ATTACHMENT C

SLO CLASSICAL ACADEMY

3450 BROAD STREET CAMPUS

AREA PLAN

3450 Broad Street, San Luis Obispo

GENERAL NOTES

1. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND THE CALIFORNIA BUILDING CODE.

2. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDINGS.

3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.

4. ALL EXTERIOR CONSTRUCTION METHODS AND MATERIAL SHALL COMPLY WITH CHAPTER 7A (IGNITION RESISTANT CONSTRUCTION) OF THE BUILDING CODE. EXCEPT FOR WINDOWS, FOR BUILDINGS LOCATED IN WILDFIRE PRONE AREAS.

FEES

INCLUSIONARY HOUSING & PUBLIC ART REQUIREMENTS WILL BE MET BY PAYING IN-LIEU FEES.
PRELIMINARY CALCULATIONS:
(CONSTRUCTION VALUATION $2.500,000)

PUBLIC ART: ($2.5 MIL. - $100,000) x 0.5% = $12,000*
(*PUBLIC-FACING MURAL ON CLIMBING WALL)
INCLUSIONARY HOUSING: $2.5 MIL. x 5% = $125,000

PARKING SUMMARY

PRIMARY / MIDDLE SCHOOL (SLO CITY ZONING TITLE 17 TABLE 3-4): 2 SPACES / CLASSROOM, PLUS 1 / 300 SF ASSEMBLY / COMMON.

CLASSROOMS:	19 x 2 =	36
DAYCARE (WONDERS):	5,259 / 500 =	10.5
COMMON / ASSEMBLY AREAS:		
LIBRARY (INCL. MEZ.):	2,526	
MEETING ROOM:	381	
BREAK ROOM:	692	
RECEPTION / STORE:	1,823	
	5,422/ 300 =	18.1
GYM 6,218 / 300 =		20.7
TOTAL PARKING REQUIRED		85.3

PARKING PROVIDED (SOUTH LOT)
88 TOTAL PARKING SPACES
76 STANDARD (7 TIME-LIMITED FOR DROP-OFF)
8 COMPACT
4 ACCESSIBLE
4 MOTORCYCLE SPACES (1 PER 20 CAR SPACES)

88 TOTAL > 85.3 REQUIRED

ACCESSIBLE PARKING: 4 PROVIDED
(2022 CBC) 4 REQ'D FOR 76-100 SPACES

MOTORCYCLE PARKING: 4 PROVIDED
(SLO CITY) 1 / 20 = 4 SPACES REQ'D

BICYCLE PARKING: DET. BY SLO CITY DIRECTOR

	REQ'D.	PROVIDED
STAFF: (1 STALL PER 20, 50% LONG-TERM)		
70 STAFF (70 / 20 = 3.5)		
LONG-TERM (3.5 / 2)	1.75	2
STANDARD (3.5 / 2)	1.75	2
STUDENTS: 1 / 20 ABOVE 2ND GRADE:		
6 GRADES, 2 CLASSES @ 16 STUDENTS EACH		
(6 x 2 x 16) = 192		
192 / 20 =	9.6	12
TOTAL STANDARD:	11.35	14

PROJECT SUMMARY

ADDRESS:	3450 BROAD STREET, SAN LUIS OBISPO, CA
A.P.N.:	053-221-035
OCCUPANCY:	E, I-4 (MIXED-USE SEPARATED)
TYPE:	II-B, FULLY-SPRINKLED
SPECIFIC ZONE:	C-S-S-PD
OVERLAY:	AIRPORT LAND USE AREA #6
USE:	EDUCATION
OWNER:	JOHN COAKLEY PO BOX 5150, PASO ROBLES
TENANT:	SLO CLASSICAL ACADEMY
SITE AREA:	3.63± AC
STORIES:	EXISTING 1 NEW: 2
EXISTING BUILDING HEIGHT:	33.75'±
FINISH FLOOR ABOVE A.N.G.	1.2'
TOTAL	34.95'
EXISTING BUILDING AREA:	50,802
ADDED AREA AT LOADING DOCK:	696
2ND FLOOR OFFICES:	2,968
LIBRARY MEZZANINE:	688
TOTAL:	55,154

SHEET INDEX

G1	GENERAL INFO
A1	EXISTING SITE PLAN
A2	FLOOR PLAN — CODE COMPLIANCE
A3	SITE PLAN / FLOOR PLAN
A4	EXTERIOR LIGHTING PLAN
A5	ELEVATIONS
A6	3D EXHIBITS
A7	SIGNAGE
C1	PRELIMINARY CIVIL SITE PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY UTILITY PLAN
L1.0	SITE PLAN
L1.1	MAIN ENTRY ENLARGMENT
L1.2A	TREE INVENTORY
L1.2B	TREE REMOVAL INVENTORY
L1.3	MURAL WALL ELEVATION
L1.4	FURNISHINGS
L2.0	TREES, SHRUBS & GROUNDCOVERS
L2.1	IMAGERY: TREES, SHRUBS & GROUNDCOVERS
L2.2	HYDROZONE PLAN
L2.3	MWELO CALCULATIONS
L2.4	IRRIGATION PLAN
L3.0	LIGHTING PLAN
L3.1	LIGHTING SPECS

DESCRIPTION OF PROPOSED USE

THE PROJECT CONSISTS OF IMPROVEMENTS AND ADDITIONS TO THE EXISTING 50,802 S.F. OFFICE BUILDING AT 3450 BROAD STREET TO BE USED FOR A PRIVATE, NON-SECTARIAN ELEMENTARY SCHOOL WITH INFANT CHILD CARE THROUGH 8TH GRADE (55,154 S.F. TOTAL).

THE PROJECT WILL CONSOLIDATE CURRENT SLOCA STUDENTS AND STAFF FROM THREE SEPARATE LOCATIONS IN SAN LUIS OBISPO: THE CURRENT K-8TH GRADE SITE AT 165 GRAND AVENUE, A PRESCHOOL AND INFANT CARE SITE AT GRAND AND SLACK, AND STAFF OFFICES AT 1880 SANTA BARBARA AVENUE.

CAMPUS IMPROVEMENTS INCLUDE 7 PRESCHOOL / INFANT ROOMS, 19 CLASSROOM / EDUCATIONAL SPACES, A JUNIOR HIGH SIZED GYMNASIUM WITH ADJACENT KITCHEN, A SCHOOL LIBRARY, AND ADMINISTRATION OFFICES AND MEETING SPACES. SITE IMPROVEMENTS INCLUDE REPLACING THE NORTH PARKING LOT WITH OUTDOOR PLAYGROUND AND ACTIVITY SPACES AND ADDING 7 DROP-OFF / PICK-UP VEHICLE SPACES IN THE SOUTH PARKING LOT. CAMPUS ACCESS AND CIRCULATION IS SUMMARIZED IN THE PROJECT TRANSPORTATION ANALYSIS.

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

GENERAL INFO

G1

11/7/24
9:09:27 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C

EXISTING PARKING:

	NORTH	SOUTH	TOTAL
STANDARD	44	94	138
ACCESSIBLE	2	5	7
MOTORCYCLE	3	4	7

EXISTING SITE PLAN

3450 Broad Street, San Luis Obispo

0 30 60

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

EXISTING SITE PLAN

A1

11/7/24
9:09:29 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C

ALLOWABLE AREA CALCULATIONS

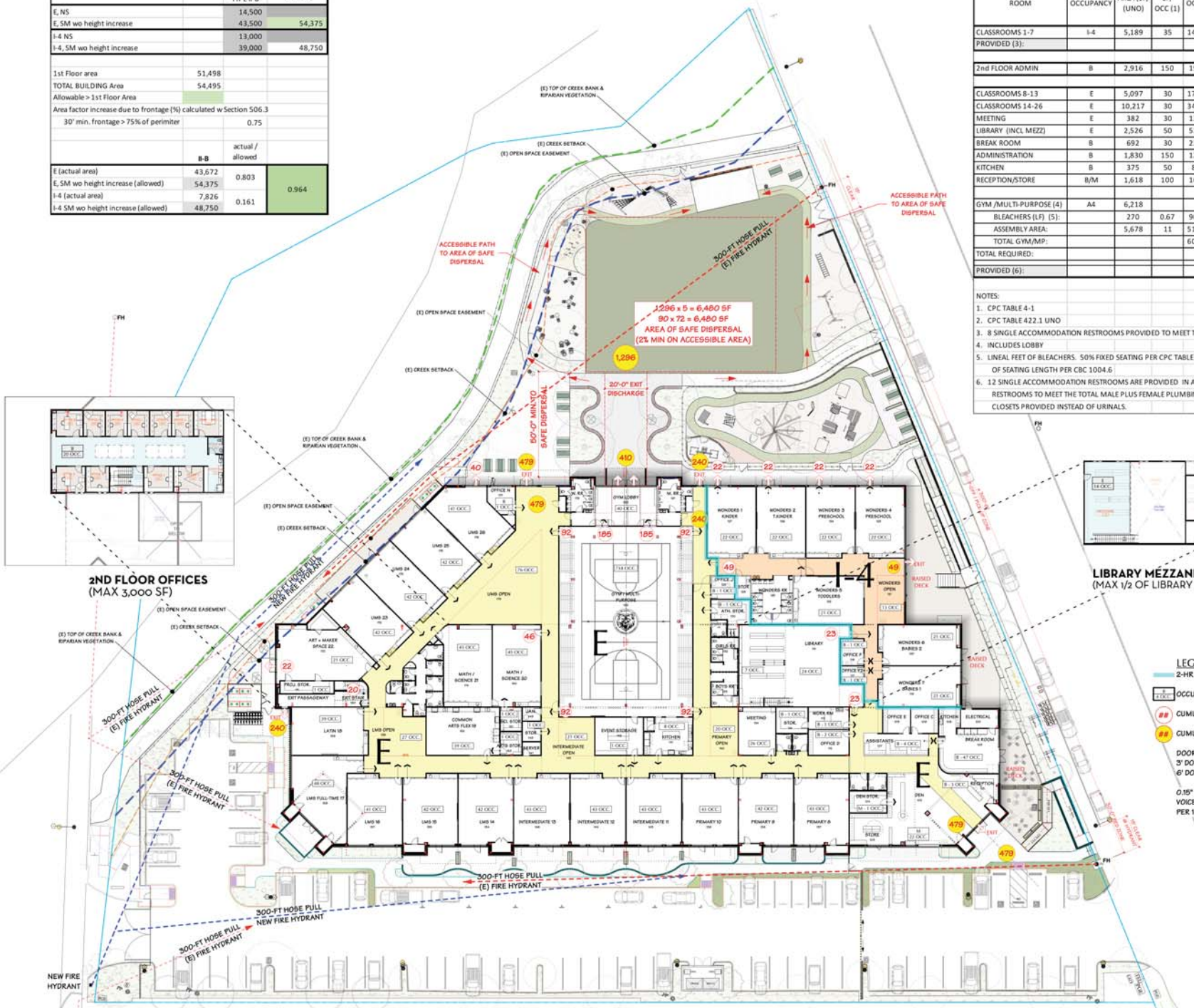
Table 506.5

		TYPE II-B	w/ frontage increase
E, NS		14,500	
E, SM wo height increase		43,500	54,375
I-4 NS		13,000	
I-4, SM wo height increase		39,000	48,750
1st Floor area	51,498		
TOTAL BUILDING Area	54,495		
Allowable > 1st Floor Area			
Area factor increase due to frontage (%) calculated w Section 506.3			
30' min. frontage > 75% of perimiter		0.75	
	II-B	actual / allowed	
E (actual area)	43,672	0.803	0.964
E, SM wo height increase (allowed)	54,375		
I-4 (actual area)	7,826	0.161	
I-4 SM wo height increase (allowed)	48,750		

PLUMBING FIXTURES

ROOM	OCCUPANCY	AREA (SF) (UNO)	SF/ OCC (1)	OCC	M/F OCC	FIXTURES REQUIRED (2) WC M	WC F	U M	LAV M	LAV F	DF
CLASSROOMS 1-7	I-4	5,189	35	148	74	3.5	4.5	-	1.9	1.9	1.0
PROVIDED (3):						8 TOTAL			4 TOTAL		1.0
2nd FLOOR ADMIN	B	2,916	150	19		SINGLE RR PER CPC 422.2 EX. (3)					
CLASSROOMS 8-13	E	5,097	30	170	85	1.7	2.8	0.8	2.1	2.1	1.1
CLASSROOMS 14-26	E	10,217	30	341	170	3.4	5.7	1.7	4.3	4.3	2.3
MEETING	E	382	30	13	6	0.1	0.2	0.1	0.2	0.2	0.1
LIBRARY (INCL MEZZ)	E	2,526	50	51	25	0.5	0.8	0.3	0.6	0.6	0.3
BREAK ROOM	B	692	30	23	12	0.2	0.8	0.1	0.2	0.2	0.2
ADMINISTRATION	B	1,830	150	12	6	0.1	0.4	0.1	0.1	0.1	0.1
KITCHEN	B	375	50	8	4	0.1	0.3	0.0	0.1	0.1	0.1
RECEPTION/STORE	B/M	1,618	100	16	8	0.2	0.5	0.1	0.1	0.2	0.1
GYM /MULTI-PURPOSE (4)	A4	6,218									
BLEACHERS (LF) (5):		270	0.67	90	45						
ASSEMBLY AREA:		5,678	11	516	258						
TOTAL GYM/MP:				606	303	2.3	4.7	1.3	1.3	2.7	1.7
TOTAL REQUIRED:						8.6	16.2	4.4	8.8	10.4	5.9
PROVIDED (6):						9.0	17.0	4.0	11.0	13.0	6.0

NOTES:
1. CPC TABLE 4-1
2. CPC TABLE 422.1 UNO
3. 8 SINGLE ACCOMMODATION RESTROOMS PROVIDED TO MEET TOTAL MALE PLUS FEMALE FIXTURE COUNT.
4. INCLUDES LOBBY
5. LINEAL FEET OF BLEACHERS. 50% FIXED SEATING PER CPC TABLE 4-1 AT ONE PERSON FOR EACH 18" OF SEATING LENGTH PER CBC 1004.6
6. 12 SINGLE ACCOMMODATION RESTROOMS ARE PROVIDED IN ADDITION TO 4 MULTIPLE ACCOMMODATION RESTROOMS TO MEET THE TOTAL MALE PLUS FEMALE PLUMBING FIXTURE COUNT. ADDITIONAL WATER CLOSETS PROVIDED INSTEAD OF URINALS.



