

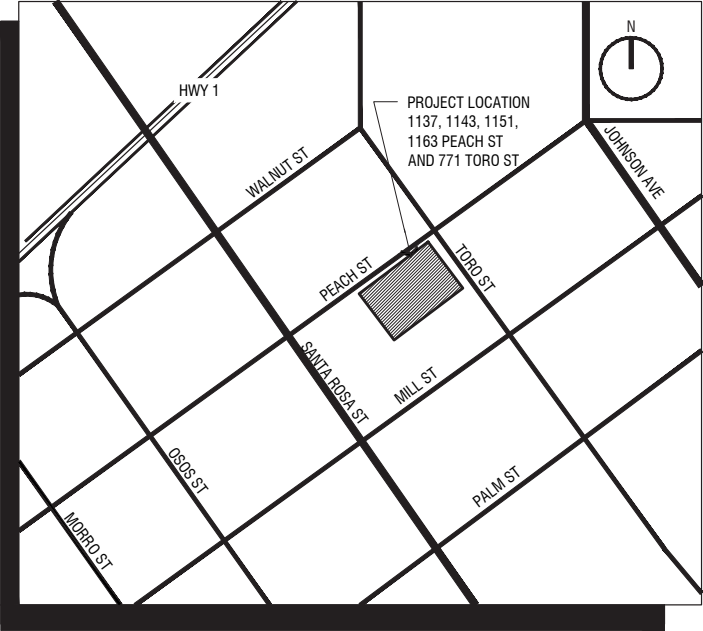
10

PEACH STREET DEVELOPMENT

Prepared by TEN OVER STUDIO



VICINITY MAP



CONTACTS

CLIENT

LEVI SELIGMAN
1405 GARDEN STREET, SAN LUIS OBISPO, CA
CONTACT: LEVI SELIGMAN
levi@acquireslo.com

ARCHITECT

TEN OVER STUDIO
539 MARSH ST., SAN LUIS OBISPO, CA 93401
805.541.1010
CONTACT: WILL RUOFF
willr@tenoverstudio.com

SOILS REPORT, PROVIDED BY PACIFIC COAST TESTING, Inc.
PROJECT #: 19-8706

INDEX

PROJECT INFO & DATA	T1.0
SITE PLAN	A1.0
(N) 2 BEDROOM FLOOR PLANS	A2.0 TO A2.2
ELEVATIONS	A3.0 TO A3.4
SUN SHADE STUDY	A4.0
PROJECT IMAGES	A5.0 TO A5.5



PROJECT DESCRIPTION

THE PROPOSED PROJECT INVOLVES THE DEVELOPMENT OF FIVE NEW 2 BEDROOM SINGLE-FAMILY RESIDENCES. THE PROPOSED PROJECT CREATES A COMMON DRIVE INTO THE SITE AND PROVIDES 2 GARAGE PARKING FOR EACH UNIT, WITH THE TOTAL OF 10 PROPOSED PARKING SPACES. THE PROPOSED DRIVEWAY WILL ALSO CONNECT WITH EXISTING ONES ON SITE TO INTEGRATE EXISTING WITH NEW AND PROVIDE SHARED AMENITY TO ALL RESIDENCES. A COMMON INTEREST SUBDIVISION IS REQUIRED TO ALLOW FOR THE LOT TO BE SPLIT INTO 10 PARCELS TO ALLOW FOR EACH RESIDENCE TO HAVE ITS OWN LOT. THE PROJECT IS REQUESTING VARIABLE SIDE YARD SETBACKS FOR THE NEW SUBDIVISION PER SECTION 17.70.170.D.2.c.

LAND USE REQUIREMENTS

ADDRESS	1137, 1143, 1151, 1163 PEACH ST AND 771 TORO ST		
APN	002-316-005		
ZONING	R-2-H		
OVERLAY ZONES	H		
CURRENT USE	RESIDENTIAL		
PROPOSED USE	RESIDENTIAL		
LOT SIZE	37471 SF	.86 ACRE	
MAX SITE COVERAGE	ALLOWABLE 50%	PROPOSED 32%, 12060 SF	
DENSITY	ALLOWABLE 12/ACRE = 10.32	PROPOSED 10 du	
HEIGHT LIMIT	ALLOWABLE 35'	PROPOSED 25'-5"	

ADJACENT ZONES	NORTH	EAST	SOUTH	WEST
	R-2	R-2	R-2	R-2
SETBACKS:	20'	5'+	5'+	5'+

2 BEDROOM UNIT A (LOT 5)				
	NORTH/STREET	EAST/STREET	SOUTH	WEST
HT OF BUILDING	22'-1"	19'-7"	22'-1"	19'-7"
SETBACK DISTANCE	20'-0"	10'	8'-8"	5'-0"

2 BEDROOM UNIT B (LOT 7)				
	NORTH	EAST	SOUTH	WEST
HT OF BUILDING	22'-6"	18'-3"	22'-6"	18'-3"
SETBACK DISTANCE	28'-11"	6'-10" *	11'-3"	8'-1"

2 BEDROOM UNIT C (LOT 8)				
	NORTH	EAST	SOUTH	WEST
HT OF BUILDING	25'-5"	25'-5"	25'-5"	18'-11"
SETBACK DISTANCE	23'	8'-3" *	11'-2"	8'

2 BEDROOM UNIT B (LOT 9)				
	NORTH	EAST	SOUTH	WEST
HT OF BUILDING	22'-6"	18'-3"	22'-6"	18'-3"
SETBACK DISTANCE	24'-6"	8'-10"	11'-1"	8'-10"

2 BEDROOM UNIT C (LOT 10)				
	NORTH	EAST	SOUTH	WEST
HT OF BUILDING	25'-5"	25'-5"	25'-5"	18'-11"
SETBACK DISTANCE	24'-6"	11'	11'-1"	8'

*Per section 17.70.170.D.2.c "Variable Side and Rear Setbacks in New Subdivisions" are permitted

BUILDING INFO

OCCUPANCY	R-3			
CONSTRUCTION TYPE	VB, SPRINKLED			
SPRINKLER SYSTEM	13-D			
STORIES PROPOSED	2			
BUILDING AREAS				
2 BED UNIT A	GARAGE (SF) 766	AREA (SF) 1929	OUTDOOR PATIO (SF) 156	DECK, UNCOVERED (SF) 0
			TOTAL:	2851
2 BED UNIT B	528	1524	150	157
			TOTAL:	2359
2 BED UNIT C	497	1613	150	119
			TOTAL:	2379

DENSITY CALCULATIONS

TOTAL DENSITY ALLOWED	LOT SIZE:	0.86 ACRE
	DENSITY FACTOR:	12/ ACRE
	ALLOW. DENSITY:	10.32

DENSITY CALC	UNIT TYPE	UNIT COUNT	DU FACTOR	DENSITY
	(E) 2 BED	5	1	5
	(N) 2 BED	5	1	5
	TOTAL			10 DU

DENSITY PER LOT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
	0.083 ACRE	0.085 ACRE	0.085 ACRE	0.089 ACRE	0.086 ACRE
	1 DU	1.02 DU	1.02 DU	1.07 DU	1.03 DU

LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1 ACRE	0.083 ACRE	0.083 ACRE	0.083 ACRE	0.083 ACRE
1.2 DU	1 DU	1 DU	1 DU	1 DU

PARKING CALCULATIONS

PARKING REQUIRED	USE	(E) PARKING TO REMAIN
(E) RESIDENTIAL	2 BED LOT 1 (1137 PEACH ST)	2
	2 BED LOT 2 (1143 PEACH ST)	2
	2 BED LOT 3 (1151 PEACH ST)	1
	2 BED LOT 4 (1163 PEACH ST)	1
	2 BED LOT 6 (711 TORRO ST)	1
	TOTAL (E) PARKING TO REMAIN	7

(N) RESIDENTIAL	USE	UNIT COUNT (OR SF)	PARKING FACTOR	SPACES REQUIRED
	2 BED UNIT A (LOT 5)	1	2	2
	2 BED UNIT B (LOT 7)	1	2	2
	2 BED UNIT C (LOT 8)	1	2	2
	2 BED UNIT B (LOT 9)	1	2	2
	1 BED UNIT C (LOT 10)	1	2	2
	GUEST PARKING			1
	REQUIRED TOTAL			11
	PROVIDED TOTAL			11

