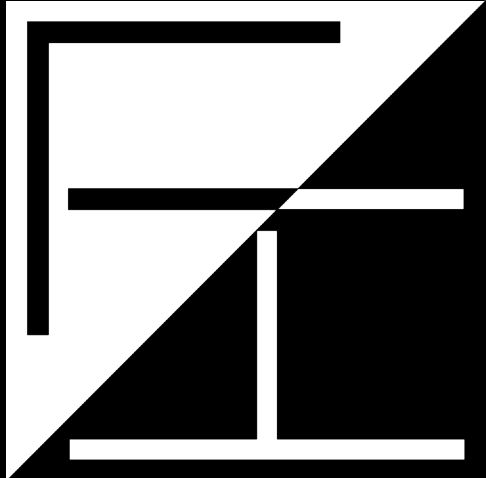


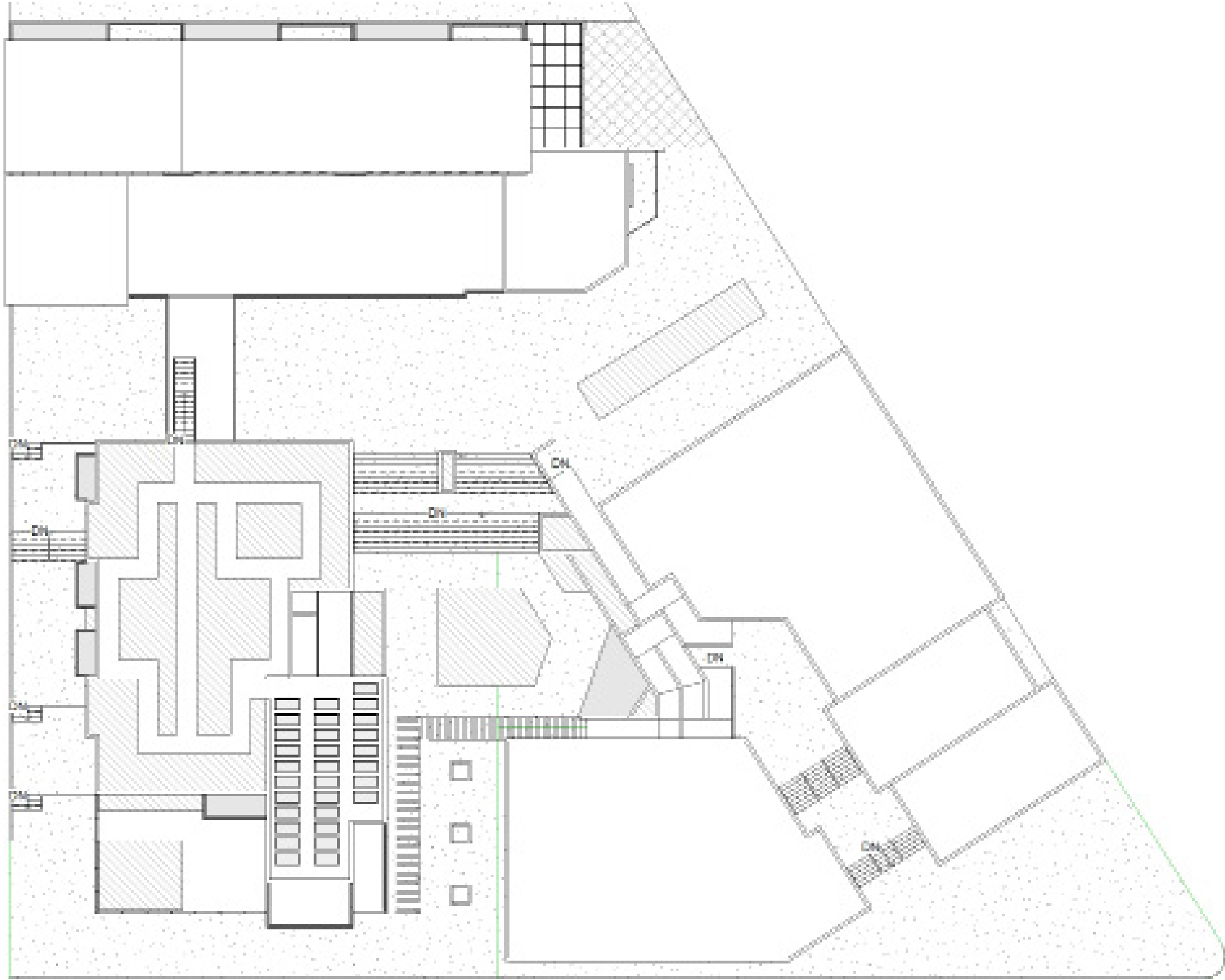
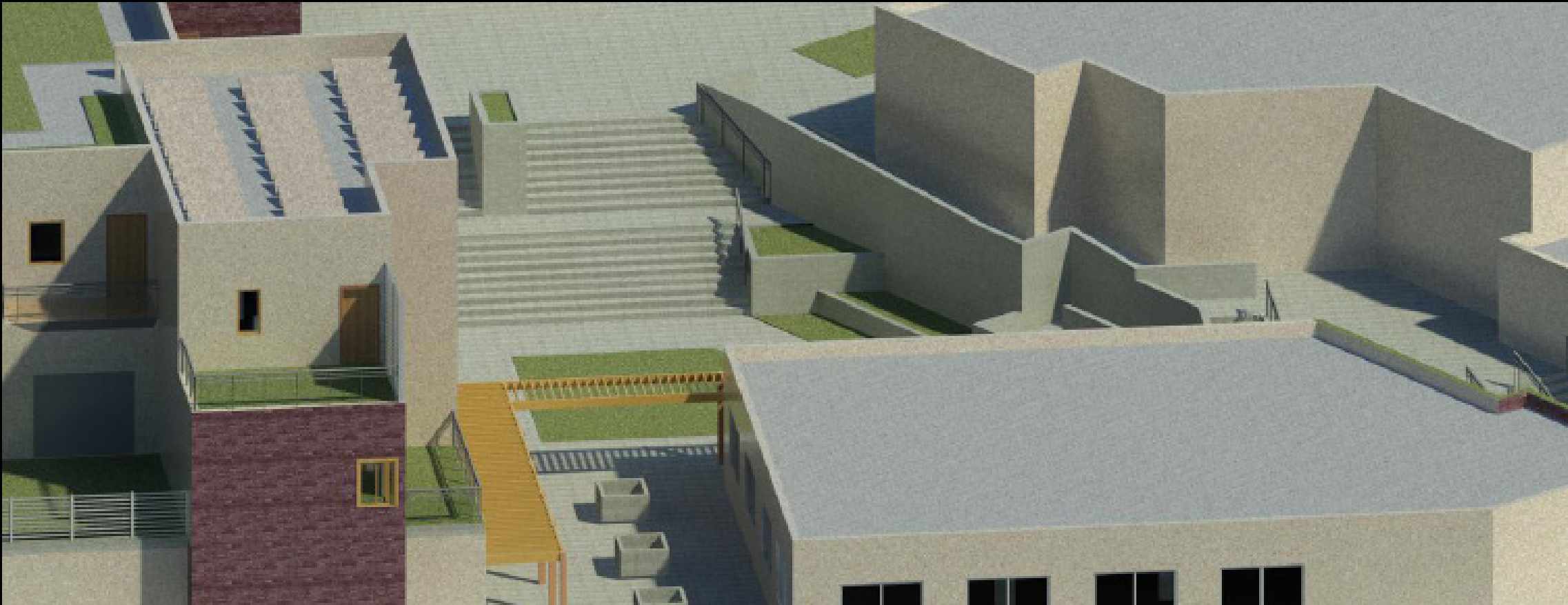


DESIGNED BY GARRETT FINKELSTEIN & PETER INNMAN  
LOCATION - 2115 BROAD ST SLO, CA  
BUILDING TYPE - MIXED USED  
PROJECT SUMMARY- A 4 STORY MIXED USED BUILDING DESIGNED TO PROVIDE WORKFORCE HOUSING WHILE UTILIZING EXISTING TRENDS ON THE SITE. IT SHOULD ALSO DOUBLE AS A COMMUNAL GATHERING PLACE FOR THE MULTIPLE DIFFERENT DISTRICTS THAT MEAT NEAR THE SITE.

