The Cottages at Point San Luis

San Luis Obispo County, California

NEW SITE DEVELOPMENT AREAS

Main Building Lodge	NET SQ. FT.	GROSS SQ. FT.
Main Level	8,909	9,491
Lower Level-Below Ground (31%)	6,018	6,308
Lower Level-Above Ground (69%)	13,396	14,039
TOTAL	**28,323**	**29,838**
Site Percentage (Above Ground Only)	0.92%	0.98%

Entry Gate	NET SQ. FT.	GROSS SQ. FT.
Building	**69**	**106**

West Parking Structure	SQ. FT.
Below Ground (50%)	5,105
Above Ground (50%)	5,105
TOTAL	**10,209**

Solid Waste Storage	NET SQ. FT.	GROSS SQ. FT.
Building	**288**	**337**

Cottage "A"	NET SQ. FT.	GROSS SQ. FT.
Building	415	480
Porches & Decks	-	143
TOTAL	-	**623**
Total for All Cottage "B" Types		
Quantity of Cottage Type	1	
Percentage of Cottage Type	2%	
Building	415	480
Porches & Decks	-	143
TOTAL (Building, Porches, &Decks)		**623**

Cottage "B"	NET SQ. FT.	GROSS SQ. FT.
Building	456	517
Porches & Decks	-	140
TOTAL	-	**657**
Total for All Cottage "B" Types		
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,104	4,653
Porches & Decks	-	1,260
TOTAL (Building, Porches, &Decks)	-	**5,913**

Cottage "C"	NET SQ. FT.	GROSS SQ. FT.
Building	516	593
Porches & Decks	-	211
TOTAL	-	**804**
Total for All Cottage "C" Types		
Quantity of Cottage Type	11	
Percentage of Cottage Type	22%	
Building	5,676	6,523
Porches & Decks	-	2,321
TOTAL (Building, Porches, &Decks)	-	**8,844**

Cottage "D"	NET SQ. FT.	GROSS SQ. FT.
Building	485	556
Porches & Decks	-	215
TOTAL	-	**771**
Total for All Cottage "D" Types		
Quantity of Cottage Type	15	
Percentage of Cottage Type	30%	
Building	7,275	8,340
Porches & Decks	-	3,225
TOTAL (Building, Porches, &Decks)	-	**11,565**

Cottage "E"	NET SQ. FT.	GROSS SQ. FT.
Building	523	597
Porches & Decks	-	244
TOTAL	-	**841**
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,707	5,373
Porches & Decks	-	2,196
TOTAL (Building, Porches, &Decks)	-	**7,569**

Cottage "F"	NET SQ. FT.	GROSS SQ. FT.
Building	845	949
Porches & Decks	-	394
TOTAL	-	**1,343**
Total for All Cottage "F" Types		
Quantity of Cottage Type	5	
Percentage of Cottage Type	10%	
Building	4,225	4,745
Porches & Decks	-	1,970
TOTAL (Building, Porches, &Decks)	-	**6,715**

TOTAL Cottages on Site	NET SQ. FT.	GROSS SQ. FT.
Total Quantity of Cottages	50	
Building	26,402	30,114
Porches & Decks	-	11,115
TOTAL	26,402	41,229
Site Percentage (Buildings Only)	2.72%	3.11%
Site Percentage (Buildings, Porches, & Decks)		4.25%

TOTAL All Building on Site	NET SQ. FT.	GROSS SQ. FT.
TOTAL Above Grade	35,668	40,048
Site Percentage (Above Grade Only)	3.68%	4.13%
TOTAL Above & Below Grade	55,082	60,395

Lot Size	ACRES	SQ. FT.
	22.25	**969,212**

Development Envelope Size	ACRES	SQ. FT.
	6.46	281,400

Proposed Parking	
Above Ground Parking	37
Below Ground at Lodge	43
West Parking Structure	87
Total	**167**

Earthwork	Cut (CY)	Fill (CY)
TOTAL Earthwork	**20,300**	**18,000**
	Import (C. Y.)	**Export (C. Y.)**
	0	**2,300**

Impervious	AREA IN SQ. FT.
Bldg Footprint - Main Building	20,347.00
Bldg Footprint - Entry Gate	106.00
Bldg Footprint - Solid Waste Storage	337.00
Bldg Footprint - Cottages	41,229.00
TOTAL Bldgs Footprint	**62,019.00**
Pool Deck	4,600.00
Pool	1,250.00
Roads	59,550.00
Cart Path	9,650.00
Pedestrian Walkways	8,500.00
TOTAL Impervious Area	**145,569.00**
Total Site Percentage	15.02%

Agency	
Proposed Water Source	San Miguelito Mutual
Proposed Sewer Disposal	San Miguelito Mutual
Fire Agency	CalFire

PROJECT DIRECTORY

Owner & Owner Consultants

OWNER

SCM Avila Beach Partners, LLC
115 W. Cannon Perdido St.
Santa Barbara, CA 93101
(805) 681-0144
www.someracapital.com

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dbrown@someracapital.com

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www.flowersassoc.com

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raschmidt@flowersassoc.com

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www.appleton-architects.com

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Ken Mineau
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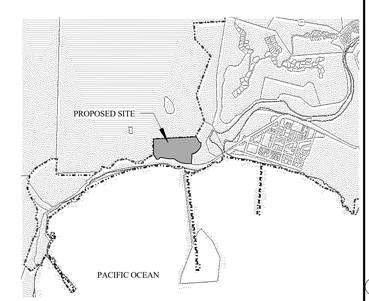
KMineau@Appleton-Architects.com

VICINITY MAP



PROJECT DESCRIPTION

A resort consisting of a Main Lodge (29,838 SF), which includes check-in, guest services (e.g. gift shop, fitness center, spa services), a restaurtant and bar, a 1,250 sf pool, underground valet parking, and offices for the resort staff. A series of (50) small, single-story Cottages, ranging from 480 SF to 949 SF. An Entry Gate and a Solid Waste Storage structure. A partially underground valet Parking Structure. Scope of work includes associated site work, roads, parking spaces, and landscaping.

PROJECT MATERIALS & COLORS

1) ROOF:	FIRE PROOF SHAKE
2) EXTERIOR WALLS:	WOOD SIDING
3) DOORS:	WOOD
4) WINDOWS:	WOOD
5) GUTTERS & DOWNSPOUTS:	COPPER

INDEX OF DRAWINGS

GENERAL CONDITIONS
A0.0 COVERSHEET
A0.1 SURVEY

ARCHITECTURAL
A1.1 OVERALL SITE PLAN
A1.2 CONCEPTUAL ILLUSTRATIVE (1/50) & LANDSCAPE NOTES
A1.3 CONCEPTUAL ILLUSTRATIVE (1/100)
A1.4 CONCEPTUAL ILLUSTRATIVE (1/500)
A2.1 MAIN LODGE UPPER LEVEL PLAN
A2.2 MAIN LODGE LOWER LEVEL PLAN
A2.3 MAIN LODGE ROOF PLAN
A3.1 MAIN LODGE ELEVATIONS
A3.2 MAIN LODGE ELEVATIONS
A4.1 COTTAGE TYPES "A" & "B"
A4.2 COTTAGE TYPES "C" & "D"
A4.3 COTTAGE TYPES "E" & "F"
A4.4 ENTRY GATE & SOLID WASTE STORAGE
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A5.1 CRITICAL VIEWS

CIVIL
G-1 CIVIL - TITLE SHEET
EX-1 EXISTING CONDITIONS
C-1 GRADING & DRAINAGE PLAN
C-2 GRADING & DRAINAGE PLAN
C-3 GRADING & DRAINAGE PLAN
C-4 GRADING & DRAINAGE PLAN
C-5 GRADING & DRAINAGE PLAN
CD-1 MAIN ROAD SECTIONS
CD-2 SPUR ROAD PROFILES

MASTER FIRE PROTECTION PLAN
MFPP-1 MASTER FIRE PROTECTION PLAN, OVERALL SITE PLAN
MFPP-2 MASTER FIRE PROTECTION PLAN, COTTAGES
MFPP-3 MASTER FIRE PROTECTION PLAN, MAIN LODGE

LANDSCAPE
L1.1 LANDSCAPE - MAIN LODGE
L1.2 LANDSCAPE - COTTAGES
L1.3 LANDSCAPE - NATIVE HABITAT

PROJECT INFORMATION

Legal Description
RHO SAN MIG PTN LT Y
A.P.N. 076-174-009

Location
Avila Beach
San Luis Obispo, CA

Zoning Code 1
REC

Lot Area
22.25 Acres

Zoning Code 2
Coastal Zone

Parking Spaces
167

Sup. District
3

ISSUE DATES

A	DATE	DESCRIPTION
	03/27/18	PLANNING SUBMITTAL
	09/24/18	PLANNING RESUBMITTAL

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COVERSHEET

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: PR
Job Number: 1505.00
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A0.0

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10/2/2018 10:31:31 AM

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP BETWEEN NGS CONTROL POINTS UNION AND VALLEY VIEW 2 BEARING N 89°12' 57" W. BEARINGS AND DISTANCES ARE ON STATE PLANE GRID, ZONE 5 NAD 83.

NORMAL BLUEPRINTING METHODS AND/OR HUMIDITY VARIATIONS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAP SOMEWHAT. BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IN WHICH SCALE IS IMPORTANT, VERIFY THE SCALE FIRST.

LOCATION OF UTILITIES IS LIMITED TO ABOVE GROUND INDICATIONS OF EXISTING UTILITIES SUCH AS CATCH BASINS, WATER VALVES, POLES, GUYS, TRANSFORMERS, METERS, MANHOLES, ET CETERA. UTILITY WARNING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPERTY COMMONLY KNOWN AS: NO PHYSICAL ADDRESS ASSIGNED

LICENSED LAND SURVEYOR
MICHAEL B. STANTON
L.C. NO. 5702
STATE OF CALIFORNIA

WE COMPLY WITH MAP ACCURACY STANDARDS FROM ASPRS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING PRINTED BY U.S. DEPARTMENT OF THE INTERIOR, EXCEPT WHERE GROUND IS NOT VISIBLE, LIKE AREAS OF HEAVY TREES, CLEAR AREAS IN-BETWEEN TREES WITH NO STEREO IMAGES, HEAVY BRUSH, HEAVY SHADOW, OR BLIND AREAS IN THE BACK OF SOME STRUCTURES.

