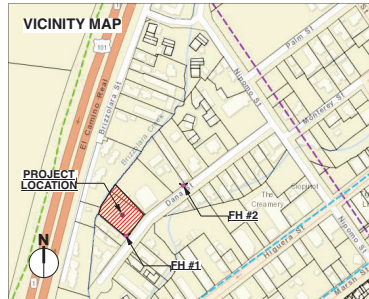


WATERMAN VILLAGE

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 EMILY ST SAN LUIS OBISPO, CA 93401 805-427-2600
SAN LUIS OBISPO POLICE DEPARTMENT 1042 WALNUT ST SAN LUIS OBISPO, CA 93401 805-781-7317	PACIFIC GAS & ELEC. 1585 KANSAS AVE SAN LUIS OBISPO, CA 93401 805-781-4540
SPECTRUM COMMUNICATIONS 270 BRIDGE ST SAN LUIS OBISPO, CA 93401 866-874-2389	CAL FIRE SAN LUIS OBISPO COUNTY FIRE DEPARTMENT 635 N. SANTA ROSA ST SAN LUIS OBISPO, CA 93401 805-543-4244
COUNTY OF SAN LUIS OBISPO PUBLIC HEALTH DEPARTMENT 2181 JOHNSON AVE SAN LUIS OBISPO, CA 93401 805-781-5500	

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

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

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

STATEMENT OF COMPLIANCE

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

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

PROJECT DIRECTORY

ARCHITECT HUNTER SMITH ARCHITECTURE 860 WALNUT STREET, SUITE 'B' SAN LUIS OBISPO, CA 93401 CONTACT: DANA HUNTER PH: (805) 544-5380 FAX: (805) 544-8625 EMAIL: DANA@HUNTERSMITHARCHITECTURE.COM
APPLICANT SMARTSHARE HOUSING SOLUTIONS P.O. BOX 15034 SAN LUIS OBISPO, CA 93406 CONTACT: ANNE WYATT PH: (805) 215-5474 EMAIL: ANNE@SMARTSHAREHOUSINGSOLUTIONS.ORG
CIVIL ENGINEER DANIEL PARKER-KING 545 BRANCH STREET SAN LUIS OBISPO, CA 93401 PH: (805) 560-8540 EMAIL: DAN@HIVEENGINEERING.US
LANDSCAPE ARCHITECT TERRY LEE 318 N HIGHWAY 1 SPC 54 GROVER BEACH, CA 93433 PH: (805) 659-0794 EMAIL: TERRY.LEE@GMAIL.COM
HELICAL PIERS J.R. SPENCER CONSTRUCTION 351 HIGHLAND DR SAN LUIS OBISPO, CA 93405 PH: (805) 543-8166, (805) 238-9151
MBS LAND SURVEYS 3559 SOUTH HIGUERA STREET SAN LUIS OBISPO, CA 93401 CONTACT: MIKE STANTON, PLS 5702 PH: (805) 594-1960 EMAIL: INSTANTON@MBSLANDSURVEYS.COM

WILDFIRE PROTECTION MEASURES

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

SHEET INDEX

TITLE	T1.0 TITLE SHEET T-1.1 PROJECT INFORMATION & DATA T-1.2 SITE CONTEXT T-1.3 SOILS ENGINEERING REPORT T-1.4 SOILS ENGINEERING REPORT T-1.5 SOILS ENGINEERING REPORT T-2.0 AFFORDABLE HOUSING SUMMARY
CIVIL	C1.0 TITLE SHEET C1.1 NOTE SHEET C2.0 GRADING AND DRAINAGE PLAN C2.1 GRADING AND DRAINAGE DETAILS C3.0 EROSION CONTROL PLAN C3.1 EROSION CONTROL DETAILS C4.0 UTILITY PLAN C5.0 CONSTRUCTION DETAILS
SITE PLAN	SP-0.0 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 JRSC-C HELICAL PIERS: CONCEPTUAL PLAN
LANDSCAPE	CLS1 CONCEPTUAL LANDSCAPE SITE PLAN
ARCHITECTURAL	A-0.0 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 8.11.050 and 8.11.060.

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

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

WILL-SERVE LETTER

November 20, 2023

Terri Mabin
The Mabin Company
805-235-8499

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

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

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

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

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

Note: Service levels may change depending on volumes.

It will be the property owner's responsibility to make sure that all 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 available 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	19'11"	13' 11"	12' 11"	20	22	440	440
B	4	12	12-14	single, loft	19'7" 12"	16'11" 12"	13' 11" 12"	10	22	220	880
C	5	10	12-14	double, loft	19'8" 12"	18' 10" 12"	15' 10" 12"	20	22	440	2200
D	1	2	3	ADA double, no loft	19' 11"	18' 11"	13' 11"	22	24	528	528
Total	13	29									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'±
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' 11"
NUMBER OF STORIES:	1
SMALL HOME BUILDING FOOTPRINT:	220.0 S.F.
ACCESSIBLE SMALL HOME BUILDING FOOTPRINT:	284.0 S.F.

DENSITY CALCULATION:

MAXIMUM RESIDENTIAL DENSITY:	20 UNITS/ACRE
DENSITY UNIT:	20 DU X 0.58 AC = 11.6 DU
MAXIMUM STUDIO & ONE-BEDROOM:	11.6 DU ± 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	24.90 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:	9 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.

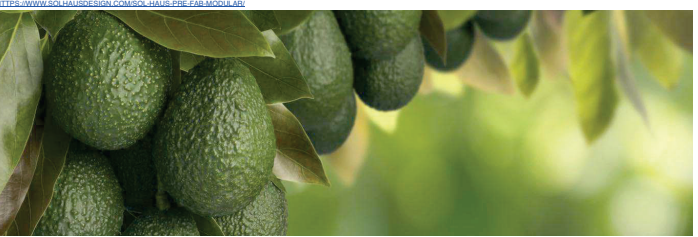
PARKING, DENSITY AND AFFORDABLE HOUSING CONCESSIONS: WITH ONLY 3 CAR PARKING SPACES PROPOSED ON SITE AND RESTRICTED STREET PARKING ON DANA ST, ACCESS TO PERSONAL VEHICLES FOR REGULAR USE WILL BE LIMITED. THE SITE IS IDEAL FOR CAR-FREE LIVING, ACCESSIBLE TO DOWNTOWN TRANSIT, SHOPPING, SERVICES, AND CYCLE 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'.



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



WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15904, SLO, CA 94908
(805) 215-5974

PROJECT INFORMATION DATA

09 APR 2024
REV: PERMITTABLE

10 JAN 2023
REV: PERMITTABLE

01 AUG 2022
REV: PERMITTABLE

20 JUN 2022
REV: SUBMITTAL

033

T-1.1



STREET FRONT ELEVATION OF ADOBE



SOUTH SIDE YARD OF ADOBE



FRONT OF ADOBE



NORTH SIDE YARD OF ADOBE

PHOTOREF: APR 8, 2024

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



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WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

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

SITE CONTEXT

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC PRELIMINARY

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

T-1.2

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

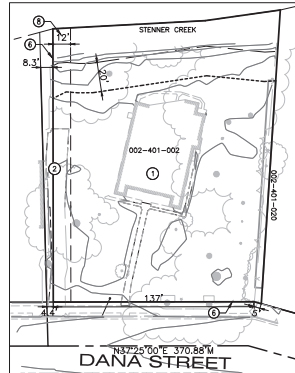


PROFESSIONAL CA ENGINEER
 DANIEL PARKER-KING PE

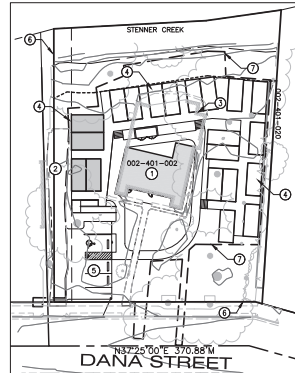
0	07/26/24	DKP	CIVIL DEVELOPMENT REVIEW SUBMITAL
1	04/05/24	DKP	PLAN CHECK RESPONSE #1

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

ABBREVIATIONS

- AC ASPHALT
- AS ANGLE IRON
- BSF BOTTOM OF FOOTING
- BSW BOTTOM OF WALL
- CO CLEAN-OUT
- CS CENTERLINE
- CONC CONCRETE
- CONST CONSTRUCTION
- DA & Ø DRAINAGE AND OPENING
- E ELECTRICAL
- EG EXISTING GRADE
- ELEV ELEVATION
- (E) & () EXISTING
- FD FIBER OPTIC
- FG FINISHED GRADE
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FN FIRE HYDRANT
- FL FLOW LINE
- G GRADE BREAK
- GB FINISHED GRADE
- HDPE HIGH 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
- ROW RIGHT-OF-WAY
- SD SLOPE
- SD STORM DRAIN
- STA SANITARY SEWER STATION
- TE TELEPHONE
- TF TOP OF FOOTING
- TOE TOP OF GRADE
- TOW TOP OF WALL
- TYP TYPICAL
- W WATER

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING	▭	▭
DISTURBANCE AREA	---	---
WATER	W	W
FIRE WATER	W	W
SEWER	SS	SS
STORM DRAIN	SD	SD
CONTOUR	350	350
OH ELECTRIC	OH	OH
UNDERGROUND ELECTRIC	E	E
TRENCH DRAIN / FRENCH DRAIN	TD	TD
PRESSURIZED SEWER / STORM DRAIN	SSFM	SSFM
FENCE	○	○
ELECTRICAL POLE	⊙	⊙
LIGHT	⊕	⊕
FIRE HYDRANT	⊕	⊕
HORIZONTAL / VERTICAL CONTROL	△	△
MANHOLE	○	○
UTILITY BOX	○	○
POST	○	○
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
- 0 PR 3 RUNOFF RETENTION THROUGH USE OF L.S.A.
- 0 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 PAR 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.



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 DANIEL PARKER-KING PE

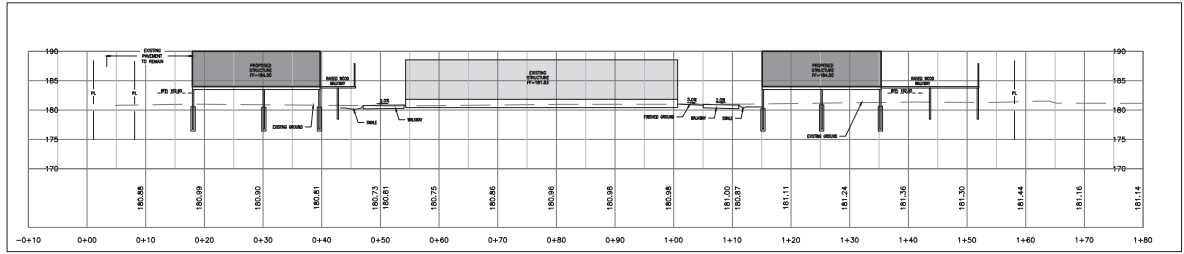
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1	04/05/24	DPK	PLAN CHECK RESPONSE #1

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	SCALE 1"=10'
PAGE 4 OF 8	REV 0
SHEET NO.	

