Attachment 5

Avila Beach Villas

217 1st Street & 95 San Antonia Street
Avila Beach, California

Avila Beach Villas
217 1st St & 95 San Antonia St
Avila Beach, California

A-1

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Cover Sheet

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Land Use Category Map

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Aerial Photograph

Attachment 5

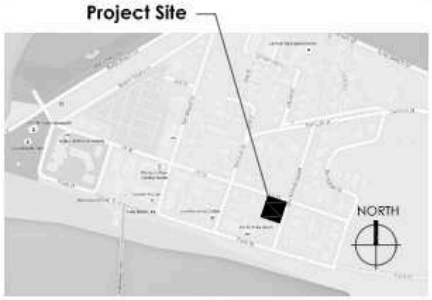
Avila Beach Villas

217 1st Street & 95 San Antonia Street
Avila Beach, California

BUILDING AREA

BUILDING 1:		
UNIT 1A		
1ST FLOOR	534	SF
2ND FLOOR	381	SF
TOTAL LIVING AREA	**915**	**SF**
BASEMENT STORAGE AREA	151	SF
GARAGE	503	SF
2ND FLOOR DECK	200	SF
ROOF DECK	213	SF
UNIT 1B		
1ST FLOOR	633	SF
2ND FLOOR	521	SF
TOTAL LIVING AREA	**1,154**	**SF**
BASEMENT STORAGE AREA	361	SF
GARAGE	483	SF
2ND FLOOR DECK	211	SF
ROOF DECK	300	SF
BUILDING 2:		
UNIT 2A		
1ST FLOOR	348	SF
2ND FLOOR	474	SF
TOTAL LIVING AREA	**822**	**SF**
BASEMENT STORAGE AREA	163	SF
GARAGE	547	SF
2ND FLOOR DECK	93	SF
ROOF DECK	258	SF
UNIT 2B		
1ST FLOOR	417	SF
2ND FLOOR	614	SF
TOTAL LIVING AREA	**1,031**	**SF**
GARAGE	499	SF
2ND FLOOR DECK	172	SF
ROOF DECK	253	SF
BUILDING 3:		
UNIT 3A		
1ST FLOOR	448	SF
2ND FLOOR	667	SF
TOTAL LIVING AREA	**1,115**	**SF**
GARAGE	520	SF
2ND FLOOR DECK	233	SF
ROOF DECK	382	SF
UNIT 3B		
1ST FLOOR	630	SF
2ND FLOOR	532	SF
TOTAL LIVING AREA	**1,162**	**SF**
BASEMENT STORAGE AREA	361	SF
GARAGE	483	SF
1ST FLOOR DECK	81	SF
2ND FLOOR DECK	166	SF
ROOF DECK	47	SF
BUILDING 4:		
UNIT 4A:		
BASEMENT LIVING AREA	272	SF
1ST FLOOR	963	SF
TOTAL LIVING AREA	**1,235**	**SF**
GARAGE	413	SF
1ST FLOOR DECK	339	SF
ROOF DECK	561	SF
UNIT 4B(STUDIO):	**360**	**SF**

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS

A-1	COVER SHEET
A-2	PROJECT DATA
A-3	EXISTING SITE PLAN & EXISTING VIEWS
A-4	PROPOSED SITE PLAN
A-5	PROPOSED BASEMENT LEVEL PLAN
A-6	PROPOSED FIRST FLOOR PLAN
A-7	PROPOSED SECOND FLOOR PLAN
A-8	PROPOSED ROOF PLAN
A-9	PROPOSED SAN ANTONIO STREET ELEVATION (EAST)
A-10	PROPOSED FIRST STREET ELEVATION (NORTH)
A-11	PROPOSED WEST ELEVATION
A-12	PROPOSED SOUTH ELEVATION
A-13	PROPOSED SOUTH FACING INTERIOR ELEVATION
A-14	PROPOSED NORTH FACING INTERIOR ELEVATION
A-15	FIRST STREET PERSPECTIVE VIEW
A-16	STREET CORNER PERSPECTIVE VIEW
A-17	SAN ANTONIO STREET PERSPECTIVE VIEW
A-18	BUILDING 4 PERSPECTIVE VIEW
A-19	SHADING STUDY
A-20	COLOR MATERIAL BOARD
A-21	VEHICULAR TURNING SIMULATION
A-22	PHOTOGRAPHIC SIMULATIONS
A-23	CONCEPTUAL LANDSCAPING PLAN

CIVIL SHEETS

C-1	PRELIMINARY EASEMENT SKETCH
C-2	PRELIMINARY UTILITY PLAN
C-3	PRELIMINARY GRADING & DRAINAGE PLAN
C-4	GRADING & DRAINAGE PLAN CROSS-SECTIONS
D-1	PRELIMINARY UNDERGROUND STORMWATER DETENTION PLAN

SURVEYOR SHEETS

TENTATIVE TRACT MAP

PROJECT DATA

APNs:	076-222-005 (217 FIRST ST) 076-222-006 (95 SAN ANTONIA ST)
EXISTING ADDRESSES:	217 FIRST STREET 95 SAN ANTONIA STREET AVILA BEACH, CA 93424
SITE AREA:	12,000 S.F. (0.276 ACRES)
EXISTING RESIDENCES: PROPOSED RESIDENCES:	3 8 (7 MARKET RATE + 1 AFFORDABLE STUDIO)
EXISTING NUMBER OF LOTS: PROPOSED NUMBER OF LOTS:	2 7
FIRE HAZARD ZONE:	VERY HIGH FIRE HAZARD SEVERITY ZONE
ZONING:	RMF (RESIDENTIAL MULTI-FAMILY)
EXISTING USE: PROPOSED USE:	SINGLE FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL
EXISTING OCCUPANCY: PROPOSED OCCUPANCY:	R-3/U R-3/U
FLOOR AREA ALLOWED: FLOOR AREA PROPOSED:	7,800 SF (65%) 7,794 SF (64.9%)
CONST. TYPE:	TYPE V-B
SPRINKLERS REQ'D:	YES (NFPA-13D)
NUMBER OF STORIES:	2 STORIES OVER A BASEMENT LEVEL

BUILDING HEIGHT CALCULATIONS:

BUILDING 1 AVERAGE NATURAL GRADE:	80.0'
BUILDING 1 HEIGHT ALLOWED:	25' ABOVE A.N.G. (105.0')*
BUILDING 1 HEIGHT PROPOSED:	25' ABOVE A.N.G. (105.0')
BUILDING 2 AVERAGE NATURAL GRADE:	88.5'
BUILDING 2 HEIGHT ALLOWED:	25' ABOVE A.N.G. (113.5')*
BUILDING 2 HEIGHT PROPOSED:	25' ABOVE A.N.G. (113.5')
BUILDING 3 AVERAGE NATURAL GRADE:	82.0'
BUILDING 3 HEIGHT ALLOWED:	25' ABOVE A.N.G. (107.0')*
BUILDING 3 HEIGHT PROPOSED:	25' ABOVE A.N.G. (107.0')
BUILDING 4 AVERAGE NATURAL GRADE:	75.0'
BUILDING 4 HEIGHT ALLOWED:	25' ABOVE A.N.G. (100.0')*
BUILDING 4 HEIGHT PROPOSED:	25' ABOVE A.N.G. (100.0')

