



Architectural Review Commission  
AGENDA

Monday, April 20, 2026, 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](mailto: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](mailto:cityclerk@slocity.org) or (805) 781-7114.

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**1. CALL TO ORDER**

Chair Mayou 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 - JANUARY 12, 2026  
ARCHITECTURAL REVIEW COMMISSION MINUTES**

5

Recommendation:

To approve the Architectural Review Commission Minutes of January 12, 2026.

**4. PUBLIC HEARINGS**

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 REVIEW OF TWO (2) SINGLE-FAMILY RESIDENCES AND ASSOCIATED SITE IMPROVEMENTS FOR A TENTATIVE PARCEL MAP (TWO-PARCEL FLEXIBLE LOT DESIGN SUBDIVISION), A FENCE HEIGHT EXCEPTION, AND A REQUEST TO REMOVE FIVE (5) TREES

Recommendation:

Review the project in terms of its consistency with the Community Design Guidelines and provide a recommendation to the Community Development Director.

5. **COMMENT AND DISCUSSION**

5.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Rachel Cohen.

## 6. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission is scheduled for May 4, 2026 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

January 12, 2026, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Robert Arens, Commissioner Mick Atkins, Commissioner Kyle Bell, Commissioner Charles Gerencser, Vice Chair John Carrion, Chair Ashley Mayou

Architectural Review Commissioners Absent: Commissioner Kelley Abbas

City Staff Present: Principal Planner Rachel Cohen, Deputy City Clerk Andrea Colunga-Lopez

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### 1. CALL TO ORDER

A Special Meeting of the San Luis Obispo Architectural Review Commission was called to order on January 12, 2026 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Mayou.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - DECEMBER 15, 2025 ARCHITECTURAL REVIEW COMMISSION MINUTES

**Motion By** Commissioner Gerencser

**Second By** Commissioner Arens

To approve the Architectural Review Commission Minutes of December 15, 2025.

Ayes (6): Commissioner Arens, Commissioner Atkins, Commissioner Bell, Commissioner Gerencser, Vice Chair Carrion, Chair Mayou

Absent (1): Commissioner Abbas

6:0 CARRIED

#### 4. PUBLIC HEARINGS

- 4.a REVIEW OF A MIXED-USE DEVELOPMENT CONSISTING OF 12 RESIDENTIAL UNITS (WHICH INCLUDES 2 AFFORDABLE UNITS), 2 HOTEL SUITES, A SIGN PROGRAM, TREE REMOVAL, AND SITE IMPROVEMENTS. THE PROJECT INCLUDES REQUESTS FOR DENSITY BONUS AND FENCE HEIGHT EXCEPTION.

*Vice Chair Carrion recused himself due to his conflict of interest as an employee of the architecture firm involved with the project; he exited the room at 5:01 p.m.*

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

Applicant representative, Jessie Skidmore, Ten Over Studio, provided a brief overview of the project and responded to questions raised.

Chair Mayou opened the Public Hearing

Public Comments:

None

*--End of Public Comment--*

Chair Mayou closed the Public Hearing

**Motion By** Commissioner Bell

**Second By** Commissioner Gerencser

Recommend the Community Development Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Sign Regulations with the following conditions:

- Instead of an open design, the balcony railings located on the front elevation along Monterey Street shall be redesigned to utilize opaque, decorative block that would provide privacy and screening for these private amenity areas.
- The rear building elevation shall be redesigned to incorporate a combination of colors, finishes, and/or elements that would provide architectural interest and consistency throughout all building elevations. Examples of desirable treatments include decorative tile or block; a mural; a variation of faux openings or recessed areas similar to doors, windows, etc. on the other elevations; and any other appropriate finishes and colors.

Ayes (5): Commissioner Arens, Commissioner Atkins, Commissioner Bell, Commissioner Gerencser, Chair Mayou

Recused (1): Vice Chair Carrion

Absent (1): Commissioner Abbas

5:0 CARRIED

**5. COMMENT AND DISCUSSION**

5.a STAFF UPDATES AND AGENDA FORECAST

Principal Planner Rachel Cohen informed the Commissioners that there are projects under review, but none are ready to come before the Commissioners yet.

**6. ADJOURNMENT**

The meeting was adjourned at 5:36 p.m. The Regular Meeting of January 19, 2026, will be cancelled due to the Martin Luther King Jr. holiday. The next Regular Meeting of the Architectural Review Commission is scheduled for February 2, 2026 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/202X



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## ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

**SUBJECT:** REVIEW OF TWO (2) SINGLE-FAMILY RESIDENCES AND ASSOCIATED SITE IMPROVEMENTS FOR A TENTATIVE PARCEL MAP (TWO-PARCEL FLEXIBLE LOT DESIGN SUBDIVISION), A FENCE HEIGHT EXCEPTION, AND A REQUEST TO REMOVE FIVE (5) TREES

**FILE NUMBER:** ARCH-0851-2025

**BY:** Ethan Estrada, Assistant Planner  
Phone Number: (805) 781-7576  
Email: [ejestrada@slocity.org](mailto:ejestrada@slocity.org)

**PROJECT ADDRESS:** 241 Hathway Avenue

**APPLICANT:** Brandon Taitz

**FROM:** Rachel Cohen, Principal Planner

**REPRESENTATIVE:** Preston Jones of PJ Designs

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### RECOMMENDATION

Review the project in terms of its consistency with the Community Design Guidelines and provide a recommendation to the Community Development Director.

#### 1.0 PROJECT DESCRIPTION AND SETTING

Brandon Taitz (applicant) has applied for Minor Development Review (ARCH-0851-2025) and Tentative Parcel Map (SBDV-0494-2025) (i.e., flexible lot design subdivision) applications to redevelop and subdivide an existing 0.39-acre lot located at 241 Hathway Avenue. The project would create two parcels, ranging from 7,911 to 9,059 square feet in size, and each resulting parcel would be developed with a single-family residence and associated site improvements such as access, landscaping, etc. (Figure 1 – Proposed Tentative Parcel Map).

The project includes the construction of two, two-story, eight-bedroom single-family residences that would each feature 3,155 square feet in gross floor area (total footprint of 2,092 square feet) and a three-car garage. Each parcel has a space designated for a new, detached accessory dwelling unit, which are exempt from discretionary review per state law. Easements are proposed for shared access, driveway, utilities, drainage, etc. To facilitate the project, the existing single-family residence and all accessory structures would be demolished, and five (5) trees are proposed for removal (with seven (7) new trees proposed as compensatory replantings). The project also includes a fence height exception request to allow a retaining wall and fence combination with a maximum height of nine (9) feet where the standard is six (6) feet.

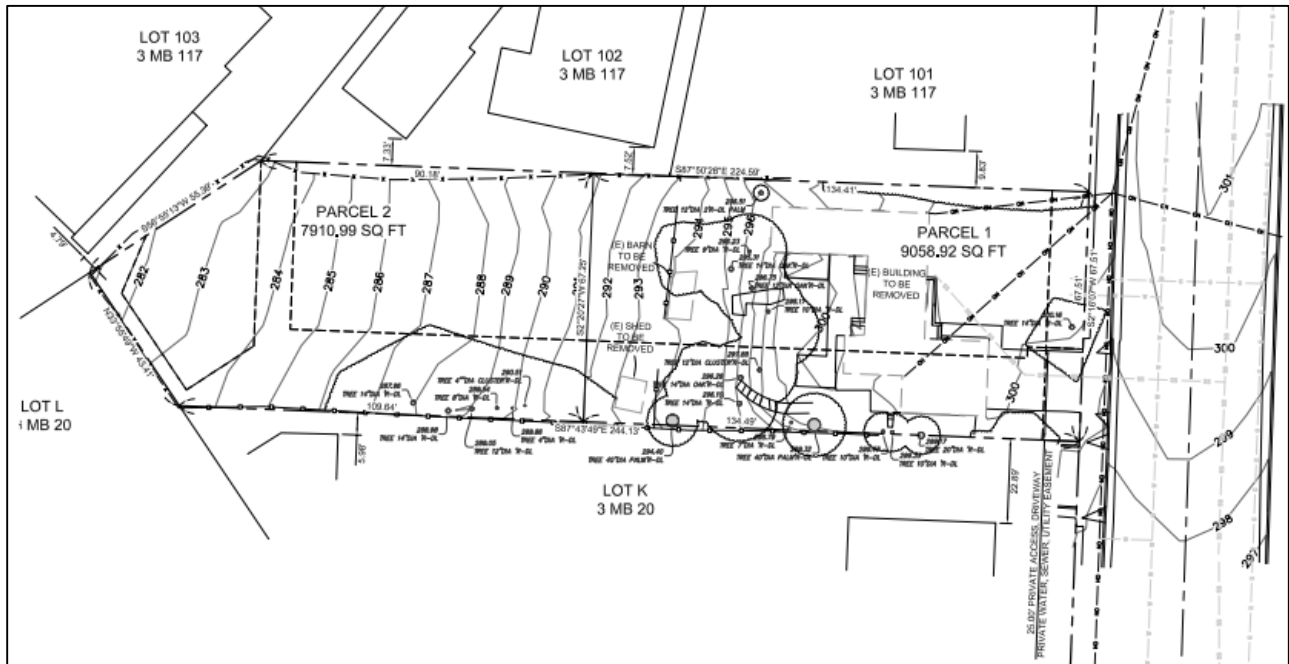


Figure 2 - Proposed Tentative Parcel Map (Flexible Lot Design Subdivision)

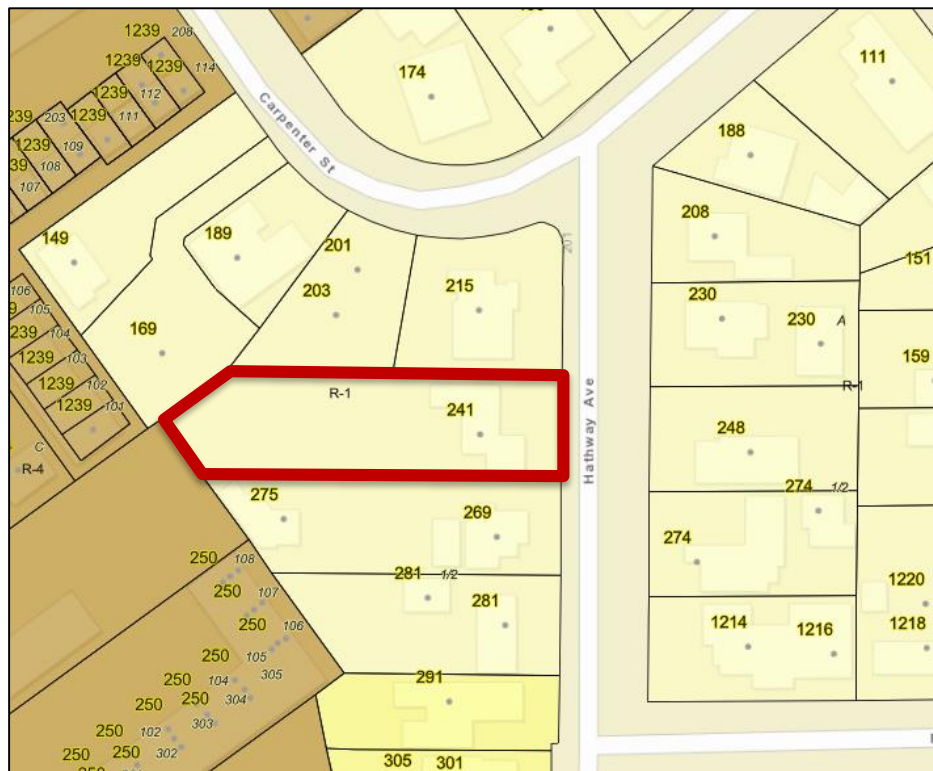


Figure 1 - Project Site

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**General Location:**

The project would redevelop and subdivide an existing lot located at 241 Hathway Avenue, creating two new parcels, with one single-family residence to be developed on each parcel, near the intersection of Hathway Avenue and Carpenter Street (Figure 2 – Project Site).

**General Plan Land Use Designation:**

Low-Density Residential (LDR)

**Zoning Designation:**

Low-Density Residential (R-1)

**Surrounding Zoning Designations and Uses:**

North: R-1 zone; single-family residences

East: R-1 zone; single-family residences

South: R-1 zone; single-family residences

West: R-4 zone; multifamily residences

**2.0 PROPOSED DESIGN**

Architecture: Two, two-story, modern farmhouse-style residences are proposed.

Design and Material Details: The proposed residences include gable roofs, Hardie board and batten siding, smooth stucco siding, shingle roofing, sliding windows with trim, and covered porches (Figures 4 to 7 – Proposed Elevations for Parcels 1 and 2).

Colors: Neutral color palettes consisting of grays, whites, and beiges are proposed (see Figure 3).



**Figure 3 – Color rendering of the proposed structure located along Hathway Street**

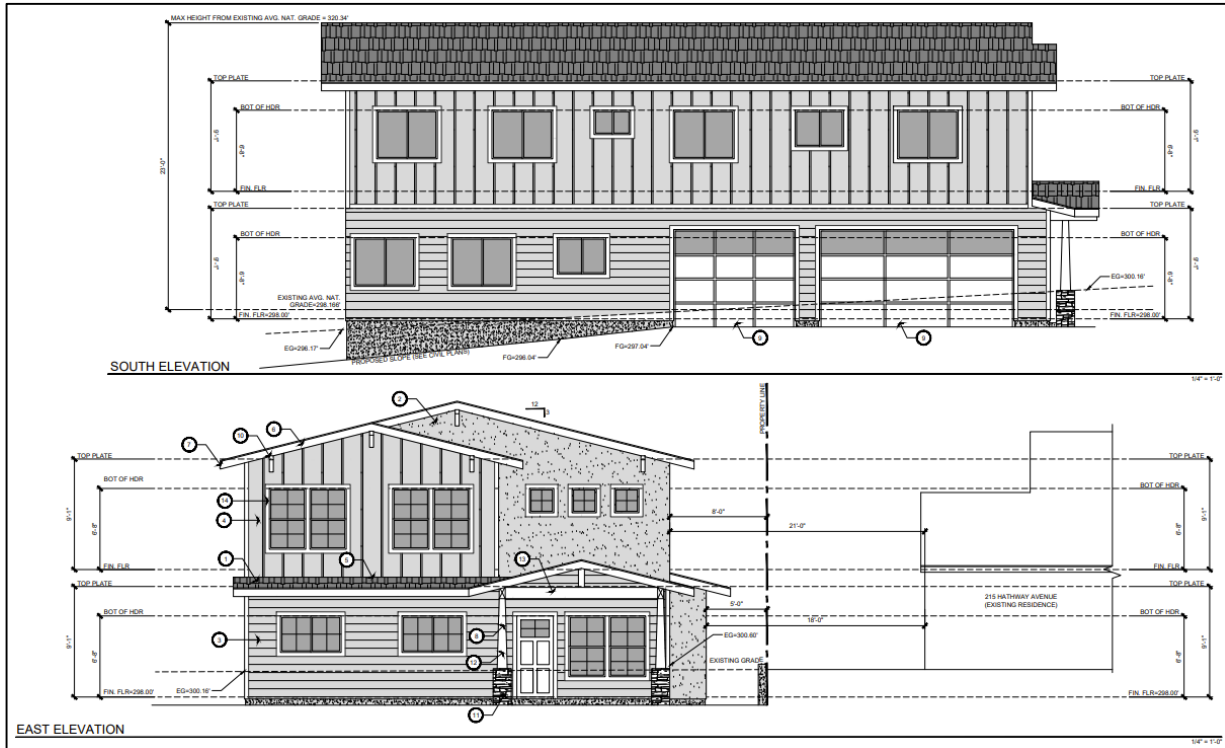


Figure 4 – Proposed South and East Elevations for Parcel 1

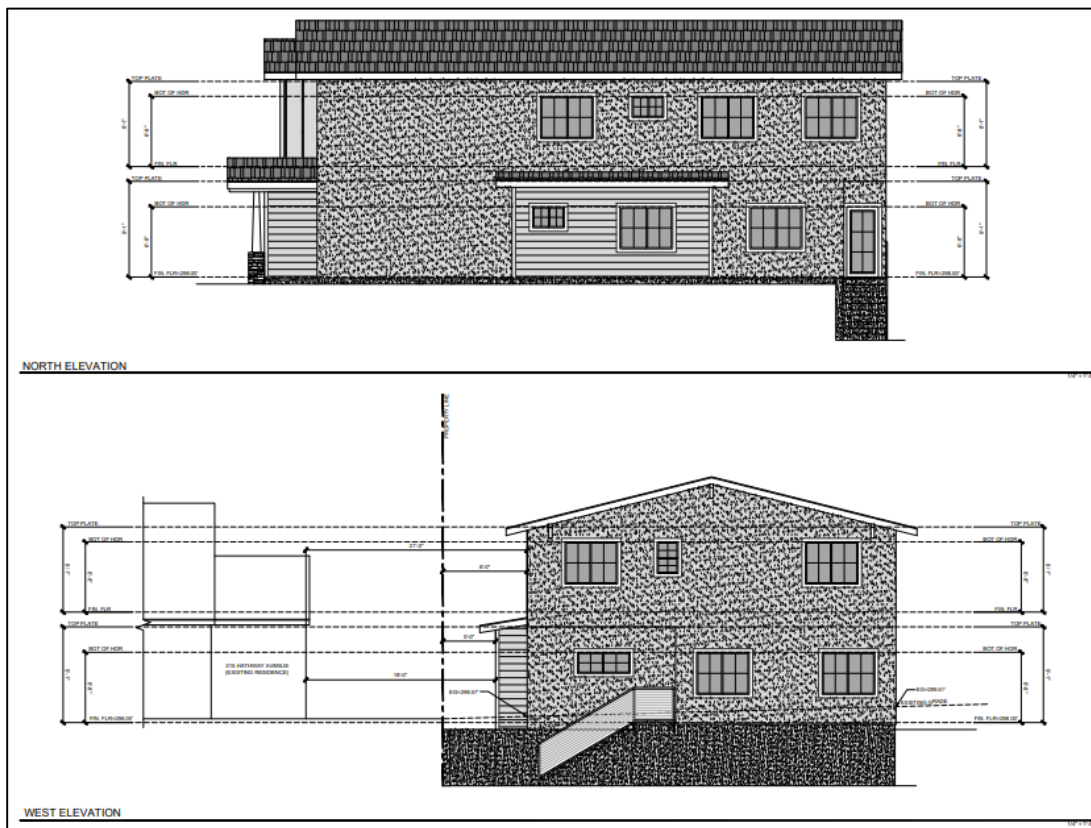


Figure 5 – Proposed North and West Elevations for Parcel 1

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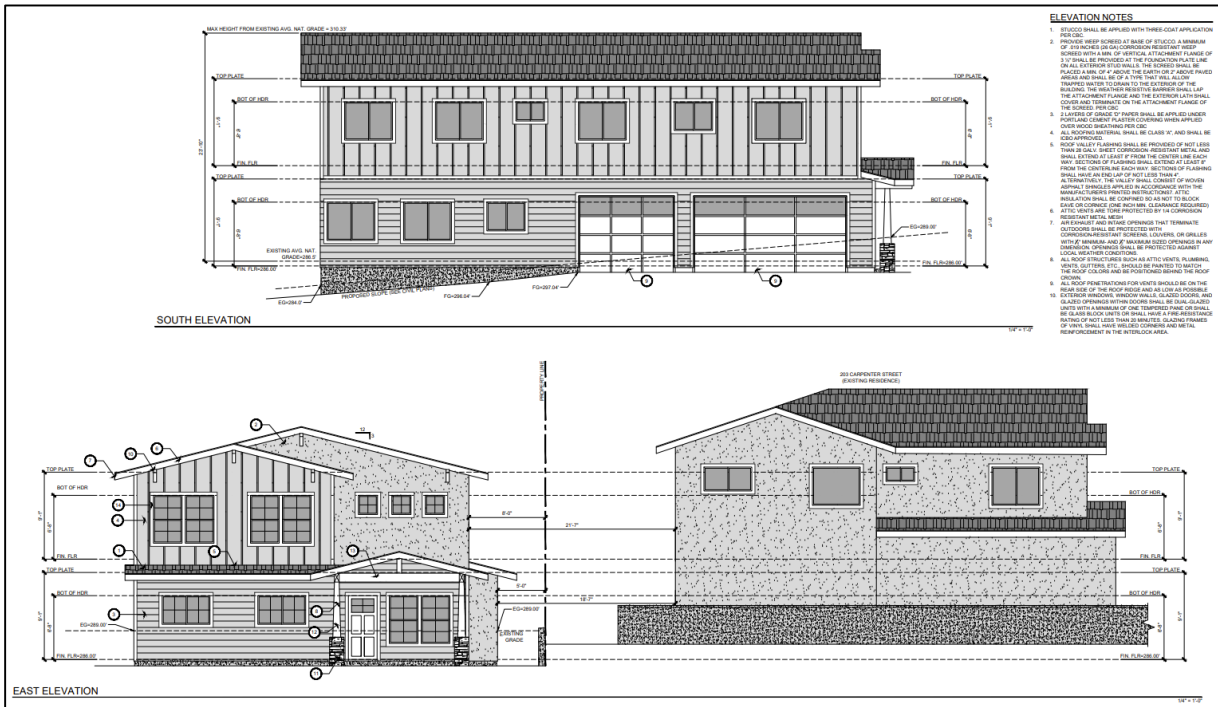


