

ATTACHMENT 1



BRANCH STREET HOTEL
ARROYO GRANDE, CA

CONCEPT DESIGN PACKAGE

DATE: 2024-08-28

ARCHITECTURAL

COVER SHEET / SHEET INDEX

ALTA/LAND SURVEY

A-01 EXISTING SITE PHOTOS

A-02 SITE PLAN

A-03 FLOOR PLAN - LEVEL 1

A-04 FLOOR PLANS - LEVELS 2-3

A-05 SOUTH ELEVATION

A-06 EAST & WEST ELEVATIONS

A-07 NORTH ELEVATION

A-08 PERSPECTIVE VIEW

A-09 PERSPECTIVE VIEW

A-10 PERSPECTIVE VIEW

CIVIL

1 PRELIMINARY GRADING PLAN

2 SITE SECTIONS

3 SITE SECTIONS

LANDSCAPE

L-01 OVERALL LANDSCAPE SITE PLAN

L-02 LANDSCAPE PLANTING PLAN

L-03 IMAGERY



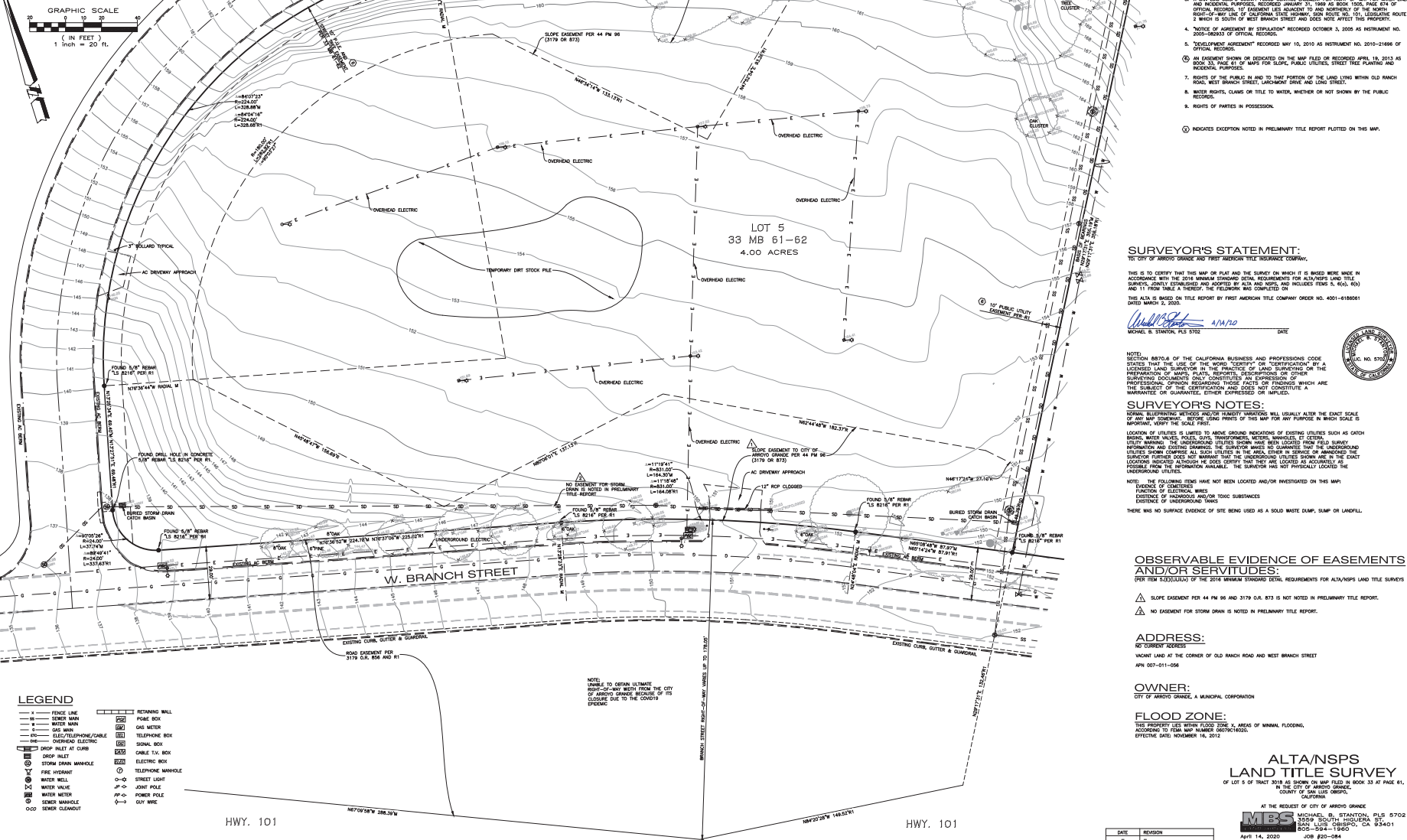
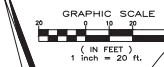
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTARY SURVEY DATA. THE POINT OF BEGINNING FOR THE 5/8" REMAINING 1/2 SECTION 33 MB 61-62 IS THE SOUTHWEST CORNER OF THE FOUND 1/2" REMAINING 1/2 SECTION 33 MB 61-62. BEARING IS 2° 17' 31" E PER 33 MB 61.

REFERENCES:
 R 44 PM 96
 81 33 MB 61

BENCH MARK:
 WEST BRANCH STATION 1527.753. DESCRIPTION: 1" IRON PIPE WITH PLASTIC CAP "FOOT" AT W. BRANCH STREET / BRIDGE ROAD. 14 FEET HORIZONTAL TO CORNER OF CONCRETE BOX ON W. BRANCH STREET. 33 FEET HORIZONTAL TO W. BRANCH STREET. 14 FEET HORIZONTAL TO CENTERLINE OF ELECTRIC BOX. 33 FEET HORIZONTAL TO HORIZONTAL CENTERLINE OF ELECTRIC BOX. 33 FEET HORIZONTAL TO HORIZONTAL CENTERLINE OF ELECTRIC BOX. 33 FEET HORIZONTAL TO HORIZONTAL CENTERLINE OF ELECTRIC BOX. ELEVATION: 143.668.

