

PROJECT STATISTICS

ADDRESS:	71 PALOMAR AVENUE
APN:	052-162-007
SITE AREA:	
GROSS:	1.32 ACRES (57,500 SF)
NET:	1.19 ACRES (51,834 SF)
LOT COVERAGE:	43% (22,190 SF / 51,834 SF)
LANDSCAPING EXCLUDING SETBACKS:	14,300 SF
ZONING:	R-4 (HIGH DENSITY RESIDENTIAL)
USE:	
EXISTING USE:	MULTIFAMILY RESIDENTIAL
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE IIB, VB
SPRINKLERS:	YES (NFPA-13 & 13R)
OCCUPANCIES:	B / R-2 / R-3 / S-2
BUILDING AREA:	
BUILDING A/B - GARAGE:	28,554 SF
BUILDING A/B - APARTMENTS:	17,974 SF
BUILDING A/B - TOTAL:	46,528 SF
BUILDING C - APARTMENTS:	4,852 SF
BUILDING D - APARTMENTS:	4,852 SF
BUILDING E - APARTMENTS:	4,852 SF
BUILDING F - APARTMENTS:	4,852 SF
SANDFORD HOUSE	
EXISTING:	3,632 SF
PROPOSED:	3,005 SF
TOTAL GARAGE FLOOR AREA:	28,554 SF
TOTAL APARTMENT FLOOR AREA:	37,382 SF
TOTAL SANDFORD HOUSE AREA:	3,005 SF
NUMBER OF APARTMENTS:	
3 BEDROOM UNITS:	12 UNITS
2 BEDROOM UNITS:	16 UNITS
STUDIOS:	5 UNITS
TOTAL:	33 UNITS
DENSITY ALLOWABLE:	
R-4 ZONE:	28.54 DU (24 DU/ACRE x 1.19 ACRES)
DENSITY BONUS:	8.00 DU (28.54 DU x 28%)
TOTAL:	36.54 DU
* THE PROJECT PROPOSES TO CONSTRUCT 7% OF THE TOTAL UNITS FOR VERY-LOW INCOME HOUSEHOLDS. PER CITY OF SAN LUIS OBISPO ZONING ORDINANCE SECTION 19.90(A)(8), DENSITY CALCULATIONS RESULTING IN FRACTIONAL UNITS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER (7.14 DU = 8.00 DU)	
DENSITY PROPOSED:	
(12) 3 BEDROOM UNITS:	18.00 DU (12 x 1.50 DU)
(14) 2 BEDROOM UNITS:	16.00 DU (14 x 1.00 DU)
(5) STUDIO UNITS:	2.50 DU (5 x 0.50 DU)
(33) TOTAL UNITS:	36.50 DU
BUILDING HEIGHT:	
ALLOWABLE:	35'
PROPOSED:	35'
PARKING REQUIRED:	
(12) 3 BEDROOM UNITS:	24 SPACES (12 x 2 SPACES PER UNIT)
(14) 2 BEDROOM UNITS:	32 SPACES (14 x 2 SPACES PER UNIT)
(5) STUDIO UNITS:	5 SPACES (5 x 1 SPACE PER UNIT)
TOTAL REQUIRED:	61 SPACES **
PARKING PROVIDED:	63 SPACES
** PER CITY OF SAN LUIS OBISPO ZONING ORDINANCE SECTION 17.90.04(K), THE DEVELOPER IS REQUESTING THAT THE PARKING RATIOS, INCLUSIVE OF HANDICAPPED AND GUEST PARKING BE AS FOLLOWS:	
(1) STUDIO AND ONE BEDROOM UNITS: ONE ON-SITE PARKING SPACE.	
(2) TWO TO THREE BEDROOMS: TWO ON-SITE PARKING SPACES.	
MOTORCYCLE PARKING REQUIRED:	4 SPACES
MOTORCYCLE PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	
LONG TERM:	66 BIKES (33 x 2 BIKES PER UNIT)
SHORT TERM:	4 BIKES (5% OF PARKING SPACES)
BICYCLE PARKING PROVIDED:	
LONG TERM:	66 BIKES
SHORT TERM:	22 BIKES

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE ADAPTIVE REUSE OF THE MASTER LIST SANDFORD HOUSE FROM A FRATERNITY HOUSE TO THE LEASING OFFICE AND AMENITY SPACE FOR A MULTIFAMILY COMMUNITY. THE NON-HISTORIC PORTIONS OF THE HOUSE THAT WERE CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE WILL BE REMOVED AND THE HOUSE WILL BE RELOCATED ONSITE, SLIGHTLY SOUTH AND EAST OF THE CURRENT LOCATION.

THE MULTIFAMILY PORTION OF THE PROJECT PROPOSES THE CONSTRUCTION OF 29 MARKET-RATE & 4 INCOME RESTRICTED AFFORDABLE RENTAL DWELLING UNITS. THE APARTMENTS WILL CONSIST OF STUDIOS, 2-BEDROOM & 3-BEDROOM APARTMENTS IN SIX SEPARATE BUILDINGS. THE BUILDINGS WILL BE TWO STORES IN HEIGHT. BUILDING A/B IS BUILT OVER TWO LEVELS OF PARKING. THE ENTIRE PROJECT IS PRIVATELY FUNDED.

NO EXCEPTIONS ARE REQUESTED FROM THE CITY'S PROPERTY DEVELOPMENT STANDARDS. HOWEVER, 7% OF THE ALLOWABLE UNITS ARE PROVIDED FOR VERY LOW INCOME HOUSEHOLDS IN COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65915. ACCORDINGLY, 4 STUDIOS (OR 2 DENSITY EQUIVALENT UNITS) HAVE BEEN PROVIDED FOR SUCH PURPOSE. PER SECTION 65915, A 25% DENSITY BONUS HAS BEEN INCLUDED IN DETERMINING THE ALLOWABLE DENSITY OF THE PROJECT.

PARKING IS ACCESSED FROM PALOMAR AVENUE AND IS CONTAINED WITHIN A TWO-LEVEL CONCRETE PARKING GARAGE. THE GARAGE IS PROPOSED TO BE NATURALLY VENTILATED.

AN ACCESSIBLE PLATFORM LIFT IS UTILIZED TO PROVIDE AN ACCESSIBLE ROUTE FROM THE PARKING GARAGE TO THE FIRST LEVEL OF APARTMENTS. NO OTHER ELEVATORS ARE PROPOSED.

STREET IMPROVEMENTS INCLUDE A RAISED MEDIAN IN LUNETTA DRIVE TO ACT AS A TRAFFIC CALMING DEVICE AND TO PROVIDE A BUFFER BETWEEN THE PROJECT SITE AND THE ADJACENT SINGLE FAMILY RESIDENCES.

THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE AND WILL INCORPORATE SEVERAL GREEN BUILDING MEASURES. THESE MEASURES INCLUDE: LOW FLOW PLUMBING FIXTURES, LED LIGHT FIXTURES, AMPLE INSULATION, ENERGY EFFICIENT WINDOWS AND DOORS, PROVISIONS FOR FUTURE SOLAR PANELS AND DROUGHT TOLERANT LANDSCAPING.

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71 Palomar

71 Palomar Avenue

San Luis Obispo

PROJECT DIRECTORY

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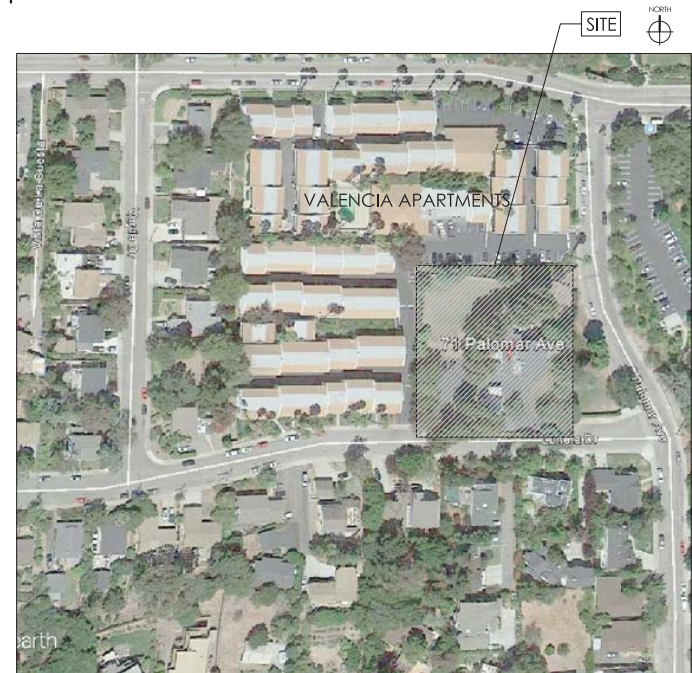
ARCHITECT
 ARRIS STUDIO ARCHITECTS
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 ASHLEY & VANCE ENGINEERING
 1413 MONTEREY STREET
 SAN LUIS OBISPO, CA 93401
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LANDSCAPE ARCHITECT
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VICINITY MAP



ATTACHMENT 3

	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: MAY 2, 2016 SCALE: NO SCALE A0.0

BUILDING CODE ANALYSIS

BUILDING E

OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	YES (NFFA-13)
BUILDING HEIGHT ALLOWED:	
ZONING CONTROLLED:	35 FEET
BUILDING HEIGHT PROPOSED:	35 FEET
NUMBER OF STORIES ALLOWED:	2 STORIES
NUMBER OF STORIES PROPOSED:	2 STORIES
BUILDING AREA BY STORY:	
FIRST STORY:	1,550 S.F.
SECOND STORY:	1,455 S.F.
TOTAL:	3,005 S.F.

ALLOWABLE BUILDING AREA CALCULATION

$$A_0 = [A1 + [A1 \times I]] + [A1 \times B]$$

$$A_0 = \text{ALLOWABLE BUILDING AREA PER STORY}$$

B OCCUPANCY

$$A1 = 9,000 \text{ S.F.}$$

$$I = 0$$

$$B = 2$$

$$A_0 = (9,000 \text{ S.F.} + [9,000 \text{ S.F.} \times 0]) + [9,000 \text{ S.F.} \times 2]$$

$$A_0 = 27,000 \text{ S.F.}$$

$$\text{TOTAL ALLOWABLE BUILDING AREA} = 27,000 \text{ S.F.} \times 2 = 54,000 \text{ S.F.}$$

$$\text{ACTUAL BUILDING AREA} = 3,005 \text{ S.F.}$$

BUILDING C/D/E/F (SEE NOTE #3 BELOW)

OCCUPANCY GROUP:	R-2
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	YES (NFFA-13R)
BUILDING HEIGHT ALLOWED:	
ZONING CONTROLLED:	35 FEET
BUILDING HEIGHT PROPOSED:	31 FEET
NUMBER OF STORIES ALLOWED:	2 STORIES
NUMBER OF STORIES PROPOSED:	2 STORIES
BUILDING AREA BY STORY:	
FIRST STORY:	10,032 S.F.
SECOND STORY:	9,376 S.F.
TOTAL:	19,408 S.F.

ALLOWABLE BUILDING AREA CALCULATION

$$A_0 = [A1 + [A1 \times I]] + [A1 \times B]$$

$$A_0 = \text{ALLOWABLE BUILDING AREA PER STORY}$$

R-2 OCCUPANCY

$$A1 = 7,000 \text{ S.F.}$$

$$I = 0$$

$$B = 2$$

$$A_0 = (7,000 \text{ S.F.} + [7,000 \text{ S.F.} \times 0]) + [7,000 \text{ S.F.} \times 2]$$

$$A_0 = 21,000 \text{ S.F.}$$

$$\text{TOTAL ALLOWABLE BUILDING AREA} = 21,000 \text{ S.F.} \times 2 = 42,000 \text{ S.F.}$$

$$\text{ACTUAL BUILDING AREA} = 19,408 \text{ S.F.}$$

NOTES:

- PER CBC SECTION 705.3 ALL FOUR BUILDINGS ARE BEING CONSIDERED AS PORTIONS OF A SINGLE BUILDING.

BUILDINGS A & B

OCCUPANCY GROUPS:	S-2 / R-2
SEPARATED OCCUPANCIES:	YES
GROUP S-2 TO GROUP R-2:	2 HOUR (SEE NOTE #1 BELOW)
TYPE OF CONSTRUCTION (SEE NOTE #1 BELOW):	
OPEN PARKING GARAGE (S-2):	TYPE I-B
RESIDENTIAL (R-2):	TYPE V-B
FIRE SPRINKLERS:	YES (NFFA-13)
BUILDING HEIGHT ALLOWED:	
ZONING CONTROLLED:	35 FEET
BUILDING HEIGHT PROPOSED:	35 FEET
NUMBER OF STORIES ALLOWED (S-2):	11 STORIES
NUMBER OF STORIES PROPOSED (S-2):	1 STORY + (1) BASEMENT LEVEL (SEE NOTE #2 BELOW)
NUMBER OF STORIES ALLOWED (R-2): 2 STORIES	
NUMBER OF STORIES PROPOSED (R-2): 2 STORIES	
BUILDING AREA BY STORY (SEE NOTE #1 BELOW):	

ALLOWABLE BUILDING AREA CALCULATION

LOWER GARAGE (S-2 OCCUPANCY):	14,430 S.F.
UPPER GARAGE (S-2 OCCUPANCY):	14,124 S.F.
FIRST STORY (R-2 OCCUPANCY):	9,080 S.F.
SECOND STORY (R-2 OCCUPANCY):	8,894 S.F.
TOTAL:	46,528 S.F.
BUILDING AREA BY OCCUPANCY:	
S-2 OCCUPANCY:	28,554 S.F.
R-2 OCCUPANCY:	17,974 S.F.
TOTAL BUILDING AREA:	46,528 S.F.

