



## **OUR TEAM**

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### **WHA. Architects . Planners . Designers.**

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## **SHEET INDEX:**

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A1.1	Building Type 200   Exterior Elevations
A1.2	Building Type 200   Composite Floor Plans
A1.3	Building Type 200   Composite Floor/Roof Plans
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**Project Summary**

- Total Area: 9.59 AC
- Net Area: 9.07 AC (Less commercial site)
- Total Units: 276 Homes
  - (3) 12 Plex - 36 Units
    - (6) Plan 2A: 594 SF - 1 Bedroom, 1 Bath
    - (6) Plan 3A: 896 SF - 2 Bedroom, 2 Bath
  - (8) 30 Plex - 240 Units
    - (9) Plan 1A: 413 SF - Studio, 1 Bath
    - (9) Plan 2A: 594 SF - 1 Bedroom, 1 Bath
    - (12) Plan 3A: 896 SF - 2 Bedroom, 2 Bath

Net Density: 30 Homes/AC

**Total Parking:**

Resident Parking  
 204 x 1.25 spaces per unit = 255 parking spaces Required  
 72 Studios @ 1 space per unit = 72 parking spaces Required  
 327 parking spaces Required

345 parking spaces Provided

Retail Parking 15 Spaces Provided

- typical
  - 12 Unit building
  - + 594 - 896 SF
  - 1, 2 bedrooms
- Typ. Trash Enclosure
- typical
  - 18 x 26 Bike Barn
- typical
  - 30 Unit building
  - + 413 - 896 SF
  - Studio, 1,2 bedrooms

**Notes:**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



**Conceptual Site Plan**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



0 20 40 80  
 SP1  
 DESIGN REVIEW





Right



Rear



Left



Front

**MATERIALS:**

- Roof: Concrete Slate Tile
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Accent: Brick Veneer w/ Brick Cap
- Exterior: Stucco
- Lap Siding
- Corrugated Metal Siding
- Board + Batts Siding
- Trim: Wood Trim and Wood Posts
- Entry Door: Decorative Front Entry Door w/ Glass

**Building Type 200 (30-Plex) | Exterior Elevations**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



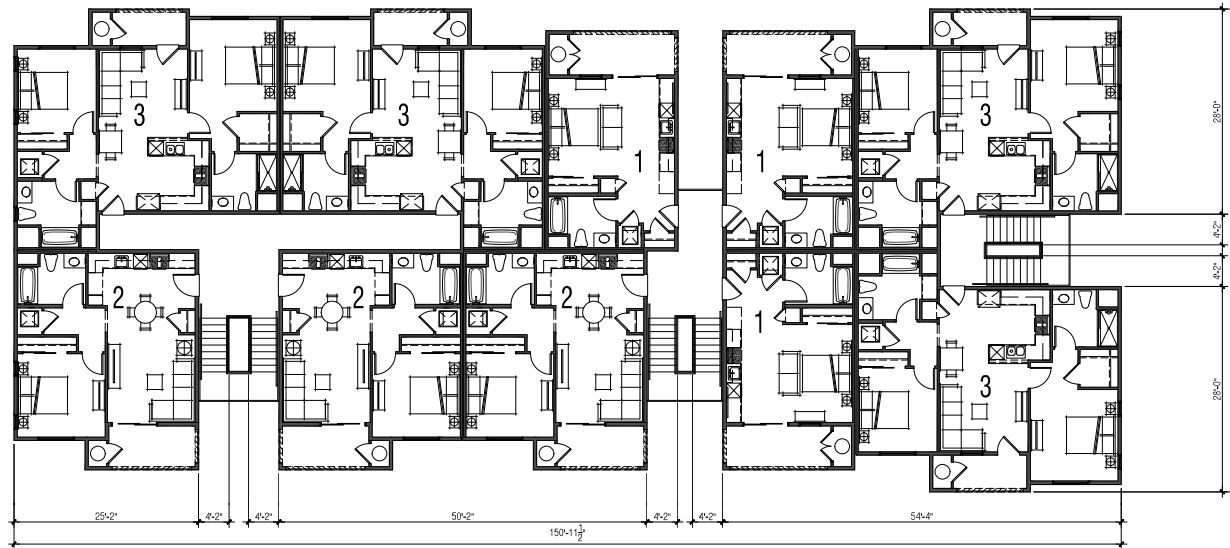
Note: Artist's Conception; Colors, Materials and Application May Vary.

