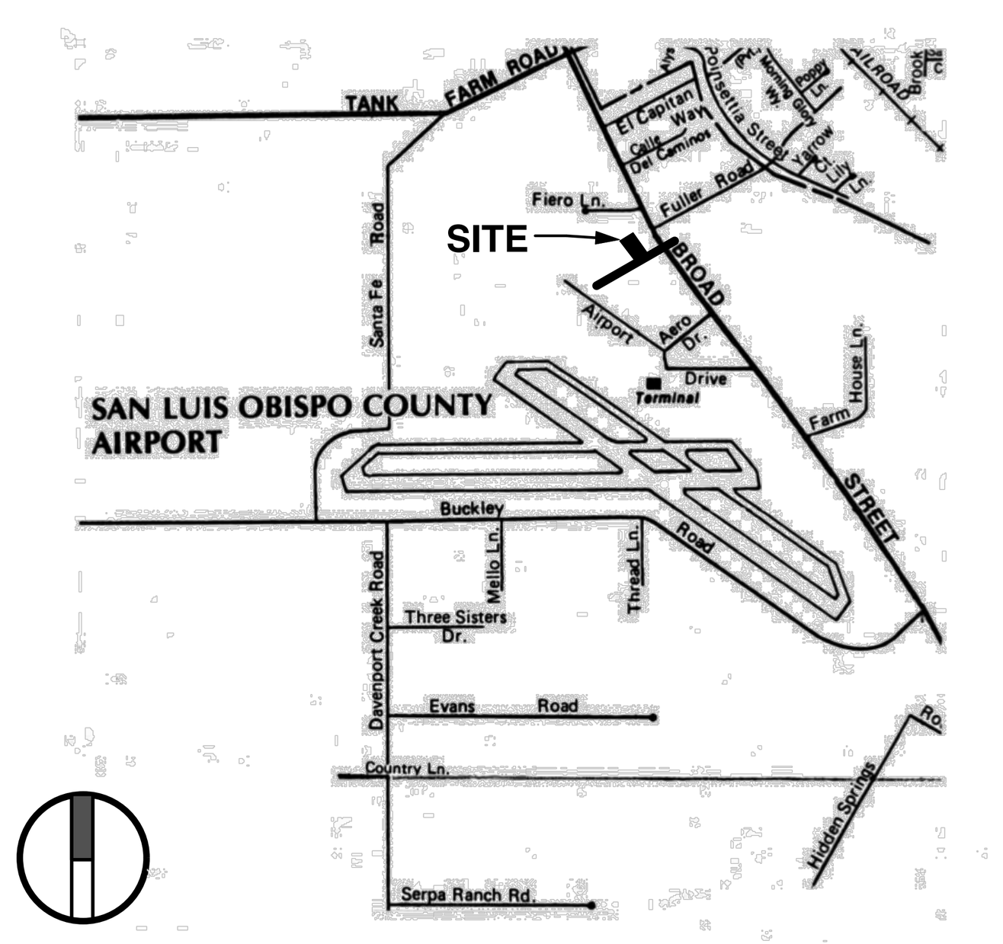
862 AEROVISTA PLACE

SAN LUIS OBISPO, CA

VICINITY MAP



SYMBOLS

(1)	DIMENSIONAL GRID LINE
(1)	DOOR MARK REFER TO DOOR SCHEDULE
(A)	WINDOW MARK REFER TO WINDOW SCHEDULE
(A)	WINDOW ABOVE REFER TO WINDOW SCHEDULE
[1]	REFERENCE NOTE
1 / A-1	DETAIL NUMBER SHEET SHOWN ON
A / A-1	SECTION SHEET SHOWN ON

DIRECTORY

OWNER
QUAGLINO PROPERTIES
815 FIERO LANE
SAN LUIS OBISPO, CA 93401
(805) 543-0560

ARCHITECT
PULTS & ASSOCIATES, LLP
3592 SACRAMENTO DRIVE, SUITE 140
SAN LUIS OBISPO, CA 93401
(805) 541-5604

SOILS ENGINEER
EARTH SYSTEMS PACIFIC
4378 OLD SANTA FE ROAD
SAN LUIS OBISPO, CA 93401
(805) 544-4276

CIVIL ENGINEER - SURVEY
WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
(805) 544-4011

LANDSCAPE ARCHITECT
STEVEN P. CAMINITI
P.O. BOX 1247
SAN LUIS OBISPO, CA 93406
(805) 544-6429

STRUCTURAL ENGINEER
ASHLEY & VANCE ENGINEERING, INC.
1413 MONTEREY STREET
SAN LUIS OBISPO, CA 93401
(805) 545-0010

MECHANICAL ENGINEER
BMA MECHANICAL +
100 CROSS STREET, SUITE 204
SAN LUIS OBISPO, CA 93401
(805) 544-4269

ELECTRICAL ENGINEER
THOMA ELECTRIC, INC.
3562 EMPLEO STREET, SUITE C
SAN LUIS OBISPO, CA 93401
(805) 543-3850

GENERAL NOTES

1. The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
2. All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities; 2019 CBC, CMC, CPC, CEC, CALGreen, 2019 CEnC, City of San Luis Obispo, including the 2016 Public Works Department Engineering Standards, and the Americans with Disabilities Act (Title III).
3. The Americans with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications represent designer's opinion regarding an interpretation of the ADA as it applies to the subject project. Any variance from these documents may create non compliance to the Act.
4. The 2019 Building Energy Efficiency Standards for residential and non-residential buildings have been reviewed, and the building described on these pages is in substantial conformance.
5. Special Inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Names and qualifications shall be submitted to Building Department for approval.
6. No hazardous materials will be stored and/or used within the building which exceed the quantities listed in CBC Tables 307.1 (1) & 307.1 (2).
7. Storm water management shall be implemented during construction and adhere to measure per CALGreen 5.106.2
8. Contact the Public Works inspection hotline 781-7554 with at least 48 hour notice for any required encroachment permit or final inspection.
9. All work located within the public right-of-way or within the jurisdiction or the city Utilities and Public Works Departments, shall comply with the most current edition of the Engineering Standards and Standards Specifications, dated January 2016.
10. A separate encroachment permit is required for any work in the public right-of-way or within city easements for connections to public utilities. Work requiring an encroachment permit includes but is not limited to demolitions, utilities, water, sewer, and fire service laterals, curb, gutter, and sidewalk, driveway approaches, sidewalk underdrains, storm drain improvements, street tree planting or pruning, curb ramps, street paving, and pedestrian protection or construction staging in the right-of-way.
11. Contact the Public Works inspection hotline at 781-7554 with at least a 48 hour notice for any required encroachment permit inspection or final inspection.
12. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director.
13. A traffic and pedestrian control plan shall be submitted to the Public Works Department for review and approval prior to encroachment permit issuance.
14. The adjoining street and sidewalk shall be cleaned by sweeping to remove dirt, dust, mud, and construction debris at the end of each working day.
15. All grading, soil preparation, and site work shall conform to the City of San Luis Obispo standards, applicable codes, soils report by Earth System Paific, and Hydraulic report by Wallace Group.
16. Special inspection is required substantiating compliance with CALGreen Building Code and documentation used to demonstrate compliance.
17. Prior to final inspection, provide a final copy of Building Operation and Maintenance Manual to Building Inspector.

DEFERRED SUBMITTALS

1. The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the San Luis Obispo Building and Fire Departments prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshall, NFPA 13 for sprinklers, NFPA 24 for underground fire line, and NFPA 72 for fire alarm system, and City regulations. Sprinkler system shall depict dual-signal remote supervisory service capability. Provide the Fire Department with a key for knox box.
2. The building described on the following pages is equipped with an elevator. Shop drawings shall be submitted and approved by the San Luis Obispo Building and Fire Departments prior to fabrication and installation of the system.
3. No tenant improvement work for spaces shown unimproved shall be performed, unless a separate permit has been obtained.
4. Prior to building occupancy for tenant spaces larger than 10,000 sf, building commissioning shall be required per California Energy Code Section 120.8

OBSERVATION & TESTING

Pad certification required by Soils or Civil Engineer.

Soils Engineer shall observe grading operation as required by the soils report. Soils engineer shall provide to the Field Inspector compaction reports and a report stating that grading work was observed and is in conformance to the Soils Report recommendations, City ordinances, and CBC.

STORM WATER COMPLIANCE

1. WDID No.:
2. Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (storm water compliance officer): xxxxxxxxx Phone no: (805) xxxxxxxx

PROJECT SUMMARY

LEGAL: PARCEL 2 OF PARCEL MAP NO. COAL 00-136
BOOK 55, PAGE 56
COUNTY OF SAN LUIS OBISPO, CA

ZONING: BP - BUSINESS PARK

OVERLAY: SP - SPECIFIC PLAN

APN: 053-412-015

SITE: 2.41 ACRES / 104,980 SF

BUILDING:

FIRST FLOOR	18,323 SF
SECOND FLOOR	17,685 SF
TOTAL	35,908 SF
WESTERLY ROOF COVERING:	123 SF
SOUTHERLY ROOF COVERING:	1,354 SF
EASTERLY ROOF COVERING:	123 SF
TOTAL	1,600 SF
SECOND FLOOR DECK:	844 SF

COVERAGE:

BUILDING:	19,923 SF	18.98
PAVING:	49,625 SF	47.27
WALKS:	5,736 SF	5.46
LANDSCAPING:	29,696 SF	28.29
TOTAL		100.00

PARKING:

OFFICES	35,908 SF @ 1/300SF	119.7
TOTAL REQUIRED		120
TOTAL PROVIDED		167

PARKING TYPE	REQ'D	PROVIDED
ACCESSIBLE		
STANDARD	5	10
VAN	1	3
NON-ACCESSIBLE		
STANDARD	54	93
CLEAN AIR/VAN POOL/EV	18	18
TOTAL	78	124

EV READY	REQ'D	PROVIDED
ACCESSIBLE		
STANDARD	1	1
VAN	1	1
AMBULATORY	1	1
NON-ACCESSIBLE	9	10
TOTAL	12	13

EV CAPABLE	REQ'D	PROVIDED
STANDARD	30	30

MOTORCYCLE:	REQ'D	PROVIDED
169 / 20 =	9	9

BICYCLE:		
35,908 SF/1500	24	24
75% X 24 =	18 SHORT TERM	18
25% X 24 =	6 LONG TERM	15

OVERALL PARKING RATIO 1 SP /212 SF

OCCUP EGRESS:
FIRST FLOOR
18,323 SF / 100 = 184 OCCUPANTS
(2 EXITS REQUIRED / 3 EXITS PROVIDED)
SECOND FLOOR
17,685 SF / 100 = 177 OCCUPANTS
(2 EXITS REQUIRED / 3 EXITS PROVIDED)
SECOND FLOOR DECK
844 SF / 15 = 56 OCCUPANTS
(2 EXITS REQUIRED / 2 EXITS PROVIDED)

BUILDING CONSTRUCTION TYPE: V-B SPRINKLERED

BUILDING OCCUPANCY : B

ACTUAL BUILDING AREAS

FIRST FLOOR & COVERED ROOF AREAS:	19,923 SF
SECOND FLOOR:	17,685 SF
TOTAL BUILDING AREA	37,508 SF

ALLOWABLE BUILDING AREAS
PER STORY 27,000 SF

ALLOWABLE BUILDING HEIGHT

ALLOWABLE HEIGHT FOR TYPE V-B:	60 FT
TOTAL ALLOWED BUILDING HEIGHT	60 FT
ACTUAL BUILDING HEIGHT	38'-0"
ALLOWABLE STORIES B OCCUP, TYPE V-B:	3 STORIES
ACTUAL BUILDING STORIES	2 STORIES

PLUMBING FIXTURE REQUIREMENTS:

SPACE	AREA (SF)	OCC	OCC FACTOR	OCC LOAD
1ST FLR LEASE AREA	15,656	B	200	79
2ND FLR LEASE AREA	16,612	B	200	84
TOTAL				163

FIRST FLOOR AREA - MALE

TOILETS REQ'D	TOILETS PROV'D	URINALS REQ'D	URINALS PROV'D	LAV REQ'D	LAV PROV'D
1	2	1	1	1	2

FIRST FLOOR AREA - FEMALE

TOILETS REQ'D	TOILETS PROV'D			LAV REQ'D	LAV PROV'D
3	3			1	2

SECOND FLOOR AREA - MALE

TOILETS REQ'D	TOILETS PROV'D	URINALS REQ'D	URINALS PROV'D	LAV REQ'D	LAV PROV'D
1	2	1	1	1	2

SECOND FLOOR AREA - FEMALE

TOILETS REQ'D	TOILETS PROV'D			LAV REQ'D	LAV PROV'D
3	3			1	2

DRINK FOUNTAIN: ONE REQUIRED/TWO PROVIDED
MOP SINK: ONE REQUIRED / ONE PROVIDED

SHEET INDEX

PULTS
Pults & Associates, LLP
Architecture, Planning & Graphics
3592 Sacramento Dr, Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

Project:
862 AEROVISTA PLACE
SAN LUIS OBISPO
CA 93401

Client:
QUAGLINO PROPERTIES
815 FIERO LANE
SAN LUIS OBISPO
CA 93401
(805) 543-0560

Consultant:

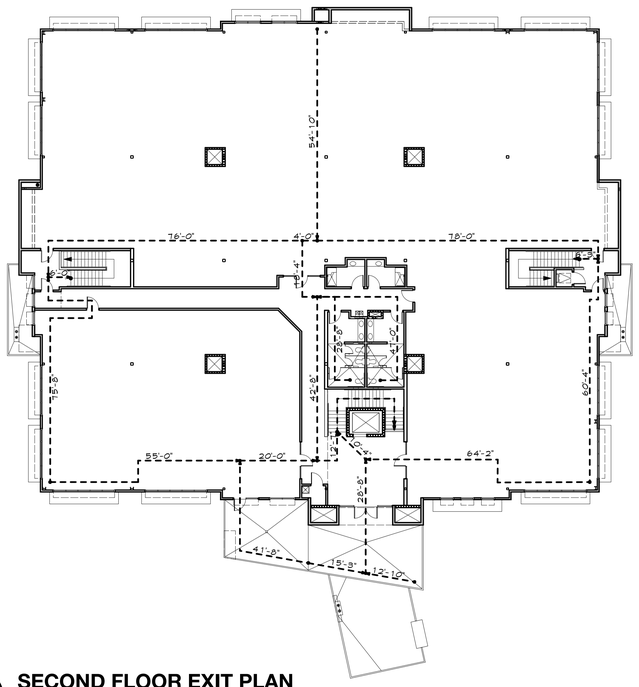
Sheet Contents:
TITLE SHEET

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26942
REN. 10-31-21
STATE OF CALIFORNIA

Date: 14 FEB 2020
Revised:

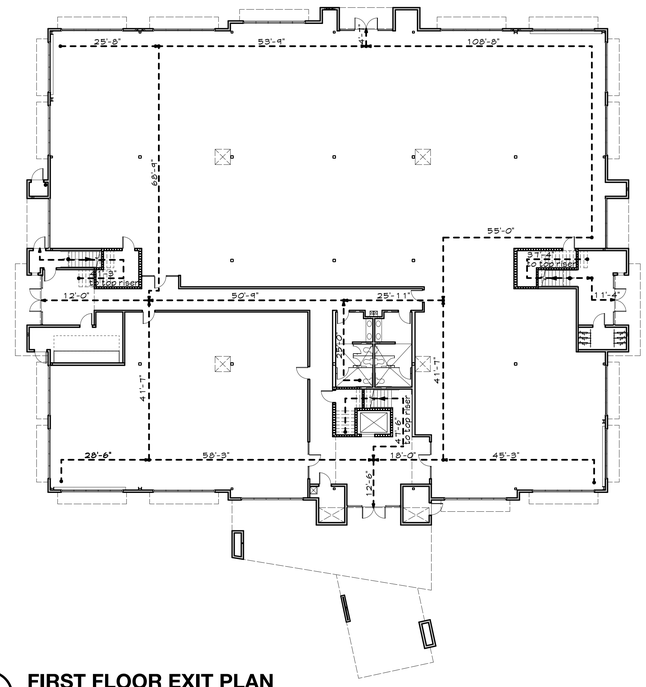
Job No: 1923

Sheet: **T - 1.1**



SECOND FLOOR EXIT PLAN

1/16" = 1' - 0"



FIRST FLOOR EXIT PLAN

1/16" = 1' - 0"

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SAN LUIS OBISPO CA 93401

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QUAGLINO PROPERTIES

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SAN LUIS OBISPO
CA 93401

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Consultant:

Sheet Contents:

CONDITIONS OF APPROVAL AND EXIT PLANS

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26942
REN. 10-31-21
STATE OF CALIFORNIA

Date:
14 FEB 2020

Revised:

Job No:
1923

Sheet:
T - 1.2

AIRPORT SPECIFIC PLAN COMMUNITY DESIGN STANDARDS & GUIDELINES

SITE PLANNING AND ORGANIZATION

Goal 5.1: A continuous, well-defined streetscape edge that unifies and enhances the character of the development areas and that supports pedestrian activity through its site planning and design.

GUIDELINES		
A.	Buildings are encouraged to front directly on the landscaped setback adjacent to the street right-of-way, rather than locating parking between the street and building.	PRIOR WETLANDS AREA MAINTENANCE AGREEMENT/ENTITLEMENT DICTATED STREET SETBACK. AC-1
B.	Parking should be located behind or along the sides of buildings.	PROVIDED. AC-1
C.	The main entrance to any building with frontage on the primary street serving the project should be oriented toward the primary street.	LOCATION PROVIDED ON EAST SIDE OF BUILDING IN ANTICIPATION OF FUTURE CONNECTION TO NEIGHBORING BUILDING FOR CAMPUS EFFECT. AC-1
D.	Building setbacks on adjacent parcels should be varied to provide visual interest, but not so much that the variation destroys the continuity of the streetscape frontage. The variation between setbacks along a streetscape frontage should not be more than 5 meters (16 feet).	BUILDING SETBACKS MIRROR ADJACENT BUILDING FOR CAMPUS EFFECT. AC-1
STANDARDS		
5.1.1	Principal buildings shall be oriented parallel to the street.	PROVIDED. AC-1
5.1.2	No more than one double-loaded parking bay will be allowed between the street and the front of the building.	PROVIDED. AC-1
5.1.3	Direct pedestrian access shall be provided from the street serving the project to the main entrance.	PROVIDED. AC-1
5.1.4	Buildings shall have architecturally articulated entry features facing the street.	TOWER ENTRY PROVIDED AT STREET FRONTAGE. AC-1 & A-1.4
5.1.5	Residential structures along the Venture and Jesperson/Horizon Residential Collectors shall be oriented to the street with front doors and porches fronting on the street but such units shall have access from the side or rear and there shall be no direct individual driveway access.	NOT APPLICABLE

Goal 5.2: New development fully integrated with a comprehensive open space framework.

GUIDELINES		
A.	On sites with multiple buildings, building heights and separation between structures should be coordinated to allow views to surrounding open space and landforms.	NOT APPLICABLE
B.	Development adjacent to public open space and trails should allow for public access to the open space from developments that do not share adjacency or direct access to the open space system.	NOT APPLICABLE
C.	The siting of buildings, service facilities, circulation, parking, and other elements of new development should take into consideration established development patterns adjacent to the site. Potentially incompatible uses or design elements (e.g. loading areas, refuse collection areas, and high traffic access drives) shall be sited away from sensitive existing use areas on adjacent sites, such as entrances, plazas, lunch areas and other gathering places.	COMPLIANT, AC-1
STANDARDS		
A.1.1	On properties adjacent to public open space and trails, convenient pedestrian and bicycle connections shall be provided for employees between the buildings and the open space system.	NOT APPLICABLE

Goal 5.3: Attractive and comfortable outdoor pedestrian use areas near or adjacent to buildings.

GUIDELINES		
A.	The provision of open space amenities such as plazas and seating areas accessible to employees, clients and visitors is encouraged at building entries and adjacent to buildings.	PROVIDED. AC-1 & L-1
B.	Attractive paving plantings, and site furniture should be provided at entries and outdoor use areas.	PROVIDED. L-1
C.	Outdoor use areas should be located away from, or at least screened or buffered from, parking lots, driveways, and industrial activity areas that are incompatible with or unappealing to pedestrian use. Where development sites are adjacent to open space areas, employee lunch areas should be located to take advantage of views out to open space.	BOTH SCREEENED AND VIEW AREAS PROVIDED. AC-1
D.	Outdoor employee use areas should be sited and designed to ensure comfortable climatic conditions for their users, including shelter from wind and appropriate seasonal balance of solar access and shade.	BOTH SHELTERED & OPEN AREAS PROVIDED. L-1

Goal 5.4: Safe and efficient vehicular parking areas that are designed to be in scale with and visually subordinate to the development and landscape setting.

GUIDELINES		
A.	On-street parking is encouraged along all streets providing direct access to a development site.	PROVIDED. AC-1
B.	The number of parking area entrances and exits should be minimized to reduce vehicular conflicts at intersections. Parking lots with more than 100 spaces should have more than one street access.	PROVIDED. AC-1
C.	Where possible, parking lots on adjacent parcels should have vehicular and pedestrian connections between lots of adjacent developments in order to facilitate circulation.	NOT APPLICABLE
D.	Parking areas should be divided into multiple small lots, rather than one large lot, through the siting of internal circulation corridors, landscaped medians, and buildings.	PROVIDED. AC-1
E.	The use of pervious surfaces that reduce heat buildup and stormwater runoff are encouraged for parking areas, particularly in overflow parking areas and those adjacent to open space (see drainage guidelines at the end of this chapter).	BIO-RETENTION SYSTEM PROVIDED. C-1.0
F.	Use low (approximately one meter in height) hedges, shrub masses or walls between parking areas and street frontages, and other parking areas, to screen parking lots from views, as well as to give a defined and attractive edge to the development site.	PROVIDED. L-1
G.	For each parking lot, a single tree species should be used for all end-of-aisle planting islands, and that species, or one additional species, should be used for planter areas between stalls.	PROVIDED. L-1
H.	The use of native plant materials that reference the natural landscape or ornamental versions of orchard-type tree species that reference the area's agricultural heritage are encouraged. Orchard-style planting of parking areas can be achieved with an equally-spaced planting of trees at a ratio of 1 tree for every four spaces for Business Park development, 1 tree for every six spaces for Services and Manufacturing development.	L-1
STANDARDS		
5.4.1	Parking lots shall be located at the rear or side of buildings, rather than between the front facade of the building and the street. Side parking shall not exceed 40% of the frontage of the lot on the primary street.	PROVIDED. AC-1
5.4.2	Where parking layout exceeds two rows in depth (i.e., one double-loaded parking bay), parking lot aisles shall be oriented perpendicular to the building(s) (i.e., aligned in direction of pedestrian movement) to increase pedestrian safety.	PEDESTRIAN AISLE PROVIDED FOR CIRCULATION. AC-1
5.4.3	A pedestrian path or sidewalk located within the landscape median between parking bays is required in cases where there are more than three bays of parking or the configuration of the bays makes it difficult for pedestrians to access the buildings, to the discretion of the Community Development Director.	PEDESTRIAN AISLE PROVIDED FOR CIRCULATION. AC-1
5.4.4	Parking lots shall be planted with shade trees in a pattern and number that can be reasonably expected to shade at least 50% of the lot surface within ten (10) years of planting, and provide a nearly continuous canopy at maturity.	PROVIDED. L-1
5.4.5	A 10% reduction in the required number of parking spaces may be granted by the Director for development within one-quarter mile of a regularly scheduled transit stop.	NO REDUCTION REQUESTED
5.4.6	A 5% reduction in the required number of parking spaces may be granted by the Director for development that provides showers and changing rooms, in addition to the secure, sheltered bicycle parking facilities already required by City code.	NO REDUCTION REQUESTED
5.4.7	A 5% reduction in the required number of parking spaces may be granted by the Director for development of parking areas that increase storm water infiltration (see Drainage guidelines in section 5.2.4).	NO REDUCTION REQUESTED

Table 5.2: DESIGN STANDARDS - WALKWAYS AND AMENITIES

Design Standard	Land Use Designation: Business Park	Service Commercial	Manufacturing	Response
Outdoor amenities for workers, such as areas for play and eating, are available.	Encouraged	Encouraged	Encouraged	PROVIDED. AC-1 & L-1
Where sidewalks along streets provide indirect routes. Other walkways will link building entries, parking lots, bus stops, and employee convenience facilities by direct routes.	Required	Encouraged	Encouraged	PROVIDED. AC-1 & L-1
Pedestrian paths separate from roadways extend through the site, particular where routes parallel to creeks are available.	Required	Encouraged	Encouraged	PROVIDED. AC-1 & L-1
Driveways, parking, and outdoor employee amenities are share among neighboring sites, especially for parcels that are close to the minimum size.	Encouraged	Encouraged	Encouraged	NOT APPLICABLE

Goal 5.5: Outdoor storage and work areas that are aesthetically and functionally compatible with adjoining uses.

GUIDELINES		
A.	Site development plans must clearly show all areas intended for outdoor manufacturing or storage.	NOT APPLICABLE
STANDARDS		
5.1.1	Outdoor manufacturing or storage shall not occupy any required parking space, driveway, creek or creek setback area.	NOT APPLICABLE

Goal 5.6: All loading, service, storage areas, trash and recycling collection areas, and all utilities are properly screened from view of streets, primary entry drives, buildings, and recreation and open space areas.

GUIDELINES		
A.	All screening enclosures should be designed as an integral part of the building, and should be constructed of durable materials with finishes and colors that are compatible with the project's overall architectural character. Enclosure walls should have foundation planting or be planted with vines to soften their appearance.	PROVIDED. AC-1 & L-1
B.	Transformers and other utility equipment that must be above ground should be screened with planting, berms, or with an enclosure. Exterior mounted utility equipment should be painted to blend with its surroundings.	TRANSFORMER & UTILITY EQUIPMENT LOCATION TBD AND WILL BE SCREENED APPROPRIATELY
C.	Where feasible, trash and recycling enclosure areas should be located for convenient deposit and collection of refuse. These should be screened from view of adjacent properties and streets.	PROVIDED. AC-1 & L-1
D.	Transformers, refuse stations, irrigation back-flow prevention devices and controllers, and other utilities should be located outside the street frontage setback and screened with landscaping or architectural treatments.	TRANSFORMER & UTILITY EQUIPMENT LOCATION TBD AND WILL BE SCREENED APPROPRIATELY

Table 5.3: OUTDOOR USE AREAS

Outdoor Storage Or Manufacturing	Land Use Category: Business Park	Service Commercial	Manufacturing	
Maximum Area	Cannot exceed actual building coverage on site	50% of site area	No limit	NOT APPLICABLE
Location	Behind buildings & outside setbacks	Behind buildings & outside setbacks	Outside setbacks	NOT APPLICABLE
Paving	Required as for parking lots	Required as for parking lots	Dust-free, all-weather surface acceptable	NOT APPLICABLE
Screening	Not visible from off site	Not visible from streets or residential sites	Not visible from streets or residential sites	NOT APPLICABLE
Restroom(s) and indoor office and worker eating area	Required	Required	Required, except upon written approval by Director for storage with no public visitation and no on-site workers	NOT APPLICABLE

STANDARDS		
5.6.1	Loading docks and refuse collection areas are not permitted in the area between the building and the street.	TRASH ENCLOSURE ON SIDE. AC-1
5.6.2	Each commercial, industrial loading, outdoor recycling or waste collection area shall be located on the side of a building opposite from parcel lines or street frontages of any land designated for residential use.	NOT APPLICABLE
5.6.3	Storage, service, trash and recycling collection areas shall be located either within an enclosure or behind a visual barrier.	PROVIDED. AC-1
5.6.4	Loading dock areas shall be set back, recessed, and screened from view by walls, berms, or plantings.	NOT APPLICABLE
5.6.5	Exterior on-site utilities (including drainage systems, sewers, gas lines, water lines, electrical, telephone, and communications wires and equipment) shall be installed underground except, where required to be above ground by government agencies.	PROVIDED. C-2.0
5.6.6	Rooftop mechanical equipment shall be screened by parts of the roof, or architecturally compatible screening features, so the equipment is not visible from the ground outside the site or open space areas to the public. On sites designated Business Park, such screening shall make rooftop equipment not visible from a viewpoint outside the site and at the same height as the equipment.	MECHANICAL TO BE LOCATED BEHID TOWERS. A-3.1

Goal 5.7: Unobstructed public views of key scenic features from major planning area roadways

GUIDELINES		
A.	Views from roads to creeks, wetlands, and other designated open spaces should be maintained at creek crossings, and where open space areas adjoin roadways with no intervening private development sites.	NOT APPLICABLE
A.	To the degree feasible, new development should be sited to take advantage of available views by incorporating views of distant scenic resources, as well as on-site or adjacent creeks, wetlands, and other open space features as amenities for workers and visitors.	OUTDOOR AREAS PROVIDED. AC-1 & L-1

Goal 5.8: Attractive gateways that provide a positive announcement of entry into the City and the Airport Area

GUIDELINES		
A.	Gateways shall have the highest priority for: o Enhancement of public facilities such as street and sidewalk pavement condition, signs, and lighting. o Putting existing overhead utilities underground. o Enforcement of property condition standards	NOT APPLICABLE

Goal 5.9: Buildings whose architectural character will contribute to the establishment of the Airport Area as an attractive, high quality business center.

GUIDELINES		
A.	Building forms should generally be simple and expressive of their function and their construction technology.	PROVIDED. A-4.1
B.	Architectural character should strive to be responsive to the specific Airport Area and San Luis Obispo context, including factors such as history and climate.	CAMPUS STYLE ARCHITECTURE PROVIDED. A-4.1
C.	Incorporation of principles of sustainable building design is strongly encouraged. Such principles include energy efficiency in the construction and operation of the facility and use of recycled materials and renewable resources.	NOTED
D.	Building design should be varied and distinctive, while being in harmony with its context. Repetitive and/or stock design solutions should be avoided.	PROVIDED. A-4.1

Goal 5.10: Attractive gateways that provide a positive announcement of entry into the City and the Airport Area

GUIDELINES		
A.	Bold offsets and articulations of the wall plane should be used to: reduce the apparent overall building mass; create a play of shadow; provide visual interest; and maintain a sense of scale.	PROVIDED. A-4.1
B.	Facades that face public streets shall be articulated to give human scale, reduce the apparent mass of large buildings, to add visual interest and avoid the uniform, impersonal appearance typical of many large industrial and office type buildings.	PROVIDED. A-4.1
C.	Massing may vary from building to building but must reinforce the concept of a harmonious and unified cluster of buildings.	PROVIDED. A-4.1
D.	Building forms and placement should be used to create pedestrian areas that are protected from the wind, but have appropriate sun exposure.	OPEN AND PROTECTED OUTDOOR AREAS PROVIDED. AC-1 & L-1
STANDARDS		
5.10.1	Building facades visible from streets shall vary in modules of 20 meters (66 feet) or less. On any building facade, continuous wall planes longer than 30 meters (100 feet) should be avoided. Where interior functions require longer continuous spaces, exterior walls should incorporate architectural features such as columns or pilasters at least every 20 meters. Such architectural features shall have a depth of at least 3 percent of the length of the facade, and shall extend at least 20 percent of the length of the facade.	PROVIDED. A-1.1 & A-4.1
5.10.2	Facades that face public streets shall use elements such as arcades, awnings, entry features, windows, or other such animating features along at least 60 percent of their horizontal length.	PROVIDED. A-4.1

Goal 5.11: An overall development profile that contributes to the unity and harmony of the planning area when viewed as a whole, but also has enough variety to contribute visual interest and avoid monotony.

GUIDELINES		
A.	Building height profile should be designed to create a harmonious relationship with adjacent buildings both within the site and on adjacent sites.	NOTED
B.	Building heights should be varied both within and between sites to provide visual interest and to mitigate the scale of the buildings. Lower building heights should be used near entrances, plazas and other gathering places to maintain human scale.	CASED OPENINGS & CANOPIES FRAME ALL ENTRANCES. A-4.1
C.	Rooflines should be varied to add character and interest to buildings. Roof forms that reference a rural, agricultural building prototypes are preferred over flat roofs.	NOTED
D.	Rooftop equipment shall be consolidated as much as possible and screened from public views, including open space areas open to the public. Enclosures for rooftop equipment shall be integrated into the overall design of the structure.	PROVIDED. A-3.1 & A-4.1
STANDARDS		
A.11.1	Table 4.4 shows building height standards for the planning area. See the Zoning Regulations for allowed height in the R-2 zone.	REFER TO PROJECT SUMMARY. T-1.1

Goal 5.12: Architecture that provides human scale, visual interest and distinctiveness through the use of high quality finishes and materials that are harmoniously combined to unify individual buildings and to ensure a consistent level of design quality.