* BUILDING HEIGHT OF 25' ALLOWED PER CONDITIONS OUTLINED IN AVILA BEACH SPECIFIC PLAN CHAPTER 4-D.1

ALLOWED DENSITY: PROPOSED DENSITY (8 UNITS / 0.276 ACRES):	38 UNITS / ACRE** 29 UNITS / ACRE

** DENSITY UP TO 38 UNITS/ACRE ALLOWED PER CONDITIONS OUTLINED IN AVILA BEACH SPECIFIC PLAN CHAPTER 4-D.1

SETBACKS REQUIRED:	CONSISTENT WITH ADJACENT PARCELS
SETBACKS EXISTING:	
FIRST STREET:	1' MINIMUM
SAN ANTONIA STREET:	2' MINIMUM
SETBACKS PROPOSED:	
FIRST STREET:	2' MINIMUM
SAN ANTONIA STREET:	3' MINIMUM
PARKING REQUIRED:	
(7) 2 BDRM UNITS @ 1.5 SPACES PER UNIT:	10.5 SPACES
(1) STUDIO UNIT @ 1 SPACE PER UNIT:	1 SPACE
GUESTS @ 1 PER 4 UNITS:	2 SPACES
TOTAL REQUIRED:	13.5 SPACES
PARKING PROVIDED:	
GARAGE SPACES:	14 SPACES
SURFACE SPACES:	2 SPACES
TOTAL PROVIDED:	16 SPACES
MINIMUM OPEN SPACE ALLOWED:	40% (4,800 SF)
PROPOSED OPEN SPACE:	42% (5,118 SF)

PROJECT DIRECTORY

OWNER:

ERIK VASQUEZ
PHONE: (805) 275-1711
EMAIL: EVASQUEZ@VAQUEROENERGY.COM

CIVIL ENGINEER

TARTAGLIA ENGINEERING
7360 EL CAMINO REAL, SUITE E
ATASCADERO, CA 93422
ATTENTION: PATSY WEST
PHONE: (805) 466-5660

ARCHITECT:

ARRIS STUDIO ARCHITECTS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
ATTENDON: THOM JESS
PHONE: (805) 547-2240
EMAIL: TJESS@ARRIS-STUDIO.COM

SURVEYOR

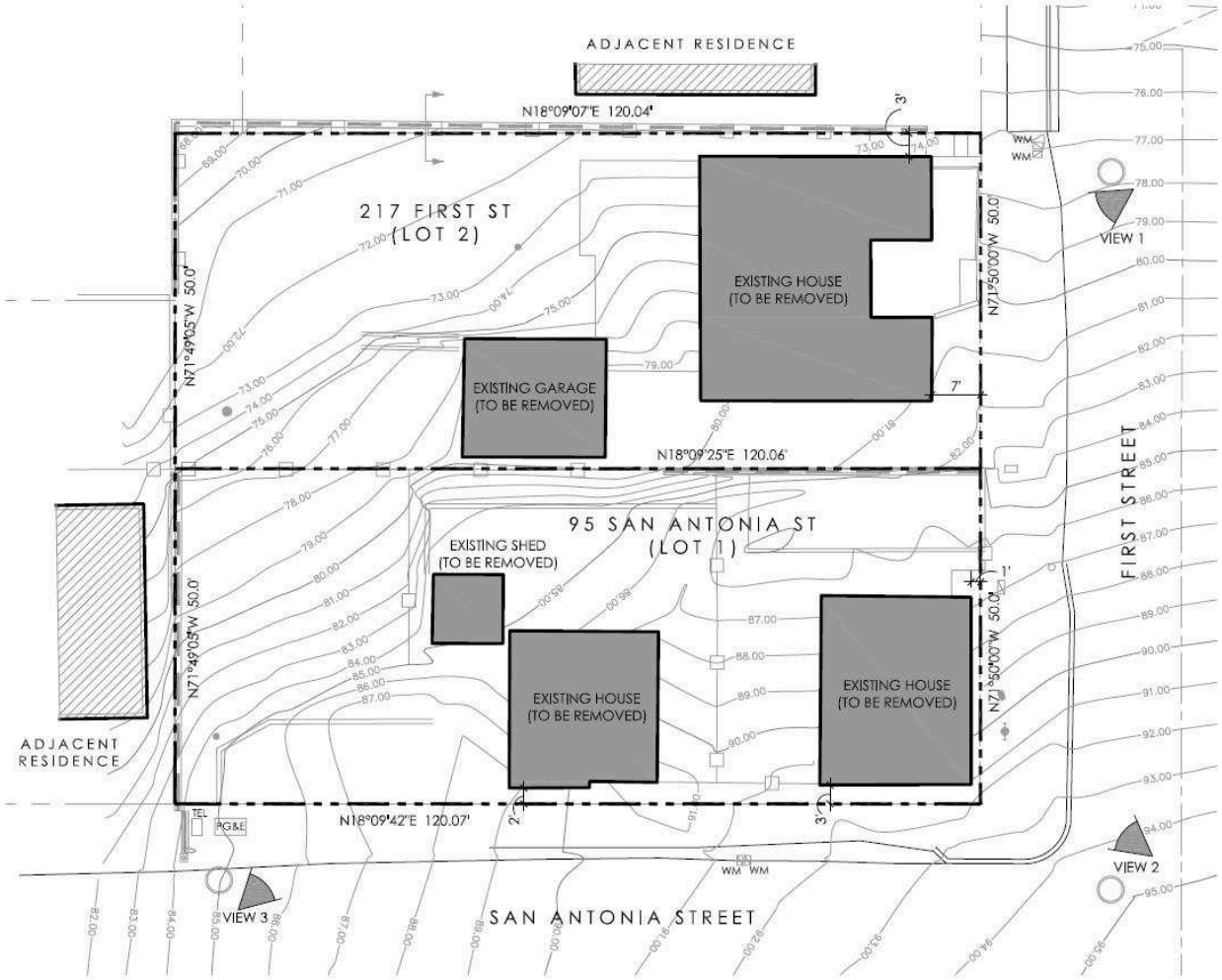
CIVIL DESIGN SOLUTIONS
PO BOX 207 ARROYO GRANDE, CA 93421
ATTENTION: ROBERT MONTOYA
PHONE: (805) 621-3050

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Beach Villas
217 1st St & 95 San Antonia St
Avila Beach, California

MAY 15, 2014
NO SCALE
A-2

Attachment 5



VIEW 1 - EXISTING LOT 2 HOUSE FROM FIRST STREET

VIEW 2 - EXISTING LOT 1 HOUSE FROM CORNER

VIEW 3 - EXISTING LOT 1 HOUSE FROM SAN ANTONIA

EXISTING SITE PLAN

PROJECT ACTUAL NORTH NORTH

0 4 8 16

Arris STUDIO ARCHITECTS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

December 2, 2015
1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36

A-3

Attachment 5

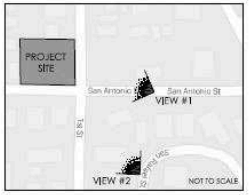
PHOTOGRAPH - VIEW #1 (SAN ANTONIO)

PHOTOGRAPH - VIEW #2 (SAN RAFAEL)

PHOTOGRAPHIC SIMULATION - VIEW #1 (SAN ANTONIO)

THE PROPOSED PROJECT CAN NOT BE SEEN FROM SAN RAFAEL STREET

PHOTOGRAPHIC SIMULATION - VIEW #2 (SAN RAFAEL)



