLE PARKING SPACES

ADDITIONAL PARKING REQUIREMENTS

	PARKING FACTOR	PARKING SPACE REQUIRED
MOTORCYCLE PARKING	29 REQUIRED SPACES S.F.	1 SPACE/20 PARKING SPACES
ELECTRIC VEHICLE PARKING	29 REQUIRED SPACES S.F.	10% EV READY, 50% EV CAPABLE
BICYCLE PARKING-ADOBE	BUILDING AREA (GROSS): 1,466 S.F.	1 SPACE/0.500 S.F.
BICYCLE PARKING-UNITS	20 UNITS S.F.	2 SPACES/UNIT + 1 GUEST/5 UNITS

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.

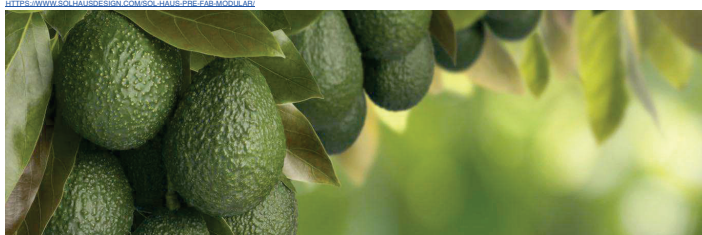
PARKING, DENSITY AND AFFORDABLE HOUSING CONCESSIONS: WITH ONLY 3 CAR PARKING SPACES PROPOSED ON SITE AND RESTRICTED STREET PARKING ON DANA ST, ACCESS TO PERSONAL VEHICLES FOR REGULAR USE WILL BE LIMITED. THE SITE IS IDEAL FOR CAR-FREE LIVING, ACCESSIBLE TO DOWNTOWN TRANSIT, SHOPPING, SERVICES, AND CYCLE 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 WITHIN 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](https://www.bevyhouse.com), HAS AN HCD CERTIFIED SANTA PAULA FACTORY, 137 MILES FROM THE PROJECT SITE, ONE EXAMPLE OF FACTORY BUILDERS WITHIN 200 MILES.

BEVYHOUSE BUILT THIS 260 FOOT SOLTHAUS DESIGN. ([HTTPS://WWW.SOLTHAUSDESIGN.COM/SOLTHAUS-PRE-FAB-MODULAR/](https://www.solthausdesign.com/solthaus-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.DIAMONDDIPIERS.COM/VIDEOS/](https://www.diamondpiers.com/videos/)) OR SEISMIC OR ANCHOR PIERS ([HTTPS://CENTRALPIERS.COM/ABOUT-US/](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'.



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



WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15054 SLO, CA 94908
(805) 515-5974

PROJECT INFORMATION DATA

09 APR 2024
REV: PERMITTABLE

10 JAN 2023
REV: PERMITTABLE

01 AUG 2022
REV: PERMITTABLE

20 JUN 2022
REV: SUBMITTAL

033

T-1.1



STREET FRONT ELEVATION OF ADOBE



SOUTH SIDE YARD OF ADOBE



FRONT OF ADOBE



NORTH SIDE YARD OF ADOBE

PHOTOREF: APR 8, 2024

HUNTER SMITH ARCHITECTURE
H S
1800 WALKER STREET • SUITE 100 • SAN LUIS OBISPO • CALIFORNIA



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WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15034, SLO, CA 94906
(805) 475-2474

SITE CONTEXT

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC PRELIMINARY

01 AUG 2022
NIC SUBMITTAL

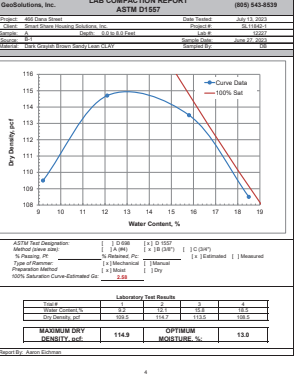
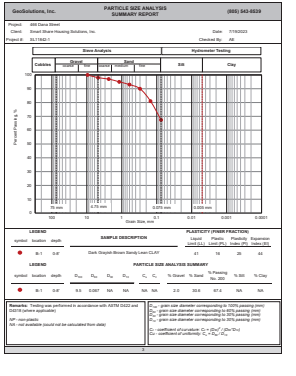
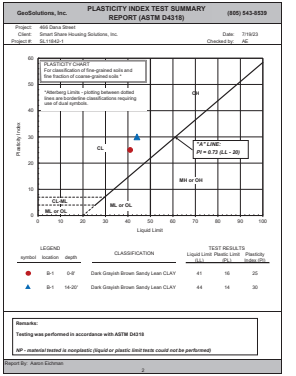
20 JUN 2022
NIC SUBMITTAL

033

T-1.2

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

Soil No.	Soil Description	Moisture (%)	Specific Gravity	Unit Weight (pcf)	Void Ratio	Relative Density (%)	Classification
1	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
2	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
3	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
4	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
5	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
6	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
7	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
8	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
9	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
10	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
11	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
12	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
13	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
14	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
15	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
16	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
17	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
18	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
19	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
20	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
21	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
22	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
23	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
24	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
25	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
26	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
27	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
28	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
29	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
30	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
31	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
32	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
33	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
34	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
35	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
36	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
37	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
38	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
39	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
40	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
41	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
42	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
43	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
44	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
45	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
46	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
47	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
48	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
49	Dark Gray Clay	28.5	2.70	115	0.75	75	CL
50	Dark Gray Clay	28.5	2.70	115	0.75	75	CL



REVIEW: HAZARD ANALYSIS

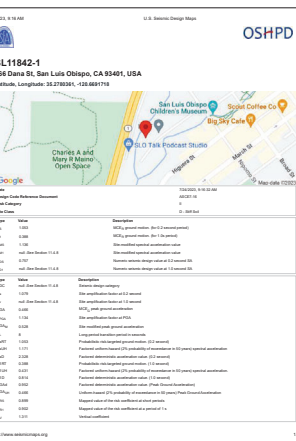
According to section 101.03 of the 2022 CBC (SAC 101.03), an evaluation and definition of accelerations should be designed to resist the effects of seismic loadings caused by earthquake ground motion in accordance with the ASCE 7-16 (ASCE, 2016). Following the design ground motion as the Site Report on many factors including the importance of the Site to support active loads, the expected magnitude and return period of seismic ground motions on each fault, the anticipated design ground motions characteristics and the Site soil profile characteristics. An air section 101.03.2 of the 2022 CBC the Site soil profile characteristics is determined by the average geotechnical investigation of the upper 10 feet of the Site profile and can be determined based on the criteria provided in Table 20.1.1 of ASCE 7-16.

ASCE 7-16 provides methods for determining design ground motions for seismic performance for design purposes, including a Risk-Integrated Maximum Considered Earthquake (MCE), in order to determine design seismic requirements and a Maximum Considered Earthquake (MCE) in order to determine probabilistic seismic mean peak ground acceleration.

Table 20.1.1 of ASCE 7-16 provides a 5% damped elastic response spectrum and a 5% probability of exceedence in 50 years. Maximum short period (S_1) and sustained period (S_2) spectral accelerations are identified in the MCE, which are used to determine design parameters for seismic performance in accordance with ASCE 7-16. These spectral accelerations are then multiplied by site-specific coefficients, F_a , F_v , to yield the Site soil profile classification and the expected ground accelerations determined for the Site. In general, the design ground motions are determined by multiplying the spectral accelerations at the Site. According to section 11 of ASCE 7-16 and section 101.03 of the 2022 CBC, design ground motions are determined by multiplying by water design multiple ground motions. Section 101.03.4 of the 2022 CBC indicates the site-specific design seismic requirements for short (S_1) and sustained (S_2) periods can be taken as the maximum of: F_a or F_v and S_1 or S_2 .

ASCE 7-16, Section 21.1, the probabilistic seismic mean peak ground acceleration (PGA) corresponding to a MCE can be computed assuming a 2% probability of exceedence in 50 years (20-year return period) and a 50% probability of exceedence for the design ground acceleration for seismic conditions. To the extent possible, the design ground acceleration is determined by multiplying the PGA by the site-specific coefficient, F_a , where F_a is a function of Site Class and PGA.

Special seismic acceleration and peak ground accelerations, provided in the report were obtained using the computerized design data that is available from the Structural Engineering Association of California (SEAC, 2022). The program allows the methods developed in ASCE 7-16 in conjunction with uniaxial Site motion to calculate seismic design parameters and response spectra both for period and displacement for soil profile Site Classes through 10.



PRELIMINARY GRADING SPECIFICATIONS

The client requests that the contractor provide observation and testing services and should make evaluations to assist the client in general contract matters. The Soil Engineer should report the findings and recommendations to the client in the final report.

The client of their authorized representative should be clearly responsible for all aspects of the project. The client of their authorized representative has the responsibility of reviewing the findings and recommendations of the Soil Engineer. During grading the client or the authorized representative should remain on-site or should remain readily accessible to all concerned parties in order to attend decisions necessary to maintain the flow of the project.

The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, workmanship in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

- The client, prior to site excavation or grading, should arrange and obtain a meeting which includes the grading contractor, the Structural Engineer, the Soil Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be present at least 72 hours notice.
- All surface and subsurface materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soil Engineer. This includes, but is not limited to, any debris, organic materials, construction waste, buried utility lines, waste, building materials, and any other surface and subsurface structures within the proposed building areas. These structures should be removed on the construction plans, should be removed and their removal should be approved by a representative of GeoStructures, Inc. Voids left from site clearing should be filled and backfilled in accordance with structural fill.
- Once the Site has been cleared, the exposed ground surface should be stepped to remove surface irregularities and grade to a uniform surface. The ground surface should be checked for depth of stripping at the time of work being completed. Stripping may occur if the depth of stripping is not as specified in the work plan or if the work is not done in accordance with the specifications.

D. Site Protection

- Protection of the Site during the period of grading and construction should be the responsibility of the contractor.
- The contractor should be responsible for the stability of all temporary excavations.
- During periods of rainfall, plastic sheeting should be used to prevent erosion to prevent structural damage. During periods of rainfall, the contractor should install check-dams, seeding basins, silt traps, or other devices or methods necessary to control erosion and sedimentation.

E. Excavations

- Excavations that are unavoidable should be excavated under the observation and recommendations of the Soil Engineer. Excavations include, but are not limited to, 1) to excavate work, organic, or combustible materials; 2) to excavate, weathered, or soil banks; 3) to excavate, or other construction materials; and 4) materials identified by the Soil Engineer or other authorized personnel.
- Unless otherwise recommended by the Soil Engineer and approved by the local building department, cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 104.4 of the 2022 California Building Code unless specifically modified by the Soil Engineer's engineering change orders.
- The Soil Engineer/Engineer Geologist should review all slopes during excavations. The contractor should notify the Soil Engineer/Engineer Geologist prior to beginning slope excavation.

F. Structural Fill

- Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 10 percent larger than 2.0 inches in greatest dimension.
- Imported fill should be free of organic and other deleterious materials and should have very low swelling potential, with a plasticity index of 12 or less. Before placing the fill, a void ratio of the imported material should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

- Structural fill using approved import or native should be placed in horizontal layers, each approximately 4 inches in thickness, before construction. Outside imported soil or approved imported fill should be combined with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557.
- Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soil Engineer/Engineer Geologist prior to beginning slope excavation.
- If fill areas are constructed on slopes greater than 1-to-1 (horizontal to vertical), be recommended that erosion be controlled by a 10% to 15% silt trap. Each silt trap shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.

H. Erosion Control

- If fill areas are constructed on slopes greater than 1-to-1, we recommend that the use of all areas be protected by erosion control measures. Erosion control measures should be installed and approved by a representative of GeoStructures, Inc. Sub-drains shall be installed in the leeward and berms as required.

I. Drainage

- During grading, a representative of GeoStructures, Inc. should evaluate the need for a sub-drain or back-flow device. Areas of elevated moisture should be provided with sub-drains where to be observed and approved by a representative of GeoStructures, Inc. Sub-drains shall be installed in the leeward and berms as required. The drain system should discharge to a non-erosive manner into an approved drainage area.
- All steep grades should be covered with erosion control devices prior to final construction. Final grades should provide for rapid removal of surface water runoff. Plowing of water should not be allowed on building pads or slopes to be constructed. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.
- Construction of other water control or retention structures on the Site should be adequately protected against erosion.
- Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage basins. Surface drainage facilities should be planned to prevent ponding and potential damage of surface water away from building foundations, signs of ponding and subsidence. For all areas we recommend that a minimum of 2 percent gradient be maintained.
- Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, walkways, and other areas. Erosion control measures should be installed on these areas. Erosion control measures should be installed on these areas. Erosion control measures should be installed on these areas.
- Sub-drains should be installed in drainage courses and potential seepage areas. The location of sub-drains should be determined on a plan view of the grading plan. The sub-drains should be installed in drainage courses and potential seepage areas. The location of sub-drains should be determined on a plan view of the grading plan. The sub-drains should be installed in drainage courses and potential seepage areas. The location of sub-drains should be determined on a plan view of the grading plan.

J. Foundations

- Maintenance of slopes is important to their long-term performance. Procedures that can be taken include grading with appropriate shrub/vegetation as recommended by a landscape architect, and tree-retention, a primary source of soil stabilization.
- Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

K. Underground Facilities Construction

- The alignment of construction, particularly the underground structures, should be drawn to the satisfaction of the Structural Engineer, Civil Engineer, or Architect. Trenches, Drains, and other structures should be installed in accordance with the approved site engineering report and applicable provisions with Chapter 10 of the 2022 CBC.

L. Completion of Work

- After the completion of work, a report should be prepared by the Soil Engineer related to provide such services. The report should include findings and observations of field data, including field and laboratory tests, other understanding, and comments on any changes during grading and their effect on the recommendations made in the approved Soil Engineer's report.
- Soil Engineers shall submit a statement that, to the best of their knowledge, the work was done in accordance with the approved site engineering report and applicable provisions with Chapter 10 of the 2022 CBC.

HUNTER SMITH ARCHITECTURE
100 W. WALL STREET • SUITE 100 • SAN LUIS OBISPO, CALIFORNIA 93401

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15904 • SLO, CA 93406
(805) 473-9494

SOILS ENGINEERING REPORT

09 APR 2024
ANC RESUBMITTAL

10 JAN 2023
ANC RESUBMITTAL

01 AUG 2022
ANC RESUBMITTAL

20 JUN 2022
ANC RESUBMITTAL

033

T-1.5

WATERMAN VILLAGE

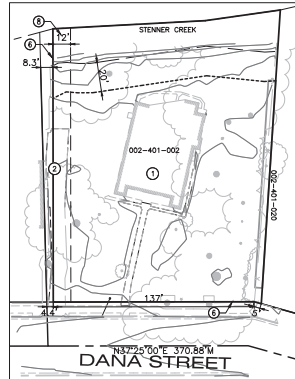
466 DANA STREET, SAN LUIS OBISPO, CA 93401



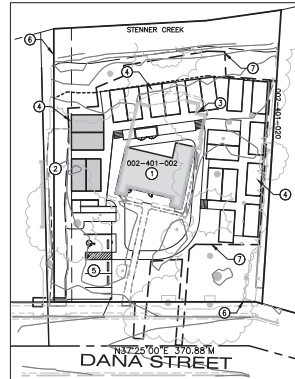
HIVE ENGINEERING
 705 FIERO LANE, SUITE 10
 SAN LUIS OBISPO, CA 93401
 WWW.HIVEENGINEERING.US
 dan@hiveengineering.us
 805-550-8544



PROFESSIONAL CA ENGINEER
 DANIEL PARKER-KING PE



EXISTING CONDITIONS
 SCALE: 1"=40'



PROPOSED SITE FEATURES
 SCALE: 1"=40'

- ① EXISTING STRUCTURE TO REMAIN
- ② EXISTING DRIVEWAY TO REMAIN
- ③ EXISTING STRUCTURE TO BE REMOVED
- ④ PROPOSED STRUCTURES
- ⑤ PROPOSED PARKING AREA
- ⑥ PROPERTY LINE
- ⑦ DISTURBANCE AREA
- ⑧ EASEMENT 12' FOR INGRESS AND EGRESS PER 3355 OR 683 IN FAVOR OF APN 002-401-011

CITY OF SLO NOTES

- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATION (THE CURRENT ADOPTED STANDARDS ARE DATED AUGUST 2020.)
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, WITHIN CITY EASEMENTS, OR FOR CONNECTIONS TO PUBLIC UTILITIES. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO DEMOLITIONS, UTILITIES, WATER, SEWER, AND FIRE SERVICE LATERALS, CURBS, GUTTERS, AND SIDEWALKS, DRIVEWAY APPROACHES, SIDEWALK UNDERDRAINS, STORM DRAIN IMPROVEMENTS, STREET TREE PLANTING OR PRUNING, CURB RAMPS, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF-WAY.
- ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- CONTACT THE PUBLIC WORKS INSPECTION HOTLINE AT 781-7554 WITH AT LEAST A 48-HOUR NOTICE FOR ANY REQUIRED ENCROACHMENT PERMIT INSPECTION OR FINAL INSPECTION.
- THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
- A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
- ANY EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE AND THEN REPLACED PRIOR TO OCCUPANCY IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.