NOTES:

- PER CBC SECTION 510.4 "WHERE A MAXIMUM ONE STORY ABOVE GRADE PLANE GROUP S-2 PARKING GARAGE, ENCLOSED OR OPEN, OR COMBINATION THEREOF, OF TYPE I CONSTRUCTION, WITH GRADE ENTRANCE, IS PROVIDED UNDER A BUILDING OF GROUP R, THE NUMBER OF STORIES TO BE USED IN DETERMINING THE MINIMUM TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH A PARKING AREA. THE FLOOR ASSEMBLY BETWEEN THE PARKING GARAGE AND THE GROUP R ABOVE SHALL COMPLY WITH THE TYPE OF CONSTRUCTION REQUIRED FOR THE PARKING GARAGE AND SHALL ALSO PROVIDE A FIRE RESISTANCE RATING NOT LESS THAN THE MIXED OCCUPANCY SEPARATION REQUIRED IN SECTION 508.4.
- PER CBC SECTION 202 DEFINITIONS THE LOWEST PARKING GARAGE IS CONSIDERED A BASEMENT AND THE UPPER PARKING GARAGE IS CONSIDERED A STORY ABOVE GRADE PLANE.

ALLOWABLE BUILDING AREA CALCULATION

$$A_0 = [A1 + [A1 \times I]] + [A1 \times B]$$

$$A_0 = \text{ALLOWABLE BUILDING AREA PER STORY}$$

S-2 OCCUPANCY

$$A1 = 79,000 \text{ S.F.}$$

$$I = 0$$

$$B = 2$$

$$A_0 = (79,000 \text{ S.F.} + [79,000 \text{ S.F.} \times 0]) + [79,000 \text{ S.F.} \times 2]$$

$$A_0 = 237,000 \text{ S.F.}$$

$$\text{TOTAL ALLOWABLE BUILDING AREA} = 237,000 \text{ S.F.} \times 1 = 237,000 \text{ S.F.}$$

$$\text{ACTUAL BUILDING AREA} = 28,554 \text{ S.F.}$$

R-2 OCCUPANCY

$$A1 = 7,000 \text{ S.F.}$$

$$I = 0$$

$$B = 2$$

$$A_0 = (7,000 \text{ S.F.} + [7,000 \text{ S.F.} \times 0]) + [7,000 \text{ S.F.} \times 2]$$

$$A_0 = 21,000 \text{ S.F.}$$

$$\text{TOTAL ALLOWABLE BUILDING AREA} = 21,000 \text{ S.F.} \times 2 = 42,000 \text{ S.F.}$$

$$\text{ACTUAL BUILDING AREA} = 17,974 \text{ S.F.}$$

GENERAL

A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THE PROPOSED RELOCATION OF THE EXISTING BUILDING.

CITY OF SAN LUIS OBISPO CONSTRUCTION AND FIRE CODE SECTION J101.6 DOES NOT APPLY TO THIS PROJECT PER THE BELOW EXCEPTION CONTAINED THEREIN. AS THE PROJECT WILL BE CONDITIONED AS PART OF A DEVELOPMENT PROPOSAL.

EXCEPTION: GRADING SPECIFICALLY APPROVED AND/OR CONDITIONED IN CONJUNCTION WITH A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PROPOSAL, OR SIMILAR ENTITLEMENT CONSISTENT WITH GENERAL PLAN POLICIES AND OTHER HILLSIDE STANDARDS IS NOT SUBJECT TO THE SPECIFIC GRADING LIMITATIONS IN THIS SECTION.

ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C., WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 2013 CALIFORNIA BUILDING CODE (CBC).
- 2013 CALIFORNIA MECHANICAL CODE (CMC).
- 2013 CALIFORNIA PLUMBING CODE (CPC).
- 2013 CALIFORNIA FIRE CODE (CFC).
- 2013 CALIFORNIA ELECTRICAL CODE (CEC).
- 2013 CALIFORNIA STATE ENERGY CONSERVATION STDS. (TITLE 24).
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC).
- 2013 CALIFORNIA GREEN BUILDING CODE (CGB/C).
- 2013 BUILDING STANDARDS ADMINISTRATIVE CODE.
- NATIONAL FIRE CODES (NFFA).
- SAN LUIS OBISPO MUNICIPAL CODE (CSMMC).

MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION (CBC TABLE 705.8)

FIRE SEPARATION DISTANCE	PROTECTED	ALLOWABLE AREA
0 TO LESS THAN 3'	YES/NO	NOT PERMITTED
3' TO LESS THAN 5'	NO	15%
3' TO LESS THAN 5'	YES	15%
5' TO LESS THAN 10'	NO	25%
5' TO LESS THAN 10'	YES	25%
10' TO LESS THAN 15*	NO	45%
10' TO LESS THAN 15*	YES	45%
15' TO LESS THAN 20*	NO	75%
15' TO LESS THAN 20*	YES	75%
20' OR GREATER	YES/NO	NO LIMIT

* THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF 10 FEET OR GREATER SHALL NOT BE LIMITED PER CBC TABLE 705.8, FOOTNOTE G

BUILDING COMPONENT PROTECTION

NOTE: INCIDENTAL ACCESSORY OCCUPANCIES PER CBC 508.2 ARE MITIGATED BY PROPOSED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

EXTERIOR WALLS WITHIN S-2 OCCUPANCY:	2-HR FIRE PARTITION
INTERIOR WALLS WITHIN A SINGLE OCCUPANCY:	NONRATED
INTERIOR WALLS BETWEEN DWELLING UNITS:	1-HR FIRE PARTITION
INTERIOR WALLS BETWEEN S-2 & R-2 OCCUPANCIES:	2-HR FIRE BARRIER
STAIR EXIT ENCLOSURE WALLS WITHIN S-2 OCCUPANCY:	2-HR FIRE BARRIER
STAIR EXIT ENCLOSURE WALLS ELSEWHERE:	1-HR FIRE BARRIER
ELEVATOR SHAFT ENCLOSURE WALLS:	2-HR FIRE BARRIER
FLOOR/CLG BETWEEN S-2 & R-2 OCCUPANCIES:	2-HR HORIZONTAL ASSEMBLY
FLOOR/CLG ASSEMBLIES BETWEEN DWELLING UNITS:	1-HR HORIZONTAL ASSEMBLY
FLOOR/CLG ASSEMBLIES BETWEEN CORRIDORS & BALCONIES:	NONRATED
ROOF/CLG ASSEMBLIES:	NONRATED
STRUCTURAL FRAME WITHIN S-2 OCCUPANCY:	2-HR RATED

	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: MAY 2, 2016 SCALE: NO SCALE
	A0.1	



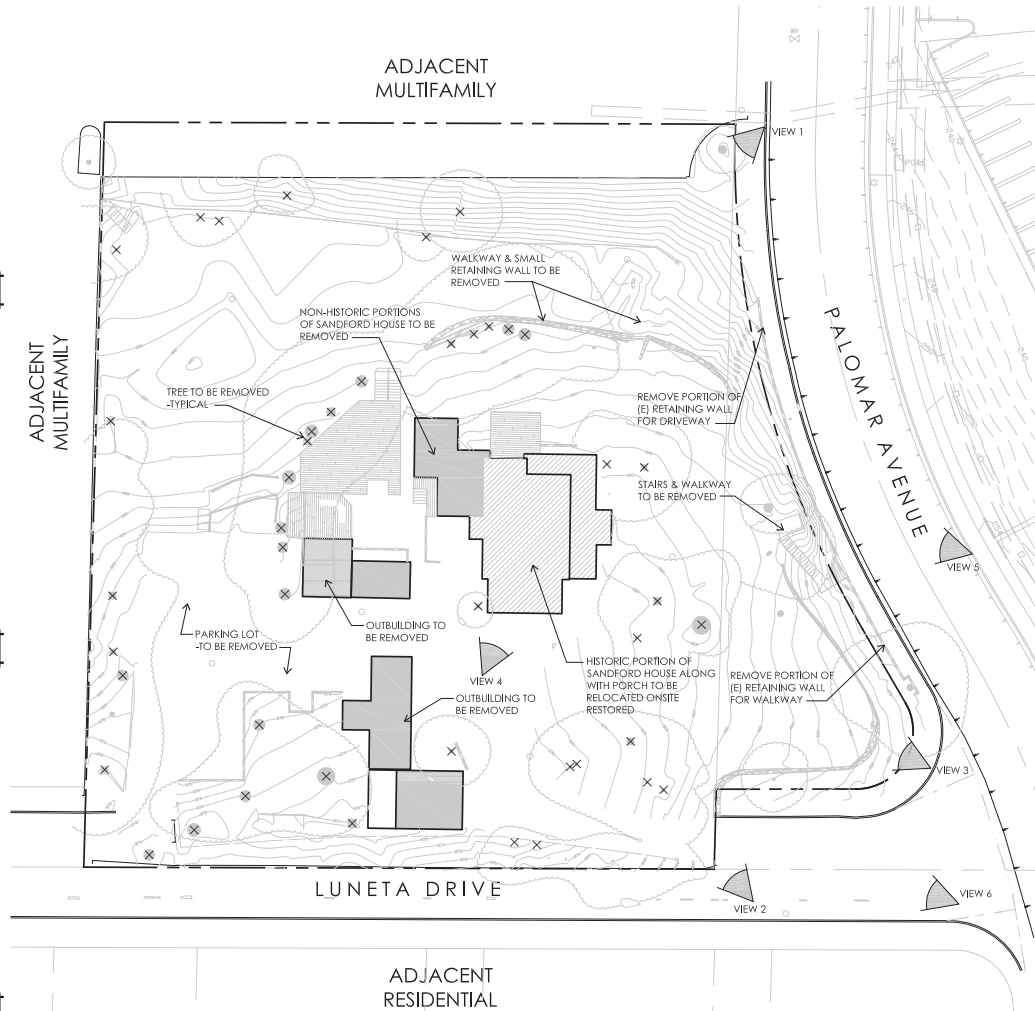
VIEW 4 - SANDFORD HOUSE



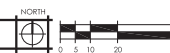
VIEW 5 - PALOMAR AVENUE



VIEW 6 - LUNETA DRIVE



EXISTING SITE PLAN - DEMOLITION PLAN



VIEW 1 - SOUTHEAST CORNER OF SITE

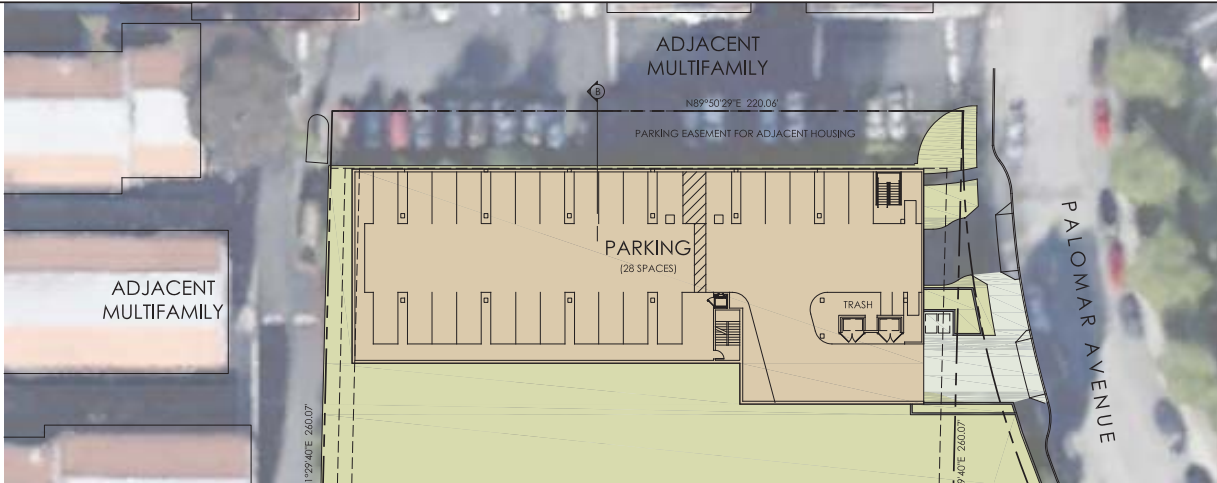


VIEW 2 - VIEW FROM LOWER LUNETA DR

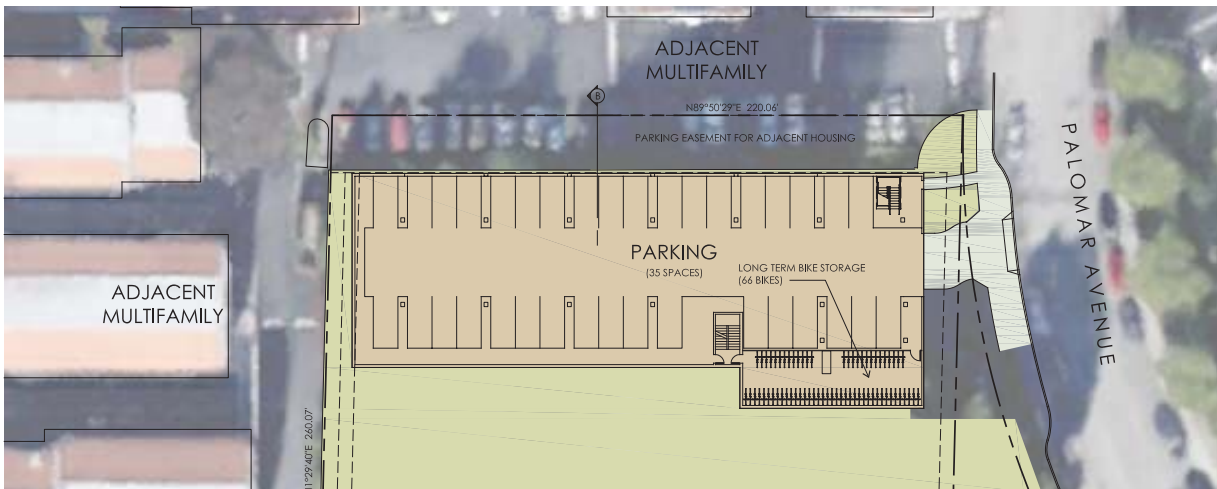


VIEW 3 - VIEW FROM UPPER LUNETA DR

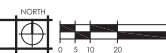
	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2014 1" = 40' @ 11x17 1" = 20' @ 24x36
		A1.0



