

LOCATION MAP
NO SCALE

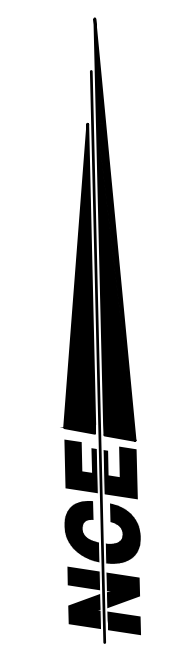
SITE STATISTICS - OVERVIEW

TOTAL AREA	18.87 ACRES (821,818 SQ FT)
TOTAL LOTS	1
COMMERCIAL	9 BUILDINGS, 86,965 SF
RECORD OWNER:	DOUG AYRES 2700 BUENA VISTA DRIVE PASO ROBLES, CA 93446
APPLICANT	DOUG AYRES 2700 BUENA VISTA DRIVE PASO ROBLES, CA 93446
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B, PASO ROBLES, CA 93446 R.C.E. 71787 (805) 239-3127
ARCHITECT	ACS ARCHITECTURAL 10700 W RESEARCH DRIVE, SUITE 250 MILWAUKEE, WI 53226 (262) 373-8880
A.P.N.	025-410-020, 025-410-004
PROPOSED USE OF PROPERTY	COMMERCIAL

SHEET INDEX

1. OVERALL SITE
2. BUENA VISTA DR
3. DALLONS DR - WEST
4. DALLONS DR - EAST
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6. PRELIMINARY GRADING - SOUTH WEST
7. PRELIMINARY GRADING - NORTH
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9. PRELIMINARY GRADING - NORTH EAST
10. PRELIMINARY UNDERGROUND - WEST
11. PRELIMINARY UNDERGROUND - EAST
12. PRELIMINARY SITE SECTIONS - A
13. PRELIMINARY SITE SECTIONS - B & C
14. PRELIMINARY SITE SECTIONS - D
15. PRELIMINARY SITE SECTIONS - F
16. PRELIMINARY SITE SECTIONS - G

PRELIMINARY EARTHWORK QUANTITIES		
AREA OF DISTURBANCE	AC	23.5
MAX DEPTH CUT	FT	9.0
MAX DEPTH FILL	FT	11.1
EARTHWORK QUANTITY:		
CUT	CU YD	25,330
FILL	CU YD	47,176
NET	CU YD	21,846 <FILL>



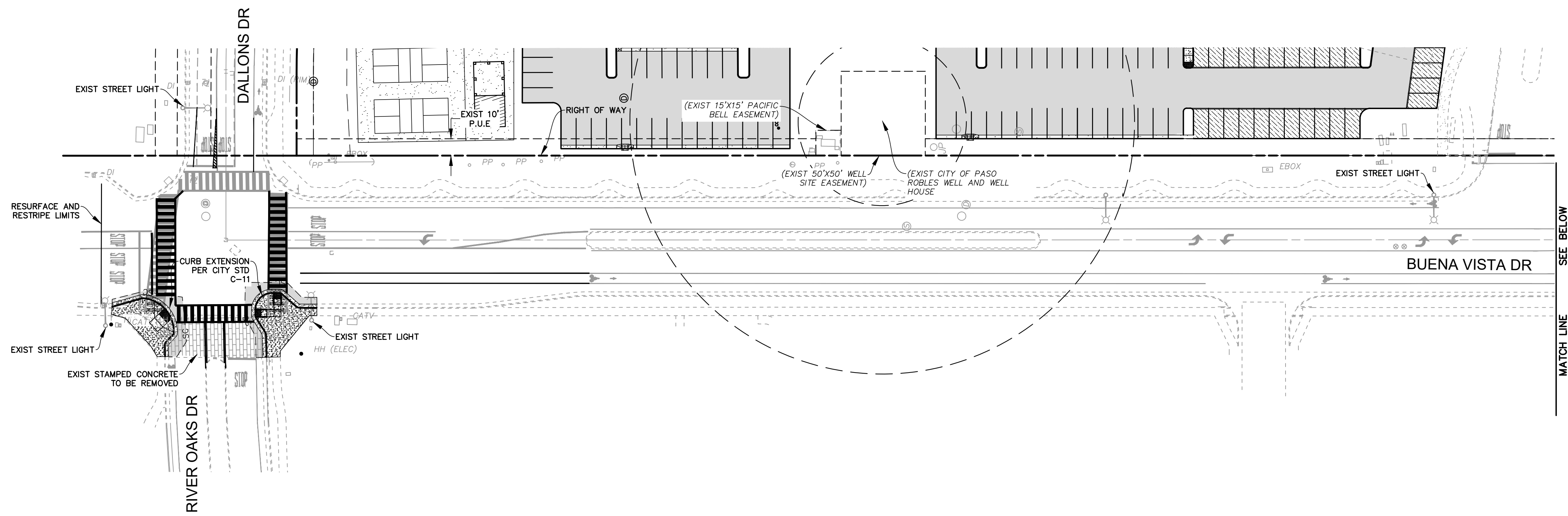
0 50' 100' 200'
SCALE: 1"=100'

ALLEGRETTO EXPANSION
OVERALL SITE

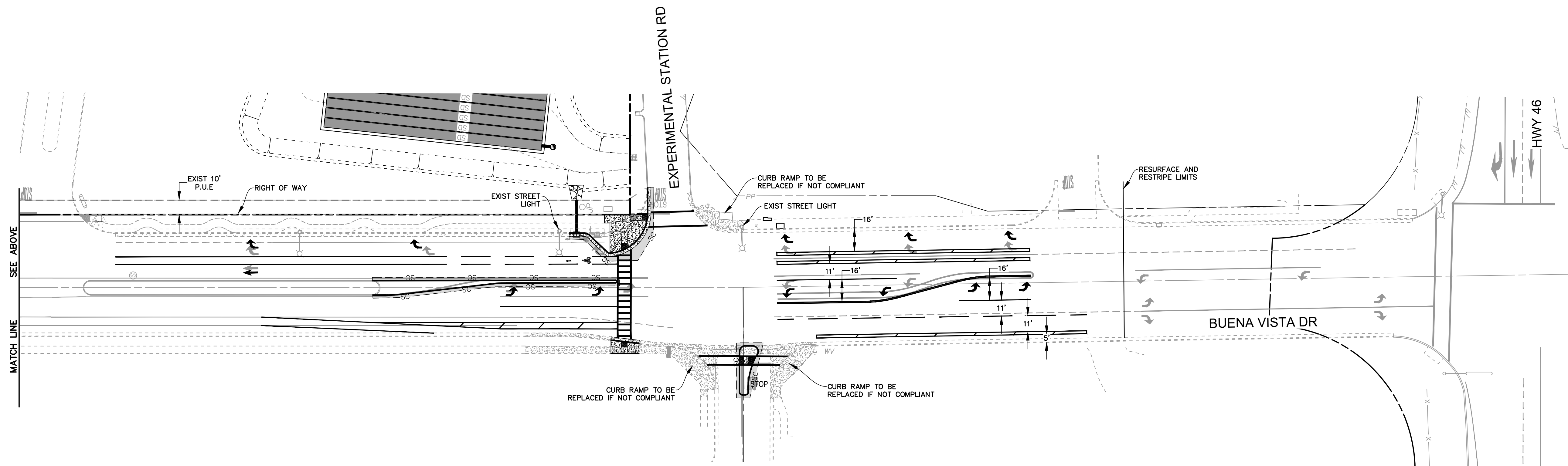
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

R:\PROJ\02110A_Allegretto Expansion\Design\Plan Set\Prelim\02110A Prelim Plan Set.dwg, OVERALL, 2/23/2025 9:14:00 AM, SJJ, 1:1



BUENA VISTA DRIVE - NORTH
SCALE: 1"=40'



BUENA VISTA DRIVE - SOUTH
SCALE: 1"=40'