PLANTING PALETTE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	2	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	24"box	Size: 20`-25` tall and 10`-15` wide WUCOLS PF = .4 - .6	
	4	Maytenus boaria / Mayten Tree	24"box	Size: 50` tall and 20` wide. WUCOLS PF = .4-.6	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	18	Acanthus mollis / Bear`s Breech	5 gal	Size: 3`-4` tall and wide. WUCOLS PF: .4-.6	
	67	Buxus x `Green Velvet` / Boxwood	15 gal	Size: 3`-4` tall and wide. WUCOLS PF: .4-.6	
	147	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Size: 1`-2` tall and wide. WUCOLS PF: .1-.3	
	37	Rosa x `Noaschnee` / White Groundcover Rose	2 gal	Size: 2` tall x 3` wide WUCOLS PF: .4 - .6	
	28	Teucrium chamaedrys / Germander	1 gal	Size: 1`-2` tall and 2`-3` wide WUCOLS PF: .1 - .3	
	75	Verbena bonariensis / Purpletop Vervain	1 gal	Size: 2`-4` tall and 1.5`-3` wide WUCOLS PF: .1-.3	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	439 sf	Agrostis pallens / Thingrass	flat		Uniform and medium leaf texture WUCOLS PF = .4-.6

PLANTING IMAGES



DWARF SOUTHERN
MAGNOLIA



MAYTEN TREE



BEAR'S BREECH



BOXWOOD



BLUE OAT GRASS



WHITE GROUNDCOVER
ROSE



GERMANDER



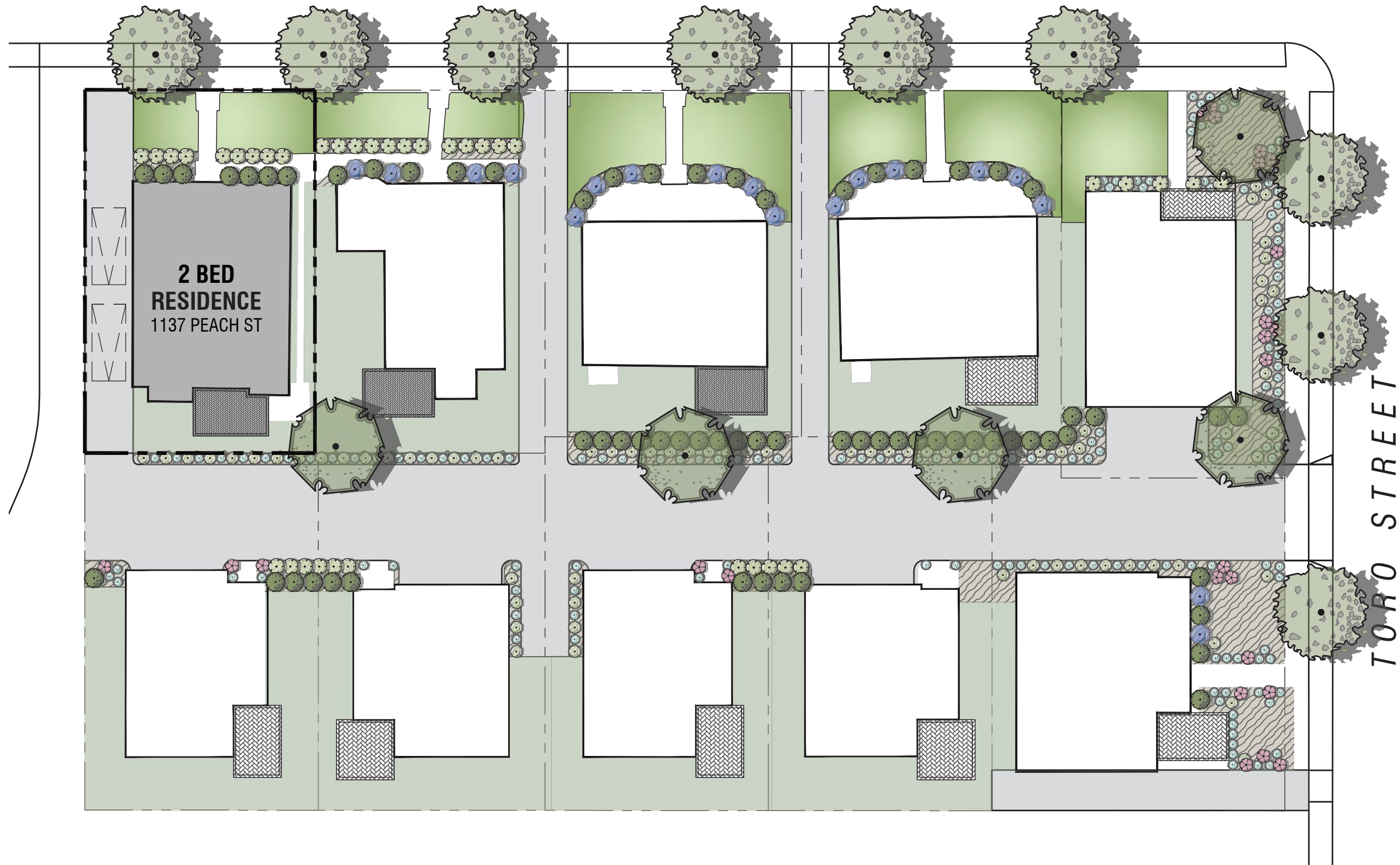
PURPLETOP VERVAIN



THINGRASS

PLANT PALETTE

PEACH STREET



SITE PLAN

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A1.0

PEACH STREET

2 BED
RESIDENCE
1143 PEACH ST

TORO STREET



SITE PLAN

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

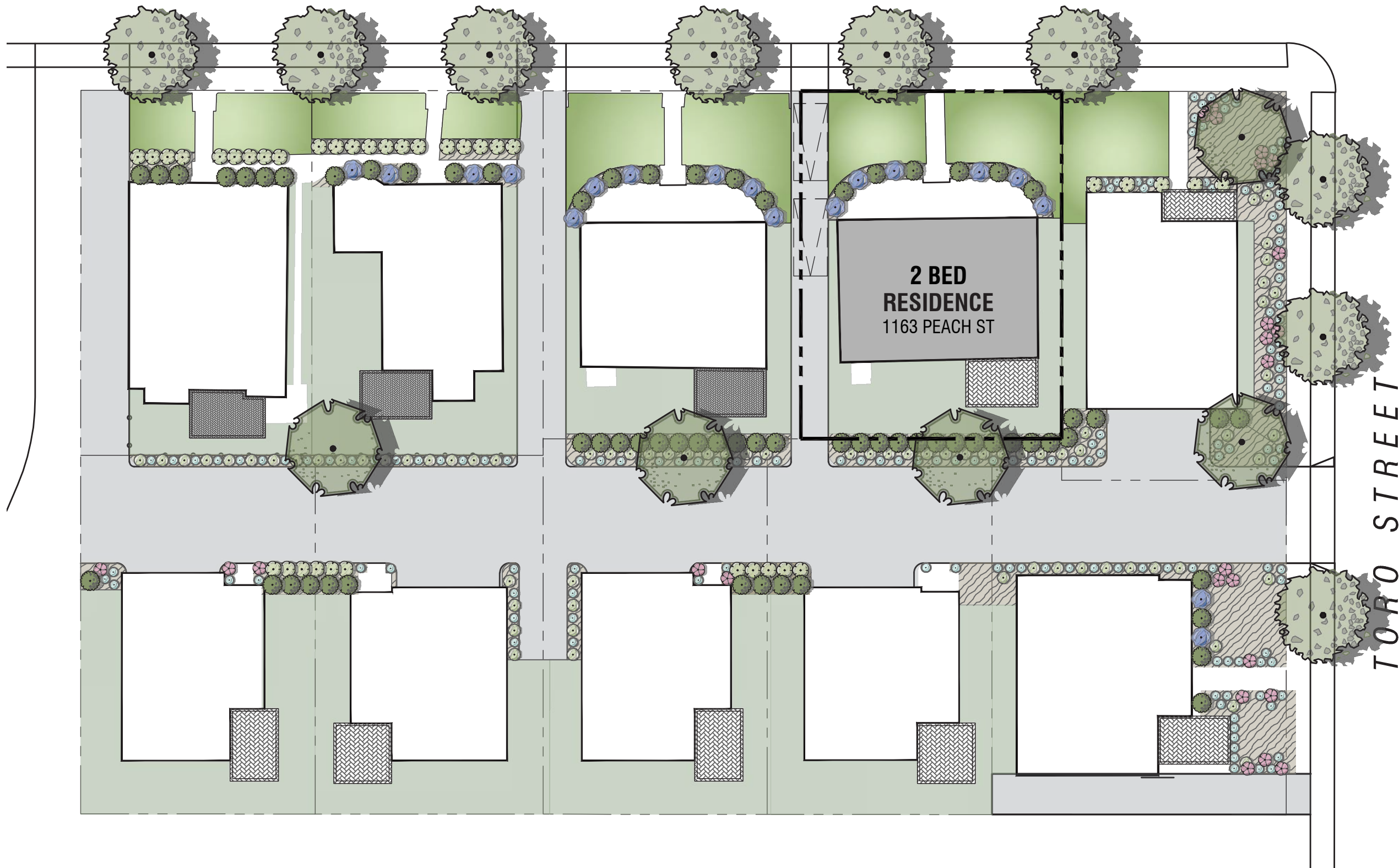
A1.1

PEACH STREET



SITE PLAN

PEACH STREET



SITE PLAN

TENOVER

539 Marsh Street
San Luis Obispo, CA

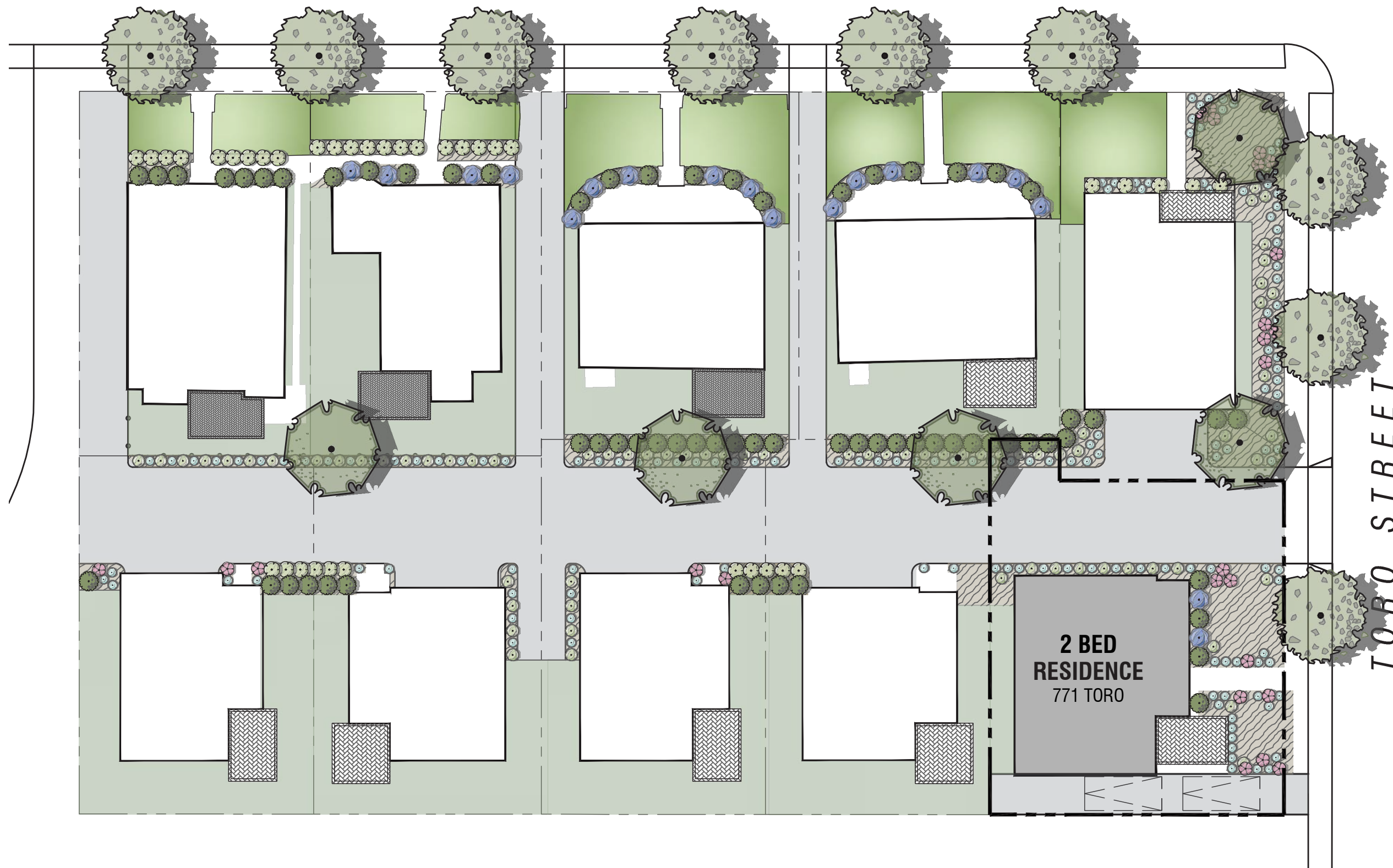
805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A1.3

PEACH STREET



SITE PLAN

TENOVER

539 Marsh Street
San Luis Obispo, CA

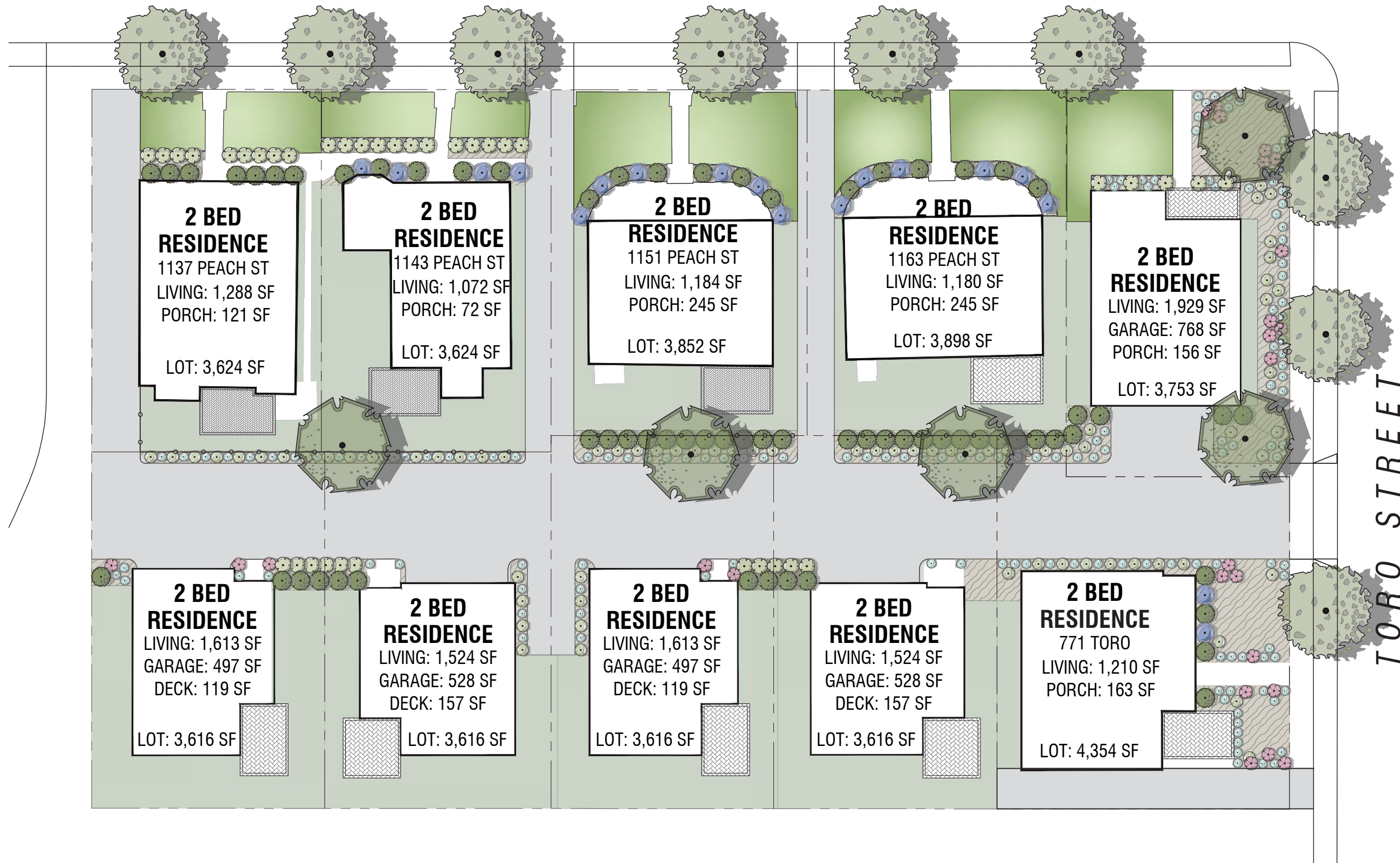
805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

