



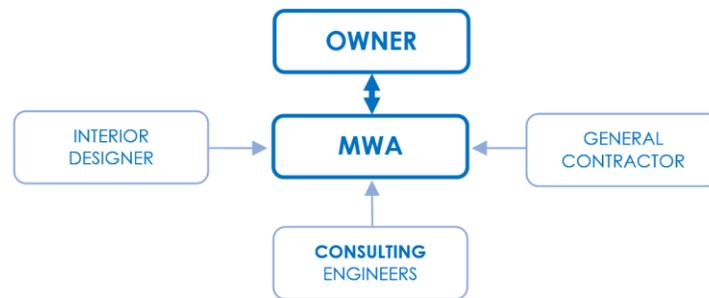
## MW ARCHITECTS

MIXED-USE RESUME

### FIRM BACKGROUND

Founded in 2002, MW Architects is a client-friendly, full-service architectural studio led by architects Michael Peachey and Wayne Stuart. Combined, they bring over 50 years of experience in all aspects of the design and development process including: schematic design, team building, project development and approval, budgeting and cost negotiations, and contractor coordination. Michael and Wayne have worked together as a team since 1998.

### FIRM PHILOSOPHY



- **Arming Our Clients with Powerful Professional Resources** - Our approach is collaborative, building a team of experts which includes the client. We bring a highly experienced consultant team together to provide the owner with expert advice on all aspects of their project. Along with these consultants MWA seeks to involve the contractor early in the process to further give the client valuable information.
- **Personalizing the Design Process** - Rather than approach each individual project with a single theory or concept, MWA listens to the whole team to give the client direction in making the most informed choice. They lead each client through every phase of design and construction, from napkin sketch to finishing touches.
- **Creating Projects that Add Value** - It is not enough for us to create outstanding architecture. At the end of the project we strive for a product that is both attractive and within budget that the client is pleased with. MWA is committed to designing buildings that incorporate resource efficiency, energy efficiency, and healthy environments. They have included the following strategies in their designs; Passive and active solar space heating, solar heating of domestic hot water, energy crafted building envelopes, high efficiency appliances, water saving devices, improved indoor air quality via healthy building materials, superior venting and ventilation systems, use of local resources, and preservation or restoration of landscapes.

## THE “M” & “W”



### **Michael C. Peachey | Principal Architect**

Michael's exposure to world architecture started at a young age, while traveling the globe with his father who served in the Air Force. During high school, his Grandfather, a Building Inspector, provided the impetus to explore the world of architecture. Michael worked in the construction trades as a concrete laborer, roofer and framing contractor. His ventures eventually led him to Cal Poly San Luis Obispo in 1979, where he entered the five-year architectural program. Prior to his fourth year, he received a full scholarship to study in Europe at the Ecoles D' Art Program in Fontainebleau, France. Through the years, design excellence and technical competence on many differing projects has expanded Michael's reach and resulted many award-winning projects, notably the Hotel Cheval in Paso Robles.



### **Wayne R. Stuart | Principal Architect**

Wayne brings years of practical experience to the project team, having worked extensively in many areas of building technology. After completing college, he began employment in the construction field, concurrently seeking an opening in the architectural field. Subsequent to securing a job with an architect that offered both architectural and construction services, he gained extensive experience in both fields. From these varied experiences and personal gifts in leadership, management, and organization, along with his love for the technical side of architecture, Wayne is committed to quality, not merely getting plans through requisite processes.

## THE TEAM

MW Architects' staff family is a group of diverse individuals with a variety of gifts and experiences coming together under the leadership of Mike and Wayne to form a cohesive and effective team. This team offers the direct availability and personal relationship focus of a small business while harnessing the latest technologies to work quickly and efficiently on any scale.



**C.J. Horstman | Architect** – A 2013 Cal Poly Grad focused on programming, entitlements, design and visualization.

**Derrick Carter | Project Manager-** A computer programming guru with over 25 years of industry experience delivering residential, commercial and industrial projects from S-XL.

**Catheline Goodman | Designer** – A detail-oriented 2008 Cal Poly Grad & LEED AP who works across design, construction drawings and construction administration.

**Drew Van De Vanter| Draftsman-** A Central Coast native and Cuesta College Graduate with years of experience working in the construction industry.

## SELECT EXPERIENCE- MIXED USE PROJECTS



### East Village Mixed Use – Arroyo Grande

This five-building mixed use development was designed to accommodate the ideal live-work lifestyle. Office spaces on the ground level were designed to easily be converted into housing making the village adaptable to the dynamic housing market.



### Mathews Mixed Use – Atascadero

This 2-story mixed use project included 5 residential units and 4 commercial units distributed between the first and second floors. The buildings have been arranged to keep commercial access and residential access separate, the commercial parking lot accessible from the west (Morro Rd.) and the residential motor court from the east (Amapoa Ave.)



### Front Street Mixed Use – Avila Beach, CA

4 residential vacation rental units over commercial retail/office at ground level. Project has on-site underground parking. This project is in heart of downtown Avila Beach and was part of the Unocal rehabilitation of Avila Beach.



### **Roadhouse Mixed Use – San Luis Obispo, CA**

This project offered several unique challenges that ultimately contributed to the current project was completed in spring of 2004. This project started with two separate adjacent parcels one zoned for residential and one zoned commercial service. Other site characteristics that challenged the developer included removal of an old structure, on site creek, and a busy street adjacent. Combining these two zones created a unique mix of three story affordable residential apartments over small retail/offices at the parking levels. The residential oriented towards the natural creek that ran through the property. This structure links to the Two-story Office/Retail building that served as a sound buffer to the busy street. An elevator tower serves as an interesting visual tie that bridges between both buildings. This mixed-use project enabled the developer to gain 30% more density on the site and help add much needed affordable housing to the area.