SCHEMATIC SITE PLAN - UPPER BASEMENT LEVEL

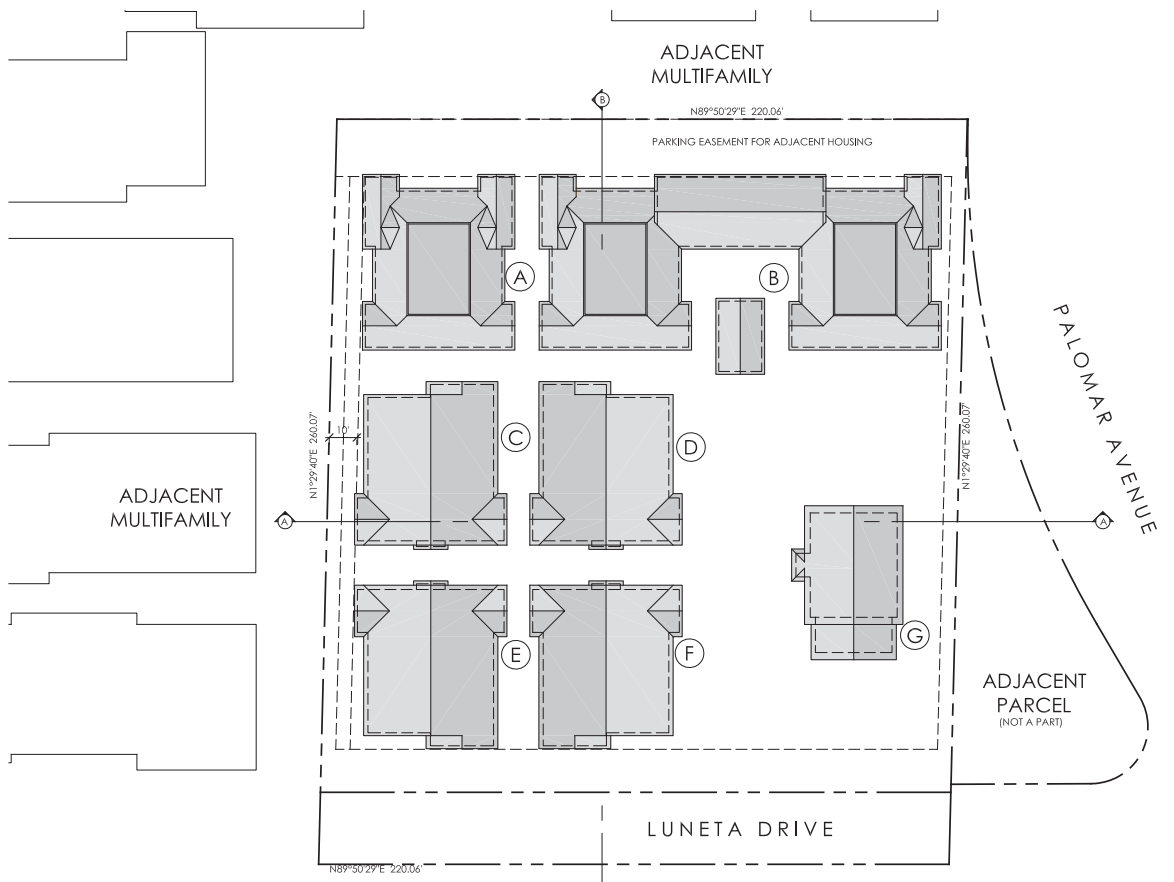


SCHEMATIC SITE PLAN - LOWER BASEMENT LEVEL

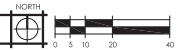


71 Palomar
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MAY 2, 2014
1" = 40' @ 11x17
1" = 20' @ 24x36
A2.0



SCHEMATIC SITE PLAN - THIRD FLOOR

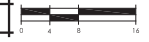


71 Palomar
 San Luis Obispo, CA
 for
 LR Development Group

MAY 2, 2014
 1" = 40' @ 11x17
 1" = 20' @ 24x36
A2.3



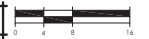
PALOMAR AVENUE ELEVATION



	<p>71 Palomar San Luis Obispo, CA for LR Development Group</p>	<p>MAY 2, 2016 1/16" = 1'-0"</p>
		<p>A2.4</p>

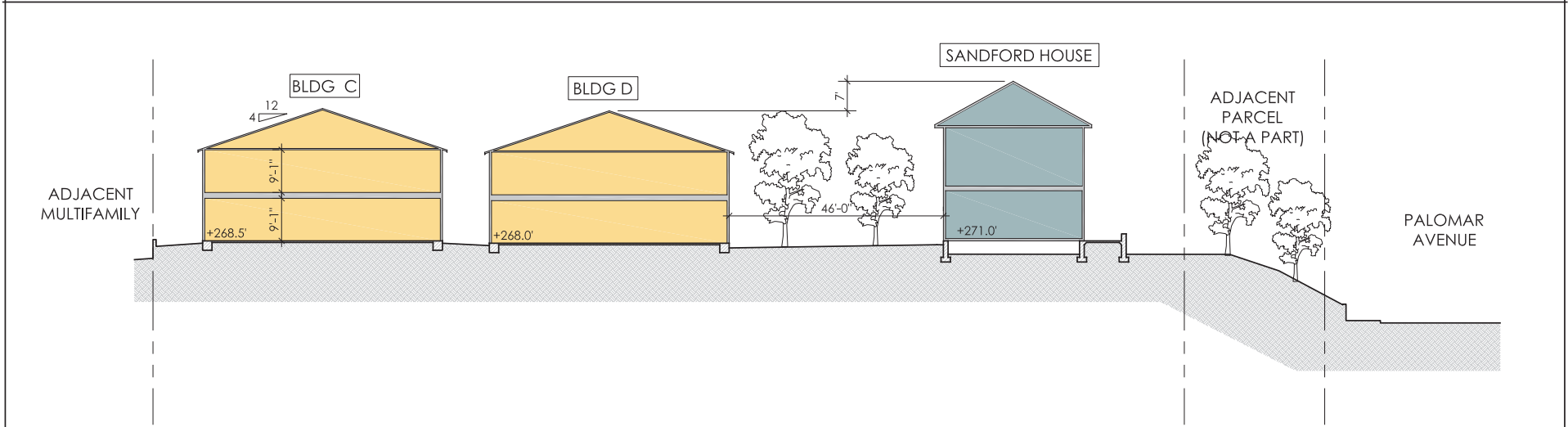


LUNETA DRIVE ELEVATION

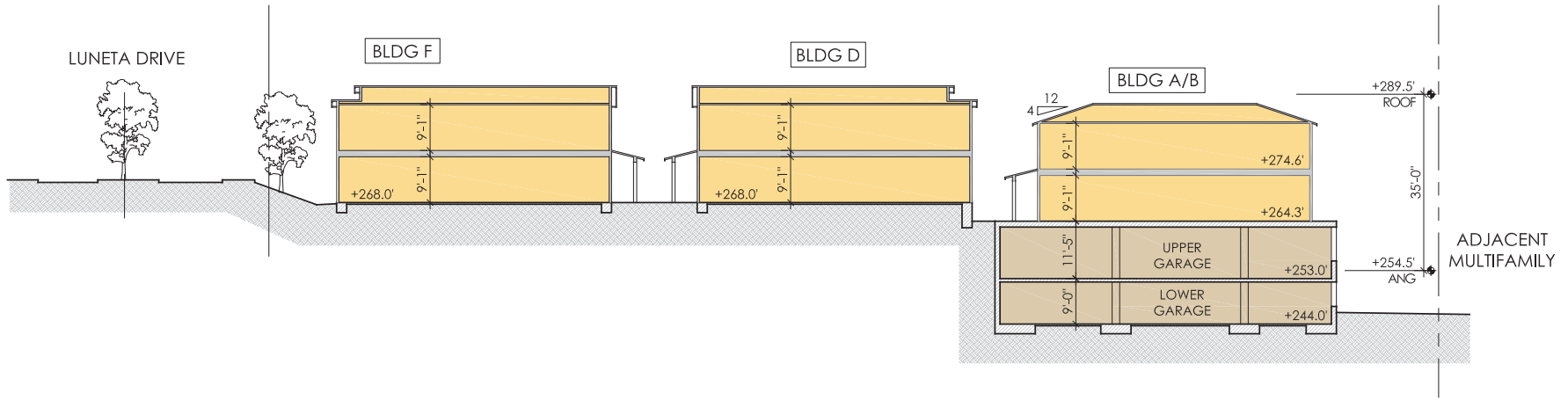


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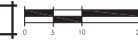
MAY 2, 2016
1/16" = 1'-0"
A2.5



SITE SECTION A



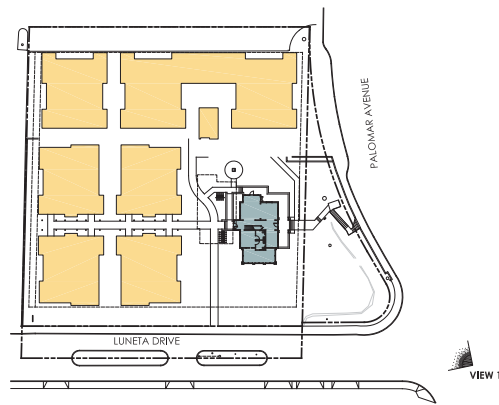
SITE SECTION B



	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2014 1" = 20' @ 11x17 1" = 10' @ 24x36 A2.6
	ATTACHMENT 3	



VIEW #1 PALOMAR - LUNETA DRIVE INTERSECTION

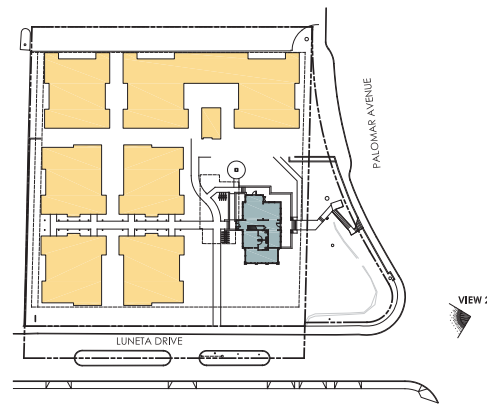


VIEW REFERENCE MAP

	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2016 NOT TO SCALE
		A2.7



VIEW 2 : LUNETA DRIVE

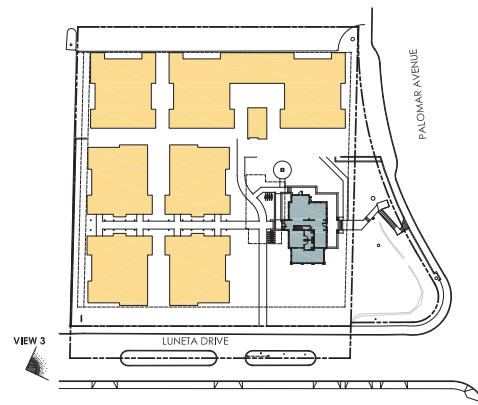


VIEW REFERENCE MAP

	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2016 NOT TO SCALE
	A2.8	



VIEW 3 : LUNETA DRIVE

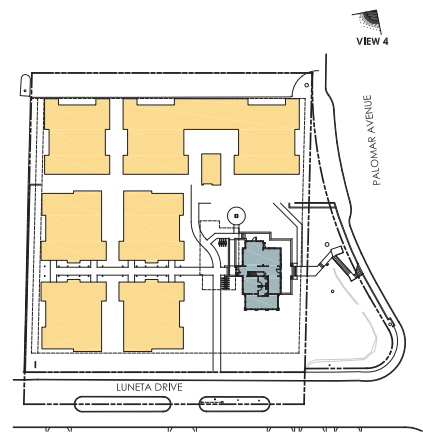


VIEW REFERENCE MAP

	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2016 NOT TO SCALE
	A2.9	



VIEW 4 : PALOMAR AVENUE



VIEW REFERENCE MAP

	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: MAY 2, 2016 SCALE: NOT TO SCALE
	A2.10	