FLOOR PLAN – CODE COMPLIANCE

3450 Broad Street, San Luis Obispo

0 30 60

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

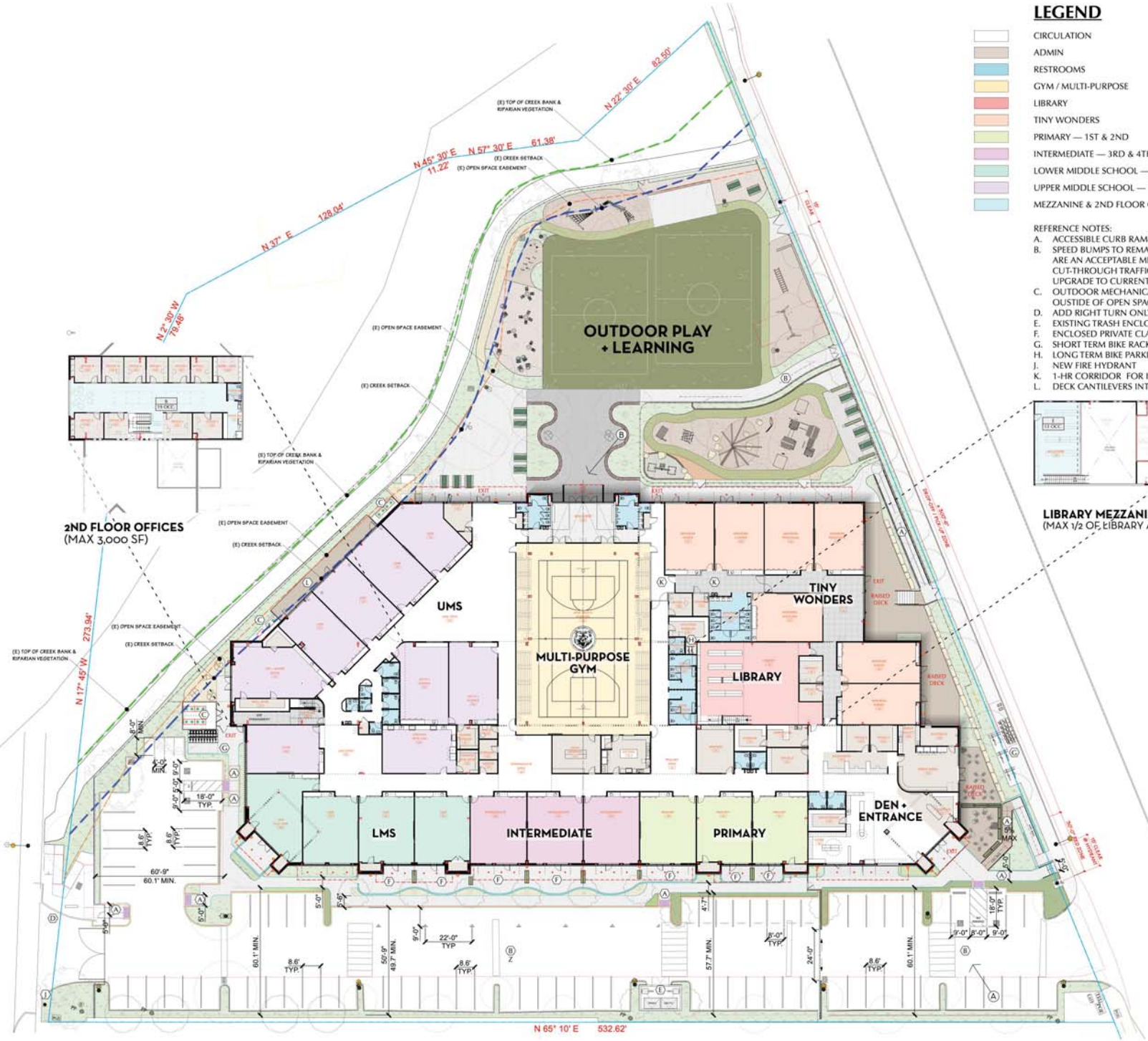
SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

FLOOR PLAN — CODE COMPLIANCE
A2

2/14/25
5:06:03 PM
3450 Broad Street_25.0214.vwx

ATTACHMENT C



LEGEND

- CIRCULATION
- ADMIN
- RESTROOMS
- GYM / MULTI-PURPOSE
- LIBRARY
- TINY WONDERS
- PRIMARY — 1ST & 2ND
- INTERMEDIATE — 3RD & 4TH
- LOWER MIDDLE SCHOOL — 5TH & 6TH
- UPPER MIDDLE SCHOOL — 7TH & 8TH
- MEZZANINE & 2ND FLOOR OFFICE COMMON

REFERENCE NOTES:

A. ACCESSIBLE CURB RAMP / PATH.
B. SPEED BUMPS TO REMAIN UNLESS INDICATED GATES ARE AN ACCEPTABLE METHOD TO PREVENT CUT-THROUGH TRAFFIC. IF SPEED BUMPS REMAIN, UPGRADE TO CURRENT STANDARDS AS REQUIRED.
C. OUTDOOR MECHANICAL EQUIPMENT AND FLATWORK OUSTIDE OF OPEN SPACE EASEMENT.
D. ADD RIGHT TURN ONLY SIGNAGE @ BROAD STREET.
E. EXISTING TRASH ENCLOSURE TO REMAIN.
F. ENCLOSED PRIVATE CLASSROOM PATIO.
G. SHORT TERM BIKE RACKS
H. LONG TERM BIKE PARKING STORAGE
J. NEW FIRE HYDRANT
K. 1-HR CORRIDOR FOR I-4 EGRESS.
L. DECK CANTILEVERS INTO EASEMENT. FOOTINGS OUTSIDE.

TYP. PARKING DIMENSIONS

ADA:	9'x 18'
LOADING:	22' x 9'
COMPACT:	* 8' x 16'
STANDARD:	* 8.6' x 18.4'
MOTORCYCLE:	8' x 4'

*INCL. 30" OVERHANG

PROPOSED SITE / FLOOR PLAN

3450 Broad Street, San Luis Obispo

0 30 60

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

SITE PLAN / FLOOR PLAN

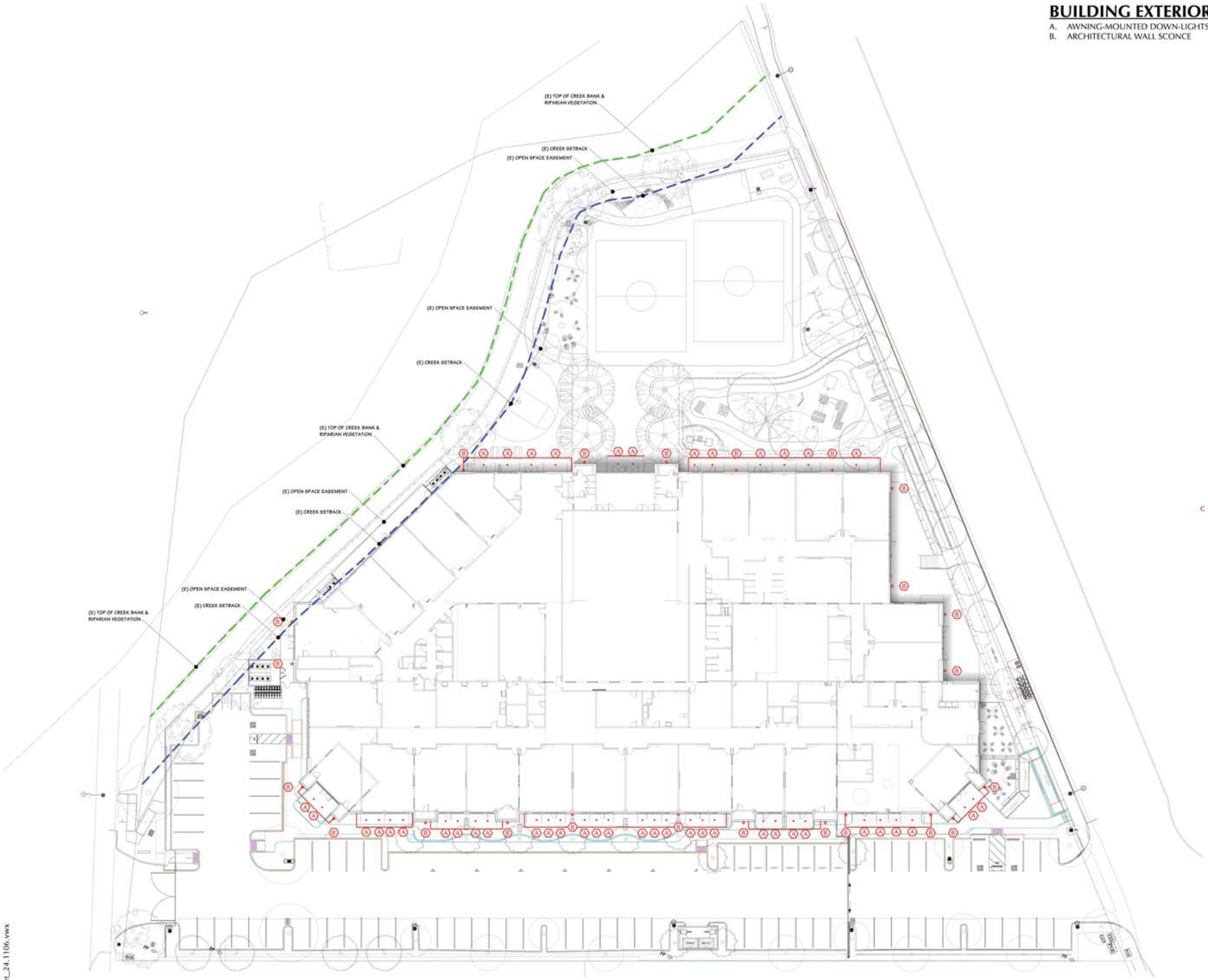
A3

12/19/24
9:22:31 AM
3450 Broad Street_24.1213.vwx

ATTACHMENT C

BUILDING EXTERIOR LIGHTING

A. AWNING-MOUNTED DOWN-LIGHTS
B. ARCHITECTURAL WALL SCONCE



EXTERIOR LIGHTING PLAN

3450 Broad Street, San Luis Obispo

0 30 60

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

EXTERIOR LIGHTING PLAN
A4

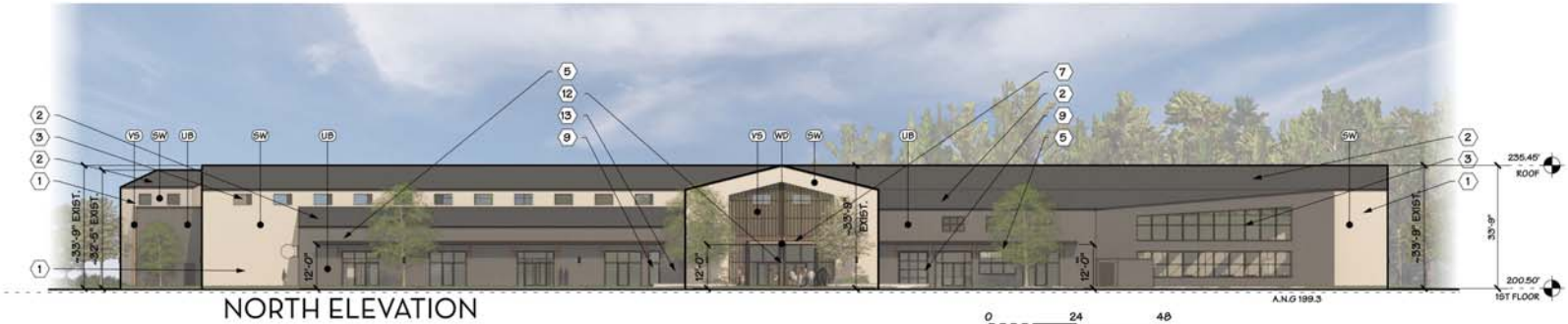
11/7/24
9:09:42 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C

