

# SITE DATA

PROJECT ADDRESS:	420 & 424 CRESTON ROAD
ASSESSOR PARCEL NUMBERS:	009-541-010 & 011
SITE AREA:	8.48 ACRES
ZONING:	R2
BASE DENSITY BASED ON SLOPE ANALYSIS:	19.98 DU

# PROJECT DATA

BUILDING HEIGHT ALLOWED:	35 FEET
BUILDING HEIGHT PROPOSED:	30 FEET
NUMBER OF STORIES PROPOSED:	2 STORIES
FRONT SETBACK REQUIRED:	25 FEET
FRONT SETBACK PROPOSED:	25 FEET
SIDE YARD SETBACK REQUIRED:	VARIES
SIDE YARD SETBACK PROVIDED:	SEE SITE PLAN

DENSITY ALLOWABLE:	
BASE DENSITY:	<b>20 DU</b> (19.98 BASED ON SLOPE ANALYSIS)
DENSITY BONUS*:	<b>4 DU</b> (19.98 DU x 20% BONUS)
<b>TOTAL ALLOWED:</b>	<b>24.00 DU</b>

DENSITY PROPOSED	
(24) 4-BED UNITS @ 1.00 DU/UNIT:	<b>24 DU</b>
<b>TOTAL PROPOSED:</b>	<b>24 DU</b>

PARKING REQUIRED	
(24) 4-BEDS @ 2 SPACE/UNIT:	<b>48 SPACES</b>
GUESTS @ 1 SPACES/5 UNITS:	<b>5 SPACES</b>
<b>TOTAL REQUIRED:</b>	<b>53 SPACES</b>

PARKING PROVIDED:	
GARAGE SPACES:	<b>48 SPACES</b>
SURFACE SPACES:	<b>13 SPACES</b>
<b>TOTAL PROVIDED:</b>	<b>61 SPACES</b>

OPEN SPACE REQUIRED:	
PRIVATE OPEN SPACE:	<b>375 SF PER DWELLING</b>
SHARED OPEN SPACE*****:	<b>1 PLAYGROUND</b>

OPEN SPACE PROVIDED:	
PRIVATE OPEN SPACE:	<b>VARIES (560 SF MIN.)</b>

# AFFORDABLE HOUSING NOTES

\*PERSUANT TO CA GOVERNMENT CODE SECTION 65915(f), THE APPLICANT IS PROVIDING 5% OF THE BASE DENSITY DWELLING UNITS AS VERY-LOW INCOME UNITS (1 TOWNHOME = 1DU) IN EXCHANGE FOR A 20% DENSITY BONUS. PER SECTION 95915(d)(2)(A), THE APPLICANT SHALL RECEIVE ONE INCENTIVE OR CONCESSION AND AN UNLIMITED NUMBER OF WAIVERS.

\*\*THE APPLICANT IS REQUESTING A WAIVER PERSUANT TO CA GOVERNMENT CODE SECTION 65915(e) FOR RELIEF FROM PRMC 21.33.060(E)(1)(a)(i) WHICH STATES THAT "PRIVATE OPEN SPACE AT GROUND FLOOR UNITS SHALL NOT BE LOCATED WITHIN THE FRONT OR STREET SIDE SETBACK". NOT GRANTING THIS WAIVER WOULD PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE PROPOSED DENSITY. DUE TO THE COMPACT & EFFICIENT LAYOUTS OF THE UNITS, THE LARGE BACKYARDS ARE AN INVALUABLE ELEMENT TO THE DEVELOPMENT. GREATLY REDUCING THE UNIT'S PRIVATE OPEN SPACE WOULD IMPACT THE SALABILITY OF THE UNITS AND MAKE THE PROJECT INFEASIBLE. FURTHERMORE, SHIFTING ALL DUPLEXES SOUTH, AWAY FROM THE FRONT YARD WOULD REDUCE THE NUMBER OF DWELLINGS TO BE PROVIDED DUE TO THE SLOPE OF THE SITE, ALSO MAKING THE PROJECT INFEASIBLE.

\*\*\*\*\*THE APPLICANT IS REQUESTING A CONCESSION PERSUANT TO CA GOVERNMENT CODE SECTION 65915(d) FOR RELIEF FROM PRMC TABLE 21.33.060-3 WHICH WOULD REQUIRE ONE PLAYGROUND FOR THE DEVELOPMENT. NOT PROVIDING A PLAYGROUND WILL RESULT IN AN IDENTIFIABLE AND ACTUAL COST REDUCTION FOR THE DEVELOPMENT.

# 420 CRESTON ROAD Exhibit C

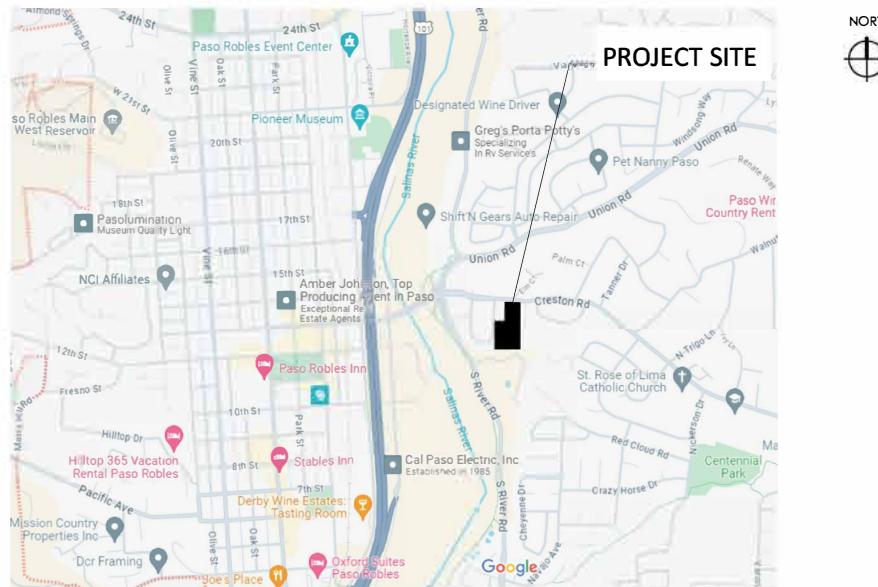
## PASO ROBLES, CALIFORNIA

# PROJECT DIRECTORY

<b>OWNER</b>	<b>CIVIL ENGINEER</b>
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CONTACT: REBECCA NEWMAN  
PHONE: (805) 547-2240 X122  
EMAIL: REBECCA@ARRIS-STUDIO.COM

# VICINITY PLAN



# PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF (12) DUPLEXES WITH TWO-STORY TOWNHOMES (24 TOTAL DWELLINGS) ON A SINGLE SITE. ALL DWELLING UNITS HAVE A PRIVATE 2-CAR GARAGE, LARGE PRIVATE OUTDOOR SPACE AND ACCESS TO SHARED SURFACE PARKING. OTHER SITE IMPROVEMENTS INCLUDE STORMWATER CHAMBERS AND BIORETENTION AREAS.

THE PROJECT IS UTILIZING THE CALIFORNIA STATE AFFORDABLE HOUSING DENSITY BONUS PROGRAM (CA GOVERNMENT CODE SECTION 69515) REFER TO PROJECT DATA FOR ADDITIONAL INFORMATION

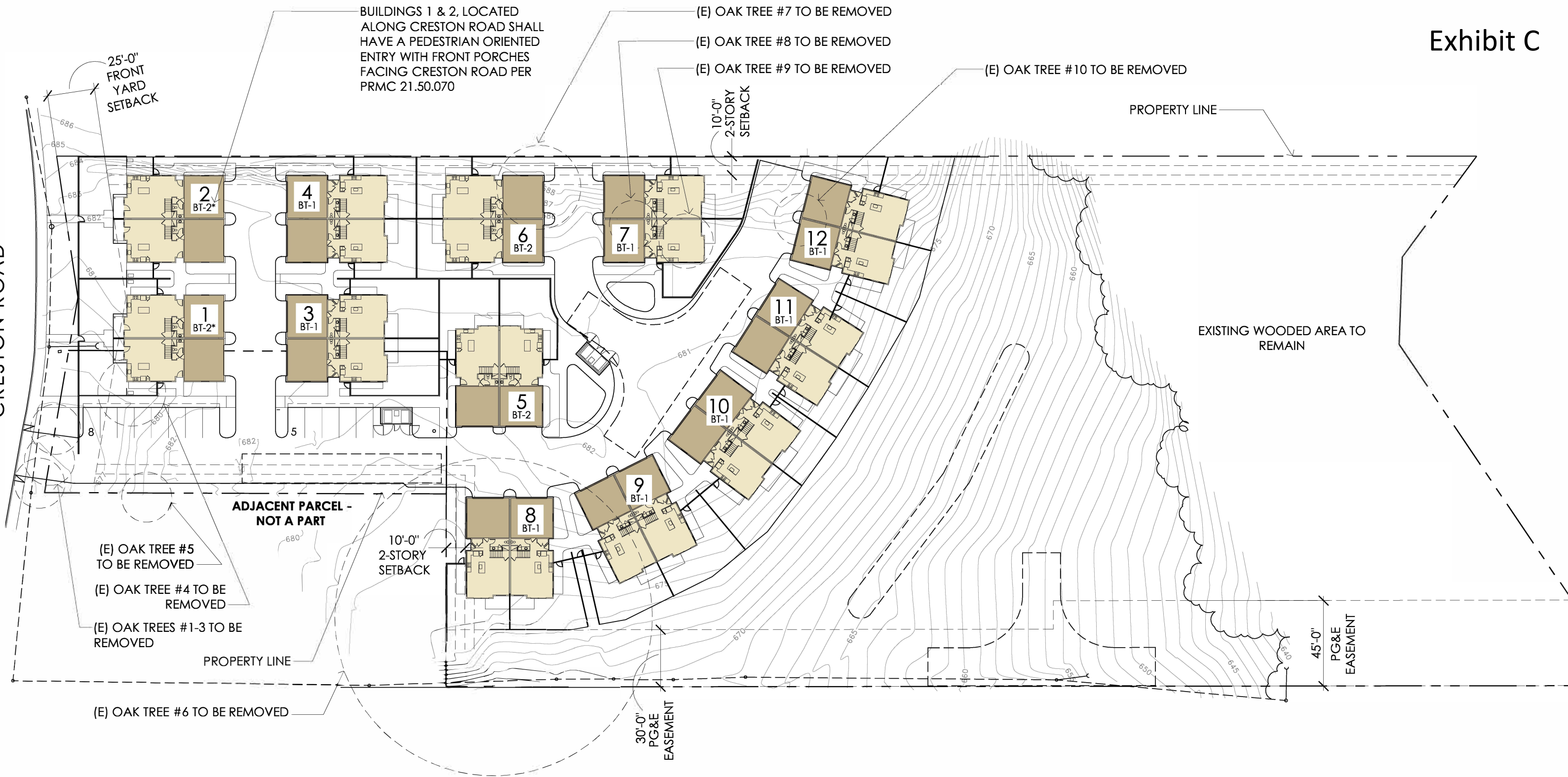
THE PROJECT WILL COMPLY WITH THE INCLUSIONARY HOUSING REQUIREMENTS BY PROVIDING (1) VERY LOW INCOME UNIT (5%) PERSUANT TO THE CALIFORNIA STATE DENSITY BONUS PROGRAM.

# SHEET INDEX

- A1.0 COVER SHEET / PROJECT INFORMATION
- A2.0 OVERALL SITE PLAN
- A2.1 ENLARGED PROPOSED SITE PLAN
- A2.2 PROPOSED FENCING PLAN
- C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- A3.0 BUILDING TYPE 1 - FIRST AND SECOND FLOOR PLAN
- A3.1a BUILDING TYPE 1 - EXTERIOR ELEVATIONS - SCHEME A
- A3.1b BUILDING TYPE 1 - EXTERIOR ELEVATIONS - SCHEME B
- A4.0 BUILDING TYPE 2 - FIRST AND SECOND FLOOR PLAN
- A4.1a BUILDING TYPE 2 - EXTERIOR ELEVATIONS - SCHEME A
- A4.1b BUILDING TYPE 2 - EXTERIOR ELEVATIONS - SCHEME B
- A7.0 SCHEME A & B - COLOR BOARD
- L1.0 CONCEPTUAL LANDSCAPE PLAN
- L1.1 ENLARGED CONCEPTUAL LANDSCAPE AND FRONTAGE PLAN
- L2.0 PRELIMINARY PLANT PALETTE

	420 Creston Road Paso Robles, CA	Date NOVEMBER 17, 2025
		Scale
		Sheet <b>A1.0</b>

CRESTON ROAD



BUILDINGS 1 & 2, LOCATED ALONG CRESTON ROAD SHALL HAVE A PEDESTRIAN ORIENTED ENTRY WITH FRONT PORCHES FACING CRESTON ROAD PER PRMC 21.50.070