0 4 8 16  
A1.1

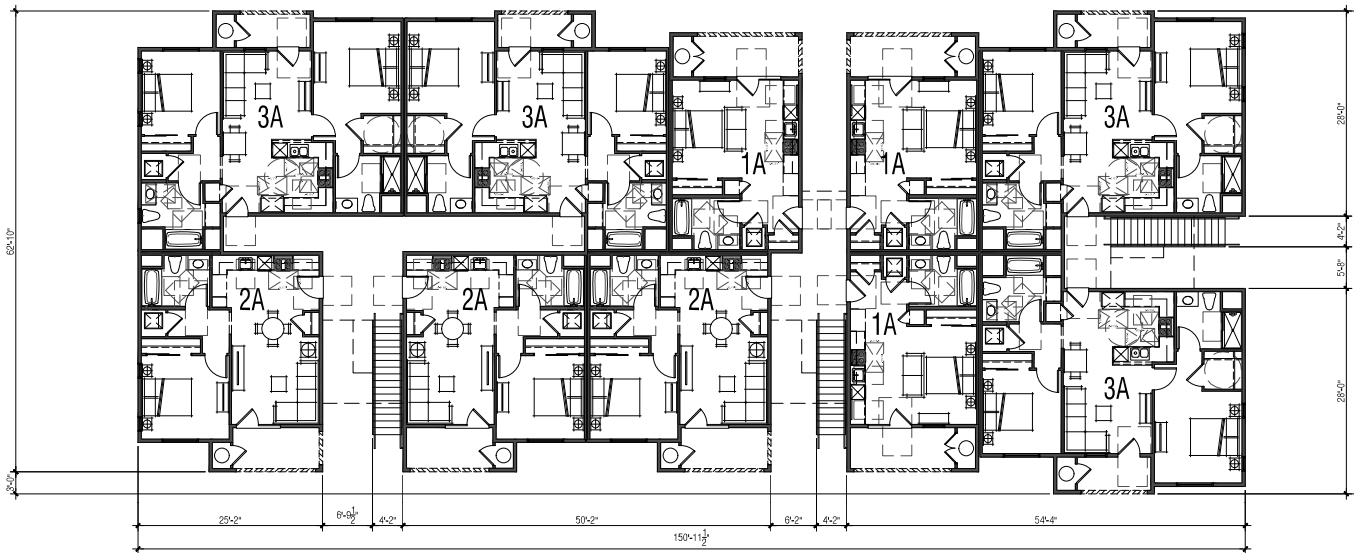
DESIGN REVIEW

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Second Level

