



THE HIGHLANDS

PASO ROBLES, CA

DEBEKES INVESTMENT COMPANY
5289 ALTON PARKWAY
RYNE, CA 92604

OKM HLL ROAD



0' 30' 60' 90' SCALE 1"=30'



08/18/19
05/01/21

FLAIR ARCHITECTS
ARCHITECTS
ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE
300 S. STANFORD AVENUE, SUITE 200
PASO ROBLES, CA 92661 TEL: 805.295.2200

SP1

LEGAL DESCRIPTION

SECTION 16, T12N, R11E, S12E, M20
COUNTY OF SAN LUIS OBISPO
CALIFORNIA

CONTRIBUTOR INFORMATION

ALL WORK SHALL BE IN ACCORDANCE TO
2001 CALIFORNIA BUILDING CODE
2001 CALIFORNIA FIRE CODE
2001 CALIFORNIA PLUMBING CODE
2001 CALIFORNIA ELECTRICAL CODE

MULTIFAMILY UNIT INFORMATION

28 APARTMENT UNITS
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TYPE OF CONTRIBUTION: TYPE V
RETAIL

REQUIREMENTS

OPEN SPACE: 300 SQ. FEET (14% OF SITE AREA)
TOTAL: 12,500 SQ. FT.

UNIT	AREA	COVER	TYPE	TOTAL	PERCENT	PERMITTED
A	540	500	100%	100%	100%	100%
B	585	625	120%	315	155%	155%
C	549	617	136%	237	140%	140%
TOTAL						

UNIT	AREA	COVER	TYPE	TOTAL	PERCENT	PERMITTED
U-1	4,732	4,998	0-1	2,815	59%	59%
U-2	4,732	2,815	0-2	1,750	37%	37%
U-3	4,732	1,750	0-3	925	19%	19%
U-4	4,732	925	0-4	462	10%	10%
U-5	4,732	462	0-5	231	5%	5%
U-6	4,380	231	0-6	117	3%	3%
U-7	4,380	117	0-7	58	1%	1%
TOTAL						

DESCRIPTION	AREA	PERCENT	PERMITTED
RESTAURANT BUILDING	7,800 SF.	50%	66
RESTAURANT PARKING	1,400 SF.	0%	0
OFFICE BUILDING	5,200 SF.	33%	66
OFFICE PARKING	925 SF.	6%	6
MULTIFAMILY RESIDENT	28 UNITS	1.5 UNITS	56
MULTIFAMILY VISITOR	28 UNITS	1.5 UNITS	56
MULTIFAMILY TOTAL	56 UNITS	3.0 UNITS	112
CHURCH BUILDING (200)	500 SEATING	3 UNITS	6
ON SITE PARKING			202
TOTAL			280

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