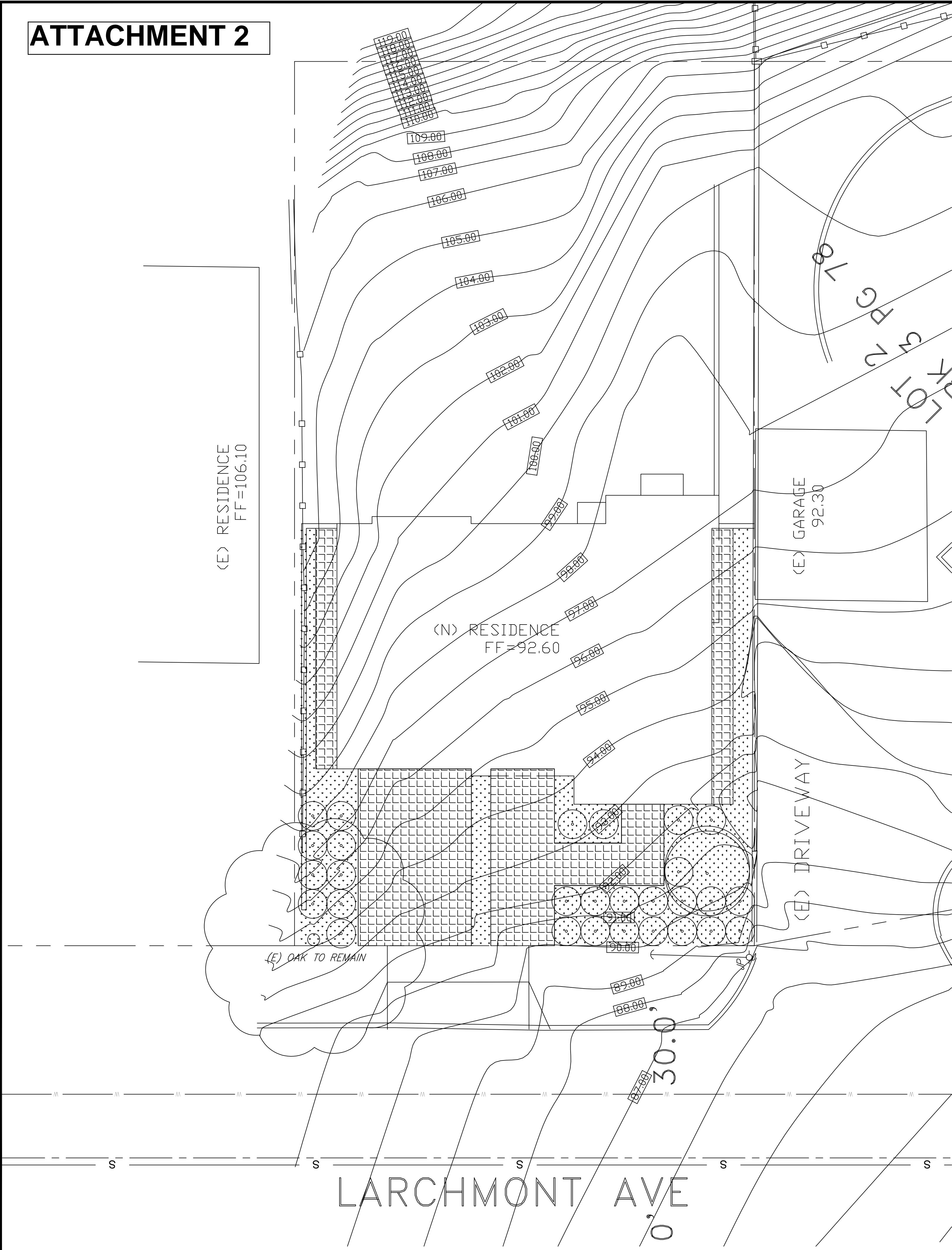


ATTACHMENT 2



Proposed Site Plan: 1"=8'



typical wood fencing



japanese maple – 1 @ 5 gallon



rainbow formium – 4 @ 1 gallon



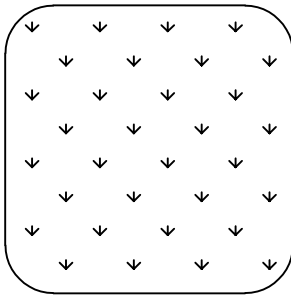
mexican feather grass – 4 @ 1 gallon



blue agave – 4 @ 1 gallon



'silver carpet' dymondia – 465, 1 gallon @ 24"



Property Owner/Applicant

Pace Homes Inc.  
Box 519, Arroyo Grande, California 93420  
(805) 481-5221

Architect: Cody McLaughlin  
967 South 16th Street, Grover Beach, California 93433  
(805) 704.1713

Structural Engineer: Studio Prime  
4420 Broad Street Suite B, San Luis Obispo, California 93401  
(805) 776.3130

Civil Engineer: Civil Design Solutions  
234 Atlantic City Avenue, Grover Beach, California 93433  
(408) 621.3050

Soils Engineer: GeoSolutions Inc.  
220 High Street, San Luis Obispo, California 93401  
(805) 543-8539

Project Description

New two story single family residential

APN: 007-185-020  
Zoning: Village Residential  
Total Lot Area: 8,125 SF

This project shall comply with the 2019 editions of the California Residential Code (CRC) and/or California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and the California Green Building Standards Code, California Energy Code (CEnc), all amendments to the CA codes adopted by the City, and all other codes, regulations, and approvals established by the City.

OCCUPANCY GROUP: R-3/U  
CONSTRUCTION TYPE: VB  
ROOF RATING: CLASS B

Deferred Submittals:  
Fire sprinklers: Yes, fire sprinklers require a separate application, review and permit. All deferred submittal items must be submitted for plan review and approval before installation.  
Photovoltaics: 2.73Kw Photovoltaic system shall be installed inspected and approved prior to final inspection.

Sheet Index

Project Data, Proposed Site Plan and Landscape Plan A.0  
Floor Plan - Lower A.1  
Floor Plan - Upper A.1.1  
Elevations A.2  
Elevations A.2.1  
Site/Building Sections A.3  
Irrigation and Planting Details L.2

Lot Coverage:

Building Footprint 2,027 SF = 25%  
Driveway/Hardscape: 695 SF = 9%  
Open Space/Landscaping: 5,403 SF = 66%  
Total lot area: 8,125 SF = 100%

Areas:

Lower level 1,195 sf  
Upper level 1,396 sf  
Total Living: 2,591 sf  
Garage: 705 sf  
Second Floor Deck: 357 sf  
Floor Area Ratio: 2,939 sf = .36 (Allowable .40)

Maximum Height:

AVERAGE NATURAL GRADE 97.50'  
MAX. ALLOWABLE HEIGHT 30.00'  
MAX. HEIGHT ALLOWED 127.50'

FINISH FLOOR ELEVATION 92.60'  
1st FLOOR PLATE HEIGHT 9.08'  
FLOOR FRAMING 1.08'  
2nd FLOOR PLATE HEIGHT 12.00'  
ROOF FRAMING: 12' @ 3:12+75 HEEL 4.00'  
PROPOSED HEIGHT 118.76'