SCOPE OF WORK

THIS PLAN SUPPORTS THE GRADING, DRAINAGE, EROSION CONTROL AND UTILITY PORTION OF THIS PROJECT. THE PROJECT WILL CONSTRUCT 20 ELEVATED SINGLE FAMILY HOMES, THE CONNECTING EXTERIOR WOOD WALKWAYS, ADA PARKING, AND A DRIVEWAY, ALONG WITH NEW SEWER, WATER, AND ELECTRICAL UTILITY CONNECTIONS. THE PROJECT WILL ALSO REMOVE AN EXISTING ADJOB STRUCTURE.

CONSTRUCTION SHALL CONFORM TO THESE PLANS AND RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERS REPORT, THE CITY GENERAL REQUIREMENTS, AND ALL APPLICABLE CALIFORNIA BUILDING CODES AND CITY CODES, ORDINANCES AND PRACTICES.

PRE-CONSTRUCTION

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY INSPECTOR TO DISCUSS THE SPECIAL INSPECTION REPORTING REQUIREMENTS, EROSION CONTROL AND REQUIRED REPORTS.

REPORTS REQUIRED

UPON COMPLETION OF CONSTRUCTION THE ENGINEER OF RECORD SHALL PREPARE AND SUBMIT TO THE CITY OF SAN LUIS OBISPO A FINAL REPORT STATING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. PROGRESS REPORTS ARE REQUIRED BY THE ENGINEER OF RECORD TO THE GRADING AND INSPECTION AS DETERMINED DURING THE PRE-CONSTRUCTION MEETING.

SPECIAL INSPECTIONS

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUSLY DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	INSPECTION REQUIRED
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X	X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	X
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X	X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-	X
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X	X

ABBREVIATIONS

AC	ASPHALT CONCRETE
AF	ANGLE POINT
BF	BOTTOM OF FOOTING
BO	BOTTOM OF WALL
CO	CLEAN-OUT
CL	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCTION
DA & Ø	DIAMETER
E	ELECTRICAL
EG	EXISTING GRADE
ELEV	ELEVATION
(E) & ()	EXISTING
FD	FIBER OPTIC
FG	FINISHED GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FN	FIRE HYDRANT
FL	FLOW LINE
G	GRADE BREAK
GB	FINISHED GRADE
HEPE	HI-DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT ELEVATION
LF	LEFT
LF	LINEAR FEET
LP	LOW POINT
MP	MANHOLE
P	POWER
PC	POINT OF CURVATURE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PC	POLYVINYL CHLORIDE
R	RADIUS
RP	RADIUS POINT
RO	RIGHT-OF-WAY
SD	SLOPE
SD	STORM DRAIN
STA	SANITARY SEWER STATION
TEL	TELEPHONE
TOP	TOP OF FOOTING
TOP	TOP OF GRADE
TOW	TOP OF WALL
TY	TYPICAL
W	WATER

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING	---	---
DISTURBANCE AREA	---	---
WATER	W	W
FIRE WATER	W	W
SEWER	SS	SS
STORM DRAIN	SD	SD
CONTOUR	350	350
OH ELECTRIC	OH	OH
UNDERGROUND ELECTRIC	E	E
TRENCH DRAIN / FRENCH DRAIN	TD	TD
PRESSURIZED SEWER / STORM DRAIN	SSFM	SSFM
FENCE	○	○
ELECTRICAL POLE	⊙	⊙
LIGHT	⊙	⊙
FIRE HYDRANT	⊙	⊙
HORIZONTAL / VERTICAL CONTROL	△	△
MANHOLE	⊙	⊙
UTILITY BOX	⊙	⊙
POST	⊙	⊙
POWER POLE ANCHOR	⊙	⊙
CATCH BASIN	⊙	⊙
HANDICAP PARKING	⊙	⊙
TREE	⊙	⊙
TREE LINE	⊙	⊙
BRUSH LINE	⊙	⊙
DIRT ROAD	⊙	⊙
EDGE OF ASPHALT	⊙	⊙
CONCRETE	⊙	⊙
MISC VALVE COVER	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
AC PAVING	⊙	⊙
CONCRETE	⊙	⊙
6" COMPACTED CLASS II BASE	⊙	⊙

ENGINEERS DECLARATION

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OF THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE. I UNDERSTAND THAT THE CHECKS OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE AGENCY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: HIVE ENGINEERING
 ADDRESS: 705 FIERO LANE, SUITE 10, SAN LUIS OBISPO CA, 93401
 TELEPHONE: 805-550-8544

SIGNATURE OF ENGINEER: _____

GOVERNING CODES

- ALL WORK (WHERE REQUIRED) SHALL COMPLY WITH THE FOLLOWING CODES, STANDARDS AND REQUIREMENTS:
- 2020 SAN LUIS OBISPO CITY STANDARD SPECIFICATIONS
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2022 CALIFORNIA TITLE 24 DISABLED ACCESS REGULATIONS.

EARTHWORK ESTIMATES

EARTHWORK QUANTITIES AS SHOWN HEREON HAVE BEEN ESTIMATED FOR PERMIT AND/OR BIDDING PURPOSES ONLY.

- FILL 20 CUBIC YARDS
- CUT 60 CUBIC YARDS
- EXPORT 40 CUBIC YARDS

EARTHWORK NUMBERS DO NOT INCLUDE SHRINKAGE

GRADING INFORMATION

- EXISTING SITE AREA: 24,888 SF (0.57 ACRES)
- DISTURBANCE AREA: 18,890 SF
- ADDED OR REPLACED IMPERVIOUS: 6,454 SF
- AVERAGE SITE SLOPE: 7.00%
- MAX SLOPE WHERE GRADING: 3.00%

STORMWATER COMPLIANCE

THE PROJECT IS SUBJECT TO THE FOLLOWING PERFORMANCE REQUIREMENTS (PRS) OF THE REGIONAL WATER QUALITY CONTROL BOARD'S POST CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION.

- X PR 1 SITE DESIGN/RUNOFF REDUCTION THROUGH USE OF DIRECT DRAINAGE TO L.S.
- X PR 2 WATER QUALITY TREATMENT THROUGH USE OF BIOSWALE
- Ø PR 3 RUNOFF RETENTION THROUGH USE OF L.S.A.
- Ø PR 4 PEAK MANAGEMENT THROUGH USE OF L.S.A.



VICINITY MAP

NO SCALE

PROJECT DATA

- OWNER: 999 PALM CT, SLO, CA 93401-3249
- PROJECT SITE: 466 DANA STREET, SAN LUIS OBISPO CA 93401
- ASSESSOR PARCEL NUMBER: 002-401-002
- LEGAL: CY SLO P7N BL 60 PR 4

SHEETS

SHEET NO.	SHEET DESCRIPTION
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

PROJECT CONSULTANTS

CIVIL ENGINEER: HIVE ENGINEERING, 705 FIERO LANE, SUITE 10, SAN LUIS OBISPO, CALIFORNIA 93401, 805-550-8544, CONTRACT: DAN PARKER-KING, PE

ARCHITECT: HUNTER SMITH ARCHITECTURE, 860 WALNUT ST SUITE B, SAN LUIS OBISPO, CA 93401, 805-544-3360, CONTRACT: DAN HUNTER

BENCHMARK / BASIS

THE BENCHMARK FOR THIS PROJECT IS CITY OF SAN LUIS OBISPO BENCHMARK NUMBER 372, BEING A 1.64' ON WLY 80' NORTH OF THE NMC OF NIPOMO AND DANA (5' NORTH OF DRIVEWAY INTO REES FUNERAL HOME.) ELEVATION = 189.98' NAVD83

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS BEARING N 37° 25' 00" E.

DATE	DESCRIPTION	BY
07/26/24	DKP CIVL DEVELOPMENT REVIEW SUBMITAL	DKP
04/05/24	DKP PLAN CHECK RESPONSE #1	DKP

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

JOB NO. 23032	SCALE 1"=40'
DATE 4/5/24	REV 0
PAGE 1 OF 8	SHEET NO.

C1.0

GENERAL NOTES

- 1. PROJECT RELATED DOCUMENTS NAMED HEREON SHALL BE CONSIDERED A PART OF THESE PLANS AND SHALL BE REFERENCED ACCORDING TO THE FOLLOWING:
2. THESE PLANS MAY REFER TO OTHER DOCUMENTS THAT ARE INTENDED TO BE A PART OF THIS PLAN. A REQUIREMENT OCCURRING IN ONE IS AS BINDING AS ANOTHER OCCURRING IN ALL.
3. WHERE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION ARE MORE STRINGENT THAN THOSE DESCRIBED IN THESE PLANS, IN AGENCY STANDARDS & SPECIFICATIONS OR SPECIAL PROCEDURES, 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.
5. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, EASEMENT ALLEY, PARK OR OTHER PUBLICLY OWNED OR MAINTAINED PROPERTY.
6. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF WORK.
7. AN INSPECTION AGREEMENT MAY BE REQUIRED BY THE AGENCY PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. CONTRACTOR SHALL NOTIFY THE AGENCY AND THE ENGINEER TWO (2) WORKING DAYS PRIOR TO THE START OF WORK.
11. CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE OWNER BY TELEPHONE AND IN WRITING UPON DISCOVERY OF ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY THESE PLANS AND SPECIFICATIONS.
12. CONTRACTOR'S MEANS AND METHODS ARE AT THE SOLE DISCRETION OF CONTRACTOR.
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.
14. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY WITHIN AND ADJACENT TO THE SITE.
15. CONTRACTOR ACCEPTS SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDUCT OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
16. CONTRACTOR SHALL CONTINUOUSLY MONITOR ALL ASPECTS OF CONSTRUCTION AND CONSTRUCTION STAGING TO IDENTIFY POTENTIAL CONFLICTS OR ERRORS IN DESIGN OR STAGING.
17. 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.
18. IN THE EVENT THAT THESE PLANS LACK SUFFICIENT HORIZONTAL OR VERTICAL CONTROL, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING.
19. PRIOR TO THE PLACEMENT OF FINISHED PAVEMENT, WALLS, CURBS, SLOPES OR PIPES, CONTRACTOR SHALL VERIFY THAT THE GRADED PLANE AND FORMS OR FALSE-WORK 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.
20. PRIOR TO THE PLACEMENT OF FINISHED PAVEMENT, WALLS, CURBS, SLOPES OR PIPES, CONTRACTOR SHALL VERIFY THAT THE GRADED PLANE AND FORMS OR FALSE-WORK ESTABLISH THE LINES AND GRADATIONS SHOWN ON THIS PLAN.
21. COLLISIONS 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.
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.
24. 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.
25. 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.

OBSERVATION AND TESTING

- 1. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS REQUIRED BY THE AGENCY.
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.
3. THE ENGINEER MAY INSPECT THE WORK SHOWN ON THESE PLANS AT HIS DISCRETION.
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.
5. CONTRACTOR MAY REQUEST THAT HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE BE USED IN PLACE OF OTHER STORM DRAIN PIPE MATERIAL.
6. ALL LENGTHS OF PIPES SHOWN TO BE EXPOSED OR NOMINAL, THE EXTENT OF QUALIFICATION OF DESIGNED 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-COMPACTMENT OF THE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR THE GEOTECHNICAL REPORT.

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.
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 EXPOSED OR NOMINAL, THE EXTENT OF QUALIFICATION OF DESIGNED 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-COMPACTMENT 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 MANIPUL. 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, ALLOCATION OF EXISTING TRENCH SPACES, STRIPPING, PRE-CONSTRUCTION AND CONSOLIDATION.
3. THESE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS OF GRADING OR IMPROVEMENTS SHOWN HEREON.
4. NO GRADING SHALL OCCUR WITHIN TWO (2) FEET OF THE PROPERTY LINES UNLESS NOTED OTHERWISE ON THESE PLANS.
5. ALL CUT AND FILL SLOPES SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, BUILDING CODE, AND AGENCY REQUIREMENTS.
6. DESIGN GRADATIONS DO NOT AUTHORIZE GRADING TO EXCEED THE MAXIMUM SLOPES SHOWN ON THIS PLAN.
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.
8. PLACEMENT OF MATERIAL TO BE USED AS BACKFILL OR EMBANKMENT SHALL BE FREE OF OBJECTIONABLE MATERIAL.
9. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS.
10. ALL UNSUITABLE SOIL, MATERIAL, ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA.
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 NOT 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 SOLE STABILITY PROBLEMS EXIST.
22. THE FINAL CONTRACTOR REPORT AND APPROVAL SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY.
23. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION.
24. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION.
25. 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.
26. THE 17. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF SAFETY AND HEALTH (OSHA).
27. CALIFORNIA AIR RESOURCES BOARD REGULATION RULE 403 AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION.
28. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY DURING 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.
29. CONTRACTOR SHALL USE LOW EMISSIONS MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
30. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED consistent WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
31. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILE PER HOUR.
32. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAY DOWN AREAS OR THOSE AWAITING FUTURE CONSTRUCTION.
33. CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURES WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MPH:
35.2. APPLICATION OF WATER AS NEEDED

AIR QUALITY

- 1. THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS BUT NOT LIMITED TO:
2. AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS, THE APPLICANT SHALL COMPLY WITH A LIST OF EQUIPMENT TO BE USED DURING CONSTRUCTION ACTIVITIES TO DETERMINE IF AN APCD PERMIT IS REQUIRED.
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.
5. ALL DIRT STOCKPILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.
6. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT LATER DATE THAN ONE MONTH AFTER FINAL GRADING SHOULD BE SEEDED 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 APPROVED 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 SHROUD WITHIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA SECTION 23114.
11. INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT PAVED ROADS AND STREETS, OR WASH OFF TRACKS 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.
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 SOIL PRESERVATION, OR REPLACEMENT AND/OR RELOCATION OF SOIL MONUMENTS AND BENCHMARKS.
7. CONTRACTOR SHALL MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SOIL CONTROL AND SAFETY.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROLS AND SAFETY.
9. CONTRACTOR SHALL MAKE PROVISIONS AND/OR ARRANGEMENTS TO ACCOMMODATE PEDESTRIAN ACCESS THROUGH OR AROUND THE WORK AREA OR SHALL SHALL WITH AGENCY APPROVAL.
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.
11. ALL PAVED TRAVELED-WAY SURFACES SHALL BE RESTORED TO AN ALL-WEATHER, TRAVERSABLE CONDITION AT THE END OF EACH WORK DAY.
12. STREET PAVEMENT TO BE REMOVED/REPLACED SHALL BE SAW CUT IN ACCORDANCE WITH THE AGENCY STANDARDS AND SPECIFICATIONS.
13. THE STRUCTURE PAVEMENT SECTIONS TO BE REMOVED SHOWN ON THESE PLANS ARE TENTATIVE.
14. IT IS CONTRACTOR'S RESPONSIBILITY TO FURNISH OR OTHERWISE PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE WORK SHOWN ON THESE PLANS.
15. CONTRACTOR SHALL MAINTAIN SURFACE FEATURES OF ALL EXISTING UNDERGROUND FACILITIES THAT REMAIN TO MATCH THE ADJACENT FINISHED GRADE.
16. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SLOTTED SHEETING, 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.
17. PRIOR TO ORDERING MATERIALS, CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, SIZE, CONDITION AND MATERIAL OF ALL EXISTING UTILITIES POINTS OF CONNECTION AND CROSSINGS.
18. CONTRACTOR SHALL PLACE EROSION CONTROL DEVICES AS SPECIFIED BY THE ENGINEER OR THE AGENCY AND MAINTAIN THEM UNTIL SUCH TIME AS THE PROTECTION IS ACCEPTED AS COMPLETE BY THE AGENCY.
19. AN EMERGENCY ORDER SHALL BE AVAILABLE 24 HOURS PER DAY TO PLACE AND MAINTAIN THE EROSION CONTROL DEVICES AND ENSURE THEIR PROPER FUNCTION.
20. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ACTIFICATION NUMBER (DD #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY THE RWQCB.
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.
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 BY SEPARATE PERMIT.
25. HORIZONTAL PLANE PRECEDENCE OVER DIMENSIONS SCALED FROM THIS PLAN. ALL DISTANCES SHOWN HEREON ARE MEASURED IN THE HORIZONTAL PLANE UNLESS OTHERWISE STATED.



