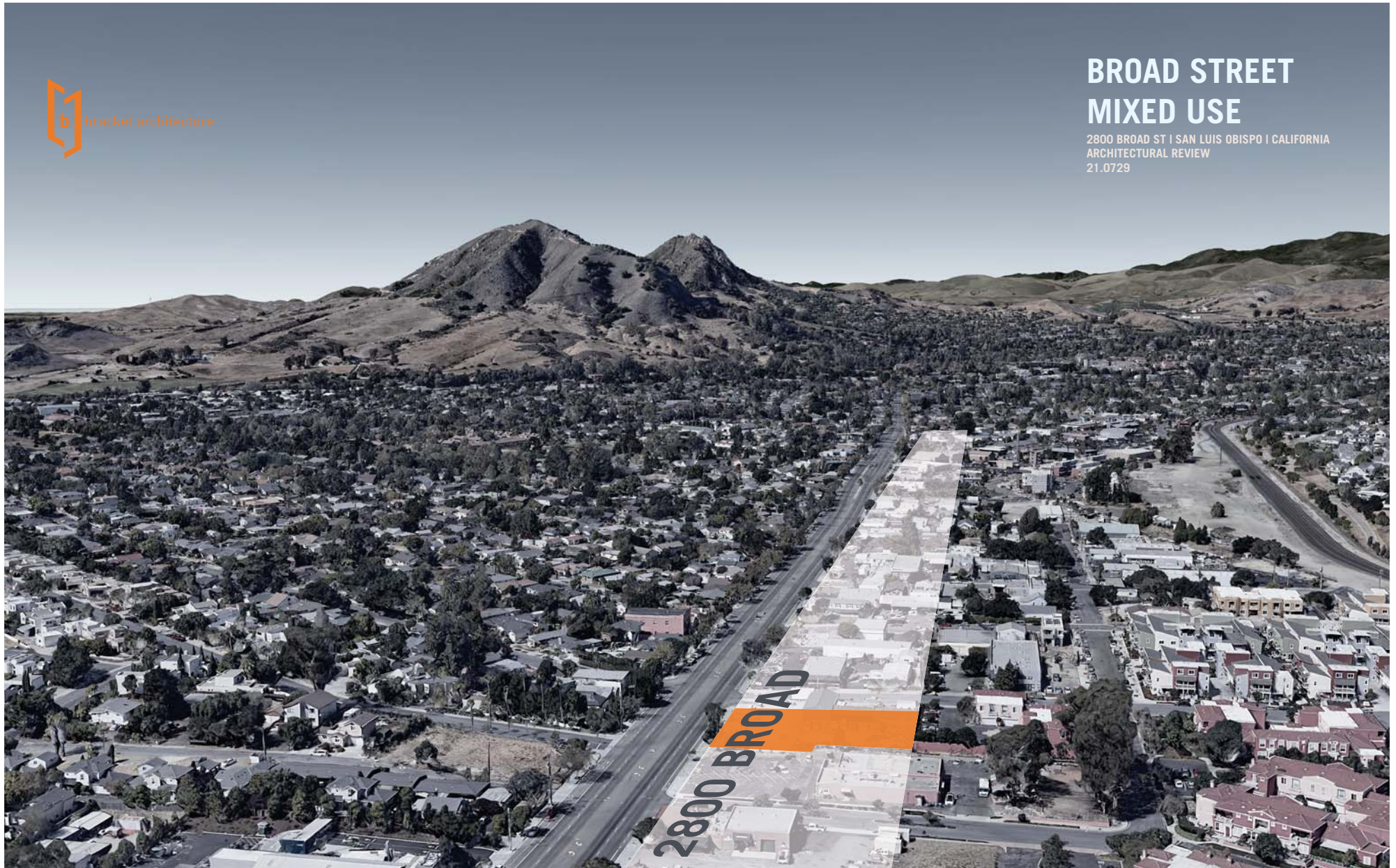




BROAD STREET MIXED USE

2800 BROAD ST | SAN LUIS OBISPO | CALIFORNIA
ARCHITECTURAL REVIEW
21.0729



PROJECT TEAM

DEVELOPER | OWNER

Luis Sarmiento
591 Bluerock Drive
San Luis Obispo, CA 93401

ARCHITECT

Bracket Architecture Office
PO Box 1810
San Luis Obispo, CA 93406
Contact: Bryan Ridley | br@bracketao.com | 805 704 0535

CIVIL ENGINEER

Ashley & Vance Engineering, Inc.
1230 Monterey Street
San Luis Obispo, CA 93401
Contact: Shannon Jessica

LANDSCAPE ARCHITECT

JBLA
979 Osos Street, Suite B6
San Luis Obispo, CA 93401
Contact: Jim Burrows

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VICINITY MAP



DEVELOPMENT STATEMENT

The project proposes the demolition of an existing single story commercial building, to prepare the site for the construction of a mixed-use three story building, comprised of two stories of residential living units over retail spaces at the street level. The retail businesses and residential units share a common off street surface parking area at the interior of the lot. Sidewalk frontage improvements are anticipated along the property edges of Broad St and Lawrence Dr. conforming to current City Standards.

CEQA STATUS

This environmentally benign project is categorically exempt from CEQA per CEQA guideline 15332 as the project satisfies the conditions of a class 32 in-fill development project.

PUBLIC ART

The requirements of the Public Art Ordinance shall be met through payment of an in-lieu fee and are applicable only to the non-residential building identified in the project plans as Building D. The fee is determined by the amount equal to one-half of one percent (0.5%) of that portion of the total construction costs in excess of \$100,000, not to exceed \$50,000 for each building permit. The expected project cost remains to be evaluated.

INCLUSIONARY HOUSING

The payment of an In-Lieu Fee is an anticipated in lieu of constructing affordable dwellings to meet the requirements of SLOMC 17.91.

COMMERCIAL LEASE SPACES

The proposed commercial lease spaces shall either be for an allowed use or where discretionary approval is required for a proposed use a separate Use Permit(s) shall be requested in the future when the tenant is confirmed.

VOLUNTARY LOT LINE ADJUSTMENT

Existing interior property lines will be requested extinguished through a Voluntary Lot Merger prior to Issuance of building permit.

BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO
21.0729 ARC SUBMITTAL 02



Building & Safety Division
Community Development
919 Palm Street, San Luis Obispo, CA 93401-3218.

Clean Energy Choice Program for New Buildings
Building Permit Certificate of Compliance
T: 805.781.7180 F: 805.781.7182

CLEAN ENERGY CHOICE PROGRAM FOR NEW BUILDINGS

PLANNING ACKNOWLEDGEMENT STATEMENT

EFFECTIVE DATE: September 1, 2020

APPLICABLE PROJECTS: All New Residential and Non-Residential New Buildings

APPLICABLE CODES: 2019 CEnC, CEC, CBC, and SLOMC

INSTRUCTIONS: Complete the statement form below and please include the statement on the plans in both the planning entitlement application and building permit submittal. A physical signature or DocuSign are acceptable methods of signing.

THIS PROJECT IS SUBJECT TO THE ENERGY REACH CODE.

Ordinance No. 1684 (SLOMC 15.04.110)

Choose one of the following:

- ☒ The project has chosen the "All-Electric" building design.
- ☐ The project has chosen the "Mixed-Fuel" building design.

Signature 

Position/Ti Project Architect

Date May 25, 2021

For compliance instructions,
please visit the following website:
www.slocity.org/cleanenergychoice

PROJECT DATA

Address 2800 Broad Street, San Luis Obispo, CA 93401
 APN 053-195-004
 Zoning C-R Commercial Retail and C-S Service Commercial
 Adjacent Zoning R-3PD (Villa Rosa), C-S/C-R (Guild Hall)

Lot Area: 27,199 sq ft [0.62 acres] [MBS Survey 09/18/20]
 C-S zoned 11,218 sq ft [41.2% of lot]
 C-R zoned 15,981 sq ft [58.8% of lot]
 Current Use: Commercial
 Proposed Use: Mixed-Use Building with Residential over Commercial

Lot Coverage:
 Lot Size 27,199 sq ft
 80% Anticipated 21,759 sq ft [SBSAP Combined C-S + C-R zones]
 43% Proposed 11,630 sq ft [11,630/ 27,199]

Gross Building Areas:
 8,797 sf Level 1 Commercial
 10,116 sf Level 2 Residential
 10,084 sf Level 3 Residential
 Total Gross Areas 28,997 sf

Floor Area Ratio:
 3.0 /1.5 Allowed C-R 17.30.020 / C-S 17.36.020
 1.0 Anticipated SBAP
 1.06 Proposed 28,997 sf/ 27,199 sf

Density Allowed:
 31 units/acre C-R 17.30.020 / C-S 17.36.020
 [58.8% x 36 du/acre] + [41.2% x 24 du/acre]

Density Proposed:
 23.4 units/acre [14.6 du/0.62 acre]

4 density units [8 x 0.5 du] [8] 1-bedroom dwelling units <600sf
 2.64 density units [4 x 0.66 du] [4] 1-bedroom dwelling units >600sf
 4.0 density units [4 x 1.0 du] [4] 2-bedroom dwelling units
 4.0 density units [4 x 1.0 du] [4] 2-bedroom townhomes
 14.6 density units 20 total dwelling units

Affordable Housing:
 Base Requirement Commercial 2 dwelling units [2 ADU/acre x 0.62 acres = 1.2]
 Residential Provide 3% low income [0.6] or 5% moderate income [1] dwelling units
 Adjustment factor 0.0 [average unit size 1,010 sf and 23.4 units/acre] minimum 1 unit required
 Adjusted Requirement 1 unit minimum
 Provided In-lieu fee payment equal to 1.25% of building valuation

Building Height:
 Allowed 40' maximum, 25' minimum
 Proposed 39.75' above average natural grade

Building Setbacks:
 Broad St. Corridor 0' minimum, 5' maximum street setback
 Lawrence Dr. Entry St 5' build-to
 Side Yard Adj Structure 0' minimum, 10' maximum
 Side Yard Adj 'Woonerf' 12.5' minimum

BROAD STREET MIXED USE

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Common Open Space
 Active Resident Roof Deck 372 sf
 Active Pedestrian Court 590 sf
 Passive Resident Balconies 632 sf [447 sf level 1+ 185 level 2]
 Total 1,594 sf

Vehicle Parking Required:
 [4] Townhomes 6 [8 x 0.75 per bedroom]
 [12] 1-bedroom dwelling units 9 [12 x 0.75 per bedroom]
 [4] 2-bedroom dwelling units 6 [8 x 0.75 per bedroom]
 Guest 4 [1 per 5 dwellings x 20 dwellings]
 Commercial
 Instructional Services 10.8 [1 per 200 sf x 2,158]
 Office/General Retail 6.9 [1 per 300 sf x 2,055]
 FoodPrep/Indoor Storage 2.4 [1 per 1,500 sf x 1,404+1,015+1,186]
 Subtotal 45.1
 Shared Parking Reduction -10%
 Mixed-Use Parking Reduction -20%
 Total 31.6 spaces

Vehicle Parking Provided:
 Surface Parking Standard 17
 Surface Parking Compact 15 [15 allowed by 50% res 8.75+ 40% comm 6.6]
 Total Parking Provided 32

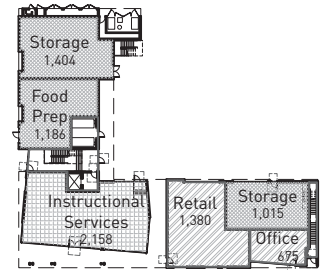
Electric Vehicle Charging:
 EV Ready 5 [10% of 45 required spaces]
 EV Capable 11 [25% per CalGreen of 45 required spaces]

Motorcycle Parking:
 Required 2 [1 per 20 parking spaces required]
 Provided 2

Bicycle Parking:
 Residential 40 [2 per dwelling: 40 located in bike room
 Guest 4 [1 per 5 dwellings x 20 dwellings] short term
 Commercial 8 [1 per 1,000 sf x 7,818 sf] 6 short term 75%, 2 long term 25% in bike room
 Total 52

Accessible Dwelling Units:
 Required Per CBC 1102A.3.2 the story of the unit served by the building elevator is considered a ground floor and primary entry floor and must comply with subsections 1-3]
 Provided Primary entry level of all units provided with powder room and kitchen all rooms and spaces on an accessible route.

