SLO Airport Hotel

San Luis Obispo California

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: NO SCALE
Sheet: A0.0

SLO Airport Hotel

San Luis Obispo California

PROJECT STATISTICS

ADDRESS:	950 & 990 AERO DRIVE
ASSESSOR PARCEL NUMBER:	053-412-010 & 053-412-011
EXISTING SITE AREA:	5.04 ACRES (1- 109,832 / 2- 109,737 SF)
PROPOSED SITE AREA:	5.04 ACRES (1- 105,368 / 2- 114,201 SF)
ZONING:	BP-SP (BUSINESS PARK-SPECIFIC PLAN) AASP, SAFETY AREA S-1C (AIRPORT AREA SPECIFIC PLAN)
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL W/ SURFACE PARKING
GROSS FLOOR AREA:	125,200 SF
GUEST ROOMS:	204 GUEST ROOMS
FLOOR AREA RATIO (FAR):	
ALLOWED:	0.60 MAX FAR
PROPOSED:	0.58 (127,200 / 219,570)
LOT COVERAGE:	
MAX. ALLOWED HARDSCAPE:	80% (PARKING, BUILDINGS, & DRIVEWAYS)
MIN. ALLOWED LANDSCAPE:	20% (PLANTED AREAS & PEDESTRIAN WALKS)
PROPOSED HARDSCAPE:	70% (153,070 / 219,570 SF)
PROPOSED LANDSCAPE:	30% (66,500 / 219,570 SF)
BUILDING HEIGHT ALLOWED:	45 FEET OCCUPIED BUILDINGS (52 FEET NON-OCCUPIED FEATURES)
BUILDING HEIGHT PROPOSED:	45 FEET (52 FEET TO TOP OF TOWER)
NUMBER OF STORIES ALLOWED:	3 STORIES
NUMBER OF STORIES PROPOSED:	3 STORIES
PARKING SPACES REQUIRED:	204 SPACES (1 SPACE PER ROOM)
PARKING SPACES PROPOSED:	214 SPACES
ACCESSIBLE PARKING REQ'D:	7 SPACES
ACCESSIBLE PARKING PROVIDED:	8 SPACES
CLEAN AIR/VANPOOL REQ'D:	18 SPACES
CLEAN AIR/VANPOOL PROVIDED:	18 SPACES
EV READY PARKING REQ'D:	20 SPACES*
EV READY PARKING PROVIDED:	20 SPACES
EV CAPABLE PARKING REQ'D:	51 SPACES*
EV CAPABLE PARKING PROVIDED:	51 SPACES

* PER ZONING REGULATIONS 17.72.040 10% OF TOTAL SPACES ARE REQUIRED TO BE EV READY AND 25% OF SPACES ARE REQUIRED TO BE EV CAPABLE

MOTORCYCLE SPACES REQUIRED:	11 SPACES (1 PER 20 CAR SPACES)
MOTORCYCLE SPACES PROPOSED:	12 SPACES
BICYCLE PARKING REQUIRED:	21 SPACES (1 PER 10 GUEST ROOMS)
BICYCLE PARKING PROPOSED:	22 SPACES (50% SHORT TERM/50% LONG TERM)
LOADING SPACES REQUIRED:	3 SPACES (PER 17.72.100)
LOADING SPACES PROPOSED:	1 SPACES* **LOOKING FOR WAIVER ON REQUIRED LOADING SPACES DUE TO NATURE OF PROPOSED USE; NOT NEEDED*

EMPLOYEE & CUSTOMER CONCENTRATIONS:

[TABLE 4.6 SLO AIRPOT SPECIFIC PLAN - AVIATION SAFETY AREA S-1C]

MAX # PERSONS ALLOWED:	604.8	(5.04 x 120 PER ACRE)
PROPOSED HOTEL:	370.8	(1.8 x 206 GUEST ROOMS)
PROPOSED AMENITIES:	0	(FOR HOTEL GUESTS ONLY)
TOTAL:	370.8	<604.8

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ONE NEW 3-STORY DUAL-BRANDED HOTEL. THERE ARE TWO EXISTING PARCELS AND A LOT MERGER IS BEING PROPOSED AS PART OF THIS SUBMITTAL.

THE PROJECT WILL CONSIST OF 204 GUEST ROOMS AND WILL HAVE GUEST AMENITIES TO INCLUDE OUTDOOR PATIO/DINING, MEETING SPACE, FITNESS ROOM, BREAKFAST AREA AND BAR. GUEST AMENITIES, SUCH AS THE MEETING ROOM AND OUTDOOR AREAS, ARE FOR GUESTS ONLY AND ARE NOT OPEN TO THE PUBLIC. THE HOTEL IS ANTICIPATED TO BE BRANDED. HOWEVER, A BRAND HAS NOT BEEN SELECTED AT THIS TIME.

THE PROJECT WILL BE REQUESTING A VARIANCE TO THE MAXIMUM SIGNAGE HEIGHT. SIGNAGE IS BEING PROPOSED ABOVE THE 25' (ABOVE ADJACENT GRADE) HEIGHT LIMIT.

PROJECT DIRECTORY

DEVELOPER
SUNSMIT, LLC
280 FOXTAIL LANE
TEMPLETON, CA 93465
ATTN: SANJAY GANPULE
PHONE: (805) 550-3764
EMAIL: OMKAR1570@YAHOO.COM

CIVIL ENGINEER
CIVIL DESIGN STUDIO, INC
2540 MAIN STREET, SUITE D
CAMBRIA, CA 93428
ATTN: MONTE SOTO
PHONE: (805) 234-5210
EMAIL: MONTE@CIVIL-STUDIO.COM

ARCHITECT
ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
ATTN: THOM JESS
PHONE: (805) 547-2240
EMAIL: TJESS@ARRIS-STUDIO.COM

LANDSCAPE ARCHITECT
JBLA
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
ATTN: JIM BURROWS
PHONE: (805) 439-3209
EMAIL: JIM@JBLA-SLO.COM

PLANNER
PLANNING SOLUTIONS
160 NEW WINE PLACE
TEMPLETON, CA 93465
ATTN: PAMELA JARDINI
PHONE: (805) 801-0453
EMAIL: PLANNINGSOLUTIONS@CHARTER.NET

DRAWING INDEX

ARCHITECTURAL SHEETS

A0.0	COVER SHEET
A1.0	PROJECT STATISTICS
A1.1	CODE ANALYSIS
A2.0	PROPOSED SITE PLAN
A3.0	FIRST FLOOR PLAN
A3.1	UPPER FLOOR PLANS
A4.0	PERSPECTIVE RENDERING
A4.1	PERSPECTIVE RENDERING
A4.2	PERSPECTIVE RENDERING
A4.3	PERSPECTIVE RENDERING
A4.4	PERSPECTIVE RENDERING
A4.5	PERSPECTIVE RENDERING
A4.6	VISUAL SIMULATION
A5.0	EXTERIOR ELEVATION
A5.1	EXTERIOR ELEVATION
A6.0	SITE SECTIONS
A7.0	COLOR AND MATERIALS
A8.0	ARCHITECTURAL DETAILS
A8.1	ARCHITECTURAL DETAILS

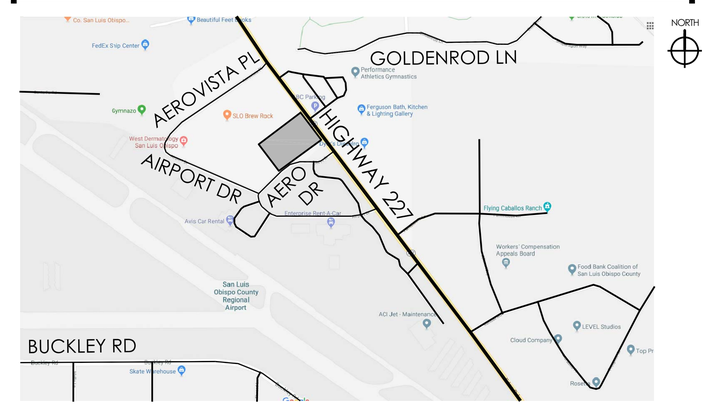
CIVIL SHEETS

C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY UTILITY PLAN

LANDSCAPE SHEETS

L1.0	CONCEPTUAL LANDSCAPE PLAN
L2.0	WELO WORKSHEET & NOTES

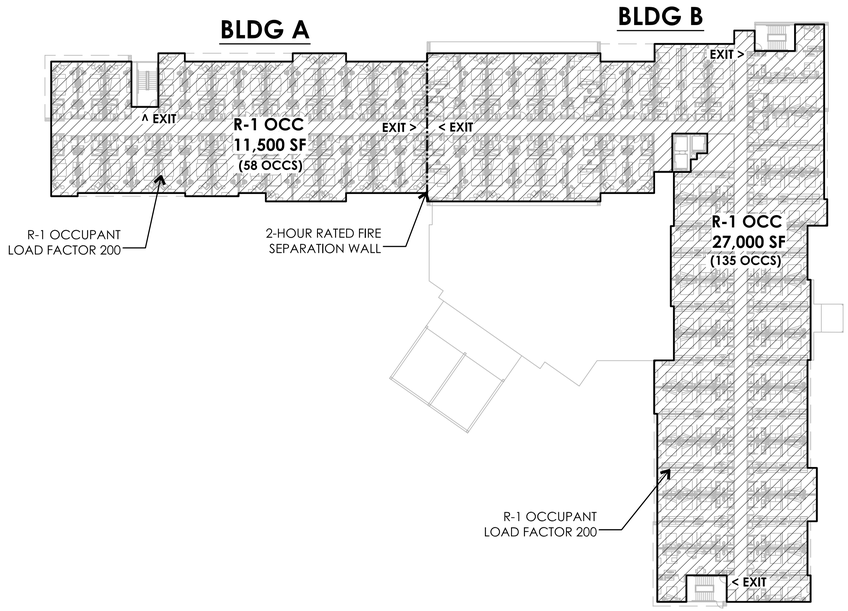
VICINITY MAP



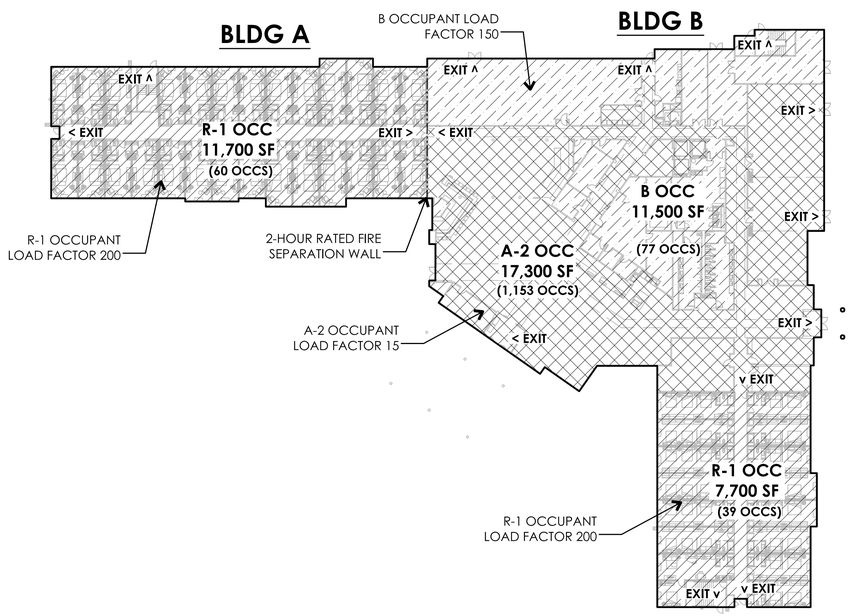
Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: NO SCALE
Sheet: A1.0