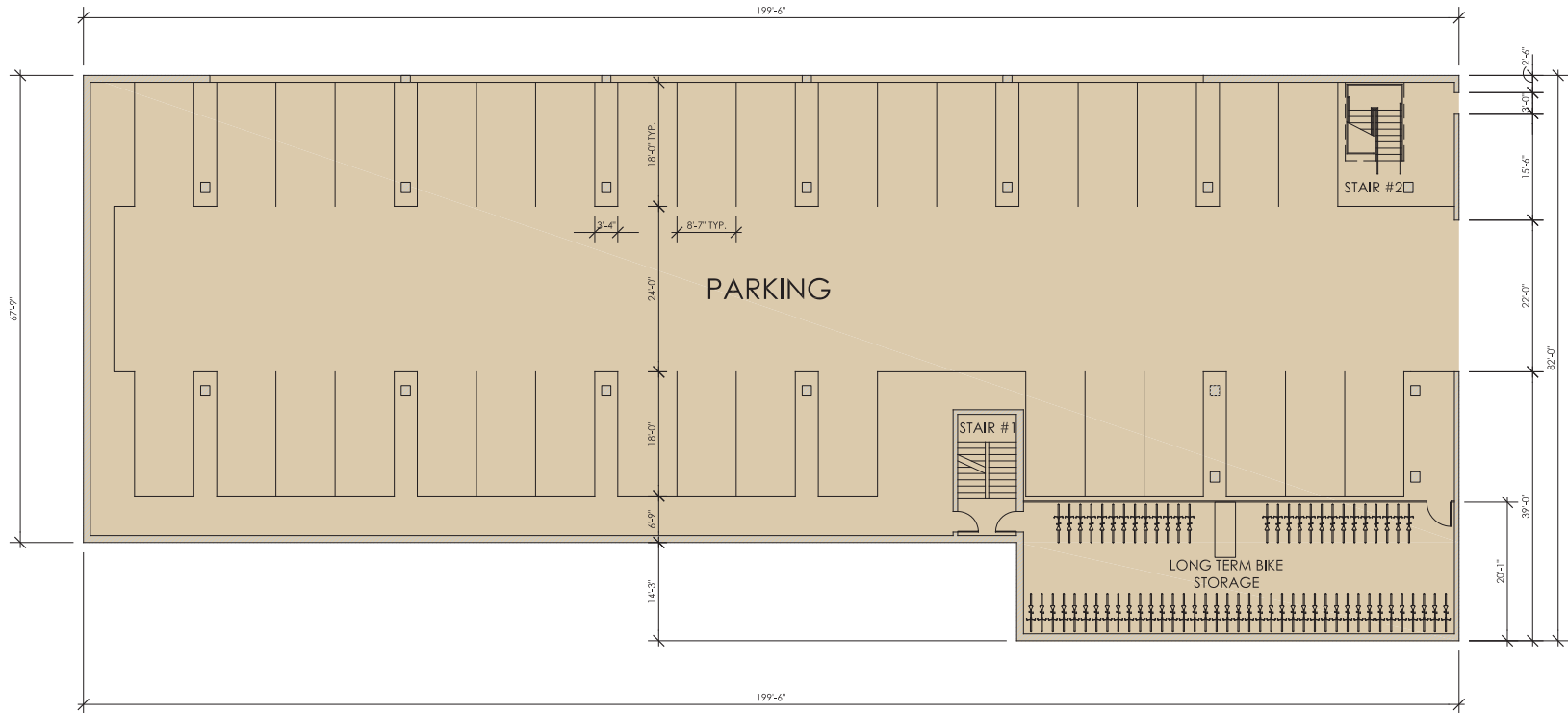


AERIAL VIEW

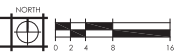


71 Palomar
San Luis Obispo, CA
for
LR Development Group

MAY 2, 2016
NOT TO SCALE
A2.11

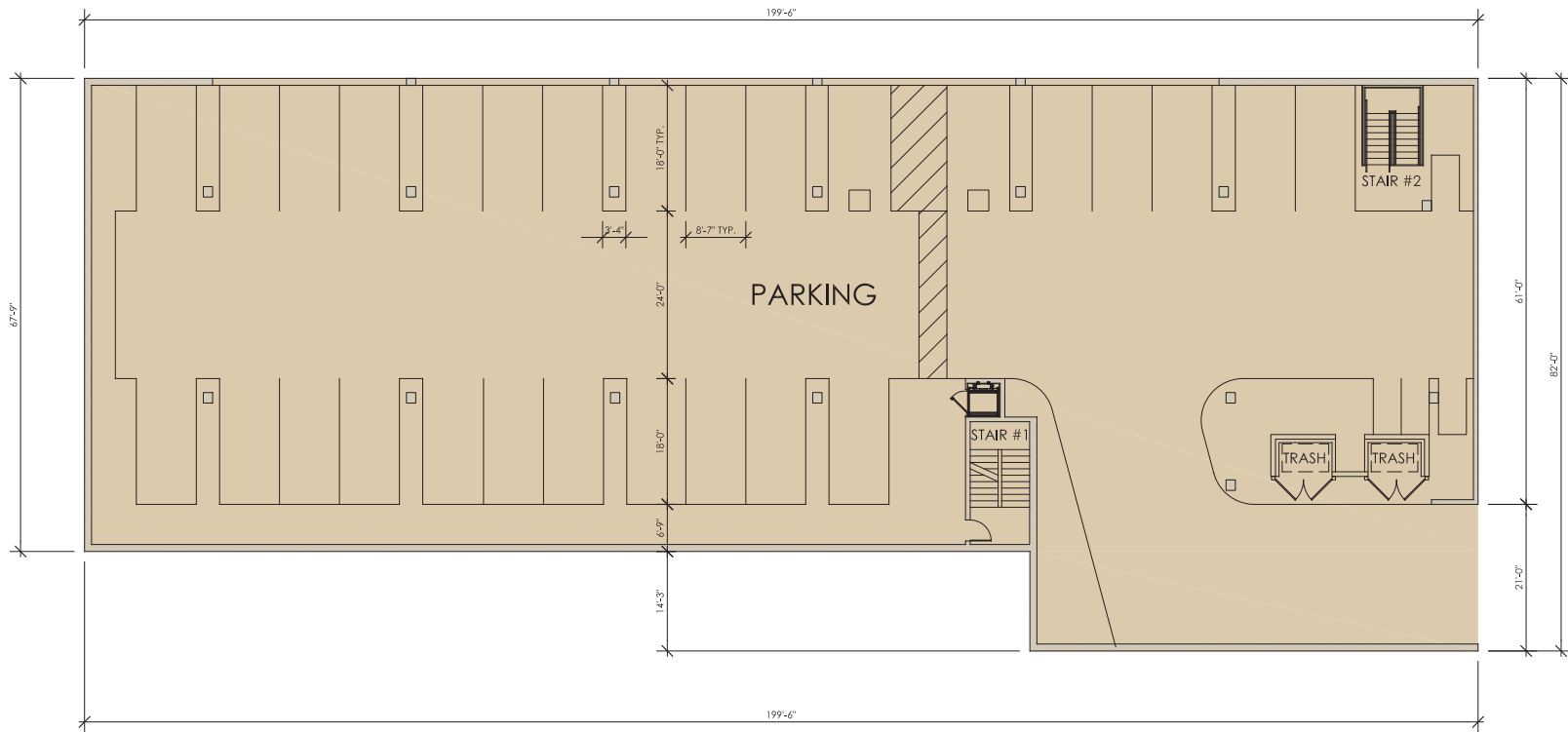


BUILDING A & B - LOWER BASEMENT LEVEL PLAN

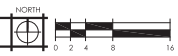


71 Palomar
 San Luis Obispo, CA
 for
 LR Development Group

MAY 2, 2014
 1/16" = 1'-0" @ 11x17
 1/8" = 1'-0" @ 24x36
A3.0

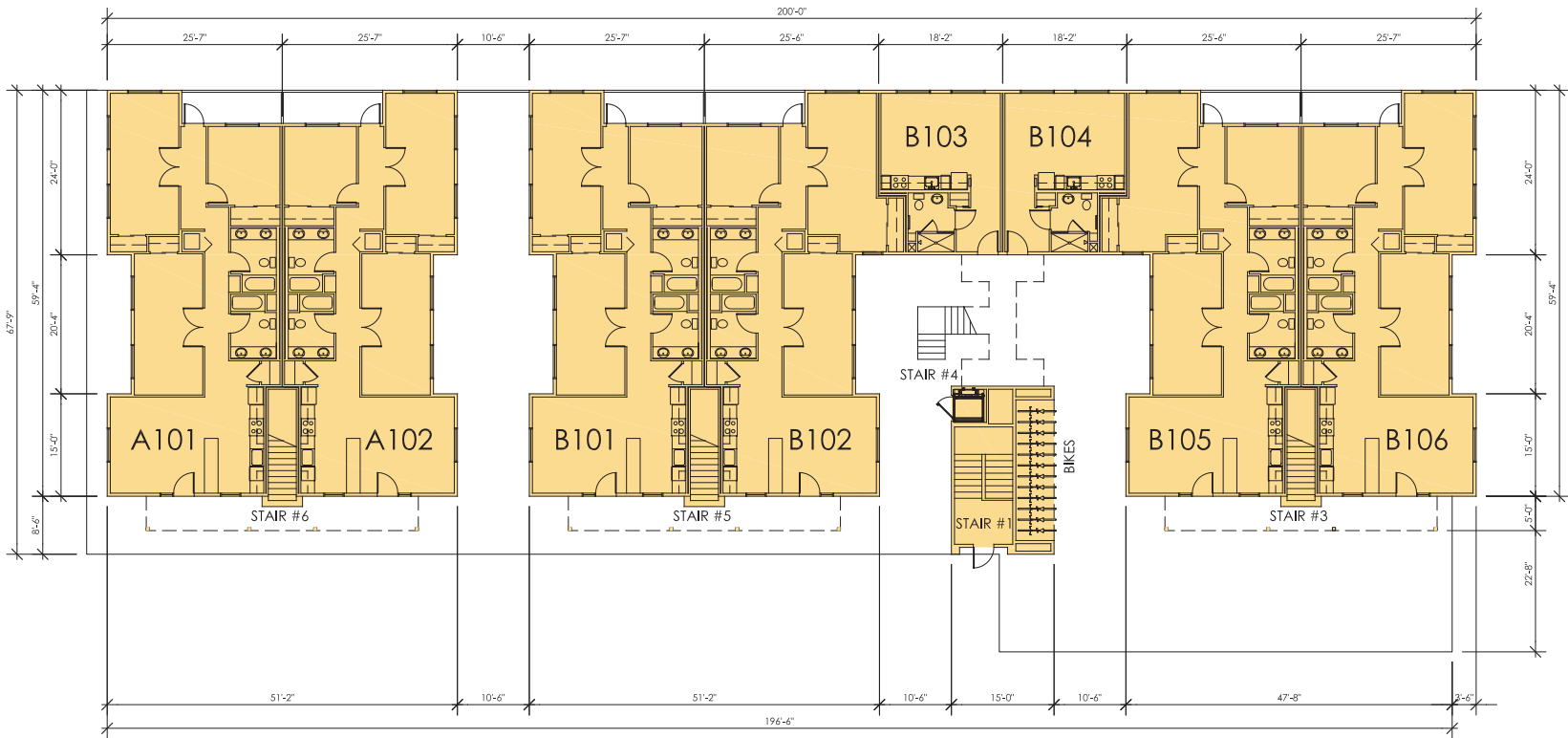


BUILDING A & B - UPPER BASEMENT LEVEL PLAN

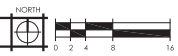


71 Palomar
 San Luis Obispo, CA
 for
 LR Development Group

MAY 2, 2014
 1/16" = 1'-0" @ 11x17
 1/8" = 1'-0" @ 24x36
A3.1

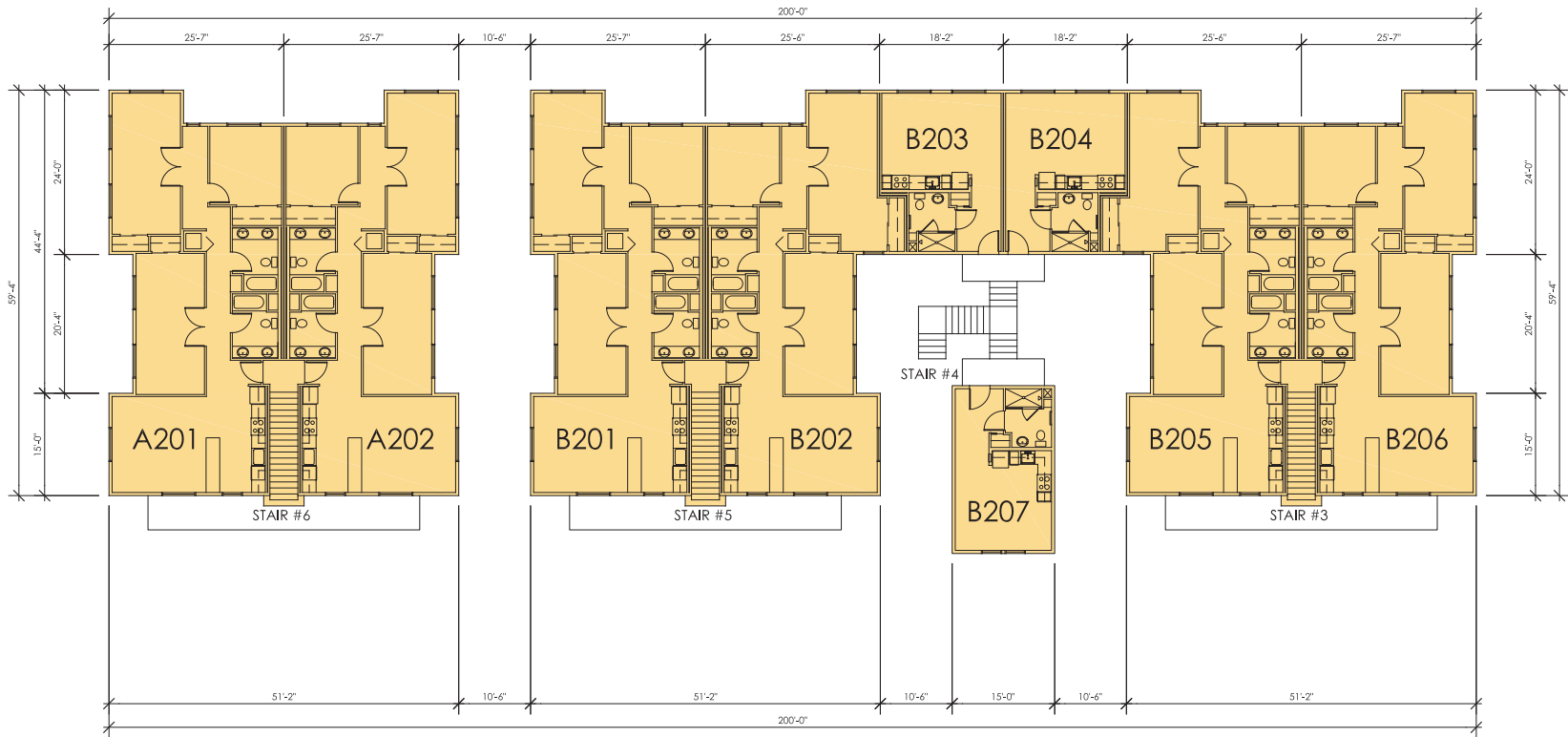


BUILDING A & B - FIRST FLOOR PLAN

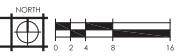


71 Palomar
San Luis Obispo, CA
for
LR Development Group

MAY 2, 2014
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
A3.2

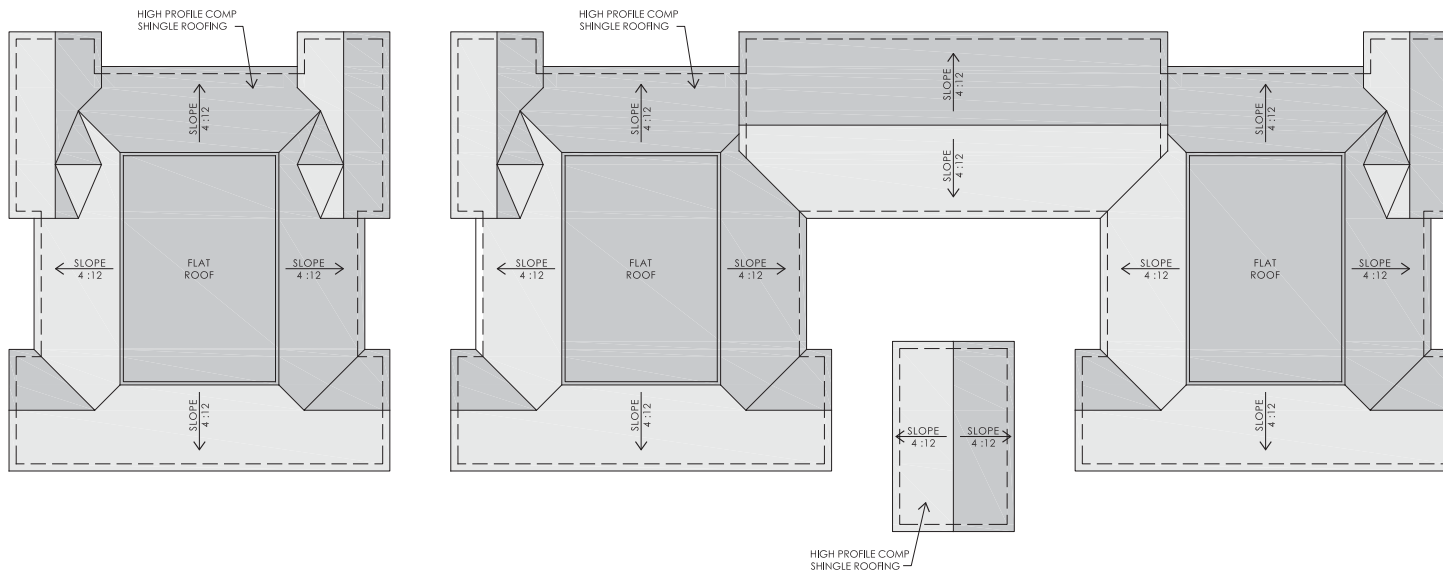


BUILDING A & B - SECOND FLOOR PLAN

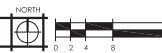


71 Palomar
San Luis Obispo, CA
for
LR Development Group

MAY 2, 2014