(E) OAK TREE #7 TO BE REMOVED  
(E) OAK TREE #8 TO BE REMOVED  
(E) OAK TREE #9 TO BE REMOVED

(E) OAK TREE #10 TO BE REMOVED

PROPERTY LINE

EXISTING WOODED AREA TO REMAIN

ADJACENT PARCEL - NOT A PART

(E) OAK TREE #5 TO BE REMOVED  
(E) OAK TREE #4 TO BE REMOVED  
(E) OAK TREES #1-3 TO BE REMOVED

PROPERTY LINE

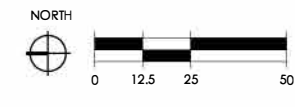
(E) OAK TREE #6 TO BE REMOVED

10'-0" 2-STORY SETBACK

30'-0" PG&E EASEMENT

45'-0" PG&E EASEMENT

OVERALL SITE PLAN



	420 Creston Road	Date: NOVEMBER 17, 2025
	Paso Robles, CA	Scale: 1" = 50' @ 11x17
	<b>A2.0</b>	



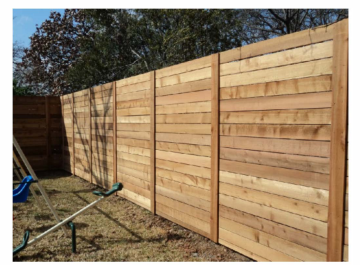
MECHANICAL EQUIPMENT LOCATED BEHIND FENCE 'WING WALL' AT BUILDINGS 1 & 2



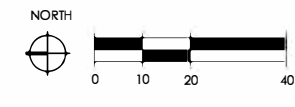
FENCING LEGEND

6' HIGH HORIZONTAL FENCING

42" HIGH HORIZONTAL FENCING



PROPOSED FENCING PLAN



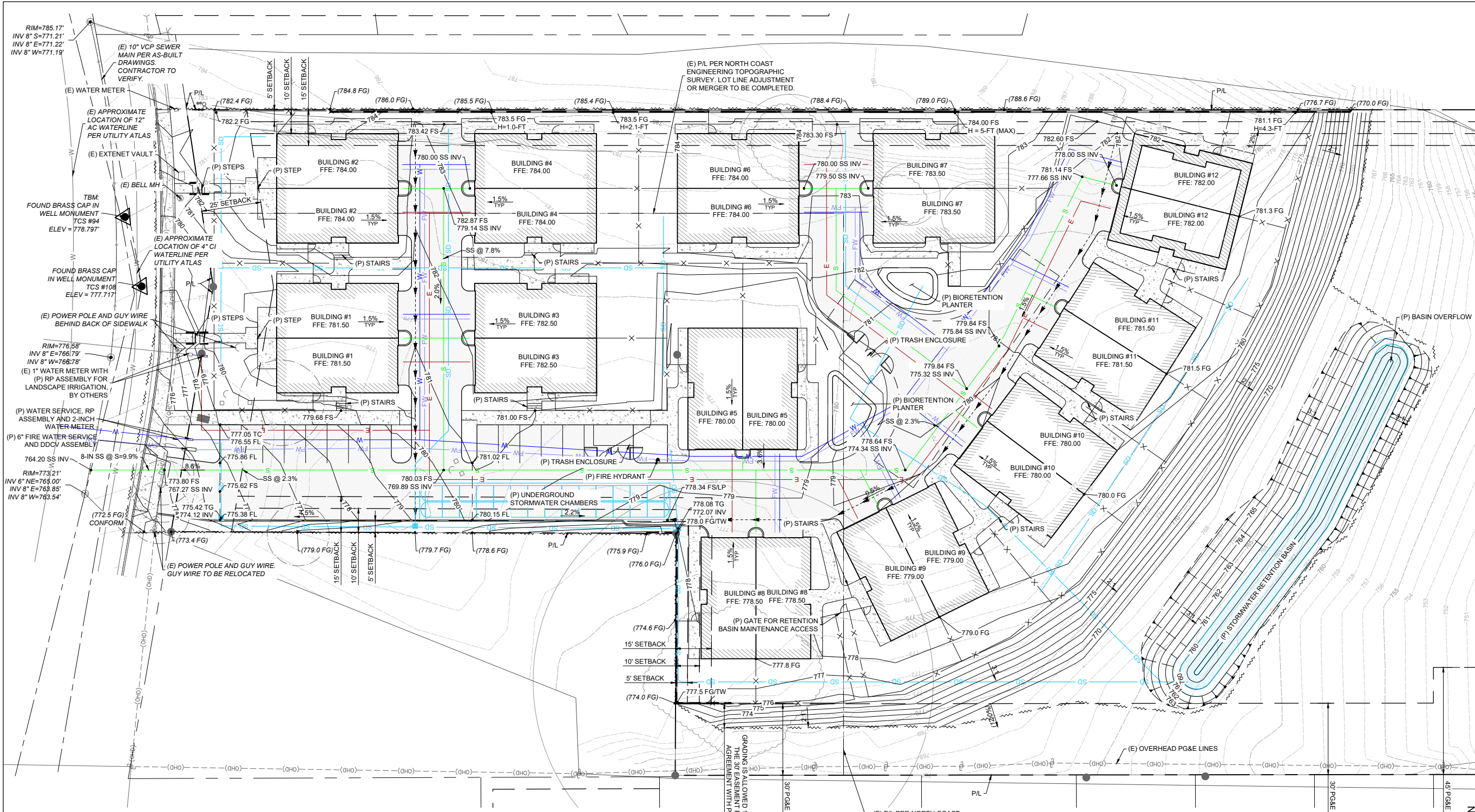
	420 Creston Road Paso Robles, CA	Date NOVEMBER 17, 2025 Scale 1" = 40' @ 11x17 Sheet <b>A2.2</b>
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Engineer of Record:



420 CRESTON ROAD  
 420 CRESTON  
 PASO ROBLES, CA 93446



**GENERAL NOTES:**

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE 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.

TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY: NORTH COAST ENGINEERING, JUNE 2024

A PROPOSED RETAINING WALL ALONG THE EASTERLY PROPERTY LINE WILL PREVENT THE PROJECT FROM RECEIVING STORMWATER RUN-ON FROM THE NEIGHBORING SUBDIVISION TO THE EAST.

**POST-CONSTRUCTION STORMWATER NOTES:**

1. THE PROJECT SITE IS LOCATED IN WMZ 1.
2. THE PROJECT WILL CREATE OR REPLACE MORE THAN 22,500 SF OF IMPERVIOUS SURFACING.
3. THE PROJECT WILL DISTURB APPROXIMATELY 2.6 AC.
4. THE PROJECT IS REQUIRED TO RETAIN THE 95TH PERCENTILE STORM EVENT.

**FLOOD CONTROL NOTES:**

1. THE PROJECT, IN ITS FULLY DEVELOPED CONDITION, IS REQUIRED TO MATCH THE PREDEVELOPMENT STORMWATER PEAK FLOWS UP TO THE 100-YEAR, 24-HOUR STORM EVENT.

**UTILITY NOTES:**

1. UTILITY CONNECTIONS TO BE PROVIDED FOR EACH UNIT (24 TOTAL UNITS) INCLUDING DOMESTIC WATER SUBMETERS.
2. ALL UTILITIES ON SITE WILL BE PRIVATELY MAINTAINED, AND ALL OTHER UTILITIES IN THE RIGHT-OF-WAY WOULD BE MAINTAINED BY THE CITY OF PASO.

**GRADING INFORMATION NOTES:**

CUT QUANTITY: 1000 CUBIC YARDS  
 FILL QUANTITY: 8000 CUBIC YARDS  
 NET QUANTITY: 7000 CUBIC YARDS IMPORT

\*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

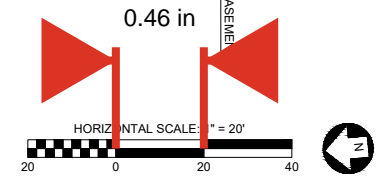
**RETAINING WALL INFORMATION:**

RETAINING WALL ALONG EAST PROPERTY LINE  
 LENGTH: 340 FT  
 MAX HEIGHT: 5 FT (CUT)

RETAINING WALL ALONG WEST PROPERTY LINE:  
 LENGTH: 110 FT  
 MAX HEIGHT: 4 FT (FILL)

**LEGEND**

- W — W — (P) WATER LINE
- FW — FW — (P) FIREWATER LINE
- S — S — (P) SEWER LINE
- E — E — (P) ELECTRICAL LINE
- SD — SD — (P) STORMDRAIN
- X — X — (P) FENCE

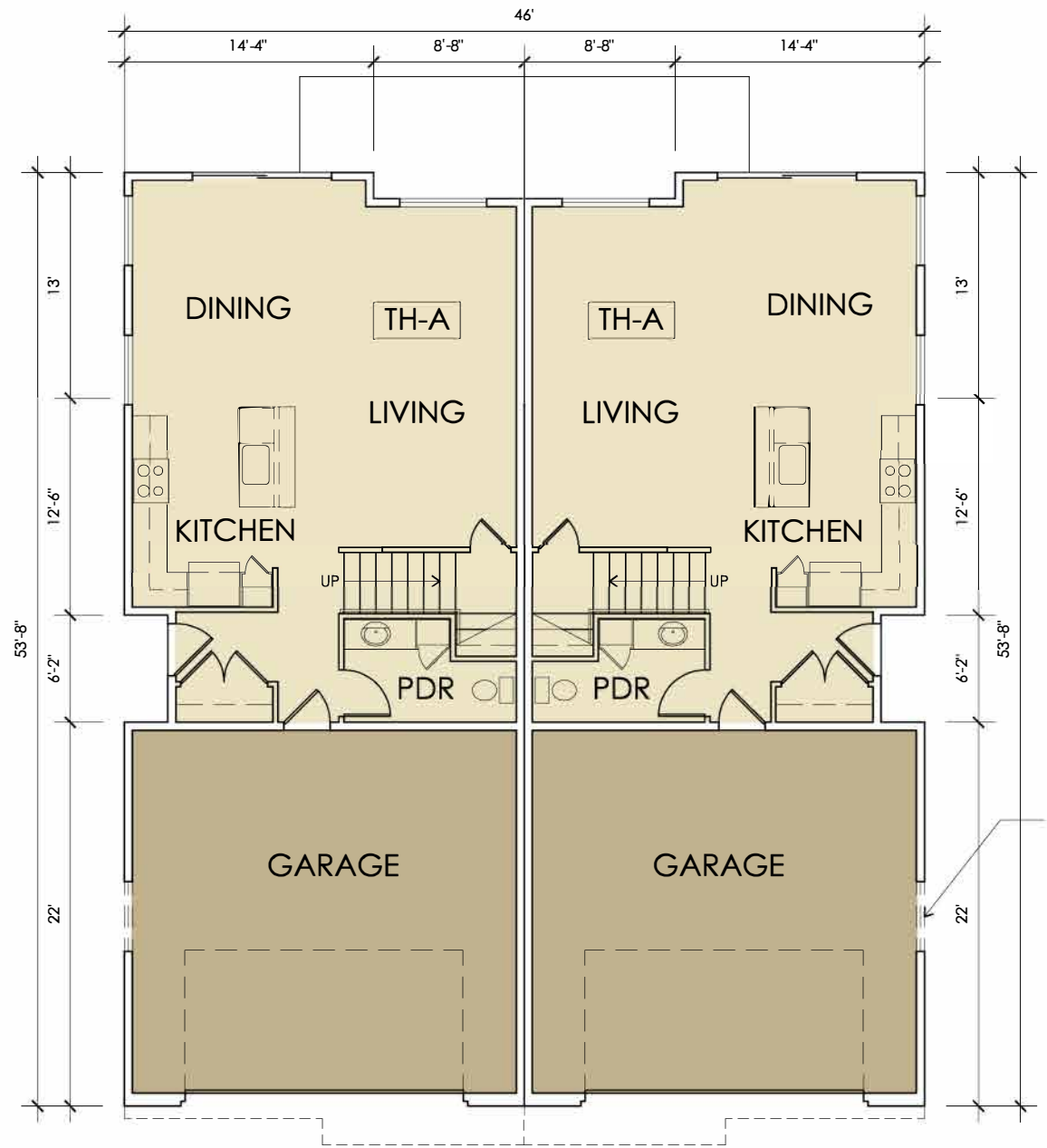
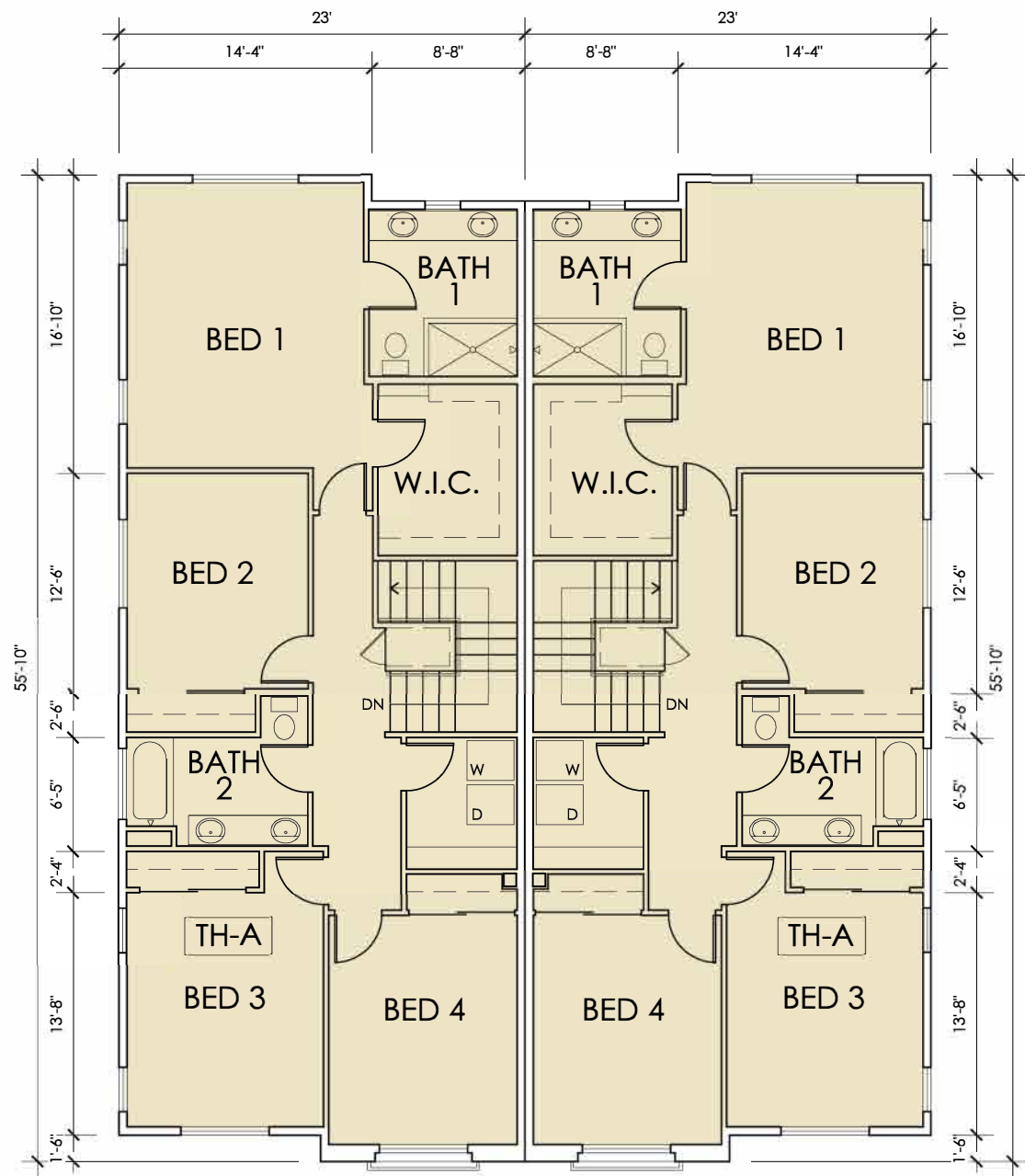


