The Cottages at Point San Luis

San Luis Obispo County, California

NEW SITE DEVELOPMENT AREAS

Main Building Lodge	NET SQ. FT.	GROSS SQ. FT.
Main Level	8,909	9,491
Lower Level-Below Ground (31%)	6,018	6,308
Lower Level-Above Ground (69%)	13,396	14,039
TOTAL	**28,323**	**29,838**
Site Percentage (Above Ground Only)	0.92%	0.98%

Entry Gate	NET SQ. FT.	GROSS SQ. FT.
Building	**69**	**106**

West Parking Structure	SQ. FT.
Below Ground (50%)	5,105
Above Ground (50%)	5,105
TOTAL	**10,209**

Solid Waste Storage	NET SQ. FT.	GROSS SQ. FT.
Building	**288**	**337**

Cottage "A"	NET SQ. FT.	GROSS SQ. FT.
Building	415	480
Porches & Decks	-	143
TOTAL	-	**623**
Total for All Cottage "B" Types		
Quantity of Cottage Type	1	
Percentage of Cottage Type	2%	
Building	415	480
Porches & Decks	-	143
TOTAL (Building, Porches, &Decks)		**623**

Cottage "B"	NET SQ. FT.	GROSS SQ. FT.
Building	456	517
Porches & Decks	-	140
TOTAL	-	**657**
Total for All Cottage "B" Types		
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,104	4,653
Porches & Decks	-	1,260
TOTAL (Building, Porches, &Decks)	-	**5,913**

Cottage "C"	NET SQ. FT.	GROSS SQ. FT.
Building	516	593
Porches & Decks	-	211
TOTAL	-	**804**
Total for All Cottage "C" Types		
Quantity of Cottage Type	11	
Percentage of Cottage Type	22%	
Building	5,676	6,523
Porches & Decks	-	2,321
TOTAL (Building, Porches, &Decks)	-	**8,844**

Cottage "D"	NET SQ. FT.	GROSS SQ. FT.
Building	485	556
Porches & Decks	-	215
TOTAL	-	**771**
Total for All Cottage "D" Types		
Quantity of Cottage Type	15	
Percentage of Cottage Type	30%	
Building	7,275	8,340
Porches & Decks	-	3,225
TOTAL (Building, Porches, &Decks)	-	**11,565**

Cottage "E"	NET SQ. FT.	GROSS SQ. FT.
Building	523	597
Porches & Decks	-	244
TOTAL	-	**841**
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,707	5,373
Porches & Decks	-	2,196
TOTAL (Building, Porches, &Decks)	-	**7,569**

Cottage "F"	NET SQ. FT.	GROSS SQ. FT.
Building	845	949
Porches & Decks	-	394
TOTAL	-	**1,343**
Total for All Cottage "F" Types		
Quantity of Cottage Type	5	
Percentage of Cottage Type	10%	
Building	4,225	4,745
Porches & Decks	-	1,970
TOTAL (Building, Porches, &Decks)	-	**6,715**

TOTAL Cottages on Site	NET SQ. FT.	GROSS SQ. FT.
Total Quantity of Cottages	50	
Building	26,402	30,114
Porches & Decks	-	11,115
TOTAL	26,402	41,229
Site Percentage (Buildings Only)	2.72%	3.11%
Site Percentage (Buildings, Porches, & Decks)		4.25%

TOTAL All Building on Site	NET SQ. FT.	GROSS SQ. FT.
TOTAL Above Grade	35,668	40,048
Site Percentage (Above Grade Only)	3.68%	4.13%
TOTAL Above & Below Grade	55,082	60,395

Lot Size	ACRES	SQ. FT.
	22.25	**969,212**

Development Envelope Size	ACRES	SQ. FT.
	6.46	281,400

Proposed Parking	
Above Ground Parking	37
Below Ground at Lodge	43
West Parking Structure	87
Total	**167**

Earthwork	Cut (CY)	Fill (CY)
TOTAL Earthwork	**20,300**	**18,000**
	Import (C. Y.)	**Export (C. Y.)**
	0	**2,300**