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
A3.3



BUILDING A & B - ROOF PLAN

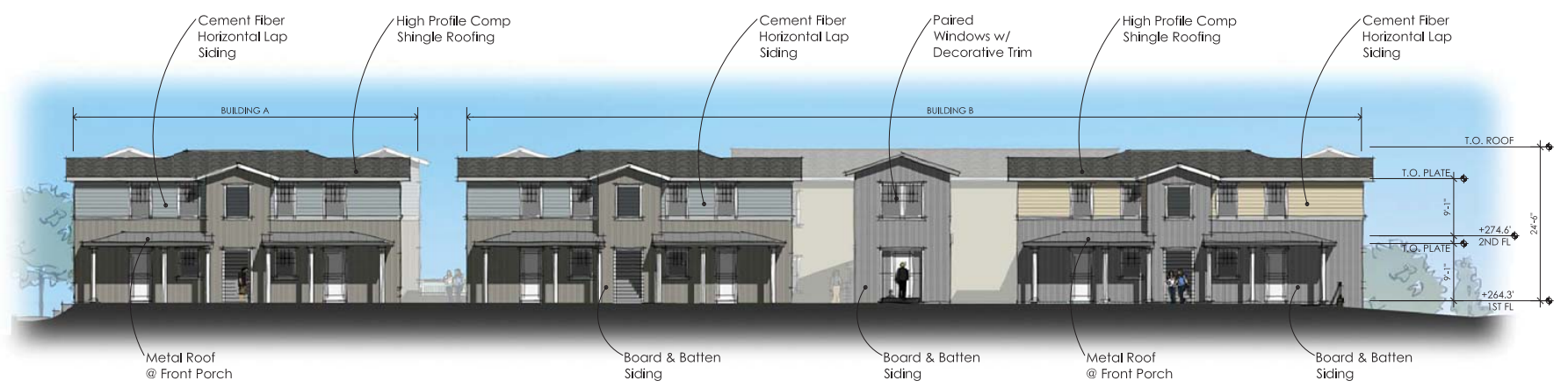


71 Palomar
San Luis Obispo, CA
for
LR Development Group

MAY 2, 2014
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
A3.4

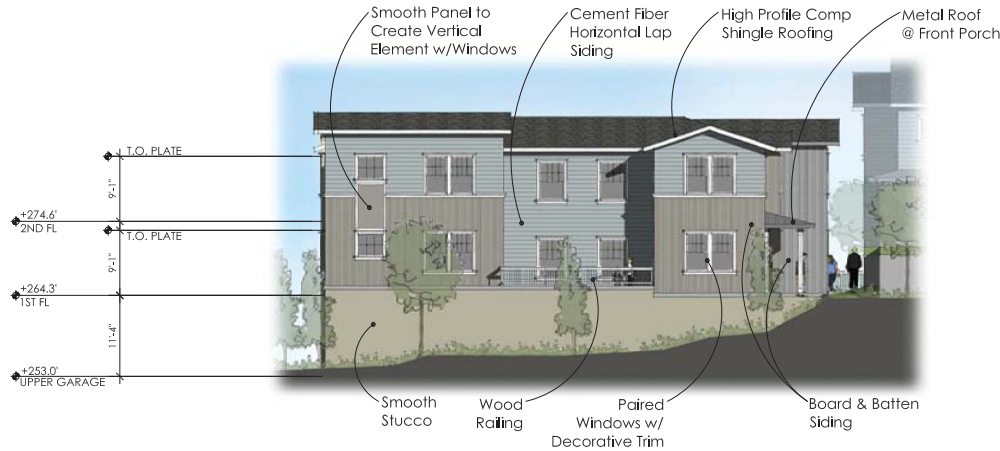


BUILDING B - EAST ELEVATION (PALOMAR AVENUE)



BUILDINGS A & B - SOUTH ELEVATION

	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: MAY 2, 2016 SCALE: 1/16" = 1'-0"
	A3.5	



BUILDING A - WEST ELEVATION

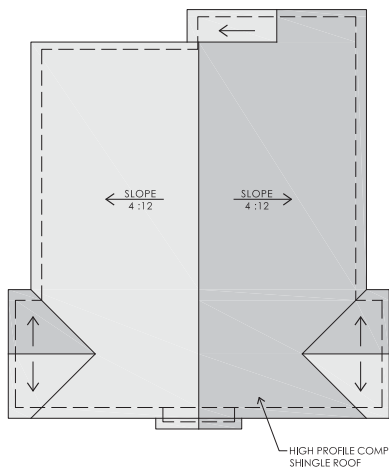


BUILDINGS A & B - NORTH ELEVATION

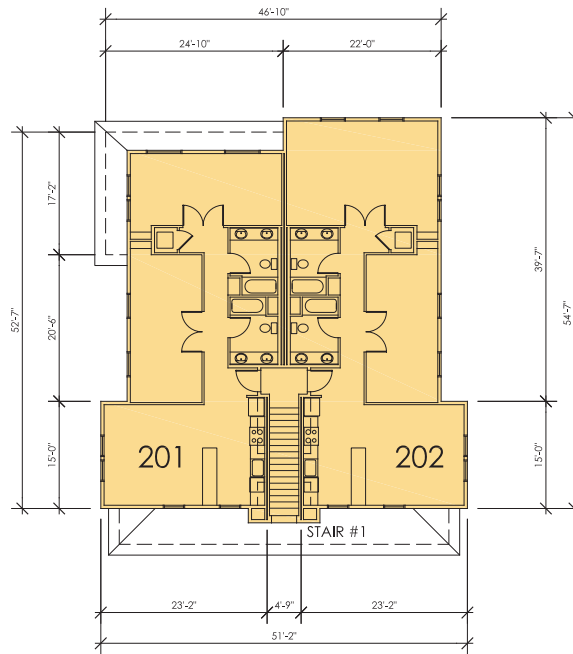


71 Palomar
San Luis Obispo, CA
for
LR Development Group

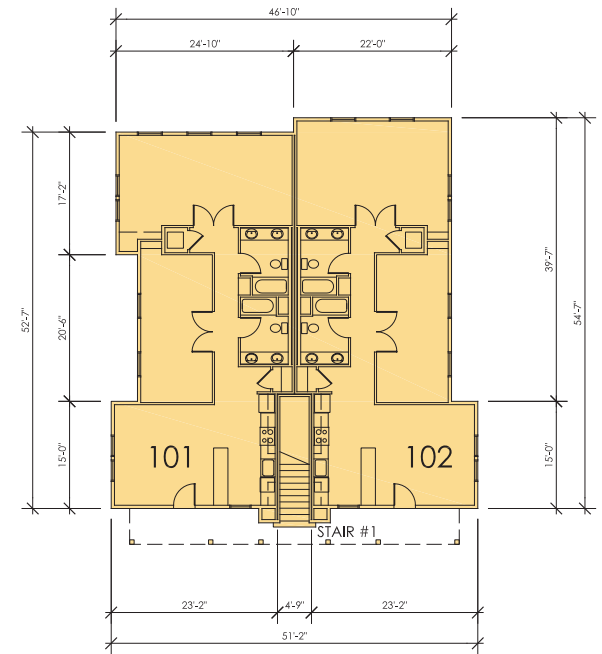
DATE	MAY 2, 2016
SCALE	1/16" = 1'-0"
A3.6	



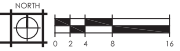
BUILDINGS C, D, E & F - ROOF PLAN



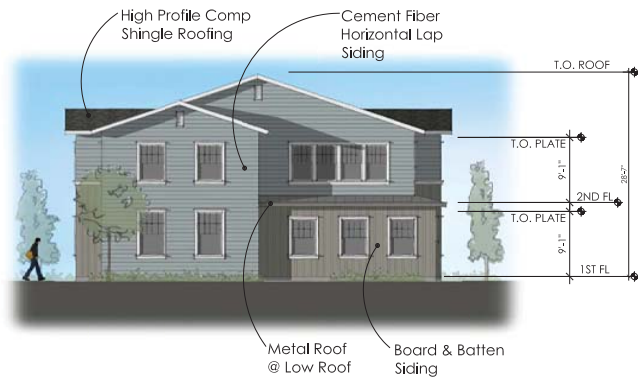
BUILDINGS C, D, E & F - SECOND FLOOR PLAN



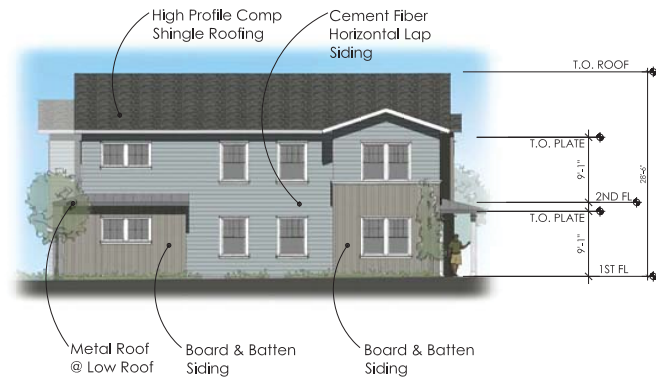
BUILDINGS C, D, E & F - FIRST FLOOR PLAN



	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2014 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
	A4.0	