Construction Type + Occupancy:
 Type VB
 Occupancy M, R-2, S-2
 # of Stories: 3
 Sprinklered: Yes, NFPA 13 Throughout



Level 1 Program

SITE CONTEXT

The project property is a corner lot located at 2800 Broad Street between Mutsuhiro Avenue and Lawrence Drive within the city of San Luis Obispo, and contains approximately 27,198 square feet (.62 acres) of land area. The lot is framed by Broad St. to the West, Lawrence Drive to the North, and neighboring parcels East and South. The easterly parcel contains a residential planned unit development, Villa Rosa, which is buffered by a drive aisle with parking. The southerly parcel contains the San Luis Obispo Guild Hall and its deep parking lot abutting the property.

Existing Development

The lot is presently developed with a single-story building, fencing, and unpaved parking areas. The single story 3,060 square foot building was originally constructed in 1953 (per SLO County records) and does not bear character defining features which would demonstrate a need for its preservation. The balance of the site is a mixture of gravel and concrete in various stages of quality and disrepair. There are no formally designated on site parking spaces. The existing property frontage of concrete curb, gutter, and sidewalk along with the driveway approach from Lawrence Drive do not meet current City of San Luis Obispo Engineering Standards and will be subject to replacement to current standards and those standards outlined in the South Broad Street Area Plan [SBSAP].

Natural Features

As an underutilized but fully developed site, the only remaining natural feature is the street tree associated with the property in the public right-of-way along Broad Street. The lot slopes up from Broad Street, parallel to the incline of Lawrence Drive (approx. 9-ft overall). The property lies completely outside of the closest flood zone.

Zoning and Land Use

The parcel is zoned both C-R-SF Retail Commercial with a Special Focus Area Overlay and C-S-SF Service Commercial with a Special Focus Area Overlay. This designation is shared by the southerly neighbors as well as the parcels across Lawrence Drive to the north. The adjoining parcel to the east (occupied by Villa Rosa) is zoned R-3-PD Medium-High Density Residential. The South Broad Street Area Plan that governs this special focus area overlay zone provides unique opportunities for development of mixed-use buildings and promotes housing.



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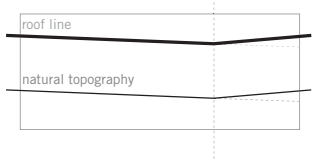


PROJECT DESIGN

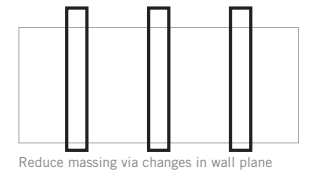
The South Broad Street Area Plan describes the project area as ‘a neighborhood in transition.’ The architectural fabric surrounding the project site is a patchwork quilt of architectural styles and programmatic functions, with adjacent properties hosting single story single family homes, civic gathering halls, retail or industrial uses. 2800 Broad Street is among the first of projects affronting this section of Broad St. to provide higher density mixed-use functions, part of a forward thinking effort by the City to to enhance the contemporary urban character of South Broad St. with new residential living and commerical opportunities.

Massing and Site Accessibility

The architectural form of this project takes its lead from the topography of the site and it's role as a transitional building along the Broad St. corridor, one of the most heavily traveled thoroughfares in the City. The building presents itself firmly along Broad St. following the form based codes [SBSAP 4.5] that recognize the urban qualities of Broad St. Formal design decisions are included to orient and enhance pedestrian movement to and between adjacent uses on the site [SBSAP 5.3H].



The undulating roof lines follow the terrain slope of Broad St. and Lawrence Dr. and loosely recall the regional peaks, while acting in continuity to unify the residences as one neighborhood. The simple form finds its highest point reinforcing the corner of Broad St. and Lawrence Dr.



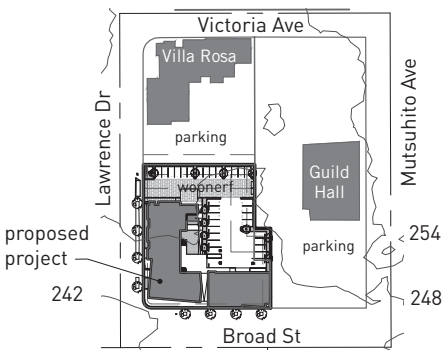
The massing along each street is divided into three smaller vertical bars with planar setbacks [SBSAP 5.3] to provide visual relief in the project befitting of San Luis Obispo's modest architectural scale, with multiple dwellings consisting of 2-4 units arrayed vertically with upper levels along the primary frontage.



A slight plan rotation transposes the private living spaces above grade from the street level public functions, emphasizing the corner retail. The design provides a high degree of transparency and porosity at the street level promoting public sight lines and a sense of welcome, with a gradual setback intended slow sidewalk travel and encourage meandering into the commercial spaces.



Pedestrian connectivity between the sidewalk and building uses is further achieved by an open pass-through from the Broad St. sidewalk to the interior parking area, and a private resident entry on the quieter entry street, Lawrence Dr.



(above) Block 7 Elevation Diagram

(left) Block 7 Diagram with 2m contour intervals



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Visual Character

This area of the City was originally developed 'with small houses with simple designs, railroad worker's housing' [SBSAP]. Roof forms and materials were simple, and through repetition a unique visual identity was established. The concept for 2800 Broad St. is to develop a building that identifies with the areas history while looking forward in scale, function, and amenities, reflecting a Broad Street Village Contemporary language appropriate for mixed-use projects [SBSAP 4.6].



SBAP 4.6 Multiple Family building reference

The proposed material in the housing component is simple in color and texture [SBSAP 5.4], reflecting the modest worker housing typology of the areas past, while providing unique moments in patterning and window articulation to distinguish residences through contemporary expression. The SBSAP provides an example style for multiple family building. There is an intentional shift in the material language at the street level that responds to a desire for a richer material palette in both color and texture along public touch points, one that identifies the street level independent from the residences and encourages engagement.



Site

The project offers the first segment of "woonerf" or village court [SBSAP 2.6], a new living street paralleling Broad St. that provides a path where pedestrians and bicyclists have the same priority as motorists. The path is distinguished by a change in paving material alerting the user that it is not a typical street.

Lawrence Drive is described as an Entry Street. The pertinent qualities of an Entry Street as identified in the SBSAP include commercial uses on the ground level with residential above, and an overwall 60-ft width, with each side include a 10-12' drive lane, 8' parallel parking, and a 10' sidewalk.

The property recycling and solid waste collection area is located entirely indoors to minimize visual impact from the public along the street, the new woonerf, and surrounding residences.



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REFERENCE NOTES

1. 18" PINE, ON ADJACENT LOT
2. 8" GOLDEN MEDALLION TREE (REMOVE)
3. 6" TREE, ON ADJACENT LOT
4. 6" TREE, ON ADJACENT LOT
5. FIRE HYDRANT
6. WATER METER, SEE CIVIL
7. TELECOM, SEE CIVIL
8. SANITARY SEWER, SEE CIVIL
9. STORM DRAIN LID+DROP INLET
10. LOT MERGER (1-4,18,19) IN PROCESS
11. EXISTING SURVEYED CONTOURS
12. EXISTING RETAINING WALL TRACT 2066

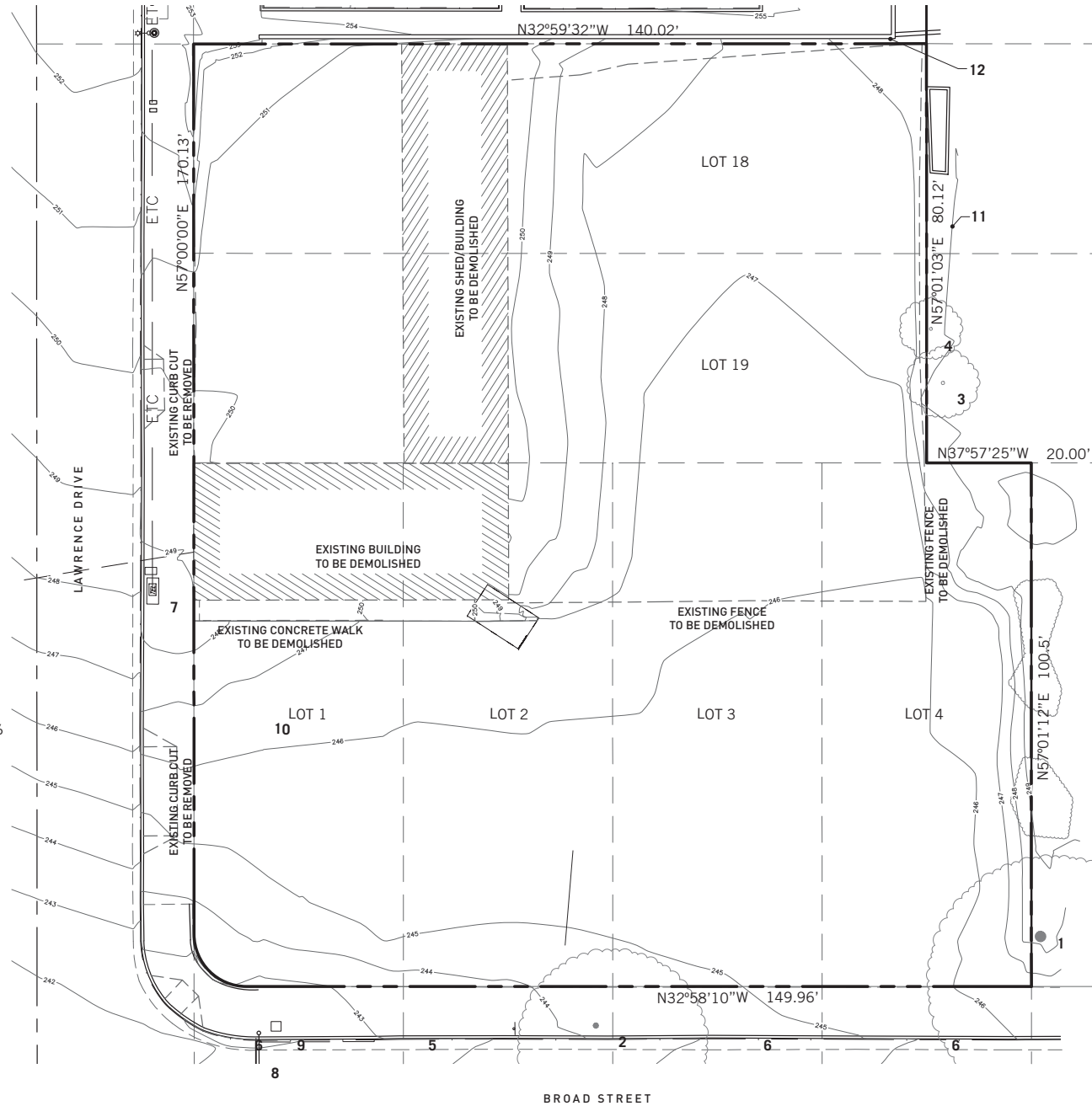
SITE DEMOLITION PLAN

1" = 20'



BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO
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ACCESSIBLE ROUTE

REFERENCE NOTES

1. EXISTING RETAINING WALL AND FENCE
2. ELECTRIC UTILITY TRANSFORMER
3. INDOOR RECYCLING AND SOLID WASTE
4. CHECK VALVE
5. FIRE RISER ROOM
6. EV READY (EVR) PARKING, (5) REQUIRED
7. NEW SITE RETAINING WALL, SEE CIVIL SHEETS
8. BICYCLE PARKING, (10) SHORT-TERM SPACES
9. FIRE HYDRANT
10. WATER METERS, COMMERCIAL AND DOMESTIC
11. PEDESTRIAN OPEN PASS-THROUGH
12. RESIDENT ENTRY
13. CITY STANDARD PEDESTRIAN STREETLIGHT
14. CITY STANDARD FULL-HEIGHT STREETLIGHT

PARKING ABBREVIATIONS

- EVCS ELECTRIC VEHICLE CHARGING INSTALLED
EVR ELECTRIC VEHICLE READY
C COMPACT STALL SPACE
STANDARD STALLS NOT MARKED

PARKING LAYOUT COMPLIES WITH 2020 SLO CITY ENGINEERING STANDARDS (MIN. BELOW)

- STD PARKING BAY WIDTH 90 DEG DBL 60.1'
STANDARD STALL WIDTH 8.6'
STANDARD STALL LENGTH 18.4'
STANDARD STRIPING LENGTH 16'

- COM. PARKING BAY WIDTH 90 DEG DBL 40.3'
COMPACT STALL WIDTH 8.0'
COMPACT STALL LENGTH 16'
COMPACT STRIPING LENGTH 13'

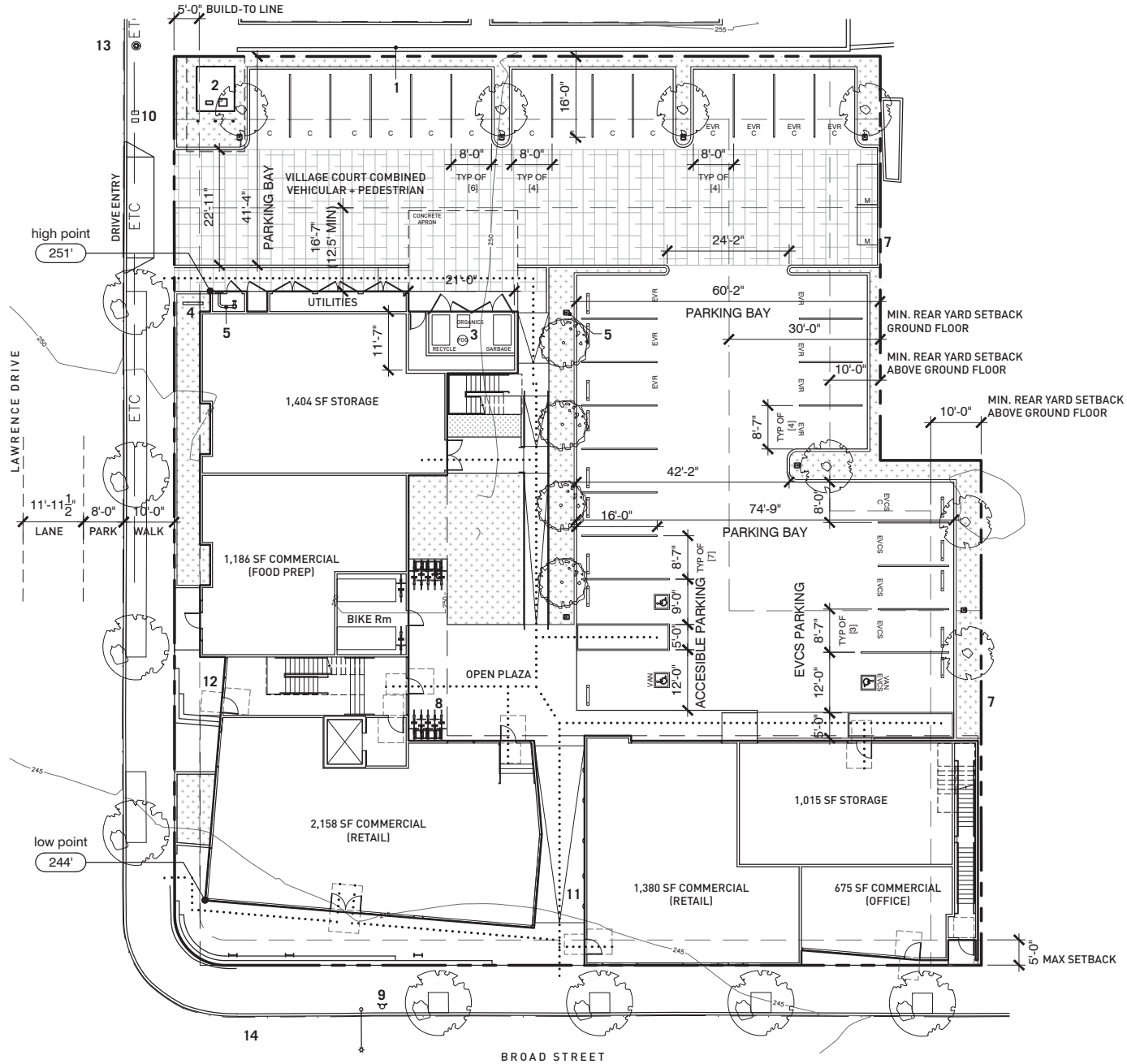
SITE PLAN

1" = 20'



BROAD STREET MIXED USE

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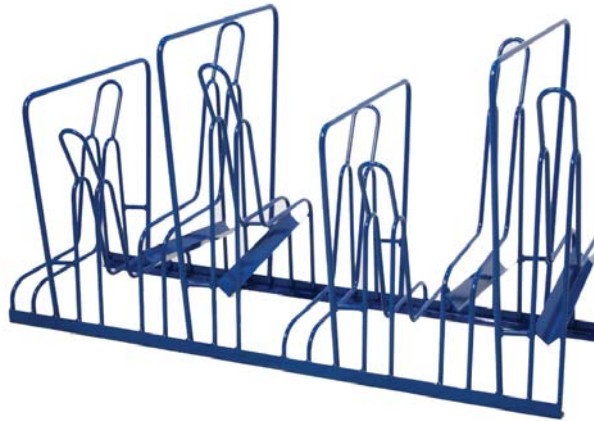
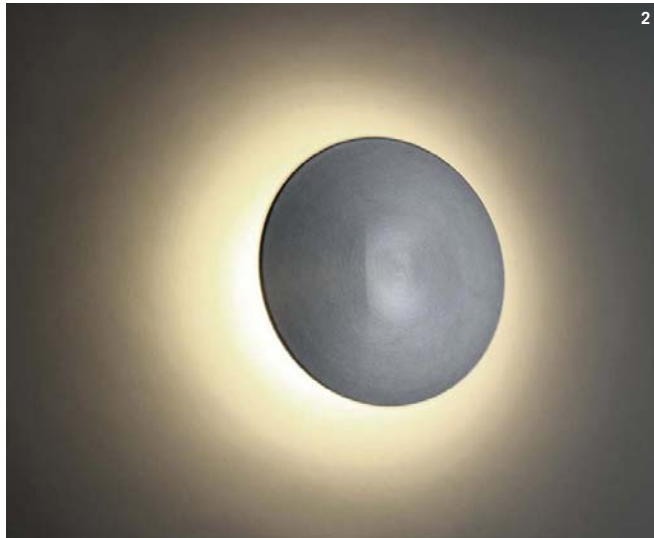




1 3



2 4



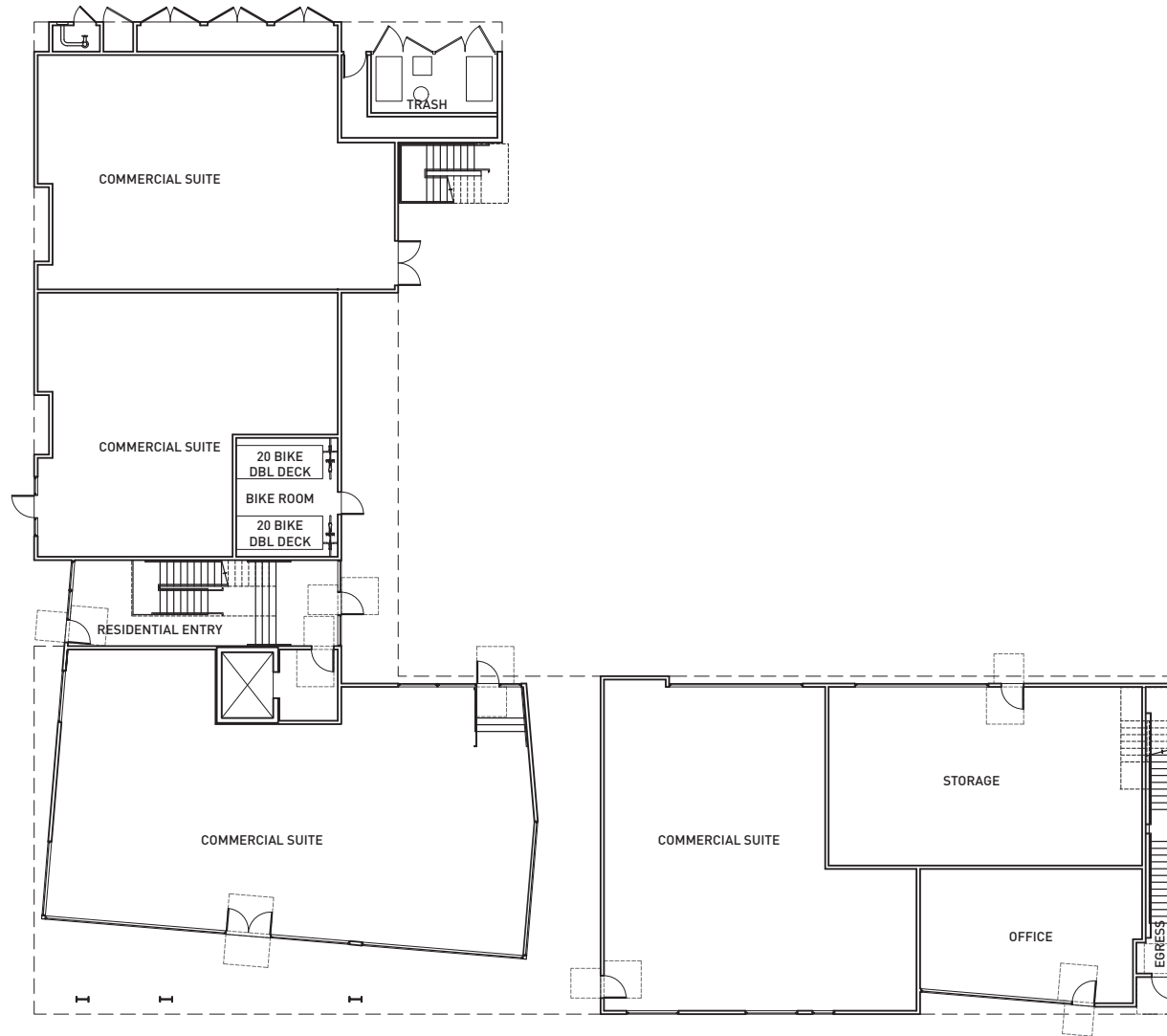
LEGEND

- 1 Wall Mount Downlighting, Night-Sky Compliant, by Kichler - 11251AZT30
- 2 Wall | Ceiling Mount Accent Light, Night-Sky Compliant, by Modern Forms - WS-W60610
- 3 Post Top Pedestrian Light, by Nebulite - TP325
- 4 Bicycle Rack, by Peak - Single Sided - 4 Slot (Exterior Location)
- 5 Permeable Paver, by Unilock Eco Line
- 6 Bicycle Rack, by Peak - Double Decker (Interior Location)

