

211 EAST BRANCH STREET
ARROYO GRANDE, CA 93420

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WINE TASTING AREA (EXISTING HOUSE):	611 SF
WINE TASTING ROOF DECK:	202 SF
	813 SF

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WINE TASTING ROOF DECK:	202 SF
	813 SF

PROPOSED GALLERY NET SPACE:	1446 SF
PROPOSED MEZANINE SPACE:	415 SF
	1861 SF

25% OF INDOOR USUABLE SPACE (2674 * .25) 668.5 SF

PATIO 1:	148 SF
PATIO 2:	276 SF
ROOF GARDEN	1575 SF
	<u>1999 SF</u>

PATIO AREA EXCEEDING THE 25%	1330.5 SF
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TOTAL REQUIRED AREA FOR PARKING	3330SF/300
REQUIRED PARKING SPACES	11.10 SPACES = 11 TOTAL SPACES REQ.

PROJECT ADDRESS:
211 EAST BRANCH STREET
ARROYO GRANDE, CA
93420

OWNER:
ERIC AND GILLIAN VON BERG
504 N VIA FIRENZE COURT
ARROYO GRANDE, CA 93420

CONSTRUCTION OF A NEW 2384 SF SINGLE STORY PLUS 415 SF MEZZANINE AND 1575 SF ROOF GARDEN COMMERCIAL BUILDING ON EXISTING 8075 SF PARCEL.

APN:007-192-039
LEGAL: LOTS 3 & 4 "HOME TRACT", CITY OF ARROYO GRANDE, COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 1/LS/102
ZONING:VILLAGE CORE DOWNTOWN
LAND USEVILLAGE CORE
LOT SIZE8075 SF (GROSS)

OCCUPANCY.....A-3 (ART GALLERY) /A-2 (WINE TASTING/KITCHEN)
CONSTRUCTION TYPE.....V-B
STORIES:.....1 + MEZZANINE
FIRE SPRINKLERS.....YES (NEW BUILDING)

PROPOSED BUILDING AREA	
FIRST FLOOR COMMERCIAL.....	2384 SF
SECOND FLOOR MEZZANINE	415 SF
TOTAL (NEW) COMMERCIAL	2799 SF

EXISTING (ORIGINAL) COMMERCIAL HOUSE TO REMAIN	762 SF
EXISTING OUTBUILDINGS AND ADDITIONS TO REMAIN AND BE REPURPOSED	554 SF

COMBINED TOTAL EXISTING BUILDING TO REMAIN (SF) = 1316 SF

MINIMUM BUILDING SETBACKS	
FRONT SETBACK	0-15"
LEFT SETBACK	0'
RIGHT SETBACK	0'
REAR SETBACK	0-15'

ALLOWABLE BUILDING HEIGHT:	30'
ALLOWABLE SITE COVERAGE:	100%
ALLOWABLE FLOOR AREA RATIO:	2

PROPOSED BUILDING HEIGHT:	26'-10" AT ELEVATOR 21'-2" AT BUILDING SHELL
PROPOSED SITE COVERAGE:	3700SF/8075SF = 0.46
PROPOSED FLOOR AREA RATIO:	5690SF/8075SF = 0.70

PROPOSED PARKING: OFFSITE IN LIEU PARKING REQUESTED
(SEE PARKING CALC FOR REQUIRED NUMBER)

A1	TITLE SHEET + SITE PLAN
L1	PRELIMINARY LANDSCAPE PLANTING PLAN
A2	PROPOSED FLOOR PLAN
A3	PROPOSED ROOF GARDEN PLAN
A4	PROPOSED BUILDING ELEVATIONS
A5	BUILDING SECTIONS
A6	PERSPECTIVE SKETCHES
A7	PERSPECTIVE SKETCHS 2

ARCHITECT:
JM Architecture
151 W Branch Street; Suite A
Arroyo Grande, CA 93420
Phone: 805-481-2631
Contact: Jennifer Martin, Architect