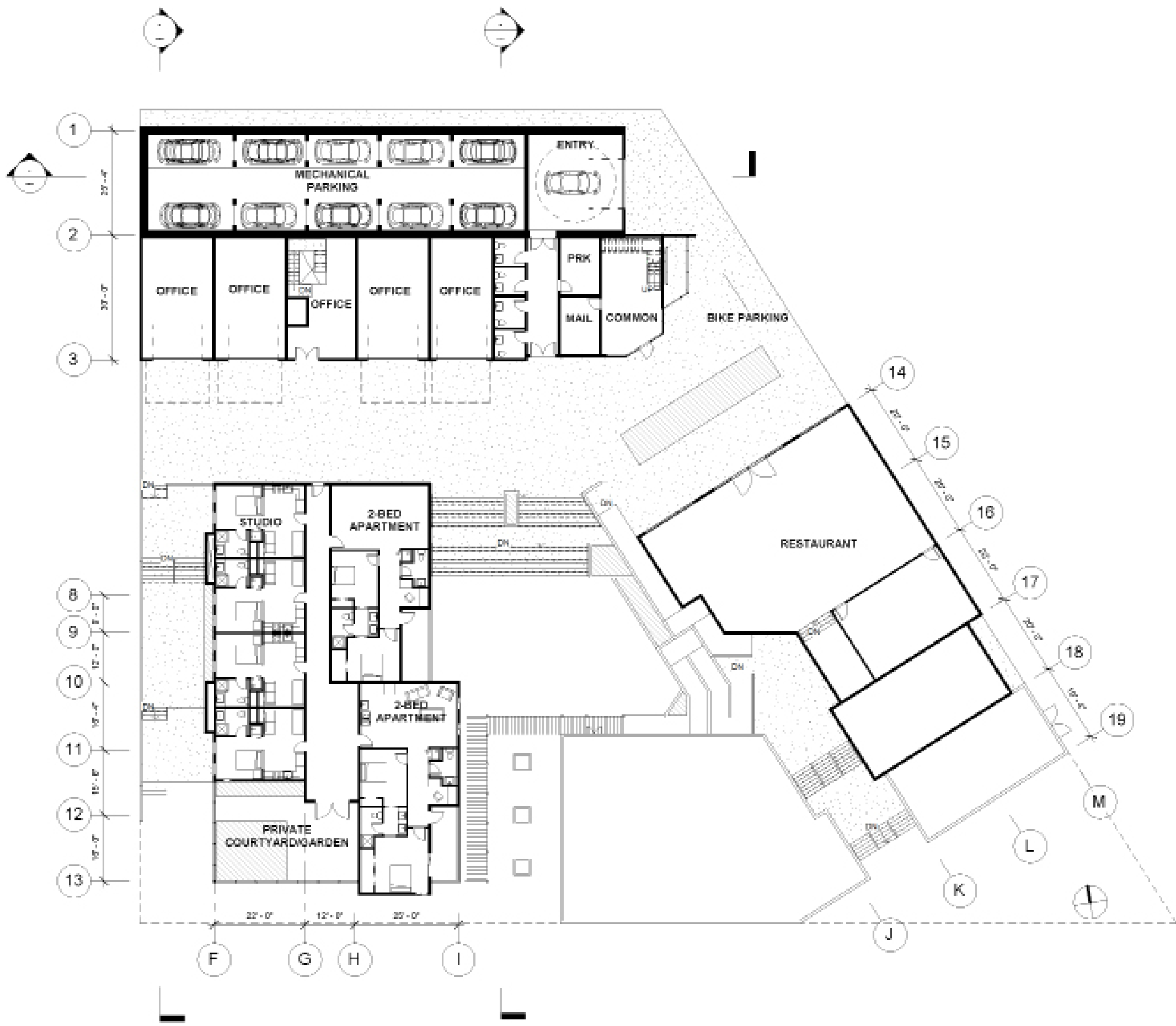


# SOUTH BROAD PLAZA

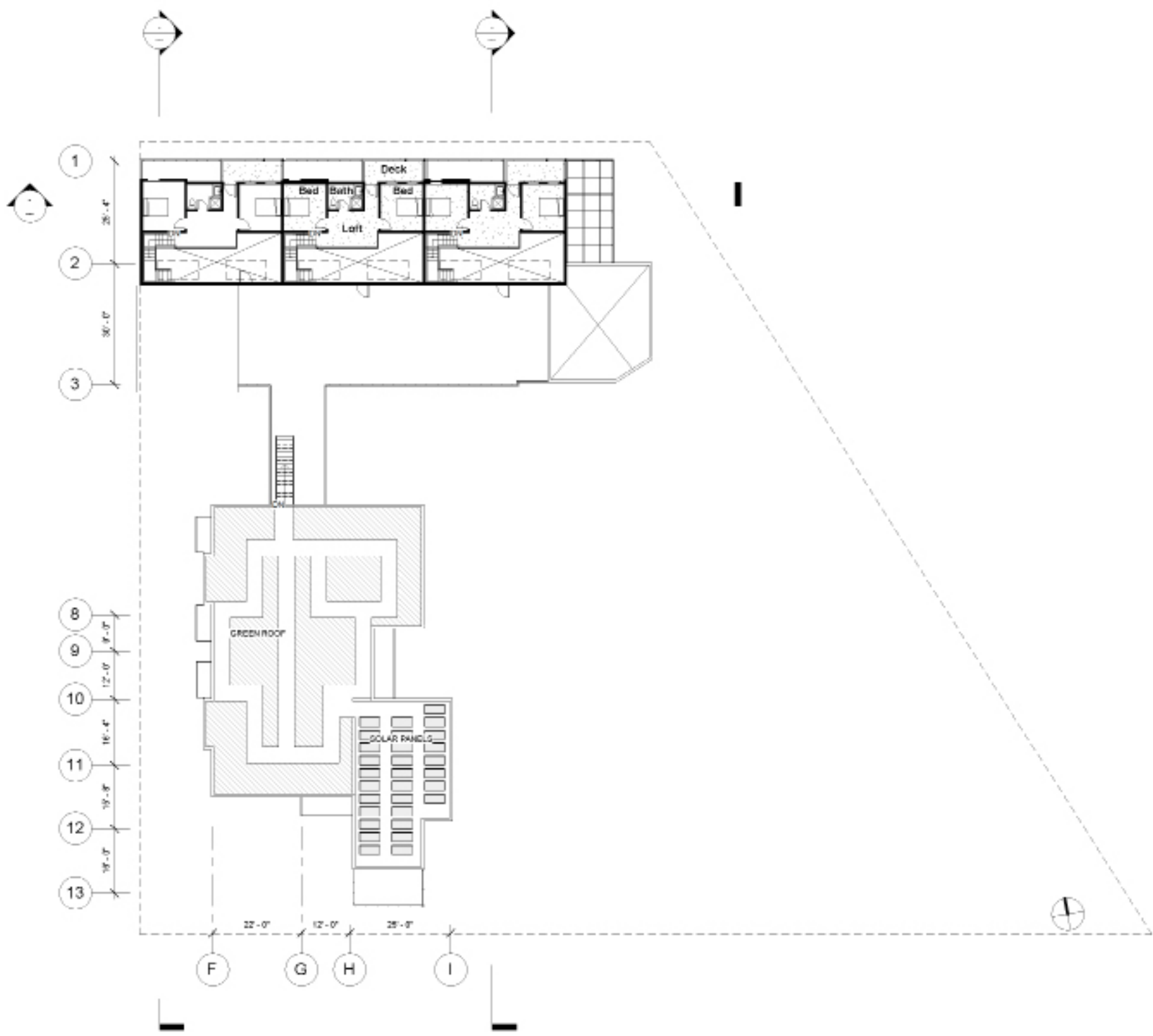
- GOALS
- PROVIDED AFFORCABLE WORKFORCE HOUSING
  - CREATE A COMMUNAL MEETING POINT FOR BOTH THE EDGE OF DOWNTOWN AND THE BROAD STREET CULTURES.
  - PRESERVE EXISTING MOVEMENTS THROUGH THE SITE
  - OFFER WORK SPACES FOR SMALLER COMPANY SUCH AS MAKER SPACES AND SMALL FIRMS
  - HAVE A CENTRAL FOCUS PLAN