SITE + BUILDING FURNISHINGS

BROAD STREET MIXED USE

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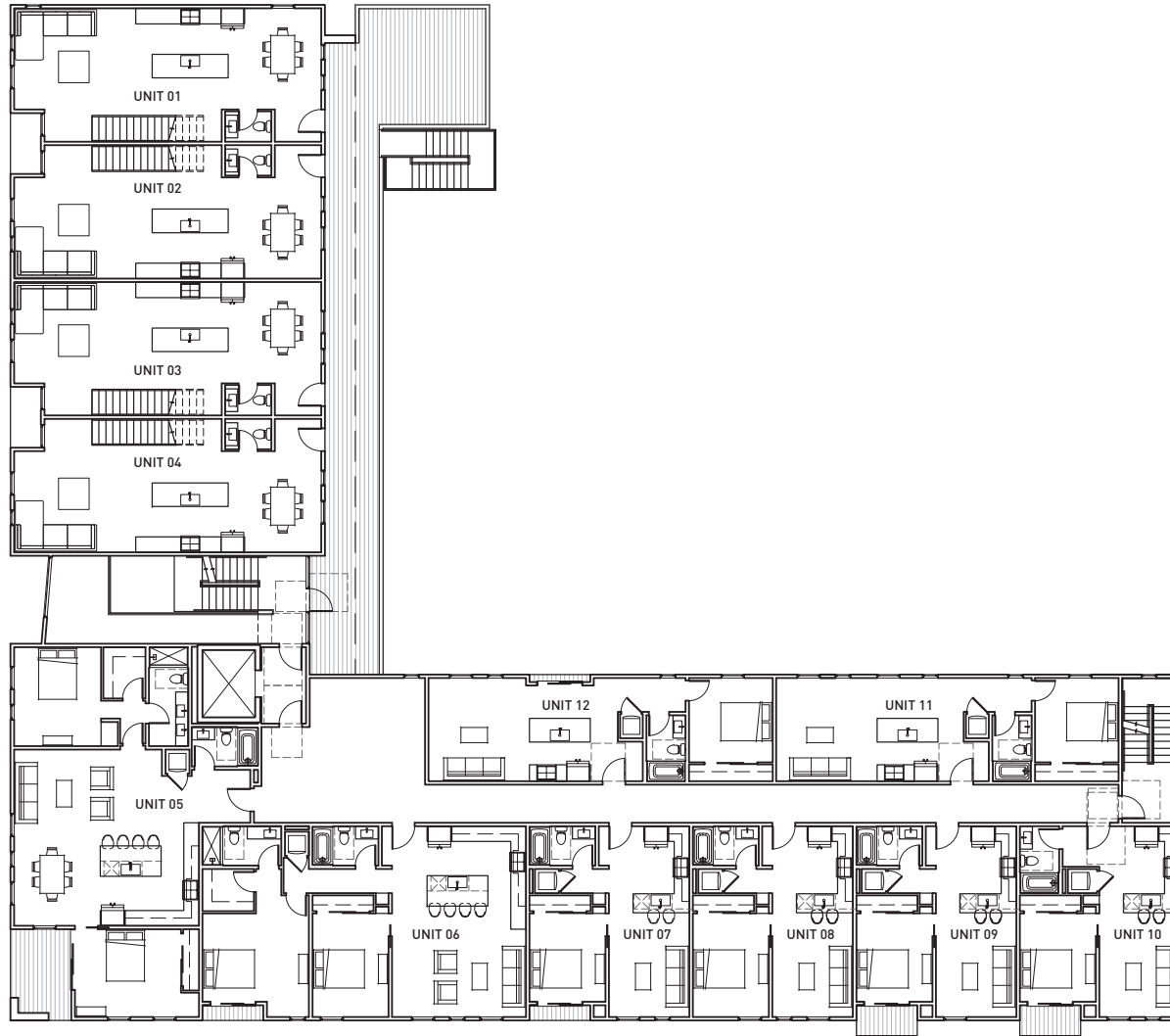
FIRST FLOOR PLAN

1" = 16'



BROAD STREET MIXED USE

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UNIT COUNT + TYPE:
 (4) TWO-BEDROOM TWO-STORY TOWNHOMES
 (4) TWO-BEDROOM FLATS
 (12) ONE-BEDROOM FLATS
 (20) DWELLING UNITS TOTAL

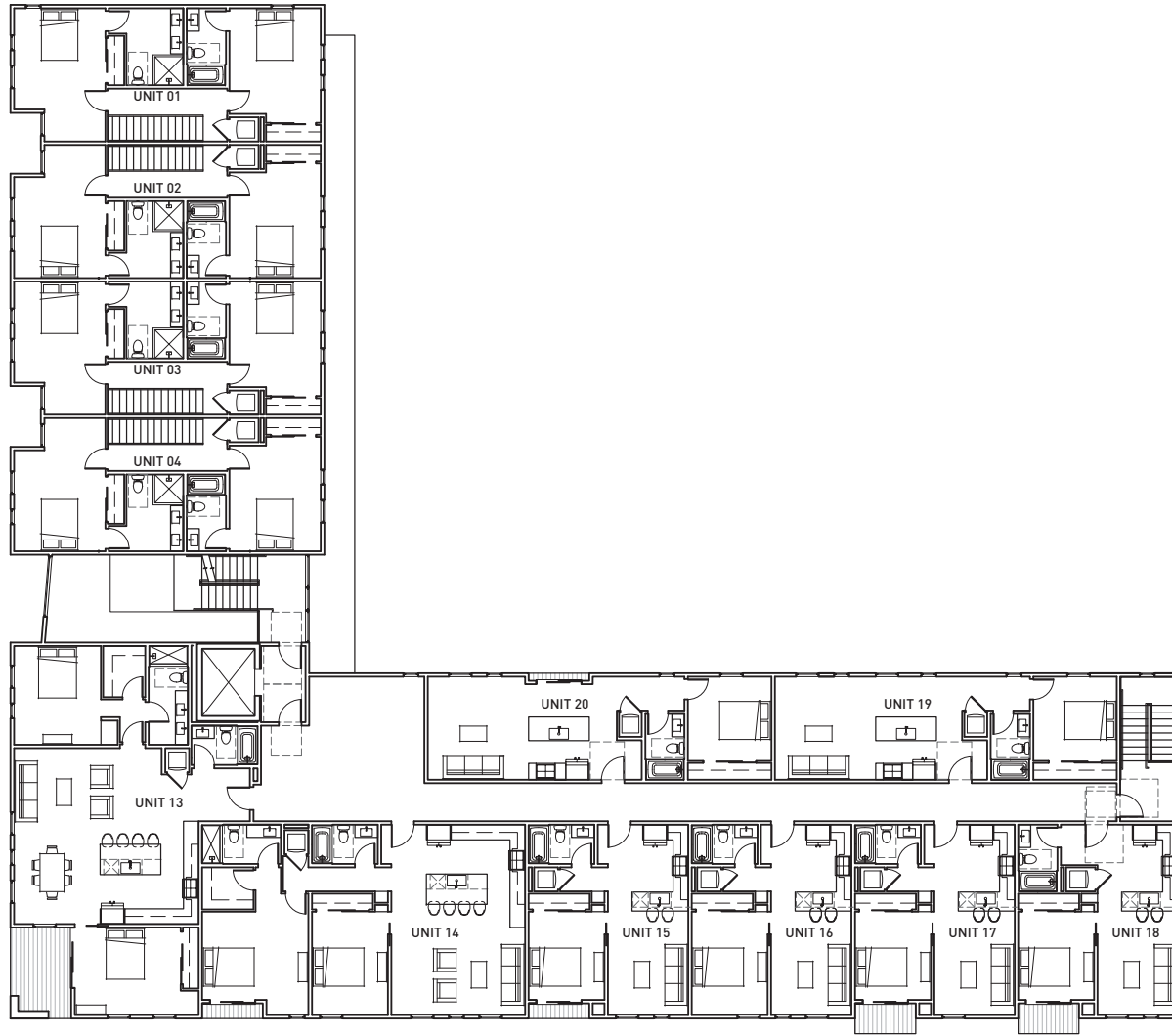
SECOND FLOOR PLAN

1" = 16'