SECOND FLOOR CODE ANALYSIS (THIRD FLOOR SIMILAR)



FIRST FLOOR CODE ANALYSIS

BUILDING CODE ANALYSIS

OCCUPANCY GROUPS:
TYPE VA CONSTRUCTION: **R-1/A-2 & S-2**

SEPARATED OCCUPANCIES: **YES**

TYPE OF CONSTRUCTION: **TYPE V-A**
FIRE SPRINKLERS: **YES (NFPA-13)**

BUILDING HEIGHT ALLOWED: **50 FEET***
BUILDING HEIGHT PROPOSED: **45 FEET**

NUMBER OF STORIES ALLOWED (TYPE VA): **3 STORIES***
NUMBER OF STORIES PROPOSED (TYPE VA): **3 STORIES**

**USING AREA INCREASE*

NOTE: THE BUILDING IS SEPARATED INTO (2) SEPARATE BUILDINGS (A AND B) BY A 2-HOUR RATED FIRE WALL PER CBC SECTION 706, FOR TYPE V CONSTRUCTION. THE FIRE WALL SHALL PROVIDE A COMPLETE SEPARATION AND SHALL COMPLY WITH ALL THE SUBSECTIONS WITHIN CBC 706.

BUILDING A AREA
BUILDING AREA BY STORY:
FIRST STORY (R-1 OCCUPANCY): 11,700 S.F.
SECOND STORY (R-1 OCCUPANCY): 11,500 S.F.
THIRD STORY (R-1 OCCUPANCY): 11,500 S.F.

TOTAL AREA: 34,700 S.F.

BUILDING B AREA
BUILDING AREA BY STORY:
FIRST STORY (A-2, B, & R-1 OCCUPANCY): 36,500 S.F.
SECOND STORY (R-1 OCCUPANCY): 27,000 S.F.
THIRD STORY (R-1 OCCUPANCY): 27,000 S.F.

TOTAL AREA: 90,500 S.F.

BUILDING A - CODE ANALYSIS
SINGLE OCCUPANCY - MULTISTORY

ALLOWABLE BUILDING AREA CALCULATION (PER CBC 506.2.3)
Aa = At + [NS x If]
Aa = ALLOWABLE BUILDING AREA PER STORY

At = PER TABLE 506.2, SPRINKLERED
R-1 = 36,000 S.F. (WITH AREA INCREASE)

If = [F/P -.25] W/30
[1-.25] X 30/30 = .75
NS = PER TABLE 506.2
R-1 = 12,000 S.F.
Aa = 36,000 S.F. + (12,000 x .75)
Aa = 45,000 S.F. **MAX AREA PER FLOOR**

ACTUAL AREA BY FLOOR
FIRST FLOOR / R-1: 11,700 S.F.
SECOND FLOOR / R-1: 11,500 S.F.
THIRD FLOOR / R-1: 11,500 S.F.

TOTAL ALLOWABLE BUILDING AREA (45,000 X 2 = 90,000 S.F.)
TOTAL BUILDING AREA: 34,700 S.F.

BUILDING B - CODE ANALYSIS
MIXED OCCUPANCY - MULTISTORY

ALLOWABLE BUILDING AREA CALCULATION (PER CBC 506.2.4)
Aa = At + [NS x If]
Aa = ALLOWABLE BUILDING AREA PER STORY

At = PER TABLE 506.2, SPRINKLERED
A-2 = 34,500 S.F. (WITH AREA INCREASE)
B = 72,000 S.F. (WITH AREA INCREASE)
R-1 = 36,000 S.F. (WITH AREA INCREASE)

If = [F/P -.25] W/30
[1-.25] X 30/30 = .75
NS = PER TABLE 506.2
A-2 = 11,500 S.F.
B = 18,000 S.F.
R-1 = 12,000 S.F.

Aa =
A-2 = [34,500 + (11,500 X .75)] = 43,125 S.F.
B = [72,000 + (18,000 X .75)] = 85,500 S.F.
R-1 = [36,000 + (12,000 X .75)] = 45,500 S.F.

Aa = 45,000 S.F. **MAX AREA PER FLOOR**

ACTUAL AREA BY FLOOR
FIRST FLOOR
A-2: 17,300 S.F. / 43,125 = .40
B: 11,500 S.F. / 85,500 = .13
R-1: 7,700 S.F. / 45,500 = .17
TOTAL: **= .70**
(<1 THEREFORE OKAY)

SECOND FLOOR
R-1: 27,000 S.F. / 45,500 = **.59** (<1 THEREFORE OK)

THIRD FLOOR
R-1: 27,000 S.F. / 45,500 = **.59** (<1 THEREFORE OK)

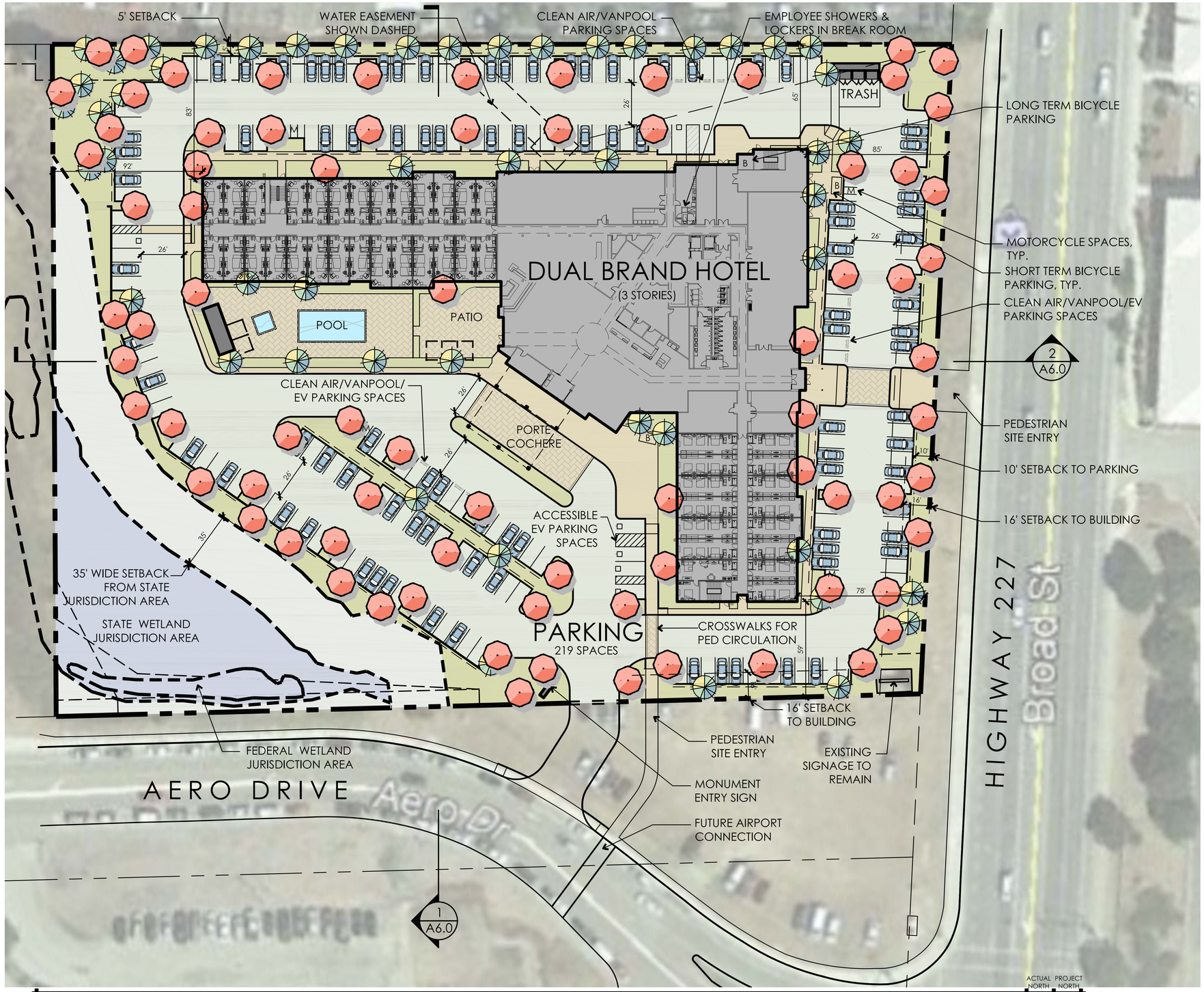
AGGREGATE SUM = **1.88** (<2 THEREFORE OKAY)*