PHOTOGRAPHIC REFERENCE MAP

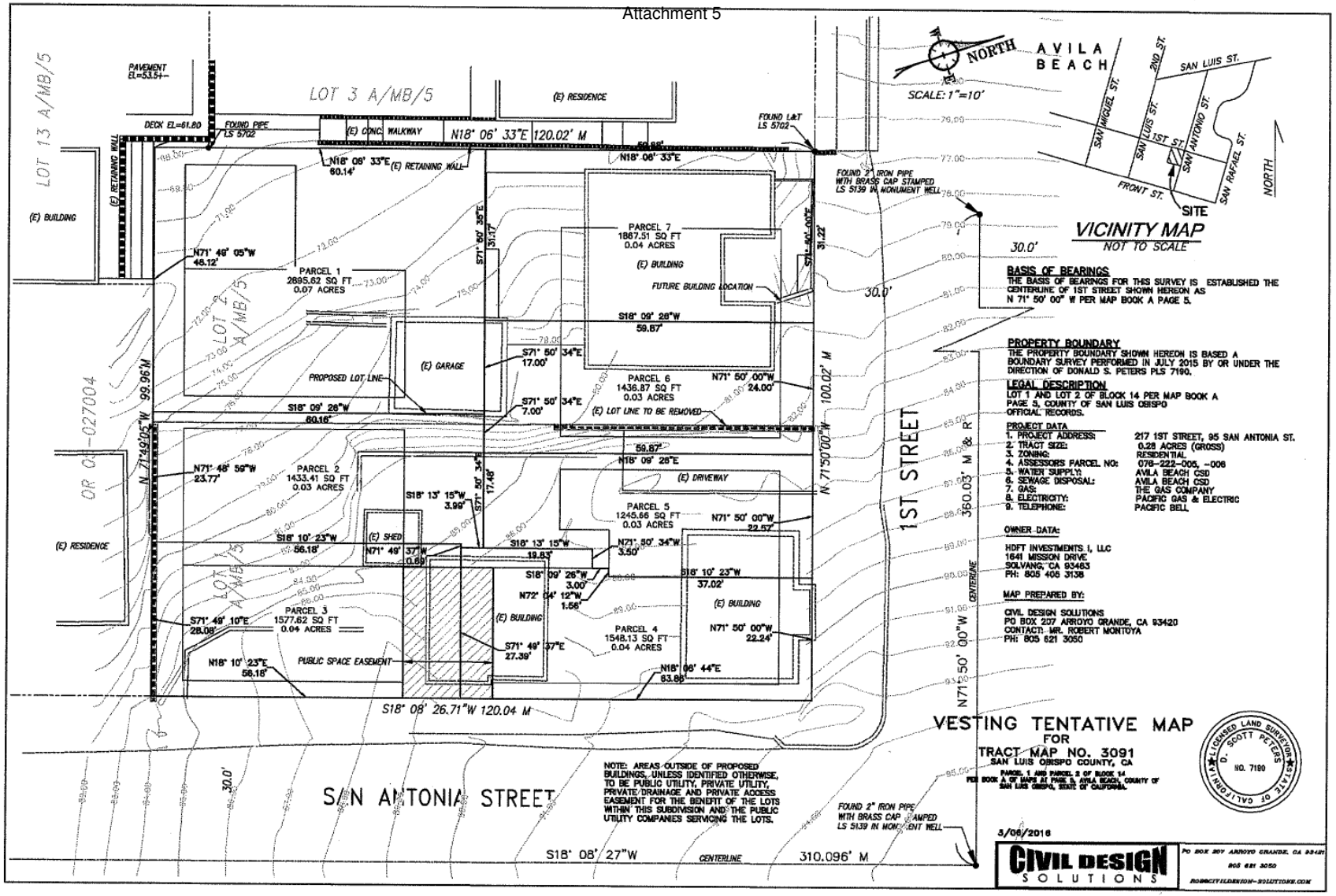
PROJECT ACTUAL NORTH NORTH

ARRIS STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
Title A-22

Attachment 5



PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Vesting Tentative Map

Attachment 5

PROPOSED SITE PLAN

PROJECT ACTUAL NORTH | NORTH

0 4 8 16

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

December 2, 2015
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36

A-4

Attachment 5

LEGEND

- LIVING AREA
- GARAGE/STORAGE AREA
- CONCRETE WALKWAY/PAVING
- ASPHALT PAVING
- LANDSCAPING
- ROOF DECK

PROPOSED BASEMENT LEVEL PLAN

PROJECT ACTUAL NORTH NORTH

0 2 4 12

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
Scale 3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36
Sheet A-5

PROJECT
HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT
Basement Level

Attachment 5

PROPOSED FIRST FLOOR PLAN

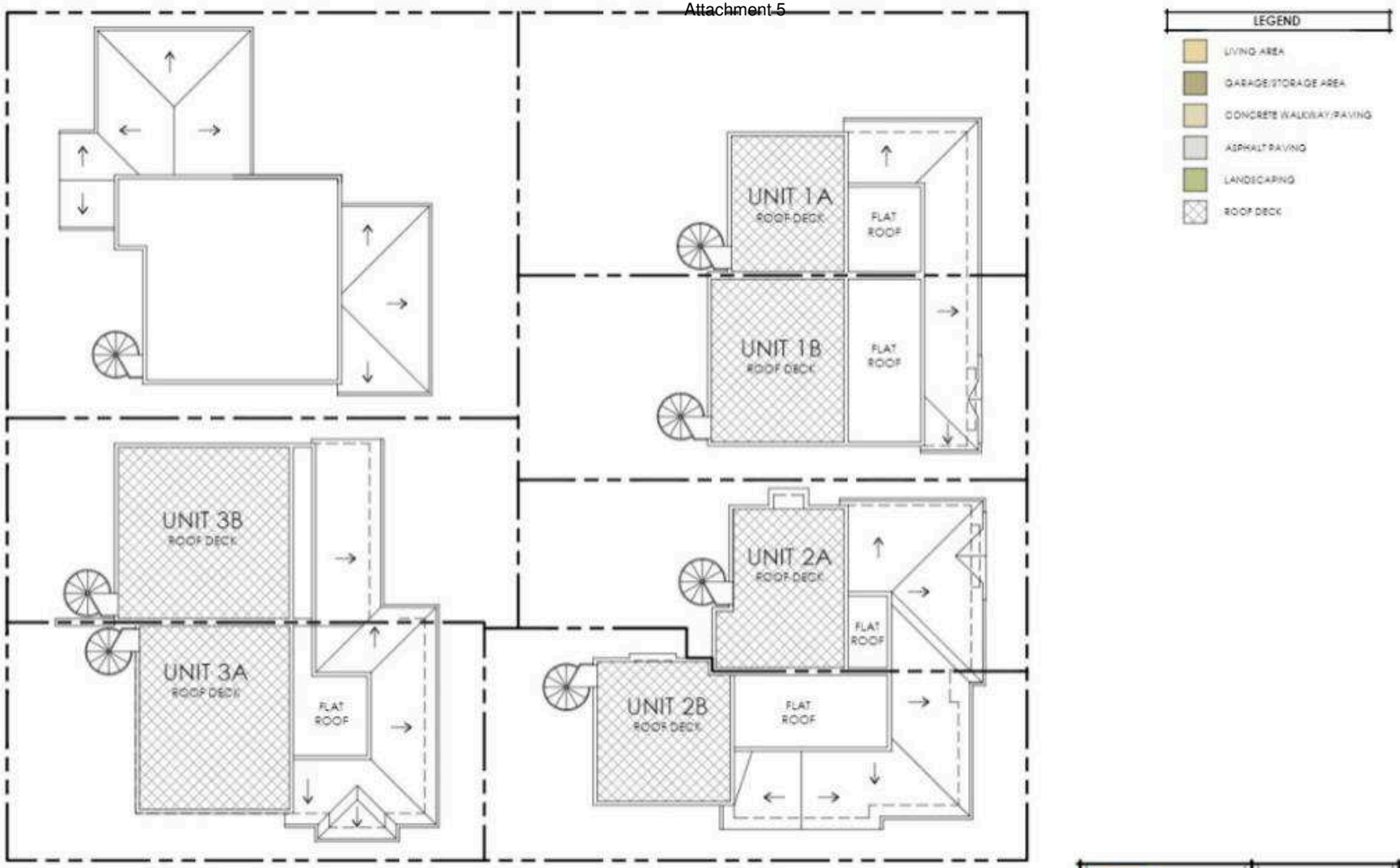
Attachment 5

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Second Floor



PROPOSED ROOF LEVEL PLAN

Avila Beach Villas

217 1st St & 95 San Antonio St
Avila Beach, California

A-8

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Roof Plans

Attachment 5

PROPOSED SAN ANTONIO STREET ELEVATION (EAST)

