



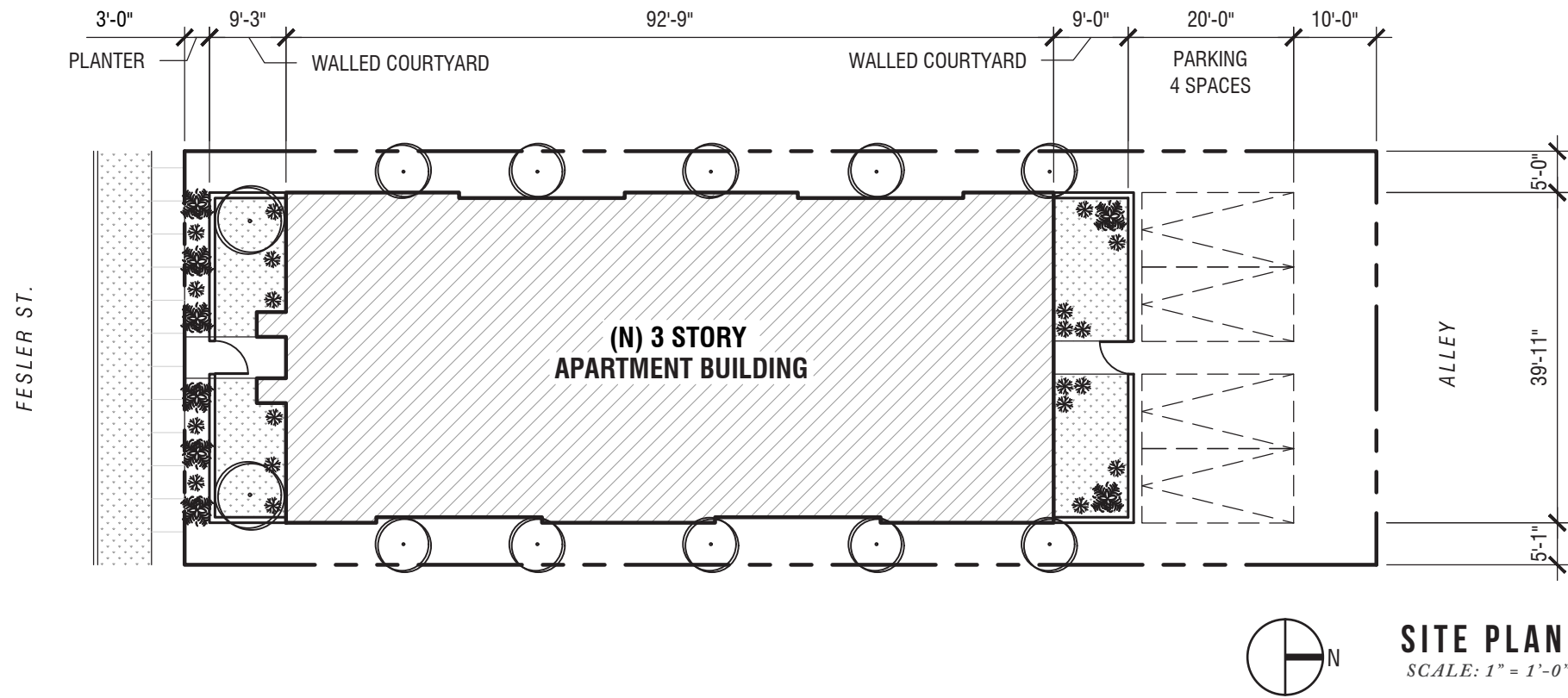
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5/8/2019

