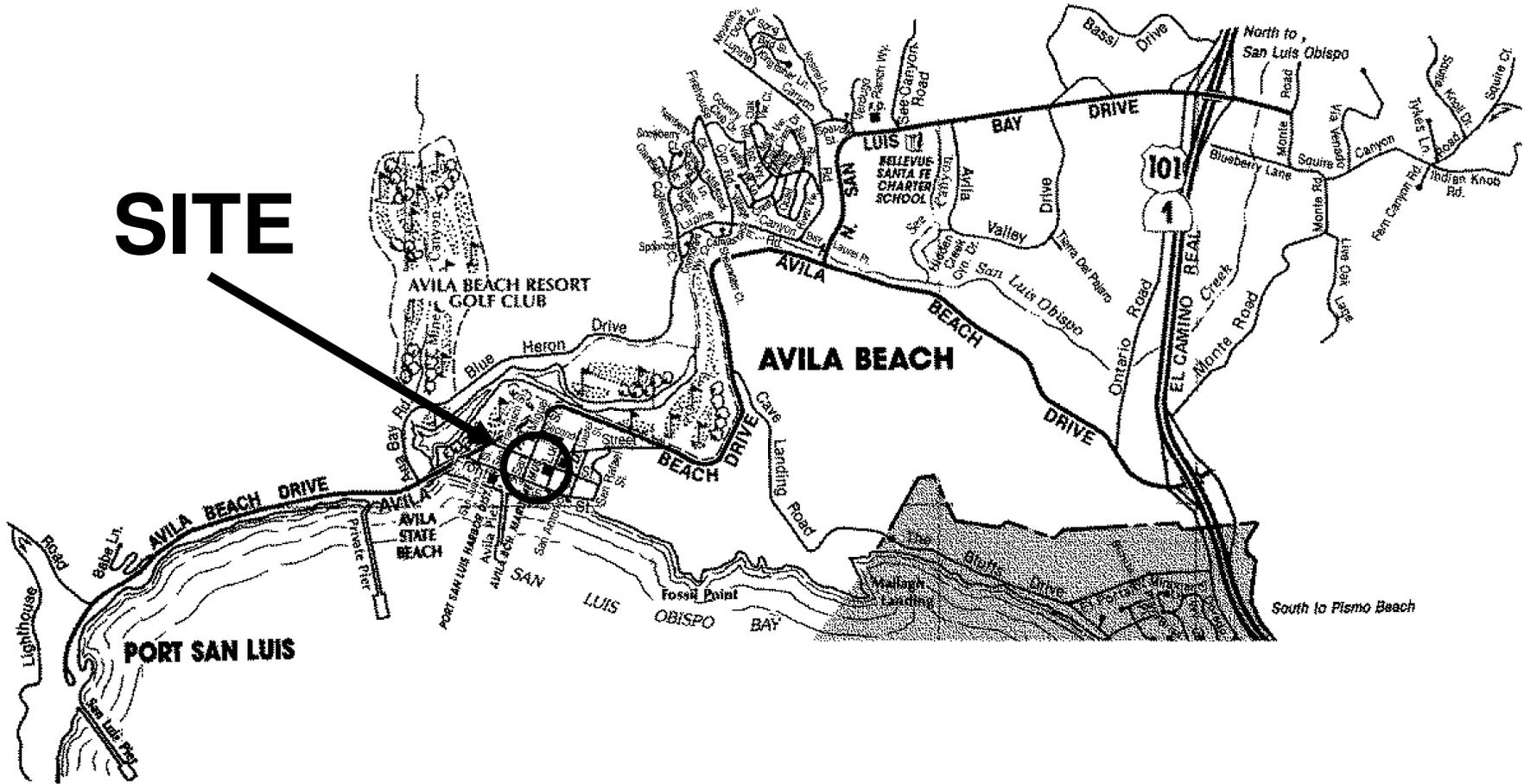


SITE



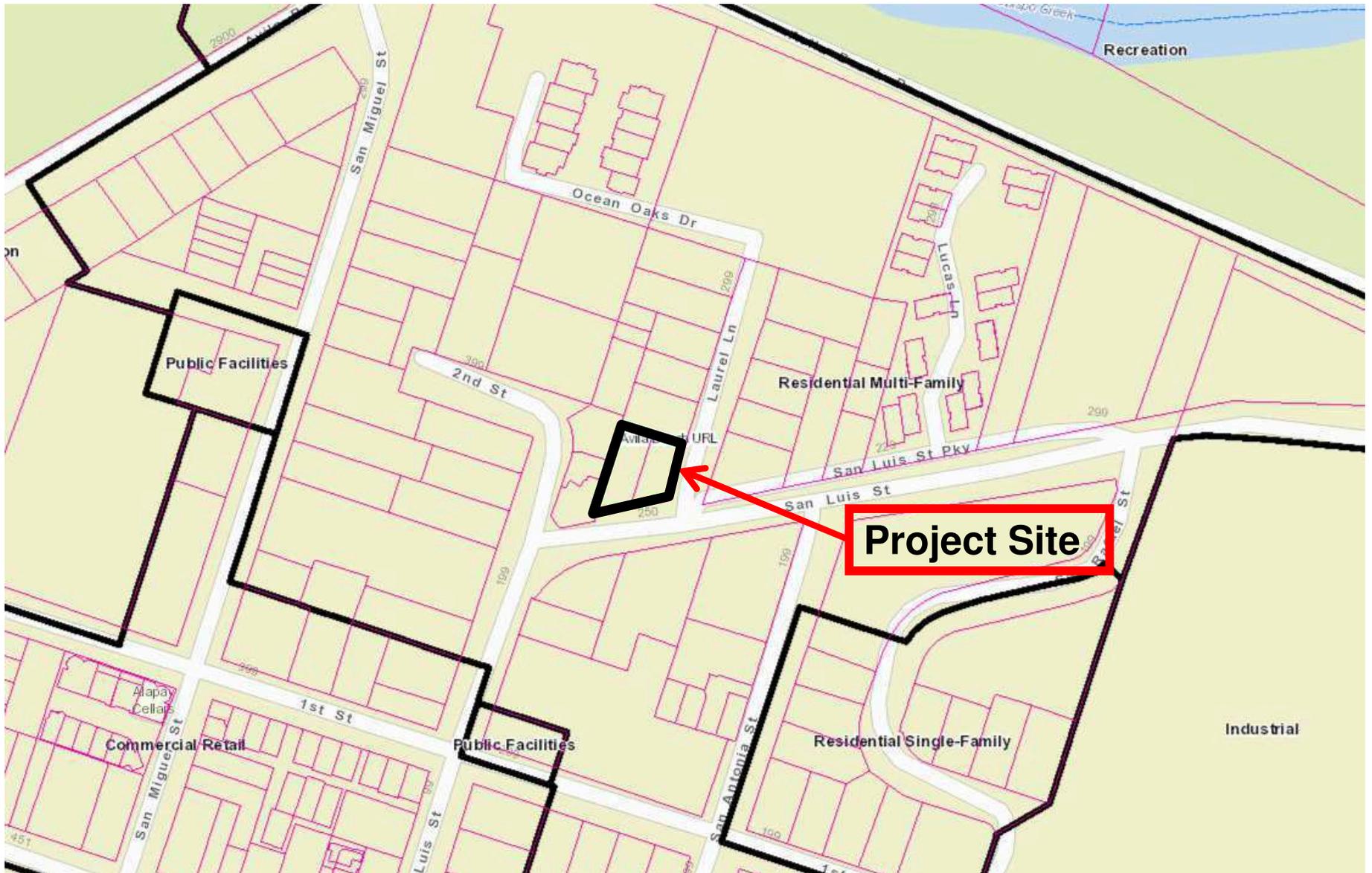
PROJECT

Vesting Tentative Parcel Map/Coastal Development Permit/Development Plan
Avila Beach Villas LLC SUB2008-00040. CO 08-0155