BUILDINGS C, D, E & F - REAR ELEVATION



BUILDINGS C, D, E & F - SIDE ELEVATION



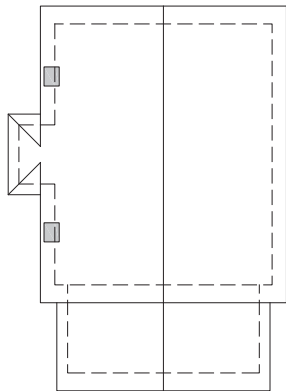
BUILDINGS C, D, E & F - FRONT ELEVATION



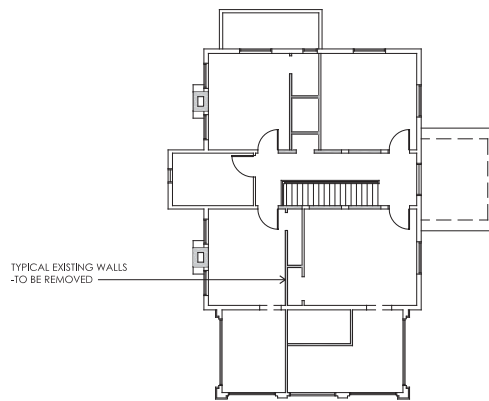
BUILDINGS C, D, E & F - SIDE ELEVATION



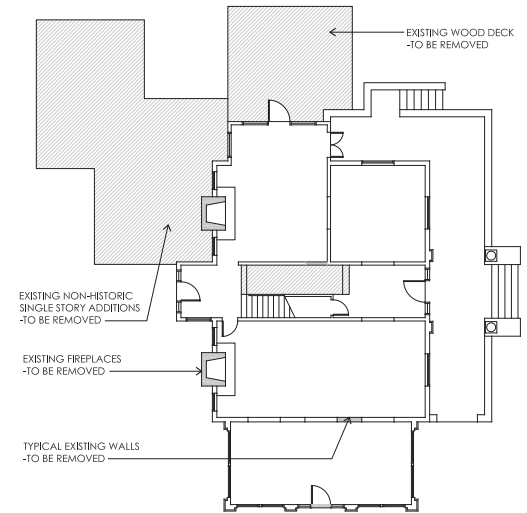
	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: MAY 2, 2016 SCALE: 1/16" = 1'-0" A4.1



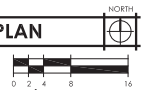
SANDFORD HOUSE - DEMOLITION ROOF PLAN



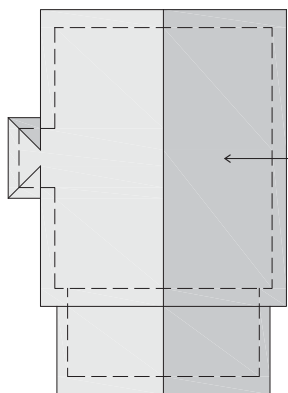
SANDFORD HOUSE - DEMOLITION SECOND FLOOR PLAN



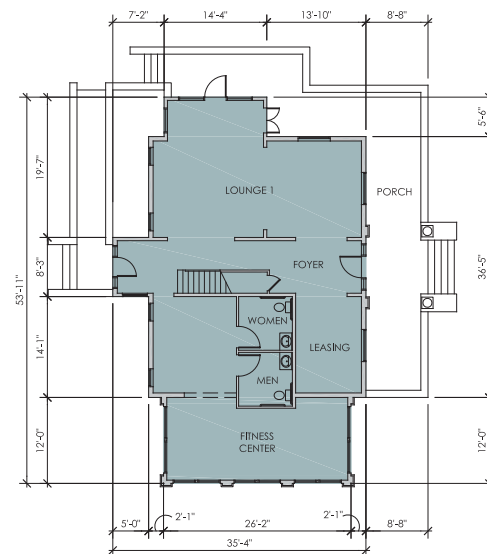
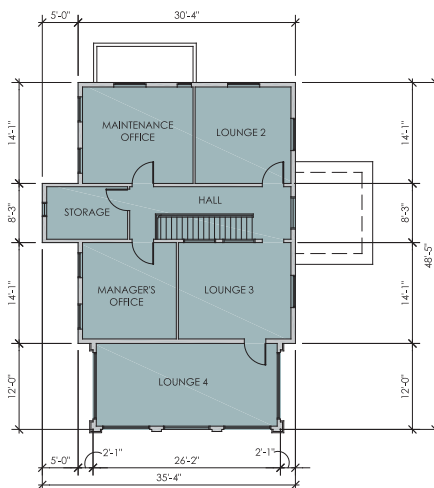
SANDFORD HOUSE - DEMOLITION FIRST FLOOR PLAN



	71 Palomar San Luis Obispo, CA for: LR Development Group	MAY 2, 2014 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36 A6.0
	0 2 4 8 16	



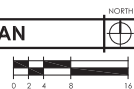
(N) COMP SHINGLE ROOFING O/ (E) ROOF FRAMING



SANDFORD HOUSE - PROPOSED ROOF PLAN

SANDFORD HOUSE - PROPOSED SECOND FLOOR PLAN

SANDFORD HOUSE - PROPOSED FIRST FLOOR PLAN



71 Palomar
San Luis Obispo, CA
for
LR Development Group

MAY 2, 2014
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
A6.1



SANDFORD HOUSE - EAST ELEVATION (PALOMAR AVENUE)



SANDFORD HOUSE - NORTH ELEVATION



SANDFORD HOUSE - WEST ELEVATION



SANDFORD HOUSE - SOUTH ELEVATION (LUNETTA DRIVE)

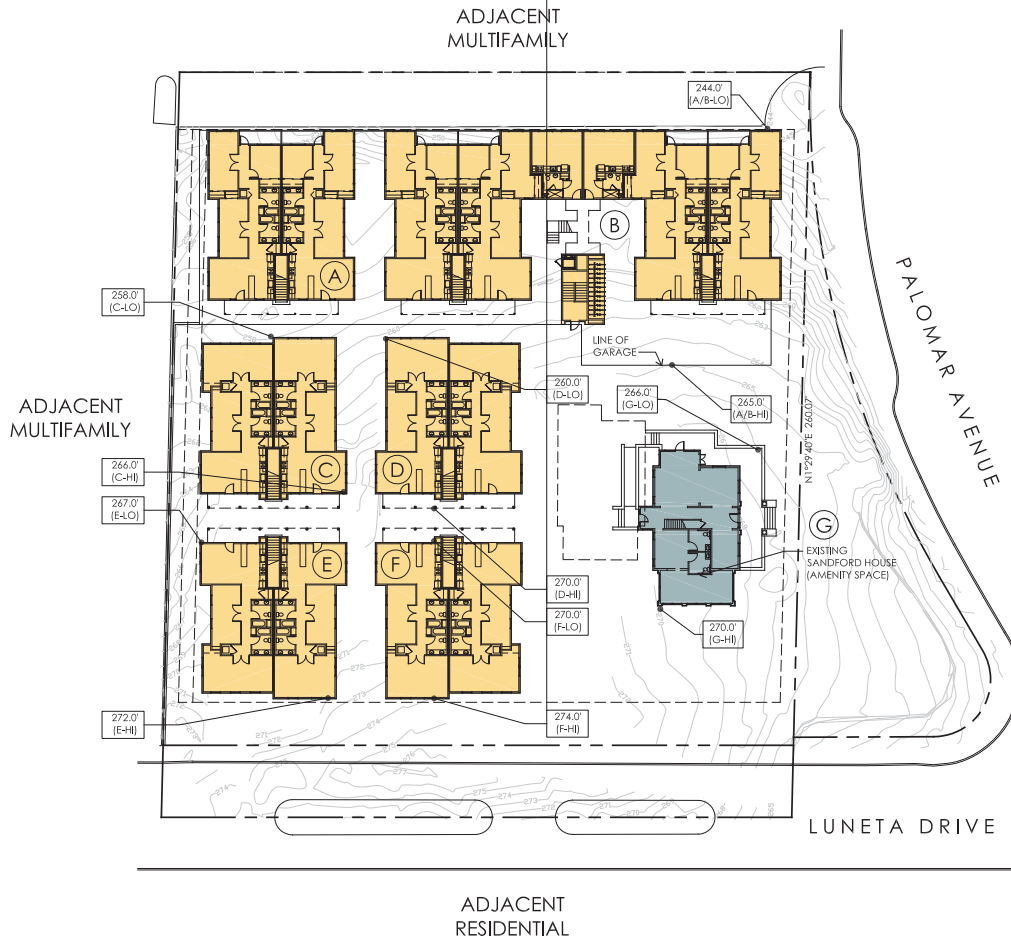
	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2014 1/8" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36 A6.2

CALCULATIONS

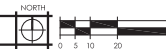
THE HEIGHT OF THE BUILDING IS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE GROUND UNDER THE BUILDING TO THE TOPMOST POINT OF THE ROOF, INCLUDING PARAPETS. THE AVERAGE LEVEL OF THE GROUND IS DETERMINED BY ADDING THE ELEVATION OF THE LOWEST POINT OF THE PART OF THE LOT COVERED BY THE BUILDING TO THE ELEVATION OF THE HIGHEST POINT OF THE PART OF THE LOT COVERED BY THE BUILDING, AND BY DIVIDING BY TWO. HEIGHT MEASUREMENTS SHALL BE BASED ON EXISTING TOPOGRAPHY OF THE SITE, BEFORE GRADING FOR THE PROPOSED ON-SITE IMPROVEMENTS.

THE TOPOGRAPHIC LINES AND GRADE ELEVATIONS SHOWN REFLECT THE EXISTING TOPOGRAPHY CONSISTENT WITH THE REQUIREMENTS ABOVE.

BUILDING A/B	
LOWEST POINT UNDER BUILDING	244'
HIGHEST POINT UNDER BUILDING	265'
CALCULATION:	
$244' + 265' = 509' / 2 = 254.5'$	
AVERAGE NATURAL GRADE	254.5'
MAXIMUM BUILDING HEIGHT (35')	289.5'
PROPOSED BUILDING HEIGHT (35')	289.5'
BUILDING C	
LOWEST POINT UNDER BUILDING	258'
HIGHEST POINT UNDER BUILDING	264'
CALCULATION:	
$258' + 266' = 524' / 2 = 262'$	
AVERAGE NATURAL GRADE	262'
MAXIMUM BUILDING HEIGHT (35')	297'
PROPOSED BUILDING HEIGHT (35')	297'
BUILDING D	
LOWEST POINT UNDER BUILDING	260'
HIGHEST POINT UNDER BUILDING	270'
CALCULATION:	
$260' + 270' = 530' / 2 = 265'$	
AVERAGE NATURAL GRADE	265'
MAXIMUM BUILDING HEIGHT (35')	300'
PROPOSED BUILDING HEIGHT (31.5')	296.5'
BUILDING E	
LOWEST POINT UNDER BUILDING	267'
HIGHEST POINT UNDER BUILDING	272'
CALCULATION:	
$267' + 272' = 539' / 2 = 269.5'$	
AVERAGE NATURAL GRADE	269.5'
MAXIMUM BUILDING HEIGHT (35')	304.5'
PROPOSED BUILDING HEIGHT (27.5')	297'
BUILDING F	
LOWEST POINT UNDER BUILDING	270'
HIGHEST POINT UNDER BUILDING	274'
CALCULATION:	
$270' + 274' = 544' / 2 = 272'$	
AVERAGE NATURAL GRADE	272'
MAXIMUM BUILDING HEIGHT (35')	307'
PROPOSED BUILDING HEIGHT (24.5')	296.5'
BUILDING G	
LOWEST POINT UNDER BUILDING	266'
HIGHEST POINT UNDER BUILDING	270'
CALCULATION:	
$266' + 270' = 536' / 2 = 268'$	
AVERAGE NATURAL GRADE	268'
MAXIMUM BUILDING HEIGHT (35')	303'
PROPOSED BUILDING HEIGHT (35')	303'

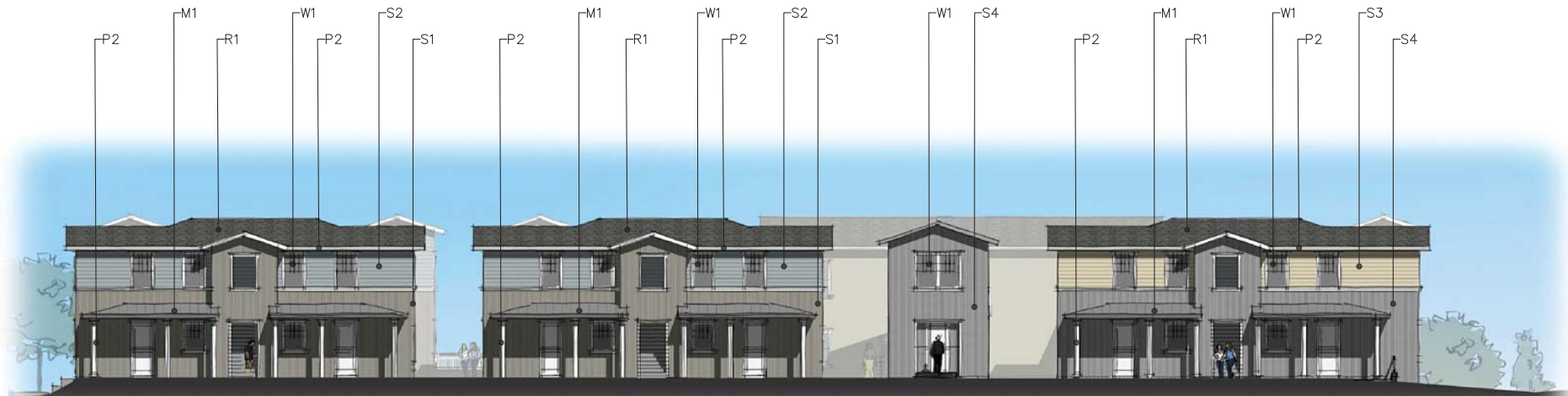
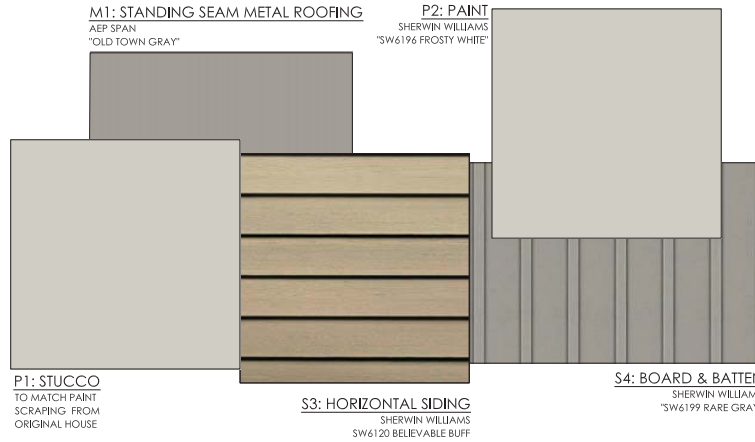