GOLDEN STATE AERIAL SURVEYS — PHOTOGRAPHY DATE: 1-2-08

TOPOGRAPHIC UPDATE 2015
CENTRAL COAST AERIAL MAPPING — PHOTOGRAPHY DATE: 11-16-2015

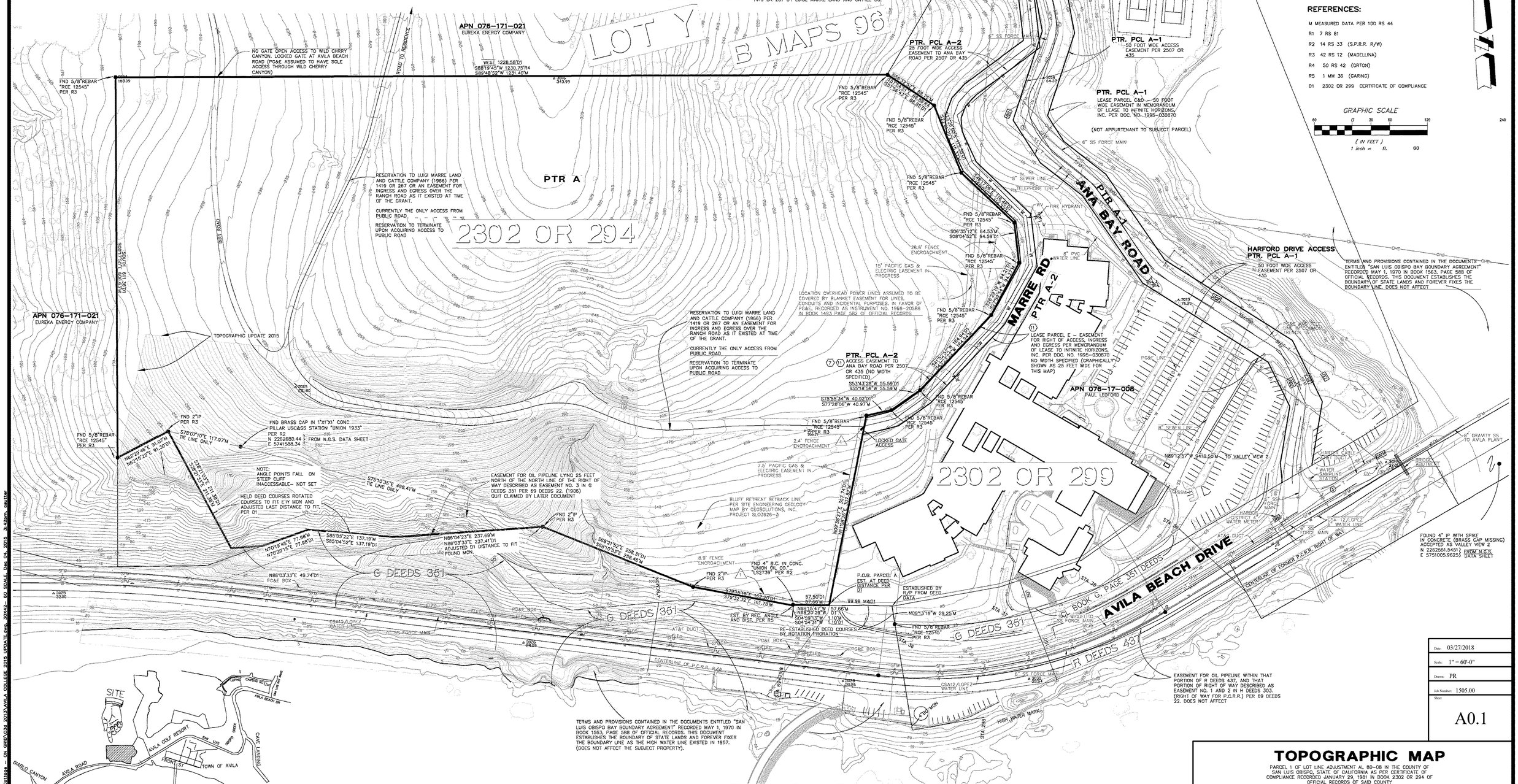
LEGEND

ITEM IN FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-593130-LA2 AMENDED NOVEMBER 1, 2013	
EVIDENCE OF ADDITIONAL EASEMENTS AND/OR SERVITUDES PER THIS SURVEY	
PROPERTY LINE	
CURB	
BLOCK WALL/RETAINING WALL	
CHAIN LINK FENCE	
UTILITY POLE	
STORM DRAIN INLET	
STREET LIGHT	
LIGHT	
FIRE HYDRANT/ FIRE CONNECTION	
GAS VALVE	
WATER VALVE	
SEWER MANHOLE	
SIGN	
FOUND MONUMENT AS NOTED	
FOUND STANDARD CITY MONUMENT: PIN IN WELL MONUMENT WITH BRASS CAP	

R	RECORD DATA
P.O.B.	POINT OF BEGINNING
T.R.	TITLE REPORT
VLT	VAULT
TELE	TELEPHONE
ELEC	ELECTRIC
TRANS	TRANSFORMER
CATV	CABLE TELEVISION
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
PIV	POST INDICATOR VALVE
W	WATER LINE
S	SEWER LINE
SFM	SEWER FORCE MAIN
OHE	OVERHEAD ELECTRIC
S.P.	ESTABLISHED BY SINGLE PROPORTION
S.N.F.	MONUMENT SEARCHED, BUT NOT FOUND
	BLUFF RETREAT SETBACK LINE PER SITE ENGINEERING GEOLOGY MAP BY GEOSOLUTIONS, INC. PROJECT SLO3926-3

MINERAL RIGHTS EXCEPTIONS

333 OR 78 BY PACIFIC COAST RAILWAY CO.
982 OR 396 BY LOUIS MARRE ET. UX
1419 OR 267 BY LUIGE MARRE LAND AND CATTLE CO.



GROSS LAND AREA

GROSS LAND AREA OF PARCEL A PER TITLE REPORT

22.25 ACRES OR 969,202 SQUARE FEET

REFERENCES:

M MEASURED DATA PER 100 RS 44
R1 7 RS 81
R2 14 RS 33 (S.P.R.R. R/W)
R3 42 RS 12 (MADELLINA)
R4 50 RS 42 (ORTON)
R5 1 MM 36 (CARING)
D1 2302 OR 299 CERTIFICATE OF COMPLIANCE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = ft. 60

Date:	03/27/2018
Scale:	1" = 60'-0"
Drawn:	PR
Job Number:	1505.00
Sheet	A0.1

TOPOGRAPHIC MAP

PARCEL 1 OF LOT LINE ADJUSTMENT AL 80-08 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED JANUARY 29, 1981 IN BOOK 2302 OR 294 OF OFFICIAL RECORDS OF SAID COUNTY

AT REQUEST OF SOMERA CAPITAL MANAGEMENT
POSTCARD PROPERTIES

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

NOVEMBER, 2013 — JOB NO. 07-185 — SHEET 1 OF 2 SHEETS

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1 CONCEPTUAL ILLUSTRATIVE (1:50)
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0' 25' 50' 100' 200'
SCALE : 1" = 50'-0"

TRUE NORTH

9/25/2018 6:24:35 PM

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CONCEPTUAL ILLUSTRATIVE (1/50)
& LANDSCAPE NOTES

The Cottages at
Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1" = 50'-0"
Drawn: MW; PR
Job Number: 1505.00
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A1.2

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1 CONCEPTUAL ILLUSTRATIVE (1:100)
1" = 100'-0"

0' 50' 100' 200' 400'
SCALE : 1" = 100'-0"

TRUE NORTH

9/25/2018 6:20:14 PM

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CONCEPTUAL ILLUSTRATIVE
(1/100)

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1" = 100'-0"
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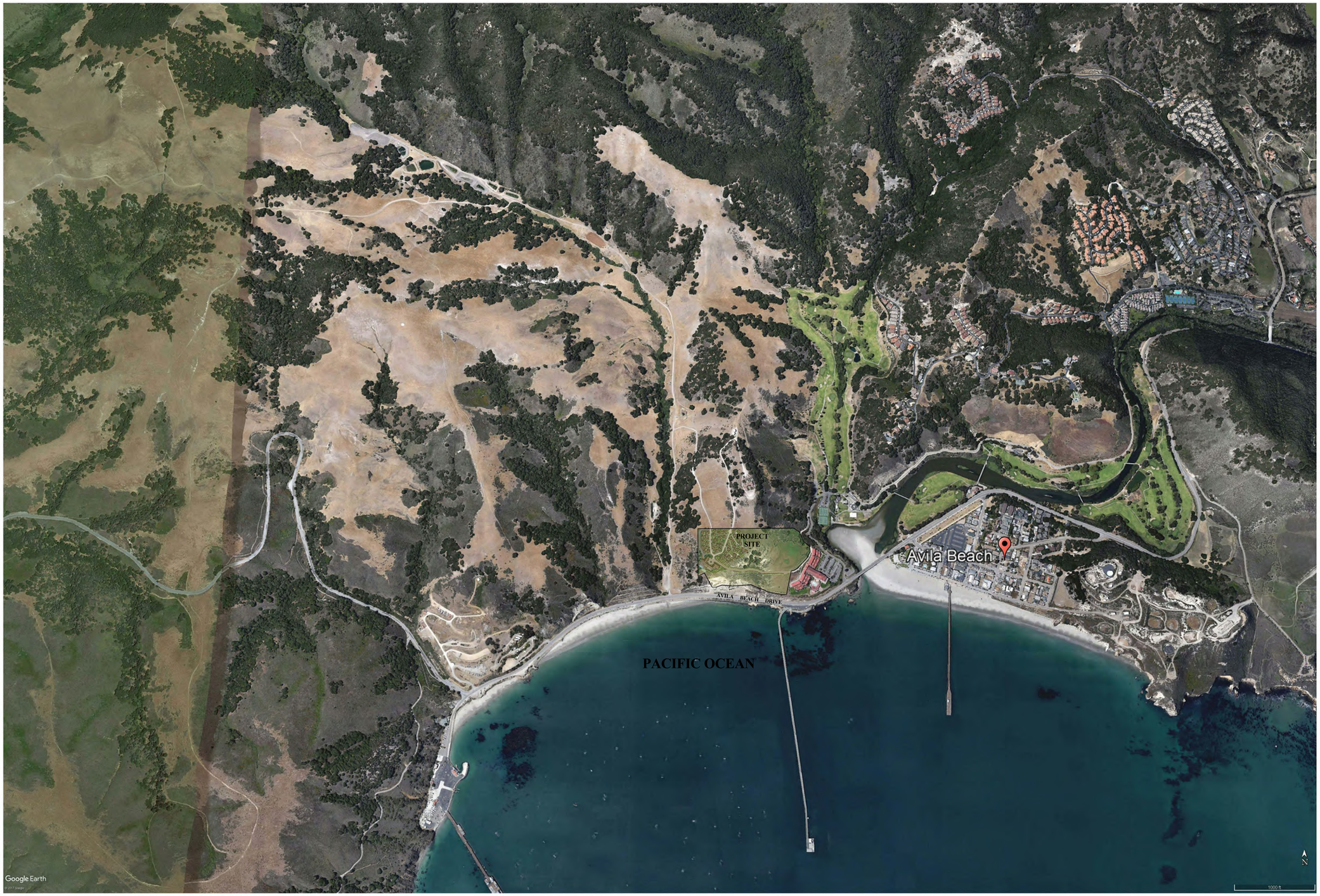

1 AERIAL SITE PLAN
1" = 500'-0"

0' 500' 1,000' 2,000' 4,000'
SCALE : 1" = 500'-0"

TRUE NORTH

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CONCEPTUAL ILLUSTRATIVE
(1/500)

The Cottages at Point San Luis

San Luis Obispo County, California

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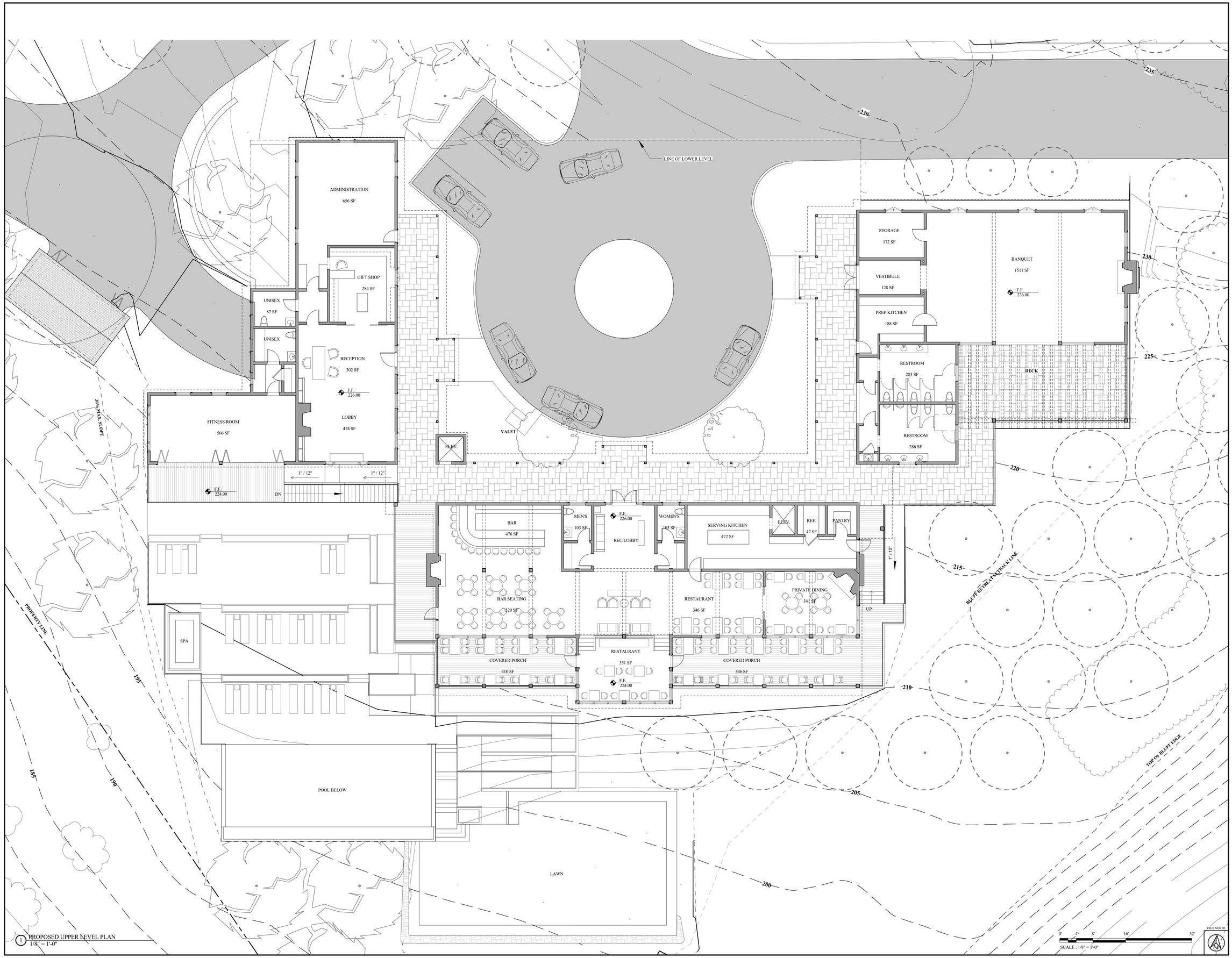

