




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**

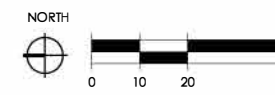
ALL OAK TREE REPLACEMENTS SHALL BE IRRIGATED.

 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


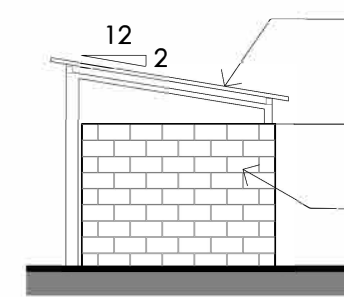
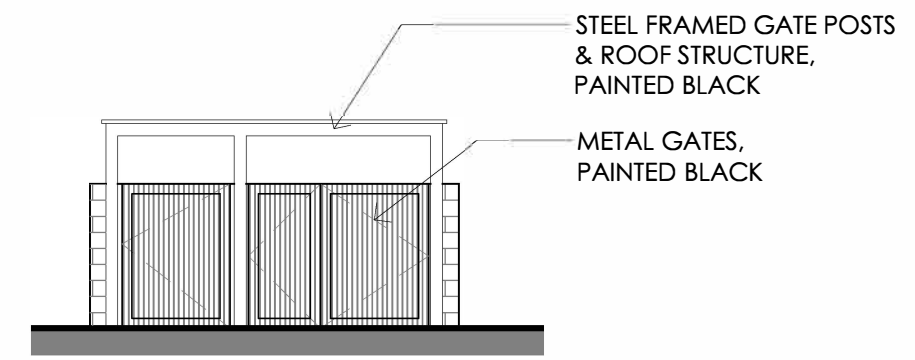
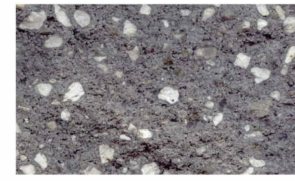
	420 Creston Road	Date: NOVEMBER 17, 2025
	Paso Robles, CA	Scale: 1" = 40' @ 11x17
		Sheet: L1.0

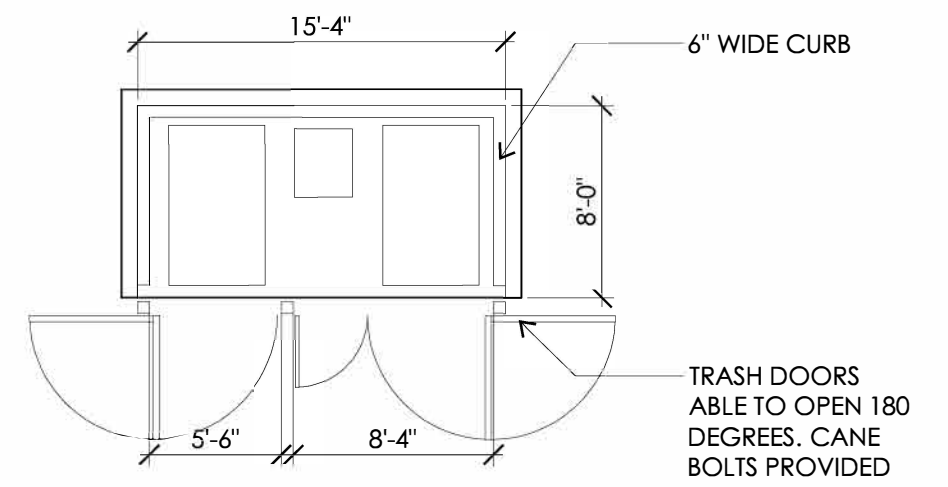
Exhibit D



METAL ROOFING
6'-0"
T.O. WALL
SPLIT FACE BLOCK, AIRVOL "04B407C" (SEE IMAGE BELOW)