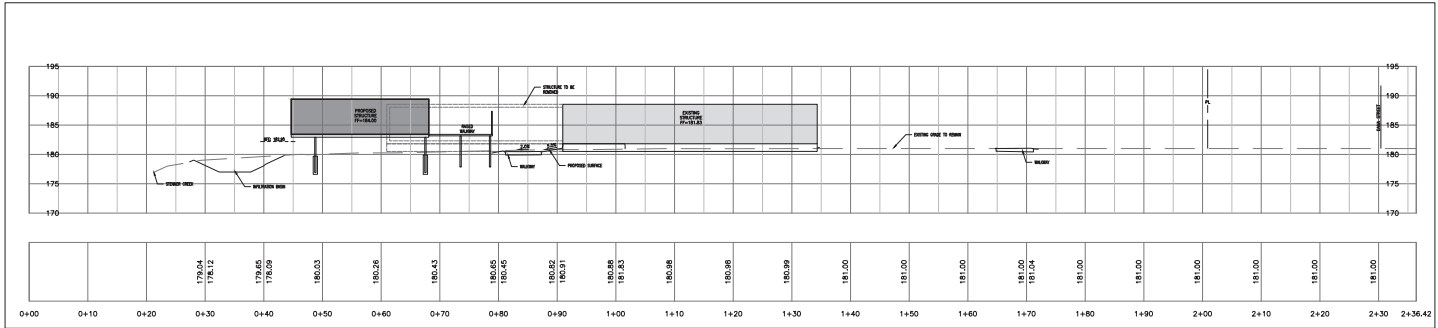
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CROSS SECTION

SCALE 1"=10'

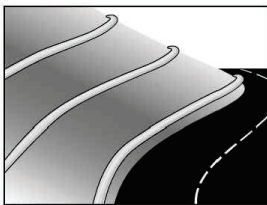


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CROSS SECTION

SCALE 1"=10'

Fiber Rolls



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

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

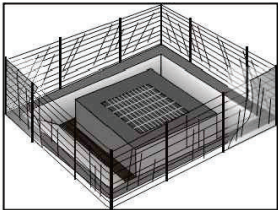
SE-5

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

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
- SE-1 Silt Fence
 - SE-6 Gravel Bag Berm
 - SE-8 Sandbag Barrier
 - SE-14 Biofilter Bags



Storm Drain Inlet Protection SE-10



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

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

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

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
- SE-1 Silt Fence
 - SE-5 Fiber Rolls
 - SE-6 Gravel Bag Berm
 - SE-8 Sandbag Barrier
 - SE-9 Straw Bale Barrier



Street Sweeping and Vacuuming SE-7



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

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

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

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

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

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

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Concrete Waste Management WM-8



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

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

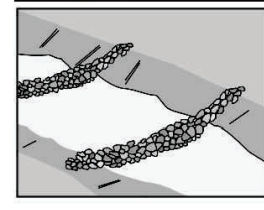
- Suitable Applications**
Concrete waste management procedures and practices are implemented on construction projects where:
- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
 - Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

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

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



Check Dams SE-4



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

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

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

- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics

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

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0	01/05/24	DPK	DEV. 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
EROSION CONTROL DETAILS

JOB NO.
23032

DATE
4/5/24

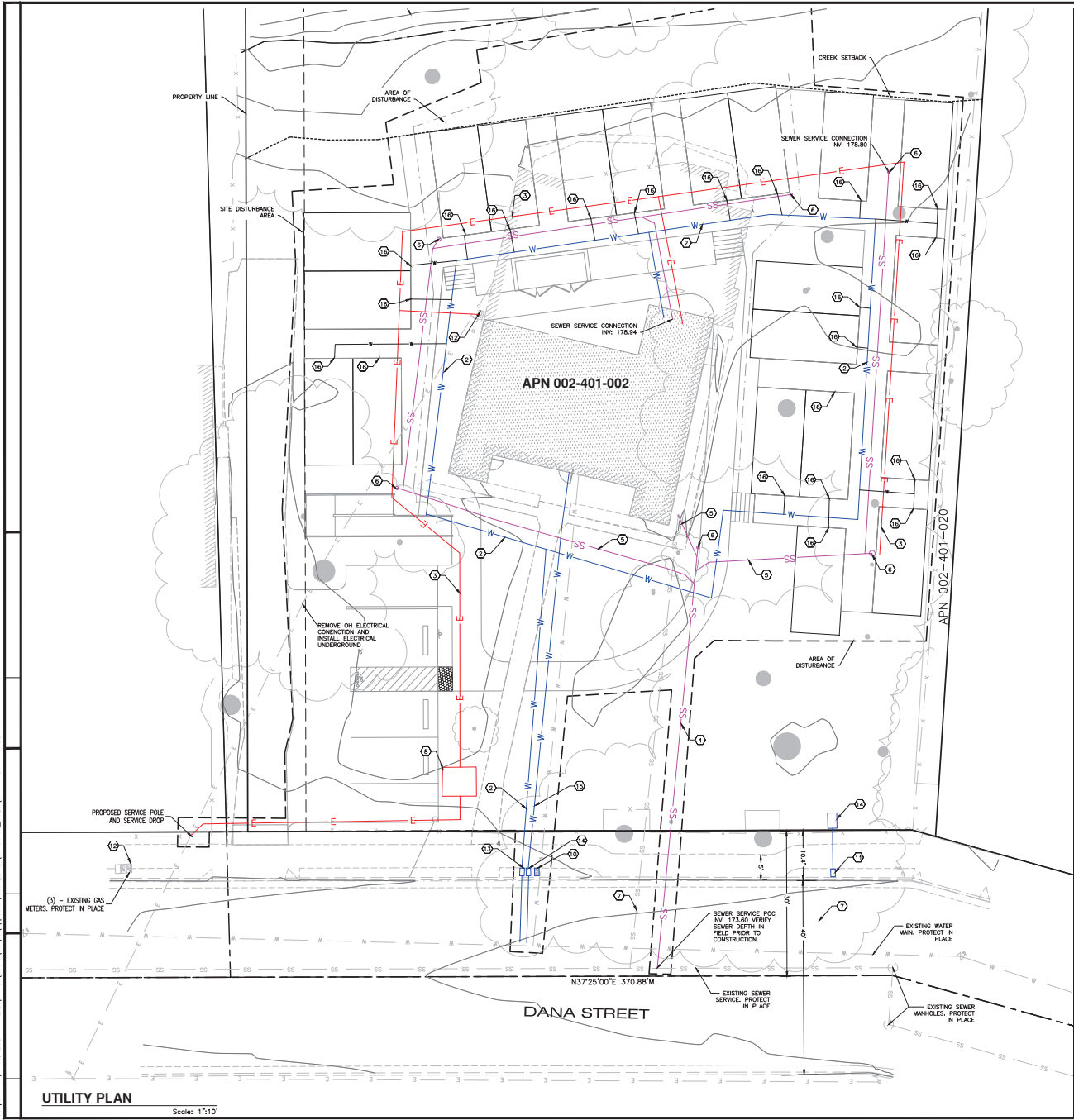
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UTILITY PLAN

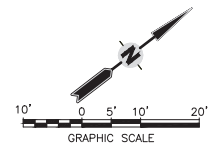
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UTILITY CONSTRUCTION NOTES

- (1) NOT USED
- (2) INSTALL 2" WATER LINE. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (3) INSTALL UNDERGROUND ELECTRICAL SERVICE PER PCAE GREENBOOK. INSTALL UNDERGROUND FO / TELEPHONE SERVICE. TRENCH PER DETAIL 2 SHEET C5.0. ALL WIRE SERVICE TO THE PROJECT SITE SHALL BE UNDERGROUND.
- (4) INSTALL 6" PVC SEWER SERVICE AT 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 #6550.
- (8) INSTALL TRANSFORMER PAD, AND TRANSFORMER PER ELECTRICAL INSTALLER REQUIREMENTS.
- (9) NOT USED
- (10) REMOVE AND REPLACE EXISTING WATER SERVICE AND LATERAL WITH 1" WATER SERVICE AND METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (11) INSTALL 1" CITY OWNED WATER METER AND WATER SERVICE WITH BACKFLOW PREVENTOR FOR LANDSCAPING PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (12) DETERMINE LOCATION OF EXISTING GAS LINE AND METER. ABANDON IN PLACE. PROPOSED STRUCTURES WILL BE ALL ELECTRICAL.
- (13) INSTALL 2" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (14) INSTALL NEW 1" WATER METER PER CITY OF SAN LUIS OBISPO STANDARD #6220.
- (15) INSTALL DEDICATED 1.5" FIRE WATER LINE FOR FULL NFPA 13 FIRE SPRINKLER SYSTEM PER CITY OF SAN LUIS OBISPO STANDARD #6550, #6560. PRIOR TO CONSTRUCTION, SEE APPROVED FIRE SPRINKLER SUBMITTAL FOR APPROVED SIZE.
- (16) INSTALL 1.5" WATER SERVICE WITH 1.5" "BADGER" WATER SUBMITTER OR APPROVED EQUAL.

UTILITY NOTES

- 1. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY 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 PROVIDERS 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	CVL	DEV. DEVELOPMENT REVIEW SUBMITAL
1	04/05/24	DPK	PLAN	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

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SHEET NO.

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 1"=10'

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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

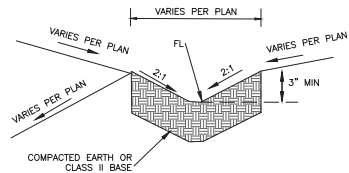
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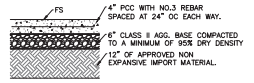
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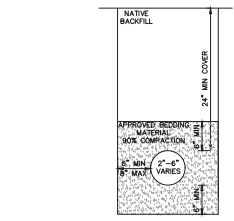
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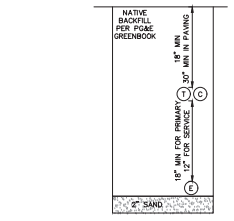
4 SWALE DETAIL
 SCALE: NTS



