

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: 2406 & 2414 JOHNSON (ARCH-0383-2021) REVIEW OF TWO, NEW, PRE-MANUFACTURED SINGLE-UNIT RESIDENCES AND A PRE-MANUFACTURED ACCESSORY DWELLING UNIT ON TWO SEPARATE LOTS WITH SHARED DRIVEWAY ACCESS

BY: Rachel Cohen
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APPLICANT: Jeffrey Spevack

REPRESENTATIVE: Tim Becher

RECOMMENDATION

Review the proposed project in terms of consistency with the City's Community Design Guidelines (CDG) and provide a recommendation to the Community Development Director.

1.0 PROJECT DESCRIPTION AND SETTING

The applicant is proposing two, new, pre-manufactured single-unit residences on two separate lots that share driveway access. Parcel 1 would contain a 3-bedroom unit with a separate 2-bedroom ADU structure (subject to state standards) (see Attachment A, Project Plans). Parcel 3 would also contain a 3-bedroom residential unit that matches the structure on Parcel 1. Both housing sites are proposing tree removals and replacements as shown in the associated landscape plans.

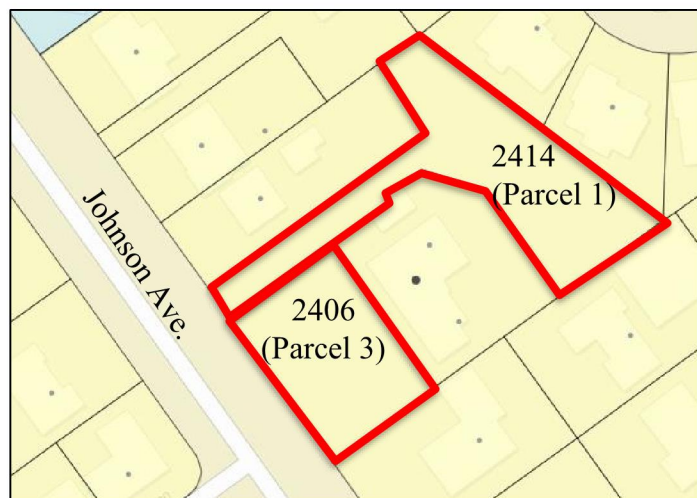


Figure 1: Subject Properties

Location: 2406 & 2414 Johnson Avenue.

Parcel Sizes: Parcel 1 - 0.4 acre; Parcel 3 - 0.25 acre

Access: Both parcels are accessed from Johnson Avenue by a common driveway

Site Condition: Vacant

Zoning: R-1 (Low density residential)

General Plan: Low density residential

Surrounding Uses:

East: Single family residential development

West: Johnson Ave.

North: Single family residential development

South: Single family residential development

2.0 PROPOSED DESIGN

Architecture: Single story structures with craftsman elements.

Design Details: Vertical and horizontal siding, gable roofs, porches, craftsman style door, column features, and window trim.

Materials: Hardipanel siding, Harditrim, and Hardiplank lap siding (see Attachment B)

Colors: Pale green, whites, and grays (see Attachment B)

3.0 BACKGROUND & PREVIOUS REVIEW

September 18, 2009: the Hearing Officer approved a tentative parcel map creating three lots from one lot.

October 28, 2009: the Planning Commission reviewed an appeal of the of the subdivision and denied the appeal and upheld the Hearing Officer's decision.

January 5, 2010: the City Council reviewed an appeal of the Planning Commission's decision and denied the appeal and upheld the Hearing Officer's decision. The City Council included additional development standards in the conditions of approval as a part of upholding the approval ([Resolution No. 10140 \(2010 Series\)](#), PDF page 140).

4.0 FOCUS OF REVIEW

The ARC's role is to:

1. Review the project in terms of its consistency with the Community Design Guidelines (CDG), and
2. Provide comments and recommendations to the Community Development Director.

Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>

5.0 COMMUNITY DESIGN GUIDELINES / DISCUSSION ITEMS

The proposed development must be consistent with the requirements of the CDG. Staff has not identified any discussion items or concerns related to consistency with the CDG Chapter 2 (General Design Principles), Chapter 5 (Residential Project Design), and Chapter 6 (Site Planning and Other Design Details) (see Attachment A, Project Plans).

ARCH-0383-2021

Architectural Review Commission Report – February 7, 2022



Figure 2: West Elevation

6.0 PROJECT STATISTICS

Table 1: Site Details for Parcel 1

Site Details	Proposed	Allowed/Required*
Setbacks		
Front	> 20 feet (flag lot)	20 feet
Side	5 feet	5 feet
Side	5 feet	5 feet
Northwest side	10 feet	10 feet**
Rear	10 feet	5 feet
Maximum Height of Structures	14.5 feet (does not exceed 406-foot elevation)	Not to exceed 406-foot elevation**
F.A.R.	0.11	0.4
Number of Vehicle Spaces	3	3**

*2019 Zoning Regulations

**Reso No. 10140 (2010 Series))

Table 2: Site Details for Parcel 3

Site Details	Proposed	Allowed/Required*
Setbacks		
Front	20 feet 8.5 inches	20 feet
Side	20 feet	5 feet
Side	27 feet 8 inches	5 feet
Rear	16 feet 1 inch	5 feet
Maximum Height of Structures	15.5 feet	25 feet
F.A.R.	0.18	0.4
Number of Vehicle Spaces	3	3**

*2019 Zoning Regulations

**Reso No. 10140 (2010 Series))

ARCH-0383-2021

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Environmental Status: The project is categorically exempt from environmental review under Class 32, 15332 (In-Fill Development Projects).

7.0 ACTION ALTERNATIVES

- 7.1** Recommend findings of consistency with the CDG. An action recommending approval of the application based on consistency with the CDG will be forwarded to the Community Development Director for final action. This action may include recommendations for conditions to address consistency with the CDG.
- 7.2** Continue the project to a hearing date certain, or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 7.3** Recommend findings of inconsistency with the CDG. An action recommending findings of inconsistency should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Community Design Guidelines, Zoning Regulations, or other policy documents.

8.0 ATTACHMENTS

A - Project Plans (ARCH-0383-2021)

B - Project Materials and Colors (ARCH-0383-2021)

CONDITIONS of APPROVAL

RELEVANT CONDITIONS FROM COUNCIL RESOLUTION No. 10140 (2010 Series) AND RESPONSES:

SECTION 2: CONDITIONS

(1) The Community Development Director has designated Parcels One, Two and Three as "sensitive sites". This status ensures that future infill development will respect existing site constraints, privacy for occupants and neighbors of the project, provide for adequate parking, and be compatible with the scale and character of the existing neighborhood. An application for architectural review will be required for all three parcels in accordance with Municipal Code Section 2.48.050. Development applications for Parcel One must be reviewed by the Architectural Review Commission.

RESPONSE: PROPOSED PLANS AND SUPPLEMENTAL MATERIALS HAVE BEEN PREPARED FOR REVIEW AS APPLICABLE

(2) Applications submitted for architectural review on Parcel One shall include housing designed not to exceed a 406-foot elevation at the highest point of the roof, to preserve pleasant views from and towards the property (LUE 2.2.12), and remain consistent in character with the neighborhood.

RESPONSE: PROPOSED PARCEL 1 RESIDENCE TO NOT EXCEED 406 FT. ELEVATION; SEE SITE SECTION B-B, SHT T-2

(3) The building footprint shown on Parcel One shall be reduced in size so that eventual housing development of the parcel will be setback at least 10 feet from the northeast property line. The driveway shall not be allowed within this required 10 foot setback.

RESPONSE: NO HOUSING OR DRIVEWAY IS PROPOSED WITHIN A 10 FT. SETBACK FROM THE NORTHEAST PROPERTY LINE OF PARCEL 1

(4) Future development of Parcels One & Three shall provide one (1) additional on-site guest parking space per lot, subject to the approval of the Community Development Director.

RESPONSE: THREE PARKING SPACES EACH ARE PROPOSED FOR LOTS 1 & 3

(6) Grading associated with development of new structures shall be minimized to the smallest practical area of land for development on each parcel.

RESPONSE: GRADING MINIMIZED TO EXTENT POSSIBLE TO ACHIEVE ACCESS, CREATE STABLE BUILDING PADS, AND TO IMPROVE DRAINAGE; ADDITIONAL GRADING AT PARCEL 1 REQUIRED TO COMPLY WITH HEIGHT RESTRICTION PER CONDITION (2) ABOVE

(10) The subdivision improvement plans and map shall show and honor the existing sump and berm area located at the northeast corner of proposed Parcel 2 that serves the upslope lots of Tract 1272. The final map shall include an additional drainage easement if the existing containment area and safe overflow for the storm drain system are not located within the existing easement area. Otherwise, the applicant shall demonstrate that the existing grading improvements are not necessary and shall propose a revised solution for the safe overflow.

RESPONSE: NO DEVELOPMENT OR GRADING IS PROPOSED WITHIN THE EXISTING SUMP & BERM AREA EASEMENT SERVING UPSLOPE PARCELS; (CONDITION TEXT SHOULD REFERENCE PROPOSED PARCEL 1, NOT PARCEL 2; SEE SITE PLAN FOR EASEMENT LOCATION AT NE CORNER OF PARCEL 1)

(14) A CCTV inspection of the existing sewer lateral proposed to serve Parcel 3 shall be submitted to the Building Division during the building permit process.