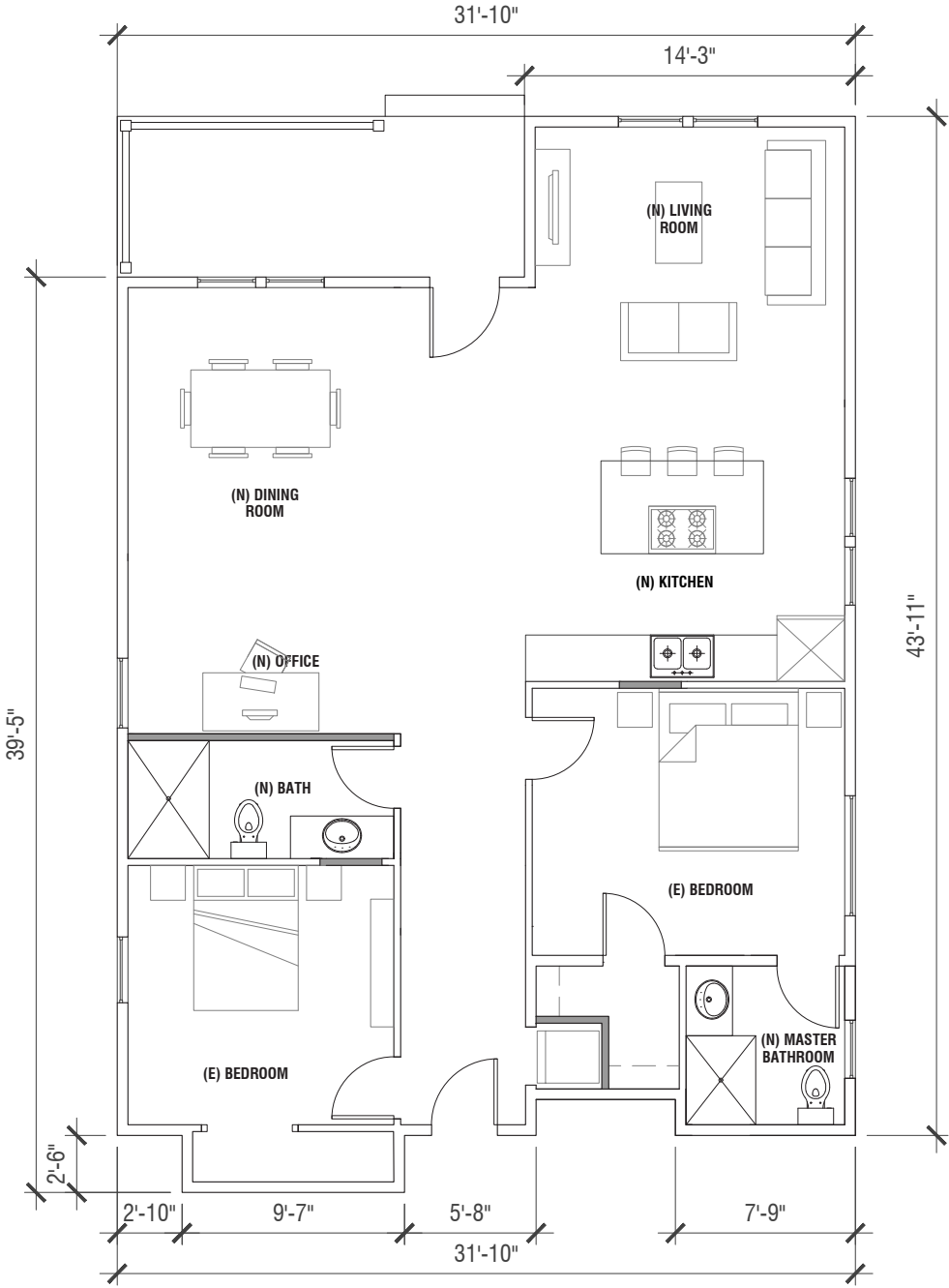
A1.4

PEACH STREET



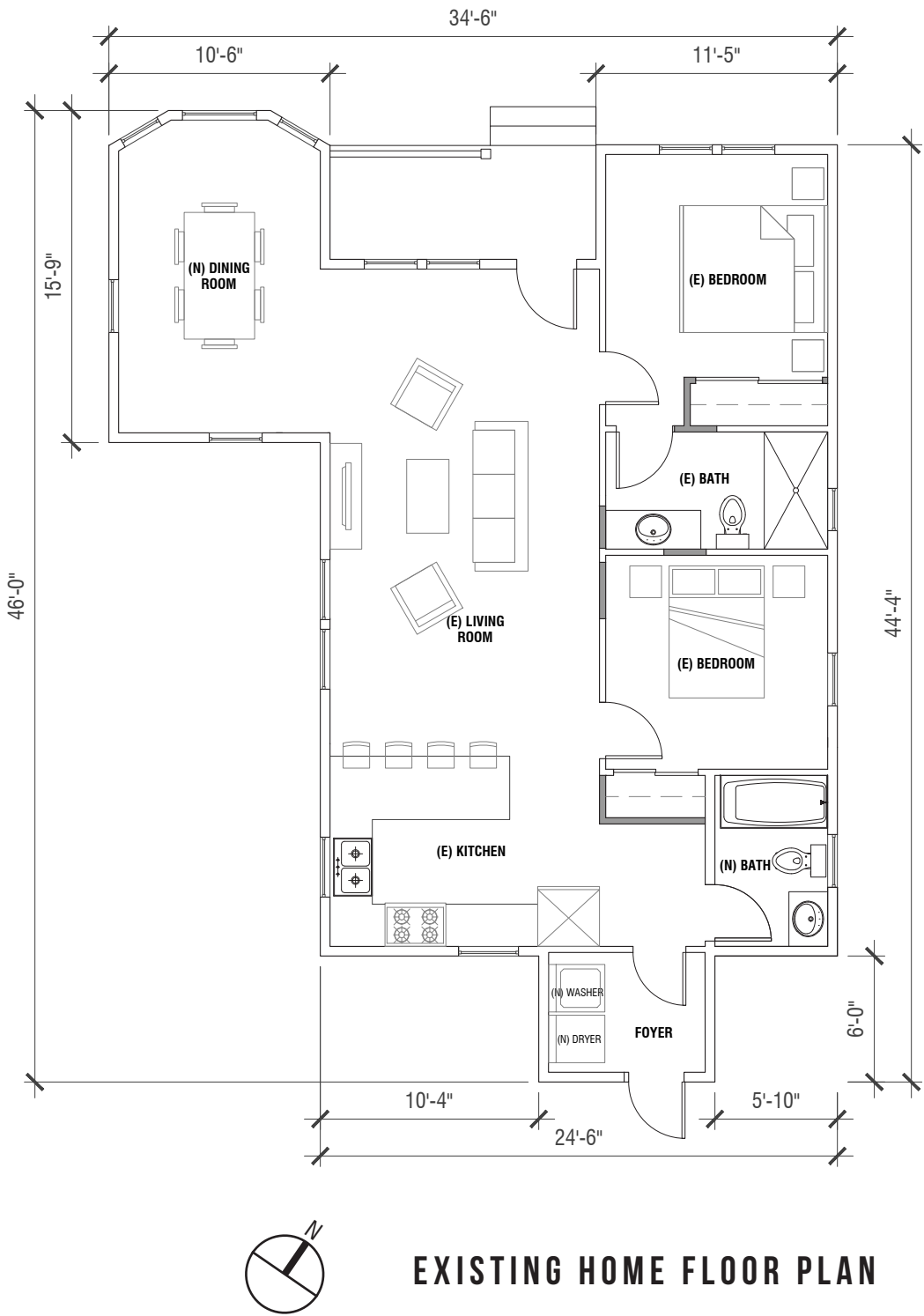
SITE PLAN

1137 PEACH STREET
LIVING SF: 1,288 SF
PORCH SF: 121 SQ FT



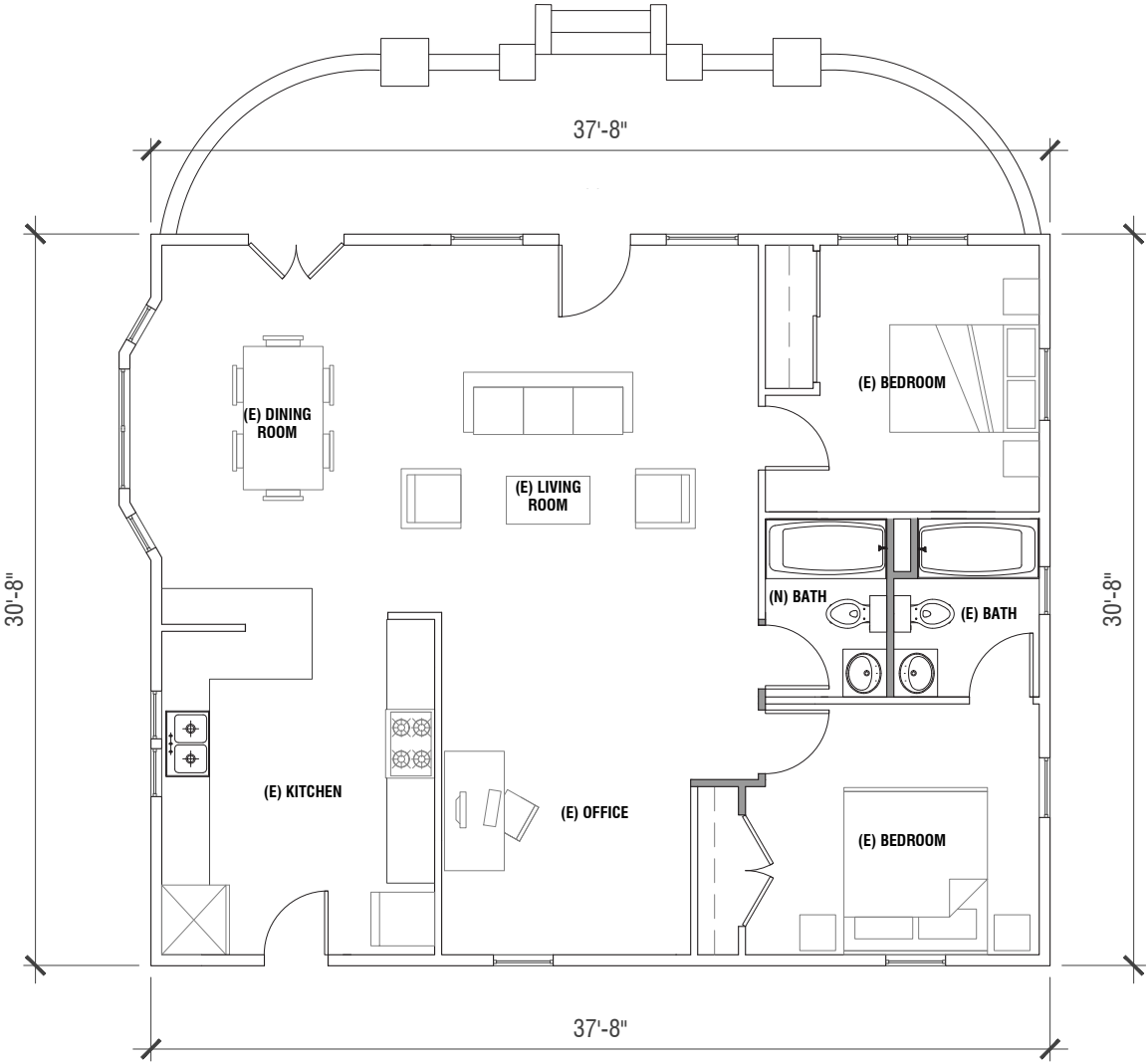
EXISTING HOME FLOOR PLAN

1143 PEACH STREET
LIVING SF: 1,072 SF
PORCH SF: 72 SQ FT



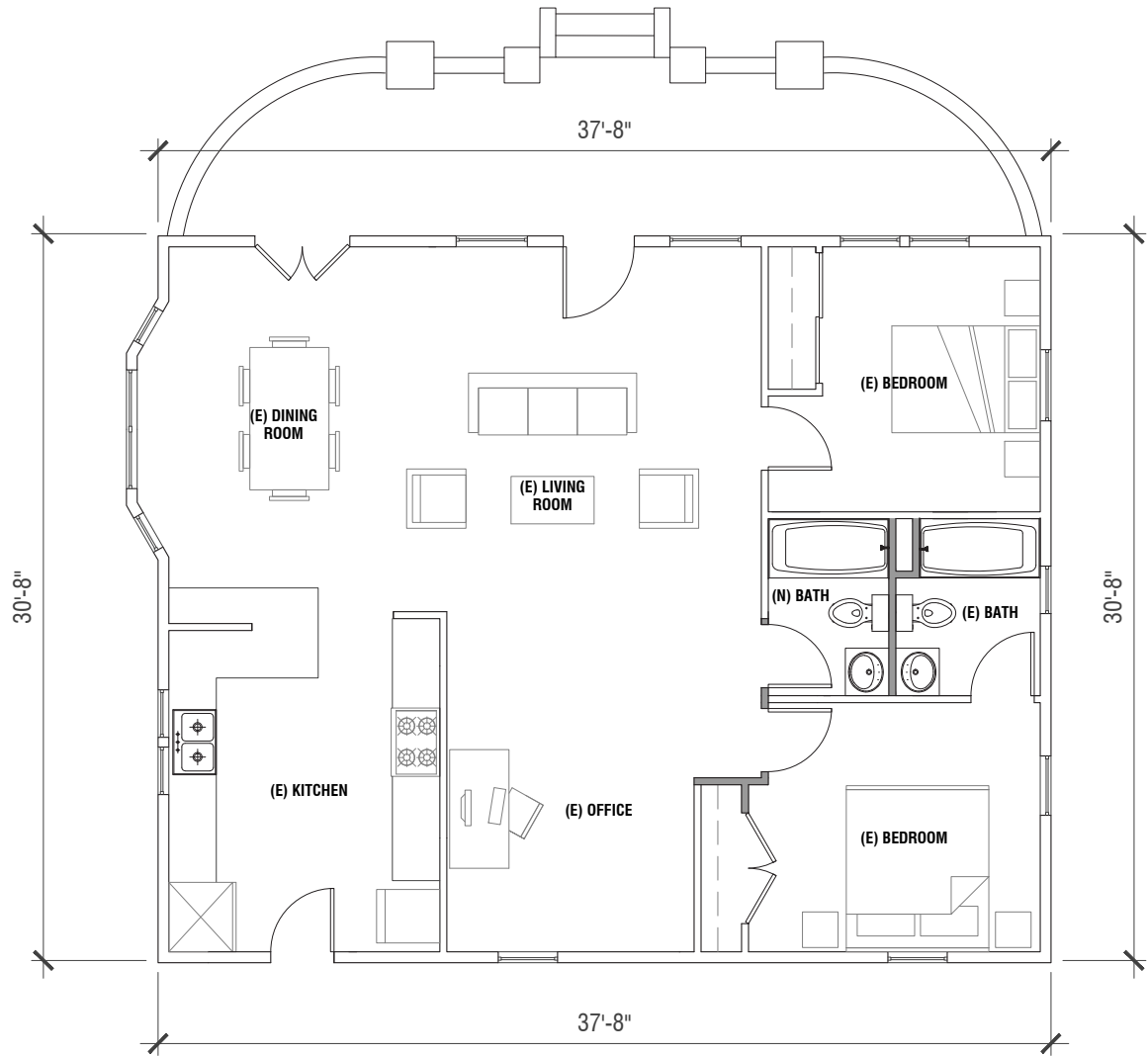
EXISTING HOME FLOOR PLAN

1151 PEACH STREET
LIVING SF: 1,184 SF
PORCH SF: 245 SQ FT



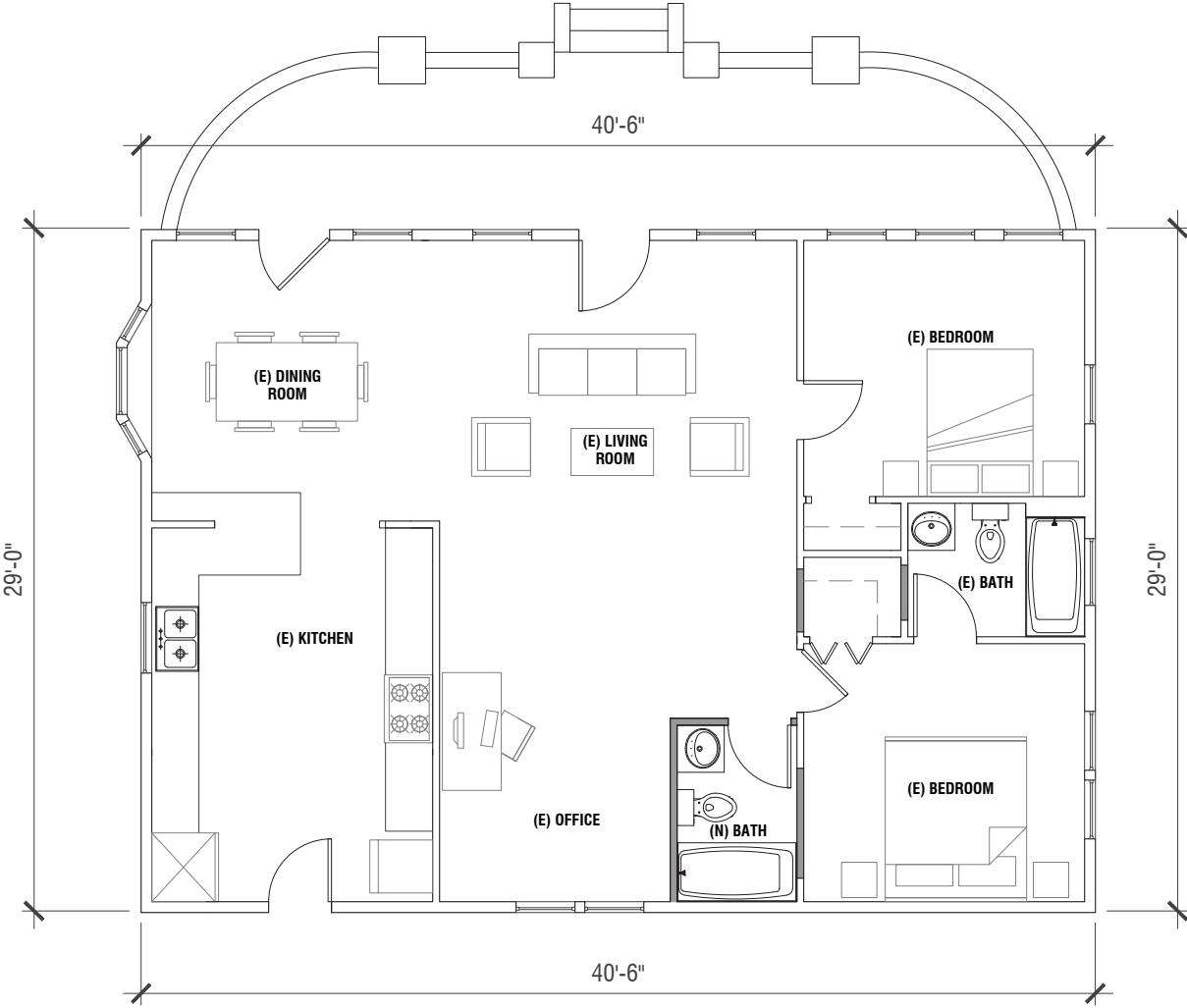