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PROFESSIONAL CIVIL ENGINEER
DANIEL PARKER-KING PE

Table with 2 columns: Date (01/02/24, 01/05/24), Description (PLAN CHECK RESPONSE #1, CIVIL DEVELOPMENT REVIEW SUBMITAL)

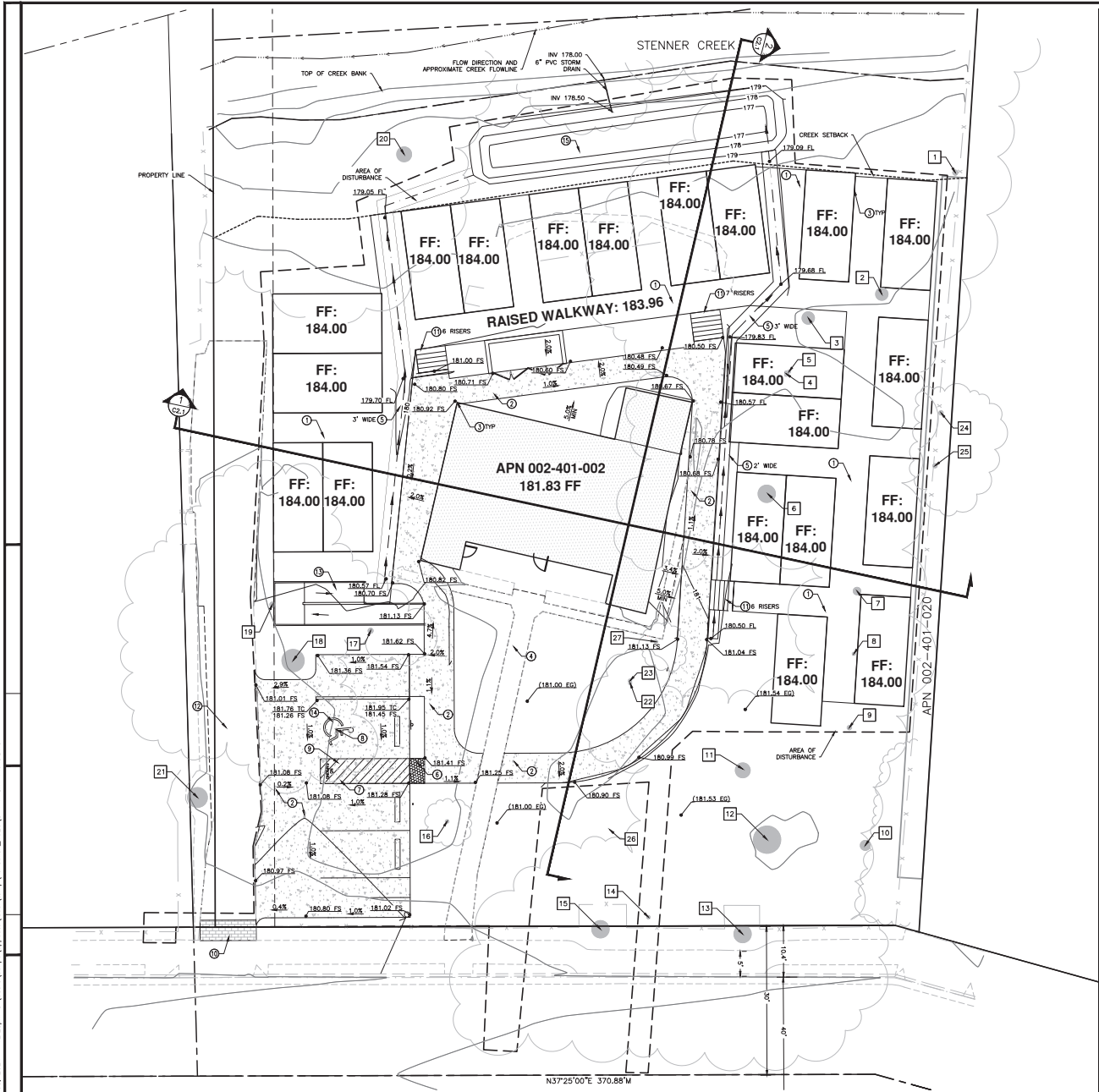
JOB TITLE: WATERMAN VILLAGE 466 DANA STREET SAN LUIS OBISPO CA 95401
SHEET TITLE: NOTES SHEET

Table with 2 columns: Date (4/5/24), Scale (NTS), Page (2 OF 8), Rev (0)

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GRADING PLAN
Scale: 1"=10'

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 ASILES PER CALTRANS STANDARD PLAN ADA, SEE DETAIL 7 SHEET C5.0.
8. INTERNATIONAL SYMBOL OF ACCESSIBILITY STAIR EMBLEM PER CALTRANS STANDARD PLAN ADA, SEE DETAIL 7 SHEET C5.0.
9. PAINT THE WORDS NO PARKING ON SURFACE OF ACCESS ASILE PER CALTRANS STANDARD PLAN ADA, 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 7.8% 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.

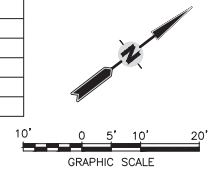
100 YEAR FLOODPLAIN

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 DEWLINE 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 CLEARLY MARKED WITH A HAND OR RESPECIFICATING 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 CLS1 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	PITTSPOURUM	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



PROFESSIONAL C.A. ENGINEER
DANIEL PARKER-KING PE

DATE	DESCRIPTION
01/02/24	DKP CIVL DEVELOPMENT REVIEW SUBMITAL
04/05/24	DKP PLAN CHECK RESPONSE #1

JOB TITLE
WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO CA 95401

SHEET TITLE
GRADING AND DRAINAGE PLAN

JOB NO.
23032

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4/5/24

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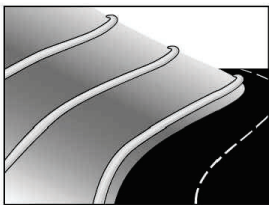
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1"=10'

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Fiber Rolls



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.

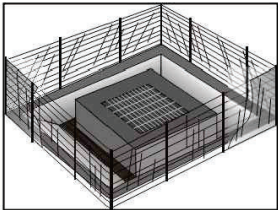
SE-5

- 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
- Legend:**
- Primary Category
 - Secondary Category

- Targeted Constituents**
- Sediment
 - 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



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

- Objectives**
- EC Erosion Control
 - SE Sediment Control
 - TR Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Objective
 - Secondary Objective

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - 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



Street Sweeping and Vacuuming SE-7



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.

- 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
- Legend:**
- Primary Objective
 - Secondary Objective

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
- None

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Concrete Waste Management WM-8



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).

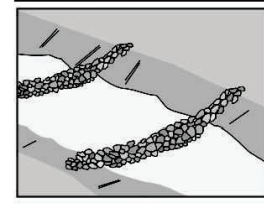
- Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into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

- 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
- Legend:**
- Primary Category
 - Secondary Category

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
- None



Check Dams SE-4



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 score 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.

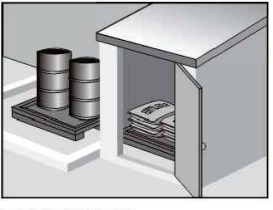
- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category

- Targeted Constituents**
- Sediment
 - 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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Material Delivery and Storage WM-1



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

- Categories**
- EC Erosion Control
 - SE Sediment Control
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 - WE Wind Erosion Control
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 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
- None



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0	01/05/24	DKP	CAL. DEVELOPMENT REVIEW SUBMITTAL
1	04/05/24	DKP	PLAN CHECK RESPONSE #1

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

SHEET TITLE
EROSION CONTROL DETAILS

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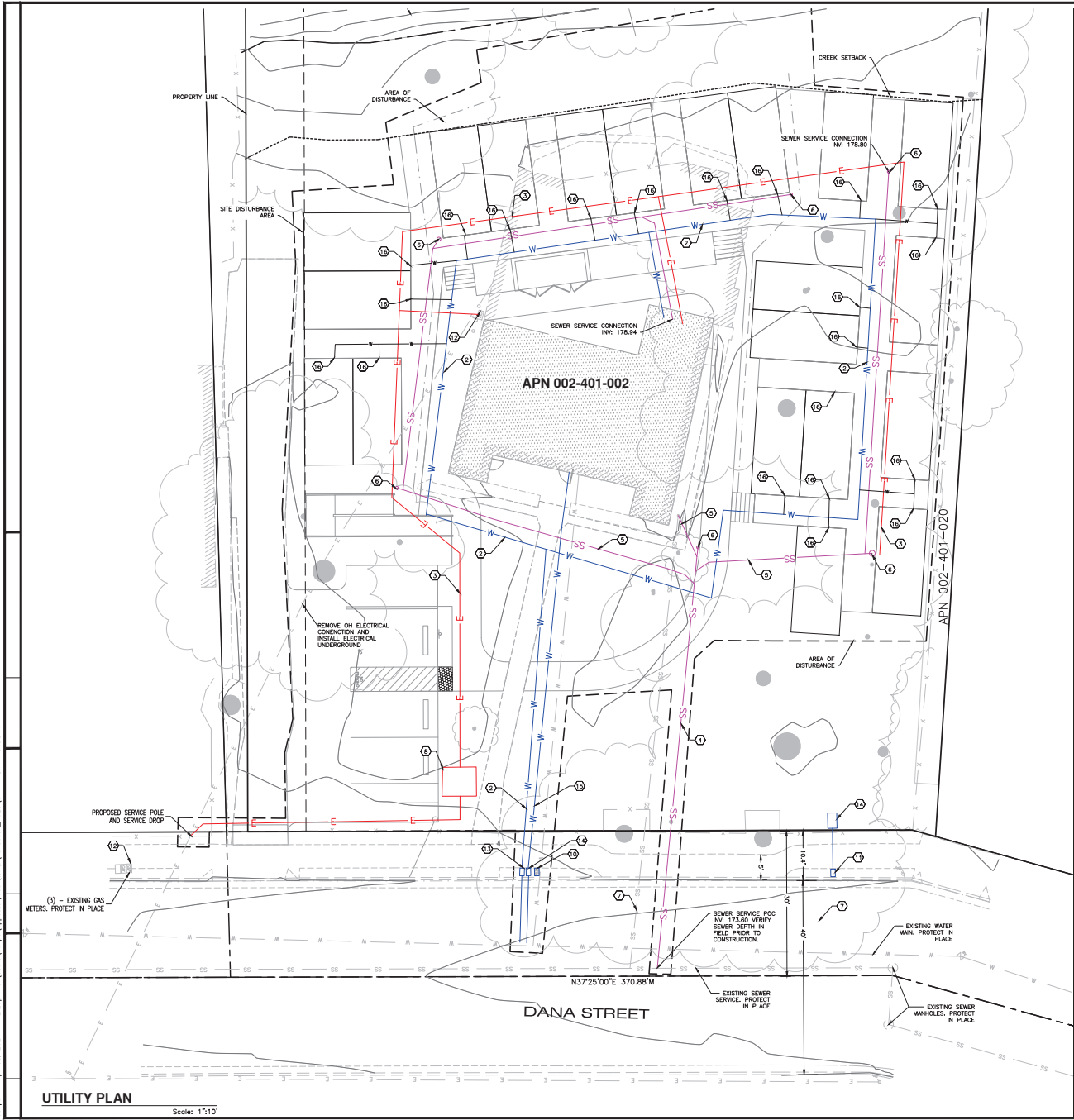
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UTILITY CONSTRUCTION NOTES

- (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 FO / TELEPHONE SERVICE. TRENCH PER DETAIL 2 SHEET C5.0. ALL WIRE 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) INSTALL 4" SEWER CLEANOUT.
- (7) ABANDON (E) SEWER SERVICE PER CITY OF SAN LUIS OBISPO STANDARD #6950.
- (8) INSTALL TRANSFORMER PAD, AND TRANSFORMER PER ELECTRICAL INSTALLER REQUIREMENTS.
- (9) NOT USED
- (10) REMOVE AND REPLACE EXISTING WATER SERVICE AND LATERAL WITH 1" WATER SERVICE AND METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (11) INSTALL 1" CITY OWNED WATER METER AND WATER SERVICE WITH BACKFLOW PREVENTOR FOR LANDSCAPING PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (12) DETERMINE LOCATION OF EXISTING GAS LINE AND METER. ABANDON IN PLACE. PROPOSED STRUCTURES WILL BE ALL ELECTRICAL.
- (13) INSTALL 2" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (14) INSTALL NEW 1" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (15) INSTALL DEDICATED 1.5" FIRE WATER LINE FOR FULL NFPA 13 FIRE SPRINKLER SYSTEM PER CITY OF SAN LUIS OBISPO STANDARD #6550, #6550. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (16) INSTALL 1.5" WATER SERVICE WITH 1.5" "BADGER" WATER SUBMITTER OR APPROVED EQUAL.

UTILITY NOTES

1. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT 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 PURVEYORS 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.



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PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

DATE	DESCRIPTION
01/02/24	DKP CIVL DEVELOPMENT REVIEW SUBMITAL
04/05/24	DKP PLAN CHECK RESPONSE #1

JOB TITLE
 WATERMAN VILLAGE
 466 DANA STREET
 SAN LUIS OBISPO CA 95401

SHEET TITLE
 UTILITY PLAN

JOB NO. 23032	DATE 4/5/24	SCALE 1"=10'
PAGE 7 OF 8	REV 0	
SHEET NO.		

C4.0



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 DANIEL PARKER-KING PE

DATE	DESCRIPTION
01/24/24	DKP CIVIL DEVELOPMENT REVIEW SUBMITAL
04/05/24	DKP PLAN CHECK RESPONSE #1

JOB TITLE
 WATERMAN VILLAGE
 466 DANA STREET
 SAN LUIS OBISPO CA 95071

SHEET TITLE
 CONSTRUCTION DETAILS

JOB NO.
 23032

DATE
 4/5/24

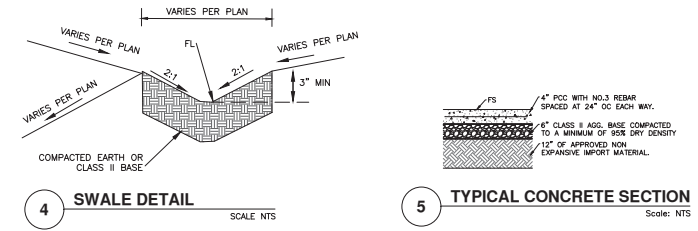
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SHEET NO.

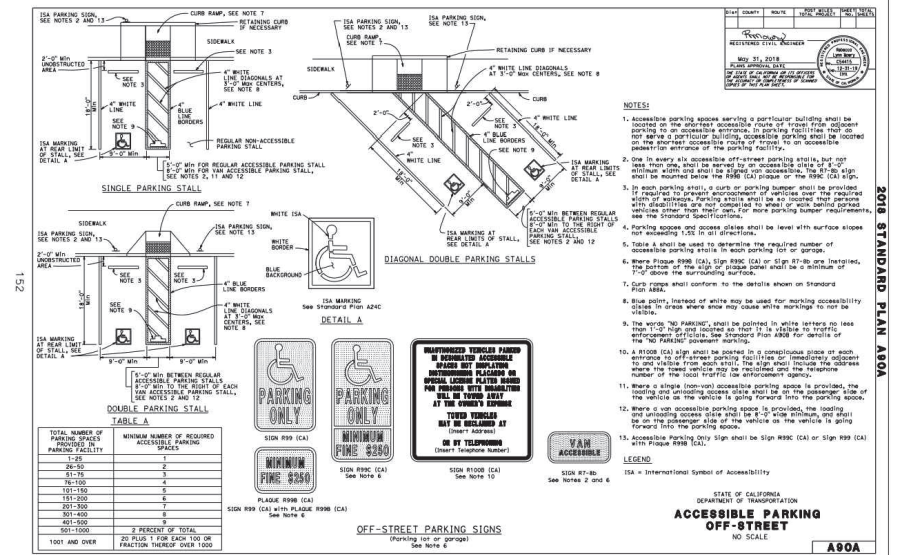
SCALE
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5 TYPICAL CONCRETE SECTION Scale: NTS