1 PROPOSED UPPER LEVEL PLAN
1/8" = 1'-0"

3/22/2018 11:07:50 AM

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MAIN LODGE - UPPER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
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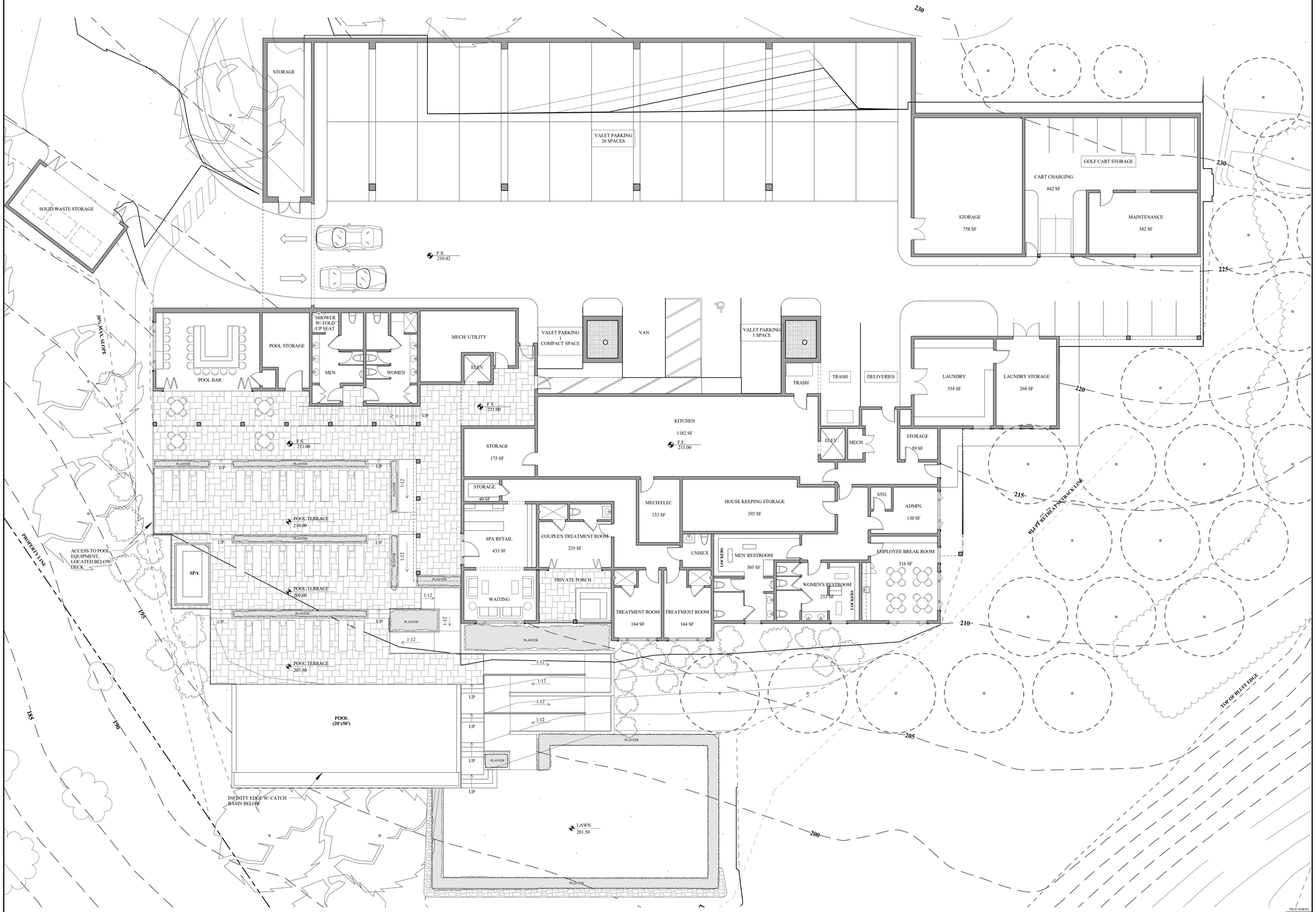

1 PROPOSED LOWER LEVEL PLAN
1/8" = 1'-0"

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MAIN LODGE - LOWER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
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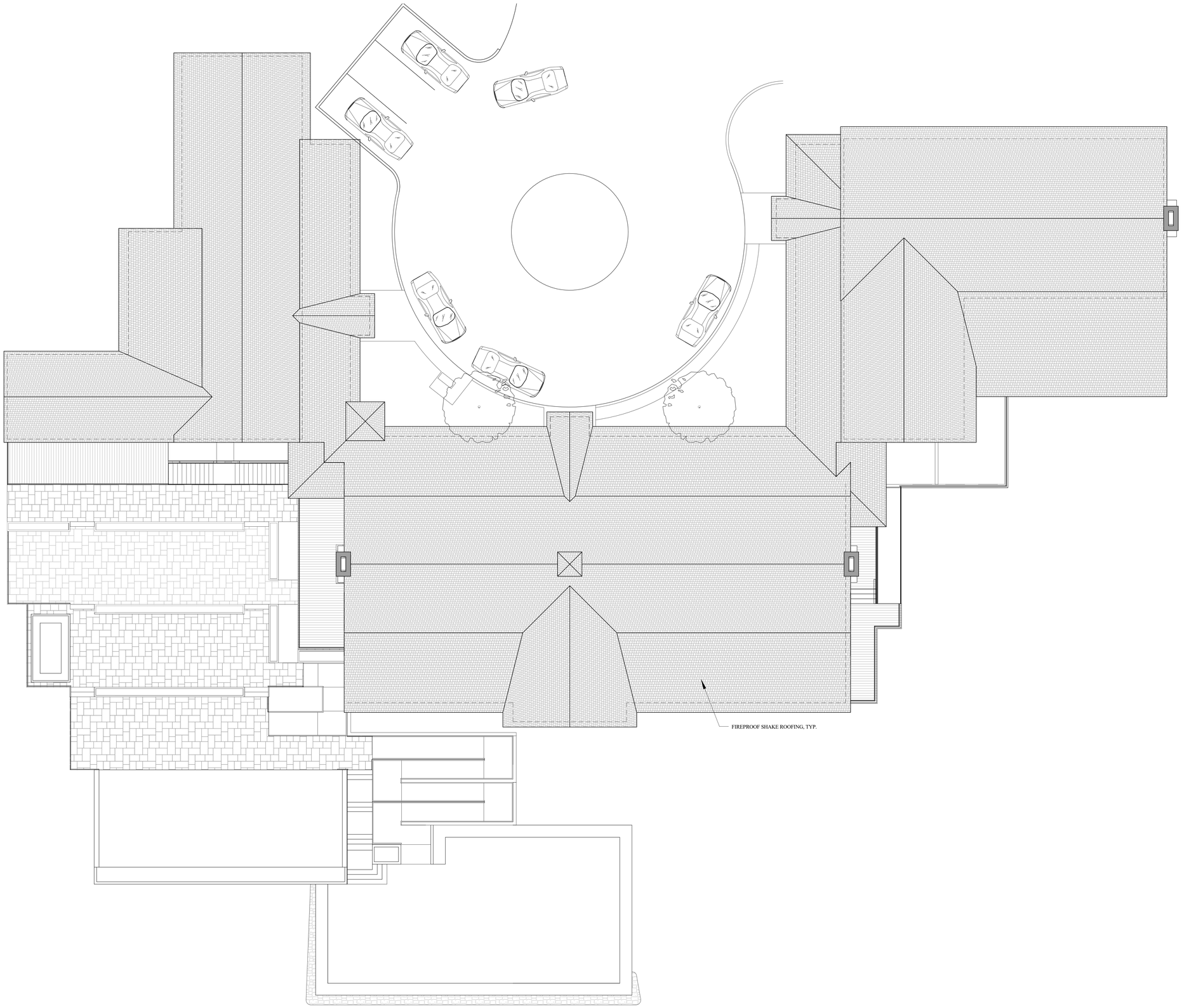

1 PROPOSED ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE : 1/8" = 1'-0"

TRUE NORTH

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MAIN LODGE - ROOF PLAN

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
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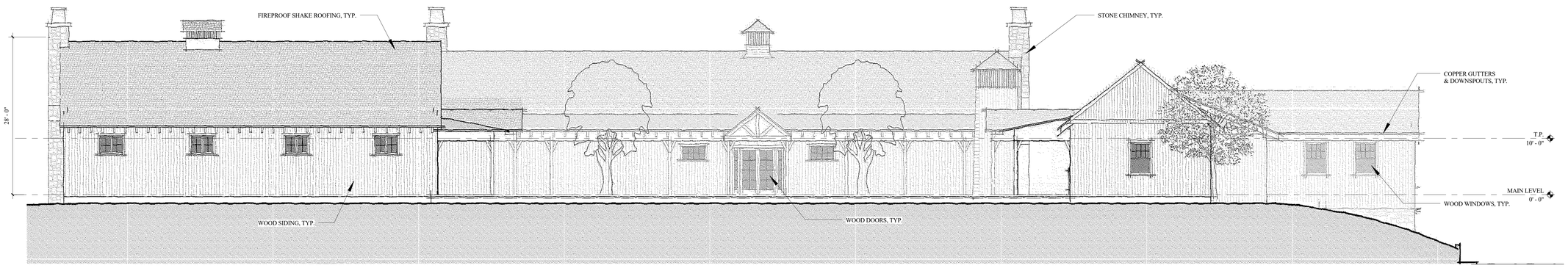
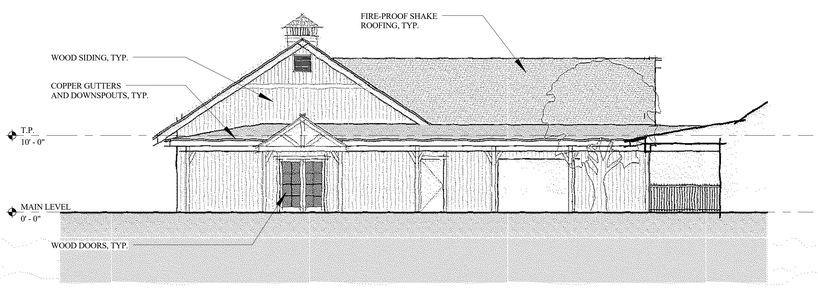
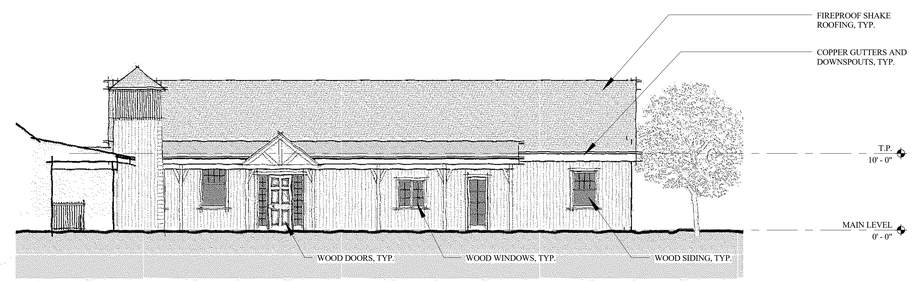


1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION AT COURTYARD
1/8" = 1'-0"



