

PROJECT TEAM

TRUSS

HAYWARD BUILDING SYSTEMS
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SURVEYOR

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NEIGHBOR NOTICING

PURSUANT TO CDB 3307.1, PROVIDE WRITTEN NOTICE TO THE ADJACENT OWNERS OF THE EXCAVATION 10 DAYS PRIOR TO WORK.

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

SEPARATE PERMITS

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

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

INCLUSIONARY HOUSING

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

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

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

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

IN-LIEU FEES SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE FOR PROJECTS CONSTRUCTED IN PHASES. IN-LIEU FEES SHALL BE PAID IN THE PROPORTION THAT THE PHASE BEARS TO THE OVERALL PROJECT. (ORD 1719 § 3, 2020)

PARKING CALCULATION

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

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

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

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

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

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

ADDRESSING

BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 1/8 INCH (3.2 MM), WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ENERGY / HVAC

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CC200321
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GEOTECHNICAL

GEOSOLUTIONS, INC.
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R.C.E. 61361
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
(805) 543-8539

PROJECT: xxx
DATE: xxx

CIVIL

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STRUCTURAL

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DKUDA@KJDESIGNS.COM

DESIGNER

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

OWNER

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241 1/2 SOUTH BEVERLY DR
BEVERLY HILLS, CA 90012
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brandon@realvaluea.com

SHEET INDEX

GENERAL SHEETS (1)

- CS-1 SITE PLAN
- CS-2 SURVEYOR SHEETS (2)
- CS-3 LANDSCAPE SHEETS (3)

LANDSCAPE SHEETS (3)

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

CIVIL SHEETS (4)

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

ARCHITECTURAL SHEETS (2)

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

SHEET SET

NUMBER OF ORIGINALS IN SET 19

CODE ANALYSIS

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

VICINITY MAP

SAN LUIS OBISPO



DOCUMENTS

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

EXTERIOR LIGHTING

EXTERIOR LIGHTING MUST BE COMPLIANT W/ SLO CITY ZONING REGULATION 17.70.100 LIGHTING AND NIGHT SKY PRESERVATION, INCLUDING THAT LIGHTING FIXTURES SHALL BE SHIELDED WITH FULL CUTOFF OR RECESSED FIXTURES DESIGNED AND INSTALLED SO THAT NO DIRECTED LIGHT WILL BREAK A HORIZONTAL PLANE PASSING THROUGH THE LOWEST POINT OF THE FIXTURE.

CITY CONDITIONS

A PRIVATE WATER AND SEWER BASEMENT ON PARCEL 1 IN FAVOR OF PARCEL 2 SHALL BE RECORDED PRIOR TO BUILDING PERMIT ISSUANCE.

A SHARED DRIVEWAY AGREEMENT SHALL BE PROVIDED FOR REVIEW WITH THE BUILDING PERMIT. THE AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER PRIOR TO ISSUANCE OF PERMITS TO COMPLETE THE PROJECT.

FIRE CONDITIONS

NEW RESIDENTIAL UNITS MUST MEET THE UPCOMING 2025 CALIFORNIA FIRE CODE REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS AND NOTIFICATION REQUIREMENTS FOR A PERMIT FULFILLED AFTER 2022.

NEW RESIDENTIAL UNITS SHALL MEET THE CITY OF SAN LUIS OBISPO FIRE PREVENTION STANDARDS SET IN THE CITY'S MUNICIPAL CODE.

THE OCCUPANT LOAD FOR THIS PROJECT IS BASED ON THE RESIDENTIAL OCCUPANT LOAD FACTOR OF 200 SF GROSS. EACH LIVING AREA (5,319; 200 = 15.75 x 2) (MINIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT)

THE ACCESS WILL BE REGULATED FOR THE CLEARANCE OF POSSIBLE OBSTRUCTIONS IN CASE OF AN EMERGENCY (I.E., PARKED CARS IN THE ACCESS WAY) BY RED STRIPING AS SHOWN ON THE SITE PLAN.

JOB DESCRIPTION

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

AREA CALCS

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

ENTIRE SITE

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

PROPOSED SINGLE FAMILY RESIDENCE 2
1319 SQ. FT. LOWER LIVING
678 SQ. FT. GARAGE
96 SQ. FT. COVERED ENTRY
1837 SQ. FT. UPPER LIVING
3155 SQ. FT. TOTAL LIVING
2092 SQ. FT. TOTAL FOOTPRINT

LOT COVERAGE OF ENTIRE SITE
1693.5 SQ. FT. LOT SIZE (BASED ON SURVEY)
4184 SQ. FT. TOTAL FOOTPRINTS
24.66% LOT COVERAGE

FLOOR AREA RATIO OF ENTIRE SITE
6310 SQ. FT. GROSS HORIZONTAL AREAS OF ALL FLOORS
37.18% FLOOR AREA RATIO

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

LOT COVERAGE OF PARCEL 1
1059 SQ. FT. LOT SIZE (BASED ON SURVEY)
2092 SQ. FT. TOTAL FOOTPRINT
12.04% LOT COVERAGE

FLOOR AREA RATIO OF PARCEL 1
3155 SQ. FT. GROSS HORIZONTAL AREAS OF ALL FLOORS
34.83% FLOOR AREA RATIO

PARCEL 2
PROPOSED SINGLE FAMILY REPLACEMENT RESIDENCE
1319 SQ. FT. LOWER LIVING
678 SQ. FT. GARAGE
96 SQ. FT. COVERED ENTRY
1837 SQ. FT. UPPER LIVING
3155 SQ. FT. TOTAL LIVING
2092 SQ. FT. TOTAL FOOTPRINT

LOT COVERAGE OF PARCEL 2
1059 SQ. FT. LOT SIZE (BASED ON SURVEY)
2092 SQ. FT. TOTAL FOOTPRINT
12.04% LOT COVERAGE

FLOOR AREA RATIO OF PARCEL 2
3155 SQ. FT. GROSS HORIZONTAL AREAS OF ALL FLOORS
39.9% FLOOR AREA RATIO

NOTES:
*Floor area shall exclude required parking spaces in a garage (with each required parking space not exceeding 350 square feet) but shall include any additional enclosed parking spaces provided in addition to the minimum requirements.