0 2 6 12

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
3/32" = 1'-0" @ 11x17
3/16" = 1'-0" @ 24x36
Sheet A-9

Attachment 5

PROPOSED SAN ANTONIO STREET ELEVATION (EAST)

ARRIS

Avila Beach Villas

217 1st St & 95 San Antonio St
Avila Beach, California

A-9

Attachment 5

PROPOSED WEST ELEVATION

0 2 6 12

Arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
Scale 3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36
Title A-11

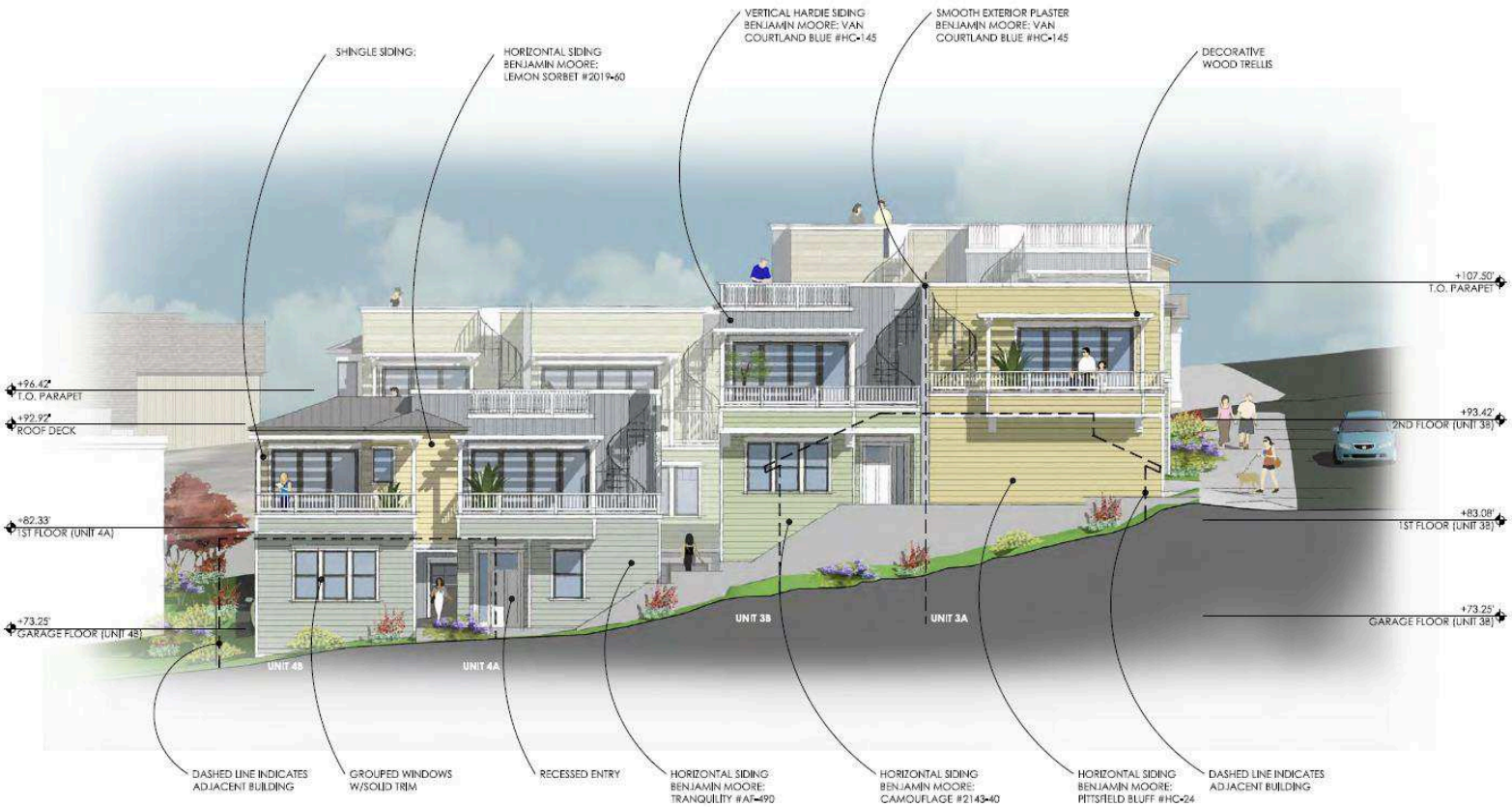
PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

West Elevation

Attachment 5



PROPOSED SOUTH ELEVATION

0 2 4 12

arris STUDIO ARCHITECTS
ADDRESS 1336 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

DATE December 2, 2015
A-12

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

South Elevations

Attachment 5

PROPOSED SOUTH FACING INTERIOR ELEVATION

0 2 6 12

arris STUDIO ARCHITECTS
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date
December 2, 2015
Job
3/32" = 1'-0" @ 11x17
3/16" = 1'-0" @ 24x36
Plan
A-13

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Interior Elevations

Attachment 5

PROPOSED NORTH FACING INTERIOR ELEVATION

0 2 6 12

Arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.347.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
Scale 3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36
Sheet A-14

17.00 x 11.00 in

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

North Interior Elevations

Attachment 5

FIRST STREET PERSPECTIVE VIEW

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

DATE December 2, 2015
SCALE NOT TO SCALE
A-15

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

First Street Perspective

Attachment 5

STREET CORNER PERSPECTIVE VIEW

arris STUDIO ARCHITECTS
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

DATE December 2, 2015
SCALE NOT TO SCALE
SHEET A-16

PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Corner Perspective

Attachment 5

SAN ANTONIO STREET PERSPECTIVE VIEW

ARRIS STUDIO ARCHITECTS
ADDRESS
1336 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

December 2, 2015
NOT TO SCALE
A-17

PROJECT
HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT
San Antonia Street Perspective