RESPONSE: CONDITION OF LATERAL TO BE DETERMINED DURING THE BUILDING PERMIT PROCESS TO THE SATISFACTION OF BUILDING OFFICIAL

DEFERRED CONDITIONED ITEM(S) FROM SCOPE OF WORK PER THE ADOPTION OF PARCEL MAP SLO 09-0074:

(1) Planting of five (5) street trees along the Johnson Avenue frontage (Covenant# 2017030230 dated June 22, 2017) as well as all associated and/or required work within the 10 ft. street tree easement

RESPONSE: STREET TREES AND ASSOCIATED WORK WITHIN THE 10 FT. STREET TREE EASEMENT IS SPECIFIED ON THE PROJECT LANDSCAPE PLANS

PROJECT DATA

PROJECT DESCRIPTION

1. NEW 3-BR. S.F.R. MANUFACTURED HOME AND 2-BR. A.D.U. MANUFACTURED HOME ON EXISTING VACANT PARCEL WITH DRIVEWAY, PARKING, PATIOS, WALKWAYS & LANDSCAPING AT PARCEL 1
2. NEW 3-BR. S.F.R. MANUFACTURED HOME ON EXISTING VACANT PARCEL WITH PATIO, WALKWAY & LANDSCAPING AT PARCEL 3
3. TREE REMOVAL & REPLACEMENT; STREET TREES; GRADING AS REQUIRED; FENCING, LANDSCAPING & IRRIGATION SYSTEMS

PROJECT AREA DATA

DESIGNATION	AREA (SQ. FT.)
PARCEL 1	(.4 Acre) 17382
UNIT A	1923
COVERED PORCH	41
PORCH & STEPS (<30")	41
A.D.U.	971
COVERED PORCH (<30")	80
PORCH & STEPS (<30")	47
DECK	80
LOT 1	120
EASEMENTS	(5170)
PARCEL 3	(.25 Acre) 10914
UNIT B	1923
COVERED PORCH	41
PORCH & STEPS (<30")	41
HARDSCAPE, PARCEL 1, UNIT A	755
HARDSCAPE, PARCEL 1, A.D.U.	305
HARDSCAPE, PARCEL 3, UNIT B	1194
DRIVEWAY, PARKING & ACCESS, PARCEL 1	1933
DRIVEWAY, PARKING & ACCESS, PARCEL 3	624
STEPS & SECONDARY PORCHES, TOTAL	87
LANDSCAPE, PARCEL 1	2906
LANDSCAPE, PARCEL 3	2390
FLOOR AREA RATIO, PARCEL 1	0.11
FLOOR AREA RATIO, PARCEL 3	0.18
PARKING	SPACES
PARCEL 1, UNIT A, UNCOVERED	2+1
PARCEL 1, A.D.U., UNCOVERED	0
PARCEL 3, UNIT B, UNCOVERED	2+1

DENSITY CALCULATIONS

PARCEL 1 (17% slope): 4 D.U. x .4 (Ac.) = 1.75; 2 D.U. ALLOWED FOR LOT 1
PARCEL 3 (13.5% slope): 7 D.U. x .25 (Ac.) = 1.6; 2 D.U. ALLOWED FOR LOT 3

FIRE HYDRANT LOCATIONS

- 1) PROJECT STREET FRONTAGE, JOHNSON AVE.
- 2) WEST CORNER OF SMITH ST. & JOHNSON AVE. INTERSECTION

MANUFACTURED HOMES

UNITS A & B: MODEL #3845 CTB, A.D.U.: MODEL #K910CTB
SKYLINE HOMES, 499 W. ESPLANADE AVE., SAN JACINTO, CA 92583

OWNER

JEFFREY SPEVACK
2410 JOHNSON AVE.
SAN LUIS OBISPO, CA 93401
tel. 805.423.2335

LEGAL DESCRIPTION

PARCEL 1: 2406 JOHNSON AVE.
SAN LUIS OBISPO, CA
APN 003-703-072

PARCEL 3: 2414 JOHNSON AVE.
SAN LUIS OBISPO, CA
APN 003-703-074

ZONING: R1
OCCUPANCY CLASS: R-3
BUILDING TYPE: V-B,
SPRINKLERED

DIRECTORY

CIVIL ENGINEER

SHANNON DAVIS, PE, MS
ATLAS CIVIL DESIGN
872 HIGUERA ST.
SAN LUIS OBISPO, CA 93401
619.307.2749

SOILS ENGINEER

CRAIG CROZIER C61361
GEOSOLUTIONS, INC.
220 HIGH ST.
SAN LUIS OBISPO, CA 93401
tel. 805.543.8539
REPORT #SLO-6905-2

LANDSCAPE DESIGN

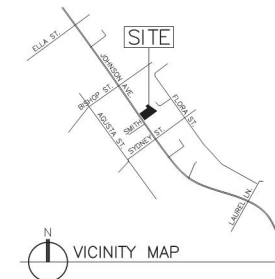
JIM HOMER LANDSCAPE DESIGN
P.O.B. 190
SAN LUIS OBISPO, CA 93406
tel. 805.431.9403

TREE REPORT

CHRIS STIER
CERTIFIED ARBORIST #WE9262-A
GREENVALE TREE COMPANY
PO BOX 13234
SAN LUIS OBISPO, CA 93406
tel. 805.544.1124
REPORT DATED AUGUST 11, 2021

SHEET INDEX

- T-1 PROJECT DESCRIPTION; PROJECT AREAS; CONDITIONS
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A-3 EXISTING S.F.R. ELEVATIONS
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C-2.2 PRECISE GRADING PLAN-ADU
C-3.3 PRECISE GRADING PLAN-SFR UNIT A
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C-5.1 RETAINING WALL PROFILE
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L-2 IRRIGATION PLAN



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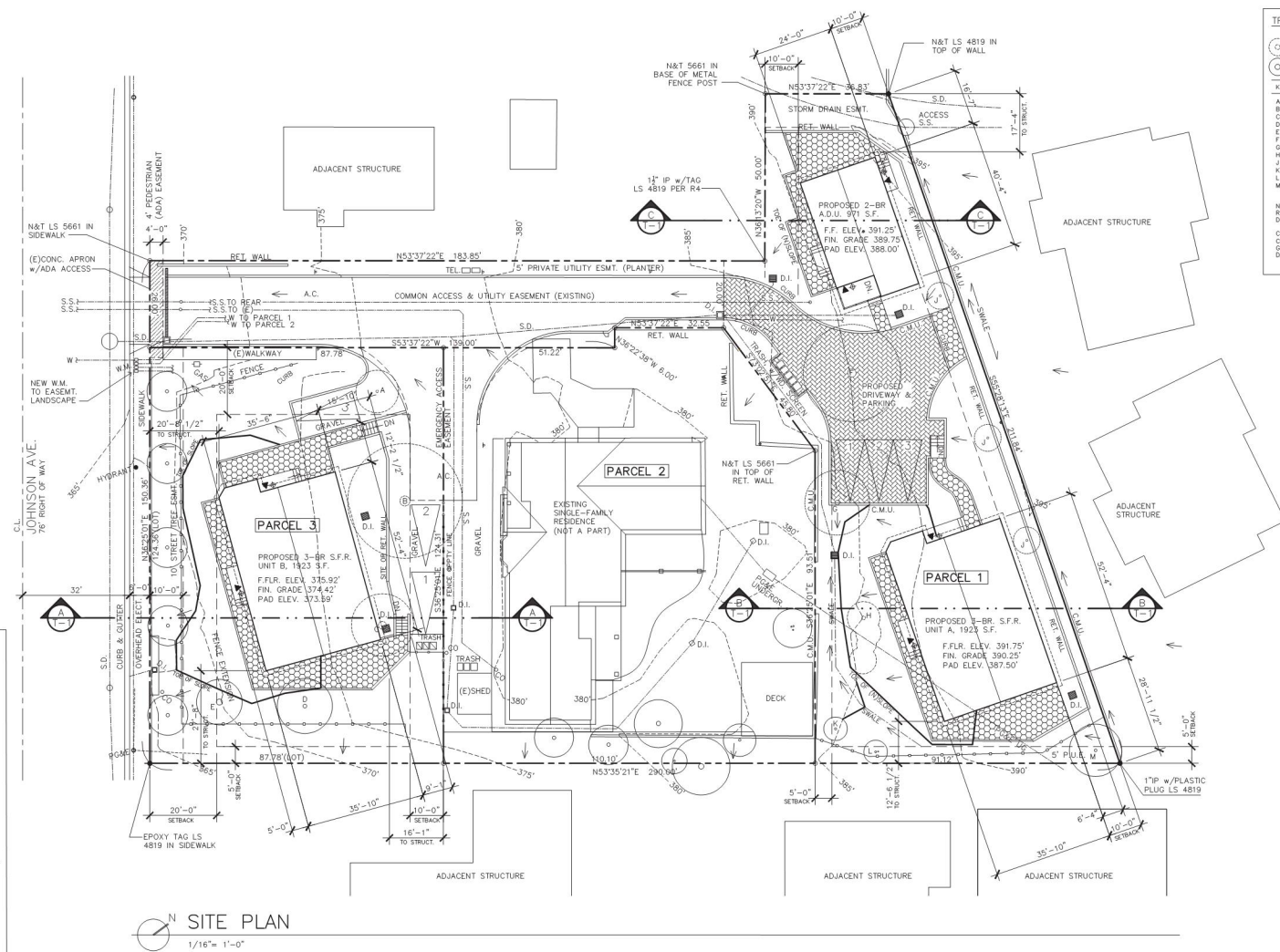
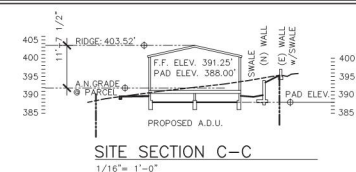
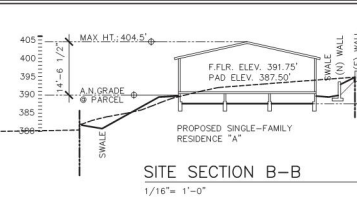
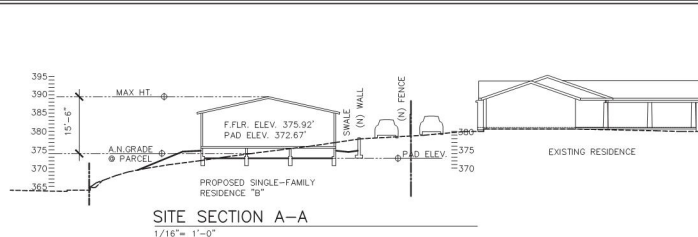
CONTENTS
PROJECT DATA & AREAS
PROJECT DESCRIPTION
PROJECT CONDITIONS



