



VINEYARD AT HALCYON

312 - 330 S. HALCYON, ARROYO GRANDE, CA

SITE SUMMARY

PARCEL INFORMATION

PROJECT ADDRESS: 312 - 330 S. HALCYON, ARROYO GRANDE, CA
APN: 077-204-027
JURISDICTION: ARROYO GRANDE
BASE ZONING: OFFICE MIXED USE
GENERAL PLAN DESIGNATION: N/A
ZONING OVERLAY: N/A
CLIMATE ZONE: 5
HOA: N/A
EXISTING LAND USE: OFFICE MIXED USE
PROPOSED LAND USE: OFFICE MIXED USE
ZONING PERMIT TYPE: ENTITLEMENT
MAX. HEIGHT PER ZONING: 35'-0"
PROJECT SITE SQUARE FOOTAGE: 36,017 SF

SITE HAZARD ASSESSMENT

FIRE RESPONSIBILITY AREA: LOCAL (LRA)
FIRE ZONE DESIGNATION: NON-VHFZ
WILDLAND URBAN INTERFACE: NA
FAULT HAZARD AREA: NA
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D
FLOOD ZONE DESIGNATION: NA

SETBACK REQUIREMENTS

FRONT: 0'-10"
REAR: 0'-15"
INTERIOR: NA
STREET SIDE: 0'-15"
PARKING SPACES: NA
GARAGES: NA
PROPOSED SETBACKS: SEE SITE PLAN

ADJACENT USES	USE DESCRIPTION	ZONING
NORTH:	COMMERCIAL OFFICES	OFFICE MIXED-USE
SOUTH:	COMMERCIAL OFFICES	OFFICE MIXED-USE
EAST:	SOUTH HALCYON RD	NA
WEST:	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY

DENSITY CALCULATION

ALLOWABLE BASE DENSITY: 16
ADDITIONAL ADUS ALLOWED: 2
BONUS DENSITY ALLOWED: 0
TOTAL DENSITY ALLOWED: 18
PROPOSED DENSITY: 14

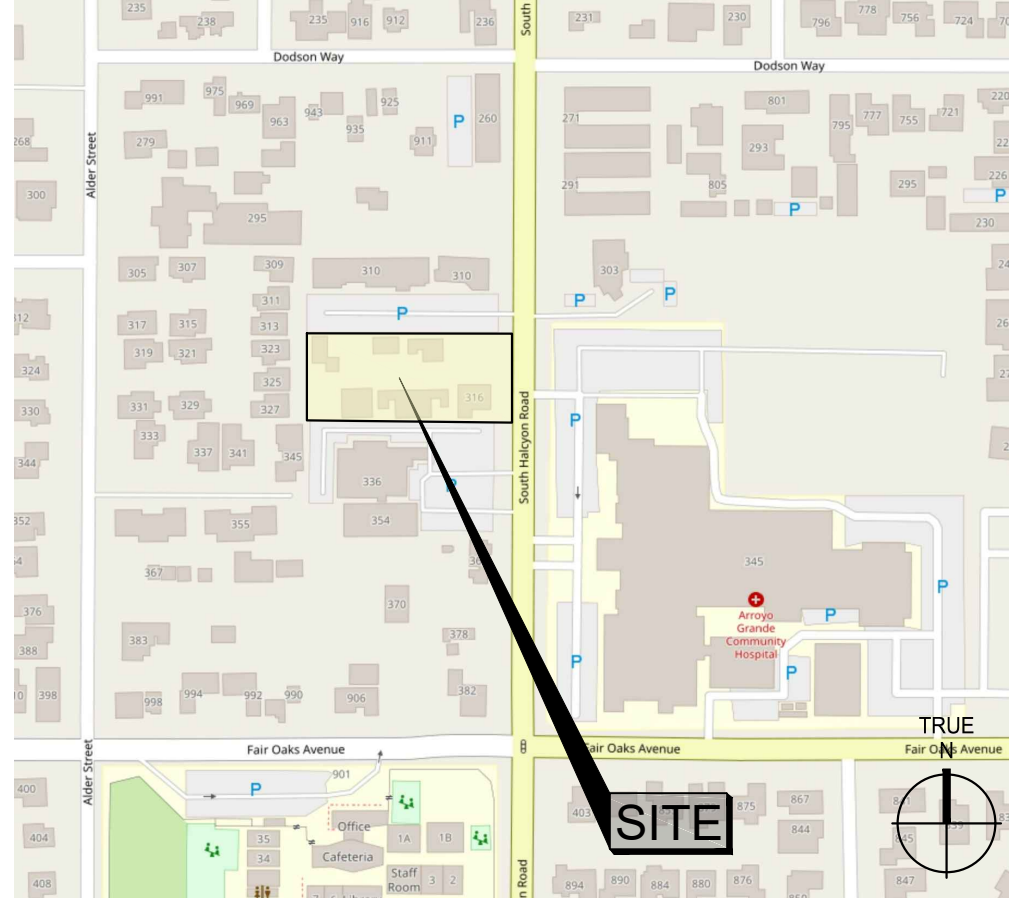
LOT COVERAGE

ALLOWABLE LOT COVERAGE: 70%
PROPOSED LOT COVERAGE: 29%
FLOOR AREA RATIO: NA

PROJECT DESCRIPTION

THIS PROJECT WILL INCLUDE EXTERIOR MODERNIZATION TO EXISTING BUILDINGS ON SITE. IT WILL ALSO INCLUDE THE CONSTRUCTION OF A NEW MIXED-USE BUILDING, A NEW QUADRUPLEX BUILDING AND AN ADDITION TO ONE OF THE EXISTING UNITS.

VICINITY MAP



CODES IN EFFECT

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN CODE (CGC)
- CALIFORNIA STATE ENERGY CONSERVATION STDS. (TITLE 24)
- COUNTY LAND USE ORDINANCE (TITLE 22)
- ARROYO GRANDE CITY MUNICIPAL CODE

PARKING STATISTICS

REFER TO SITE PLAN DP2

CONFORMANCE STATEMENT

THE ATTACHED PLANS ARE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE STATE, LOCAL AND OTHER LAWS REGULATING THIS TYPE OF DEVELOPMENT.

FLOOR AREA RATIO

((GROSS FLOOR 1 + GROSS FLOOR 2) / TOTAL SITE SQUARE FOOTAGE)
(9,498SF + 4,253SF) / 36,017SF = .381 = 38%

TEAM LIST

OWNER: BLACK HORSE PROPERTY LLC
1332 ANACAPA, SUITE 201
SANTA BARBARA, CA 93101

ARCHITECT: MM ARCHITECTS
330 S. HALCYON RD.
ARROYO GRANDE, CA 93420
(805) 544-4334 EXT. 102
REP: DREW VAN DE VANTER
EMAIL: DREW@MMABZ

AGENCIES

COMMUNITY DEVELOPMENT DEPT.
300 E BRANCH
ARROYO GRANDE, CA 93401
(805) 473-6420

CITY BUILDING DEPT.
300 E BRANCH
ARROYO GRANDE, CA 93401
(805) 473-5450

5-CITIES FIRE DEPARTMENT
140 TRAFFIC WAY
ARROYO GRANDE, CA 93401
(805) 473-6490

CITY PUBLIC WORKS
1375 ASH STREET
ARROYO GRANDE, CA 93401
(805) 473-5460

PACIFIC GAS & ELECTRIC
4325 SOUTH HIGUERA
SAN LUIS OBISPO, CA 93401
(805) 546-5234

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
(805) 544-1984

UNDERGROUND SERVICE
800-642-2444

CITY WATER SERVICES
(805) 473-5439

SOUTHERN CALIF. GAS CO.
(800) 427-2200

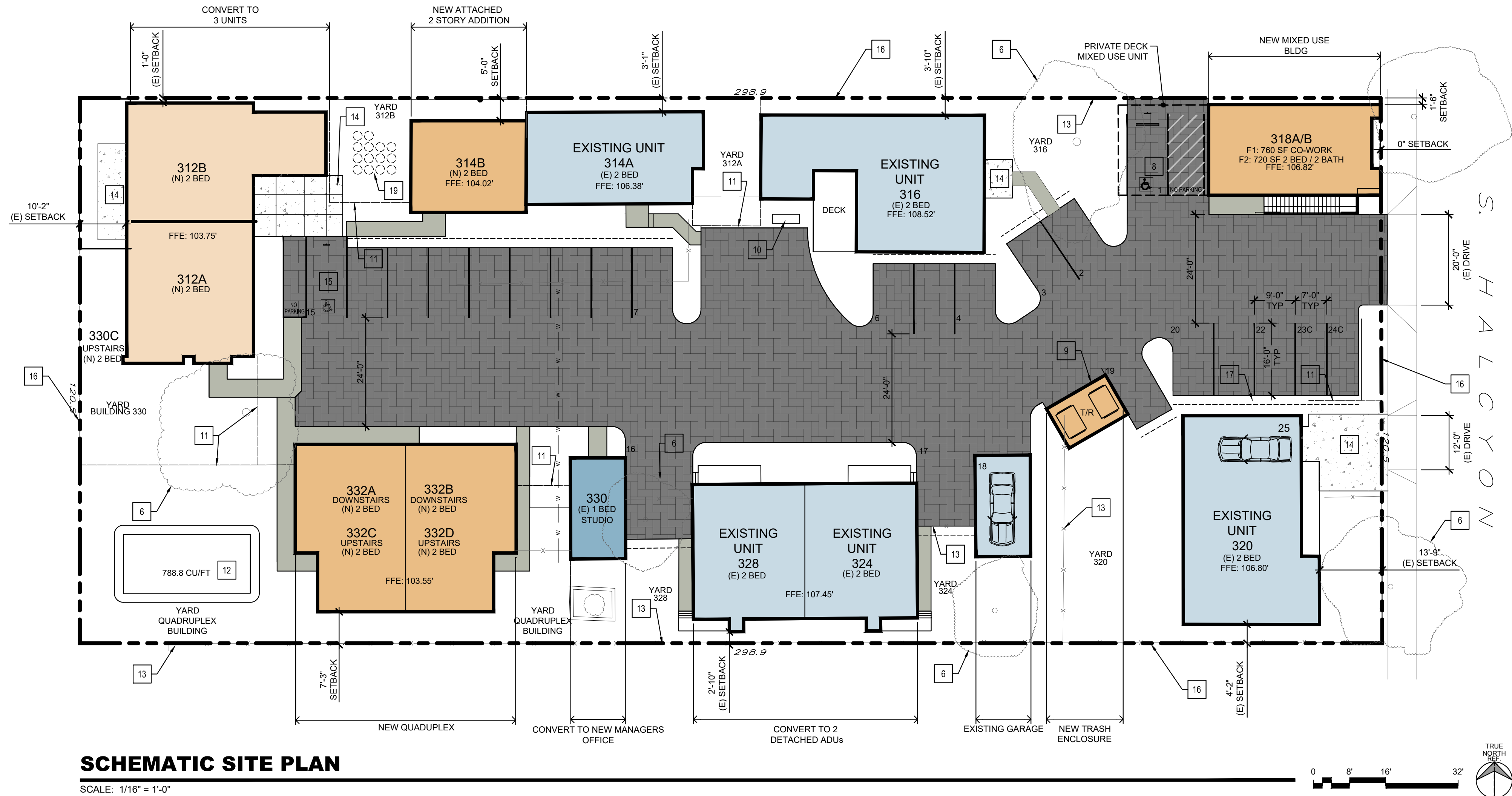
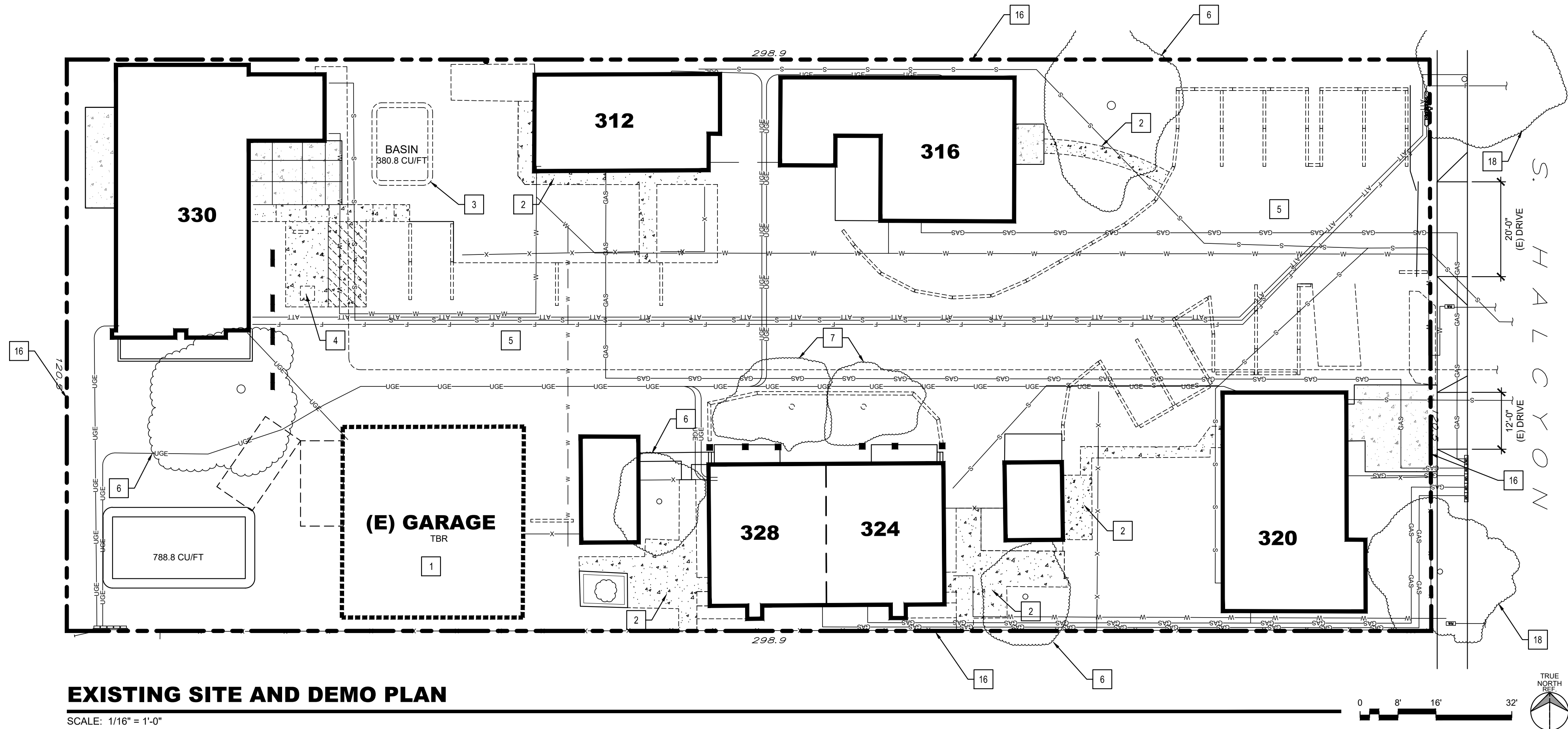
AT&T
(805) 546-7012