5 TYPICAL CONCRETE SECTION
 Scale: NTS

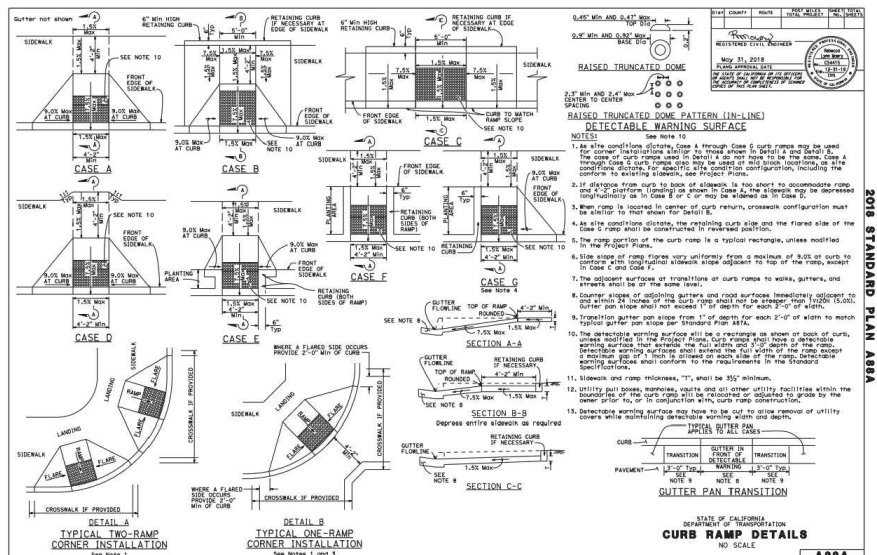


1 CROSS SECTION - TRENCH
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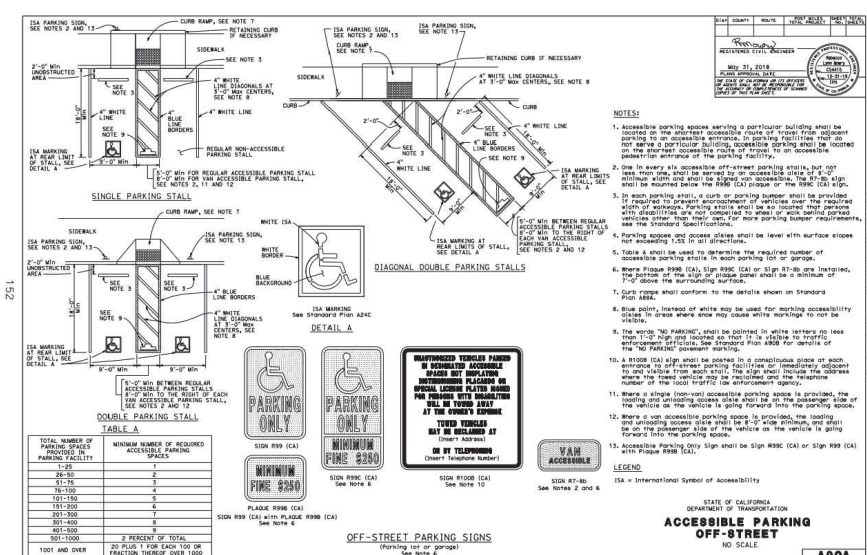


2 CROSS SECTION - JOINT TRENCH
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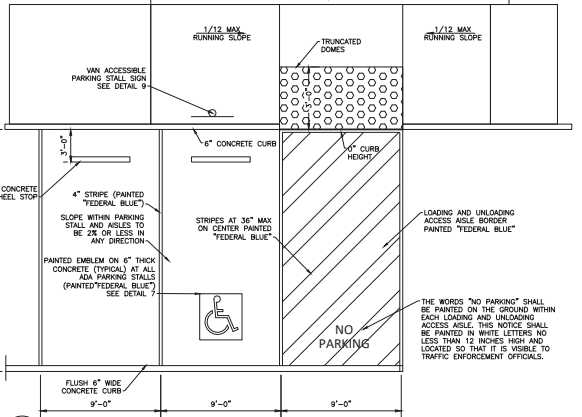
3 NOT USED
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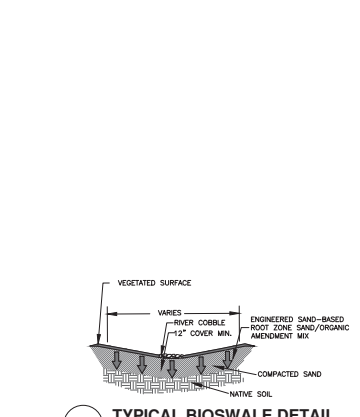
6 CALTRANS DETAIL A88A
 NTS



7 CALTRANS DETAIL A90A
 NTS

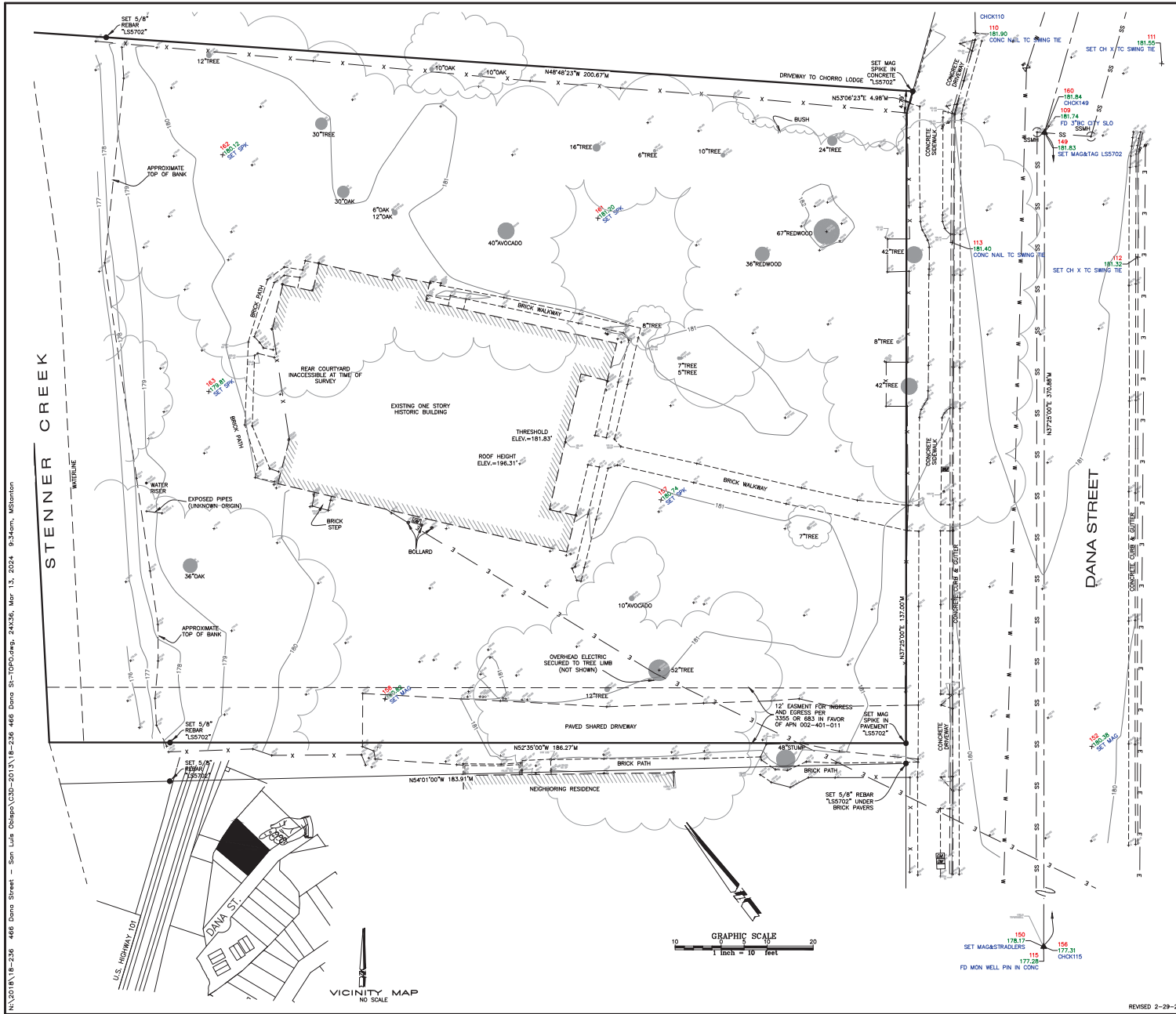


8 VAN ACCESSIBLE PARKING DETAILS
 Scale: NTS



9 TYPICAL BIOSWALE DETAIL
 Scale: NTS

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 Jason Parker
 1920\VC-1-Civil_Plan.dwg



SYMBOL LEGEND:

— X —	FENCE LINE	▬	RETAINING WALL
— SS —	SEWER MAIN	▬	PO&E BOX
— W —	WATER MAIN	▬	TELEPHONE BOX
— G —	GAS MAIN	▬	SIGNAL BOX
— ETR —	ELECTRICAL/PHONE/CABLE	▬	TELEPHONE BOX
— OHE —	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
BW	BRICK WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PH	POWER POLE
CD	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLLUM	RB	REBAR
COR	CORNER	RPC	REINFORCED CONCRETE PIPE
CNC	CONCRETE	R10	RADIUS
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	TR	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FFW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
OR	ORANGE		
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, I MAKE 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 HAGARD
 MICHAEL B. STANTON, PLS 5702
 3635A SCOUTS HIGUIEREA ST.
 SAN LUIS OBISPO, CA 95401
 805-839-1540
 March 13, 2024 JOB #18-236

18-236 466 Dana Street - San Luis Obispo, CA 95401 - 2013-2018-236 466 Dana St - TOPO.dwg, 24K36, Mar 13, 2024 9:34am, MStanton

STENNER CREEK

35FT SETBACK PER 17.70.030.2.B



- ### SITE PLAN REFERENCE NOTES
- ALL RESIDENTIAL UNITS SHALL BE RAISED ON HELICAL PILES TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). REFER TO SPECS BY CONSULTANT ON SHEET JSS-C.
 - (N) NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). 6"-0" WIDE TYPICAL U.A.C. VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - (N) 6'-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.
 - (N) 4'-0" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE METAL GUARDRAIL.
 - ACCESSIBLE RAMP PER CBC STANDARDS. SLOPE 1:12 PER ADA REQUIREMENTS. MAINTAIN 8'-0" HEAD CLEARANCE FROM TREE CANOPY.
 - (N) 8'-0" WIDE PARKING SPACE SHALL BE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - (N) VAN ACCESSIBLE PARKING STALL WITH 5'-0" ACCESSIBLE AISLE LOCATED ON PASSENGER SIDE OF VEHICLE. SHALL BE ELECTRICAL VEHICLE READY SPACES EQUIPPED WITH ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT.
 - (N) MOTORCYCLE PARKING SPACE. REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS.
 - 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 FIELD TO OCCUPANTS. PARKING FOR ALL OCC. SEE DET. 1CA-7.0.
 - SHORT-TERM BICYCLE PARKING. ANGLED BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0.
 - COVERED TRASH ENCLOSURE SHALL BE OF A MATERIAL AND COLORS THAT COMPLEMENT THE ARCHITECTURE OF THE UNITS. REFER TO SHEET CA-8.0. REFER TO WILSON LETTER ON SHEET 1-1.1.
 - MALIBOX TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO SPECIFICATION DETAIL #3 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. VERIFY W/ OWNERS.
 - (N) PAVERS @ DRIVEWAY APPROACH, COLOR & DESIGN TO MATCH (E) HISTORICAL BRICK WALKWAY LEADING TO THE ADJACE.
 - 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.
 - MAINTAIN (E) PAVED DRIVEWAY EASEMENT
 - MAINTAIN (E) TRELLIS STRUCTURE. VERIFY LOCATION IN FIELD
 - ALL RESIDENTIAL UNITS SHALL HAVE A WATER HEATER CLOSET & A WATER HEATER PUMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD, TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - ALL RESIDENTIAL UNITS SHALL HAVE A MINI-SPLIT CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. VERIFY LOCATION IN FIELD, TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
 - (N) FENCE AT PROPERTY LINE TO MATCH (E) FENCE IN HEIGHT, DESIGN, AND COLOR.
 - (E) FENCE TO BE MAINTAINED
 - PLANTER BOXES. REFER TO LANDSCAPE PLANS
 - TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR CLEARANCE ABOVE UNIT ROOFS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR 6'-0" CLEARANCE ABOVE WALKWAYS. TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
 - PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER.
 - (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS
 - (N) LANDSCAPED AREAS TO COMPLY WITH SOI STANDARDS. REFER TO LANDSCAPE PLANS.
 - LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING STATION & EQUIPMENT.
 - INSTALL DETECTABLE WARNING SURFACE PER CIVIL DRAWINGS C-2.0
 - PROVIDE PLANTER BOXES ABOVE LONG TERM BIKE SHED. SEE DET. 1CA-7.1
 - SECURED GATE AND FENCE FOR LONG TERM BIKE PARKING AND TRASH ENCLOSURE
 - INSTALL (N) TRANSFORMER AND TRANSFORMER PAD PER ELECTRICAL INSTALLER REQUIREMENTS. SEE C-4.0 FOR MORE INFORMATION

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

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

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

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HUNTER SMITH ARCHITECTURE
H S
1800 WALKER STREET • SUITE 8 • SAN LUIS OBISPO • CALIFORNIA

WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING SOLUTIONS
P.O. BOX 15004 • SLO, CA 94096
(805) 215-9474