Setbacks:

Front (Min. 20'): 20.00'  
Side (Min. 5'): 6.00' (east) 5.00' (west)  
Rear (Min. 15' second floor): 61.00'

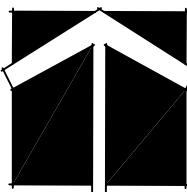
Utilities:

Existing and Proposed Utility Lines  
Shall Be Underground or Pay an In Lieu Fee

Water	City of Arroyo Grande	(Existing)
Sewer	City of Arroyo Grande	(Existing)
Gas	Southern California Gas	(Existing)
Electricity	Pacific Gas & Electric	(Existing)
Cable	Charter Communications	(Existing)
Telephone	Pacific Bell	(Existing)



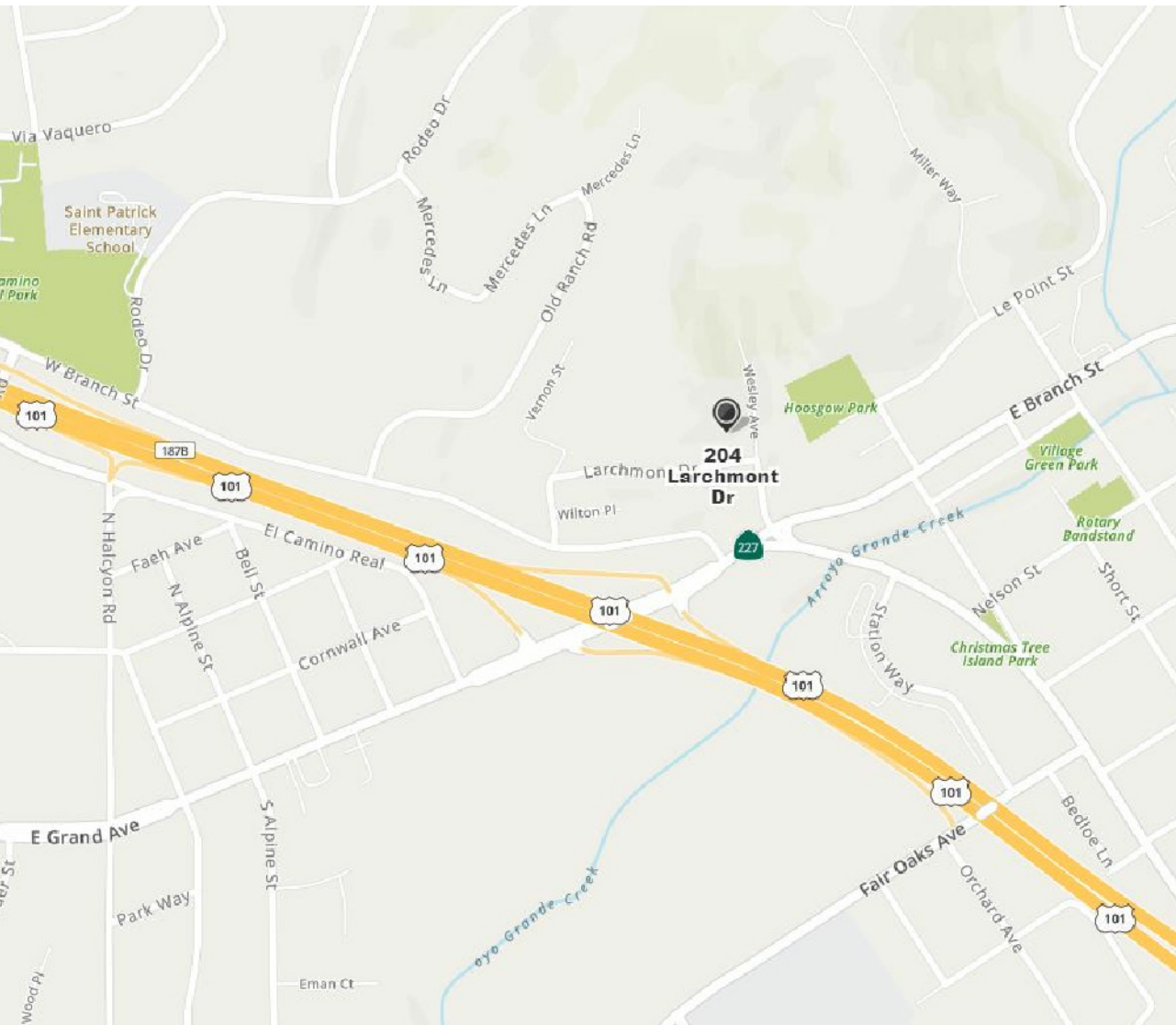
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Arroyo Grande, California



