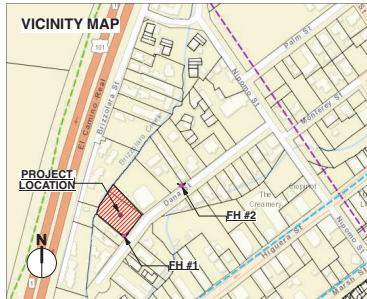


WATERMAN VILLAGE

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

466 DANA ST, SAN LUIS OBISPO, CA 93401



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



CITY OF SAN LUIS OBISPO AGENCIES & UTILITIES

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

CITY BUILDING 919 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7160	CITY PUBLIC WORKS 919 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7200
CITY PLANNING 919 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7172	COUNTY SHERIFFS DEPT. 878 MORRO ST SAN LUIS OBISPO, CA 93401 800-781-7215
UTILITY TELEPHONE 994 MILL ST #200 SAN LUIS OBISPO, CA 93401 805-546-7003	UTILITIES DEPARTMENT 406 HIGUERA STREET SAN LUIS OBISPO, CA 93401 800-743-3000
CITY HALL 990 PALM ST SAN LUIS OBISPO, CA 93401 805-781-7100	THE SOCIAL GAS COMPANY 2248 EMERY ST SAN LUIS OBISPO, CA 93401 805-427-2600
SAN LUIS OBISPO POLICE DEPARTMENT 1042 WALNUT ST SAN LUIS OBISPO, CA 93401 805-781-7317	PACIFIC GAS & ELEC. 1585 KANSAS AVE SAN LUIS OBISPO, CA 93401 805-781-4540
SPECTRUM COMMUNICATIONS 270 BRIDGE ST SAN LUIS OBISPO, CA 93401 868-874-2389	CAL FIRE SAN LUIS OBISPO COUNTY FIRE DEPARTMENT 635 N. SANTA ROSA ST SAN LUIS OBISPO, CA 93401 805-543-4244
COUNTY OF SAN LUIS OBISPO PUBLIC HEALTH DEPARTMENT 2181 JOHNSON AVE SAN LUIS OBISPO, CA 93401 805-781-5500	

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

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

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

STATEMENT OF COMPLIANCE

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

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

PROJECT DIRECTORY

ARCHITECT HUNTER SMITH ARCHITECTURE 860 WALNUT STREET, SUITE 'B' SAN LUIS OBISPO, CA 93401 CONTACT: DANA HUNTER PH: (805) 544-8380 FAX: (805) 544-8625 EMAIL: DANA@HUNTERSMITHARCHITECTURE.COM
APPLICANT SMARTSHARE HOUSING SOLUTIONS P.O. BOX 19034 SAN LUIS OBISPO, CA 93406 CONTACT: ANNE WYATT PH: (805) 215-5474 EMAIL: ANNE@SMARTSHAREHOUSINGSOLUTIONS.ORG
CIVIL ENGINEER DANIEL PARKER-KING 545 BRANCH STREET SAN LUIS OBISPO, CA 93401 PH: (805) 560-8540 EMAIL: DAN@HIVEENGINEERING.US
LANDSCAPE ARCHITECT TERRY LEE 318 N HIGHWAY 1 SPC 54 GROVER BEACH, CA 93433 PH: (805) 659-0794 EMAIL: TERRY.LEE@GMAIL.COM
HELICAL PIERS J.R. SPENCER CONSTRUCTION 351 HIGHLAND DR SAN LUIS OBISPO, CA 93405 PH: (805) 543-8166, (805) 238-9151
MBS LAND SURVEYS 3559 SOUTH HIGUERA STREET SAN LUIS OBISPO, CA 93401 CONTACT: MIKE STANTON, PLS 5702 PH: (805) 594-1960 EMAIL: INSTANTON@MBSLANDSURVEYS.COM

WILDFIRE PROTECTION MEASURES

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

SHEET INDEX

TITLE	TITLE SHEET PROJECT INFORMATION & DATA SITE CONTEXT SOILS ENGINEERING REPORT SOILS ENGINEERING REPORT SOILS ENGINEERING REPORT AFFORDABLE HOUSING SUMMARY
CIVIL	TITLE SHEET NOTE SHEET C1.0 GRADING AND DRAINAGE PLAN C2.1 GRADING AND DRAINAGE DETAILS C3.0 EROSION CONTROL PLAN C3.1 EROSION CONTROL DETAILS C4.0 UTILITY PLAN C5.0 CONSTRUCTION DETAILS
SITE PLAN	TOPOGRAPHICAL SURVEY CA-0.0 OVERALL SITE PLAN CA-1.0 SITE PLAN CA-1.1 TREE EXHIBIT CA-1.2 TREE ASSESSMENT REPORT CA-5.0 SITE LIGHTING PLAN CA-6.0 ADOBE DRY FLOODPROOFING STRATEGIES CA-7.0 SITE SPECIFICATIONS CA-9.0 FIRE SEPARATION ANALYSIS JRSP-C HELICAL PIERS: CONCEPTUAL PLAN
LANDSCAPE	CL-1 CONCEPTUAL LANDSCAPE SITE PLAN
ARCHITECTURAL	D-1.0 REMOVAL OF NON-HISTORIC PART OF ADOBE D-2.0 REMOVAL OF NON-HISTORIC PART OF ADOBE A-0.0 ADOBE REHAS REPORT A-1.0 (ADOBE) ADOBE PLANS & ELEVATIONS A-1.1 (UNIT A) UNIT A A-1.2 (UNIT AA) UNIT AA A-1.3 (UNIT B) UNIT B A-1.4 (UNIT C) UNIT C A-1.5 (UNIT D) UNIT D A-8.0 OVERALL SECTION A-9.0 COLORS & MATERIALS BOARD A-9.1 COLORS & MATERIALS BOARD A-10.0 PERSPECTIVE VIEW A-10.1 DANA STREET FRONT ELEVATION A-10.2 SIDE VIEW FROM ADJACENT PROPERTY A-10.3 DANA STREET APPROACH
TOTAL:	42 SHEETS

EXTERIOR WALLS FIRE PROTECTION SPEC.

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

CLEAN ENERGY CHOICE PROGRAM ACKNOWLEDGEMENT STATEMENT



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

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

CLEAN ENERGY PROGRAM FOR NEW BUILDINGS PLANNING ACKNOWLEDGEMENT STATEMENT

EFFECTIVE DATE: January 3, 2023
APPLICABLE PROJECTS: All New Residential and New Nonresidential Buildings
APPLICABLE CODES: 2022 CEC, CEC, CBC, and SUDMC

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

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

Applicants must select the first option.

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

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

Signature: _____
Position/Title: _____
Date: 7/27/23

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

WILL-SERVE LETTER

November 20, 2023

Terri Mahr
The Mahr Company
805-235-8499

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

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

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

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

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

Note: Service levels may change depending on volumes.

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

Based on my review of the property and plan set, the space allotted for waste storage and service is sufficient.

Based on my review of the property and plan set, the volume of cans anticipated for use at this property is sufficient.

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

Notes Regarding Service:
The MFC commercial account will charge us to the total residential rate. Due to the location of the enclosure and lack of access onto the property by our trucks, no special service will be unavailable for this account. All cans will need to be rolled out onto Dana St by the property management or residents to be serviced curbside.

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

Kris Mazurek
Operations Supervisor
805-789-0991 Cell
4388 Old Santa Fe Rd - San Luis Obispo, CA 93401 - 805-543-0875

UNIT MATRIX

Home Type	# of Units	Rooms	Home Number	Description	Top of Ridge (TOR)	Height/ground	Height/structure	Wind N	Length	Area (sq. ft.)	Vol. (cu. ft.)
A	2	2	18-20	single, no loft	19'4" 12"	13'10" 12"	10' 10" 12"	10	22	220	440
AA	1	2	18	double, no loft	19'8" 1"	13' 1"	12' 1"	20	22	440	440
B	4	1	12-14	single, loft	19'7" 12"	16'11" 12"	13' 11" 12"	10	22	220	880
C	5	1	12-14	double, loft	19'8" 10" 12"	18' 10" 12"	15' 10" 12"	20	22	440	2200
D	1	2	3	ADA double, no loft	19' 1"	18' 1"	13' 1"	22	24	528	528
Total	23										4488

PROJECT STATISTICS

PROJECT ADDRESS:	466 DANA STREET, SAN LUIS OBISPO, CA 93401
ZONE:	R-3H (MEDIUM HIGH DENSITY WITH AN HISTORICAL PRESERVATION OVERLAY)
APN:	002-401-002 & 002-401-020
PARCEL SIZE:	± 25,284 S.F.
PARCEL SIZE ACRES:	± 0.58 AC
FLOOD ZONE:	AE FEMA FLOOD ZONE
DENSITY:	20 UNITS/ACRE
DENSITY UNIT:	11.8 DU
BASE FLOOD ELEVATION:	180'±0'
HISTORIC ADOBE BUILDING SUMMARY	
OCCUPANCY:	B, FIRE SPRINKLER SUPPRESSION SYSTEM
A TENANT IMPROVEMENT OF AN (E) ONE STORY HISTORIC ADORNE TO BE USED AS COMMUNITY SPACES FOR RESIDENTS AND OFFICES (FOR NON-PROFIT PROJECT PARTNERS AND SMART SHARE).	1,466.0 S.F.

SMALL, BELOW MARKET RATE HOME BUILDING SUMMARY

USE:	RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B, FIRE SPRINKLER NFPA 13D
MAXIMUM COVERAGE:	15,168 S.F. (60% MAX)
NUMBER OF STORIES:	1
MAXIMUM ALLOWABLE HEIGHT:	25'±
PROPOSED HEIGHT OF SMALL HOME:	VARIES, UP TO 18'±"
NUMBER OF STORIES:	1
SMALL HOME BUILDING FOOTPRINT:	220.0 S.F.
ACCESSIBLE SMALL HOME BUILDING FOOTPRINT:	284.0 S.F.

DENSITY CALCULATION:

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

SETBACK REQUIREMENTS

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

PROPOSED COVERAGE

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

PARKING REQUIREMENTS

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

PARKING CALCULATION

PER SAN LUIS OBISPO MUNICIPAL CODE CH. 17.72

PER BUILDING USE	BUILDING INFORMATION	PARKING FACTOR	PARKING SPACE REQUIRED
HISTORIC ADOBE	BUILDING AREA (GROSS): 1,466 S.F.	1 SPACE/200 S.F.	4.89 SPACES
UNITS	NUMBER OF UNITS: 20	1 SPACE/UNIT + 1 GUEST/5 UNITS	24.00 SPACES
TOTAL:			29 VEHICLE PARKING SPACES

ADDITIONAL PARKING REQUIREMENTS

	PARKING FACTOR	PARKING SPACE REQUIRED
MOTORCYCLE PARKING	29 REQUIRED SPACES S.F.	1 SPACE/20 PARKING SPACES
ELECTRIC VEHICLE PARKING	29 REQUIRED SPACES S.F.	10% EV READY, 50% EV CAPABLE
BICYCLE PARKING-ADOBE	BUILDING AREA (GROSS): 1,466 S.F.	1 SPACE/1,500 S.F.
BICYCLE PARKING-UNITS	20 UNITS S.F.	2 SPACES/UNIT + 1 GUEST/5 UNITS

HOUSING INCENTIVE REQUEST

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

TOTAL PROPOSED PARKING

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

PROJECT DESCRIPTION

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

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

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

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

BEVYHOUSE BUILT THIS 260 FOOT SOLTHAUS DESIGN. ([HTTPS://WWW.SOLTHAUSDESIGN.COM/SOLTHAUS-PRE-FAB-MODULAR/](https://www.solthausdesign.com/solthaus-pre-fab-modular/)) REPRESENTATIVE OF WHAT COULD GO ON THIS SITE. ROUGH COST WAS \$150K FOR THE HOME CONSTRUCTION-EXCLUDING SITE WORK. WITH PRODUCTION OF MULTIPLE SIMILAR MODELS, SMART SHARE HOPES TO REDUCE PER UNIT HOME COST.

PERMANENT FOUNDATION SYSTEMS: WOULD BE SITE SENSITIVE TO TREES & MINIMIZE SITE DISTURBANCE, E.G. HELICAL COILS, DIAMOND PIERS ([HTTPS://WWW.DIAMONDDIERS.COM/VIDEOS/](https://www.diamondpiers.com/videos/)) OR SEISMIC OR ANCHOR PIERS ([HTTPS://CENTRALPIERS.COM/ABOUT-US/](https://centralpiers.com/about-us/)). REFER TO SHEET JRSC-C.

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



IMAGE FROM SOLTHAUS DESIGN
[HTTPS://WWW.SOLTHAUSDESIGN.COM/SOLTHAUS-PRE-FAB-MODULAR/](https://www.solthausdesign.com/solthaus-pre-fab-modular/)



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



STREET FRONT ELEVATION OF ADOBE



SOUTH SIDE YARD OF ADOBE



FRONT OF ADOBE



NORTH SIDE YARD OF ADOBE

PHOTOREF: APR 8, 2024

HUNTER SMITH ARCHITECTURE
 H S
 1800 WALKER STREET • SUITE 10 • SAN LUIS OBISPO • CALIFORNIA



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WATERMAN VILLAGE
 466 DANA STREET
 SAN LUIS OBISPO, CA 95401

SMART SHARE HOUSING SOLUTIONS
 P.O. BOX 15034 SLO, CA 94906
 (805) 475-9474

SITE CONTEXT

09 APR 2024
 AIC SUBMITTAL

10 JAN 2023
 AIC PRELIMINARY

01 AUG 2022
 AIC SUBMITTAL

20 JUN 2022
 AIC SUBMITTAL

033

T-1.2

<p>Geo</p> <p>SOILS ENGINEERING REPORT</p> <p>DATE: JUL 27, 2023</p> <p>PROJECT NUMBER: SE-11842</p> <p>CLIENT: S&W Group</p> <p>PROJECT NAME: 466 Dana Street San Luis Obispo, CA 93401</p> <p>Drawn: J. Smith</p> <p>Checked: A. Smith</p> <p>Scale: As Shown</p>	<p>TABLE OF CONTENTS</p> <p>1.0 INTRODUCTION 1</p> <p>1.1 Site Description 1</p> <p>1.2 Project Description 2</p> <p>2.0 PURPOSE AND SCOPE 2</p> <p>3.0 FIELD AND LABORATORY INVESTIGATION 3</p> <p>4.0 HYDROLOGIC SOIL GROUP 4</p> <p>5.0 GEOTECHNICAL CONSIDERATIONS 5</p> <p>6.0 FOUNDATION HAZARD ASSESSMENT 5</p> <p>7.0 GENERAL SOIL FOUNDATION DISCUSSION 5</p> <p>8.0 CONCLUSIONS AND RECOMMENDATIONS 5</p> <p>8.1 Preparation of Building Plans 6</p> <p>8.2 Conventional Foundations 6</p> <p>8.3 Soil On-Grade Construction 6</p> <p>8.4 Exterior Concrete Footings 6</p> <p>8.5 Retaining Walls 10</p> <p>8.6 Preparation of Work Areas 8</p> <p>8.7 Pavement Design 10</p> <p>8.8 ADDITIONAL GEOTECHNICAL SERVICES 15</p> <p>9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS 15</p>	<p>LIST OF FIGURES</p> <p>Figure 1: Site Location Map 1</p> <p>Figure 2: Site Plan 1</p> <p>Figure 3: Field Investigation 2</p> <p>Figure 4: Regional Geologic Map 3</p> <p>Figure 5: Soil-Data Sheet 9</p> <p>Figure 6: Retaining Wall Detail 11</p> <p>Figure 7: Retaining Wall Active and Passive Wedges 11</p> <p>LIST OF TABLES</p> <p>Table 1: Engineering Parameters 4</p> <p>Table 2: Seismic Design Parameters 4</p> <p>Table 3: Minimum Footing and Grade Beam Recommendations 7</p> <p>Table 4: Minimum Retaining Wall Recommendations 10</p> <p>Table 5: Retaining Wall Design Parameters 10</p> <p>Table 6: Required Special Inspections and Tests of Soils 15</p>	<p>SOILS ENGINEERING REPORT</p> <p>PROJECT NO.: SE-11842</p> <p>SAN LUIS OBISPO, CALIFORNIA</p> <p>PROJECT SL1842-4</p> <p>1.0 INTRODUCTION</p> <p>The purpose of this report is to provide a geotechnical investigation for the proposed 150-unit multi-family residential building to be located at 466 Dana Street, San Luis Obispo, California. The site is bounded by the proposed development to the north and the existing residential buildings to the south. The site is bounded by the proposed development to the east and the existing residential buildings to the west. The site is bounded by the proposed development to the north and the existing residential buildings to the south. The site is bounded by the proposed development to the east and the existing residential buildings to the west.</p> <p>1.1 Site Description</p> <p>466 Dana Street is located at 32°07'20" North latitude and 120°32'02" West longitude. The project is approximately 0.5 miles east of the San Luis Obispo City Center. The site is approximately 0.5 miles east of the San Luis Obispo City Center. The site is approximately 0.5 miles east of the San Luis Obispo City Center.</p>	<p>PURPOSE AND SCOPE</p> <p>The purpose of the study was to explore and evaluate the subsurface conditions and conditions of the Site and to identify geotechnical, foundation, retaining, and slope stability issues that may affect the design and construction of the proposed building.</p> <ol style="list-style-type: none">1. Determine nature of subsurface conditions, including the presence of groundwater, in order to evaluate the proposed building.2. A field study consisting of the collection of soil samples and laboratory testing to determine the geotechnical properties of the soil.3. Laboratory testing performed on representative soil samples that were collected during field study.4. Engineering analysis of the data gathered during the laboratory study, and laboratory testing.5. Development of recommendations for the investigation and grading as well as geotechnical design criteria for building foundations, retaining wall foundations, underground utilities, and drainage facilities. <p>2.0 FIELD AND LABORATORY INVESTIGATION</p> <p>The field investigation was conducted on July 27, 2023 using a Mobil 934 4x6 rig. The investigation was conducted using a maximum depth of 25 feet below ground surface (BGS) at approximately 10 locations. The field investigation consisted of soil sampling and laboratory testing. The field investigation consisted of soil sampling and laboratory testing.</p>																																																																		
<p>Geo</p> <p>Appendix A</p> <p>Figure 1: Site Location Map</p> <p>Figure 2: Site Plan</p> <p>Figure 3: Field Investigation</p> <p>Figure 4: Regional Geologic Map</p> <p>Figure 5: Soil-Data Sheet</p> <p>Figure 6: Retaining Wall Detail</p> <p>Figure 7: Retaining Wall Active and Passive Wedges</p>	<p>Appendix B</p> <p>Table 1: Engineering Parameters</p> <table border="1"><tr><td>Soil Type</td><td>General Description</td><td>Unit Weight (pcf)</td><td>Moisture Content (%)</td><td>Shrinkage (%)</td><td>Liquid Limit (%)</td><td>Plastic Limit (%)</td><td>Plasticity Index (%)</td></tr><tr><td>A</td><td>Dark Gray to Black Silty Clay</td><td>119.3</td><td>53.2</td><td>12.5</td><td>67.4</td><td>24.7</td><td>42.7</td></tr><tr><td>B</td><td>Dark Gray to Black Silty Clay</td><td>119.3</td><td>53.2</td><td>12.5</td><td>67.4</td><td>24.7</td><td>42.7</td></tr></table> <p>Table 2: Seismic Design Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table>	Soil Type	General Description	Unit Weight (pcf)	Moisture Content (%)	Shrinkage (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	A	Dark Gray to Black Silty Clay	119.3	53.2	12.5	67.4	24.7	42.7	B	Dark Gray to Black Silty Clay	119.3	53.2	12.5	67.4	24.7	42.7	Seismicity	Seismicity	Seismicity	High	High	High	<p>Appendix C</p> <p>Table 1: Engineering Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table> <p>Table 2: Seismic Design Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table>	Seismicity	Seismicity	Seismicity	High	High	High	Seismicity	Seismicity	Seismicity	High	High	High	<p>Appendix D</p> <p>Table 1: Engineering Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table> <p>Table 2: Seismic Design Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table>	Seismicity	Seismicity	Seismicity	High	High	High	Seismicity	Seismicity	Seismicity	High	High	High	<p>Appendix E</p> <p>Table 1: Engineering Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table> <p>Table 2: Seismic Design Parameters</p> <table border="1"><tr><td>Seismicity</td><td>Seismicity</td><td>Seismicity</td></tr><tr><td>High</td><td>High</td><td>High</td></tr></table>	Seismicity	Seismicity	Seismicity	High	High	High	Seismicity	Seismicity	Seismicity	High	High	High
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HUNTER SMITH ARCHITECTURE

466 DANA STREET
SAN LUIS OBISPO, CALIFORNIA 93401

WATERMAN VILLAGE

466 DANA STREET
SAN LUIS OBISPO, CALIFORNIA 93401

SMART SHARED HOUSING SOLUTIONS

PO. BOX 15504
SAN LUIS OBISPO, CALIFORNIA 93403

SOILS ENGINEERING REPORT

09 APR 2024

10 JAN 2023

01 AUG 2022

20 JUN 2022

033

T-1.3

Table with 2 columns: Section (1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0) and Description. Section 1.0: Precautions should be taken to ensure that heavy construction equipment is not used adjacent to walls... Section 2.0: Use of water-dispersible materials should be used for any pavement construction... Section 3.0: Additional Geotechnical Services... Section 4.0: Construction during development... Section 5.0: Construction during construction... Section 6.0: Construction during operation... Section 7.0: Pavement Details...