3 EAST ELEVATION AT COURTYARD
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE : 1/8" = 1'-0"

3/22/2018 12:30:45 PM

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MAIN LODGE - ELEVATIONS

The Cottages at
Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
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Job Number: 1505.00
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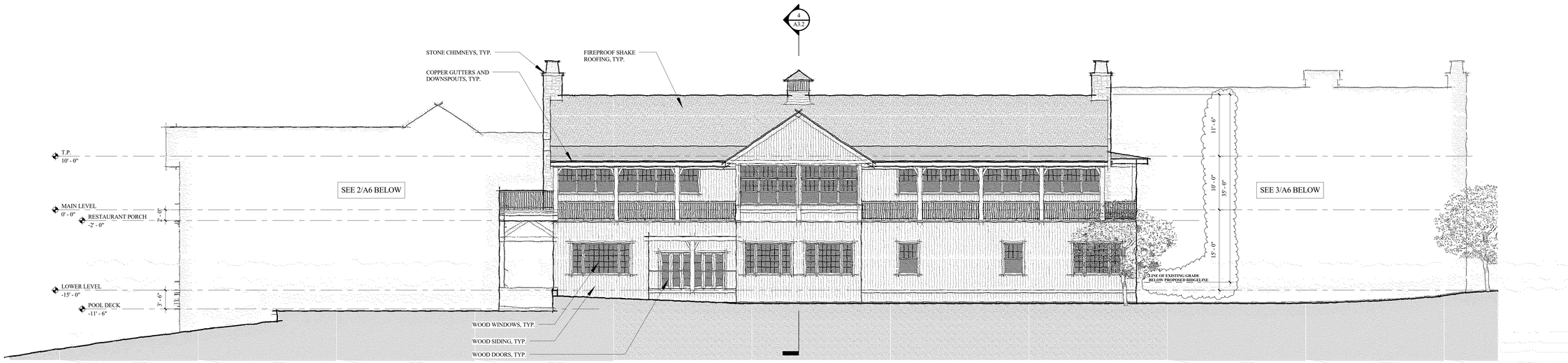
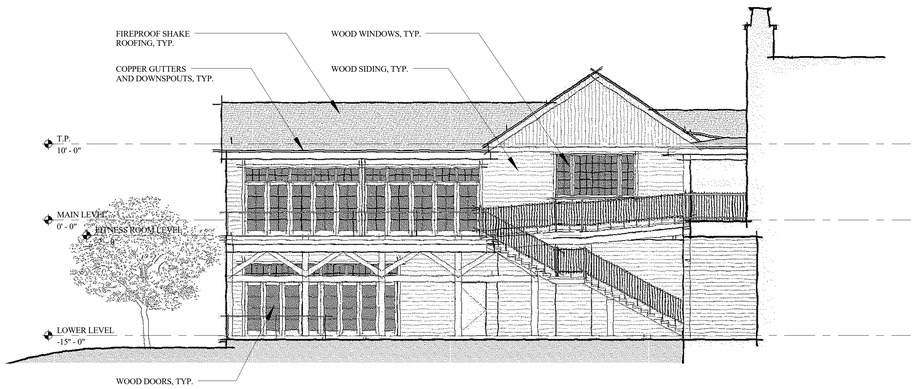
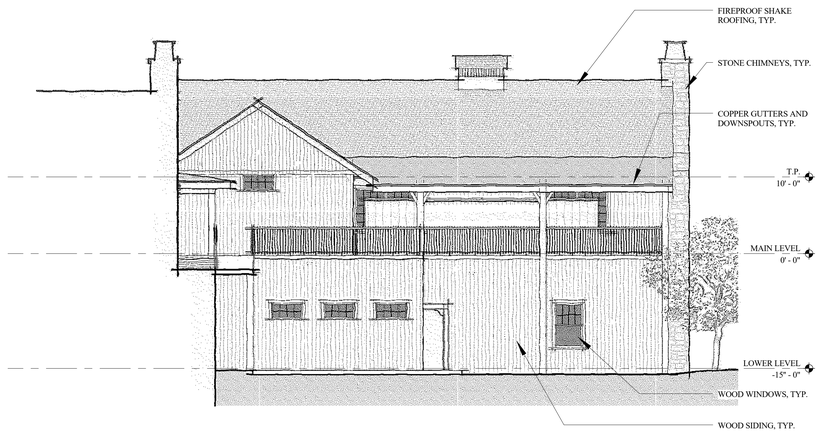


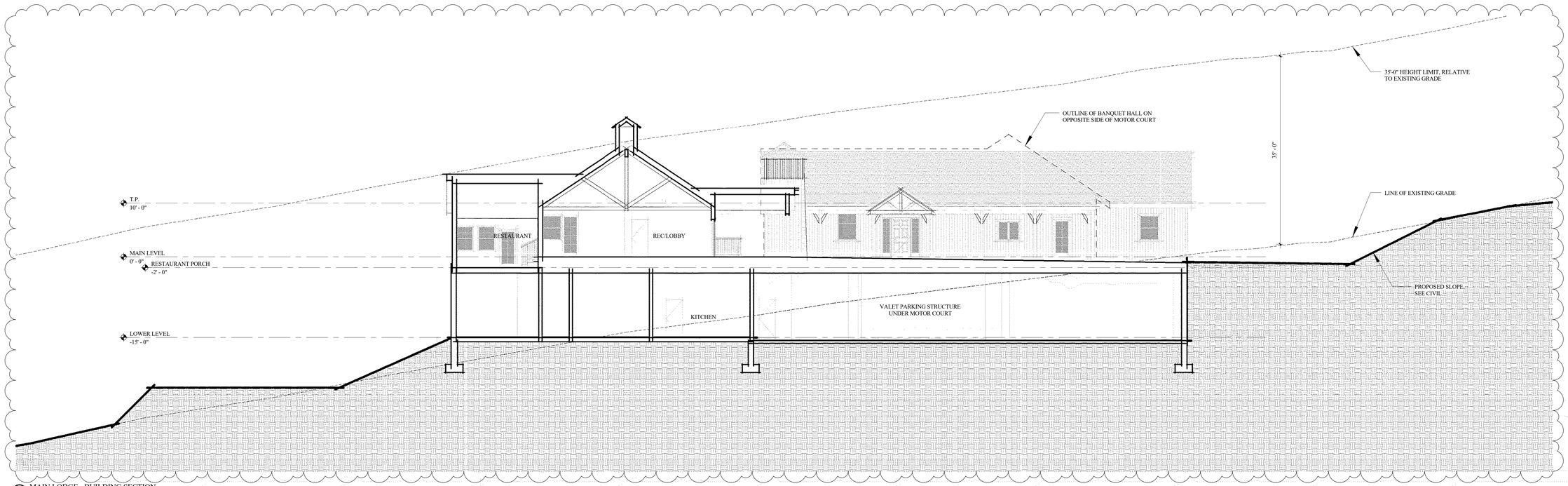
1 SOUTH ELEVATION AT RESTAURANT
1/8" = 1'-0"



2 SOUTH ELEVATION AT POOL DECK
1/8" = 1'-0"



3 SOUTH ELEVATION AT BANQUET HALL
1/8" = 1'-0"



4 MAIN LODGE - BUILDING SECTION
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE : 1/8" = 1'-0"

ISSUE DATES

A	DATE	DESCRIPTION
	03/27/18	PLANNING SUBMITTAL
	09/24/18	PLANNING RESUBMITTAL

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MAIN LODGE - ELEVATIONS

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet
A3.2

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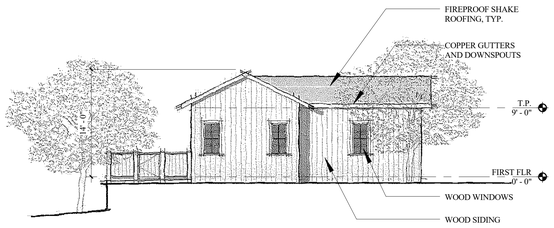
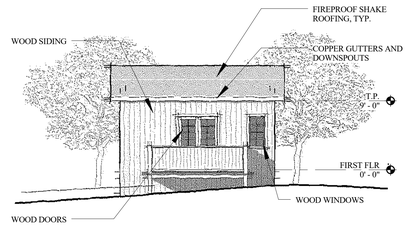
9/28/2018 9:41:50 AM

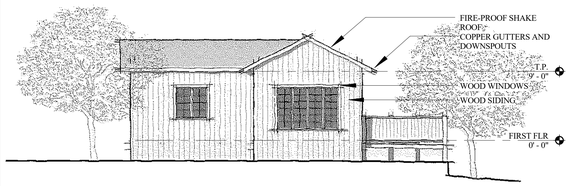
COTTAGE TYPE "A"



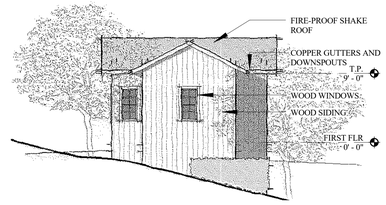
1 UP HILL ELEVATION
1/8" = 1'-0"



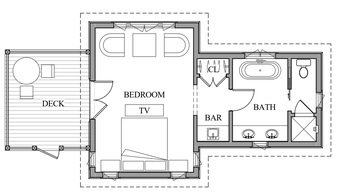
2 SIDE ELEVATION
1/8" = 1'-0"



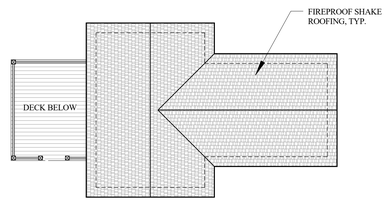
3 DOWN HILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

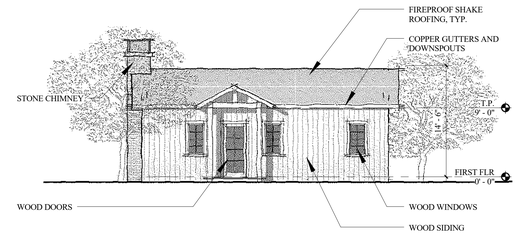


5 FLOOR PLAN
1/8" = 1'-0"

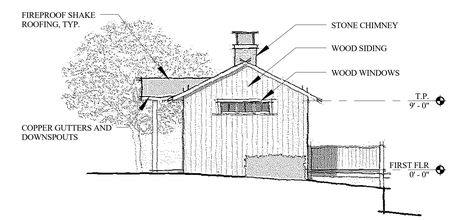


6 ROOF PLAN
1/8" = 1'-0"

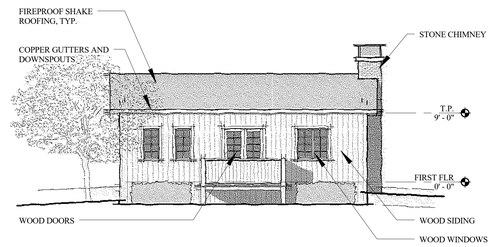
COTTAGE TYPE "B"



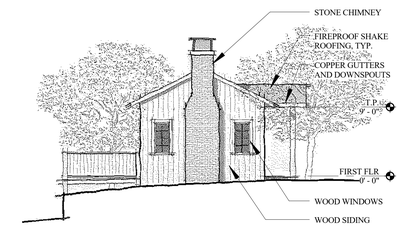
7 UP HILL ELEVATION
1/8" = 1'-0"



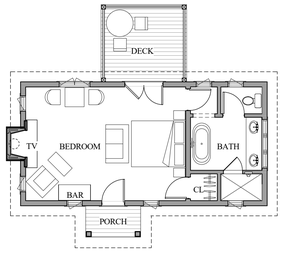
8 SIDE ELEVATION
1/8" = 1'-0"



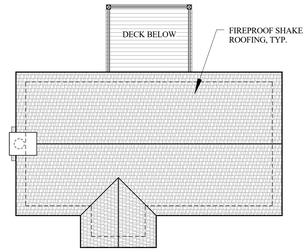
9 DOWN HILL ELEVATION
1/8" = 1'-0"



10 SIDE ELEVATION
1/8" = 1'-0"



11 FLOOR PLAN
1/8" = 1'-0"



12 ROOF PLAN
1/8" = 1'-0"

ISSUE DATES

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COTTAGE TYPES "A" & "B"

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
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Job Number: 1505.00
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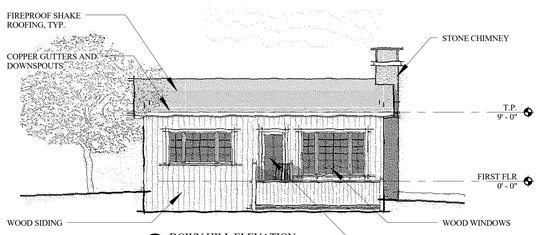
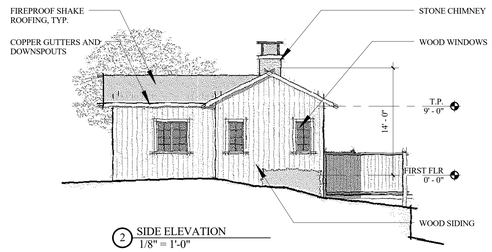
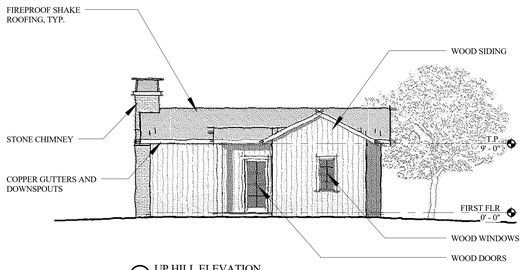
COTTAGE TYPE "C"



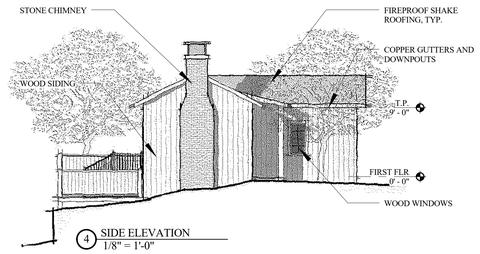
1 DOWN HILL ELEVATION
1/8" = 1'-0"



