



HARBOR TERRACE



SITE LAYOUT PLAN LEGEND

- 1 CHECK-IN STATION
- 2 CNIC REBB OVERLOOK LOIMCT
- 3 CROSSWALK
- 4 ENTRY SIGNAGE
- 5 HARBOR USE SECURITY GATE
- 6 STORAGE HOUSEKEEPING
- 7 STAIRS SLIDES SLIDES IOTATION
- 8 BOAT TRILER STORAGE WITH SCREEN COLL
- 9 MARINE GEAR STORAGE EXENSION REE
- 10 HARBOR STORAGE REE
- 11 FUTURE HARBOR BUILDING
- 6,000 3,000
- 12 MONGERS UNIT
- (S) COMFORT STATION
- (P) PARKING
- - - TRAILS THS BOARDWALKS
- T TRASH RECYCLING
- G GOLF CART PARKING

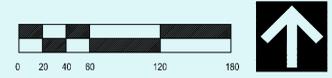
PROGRAM LEGEND

| OVERNIGHT CAMPGROUP ACCOMMODATIONS | | |
|--|---|-----|
| RV Sites | 31 | 111 |
| RV/RV Cabins | 18 | |
| Tent Cabins or RV Cabins Cabinets Cabinets | | |
| Car/Tent Camp Sites | 33 | 22 |
| RV Sites Airstream Village | 22 | |
| VISITOR SERVING COMMERCIAL USES - Reception - Maintenance - Office - Storage - Golf Cart | 12,000 SF 1,000 SF 1,000 SF 1,000 SF 1,000 SF | |
| HARBOR USES Trailer Bays Marine Gear Storage Harbor Storage Electric | 10,000 SF 20,000 SF 10,000 SF 10,000 SF | |
| PARKING | 48,000 SF | |

- RV Sites
- RV Cabins



SON LUIS OBISPO, CA



SITE LAYOUT PLAN

LEGEND

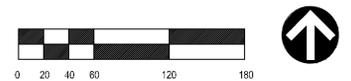
- 1 CHECKSTATION
- 2 CIRCULAR AREA: BBOYERLOOK LOW IMPACT
- 3 CROSSWALK per COA 67
- 4 ENTRY SIGNAGE
- 5 HARBOR USE SECURITY GATE
- 6 MANAGERS OFFICE per COA 53g
- 7 STAIRS
- 8 BOAT/TRAILER STORAGE WITH SCREEN WALL
- 9 MARINE GEAR STORAGE/ENCLOSURE AREA
- 10 HARBOR STORAGE AREA
- 11 FUTURE HARBOR BUILDING
 - 6,000 sq ft footprint
 - not to exceed 25' height
- S COMFORT STATION
 - Restroom/shower/storage/heating
- P PARKING
- T TRASH/RECYCLING

PROGRAM LEGEND per COA 1

| OVERNIGHT CAMPGROUND ACCOMMODATIONS | 60 | 111 |
|-------------------------------------|-----------|-----|
| RV Site | 60 | 111 |
| RV/RV Cabin | 31 | 111 |
| Hotel/Motel Unit | 10 | 111 |
| Tent Cabin/RV Cabin | 10 | 111 |
| Car/Tent Campsite | 33 | 55 |
| Walk-in/Bike-in Site | 22 | 55 |
| VISITOR SERVING COMMERCIAL USES | 6,018 SF | 111 |
| Retail/Restaurant | | |
| Meeting/Conference | | |
| Office/Loobby/Reception | | |
| Storage/Restroom/Laundry | | |
| Clinic/Gathering Area with BBQ | | |
| HARBOR USES | 70 sq ft | 111 |
| Trailer Boat Storage (250 SF each) | 20 sq ft | 111 |
| Marine Gear Storage (800 SF each) | 1.05 acre | 111 |
| Harbor Storage Area | 10,000 SF | 111 |
| Enclosure Area | | |
| PARKING | 48,285 SF | 111 |

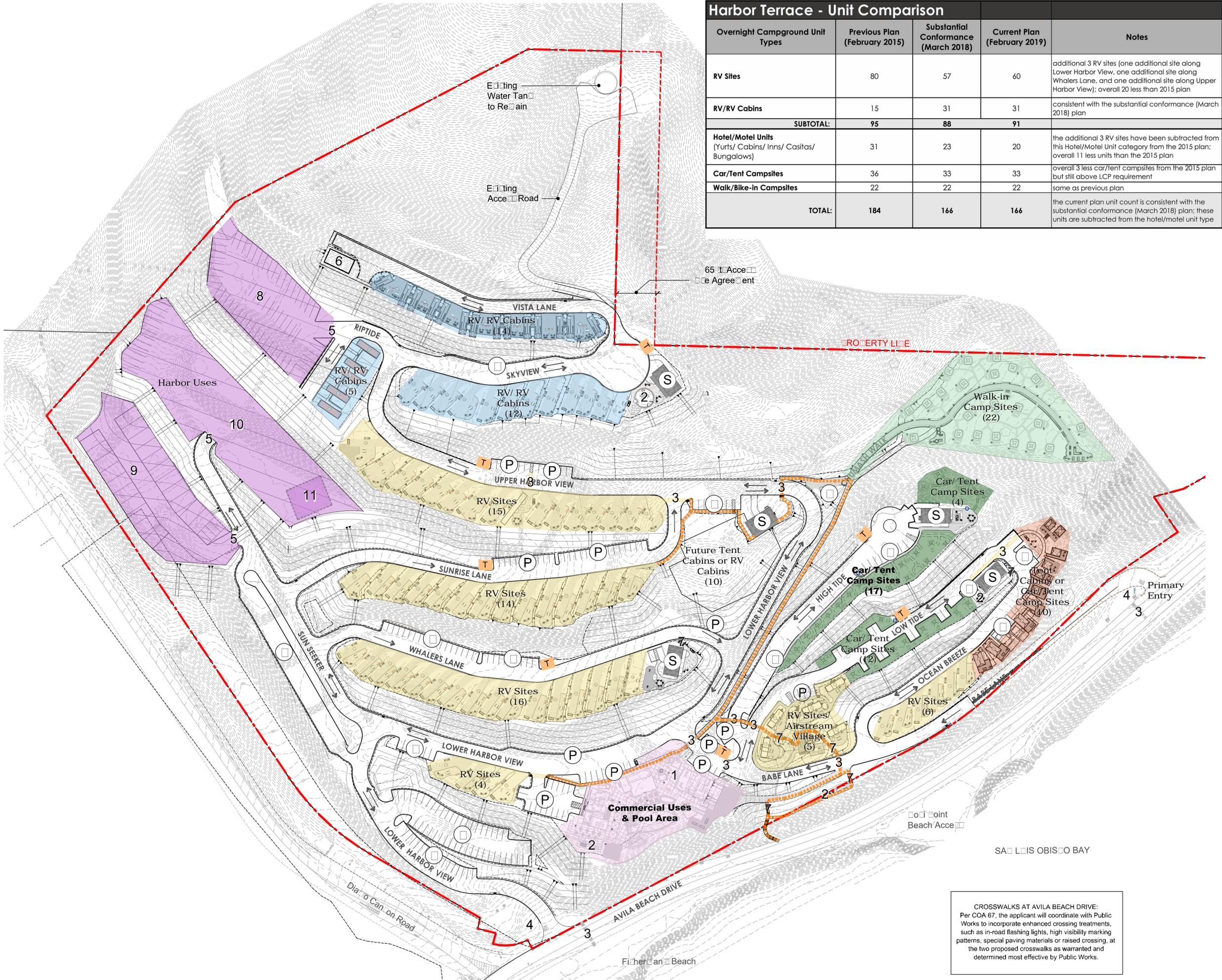
Key: RV Site area need to be converted to RV Cabin/RV access/programmatic