Figure 6 – Proposed South and East Elevations for Parcel 2

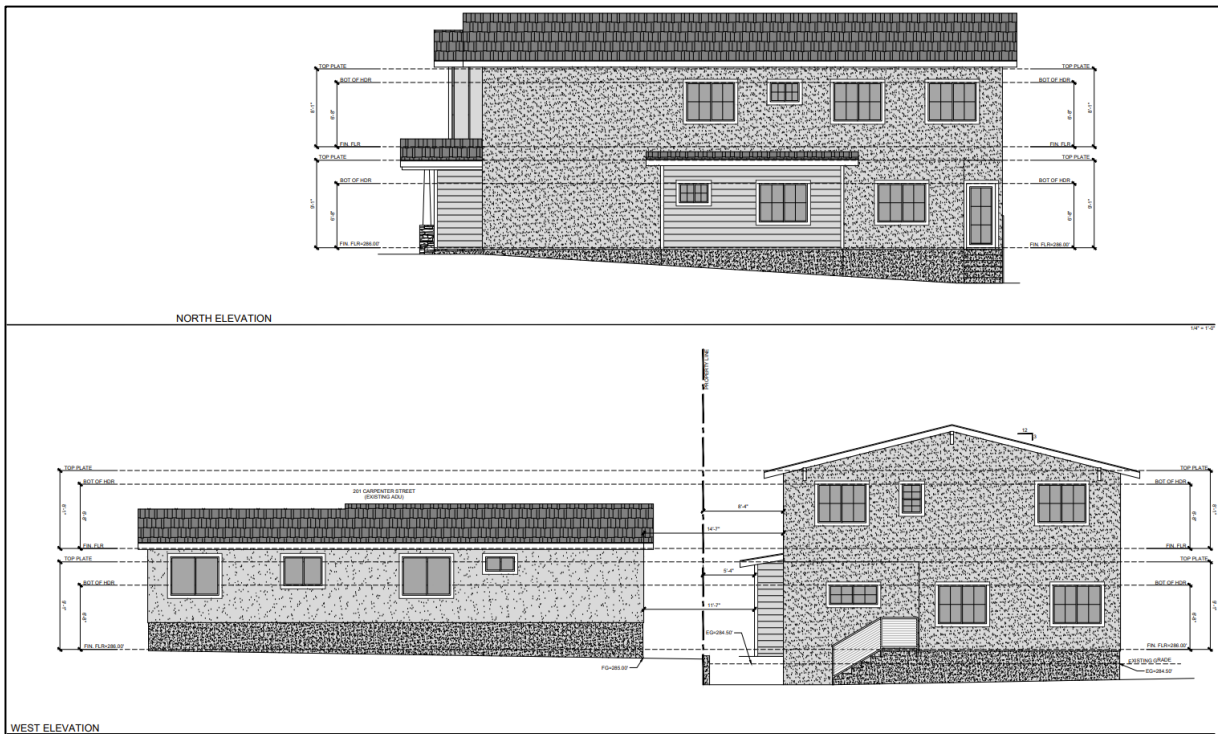


Figure 7 – Proposed North and West Elevations for Parcel 2

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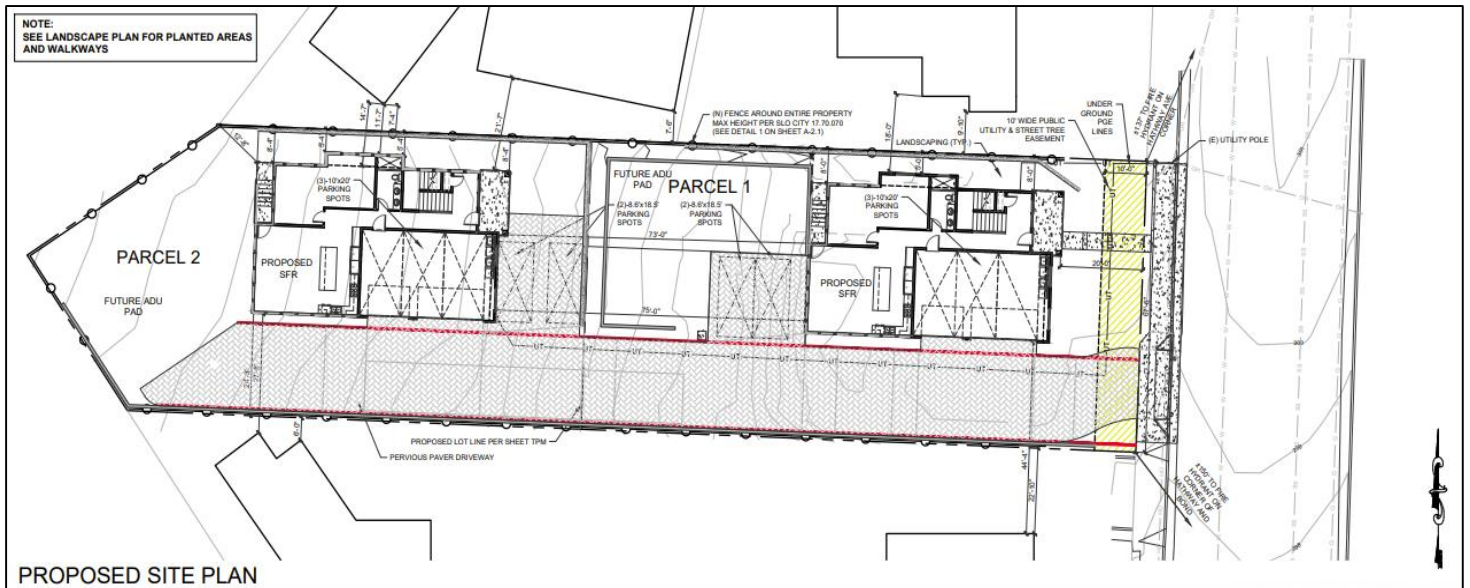


Figure 8 – Proposed Site Plan

### 3.0 FOCUS OF REVIEW

Per [Section 16.17.030\(A\)\(5\)](#) (Flexible Lot Design Subdivisions in the R-1 Zone – Review Authority), flexible lot projects require review as described in [Section 17.106.030\(C\)](#) (Levels of Development Review – Moderate). Therefore, the Architectural Review Commission’s (ARC) role is to (a) evaluate the project for consistency with applicable design principles and objectives in the [Community Design Guidelines](#) (CDG), and (b) provide a recommendation regarding the building and site designs to the Community Development Director who will make the final determination on the project. Final review of the project, including the accompanying Tentative Parcel Map (SBDV-0494-2025) application for the proposed flexible lot subdivision, is tentatively scheduled for an Administrative Hearing on May 11, 2026.

**4.0 DESIGN STANDARDS AND GUIDELINES / DISCUSSION ITEMS**

Staff has evaluated the project against relevant standards and guidelines in Chapter 2 (General Design Principles), Chapter 5 (Residential Project Design), and Chapter 6 (Site Planning and Other Design Details) of the CDG, and identified the following discussion items related to its consistency with applicable guidance in Table 1 below:

<b>Table 1 – Project Consistency with Applicable Design Guidelines in the CDG</b>		
CDG Sections 2.2 Building Design, 5.5 Single-Family Housing Design		
Highlighted Guidelines	Brief Description of Guidelines	Discussion
2.2(C)  5.5(A)(1)	Attention to detailing and emphasis on vertical and horizontal articulation are encouraged to visually reduce building mass.  Houses in new subdivisions should incorporate a variety of detailing, size, and massing.	The project includes gable or hip roofs, windows with trim, and covered porches as design elements.  <i>The ARC should discuss whether there is sufficient detailing and vertical and horizontal articulation to visually reduce building mass, particularly along the North and West Elevations for the proposed residences.</i>
CDG Section 5.2 Subdivision Design and General Residential Project Principles		
Highlighted Guideline	Brief Description of Guideline	Discussion
5.2(F)	Exterior finish materials should be durable and require low maintenance. The use of combined materials can provide visual interest and texture; however, all sides of the single-family residence should employ the same materials, design details, and window treatment.	The project utilizes Hardie board horizontal siding and batten siding, as well as stucco, and sliding windows with trim as exterior finish materials.  <i>The ARC should discuss whether the proposed combination of materials provide sufficient visual interest and texture on all elevations for the residences.</i>
CDG Section 5.3 Infill Development		
5.3(C)	The height of infill projects should be consistent with surrounding residential structures. Where greater height is desired, an infill structure should set back upper	The project proposes a maximum structure height of 23 feet as measured from average natural grade where the North Elevation of

	floors from the edge of the first story to reduce impacts on adjacent smaller homes, and to protect solar access.	each structure is setback to meet minimum setback requirements. <i>The ARC should discuss whether the height and setback of each proposed structure is consistent with the surrounding residences.</i>
CDG Section 6.1 Miscellaneous Design Details		
Highlighted Guideline	Brief Description of Guideline	Discussion
6.1(B)	Fences and walls can provide safety, security, screening, and privacy, but can also be unsightly because of their length and visibility unless well designed: <ul style="list-style-type: none"> <li>- Design and placement should relate well to building architecture and topography. The elements should be the same quality in design and materials as the buildings.</li> </ul>	The project utilizes a wood fence and retaining wall combination that varies in height (maximum of nine [9] feet) along the site perimeter due to changes in topography. <i>The ARC should discuss whether wood fencing and retaining wall complements the design and materials of the residences and whether the requested fence height exception to allow a maximum height of 9 feet of the wood fence and retaining wall combination, where 6 feet is the standard, is consistent with or an improvement to the neighborhood and consistent with the CDG.</i>

**5.0 PROJECT STATISTICS**

Staff has evaluated the project against relevant development standards of the Zoning Regulations and summarized its compliance in Table 2 below. No exceptions from development standards are requested as part of this application.

Table 2 – Project Compliance with Development Standards in the Zoning Regulations		
R-1 Development Standards	Allowance or Requirement	Compliant
Maximum Floor Area Ratio	0.4	Yes
Minimum Front Setback	20 feet	Yes

Minimum Side Setback	5 feet for the first 12 feet in height; incrementally increases to 11 feet at a maximum building height of 25 feet	Yes
Minimum Rear Setback	5 feet for the first 12 feet in height; incrementally increases to 11 feet at a maximum building height of 25 feet	Yes
Maximum Building Height	25 feet	Yes
Maximum Lot Coverage	40%	Yes
Minimum Lot Area	6,000 square feet	Yes
Minimum Number of Parking Spaces	2 spaces for the first four (4) bedrooms and 0.75 spaces for each additional bedroom	Yes
Maximum Fence Height	6 feet for combined fence and retaining wall height as measured from the lower side	Requesting an exception for a 9 foot tall combined fence and retaining wall per <a href="#">SLOMC Section 17.70.070(F)(3)</a>
Tree Removals	Removal of five (5) trees; City Arborist recommends approval of the removal and compensatory plantings, as shown in the landscape plan (Sheet L-1 of Project Plans), to the Community Development Director	
Environmental Determination	Categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.	

**6.0 ACTION CHOICES**

- 6.1** Recommend approval of the project based on consistency with the CDG. An action recommending approval of the project will be forwarded to the Community Development Director for final action. This action may include direction for the applicant or recommendations for conditions of approval to address consistency with the CDG.
- 6.2** Continue the project to a hearing date certain or uncertain. An action continuing the project should include direction to the applicant and staff on pertinent issues.

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- 6.3** Recommend denial of the project. An action recommending denial of the project should include findings that cite the basis for denial and reference inconsistency with the General Plan, Zoning Regulations, CDG, or other policy documents.

## **7.0 ATTACHMENTS**

A – ARCH-0851-2025 Project Plans

PROJECT TEAM

TRUSS

HAYWARD BUILDING SYSTEMS  
RICHARD PRINSON  
800 WEST BETTERAVIA ROAD  
SANTA MONICA, CA 90405  
(805) 928-7441  
RPINSON@HAYWARDLUMBER.COM

SURVEYOR

ABOVE GRADE ENGINEERING  
JEFF WYANT, PLS  
P.L.S. 9338  
206 HIGHLAND STREET  
SAN LUIS OBISPO, CA 93401  
(805) 548-1177  
JWYANT@ABOVEGRADEENGINEERING.COM

NEIGHBOR NOTICING

PURSUANT TO CDB §307.1, PROVIDE WRITTEN NOTICE TO THE ADJACENT OWNERS OF THE EXCAVATION 10 DAYS PRIOR TO WORK.

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. DEMOLITION AND DEMOLITION WORK PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

SEPARATE PERMITS

THIS PROJECT CONTAINS SEPARATE PERMITS THAT ARE NOT INCLUDED IN THIS SET OF PLANS

1. DEMO PERMIT TO REMOVE EXISTING SFR GARAGE
2. TREE REMOVAL PERMIT
3. BUILDING PERMITS FOR EACH SFR AND ADU (4 TOTAL)
4. SOLAR PERMITS
5. FIRE SPRINKLER PERMITS
6. ENCROACHMENT PERMIT FOR DRIVEWAY & UTILITIES

INCLUSIONARY HOUSING

THIS PROJECT IS SUBJECT TO INCLUSIONARY HOUSING REQUIREMENTS, DESCRIBED IN ZONING REGULATIONS CH. 17.33B.

PAYMENT OF IN-LIEU FEE. THE DEVELOPER MAY, AT THEIR DISCRETION, CHOOSE TO PAY A FEE, AS ESTABLISHED BY A RESOLUTION OF THE CITY COUNCIL, TO THE CITY IN LIEU OF CONSTRUCTING AFFORDABLE UNITS TO MEET THEIR INCLUSIONARY HOUSING REQUIREMENT.

IN-LIEU FEES SHALL BE CALCULATED USING THE NEW HABITABLE SQUARE FOOTAGE, AS DEFINED BY CALIFORNIA BUILDING CODE, INCLUDED WITHIN THE RESIDENTIAL DEVELOPMENT PROJECT.

ALL IN-LIEU FEES COLLECTED SHALL BE DEPOSITED INTO THE AFFORDABLE HOUSING FUND. THE FUND SHALL BE ADMINISTERED BY THE FINANCE DIRECTOR AND SHALL BE USED EXCLUSIVELY TO PROVIDE FUNDING FOR THE PROVISION OF AFFORDABLE HOUSING AND FOR REASONABLE COSTS ASSOCIATED WITH THE DEVELOPMENT OF AFFORDABLE HOUSINGS, AT THE DISCRETION OF THE COUNCIL.

IN-LIEU FEES SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE FOR PROJECTS CONSTRUCTED IN PHASES. IN-LIEU FEES SHALL BE PAID IN THE PROPORTION THAT THE PHASE BEARS TO THE OVERALL PROJECT. (ORD. 1719 § 3.052).

PARKING CALCULATION

REQUIREMENTS: ZONING REGULATIONS CH. 17.72 TABLE 3.4 RESIDENTIAL (SINGLE UNIT DWELLINGS)

2 PARKING SPACES FOR THE FIRST 4 BEDROOMS  
0.75 SPACE PER EACH ADDITIONAL BEDROOM

PROPOSED HOME IS (8) BEDROOMS. THEREFORE (5) PARKING SPACES ARE REQUIRED.

THEREFORE (5) PARKING SPACES ARE REQUIRED BY THIS CALCULATION.

(5) PARKING SPACES ARE PROVIDED ON THE SITE (3 GARAGE PARKING SPACES IN THE SFR AND 2 OUTDOOR PARKING SPOTS)

\*A TURNING ANALYSIS WAS COMPLETED AND ALL CARS ARE ABLE TO BACK UP AND DRIVE OUT STRAIGHT ONTO THE STREET

ADDRESSING

BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 1/8 INCH (3.175 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ENERGY / HVAC

DUCT DYNASTY  
CC200321  
WALTER JACKSON  
610 10TH STREET, SUITE C  
PASO ROBLES, CA 93446  
(805) 423-0636  
WALTER.JACKSON@GMAIL.COM

GEOTECHNICAL

GEOSOLUTIONS, INC.  
KRISIG GRODIER  
R.C.E. 61361  
220 HIGH STREET  
SAN LUIS OBISPO, CA 93401  
(805) 543-8539  
PROJECT: xxx  
DATE: xxx

CIVIL

ABOVE GRADE ENGINEERING  
SCOTT GRADEN  
R.C.E. 98296  
245 HIGHLAND STREET  
SAN LUIS OBISPO, CA 93401  
(805) 548-1172  
SCOTT@ABOVEGRADEENGINEERING.COM

STRUCTURAL

KUDA JONES ENGINEERING  
DARRIEL KUDA, P.E.  
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PASO ROBLES, CA 93446  
(805) 423-4844  
DKUDA@KJDESIGNS.COM

DESIGNER

PJ DESIGNS  
PRESTON JONES, P.E.  
R.C.E. 94400  
800 WARD CT  
TEMPLETON, CA 93465  
(805) 550-7436  
PRESTON@PJ-DESIGNS.COM

OWNER

241 HATHWAY AVE. LLC  
BRANDON TATZ  
241 1/2 SOUTH BEVERLY DR  
BEVERLY HILLS, CA 90012  
(310) 806-2123  
brandon@realvaluea.com

SHEET INDEX

GENERAL SHEETS (1)

GS-1 SITE PLAN

SURVEYOR SHEETS (2)

TRM TENTATIVE PARCEL MAP SLO 25-0033  
TPT-1 TENTATIVE PARCEL MAP SLO 25-0033

LANDSCAPE SHEETS (3)

L-1 LANDSCAPE PLAN  
L-2 IRRIGATION PLAN  
L-3 LANDSCAPE DETAILS

CIVIL SHEETS (4)

C-1.1 GRADING & DRAINAGE PLAN  
C-2.1 PRELIMINARY UTILITY PLAN  
C-3.1 PRELIMINARY EROSION CONTROL PLAN  
C-3.2 EROSION CONTROL DETAILS

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A-1.1 PARCEL 1 FLOOR PLANS  
A-1.2 PARCEL 2 FLOOR PLANS  
A-2.1 PARCEL 1 ELEVATIONS  
A-2.2 PARCEL 1 ELEVATIONS  
A-2.3 PARCEL 2 ELEVATIONS  
A-2.4 PARCEL 2 ELEVATIONS  
A-2.5 CONCEPTUAL RENDERERS OVERALL  
A-2.6 CONCEPTUAL RENDERERS & MATERIALS  
E-1.01 PHOTOGRAPHIC SITE PLAN

SHEET SET

NUMBER OF ORIGINALS IN SET 19

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:  
2022 California Energy Code  
2022 California Residential Code  
2022 California Electrical Code  
2022 California Fire Code  
2022 California Green Building Code  
2022 California Mechanical Code  
2022 California Plumbing Code  
2022 California Building Code  
2022 California Reference Standards Code  
AS WELL AS ALL SAN LUIS OBISPO CITY BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

VICINITY MAP

SAN LUIS OBISPO

DOCUMENTS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PJ DESIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT OF THE OWNER'S REVIEW OF THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF PJ DESIGNS AND CANNOT BE ASSUMED ALL INCLUSIVE WITH REGARD TO SUCH.