EXISTING HOME FLOOR PLAN

1163 PEACH STREET
LIVING SF: 1,180 SF
PORCH SF: 245 SQ FT



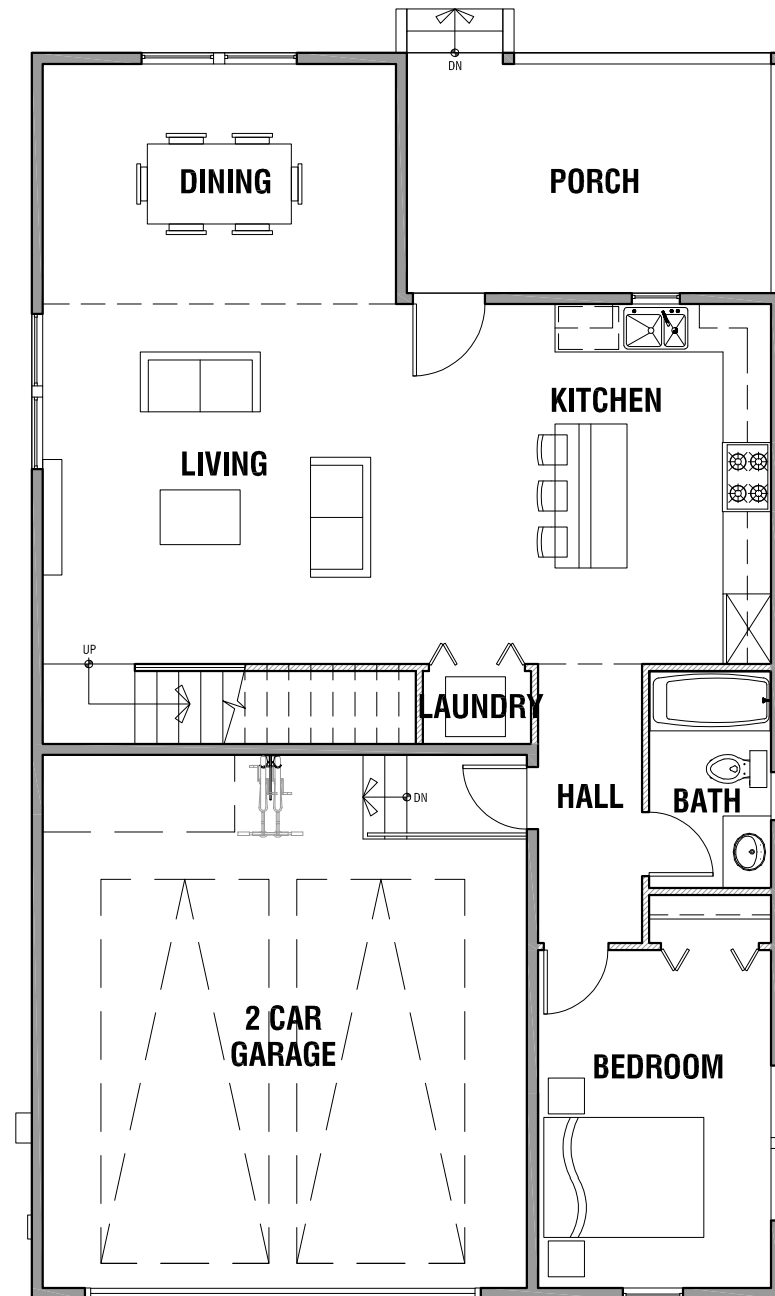
EXISTING HOME FLOOR PLAN

771 TORO STREET
LIVING SF: 1,210 SF
PORCH SF: 163 SQ FT

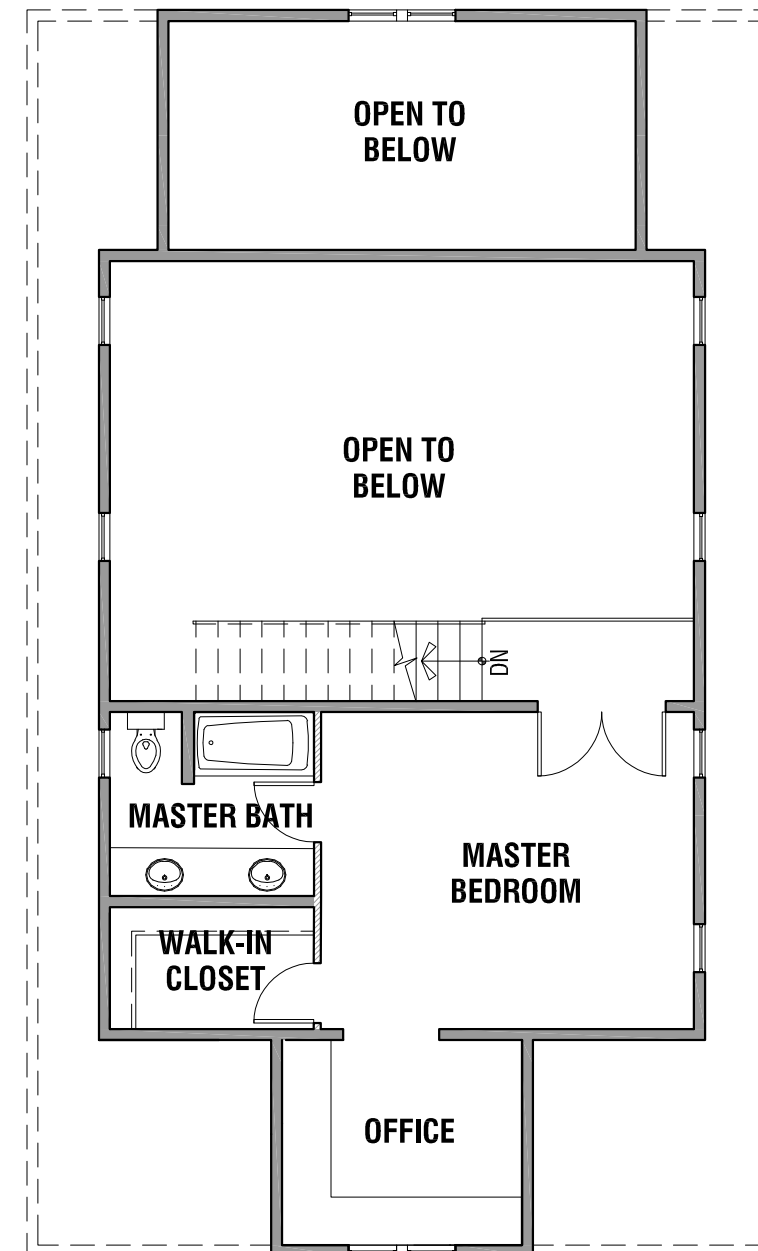


EXISTING HOME FLOOR PLAN

NEW UNIT A
LIVING SF: 1,929 SF
PORCH SF: 158 SQ FT
GARAGE SF: 766 SQ FT

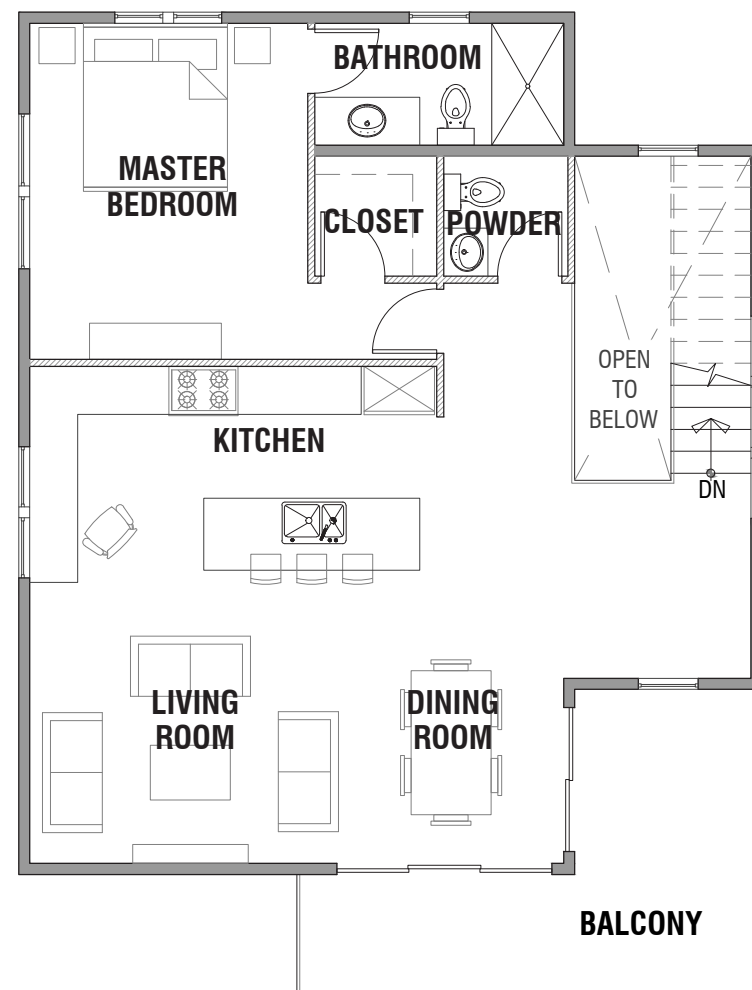