AT&T
(805) 546-7012

VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA

SHEET INDEX

DP1	TITLE SHEET
DP2.1	EXISTING SITE, DEMO AND SCHEMATIC SITE PLAN
DP2.2	GRADING, DRAINAGE AND UTILITY
DP3	NEW MIXED USE BUILDING
DP4	EXISTING UNIT 320
DP5	EXISTING UNIT 316
DP6	EXISTING UNITS 324 & 328
DP7	EXISTING UNIT 320 & NEW ADDITION
DP8	NEW QUADRUPLEX
DP9	EXISTING UNIT 330
L1	LANDSCAPE



REFERENCE NOTES

1. REMOVE EXISTING GARAGE
2. REMOVE EXISTING CONCRETE
3. REMOVE EXISTING SECONDARY BASIN AND REPLACE WITH DRYWELL STORAGE
4. ACCESSIBLE SPACE TO BE RELOCATED
5. PARKING TO BE RECONFIGURED
6. EXISTING TREES TO REMAIN
7. REMOVE EXISTING TREES
8. NEW ACCESSIBLE PARKING SPACE
9. NEW TRASH ENCLOSURE
10. NEW MAIL BOX AREA
11. NEW HORIZONTAL FENCE TO MATCH EXISTING ARCHITECTURAL STYLE. STAIN TO MATCH. SEE MATERIALS LEGEND THIS SHEET
12. EXISTING STORMWATER BASIN
13. EXISTING FENCE TO REMAIN
14. EXISTING CONCRETE TO REMAIN
15. RECONFIGURE EXISTING ACCESSIBLE PARKING SPACE AND ACCESS ISLE
16. PROPERTY LINE LOCATION
17. 2'-0" VEHICLE OVERHANG
18. EXISTING MODESTO ASH STREET TREES TO BE REMOVED AND REPLACED
19. NEW NDS OR SIMILAR DRY WELL STORAGE WITH GRAVEL. DRYWELLS AND GRAVEL TO HAVE 29.20 C.F. OF RETENTION PER UNIT. TOTAL STORAGE TO BE REPLACED = 380.8 CU/FT. (14) TOTAL DRYWELLS @ 29.20 C.F. OF RETENTION PER UNIT = 408.8 C.F.

PARKING STATISTICS

REQUIREMENTS

- MIXED USE DOES NOT REQUIRE PARKING TO BE COVERED
- SFR: 2 SPACES PER UNIT
- DUPLEX: 2 SPACES PER UNIT
- MULTI FAMILY: 2 SPACES PER UNIT +0.5 GUEST PER UNIT FOR DEVELOPMENTS OVER 4 UNITS
- OFFICE: 1 SPACE PER 250 SF
- 20% REDUCTION FOR COMMON PARKING FACILITY (16.56.050)

SITE CALCULATION:

- 312A: DUPLEX: 2 SPACES
312B: DUPLEX: 2 SPACES
- 316: SFR: 2 SPACES
- 318A: 760 SF/250= 3.04 SPACES
318B: SFR: 2 SPACES
- 320: SFR: 2 SPACES
- 324: ADU = 0 SPACES
328: ADU = 0 SPACES
- 330A: MULTIFAMILY = 2 SPACES
330B: MULTIFAMILY = 2 SPACES
330C: MULTIFAMILY = 2 SPACES
- 332A: MULTIFAMILY = 2 SPACES
332B: MULTIFAMILY = 2 SPACES
332C: MULTIFAMILY = 2 SPACES
332D: MULTIFAMILY = 2 SPACES

GUEST PARKING- 12 UNITS= 4 UNITS= 8 x0.5 = 4
GUEST SPACES (ADUs NOT INCLUDED)

31 SPACES REQ'D (PRE REDUCTION)
LESS 20% REDUCTION
25 SPACES REQ'D

25 SPACES PROVIDED

PROJECT STATISTICS

AREA	SQUARE FOOTAGE	PERCENTAGE
BUILDING FOOTPRINT:	10,020SF	28%
PERVIOUS PAVERS (DRIVEWAY):	10,441SF	29%
CONCRETE WALKWAYS:	1,593SF	4%
ADDITIONAL IMPERVIOUS (DECKS, STAIRS, TRASH ENCLOSURE):	532SF	2%
LANDSCAPE AREA (DRIP IRRIGATION):	13,431SF	37%
TOTAL SITE AREA	36,017SF	100%

PRIVATE / PUBLIC OPEN SPACE

UNIT / BUILDING	AMOUNT REQUIRED	AMOUNT PROVIDED
(E) UNIT 312A	350SF	499SF
(N) UNIT 312B ADDITION	350SF	533SF
(E) UNIT 316	350SF	1,034SF
(E) UNIT 320	350SF	1,386SF
(E) UNIT 324	350SF	746SF
(E) UNIT 328	350SF	742SF
(E) BUILDING 330	1,050SF	1,499SF
(N) UNIT MIXED USE BLDG	350SF	398SF
(N) QUADRUPLEX BLDG	1,400SF	2,590SF

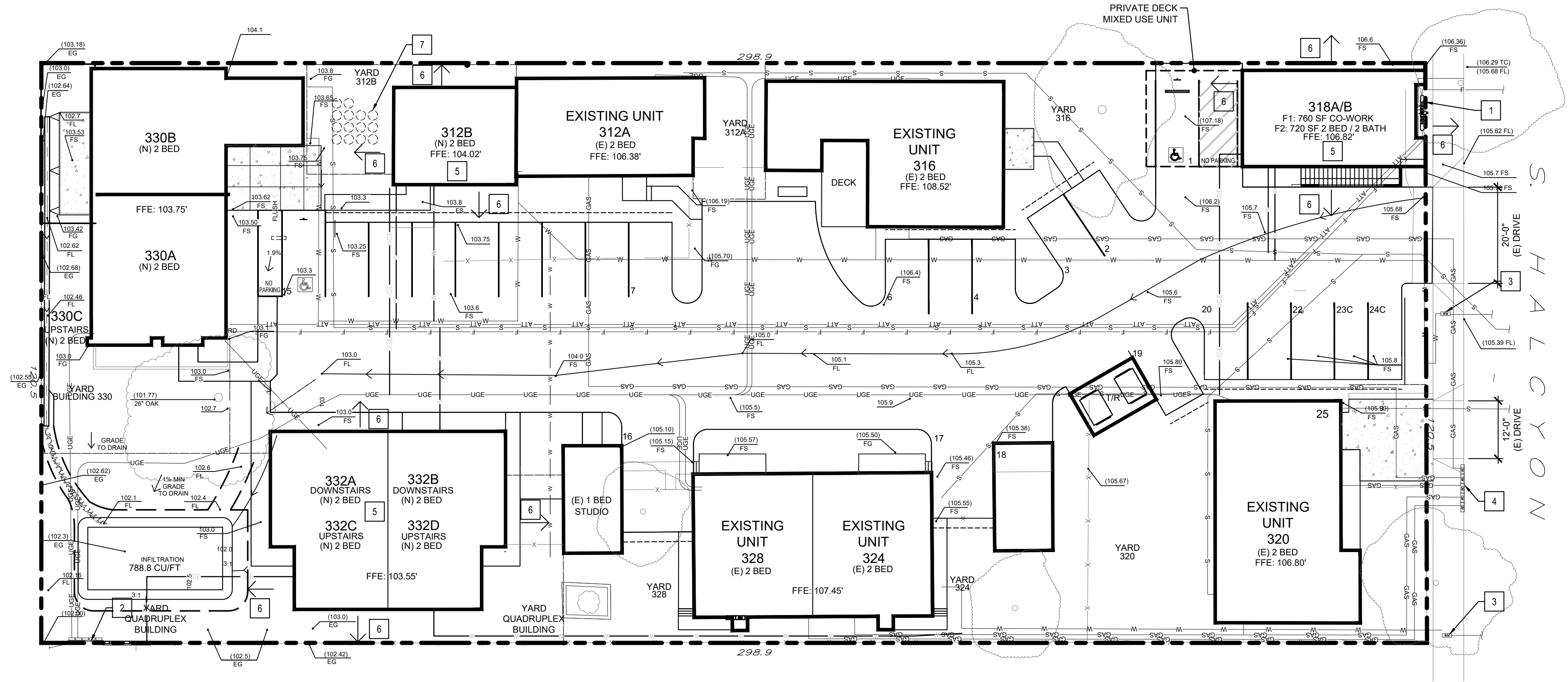
MATERIAL LEGEND

	NEW CONCRETE FLATWORK
	NEW PAVERS
	NEW FENCE TO MATCH EXISTING

COLOR KEY

	EXTERIOR REMODEL ONLY
	NEW BUILDINGS
	EXTERIOR REMODEL AND CHANGE OF USE
	CHANGE OF USE ONLY

VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA



GRADING, DRAINAGE AND UTILITY PLAN

SCALE: 1/16" = 1'-0"



GRADING AND DRAINAGE NOTES

1. WHEREVER PRACTICABLE, GRADING SHOULD PRESERVE, MATCH, OR BLEND WITH THE NATURAL CONTOURS OF THE LAND.
2. WHENEVER PRACTICABLE, TREES AND NATIVE VEGETATION SHOULD BE RETAINED.
3. SLOPES, BOTH CUT AND FILL, SHALL NOT BE STEEPER THAN THREE RUN TO ONE RISE (3:1)

REFERENCE NOTES

1. EXISTING DOUBLE CHECK VALVE ASSEMBLY WITH FDC
2. EXISTING ELECTRIC METER BACKBOARD
3. EXISTING WATER METER
4. EXISTING GAS METER
5. FINISH FLOOR TO MATCH EXISTING ADJACENT BUILDING
6. SLOPE AWAY FROM BUILDING 5% FOR PERVIOUS SURFACES AND 2% FOR IMPERVIOUS SURFACES FOR 10'-0"
7. NEW NDS OR SIMILAR DRY WELL STORAGE WITH GRAVEL, DRYWELLS AND GRAVEL TO HAVE 29.20 C.F. OF RETENSION PER UNIT. TOTAL STORAGE TO BE REPLACED = 380.8 CU/FT. (14) TOTAL DRYWELLS @ 29.20 C.F. OF RETENSION PER UNIT = 408.8 C.F.

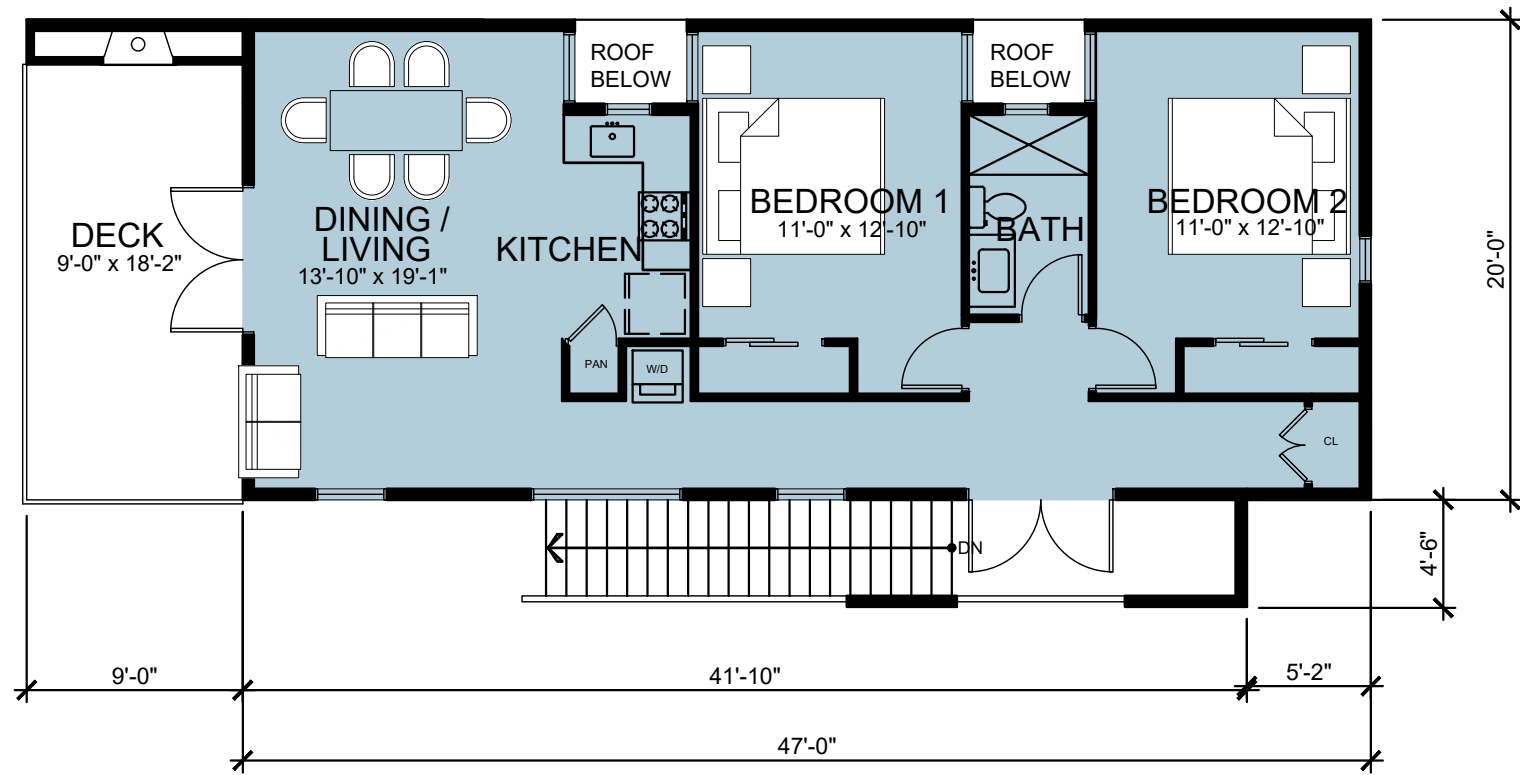
UTILITY LEGEND

	EXISTING FIRE LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING AT&T LINE
	NEW WATER LINE
	NEW UNDERGROUND ELECTRICAL
	NEW SEWER LINE
	NEW GAS LINE