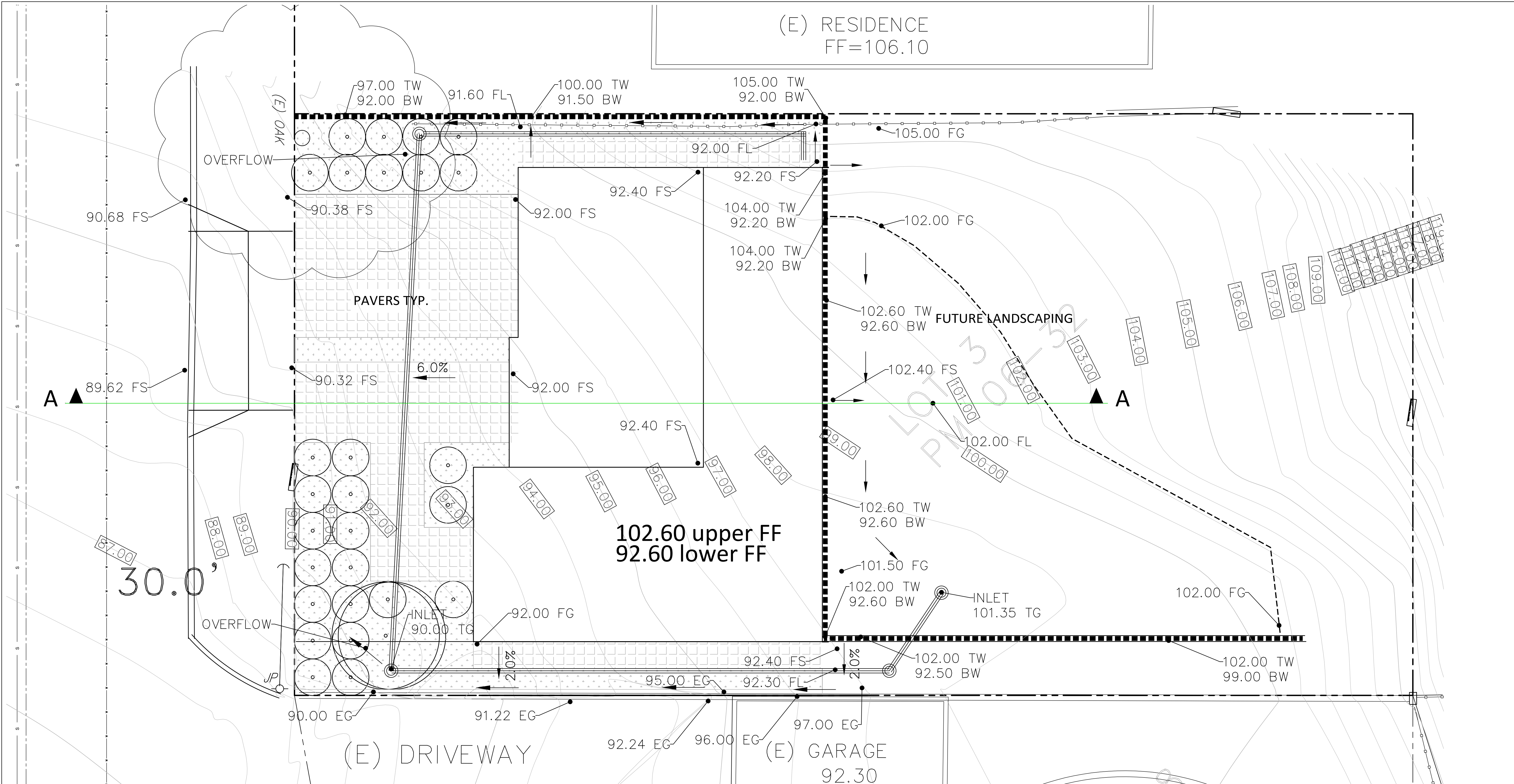
A.0  
Scale: 1"=8'  
24 May 2022

Project Data, and Proposed Site Plan

Cody McLaughlin, Architect  
967 S. 16th Street, Grover Beach, California 93433  
(805) 704.1713 cmaurhitee@live.com







**SYMBOL LEGEND:**

— D —	FENCE LINE	— R —	RETAINING WALL
— SS —	SEWER MAIN	— PG&E —	PG&E BOX
— W —	WATER MAIN	— G —	GAS METER
— G —	GAS MAIN	— T —	TELEPHONE BOX
— ETC —	ELEC/TELEPHONE/CABLE	— S —	SIGNAL BOX
— OHE —	OVERHEAD ELECTRIC	— C —	CABLE T.V. BOX
— DI —	DROP INLET AT CURB	— E —	ELECTRIC BOX
— DI —	DROP INLET	— TM —	TELEPHONE MANHOLE
— SD —	STORM DRAIN MANHOLE	— SL —	STREET LIGHT
— FH —	FIRE HYDRANT	— JP —	JOINT POLE
— WW —	WATER WELL	— PP —	POWER POLE
— WV —	WATER VALVE	— G —	GUY WIRE
— WM —	WATER METER		
— SM —	SEWER MANHOLE		
— SCO —	SEWER CLEANOUT		

**ABBREVIATIONS:**

AC	ASPHALT CONCRETE	GRV	GRAVEL
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	IP	IRON PIPE
BSW	BACK OF SIDEWALK	GB	GRADE BREAK
CO	CLEAN OUT	LT	LIGHT
DW	DRIVE WAY	MH	MAN HOLE
EG	EXISTING GRADE	PP	POWER POLE
EP	EDGE OF PAVEMENT	SNF	SEARCH FOR, NOT FOUND
ETW	EDGE OF TRAVELED WAY	TC	TOP OF CURB
FD	FOUND	TG	TOP OF GRATE
FE	FENCE EXISTING	TW	TOP OF WALL
FL	FLOWLINE	WM	WATER METER
FF	FINISHED FLOOR	WV	WATER VALVE
FSW	FRONT OF SIDEWALK	(E)	EXISTING
GR	GRASS		
GRE	EDGE OF GRASS		

**PROJECT DATA**

1. PROJECT ADDRESS:	204 LARCHMONT DRIVE
2. PARCEL SIZE:	2.50 ACRES / 3.68 ACRES
3. ZONING:	RSF RESIDENTIAL
4. ASSESSORS PARCEL NO.:	007-185-007/007-185-025
5. WATER SUPPLY:	CITY OF ARROYO GRANDE
6. SEWAGE DISPOSAL:	GAS COMPANY
7. GAS:	PACIFIC GAS & ELECTRIC
8. ELECTRICITY:	PACIFIC BELL
9. TELEPHONE:	SINGLE FAMILY RESIDENCE
10. CURRENT USE:	SINGLE FAMILY RESIDENCE
11. PROPOSED USE:	

**OWNER(S)**

MR. SCOTT PACE  
ARROYO GRANDE, CA 93420

**MAP PREPARED BY**

CIVIL DESIGN SOLUTIONS  
ROBERT MONTOYA PE 68101  
D. SCOTT PETERS PLS 7190  
PO BOX 207  
ARROYO GRANDE, CA 93420  
805 621 3050

**PRELIMINARY EARTHWORK QUANTITIES:**

CUT: 00 CY CUT  
FILL: 200 CY FILL  
200 CY TOTAL GRADING

NET: 200 CY IMPORT

AREA OF DISTURBANCE = 3,000 SQUARE FEET

MAXIMUM CUT: 0.0 FT  
MAXIMUM FILL: 2.0 FT

EARTHWORK QUANTITIES ARE FOR BONDING AND PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR CONSTRUCTION PURPOSES.

**PRELIMINARY GRADING**

**CIVIL DESIGN SOLUTIONS**

234 ATLANTIC CITY AVE  
GROVER BEACH, CA  
805 621 3050

ROB@CIVILDISEGN-SOLUTIONS.COM

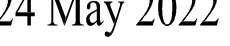
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Scale: 1" = 4  
24 May 2022









South

### ELEVATION KEYNOTES

\* KEYNOTES ONLY APPLY IF REFERENCED ON PLANS

#### GENERAL

A. SEE MATERIALS BOARD FOR ADDITIONAL INFORMATION  
B. USE APPROVED FIRESTOPS IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

- ① CONCRETE TILE ROOFING - SLATE GREY
- ② WOOD TRIM - WALNUT STAIN
- ③ VINYL DOORS AND WINDOWS - TAN
- ④ HARDIE HORIZONTAL SIDING - MOUNTAIN SAGE
- ⑤ CULTURED STONE - ASPEN