Attachment 5

BUILDING 4 PERSPECTIVE VIEW

ARRIS STUDIO ARCHITECTS
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

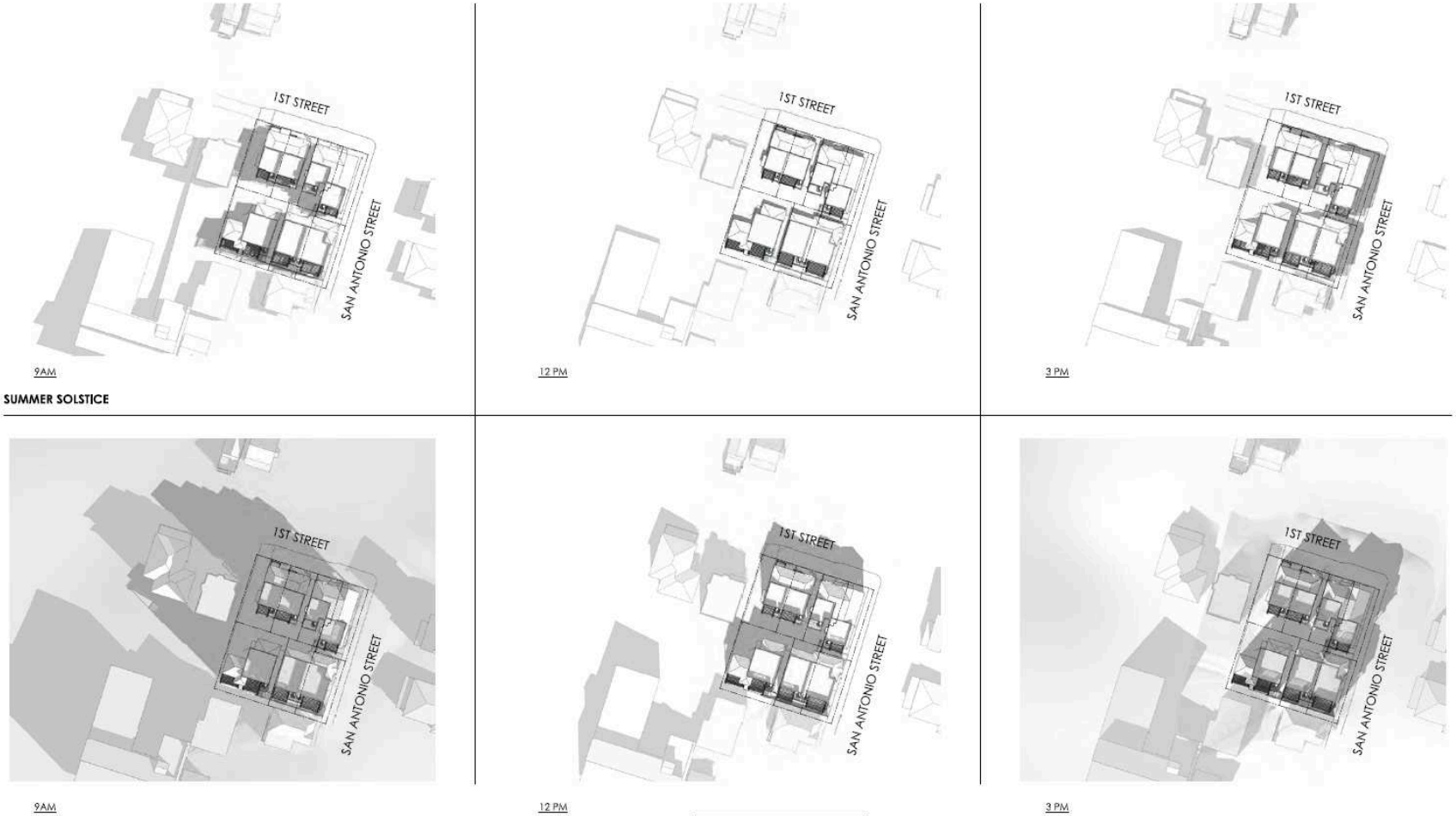
Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

DATE December 2, 2015
SCALE NOT TO SCALE
SHEET A-18

PROJECT
HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT
Building 4 Perspective

Attachment 5



LEGEND * TREES NOT SHOWN	
EXISTING SHADOWS	LIGHTER
PROPOSED SHADOWS	DARKER

ACTUAL NORTH PROJECT NORTH

0 10 20 40 80

SHADING STUDY

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
Scale 1" = 100'-0"
Sheet A-19

PROJECT
HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT
Shading Study

Attachment 5

S1: SHINGLE SIDING
CEDAR SHINGLE SIDING

R1: STANDING SEAM ROOF
DUTCH STANDING SEAM
COLOR: CLASSIC BRONZE

P6: ACCENT (TRIM, DOORS, RAILING & TRELLIS)
BENJAMIN MOORE
SWISS COFFEE #OC-45

P1: SIDING
BENJAMIN MOORE
CAMOUFLAGE #2143-40

P2: SIDING
BENJAMIN MOORE
LEMON SORBET #2019-60

P3: SIDING
BENJAMIN MOORE
PITTSFIELD BUFF #HC-24

P4: SIDING
BENJAMIN MOORE
TRANQUILITY #AF-490

P5: SIDING/SMOOTH STUCCO
BENJAMIN MOORE
VAN COURTLAND BLUE #HC-145

PROPOSED COLORS & MATERIALS - FIRST STREET ELEVATION

arris STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

December 2, 2015
NOT TO SCALE
A-20

PROJECT
HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT
Colors and Materials

Attachment 5

SAN ANTONIO STREET GARAGE PARKING

PROJECT ACTUAL NORTH NORTH

0 4 8 16

arris STUDIO ARCHITECTS

ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill

217 1st St & 95 San Antonia St
Avila Beach, California

DATE
December 2, 2015
SCALE
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
SHEET
A-21

Attachment 5

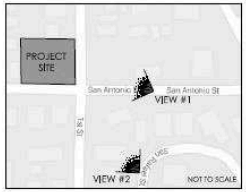
PHOTOGRAPH - VIEW #1 (SAN ANTONIO)

PHOTOGRAPH - VIEW #2 (SAN RAFAEL)

PHOTOGRAPHIC SIMULATION - VIEW #1 (SAN ANTONIO)

THE PROPOSED PROJECT CAN NOT BE SEEN FROM SAN RAFAEL STREET

PHOTOGRAPHIC SIMULATION - VIEW #2 (SAN RAFAEL)



PHOTOGRAPHIC REFERENCE MAP

PROJECT ACTUAL NORTH NORTH

arris STUDIO ARCHITECTS
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date
December 2, 2015
Scale
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
Sheet
A-22

Attachment 5

LANDSCAPE LEGEND

- SMALL TREE
  LAGERSTROEMANDICA / CRAPE MYRTLE
  PRUNUS CERACIFERA / PURPLE LEAF PLUM
- MEDIUM / LARGE SHRUBS
  CEANOTHUS THRYSFLORUS SKYLARK / CAL LILAC
  PHOTINIA FRASERI / NCN
  COTTON EASTER LACTEUS / NCN
- SMALL SHRUBS / FLOWERS
  BUXUS MICROPHYLLA / BOXWOOD
  ARCTOSTAPHYLOS / MANZANITA
  BERBERS THUNBERGI / BARBERRY
- GROUND COVER / MULCH
  ROSEMARINUS OFFICINALIS / ROSEMARY
  ROSA FLOWER CARPET / CARPET ROSE
  HEMEROCALLUS / BEARBERRY COTONEASTER
- SIDEWALK PAVING
  CONCRETE WALKWAY
- PARKING COURT
  ASPHALT PAVING

LANDSCAPE GENERAL NOTES

1. PLANTER AND TURF AREAS WILL BE DESIGNED FOR MAX. WATER EFFICIENCY AND EASE OF MAINTENANCE. TURF SHALL NOT BE USED IN NARROW PLANTERS, RAISED BEDS, AND OTHER RELATIVELY SMALL PLANTERS AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR. TURF PLANTING ON SLOPES OVER 15% CAUSES EXCESS IRRIGATION RUNOFF, AND WILL NOT BE ALLOWED.
2. PLANTS SHALL BE SELECTED APPROPRIATELY ACCORDING TO THEIR SUITABILITY TO THE CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE SITE.
3. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES AND IRRIGATED BY A SEPARATE VALVE.
4. PLANT SELECTION SHALL CLEARLY EMPHASIZE THE USE OF DROUGHT-TOLERANT AND WATER CONSERVING PLANTS.
5. PLANTED AREAS WILL HAVE A TWO-INCH THICK LAYER OF MULCH AT PLANTING TO REDUCE SOIL MOISTURE EVAPORATION AND DISCOURAGE WEED GROWTH.
6. USE EROSION CONTROL MEASURES ON PLANTED SLOPES OF 3:1 (33%) OR STEEPER, WHERE RUNOFF AND EROSION ARE LIKELY. PLANTED SLOPES SHALL HAVE JUTE MESH, STRAW MATTING, OR COMPARABLE BIODEGRADABLE MATERIAL TO REDUCE EROSION AND ALLOW PLANTS TO BECOME ESTABLISHED.

