

SLO Airport Hotel

San Luis Obispo California



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in:
San Luis Obispo, CA

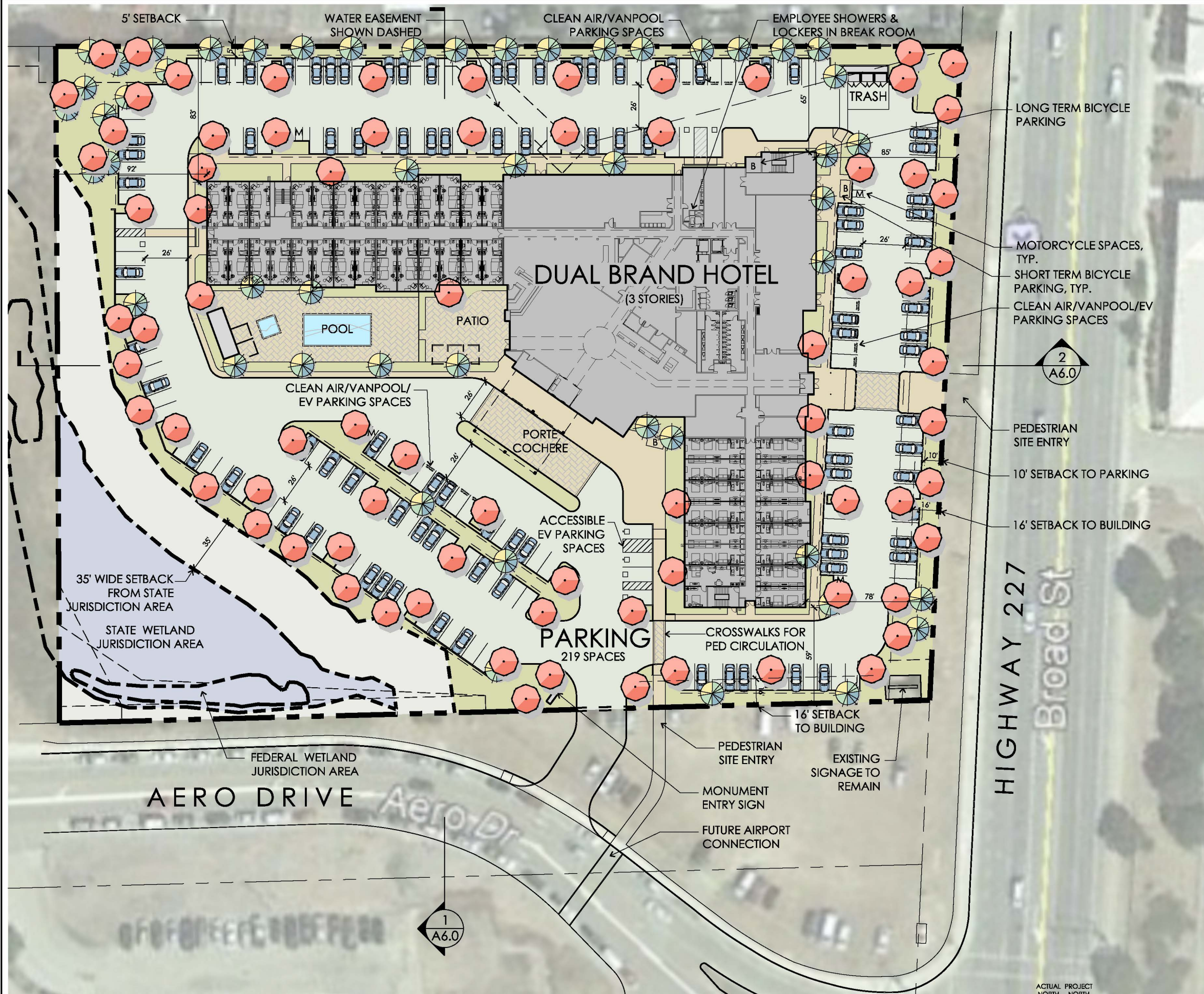
Date MAY 19, 2020
Scale NO SCALE
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PROJECT STATISTICS			PROJECT DESCRIPTION		DRAWING INDEX	
ADDRESS: 950 & 990 AERO DRIVE			THIS PROJECT CONSISTS OF ONE NEW 3-STORY DUAL-BRANDED HOTEL. THERE ARE TWO EXISTING PARCELS AND A LOT MERGER IS BEING PROPOSED AS PART OF THIS SUBMITTAL.		ARCHITECTURAL SHEETS	
ASSESSOR PARCEL NUMBER: 053-412-010 & 053-412-011					CIVIL SHEETS	
EXISTING SITE AREA: 5.04 ACRES (1- 109,832 / 2- 109,737 SF)			THE PROJECT WILL CONSIST OF 204 GUEST ROOMS AND WILL HAVE GUEST AMENITIES TO INCLUDE OUTDOOR PATIO/DINING, MEETING SPACE, FITNESS ROOM, BREAKFAST AREA AND BAR. GUEST AMENITIES, SUCH AS THE MEETING ROOM AND OUTDOOR AREAS, ARE FOR GUESTS ONLY AND ARE NOT OPEN TO THE PUBLIC. THE HOTEL IS ANTICIPATED TO BE BRANDED. HOWEVER, A BRAND HAS NOT BEEN SELECTED AT THIS TIME.		C-1 PRELIMINARY GRADING PLAN	
PROPOSED SITE AREA: 5.04 ACRES (1- 105,368 / 2- 114,201 SF)					C-2 PRELIMINARY UTILITY PLAN	
ZONING: BP-SP (BUSINESS PARK-SPECIFIC PLAN)			THE PROJECT WILL BE REQUESTING A VARIANCE TO THE MAXIMUM SIGNAGE HEIGHT. SIGNAGE IS BEING PROPOSED ABOVE THE 25' (ABOVE ADJACENT GRADE) HEIGHT LIMIT.		LANDSCAPE SHEETS	
AASP, SAFETY AREA S-1C (AIRPORT AREA SPECIFIC PLAN)					L1.0 CONCEPTUAL LANDSCAPE PLAN	
EXISTING USE: VACANT					L2.0 WELO WORKSHEET & NOTES	
PROPOSED USE: HOTEL W/ SURFACE PARKING						
GROSS FLOOR AREA: 127,200 SF						
GUEST ROOMS: 204 GUEST ROOMS						
FLOOR AREA RATIO (FAR):						
ALLOWED: 0.60 MAX FAR						
PROPOSED: 0.58 (127,200 / 219,570)						
LOT COVERAGE:						
MAX. ALLOWED HARDSCAPE: 80% (PARKING, BUILDINGS, & DRIVEWAYS)						