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

BLDG CODE DATA (PARCEL 1)
OCCUPANCY: B-3U
ZONING: (B)-11 LOW DENSITY RESIDENTIAL ZONE
TYPE OF CONSTRUCTION: YES
HEIGHT: 12'-0"
AUTOMATIC FIRE SPRINKLER: YES
STORIES: 2-STORY

BLDG CODE DATA (PARCEL 2)
OCCUPANCY: B-3U
ZONING: (B)-11 LOW DENSITY RESIDENTIAL ZONE
TYPE OF CONSTRUCTION: YES
HEIGHT: 12'-0" (HEIGHT INCL. TO FIRE TURN-AROUND)
AUTOMATIC FIRE SPRINKLER: YES
STORIES: 2-STORY

PROJECT DATA
LOT M OF THE MAP OF REBUBDIVISION OF LOTS 9 TO 19 OF CALIFORNIA PARK RECORDED IN BOOK 10 OF MAPS AT PAGE 80, IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 052-072-003

Job No. 25033

Sheet Title: COVER SHEET

ARCH-0851-2025
SBDV-0404-2025

Plan Set

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

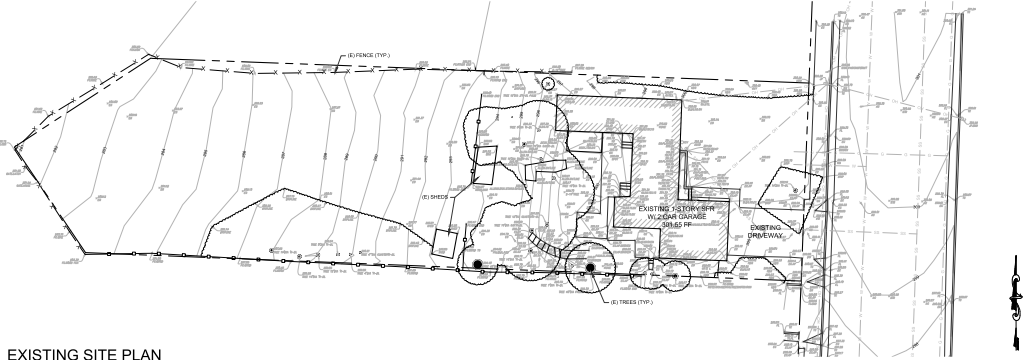
PARCEL 1
SFR1 ADDRESS: 241 HATHWAY AVE

PARCEL 2
SFR1 ADDRESS: 300 HATHWAY AVE (TO BE ASSIGNED)

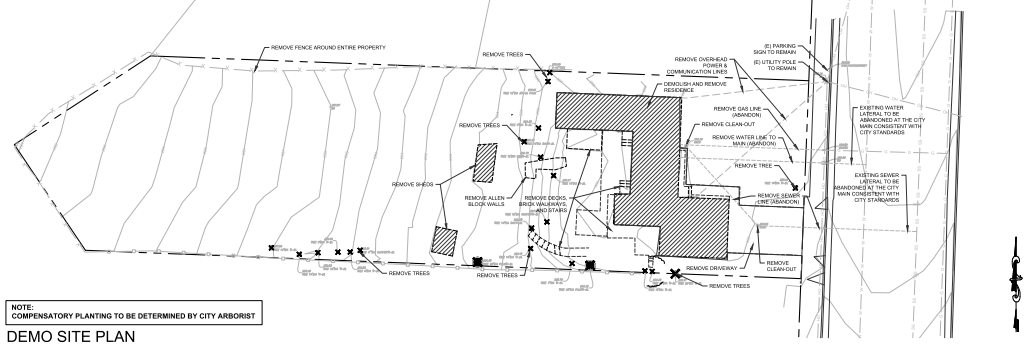
NON-DEFERRED UPGRADES

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

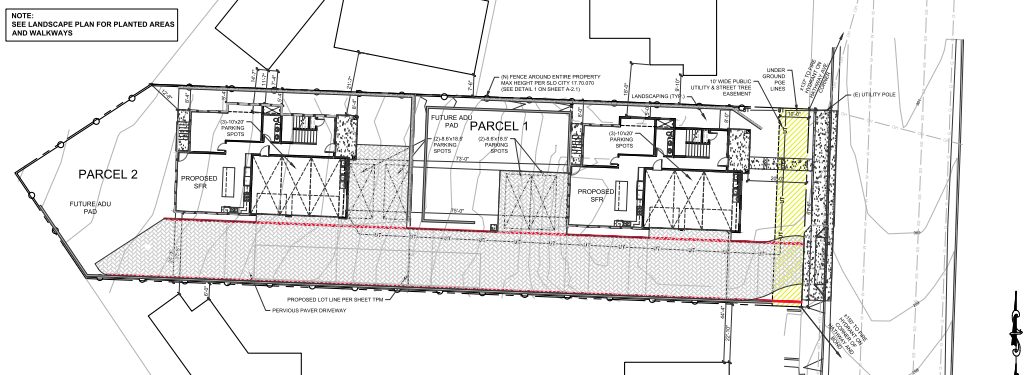
1. DRIVEWAY APPROACH REPLACEMENT UPGRADE TO CURRENT CITY STANDARD
2. SIDEWALK REPAIR