Impervious	AREA IN SQ. FT.
Bldg Footprint - Main Building	20,347.00
Bldg Footprint - Entry Gate	106.00
Bldg Footprint - Solid Waste Storage	337.00
Bldg Footprint - Cottages	41,229.00
TOTAL Bldgs Footprint	**62,019.00**
Pool Deck	4,600.00
Pool	1,250.00
Roads	59,550.00
Cart Path	9,650.00
Pedestrian Walkways	8,500.00
TOTAL Impervious Area	**145,569.00**
Total Site Percentage	15.02%

Agency	
Proposed Water Source	San Miguelito Mutual
Proposed Sewer Disposal	San Miguelito Mutual
Fire Agency	CalFire

PROJECT DIRECTORY

Owner & Owner Consultants

OWNER

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Contact Person
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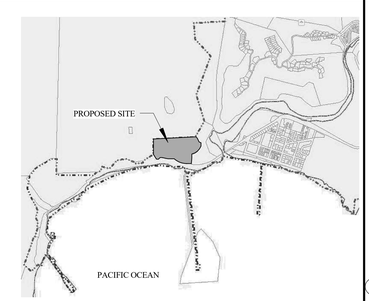
VICINITY MAP



PROJECT DESCRIPTION

A resort consisting of a Main Lodge (29,838 SF), which includes check-in, guest services (e.g. gift shop, fitness center, spa services), a restaurtant and bar, a 1,250 sf pool, underground valet parking, and offices for the resort staff. A series of (50) small, single-story Cottages, ranging from 480 SF to 949 SF. An Entry Gate and a Solid Waste Storage structure. A partially underground valet Parking Structure. Scope of work includes associated site work, roads, parking spaces, and landscaping.

PROJECT MATERIALS & COLORS

1) ROOF:	FIRE PROOF SHAKE
2) EXTERIOR WALLS:	WOOD SIDING
3) DOORS:	WOOD
4) WINDOWS:	WOOD
5) GUTTERS & DOWNSPOUTS:	COPPER

INDEX OF DRAWINGS

GENERAL CONDITIONS
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A0.1 SURVEY

ARCHITECTURAL
A1.1 OVERALL SITE PLAN
A1.2 CONCEPTUAL ILLUSTRATIVE (1/50) & LANDSCAPE NOTES
A1.3 CONCEPTUAL ILLUSTRATIVE (1/100)
A1.4 CONCEPTUAL ILLUSTRATIVE (1/500)
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A2.3 MAIN LODGE ROOF PLAN
A3.1 MAIN LODGE ELEVATIONS
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A4.1 COTTAGE TYPES "A" & "B"
A4.2 COTTAGE TYPES "C" & "D"
A4.3 COTTAGE TYPES "E" & "F"
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A5.0 SITE PLAN - PARKING
A5.1 CRITICAL VIEWS

CIVIL
G-1 CIVIL - TITLE SHEET
EX-1 EXISTING CONDITIONS
C-1 GRADING & DRAINAGE PLAN
C-2 GRADING & DRAINAGE PLAN
C-3 GRADING & DRAINAGE PLAN
C-4 GRADING & DRAINAGE PLAN
C-5 GRADING & DRAINAGE PLAN
CD-1 MAIN ROAD SECTIONS
CD-2 SPUR ROAD PROFILES

MASTER FIRE PROTECTION PLAN
MFPP-1 MASTER FIRE PROTECTION PLAN, OVERALL SITE PLAN
MFPP-2 MASTER FIRE PROTECTION PLAN, COTTAGES
MFPP-3 MASTER FIRE PROTECTION PLAN, MAIN LODGE