1ST ENTITLEMENT SUBMITTAL - NOT FOR CONSTRUCTION

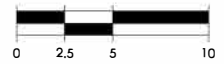
Revisions:	
Project Engineer: EMD	Ext: 141
Project Manager: KEA	
Date: 11/14/2025	Scale: PER PLAN
AV Job No: 240621	Sheet Size: 24" x 36"

PRELIMINARY  
 GRADING AND  
 DRAINAGE PLAN

**C-2.1**



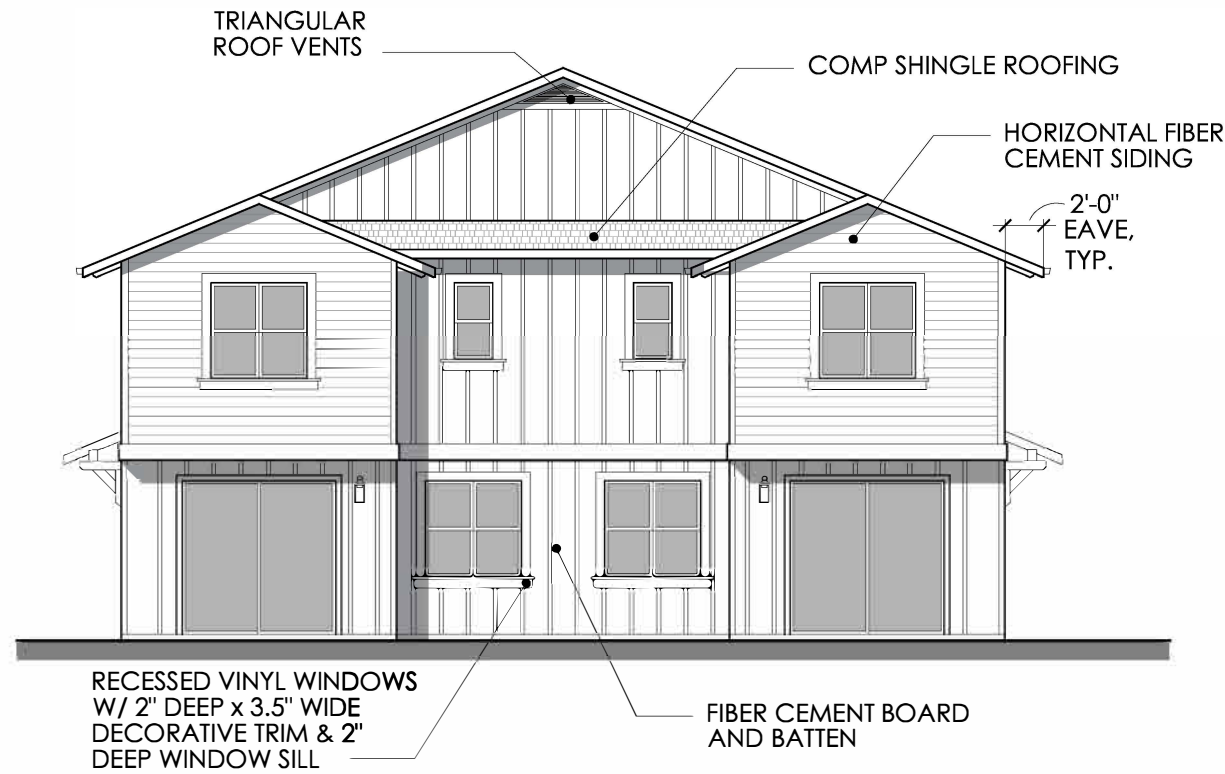
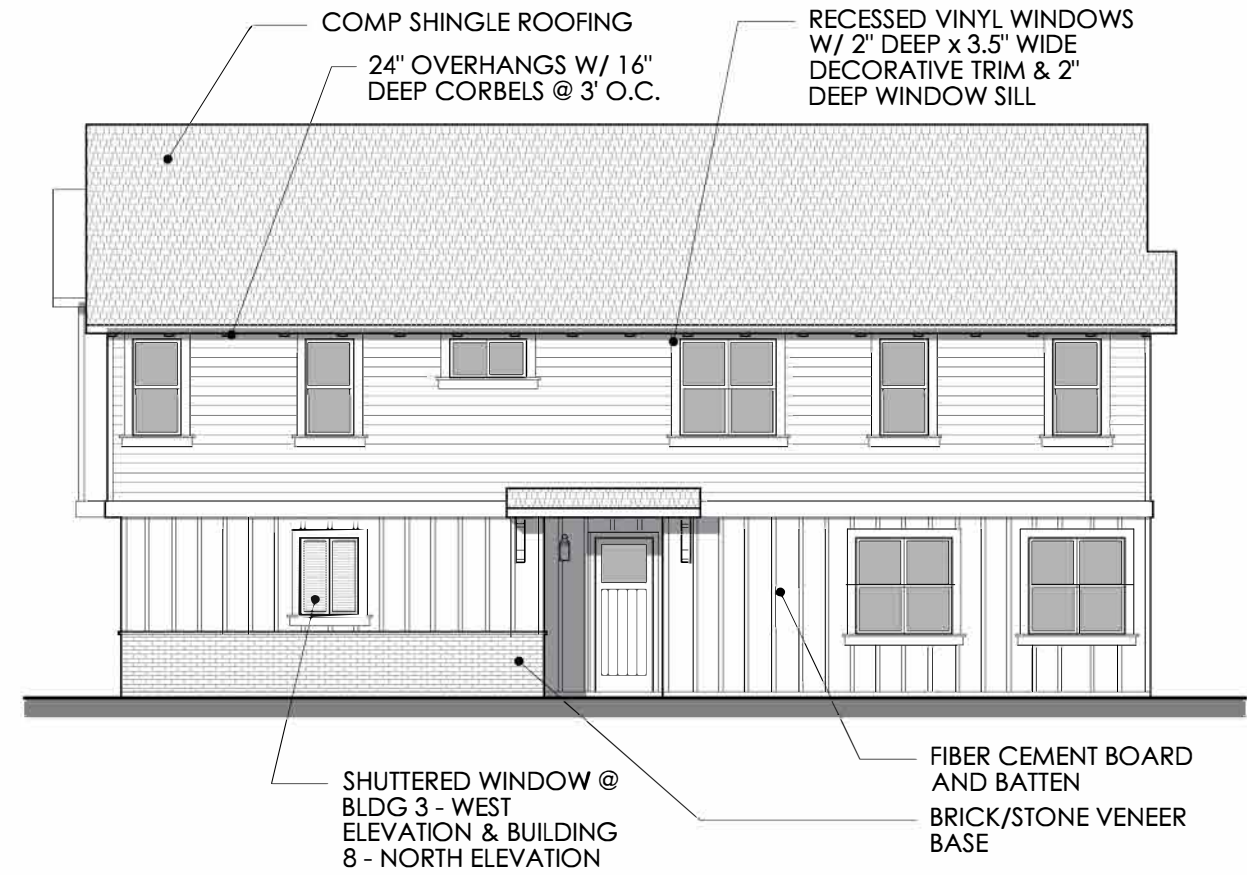
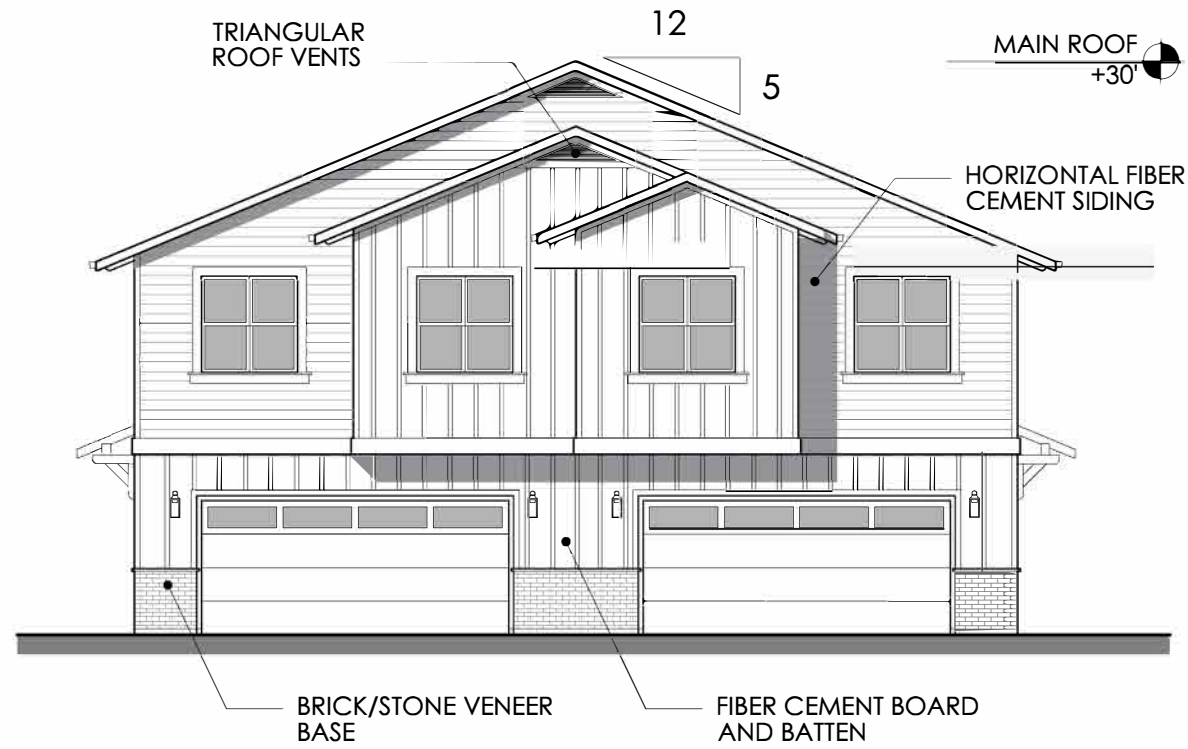
SHUTTERED WINDOW AT  
BLDG 3 - WEST  
ELEVATION & BLDG 8 -  
NORTH ELEVATION