SOUTH ELEVATION

3450 Broad Street

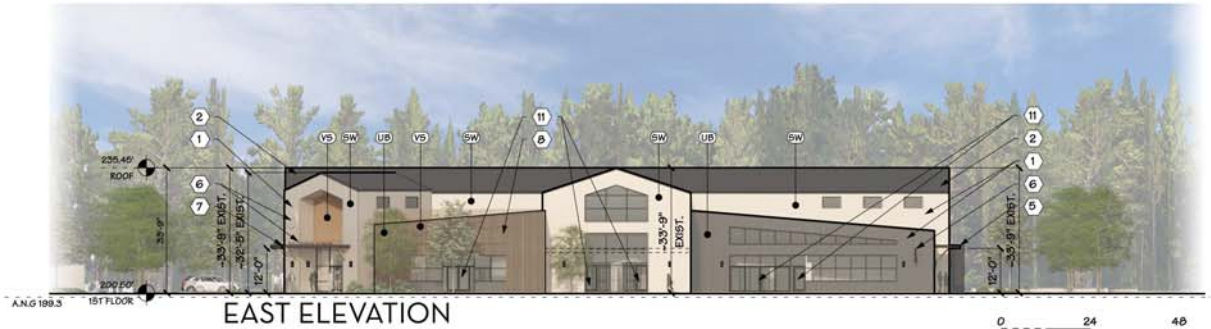
0 24 48



NORTH ELEVATION

3450 Broad Street

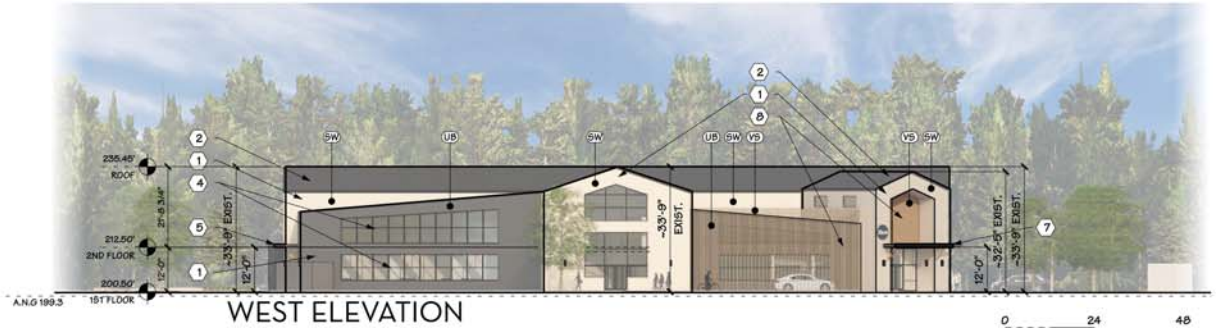
0 24 48



EAST ELEVATION

3450 Broad Street

0 24 48



WEST ELEVATION

3450 Broad Street

0 24 48

ELEVATION REFERENCE NOTES

1. EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE.
2. EXISTING CORRUGATED METAL ROOFING TO REMAIN.
3. EXISTING ALUMINUM CLERESTORY WINDOWS RE-PAINTED PER COLOR SCHEDULE.
4. EXISTING ALUMINUM STOREFRONT WINDOWS / DOORS, RE-PAINTED PER COLOR SCHEDULE, TYP.
5. NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING
6. NEW SIGNAGE.
7. NEW METAL AWNING WITH WOOD SOFFIT (1 OF 5).
8. WOOD-FINISHED ALUMINUM SCREEN WALL SPACED AS INDICATED, 6"/12" O.C. (2x6 KEBONY ALT)
9. NEW STOREFRONT WINDOWS / DOORS TO MATCH RE-PAINTED EXISTING.
10. NEW, ROLL-UP GLASS DOOR IN EXISTING STOREFRONT OPENING.
11. NEW DOOR IN EXISTING STOREFRONT.
12. INFILL LOADING DOCK W/ NEW STOREFRONT SYSTEM.
13. INFILL (E) UTILITY DOOR, W/ CORRUGATED METAL FINISH.
14. 6' CLASSROOM PATIO FENCE FACING PARKING LOT, STYLE TBD.

COLOR & MATERIALS

SW PAINTED SIDING	UB PAINTED SIDING & STOREFRONT	WD WOOD T&G	VS VERTICAL SCREEN
SHERWIN WILLIAMS SW 7042 SHOJI WHITE	SHERWIN WILLIAMS SW 7048 URBANE BRONZE	1x6 PINE T&G W/ PENETRATING OIL CLEAR SEALER	FORTINA 50 x 150mm "VENT WALNUT" #TA-758 COLOR

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

ELEVATIONS

A5

11/7/24
9:09:48 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C

NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.

NEW SCHOOL LOGO / SIGNAGE

EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE

VERTICAL SCREEN. SEE COLOR & MATERIALS ON SHEET A4.

NEW SCHOOL SIGNAGE

METAL FASCIA

METAL SUPPORTS, TYP.

WOOD SOFFIT, TYP.

LOCATION OF NEW ROLL-UP GLASS DOOR

PERSPECTIVE A

EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE

VERTICAL SCREEN. SEE COLOR & MATERIALS ON SHEET A4.

NEW SCHOOL LOGO / SIGNAGE

METAL FASCIA

NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.

METAL SUPPORTS, TYP.

NEW STOREFRONT @ FORMER LOADING DOCK

WOOD SOFFIT, TYP.

PERSPECTIVE B

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

Feb 14, 2025

3D EXHIBITS

A6

11/7/24
9:10:49 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C

AREA: 17.17' x 0.83' = 14.25 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S1 ENTRY AWNING SIGNAGE

AREA: ∏ * r squared = 12.5 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
(QTY. 2)

S5 SLOCA SCRIPT MEDALLION

SLO MUNICIPAL CODE NOTES:

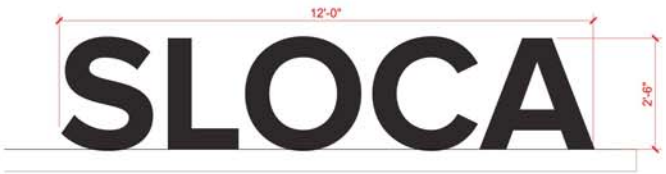
15.40.460: ZONE C-S SERVICE COMMERCIAL MAX. CUMULATIVE AREA: 200 S.F.

15.40.430: LIGHTING SHALL BE SHIELDED FROM VIEW AND NOT CREATE HAZARDOUS GLARE FOR PEDESTRIANS OR VEHICLES.

PROPOSED AREA CALC

			qty.
S1	ENTRY AWNING	14.25	(1)
S2	ENTRY RAMP	30	(1)
S3	BROAD ST. MONUMENT	48	(1)
S4	GYM MEDALLION	28.26	(1)
S5	SCRIPT MEDALLION	12.5	(2)
S6	WONDERS	12.5	(1)
S7	THE DEN	25	(1)

TOTAL: 183 SF



AREA: 12' x 2.5' = 30 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
MOUNTED TO FLATWORK ADJACENT ENTRY RAMP (LIGHTED?)
(SEE LANDSCAPE PLAN)

S2 ENTRY RAMP SIGNAGE

AREA: ∏ * r squared = 12.5 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S6 WONDERS PROJECTING SIGNAGE

AREA: ∏ * r squared = 12.5 SF (2-SIDED) 12.5+12.5 = 25 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

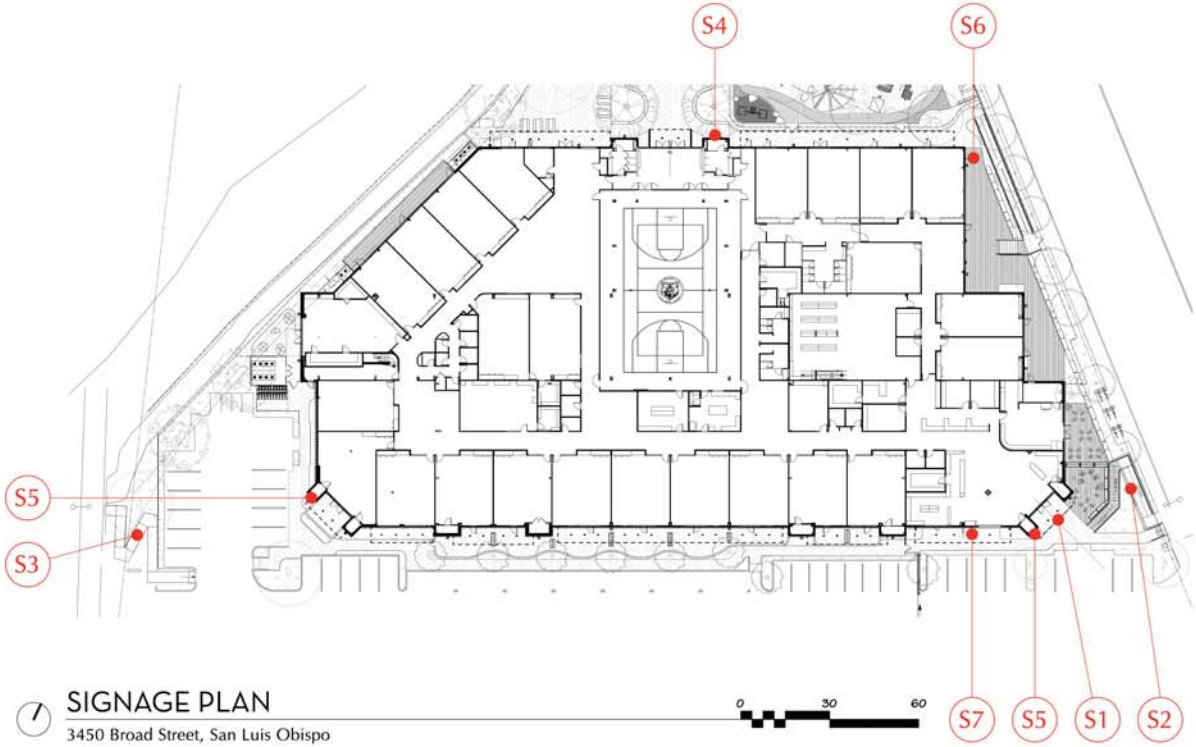
S7 THE DEN PROJECTING SIGNAGE

AREA: 6' x 4' = 24 SF (2-SIDED) 24 + 24 = 48 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S3 BROAD STREET MONUMENT

AREA: ∏ * r squared = 28.26 SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S4 GRIZZLIES GYM MEDALLION