GUIDELINES		
A.	Arcades and/or recessed exterior balconies should be used to articulate building form, provide a sense of scale, and create a play of light and shadow.	PROVIDED. A-4.1
B.	Wall and window surface planes should be articulated with reveals, trim, recesses, projections, or other details to provide visual interest and a sense of scale.	PROVIDED. A-4.1
C.	Rooftop equipment should be shielded to provide pleasant roof views from adjacent taller buildings or other elevated viewpoints such as open space areas and trails.	PROVIDED. A-3.1 & A-4.1
D.	Building entries should be clearly defined and highly visible. This can be accomplished through use of a special architectural feature such as a portico, overhang, decorative cornice, canopy or arcade, and accentuated with a change in materials and color, and accent plantings.	PROVIDED. A-1.1 & A-4.1
E.	Emphasize main building entries with entry courtyards or other features so as to be easily recognizable from approaching automobiles and to provide "ceremonial" entry for pedestrians.	PROVIDED. AC-1.1 & L-1
F.	Exterior gutters, scuppers, leaders, leader heads and other exterior rainwater drainage devices are allowed only if they are visually integrated into the building design as a decorative enhancement.	PROVIDED. REFERENCE NOTE #9 A-4.1

Goal 5.14: A unified identity through use of a harmonious, but varied, palette of materials and colors that is coordinated with landscape elements and signage.

GUIDELINES		
A.	Within a given architectural design, the exterior appearance of a building should receive a consistent treatment of material and colors on all sides, although the proportion of materials may vary.	PROVIDED. A-4.1
B.	In general, materials should be used honestly, reflecting their natural character, and artificial versions of natural materials such as wood, rock, and masonry should be avoided.	PROVIDED. A-4.1
C.	Reflective or shiny exterior finishes such as glazed roofing tiles, enameled metals, reflective glass, and glossy vinyl coatings are discouraged. When used, glass panels or windows that cover a large portion of the building facade should be clear or moderately reflective. Highly reflective mirror glass is discouraged.	PROVIDED. METAL CANOPIES COLOR IS NON-REFLECTIVE. A-4.1
D.	In general, colors should be restrained. Colors that are compatible and complementary with the range of natural tones found in the surrounding landscape are preferred for exterior walls. Trim and accent colors may be brighter, but should still be somewhat muted.	PROVIDED. T-1.2 & COLOR BOARD

Goal 5.15: An attractive and sustainable landscape pattern that unifies and enhances the quality of the proposed development, while being compatible with the rural agricultural landscape that bounds the area to the south and east.

GUIDELINES		
A.	Street trees in the Airport Area should be planted to enhance the area's image, and create a strong sense of identity and unity regardless of the variety in land uses and architectural styles.	PROVIDED. L-1
B.	Landscaping along streets and trails should employ a relatively simple palette of plants and other materials that is repeated throughout the area to create a sense of continuity and visual coherence.	PROVIDED. L-1
C.	Focal areas, such as the Airport Area gateways, key intersections and project entries should be highlighted through the introduction of specimen trees, intensified planting schemes, special paving and other landscape enhancements.	NOT APPLICABLE
D.	Native and naturalized plant species (plants that can easily survive local climatic and soil conditions) are favored over exotic species that require more water, higher maintenance, and are less compatible with the natural landscape.	PROVIDED. L-1
E.	The use of native trees and those associated with the agricultural landscape are encouraged throughout the area. For example, Oak trees are a recognized resource in the area. The use of oak species, including Quercus agrifolia (coast live oak) and Quercus lobata (valley oak), in focal areas and landmark locations is encouraged. California sycamore is another appropriate species, particularly in areas adjacent to riparian corridors and wetland areas.	PROVIDED. L-1
F.	The character of planted areas near riparian corridors should respect and respond to the natural landscape character of those areas. A gradual transition should be created between zones of purely native vegetation and predominantly ornamental planting areas.	NOT APPLICABLE
G.	The use of specimen trees and ornamental species is appropriate to highlight the importance of building entries and distinguish them from the rest of the site landscape.	PROVIDED. L-1

Goal 5.16: Landscaping that integrates buildings with the larger landscape, and creates a more attractive and comfortable

GUIDELINES		
A.	While the City is interested in having attractive landscaping used throughout the area, development in areas with high public visibility or that are developed for public use, should place additional emphasis on providing high quality landscaping.	NOTED
B.	Where visible to the public, foundation planting and landscaping of the ground plane should be used to integrate the building with the site.	PROVIDED. L-1
C.	The use of lawn as a ground cover is generally discouraged because it requires disproportionately high amounts of water, energy and chemicals to maintain. Turf should generally be used in pedestrian activity areas where its ability to accommodate foot traffic is a benefit. When used, turf varieties that have low water requirements, such as improved fescues and Bermuda hybrids, should be favored.	NONE PROPOSED. L-1
D.	Trees and taller plant species should be used to mitigate the scale of buildings and to screen unsightly and/or less interesting building features.	PROVIDED. L-1
E.	Trees and shrubbery should be used to enhance microclimate conditions and water conservation by reducing ambient temperatures, shading outdoor gathering areas and hot south- and west-facing windows, and providing windbreaks.	PROVIDED. L-1
F.	The use of ornamental species and specimen plants is most appropriate near buildings, particularly those areas most visible to the public such as entries, plazas, pathways, and outside windows.	PROVIDED. L-1

Goal 5.17: A consistent, high quality system of signs that allows for creativity in design and commercial identification, while avoiding extremes of size, number, color, height, and shape.

GUIDELINES		
A.	Business Park developments are encouraged to provide public art on-site.	NOTED
STANDARD		
5.17.1	Development in the Airport Area is subject to the requirements of the City's Public Art ordinance.	NOTED

Goal 5.18: A consistent, high quality system of signs that allows for creativity in design and commercial identification, while avoiding extremes of size, number, color, height, and shape.

GUIDELINES		
A.	Signs should be visually integrated with the contours, forms, colors and detailing of the landscape design. Low- profile monument signs are generally preferred.	NONE PROPOSED CURRENTLY, BUT WILL MATCH ADJACENT PROPERTY TO ENHANCE A CAMPUS FEELING
B.	The colors and materials of signs should reflect the visual attributes of the buildings to which they refer. Harsh or garish colors for background or lettering are discouraged.	REFER TO 5.18.A
C.	Building design should be varied and distinctive, while being in harmony with its context. Repetitive and/or stock design solutions should be avoided.	REFER TO 5.18.A

Table 5.5: DESIGN STANDARDS - LANDSCAPED SPACE

Design Standard	Land Use Category: Business Park	Service Commercial	Manufacturing	
Landscaped space extends continuously between streets, buildings, and parking areas.	Required	Encouraged	Encouraged	PROVIDED. L-1
Continuous areas of open ground have their long dimensions oriented parallel to the airport's main runway.	Encouraged	Encouraged	Encouraged	PROVIDED. AC-1
Plant species are continuous from site to site.	Encouraged	Encouraged	Encouraged	PROVIDED. L-1
Parcels are not bounded by walls or fences (exceptions: retaining walls needed for proper drainage and not exceeding one meter tall, and screening for parking and loading).	Required	Encouraged	Encouraged	NO FENCES PROPOSED
Fences "fade out" when seen against landscaping or objects (use materials such as vinyl- coated chain-link).	Required	Encouraged	Encouraged	NO FENCES PROPOSED
Barbed-wire and razor-wire are not used, except by administrative use permit approval, with a finding of no practical alternative for security.	Applies	Applies	Applies	NO FENCES PROPOSED
Barbed-wire and razor-wire are not used, except by administrative use permit approval, with a finding of no practical alternative for security.	Required	Encouraged	Encouraged	NO FENCES PROPOSED

STANDARDS		
5.18.1	Building identity signs shall be limited to major site entries from public roadways. Corporate and business identity signs can be placed on the buildings themselves, as long as they are located near the building entrance and are for identification within the site (i.e., not from public roadways).	NONE PROPOSED CURRENTLY, BUT WILL MATCH ADJACENT PROPERTY TO ENHANCE A CAMPUS FEELING
5.18.2	Signs on poles or other raised structures are not allowed in the planning area.	REFER TO 5.18.1
5.18.3	All signs shall be located on private property.	REFER TO 5.18.1
5.18.4	Entry signs shall be externally illuminated. The light source shall be fully shielded from view from roadways and pedestrian walkways. Lighting levels shall be as low as possible while providing adequate illumination for signs to be seen by motorists.	REFER TO 5.18.1

Goal 5.19: A low level of ambient lighting that protects the rural ambience, while being consistent with public safety needs.

GUIDELINES		
A.	When illuminated, pedestrian pathways and plazas within development parcels should use light standards that limit the splay of light. Fixtures mounted no higher than 42 inches above the ground are preferred, but light standards up to 12 feet tall are acceptable.	PROVIDED. E-1 & E-2
B.	On-site lighting to complement and enhance architecture, building identity and site design should be restrained in its application. Fixtures should be concealed to avoid glare and light intrusion into adjacent properties and streets.	PROVIDED. E-1 & E-2
C.	Service area lighting should be contained within the service area boundaries and enclosure walls. Light "spill over" outside service areas should be minimized.	NOT APPLICABLE
STANDARDS		
5.19.1	Provide minimum levels of lighting consistent with public safety standards along public roadways.	PROVIDED. E-1 & E-2
5.19.2	At a minimum, streetlights shall be required at intersections, marked pedestrian crossings, and directional/warning signs. Where used, street lighting shall emphasize the creation of "pools" of light around areas of concern, rather than providing a constant, even lighting across the entire area.	NOT APPLICABLE
5.19.3	Luminaire height shall not exceed 30 feet on arterials and major collectors such as Broad Street, Prado Road, and Tank Farm Road.	NOT APPLICABLE
5.19.4	To maintain a pedestrian scale and reduce ambient light levels, streetlights shall not exceed 20 feet on all other streets.	PROVIDED. E-1 & E-2
5.19.5	Provide adequate illumination for safe use of parking lots after dark.	PROVIDED. E-1 & E-2
5.19.6	Color-balanced lights that do not cast a tinted light are preferred.	PROVIDED. E-1 & E-2
5.19.1	Light fixtures shall be cut-off type fixtures that focus light down toward the ground and shield the light source from surrounding areas not intended to be illuminated.	PROVIDED. E-1 & E-2
5.19.8	Luminaire height should be uniform over the parking lot and not exceed 20 feet.	PROVIDED. E-1 & E-2
5.19.9	Parking area lighting should be designed to minimize shadow/light interference by siting light standards between trees and below mature canopy tree height.	PROVIDED. E-1 & E-2

Goal 5.20: Drainage systems that employ Best Management Practices, consistent with City-wide drainage standards, and are designed to be an integral part of the natural landscape.

GUIDELINES		
A.	Use of surface stormwater collection systems, including swales, detention ponds, and energy dissipaters, is encouraged to slow stormwater runoff and improve stormwater quality. Features such as sediment basins, filter strips, and infiltration beds can be included to further enhance the removal of pollutants from runoff.	PROVIDED. C-1.0
B.	Where soils and water tables permit, developers are encouraged to use techniques for increasing stormwater infiltration. Such techniques could include: infiltration basins, infiltration trenches, swales with check dams, and/or permeable pavements.	PROVIDED. C-1.0
C.	Use of permeable pavements, such as porous asphalt, porous concrete, and open-celled pavers, is encouraged for pedestrian walkways, courtyards, parking areas and low-volume roads.	PERMEABLE WALKWAYS PROVIDED. AC-1.1
D.	Use of parking lot planter strips as "bioswales" or infiltration beds that capture runoff from the parking area in the planter areas is preferable to raised planter areas that drain off onto the paved areas. The City can give up to a 5% reduction in required parking in exchange for effective use of surface stormwater collection techniques that increase infiltration.	PROVIDED. C-1.0
E.	Catchment and diversion of stormwater runoff from rooftops into surface collection/detention/infiltration facilities is encouraged.	PROVIDED, ROOF DRAINAGE WILL BE PIPED TO BIO-RETENTION AREAS

SLO COMMUNITY DESIGN GUIDELINES - OFFICES

C. Offices. Office structures differ from other commercial buildings in that their intensity of use is lower while building scale is typically larger, primary activities are not limited to the first floor, and there are fewer entries along building perimeters. Without careful attention in design to building form and mass, and street level features, these structures can impair the pedestrian orientation of a streetscape.

1.	Site planning. Office site plans should incorporate the following features.		
	a.	Office buildings should be "built to" the minimum required front setback.	PRIOR WETLANDS AREA MAINTENANCE AGREEMENT/ENTITLEMENT DICTATED STREET SETBACK. AC-1
	b.	Surface parking should be located towards the rear of the site or at the side of the building, with bicycle parking convenient to building entrances.	PROVIDED. AC-1
	c.	Multi-story buildings should not be placed adjacent to residential private open space areas (e.g., rear yards).	NOT APPLICABLE
	d.	The primary building entrance should face the street.	TOWER ENTRY PROVIDED AT STREET FRONTAGE. AC-1 & A-1.4
2.	Building design. Office buildings should be designed to comply with the following guidelines.		
	a.	Depending upon adjacent land uses and building scale and mass, it may be appropriate to place the first floor at the minimum setbacks, with upper floors set back further.	NOT APPLICABLE
	b.	Building surfaces over two stories high or 40 feet in length should provide vertical and horizontal wall plane offsets.	PROVIDED. A-4.1
	c.	Office structure facades should have extensive window areas.	PROVIDED. A-4.1
	d.	The primary building entrance should be designed as a highly visible and significant architectural feature.	TOWER ENTRY PROVIDED AT STREET FRONTAGE. AC-1 & A-1.4
	e.	Decorative elements should be focused at the pedestrian level; more architectural simplicity may be appropriate on upper floors.	NOTED

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805/541-5604 voice

Project:

862 AEROVISTA PLACE

SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
SAN LUIS OBISPO
CA 93401

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Consultant:

Sheet Contents:

DESIGN STANDARDS

LICENSED ARCHITECT FRANCES FAN GIBBS No. C-26942 REN. 10-31-21 STATE OF CALIFORNIA

Date:

14 FEB 2020

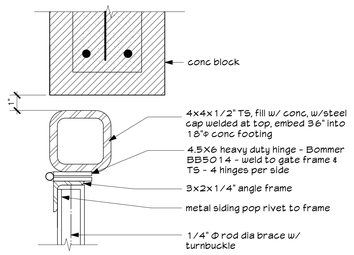
Revised:

Job No:

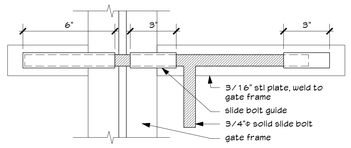
1923

Sheet:

T - 1.4

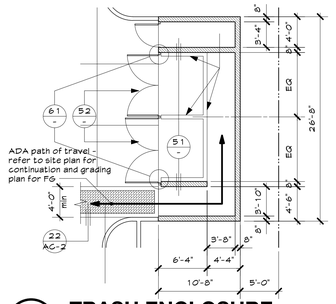


61 GATE JAMB
3"

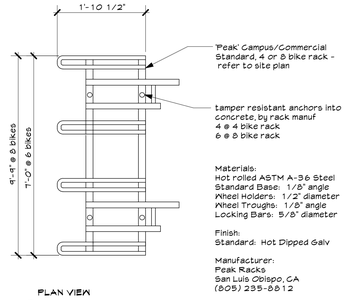


TRASH ENCLOSURE NOTES:
1. Provide exterior rated signs per plan;
   Sign D - RECYCLE MATERIALS ONLY
   Sign E - FOR GARBAGE ONLY
2. Provide 3/4"ø steel cane bolt at pair of gates per city standards, w/ welded stop pin, backing plate, stop pin rest, and 1 1/4" ID steel pipe x 6" deep cane slot

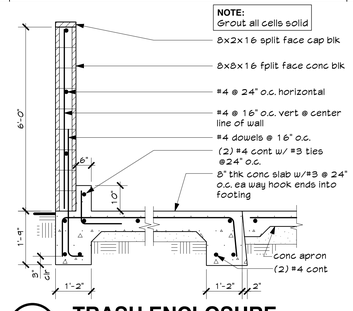
62 GATE LATCH
3"



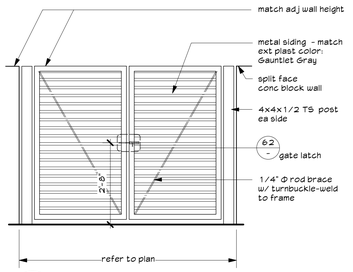
64 TRASH ENCLOSURE
1/8" = 1' - 0"



65 BIKE RACKS
3/4"



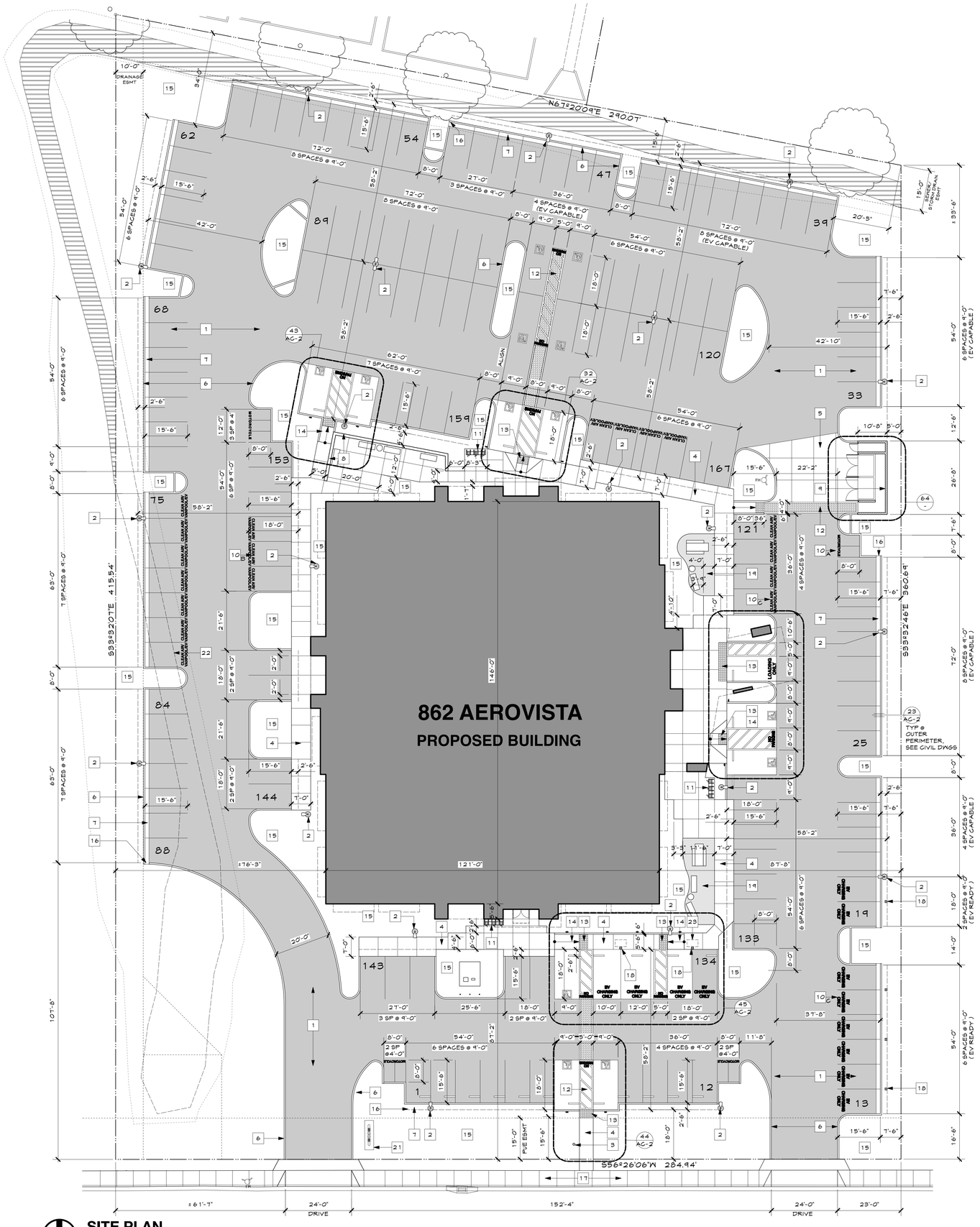
51 TRASH ENCLOSURE
1/2"



52 TRASH GATE
NO SCALE

SITE PLAN REFERENCE NOTES

1. PAVED DRIVE & PARKING AREAS - SHOWN SHADED
2. PARKING LOT POLE LIGHT FIXTURE - REFER TO SHTS E-1 & E-2
3. BOLLARD LIGHT FIXTURE - REFER TO SHTS E-1 & E-2
4. CONCRETE WALKS
5. CONCRETE SLAB AT DRIVE AREAS, 6" CONC WITH # 4 AT 18" O.C. EA WAY OVER "I" CL II BASE, W/ EXP JOINTS AS SHOWN
6. CONC CURB - 6" HIGH TYP AT ALL PARKING AREAS
7. CONCRETE CURB/GUTTER
8. + 48" HIGH CONCRETE BLOCK PATIO WALL W/ EXTERIOR PLASTER
9. SPLIT FACE CONC BLOCK TRASH ENCLOSURE
10. TRAFFIC PAINT
    A. "MOTORCYCLE" - 5" HIGH LETTERS
    B. "NO PARKING" - 12" HIGH LETTERS & STRIPES @ 36" O.C. MAX
    C. DESIGNATED PARKING, PER PLAN
11. BIKE RACK - 6 BIKES - TYP @ 3 LOCATIONS
12. PRECAST CONC PAVERS
13. TRUNCATED DOMES
14. CONC CURB RAMP 1:12 MAX SLOPE - REFER TO CIVIL PLANS
15. PLANTING AREA - REFER TO PLANTING PLAN
16. CURB OPENING, REFER TO CIVIL PLANS
17. EXISTING SIDEWALK, CURB & GUTTER
18. VEHICLE CHARGING STATION
19. COMPACTED DG AREA W/ PICNIC TABLE & BENCH REFER TO LANDSCAPE PLAN
20. BENCH - REFER TO LANDSCAPE PLAN
21. DOUBLE DETECTOR CHECK VALVE - REFER TO CIVIL PLANS
22. STORM DRAIN - REFER TO CIVIL PLANS
23. 30" x 48" CLEAR SPACE AT EV CHARGER



SITE PLAN
1/16" = 1' - 0"

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862 AEROVISTA PLACE

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Consultant:

Sheet Contents:

SITE PLAN

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26542
REN. 10-31-21
STATE OF CALIFORNIA

Date:
14 FEB 2020

Revised:

Job No:
1923

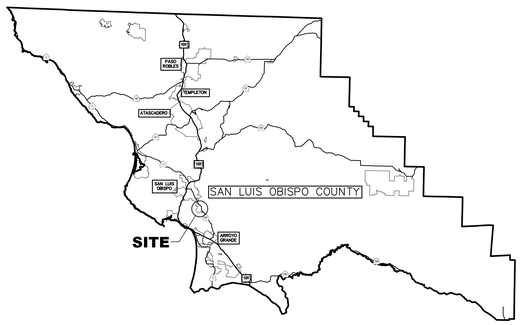
Sheet:
AC-1.1

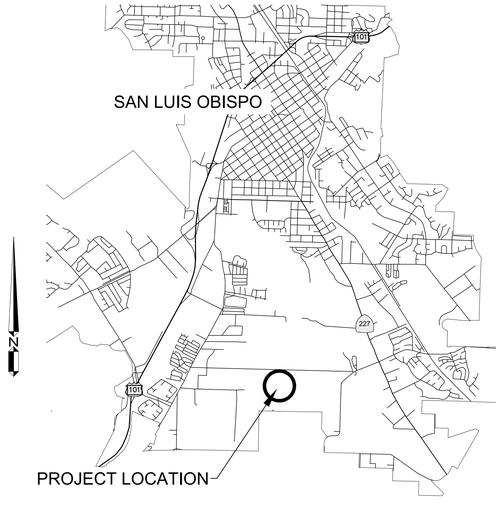
IMPROVEMENT PLANS

FOR

862 AEROVISTA PLACE, SLO

CITY OF SAN LUIS OBISPO, CALIFORNIA





LEGEND

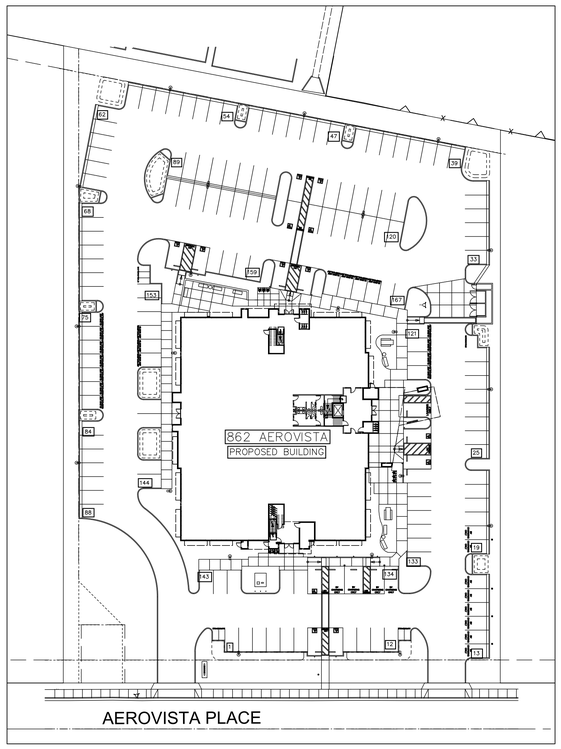
EXISTING	PROPOSED	DESCRIPTION
(100.0 FS)	101.50 FS	SPOT ELEVATIONS
		SEWER MANHOLE
		SEWER CLEANOUT
		SERVICE LATERAL (W=WATER, G=GAS, U=UTILITIES)
		SERVICE METER (W=WATER)
		DOUBLE SERVICE METER (W=WATER)
		SEWER LATERAL
		FIRE HYDRANT
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
		CURB INLET
		GATE VALVE
		STREET LIGHT
		SURVEY MONUMENT
		BENCH MARK
(2.00)%	2.00 %	SLOPE PERCENTAGE
		ABANDON UTILITY
		EDGE OF PAVEMENT
		REDUCER / INCREASER
WL	WL	WATER LINE
SSFM	SSFM	SEWER FORCE MAIN
SS	SS	GRAVITY SEWER LINE
SD	SD	STORM DRAIN
GAS	GAS	UNDERGROUND GAS LINE
UTL	UTL	UNDERGROUND UTILITY LINE LOCATION
ELE	ELE	UNDERGROUND ELECTRICAL LINE
CTV	CTV	UNDERGROUND CABLE TELEVISION LINE
TEL	TEL	UNDERGROUND TELEPHONE LINE
ETC		ELECTRICAL, TELEPHONE COMMUNICATION
		RIGHT OF WAY
		EASEMENT
		CENTERLINE
		BARBED WIRE FENCE
		CHAIN LINK FENCE
		RETAINING WALL
		FLOWLINE

811 Know what's **below.** **Call** before you dig.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
ARV	AIR RELEASE VALVE
A&V	AIR AND VACUUM (COMBINATION) VALVE
AVG	AVERAGE
BC	BEGIN CURVE
BF	BLIND FLANGE
BFV	BUTTERFLY VALVE
BIA	BUREAU OF INDIAN AFFAIRS
BLDG	BUILDING
BM	BENCH MARK
BO	BLOW OFF
C	CURB
CATV	CABLE TELEVISION
CI	CAST IRON
CL	CENTERLINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPLG	COUPLING
CY	CUBIC YARD
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
D/W	DRIVEWAY
E	EXISTING
EA	EACH
EC	END CURVE
ELE	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
EG	EXISTING GROUND
FCA	FLANGE COUPLING ADAPTOR
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FL	FIRE LINE
FLG	FLANGE
FS	FINISH SURFACE
FT	FEET
G	GAS
GA	GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT
JP	JOINT POLE
JT	JOINT UTILITY TRENCH
L	LENGTH
LAT	LATERAL
LF	LINEAR FEET
LP	LIGHT POLE
LT	LEFT
M	METER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MH	MANHOLE
N/A	NOT APPLICABLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
PCC	PORTLAND CEMENT CONCRETE
PH	POTHOLE (UTILITY WAS POTHOLED)
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PRV	PRESSURE REGULATING VALVE
PSF	POUND PER SQURE FOOT
PSI	POUND PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RC	REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
REQD	REQUIRED
RT	RIGHT
R/W	RIGHT OF WAY
RET WALL	RETAINING WALL
SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SHT	SHEET
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STL	STEEL
SW	SIDEWALK
T	TELEPHONE
TB	THRUST BLOCK
TB	TOP OF BANK
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP WALL
UTL	COMMON TRENCH UTILITIES
VAR	VARIES
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

*NOTE: THIS IS A STANDARD SET OF ABBREVIATIONS. NOT ALL ABBREVIATIONS SHOWN WILL APPLY TO THIS WORK.



SITE LOCATION

SCALE: 1" = 40'

OWNER/DEVELOPER

QUAGLINO PROPERTIES
815 FIERO LANE
SAN LUIS OBISPO, CA 93401

SITE ADDRESS

862 AEROVISTA PLACE
SAN LUIS OBISPO, CA 93401

ASSESSOR'S PARCEL NUMBER

APN 053-412-015

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-2.0	TOPOGRAPHIC MAP
C-3.0	OVERALL GRADING PLAN
C-3.1	GRADING PLAN
C-3.2	GRADING PLAN
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GENERAL NOTES

1. THESE PLANS ARE PART OF A SET OF CONTRACT DOCUMENTS AND SHALL NOT BE CONSIDERED THE SOLE SOURCE OF CONSTRUCTION INFORMATION. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS, THE CONTRACT DOCUMENTS AND WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT.

2. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED CONTRACT DOCUMENTS FOR THIS PROJECT ON THE SITE AT ALL TIMES AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

3. CONTRACTOR AGREES THAT HE OR SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, OR THIRD PARTY IN VIOLATION OF THE LAW OR IN TRESPASS. THE CONTRACTOR SHALL PRACTICE SAFETY AT ALL TIMES AND SHALL FURNISH, ERECT, AND MAINTAIN, SUCH FENCES, BARRICADES, LIGHTS, AND SIGNS NECESSARY TO GIVE ADEQUATE PROTECTION TO THE PUBLIC AT ALL TIMES.

4. INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES IS BASED ON RECORD INFORMATION AND IS SHOWN FOR INFORMATION PURPOSES ONLY. UNDERGROUND FEATURES SHOWN IN PLAN VIEW ON THE PLANS ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT, AND MAY NOT APPEAR IN PROFILE OR SECTIONS VIEWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO EXCAVATION IN ANY AREA. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AND THE CITY OF SAN LUIS OBISPO FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED CONSTRUCTION.

6. THESE DRAWINGS REPRESENT THE FINISHED CONDITION AND UNLESS OTHERWISE INDICATED, THEY DO NOT SHOW THE METHOD OF CONSTRUCTION.

7. ALL IMPROVEMENTS SHOWN OR INDICATED ON THESE DRAWINGS ARE TO BE CONSTRUCTED AND/OR INSTALLED BY THE CONTRACTOR IN THIS PROJECT, UNLESS THEY ARE CALLED OUT AS: "EXISTING", "FUTURE", "NIC", NOT A PART; OR HAVE SOME OTHER EXCLUDING NOTATION.

8. CONTRACTOR SHALL KEEP A SET OF PROJECT DRAWINGS ON WHICH RECORD INFORMATION SHALL BE PLACED NOTING DEVIATIONS FROM THE PLANS IN THE LOCATION, GRADE, SIZE, TYPE, AND SCOPE OF WORK WHICH IS CONSTRUCTED.

9. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS AND STANDARDS SHALL BE OBSERVED AT THE JOB SITE AT ALL TIMES.

10. CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF WORK. THE MEETING SHALL INCLUDE (AT A MINIMUM) THE OWNER/REPRESENTATIVE, CONTRACTORS, ENGINEER OF RECORD, SOILS ENGINEER, PERTINENT UTILITY COMPANIES, SURVEYOR AND CITY INSPECTOR. TO SCHEDULE MEETING, CONTACT CITY OF SAN LUIS OBISPO AT (805) 781-7196.

11. EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE. PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. ANY SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED PRIOR TO OCCUPANCY BY A PROFESSIONAL LICENSED LAND SURVEYOR IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS ACT.