SURVEYOR:
Dakos Land Survey
7600 Morro Road
Atascadero, CA 93422
805-466-2445
Marc Dakos

CIVIL ENGINEER:
Chacon and Associates
7600 Morro Road
Atascadero, CA 93422
805-610-1714
Ken Chacon

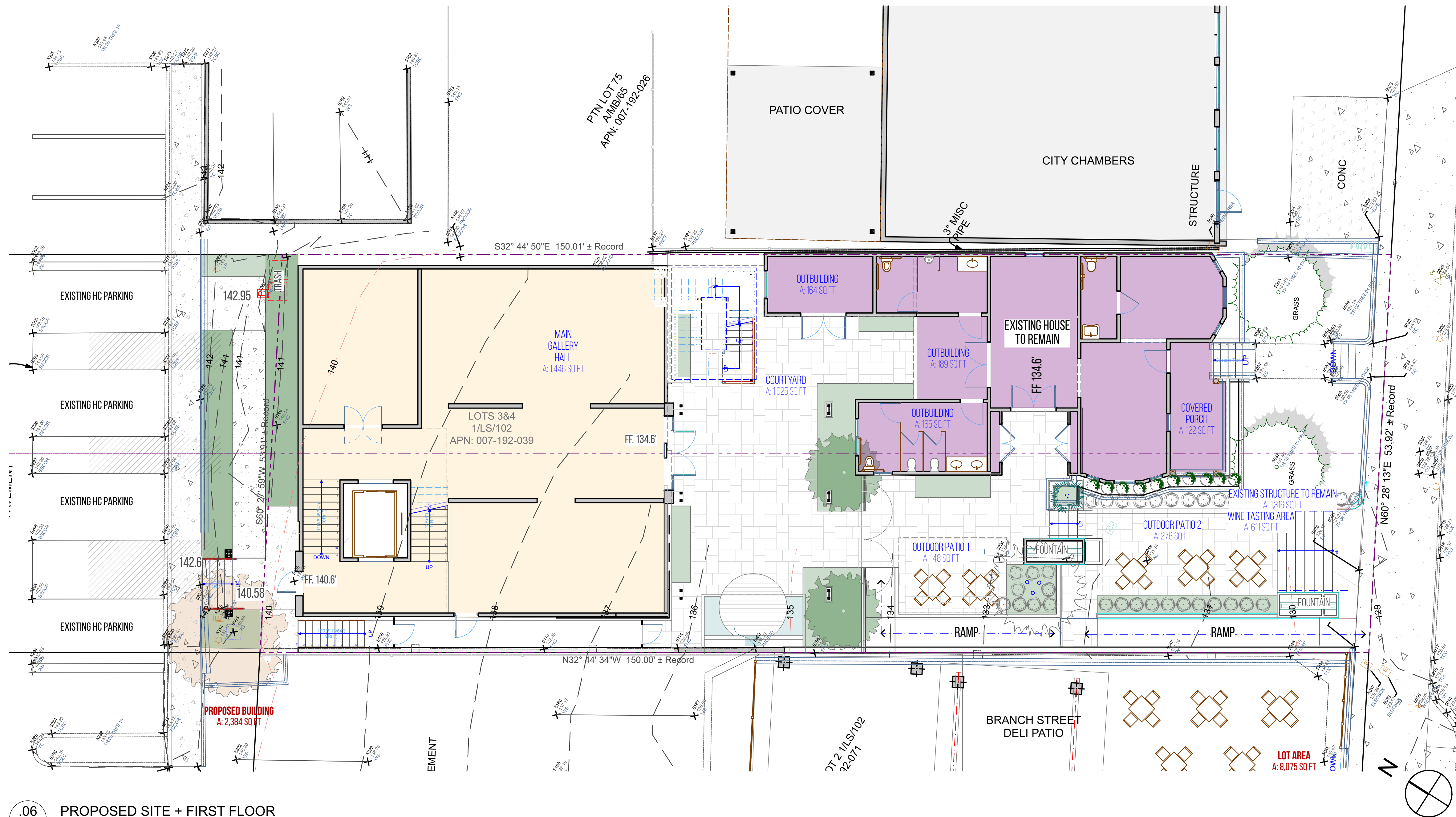
LANDSCAPE DESIGNER:
WALA
Wes Arola Landscape Architect
831-247-9936