LEGAL DESCRIPTION:
 BASED ON TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4001-618061 DATED MARCH 2, 2020.
 REAL PROPERTY IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 5 OF TRACT 3318 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED APRIL 13, 2013 IN BOOK 33, PAGE 61 IF MAPS. APRN 007-011-056

- EXCEPTIONS:**
 BASED ON TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4001-618061 DATED MARCH 2, 2020.
- TAXES AND ASSESSMENTS.
 - A PUBLIC TELEPHONE EXCHANGE FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1960 AS BOOK 1042, PAGE 229 OF OFFICIAL RECORDS. IF EASEMENT LIES SOUTH OF WEST BRANCH STREET (SHOWN AS 50' OR 33 MB 61-62) AND DOES NOT AFFECT THIS PROPERTY.
 - A SAN LUIS OBISPO COUNTY FLOOD CONTROL DISTRICT FOR RIGHT-OF-WAY FOR WATER LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1969 AS BOOK 1058, PAGE 874 OF OFFICIAL RECORDS. IF EASEMENT LIES EASTWARD TO AND NORTHWEST OF THE NORTH RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY, SON ROUTE NO. 101, LEGISLATIVE ROUTE 2 WHICH IS SOUTH OF WEST BRANCH STREET AND DOES NOT AFFECT THIS PROPERTY.
 - "NOTICE OF AGREEMENT BY STIPULATION" RECORDED OCTOBER 3, 2005 AS INSTRUMENT NO. 2005-08653 OF OFFICIAL RECORDS.
 - "DEVELOPMENT AGREEMENT" RECORDED MAY 10, 2010 AS INSTRUMENT NO. 2010-24866 OF OFFICIAL RECORDS.
 - AN EASEMENT SHOWN OR INDICATED ON THE MAP FILED OR RECORDED APRIL 19, 2013 AS BOOK 33, PAGE 61 OF MAPS FOR SLOPE, PUBLIC UTILITIES, STREET TREE PLANTING AND INCIDENTAL PURPOSES.
 - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN OLD RANCH ROAD, WEST BRANCH STREET, LARCHMONT DRIVE AND LONG STREET.
 - WATER RIGHTS, CLAIMS ON TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - RIGHTS OF PARTIES IN POSSESSION.
- Ⓢ INDICATES EXCEPTION NOTED IN PRELIMINARY TITLE REPORT PLOTTED ON THIS MAP.



SURVEYOR'S STATEMENT:
 TO: CITY OF ARROYO GRANDE AND FIRST AMERICAN TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5, 6(A), 6(B) AND 11 FROM TABLE A THEREOF. THE RECORDING AND COMPLETION OF THIS ALTA IS BASED ON TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4001-618061 DATED MARCH 2, 2020.
 Michael B. Stanton 4/14/20 DATE
 MICHAEL B. STANTON, PLS 5702



NOTE:
 SECTION 8470.4 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLANS, REPORTS, SPECIFICATIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:
 USUAL SURVEYING SERVICES AND/OR TRAVEL TRAVELERS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAPS SHOWN, BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IS INDICATED, NOTIFY THE SCALE FIRST.
 LOCATION OF UTILITIES IS LIMITED TO ABOVE GROUND INDICATIONS OF EXISTING UTILITIES SUCH AS GATCH BEARING, WATER VALVES, POLES, DATE TRANSFORMERS, METER MANHOLES, ET CETERA. UTILITY MARKING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. OTHER SERVICE OR MAINTENANCE THE SURVEYOR FURNISHES DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 NOTE: THE FOLLOWING ITEMS HAVE NOT BEEN LOCATED AND/OR INVESTIGATED ON THIS MAP: EVIDENCE OF EXISTING FUNCTION OF ELECTRIC WIRES EXISTENCE OF HAZARDOUS AND/OR TOXIC SUBSTANCES EXISTENCE OF UNDERGROUND TANKS
 THERE WAS NO SURFACE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.

OBSERVABLE EVIDENCE OF EASEMENTS AND/OR SERVITUDES:
 (PER ITEM 5(A)(1)(A)(2) OF THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS)
 △ SLOPE EASEMENT PER 44 PM 96 AND 3179 D.R. 873 IS NOT NOTED IN PRELIMINARY TITLE REPORT.
 △ NO EASEMENT FOR STORM DRAIN IS NOTED IN PRELIMINARY TITLE REPORT.

ADDRESS:
 167 CORSEY BOULEVARD
 VACANT LAND AT THE CORNER OF OLD RANCH ROAD AND WEST BRANCH STREET
 APRN 007-011-056

OWNER:
 CITY OF ARROYO GRANDE, A MUNICIPAL CORPORATION

FLOOD ZONE:
 THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOODING, ACCORDING TO FIRM MAP NUMBER 030702000D. EFFECTIVE DATE: NOVEMBER 16, 2012

ALTA/NSPS LAND TITLE SURVEY
 OF LOT 5 OF TRACT 3318 AS SHOWN ON MAP FILED IN BOOK 33 AT PAGE 61, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF CITY OF ARROYO GRANDE
 MICHAEL B. STANTON, PLS 5702
 SAN LUIS OBISPO, CALIFORNIA 95401
 800-554-1584

DATE	REVISION
April 14, 2020	JOB #20-084

N:\2020\20-084 - Arroyo Grande - Parcel - ALTA - 20-084-000 - ARROYO GRANDE, CALIF., APR. 14, 2020 - 11:06AM, MICHIGAN

LEGEND

— x — FENCE LINE	— — — — — REMAINING WALL
— — — — — SEWER MAIN	— — — — — ROAD BOX
— — — — — WATER MAIN	— — — — — GAS METER
— — — — — GAS MAIN	— — — — — TELEPHONE BOX
— — — — — ELEC/TELEPHONE/COAXIAL	— — — — — SIGNAL BOX
— — — — — OVERHEAD ELECTRIC	— — — — — SIGNAL BOX
— — — — — DROP INLET AT CURB	— — — — — CABLE TV BOX
— — — — — DROP INLET	— — — — — ELECTRIC BOX
— — — — — STORM DRAIN MANHOLE	— — — — — TELEPHONE MANHOLE
— — — — — FIRE HYDRANT	— — — — — STREET LIGHT
— — — — — WATER WELL	— — — — — JOINT POLE
— — — — — WATER VALVE	— — — — — POWER POLE
— — — — — WATER METER	— — — — — CITY WIRE
— — — — — SEWER MANHOLE	
— — — — — SEWER CLEANOUT	

HWY. 101

HWY. 101

NOTE: TO OBTAIN ULTIMATE RIGHT-OF-WAY WIDTH FROM THE CITY OF ARROYO GRANDE BECAUSE OF THE CLOSURE DUE TO THE COVID-19 EPIDEMIC.