SIGNAGE PLAN
3450 Broad Street, San Luis Obispo

0 30 60

STUDIO DESIGN GROUP ARCHITECTS, INC

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY
3450 BROAD STREET CAMPUS

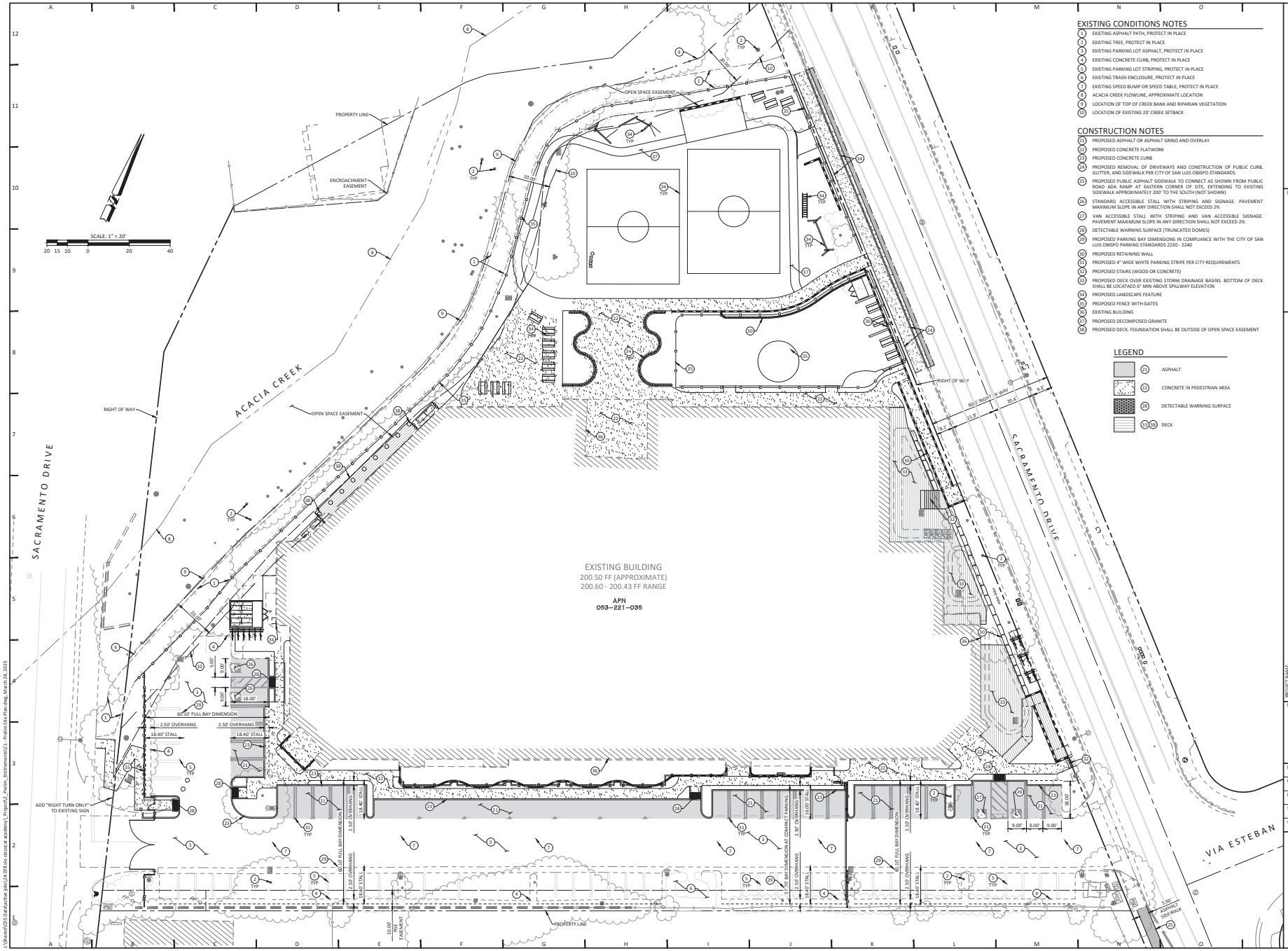
Feb 14, 2025

SIGNAGE

A7

11/7/24
9:09:42 AM
3450 Broad Street_24.1106.vwx

ATTACHMENT C



EXISTING CONDITIONS NOTES

1. EXISTING ASPHALT PATH, PROTECT IN PLACE
2. EXISTING TREE, PROTECT IN PLACE
3. EXISTING PARKING LOT ASPHALT, PROTECT IN PLACE
4. EXISTING CONCRETE CURB, PROTECT IN PLACE
5. EXISTING PARKING LOT STRIPING, PROTECT IN PLACE
6. EXISTING TRASH ENCLOSURE, PROTECT IN PLACE
7. EXISTING SPEED BUMP OR SPEED TABLE, PROTECT IN PLACE
8. ACACIA CREEK FLOWLINE, APPROXIMATE LOCATION
9. LOCATION OF TOP OF CREEK BANK AND RIPARIAN VEGETATION
10. LOCATION OF EXISTING 20' CREEK SETBACK

CONSTRUCTION NOTES

21. PROPOSED ASPHALT OR ASPHALT GRIND AND OVERLAY
22. PROPOSED CONCRETE FLATWORK
23. PROPOSED CONCRETE CURB
24. PROPOSED REMOVAL OF DRIVEWAYS AND CONSTRUCTION OF PUBLIC CURB, GUTTER, AND SIDEWALK PER CITY OF SAN LUIS OBISPO STANDARDS
25. PROPOSED PUBLIC ASPHALT SIDEWALK TO CONNECT AS SHOWN FROM PUBLIC ROAD ADA RAMP AT EASTERN CORNER OF SITE, EXTENDING TO EXISTING SIDEWALK APPROXIMATELY 200' TO THE SOUTH (NOT SHOWN)
26. STANDARD ACCESSIBLE STALL WITH STRIPING AND SIGNAGE. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%
27. VAN ACCESSIBLE STALL WITH STRIPING AND VAN ACCESSIBLE SIGNAGE. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%
28. DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
29. PROPOSED PARKING BAY DIMENSIONS IN COMPLIANCE WITH THE CITY OF SAN LUIS OBISPO PARKING STANDARDS 2230 - 2240
30. PROPOSED RETAINING WALL
31. PROPOSED 4" WIDE WHITE PARKING STRIPE PER CITY REQUIREMENTS
32. PROPOSED STAIRS (WOOD OR CONCRETE)
33. PROPOSED DECK OVER EXISTING STORM DRAINAGE BASINS. BOTTOM OF DECK SHALL BE LOCATAED 6" MIN ABOVE SPILLWAY ELEVATION
34. PROPOSED LANDSCAPE FEATURE
35. PROPOSED FENCE WITH GATES
36. EXISTING BUILDING
37. PROPOSED DECOMPOSED GRANITE
38. PROPOSED DECK. FOUNDATION SHALL BE OUTSIDE OF OPEN SPACE EASEMENT

LEGEND

- 21 ASPHALT
- 22 CONCRETE IN PEDESTRIAN AREA
- 28 DETECTABLE WARNING SURFACE
- 33 35 DECK

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 139 | Cambria | CA 93428
805.906.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PLANS REVIEW SET NOT FOR CONSTRUCTION

PROJECT NAME: SLO CLASSICAL ACADEMY
BROAD STREET CAMPUS

PROJECT LOCATION: 3450 BROAD ST
SAN LUIS OBISPO, CA 93401
APN: 053-221-035

PLANS PREPARED FOR: SLO CLASSICAL ACADEMY
165 GRAND AVE
SAN LUIS OBISPO, CA 93405

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	March 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	24-078

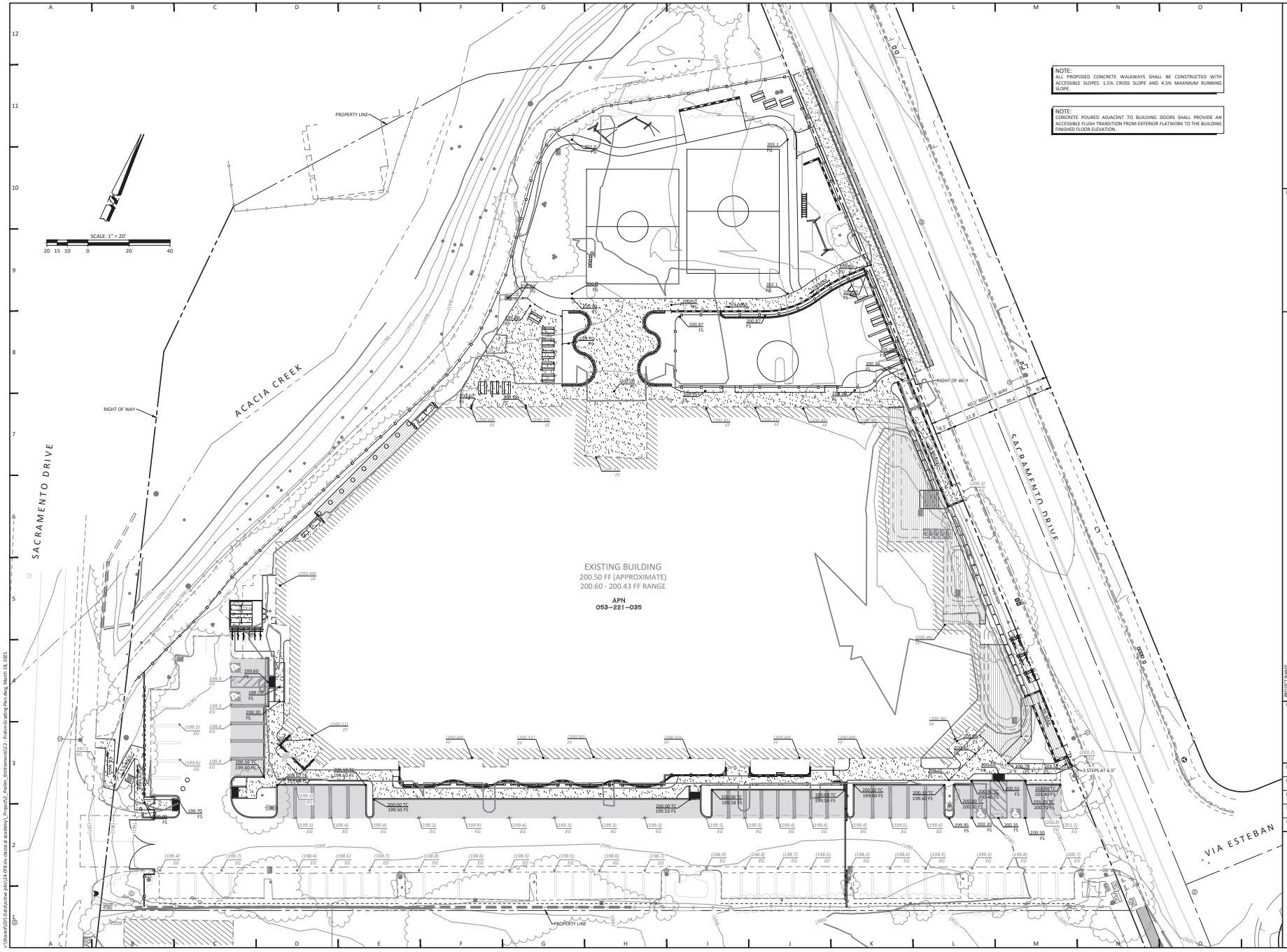
PRELIMINARY CIVIL SITE PLAN

C1

SHEET 1 OF 3 SHEETS

Z:\Shared\CDS Data\Active Jobs\24-078 slo classical academy_Project\2_Prelim_Entitlement\C1- Prelim Site Plan.dwg, March 28, 2025

ATTACHMENT C



NOTE:
ALL PROPOSED CONCRETE WALKWAYS SHALL BE CONSTRUCTED WITH ACCESSIBLE SLOPES. 1.5% CROSS SLOPE AND 4.5% MAXIMUM RUNNING SLOPE.

NOTE:
CONCRETE POURED ADJACENT TO BUILDING DOORS SHALL PROVIDE AN ACCESSIBLE FLUSH TRANSITION FROM EXTERIOR FLATWORK TO THE BUILDING FINISHED FLOOR ELEVATION.

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 139 | Cambria | CA 93428
805.706.0401 | www.civilstudio.com

ENGINEER OF RECORD:

PLANS REVIEW SET
NOT FOR CONSTRUCTION

PROJECT NAME:
SLO CLASSICAL ACADEMY
BROAD STREET CAMPUS

PROJECT LOCATION:
3450 BROAD ST
SAN LUIS OBISPO, CA 93401
APN: 053-221-035

PLANS PREPARED FOR:
SLO CLASSICAL ACADEMY
165 GRAND AVE
SAN LUIS OBISPO, CA 93405

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	March 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	24-078

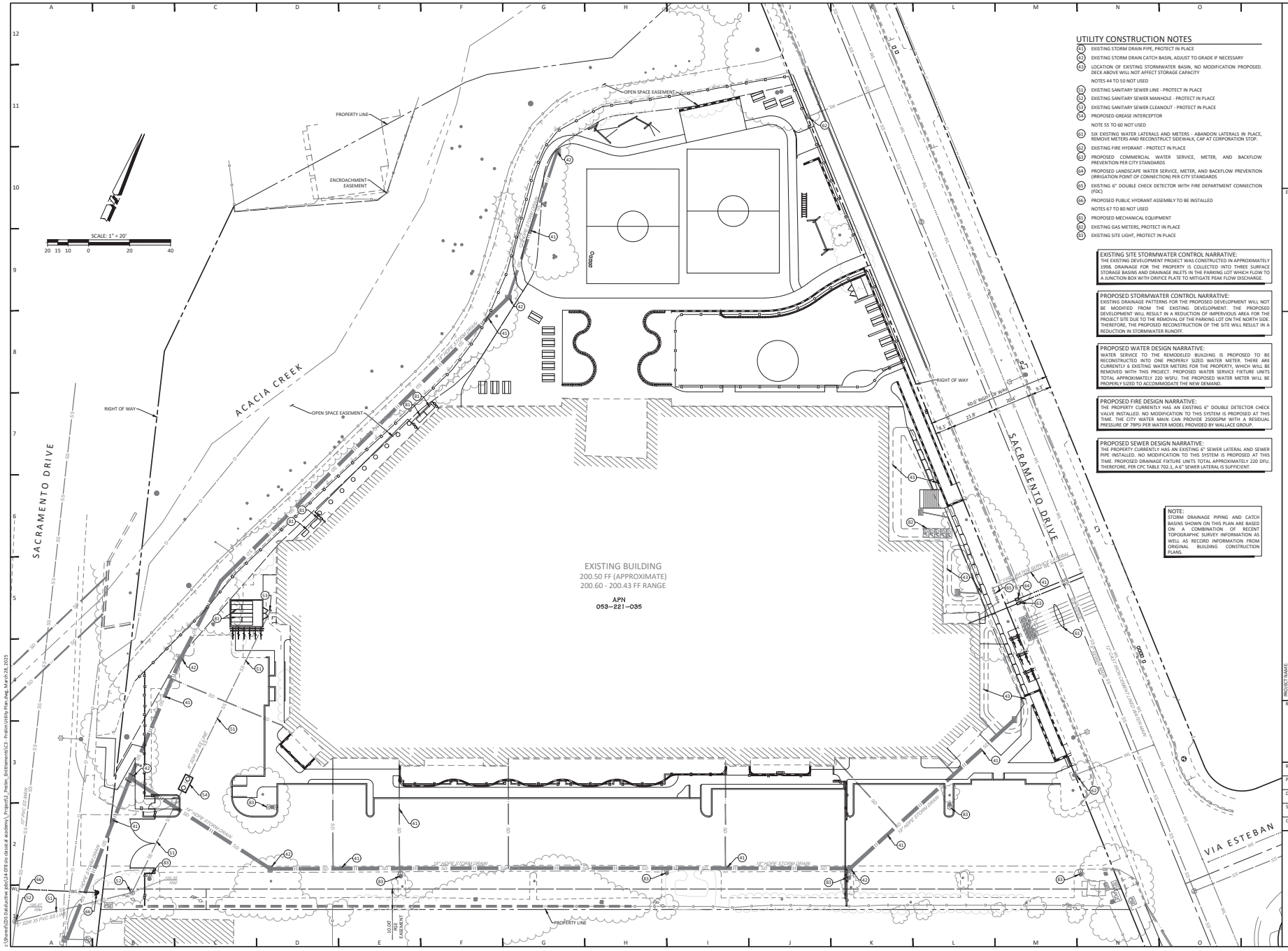
PRELIMINARY GRADING PLAN

C2

SHEET 2 OF 3 SHEETS

z:\Shared\CDS Data\active jobs\24-078 slo classical academy_Project\2_Prelim_Entitlement\C2 - Prelim Grading Plan.dwg, March 28, 2025