NEW S. F. RESIDENCES
SPEVACK & COLLIER
2410 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

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REVISIONS BY
SEPT. 1, 2021

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TREE LEGEND				
	TREE TO BE REMOVED			
	TREE TO REMAIN			
KEY	TAG	DIA.	DESCRIPTION	STATUS
A	864	34"	HOLLYWOOD JUNPER	REMOVE
F	135	34"	FICUS SP.	REMOVE
C	135	55"	HOLLYWOOD JUNPER	REMOVE
P	135	55"	PERUVIAN PEPPER	PROTECT (TP)
E	137	10"	ALLEN PLUM	NO IMPACT
B	137	10"	BELLS	REMOVE
C	138	17"	QUEPENO PINE	REMOVE
J	141	12"	JELLY BEAN	REMOVE
N	(NO TAGS)	<17"	FRUIT TREES	REMOVE
K	141	14"	KOOLHAH	REMOVE
M	141	10"	COAST LINE OAK	PROTECT (TP)
M	(NO TAG)	<17"	PERUVIAN PEPPER	NO IMPACT
NOTE: REMOVE OR PROTECT TREE REPORT FOR DETAILED TREE DESCRIPTIONS AND CONDITIONS:				
CITY: ANIMBOR				
CERTIFIED ARBORIST: R93262-A				
GREENLEAF TREE COMPANY				
DATED: AUGUST 11, 2021				

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NEW S. F. RESIDENCES	CONTENTS
SPEVACK & COLLIER 2410 JOHNSON AVENUE SAN LUIS OBISPO, CA. 93401	PRELIMINARY SITE PLAN PRELIMINARY SITE SECTION TREE LEGEND

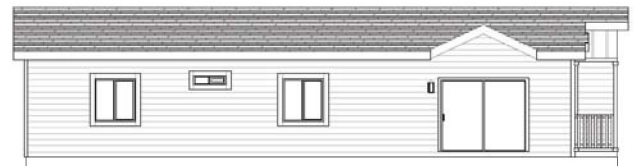
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NORTHWEST, ENTRY



NORTHEAST



SOUTHEAST



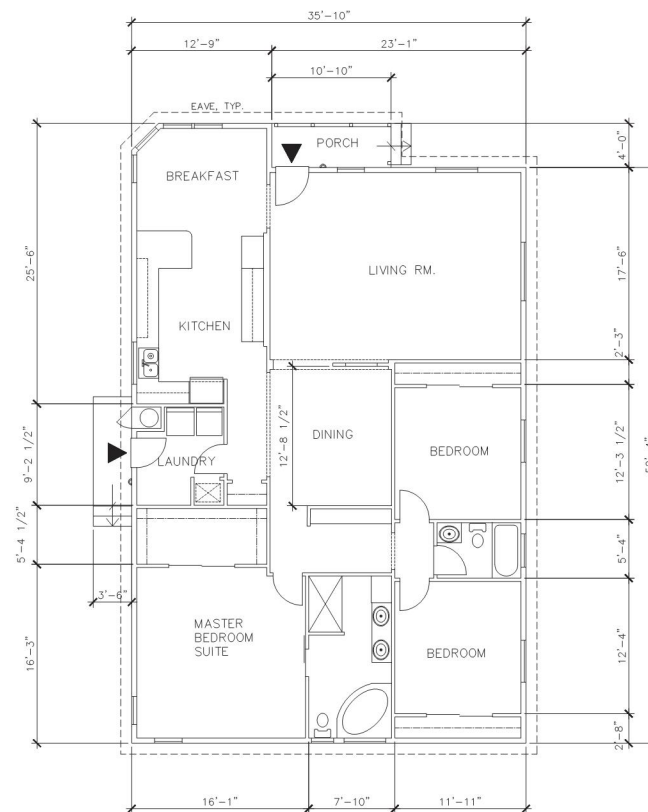
SOUTHWEST

EXTERIOR ELEVATIONS

3/16" = 1'-0"

NOTE:
REFER TO COLORBOARDS FOR MATERIALS
AND COLOR CALLOUTS

SYMBOL LEGEND
—— WALL
- - - - EAVE. ARV.
◻ SHIELDED
EXTERIOR
LIGHTING



UNITS A & B FLOOR PLAN #3845CTB/56-5236 1937 S.F.
3/16" = 1'-0"



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CONTENTS

PROPOSED UNITS A & B
FLOOR PLAN
EXTERIOR ELEVATIONS

NEW S. F. RESIDENCES

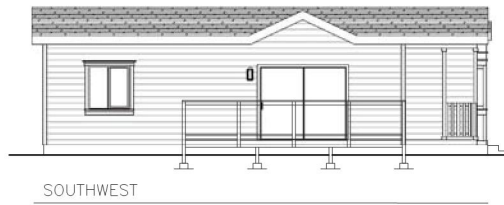
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2410 JOHNSON AVENUE
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SOUTHEAST, ENTRY



SOUTHWEST



NORTHWEST



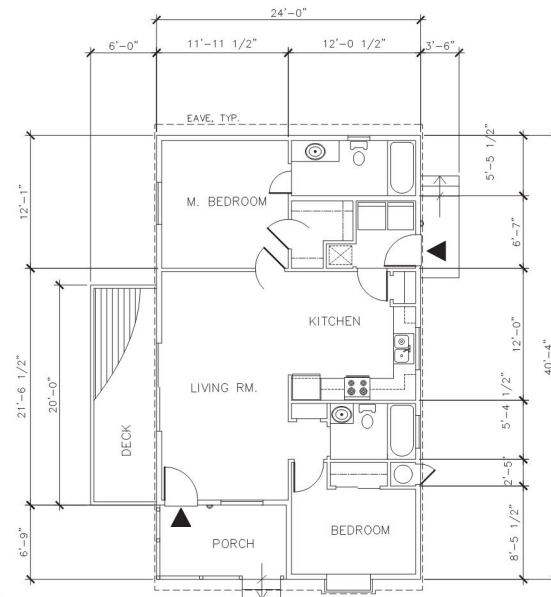
NORTHEAST

EXTERIOR ELEVATIONS

3/16" = 1'-0"

NOTE:
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AND COLOR CALLOUTS

SYMBOL LEGEND
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◻ SHIELDED
EXTERIOR
LIGHTING



PROPOSED A.D.U. PLAN

3/16" = 1'-0"

#K610CTB 867 S.F.

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FLOOR PLAN
EXTERIOR ELEVATIONS

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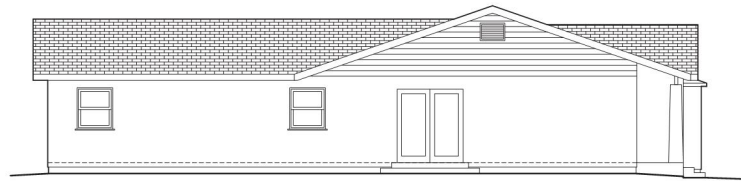
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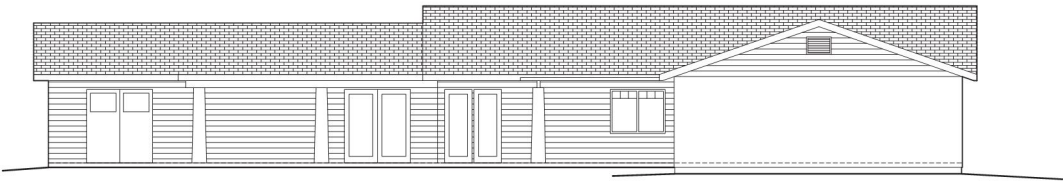




NORTHWEST, ENTRY



NORTHEAST



SOUTHEAST



SOUTHWEST

EXTERIOR ELEVATIONS, EXISTING RESIDENCE, LOT 2

3/16" = 1'-0"

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EXISTING RESIDENCE, LOT 2
EXTERIOR ELEVATIONS

NEW S. F. RESIDENCES

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2410 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