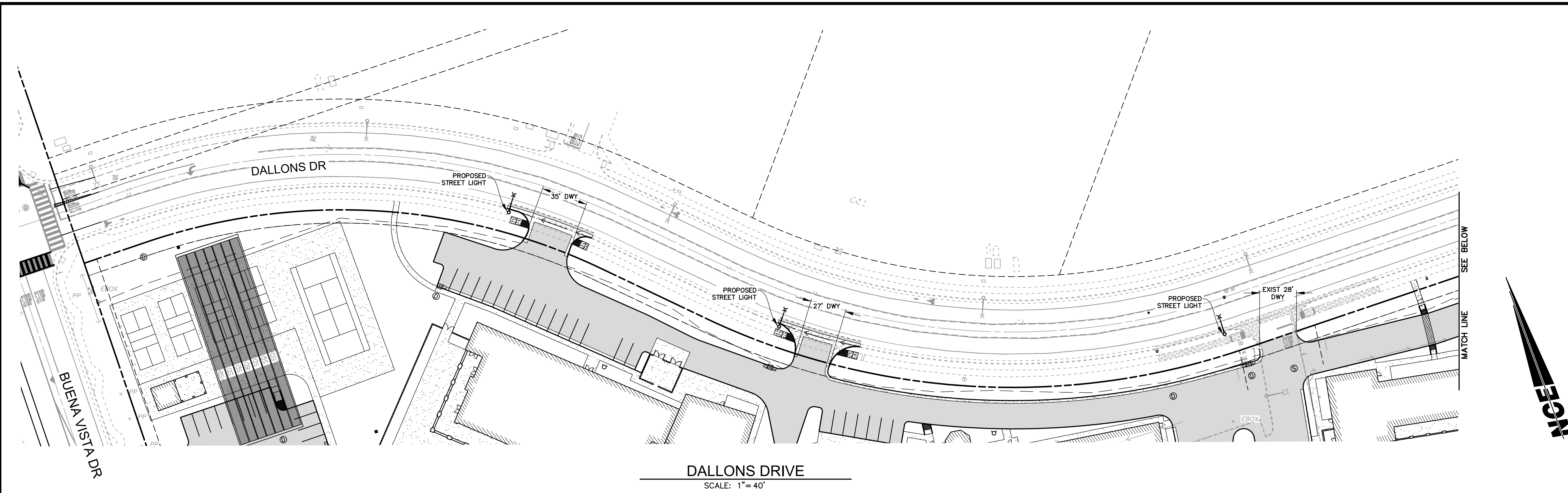


**ALLEGRETTO EXPANSION
BUENA VISTA DRIVE
FRONTAGE IMPROVEMENTS**

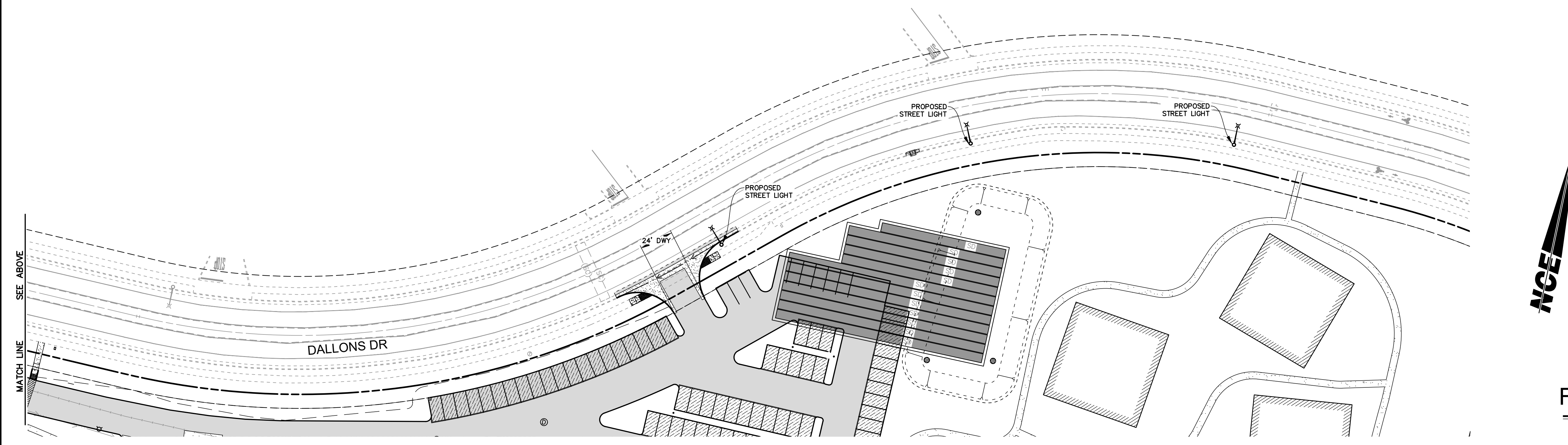
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DALLONS DRIVE
SCALE: 1"=40'



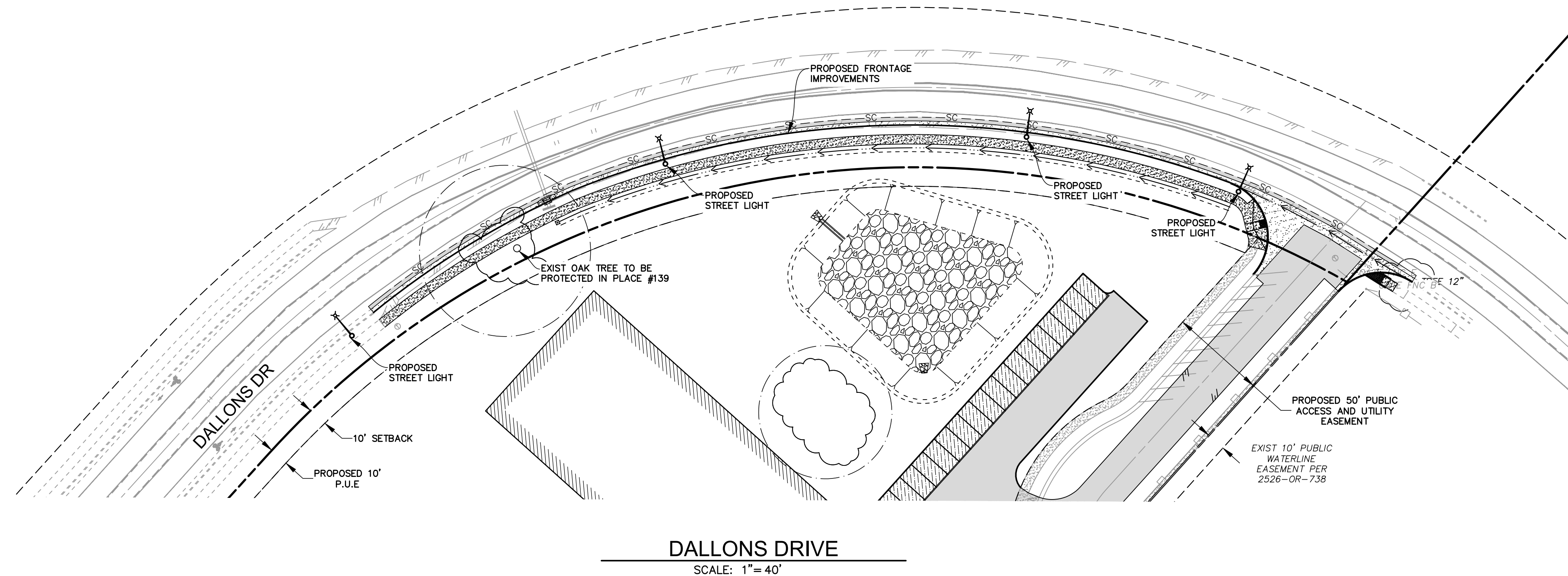
DALLONS DRIVE
SCALE: 1"=40'