ATTACHMENT C



UTILITY CONSTRUCTION NOTES

- A1 EXISTING STORM DRAIN PIPE, PROTECT IN PLACE
- A2 EXISTING STORM DRAIN CATCH BASIN, ADJUST TO GRADE IF NECESSARY
- A3 LOCATION OF EXISTING STORMWATER BASIN, NO MODIFICATION PROPOSED. DECK ABOVE WILL NOT AFFECT STORAGE CAPACITY

NOTES 44 TO 50 NOT USED

- S1 EXISTING SANITARY SEWER LINE - PROTECT IN PLACE
- S2 EXISTING SANITARY SEWER MANHOLE - PROTECT IN PLACE
- S3 EXISTING SANITARY SEWER CLEANOUT - PROTECT IN PLACE
- S4 PROPOSED GREASE INTERCEPTOR

NOTE 55 TO 60 NOT USED

- S1 SIX EXISTING WATER LATERALS AND METERS - ABANDON LATERALS IN PLACE, REMOVE METERS AND RECONSTRUCT SIDEWALK, CAP AT CORPORATION STOP.
- S2 EXISTING FIRE HYDRANT - PROTECT IN PLACE
- S3 PROPOSED COMMERCIAL WATER SERVICE, METER, AND BACKFLOW PREVENTION PER CITY STANDARDS
- S4 PROPOSED LANDSCAPE WATER SERVICE, METER, AND BACKFLOW PREVENTION (IRRIGATION POINT OF CONNECTION) PER CITY STANDARDS
- S5 EXISTING 6" DOUBLE CHECK DETECTOR WITH FIRE DEPARTMENT CONNECTION (FDC)
- S6 PROPOSED PUBLIC HYDRANT ASSEMBLY TO BE INSTALLED

NOTES 67 TO 80 NOT USED

- M1 PROPOSED MECHANICAL EQUIPMENT
- M2 EXISTING GAS METERS, PROTECT IN PLACE
- M3 EXISTING SITE LIGHT, PROTECT IN PLACE

EXISTING SITE STORMWATER CONTROL NARRATIVE:

THE EXISTING DEVELOPMENT PROJECT WAS CONSTRUCTED IN APPROXIMATELY 1998. DRAINAGE FOR THE PROPERTY IS COLLECTED INTO THREE SURFACE STORAGE BASINS AND DRAINAGE INLETS IN THE PARKING LOT WHICH FLOW TO A JUNCTION BOX WITH ORIFICE PLATE TO MITIGATE PEAK FLOW DISCHARGE.

PROPOSED STORMWATER CONTROL NARRATIVE:

EXISTING DRAINAGE PATTERNS FOR THE PROPOSED DEVELOPMENT WILL NOT BE MODIFIED FROM THE EXISTING DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA FOR THE PROJECT SITE DUE TO THE REMOVAL OF THE PARKING LOT ON THE NORTH SIDE. THEREFORE, THE PROPOSED RECONSTRUCTION OF THE SITE WILL RESULT IN A REDUCTION IN STORMWATER RUNOFF.

PROPOSED WATER DESIGN NARRATIVE:

WATER SERVICE TO THE REMODELED BUILDING IS PROPOSED TO BE RECONSTRUCTED INTO ONE PROPERLY SIZED WATER METER. THERE ARE CURRENTLY 6 EXISTING WATER METERS FOR THE PROPERTY, WHICH WILL BE REMOVED WITH THIS PROJECT. PROPOSED WATER SERVICE FIXTURE UNITS TOTAL APPROXIMATELY 220 WSFU. THE PROPOSED WATER METER WILL BE PROPERLY SIZED TO ACCOMMODATE THE NEW DEMAND.

PROPOSED FIRE DESIGN NARRATIVE:

THE PROPERTY CURRENTLY HAS AN EXISTING 6" DOUBLE DETECTOR CHECK VALVE INSTALLED. NO MODIFICATION TO THIS SYSTEM IS PROPOSED AT THIS TIME. THE CITY WATER MAIN CAN PROVIDE 2500GPM WITH A RESIDUAL PRESSURE OF 79PSI PER WATER MODEL PROVIDED BY WALLACE GROUP.

PROPOSED SEWER DESIGN NARRATIVE:

THE PROPERTY CURRENTLY HAS AN EXISTING 6" SEWER LATERAL AND SEWER PIPE INSTALLED. NO MODIFICATION TO THIS SYSTEM IS PROPOSED AT THIS TIME. PROPOSED DRAINAGE FIXTURE UNITS TOTAL APPROXIMATELY 220 DFU. THEREFORE, PER CPC TABLE 702.1, A 6" SEWER LATERAL IS SUFFICIENT.

NOTE:
STORM DRAINAGE PIPING AND CATCH BASINS SHOWN ON THIS PLAN ARE BASED ON A COMBINATION OF RECENT TOPOGRAPHIC SURVEY INFORMATION AS WELL AS RECORD INFORMATION FROM ORIGINAL BUILDING CONSTRUCTION PLANS.

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 139 | Cambria | CA 93428
805.706.0401 | www.civilstudio.com

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT A. MCMASTER
No. 74846
CIVIL
STATE OF CALIFORNIA
PLAN REVIEW SET
NOT FOR CONSTRUCTION

PROJECT NAME:
SLO CLASSICAL ACADEMY
BROAD STREET CAMPUS

PROJECT LOCATION:
3450 BROAD ST
SAN LUIS OBISPO, CA 93401
APN: 053-221-035

PLANS PREPARED FOR:
SLO CLASSICAL ACADEMY
165 GRAND AVE
SAN LUIS OBISPO, CA 93405

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	March 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	24-078

PRELIMINARY
UTILITY PLAN

C3

SHEET 3 OF 3 SHEETS

Z:\Shared\CDS Data\Jurisdiction\24-078 slo classical academy_Project\2_Prelim_Entitlements\C3- Prelim Utility Plan.dwg, March 28, 2025

SITE FENCING KEY

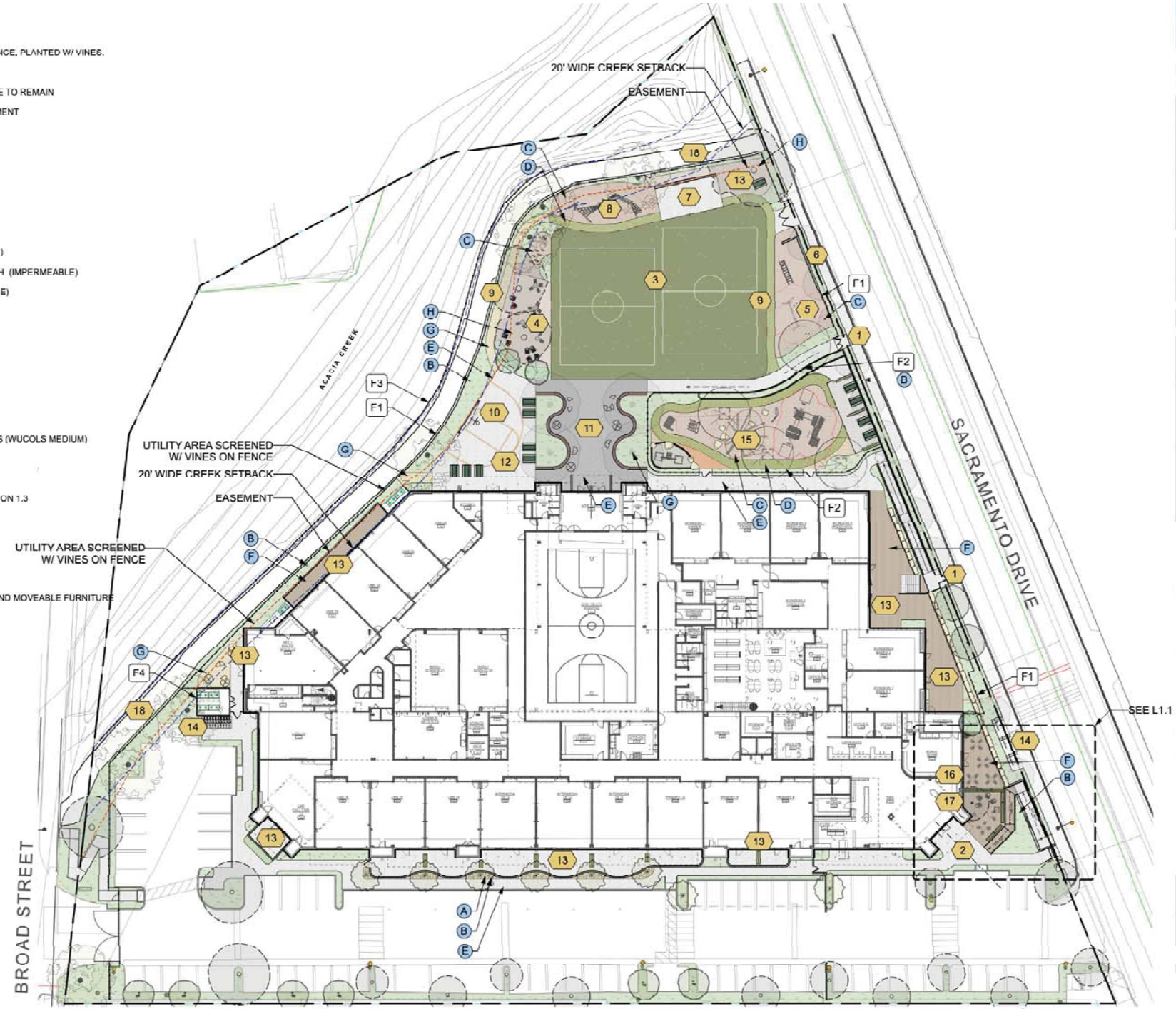
- F1 FENCE 1: 6' TALL BLACK ALUMINUM FENCE, PLANTED W/ VINES.
- F2 FENCE 2: 4' TALL. CUSTOM DESIGN.
- F3 FENCE 3: 3'-6" TALL 3-RAIL WOOD FENCE TO REMAIN
- F4 FENCE 4: SCREENING FENCE @ EQUIPMENT

MATERIALS KEY

- A PERMEABLE PEA GRAVEL MULCH
- B PLANTING AREA (WUCOLS LOW)
- C WOOD PLAY MULCH (PERMEABLE)
- D POURED-IN-PLACE RUBBER (PERMEABLE)
- E COLORED CONCRETE W/ TOPCAST FINISH (IMPERMEABLE)
- F COMPOSITE WOOD DECKING (PERMEABLE)
- G DECOMPOSED GRANITE (PERMEABLE)
- H WALK-ON BARK MULCH

PROGRAM KEY

1. SACRAMENTO NORTH ENTRANCES
2. MAIN ENTRANCE
3. SOCCER FIELDS - WARM SEASON GRASS (WUCOLS MEDIUM)
4. LOUNGE AREA AT EXISTING OAK TREES
5. SWINGS
6. CLIMBING WALL W/ MURAL. SEE EXHIBIT ON 1.3
7. BACKBOARD/BALL WALL
8. PARKOUR COURSE
9. JOGGING LOOP
10. BASKETBALL COURT
11. THE QUAD: CURVILINEAR SEAT WALLS AND MOVEABLE FURNITURE
12. LUNCH TABLES
13. OUTDOOR CLASSROOM
14. BIKE PARKING
15. WONDERS YARD
    - VARIOUS CLIMBING STRUCTURES
    - SHADE STRUCTURES
    - MUD/SAND PLAY AREA
    - BIKE TRIKE PATHWAY
    - PLAY HOUSES
    - MUSIC PLAY
    - CUSTOM PLAY STUCTURE
    - SPECIMEN SHADE TREES
16. STAFF LOUNGE
17. PARENT LOUNGE
18. (E) BIKE PATH



SITE PLAN

REVIEW & COORDINATION DRAWING ONLY NOT FOR CONSTRUCTION

BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

SHEET: L1.0

KEY NOTES

1. COMPOSITE WOOD DECKING SLOPED WALKWAY, 4.9% SLOPE MAX
2. CONCRETE SLOPED WALKWAY, 4.9% SLOPE MAX
3. CONCRETE STEPS
4. ENTRY SIGNAGE
5. BIKE PARKING : 6 BIKES
6. ENTRY PATH - COLORED CONCRETE W/ TOPCAST FINISH
7. (E) PEAR TREE TO REMAIN
8. PLANTING AREA
9. PARENT GATHERING AREA - COMPOSITE WOOD DECKING
10. STAFF GATHERING AREA - COMPOSITE WOOD DECKING
11. TRELLIS W/ VINE PLANTING FOR PRIVACY
12. MOVEABLE PLANTERS
13. NEW TREE

BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
24550 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
LI.1

REVIEW & COORDINATION DRAWING ONLY
NOT FOR CONSTRUCTION

MAIN ENTRY ENLARGEMET

TREE PROTECTION PLAN PRE-CONSTRUCTION

Fencing and Signage

1 Install treeprotection fencin garound the perimeter of the Critical Root Zone (CRZ) of individual trees or along the edge of grading limits where encroachment into the CRZ is planned and the tree is to be retained as depicted on L1.2A

2 Construction activities, equipment operation and storage, storage of materials, and stockpiling of soil is prohibited within fenced Tree Protection Areas (TPA).