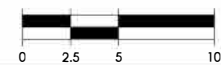
**BUILDING TYPE 1 - SECOND FLOOR PLAN**

**BUILDING TYPE 1 - FIRST FLOOR PLAN**

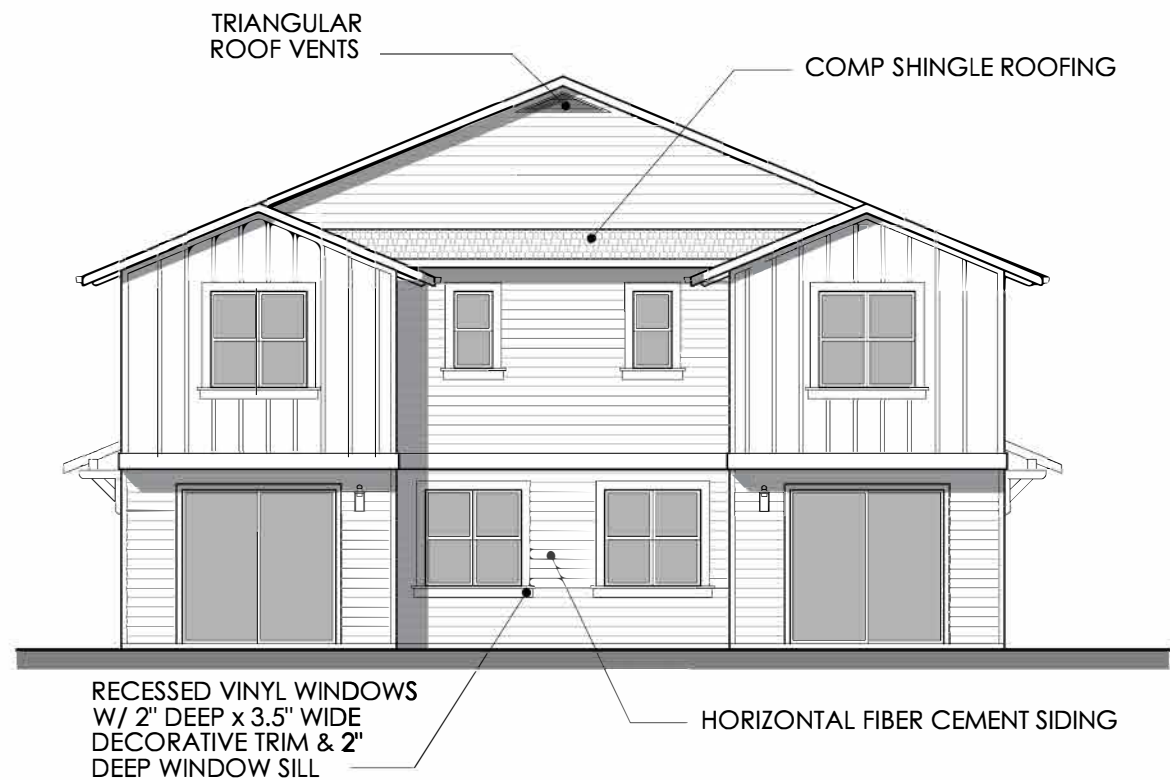
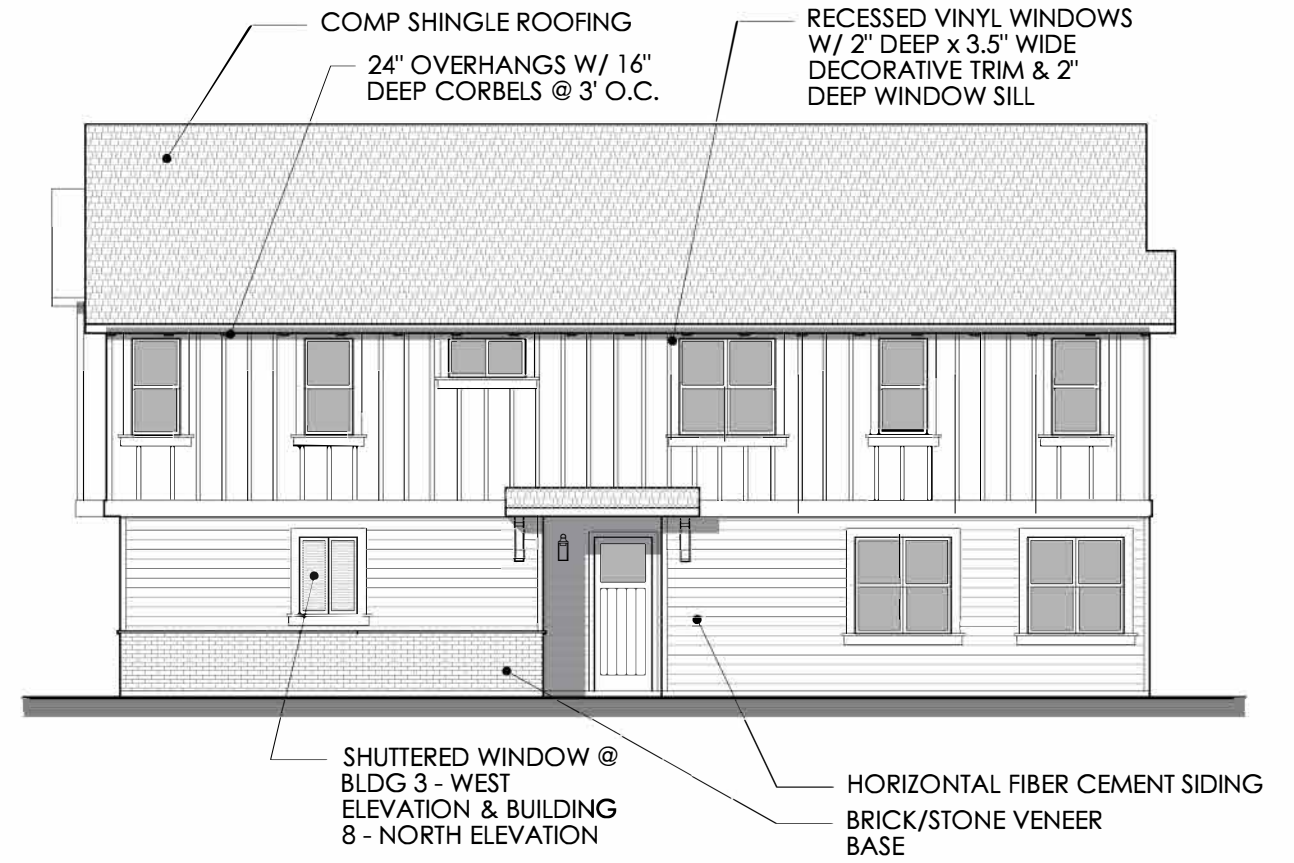
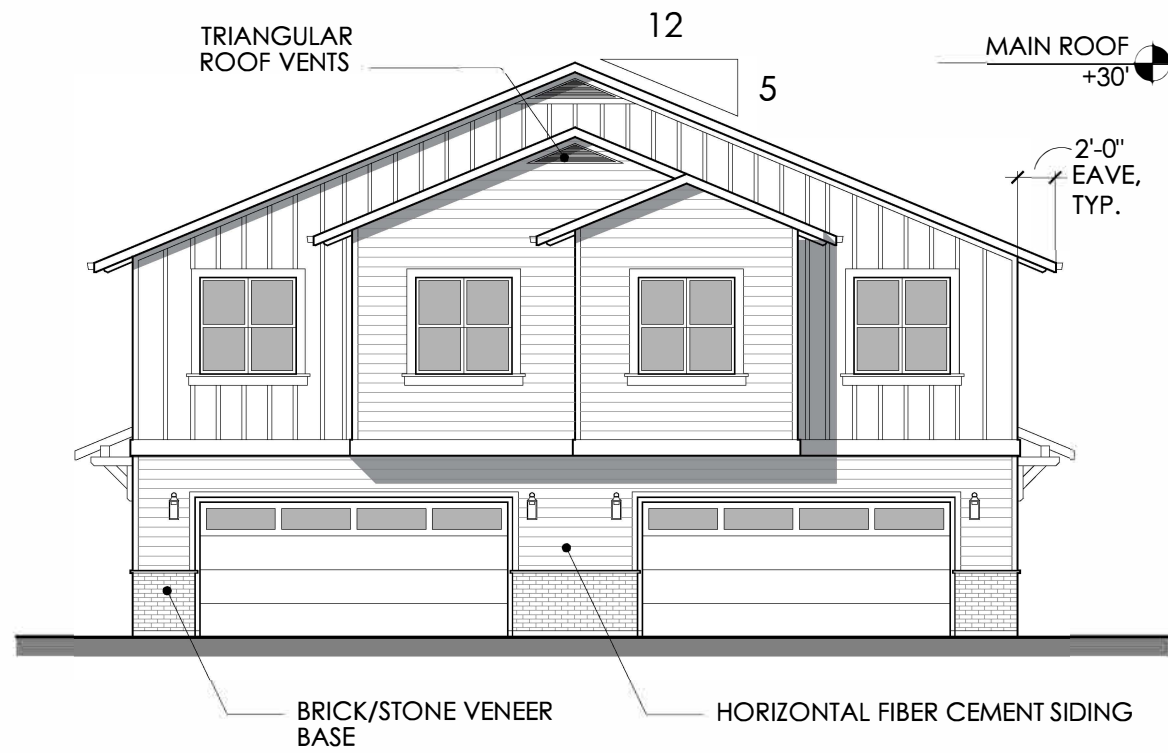
	420 Creston Road Paso Robles, CA	Date SEPTEMBER 29, 2025
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		Sheet <b>A3.0</b>



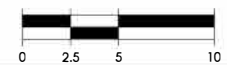
**BUILDING TYPE 1 - ELEVATIONS (SCHEME A)**



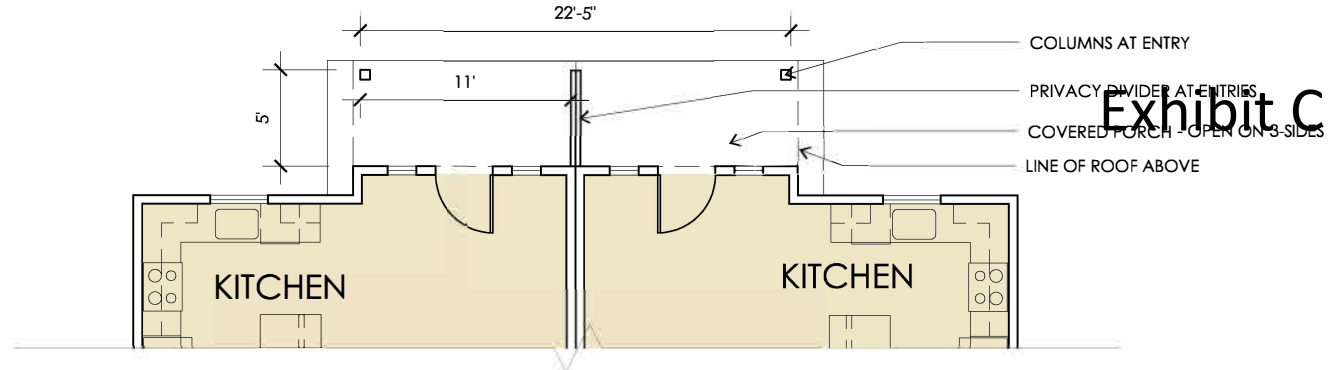
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	Paso Robles, CA	Scale: 1" = 10'-0" @ 11x17
		Sheet: <b>A3.1a</b>



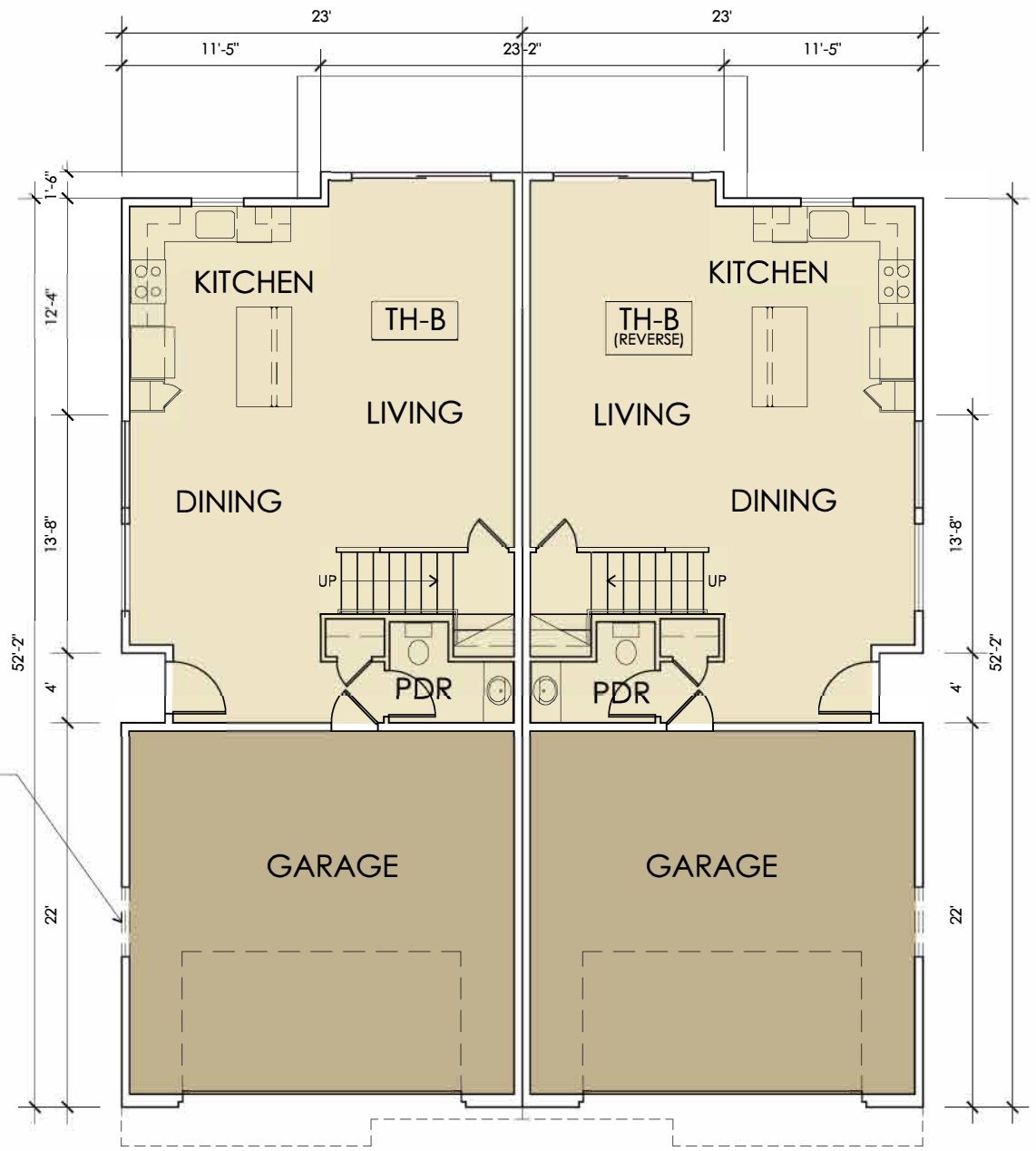
**BUILDING TYPE 1 - ELEVATIONS (SCHEME B)**