AVERAGE NATURAL GRADE - BUILDING HEIGHT EXHIBIT



71 Palomar
San Luis Obispo, CA
for
LR Development Group

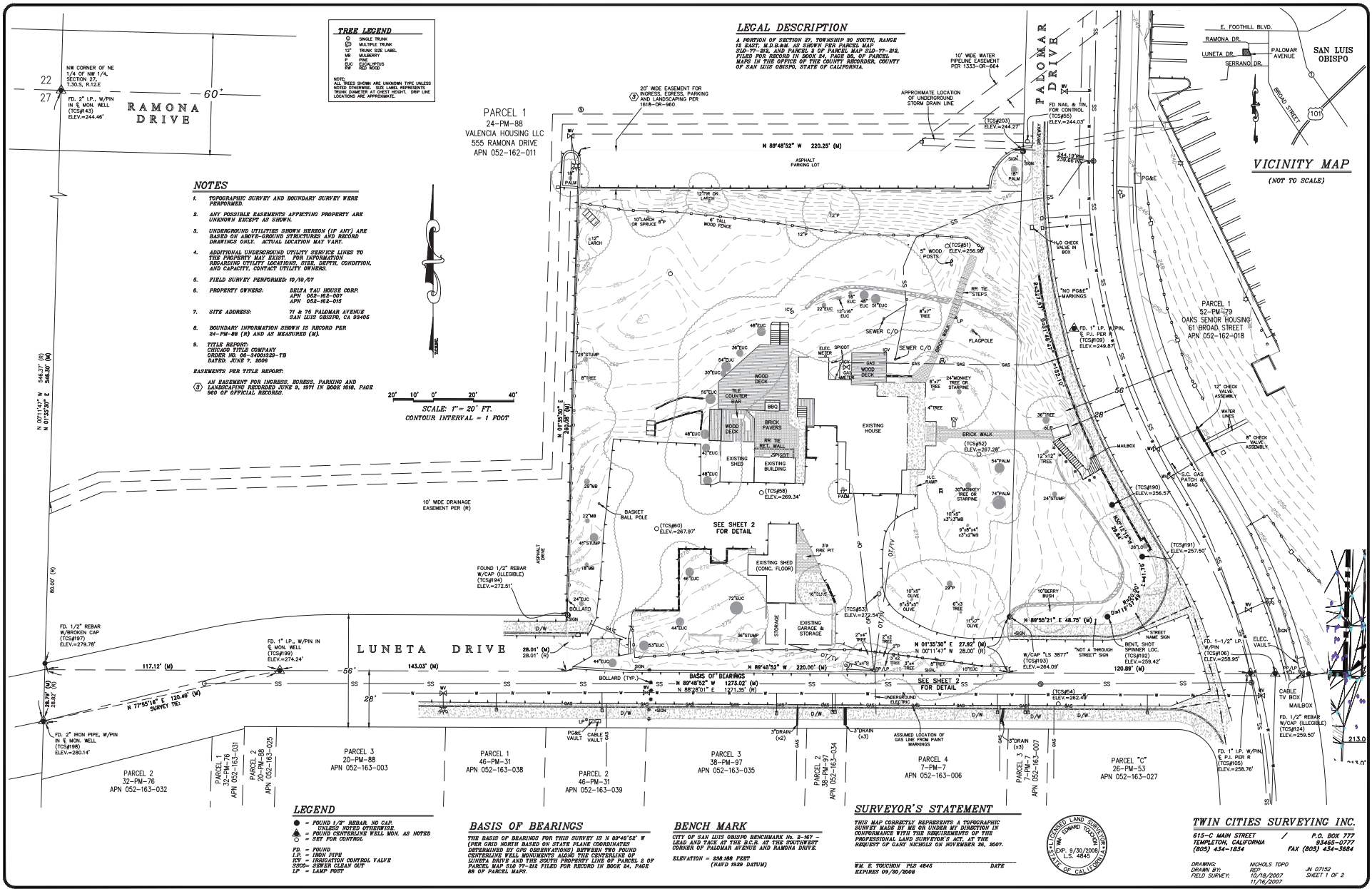
MAY 2, 2014
1" = 40' @ 11x17
1" = 20' @ 24x36
A7.1



71 Palomar

Color & Materials Board

	71 Palomar San Luis Obispo, CA for LR Development Group	MAY 2, 2014 1/2" = 1' @ 11x17 1/4" = 1' @ 24x36 CB-1



TREE LEGEND

- SINGLE TRUNK
- ⊙ MULTIPLE TRUNK
- 1" TRUNK SIZE LABEL
- MASONRY
- ⊕ ELECTRIC
- ⊗ RED WOOD

NOTE: ALL TREES SHOWN ARE UNKNOWN TREE UNLESS NOTED OTHERWISE. TREE ELEVATIONS AND THE LOCATIONS ARE APPROXIMATE.

LEGAL DESCRIPTION

A PORTION OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 18 EAST, M.D.B.M. AS SURVEY FOR PARCELS MAP 510-77-21A AND PARCEL 3 OF PARCEL MAP 510-77-21B, FILED FOR RECORD IN BOOK 24, PAGE 88, OF PARCELS MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

VICINITY MAP
(NOT TO SCALE)

NOTES

1. TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY WERE PERFORMED.
 2. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN.
 3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-SHOWN STRUCTURES AND AIRCROD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
 4. ADDITIONAL UNDERGROUND UTILITY SERVICES LINED TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
 5. FIELD SURVEY PERFORMED 10/19/07
 6. PROPERTY OWNERS: DELTA PAU HOUSE CORP. APN 052-163-007 APN 052-163-015
 7. SITE ADDRESS: 71 & 75 PALOMAR AVENUE 244 1202 GIBSON, CA 94045
 8. BOUNDARY INFORMATION SHOWN IS RECORD PER 24-PM-88 (R) AND AS MEASURED (M).
 9. TITLE REPORT: CHICAGO TITLE COMPANY ORDER NO. 02-340028-7B DATED: JUNE 7, 2008
- EASEMENTS PER TITLE REPORT:
- ① AN EASEMENT FOR INGRESS, EGRESS, PARKING AND LANDSCAPING HOOKED UP TO 9' PVI IN BOOK 106, PAGE 960 OF OFFICIAL RECORDS.

SCALE: 1" = 20' FT.
CONTOUR INTERVAL = 1 FOOT

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, AT THE REQUEST OF CLIENT NICHOLS ON NOVEMBER 28, 2007.

ELEVATION = SEA LEVEL FEET (NAVD 1989 DATUM)

M. E. TOUCHSON PLS 4846 DATE EXPIRES 09/30/2008

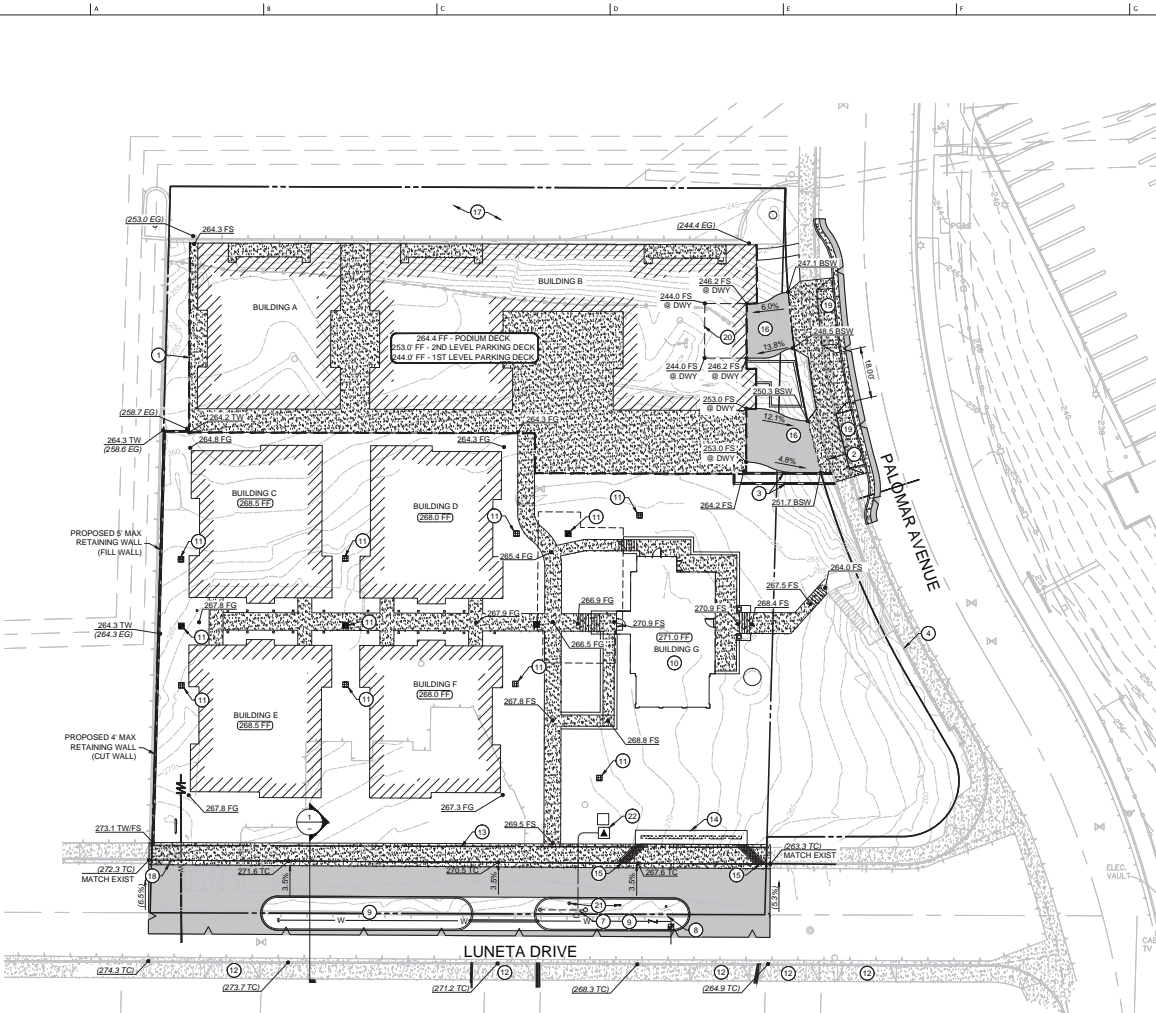


TWIN CITIES SURVEYING INC.

615-C MAIN STREET P.O. BOX 777
TEMPLETON, CALIFORNIA 94665-0777
(805) 434-1834 FAX (805) 434-3684

DRAWING BY: NICHOLS TOPO IN 07/2007
FIELD SURVEY: 10/19/2007 SHEET 1 OF 2
11/16/2007

ATTACHMENT 3



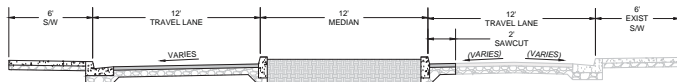
SITE CONSTRUCTION NOTES:

- ① LIMITS OF PODIUM DECK/PARKING AREA ROOF
- ② REMOVE EXISTING RETAINING WALL
- ③ PROPOSED 5' MAX RETAINING WALL
- ④ EXISTING RETAINING WALL TO REMAIN
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ EXISTING POWER POLE TO REMAIN
- ⑧ EXISTING AC PAVEMENT AND AC DIKE
- ⑨ LANDSCAPE MEDIAN
- ⑩ RELOCATED HISTORICAL STRUCTURE
- ⑪ PROPOSED DRAIN INLET. SEE SHEET C3.1 FOR UNDERGROUND IMPROVEMENTS
- ⑫ EXISTING RESIDENTIAL DRIVEWAY
- ⑬ PROPOSED PROPERTY LINE
- ⑭ BIO-FILTRATION RAIN GARDEN
- ⑮ SIDEWALK UNDERDRAIN PER CITY OF SAN LUIS OBISPO STANDARD 3410.
- ⑯ DRIVEWAY PER SAN LUIS OBISPO CITY STANDARD 2110, 2120 AND 2130.
- ⑰ EXISTING PARKING LOT
- ⑱ EXISTING DROP INLET TO REMAIN
- ⑲ 20' WIDE DRIVEWAY RAMP PER SAN LUIS OBISPO CITY STANDARD 2110 AND 2120.
- ⓪ LIMITS OF INTERIOR PARKING GARAGE RAMP
- ⓫ EXISTING TREES TO REMAIN
- ⓬ TRANSFORMER PAD

51,900 SF AREA

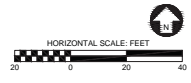
EARTHWORK:
 16,000 CY CUT
 50 CY FILL
 20' MAX CUT
 5' MAX FILL

- LID STORMWATER REQUIREMENTS, TIER 2
 PROJECT UTILIZES:
- UNDERGROUND RETENTION
 - DISCONNECTED DOWNSPOUTS
 - VEGETATED SWALES
 - OPEN CELL BLOCK PAVING



1 PROPOSED ROAD SECTION

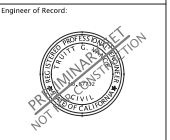
SCALE: 1" = 4' HORIZONTAL
 1" = 4' VERTICAL



Ashley & Vance
 ENGINEERING, INC.