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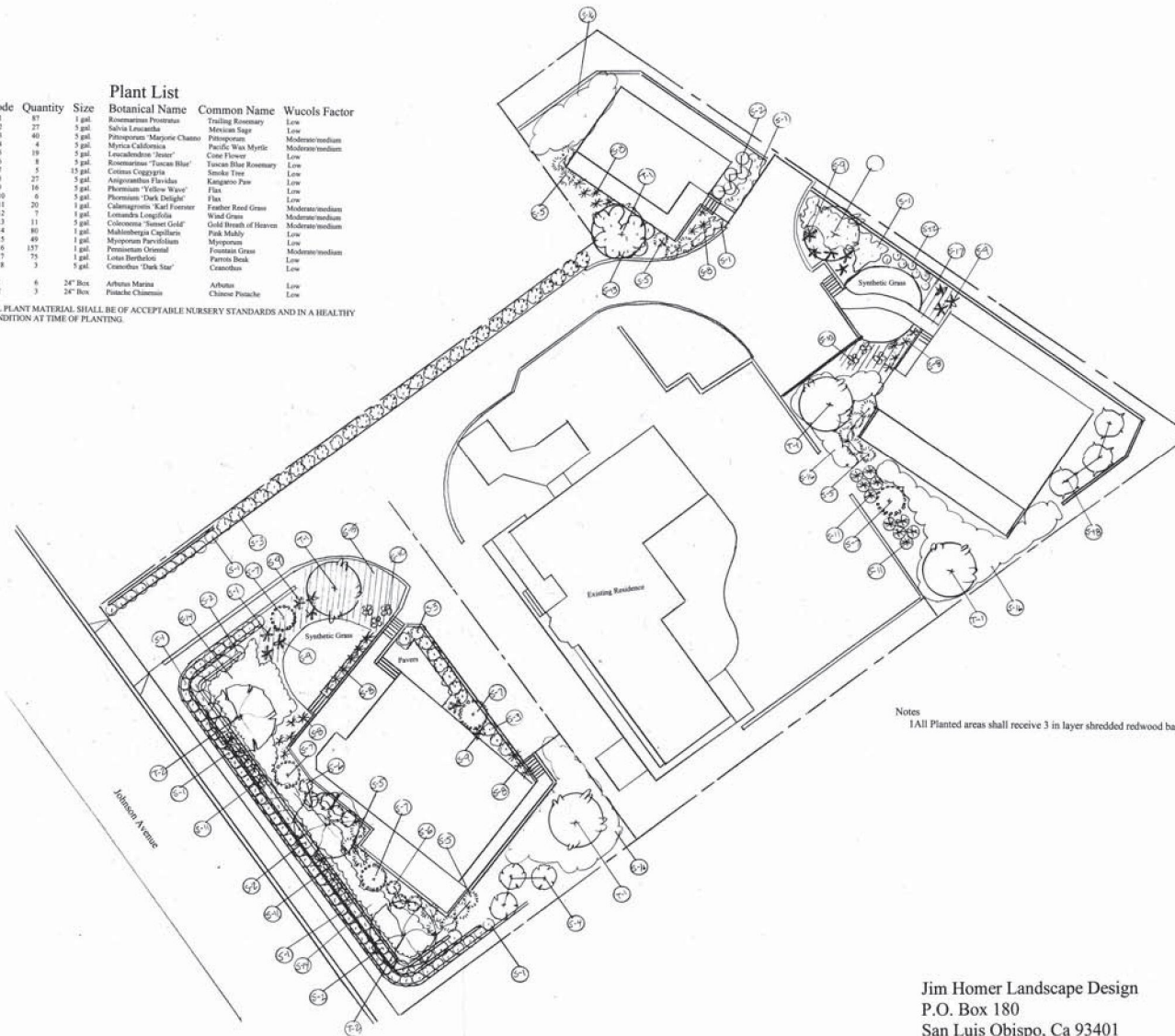


Scale 1 in. = 16 ft. 5/18/21

Revised 9/17/21

Plant List				
Code	Quantity	Size	Botanical Name	Common Name
S-1	81	1 gal.	Rosemaria Prostrata	Trailing Rosemary
S-2	27	3 gal.	Salvia Leuandea	Mexican Sage
S-3	40	3 gal.	Pittosporum 'Margaret Chase'	Pittosporum
S-4	6	3 gal.	Morus Californica	Pacific Wax Myrtle
S-5	18	3 gal.	Leucadendron 'Jesse'	Cone Flower
S-6	8	3 gal.	Rosemaria 'Tuscan Blue'	Tuscan Blue Rosemary
S-7	5	15 gal.	Cotinus Coccinea	Smoky Tree
S-8	27	3 gal.	Argemonea Florida	Kangaroo Paw
S-9	16	3 gal.	Phormium 'Yellow Wave'	Flax
S-10	6	3 gal.	Phormium 'Dark Delight'	Flax
S-11	20	1 gal.	Calamagrostis 'Karl Foerster'	Feather Reed Grass
S-12	7	1 gal.	Lomandra Longifolia	Wind Grass
S-13	11	3 gal.	Calceolaria 'Sunset Gold'	Gold Bells of Heaven
S-14	80	1 gal.	Makuhengea Ceylanica	Pink Mallow
S-15	49	1 gal.	Myoporum Parviflorum	Myoporum
S-16	137	1 gal.	Penstemon Oriental	Penstemon
S-17	75	1 gal.	Lotus Bertholletii	Parrot Beak
S-18	3	3 gal.	Ceanothus 'Dark Star'	Ceanothus
T-1	6	24" Box	Arbutus Marina	Arbutus
T-2	3	24" Box	Pinus Chamaem	Chinese Pine

ALL PLANT MATERIAL SHALL BE OF ACCEPTABLE NURSERY STANDARDS AND IN A HEALTHY CONDITION AT TIME OF PLANTING.



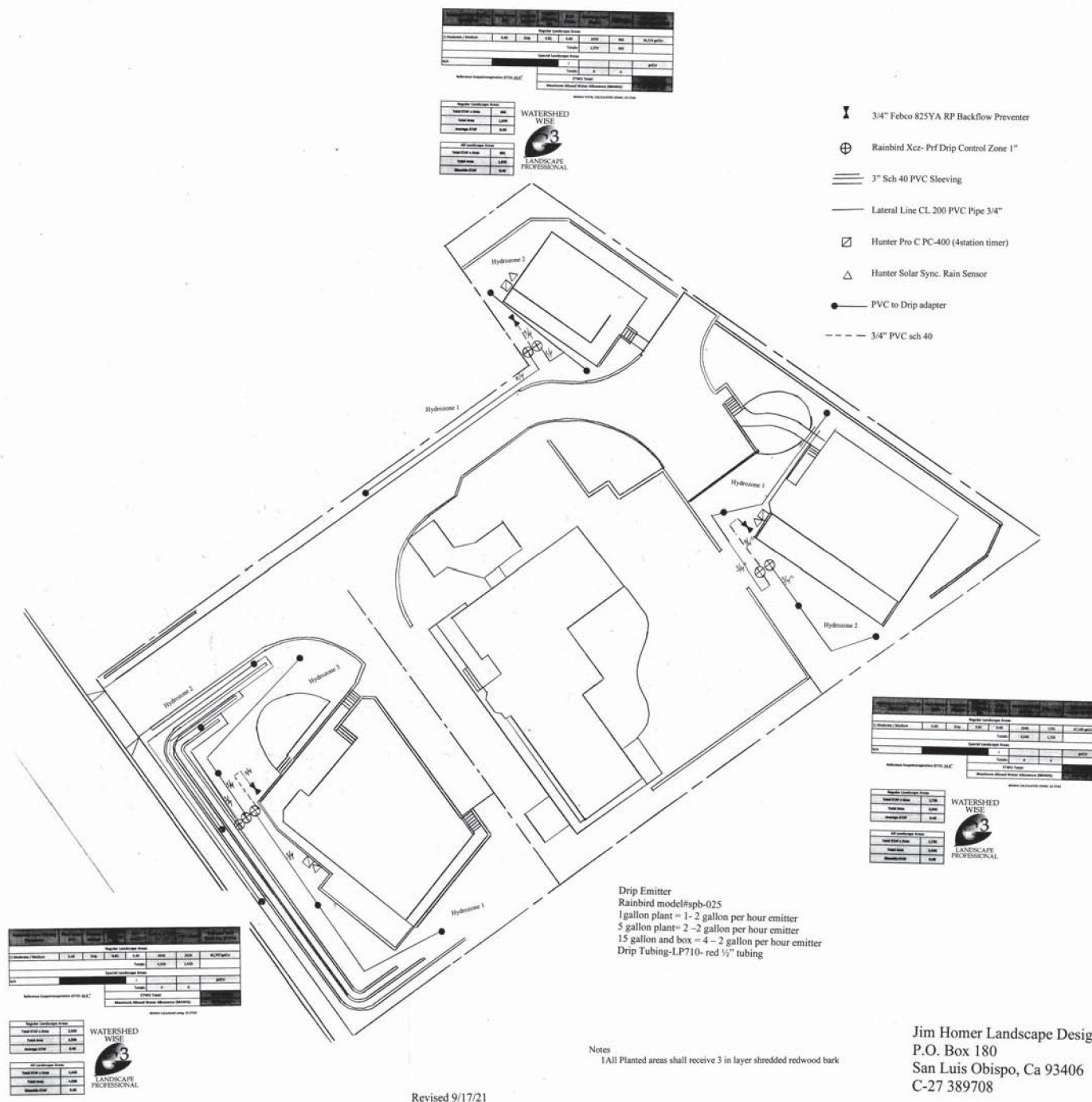
Notes
1. All Planted areas shall receive 3 in layer shredded redwood bark

Jim Homer Landscape Design
P.O. Box 180
San Luis Obispo, Ca 93401
C-27 389708
(805) 431-9403

Spevack and Collier
2410 Johnson Avenue
San Luis Obispo, Ca 93401

Landscape Plan

L-1



Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Moderate / Medium	0.40	Drip	0.81	0.49	4938	2420	65,707 gal/yr
Totals:					4,938	2,420	
Special Landscape Areas							
N/A				1			gal/yr
Totals:					0	0	
ETWU Total:							65,707 gal/yr
Maximum Allowed Water Allowance (MAWA):							73,753 gal/yr

Reference Evapotranspiration (ETO): 43.8 "

MAWA Calculated using .55 ETAF

Regular Landscape Areas	
Total ETAF x Area	2,420
Total Area	4,938
Average ATAF	0.49