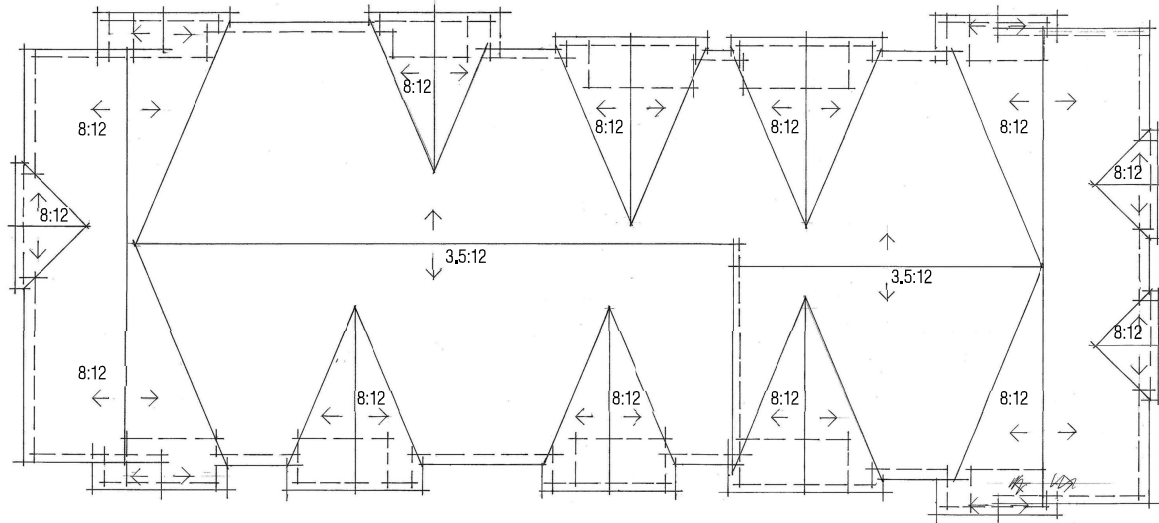


First Level

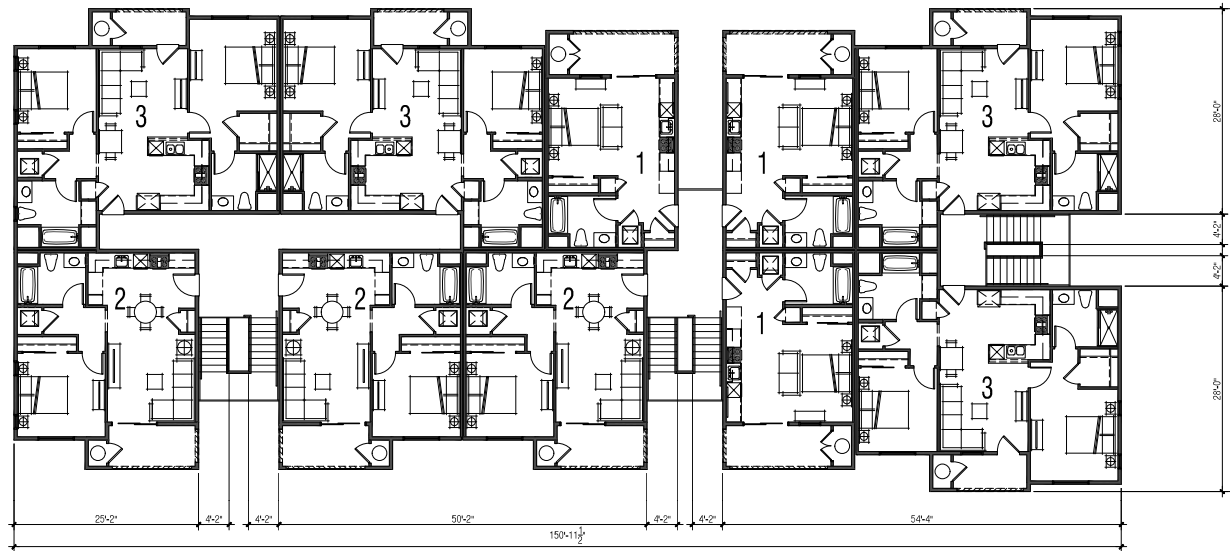
Building Type 200 (30-Plex) | Composite Floor Plans