EXTERIOR LIGHTING

EXTERIOR LIGHTING MUST BE COMPLIANT W/ SLO CITY ZONING REGULATION 17.70 LIGHTING AND NIGHT SKY PRESERVATION. INCLUDING THAT LIGHTING FIXTURES SHALL BE SHIELDED WITH FULL CUTOFF OR RECESSED FIXTURES DESIGNED AND INSTALLED SO THAT NO UNDIFFUSED LIGHT WILL BREAK A HORIZONTAL PLANE PASSING THROUGH THE LOWEST POINT OF THE FIXTURE.

CITY CONDITIONS

A PRIVATE WATER AND SEWER BASEMENT ON PARCEL 1 IN FAVOR OF PARCEL 2 SHALL BE RECORDED PRIOR TO BUILDING PERMIT ISSUANCE.  
A SHARED DRIVEWAY AGREEMENT SHALL BE PROVIDED FOR REVIEW WITH THE BUILDING PERMIT. THE AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER PRIOR TO ISSUANCE OF PERMITS TO COMPLETE THE PROJECT.

FIRE CONDITIONS

NEW RESIDENTIAL UNITS MUST MEET THE UPCOMING 2025 CALIFORNIA FIRE CODE REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS AND NOTIFICATION REQUIREMENTS FOR A PERMIT FULFILLED AFTER 2022.  
NEW RESIDENTIAL UNITS SHALL MEET THE CITY OF SAN LUIS OBISPO FIRE PREVENTION STANDARDS SET IN THE CITY'S MUNICIPAL CODE.  
THE OCCUPANT LOAD FOR THIS PROJECT IS BASED ON THE RESIDENTIAL OCCUPANT LOAD FACTOR OF 200 SF GROSS. EACH LIVING AREA IS 3169 / 200 = 15.75 (+0) AMM/M. OCCUPANT LOAD OF SPACE WITH ONE EXIT

PROJECT DATA

LOT M OF THE MAP OF REBUBDIVISION OF LOTS 9 TO 19 OF CALIFORNIA PARK RECORDED IN BOOK 3 OF MAPS AT PAGE 30. IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.  
APN: 052-072-003  
PARCEL 1  
SFR1 ADDRESS: 241 HATHWAY AVE  
PARCEL 2  
SFR1 ADDRESS: 300 HATHWAY AVE (TO BE ASSIGNED)

NON-DEFERRED UPGRADES

THIS PROJECT CONTAINS UPGRADES THAT WILL BE INCLUDED IN THE BUILDING PERMIT SET OF PLANS.

1. DRIVEWAY APPROACH REPLACEMENT UPGRADE TO CURRENT CITY STANDARD
2. SIDEWALK REPAIR

JOB DESCRIPTION

1. FLEXIBLE LOT DESIGN SUBDIVISION (SLO MUNICIPAL CODE 16.17.030) WHICH INCLUDES:
  - 1.1. A FLEXIBLE LOT SPLIT TO TURN ONE LOT INTO PARCEL 1 AND PARCEL 2
  - 1.2. DEMONSTRATE EXISTING SINGLE FAMILY RESIDENCE IN ATTACHED GARAGE
  - 1.3. REMOVE UTILITIES
  - 1.4. REMOVE TREES AND SHRUBS
  - 1.5. CONSTRUCT REPLACEMENT RESIDENCE (241 HATHWAY) ON PARCEL 1
  - 1.6. CONSTRUCT NEW SINGLE FAMILY RESIDENCE ON NEWLY CREATED PARCEL 2

AREA CALCS

EXISTING STRUCTURES (TO BE REMOVED)  
1100 SQ. FT. RESIDENCE (241 HATHWAY)  
400 SQ. FT. GARAGE

ENTIRE SITE

PROPOSED SINGLE FAMILY RESIDENCE 1  
1319 SQ. FT. LOWER LIVING  
678 SQ. FT. GARAGE  
96 SQ. FT. COVERED ENTRY  
1837 SQ. FT. UPPER LIVING  
3155 SQ. FT. TOTAL LIVING  
2092 SQ. FT. TOTAL FOOTPRINT

PROPOSED SINGLE FAMILY RESIDENCE 2

1318 SQ. FT. LOWER LIVING  
678 SQ. FT. GARAGE  
96 SQ. FT. COVERED ENTRY  
1837 SQ. FT. UPPER LIVING  
3155 SQ. FT. TOTAL LIVING  
2092 SQ. FT. TOTAL FOOTPRINT

LOT COVERAGE OF ENTIRE SITE

1893.50 % LOT SIZE (BASED ON SURVEY)  
4184.50 % TOTAL FOOTPRINTS  
24.66% LOT COVERAGE

FLOOR AREA RATIO OF ENTIRE SITE

6310.50 % GROSS HORIZONTAL AREAS OF ALL FLOORS  
37.18% FLOOR AREA RATIO

PARCEL 1

PROPOSED SINGLE FAMILY REPLACEMENT RESIDENCE  
1319 SQ. FT. LOWER LIVING  
678 SQ. FT. GARAGE  
96 SQ. FT. COVERED ENTRY  
1837 SQ. FT. UPPER LIVING  
3155 SQ. FT. TOTAL LIVING  
2092 SQ. FT. TOTAL FOOTPRINT

LOT COVERAGE OF PARCEL 1

1059.50 % LOT SIZE (BASED ON SURVEY)  
2092.50 % TOTAL FOOTPRINT  
23.10% LOT COVERAGE

FLOOR AREA RATIO OF PARCEL 1

3165.50 % GROSS HORIZONTAL AREAS OF ALL FLOORS  
34.83% FLOOR AREA RATIO

PARCEL 2

PROPOSED SINGLE FAMILY REPLACEMENT RESIDENCE  
1319 SQ. FT. LOWER LIVING  
678 SQ. FT. GARAGE  
96 SQ. FT. COVERED ENTRY  
1837 SQ. FT. UPPER LIVING  
3155 SQ. FT. TOTAL LIVING  
2092 SQ. FT. TOTAL FOOTPRINT

LOT COVERAGE OF PARCEL 2

7911.50 % LOT SIZE (BASED ON SURVEY)  
2092.50 % TOTAL FOOTPRINT  
26.44% LOT COVERAGE

FLOOR AREA RATIO OF PARCEL 2

3155.50 % GROSS HORIZONTAL AREAS OF ALL FLOORS  
39.9% FLOOR AREA RATIO

NOTES:  
\*Floor area shall exclude required parking spaces in a garage (with each required parking space not exceeding 250 square feet) but shall include any additional enclosed parking spaces provided in addition to the minimum requirements.

\*Floor area shall exclude non-enclosed covered structures such as decks, patios, porches, and balconies enclosed on three or fewer sides.

BLDG CODE DATA (PARCEL 1)

OCCUPANCY: B-3(1)  
ZONING: (B-1)1 LOW DENSITY RESIDENTIAL ZONE  
TYPE OF CONSTRUCTION: YES  
HEIGHT: 22'-0"  
AUTOMATIC FIRE SPRINKLER: YES  
STORIES: 2-STORY

BLDG CODE DATA (PARCEL 2)

OCCUPANCY: B-3(1)  
ZONING: (B-1)1 LOW DENSITY RESIDENTIAL ZONE  
TYPE OF CONSTRUCTION: YES  
HEIGHT: 22'-0" (HEIGHT INCL. TO FIRE TURN-AROUND)  
AUTOMATIC FIRE SPRINKLER: YES  
STORIES: 2-STORY

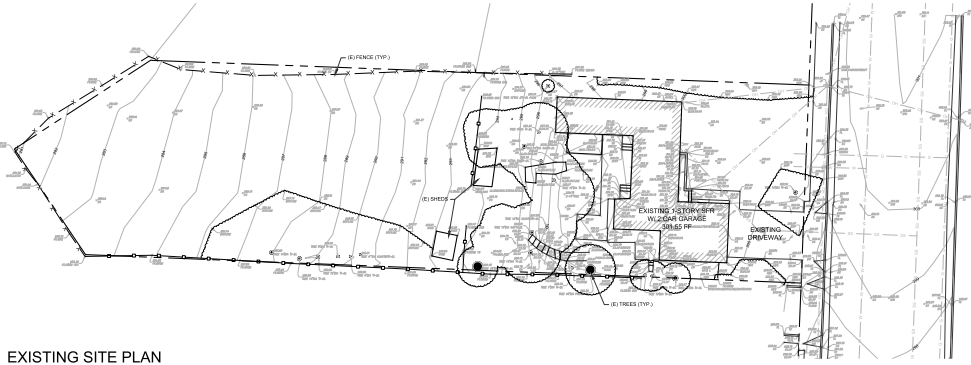
PROJECT DATA

LOT M OF THE MAP OF REBUBDIVISION OF LOTS 9 TO 19 OF CALIFORNIA PARK RECORDED IN BOOK 3 OF MAPS AT PAGE 30. IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.  
APN: 052-072-003  
PARCEL 1  
SFR1 ADDRESS: 241 HATHWAY AVE  
PARCEL 2  
SFR1 ADDRESS: 300 HATHWAY AVE (TO BE ASSIGNED)

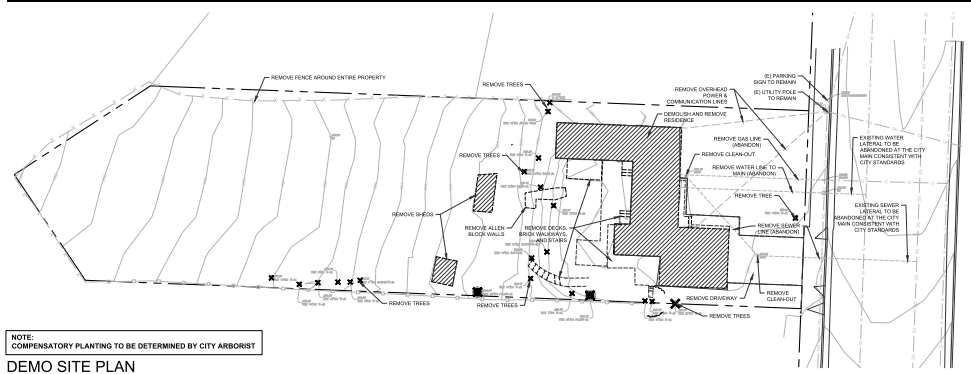
NON-DEFERRED UPGRADES

THIS PROJECT CONTAINS UPGRADES THAT WILL BE INCLUDED IN THE BUILDING PERMIT SET OF PLANS.

1. DRIVEWAY APPROACH REPLACEMENT UPGRADE TO CURRENT CITY STANDARD
2. SIDEWALK REPAIR

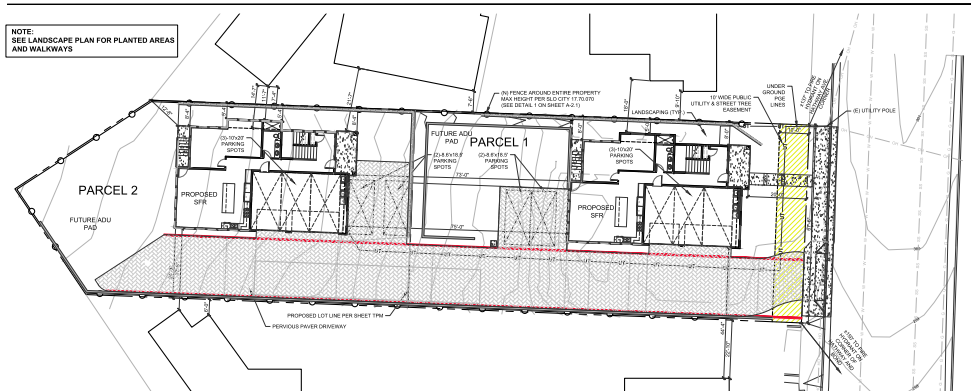


EXISTING SITE PLAN



NOTE: COMPENSATORY PLANTING TO BE DETERMINED BY CITY ARBORIST

DEMO SITE PLAN



PROPOSED SITE PLAN

- NOTE:
1. REFER TO CIVIL SHEETS FOR GRADING PLAN, WALL HEIGHTS, AND UTILITIES.
  2. CONTRACTOR TO CALL SURVEYOR TO SET BUILDING CORNERS PRIOR TO DIGGING
  3. CONTRACTOR TO VERIFY WITH SURVEYOR FORMS PRIOR TO FIRST POUR



800 Ward Ct.  
Templeton, CA 93465  
805.550.7430  
Preston@PJ-Designs.com  
www.PJ-Designs.com  
General Building Designer

Custom Homes - Remodels - Additions - ADUs - Accessory Dwelling Units

Professional Seal: PRESTON JONES, P.E. No. 54153

Project

241 HATHWAY AVE. LLC DEVELOPMENT PROJECT



Professional Seal: PRESTON JONES, P.E. No. 54153

Project

241 HATHWAY AVE. SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA

APN  
052-072-003

Job No.  
25033

Sheet Title  
COVER SHEET

COVER SHEET

ARCH-0851-2025  
SBDV-0404-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

APN: 052-072-003  
PARCEL 1  
SFR1 ADDRESS: 241 HATHWAY AVE  
PARCEL 2  
SFR1 ADDRESS: 300 HATHWAY AVE (TO BE ASSIGNED)

NON-DEFERRED UPGRADES

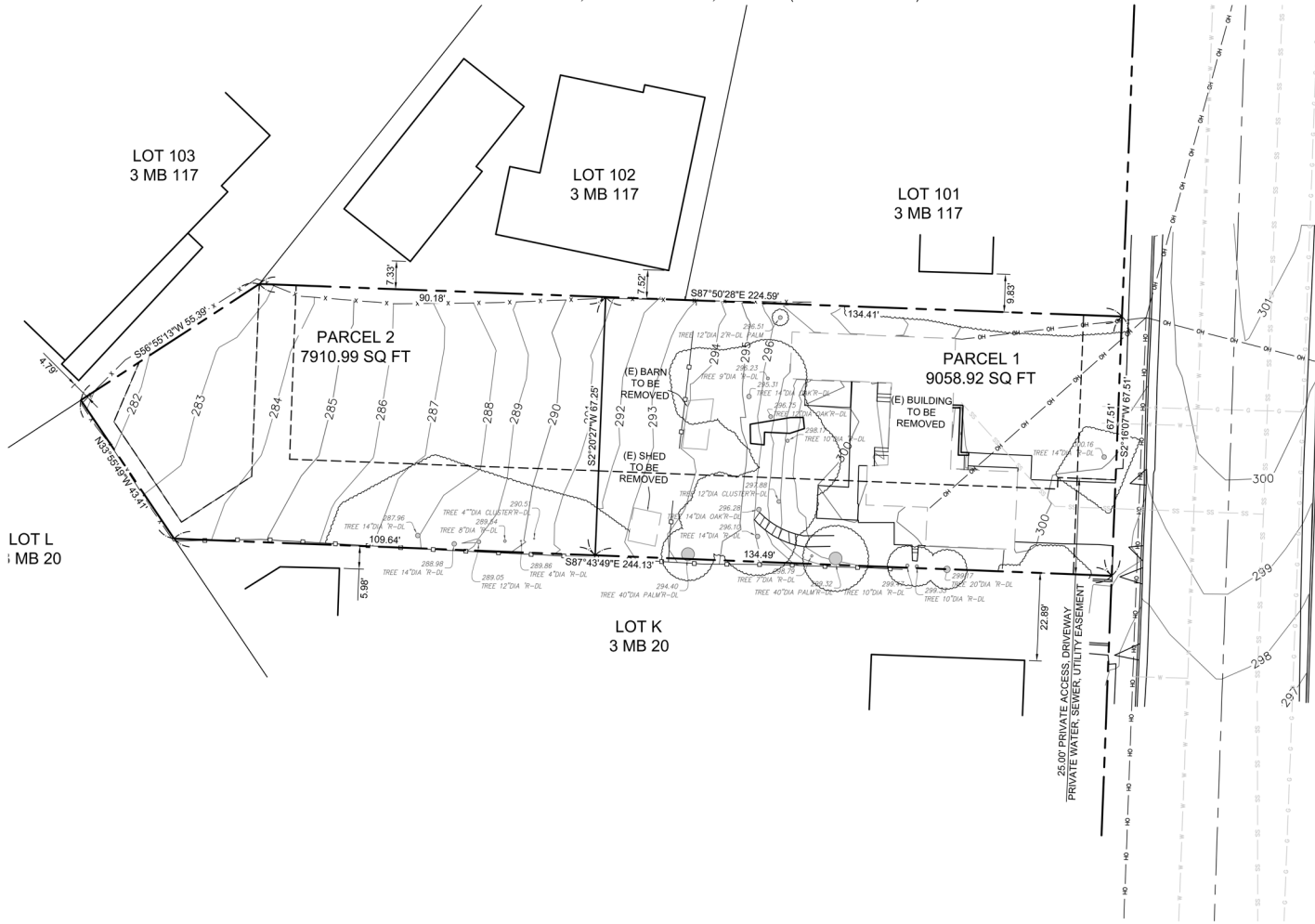
THIS PROJECT CONTAINS UPGRADES THAT WILL BE INCLUDED IN THE BUILDING PERMIT SET OF PLANS.

