

PROJECT DESCRIPTION

THE PROJECT ENTITLEMENTS PROPOSE A CHANGE IN LAND USE DESIGNATION FROM BUSINESS PARK TO SERVICE COMMERCIAL, WHICH WOULD ALLOW A MIXED-USE PROJECT PROVIDING UP TO 280 RESIDENTIAL UNITS AND UP TO 12,500 SF OF COMMERCIAL-SERVICE/OFFICE USES. THE PROJECT SITE HAS A DENSITY OF 23.5 DU/ACRE WITH SHARED PUBLIC AND PRIVATE OPEN SPACES, COMMON YARDS, AND A RECREATION CENTER WITH A COMMUNITY BUILDING. THE PROPOSED RESIDENTIAL DEVELOPMENT WOULD INCLUDE A MIX OF STUDIOS, ONE-BEDROOM, TWO-BEDROOM, AND THREE- BEDROOM UNITS WITH PRIVATE BALCONIES. THE PROJECT ALSO INCLUDES A 2,250-SQUARE FOOT CLUBHOUSE BUILDING WITH A 2,800-SQUARE FOOT PATIO AREA. THE CLUBHOUSE BUILDING WOULD PROVIDE MEETING AREAS, AN INDOOR GAME AREA, A COMMON LOUNGE, ADMINISTRATIVE OFFICE AREA, AND A COMMUNITY KITCHEN.

THE PROPOSED PROJECT IS REQUESTING A MINIMUM SETBACK OF APPROXIMATELY 10 FEET FROM ACACIA CREEK FOR A BICYCLE/PEDESTRIAN PATH TO CONNECT TO DAMON GARCIA SPORTS FIELDS (AND AN AVERAGE BIKE PATH OF 20 FEET) AND A MINOR EXCEPTION FOR A MAXIMUM 15-FOOT ENCROACHMENT INTO THE SETBACK FOR PORTIONS OF BUILDINGS 14, AND 21 FROM THE AVERAGE TOP OF BANK.

THE PROJECT'S REQUIRED CREEK SETBACKS, COMMON AREAS AND OPEN SPACE IN THE NORTHWEST CORNER OF THE PROJECT SITE WOULD RESULT IN APPROXIMATELY 18 PERCENT OF THE SITE BEING ON-SITE "GREEN" COMMON OPEN SPACE, INCLUDING PLAY AREAS, TOT LOTS, AND LANDSCAPE PARKWAYS. BIKE AND PEDESTRIAN TRIPS WOULD BE SUPPORTED BY A CONNECTION TO THE 650 TANK FARM ROAD PROPERTY AND EXTENSION OF THE ON-SITE BIKE PATH TO THE BIKE PATH AT THE DAMON GARCIA-SPORTS FIELDS TO THE NORTH. A NEW BRIDGE CONNECTING THE PROJECT SITE TO THE 650 TANK FARM ROAD PROPERTY IS PLANNED TO BE INSTALLED BY THE DEVELOPER OF THAT PROPERTY.

THE PROJECT IS REQUESTING THE FOLLOWING EXCEPTIONS:

- PARKING REDUCTION
- GROUND FLOOR RESIDENTIAL ALONG SANTA FE ROAD
- ENCROACHMENT OF BUILDING 14 & 21 INTO THE CREEK/RIPIARIAN SETBACK
- NO ADDITIONAL THIRD FLOOR CREEK SETBACK

VICINITY MAP

NET AREA EXHIBIT

OVERALL SITE AREA = 11.7 ACRES
NET AREA = 10.8 ACRES
(EXCLUDES STREET RIGHTS-OF-WAY AND AREA BETWEEN THE TOPS OF BANK OF ACACIA CREEK PER SLO MC 17.70 (15))

PROJECT STATISTICS

PROJECT ADDRESS:		600 TANK FARM ROAD SAN LUIS OBISPO, CA 93401
APN:		053-421-006 & 053-421-002
CURRENT ZONING:		BP-SF
PROPOSED REZONING:		C5
OVERALL SITE AREA:		11.7 ACRES (509,652 SF)
NET SITE AREA:		10.84 ACRES (472,190 SF)
MAX. FAR:		60% = (60% X 472,190 SF)= 283,314 SF
MAX. BLDG & HARDSCAPE COVERAGE		90% = (90% X 472,190 SF)= 424,971 SF
MIN. LANDSCAPE COVERAGE		10% = (10% X 472,190 SF)= 47,219 SF
PROPOSED LOT COVERAGE:		
		BUILDING/HARDSCAPE: 309,908 SF (309,908 SF/472,190 SF)= 65.6%
		LANDSCAPING: 162,282 SF (162,282 SF/472,190 SF)= 34.4%
SETBACKS:		
PER SAN LUIS OBISPO AIRPORT AREA SPECIFIC PLAN, TABLE 4-7		
		REQUIRED (C-5) PROPOSED
DISTANCE FROM PL'S ALONG STREETS		16 FT (BUILDINGS), 5 FT (PARKING) 16 FT (BUILDINGS), 5 FT (PARKING)
DISTANCE FROM PL'S ALONG ADJACENT PARCELS		0 FT (BUILDINGS), 0 FT (PARKING) 0 FT (BUILDINGS), 0 FT (PARKING)
BUILDING HEIGHT:		
PER SAN LUIS OBISPO AIRPORT AREA SPECIFIC PLAN, TABLE 4-9		
		ALLOWED : OCCUPIED 36'-0"
		NON-OCCUPIED FEATURES 46'-0"
PROPOSED:		VARIES, REFER TO BUILDING ELEVATIONS

DENSITY & UNIT MIX

ALLOWED DENSITY:		24 DU/ACRE	
ALLOWED DU'S		260.16 DU'S	
PROPOSED:			
	DU/UNIT	UNIT COUNT	TOTAL DU (DU/UNIT X UNIT COUNT)
STUDIO	0.5 DU/UNIT	28	14
1-BED	0.66 DU/UNIT	68	44.88
2-BED	1 DU/UNIT	156	156
3-BED	1.5 DU/UNIT	28	42
TOTALS =		280 UNITS	256.88 DU'S

UNIT AREAS:

UNIT TYPE	UNIT COUNT	AREA
UNIT A1 (2-BR TH (SM))	28	1050 SF
UNIT A2 (2-BR TH (LG))	14	1400 SF
UNIT A3 (3-BR TH)	28	1550 SF
UNIT B1 (1-BR (WIDE))	15	735 SF
UNIT B2 (1-BR (LONG))	15	765 SF
UNIT B3 (2-BR (WIDE))	10	1100 SF
UNIT B4 (2-BR (LONG))	30	1075 SF
UNIT CD1 (STUDIO)	8	565 SF
UNIT CD2 (1-BR)	18	725 SF
UNIT CD3 (2-BR)	74	950 SF
UNIT E1 (STUDIO)	20	450 SF
UNIT E2 (1-BR)	20	625 SF
COMMERCIAL	N/A	12,500 SF

BUILDING AREAS

BUILDING TYPE	BUILDING COUNT	AREA
RESIDENTIAL:		
BUILDING A:	14	6,600 SF
BUILDING B	5	13,150 SF
BUILDING C	3	21,450 SF
BUILDING D	2	11,760 SF
TOTAL RESIDENTIAL =		24 246,020 SF
MIXED USE:		
BUILDING E	1	34,000 SF
BUILDING F	1	2,574 SF
TOTAL MIXED USE=		2 36,574 SF
TOTAL BUILDINGS=		26 282,594 SF
		PROPOSED FAR 59.85%

PARKING CALCS

VEHICLE PARKING		
REQUIRED PARKING:		
RESIDENTIAL:		
STUDIO	0.75 SPACES/UNIT * (28 UNITS)=	21 SPACES
1-BED	0.75 SPACES/UNIT * (68 UNITS)=	51 SPACES
2-BED	1.5 SPACES/UNIT * (156 UNITS)=	234 SPACES
3-BED	2.25 SPACES/UNIT * (28 UNITS)=	63 SPACES
GUEST	1 SPACE/5 UNITS * (280 UNITS)=	56 SPACES
TOTAL RESIDENTIAL=		425 SPACES
COMMERCIAL:	1 SPACE/300 SF * (12,500 SF)=	41.7 SPACES
TOTAL REQUIRED PARKING:		467 SPACES
(OVERALL 6.8% REDUCTION)		435 SPACES
PROPOSED PARKING:		
EV PARKING		
REQUIRED EV SPACES:		
RESIDENTIAL:		
READY	10% OF REQUIRED --> (425 * 0.10)=	43 SPACES
CAPABLE	50% OF REQUIRED --> (425 * 0.25)=	106 SPACE
COMMERCIAL:		
READY	10% OF REQUIRED --> (42 * 0.10)=	5 SPACES
CAPABLE	25% OF REQUIRED --> (42 * 0.25)=	11 SPACES
TOTAL EV READY REQUIRED=		48 SPACES
TOTAL EV CAPABLE REQUIRED=		117 SPACES
PROPOSED EV SPACES:		
EV READY		48 SPACES
EV CAPABLE		117 SPACES
BICYCLE PARKING		
REQUIRED:		
RESIDENTIAL:		
LONG TERM	2 SPACES/UNIT * (280 UNITS)=	560 SPACES
SHORT TERM (GUEST SPACES)	1 SPACE/5 UNITS * (280 UNITS)=	56 SPACES
TOTAL RESIDENTIAL BIKE PARKING=		616 SPACES
COMMERCIAL:		
LONG TERM	25% OF REQUIRED --> 8.4 * 0.25=	2.1 --> 3 SPACES
SHORT TERM	75% OF REQUIRED --> 8.4 * 0.75=	6.3 --> 7 SPACES
TOTAL COMMERCIAL BIKE PARKING=		10 SPACES
TOTAL LONG TERM BIKE PARKING=		563 SPACES
TOTAL SHORT TERM BIKE PARKING=		63 SPACES
PROPOSED BICYCLE SPACES:		
LONG TERM		563 SPACES
SHORT TERM		63 SPACES
MOTORCYCLE PARKING		
REQUIRED:	1 MOTORCYCLE 20 PARKING SPACES	23.35 SPACES
PROPOSED:		23 SPACES

PROJECT TEAM

CLIENT:	COVELOP COLLABORATIVE DEVELOPMENT
	ADDRESS: 1135 SANTA ROSA ST, SUITE 210 SAN LUIS OBISPO, CA 93401
	CONTACT: DAMIEN MAVIS
	EMAIL: DMAVIS@COVELOP.NET
	PHONE: 805.781.3133
ARCHITECT:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401
	CONTACT: DARIN CABRAL
	EMAIL: DJCABRAL@RRMDESIGN.COM
	PHONE: 805.543.1794
CIVIL ENGINEER:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401
	CONTACT: NOAH WALTERS
	EMAIL: NGWALTERS@RRMDESIGN.COM
	PHONE: 805.543.1794
LANDSCAPE ARCH:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401
	CONTACT: JAKE MINNICK
	EMAIL: JRMINNICK@RRMDESIGN.COM
	PHONE: 805.543.1794

SHEET INDEX

TITLE SHEET	A1
EXISTING SITE SURVEY	A2
SITE PLAN	A3
GRADING PLAN	A4
STORMWATER AND DRAINAGE PLAN	A5
ARCHITECTURAL SITE PLAN	A6
SITE SECTIONS	A7
BUILDING SECTIONS	A8
BUILDING SECTIONS	A9
SITE CIRCULATION EXHIBIT	A10
VIEW STUDIES PER AASP	A11
VIEW STUDIES PER AASP	A12
VIEW STUDIES PER AASP	A13
VIEW STUDIES PER AASP	A14
BUILDING A FLOOR PLANS	A15
BUILDING A ELEVATIONS	A16
BUILDING B FLOOR PLANS	A17
BUILDING B ELEVATIONS	A18
BUILDING C FLOOR PLANS	A19
BUILDING C ELEVATIONS	A20
BUILDING D FLOOR PLANS	A21
BUILDING D ELEVATIONS	A22
BUILDING E FLOOR PLANS	A23
BUILDING E FLOOR PLANS	A24
BUILDING E ELEVATIONS	A25
BUILDING F FLOOR PLANS	A26
BUILDING F ELEVATIONS	A27
COLORS AND MATERIALS SCHEME 1	A28
COLORS AND MATERIALS SCHEME 2	A29
COLORS AND MATERIALS SCHEME 3	A30
COLORS AND MATERIALS SCHEME 4	A31
PRELIMINARY SITE PLAN	A32
SITE PLAN ENLARGEMENT	A33
LANDSCAPE CHARACTER & AMENITIES	A34
SITE FURNISHINGS AND MATERIALS	A35
BICYCLE PARKING AND MONUMENT SIGNAGE	A36
SITE WALLS AND FENCING	A37
TRASH ENCLOSURES	A38
LANDSCAPE PLANT MATERIALS	A39
PRELIMINARY LANDSCAPE PLAN	A40
EXISTING TREE INVENTORY & REMOVALS	A41
	A42

CLEAN ENERGY STATEMENT



Building & Safety Division
Community Development
219 Palm Street, San Luis Obispo, CA 93401-3218

Clean Energy Choice Program for New Buildings
Building Permit Certificate of Compliance
1: 805.781.7180 F: 805.781.7182

CLEAN ENERGY CHOICE PROGRAM FOR NEW BUILDINGS
PLANNING ACKNOWLEDGEMENT STATEMENT
EFFECTIVE DATE: September 1, 2020
APPLICABLE PROJECTS: All New Residential and Non-Residential New Buildings
APPLICABLE CODES: 2019 CEC, CEC, CBC, and SLMC

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 eSignature are acceptable methods of signing.

THIS PROJECT IS SUBJECT TO THE ENERGY REACH CODE.
Ordinance No. 1584 (SLCMC 15.04.110)

Choose one of the following:
☒ The project has chosen the "All-Electric" building design.
☐ The project has chosen the "Mixed-Fuel" building design.