**ALLEGRETTO EXPANSION
DALLONS DRIVE - WEST
FRONTAGE IMPROVEMENTS**

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805.239.3127

NCE
NORTH COAST
ENGINEERING



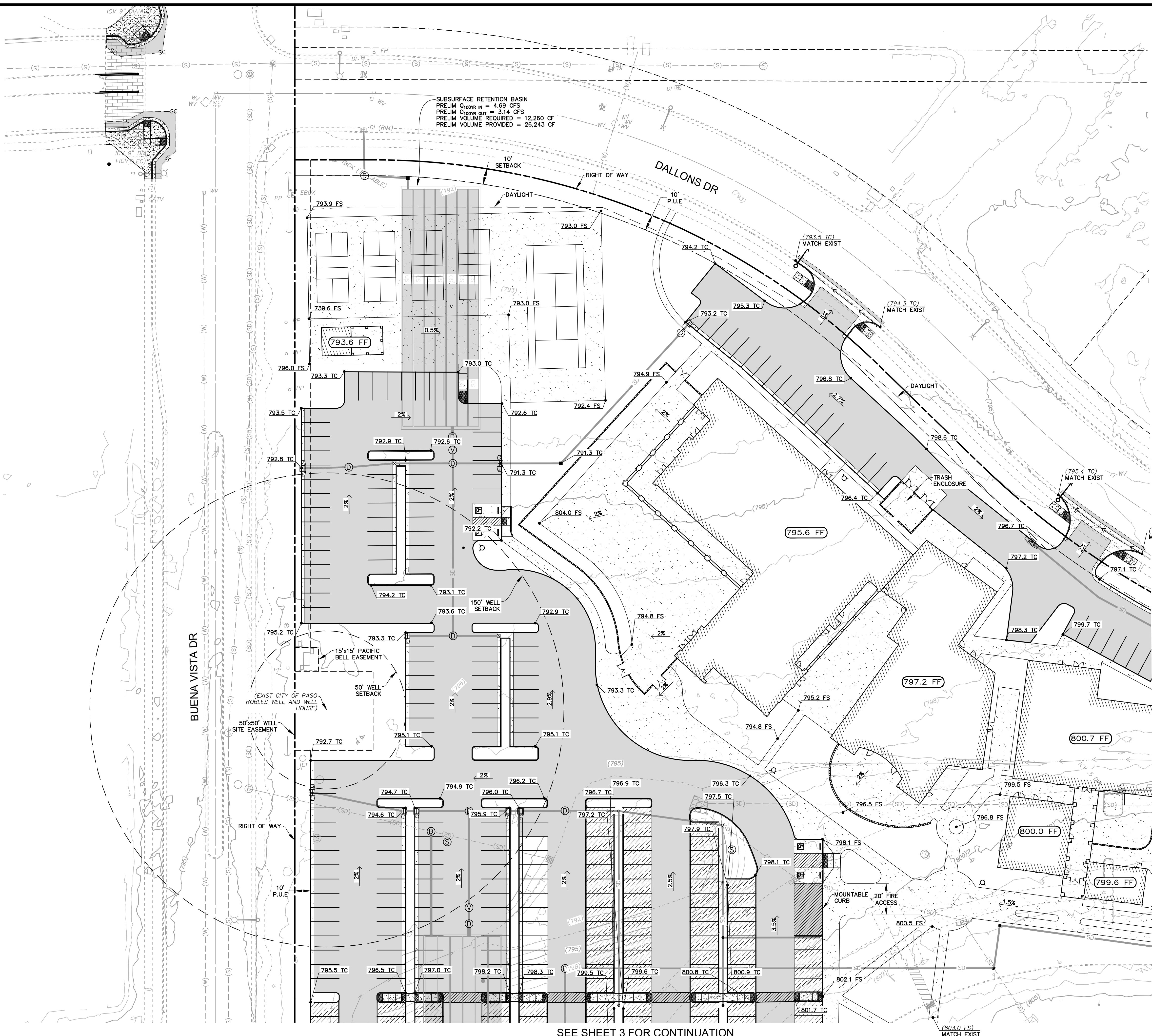
ALLEGRETTO EXPANSION DALLONS DRIVE - EAST FRONTAGE IMPROVEMENTS

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725 CRESTON ROAD, SUITE C PASO ROBLES, CA 805.239.3127	NCE NORTH COAST ENGINEERING
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GRADING AND DRAINAGE / UTILITY LEGEND

- 10 LOT NUMBER
- (811.1 PAD) PAD ELEVATION
- (700.0) EXISTING GRADE
- 700.0 FINISHED GRADE
- 2:1 SLOPE, UON 2:1 SLOPE, UON
- DRAINAGE DIRECTION
- (800) EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- STREET LIGHT
- FIRE HYDRANT ASSEMBLY
- WW WATER VALVE
- CO SANITARY SEWER CLEAN OUT
- PIV POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- HYDRODYNAMIC SEPARATOR
- SUBSURFACE CHAMBERS
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- AIR & VACUUM RELEASE VALVE
- EXISTING TREE DRIPLINE
- 24" OAK EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE
- RETAINING WALL
- SCREEN WALL
- PERVIOUS PAVEMENT
- CONCRETE
- HMA
- RIP-RAP
- PROPOSED BUILDING
- EXIST BUILDING
- S SEWER LINE
- EXISTING SEWER LINE
- W WATER LINE
- (W) EXISTING WATER LINE
- SD STORM DRAIN
- (SD) EXISTING STORM DRAIN
- G GAS LINE
- (G) EXISTING GAS LINE
- (OH) EXISTING OVERHEAD POWER/TEL
- EXISTING EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- X EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENTS

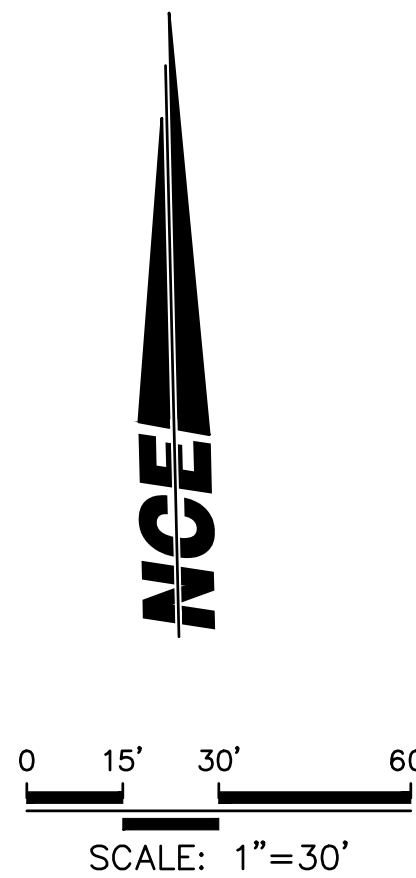


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

ALLEGRETTO EXPANSION
PRELIMINARY GRADING
NORTH WEST

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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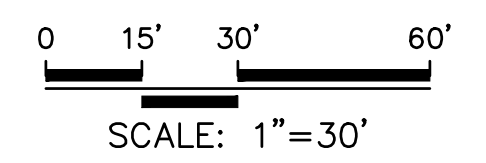
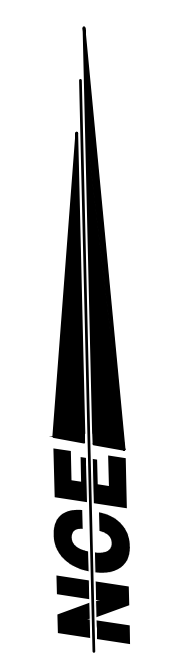
SEE SHEET 2 FOR CONTINUATION

GRADING AND DRAINAGE / UTILITY LEGEND

10	LOT NUMBER	(S)	SEWER MANHOLE	S	SEWER LINE	
(811.1 PAD)	PAD ELEVATION	(D)	STORM DRAIN MANHOLE	---	EXISTING SEWER LINE	
(700.0)	EXISTING GRADE	(S)	STORM DRAIN INLETS	---	WATER LINE	
700.0	FINISHED GRADE	(S)	AIR & VACUUM RELEASE VALVE	---	EXISTING WATER LINE	
2:1	2:1 SLOPE, UON	(S)	EXISTING TREE DRIPLINE	---	SD	STORM DRAIN
→	DRAINAGE DIRECTION	(S)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	---	(SD)	EXISTING STORM DRAIN
(800)	EXISTING CONTOUR	(S)	RETAINING WALL	---	G	GAS LINE
800	PROPOSED CONTOUR	(S)	SCREEN WALL	---	(G)	EXISTING GAS LINE
○	STREET LIGHT	(S)	PERVIOUS PAVEMENT	---	(OHD)	EXISTING OVERHEAD POWER/TEL
○	FIRE HYDRANT ASSEMBLY	(S)	CONCRETE	---	---	EXISTING EDGE OF PAVEMENT
○	WATER VALVE	(S)	HMA	---	---	EDGE OF PAVEMENT
○	SANITARY SEWER CLEAN OUT	(S)	RIP-RAP	---	---	EXISTING FENCE
○	POST INDICATOR VALVE	(S)	PROPOSED BUILDING	---	---	RIGHT-OF-WAY
○	FIRE DEPARTMENT CONNECTION	(S)	EXIST BUILDING	---	---	PROPERTY LINE
○	HYDRODYNAMIC SEPARATOR	(S)		---	---	EASEMENTS
○	SUBSURFACE CHAMBERS	(S)		---	---	DAYLIGHT