MIN. ALLOWED LANDSCAPE: 20% (PLANTED AREAS & PEDESTRIAN WALKS)						
PROPOSED HARDSCAPE: 70% (153,070 / 219,570 SF)						
PROPOSED LANDSCAPE: 30% (66,500 / 219,570 SF)						
BUILDING HEIGHT ALLOWED: 45 FEET OCCUPIED BUILDINGS (52 FEET NON-OCCUPIED FEATURES)						
BUILDING HEIGHT PROPOSED: 45 FEET (52 FEET TO TOP OF TOWER)						
NUMBER OF STORIES ALLOWED: 3 STORIES						
NUMBER OF STORIES PROPOSED: 3 STORIES						
PARKING SPACES REQUIRED: 204 SPACES (1 SPACE PER ROOM)						
PARKING SPACES PROPOSED: 214 SPACES						
ACCESSIBLE PARKING REQ'D: 7 SPACES						
ACCESSIBLE PARKING PROVIDED: 8 SPACES						
CLEAN AIR/VANPOOL REQ'D: 18 SPACES						
CLEAN AIR/VANPOOL PROVIDED: 18 SPACES						
EV READY PARKING REQ'D: 20 SPACES*						
EV READY PARKING PROVIDED: 20 SPACES						
EV CAPABLE PARKING REQ'D: 51 SPACES*						
EV CAPABLE PARKING PROVIDED: 51 SPACES						
* PER ZONING REGULATIONS 17.72.040 10% OF TOTAL SPACES ARE REQUIRED TO BE EV READY AND 25% OF SPACES ARE REQUIRED TO BE EV CAPABLE						
MOTORCYCLE SPACES REQUIRED: 11 SPACES (1 PER 20 CAR SPACES)						
MOTORCYCLE SPACES PROPOSED: 12 SPACES						
BICYCLE PARKING REQUIRED: 21 SPACES (1 PER 10 GUEST ROOMS)						
BICYCLE PARKING PROPOSED: 22 SPACES (50% SHORT TERM/50% LONG TERM)						
LOADING SPACES REQUIRED: 3 SPACES (PER 17.72.100)						
LOADING SPACES PROPOSED: 1 SPACES*						
*LOOKING FOR WAIVER ON REQUIRED LOADING SPACES DUE TO NATURE OF PROPOSED USE; NOT NEEDED						
EMPLOYEE & CUSTOMER CONCENTRATIONS:						
[TABLE 4.6 SLO AIRPOT SPECIFIC PLAN - AVIATION SAFETY AREA S-1C]						
MAX # PERSONS ALLOWED: 604.8 (5.04 x 120 PER ACRE)						
PROPOSED HOTEL: 370.8 (1.8 x 206 GUEST ROOMS)						
PROPOSED AMENITIES: 0 (FOR HOTEL GUESTS ONLY)						
TOTAL: 370.8 <604.8						