EXISTING SITE PLAN



DEMO SITE PLAN



PROPOSED SITE PLAN

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



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General Building Designer
Custom Homes - Remodels - Additions - ADUs - Accessory

Project

241 HATHWAY AVE, LLC DEVELOPMENT PROJECT



NOT FOR CONSTRUCTION

241 HATHWAY AVE.
SAN LUIS OBISPO, CA 93405

Jurisdiction
CITY OF SAN LUIS OBISPO, CA

APN
052-072-003

Job No.
25033

Sheet Title
COVER SHEET

ARCH-0851-2025
SBDV-0404-2025

Plan Set

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

PARCEL 1
SFR1 ADDRESS: 241 HATHWAY AVE

PARCEL 2
SFR1 ADDRESS: 300 HATHWAY AVE (TO BE ASSIGNED)

NON-DEFERRED UPGRADES

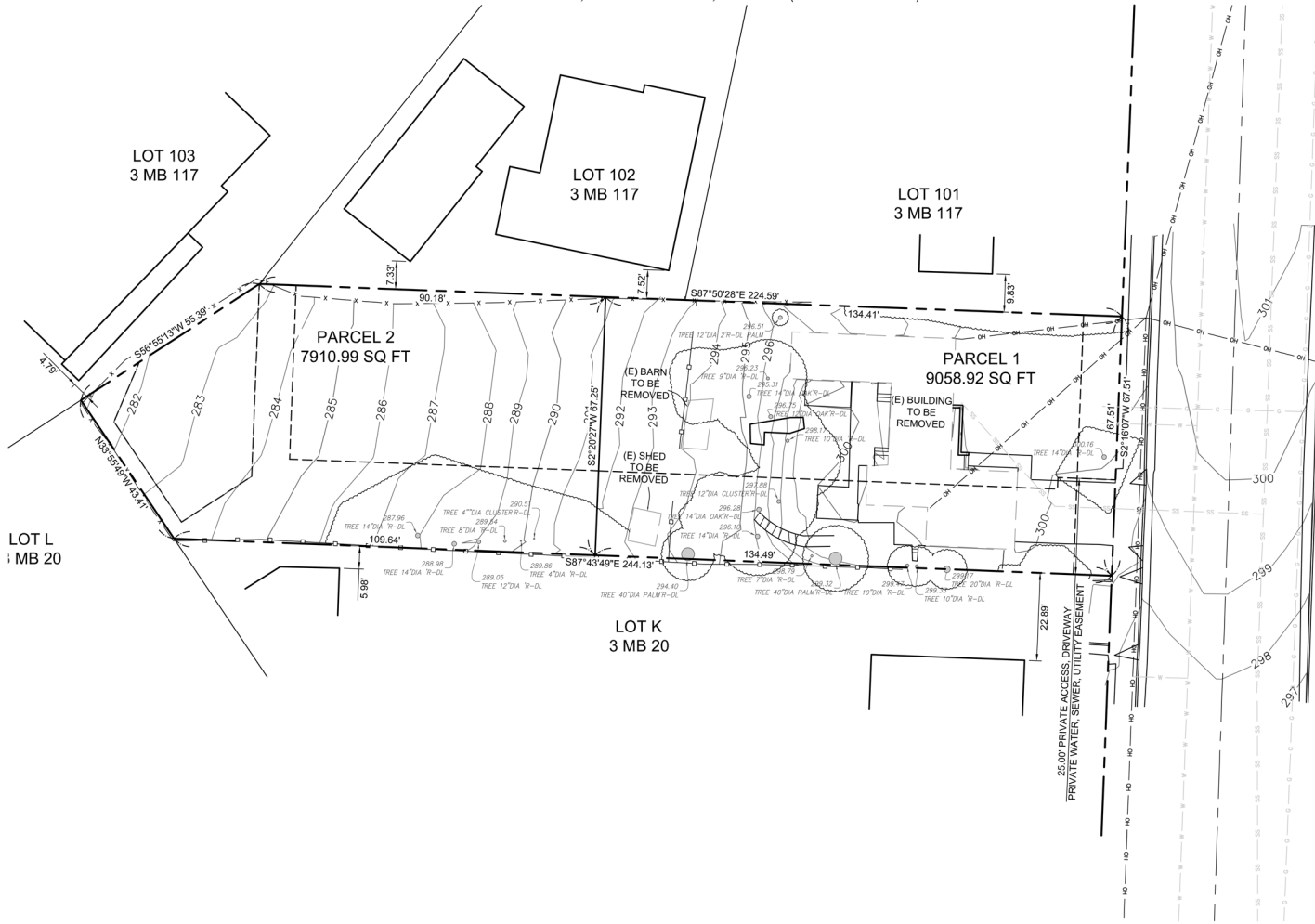
THIS PROJECT CONTAINS UPGRADES THAT WILL BE INCLUDED IN THE BUILDING PERMIT SET OF PLANS.