**AGGREGATE SUM OF RATIOS (MIXED OCCUPANCY) PER CBC 506.2.4 SHALL NOT EXCEED 2.*

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: NO SCALE
Sheet: A1.1

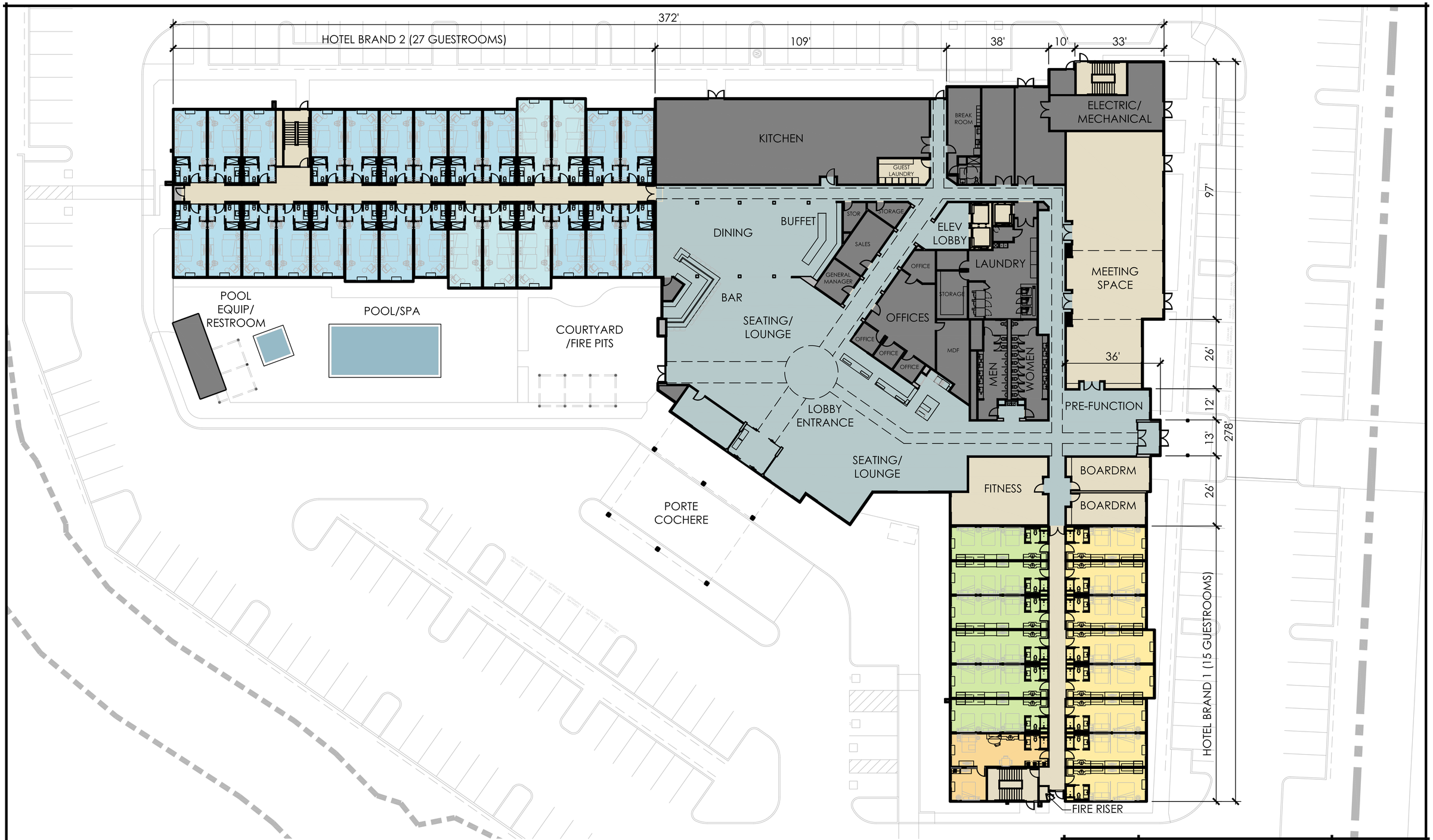


PROPOSED SITE PLAN

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: 1" = 60' @ 11x17
1" = 30' @ 24x36
Sheet: **A2.0**



PROPOSED FIRST FLOOR PLAN

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: 1/32" = 1'-0" @ 11x17
1/16" = 1'-0" @ 24x36
Sheet: **A3.0**

PROPOSED SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)

ACTUAL NORTH PROJECT NORTH

0 8 16 32

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale 1/32" = 1'-0" @ 11x17
1/16" = 1'-0" @ 24x36
Sheet A3.1

PERSPECTIVE: OVERALL FROM BROAD

Arris
STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.0**

PERSPECTIVE: ENTRY TO SITE FROM AERO DRIVE

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.1**

PERSPECTIVE: PORTE COCHERE

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.2**

PERSPECTIVE: SOUTHWEST POOL SIDE

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.3**

PERSPECTIVE: SOUTH REAR

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.4**

PERSPECTIVE: OVERALL SITE

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

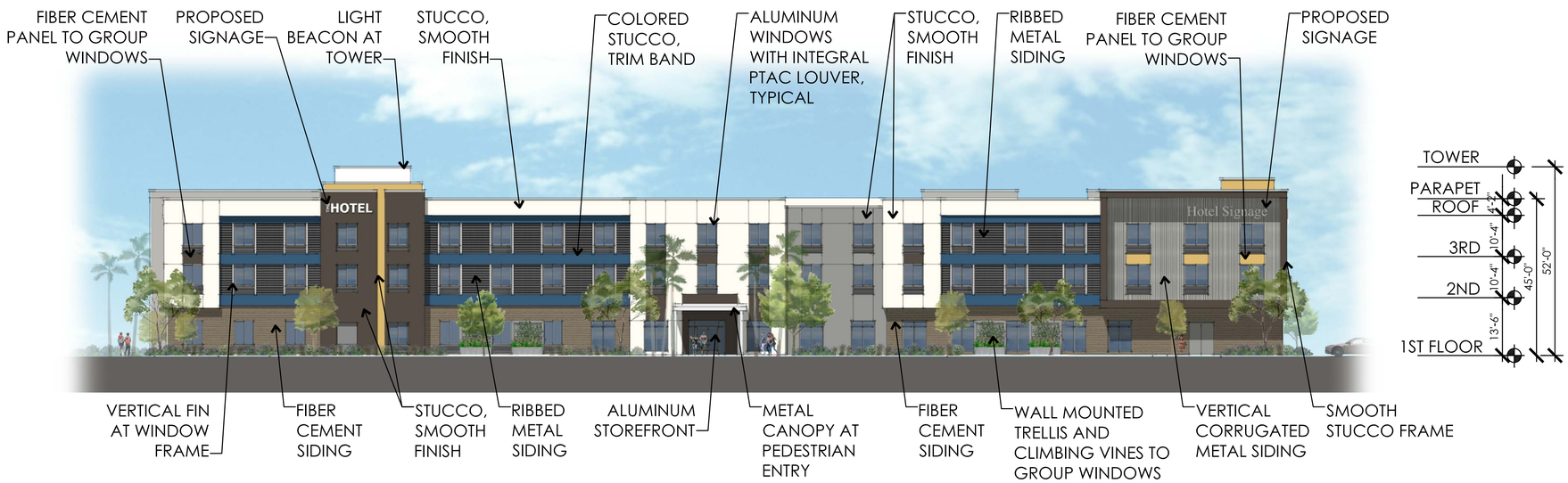
Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.5**

