

DRAWING SCHEDULE

Sheet-NO	Sheet Title	Sheet-NO	Sheet Title
	TITLE SHEET	1	
	TOPOGRAPHICAL SURVEY	2	
	SITE PLAN	3	
	FOUNDATION PLANS BUILDING NO. 1, 2, 3, 7, 8, 10 & 11	4	
	FOUNDATION PLANS BUILDING NO. 4, 5, 12, 14, 15, 17 & 18	5	
	FOUNDATION PLANS BUILDING NO. 6, 9, 10, 11 & 12	6	
	1 ST FLOOR PLAN BUILDING NO. 1	7	
	1 ST FLOOR PLANS BUILDING NO. 2, 4, 15 & 18	8	
	1 ST FLOOR PLANS BUILDING NO. 3, 5, 7, 8 & 10	9	
	1 ST FLOOR PLANS BUILDING NO. 6, 9, 10 & 12	10	
	1 ST FLOOR PLANS BUILDING NO. 8, 11 & 13	11	
	1 ST FLOOR PLAN BUILDING NO. 17	12	
	1 ST TYPICAL UNIT FLOOR PLAN UNITS A & B	13	
	1 ST TYPICAL UNIT FLOOR PLAN UNITS C & D	14	
	RECREATION BUILDING FLOOR PLAN SECTION & DETAILS	15	
	EXTERIOR ELEVATIONS	16	
	EXTERIOR ELEVATIONS	17	
	EXTERIOR ELEVATIONS	18	
	EXTERIOR ELEVATIONS	19	
	EXTERIOR ELEVATIONS	20	
	EXTERIOR ELEVATIONS	21	
	INTERIOR ELEVATIONS	22	
	FOUNDATION DETAILS	23	
	FRAMING SECTIONS & MISCELLANEOUS DETAILS	24	
	FRAMING DETAILS	25	
	STAIR SECTION & DETAILS	26	
	DOOR & WINDOW DETAILS	27	
	TRUSS SECTIONS	28	
	PLAY AREA PLAN & DETAILS - DOOR, WINDOW, FINISH & DRINK SCHEDULES - MISCELLANEOUS DETAILS	29	
	ROOF FRAMING PLANS & ROOF PLANS, BLDG. NO. 1, 2, 3, 7, 8, 10 & 11	30	
	ROOF FRAMING PLANS & ROOF PLANS, BLDG. NO. 4, 5, 12, 14, 15, 17, 19	31	
	ROOF FRAMING PLANS & ROOF PLANS, BLDG. NO. 6, 9, 10, 11, 12	32	
CIVIL			
	COLD WATER DISTRIBUTION PLAN	33	
	GRADING PLAN	34	
	SANITARY SEWER PLAN	35	
ELECTRICAL			
	SITE PLAN	36	
	SYMBOLS, NOTES & SCHEDULES	37	
	SINGLE LINE DIAGRAM	38	
	CALCULATIONS & SCHEDULES	39	
	RECREATION LAUNDRY BUILDING	40	
	BUILDING NO. 1 TYPICAL BUILDING PLAN	41	
	LIGHTING PLAN	42	
	1/8" SCALE APT. PLANS	43	
	1/8" SCALE APT. PLANS	44	
	PANEL SCHEDULES	45	
	PANEL SCHEDULES	46	
	PANEL SCHEDULES	47	
	PANEL SCHEDULES	48	
PLUMBING			
	GAS DISTRIBUTION PLAN	49	
	PLUMBING PLAN BUILDING NO. 1	50	
	PLUMBING PLAN BUILDING NO. 2, 4, 15 & 18	51	
	PLUMBING PLAN BUILDING NO. 3, 5, 7, 14 & 15	52	
	PLUMBING PLAN BUILDING NO. 6, 9, 10 & 12	53	
	PLUMBING PLAN BUILDING NO. 8, 11 & 13	54	
	PLUMBING PLAN BUILDING NO. 17	55	
	PLUMBING PLAN RECREATION BUILDING	56	
	PLUMBING PLAN RISER DIAGRAMS	57	
	PLUMBING PLAN RISER DIAGRAMS	58	
MECHANICAL			
	ONE AND TWO BEDROOM UNITS	59	
	THREE AND FOUR BEDROOM UNITS	60	
	TYPICALS	61	
	RECREATION ROOM AND OFFICE	62	
LANDSCAPE			
	SPRINKLER PLAN	63	
	LANDSCAPE PLAN	64	