EXHIBIT

Vicinity Map



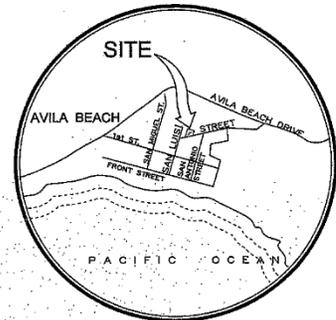
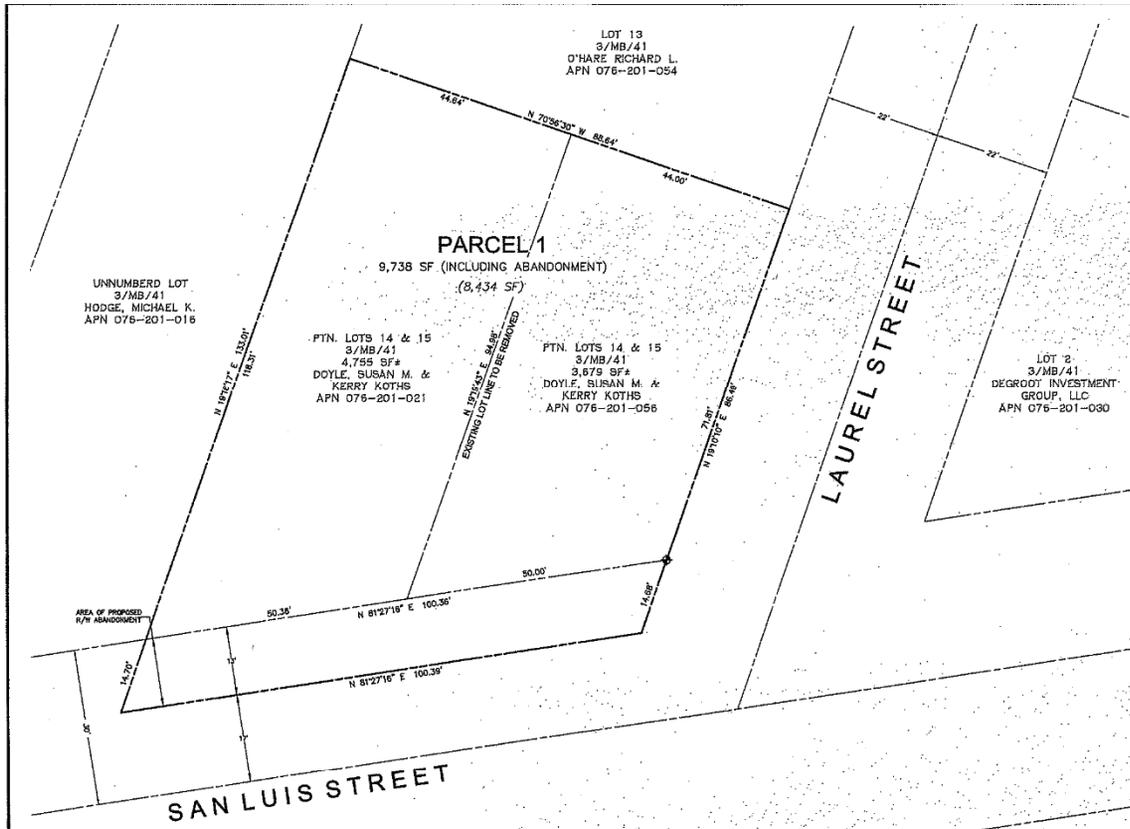
PROJECT

Vesting Tentative Parcel Map/Coastal Development Permit/Development Plan
Avila Beach Villas LLC SUB2008-00040. CO 08-0155



