

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/Title ARCHITECT

Date 10/11/21

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

NOTE: CITY OF SAN LUIS OBISPO IS CONSIDERED A "COMMUNITY AT RISK" DUE TO THE THREAT OF WILDFIRE IMPACTING THE URBAN COMMUNITY. NEW BUILDINGS CITYWIDE SHALL COMPLY WITH CBC 7A FOR IGNITION RESISTANT WALL COVERINGS, FIRE PROTECTION SYSTEMS, EMBER RESISTANT VENT SYSTEMS, PROTECTED EAVES, A ND CLASS "A" ROOF COVERINGS.



1166 HIGUERA STREET

VICINITY MAP



PROJECT DIRECTORY

OWNER: 1166 HIGUERA STREET, LLC
PAUL TOMPKINS
684 HIGUERA STREET, SUITE B
SAN LUIS OBISPO, CA 93401

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: SCOTT MARTIN
PHONE: (805) 543-1794
EMAIL: SAMARTIN@RRMDSIGN.COM

PROJECT ADDRESS: 1144 HIGUERA STREET
SAN LUIS OBISPO, CA 93401

APN: 002-436-005,
002-436-008

PROJECT DESCRIPTION

THE APPLICANT IS PROPOSING TO DEVELOP A NEW TEMPORARY USE OUTDOOR DINING VENUE ON THE .56-ACRE SITE. THE PROJECT CONSISTS OF (1) EXISTING BUILDING TO BE REMODELED INTO A RESTAURANT AND (7) TENANT LEASE SPACES TO SERVE FOOD AND BEVERAGES. THE ATMOSPHERE WILL BE FAMILY AND PET FRIENDLY WITH OUTDOOR SEATING DISPERSED ACROSS THE SITE. PUBLIC ART IS TO BE INCLUDED IN THE PROJECT.

THE LEASE SPACES ARE PROVIDED WITHIN SHIPPING CONTAINERS BROUGHT ONTO SITE AND PERMANENTLY ATTACHED TO FOUNDATIONS. THE SHIPPING CONTAINERS WILL COMPLY WITH ALL APPLICABLE BUILDING AND SAFETY CODES. TWO LEASE SPACES WILL BE CASUAL DINING OPTIONS AND WILL CONSIST OF (1) 8X40 CONTAINER FOR FOOD PREP AND (1) 8X20 CONTAINER FOR STORAGE. THREE LEASE SPACES ARE FOR THE SALE OF BEVERAGES OR FOOD AND WILL CONSIST OF (1) 8X20 CONTAINER EACH. TWO LEASE SPACES WILL USE (1) 8X40 CONTAINER EACH. THE HOURS OF OPERATION AND ACCESS TO THE SITE ARE EXPECTED TO BE FROM 6 AM TO 11 PM.

THE SITE IS BORDERED BY THE CONTAINERS ALONG TORO AND HIGUERA STREETS IN ORDER TO PROVIDE SECURITY FOR THE SITE AFTER HOURS. THIS HARD BORDER WILL BE SOFTENED BY LANDSCAPING AND A BREAK AT THE INTERSECTION OF HIGUERA AND TORO STREET SO AS TO PROVIDE VIEWS INTO THE SPACE AND ACTIVATE THE CORNER WITH A VISUAL, YET SECURE CONNECTION.

SITE AMENITIES INCLUDE LANDSCAPE AREAS, COVERED OUTDOOR SEATING, FIRE PITS, HEATERS, AND OUTDOOR RECREATION ACTIVITIES. THE SITE ALSO HAS AN AREA FOR BIKE PARKING / BIKE STORAGE THAT EXCEEDS THE CODE REQUIRED MINIMUMS. PUBLIC ART WILL BE PROVIDED AT THE CORNER OF HIGUERA AND TORO AND WILL INCLUDE MURALS PAINTED DIRECTLY ONTO THE CONTAINER WALLS.

THE APPLICANT IS REQUESTING PARKING REDUCTIONS VIA A MIXTURE OF EXCESS PROVIDED BIKE PARKING (10%) AND STAFF APPROVED PARKING REDUCTION (50%). THE EXCESS BIKE PARKING WILL BE A MIXTURE OF LONG AND SHORT TERM BIKE PARKING AND WILL PROVIDE A SECURE PLACE TO KEEP BIKES DURING THE DAY.

PROJECT STATISTICS

| | |
|---|-----------------------------------|
| ZONING | C-R |
| PARCEL SIZE: | 0.56 ACRES (21,607 SF) |
| BUILDING GROSS AREA | 4,208 SF |
| EXISTING BUILDING | 1,488 SF |
| (4) TENANT LEASE SPACE (LARGE) | 1,280 SF (@ 320 SF EACH) |
| (2) TENANT LEASE SPACE (STORAGE) | 320 SF (@ 160 SF EACH) |
| (3) TENANT LEASE SPACE (SMALL) | 480 SF (@ 160 SF EACH) |
| RESTROOMS | 320 SF |
| (2) LONG TERM BIKE STORAGE | 320 SF (@ 160 SF EACH) |
| OUTDOOR SEATING | 1,637 SF |
| MAX LOT COVERAGE: | 100% (21,607 SF) |
| PROPOSED COVERAGE: | 19.5% (GROUND FLOOR/PARCEL SIZE) |
| MAX. F.A.R. | 3 (64,821 SF) |
| PROPOSED F.A.R. | .20 (BUILDING GROSS/ PARCEL SIZE) |
| LANDSCAPE AREA | 4,386 SF |
| IMPERVIOUS SURFACE: | 14,452 SF |
| MAX. ALLOWED HEIGHT: | 45 FT. |
| MAX. PROPOSED HEIGHT: | 19 FT. |
| YARD SETBACKS | |
| | FRONT 0 FT |
| | SIDE 0 FT |
| | REAR 0 FT |
| OCCUPANCY TYPES & AREA: | |
| | RESTAURANT 3,248 SF |
| | OUTDOOR DINING 1,675 SF |
| TOTAL | 4,923 SF |