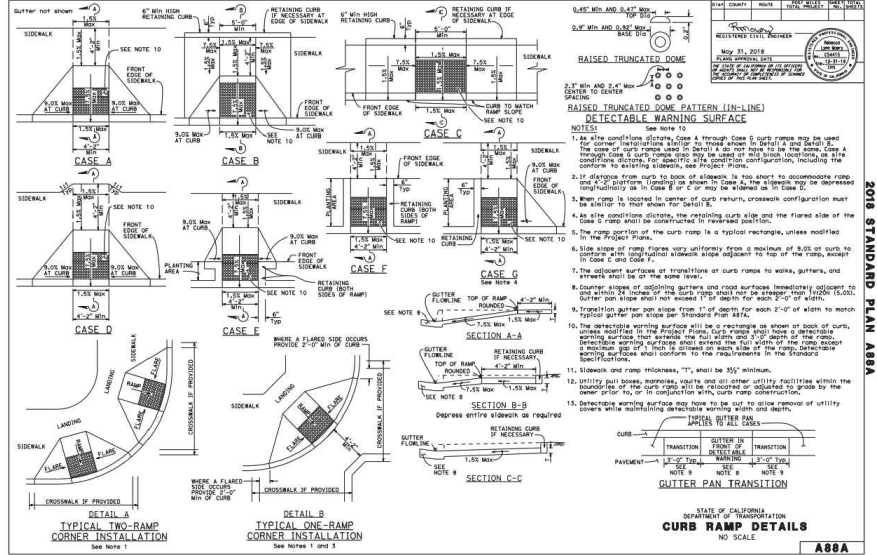
7 CALTRANS DETAIL A90A Scale: NTS

4 SWALE DETAIL Scale: NTS

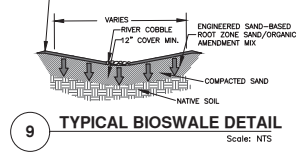
3 NOT USED

2 CROSS SECTION - JOINT TRENCH Scale: NTS

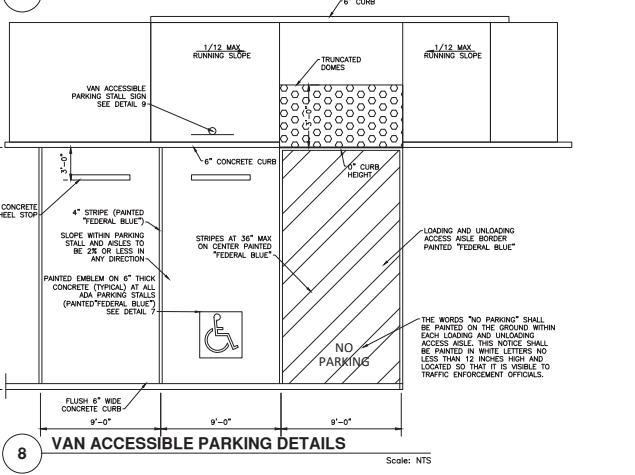
1 CROSS SECTION - TRENCH Scale: NTS



6 CALTRANS DETAIL A88A Scale: NTS



9 TYPICAL BIOSWALE DETAIL Scale: NTS

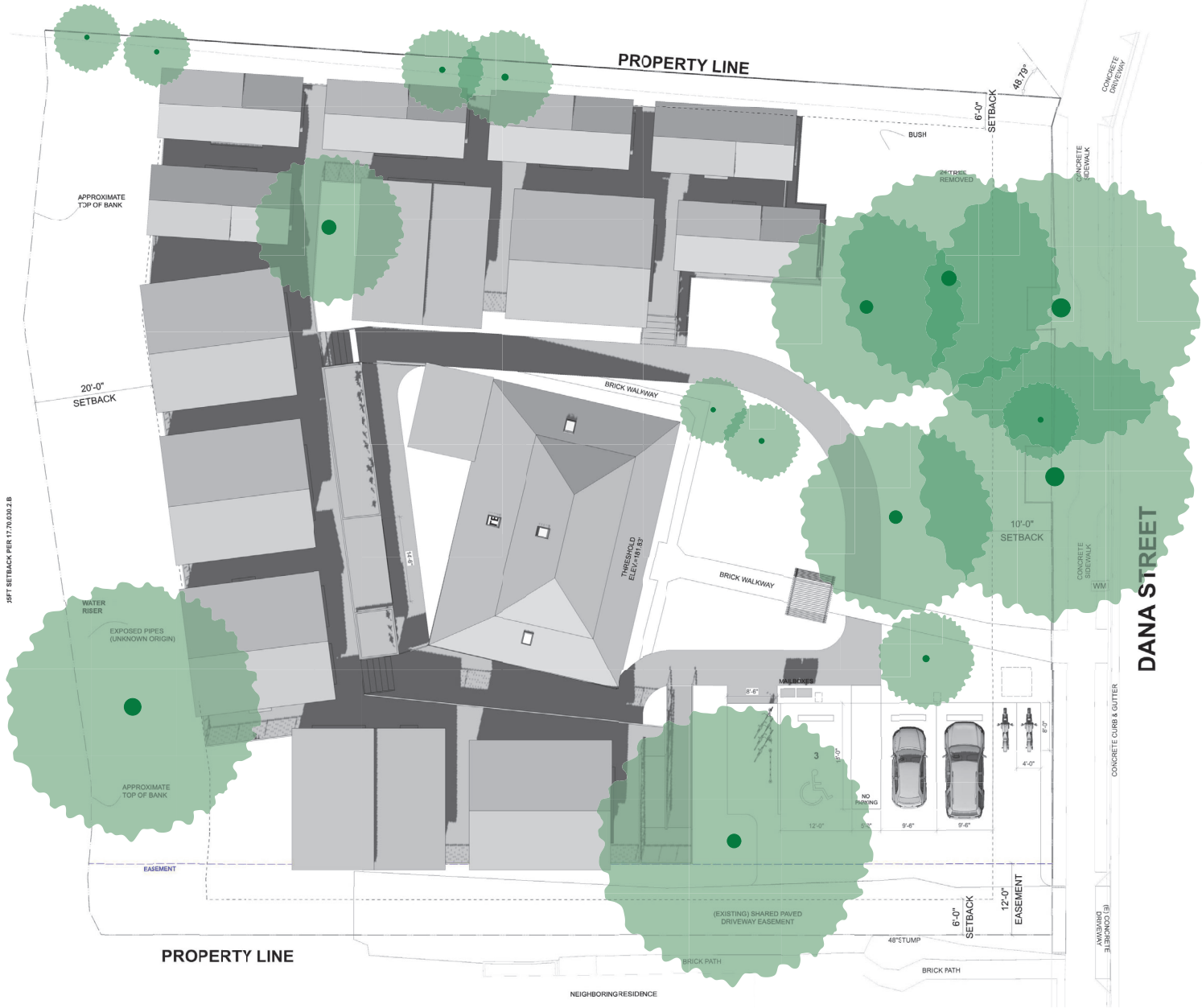


8 VAN ACCESSIBLE PARKING DETAILS Scale: NTS

Apr 08, 2024 - 12:28pm C:\Users\japan\AppData\Local\Temp\Kspublish_1920\VC-1-Civil_Plan.dwg
 2018 STANDARD PLAN A88A

STENNER CREEK

5FT SETBACK PER 17.70.030.2.B



PROPERTY LINE

PROPERTY LINE

DANA STREET

OVERALL SITE PLAN

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



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PLOT DATE: Apr 8, 2024

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**WATERMAN
VILLAGE**

466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING
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OVERALL SITE PLAN

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01 AUG 2022

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20 JUN 2022

ARC SUBMITTAL

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CA-0.1

STENNER CREEK

35FT SETBACK PER 17.70.030.2.B



- ### SITE PLAN REFERENCE NOTES
- ALL RESIDENTIAL UNITS SHALL BE RAISED ON HELICAL PILES TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). REFER TO SPECS BY CONSULTANT ON SHEET JSS-C.
 - (N) NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). 6'-0" WIDE TYPICAL U.A.C. VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - (N) 6'-6" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - (N) 4'-0" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - ACCESSIBLE RAMP PER CBC STANDARDS. SLOPE 1:12 PER ADA REQUIREMENTS. MAINTAIN 8'-6" HEAD CLEARANCE FROM TREE CANOPY.
 - (N) 8'-6" WIDE PARKING SPACE SHALL BE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - (N) VAN ACCESSIBLE PARKING STALL WITH 5'-0" ACCESSIBLE AISLE LOCATED ON PASSENGER SIDE OF VEHICLE. SHALL BE ELECTRICAL VEHICLE CHARGING SPACES EQUIPPED WITH ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - COVERED AND GATED LONG-TERM BICYCLE PARKING. PAVED HARDSCAPE. BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0. PROVIDE ELECTRICAL OUTLETS FOR ELECTRIC BICYCLE CHARGING. VERIFY LOCATION & AMOUNT W/ OWNER. TO BE SECURED & MAINTAINED BY OCCUPANTS. PARKING FOR ALL OCC. SEE DET. 1CA-7.0.
 - SHORT-TERM BICYCLE PARKING. ANGLED BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0.
 - COVERED TRASH ENCLOSURE SHALL BE OF A MATERIAL AND COLORS THAT COMPLEMENT THE ARCHITECTURE OF THE UNITS. REFER TO SHEET CA-8.0. REFER TO WILCOVE LETTER ON SHEET 11.1.
 - MALIBOX TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #3 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. VERIFY W/ OWNERS.
 - (N) PAVERS @ DRIVEWAY APPROACH, COLOR & DESIGN TO MATCH (E) HISTORICAL BRICK WALKWAY LEADING TO THE ADJOE.
 - EXTERIOR STAIRS AT 6" RISE AND 12" TREAD TO HAVE BRICK RAMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #2 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. REFER TO CIVIL DRAWINGS.
 - MAINTAIN (E) PAVED DRIVEWAY EASEMENT
 - MAINTAIN (E) TRELLIS STRUCTURE. VERIFY LOCATION IN FIELD
 - ALL RESIDENTIAL UNITS SHALL HAVE A WATER HEATER CLOSET & A WATER HEATER PUMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD. TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - ALL RESIDENTIAL UNITS SHALL HAVE A MINI-SPLIT CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD. TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - (N) FENCE AT PROPERTY LINE TO MATCH (E) FENCE IN HEIGHT, DESIGN, AND COLOR.
 - (E) FENCE TO BE MAINTAINED
 - PLANTER BOXES. REFER TO LANDSCAPE PLANS
 - TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR CLEARANCE ABOVE UNIT ROOFS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR 6'-6" CLEARANCE ABOVE WALKWAYS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER.
 - (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS
 - (N) LANDSCAPED AREAS TO COMPLY WITH SOI STANDARDS. REFER TO LANDSCAPE PLANS.
 - LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT.
 - INSTALL DETECTABLE WARNING SURFACE PER CIVIL DRAWINGS C-2.0
 - PROVIDE PLANTER BOXES ABOVE LONG TERM BIKE PARKING. SEE DET. 1CA-7.0
 - SECURED GATE AND FENCE FOR LONG TERM BIKE PARKING AND TRASH ENCLOSURE
 - INSTALL (N) TRANSFORMER AND TRANSFORMER PAD PER ELECTRICAL INSTALLER REQUIREMENTS. SEE C-4.0 FOR MORE INFORMATION

NOTE: REFER TO SHEETS A-1.1 (UNIT A), A-1.2 (UNIT AA), A-1.3 (UNIT B), A-1.4 (UNIT C), & A-1.5 (UNIT D) FOR FLOOR PLANS OF UNITS.

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

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

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466 DANA STREET
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SITE PLAN

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CA-1.0

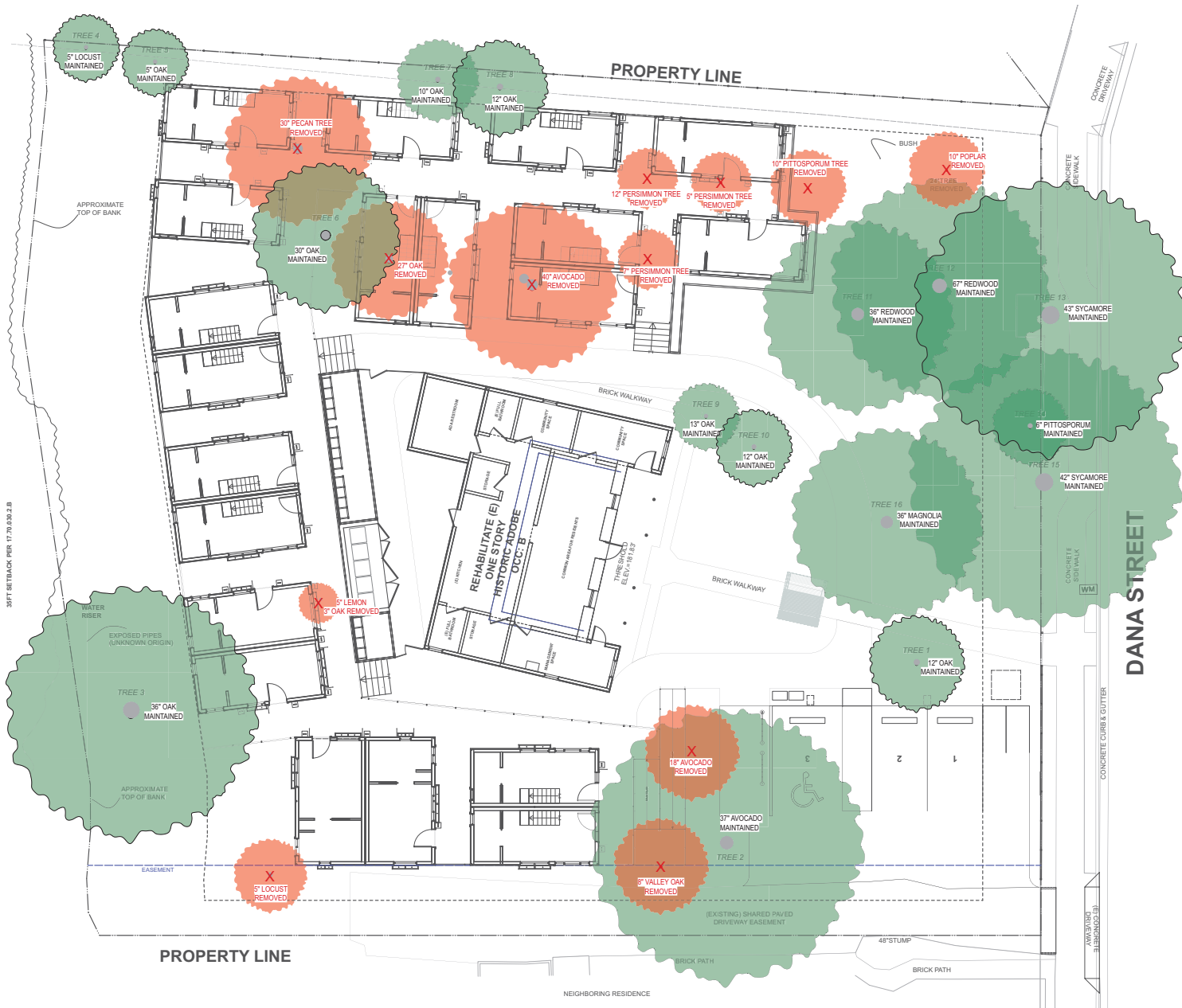
STENNER CREEK

35FT SETBACK PER 17.70.030.2.B

PLOT DATE: Apr 8, 2024

TREE EXHIBIT

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



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



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TREE EXHIBIT

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REV. PERMITALS

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REV. PERMITALS

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CA-1.1

STENNER CREEK

35FT SETBACK PER 17.70.030.2.B

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 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 AGRICULTURE 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:

- EL-1 LED COMPACT DOWNLIGHTS WITH NARROW BEAM SYMMETRICAL LIGHT DISTRIBUTION. LOCATED AT EXTERIOR CEILING MAIN ENTRANCES.
- EL-2 LED IN-GRADE LUMINAIRES WITH ASYMMETRICAL LIGHT DISTRIBUTION ON POSTS AT RAISED WALKWAY.
- EL-3 LED ON-GROUND LUMINAIRES WITH WIDE BEAM DISTRIBUTION FOR ILLUMINATING GROUND SURFACES WALKWAYS.
- EL-4 TWIN LED-ROADWAY LUMINAIRES WITH ASYMMETRICAL WIDE SPREAD LIGHT DISTRIBUTION (ZERO UPSIGHT PRODUCES DARK SKY COMPLIANT).
- EL-4 WALL MOUNTED DARK SKY COMPLIANT LIGHT FIXTURE
- EL-4 CEILING MOUNTED LIGHT FIXTURE AT BIKE STORAGE AND TRASH ENCLOSURE
- EL-4 LIGHT STRIPS AT STAIRCASES

NOTE: VERIFY LIGHT FIXTURES AND PLACEMENTS WITH OWNER.

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SITE LIGHTING PLAN

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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

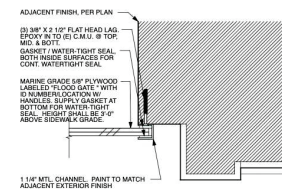
FOR FLOOD GATE AND STORAGE SIZE AND LOCATIONS, REFER TO THIS SHEET CA-8.0 FOR

- 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 PREVENTION REGULATIONS.
- THE STRUCTURAL DESIGN AND MATERIALS IN THESE PLANS ARE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION REGULATIONS
- 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.
- 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.
- 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.
- CONTRACTOR/OWNER SHALL DESIGNATE THE STORAGE LOCATION OF THE FLOODGATES, PROVIDE SIGNAGE AND VERIFY NUMBER OF FLOODGATES TO BE STORED.
- 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



NOTE: VINYL STICKER TO BE PLACED ON DOOR

FLOOD GATE PLAQUE	N.T.S.	12
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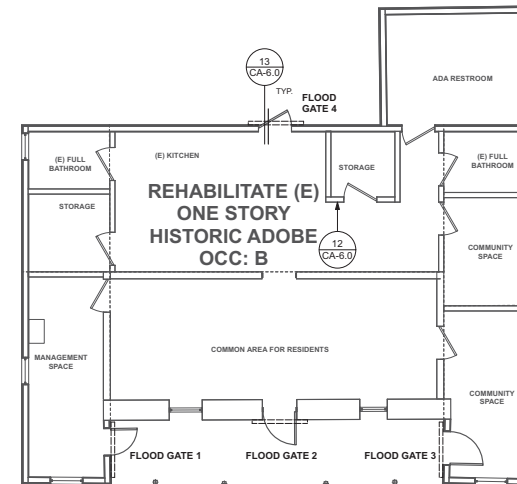


NOTE: ALL EXISTING FLOODGATE CHANNELS SHALL BE REMOVED, REPAIRED AND REPLACED PER THIS SPECIFICATION TO ENSURE A WATERTIGHT SEAL TO THE EXTERIOR FINISH

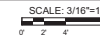
TYPICAL FLOOD GATE	N.T.S.	13
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DRY FLOODPROOFING STRATEGIES

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



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



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CA-6.0

FIRE SEPARATION ANALYSIS
SCALE: 1/8" = 1'-0"



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	3'-0 1/4"	1 HR
G	3'-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 3' FSD PER CBC TABLE 705.5 EXCEPTION 1

1. 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.

