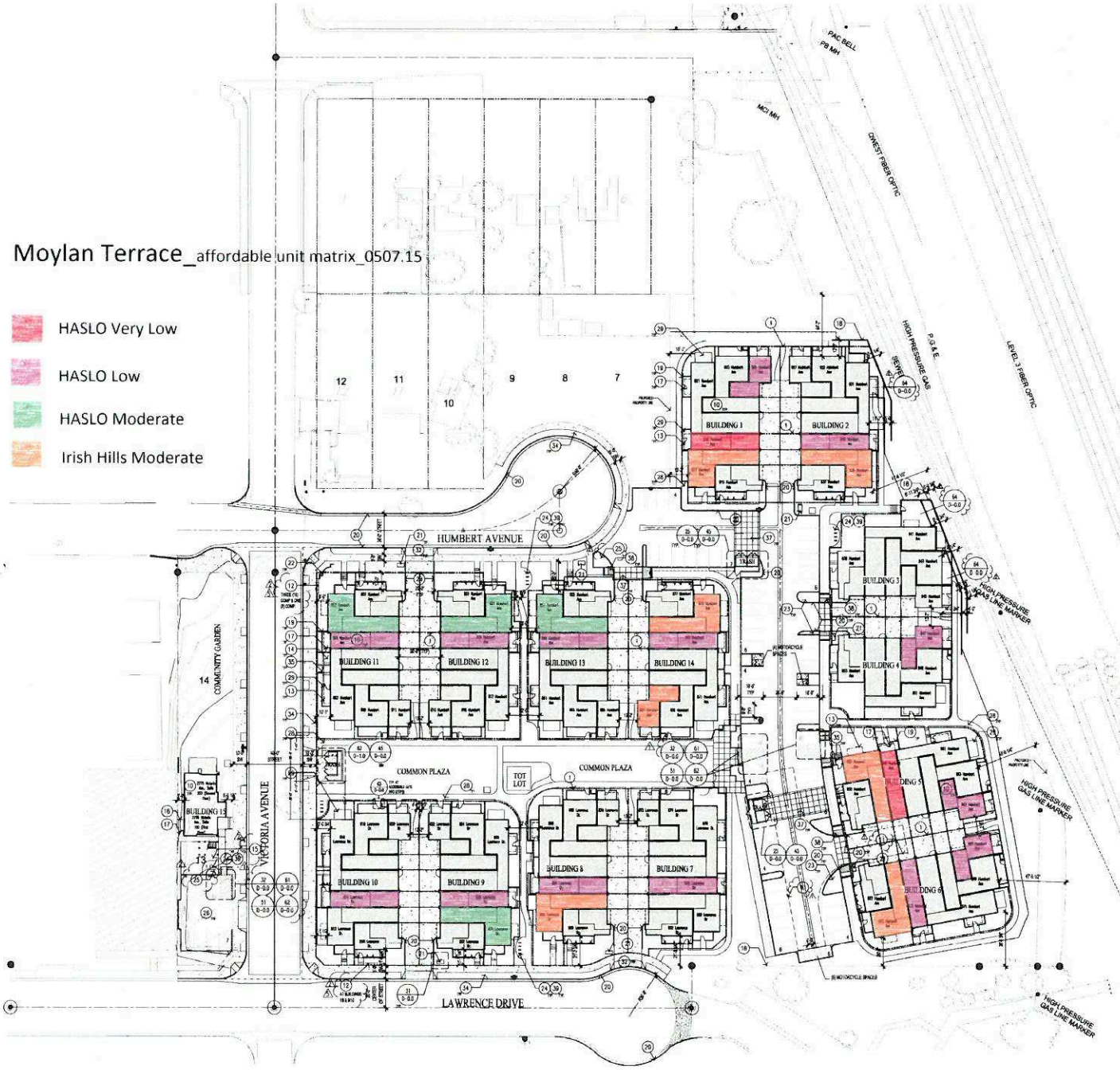
Moylan Terrace_affordable unit matrix_0507.15

- HASLO Very Low
- HASLO Low
- HASLO Moderate
- Irish Hills Moderate



Site Plan - Building Location & Parking Info.

SITE PLAN GENERAL NOTES

* KEYNOTES ONLY APPLY IF REFERENCED ON PLAN.

1. THE CONTRACTOR SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT THE TIME OF FOUNDATION INSPECTION.

LEGEND

* REFER TO STRUCTURAL PLAN FOR ADDITIONAL INFORMATION

CONCRETE SLAB ON GRADE

CONCRETE FLAT WORK

RETAINING WALL

SITE PLAN KEYNOTES

GENERAL

* FOR SITE WORK SPECIFICATIONS SEE DETAILS

1	PROPERTY LINE	4	BUILDING SETBACK LINE
2	PUBLIC UTILITY EASEMENT	5	DRAINAGE EASEMENT
3	EASEMENT --	6	EASEMENT --

STRUCTURES/ MISCELLANEOUS ITEMS (E=Existing, N=New)