PROJECT STATISTICS

OCCUPANCY: B, A-2
CONSTRUCTION TYPE: TYPE V-B
SPRINKLER: YES, NFPA 13
REQUIRED FIRE RATING FOR SETBACKS: 1-HR

PARKING

| | | |
|---------------------------------------|--|-------------|
| AUTO PARKING | CALCULATION | SPACE COUNT |
| PARKING REQUIRED: | | |
| RESTAURANT | 1 SPACE PER 100 SF | |
| EXISTING BUILDING | 851 SF | |
| (4) LEASE SPACES (LARGE) | 273 SF X 4 = 1,092 SF | |
| 3 LEASE SPACES (SMALL) | 133 SF X 3 = 399 SF | |
| COMBINED SEATING | 1,637 SF | |
| TOTAL REQUIRED FOR PROPOSED RR | 3,979 SF (EXCLUDES 960 SF STORAGE & BIKE STORAGE) | 39.8 |
| PARKING REDUCTION: | | |
| 50% STAFF REDUCTION | 39.8 X 50% = | -20 |
| BIKE PARKING REDUCTION | 1 SPACE REDUCTION PER 5 EXCESS BIKE PARKING SPACES. PER SLO MUNICIPAL CODE 17.72.050(C.3.B) 28 TOTAL - 8 REQ'D = 20 EXCESS | -4 |
| PARKING REQUIRED | TOTAL REQUIRED WITH PROPOSED - REDUCTIONS | 16 |
| PARKING PROVIDED | | 16 |

PARKING

| | |
|------------------------------|--|
| EV PARKING | |
| EV READY: REQ'D | 10% (OF REQUIRED) PER SLO MUNICIPAL CODE 17.72.040 |
| PROVIDED | |
| EV CAPABLE: REQ'D | 25% PER SLO MUNICIPAL CODE 17.72.040 |
| PROVIDED | |
| MOTORCYCLE PARKING | CALCULATION |
| PARKING REQUIRED: | PER MUNICIPAL CODE: 1/20 AUTO PARKING REQUIRED |
| PARKING PROVIDED: | |
| BIKE PARKING | |
| PARKING REQUIRED: | PER SLOMC 17.72.070 TABLE 3-6 3,979 SF /500 SF = |
| SHORT TERM PROVIDED: | 75% PER MUNICIPAL CODE |
| LONG TERM PROVIDED: | 25% PER MUNICIPAL CODE |
| TOTAL PROVIDED: | |
| LONG TERM (EXISTING): | RELOCATED OFF-SITE UNDER SEPARATE PERMIT |

SHEET INDEX

| | |
|-----|---|
| T1 | TITLE SHEET |
| T2 | BIRDS EYE PERSPECTIVE |
| A3 | EXISTING SITE SURVEY |
| A4 | DEMOLITION PLAN - FOR REFERENCE ONLY |
| A5 | PROPOSED SITE PLAN |
| A6 | PROPOSED FLOOR PLAN - EXISTING BUILDING |
| A7 | ELEVATIONS - EXISTING BUILDING |
| A8 | TYPICAL FLOOR PLANS - SHIPPING CONTAINERS |
| A9 | ELEVATIONS - TYPICAL SHIPPING CONTAINER |
| A10 | SECTION AT AWNING & BIKE PARKING |
| A11 | COLORS AND MATERIALS RESTAURANT - SCHEME A |
| A12 | COLORS AND MATERIALS SHIPPING CONTAINERS - SCHEME A |
| A13 | COLORS AND MATERIALS RESTAURANT - SCHEME B |
| A14 | COLORS AND MATERIALS SHIPPING CONTAINERS - SCHEME B |
| A15 | SIGNAGE PROGRAM |
| A16 | SIGNAGE PROGRAM |
| A17 | SIGNAGE PROGRAM |