- NOTE: Refer to Land Use Plan for proposed tree and vegetation location



Harbor Terrace - Unit Comparison

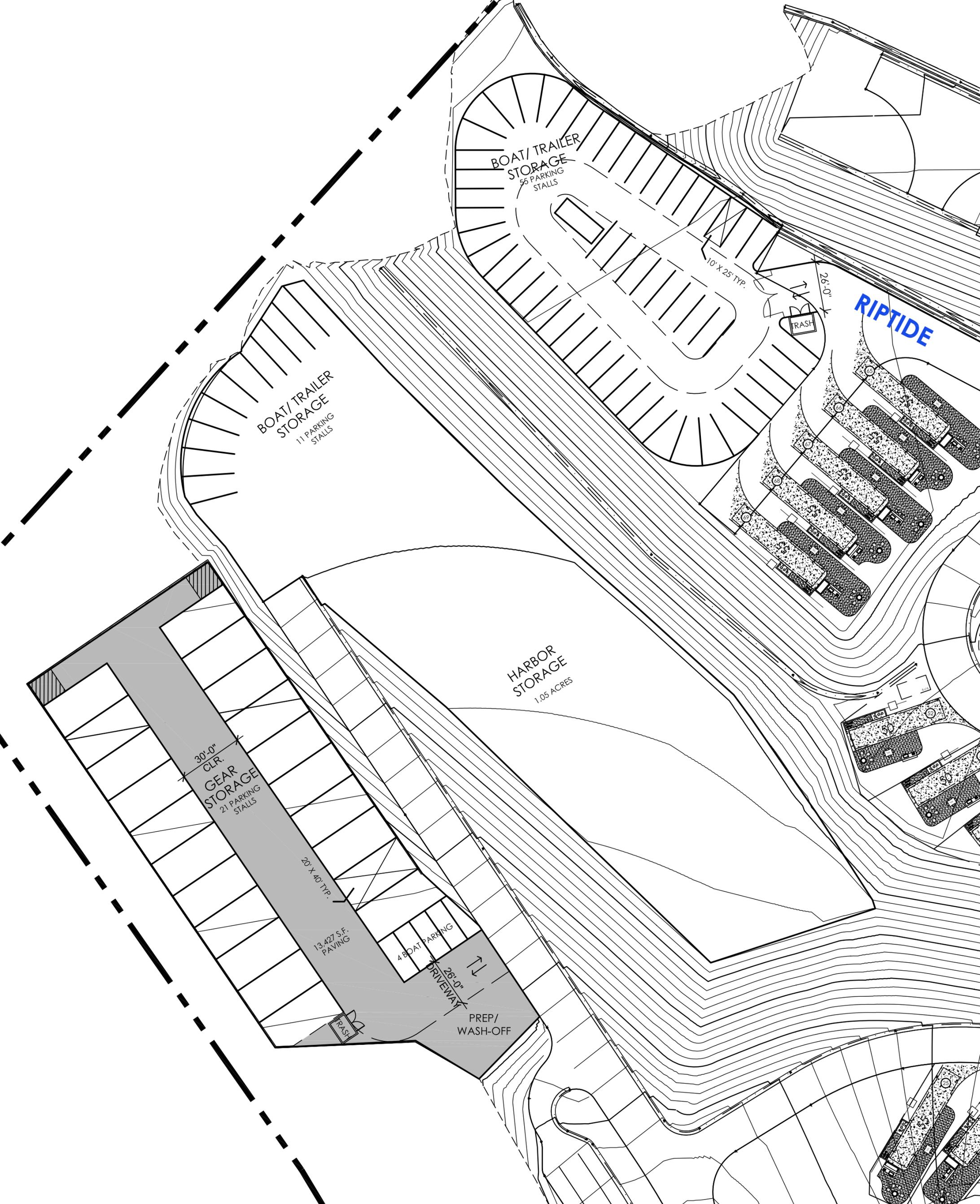
| Overnight Campground Unit Types | Previous Plan (February 2015) | Substantial Conformance (March 2018) | Current Plan (February 2019) | Notes |
|---|-------------------------------|--------------------------------------|------------------------------|--|
| RV Sites | 80 | 57 | 60 | additional 3 RV sites (one additional site along Lower Harbor View, one additional site along Whalers Lane, and one additional site along Upper Harbor View); overall 20 less than 2015 plan |
| RV/RV Cabins | 15 | 31 | 31 | consistent with the substantial conformance (March 2018) plan |
| SUBTOTAL: | 95 | 88 | 91 | |
| Hotel/Motel Units (Yurts/ Cabins/ Inns/ Casitas/ Bungalows) | 31 | 23 | 20 | the additional 3 RV sites have been subtracted from this Hotel/Motel Unit category from the 2015 plan; overall 11 less units than the 2015 plan |
| Car/Tent Campsites | 36 | 33 | 33 | overall 3 less car/tent campsites from the 2015 plan but still above LCP requirement |
| Walk/Bike-in Campsites | 22 | 22 | 22 | same as previous plan |
| TOTAL: | 184 | 166 | 166 | the current plan unit count is consistent with the substantial conformance (March 2018) plan; these units are subtracted from the hotel/motel unit type |



CROSSWALKS AT AVILA BEACH DRIVE: Per COA 67, the applicant will coordinate with Public Works to incorporate enhanced crossing treatments, such as in-road flashing lights, high visibility marking patterns, special paving materials or raised crossing, at the two proposed crosswalks as warranted and determined most effective by Public Works.

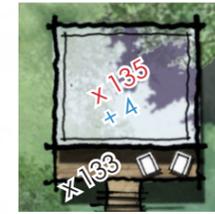
NOTE: MAPPING IN AREAS MARKED TREES AND BRUSH MAY NOT MEET MAP ACCURACY STANDARDS.