1. DRIVEWAY APPROACH REPLACEMENT UPGRADE TO CURRENT CITY STANDARD
2. SIDEWALK REPAIR



# TENTATIVE PARCEL MAP SLO 25-0033

241 HATHWAY AVE., SAN LUIS OBISPO, CA 93405 (APN: 052-072-003)

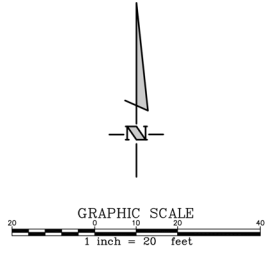
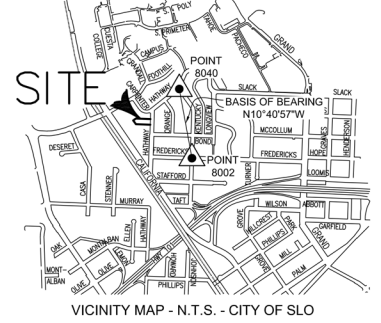


**PROJECT TEAM:**  
**OWNER:** 241 HATHWAY AVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 APN: 052-072-003  
 1880 CENTURY PARK EAST, STE #200  
**CIVIL ENGINEER:** SCOTT STOKES, PE 58256  
 ABOVE GRADE ENGINEERING  
 245 HIGUERA STREET  
 SAN LUIS OBISPO, CA 93401  
**SURVEYOR:** JEFF WYANT, LS 9338  
 ABOVE GRADE ENGINEERING  
 245 HIGUERA STREET  
 SAN LUIS OBISPO, CA 93401

**PROPERTY DESCRIPTION:**  
 LOT M OF THE MAP OF RESUBDIVISION OF LOTS 9 TO 19 OF CALIFORNIA PARK, RECORDED IN BOOK 3 OF MAPS AT PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**SURVEY INFORMATION:**  
 TOPOGRAPHIC SURVEY PERFORMED APRIL 15, 2025 BY ABOVE GRADE ENGINEERING.  
**BENCHMARK:** THE BASIS OF ELEVATIONS FOR THIS SURVEY IS A LEAN AND TACK 4 FOOT SOUTH OF THE BCR AT THE SOUTHEAST CORNER OF HATHWAY AND CARPENTER. CITY OF SAN LUIS OBISPO BENCHMARK #211.  
 ELEVATION = 299.90 FEET (NAVD 88)  
**BASIS OF BEARING:** THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CALCULATED INVERSE OF THE POINTS 8002 AND 8040 OF THE CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK. BEARING N10°40'57"W  
 ALL DISTANCES ARE GROUND FOR THIS SURVEY  
**BOUNDARY:** BOUNDARY LINE SHOWN IS BASED ON BOUNDARY SURVEY CURRENTLY IN PROGRESS. PERMANENT MARKERS WILL BE SET AT ALL PROPERTY CORNERS AND A RECORD OF SURVEY WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW

**PROJECT INFORMATION:**  
**ADDRESS:** 241 HATHWAY AVE., SAN LUIS OBISPO, CA, 93405  
**APN:** 052-072-003  
**GROSS TOTAL AREA:** 0.39 AC  
**NUMBER OF LOTS:** 2  
**APPROXIMATE LOT SIZE:** P1-0.20 AC ; P2-0.19 AC  
**FLOOD ZONE:** ZONE X  
**FLOOD MAP:** 06079C1066G



JOB#: 25058  
 DATE: November 25, 2025  
 SHEET NUMBER:

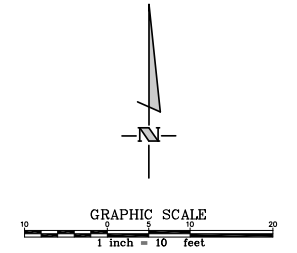
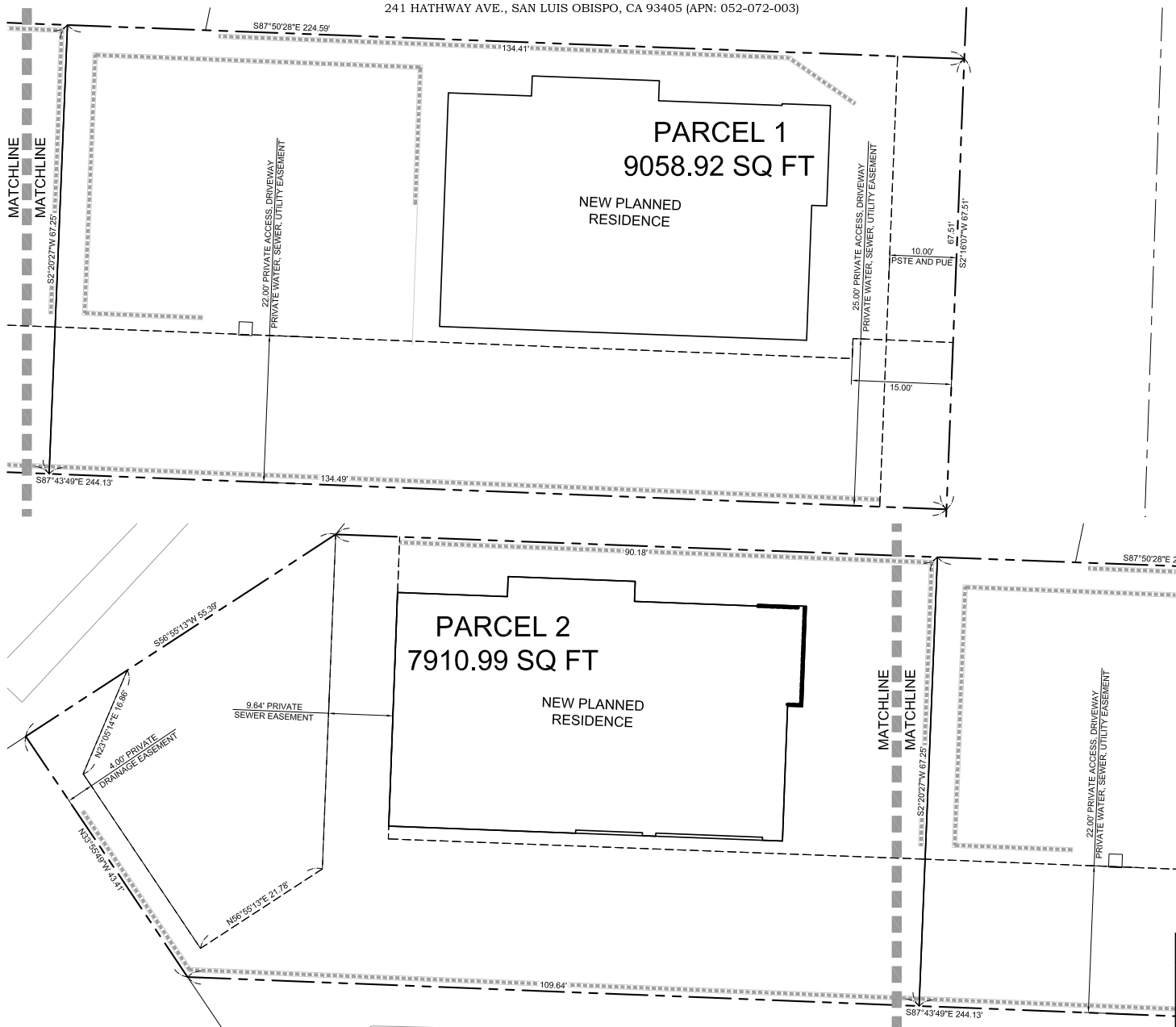
**TPM**

**ABOVE GRADE ENGINEERING**  
 245 Higuera Street, San Luis Obispo, CA 93401  
 phone: (805) 540-5115  
 A California Corporation • Scott Stokes PE # 93354

N: 2025\25058-241hathway\Survey\Drawings\TPM-25058.dwg, TPM, Nov 26, 2025 8:47am, dbatt

# TENTATIVE PARCEL MAP SLO 25-0033

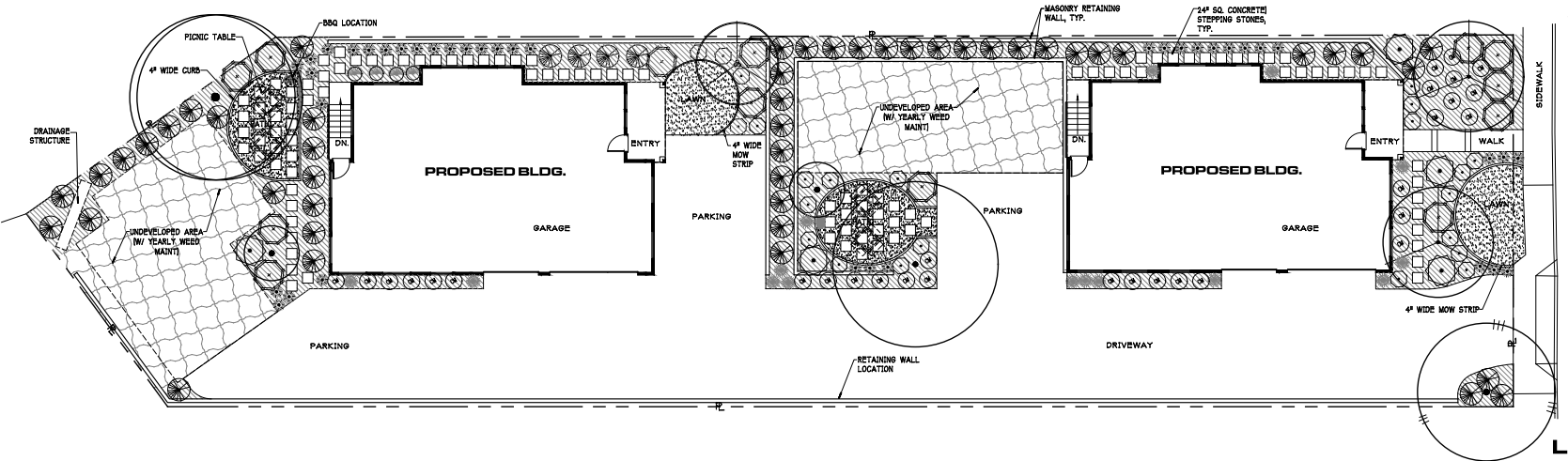
241 HATHWAY AVE., SAN LUIS OBISPO, CA 93405 (APN: 052-072-003)



JOB#: 25058  
 DATE: November 25, 2025  
 SHEET NUMBER:  
**TPM-1**

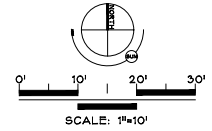
**ABOVE GRADE ENGINEERING**  
 245 Higuera Street, San Luis Obispo, CA 93401  
 phone: (805) 540-5115  
A California Corporation • Post Office PO # 93356

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### GROUND COVERS

- EROSION RESISTANT BARK MULCH, 3" DEEP LAYER 1.5048 S.F. - LANDSCAPE AREA, HYDROZONE #2
- DECOMPOSED GRANITE D8'S PAVING, 2" DEEP LAYER (213 S.F.)
- NATIVE CALIFORNIA BENT GRASS 800 (283 S.F.) - LANDSCAPE AREA, HYDROZONE #1
- UNDEVELOPED AREA, NON-DEREGATED (254 S.F.)



## LANDSCAPE PLAN

### GENERAL NOTES

- A. INFORMATION SHOWN ON ALL EXISTING IMPROVEMENTS ON THESE DRAWINGS IS TAKEN FROM FIELD SURVEY. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A. 800-442-2444) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXPOSE AND VERIFY ALL CRITICAL SECTIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- B. ALL CONSTRUCTION WORK AND INSTALLATION SHALL CONFORM TO THESE PLANS, DRAWINGS AND SPECIFICATIONS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- C. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL OBTAIN INDEMNITY AND HOLD THE LANDSCAPE ARCHITECT, OWNER'S LIABILITY FROM LIABILITY ARISING FROM THE SOLE RESIDENCE OF THE LANDSCAPE ARCHITECT OR OWNER.
- D. THE OWNER MAY RESOLVE DISCREPANCIES IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE DURING THE COURSE OF CONSTRUCTION. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- E. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES AND SHALL FURNISH, BURY AND MAINTAIN SIGN FENCES, BARRICADES, DOURS, FLAGSMAN LIGHTS, BARRIERS AND MAINTAIN SIGNAGE TO GIVE PROTECTION TO THE PUBLIC AT ALL TIMES.
- F. THE CONTRACTOR SHALL HAVE COPIES OF THE PLANS AND SPECIFICATIONS FOR THIS PROJECT ON THE SITE AT ALL TIMES. ALL CHANGES OCCURRING DURING THE PROJECT CONSTRUCTION SHALL BE RECORDED ON THESE PLANS, AND THEY SHALL BE TRANSMITTED TO THE AS-BUILT DRAWINGS.
- G. NO FIELD CHANGE SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL BY THE OWNER.
- H. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE PROJECT AND BE PLACED AT A SUITABLE DISPOSAL SITE.
- I. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO BE FULLY INFORMED OF AND TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, REQUIREMENTS, AND STANDARDS WHICH IN ANY MANNER AFFECT THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, LICENSES AND PRIVATE PROPERTY ADJACENT TO THE WORK AREA AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE AND REPAIR TO THEIR ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT OBTAINED FOR REMOVAL AND ARE DAMAGED OR REMOVED AS A RESULT OF HIS OPERATIONS, AND BE REQUIRED TO REPAIR OR REPLACE SAME TO THE SATISFACTION OF AND AS DIRECTED BY THE INSPECTOR OR UTILITY COMPANY. K. LIMIT OF LANDSCAPE WORK IS SHOWN ON THIS LINE. THIS LINE REPRESENTS AN AREA WHERE A MAJOR PORTION OF WORK WILL BE COMPLETED. OCCASIONALLY A MINOR WORK WILL BE NEEDED OUTSIDE OF THIS AREA TO COMPLETE THE INSTALLATION OF THIS PROJECT. THIS MINOR WORK IS TO BE INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.

### LANDSCAPE DOCUMENT REQUIREMENTS

1. PROJECT INFORMATION:  
DATE: AUGUST 20, 2023  
PROJECT: PRESTON  
PRESTON JONES, 800 WARD CT, TEMPLETON CA 93468  
953.8400.428  
PROJECT NAME & ADDRESS: 241 HATHAWAY AVE. LLC DEV. PROJECT.  
241 HATHAWAY AVE., SUITE 400, TEMPLETON CA, CA 93468  
PROJECT CONTACT:  
PRESTON JONES, 800 WARD CT, TEMPLETON CA 93468  
953.8400.428  
CASEY J. PATTERSON, LANDSCAPE ARCHITECT, 10658 REALITO AVE, ATASCADERO, CA 95326  
PROPERTY OWNER & CONTACT:  
141 HATHAWAY AVE. LLC DEV. C/O PRESTON JONES  
PROJECT TYPE: NEW PRIVATE LANDSCAPE  
2. MATCH ALL PLANTING DECS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.  
3. ALL PLANTS USED FOR THE PLANTING AREAS ON THE SITE ARE IN THE LOW WATER-USE PLANT FACTOR CATEGORY (REGION I AS DETERMINED BY WUCOLS (LESS THAN 0.3)).  
4. THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 CY/4000 S.F. MIXED TO A DEPTH OF 6" UNLESS SUPERSEDED BY SOIL TESTING.  
5. SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.  
6. SOIL FOR IRRIGATION SYSTEM WILL BE O.P.F.A. DEDICATED, LANDSCAPE WATER SUB-METER.  
7. IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:  
(a) AUTOMATIC IRRIGATION CONTROLLER WILL USE EVAPOTRANSPIRATION AND WEATHER SENSOR.  
(b) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DURING THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.  
(c) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.  
(d) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.  
(e) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. LANDSCAPE IRRIGATION SPRINKLERS AND BUTTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

### WATER CONSERVATION TECHNIQUES:

1. WILL CORRECTLY LOCATED IRRIGATION VALVE CIRCUITS TO CORRESPOND TO HYDROZONES.
2. A NATIVE TURF IS USED ON PROJECT.
3. WILL DESIGN IRRIGATION VALVE CIRCUITS TO ACHIEVE MATCHED PRECIPITATION RATES THROUGH HYDROZONES.
4. USED DROUGHT TOLERANT PLANTS IN LANDSCAPE BEDS.
5. USED A DEEP LAYER OF MULCH IN PLANTING BEDS.
6. USED DRIP SYSTEM TO CONSERVE WATER.
7. COMPLETS WITH MWELDO WATER SUBMET CALCULATION.

### GREEN CODE REQ. & GENERAL NOTES:

- EROSION CONTROL MEASURES:  
ROOF WILL BE GUTTERED AND MAINWATER WILL BE DISTRIBUTED ONTO THE SITE FROM SPLASH BLOCKS. THE USE OF DEEP LAYER OF MULCH IN PLANTING BEDS WILL PREVENT MAIN EROSION. FUTURE COMPLETE COVERAGE OF THE GROUND COVERS WILL ALSO PROVIDE FUTURE EROSION CONTROL MEASURES. FINISH GRADES IN PLANTED AREAS ADJACENT TO PAVING, HEADER ROADS, MOW STRIP, ETC. SHALL DRAIN TO ACHIEVE EVEN, CONTINUOUS FLOW CAPABLE OF FACILITATING DRAINAGE. GRADES WILL SLOPE AWAY FROM ALL BUILDINGS AND OTHER STRUCTURES. SEE CIVIL ENGINEERING PLANS FOR OTHER EROSION CONTROL MEASURES.

1. THE SELECTED LANDSCAPE MATERIALS TIE THE LANDSCAPE TO THE DESIGN OF THE BUILDING AND SITE.
2. SELECT NATURAL MULCH (IE: NO RUBBER MULCH) WILL IMPROVE SOIL STRUCTURE AND PROVIDE NUTRIENTS AS IT DECOMPOSES. THE CONTRACTOR SHALL SPECIFY FOUR INCHES OF MULCH TO ACCOUNT FOR SETTLING AND ASSURE THAT THE THREE INCH MINIMUM WILL BE MET. THERE MUST BE AT LEAST THREE INCHES AT THE TIME OF FIELD VERIFICATION.
3. CONSTRUCT ACCURATE EFFICIENT LANDSCAPES: # NO INVASIVE SPECIES LISTED BY CAL-IPC ARE TO BE PLANTED. # NO PLANT SPECIES REQUIRE SHEARDING. # A MINIMUM OF 75% OF PLANTS ARE TO BE DROUGHT TOLERANT, CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES OR OTHER APPROPRIATE SPECIES # MINIMIZE TURF IN LANDSCAPE INSTALLED. # TURF SHALL BE INSTALLED.
4. GROUP OF PLANTS IN HYDROZONES IN ACCORDANCE WITH THEIR RESPECTIVE WATER, CULTURAL, SOIL, CLIMATE, SUN AND LIGHT AND MAINTENANCE NEEDS. EACH HYDROZONE SHALL BE CLEARLY DELINEATED ON THE SITE, IRRIGATION AND PLANTING PLANS. ZONES SHOULD INCLUDE AT LEAST HIGH AND LOW ZONES. INSTALL SEPARATE IRRIGATION VALVES FOR DIFFERENT ZONES.
5. DESIGNED IRRIGATION VALVE CIRCUITS TO ACHIEVE MATCHED PRECIPITATION RATES THROUGH HYDROZONES.
6. USED A GREAT PERCENTAGE DROUGHT TOLERANT PLANTS IN LANDSCAPE DESIGN.
7. USED A DEEP LAYER OF MULCH IN PLANTING BEDS.
8. USED DRIP SYSTEM TO CONSERVE WATER.
9. USE A MAIN BRANCH SHUT-OFF IRRIGATION SYSTEM DURING INCLEMENT WEATHER.
10. HIGH-WATER USING LAWNS ARE ELIMINATED FROM THE LANDSCAPE DESIGN.