LANDSCAPE
L1.1.1 LANDSCAPE - MAIN LODGE
L1.2 LANDSCAPE - COTTAGES
L1.3 LANDSCAPE - NATIVE HABITAT

PROJECT INFORMATION

Legal Description
RHO SAN MIG PTN LT Y
A.P.N. 076-174-009

Location
Avila Beach
San Luis Obispo, CA

Zoning Code 1
REC

Lot Area
22.25 Acres

Zoning Code 2
Coastal Zone

Parking Spaces
167

Sup. District
3

ISSUE DATES

A	DATE	DESCRIPTION
	03/27/18	PLANNING SUBMITTAL
	09/24/18	PLANNING RESUBMITTAL

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COVERSHEET

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: PR
Job Number: 1505.00
Sheet
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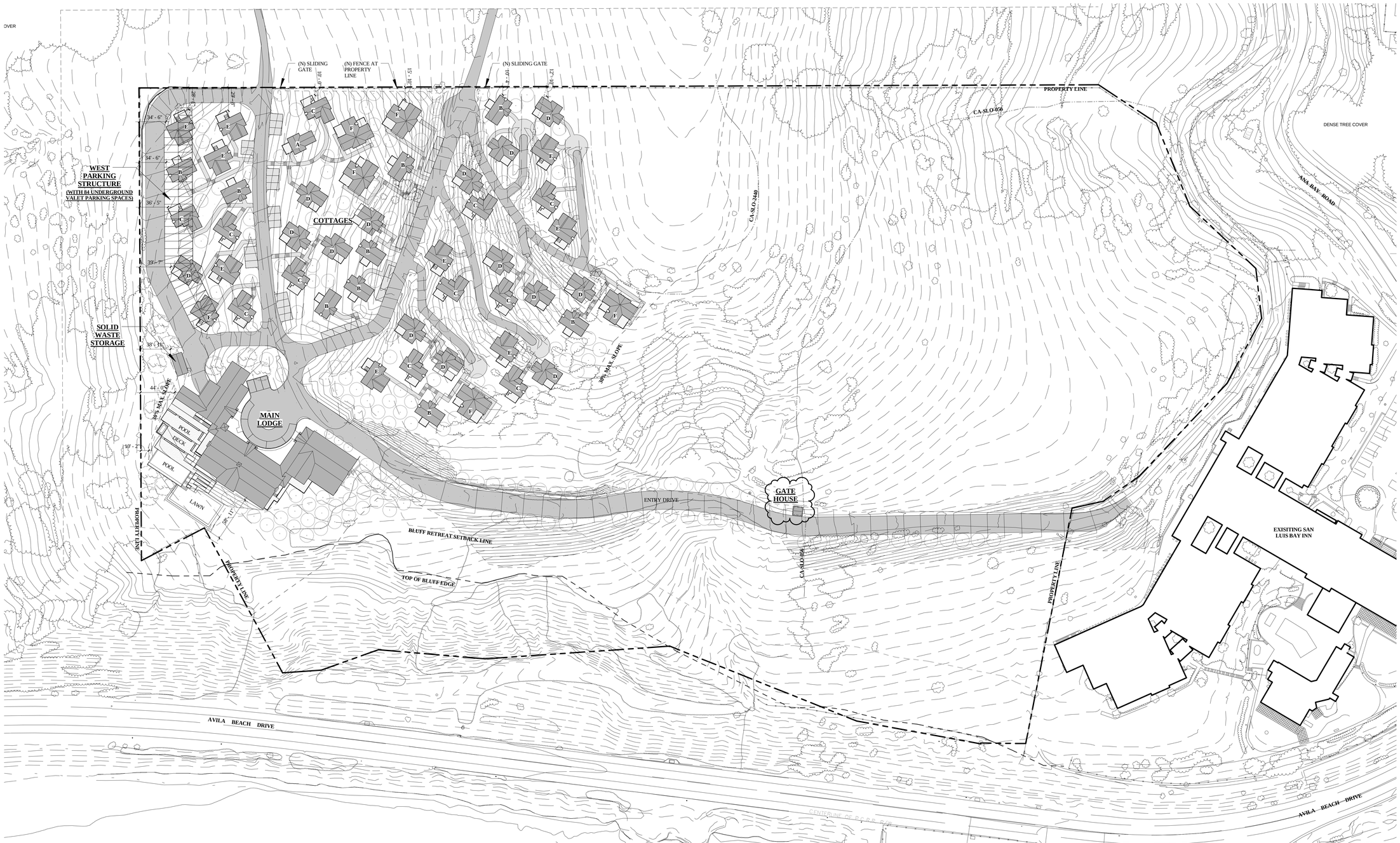
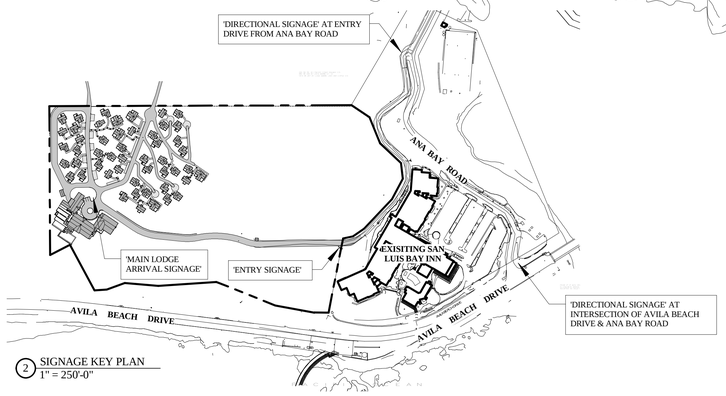