LOS OSOS ROAD APARTMENTS

SAN LUIS OBISPO, CALIFORNIA
FHA PROJECT NO. 122-44098-LDP

APPROVED
 AUG 26 1976
PLANNING AND BUILDING DEPT.
 CITY OF SAN LUIS OBISPO


CALCS - SPECS ETC.
 IN FOLDER IN FILE

DATE	
INITIAL	

SIGNATURE	
-----------	--

NAME	EDWARD C. BARKER A.I.A.
TITLE	SPROUL CONSTRUCTION CORPORATION

ARCHITECT	EDWARD C. BARKER A.I.A.
OWNER	
GENERAL CONTRACTOR	
SUPERVISING ARCHITECT	
MORTGAGEE	
BONDING COMPANY	

EDWARD C. BARKER
 Architect A.I.A.
 P.O. BOX 1267
 ORANGE CALIFORNIA 92668

TEXTEL
 INCORPORATED
 AREA 714 561-6177

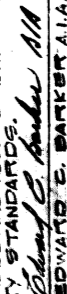
SHEET TITLE
TITLE SHEET

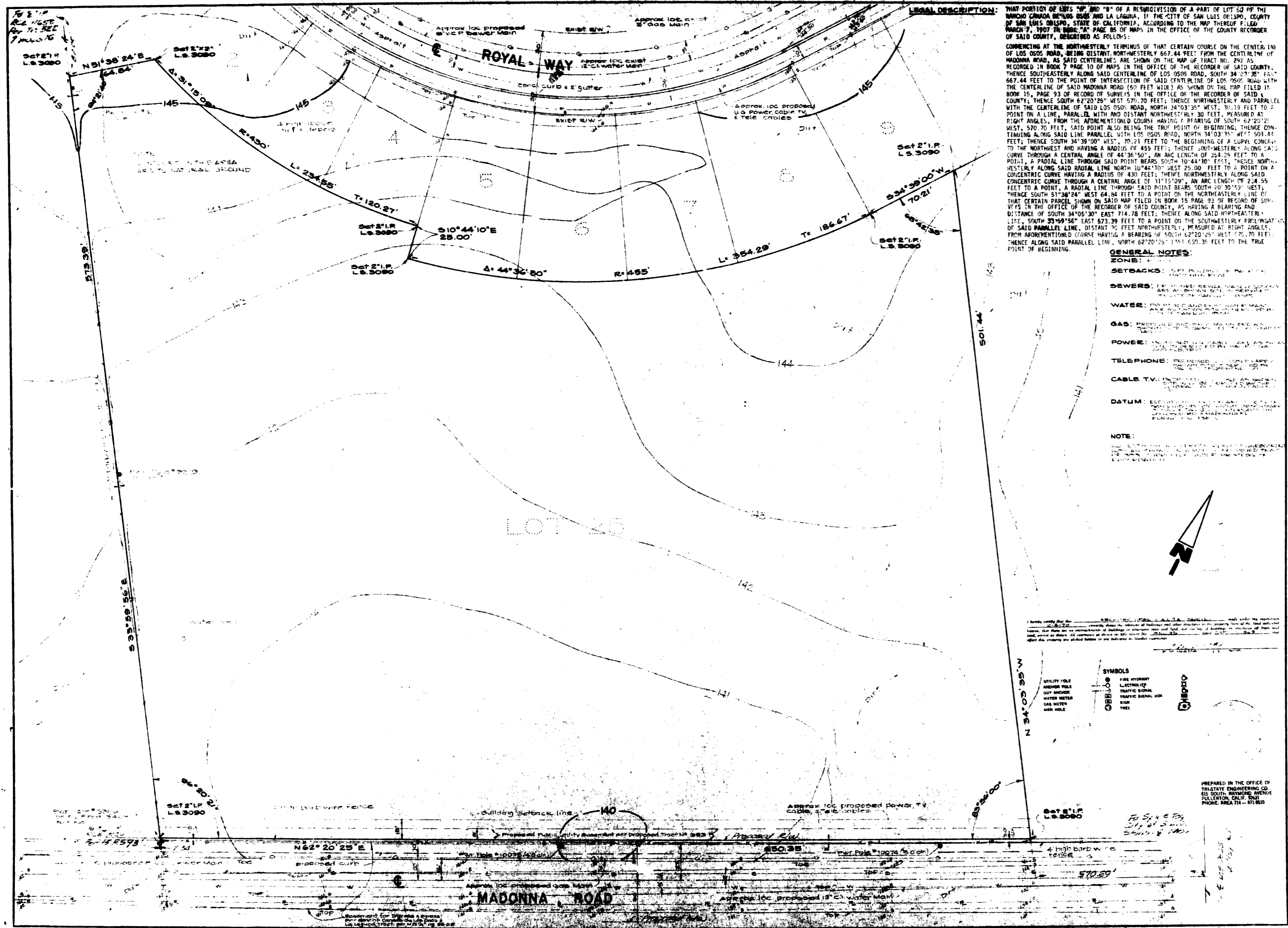
PROJECT

LOCATION
 SAN LUIS OBISPO
 CALIFORNIA

CONSULTANT

REVISIONS	
JOB NO.	122-44098-LDP
DESIGNED	E.C.B.
DRAWN	T.C.
CHECKED	
APPROVED	
SHEET	A

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS CONFORM TO THE SCHEMATIC DRAWINGS, BRIEF SPECIFICATIONS AND COMMITMENT CONDITIONS, INCLUDING THE CONTRACT DOCUMENT APPLICABLE CODES AND ORDINANCES AND THAT THEY COMPLY WITH THE OBJECTIVES OF THE FEDERAL HOUSING AUTHORITY MINIMUM PROPER STANDARDS.