TITLE SHEET

1166 HIGUERA STREET

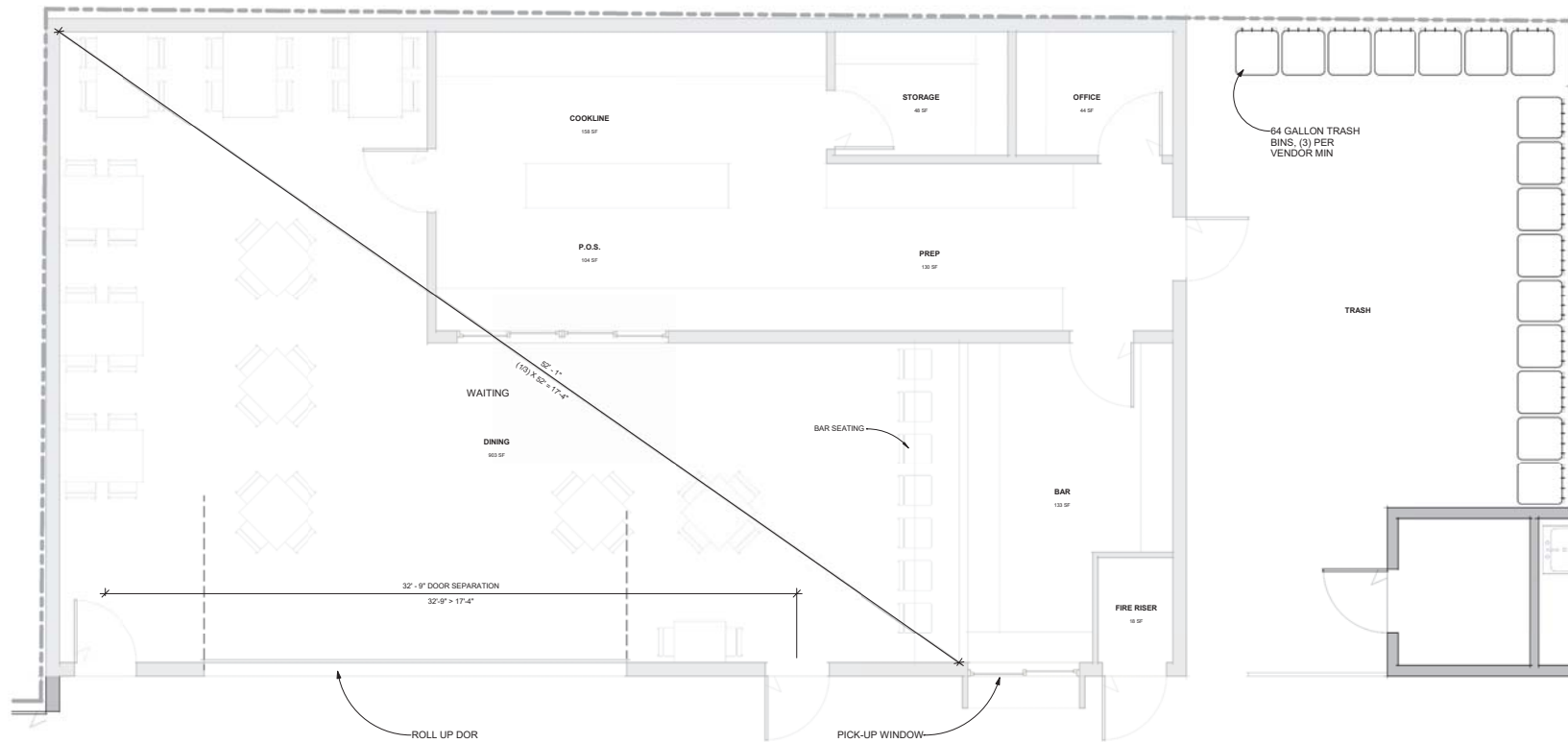
01 FEBRUARY 2022

2453-01-CO21

T1







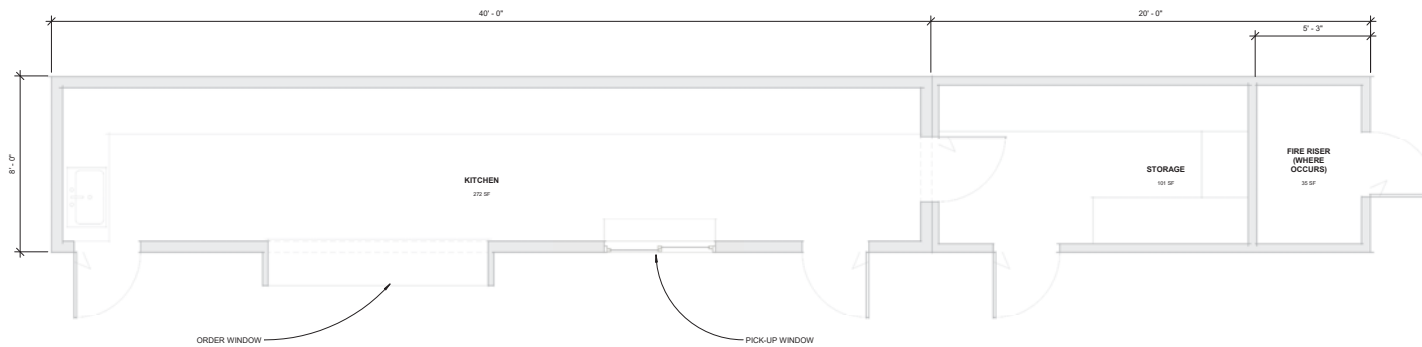
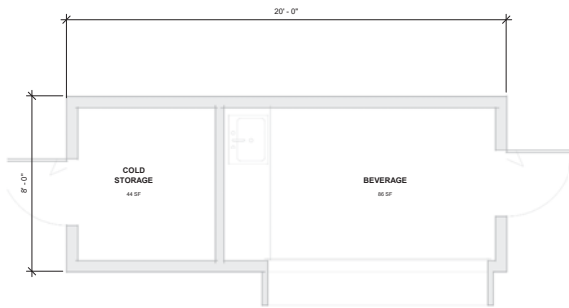