North

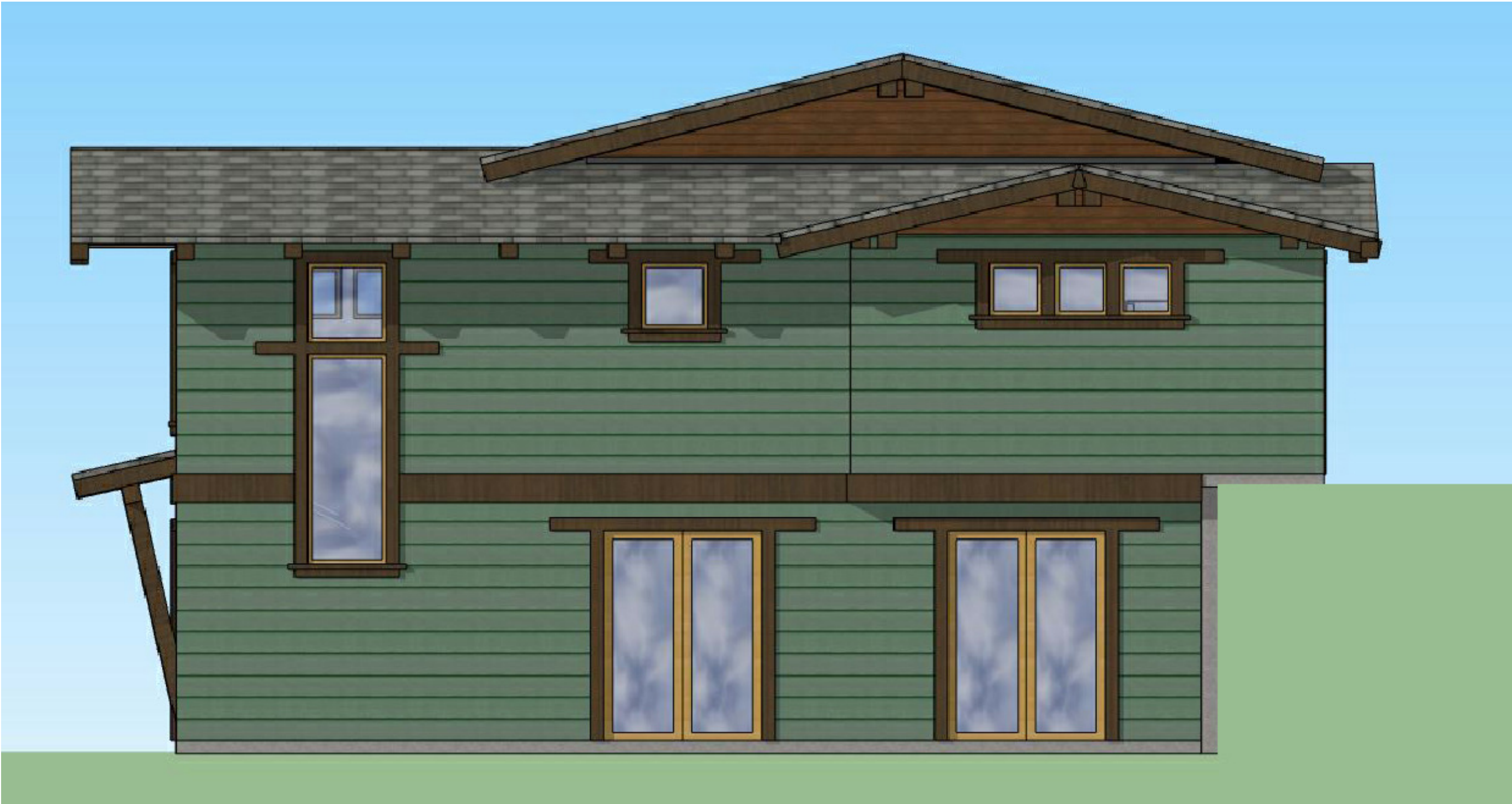


212 Larchmont Drive  
Arroyo Grande, California

A.2

Scale: 1"=4'  
24 May 2022





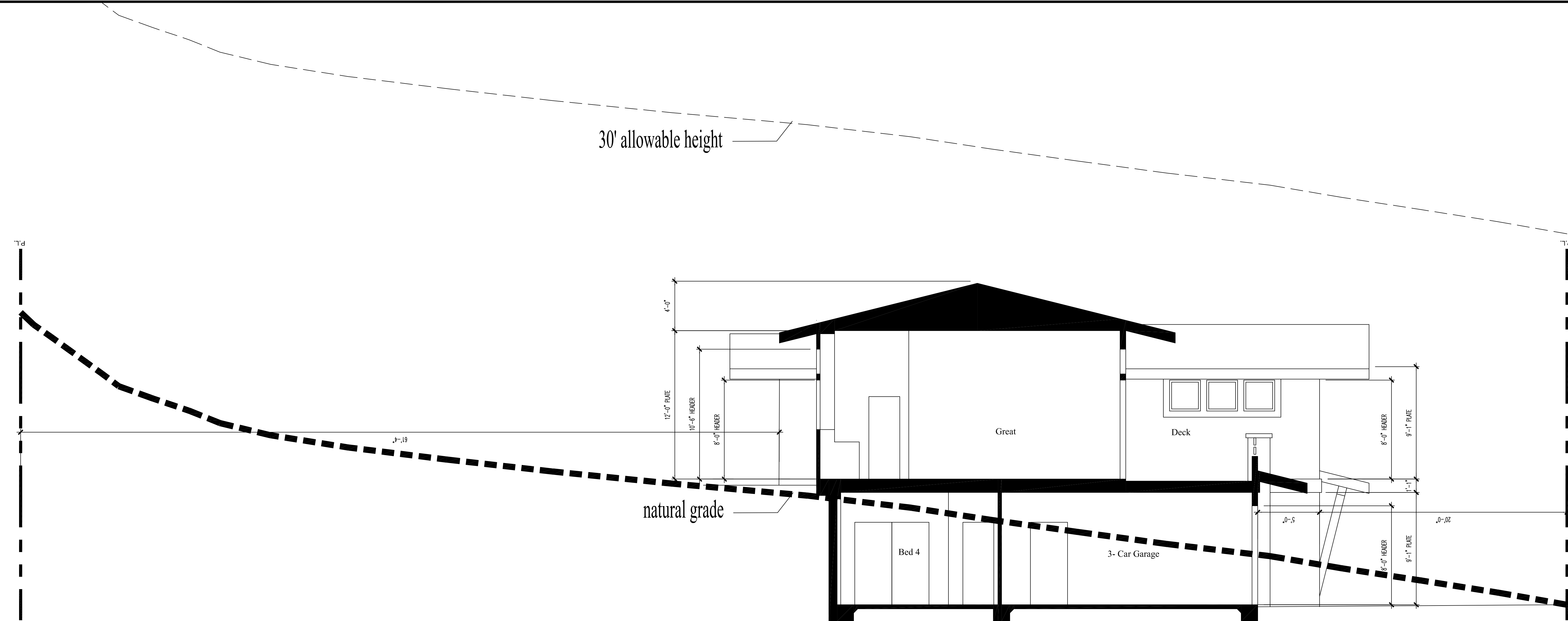
East



West