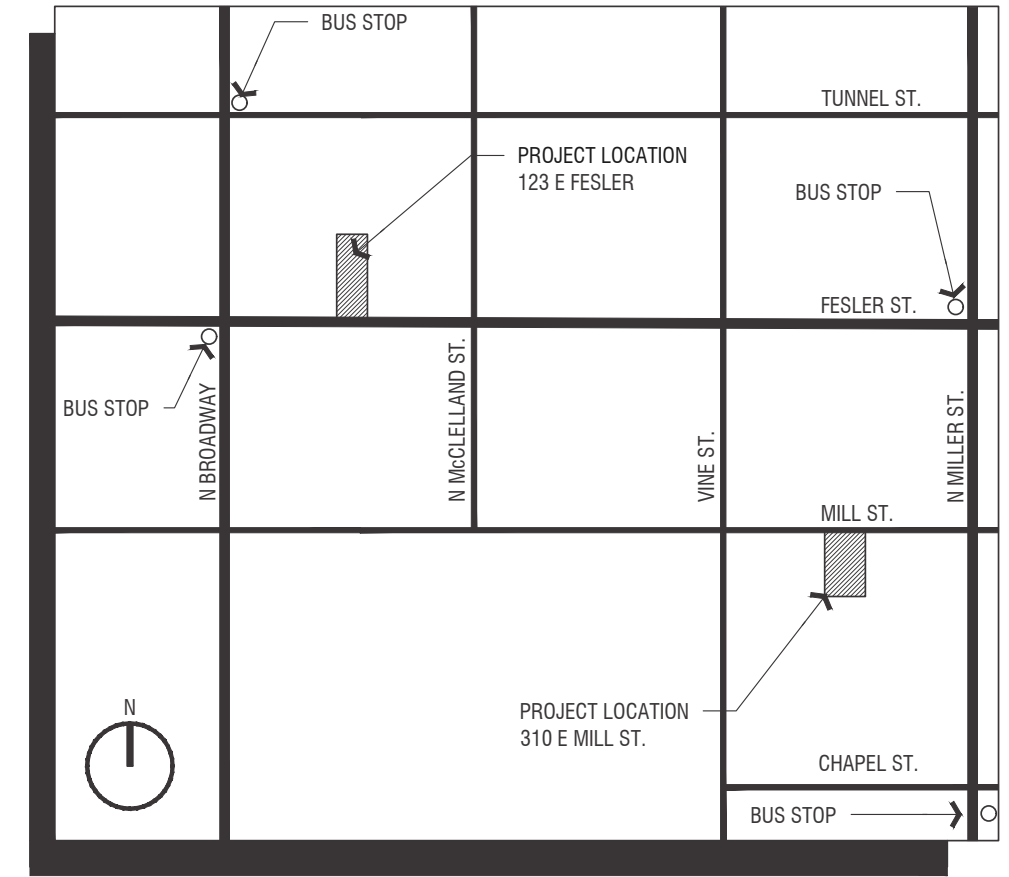
BUNGALOW DISTRICT APARTMENTS

APARTMENT BUILDING TO BE UTILIZED ON MULTIPLE PROPERTIES. THE BUILDING WILL
CONSIST OF 23 STUDIO UNITS WITHIN A 3 STORY, RECTILINEAR BUILDING.

Prepared by TEN OVER STUDIO



VICINITY MAP



ZONING ANALYSIS

ADDRESS	123 FESLER
APN	121-152-014
ZONING	SP-BUNGALO
LOT SIZE	72,00 SQ. FT.
CURRENT USE	OFFICE
PROPOSED USE	RESIDENTIAL

PARKING REQUIRED

USE	UNIT COUNT (OR SF)	PARKING FACTOR	SPACES REQUIRED	
RESIDENTIAL	STUDIO	23	0.3	6.9
TOTAL			6.9	
PROVIDED TOTAL			4	

CONTACTS

CLIENT

Joe Halsell - HALSELL BUILDERS
 3130 SKYWAY DRIVE, SUITE 601, SANTA MARIA CA
 CONTACT: JOE HALSELL
 jhalsell@halsellbuilders.com

ARCHITECT

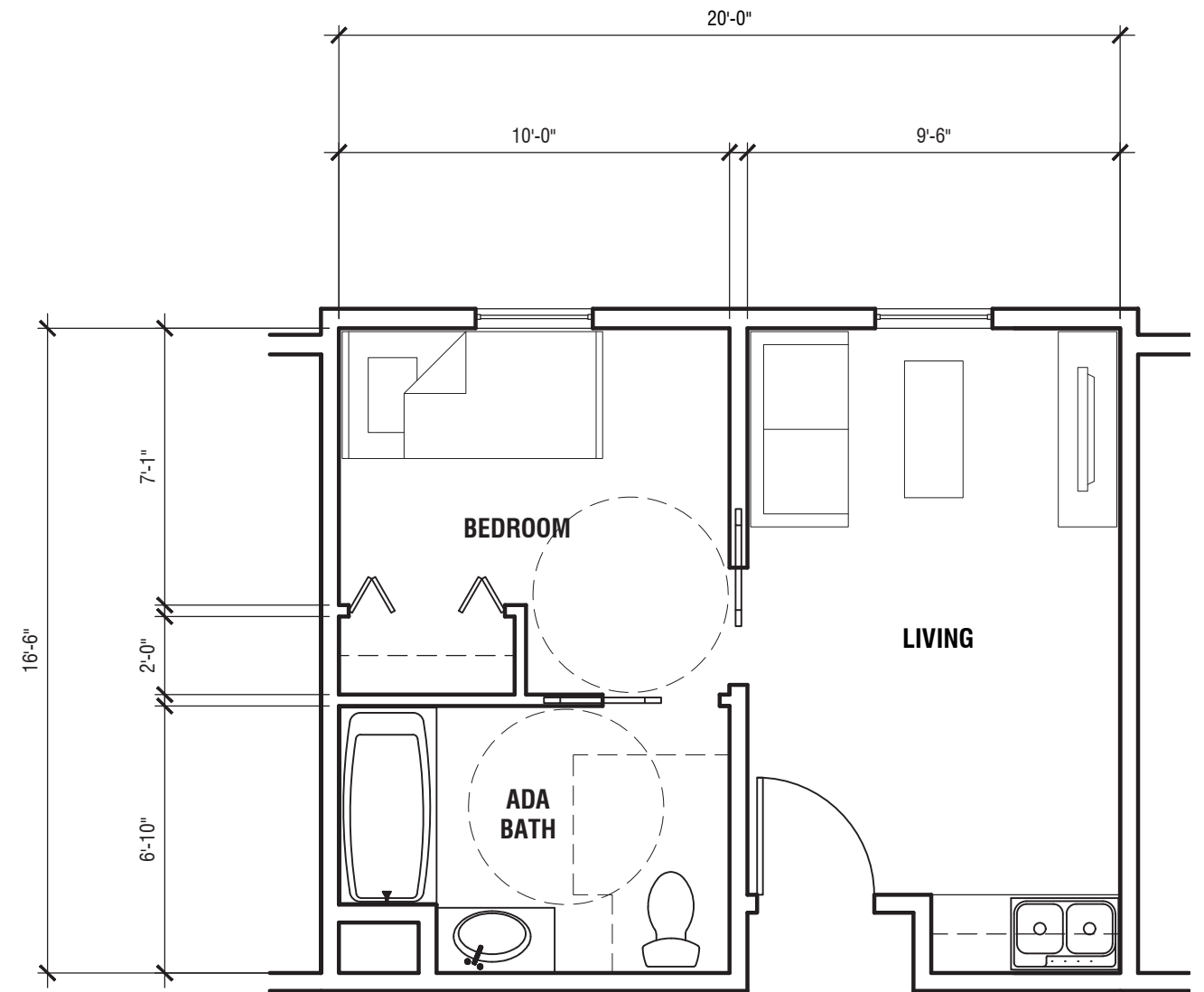
TEN OVER STUDIO
 539 MARSH ST., SAN LUIS OBISPO, CA 93401
 805.541.1010
 CONTACT: JIM DUFFY
 jimd@tenoverstudio.com