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



TENTATIVE PARCEL MAP SLO 25-0033

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

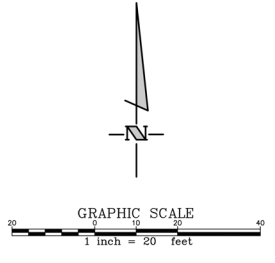
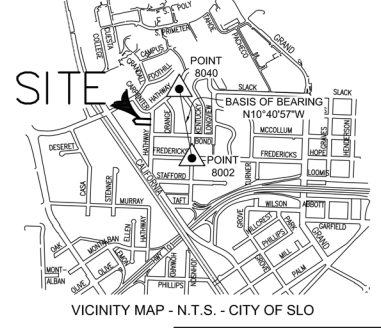


PROJECT TEAM:
OWNER: 241 HATHWAY AVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 APN: 052-072-003
 1880 CENTURY PARK EAST, STE #200
CIVIL ENGINEER: SCOTT STOKES, PE 58256
 ABOVE GRADE ENGINEERING
 245 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401
SURVEYOR: JEFF WYANT, LS 9338
 ABOVE GRADE ENGINEERING
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

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

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

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



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

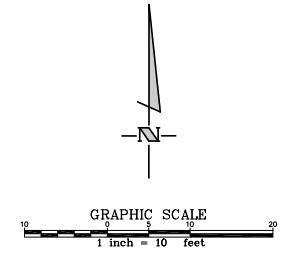
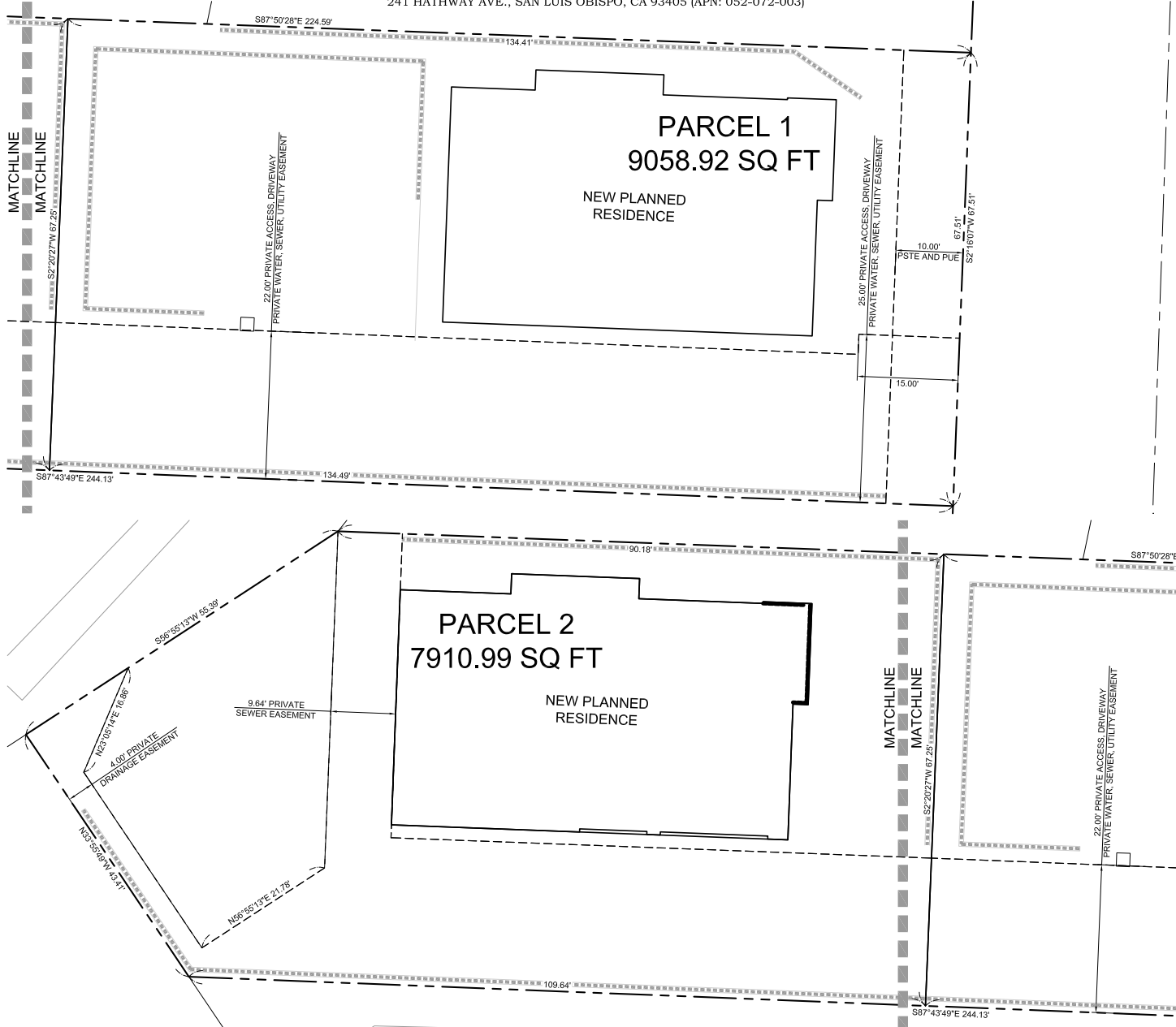
TPM

ABOVE GRADE ENGINEERING
 245 Higuera Street, San Luis Obispo, CA 93401
 phone: (805) 540-5115
A California Corporation • Scott Stokes PE # 93356

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TENTATIVE PARCEL MAP SLO 25-0033

