

RAGGED POINT INN AND RESORT PROJECT COMPONENTS (1-21)

DRAFT March, 2014 DRAFT

PHASE ONE

COUNTY CODE VIOLATION RESOLUTION

1. Removal of (e) park house (permit for removal issued).
2. Demolition of (e) spa deck structure and (e) storage shed.
3. Land / Bluff Top Restoration.

NEW CONSTRUCTION

4. Exterior spa patio.
5. Indoor / outdoor gymnasium.
6. Conversion of (e) motel floor area into one (1) couple's massage room.
7. Conversion of (e) motel floor area into one (1) hotel unit.
8. Conversion of (e) garage into two (2) hotel units.
9. Commercial laundry.

PHASE TWO

COUNTY CODE VIOLATION RESOLUTION

10. Existing on-site Employee Housing.
 - 10.1 Rezoning of property from rural to new land use designation to allow housing.
 - 10.2 Removal of existing code non-compliant housing (trailers)

NEW CONSTRUCTION

11. Luxury resort complex (24 to 30 motel units)
12. Luxury resort Hospitality Services Building and terrace.
13. Convenience store.
14. Fast food preparation and service
15. Business office (remodel of existing motel building).
16. Public bathrooms.
17. Employee housing complex with parking.
18. Maintenance garage with service yard.
19. Restaurant garden plots.
20. Additional on-site automobile and motorcycle parking on primary parcel.
21. Expanded dining patio / beer garden

COMPONENT 1: REMOVAL OF (e) PARK HOUSE (permit issued, removal pending)

COMPONENT 2: DEMOLITION OF (e) SPA DECK AND (e) STORAGE SHED (1,400 sf)

Demolition work is to consist of:

1. Demolition of the (e) deck structure, including the removal of all concrete foundations and support framing, metal connectors, deck floor framing and decking, exterior wall, doors, windows, walls, roof framing sheathing and weatherproofing, plumbing work, electrical work, and the unit spa tub.
2. Removal of the (e) storage shed out of the bluff top setback.
3. Spa deck framing components that may be salvaged for reuse is encouraged.

COMPONENT 3: LAND / BLUFF TOP RESTORATION (2,800 sf disturbed area)

Restoration work is to consist of:

1. All land areas disturbed by the construction and demolition of the (e) spa deck structure shall be restored and re-vegetated to a natural state as deemed complete by the County of San Luis Obispo and the California Coastal Commission. Work to include cut and fill restorative grading, planting disturbed areas with new regenerative ground covers, bushes and trees, and the metered irrigation of the re-vegetated areas for a time period of not less than 1 year.

COMPONENT 4: SPA PATIO (1,200 sf new construction)

Exterior spa deck is to consist of:

1. Exterior spa deck of concrete, wood, rock, gravel, and metal.
2. One (1) prefabricated spa tub.
3. Landscaping and spa deck privacy screening.
4. One (1) HC car parking stall with direct ramped access to spa deck.
5. One (1) HC seat lift serving spa tub.
6. Exterior furniture (chairs, tables, lounges).
7. Exterior deck space heating.
8. Exterior architectural lighting.
9. Exterior architectural gate and fencing to enclose spa deck area.
10. Retaining wall and planter wall work.

COMPONENT 5: INDOOR / OUTDOOR GYMNASIUM (790 sf new construction)

Indoor / outdoor gymnasium is to consist of:

1. Flex Room (+/- 400 sf).
2. Female and Male HC accessible bathrooms with showers. (+/- 200 sf).
3. Sauna (+/- 140 sf).
4. Gathering Foyer (+/- 50 sf).
5. Polished concrete floor with multi-zone hydronic space heating.
6. Cement stucco, or redwood interior and exterior wall finishes with seamless plate glass walls, aluminum and glass folding walls.
7. Clerestory ceilings, incorporating active all-structure ventilation system.
8. Multi-station lighting system.
9. High definition video and audio system with computer game console controls (shared with Couples Massage Room).

COMPONENT 6: SPACE CONVERSION INTO A COUPLES MASSAGE ROOM (300 sf remodel)

New massage room reutilizes building space currently occupied by storage rooms at the second floor of the existing two story motel structure.

The couples massage room is to consist of:

1. Massage room with two (2) side-by-side full massage tables.
2. HC accessible toilet room and shower room.
3. Free-standing soaking tub.
4. Massage therapist workstation.
5. Polished concrete floor with hydronic space heating.
6. Cement stucco, or redwood interior and exterior wall finishes with seamless plate glass walls, aluminum and glass folding walls.
7. Multi-station lighting system.
8. High definition video and audio system with computer game console controls (shared with Couples Massage Room).

COMPONENT 7: SPACE CONVERSION INTO ONE (1) MOTEL UNIT (440 sf remodel)

New hotel unit reutilizes building space currently occupied by storage and laundry rooms at the first floor of the existing two story motel structure.