SAN LUIS RANCH LOT 7

SAN LUIS OBISPO, CA



**Roof Plan**

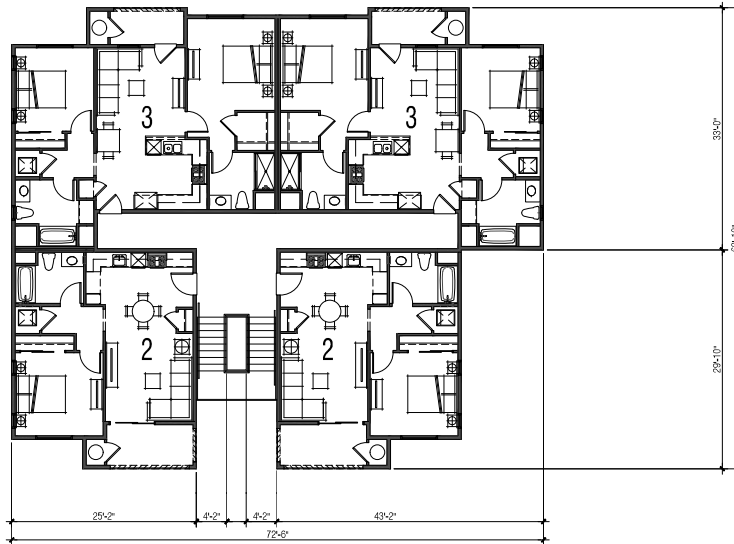


**Third Level**

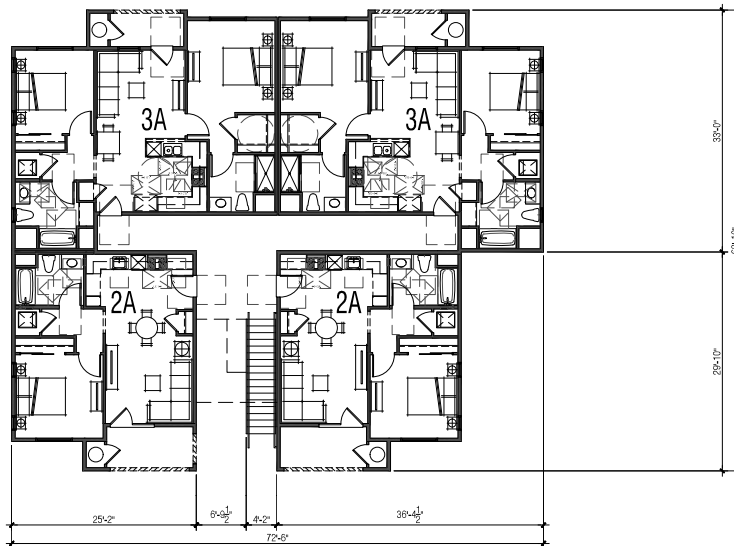
**Building Type 200 (30-Plex) | Composite Floor/Roof Plans**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



**Second Level**

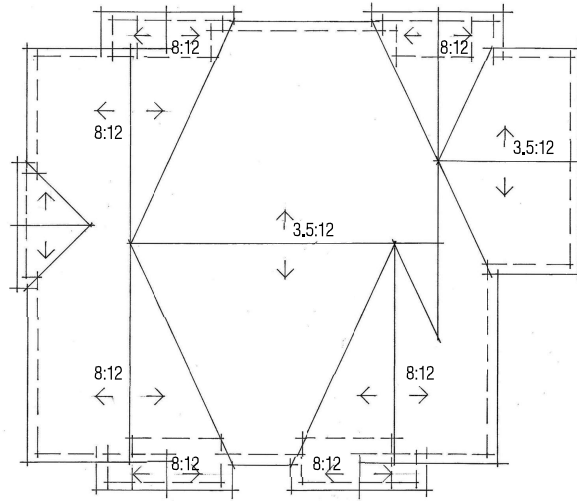


**First Level**

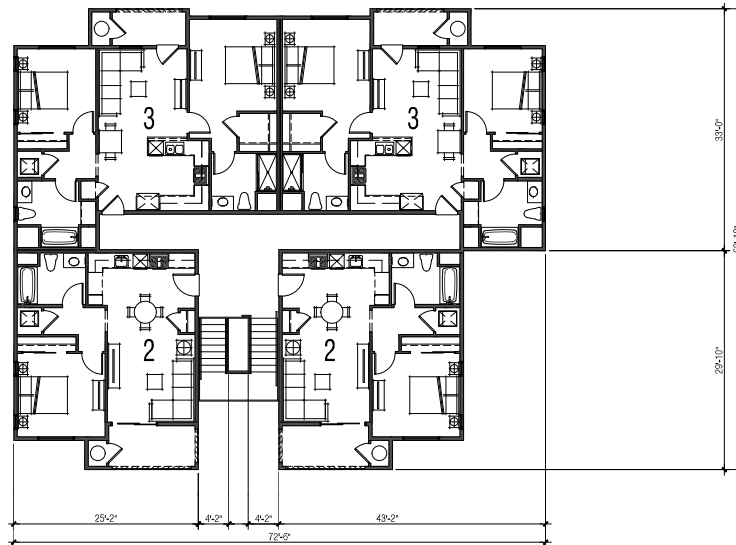
**Building Type 100 (12-Plex) | Composite Floor Plans**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