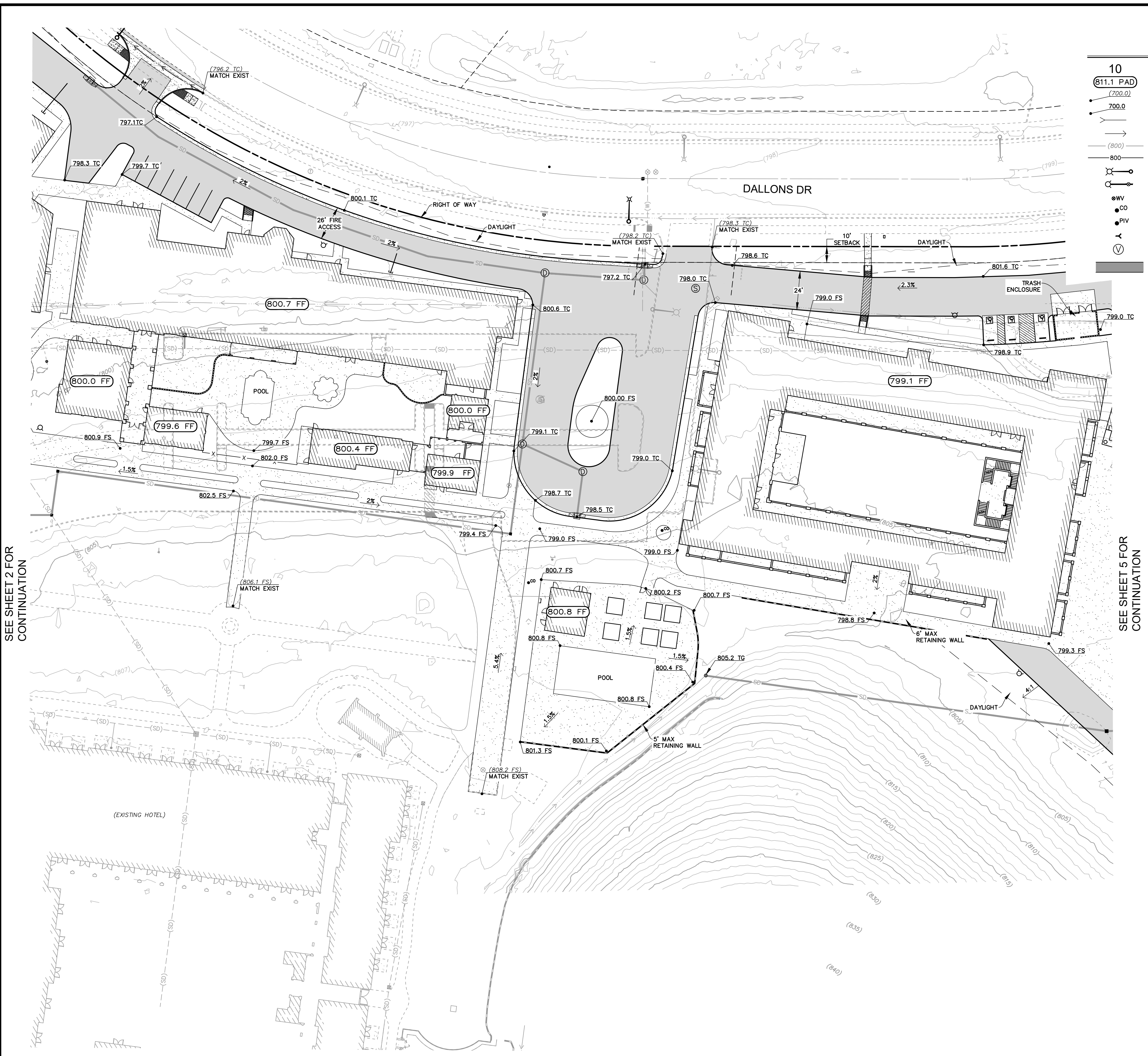
DETENTION POND
 PRELIM Q_{100yr in} = 28.94 CFS
 PRELIM Q_{100yr out} = 25.90 CFS
 PRELIM VOLUME REQUIRED = 39,406 CF
 PRELIM VOLUME PROVIDED = 91,296 CF



ALLEGRETTO EXPANSION
 PRELIMINARY GRADING
 SOUTH WEST

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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 PASO ROBLES, CA
 805.239.3127

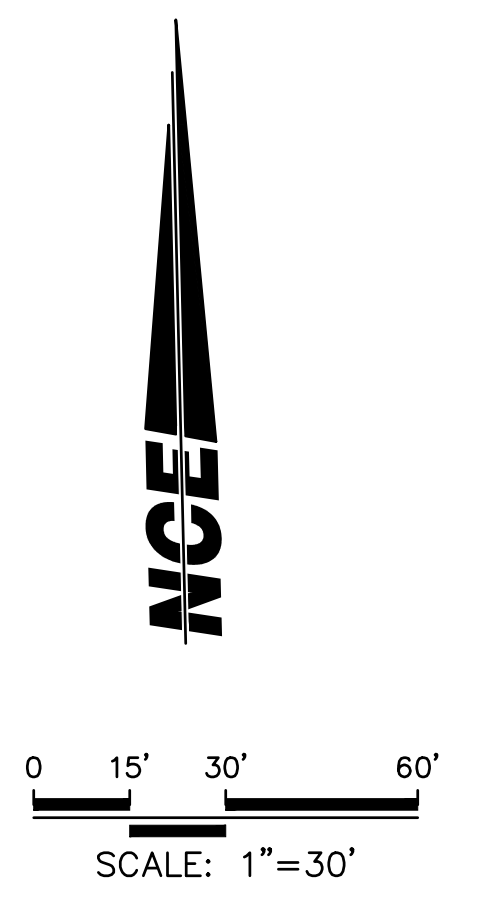


GRADING AND DRAINAGE / UTILITY LEGEND

10	LOT NUMBER	(S)	SEWER MANHOLE	(S)	SEWER LINE
(811.1 PAD)	PAD ELEVATION	(D)	STORM DRAIN MANHOLE	(W)	EXISTING SEWER LINE
(700.0)	EXISTING GRADE	(SD)	STORM DRAIN INLETS	(W)	WATER LINE
700.0	FINISHED GRADE	(AV)	AIR & VACUUM RELEASE VALVE	(W)	EXISTING WATER LINE
2:1	2:1 SLOPE, UON	(ETD)	EXISTING TREE DRIPLINE	(SD)	STORM DRAIN
(→)	DRAINAGE DIRECTION	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(SD)	EXISTING STORM DRAIN
(---)	EXISTING CONTOUR	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(G)	GAS LINE
(---)	PROPOSED CONTOUR	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(G)	EXISTING GAS LINE
(---)	STREET LIGHT	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(OHD)	EXISTING OVERHEAD POWER/TEL
(---)	FIRE HYDRANT ASSEMBLY	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	EXISTING EDGE OF PAVEMENT
(---)	WATER VALVE	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	EDGE OF PAVEMENT
(---)	SANITARY SEWER CLEAN OUT	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	EXISTING FENCE
(---)	POST INDICATOR VALVE	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	PROPERTY LINE
(---)	FIRE DEPARTMENT CONNECTION	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	EASEMENTS
(---)	HYDRODYNAMIC SEPARATOR	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	DAYLIGHT
(---)	SUBSURFACE CHAMBERS	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	RETAINING WALL	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	SCREEN WALL	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	PERVIOUS PAVEMENT	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	CONCRETE	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	HMA	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	RIP-RAP	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	PROPOSED BUILDING	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	
(---)	EXIST BUILDING	(OAK)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	(---)	

SEE SHEET 2 FOR CONTINUATION

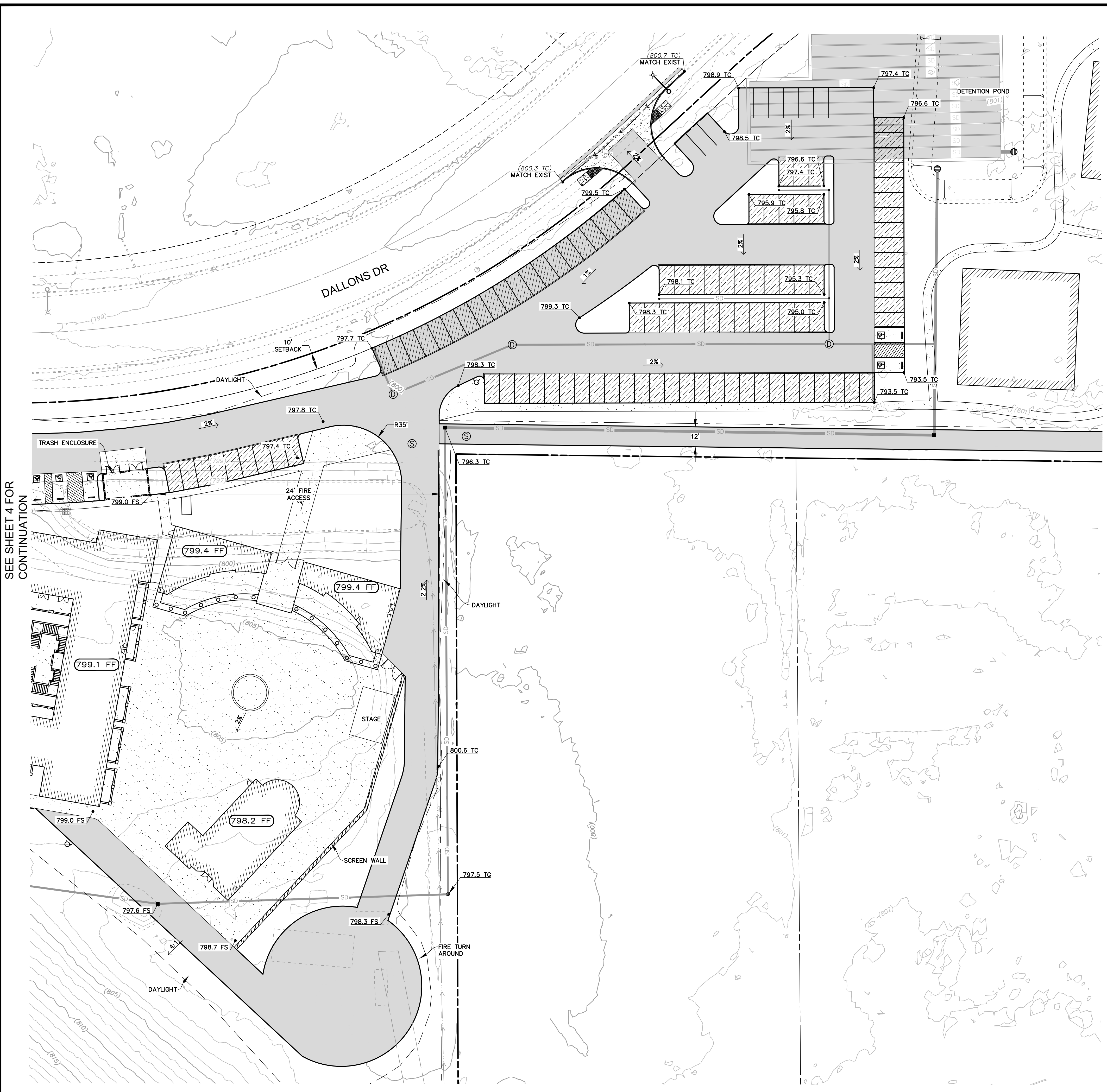
SEE SHEET 5 FOR CONTINUATION



**ALLEGRETTO EXPANSION
PRELIMINARY GRADING
NORTH**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING PARCEL 1 & 3 OF PARCEL MAP PR 12-0004 ACCORDING TO THE MAP RECORDED IN THE BOOK 77 OF PARCEL MAPS, AT PAGE 95, AND PARCEL 2 OF LOT LINE ADJUSTMENT PRAL 24-0035, ACCORDING TO THE DOCUMENT RECORDED XXX, 2025 AS INSTRUMENT NO. xxx-xxxx, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