VISUAL SIMULATION FROM BROAD STREET

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet **A4.6**



EAST ELEVATION

0 8 16 32

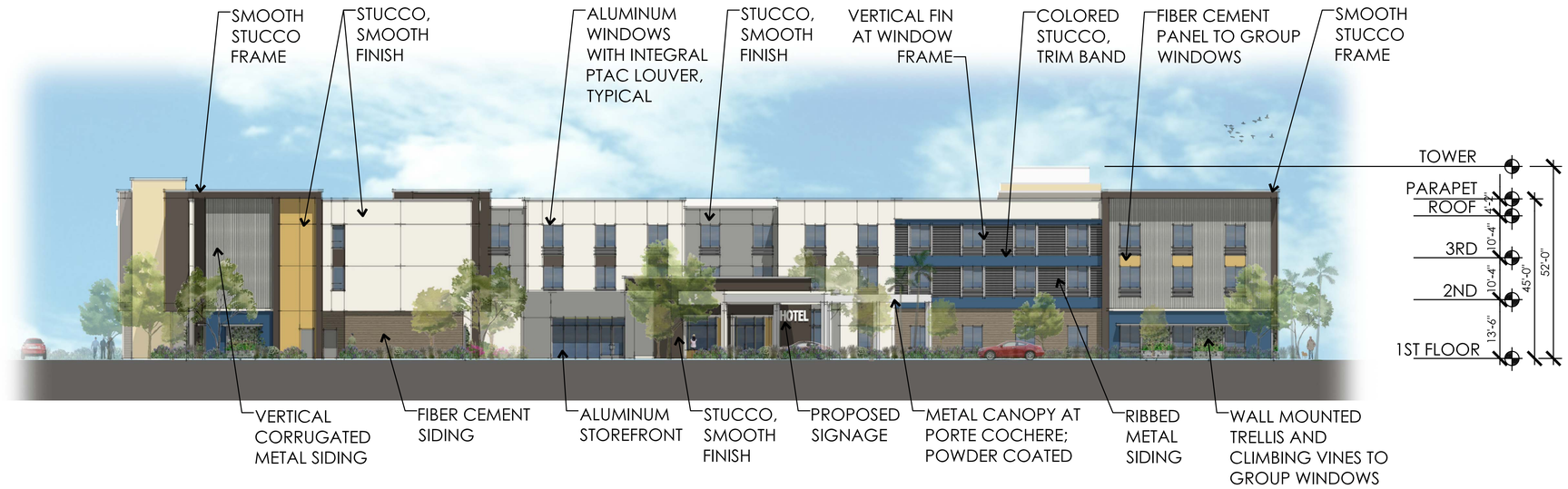
SOUTH ELEVATION

0 8 16 32

Arris STUDIO ARCHITECTS

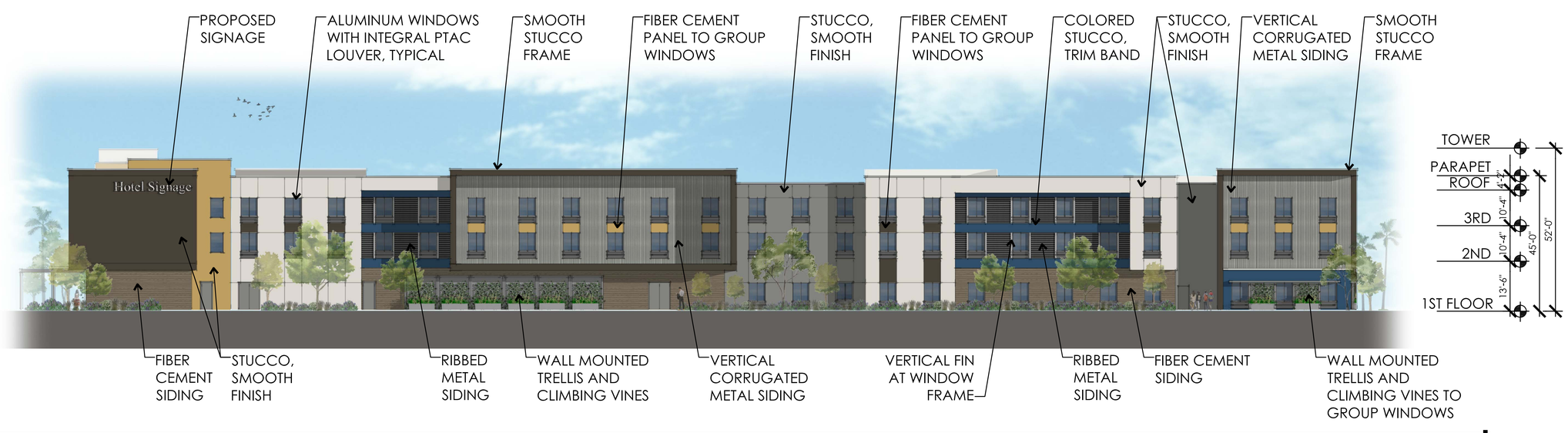
SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale 1/32" = 1'-0" @ 11X17
1/16" = 1'-0" @ 24X36
Sheet **A5.0**



WEST ELEVATION

0 8 16 32



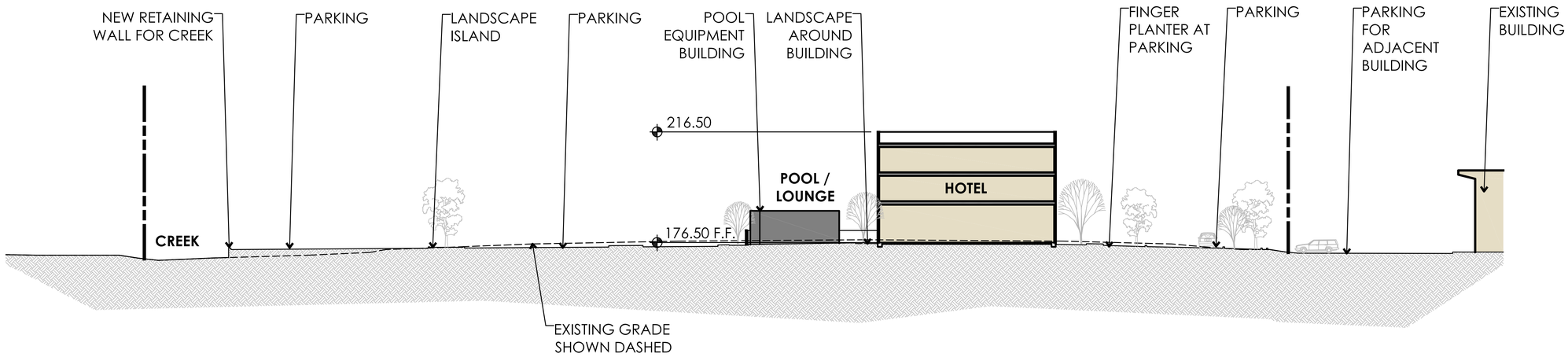
NORTH ELEVATION

0 8 16 32

Arris STUDIO ARCHITECTS

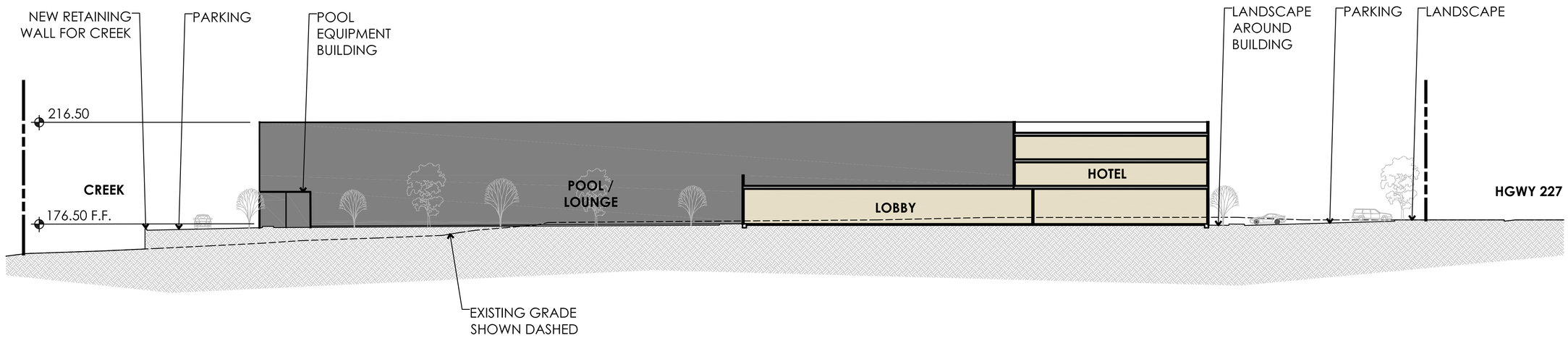
SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale 1/32" = 1'-0" @ 11X17
1/16" = 1'-0" @ 24X36
Sheet **A5.1**



NORTH-SOUTH SITE SECTION

0 10 20 40



EAST-WEST SITE SECTION

0 10 20 40

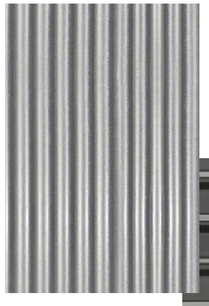
Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale 1" = 40' @ 11X17
1" = 20' @ 24X36
Sheet A6.0

S-1
PAINTED STUCCO
SHERWIN WILLIAMS
7020 "BLACK FOX"

S-4
PAINTED STUCCO
SHERWIN WILLIAMS
9019 "GOLDEN PLUMERIA"



M-1
WESTERN STATES METAL
7/8" CORRUGATED
"SLATE GRAY"

M-2
MBCI METAL SIDING
NUWALL
"CHARCOAL GRAY"

S-5
PAINTED STUCCO
SHERWIN WILLIAMS
9150 "ENDLESS SEA"

S-2
PAINTED STUCCO
SHERWIN WILLIAMS
7008 "ALABASTER"

S-3
PAINTED STUCCO
SHERWIN WILLIAMS
7669 "SUMMIT GRAY"

FC-1
FIBER CEMENT SIDING
STONEWOOD
"NANTUCKET"

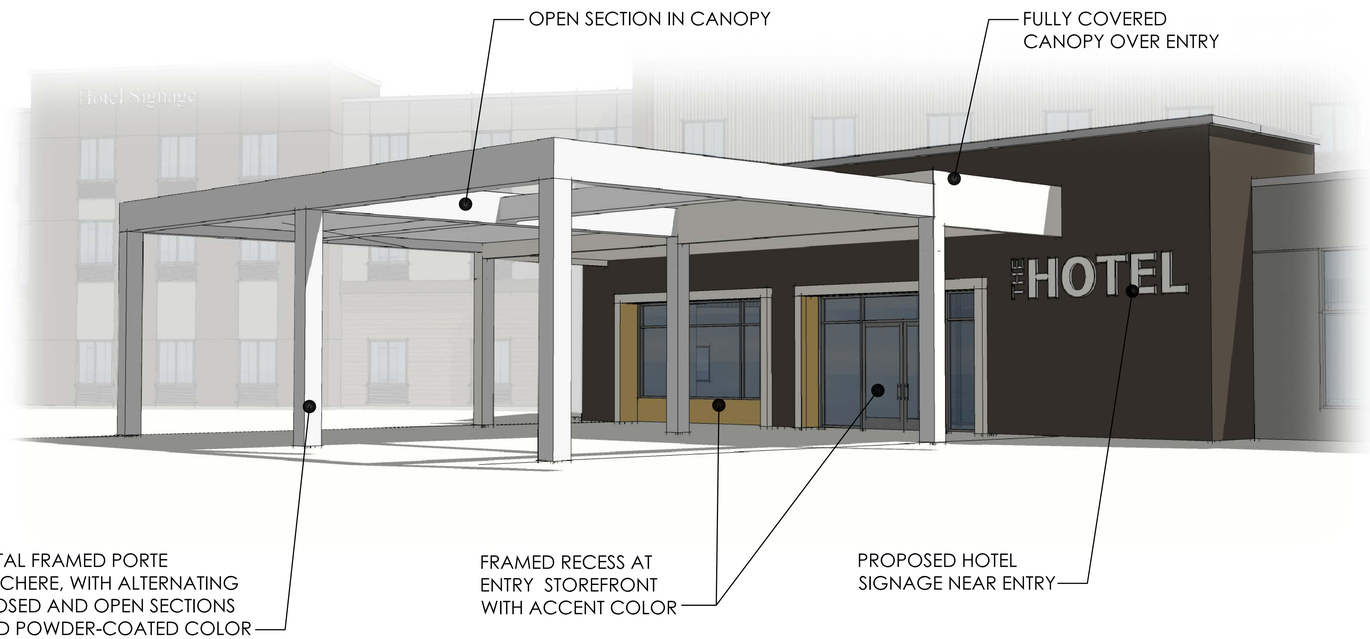
W-1
WINDOWS AND STOREFRONT
"DARK BRONZE"

PROPOSED HOTEL COLORS & MATERIALS BOARD

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date MAY 20, 2020
Scale N.T.S.
Sheet A7.0