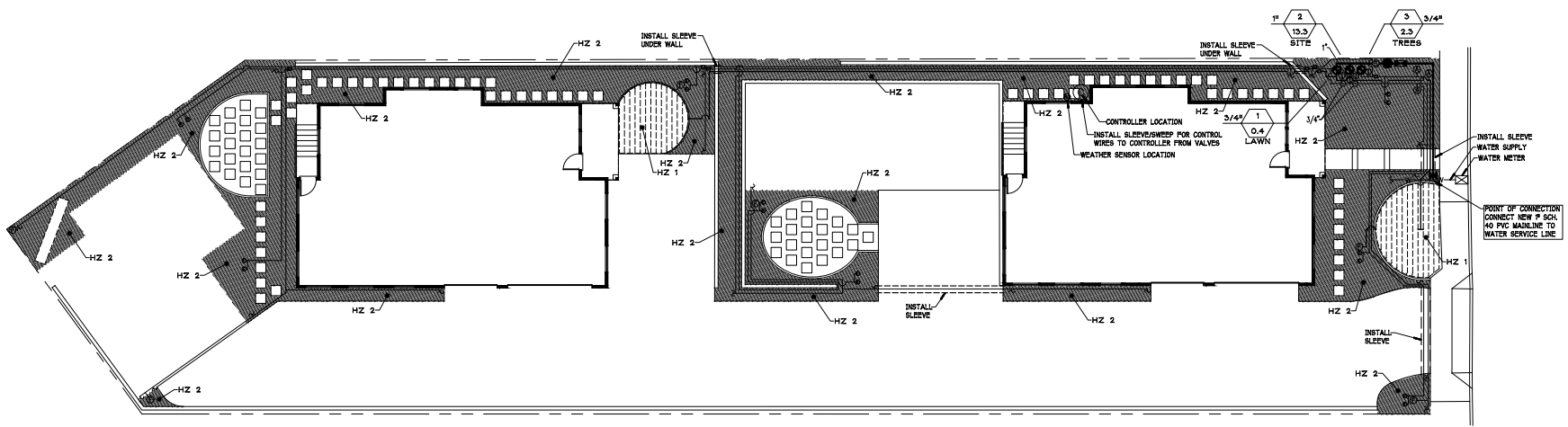
241 HATHWAY AVE., SAN LUIS OBISPO, CA 93405 (APN: 052-072-003)



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

ABOVE GRADE ENGINEERING
 245 Higuera Street, San Luis Obispo, CA 93401
 phone: (805) 540-5115
A California Corporation • Post Office PO # 93256

N:\2025\25058-241hathway\Survey\Drawings\TPM-1, Nov 26, 2025 8:46am, sbent

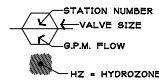


IRRIGATION INSTALLATION NOTES

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

IRRIGATION SYMBOL LEGEND

SYMBOL	MANUF.	MODEL NO.	EQUIPMENT TYPE	INSTALLATION NOTES
○	RAINBOW	UXB-300	XER-BUBBLERS (0-10 GPH) OR EQUAL, DRIP EMITTER IN TUBE	PER DETAIL, SHEET L-3
○	ANY	ANY	3/4" PLASTIC INLINE CHECK VALVE	PER DETAIL, SHEET L-3
○	RAINBOW	ANY	CONTROL ZONE® ELECTRIC CONTROL VALVE KIT	PER DETAIL, SHEET L-3
○	SUPERIOR	1"	NEW MASTER VALVE, NORMALLY OPEN, ELECTRIC W/ FLOW SENSOR	PER DETAIL, SHEET L-3
○	FERDOL	1"	REDUCED PRESSURE ASSEMBLY, BACKFLOW PREVENTION DEVICE	PER DETAIL, SHEET L-3
○	ANY	ANY	LINE SIZE BALL VALVE	PER DETAIL, SHEET L-3
○	CALISENSE	FN	FLOW SENSOR, INSERT TYPE	PER DETAIL, SHEET L-3
○	ANY	SCHEDULE 40	3/4" PVC LATERAL IRRIGATION LINE, OR AS SHOWN	BURY 12" SOIL. 40 PVC UNDER PAVING (18" DEEP).
○	RAINBOW	RFD-09-12	POLYETHYLENE DRIP LINE, 12" EMITTER SPACING	PER DETAIL, SHEET L-3
○	ANY	SCHEDULE 40	1" PVC PIPES MAINLINE	BURY 18"
○	ANY	SCHEDULE 40	PVC SLEEPING UNDER PAVEMENT. SEE SLEEPING CHART	BURY 18"
○	ANY	ANY	SUBSURFACE PVC LATERAL LINE TO SURFACE POLY DRIP LINE	PER DETAIL, SHEET L-3
○	ANY	ANY	FLUSH VALVE. INSTALL IN 6" VALVE BOX WITH 12" GRAVEL BASE	PER DETAIL, SHEET L-3
○	RAINBOW	OS28ND	OPERATION INDICATOR	PER MANUF. INSTRUCTIONS
○	ANY	ANY	AIR VENT. INSTALL AT THE HIGHEST POINT OF A DRIP CIRCUIT	PER DETAIL, SHEET L-3
○	ANY	ANY	OUTDOOR WEATHER SENSOR	PER MANUF. INSTRUCTIONS
○	ANY	ANY	3 STATION, EXTERIOR WALL MOUNT "SMART" CONTROLLER	PER DETAIL, SHEET L-3



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

DRIP EMITTER	EMITTER SPACING	EMITTER SIZE
1	12"	0.4"
2	12"	1.3"
3	12"	2.3"
TOTAL G.P.M. DEMAND 12.8*		
LANDSCAPE (HYDROZONE) AREA 2,483		