DESIGN KEY

① TYPICAL TREE HOUSE WITH PRIVATE DECK - 15 TOTAL



FINISHED FLOOR ELEVATION

ELEVATION ABOVE NATURAL GRADE

ELEVATION AT BASE OF TREE

② ADA ACCESSIBLE UNIT - 2 TOTAL

③ PREMIUM BUNGALOW UNIT WITH OUTDOOR KITCHEN & PARTY DECK - 1 TOTAL

④ SAUNA STEAM ROOM

⑤ TERRACED SUSPENDED DECK

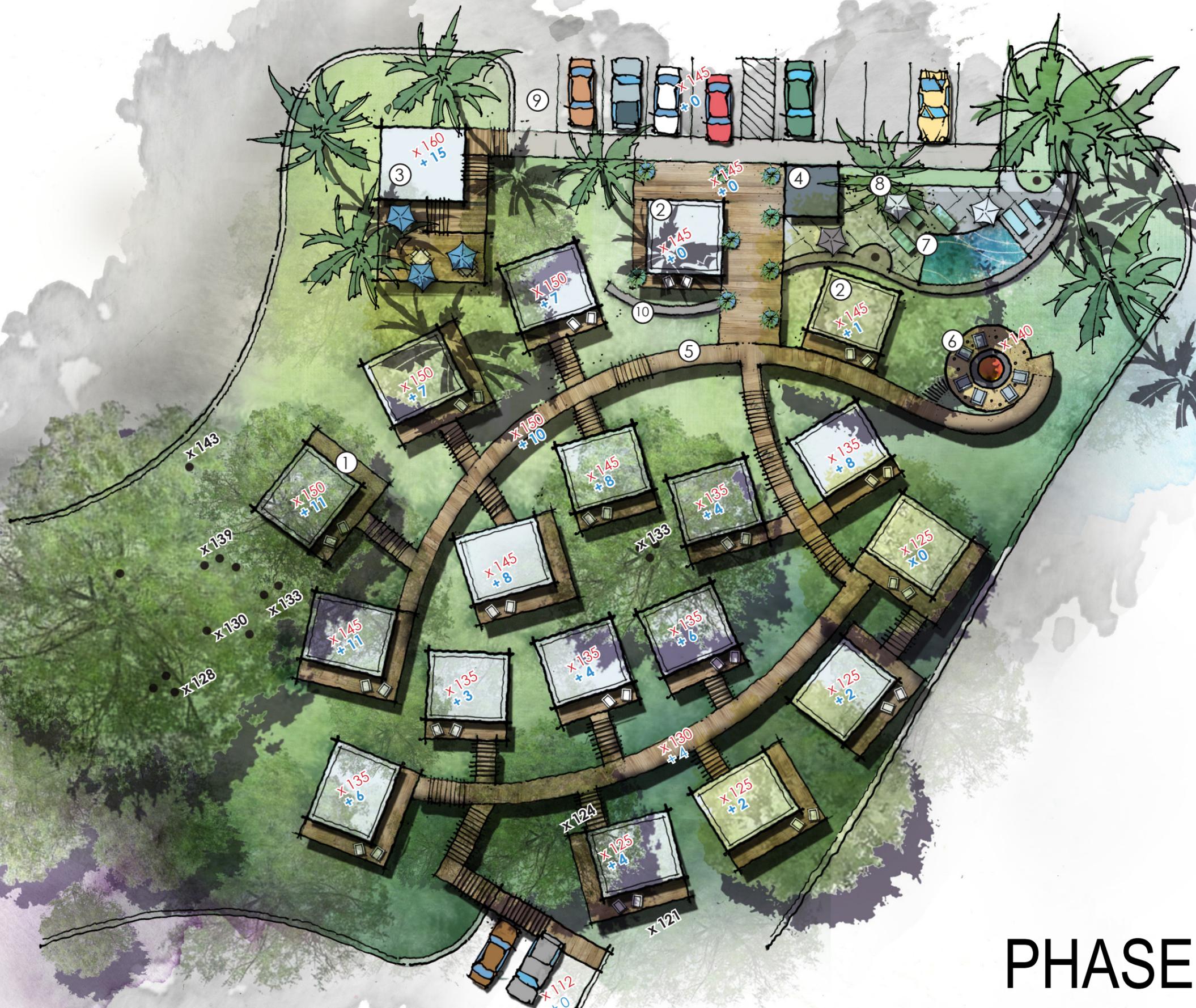
⑥ CRUSHED STONE FIRE PIT OVERLOOK (ADA)