Table with 2 columns: Section (10.0) and Description. Section 10.0: Limitations and Uniformity of Conditions. 10.1: The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those described in this report... 10.2: This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field... 10.3: As of the present date, the findings of this report are valid for the property studied...

Table with 2 columns: Section (REFERENCES) and Description. REFERENCES: American Concrete Institute (ACI), Building Code Requirements for Structural Concrete (318-08), Chapter 7 Section 7.7, Floor Slab Reinforcement, ACI 308R, 2006... American Society of Civil Engineers (ASCE), Minimum Design Loads and Associated Criteria for Buildings and Other Structures (7-06), 2017... California Building Standards Commission (CBCS), 2022 California Building Code, California Code of Regulations, Title 24, Part 01, California Building Standards Commission July 2022... City of San Luis Obispo, Assessor's Map Book 2022, Page 40, July 24, 2023... Delorme, Topo USA 6.0, Vane 6.0.5 Computer software, Delorme, 2008... Whalen, M.D., Geologic Map of the San Luis Obispo 7.5 Quadrangle, California Geologic Center Map Number G-15, Santa Barbara, University of Hawaii Press, 1970... ERM G-2 SURF 1.6 Vireo 1.0 Computer software, ERM, 2016... Lee, M., Kim, N., Ahn, L., Pournazeri, M., and Hudson, M., "Seismic Earth Pressure on Deep Excavation Retention," SEAC02013 Conference Proceedings, 2013... State of California, Department of Industrial Relations, California Code of Regulations, 2001 Edition, Title 8, Chapter 4, Division of Industrial Safety, Subchapter 4, Construction Safety Orders, AISC 101, Excavation, http://www.dir.ca.gov/DIRS0144.html... State of California, Department of Transportation, Standard Specifications, California Department of Transportation, 2015... Structural Engineers Association of California (SEAC), Standard Design Plans, accessed July 24, 2023, "http://seac.org/seac.org"... United States Geological Survey, MapView - Geologic Maps of the Nation, Internet Archive, USGS, accessed July 24, 2023, "http://www.ngs.usgs.gov/... United States Geological Survey, TopView - Geologic Maps of the Nation, Internet Archive, USGS, accessed July 24, 2023, "http://ngs.usgs.gov/topview/... WMA Retirement Institute, Design of Slab-on-Grade Foundations, A. O'Neil, Construction 5 Inspection Aid for Consulting Engineers, TP 700-R-03 Update, dated 2002...

Table with 2 columns: Section (APPENDIX A) and Description. APPENDIX A: Field Investigation, Soil Classification Chart, Boring Logs. Includes a soil classification chart with columns for Soil Type, Description, and Depth. Includes boring log data for Boring No. B-1 and Boring No. B-2, showing depth, soil type, and groundwater level.

Table with 2 columns: Section (FIELD INVESTIGATION) and Description. FIELD INVESTIGATION: The field investigation was conducted by geotechnical engineer Robert B. O'Neil, III, the author and sub-surface conditions were verified by observing the exploratory borings. This exploration was conducted at locations with approved engineering geologist supervision and consent with the scope of the services authorized by GeoSolutions, Inc. The borings B-1 and B-2 were drilled to a maximum depth of 12 feet below the existing surface... Detailed description of field investigation procedures, including boring logs and soil sampling.

Table with 2 columns: Section (BORING LOG) and Description. BORING LOG: Project information, Drilling Information, and Soil Investigation data for Boring No. B-1. Includes a detailed soil log showing depth, soil type, and groundwater level.

Table with 2 columns: Section (BORING LOG) and Description. BORING LOG: Project information, Drilling Information, and Soil Investigation data for Boring No. B-2. Includes a detailed soil log showing depth, soil type, and groundwater level.

Table with 2 columns: Section (BORING LOG) and Description. BORING LOG: Project information, Drilling Information, and Soil Investigation data for Boring No. B-3. Includes a detailed soil log showing depth, soil type, and groundwater level.

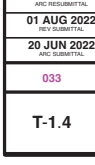
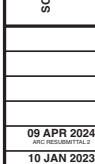
Table with 2 columns: Section (BORING LOG) and Description. BORING LOG: Project information, Drilling Information, and Soil Investigation data for Boring No. B-4. Includes a detailed soil log showing depth, soil type, and groundwater level.

Table with 2 columns: Section (BORING LOG) and Description. BORING LOG: Project information, Drilling Information, and Soil Investigation data for Boring No. B-5. Includes a detailed soil log showing depth, soil type, and groundwater level.

Table with 2 columns: Section (APPENDIX B) and Description. APPENDIX B: Laboratory Testing. Laboratory Testing: Soil Test Reports. Includes a detailed description of laboratory testing procedures and results for various soil samples.

Table with 2 columns: Section (LABORATORY TESTING) and Description. LABORATORY TESTING: The appendix includes a discussion of soil test procedures and the laboratory results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using standard test methods and procedures, when applicable, of the American Society for Testing and Materials (ASTM). Includes a detailed description of laboratory testing procedures and results for various soil samples.

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AFFORDABLE HOUSING SUMMARY

AFFORDABLE HOUSING SUMMARY
466 Dana St.
PLANNING APPLICATION SUBMITTAL
April 09, 2024

PROJECT DESCRIPTION
The Waterman Village proposes 20 new below market rate homes, 100% affordable for a minimum term of 55 years, in a medium-high density residential (R-3-H) with historical overlay zone near downtown San Luis Obispo. The project will consist of 18 studio homes, with 14 square foot and 2 ADA fully accessible homes at 264 square foot.

PROJECT DATA
Address: 466 Dana St. San Luis Obispo, CA 95041
APN: 002-401-002 & 002-401-020
Street: LEE ST. # 3 DSHAC
Zoning: R-3-H

BASE DENSITY
The project conforms to R3 zone base density (17.20.020), which allows 20 density units/block, and per 17.70.040, each studio home comprises 0.5 density unit. As such, each developable acre would allow a base density of 40 studio homes. Project net area is 0.58 acres. (Eq. 4.40-23.2 homes, base density, with project proposing three fewer homes than base allowance.)

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

INCENTIVES/CONCESSIONS
"Developers can also request modifications of development standards by requesting either incentives/ concessions (they are the same or waivers. Incentives or concessions refer to "regulatory incentives" that provide "identifiable and actual cost reduction" to provide for the affordable housing (Gov. Code § 65975(k)). In other words, they are provided to allow for modifications that result in an actual reduction of costs to the project as the affordable housing is economically feasible.

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

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

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

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

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

Sincerely,
Anne Wyatt
Anne Wyatt
Executive Director
Smart Share Housing Solutions, Inc.
anne@smartssharehousing.com
(805) 296-0515

PARKING CALCULATION				
PER BUILDING USE				
MINIMUM REQUIREMENT	BASE BUILDING INFORMATION	ADJUSTMENT FACTOR	ADJUSTED SPACE REQUIRED	ADDITIONAL SPACE PROVIDED
MINIMUM REQUIREMENT	ADJUSTED SPACE REQUIRED	ADJUSTMENT FACTOR	ADJUSTED SPACE REQUIRED	ADDITIONAL SPACE PROVIDED
MINIMUM REQUIREMENT	ADJUSTED SPACE REQUIRED	ADJUSTMENT FACTOR	ADJUSTED SPACE REQUIRED	ADDITIONAL SPACE PROVIDED
ADDITIONAL PARKING REQUIREMENTS				
MINIMUM REQUIREMENT	ADJUSTED SPACE REQUIRED	ADJUSTMENT FACTOR	ADJUSTED SPACE REQUIRED	ADDITIONAL SPACE PROVIDED
MINIMUM REQUIREMENT	ADJUSTED SPACE REQUIRED	ADJUSTMENT FACTOR	ADJUSTED SPACE REQUIRED	ADDITIONAL SPACE PROVIDED
HOUSING INCENTIVE REQUEST				
TOTAL PROPOSED PARKING				
TOTAL VEHICULAR PARKING: 20 (MINIMUM SPACE: 20) (MAXIMUM DENSITY)				
TOTAL BICYCLE PARKING: 20 (MINIMUM SPACE: 20) (MAXIMUM DENSITY)				

WATERMAN VILLAGE

466 DANA STREET, SAN LUIS OBISPO, CA 93401



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

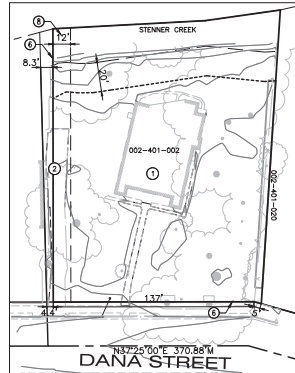


PROFESSIONAL CA ENGINEER
 DANIEL PARKER-KING PE

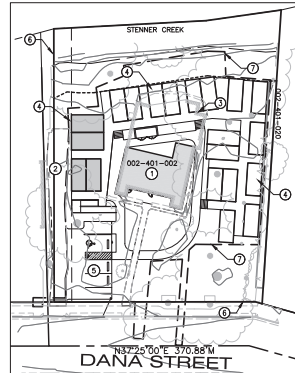
0	07/26/24	DKP	CIVIL DEVELOPMENT REVIEW SUBMITAL
1	04/05/24	DKP	PLAN CHECK RESPONSE #1

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

JOB NO.
 23032
DATE
 4/5/24
SCALE
 1"=40'
PAGE
 1 OF 8
REV
 0
SHEET NO.
 C1.0



EXISTING CONDITIONS
 SCALE: 1"=40'



PROPOSED SITE FEATURES
 SCALE: 1"=40'

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

CITY OF SLO NOTES

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

SCOPE OF WORK

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

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

PRE-CONSTRUCTION

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

REPORTS REQUIRED

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

SPECIAL INSPECTIONS

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

ABBREVIATIONS

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

LEGEND

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

ENGINEERS DECLARATION

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

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

SIGNATURE OF ENGINEER: _____

GOVERNING CODES

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

EARTHWORK ESTIMATES

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

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

EARTHWORK NUMBERS DO NOT INCLUDE SHRINKAGE

GRADING INFORMATION

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

STORMWATER COMPLIANCE

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

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



VICINITY MAP

NO SCALE

PROJECT DATA

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

SHEETS

SHEET NO.	SHEET DESCRIPTION
C1.0	TITLE SHEET
C1.1	NOTE SHEET
C2.0	GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE DETAILS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	CONSTRUCTION DETAILS

PROJECT CONSULTANTS

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

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

BENCHMARK / BASIS

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

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





HIVE ENGINEERING
 705 FIERO LANE, SUITE 10
 SAN LUIS OBISPO, CA 93401
 WWW.HIVEENGINEERING.US
 dan@hiveengineering.us
 805-560-8846



PROFESSIONAL ENGINEER
 DANIEL PARKER-KING PE

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

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

SHEET TITLE
 GRADING AND DRAINAGE PLAN DETAILS

JOB NO.
 23032

DATE
 4/3/24

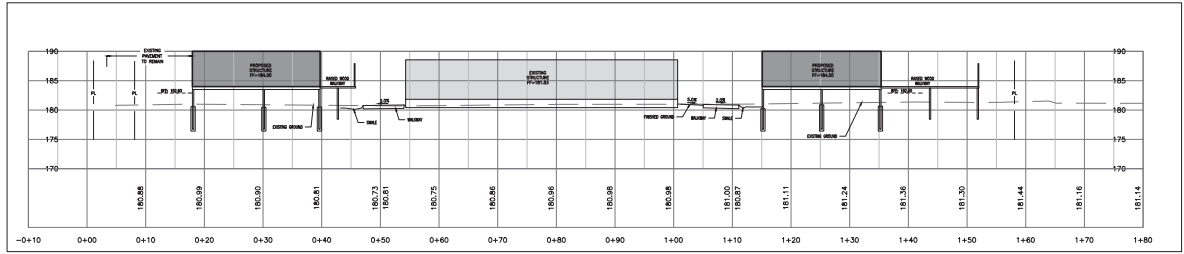
PAGE
 4 OF 8

SHEET NO.

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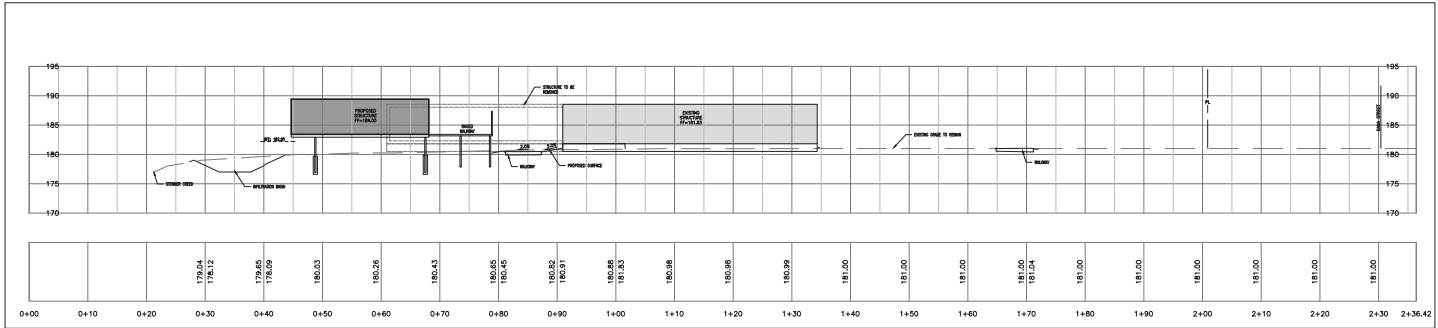
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1 CROSS SECTION

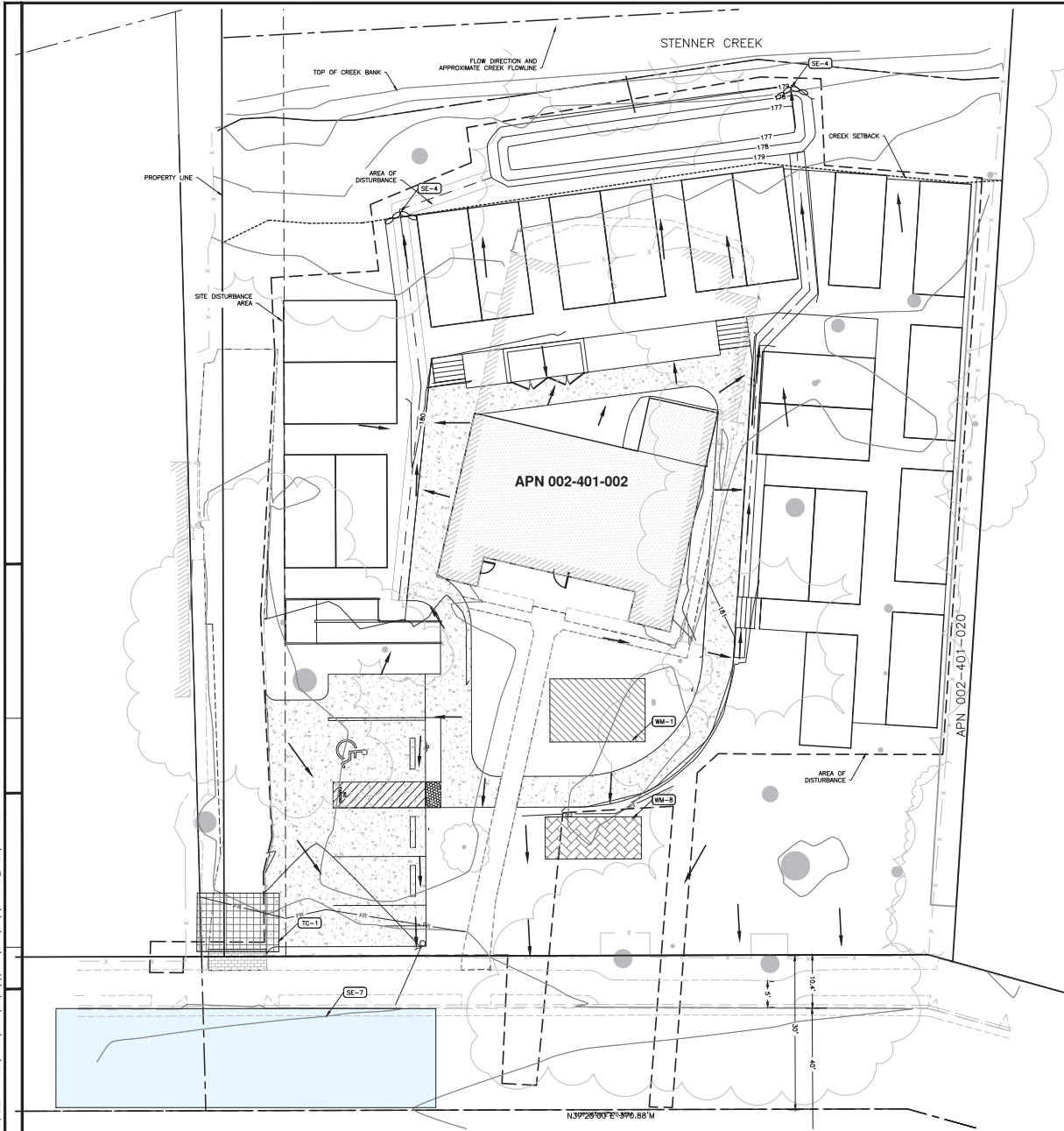
SCALE 1"=10'