All Landscape Areas	
Total ETAF x Area	2,420
Total Area	4,938
Sitewide ETAF	0.49



Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Moderate / Medium	0.40	Drip	0.81	0.49	1970	965	26,214 gal/yr
Totals:					1,970	965	
Special Landscape Areas							
N/A				1			gal/yr
Totals:					0	0	
ETWU Total:							26,214 gal/yr
Maximum Allowed Water Allowance (MAWA):							29,424 gal/yr

Reference Evapotranspiration (ETO): 43.8"

MAWA TOTAL CALCULATED USING .55 ETAF

Regular Landscape Areas	
Total ETAF x Area	965
Total Area	1,970
Average ATAF	0.49

WATERSHED
WISE



LANDSCAPE
PROFESSIONAL

All Landscape Areas	
Total ETAF x Area	965
Total Area	1,970
Sitewide ETAF	0.49

Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Moderate / Medium	0.40	Drip	0.81	0.49	3540	1735	47,105 gal/yr
Totals:					3,540	1,735	
Special Landscape Areas							
N/A				1			gal/yr
Totals:					0	0	
ETWU Total:							47,105 gal/yr
Maximum Allowd Water Allowance (MAWA):							52,873 gal/yr

Reference Evapotranspiration (ETO): 43.8"

MAWA CALCULATED USING .55 ETAF

Regular Landscape Areas	
Total ETAF x Area	1,735
Total Area	3,540
Average ATAF	0.49

All Landscape Areas	
Total ETAF x Area	1,735
Total Area	3,540
Sitewide ETAF	0.49



	PROPERTY BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SWALE
	FENCE
	WALL
	SANITARY SEWER
	STORM DRAIN
	WATER MAIN
	FIRE WATER MAIN
	PROPOSED CONCRETE
	AC PAVEMENT
	PROPOSED LANDSCAPE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	PIV
	CATCH BASIN
	YARD DRAIN
	SANITARY SEWER MANHOLE
	SEWER CLEAFOUT
	BOLLARD
	AREA LIGHT
	EV CHARGING STATION
	SIGN POST

AB	AGGREGATE BASE	LF	LINEAR FOOT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	ASSESSOR PARCEL NUMBER	LS	LUMP SUM
AE	ELEVATION AT BOTTOM OF BASIN	MA	MANHOLE
AF	BACK SLOPE	MC	MODULUS OF CURVE
BCR	BEGINNING OF CURB RETURN	NLY	NORTHERLY
BD	BOTTOM OF CURB	N	NORTH
BU	ELEVATION AT BOTTOM OF UTILITY	NTS	NOT TO SCALE
CB	CATCH BASIN	ON	ON CENTER
CC	CATCH FACING	OP	OPENING
CL	CENTERLINE	OR	OR PORTLAND CEMENT CONCRETE
CONC	CONCRETE	PI	PUBLIC POST INDICATOR VALVE
CONST	CONSTRUCT, CONSTRUCTION	PL	PROPERTY LINE
CP	CURB FACE	PU	PUBLIC UTILITY EASEMENT
DC	DRAIN INLET	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	R	RADIUS
END	END OF CURVE	RD	ROAD DRAIN
EG	EXISTING GROUND	RW	RIGHT-OF-WAY
EA	EAST	R	SEWER OR DITCH
E	EACH	SD	STORM DRAIN
ECR	END OF CURB RETURN	SF	SQUARE FOOT
EAS	EASTERLY	SLY	SOUTHERLY
EP	EDGE OF PAVEMENT	ST	STANDARD
ESMT	EASEMENT	TAN	TANGENT
FC	FINISHED FLOOR CONNECTION	TB	ELEVATION AT TOP OF BASIN
FG	FINISHED GRADE	TOP	TOP OF PIPE
FL	FLOW LINE	TOP	TOP OF SLOPE
FR	FIBER ROLL	UT	ELEVATION AT TOP OF UTILITY
GE	GRADE SURFACE	TYP	TYPICAL
GR	GRADE BREAK	W	WEST OR WEST
GS	GRADED	WLY	WESTERLY
GP	HIGH POINT		
HP	INVERT		
JN	JUNCTION STRUCTURE		

PER FLOOD INSURANCE RATE MAP NO. 06079C1069G PROJECT SITE LIES IN FLOOD ZONE X.

ZONE X DESIGNATION IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA WEB SITE, MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO ANY SPECIFIC WORK; AND THAT CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ATLAS CIVIL DESIGN, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR PERSONAL, THAT MAY BE INCURRED BY ATLAS CIVIL DESIGN, INC. ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ATLAS CIVIL DESIGN, INC. PERSONNEL.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL TENANTS ARE PROVIDED A SAFE PLACE TO LIVE AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "NATIONAL SAFETY AND HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE FEDERAL AND STATE REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE CIVIL ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CALIFORNIA CODE REGULATIONS. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CALIFORNIA BUILDING CODES AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES AND STRUCTURES WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, AND SHALL BE RESPONSIBLE FOR PROTECTING THEM FROM DAMAGE. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THIS PLAN ARE THE BEYOND OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE ADEQUATE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT
LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

ATLAS CIVIL DESIGN WAS RETAINED AS THE ENGINEER OF RECORD FOR THE DEVELOPMENT AND PROCESSING OF THESE PLANS FOR CONSTRUCTION PURPOSES. SAID PLANS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AS BEING A REASONABLY CONSTRUCTIBLE BASED ON LOCAL INDUSTRY STANDARDS. THIS DOES NOT MEAN, HOWEVER, THAT EVERY HORIZONTAL DIMENSION SHOWN ON THESE PLANS IS TO BE CONSIDERED AS EXACTLY DELINEATED ON SAID DRAWINGS. ANY PART OF THESE DRAWINGS THAT IS TO BE USED IN STAKING OF THE PROJECT AND HAS A DIMENSIONAL ERROR, WHETHER BY ATLAS, OWNER OR A THIRD PARTY, STAKING WILL BE PERFORMED UNDER THE SUPERVISION AND CONTROL OF THE DESIGN ENGINEER. THE ENGINEER'S RESPONSIBILITY IS TO INTERPRET, VERIFICATION, CROSS CHECKING AND FIELD CORRECTIONS OF PLANS, DRAWINGS, SURVEY INFORMATION AND CONSTRUCTION OF THE PROJECT. THE ACTUAL STAKING OF THE PROPERTY PRIOR TO CONSTRUCTION,

OWNER
JEFF SPEVACK
2410 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT: ARNOLD J. WHITAKER

BECHER ARCHITECTURE
PO BOX 96
SAN LUIS OBISPO, CA 93401
CONTACT: TIM BECHER

CIVIL ENGINEER
ATLAS CIVIL DESIGN, INC.
872 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: ARNOLD J. WHITAKER
(760) 718-8010

ATLAS CIVIL DESIGN, INC.
872 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: ARNOLD J. WHITAKER
(760) 718-8010

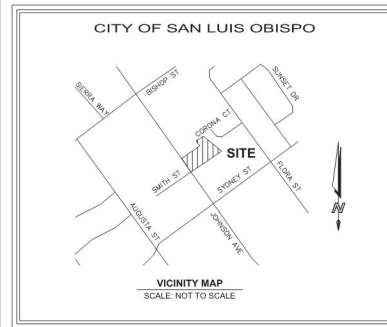
	PROPERTY BOUNDARY LINE		WATER METER
	OVERHEAD ELECTRIC LINE		HUGE BOX
	OVERHEAD TELEPHONE LINE		ELECTRIC BOX
	OVERHEAD UTILITY LINES (MULTIPLE)		PAGE VAULT
	OVERHEAD ELECTRIC (HIGH VOLTAGE)		ELECTRIC LID
	OVERHEAD UTILITY LINES (HIGH VOLTAGE) GAS LINE		POWER POLE
	STORM DRAIN LINE		JOINT UTILITY POLE
	SANITARY SEWER LINE		JOINT POLE W/ STREET LIGHT
	WATER LINE		TRAFFIC SIGNAL
	UNDERGROUND TRAFFIC SIGNAL WIRE		TRAFFIC SIGNAL POLE W/ STREET LIGHT
	CHAIN-LINK FENCE		TELEPHONE POLE
	VINE FENCE		STREET LIGHT
	WOOD FENCE		LANDSCAPE LIGHT
	CONCRETE CURB		STREET LIGHT BOX
	CONCRETE PERIMETER OF BUILDING		TRAFFIC DETECTOR LID
+ 100.00	SPOT ELEVATION		TELEPHONE BOX
	SANITARY SEWER CLEANOUT		TELEPHONE MANHOLE
	SANITARY SEWER MANHOLE		CABLE TV BOX
	STORM DRAIN MANHOLE		TELEPHONE VAULT
	STORM DRAIN CATCH BASIN		GAS VALVE
	DRAINAGE INLET		GAS METER
	BOLLARD		SIGN
	BOLLARD		MALIBOX
	BOLLARD		FIND IRON PIPE, SIZE AND TAGGED AS NOTED
	BOLLARD		FIND MONUMENT, SIZE AND STAMPED AS NOTED
	BOLLARD		FIRE CROWN AND RIPP LINE
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NOTE: EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLX SUBSIDENCE OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SHEET 1	TITLE SHEET
SHEET 2	PARCEL 1 - STORM DRAIN & CROSS SECTIONS
SHEET 3	PARCEL 1 - PRECISE GRADING PLAN - A.D.U.
SHEET 4	PARCEL 1 - PRECISE GRADING PLAN - S.F.R.
SHEET 5	PARCEL 3 - STORM DRAIN & CROSS SECTIONS
SHEET 6	PARCEL 3 - PRECISE GRADING PLAN - S.F.R.
SHEET 7	RETAINING WALL PROFILE
SHEET 8	DETAILS
SHEET 9	COMPOSITE UTILITY PLAN
SHEET 10	EROSION CONTROL PLAN



1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

Reference Documents:
City Standard Specifications: August 2020 Edition
City Engineering Standards: August 2020 Edition

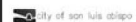



HORIZONTAL CONTROL FOR POINTS 8060 & 8059 AS PUBLISHED IN THE CITY OF SAN LUIS OBISPO 2007 HORIZONTAL CONTROL NETWORK. CITY NETWORK IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH DATE 1991.35, ZONE 5 CALIFORNIA.