### PLANT INSTALLATION NOTES

1. ALL PLANT MATERIALS WILL BE PLANTED PER PLANT FIT DETAIL. THESE PLANS FOR INSTALLATION. BACKFILL MIXTURE WILL CONSIST OF 50% KELLOGGERS GROWMULCH, 50% NATIVE SOIL. AERIFY BLENDED PRIORS TO PLACEMENT. NATIVE PLANTS WILL HAVE NO SOIL AMENDMENT USED IN MIXTURE. JUST NATIVE SOIL BROKEN UP FINELY. USE AERIFORM (20-20-10) 31 GRAIN SLOW RELEASE TABLETS IN BAGGELITE MIXTURE AT THE RATE OF ONE FOR ONE GALLON PLANTS, TWO WITH FIVE GALLON PLANTS, 4 WITH 15 GALLON PLANTS AND LARGER. DO NOT USE FERTILIZER TABLETS ON THE NATIVE PLANTS.
2. STAKE ALL TREES PER DETAIL. THESE PLANTS.
3. AREAS OF BARK MULCH BEFORE PLANTING, THE ENTIRE AREA WILL BE TREATED WITH "ROUNDUP" PER MANUFACTURERS INSTRUCTIONS, THEN DEAD WEEDS REMOVED AND DISPOSED OF. CHEQUES MONITOR OF WEEDS AFTER THE 3" DEEP BARK MULCH IS APPLIED, AND GROUND COVERS PLANTED, PER MANUFACTURERS INSTRUCTIONS AND "WATERED-IN" BY THE LANDSCAPE CONTRACTOR.
4. FINISH GRADES IN PLANTED AREAS (EXCEPT LAWN AREAS) ADJACENT TO PAVING, HEADER ROADS, VALVE BOXES, ETC. SHALL BE ESTABLISHED AT BELOW SUCH ELEVATIONS. IT IS THE RESPONSIBILITY OF THE OWNER TO ADJUST THE FINISH GRADES TO ACHIEVE EVEN, CONTINUOUS FLOW CAPABLE OF FACILITATING DRAINAGE. GRADES WILL SLOPE AWAY FROM ALL BUILDINGS AND OTHER STRUCTURES.
5. ALL DRENCH AND ROSES IN DIAMETER OR GREATER, EXPOSED FROM FINISH GRADE, CULTIVATING AND EXCAVATION WILL BE DISPOSED OF.
6. PLANT QUANTITIES SHOWN IN ALL PLANT SYMBOLS, LEGENDS FOR CONVENIENCE ONLY; CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANTS SHOWN ON PLANTING PLAN AS SYMBOLS.
7. IF ACCEPTABLE TO THE OWNER AS A BID ALTERNATIVE, THE LANDSCAPE CONTRACTOR IS TO INSTALL ROOT GUARD Gopher WIRE BASKETS IN ALL PLANT PITS. INSTALL 24" ALL GALLON PLANTS AND LARGER. ROOT GUARD Gopher WIRE BASKETS (GopherBASKET.COM) ARE SPECIALLY DESIGNED BASKETS TO PROTECT PLANTS FROM GOPHERS. USE THE FOLLOWING BASKETS FOR THESE CONTAINER SIZES:  
1 GALLON SIZE: 18" DIAMETER.  
5 GALLON SIZE: 18" DIAMETER.  
TREE SIZE: 18 GALLON DIAMETER.  
USE ROOT GUARD GOPHER WIRE ROLLS FOR BOX-SIZE CONTAINERS.  
REGULAR INSPECTIONS AND EARLY DETECTION IS THE KEY TO MANAGING PEST GOPHERS IN THE NEWLY PLANTED LANDSCAPE. THE CONTRACTOR SHALL PROVIDE THIS AS PART OF HIS LANDSCAPE MAINTENANCE SERVICES. THE CONTRACTOR SHALL CONTROL DETECTED GOPHERS BY USING RODENTICIDES OR TRAPPING.
8. THE MAINTENANCE PERIOD FOR THE LANDSCAPE CONTRACTOR WILL BE FOR 3 MONTHS FROM THE DATE OF INSTALLATION BEING ACCEPTED BY THE OWNER. SEE MAINTENANCE PROGRAM, THESE PLANS FOR REQUIREMENTS.

### SOIL TESTING

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO TEST SOIL FOR FERTILITY. THE RESULTS OF TEST SHALL TAKE PREFERENCE OVER THESE SPECIFICATIONS. CONTRACTOR IS TO APPLY THE FERTILIZER AND OTHER NUTRIENTS AT THE RATES STATED IN THE TEST.
2. THE SOIL TESTING WILL OCCUR BEFORE PLANTING OPERATION BEGINS. THE LANDSCAPE CONTRACTOR WILL DO SOIL SAMPLING IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A COPY OF THE RESULTS OF THE SOIL TESTING & RECOMMENDATIONS TO THE CITY FOR REVIEW AND ACCEPTANCE.
3. THE FOLLOWING SOIL LABORATORY CAN PROVIDE THIS SOIL ANALYSIS: A & L WESTERN AGRICULTURAL LABORATORIES, INC. (909) 928-6490. USE SOIL ANALYSIS "500" WITH RECOMMENDATIONS AND FOLLOW THE COMPANY'S INSTRUCTION ON SAMPLING.

### WATER BUDGET CALC.

SEE SHEET L-1, THIS SHEET FOR THE MAWA & ETWU WATER SUBMET CALCULATION AND IRRIGATION SCHEDULE IN REGARD TO COMPLIANCE WITH THE CITIES LANDSCAPE & IRRIGATION ORDINANCE.

**LANDSCAPE AREA DATA**

TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE: 3481 SF.  
HYDROZONE #1 WATER 800 LAMB. MED. WATER USE PLANTING: 130 SF.  
HYDROZONE #2 1/2 LOW WATER USE PLANTING: 218 SF.

PROJECT: HATHAWAY AVE PROJECT  
MAWA = (Eto) x (D62) [(0.45 x LA) + (0.3 x SA)]

SIA = 0  
MAWA = 34,810 SF  
ETWU = (EtoHD) x (2.5) x (PFA) x (E) x (SA)

Site location: San Luis Obispo  
Site's Eto: 43.8  
Irrigation Efficiency: 0.75  
Q.H = 75 max  
Drip = 81

Plant Factors  
Low 0 - 0.3  
Medium 0.4 - 0.6  
High 0.7 - 1.0  
ETAF: 0.55  
RES = 0.55  
COM = 0.45

Hydrozones	Planting Type	Plant Factor	Plant Area	Hydrozone Pfx/MULTI SQ)	ETWU Type	IRR.
283	Low	0.3	2,568	770	25,838	Drip
	Sum		2,851	884	29,624	

(BUDGET) MAWA = 34,810 (ESTIMATED) ETWU = 29,624  
Project complies with MWELDO estimated water use. ETWU is lower than Water budget, MAWA

### WATER BUDGET CALCULATION

### PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME (BOTANICAL COMMON)	QUANTITY	CONTAINER SIZE	WATER USE	EMITTERS (RELAY)	COMMENT
[Symbol]	CASIA TIBETANA (FOOTBALL BERRY)	30	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	TRICH S P 'WAXITE CREST' (SOFT FIG)	15	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	CALAMAGROSTIS BAIL (WATERMELON SEED GRASS)	4	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	REPETA PASADENA (LANTERN)	30	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	TRIFOLIUM L. 'WALLERIA' (ORANGE BIRD HATHORNE)	30	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	HELIOPSIS SCHEER (DEER GRASS)	25	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	TERRA CALIFORNICA (CALIFORNIA WILD ROSE)	5	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	ANTORTOPYLLOS 'REARER' (REARER MANGOSTEA TREES)	5	1 GAL	LOW	ONE	SEE DETAIL, SHEET L-9
[Symbol]	HYMENOCYBUS PLAVUM (SWEETBERRY)	2	24" BOX	MEDIUM	TWO	SEE DETAIL, SHEET L-9
[Symbol]	CASIA LEPTORHYLLA (WILD MEDICINAL TREES)	1	24" BOX	LOW	TWO	SEE DETAIL, SHEET L-9
[Symbol]	CRITALPA T. 'WINDING CLOUD' (CRITALPA) STANDARD	3	24" BOX	LOW	TWO	SEE DETAIL, SHEET L-9
[Symbol]	BROUGHTON POPULUS (BATTLE TREES)	1	24" BOX	LOW	TWO	SEE DETAIL, SHEET L-9
[Symbol]	QUERCUS ENEMMARE (ENEMMARE OAK)	1	24" BOX	LOW	TWO	SEE DETAIL, SHEET L-9
[Symbol]	TYRANUS TOTO (TOTO TREE)	1	24" BOX	MEDIUM	TWO	SEE DETAIL, SHEET L-9

NO.	DATE	DESCRIPTION



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**TITLE LANDSCAPE PLAN**  
241 HATHAWAY AVE. LLC DEV. PROJECT  
241 HATHAWAY AVE. S.I., CA.

SCALE: 1" = 10'

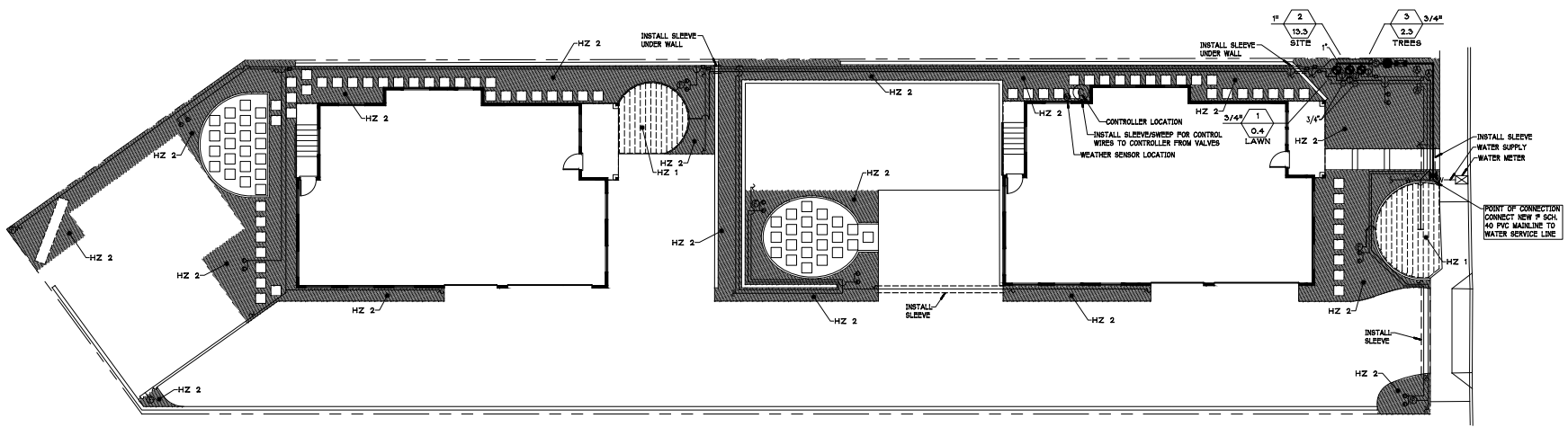
DATE: 11/24/25

JOB NO.

SHEET NO.

AUGUST 20, 2025  
DATE

**L-1**

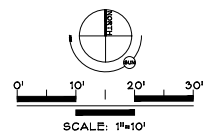


**IRRIGATION INSTALLATION NOTES**

- IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHERE POSSIBLE.
- INSTALL CONTROLLER AND WEATHER SENSOR AT LOCATION SHOWN. OWNER TO APPROVE OF FINAL LOCATION. THE WEATHER SENSOR SHALL BE INSTALLED A CONVENIENT OUTDOOR LOCATION (BUILDING FASCIA) IN CLOSE PROXIMITY (WIRE-RUN DISTANCE IS 200 FEET MAXIMUM) TO THE CONTROLLER. PLACE IN AN UNOBSTRUCTED AREA SO THAT THE UNIT CAN PROVIDE ACCURATE ON-SITE RAINFALL MEASUREMENTS. THE SENSOR MOUNTING BRACKET IS TO BE MOUNTED ON A VERTICAL SURFACE. UV RATED #16AWG OR #18AWG WIRE IS REQUIRED FOR THE COMMUNICATION WIRE. IF MORE THAN 25 FEET IS REQUIRED TO RUN FROM SENSOR TO CONTROLLER, OWNER TO APPROVE OF FINAL LOCATION.
- OWNER TO PROVIDE ELECTRICAL POWER FOR CONTROLLER. ELECTRICAL CONTRACTOR IS TO INSTALL POWER TO CONTROLLER PER CURRENT N.E.C. CODES AND REQUIREMENTS. CONTROLLER'S POWER WIRE SHALL BE 120 VOLT WIRE AND PLACED IN 1" SCHEDULE 40 PVC CONDUIT. RUN FROM POWER SUPPLY TO CONTROLLER.
- ALL EQUIPMENT REQUIRED BUT NOT SHOWN ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- INSTALL BACKFLOW PREVENTION DEVICE PER DETAIL THESE PLANS. CONTRACTOR SHALL PROVIDE ALL OTHER MATERIALS, EQUIPMENT AND LABOR NEEDED TO INSTALL THIS B.F. PREVENTION DEVICE. AFTER INSTALLATION OF BACK FLOW PREVENTION DEVICE.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEANOUS MATERIALS. BACKFILL WILL BE COMPACTED TO 90% DENSITY OF ADJACENT UNDISTURBED SOIL.
- IRRIGATION DESIGN IS BASED ON A MINIMUM 55 P.S.I. STATIC WATER PRESSURE AT THE CONNECTION POINT TO WATER METER. CONTRACTOR SHALL TEST THE PRESSURE AT THE BACKFLOW UNIT, IF WATER PRESSURE IS LESS, CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH WORK.
- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE 16, 480 VOLT, DIRECT BURIAL. CONNECT ALL DIRECT BURIAL WIRES USING JMS "DRY DIRECT BURY SPLICE KIT".
- DRIP DISTRIBUTION TUBING INSTALLATION: THE TUBING WILL BE SNAKED IN THE TRENCH IN UNDERGROUND SYSTEMS AND ABOUT THE LANDSCAPE IN ABOVE GROUND INSTALLATIONS TO ALLOW FOR THE EXPANSION AND CONTRACTION VARIATIONS (ADD 3% TO TUBING LENGTH REQUIRED AS A GENERAL RULE).
- ANY TRAIT TURNS IN THE TUBING WILL BE MADE WITH FITTINGS TO PREVENT KINKING.
- ALL TUBING CUTS FOR FITTING CONNECTIONS WILL BE DONE WITH A SHARP TOOL LEAVING A SQUARE END.
- TEMPORARILY CAP ALL FREE ENDS OF TUBING WITH TAPE TO PREVENT DIRT CONTAMINATION.
- TUBING TO COMPRESSION FITTINGS WILL BE SEALED TO FULL DEPTH OF FITTING.
- PVC TUBING SHALL BE SOLVENT WELDED TO PVC FITTING USING PRIMER AND CEMENT FOLLOWING MANUFACTURER'S INSTRUCTIONS. PVC TUBING SHALL BE KEPT UNDER THE 110 DEGREE F. MAXIMUM EXHAUSTING TEMPERATURE DURING INSTALLATION OF FITTINGS BY MEANS OF SHADING, DAMP RAGS OR WORKING WHEN TEMPERATURES ARE COOLER.
- ALL SURFACE RUNS OF DISTRIBUTION TUBING WILL BE STAKED PER DETAIL.
- DISTRIBUTION TUBING RUNS ON SOIL SURFACE SHALL BE FREE OF ANY SHARP STONES, AGGREGATE OR DEBRIS.
- ALL ENDS OF DISTRIBUTION TUBING WILL HAVE FLUSHABLE END CAPS.
- TEMPORARILY CAP ALL FREE ENDS OF TUBING WITH TAPE TO PREVENT DIRT CONTAMINATION.
- AFTER INSTALLATION OF ALL DISTRIBUTION TUBING, ALL ENDS CAPS WILL BE REMOVED AND THE SYSTEM FLUSHED UNTIL WATER RUNS CLEAR THROUGH ALL ENDS OF TUBING, THEN CAPPED.
- INSTALLATION OF DRIP EMITTERS: AFTER INSTALLATION OF ALL UNDERGROUND COMPONENTS, BACKFILLING, SURFACE RUN DISTRIBUTION TUBING, AND APPROVALS; ALL PLANT MATERIALS WILL BE PLANTED BEFORE THE INSTALLATION OF DRIP EMITTERS, WOOD TUBING.
- HOLES FOR THE INSTALLATION OF THE EMITTERS AND MOUNT SPRAIN HEADS SHALL BE MADE WITH A HOLE PUNCH TOOL DESIGNED FOR THE EMITTER AND HEAD BEING USED.
- WATER SHALL BE FLOWING THROUGH THE DISTRIBUTION TUBING AT LOW PRESSURE (0-5 P.S.I.) DURING THE EMITTER INSTALLATION.
- SEE PLANT SYMBOL LEGEND FOR EMITTERS TO USE FOR EACH TYPE OF PLANT. DRIP EMITTERS SHALL BE MANUFACTURED BY RAINBIRD AND BE MODEL NUMBERS XB-25 (0.5 G.P.H.) AND XERI-BUBBLER (0-10 G.P.H.). INSTALL PER DETAIL FOR THESE CONNECTION DRAWINGS.