1413 Monterey Street
 San Luis Obispo, CA 95401
 (805) 545-0010 • (323) 744-0810
 www.ashleyvance.com
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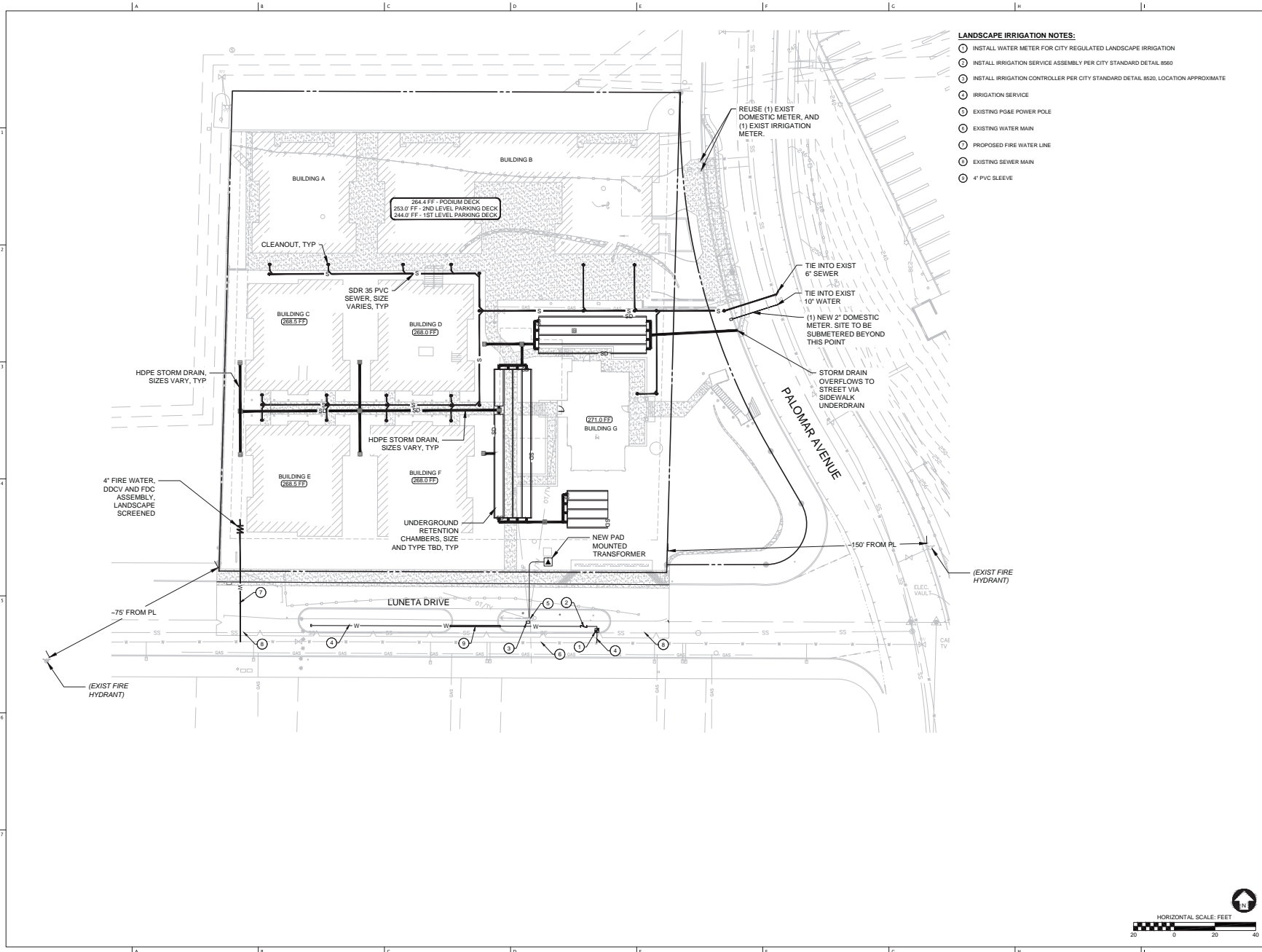
71 PALOMAR
 LR DEVELOPMENT GROUP
 SAN LUIS OBISPO, CA

Project:

Revisions:	
①	
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Proj. Engr.: DCT 175
 Proj. Mgr.: KRB 119
 Date: 4-27-2016 Scale: PER PLAN
 A&V Job No.: 15751

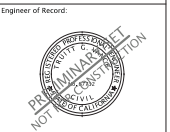
PRELIMINARY GRADING AND DRAINAGE PLAN
C-2.1



- LANDSCAPE IRRIGATION NOTES:**
- ① INSTALL WATER METER FOR CITY REGULATED LANDSCAPE IRRIGATION
 - ② INSTALL IRRIGATION SERVICE ASSEMBLY PER CITY STANDARD DETAIL 8550
 - ③ INSTALL IRRIGATION CONTROLLER PER CITY STANDARD DETAIL 8520, LOCATION APPROXIMATE
 - ④ IRRIGATION SERVICE
 - ⑤ EXISTING PG&E POWER POLE
 - ⑥ EXISTING WATER MAIN
 - ⑦ PROPOSED FIRE WATER LINE
 - ⑧ EXISTING SEWER MAIN
 - ⑨ 4" PVC SLEEVE


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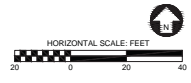
71 PALOMAR
 LR DEVELOPMENT GROUP
 SAN LUIS OBISPO, CA

Project:

Revisions:		
△		
△		
△		
△		
△		

Proj. Engr.: DCT 175
 Proj. Mgr.: KRB 119
 Date: 4-27-2016 Scale: PER PLAN
 A&V Job No.: 15751

WET UTILITY PLAN
C-3.1



ATTACHMENT 3

Plant Legend

LANDSCAPE MEDIAN TREES (City Approved Street Tree Zone 1)
 CASSIA LEPTOPHYLLA / GOLDEN MEDALION TREE
 GEUBERA PARVIFOLIA / AUSTRALIAN WILLOW

EVERGREEN ACCENT SCREEN TREES (36" BOX SIZE)
 ARAUCARIA HETEROPHYLLA / NORFOLK ISLAND PINE
 OLEA EUROPEA 'SIAM HILL' / EUROPEAN OLIVE (FRUITLESS)

EVERGREEN SHADE TREES
 ARBUTUS 'MARINA' / 'MARINA' ARBUTUS
 MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' / SOUTHERN MAGNOLIA

DECIDUOUS FLOWERING SHADE TREES
 ALBUCA BULLOCKII 'NOVA' / 'NOVA' TREE
 LAGERSTROEMIA FAUREI 'MUSCOEGE' / CRAPE MYRTLE

UPRIGHT EVERGREEN SCREEN TREES
 HELALUCA QUINQUENARIA / CARADUT TREE
 TRISTANIA CONFERTA / BIRDSONG BOX

HEDGE SHRUBS
 BUXTUS GREEN GEM / GREEN GEM BOXWOOD
 LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET

SHRUBS
 ARBUTUS UNEDO 'ELYN KING' DWARF STRAWBERRY TREE
 CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH
 COTONNEAU LACTEUS / RED CLUSTERBERRY
 DIETES INDICOIDES / PORTNIGHT LILY
 ESCALLONIA 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA
 HETEROHELES ARBUTIFOLIA / 'TODON'
 RAPHANOPIS INDICA 'JACK EVANS' / INDIA HAWTHORN (PINK)
 RHYNCHOPHYLLA CALYPTROGLOBA 'EYE CAGE' / COPPERBERRY
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY
 STRELTIZIA REGINAE / BIRD OF PARADISE

GROUND COVERS
 ARCTOSTAPHYLOS EDRYANDES / 'CAMEL' SUBCARNELI, SUB MANDANTIA
 COTONNEAU 'DWARF LOWFAST' / BEARBERRY COTONNEAU
 DANIELLA REVOLUTA 'LITTLE REV' / BLUE FLAX LILY
 ERIGONIA KARWINSKIANAE / 'PLEASANT'
 MYOPORIUM PARVIFOLIUM 'RUTAH CREEK' / TRAILING MYOPORIUM
 ROSA 'FLOWER CARPET REDBERRY WHITE' / 'WHITE CARPET' ROSE
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY
 TRACHELOSPERMUM JASMINODES / 'STAR JASMINE'

LAWN
 DWARF TALL FESCUE, 'BONSAP' OR APPROVED EQUAL

MULCH
 ALL PLANTING BEDS TO RECEIVE A 3" THICK TOP DRESSING OF 'FOREST FLOOR'
 ORGANIC BARK MULCH

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

Water Conservation Notes

- The following water conservation techniques shall be employed in the Project:
 - Water conserving plants, defined as "xeriscape" in the "Water Use Classification of Landscape Species" (WUCOLS I/II, 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 added 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.

STATEMENT OF WATER CONSERVING IRRIGATION DESIGN

- The following principles of irrigation design utilized on this project are directed specifically at conserving water and improving the efficiency of the irrigation system:
 - All irrigation shall be drip or digital 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 regular basis by the maintenance staff.

71 Palomar Ave., San Luis Obispo 94901-1510

Hydrozone Chart & Landscape Water Use Summary

Maximum Annual Water Allowance (MAWA)

the total square footage of landscape =	15,786 sq. ft.
the Max. ETo for the area =	45.0
MAWA =	488 ccf / yr
MAWA =	384,024 gal / yr

Hydrozone Chart

Hydrozone #1 (Turf Rotary)	Plant Factor = 0.9	Turf
square footage of hydrozone =	327	
hydrozone irrigation efficiency =	0.75	
EAWU =	13	ccf / yr

Hydrozone #2 (Shrub Drip)	Plant Factor = 0.3	Shrub
square footage of hydrozone =	14,558	
hydrozone irrigation efficiency =	0.85	
EAWU =	276	ccf / yr

Mulch (Non-irrigated)	Plant Factor = 0	Mulch
square footage of hydrozone =	5,911	
hydrozone irrigation efficiency =	0.75	
EAWU =	0	ccf / yr

Estimated Annual Water Use (EAWU)

Sub Total EAWU =	189	ccf / yr
Irrigation System Efficiency Factor =	0.95	
EAWU =	222	ccf / yr
EAWU =	184,320	gal / yr

Landscape Water Use Summary

MAWA	384,024 gal / yr	488 ccf / yr	EAWU + MAWA =	388	ccf saved
EAWU	184,320 gal / yr	222 ccf / yr	(this number must be positive)		
Percentage of MAWA used	46%				

TREE PLANTING NOTE:
 TO PROVIDE ENHANCED VISUAL APPEAL AT TIME OF PLANTING,
 SOME TREES SHALL BE PLANTED IN 36" BOX CONTAINERS:

- (6) 36" BOX SIZE ARAUCARIA HETEROPHYLLA / NORFOLK ISLAND PINE;
- (3) 36" BOX SIZE OLEA EUROPEA / EUROPEAN OLIVE



PATIO TABLES with UMBRELLAS
 PATIO FURNITURE
 COURTYARD AMENITIES

TRAILING GROUNDCOVER
 TO DRAP OVER RETAINING WALL
 E.G. MYOPORIUM, ROSEMARY

UPRIGHT EVERGREEN SCREEN TREE
 E.G. TRISTANIA CONFERTA



EXISTING PALM TREE TO REMAIN. E.G. CANARY ISLAND DATE PALM, 18"

EVERGREEN SHADE TREE
 E.G. MAGNOLIA GRANDIFLORA



FIRE PIT PATIO
 WITH FURNITURE AND D.G. SURFACE

LOW HEDGE
 AROUND D.G. SURFACE

DECIDUOUS SHADE TREE
 E.G. LAGERSTROEMIA FAUREI



EXISTING TREES AND LANDSCAPING ON NEIGHBORING PARCEL TO REMAIN (TYPICAL)

EXISTING TREE TO REMAIN. E.G. EUCALYPTUS, 24"



LANDSCAPE MEDIAN TREES
 E.G. ARBUTUS 'MARINA'

EVERGREEN ACCENT SCREEN TREE
 E.G. ARAUCARIA HETEROPHYLLA (36" BOX)

EVERGREEN ACCENT SCREEN TREE
 E.G. OLEA EUROPEA (3-36" BOX, 2-15 GALLON)

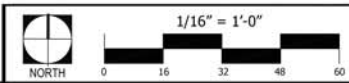
EXISTING PALM TREE* TO REMAIN.** E.G. CANARY ISLAND DATE PALM, 74"

EXISTING TREE* TO REMAIN.** E.G. NORFOLK ISLAND PINE, 24"

NOTES:
 Luneta Drive landscape median to be maintained by the City of San Luis Obispo, and irrigated by a city-owned water meter.
 A licensed arborist to be consulted during the planting phase of construction

*** Prior to issuance of Certificate of Occupancy, Owner shall submit an application proposing the designation of such tree as a Heritage Tree per San Luis Obispo Code Section 12.24.160.

CONCEPTUAL LANDSCAPE PLAN



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DATE/REVISION

PROJECT:
71 PALOMAR
 SAN LUIS OBISPO, CA

SHEET DESCRIPTION

DESIGNED	JLB
DRAWN	JLB
CHECKED	SMP
DATE	06/16/16
JOB NUMBER	742267
CAD FILE	
SHEET NUMBER	L-1
OF 1 SHEETS	