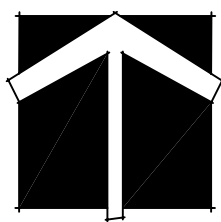




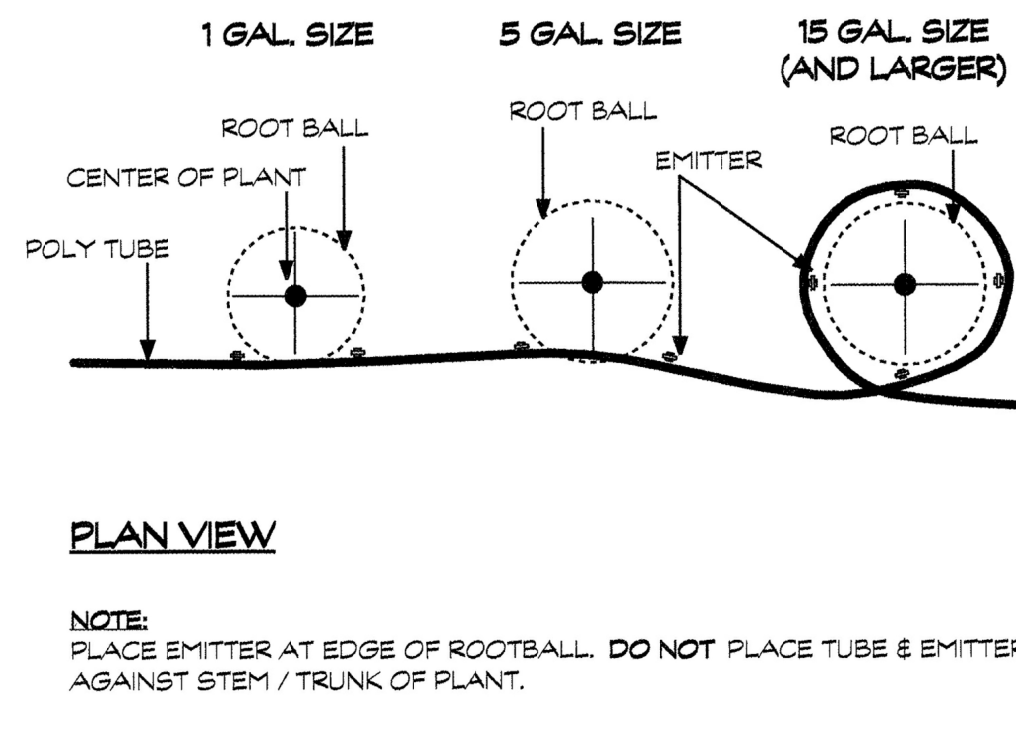
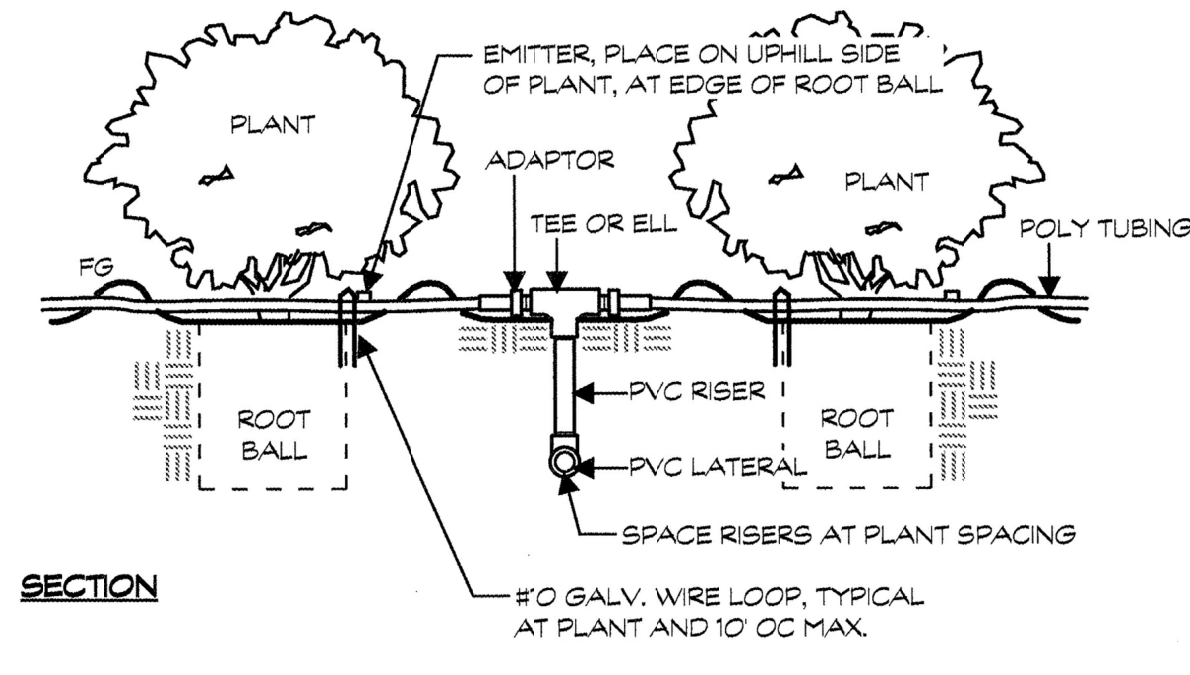
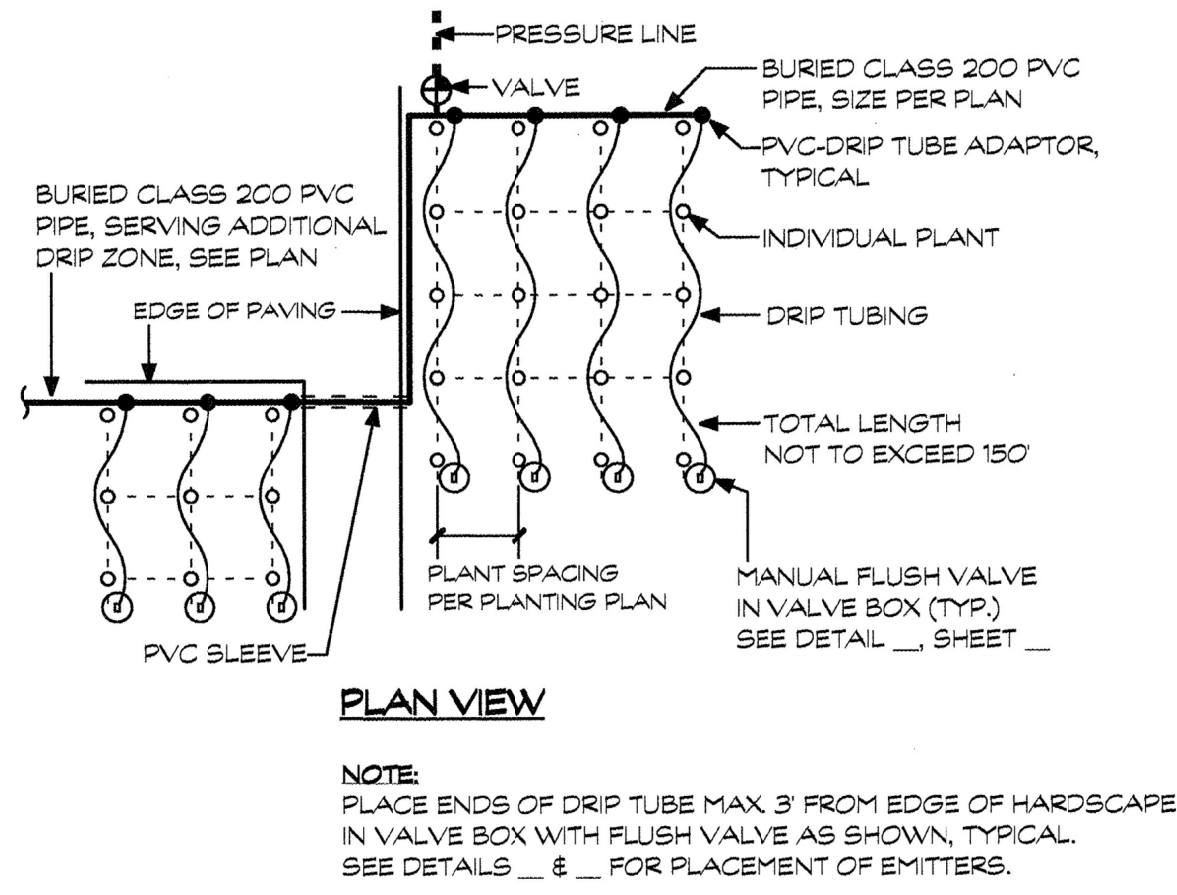
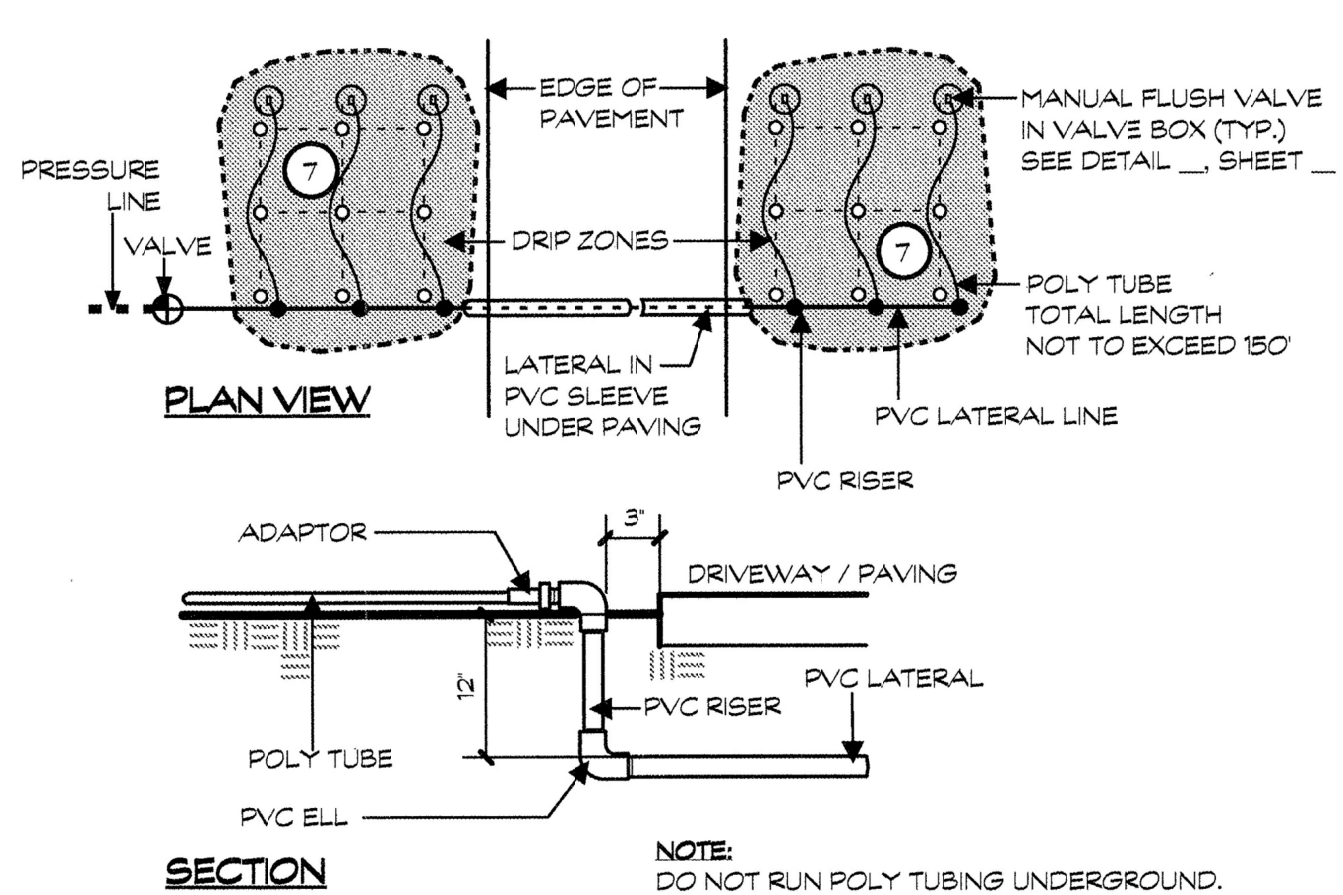
Section A