② FRONT ELEVATION - SOUTHEAST
3/8" = 1'-0" (24 X 36 SHEET)



④ SIDE ELEVATION - NORTHEAST
3/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
3/8" = 1'-0" (24X36 SHEET)



0 4 8 16
3/8" = 1'-0" (24X36 SHEET)



① SIDE ELEVATION
3/8" = 1'-0" (24 X 36 SHEET)

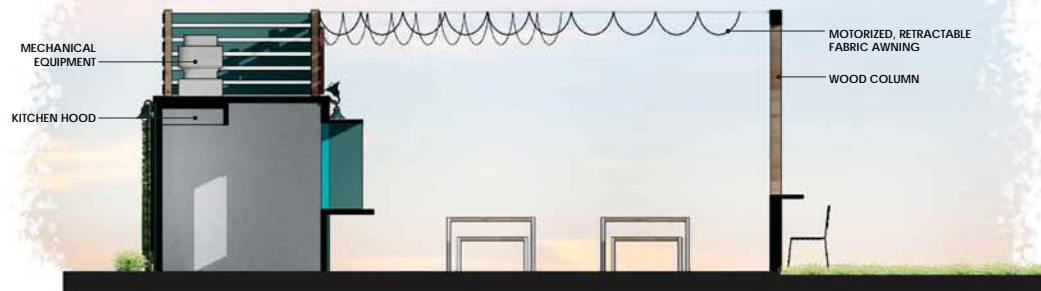
② FRONT ELEVATION
3/8" = 1'-0" (24 X 36 SHEET)



③ SIDE ELEVATION
3/8" = 1'-0" (24 X 36 SHEET)

④ REAR ELEVATION
3/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
3/8" = 1'-0" (24 X 36 SHEET)



① **SECTION THROUGH AWNING**
3/8" = 1'-0" (24 X 36 SHEET)



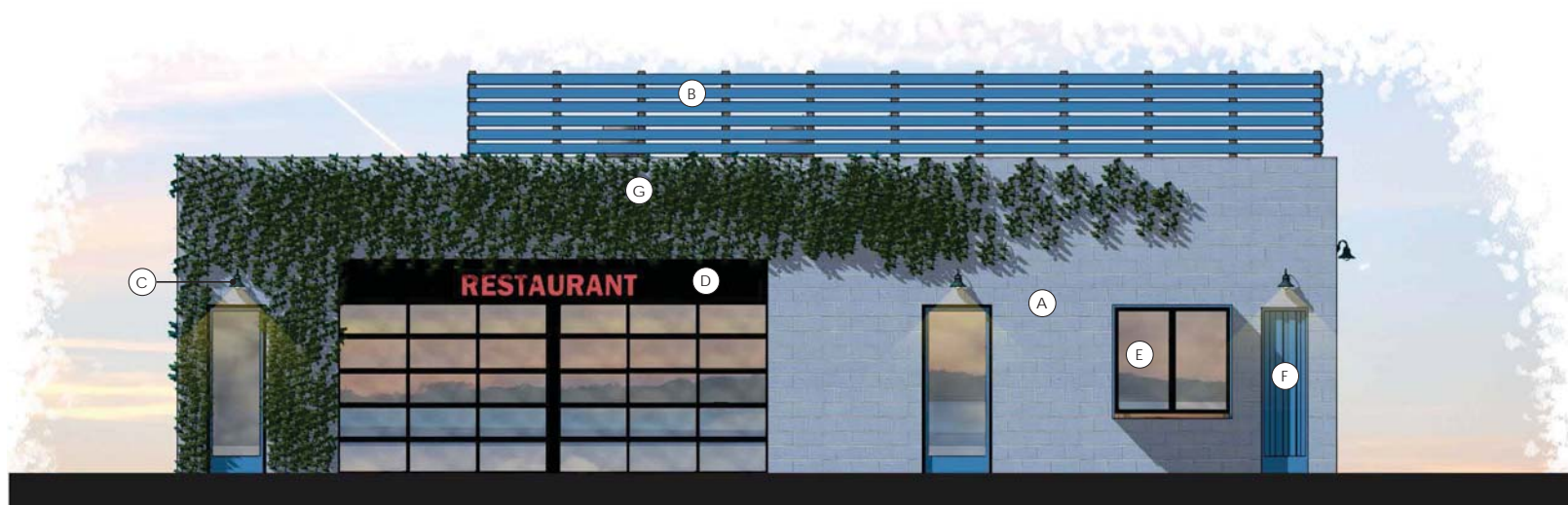
REFER TO SHEET A1 FOR COUNT

① **PROPOSED SHORT-TERM BIKE PARKING**
N.T.S.



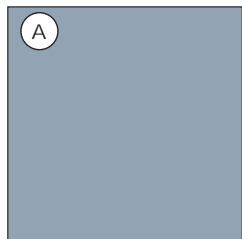
REFER TO SHEET A1 FOR COUNT

② **PROPOSED LONG-TERM BIKE PARKING**
N.T.S.