EXHIBIT

Land Use Category Map



VICINITY MAP
NO SCALE

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY THIN CITIES SURVEYS, INC. FINALIZED 10/15/08.
2. BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA PER 101/78/90.
3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
4. ADDITIONAL UNDERGROUND UTILITY SERVICES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
5. PROPOSED BLANKET RECIPROCAL EASEMENT OVER LOT 1 TO INCLUDE ACCESS, WATER, PUBLIC WATER, SEWER, DRAINAGE, PARKING AND PUBLIC UTILITIES EXCEPT UNDER BUILDINGS.
6. SITE ADDRESS:
205 LAUREL STREET
AVILA BEACH, CA 93424

SITE STATISTICS - OVERVIEW

EXISTING TOTAL AREA	8,434 SQ. FT.
PROPOSED TOTAL AREA	9,738 SQ. FT.
TOTAL EXISTING LOTS	2
TOTAL RESIDENTIAL UNITS	4
RECORD OWNER(S):	KERRY KOTHS AND SUSAN DOYLE 1600 S. MAIN PLAZA, SUITE 225 WALNUT CREEK, CA 94596 (925) 255-8604
APPLICANT'S AGENT:	RANDY DETTMER, ARCHITECT 693 HILL STREET SAN LUIS OBISPO, CA 93405 (805) 541-4854
ENGINEER:	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B PASO ROBLES, CA 93448 GREG JAEGER R.G.E. 08000 ESP. 02010 CONTACT: GREG JAEGER (805) 239-3127
ARCHITECT:	RANDY DETTMER, ARCHITECT DETMMER ARCHITECTS 693 HILL STREET SAN LUIS OBISPO, CA 93405 (805) 541-4854
A.P.N.:	076-201-021 & 058
EXISTING USE OF PROPERTY:	RESIDENTIAL MULTI FAMILY
PROPOSED USE OF PROPERTY:	RESIDENTIAL MULTI FAMILY



BENCHMARK

U.S.G.S. BRASS CAP BENCHMARK MONUMENT "H828" (ELEVATION = 16.71 NGVD 1929), SET ON THE TOP OF OLD SEAWALL SOUTHERLY OF FRONT STREET DESTROYED BY CONSTRUCTION IN 1999.

THIS BENCH WAS USED FOR THE AVILA OAKS PROJECT AT 308 SECOND STREET BY CANNON & ASSOCIATES. A TRIP SET BY THEM ON A 2" IRON PIPE WITH TAD LS 1833 AT THAT SITE (ELEVATION = 80.01 NGVD 1929) WAS USED FOR THIS SURVEY. AN ELEVATION WAS THEN TRANSFERRED TO NEW BENCHMARK - TITLE 14 RESET 1999. (NO PUBLISHED ELEVATION AT THIS TIME)

ELEVATION = 17.30 FEET NGVD

LEGEND

---	PROJECT BOUNDARY
---	PROSITY LINE
---	PROPOSED PUBLIC EASEMENT
---	EXISTING CENTERLINE
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING OVERHEAD POWER
---	EXISTING EDGE OF PAVEMENT
---	EXISTING RETAINING WALL
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EG ELEVATION
---	FG ELEVATION
---	FG ELEVATION
---	EXISTING UTILITY POLE
---	TREE TO BE REMOVED
---	TEMPORARY BENCHMARK ELEV = 88.84
---	OWNER
---	ASSESSOR'S PARCEL NUMBER
---	LOT NUMBER
---	RECORD INFORMATION