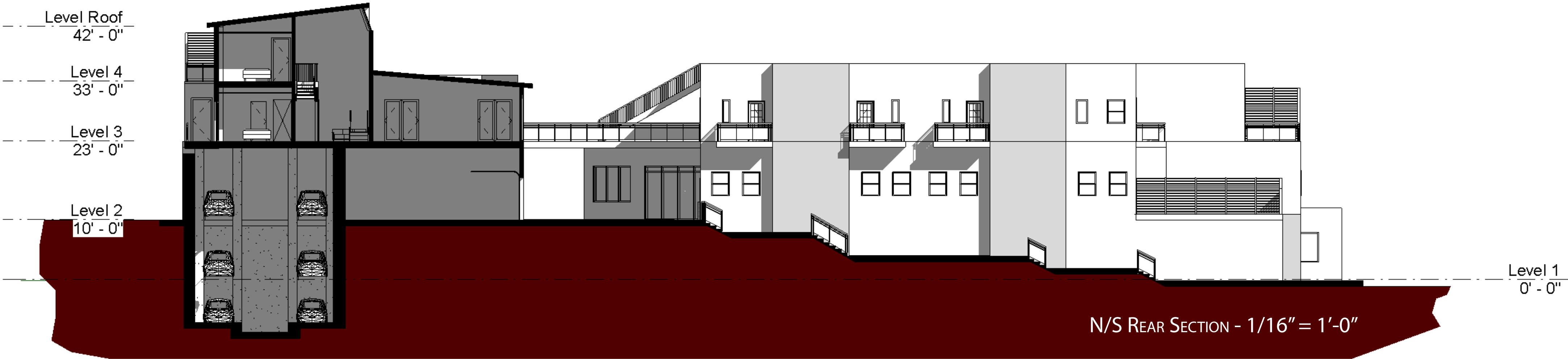
SITE PLAN - 1/32" = 1'-0"



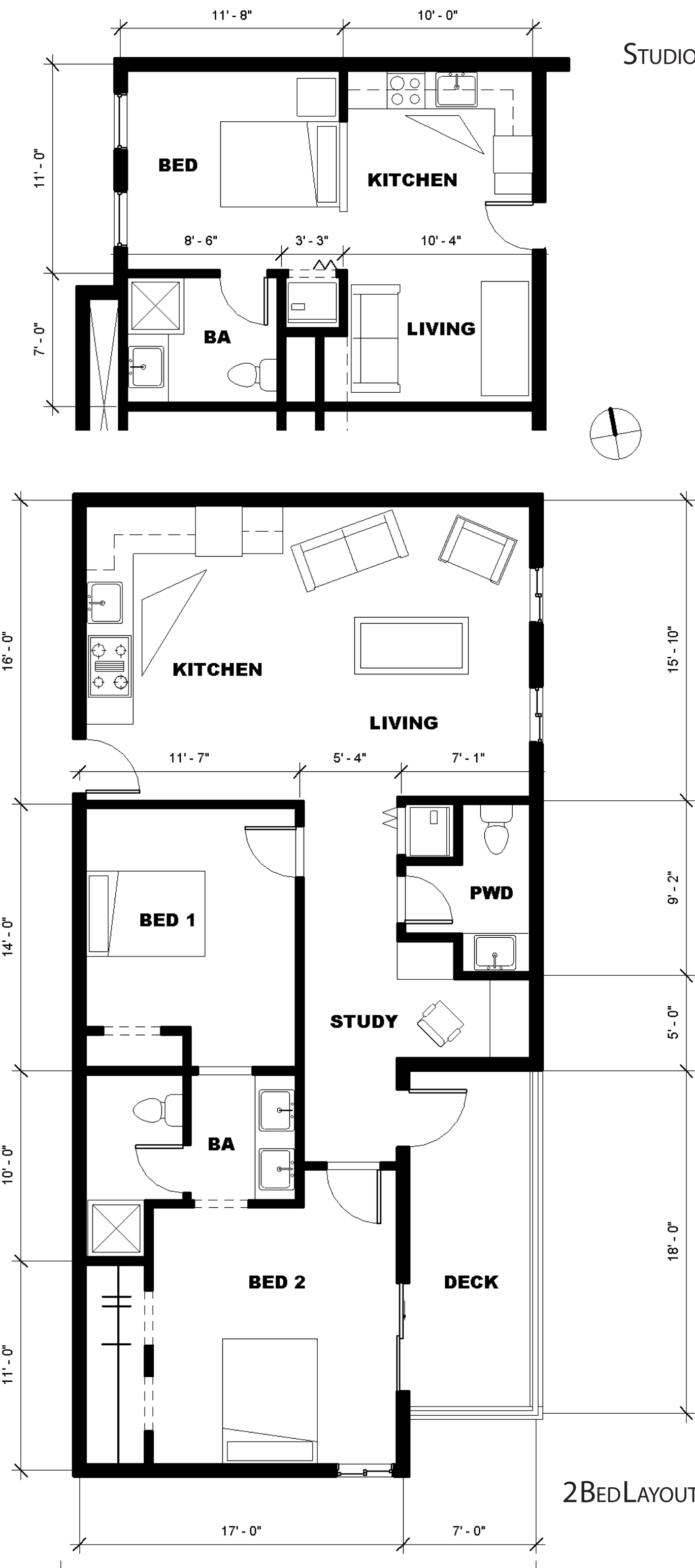
LEVEL 3 - 1/32" = 1'-0"