2 CROSS SECTION

SCALE 1"=10'

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EROSION CONTROL PLAN
Scale: 1"=10'

EROSION CONTROL NOTES

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

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

- THE FOLLOWING BMP'S ARE SPECIFIED ON THIS PLAN
- SE-4 CHECK DAM, PER CASQA DETAIL SHEET C3.1.
 - SE-5 FIBER ROLL, PER CASQA DETAIL SHEET C3.1.
 - WM-1 MATERIAL DELIVERY AND STORAGE AREA, PER CASQA DETAIL SHEET C3.1.
 - SE-7 STREET SWEEPING PER CASQA DETAIL SHEET C3.1
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE PER CASQA DETAIL SHEET C3.1
 - SE-10 STORM DRAIN INLET PROTECTION PER CASQA DETAIL SHEET C3.1
 - WM-8 CONCRETE WASTE MANAGEMENT PER CASQA DETAIL SHEET C3.1

- THE FOLLOWING BMP'S SHALL BE USED IN THE CONTRACTOR STAGING AREA:
- WM-1 MATERIAL STORAGE
 - WM-2 MATERIAL USAGE
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION KIT
 - WM-5 SOLID WASTE (TRASH)
 - WM-8 CONCRETE WASTE (WASH OUT)
 - WM-9 SEPTIC / SANITARY FACILITIES

EROSION CONTROL GENERAL NOTES

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



PROFESSIONAL C.A. ENGINEER
DANIEL PARKER-KING PE

DATE	DESCRIPTION
01/20/24	DKP CIVIL DEVELOPMENT REVIEW SUBMITAL
04/05/24	DKP PLAN CHECK RESPONSE #1

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

SHEET TITLE
EROSION CONTROL PLAN

JOB NO.
23032

DATE
4/5/24

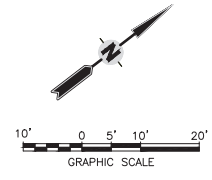
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5 OF 8

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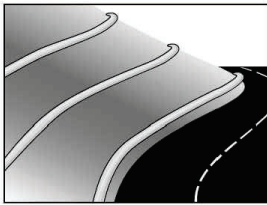
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Fiber Rolls



Description and Purpose

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

Suitable Applications

Fiber rolls may be suitable:

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

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

Legend:
 Primary Category
 Secondary Category

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

Potential Alternatives	
SE-1 Silt Fence	
SE-6 Gravel Bag Berm	
SE-8 Sandbag Barrier	
SE-14 Biofilter Bags	



SE-5

Street Sweeping and Vacuuming SE-7



Description and Purpose

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

Suitable Applications

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

Limitations

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

Implementation

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

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

Legend:
 Primary Objective
 Secondary Objective

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

Potential Alternatives	
None	

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



Concrete Waste Management WM-8



Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training. The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

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

Suitable Applications

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

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

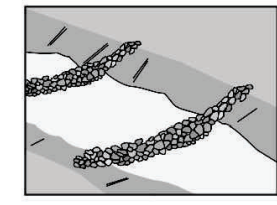
Legend:
 Primary Category
 Secondary Category

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

Potential Alternatives	
None	



Check Dams SE-4



Description and Purpose

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

Suitable Applications

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

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

Legend:
 Primary Category
 Secondary Category

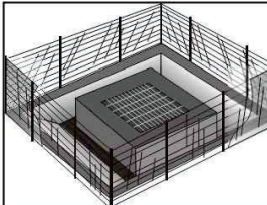
Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

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

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



Storm Drain Inlet Protection SE-10



Description and Purpose

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

Suitable Applications

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

Limitations

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

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

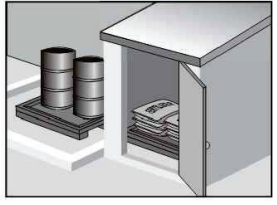
Legend:
 Primary Objective
 Secondary Objective

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

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



Material Delivery and Storage WM-1



Description and Purpose

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

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

Suitable Applications

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

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

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

Legend:
 Primary Category
 Secondary Category

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

Potential Alternatives	
None	



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 WWW.HIVEENGINEERING.US
 dan@hiveengineering.us
 805-560-8646



PROFESSIONAL CIVIL ENGINEER
 DANIEL PARKER-KING PE

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

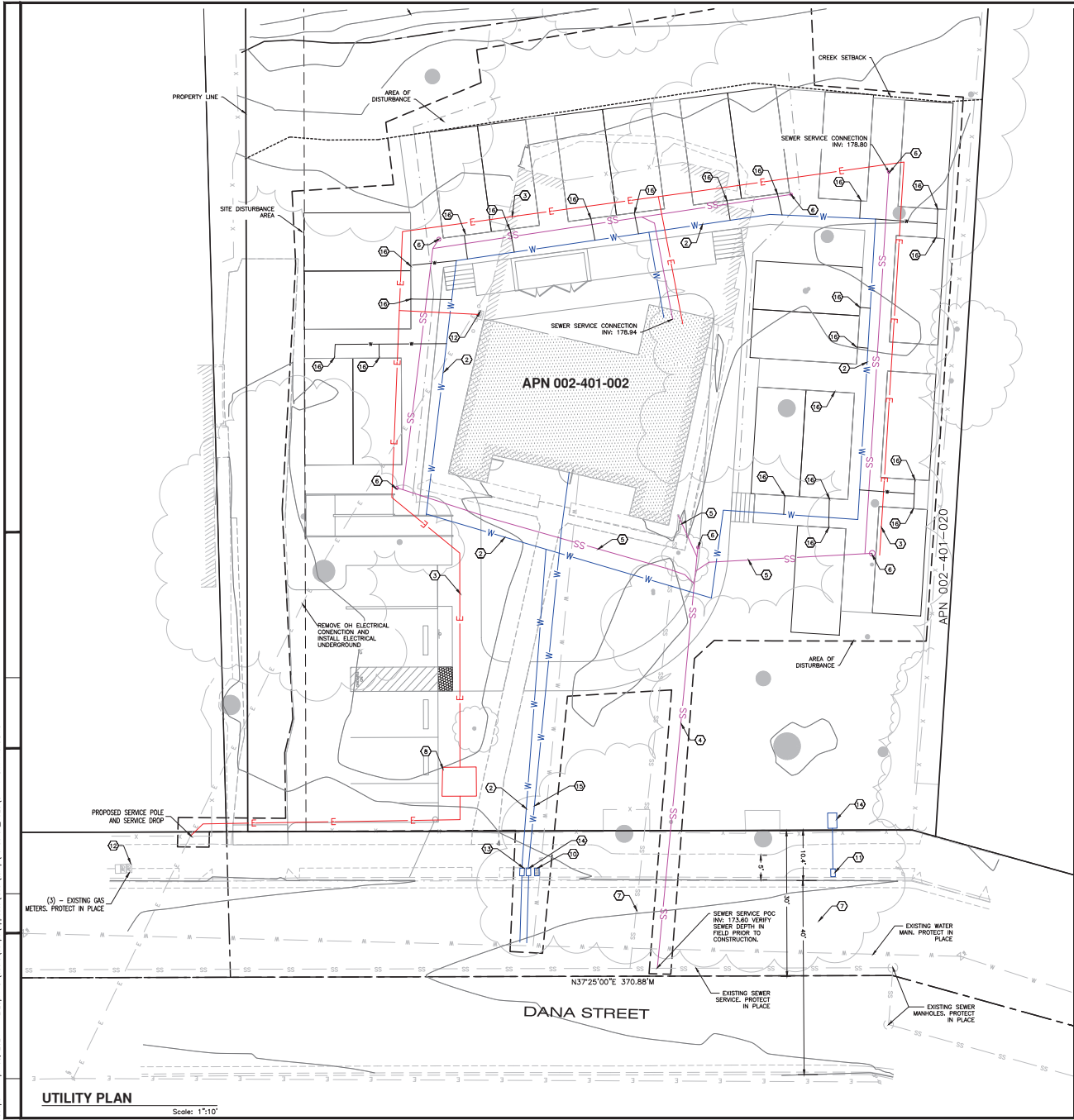
JOB TITLE
 WATERMAN VILLAGE
 466 DANA STREET
 SAN LUIS OBISPO CA 93401

SHEET TITLE
 EROSION CONTROL DETAILS

JOB NO. 23032	SCALE NTS
DATE 4/5/24	REV 0
PAGE 6 OF 8	SHEET NO.

C3.1

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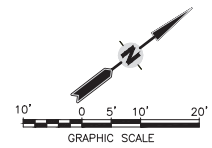
UTILITY PLAN
Scale: 1"=10'

UTILITY CONSTRUCTION NOTES

- (1) NOT USED
- (2) INSTALL 2" WATER LINE. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (3) INSTALL UNDERGROUND ELECTRICAL SERVICE PER PCAE GREENBOOK. INSTALL UNDERGROUND FO / TELEPHONE SERVICE. TRENCH PER DETAIL 2 SHEET C5.0. ALL WIRE SERVICE TO THE PROJECT SITE SHALL BE UNDERGROUND.
- (4) INSTALL 6" PVC SEWER SERVICE AT 24 MN PER CITY OF SAN LUIS OBISPO STANDARD #6810. TRENCH PER DETAIL 2 SHEET C5.0.
- (5) INSTALL 4" PVC SEWER SERVICE AT 24 MN PER CITY OF SAN LUIS OBISPO STANDARD #6810. TRENCH PER DETAIL 2 SHEET C5.0.
- (6) INSTALL 4" SEWER CLEANOUT.
- (7) ABANDON (E) SEWER SERVICE PER CITY OF SAN LUIS OBISPO STANDARD #6500.
- (8) INSTALL TRANSFORMER PAD, AND TRANSFORMER PER ELECTRICAL INSTALLER REQUIREMENTS.
- (9) NOT USED
- (10) REMOVE AND REPLACE EXISTING WATER SERVICE AND LATERAL WITH 1" WATER SERVICE AND METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (11) INSTALL 1" CITY OWNED WATER METER AND WATER SERVICE WITH BACKFLOW PREVENTOR FOR LANDSCAPING PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (12) DETERMINE LOCATION OF EXISTING GAS LINE AND METER. ABANDON IN PLACE. PROPOSED STRUCTURES WILL BE ALL ELECTRICAL.
- (13) INSTALL 2" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (14) INSTALL NEW 1" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (15) INSTALL DEDICATED 1.5" FIRE WATER LINE FOR FULL NFPA 13 FIRE SPRINKLER SYSTEM PER CITY OF SAN LUIS OBISPO STANDARD #6500, #6530, #6590. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (16) INSTALL 1.5" WATER SERVICE WITH 1.5" "BADGER" WATER SUBMETER OR APPROVED EQUAL.

UTILITY NOTES

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



PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

REV	DATE	BY	CHK	DESCRIPTION
0	01/02/24	DPK	DKP	CIVIL DEVELOPMENT REVIEW SUBMITAL
1	04/05/24	DPK	DKP	PLAN CHECK RESPONSE #1

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

SHEET TITLE
UTILITY PLAN

JOB NO.
23032

DATE
4/5/24

PAGE
7 OF 8

SHEET NO.

SCALE
1"=10'

REV
0

C4.0



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 805-950-8848



PROFESSIONAL CIVIL ENGINEER
 DANIEL PARKER-KING PE

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

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

SHEET TITLE
 CONSTRUCTION DETAILS

JOB NO.
 23032

DATE
 4/5/24

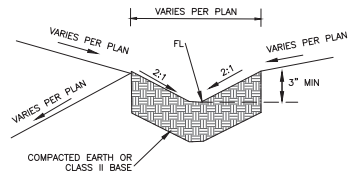
PAGE
 5 OF 8

SHEET NO.

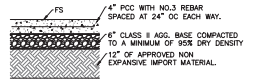
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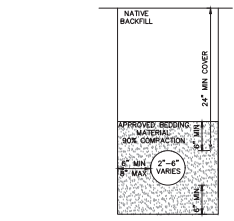
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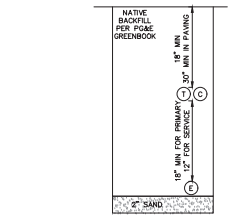
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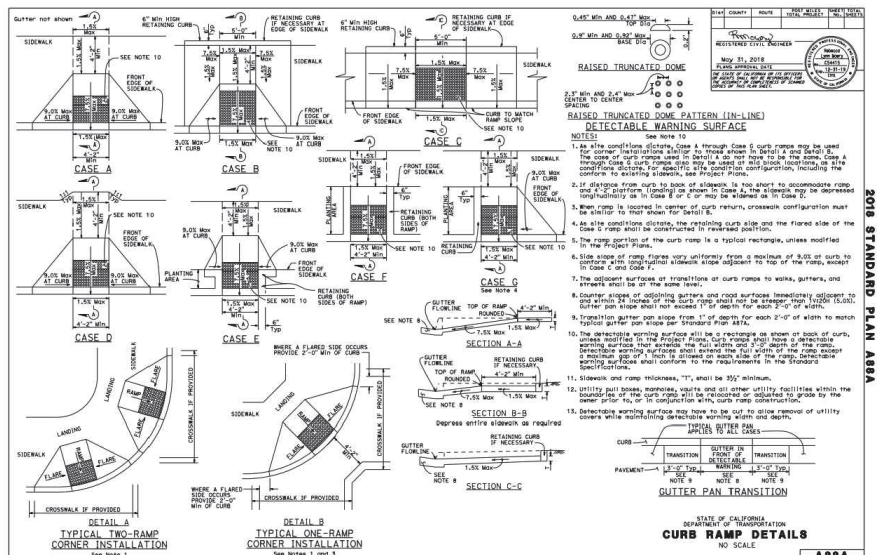


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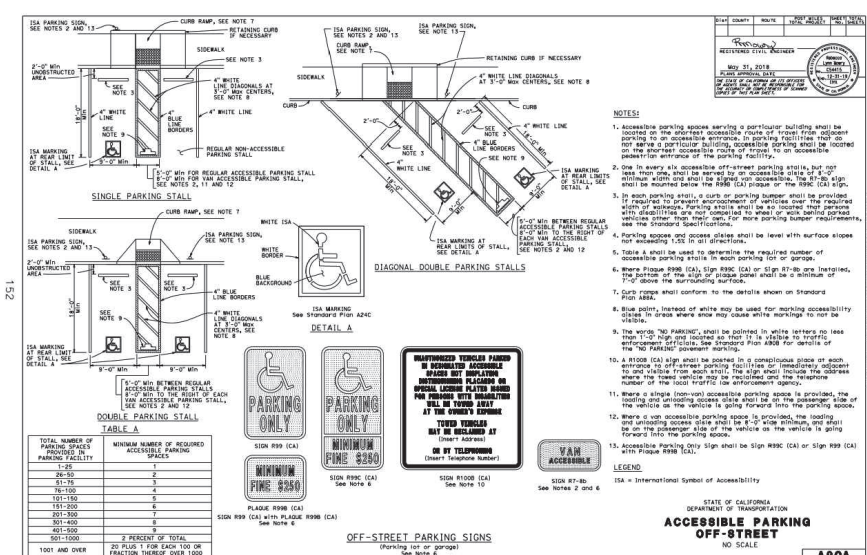


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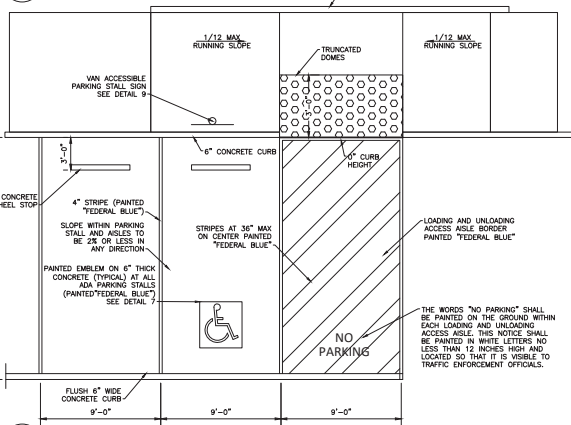
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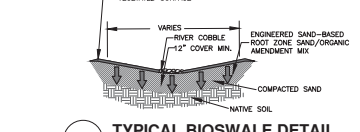
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7 CALTRANS DETAIL A90A
 NTS

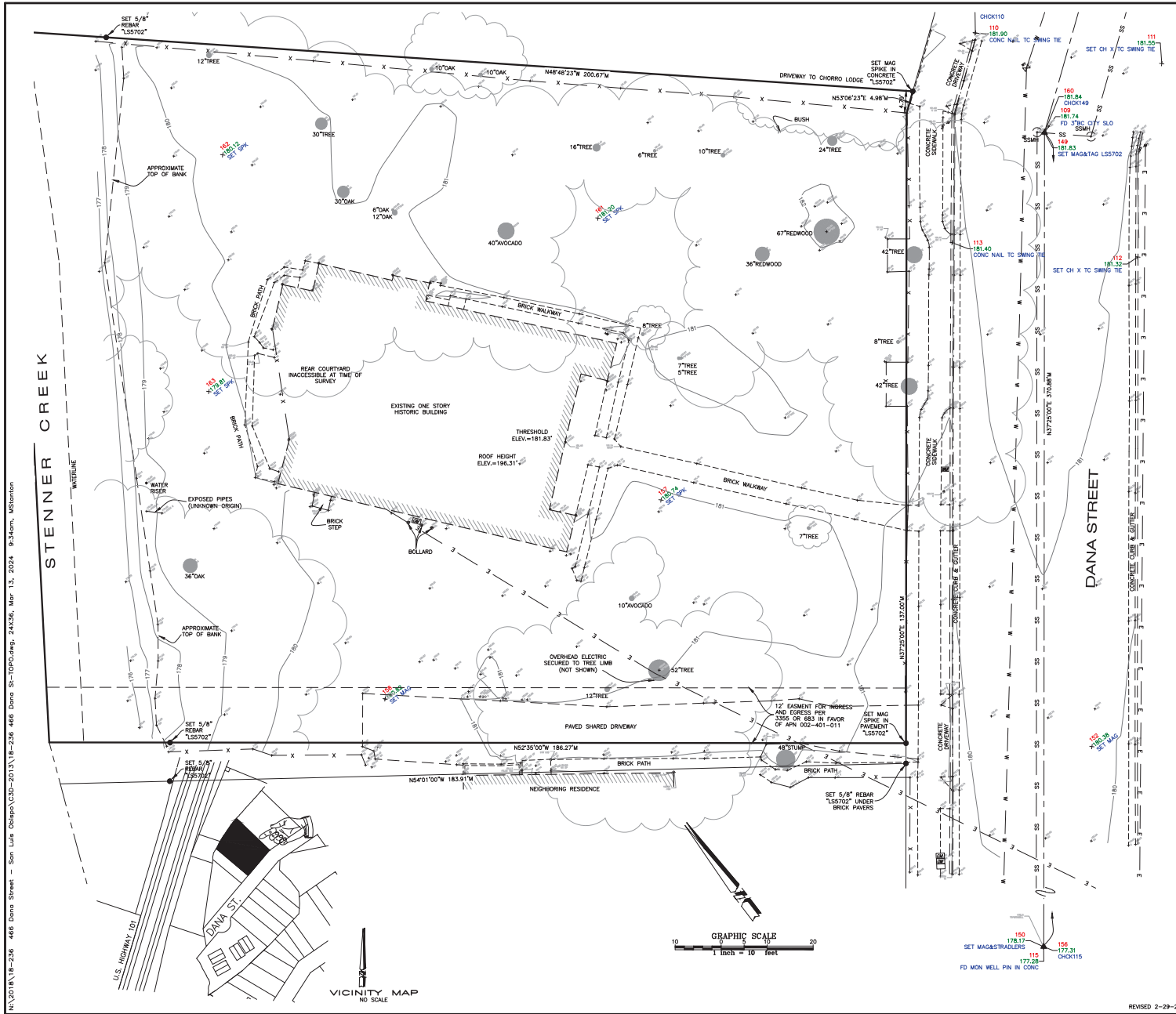


8 VAN ACCESSIBLE PARKING DETAILS
 Scale: NTS



9 TYPICAL BIOSWALE DETAIL
 Scale: NTS

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SYMBOL LEGEND:

— X —	FENCE LINE	▬	RETAINING WALL
— SS —	SEWER MAIN	▬	PO&E BOX
— W —	WATER MAIN	▬	TELEPHONE BOX
— G —	GAS MAIN	▬	SIGNAL BOX
— ET —	ELECTRICAL/PHONE/CABLE	▬	TELEPHONE BOX
— OE —	OVERHEAD ELECTRIC	▬	SIGNAL BOX
▬	DROP INLET AT CURB	▬	CABLE TV. BOX
▬	DROP INLET	▬	ELECTRIC BOX
▬	STORM DRAIN MANHOLE	⊙	TELEPHONE MANHOLE
⊙	FIRE HYDRANT	⊙	STREET LIGHT
⊙	WATER WELL	⊙	JOINT POLE
⊙	WATER VALVE	⊙	POWER POLE
⊙	WATER METER	⊙	DUP WIRE
⊙	SEWER MANHOLE	⊙	
⊙	SEWER CLEANOUT	⊙	
⊙	MONITORING WELL		

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BN	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	MP	POWER POLE
CD	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLLUM	RB	REBAR
COR	CORNER	RPC	REINFORCED CONCRETE PIPE
CNC	CONCRETE	R10	RADIIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CM	CONCRETE MASONRY UNITS	SL	SLOPE
CRN	CROWN OF STREET	SS	SEWER
D	DROP INLET	STR	STAIR
EG	EXISTING GRADE	STR	STAIRS
ED	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FL	FLOW LINE	TOE	TOE OF SLOPE
F	FOUND	TOP	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FFW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
OR	ORISS		
GM	GAS METER		
IP	IRON PIPE		

DI = 1.5% TOP OF GRATE - 1.5' FLOW LINE

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 7, 2018 AND UPDATED WITH MEASURED HEIGHT OF EXISTING BUILDING ON JULY 7, 2023.