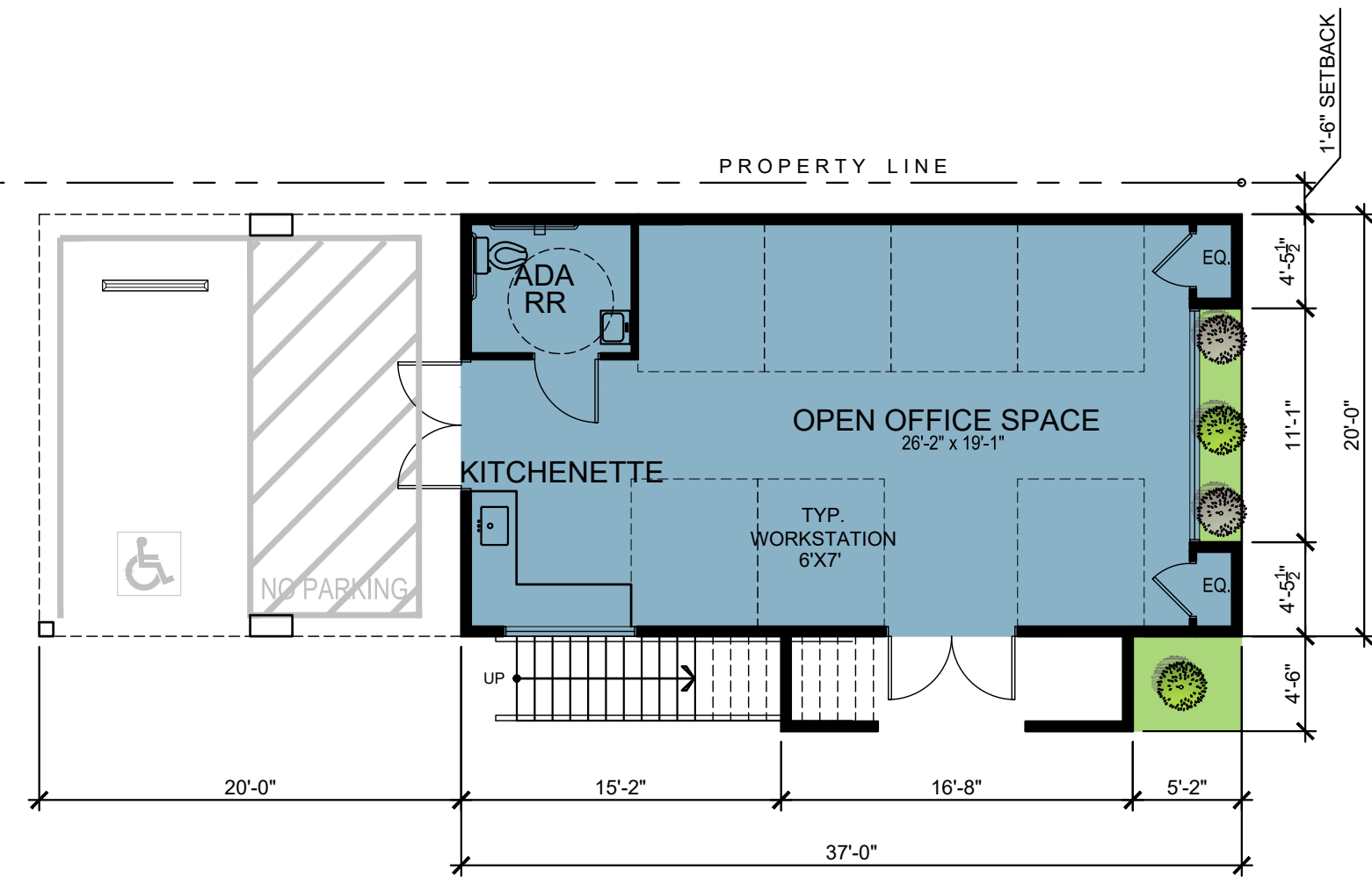
STORMWATER ANALYSIS	EXISTING IMPERVIOUS AREA: 8,175SF
	REMOVED IMPERVIOUS AREA: 221SF
	REPLACED IMPERVIOUS AREA: 0SF
	NEW IMPERVIOUS AREA: 3,522SF
	NET IMPERVIOUS AREA: 11,476SF
	CRWQCB PERFORMANCE REQUIREMENT: SITE DESIGN AND RUNOFF REDUCTION
	LOCAL JURISDICTION TIER: NO ADDITIONAL REQUIREMENTS

VINEYARD AT HALCYON
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SCHEMATIC GRADING, DRAINAGE AND UTILITY PLAN



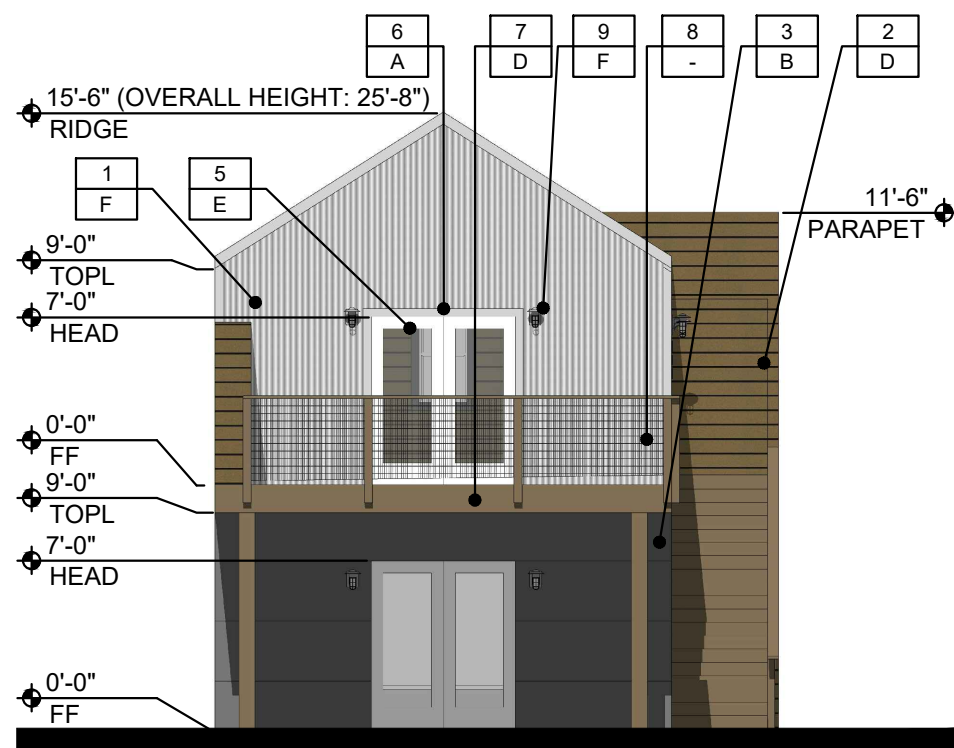
2ND FLOOR



1ST FLOOR

FLOOR PLANS

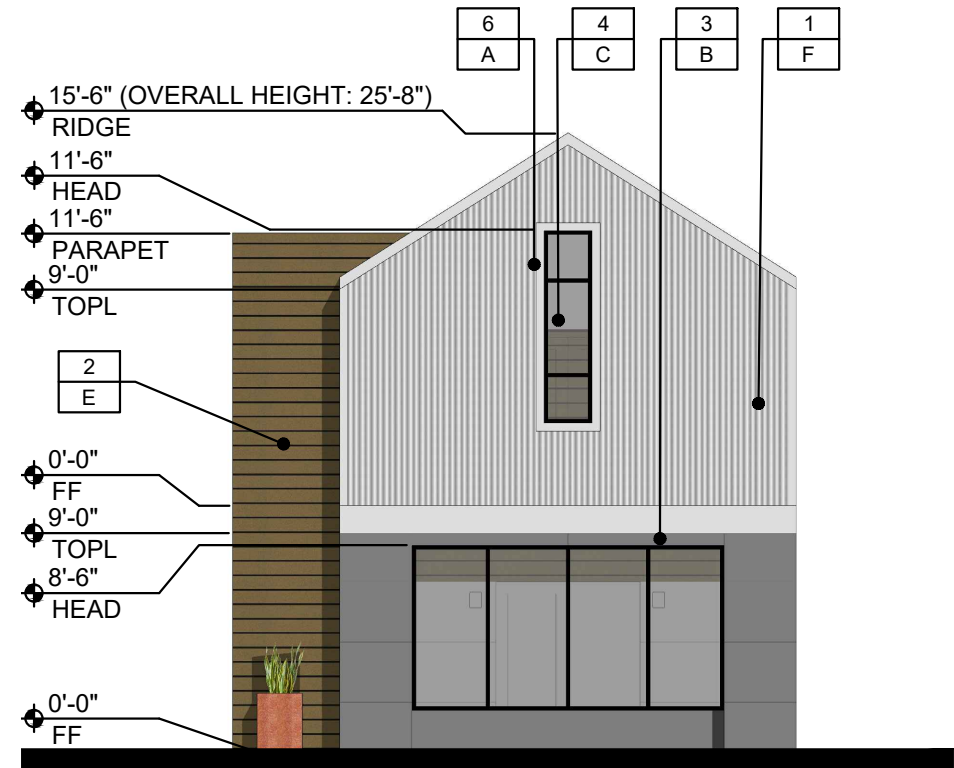
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FRONT



LEFT



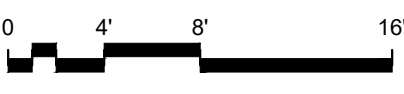
BACK



RIGHT

ELEVATIONS

SCALE: 1/8" = 1'-0"



MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

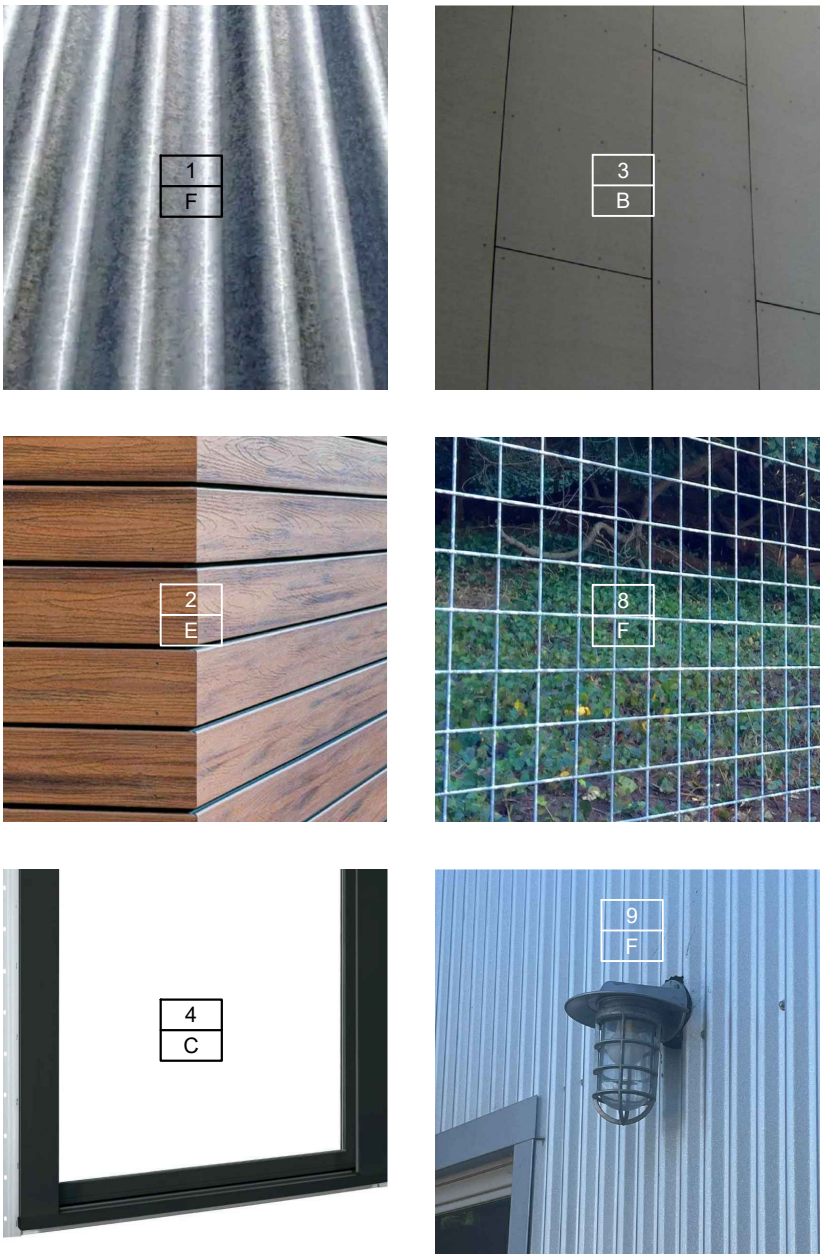
MATERIAL DESIGNATIONS

- CORRUGATED METAL
- HORIZONTAL COMPOSITE SIDING
- FIBER CEMENT SIDING
- VINYL WINDOW
- FIBERGLASS DOOR WITH GLAZING
- 1x4 METAL TRIM
- WOOD DECK
- HOGWIRE FENCING
- EXTERIOR LIGHT TO MATCH EXISTING BLDG 330. SEE SUPPLEMENTAL DOCUMENT

COLOR DESIGNATIONS

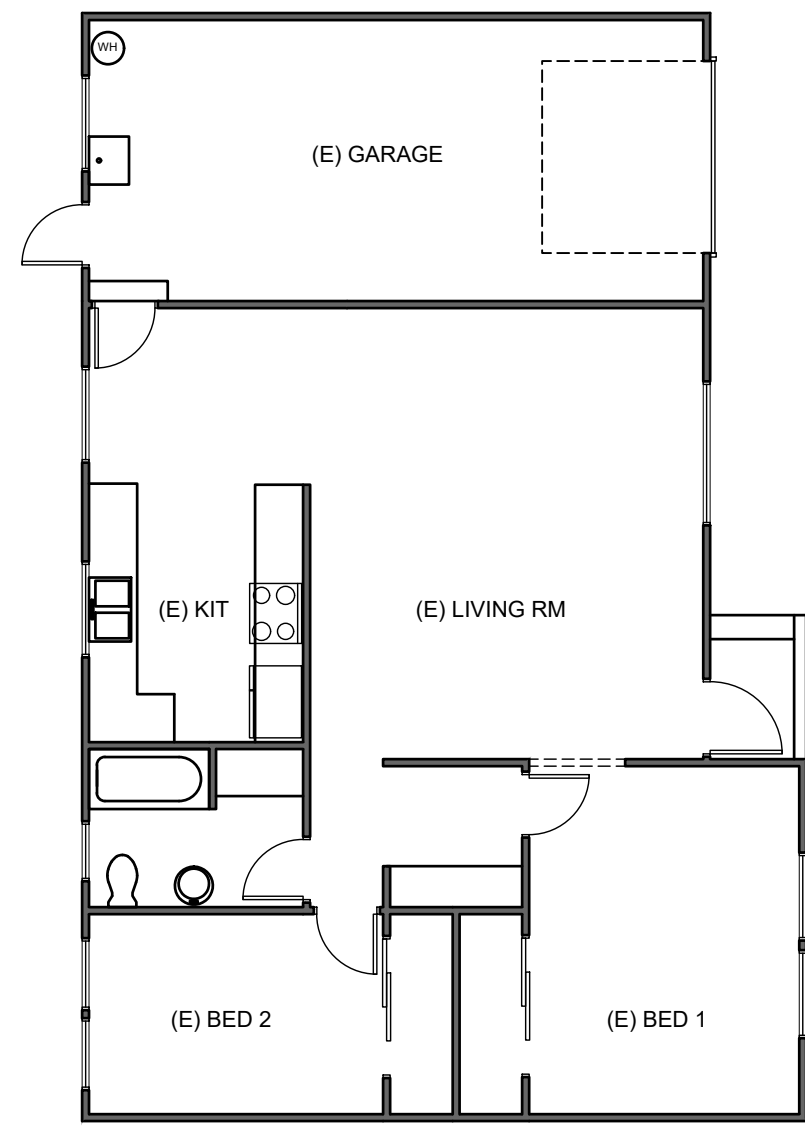
- A. NOT USED
- B. MATCH EXISTING ON BUILDING 330
- C. FACTORY FINISH BLACK
- D. STAIN BROWN
- E. PAINT WHITE
- F. GALVANIZED