CONCEPTUAL LANDSCAPING PLAN

PROJECT NORTH / ACTUAL NORTH

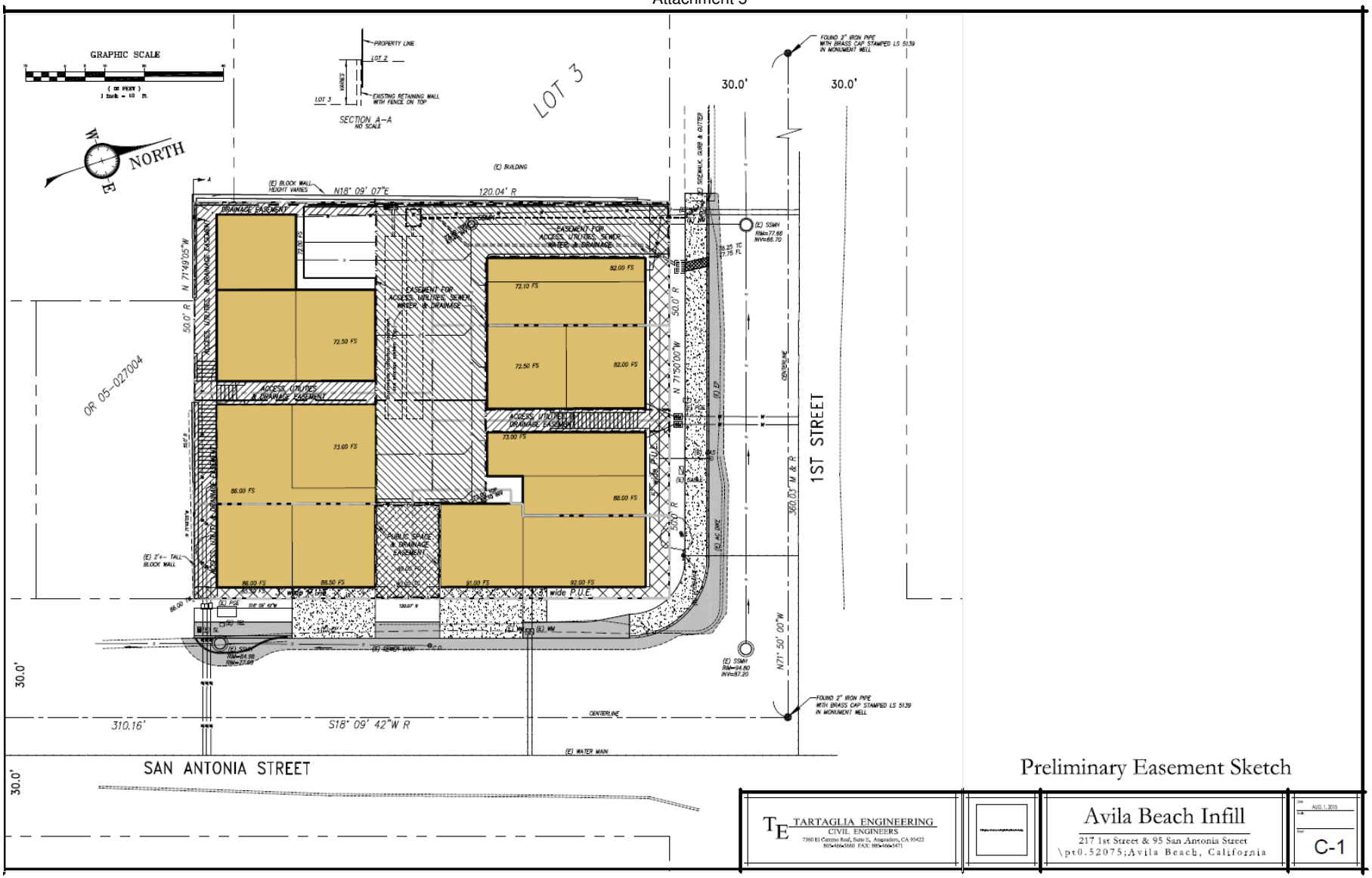
0 4 8 16

Arris Studio Architects
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
CONTACT 805.547.2240 ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date December 2, 2015
Scale 1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36
Sheet A-23

Attachment 5



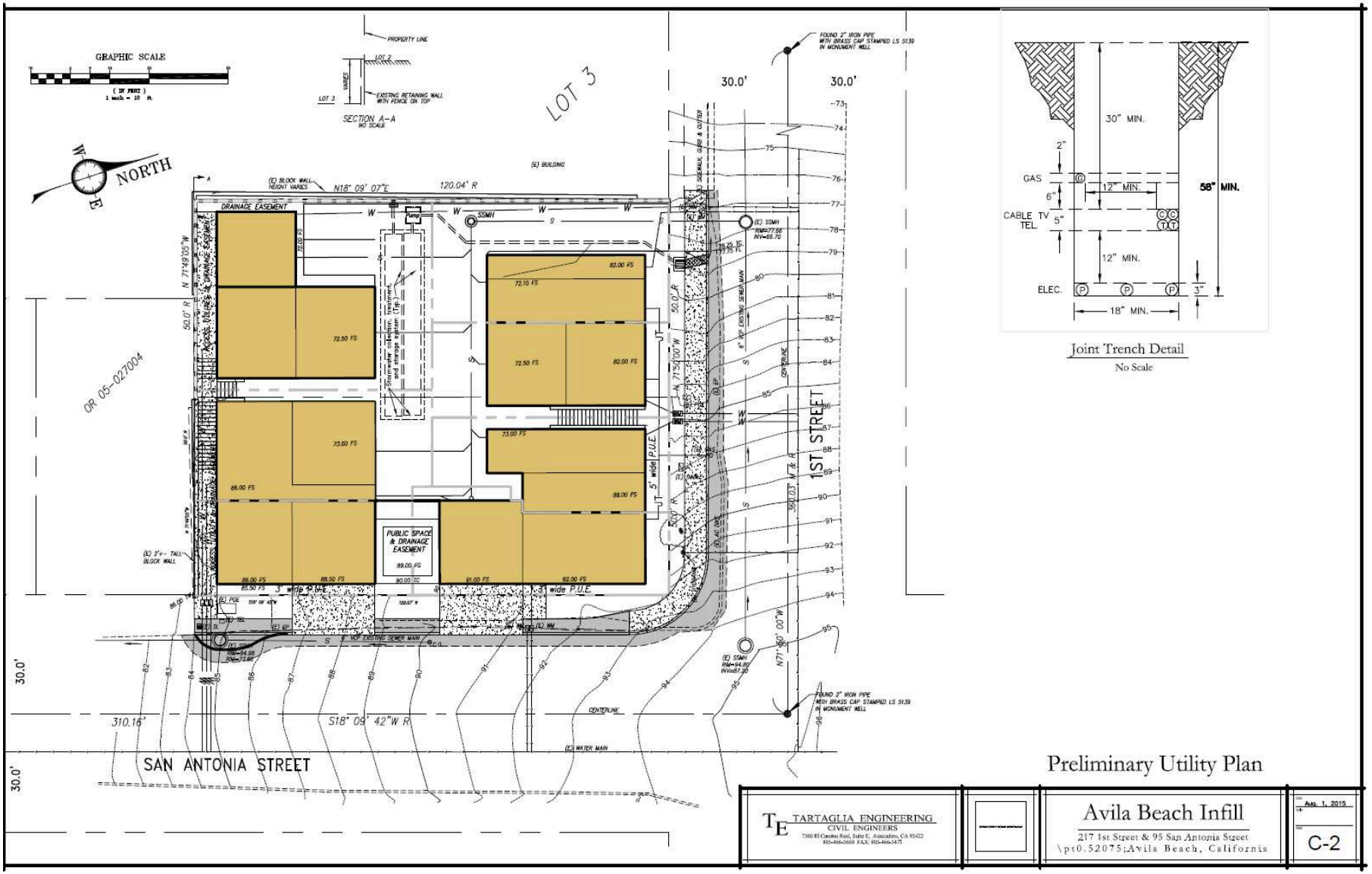
PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Easement Sketch