3 Tree protection fencing shall be chain-link or brightly colored temporary vinyl fencing that is a minimum of 4 ft. tall and shall be secured to metal fence posts that are installed no more than 8 ft. apart.

4 Fences shall remain upright andattached to the metal fence posts throughout the duration of the demolition and construction phase of the project.

Ingress/Egress and Staging

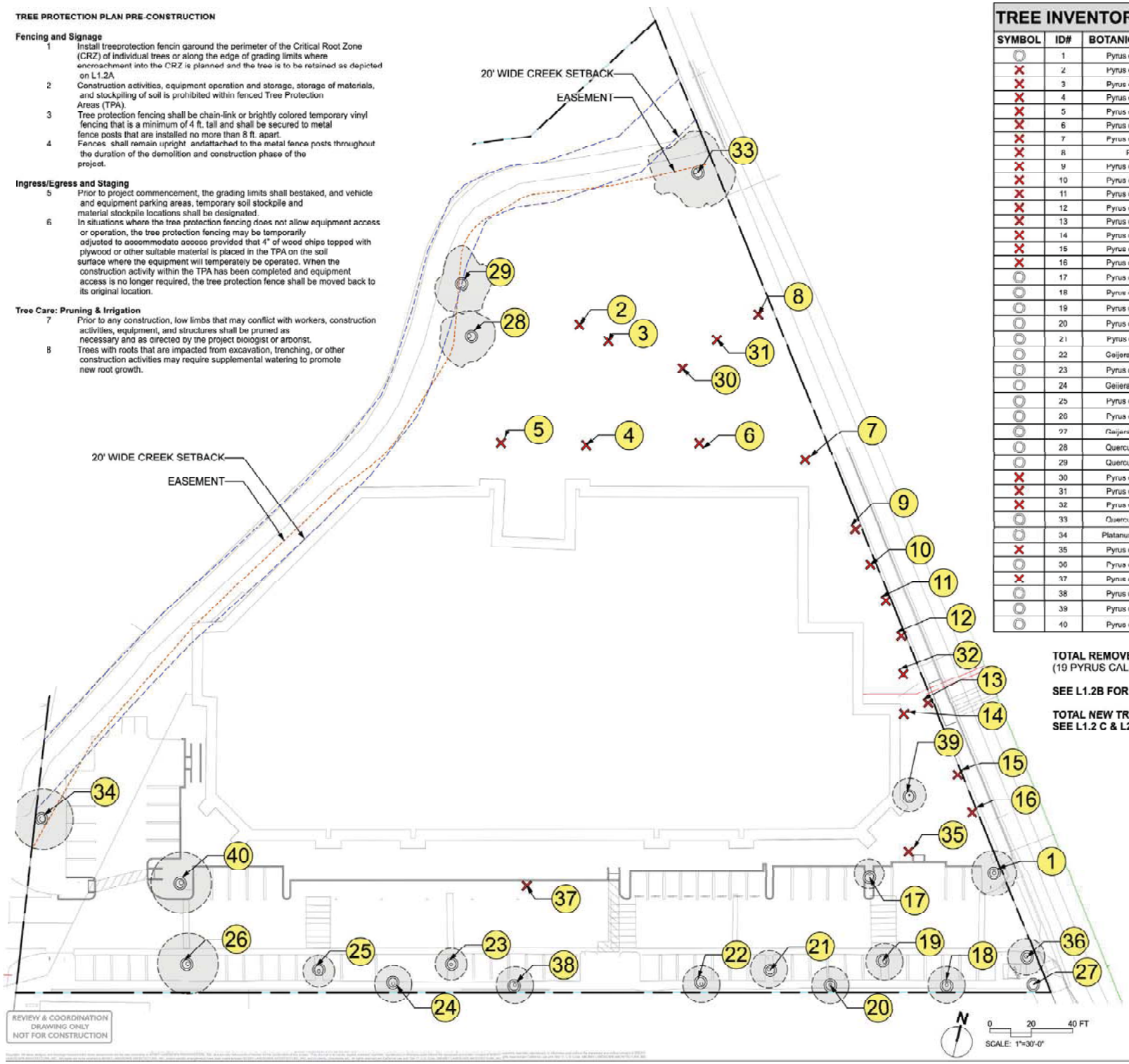
5 Prior to project commencement, the grading limits shall bestaked, and vehicle and equipment parking areas, temporary soil stockpile and material stockpile locations shall be designated.

6 In situations where the tree protection fencing does not allow equipment access or operation, the tree protection fencing may be temporarily adjusted to accommodate access provided that 4" of wood chips topped with plywood or other suitable material is placed in the TPA on the soil surface where the equipment will temperately be operated. When the construction activity within the TPA has been completed and equipment access is no longer required, the tree protection fence shall be moved back to its original location.

Tree Care: Pruning & Irrigation

7 Prior to any construction, low limbs that may conflict with workers, construction activities, equipment, and structures shall be pruned as necessary and as directed by the project biologist or arborist.

8 Trees with roots that are impacted from excavation, trenching, or other construction activities may require supplemental watering to promote new root growth.



TREE INVENTORY

SYMBOL	ID#	BOTANICAL NAME	DBH	IMPACT DESIGNATION
○	1	Pyrus calleryana	6"	PROTECT
X	2	Pyrus calleryana	3"	TO BE REMOVED
X	3	Pyrus calleryana	8"	TO BE REMOVED
X	4	Pyrus calleryana	8"	TO BE REMOVED
X	5	Pyrus calleryana	6"	TO BE REMOVED
X	6	Pyrus calleryana	9"	TO BE REMOVED
X	7	Pyrus calleryana	9"	TO BE REMOVED
X	8	Plum	6"	TO BE REMOVED
X	9	Pyrus calleryana	12"	TO BE REMOVED
X	10	Pyrus calleryana	7"	TO BE REMOVED
X	11	Pyrus calleryana	11"	TO BE REMOVED
X	12	Pyrus calleryana	11"	TO BE REMOVED
X	13	Pyrus calleryana	6"	TO BE REMOVED
X	14	Pyrus calleryana	9"	TO BE REMOVED
X	15	Pyrus calleryana	4"	TO BE REMOVED
X	16	Pyrus calleryana	8"	TO BE REMOVED
○	17	Pyrus calleryana	6"	PROTECT
○	18	Pyrus calleryana	8"	PROTECT
○	19	Pyrus calleryana	7"	PROTECT
○	20	Pyrus calleryana	9"	PROTECT
○	21	Pyrus calleryana	5"	PROTECT
○	22	Geijera parviflora	7"	PROTECT
○	23	Pyrus calleryana	9"	PROTECT
○	24	Geijera parviflora	8.5 - 15.5"	PROTECT
○	25	Pyrus calleryana	6"	PROTECT
○	26	Pyrus calleryana	12"	PROTECT
○	27	Geijera parviflora	8.5 - 15.5"	PROTECT
○	28	Quercus agrifolia	12" - 8" - 10"	PROTECT
○	29	Quercus agrifolia	6" - 6" - 12" - 12"	PROTECT
X	30	Pyrus calleryana	3"	TO BE REMOVED
X	31	Pyrus calleryana	11"	TO BE REMOVED
X	32	Pyrus calleryana	10"	TO BE REMOVED
○	33	Quercus agrifolia	3"	PROTECT
○	34	Platanus racemosa	3"	PROTECT
X	35	Pyrus calleryana	8"	TO BE REMOVED
○	36	Pyrus calleryana	6"	PROTECT
X	37	Pyrus calleryana	8"	TO BE REMOVED
○	38	Pyrus calleryana	9"	PROTECT
○	39	Pyrus calleryana	6"	PROTECT
○	40	Pyrus calleryana	12"	PROTECT

TOTAL REMOVED TREES = 20
(19 PYRUS CALLERYANA + 1 PLUM)

SEE L1.2B FOR IMAGES OF TREES TO BE REMOVED

TOTAL NEW TREES = 45
SEE L1.2 C & L2.0 FOR REPLACEMENT TREES

BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L1.2A

TREE INVENTORY

BOSKY LANDSCAPE ARCHITECTURE

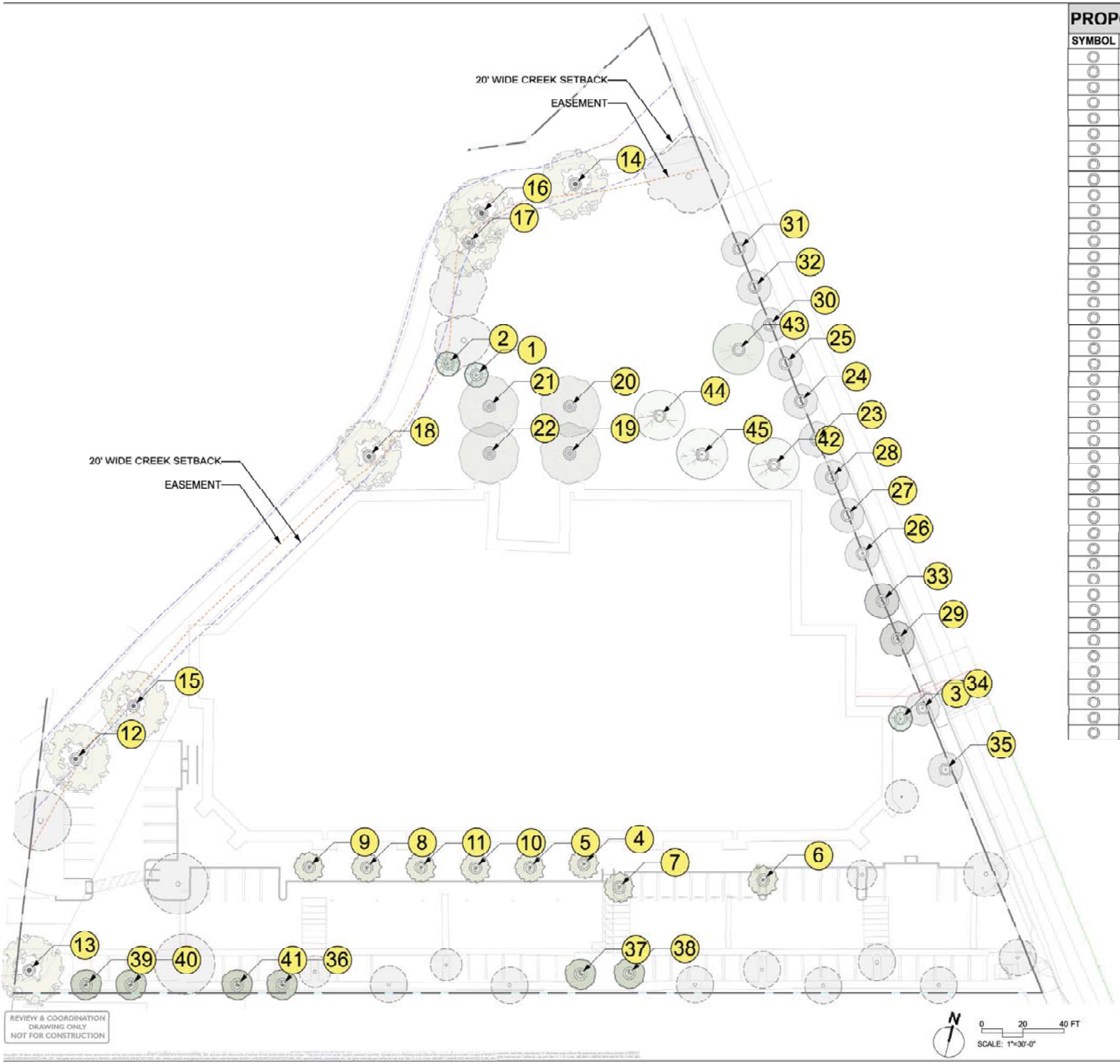
San Luis Obispo Classical Academy
24590 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L1.2B