Signature: 
Position/Title: Owner
Date: 7/18/2021

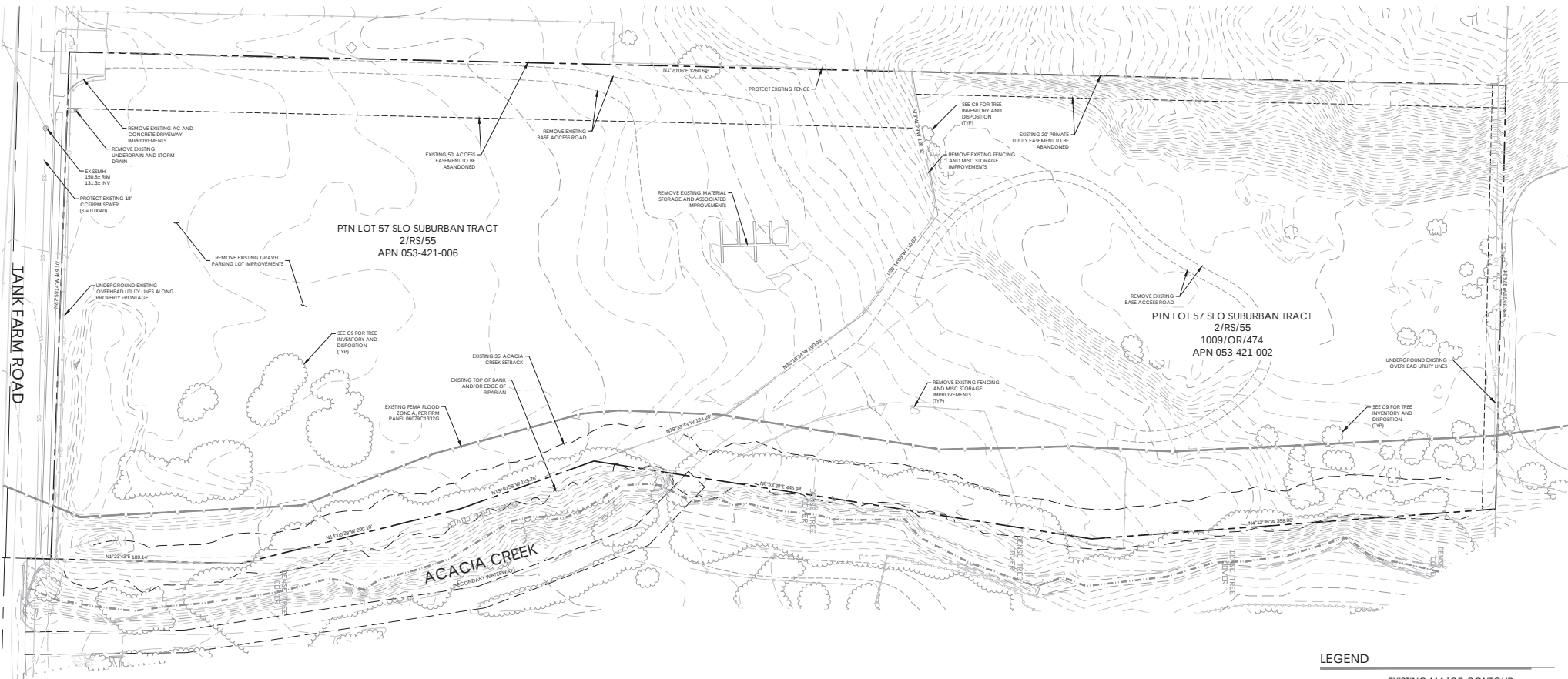
For compliance instructions, please visit the following website:
www.slocity.org/cleanenergychoice

AVG. NATURAL GRADE CALCULATION

LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'
AVG. NATURAL GRADE: (148.5' + 199.5') / 2 = 174'
MAX HEIGHT ALLOWED (OCCUPIED)= 36'-0" → 174' + (36') = 210'
MAX HEIGHT ALLOWED (UNOCCUPIED)= 46'-0" → 174' + (46') = 220'

TITLE SHEET

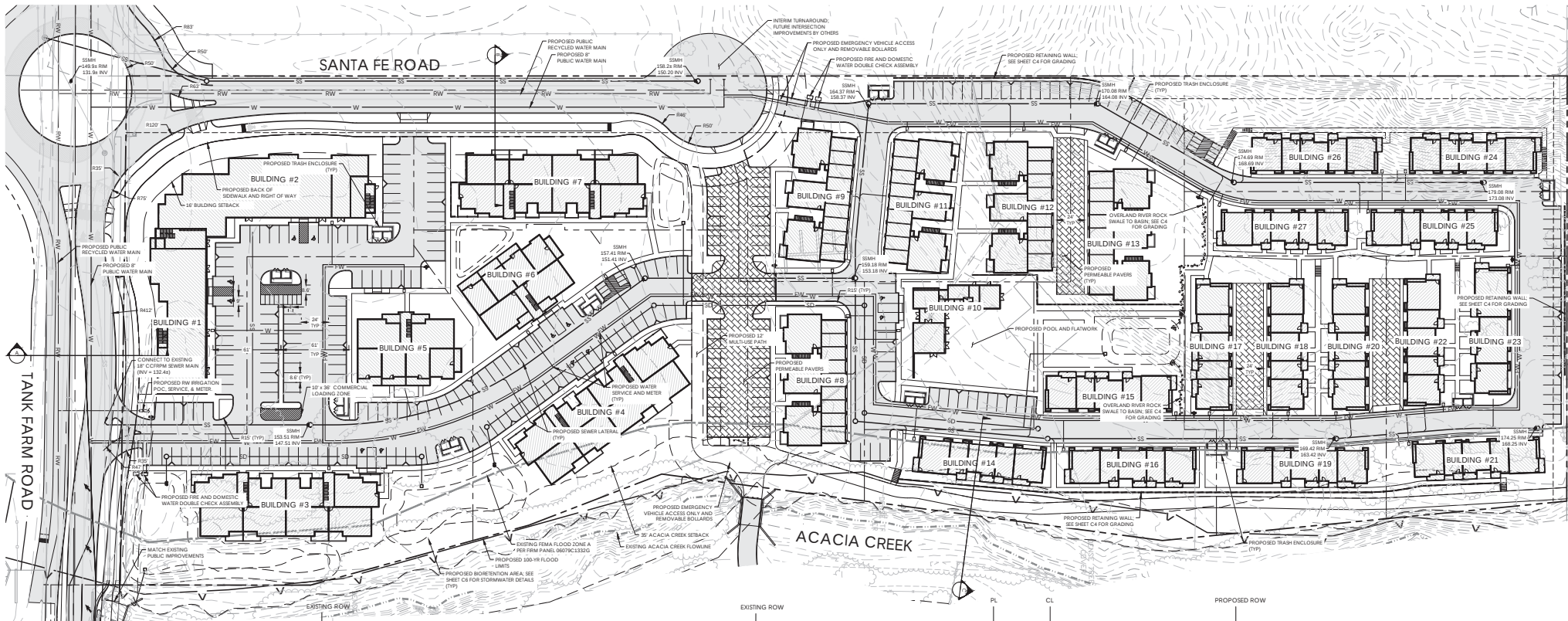
A1



LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
SS	EXISTING 18" PUBLIC SEWER MAIN
W	EXISTING 12" PUBLIC WATER MAIN
---	EXISTING EASEMENT

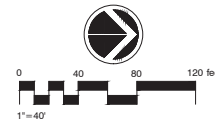
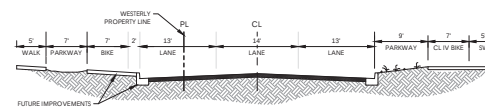
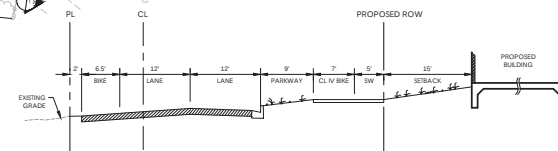
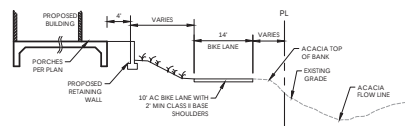
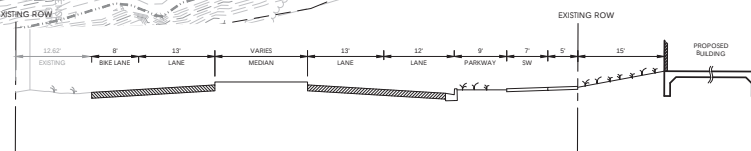
SCALES: 1" = 40'-0" (12"x18" SHEET) 0' 20' 40' 80' 120'
 1" = 20'-0" (24"x36" SHEET) 0' 10' 20' 40' 60'

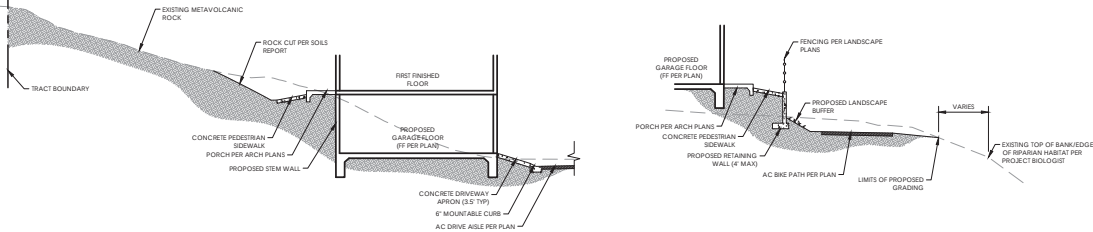
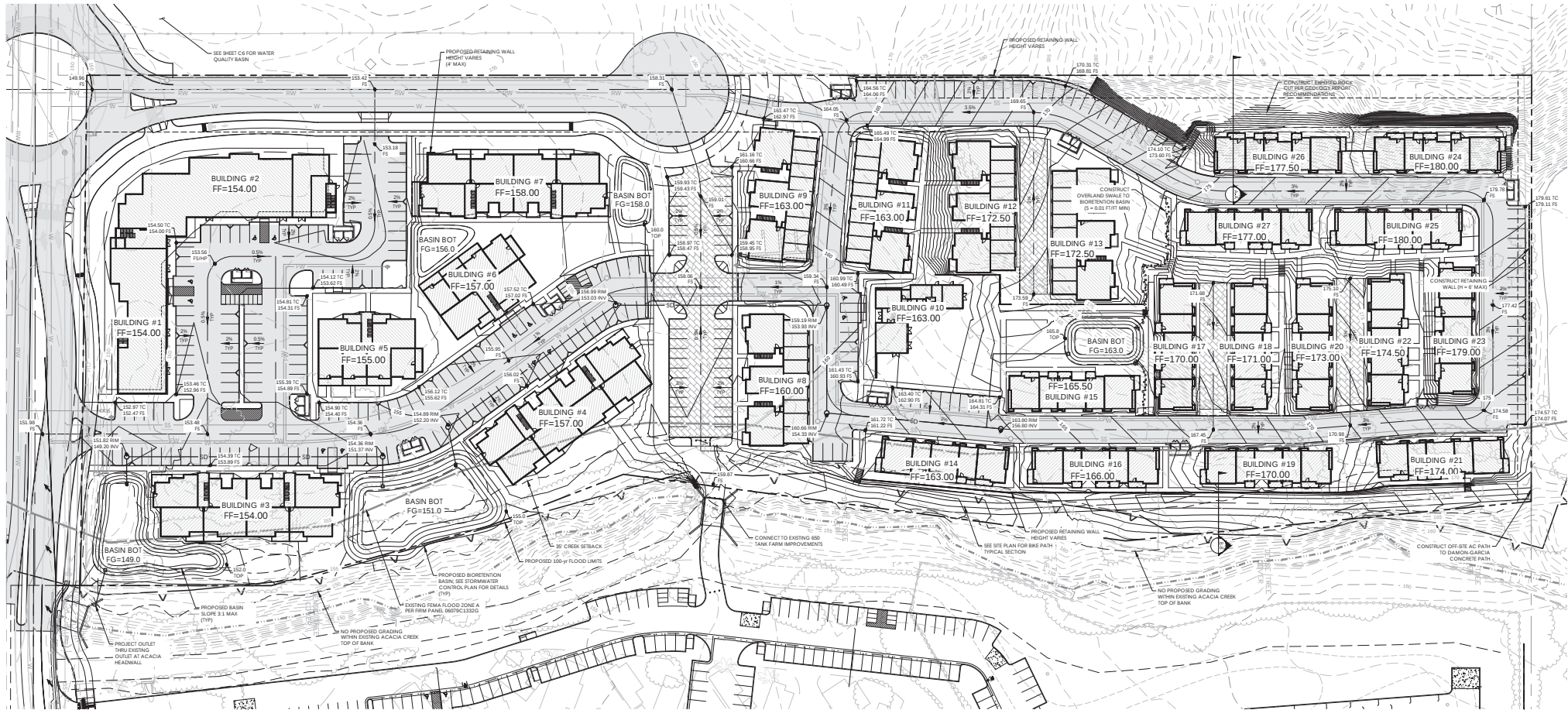




- LEGEND**
- W — PROPOSED PRIVATE 8" PVC WATER
 - DOMESTIC WATER SERVICE & METER
 - FW — FIRE SPRINKLER SERVICE
 - SS — PROPOSED PRIVATE 8" PVC SEWER
 - SD — PROPOSED PRIVATE 12" HDPE STORM DRAIN
 - RW — PROPOSED RECYCLED WATER MAIN
 - SS — EXISTING 18" PUBLIC SEWER MAIN
 - W — EXISTING 12" PUBLIC WATER MAIN
 - PROPOSED FIRE HYDRANT

- NOTE:**
1. SEE SHEET C5 FOR STORM DRAIN IMPROVEMENTS
 2. INTERIM SANTA FE IMPROVEMENTS SHOWN; FUTURE IMPROVEMENTS/WIDENING BY OTHERS
 3. ON-SITE IMPROVEMENTS PRIVATE UNLESS NOTED OTHERWISE





APPROXIMATE EARTHWORK QUANTITIES

RAW CUT: 16,700 cu yd
 RAW FILL: 28,700 cu yd
 RAW NET: 12,000 cu yd <IMPORT>

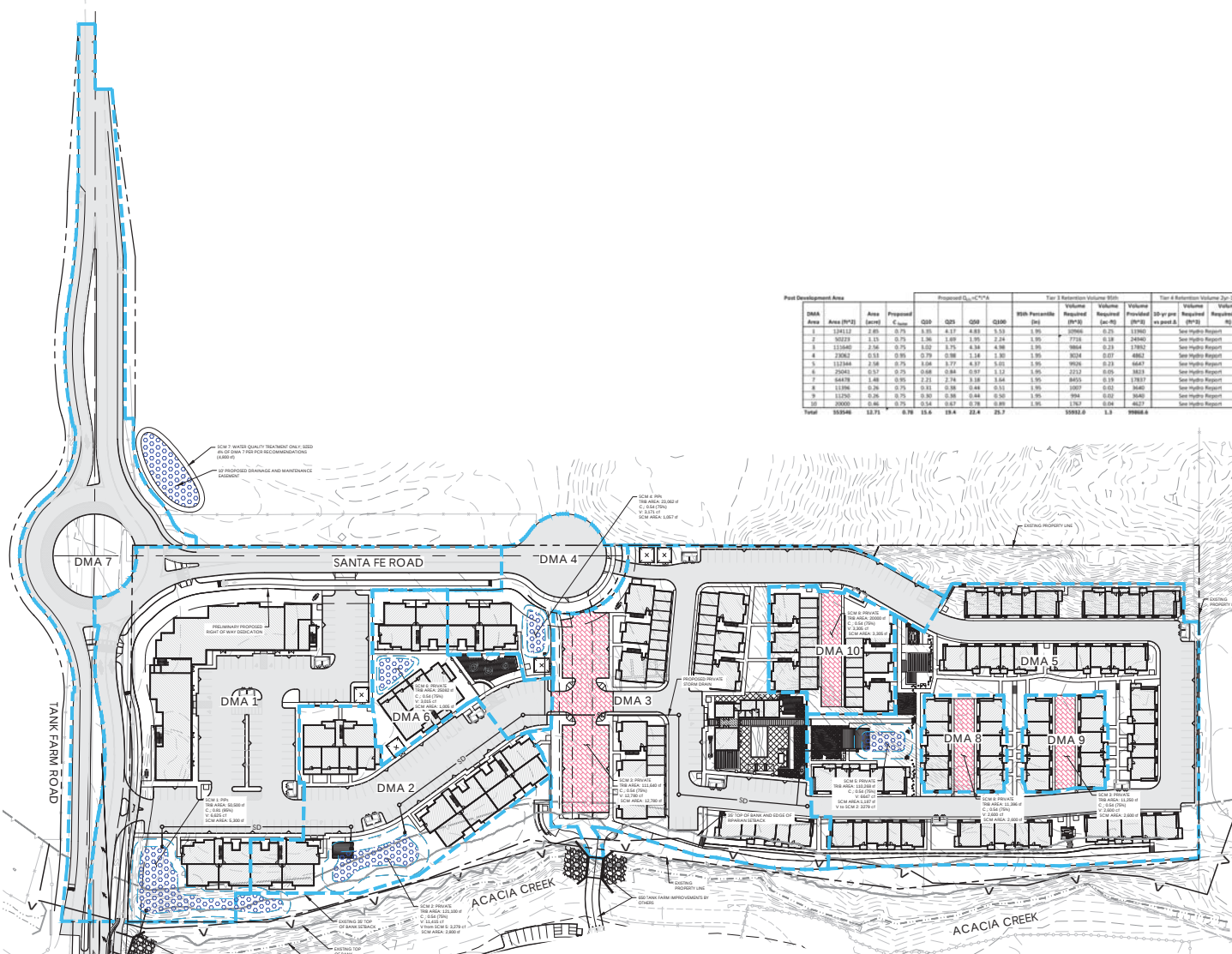
AREA OF DISTURBANCE: 14.3 ac

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR BONDING AND PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION

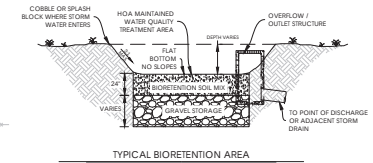
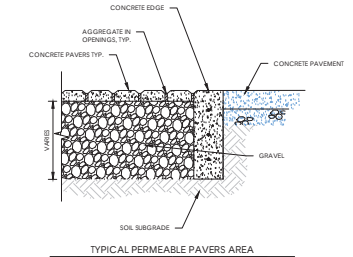
LEGEND

SD — PROPOSED PRIVATE 12" HDPE STORM DRAIN
 SS — SEWER MAIN (SEE SITE PLAN - C4)
 W — WATER MAIN (SEE SITE PLAN - C4)
 RW — RECYCLED (SEE SITE PLAN - C4)





Post Development Area		Proposed $C_{p} = 0.75$								Tier 1 Retention Volume With		Tier 4 Retention Volume 2-in 10-yr	
DMA	Area (sq ft)	Area (acres)	Proposed C_{p}	Q50	Q25	Q50	Q100	95th Percentile (sf)	Volume Required (cu ft)	Volume Provided (cu ft)	Volume Required (cu ft)	Volume Required (cu ft)	Volume Required (cu ft)
1	13112	0.30	0.75	1.35	0.17	0.83	3.13	1.95	10900	0.75	11900	See Hydro Report	See Hydro Report
2	10223	0.23	0.75	1.35	0.17	0.83	2.24	1.95	7726	0.18	24040	See Hydro Report	See Hydro Report
3	11040	0.25	0.75	1.35	0.17	0.83	4.98	1.95	9864	0.23	17862	See Hydro Report	See Hydro Report
4	23062	0.53	0.75	0.79	0.08	1.14	1.30	1.95	3024	0.07	4862	See Hydro Report	See Hydro Report
5	11744	0.27	0.75	1.35	0.17	0.83	4.37	1.95	9026	0.23	4647	See Hydro Report	See Hydro Report
6	20441	0.47	0.75	0.80	0.08	0.87	1.12	1.95	2321	0.05	9413	See Hydro Report	See Hydro Report
7	64478	1.48	0.75	2.23	2.78	3.18	3.84	1.95	8455	0.19	17817	See Hydro Report	See Hydro Report
8	11706	0.27	0.75	0.81	0.08	0.84	0.51	1.95	1007	0.02	3640	See Hydro Report	See Hydro Report
9	11750	0.27	0.75	0.80	0.08	0.84	0.30	1.95	984	0.02	3640	See Hydro Report	See Hydro Report
10	20000	0.46	0.75	0.54	0.07	0.78	0.69	1.95	1767	0.04	4617	See Hydro Report	See Hydro Report
Total	103406	2.37	0.75	15.6	19.4	23.4	29.7		50933.0	1.3	9996.8		



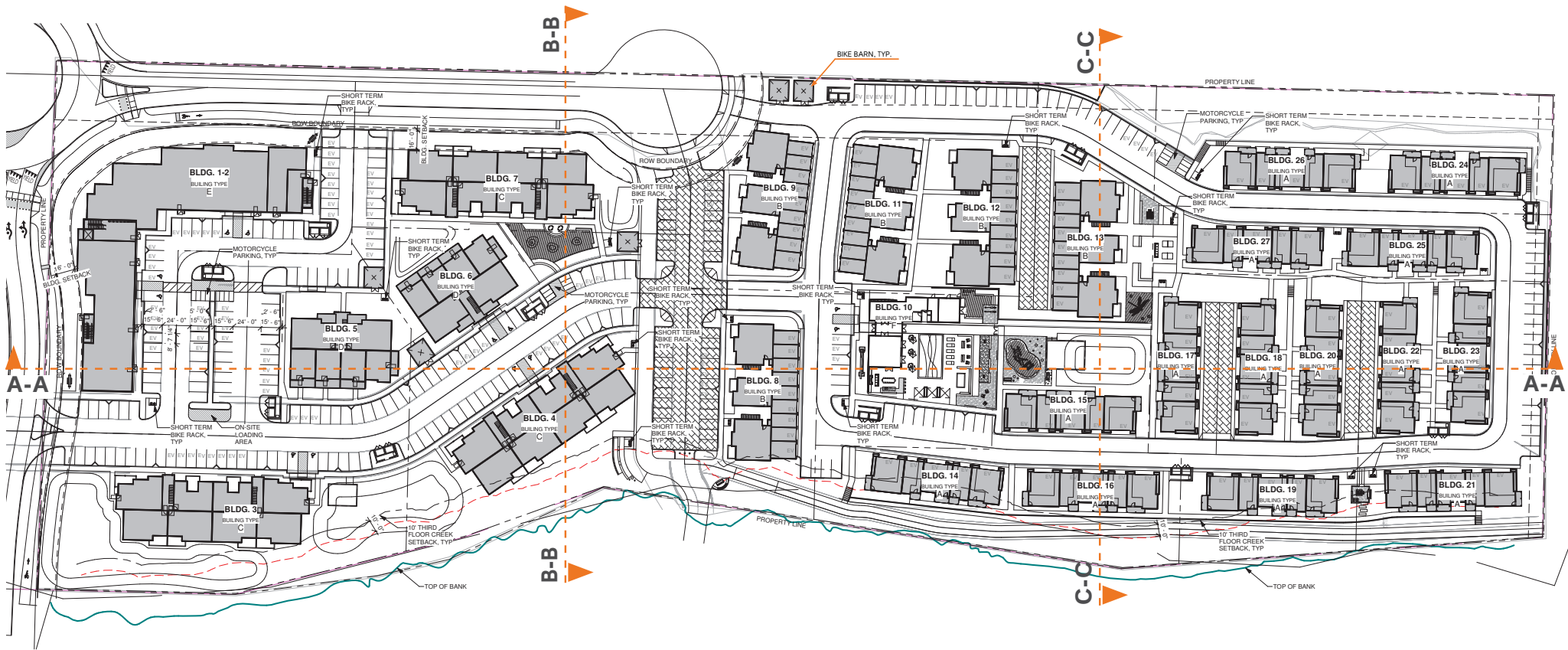
- Legend**
- DRAINAGE MANAGEMENT AREA BOUNDARY**
 - PROPOSED IMPROVEMENTS**
 - PAVING AREA/DECKWALK: 5000 sf
 - RAILINGS: 100.00 lf
 - HARDSCAPE: 20.00 sf
 - TOTAL IMPROVEMENTS: 504.00
 - TOTAL AREA: 10.5 ACRES
 - PROPOSED TREATMENT**
 - BIORETENTION AREA
 - PERVIOUS PAVERS
 - REQUIRED STORMWATER CONTROL MEASURES**

- TIER 1 - RUNOFF REDUCTION**
 - PEAK FLOW REDUCTION
 - MINIMIZE IMPERVIOUS AREAS
- TIER 2 - WATER QUALITY (95TH PERCENTILE - 1.5 SF)**
 - ON-SITE RETENTION BASIN TREATMENT AND INFILTRATION
- TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.5 SF)**
 - RAILINGS WILL RETAIN AND PRETREAT THE REQUIRED 95TH PERCENTILE RETENTION VOLUME WHERE:
$$VOLUME (ft^3) = (1.50' / 12") \times C \times A$$

$$C = 0.058' \times 2.76' = 0.174' + 0.04$$

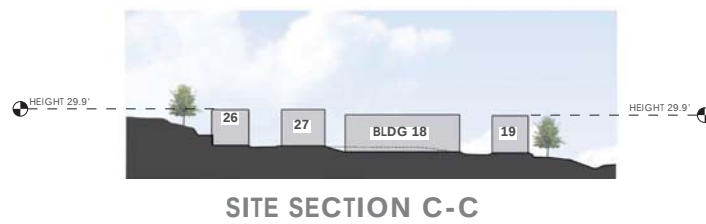
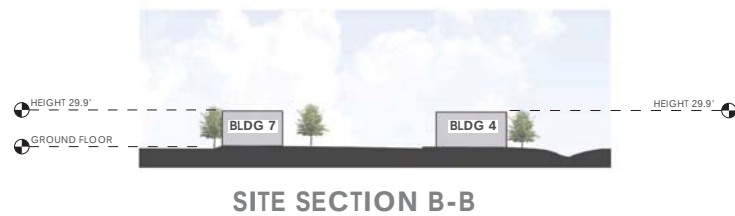
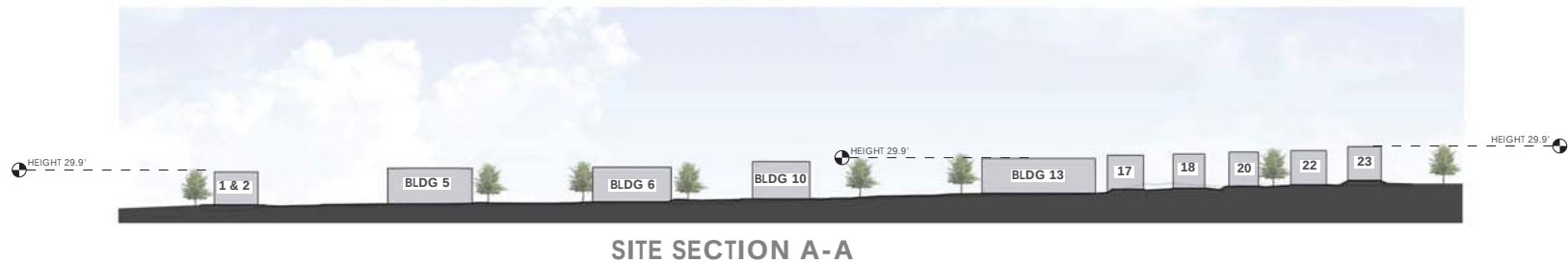
$$A = TRIBUTARY AREA (ft^2)$$
- TIER 4 - PEAK MANAGEMENT**
 - PEAK MANAGEMENT FOR THE ON-SITE DEVELOPMENT IS PROVIDED IN THE RETENTION BASIN AS SHOWN.
 - ON-SITE RETENTION IS PROVIDED PREVIOUSLY BY THE AVOCET AND FAIRBANKS ACTIVITIES COMPLETED IN 2019 IN RESERVOIR A AND THE NORTH MARSH RETENTION BASIN.

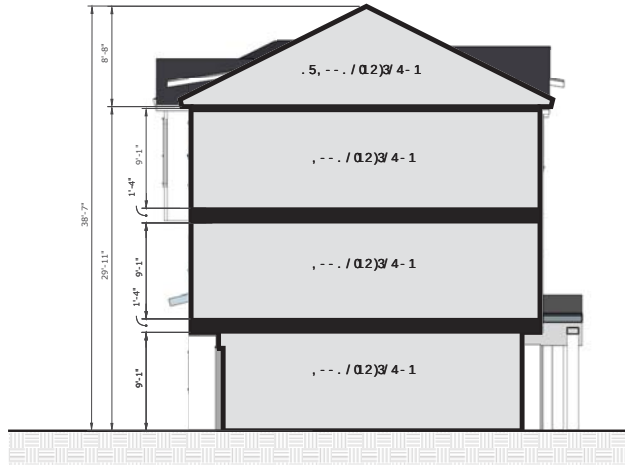




SCALES: 1" = 40'-0" (12"X18" SHEET) 0' 20' 40' 80' 120'
 1" = 20'-0" (24"X36" SHEET) 0' 10' 20' 40' 60'