NORTH-EAST SIDE OF SITE (VIEW LOOKING NORTH-EAST)



CENTER OF SITE (VIEW LOOKING SOUTH-EAST)



CENTER OF SITE (VIEW LOOKING WEST TO EAST)



SOUTH-WEST SIDE OF SITE (VIEW LOOKING WEST)



SOUTH-WEST SIDE OF SITE (VIEW LOOKING EAST TO SOUTH)



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

EXISTING SITE PHOTOS



A-01

Job No. 2022-0643
Date 2024-08-28



SITE SUMMARY

PROJECT LOCATION: NE CORNER OF W. BRANCH STREET AND OLD RANCH RD
 CURRENT ZONING: PUBLIC / QUASI-PUBLIC (PQ) DISTRICT
 ASSESSOR PARCEL NUMBER: 007-011-056
 TOTAL SITE AREA: ±4.0 ACRES
 PROPOSED HOTEL SITE AREA: ±2.54 ACRES (110,685.36 SF)
 REMAINING SITE (FOR OTHER DEVELOPMENT): ±1.46 ACRES

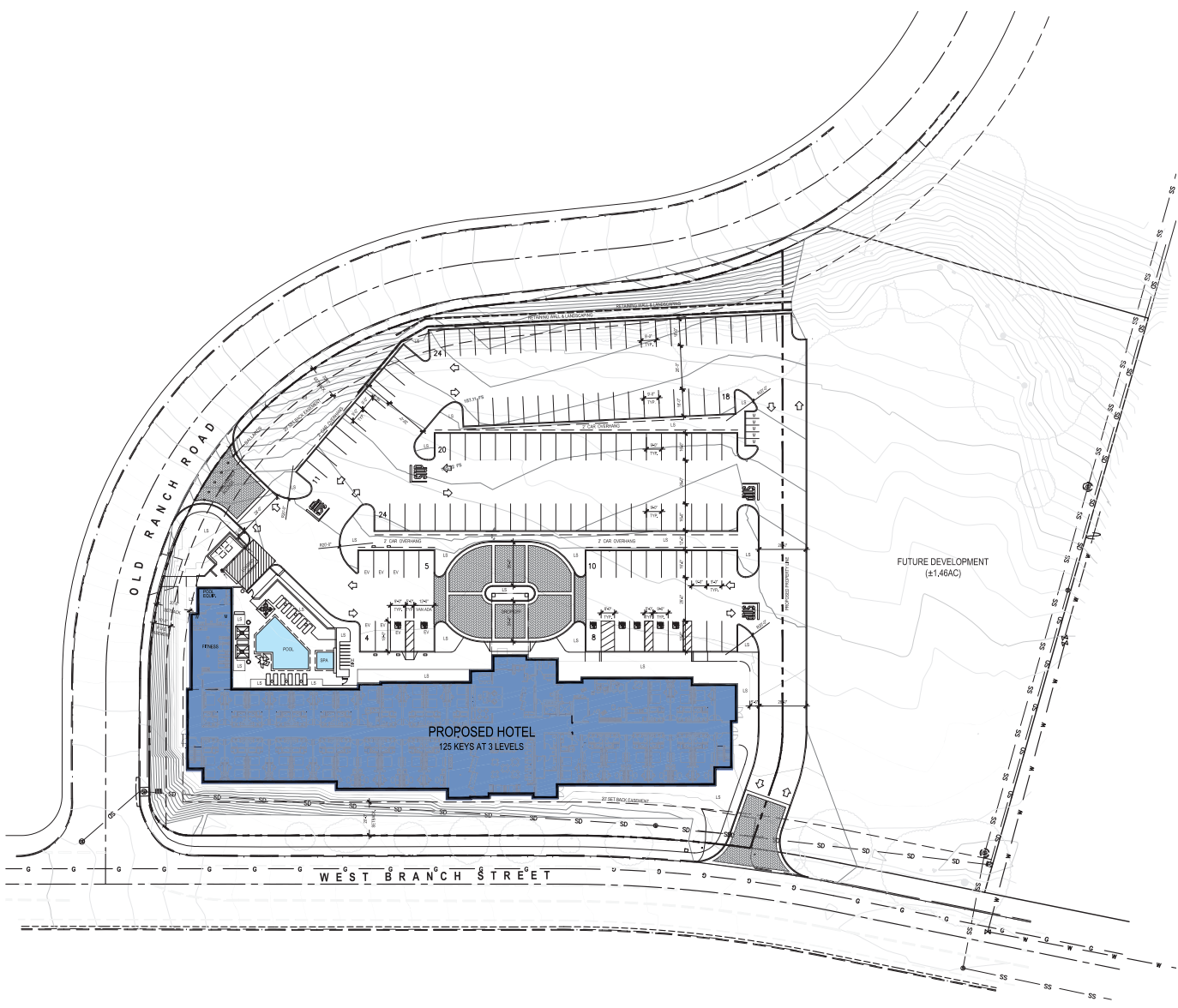
PROPOSED USE: 125 HOTEL KEYS AT 3 LEVELS

BUILDING BY FLOOR

FLOORS	KEYS	APPROX. GROSS SF	NET SF (Excludes corridors, stairways, ramps, toilet rooms, mechanical rooms and closets)	NOTES
LEVEL 3	46	20,748	17,668	GUESTROOMS
LEVEL 2	46	20,748	17,668	GUESTROOMS
LEVEL 1	33	22,398	17,950	LOBBY, LOUNGE, BREAKFAST, ADMIN, FITNESS, BKH
TOTAL	125	63,894	53,286	