PORTE COCHERE DETAIL

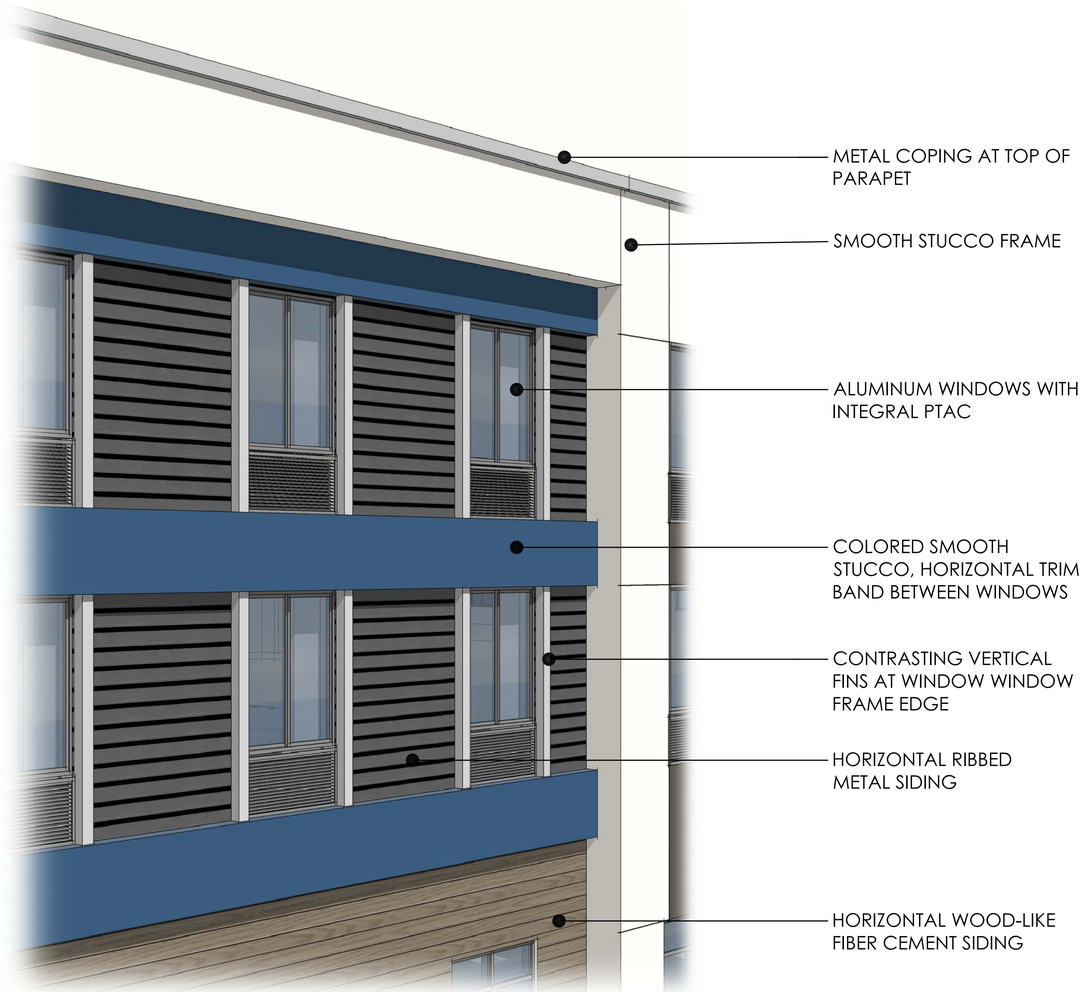
TRELLIS DETAIL

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: N.T.S @ 11X17
N.T.S @ 24X36
Sheet: A8.0

ELEVATION DETAIL AT PROJECTED FRAMES

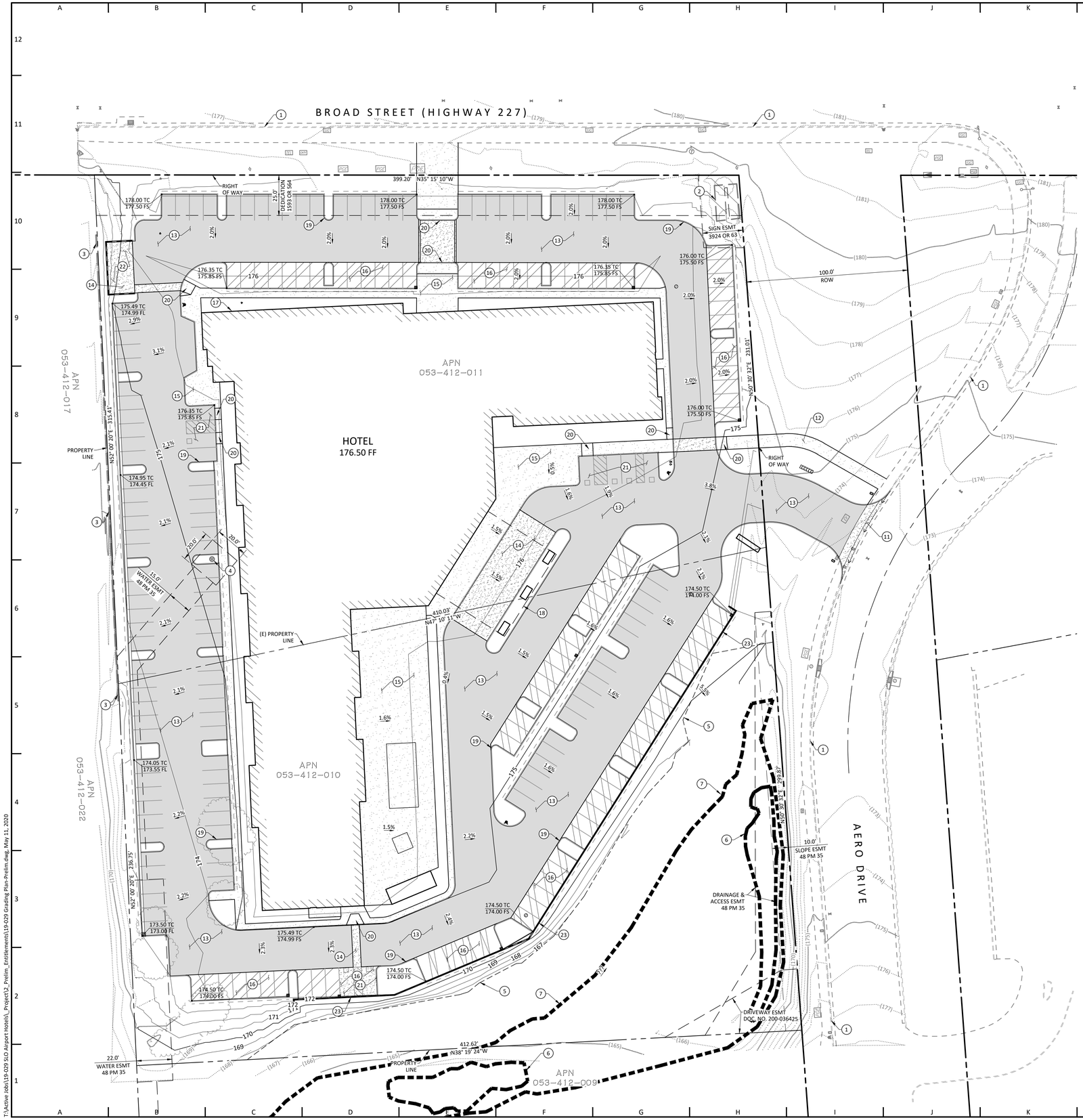


ELEVATION DETAIL AT INSETS

Arris STUDIO ARCHITECTS

SLO Airport Hotel
in:
San Luis Obispo, CA

Date: MAY 20, 2020
Scale: N.T.S @ 11X17
N.T.S @ 24X36
Sheet: **A8.1**



PRELIMINARY SITE NOTES

1. EXISTING CURB GUTTER AND SIDEWALK - PROTECT IN PLACE
2. EXISTING SIGN - PROTECT IN PLACE
3. EXISTING RETAINING WALL - PROTECT IN PLACE
4. EXISTING WELL - REMOVE AND DISPOSE OF PER CITY AND COUNTY STANDARDS
5. 35' WETLAND SETBACK
6. APPROXIMATE FEDERAL WETLAND BOUNDARY
7. APPROXIMATE STATE WETLAND BOUNDARY

NOTES 8 TO 10 NOT USED

11. PROPOSED DRIVEWAY AND VALLEY GUTTER PER CITY OF SLO STANDARDS
12. PROPOSED SIDEWALK PER CITY OF SLO STANDARDS
13. PROPOSED AC PAVING
14. PROPOSED VEHICULAR CONCRETE
15. PROPOSED PEDESTRIAN CONCRETE
16. PROPOSED PERVIOUS CONCRETE
17. PROPOSED BUILDING PER ARCHITECTURAL PLANS
18. PROPOSED BUILDING OVERHANG PER ARCHITECTURAL PLANS
19. PROPOSED CONCRETE CURB
20. PROPOSED CONCRETE CURB RAMP
21. PROPOSED ADA PARKING STALLS
22. PROPOSED TRASH ENCLOSURE
23. PROPOSED RETAINING WALL (3' MAXIMUM RETAINED HEIGHT)

LEGEND

13. AC PAVING
14. VEHICULAR CONCRETE
15. PEDESTRIAN CONCRETE
16. PERVIOUS CONCRETE

PROJECT PARTICIPANTS

PROPERTY OWNER/DEVELOPER:	SUNSMIT, LLC SANJAY GANPULE 280 FOXTAIL LANE TEMPLETON, CA 93465 805.550.3764 OMKAR1570@YAHOO.COM
AGENCY:	CITY OF SAN LUIS OBISPO 919 PALM STREET SAN LUIS OBISPO, CA 93401 805.781.7170
ARCHITECT:	ARRIS STUDIO ARCHITECTS THOM JESS 1327 ARCHER STREET, SUITE 220 SAN LUIS OBISPO, CA 93401 805.547.2240 TJESS@ARRIS-STUDIO.COM
CIVIL ENGINEER:	CIVIL DESIGN STUDIO, INC. MONTE SOTO, P.E., QSD P.O. BOX 199 CAMBRIA, CA 93428 805.706.0401 MONTE@CIVIL-STUDIO.COM
GEOTECHNICAL ENGINEER:	GEOSOLUTIONS, INC KRAIG CROZIER, PE 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805.543.8539

PROJECT INFORMATION

ZONING:	BP-SP
APN:	053-412-010 & 011
FLOOD ZONE:	ZONE X
SITE AREA:	5.04 AC
AREA DISTURBED:	4.33 AC
WDID NUMBER:	TBD

PRELIMINARY GRADING INFORMATION*

CUT QUANTITY:	10,000 CUBIC YARDS
FILL QUANTITY:	8,900 CUBIC YARDS
NET CUT/FILL:	1,100 CUBIC YARDS EXPORT

* EARTHWORK QUANTITIES ARE PROVIDED FOR PRELIMINARY PERMITTING INFORMATION ONLY.

