

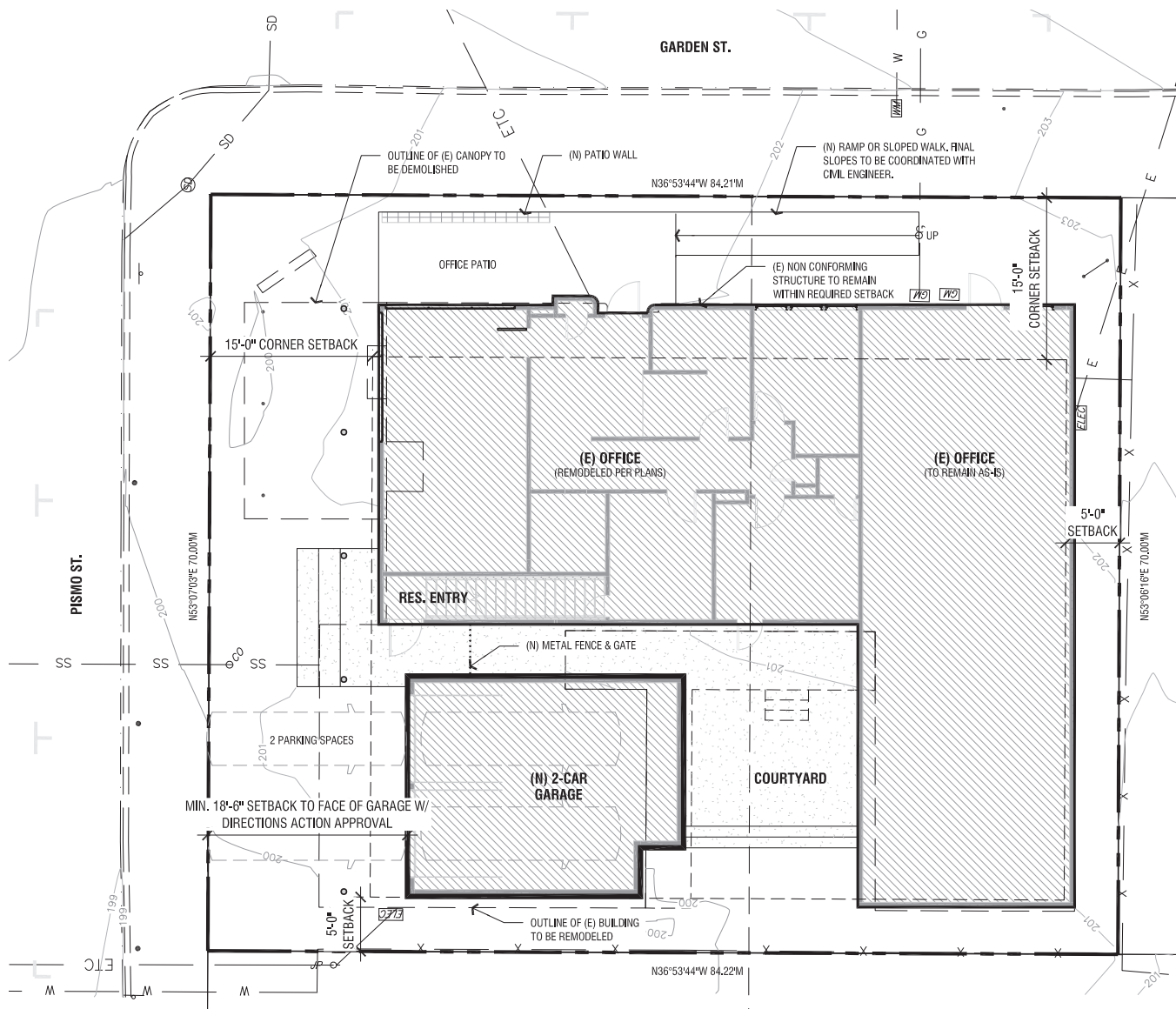


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SCHEMATIC DESIGN PACKAGE, 09/04/24