COMMERCIAL DEVELOPMENT STANDARD

	REQUIRED	PROVIDED
MAX LOT COVERAGE:	45%	20%
MAX FAR:	0.5	0.48 (NET)
HEIGHT LIMIT:	30 FT	T.O. ROOF @ ±34'-0" (HIGHEST ARCHITECTURE FEATURE: ±51'-10")
YARD SETBACKS: Front & Street Side: 20', Side: 10', Rear: 10'		
Whenever a lot in any Public / Quasi Public district abuts a lot in any Residential district, a min building setback of 20' shall be required.		COMPLY, SEE SITE PLAN
PARKING REQUIRED: 1 SPACE / UNIT AND 2 SPACES FOR THE MANAGER'S OFFICE	127	124
The total parking requirement may be reduced to 80% of the required standard for shared uses; or 70% of the required standard for shared uses if a parking study, prepared by a licensed engineer or architect, can clearly show that the shared uses have different hours of operation and would not conflict in their time of use. A conditional use permit shall be required to be reviewed and approved by the planning commission for such a reduction		97%
PARKING STANDARD: 90 deg: 9' x 18' Drive lane: Two ways: 90 deg: 24' min.		
ADA Parking: to comply w/ Federal Accessibility Guidelines.	1 van: 4 access standard	1 van: 4 access standard
BICYCLE PARKING: to comply with CA Green Building Code	7 (5%)	7
MOTORCYCLE PARKING: 1 space / 25 Vehicular space Each Motor space shall have a min. of 55 sq ft usable area	5	5
ELECTRICAL VEHICLE (EV)	7	7
LANDSCAPE: a minimum of 10% of the gross lot area suited for off-street parking and access shall be provided in landscaping in the interior of the parking area. The planting areas shall be a min. size of 20 SF and distributed throughout the parking areas.		



BRANCH STREET HOTEL
 ARROYO GRANDE | CA - 93420

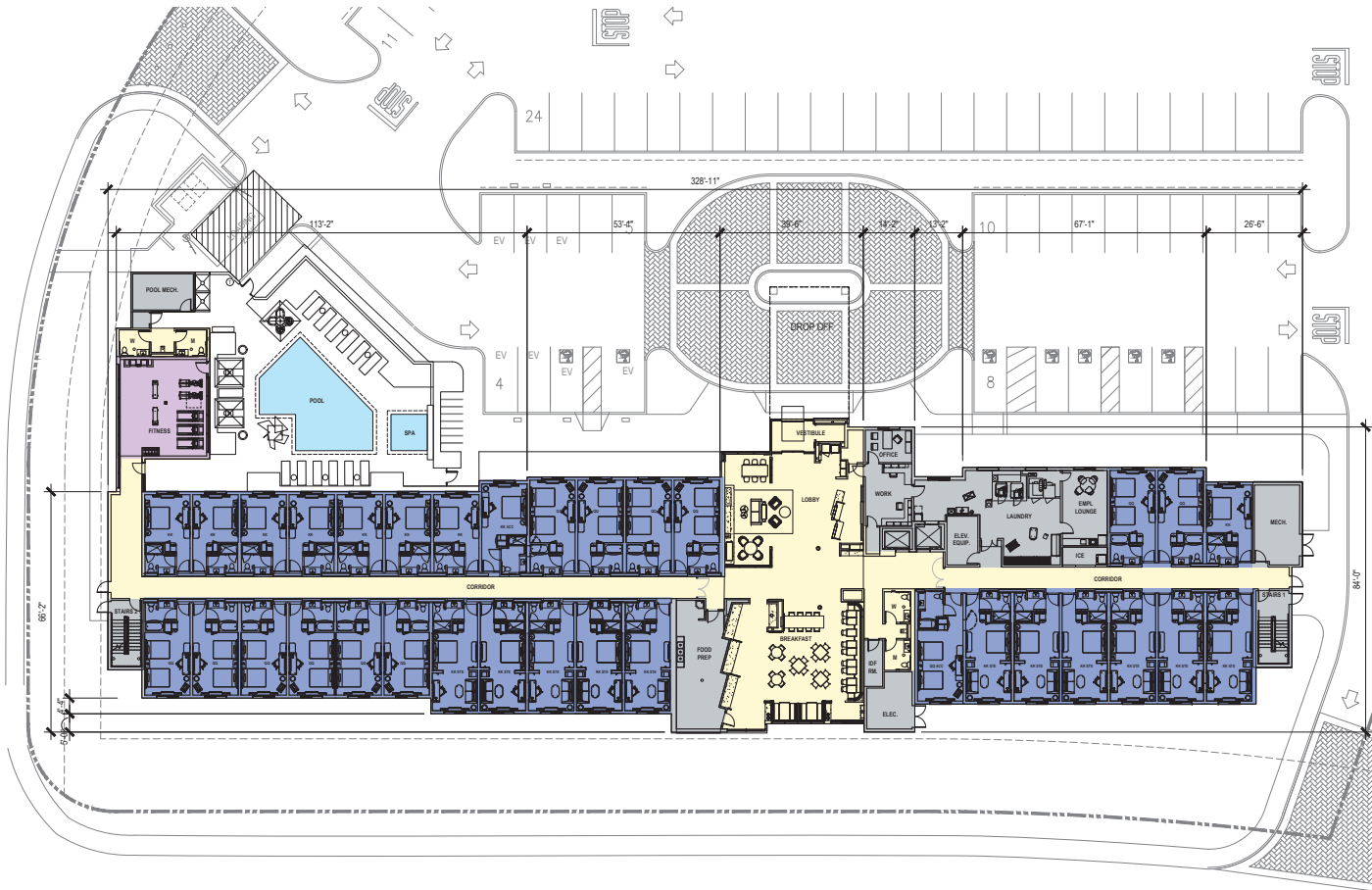


SITE PLAN



A-02

Job No. 2022-0443
 Date 2024-08-28



ROOM MATRIX								
LEVEL	FLOOR AREA - SF	KA	KD	KF		QB	KG	TOTAL
		KING TYPE TYPE KK	KING SUITE STE	KING ACCESSIBLE TYPE KK ACC	KING SUITE ACCESSIBLE KK STE ACC	DOUBLE QUEEN TYPE QQ	DOUBLE QUEEN ACCESSIBLE TYPE QQ ACC	
LEVEL 3	20,748	12	14	1	1	17	1	46
LEVEL 2	20,748	12	14	1	1	17	1	46
LEVEL 1	22,388	8	11	1		12	1	33
TOTAL	63,884	32	39	3	2	46	3	125
PERCENTAGE		26%	31%	2%	2%	37%	2%	100%