SECOND AND THIRD FLOOR PLAN



FIRST FLOOR PLAN



ENLARGED UNIT LAYOUT

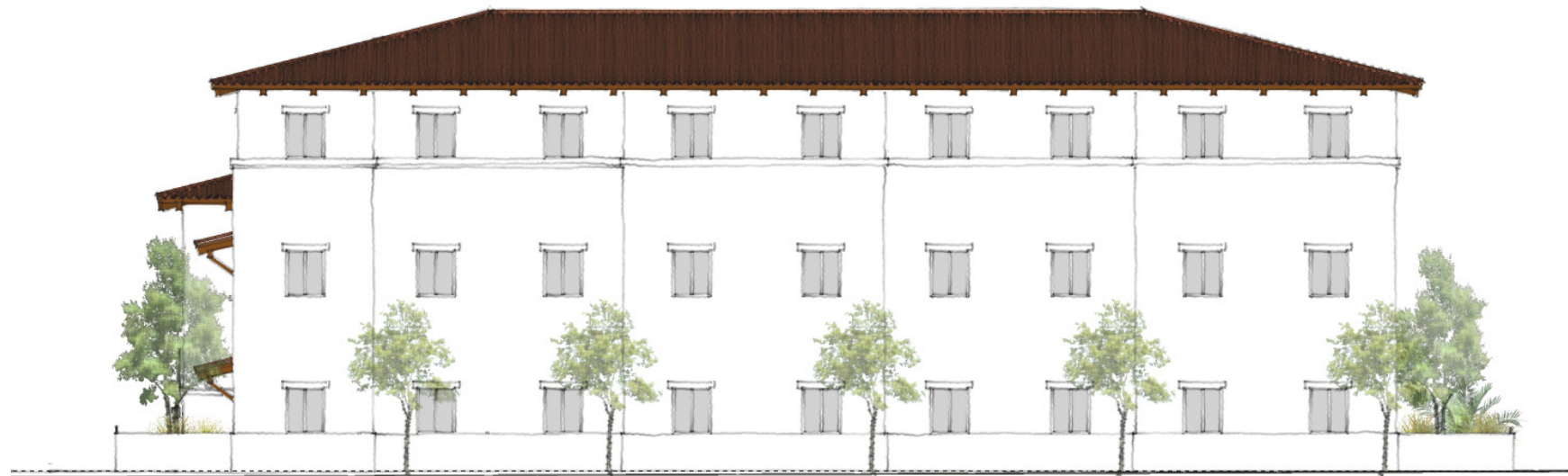
SCALE: 1/4" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



VIEW OF ENTRANCE



ISOMETRIC VIEW

TENOVER

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BUNGALOW DISTRICT APARTMENTS

123 FESLER, ST
DATE: 05/08/2019

A5.0



PRECEDENT IMAGES

TENOVER

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BUNGALOW DISTRICT APARTMENTS

123 FESLER, ST
DATE: 05/08/2019

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