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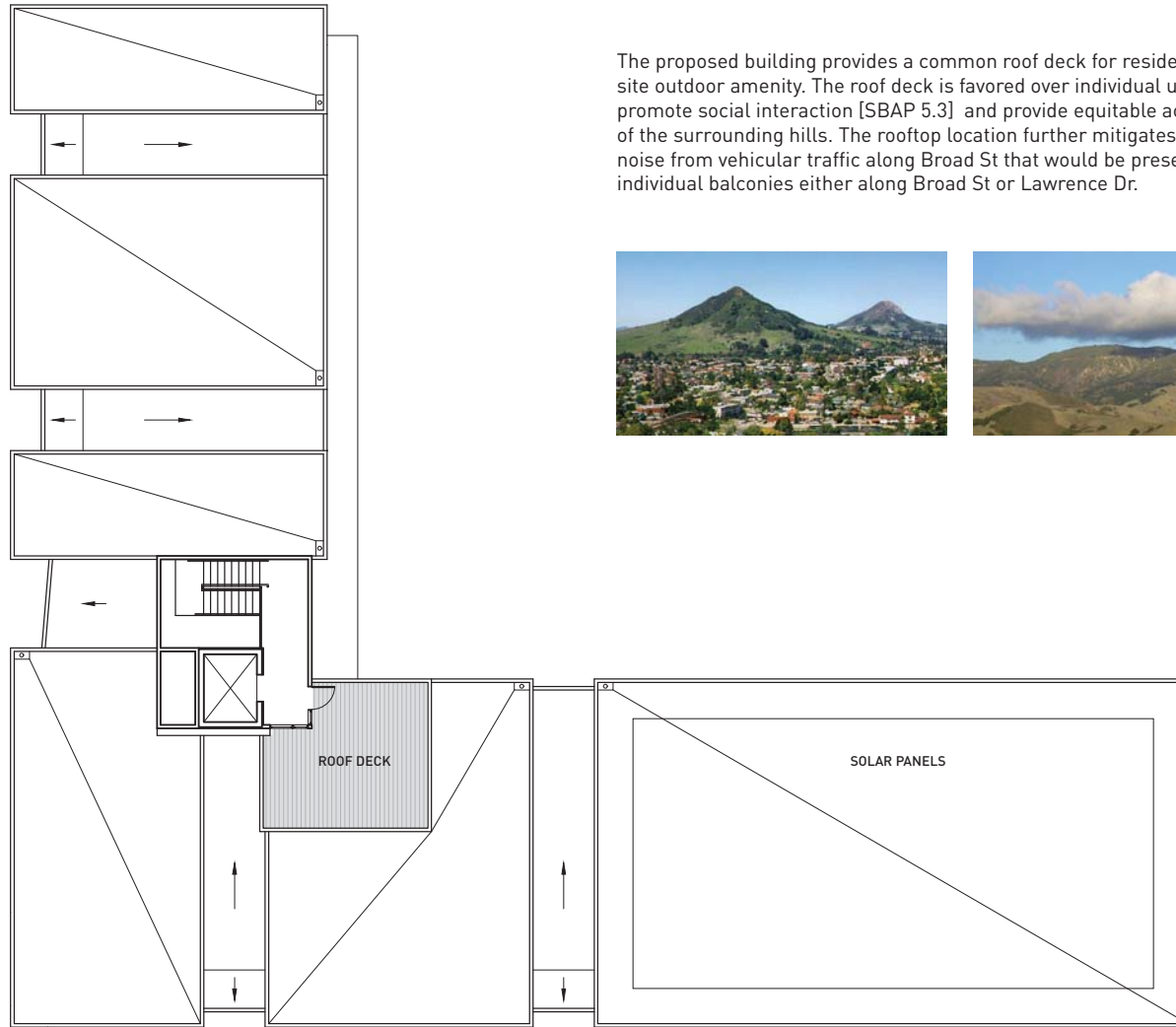
THIRD FLOOR PLAN

1" = 16'



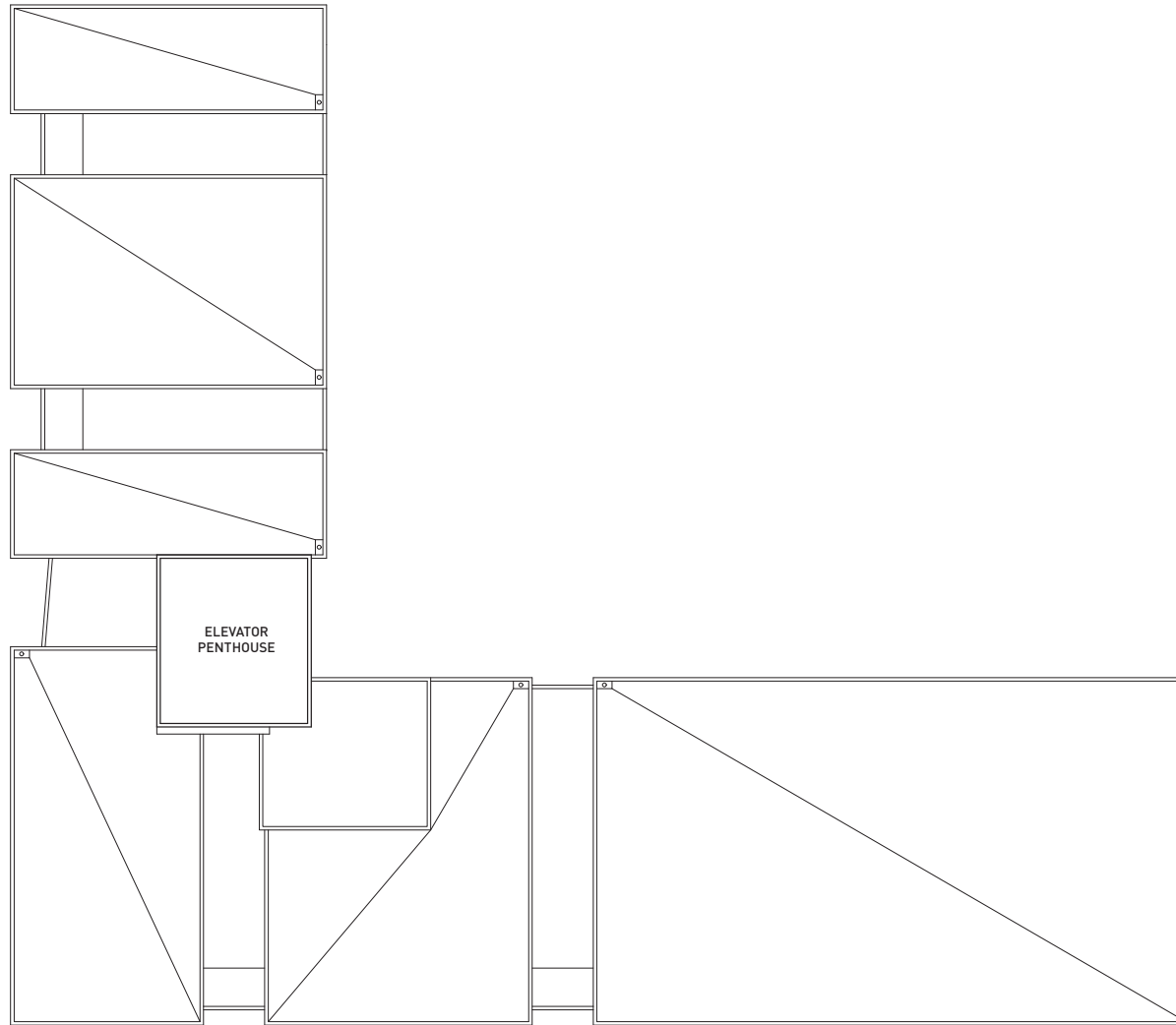
BROAD STREET MIXED USE

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The proposed building provides a common roof deck for residents as an on site outdoor amenity. The roof deck is favored over individual unit balconies to promote social interaction [SBAP 5.3] and provide equitable access to views of the surrounding hills. The rooftop location further mitigates undesirable noise from vehicular traffic along Broad St that would be present with individual balconies either along Broad St or Lawrence Dr.





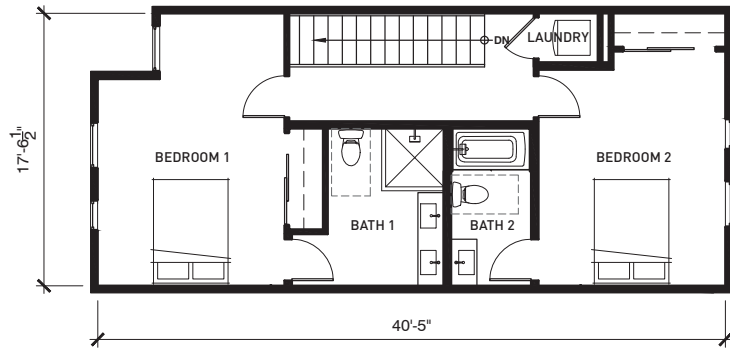
UPPER ROOF PLAN

1" = 16'

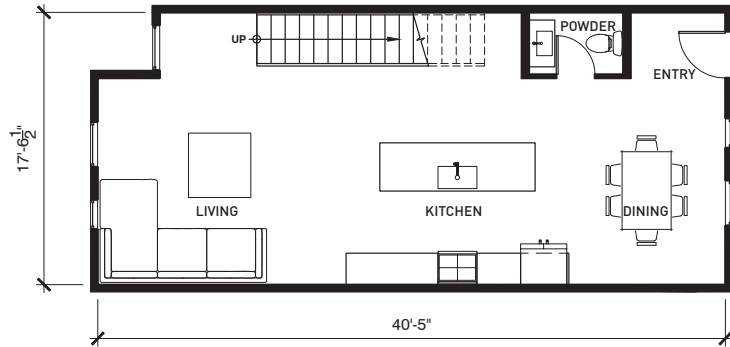


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TYPE T [TOWNHOME]
692 sf SECOND FLOOR



TYPE T [TOWNHOME]
692 sf FIRST FLOOR

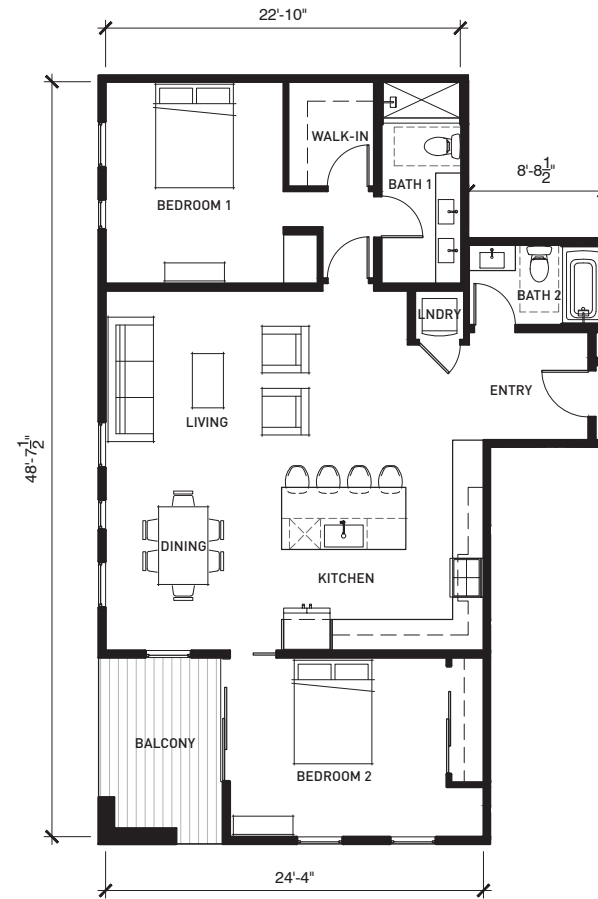
RESIDENTIAL UNIT PLANS

1" = 8'

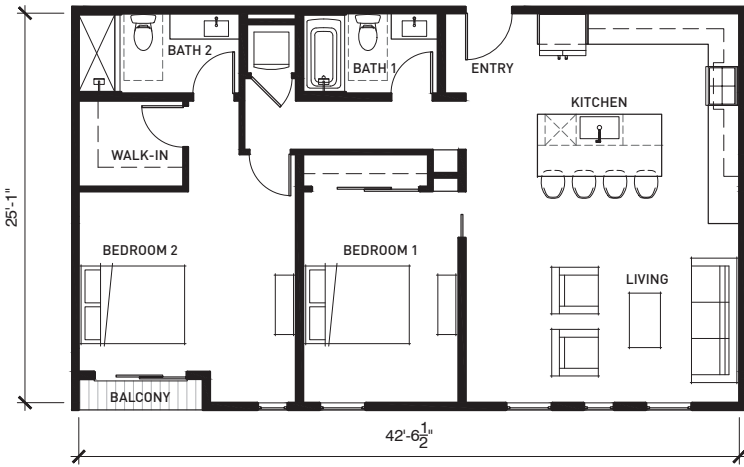


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TYPE B1 [2 BED]
1162 sf + 89 sf BALCONY