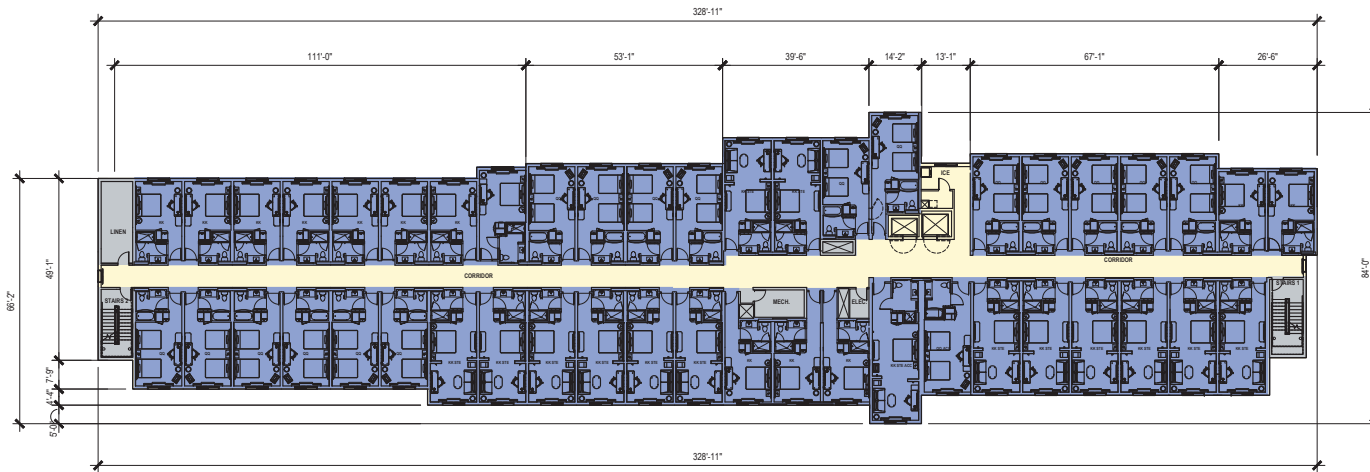
BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

FLOOR PLAN - LEVEL 1



A-03

Job No. 2022-0643
Date 2024-08-28



		ROOM MATRIX							
LEVEL	FLOOR AREA - SF	KA	KD	KF	QB	KG		TOTAL	
		KING TYPE KK	KING SUITE TYPE KK STE	KING ACCESSIBLE TYPE KK ACC	KING SUITE ACCESSIBLE KK STE ACC	DOUBLE QUEEN TYPE QQ	DOUBLE QUEEN ACCESSIBLE TYPE QQ ACC		
LEVEL 3	20,748	12	14	1	1	17	1	46	
LEVEL 2	20,748	12	14	1	1	17	1	46	
LEVEL 1	22,368	8	11	1		12	1	33	
TOTAL	63,894	32	39	3	2	46	3	125	
PERCENTAGE		26%	31%	2%	2%	37%	2%	100%	



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

FLOOR PLANS - LEVELS 2-3



A-04

Job No. 2022-0643
Date 2024-08-28

MATERIAL LEGEND

- 1. STANDING SEAM METAL ROOF
- 2. FASCIA BOARD PAINTED - DEA166
DUNN EDWARDS - TAVERN CREEK
- 3. EXTERIOR PLASTER PAINTED - DEW340
DUNN EDWARDS - WHISPER
- 4. VERTICAL BOARD SIDING
- 5. STONE VENEER
- 6. STONE VENEER PILASTER W/ CAP
- 7. METAL CANOPY
- 8. METAL STRUT
- 9. SURROUND TRIM
- 10. ANODIZED ALUMINUM WINDOW W/
LOW-E GLAZING
- 11. ANODIZED ALUMINUM STOREFRONT SYSTEM W/
CLEAR GLAZING
- 12. METAL REVEAL
- 13. METAL ARTWORK
- 14. SURFACE ARTWORK
- 15. HOLLOW METAL DOOR
- 16. FRENCH DOOR
- 17. SCONCE
- 18. GREEN SCREEN



SOUTH ELEVATION (W BRANCH STREET)



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

SOUTH ELEVATION



A-05

Job No. 2022-0643
Date 2024-08-28



WEST ELEVATION (OLD RANCH ROAD)

MATERIAL LEGEND

1. STANDING SEAM METAL ROOF
2. FASCIA BOARD PAINTED - DEA166
DUNN EDWARDS - TAVERN CREEK
3. EXTERIOR PLASTER PAINTED - DEW340
DUNN EDWARDS - WHISPER
4. VERTICAL BOARD SIDING
5. STONE VENEER
6. STONE VENEER PILASTER W/ CAP
7. METAL CANOPY
8. METAL STRUT
9. SURROUND TRIM
10. ANODIZED ALUMINUM WINDOW W/
LOW-E GLAZING
11. ANODIZED ALUMINUM STOREFRONT SYSTEM W/
CLEAR GLAZING
12. METAL REVEAL
13. METAL ARTWORK
14. SURFACE ARTWORK
15. HOLLOW METAL DOOR
16. FRENCH DOOR
17. SCONCE
18. GREEN SCREEN



EAST ELEVATION



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

WEST & EAST ELEVATIONS



A-06

Job No. 2022-0643
Date 2024-08-28

MATERIAL LEGEND

- 1. STANDING SEAM METAL ROOF
- 2. FASCIA BOARD PAINTED - DEAI66
DUNN EDWARDS - TAVERN CREEK
- 3. EXTERIOR PLASTER PAINTED - DEW340
DUNN EDWARDS - WHISPER
- 4. VERTICAL BOARD SIDING
- 5. STONE VENEER
- 6. STONE VENEER PILASTER W/ CAP
- 7. METAL CANOPY
- 8. METAL STRUT
- 9. SURROUND TRIM
- 10. ANODIZED ALUMINUM WINDOW W/
LOW-E GLAZING
- 11. ANODIZED ALUMINUM STOREFRONT SYSTEM W/
CLEAR GLAZING
- 12. METAL REVEAL
- 13. METAL ARTWORK
- 14. SURFACE ARTWORK
- 15. HOLLOW METAL DOOR
- 16. FRENCH DOOR
- 17. SCONCE
- 18. GREEN SCREEN