1 PROPOSED SITE PLAN
1" = 50'-0"



2 SIGNAGE KEY PLAN
1" = 250'-0"

COTTAGE

TYPE	SIZE	QTY.	PERCENTAGE
A - STUDIO	COTTAGE: 480 S.F.; PORCH: 143 S.F.	1	2%
B - STUDIO	COTTAGE: 517 S.F.; PORCHES: 28 S.F. & 112 S.F.	9	18%
C - ONE BEDROOM	COTTAGE: 593 S.F.; PORCHES: 30 S.F. & 181 S.F.	11	22%
D - ONE BEDROOM	COTTAGE: 556 S.F.; PORCHES: 73 S.F. & 142 S.F.	15	30%
E - ONE BEDROOM	COTTAGE: 597 S.F.; PORCHES: 70 S.F. & 174 S.F.	9	18%
F - TWO BEDROOM	COTTAGE: 949 S.F.; PORCHES: 56 S.F., 200 S.F., & 138 S.F.	5	10%
GRAND TOTAL: 50			

0' 25' 50' 100' 200'
SCALE : 1" = 50'-0"

TRUE NORTH

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OVERALL SITE PLAN

The Cottages at Point San Luis

San Luis Obispo County, California

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Sheet: A1.1

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1 CONCEPTUAL ILLUSTRATIVE (1:50)
1" = 50'-0"

0' 25' 50' 100' 200'
SCALE : 1" = 50'-0"