*USED FOR RR. SCHEDULING ONLY

HYDROZONE CHART

VALVE NUMBER	DRIP	EMITTER	EMITTER SPACING	EMITTER SIZE	LANDSCAPE AREA, SQ. FT.
1	DRIP	MED	12"	0.4"	283
2	DRIP	LOW	12"	1.3"	2,568
3	DRIP	LOW	12"	2.3"	N.A.
TOTAL G.P.M. DEMAND 12.8*					
LANDSCAPE (HYDROZONE) AREA 2,483					

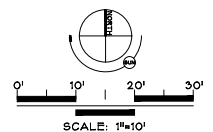
Landscape Water Usage Calculation Runtimes - Monthly Irrigation Schedule

Category	Value
Landscape Area	1,200.0
Water per sq. ft. supplied	1.0
Flow	4.8
Plant Factor	0.5
Density	1.0
Irrigation Efficiency	0.9
Calendars needed per month	2.22
Runtime per month	2.22
Runtime per week	0.7

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Tot. ETO
inches per month required - Eto	2.0	2.2	3.2	4.1	4.9	5.3	4.8	5.3	4.4	3.5	2.4	1.7	43.3
inches per month required - Eto	0.9	1.2	0.9	0.8	0.8	0.8	0.8	0.8	0.7	0.6	0.4	0.3	

WATER SCHEDULE

IRRIGATION PLAN



REV	DESCRIPTION	DATE



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

CASEY J. PATTERSON
LANDSCAPE ARCHITECT
805.466.7829 CJP@CJPA.COM

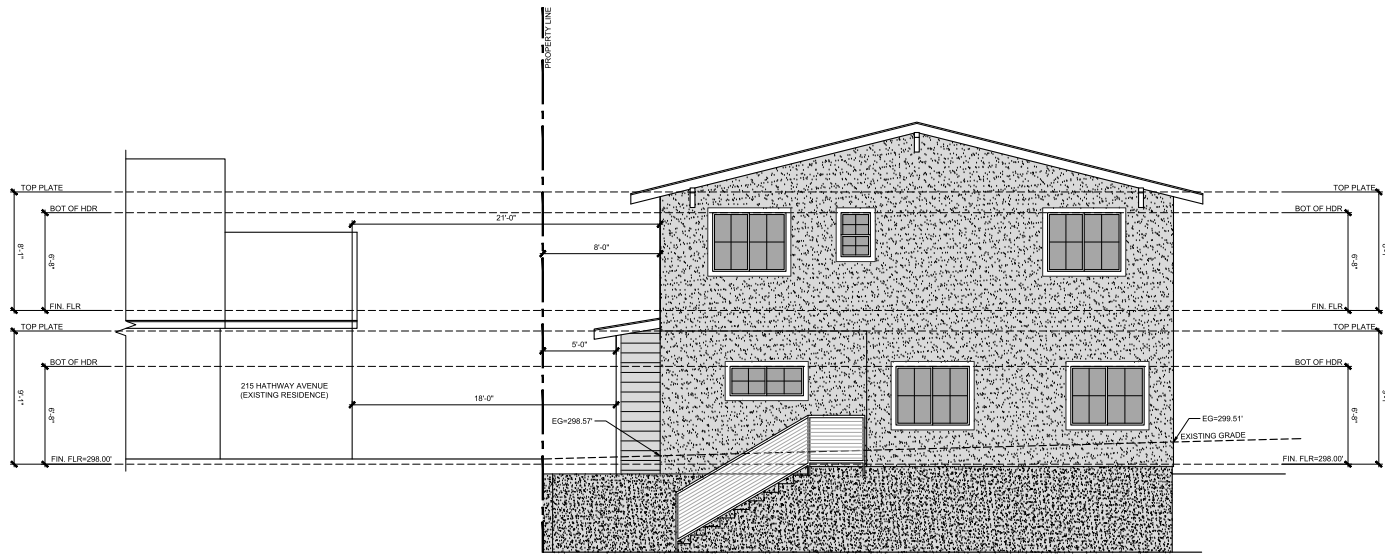
TITLE IRRIGATION PLAN
PROJECT: 241 HATHWAY AVE. LLC DEV. PROJECT, 241 HATHWAY AVE. S.L.O., CA.

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



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



Preston Jones

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www.PJ-Designs.com

General Building Designer
Contract: Residential - Single-Family - ADUs - ADUs - ADUs
Architect: Not a Licensed Architect
Professional Engineer: Not a Licensed Professional Engineer
Professional Designer: Not a Licensed Professional Designer
Professional Designer: Not a Licensed Professional Designer
Professional Designer: Not a Licensed Professional Designer