ALL CONSTRUCTION SHALL BE IN COMPLETE COMPLIANCE WITH ALL RECOMMENDATIONS AND REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT FOR 862 AEROVISTA PLACE, SAN LUIS OBISPO CA, DATED JULY 12, 2019, PREPARED BY EARTH SYSTEMS PACIFIC.

12. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO CURB AND GUTTER, SIDEWALKS, DRIVEWAY RAMPS, CURB RAMPS, SIDEWALK UNDERDRAINS, STREET LIGHTS, WATER, SEWER, AND FIRE SERVICES, DRAINAGE IMPROVEMENTS, WORK IN A PUBLIC EASEMENT, CONNECTION TO CITY OFFSITE SEWER MAIN, STREET TREE PLANTING, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF WAY.

13. CONTACT THE PUBLIC WORKS INSPECTOR AT 781-7554 WITH AT LEAST A 48 HOUR NOTICE FOR ANY REQUIRED CITY OF SAN LUIS OBISPO ENCROACHMENT PERMIT OR FINAL INSPECTIONS.

14. A TRAFFIC CONTROL AND PEDESTRIAN PROTECTION PLAN SHALL BE SUBMITTED TO THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ENCROACHMENT PERMIT ISSUANCE.

15. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING OF CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.

16. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING OF MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.

17. COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL AS SPECIFIED BY THE SOILS ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL. COMPACTION REPORTS TO BE PROVIDED TO THE ENGINEER OF RECORD.

18. SITE SOILS WITHIN FLATWORK AREAS SHOULD BE OVEREXCAVATED TO THE BOTTOM OF THE NONEXPANSIVE FILL SECTION RECOMMENDED IN THE GEOTECHNICAL REPORT. THE EXPOSED SURFACES SHOULD THEN BE SCARIFIED, MOISTURE CONDITIONED AND RECOMPACTED.

19. A REGISTERED CIVIL ENGINEER MUST VERIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN CONFORMANCE WITH THE PLANS PRIOR TO THE REQUEST FOR FINAL INSPECTION. RECORD DRAWINGS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER PREPARING THE RECORD DRAWING PLANS WILL BE PRESENT WHEN THE FINAL INSPECTION IS MADE. CONTRACTOR TO KEEP A RECORD OF ALL REVISIONS/ "AS-BUILT" CHANGES ON AN APPROVED SET OF PLANS AND PROVIDE TO THE EOR IN A TIMELY MANNER AFTER FINAL INSPECTION SITE WALK.

20. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.

21. THE FINAL STRUCTURAL SECTION SHALL BE BASED ON 'R' VALUE TESTS MADE AT THE TIME OF CONSTRUCTION.

22. CONSTRUCTION ACTIVITY ON-SITE SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 7:00PM MONDAY THROUGH SATURDAY.

23. GRADING OPERATIONS SHALL BE MONITORED BY OR UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER TO PROVIDE PROPER SELECTION AND COMPACTION OF FILL AND ATTEMPT TO IDENTIFY ANY UNDISCOVERED SOIL CONDITIONS OR FEATURES THAT MIGHT AFFECT THE CONSTRUCTION OF THE DEVELOPMENT.

24. THE CONTRACTOR SHALL CLEARLY POST THE PROJECTS NOISE RESTRICTIONS ON THE SITE UNTIL THE PROJECT IS COMPLETE.

25. DESIGNS OF ALL FOUNDATIONS, ROADWAYS, CURBS AND OTHER STRUCTURES SHALL BE REVIEWED BY A GEOTECHNICAL ENGINEER TO ENSURE THAT THEY ARE COMPATIBLE WITH THE SOILS PROPERTIES AND CONDITIONS ON THE PROJECT SITE.

26. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OR TRENCHING GREATER THAN 5 FEET IN DEPTH. A COPY OF THE ANNUAL OR PROVISIONAL PERMIT SHALL BE PROVIDED TO THE BUILDING DIVISION PRIOR TO BUILDING, UTILITY, AND/OR GRADING PERMIT ISSUANCE IF APPLICABLE.

27. FINISH GRADES AROUND THE STRUCTURE SHALL SLOPE DRAIN A MINIMUM OF 5% FOR 10 FEET OR 2% FOR IMPERVIOUS SURFACES TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.

28. ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARD AND STANDARD SPECIFICATIONS (ADOPTED JANUARY 2010)

29. PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR PERMIT WORK IN THE PUBLIC RIGHT OF WAY OR CONNECTION TO PUBLIC UTILITIES.

30. PARKING LOT STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE PARKING AND DRIVEWAY STANDARDS AND CITY ENGINEERING STANDARD #2250.

31. ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR PRIOR TO FINAL INSPECTION APPROVALS OR OCCUPANCY OF ANY NEW BUILDING.

32. PURSUANT TO GOVERNMENT CODE SECTION 66474.9(B), THE SUBDIVIDER SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY AND/OR ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY AND/OR ITS AGENTS, OFFICERS OR EMPLOYEES TO ATTACK, SET ASIDE, VOID OR ANNUL, THE APPROVAL BY THE CITY OF THIS SUBDIVISION, AND ALL ACTIONS RELATING THERETO, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL REVIEW.

33. EXPORT MATERIAL SHALL BE DISPOSED OF OUTSIDE THE CITY LIMITS IN AN ACCEPTABLE LOCATION.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING, DEMOLITION AND EARTHWORK OPERATION FOR ANY EXISTING HAZARD SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS OR LARGE DEPOSITS OF ORGANIC MATERIAL, ETC. IF ANY SUCH HAZARDS ARE FOUND, THE OWNER AND ENGINEER SHALL BE NOTIFIED. ALL EXISTING SURFACE STRUCTURES, FENCES, TANKS, PIPES, ETC., AND ANY BURIED MATERIAL SPECIFIED IN THE PLANS FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY.

2. CONTRACTOR SHALL PROVIDE A MIN. OF 48 HOURS WRITTEN NOTICE TO THE PROJECT REPRESENTATIVE AND SURVEYOR WHEN REQUESTING SURVEY STAKES.

3. ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

4. A COMPACTION REPORT SHALL BE PROVIDED FROM A LICENSED SOILS ENGINEER STATING THAT THE BASE AND SUBGRADE WERE PREPARED IN ACCORDANCE WITH THE PROJECT SOILS REPORT OR THE CITY PARKING AND DRIVEWAY STANDARDS. (95% MINIMUM COMPACTION)

5. A LICENSED LAND SURVEYOR SHALL CERTIFY SEWER LATERALS WITH A SLOPE NOT LESS THAN ¼" PER FOOT OR 1% AT TIME OF INSTALLATION. SURVEYORS FIELD REPORT SHALL INCLUDE SPOT ELEVATIONS VERIFIED AT NOT LESS THAN 10' INTERVALS AND PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE THE SEWER LATERAL INSPECTION.

6. THE ELEVATION OF THE FOUNDATION FORMS SHALL BE CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER FOR COMPLIANCE WITH THE APPROVED BUILDING PLANS AND CITY ORDINANCES PRIOR TO FOUNDATION INSPECTION APPROVALS

CUT:	XXX CU, YDS.
FILL:	XXX CU, YDS.
NET:	XXX CU, YDS.

QUANTITY ESTIMATES SHOWN ON THIS PLAN ARE TO BE USED FOR BONDING AND PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSES OF CONSTRUCTION & BIDDING. THESE QUANTITIES DO NOT ASSUME ANY LOSSES DUE TO SHRINKAGE, DIRT REMOVAL DUE TO UNSUITABLE SUBGRADE MATERIAL OR REUSE OF EXISTING ASPHALT ON-SITE.

GRADING NOTES

1. ALL IMPROVEMENTS LOCATED WITHIN THE CREEK SETBACK AREA (BELOW TOP OF BANK) SHALL ONLY BE COMMENCED WITH THE APPROVAL AND OVER-SIGHT BY THE CITY'S NATURAL RESOURCES MANAGER. CONTACT NATURAL RECOURSE MANAGER, ROBERT HILL AT (805) 781-7211 TWO WORKING DAYS PRIOR TO START OF WORK.

2. IF EXCAVATIONS ENCOUNTER SIGNIFICANT PALEONTOLOGICAL RESOURCES, ARCHAEOLOGICAL RESOURCES, OR CULTURAL MATERIAL, THEN CONSTRUCTION ACTIVITIES THAT MAY AFFECT THEM SHALL CEASE UNTIL THE EXTENT OF THE RESOURCE IS DETERMINED AND THE COMMUNITY DEVELOPMENT DIRECTOR APPROVES APPROPRIATE PROTECTIVE MEASURES. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL BE NOTIFIED OF THE EXTENT AND LOCATION OF DISCOVERED MATERIALS SO THAT A QUALIFIED ARCHAEOLOGIST MAY RECORD THEM.

3. IF PRE-HISTORIC NATIVE AMERICAN ARTIFACTS ARE ENCOUNTERED, A NATIVE AMERICAN MONITOR SHOULD BE CALLED INTO WORK WITH THE ARCHAEOLOGIST TO DOCUMENT AND REMOVE THE ITEMS. DISPOSITION OF ARTIFACTS SHALL COMPLY WITH STATE AND FEDERAL LAWS.

CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT
919 PALM STREET
SAN LUIS OBISPO, CALIFORNIA 93401
T: (805) 781-7200

APPLICABLE CODES:

CALTRANS STANDARD PLANS - 2018
CBC - 2019 California Building Code
UPC - 2019 Uniform Plumbing Code
GBC - 2019 Green Building Code
CFC - 2019 California Fire Code

SWPPP AND EROSION CONTROL

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.

2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.

4. EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION. ADDITIONAL MEASURES /DEVICES SHALL BE AVAILABLE DURING THE RAINY SEASON (BETWEEN OCTOBER 15 AND APRIL 15) OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%. THESE MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.

5. THE CONTRACTOR, DEVELOPER, AND QSP SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.

7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.

8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 70% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.

9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER. **WDID NO.: XXXXXXX, RISK LEVEL 2**

10. ALL DISTURBED AREAS SHALL BE HYDROSEEDED OR PLANTED WITH AN APPROVED EROSION CONTROL VEGETATION WITHIN 14 DAYS AFTER CONSTRUCTION IS COMPLETE OR IF INACTIVE FOR MORE THAN 14 DAYS.

11. EFFECTIVE SOIL COVER WILL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.

12. THE USE OF PLASTIC MATERIALS WILL BE LIMITED WHEN ALTERNATIVES EXIST.

13. EFFECTIVE WIND EROSION CONTROL SHALL BE IMPLEMENTED.

14. AFTER EACH RAIN STORM, REMOVE ALL SILT AND DEBRIS FROM EROSION & SEDIMENT CONTROL MEASURES, INCLUDING BASINS, SEDIMENT BASINS, SEDIMENT TRAPS, AND DIVERSION EARTH SWALES.

15. ALL EQUIPMENT/ VEHICLES WILL BE FUELED, MAINTAINED AND STORED IN THE DESIGNATED STAGING AREA FITTED WITH APPROPRIATE BMPS.

16. STORAGE AREAS FOR MATERIALS, WASTE, WATER STORAGE, WATER TRANSFER FOR DUST CONTROL AND COMPACTION PRACTICES SHALL BE LOCATED WITHIN THE DESIGNATED STAGING AREAS.

17. STOCKPILED CONSTRUCTION MATERIALS NOT BEING ACTIVELY USED SHALL BE COVERED AND BERMED PRIOR TO QUALIFYING RAIN EVENT.

18. TRACKING ONTO THE PUBLIC STREET SHALL BE MINIMIZED. THE ADJOINING STREETS SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.

19. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS, AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR QUALIFIED SWPPP PRACTITIONER (QSP) TO ENSURE THAT THE CURRENT VERSION OF THE SWPPP (INCLUDING ALL AMENDMENTS) IS BEING IMPLEMENTED BY ROUTINELY CHECKING THE PERMIT STATUS ON SMARTS AND VERIFYING WITH THE QUALIFIED SWPPP DEVELOPER.

21. IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE UPON REQUEST BY A REPRESENTATIVE OF THE REGIONAL WATER QUALITY BOARD, EPA, OR LOCAL AGENCY.

22. MINIMIZE THE AMOUNT OF DISTURBED/EXPOSED AREA WHERE POSSIBLE. DISTURB ONLY AREAS NECESSARY TO COMPLETE THE WORK SHOWN IN THESE PLANS.

23. THE SWPPP IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN ENSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S).

24. IN THE EVENT OF A CHANGE OF OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

25. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER AND THE CITY OF SAN LUIS OBISPO. IF NECESSARY, THE SWPPP SHALL BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

26. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THE SWPPP.

27. PROJECT QUALIFIED SWPPP PRACTITIONER:
INSPECTOR: XXX
CONTACT INFO: XXX

28. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE LEGALLY RESPONSIBLE PERSON (LRP) AND QUALIFIED SWPPP DEVELOPER (QSD).

29. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH CITY OF SAN LUIS OBISPO ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER.

30. ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF THE CITY OF SAN LUIS OBISPO AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAIN SYSTEMS.

31. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, CONSTRUCTION ACTIVITIES SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY THE CITY OF SAN LUIS OBISPO AND ANY OTHER AGENCY HAVING JURISDICTION.

AIR QUALITY MITIGATION NOTES

THE FOLLOWING DUST MITIGATION MEASURES ARE REQUIRED AT THE START AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION OR GRADING ACTIVITY:

1. CONSTRUCTION VEHICLE SPEED AT THE WORK SITE MUST BE LIMITED TO FIFTEEN (15) MILES PER HOUR OR LESS;

2. PRIOR TO ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREA TO BE DISTURBED TO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE;

3. AREAS TO BE GRADED OR EXCAVATED MUST BE KEPT ADEQUATELY WETTED TO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE;

4. STORAGE PILES MUST BE KEPT ADEQUATELY WETTED, TREATED WITH A CHEMICAL DUST SUPPRESSANT, OR COVERED WHEN MATERIAL IS NOT BEING ADDED TO OR REMOVED FROM THE PILE;

5. EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM THE PROPERTY ONTO A PAVED PUBLIC ROAD;

6. VISIBLE TRACK-OUT ON THE PAVED PUBLIC ROAD MUST BE CLEANED USING WET SWEEPING OR HEPA FILTER EQUIPPED VACUUM DEVICE AT THE END IF EACH DAY,

7. NO PERSON SHALL ENGAGE IN ANY CONSTRUCTION OR GRADING OPERATION ON PROPERTY WHERE THE AREA TO BE DISTURBED IS GREATER THAN ONE (1.0) ACRE UNLESS A GEOLOGIC EVALUATION HAS OCCURRED ON SITE. IF ASBESTOS CONTAINING ROCK IS DETERMINED TO BE ON SITE AN ASBESTOS DUST MITIGATION PLAN WILL BE REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE DISTRICT BEFORE THE START OF ANY CONSTRUCTION OR GRADING ACTIVITY; AND THE PROVISIONS OF THAT DUST MITIGATION PLAN MUST BE IMPLEMENTED AT THE BEGINNING AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION OR GRADING ACTIVITY; AND

8. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED TO INFORM CONSTRUCTION CREW OF SITE REQUIREMENTS.

9. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. DURING THE TIME PERIOD IN WHICH GRADING WILL OCCUR, WATERING SHALL OCCUR USING NONPOTABLE WATER, OR OTHERWISE AS NEEDED TO THE APPROVAL OF THE CITY INSPECTOR, AT LEAST TWICE DAILY INCLUDING WEEKENDS WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.

10. ALL CLEARING, GRADING EARTH-MOVING, OR EXCAVATING ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (GREATER THAN 15MPH AVERAGED OVER ONE HOUR) TO PREVENT EXCESSIVE AMOUNTS OF DUST.

11. IF SOIL MATERIALS ARE TRANSPORTED OFF-SITE, TRUCKS SHOULD BE COVERED OR HAVE ALT LEAST TWO FEET OF FREEBOARD TO MINIMIZE DUST AND PREVENT LOOSE SOIL FROM SPILLING OUT.

12. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHALL BE STABILIZED USING APPROVED LANDSCAPED PLANTING, CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE ENGINEER OF RECORD.

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Project:

862 AEROVISTA PLACE

SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
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CA 93401

(805) 543-0560

Consultant:

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STATE OF CALIFORNIA

Date: Feb 14, 2020

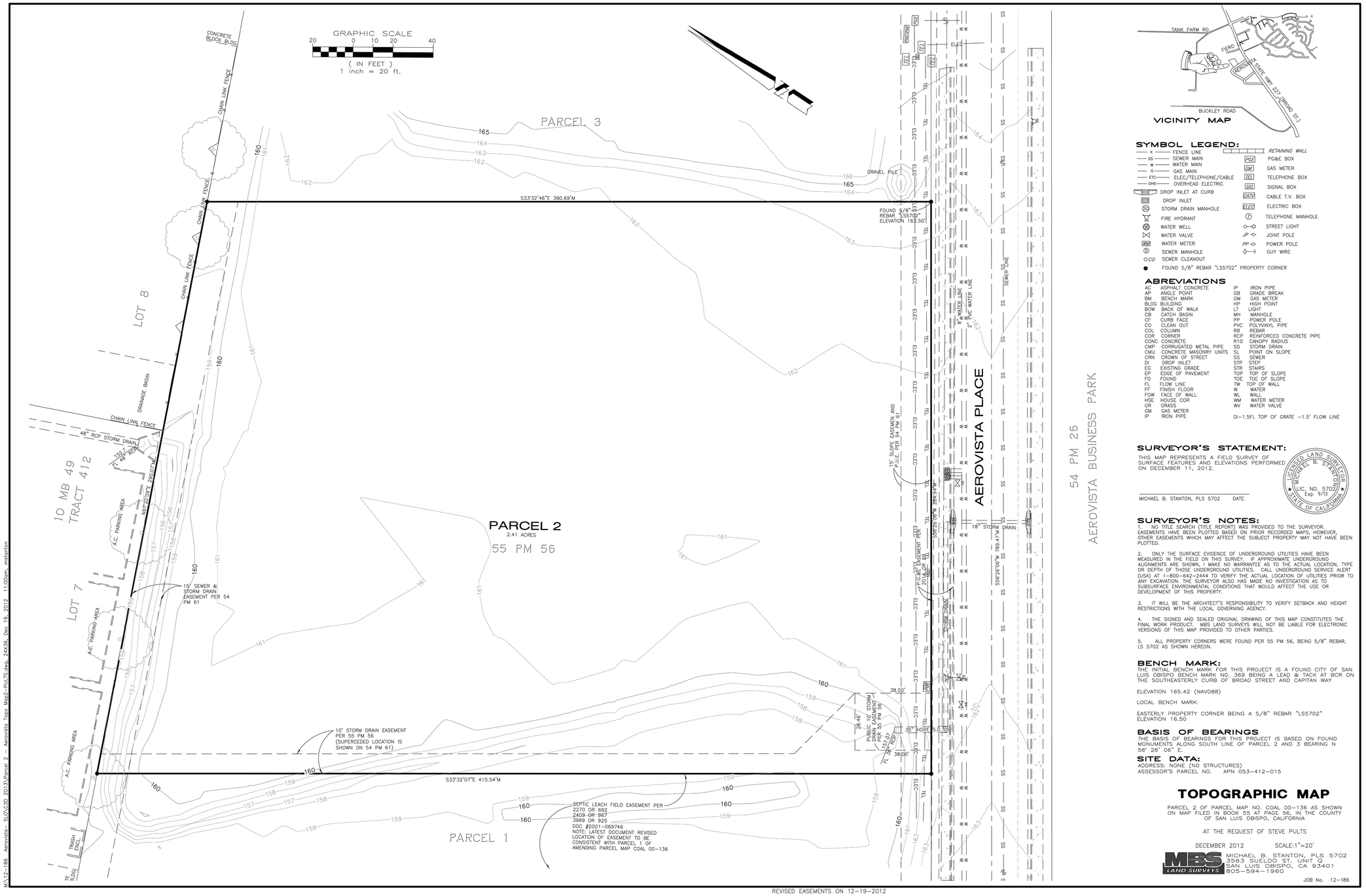
Revised:

Sheet Contents:

GENERAL NOTES

Sheet:

C-1.1



REVISED EASEMENTS ON 12-19-2012

VICINITY MAP

SYMBOL LEGEND:

X FENCE LINE	RETAINING WALL
SS SEWER MAIN	PG&E BOX
W WATER MAIN	GM GAS METER
G GAS MAIN	TEL TELEPHONE BOX
ETC ELEC/TELEPHONE/CABLE	SIG SIGNAL BOX
OHE OVERHEAD ELECTRIC	CATV CABLE T.V. BOX
DROP INLET AT CURB	ELEC ELECTRIC BOX
DROP INLET	TELEPHONE MANHOLE
STORM DRAIN MANHOLE	STREET LIGHT
FIRE HYDRANT	JOINT POLE
WATER WELL	POWER POLE
WATER VALVE	GUY WIRE
WM WATER METER	
SEWER MANHOLE	
SEWER CLEANOUT	
FOUND 5/8" REBAR "LS5702" PROPERTY CORNER	

ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE	DI=1.5FL TOP OF GRATE =1.5' FLOW LINE	

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON DECEMBER 11, 2012.

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 Exp. 9/13 STATE OF CALIFORNIA

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS HAVE BEEN PLOTTED BASED ON PRIOR RECORDED MAPS, HOWEVER, OTHER EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY MAY NOT HAVE BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTEE AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. ALL PROPERTY CORNERS WERE FOUND PER 55 PM 56, BEING 5/8" REBAR, LS 5702 AS SHOWN HEREON.

BENCH MARK:

THE INITIAL BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCH MARK NO. 369 BEING A LEAD & TACK AT BCR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPITAN WAY

ELEVATION 165.42 (NAVD88)

LOCAL BENCH MARK:

EASTERLY PROPERTY CORNER BEING A 5/8" REBAR "LS5702" ELEVATION 16.50

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG SOUTH LINE OF PARCEL 2 AND 3 BEARING N 56° 26' 06" E.

SITE DATA:

ADDRESS: NONE (NO STRUCTURES)
ASSESSOR'S PARCEL NO. APN 053-412-015

TOPOGRAPHIC MAP

PARCEL 2 OF PARCEL MAP NO. COAL 00-136 AS SHOWN ON MAP FILED IN BOOK 55 AT PAGE 56, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF STEVE PULTS

DECEMBER 2012 SCALE:1"=20'

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

JOB No. 12-186

M:\12-186 Aerovista- SLO\CSD 2013\Parcel 2 - Aerovista Topo Map\3-PULTS.dwg, 24X36, Dec 19, 2012 11:00am, mstanton

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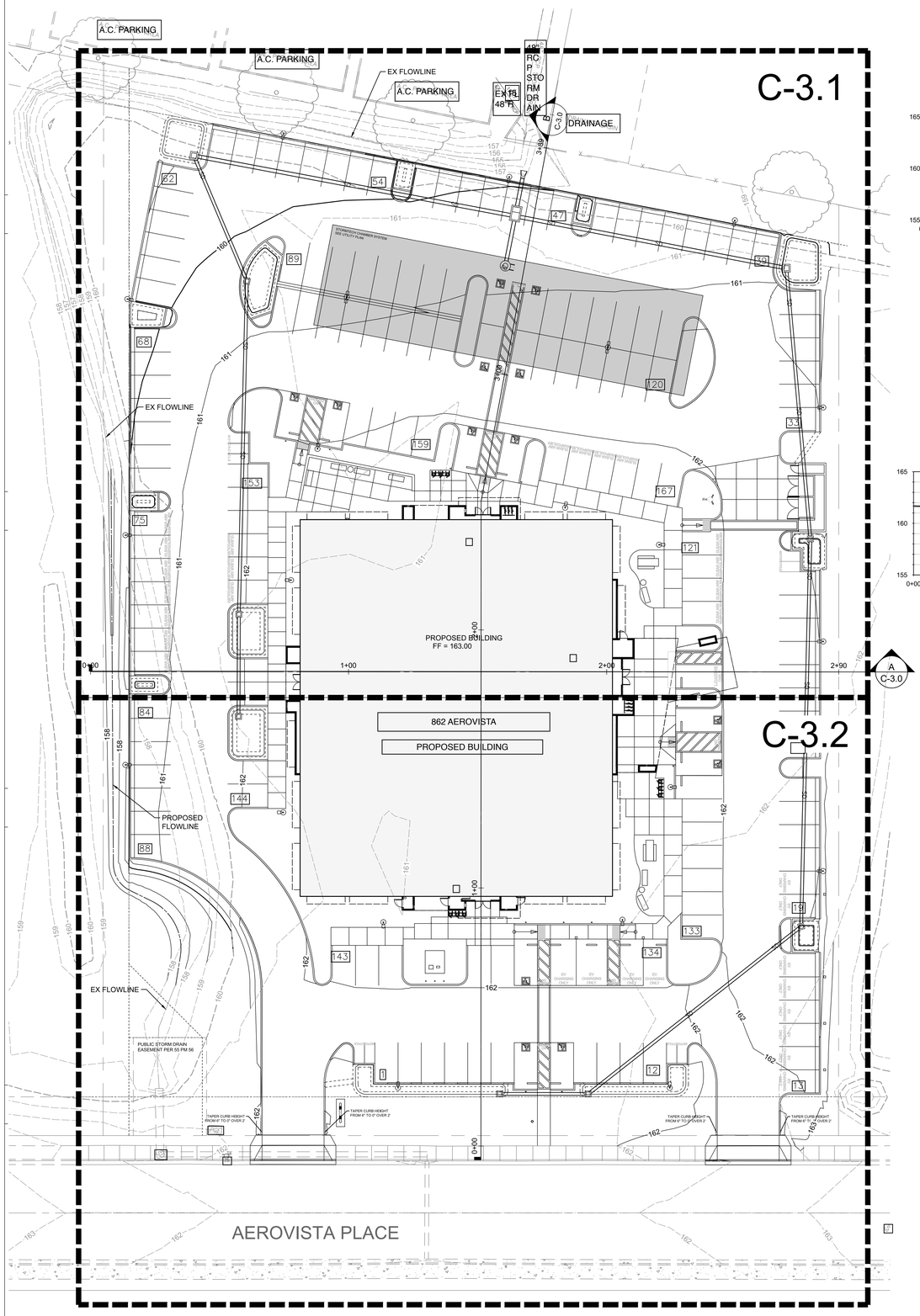
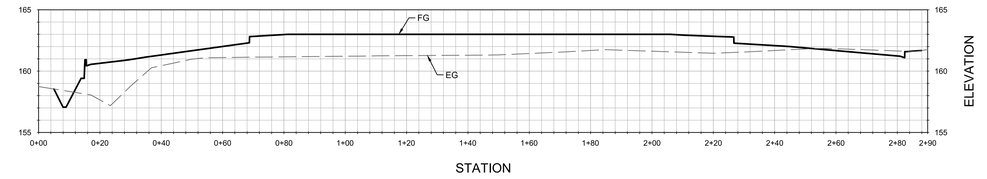
Sheet Contents:

TOPOGRAPHIC MAP

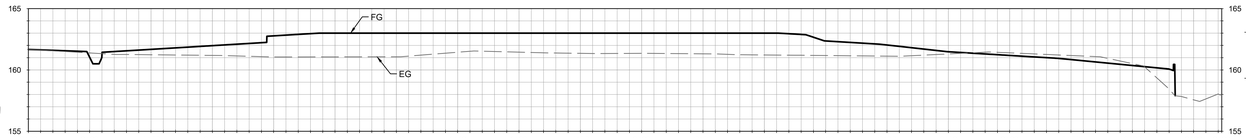
Sheet:

C-2.0





A SITE CROSS SECTION
H Scale: 1"=20' V Scale: 4:1



B SITE CROSS SECTION
H Scale: 1"=20' V Scale: 4:1

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 IN = 20 FT

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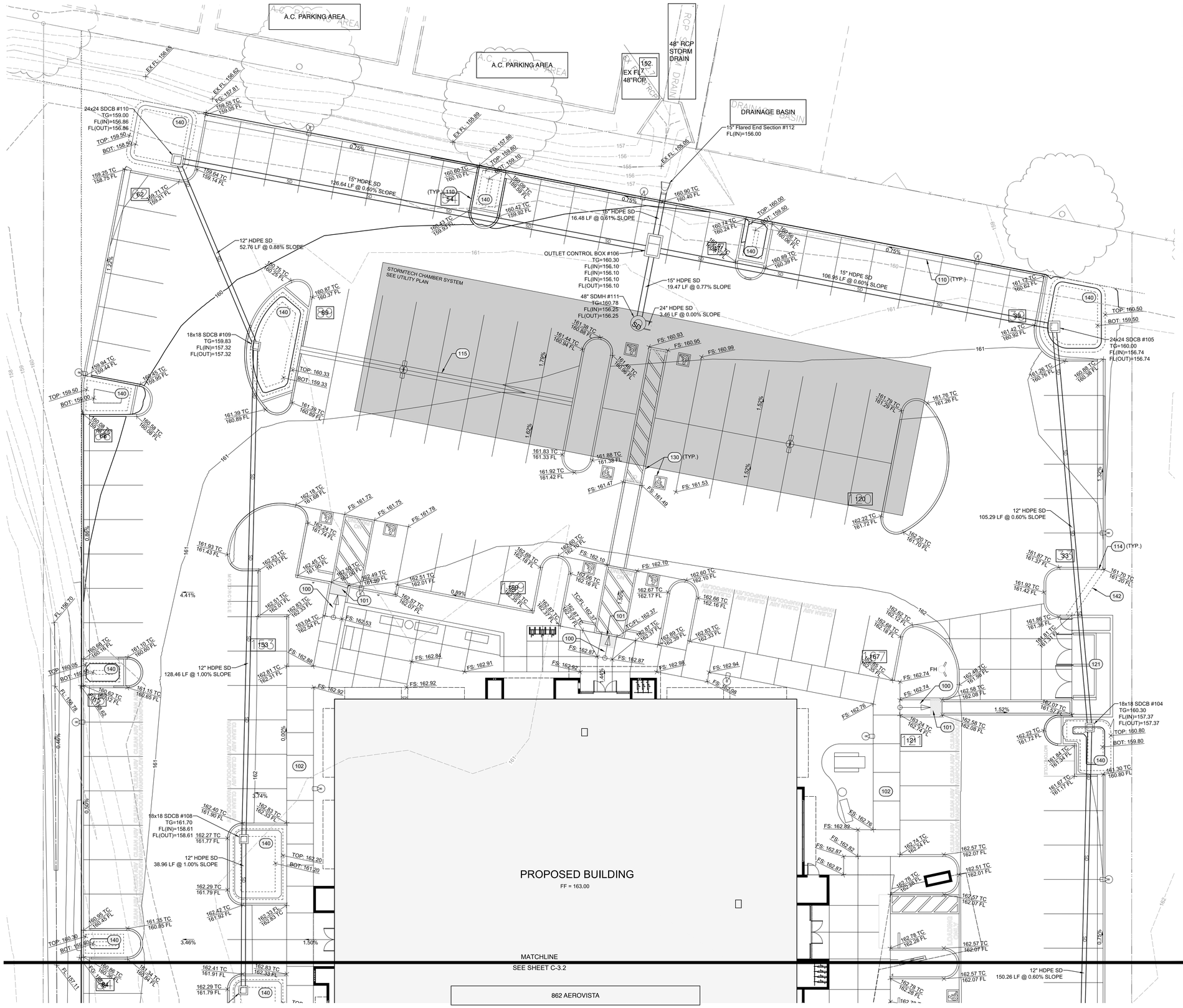
Sheet Contents:

OVERALL GRADING PLAN

Sheet:

C-3.0



REFERENCE NOTES:	
	RAMPS, SIDEWALKS, DRIVEWAYS
100	CONCRETE ADA RAMP PER CALTRANS A88A, SHEET C-6.1
101	DETECTABLE WARNING SURFACE PER CALTRANS A88A, C-6.1
102	CONCRETE SIDEWALK PER CITY OF SLO DETAIL 4110, SHEET C-6.1, #4 REBAR AT 18" OCEW, 18" MIN NON-EXPANSIVE IMPORTED BASE (SEE GEOTECHNICAL RECOMMENDATIONS)
103	CONCRETE CUTTING PER CITY OF SLO DETAIL 4910, SHEET C-6.1
104	CONCRETE DRIVEWAY PER CITY OF SLO DETAIL 2111, SHEET C-6.1
	CURB AND GUTTER
110	CURB AND (18") GUTTER PER CITY OF SLO DETAIL 4030, SHEET C-6.1
111	6" CONCRETE CURB PER CITY OF SLO DETAIL 4020, SHEET C-6.1
112	6" CONCRETE FLUSH CURB PER DETAIL D, SHEET C-6.3
113	WHEEL STOP PER CITY OF SLO 2260, SHEET C-6.1
114	18" WIDE CURB OPENING WITH ENERGY DISSIPATION PER DETAIL 122, SHEET C-6.1
115	24" VALLEY GUTTER PER DETAIL F, SHEET C-6.3
	PAVEMENT
120	3.25" HMA OVER 14" CLASS 2 AGGREGATE BASE, SUBGRADE COMPACTED TO 95%, R VALUE = 5, TRAFFIC INDEX = 6.0, (SEE GEOTECHNICAL RECOMMENDATIONS)
121	6" THICK CONCRETE OVER 12" CLASS 2 AGGREGATE BASE, SUBGRADE COMPACTED TO 95%, #4 REBAR AT 18" OCEW, #4 SMOOTH JOINT DOWELS AT 18" OC, JOINT SPACING 10' TO 12' OCEW (SEE GEOTECHNICAL RECOMMENDATIONS)
122	EXIST PAVEMENT REMOVAL AND REPAIR PER NOTE 1 AND 2 ON CITY OF SLO DETAIL 4110, SHEET C-6.1
123	PAVEMENT TRENCH REPAIR PER CITY OF SLO DETAIL 6020, SHEET C-6.1
	PAVEMENT MARKINGS
130	ACCESSIBLE PARKING MARKINGS, SIGNAGE, AND LAYOUT PER CALTRANS A90A, SHEET C-6.1
131	ACCESSIBLE PARKING SIGN R100B PER CALTRANS A90A, SHEET C-6.1
	DRAINAGE FEATURES
140	BIORETENTION AREA PER DETAIL A, SHEET C-6.3
141	BIORETENTION AREA PER DETAIL B, SHEET C-6.3
142	COBBLE DRAINAGE SWALE PER DETAIL E, SHEET C-6.3

GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 IN = 10 FT

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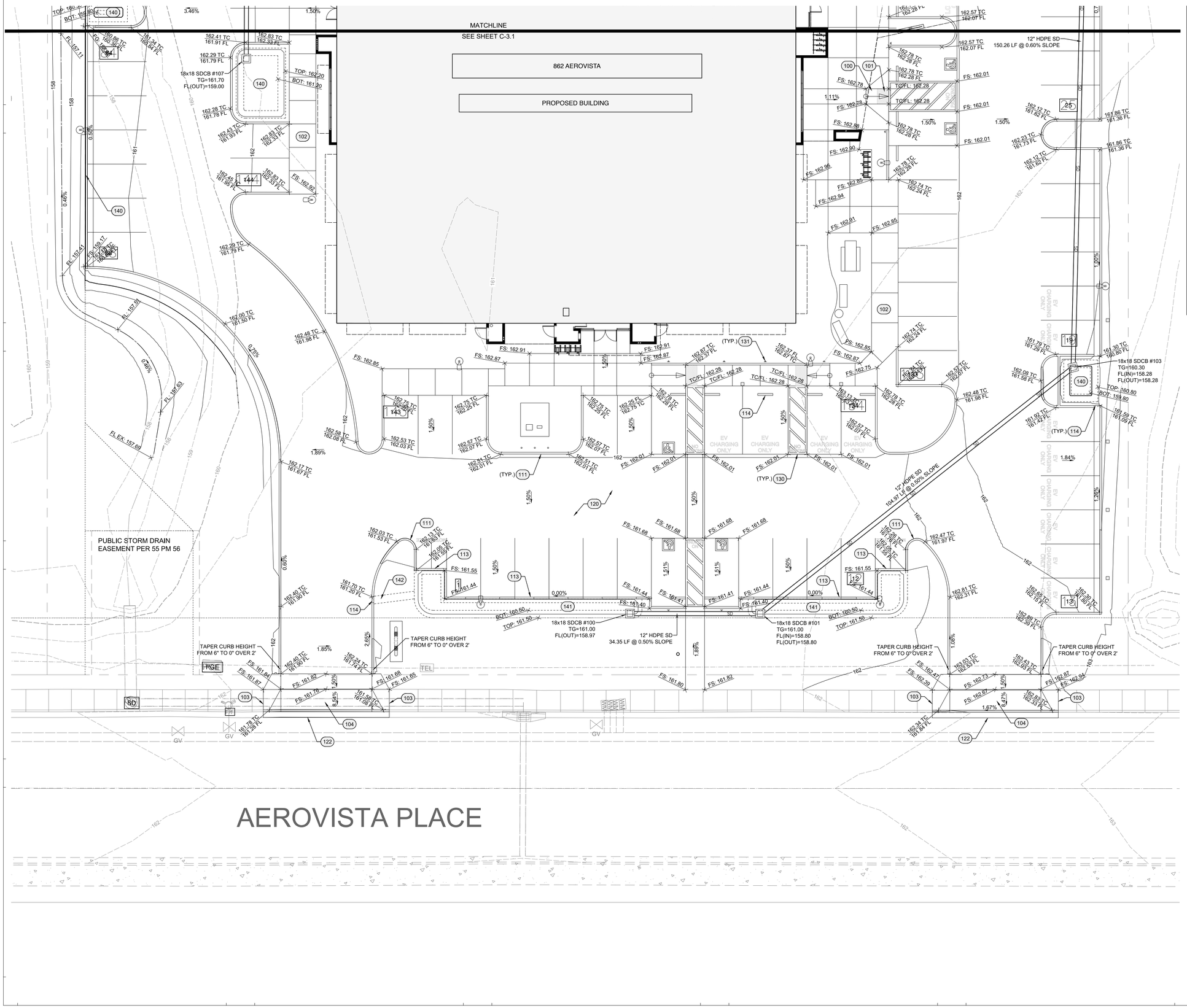
C-3.1



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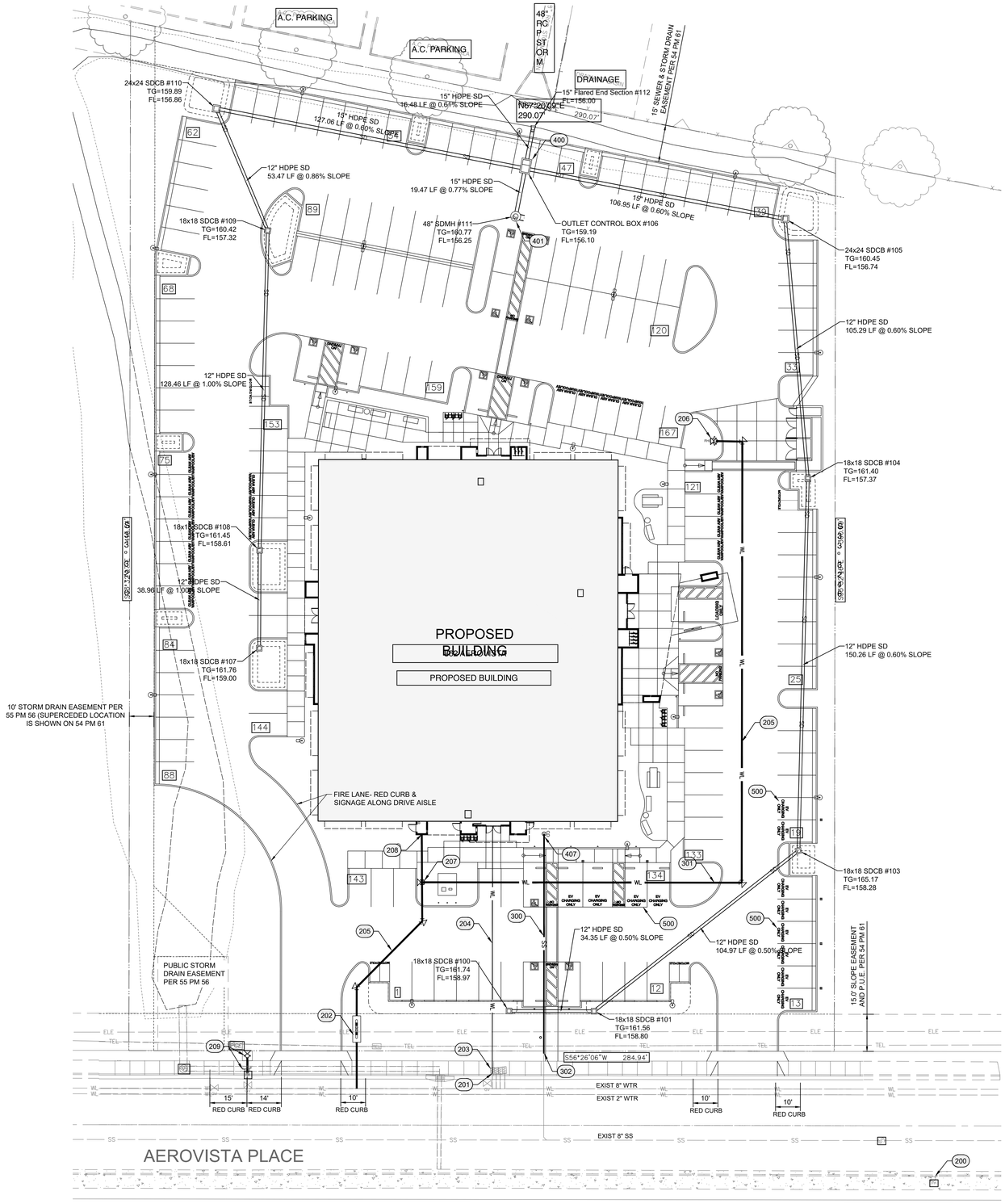
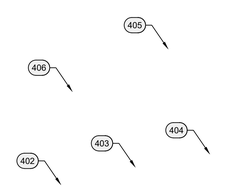
C-3.2



REFERENCE NOTES:	
	WATER
200	EXIST FIRE HYDRANT
201	CONNECT TO EXIST WATER LATERAL PER DETAIL 6220
202	6" DOUBLE CHECK BACKFLOW PREVENTER PER DETAIL 6420
203	1.5" WATER METER PER DETAIL 6220, SHEET C-6.2
204	2" WATER LATERAL PER DETAIL 6220, SHEET C-6.2
205	6" FIRE LINE PER DETAIL 6530, SHEET C-6.2
206	FIRE HYDRANT ASSEMBLY PER DETAIL 6310, SHEET C-6.2
207	WATERLINE TIE-IN PER DETAIL 6330, SHEET C-6.2
208	FIRE MAIN BUILDING CONNECTION PER DETAIL 6590, SHEET C-6.2
209	RELOCATE EXIST FIRE HYDRANT AS SHOWN PER DETAIL 6310, SHEET C-6.2
	SEWER
300	EXIST 4" SEWER LATERAL
301	4" PVC SEWER LATERAL PER DETAIL 6810, SHEET C-6.2
302	CONNECT TO EXIST SEWER LATERAL
	STORM DRAIN
400	CONCRETE CATCH BASIN W/GRATE, PER MIDSTATE CONCRETE DETAIL, SHEET C-6.2
401	48" STORM DRAIN MANHOLE, PER MIDSTATE CONCRETE DETAIL, SHEET C-6.2
402	4" PVC ROOF DRAIN PIPE, CONNECT TO SIDEWALK UNDERDRAIN
403	SIDEWALK UNDERDRAIN WITH 3" CAST IRON PIPE PER CITY OF SLO DETAIL 3415, SHEET C-6.2
404	ADS STORMTECH MC-3500 CHAMBER SYSTEM (X ROW OF X) W/CENTER ISOLATOR ROW), SHEET C-6.2
405	ADS STORMFLEX CONNECTOR PIPE SCREEN, SHEET C-6.2
406	OUTLET CONTROL BOX WITH ORIFICE PER DETAIL X, SHEET C-X.X
407	4" PERFORATED PVC PIPE WITH CLEANOUT, TIE INTO STORM DRAIN SYSTEM (SEE BIORETENTION DETAIL X, SHEET C-X.X)
	DRY UTILITIES
500	EV CHARGING STATION, SEE ELECTRICAL PLANS
501	ELECTRICAL TRANSFORMER, SEE ELECTRICAL PLANS



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UTILITY PLAN

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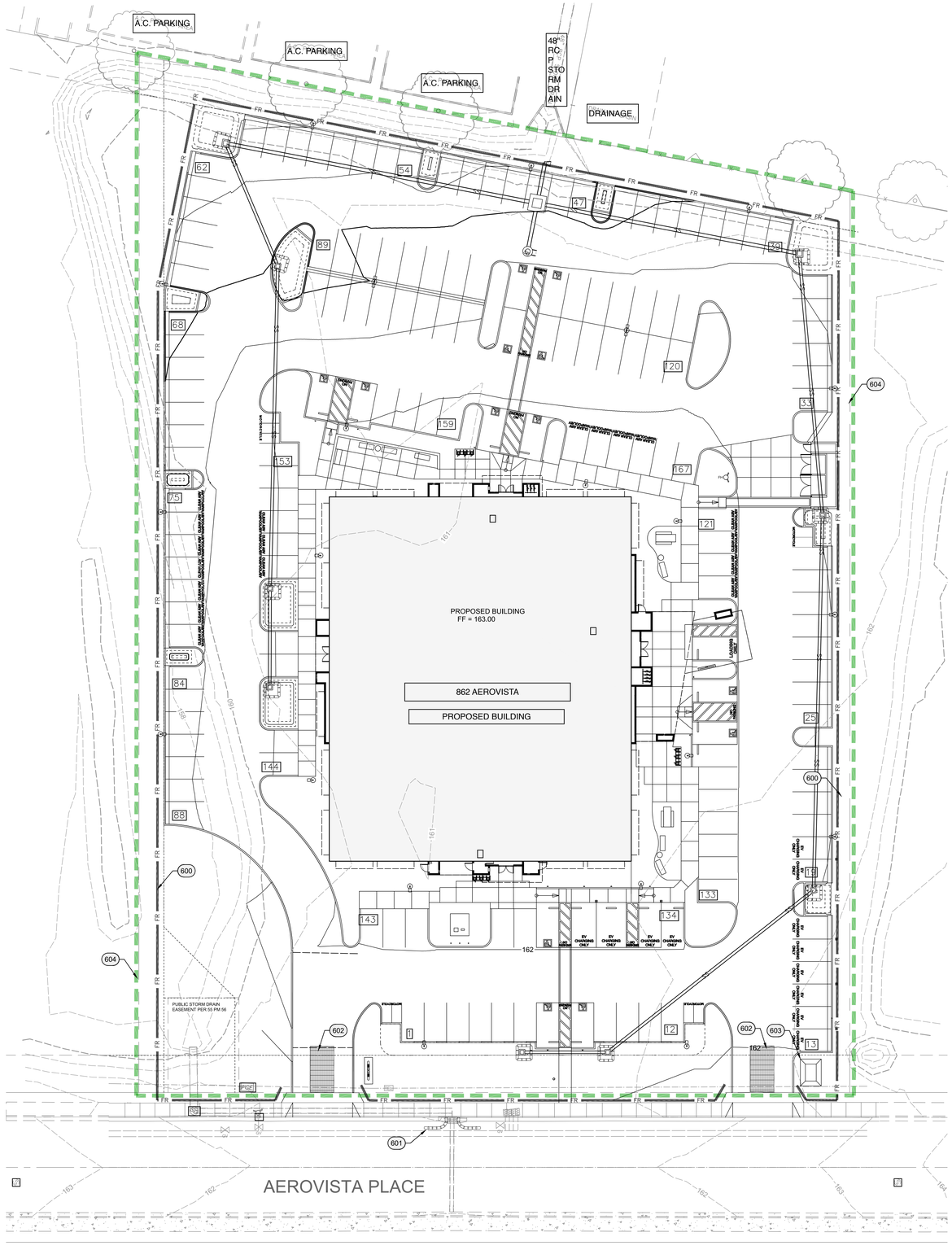
C-4.0



REFERENCE NOTES:	
	TEMPORARY EROSION CONTROL
600	FIBER ROLL PER CALTRANS BMP SC-5 AND T56, SHEET C-5.1
601	TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62, SHEET C-5.1
602	TEMPORARY CONSTRUCTION ENTRANCE PER CALTRANS T58, SHEET C-5.1
603	TEMPORARY CONCRETE WASHOUT FACILITY PER CALTRANS T59, SHEET C-5.1
604	LIMITS OF DISTURBANCE LINE

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Sheet Contents:

EROSION CONTROL PLAN

Sheet:

C-5.0

Trees

Symbols	Botanical Name	Common Name	Quantity/Size
	Platanus acerifolia	London Plane Tree	2-15 gal.
	Schinus mollis	Calif. Pepper Tree	1-15 gal.
	Quercus agrifolia	Coast Live Oak	1-15 gal.
	Pistache chinensis	Chinese Pistache	19-15 gal.
	Tristania conferta	Brisbane Box	19-15 gal.
	Lagerstroemia indica 'Tonto'	Red Crape Myrtle (Hybrids)	21- 15 gal.
	Olea europaea 'Fruitless'(multi)	Fruitless Olive multi-trunk	7-15 gal.

Note: All trees shall be 'standards" unless noted otherwise

Shrubs

Symbol	Botanical Name	Common Name	Quan.-Size
	Myrica californica	Pacific Wax Myrtle	47-1 gal.
	Rhapiolepis indica 'Clara'	India Hawthorne	40-1gal.
	Phormium tenax 'Guardsman'	New Zealand Flax	32-5 gal.
	Rhapiolepis indica 'Ballerina'	N.C.N.	66-1gal.
	Asparagus d. 'Myers'	Myers Asparagus Fern	10-1gal.
	Heteromeles arbutifolia	Toyon	51-1 gal.
	Nandina domestica	Heavenly Bamboo	32- 1 gal.

Ground Covers

Symbol	Botanical Name	Common Name	Quan.-Size
	Cotoneaster dammeri 'Lowfast'	Cotoneaster	1 gal. @ 6'o.c.
	Vinca minor	Dwarf Periwinkle	4" Pots @ 18"o.c. *
	Rosea 'Meidiland' (white)	White Meidiland roses	2 gal. @ 4'o.c.
	Trachelospermum asiaticum	Asian Jasmine	4" Pots @ 18"o.c.*
	Agapanthus africanus 'Peter P."	Dwarf blue lily-of-the Nile	1gal. @ 2' o.c.
	Erigeron karvinskianus	S.B. Daisy	215 - 4" Pots @ 24"o.c.*

* Note: It will be necessary for the landscape contractor to contract grow the plant materials specified in 4" pots.

Bioretention Planting Legend

	Muhlenbergia rigens/Deer Grass	98-1gal.
	Juncus patens	Calif. Grey Rush 4" pots @ 30"o.c.*

Landscape Maintenance Guidelines:

Work done every month:

1. Visual inspections including:
   a. All plant material
   b. All tree staking
   c. Look for irrigation leaks with valves on
   d. Remove/spray all weeds
   e. Adjust irrigation controller to respond to current weather conditions

Work done every 6 months:

2. All of the above plus:
   a. Prune plants as necessary
   b. Redistribute bark/mulch to cover drip tubing
   c. Check valve boxes and hose valve boxes for leaks
   d. Replace all dead plant material

Work done every 12 months:

3. All of the above plus:
   a. Import and spread additional bark/ mulch to retain 2" cover in all land-caped areas.
   b. Inspect the entire project with the owner

⚠1

Addition notes per Completeness Review Letter dated July 30, 2019

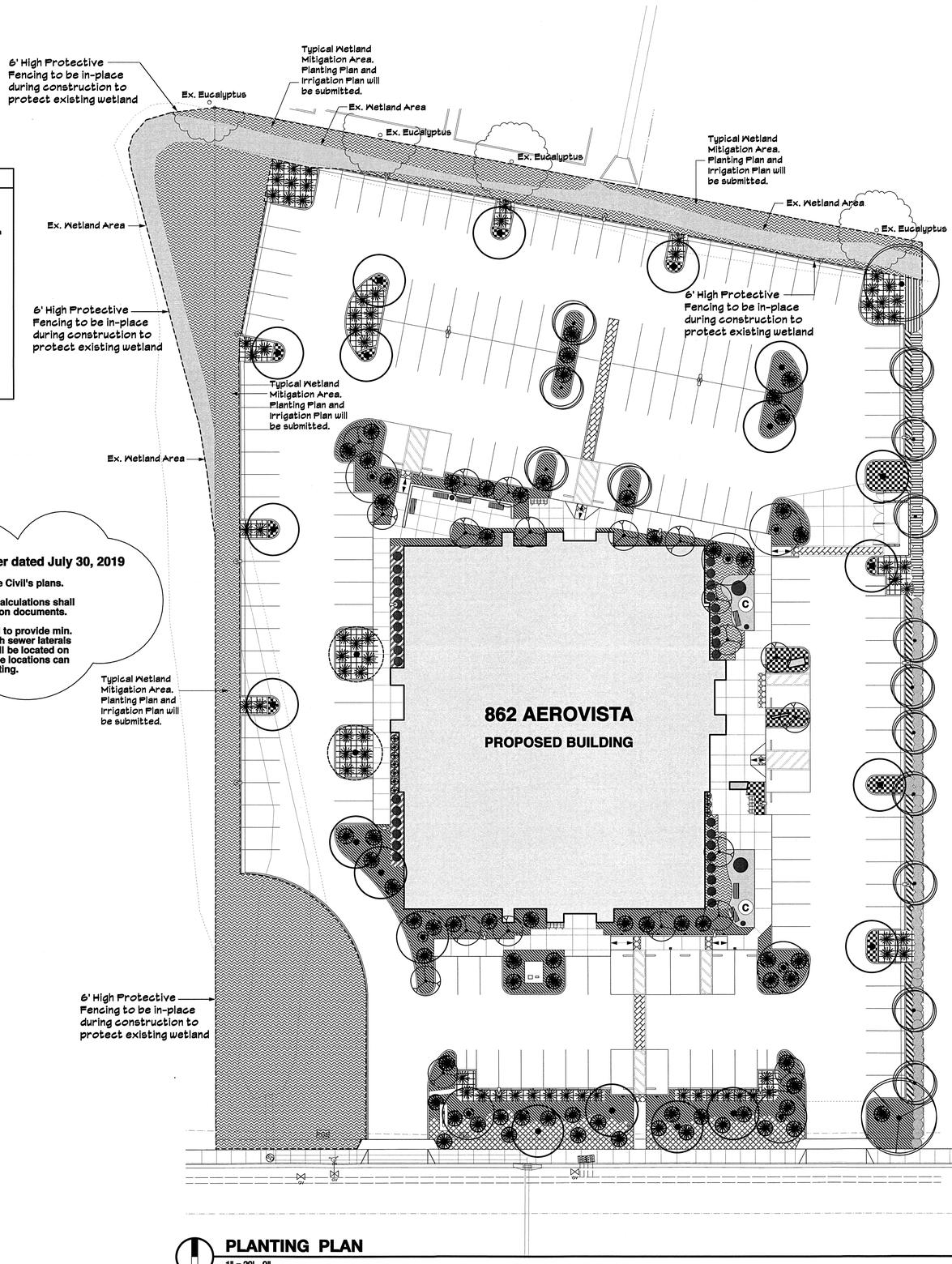
1. #6 in letter: All easements shall be indicated on the Civil's plans.
2. #15 in letter: All MAWA and ETWU irrigation water calculations shall be submitted with the final consctruction documents.
3. #21 in letter: Some tree locations have been revised to provide min. clearance of 10' between trees and both sewer laterals and water mains. All acutual lines shall be located on site to confirm as-built locations so tree locations can be adjusted as necessary prior to planting.

Note: Bidders shall confirm all plant counts prior to submitting their bids.

Break Areas Legend

- (2) 5.5' Dia. Round Picnic Tables No. Wausau Tile, Inc. Model #TF5 125 Color: Buff top w/sand legs.
- (7) 70" Long Concrete Bench. Wausau Tile, Inc. Model #TF5070 Color: Buff
- (3) Trash Receptacles Wausau Tile, Inc. Model #TF1 151 Color: Body buff and lid putty.

  Picnic Tables, Benches & Trash Rec. by Wausau Tile, Inc. (800) 388-8728 or, Approved Equals.
- (C) Surface within the Break Areas to be 3 1/2" of compacted & approved decomposed granite. All perimeter edges shall have header installed per Detail No. 14 on Sht. L-5.



PLANTING PLAN
1" = 20' - 0"

STEVEN P. CAMINITI
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Project:

862 AEROVISTA PLACE

SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
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Consultant:

Sheet Contents:

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
STEVEN P. CAMINITI
No. 1941
RENEWAL 2/22
STATE OF CALIFORNIA

Date: **28 JUNE 19**

Revised: **7 AUG 19**
⚠1 **23 AUG 19**
14 FEB. 20

Job No: **1922**

Sheet: **L-1**

Water Efficient Work Sheet

Project Name: 862 Aero Vista Place

Project Location: 862 Aero Vista Place
SAN LUIS OBISPO, CA. 93401

Maximum Applied Water Allowance (MAWA) Method

MAWA = (Eto)(0.62)[(0.45 x LA) + (0.55 x SLA)]
where
MAWA = Max. Applied Water Allowance
ETo = Reference Evapotranspiration
0.62 = Conversion factor (to gallons per S.F.)
0.45 = ET adjustment Factor (ETA 0.55 for residential, 0.45 all others)
LA = Landscaped Area
0.55 = Additional ET Adjustment Factor for Special Landscaped Area (1.0 - ETAF)
SLA = Portion of Landscaped Area identified as Special Landscape Area

43.8	Eto (ref. Evaportranspiration rate (inches per yr.) Appendix A
25,800	Landscape Area including SLA (SF)
0.00	Portion of "Special Landscape Area" (SF)

	Eto		ETAF		Area (SF)		Conver.		MAWA
MAWA for LA	43.8	x	0.45	x	25,800	x	0.62	=	315,281 gallons per year
MAWA for SLA	43.8	x	0.45	x	0.00	x	0.62	=	0 gallons per year

315,281 gallons per year or
42,147 cubic feet per year

Estimated Total Water Use (ETWU) Method

ETWU = (Eto)(0.62) [(PF x HA) / IE) + SLA]
where
ETWU = EST. TOTAL WATER USE IN GAL.
ETo = Ref. Evapotranspiration
0.62 = Conversion factor (to gallons per SF)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area - Specific zones, High, Moderate, Low, and Very Low
IE = Irrigation Efficiency - Drip & Bubblers .85, subsurface .85, Stream Sprinklers .75
Spray Sprinklers .65
SLA = Portion of Landscape Area identified as "Special Landscape Area".

HYDROZONE TABLE

Hydrozone	Plant Water Use Type	Plant Factor	Hydrozone Area	PFxHA	Method	I.E.	% Area	Hydrozone ETWU
1	LW	.2	1,560	312	Drip	.85	6%	9,966
2	LW	.2	2,000	400	Drip	.85	8%	12,763
3	LW	.2	2,300	460	Drip	.85	9%	14,691
4	LW	.2	2,550	510	Drip	.85	10%	16,293
5	LW	.2	1,650	330	Drip	.85	6%	10,536
6	LW	.2	2,400	480	Drip	.85	9%	15,343
7	LW	.2	1,350	270	Drip	.85	5%	8,608
8	LW	.2	3,000	600	Drip	.85	12%	8,364
9	LW	.2	2,420	484	Drip	.85	9%	15,451
10	LW	.2	2,300	460	Drip	.85	10%	14,691
11	LW	.2	4,262	852	Drip	.85	16%	14,093
		Totals	25,800	5,158			100%	140,799

ETWU from Hydrozone Table = 140,799 gal./yr.
18,822 cu. ft./yr.

Total MAWA 315,281 gal.
ETWU (from table above) 140,799 gal.

Difference (Compliance indicated by a positive number) 174,482 gal./yr.
23,324 cu. ft./yr.

Table A - PF (Plant Factor)

Cool Season Turf*	0.8	
Warm Season Turf**	0.8	
High Water Using Plants	0.8	can be between 0.7 - 0.9
Moderate Water Using Plants	0.5	can be between 0.4 - 0.6
Low Water Using Plants	0.2	can be between 0.1 - 0.3
Very Low Water Using Plants	0.1	below 0.1

* species include tall fescue, ryegrass, bentgrass and kentucky bluegrass
** species include bermuda, zoysia & St. Augustine grass

Table B - (Irrigation Efficiency)

Pop-up Spray Heads	0.71
Rotor Heads	0.75
Microspray Heads	0.75
Bubbler Heads	0.8
Drip emitters	0.81
Subsurface Irrig.	0.9

Note: Adjustment can be made based on exact type of equipment.

Notes:
1. Eto factor of 43.8 for San Luis Obispo is based upon AB180 and CIMIS data.
2. Plant Factors (PF) are based upon WUCOLS 4 database.
3. Irrigation Efficiency (IE) is based upon CIT data.
4. There is 0 s.f. of "Cool Season Turf" specified.

I have complied with the criteria in the 2015 MWELO and applied them for the efficient use of water in the Landscape Design Plan.