Section B





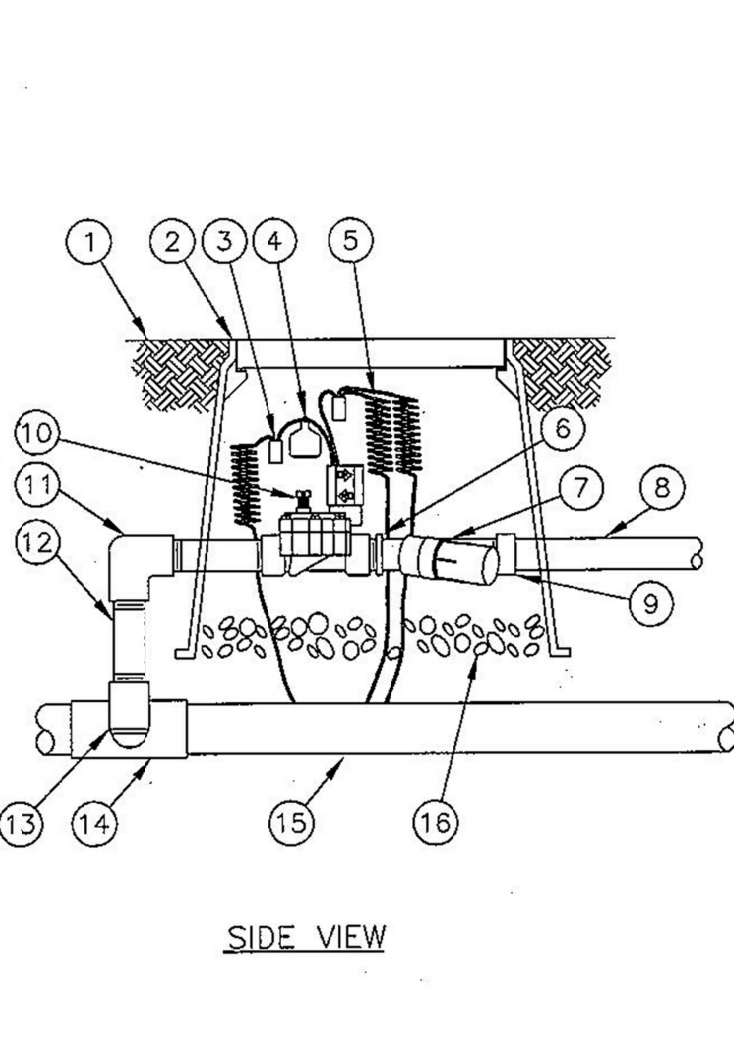


### 33 DRIP ZONE SCHEMATIC

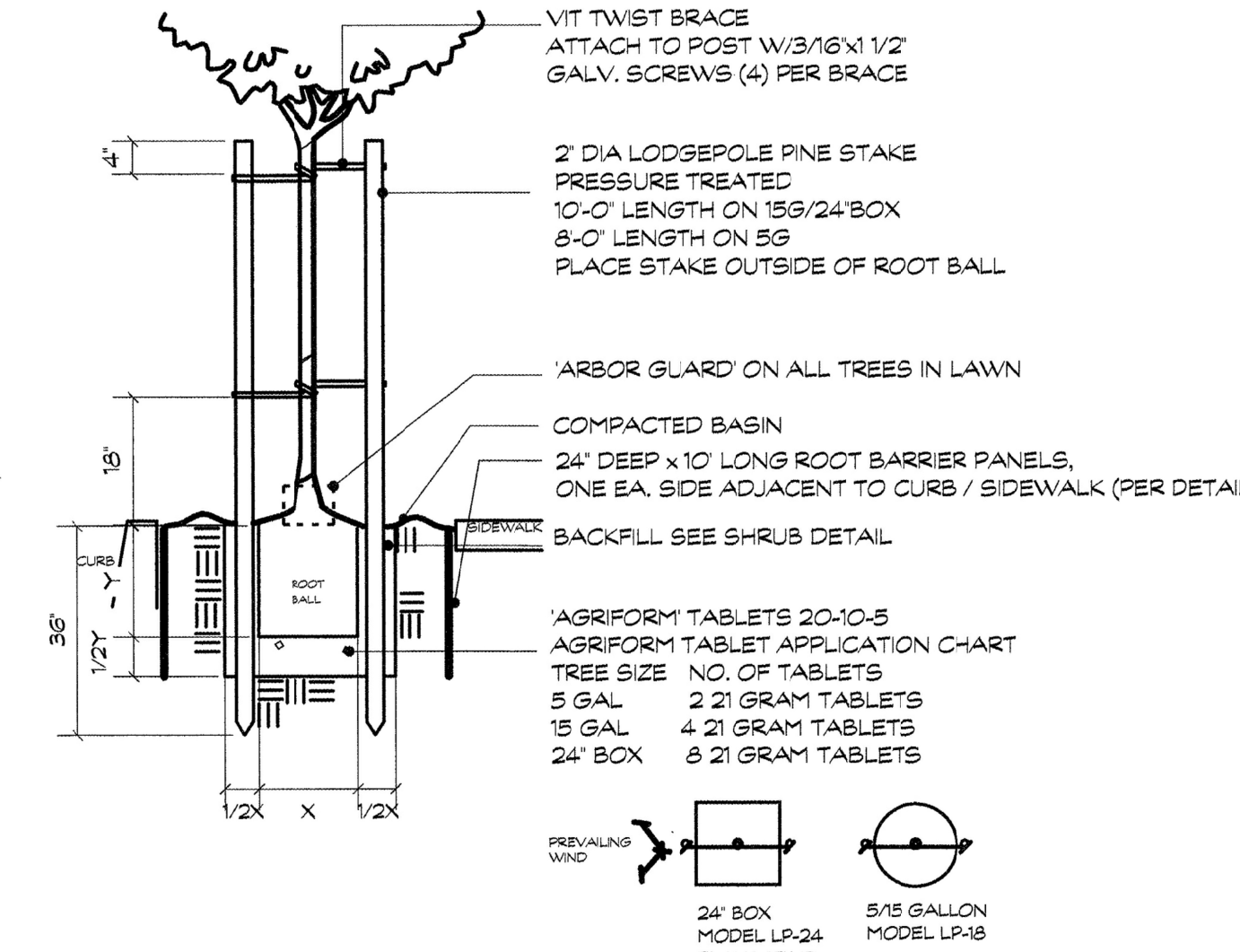