SITE PLAN

09 APR 2024
ANC SUBMITTAL

10 JAN 2023
ANC SUBMITTAL

01 AUG 2022
ANC SUBMITTAL

20 JUN 2022
ANC SUBMITTAL

033

CA-1.0

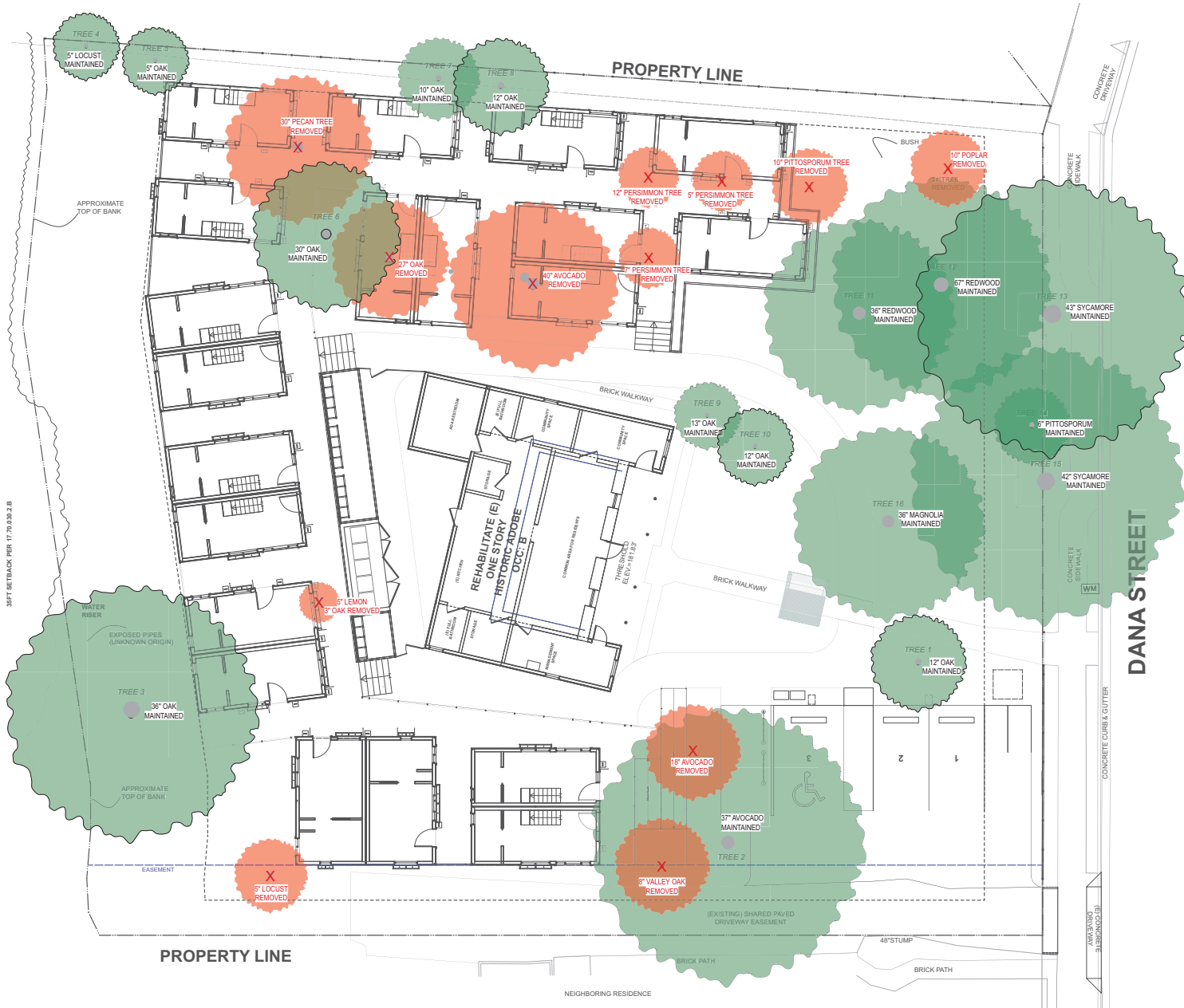
STENNER CREEK

35FT SETBACK PER 17.70.030.2.B

PLOT DATE: Apr 8, 2024

TREE EXHIBIT

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



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



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WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 95001

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

TREE EXHIBIT

09 APR 2024
REVISED

10 JAN 2023
REVISED

01 AUG 2022
REVISED

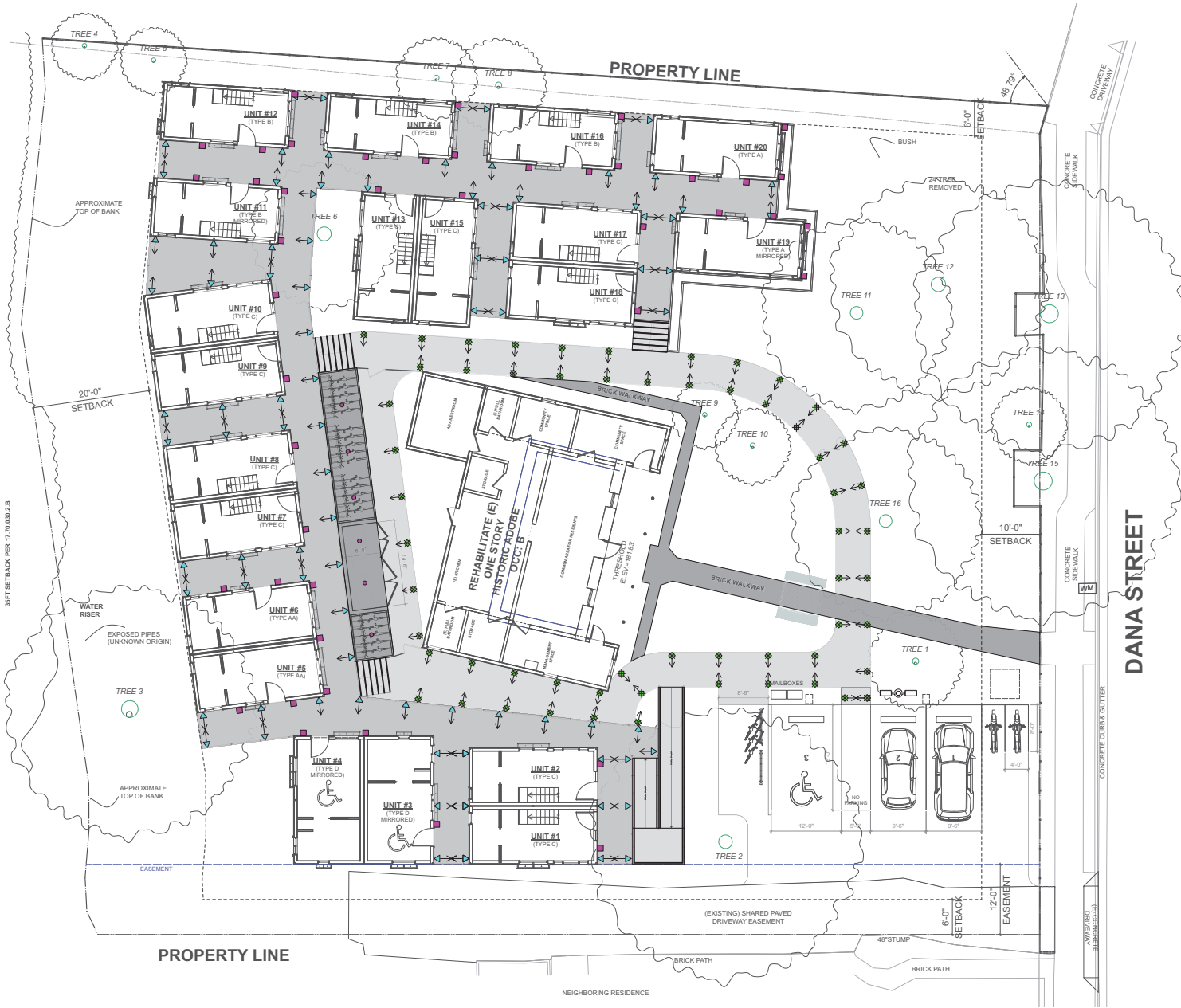
20 JUN 2022
REVISED

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CA-1.1

SITE LIGHTING PLAN

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



EXTERIOR LIGHTING GENERAL NOTES:

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

EXTERIOR LIGHTING KEY:

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

NOTE: VERIFY LIGHT FIXTURES AND PLACEMENTS WITH OWNER.



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SITE LIGHTING PLAN

09 APR 2024
NIC SUBMITTAL

10 JAN 2023
NIC SUBMITTAL

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"

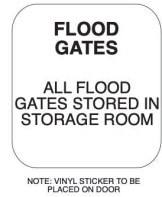
FLOOD ZONE REQUIREMENT NOTES:

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.

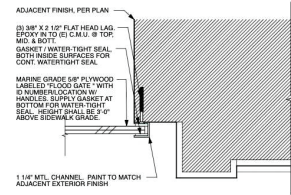
AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF SAN LUIS OBISPO. AS SUCH, THIS SUBSTANTIAL REMODEL COMPLIES WITH ALL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS, THE CITY'S FLOOD DAMAGE PREVENTION REGULATIONS PER MUNICIPAL CODE CHAPTER 17.78

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



FLOOD GATE PLAQUE N.T.S. 12

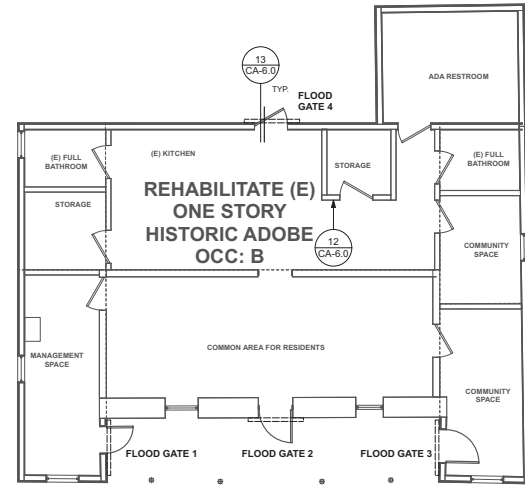


NOTE: ALL EXISTING FLOODGATE CHANNELS SHALL BE REMOVED, REPAIRED AND REPLACED PER THIS SPECIFICATION TO ENSURE A WATERTIGHT SEAL TO THE EXTERIOR FINISH

TYPICAL FLOOD GATE N.T.S. 13

DRY FLOODPROOFING STRATEGIES

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



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



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EXISTING ADOBE TO BE REHABILITATED

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

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

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

TINY HOME UNITS

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

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

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

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

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

705.5 Fire-Resistance Ratings

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

TABLE 705.5
 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE-#1

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

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 unimpaired areas of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. For a building containing only a Group U 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"



HUNTER SMITH ARCHITECTURE

H S ARCHITECTURE

1600 WALL STREET • SUITE 8 • SAN LUIS OBISPO • CALIFORNIA

WATERMAN VILLAGE

466 DANA STREET

SAN LUIS OBISPO, CA 95001

SMART SHARE HOUSING SOLUTIONS INC.