The motel unit is to consist of;

1. 1 full bathroom with closet and dressing area.
2. Sleeping and sitting area.
3. Space heating by a propane gas-fired decorative fireplace / heater.

COMPONENT 8: SPACE CONVERSION INTO TWO (2) MOTEL UNITS (766 sf remodel)

New hotel units reutilize building space currently occupied by a four car garage attach to an existing residence. Motel unit 1 area is 346 sf. Motel unit 2 area is 320 sf.

The motel units to consist of:

1. 1 full bathroom with closet and dressing area.
2. Sleeping and sitting area.
3. Space heating by a propane gas-fired decorative fireplace / heater.

COMPONENT 9: COMMERCIAL LAUNDRY (670 sf new construction)

Commercial Laundry facility is to consist of:

1. Work area, including 100 feet of linen storage shelving, two (2) 3'X6' spread tables, three (3) roll hampers, and one (1) laundry sink.
2. One (1) 60" roll iron.
3. Three (3) commercial washing machines (50 pound capacity)
4. Three (3) commercial dryer machines.
5. Three (3) 100 gallon propane-gas-fired water heaters. (two serving motel units, one serving laundry).
6. Note: 75% of perimeter walls of laundry room to be 8 feet below adjacent grade.

COMPONENT 10: EXISTING ON-SITE EMPLOYEE HOUSING (31,000 sf affected area)

10.1. Current land use zoning of property (Coastal Recreational designation on main parcel, Rural designation on north parcel) does not permit on-site employee housing. The local land use plan must be amended to allow the additional use of on-site employee housing.

10.2 Existing on-site employee housing to be removed and relocated to northern property.

COMPONENT 11: LUXURY RESORT COMPLEX (+/-20,000 sf new construction)

Luxury resort complex to be built on main property currently occupied by on-site employee housing.

The luxury resort complex is to consist of:

1. A two storey structure incorporating 24 to 30 motel units, with motel units varying in floor area between 500 sf to 900 sf. All motel units to have private access. All motel units to have direct ocean views. Each motel unit to have private garden space and outdoor patios.

2. 37 new parking stalls; to be located on-site away from new complex. (4 stalls of existing parking lost)
3. Luxury Resort complex to be screened and gate-accessed from the existing motel complex.

COMPONENT 12: HOSPITALITY SERVICES BUILDING AND TERRACE (2400 sf new construction)

COMPONENT 13: CONVENIENCE STORE (1000 sf new construction)

COMPONENT 14: FAST FOOD PREPARATION AND SERVICE: (100 sf new construction)

COMPONENT 15: BUSINESS OFFICE (1000 sf new and remodel construction)

COMPONENT 16: PUBLIC BATHROOMS (500 sf new construction)

The Public Bathrooms are to consist of:

1. All bathrooms to be 100% HC compliant.
2. Women's public bathroom shall have three (3) toilets (stalled), to be equipped with automatic low volume flush valves; three (3) lavatory sinks, and to be equipped with automatic water conserving faucets; and one (1) diaper changing station.
3. Men's public bathroom shall have one (1) toilet (stalled), to be equipped with automatic low volume flush valve; two (2) 100% waterless urinals (stalled); three (3) lavatory sinks, and to be equipped with automatic water conserving faucets; and one (1) diaper changing station.

COMPONENT 17: EMPLOYEE HOUSING COMPLEX (4,600 sf new construction)

The employee housing complex reutilizes land that is currently used for vegetable farming on the northern parcel.

12 to 15 (twelve to fifteen) employees will live at the on-site employee housing complex.

The employee housing complex is to consist of:

1. On-site parking lot with 10 parking stalls with access driveways (3,500 sf paved area).
2. Three (3) 750 sf one-bedroom apartments.
3. Six (6) 350 sf studio apartments.
4. Coin-operated laundry (two (2) clothes washers, two (2) clothes dryers).
5. Nine (9) storage lockers.
6. Complex picnic and bar-b-que area.
7. Landscaped visual and sound buffer between housing complex and State Highway 1.

COMPONENT 18: MAINTENANCE GARAGE WITH SERVICE YARD (900 sf new construction)

The maintenance garage and service yard reutilizes land that is currently used for vegetable farming on the northern parcel.

The maintenance garage is to consist of:

1. 26'x36'x12' tall service garage, to be partially constructed into a hillside. Garage to include three (3) parking bays, machine working area, metal welding area, and general storage areas.
2. Asphalt-paved service yard (+/- 1000 sf), to include vehicle wash area, electric vehicle charging area, and service vehicle parking.
3. Landscaped visual and sound buffer between garage and service yard and State Highway 1.

COMPONENT 19: RESTAURANT GARDEN PLOT (2600 sf area)

The garden plots are to be located on the northern parcel.

The garden is to consist of:

1. Four (4) 4'x40' uncovered raised garden plots
2. One (1) 4'x40' covered hot house.

3. 100 sf utility shed to house seeds, bulbs, gardening equipment, pesticides and herbicides.