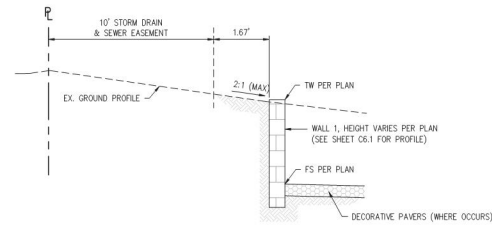
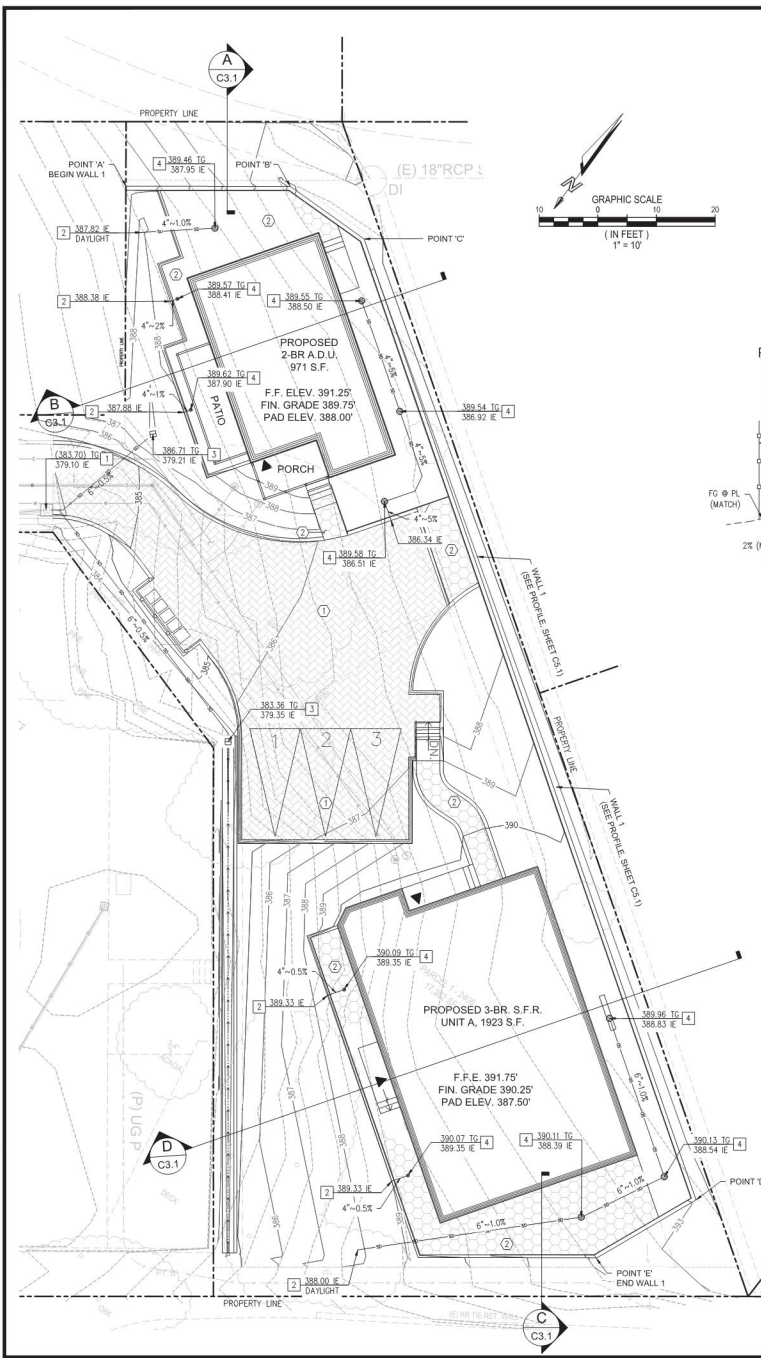
VERTICAL CONTROL BENCHMARK NO. 108 WITH AN ELEVATION OF 311.94 AS PUBLISHED IN THE CITY OF SAN LUIS OBISPO 2020 BENCHMARK SYSTEM. CITY'S BENCHMARK SYSTEM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



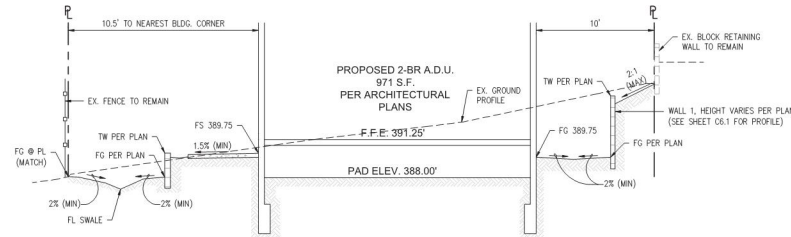
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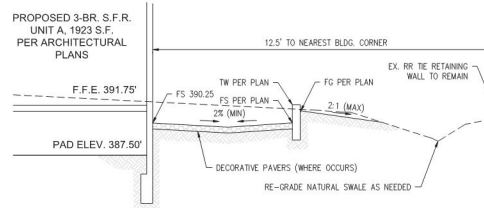
		NOTICE APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON THESE PLANS. THE ENGINEER OF RECORD SHALL PROVIDE SUBMITTALS AS REQUIRED IN THE ENGINEERING STANDARDS.		SAN LUIS OBISPO PUBLIC WORKS BY:				Civil Engineering • Site Optimization www.AtlasCivilDesign.com Tel: 1-760-718-8010		ENGINEER OF RECORD: 	
ELECTRIC CO.		DATE		DATE		COMMUNITY DEVELOPMENT DIRECTOR		DATE		DATE	
GAS CO.		DATE		DATE		CITY UTILITIES ENGINEER		DATE		DATE	
TELEPHONE CO.		DATE		DATE		RECOMMENDED FOR APPROVAL BY		DATE		DATE	
TELEVISION CO.		DATE		DATE		OTHER		DATE		DATE	
OTHER UTILITY		DATE		DATE		OTHER		DATE		DATE	
REVISIONS DATE  DESCRIPTION		APPROVAL ENGINEER CITY		PUBLIC IMPROVEMENT PLANS FOR:							
				<h1 style="text-align: center;">GRADING & IMPROVEMENT PLAN</h1> <h2 style="text-align: center;">SPEVACK RESIDENCES</h2> <p style="text-align: center;">2406, 2410 & 2414 JOHNSON AVENUE</p> <h1 style="text-align: center;">TITLE SHEET</h1>							
DRAWN BY:		CHECKED BY:		JOB NO.		CITY FILE NO.		SHEET		OF	
				21-088				C1		10	



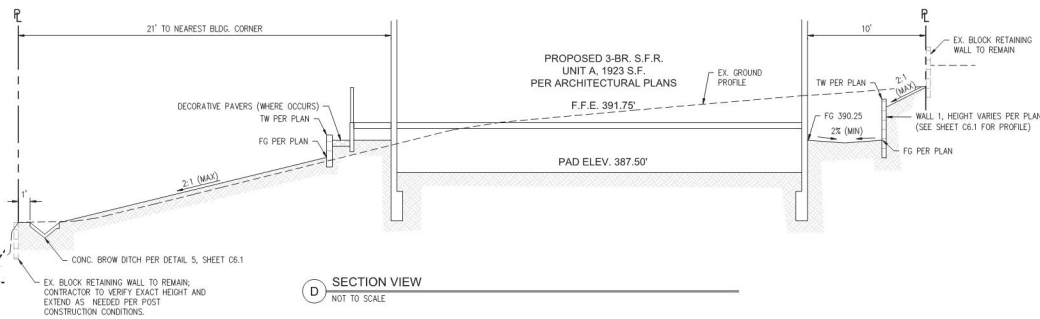
A SECTION VIEW
NOT TO SCALE



B SECTION VIEW
NOT TO SCALE



C SECTION VIEW
NOT TO SCALE



D SECTION VIEW
NOT TO SCALE

DRAINAGE CONSTRUCTION NOTES

1. CONNECT TO EXISTING STORM DRAIN CATCH BASIN.
2. INSTALL OUTFALL PIPE PER DETAIL 3, SHEET C6.1.
3. INSTALL 12" SQ. JENSEN PRECAST STORM DRAIN CATCH BASIN.
4. INSTALL 6" PVC AREA DRAIN PER DETAIL 1, SHEET C6.1.

Civil Engineering • Site Optimization

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ATLAS Civil Design

NOT FOR CONSTRUCTION

BY

DATE

REVISIONS

IMPROVEMENT PLANS FOR P.M. SLO 09-0074

2406, 2410 & 2414 JOHNSON AVENUE

CITY OF SAN LUIS OBISPO

PARCEL 1 - STORM DRAIN & CROSS SECTIONS

PROJECT NUMBER: 21-088

PREPARED ON: 09.03.2021

REVISED ON:

PREPARED BY: C. ROGERS

CHECKED BY: S.D.D.