P.O. BOX 159041 SLO, CA 94906

(805) 215-9474

FIRE SEPARATION ANALYSIS

09 APR 2024
INC SUBMITTAL

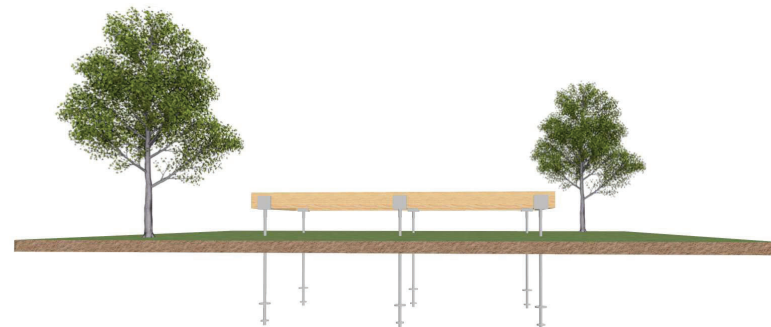
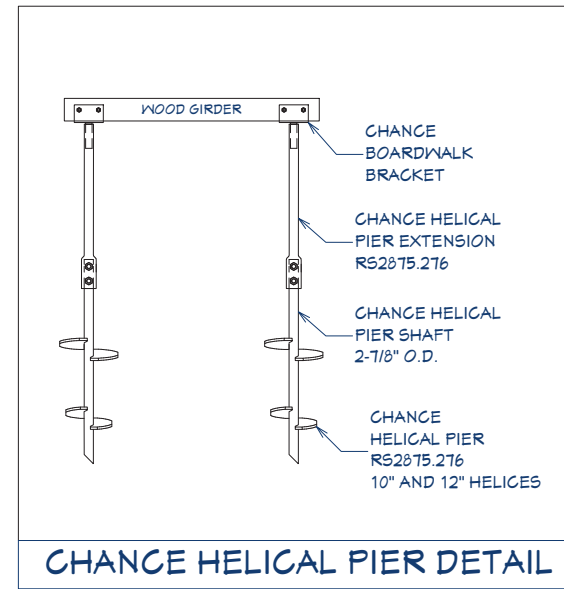
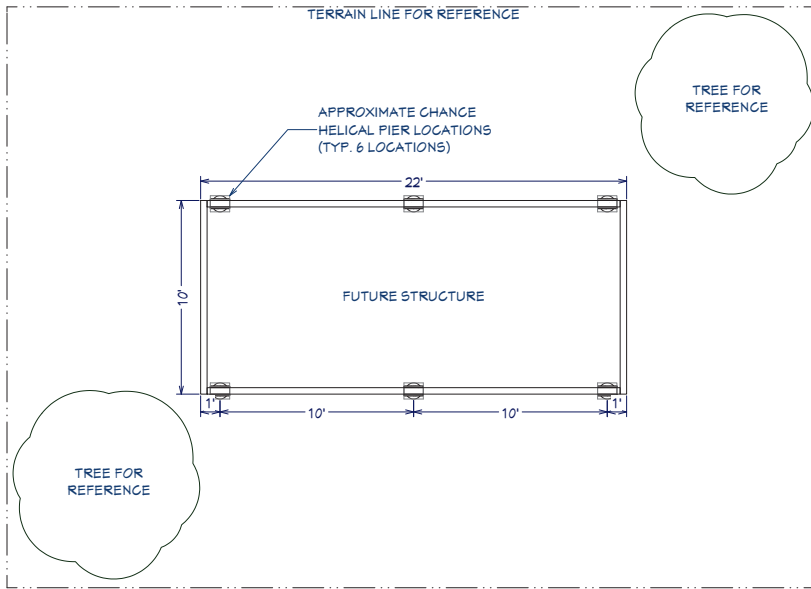
10 JAN 2023
INC SUBMITTAL

01 AUG 2022
INC SUBMITTAL

20 JUN 2022
INC SUBMITTAL

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CLIENT:
The Main Company

PROJECT:
466 Dana Street
San Luis Obispo, CA

J.R. SPENCER CONSTRUCTION
FOUNDATION SUPPORT TECHNOLOGY
SERVING SAN LUIS OBISPO COUNTY SINCE 1977
805-543-9165 805-238-9151
351 HIGHLAND DRIVE SAN LUIS OBISPO, CA 93405
LICENSE NO. 422180 FAX 805-238-1188

SHEET TITLE:
CONCEPTUAL PLAN

DRAWN BY:
DAVID SPENCER

DRAWING DATE:
May 30, 2023

REVISIONS:

SCALE:
NOT TO SCALE

SHEET:
JRSC-C

PROPOSED PLANT PALLETTE

CENTRAL CALIFORNIA COASTAL

CENTRAL CALIFORNIA COASTAL
DROUGHT TOLERANT PLANTINGS

BLOWING PLANTINGS	DIANEILLA THOMASIA	GROUND COVERS
LAVENDER STORCHAS	VERISORTED PLANK LEAF	VINCA
SPANISH LAVENDER	ORNAMENTAL GRASSES	PENIPINKIE
HESPERALOE	PENISTEMUM TUBERUM	LANTANA
RED TUCCA	RIP FOUNTAIN GRASS	PURPLE/WHITE LANTANA
ECHUM	FESTUCA MAIRE	
PRICE OF MADERA	ATLAS FESCUE	VINES
LOW GROWING PLANTINGS	FESTUCA OVINA GLOUCA	DISTICTUS
OLEA LITTLE OLIV	BLUE FESCUE	RED RETRUPP VINE
DWARF OLIVE		WISTERIA
COLEONEMA PULCHELLUM	BERBERISALS	PURPLE WISTERIA
BREATH OF HEAVEN SUNSET GOLD	DAY JILY	COMPENSATORY TREES
AGAVE STEVENJUA	STELLA ORO	A COMPENSATORY TREE
BLUE AGAVE	LAMBS EAR	PLANTING PLAN WILL BE
	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

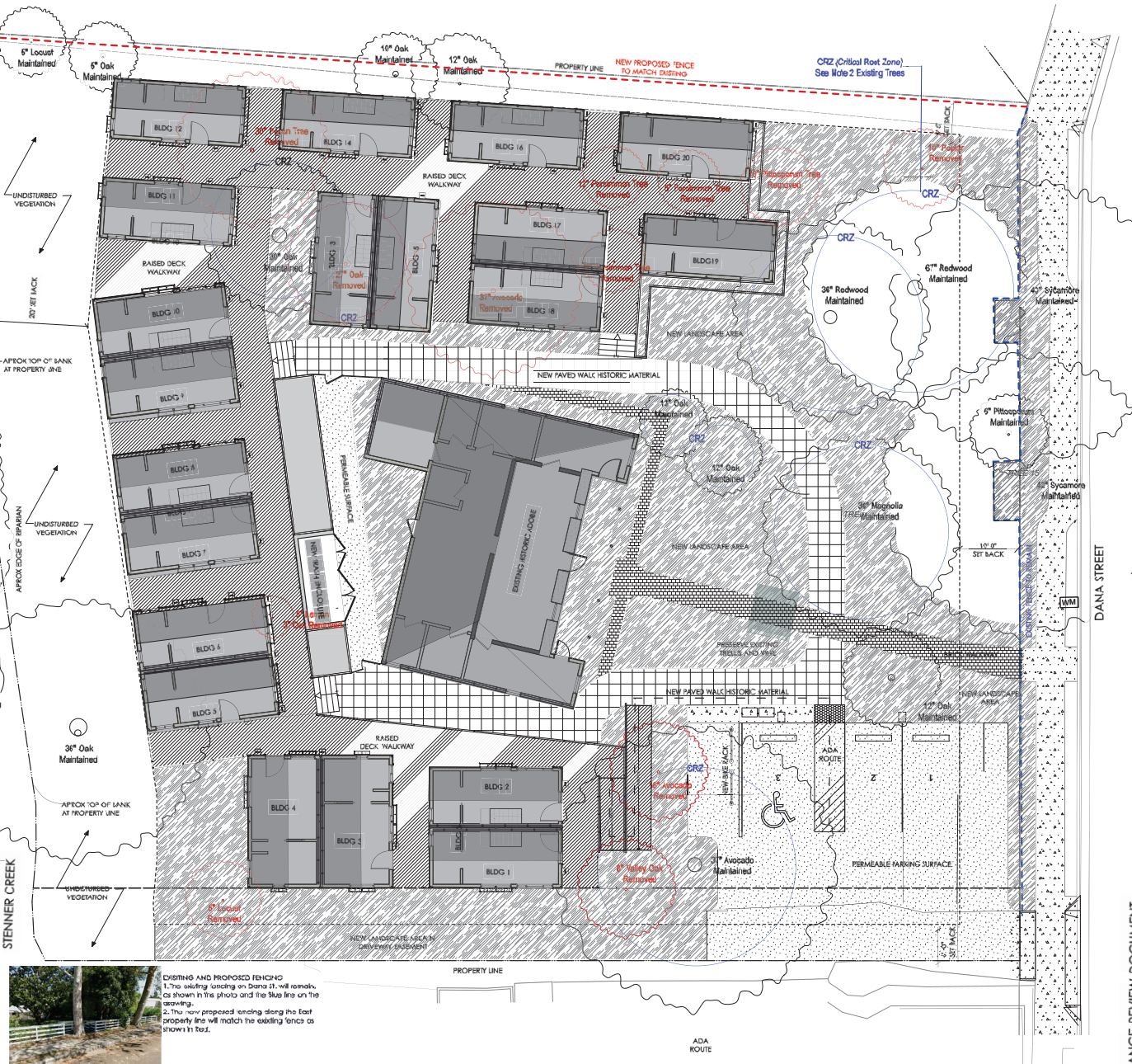
- EXISTING TREES**
- Existing trees noted on the plan were assessed by Terry Lee Landscape Architect, RLA#4108 and shown California Certified Arbores (CCSA). The tree assessment was performed on May 11, 2023 and will accompany this Site Plan of the firm's submission.
 - The Landscape Site Plan also shows (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 hydraczones 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 Arbores. The City Arbores 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 WELCOLS values, from the State Guidelines, will be used to determine final FF (plant factor) value in the final calculation in the construction document set.

The water conservation method for the new landscape plant material will have a LOW FF (Plant Factor) .35 rating and the ETWJ (estimated total water use) per year is estimated to be within the Maximum Allowable Water Allocation (MAWA) which will be calculated for the project. Additionally, a Smart Controller with a climate control weather station will be used to monitor the irrigation water and pro-rate daily water consumption to the minimum requirements for each hydraczone. 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