JENNIFERMARTIN
ARCHITECTURE + DESIGN
LIC. C29807 • JENNIFER@JARCHITECTUREDESIGN.COM
W. 805.481.2631 C. 805.709.1707



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[illegible]

.06
A1

PROPOSED SITE + FIRST FLOOR

SCALE: 1/8" = 1'-0"

DESIGN KEY

- 1

DECKING PLATFORM
- 2

PLANTED WATER WALL FEATURE
- 3

KOI POND
- 4

VINES ON TRELLIS
- 5

OVERHEAD ARBOR WITH VINES
- 6

ART SCULPTURES, TYP.
- 7

SPECIALTY PATIO PAVING
- 8

ADA RAMP
- 9

STEPS
- 10

WATER FEATURE
- 11

EXISTING LAWN AND PALM TREES TO REMAIN
- 12

RETAINING WALL, TYP.
- 13

ARTISTIC GATES AND FENCE PANELS

IRRIGATION DESIGN CRITERIA

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.

A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

PLANTING DESIGN CRITERIA

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS WHICH REQUIRE MODERATE TO LOW WATER USE ONCE ESTABLISHED.

ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.

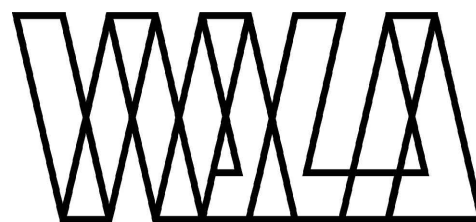
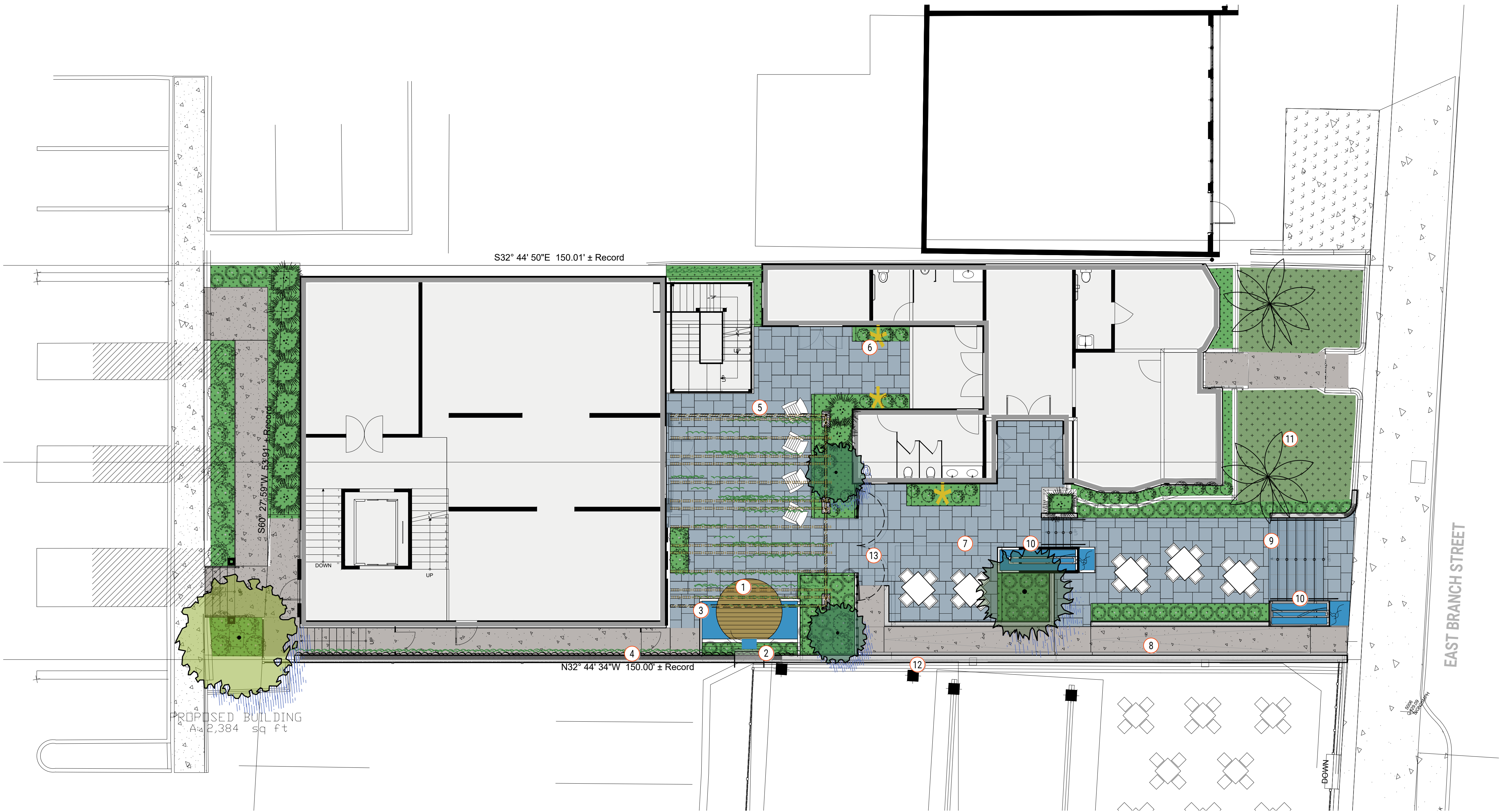
COMPLIANCE STATEMENT