7	BUILDING FOOTPRINT	14	STATUS OF ALTERNATIVE DESIGN TO 1129 HAMBERTAGE
8	WAL BLOK, REFER TO NOTE BELOW	15	DECK ABOVE
9	PORCH/ STOOP	16	DOOR ACCESSIBLY WITH FOG
10	FENCE	17	36" WIDE GATE
11	RETAINING WALL	18	GARDEN WALL
12	FIRE LANE SIGNAGE PER CITY STANDARDS	19	BUILDING DIRECTORY SIGN. 7/D-0.0
13	PROJECT MONUMENT SIGN 5/A/D-0.0	20	LANDSCAPE AREA
14	BIKE RACKS PER LANDSCAPE PLANS	21	ACCESSIBLE SITE DRIVEWAY SIGN 4/D-0.0

PAVING (E=Existing, N=New)

22	CONCRETE PARKING AREA	27	CONCRETE DRIVEWAY
23	CONCRETE WALKWAY	28	CONCRETE PATIO
24	CONCRETE CURB	29	WHEEL STOPS
25	DRIVEWAY APPROACH	30	CONCRETE SEAL
26	CURB, GUTTER & SIDEWALK	31	DUMPSTER 3/D-0.0
27	24" W.H. ACMEL BOSTON LANDARD FOR EXTERIOR STAIR	32	STAMPED & COLORED CONCRETE REFER TO CIVIL & LANDSCAPE PLANS
28	PEDESTRIAN RAMP	33	CONCRETE BIKE PARKING AREA

* PROVIDE 1 UNCOVERED SPACE ON THE ZONED LAYOUT WHERE FLOOR LEVEL ON OF UPPERMOST STORY OF THE PYRAMID IS LOCATED BELOW THE ELEVATION OF THE MOST UPSTREAM ZONED SPACE.

* ZONED LAYOUT SHALL SLOPE NOT LESS THAN 1/4" PER FOOT OF DIE TOWARD THE POINT OF DISPOSAL.

* WATER PRESSURE IS EXCESS OF 80 P.S.I. REQUIRES A PRESSURE REGULATOR.

* PROVIDE APPROVED MEANDER OR ANCHORED IN SUCH A FASHION AS TO BE LOCATABLE FROM THE STREET DIGITING THE PROPERTY. LETTERING SHALL BE A MINIMUM OF 6" HIGH ON A CONTRASTING BACKGROUND.

ALL AUTO COURTS ARE OWNERED IN A BLANKET 50' WIDE PRIVATE ACCESS PRIVATE STREET, PRIVATE WATER, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT.

LEGEND THE COMMON LOT (INCLUDING OF ALL BUILDINGS) CONTAINS A BLANKET PRIVATE ACCESS, PRIVATE SEWER, PRIVATE WATER, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT.

* REFER TO THE TRACT MAP FOR TRACT NO. 2977 FOR SPECIFIC DETAILS.

* MOYLAN SERVICE TYPE: MIX MASSIVE WITCHES SHALL BE SIZED IN ACCORDANCE WITH THE APPROVED FIRE SPRINKLER PLANS.

MB: SERVICE PROVIDE ONE POSTAL TYPE MAILBOX CLUSTER FOR EACH 12 RESIDENTIAL UNIT BUILDING. BUILDINGS THAT SHALL BE PROVIDED ONE MAILBOX CLUSTER CONSISTING OF (10) TEN COMPARTMENTS, (1) ONE DOING ONE COMPARTMENT & (1) PARCEL COMPARTMENT FOR A TOTAL OF (12) TWELVE COMPARTMENTS. BUILDINGS 12/13/14 SHALL BE PROVIDED THREE MAILBOX CLUSTER CONSISTING OF (12) TEN COMPARTMENTS, (1) OUT DOING ONE COMPARTMENT & (1) PARCEL COMPARTMENT EACH AND ONE MAILBOX CLUSTER CONSISTING OF (8) EIGHT COMPARTMENTS, (1) OUT DOING MAIL COMPARTMENT & (1) PARCEL COMPARTMENT FOR A TOTAL OF (24) TWENTY COMPARTMENTS, (4) OUT DOING MAIL COMPARTMENTS AND (2) PARCEL COMPARTMENTS. COLOR: SINGERMAN OR EQUAL. PROVIDE CONCRETE FOOTING 12" MIN THICKNESS X 1'-6" DEEP X 8'-6" FOR EACH CONCRETE FOOTING SHALL BE BE ENGINEERED BY A SELECTED MAILBOX MANUFACTURER SPECIFICATIONS, REFER LOCATION OF MAILBOX LINE WITH THE AS PLOTTED SCHEME.

Architect of Record
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Site Plan - Building Location & Parking Info.

Plan Check Corrections, City of SLO, Application #0RAN-0000, dated 12.30.09 dc.
Plan Check Corrections, City of SLO, Application #0RAN-0000, dated 12.30.09 dc.
Plan Check Corrections, City of SLO, Application #0RAN-0000, dated 2.23.10 dc.
Plan Check Corrections, City of SLO, Application #0RAN-0000, dated 5.14.10 dc.

LICENSED ARCHITECT
RICHARD CRAIG
C 26973
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

Moylan Terrace
851 Humbert Avenue
San Luis Obispo, California
Tract 2977

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JOB# 1411017

PM	-
REVIEW	-
REVIEW	-

HASLO

A-0.
Scale 1" = 30'
7 May 2013