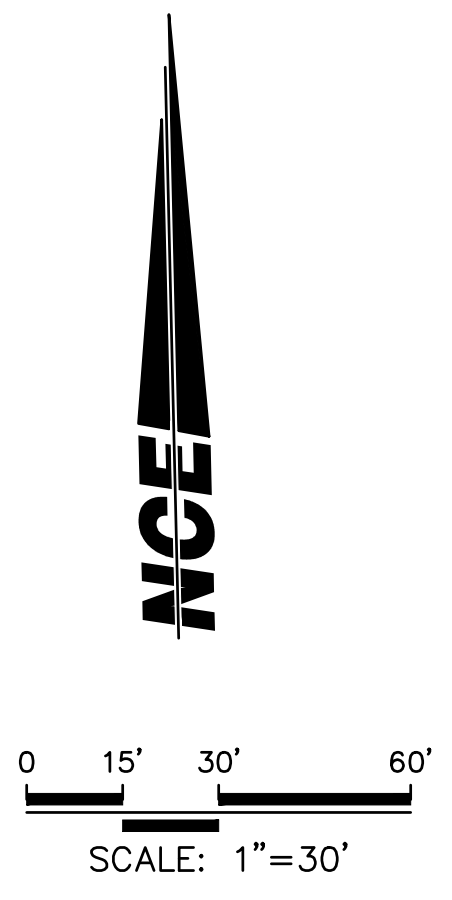


GRADING AND DRAINAGE / UTILITY LEGEND

<p>10 (811.1 PAD)</p> <p>LOT NUMBER PAD ELEVATION</p> <p>EXISTING GRADE FINISHED GRADE</p> <p>2:1 SLOPE, UON DRAINAGE DIRECTION</p> <p>EXISTING CONTOUR PROPOSED CONTOUR</p> <p>STREET LIGHT</p> <p>FIRE HYDRANT ASSEMBLY WATER VALVE</p> <p>SANITARY SEWER CLEAN OUT POST INDICATOR VALVE</p> <p>FIRE DEPARTMENT CONNECTION HYDRODYNAMIC SEPARATOR</p> <p>SUBSURFACE CHAMBERS</p>	<p>SEWER MANHOLE STORM DRAIN MANHOLE</p> <p>STORM DRAIN INLETS AIR & VACUUM RELEASE VALVE</p> <p>EXISTING TREE DRIPLINE EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE</p> <p>RETAINING WALL SCREEN WALL</p> <p>PERVIOUS PAVEMENT CONCRETE</p> <p>HMA RIP-RAP</p> <p>PROPOSED BUILDING EXIST BUILDING</p>	<p>SEWER LINE EXISTING SEWER LINE</p> <p>WATER LINE EXISTING WATER LINE</p> <p>SD STORM DRAIN</p> <p>(SD) EXISTING STORM DRAIN</p> <p>G GAS LINE</p> <p>(G) EXISTING GAS LINE</p> <p>(OHD) EXISTING OVERHEAD POWER/TEL</p> <p>EXISTING EDGE OF PAVEMENT EDGE OF PAVEMENT</p> <p>X EXISTING FENCE</p> <p>RIGHT-OF-WAY PROPERTY LINE</p> <p>EASEMENTS DAYLIGHT</p>
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SEE SHEET 4 FOR CONTINUATION

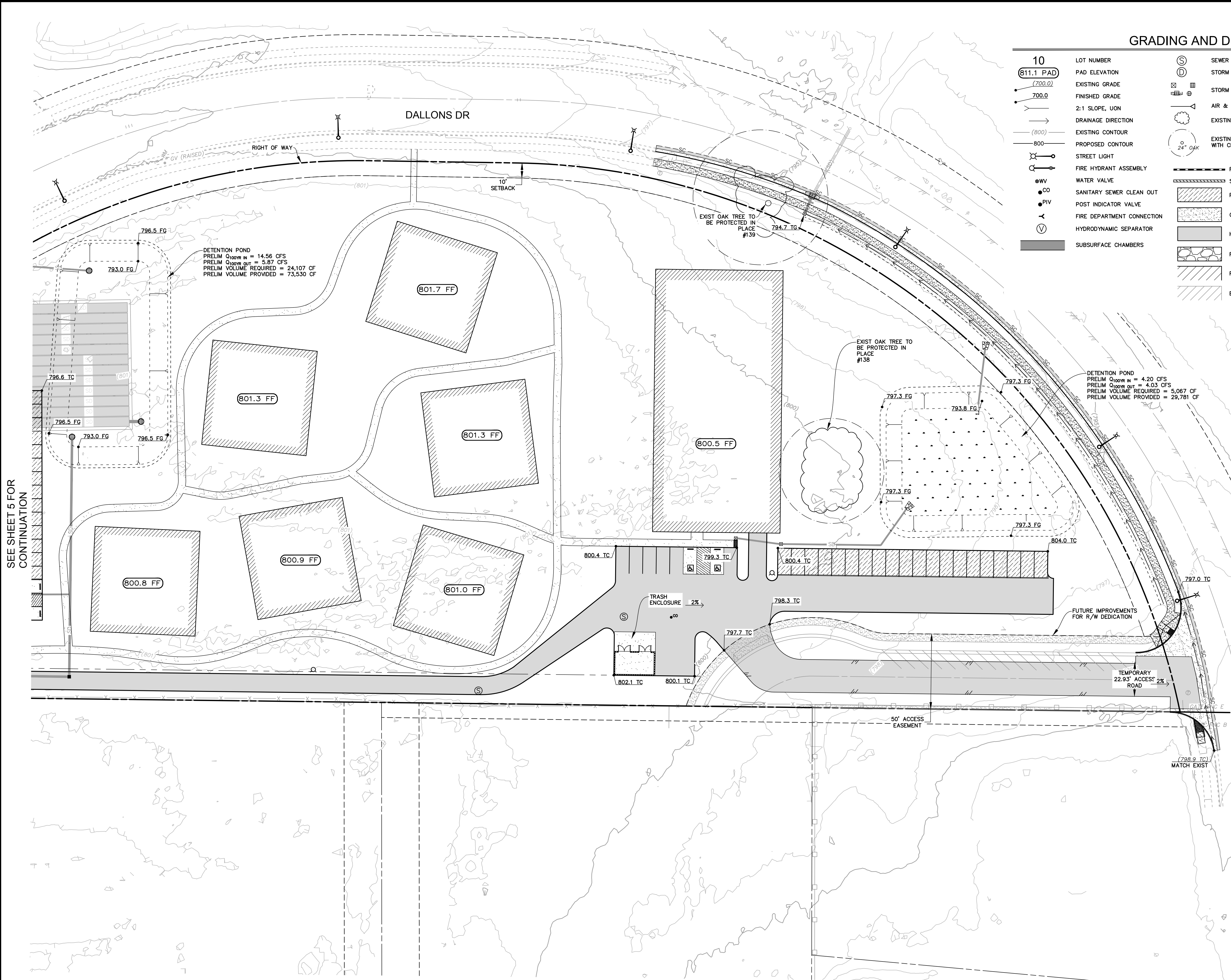
SEE SHEET 6 FOR CONTINUATION



ALLEGRETTO EXPANSION PRELIMINARY GRADING NORTH EAST

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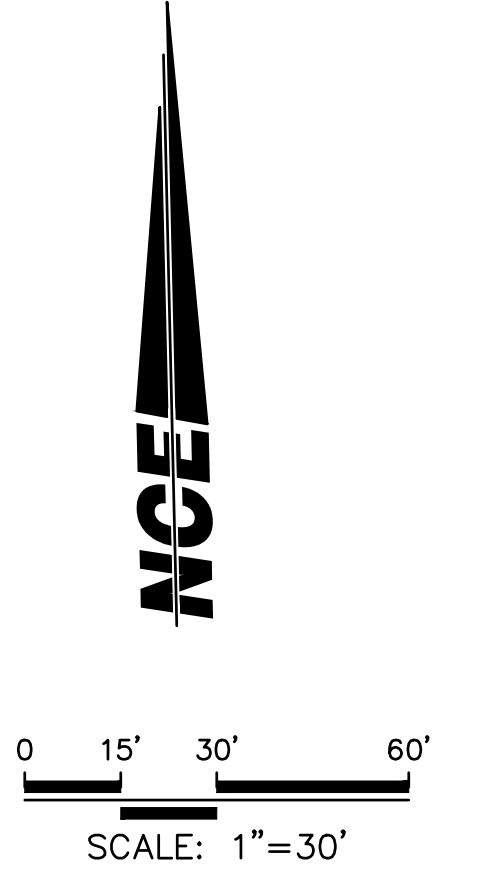
<p style="font-size: small;">725 CRESTON ROAD, SUITE C PASO ROBLES, CA 805.239.3127</p>	
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GRADING AND DRAINAGE / UTILITY LEGEND