TLLA
TERRY LEE LANDSCAPE ARCHITECTURE
1000 W. MONTECITO AVENUE
SAN LUIS OBISPO, CA 93401
TEL: 805.762.1111
WWW.TLLA.COM

COMPLIANCE REVIEW DOCUMENT

WATERMAN PEACE VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA

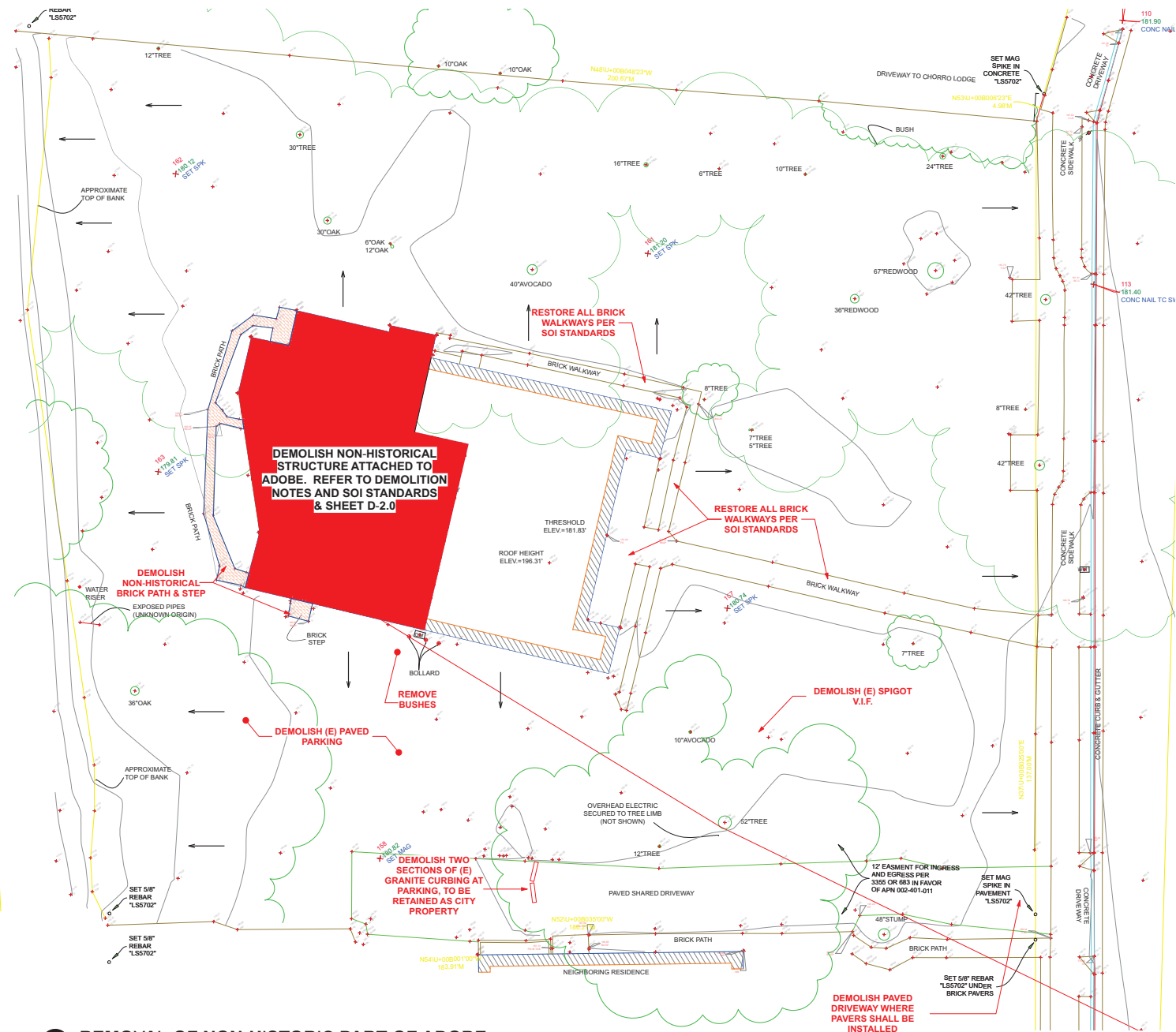
REVISIONS

SHEET TITLE
Conceptual Landscape Site Plan

SHEET NO.
CLS1

SHEET SET 1 of 1

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 SHUNED 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 B, San Luis Obispo, CA 93401

REGISTERED ARCHITECT
C-36
C-36
NO. 10303
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

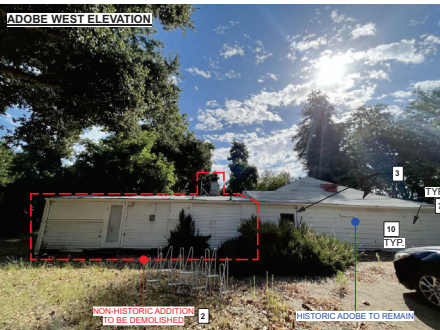
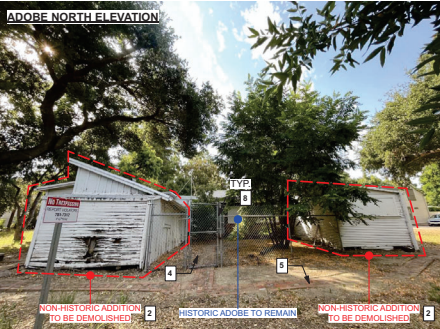
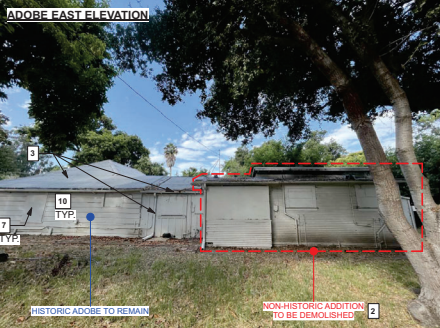
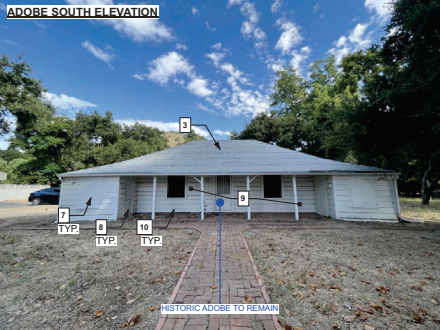
REMOVAL OF PART OF ADOBE

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

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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.

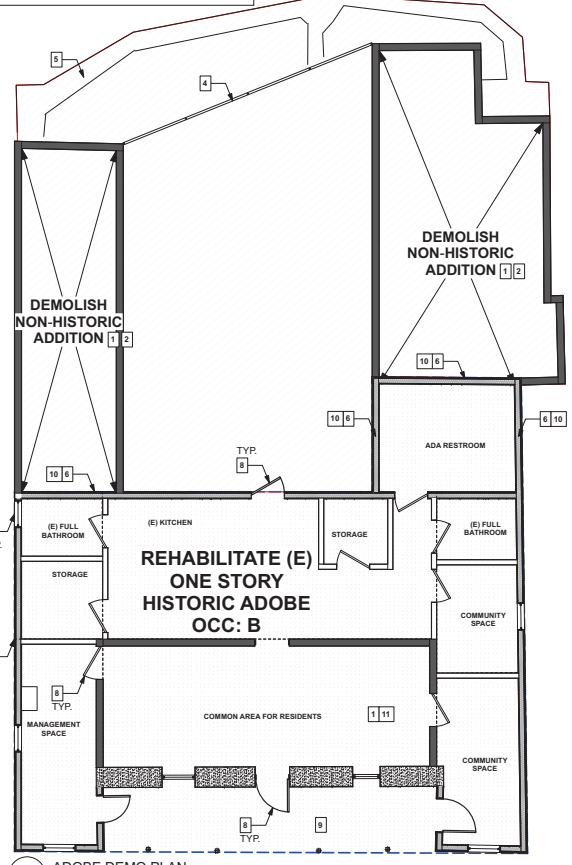
DEMOLITION LEGEND:

- 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'



1 ADOBE DEMO PLAN 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 CBC. Walkways shall be designed to support all imposed loads and in no case shall the design live load be less than 150 pounds per square foot (psf).
- Directional barricades**
Pedestrian traffic shall be protected by a directional barricade where the walkway extends into the street. The directional barricade shall be of sufficient size and construction to direct vehicular traffic away from the pedestrian path.
- Construction railings**
Construction railings shall be at least 42 inches (1067 mm) in height and shall be sufficient to direct pedestrians around construction areas.
- Barriers**
Barriers shall be a minimum of 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors which are normally kept closed.
- Barrier design**
Barriers shall be designed to resist loads required in Chapter 16 unless constructed as follows:
- Barriers shall be provided with 2-inch by 4-inch (51 mm by 102 mm) top and bottom rails.
 - Wood structural use panels shall be a minimum of 3/4-inch (19.1 mm) boards or 7-inch (54 mm) wood structural use panels.
 - Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
 - Wood structural use panels 1 1/4 inch (31.8 mm) or 5/16 inch (8.3 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
 - Wood structural use panels 3/8 inch (9.5 mm) or 1/2 inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) o.c., provided a 2-inch by 4-inch (51 mm by 102 mm) stiffener is placed horizontally at midheight where there is no stud spacing exceeds 2 feet (610 mm).
 - Wood structural use panels 5/8 inch (15.9 mm) or thicker shall span over 8 feet (2438 mm).

TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION IN FEET OR LESS	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
LESS THAN 5 FEET	5 FEET OR MORE	CONSTRUCTION RAILINGS
5 FEET OR MORE	LESS THAN 5 FEET	NONE
MORE THAN 8 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 AND COVERED WALKWAY
	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.
- Foothings 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 CDX2 (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 OPERATIONS FOR ADOBE WORK.

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REMOVAL OF PART OF ADOBE

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

033

D-2.0

ADOBE REHAB PROJECT

Table with 4 columns (1-4) and 5 rows (1-5) containing project details, goals, and specific recommendations for the Adobe Rehab project. The table includes sections like '1.2.3 Character-Defining Features', '1.2.4 Primary and Secondary Facades and Views', '2.1 Proposed Exterior Alterations', '3.1.1 Consistency with the Secretary of the Interior's Standards for Rehabilitation', and '3.2.1 Historic Preservation Resources to be Preserved'.

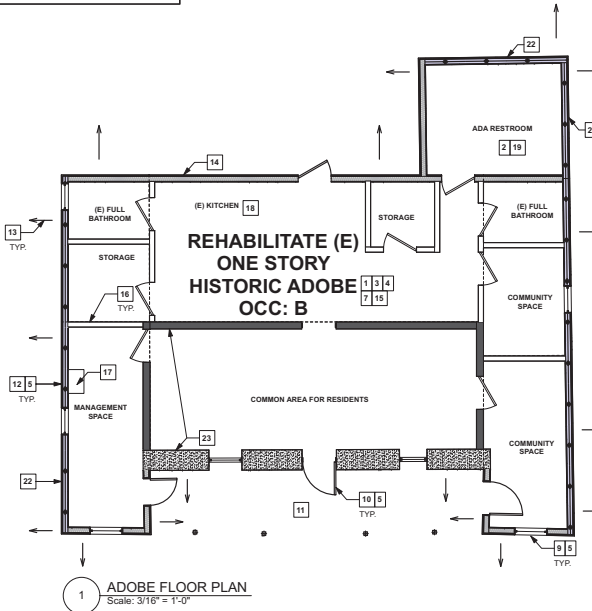


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NOTE: REFER TO ADOBE REHAB REPORT ON SHEET A-0.0

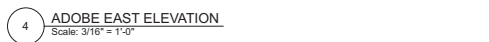
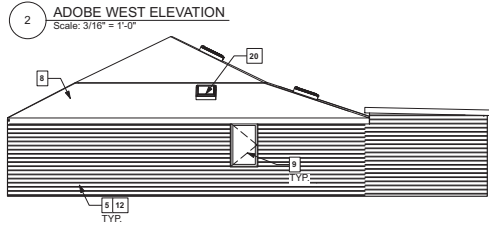
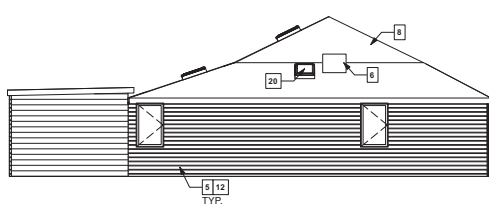
SEE "2.2 PROPOSED ALTERATIONS" OF THE REPORT FOR SUGGESTED ORDER OF OPERATIONS FOR ADOBE WORK.