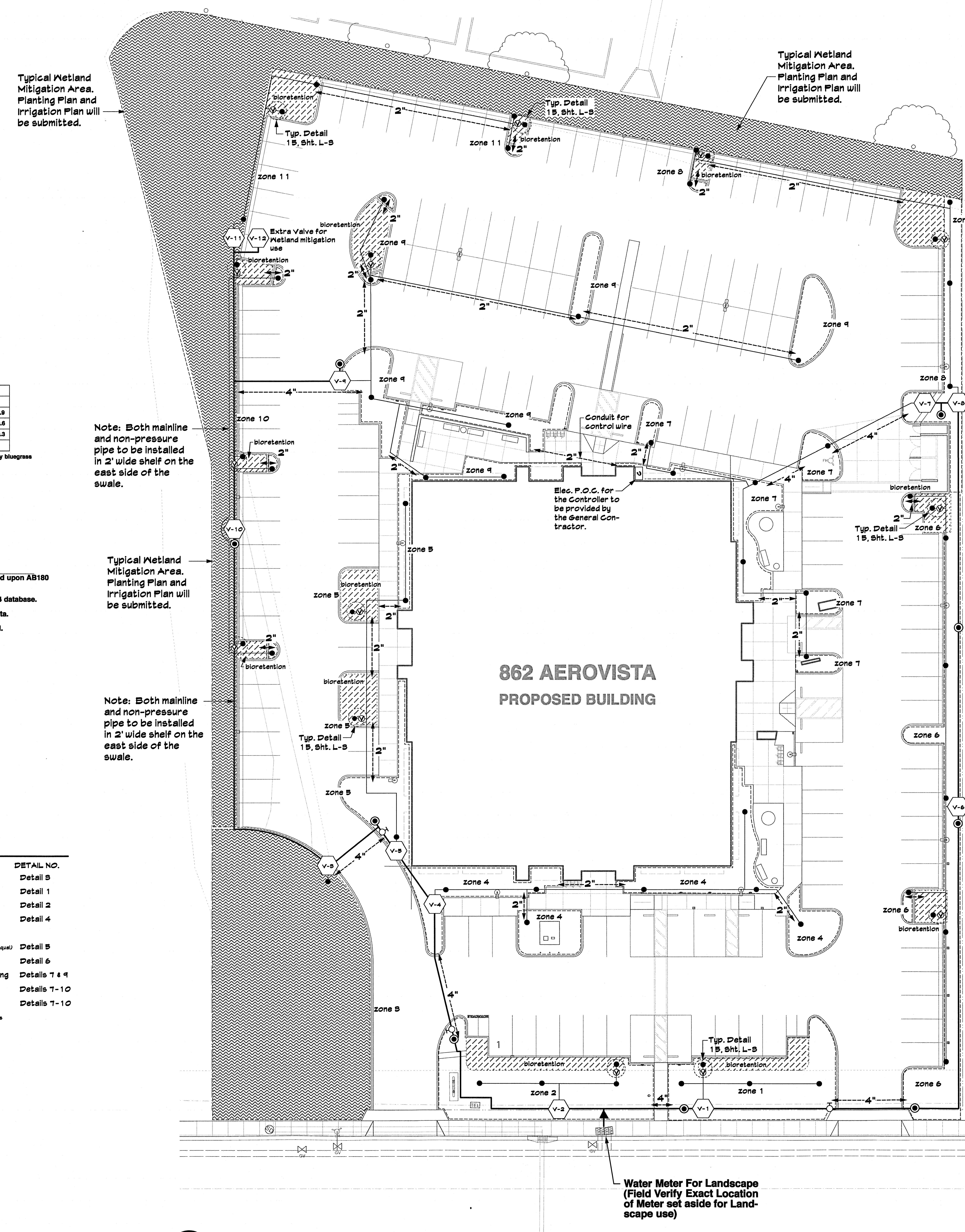
Steven P. Caminiti Ca. L.A. Lic.# 1941 Date

Irrigation Design Criteria and Water Conservation Techniques

1. 97% of this project is irrigatied with drip emitters. The use of compatible "hydrzones" is typical. The irrigation system is designed for efficient and conservative use of water resources. All watering will be done in the early morning prior to sunrise.
2. All plants shown on sheet L-1 were chosen due to their compatibility with local climate and specific site conditions. We have emphasized the use of drought tolerant plants.
3. The irrigation design addresses overspray, runoff, low head drainage and other unwanted water flows into non-irrigated zones. These issues are dealt with in accordance with MWELO Sections 492.7 (a)(1)(I) and 492.7 (a)(1)(U).
4. All planted areas to receive a min. 3" cover of the specified mulch to reduce evaporation and control weed growth.
5. All emitters and heads will meet the criteria set forth in MWELO Section 492.7 (a)(1)(R) and shall be operated and installed according to the manufacturer's recommendations and specifications.
6. There is only 370 sq. ft. of turf on this project which is 3% of the total landscaped area of 11,800 sq. ft.
7. All hydrozones will be controlled by their own valve.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	DETAIL NO.
	1 1/4" Sch. 40 P.V.C.	Detail 3
	1 1/4" Wilkins 975 Red. Pres. Back. Prevent.	Detail 1
	1 1/4" Ball Valve	Detail 2
	Quick Coupler Hose Valve - refer to detail, sht. L-3	Detail 4
	1" CL. 200 P.V.C. pipe laterals	
C	Contoller-Irritrol MC-12E w/RainSensor (or approved equal)	Detail 5
V-#	Drip Valve - refer to detail for model no.	Detail 6
	P.V.C. to Drip Detail 1" CL. 200 P.V.C. to drip tubing	Details 7 & 9
	Drip Zones	Details 7-10
zone 3	Drip Zone #'s	Details 7-10
	Sch. 40 P.V.C. Sleeving - sized to accomodate all pipes and wires	
	Actual location of proposed drip valves	



IRRIGATION PLAN

1" = 20' - 0"

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IRRIGATION PLAN

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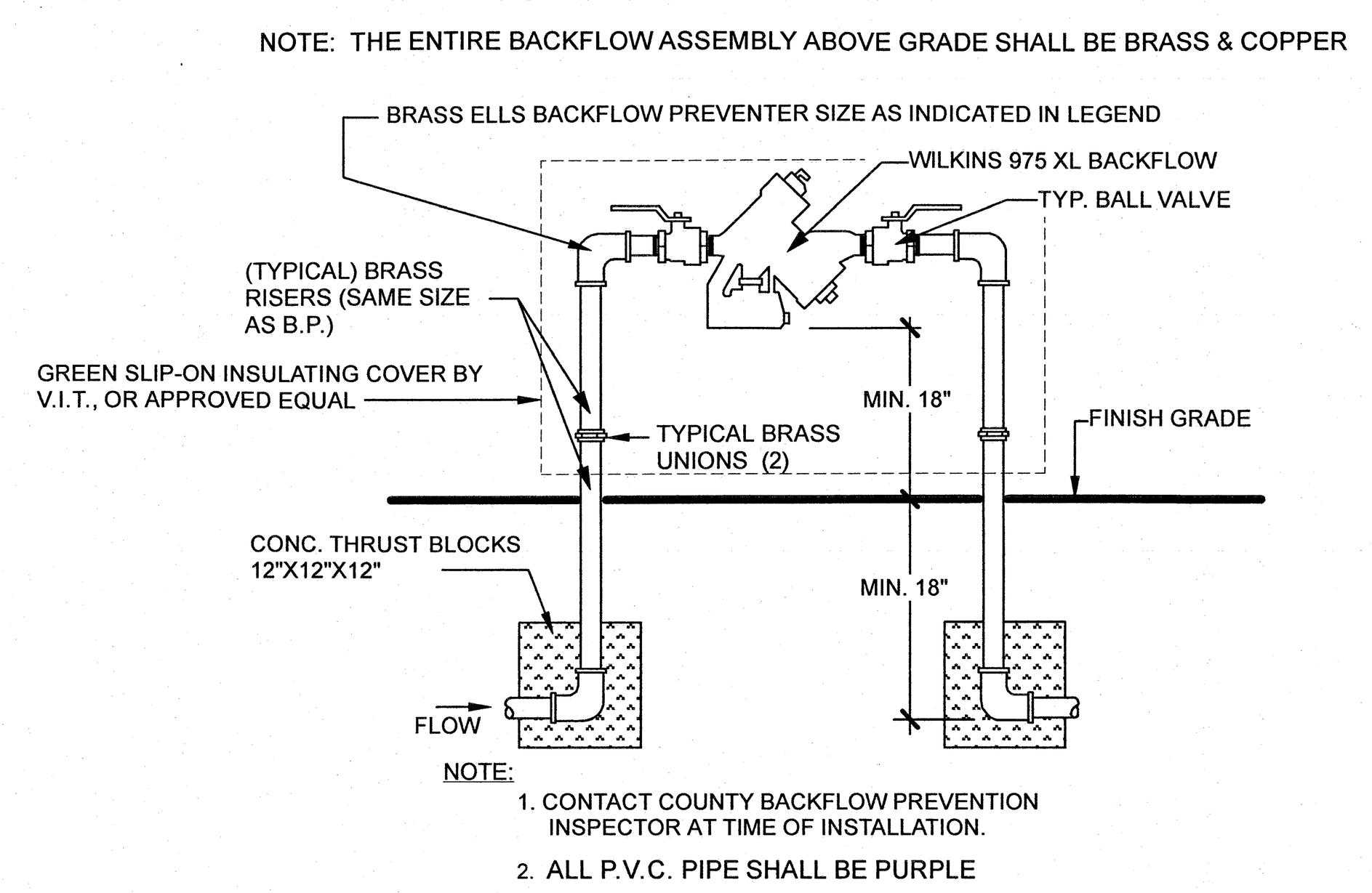
STEVEN P. CAMINITI
No. 1941
RENEWAL 2/22
STATE OF CALIFORNIA

Date: 28 JUNE 19

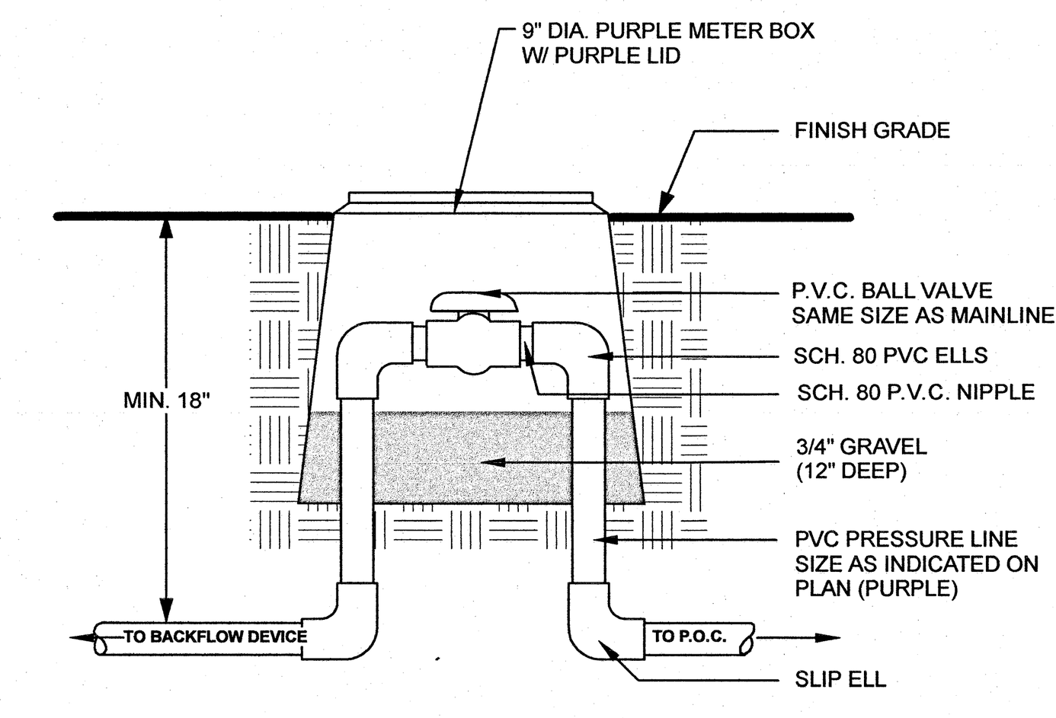
Revised: 14 FEB 20

Job No: 1922

Sheet: **L-2**

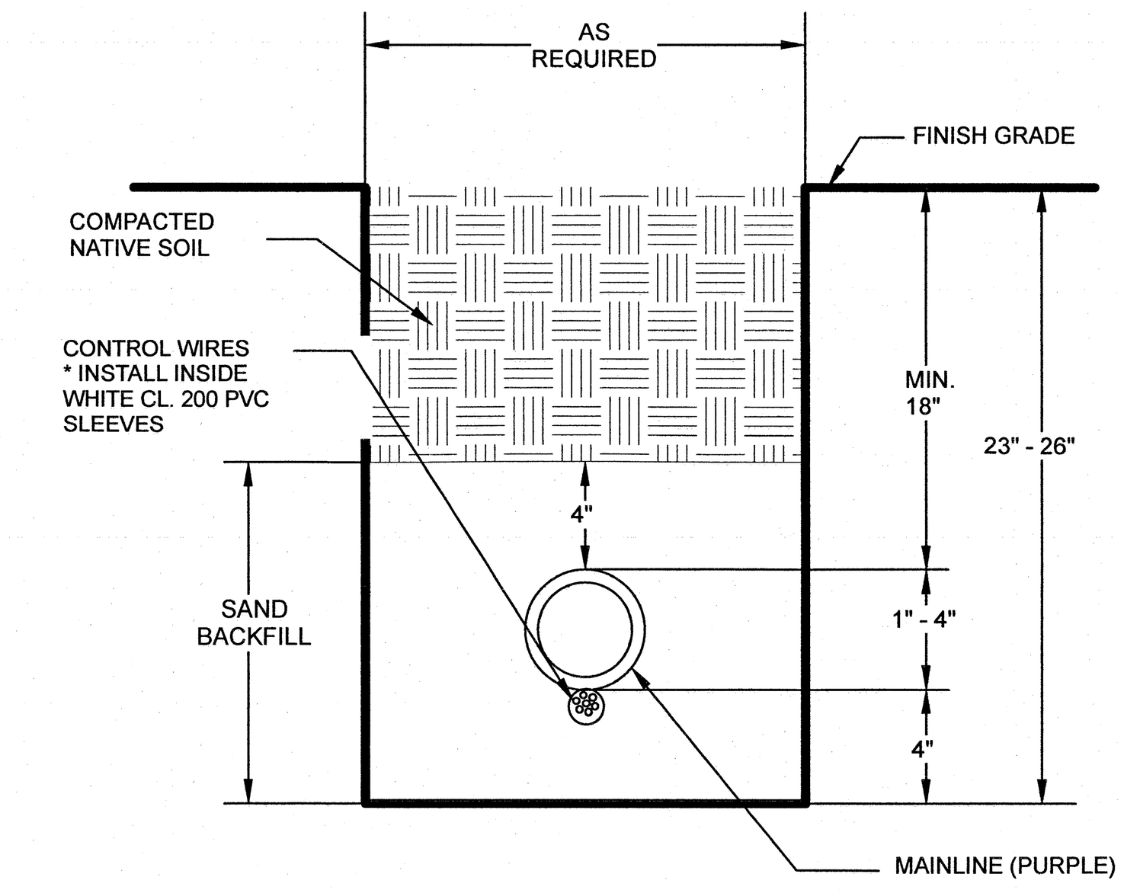


1 **WILKINS 975 R.P. DEVICE**
SCALE: NTS



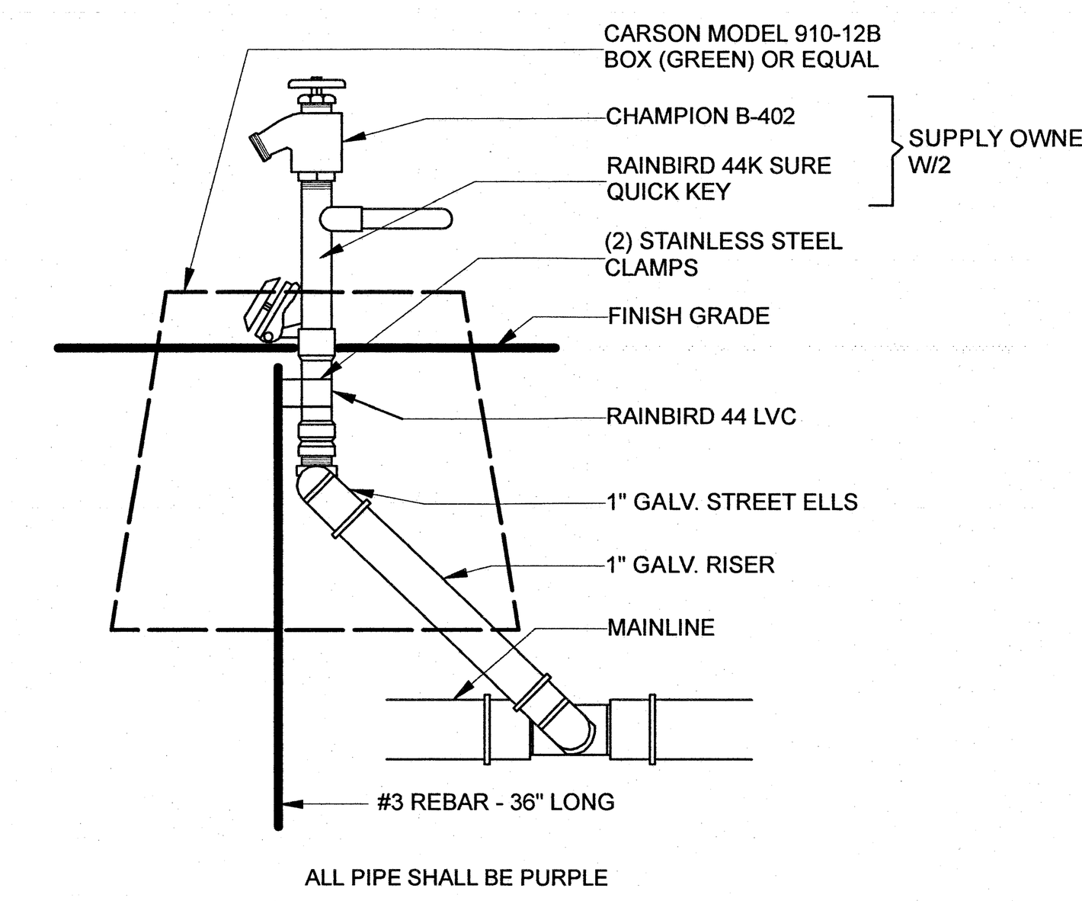
ALL PIPE SHALL BE PURPLE

2 **BALL VALVE**
SCALE: NTS

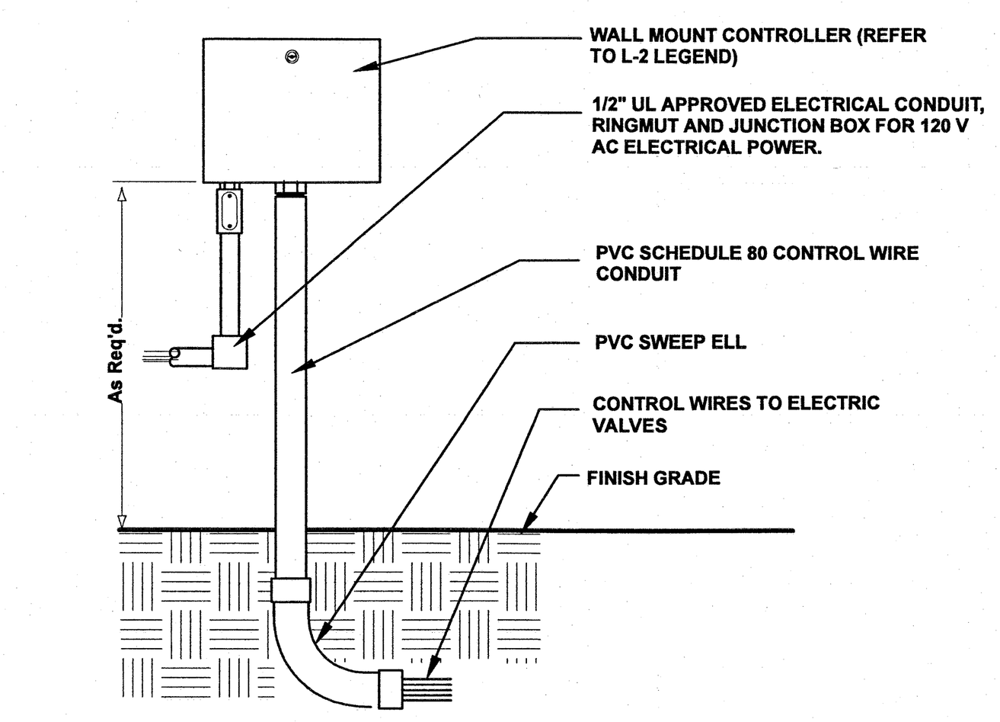


ALL PIPE SHALL BE PURPLE EXCEPT WIRE SLEEVES

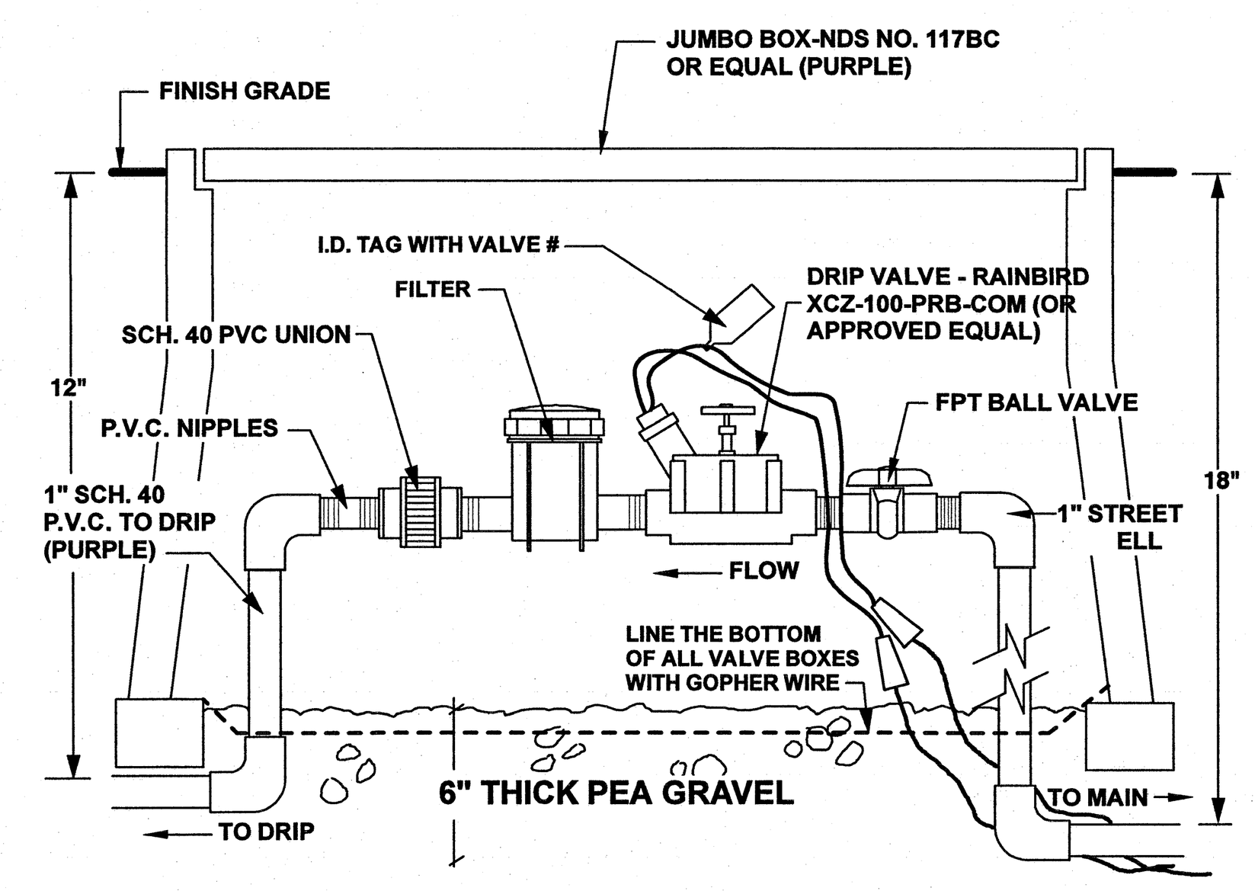
3 **MAINLINE**
SCALE: NTS



4 **HOUSE VALVE-QUICK COUPLER**
SCALE: NTS

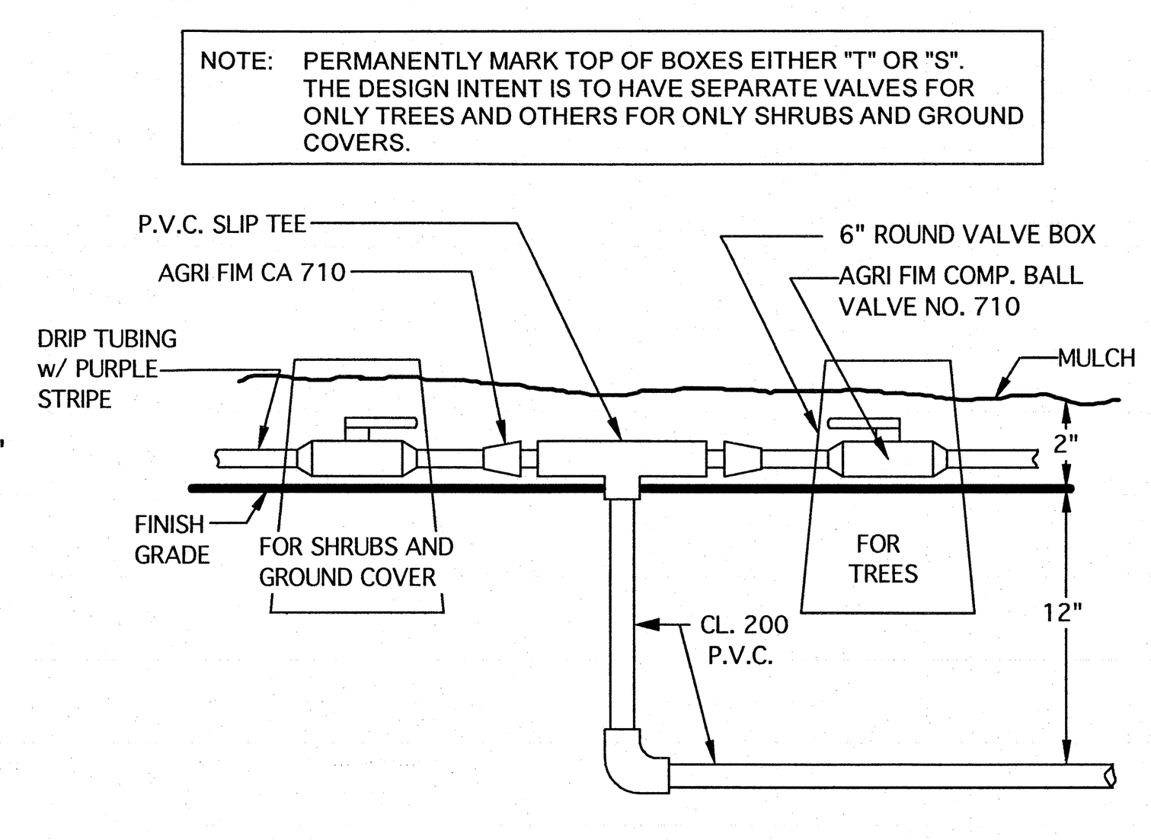


5 **CONTROLLER-WALL MOUNT**
SCALE: NTS



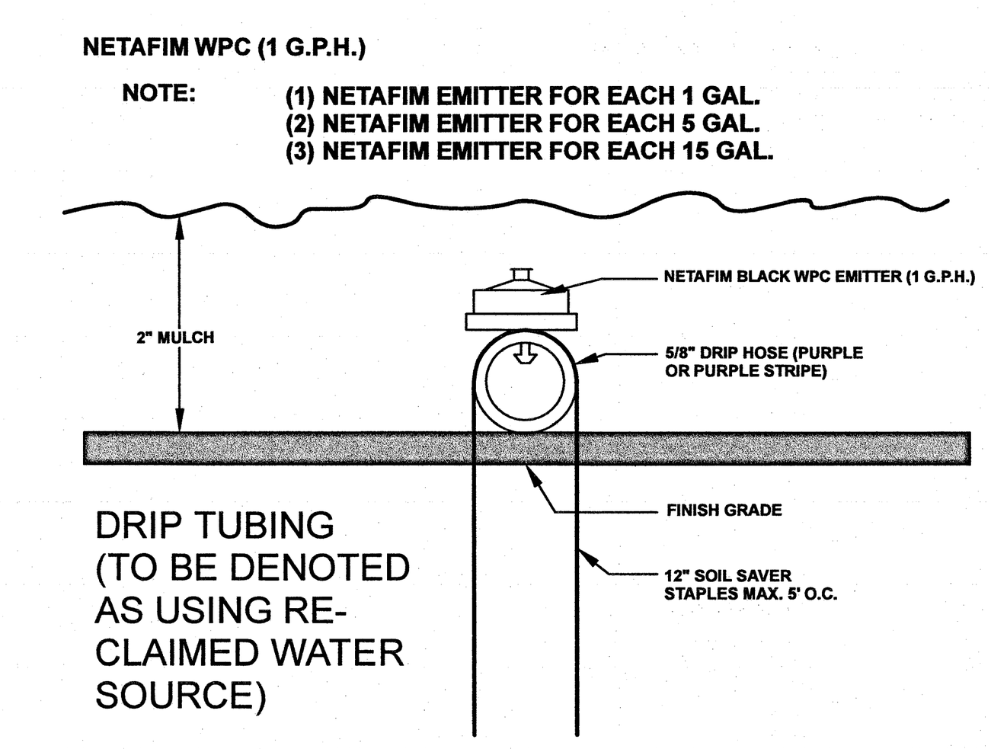
ALL PIPE SHALL BE PURPLE

6 **ELEC. VALVE-DRIP**
SCALE: NTS

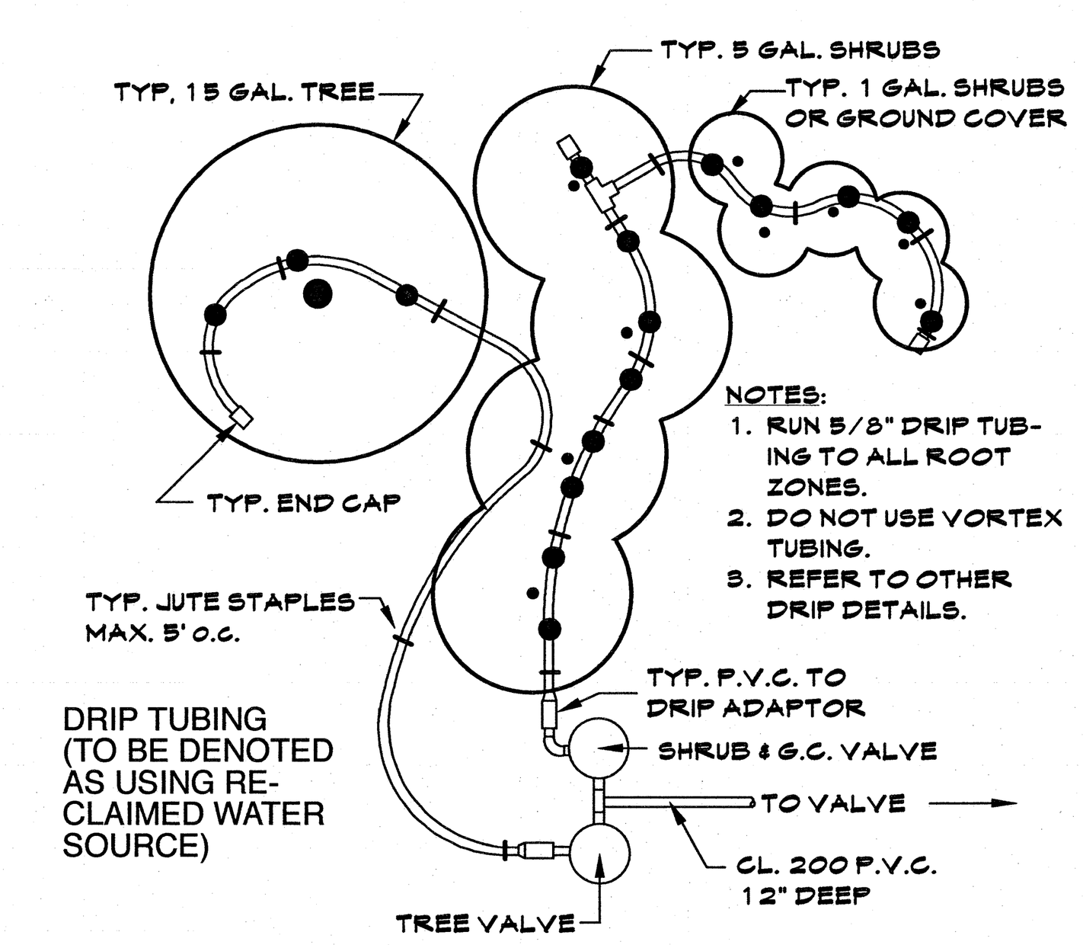


ALL P.V.C. PIPE SHALL BE PURPLE

7 **P.V.C. TO DRIP**
SCALE: NTS



8 **EMITTER SECTION DETAIL**
SCALE: NTS

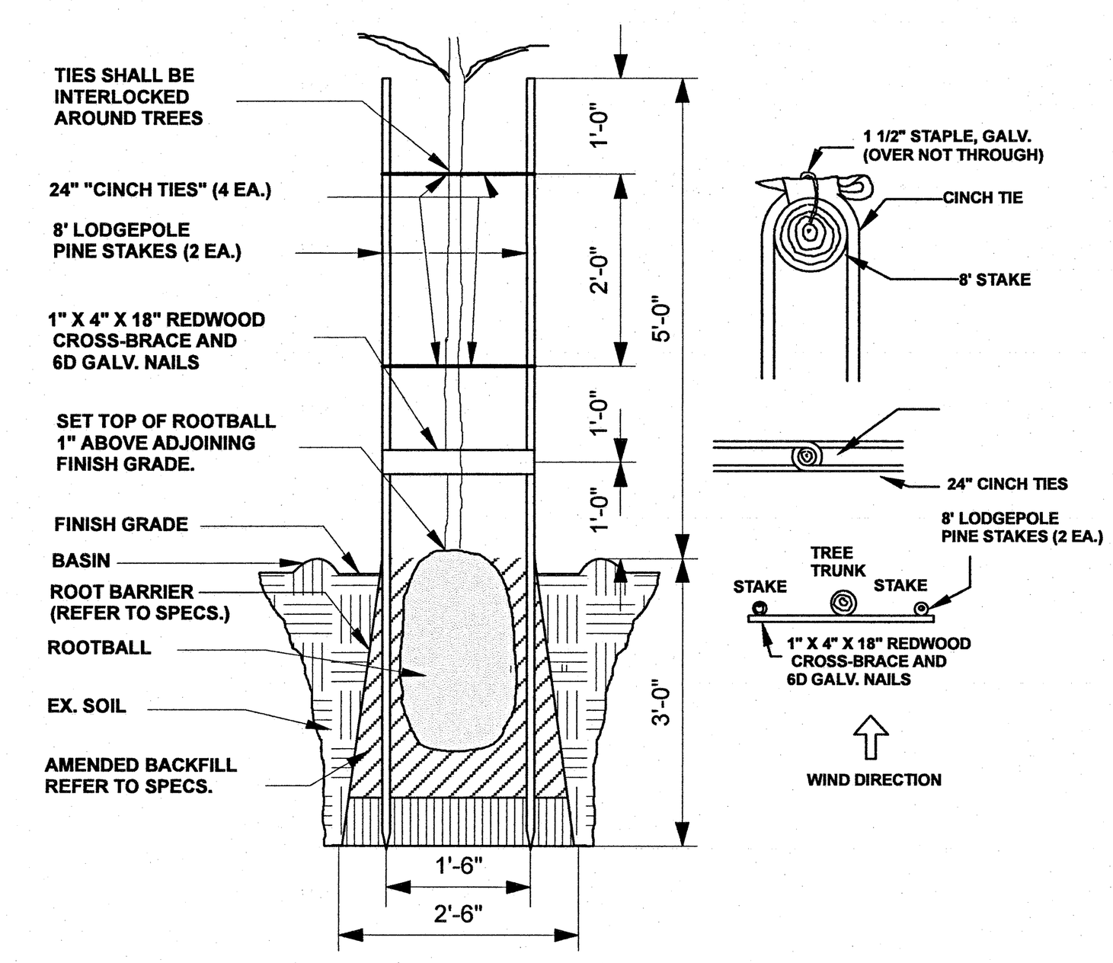


9 **DRIP PLAN VIEW**
SCALE: NTS

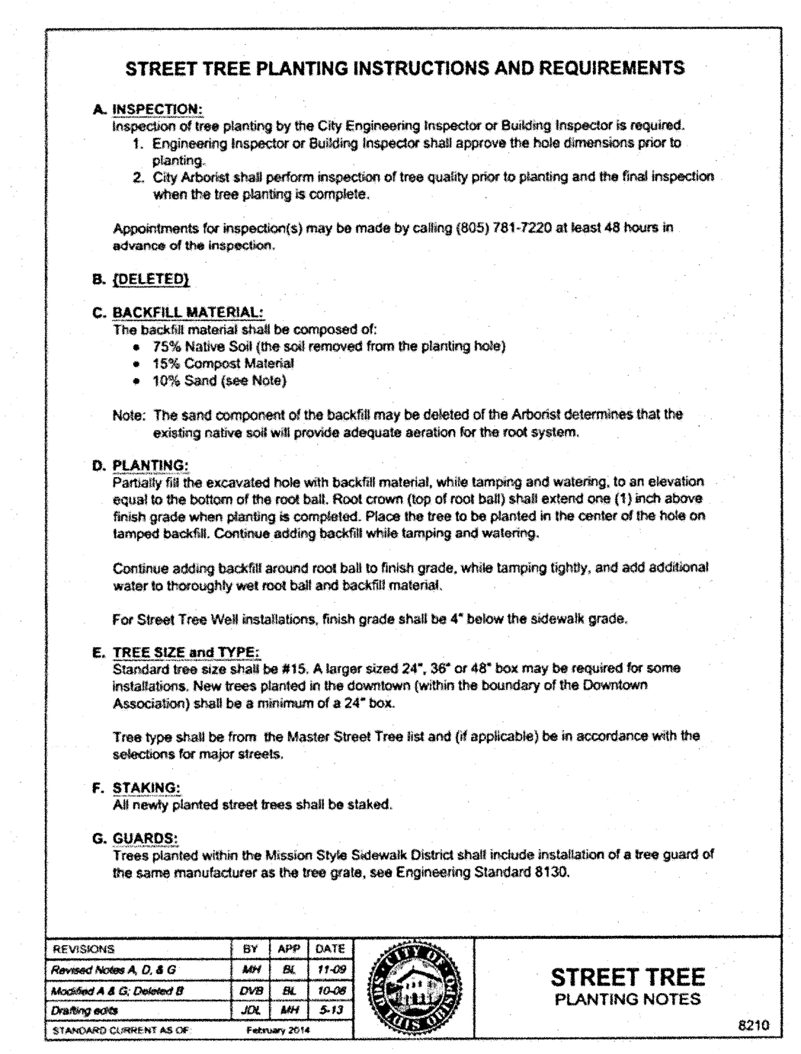
DESIGN CRITERIA FOR DRIP IRRIGATION

1. NUMBER OF EMITTERS
   (1) 1 G.P.H. NETAFIM EMITTERS/1 GAL. SHRUB OR TREE
   (2) 1 G.P.H. NETAFIM EMITTERS/5 GAL. SHRUB OR TREE
   (3) 1 G.P.H. NETAFIM EMITTERS/15 GAL. SHRUB OR TREE
   (5) 1 G.P.H. NETAFIM EMITTERS/24" BOXED TREE
2. MAXIMUM FLOW PER LATERAL
   MAXIMUM 225 G.P.H. PER .580" DRIP LATERAL
   MAXIMUM 350' TUBE LENGTH PER .580" LATERAL
3. .580" DRIP TUBING SHALL BE RUN TO ALL ROOTBALLS. NO 1/8" VORTEX TUBING SHALL BE USED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING TOTAL NUMBERS OF EMITTERS NECESSARY AND TOTAL FOOTAGE OF .580" DRIP TUBING NECESSARY TO INSTALL PROJECT. NUMBERS INDICATED ON PLANS ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE COUNTS.