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEO.

WES AROLA - CA 5958

PRELIMINARY PLANT LIST

TREES	BOTANICAL NAME / COMMON NAME
	BRUGMANSIA X 'CHARLES GRIMALDI' / CHARLES GRIMALDI ANGEL'S TRUMPET
	CITRUS / SELECTED BY OWNER
	OLEA EUROPEA / OLIVE
SHRUBS	BOTANICAL NAME/COMMON NAME
	ACANTHUS MOLLIS / BEAR'S BREECH
	BUXUS MICROPHYLLA 'FAULKNER' / FAULKNER LITTLELEAF BOXWOOD
	FICUS PUMILA / CREEPING FIG
	JASMINUM POLYANTHUM / PINK JASMINE-
	LIRIOPE MUSCARI / LILYTURF
	OLEA EUROPAEA 'LITTLE OLLIE' / LITTLE OLLIE OLIVE
	PITTOSPORUM EUGENIOIDES / LEMONWOOD
	ROSA X 'CECILE BRUNNER' / CECILE BRUNNER CLIMBING ROSE
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA





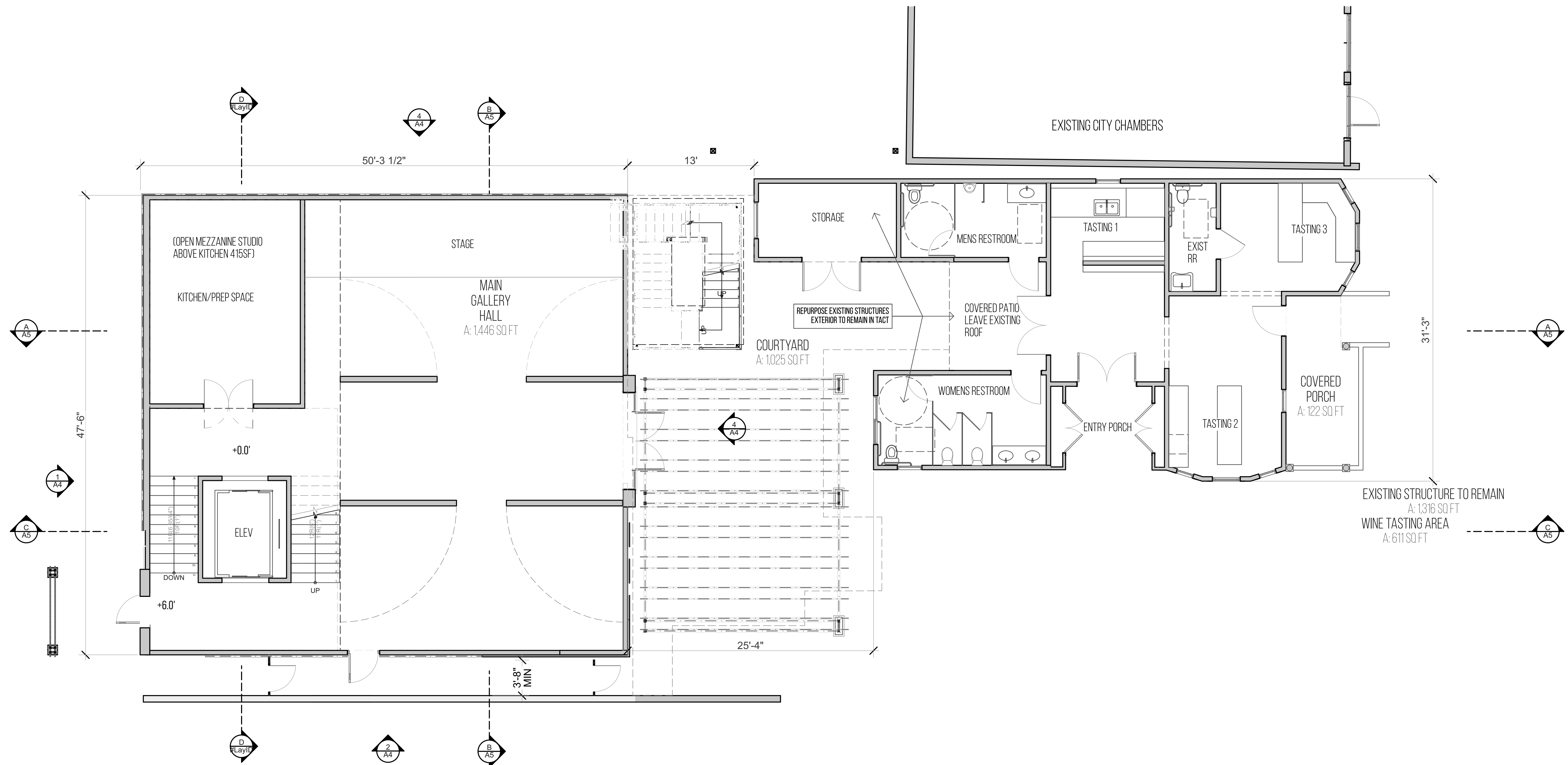
THE GALLERY

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PROPOSED FLOOR PLAN

A2

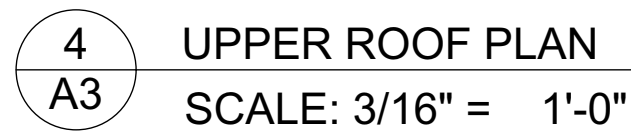
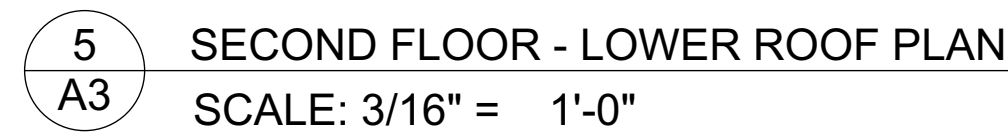
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PROPOSED BUILDING
A: 2,384 SQ FT

1 FIRST FLOOR PLAN
A2 SCALE: 3/16" = 1'-0"

BY	REVISIONS	DATE
Date:	2/2/22	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		



ANALYSIS OF THE 1991-2000



THE GALLERY

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BUILDING ELEVATIONS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
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Date:	2/2/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A4

Plotted On: 2/2/22