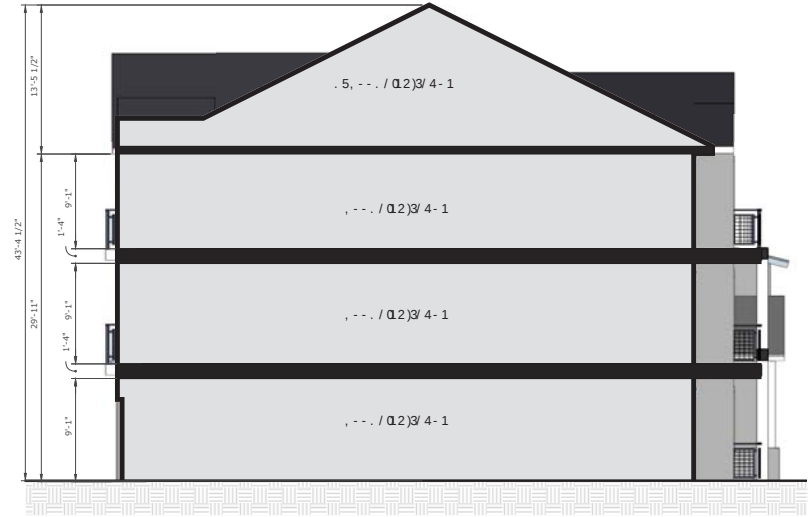






BUILDING A SECTION

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



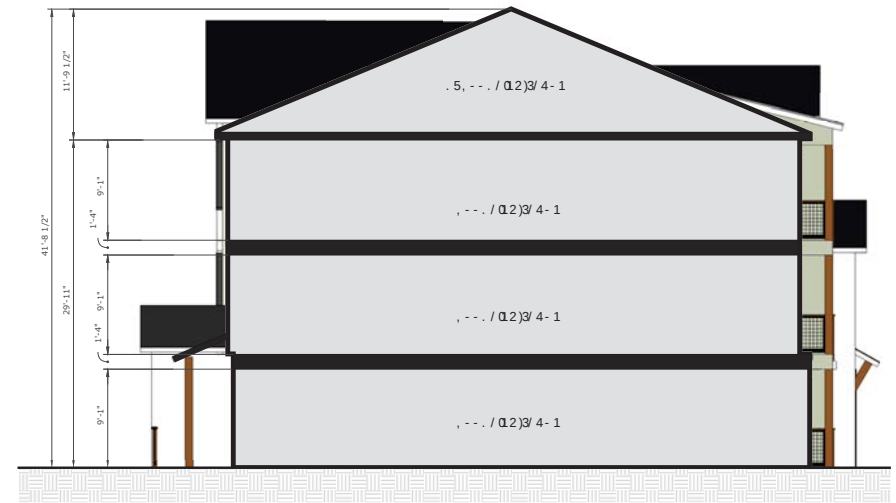
BUILDING B SECTION

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



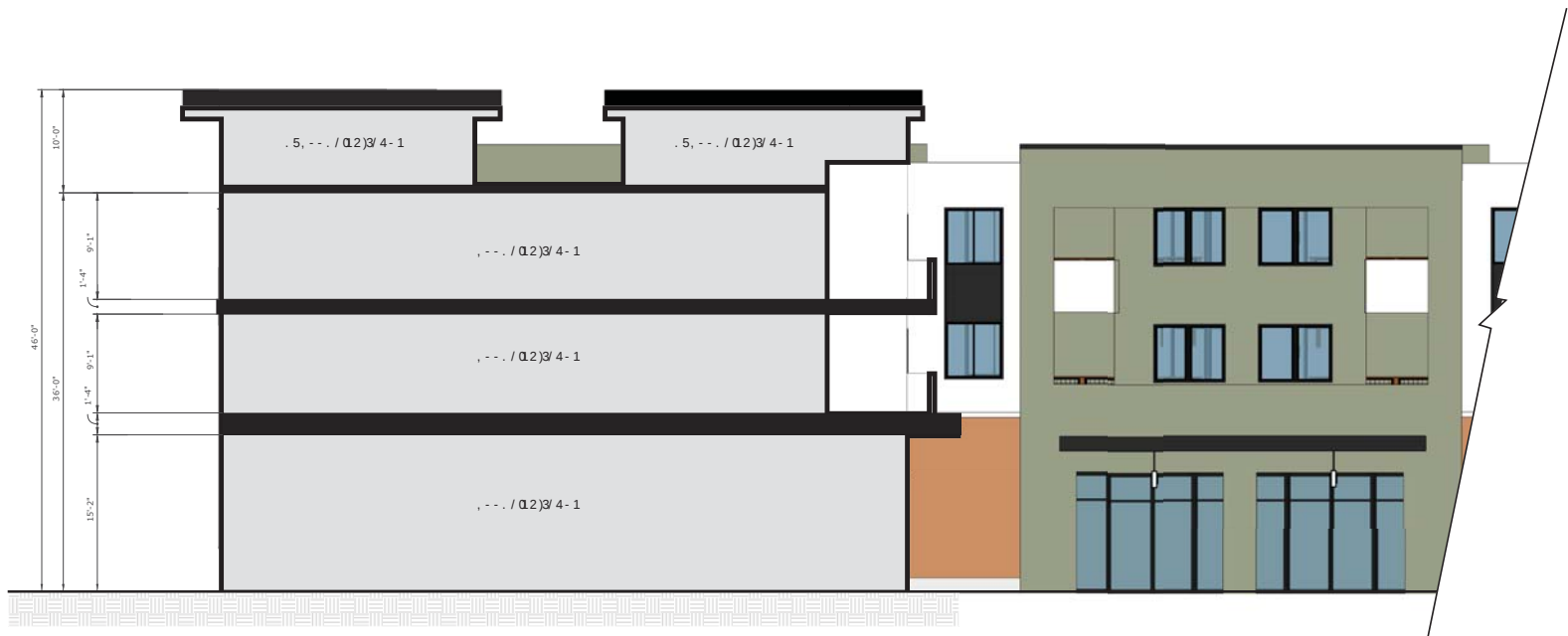
BUILDING C SECTION

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



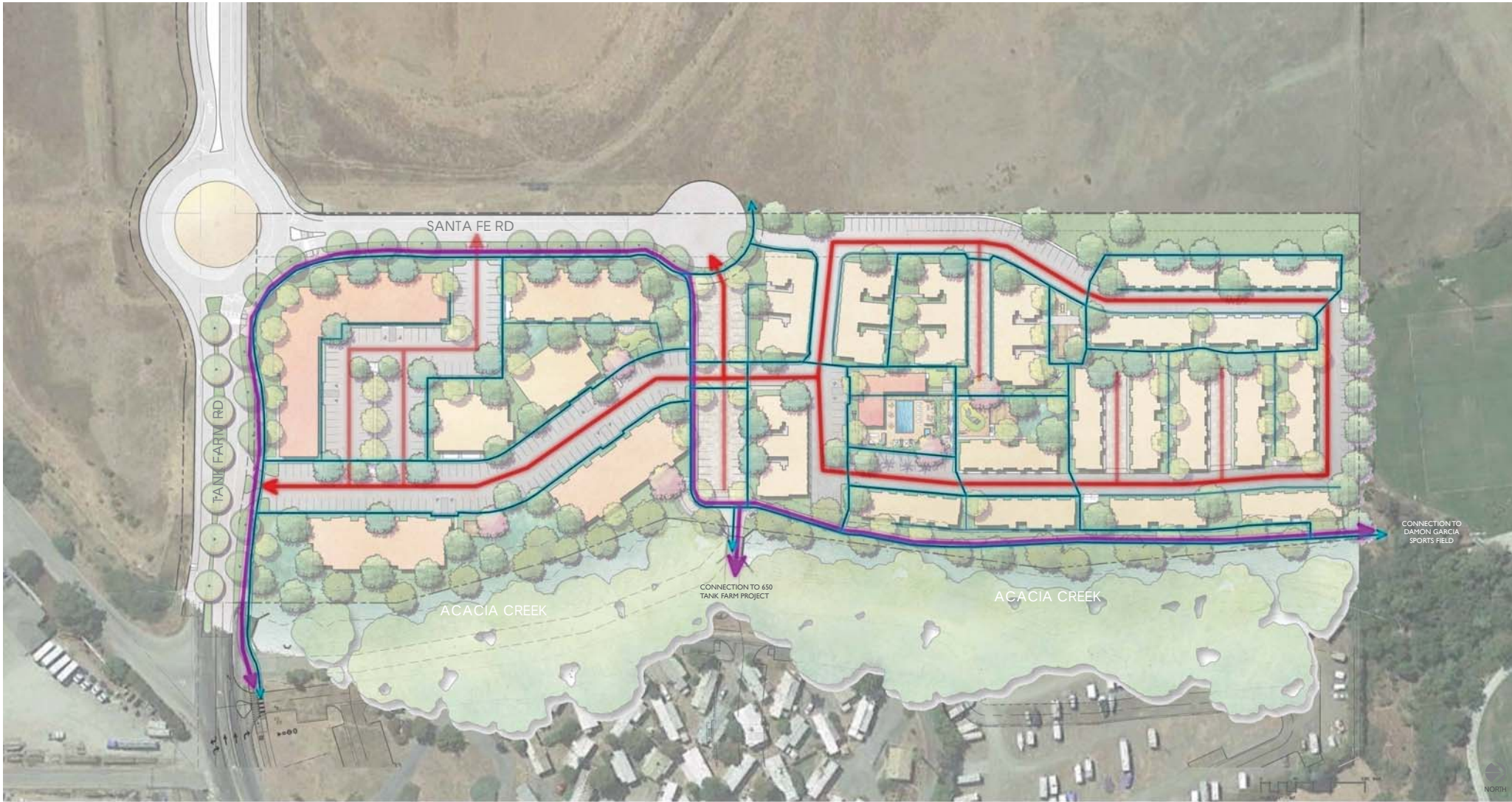
BUILDING D SECTION

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



BUILDING E SECTION

SCALE 3/16" = 1'-0"



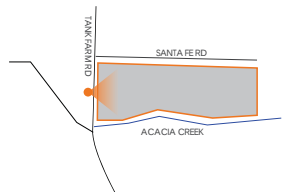
LEGEND

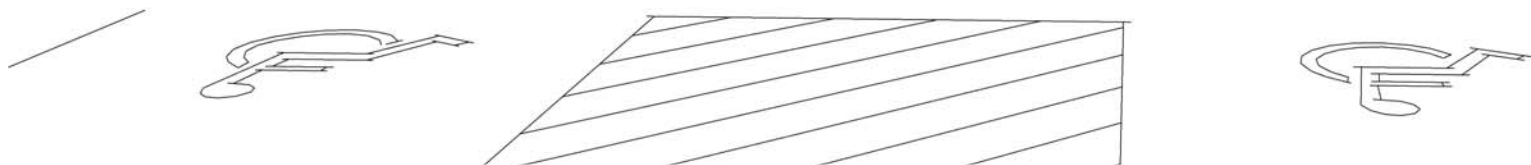
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICULAR CIRCULATION



VIEW OF PROJECT FROM TANK FARM ROAD

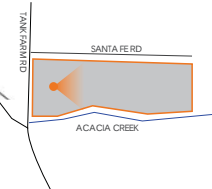
KEY MAP





VIEW OF PROJECT FROM INTERIOR PARKING LOT

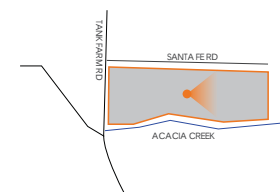
KEY MAP





VIEW FROM BUILDING 'F' PARKING ON SITE

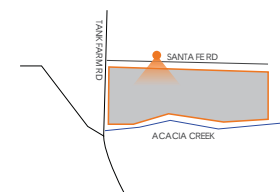
KEY MAP

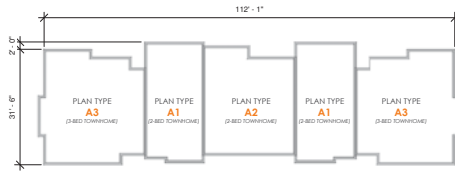




VIEW OF PROJECT FROM SANTA FE ROAD

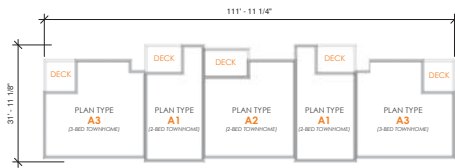
KEY MAP





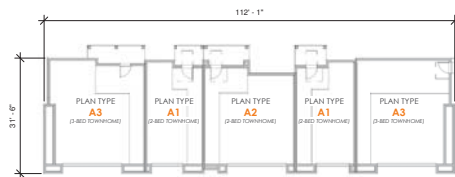
③ BUILDING A - THIRD FLOOR

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



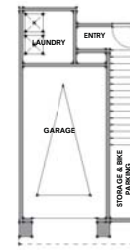
② BUILDING A - SECOND FLOOR

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



① BUILDING A - GROUND FLOOR

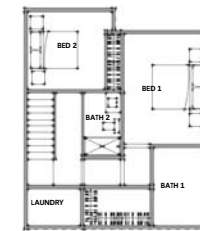
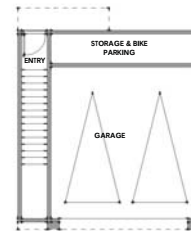
SCALE: 1/16" = 1'-0"



2BED 2.5 BATH TOWNHOME
APPROX. 1,050 SF

PLAN TYPE - A1

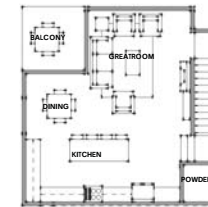
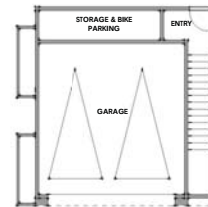
1/8" = 1'-0"



2BED 2.5 BATH TOWNHOME
APPROX. 1,400 SF

PLAN TYPE - A2

1/8" = 1'-0"



3BED 2.5 BATH TOWNHOME
APPROX. 1,550 SF

PLAN TYPE - A3

1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"X18" SHEET) 0' 8' 16' 32' 48'
1/8"=1'-0" (24"X36" SHEET) 0' 4' 8' 16' 24'



FRONT ELEVATION

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



LEFT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

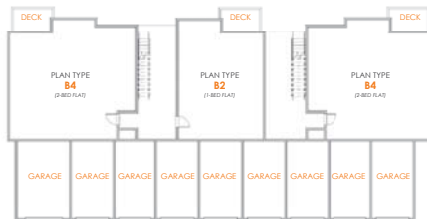
SCALE: 3/32" = 1'-0"



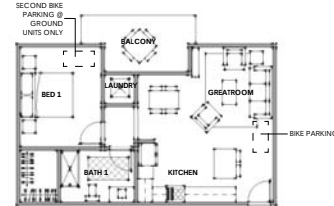
③ **BUILDING B - THIRD FLOOR**
SCALE: 1/16" = 1'-0"



② **BUILDING B - SECOND FLOOR**
SCALE: 1/16" = 1'-0"

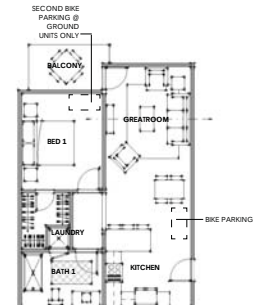


① **BUILDING B - GROUND FLOOR**
SCALE: 1/16" = 1'-0"



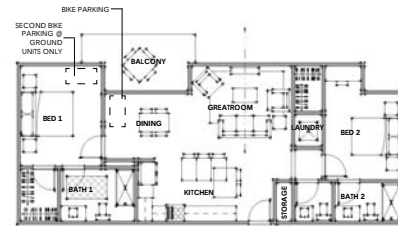
1 BEDROOM 1 BATH FLAT
APPROX. 735 SF

PLAN TYPE - B1
1/8" = 1'-0"



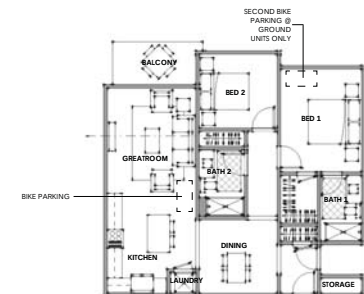
1 BEDROOM 1 BATH FLAT
APPROX. 765 SF

PLAN TYPE - B2
1/8" = 1'-0"



2 BEDROOM 2.5 BATH FLAT
APPROX. 1,100 SF

PLAN TYPE - B3
1/8" = 1'-0"



2 BEDROOM 2 BATH FLAT
APPROX. 1,075 SF

PLAN TYPE - B4
1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

MAX. HT (UNOCCUPIED SPACES)
220.0'

BLDG MAX. HEIGHT*
216.04' (BUILDING # 24 & 25)
203.54' (BUILDING #14)

MAX. HT (OCCUPIED SPACES)
210.0'

BLDG MAX. PLATE HEIGHT*
202.5' (BUILDING # 12 & 13)
190.0' (BUILDING #8)

*FF = 172.5' (BUILDING # 12 & 13)
*FF = 160.0' (BUILDING #8)

AVG. NATURAL GRADE
174.0'

*NOTE:
PROVIDING HEIGHT INFORMATION FOR INSTANCE OF
BUILDING TYPE AT HIGHEST AND LOWEST LOCATIONS ON SITE.