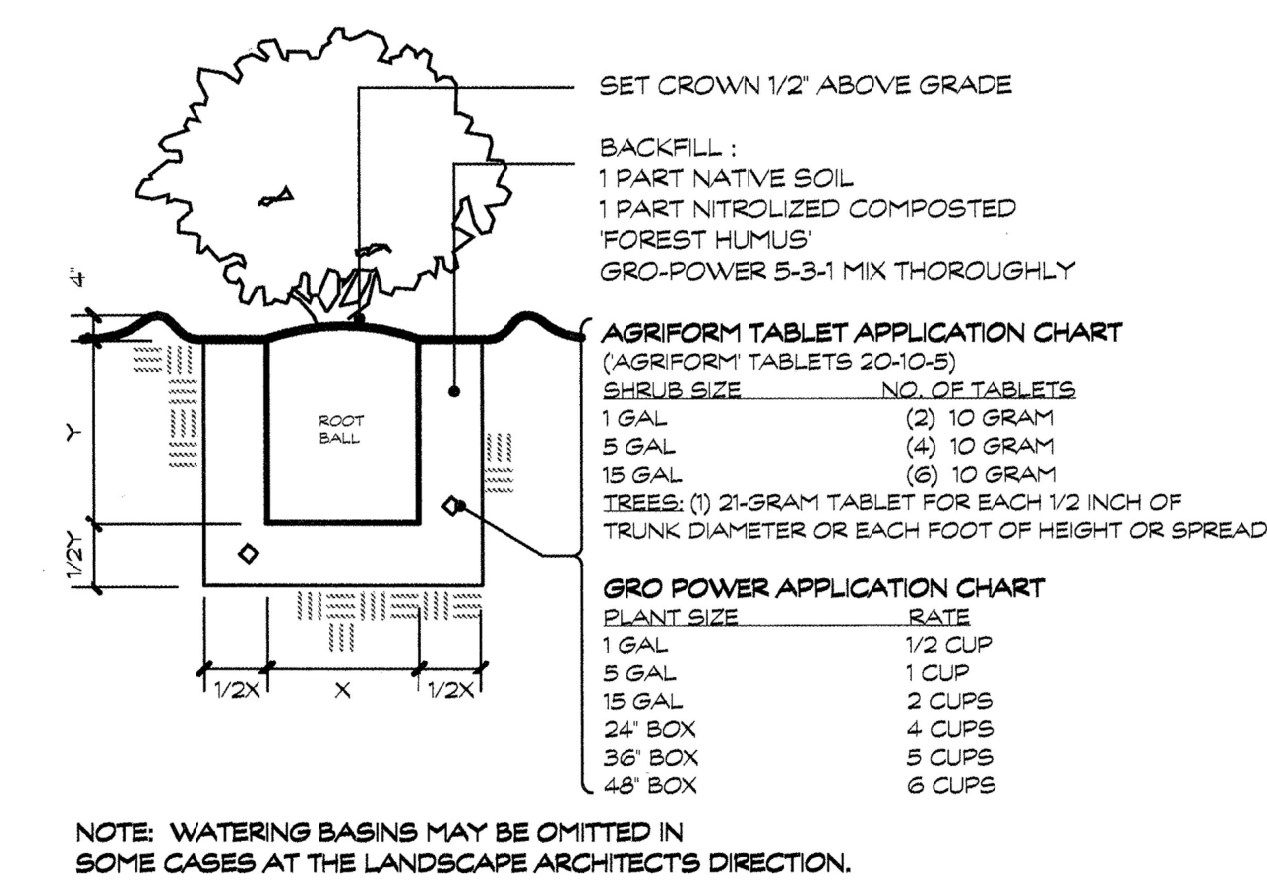
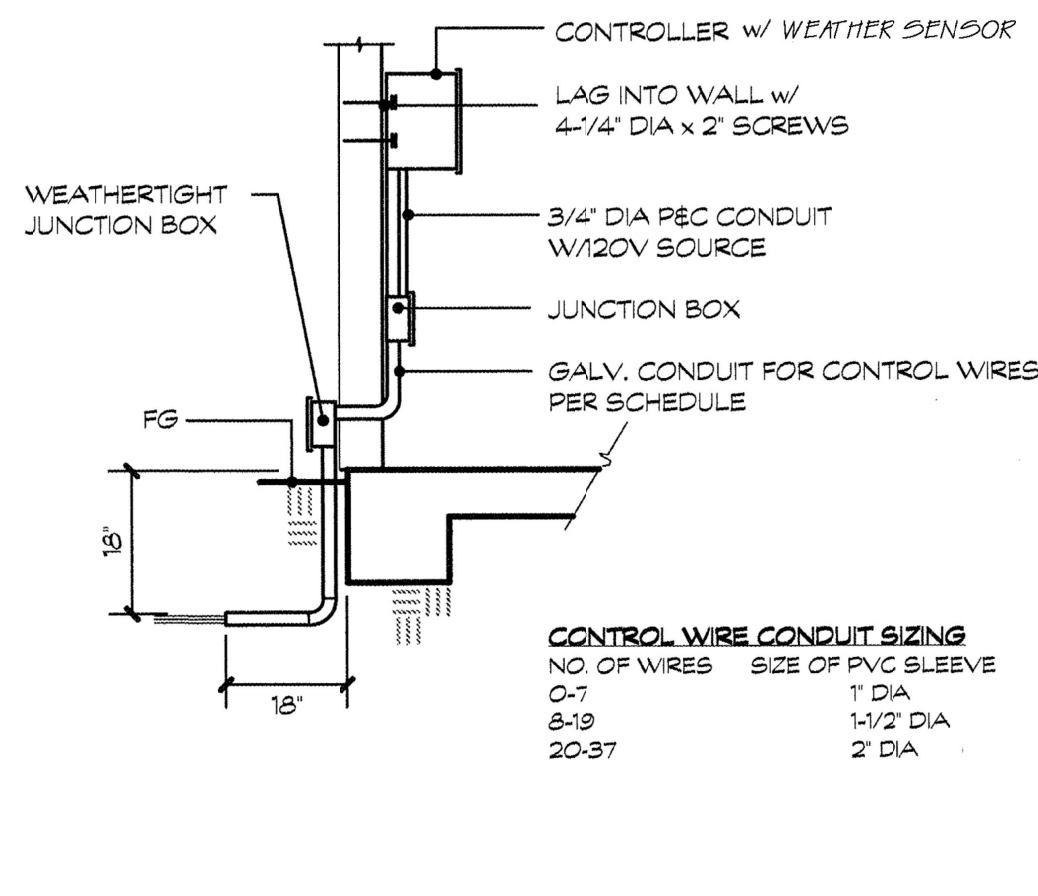
### 32 DRIP TUBING LAYOUT SCHEMATIC