 **2 BED UNIT A SECOND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

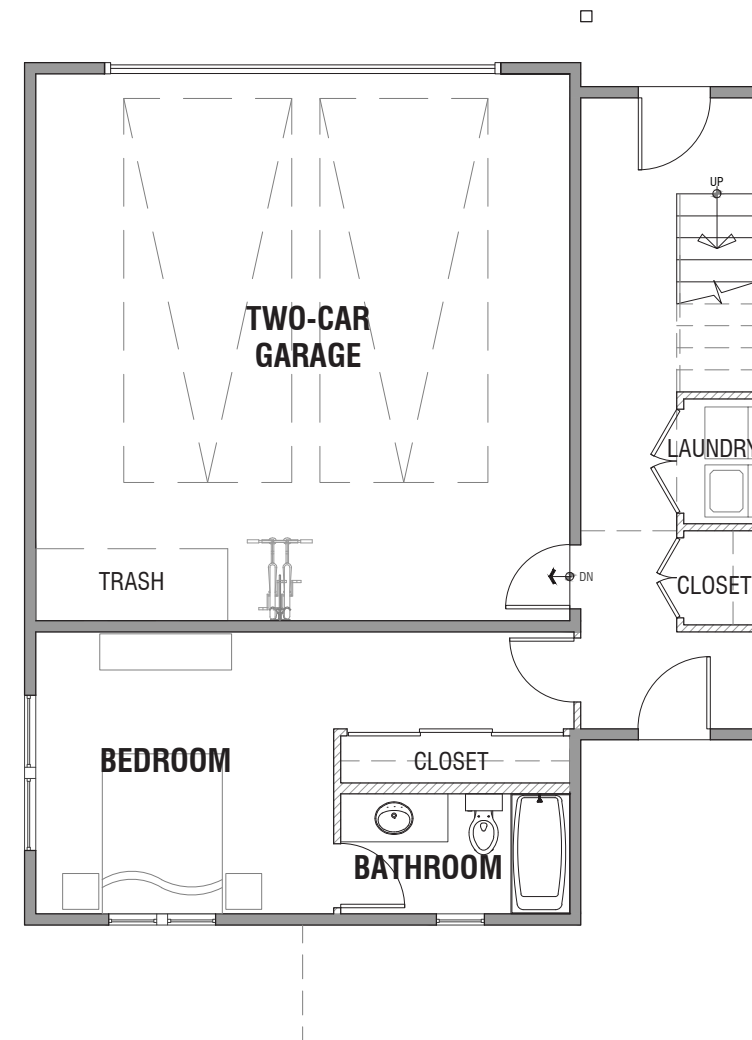


 **2 BED UNIT A FIRST FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

NEW UNIT B
LIVING SF: 1,524 SF
DECK SF: 157 SQ FT
GARAGE SF: 528 SQ FT

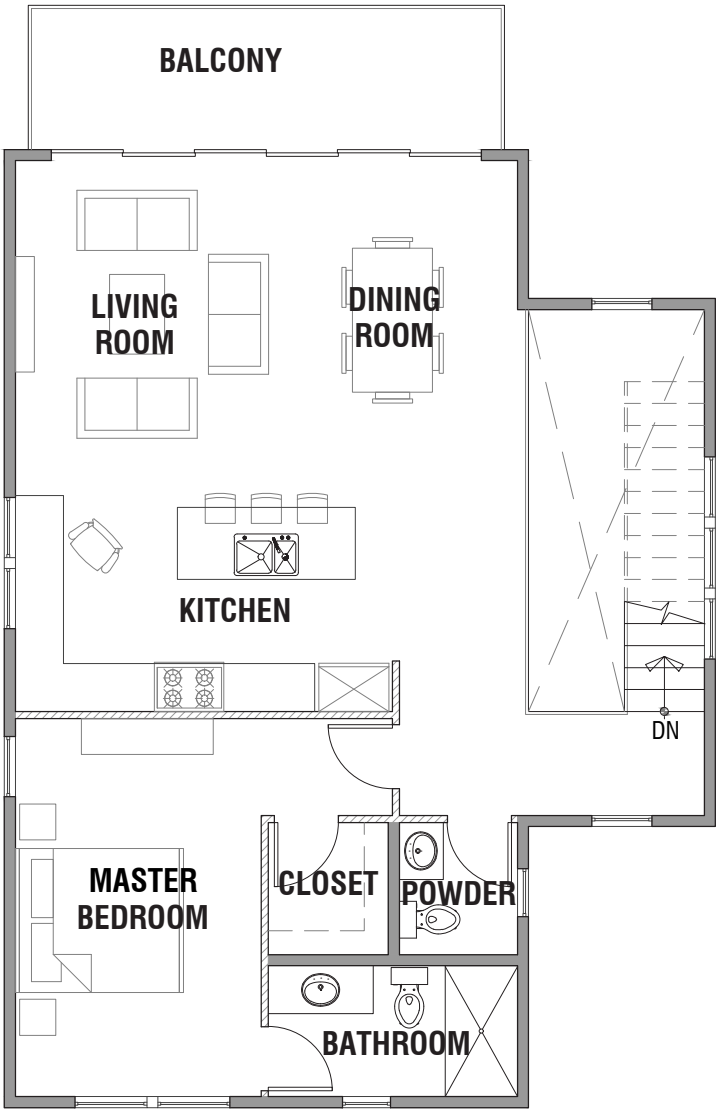


 **2 BED UNIT B SECOND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"



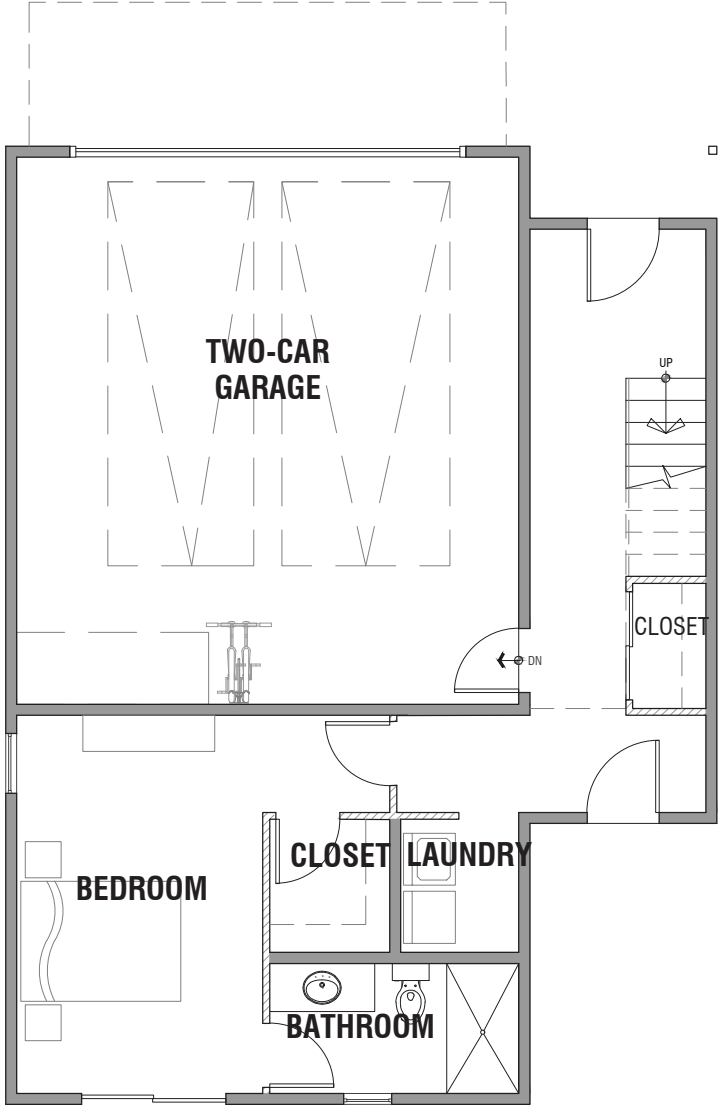
 **2 BED UNIT B FIRST FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

NEW UNIT C