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



241 HATHWAY AVE.
SAN LUIS OBISPO, CA 93405

Jurisdiction
CITY OF SAN LUIS OBISPO, CA

APN
052-072-003

Job No.
25033

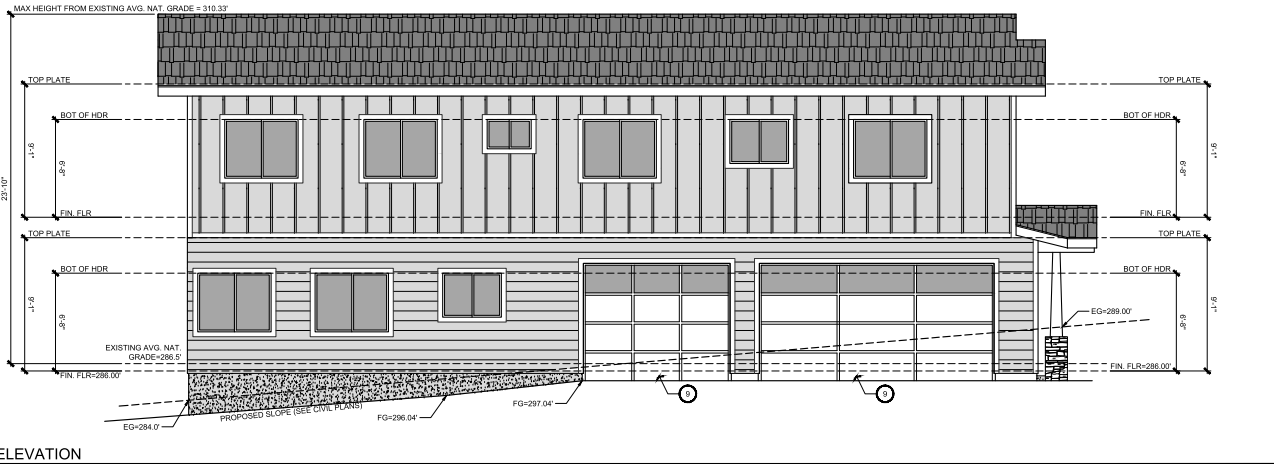
Sheet Title

**PARCEL 1
ELEVATIONS**

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

Sheet Number

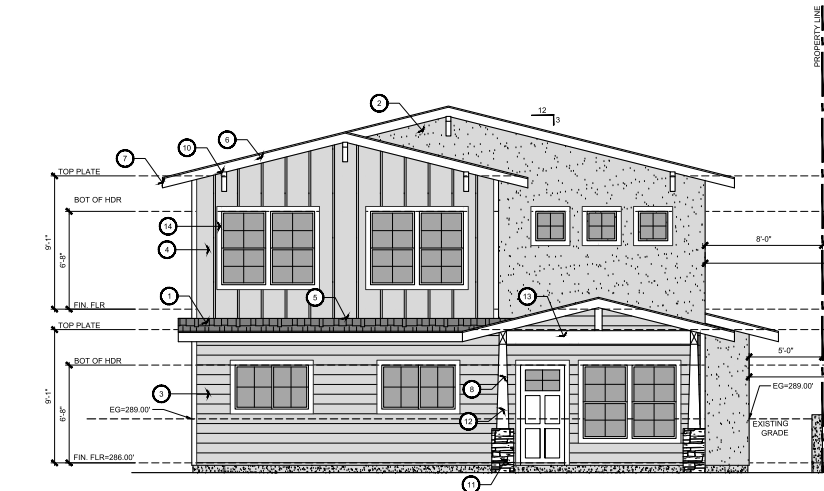
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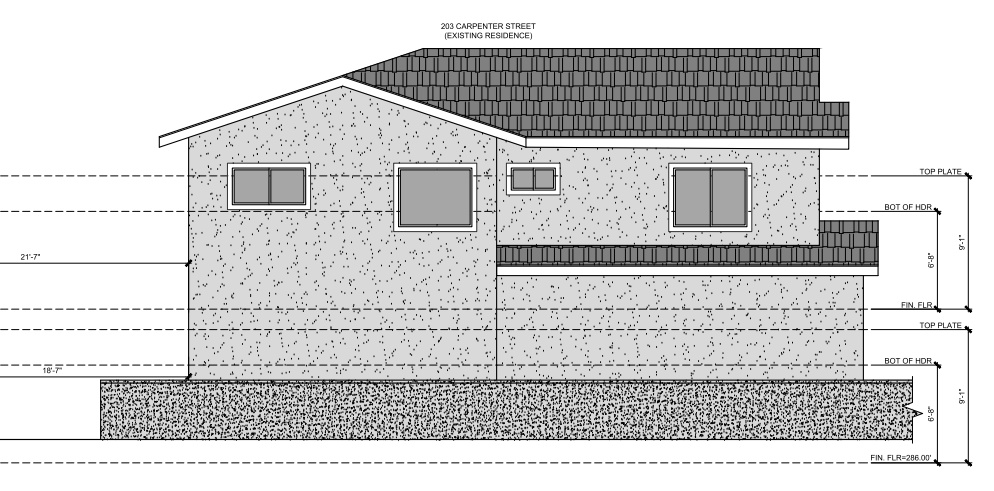
SOUTH ELEVATION

ELEVATION NOTES

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC.
2. PROVIDE WEEP SCREED AT BASE OF STUCCO. A MINIMUM OF .018 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. PER CBC.
3. 2 LAYERS OF GRADE 1" PAPER SHALL BE APPLIED UNDER PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER CBC.
4. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
5. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ATTIC INSULATION SHALL BE CONTINUED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED).
6. ATTIC VENTS ARE TO BE PROTECTED BY 1/4 CORROSION RESISTANT METAL MESH.
7. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH 2" MINIMUM AND 2" MAXIMUM SIZED OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.
8. ALL ROOF STRUCTURES SUCH AS ATTIC VENTS, PLUMBING, VENTS, GUTTERS, ETC., SHOULD BE PAINTED TO MATCH THE ROOF COLORS AND BE POSITIONED BEHIND THE ROOF CROWN.
9. ALL ROOF PENETRATIONS FOR VENTS SHOULD BE ON THE REAR SIDE OF THE ROOF RIDGE AND AS LOW AS POSSIBLE.
10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.