MATERIAL & COLOR EXAMPLES



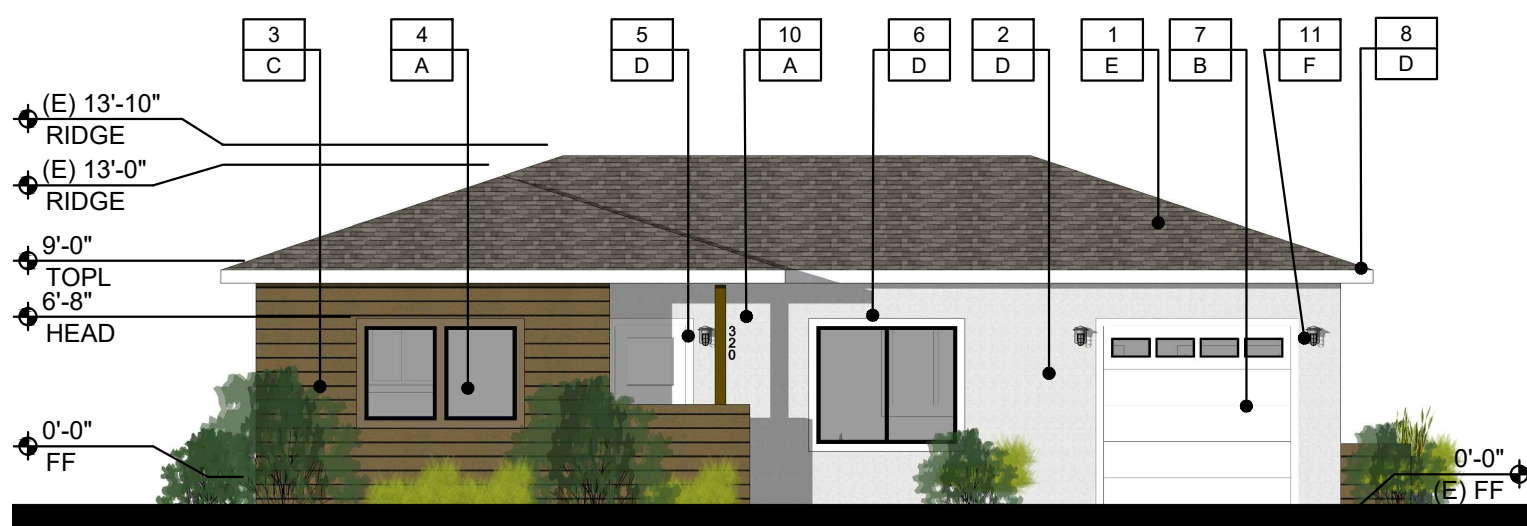
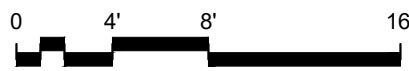
PERSPECTIVE

NEW MIXED USE BUILDING

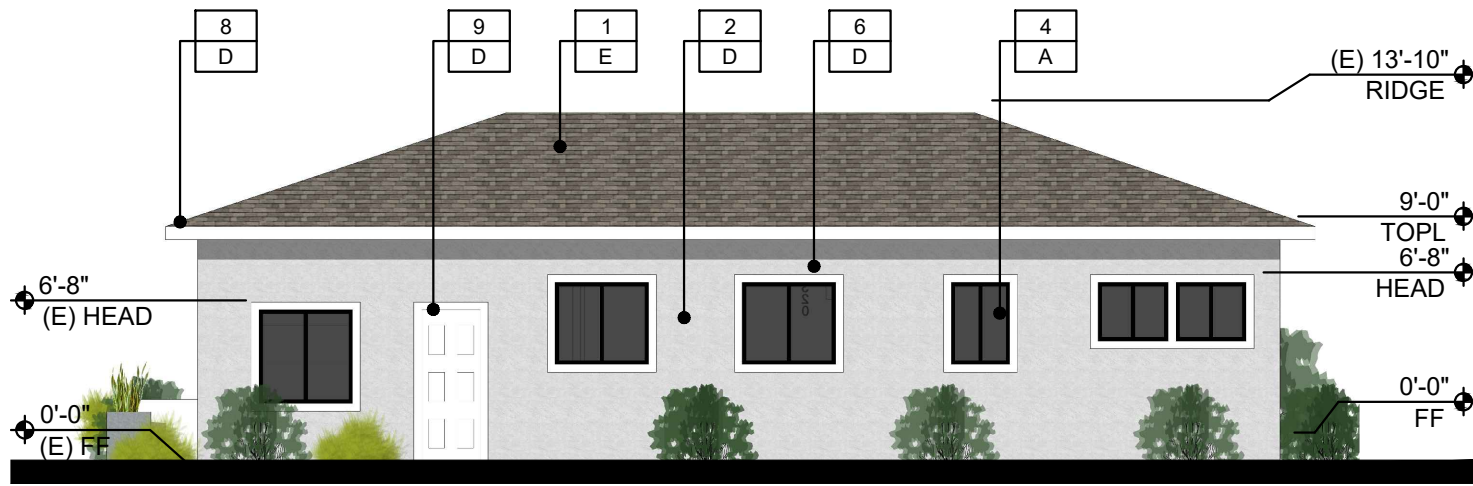


EXISTING FLOOR PLAN - NO CHANGE

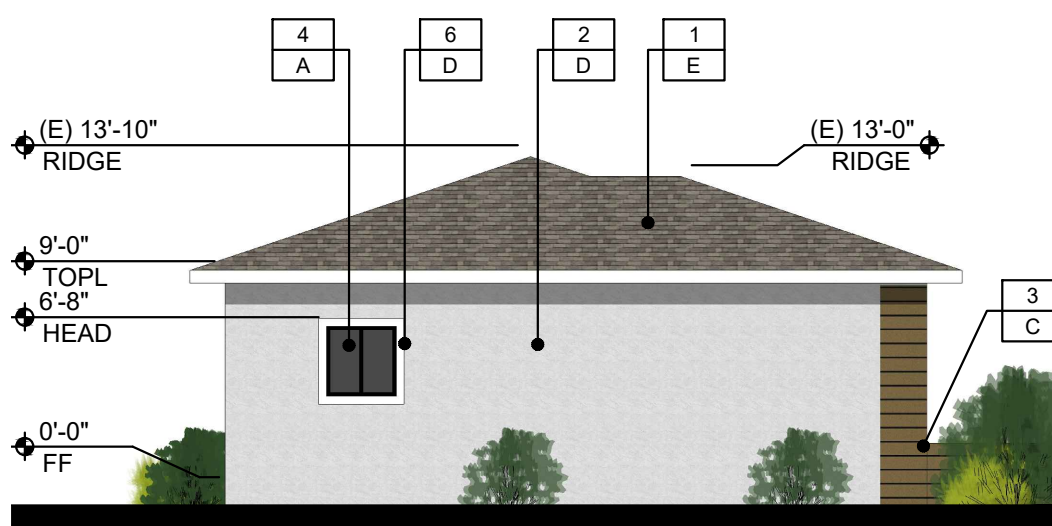
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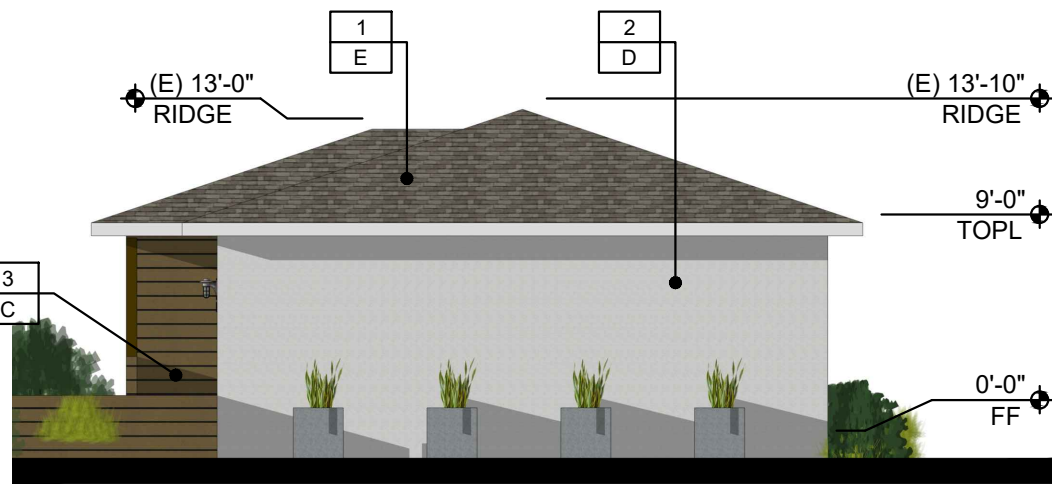
FRONT



BACK



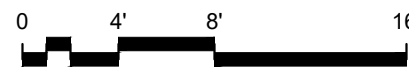
LEFT



RIGHT

ELEVATIONS

SCALE: 1/8" = 1'-0"



MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

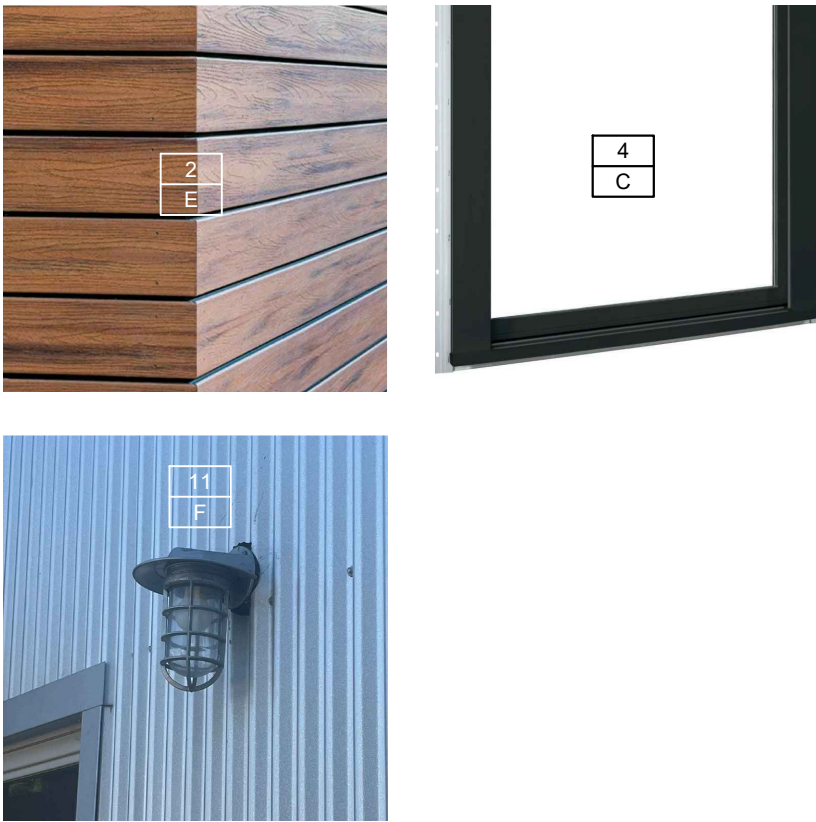
MATERIAL DESIGNATIONS

- EXISTING COMP ROOF - NO CHANGE
- EXISTING STUCCO
- NEW HORIZONTAL COMPOSITE SIDING
- NEW VINYL WINDOW
- NEW SOLID CORE WOOD DOOR WITH WINDOW
- NEW 1x4 TRIM
- NEW SECTIONAL DOOR WITH GLAZING
- EXISTING FASCIA
- EXISTING DOOR
- NEW ADDRESS NUMBERS
- NEW EXTERIOR LIGHT TO MATCH EXISTING EXISTING BLDG 330. SEE SUPPLEMENTAL DOCUMENT

COLOR DESIGNATIONS

- A. FACTORY FINISH BLACK
- B. FACTORY FINISH WHITE
- C. STAIN BROWN
- D. PAINT WHITE
- E. GREY
- F. GALVANIZED

MATERIAL & COLOR EXAMPLES



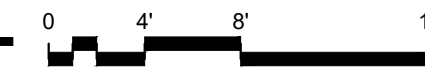
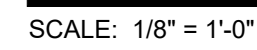
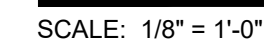
PERSPECTIVE - EXISTING