Attachment 5



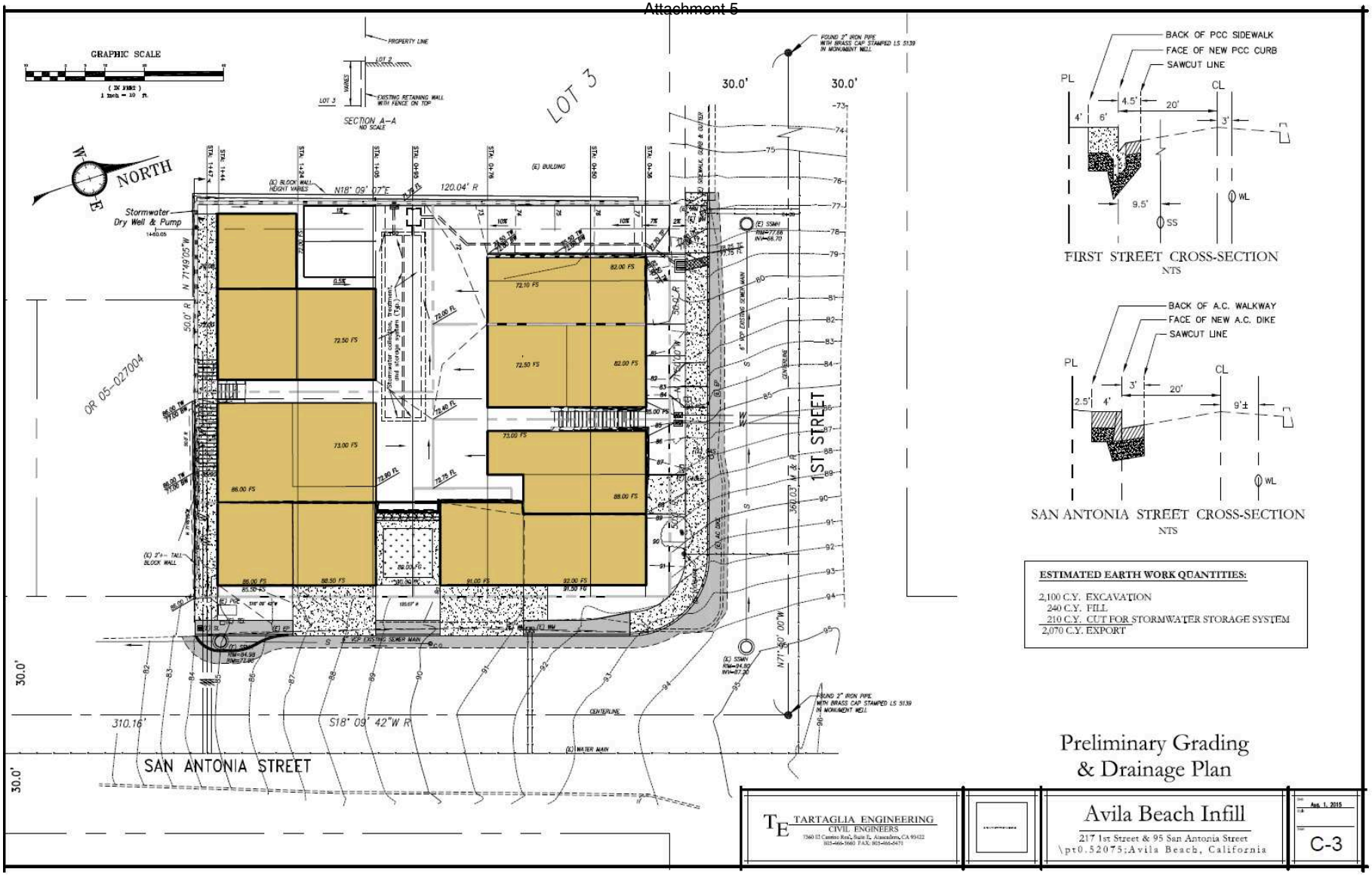
PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Utility Plan

Attachment 5



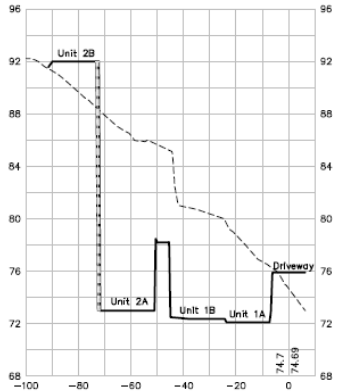
PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

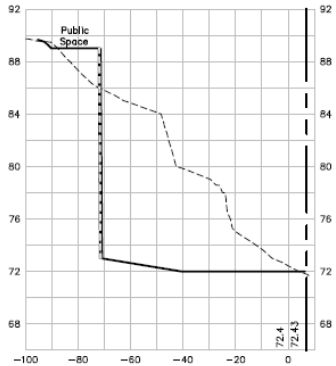
EXHIBIT

Grading and Drainage Plan

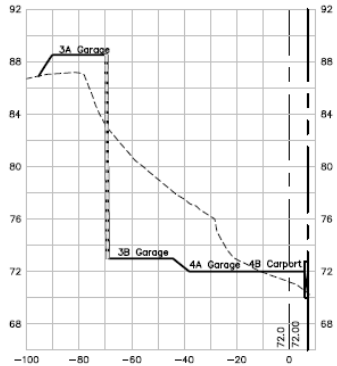
Attachment 5



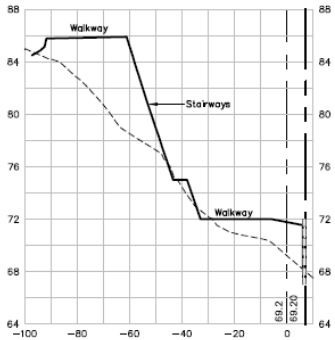
0+50



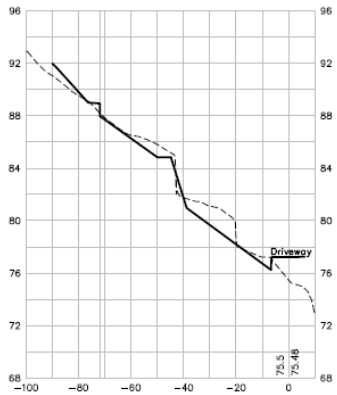
0+95



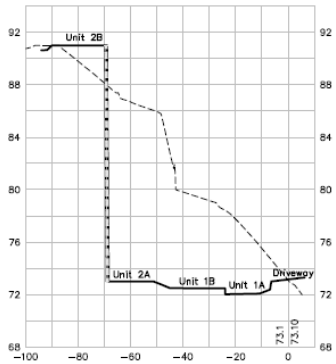
1+24



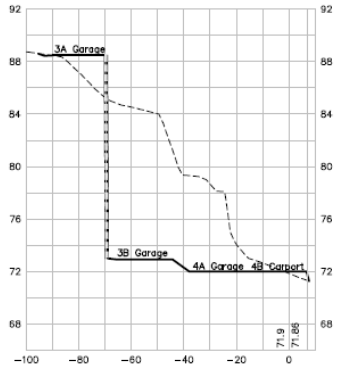
1+47



0+36



0+76



1+05

1+44

Grading & Drainage Plan
Cross-Sections

Note: Stationing is along the driveway centerline, begining at the centerline of First Street and extending to the back property line.