Michael B. Stanton 9/19/24
 MICHAEL B. STANTON, PLS 5702 DATE



SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER E.E. CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, THERE IS NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICES (CALL 811) PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MEASUREMENTS AND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY CURRENTLY IN PROGRESS. A RECORD OF SURVEY WILL BE FILED SHOWING THE BOUNDARY RESOLUTION.

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS CITY OF SAN LUIS OBISPO BENCHMARK NUMBER 372, BEING A "LAT ON WLY 50' NORTH OF THE WNK OF NICHOW AND DANA (3' NORTH OF DRIVEWAY INTO REES FUNERAL HOME).
 ELEVATION = 189.98' NAVD88

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

SITE DATA:
 ADDRESS: 466 DANA STREET, SAN LUIS OBISPO, CA
 466 DANA STREET, SAN LUIS OBISPO, CA
 ASSessor's PARCEL NO. APN 002-401-002
 APN 002-401-020

TOPOGRAPHIC MAP
CANET ADOBE

A PORTION OF BLOCK 60 OF MAP OF THE TOWN OF SAN LUIS OBISPO AS SHOWN ON MAP FILED IN BOOK 47 PAGE 66, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF KEN HAGGARD

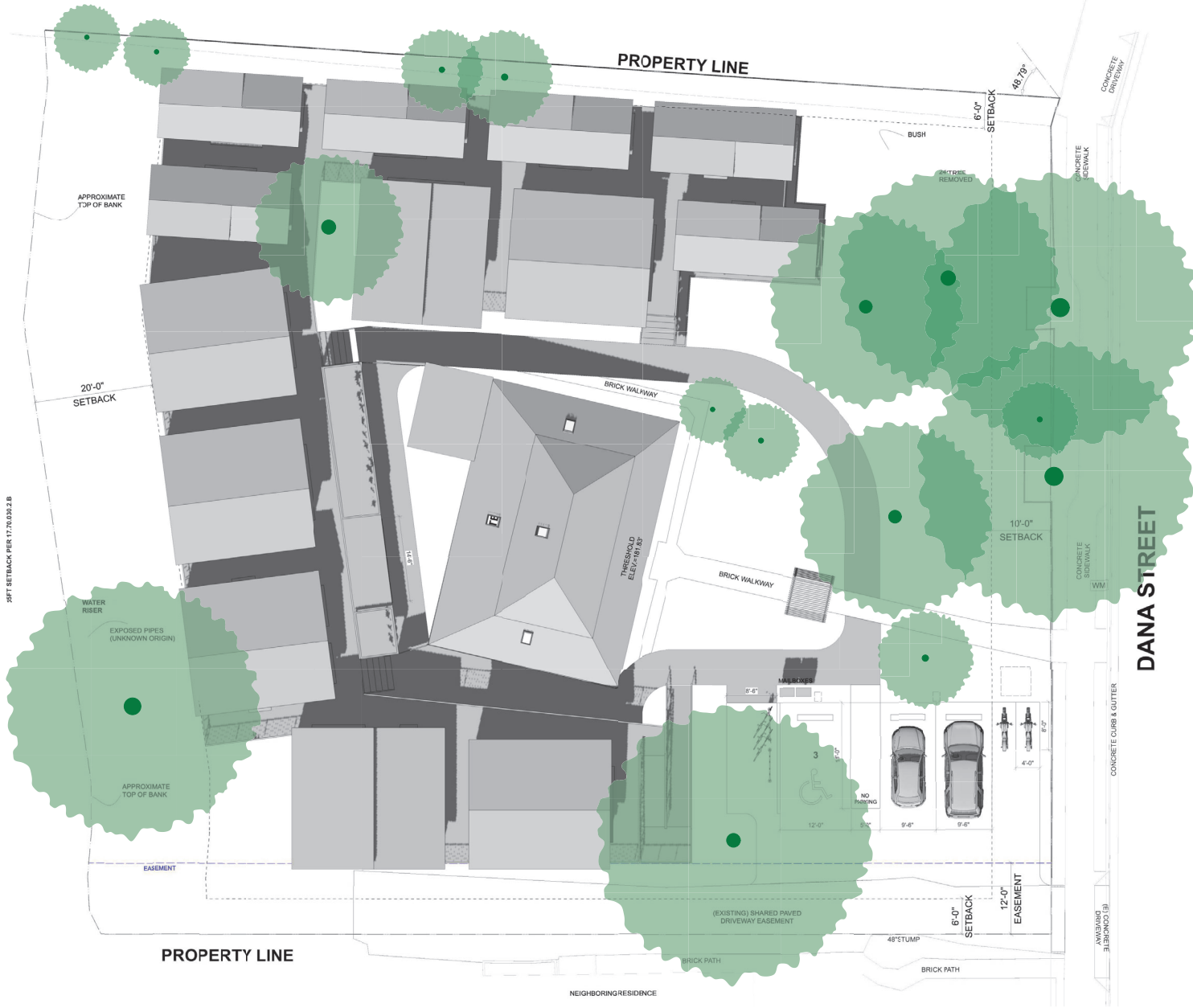
MBS MICHAEL B. STANTON, PLS 5702
 3635A SCOUTS HIGUIERITA ST.
 SAN LUIS OBISPO, CA 95401
 805-839-4134

March 13, 2024 JOB #18-236

18-236 466 Dana Street - San Luis Obispo, CA 95401 - 2013-2018-236 466 Dana St - TOPO.dwg, 24Kx36, Mar 13, 2024 9:34am, MStanton

STENNER CREEK

5FT SETBACK PER 17.70.030.2.B



PROPERTY LINE

NEIGHBORING RESIDENCE

PROPERTY LINE

DANA STREET

OVERALL SITE PLAN

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

SCALE: 1/8" = 1'

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

PLOT DATE: Apr 8, 2024



WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95401

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15934 SELMA, CA 95406
(805) 475-9474

OVERALL SITE PLAN

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC SUBMITTAL

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

CA-01

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



- SITE PLAN REFERENCE NOTES**
- 1 ALL RESIDENTIAL UNITS SHALL BE RAISED ON HELICAL PILES TO A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). REFER TO SPECS BY CONSULTANT ON SHEET JISC-C.
 - 2 (N) NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). 6'-0" WIDE TYPICAL U.A.C. VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - 3 (N) 8'-6" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - 4 (N) 4'-0" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - 5 ACCESSIBLE RAMP PER CBC STANDARDS. SLOPE 1:12 PER ADA REQUIREMENTS. MAINTAIN 8'-6" HEAD CLEARANCE FROM TREE CANOPY.
 - 6 (N) 8'-6" WIDE PARKING SPACE SHALL BE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - 7 (N) VAN ACCESSIBLE PARKING STALL WITH 5'-0" ACCESSIBLE AISLE LOCATED ON PASSENGER SIDE OF VEHICLE. SHALL BE ELECTRICAL VEHICLE READY SPACES EQUIPPED WITH ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT.
 - 8 (N) MOTORCYCLE PARKING SPACE. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - 9 COVERED AND GATED LONG-TERM BICYCLE PARKING. PAVER HARDSCAPE. BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0. PROVIDE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT. VERIFY LOCATION & AMOUNT W/ OWNER. TO BE SECURED A W/ OWNER'S OCCUPANTS. PARKING FOR ALL OCC. SEE DET. 1CA-7.0.
 - 10 SHORT-TERM BICYCLE PARKING. ANGLED BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0.
 - 11 COVERED TRASH ENCLOSURE SHALL BE OF A MATERIAL AND COLORS THAT COMPLEMENT THE ARCHITECTURE OF THE UNITS. REFER TO SHEET CA-8.0. REFER TO W/ OWNER LETTER ON SHEET 1-1.1.
 - 12 MAILBOX TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #3 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. VERIFY W/ OWNERS.
 - 13 (N) PAVERS @ DRIVEWAY APPROACH, COLOR & DESIGN TO MATCH (E) HISTORICAL BRICK WALKWAY LEADING TO THE ADDBE.
 - 14 EXTERIOR STAIRS AT 6" RISE AND 12" TREAD TO HAVE BRICK PAVER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #2 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. REFER TO CIVIL DRAWINGS.
 - 15 MAINTAIN (E) PAVED DRIVEWAY EASEMENT
 - 16 MAINTAIN (E) TRELIS STRUCTURE. VERIFY LOCATION IN FIELD
 - 17 ALL RESIDENTIAL UNITS SHALL HAVE A WATER HEATER CLOSET & WATER HEATER PUMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD. TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - 18 ALL RESIDENTIAL UNITS SHALL HAVE A MINI-SPLIT CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD. TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - 19 (N) FENCE AT PROPERTY LINE TO MATCH (E) FENCE IN HEIGHT, DESIGN, AND COLOR.
 - 20 (E) FENCE TO BE MAINTAINED
 - 21 PLANTER BOXES. REFER TO LANDSCAPE PLANS
 - 22 TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR CLEARANCE ABOVE UNIT ROOFS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - 23 TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR 8'-6" CLEARANCE ABOVE WALKWAYS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - 24 PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER.
 - 25 (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS
 - 26 (N) LANDSCAPED AREAS TO COMPLY WITH SOI STANDARDS. REFER TO LANDSCAPE PLANS.
 - 27 LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT.
 - 28 INSTALL DETECTABLE WARNING SURFACE PER CIVIL DRAWINGS C-2.0
 - 29 PROVIDE PLANTER BOXES ABOVE LONG TERM BIKE SHED. SEE DET. 1CA-7.0
 - 30 SECURED GATE AND FENCE FOR LONG TERM BIKE PARKING AND TRASH ENCLOSURE
 - 31 INSTALL (N) TRANSFORMER AND TRANSFORMER PAD PER ELECTRICAL INSTALLER REQUIREMENTS. SEE C-4.0 FOR MORE INFORMATION

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



HUNTER SMITH ARCHITECTURE
H S ARCHITECTURE
1600 WALKER STREET, SUITE 8, SAN LUIS OBISPO, CALIFORNIA

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15904, SLO, CA 94908
(805) 217-9494

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95041

PERMITTED ARCHITECTURE
C-3
C-4
C-5
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SITE PLAN

09 APR 2024
ANC SUBMITTAL

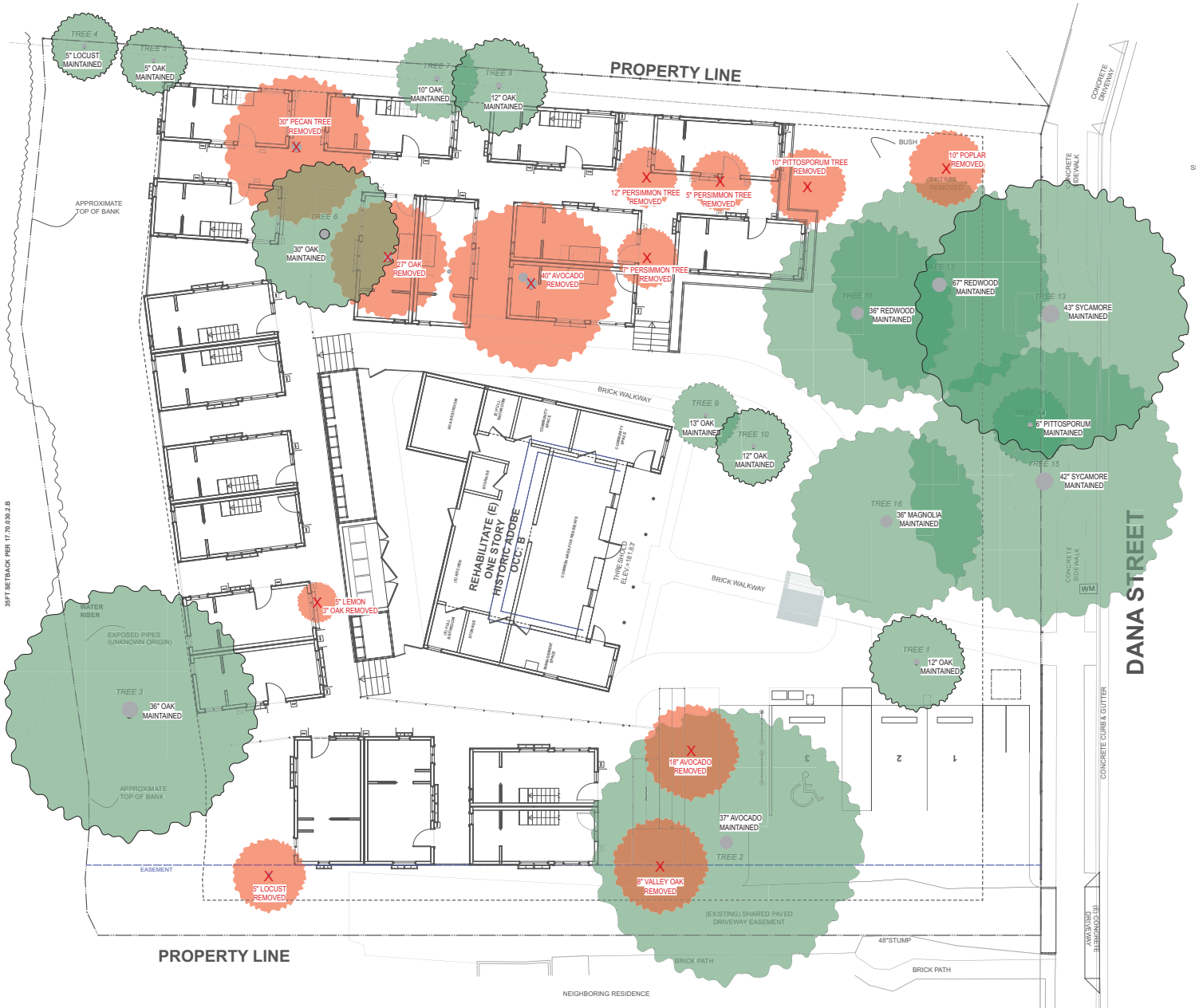
10 JAN 2023
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20 JUN 2022
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033

CA-1.0



TREE EXHIBIT

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

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


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

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TREE ASSESSMENT REPORT

WATERMAN VILLAGE
TINY HOUSE PROJECT
TREE ASSESSMENT
REVISED April 03, 2024

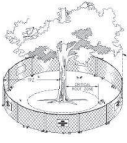


Prepared by
Terry Lee ASLA, Landscape Architect BLS&ID
Shoun Culberson, Certified Arborist WESSA

TLIA
TERRY LEES LANDSCAPE ARCHITECT

Subjacency for Preservation and Protection
All trees listed in the Tree Inventory listed on Page 2 that are to remain, are in good healthy condition and have good liability for protection and preservation with the proper care and protection during construction. The trees will need to be protected during construction to minimize damage to the root, the canopy and trunk areas. See Tree Protection Specifications below. In addition, the trees will need pruning by a certified arborist to make the neighborhood conditions above the project. This includes root flare during construction and to allow equipment clearance. This pruning will greatly improve the tree's structure and provide a balanced canopy with the tree's drip line reduced so the tree remains healthy and not a liability to the future of the trees with the new Tiny Houses.

Tree Protection
Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment. Two zones of protection need to be determined to protect the tree's health and structure, the Tree Protection Zone (TPZ) and the Critical Root Zone (CRZ).
The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential harm to the tree. The TPZ can be determined by a formula based on species, tolerance, tree age, and diameter of breast height or at the drip line in some instances. For this project, I used the drip line as the protection distance.
Figure 1: The image below depicts the drip line, CRZ and TPZ for Oak trees.
Critical Root Zone
The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree to survive. The CRZ is the minimum distance away from the tree that needs to be protected from disturbance, and will be determined by the diameter of the trunk diameter in feet. For example, if the tree is 2 feet in diameter, the minimum CRZ at 8 ft. high distance would be 10 feet from the trunk. Under certain circumstances, disturbing or cutting roots in a CRZ may be unavoidable. In such cases, the work should be done only under the arborist supervision of a ISA Certified Arborist.
Shrou 9/2 (Tree Protection Zone) Fencing
Installed on the edge of the tree for this application. Field adjustments for overlapping canopies will need to be made for ease of protection fencing.