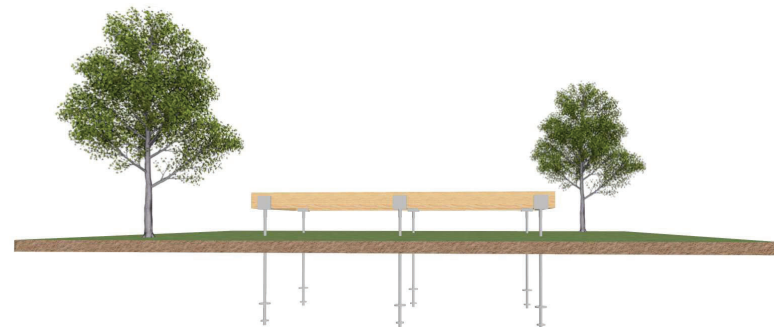
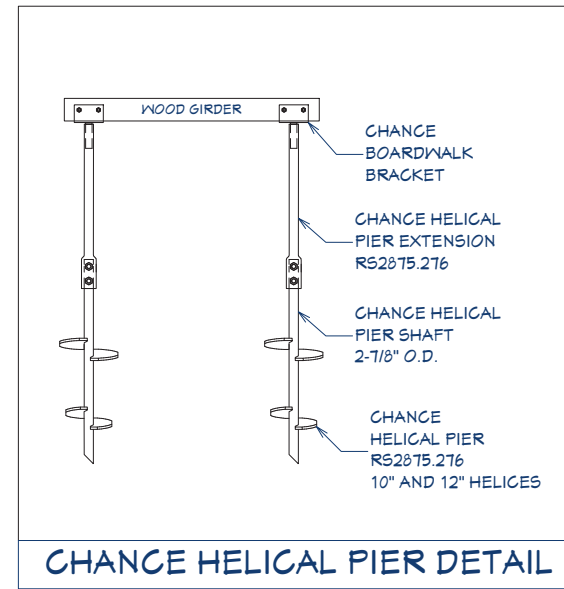
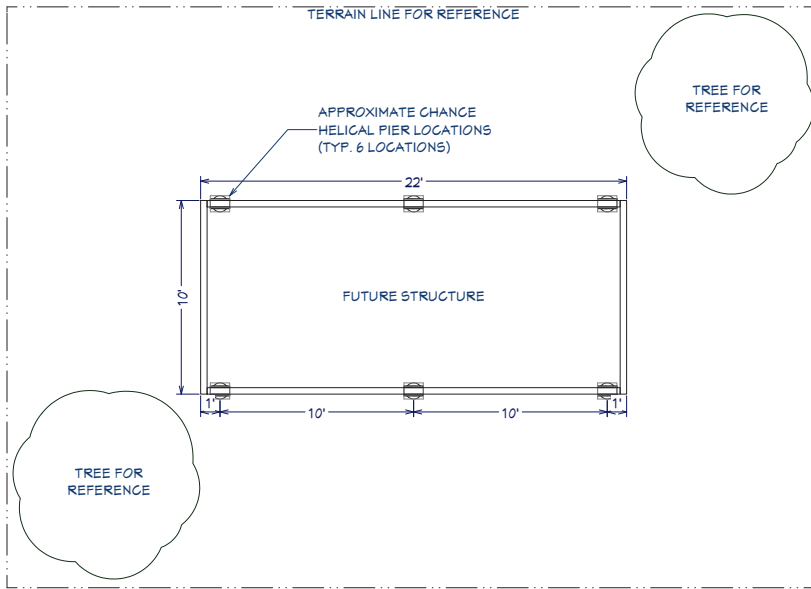
TABLE 705.5
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE-4#

FIRE SEPARATION DISTANCE X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP I#	OCCUPANCY GROUP F-1, M, S-1*	OCCUPANCY GROUP A, B, E, F-2, L, R*, S-2, U#
X < 5'	All	3	2	1
	IA, IVA	3	2	1
	Others	2	1	1
5 ≤ X < 10'	IA, IB, IVA, IVB	2	1	1*
	IIB, VB	1	0	0
	Others	1	1	1*
X ≥ 30'	All	0	0	0

For S1: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 705.1.1 for party walls.
- c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d. 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.
- e. For special requirements for Group I occupancies, see Section 415.6.
- f. For special requirements for Group S occupancies, see Section 412.3.1.
- g. Where Table 705.5 permits nonbearing exterior walls with unimpaired areas of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. 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.
- i. For a Group I-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.





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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 805-238-9151
351 HIGHLAND DRIVE SAN LUIS OBISPO, CA 93405
LICENSE NO. 422180 FAX 805-238-1188

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, STORCHAS SPANISH LAVENDER HESPERALOE RED TUCCA ECHUM PRICE OF MADERA	DIANELLA THOMASIA VERISORTED PLAK LILY ORNAMENTAL GRASSES PENISTEMUM 'LUBRUM' RIP FOUNTAIN GRASS FESTUCA WAIRE ATLAS FESCUE FESTUCA OVINA GLOUCA BLUE FESCUE	GROUND COVERS VINCA PERIWINKLE LANTANA PURPLE/WHITE LANTANA VINES DISTICTUS RED RETRUP' VINE WISTERIA PURPLE WISTERIA
LOW GROWING PLANTINGS OLEA LITTLE OLIV' DWARF OLIVE COLEONEMA PULCHELLUM BREA'D OF HEAVEN SUNSET GOLD' AGAVE STEWENIA BLUE AGAVE	BERBERIS DAY JULY STELLA ORO LAMBS EAR RED	COMPENSATORY TREES A COMPENSATORY TREE PLANTING PLAN WILL BE SUBMITTED AT THE CONSTRUCTION DOCUMENT PHASE

HATCH LEGEND

CONCEPTUAL LANDSCAPE DESIGN INTENT

- EXISTING TREES**
- Existing trees noted on the plan were assessed by Terry Lee Landscape Architect, RLA#4108 and Shari Callahan Certified Arborist WES2656. The tree assessment was performed on May 11, 2023 and will accompany this Site Plan of the firm's submittal.
 - The Landscape Site Plan also shows (1) 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**
- The (1) 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**
- (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 (1) tree setback to the rear of the property should remain undisturbed.
- NEW LANDSCAPE AREAS**
- All New landscape areas will have hardscapes 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**
- 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**
- 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.**
- 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**
- The ADA route is shown with a dashed line from the handicap parking area to the ADA Units.
- COMPENSATORY TREE PLANTINGS**
- 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 WELCOLS 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 ETWJ (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 pro-rate daily water consumption to the minimum requirements for each hardscape. All trees will be irrigated on a separate system so that once established, water can be regulated in a more efficient manner.

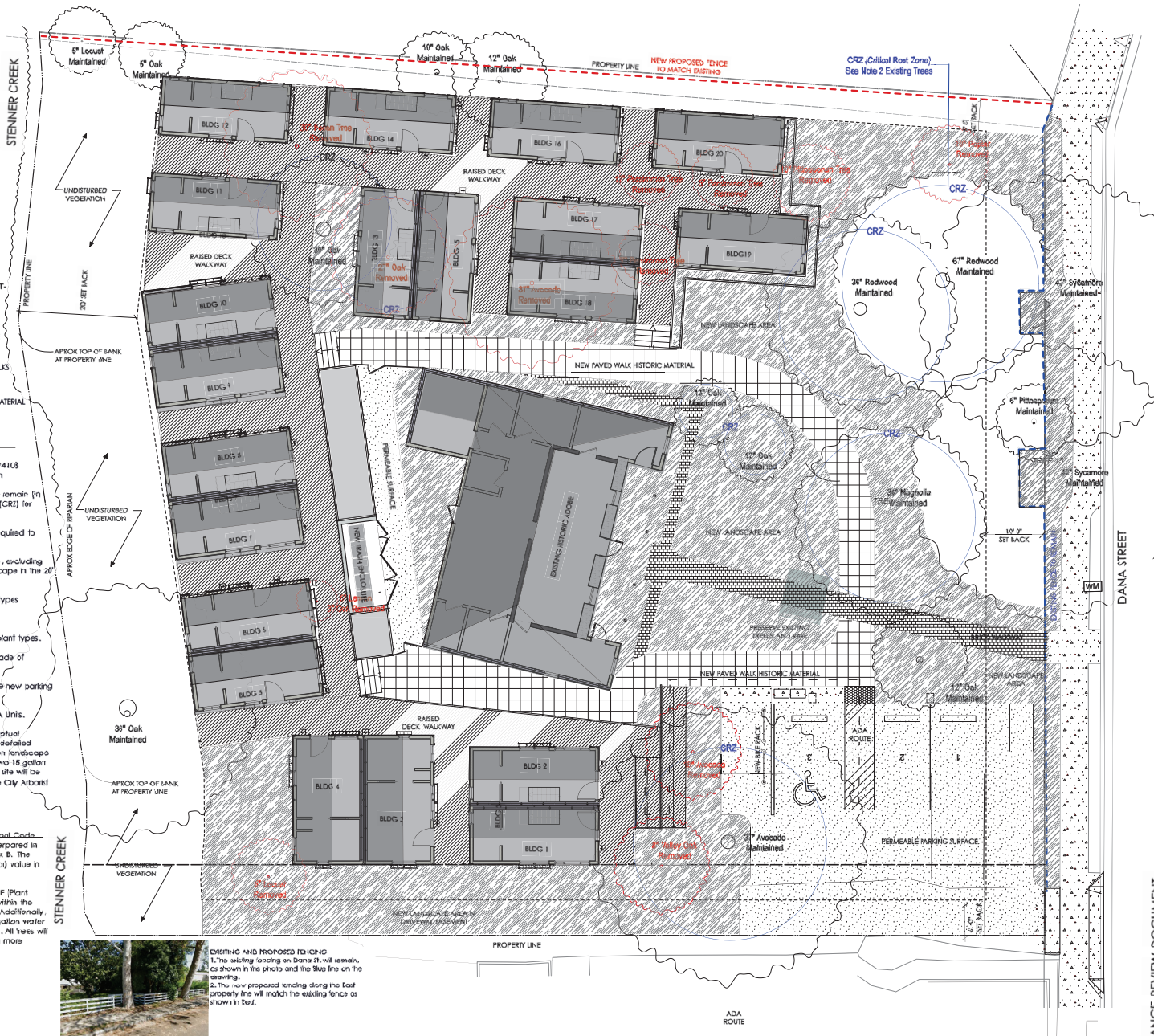
Terry Lee Landscape Architect RLA#4108



EXISTING AND PROPOSED HARDSCAPE

- The existing existing on Dana it will remain, as shown in the photo and the Site Plan on the drawing.
- The new proposed ending along the East property line will match the existing hardscapes as shown in the photo.

CONCEPTUAL LANDSCAPE SITE PLAN



TLLA
TERRY LEE LANDSCAPE ARCHITECTURE
1000 W. SANTA ANITA ST. SUITE 100
SAN LUIS OBISPO, CA 93401
TEL: 805.749.1111
WWW.TERRYLEELANDSCAPEARCHITECTURE.COM

SHARI CALLAHAN
CERTIFIED ARBORIST
1000 W. SANTA ANITA ST. SUITE 100
SAN LUIS OBISPO, CA 93401
TEL: 805.749.1111
WWW.TERRYLEELANDSCAPEARCHITECTURE.COM

SAN LUIS OBISPO
OFFICE OF THE CITY ARBORIST
1000 W. SANTA ANITA ST. SUITE 100
SAN LUIS OBISPO, CA 93401
TEL: 805.749.1111
WWW.TERRYLEELANDSCAPEARCHITECTURE.COM