SHEET

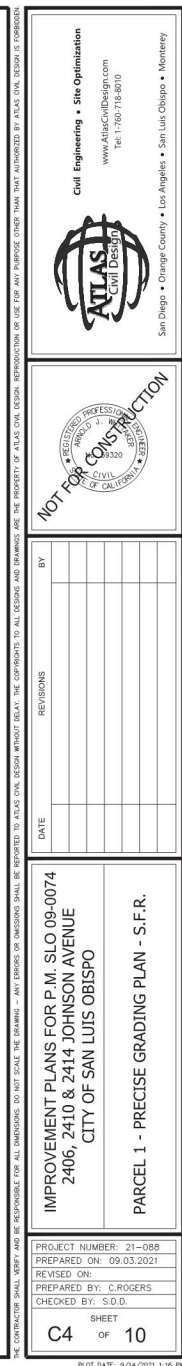
C2 OF 10

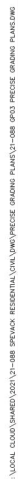


- ① CONSTRUCT 6" CONCRETE CURB PER DETAIL 2, SHEET C6.1.
- ② CONSTRUCT TRASH ENCLOSURE WITH WOOD FENCE PER ARCHITECTURAL PLAN.
- ③ CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN.
- ④ CONSTRUCT STANDARD SHORT RETAINING WALL PER STD. PLAN 5030 (SEE SHEET C6.1).
- ⑤ CONSTRUCT TYPE "J" PER DETAIL 6, SHEET C5.1.
- ⑥ CONSTRUCT CONCRETE BROW DITCH PER SHEET C5, SHEET C6.1.

- 1 CONNECT TO EXISTING STORM DRAIN CATCH BASIN.
- 2 INSTALL OUTFALL PIPE PER DETAIL 3, SHEET C6.1.
- 3 INSTALL 12" SQ. JENSEN PRECAST STORM DRAIN CATCH BASIN.
- 4 INSTALL 6" PVC AREA DRAIN PER DETAIL 1, SHEET C6.1.

① CONSTRUCT TRAFFIC RATED PAVERS PER DETAIL 3, SHEET C6.1.
② CONSTRUCT DECORATIVE PAVERS PER ARCHITECTURAL PLANS.
③ CONSTRUCT 6" CLASS II AGG. BASE, COMPACTED TO 90% REL. COMPACTION





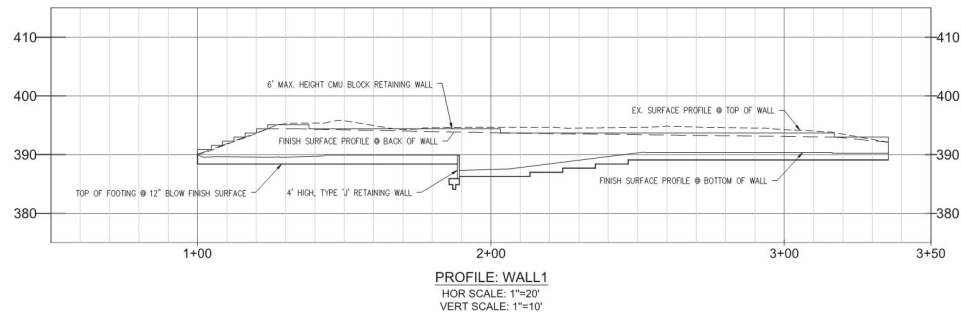
A SECTION VIEW
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C:\LOCAL_CLOUD\SHARED\2021\21-088 IMPROVEMENT PLANS FOR P.M. SLO 09-0074 RETAINING WALL PROFILE.dwg



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN. IS 10800000.

IMPROVEMENT PLANS FOR P.M. SLO 09-0074
2406, 2410 & 2414 JOHNSON AVENUE
CITY OF SAN LUIS OBISPO

RETAINING WALL PROFILE

DATE	REVISIONS	BY

PROJECT NUMBER: 21-088
PREPARED ON: 09.03.2021
REVISOR ON:
PREPARED BY: C. ROGERS
CHECKED BY: S.D.D.

SHEET
C7 OF 10

PLLOT DATE: 9/14/2021 1:16 PM

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WATER CONSTRUCTION NOTES

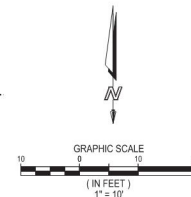
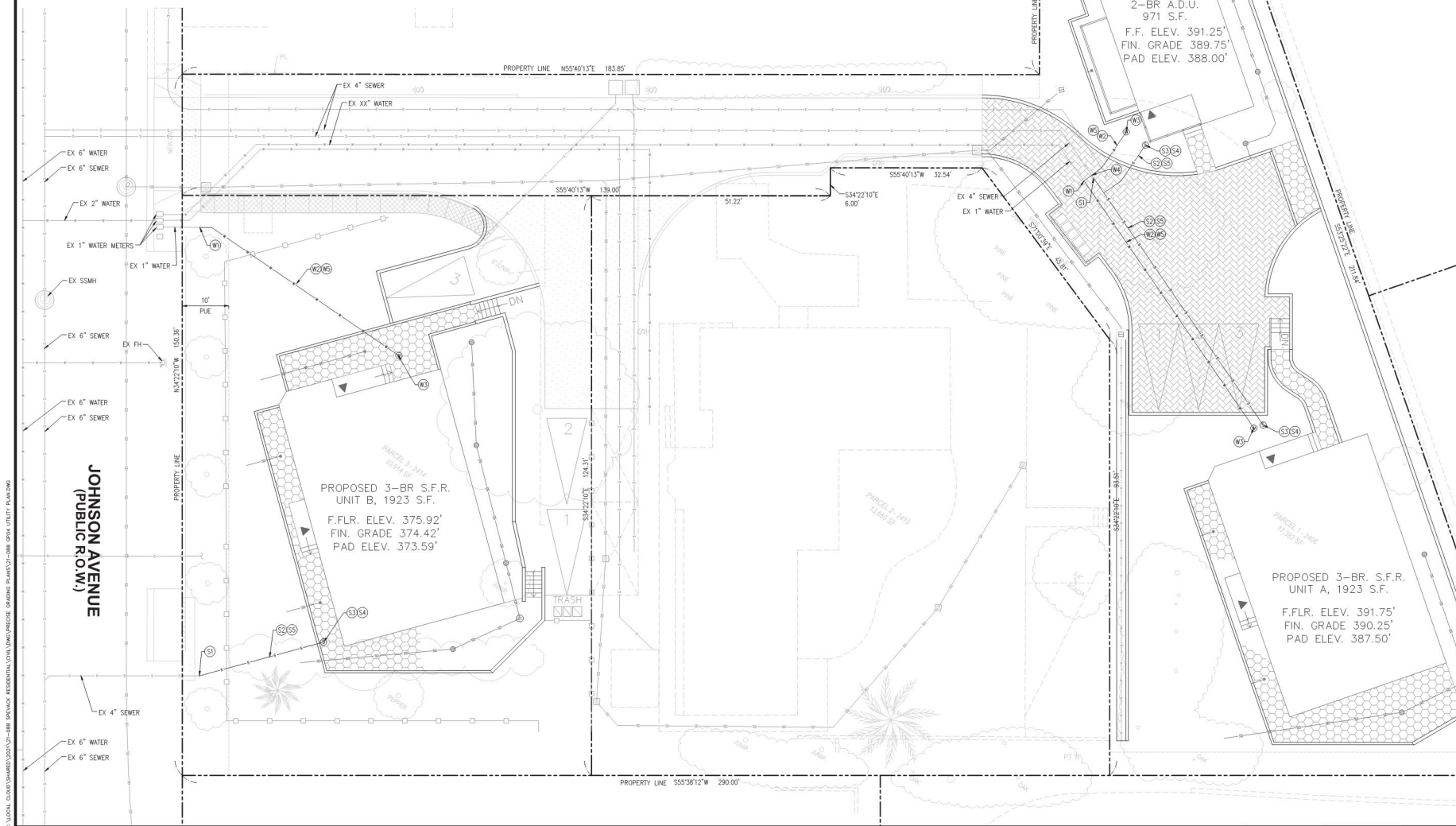
- (W) CONNECT TO EXISTING WATER SERVICE LINE.
- (W) INSTALL 1" DOMESTIC WATER SERVICE LINE.
- (W) WATER POINT OF CONNECTION CONTINUATION PER PLUMBING PLAN.
- (W) MAINTAIN MINIMUM 12" VERTICAL CLEARANCE BETWEEN WATER AND SEWER WITH WATER ABOVE SEWER.
- (W) SERVICE TRENCH PER DETAIL 7 ON SHEET C6.1.

SEWER CONSTRUCTION NOTES

- (S) CONNECT TO EXISTING SEWER.
- (S) INSTALL 4" SEWER PIPE.
- (S) SEWER POINT OF CONNECTION CONTINUATION PER PLUMBING PLAN.
- (S) INSTALL 4" SEWER CLEANOUT.
- (S) PIPE TRENCHING PER DETAIL 7 ON SHEET C6.1.