SURVEY NOTES

BENCHMARK:
THE BENCHMARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCHMARK NUMBER 369 BEING A LEAD AND TACK AT HE BCR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND EL CAPITAN WAY.

ELEVATION = 165.42 (NAVD 88)

BASIS OF BEARING:
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5 0405, (1992) IN ACCORDANCE WITH THE CALIFORNIA PUBLIBC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FILED-OBSERVED TIE TO THE FOLLOWING SAN LUIS OBISPO AIRPORT CONTROL STATION "SLO COUNTY HPO" P.I.D. AA4511 POINT NUMBER 111 MONUMENT TYPE - 2" BRASS CAP IN CONCRETE STAMPED "SLO COUNTY HPO".

ORIGIN OF SURVEY INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY MBS LAND SURVEYS AND PROVIDED TO CDS ON 4/5/2019 AND 4/15/2019. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THE SURVEYOR AND CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONTINUING CONSTRUCTION.

SHEET LIST TABLE

SHEET #	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY UTILITY PLAN

SCALE: 1" = 30'

30 15 0 30 60

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER MONTE R. SOTO No. 74598 CIVIL STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:
SLO AIRPORT HOTELS

PROJECT LOCATION:
950 & 990 AERO DRIVE
SAN LUIS OBISPO, CA 93401
APN: 053-412-010
053-412-011

PLANS PREPARED FOR:
PLANNING SOLUTIONS
1360 NEW WINE PLACE
TEMPLETON, CA 93465

REVISIONS:

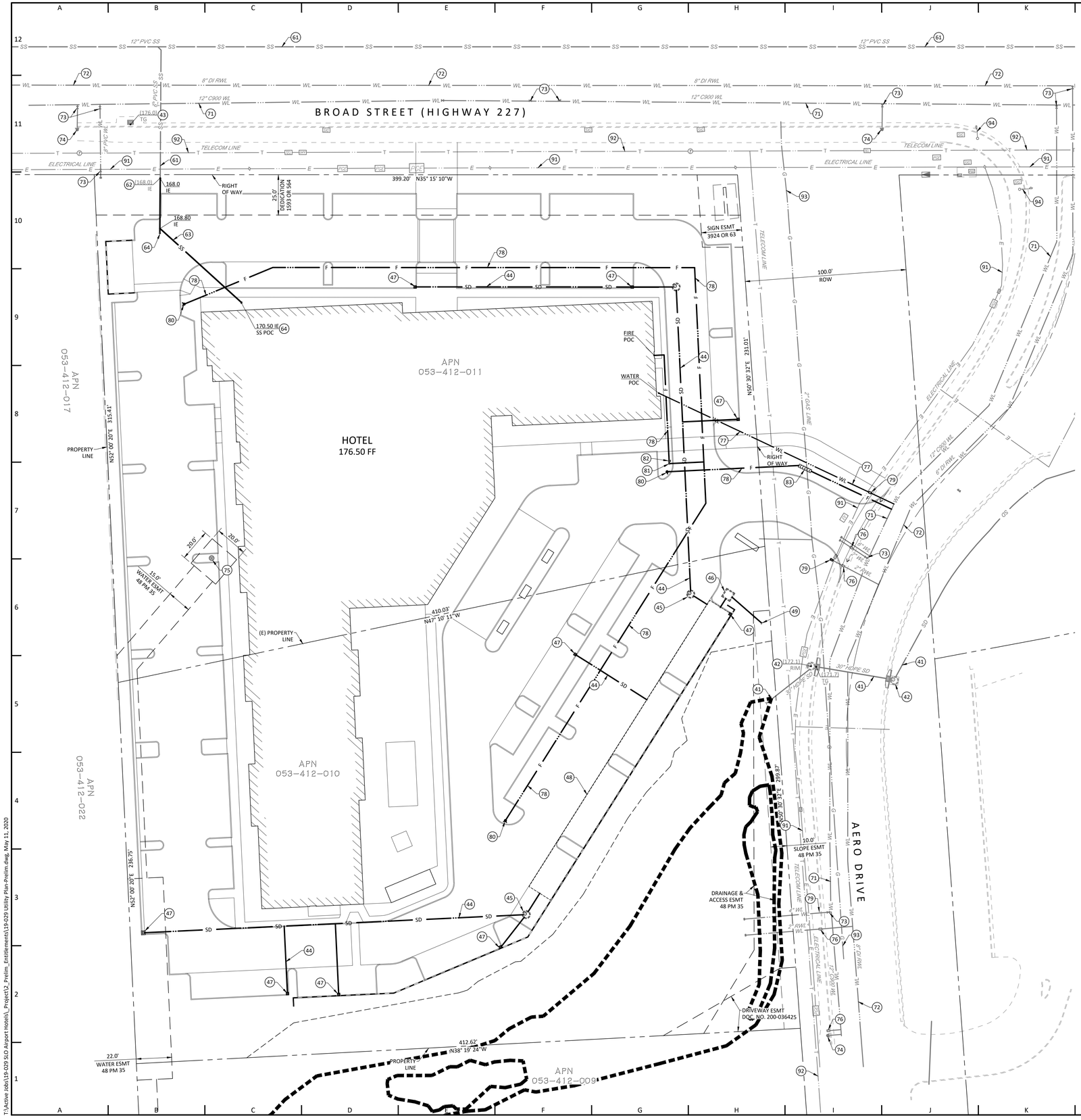
REVIEWED BY:	MRS
PREPARED BY:	MMM
DATE:	May 11, 2020
SCALE:	1" = 30'
CDS JOB #:	19-029

PRELIMINARY GRADING PLAN

C-1

SHEET ---- OF 2 SHEETS

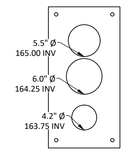
T:\Active Jobs\19-029 SLO Airport Hotels_Project\2_Prelim_Entitlements\19-029 Grading Plan-Prelim.dwg, May 11, 2020



CONSTRUCTION NOTES

41 EXISTING STORM DRAIN LINE - PROTECT IN PLACE
42 EXISTING STORM DRAIN MANHOLE - PROTECT IN PLACE
43 EXISTING STORM DRAIN CATCH BASIN - PROTECT IN PLACE
44 PROPOSED STORM DRAIN LINE
45 PROPOSED STORM DRAIN MANHOLE
46 PROPOSED STORM DRAIN JUNCTION BOX WITH ORIFICE PLATE
47 PROPOSED STORM DRAIN CATCH BASIN
48 PROPOSED STORM DRAIN DETENTION SYSTEM
49 PROPOSED STORM DRAIN FLARED END SECTION
NOTES 50 TO 60 NOT USED
61 EXISTING SEWER LINE - PROTECT IN PLACE
62 EXISTING SEWER CLEANOUT - PROTECT IN PLACE
63 PROPOSED SEWER LINE (S = 0.005 MINIMUM)
64 PROPOSED SEWER CLEANOUT
NOTES 65 TO 70 NOT USED
71 EXISTING WATER LINE - PROTECT IN PLACE
72 EXISTING RECYCLED WATER LINE - PROTECT IN PLACE
73 EXISTING WATER VALVE - PROTECT IN PLACE
74 EXISTING FIRE HYDRANT - PROTECT IN PLACE
75 EXISTING WELL - REMOVE AND DISPOSE OF PER CITY AND COUNTY STANDARDS
76 EXISTING WATER METER - RELOCATE
77 PROPOSED WATER LINE
78 PROPOSED FIRE LINE
79 PROPOSED WATER METER
80 PROPOSED FIRE HYDRANT
81 PROPOSED POST INDICATOR VALVE
82 PROPOSED FIRE DEPARTMENT CONNECTION
83 PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY
NOTES 84 TO 90 NOT USED
91 EXISTING ELECTRICAL LINE - PROTECT IN PLACE
92 EXISTING TELECOM LINE - PROTECT IN PLACE
93 EXISTING GAS LINE - PROTECT IN PLACE
94 EXISTING TRAFFIC SIGNAL - PROTECT IN PLACE

NOTE:
UTILITY INFORMATION SHOWN HEREON WAS PROVIDED BY FIELD WORK PERFORMED BY MBS LAND SURVEYS AND CITY OF SAN LUIS OBISPO ASBUILT DRAWINGS.