⑦ INFINITY EDGE SPA

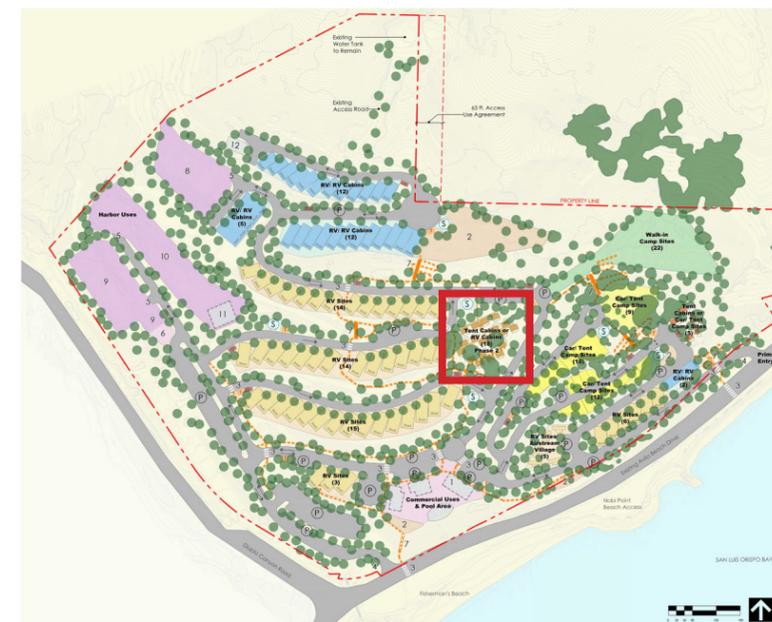
⑧ SUNDECK PATIO

⑨ PARKING

⑩ ACCENT WALL



PHASE 2







SEASON WOOD TILE
DAL TILE WINTER SPRUCE



SEASON WOOD TILE
DAL TILE SNOW PINE



SEASON WOOD TILE
DAL TILE ORCHARD GREY



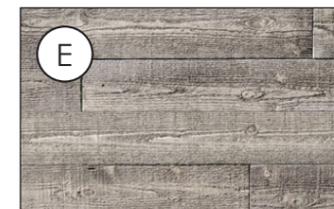
POWDER COAT METAL CANOPY
RAL 3011



ANODIZED STOREFRONT DOOR
KAWNEER MEDIUM BRONZE



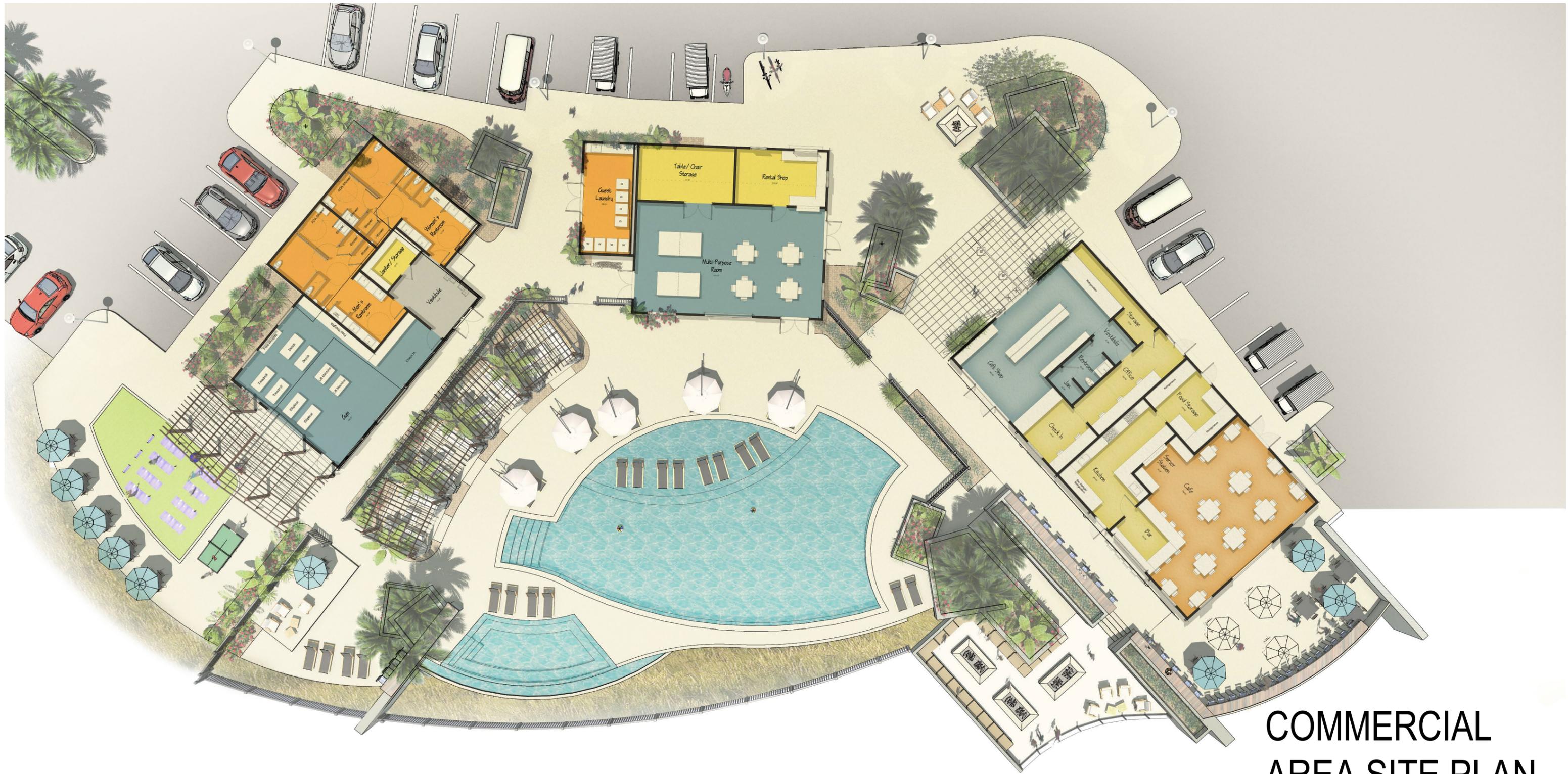
ALUMINUM ROOFING
PAC CLAD SLATE GRAY



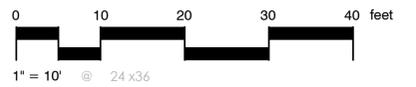
CONCRETE VENEER BASE
CORONADO WOODSTONE -
DEADWOOD



STAINED WOOD TRIM
SW 3541 HARBOR MIST



**COMMERCIAL
AREA SITE PLAN**
March 2018



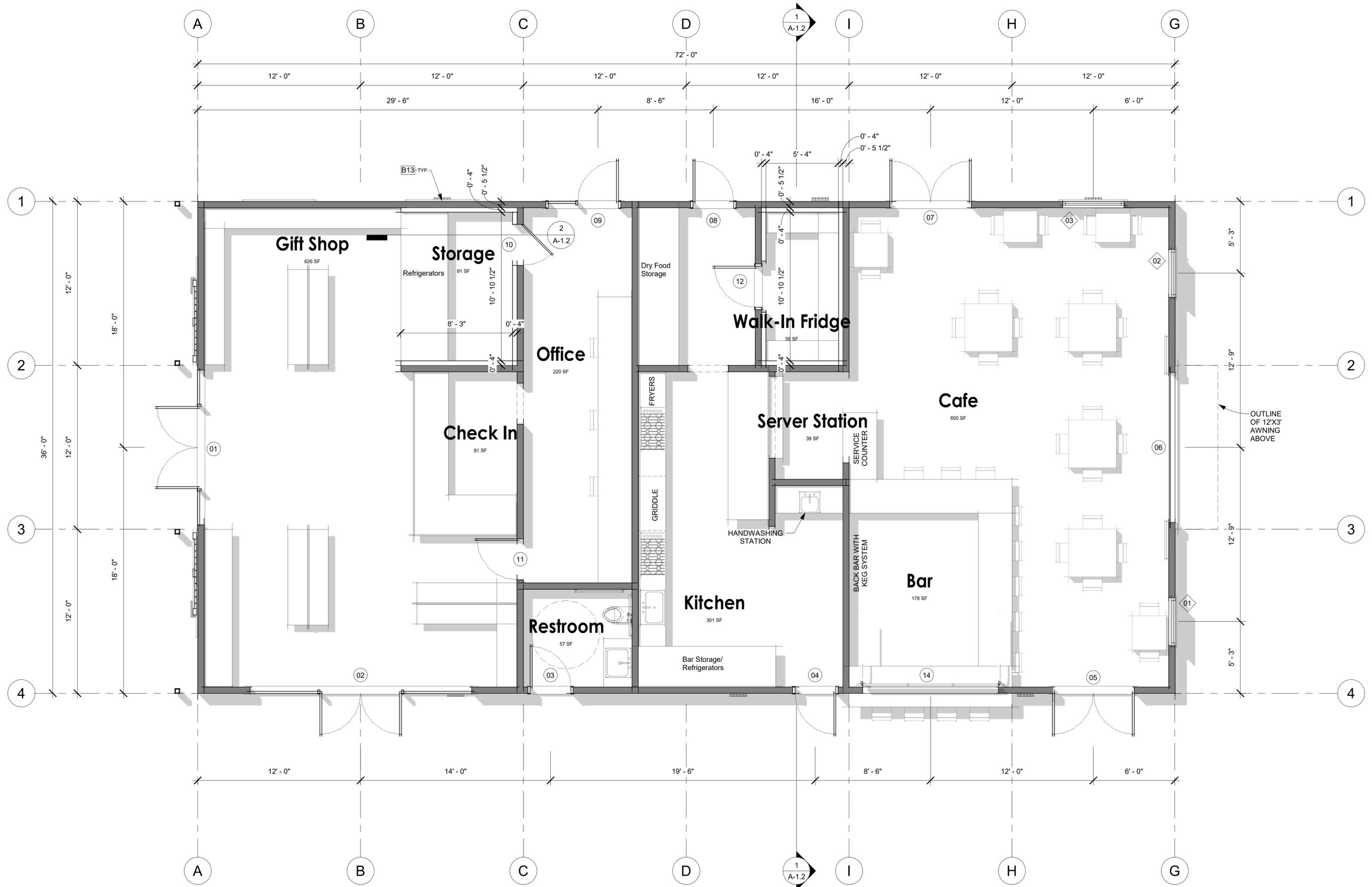
AERIAL VIEW OF COMMERCIAL AREA



COMMERCIAL AREA







01 WELCOME BUILDING
 1/4" = 1'-0"

| BUILDING AREAS | |
|----------------|----------|
| Comments | Area |
| Building 1 | 2,592 SF |
| | 2,592 SF |

KEYNOTES
 B13 CRAWL SPACE VENT.