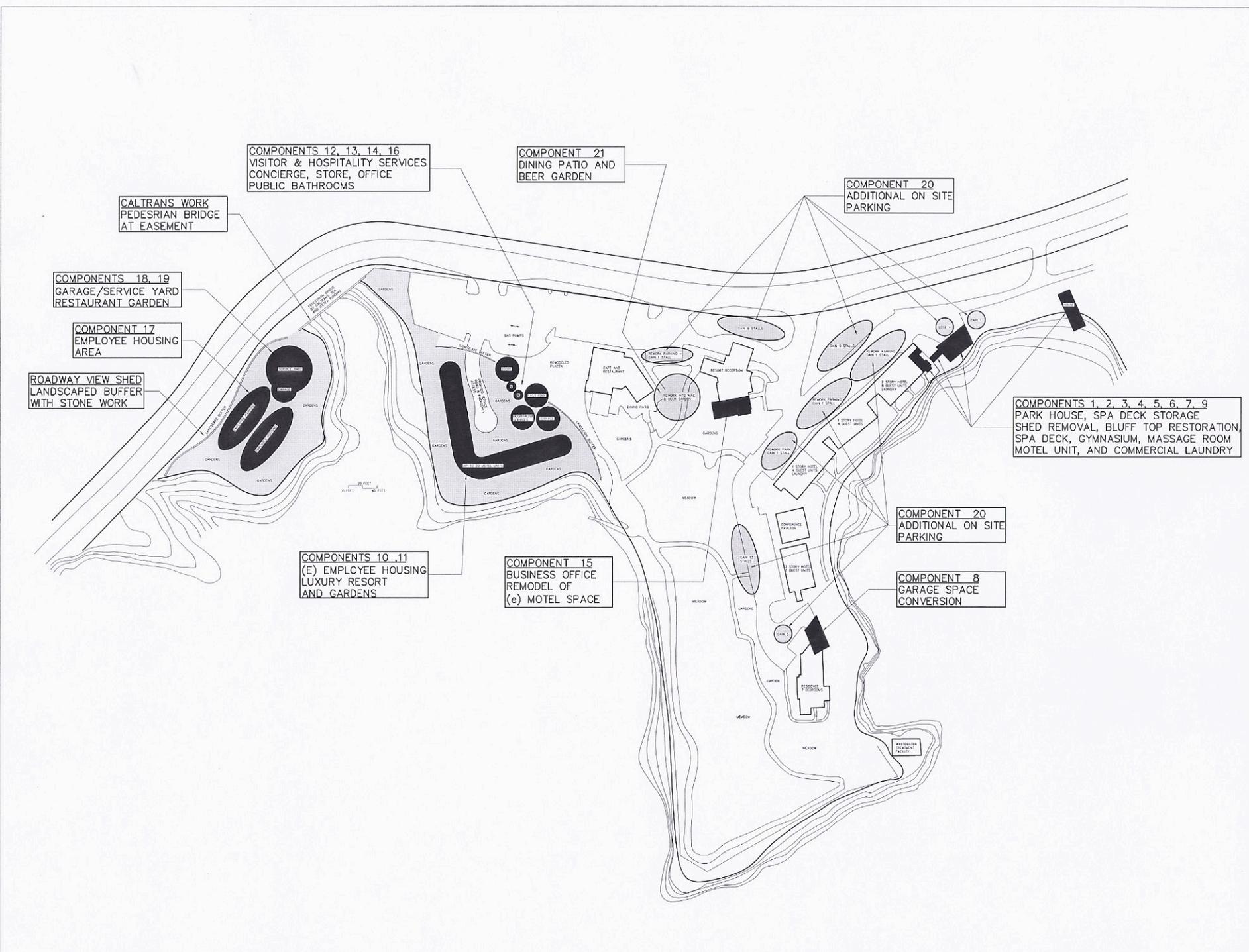
COMPONENT 20: ADDITIONAL ON-SITE CAR AND MOTORCYCLE PARKING (5,000 sf)

The additional on-site parking is to be added to the primary parcel through the re-configuration of the existing paved parking lots. Parking stalls added to include three (3) HC accessible (14'x18') parking stalls, twenty-four (24) full-sized (9'x18') parking stalls, ten (10) compact-sized (8'x16') parking stalls, and six (4) motorcycle stalls (5'x10').

COMPONENT 21: EXPANDED DINING PATIO / BEER GARDEN (8,000 sf)

This component is to develop underutilized open space and ocean view corridors into exterior seating and dining areas for the public's use (and improving coastal access).

Component 20 will be a part of the existing restaurant, wine bar and café operations.



DRAWN BY	R LeGROS
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REVISIONS	

CONCEPTUAL MASTER SITE PLAN

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CONCEPTUAL MASTER SITE PLAN

SCALE: SEE GRAPHIC SCALE