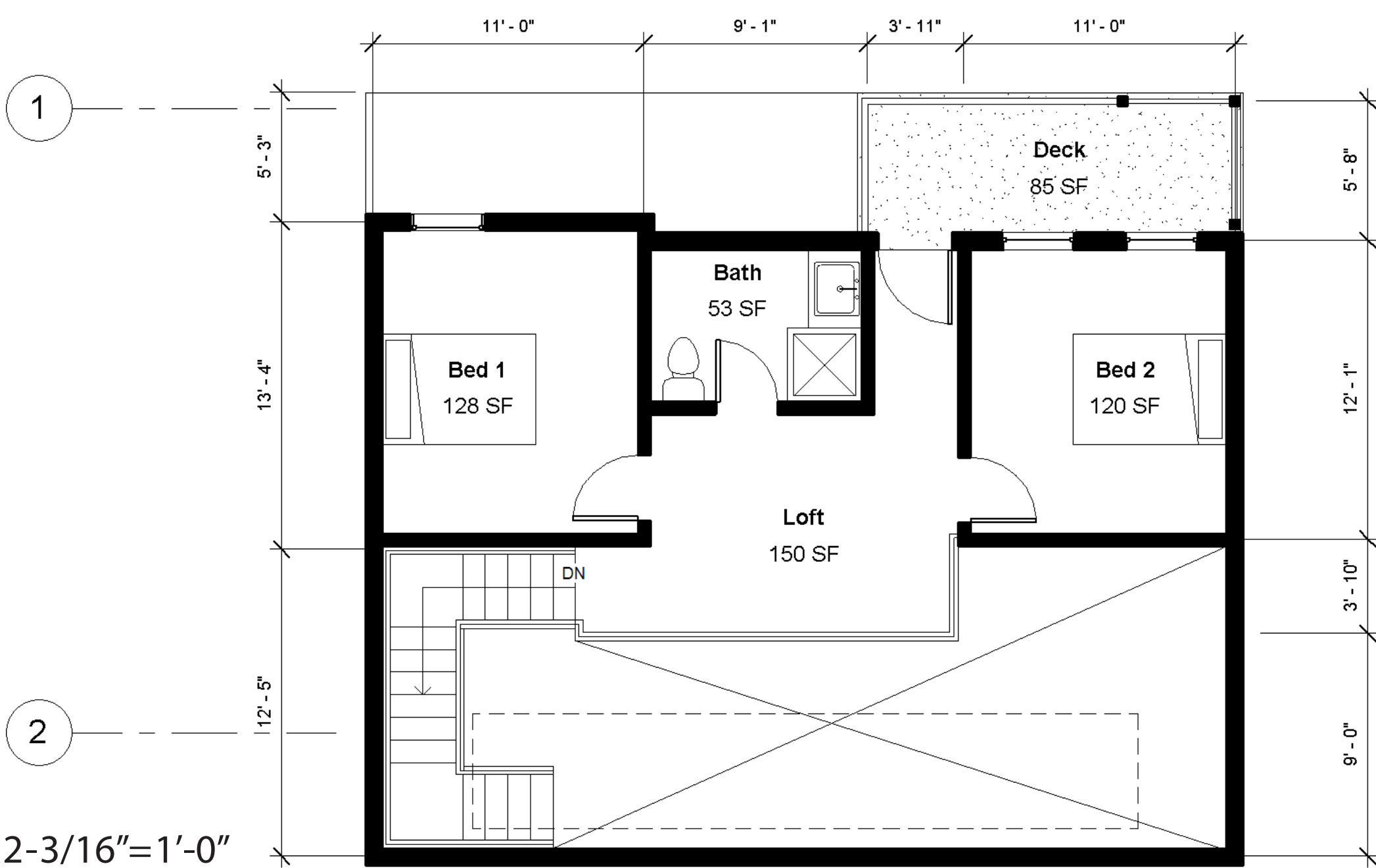
LEVEL 4 - 1/32" = 1'-0"