FRONT ELEVATION



REAR ELEVATION



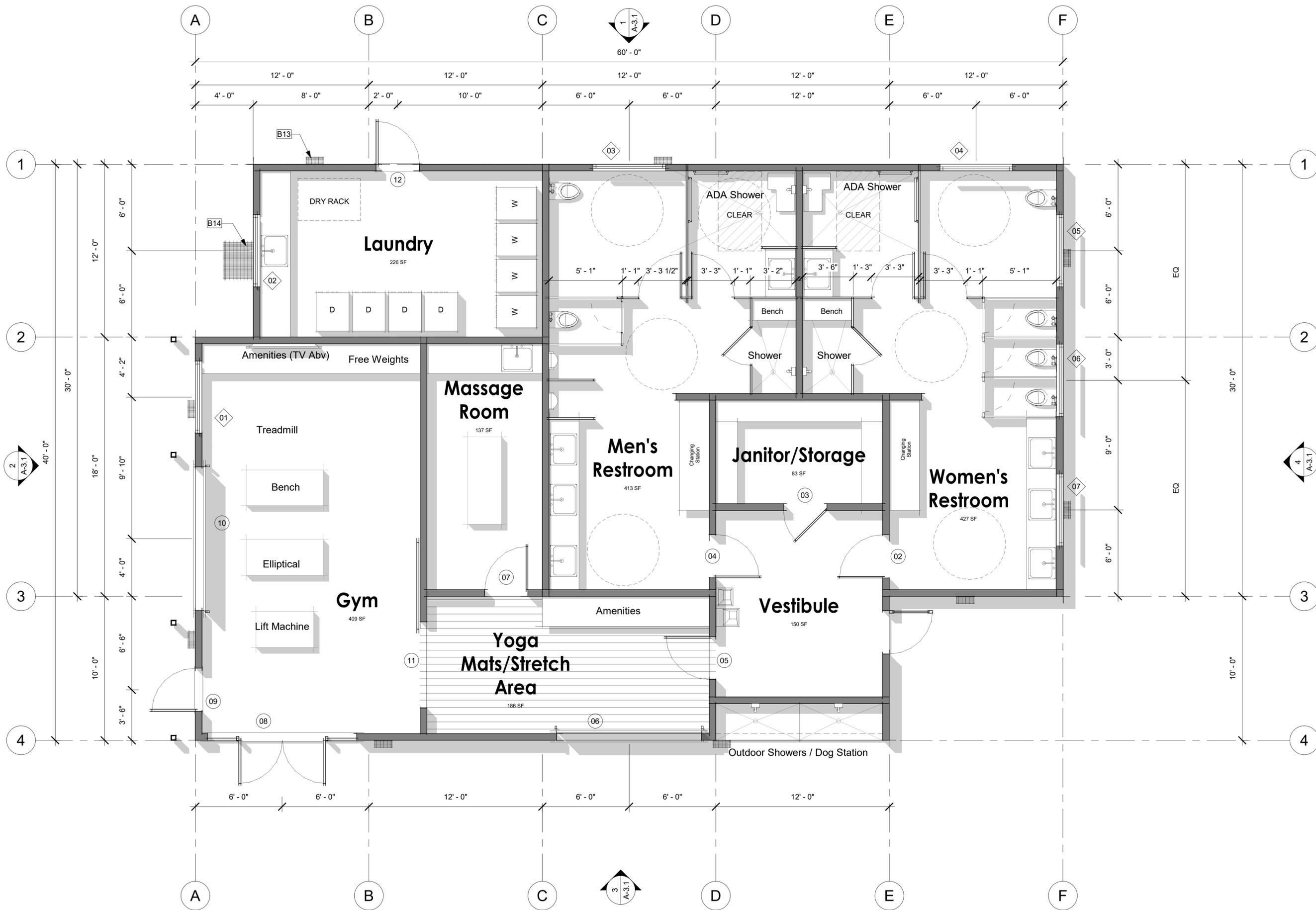
RIGHT ELEVATION



LEFT ELEVATION

BUILDING 1

0 4 8 16
Scale: 1/8" = 1'-0"
(12"x18" sheet)



03 GYM BUILDING

1/4" = 1'-0"

| BUILDING AREAS | |
|----------------|----------|
| Comments | Area |
| Building 3 | 2,418 SF |
| | 2,418 SF |

KEYNOTES

- B13 CRAWL SPACE VENT.
- B14 CRAWL SPACE ACCESS GRATE.



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BUILDING 3





STANDARD RESTROOM FLOOR PLAN

1/4" = 1'-0"

BUILDING AREAS

| Comments | Area |
|-------------------|----------|
| Restroom Building | 1,152 SF |