**IRRIGATION SYMBOL LEGEND**

SYMBOL	MANUF.	MODEL NO.	EQUIPMENT TYPE	INSTALLATION NOTES
	RAINBIRD	UXB-300	XERI-BUBBLERS (0-10 GPH) OR EQUAL, DRIP EMITTER IN TUBE	PER DETAIL, SHEET L-3
	ANY	ANY	3/4" PLASTIC INLINE CHECK VALVE	PER DETAIL, SHEET L-3
	RAINBIRD	ANY	CONTROL ZONE® ELECTRIC CONTROL VALVE KIT	PER DETAIL, SHEET L-3
	SENSOR	1"	NEW MASTER VALVE, NORMALLY OPEN, ELECTRIC W/ FLOW SENSOR	PER DETAIL, SHEET L-3
	FIBERO	1"	REDUCED PRESSURE ASSEMBLY, BACKFLOW PREVENTION DEVICE	PER DETAIL, SHEET L-3
	ANY	ANY	LINE SIZE BALL VALVE	PER DETAIL, SHEET L-3
	CALISENSE	FN	FLOW SENSOR, INSERT TYPE	PER DETAIL, SHEET L-3
	ANY	SCHEDULE 40	3/4" PVC LATERAL IRRIGATION LINE, OR AS SHOWN	BURY 12" SOIL. 40 PVC UNDER PAVING (18" DEEP).
	RAINBIRD	RPD-09-12	POLYETHYLENE DRIP LINE, 12" EMITTER SPACING	PER DETAIL, SHEET L-3
	ANY	SCHEDULE 40	1" PVC PIPES MAINLINE	BURY 18"
	ANY	SCHEDULE 40	PVC SLEEVING UNDER PAVEMENT, SEE SLEEVING CHART	BURY 18"
	ANY	ANY	SUBSURFACE PVC LATERAL LINE TO SURFACE POLY DRIP LINE	PER DETAIL, SHEET L-3
	ANY	ANY	FLUSH VALVE, INSTALL IN 6" VALVE BOX WITH 12" GRAVEL BASE	PER DETAIL, SHEET L-3
	RAINBIRD	OPERIND	OPERATION INDICATOR	PER MANUF. INSTRUCTIONS
	ANY	ANY	AIR VENT, INSTALL AT THE HIGHEST POINT OF A DRIP CIRCUIT	PER DETAIL, SHEET L-3
	ANY	ANY	OUTDOOR WEATHER SENSOR	PER MANUF. INSTRUCTIONS
	ANY	ANY	3 STATION, EXTERIOR WALL MOUNT "SMART" CONTROLLER	PER DETAIL, SHEET L-3

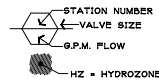


**IRRIGATION PLAN**

**HYDROZONE CHART**

VALVE NUMBER AND HYDROZONE	DRIP EMITTERS	PLANT TYPE	EMITTER SPACING	EMITTER SIZE	LANDSCAPE AREA, SQ. FT.
1 DRP MED	0.4			283	
2 DRP LOW	13.3			2,568	
3 DRP LOW	2.3			N.A.	
TOTAL G.P.M. DEMAND					12.8*
LANDSCAPE (HYDROZONE) AREA					2,483

\*USED FOR RR. SCHEDULING ONLY



**NOTE:** DRIP VALVE NUMBERS CORRESPOND TO HYDRO-ZONE NUMBERS. LANDSCAPE CONTRACTOR SHALL CONNECT 1/2" POLY PIPE TO PVC LATERAL PIPE AT VALVE AND EXTEND TO ALL PLANTS IN HYDRO-ZONE. SEE "RAMP BATTERY CIRCUIT" AND "RAMP EMITTER DETAILS" P.A. 109, SHEET L-3 FOR INSTALLATION LAYOUT. SEE IRRIGATION NOTES OR PLANT SYMBOL LEGEND FOR EMITTER TYPES TO EACH PLANT SIZE.

**Landscape Water Usage Calculation Runtimes - Monthly Irrigation Schedule**

Hydrozone - Drp, low water use

Landscaping area	1,200.0
Water per supply	1.0
Flow	4.8
Plant factor	0.3
Density	1.0
Irrigation efficiency	0.9

Calculations needed	per month	per week
Runtimes	2.223 hours	0.773 hours
per month	2.223 hours	
per week		0.773 hours

**WATER SCHEDULE**

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Tot. ETO
inches per month required - Eto	2.0	2.2	3.2	4.1	4.9	5.3	4.8	5.3	4.4	3.5	2.4	1.7	43.3
inches per month required - Eto	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	

REV	DESCRIPTION	DATE



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING, MECHANICAL, AND ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

**CASEY J. PATTERSON**  
LANDSCAPE ARCHITECT  
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**TITLE IRRIGATION PLAN**  
PROJECT: 241 HATHWAY AVE. LLC DEV. PROJECT, 241 HATHWAY AVE. S.L.O., CA.

SCALE: 1" = 10'-0"  
DATE: 11/24/25  
JOB NO:  
SHEET NO.  
**L-2**



ENGINEER OF RECORD:



DATE:

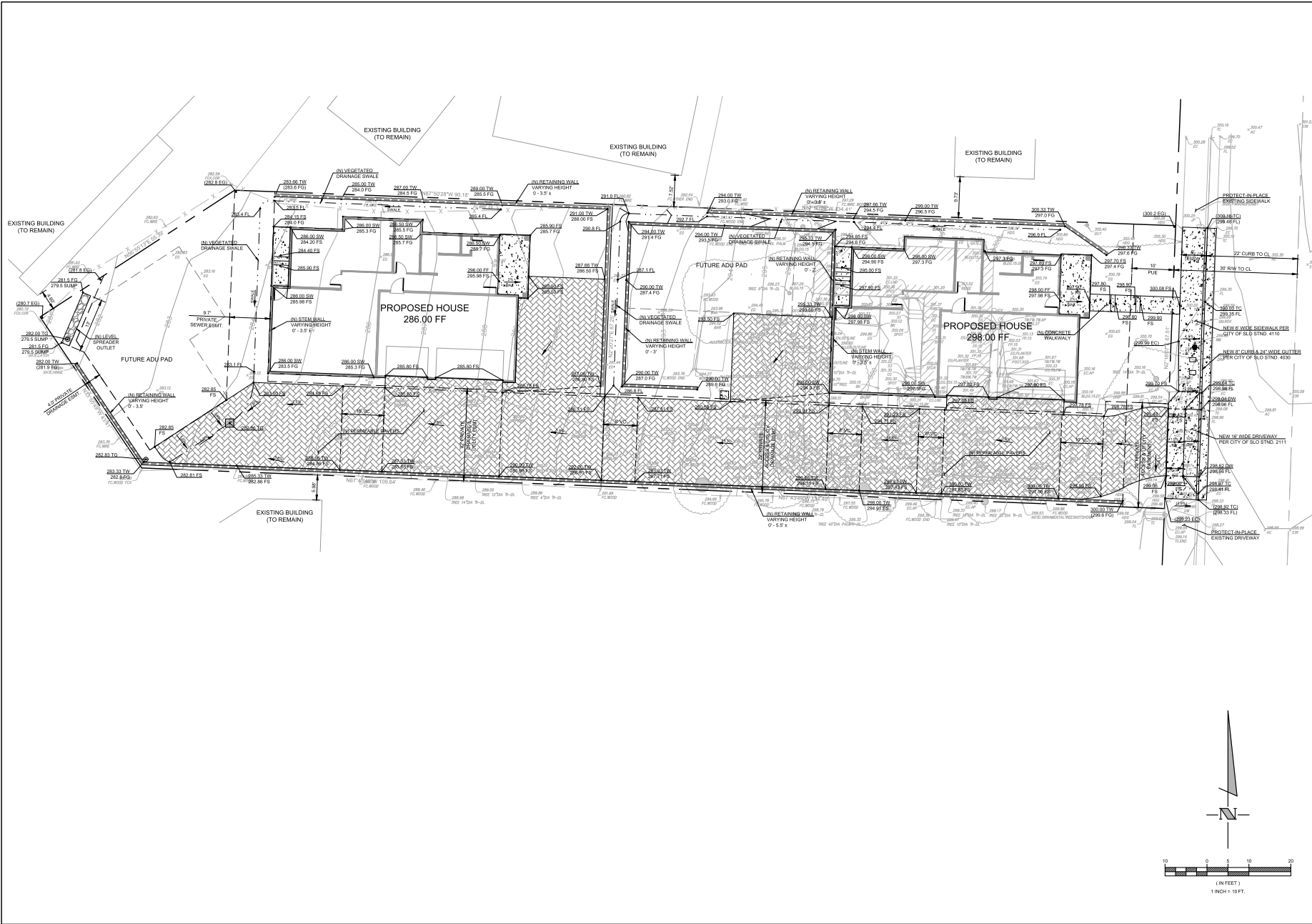
**241 HATHWAY AVENUE  
 PRELIMINARY GRADING &  
 DRAINAGE PLAN**

NO.	REVISION	DATE

AGENCY APPROVAL:

DESIGNED: SJS  
 DRAWN: ES  
 JOB NUMBER: 25058

**C-1.1**  
 SHEET  
 DATE: JANUARY 20, 2025



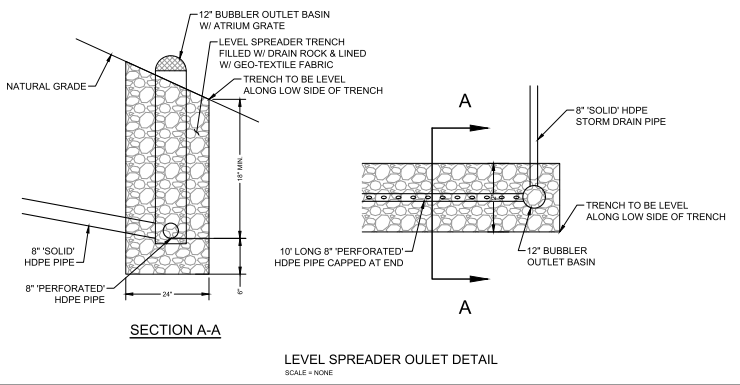
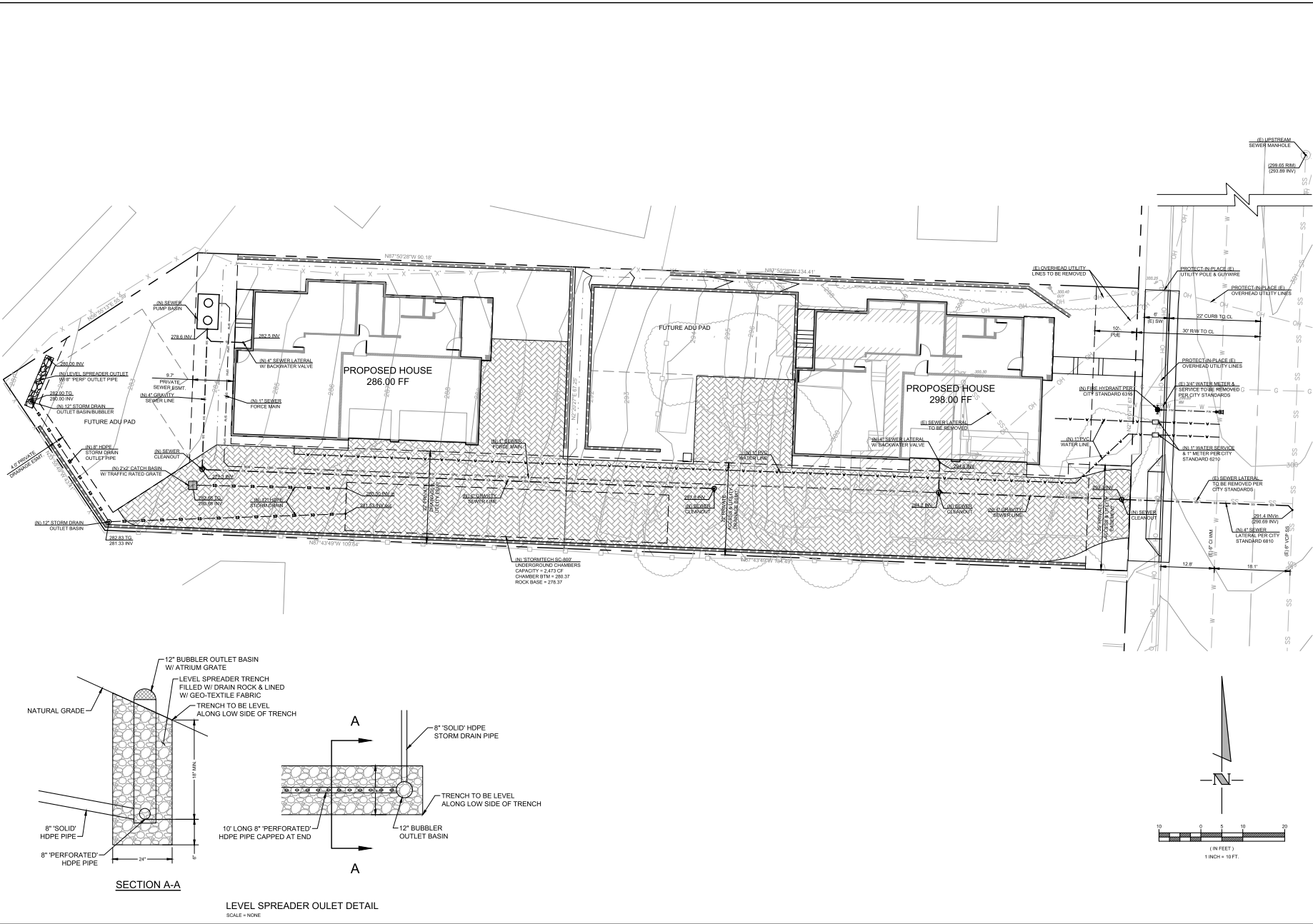
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PLOT BY: dbst

DATE	REVISION

AGENCY APPROVAL:  
 DESIGNED: SJS  
 DRAWN: ES  
 JOB NUMBER: 25058  
 SHEET:  
**C-2.1**  
 DATE: JANUARY 20, 2025



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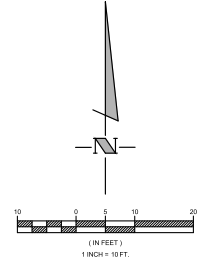
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**EROSION CONTROL NOTES:**

SYMBOL	CASDA#	DESCRIPTION	DETAIL SHEET
	SE-4	STORMWATER RUN-OFF SAMPLE LOCATION - FOR NON-VISIBLE POLLUTANTS, SAMPLE TO BE TAKEN DURING RUN-OFF EVENT.	
	SE-5	INSTALL FIBER ROLLS PER MANUFACTURERS SPECIFICATIONS.	AC-3.2
	SE-7	INSTALL SILT FENCE PER MANUFACTURERS SPECIFICATIONS.	BC-3.2
	EC-3	INSTALL HYDROMULCH TO DISTURBED SLOPES.	HC-3.2
	TC-1	INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.	GC-3.2
	SE-8	INSTALL GRAVEL BAG BERM.	
	WE-1	PROVIDE WIND EROSION CONTROL.	FC-3.2
	EC-1	PROVIDE GEOTEXTILE MAT, NORTH AMERICAN GREEN SC250.	
	SE-7	PROVIDE STREET SWEEPING & VACUUMING.	GC-3.2
	DM-3	MATERIAL DELIVERY & STORAGE.	DC-3.2
	WM-3	CONCRETE WASHOUT.	JC-3.2

\*NOT ALL EROSION CONTROL MEASURES LISTED ABOVE ARE USED ON THIS PLAN, BUT ARE PROVIDED FOR THE FUTURE USE BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.



**ABOVE GRADE ENGINEERING**  
 245 Higuero Street  
 San Luis Obispo, CA 93401  
 (805) 540-5115  
 abovegradeengineering.com  
 A California C.E.P. Firm

ENGINEER OF RECORD:  
  
 DATE:

**241 HATHWAY AVENUE  
 PRELIMINARY EROSION  
 CONTROL PLAN**

NO.	REVISION	DATE

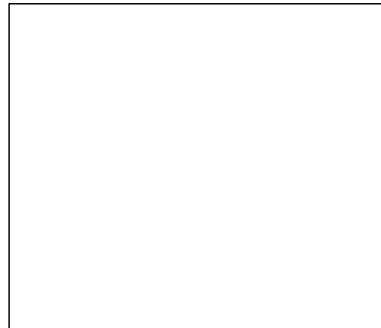
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**DESCRIPTION AND PURPOSE**  
 RETAINS THE SEDIMENT, AND RELEASES THE WATER AS SHEET FLOW.  
**GRAVEL BAG PRACTICES**

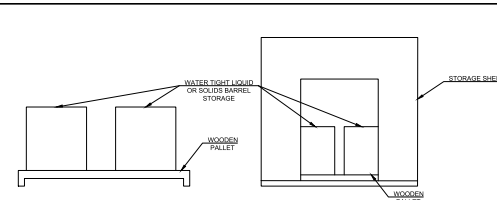
- INSTALL AT INTERVALS OF 50 TO 70 FEET
- INSTALL IN A CHEVRON PATTERN FORGING THE RUNOFF TOWARDS THE EDGE-OF-PAVEMENT, CURB FACE, GUTTER FLOWLINE OR VALLEY GUTTER/SWALE FLOW LINE

**INSPECTION AND MAINTENANCE**

- REPLACE WHEN BROKEN
- REMOVE ACCUMULATED SEDIMENT WHEN ONE-THIRD BARRIER HEIGHT

**ROADWAYS, CURBS, GUTTERS**

(E)



**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 ON-SITE. STORING MATERIALS IN WATER-TIGHT CONTAINERS AND/OR A COMPLETELY ENCLOSED DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT, CONDUCTING REGULAR INSPECTIONS, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

**MATERIAL STORAGE AREAS AND PRACTICES**

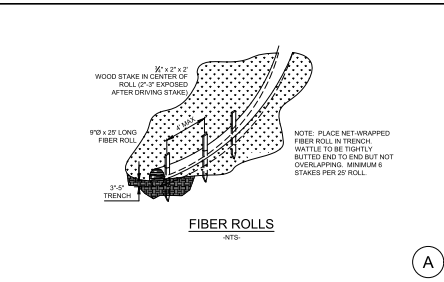
- CHEMICALS MUST BE STORED IN WATER TIGHT CONTAINERS WITH APPROPRIATE SECONDARY CONTAINMENT OR IN A STORAGE SHED.
- WHEN MATERIAL STORAGE AREA IS LOCATED ON BARE SOIL, THE AREA SHOULD BE LINED AND BERMED.
- USE CONTAINMENT PALLET OR OTHER PRACTICAL AND AVAILABLE SOLUTIONS, SUCH AS STORING MATERIALS WITHIN NEWLY CONSTRUCTED BUILDINGS OR GARAGES, TO MEET MATERIAL STORAGE REQUIREMENTS.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLET AND COVER WHEN NOT IN USE.
- CONTAIN ALL FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN NOT IN USE.
- EMPLOYEES TRAINED IN EMERGENCY SPILL/CLEANUP PROCEDURES MUST BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUIDS ARE UNLOADED.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
- SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
- MATERIALS SHOULD BE COVERED PRIOR TO, AND DURING RAIN EVENTS.
- PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATION.
- AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

**INSPECTION AND MAINTENANCE**

- KEEP STORAGE AREAS CLEAN AND WELL ORGANIZED, INCLUDING A CURRENT LIST OF ALL MATERIALS ON-SITE.
- INSPECT LABELS ON CONTAINERS FOR LEGIBILITY AND ACCURACY.
- REPAIR OR REPLACE PERIMETER CONTROLS, CONTAINMENT STRUCTURES, COVERS, AND LINERS AS NEEDED TO MAINTAIN PROPER FUNCTION.

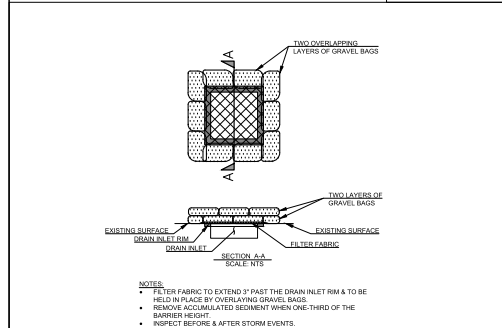
**FIBER ROLLS**

(A)



**ABOVE GRADE ENGINEERING**  
 245 Highway Street  
 San Luis Obispo, CA 93401  
 (805) 540-5115  
 abovegradeengineering.com  
 A California Public Entity

ENGINEER OF RECORD:  
  
 DATE:



**DESCRIPTION AND PURPOSE**  
 STABILIZING MATERIALS ARE APPLIED TO THE DISTURBED SOIL SURFACE TO PREVENT THE TRANSPORT OF SOIL FROM EXPOSED SURFACES ON CONSTRUCTION SITES EITHER BY WIND OR STORM WATER RUNOFF.