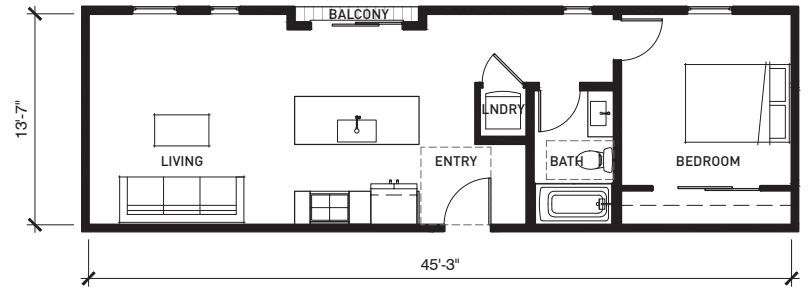
TYPE B2 [2 BED]
1047 sf + 16 sf BALCONY

RESIDENTIAL UNIT PLANS

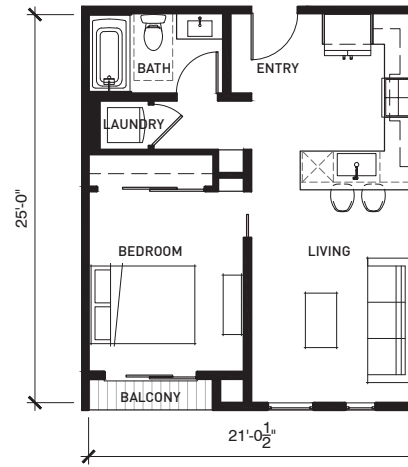
1" = 8'

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TYPE A1 [1 BED]
606 sf + 8 sf BALCONY



TYPE A2 [1 BED]
504 sf + 16 sf BALCONY



1



5



3



1



2



5



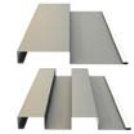
5



4

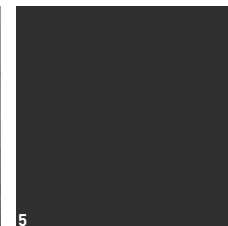


6



LEGEND

- 1 Merlex Stucco Finish Fine Sand Texture - P-100 Glacier White
- 2 Cambia Thermally Modified Poplar Cladding
- 3 Cast-in-place concrete - natural pigment
- 4 Anodized aluminum storefront - Dark Anodized
- 5 Painted steel + sheet metal - Tricorn Black SW6258
- 6 Box Rib Cladding TL-1222 Metal Sales- Slate Grey (W66)



5



6

MATERIALS + COLORS

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ELEVATIONS
1" = 16'

BROAD STREET MIXED USE

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BRACKET ARCHITECTURE OFFICE



ELEVATIONS

1" = 16'

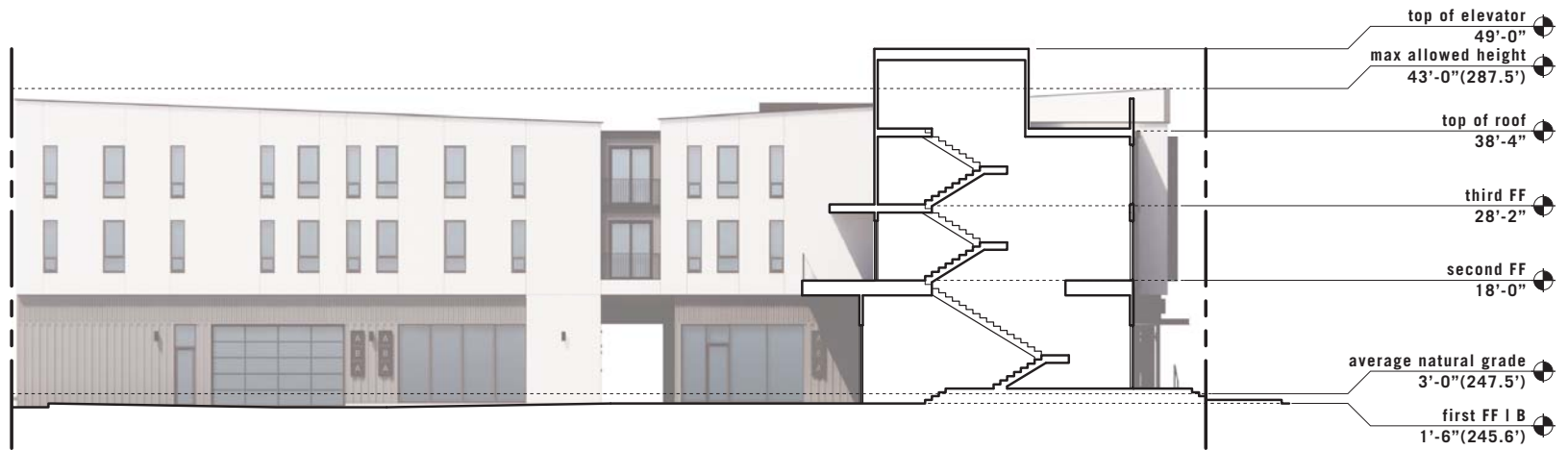


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refer to materials + colors page
for numbered material callouts

BRACKET ARCHITECTURE OFFICE



SITE SECTIONS | A+B

1" = 16'



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BRACKET ARCHITECTURE OFFICE



NORTH ELEVATION ALONG LAWRENCE DR



WEST ELEVATION ALONG BROAD STREET

BROAD STREET MIXED USE
 2800 BROAD STREET | SAN LUIS OBISPO
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BROAD STREET ELEVATION DETAIL

BROAD STREET MIXED USE

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LAWRENCE DRIVE ELEVATION DETAIL

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RESIDENTIAL ENTRY ALONG LAWRENCE STREET



VIEW SOUTH AT BROAD + LAWRENCE

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PEDESTRIAN CONNECTION FROM BROAD

BROAD STREET MIXED USE
2800 BROAD STREET | SAN LUIS OBISPO
21.0729 ARC SUBMITTAL 02



PEDESTRIAN CONNECTION FROM BROAD

BROAD STREET MIXED USE
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OUTDOOR AMENITY + RESIDENTIAL ENTRY

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OUTDOOR AMENITY + PEDESTRIAN CONNECTION

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VIEW ALONG TOWNHOME ENTRIES

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MOTOR COURT + OUTDOOR AMENITY

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ROOF DECK VIEW OF MADONNA PEAK + SLO TOWN

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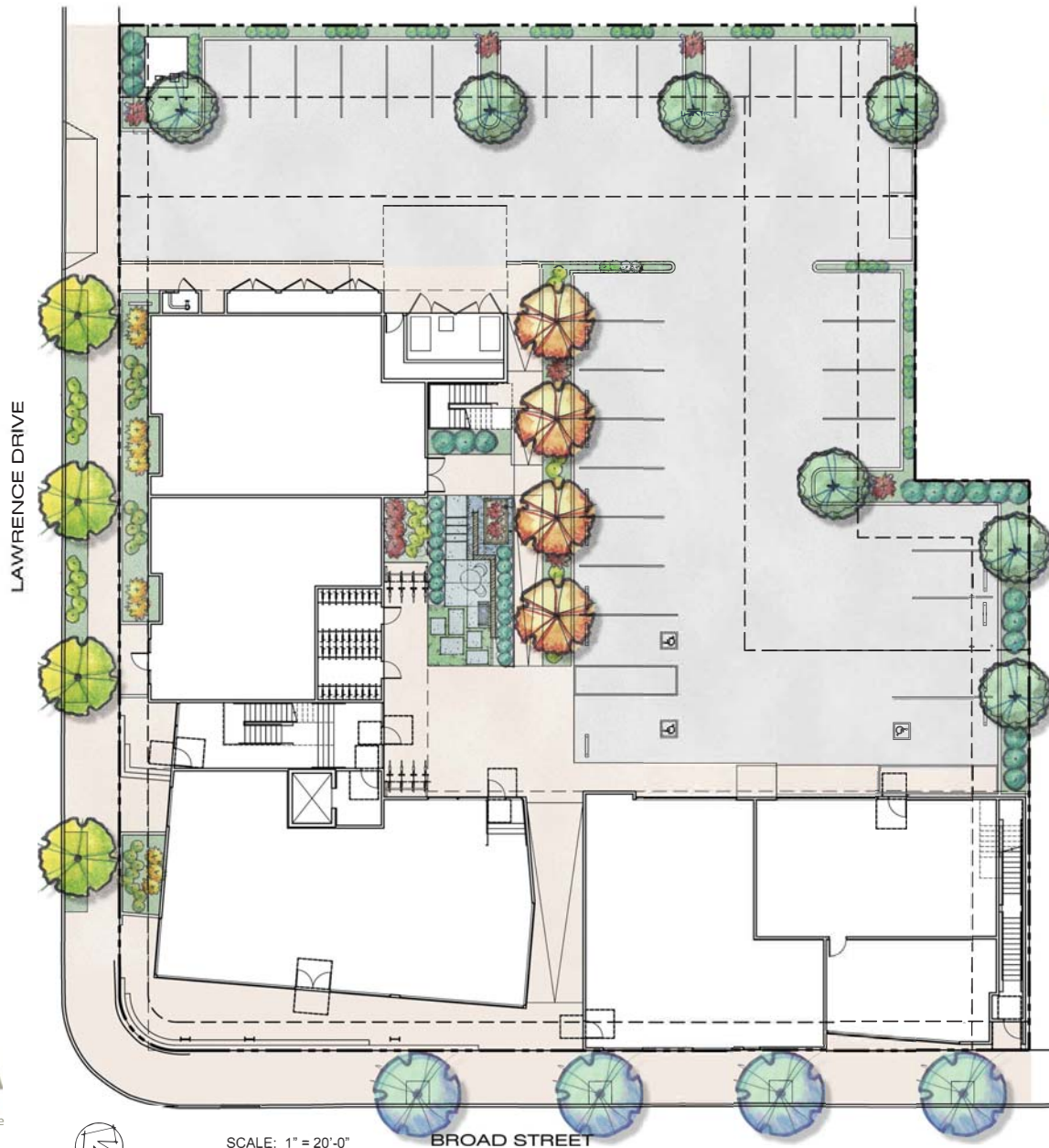


BROAD + LAWRENCE AT DUSK

BROAD STREET MIXED USE

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BRACKET ARCHITECTURE OFFICE



Plant List – San Luis Obispo, CA (Sunset Zone 15)

ABBREV **SIZE** **BOTANICAL NAME / COMMON NAME** ***WUCOLS RATING**

STREET TREES – Per City of San Luis Obispo "Street Tree-Major Streets" List (Standard Dwg. 8020), Broad Street corridor, High Street South to City Limits

BROAD TREES – Planted in tree wells
QUE PAL 36"B QUERCUS PALUSTRIS / PIN OAK Deciduous (2.5" to 3.5" trunk dia.) M