**1405 GARDEN ST.
MIXED-USE**

Prepared by TEN OVER STUDIO



PROJECT DESCRIPTION

This project proposes the conversion of an existing office building at the corner of Pismo St & Garden St. into a 3-story mixed use building. A portion of the ground floor office space is to remain as-is, and a portion is to be converted into a 2-car garage and entryway for the new residential duplex above. The ground floor office will also contain a new conference room, and a remodeled outdoor courtyard. The 2nd and 3rd floors are comprised of (2) residential units. Each unit comes with 2 bedrooms, open living areas, in-unit laundry, and ample outdoor deck areas. Each unit will be assigned (2) parking spaces - one inside the garage and one directly outside. The building design is rooted in the existing building's art deco features which include rounded exterior corners and strong horizontal rooflines. Large expanses of glass and metal siding relate to the commercial building across the street while providing sweeping views of Madonna Mountain for the residences above.

LAND USE REQUIREMENTS

ADDRESS	1405 GARDEN (81407 GARDEN, 747 PISMO)		
APN	003-533-004		
ZONING	O		
OVERLAY ZONES	HISTORIC DISTRICT: OLD TOWN		
SPECIFIC AREA DESIGN GUIDELINES	O-H, 100-YEAR FLOOD ZONE		
CURRENT USE	OFFICE		
PROPOSED USE	OFFICE & RESIDENTIAL		
ALLOWED USE IN ZONE	YES		
ENTITLEMENTS/USE PERMIT REQUIRED	X		
LOT SIZE	5905 SF	.14 ACRE	
MAX SITE COVERAGE	ALLOWABLE 60%	PROPOSED 56.50%	
FAR	ALLOWABLE 1.5	PROPOSED 1.22	
DENSITY	ALLOWABLE 12/ACRE (MIN 2 UNITS/LOT)	PROPOSED 2	
AFFORDABLE UNITS PROPOSED			
INCENTIVES PURSUED			
HEIGHT LIMIT	ALLOWABLE 35'	PROPOSED	X
ADJACENT ZONES	NORTH	0 (ACROSS STREET)	
	EAST	0 (ACROSS STREET)	
	SOUTH	0	
	WEST	0	
SETBACKS	FRONT	15' INCLUDING STREET SIDE OF CORNER LOT	
	SIDE & REAR	17.24.020.B TABLE 2-13	
PARKING DIMENSION	PARKING	20' OR 18'6" TO FACE OF GARAGE W/ DIRECTOR'S ACTION APPROVAL	
	STALL	CITY STANDARD	AISLE CITY STANDARD