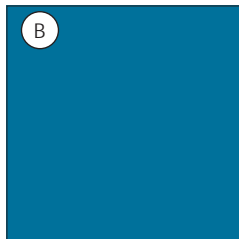


1 RESTAURANT - FRONT ELEVATION
N.T.S.

COLOR SCHEME RESTAURANT



A
EXISTING CMU
PAINTED SW 6535 SOLITUDE



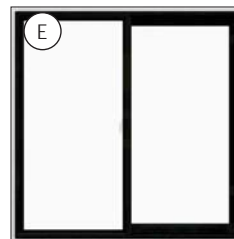
B
WOOD PLANK PARAPET
PAINTED SW 6803 DANUBE



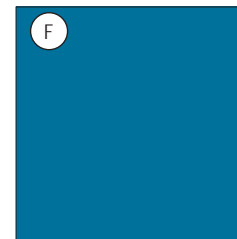
C
WALL LANTERN
FOUNTAIN BRONZE



D
GLAZED ROLL UP DOOR
DARK BRONZE ANODIZED FINISH



E
SLIDER WINDOW
DARK BRONZE ANODIZED FINISH



F
HOLLOW METAL DOOR
PAINTED SW 6803 DANUBE



G
EXISTING PLANT WALL
VINES

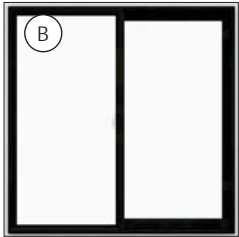
COLOR INSPIRATION



1 TYP. SHIPPING CONTAINER - FRONT ELEVATION
N.T.S.

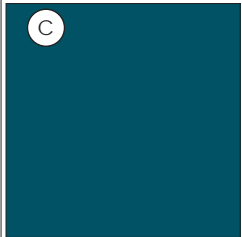


WALL LANTERN
FOUNTAIN BRONZE

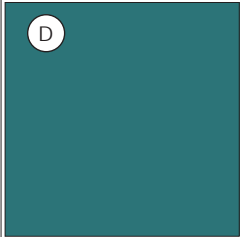


SLIDER WINDOW
DARK BRONZE ANNOIDIZED FINISH

COLOR SCHEME 1

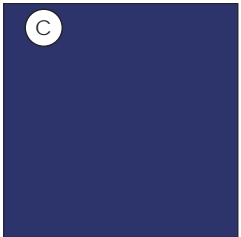


WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6496 OCEANSIDE

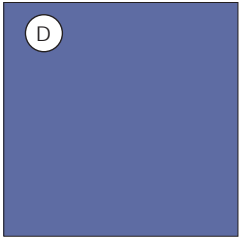


SHIPPING CONTAINER
PAINTED SW 6488 GRAND CANAL

COLOR SCHEME 2

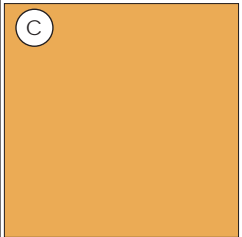


WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6818 VALIANT VIOLET

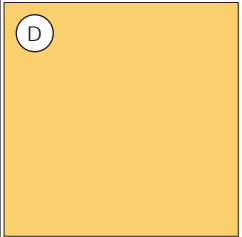


SHIPPING CONTAINER