 EDWARD C. BARKER A.I.A. ARCHITECT



LEGAL DESCRIPTION:

THAT PORTION OF LOTS "A" AND "B" OF A RESUBDIVISION OF A PART OF LOT 60 OF THE MANCHO GRANADA BEYOND OSOS AND LA LAGUNA, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED MARCH 7, 1907 IN BOOK "A" PAGE 85 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE ON THE CENTERLINE OF LOS OSOS ROAD, BEING DISTANT NORTHWESTERLY 667.44 FEET FROM THE CENTERLINE OF MADONNA ROAD, AS SAID CENTERLINES ARE SHOWN ON THE MAP OF TRACT NO. 292 AS RECORDED IN BOOK 7 PAGE 10 OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF LOS OSOS ROAD, SOUTH 34°03'35" EAST 667.44 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF LOS OSOS ROAD WITH THE CENTERLINE OF SAID MADONNA ROAD (50 FEET WIDE) AS SHOWN ON THE MAP FILED IN BOOK 15, PAGE 93 OF RECORD OF SURVEYS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 62°20'25" WEST 570.70 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE CENTERLINE OF SAID LOS OSOS ROAD, NORTH 34°03'35" WEST, 30.19 FEET TO A POINT ON A LINE, PARALLEL WITH AND DISTANT NORTHWESTERLY 30 FEET, MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED COURSE HAVING A BEARING OF SOUTH 62°20'25" WEST, 570.70 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE PARALLEL WITH LOS OSOS ROAD, NORTH 34°03'35" WEST 501.44 FEET; THENCE SOUTH 34°39'00" WEST, 70.21 FEET TO THE BEGINNING OF A CURVE CONCENTRIC TO THE NORTHWEST AND HAVING A RADIUS OF 455 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°36'50", AN ARC LENGTH OF 354.29 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 10°44'10" EAST, THENCE NORTHWESTERLY ALONG SAID RADIAL LINE NORTH 10°44'10" WEST 25.00 FEET TO A POINT ON A CONCENTRIC CURVE HAVING A RADIUS OF 430 FEET; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 31°15'09", AN ARC LENGTH OF 234.95 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 20°30'59" WEST; THENCE SOUTH 51°30'24" WEST 64.84 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL SHOWN ON SAID MAP FILED IN BOOK 15 PAGE 93 OF RECORD OF SURVEYS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AS HAVING A BEARING AND DISTANCE OF SOUTH 34°05'30" EAST 714.78 FEET; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 33°59'56" EAST 573.39 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF SAID PARALLEL LINE, DISTANT 30 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM AFOREMENTIONED COURSE HAVING A BEARING OF SOUTH 62°20'25" WEST 570.70 FEET; THENCE ALONG SAID PARALLEL LINE, NORTH 62°20'25" EAST 650.35 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES:

- ZONE: RESIDENTIAL
- SEWER: 18" DIAMETER REVERSE SLOPE MAIN AND 12" DIAMETER BRANCHES
- WATER: 12" DIAMETER REVERSE SLOPE MAIN AND 8" DIAMETER BRANCHES
- GAS: 8" DIAMETER REVERSE SLOPE MAIN AND 6" DIAMETER BRANCHES
- POWER: 120/240V SINGLE PHASE 3-WIRE SYSTEM
- TELEPHONE: 12" DIAMETER REVERSE SLOPE MAIN AND 6" DIAMETER BRANCHES
- CABLE TV: 12" DIAMETER REVERSE SLOPE MAIN AND 6" DIAMETER BRANCHES
- DATUM: 1988 NAVD83
- NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

I hereby certify that the above is a true and correct copy of the original as shown to me by the engineer in charge of the project.

SYMBOLS

UTILITY POLE	FIRE HYDRANT
ANCHOR BOLT	ELECTRICAL
GUY ANCHOR	TRAFFIC SIGNAL
WATER METER	TRAFFIC SIGNAL BOX
GAS METER	BIKE
MAN HOLE	TREE

EDWARD C. BARKER
Architect AIA

P.O. BOX 1267
ORANGE CALIFORNIA 92668

Edward C. Barker
0221

TEXTEL
INCORPORATED

AREA 714 641-9177

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECT
LOS OSOS ROAD APARTMENTS

LOCATION
SAN LUIS OBISPO

CONSULTANT
TRI-STATE ENGINEERING

REVISIONS

NO.	DESCRIPTION

JOB NO. 104 2-2-70

DESIGNED ECD

DRAWN

CHECKED

APPROVED

SHEET 3-1