Page 5

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Purpose
The Client, Waterman Village Tiny Home Project (Waterman Housing Initiative), contracted with me, Terry Lee Landscape Architect (TLA) to perform the following Tree Survey Scope of Work:
...one survey, assess and note the diameter and species of each tree include a summary of tree health, overall condition, or remaining until you present any protection measures. The plan shall show and label any of the trees that have any canopy/foot areas that could extend into the proposed road or adjacent to the proposed construction. Please identify the species and trunk diameter of all existing trees on the property.
On May 11, 2023, Certified Arborist Shoun Culberson and myself prepared the following tree survey of all the existing trees on site and off site trees of influence.
Tree Inventory
The following trees were found to be of good to poor health. The table below indicates their disposition for protection or removal. Measurements were made in accordance with ISA standards. Tree concepts are displayed on the Conceptual Landscape Site Plan, Figure 1.
Trees to Remain (14)

Tree ID	Tree Name	Health
42*	California Sycamore	Good Healthy Tree to remain
43*	California Sycamore	Good Healthy Tree to remain
34*	Redwood	Good Healthy Tree to remain
41*	Redwood	Good Healthy Tree to remain
35*	Magnolia Multi-Trunk	Good Healthy Tree to remain
12*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
13*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
14*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
15*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
16*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
17*	Coastal Live Oak Multi-Trunk	Good Healthy Tree to remain
32*	Coastal Live Oak	Good Healthy Tree to remain
33*	Coastal Live Oak	Good Healthy Tree to remain
34*	Coastal Live Oak	Good Healthy Tree to remain

Tree ID	Tree Name	Health
18*	Arroyo Multi-Trunk	Fair Health to be removed
19*	Arroyo Multi-Trunk	Fair Health to be removed
20*	Arroyo Multi-Trunk	Fair Health to be removed
21*	Meyer Lemon	Poor Health to be removed
22*	Peper	Poor Health to be removed
10*	Philadelphus	Poor Health to be removed
11*	Philadelphus	Poor Health to be removed
23*	Persephone	Fair Health to be removed
24*	Persephone	Fair Health to be removed
25*	Coastal Live Oak	Fair Health to be removed

The project will comply with the requirement of a Tree Removal Permit with the City of San Luis Obispo as deemed necessary prior to demolition.

Page 2

TLIA
TERRY LEES LANDSCAPE ARCHITECT

Important Considerations

1. Place tree protection fencing of the drip line distance around both trees to be preserved, where possible.
2. Add a one-dip policy around the trees TPZ and do not grade or trench for soil aggregate base within the CRZ of the trees, as noted or identified, as the case of a helical pier foundation system, and monitored by the project arborist.
3. Do not grade within the critical root zones of the trees or raise the grade. Use existing grade where possible. Maintain a minimum distance of 15 feet of no disturbance on all affected soils.
4. Maintain soil moisture by irrigating under the trees during summer months.
5. Have a qualified arborist prune the existing trees to be protected prior to start of project, with an objective of providing adequate clearance for heavy equipment (14 feet). Tree maintenance specifications should be within in accordance with ANSI A300 standards.

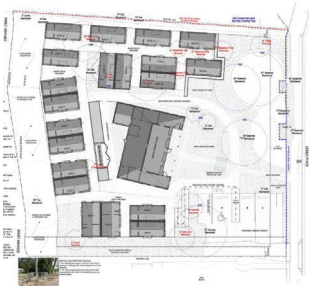
Construction Best Practices

1. Pre-Construction Meeting
Prior to beginning work, all contractors involved with the project should attend a pre-construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures discussed.
2. Tree Protection Zones and Fencing
This protection fencing should be established prior to the arrival of construction equipment or materials on site. Fencing should be completed, with a high orange safety fence, and secured to the ground with 4" x 4" posts. Once established, the fencing must be maintained throughout the construction process. All fence inspection and should be inspected periodically for damage and proper function and be repaired as necessary, to provide a physical barrier from general construction activities.
3. Monitoring
Any fencing, grading or demolition deeper than 12" that is expected to be within the TPZ, or that encounter tree roots should be monitored by the project arborist and should be documented. The site shall be evaluated by the project arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.
4. Restrictions Within the Tree Protection Zone
No storage of construction materials, debris, or excess soil will be allowed within the TPZ. Spots from any potential hardscaping shall not be placed within the tree protection zone, either temporary or permanent. Construction personnel and equipment shall be routed outside the TPZ.

Page 6

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Figure 1
Conceptual Landscape Site Plan



This site plan shows the existing tree locations, tree trunk diameter and approximate canopy location. Trees to be removed are marked by a Red 'X'. The Critical Root Zone (CRZ) of each tree to remain is marked by a blue circle around the tree. Trees to remain are suitable for protection during construction. Field adjustments to the new construction will be required to avoid unforeseen impacts to the location of the trees as provided on the Site Survey.

Page 3

TLIA
TERRY LEES LANDSCAPE ARCHITECT

5. Root Pruning
When roots over two inches in diameter are encountered during monitoring should be pruned by hand with loppers, hand saw, or chainsaw rather than left cut and or torn. Roots should be cut beyond lateral roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

6. Washing of Protected Trees
If the construction is to occur during the summer months supplemental watering should be applied to help ensure survival during and post construction.

7. Tree Pruning
All tree pruning should be performed by a qualified arborist. Tree pruning shall be specified according to ANSI A304 pruning standards and adhere to ANSI T13.1 safety standards. Trees that need to be pruned should be identified in the pre-construction work through.

8. Tree Protection Signs
All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Mitigation and Recommendations
With the construction practices listed above and the project requirements below, tree impacts can be considered less than significant, and we believe this project can achieve objectives of globe release and housing construction, as proposed, while protecting all heritage trees on site. The impacts to the trees CRZ indicated on the Site Plan, Figure 1 page 3, may have been anticipated greatly with conventional foundation construction. However, based on the concept drawing of Figure 2 and 3 on Page 4 the Helical Piers construction technique with raised pathway design should minimize impacts, with impacts therefore considered less than significant. We recommend requiring this project to: 1) use helical piers or similar low impact foundation system in all CRZ; 2) maintain raised pathway for repairs impacts to CRZ; 3) minimize site grading; 4) use permeable paving for all hardscape; and 5) employ best construction practices for CRZ, as listed.
We recommend proceeding with the development using the Helical Piers for the Tiny Homes.
Prepared by Terry Lee, Landscape Architect, ASLA, LEED, ARBORIST
Shoun Culberson, Certified Arborist WESSA



End of Document.

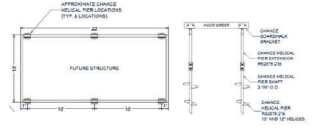
Page 7

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TERRY LEES LANDSCAPE ARCHITECT

Tree Impacts from Construction Activities
The Oak Trees in the back right corner of the property will likely be impacted by construction of Units 12 and 13 and the adjacent walkways as these structures are located within the CRZ (Critical Root Zone). Units 11 and 13 when constructed will impact the CRZ and protection measures will need to be implemented. Units 11, 17 and 18 will also impact the CRZ. Existing tree roots will be removed. The 47'20" Redwood root root is likely to be disturbed during construction of Unit 18 or shown by the last CRZ circle. In addition, the grading for the ADA parking under the 37' Arroyos tree may also impact this tree's roots as the parking area is well within its CRZ.
The project may impact tree roots with general construction activities and installation of underground utilities. As of now, we have been told that any effort will be made to keep all underground utilities away from the critical root zones shown on the site plan. Grading for site drainage should be kept to a minimum and avoid tree CRZ where possible.

Mitigation of Tree Impacts
The proposed foundation for the raised Tiny Houses is demonstrated in by the concept drawings of Figure 2 and 3. Using a 8" helical pier per tiny house would minimize root disturbance and likely be well within the maximum 25% of impact to critical root zones that a tree is expected to tolerate and remain healthy (ISA Standard). Therefore, using helical piers for construction of the tiny houses and the proposed elevated walkways is recommended for mitigation to the potential impacts to all CRZs.

Figure 2 and 3
Conceptual Helical Pier Layout



Page 4

STENNER CREEK

35FT SETBACK PER 17.70.030.2.B

PLOT DATE: Apr 8, 2024

SITE LIGHTING PLAN

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



EXTERIOR LIGHTING GENERAL NOTES:

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

EXTERIOR LIGHTING KEY:

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

NOTE: VERIFY LIGHT FIXTURES AND PLACEMENTS WITH OWNER.

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SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15904 SLO, CA 94906
(805) 415-5474

SITE LIGHTING PLAN

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC PERMITS

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

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CA-5.0





HISTORIC ADOBE DRY FLOODPROOFING PLAN

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

FLOOD ZONE REQUIREMENT NOTES:

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

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

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

- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE 2014 ENGINEERING STANDARDS AND STANDARD PREVENTION REGULATIONS.
- THE STRUCTURAL DESIGN AND MATERIALS IN THESE PLANS ARE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION REGULATIONS
- ANY DEVIATION OR CHANGE OF PLAN THAT MAY AFFECT THE FLOOD PROOFING OR FLOOD-RESISTANT DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- PRIOR TO OCCUPANCY OR FINAL INSPECTION APPROVAL, THE REGISTERED PROFESSIONAL ARCHITECT OR ENGINEER OF RECORD SHALL COMPLETE A F.E.M.A. FLOOD PROOFING CERTIFICATE AND SUBMIT THE CERTIFICATE TO THE CITY ENGINEER.
- PRIOR TO OCCUPANCY OR FINAL INSPECTION APPROVAL, A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR SHALL COMPLETE A F.E.M.A. ELEVATION CERTIFICATE AND SUBMIT THE CERTIFICATE TO THE CITY ENGINEER. IN THE CASE OF THE AE ZONE, THE ARCHITECT OF RECORD MAY COMPLETE THE ELEVATION CERTIFICATE.
- CONTRACTOR/OWNER SHALL DESIGNATE THE STORAGE LOCATION OF THE FLOODGATES, PROVIDE SIGNAGE AND VERIFY NUMBER OF FLOODGATES TO BE STORED.
- ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRICAL PANELS, TELEPHONE PANELS, WATER SERVICES, THE BUILDING SEWER AND OR BUILDING DRAIN, AND UTILITY CONDUITS ENTERING THE STRUCTURE MUST BE SEALED TO PRECLUDE INFILTRATION OF FLOODWATER. BUILDING SERVICE EQUIPMENT SUCH AS HEAT PUMP, OR CONDENSING UNITS SHALL BE ELEVATED TO OTHERWISE PROTECTED BY FLOODGATES

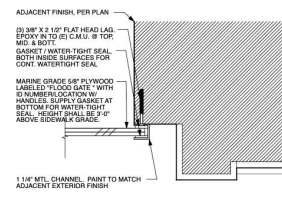
DRY FLOODPROOFING STRATEGIES

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

FLOOD GATES
ALL FLOOD GATES STORED IN STORAGE ROOM

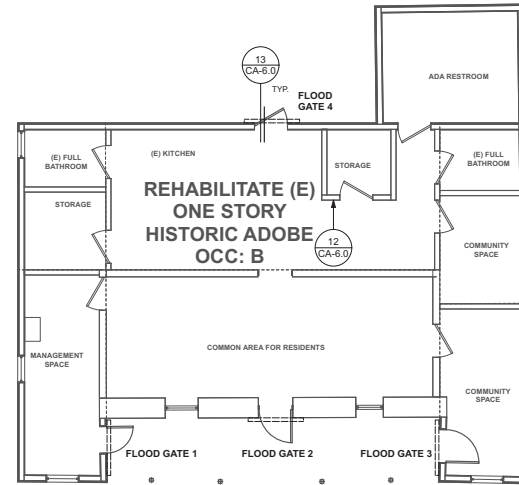
NOTE: VINYL STICKER TO BE PLACED ON DOOR

FLOOD GATE PLAQUE N.T.S. 12



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

TYPICAL FLOOD GATE N.T.S. 13



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



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This drawing was prepared by the architect or under the direct supervision of the architect. All design and construction work shall conform to the applicable provisions of the California Building Code and the applicable provisions of the California Code of Regulations.



WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 159041, S.F. CA 94116
(415) 475-2474

ADOBE DRY FLOODPROOFING STRATEGIES

09 APR 2024
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10 JAN 2023
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01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

CA-6.0



FOR REFERENCE ONLY: EXAMPLES OF PLANTER BOXES ABOVE BIKE STORAGE.



1 LONG TERM BIKE SHED ELEVATION
Scale: 1/8" = 1'-0"

PLOT DATE: Apr 8, 2024

Visit us at: www.mailboxes.com

MAILBOX
VERIFY WITH OWNER

N.T.S. 3

MAILBOX
VERIFY WITH OWNER

N.T.S. 3

NOTE: ENSURE ACCESSIBLE UNITS ARE ASSIGNED ACCESSIBLE MAILBOX SPACE.

ANGLED BIKE RACKS
VERIFY WITH OWNER

N.T.S. 4

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

BIKE RACKS
VERIFY WITH OWNER

N.T.S. 1

BIKE RACKS
VERIFY WITH OWNER

N.T.S. 1

BIKE RAMP AT STAIRS
VERIFY WITH OWNER

N.T.S. 2

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(805) 475-5974

SITE SPECIFICATIONS

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

033
CA-7.0



EXISTING ADOBE TO BE REHABILITATED

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

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

IMAGINARY LINE	DISTANCE FROM ADOBE TO IMAGINARY LINE	FIRE-RESISTANCE RATING @ EXT. WALL OF ADOBE
A	0'-10 1/4"	1 HR
B	11'-4"	0 HR
C	13'-7 1/4"	0 HR
D	17'-2 1/2"	0 HR
E	19'-2 1/2"	0 HR
F	20'-0 1/4"	1 HR
G	3'-11"	1 HR

TINY HOME UNITS

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

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

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

FIRE-SPRINKLERED UNITS HAVE A 3' FSD PER CBC TABLE 705.5 EXCEPTION 1

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

705.5 Fire-Resistance Ratings

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

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

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

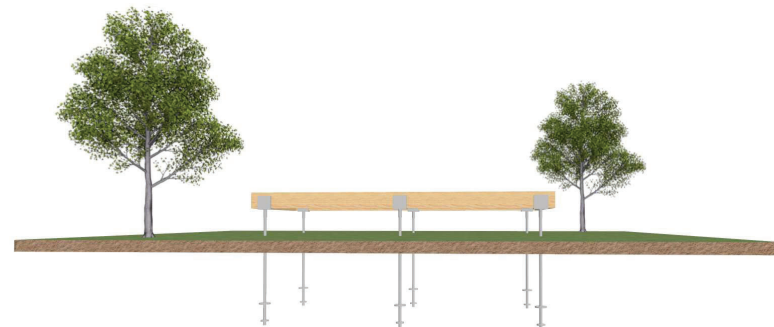
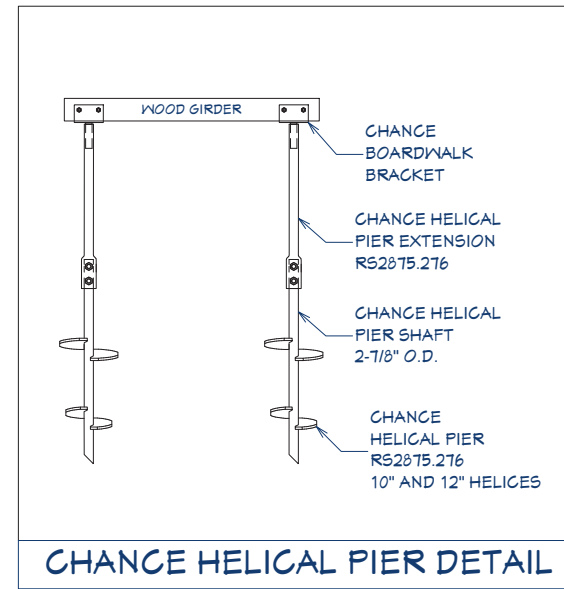
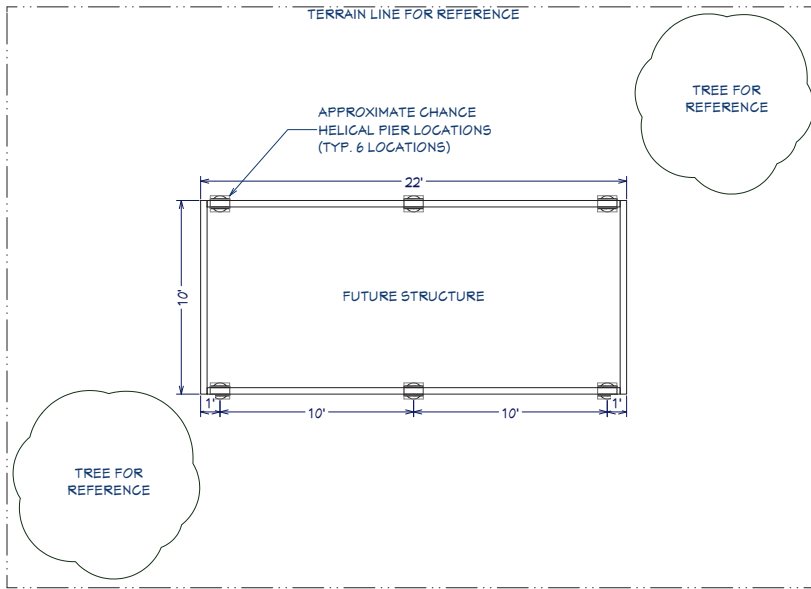
For S: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 705.1.1 for party walls.
- c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e. For special requirements for Group I occupancies, see Section 415.6.
- f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
- g. Where Table 705.5 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. For a building containing only a Group I occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.
- i. For a Group I-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

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



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CLIENT:
The Main Company

PROJECT:
466 Dana Street
San Luis Obispo, CA

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SERVING SAN LUIS OBISPO COUNTY SINCE 1977
805-543-9165 805-238-9151
351 HIGHLAND DRIVE SAN LUIS OBISPO, CA 93405
LICENSE NO. 422180 FAX 805-238-1188

SHEET TITLE:
CONCEPTUAL PLAN

DRAWN BY:
DAVID SPENCER

DRAWING DATE:
May 30, 2023

REVISIONS:

SCALE:
NOT TO SCALE

SHEET:
JRSC-C

PROPOSED PLANT PALLETTE

CENTRAL CALIFORNIA COASTAL

CENTRAL CALIFORNIA COASTAL
DROUGHT TOLERANT PLANTINGS

BLOWING PLANTINGS	DIANELEA THOMASIA	GROUND COVERS
LAVENDER STORCHAS	VERNEQUETED PLANK LEAF	VINCA
SPANISH LAVENDER	ORNAMENTAL GRASSES	PENIPINKIE
HESPERALOE	PENISTEMUM TUBERUM	LANTANA
RED TUCCA	RIP FOUNTAIN GRASS	PURPLE/WHITE LANTANA
ECHUM	FESTUCA MAIRE	VINES
PRICE OF MADERA	ATLAS FESCUE	DISTICTUS
LOW GROWING PLANTINGS	FESTUCA OVINA GLOUCA	RED RETRUP/VINE
OLEA LITTLE OLIV	BLUE FESCUE	WISTERIA
DWARF OLIVE	BERBERIS	PURPLE WISTERIA
COLEONEMA PULCHELLUM	DAY JILY	COMPENSATORY TREES
BREATH OF HEAVEN SUNSET GOLD	STELLA ORO	A COMPENSATORY TREE
AGAVE STEVENIA	LAMBS EAR	PLANTING PLAN WILL BE
BLUE AGAVE	RED	SUBMITTED AT THE CONSTR-
		UCTION DOCUMENT
		PHASE