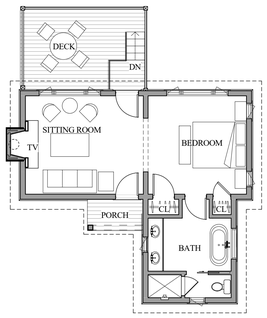
2 SIDE ELEVATION
1/8" = 1'-0"



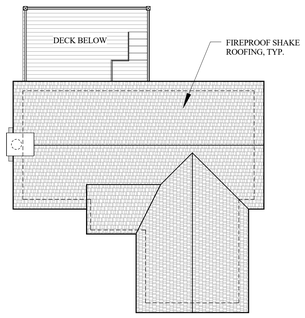
3 UP HILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

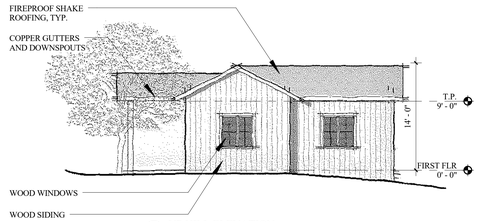


5 COTTAGE "C" - PLAN
1/8" = 1'-0"

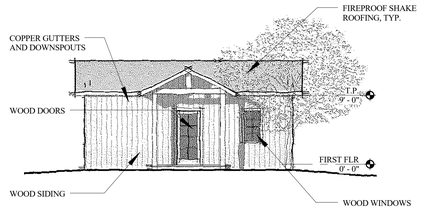


6 COTTAGE "C" - ROOF PLAN
1/8" = 1'-0"

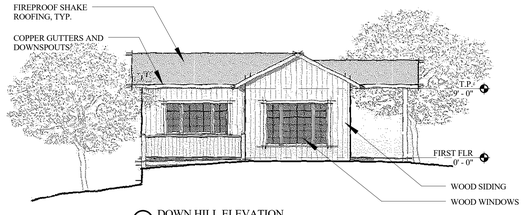
COTTAGE TYPE "D"



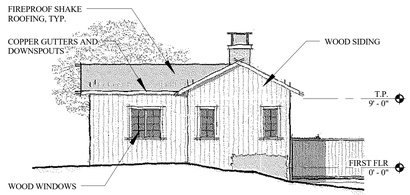
7 UP HILL ELEVATION
1/8" = 1'-0"



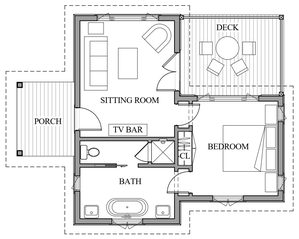
8 SIDE ELEVATION
1/8" = 1'-0"



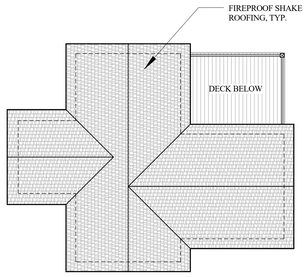
9 DOWN HILL ELEVATION
1/8" = 1'-0"



10 SIDE ELEVATION
1/8" = 1'-0"



11 COTTAGE "D" - PLAN
1/8" = 1'-0"



12 COTTAGE "D" - ROOF PLAN
1/8" = 1'-0"

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COTTAGE TYPES "C" & "D"

The Cottages at Point San Luis
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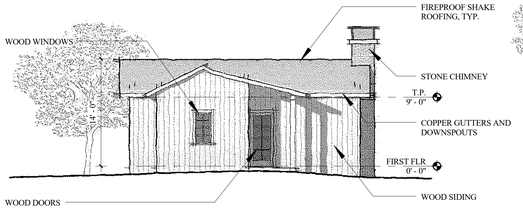
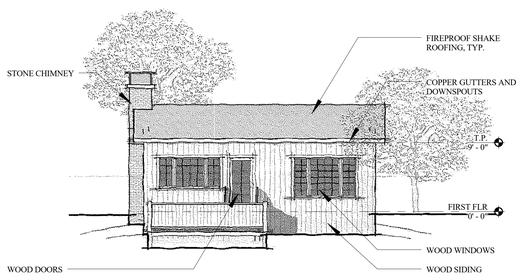
COTTAGE TYPE "E"

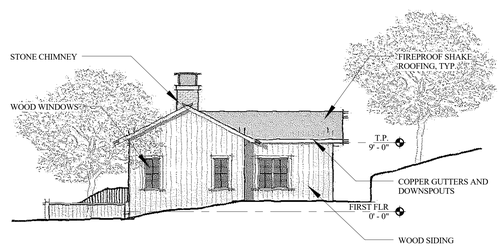


1 UPHILL ELEVATION
1/8" = 1'-0"

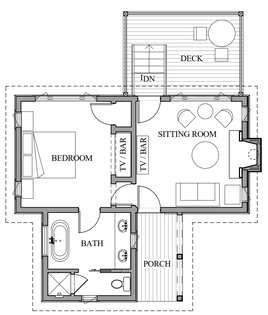
2 SIDE ELEVATION
1/8" = 1'-0"



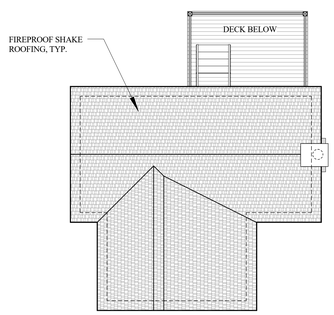
3 DOWNHILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

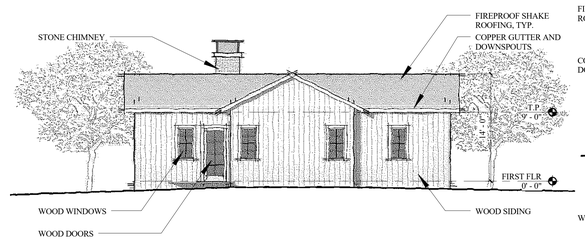


5 COTTAGE "E" - PLAN
1/8" = 1'-0"

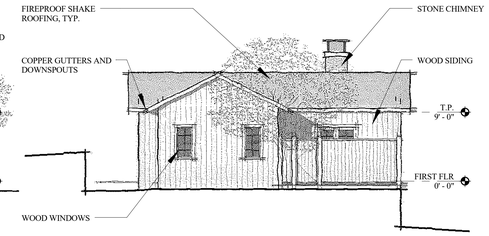


6 COTTAGE "E" - ROOF PLAN
1/8" = 1'-0"

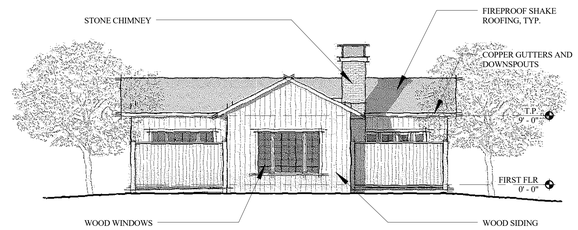
COTTAGE TYPE "F"



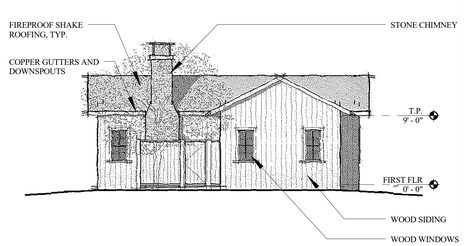
9 UPHILL ELEVATION
1/8" = 1'-0"



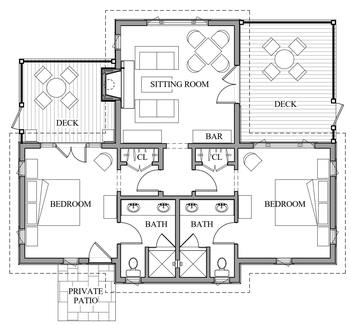
10 SIDE ELEVATION
1/8" = 1'-0"



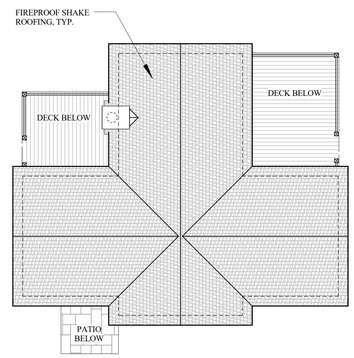
7 DOWNHILL ELEVATION
1/8" = 1'-0"



8 SIDE ELEVATION
1/8" = 1'-0"



11 COTTAGE "F" - PLAN
1/8" = 1'-0"



12 COTTAGE "F" - ROOF PLAN
1/8" = 1'-0"

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COTTAGE TYPES "E" & "F"

The Cottages at Point San Luis
San Luis Obispo County, California

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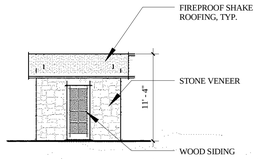
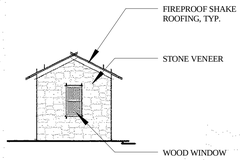
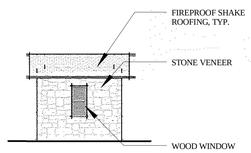
GATE HOUSE



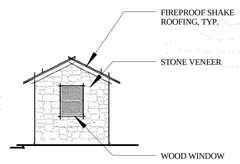
1 GATE HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



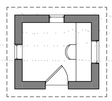
2 GATE HOUSE - WEST ELEVATION
1/8" = 1'-0"



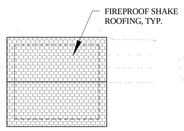
3 GATE HOUSE - NORTH ELEVATION
1/8" = 1'-0"



4 GATE HOUSE - EAST ELEVATION
1/8" = 1'-0"

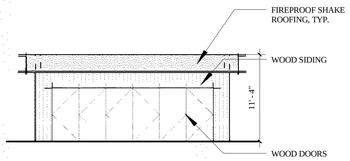


5 GATE HOUSE - PLAN
1/8" = 1'-0"

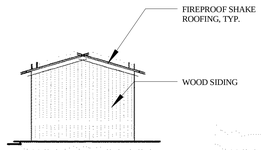


6 GATE HOUSE - ROOF PLAN
1/8" = 1'-0"

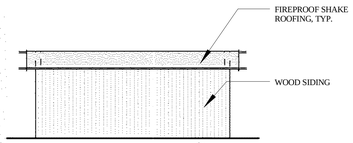
SOLID WASTE STORAGE



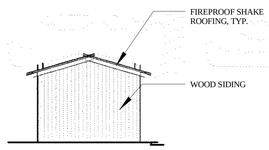
7 SOLID WASTE STORAGE - EAST ELEVATION
1/8" = 1'-0"



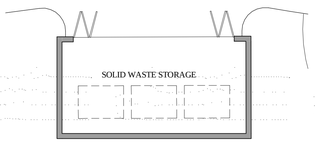
8 SOLID WASTE STORAGE - SOUTH ELEVATION
1/8" = 1'-0"



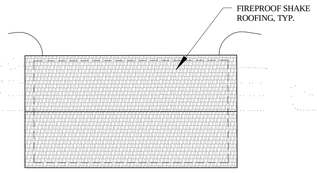
9 SOLID WASTE STORAGE - WEST ELEVATION
1/8" = 1'-0"



10 SOLID WASTE STORAGE - NORTH ELEVATION
1/8" = 1'-0"



11 SOLID WASTE STORAGE - PLAN
1/8" = 1'-0"



12 SOLID WASTE STORAGE - ROOF PLAN
1/8" = 1'-0"

ISSUE DATES

A	DATE	DESCRIPTION
	05/04/07	Template Created

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Santa Barbara, CA 93101
805 965-0304
FAX 805 560-6815

GATE HOUSE & SOLID WASTE STORAGE

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 09/24/18
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet: A4.4

C:\Users\jbrown\Desktop\Local Files\1505.00 Avila Cottages Printing (Central)_jbrown.rvt
9/27/2018 4:47:14 PM

C:\Users\jpnelson\Desktop\Local Files\1505.00 Avila Site (Central)_jpnelson.rvt

CRITICAL VIEWS KEY MAP

VIEW (1) FROM 101 FWY

VIEW (2) FROM AVILA BEACH CITY BEACH

VIEW (3) FROM AVILA BEACH DRIVE AND PARK

VIEW (4) FROM AVILA BEACH DRIVE, SOUTH OF SITE
(SITE ABOVE NOT VISIBLE IN THIS VIEW)