**DUST/WIND EROSION CONTROL PRACTICES**

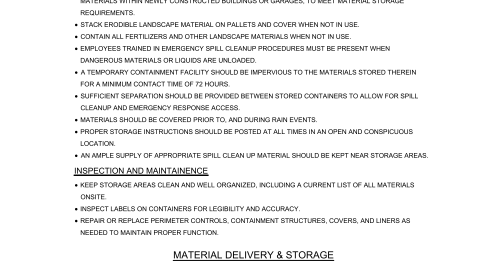
- USE OF WATER TRUCKS TO APPLY WATER TO THE DISTURBED SOILS
- APPLY WATER, OR AN ALTERNATIVE METHOD, TO THE DISTURBED SOILS THREE TIMES A DAY (MINIMUM), ONCE IN THE MORNING (7 AM - 10 AM), ONCE DURING THE AFTERNOON (10 AM - 1 PM), AND ONCE MORE AT THE END OF THE DAY

**INSPECTION AND MAINTENANCE**

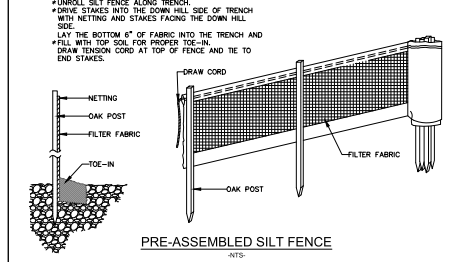
- INSPECT AREAS WITH EXCESSIVE WIND, VEHICULAR TRAFFIC OR WHEN RAIN IS EXPECTED
- APPLY SOIL STABILIZERS AT DESCRIBED INTERVALS, AND BASED ON NEED

**DUST/WIND EROSION CONTROL**

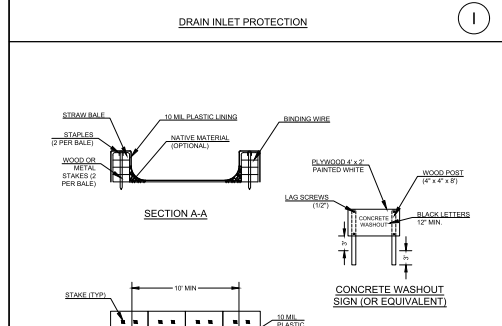
(F)



**MATERIAL DELIVERY & STORAGE**



(B)



**DESCRIPTION AND PURPOSE**  
 REMOVAL OF SEDIMENT DEBRIS AND MATERIALS TRACKED OUT FROM THE SITE THROUGH THE USE OF EITHER A STREET SWEEPER OR MANUAL LABOR.

**STREET SWEEPING & VACUUMING PRACTICES**

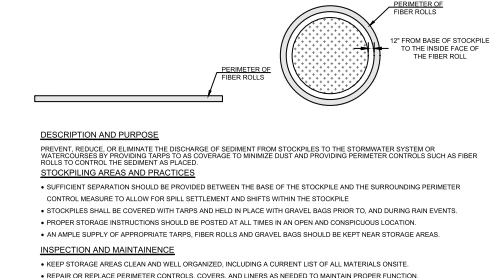
- SHALL OCCUR DURING PHASES OF CONSTRUCTION WHICH CONTAIN REOCCURRING VEHICULAR TRAFFIC TO AND FROM THE SITE, WHICH INCLUDES ALL VEHICLE SIZES, WHEN THERE ARE STILL EXPOSED DISTURBED SOILS
- CLEANING ACTIVITIES SHALL OCCUR AT A MINIMUM ONCE A DAY AT THE END OF DAY.
- USE OF WATER TO PRESSURE WASH SEDIMENT BUILD-UP ON PRIVATE ROADS OR PUBLIC STREETS SHALL NOT BE ALLOWED

**INSPECTION AND MAINTENANCE**

- INSPECT PUBLIC/Private STREETS FOR SEDIMENTATION BUILD-UP
- DEDICATE PERSONNEL AT THE END OF EACH SHIFT TO WALK THE PERIMETER OF THE SITE AND DOWNSTREAM STREET SECTIONS FOR SEDIMENTATION BUILD-UP

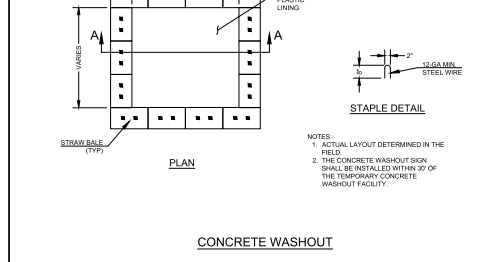
**STREET SWEEPING AND VACUUMING**

(G)



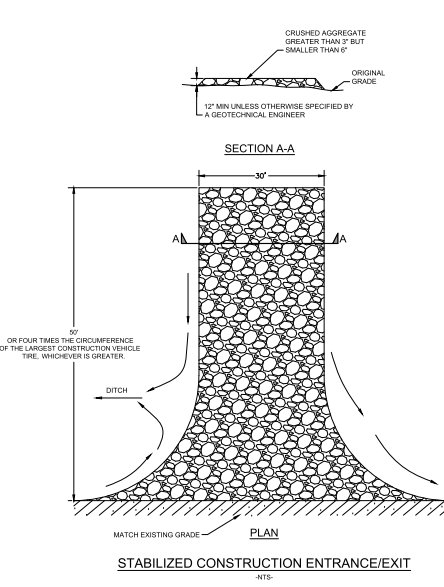
**STOCKPILING**

(D)



**HYDROSEEDING / HYDROMULCHING**

(H)



**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

(C)

DATE:

NO. REVISION:

AGENCY APPROVAL:

DESIGNED: SJS  
 DRAWN: ES  
 JOB NUMBER: 25058  
 SHEET

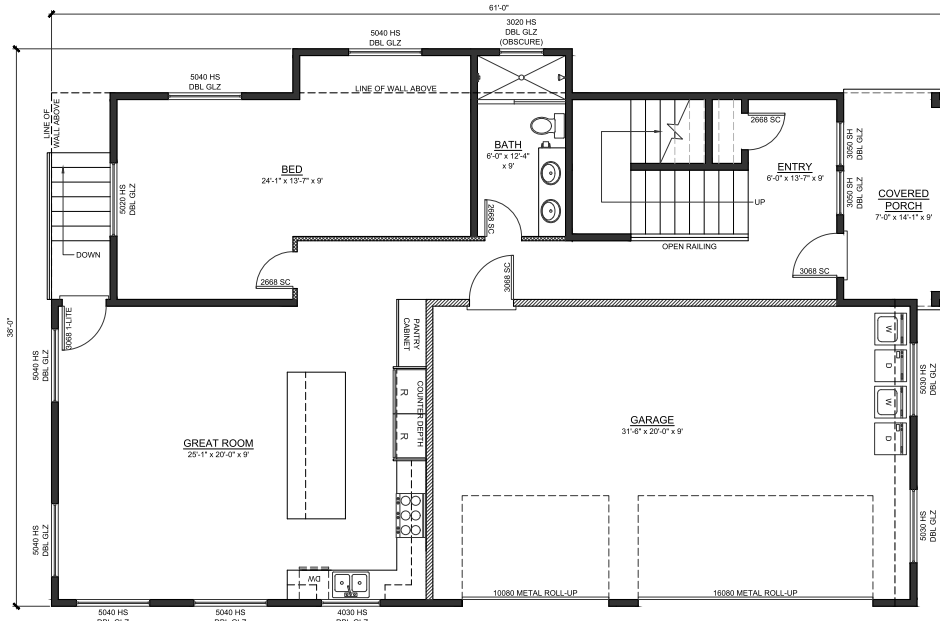
**C-3.2**

DATE: JANUARY 20, 2025

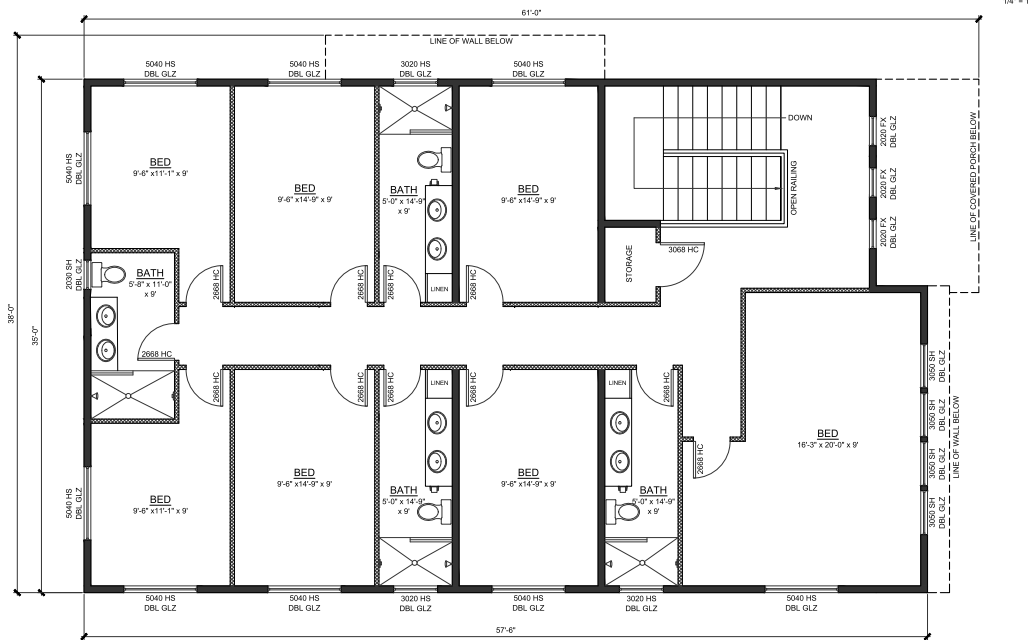
241 HATHWAY AVENUE

EROSION CONTROL DETAILS



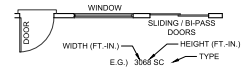
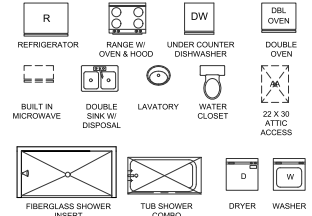


LOWER FLOOR PLAN

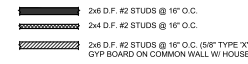


UPPER FLOOR PLAN

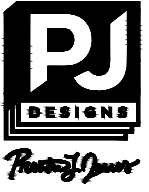
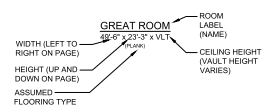
LEGEND



WALL LEGEND



ROOM LEGEND



800 Ward Ct  
Tempton, CA 93465  
805.553.7439  
Preston@PJ-Designs.com  
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General Building Designer  
California Licenses - Architectural - 40568 - AIA - As-Built  
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Project  
**241 HATHWAY AVE. LLC DEVELOPMENT PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

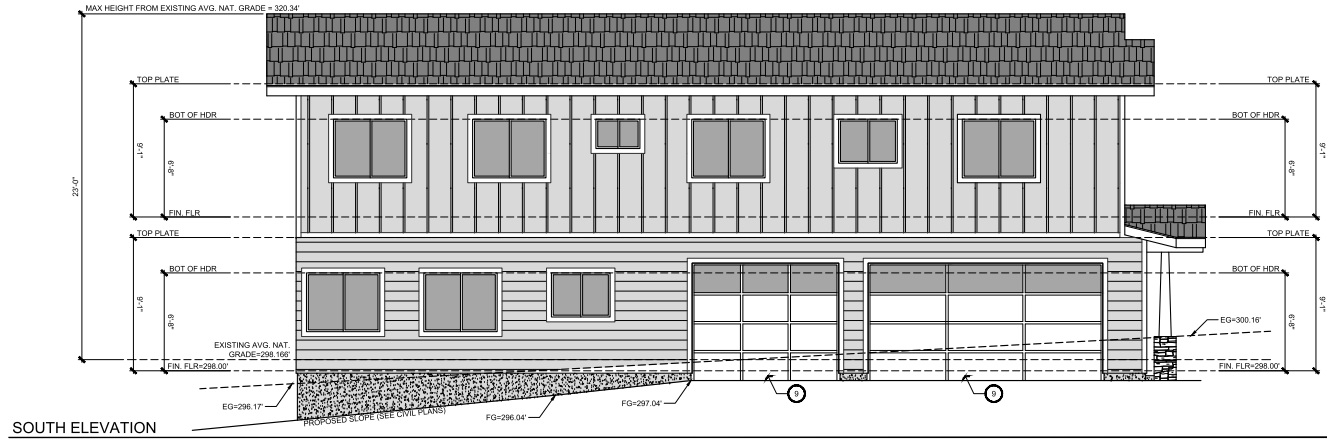
Jurisdiction  
CITY OF SAN LUIS OBISPO, CA  
APN  
052-072-003  
Job No.  
25033  
Sheet Title

**PARCEL 2 FLOOR PLANS**

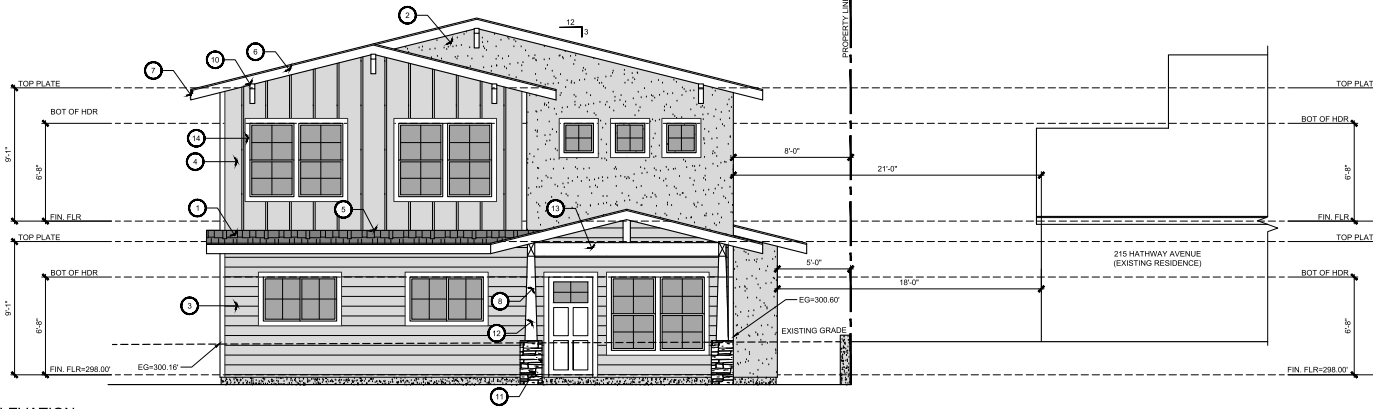
ARCH-0851-2025  
SBCV-048-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

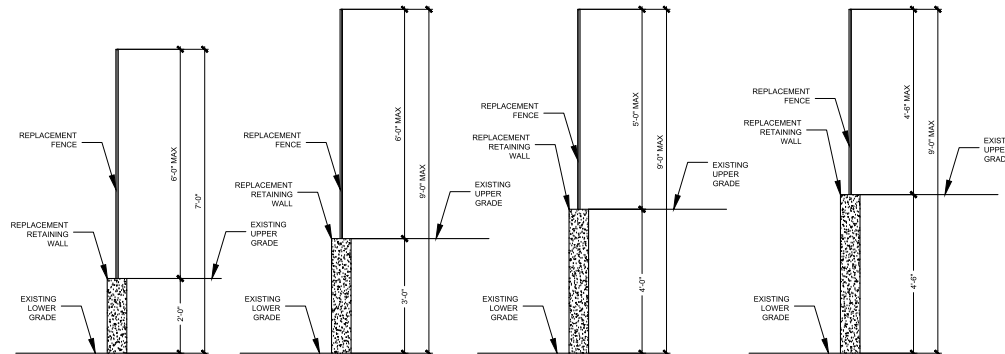
Sheet Number  
**A-1.2**



SOUTH ELEVATION



EAST ELEVATION



1 MAXIMUM FENCE HEIGHT

**ELEVATION NOTES**

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC.
2. PROVIDE WEEP SCREED AT BASE OF STUCCO. A MINIMUM OF .018 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2\"/>
- 3. 2 LAYERS OF GRADE 1\"/>
- 4. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
- 5. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 1\"/>
- 6. ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS? ATTIC INSULATION SHALL BE CONTINUED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED).
- 7. ATTIC VENTS ARE TO BE PROTECTED BY 1/4 CORROSION RESISTANT METAL MESH.
- 8. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH 2\"/>
- 9. ALL ROOF PENETRATIONS FOR VENTS SHOULD BE ON THE REAR SIDE OF THE ROOF RIDGE AND AS LOW AS POSSIBLE.
- 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.

**KEYNOTES**

1. COMPOSITION CLASS A ROOF MATERIAL OVER BUILDING FELT
2. STUCCO EXTERIOR OVER BUILDING PAPER
3. HARDIE FIBER CEMENT HORIZONTAL SIDING OVER BUILDING PAPER
4. HARDIE FIBER CEMENT BOARD AND BATT VERTICAL SIDING OVER BUILDING PAPER
5. PROVIDE FLASHING AT ROOF-TO-WALL CONNECTIONS
6. 2 X 8 HEM FIR FASCIA
7. ALUMINUM SEAMLESS GUTTERS WITH DOWNSPOUTS, PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
8. PROVIDE ADDRESS NUMBERS PER ADDRESSING NOTE ON SHEET CS.
9. SECTIONAL GARAGE DOORS PER OWNER
10. ARCHITECTURAL WOOD KNEE BRACES
11. STONE COLUMNS
12. TAPERED WOOD POSTS
13. OPEN WOOD BEAM ENTRY
14. 4\"/>



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Covers: Residential - Commercial - Industrial - AGU - AG-Build  
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Project  
**241 HATHWAY AVE. LLC DEVELOPMENT PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA  
APN  
052-072-003  
Job No.  
25033  
Sheet Title

**PARCEL 1 ELEVATIONS**

ARCH-0851-2025  
SBDV-048-2025

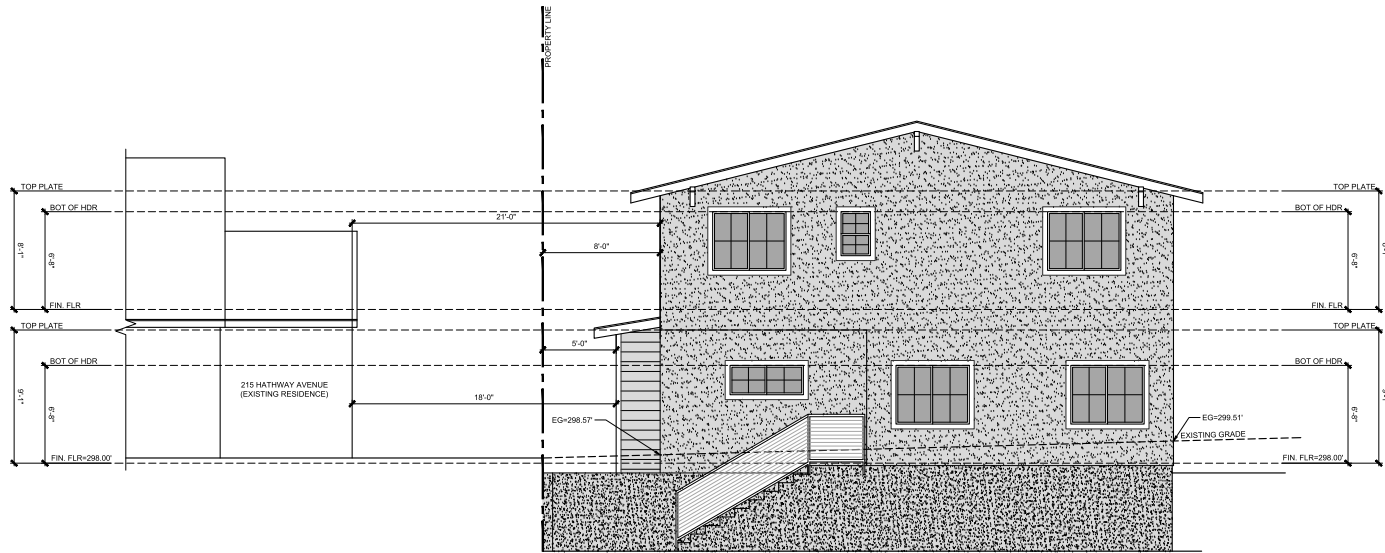
Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

Sheet Number  
**A-2.1**



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



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General Building Designer  
Contract: Residential - Single-Family - ADU's - Add-Builds  
I hereby certify that the construction documents are complete and correct as shown on the drawings. I am a duly licensed professional engineer in the State of California. I am not providing any professional services or engineering services on this project. I am not providing any professional services or engineering services on this project. I am not providing any professional services or engineering services on this project.