NORTH ELEVATION (OLD RANCH ROAD)



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

NORTH ELEVATION



A-07

Job No. 2022-0643
Date 2024-08-28



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

PERSPECTIVE VIEW



A-08

Job No. 2022-0643
Date 2024-08-28



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

PERSPECTIVE VIEW



A-09

Job No. 2022-0643
Date 2024-08-28



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

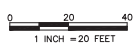
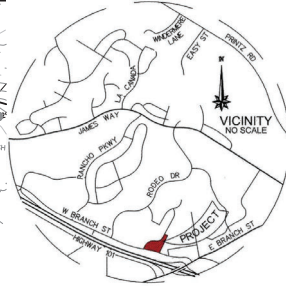
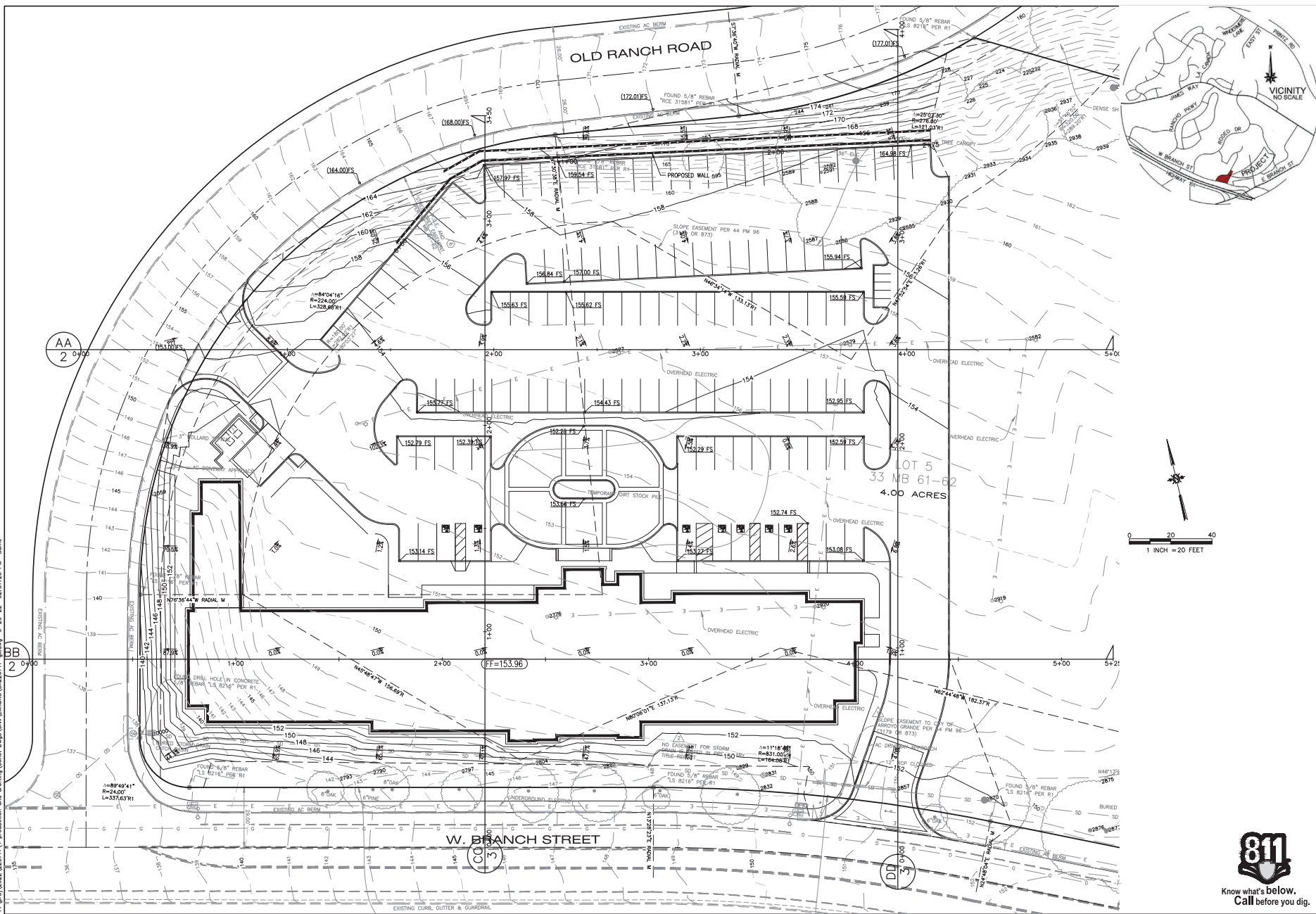
PERSPECTIVE VIEW



A-10

Job No. 2022-0643
Date 2024-08-28

P:\proj\2022\220711\production and drafting\Cont Draw\Kamla\220711.dwg 9-29-22 02:37:25 PM Somi