TRUE NORTH

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CONCEPTUAL ILLUSTRATIVE (1/50)
& LANDSCAPE NOTES

The Cottages at
Point San Luis

San Luis Obispo County, California

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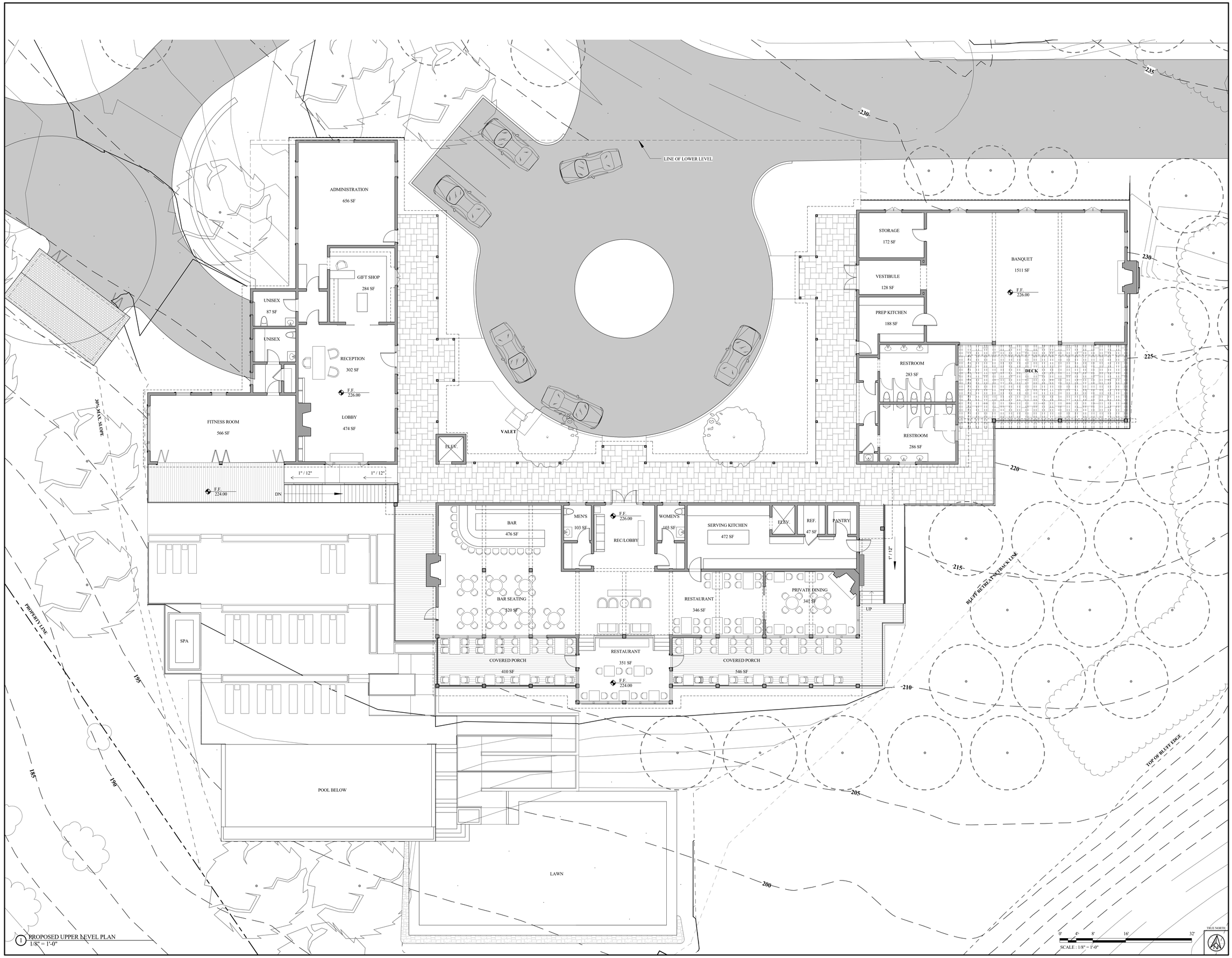