### 31 DRIP RISER & TUBING SCHEMATIC

### 30 DRIP EMITTER PLACEMENT



- 1 FINISH GRADE
- 2 ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
- 3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES VALVE ID TAG
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 1" X 3/4" REDUCING COUPLING (INCLUDED IN XCZ-100-PRF KIT)
- 6 PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
- 7 LATERAL PIPE
- 8 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 9 REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC MAINLINE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



### 43 DRIP CONTROL VALVE

### 42 CONTROLLER

### 41 TREE, SHRUB & GROUND COVER PLANTING

### 40 TREE PLANTING

## Irrigation Schedule

DESCRIPTION	MODEL
EMITTER	HARDIE TURBO-BO (DP)-04 (1 GPH) or HARDIE TURBO-BO (DP)-08 (2 GPH)
CONTROLLER	IRITROL MC-8 PLUS-B
ELECTRIC CONTROL VALVE (DRIP)	RAINBIRD XCZLF-100 PRF
RAIN-SENSING OVERRIDE	CLIMATE LOGIC CL-100 WEATHER SENSOR
PRESSURE REGULATOR	RAINBIRD PRF
FILTER	RAINBIRD PRF
FLUSH VALVE	AG PRODUCTS 3/4-B BALL VALVE
PRESSURE LINE	SCHEDULE 40 PVC, 18' Deep
LATERAL LINE	CLASS 200 PVC, 12' Deep
DRIP ZONE	HARDIE 5/16-64 POLYETHYLENE HOSE, 5/16 ID.
PVC SLEEVE	PVC SCH 40, 2 IN LINE SIZE

INSTALL A SHUT OFF VALVE BETWEEN THE HOUSE SERVICE LINE AND THE IRRIGATION SYSTEM

## IRRIGATION NOTES Static water pressure: 60psi

- INSTALL ELECTRIC CONTROL VALVES ON GARAGE SIDE
- INSTALL 4 STATION AUTOMATIC CONTROLLER IN GARAGE. INSTALL RAIN OVERRIDE SENSOR IN APPROPRIATE LOCATION.
- INSTALL 4" PVC SLEEVE 24 INCHES DEEP UNDER DRIVEWAY FOR PIPES.
- INSTALL DRIP IRRIGATION PER DETAILS ON SHEET L-2.
- EMITTERS:
  - 15 GAL: FOUR 4GPH
  - 5 GAL: TWO 2 GPH
  - 1 GAL: ONE 1 GPH

Plants (see A.0): 12 GPH  
Japanese Maple: 5 GPH  
Dymondia: 465 GPH

482 GPH = 8.03 GPM = 2 valves

\* I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.



212 Larchmont Drive  
Arroyo Grande, California

L. 2  
24 May 2022

Planting and Irrigation Details

Cody McLaughlin, Architect  
967 S. 16th Street, Grover Beach, California 93433  
(805) 704-1713 cmaurhlee@live.com