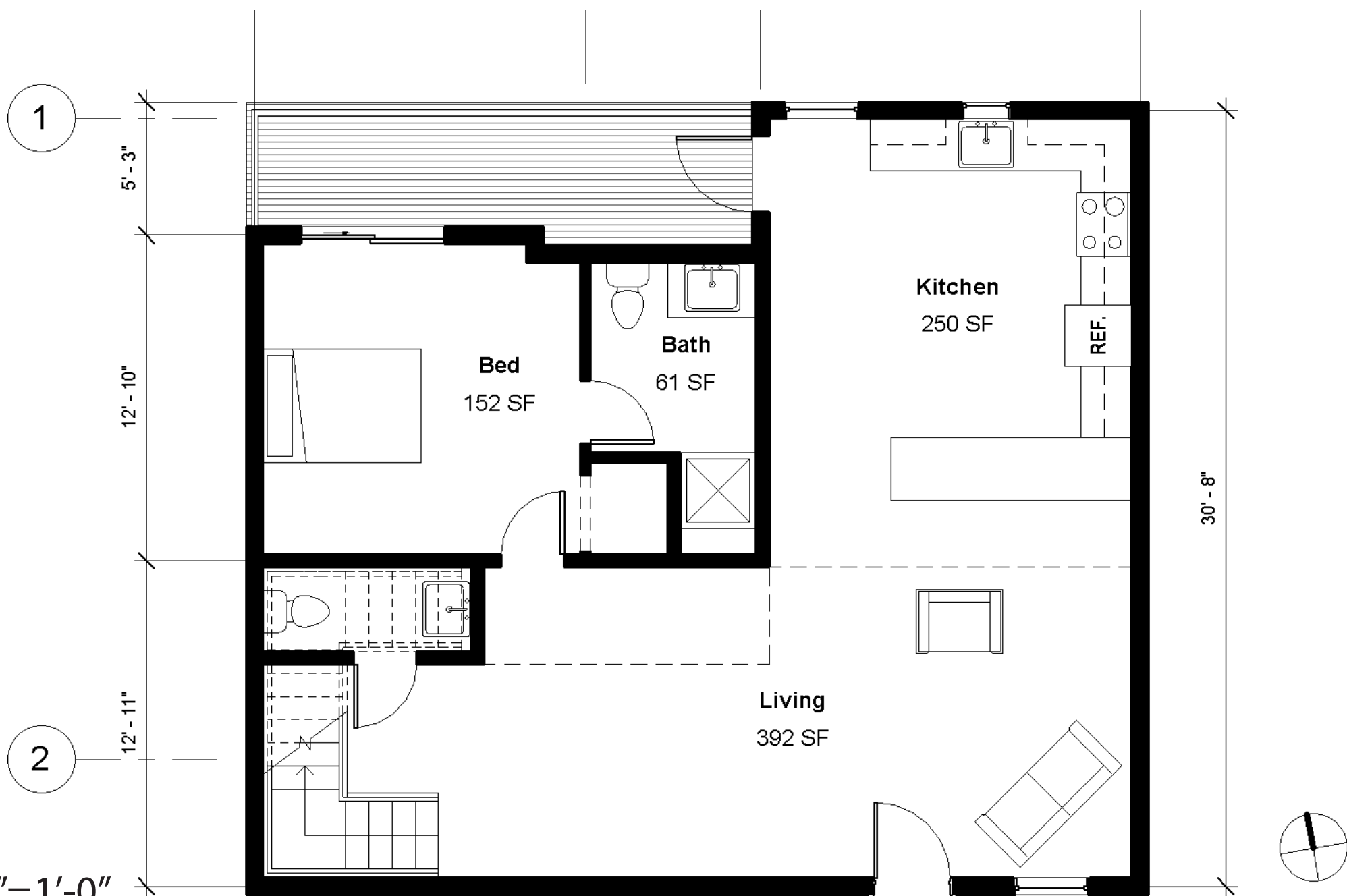




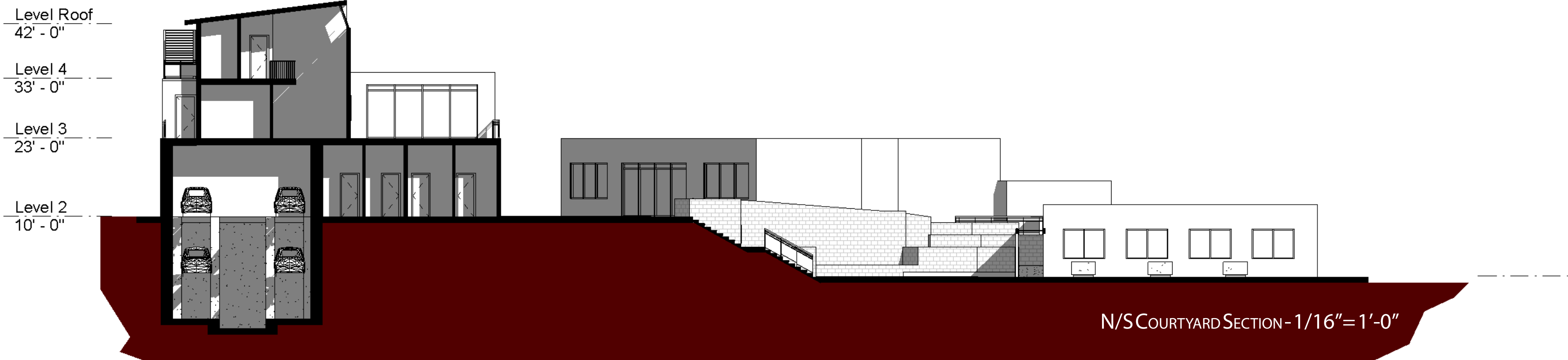
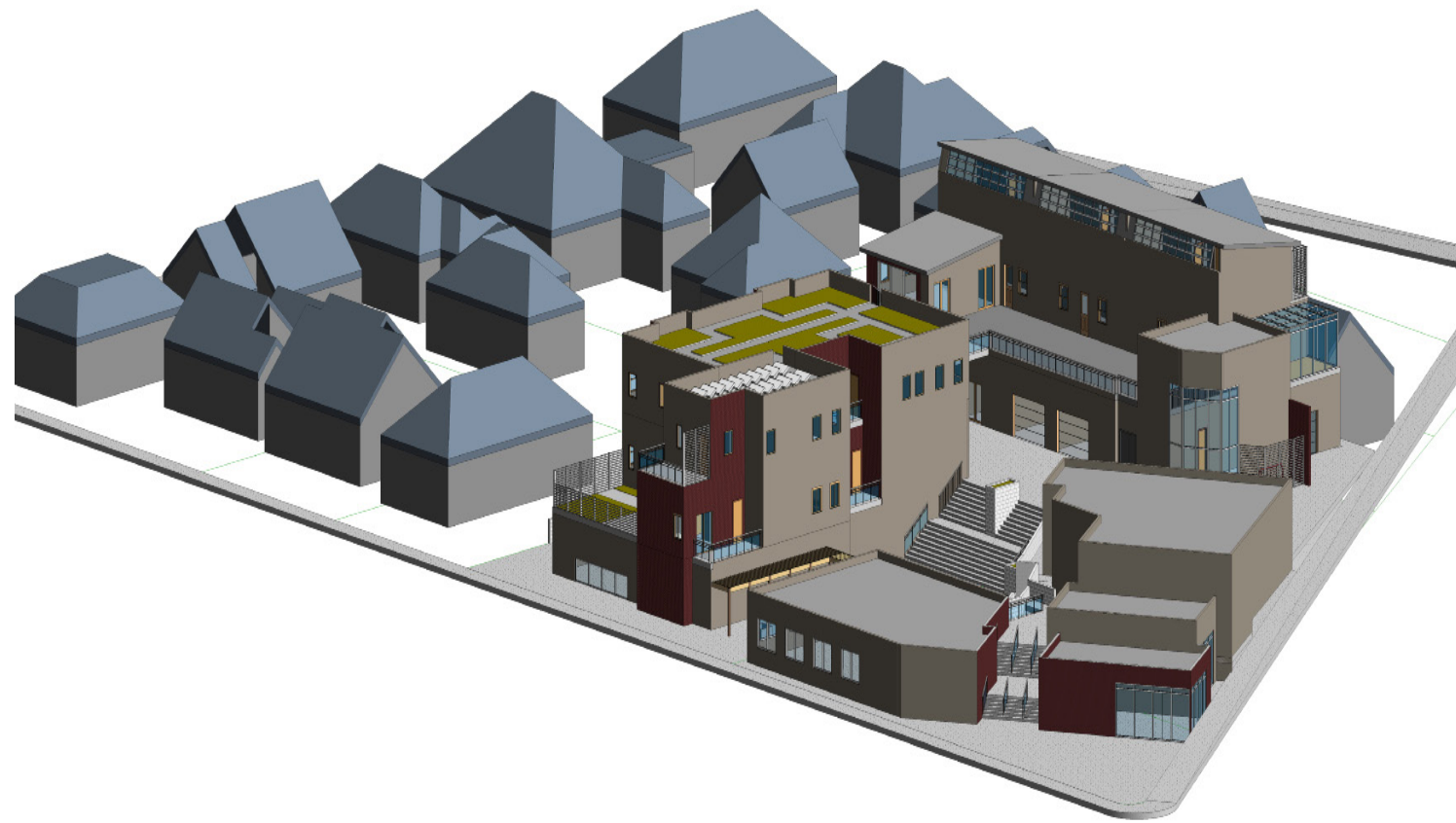