PERSPECTIVE - NEW

VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA

EXISTING UNIT 320 EXTERIOR UPGRADES



DP5



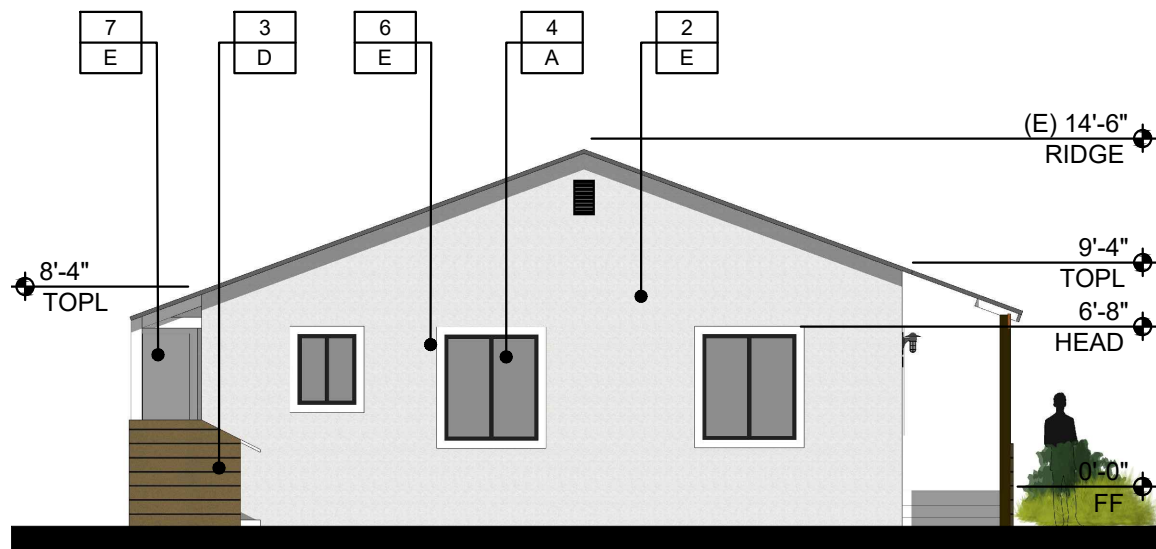
PERSPECTIVE - NEW



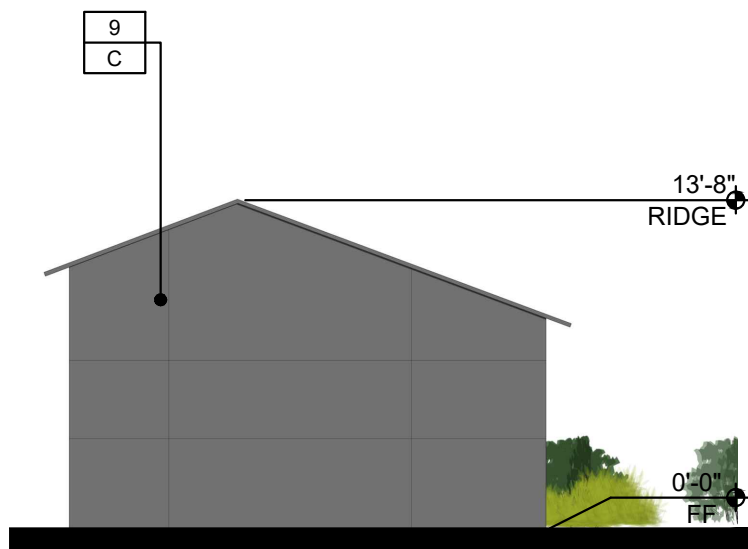
PERSPECTIVE - EXISTING



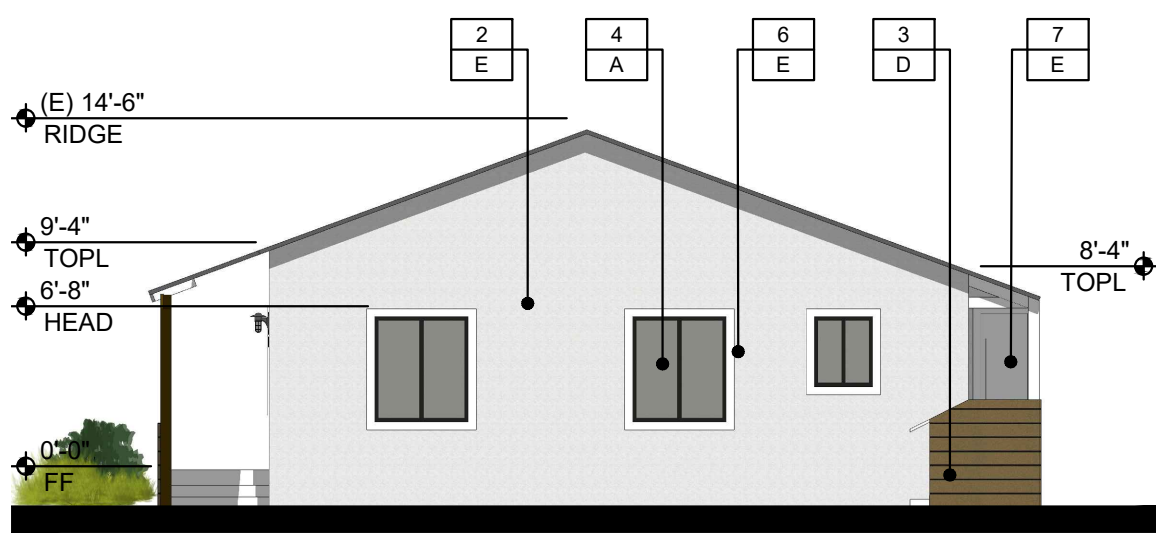
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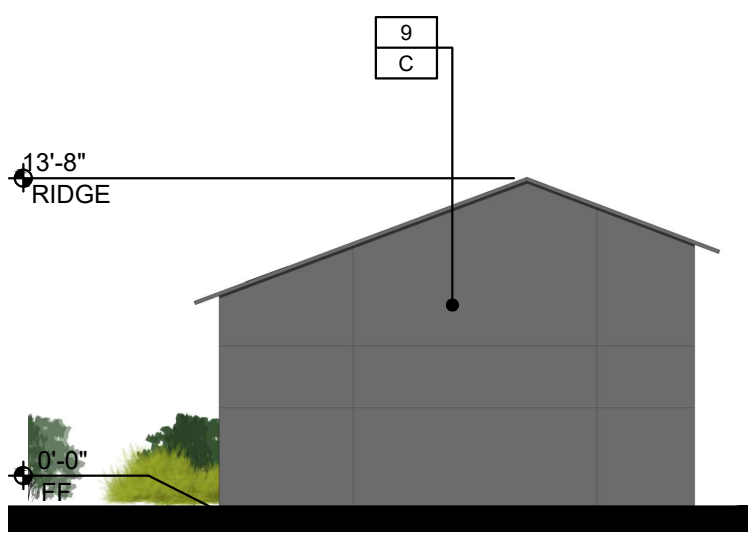
LEFT - UNIT VIEW



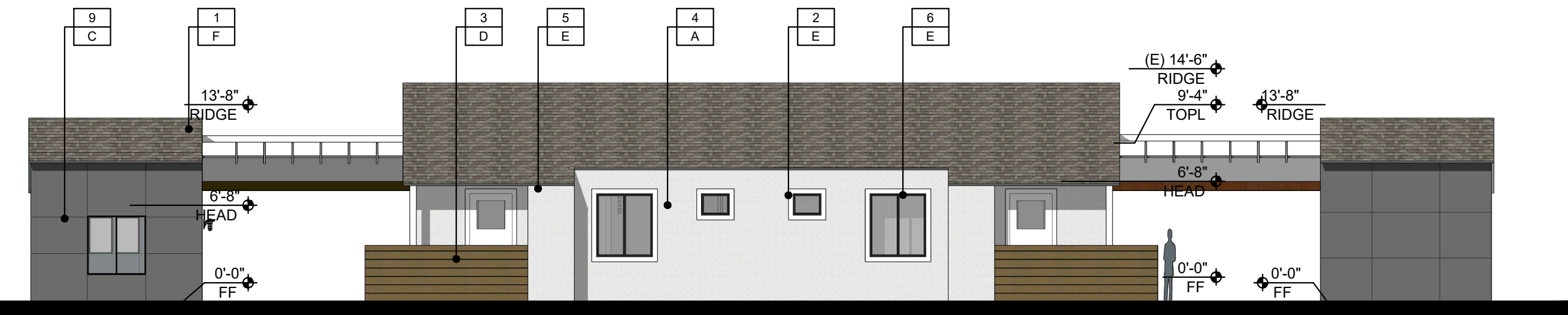
LEFT - GARAGE VIEW



RIGHT - UNIT VIEW



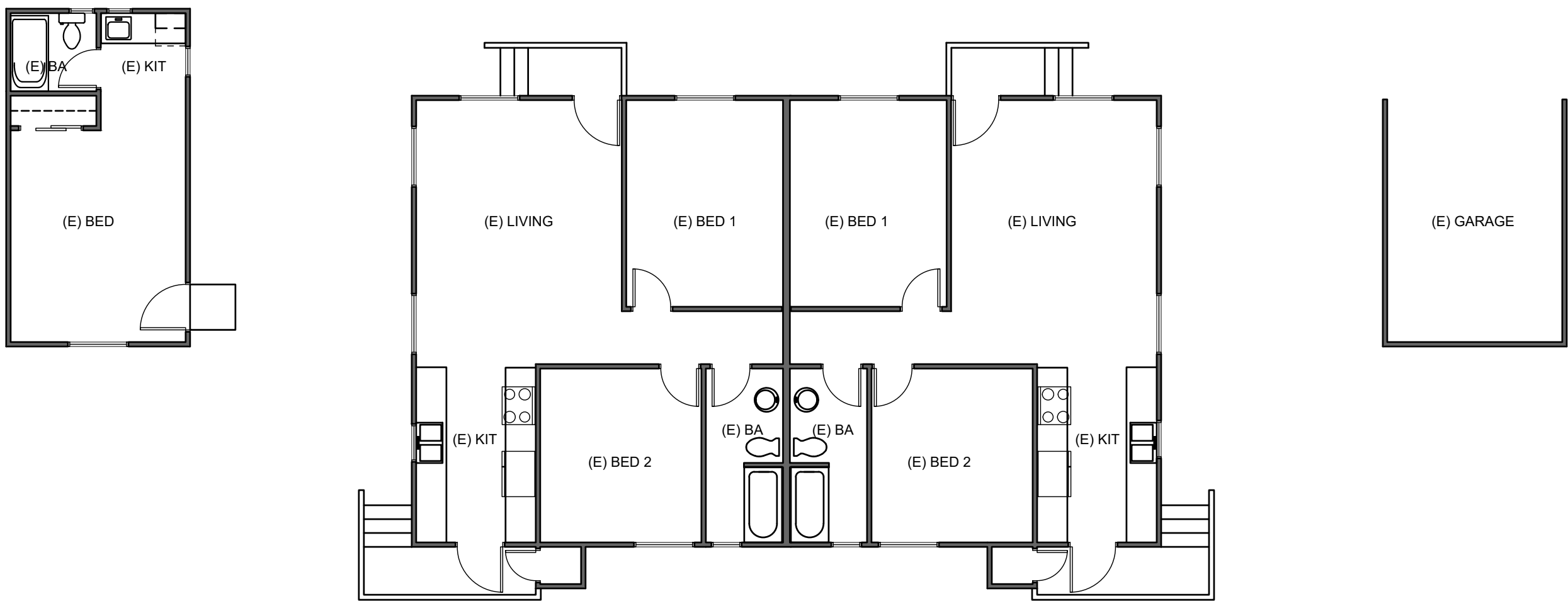
RIGHT - GARAGE VIEW



BACK

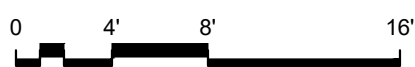
ELEVATIONS

SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN - NO CHANGE

SCALE: 1/8" = 1'-0"



MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

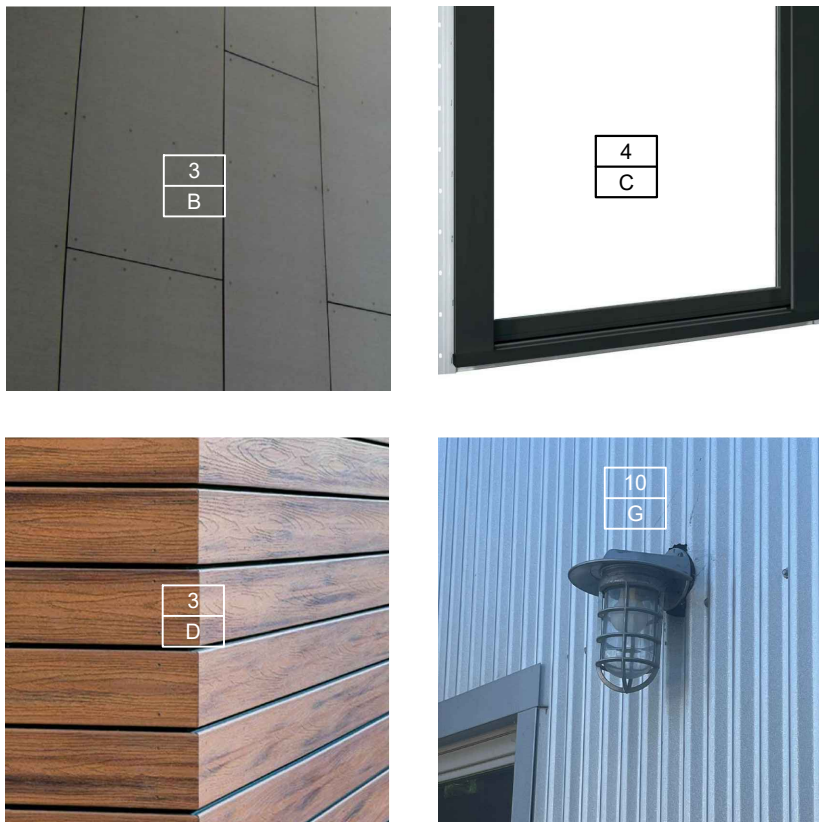
MATERIAL DESIGNATIONS

- EXISTING COMP ROOF - NO CHANGE
- EXISTING STUCCO
- NEW HORIZONTAL COMPOSITE SIDING
- NEW VINYL WINDOW
- NEW SOLID CORE WOOD DOOR WITH WINDOW
- NEW 1x4 TRIM
- EXISTING DOOR
- NEW ADDRESS NUMBERS
- NEW FIBER CEMENT SIDING
- NEW EXTERIOR LIGHT TO MATCH EXISTING BLDG 330. SEE SUPPLEMENTAL DOCUMENT

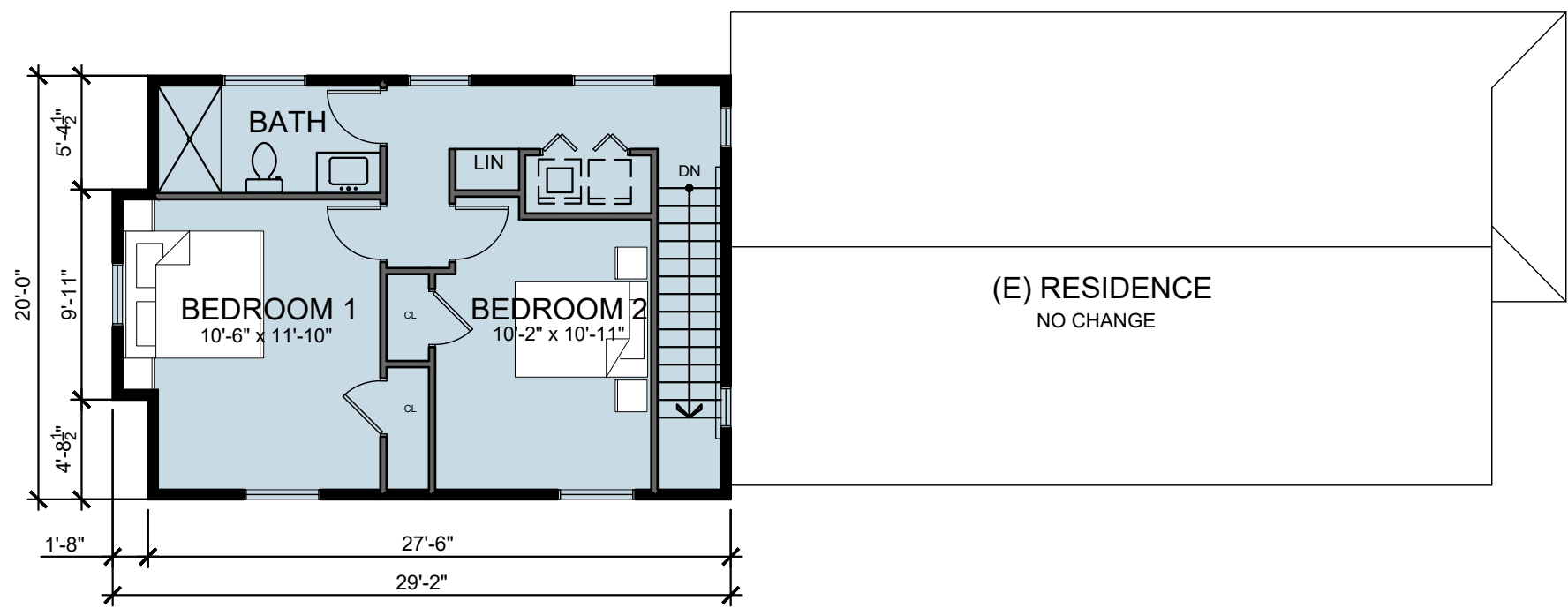
COLOR DESIGNATIONS

- A. FACTORY FINISH BLACK
- B. FACTORY FINISH WHITE
- C. FACTORY FINISH DARK GREY
- D. STAIN BROWN
- E. PAINT WHITE
- F. GREY
- G. GALVANIZED