ORIFICE PLATE
SCALE: 1" = 1'

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER STATE OF CALIFORNIA PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: SLO AIRPORT HOTELS

PROJECT LOCATION: 950 & 990 AERO DRIVE SAN LUIS OBISPO, CA 93401 APN: 053-412-010 053-412-011

PLANS PREPARED FOR: PLANNING SOLUTIONS 1360 NEW WINE PLACE TEMPLETON, CA 93465

REVISIONS:

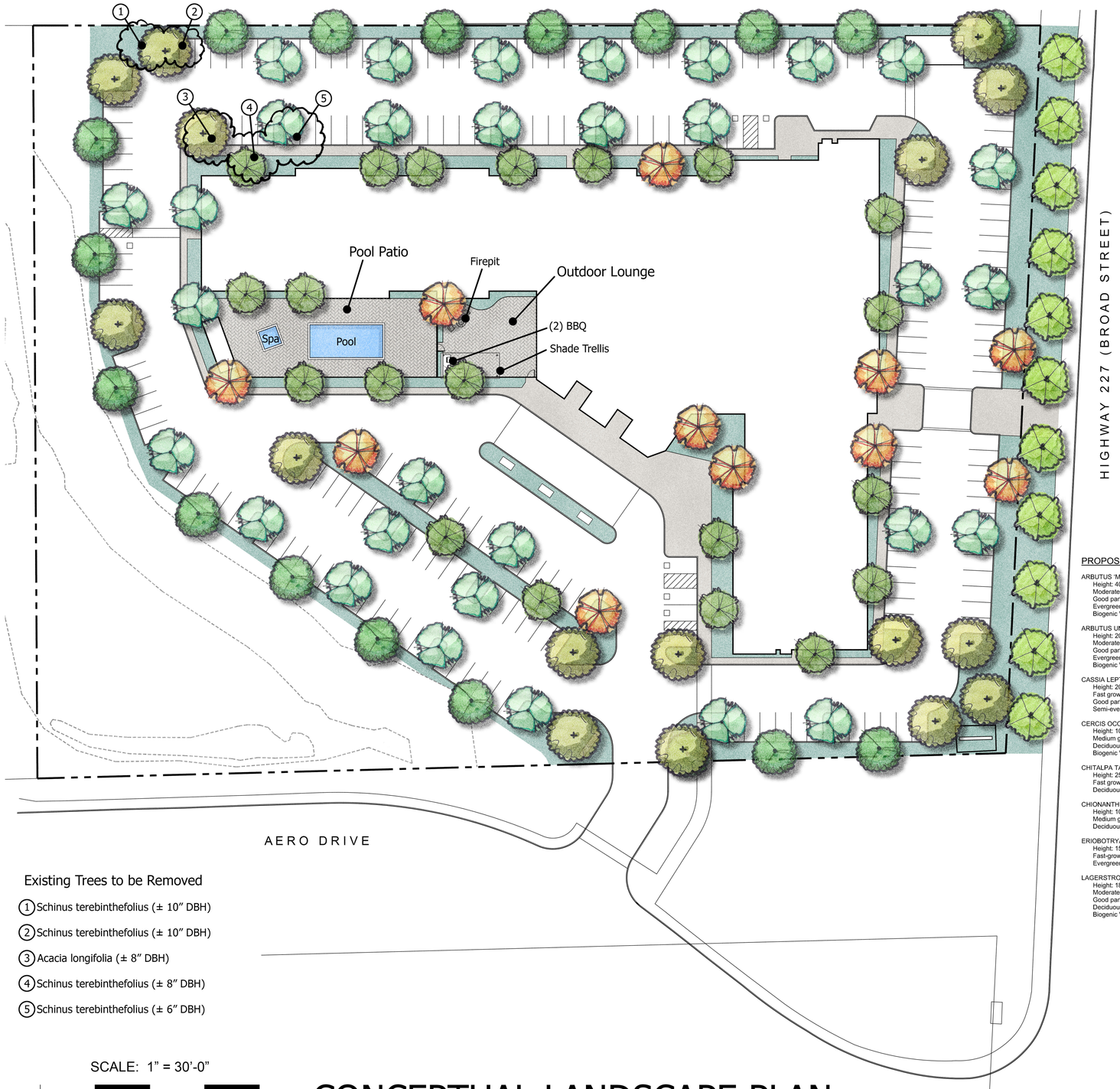
REVIEWED BY:	MRS
PREPARED BY:	MMM
DATE:	May 11, 2020
SCALE:	1" = 30'
CDS JOB #:	19-029

PRELIMINARY UTILITY PLAN

C-2

SHEET ---- OF 2 SHEETS

T:\Active Jobs\19-029 SLO Airport Hotels_Project\2_Prelim_Entitlements\19-029 Utility Plan-Prelim.dwg, May 11, 2020



Existing Trees to be Removed

1. Schinus terebinthefolius (± 10″ DBH)
2. Schinus terebinthefolius (± 10″ DBH)
3. Acacia longifolia (± 8″ DBH)
4. Schinus terebinthefolius (± 8″ DBH)
5. Schinus terebinthefolius (± 6″ DBH)

NORTH

SCALE: 1” = 30’-0”

0 30 60 90 120

CONCEPTUAL LANDSCAPE PLAN

Plant List

BOTANICAL NAME	COMMON NAME	*WUCOLS RATING
STREET TREES Per City of San Luis Obispo "Street Tree-Major Streets" List (Standard Drwg. 8020)		
Platanus acerifolia	London Plane Tree	M
Quercus palustris	Pin Oak	L
ACCENT TREES		
Cassia leptophylla	Golden Medallion Tree	L
Cercis occidentalis	Western Redbud	L
Chitalpa tashkentensis	Chitalpa (Multi-Trunk)	L
Lagerstroemia indica ‘Tuscarora’	Crape Myrtle (Coral Pink)	L
CANOPY SHADE TREES		
Eriobotrya deflexa	Bronze Loquat	L
Magnolia grandiflora ‘Majestic Beauty’	Southern Magnolia	M
Ulmus parvifolia ‘Drake’	Drake Evergreen Elm	L
PARKING LOT TREES		
Arbutus unedo	Strawberry Tree	L
Cercis occidentalis	Western Redbud	L
Lagerstroemia indica ‘Nachez’	Crape Myrtle (White)	L
NARROW TREES NEAR BUILDINGS		
Chionanthus retusus	Chinese Fringe Flower	M
Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia	M
PERIMETER TREES		
Arbutus ‘Marina’	‘Marina’ Arbutus	L
Quercus agrifolia	Coast Live Oak	VL
Quercus palustris	Pin Oak	L

PROPOSED TREES – Design Notes

WATER USE*

ARBUTUS ‘MARINA’ — MARINA MADRONE — L
Height: 40-50’; Spread: 30-40’; erect or spreading canopy.
Moderate growth rate (1-2’ per year). Branch strength: strong. Drought tolerant.
Good parking lot tree (root intrusion: low). Resists oak root rot.
Evergreen. Flowers: showy pink (year-round). Bark red brown, exfoliating or smooth.
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

ARBUTUS UNEDO — STRAWBERRY TREE — L
Height: 20-35’; Spread: 20-35’; erect or spreading canopy.
Moderate growth rate (1-2’ per year). Branch strength: strong. Drought tolerant.
Good parking lot tree (root intrusion: low). Resists oak root rot.
Evergreen. Flowers: showy white (Fall-Winter). Bark Striking Red Brown, Exfoliating or Smooth
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

CASSIA LEPTOPHYLLA — GOLDEN MEDALLION TREE — L
Height: 20-25; Spread: 30’; broad crown form.
Fast growth (3’ per year). Branch strength: medium. Attractive dark green foliage. Drought tolerant.
Good parking lot tree (root intrusion: low). Litter issue: dry fruit pods
Semi-evergreen. Flowers: long spikes of deep yellow, 3” wide flowers (July-August)

CERCIS OCCIDENTALIS — WESTERN REDBUD — L
Height: 10-20; Spread: 10-20; low branching, vase-shaped form.
Medium growth rate. Drought tolerant, resists oak root rot, good parking lot tree (root intrusion: low)
Deciduous. Flowers: brilliant magenta flowers (spring) Fall color: yellow to red. California native.
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

CHITALPA TASHKENTENSIS — CHITALPA — L
Height: 25-35; Spread: 30’; low branching, vase-shaped form.
Fast growth (3’ per year). Branch strength: medium-weak. Desirable wildlife plant.
Deciduous. Flowers: Showy lavender (Spring through Fall).

CHIONANTHUS RETUSUS — CHINESE FRINGE FLOWER — M
Height: 10-20; Spread: 6-12; Rounded or umbrella-shaped form.
Medium growth rate (2’ per year). Good parking lot tree (root intrusion: low). Desirable wildlife plant.
Deciduous. Flowers: Showy, fragrant white (Spring/Summer) Fall: reddish berries among leaves.

ERIOBOTRYA DEFLEXA — BRONZE LOQUAT — L
Height: 15-30’; Spread: 15-30’; multi-branching form. Good parking lot tree (root intrusion: low)
Fast-growing with broad crown. Attractive large, leathery green leaves, new growth copper colored.
Evergreen. Flowers: garlands of creamy white flowers (fall) Drought tolerant.

LAGERSTROEMIA ‘TUSCARORA’ — TUSCARORA HYBRID CRAPE MYRTLE — L
Height: 18-25’; Spread: 15-18’; upright form. Drought tolerant.
Moderate growth rate (2’ per year). Powdery mildew resistant.
Good parking lot tree (root intrusion: low), Branch strength: medium.
Deciduous. Flowers: 4” clusters of showy pink or rose flowers (summer). Litter issue: dry fruit.
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ — LITTLE GEM MAGNOLIA — M
Height: 20’; Spread: 10’; oval form, attractive large, white fragrant flowers.
Moderate growth rate (1’ per year). Good parking lot tree (root intrusion: low). Resists oak root rot.
Evergreen. Drought tolerant.

MAGNOLIA GRANDIFLORA ‘MAJESTIC BEAUTY’ — MAJESTIC BEAUTY MAGNOLIA — M
Height: 40-50’, Spread: 20-25’; oval or conical form. Glossy, large, leathery leaves.
Attractive large, white fragrant flowers, blooms at young age. Branch strength: medium.
Fast growth (2-3’ per year). Good parking lot tree (root intrusion: low). Susceptible to root fungus.
Evergreen. Litter issue: Leaves & dry fruit pods. Attracts birds.

PLATANUS ACERIFOLIA — LONDON PLANE TREE — M
Height: 40-80’; Spread: 30-40’.
Fast-growing. Resists oak root rot, tolerates any soil type, can have aggressive roots (root intrusion: high)
Deciduous. Handsome, large leaves and attractive bark and branching habit. Hardy.

QUERCUS AGRIFOLIA — COAST LIVE OAK — VL
Height: 20-70’; Spread: 30-80’. Dense, round crown.
Slow to moderate growth. Subject to oak root rot, can have aggressive roots (root intrusion: high).
Evergreen. Dense foliage. Extremely drought tolerant, California native. Litter issue: dry leaves & acorns

QUERCUS PALUSTRIS — PIN OAK — M
Height: 20-70’; Spread: 30-40’. Conical, round crown. Resistant to oak root fungus. Attracts birds.
Fast growth (2-3’ per year). Branch strength: strong. Good parking lot tree (root intrusion: low).
Deciduous. Attractive lobed leave, bronze, red or gold Fall color. Litter issue: acorns

ULMUS PARVIFOLIA ‘DRAKE’ — DRAKE EVERGREEN ELM — L
Height: 35-45’; Spread:35-50’. Spreading or weeping, high canopy, good shade tree.
Very fast growth (3’ or more per year, 30’ in 5 yrs). Susceptible to Dutch elm disease, relatively few pests.
Branch strength: Medium. Root intrusion: moderate, shallow roots
Evergreen to partly deciduous.