VIEW (5) FROM OLDE PORT BEACH

ISSUE DATES

A	DATE	DESCRIPTION

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CRITICAL VIEWS

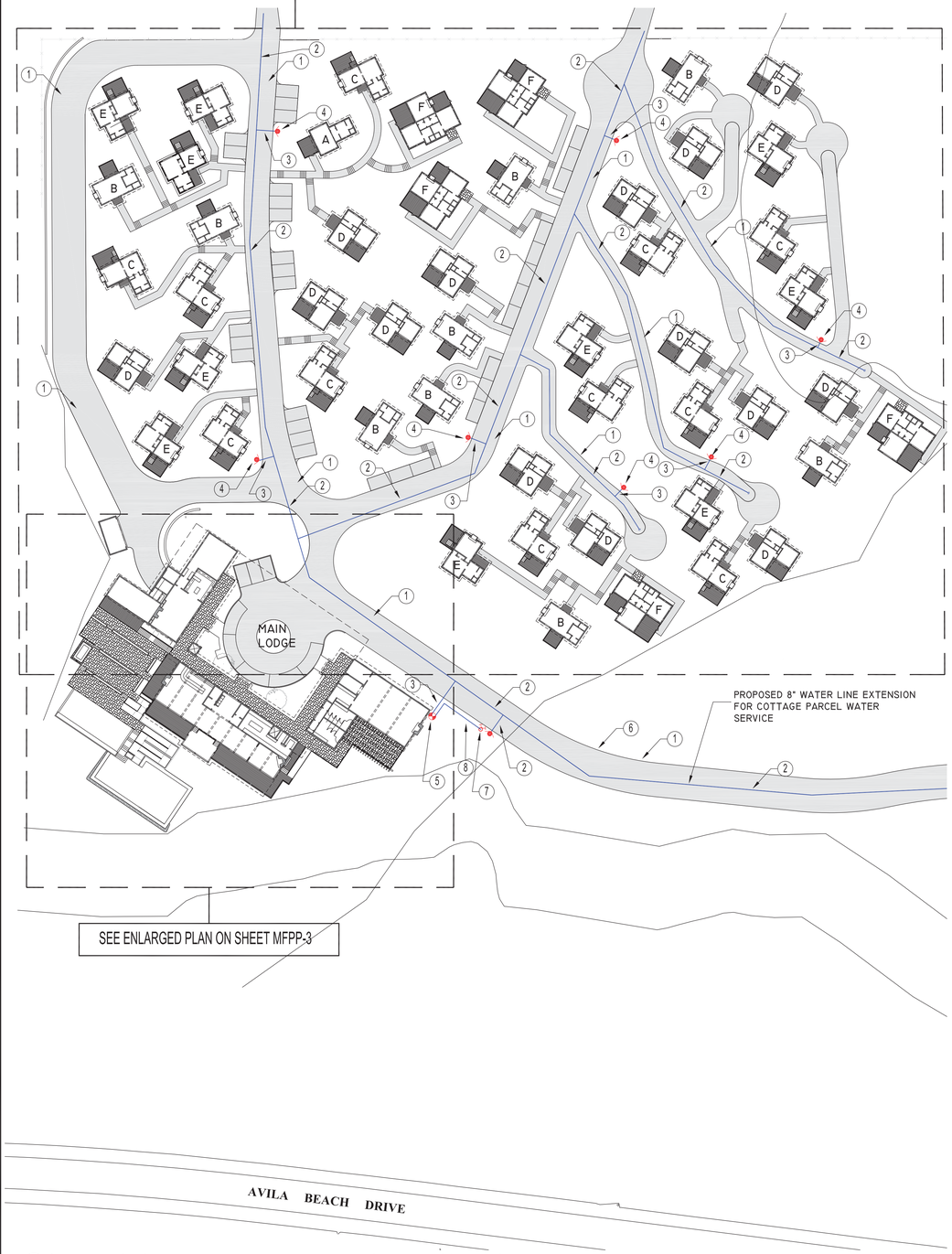
The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale:
Drawn: MW
Job Number: 1505.00
Sheet
A5.1

3/22/2018 10:36:02 AM

PROVIDE A MINIMUM 100 FT DEFENSIBLE SPACE AROUND BUILDINGS PER CAL FIRE REQUIREMENTS. A VEGETATION MANAGEMENT EASEMENT OR FORMAL WRITTEN AGREEMENT BE PROVIDED PERMITTING THE PROJECT OWNERS TO MAINTAIN THIS SPACE ON THE ADJACENT PARCELS

SEE ENLARGED PLAN ON SHEET MFPP-2



SEE ENLARGED PLAN ON SHEET MFPP-3

North

MASTER FIRE PROTECTION PLAN

1" = 40'-0"

FIRE SPRINKLER DESIGN CRITERIA

MAIN BUILDING LODGE -	2016 EDITION OF NFPA 13 MONITORED SYSTEM
WEST PARKING STRUCTURE	2016 EDITION OF NFPA 13 MONITORED SYSTEM
GATE HOUSE	2016 EDITION OF NFPA 13 MONITORED SYSTEM
COTTAGES, A THROUGH F	2016 EDITION OF NFPA 13D

DEFERRED SUBMITTAL & FIELD NOTES:

1. PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S).

2. CONTRACTOR(S) TO PERFORM A SITE SURVEY AND FIELD WALK PRIOR TO SUBMITTING BID PROPOSAL FOR THE PROPOSED WORK, TO CONFIRM SITE CONDITIONS WITH RESPECT TO THE INSTALLATION OF THE SITE FIRE PROTECTION SYSTEMS. CONTRACTOR(S) WILL BE RESPONSIBLE FOR COORDINATION OF ALL PIPING INSTALLATION BASED UPON THE FIELD WALK AND THESE PLANS, REGARDLESS OF REQUIRED CHANGES IN PIPE ROUTING, WITHOUT ADDITIONAL COST TO OWNER.

PRIOR TO BUILDING CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET:

1. CREATE A DEFENSIBLE SPACE OF 100 FEET (OR PER CAL FIRE/SLO COUNTY FIRE DEPT. DIRECTION) AROUND THE PROPOSED STRUCTURES ON THIS PROPERTY. REMOVAL DOES NOT APPLY TO SINGLE SPECIMEN TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IS THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

2. FIRE DEPT. EMERGENCY ACCESS SHALL BE INSTALLED AND MADE SERVICABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL

3. SIGNS INDICATING "FIRE LANE - NO STOPPING" SHALL BE PLACED EVERY 150 FEET AS REQUIRED BY THE FIRE DEPARTMENT.

KEY NOTES:

1. FIRE DEPT. ACCESS - FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 24'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.

2. NEW 8" C900 DR18 PVC UG FIRE SERVICE TO NEW PRESSURIZED HYDRANTS AND NEW FIRE SPRINKLER SYSTEMS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.

3. NEW 6" C900 DR18 PVC UG FIRE SERVICE TO NEW FIRE SPRINKLER SYSTEMS AND NEW SITE HYDRANTS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.

4. INSTALL NEW PRESSURIZED FIRE HYDRANT AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS.

   MINIMUM FIRE FLOW TO BE 1500 GPM AT 20 PSI .

   REMOVE OBSCURING VEGETATION, AND INSURE THAT THE FIRE DEPARTMENT CAN CONNECT TO THE 4" AND 2-1/2" HOSE CONNECTIONS AS PER COUNTY STANDARDS.

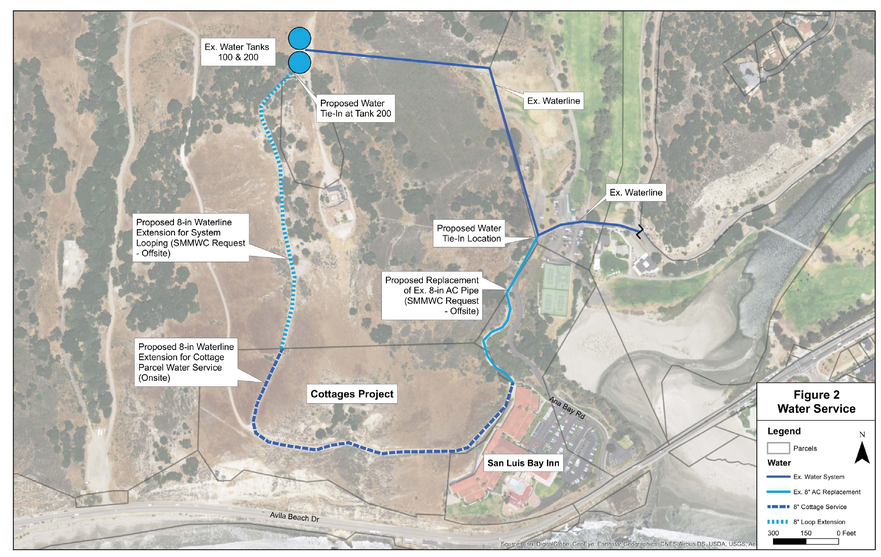
   INSTALL SIGN LABELING HYDRANT LOCATION AND/OR INSTALL 3" BLUE REFLECTOR IN ACCESS ROAD ADJACENT TO HYDRANT.

5. NEW AUTOMATIC FIRE SPRINKLER SYSTEM RISER LOCATION. THE SYSTEM IS TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 13, AND SAN LUIS OBISPO COUNTY FIRE DEPARTMENT REQUIREMENTS.

6. PROVIDE ACCESS, FIRE DEPARTMENT KNOX BOX (IF APPLICABLE), AND ADDRESS PER SLOCFD STANDARDS.

7. NEW 4" X 2-1/2" X 2-1/2" SIAMESE FIRE DEPARTMENT CONNECTION, (FDC) AND CHECK VALVE.

8. NEW 4" C900 DR18 PVC UG FIRE SERVICE TO NEW FIRE DEPARTMENT CONNECTION. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.



North

PROPOSED WATER SUPPLY

NO SCALE

SCOPE OF WORK

MASTER FIRE PROTECTION PLAN FOR THE PROPOSED AVILA BEACH COTTAGES PROJECT LOCATED IN SAN LUIS OBISPO COUNTYTHE PROJECT IS TO COMPLY WITH THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA BUILDING CODE, AND ALL APPLICABLE COUNTY CODES AND STANDARDS.

BUILDING SUMMARY / BUILDING CODE DATA

Main Building Lodge	NET SQ. FT.	GROSS SQ. FT.
Main Level	8,909	9,491
Lower Level-Below Ground (31%)	6,018	6,308
Lower Level-Above Ground (69%)	13,396	14,039
TOTAL	**28,323**	**29,838**
Site Percentage (Above Ground Only)	0.92%	0.98%

West Parking Structure	SQ. FT.
Below Ground (50%)	5,105
Above Ground (50%)	5,105
TOTAL	**10,209**

Solid Waste Storage	NET SQ. FT.	GROSS SQ. FT.
Building	**288**	**337**

Cottage "A"	NET SQ. FT.	GROSS SQ. FT.
Building	415	480
Porches & Decks	-	143
TOTAL	-	**623**
Total for All Cottage "B" Types		
Quantity of Cottage Type	1	
Percentage of Cottage Type	2%	
Building	415	480
Porches & Decks	-	143
TOTAL (Building, Porches, &Decks)	-	**623**

Cottage "B"	NET SQ. FT.	GROSS SQ. FT.
Building	456	517
Porches & Decks	-	140
TOTAL	-	**657**
Total for All Cottage "B" Types		
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,104	4,653
Porches & Decks	-	1,260
TOTAL (Building, Porches, &Decks)	-	**5,913**

Cottage "C"	NET SQ. FT.	GROSS SQ. FT.
Building	516	593
Porches & Decks	-	211
TOTAL	-	**804**
Total for All Cottage "C" Types		
Quantity of Cottage Type	11	
Percentage of Cottage Type	22%	
Building	5,676	6,523
Porches & Decks	-	2,321
TOTAL (Building, Porches, &Decks)	-	**8,844**

Cottage "D"	NET SQ. FT.	GROSS SQ. FT.
Building	485	556
Porches & Decks	-	215
TOTAL	-	**771**
Total for All Cottage "D" Types		
Quantity of Cottage Type	15	
Percentage of Cottage Type	30%	
Building	7,275	8,340
Porches & Decks	-	3,225
TOTAL (Building, Porches, &Decks)	-	**11,565**

Cottage "E"	NET SQ. FT.	GROSS SQ. FT.
Building	523	597
Porches & Decks	-	244
TOTAL	-	**841**
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,707	5,373
Porches & Decks	-	2,196
TOTAL (Building, Porches, &Decks)	-	**7,569**

Cottage "F"	NET SQ. FT.	GROSS SQ. FT.
Building	845	949
Porches & Decks	-	394
TOTAL	-	**1,343**
Total for All Cottage "F" Types		
Quantity of Cottage Type	5	
Percentage of Cottage Type	10%	
Building	4,225	4,745
Porches & Decks	-	1,970
TOTAL (Building, Porches, &Decks)	-	**6,715**

TOTAL Cottages on Site	NET SQ. FT.	GROSS SQ. FT.
Total Quantity of Cottages	50	
Building	26,402	30,114
Porches & Decks	-	11,115
TOTAL	26,402	41,229
Site Percentage (Buildings Only)	2.72%	3.11%
Site Percentage (Buildings, Porches, & Decks)		4.25%

TOTAL All Building on Site	NET SQ. FT.	GROSS SQ. FT.
TOTAL Above Grade	35,691	40,077
Site Percentage (Above Grade Only)	3.68%	4.14%
TOTAL Above & Below Grade	55,105	60,424

THIS MASTER FIRE PROTECTION PLAN INCLUDES THE FOLLOWING FIRE PROTECTION SYSTEMS IN SUPPORT OF THE CONSTRUCTION OF THE NEW COMMERCIAL BLDGS.

1. FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 24'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.

2. NEW 6" & 8" C900 DR18 UNDERGROUND FIRE SERVICE LINES TO SUPPLY SITE HYDRANTS AND BUILDING FIRE SPRINKLER SYSTEMS. SYSTEM TO BE INSTALLED AND INSPECTED PER NFPA 24 REQUIREMENTS.

3. INSTALL NEW PRESSURIZED FIRE HYDRANTS AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS.

MINIMUM FIRE FLOW TO BE 1500 GPM AT 20 PSI.

REMOVE OBSCURING VEGETATION, AND INSURE THAT FIRE DEPARTMENT CAN CONNECT TO THE 4" AND 2-1/2" HOSE CONNECTIONS AS PER COUNTY STANDARDS. INSTALL SIGN LABELING HYDRANT LOCATION AND/OR INSTALL 3" BLUE REFLECTOR IN ACCESS ROAD ADJACENT TO HYDRANT.

4. UNDERGROUND FIRE SERVICE PIPING TO HAVE THRUST BLOCKS, VALVES AND ALL APPURTENANCES TO BE INSTALLED PER THE REQUIREMENTS OF NFPA 24.

5. INSTALL NEW AUTOMATIC WET FIRE SPRINKLER SYSTEMS IN THE PROPOSED COMMERCIAL BUILDINGS. THE SYSTEMS ARE TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 13 AND THE SAN LUIS OBISPO COUNTY FIRE DEPARTMENT.

8. INSTALL FIRE SPRINKLER FIRE ALARM MONITORING SYSTEMS FOR THE PROPOSED BUILDINGS PER COUNTY REQUIREMENTS. SYSTEMS TO BE CONTINUOUSLY MONITORED BY A UL LISTED CENTRAL STATION, WITH AUTOMATIC FIRE DEPARTMENT NOTIFICATION UPON SYSTEM ACTIVATION.

9. INSTALL FIRE EXTINGUISHERS THROUGHOUT BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, AND SLOCFD REQUIREMENTS.

10. GATE ACCESS, SITE ADDRESSING AND FIRE LANE SIGNAGE MUST BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND SLOCFD REQUIREMENTS.

11. FIRE ALARM SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA FIRE CODE AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 72.

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

REVISION	DESCRIPTION	DATE	BY
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www.collingsandassociates.com

LICENSED FIRE PROTECTION ENGINEER JOHN V. COLLINGS No. 1545 Exp. 06/30/18 STATE OF CALIFORNIA

PROJECT: AVILA COTTAGES
AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE: MASTER FIRE PROTECTION PLAN
OVERALL SITE PLAN

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/22/18
SHEET MFPP-1

North

MASTER FIRE PROTECTION PLAN

1'" = 20'-0"

KEY NOTES:

1. FIRE DEPT. ACCESS - FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 24'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.
2. NEW 8" C900 DR18 PVC UG FIRE SERVICE TO NEW PRESSURIZED HYDRANTS AND NEW FIRE SPRINKLER SYSTEMS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.
3. NEW 6" C900 DR18 PVC UG FIRE SERVICE TO NEW FIRE SPRINKLER SYSTEMS AND NEW SITE HYDRANTS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.
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6. PROVIDE ACCESS, FIRE DEPARTMENT KNOX BOX (IF APPLICABLE), AND ADDRESS PER SLOCFD STANDARDS.
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NOTE: THE FOLLOWING REFERENCES ARE MANDATORY SUPPORTING DOCUMENTS TO THIS MFPP:

1. COLLINGS AND ASSOCIATES MFPP SUMMARY REPORT, DATED 11/17/17.

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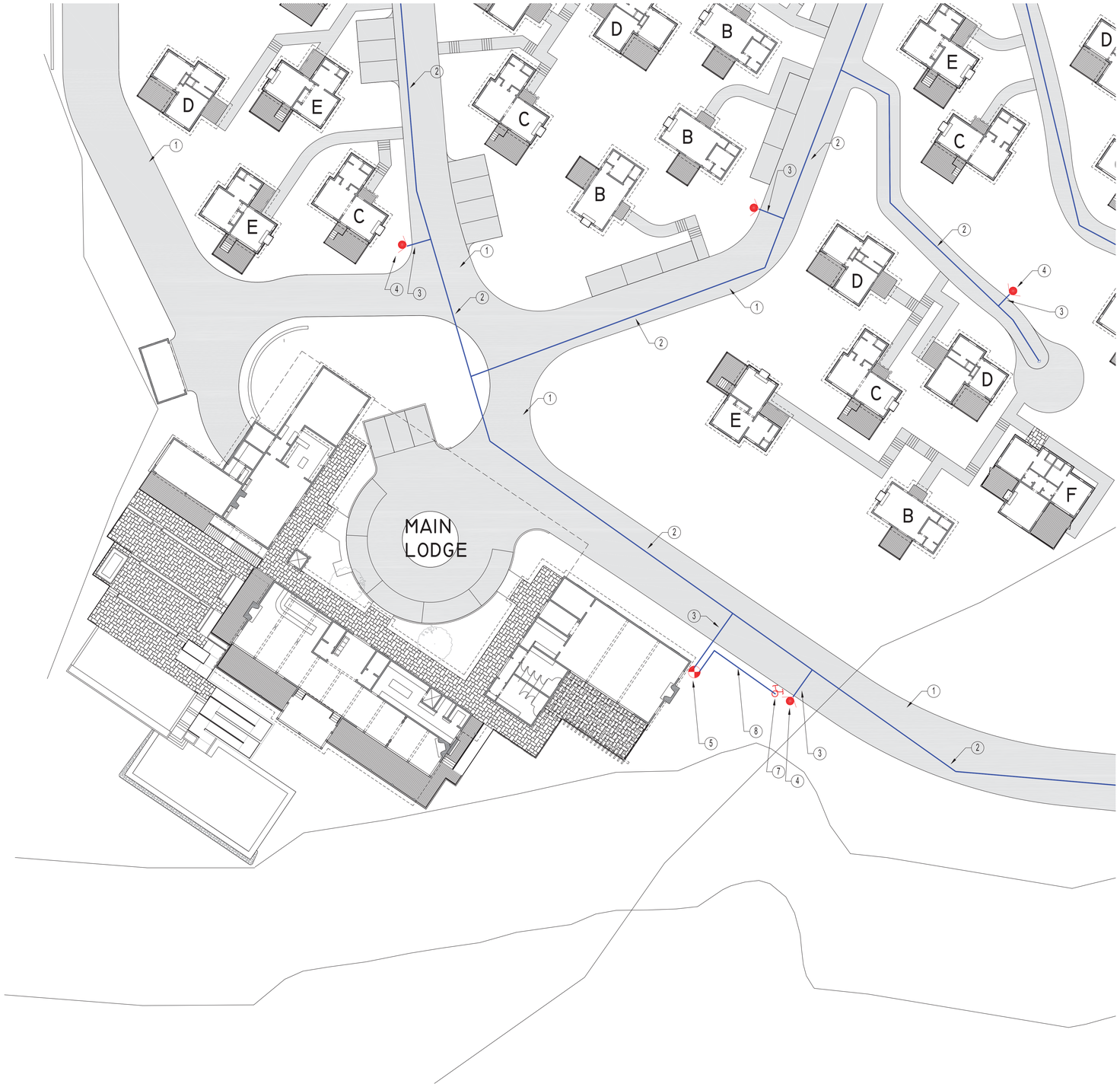
LICENSED FIRE PROTECTION ENGINEER
JOHN V. COLLINGS
No. 1545
Exp. 06/30/18
STATE OF CALIFORNIA

PROJECT: AVILA COTTAGES
AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE: MASTER FIRE PROTECTION PLAN
SITE PLAN: COTTAGES

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/22/18
SHEET MFPP-2



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North

MASTER FIRE PROTECTION PLAN

1'" = 20'-0"

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PROJECT:
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AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE:
MASTER FIRE PROTECTION PLAN
SITE PLAN: MAIN LODGE

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/22/18
SHEET MFPP-3

SEEDLESS OLIVE TREES ON HILLSIDE -
OLEA EUROPAEA 'WILSONII'

SEEDLESS OLIVE TREES AT DRIVE -
OLEA EUROPAEA 'WILSONII'

SISYRINCHIUM BELLUM -
BLUE EYED GRASS

RHAPIOLEPIS X 'MONTIC' -
MAJESTIC BEAUTY INDIAN HAWTHORN

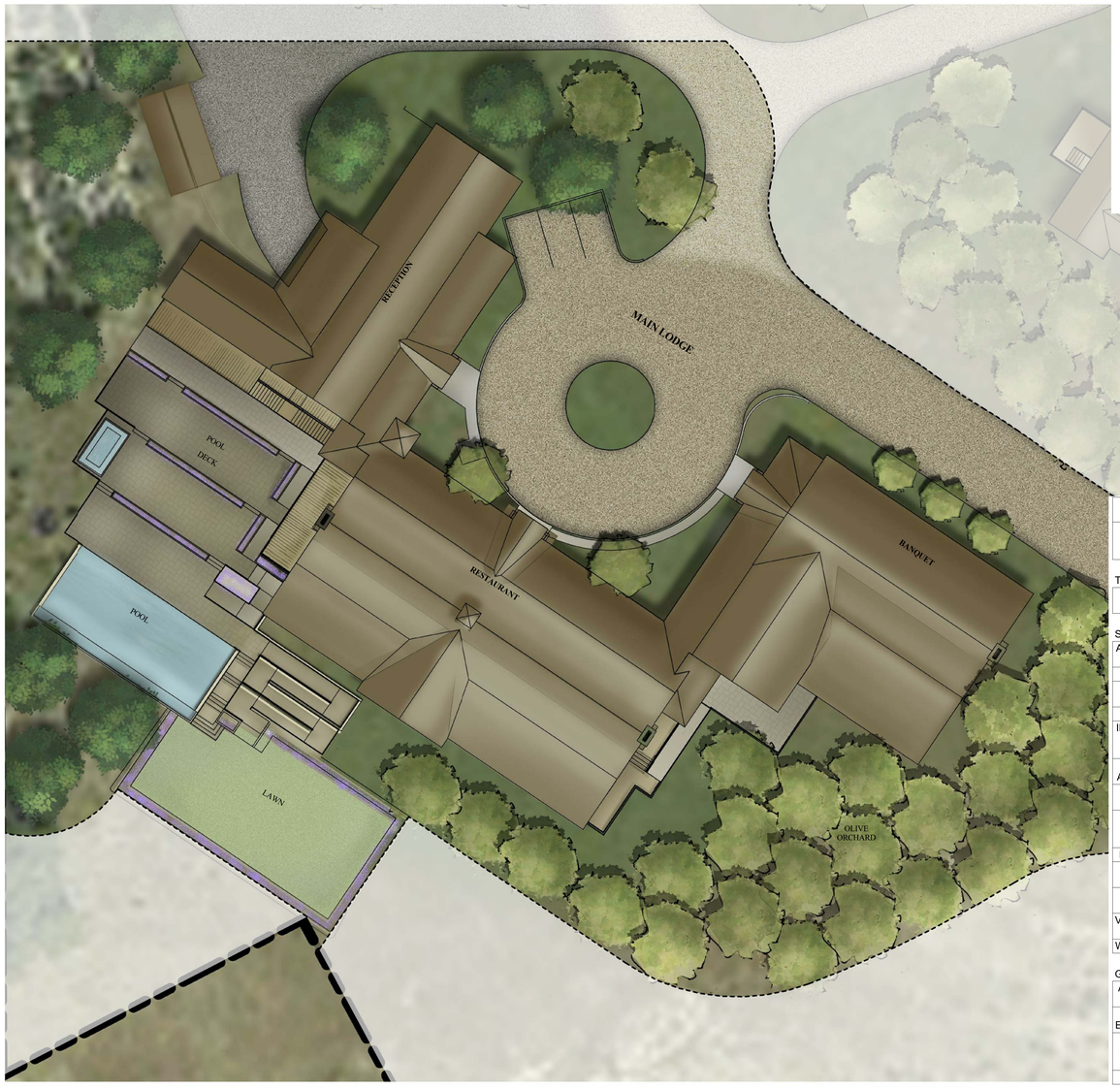
ECHIUM CADICANS -
PRIDE OF MADEIRA

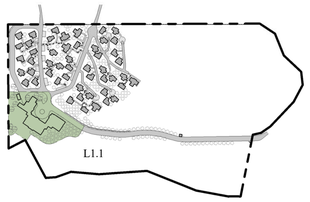
CORREA 'IVORY BELLS'
WHITE AUSTRALIAN FUCHSIA

PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' -
BLUE BEDDER

IRIS PCH 'CANYON SNOW' -
CANYON SNOW PACIFIC COAST HYBRID IRIS

LAVANDULA X INTERMEDIA 'PROVENCE'
BLUE LAVANDIN





1 MAIN LODGE LANDSCAPE PLAN
1/16" = 1'-0"

MAIN LODGE PLANTING SCHEDULE

Botanical Name	Common Name	Percent of Planting - Lodge
TREE		
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	10%
SHRUB		
ARCTOSTAPHYLOS 'JOHN DURLEY'	JOHN DURLEY MANZANITA	2%
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	2%
CORREA 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	2%
ECHIUM CANDICANS	PRIDE OF MADEIRA	2%
IRIS PCH 'CANYON SHOW'	CANYON SHOW PACIFIC COAST HYBRID IRIS	2%
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	2%
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	4%
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BLUE BEDDER	2%
RHAMNUS CALIFORNICA	COFFEEBERRY	2%
RHAPHIOLEPIS INDICA 'CLARA'	WHITE INDIAN HAWTHORN	2%
RHAPHIOLEPIS X 'MONTIC'	MAJESTIC BEAUTY INDIAN HAWTHORN	2%
VERBENA LILACINA 'DE LA MINA'	DE LA MINA VERBENA	2%
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2%
GROUND COVER AND VINE		
ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	20%
ARCHTOSAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR MANZANITA	20%
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	20%
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	2%

CISTUS SALVIFOLIUS
SAGE LEAF ROCK ROSE

RHAMNUS CALIFORNICA
COFFEEBERRY

RHAPIOLEPIS INDICA 'CLARA'
WHITE INDIAN HAWTHORN

ARCTOSTAPHYLOS 'JOHN DOURLEY'
MANZANITA

VERBENA LILACINA 'DE LA MINA'
CEDROS ISLAND VERBENA

ARCTOSTAPHYLOS EDMUNDSII
'CARMEL SUR'

ACACIA REDOLENS 'LOW BOY'
PROSTRATE ACACIA

WOODWARDIA FIMBRIATA
GIANT CHAIN FERN

CEANOTHUS GRISEUS HORIZONTALIS
'YANKEE POINT'

TRUE NORTH

ISSUE DATES

A	DATE	DESCRIPTION
	03/27/18	PLANNING SUBMITTAL
	09/24/18	PLANNING RESUBMITTAL

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LANDSCAPE - MAIN LODGE

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 09/24/2018
Scale: As indicated
Drawn: JY
Job Number: Project Number
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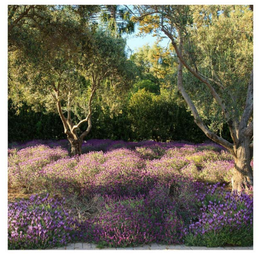
CERCIS OCCIDENTALIS -
WESTERN RED BUD

ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
MANZANITA

OLEA EUROPAEA 'WILSONII'
SEEDLESS OLIVES

ARBUTUS UNEDO 'COMPACTA'
DWARF STRAWBERRY TREE

RIBES SANGUINEUM GLUTINOSUM -
PINK-FLOWERED CURRANT


LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
ENGLISH LAVENDER

PLUMBAGO AURICULATA -
CAPE PLUMBAGO

1 COTTAGE LANDSCAPE PLAN
1/16" = 1'-0"

COTTAGES PLANTING SCHEDULE

Botanical Name	Common Name	Percent of Planting - Cottages
TREE		
CERCIS OCCIDENTALIS	WESTERN REDBUD	2%
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	10%
SHRUB		
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	7%
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5%
CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	2%
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	5%
LEONOTIS LEONURUS	LION'S TAIL	2%
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5%
PHLOMIS FRUTICOSA	JERUSALEM SAGE	2%
PHLOMIS ITALICA	BALEARIC ISLAND SAGE	2%
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5%
RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRANT	5%
GROUND COVER AND VINE		
CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	12%
HEUCHERA MAXIMA	ISLAND ALUM ROOT	2%
HEUCHERA SANGUINEA	CORAL BELLS	2%
NEPETA X FAASENII	CATMINT	2%
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	10%
ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	PROSTRATE ROSEMARY	20%

PHLOMIS FRUTICOSA -
JERUSALEM SAGE

OLEA EUROPAEA 'MONTRA' -
LITTLE OLLIE DWARF OLIVE

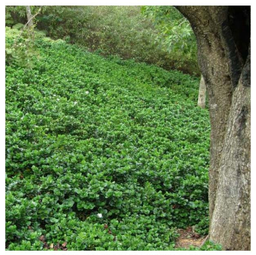
CISTUS X PULVERULENTUS 'SUNSET' -
MAGENTA ROCKROSE

PHLOMIS ITALICA -
BALEARIC ISLAND SAGE

LEONOTIS LEONURUS -
LION'S TAIL

RIBES VIBURNIFOLIUM -
CATALINA CURRANT

ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' -
PROSTRATE ROSEMARY


CARISSA MACROCARPA 'GREEN CARPET'
NATAL PLUM

NEPETA X FAASSENII -
CAT MINT

HEUCHERA MAXIMA -
ISLAND ALUM ROOT

HEUCHERA SANGUINEA -
CORAL BELLS

TRUE NORTH

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LANDSCAPE - COTTAGES

The Cottages at Point San Luis
San Luis Obispo County, California

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NATIVE SALVIA LEUCANTHA

LOCAL WILDFLOWER MIX

MIMULUS AURANTIACUS -
BUSH MONKEY FLOWER

ROMNEYA COULTERI -
MATILIJA POPPY

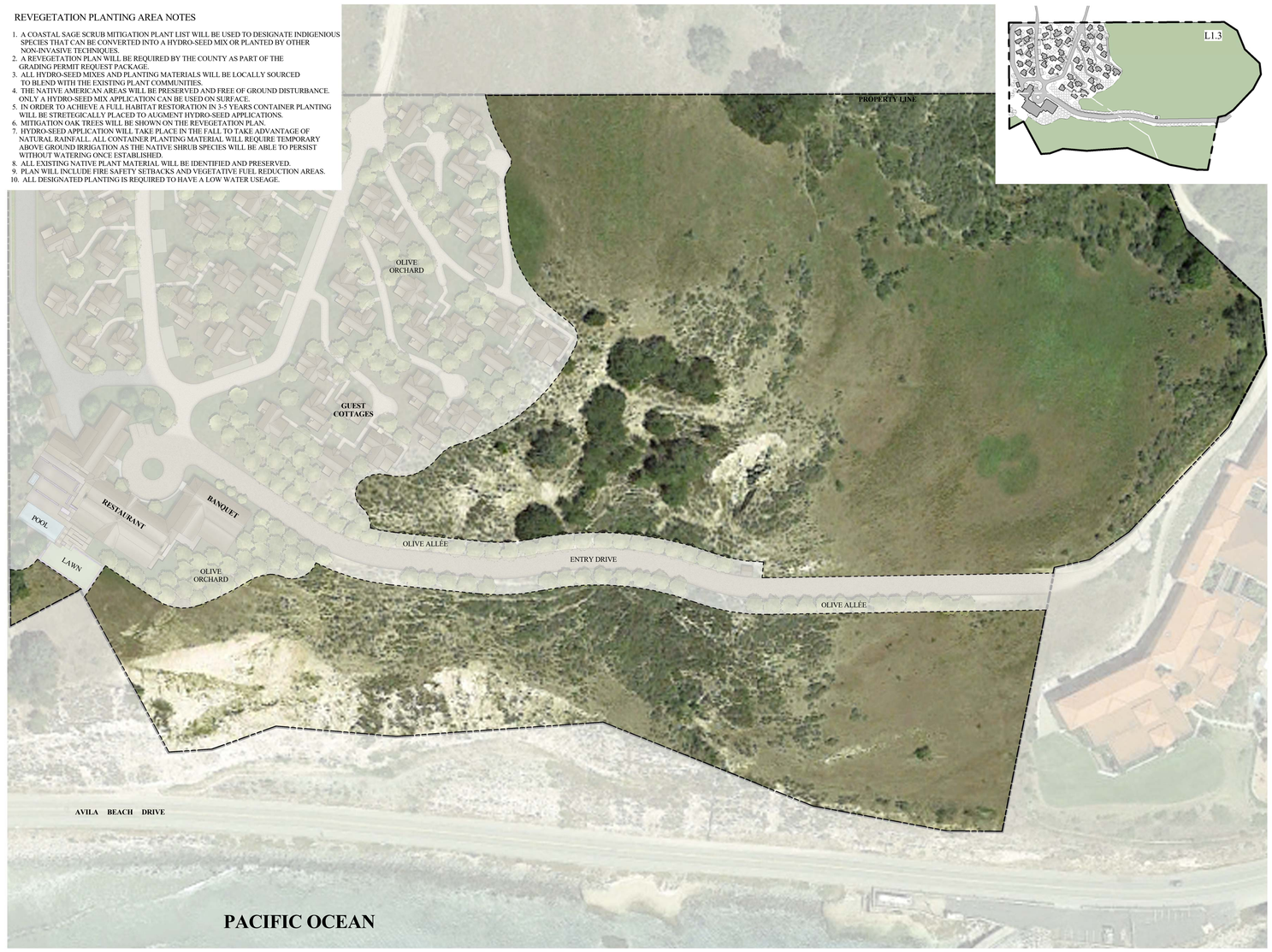
SALVIA APIANA -
WHITE SAGE

SALVIA SPATHACEA -
HUMMINGBIRD SAGE

NATIVE CEANOTHUS

REVEGETATION PLANTING AREA NOTES

1. A COASTAL SAGE SCRUB MITIGATION PLANT LIST WILL BE USED TO DESIGNATE INDIGENIOUS SPECIES THAT CAN BE CONVERTED INTO A HYDRO-SEED MIX OR PLANTED BY OTHER NON-INVASIVE TECHNIQUES.
2. A REVEGETATION PLAN WILL BE REQUIRED BY THE COUNTY AS PART OF THE GRADING PERMIT REQUEST PACKAGE.
3. ALL HYDRO-SEED MIXES AND PLANTING MATERIALS WILL BE LOCALLY SOURCED TO BLEND WITH THE EXISTING PLANT COMMUNITIES.
4. THE NATIVE AMERICAN AREAS WILL BE PRESERVED AND FREE OF GROUND DISTURBANCE. ONLY A HYDRO-SEED MIX APPLICATION CAN BE USED ON SURFACE.
5. IN ORDER TO ACHIEVE A FULL HABITAT RESTORATION IN 3-5 YEARS CONTAINER PLANTING WILL BE STRETEGICALLY PLACED TO AUGMENT HYDRO-SEED APPLICATIONS.
6. MITIGATION OAK TREES WILL BE SHOWN ON THE REVEGETATION PLAN.
7. HYDRO-SEED APPLICATION WILL TAKE PLACE IN THE FALL TO TAKE ADVANTAGE OF NATURAL RAINFALL. ALL CONTAINER PLANTING MATERIAL WILL REQUIRE TEMPORARY ABOVE GROUND IRRIGATION AS THE NATIVE SHRUB SPECIES WILL BE ABLE TO PERSIST WITHOUT WATERING ONCE ESTABLISHED.
8. ALL EXISTING NATIVE PLANT MATERIAL WILL BE IDENTIFIED AND PRESERVED.
9. PLAN WILL INCLUDE FIRE SAFETY SETBACKS AND VEGETATIVE FUEL REDUCTION AREAS.
10. ALL DESIGNATED PLANTING IS REQUIRED TO HAVE A LOW WATER USEAGE.



1 NATIVE HABITAT LANDSCAPE PLAN
1" = 60'-0"

NATIVE LESSINGIA FILAGINIFOLIA

NATIVE ARCTOSTAPHYLOS - MANZANITA

ERIOGONUM FASCICULATUM -
CALIFORNIA BUCKWHEAT

NATIVE SALVIA MELLIFERA

ENCELIA CALIFORNICA -
CALIFORNIA BUSH SUNFLOWER

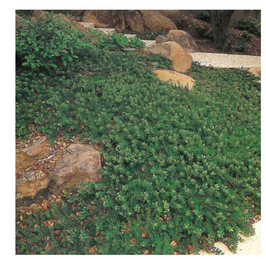
NATIVE SALVIA LEUCOPHYLLA

SALVIA LEUCOPHYLLA

NATIVE CEANOTHUS

LOCAL ARTEMISIA CALIFORNICA

NATIVE BACCHARIS PILULARIS


NATIVE ARCTOSTAPHYLOS - MANZANITA

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LANDSCAPE - NATIVE HABITAT

The Cottages at Point San Luis

San Luis Obispo County, California

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