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



ADOBE: PLANS & ELEVATIONS

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



FLOOR PLAN REFERENCE NOTES:

- 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. PER SOI 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 A NEW PORCH WALL 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. V/F 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 HISTORICAL 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 OF CLADDING AND WOOD CONSTRUCTION SHALL REMAIN UNCHANGED. EXCEPT FOR REMOVAL OF 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 HISTORICAL INTERIOR DOORS. THE INTERIOR DOORS SHALL HAVE DOOR STOP AND (3) THREE BUTT HINGES. SUPPLY (4) 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 PATIO DOORS SHALL BE DOUBLE PANE HIGH PERFORMANCE WITH U-VALUE OF: .33 & A S.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 PRESERVATION OF WINDOWS, OR REPLACEMENT "IN-KIND" OF WINDOWS TOO DAMAGED TO REPAIR. REPAIRS TO FRAME SASH AND HUNGERS, OR REPAIRS TO DESIGN DETAILS AND UTILIZING A DESIGN FOR NEW WINDOWS THAT IS IDENTICAL 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 CONTAINING 2 PANE IN EACH SASH AND IS 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 COATING IS APPROPRIATE FOR PRESERVATION PURPOSES.

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

SOI STANDARDS - CLEANING TREATMENTS:

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

SOI STANDARDS - ROOF REPAIR:

- 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 DYE.

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 (3) THREE BUTT HINGES. SUPPLY (4) 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 PATIO DOORS SHALL BE DOUBLE PANE HIGH PERFORMANCE WITH U-VALUE OF: .33 & A S.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, U.N.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 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 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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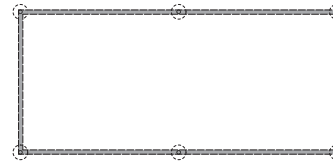
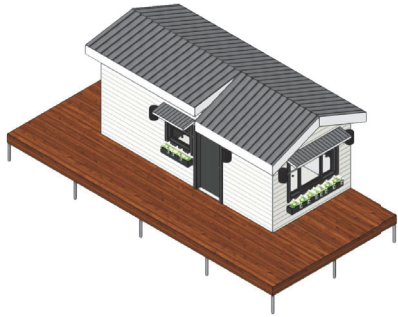
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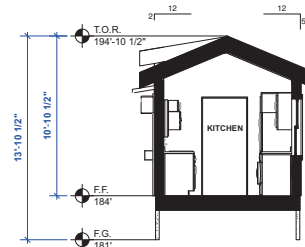
ADOBE PLANS & ELEVATIONS

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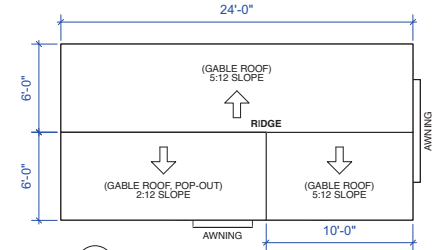
A-1.0 (ADOBE)



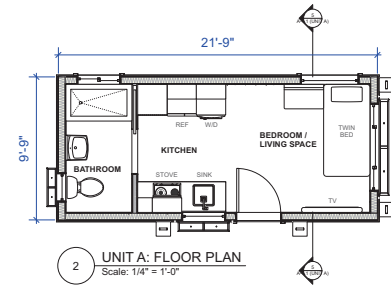
4 UNIT A: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



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



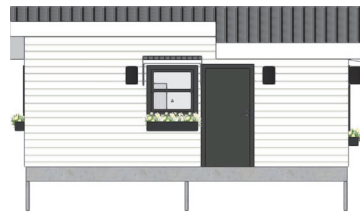
1 UNIT A: ROOF PLAN
Scale: 1/4" = 1'-0"



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



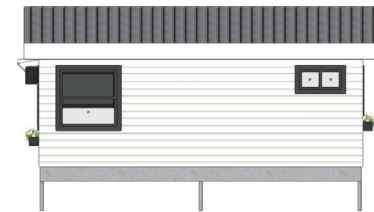
8 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



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



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

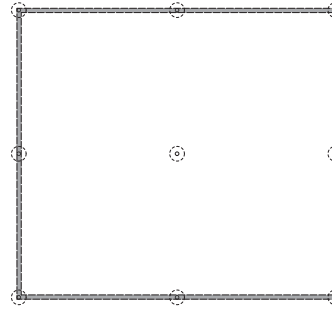
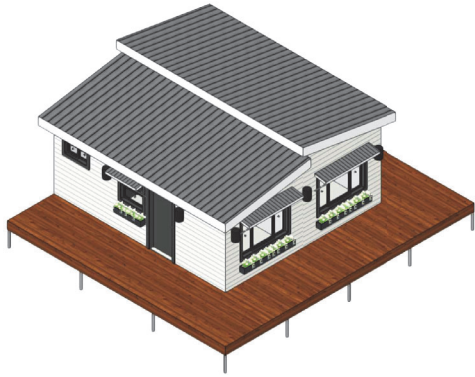


3 UNIT A: BACK
Scale: 1/4" = 1'-0"

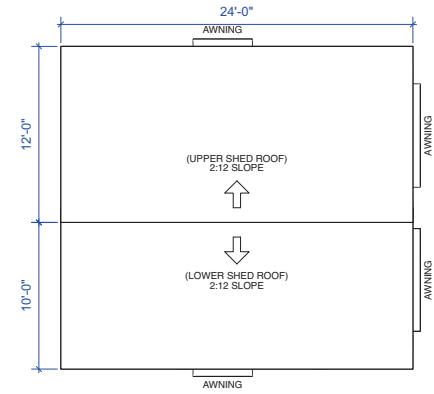
UNIT A: PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"



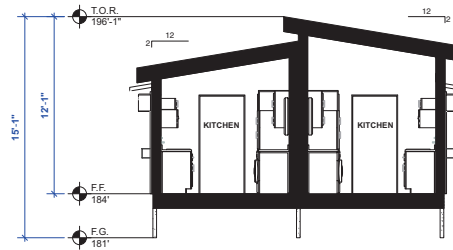
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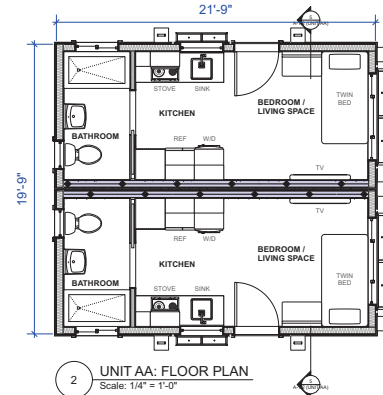
4 UNIT AA: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRS-C-G FOR HELICAL PIERS: CONCEPTUAL PLAN



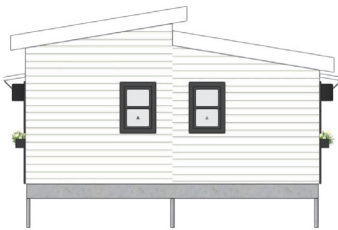
1 UNIT AA: ROOF PLAN
Scale: 1/4" = 1'-0"



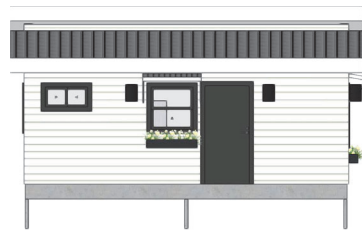
5 UNIT AA: SECTION
Scale: 1/4" = 1'-0"



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"

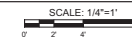


6 UNIT AA: RIGHT SIDE
Scale: 1/4" = 1'-0"

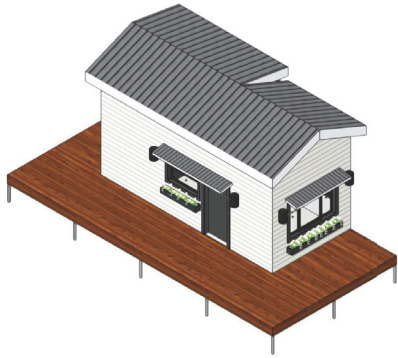


3 UNIT AA: BACK
Scale: 1/4" = 1'-0"

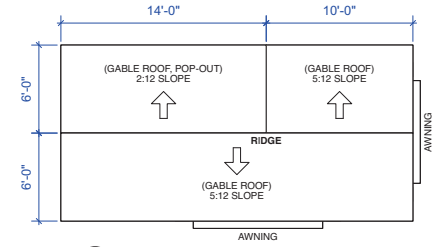
UNIT AA: PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"



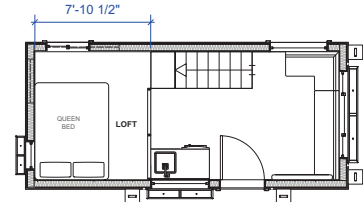
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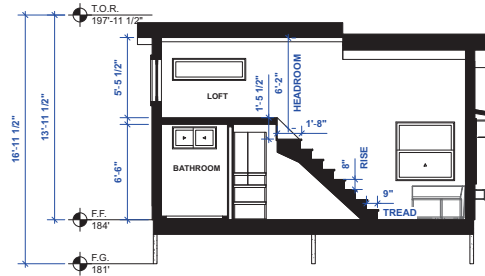
5 UNIT B: HELICAL PIER FOUNDATION PLAN
Scale: 1/4" = 1'-0"
FOR MORE INFORMATION, REFER TO SHEET
JRS-C FOR HELICAL PIERS: CONCEPTUAL PLAN



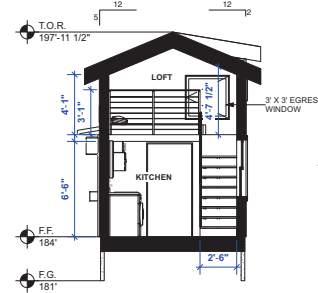
1 UNIT B: ROOF PLAN
Scale: 1/4" = 1'-0"



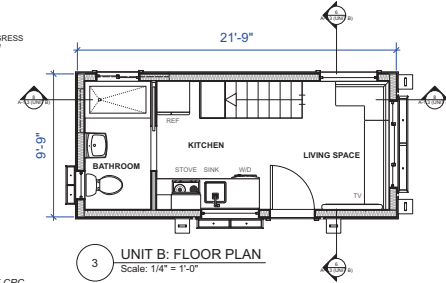
2 UNIT B: LOFT PLAN
Scale: 1/4" = 1'-0"



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



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



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



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



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



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

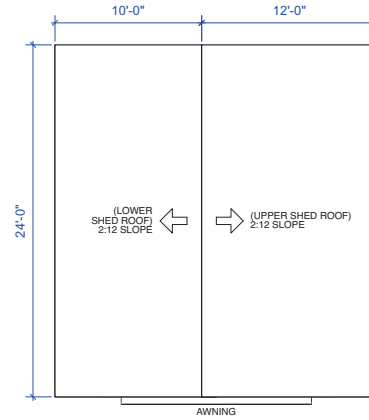
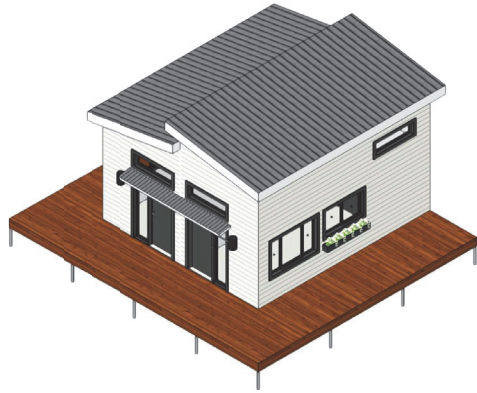


4 UNIT B: BACK
Scale: 1/4" = 1'-0"

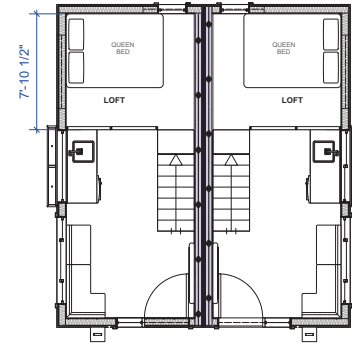
UNIT B: PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"