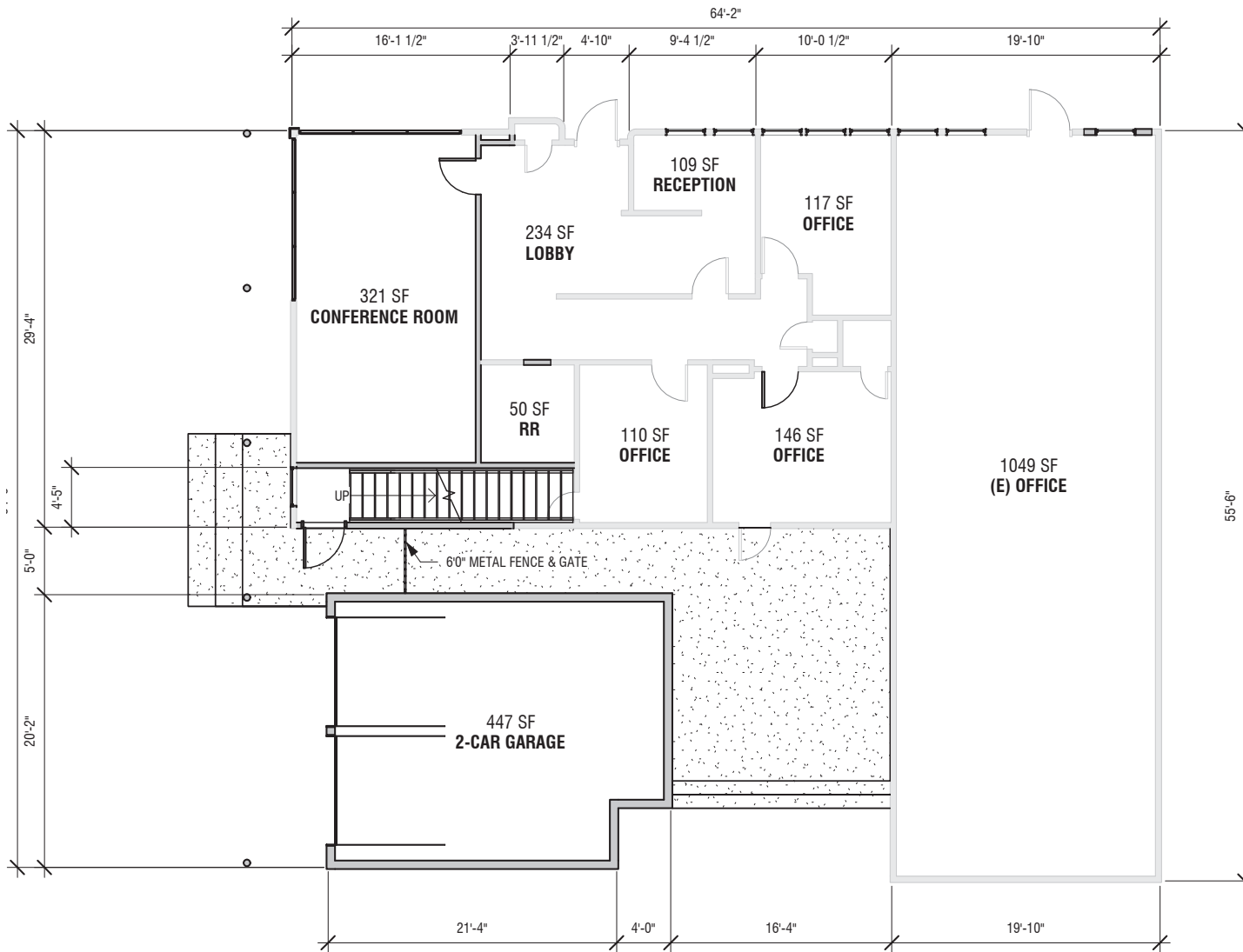
SITE PLAN
SCALE: 1" = 10'-0"