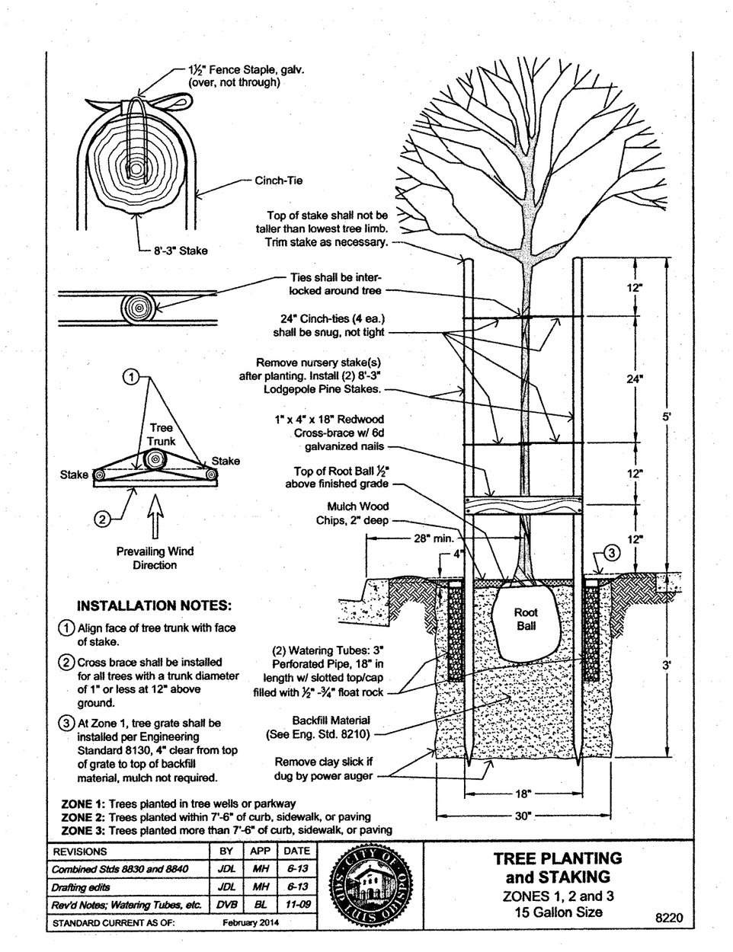
10 **DRIP SPECIFICATIONS**
SCALE: NTS



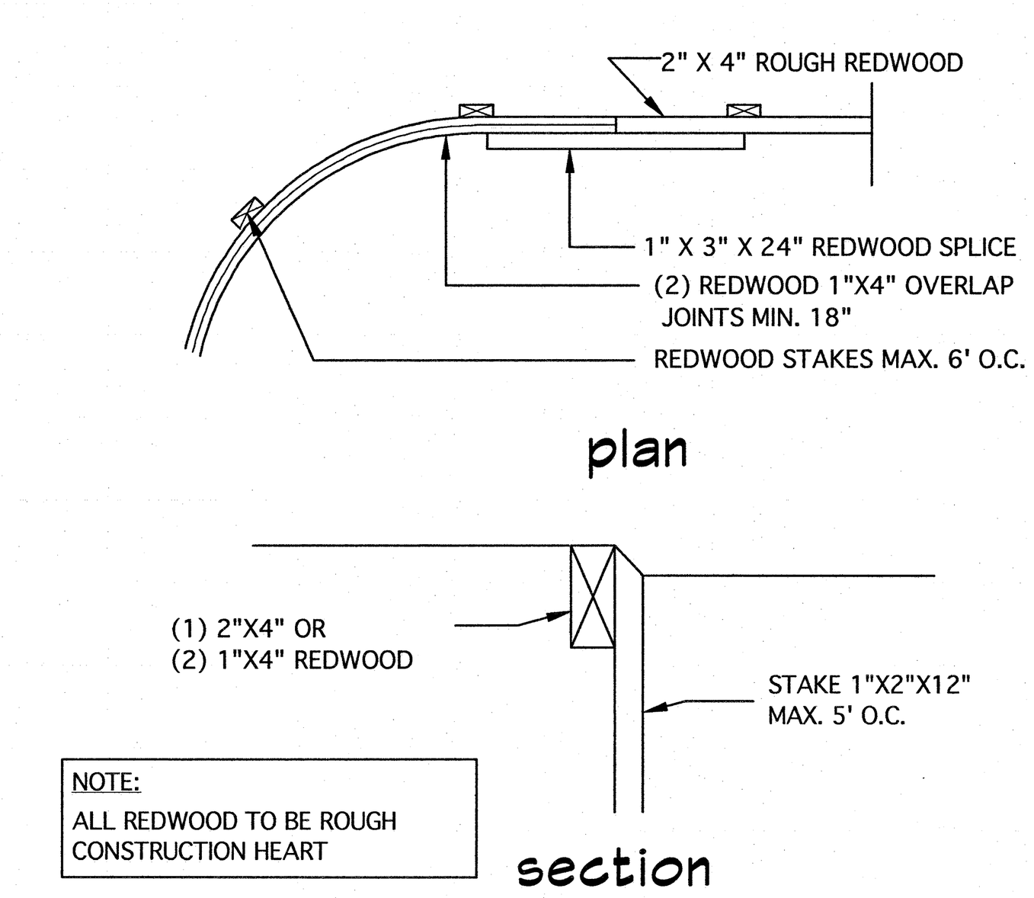
11 **DOUBLE STAKING DETAIL**
SCALE: NTS



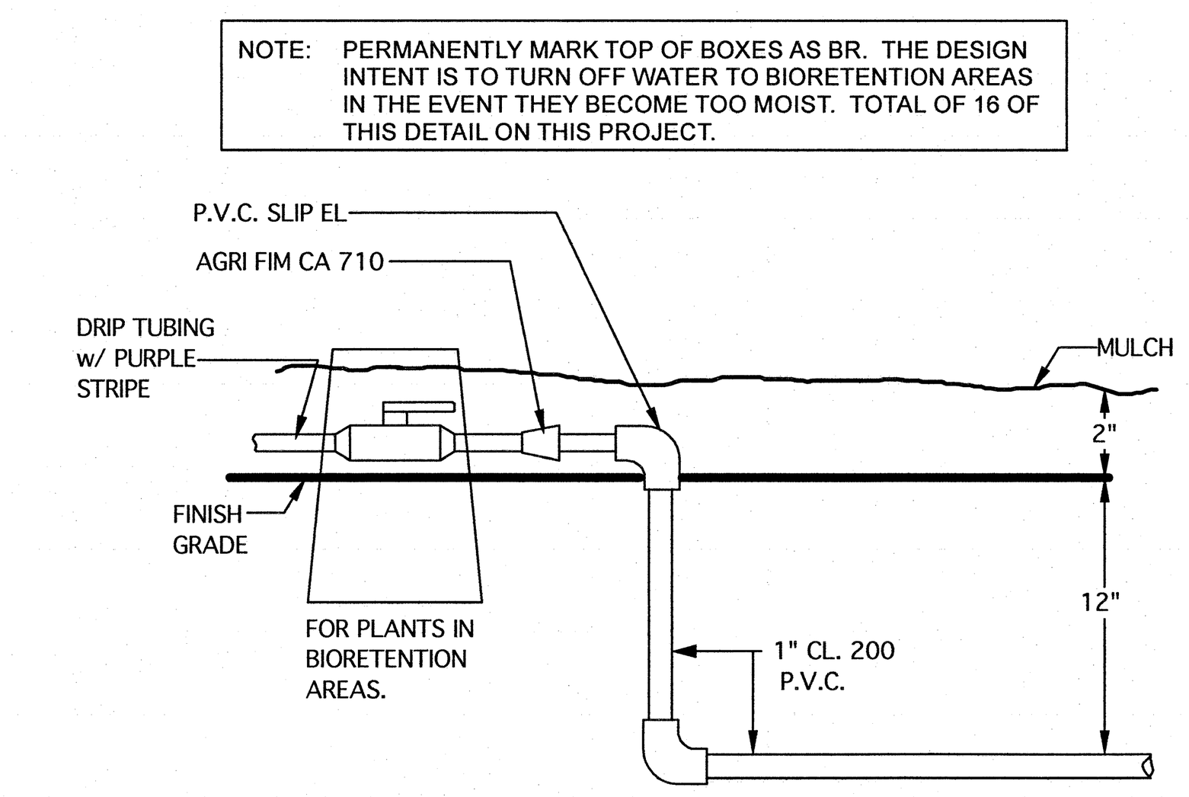
12 **CITY OF S.L.O. STREET TREE DETAIL 1**
SCALE: NTS
This detail applies to 22 trees on sht. L-1 that run parallel along Broad St. and Aerovista St.



13 **CITY OF S.L.O. STREET TREE DETAIL 2**
SCALE: NTS
This detail applies to 22 trees on sht. L-1 that run parallel along Broad St. and Aerovista St.



14 **BREAK AREA HEADER DETAIL**
SCALE: NTS



15 **BALL VALVE @ BIORETENTION BASINS**
SCALE: NTS

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DETAILS

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Job No:
1922
Sheet:
L-3

1. GENERAL

1.01 SCOPE

A. WORK INCLUDED

● 1. SOIL AMENDMENT
● 2. FINISH GRADING OF PLANTED AREAS
● 3. PLANTING
○ 4. SODDING
○ 5. SEEDING
○ 6. HYDROMULCH SEEDING
● 7. MULCHING

● B. RELATED WORK IN OTHER SECTIONS:

1. IRRIGATION

● C. RELATED WORK IN OTHER SECTIONS (BY OTHERS):

1. ROUGH GRADING- DEFINED AS "WITHIN 1" OF FINISH GRADE". THIS INCLUDES MOUNDING AS SHOWN.

● 1.02 REQUIREMENTS OF REGULATORY AGENCIES:

A. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS.

● 1.03 SELECTION AND ORDERING OF PLANT MATERIAL: PLANTS SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT. SUBSTITUTIONS OF PLANT MATERIALS IF NECESSARY, SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

● 1.04 INSPECTION OF SITE: VISIT SITE AND INSPECT CONDITIONS AS THEY EXIST PRIOR TO SUBMITTING BID.

● 1.05 CONTRACT GROWING OF PLANT MATERIALS: SOME OF THE THE PLANTS SPECIFIED ON THESE DRAWINGS MAY NEED CONTRACT GROWN. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO DETERMINE IF THIS IS NECESSARY.

● 1.06 PROTECTION OF EXISTING UNDERGROUND UTILITIES: IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED DURING PLANTING AND IRRIGATION CONSTRUCTION CONTRACTOR SHALL REPLACE OR REPAIR SUCH UTILITIES AT NO COST TO OWNER.

● 1.07 MAINTENANCE:

A. MAINTENANCE PERIOD TO BEGIN UPON INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT AND SHALL BE FOR 90 DAYS.

B. MAINTENANCE SHALL CONSIST OF ALL THE NECESSARY STEPS TO ENSURE THAT THE LANDSCAPE IS IN A HEALTHY, ATTRACTIVE, THRIVING CONDITION.

● 1.08 FINAL ACCEPTANCE: WILL OCCUR UPON SATISFACTORY COMPLETION OF ALL WORK, BUT EXCLUSIVE OF REPLACEMENT OF PLANT MATERIALS UNDER THE WARRANTY PERIOD.

● 1.09 WARRANTY PERIOD AND REPLACEMENTS:

A. ALL TREES, SHRUBS, AND VINES SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

B. CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR FAILURE DUE TO VANDALISM, NEGLECT BY OWNER, OR NATURAL DISASTER.

2. MATERIALS

● 2.01 PLANTS: SHALL BE HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIALS PRIOR TO PLANTING.

○ 2.02 MATERIALS FOR SODDED AREAS : SOD SHALL BE "NO MOW FINE FESCUE BLEND AS GROWN BY PACIFIC SOD, OR APPROVED EQUAL.

○ 2.03 MATERIALS FOR SEEDED LAWNS

A. SEED: SHALL BE "PREVAIL" AS MANUFACTURED BY NORTHRUP KING, OR APPROVED EQUAL.

B. TOPDRESS: SHALL BE STEER MANURE AS MANUFACTURED BY BANDINI OR EQUAL.

○ 2.04 MATERIALS FOR HYDROMULCH

A. FIBER: SHALL BE WOOD CELLULOSE FIBER, CONWED SPRAY MULCH OR EQUAL.

B. SEED: AS NOTED ON THIS SHEET.

C. FERTILIZER: AS NOTED ON THIS SHEET.

D. M. BINDER: SHALL BE ECOLOGY CONTROL M. BINDER, AZ-TAC OR EQUAL.

● 2.05 SOIL AMENDMENTS:

● A. ORGANIC AMENDMENT: SHALL BE NITROLIZED REDWOOD AND MUSHROOM COMPOST, AS AVAILABLE, THROUGH SEQUOIA PRODUCTS, OR APPROVED EQUAL.

● B. GYPSUM: SHALL BE SOF'N SOIL GYPSUM OR EQUAL.

○ C. GROUND COVER PRE-PLANT FERTILIZER : SHALL BE 12-12-12 AS MANUFACTURED BY SIMPLOT OR EQUAL.

○ D. GROUND COVER TOP DRESS FERTILIZER: SHALL BE16-6-8 "TURF SUPREME" AS MANUFACTURED BY SIMPLOT OR EQUAL.

○ E. SODDED OR SEEDED LAWN PRE-PLANT TOP DRESS FERTILIZER: SHALL BE 16-6-8 "TURF SUPREME" AS MANUFACTURED BY SIMPLOT OR EQUAL.

● F. TREE AND SHRUB PLANTING FERTILIZER: AGRIFORM PACKETS 20-10-5 FORMULA .

● 2.06 STAKING MATERIALS:
A. TREE STAKES: 8' LODGEPOLE PINE STAKES
B. TIES: 18" "CINCH TIES."

● 2.07 PRE-EMERGENCE WEED CONTROL: RONSTAR OR EQUAL.

● 2.08 HERBICIDE: ROUNDUP AS MANUFACTURED BY MONSANTO.

● 2.09 HEADER: PER DETAIL

○ 2.10 GUYING MATERIALS: REFER TO DETAIL.

● 2.11 WOODMULCH: SHALL BE "WALK-ON" BARK AS MANUFACTURED BY SEQUOIA PRODUCTS, OR APPROVED EQUAL.

● 2.12 DEEP ROOT PLANTERS: AS MANUFACTURED BY "DEEP ROOT CORP." MODEL NO. 22-30-18 PRE-FORMED ROOT BARRIER, OR APPROVED EQUAL.

○ 2.13 JUTE MESH: AS MANUFACTURED BY "BELTON INDUSTRIES", OR APPROVED EQUAL. SHALL BE 100% NATURAL AND BIODEGRADABLE.

○ 2.14 WIRE BASKETS: PER DETAIL

3. EXECUTION

○ 3.01 AMENDMENT OF SOIL:

A. APPLY AMENDMENTS TO ALL SODDED AREAS AND AREAS PLANTED IN GROUND COVERS FROM FLATS PER "SOIL AMENDMENT OUTLINE" LOCATED AT THE END OF THIS SECTION.

B. INCORPORATE THOROUGHLY WITH TOP 12 IN. SOIL LAYER AND REMOVE STONES OVER 1 IN. DIAMETER, ROOTS, CLODS, WEEDS AND OTHER EXTRANEOUS MATERIAL. BRING AMENDED SOIL TO FINISH GRADE.

● 3.02 SURFACE DRAINAGE OF PLANTED AREAS: LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. IF AREA DRAINS ARE REQUIRED, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR INSTALLATION.

● 3.03 LAYOUT OF PLANTED AREAS: PRIOR TO EXCAVATION OF PLANTING HOLES, ALL PLANTS SHALL BE SET OUT ON PROJECT IN CONTAINERS SO THAT LOCATIONS CAN BE APPROVED BY LANDSCAPE ARCHITECT. THE EXACT LOCATIONS OF UNDERGROUND UTILITIES SHALL BE DETERMINED AT THIS POINT BY THE LANDSCAPE CONTRACTOR.

● 3.04 EXCAVATION OF PLANTING HOLES:

WIDTH = CAN x 2 DEPTH = CAN + 12"

● 3.05 DETRIMENTAL DRAINAGE: NOTIFY ARCHITECT IF THERE EXIST DRAINAGE CONDITIONS DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

● 3.06 PLANTING OPERATIONS:

A. PLANTING SOIL:
2/3 EXISTING SOIL
1/3 ORGANIC AMENDMENT

B. AGRIFORM TABLETS:

1 GALLON CAN	1 PACKET
5 GALLON CAN	3 PACKETS
15 GALLON CAN	5 PACKETS

○ 3.07 GROUND COVER PLANTING :

A. PLANT GROUND COVERS AT SPACINGS SPECIFIED ON PLAN.

B. APPLY TOPDRESS FERTILIZER PER SPECIFICATIONS IN "SOIL AMENDMENT OUTLINE" BELOW.

○ 3.08 SODDING OPERATIONS :

A. ROLL AMENDED SOIL WITH A 100 LB. WATER-BALLAST ROLLER.

B. SOD IMMEDIATELY THEREAFTER.

C. LAY SOD SO THAT ADJACENT STRIPS BUTT TIGHTLY. LAY SOD ON SLOPES WITH STRIPS PARALLEL TO CONTOURS. STAGGER JOINTS. TAMP AND ROLL SOD TO MAKE CONTACT WITH SODBED.

D. APPLY TOPDRESS FERTILIZER PER SPECIFICATIONS IN "SOIL AMENDMENT OUTLINE" LOCATED AT THE SEND OF THIS SECTION.

E. WATER SOD THOROUGHLY IMMEDIATELY AFTER FERTILIZATION.

○ 3.09 SEEDING OPERATIONS :

A. ROLL AMENDED SOIL WITH 200 LB. WATER-BALLAST ROLLER AND BRING TO FINISH GRADE.

B. LIGHTLY RAKE SEED BED SURFACE TO 1/4 IN. DEPTH. SEED IMMEDIATELY THEREAFTER.

C. SOW SEED WITH A MECHANICAL SEEDER AT THE RATE OF 4 LBS. PER 1,000 SQ. FT. COVER SEED TAKING EXTREME CARE THAT SEED IS EVENLY DISTRIBUTED OVER ENTIRE SEED BED.

D. ROLL SEEDED BED WITH 200 LB. BALLAST ROLLER.

E. APPLY TOPDRESS FERTILIZER PER SPECIFICATIONS IN "SOIL AMENDMENT OUTLINE" LOCATED AT THE END OF THIS SECTION.

F. TOPDRESS SEEDED BED WITH SPECIFIED STEER MANURE AND WATER WITH FINE SPRAY.

○ 3.10 HYDROMULCHING OPERATIONS:

A. SEED SLURRY SHALL BE APPLIED WITH A COMMERCIAL TYPE HYDROSEEDER.

B. FINISH GRADE SHALL BE ESTABLISHED REMOVING STONES AND DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF HYDROMULCH AREA PRIOR TO APPLICATION.

C. SLURRY MIX SHALL BE APPLIED IN A UNIFORM MAT AT SPECIFIED RATE. KEEP HYDROMULCH WITHIN AREAS DESIGNATED.

● 3.11 HEADER: INSTALL PER DETAIL.

● 3.12 SOIL AMENDMENT OUTLINE:

●	AREA	AMENDMENT	RATE 6 C.Y./1000 s.f.
	GRD. COVER	12-12-12	20LBS./1000
	PRE. PLT.	ORGANIC AMEND.	6 CU. YDS./1000
	(4" POTS)	GYPSUM	50 LBS./1000
		TOPDRESS FERT. 16-6-8	6 LBS./1000
○	SODDED	PREPLT FERT. 16-6-8	20 LBS./1000
	AREAS	ORGANIC AMEND.	6 CU. YDS./1000
		GYPSUM	50 LBS./1000
		TOPDRESS FERT. 16-6-8	8 LBS./1000
○	HYDRO-SEEDED	ORGANIC AMEND.	6 CU. YDS./1000
	AREAS	GYPSUM	50 LBS./1000
		FIBER	REFER TO PLANS
		SEED	REFER TO PLANS
		FERTILIZER 16-6-8	REFER TO PLANS
		M. BINDER	REFER TO PLANS

● 3.13 APPLICATION OF PRE-EMERGENT: APPLY TO ALL PLANTING AREAS OTHER THAN LAWNS PER MANUFACTURER'S INSTRUCTIONS.

● 3.14 WOODMULCHING OF PLANTED AREAS: APPLY A 2" THICK COVER OF "WALK-ON" BARK IN ALL PLANTED AREAS.

● 3.15 INSTALLATION OF "DEEP ROOT" PLANTERS: ALL NEW TREES PLANTED WITHIN 5' OF ANY IMPROVEMENTS i.e. BLDG., CURBS, WALKS, ETC. SHALL BE PLANTED INSIDE A "DEEP ROOT" PLANTER.

○ 3.16 INSTALLATION OF "JUTE MESH": INSTALL JUTE MESH ON ALL SLOPES PER MANUFACTURER'S SPECIFICATION.

● 3.17 APPLICATION OF HERBICIDE: A MINIMUM OF (2) TWO SPRAY APPLICATIONS OF "ROUNDUP" SHALL BE APPLIED IN ALL SPECIFIED PLANTING AREAS THAT SHOW SIGNS OF EITHER BURMUDA OR KAKUYA GRASS. NO NEW PLANTING SHALL OCCUR UNTIL A COMPLETE KILL OF THESE GRASSES HAS BEEN ACHIEVED.

● 3.18 TREE STAKING : STAKE ALL TREES PER DETAIL.

○ 3.19 OAK TREE - DEER BARRIERS: INSTALL PER DETAIL.

○ 3.20 WIRE BASKETS: INSTALL PER DETAIL.

LANDSCAPE IRRIGATION SYSTEM

1. GENERAL

1.01 SCOPE

A. WORK INCLUDED:

● 1. FURNISHING AND INSTALLING IRRIGATION SYSTEM COMPLETE.

● 2. SLEEVES FOR IRRIGATION PIPING AND REMOTE CONTROL WIRES UNDER PAVEMENTS AND WALKS , EXCEPT AS NOTED ON PLANS.

● 3. IRRIGATION PIPING UNDER PAVEMENTS AND WALKS.

B. RELATED WORK IN OTHER SECTIONS (BY OTHERS):

○ 1. ELECTRICAL STUBOUT FOR IRRIGATION CONTROLLER. (BY OTHERS)

○ 2. WATER STUBOUT(S) FOR IRRIGATION SYSTEM. (BY OTHERS)

○ 3. INSTALLATION OF WATER METER(S).

○ 4. CONDUIT WITH SWEEP ELLS FROM CONTROLLER TO LANDSCAPE AREAS AS SHOWN. (BY OTHERS)

● 1.02 INSPECTION OF CONDITIONS: INSPECTION OF SITE CONDITIONS PRIOR TO THE START OF ANY WORK UNDER THIS SECTION IS REQUIRED. BEGINNING ANY WORK WITHOUT ING UNSUITABLE CONDITIONS TO THE LANDSCAPE ARCHITECT CONSTITUTES ACCEPTANCE OF CONDITIONS BY THE CONTRACTOR. THIS SHALL INCLUDE INSPECTION AND FIELD LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

● 1.03 CODES, RULES AND SAFETY ORDERS: ALL WORK TO BE IN FULL ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.

● 1.04 PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY ANY REQUIRED FEES.

● 1.05 SUBSTITUTIONS: ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT IN WRITING.

● 1.06 PROTECTION OF EXISTING CONDITIONS: CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS INCLUDING EXISTING PLANT MATERIAL AND UTILITIES. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SAID SITE CONDITIONS. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AT NO COST TO OWNER.

● 1.07 "AS-BUILT" IRRIGATION DRAWINGS: LANDSCAPE CONTRACTOR SHALL SUPPLY TO OWNER RECORD DRAWINGS OF THE COMPLETE IRRIGATION SYSTEM. THESE DRAWINGS SHALL BE ON AN ORIGINAL THAT WILL BE SUPPLIED BY THE LANDSCAPE ARCHITECT.

● 1.08 FINAL ACCEPTANCE: WORK UNDER THIS SECTION WILL BE ACCEPTED AT TERMINATION OF MAINTENANCE PERIOD SPECIFIED IN PLANTING SECTION.

● 1.09 WARRANTY: IN ADDITION TO MANUFACTURER'S GUARANTEES, ALL WORK SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

2. MATERIALS

● 2.01 GENERAL: MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.

● 2.02 BACKFLOW PREVENTER: AS INDICATED ON PLANS.

● 2.03 PIPE: AS INDICATED ON PLANS. ALL P.V.C. PIPE EXCEPT SLEEVES SHALL BE PURPLE.

● 2.04 FITTINGS: PVC SCHEDULE 40, AS MANUFACTURED BY SLOANE, LASCO, OR EQUAL.

● 2.05 CONTROL VALVES: AS INDICATED ON PLANS.

● 2.06 SLEEVE MATERIALS: FOR BOTH WATER LINES AND CONTROL WIRES TO BE PVC 1120-1220, CL. 200 P.V.C. PIPE.

● 2.07 AUTOMATIC IRRIGATION CONTROLLER(S) : TO BE AS INDICATED ON PLANS.

● 2.08 CONTROL WIRE:

A. WIRE: SOLID COPPER WIRE, U.L. APPROVED FOR DIRECT BURIAL IN GROUND. MIN. GAUGE #14.

B. SPLICING MATERIALS: DRY SPLICE CONNECTIONS AND SEALER MANUFACTURED BY SPEARS OF EQUAL.

● 2.09 VALVE BOXES: TO BE MANUFACTURED BY CARSON OR EQUAL. SIZE TO ACCOMMODATE SPECIFIED EQUIPMENT. ALL BOXES SHALL BE PURPLE.

○ 2.10 SPRINKLER HEADS: AS INDICATED ON PLANS.

○ 2.11 PRESSURE REGULATOR: AS INDICATED ON PLANS.

● 2.12 DRIP SYSTEM EQUIPMENT:
AS SPECIFIED ON PLANS.
A. DRIP HEADS
B. DRIP TUBING
C. PRESSURE REDUCER
D. FILTER
E. MISC. FITTINGS AND EQUIPMENT

3. EXECUTION

● 3.01 LAYOUT: DRAWINGS ARE DIAGRAMMATIC. FULL AND COMPLETE COVERAGE IS REQUIRED. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO SYSTEMS IN ORDER TO ACHIEVE COVERAGE AT NO ADDITIONAL COST TO OWNER. WHERE SPRAY HEADS ARE SHOWN ADJOINING PARKING LOT STRIPPING, THE INTENT IS TO INSTALL THOSE HEADS EXACTLY AS SHOWN.

● 3.02 TRENCHING:
A. OVER PVC ON PRESSURE SIDE OF CONTROL VALVES (18 IN.).
B. OVER PVC ON NON-PRESSURE SIDE OF CONTROL VALVES (12 IN.).
C. OVER CONTROL WIRES (18 IN.).
D. ALL PVC PIPE UNDER ANY PAVING (18 IN.) AND SHALLBE BEDDED WITH MIN. 6 IN. OF SAND BACKFILL ON ALL SIDES.

○ 3.03 PHASING OF WORK: REFER TO BLOW-UP "A" ON THE IRRIGATION PLAN. P.V.C. PIPE ON ALL SLOPES SHALL BE INSTALLED PRIOR TO WORK ON THE SWPP PLAN COMMENCING.

● 3.04 TRENCHING OVER EXISTING UTILITIES: LANDSCAPE CONTRACTOR SHALL DETERMINE WHERE ALL EXISTING UNDERGROUND UTILITIES ARE PRIOR TO TRENCHING.

● 3.05 SLEEVING: COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES AS REQUIRED. THIS WORK WILL BE DONE EARLY IN IN THE CONSTRUCTION PROCESS.

● 3.06 PIPE LINE ASSEMBLY: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

● 3.07 MISCELLANEOUS EQUIPMENT: LISTED BELOW TO BE INSTALLED PER DETAILS:

○ A. SPRINKLER HEADS
● B. CONTROL VALVES
● C. HOSE VALVES
● D. AUTOMATIC CONTROLLER
● E. DRIP SYSTEM
● F. BACKFLOW PREVENTER
○ G. PRESSURE REGULATOR

END OF SECTION

LEGEND

● WORK TO BE INCLUDED IN BID ESTIMATE

○ WORK NOT INCLUDED IN BID ESTIMATE

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date

Project Name

Name of Project Applicant — Telephone No.