UTILITY GENERAL NOTE

1. THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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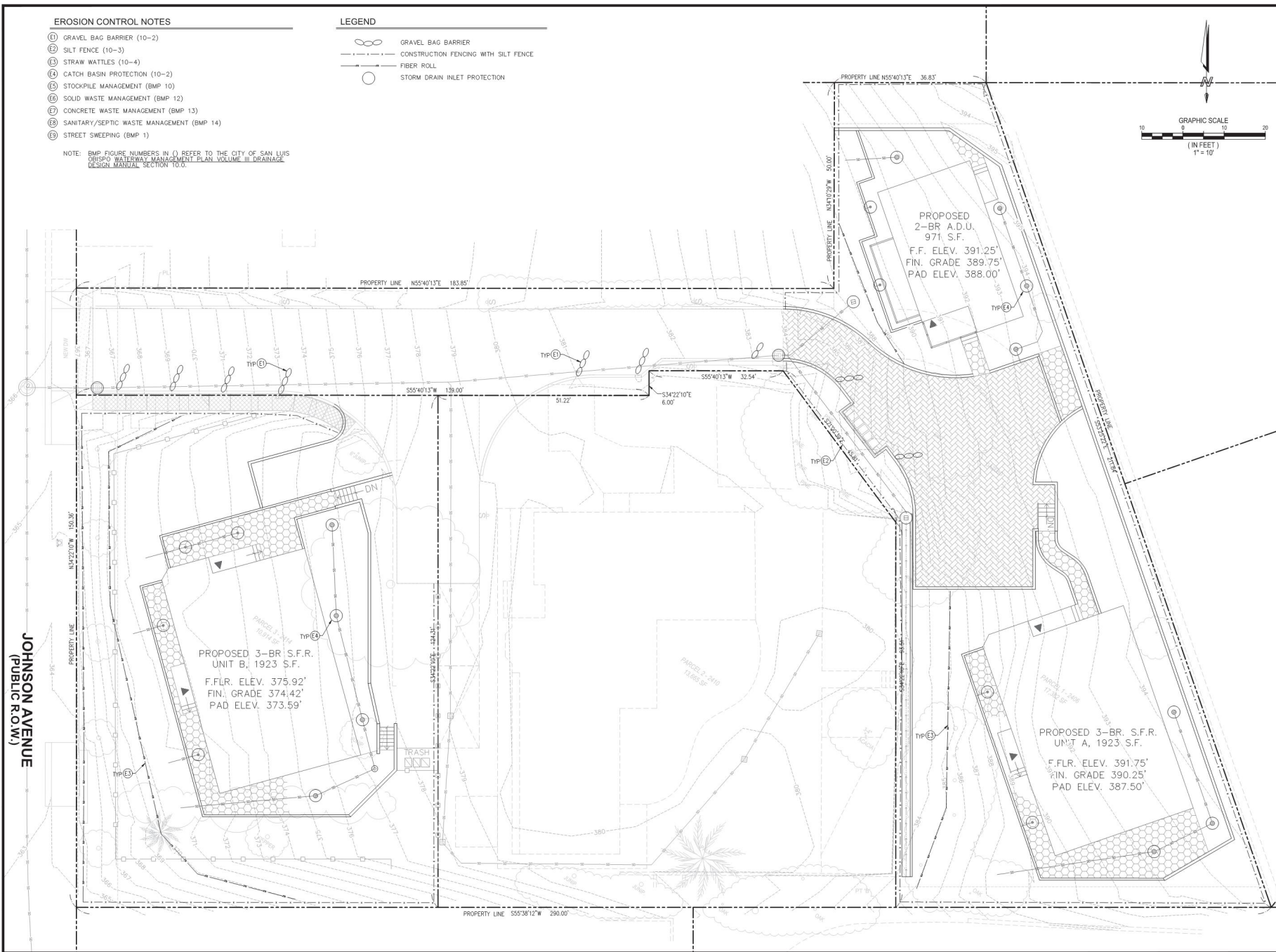
IMPROVEMENT PLANS FOR P.M. SLO 09-0074
2406, 2410 & 2414 JOHNSON AVENUE
CITY OF SAN LUIS OBISPO

COMPOSITE UTILITY PLAN

PROJECT NUMBER: 21-088
PREPARED ON: 09.03.2021
REVISOR ON:
PREPARED BY: C.ROGERS
CHECKED BY: S.D.D.

SHEET
C9 OF 10

PLOT DATE: 9/14/2021 1:17 PM



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DATE	BY	REVISIONS

IMPROVEMENT PLANS FOR P.M. SLO 09-0074
2406, 2410 & 2414 JOHNSON AVENUE
CITY OF SAN LUIS OBISPO

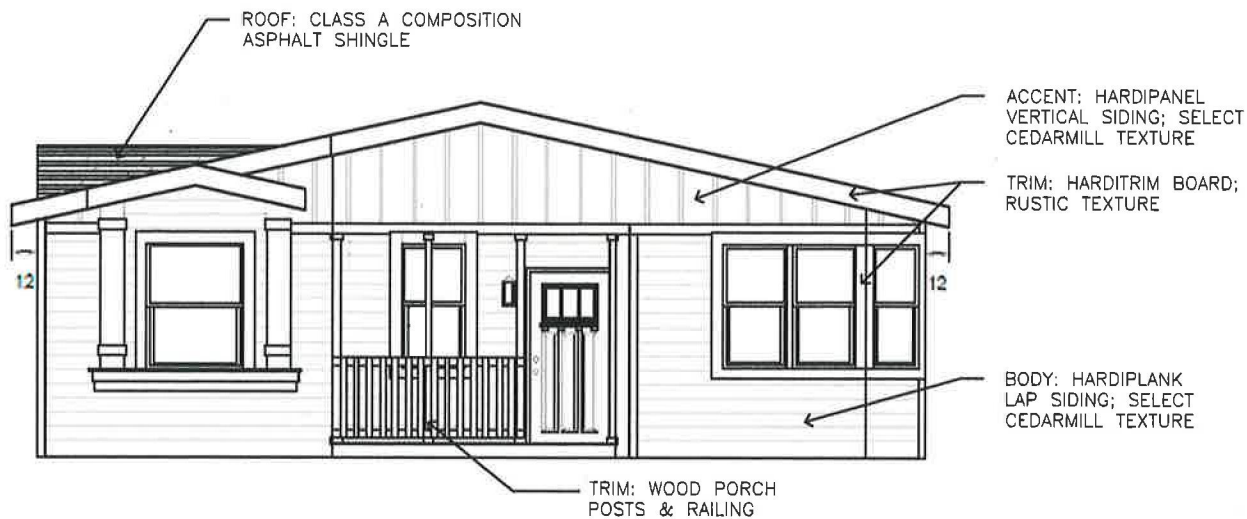
EROSION CONTROL PLAN

PROJECT NUMBER: 21-088
PREPARED ON: 09.03.2021
REVISOR: C. RODGERS
CHECKED BY: S.D.D.

C10 SHEET **OF 10**

PL01 DATE: 9/14/2021 1:17 PM

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UNIT A ELEVATION

N.T.S.



A.D.U. ELEVATION

N.T.S.

EXTERIOR COLORS

	BODY: PPG1039-3 MIRROR MIRROR BY GLIDDEN
	TRIM: PPG1006-1 GYPSUM BY GLIDDEN
	ACCENT: PPG1039-6 IN THE SHADOWS BY GLIDDEN
	ROOF SHINGLE: BLACK WALNUT HERITAGE SERIES BY TAMKO
	COMPOSITE DECKING: PEBBLE GREY BY TREX

TIMOTHY BECHER
ARCHITECT

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timbecher@tbi.net

■ ARCHITECTURE
■ PLANNING
■ SUSTAINABLE
DESIGN
■ INTERIORS
■ SCULPTURE

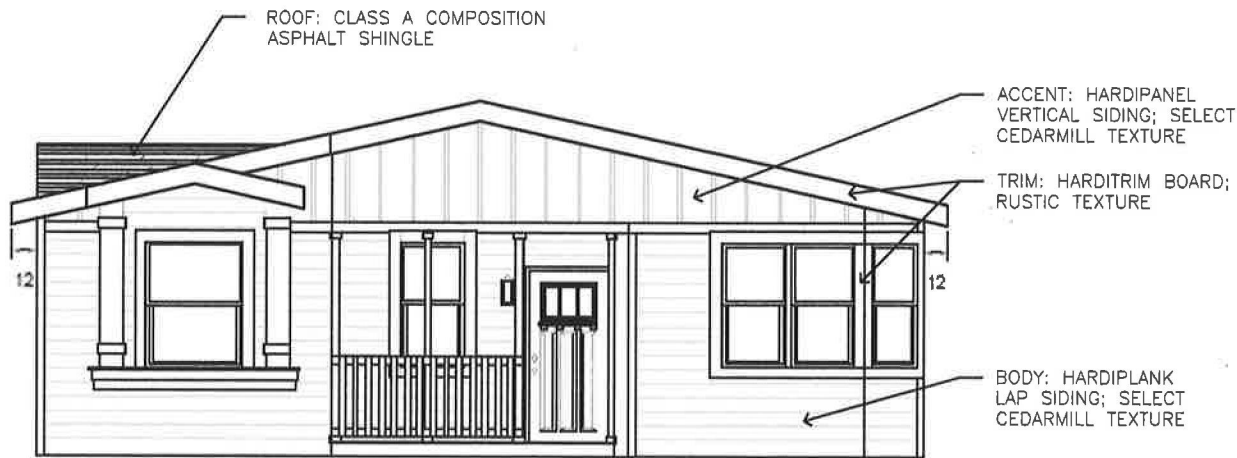
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CONTENTS
UNIT A FINISH MATERIALS
AND COLORS
A.D.U. FINISH MATERIALS
AND COLORS

NEW S. F. RESIDENCES
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2410 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

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DATE
MAY 22, 2011
REVISIONS

A-4
SHEET



UNIT B ELEVATION

N.T.S.

EXTERIOR COLORS

	BODY: PPG1023-1 OATMEAL BY GLIDDEN
	TRIM: PPG1010-3 SOLSTICE BY GLIDDEN
	ACCENT: PPG1039-6 IN THE SHADOWS BY GLIDDEN
	ROOF SHINGLE: BLACK WALNUT HERITAGE SERIES BY TAMKO
	COMPOSITE DECKING: PEBBLE GREY BY TREX

TIMOTHY BECHER
AN
ARCHITECT

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CONTENTS

UNIT B FINISH MATERIALS
AND COLORS

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OF
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SHEETS