FRONT ELEVATION



RIGHT ELEVATION



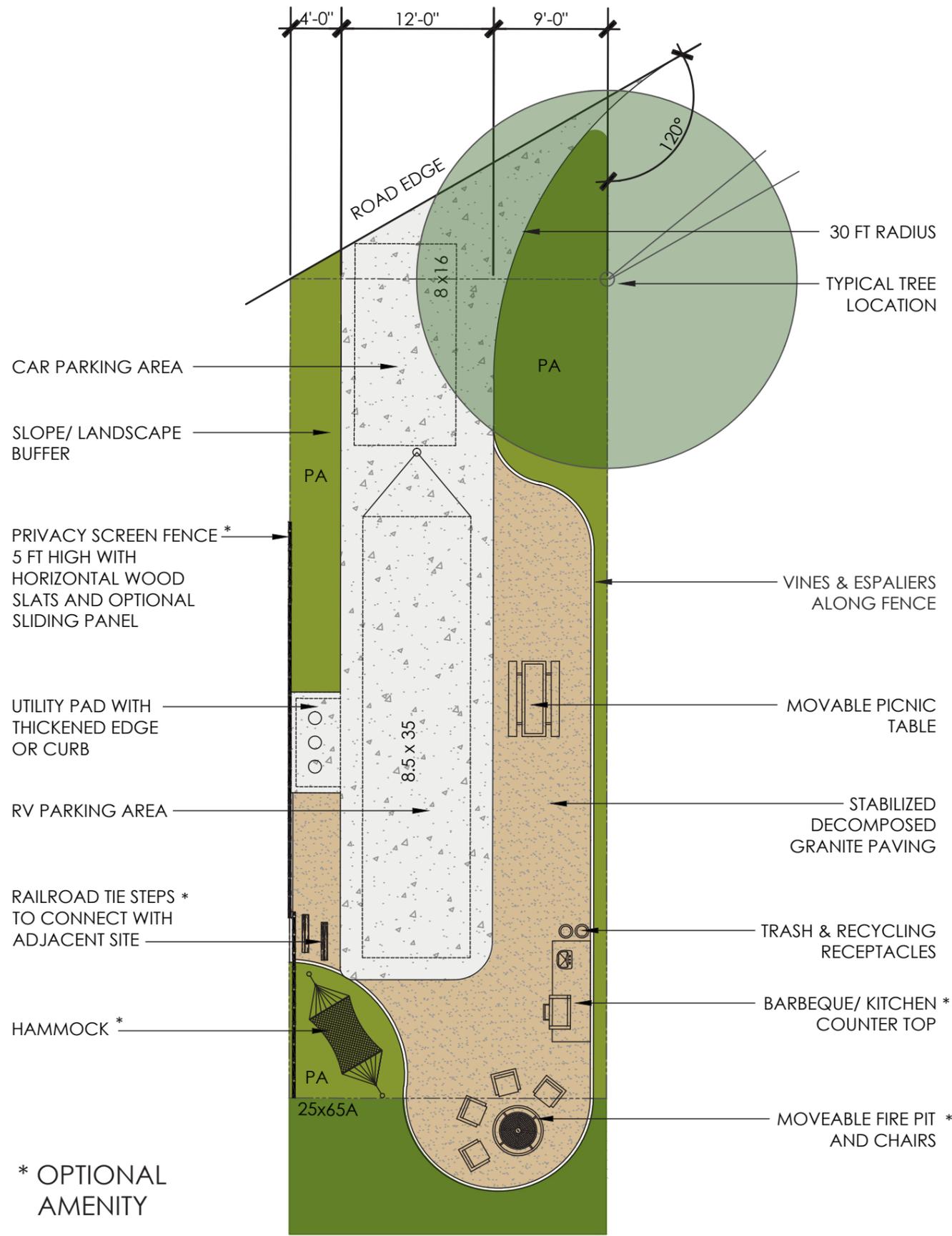
LEFT ELEVATION



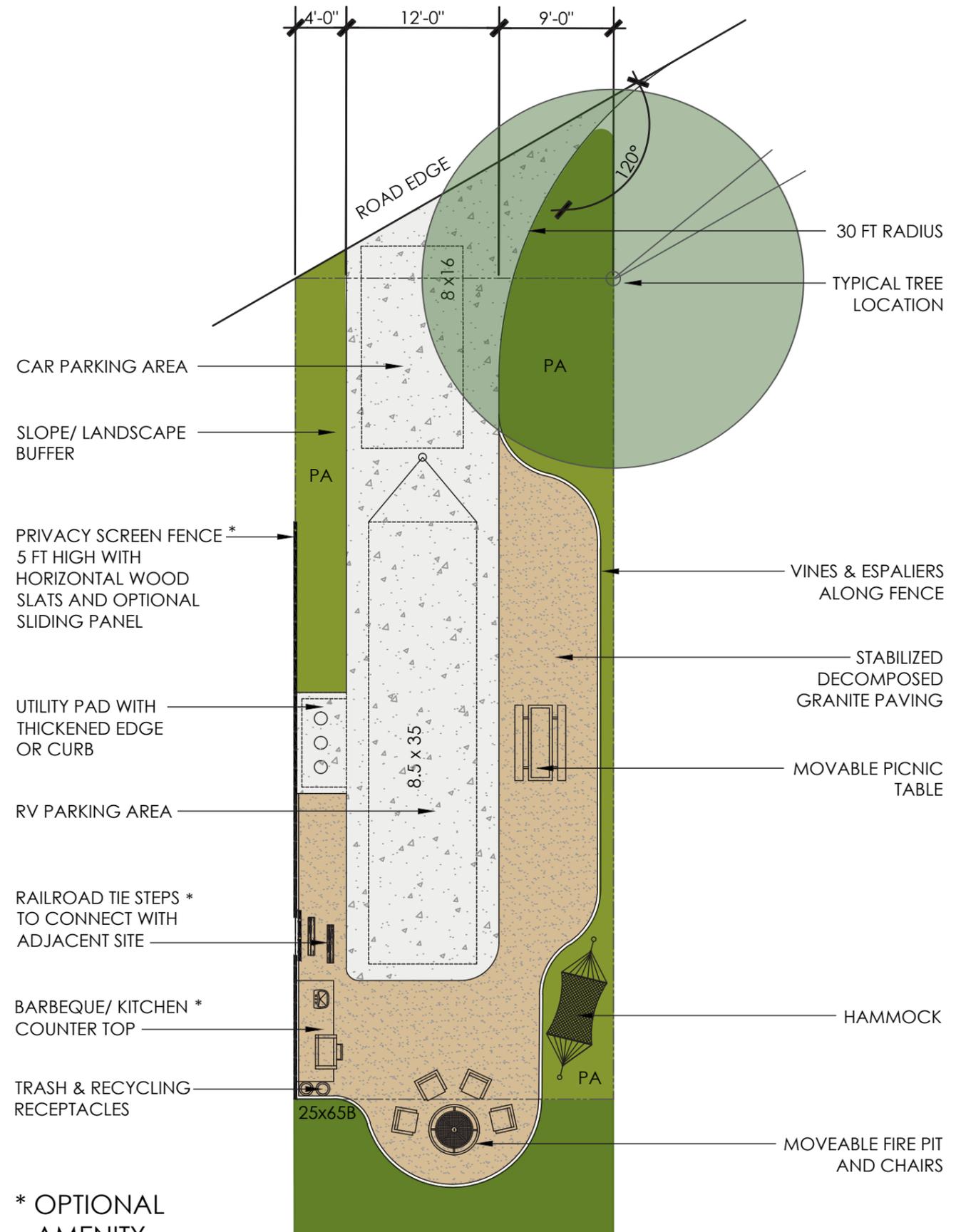
REAR ELEVATION

TYPICAL SERVICE BUILDING





TYPICAL 25 X 65 SITE | TYPE B

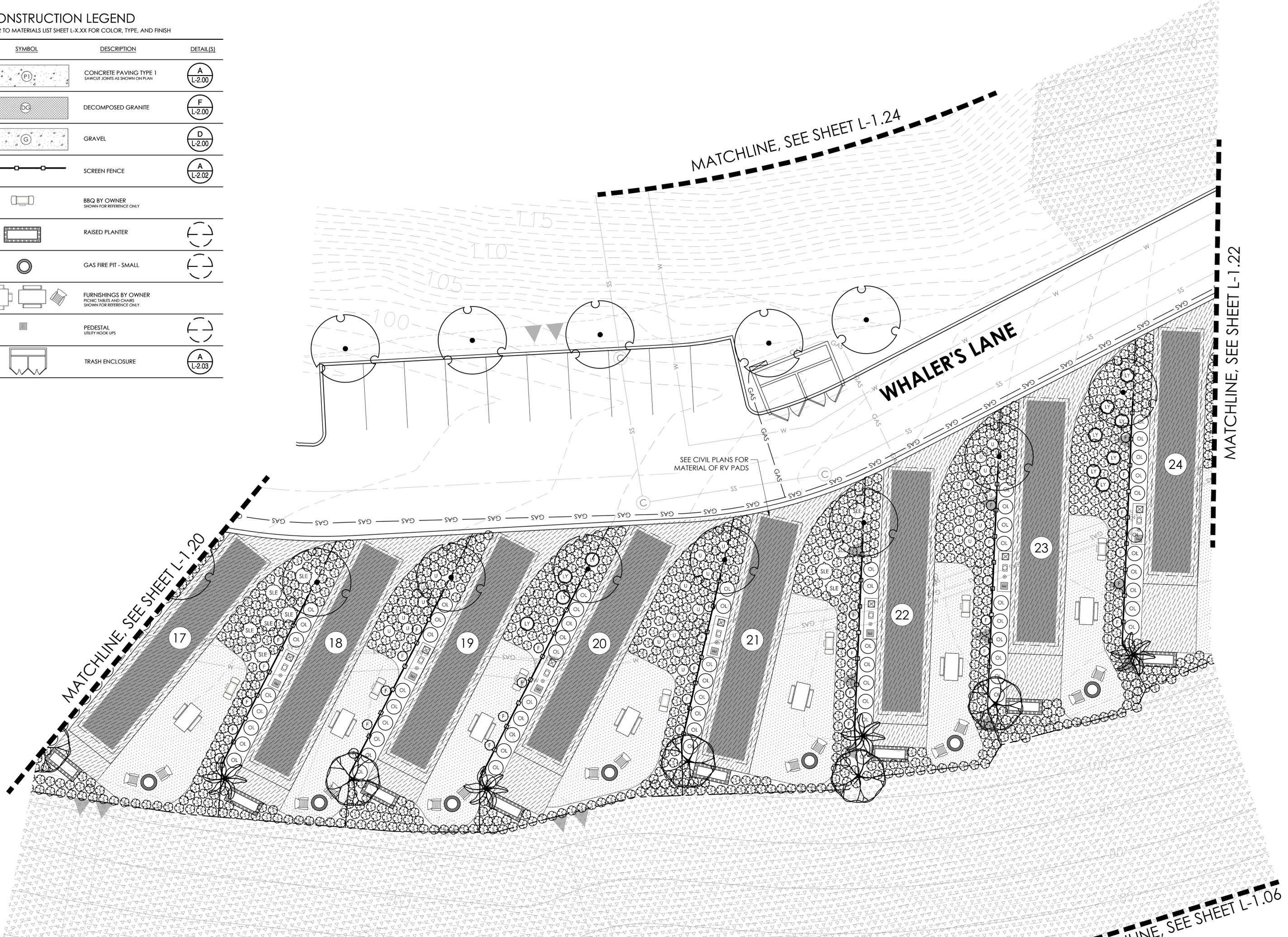


TYPICAL 25 X 65 SITE | TYPE B

CONSTRUCTION LEGEND

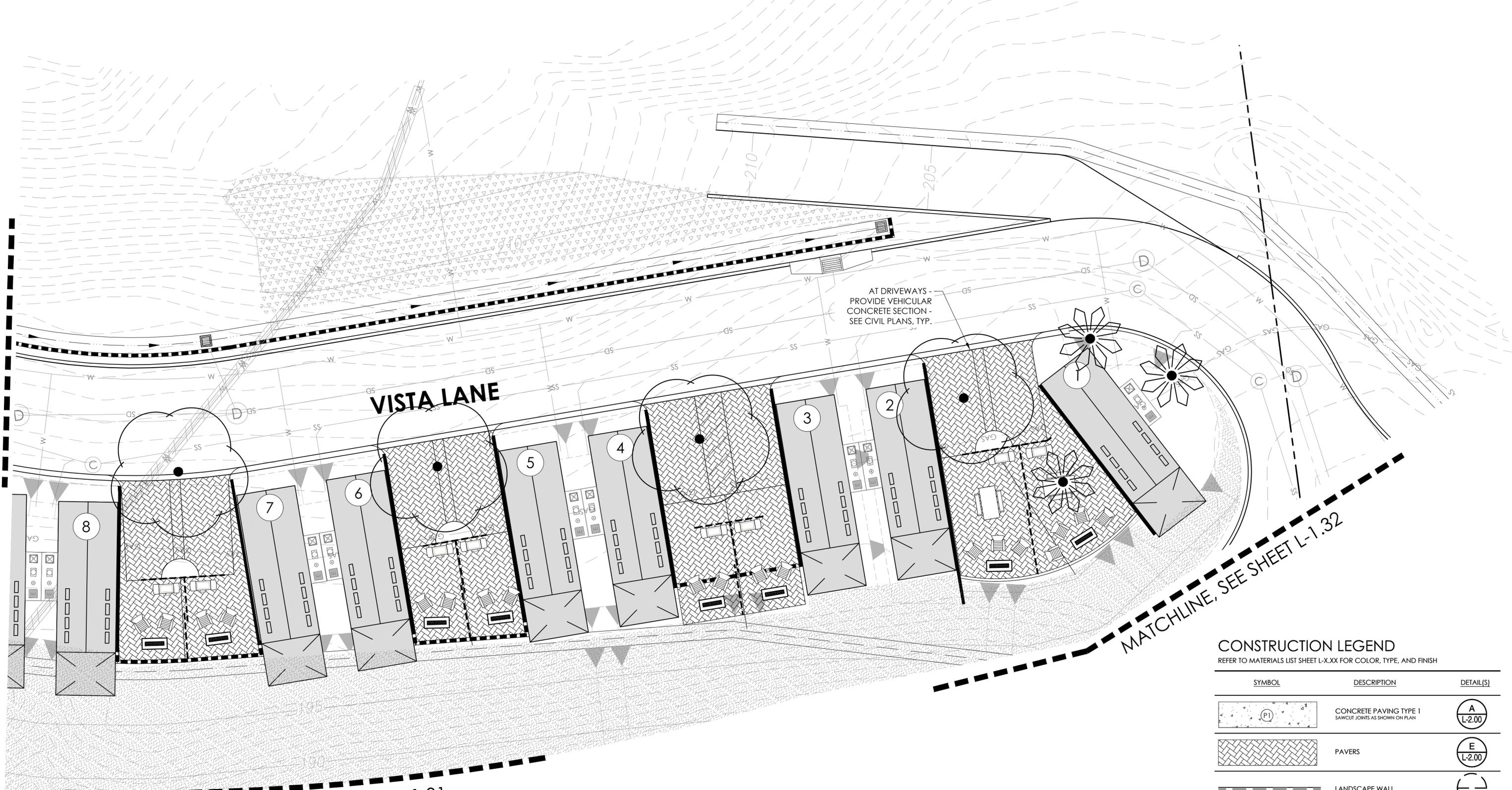
REFER TO MATERIALS LIST SHEET L-X.XX FOR COLOR, TYPE, AND FINISH

| SYMBOL | DESCRIPTION | DETAIL(S) |
|--------|--|-----------|
| | CONCRETE PAVING TYPE 1 SAWCUT JOINTS AS SHOWN ON PLAN | |
| | DECOMPOSED GRANITE | |
| | GRAVEL | |
| | SCREEN FENCE | |
| | BBQ BY OWNER SHOWN FOR REFERENCE ONLY | |
| | RAISED PLANTER | |