	420 Creston Road	Date: SEPTEMBER 29, 2025
	Paso Robles, CA	Scale: 1" = 10'-0" @ 11x17
	<b>A3.1b</b>	Sheet



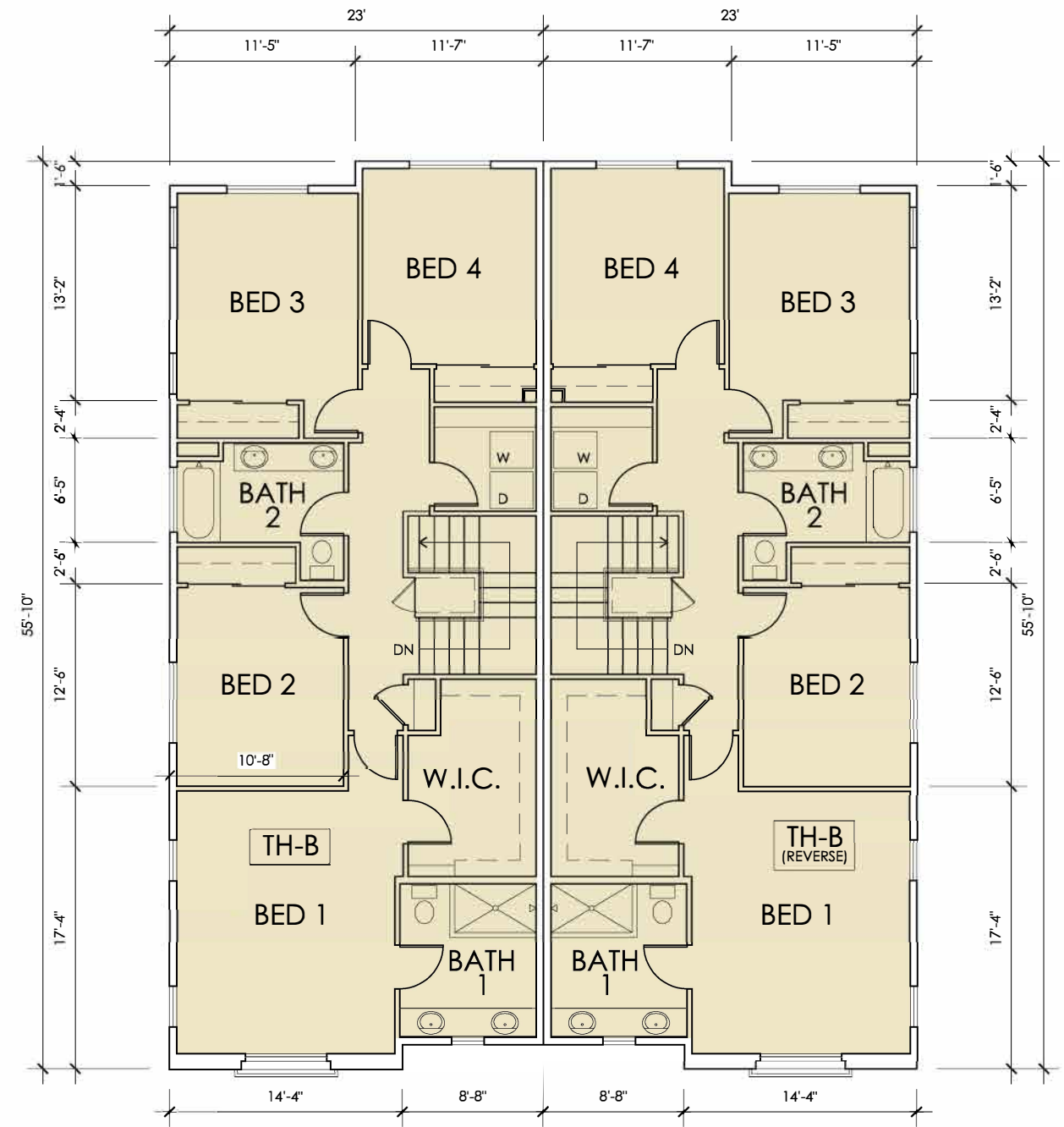
FRONT PORCH ENTRIES @ BUILDINGS 1 & 2



SHUTTERED WINDOW  
@ BLDG 1 - WEST  
ELEVATION AND  
BLDG 5 - NORTH  
ELEVATION

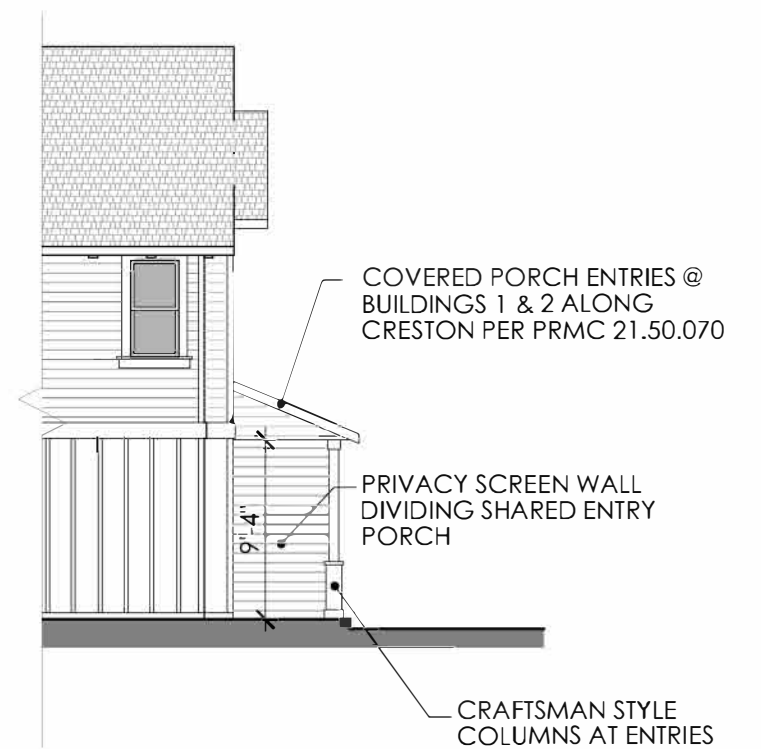
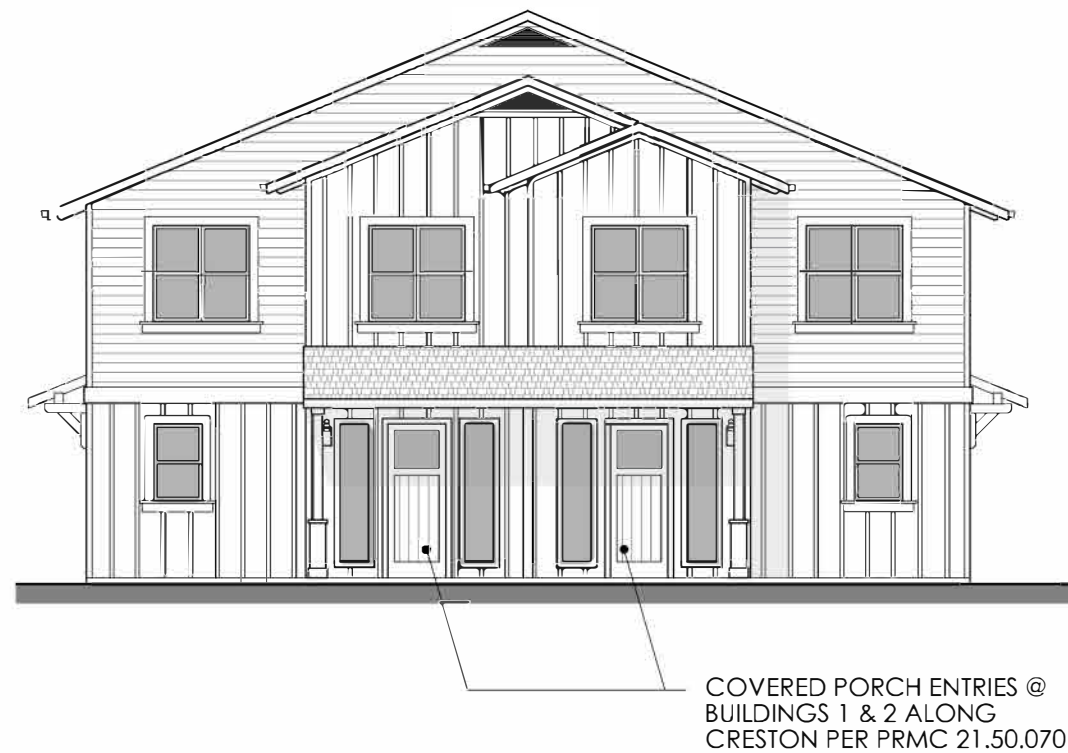
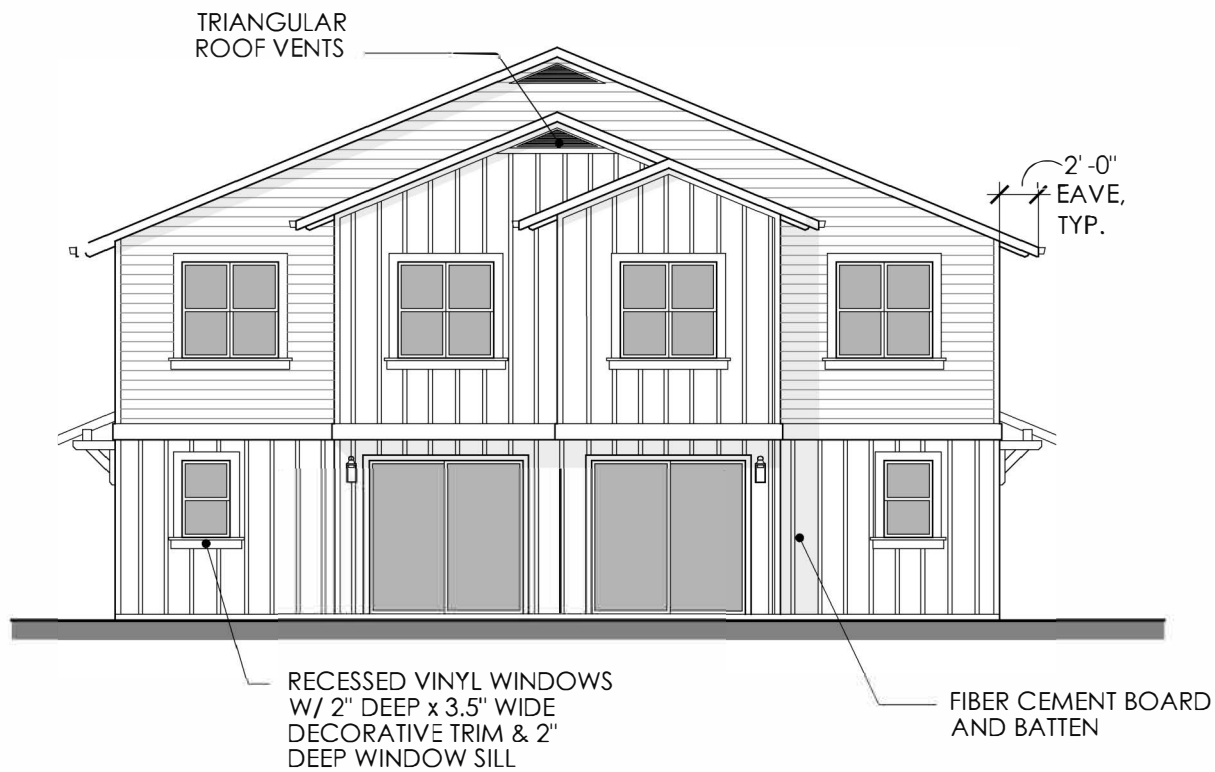
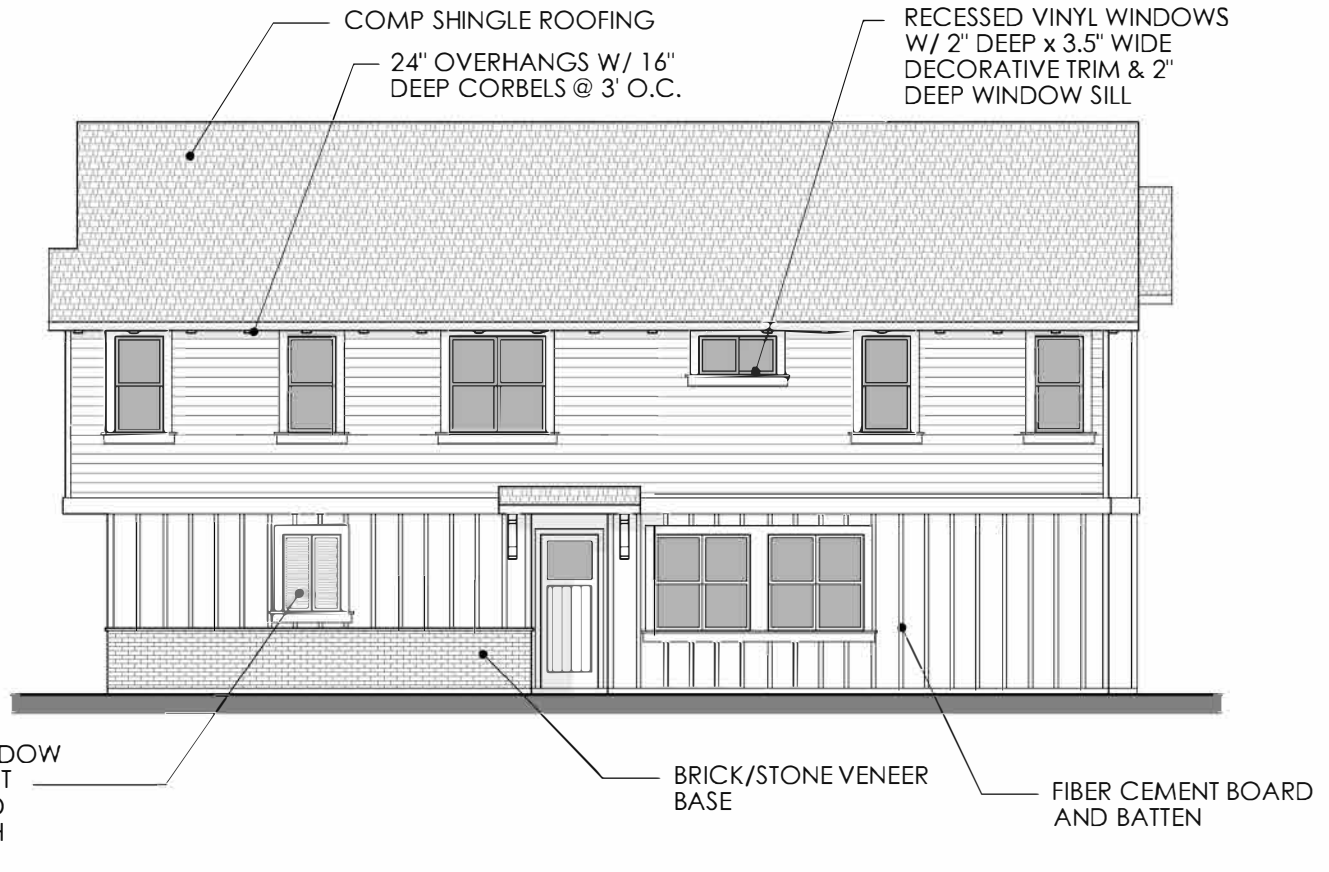
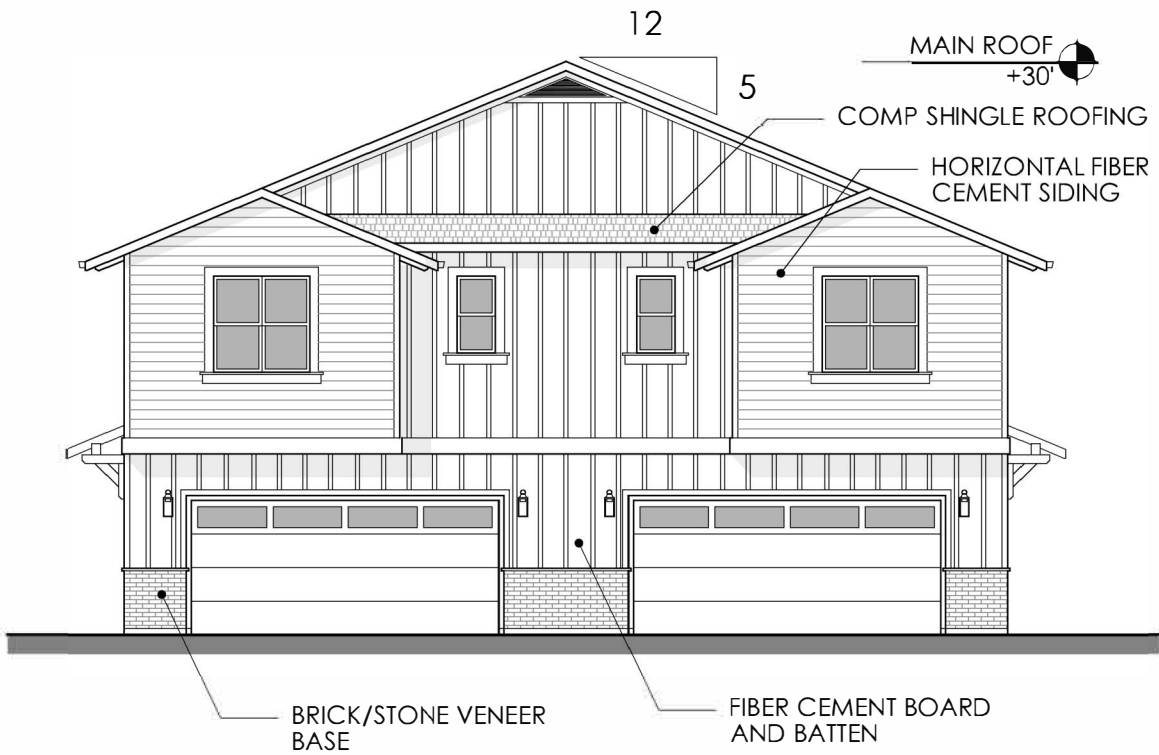