WATERMAN
PEACE VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA

REVISIONS

SHEET TITLE
Conceptual
Landscape Site Plan

SHEET NO.
CLS1

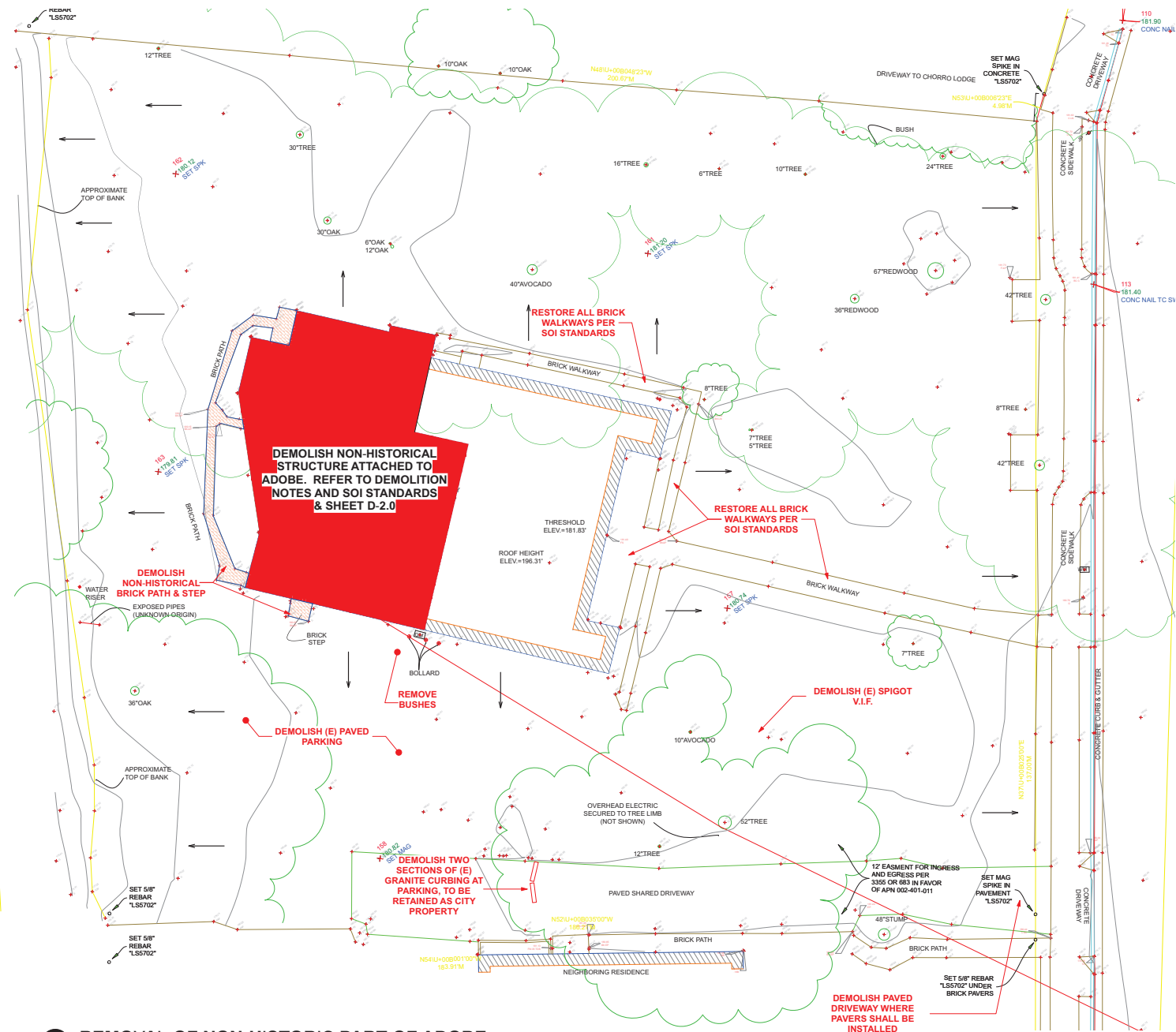
SHEET SET 1 of 1

WATERMAN PEACE VILLAGE

1" = 8' - 0" 12.15.2023

COMPLIANCE REVIEW DOCUMENT

STENNER CREEK WATERLINE



- DEMOLITION NOTES:**
1. PRIOR TO DEMOLITION, ANY EROSION CONTROL METHODS REQUIRED SHOULD BE INSTALLED AND SUFFICIENTLY VERIFIED BY THE GENERAL CONTRACTOR.
 2. HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:30 PM, MONDAY THROUGH FRIDAY.
 3. PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3306.
 4. DUST CONTROL MEASURES SHALL BE IN EFFECT CONTINUOUSLY DURING DEMOLITION AS TO LIMIT THE AMOUNT OF AIRBORNE DEBRIS AND DUST.
 5. MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE SUFFICIENTLY COVERED OR TARPPED AS TO NOT ALLOW ANY MATERIAL TO LEAVE THE VEHICLE WHILE ON ANY PUBLIC RIGHT-OF-WAY.
 6. MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE RECYCLED OR DISPOSED OF PROPERLY IN AN APPROVED MEANS.
 7. CAP ALL UTILITIES AS NECESSARY PRIOR TO ANY PLUMBING, ELECTRICAL OR GAS DISCONNECT.
 8. REMOVE ALL DEBRIS AND TRASH FROM PREMISES AND REMOVE FROM SITE DAILY.
 9. COORDINATE WITH OWNER PRIOR TO REMOVAL OF ANY EQUIPMENT, FURNITURE OR STRUCTURE.
 10. 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.
 11. VERIFY ALL ITEMS TO BE DEMOLISHED WITH OWNER PRIOR TO COMMENCING DEMOLITION, NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IMMEDIATELY.
 12. VERIFY AS BUILT CONDITION IN FIELD PRIOR TO CONSTRUCTION / DEMOLITION.
 13. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE AS BUILT CONDITION.
 14. VERIFY FRAMING MEMBER SIZES AND DIRECTION AND NOTIFY ARCHITECT/ENGINEER WITH DISCREPANCIES.
 15. VERIFY ALL PLUMBING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION/DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 16. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 17. A CONSTRUCTION AND DEMOLITION RECYCLING PLAN AND DISPOSAL REPORT SHALL BE COMPLETED BY OWNER OR CONTRACTOR, AND SUBMITTED TO THE CITY OF SAN LUIS OBISPO, AS REQUIRED.
- RETENTION OF ORIGINAL ELEMENTS:**
THE EXTENT OF RETENTION OR DEMOLITION OF THE ORIGINAL BUILDING FRAMEWORK, ROOF, AND EXTERIOR BEARING WALLS AND CLADDING OF THE EXISTING RESIDENCE WILL BE CLEARLY DEPICTED ON PLANS SUBMITTED FOR CONSTRUCTION PERMITS. ALTERATIONS TO THE RESIDENCE WILL RETAIN AT LEAST 75% OF THOSE ELEMENTS AND REUSE ORIGINAL MATERIALS, AS PRACTICABLE. ALTERATIONS DO NOT INCLUDE ORDINARY REPAIR OR MAINTENANCE THAT IS EXEMPT FROM A BUILDING PERMIT OR IS CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARD FOR THE TREATMENT OF HISTORIC PROPERTIES.
- RETENTION AND PRESERVATION OF MATERIALS AND FEATURES:**
THE HISTORIC MATERIALS AND CHARACTER DEFINING FEATURES OF THE EXISTING RESIDENCE WILL BE RETAINED AND PRESERVED. THESE MATERIALS AND FEATURES INCLUDE: A PYRAMIDAL ROOF FORM WITH OVERHANGING EAVES, A PEDIMENT PORCH ENTRY, PATTERN TURNED WOOD POSTS IN THE PORCH PEDIMENT, A SPINDLE SHUNGE WOOD POSTS, SIMPLE WOOD DOOR AND WINDOW TRIM, DOUBLE HUNG WINDOWS, THE PROPORTION AND ARRANGEMENT OF WINDOWS, AND WOOD CLAPBOARD SIDING, AS PRACTICABLE.
- REPAIR OF MATERIALS AND FEATURES:**
HISTORIC MATERIALS AND CHARACTER DEFINING FEATURES WILL BE REPAIRED, RATHER THAN REPLACED, AS PRACTICABLE WHERE DETERIORATION HAS NOT RENDERED THEM BEYOND REPAIR. REPAIR OF HISTORIC MATERIALS AND CHARACTER-DEFINING FEATURES WILL BE PERFORMED IN A MANNER CONSISTENT WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS SET FORTH IN THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- REPLACEMENT OF MATERIALS AND FEATURES:**
BUILDING MATERIALS USED TO REPLACE DETERIORATED ELEMENTS THAT ARE BEYOND REPAIR, OR REPLICATED CHARACTER-DEFINING FEATURE, SHALL BE CONSISTENT WITH THE ORIGINAL MATERIALS IN TERMS OF SIZE, SHAPE, QUALITY, AND APPEARANCE AND ARE NOT MANDATED TO BE OF THE SAME ORIGINAL MATERIAL. THEY SHALL BE REPLACED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- TREE AND LANDSCAPING NOTE:**
ALL (E) NON-HISTORIC LANDSCAPING AND TREES IDENTIFIED TO BE REMOVED (PER THE TREE REMOVAL PLAN), AND (E) TREES IDENTIFIED TO BE TRIMMED AND PRUNED SHALL BE ADDRESSED DURING THE SITE PREPARATION AND DEMOLITION PHASE. REFER THE LANDSCAPING PLANS FOR MORE INFORMATION.

REMOVAL OF NON-HISTORIC PART OF ADOBE
SCALE: 1/8" = 1'-0"



SCALE: 1/8"=1'
HUNTER SMITH & ASSOCIATES, INC.
DBA HUNTER SMITH ARCHITECTURE © 2024

PLT DATE: Apr 8, 2024

HUNTER SMITH ARCHITECTURE
H S ARCHITECTURE
160 W. Main Street, Suite 100, San Luis Obispo, CA 93401

APPROVED ARCHITECT
C-36
NO. 103 Construction
STATE OF CALIFORNIA

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

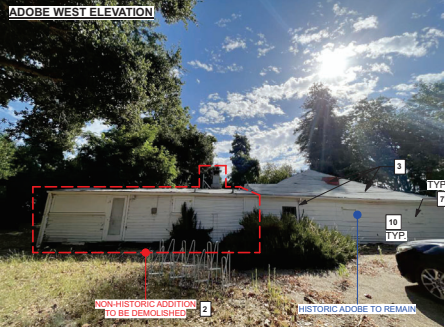
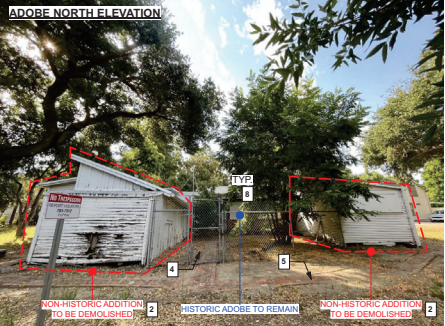
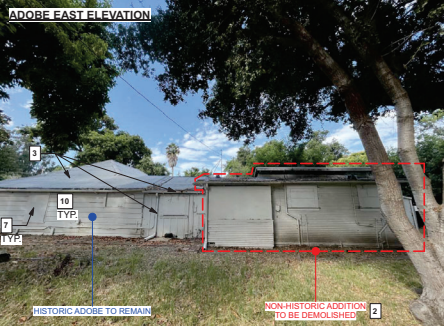
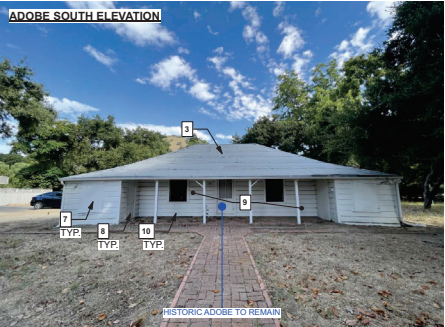
SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15054, SLO, CA 93406
(805) 757-9474

REMOVAL OF PART OF ADOBE

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

033

D-1.0



- 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 DILAPIDATED 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" OSB DECK, CEDAR SHINGLES WITH BOARD-RIDDGES 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 DETERIORATED WALLS AND SIDINGS/TRIM, AS NEEDED, TO MATCH (E) HISTORICAL ADOBE IN DESIGN, TEXTURE, AND, WHERE POSSIBLE, MATERIAL. PER SOI STANDARDS.
 - REMOVE ALL DETERIORATED 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, 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 SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCED.
 - 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, 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.

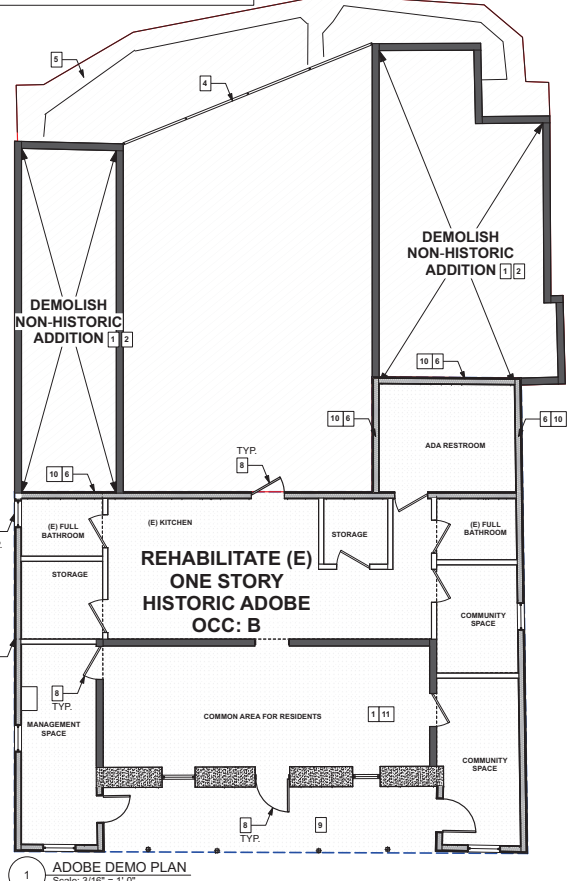
DEMOLITION NOTES:

- 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.
- CONSTRUCTION NOISE WILL COMPLY WITH THE MUNICIPAL CODE SECTION 9.12 AND IS LIMITED TO THE HOURS SPECIFIED IN THE NOISE REGULATIONS.
- THE APPLICATION SHALL HAVE THE SEWER LATERAL TELEVIEWED. THE APPLICATION SHALL SUBMIT A VIDEO INSPECTION OF THE LATERALS TO THE BUILDING DEPARTMENT FOR REVIEW.
- FIRE SAFETY DURING CONSTRUCTION, BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF THE CFC.
- 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 192629. CONTRACTORS, REMOVALERS 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 under the authority having jurisdiction authorized the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall 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 17B 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 walkway 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 sufficient to direct pedestrians around construction areas.

Barriers
 Barriers shall be a minimum of 8 feet (2438 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 rails.
- Wood structural use panels shall be a minimum of 3/4-inch (19.1 mm) boards or 7-inch (54 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 1/4 inch (31.8 mm) or 5/16 inch (8.3 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 midheight where there is no stud spacing exceeds 2 feet (610 mm).
- Wood structural use panels 5/8 inch (15.9 mm) or thicker shall span over 8 feet (2438 mm).

TABLE 3306.1
PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION IN FEET OR LESS	DISTANCE FROM CONSTRUCTION TO LOT LINE LESS THAN 5 FEET 5 FEET OR MORE	TYPE OF PROTECTION REQUIRED CONSTRUCTION RAILINGS NONE BARRIER AND COVERED WALKWAY BARRIER AND COVERED WALKWAY BARRIER
MORE THAN 8 FEET	LESS THAN 6 FEET	NONE
	6 FEET OR MORE, BUT NOT MORE THAN 10 FEET	BARRIER AND COVERED WALKWAY
	10 FEET OR MORE, BUT BETWEEN CONSTRUCTION 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.

Exception: 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 design, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

- Footings 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 2000 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 curb 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 8 feet (2438 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, 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: REFER TO ADOBE REHAB REPORT ON SHEET A-0.0
 SEE "2.2 PROPOSED ALTERATIONS" OF THE REPORT FOR SUGGESTED ORDER OF DEMOLITION WORK.

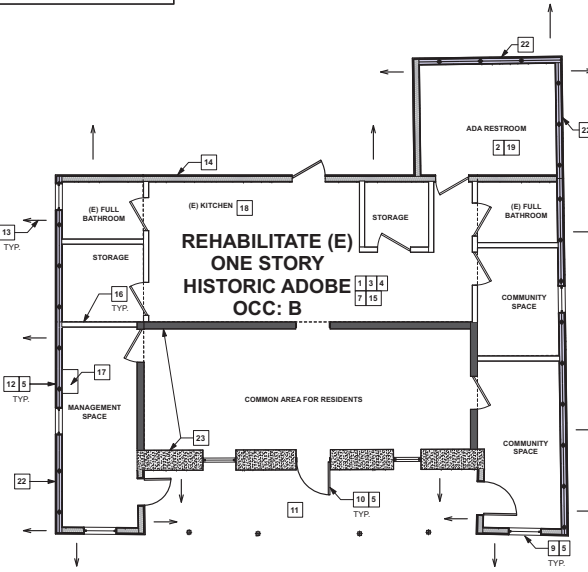
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 466 DANA STREET
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 P.O. BOX 15004 • SLO, CA 94908
 (805) 575-9744
 REMOVAL OF NON HISTORIC PART OF ADOBE
 09 APR 2024
 10 JAN 2023
 01 AUG 2022
 20 JUN 2022
 033
 D-2.0

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.

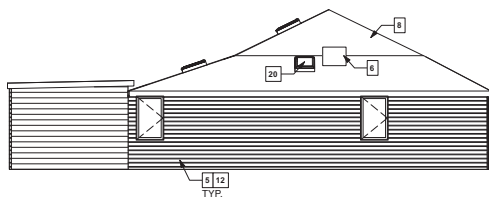
NOTE: VERIFY IN FIELD ALL WALL, WINDOW, DOOR, AND INTERIOR WALL LOCATIONS.



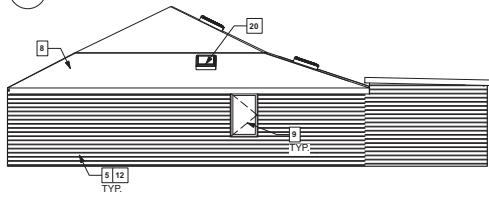
1 ADOBE FLOOR PLAN Scale: 3/16" = 1'-0"

ADOBE: PLANS & ELEVATIONS

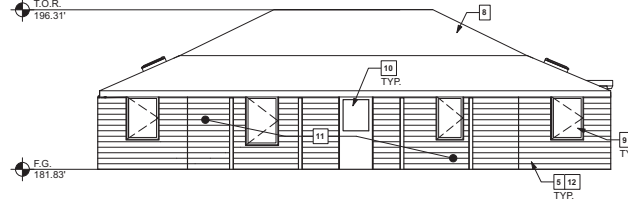
SCALE: 3/16" = 1'-0"



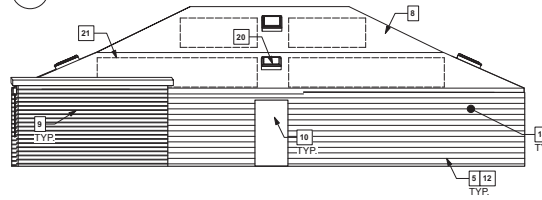
2 ADOBE WEST ELEVATION Scale: 3/16" = 1'-0"



4 ADOBE EAST ELEVATION Scale: 3/16" = 1'-0"



3 ADOBE SOUTH ELEVATION Scale: 3/16" = 1'-0"



5 ADOBE NORTH ELEVATION Scale: 3/16" = 1'-0"

FLOOR PLAN REFERENCE NOTES:

- 1 CONDUCT A HAZARDOUS MATERIALS ASSESSMENT/ABATEMENT... 2 PLACE NEW CONCRETE REINFORCED FOUNDATIONS UNDER WOOD ADDITIONS... 3 REMOVE ALL DETERIORATED FLOORING AND REPLACE AS NECESSARY... 4 IMPROVE STRUCTURAL STRENGTH OF STRUCTURE... 5 DUE TO DAMAGE, DRY AND WET ROT RESTORE/REPLACE EXISTING DETRIORATED WALLS AND SIDING... 6 REPAIR CHIMNEY FLUE, BRACE AND RESTORE FIREBOX... 7 INSTALL HVAC, ELECTRICAL LIGHTING SYSTEMS... 8 ROOF - DEMOLISH (E) ROOFING... 9 WINDOWS-REPAIR EXISTING WINDOWS... 10 DOORS-REPAIR EXISTING DOORS AND HARDWARE... 11 PORCH: INVESTIGATE FRONT PORCH AREA... 12 EXTERIOR WALLS-A NATURAL PLASTER FINISH... 13 INSTALL UNDERGROUND DRAINAGE SYSTEM... 14 BACK WALL-WHERE PATIO AND SHED ADDITIONS ARE TO BE DEMOLISHED... 15 FLOORS-POUR A NEW CONCRETE FOUNDATION... 16 WALLS-INSTALL A NATURAL PLASTER FINISH... 17 FIREPLACE-RESTORE THE EXISTING FIREPLACE... 18 KITCHEN-UPDATE EXISTING KITCHEN... 19 (N) ACCESSIBLE BATHROOMS... 20 SOLARIZE SKYLIGHT... 21 SOLAR PANELS... 22 WALLS TO BE 1 HR FIRE RATED... 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 LOSS OF SIGNIFICANT HISTORIC AND WET DRY ROT DAMAGE TO THE EXTERIOR WOOD FEATURES... THE STRUCTURE OR CLADDING AND WOOD CONSTRUCTION SHALL REMAIN UNLESS IT IS HORIZONTAL, REMOVED DROP SIDING, IF WOOD OR SINGLE WALL, WOOD CONSTRUCTION... REPAIRS SHALL BE MADE TO ENSURE THE BUILDING IS STRUCTURALLY AND SEISMICALLY SOUND...