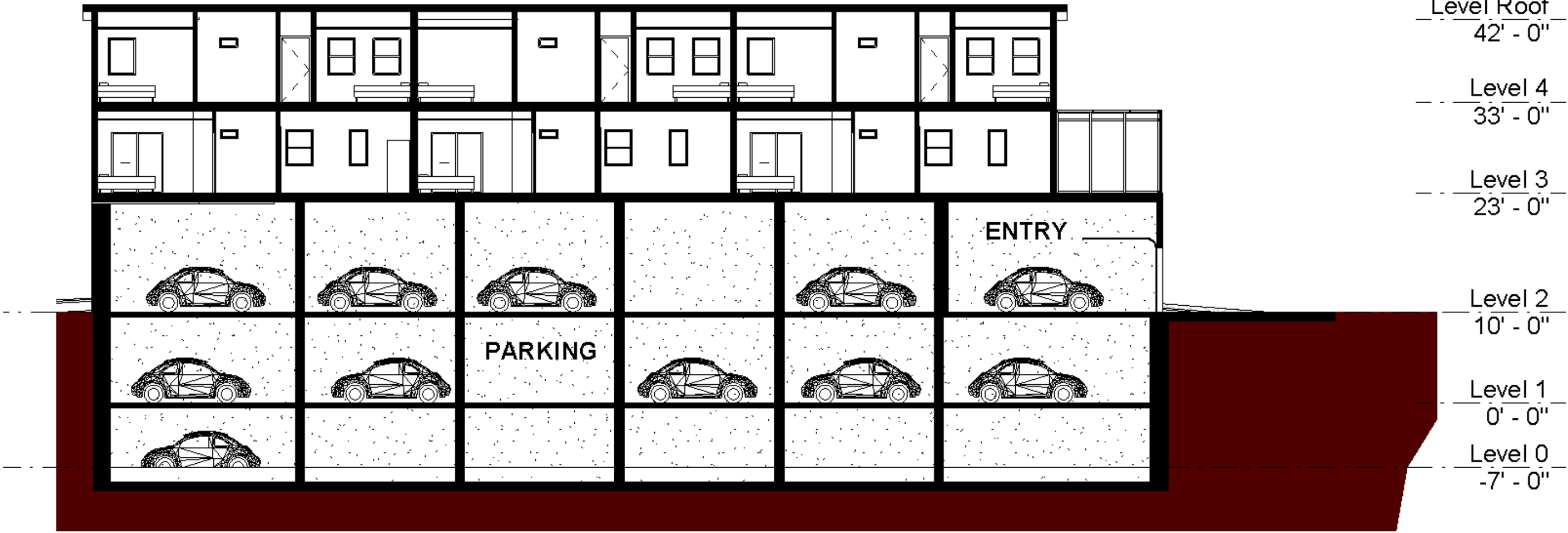
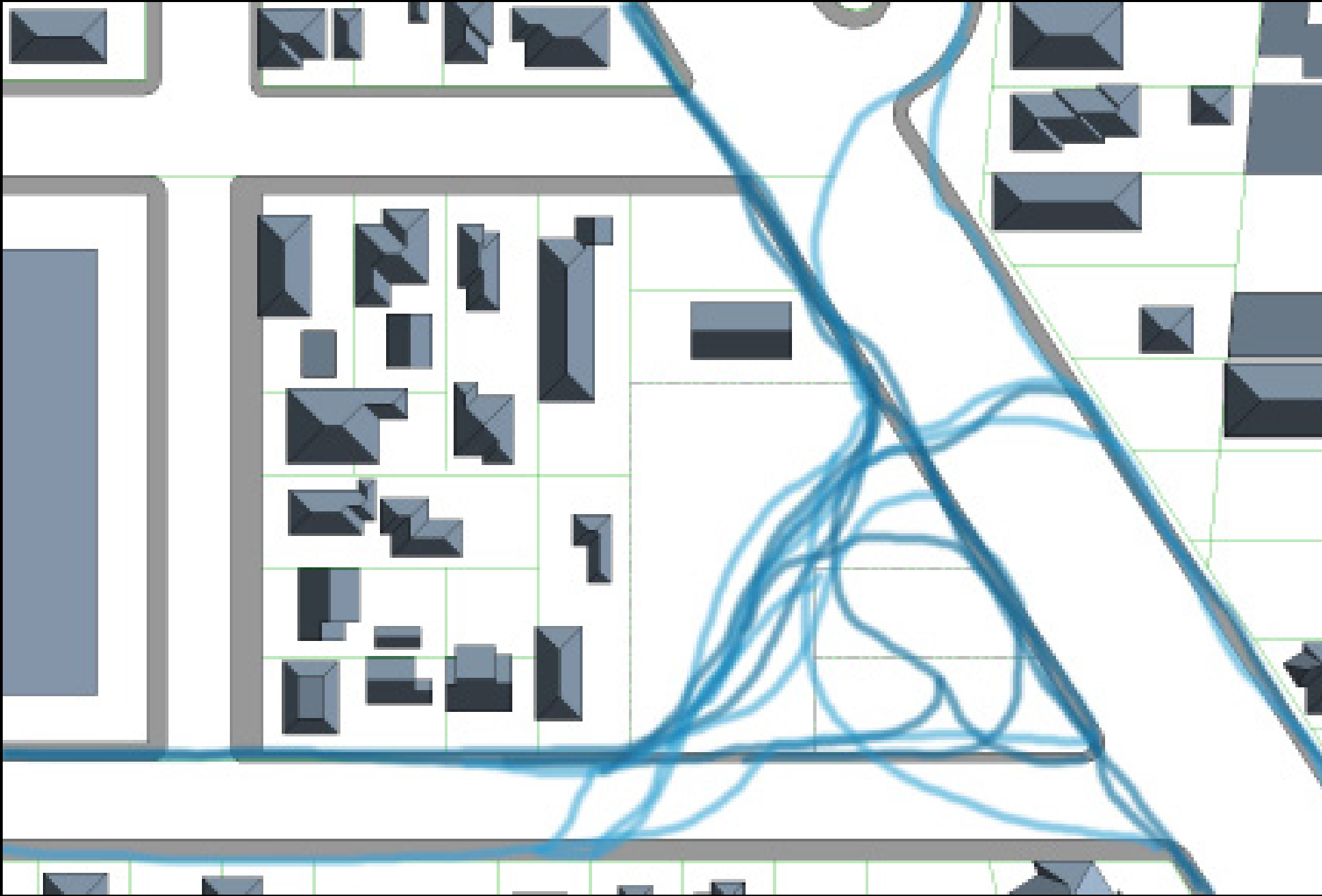
3BED LAYOUT - FLOOR 2 - 3/16" = 1'-0"



