

SITE SUMMARY

APN: 025-382-002
 Title No.: Lot B - Tract 3152
 City: Paso Robles, CA
 County: San Luis Obispo County
 Specific Plan: Olsen-South Chandler Ranch Specific Plan
 Zoning: R3
 Dwelling Units: 131 DU
 Construction Type/Fire Rating: V-B
 Occupancy Type: R3
 Fire Sprinkler Type: NFPA 13-D
 Lot Coverage: 39.31% (176,224 sf)

VINEDO 3.3B DEVELOPMENT STANDARDS: TOWNHOMES			
SCALE	REQUIRED	COMMENTS	PROVIDED
Site Area	13.1 AC		Site: ±10.39 AC (GROSS) Basin: ±1.5 AC
Max. Dwelling Units	168		126 DU
Density Range	8-22 DU/AC (GROSS)		12.6 DU/AC (GROSS)
SETBACKS			
Front Living Area Setback	8' Min.		12'3" Min.
Front Porch/Patio	3' Min.		3' Min.
Front Architectural Encroachments*	2' max. into setback		-
Side Building Separation	15' min.		15' Min.
Side Corner Setback	8' Min. to Living Area		11'2" Min.
Side Porch/Patio Setback	5' Min.		11'2" Min.
Side Architectural Encroachments*	2' max. into setback		-
Rear Garage Setback (Driveway apron from alley)	3' min. and 7' max		3' min. 11' max
Rear Architectural Encroachments*	2' (eave only)		-
Max. Building Height	40' or 2 + 500 sf max. 3rd story pop-up		29', 2-story

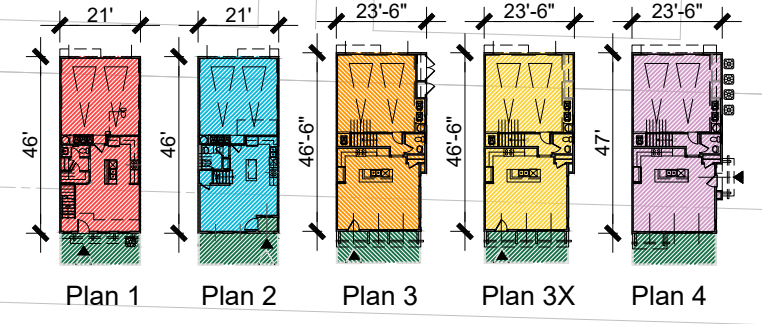
*Architcural Encroachments are allowed to encourage articulation and shall not exceed 30 sf in plan on any elevation

OPEN SPACE (Common + Private)			
Private Open Space (Ground Floor)	13,000 sf (100 sf/unit) (Worth 1.5 Value of COS)	(8' Min. Dimension)	±32,677.5 sf COS
Private Open Space (Upper Floor)	50 sf/unit	(5' Min. Dimension) (50sf Min.)	N/A
Common Open Space	Not Required per O-SCSP	(15' Min. Dimension)	±52,544 sf (±417 sf/unit)
Total Qualified Open Space			±85,221.5 sf (676 sf/unit)
PARKING			
Parking Space Dims	Head-In: 9'x18' (Uncovered Spaces) Parallel: 8'x22' (8'x16' Compact Space-30% Max.) Garage: 10'x20' (Covered Space)	3.3B DEVELOPMENT STANDARDS TABLE 21.22.02	
Required Covered Parking	1 sp/1BD unit, 2 sp/2+ BD unit 252 Spaces (±2.21 sp/unit)		252 Spaces
Guest Parking	0.2 sp/unit 26 Spaces		38 Spaces
Totals Required	(278 spaces Required)	3.3B DEVELOPMENT STANDARDS TABLE 21.22.040	290 spaces (±2.30 sp/unit) provided (See above for breakdown)

**On-Street parking within 200' can be counted towards guest parking requirements

UNIT SUMMARY

#	Plan	Type	Net Area	Parking Req.
29 DU	1	3 bd/2.5 ba/2 Car Garage	1,297 sf	58 sp
43 DU	2	3 bd/2.5 ba/2 Car Garage	1,310 sf	86 sp
27 DU	3	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,500 sf	54 sp
6 DU	3x	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,500 sf	12 sp
21 DU	4	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,561 sf	42 sp
Total: 126 DU			Total Net Area: 176,224 sf (Avg. 1,399 sf)	252 sp

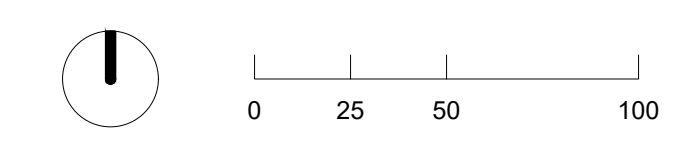


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VINEDO PA 2
 PASO ROBLES, CA # 2023-0561

Plot Date: 03.05.2025
 Architectural Review Submittal Set: 04.08.2024
 2nd Planning Submittal Set: 01.22.2025
 PC Meeting Set: 02.19.2025
 Updated Meeting Set: 02.25.2025



SITE PLAN

A1.0