STEEL FRAMED GATE POSTS & ROOF STRUCTURE, PAINTED BLACK
METAL GATES, PAINTED BLACK



TRASH ENCLOSURE

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

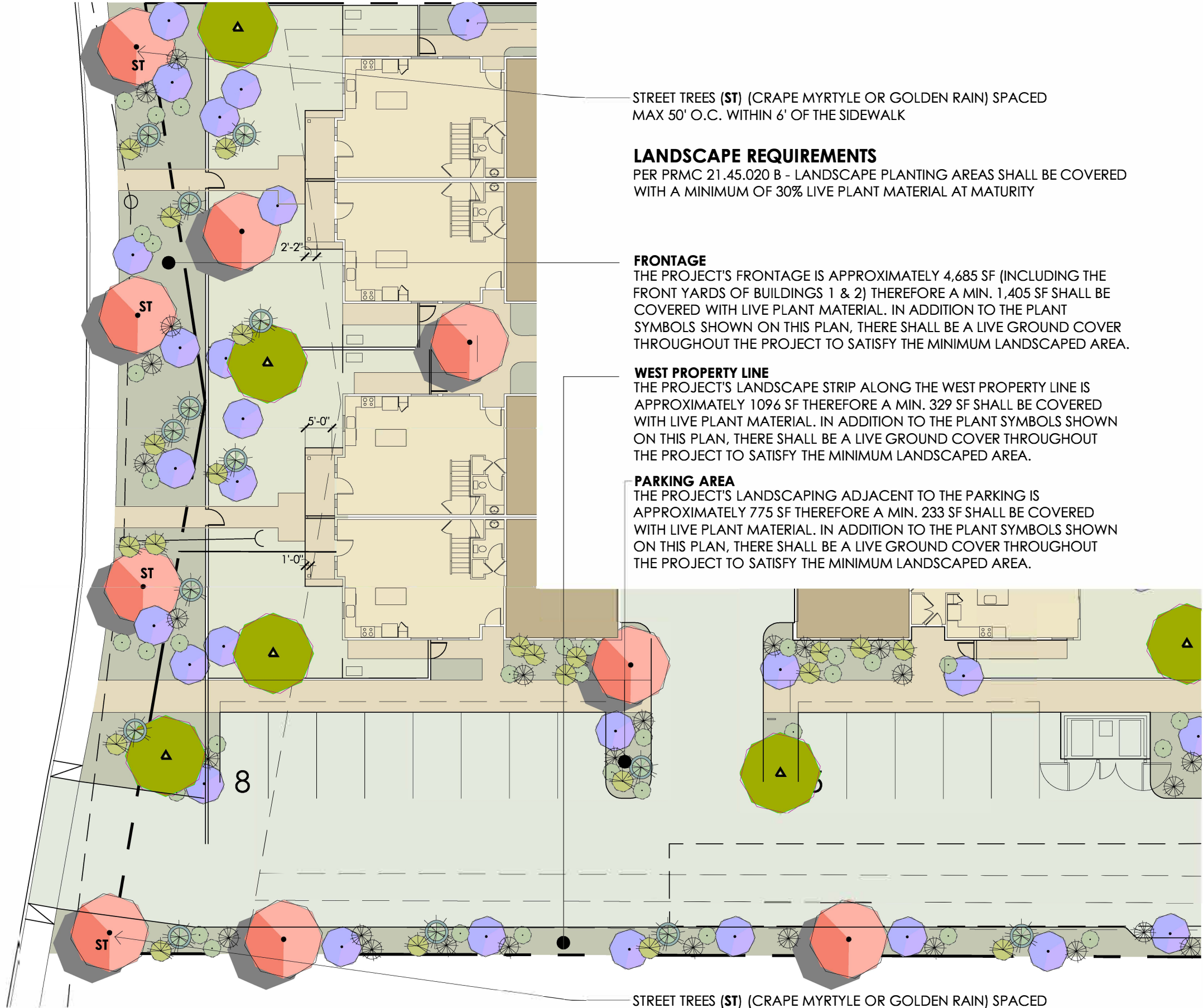
LANDSCAPE REQUIREMENTS
PER PRMC 21.45.020 B - LANDSCAPE PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF 30% LIVE PLANT MATERIAL AT MATURITY

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.

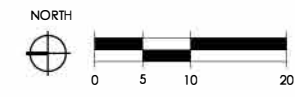
WEST PROPERTY LINE
THE PROJECT'S LANDSCAPE STRIP ALONG THE WEST PROPERTY LINE IS APPROXIMATELY 1096 SF THEREFORE A MIN. 329 SF SHALL BE COVERED WITH LIVE PLANT MATERIAL. IN ADDITION TO THE PLANT SYMBOLS SHOWN ON THIS PLAN, THERE SHALL BE A LIVE GROUND COVER THROUGHOUT THE PROJECT TO SATISFY THE MINIMUM 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	Date: NOVEMBER 17, 2025
	Paso Robles, CA	Scale: 1" = 20' @ 11x17
		Sheet: L1.1

WATER CONSERVATION

Exhibit D

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

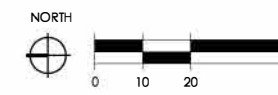


CARMAN'S JAPANESE RUSH



ELK BLUE RUSH

Arris Studio Architects	420 Creston Road, Paso Robles, CA	12/20/2024
Site Area		Sq. Ftg.
Total Site Area	369,388	SF
Site Area		%
Hardscape/Building Area	16%	60,741 SF
Non-Irrigated Landscape Area	27%	100,218 SF
Irrigated Landscape Area	56%	208,429 SF
Landscape Area Percentage (Net Area)		343%
HYDROZONE CHART & LANDSCAPE WATER USE SUMMARY		
Maximum Annual Water Allowance (MAWA)		
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
HYDROZONE CHART		
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
ESTIMATED ANNUAL WATER USE		
EAWU		2,208,863 gal/yr
EAWU		2953 ccf/yr
LANDSCAPE WATER USE SUMMARY		
MAWA	4,432,451	EAWU < MAWA
EAWU	2,208,863	(this number must be positive)
		2973 ccf saved
PERCENTAGE OF MAWA USED		50 %



	420 Creston Road	Date	NOVEMBER 17, 2025
	Paso Robles, CA	Scale	
		Sheet	L2.0

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

CONCEPTUAL LANDSCAPE PALETTE