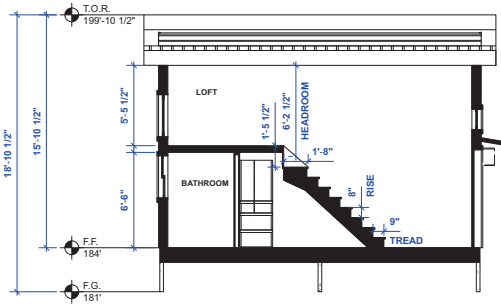
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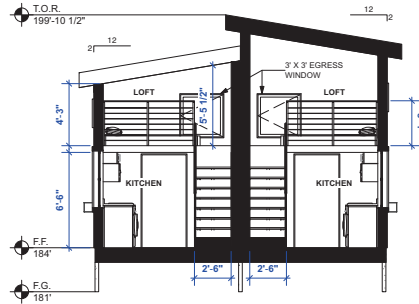
4 UNIT C: ROOF PLAN
Scale: 1/4" = 1'-0"



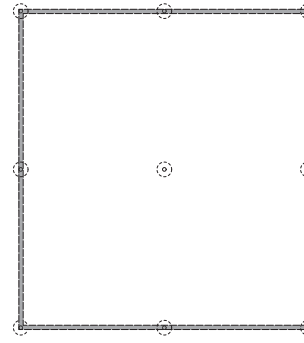
1 UNIT C: LOFT PLAN
Scale: 1/4" = 1'-0"



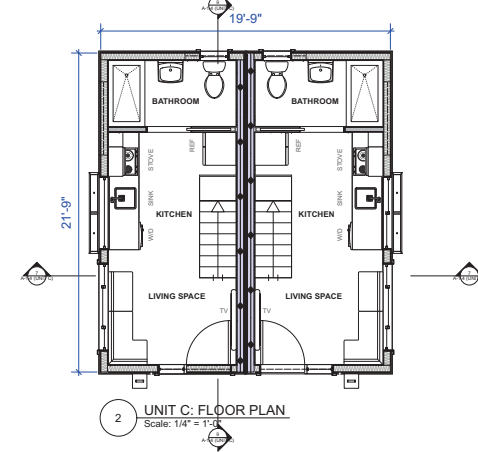
9 UNIT C: N-S SECTION
Scale: 1/4" = 1'-0"
SECTION TAKEN THROUGH CENTER OF STAIRS.
REFER TO APPENDIX AQ OF THE CRC.



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



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



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



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



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

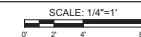


6 UNIT C: RIGHT SIDE
Scale: 1/4" = 1'-0"



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

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



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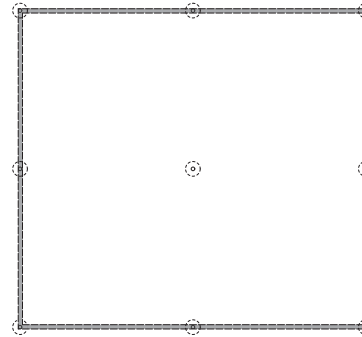
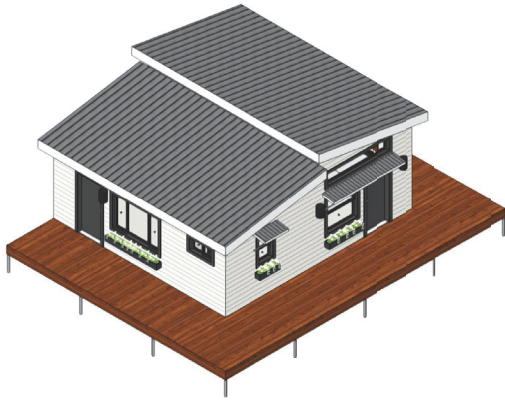
WATERMAN VILLAGE
466 DANA STREET
SAN LUIS OBISPO, CA 93401

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P.O. BOX 15934, SLO, CA 93406
(805) 215-2914

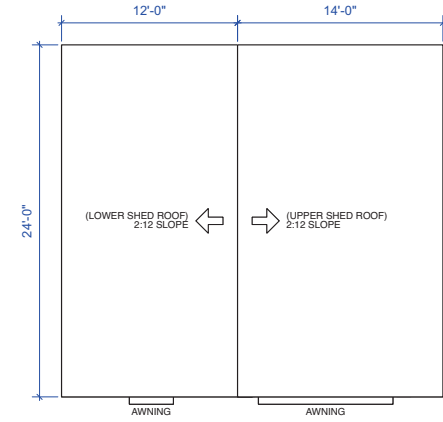
UNIT C

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

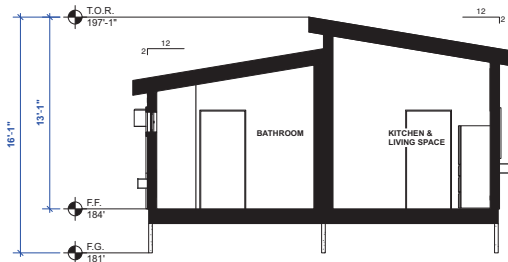
033
A-1.4
(UNIT C)



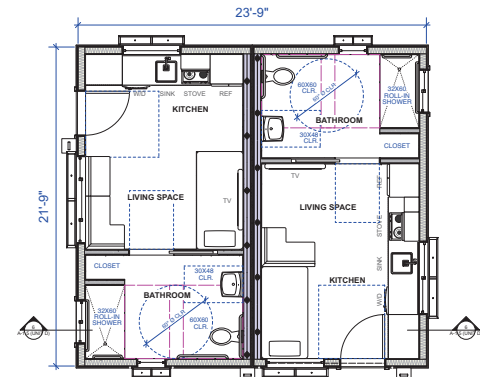
4 UNIT D: HELICAL PIER FOUNDATION PLAN
 Scale: 1/4" = 1'-0"
 FOR MORE INFORMATION, REFER TO SHEET
 JRSC-C FOR HELICAL PIERS: CONCEPTUAL PLAN



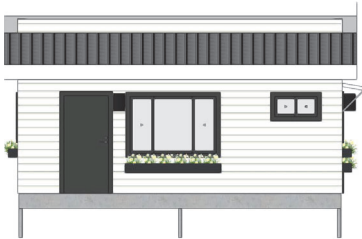
1 UNIT D: ROOF PLAN
 Scale: 1/4" = 1'-0"



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



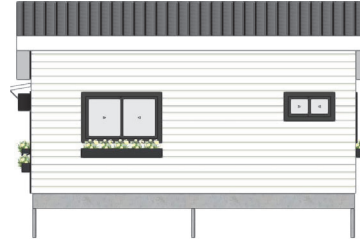
2 UNIT D: FLOOR PLAN
 Scale: 1/4" = 1'-0"



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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 (415) 475-2974

UNIT D

09 APR 2024
 AIC SUBMITTAL

10 JAN 2023
 AIC SUBMITTAL

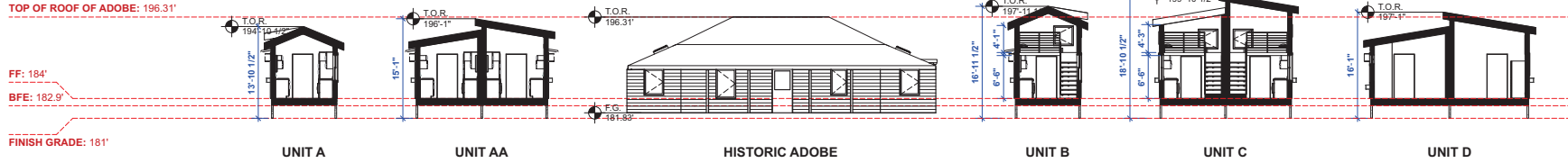
01 AUG 2022
 AIC SUBMITTAL

20 JUN 2022
 AIC SUBMITTAL

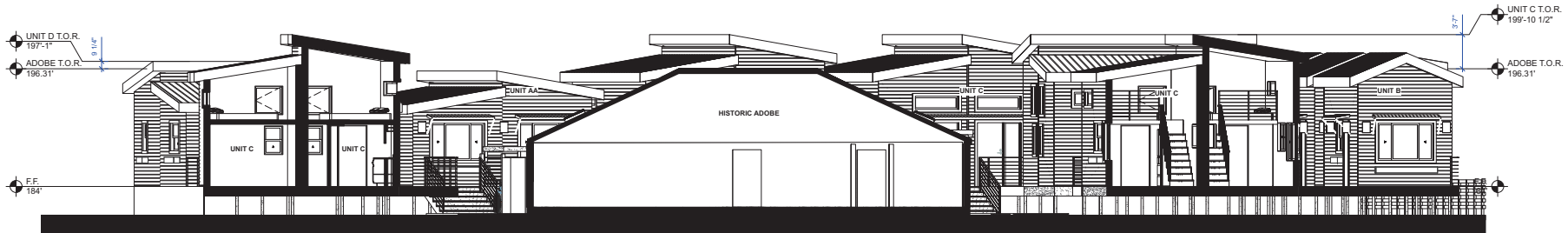
033

**A-1.5
 (UNIT D)**

TINY HOME HEIGHT COMPARISON TO HISTORIC ADOBE



EAST-WEST SITE SECTION



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

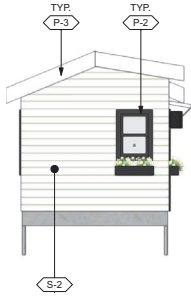


3 SITE SECTION KEY PLAN
Scale: 1/32" = 1'-0"

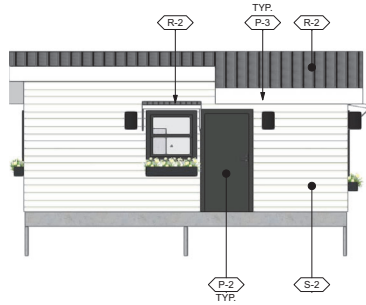


OVERALL SECTION
SCALE: 3/16" = 1'-0"

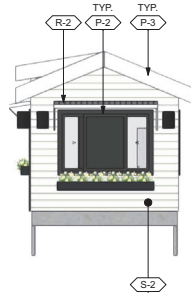
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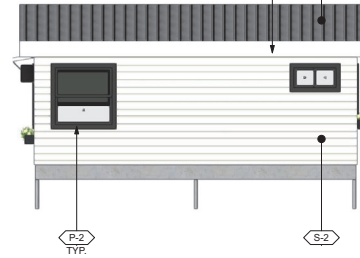
1 UNIT A: LEFT SIDE
Scale: 1/4" = 1'-0"



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



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
ARC SUBMITTAL

20 JUN 2022
ARC SUBMITTAL

033

A-10.0



PLOT DATE: Apr 8, 2024

DANA STREET FRONT ELEVATION

SCALE: NTS

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

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P.O. BOX 15034 SLO, CA 93406
(805) 515-2974

**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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SOLUTIONS
P.O. BOX 15004 SLO, CA 94006
(805) 475-9474

SIDE VIEW FROM
ADJACENT
PROPERTY

09 APR 2024
NIC SUBMITTED

10 JAN 2023
NIC PERMITTED

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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(805) 475-2974

**DANA STREET
APPROACH**

09 APR 2024
NIC RESUBMITTAL 1

10 JAN 2023
NIC RESUBMITTAL

01 AUG 2022
NIC SUBMITTAL

20 JUN 2022
NIC SUBMITTAL

033

A-10.3