HATCH LEGEND

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

CONCEPTUAL LANDSCAPE DESIGN INTENT

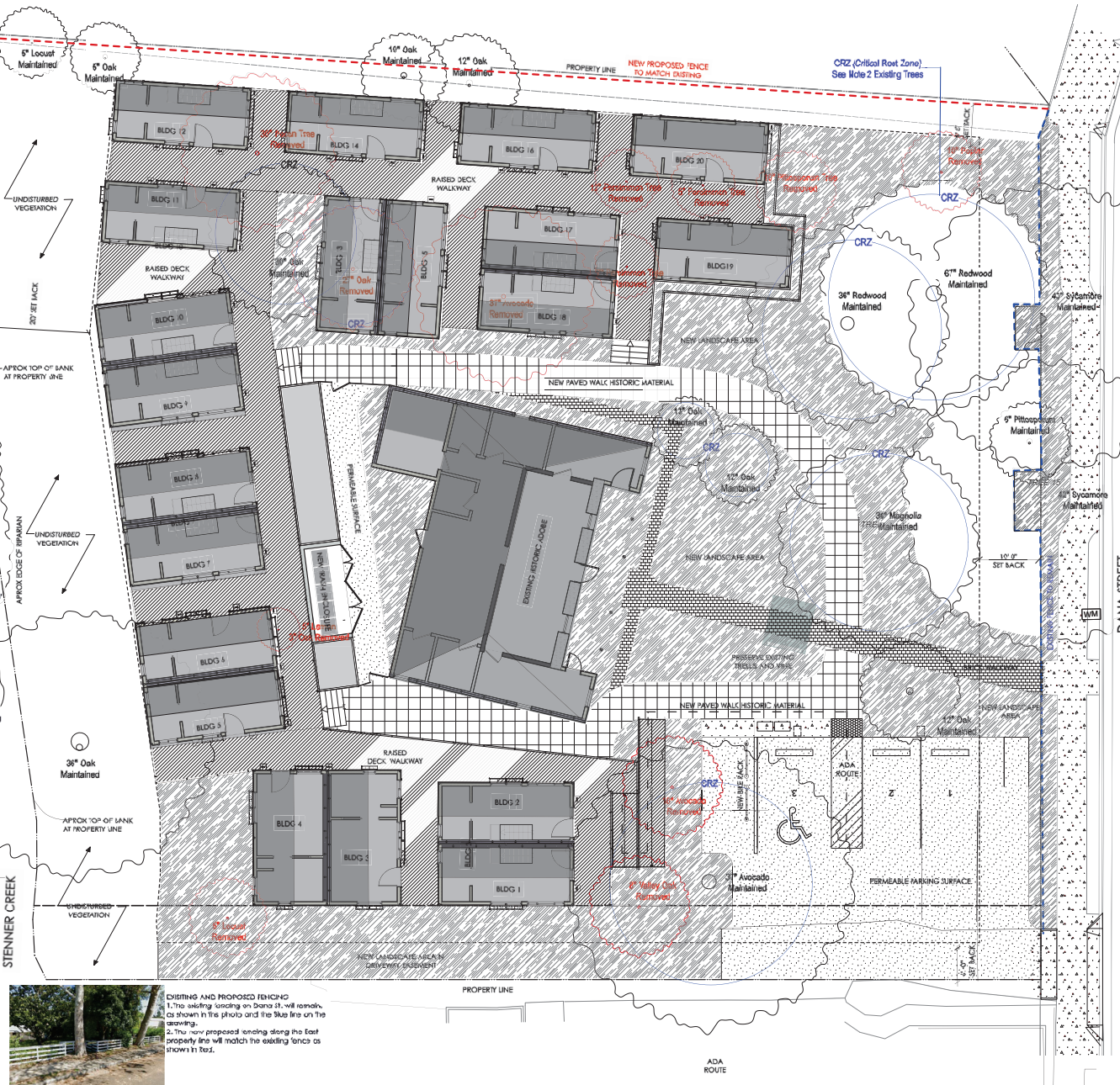
- EXISTING TREES**
- Existing trees noted on the plan were assessed by Terry Lee Landscape Architect, RLA#4108 and Shour California Certified Arborist WESSGA. The tree assessment was performed on May 11, 2023 and will accompany this Site Plan of the firm's submittal.
 - The Landscape Site Plan also shows (1) trees to be removed (in Red) and (17) trees to remain (in Black). The trees most likely impacted show a blue circle of the trees Critical Root Zone (CRZ) for reference.
- TREE REMOVAL**
- The (11) trees shown in red on the plan are proposed for removal. The client may be required to obtain a Tree Removal Permit from the City of San Luis Obispo.
- EXISTING TREES AND LANDSCAPE**
- (17) Existing trees will remain as shown on the plan in black. All of the existing landscape, including trees to remain, will be removed during Demolition Phase of the project. Note the landscape (1) the 20' setback to the rear of the property should remain undisturbed.
- NEW LANDSCAPE AREAS**
- All New landscape areas will have hydrazones that are similar in water use and plant types utilizing a WELO compliant low water use irrigation system for MAVA State compliance.
- PROPOSED PLANT PALLETTE**
- Plant material proposed is drought tolerant and meets the low water use requirements of the City's ordinances. The soil type is Clay/Loam and is compatible with the selected plant types.
- BRICK WALKWAY**
- The existing brick walkway will remain in place and a new proposed brick walkway, made of similar brick will extend throughout the site as shown.
- NEW PERMEABLE SURFACE IN PARKING AREA.**
- A permeable surface such as Decomposed Granite or Class 2 base is proposed for the new parking area that will be ADA compliant.
- ADA ROUTE**
- The ADA route is shown with a dashed-line from the handicap parking area to the ADA Units.
- COMPENSATORY TREE PLANTINGS**
- In order to comply with the City's Compensatory Tree Planting requirement, this Conceptual Landscape design proposes to add Compensatory Trees to the project landscape. More detailed information such as, tree type, quantity and location, will be available on the construction landscape plans. The project will work with the City to do compensatory tree planting at a ratio of two 15 gallon trees or one 24" box tree for each tree removed. An off site compensatory tree planting site will be identified and a list of trees developed in coordination with the city and City Arborist. The City Arborist will be contacted for a field review and review of the proposed planting plan.

WELO CERTIFICATE OF COMPLIANCE

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

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

Terry Lee Landscape Architect RLA#4108



EXISTING AND PROPOSED FENCING

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

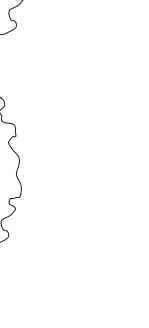
CONCEPTUAL LANDSCAPE SITE PLAN

WATERMAN PEACE VILLAGE

1" = 8' - 0" 12.15.2023

TLL
TERRY LEE LANDSCAPE ARCHITECTURE
1000 S. MOUNTAIN VIEW AVE
SAN LUIS OBISPO, CA 93401
TEL: 805.749.1111
WWW.TERRYLEELANDSCAPE.COM

SHOUR CALIFORNIA CERTIFIED ARBORIST WESSGA
WESSGA ARBORIST
1000 S. MOUNTAIN VIEW AVE
SAN LUIS OBISPO, CA 93401
TEL: 805.749.1111
WWW.WESSGA.COM



WATERMAN
PEACE VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA

REVISIONS

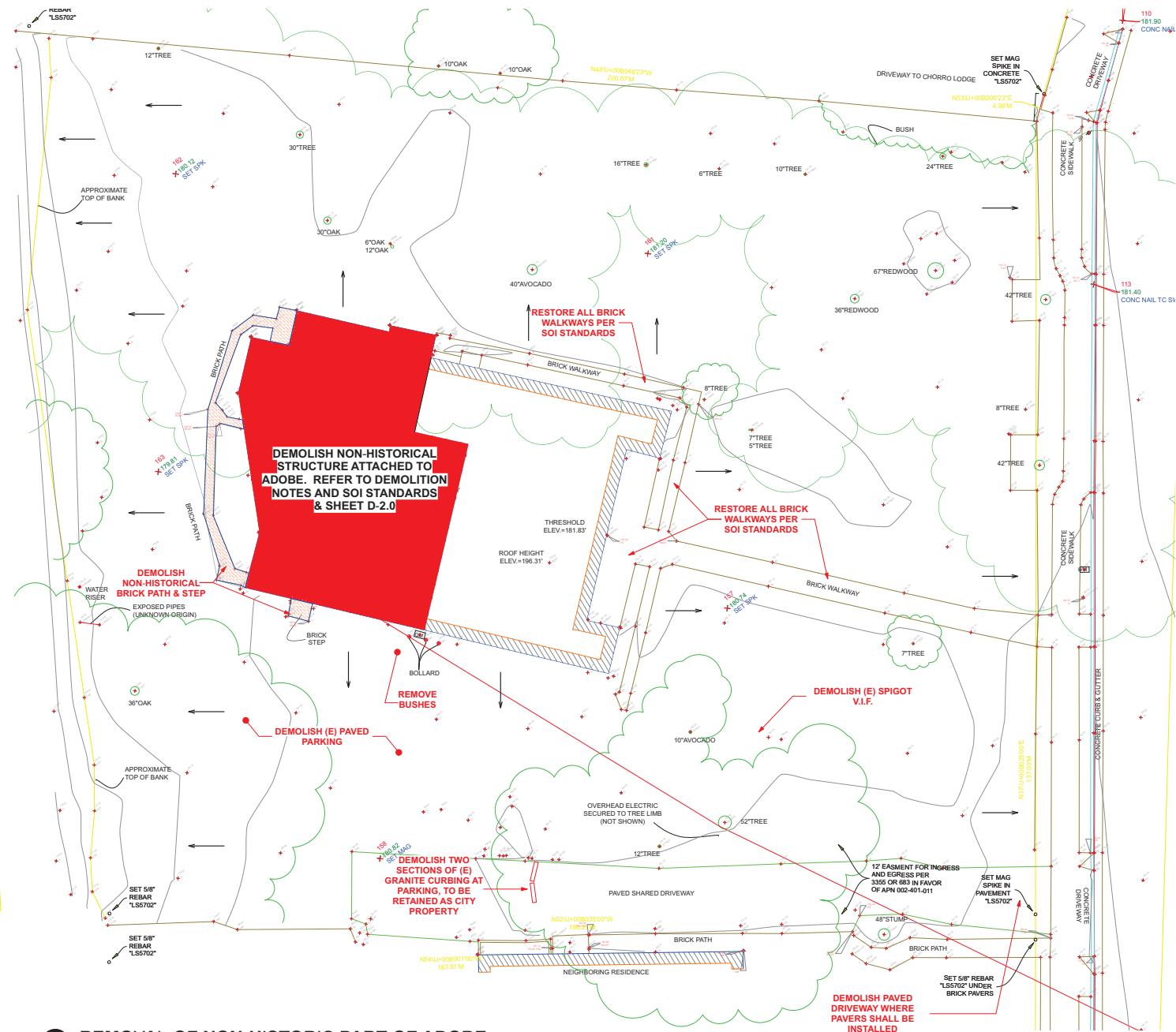
SHEET TITLE
Conceptual
Landscape Site Plan

SHEET NO.
CLS1

SHEET SET 1 of 1

COMPLIANCE REVIEW DOCUMENT

STENNER CREEK WATERLINE



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

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



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

HUNTER SMITH ARCHITECTURE
H S ARCHITECTURE
160 W. Main Street, Suite 200, San Luis Obispo, CA 93401

APPROVED ARCHITECT
C-36
C-36
C-36
NO. 100 Construction
STATE OF CALIFORNIA

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15034, SLO, CA 93406
(805) 757-9474

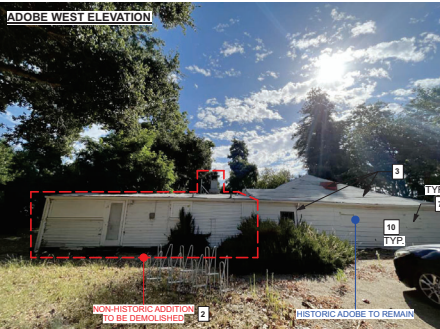
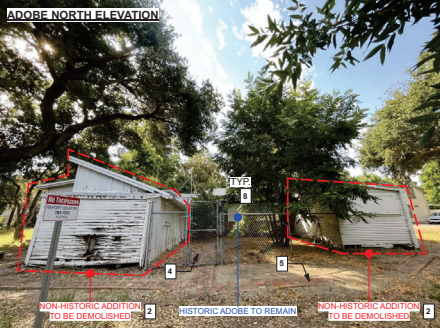
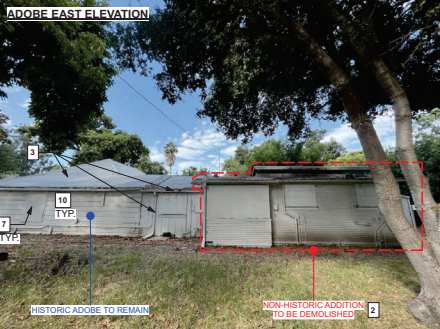
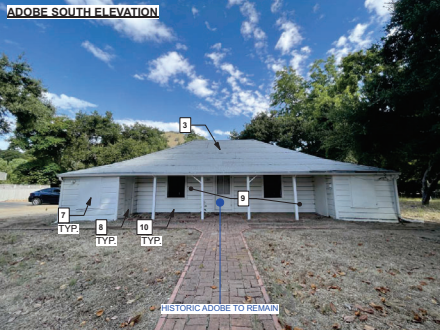
REMOVAL OF PART OF ADOBE

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

033

D-1.0

PLT DATE: Apr 8, 2024



DEMO PLAN REFERENCE NOTES:

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

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

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

DEMOLITION NOTES:

- PRIOR TO DEMOLITION, ANY EROSION CONTROL METHODS REQUIRED SHOULD BE INSTALLED AND SUFFICIENTLY VERIFIED BY THE GENERAL CONTRACTOR.
- HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY.
- PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3306.
- DUST CONTROL MEASURES SHALL BE IN EFFECT CONTINUOUSLY DURING DEMOLITION AS TO LIMIT THE AMOUNT OF AIRBORNE DEBRIS AND DUST.
- MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE SUFFICIENTLY COVERED OR TARPED AS TO NOT ALLOW ANY MATERIAL TO LEAVE THE VEHICLE WHILE ON ANY PUBLIC RIGHT-OF-WAY.
- MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE RECYCLED OR DISPOSED OF PROPERLY IN AN APPROVED MEANS.
- CAP ALL UTILITIES AS NECESSARY PRIOR TO ANY PLUMBING, ELECTRICAL OR GAS DISCONNECT.
- REMOVE ALL DEBRIS AND TRASH FROM PREMISES AND REMOVE FROM SITE DAILY.
- COORDINATE WITH OWNER PRIOR TO REMOVAL OF ANY EQUIPMENT, FURNITURE OR STRUCTURE.
- SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CFC COMBUSTIBLE CONSTRUCTION DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED DAILY.
- VERIFY ALL ITEMS TO BE DEMOLISHED WITH OWNER PRIOR TO COMMENCING DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IMMEDIATELY.
- VERIFY AS BUILT CONDITION IN FIELD PRIOR TO CONSTRUCTION/DEMOLITION.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE AS BUILT CONDITION.
- VERIFY FRAMING MEMBER SIZES AND DIRECTION AND NOTIFY ARCHITECT/ENGINEER WITH DISCREPANCIES.
- VERIFY ALL PLUMBING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION/DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A CONSTRUCTION AND DEMOLITION RECYCLING PLAN AND DISPOSAL REPORT SHALL BE COMPLETED BY OWNER OR CONTRACTOR, AND SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO, AS REQUIRED.
- CONSTRUCTION NOISE WILL COMPLY WITH THE MUNICIPAL CODE SECTION 9.12 AND IS LIMITED TO THE HOURS SPECIFIED IN THE NOISE REGULATIONS.
- THE APPLICATION SHALL HAVE THE SEWER LATERAL TELEVIEWED. THE APPLICATION SHALL SUBMIT A VIDEO INSPECTION OF THE LATERALS TO THE BUILDING DEPARTMENT FOR REVIEW.
- FIRE SAFETY DURING CONSTRUCTION, BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF THE CFC.
- EXISTING TREES TO BE REMOVED AND SHALL BE VERIFIED WITH THE OWNERS.
- REMODELING OR DEMOLITION OF A PRE-1978 STRUCTURES WITHOUT USING LEAD SAFE WORK PRACTICES IS A VIOLATION OF THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 106269. CONTRACTORS, REMOVALERS AND PAINTERS ARE REQUIRED TO USE LEAD-SAFE WORK PRACTICES PURSUANT TO TITLE 17, CALIFORNIA CODE OF REGULATIONS SECTION 80600. CONSTRUCTION DEBRIS KNOWN TO CONTAIN LEAD BASED PAINT MUST BE DISPOSED AT AN APPROVED LOCATION.

DEMOLITION LEGEND:

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

REMOVAL OF NON HISTORIC PART OF ADOBE

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

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

PROTECTION OF PEDESTRIANS - CBC CHAPTER 33 - SECTION 3306

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

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

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

Construction railings
Construction railings shall be at least 42 inches (1067 mm) in height and shall be sufficient to direct pedestrians around construction areas.

Barriers
Barriers shall be a minimum of 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors which are normally kept closed.

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

- Barriers shall be provided with 2-inch by 4-inch (51 mm by 102 mm) top and bottom rails.
- Wood structural use panels shall be a minimum of 3/4-inch (19.1 mm) boards or 7-inch (178 mm) wood structural use panels.
- Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
- Wood structural use panels 1 1/4 inch (31.8 mm) or 5/16 inch (7.9 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
- Wood structural use panels 3/8 inch (9.5 mm) or 1/2 inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) o.c., provided a 2-inch by 4-inch (51 mm by 102 mm) stiffener is placed horizontally at midheight where the stud spacing exceeds 2 feet (610 mm).
- Wood structural use panels 5/8 inch (15.9 mm) or thicker shall span over 8 feet (2438 mm).

TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
6 FEET OR LESS	LESS THAN 5 FEET	CONSTRUCTION RAILINGS
	5 FEET OR MORE	NONE
	LESS THAN 6 FEET	BARRIER AND COVERED WALKWAY
MORE THAN 6 FEET	5 FEET OR MORE, BUT NOT MORE THAN FOUR FEET FROM ONE-HALF THE HEIGHT OF CONSTRUCTION	BARRIER AND COVERED WALKWAY
	5 FEET OR MORE, BUT BETWEEN 4 FEET AND ONE-HALF THE HEIGHT OF CONSTRUCTION	BARRIER
	5 FEET OR MORE, BUT EXCEEDING ONE-HALF THE HEIGHT OF CONSTRUCTION	NONE

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

Excavation
Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6 kN/m2) or the loads imposed on them, whichever is greater. A 2-inch by 4-inch (51 mm by 102 mm) minimum member shall be set on edge along the outside edge of the deck.

- Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
- Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) o.c.
- Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
- Joists resting on the stringers shall be at least 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) o.c.
- The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least 2000 inch (18.3 mm) thick nailed to the joists.
- Each post shall be knee braced to joists and stringers by 2-inch by 4-inch (51 mm by 102 mm) minimum members 4 feet (1219 mm) long.
- A 2-inch by 4-inch (51 mm by 102 mm) minimum curb shall be set on edge along the outside edge of the deck.

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

Adjacent to excavations
Every excavation on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 8 feet (2438 mm) high. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16.