PAINTED SW 6817 GENTIAN

COLOR SCHEME 3

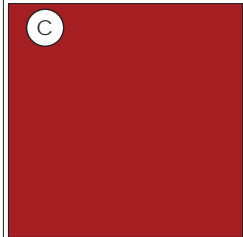


WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6669 YARROW

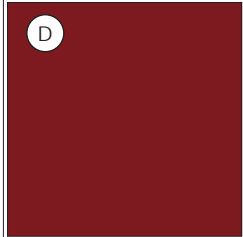


SHIPPING CONTAINER
PAINTED SW 9019 GOLDEN PLUMERIA

COLOR SCHEME 4

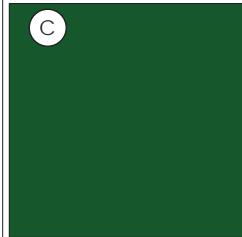


WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6866 HEARTHROB

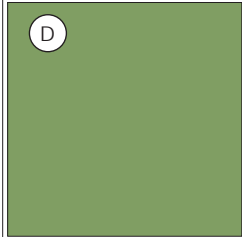


SHIPPING CONTAINER
PAINTED SW 7586 STOLEN KISS

COLOR SCHEME 5

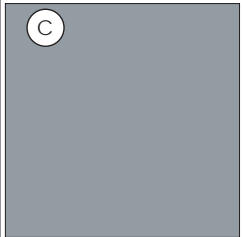


WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6734 ESPALIER

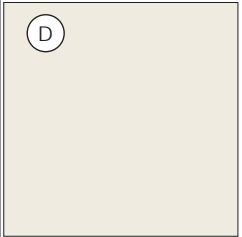


SHIPPING CONTAINER
PAINTED SW 6725 PICKLE

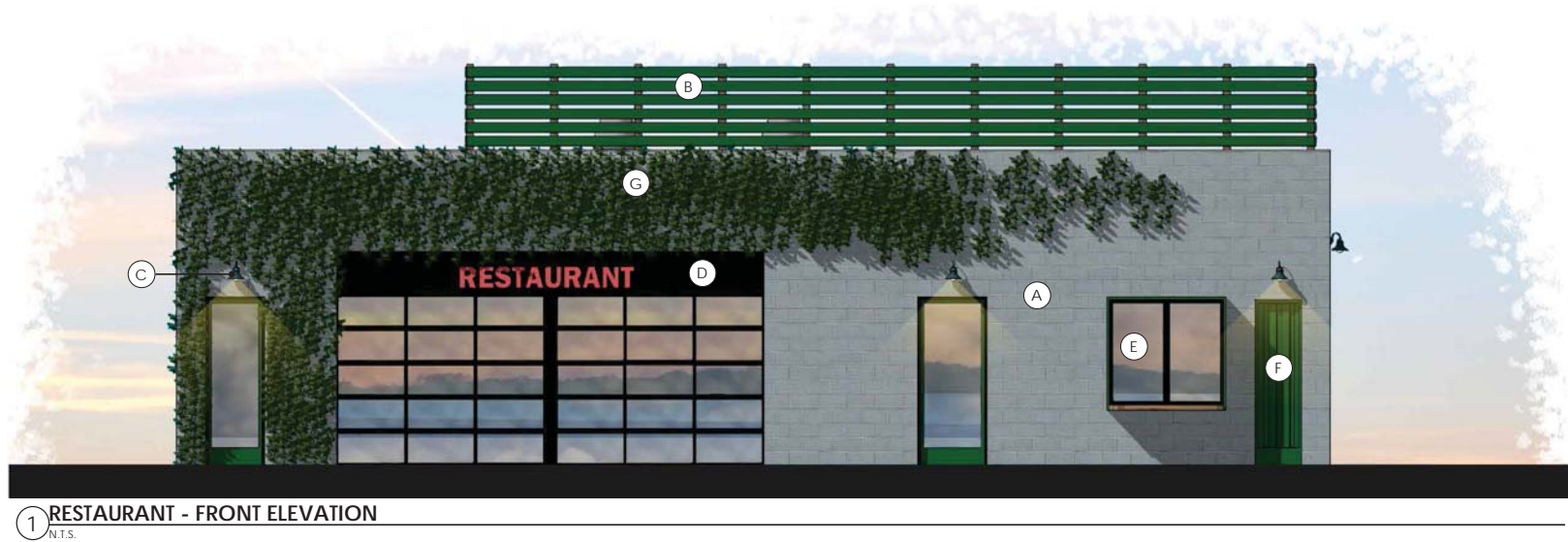
COLOR SCHEME 6



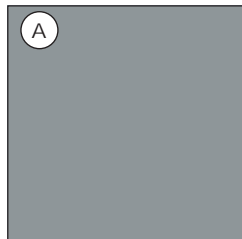
WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 9152 LET IT RAIN



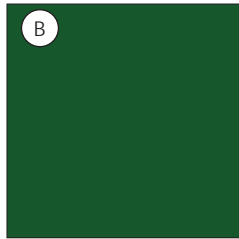
SHIPPING CONTAINER
PAINTED SW 7551 GREEK VILLA



COLOR SCHEME RESTAURANT



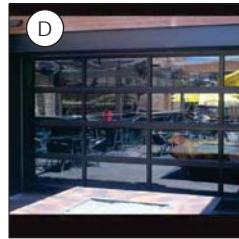
A
EXISTING CMU
PAINTED SW 7062 CADET



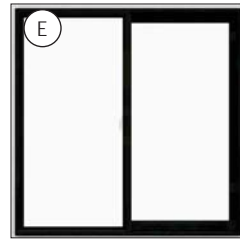
B
WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6734 ESPALIER