REVISED	DATE	BY	CHKD BY



DATE	SCALE	CA JOB NO.
	1" = 20'	220711
DRAWN BY	CHECKED BY	PROJECT NO.
SJ		

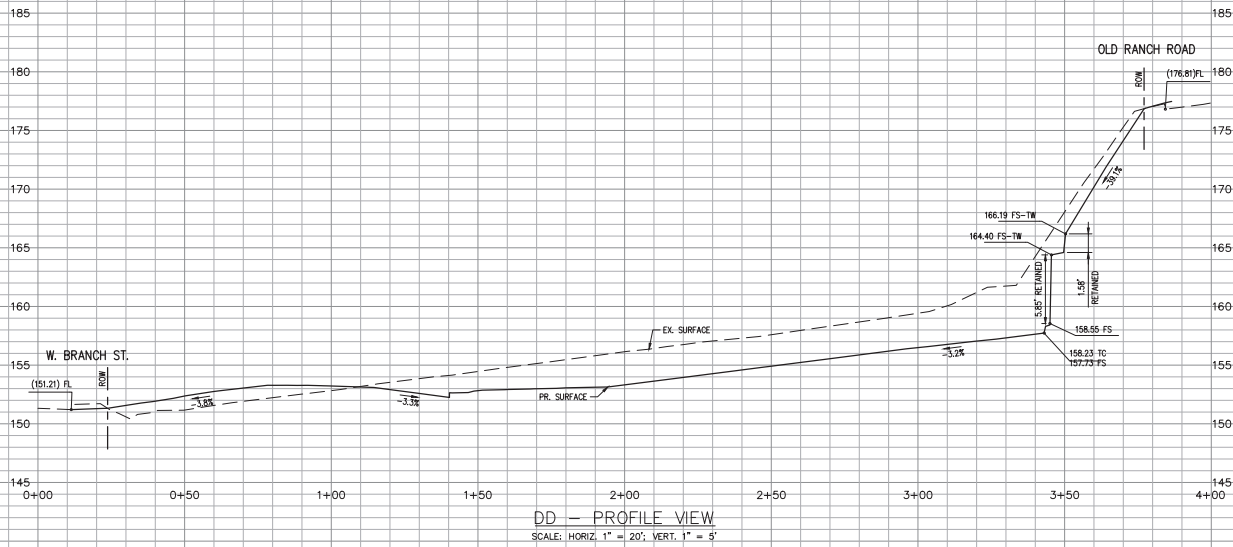
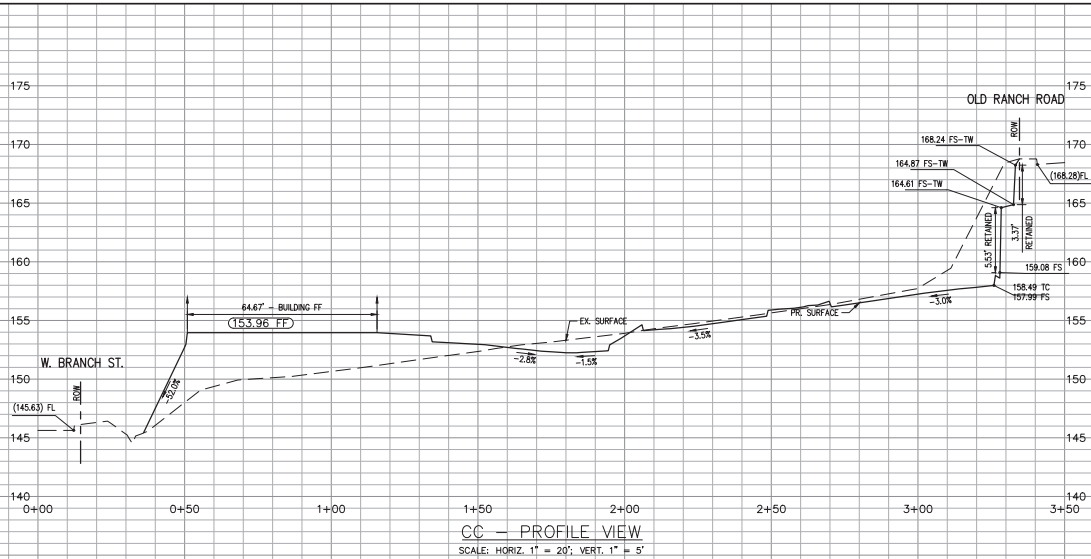
THIS PLAN IS THE PROPERTY OF CANNON DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CANNON DESIGN GROUP, INC.

KAMILA HOTELS
 FAIRFIELD INN & SUITES
 PRELIMINARY GRADING PLAN
 NE CORNER OF W. BRANCH ST. & OLD RANCH RD
 ARROYO GRANDE, CA

SHEET
 1
 OF 1



F:\proj\2022\220711\production and drafting\Cont Draw\Civil\Exhibit\220711-01.dwg 9/29/22 02:32:35 PM SomJ



REV	NO.	DATE	REVISION	DRAWN BY	CHECKED BY	DATE	REVISION



DRAWN BY	SJ	DATE	9/29/22
CHECKED BY		SCALE	1" = 20'
		CA JOB NO.	220711

THIS DRAWING IS THE PROPERTY OF CANNON DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CANNON DESIGN GROUP, INC.

KAMILA HOTELS
FAIRFIELD INN & SUITES
SITE SECTIONS
NE CORNER OF W. BRANCH ST. & OLD RANCH RD
ARROYO GRANDE, CA

SHEET
3
OF 1





KEYNOTE LEGEND

1	PROPOSED CONCRETE PAVING
2	ENHANCED VEHICULAR PAVING
3	12' CONCRETE BAND
4	ASPHALT PAVING - PER CIVIL ENGINEER
5	PROPOSED PLANTING AREA
6	NATIVE GRASS PLANTING
7	BACK SPLASH AT SPA
8	SCREENING WALL
9	ADA RAMP WITH TRUNCATED DOMES
10	PROPOSED ART INSTALLATION
11	LOUNGE SEATING AT POOL
12	SHADED SEATING
13	SWIMMING POOL
14	SPA
15	TRASH ENCLOSURE - PER ARCHITECT
16	PROPOSED BIKE RACK LOCATION
17	POOL GATE AND FENCE ENCLOSURE
18	OVERHEAD STRUCTURE - PER ARCHITECTURE
19	RETAINING WALL
20	EXISTING OAK TREES TO REMAIN - TYP.
21	PROPOSED SIGNAGE

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF ARROYO GRANDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF ARROYO GRANDE REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF ARROYO GRANDE GUIDELINES.

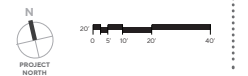
PROJECT SUMMARY

OVERALL SITE AREA	110,670 SF
OVERALL LANDSCAPE AREA	39,951 SF
LANDSCAPE COVERAGE	36%

FUTURE DEVELOPMENT

BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

OVERALL LANDSCAPE SITE PLAN - LEVEL 1



L- 01

Job No. 2022-0643
Date 2024-08-28





TREE LEGEND					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	WUCOLS	DESCRIPTION
	PLATANUS RACEMOSA WESTERN SYCAMORE	36" BOX	-	M	CANOPY TREE
	QUERCUS AGRIFOLIA CALIFORNIA LIVE OAK	36" BOX	-	VL	CANOPY TREE
	SCHINUS MOLLE CALIFORNIA PEPPER TREE	24" BOX	-	L	ACCENT TREE
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	-	M	SINGLE TRUNK
	CERCIS CANADENSIS EASTERN REDBUD	24" BOX	-	M	SINGLE TRUNK
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	-	M	UPRIGHT TREE
	PHOENIX DACTYLIFERA DATE PALM	15' - 20' B.T.H.	-	L	PALM TREE
	DRACAENA DRACO DRAGON TREE	24" BOX	-	L	ACCENT TREE