LIVING SF: 1,613 SF
DECK SF: 119 SQ FT
GARAGE SF: 497 SQ FT



2 BED UNIT C SECOND FLOOR PLAN

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



2 BED UNIT C FIRST FLOOR PLAN

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



VIEW FROM PEACH STREET - (N) 2 BED UNIT A

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.0



(N) 2 BED UNIT B

TENOVER

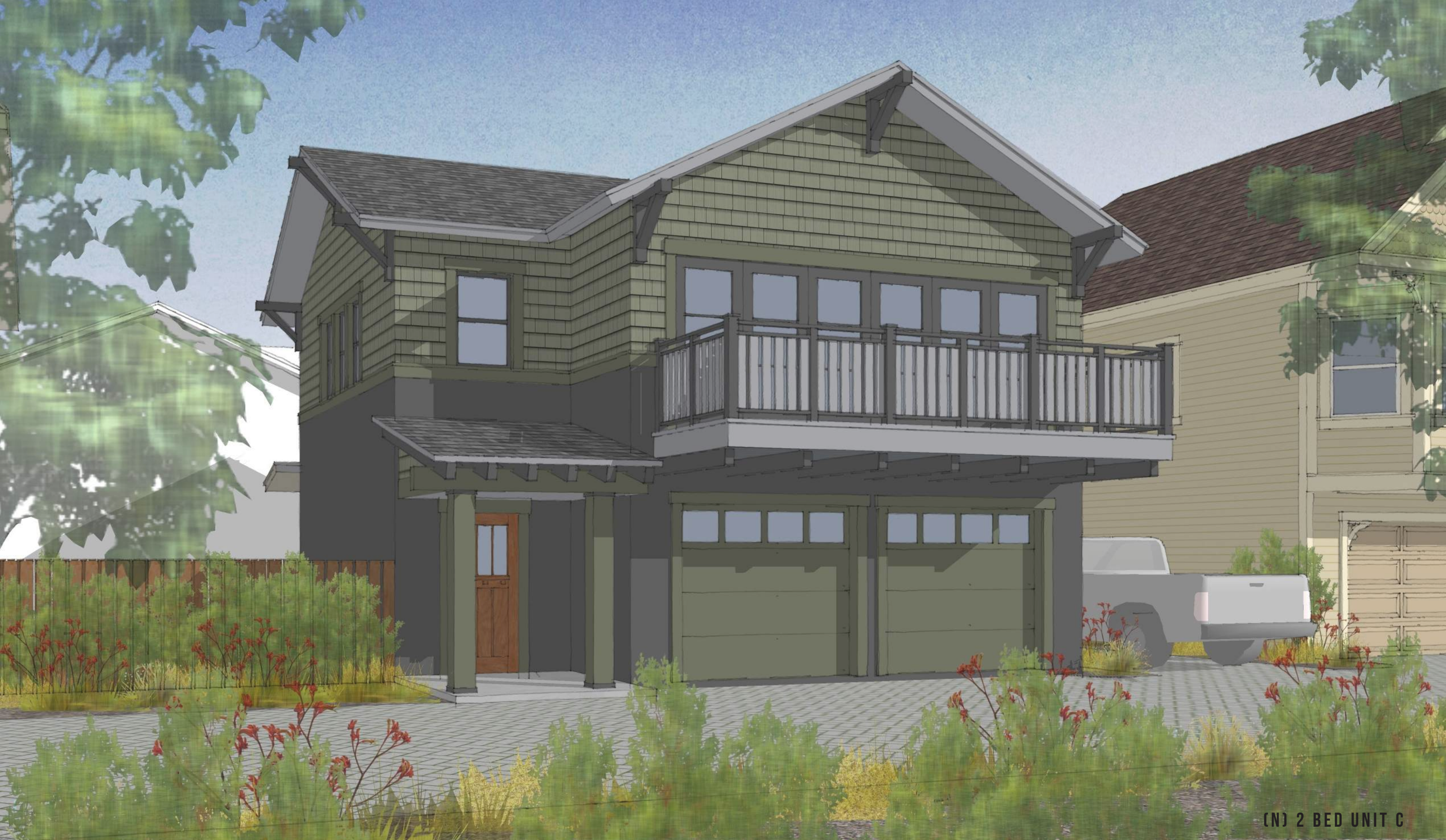
539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.1



(N) 2 BED UNIT C

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.2



(N) 2 BED UNIT B

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.3



(N) 2 BED UNIT C

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.4



TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

PEACH STREET

1137 PEACH ST, SAN LUIS OBISPO
DATE: 10/31/19

A5.5



TENOVER

TO LEAVE THE WORLD
BETTER THAN WE
FOUND IT.