BUILDING TYPE 2 - FIRST FLOOR PLAN



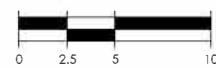
BUILDING TYPE 2 - SECOND FLOOR PLAN

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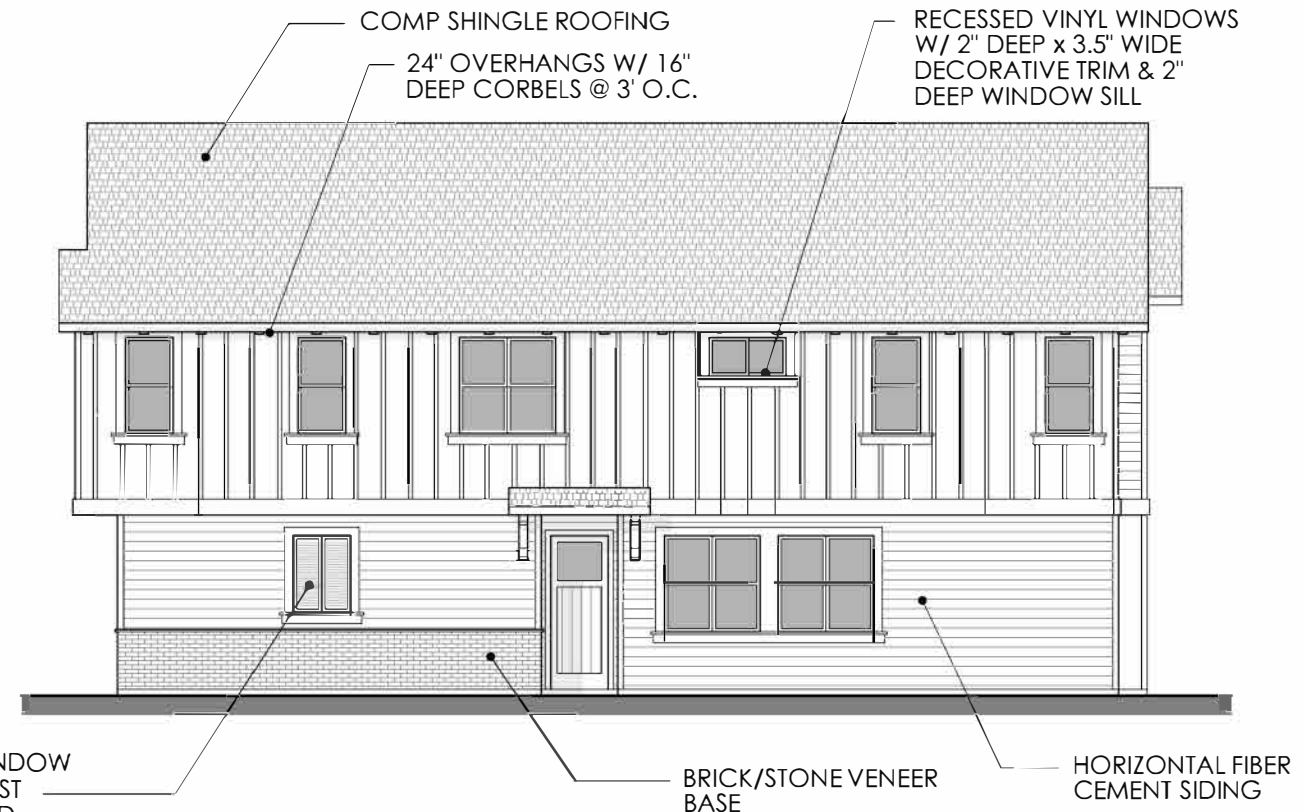
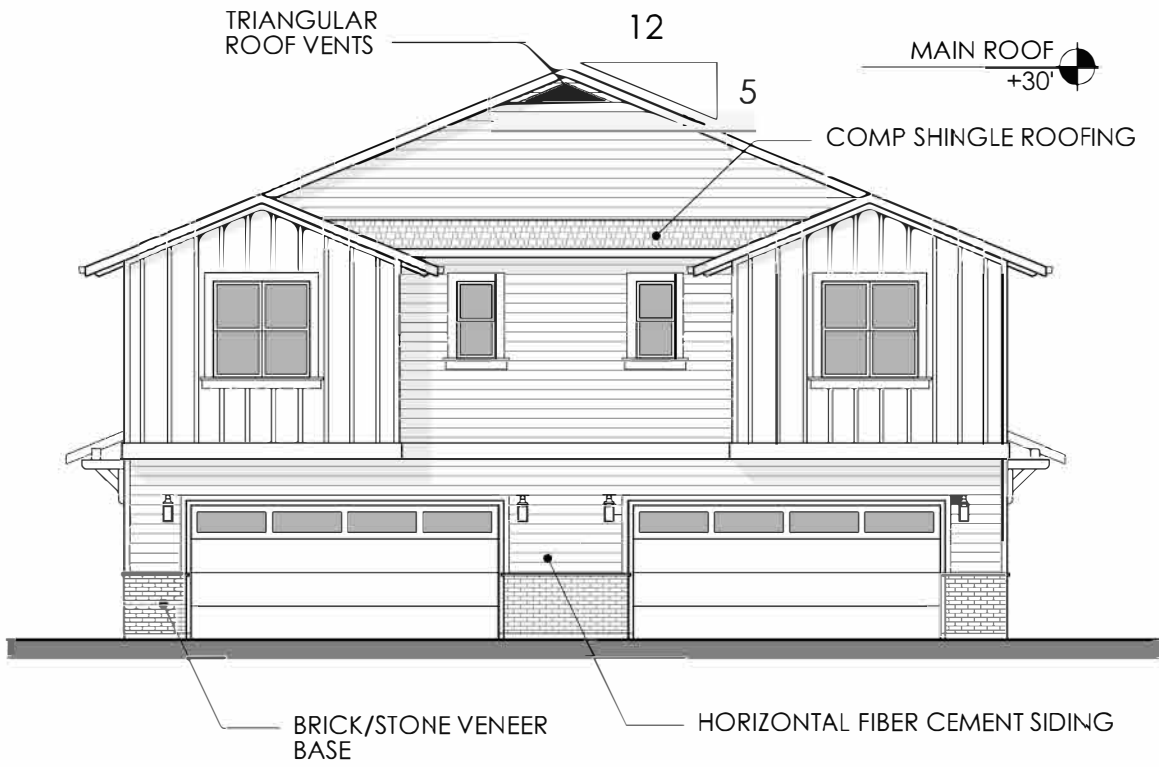
**FRONT PORCH ENTRIES @ BUILDINGS 1 & 2**