Project  
**241 HATHWAY  
AVE. LLC  
DEVELOPMENT  
PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

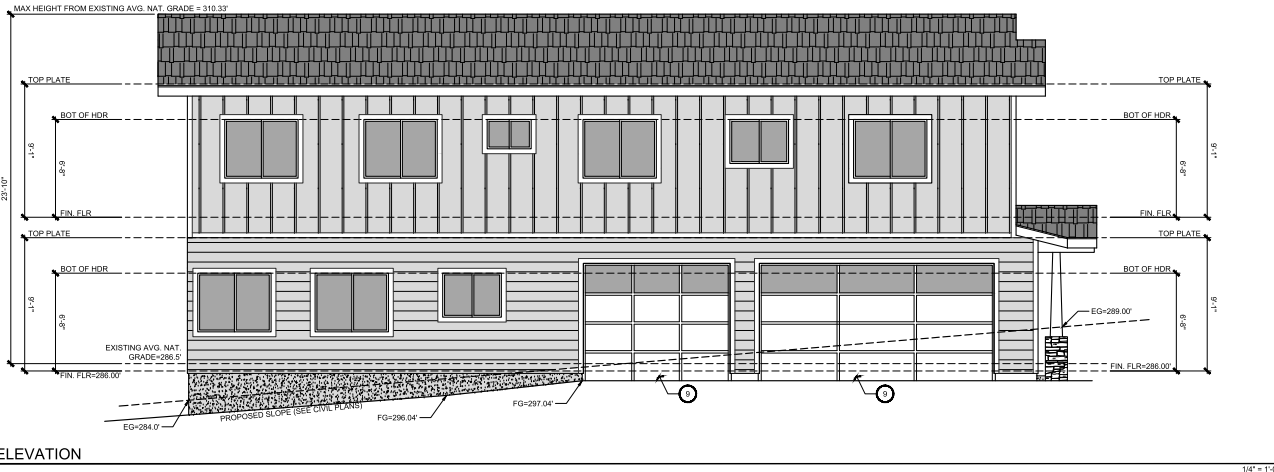
Jurisdiction  
CITY OF SAN LUIS OBISPO, CA  
APN  
052-072-003  
Job No.  
25033  
Sheet Title

**PARCEL 1  
ELEVATIONS**

ARCH-0851-2025  
SBDV-0498-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

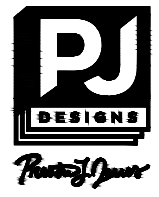
Sheet Number  
**A-2.2**



**SOUTH ELEVATION**

**ELEVATION NOTES**

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC.
2. PROVIDE WEEP SCREED AT BASE OF STUCCO. A MINIMUM OF .019 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2\"/>



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Tempton, CA 93465  
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General Building Designer  
Covers: Interior - Residential - Commercial - ADA - All Building Types  
DESIGN: Please check contractor site data and appear at the project site before design. All design, layout and construction documents are subject to change without notice. All drawings are prepared with "typical" and "see" notes. All building and planning department codes and ordinances are followed to the maximum extent possible.

Project  
**241 HATHWAY AVE. LLC DEVELOPMENT PROJECT**



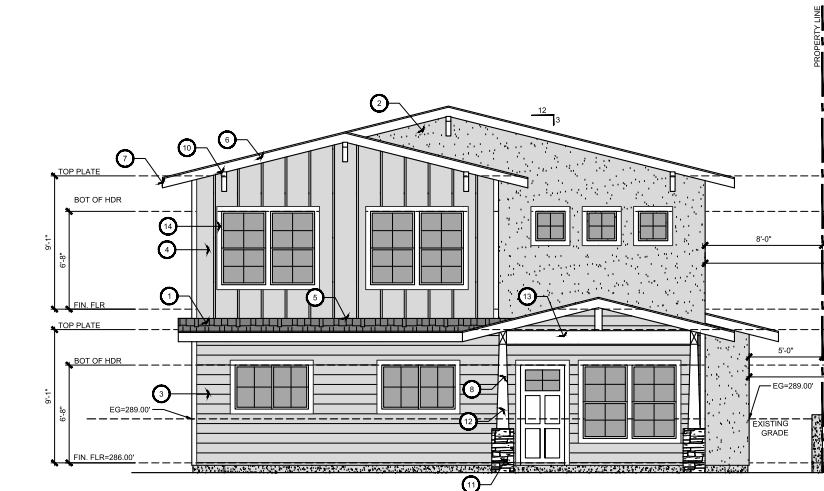
**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA  
APN  
052-072-003  
Job No.  
25033  
Sheet Title

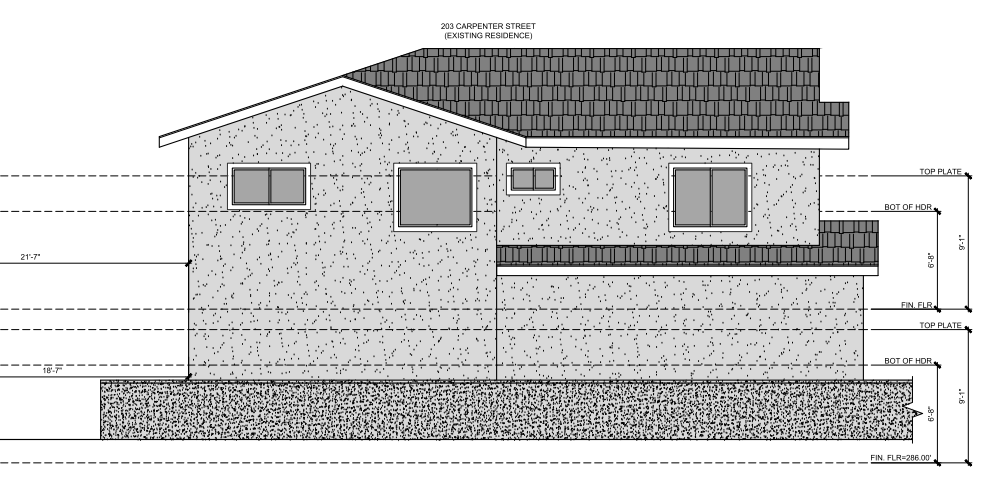
**PARCEL 2 ELEVATIONS**

ARCH-0851-2025 SBDV-0498-2025	
Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

Sheet Number  
**A-2.3**



**EAST ELEVATION**



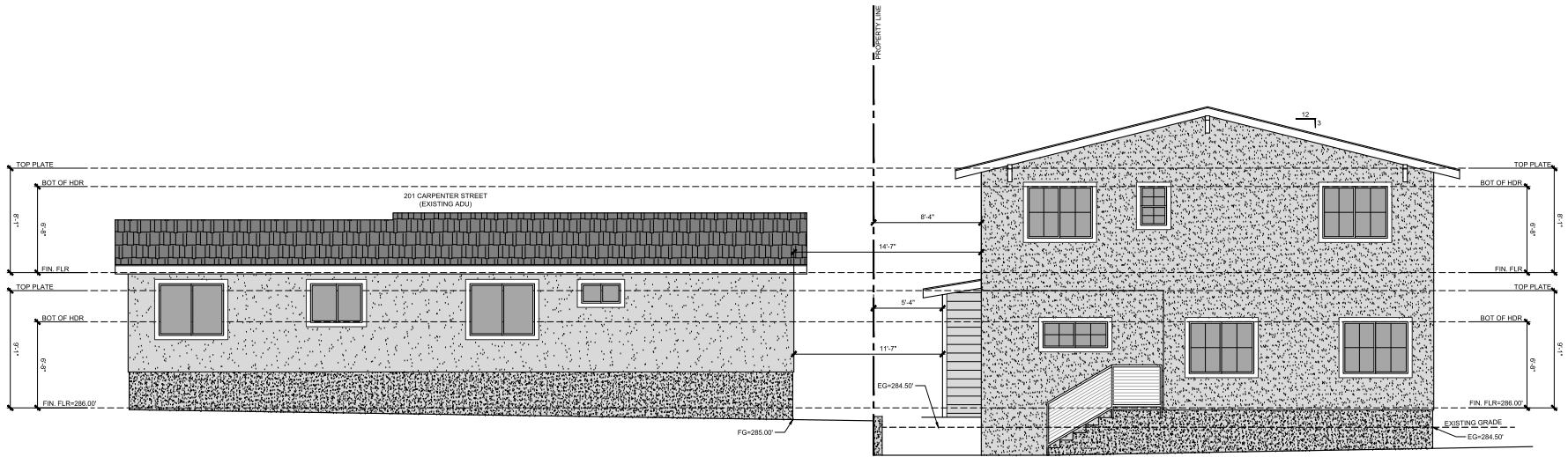
**KEYNOTES**

1. COMPOSITION CLASS A ROOF MATERIAL OVER BUILDING FELT
2. STUCCO EXTERIOR OVER BUILDING PAPER
3. HARDE FIBER CEMENT HORIZONTAL SIDING OVER BUILDING PAPER
4. METAL SIDING OVER BUILDING PAPER
5. PROVIDE FLASHING AT ROOF-TO-WALL CONNECTIONS
6. 2 X 8 HEM FIR FASCIA
7. ALUMINUM SEAMLESS GUTTERS WITH DOWNSPOUTS. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
8. PROVIDE ADDRESS NUMBERS PER ADDRESSING NOTE ON SHEET CS.
9. SECTIONAL GARAGE DOORS PER OWNER
10. METAL ARCHITECTURAL AWNING



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



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General Building Designer  
Carpenter - Fireplaces - Additions - ADUs - Air BnBs

Project  
**241 HATHWAY AVE. LLC DEVELOPMENT PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA

APN  
052-072-003

Job No.  
25033

Sheet Title

**PARCEL 2 ELEVATIONS**

ARCH-0851-2025  
SBOV-0496-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

Sheet Number

**A-2.4**



SIDE PERSPECTIVE

NTS



FRONT PERSPECTIVE

NTS



VIEW ACROSS SIDEWALK

NTS



FRONT PERSPECTIVE

NTS



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805.553.7430  
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www.PJ-Designs.com

General Building Designer

Specialties: Residential - Single-Family - ADUs - Air-Built  
Architects: After check completion files were not approved in the  
 2022/2023 cycles. All design files were from the office of  
 Preston Jones Designs, LLC. All files were included with "approved"  
 and have been used for building and planning department copies  
 and construction. We do not have any more files, preliminary  
 documents only.

Project

**241 HATHWAY AVE. LLC  
DEVELOPMENT  
PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA

APN  
052-072-003

Job No.  
25033

Sheet Title  
**CONCEPTUAL  
RENDERS  
OVERALL**

ARCH-0851-2025  
SB0V-0498-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

Sheet Number

**A-2.5**



VIEW PARTIAL WAY DOWN DRIVEWAY

NTS



VIEW FROM SIDEWALK

NTS



REAR SFR NIGHT VIEW

NTS



FRONT SFR NIGHT VIEW

NTS

JAMES HARDIE BOARD AND BATT  
PAINTED CREAM COLORED

SMOOTH STUCCO  
SENERGY LIGHT COLORED

JAMES HARDIE BOARD  
HORIZONTAL PAINTED WHITE

BLACK WINDOWS  
WITH GRIDS



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General Building Designer  
Contract: Residential - Single-Family - ADUs - Air-Built  
Architect: Not For Construction  
Professional Seal: Not For Construction  
Civil: State of California

Project  
**241 HATHWAY AVE. LLC DEVELOPMENT PROJECT**



**241 HATHWAY AVE.**  
SAN LUIS OBISPO, CA 93405

Jurisdiction  
CITY OF SAN LUIS OBISPO, CA

APN  
052-072-003

Job No.  
25033

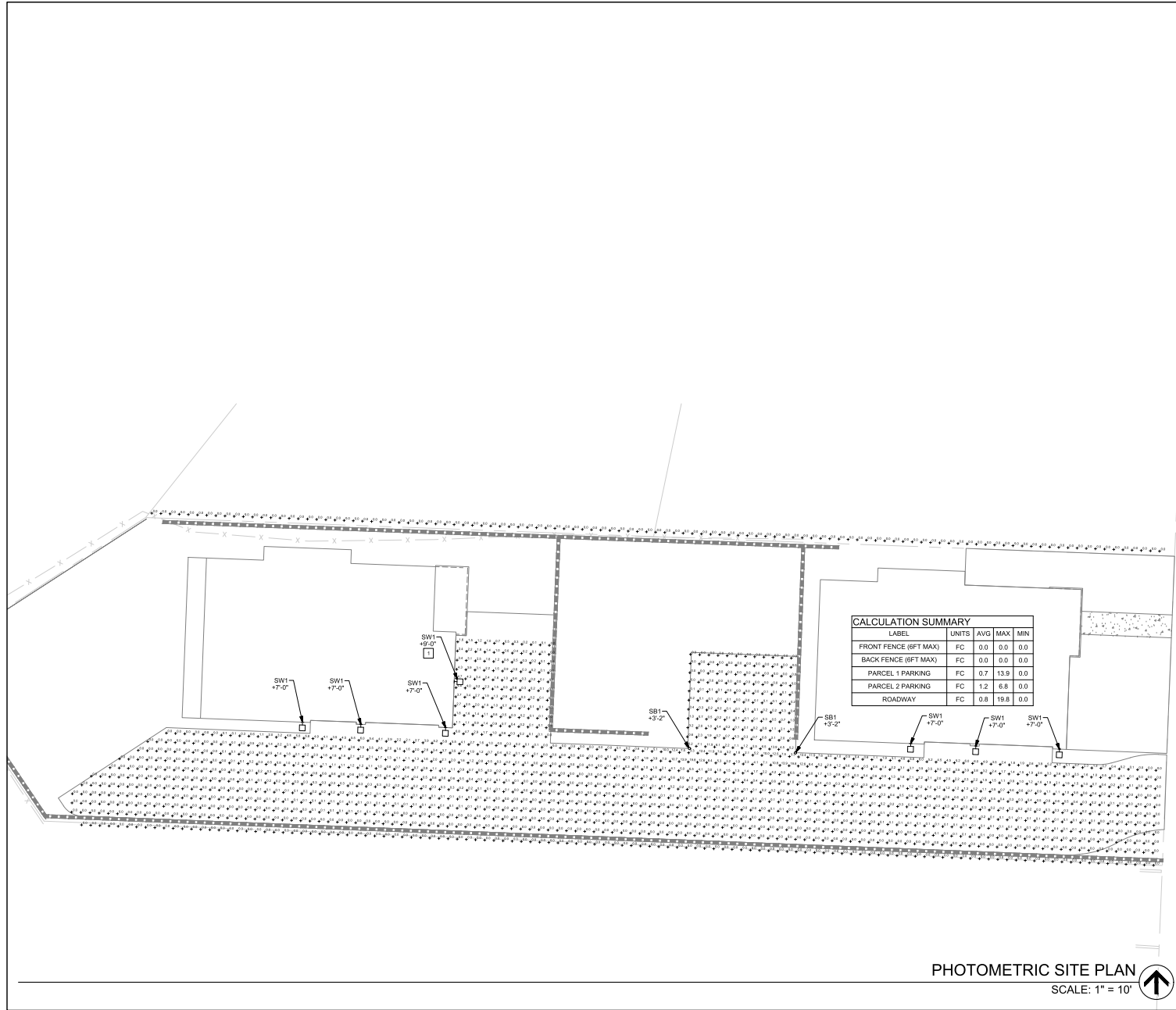
Sheet Title  
**CONCEPTUAL  
RENDERS  
& MATERIALS**

ARCH-0851-2025  
SBDV-0494-2025

Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
Flexible Lot Corrections	7.24.25
Flexible Lot Corrections v2	10.9.25

Sheet Number  
**A-2.6**

PLOT BY: jenn  
PLOT DATE: Oct 22, 2025 - 15:25pm  
Drawing name: C:\Users\jenn\AppData\Local\Temp\A46\P1\1625066-EE1-E1-02\_Site.dwg



CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
FRONT FENCE (8FT MAX)	FC	0.0	0.0	0.0
BACK FENCE (8FT MAX)	FC	0.0	0.0	0.0
PARCEL 1 PARKING	FC	0.7	13.9	0.0
PARCEL 2 PARKING	FC	1.2	6.8	0.0
ROADWAY	FC	0.8	19.8	0.0

PHOTOMETRIC SITE PLAN  
SCALE: 1" = 10'

REFERENCE NOTES - LIGHTING

- NOTES:
- ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION AS REQUIRED IN CEC 210.12 (A) THROUGH (D).
  - PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS AND CEILING SHALL BE PER CEC 714. STEEL ELECTRICAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES. AGGREGATE AREA SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL OR CEILING AREA. ELECTRICAL BOXES SHALL BE LISTED AND TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES, AND SHALL BE SEPARATED HORIZONTALLY BY LISTED PUTTY PAD OR BY FIRE BLOCKING.
- |   |   |
|---|---|
| 1 | FIXTURE TO BE MOUNTED TO FASCIA BOARD AT ROUGHLY 9'-0". PHOTOMETRIC IS BASED OFF OF ELEVATION DRAWING MEASUREMENTS PLACING OVERHANG ABOVE LOT 2 DRIVEWAY. |
| 2 | NOT USED.   |
| 3 | NOT USED.   |
| 4 | NOT USED.   |
| 5 | NOT USED.   |
| 6 | NOT USED.   |



**245 Highway Street  
San Luis Obispo, CA 93401  
phone: (805) 540-5115  
fax: (805) 540-5116**



241 HATHAWAY AVE.  
SAN LUIS OBISPO, CA 93405

PHOTOMETRIC SITE PLAN

NO.	REVISION	DATE

DESIGNED BY: MJP  
CHECKED BY: BRWC  
JOB NUMBER: 25058  
SHEET:  
**E1.01**  
DATE: October 22, 2025