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

BIOGENIC VOLATILE ORGANIC COMPOUNDS EMISSION (BVOC):
Biogenic Volatile Organic Compounds (BVOCs) emissions lead to fine particulate matter and ground-level ozone pollution and may be harmful to human health. BVOCs are emissions from natural sources, such as plants and trees. BVOCs emitted from plants are the dominant source of reduced carbon chemicals to the atmosphere and are important precursors to the photochemical production of ozone and secondary organic aerosols. The California Air Resources Board (CARB) estimates emissions of BVOCs from vegetation. Adopting proactive management (e.g. adjusting tree species composition) can reduce 61% of the BVOCs emissions and 50% of the health damage related to BVOCs emissions by 2050.

References: https://selectree.calpoly.edu/
https://www.arb.ca.gov/ei/biogenicei.htm
https://www.nrs.fs.fed.us/units/urban/local-resources/downloads/vocrates.pdf

JBLA # 19-101

JBLA Jim Burrows Landscape Architecture
979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209

Arris STUDIO ARCHITECTS

SLO Airport Hotels
in:
San Luis Obispo, CA

Date: February 19, 2020
Scale: 1” = 60’ @ 11x17
1” = 30’ @ 24x36
Sheet: L1.0

SCREEN SHRUBS (5-8' HEIGHT)

ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
CEA 'C'	5G	CEANOTHUS 'CONCHA' / CONCHA WILD LILAC	L
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
MYR CAL	5G	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	L

TALL ACCENT SHRUBS (SINGULAR ACCENT)

COT COG	15G	COTINUS COGGYGRIA / SMOKE TREE	L
FRE 'PS'	15G	FREMONTODENDRON 'PACIFIC SUNSET' / FLANNEL BUSH	L
JUN SCO 'S'	15G	JUNIPERUS SCO. 'TOLLESON'S BLUE WEEPING/TOL'S WEEPING JUNIPER	L

ACCENT SHRUBS (SMALL GROUPS OF 3 TO 5)

AGA ATT 'N'	5G	AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE	L
AGA 'BG'	5G	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	L
AGA FRA	5G	AGAVE FRANZOSINII / (NO COMMON NAME)	L
ALO STR	5G	ALOE STRIATA / CORAL ALOE	L
COR AUS 'RS'	5G	CORDYLINE AUSTRALIS 'RED SENSATION'/NEW ZEALAND CABBAGE TREE	L
KNI UVA	5G	KNIPHOFIA UVARIA / RED HOT POKER	L
ROM COU	5G	ROMNEYA COULTERI / MATILIJA POPPY	VL
YUC GLO 'W'	5G	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	L

MEDIUM-HEIGHT SHRUBS (3-4' HEIGHT)

ANI 'BR'	5G	ANIGOZANTHOS 'BIG RED' / RED KANGAROO PAW	L
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
CHO TEC	5G	CHONDROPETALUM TECTORUM / CAPE RUSH	L
RHA CAL 'MSB'	5G	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / DWARF COFFEEBERRY	L
ROS CAL	5G	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	L
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
SAL GRE 'FR'	5G	SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE (RED)	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L

VINES

BOU 'SDR'	5G	BOUGAINVILLEA 'SAN DIEGO RED' / BOUGAINVILLEA (RED)	L
CAM RAD	5G	CAMPSIS RADICANS / COMMON TRUMPET CREEPER	L
ROS BAN 'L'	5G	ROSA BANKSAEA 'LUTEA' / LADY BANKS ROSE	L

GROUND COVER

A	18"OC	1G	ACHILLEA 'PAPRIKA' / PAPRIKA YARROW	L
B	36" OC	1G	ANIGOZANTHOS 'BUSH RANGER' / RED KANGAROO PAW	L
B	60" OC	1G	BACCHARIS PILULARIS 'TWIN PEAKS' / PROSTRATE COYOTE BRUSH	VL
P	4' OC	1G	BERBERIS THUNBERGII 'CRIMSON PIGMY'/ NCN	L
A	48" OC	1G	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA (ORANGE-PINK)	L
C	30" OC	1G	CAREX TUMULICOLA / BERKELEY SEDGE	L
C	8' OC	1G	CEANOTHUS 'YANKEE POINT' / CARMEL CEANOTHUS	L
B	48" OC	1G	CISTUS SALVIFOLIUS / SAGE-LEAVED ROCKROSE	L
D	36" OC	1G	DIANELLA REVOLUTA 'LITTLE REV / BLUE FLAX LILY	L
M	30" OC	1G	HESPERALOE PARVIFLORA / RED YUCCA	L
D	24" OC	1G	HEUCHERA MAXIMA / ISLAND ALUM ROOT	M
P	6' OC	1G	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (NCN)	L
O	3' OC	1G	SALVIA 'DARA'S CHOICE / DARA'S CHOICE SAGE	L
H	12" OC	FLATS	SENECIO MANDRALISCAE / BLUE CHALK STICKS	L

GRASSES

BOU GRA 'BA'	1G	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
CAL ACU 'KF'	5G	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'/FEATHER REED GRASS	L
DES CES	1G	FESTUCA MAIREI / ATLAS FESCUE	L
LEY CON 'CP'	1G	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	VL
MUH RIG	1G	MUHLENBERGIA RIGENS / DEER GRASS	L
SES AUT	1G	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	M

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

NOTE: PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.

LEGEND

VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD FORMS
LB = LOW BRANCHING FORM

***WATER-USE EVALUATION OF PLANT MATERIALS**

WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Grasses

Bouteloua 'Blonde Ambition'

Calamagrostis 'Karl Foerster'

Festuca mairei

Leymus 'Canyon Prince'

Muhlenbergia rigens

Sesleria autumnalis

Shrubs

Anigozanthos Big Red

Arbutus unedo 'Elfin King'

Archtostaphylos Howard McMinn

Chondropetalum tectorum

Cordaline Red Sensation

Cotinus coggygria

Kniphofia uvaria

Rhamnus Mound San Bruno

Salvia Hot Lips

Yucca gloriosa 'Walbristar'

Ground Covers

Achillea Paprika

Anigozanthos Bush Ranger

Baccharis Twin Peaks

Berberis Crimson Pygmy

Bougainvillea Rosenka

Carex tumulicola

Ceanothus Yankee Point

Cistus salvifolius

Salvia Dara's Cchoice

Senecio mandraliscae

Trees

Arbutus 'Marina'

Arbutus unedo

Cassis leptophylla

Cercis occidentalis

Magnolia 'Little Gem'

Magnolia Majestic Beauty

Ulmus parvifolia 'Drake'

Quercus palustris

Quercus agrifolia

Platanus acerifolia

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 75% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is limited to active\-use areas or is not used not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, Irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.

Parking Lighting

Fire Pit, Lounge Chairs & Benches

BBQ & Patio Walls

Outdoor Lounge

Bicycle Storage (long-term)

Bicycle Storage (short-term)

SITE FURNISHINGS AND AMENITIES

Parking Lighting
Parking lot and driveway lighting will be pole-mounted. Maximum pole height will be 30'. Cut off shields or similar devices will be used to prevent glare and annoyance, per the City of San Luis Obispo "Night Sky" regulations. Lighting will be high energy efficient and long life.

Proposed Site Furniture

Lounge Chairs
Lounge chairs and ottomans will have cushions and be made of faux rattan or recycled plastic polymer.

Benches
Benches will be 4-5' long with backs but without arms. Benches will be made of faux rattan or recycled plastic polymer.

Patio Walls
Patio walls located in public areas will be stone or masonry veneer.

Fire Pit
Fire pits will be permanent and fueled by natural gas with emergency shut-off. Bowl will be metal, concrete or stone with a minimum 18" high ledge.

Outdoor Lounge
The outdoor lounge will have lounge chairs and ottomans with cushions, side tables, benches, tables with dining chairs, and a fire pit.

Bicycle Storage (long and short-term)
Long-term bicycle storage lockers and short- term bicycle storage racks will be provided per city conditions of approval.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

Note: Percentage of MAWA = 55% **ETWU complies with MAWA.**

Maximum Applied Water Allowance Calculations
Enter Value in Blue Cells
Tan Cells Show Results

San Luis Obispo

Type of Project	Non-residential	
ET_o of City from MWELO data	43.80	ET_o (inches/year)
		Overhead Landscape Area (ft^2)
	61126	Drip Landscape Area (ft^2)
		SLA (ft^2)
Total Landscape Area	61,126	ft^2

Results:

(ETo) x (0.62) x [(ETAF x LA) + (1.0 - ETAF) x SLA]	746,972	Gallons per year
	999	HCF (Hundred Cubic Feet) per year
	2.29	Acre-feet per year

Estimated Total Water Use
Enter Values in Blue Cells
Tan Cells Show Results

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.1 - 0.3
Medium	0.3 - 0.6
High	0.6 - 1.0

Hydrozone	Plant Water Use Type (v, low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Low	0.30	61,126	0.81	22,639
Zone 2					
Zone 3					
Zone 4					
Zone 5					
Zone 6					
Zone 7					
Zone 8					
Zone 9					
Zone 10					
Zone 11					
Zone 12					
Zone 13					
Zone 14					
		HA Area	61,126		22,639
		SLA	0		0
		Total LA	61,126		

Results:

ETo x 0.62 x [(PF x HA/IE) + SLA]	MAWA=	746,972	Gallons
	ETWU=	614,792	Gallons — ETWU complies with MAWA
		822	HCF (Hundred Cubic Feet) per year
		2	Acre-feet per year

WELO WORKSHEET & LANDSCAPE DESIGN NOTES

JBLA # 19-101

JBLA Jim Burrows Landscape Architecture
979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209

Arris Studio Architects

SLO Airport Hotels
in:
San Luis Obispo, CA

Date: February 19, 2020
Scale: 1" = 60' @ 11x17; 1" = 30' @ 24x36
Sheet: L2.0