HEIGHT CALC:
LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'

AVG. NATURAL GRADE: $(148.5' + 199.5') / 2 = 174'$

MAX HEIGHT ALLOWED (OCCUPIED) = $36'-0" \rightarrow 174' + (36') = 210'$

MAX HEIGHT ALLOWED (UNOCCUPIED) = $46'-0" \rightarrow 174' + (46') = 220'$

FRONT ELEVATION

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



LEFT ELEVATION

SCALE: 3/32" = 1'-0"



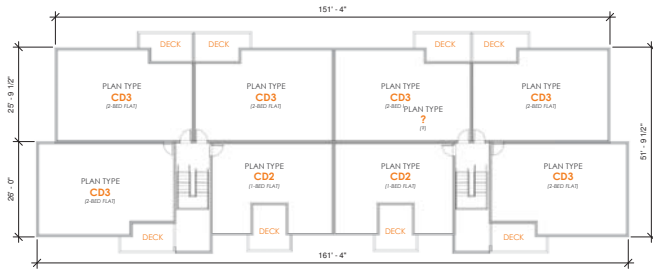
REAR ELEVATION

SCALE: 3/32" = 1'-0"

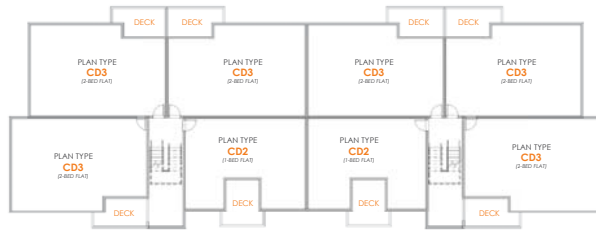


RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



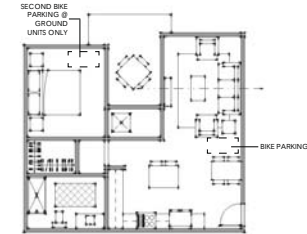
③ **BUILDING C - THIRD FLOOR**
SCALE: 1/16" = 1'-0"



② **BUILDING C - SECOND FLOOR**
SCALE: 1/16" = 1'-0"

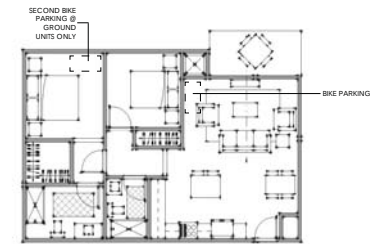


① **BUILDING C - GROUND FLOOR**
SCALE: 1/16" = 1'-0"



1 BEDROOM 1 BATH FLAT
APPROX. 725 SF

PLAN TYPE - CD2
1/8" = 1'-0"



2 BEDROOM 2 BATH FLAT
APPROX. 950 SF

PLAN TYPE - CD3
1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

HEIGHT CALC:
LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'

AVG. NATURAL GRADE: $(148.5' + 199.5') / 2 = 174'$

MAX HEIGHT ALLOWED (OCCUPIED) = $36'-0" \rightarrow 174' + (36') = 210'$

MAX HEIGHT ALLOWED (UNOCCUPIED) = $46'-0" \rightarrow 174' + (46') = 220'$



FRONT ELEVATION

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

*NOTE:
PROVIDING HEIGHT INFORMATION FOR INSTANCE OF
BUILDING TYPE AT HIGHEST AND LOWEST LOCATIONS ON SITE.



LEFT ELEVATION

SCALE: 3/32" = 1'-0"



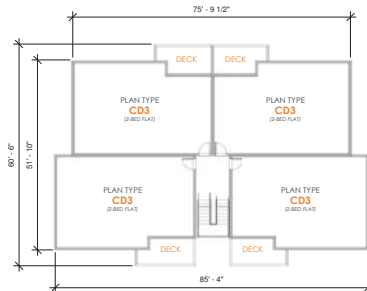
REAR ELEVATION

SCALE: 3/32" = 1'-0"

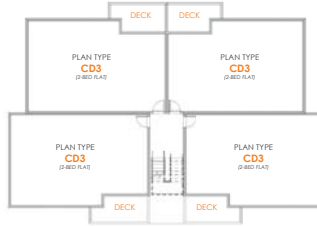


RIGHT ELEVATION

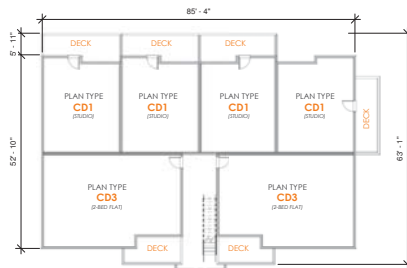
SCALE: 3/32" = 1'-0"



③ **BUILDING D - THIRD FLOOR**
SCALE: 1/16" = 1'-0"



② **BUILDING D - SECOND FLOOR**
SCALE: 1/16" = 1'-0"

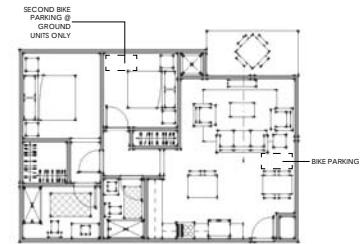


① **BUILDING D - GROUND FLOOR**
SCALE: 1/16" = 1'-0"



STUDIO
APPROX. 565 SF

PLAN TYPE - CD1
1/8" = 1'-0"



2 BEDROOM 2 BATH FLAT
APPROX. 950 SF

PLAN TYPE - CD3
1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

HEIGHT CALC:
LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'

AVG. NATURAL GRADE: $(148.5' + 199.5') / 2 = 174'$

MAX HEIGHT ALLOWED (OCCUPIED) = $36'-0" \rightarrow 174' + (36') = 210'$

MAX HEIGHT ALLOWED (UNOCCUPIED) = $46'-0" \rightarrow 174' + (46') = 220'$



*NOTE:
PROVIDING HEIGHT INFORMATION FOR INSTANCE OF
BUILDING TYPE AT HIGHEST AND LOWEST LOCATIONS ON SITE.

FRONT ELEVATION

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



LEFT ELEVATION

SCALE: 3/32" = 1'-0"



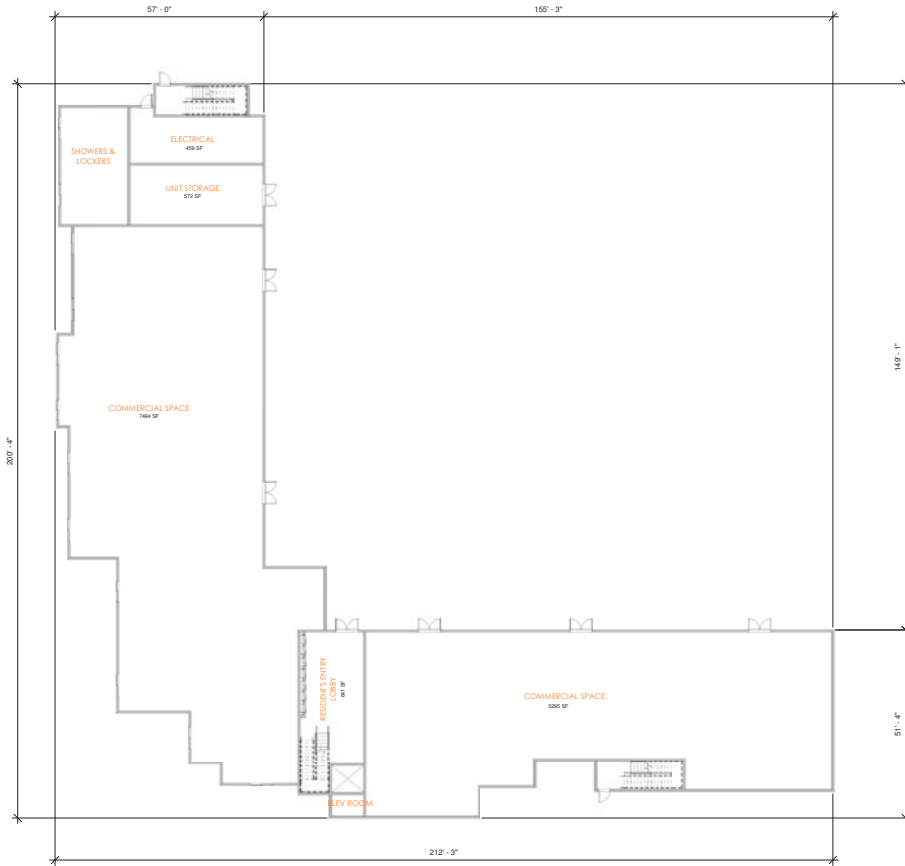
REAR ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



① **BUILDING E - GROUND FLOOR**
SCALE: 1/16" = 1'-0"

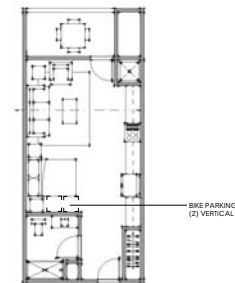


② **BUILDING E - SECOND FLOOR**
SCALE: 1/16" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

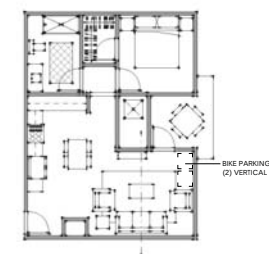


① **BUILDING E - THIRD FLOOR**
SCALE: 1/16" = 1'-0"



STUDIO
APPROX. 450 SF

PLAN TYPE - E1
1/8" = 1'-0"



1 BEDROOM 1 BATH FLAT
APPROX. 615 SF

PLAN TYPE - E2
1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"X18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"X36" SHEET) 0' 4' 8' 16' 24'

HEIGHT CALC:
LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'

AVG. NATURAL GRADE: $(148.5' + 199.5') / 2 = 174'$

MAX HEIGHT ALLOWED (OCCUPIED) = $36'-0" \rightarrow 174' + (36') = 210'$

MAX HEIGHT ALLOWED (UNOCCUPIED) = $46'-0" \rightarrow 174' + (46') = 220'$



FRONT ELEVATION

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



LEFT ELEVATION

SCALE: 3/32" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'



REAR ELEVATION

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



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



① **GROUND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

SCALES: 1/16" = 1'-0" (12"X18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"X36" SHEET) 0' 4' 8' 16' 24'

HEIGHT CALC:
LOW POINT OF SITE: 148.5'
HIGH POINT OF SITE: 199.5'

AVG. NATURAL GRADE: $(148.5' + 199.5') / 2 = 174'$

MAX HEIGHT ALLOWED (OCCUPIED) = $36'-0" \rightarrow 174' + (36') = 210'$

MAX HEIGHT ALLOWED (UNOCCUPIED) = $46'-0" \rightarrow 174' + (46') = 220'$



FRONT ELEVATION

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



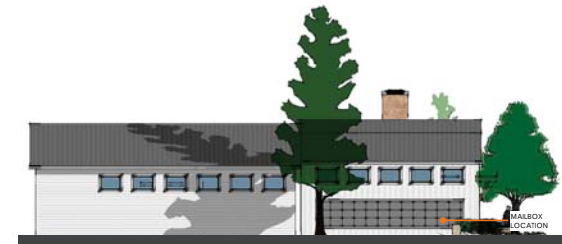
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING TYPES A & B



1. ASPHALT SHINGLE ROOFING:
OWENS CORNING OAKRIDGE
TWILIGHT BLACK

①



2. BOARD & BATTEN
FIBER CEMENT BOARD &
BATT SIDING

②



3. HORIZ. SIDING
FIBER CEMENT
8" LAP SIDING

③



4. PAINT COLOR
SHERWIN WILLIAMS
WHITE SNOW SW 9541

④



5. PAINT COLOR
SHERWIN WILLIAMS
GRAY SHINGLE SW 7670

⑤



6. METAL ROOFING
STANDING SEAM METAL
ROOFING, - DARK GRAY

⑥



7. STOREFRONT:
MILGARD WINDOWS
BLACK FRAME

⑦



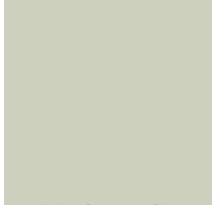
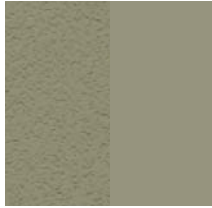
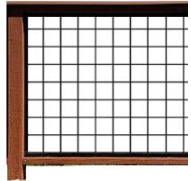
8. LIGHT FIXTURE STYLE:
MAXIM
MODEL 863938Z
(NIGHT SKY COMPLIANT)

⑧



CHARACTER SKETCH

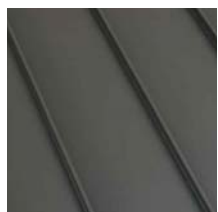
COLOR AND MATERIALS PALETTE FOR BUILDING TYPES C & D

								
1. ASPHALT SHINGLE ROOFING: OWENS CORNING OAKRIDGE TWILIGHT BLACK	2. METAL ROOFING: MCARTHY WHOLESALE STANDING SEAM METAL SHAKE GRAY	3. BOARD & BATTEN FIBER CEMENT BOARD & BATT SIDING COLOR: SHERWIN WILLIAMS WHITE SNOW SW 9541	4. HORIZ. SIDING FIBER CEMENT 8" LAP SIDING COLOR: SHERWIN WILLIAMS WHITE SNOW SW 9541	5. BOARD & BATTEN FIBER CEMENT BOARD & BATT SIDING COLOR: SHERWIN WILLIAMS LIVEABLE GREEN SW61	6. CEMENT PLASTER: SHERWIN WILLIAMS GREEN EARTH SW 7748	7. STOREFRONT: MILGARD WINDOWS BLACK FRAME	8. RAILING: POSTS AND RAILING STAINED WOOD BALUSTRADE: BLACK HOG WIRE	9. LIGHT FIXTURE STYLE: MAXIM MODEL 86393BZ (NIGHT SKY COMPLIANT)



CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING E (MIXED USE)



1. METAL ROOFING:
MCARTHY WHOLSALE
STANDING SEAM METAL
SHAKE GRAY

①



2. HORIZ. SIDING
FIBER CEMENT
8" LAP SIDING

②



3. PAINT COLOR
SHERWIN WILLIAMS
WHITE SNOW SW 9541

③



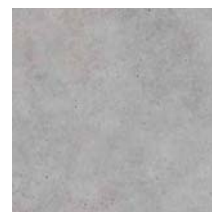
4. PAINT COLOR:
SEVEL 4 SMOOTH TROWEL
FINISH
COLOR:
SHERWIN WILLIAMS
SAGE GREEN LIGHT

④



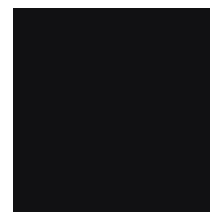
5. BRICK VENEER
TRAIN STATION
THIN BRICK BRICK VENEER

⑤



6. WAINSCOT:
PRECAST CONCRETE

⑥



7. STOREFRONT:
STOREFRONT WINDOW
SYSTEM - BLACK

⑦



8. LIGHT FIXTURE STYLE:
MAXIM
MODEL 86393BZ
(NIGHT SKY COMPLIANT)

⑧



CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING F (CLUBHOUSE)