SOI STANDARDS - PORCH REHABILITATION:

- 1. ENSURE THE PORCH DECK DOES NOT EXTEND PAST THE HISTORIC INTERIOR DOORS... 2. MAINTAIN THE SIMPLE DESIGN OF THE PORCH... 3. MAINTAIN THE SIMPLE DESIGN OF THE PORCH...

SOI STANDARDS - REMOVAL OF WOOD ADDITIONS:

- 1. EXTREME CARE SHOULD BE TAKEN DURING THE REMOVAL OF ANY WOOD ADDITIONS... 2. ANY IRREPAIRABLE OR MISSING MATERIAL SHOULD BE CAREFULLY REPLACED TO MATCH IN KIND AND ALIGNMENT...

SOI STANDARDS - WINDOW REPLACEMENT AND REPAIR:

- 1. HISTORIC PRESERVATION POLICIES ENCOURAGE RETENTION AND PRESERVATION OF WINDOWS... 2. THE REPLACEMENTS SHOULD BE WOOD CASEMENT WINDOWS... 3. FIVE OF THE WINDOWS ARE FULL SIZE DOUBLE HUNG SASH WITH 6 PANES IN EACH SASH...

SOI STANDARDS - DOOR REPLACEMENT:

- 1. REPLACEMENT DOORS SHOULD BE CONSTRUCTED OF WOOD... 2. MAIN ENTRY DOOR SHOULD REMAIN IN PLACE...

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... 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...

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...

SOI STANDARDS - ROOF REPAIR:

- 1. ORIGINAL ROOF LINES OF ADOBE WILL BE MAINTAINED... 2. ROOF SHALL BE SEISMICALLY BRACED TO THE WALLS... 3. SKYLIGHTS AND SOLARIZES SHALL BE FLUSH OR NEAR-FLUSH TO THE ROOF SURFACE... 4. DURING THE ROOF REFRAMING AND CONSTRUCTION, THE ADOBE SPECIALIST SHOULD BE CONSULTED TO ENSURE THE NEW ROOF FRAMING...

SOI STANDARDS - EXTERIOR PAINT:

THE EXTERIOR SHALL BE PLASTERED AND PAINTED/TINED WHITE TO MATCH THE HISTORICAL CHARACTER OF THE BUILDING... INCLUDING WINDOW AND DOOR SURROUNDS, PORCH DECK, ROOF RAFTERS, AND EXTERIOR FRAMING...

GENERAL FLOOR PLAN NOTES:

- 1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT WITH ALL DISCREPANCIES... 2. VERIFY ALL APPLIANCE, FIXTURE & EQUIPMENT SIZES AND LOCATIONS... 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... 10. PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

DOOR NOTES:

- 1. ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE... 2. ALL INTERIOR DOORS SHALL HAVE DOOR STOP AND (B) THREE BUTT HINGES... 3. PROVIDE AND INSTALL WEATHERSTRIPPING AT ALL EXTERIOR DOORS... 4. PROVIDE ANDERSON RETRACTABLE INSECT SCREENS FOR OUTSWING DOORS...

WINDOW NOTES:

- 1. ALL WINDOWS SHALL BE MILGARD STYLELINE WINDOWS... 2. ALL GLAZING SHALL BE DUAL-INSULATED, HIGH PERFORMANCE... 3. ALL GLAZING SHALL BE CLEAR UNLESS NOTED OTHERWISE... 4. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS... 5. THE MANUFACTURED WINDOWS SHALL HAVE LABEL ATTACHED... 6. ALL NEW DOOR & WINDOW GLAZING SHALL BE DUAL-GLAZED "LOW-E" RATED... 7. THE MIN. NET CLR. OPENABLE HEIGHT DIM. SHALL BE 2'0".

ADDITIONAL DOOR & WINDOW NOTES:

- 1. V.I.F. ALL ROUGH OPENING SIZES OF D & W UNITS TO BE REMOVED/REPLACED... 2. ALL EXISTING WINDOWS SHALL BE REPLACED WITH NEW W/ OWNER PURCHASE... 3. FIVE OF THE WINDOWS ARE FULL SIZE DOUBLE HUNG SASH WITH 6 PANES IN EACH SASH...

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... 3. THE PROPOSED 10'X10' NEW ADDITION TO THE HISTORIC PROPERTY WILL BE AT THE REAR OF THE PROPERTY... 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... 7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE... 8. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES... 9. THE NEW ADDITION OF THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT DESTROY THE HISTORIC MATERIALS... 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 HISTORICAL V.I.F. LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR SEATING WALLS AND CLADDING... PROPOSED ALTERATIONS OF GREATER THAN 25% OF THE ORIGINAL BUILDING FRAMEWORK AND EXTERIOR WALLS SHALL BE SUBJECT TO THE REVIEW PROCESS FOR DEMOLITIONS, PER THE HISTORIC PRESERVATION PROGRAM GUIDELINES.

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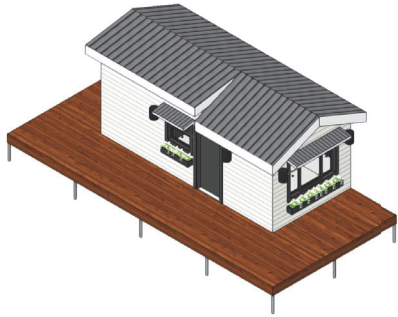
WATERMAN VILLAGE 466 DANA STREET SAN LUIS OBISPO, CA 95041

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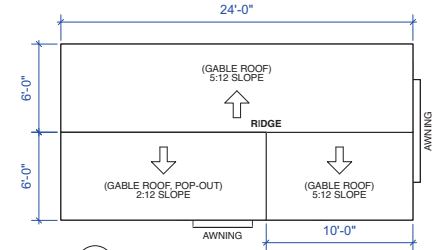
ADOBE PLANS & ELEVATIONS

09 APR 2024 REC SUBMITTED 10 JAN 2023 REC SUBMITTED 01 AUG 2022 REC SUBMITTED 20 JUN 2022 REC SUBMITTED 033

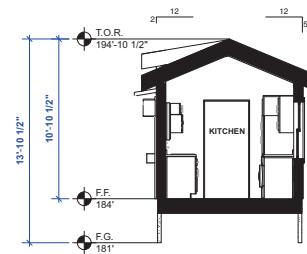
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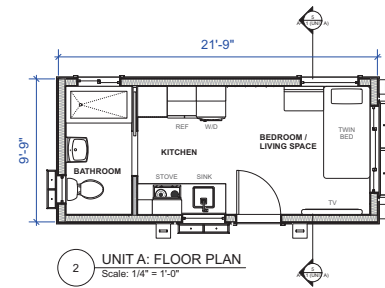
4 UNIT A: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



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



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



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"

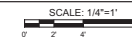


6 UNIT A: RIGHT SIDE
Scale: 1/4" = 1'-0"



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

UNIT A: PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"



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09 APR 2024

10 JAN 2023

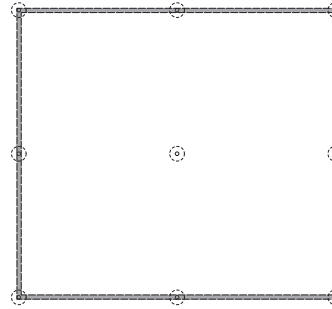
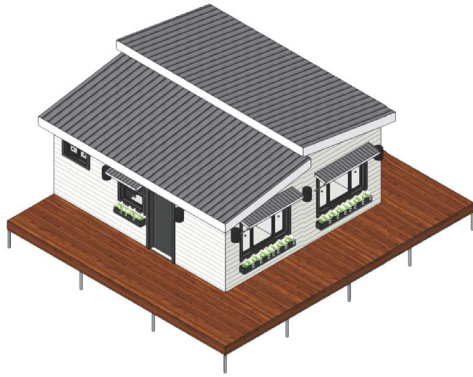
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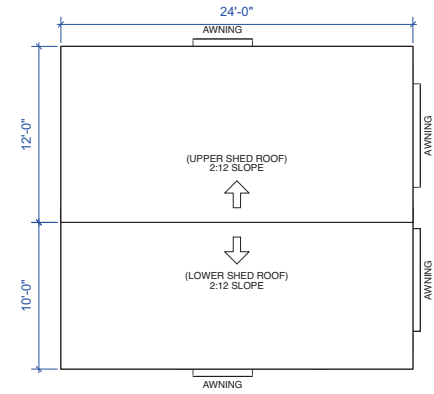
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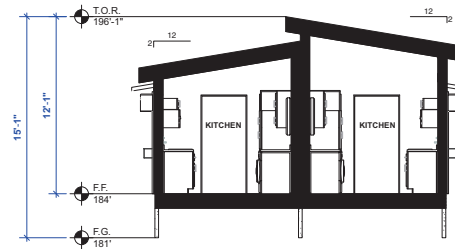
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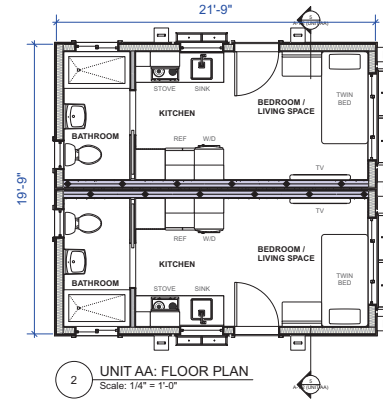
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 FOR MORE INFORMATION, REFER TO SHEET
 JRS-C FOR HELICAL PIERS: CONCEPTUAL PLAN



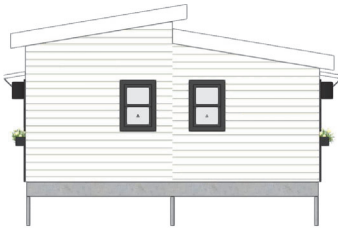
1 UNIT AA: ROOF PLAN
 Scale: 1/4" = 1'-0"



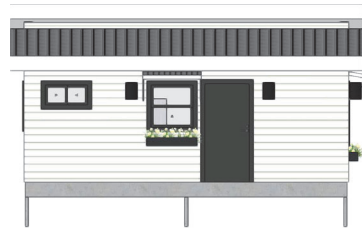
5 UNIT AA: SECTION
 Scale: 1/4" = 1'-0"



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"

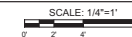


6 UNIT AA: RIGHT SIDE
 Scale: 1/4" = 1'-0"



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

UNIT AA: PLANS & ELEVATIONS
 SCALE: 1/4" = 1'-0"



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UNIT AA

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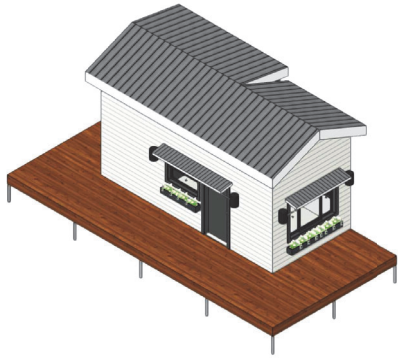
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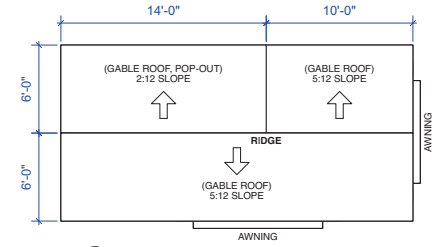
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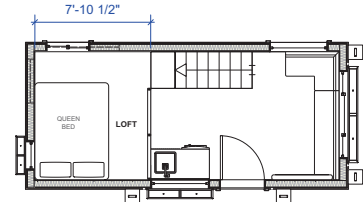
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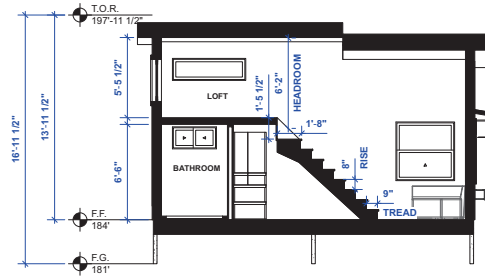
5 UNIT B: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



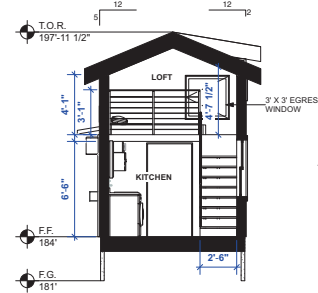
1 UNIT B: ROOF PLAN
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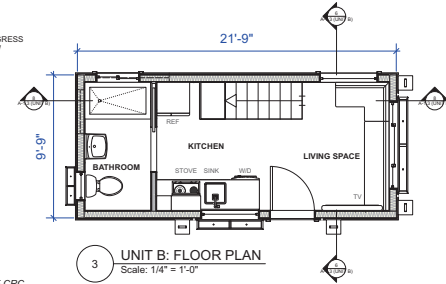
2 UNIT B: LOFT PLAN
Scale: 1/4" = 1'-0"



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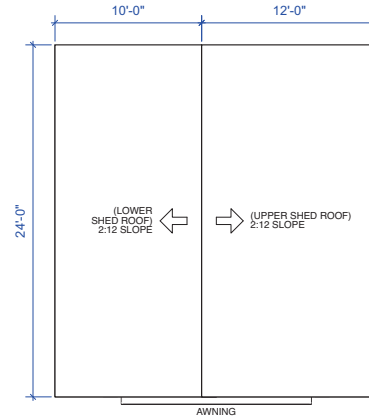
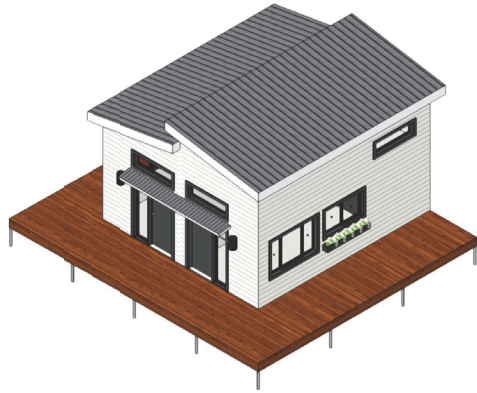
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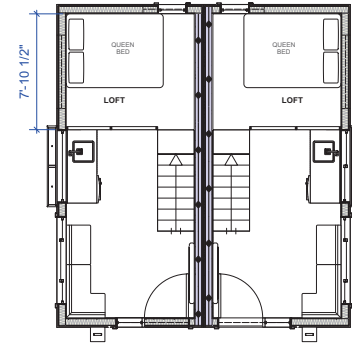
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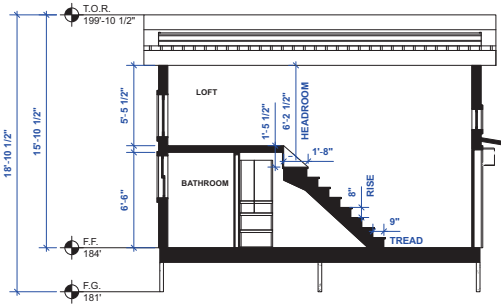
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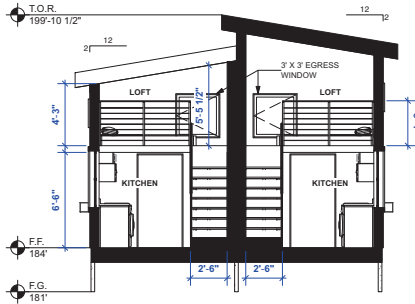
4 UNIT C: ROOF PLAN
Scale: 1/4" = 1'-0"



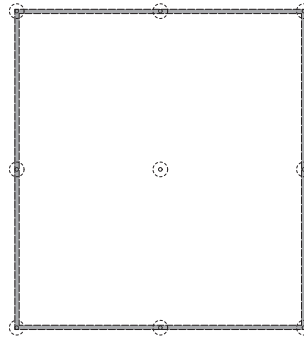
1 UNIT C: LOFT PLAN
Scale: 1/4" = 1'-0"



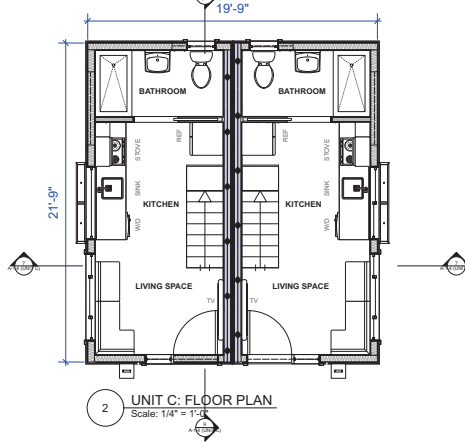
9 UNIT C: N-S SECTION
Scale: 1/4" = 1'-0"
SECTION TAKEN THROUGH CENTER OF STAIRS.
REFER TO APPENDIX AQ OF THE CRC.