EAST ELEVATION



KEYNOTES

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



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General Building Designer

 State of California - Registration No. 10000 - A00 - As-Built
 I hereby certify that the construction documents are complete and approved by me as the Designer. I am not providing any other services to the client of this project other than those specifically stated on the contract documents. I am not providing any other services to the client of this project other than those specifically stated on the contract documents. I am not providing any other services to the client of this project other than those specifically stated on the contract documents.

Project
241 HATHWAY AVE. LLC DEVELOPMENT PROJECT



241 HATHWAY AVE.
 SAN LUIS OBISPO, CA 93405

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

PARCEL 2 ELEVATIONS

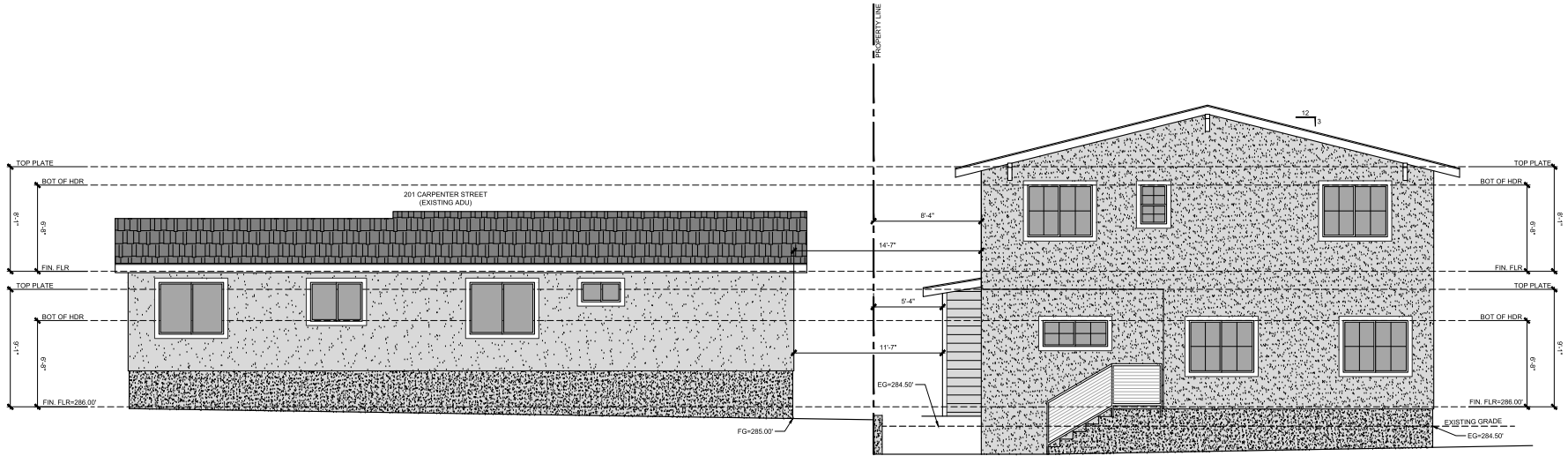
Plan Set	
Preliminary	4.17.25
Flexible Lot Submittal	6.13.25
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Sheet Number
A-2.3



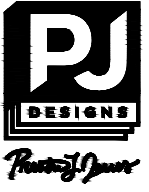
NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



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Cedar Ridge - Holliston - Holliston - A016 - All-Units

Project
241 HATHWAY AVE. LLC DEVELOPMENT PROJECT



241 HATHWAY AVE.
SAN LUIS OBISPO, CA 93405

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PARCEL 2 ELEVATIONS

ARCH-0851-2025
SBOV-0496-2025

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SIDE PERSPECTIVE

NTS



FRONT PERSPECTIVE

NTS



VIEW ACROSS SIDEWALK

NTS



FRONT PERSPECTIVE

NTS



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General Building Designer

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Disclaimer: I, the undersigned, certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified professional in the State of California. I am not providing any warranty or representation, express or implied, for the use of the information provided herein for any purpose other than that for which it was intended. I am not responsible for any errors or omissions in this document, and I am not liable for any damages, including consequential damages, arising from the use of the information provided herein.

Project

241 HATHWAY AVE. LLC DEVELOPMENT PROJECT



241 HATHWAY AVE.
SAN LUIS OBISPO, CA 93405

Jurisdiction
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Sheet Title
**CONCEPTUAL
RENDERS
OVERALL**

ARCH-0851-2025

SBDV-0496-2025

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Sheet Number

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VIEW PARTIAL WAY DOWN DRIVEWAY

NTS



VIEW FROM SIDEWALK

NTS

JAMES HARDIE BOARD AND BATT
PAINTED CREAM COLORED

SMOOTH STUCCO
SENERGY LIGHT COLORED

JAMES HARDIE BOARD
HORIZONTAL PAINTED WHITE

BLACK WINDOWS
WITH GRIDS



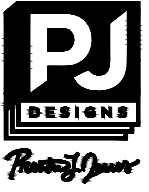
REAR SFR NIGHT VIEW

NTS



FRONT SFR NIGHT VIEW

NTS



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 public record. All data herein is provided for the use of
 clients only. It is not intended to be used for any other purpose
 and is not to be used for any other purpose. All other
 information shall be retained and not to be used for any other
 purpose only.

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



241 HATHWAY AVE.
 SAN LUIS OBISPO, CA 93405

Jurisdiction
 CITY OF SAN LUIS OBISPO, CA

APN
 052-072-003

Job No.
 25033

Sheet Title
**CONCEPTUAL
 RENDERERS
 & MATERIALS**

ARCH-0851-2025
 SB0V-0484-2025

Plan Set	
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