DEMOLITION SCOPE OF WORK:

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

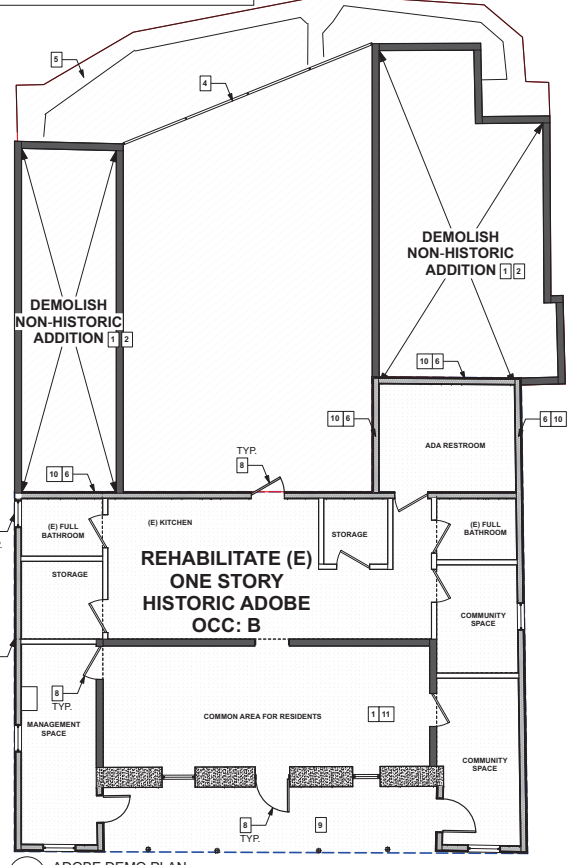
PRESERVATION AND DEMOLITION THRESHOLDS. IT IS UNDERSTOOD THAT ALTERATIONS OF HISTORICALLY LISTED BUILDINGS SHALL RETAIN AT LEAST 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS, AND CLADDING, IN TOTAL, AN REUSE ORIGINAL MATERIALS AS FEASIBLE. PROPOSED ALTERATIONS OF GREATER THAN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

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

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

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

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

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WATERMAN VILLAGE
466 DANA STREET
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P.O. BOX 15034, SLO, CA 94908
(805) 525-9474

REMOVAL OF PART OF ADOBE

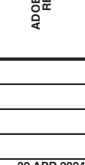
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ADOBE REHAB PROJECT

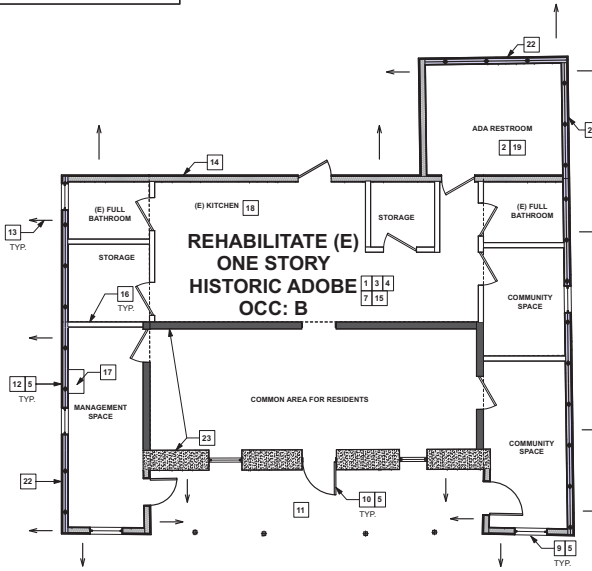
Table with 4 columns and 9 rows containing project details, goals, and recommendations for the Adobe Rehab Plan for July 2023 Submission.



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

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

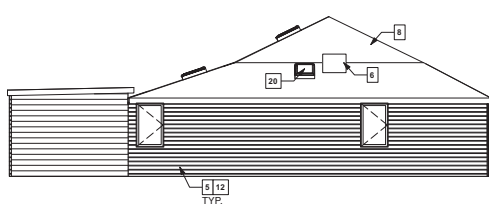
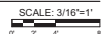
NOTE: VERIFY IN FIELD ALL WALL, WINDOW, DOOR, AND INTERIOR WALL LOCATIONS.



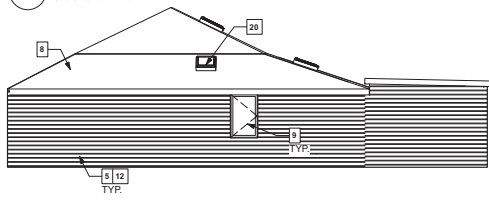
1 ADOBE FLOOR PLAN
Scale: 3/16" = 1'-0"

ADOBE: PLANS & ELEVATIONS

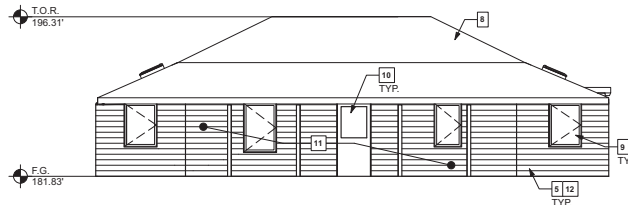
SCALE: 3/16" = 1'-0"



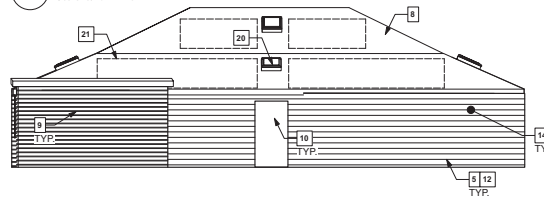
2 ADOBE WEST ELEVATION
Scale: 3/16" = 1'-0"



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



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



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

FLOOR PLAN REFERENCE NOTES:

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

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

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

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

THE STRUCTURE OR CLADDING AND WOOD CONSTRUCTION SHALL REMAIN UNCHANGED AS MUCH AS POSSIBLE. REMOVE DROP SIDING, IF WOOD OR SINGLE WALL, WOOD CONSTRUCTION, WITH VERTICAL BOARDS INSIDE AND HORIZONTAL BOARDS EXTERIOR ON THE OUTSIDE. CUT SQUARE NAILS. REPAIRS SHALL BE MADE TO DETERIORATED SEGMENTS TO MATCH (E).

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

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

SOI STANDARDS - PORCH REHABILITATION:

- ENSURE THE PORCH DECK DOES NOT EXTEND PAST THE HISTORIC INTERIOR DOORS. THE INTERIOR DOORS SHALL HAVE DOOR STOP AND (B) THREE BUTT HINGES. SUPPLY (A) FOUR BUTT HINGES FOR 8'-0" DOORS.
- REMOVE AND INSTALL WEATHERSTRIPPING AT ALL EXTERIOR DOORS. (DOORS SHALL BE SEALED W/ AN APPROVED SEALER) ALL OUTSWINGING PATIO DOORS SHALL BE ANDERSON RETRACTABLE INSECT SCREENS FOR OUTSWINGING DOORS. ALL GLAZING AND OUTSWINGING DOORS SHALL BE DOUBLE PANE HIGH PERFORMANCE WITH U-VALUE OF: .33 & AS H.G.C. OF: .29.

SOI STANDARDS - REMOVAL OF WOOD ADDITIONS:

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

SOI STANDARDS - WINDOW REPLACEMENT AND REPAIR:

- HISTORIC PRESERVATION POLICIES ENCOURAGE RETENTION AND REPAIR OF WINDOWS, OR REPLACEMENT "IN-KIND" OF WINDOWS TOO DAMAGED TO REPAIR. REPAIRS SHOULD BE MADE WITH THE SAME CHARACTER-DEFINING FEATURES THAT DEFINE THE ORIGINAL CHARACTER AND DESIGN DETAILS AND UTILIZING A DESIGN FOR NEW WINDOWS THAT IS CONSISTENT WITH THE EXISTING WINDOW OPENINGS AND HISTORIC CHARACTER OF A BUILDING.
- THE REPLACEMENTS SHOULD BE WOOD CASEMENT WINDOWS OF THE SAME SIZE AS THE ORIGINAL OPENINGS. SIMPLE, UNEMBELLISHED TREATMENT OF ANY FENESTRATION PROPOSED IS CRUCIAL.
 - FIVE OF THE WINDOWS ARE FULL SIZE DOUBLE HUNG SASH WITH 6 PANE IN EACH SASH. SASH COVERS ARE TO BE PAINTED WHITE WITH GREEN TRIM. SMALLER WINDOWS ARE SINGLE SASH WITH 8 PANE.

SOI STANDARDS - DOOR REPLACEMENT:

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

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

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

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

SOI STANDARDS - CLEANING TREATMENTS:

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

SOI STANDARDS - ROOF REPAIR:

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

SOI STANDARDS - EXTERIOR PAINT:

THE EXTERIOR SHALL BE PLASTERED AND PAINTED/TINED WHITE TO MATCH THE HISTORICAL CHARACTER OF THE BUILDING. THE NEW WOOD TRIM INCLUDING WINDOW AND DOOR SUBROUNDS, PORCH DECK, ROOF RAFTERS, AND TRIM SHALL BE STAINED A MEDIUM HUE OF NATURAL BROWN OR A MEDIUM-HUE PAINT.

GENERAL FLOOR PLAN NOTES:

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

DOOR NOTES:

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

WINDOW NOTES:

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

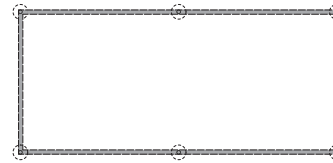
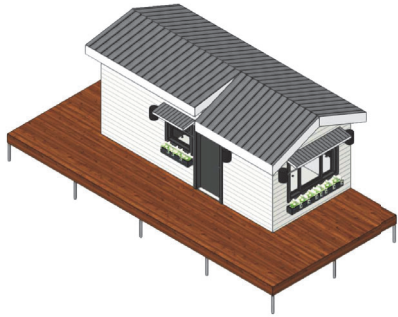
ADDITIONAL DOOR & WINDOW NOTES:

- V.I.F. ALL ROUGH OPENING SIZES OF D & W UNITS TO BE REMOVED/REPLACED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL EXISTING WINDOWS SHALL BE REPLACED W/ NEW WINDOWS PER SCHEDULE.
- FINISHES SHALL BE CONFIRMED W/ ARCHITECT & OWNER.
- ALL NEW DOOR & WINDOW GLAZING SHALL BE DUAL-GLAZED "LOW-E" RATED, UNL.D.
- DISCREPANCY OF WINDOWS SHALL BE CONFIRMED W/ OWNER PRIOR TO PURCHASE.

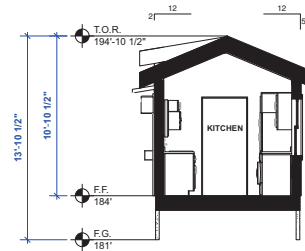
SECRETARY OF THE INTERIOR (SOI) STANDARDS GENERAL NOTES:

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

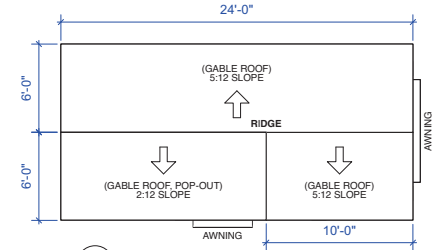
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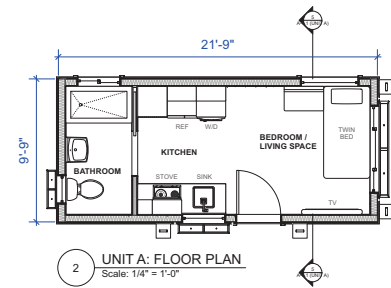
4 UNIT A: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



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



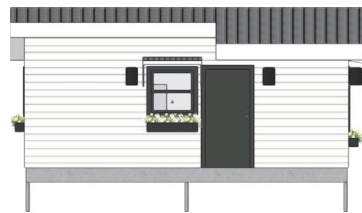
1 UNIT A: ROOF PLAN
Scale: 1/4" = 1'-0"



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



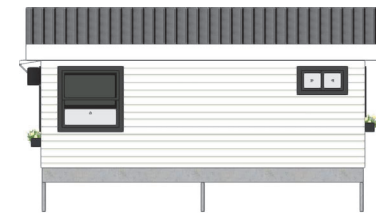
8 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



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



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



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

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



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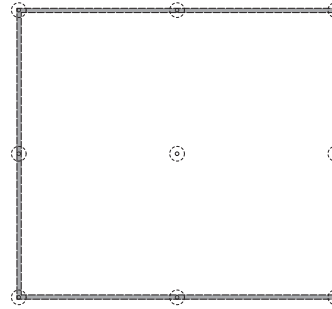
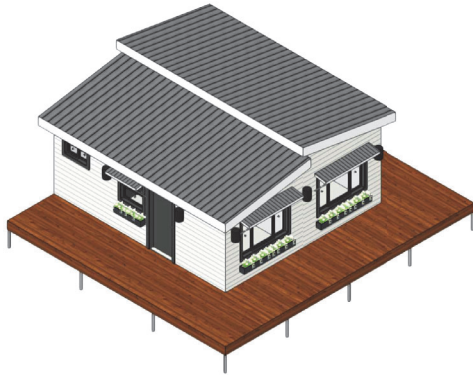
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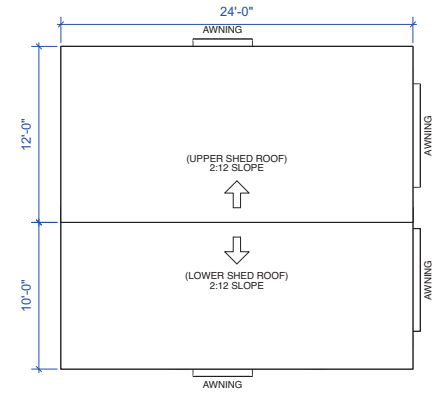
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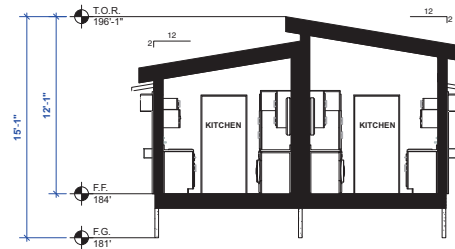
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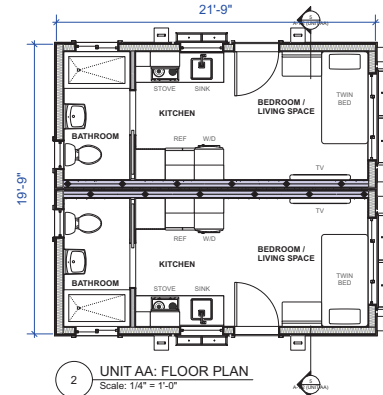
4 UNIT AA: HELICAL PIER FOUNDATION PLAN
 Scale: 1/4" = 1'-0"
 FOR MORE INFORMATION, REFER TO SHEET
 JRS-C-G FOR HELICAL PIERS: CONCEPTUAL PLAN



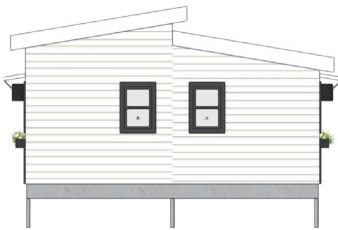
1 UNIT AA: ROOF PLAN
 Scale: 1/4" = 1'-0"



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



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



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



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



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

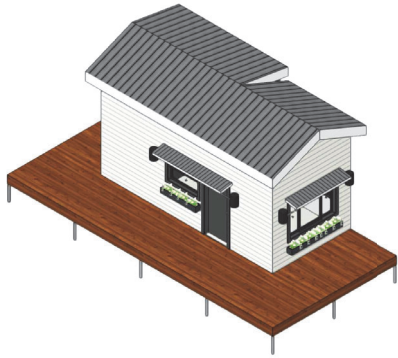


3 UNIT AA: BACK
 Scale: 1/4" = 1'-0"

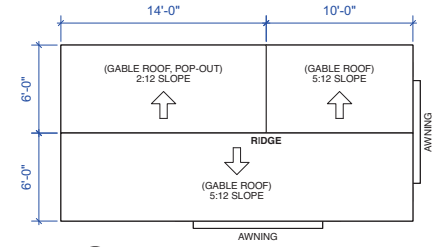
UNIT AA: PLANS & ELEVATIONS
 SCALE: 1/4" = 1'-0"



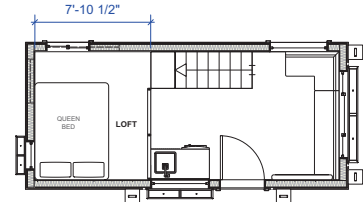
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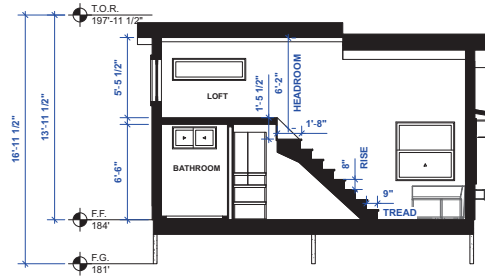
5 UNIT B: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



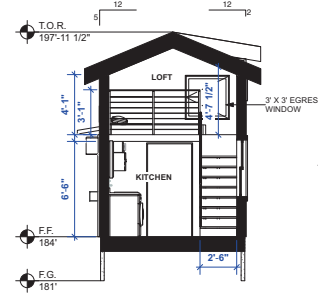
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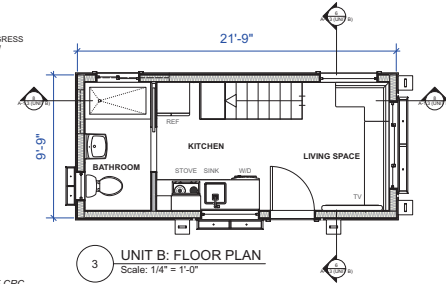
2 UNIT B: LOFT PLAN
Scale: 1/4" = 1'-0"



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



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



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



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



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



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

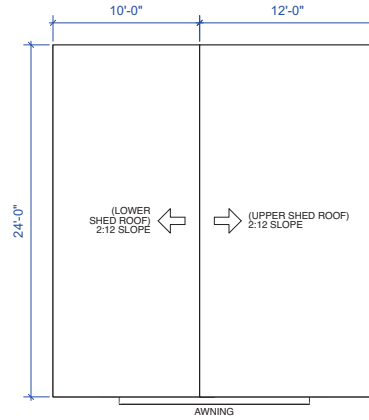
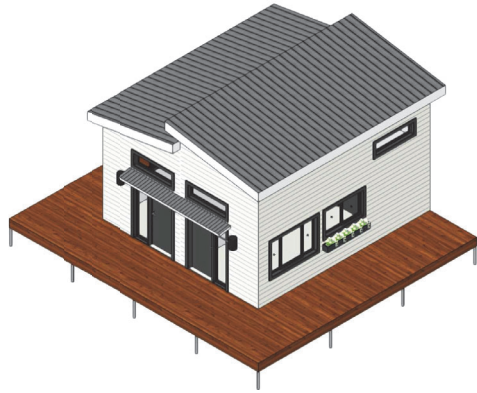


4 UNIT B: BACK
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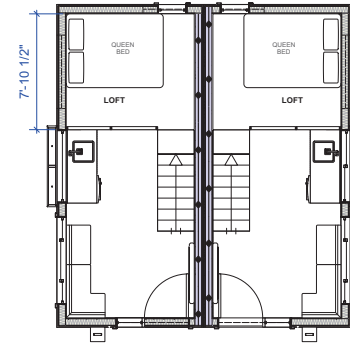
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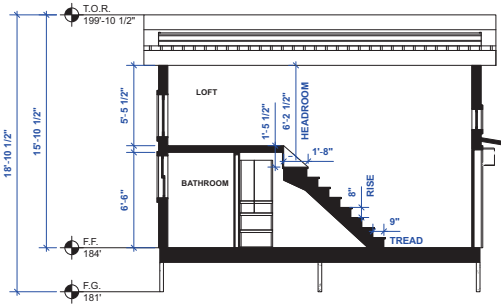
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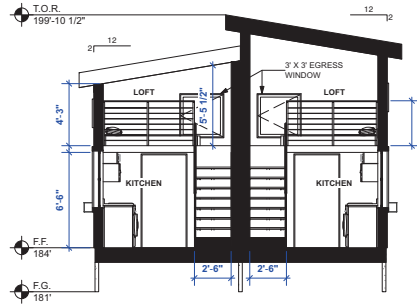
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Scale: 1/4" = 1'-0"



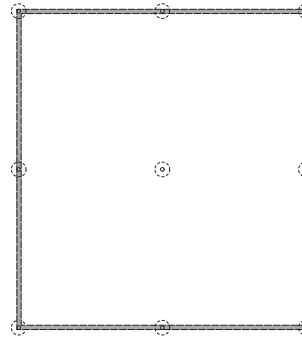
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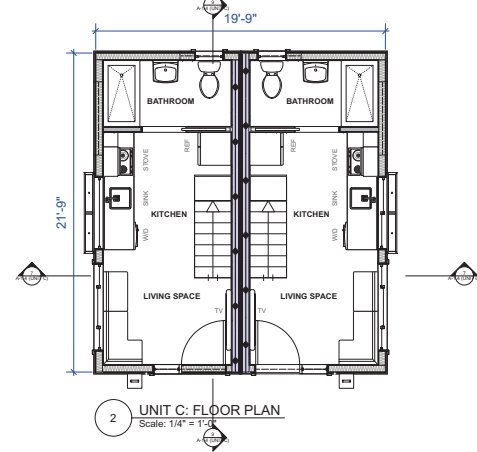
9 UNIT C: N-S SECTION
Scale: 1/4" = 1'-0"
SECTION TAKEN THROUGH CENTER OF STAIRS.
REFER TO APPENDIX AQ OF THE CRC.