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

TREE REMOVAL INVENTORY



PROPOSED TREE INVENTORY

SYMBOL	ID#	BOTANICAL NAME	SCHEDULE SIZE
	1	Chitalpa taskentensis	36" B
	2	Chitalpa taskentensis	36" B
	3	Chitalpa taskentensis	36" B
	4	Lopostemon confertus	24" B
	5	Lopostemon confertus	24" B
	6	Lopostemon confertus	24" B
	7	Lopostemon confertus	24" B
	8	Lopostemon confertus	24" B
	9	Lopostemon confertus	24" B
	10	Lopostemon confertus	24" B
	11	Lopostemon confertus	24" B
	12	Quercus agrifolia	48" B
	13	Quercus agrifolia	48" B
	14	Quercus agrifolia	48" B
	15	Quercus agrifolia	48" B
	16	Quercus agrifolia	48" B
	17	Quercus agrifolia	48" B
	18	Quercus agrifolia	48" B
	19	Quercus engelmannii	60" B
	20	Quercus engelmannii	60" B
	21	Quercus engelmannii	60" B
	22	Quercus engelmannii	60" B
	23	Quercus tomentella	36" B
	24	Quercus tomentella	36" B
	25	Quercus tomentella	36" B
	26	Quercus tomentella	36" B
	27	Quercus tomentella	36" B
	28	Quercus tomentella	36" B
	29	Quercus tomentella	36" B
	30	Quercus tomentella	36" B
	31	Quercus tomentella	36" B
	32	Quercus tomentella	36" B
	33	Quercus tomentella	36" B
	34	Quercus tomentella	36" B
	35	Quercus tomentella	36" B
	36	Trstaniopsis laurina	24" B
	37	Trstaniopsis laurina	24" B
	38	Trstaniopsis laurina	24" B
	39	Trstaniopsis laurina	24" B
	40	Trstaniopsis laurina	24" B
	41	Trstaniopsis laurina	24" B
	42	Ulmus parvifolia	60" B
	43	Ulmus parvifolia	48" B
	44	Ulmus parvifolia	60" B
	45	Ulmus parvifolia	60" B

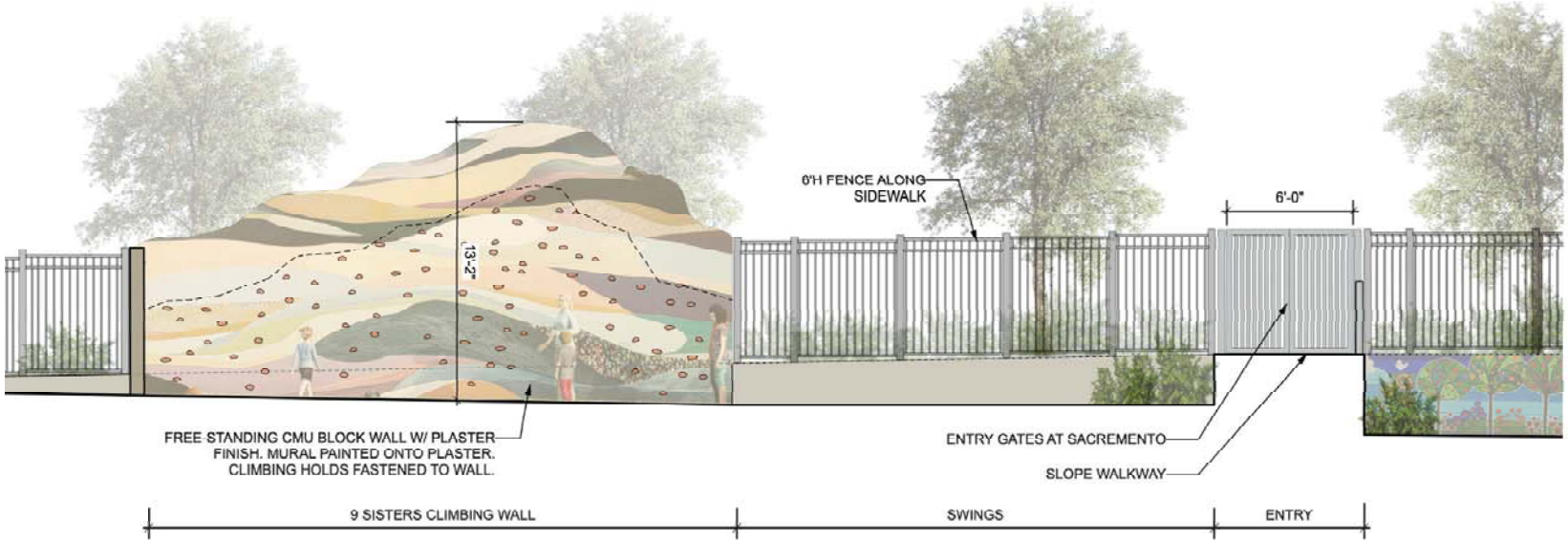
BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
3410 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L1.2C

PROPOSED TREE INVENTORY



1 LOOKING EAST TOWARD CLIMBING WALL
Scale: 1/4" = 1'-0"

2 LOOKING WEST FROM SACRAMENTO
Scale: 1/4" = 1'-0"

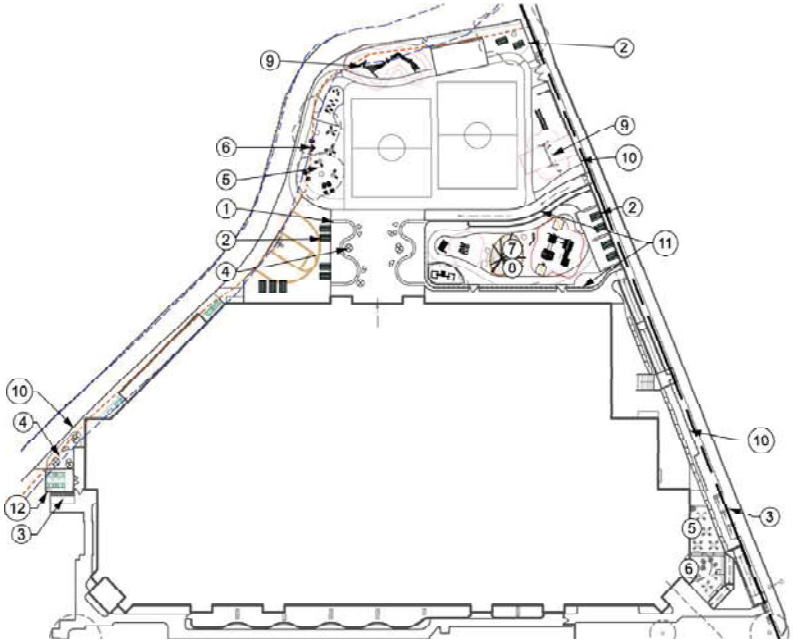
REFERENCE IMAGE OF CLIMBING WALL

BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

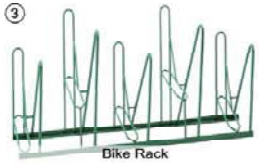
SHEET:



SITE FURNISHINGS

Curvilinear, Cast-in-place Concrete

Landscape Forms® "Harvest" Line
Recycled Plastic and Aluminum



Peak Racks® "Campus Racks"

Moveable, modular seating by ???

Landscape Forms® "Harvest" Line
Recycled Plastic and Aluminum

Landscape Forms® "Americana"
Recycled Plastic

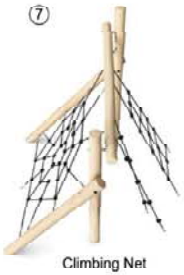
FENCING

6' Tall black aluminum w/ vertical
pickets and vine planting

4'-6" mesh and painted steel w/ timber
top rail

5'T solid timber fence

PLAY EQUIPMENT LITTLE WONDERS



Climbing Net

Play Structure with Slides

Water Seesaw with Splash Tables

PLAY EQUIPMENT TINY WONDERS

Play House with Slide

Musical fence

Play Hut

Water Channel

PLAY EQUIPMENT T-K AND UP

Parkour Course

Swings

BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

REVS / SUBS

SHEET:
L1.4

FURNISHINGS

PLANT SCHEDULE

Image	Qty	Botanical Name	Common Name	Size	WUCOLS
Trees					
	3	*Chitalpa taskentensis*	Chitalpa	36"B	Medium
	7	*Quercus agrifolia*	Coast Live Oak	48"B	Low
	4	*Quercus engelmannii*	Engelman Oak	60"B	Low
	13	*Quercus tomentella*	Island Oak	36"B	Low
	6	*Tristaniopsis laurina*	Water Gum	24"B	Low
	1	*Ulmus parvifolia*	Drake Chinese Elm	48"B	Medium
	3	*Ulmus parvifolia 'Drake' 60"*	Drake Chinese Elm	60"B	Medium
	8	*Lophostemon confertus*	Brisbane Box	24"B	Low

Total = 45 Trees

	NAME	WUCOLS
Palette 1	Acacia 'Cousin It'	Low
	Ceanothus 'Yankee Point'	Low
	Lantana 'Alba'	Low
	Pennisetum spathiolatum	Low
	Rhaphiolepis umbellata 'Minor'	Low
	Salvia 'Celestial Blue'	Low
Palette 2	Lomandra 'Baby Breeze'	Low
	Rhaphiolepis 'Minor'	Low
	Rhoicissus capensis	Low
Palette 3	Lantana 'Alba'	Low
	Muhlenbergia rigens	Low
	Pennisetum spathiolatum	Low
	Rhaphiolepis umbellata 'Minor'	Low
	Agave attenuata 'Nova'	Low
Turf Grass	TifTuf® Hybrid Bermuda	Med

BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L2.0

REVIEW & COORDINATION DRAWING ONLY
NOT FOR CONSTRUCTION

TREES, SHRUBS & GROUNDCOVERS

BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
24550 Broad Street
San Luis Obispo, CA

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

IMAGERY: TREES, SHRUBS & GROUNDCOVERS

SHEET:
L2.1

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
2450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L2.2

HYDROZONE PLAN

CALIFORNIA MWELO WATER BUDGET

Reference Evapotranspiration (ETo)*:	49.7

* = For the ETo in your area, consult the California Department of Water Resources' Reference Evapotranspiration Table.

Zone Number / Name	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
REGULAR LANDSCAPE AREAS								
1-3	Turf Grass	0.5	Overhead Spray	0.75	0.667	7,762	5,175	159,454
4	Trees	0.1	Drip	0.81	0.123	85	10	323
5	Trees	0.5	Drip	0.81	0.617	338	209	6,427
6	Shrubs	0.2	Drip	0.81	0.247	3,045	752	23,164
7	Shrubs	0.2	Drip	0.81	0.247	2,270	561	17,272
8	Trees	0.2	Drip	0.81	0.247	128	32	974
9	Shrubs	0.2	Drip	0.81	0.247	1,738	429	13,226
10	Shrubs	0.2	Drip	0.81	0.247	82	20	627
11	Shrubs	0.5	Drip	0.81	0.617	50	31	947
12	Shrubs	0.2	Drip	0.81	0.247	3,214	794	24,455
13	Shrubs	0.2	Drip	0.81	0.247	2,430	600	18,490
14	Trees	0.2	Drip	0.81	0.247	138	34	1,050
					Totals:	**21,280**	**8,646**	**266,408**
SPECIAL LANDSCAPE AREAS								
* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.					**Totals:**	**0**	**0**	**0**
							ETWU Total:	***266,408 gal/yr***
							ETWU Total:	**0.81758 af/yr**
						Maximum Applied Water Allowance (MAWA):		**360,653 gal/yr**
						Maximum Applied Water Allowance (MAWA):		**1.10680 af/yr**

ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	
Total ETAF x Area:	8,646
Total Area:	21,280
Average ETAF*:	0.41
ALL LANDSCAPE AREAS	
Total ETAF x Area:	8,646
Total Area:	21,280
Sitewide ETAF:	0.41

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

(Signature) 2/13/2025 (Date)