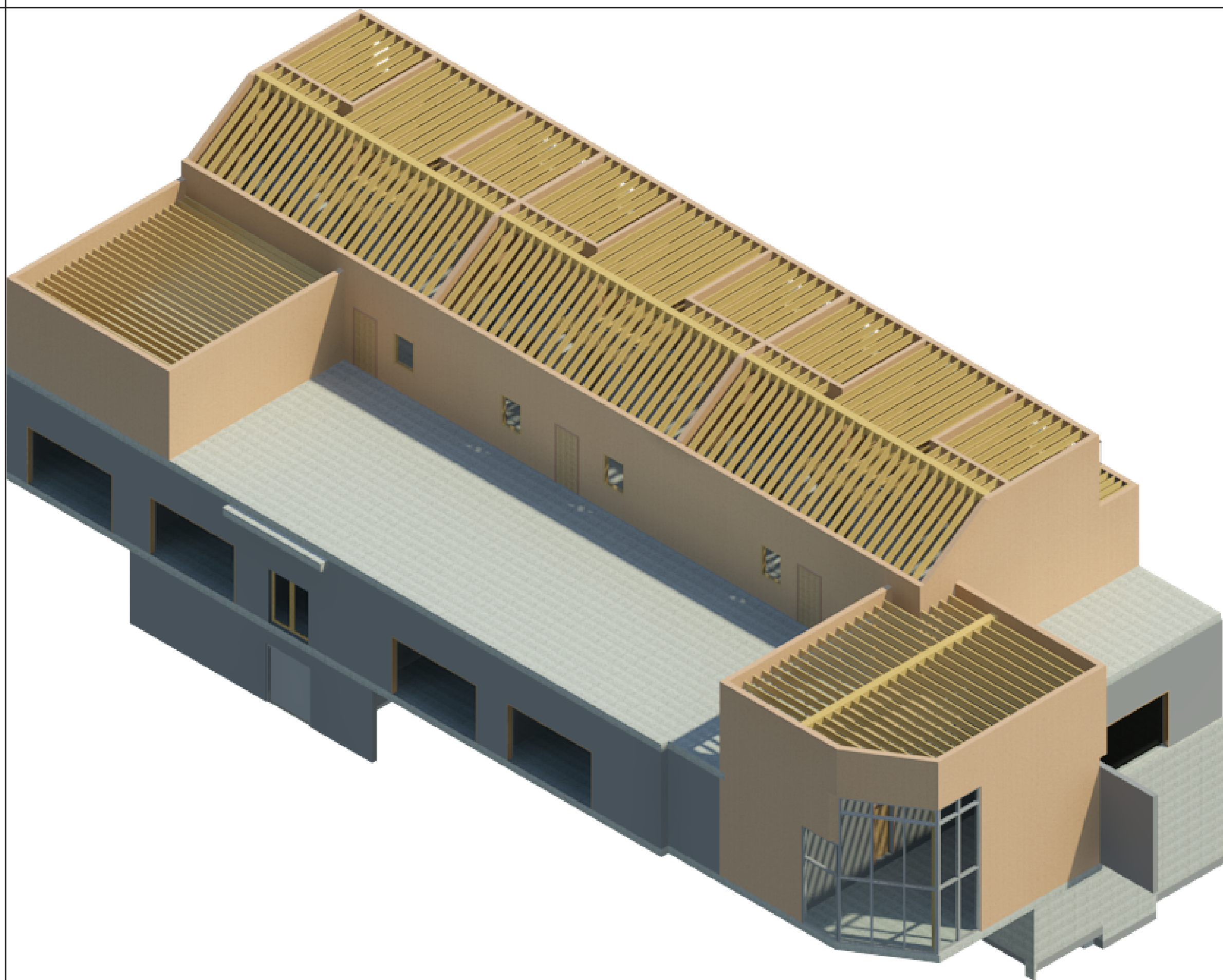
3BED LAYOUT - FLOOR 1 - 3/16" = 1'-0"