1 PROPOSED UPPER LEVEL PLAN
1/8" = 1'-0"

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MAIN LODGE - UPPER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
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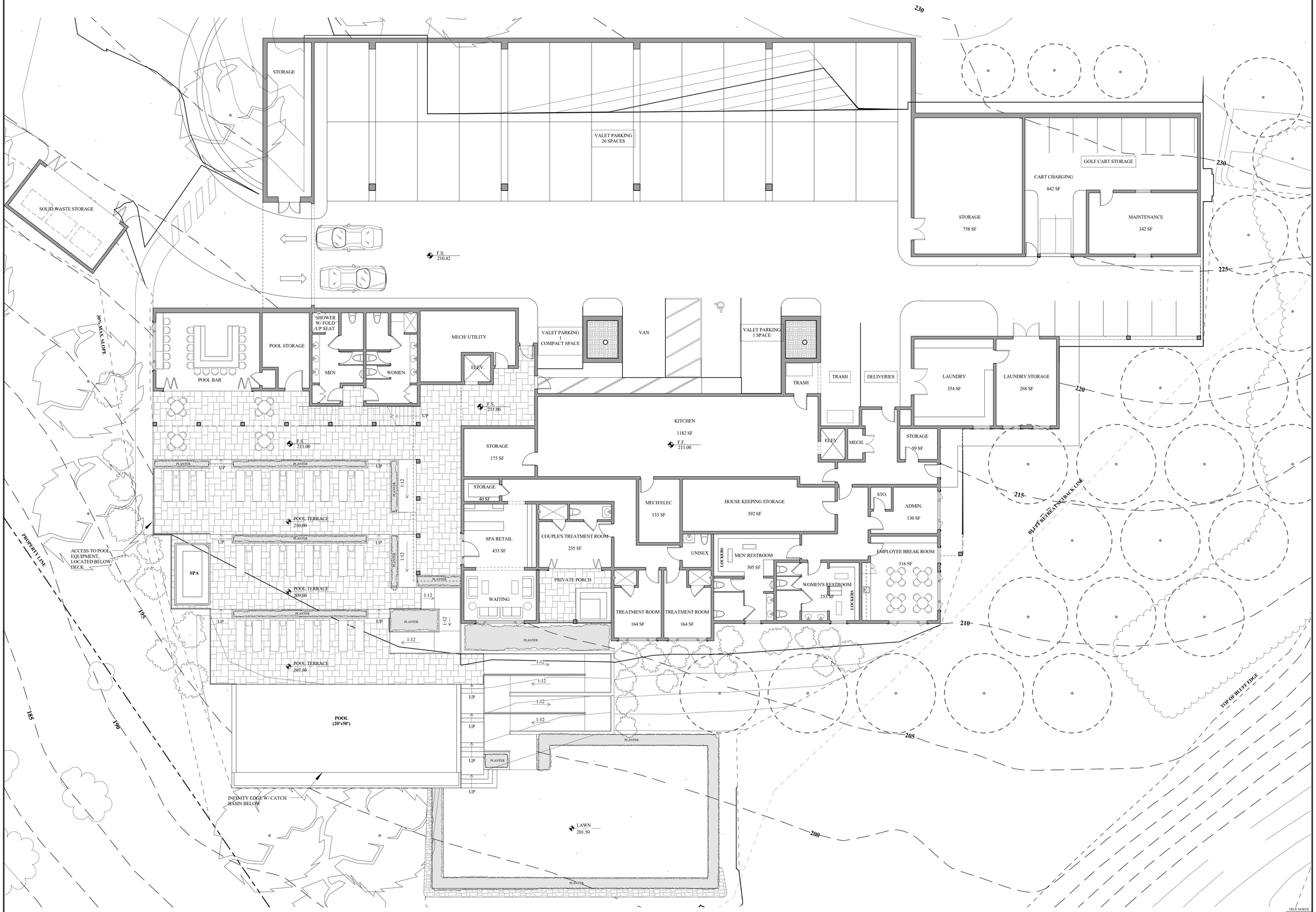

1 PROPOSED LOWER LEVEL PLAN
1/8" = 1'-0"

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MAIN LODGE - LOWER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
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1 SITE PLAN - PARKING
1" = 30'-0"

2 SITE PLAN - PARKING - LOWER LEVEL
1" = 30'-0"

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SITE PLAN - PARKING

The Cottages at Point San Luis

San Luis Obispo County, California

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CRITICAL VIEWS KEY MAP

VIEW (1) FROM 101 FWY

VIEW (2) FROM AVILA BEACH CITY BEACH

VIEW (3) FROM AVILA BEACH DRIVE AND PARK

VIEW (4) FROM AVILA BEACH DRIVE, SOUTH OF SITE
(SITE ABOVE NOT VISIBLE IN THIS VIEW)

VIEW (5) FROM OLDE PORT BEACH

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CRITICAL VIEWS

The Cottages at Point San Luis
San Luis Obispo County, California

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