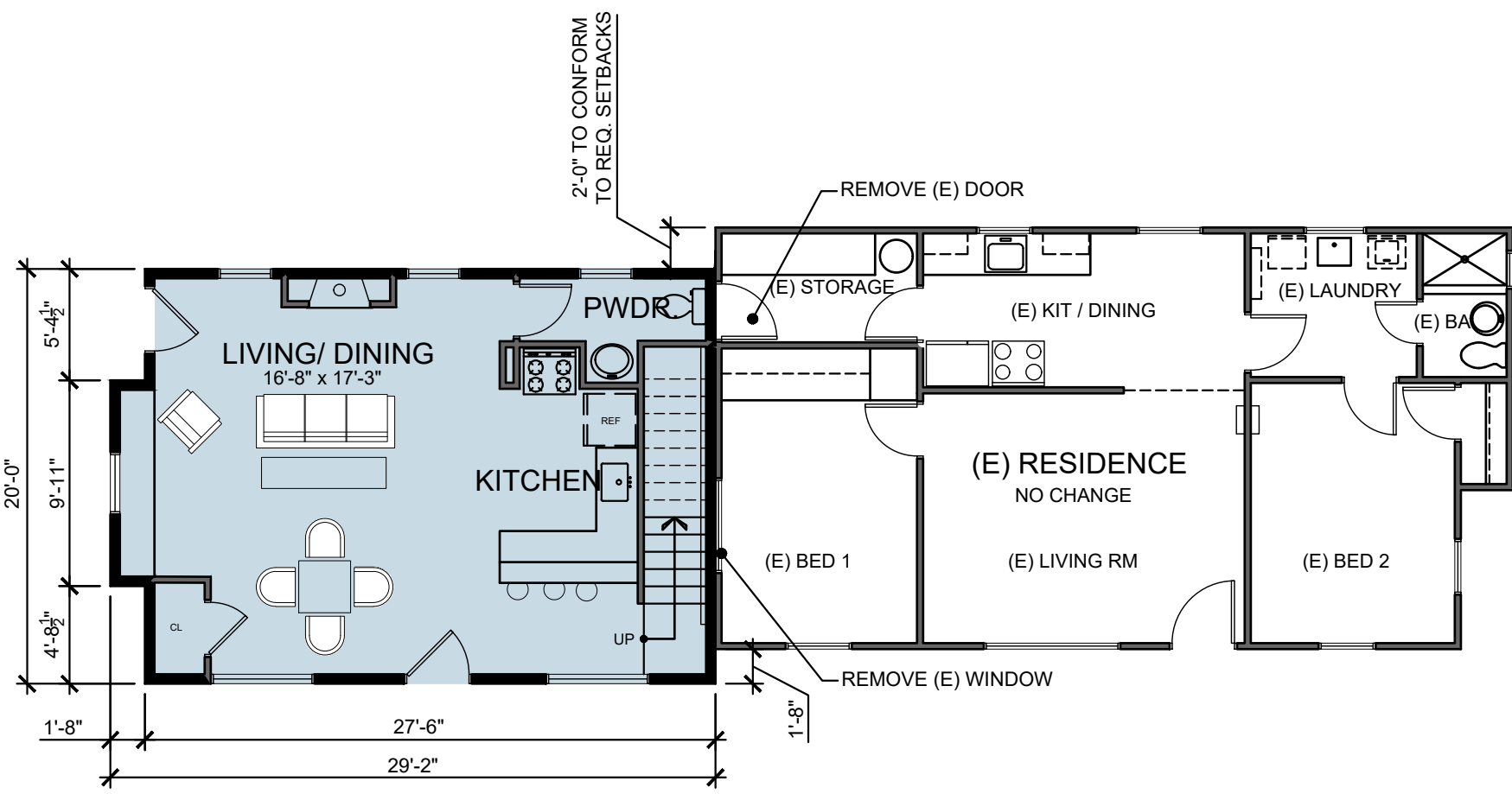
MATERIAL & COLOR EXAMPLES



VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA



2ND FLOOR



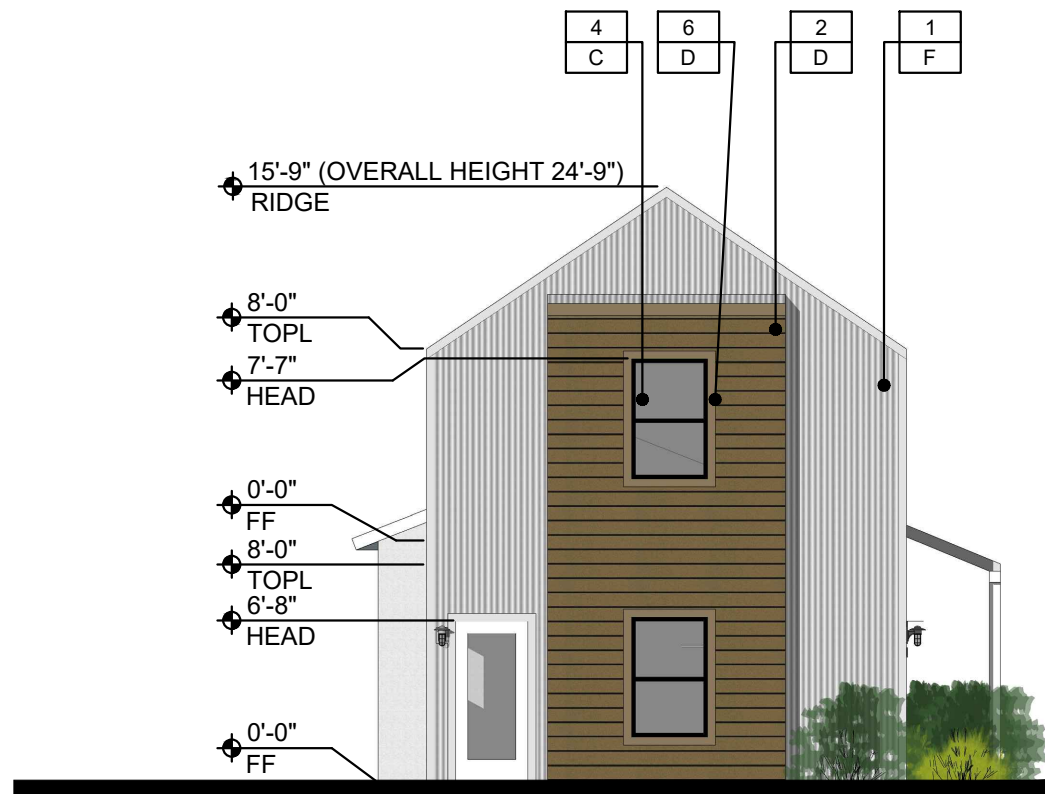
1ST FLOOR

FLOOR PLANS

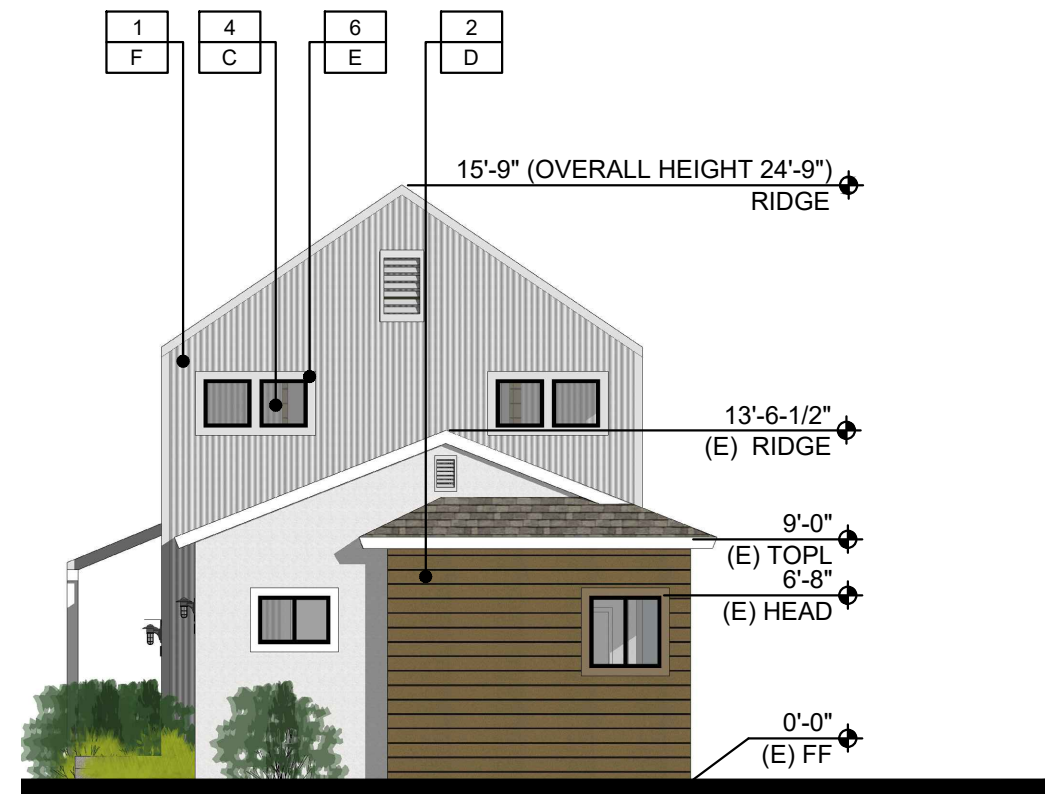
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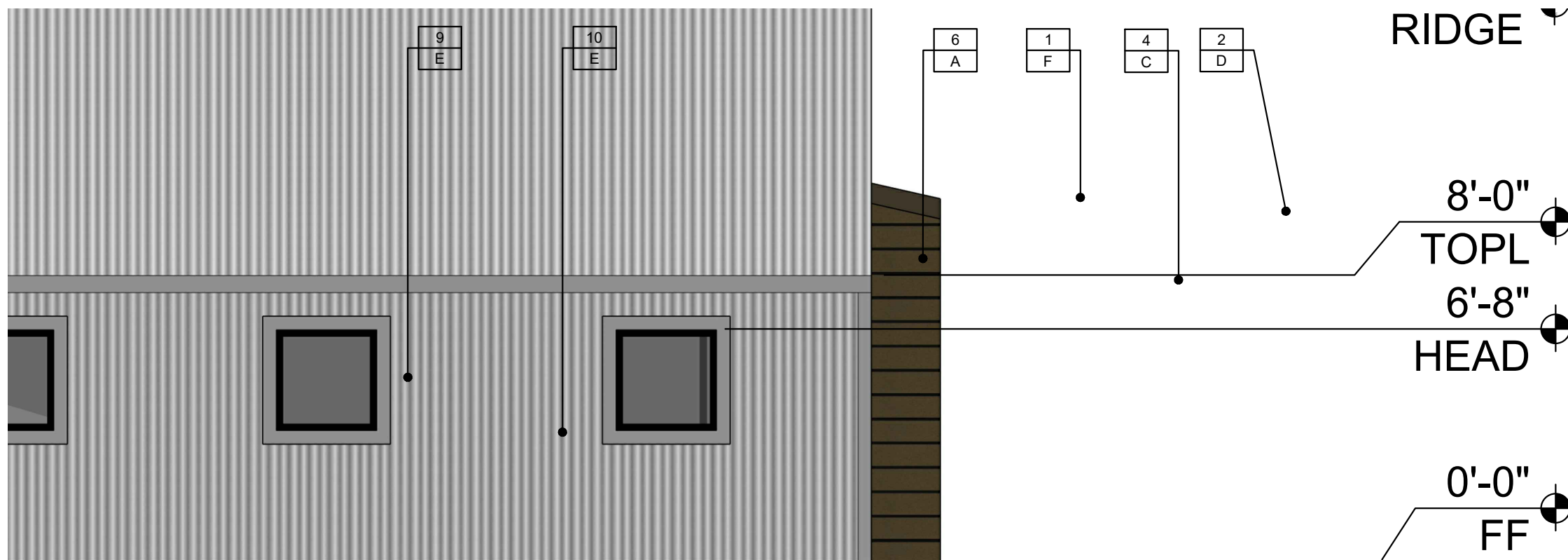
FRONT



LEFT



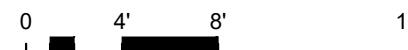
RIGHT



BACK

ELEVATIONS

SCALE: 1/8" = 1'-0"