10	LOT NUMBER	(S)	SEWER MANHOLE	— S —	SEWER LINE
(811.1 PAD)	PAD ELEVATION	(D)	STORM DRAIN MANHOLE	— W —	EXISTING SEWER LINE
(700.0)	EXISTING GRADE	(S)	STORM DRAIN INLETS	— (W) —	EXISTING WATER LINE
700.0	FINISHED GRADE	(S)	AIR & VACUUM RELEASE VALVE	— (SD) —	STORM DRAIN
2:1	SLOPE, UON	(S)	EXISTING TREE DRIPLINE	— (G) —	GAS LINE
→	DRAINAGE DIRECTION	(S)	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE	— (OHD) —	EXISTING OVERHEAD POWER/TEL
(800)	EXISTING CONTOUR	(S)	RETAINING WALL	—	EXISTING EDGE OF PAVEMENT
800	PROPOSED CONTOUR	(S)	SCREEN WALL	—	EDGE OF PAVEMENT
⊙	STREET LIGHT	(S)	PERVIOUS PAVEMENT	—	EXISTING FENCE
⊙	FIRE HYDRANT ASSEMBLY	(S)	CONCRETE	—	PROPERTY LINE
⊙	WATER VALVE	(S)	HMA	—	EASEMENTS
⊙	SANITARY SEWER CLEAN OUT	(S)	RIP-RAP	—	DAYLIGHT
⊙	POST INDICATOR VALVE	(S)	PROPOSED BUILDING	—	
⊙	FIRE DEPARTMENT CONNECTION	(S)	EXIST BUILDING	—	
⊙	HYDRODYNAMIC SEPARATOR	(S)		—	
⊙	SUBSURFACE CHAMBERS	(S)		—	

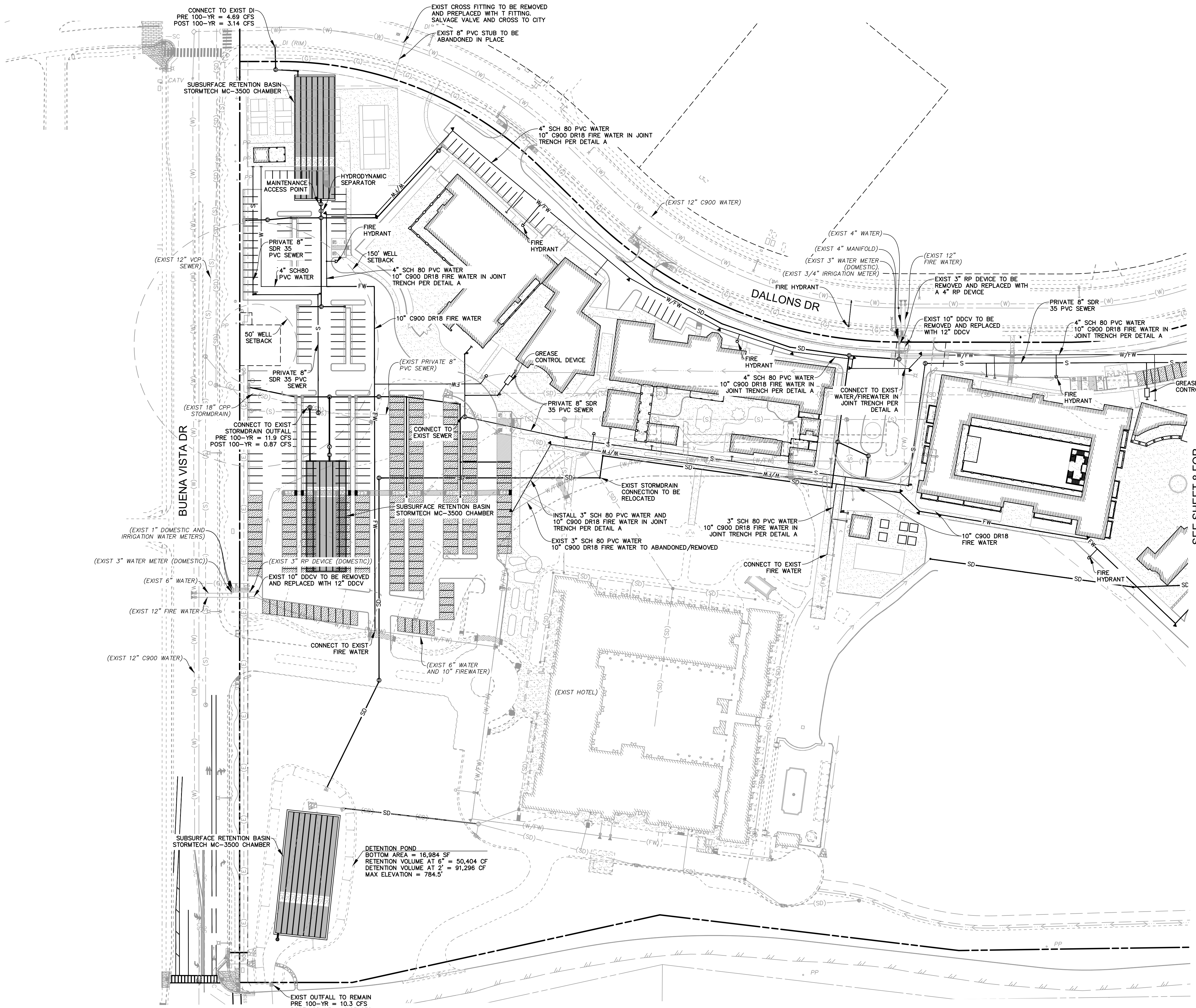
SEE SHEET 5 FOR CONTINUATION



**ALLEGRETTO EXPANSION
PRELIMINARY GRADING
NORTH EAST**

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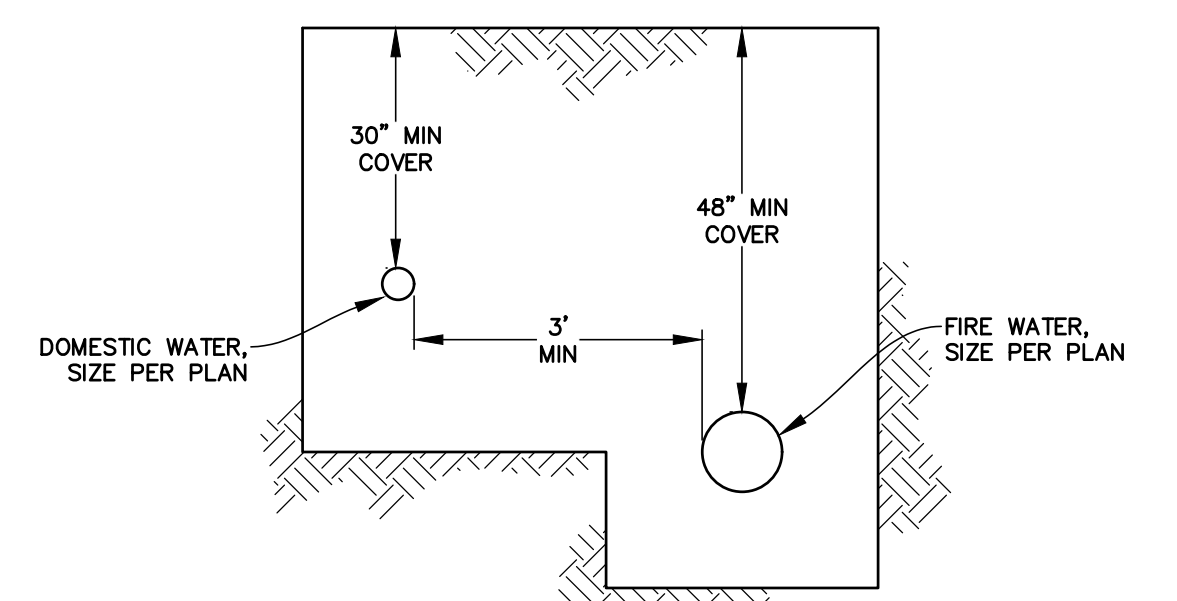
725 CRESTON ROAD, SUITE C
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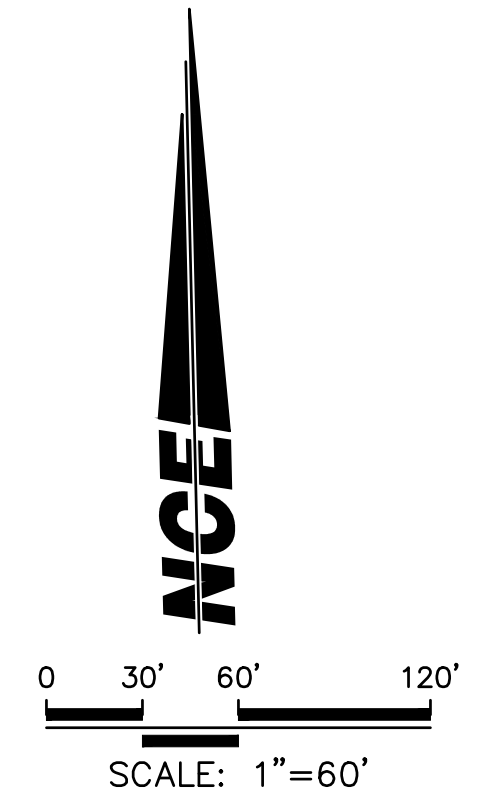
PRELIMINARY UTILITY LEGEND