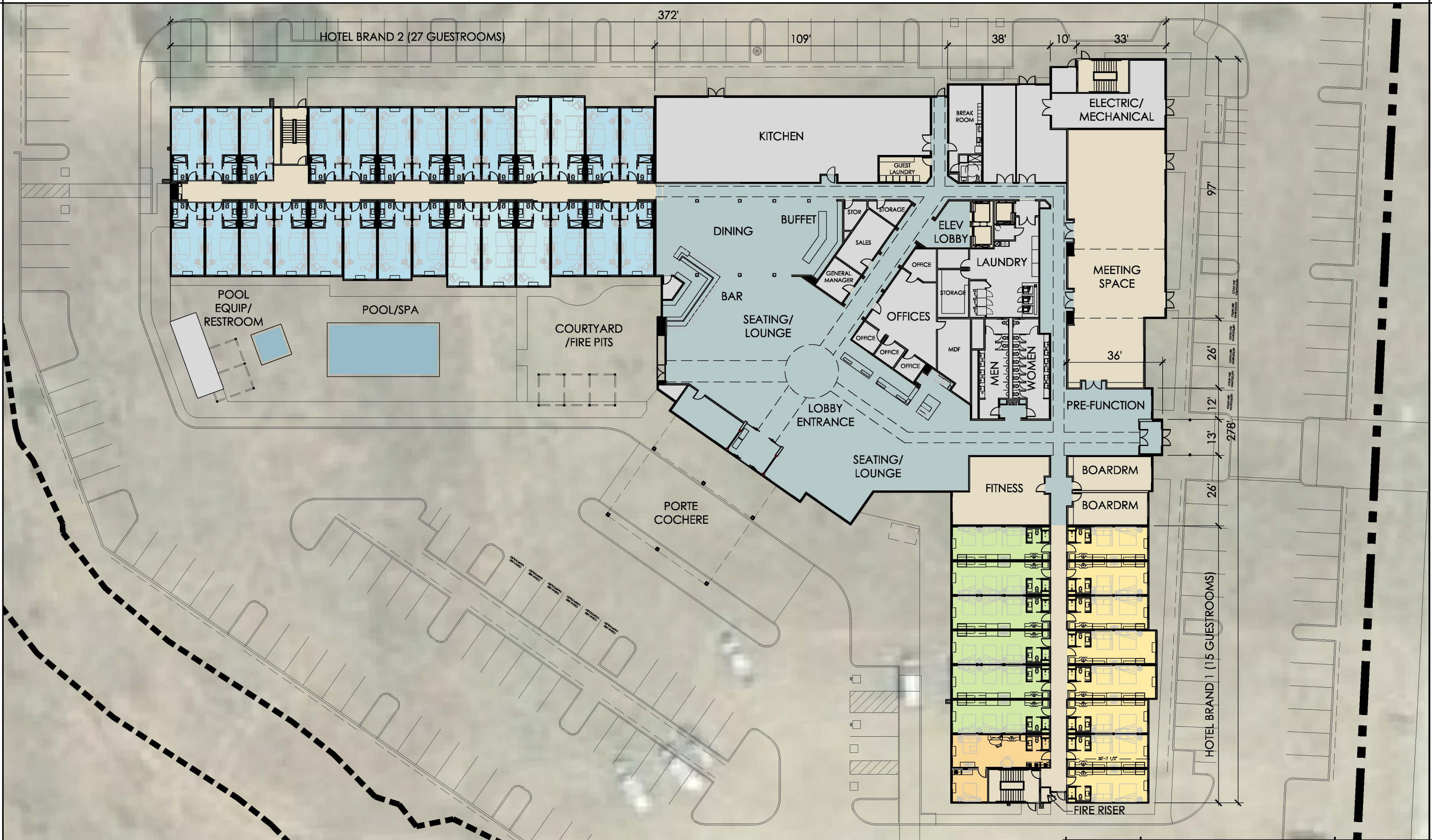


PROPOSED SITE PLAN

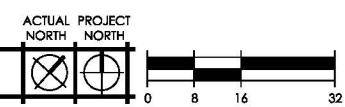


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Date MAY 20, 2020
Scale 1" = 60' @ 11x17
1" = 30' @ 24x36
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PROPOSED FIRST FLOOR PLAN

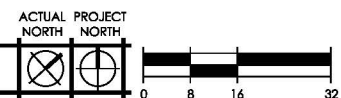


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Date MAY 19, 2020
Scale 1/32" = 1'-0" @ 11x17
1/16" = 1'-0" @ 24x36
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A3.0



PROPOSED SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



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Date: MAY 19, 2020
Scale: 1/32" = 1'-0" @ 11x17
Sheet: 1/16" = 1'-0" @ 24x36
A3.1



PERSPECTIVE: OVERALL FROM BROAD



PERSPECTIVE: ENTRY TO SITE FROM AERO DRIVE



PERSPECTIVE: PORTE COCHERE



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PERSPECTIVE: SOUTHWEST POOL SIDE



PERSPECTIVE: SOUTH REAR



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PERSPECTIVE: OVERALL SITE



VISUAL SIMULATION FROM BROAD STREET



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Sheet **A4.6**