LAWRENCE DRIVE – Planted in parkways
TRI LAU 24"B TRISTANIA LAURINA / WATER GUM Evergreen M

PARKING LOT SHADE TREES
ARC DEN 'HM' 5G ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN / MANZANITA L

GEI PAR 24"B GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW L

FLOWERING ACCENT TREES
CER OCC 24"B CERCIS OCCIDENTALIS / WESTERN REDBUD L

LAG IND 'T' 24"B LAGERSTROEMIA INDICA TUSCARORA / CRAPE MYRTLE (CORAL PINK) L

SCREEN SHRUBS
ARC DEN 'HM' 5G ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN / MANZANITA VL

RHA CAL 'EC' 5G RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY L

ACCENT SHRUBS
AGA 'BG' 5G AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE L

COR AUS 'RS' 5G CORDYLINE AUSTRALIS 'RED SENSATION' / NEW ZEALAND CABBAGE TREE L

YUC GLO 'W' 5G YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA L

GRASSES AND GRASS-LIKE PERENNIALS
BOU GRA 'BA' 1G BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS L

FES MAI 1G FESTUCA MAUREI / ATLAS FESCUE L

LOM LON 'B' 1G LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH L

MEDIUM-HEIGHT SHRUBS
BER THU 'CB' 5G BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB BARBERRY L

BOU 'R' 5G BOUGAINVILLEA 'ROSEMARY' / BOUGAINVILLEA L

LOM LON 'PB' 5G LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / VAR. DWARF MAT RUSH L

SAL MIC 'HL' 5G SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE L

SHADE SHRUBS
COP 'TS' 5G COPROSMA 'TEQUILA SUNRISE' / TEQUILA SUNRISE COPROSMA L

LOR CHI 5G LOROPETALUM CHINENSIS 'PURPLE MAJESTY' / RED FRINGE FLOWER L

NAN DOM 'GS' 5G NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO L

SHADE GROUND COVER
A 24" OC 1G ASPIDISTRA ELATIOR / CAST-IRON PLANT L

B 36" OC 1G COPROSMA KIRKII 'VERDE VISTA' / CREEPING COPROSMA L

GROUND COVER
C 36" OC 1G ALOE STRIATA / CORAL ALOE L

D 60" OC 1G MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / TRAILING MYOPORUM L

E 36" OC 1G PENSTEMON 'MARGARITA BOP' / MARGARITA BOP PENSTEMON L

F 36" OC 1G SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE L

G 42" OC 1G ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA VL

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS AS DESIGNATED ON PLAN.

1. 3" MINIMUM LAYER 'WALK-ON' BARK.

2. 3" MINIMUM LAYER COBBLESTONE: NOIYO COBBLE 1-1/2".

LEGEND
VL = VERY LOW WATER USE

L = LOW WATER USE

M = MEDIUM WATER USE

H = HIGH WATER USE

G = GALLONS

B = BOX

OC = ON-CENTER SPACING

STD = STANDARD FORMS

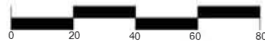
L.B. = LOW BRANCHING FORM

DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)



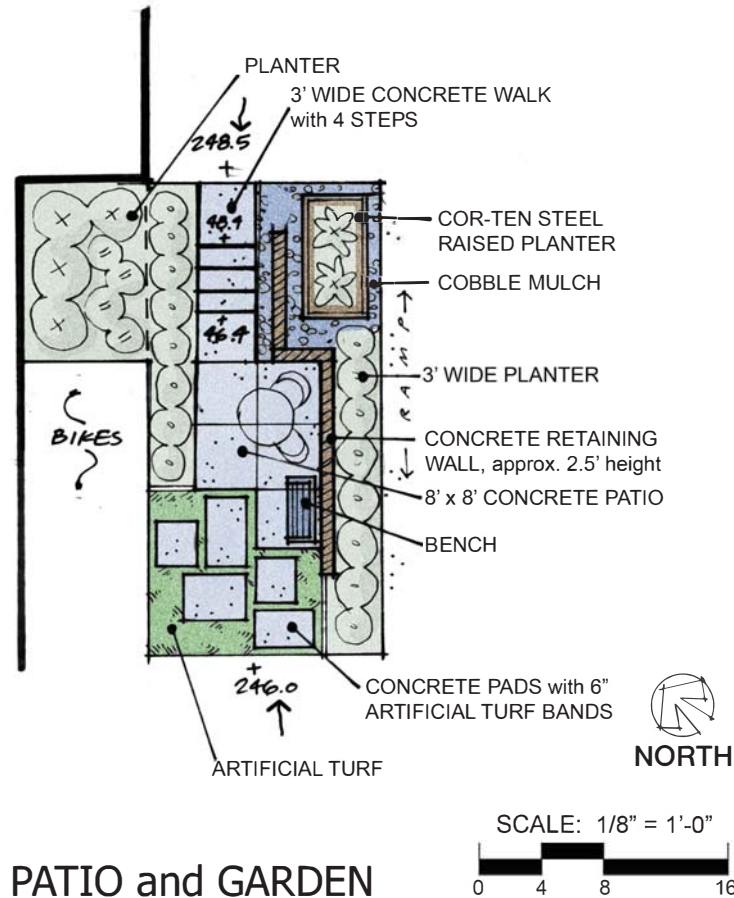
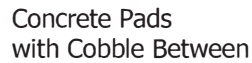
SCALE: 1" = 20'-0"



BROAD STREET

CONCEPTUAL LANDSCAPE PLAN

L-1
BROAD STREET MIXED USE
2800 BROAD STREET
SAN LUIS OBISPO, CA 93401
ARC SUBMITTAL 02

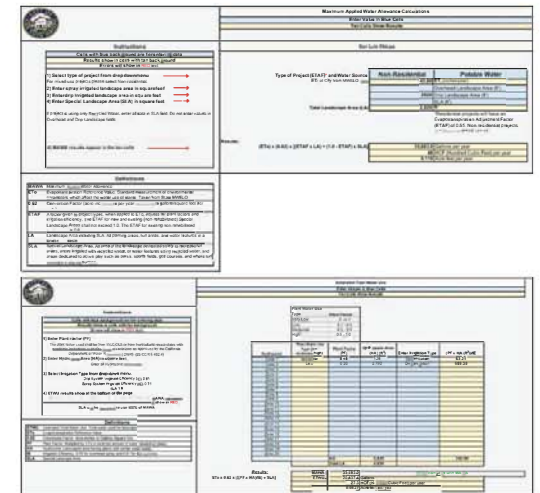


CENTRAL PATIO and GARDEN



979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209 • www.jbla-slo.com

DATE: 07/26/2021 JBLA # 21-109



2800 BROAD STREET
SAN LUIS OBISPO, CA 93401
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PLANT MATERIAL LIST and WELO WORKSHEET

SHADE SHRUBS



Coprosma Tequila Sunrise



Loropetalum Purple Majesty



Nandina Gulf Stream

SHADE GROUNDCOVERS



Aspidistra elatior



Coprosma Verde Vista

GROUNDCOVERS



Aloe striata



Asparagus Myersii



Penstemon Margarita BOP



Salvia Dara's Choice



Zauschneria californica

ACCENT SHRUBS



Agave Blue Glow



Cordylone Red Sensation



Yucca gloriosa 'Walbristat'

GRASSES and GRASS-LIKE PERENNIALS



Bouteloua 'Blonde Ambition'



Festuca mairei



Lomandra longifolia 'Breeze'

MEDIUM HEIGHT SHRUBS



Berberis Crimson Pygmy



Bougainvillea 'Rosenka'



Lomandra 'Platinum Beauty'



Salvia Hot Lips



Quercus palustris

STREET TREES Broad Street



Tristania laurina



Arbutus Marina



Geijera parvifolia

PARKING LOT SHADE TREES



Cercis occidentalis



Lagerstroemia 'Tuscarora'

FLOWERING ACCENT TREES



Arctostaphylos Howard McMinn



Rhamnus Eve Case

SCREEN SHRUBS

Design Notes

Proposed Street Trees

QUERCUS PALUSTRIS	PIN OAK	M
Height: 20-70'; Spread: 30-40'; Conical, round crown. Resistant to oak root fungus. Attracts birds. Fast growth (2-3' per year). Branch strength: strong. Good parking lot tree (root intrusion: low). Deciduous. Attractive lobed leaf, bronze, red or gold Fall color. Litter issue: acorns		
TRISTANIOPSIS LAURINA	WATER GUM	M
Height: 20-30'; Spread: 15-20' (10' tall and 5' wide at 10 years). Dense, oval crown, more upright than broad. Slow growth. Attractive, peeling red bark, formal appearance. Good parking lot tree (root intrusion: low) Evergreen. Clusters of small yellow flowers in spring to summer. Medium water use.		

Proposed Parking Lot Shade Trees

ARBUTUS 'MARINA'	MARINA MADRONE	L
Height: 40-50'; Spread: 30-40'; erect or spreading canopy. Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant. Good parking lot tree (root intrusion: low). Resists oak root rot. Evergreen. Flowers: showy pink (year-round). Bark red brown, exfoliating or smooth.		
GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	L
Height: 30'; Spread: 20'; erect or weeping with low canopy. Fast growth (2-3' per year). Branch strength: medium. Good parking lot tree (root intrusion: low) Evergreen. Foliage narrow, medium green, consistent color. Flowers: white, Spring or Fall.		