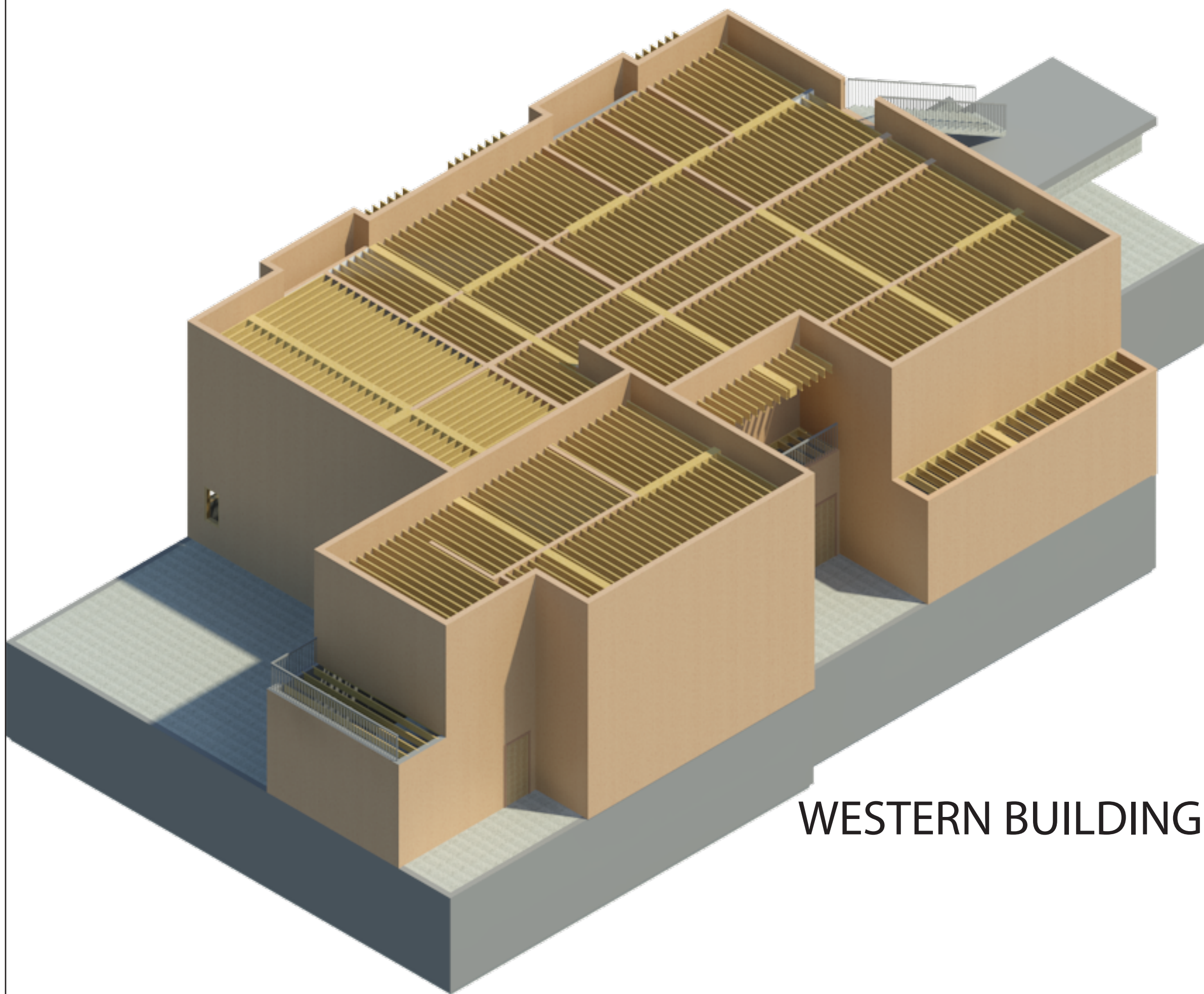
SITE CIRCULATION DIAGRAM



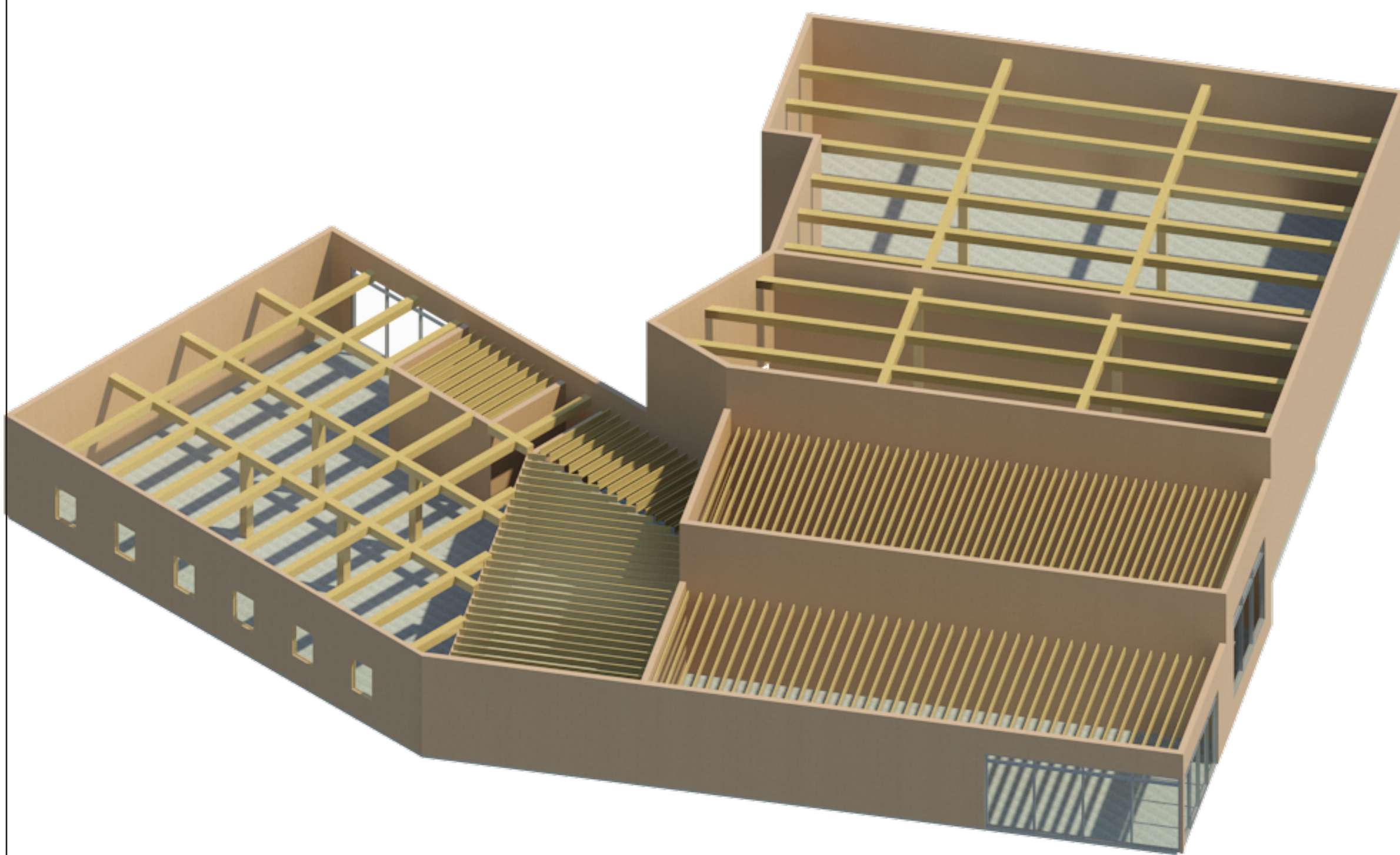




NORTHERN BUILDING



WESTERN BUILDING



SOUTHEASTERN BUILDING



(A) TJI INTO BEARING WALLS AND ENGINEERED BEAMS GRAVITY SYSTEM



(B) PLANK AND GLULAM ROOF GRAVITY SYSTEM



(C) TWO-WAY CONCRETE SLAB GRAVITY SYSTEM

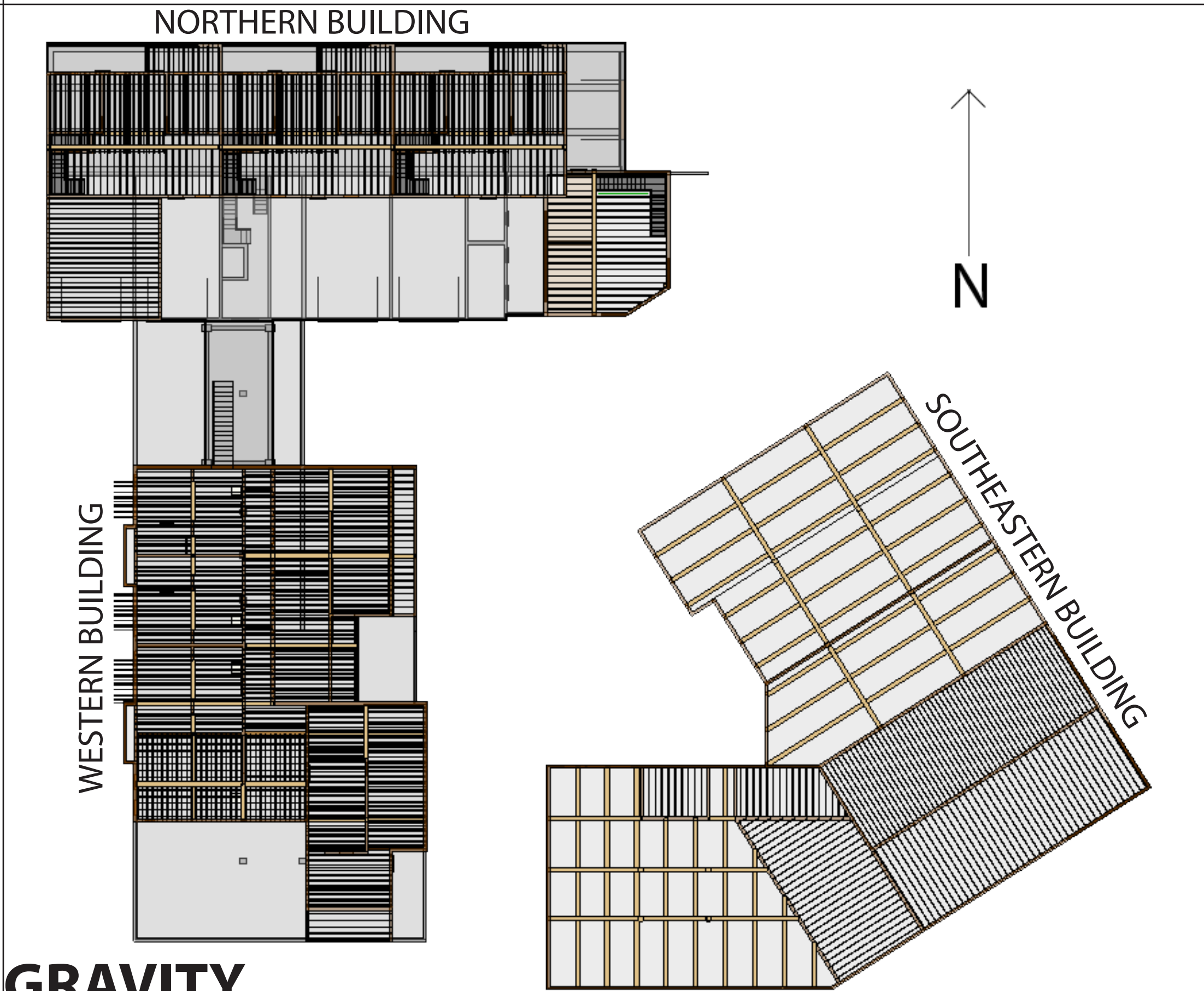


(D) TIMBER SHEAR WALL LATERAL SYSTEM



(E) CONCRETE SHEAR WALL LATERAL SYSTEM





## GRAVITY

**The floor system** for the residential areas will consist of a thin layer of 1-1/2” thick concrete sitting on plywood sheathing atop 11-3/4” TJIs that feed into bearing walls (Picture A).

The grocery’s and parking’s floor system will consist of a two-way slab in order to better resist the irregular bearing wall placements of the floors above (Picture C).

**The roof system of the Western Building** will house multiple planters as well as solar panels. In order to support these additional weights a higher grade of 11-3/4” TJI (360) will be required.

**The roof system of the Northern Structure** that houses the multi story residences above the parking garage will also be built up of engineered joists feeding into glulams that are carried down via timber bearing walls and columns to the structural two way slab that covers the parking and offices.

**The roof system of the Southeast structure** that houses the offices and restaurants consist of an exposed 2x6 plank system that is supported by glulam beams (Picture B). These beams feed into larger glulam girders that are held up by either columns or bearing walls.

**The automated parking garage’s gravity system** will consist of cast in place 24” thick concrete shear/bearng walls (Picture E) that support the two way slab above and drop roughly 20’ below grade. Being that most of the bearing walls will be below grade to hide the automated parking, the walls will have to be relatively thick and thus will also supply sufficient acoustic insulation to the sides.

## LATERAL

**The lateral systems** of the building site combines two different systems; concrete shear walls (Picture E), and timber shear walls (Picture D).

**The lateral system of the Northern and Western Buildings** will feature a hybrid system of timber construction on the upper floors, and concrete into the lower floors.

**The Southeastern Building’s lateral system** however will feature a solely timber shear wall system.

**The timber diaphragms** will consist of engineered joists, glulam beams for longer spans and collectors, and plywood sheathing.

**The concrete diaphragms** will be a 12” thick two way slab that will supply more than sufficient shear capacity.

## FOUNDATION

**The Western and Southeastern Buildings’ foundations** will be a mat foundation due to the extremely poor soil conditions that only yielded a 1000 psf bearing capacity.

**The Northern Building’s foundation** supports the parking structure which will feature its own foundation that will be at the specifications of the automated parking structure manufacturer. From there a step foundation will need to be poured from the bottom of the parking area to the mat foundation of the offices.

- TIMBER CONSTRUCTION
- CONCRETE CONSTRUCTION