PERSPECTIVE

MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

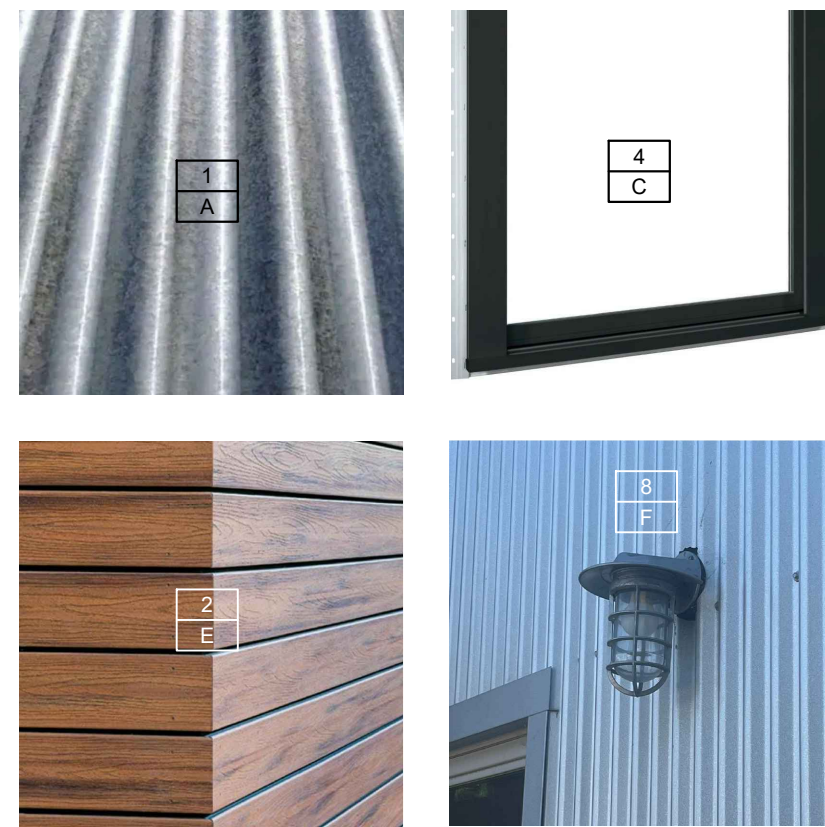
MATERIAL DESIGNATIONS

- CORRUGATED METAL
- HORIZONTAL COMPOSITE SIDING
- FIBER CEMENT SIDING
- VINYL WINDOW
- FIBERGLASS DOOR WITH GLAZING
- 1x4 TRIM
- ADDRESS NUMBERS
- NEW EXTERIOR LIGHT TO MATCH EXISTING BLDG 330. SEE SUPPLEMENTAL DOCUMENT
- EXISTING FASCIA
- EXISTING STUCCO

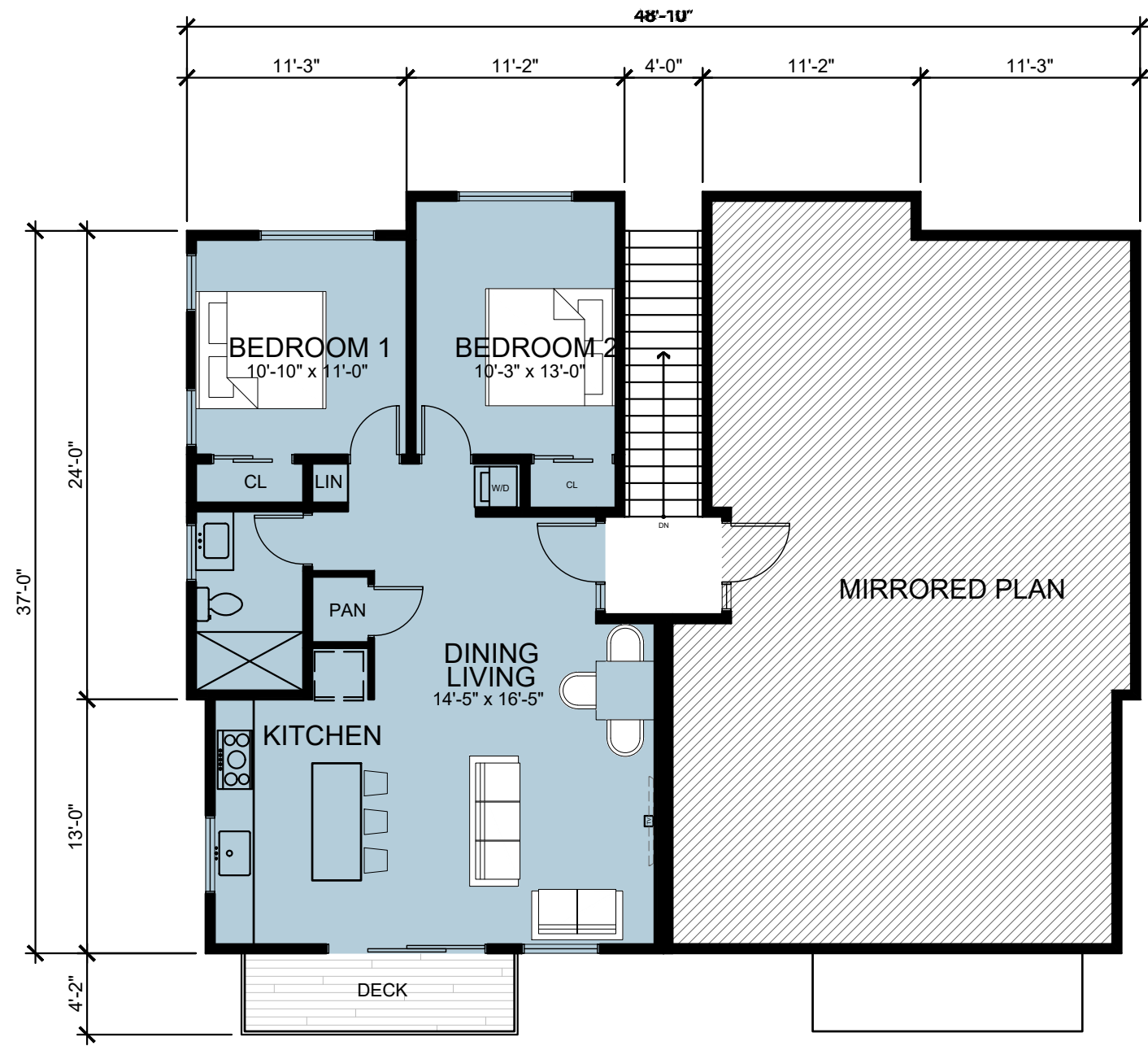
COLOR DESIGNATIONS

- A. NOT USED
B. FACTORY FINISH DARK GREY
C. FACTORY FINISH BLACK
D. STAIN BROWN
E. PAINT WHITE
F. GALVANIZED

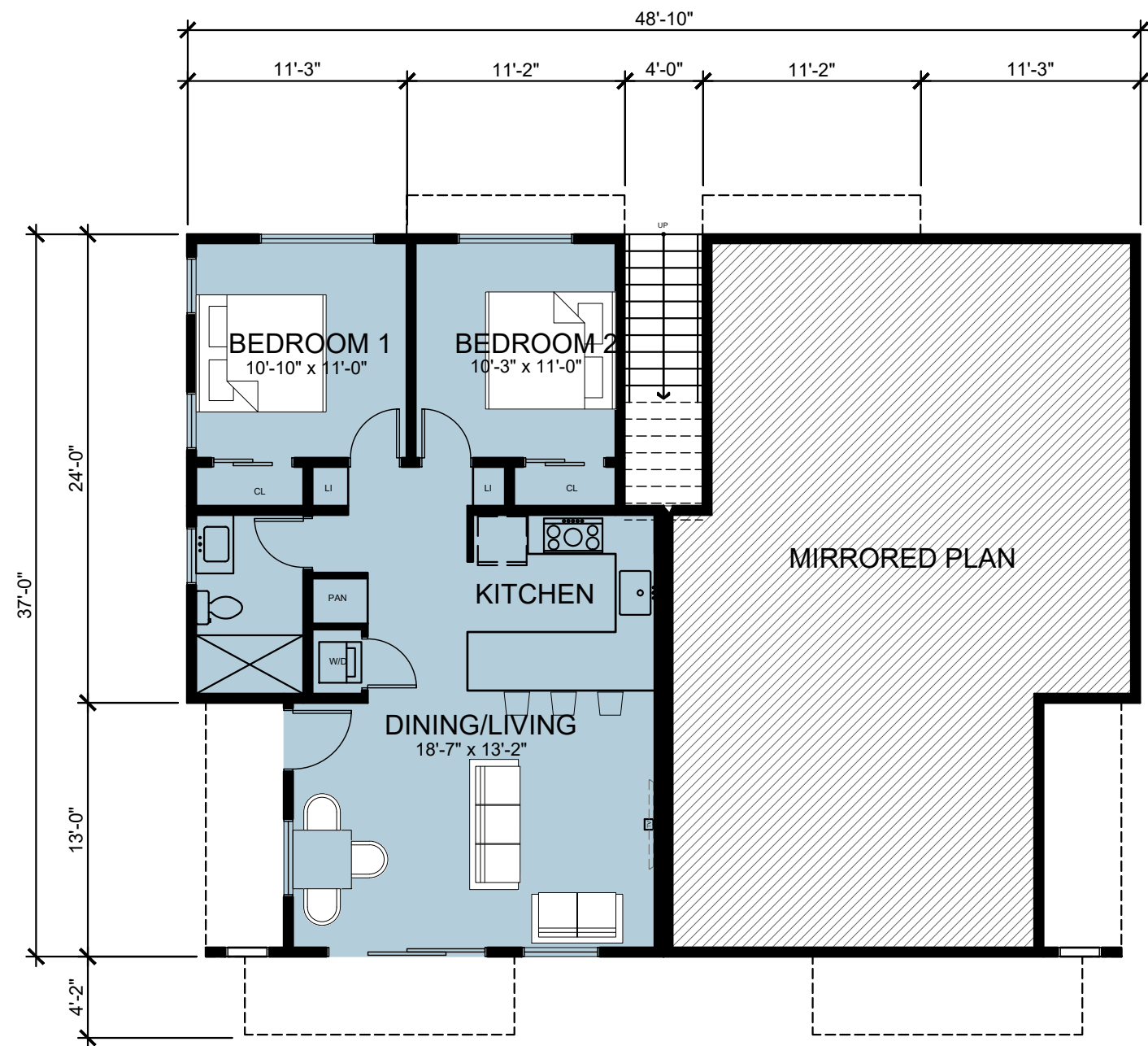
MATERIAL & COLOR EXAMPLES



EXISTING UNIT 312 EXTERIOR UPGRADES AND NEW ADDITION



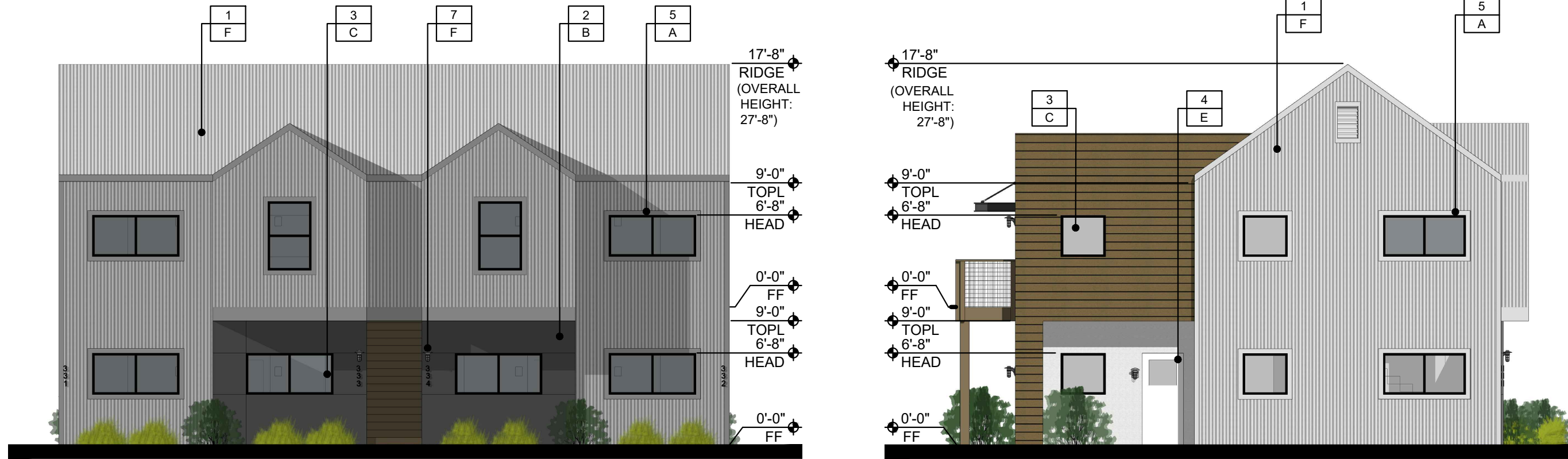
2ND FLOOR



1ST FLOOR

FLOOR PLANS

SCALE: 1/8" = 1'-0"



FRONT



LEFT



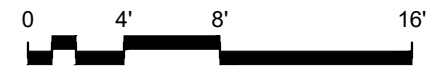
BACK



RIGHT

ELEVATIONS

SCALE: 1/8" = 1'-0"



PERSPECTIVE

MATERIAL & COLOR DESIGNATIONS

#	MATERIAL NUMBER
X	COLOR DESIGNATION

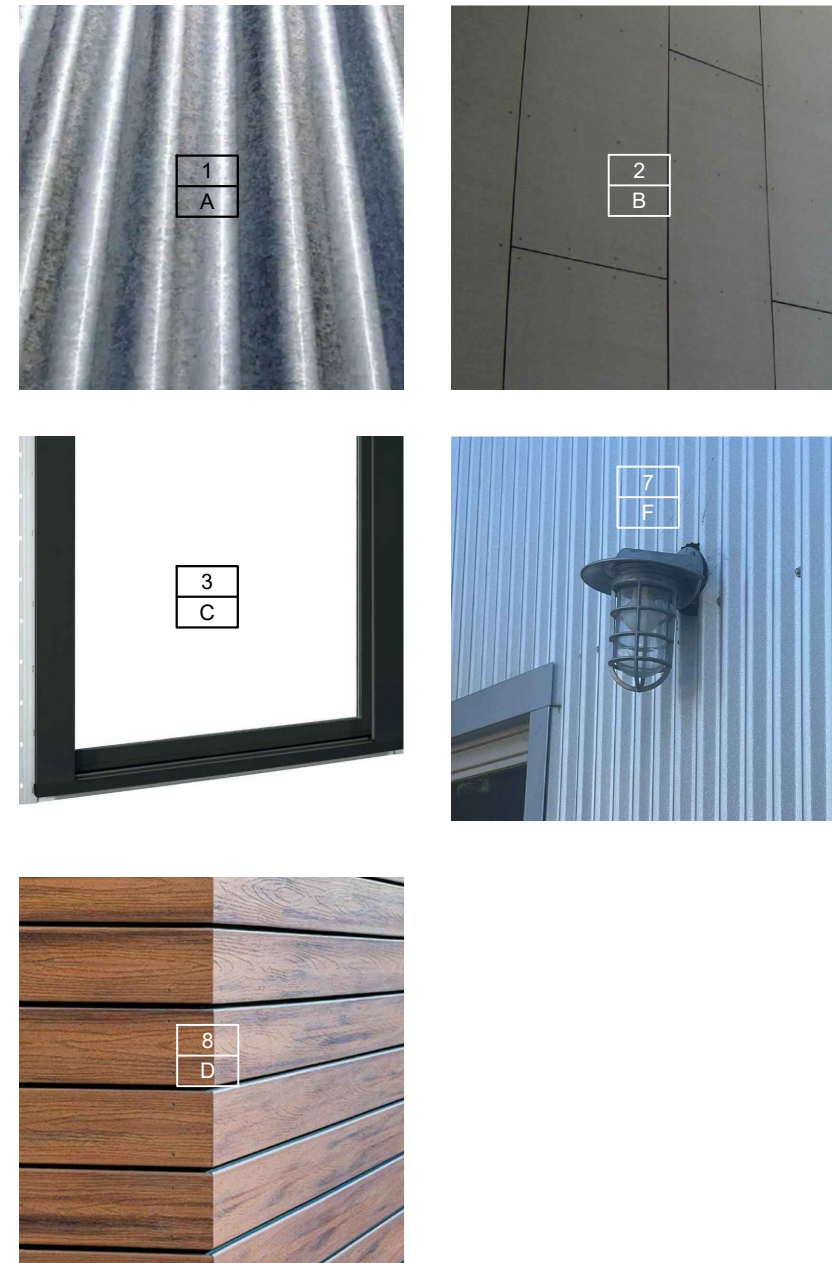
MATERIAL DESIGNATIONS

1. CORRUGATED METAL
2. FIBER CEMENT SIDING
3. VINYL WINDOW
4. FIBERGLASS DOOR WITH GLAZING
5. 1x4 TRIM
6. ADDRESS NUMBERS
7. NEW EXTERIOR LIGHT TO MATCH EXISTING BLDG 330. SEE SUPPLEMENTAL DOCUMENT
8. HORIZONTAL COMPOSITE SIDING