539 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com

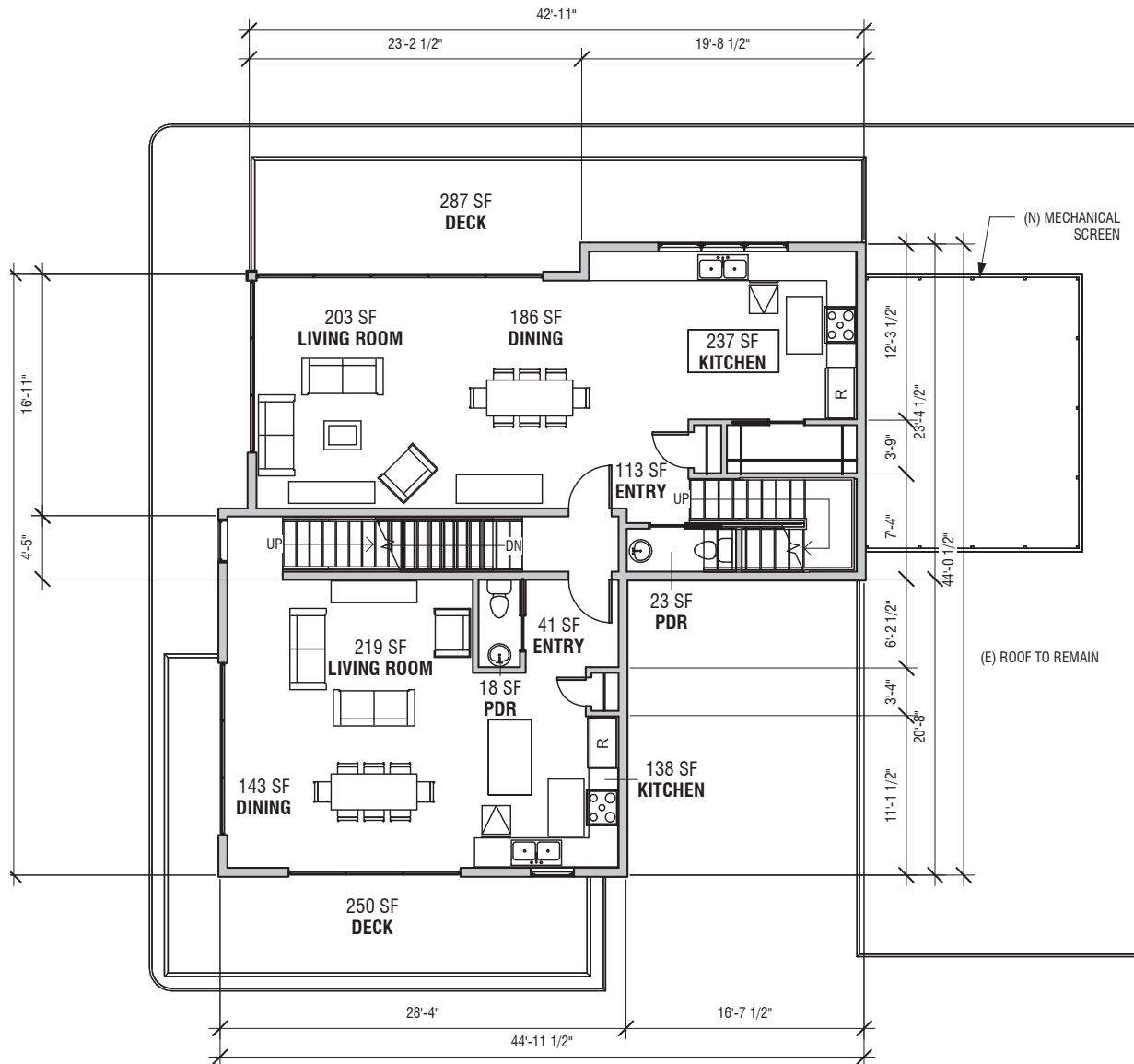
1405 GARDEN ST.
SAN LUIS OBISPO, CA
DATE: 09/04/24