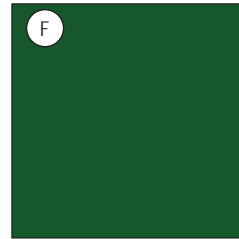
C
WALL LANTERN
FOUNTAIN BRONZE



D
GLAZED ROLL UP DOOR
DARK BRONZE ANODIZED FINISH



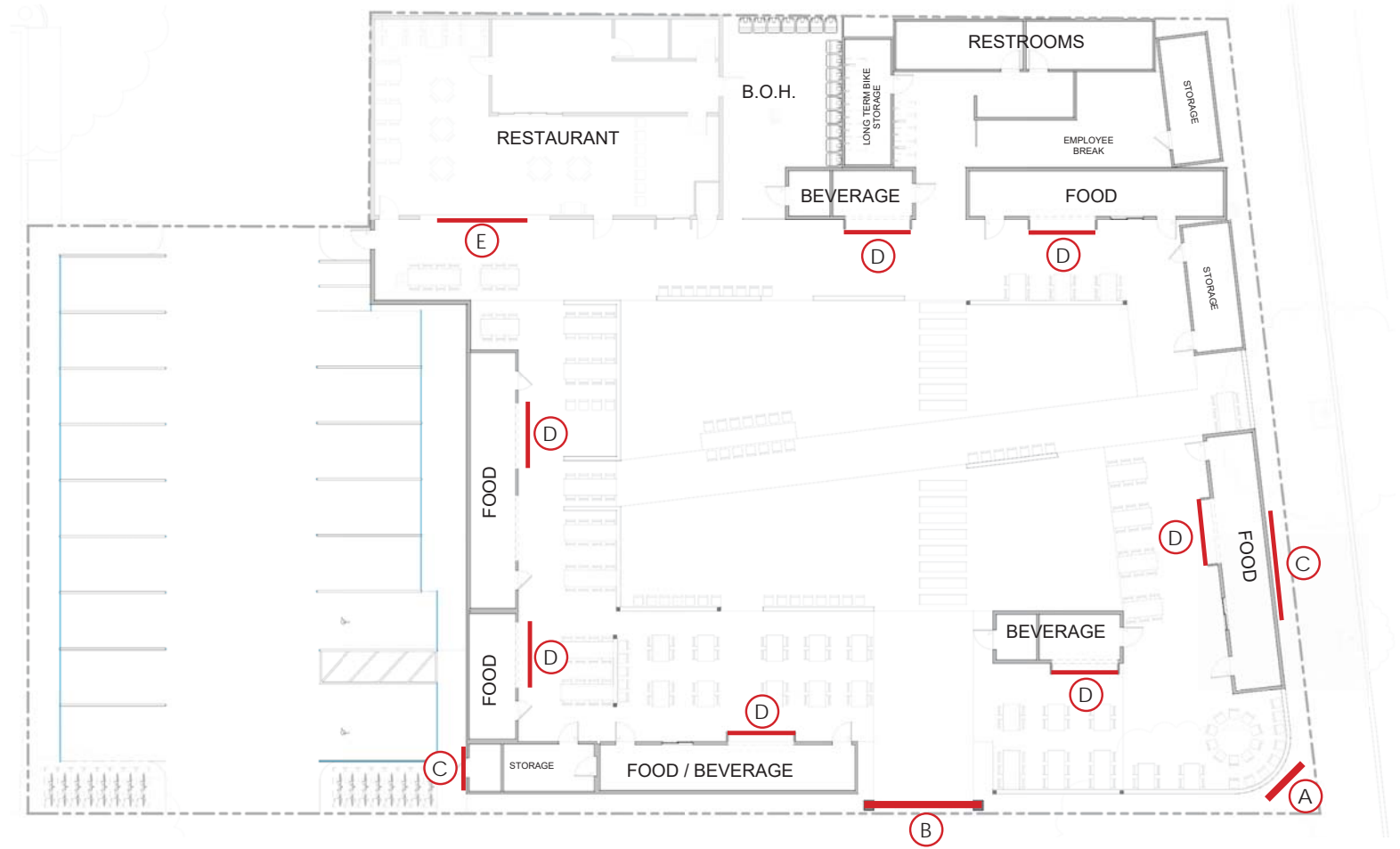
E
SLIDER WINDOW
DARK BRONZE ANODIZED FINISH



F
WOOD PLANK PARAPET &
HOLLOW METAL DOORS
PAINTED SW 6734 ESPALIER



G
EXISTING PLANT WALL
VINES



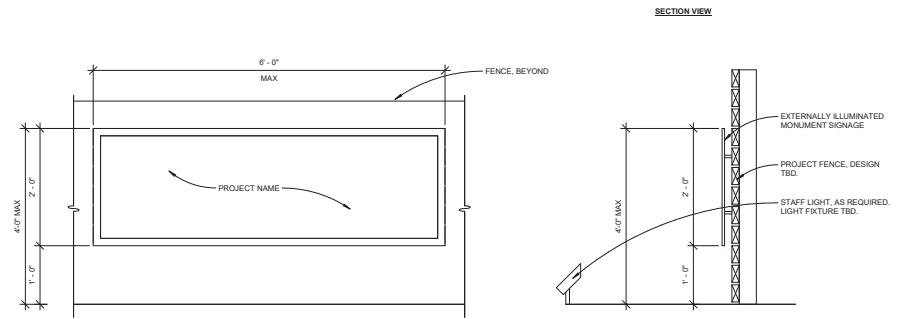
1 SIGNAGE PROGRAM KEY MAP
1/8" = 1'-0" (24 X 36 SHEET)

SIGNAGE PROGRAM

| REF # | NAME OF SIGN | SIGN STYLE | MATERIALS | DESCRIPTION | DIMENSIONS WxH | AREA (SF) | HEIGHT TO T.O.S. | COUNT |
|-------|--------------|--------------|-----------|---|----------------|------------|------------------|-------|
| A | CORNER 01 | MONUMENT | METAL | PROJECT SITE MONUMENT SIGN | 6'-0" X 2'-0" | 12 SF | 4' | 1 |
| B | ENTRY 01 | AWNING | METAL | ENTRY ARCH SIGNAGE | 16'-0" X 1'-6" | 24 SF | 13' | 1 |
| C | SITE 01 | MULTI-TENANT | METAL | EXTERNALLY ILLUMINATED MULTI-TENANT SIGNAGE | 8'-0" X 6'-0" | 48 SF EACH | | 2 |
| D | TENANT 01 | AWNING | METAL | INDIVIDUAL TENANT SIGNAGE | 8'-0" X 1'-0" | 8 SF EACH | 8' | 7 |
| E | TENANT 02 | WALL | METAL | INDIVIDUAL TENANT SIGNAGE | 11'-0" X 1'-0" | 11 SF | 9'-6" | 1 |
| TOTAL | | | | | | 199 SF | | 12 |