1. METAL ROOFING:
MCARTHY WHOLESALE
STANDING SEAM METAL
SHAKE GRAY

①



2. BOARD & BATTEN
FIBER CEMENT BOARD &
BATT SIDING

②



3. HORIZ. SIDING
FIBER CEMENT
8" LAP SIDING

③



4. PAINT COLOR
SHERWIN WILLIAMS
WHITE SNOW 9541

④



5. WOOD PLANK SIDING:
HORIZ. CEDER PLANK

⑤



6. BRICK VENEER
TRAIN STATION
THIN BRICK BRICK VENEER

⑥



7. STOREFRONT:
STOREFRONT WINDOW
SYSTEM - BLACK

⑦



8. LIGHT FIXTURE STYLE:
MAXIM
MODEL 863938Z
(NIGHT SKY COMPLIANT)C

⑧



DESIGN KEY

- | | | | |
|---|--|--|---|
| ① CLUBHOUSE - SEE ENLARGEMENT SHEET 32 | ⑧ DECORATIVE PERMEABLE PAVERS, TYP. | ⑮ RIGHT-OF-WAY IMPROVEMENTS - NOT A PART | ⑳ EXISTING EUCALYPTUS CANOPY TYP. SEE SHEET A40 FOR TREE INVENTORY & REMOVALS |
| ② MULTI-USE PATH | ⑨ NATURAL PLAY AREA - SEE ENLARGEMENT | ⑯ LONG TERM BIKE PARKING BARNS, TYP. (5) SEE SHEET A35 | ㉑ DROUGHT TOLERANT PLANTING SEE SHEET A39 FOR LANDSCAPE PLAN |
| ③ FLEXIBLE USE DECK AT BIORETENTION AREA | ⑩ COMMUNITY PICNIC AREAS | ⑰ 35' ACACIA CREEK SETBACK | ㉒ FENCING - 6'H POOL ㉓ FENCING - 6'H PRIVACY |
| ④ ENTRY NODE AT MULTI-USE PATH WITH SEATING | ⑪ BIORETENTION AREA, TYP. - SEE CIVIL SHEETS | ⑱ RETAINING WALL, TYP. - SEE CIVIL SHEETS & A36 | ㉔ FENCING - 42"H ON WALL - SEE SHEET A36 |
| ⑤ PEDESTRIAN WALKWAY, TYP. | ⑫ EXISTING ROCK OUTCROP | ⑲ FUTURE BIKE/ PEDESTRIAN BRIDGE - NOT A PART | ㉕ EARTH MOUNDS |
| ⑥ COMMUNITY MAILBOXES - SEE ARCH SHEETS | ⑬ PEDESTRIAN CROSSING | ㉚ ACACIA CREEK BUFFER | ㉖ PUBLIC ART LOCATION |
| ⑦ SHORT-TERM BIKE PARKING, TYP. (63 MIN.) SEE SHEET A35 | ⑭ LOADING ZONE | ㉛ BICYCLE REPAIR STATION WITH SEATING | ㉗ ENTRY MONUMENT LOCATION - SEE SHEET A35 |
| | ⑭ TRASH ENCLOSURE, TYP. - SEE SHEET A37 | | |

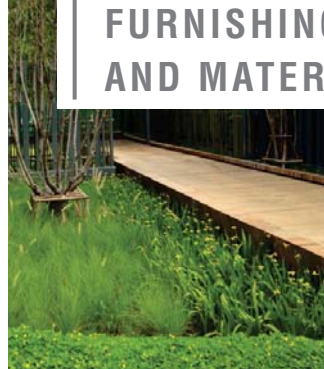
CLUBHOUSE DESIGN KEY

- ① COVERED OUTDOOR PATIO
- ② POOL / SPA
- ③ OVERHEAD STRUCTURE - SEE A34
- ④ OUTDOOR SEATING, TYP. - SEE A33-34, 36
- ⑤ SYNTHETIC TURF EXERCISE AREA - SEE A34
- ⑥ FIRE TABLES WITH SEATING
- ⑦ TIMBERSTACKS CLIMBING LOGS - SEE A33
- ⑧ FLEXIBLE USE DECK OVER BIORETENTION AREA
- ⑨ EXERCISE EQUIPMENT
- ⑩ WATER TROUGH ENTRY FEATURE
- ⑪ CENTRAL BOARDWALK
- ⑫ 6' H PERIMETER POOL FENCE - SEE A36
- ⑬ CLIMBER PLAY FEATURE - SEE A33
- ⑭ 30-42"H LANDSCAPE ACCENT WALLS, TYP. SEE SHEET A36
- ⑮ CABANAS WITH RAISED PLANTERS
- ⑯ 18-30"H SEATWALL, TYP. - SEE SHEET A36
- ⑰ ART / MURAL
- ⑱ BARBECUE AND COUNTER
- ⑲ DRAGONFLY PLAY ELEMENT
- ⑳ OUTDOOR PING PONG TABLE
- ㉑ FIREPLACE



SEE SHEETS A31 & A32 FOR LOCATIONS OF
ELEMENTS SHOWN ON THIS SHEET





SITE FURNISHINGS AND MATERIALS



PEDESTRIAN LIGHTS
LITHONIA W527 WITH PM30
POST MOUNT - 12' HIGH, LED



WALL LIGHTS
LITHONIA WM1925
850 LUMEN LED



SIGN LIGHTS
LITHONIA M707 & E12 ARM
850 LUMEN LED



BOLLARD
LITHONIA RADEAN LED
SEE ARCH AND V



WASTE RECEPTACLES
VICTOR STANLEY
RB-36 AND SD 242



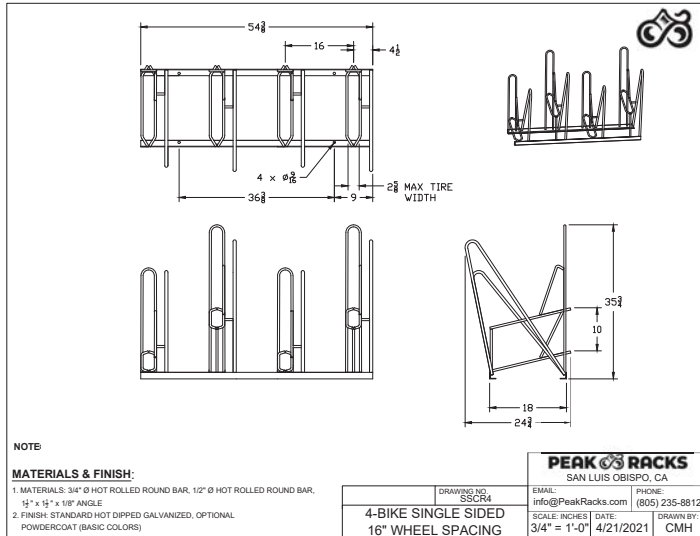
SEE SHEETS A31 & A32 FOR LOCATIONS
OF ELEMENTS SHOWN ON THIS SHEET,
EXCLUDING LIGHT FIXTURES

ALL LIGHTS AND BOLLARDS IN COLOR BLACK OR BRONZE



LONG-TERM BIKE PARKING

SEE SITE PLAN FOR LOCATIONS AND QUANTITIES, SHEET A31
SEE TITLE SHEET FOR BIKE PARKING STATISTICS, SHEET A1
MATERIAL AND FINISH TO MATCH ARCHITECTURE



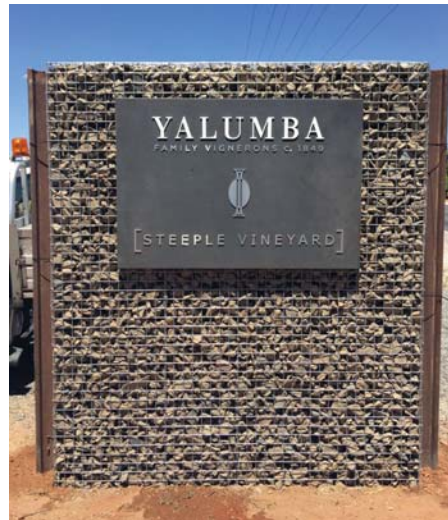
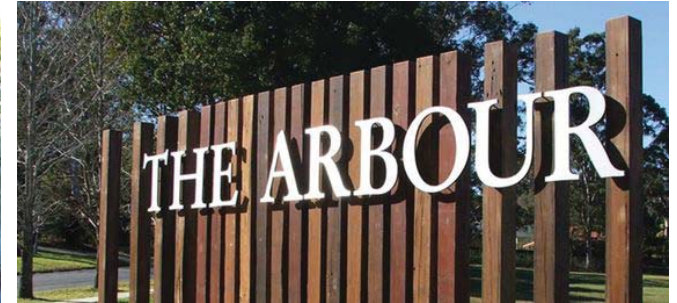
SHORT TERM BIKE PARKING

PEAK 'CAMPUS' RACKS, GALVANIZED POWDER COATED STEEL IN COLOR BRONZE
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
SEE SITE PLAN FOR LOCATIONS AND QUANTITIES, SHEET A31



42-60"H ENTRY MONUMENT SIGNAGE - WOOD OPTIONS

CEDAR WOOD SLAT MATERIAL WITH CONCRETE ACCENTS
ALUMINUM LETTERING, 24 SQ FT LETTERING MAX.
DIMENSIONS SHALL BE CONSISTENT WITH CITY OF SLO STD.
SEE SITE PLAN FOR LOCATIONS, SHEET A31

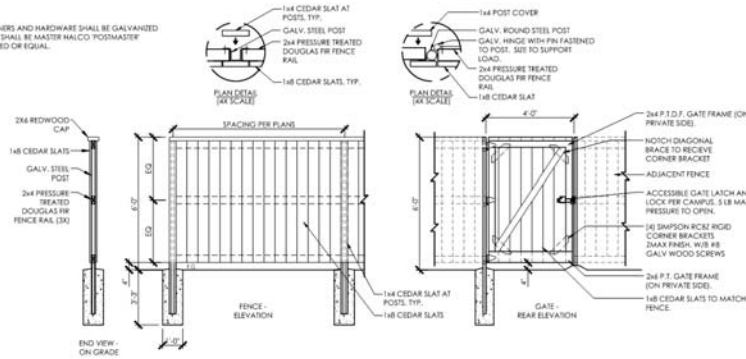


42-60"H ENTRY MONUMENT SIGNAGE - GABION OPTIONS

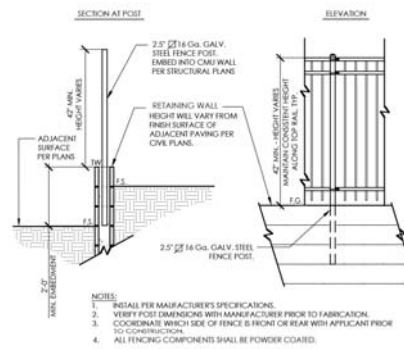
STONE GABION WITH STEEL ACCENTS
ALUMINUM LETTERING, 24 SQ FT LETTERING MAX.
DIMENSIONS SHALL BE CONSISTENT WITH CITY OF SLO STD.
SEE SITE PLAN FOR LOCATIONS, SHEET A31



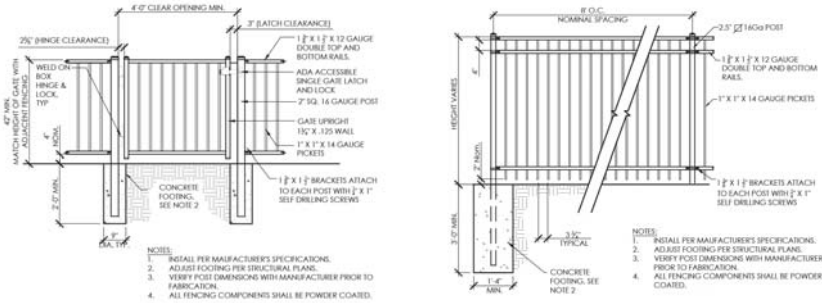
- NOTE:
1. ALL FASTENERS AND HARDWARE SHALL BE GALVANIZED.
2. ALL POSTS SHALL BE MASTER HAICO POSTMASTER GALVANIZED OR EQUAL.



6' WOOD SLAT PRIVACY FENCE AND GATE

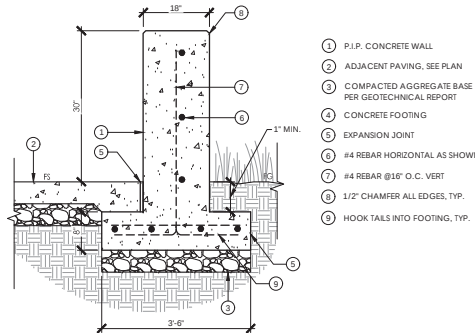


42\"/>



4-6' METAL PICKET GATE

6' METAL PICKET FENCE



30-42\"/>

CONCRETE BOARDFORM FINISH, IN COLOR GREY
SEE EXAMPLE IMAGERY AT RIGHT, THIS SHEET

SEE CIVIL SHEETS FOR RETAINING WALL HEIGHTS AND LOCATIONS

SEE SITE PLAN SHEET A31 FOR FENCING LOCATIONS

SEE SHEET A31 & ENLARGEMENT SHEET A32 FOR LANDSCAPE WALL LOCATIONS

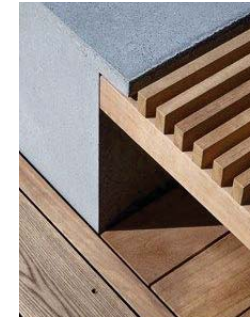
* FENCE HEIGHT EXCEPTION REQUEST SHALL BE INCLUDED IN FUTURE SUBMITTAL



CMU RETAINING WALLS

HEIGHT VARIES, SEE CIVIL PLANS

COLOR, TYPE AND FINISH TO MATCH TRASH ENCLOSURES, SHEET A37



30-42\"/>

CONCRETE BOARDFORM FINISH, IN COLOR GREY

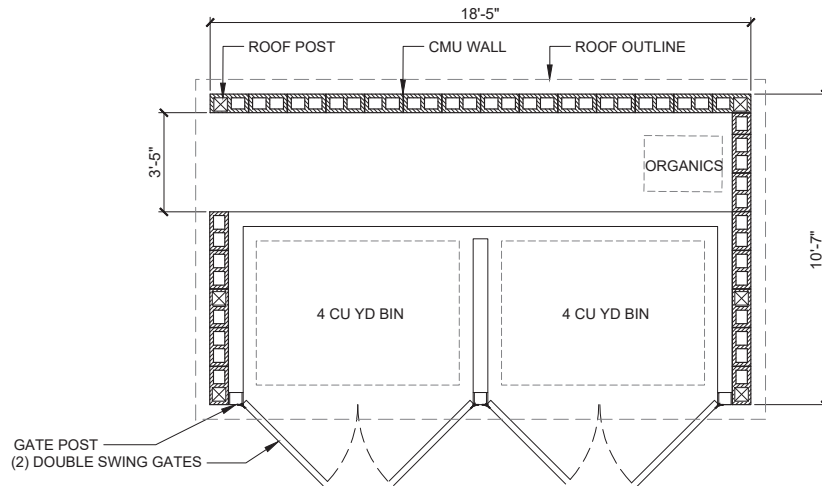


18-30\"/>

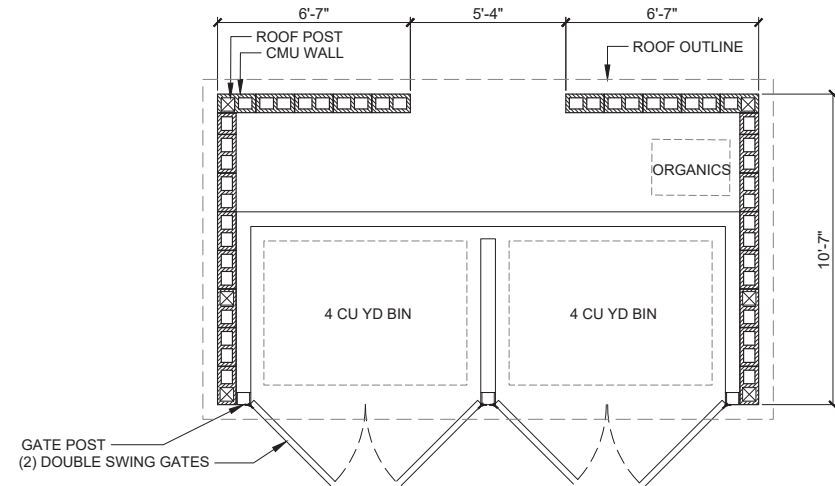
FINISH TO MATCH LANDSCAPE
ACCENT WALLS WITH
WOOD SLAT INSETS

NOTES:

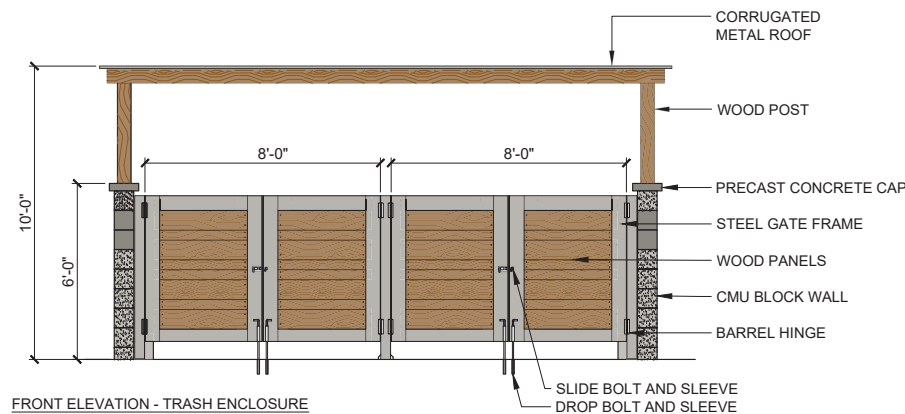
1. FINISHES OF CMU WALL, WOOD, ROOF, AND HARDWARE TO MATCH CORRESPONDING ARCHITECTURAL FINISHES.
2. ENTRANCE TO SIDE ACCESS ENCLOSURE WILL OCCUR ON EITHER SIDE DEPENDING ON SITE LOCATION.
3. REFER TO CIVIL SITE PLAN, SHEET A3 FOR LOCATIONS OF TRASH ENCLOSURES.
4. TRASH ENCLOSURES SHALL BE SCREENED WITH VEGETATION PER CITY OF SLO STD.



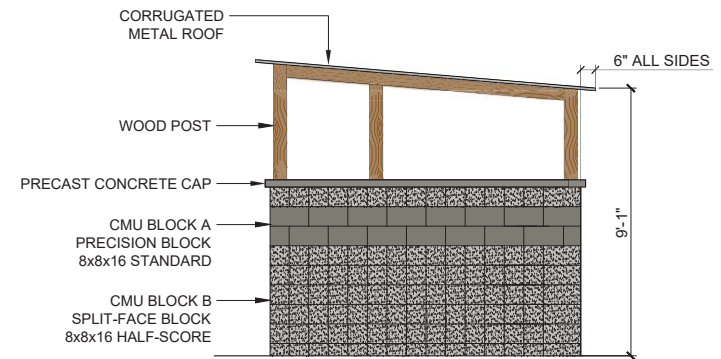
PLAN VIEW - TRASH ENCLOSURE (SIDE ACCESS OPTION)



PLAN VIEW - TRASH ENCLOSURE (REAR ACCESS OPTION)



FRONT ELEVATION - TRASH ENCLOSURE

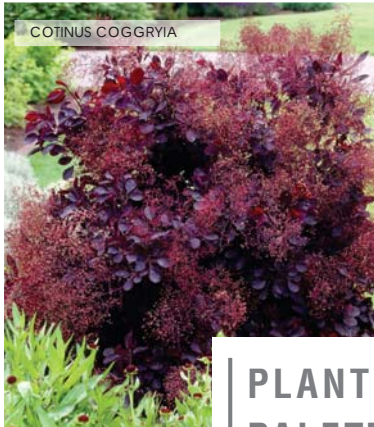


SIDE ELEVATION - TRASH ENCLOSURE

OLEA EUROPEA 'FRUITLESS'



COTINUS COGGRYIA



ASST. CITRUS



PLANT PALETTE



LID MEADOW MIX



FURCREA FOETIDA 'MEDIOPICTA'



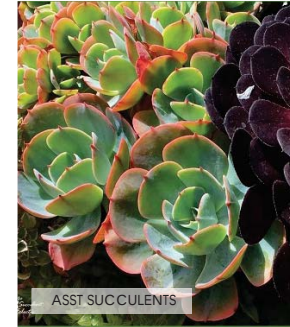
SENECIO SERPENS



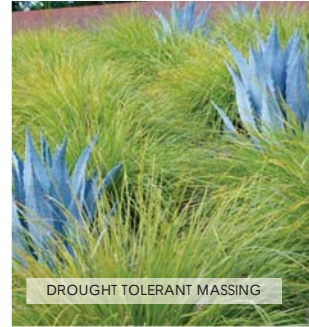
ARCTOSTAPHYLOS SPP.



ASST SUCCULENTS



DROUGHT TOLERANT MASSING



DECOMPOSED GRANITE



ECHEVERIA SPP.



ALOE POLYPHYLLA



KNIPHOFIA UVARIA



LOMANDRA LONGIFOLIA



AGAVE 'BLUE GLOW' & AGAVE ATTENUATA



LEUCADENDRON 'SAFARI GOLD STRIKE'





PLANTING LEGEND

SCALES: 1" = 80'-0" (12" X 18" SHEET) 0' 40' 80' 160' 320'
1" = 40'-0" (24" X 36" SHEET) 0' 20' 40' 80' 160' 320'

SPECIMEN TREES (24"-36" BOX) QTY 10

SUCH AS:
CHORISIA SPECIOSA (CIEBA)
JACARANDA MIMOSIFOLIA
* PLATANUS RACEMOSA MULTI-TRUNK
* QUERCUS AGRIIFOLIA MULTI-TRUNK

SHADE & STREET TREES (15 GAL - 24" BOX) QTY 161

SUCH AS:
* ACER MACROPHYLLUM
* ALNUS RHOMBIFOLIA
GLEDISIA TACANATHOS INERMIS 'SHADE MASTER'
GINGKO BILOBA 'AUTUMN GOLD'
KOELREUTERIA BIPINNATA
LOPHOSTEMON CONFERTUS
URICORDION TULIPIFERA
CERCIDIMUM PARKINSONIA 'DESERT MUSEUM'
PSTACHIA CHINENSIS
* PLATANUS X ACERIFOLIA (HISPANICA)
* QUERCUS AGRIIFOLIA
QUERCUS TOMENTELLA

ACCENT TREES (15 GAL) QTY 65

SUCH AS:
ARBUTUS X 'MARINA'
ARCHONTOPOPHOENIX CUNNINGHAMIANA
BAUHIA BLAKEANA
BRACHYCHITON SPP.
BRANEA EDULIS
CASSIA LEPTOPHYLLA
CERCIS X 'HEARTS OF GOLD'
HYMENOSPORUM FLAVUM
LAGERSTROMIA SPP.
* MYRTA CALIFORNICA
OLEA EUROPEA 'SWAN HILL' - STERILE
PYRUS CALLERYANA

SHRUBS, GRASSES, AND GROUNDCOVERS (1, 5, 15 GAL) QTY 56,835 SF

ACACIA COGNATA 'COUSIN IT'
ADENANTHOS SERICEUS
AEONIUM CANARENSE
AGAVE ATTENUATA 'NOVA'
AGAVE DESMETIANA 'VARIEGATA'
AGAVE VILMORINIANA
AGAVE X 'BLUE GLOW'
ALOE POLYPHYLLA
ALOE STRATA
ALYOTYNE HUEGELI 'SANTA CRUZ'
* ARCTOSTAPHYLOS SPP.
* BACCHARIS PULCHRA 'PIGEON POINT'
BULBINE FRUTESCENS
CAESALPINIA SPP.
* CAREX PRAEGRACILIS
* CAREX TUMULCOSA
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
CERCIS CANADENSIS 'RISING SUN'
CHONDROPETALUM TECTORIUM
CISTUS PULVERULENTUS 'SUNSET'
CLYSTOMA CALLISTEIOIDES
COTINUS COGGYGRA 'ROYAL PURPLE'
DANIELLA CASRUEA 'CASSA BLUE'
DIETES BICOLOR
ECHEVERIA X 'AFTERGLOW'
FURCRAEA FOSTEDA 'MEDIOPUNCTA'
HARDENBERGIA VIOACEA 'HAPPY WANDERER'
HESPERALOE PARVIFLORA
* HETEROMELLES ARBUTIFOLIA
* HEUCHERA SANGUINEA
* JUNCUS EFFUSUS 'OCCIDENTAL BLUE'
* KNIPHOFIA UVARIA 'ECHO MANGO'

RIVER WATTLE
COASTAL WOOLLYBUSH
AEONIUM
BLUE CLONE
VARIEGATED AGAVE
OCTOPUS AGAVE
BLUE GLOW AGAVE
SPIRAL ALOE
CORAL ALOE
BLUE HIBISCUS
MANZANITA
COYOTE BRUSH
STALKED BULBINE
YELLOW/RED BIRD OF PARADISE
CALIFORNIA FELD SEDGE
BERKLEY SEDGE
CALIFORNIA LILAC
RISING SUN REDBUD
CAPE RUSH
ROCKROSE
VIOLET TRUMPET VINE
ROYAL PURPLE SMOKE TREE
CASSA BLUE FLAX LILY
FORTNIGHT LILY
AFTERGLOW ECHEVERIA
MAURITUS HEMP
LILAC VINE
RED YUCCA
TOYON
CORAL BELLS
OCCIDENTAL BLUE RUSH
REBLOOMING TORCHLILY

LAVANDULA X INTERMEDIA 'PROVENCE'
LEUCODENDRON SPP.
LEUCOSPERMUM CORDFOLIUM
* LEYMUS CONDENSATUS 'CANYON PRINCE'
* LOMANDRA SPP.
* MIMULUS ALPENTRACUS
MUHLBERGIA DUBIA
MUHLBERGIA RIGENS
NEPETA X FAASSEN 'WALKERS LOW'
OLEA EUROPAEA 'LITTLE OLIE' TM
PENNSETUM SPATHULATUM
PENSTEMON X 'FIREBIRD'
PHLOMIS FRUTICOSA
PHORMIUM X 'SEA JADE'
PITOSPORIUM TENUIFOLIUM 'SILVER SHEEN'
PODOCARPUS X 'ICE BLUE'
* RHUS INTEGRIFOLIA
* RIBES SANGUINEUM
* RIBES SPECIOSUM
SALVIA GREGGII 'RASBERRY DELIGHT'
SALVIA X SPATHACEA
SALVIA X 'POZO BLUE'
SENECIO MANDRAUSCAE
* SELERIA AUTUMNALIS
STREITZIA NICOLAI
VERBENA BONARIENSIS
VERBENA LILACINA 'DE LA MINA'
VERBENA X 'BALENDRALE' TM
* VITIS CALIFORNICA

PROVENCE LAVENDRT
CONEBUSH
NODDING PINCUSHION
NATIVE BLUE RYE
MAT RUSH
STICKY MONKEY FLOWER
PINE MUHLY
DEER GRASS
WALKERS LOW CATMINT
LITTLE OLIE OLIVE
RYE PUFFS
FIREBIRD BEARD TONGUE
JERUSALEM SAGE
NEW ZEALAND FLAX
SILVER SHEEN TAWHIWHI
ICEE BLUE PODOCARPUS
LEMONADE BERRY
RED FLOWERING CURRANT
FUCHSIA FLOWERING GOOSEBERRY
AUTUMN SAGE
HUMMINGBIRD SAGE
POZO BLUE SAGE
BLUE FINGER
AUTUMN MOOR GRASS
GIANT BIRD OF PARADISE
PURPLETOP VERNAIN
LILAC VERBENA
ENDURASCAP PURPLE VERBENA
CALIFORNIA WILD GRAPE

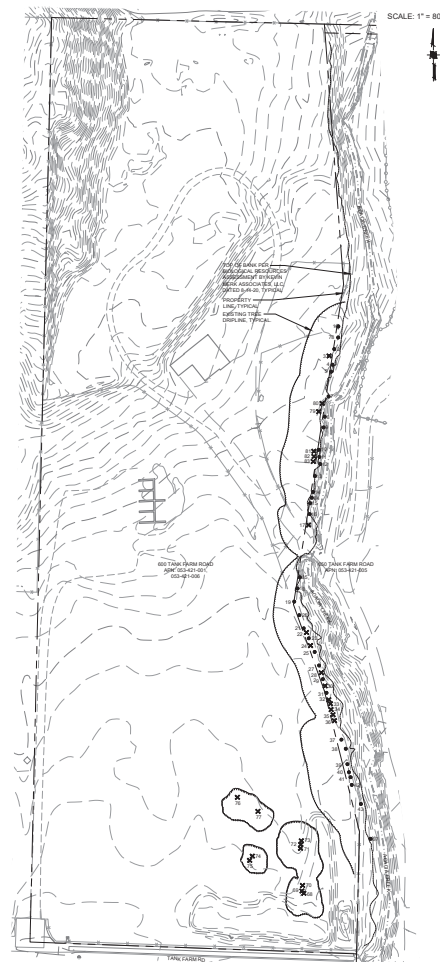
IRRIGATION COMPLIANCE & DESIGN CRITERIA

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITERRANEAN CLIMATE AND SOIL CONDITIONS. THE PROPOSED PLANT MATERIAL OUTSIDE OF AREAS ALLOCATED FOR RECREATIONAL USE WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION BASED ON THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SLOMVC 17.70.220

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE PROVISION OF IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH VEGETATION.

TOTAL ON-SITE LANDSCAPE AREA: 56,835 SF
ESTIMATED TOTAL WATER USE: 1,543,411.3 GAL / YR.
MAXIMUM APPLIED WATER ALLOWANCE: 1,543,411.3 GAL / 0 YR.
AREAS WITHIN THE PROJECT SITE THAT ARE TO BE USED FOR RECREATIONAL PURPOSES AND ALL AREAS THAT WILL BE IRRIGATED WITH RECLAIMED WATER ARE CLASSIFIED AS SPECIAL LANDSCAPE AREAS. SPECIAL LANDSCAPE AREAS HAVE BEEN INCORPORATED INTO THE FOLLOWING CALCULATIONS AND ARE REFLECTED IN THE MAXIMUM APPLIED WATER ALLOWANCE PER CALIFORNIA CODE OF REGULATIONS AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

TOTAL TREES TO BE PLANTED ON THE PROJECT SITE = 236
SEE EXISTING TREE DISPOSITION TABLE SHEET A40 FOR SPECIES, SIZE, QUANTITY AND LOCATION OF (E) TREES TO REMAIN, PROTECT, AND TREES PROPOSED FOR REMOVAL.