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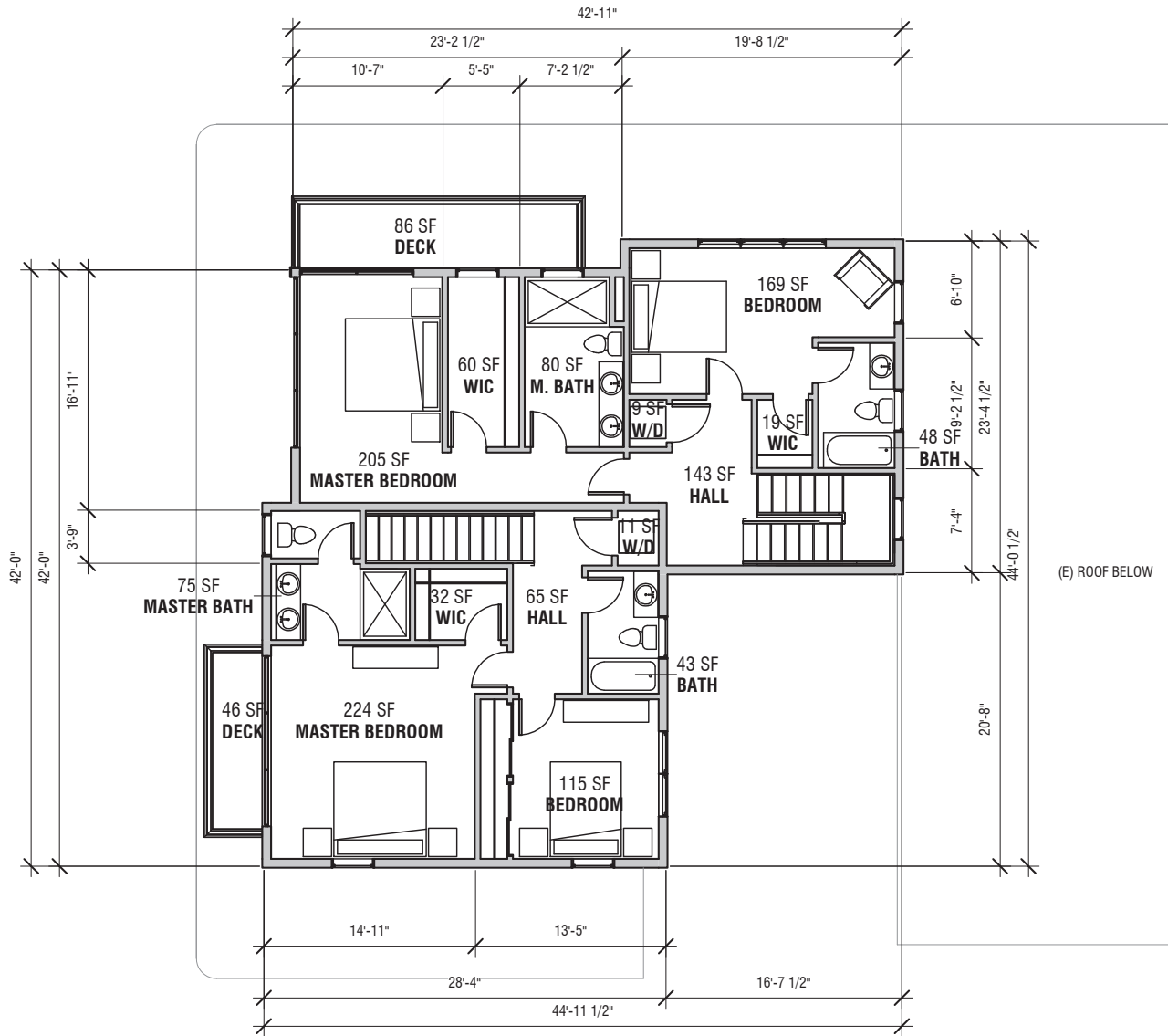


FIRST FLOOR PLAN

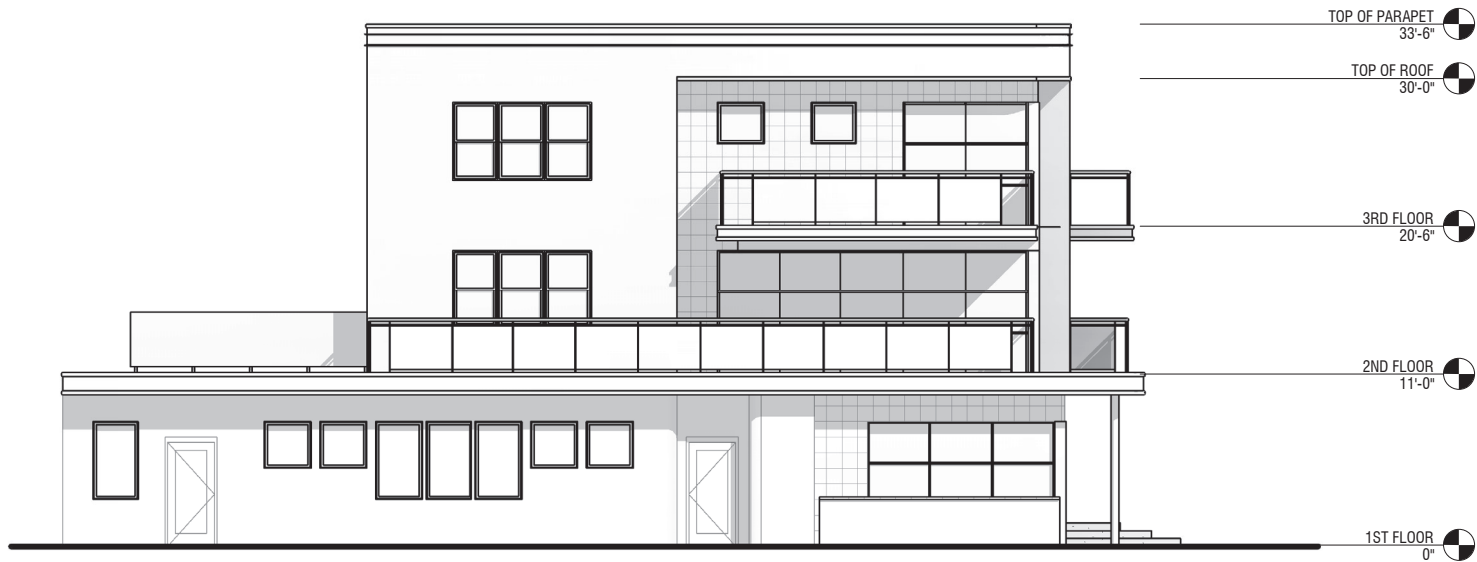
SCALE: 1/8" = 1'-0"