	FINISHED FLOOR ELEVATION		SEWER LINE
	STREET LIGHT		EXISTING SEWER LINE
	FIRE HYDRANT ASSEMBLY		WATER LINE
	WATER VALVE		EXISTING WATER LINE
	SANITARY SEWER CLEANOUT		STORM DRAIN
	SEWER LATERAL (4" @ 2% MIN)		EXISTING STORM DRAIN
	DOUBLE DETECTOR CHECK VALVE		GAS LINE
	WATER SERVICE MANIFOLD (NUMBER OF METERS NOTED)		EXISTING GAS LINE
	FIRE DEPARTMENT CONNECTION		EXISTING OVERHEAD POWER/TEL
	POST INDICATOR VALVE		EXISTING EP
	SEWER MANHOLE		EP
	STORM DRAIN MANHOLE		EXISTING FENCE
	STORM DRAIN INLETS		RIGHT-OF-WAY
	DRAIN INLET WITH GRATE ABOVE FLOWLINE TO PROMOTE DETENTION.		PROPERTY LINE
	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE		EASEMENTS
	JUNCTION BOX		RETAINING WALL
			PERVIOUS PAVEMENT

NOTE: UNDERGROUND FIRE LINE IS FOR REFERENCE ONLY. A PIPES FIRE LINE UNDERGROUND PERMIT IS REQUIRED AND REVIEWED BY THE FIRE PROTECTION ENGINEER.



COMBINED WATER LINE TRENCH
NTS



**ALLEGRETTO EXPANSION
PRELIMINARY UNDERGROUND
WEST**

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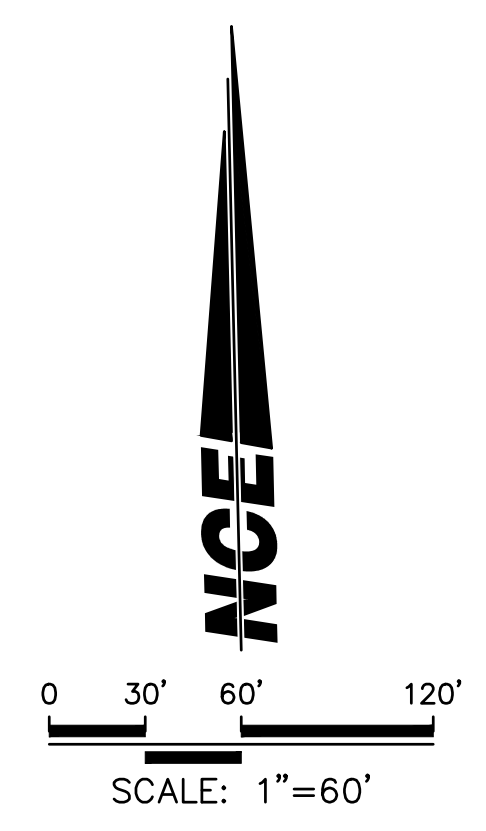
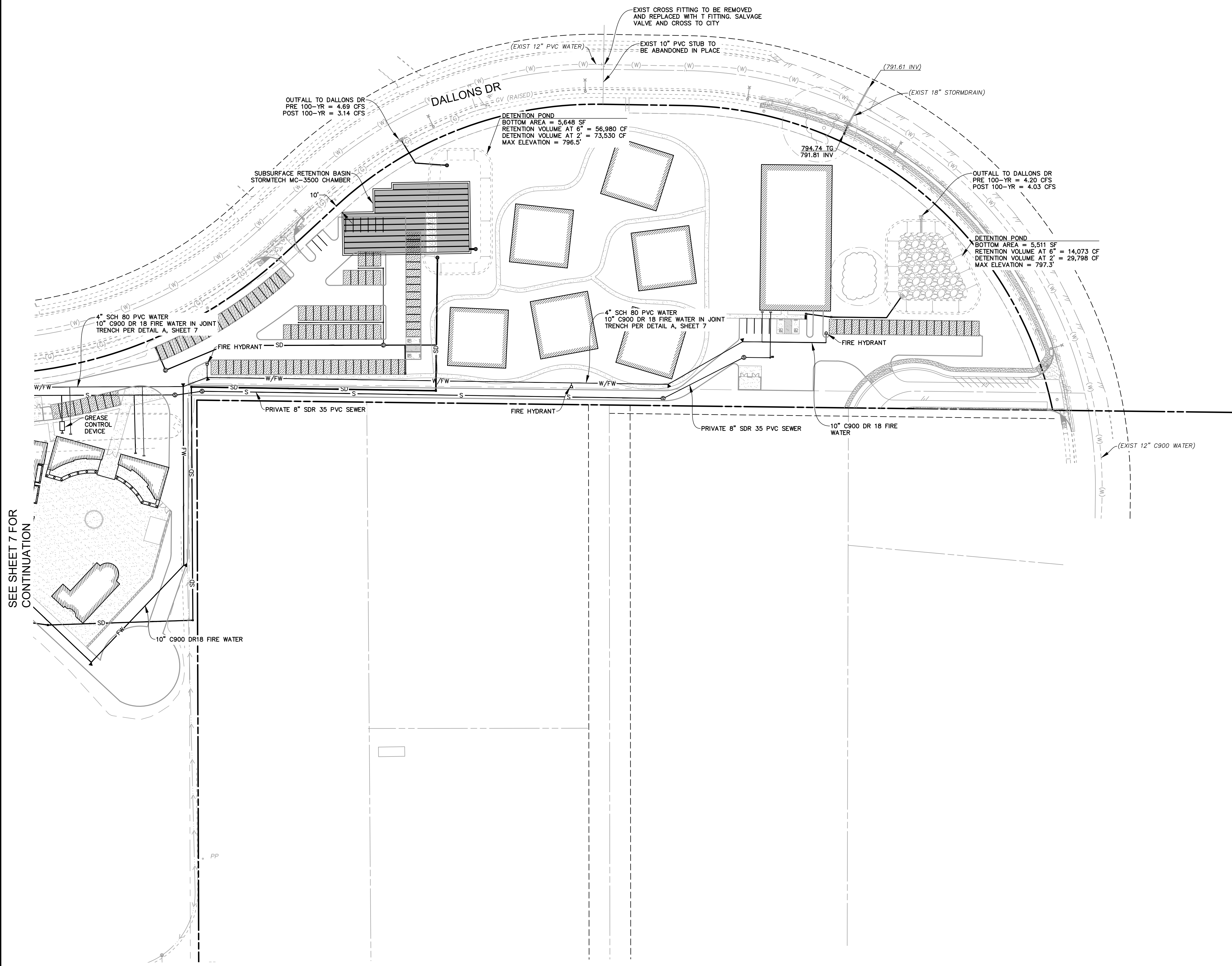
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PASO ROBLES, CA
805.239.3127

R:\PROJ\02110A_Allegretto Expansion\Design\Plan Set\Preim\02110A Prelim Plan Set.dwg, UG-WEST, 11/14/2025 8:20:02 AM, SJ, 1:1

PRELIMINARY UTILITY LEGEND

	FINISHED FLOOR ELEVATION		SEWER LINE
	STREET LIGHT		EXISTING SEWER LINE
	FIRE HYDRANT ASSEMBLY		WATER LINE
	WATER VALVE		EXISTING WATER LINE
	SANITARY SEWER CLEANOUT		STORMDRAIN
	SEWER LATERAL (4" @ 2% MIN)		EXISTING STORMDRAIN
	DOUBLE DETECTOR CHECK VALVE		GAS LINE
	WATER SERVICE MANIFOLD (NUMBER OF METERS NOTED)		EXISTING GAS LINE
	FIRE DEPARTMENT CONNECTION		EXISTING OVERHEAD POWER/TEL
	POST INDICATOR VALVE		EXISTING EP
	SEWER MANHOLE		EP
	STORMDRAIN MANHOLE		EXISTING FENCE
	STORMDRAIN INLETS		RIGHT-OF-WAY
	DRAIN INLET WITH GRATE ABOVE FLOWLINE TO PROMOTE DETENTION.		PROPERTY LINE
	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE		EASEMENTS
	JUNCTION BOX		RETAINING WALL
			PERVIOUS PAVEMENT

NOTE:
UNDERGROUND FIRE LINE IS FOR REFERENCE ONLY. A PFE'S FIRE LINE UNDERGROUND PERMIT IS REQUIRED AND REVIEWED BY THE FIRE PROTECTION ENGINEER.