| | GAS FIRE PIT - SMALL | |
| | FURNISHINGS BY OWNER PICNIC TABLES AND CHAIRS SHOWN FOR REFERENCE ONLY | |
| | PEDESTAL UTILITY HOOK UPS | |
| | TRASH ENCLOSURE | |









MATCHLINE, SEE SHEET L-1.31

MATCHLINE, SEE SHEET L-1.32

CONSTRUCTION LEGEND

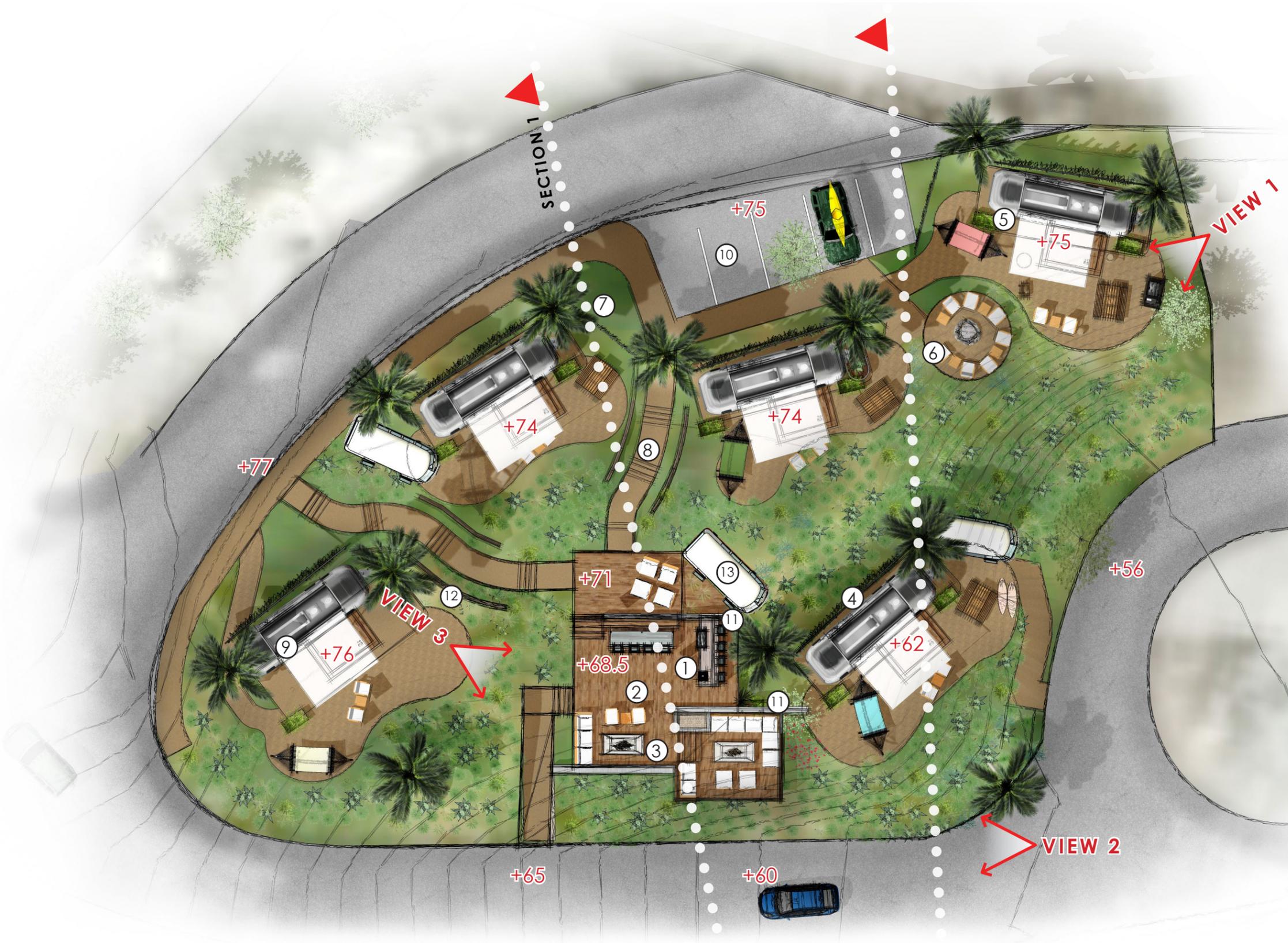
REFER TO MATERIALS LIST SHEET L-X.XX FOR COLOR, TYPE, AND FINISH

| SYMBOL | DESCRIPTION | DETAIL(S) |
|--------|--|-----------------|
| | CONCRETE PAVING TYPE 1 SAWCUT JOINTS AS SHOWN ON PLAN | A L-2.00 |
| | PAVERS | E L-2.00 |
| | LANDSCAPE WALL x | |
| | GREEN SCREEN | |
| | FENCE WITH SLIDING PANELS | |
| | PEDESTAL UTILITY HOOK UPS | |
| | GAS FIRE PIT - SMALL | |
| | FURNISHINGS BY OWNER PICNIC TABLES, CHAIRS, GRILL SHOWN FOR REFERENCE ONLY | |

DESIGN KEY

- ① OUTDOOR KITCHEN AND DINING DECK
- ② CANTILEVERED SUNSET DECK WITH BUILT-INS
- ③ FIRETABLES
- ④ GREENSCREENS
- ⑤ ADA UNIT WITH ACCESSIBLE AMENITIES
- ⑥ COMMUNAL FIREPIT
- ⑦ GATEWAY ENTRY TRELIS
- ⑧ WALKWAYS WITH RAILROAD TIES STEPS - DG
- ⑨ AIRSTREAM PRIVATE YARDS (TYP.)
- ⑩ PARKING
- ⑪ ACCENT WALLS
- ⑫ DRYSTACK LANDSCAPE BOULDER WALLS
- ⑬ VW CLUBHOUSE

+75 - PAD ELEVATIONS



AIRSTREAM VILLAGE



- ① DRIVEWAY
- ② CANTILEVERED SUNSET DECK WITH BUILT-INS
- ③ AIRSTREAM UNIT WITH PRIVATE YARD



AIRSTREAM SITE PLAN | SECTION 1 LOCATION

AIRSTREAM VILLAGE