**Roof Plan**



**Third Level**

**Building Type 100 (12-Plex) | Composite Floor/Roof Plans**

**SAN LUIS RANCH LOT 7**

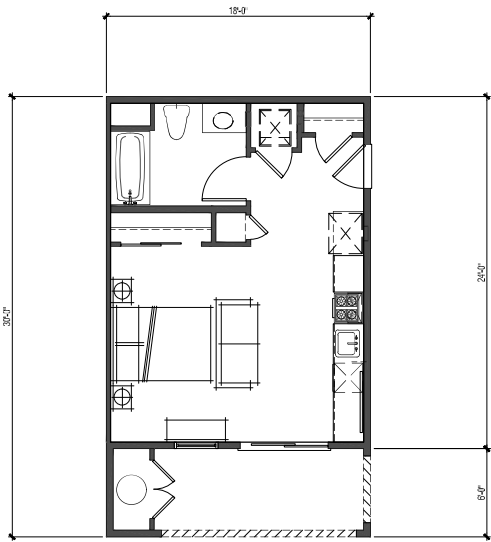
SAN LUIS OBISPO, CA



0 4 8 16  
**A1.5**  
 DESIGN REVIEW

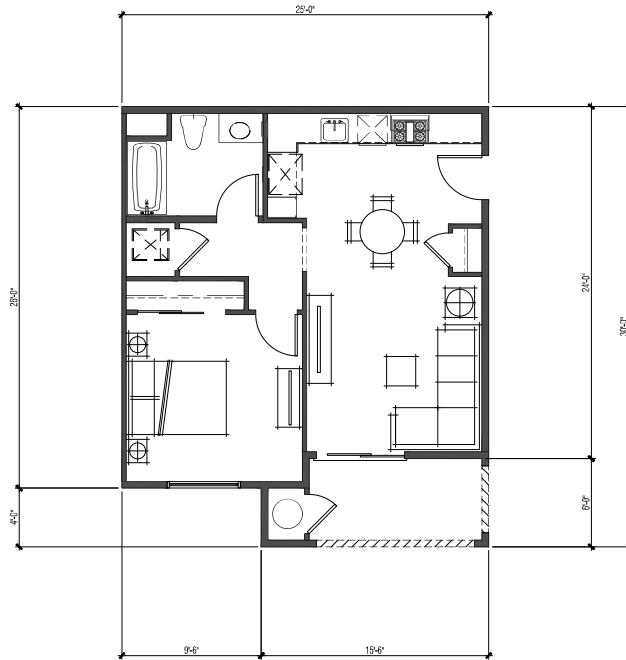
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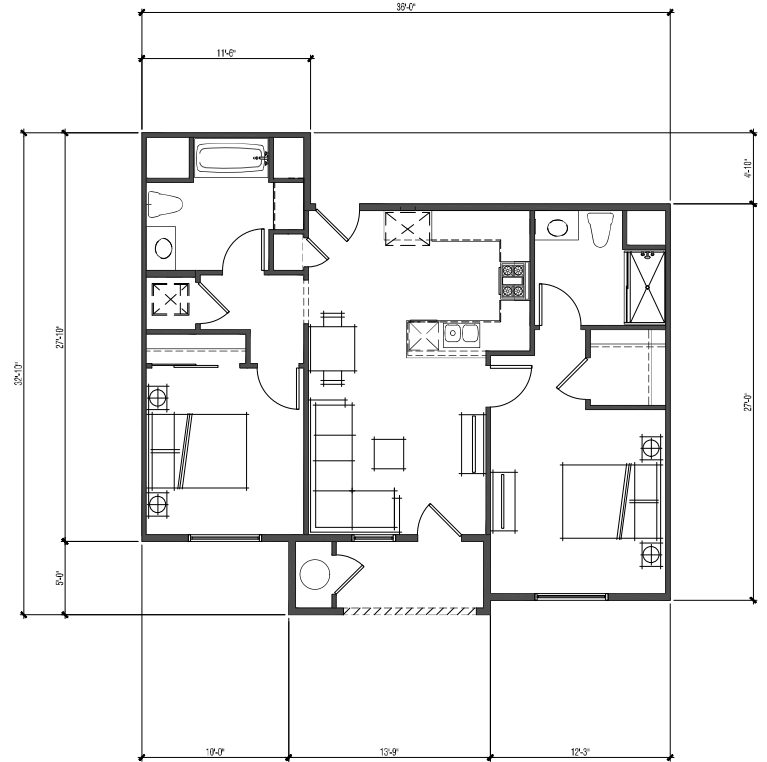
### UNIT 1