 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"



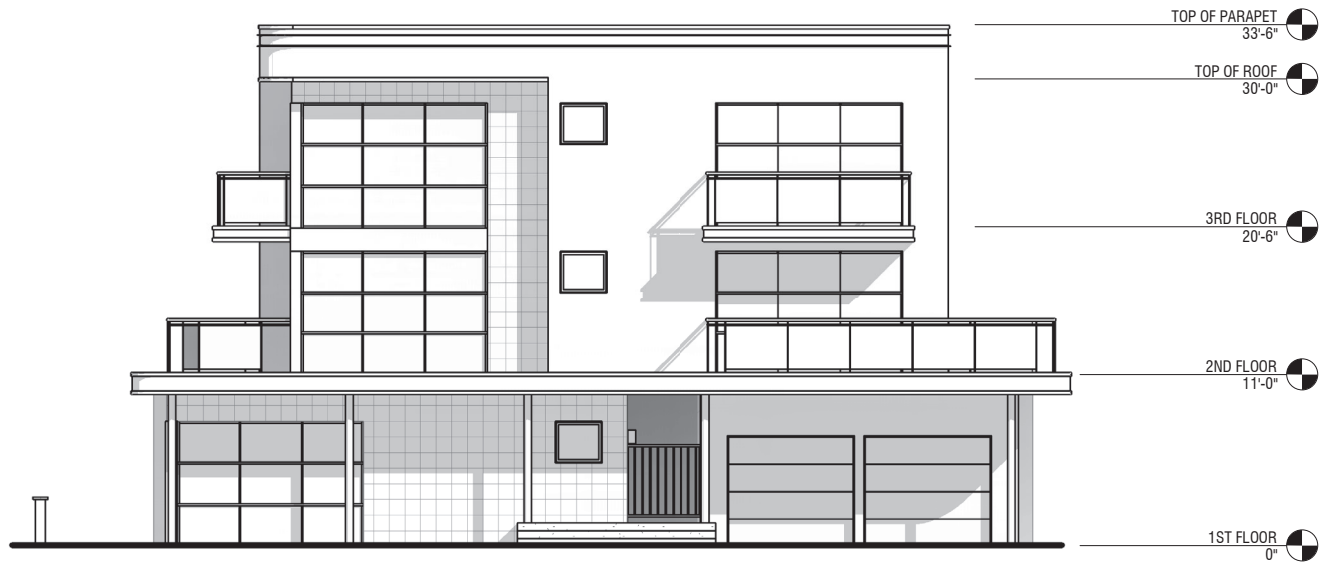
NE ELEVATION

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



SE ELEVATION

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



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



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



VIEW FROM CORNER OF GARDEN ST & PISMO ST

TENOVER

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VIEW FROM PISMO ST.

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AERIAL VIEW

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