COLOR DESIGNATIONS

- A. NOT USED
- B. FACTORY FINISH DARK GREY
- C. FACTORY FINISH BLACK
- D. STAIN BROWN
- E. PAINT WHITE
- F. GALVANIZED

MATERIAL & COLOR EXAMPLES



VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA

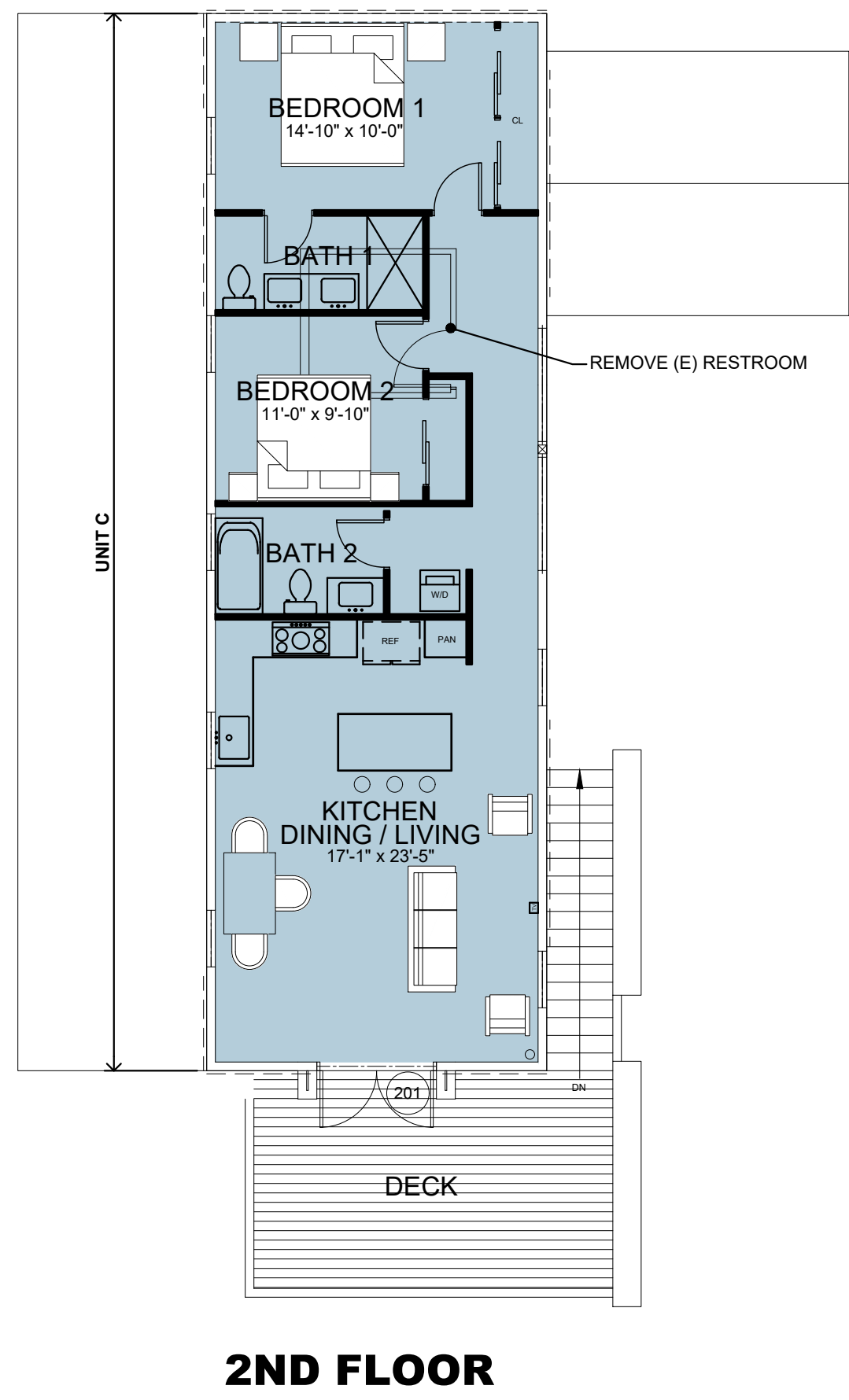
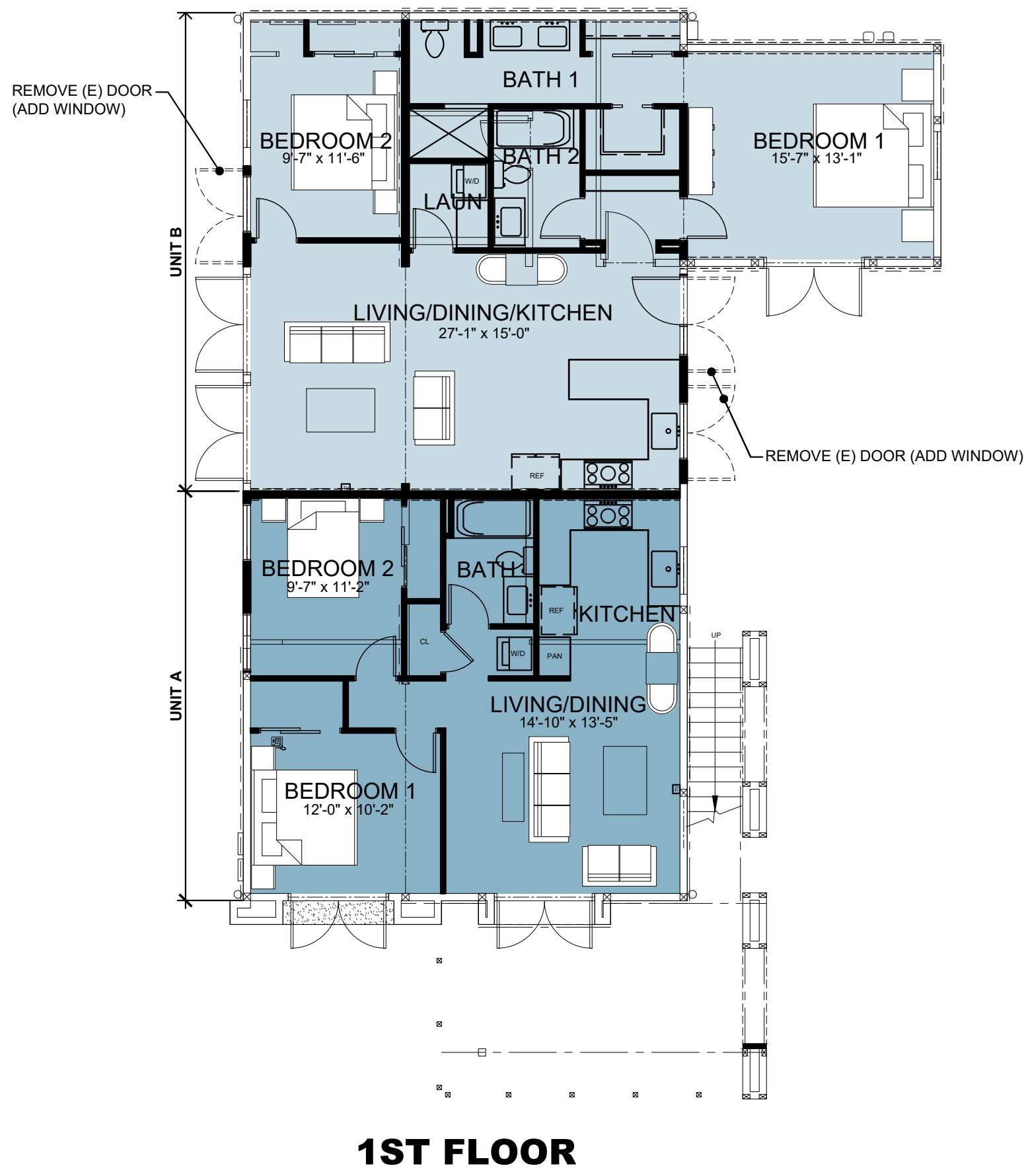
NEW QUADRUPLEX

HAB DESIGN GROUP
ARCHITECTS | DESIGNERS | CREATIVE SOLUTION HUNTERS

C.J. HORSTMAN, MIKE PEACHEY & WAYNE STUART
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805-544-4334 habgroup.net

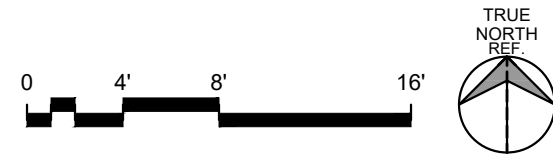
DP8

JOB# 22797
DATE 06/08/23



FLOOR PLANS

SCALE: 1/8" = 1'-0"



VINEYARD AT HALCYON
316-330 S HALCYON RD
ARROYO GRANDE, CA

EXISTING UNIT 330 INTERIOR REMODEL

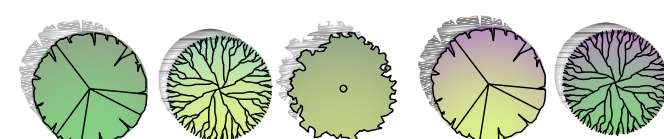


CONCEPTUAL LANDSCAPE PLAN

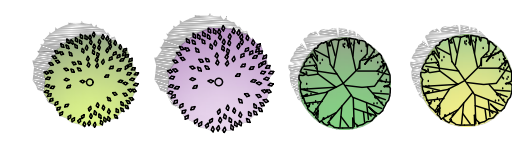
SCALE: 1/16" = 1'-0"

PLANTING LEGEND

LARGE & MEDIUM SIZE TREES



SMALL TREES & SHRUBS



GRASSES & ACCENT SHRUBS



LANDSCAPE AREA



CONCEPTUAL PLANT LIST

WOCULS RATING*

LARGE & MEDIUM TREES

ARBUS UNEDO 'MARINA' (ARBUS)
CASSIA LEPTOPHYLLA (GOLD MEDALLION TREE)

L
L

SMALL TREES AND SHRUBS

ARCTOSTAPHYLOS DEN (MANZANITA EMERALD CARPET)
CALLISTEMON VIMINALIS (WEeping BOTTLEBRUSH)
FEUOA SELLOWIANA (PINEAPPLE GUAVA)
LEUCADENDRON (SUNSHINE CONEBUSH)
LIBERTIA PEREGRINANS (NEW ZEALAND IRIS)
GAURA LINDHEIMERI (PINK GAURA)

L
L
M
L
L
M

GRASSES AND ACCENT SHRUBS

ALOE MOONGLOW (ALOE)
CALAMAGROSIS X ACUTIFLORA (FOERSTER'S REED GRASS)

L
M

CONCEPTUAL PLANT PALETTE

LARGE & MEDIUM TREES



ARBUS



GOLD MEDALLION TREE

SMALL TREES AND SHRUBS



MANZANITA EMERALD CARPET



WEeping BOTTLEBRUSH



PINEAPPLE GUAVA



SUNSHINE CONEBUSH



NEW ZEALAND IRIS



PINK GAURA

GRASSES AND ACCENT SHRUBS



ALOE



FOERSTERS REED GRASS

CONCEPTUAL WATER USAGE SUMMARY

MAWA = Maximum Applied Water Allowance

$MAWA = (Eto - Ept)(0.62) / [(0.7)(LA) + (0.3)(SLA)]$
Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapo-transpiration (for location in inches per year)
Ept = Effective Precipitation (no more than 25% of local Eto, typically 10%)
0.62 = conversion factor to gallons
0.7 = Eto Adjustment Factor (average Ks of .5 divided by 0.7 irrigation efficiency)
LA = Total Irrigated Landscape Area (in square feet) including Special Landscape Area (SLA)
SLA = Portion of the total Irrigated Landscape Area identified as Special Landscape Area (recreational turf)
0.3 = The additional ET Adjustment Allowance Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Enter Eto @ site here = 43.9 inches/ year
Enter Ept @ site here = 4.4 inches/ year
Enter LA @ site here = 13,431 square feet
Enter SLA @ site here = 0 square feet

MAWA = 43.9 4.4 0.62 0.7 13,431 0.3 0

MAWA = 230,306 Gal./Year 0.71 Acre Feet/Year
308 Units/Year

ETWU = Estimated Total Water Use

$ETWU = (Eto)(0.62) / [(PF \times HA) / (IA \times SLA)]$
Where:
ETWU = Estimated Total Water Use in gallons per year
Eto = Reference Evapo-transpiration (for location in inches per year)
0.62 = conversion factor to gallons
PF = Plant Factor from WOLCOLS
HA = Hydrozone Area (high, medium, low water use areas) (square feet)
IA = Irrigation Efficiency (minimum 0.71)
SLA = Special Landscape Area (square feet)

Hydrozone	Plant water Use Type(s)	Plant Factor (PF)*	Area (square feet)	PF x Area (square feet)	Application Efficiency	Calc. Factor
1	High	0.0	0	0	1.00	0
2	Medium	0.6	0	0	0.71	0
3	Low	0.3	12,073	3,622	0.71	5,101
4		0.0	0	0	1.00	0
5		0.0	0	0	1.00	0
			Sum	3,622	Sum	5,101
6	SLA	1.0	0	0	1.00	0

*Plant Factor from WOLCOLS

ETWU = (Eto)(0.62) / [(PF x HA) / (IA x SLA)]
ETWU = 43.9 0.62 5,101 0
ETWU = 138,846 Gallons/Year
188 Units/Year
0.4 Acre-Ft/Year

ETWU must be less than MAWA to comply COMPLIES

CONCEPTUAL LANDSCAPE PLAN