Studio  
Unit: 413 sf  
Deck: 87 sf



### UNIT 2

1 Bdrm | 1 Bath  
Unit: 594 sf  
Deck: 72 sf



### UNIT 3

2 Bdrm | 2 Bath  
Unit: 896 sf  
Deck: 50 sf

## Unit Floor Plans

# SAN LUIS RANCH LOT 7

SAN LUIS OBISPO, CA



A1.6  
0 2 4 8  
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**Rec Center | Conceptual Floor Plan**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



0 4 8 16  
R.1

DESIGN REVIEW

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**Rec Center | Conceptual Elevations**

**SAN LUIS RANCH LOT 7**

SAN LUIS OBISPO, CA



0 4 8 R.2 16

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REAR



RIGHT



LEFT



FRONT

Elevations Exhibit

SAN LUIS RANCH LOT 7

SAN LUIS OBISPO, CA



Inspirational Architectural Commercial Imagery

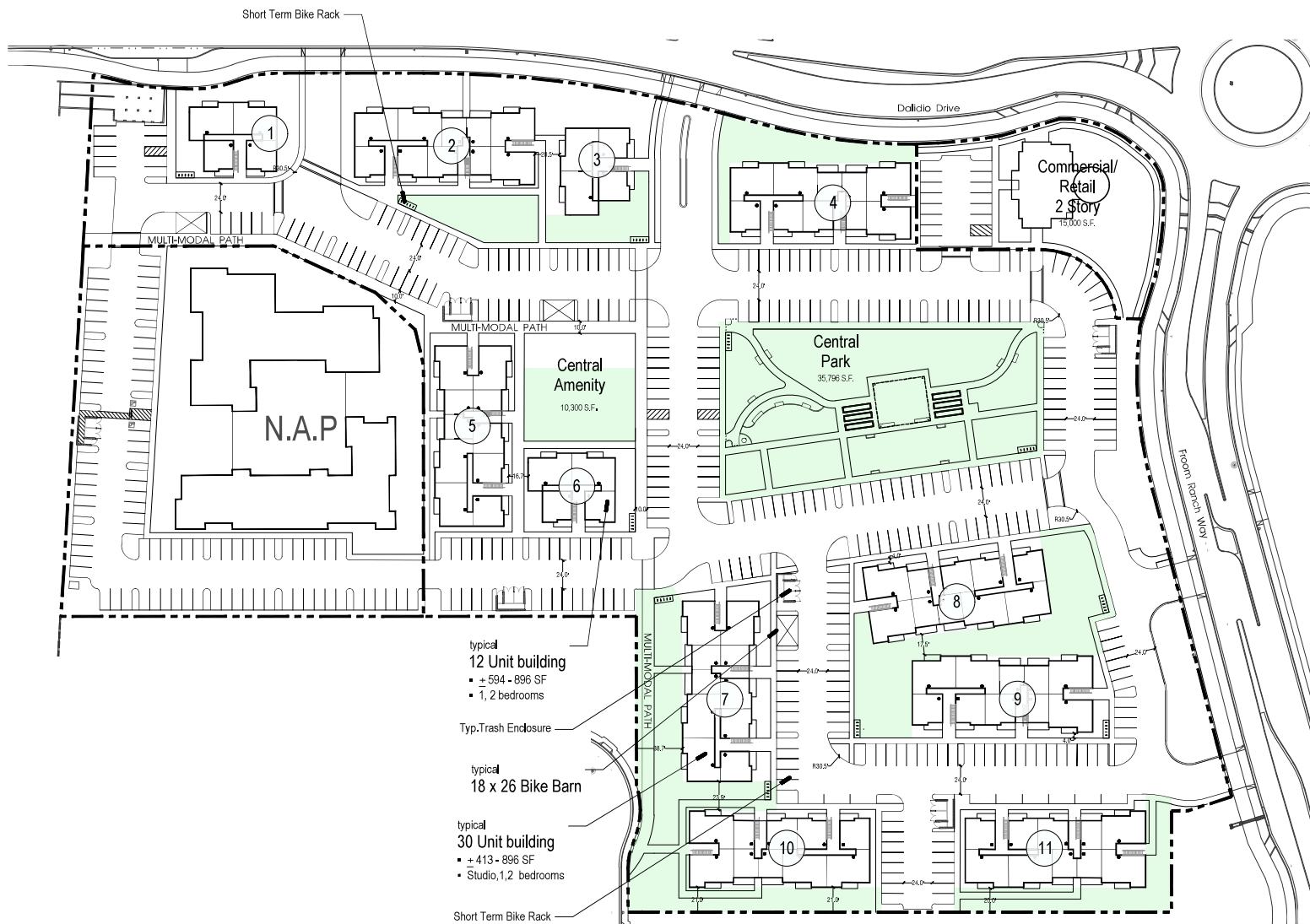
SAN LUIS RANCH LOT 7

SAN LUIS OBISPO, CA

IM.1

DESIGN REVIEW





### Project Summary

<b>Total Area:</b>	<b>9.59 AC</b>
<b>Net Area:</b>	<b>9.07 AC (Less commercial site)</b>
<b>Total Units:</b>	<b>276 Homes</b>
	<ul style="list-style-type: none"> <li>• (3) 12 Plex - 36 Units           <ul style="list-style-type: none"> <li>•• (6) Plan 2A: 594 SF - 1 Bedroom, 1 Bath</li> <li>•• (6) Plan 3A: 896 SF - 2 Bedroom, 2 Bath</li> </ul> </li> <li>• (8) 30 Plex - 240 Units           <ul style="list-style-type: none"> <li>•• (9) Plan 1A: 413 SF - Studio, 1 Bath</li> <li>•• (9) Plan 2A: 594 SF - 1 Bedroom, 1 Bath</li> <li>•• (12) Plan 3A: 896 SF - 2 Bedroom, 2 Bath</li> </ul> </li> </ul>
<b>Net Density:</b>	<b>30 Homes/AC</b>
<b>Parking:</b>	
Required:	345 Residential Spaces (1.25 spaces per home)
	<ul style="list-style-type: none"> <li>• (276) Residential Parking x 1.0 = (276) Spaces</li> <li>• (276) Guest Parking x 0.25 = (69) Spaces</li> </ul>