Fax No.

Title — Email Address

Company — Street Address

City — State — Zip Code

Project Address and Location:

Street Address — Parcel, tract or lot number, if avai lable.

City — Latitude/Longitude (optional)

State — Zip Code

Property Owner or his/her designee:

Name — Telephone No.

Fax No.

Title — Email Address

Company — Street Address

City — State — Zip Code

Property Owner

"I/we certify that I/we have received c opies of all the documents required by the City and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule. "

Property Owner Signature — Date

MacPro HD:Users:steve:Desktop:H20 forms:lndscpcalc-1.xls 10/28/15

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE APPROVED PLANS .

"I/we certify that based upon periodic site observations, the wor k has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the City approved landscape and irrigation plans

Signature * — Date

Name (prin t) — Telephone No.

Fax No.

Title — Email Address

License No. or Certification No.

Company — Street Address

City — State — Zip Code

*Signer of the landscape design plan, signer of the irrigation plan , or a licensed landscape contractor.

PART 3. IRRIG ATION SCHEDULING

Attach parameters for setting the irrigation schedule on contro ller per the City's Engineering Standards .

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Ma intenance per the City's Eng ineering Standards.

PART 5. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the building application submittal.
Attach documentation verifying implementation of recommendations from soil analysis report .

STEVEN P. CAMINITI
CAL. LIC. NO. 1941
LANDSCAPE ARCHITECTURE, ETCETERA
1502 ALDER ST., SAN LUIS OBISPO, CA. 93401
805/544-6429
EMAIL: stevenpcacharter.net

PULTS & Associates, LLP
Architecture, Planning & Graphics
3502 Sacramento Dr. Suite 140
San Luis Obispo, California 93401
805/541-5504 voice

Project:

862 AEROVISTA PLACE

SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
SAN LUIS OBISPO
CA 93401

(805) 543–0560

Consultant:

Sheet Contents:

SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
STEVEN P. CAMINITI
No. 1941
RENEWAL 2/22

Date:
28 JUNE 19

Revised:
14 FEB 20

Job No:
1922

Sheet:
L-4

FLOOR PLAN GENERAL NOTES

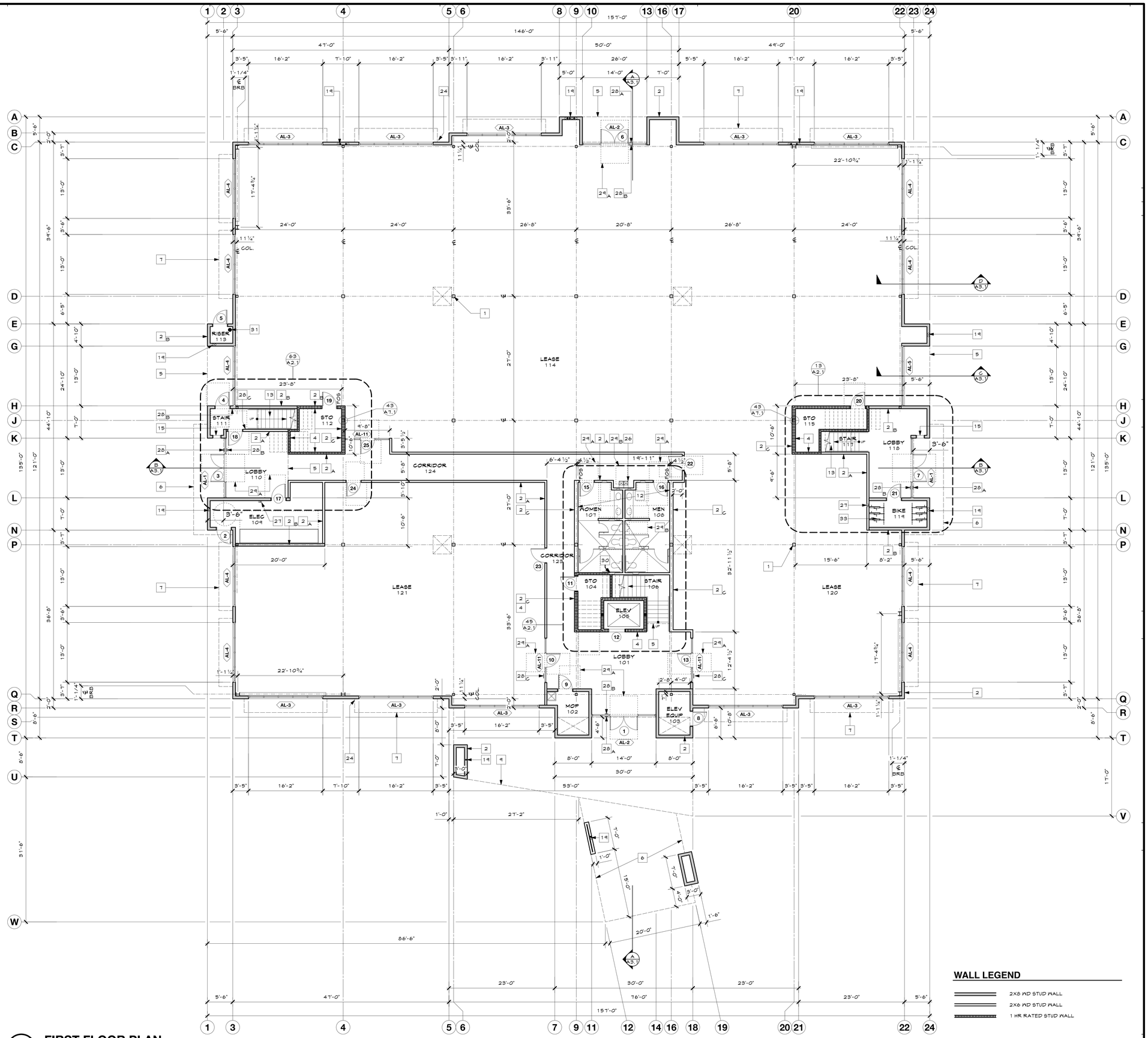
1. It is the responsibility of the General Contractor to verify all existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Architect.
2. Contractor shall provide and maintain portable 2A 10BC fire extinguishers on site during construction and at each building exit.
3. All interior walls shall have batt insulation to match stud width. Ceiling/ floor shall have min R- 11 batt insulation.
4. All plumbing walls shall have R- 19 batt insulation.
5. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Refer to detail 15/A-6.1
6. All one hour walls shall be framed full height to the bottom of floor or roof sheathing above (U.N.O), with 5/8" type 'x' gypsum wallboard on each side.
7. All perimeter stair and lobby walls shall be framed full height to bottom of floor or roof sheathing above (U.N.O), with 5/8" type 'x' gymsum wallboar on each side.

FLOOR PLAN REFERENCE NOTES

1. STEEL COLUMN. REFER TO STRUCTURAL SHEETS
2. A: 2 X 6 STUD WALL
   B: 2 X 8 STUD WALL
   C: 2 X 10 STUD WALL
3. NOT USED
4. 1 HOUR RATED STUD WALL W/ 5/8" TYPE 'X' GYP BOARD EACH SIDE
5. LINE OF FLOOR, CEILING OR SOFFIT ABOVE
6. LINE OF ROOF CANOPY ABOVE
7. LINE OF ALUMINUM CANOPY ABOVE
8. LINE OF ALUMINUM SUN SHADE FIN ABOVE
9. LINE OF DECK ABOVE
10. SINGLE-PLY ROOFING
11. LINE OF ALUMINUM CANOPY BELOW
12. 2X CEILING JOISTS @ 16" O.C.
13. STEEL STAIR. REFER TO DETAILS ON SHT A-7.3
14. GUARDRAIL & HANDRAIL. REFER TO DETAILS ON SHT A-7.3
15. 18" X 24" METAL LOUVER. SILL AT +12" AFF. PAINT TO MATCH ADJACENT WALL FINISH. REFER TO DETAILS 61 & 62/A-6.2
16. MECH DUCT CHASE
17. ROOF ACCESS HATCH & LADDER. REFER TO DETAIL 11/A-7.2
18. +42" GUARDRAIL. REFER TO DETAIL 43/A-7.2
19. ROOF AND/OR OVERFLOW DRAINS. REFER TO PLUMBING ROOF PLAN
20. DECK MEMBRANE. SLOPE TO DRAIN - 2% MAX IN ANY DIRECTION
21. ROOF DRAIN. REFER TO DETAIL 31/A-7.2
22. DECK DRAIN. REFER TO DETAIL 35/A-7.2
23. OVERFLOW SCUPPER. REFER TO DETAIL 45/A-7.2
24. DOWNSPOUT. REFER TO ROOF PLAN, SHT A-1.3
25. ADA ACCESSIBLE TOILET ROOMS. REFER TO MOUNTING HEIGHT SCHEDULE AND SIGNAGE DETAIL/NOTES ON SHT A-6.1
26. HI/LOW ACCESSIBLE DRINK FOUNTAINS. REFER TO DETAIL 24/A-6.1
27. 2A10 PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET MOUNT AT +48" TO CENTERLINE OF VALVE HANDLE
28. SIGNAGE. REFER TO MOUNTING HEIGHT DETAILS & NOTES ON SHT A-6.1 MOUNT SIGNAGE BACK TO BACK WITH INTERNATIONAL SYMBOL OF ACCESS, WHERE OCCURS AT GLASS AREAS
    A. INTERNATIONAL SYMBOL OF ACCESS
    B. EXIT
    C. EXIT ROUTE
    D. EXIT STAIR DOWN
    E. WOMEN
    F. MEN
29. ADA CLEAR ACCESS AREA
    A. DOOR ACCESS CLEARANCE. REFER TO DETAIL 15/A-6.1
    B. 30" X 48" CLEAR FLOOR SPACE
30. REFER TO DETAIL 23/A- 7.1 FOR RECESSED ACCESSORY IN 1HR RATED WALL
31. FIRE RISER. PROVIDE ADEQUATE CLEARANCE FOR ANY FUTURE MAINTENANCE OR REPAIRS FOR THE RISER PIPE AND VALVES
32. BICYCLE RACKS - PEAK BICYCLE RACKS - 5-BIKE ANGLED RACK
33. BICYCLE RACKS - PEAK BICYCLE RACKS - CUSTUM VERTICAL RACK - NO LIFTING REQUIRED

RETAINING WALL WATERPROOFING

All elevator pit walls retaining soil shall be waterproofed with Protecto Wrap Company Jiffy Seal #140/60 per manufacturer recommendations.
Provide protection for membrane prior to backfilling with rigid polystyrene foam or asphalt hardboard.
Provide 4"Ø perforated pipe drain at base, extend to storm drain system.



FIRST FLOOR PLAN

1/8" = 1' - 0"

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Architecture, Planning & Graphics
3592 Sacramento Dr, Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

Project:

862 AEROVISTA PLACE

SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
SAN LUIS OBISPO
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(805) 543-0560

Consultant:

Sheet Contents:

FIRST FLOOR PLAN

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26548
RENEWAL 10-31-21
STATE OF CALIFORNIA

Date:
14 FEB 2020

Revised:

Job No:
1923

Sheet:
A - 1.1

FLOOR PLAN GENERAL NOTES

1. It is the responsibility of the General Contractor to verify all existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Architect.
2. Contractor shall provide and maintain portable 2A10BG fire extinguishers on site during construction and at each building exit.
3. All interior walls shall have batt insulation to match stud width. Ceiling/ floor shall have min R-11 batt insulation.
4. All plumbing walls shall have R-19 batt insulation.
5. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Refer to detail 19/A-6.1
6. All one hour walls shall be framed full height to the bottom of floor or roof sheathing above (U.N.O), with 5/8" type 'x' gypsum wallboard on each side.
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17. ROOF ACCESS HATCH & LADDER. REFER TO DETAIL 11/A-7.2
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28. SIGNAGE. REFER TO MOUNTING HEIGHT DETAILS & NOTES ON SHT A-6.1. MOUNT SIGNAGE BACK TO BACK WITH INTERNATIONAL SYMBOL OF ACCESS, WHERE OCCURS AT GLASS AREAS
    A. INTERNATIONAL SYMBOL OF ACCESS
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    E. WOMEN
    F. MEN
    G. WOMEN'S SHOWER
    H. MEN'S SHOWER
29. ADA CLEAR ACCESS AREA
    A. DOOR ACCESS CLEARANCE. REFER TO DETAIL 15/A-6.1
    B. 30" X 48" CLEAR FLOOR SPACE
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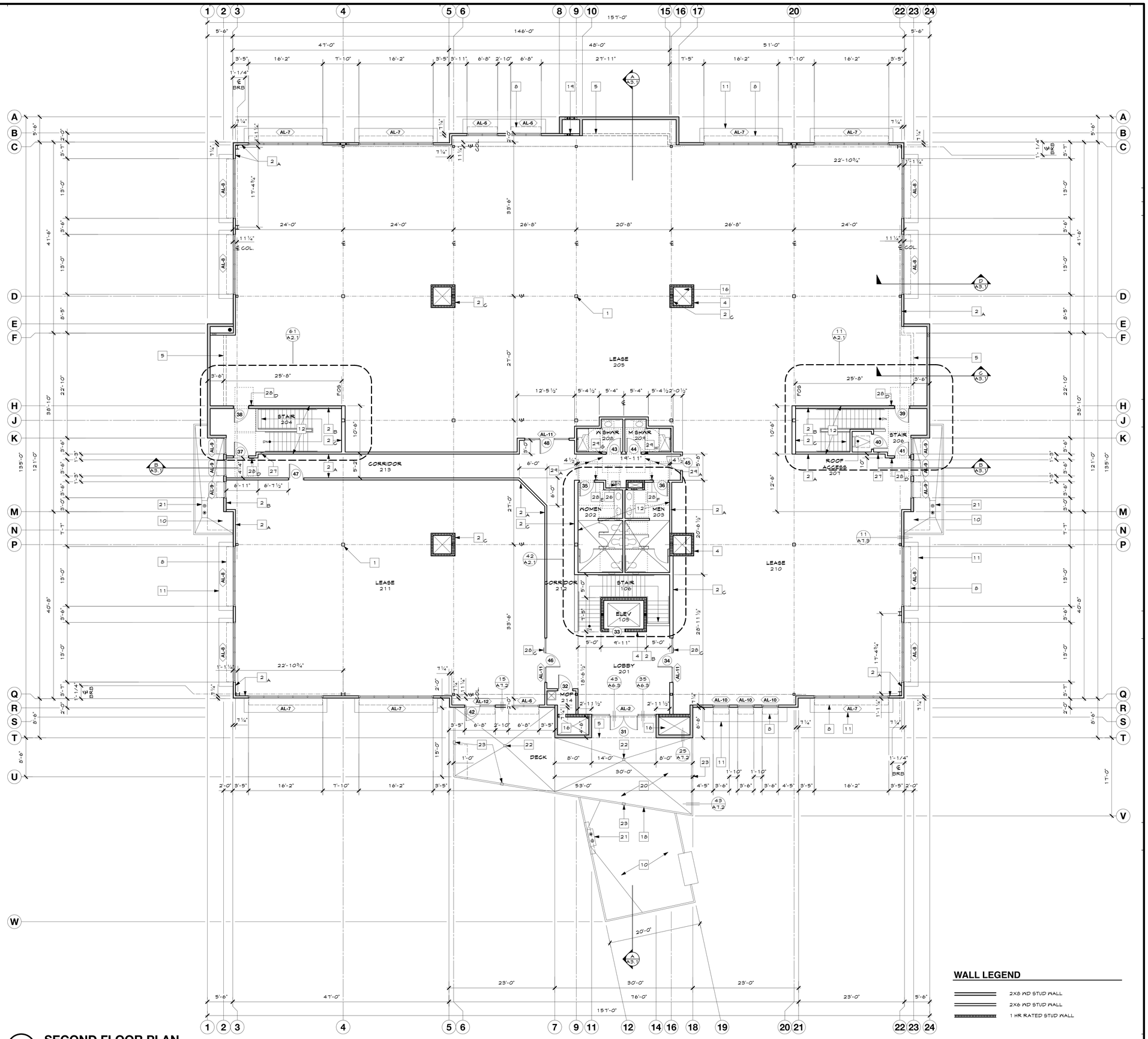
31. FIRE RISER. PROVIDE ADEQUATE CLEARANCE FOR ANY FUTURE MAINTENANCE OR REPAIRS FOR THE RISER PIPE AND VALVES
32. BICYCLE RACKS - PEAK BICYCLE RACKS - 5-BIKE ANGLED RACK
33. BICYCLE RACKS - PEAK BICYCLE RACKS - CUSTUM VERTICAL RACK - NO LIFTING REQUIRED

EXT WOOD DECK WEATHER PROTECTION

1. DEX-O-TEX HEATHERNEAR Waterproof Deck Covering Surfacing over NEOBOND waterproofing layer over sloping plywood substrate. Install the waterproofing system and components per manufacturer's recommendations.
2. Plywood sheathing subfloor shall be per structural drawings. Sheath'g shall be minimum 3/4" exterior grade, tongue & groove or with all edges blocked. Provide 1/16" gap between sheets and fill gaps with Elastatex. Sheathing shall be clean, dry, and free from any foreign material that may prevent adhesion of the manufacturer specified surface preparation. Maximum span of 16". Attach with deck screws.
3. All metal door pans and deck flashing shall be corrosion resistant metal; stainless steel or galvanized (zinc coated 390) steel. All metal flashing joints shall be overlapped 6" min and caulked with an elastomeric copolymer sealant. Proper caulking shall be between flashing, and not just over the exposed edge. All metal shall be clean and dry prior to applying deck waterproofing material.



WALL LEGEND

- 2X8 MD STUD WALL
- 2X6 MD STUD WALL
- 1 HR RATED STUD WALL

SECOND FLOOR PLAN

1/8" = 1' - 0"

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Consultant:

Sheet Contents:

SECOND FLOOR PLAN

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26542
REN. 10-31-21
STATE OF CALIFORNIA

Date:
14 FEB 2020

Revised:

Job No:
1923

Sheet:
A - 1.2

ROOF REFERENCE NOTES

1. SINGLE PLY ROOFING
2. CRICKET, 1/4" PER FT SLOPE MINIMUM, UNO
3. ROOF DRAIN W/ OVERFLOW, REFER TO 3 1/A-7.2
4. EXTEND OVERFLOW THRU SOFFIT, REFER TO 4 1/A7.2
5. ALUMINUM CANOPY W/ HANGER RODS BELOW
6. ALUMINIUM SUN SHADE FINS BELOW
7. ROOF HATCH
8. DOWNSPOUT CONNECTION BELOW CANOPY
9. MECHANICAL UNITS - REFER TO MECHANICAL PLANS
10. LINE OF BUILDING BELOW
11. FUTURE SOLAR READY ROOF AREA
12. FUTURE MECHANICAL UNIT LOCATIONS

ROOF NOTES

1. **ROOFING MEMBRANE**
   Roofing membrane shall be Johns Manville PVC 80mil SP8RM mechanically attached roofing system fastened, adhered and joined per manufacturer's specifications. Underlayment to be 1/4" thick (min) US Gypsum Co. SECUROCK Glass-Mat Roof Board (Type SGMRX) over 15/32 " (min) roof deck. System is UL Class A fire-rated.
   UL Listing TGFU.R10167

2. **FLASHING**
   All flashing shall be corrosion resistant metal flashing, galvanized (zinc coated 340) steel.
   Minimum gauge shall be:
   coping..... 22 GA
   base..... 24 GA
   counter..... 24 GA

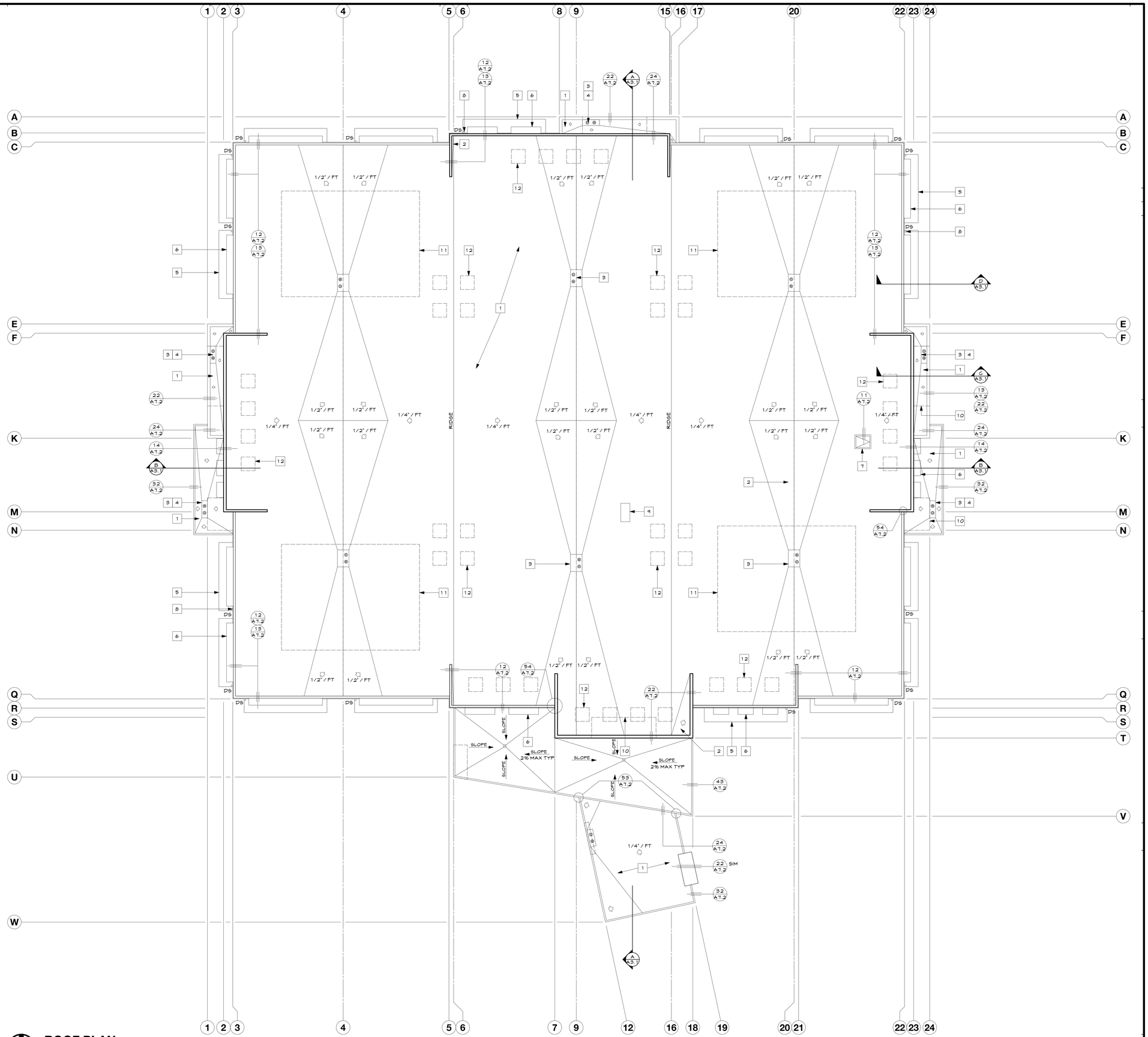
3. **ROOF DRAIN LINES**
   Provide 4"ø (horizontal & vertical) roof drain lines typ, u.n.o. Size per plumbing plans. Extend drain lines through framing, down walls to below grade. Refer to Grading Plan for continuation.

4. **OVERFLOW DRAIN LINES**
   Extend overflow drain lines through framing, to soffit. Refer to 3 1/A-7.2

5. **HORIZONTAL PIPING**
   All horizontal piping shall have a minumum 1/4" per foot slope.

6. **GUTTERS & DOWNSPOUTS**
   GS gutters, 6" wide, 24 GA, shape sim to SMACNA Fig 1-2, Style A, GS downspouts, 6" wide x 6" deep, 22 GA, shape per SMACNA Fig 1-31B, Gutter & Downspout color Old Zync Gray (Metal Sales)

7. **CERTIFICATION**
   Roofing Contractor shall provide certification of roof covering classification to City, prior to final inspection.



ROOF PLAN

1/8" = 1' - 0"

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SAN LUIS OBISPO CA 93401

Client:

QUAGLINO PROPERTIES

815 FIERO LANE
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CA 93401

(805) 543-0560

Consultant:

Sheet Contents:

ROOF PLAN

LICENSED ARCHITECT
FRANCES FAN GEE
No. C-26942
REN. 10-31-21
STATE OF CALIFORNIA

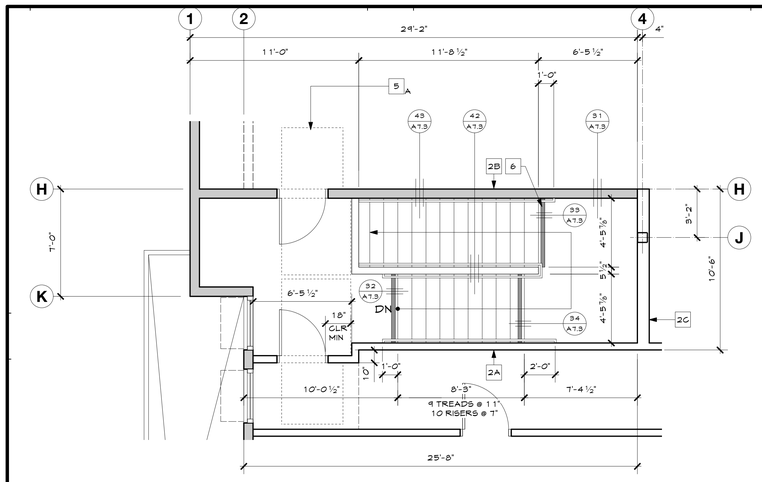
Date: 14 FEB 2020

Revised:

Job No: 1923

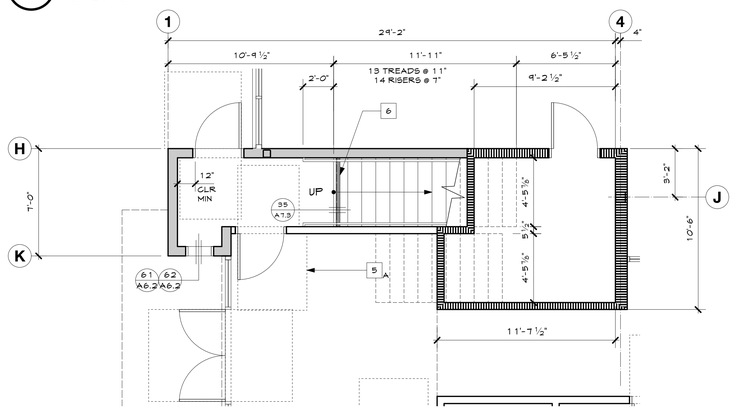
Sheet:

A - 1.3



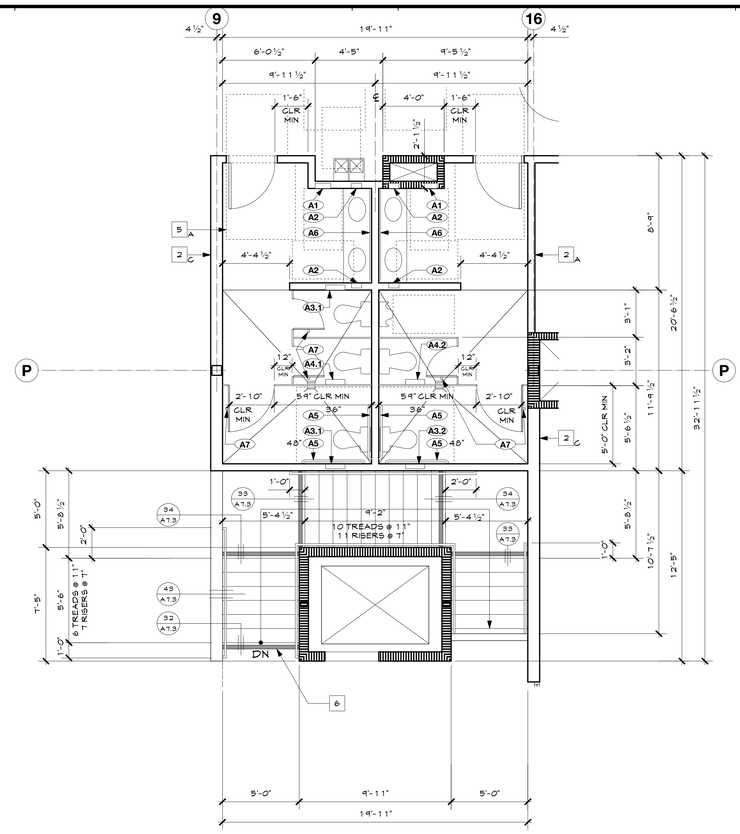
61 ENLARGED PLAN · STAIR 204

1/4" = 1' - 0"



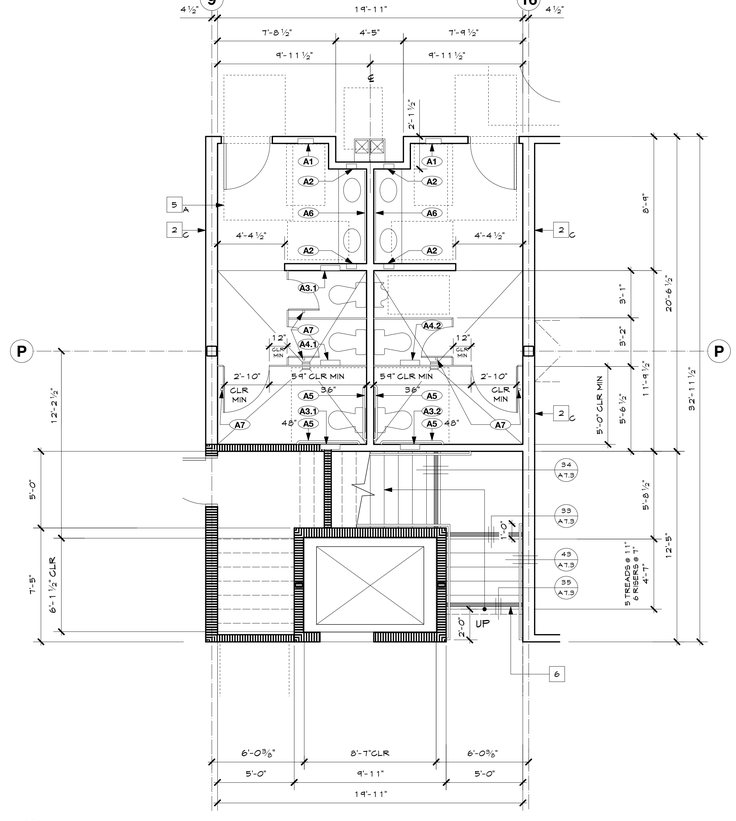
63 ENLARGED PLAN · STAIR 111

1/4" = 1' - 0"



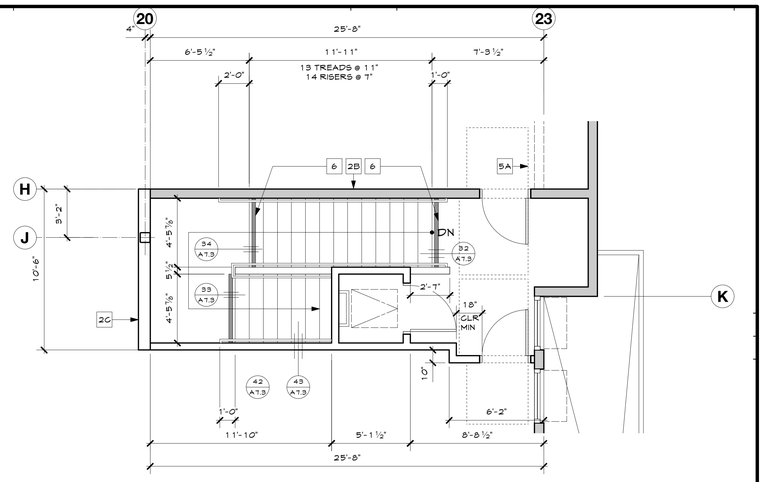
42 SECOND FLOOR ENLARGED PLAN · STAIR 106 & RESTROOMS

1/4" = 1' - 0"