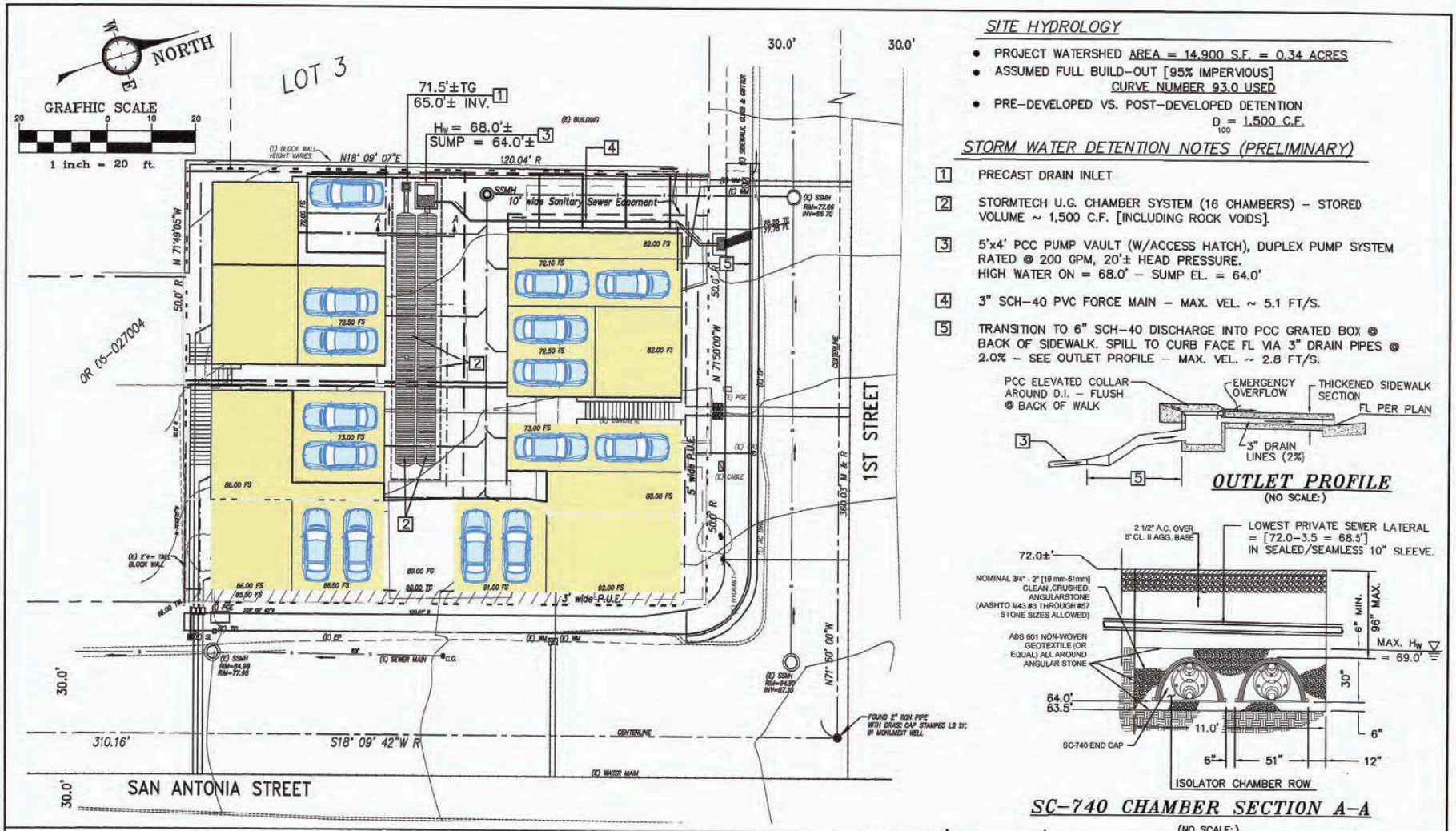
TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Atascadero, CA 93422
805-466-3860 FAX: 805-466-3471

Avila Beach Infill
217 1st Street & 95 San Antonia Street
\pt0.52075;Avila Beach, California

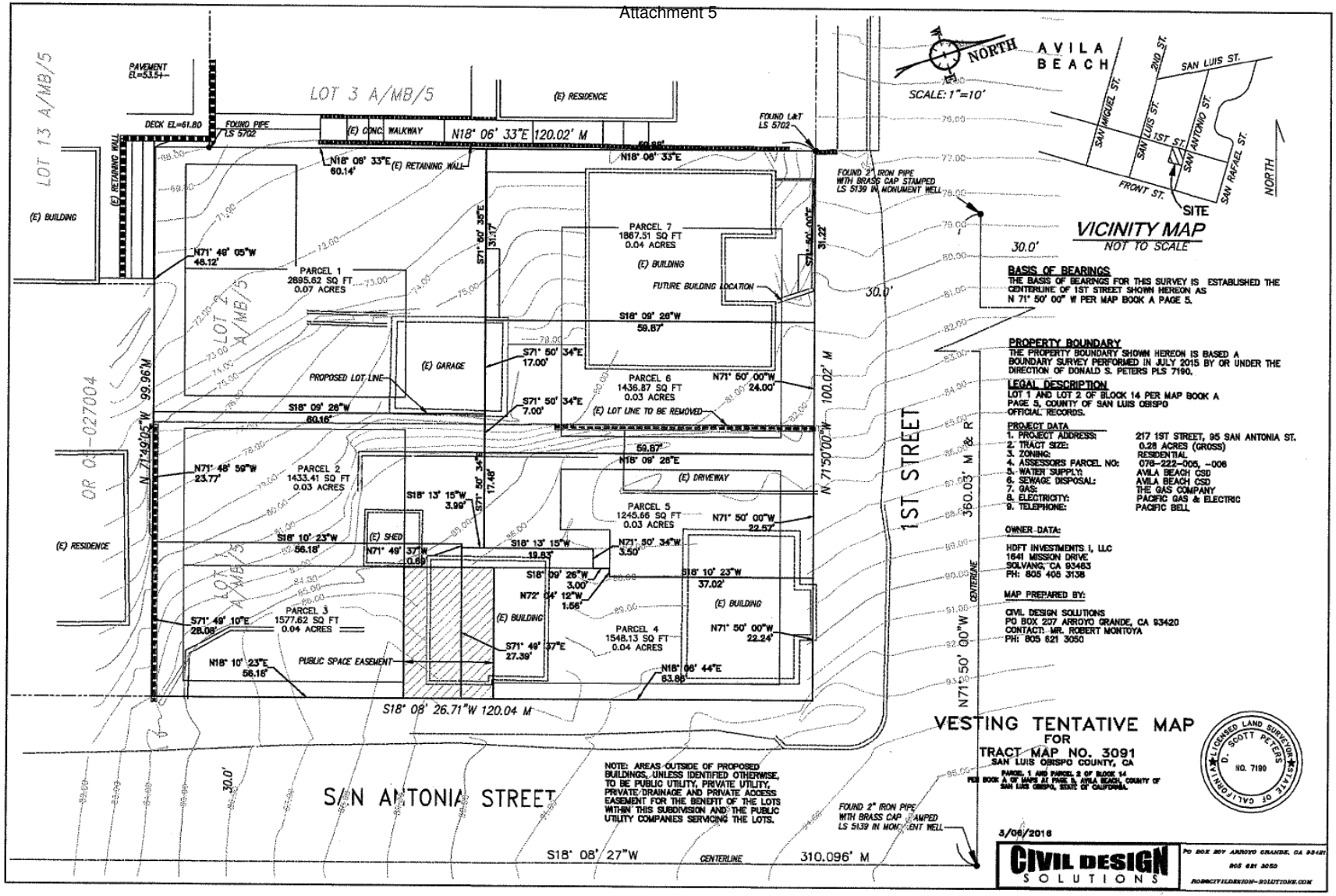
Aug. 1, 2015

C-4

Attachment 5



Attachment 5



PROJECT

HDFT Investments
SUB2015-00026 (Tract 3091)

EXHIBIT

Vesting Tentative Map