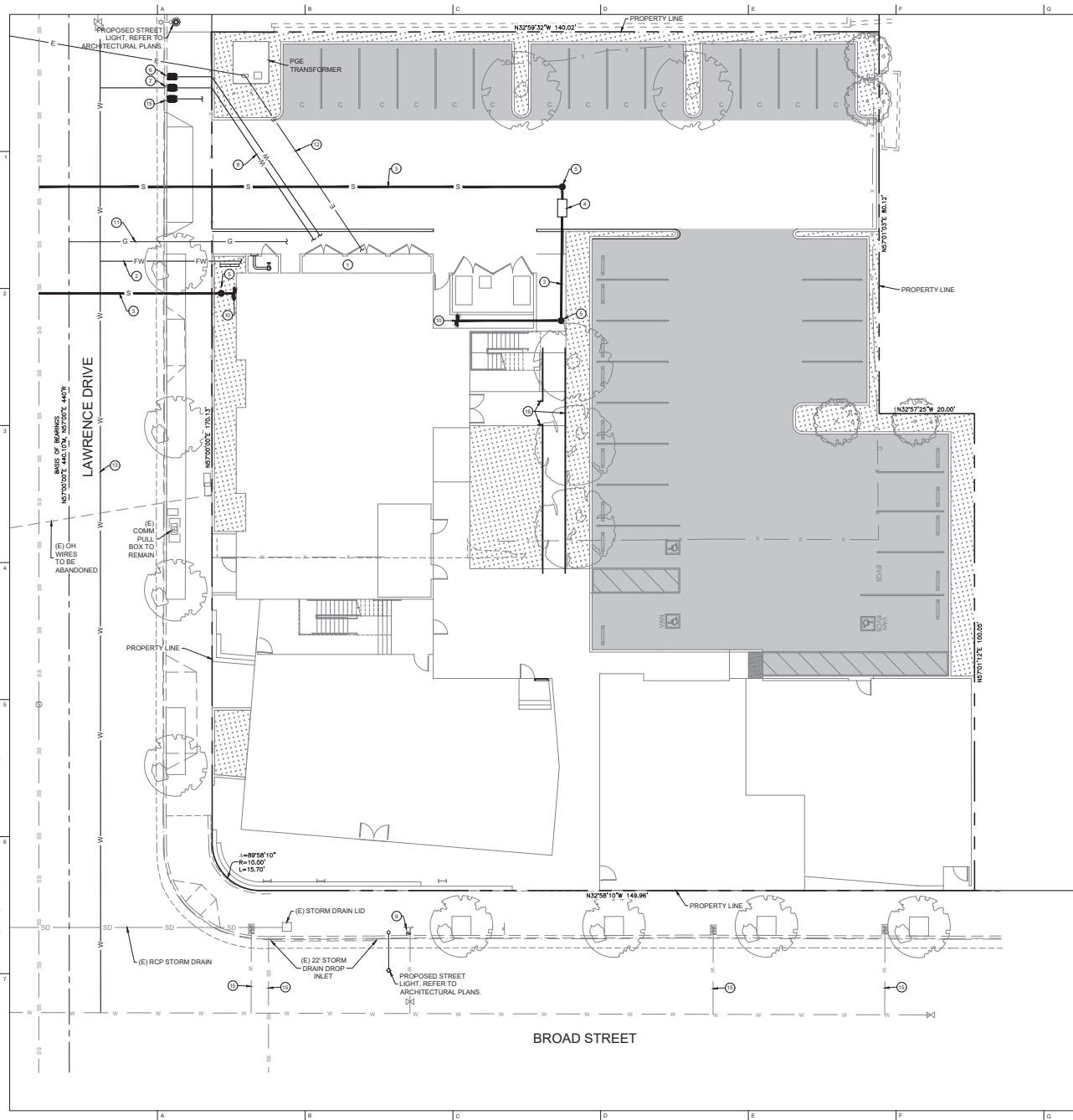
Proposed Flowering Accent Trees

CERCIS OCCIDENTALIS	WESTERN REDBUD	L
Height: 10-20'; Spread: 10-20'; low branching, vase-shaped form. Moderate growth rate. Drought tolerant, resists oak root rot, good parking lot tree (root intrusion: low) Deciduous. Flowers: brilliant magenta flowers (spring) Fall color: yellow to red. California native.		
LAGERSTROEMIA 'TUSCARORA'	TUSCARORA HYBRID CRAPE MYRTLE	L
Height: 18-25'; Spread: 15-18'; upright form. Drought tolerant. Moderate growth rate (2' per year). Powdery mildew resistant. Good parking lot tree (root intrusion: low). Branch strength: medium. Deciduous. Flowers: 4" clusters of showy pink or rose flowers (summer). Litter issue: dry fruit.		

*WATER-USE EVALUATION OF PLANT MATERIALS

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S:\M\J062021\A\J062021\05-2800 Broad St. Right of Way\DWG\Working Drawings\Primary or Corridor\PRELIMINARY UTILITY SHEET TAB C-3.1.dwg, 27:28:11, 4/27/2021, 4:05pm, Mike



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POT-HOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

SITE NOTES:

- ① UTILITY ROOM
- ② 4" FIRE WATER
- ③ 6" PVC SEWER LATERAL
- ④ GREASE INTERCEPTOR
- ⑤ SEWER CLEANOUT
- ⑥ COMMERCIAL WATER METER
- ⑦ DOMESTIC WATER METER
- ⑧ 2" DOMESTIC WATER SERVICE
- ⑨ EXISTING FIRE HYDRANT
- ⑩ SEWER P.O.C. AT BUILDING
- ⑪ GAS LINE
- ⑫ UNDERGROUND ELECTRICAL LINE
- ⑬ NEW 8" WATER LINE
- ⑭ (E) UTILITY TO BE ABANDONED PER CITY OF SAN LUIS OBISPO STANDARD 6050.
- ⑮ LANDSCAPE WATER METER
- ⑯ HANDRAILS

Prepared By:



CIVIL • STRUCTURAL

Engineer of Record:



BROAD STREET MIXED USE
2800 BROAD STREET
SAN LUIS OBISPO, CA

Revisions:

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Project Engineer: MDL
Project Manager: SJ
Date: 07.27.2021
AV Job No: 21505
Scale: PER PLAN
Sheet Size: 24" x 36"

PRELIMINARY UTILITY PLAN

C-3.1

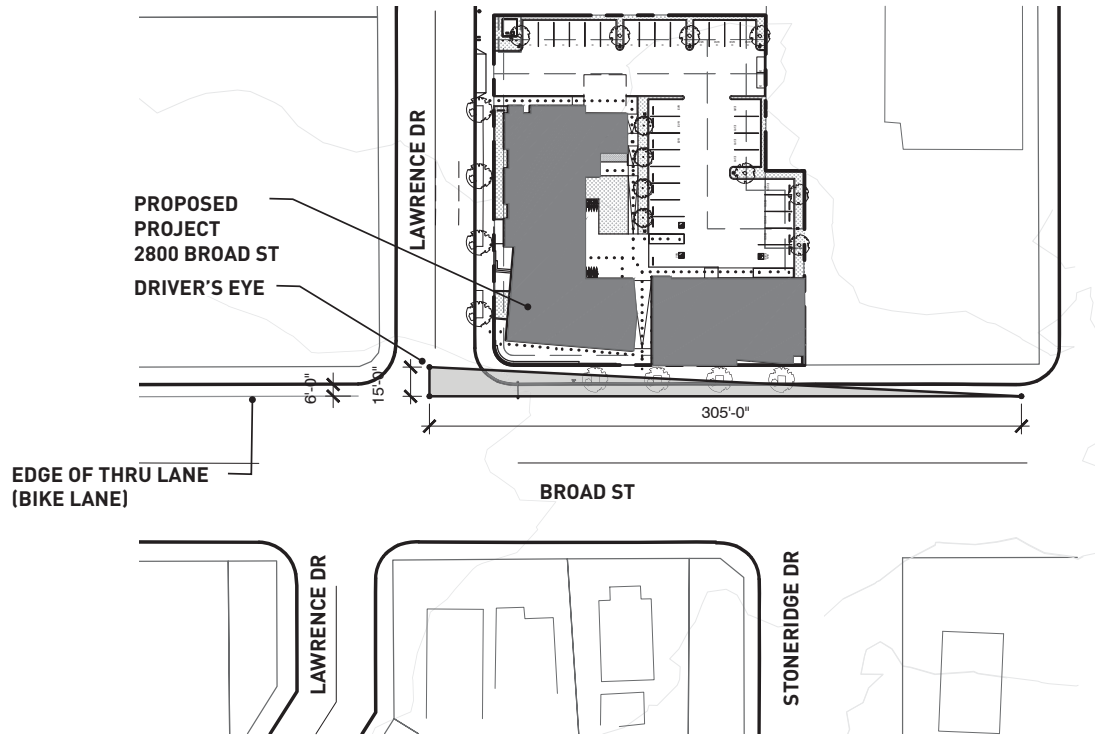


EXHIBIT A
TRANSPORTATION SIGHTLINES DIAGRAM
1/64" = 1'-0"

BROAD STREET MIXED USE

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EXISTING CURB AND SIDEWALK CONDITIONS WITH PROPOSED SCOPE OF WORK

- EXISTING SIDEWALK AND CURB IN GOOD CONDITION TO REMAIN,
- EXISTING SIDEWALK, REMOVE AND REPLACE NEW
- NO EXISTING SIDEWALK, EXISTING CURB TO BE REMOVED AND REPLACED
- EXISTING INTEGRAL SIDEWALK AND CURB TO REMAIN

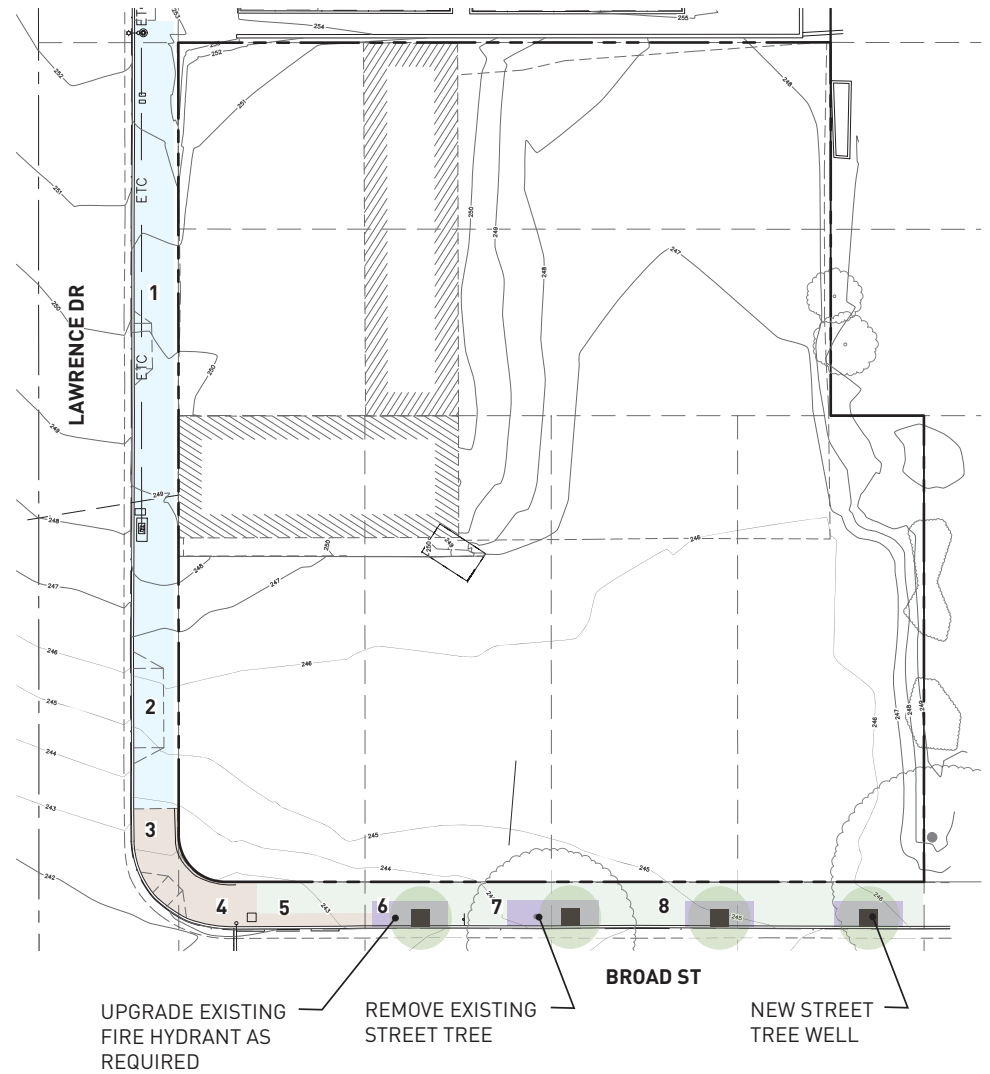


EXHIBIT B SIDEWALK INSTALLATION AND RESTORATION

BROAD STREET MIXED USE

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