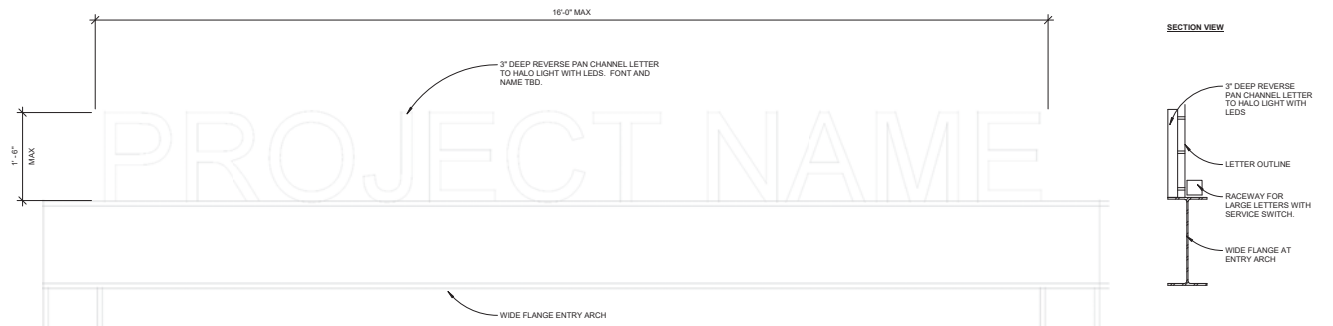
EAST | HIGUERA STREET & TORO STREET
 CORNER 01
 FREE-STANDING MONUMENT SIGN ATTACHED TO
 LOW FENCING.
 NOTES:
 -METAL SIGN WITH SITE NAME ATTACHED TO PAINTED
 WOOD PLANK FENCE.
 -EXTERNALLY ILLUMINATED VIA WALL SCONCE AND
 GROUND LIGHTING

A CORNER 01
 17/16" = 1'-0" (24 X 36 SHEET)



NORTHEAST | HIGUERA STREET
 ENTRY 01
 FREE-STANDING ENTRY ARCH SIGNAGE
 NOTES:
 - 1 POLE SIGN
 - STEEL STRUCTURE RECTILINEAR ARCH
 - FREESTANDING BACK-LIT METAL LETTERS WITH NAME
 OF PROJECT

B ENTRY 01
 1" = 1'-0" (24 X 36 SHEET)

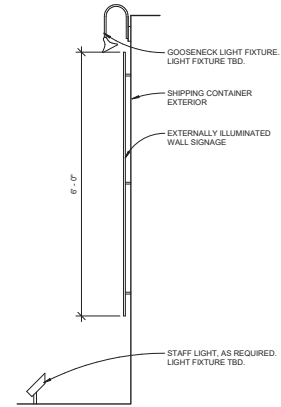
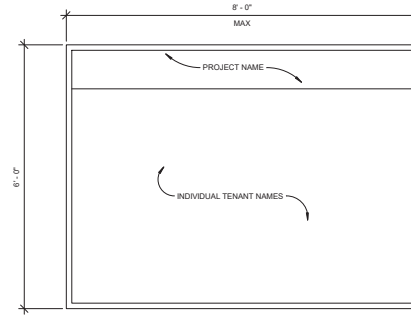


NORTHEAST | TORO STREET
SOUTHWEST | PARKING LOT
SITE 01
LOCATION ON BUILDING:
ATTACHED TO CONTAINER SHIPPING CONTAINER
WALL FACING TORO STREET & WALL FACING
PARKING LOT
NOTES:
-METAL WALL SIGN WITH SITE NAME AND (7)
INDIVIDUAL TENANT NAMES
-EXTERNALLY ILLUMINATED VIA WALL SCOWCE AND
GROUND LIGHTING
-(2) TOTAL SIGNS
-ONE SIGN TO BE VISIBLE FROM TORO STREET
-ONE SIGN TO BE VISIBLE WHEN WALKING ON
HIGUERA STREET



C SITE 01

N.T.S. (24 X 36 SHEET)

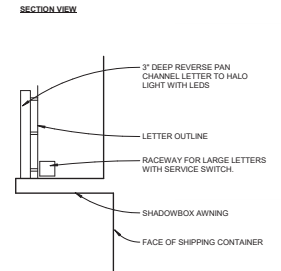
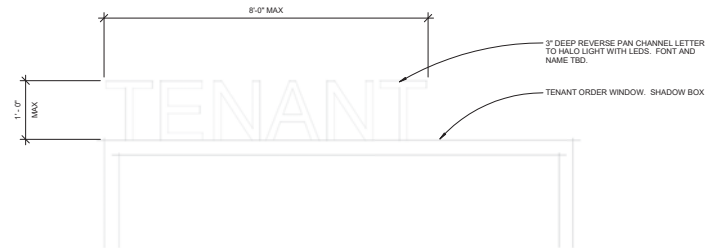


INDIVIDUAL TENANT SIGNAGE | SITE INTERIOR
TENANT 01
LOCATION ON BUILDING:
ATTACHED ABOVE INDIVIDUAL TENANT ORDERING
WINDOW SHADOW BOXES
NOTES:
-METAL OR PLASTIC LETTERS STICKING UP FROM
SHADOW BOX AWNINGS
-INDIVIDUAL WORDS TBD BY TENANTS



D TENANT 01

N.T.S. (24 X 36 SHEET)



NORTHEAST | TORO STREET
SITE 01
LOCATION ON BUILDING:
ATTACHED TO CONTAINER SHIPPING CONTAINER
WALL FACING TORO STREET.
NOTES:
1 XX WALL SIGN

E TENANT 02

N.T.S. (24 X 36 SHEET)