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



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



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



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



8 UNIT C: ENTRY
Scale: 1/4" = 1'-0"



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



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

UNIT C: PLANS & ELEVATIONS

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



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UNIT C

09 APR 2024

10 JAN 2023

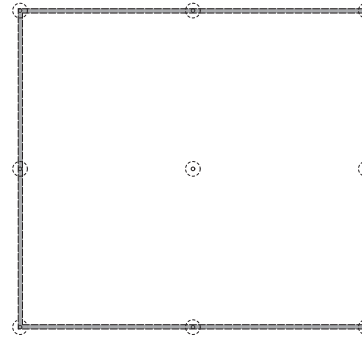
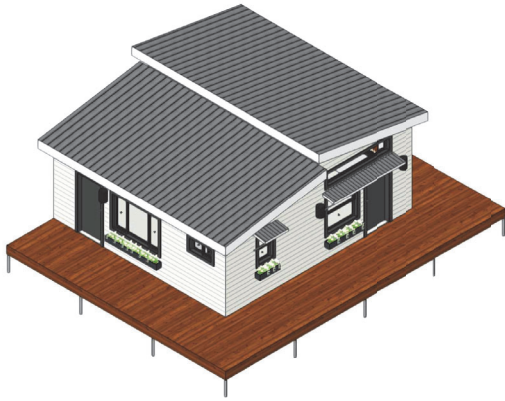
01 AUG 2022

20 JUN 2022

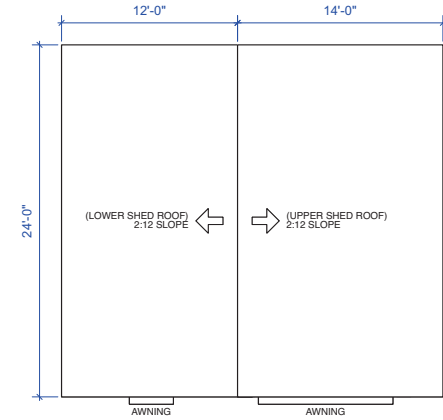
033

A-1.4

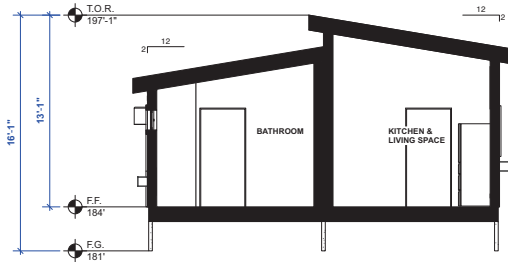
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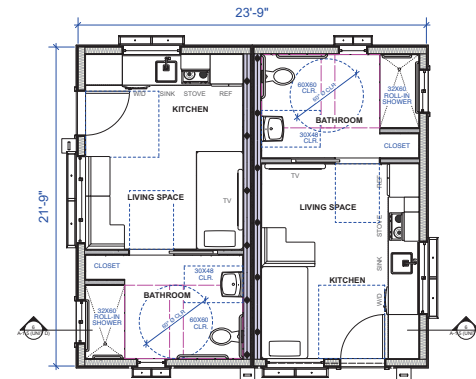
4 UNIT D: HELICAL PIER FOUNDATION PLAN
 Scale: 1/4" = 1'-0"
 FOR MORE INFORMATION, REFER TO SHEET
 JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



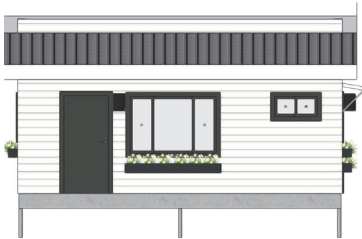
1 UNIT D: ROOF PLAN
 Scale: 1/4" = 1'-0"



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



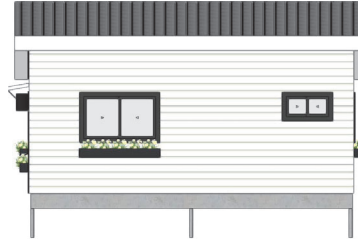
2 UNIT D: FLOOR PLAN
 Scale: 1/4" = 1'-0"



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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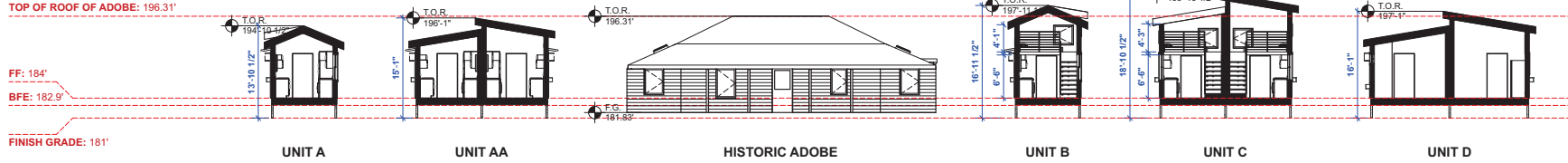
20 JUN 2022

ARC SUBMITTAL

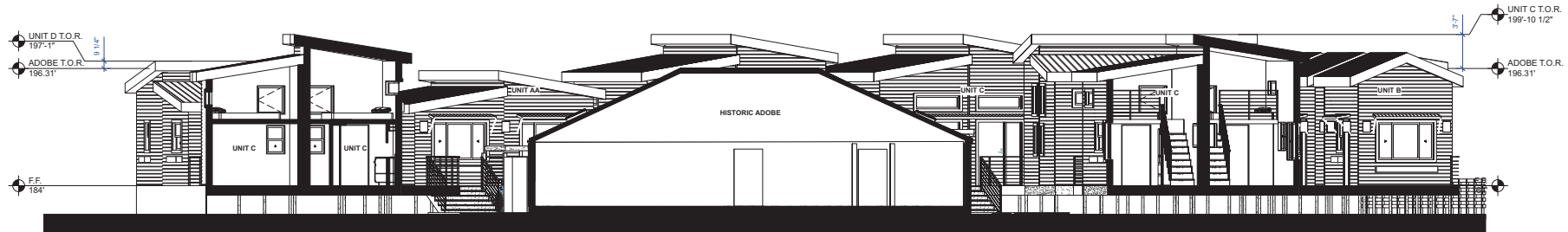
033

A-1.5 (UNIT D)

TINY HOME HEIGHT COMPARISON TO HISTORIC ADOBE



EAST-WEST SITE SECTION



2 EAST-WEST SITE SECTION
Scale: 3/16" = 1'-0"



3 SITE SECTION KEY PLAN
Scale: 1/32" = 1'-0"



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

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OVERALL SECTION

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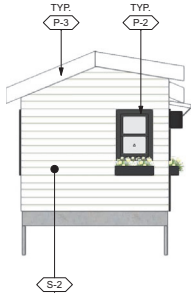
10 JAN 2023
NIC RESUBMITTAL

01 AUG 2022
NIC SUBMITTAL

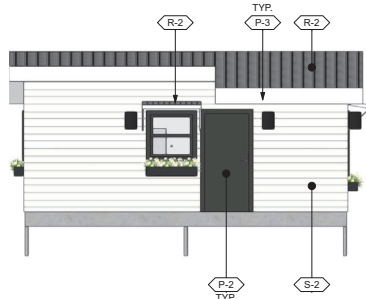
20 JUN 2022
NIC SUBMITTAL

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A-8.0

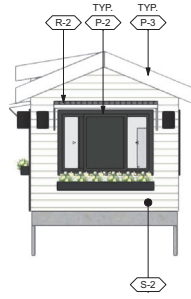
PLOT DATE: Apr 8, 2024



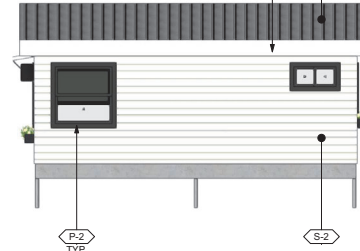
1 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



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 L-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.I.): 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)

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A-9.0

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 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, 1" W/IT IS A "BOX" OR SINGLE WALL WOOD CONSTRUCTION WITH VERTICAL BOARDS INSIDE AND HORIZONTAL BOARDS SANICWICHED ON THE OUTSIDE. GUT 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 WEST PORCHES SHALL BE REHABILITATED TO MATCH THE HISTORIC 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 USING 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 OR 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.
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 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 SURROUND, PORCH DECK, ROOF RAFTERS, AND POSTS SHALL BE STAINED A MEDIUM HUE OF NATURAL BROWN OR A MEDIUM-HUE PAINT.

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

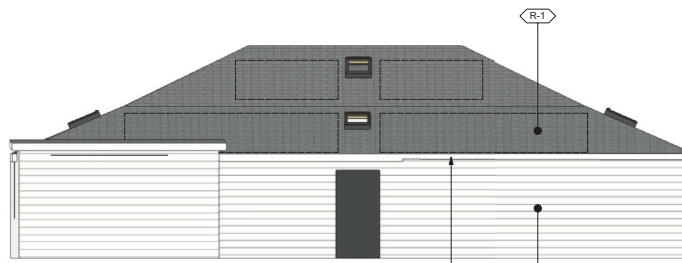
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC BUILDING LOCATED AT THE HISTORIC PROPERTY AT 466 DANA STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A COMMON LIVING AREA AND OFFICES.
 2. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED. THE ADDITION 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 ADDITIONS SHALL 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.



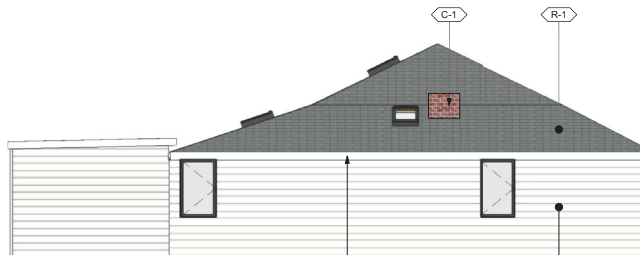
1 ADOBE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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 SINGLE 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



PLOT DATE: Apr 8, 2024

PERSPECTIVE VIEW
SCALE: NTS

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PERSPECTIVE VIEW

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10 JAN 2023
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01 AUG 2022
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20 JUN 2022
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A-10.0



PLOT DATE: Apr 8, 2024

DANA STREET FRONT ELEVATION
SCALE: NTS

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DANA STREET FRONT ELEVATION

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A-10.1



PLOT DATE: APR 8, 2024

SIDE VIEW FROM ADJACENT PROPERTY
SCALE: NTS

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SIDE VIEW FROM ADJACENT PROPERTY

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10 JAN 2023
NIC PERMISSIVE

01 AUG 2022
NIC SUBMITTED

20 JUN 2022
NIC SUBMITTED

033

A-10.2



LOOKING WEST FROM DANA ST.

SCALE: NTS

PLOT DATE: APR 8, 2024

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**DANA STREET
APPROACH**

09 APR 2024
NIC RESUBMITTAL 1

10 JAN 2023
NIC RESUBMITTAL

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

A-10.3

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: 2025-2027 ARCHITECTURAL REVIEW COMMISSION GOAL-SETTING AND THE FINANCIAL PLAN / BUDGET PROCESS

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RECOMMENDATION

Review the 2023-2025 Architectural Review Commission (ARC) goals, take public testimony, and identify Commission goals and work program items for the 2025 -2027 Financial Plan

1.0 DISCUSSION

Bi-annually, 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 to allocate resources to accomplish the identified Major City Goals.

Input from City advisory bodies is specifically solicited, because the advisory body members are recognized as representatives of the community, that are committed to the long-term best interest of the City and its residents. Advisory body members are in tune with the “pulse” of the community in terms of their specific area of interest. Other key points as we embark on this goal setting process are:

1. The Council is seeking advisory body input focused on the purview area of the advisory body and is also interested in input on other issues that are important to the community.
2. Advisory body input is highly valued by the Council and City 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.
5. Advisory bodies are encouraged to only recommend activities that can reasonably be accomplished during a two-year financial plan cycle.

Objective

This is a public process and citizen participation is welcomed. The results of this process include a list of ARC goals and implementation programs or projects that will be forwarded to the City Council for consideration as part of the 2025-2027 financial planning and budget cycle.

2.0 GOAL SETTING

Current Recommended Goals: 2023 – 2024

The City last revised its goals and work program starting in October 2022 in connection with the preparation of the 2023-2025 Financial Plan and budget cycle. Provided below is the goal that the ARC recommended during the 2023 - 2025 budget cycle.

1. Expand the Objective Design Standards to provide additional design requirements for more types of residential developments to include standards and definitions for:
 - Specific types of residential developments (single family, duplexes, triplexes, multifamily, mixed-use, etc.).
 - Overall site design (parking areas, outdoor spaces, landscaping, pedestrian access, lighting, privacy, etc.).
 - Transitions between residential and commercial zones and high-density residential and low-density residential zones.
 - Conversion of commercial buildings into residential development.
 - And include images and reference photos.

2. Complete a comprehensive update of the Community Design Guidelines for Commercial developments and other design guidelines including:
 - Strengthen and more clearly define guidelines for storefronts and windows in commercial areas to maintain transparency and prevent the installation of opaque film and interior signs and displays that obstruct views into stores.
 - Update CDG for neighborhood compatibility to address transitions between neighborhood commercial development and adjacent residential neighborhoods (LUCE §3.5.7.9).
 - Overall site design (pedestrian scale, walkability, bicycle infrastructure, outdoor spaces, landscaping, etc.)
 - Include more images and reference photos to highlight guideline language.

Future Recommended Goals: 2025 - 2027

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

Goal Setting Process

Staff will present a brief slide show that overviews the City's budget process and the role of the advisory bodies. The Commission should then review their 2023-2025 goal, followed by discussion and consideration of recommended goals, programs, and projects to be included in the 2025-2027 Financial Plan. Typically, during goal setting sessions, the ARC has followed the steps below.

Goal Setting 2025-2027
 Architectural Review Commission Report – November 18, 2024

Goal-setting Steps:

1. Review and understand goal setting and City Financial Plan/Budget Process;
2. Evaluate previous goal and work program;
3. Determine which goal and/or program 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 Architectural Review Commission’s adopted goals, community needs and input, opportunities, or special or urgent conditions; and
6. Identify activities which may require additional resources to accomplish. This may include references to possible community partnerships or outside funding sources.

The Commission should identify three to five key tasks or programs it intends to complete in the two-year budget cycle. The Commission should also discuss how these goals and activities relate to important Council goals, Major City Goals, and at the same time consider the fiscal context for the goal setting process, including resources needed to accomplish the task.

3.0 NEXT STEPS

The Commission should take public testimony and identify Commission goals and work program items for the 2025 - 2027 Financial Plan. Advisory body goals are due by December 13, 2024. The Council will receive the final report with all advisory body recommendations in January 2025 before they begin the community goal setting process.

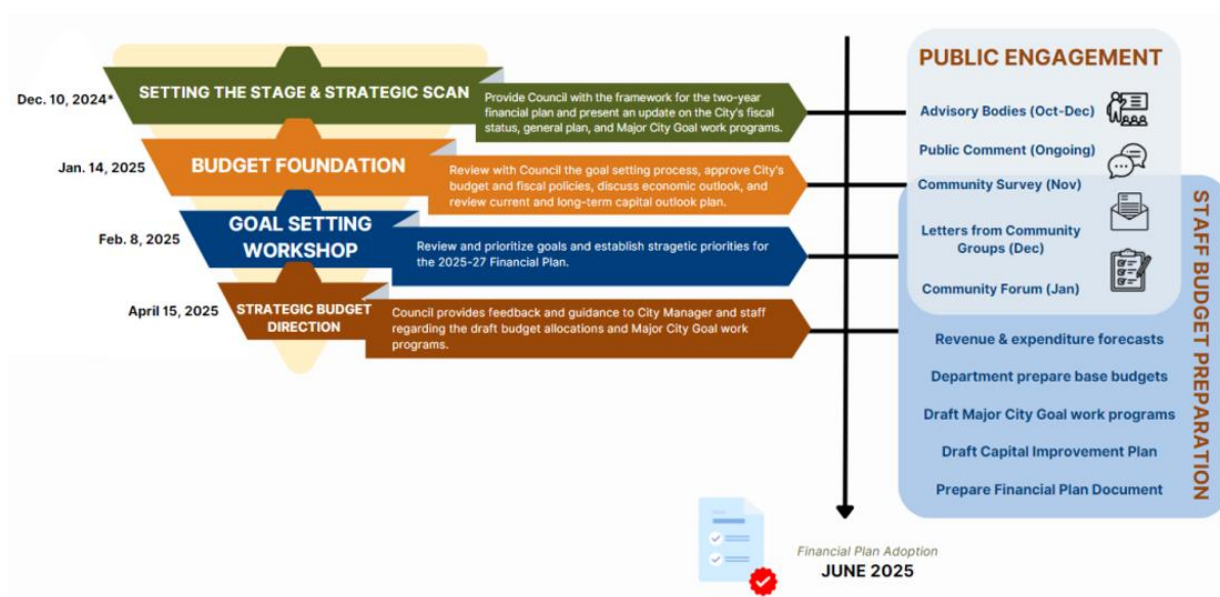


Figure 1: Timeline of the Goal Setting and Budget Process for the 2025 – 2027 Financial Plan

4.0 ATTACHMENTS

None