	15 Retail Spaces
	<ul style="list-style-type: none"> <li>• Retail Parking 1 x 1000 SF = (15) Spaces</li> </ul>
Provided:	345 Resident Spaces (1.25 spaces per home)
	<ul style="list-style-type: none"> <li>• Residential Head in Parking: (345) Spaces</li> </ul>
	15 Retail Spaces
	<ul style="list-style-type: none"> <li>• Retail Head in Parking: (15) Spaces</li> </ul>
<b>Bicycle Parking:</b>	
Required:	615 Bicycle Spaces (2.2 spaces per home)
	<ul style="list-style-type: none"> <li>• (559) Long Term Bicycle Spaces           <ul style="list-style-type: none"> <li>•• (276) 1 Home x 2.0 Spaces = 552 Spaces</li> <li>•• Central Amenity = 7 Spaces</li> </ul> </li> <li>• (56) Short Term Bicycle Spaces           <ul style="list-style-type: none"> <li>•• (276) Guest x 0.2 Spaces = 56 Spaces</li> </ul> </li> </ul>
Provided:	615 Spaces (2.2 spaces per home)
	<ul style="list-style-type: none"> <li>• (559) Long Term           <ul style="list-style-type: none"> <li>•• (72) Studios x 1.0 Hook = 72 Spaces</li> <li>•• Bike Barn Spaces = 79 Spaces</li> </ul> </li> <li>• (204) 1 - 2 bedrooms x 2.0 Hook = 408 Spaces</li> <li>• (56) Short Term "Guest"           <ul style="list-style-type: none"> <li>•• Bike Rack (Short term) = 56 Spaces</li> </ul> </li> </ul>
<b>Lot Coverage</b>	
Maximum Allowed:	334,037 SF (80% of site)
Provided:	69,760 SF (17% of site)
<b>Landscape</b>	
Required:	83,509 SF (20% of site)
Provided:	86,811 SF (21% of site)

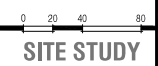
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- Short Term Bike Rack

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## CONCEPTUAL SITE PLAN SAN LUIS RANCH Lot 7

SAN LUIS OBISPO, CA



**SITE STUDY**