REVIEW & COORDINATION DRAWING ONLY NOT FOR CONSTRUCTION

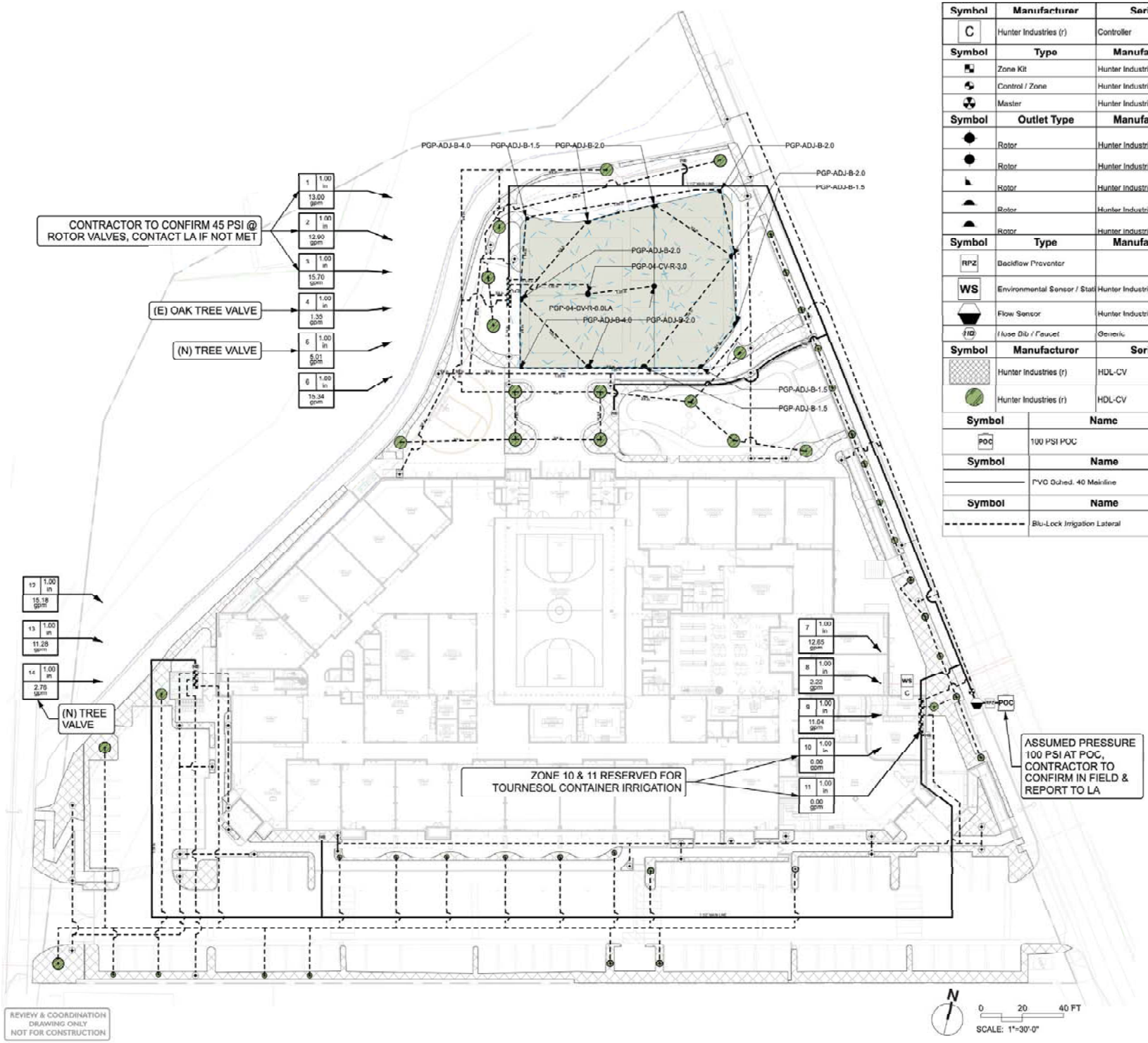
BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET: L2.3

MWELO CALCULATIONS



Symbol	Manufacturer	Series	Model
C	Hunter Industries (r)	Controller	PHC-2400

Symbol	Type	Manufacturer	Series	Model
	Zone Kit	Hunter Industries(R)	Drip Control Zone Kit	ICZ-101-25
	Control / Zone	Hunter Industries(R)	1in PGV Jar Top	PGV-100JT-G
	Master	Hunter Industries (r)	IBV	IBV-201G-FS

Symbol	Outlet Type	Manufacturer	Series	Model
	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 04in	PGP-04-CV-R-3.0
	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 04in	PGP-04-CV-R-8.0LA
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-4.0
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-1.5
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-2.0

Symbol	Type	Manufacturer	Series	Model
RPZ	Backflow Preventer		(E) Reduced Pressure Zone	(E) 825Y RP DEVICE
WS	Environmental Sensor / Stati	Hunter Industries		RAIN-CLIK® SENSO
	Flow Sensor	Hunter Industries (r)	HC Flow Meter	HC-150-Flow
HB	Hose Bib / Faucet	Generic		

Symbol	Manufacturer	Series	Model	Row Spacing
	Hunter Industries (r)	HDL-CV	HDL-06-18-CV	1'6"
	Hunter Industries (r)	HDL-CV	HDL-09-12-CV	1'0"

Symbol	Name
POC	100 PSI POC

Symbol	Name
	PVC Sched. 40 Mainline

Symbol	Name
	Blu-Lock Irrigation Lateral

NOTE: PIPE RUNS ARE DIAGRAMATIC TO ILLUSTRATE ZONE CONNECTIONS, CONTRACTOR TO CONFIRM PIPE & SLEEVE LAYOUT IN FIELD W/ LA

REVIEW & COORDINATION DRAWING ONLY NOT FOR CONSTRUCTION

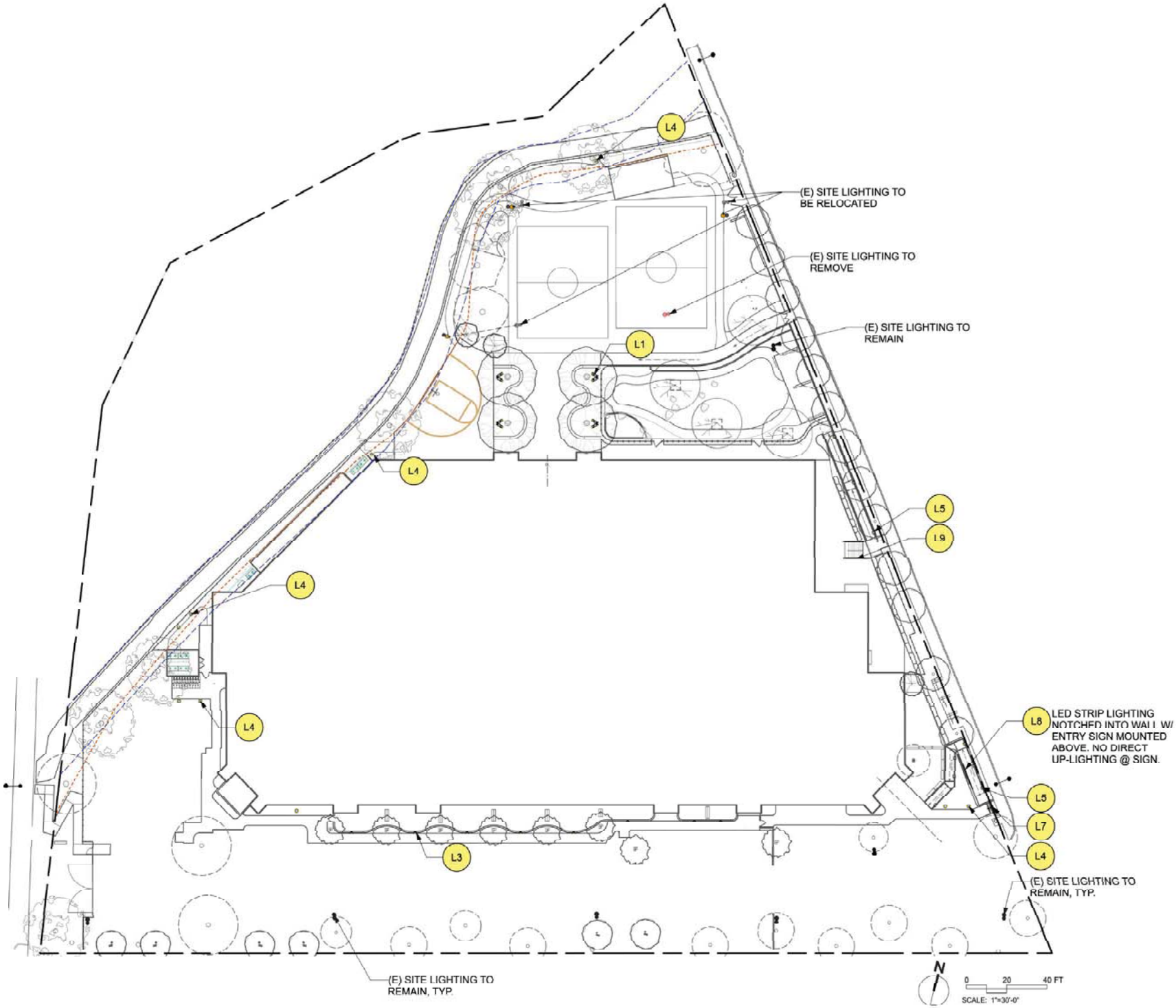
BOSKY LANDSCAPE ARCHITECTURE

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L2.4

IRRIGATION PLAN



REVIEW & COORDINATION DRAWING ONLY NOT FOR CONSTRUCTION

BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
3410 Broad Street
San Luis Obispo, CA

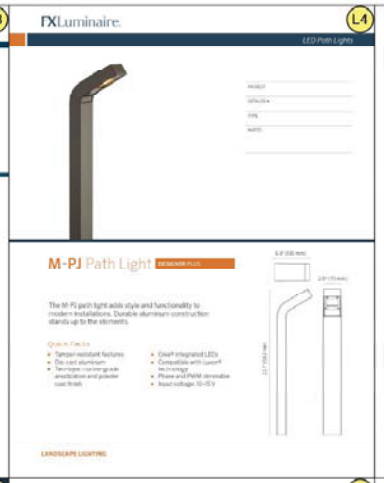
REVS / SUBS

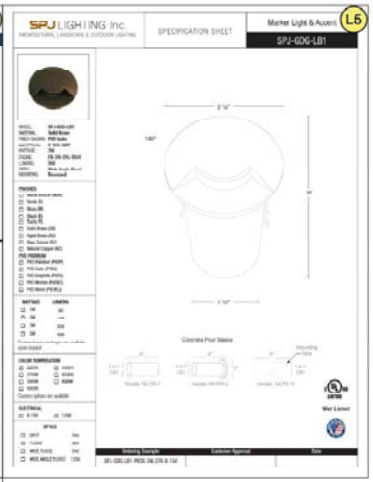
SHEET:
L3.0

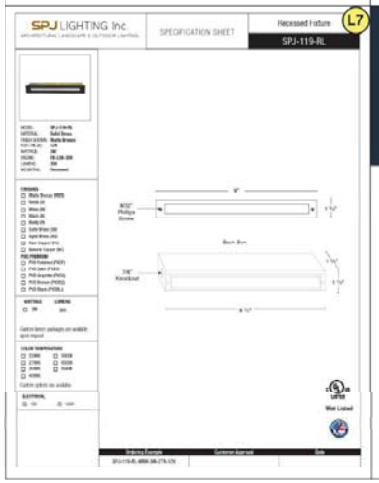
LIGHTING PLAN

SITE LIGHTING SCHEDULE

SYMBOL	KEY	REF	MAKE	DESCRIPTION	MODEL	LAMP / KELVIN	WATTS	QUANTITY	NOTES
	L1		FX LUMINAIRE	DOWN LIGHT	QT - 1LED - BZ	2700	2	6	BRONZE METALLIC FINISH. AT TREES INSTALL W/ TREE BOX MOUNT, 2 LIGHTS PER TREE
	L3		FX LUMINAIRE	WALL LIGHT	RH - ZD3LED - W - RB - FB	2700	4	8	FLAT BLACK FINISH
	L4		FX LUMINAIRE	DIRECTIONAL PATH LIGHT	M-PJ - ZD - 3LED - FB	2700	4	9	FLAT BLACK FINISH, INSTALL W/ L33 HEAVY DUTY LONG SLOT SPIKES
	L5		SPJ	DIRECTIONAL IN-GRADE LIGHT	SPJ-GDG-LB1	2700	2	10	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L7		SPJ	STEP LIGHT	SPJ-119-RL	2700	3	3	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L8		aspectLED	LED TAPE LIGHT	AL-SL-WW-U-RGB4W	RGB+3000K	4.4	13	QUANTITY REPRESENTS TOTAL LF. SET IN 13 LF OF STANDARD WIDE STRIP LIGHT MOUNTING CHANNEL W/ FROSTED LENS. RECESSED LIGHT TO BE HELD 2" FROM EDGE OF WALL. INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L9		FX LUMINAIRE	LED TAPE LIGHT | 2	SRP - 10	2700	0.6	18	QUANTITY REPRESENTS TOTAL LF. TO BE INTEGRATED INTO STEEL STAIR STRINGER







REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

BOSKY LANDSCAPE ARCHITECTURE
www.boskyland.com

San Luis Obispo Classical Academy
3450 Broad Street
San Luis Obispo, CA

REVS / SUBS

SHEET:
L3.1

LIGHTING SPECS