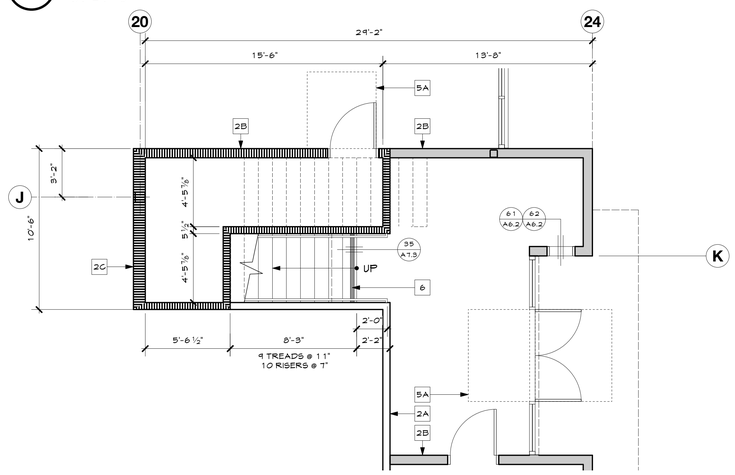
45 FIRST FLOOR ENLARGED PLAN · STAIR 106 & RESTROOMS

1/4" = 1' - 0"



11 ENLARGED PLAN · STAIR 206

1/4" = 1' - 0"

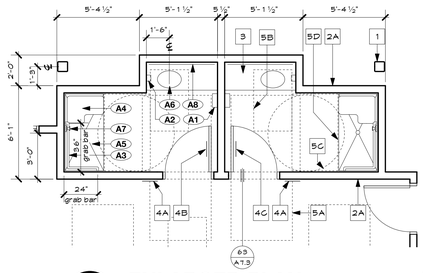


13 ENLARGED PLAN · STAIR 117

1/4" = 1' - 0"

REFERENCE NOTES

1. STEEL COLUMN
2. A: 2 X 6 STUD WALL
   B: 2 X 8 STUD WALL
   C: 2 X 10 STUD WALL
3. COUNTER - REFER TO DETAIL 23/A-6.1
4. SIGNAGE. REFER TO MOUNTING HEIGHT DETAILS & NOTES ON SHT A-6.1.
   A. INTERNATIONAL SYMBOL OF ACCESSIBILITY
   B. WOMEN
   C. MEN
5. ADA CLEAR ACCESS AREA
   A. DOOR CLEARANCE - REFER TO 15/A-6.1
   B. 30" X 48" CLEAR FLOOR SPACE @ SINK
   C. 60" DIA CLEAR
   D. 48" X 60" CLEAR FLOOR SPACE
6. 3" CONTRASTING STRIPES



14 ENLARGED PLAN · SHOWERS

1/4" = 1' - 0"

RESTROOM ACCESSORY SCHEDULE

MARK	DESCRIPTION	MODEL
A1	RECESSED PAPER TOWEL DISPENSER/ WASTE BIN	B-3944
A2	RECESSED SOAP DISPENSER	B-306
A3.1	COMBINATION RECESSED TOILET SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	B-3574
A3.2	COMBINATION RECESSED TOILET SEAT-COVER DISPENSER AND TOILET TISSUE DISPENSER	B-3474
A4.1	COMBINATION SURFACE MOUNT TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER	B-3579
A4.2	COMBINATION SURFACE MOUNT TOILET SEAT COVER DISPENSER AND TOILET TISSUE DISPENSER	B-3479
A5	GRAB BAR	B-6806.99
A6	MIRROR, FULL HT FROM BOT OF SOFFIT TO TOP OF SPLASH X FULL WIDTH OF COUNTER	
A7	SURFACE MOUNT COAT HOOK	B-6827

NOTE: ALL ACCESSORIES ARE BOBRICK OR EQUAL. REFER TO MOUNTING HEIGHT SCHEDULE ON SHEET A - 6.1

TOILET PARTITION NOTES

1. Toilet partitions to be Bobrick, Designer Series 1040 or equal Floor anchored, with concealed stainless steel hardware.
2. Partition doors shall be provided with automatic closing devices. For closing device requirements, refer to DOOR NOTES, Automatic Closers.
3. Partition doors shall have flip-over or sliding style latches, that do not require user to grasp or twist, and shall be centered between 30" & 44" above finish floor.
4. Partition doors shall be provided with U-shaped handles on both sides of door, immediately below the latch.
5. Any hooks provided within accessible stalls shall be located no higher than 40" above finished floor.
6. Refer to MOUNTING HEIGHT SCHEDULE for additional requirements, Sheet A-6.1

SHOWER ROOM NOTES

1. Floor shall be ceramic tile.
2. Shower floor surface shall be of Carborundum or grit-faced tile material providing equivalent slip-resistance. The maximum allowable slope of the floor is 2% in any direction. Locate drain at center of shower.
3. Shower threshold shall be flush with tile flooring. Drain grate openings shall be 1/4" max & flush w/floor surface.
4. Provide a folding seat full depth of shower, to extend 23" max from mounting wall, with 1" min & 1 1/2" max space between seat edge and any wall. When folded, seat shall not extend more than 6" from mounting wall. Seat shall support a min of 250 lbs point load.
5. Locate a continuous grab bar on walls adjacent to and opposite the seat. L-shaped (Bobrick B-6861696) shower grab bars are to be a minimum of 24 inches by 36 inches long, center of bar 33 to 36 inches above the shower floor.
6. Water controls are to be a single lever design located on the side wall adjacent to the seat and operable with a maximum force of 5 lbs.
7. Provide a flexible hand held shower unit with a hose at least 60 inches long with the head mounted at 48 inches above the shower floor. Handset shall be removable from slide bar.
8. When shower curtain is provided, it shall be located so that 30" clear width inside shower is provided. Curtain shall be hung so that it can be easily moved with one hand.

SHOWER ROOM ACCESSORY SCHEDULE

MARK	DESCRIPTION	MODEL
A1	PAPER TOWEL DISPENSER	B-262
A2	SOAP DISPENSER	B-3111
A3	GRAB BAR	B-6806.99
A4	FOLD-DOWN SEAT	B-5181
A5	ONE PIECE ROLL-IN SHOWER FREEDOM ADA ROLL-IN 62"X33" SHOWER	#PF6233BF75
A6	16"X19" UNDERMOUNT SINK - ZURN	ZURN #Z5220
A7	HANDHELD SPRAY W/ 36" SLIDE BAR & SINGLE-LEVEL MIXING VALVE CHICAGO FAUCETS	154-AGP
A8	MIRROR - FULL WIDTH OF WALL - HEIGHT FROM T.O. SPLASH TO 7'-0"	

NOTE: 1. ALL ACCESSORIES ARE BOBRICK OR EQ, U.N.O.
2. FOR MOUNTING HEIGHTS REFER TO SHEET A-6.1

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Sheet Contents:

ENLARGED PLANS

LICENSED ARCHITECT FRANCES FAN GIBBS No. C-26946 REN. 10-31-21 STATE OF CALIFORNIA

Date: 14 FEB 2020

Revised:

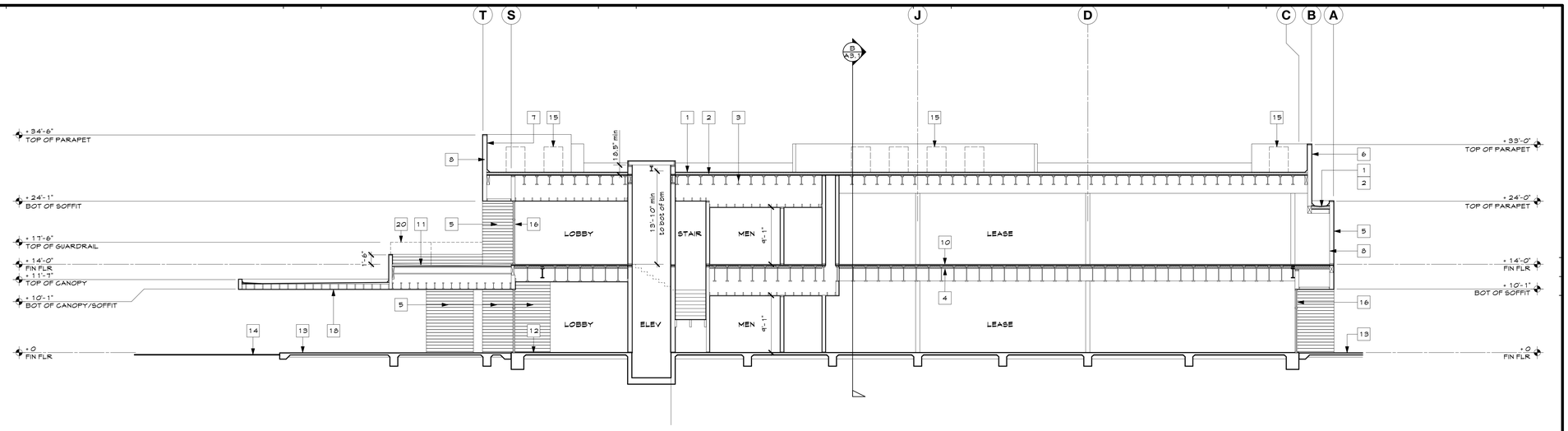
Job No: 1923

Sheet:

A - 2.1

SECTION REFERENCE NOTES

1. SINGLE PLY ROOFING
2. 4" RIGID INSULATION
3. ROOF TRUSSES ON GLU LAM BEAM & STEEL COLUMN SUPPORTS REFER TO STRUCT DWGS
4. R-11 BATT INSULATION
5. WOOD COMPOSITE SIDING
6. EXTERIOR PLASTER
7. MECHANICAL SCREEN WALLS
8. 2X8 WOOD STUD FRAMING
9. 2X6 WOOD STUD FRAMING
10. 1 1/2" GYPCRETE OVER 1-1/8" PLYWOOD SHEATHING ON TRUSSES WITH STEEL BEAM AND COLUMN SUPPORTS, REFER TO STRUCT DWGS
11. WATERPROOF DECKING ON PLYWOOD SHEATHING OVER DECK FRAMING.
12. CONCRETE SLAB ON GRADE, REFER TO STRUCT DWGS
13. CONCRETE FLATWORK, REFER TO SITE PLAN
14. LINE OF FINISH GRADE
15. POSSIBLE FUTURE MECHANICAL UNIT
16. ALUMINUM STOREFRONT
17. ALUMINUM SUN SHADE FINS
18. CANOPY FRAMING, REFER TO STRUCT DWGS
19. ALUMINUM CANOPY W/ HANGER RODS, SEE DETAIL 54/A-7.3
20. +42" DECK GUARDRAIL. REFER TO DETAIL



A SECTION

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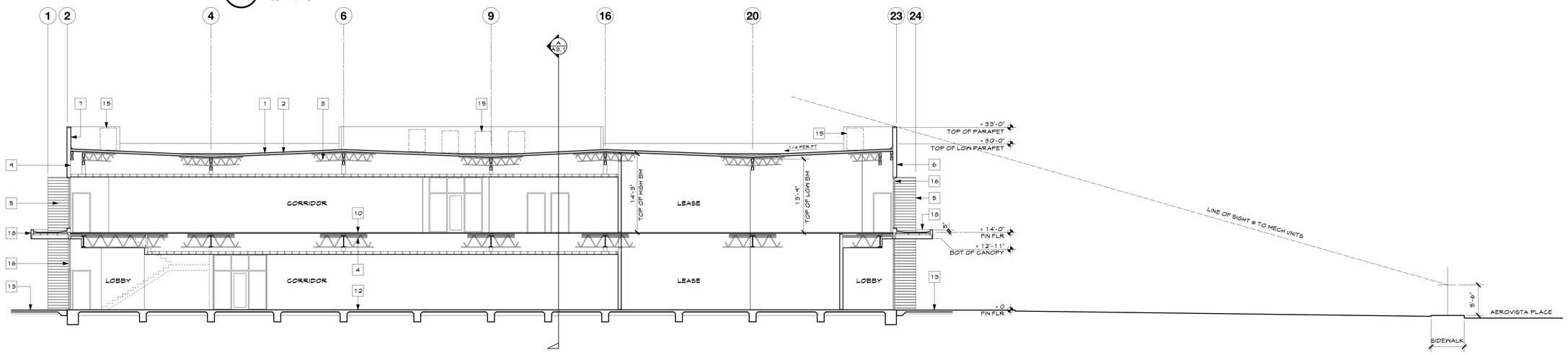

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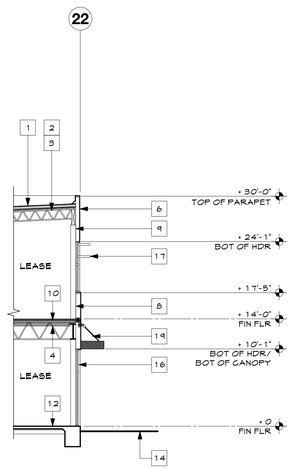

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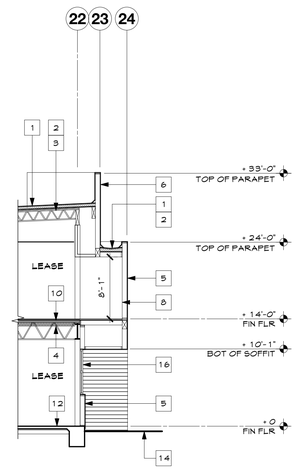

C SECTION

1/8" = 1' - 0"

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Sheet Contents:

BUILDING SECTIONS

LICENSED ARCHITECT FRANCES FAN GIBBS No. C-26942 REN. 10-31-21 STATE OF CALIFORNIA

Date:

14 FEB 2020

Revised:

Job No:

1923

Sheet:

A - 3.1

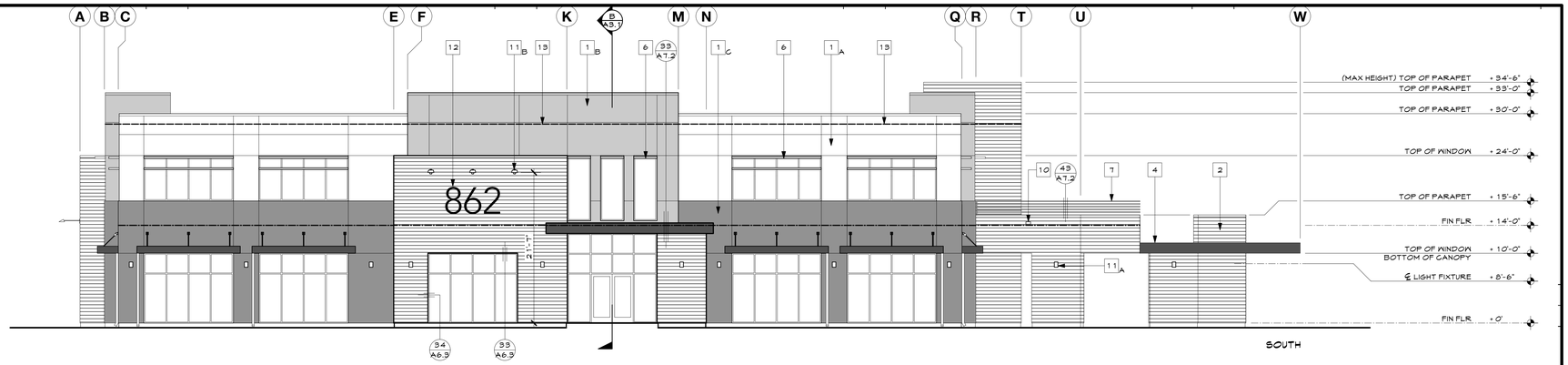
COLOR SCHEDULE

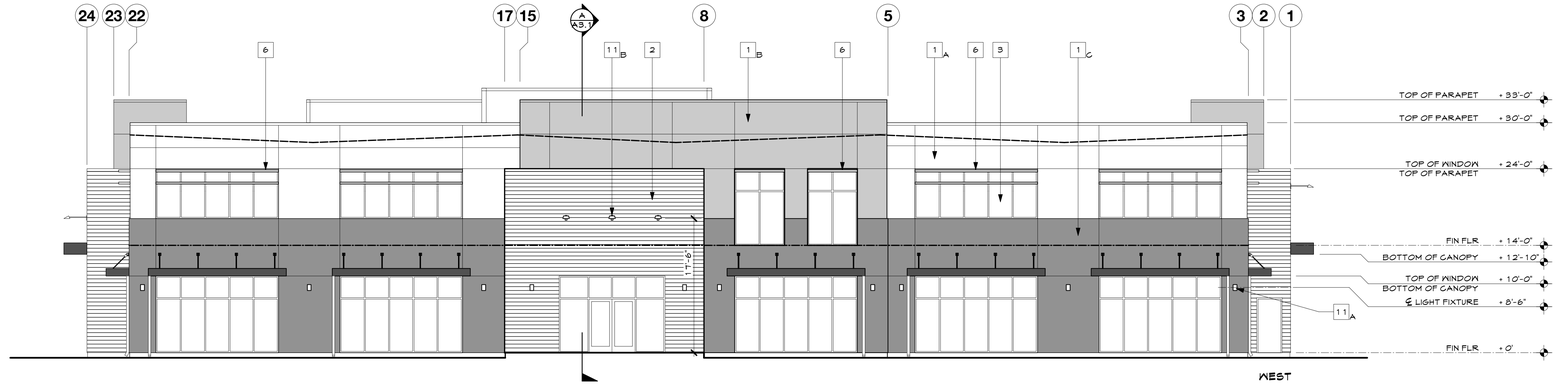
SYMBOL	MATERIAL	COLOR	TYPE	MANUF
	EXTERIOR PLASTER 1 (SMOOTH FINISH)	MILKY QUARTZ	FACTORY	OMEGA
	EXTERIOR PLASTER 2 (SMOOTH FINISH)	GREAT WALL	FACTORY	OMEGA
	EXTERIOR PLASTER 3 (SMOOTH FINISH)	GAUNTLET GRAY	PAINT	SHERWIN WILLIAMS (SW 7019)
	NICHIHA WOOD COMPOSITE SIDING	BARK	FACTORY	NICHIHA
	ALUMINUM CANOPY W/ HANGER RODS	BLACK	FACTORY	MASA ARCHITECTURAL CANOPIES
	ALUMINUM CANOPY	BLACK	POWDER COAT	--
	ALUMINUM SUN SHADE FIN	CLEAR ANODIZED	FACTORY	--
	ALUMINUM STOREFRONT	CLEAR ANODIZED	FACTORY	KAWNEER
	METAL DOORS & FRAMES	CHARCOAL	PAINT	

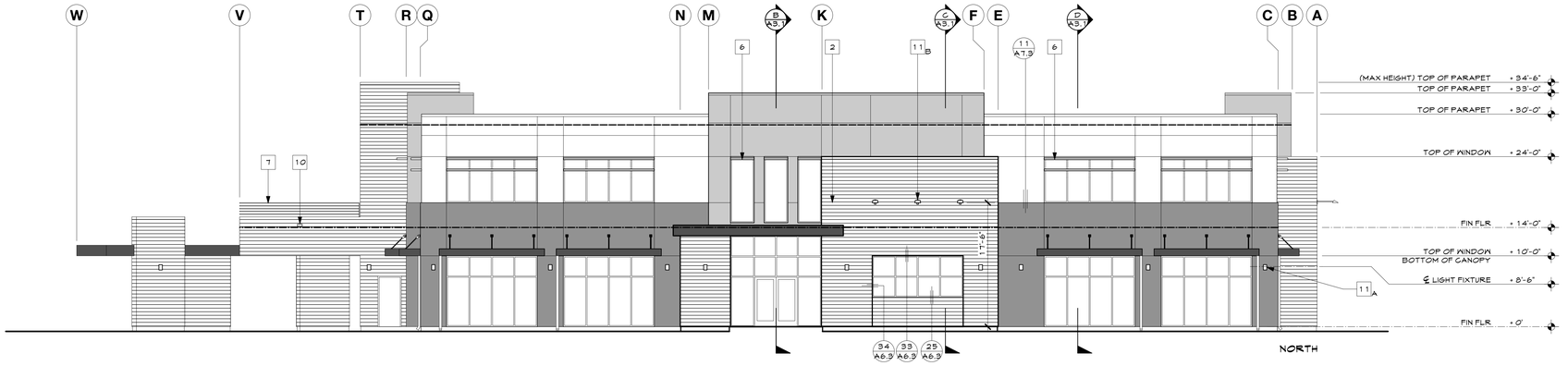
NOTE: ALL MATERIAL, COLOR, FINISHES SHALL MATCH ADJACENT PROPERTY BUILDING. REFER TO SHEET T- 1.2 FOR COLOR PHOTO EXHIBIT

ELEVATION REFERENCE NOTES

1. A EXTERIOR PLASTER 1
   SMOOTH FINISH - OMEGA 'MILKY QUARTZ'
   B EXTERIOR PLASTER 2
   SMOOTH FINISH - OMEGA 'GREAT WALL'
   C EXTERIOR PLASTER 3
   SMOOTH FINISH - PAINT
   SHERWIN WILLIAMS 'GAUNTLET GRAY' (SW7019)
2. WOOD COMPOSITE SIDING
   SHERWIN WILLIAMS 'BLACK SWAN' (SW 6278)
3. ALUMINUM STOREFRONT AND DOOR & WINDOW FRAMES
4. ALUMINUM CANOPY - WOOD FRAMED WITH SHEET METAL FASCIA
5. ALUMINUM CANOPY W/ HANGER RODS BY MASA ARCHITECTURAL CANOPIES W/ 12" 'J' STYLE FASCIA, FLAT SOFFIT INTERLOCKING DECKING & 4" SQUARE WALL ANCHOR PLATE. MOUNT PER MFG RECOMMENDATION & PROVIDE CONTINUOUS SEALANT AS REQUIRED
6. ALUMINUM SUN SHADE FINS BY KAWNEER - VERSOLEIL SUN SHADE - 14" SINGLE BLADE SYSTEM
7. + 42" GUARDRAILS
   SHERWIN WILLIAMS TRIGORN BLACK (SW 6258)
8. EXPANSION JOINT TYPICAL - REFER TO 21/A7.3
9. DOWNSPOUT
   COLOR TO MATCH ADJACENT FINISH
10. OVERFLOW SCUPPER - REFER TO 45/A7.2
    PAINT TO MATCH ADJACENT FINISH
11. LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
    A WALL SCONCE
    B FUTURE LONG ARM SIGN LIGHT, PROVIDE J-BOX
12. ADDRESS, ALUMINUM NUMBERS
13. LINE OF ROOF BEYOND







EXTERIOR ELEVATIONS

1/8" = 1' - 0"

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EXTERIOR ELEVATIONS

LICENSED ARCHITECT FRANCES FAN GIBBS No. C-26942 REN. 10-31-21 STATE OF CALIFORNIA

Date: 14 FEB 2020

Revised:

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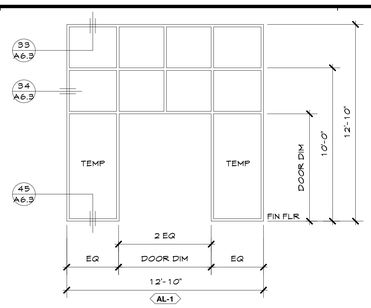
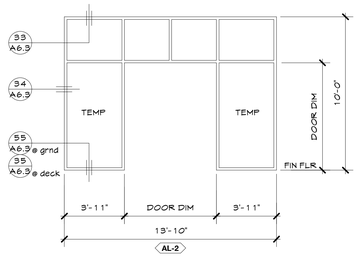
Sheet: **A - 4.1**



AL-1



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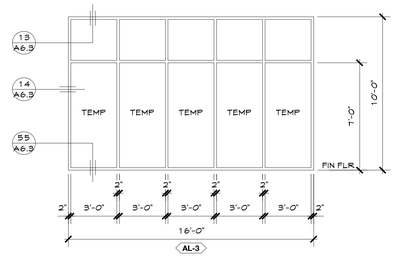

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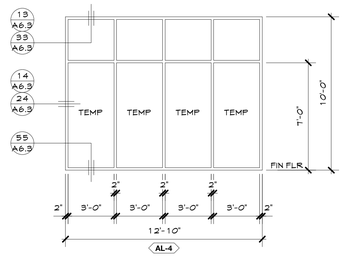

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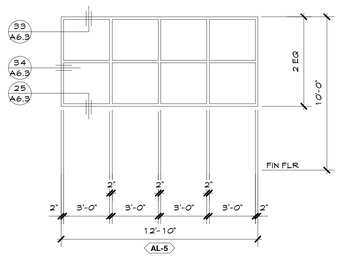

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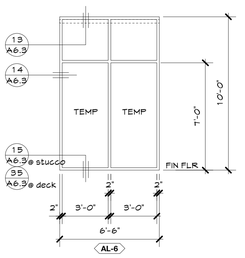

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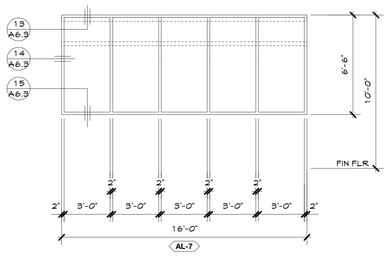

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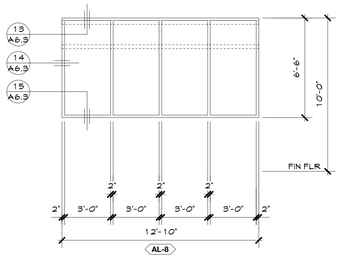

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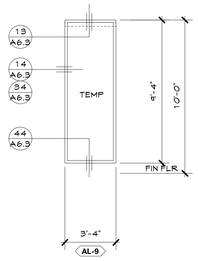

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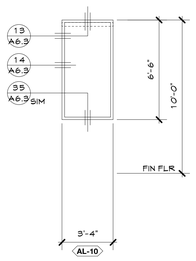

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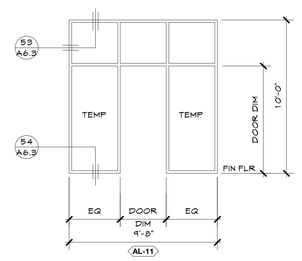

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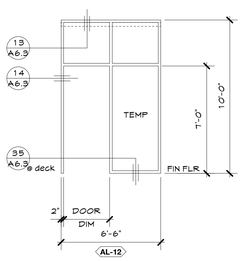


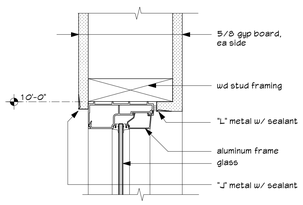
AL-12

ALUMINUM FRAME NOTES

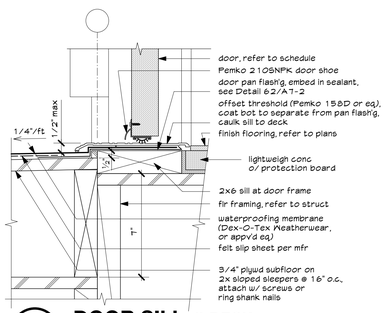
1. Verify all dimensions in field prior to fabrication. Any major discrepancy shall be brought to the attention of the Architect.
2. All dimensions shown are frame dimensions. Contractor to coordinate finish & shim space req'd with field conditions. Refer to A-6.3 for details.
3. All exterior aluminum frames shall be Kauneer Trifab VG451 Series, 2" X 4 1/2" center, 1" dual glazing system.
4. All interior aluminum frames shall be Kauneer Trifab 400 Series, 1 3/4" X 4" center, 1/4" single glazing system.
5. COLOR: All frames shall be Kauneer, Clear Anodized
6. All exterior glazing shall be 1" PPG SB70XL with U-Factor 0.45, SHGC 0.36 & VT 0.55, reflective coating on the #2 surface. Bronze spacer. All interior glazing shall be clear, tempered where noted.
7. All sill pans to be .063 Alum with finish to match frames. All pans to be set in sealant bed.

ALUMINUM FRAME TYPES

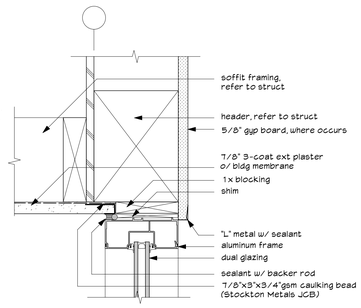
1/4" = 1' - 0"



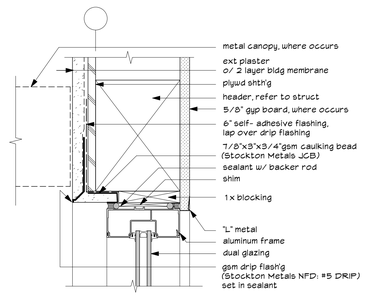
53 HEAD • JAMB SIM @ INTERIOR
3"



43 DOOR SILL @ DECK
3"

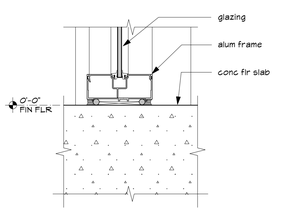


33 HEAD @ SOFFIT
3"

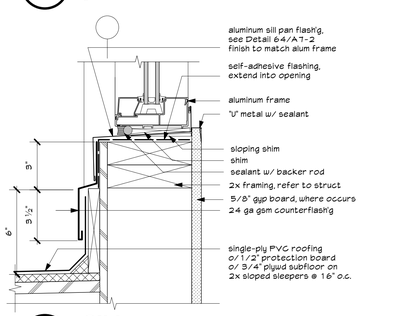


13 HEAD
3"

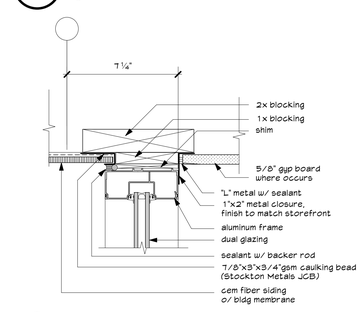
64 SUN SHADE
3"



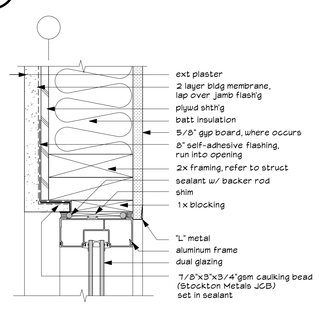
54 SILL @ INTERIOR
3"



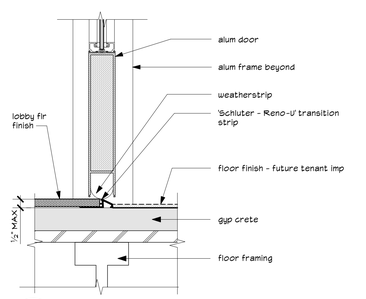
44 SILL @ ROOF
3"



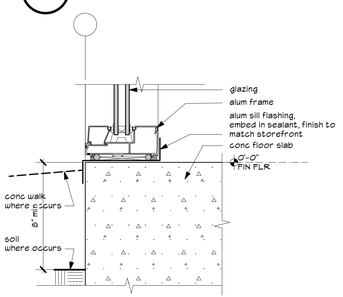
34 JAMB
3"



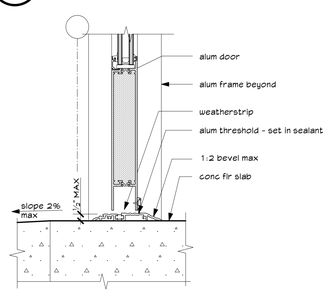
14 JAMB
3"



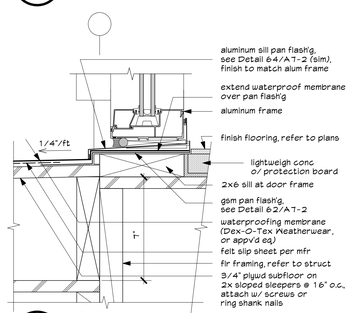
65 DOOR SILL @ INTERIOR
3"



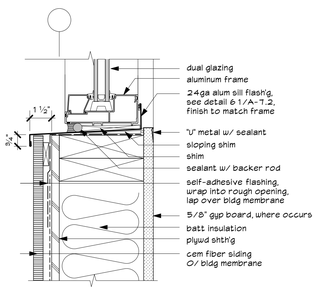
55 SILL @ EXTERIOR
3"



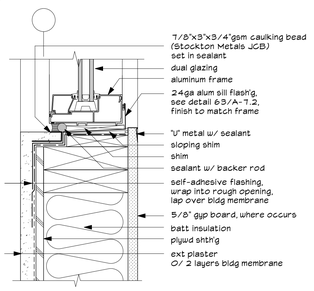
45 DOOR SILL @ CONC
3"



35 SILL @ DECK
3"



25 SILL
3"



15 SILL
3"

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Consultant:

Sheet Contents:

ALUMINUM FRAME TYPES WINDOW/DOOR DETAILS

LICENSED ARCHITECT
FRANCES FAN GIBBS
No. C-26540
REN. 10-31-21
STATE OF CALIFORNIA

Date:
14 FEB 2020

Revised:

Job No:
1923

Sheet:
A - 6.3