**BUILDING TYPE 2 - ELEVATIONS (SCHEME A)**

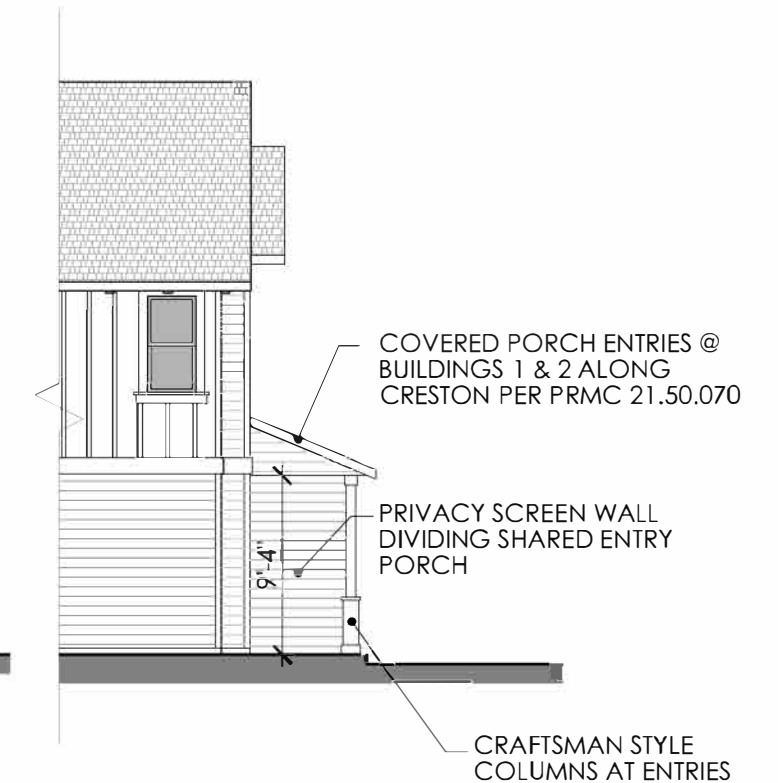
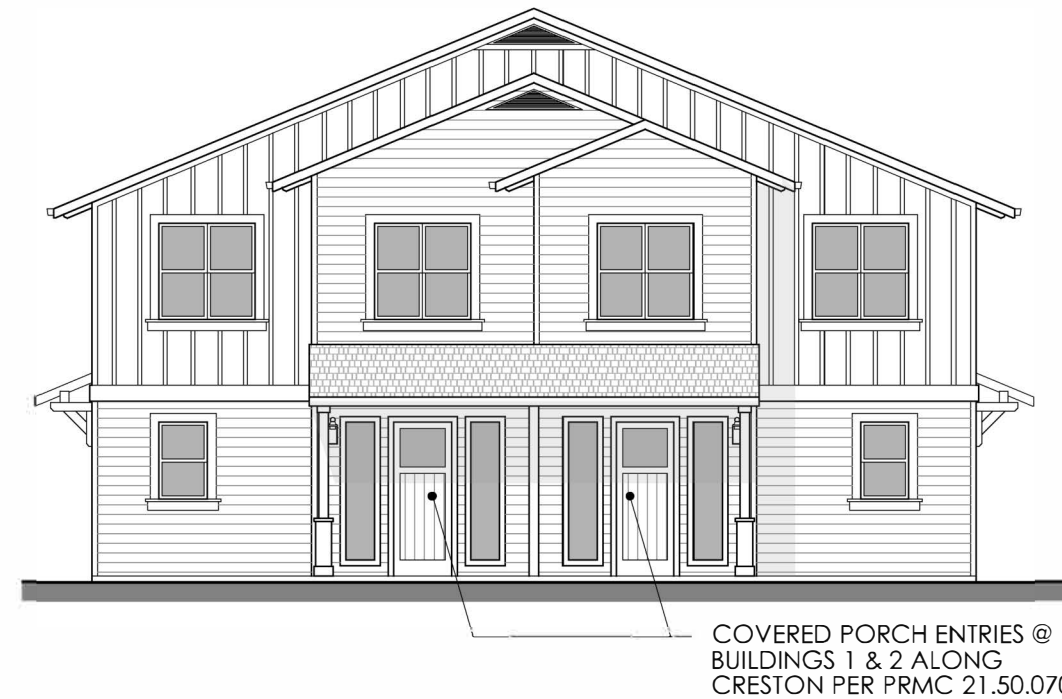
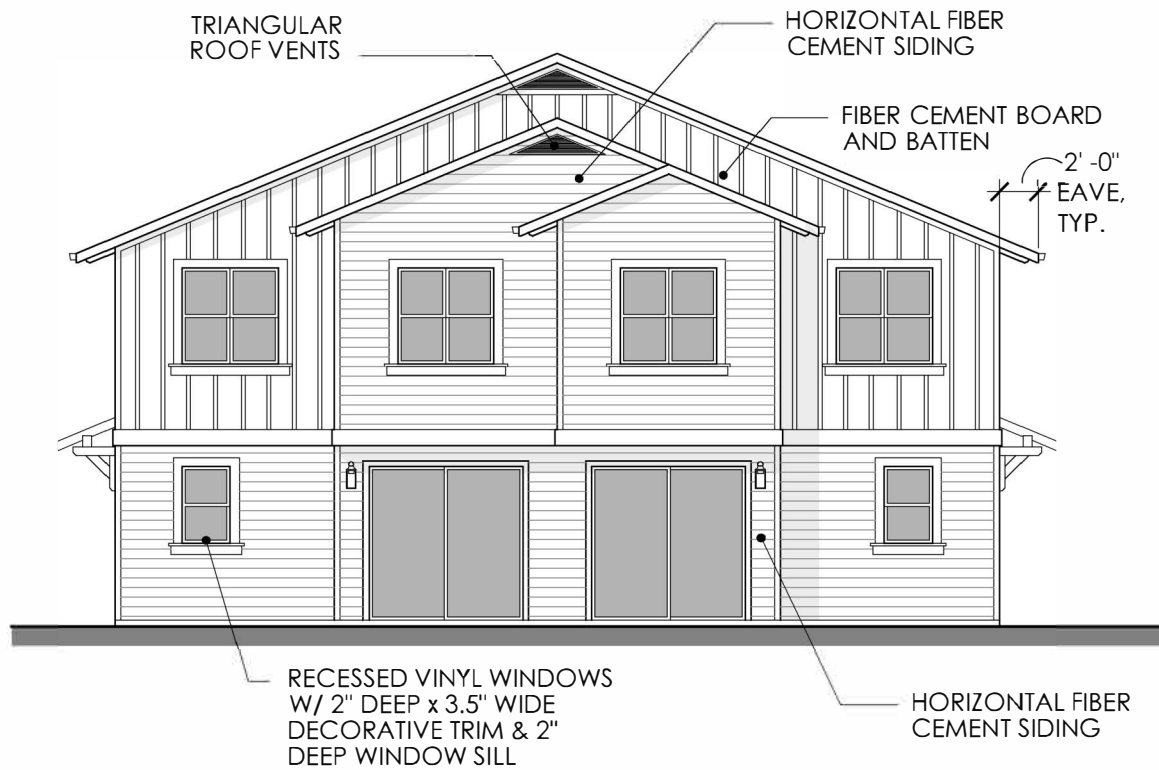


	420 Creston Road	Date: SEPTEMBER 29, 2025
	Paso Robles, CA	Scale: 1" = 10'-0" @ 11x17
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BLDG 5 - NORTH ELEVATION

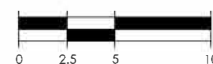


SHUTTERED WINDOW @ BLDG 1 - WEST ELEVATION AND BLDG 5 - NORTH ELEVATION



**FRONT PORCH ENTRIES @ BUILDINGS 1 & 2**

**BUILDING TYPE 2 - ELEVATIONS (SCHEME B)**

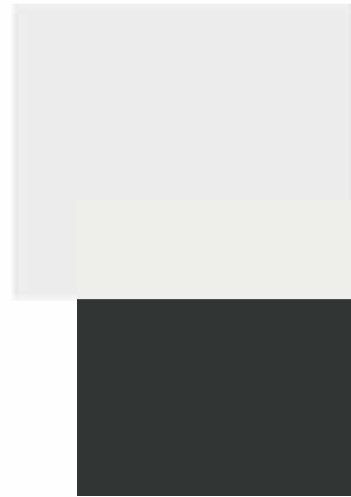


	420 Creston Road	Date: SEPTEMBER 29, 2025
	Paso Robles, CA	Scale: 1" = 10'-0" @ 11x17
		Sheet: <b>A4.1b</b>



(BOTH SCHEMES)

**R1**  
COMP SHINGLE ROOFING  
GAF TIMBERLINE HDZ  
"APPALACHIAN SKY"



**P1**  
PAINTED SIDING  
BENJAMIN MOORE  
"WHITE" OC-151

**P2**  
PAINTED FASCIA  
BENJAMIN MOORE  
"BLACK" 2132-10



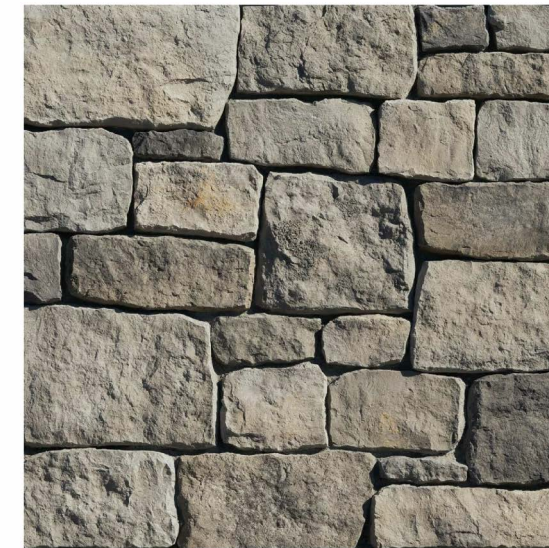
**P1**  
PAINTED UPPER SIDING AND FASCIA  
BENJAMIN MOORE  
"WHITE" OC-151

**P2**  
PAINTED LOWER SIDING  
BENJAMIN MOORE  
"WALL STREET" CSP-20



**S1**  
BRICK VENEER BASE  
HC MUDDOX  
"TULE FOG"

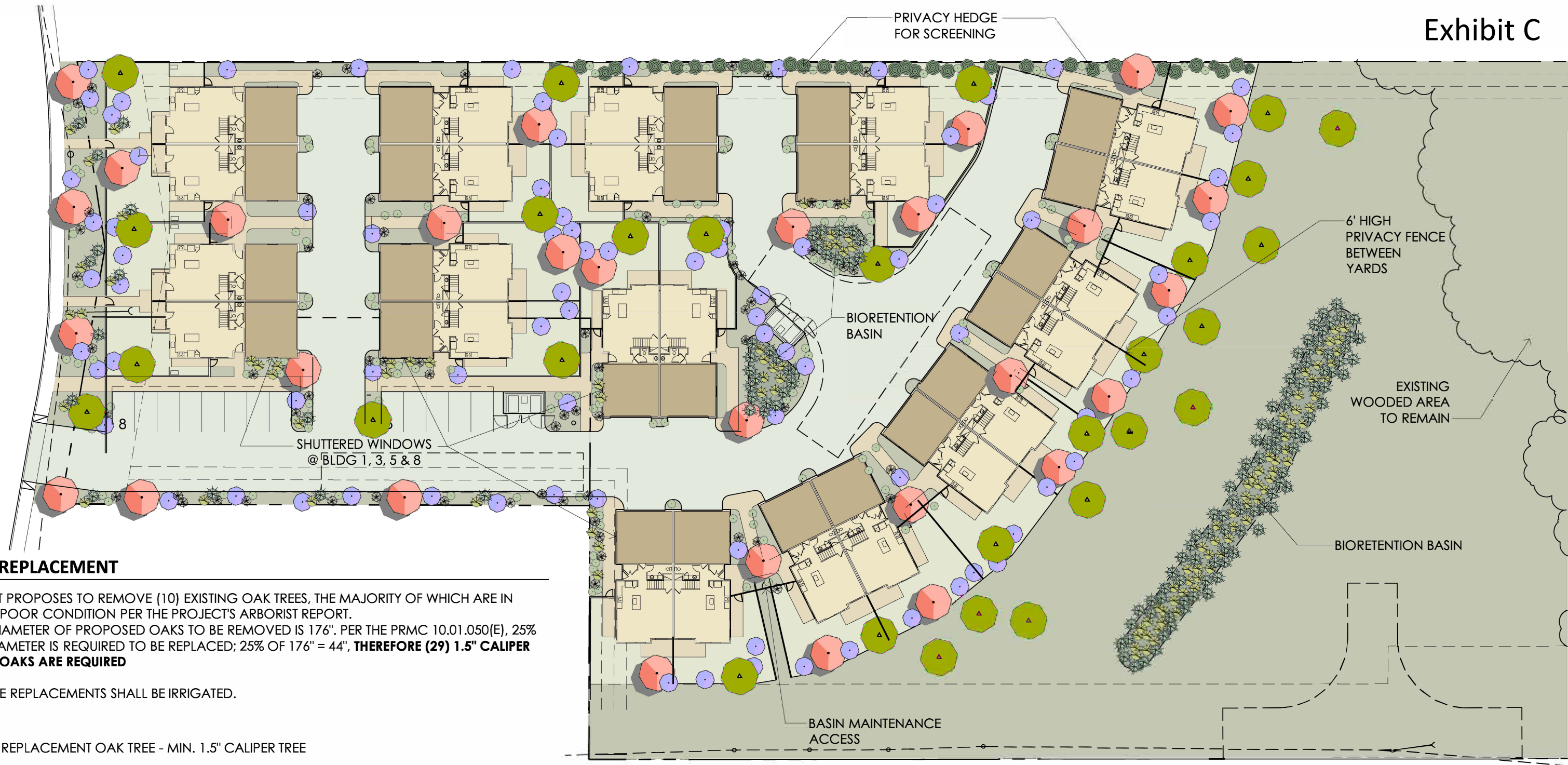
**S1-ALT**  
BRICK VENEER BASE  
PACIFIC CLAY  
NORMAN-FLAT  
"DARK IRONSPOT"



**S1**  
STONE VENEER BASE  
ELDORADO ROUGH CUT  
"FALLING SPRING"

**SCHEME A**

**SCHEME B**






**OAK TREE REPLACEMENT**



THE PROJECT PROPOSES TO REMOVE (10) EXISTING OAK TREES, THE MAJORITY OF WHICH ARE IN POOR/VERY POOR CONDITION PER THE PROJECT'S ARBORIST REPORT. THE TOTAL DIAMETER OF PROPOSED OAKS TO BE REMOVED IS 176". PER THE PRMC 10.01.050(E), 25% OF TOTAL DIAMETER IS REQUIRED TO BE REPLACED; 25% OF 176" = 44", **THEREFORE (29) 1.5" CALIPER MITIGATION OAKS ARE REQUIRED**

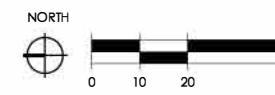
ALL OAK TREE REPLACEMENTS SHALL BE IRRIGATED.