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



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



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



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



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

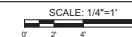


6 UNIT C: RIGHT SIDE
Scale: 1/4" = 1'-0"



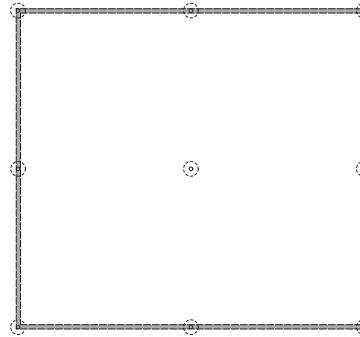
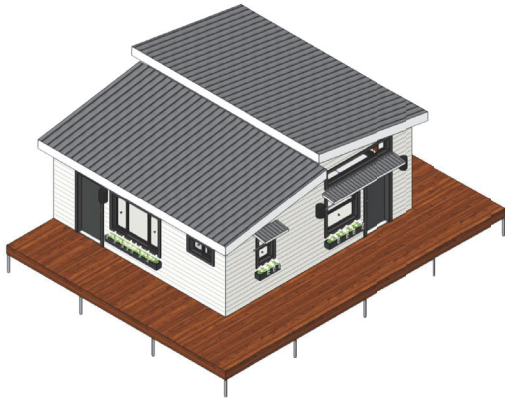
3 UNIT C: BACK
Scale: 1/4" = 1'-0"

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

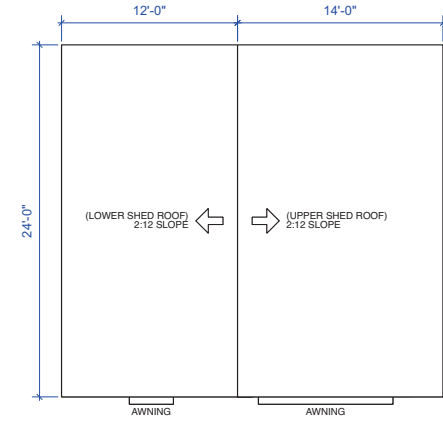


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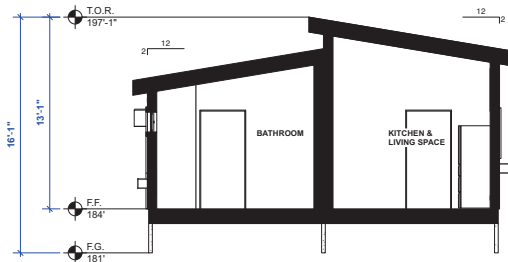
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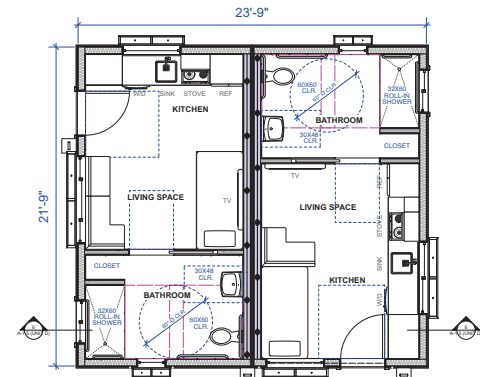
4 UNIT D: HELICAL PIER FOUNDATION PLAN
 Scale: 1/4" = 1'-0"
 FOR MORE INFORMATION, REFER TO SHEET
 JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



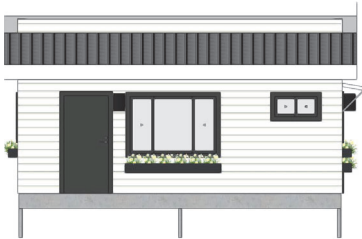
1 UNIT D: ROOF PLAN
 Scale: 1/4" = 1'-0"



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



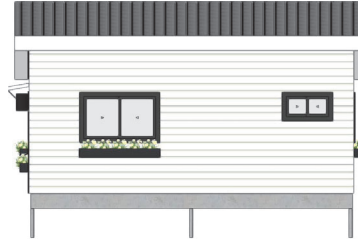
2 UNIT D: FLOOR PLAN
 Scale: 1/4" = 1'-0"



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



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

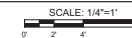


5 UNIT D: RIGHT SIDE
 Scale: 1/4" = 1'-0"



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

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



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HUNTER SMITH
 ARCHITECTURE
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**WATERMAN
 VILLAGE**
 466 DANA STREET
 SAN LUIS OBISPO, CA 95041

SMART SHARE HOUSING
 SOLUTIONS
 P.O. BOX 15934 • S.F., CA 94116
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UNIT D

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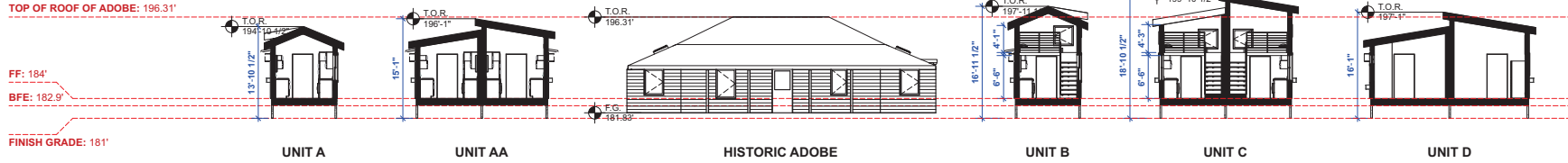
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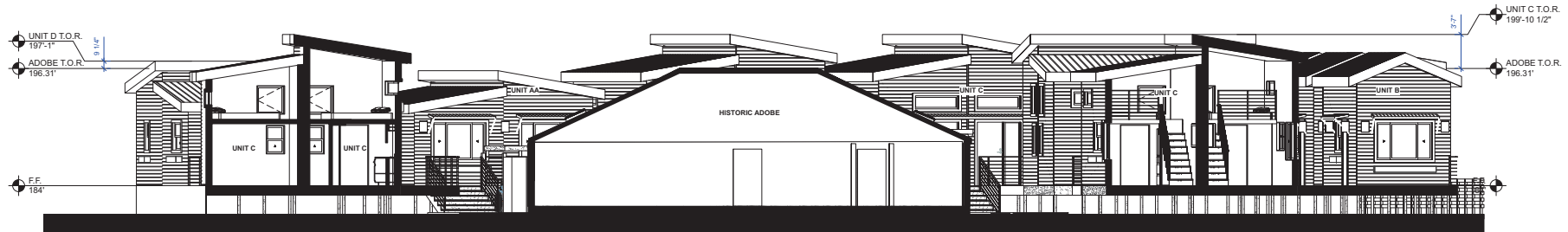
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**A-1.5
 (UNIT D)**

TINY HOME HEIGHT COMPARISON TO HISTORIC ADOBE



EAST-WEST SITE SECTION



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

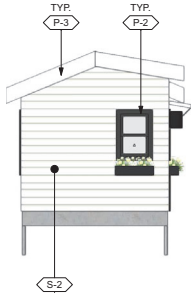


3 SITE SECTION KEY PLAN
Scale: 1/32" = 1'-0"

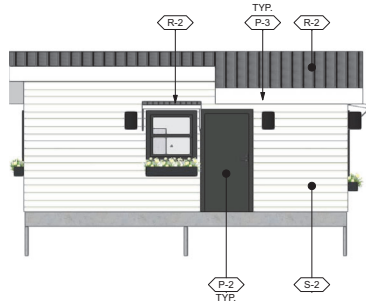


OVERALL SECTION
SCALE: 3/16" = 1'-0"

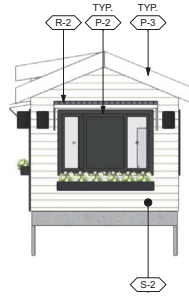
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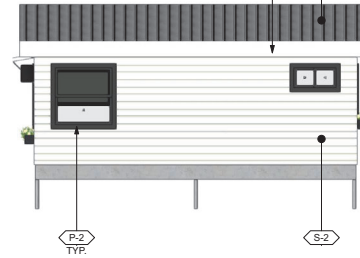
1 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



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



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



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

DWELLING UNIT



5 WALKWAY
Scale: 1:97.5







6 WALKWAY
Scale: 1:117

WALKWAY




EXTERIOR FINISH: DWELLING UNITS

VERIFY COLOR & MATERIAL WITH CLIENTS

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

EXTERIOR FINISH: WALKWAYS

VERIFY COLOR & MATERIAL WITH CLIENTS

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

**SECRETARY OF THE INTERIOR (SOI)
STANDARDS GENERAL NOTES:**

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

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

THE STRUCTURE'S CLADDING AND WOOD CONSTRUCTION SHALL REMAIN. CLADDING IS HORIZONTAL REDWOOD DROP SIDING, 1" W/IT IS A "BOX" OR SINGLE WALL WOOD CONSTRUCTION WITH VERTICAL BOARDS INSIDE AND HORIZONTAL BOARDS SANICWICHED ON THE OUTSIDE. GUT SQUARE NAILS. REPAIRS SHALL BE MADE TO DETERIORATED SEGMENTS TO MATCH (E).

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

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

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

SOI STANDARDS - PORCH REHABILITATION:

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

SOI STANDARDS - REMOVAL OF WOOD ADDITIONS:

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

SOI STANDARDS - WINDOW REPLACEMENT AND REPAIR:

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

SOI STANDARDS - DOOR REPLACEMENT:

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

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

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

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

SOI STANDARDS - CLEANING TREATMENTS:

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

SOI STANDARDS - ROOF REPAIR:

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

SOI STANDARDS - EXTERIOR PAINT:

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

**SECRETARY OF THE INTERIOR (SOI)
STANDARDS GENERAL NOTES:**

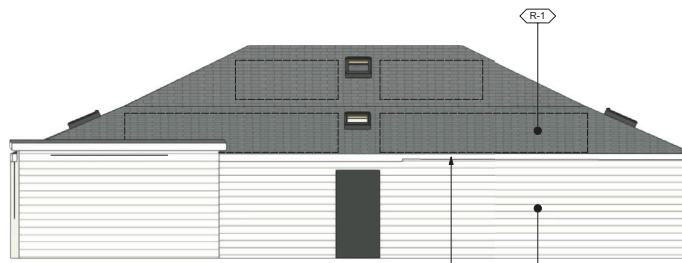
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC BUILDING LOCATED AT THE HISTORIC PROPERTY AT 466 DANA STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A COMMON LIVING AREA AND OFFICES.
 2. THE HISTORIC CHARACTER OF THE PROPERTY AT 466 DANA STREET WILL BE RETAINED AND PRESERVED. THE ADDITION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



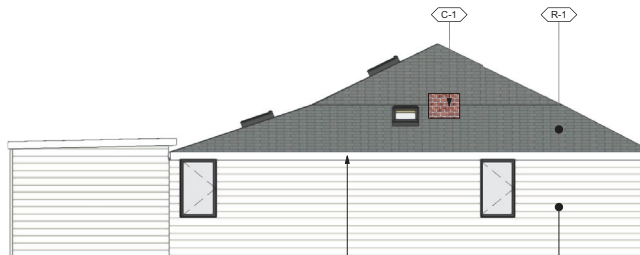
1 ADOBE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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



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



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

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

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

PLOT DATE: Apr 8, 2024

HISTORIC ADOBE

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1500 WALKER STREET • SUITE 100 • SAN LUIS OBISPO, CALIFORNIA 95060

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 159041 SLO, CA 94906
(805) 217-9474

COLORS & MATERIALS BOARD

09 APR 2024
ARC RESUBMITTAL

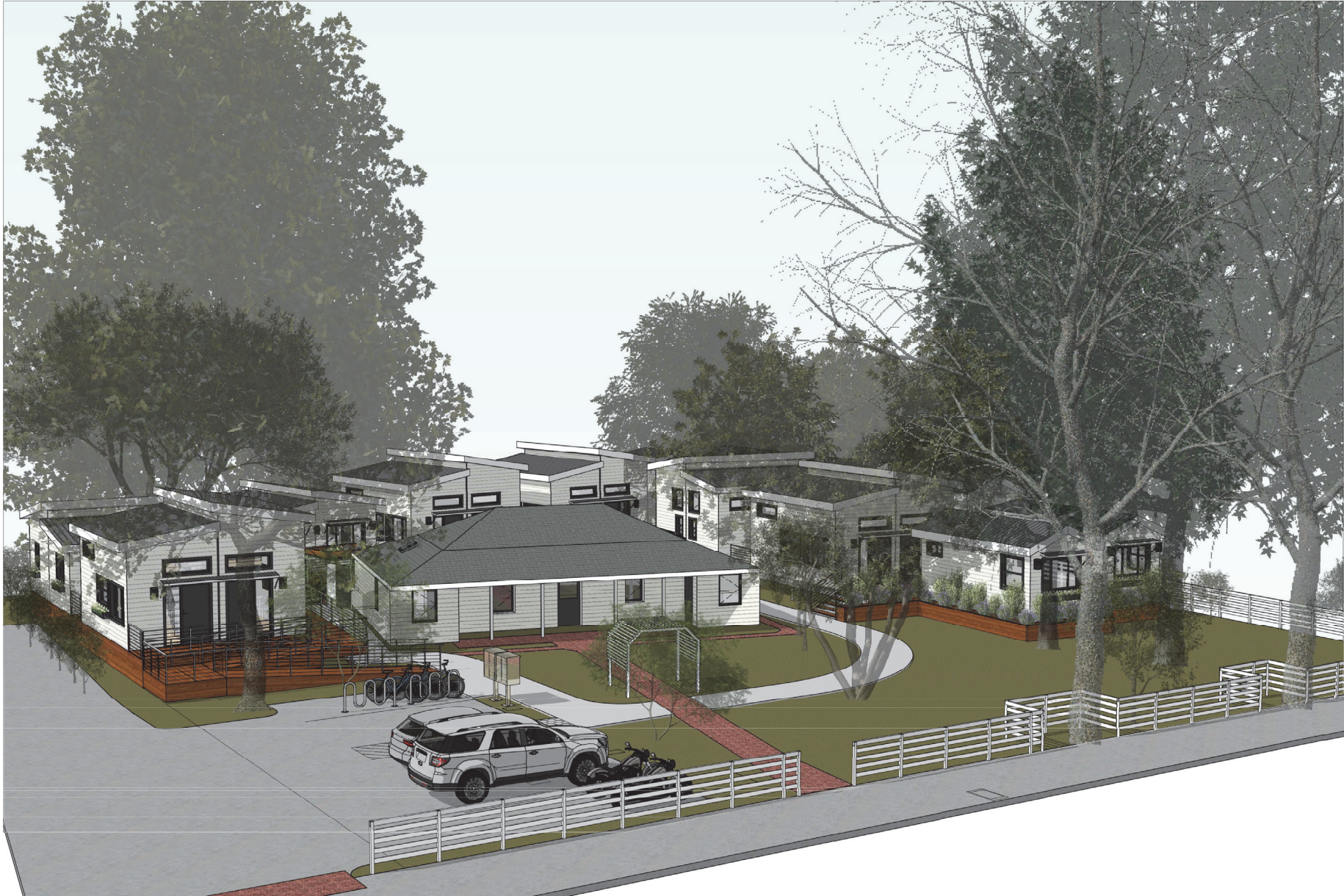
10 JAN 2023
ARC RESUBMITTAL

01 AUG 2022
ARC SUBMITTAL

20 JUN 2022
ARC SUBMITTAL

033

A-9.1



PLOT DATE: Apr 8, 2024

PERSPECTIVE VIEW
SCALE: NTS

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**WATERMAN
VILLAGE**
466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15004, SLO, CA 94006
(805) 575-5474

PERSPECTIVE VIEW

09 APR 2024
ARC RESUBMITTAL

10 JAN 2023
ARC RESUBMITTAL

01 AUG 2022
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20 JUN 2022
ARC SUBMITTAL

033

A-10.0



PLOT DATE: Apr 8, 2024

DANA STREET FRONT ELEVATION

SCALE: NTS

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

SMART SHARE HOUSING
SOLUTIONS
P.O. BOX 15034 SLO, CA 93406
(805) 475-2474

**DANA STREET
FRONT ELEVATION**

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC PERMISSIVE

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

A-10.1



PLOT DATE: APR 8, 2024

SIDE VIEW FROM ADJACENT PROPERTY
SCALE: NTS

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SIDE VIEW FROM
ADJACENT
PROPERTY

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10 JAN 2023
NIC PERMITS

01 AUG 2022
NIC SUBMITTED

20 JUN 2022
NIC SUBMITTED

033

A-10.2



LOOKING WEST FROM DANA ST.

SCALE: NTS

PLOT DATE: APR 8, 2024

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**DANA STREET
APPROACH**

09 APR 2024
NIC RESUBMITTAL

10 JAN 2023
NIC RESUBMITTAL

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

A-10.3