ABBREVIATIONS

AC	ASPHALT CONCRETE
EG	EXISTING GRADE
ELEV	ELEVATION
EXTD	EXTENDING
FF	FRESH FLOOR
FG	FRESH GRADE
FR	FIRE RESISTANT
FL	FLOW LINE
HP	HIGH POINT
JP	JUNCTION POLE
MP	MOWER POLE
PL	PROPERTY LINE
PS	POWER POLE
SBL	SANITARY SEWER LATERAL
SSM	SANITARY SEWER MANHOLE
STD	STANDARD
TD	TOP OF CURB
TP	TELEPHONE POLE
TR	TYPICAL
US	UNDERGROUND
WM	WATER METER
WV	WATER VALVE

SHEET INDEX

1. VESTING TENTATIVE MAP, TITLE SHEET
2. VESTING TENTATIVE MAP, GARAGE LEVEL & FIRST LEVEL
3. VESTING TENTATIVE MAP, SECOND LEVEL
4. PRELIMINARY GRADING, DRAINAGE & UNDERGROUND PLAN
5. SITE CROSS-SECTIONS

PROJECT

Vesting Tentative Parcel Map/Coastal Development Permit/Development Plan
Avila Beach Villas LLC SUB2008-00040. CO 08-0155



EXHIBIT

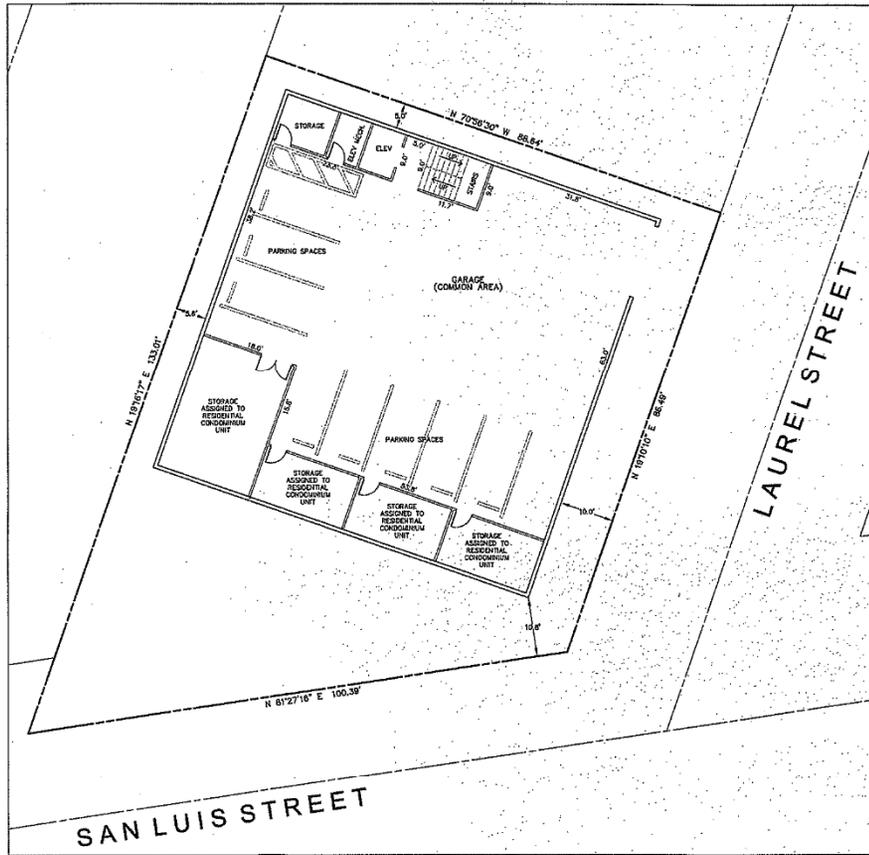
Vesting Tentative Parcel Map

Page 3 of 5

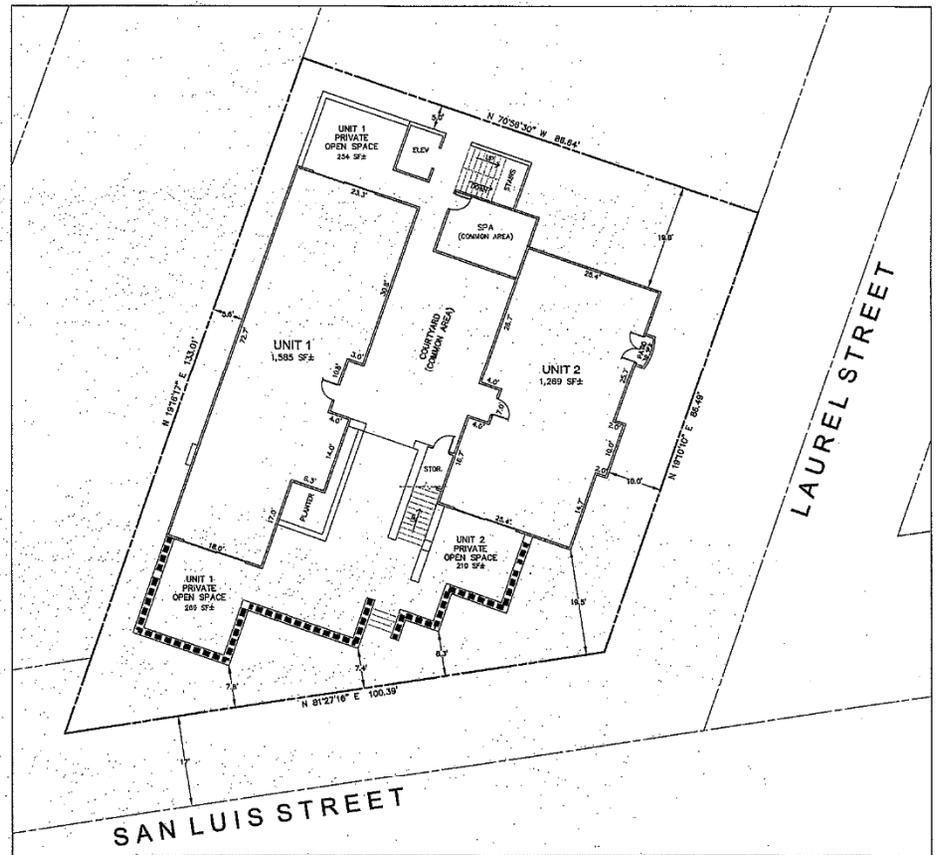
ATTACHMENT 1

JOB NUMBER: 08130
North Coast Engineering, Inc. copyright © 2009

PREPARED BY:
NCE NORTH COAST ENGINEERING, INC.
729 Creston Rd Suite B, Paso Robles, CA 93427
REVISED 8/25/2009 SHEET 1 OF 5



GARAGE LEVEL



FIRST LEVEL

NOTES

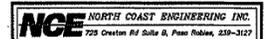
1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY TWIN CITIES SURVEYS, INC. FINALIZED 10/15/08.
2. BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA PER 101,752/80.
3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
4. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
5. PROPOSED BLANKET RECIPROCAL EASEMENT OVER LOT 1 TO INCLUDE ACCESS, WATER, PUBLIC WATER, SEWER, DRAINAGE, PARKING AND PUBLIC UTILITIES EXCEPT UNDER BUILDINGS.
6. SITE ADDRESS:
205 LAUREL STREET
AVILA BEACH, CA 93424



SAN LUIS STREET CONDOMINIUMS
VESTING TENTATIVE PARCEL MAP
CO 08-0155
FOR CONDOMINIUM PURPOSES
GARAGE & FIRST LEVEL

IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 14 & 15 OF THE JUNIOR ADDITION TO THE TOWN OF AVILA, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:



REVISED 8/25/2009

SHEET 2 OF 5

JOB NUMBER: 08130
 NORTH COAST ENGINEERING INC. copyright © 2008

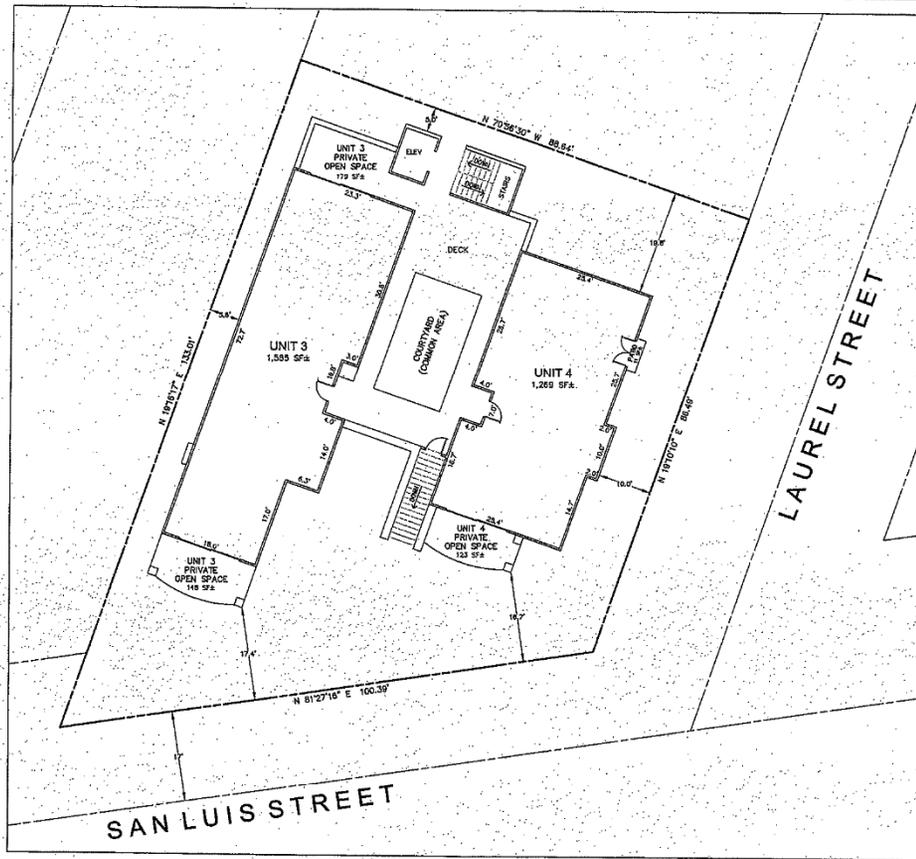
PROJECT

Vesting Tentative Parcel Map/Coastal Development Permit/Development Plan
 Avila Beach Villas LLC SUB2008-00040. CO 08-0155



EXHIBIT

Vesting Tentative Parcel Map



SECOND LEVEL



SCALE: 1"=10'

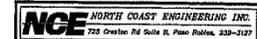
NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY TWIN CITIES SURVEYS, INC. FINALIZED 10/19/09.
2. BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA PER 101/RS/90.
3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
4. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
5. PROPOSED BLANKET RECIPROCAL EASEMENT OVER LOT 1 TO INCLUDE ACCESS, WATER, PUBLIC WATER, SEWER, DRAINAGE, PARKING AND PUBLIC UTILITIES EXCEPT UNDER BUILDINGS.
6. SITE ADDRESS:
205 LAUREL STREET
AVILA BEACH, CA 93424

SAN LUIS STREET CONDOMINIUMS
VESTING TENTATIVE PARCEL MAP
CO 08-0155
FOR CONDOMINIUM PURPOSES
SECOND LEVEL

IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 14 & 15 OF THE JUNIOR ADDITION TO THE TOWN OF AVILA, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:



REVISED 8/25/2009 SHEET 3 OF 5

PROJECT

Vesting Tentative Parcel Map/Coastal Development Permit/Development Plan
 Avila Beach Villas LLC SUB2008-00040. CO 08-0155



EXHIBIT

Vesting Tentative Parcel Map