SHRUB LEGEND			
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS	SIZE
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	L	15 GAL.
	BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	VL	5 GAL.
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA GRASS	L	5 GAL.
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	M	5 GAL.
	CAREX DIVULSA BERKELEY SEDGE	L	5 GAL.
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	L	1 GAL.
	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	M	5 GAL.
	FICUS PUMILA (VINE) CREEPING FIG	M	15 GAL.
	FURCRAEA FOETIDA 'MEDIOPICTA' MAURITUS 'HEMP'	L	15 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	M	15 GAL.
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	L	5 GAL.
	MUHLENBERGIA CAPILLARIS PINK MUHLY	L	5 GAL.
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK MYOPORUM	L	1 GAL.
	PHILODENDRON 'KANANADU' KANADU PHILODENDRON	M	5 GAL.
	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN 'CLARA'	L	5 GAL.
	SENECIO SERPENS BLUE CHALKSTICKS	L	1 GAL.
	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE HEART WANDERING JEW	M	1 GAL.
	WESTRINGIA 'BLUE GEM' BLUE GEM WESTRINGIA	L	5 GAL.



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

LANDSCAPE PLANTING PLAN



L-02

Job No. 2022-0443
Date 2024-08-28

TREE IMAGES



CERCIS CANADENSIS (EASTERN REDBUD) HEIGHT: 20' - 30' SPREAD: 25' - 35' WUCOLS: M FULL SUN PARTIAL SHADE	DRACENA DRACO (DRAGON TREE) HEIGHT: 15' - 25' SPREAD: 15' - 25' WUCOLS: L	GEIJERA PARVIFLORA (AUSTRALIAN WILLOW) HEIGHT: 15' - 30' SPREAD: 15' - 20' WUCOLS: L	PLATANUS RACEMOSA (WESTERN SYCAMORE) HEIGHT: 30' - 80' SPREAD: 20' - 50' WUCOLS: M	QUERCUS AGRIFOLIA (COAST LIVE OAK) HEIGHT: 20' - 70' SPREAD: 20' - 70' WUCOLS: M/L FULL SUN PARTIAL SHADE	SCHINUS MOLLE (CALIFORNIA PEPPER TREE) HEIGHT: 25' - 40' SPREAD: 25' - 40' WUCOLS: L	TRISTANIA CONFERTA (BRISBANE BOX TREE) HEIGHT: 30' - 50' SPREAD: 10' - 30' WUCOLS: M FULL SUN TO PART SHADE	PHOENIX DACTYLIFERA 'MEDJOO' (DATE PALM) HEIGHT: 40' - 50' SPREAD: 10' - 15' WUCOLS: L FULL SUN TO PART SHADE
---	--	---	---	---	---	---	---

SHRUB IMAGES



AGAVE 'BLUE FLAME' (BLUE FLAME AGAVE) HEIGHT: 3' - 5' SPREAD: 3' - 5' WUCOLS: L	BACCHARIS X 'CENTENNIAL' (CENTENNIAL DESERT BROOM) HEIGHT: 3' SPREAD: 4' - 5' WUCOLS: L	BOUTELOUA GRACILIS 'BLONDE AMBITION' (BLUE GRAMA GRASS) HEIGHT: 30" - 36" SPREAD: 30" - 36" WUCOLS: L-M	BUXUS MICROPHYLLA JAPONICA (JAPANESE BOXWOOD) HEIGHT: 5' - 6' SPREAD: 4' - 6' WUCOLS: M	CAREX DIVULSA (BERKELEY SEDGE) HEIGHT: 1' - 2' SPREAD: 1' - 2' WUCOLS: M	CARISSA MACROCARPA 'GREEN CARPET' (GREEN CARPET NATAL PLUM) HEIGHT: 12" - 15" SPREAD: 4' - 5' WUCOLS: L	DIANELLA TASMANICA 'VARIEGATA' (VARIEGATED FLAX LILY) HEIGHT: 3.5' SPREAD: 1' WUCOLS: M	FICUS PUMILA (CREEPING FIG) HEIGHT: 25' - 30' SPREAD: 3' OR MORE WUCOLS: M	FURCRAEA FOETIDA 'MEDIOPICTA' (MAURITIUS HEMP) HEIGHT: 4' - 5' SPREAD: 6' - 8' WUCOLS: L COOL SUN TO LIGHT SHADE
--	--	--	--	---	--	--	---	--



LIGUSTRUM JAPONICUM 'TEXANUM' (WAXLEAF PRIVET) HEIGHT: 5' - 10' SPREAD: 4' - 6' WUCOLS: M	LOMANDRA LANGIFOLIA 'BREEZE' (DWARF MAT RUSH) HEIGHT: 3' SPREAD: 3' WUCOLS: L PARTIAL TO FULL SUN	MUHLENBERGIA CAPILLARIS (PINK MUHLY) HEIGHT: 3' - 4' SPREAD: 3' - 4' WUCOLS: M REFLECTED SUN	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' (PUTAH CREEK MYOPORUM) HEIGHT: 12" SPREAD: 6" - 12" WUCOLS: L FULL SUN	PHILODENDRON 'XANADU' (XANADU PHILODENDRON) HEIGHT: 2' - 3' SPREAD: 3' - 4' WUCOLS: M	RHIPHOLEPIS INDICA 'CLARA' (INDIAN HAWTHORN CLARA) HEIGHT: 4' - 5' SPREAD: 4' - 5' WUCOLS: M	SENECIO SERPENS (BLUE CHALKSTICKS) HEIGHT: 1' SPREAD: 2' - 3' WUCOLS: L	TRADESCANTIA PALLIDA 'PURPLE HEART' (PURPLE HEART WANDERING JEW) HEIGHT: 1' - 2' SPREAD: 1' - 2' WUCOLS: M	WESTRINGIA 'BLUE GEM' (BLUE GEM WESTRINGIA) HEIGHT: 6' - 7' SPREAD: 6' WUCOLS: L
--	---	--	---	--	---	--	---	---



BRANCH STREET HOTEL
ARROYO GRANDE | CA - 93420

IMAGERY



L-03

Job No. 2022-0643
Date 2024-08-28