 REPLACEMENT OAK TREE - MIN. 1.5" CALIPER TREE

**CONCEPTUAL PLANTING LEGEND - SEE PLANT PALETTE ON L2.0**

-  EVERGREEN ELM, GOLDEN RAIN, CRAPE MYRTLE  
SEE L1.1 FOR SPECIFIC FRONTAGE NOTES
-  CALIFORNIA LILAC
-  OLEANDER - FOR PRIVACY SCREENING

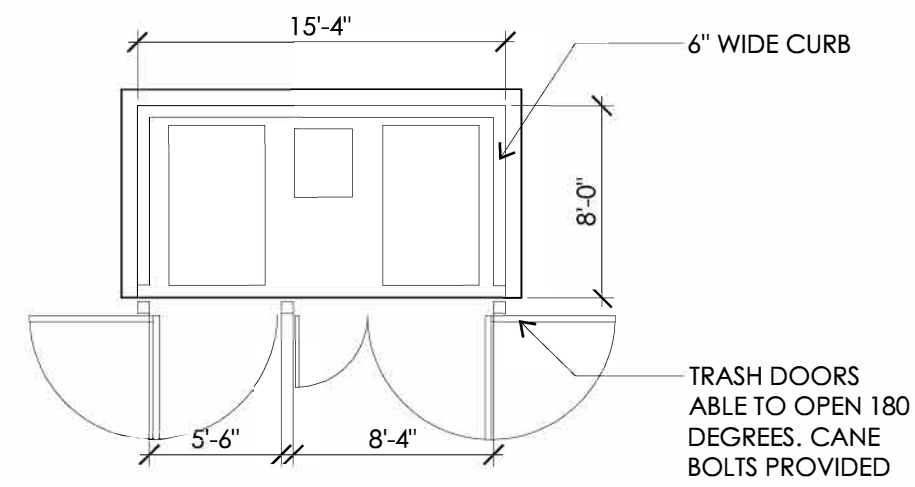
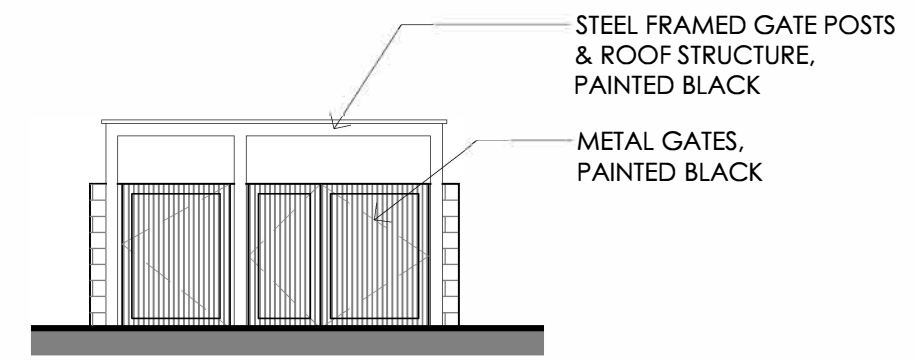
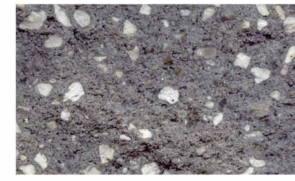
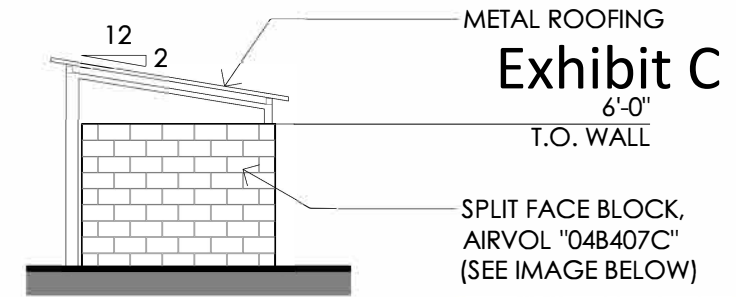
-  AMERICAN BOXWOOD, SILVER SHEEN, CALIFORNIA PRIVET, FLAX LILY, AGAVE AMERICANA, BLUE STAR JUNIPER
-  BLUE OAT GRASS, MUHLY GRASS, QUARTZ CREEK RUSH, CARMAN'S JAPANESE RUSH, ELK BLUE RUSH



**CONCEPTUAL LANDSCAPE PLAN**

	420 Creston Road	Date: NOVEMBER 17, 2025
	Paso Robles, CA	Scale: 1" = 40' @ 11x17
		Sheet: <b>L1.0</b>

# Exhibit C



## TRASH ENCLOSURE

STREET TREES (ST) (CRAPE MYRTLE OR GOLDEN RAIN) SPACED MAX 50' O.C. WITHIN 6' OF THE SIDEWALK

### LANDSCAPE REQUIREMENTS

PER PRMC 21.45.020 B - LANDSCAPE PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF 30% LIVE PLANT MATERIAL AT MATURITY

### FRONTAGE

THE PROJECT'S FRONTAGE IS APPROXIMATELY 4,685 SF (INCLUDING THE FRONT YARDS OF BUILDINGS 1 & 2) THEREFORE A MIN. 1,405 SF SHALL BE COVERED WITH LIVE PLANT MATERIAL. IN ADDITION TO THE PLANT SYMBOLS SHOWN ON THIS PLAN, THERE SHALL BE A LIVE GROUND COVER THROUGHOUT THE PROJECT TO SATISFY THE MINIMUM LANDSCAPED AREA.

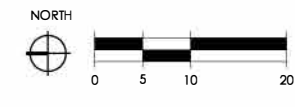
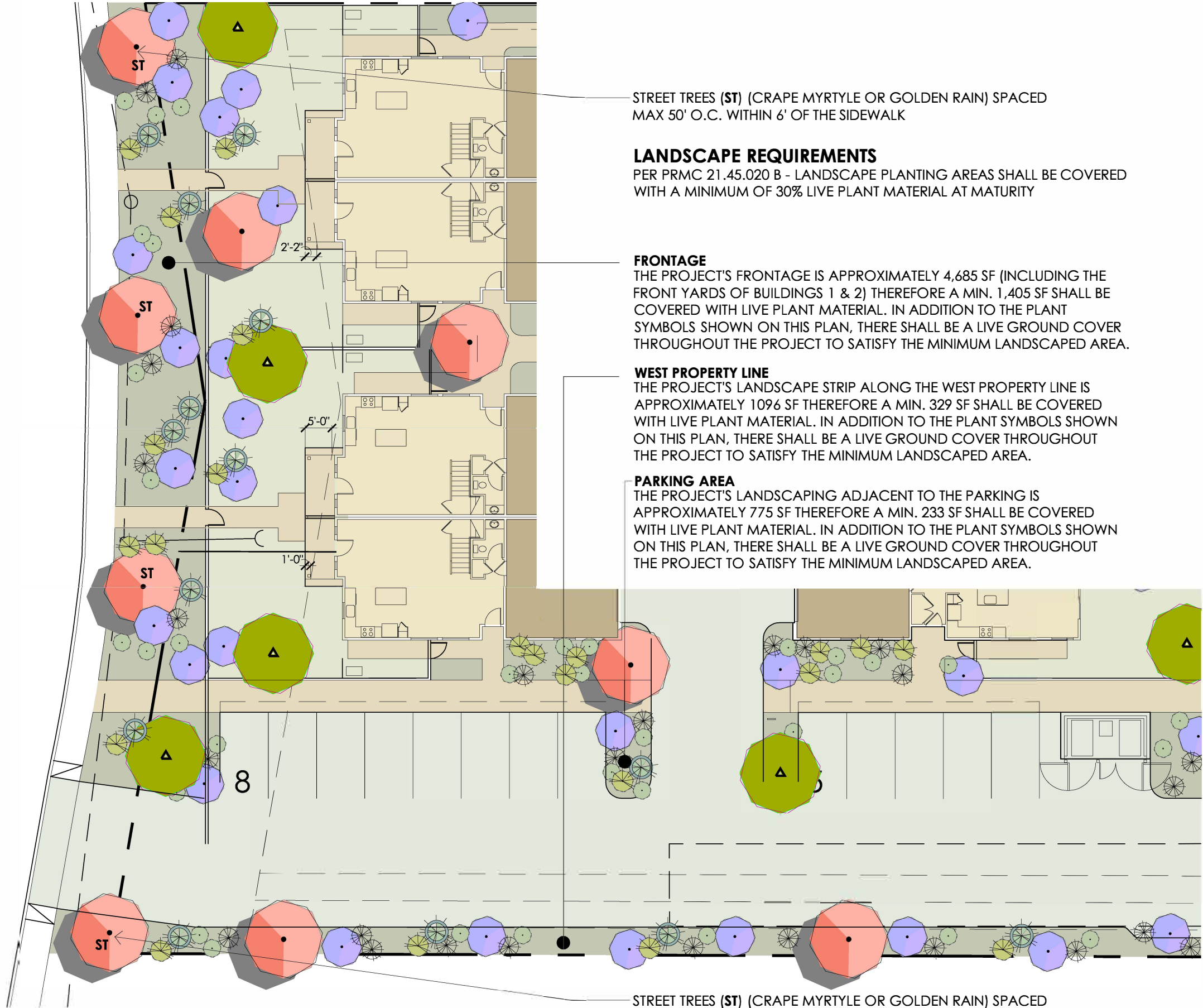
### WEST PROPERTY LINE

THE PROJECT'S LANDSCAPE STRIP ALONG THE WEST PROPERTY LINE IS APPROXIMATELY 1096 SF THEREFORE A MIN. 329 SF SHALL BE COVERED WITH LIVE PLANT MATERIAL. IN ADDITION TO THE PLANT SYMBOLS SHOWN ON THIS PLAN, THERE SHALL BE A LIVE GROUND COVER THROUGHOUT THE PROJECT TO SATISFY THE MINIMUM LANDSCAPED AREA.

### PARKING AREA

THE PROJECT'S LANDSCAPING ADJACENT TO THE PARKING IS APPROXIMATELY 775 SF THEREFORE A MIN. 233 SF SHALL BE COVERED WITH LIVE PLANT MATERIAL. IN ADDITION TO THE PLANT SYMBOLS SHOWN ON THIS PLAN, THERE SHALL BE A LIVE GROUND COVER THROUGHOUT THE PROJECT TO SATISFY THE MINIMUM LANDSCAPED AREA.

STREET TREES (ST) (CRAPE MYRTLE OR GOLDEN RAIN) SPACED MAX 50' O.C. WITHIN 6' OF THE SIDEWALK



## ENLARGED CONCEPTUAL LANDSCAPE AND FRONTAGE PLAN

	420 Creston Road Paso Robles, CA	Date NOVEMBER 17, 2025
		Scale 1" = 20' @ 11x17
		Sheet L1.1

**WATER CONSERVATION**

**Exhibit C**

**WATER CONSERVATION NOTES**

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, DEFINED AS "LOW" OR "VERY LOW" IN THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WULCOS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION), SHALL BE UTILIZED IN 75% OF THE TOTAL PLANT AREA.
- IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE, AND ORIENTATION.
- SOIL AMENDMENTS AND A 3" LAYER OF MEDIUM BARK MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL AND INHIBIT EVAPORATION.
- LAWN IS NOT USED.

**STATEMENT OF WATER CONSERVING IRRIGATION DESIGN**

THE FOLLOWING PRINCIPLES OF IRRIGATION DESIGN UTILIZED ON THIS PROJECT ARE DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM.

- ALL IRRIGATION SHALL BE DRIP OR DRIP-TYPE AND/OR MICROSpray SYSTEMS ONLY. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
- IRRIGATION HYDROZONES SHALL ADJUST ACCORDING TO WATER NEEDS AND WEATHER.
- UTILIZATION OF IRRIGATION SYSTEM MASTER VALVE.
- UTILIZATION OF IRRIGATION SYSTEM "SMART CONTROLLER" WITH WATER BUDGETING FEATURE.
- UTILIZATION OF IRRIGATION SYSTEM FLOW SENSOR.
- UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.



EVERGREEN ELM



GOLDEN RAIN



CRAPE MYRTLE



OLEANDER



AMERICAN BOXWOOD



SILVER SHEEN



CALIFORNIA PRIVET



FLAX LILY



QUARTZ CREEK RUSH



BLUE OAT GRASS



AGAVE AMERICANA  
VARIEGATED CENTURY PLANT



CALIFORNIA LILAC



BLUE STAR JUNIPER



MUHLY GRASS

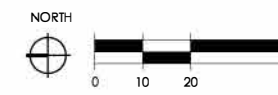


CARMAN'S JAPANESE RUSH



ELK BLUE RUSH

Arris Studio Architects	420 Creston Road, Paso Robles, CA	12/20/2024
<b>Site Area</b>		<b>Sq. Ftg.</b>
Total Site Area	369,388	SF
<b>Site Area</b>		<b>% Sq. Ftg.</b>
Hardscape/Building Area	16%	60,741 SF
Non-Irrigated Landscape Area	27%	100,218 SF
Irrigated Landscape Area	56%	208,429 SF
<b>Landscape Area Percentage (Net Area)</b>		343%
<b>HYDROZONE CHART &amp; LANDSCAPE WATER USE SUMMARY</b>		
<b>Maximum Annual Water Allowance (MAWA)</b>		
total square footage of landscape	208,429	SF
Hist ET for the area	49	IN/YR
Conversion Factor (to gallons)	0.62	
ET Adjustment Factor (ETAF)	0.7	
MAWA		5926 ccf/yr
MAWA		4,432,451 gal/yr
<b>HYDROZONE CHART</b>		
Hydrozone # 1 - Low / Very Low (Shrub Drip)	Plant Factor	0.3
square footage of hydrozone	208,429	SF
hydrozone irrigation efficiency	0.86	
EAWU		2208863 gal/yr
EAWU		2953 ccf/yr
<b>ESTIMATED ANNUAL WATER USE</b>		
EAWU		2,208,863 gal/yr
EAWU		2953 ccf/yr
<b>LANDSCAPE WATER USE SUMMARY</b>		
MAWA	4,432,451	EAWU < MAWA 2973
EAWU	2,208,863	(this number must be positive) ccf saved
<b>PERCENTAGE OF MAWA USED</b>		<b>50 %</b>



	420 Creston Road	Date: NOVEMBER 17, 2025
	Paso Robles, CA	Scale:
		Sheet: <b>L2.0</b>

NOTE: PLANT IMAGERY SHOWN IS REPRESENTATIVE ONLY. FINAL SELECTIONS MAY VARY.

**CONCEPTUAL LANDSCAPE PALETTE**