EXISTING SITE PLAN

	QUANTITY
EXISTING	60
PROTECT	34
ONSITE REMOVALS	16
OFFSITE REMOVALS	10
TOTAL REMOVALS	26
PROPOSED	91 MIN.
PROPOSED MITIGATION RATIO	3.5:1 MIN.

LEGEND

- INDICATES AN EXISTING TREE TO REMAIN
✕ INDICATES AN EXISTING TREE TO BE REMOVED
74 TREE TAG NUMBER

NOTES

1. TREE INVENTORY, LOCATIONS, AND TAG NUMBERS PER ARBORIST REPORT PREPARED BY RRM DESIGN GROUP, DATED 08/06/2021.
2. ALL TREES LOCATED WITHIN THE PROJECT BIOLOGIST DESIGNATED RIPARIAN AREAS DEFINED IN THE BIOLOGICAL RESOURCE ASSESSMENT BY THE ARBORIST AS WELL AS TREES KNOWN TO REMAIN TO BE REMOVED.
3. NESTING RAPTORS ARE KNOWN TO INHABIT THE STATION OF BLUE GUM EUCALYPTUS LOCATED ALONG ACACIA CREEK. PLEASE CONSULT WITH THE PROJECT BIOLOGIST PRIOR TO ANY TREE MAINTENANCE OR REMOVAL OPERATIONS.
4. SEE SHEET A39 IN THE ENTITLEMENT DRAWING PACKAGE AND/OR C7 OF THE VESTING TENTATIVE DRAWING PACKAGE FOR SPECIES, LOCATION, AND SIZE OF PROPOSED TREE PLANTINGS.

Existing Tree Inventory					
Prepared By: Jake Minnick, PLA, ISA Certified Arborist #WE-11830A					
DBH Measurement Height: 54"					
Date of Evaluation: 05/01/2021					
Tree Tag	Botanical Name	Common Name	Diameter at Breast Height (in.)	Approx. Diameter @	Disposition
1	Eucalyptus globulus 'Compacta'	blue gum	98.5	49'	Protect
2	Eucalyptus globulus 'Compacta'	blue gum	73.5	50'	Protect
3	Eucalyptus globulus 'Compacta'	blue gum	33.5	20'	Remove
4	Eucalyptus globulus 'Compacta'	blue gum	53.5	35'	Protect
5	Eucalyptus globulus	blue gum	115.5	50'	Protect
TREE TAG 6 NOT USED					
7	Eucalyptus globulus	blue gum	71.0	60'	Protect
8	Eucalyptus globulus 'Compacta'	blue gum	112.5	55'	Protect
9	Eucalyptus globulus	blue gum	65.5	43'	Protect
10	Eucalyptus globulus	blue gum	60.5	60'	Protect
11	Eucalyptus globulus	blue gum	38.5	50'	Protect
12	Eucalyptus globulus 'Compacta'	blue gum	54.0	20'	Protect
13	Eucalyptus globulus 'Compacta'	blue gum	60.0	55'	Protect
14	Eucalyptus globulus	blue gum	33.0	40'	Protect
15	Eucalyptus globulus	blue gum	58.0	60'	Protect
16	Eucalyptus globulus	blue gum	55.0	60'	Protect
17	Eucalyptus globulus 'Compacta'	blue gum	64.0	50'	Remove
18	Eucalyptus globulus 'Compacta'	blue gum	49.5	30'	Protect
19	Eucalyptus globulus 'Compacta'	blue gum	52.0	30'	Protect
20	Eucalyptus globulus 'Compacta'	blue gum	52.0	30'	Protect
21	Eucalyptus globulus 'Compacta'	blue gum	71.5	30'	Protect
22	Eucalyptus globulus 'Compacta'	blue gum	38.5	20'	Remove
23	Eucalyptus globulus 'Compacta'	blue gum	38.5	20'	Protect
24	Eucalyptus globulus 'Compacta'	blue gum	50.0	20'	Remove
25	Eucalyptus globulus 'Compacta'	blue gum	62.0	20'	Protect
TREE TAG 26 NOT USED					
27	Eucalyptus globulus 'Compacta'	blue gum	50.0	20'	Protect
28	Eucalyptus globulus 'Compacta'	blue gum	49.5	20'	Remove
29	Eucalyptus globulus 'Compacta'	blue gum	30.5	40'	Protect
30	Eucalyptus globulus 'Compacta'	blue gum	48.5	20'	Remove
31	Eucalyptus globulus 'Compacta'	blue gum	53.0	20'	Protect
32	Eucalyptus globulus 'Compacta'	blue gum	26.0	20'	Remove
33	Eucalyptus globulus 'Compacta'	blue gum	32.0	20'	Remove
34	Eucalyptus globulus 'Compacta'	blue gum	22.5	20'	Remove
35	Eucalyptus globulus 'Compacta'	blue gum	16.0	20'	Remove
36	Eucalyptus globulus 'Compacta'	blue gum	17.5	20'	Remove
37	Eucalyptus globulus	blue gum	80.5	60'	Protect
38	Eucalyptus globulus	blue gum	75.0	60'	Protect
39	Eucalyptus globulus	blue gum	53.0	60'	Protect
40	Eucalyptus globulus	blue gum	44.0	60'	Protect
41	Eucalyptus globulus	blue gum	61.0	60'	Protect
42	Eucalyptus globulus	blue gum	82.0	60'	Protect
43	Eucalyptus globulus	blue gum	42.0	25'	Protect
TREE TAGS 44-66 NOT USED					

Existing Tree Inventory Continued						
Tree Tag	Botanical Name	Common Name	Diameter at Breast Height (in.)	Approx. Diameter (in.)	Disposition	
67	<i>Eucalyptus globulus</i>	blue gum	55.5	40	Protect	
68	<i>Schinus molle</i>	California pepper	49.5	30	Remove	
69	<i>Schinus molle</i>	California pepper	27.0	20	Remove	
70	<i>Schinus molle</i>	California pepper	21.5	30	Remove	
71	<i>Schinus molle</i>	California pepper	54.0	20	Remove	
72	<i>Schinus molle</i>	California pepper	69.0	30	Remove	
73	<i>Schinus molle</i>	California pepper	67.0	35	Remove	
74	<i>Schinus molle</i>	California pepper	48.5	25	Remove	
75	<i>Schinus molle</i>	California pepper	3.0	5	Remove	
76	<i>Schinus molle</i>	California pepper	48.5	25	Remove	
77	<i>Schinus molle</i>	California pepper	53.5	25	Remove	
78	<i>Eucalyptus globulus</i>	blue gum	35.5	30	Protect	
79	<i>Eucalyptus globulus</i>	blue gum	20.0	20	Remove	
80	<i>Eucalyptus globulus</i>	blue gum	7.5	10	Remove	
81	<i>Eucalyptus globulus</i>	blue gum	8.5	0	Remove	
82	<i>Eucalyptus globulus</i>	blue gum	5.0	5	Remove	
83	<i>Eucalyptus globulus</i>	blue gum	11.0	15	Remove	
84	<i>Eucalyptus globulus</i>	blue gum	54.0	25	Protect	
85	<i>Eucalyptus globulus</i> 'Compacta'	blue gum	47.5	30	Protect	

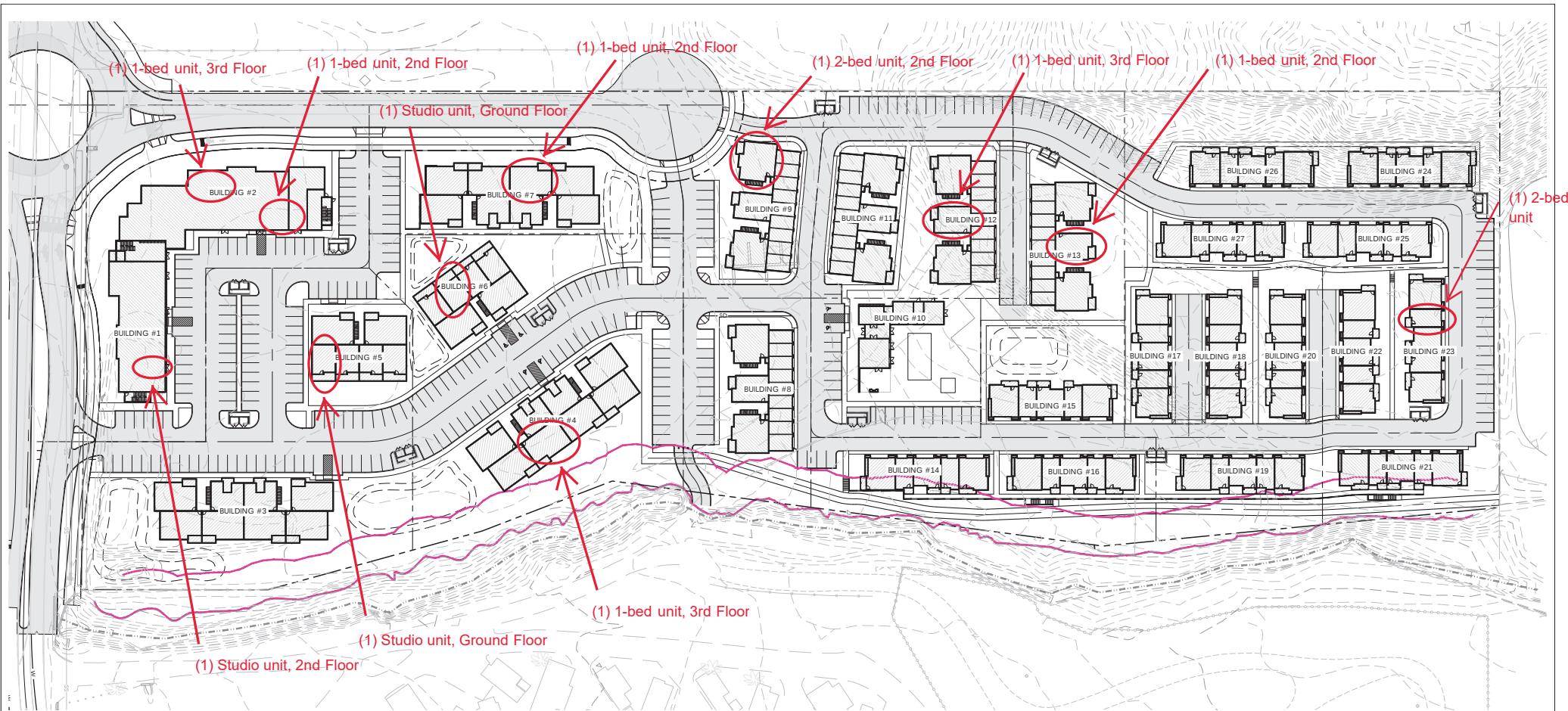
PRUNING, REMOVAL, AND REPLACEMENT PLAN

TREES PROPOSED FOR REMOVAL ARE IN POOR HEALTH, ARE OVERCROWDED, EXHIBIT STRUCTURAL DEFECTS, OR CONFLICT WITH PROPOSED ONSITE IMPROVEMENTS, SUCH AS BUILDING LOCATIONS, A STORMWATER BASIN, A MULTI-USE PATH, AND ASSOCIATED GRADING. THESE PROPOSED IMPROVEMENTS ENCRATCH INTO THE CRITICAL ROOT ZONE (CRZ) OF TREES PROPOSED FOR REMOVAL. ALL TREES PROPOSED FOR REMOVAL ARE RECOGNIZED AS INVASIVE SPECIES BY THE CALIFORNIA INVASIVE PLANTS COUNCIL (CAL-IPC), AND EACH SPECIES HAS NATURALIZED ONSITE AND SPREAD TO OFFSITE LOCATIONS NEARBY.

REES PROPOSED FOR REMOVAL ON SITE SHOULD BE REMOVED, AND THEIR STUMPS GROUND DOWN TO A DEPTH OF 24". PROPOSED TREES PROPOSED FOR REMOVAL ARE LOCATED OFFSITE, ADJACENT TO THE WESTERN ACACIA CREEK TOP OF BANK BOUNDARY. THESE TREES SHOULD BE CUT FLUSH NEAR THE TOP OF THE ROOT COLLAR AND THE STUMPS AND ROOTS LEFT IN PLACE TO PROVIDE INTERIM STABILIZATION OF THE CREEK BANKS WHILE SUITABLE REPLACEMENT RIPARIAN SPECIES ESTABLISH. THE PROJECT ARBORIST WILL FLAG TREES WITH STUMPS AND ROOTS THAT ARE TO REMAIN PRIOR TO THE INITIATION ANY TREE WORK.

POSITIVE TREES PROPOSED TO REMAIN ALONG ACACIA CREEK SHOULD BE PRUNED UNDER THE DIRECTION OF THE PROJECT ARBORIST. IT HAS BEEN DETERMINED THAT ALL TREES TO REMAIN CAN BE PRUNED TO ACCOMMODATE THE PROPOSED PROJECT. IN GENERAL, TREES TO REMAIN HAVE NOT BEEN MAINTAINED IN MANY YEARS. MANY HAVE LARGE AMOUNTS OF DEAD WOOD THROUGHOUT THE CROWN, AND SEVERAL HAVE UNBALANCED CROWNS. MOST WILL REQUIRE A CROWN CLEANING TO REDUCE RISK ASSOCIATED WITH DEAD LIMB DROP AND SEVERAL WILL REQUIRE A CROWN REDUCTION TO ENSURE A BALANCED CROWN.

THE TREE REPLACEMENT PLAN IS PROPOSED FOR BOTH ONSITE AND OFFSITE TREE REMOVALS AT A MINIMUM 3.5:1 REPLACEMENT RATIO. THIS EXCEEDS THE REQUIRED 1:1 REPLACEMENT RATIO SET FORTH IN CHAPTER 12.24 TREE REGULATIONS OF THE SAN LUIS OBISPO MUNICIPAL CODE BY 3.5X. ONSITE REPLACEMENT TREE SPECIES ARE PROPOSED AS A MIXTURE OF NATIVE AND NON-NATIVE SELECTIONS BASED ON THEIR PROVEN SUCCESS UNDER LOCAL CLIMATIC AND SOIL CONDITIONS.



LEGEND

- W — PROPOSED PRIVATE 8" PVC WATER
- □ — DOMESTIC WATER SERVICE & METER
- FW — FIRE SPRINKLER SERVICE
- SS — PROPOSED PRIVATE 8" PVC SEWER
- SD — PROPOSED PRIVATE 12" HDPE STORM DRAIN
- RW — PROPOSED RECYCLED WATER MAIN
- SS — EXISTING 18" PUBLIC SEWER MAIN
- W — EXISTING 12" PUBLIC WATER MAIN
- ● — PROPOSED FIRE HYDRANT

NOTE:

1. SEE SHEET C5 FOR STORM DRAIN IMPROVEMENTS



June 1, 2021

PRELIMINARY SITE PLAN

600 TANK FARM

C4