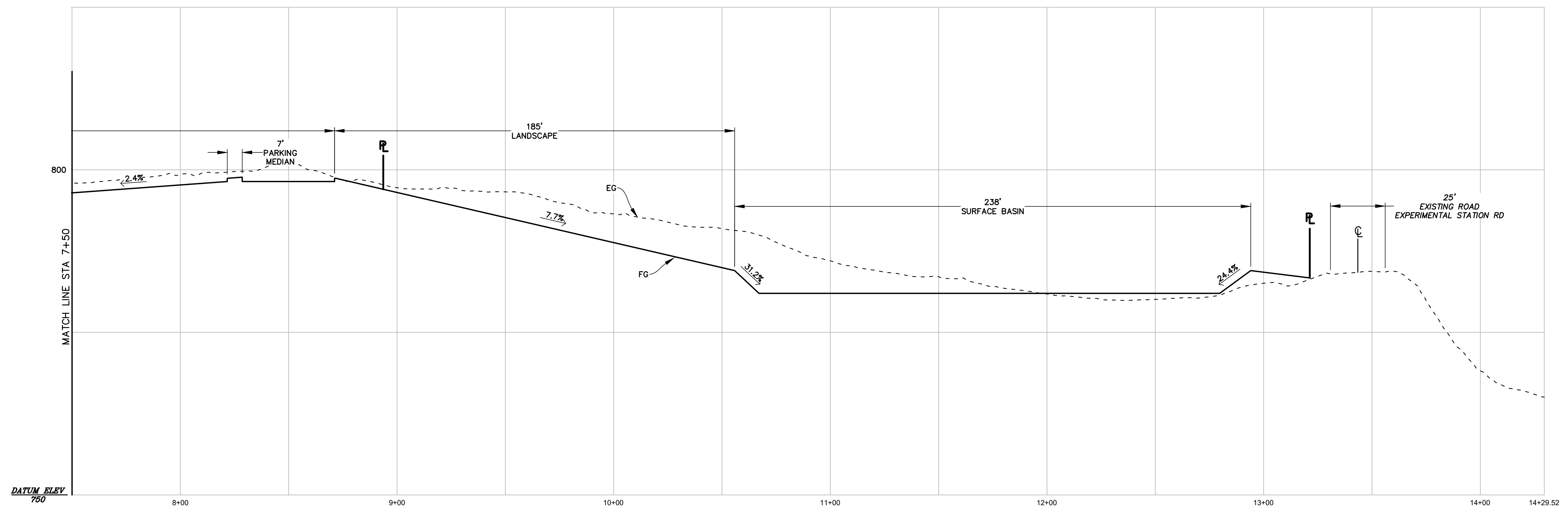
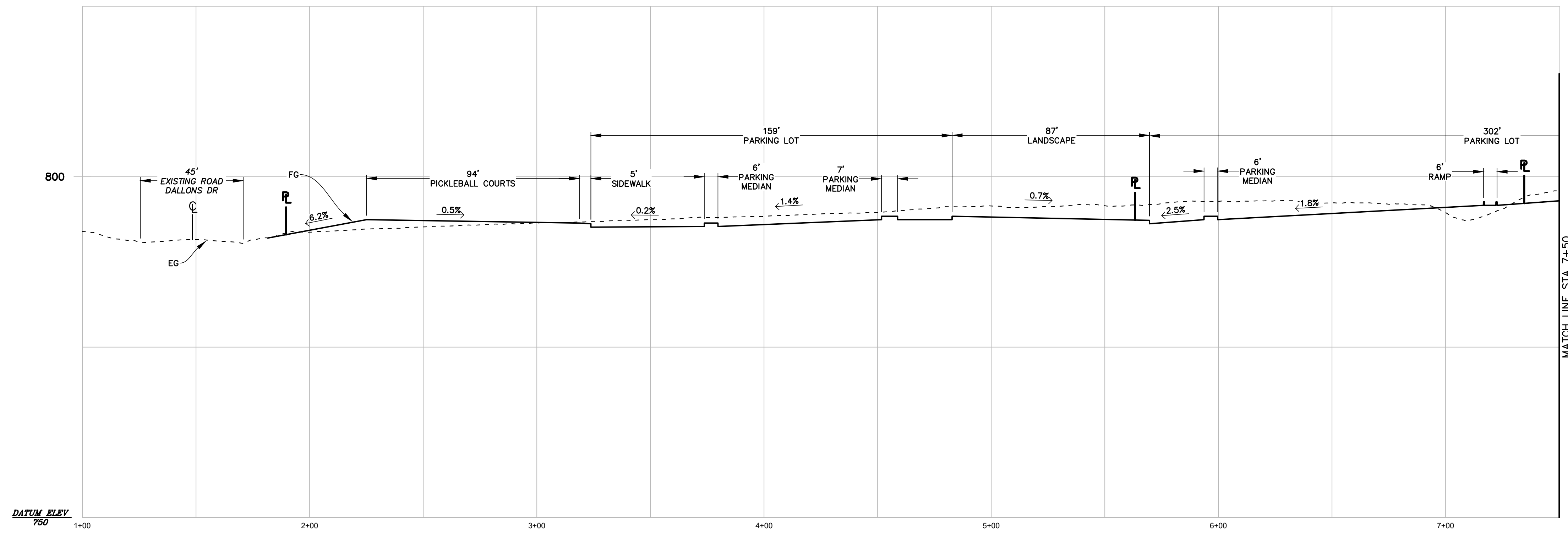



ALLEGRETTO EXPANSION PRELIMINARY UNDERGROUND EAST

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING PARCEL 1 & 3 OF PARCEL MAP PR 12-0004 ACCORDING TO THE MAP RECORDED IN THE BOOK 77 OF PARCEL MAPS, AT PAGE 95, AND PARCEL 2 OF LOT LINE ADJUSTMENT PRAL 24-0035, ACCORDING TO THE DOCUMENT RECORDED XXX, 2025 AS INSTRUMENT NO. xxx-xxxx, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

NCE
NORTH COAST
ENGINEERING

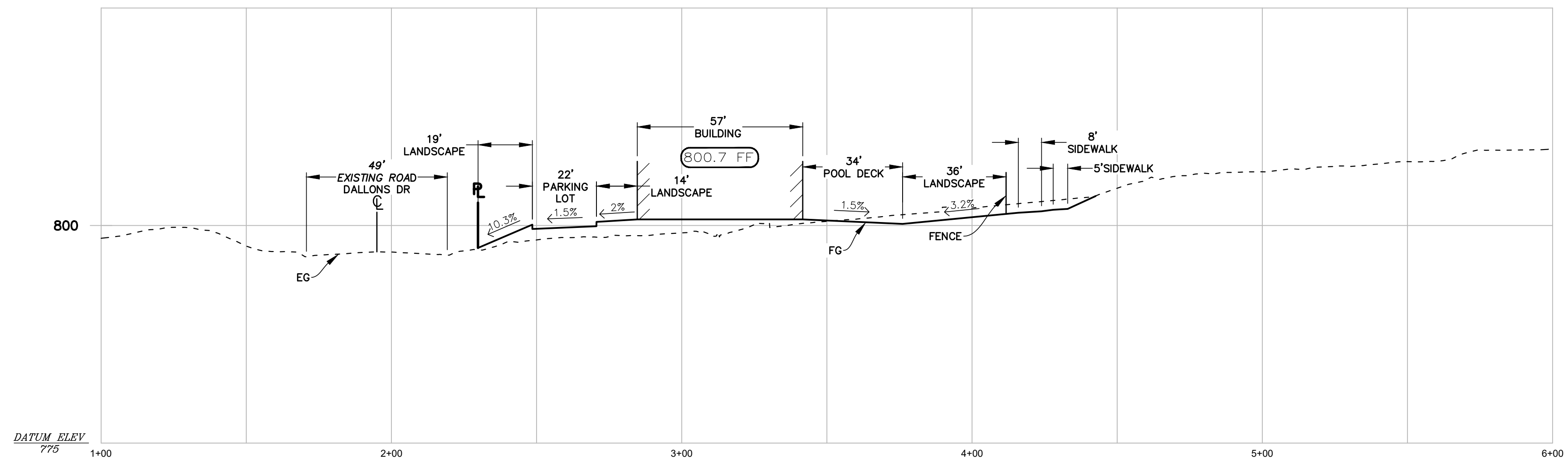




SITE CROSS SECTION
 VERTICAL: 1" = 10'
 HORIZONTAL: 1" = 30'

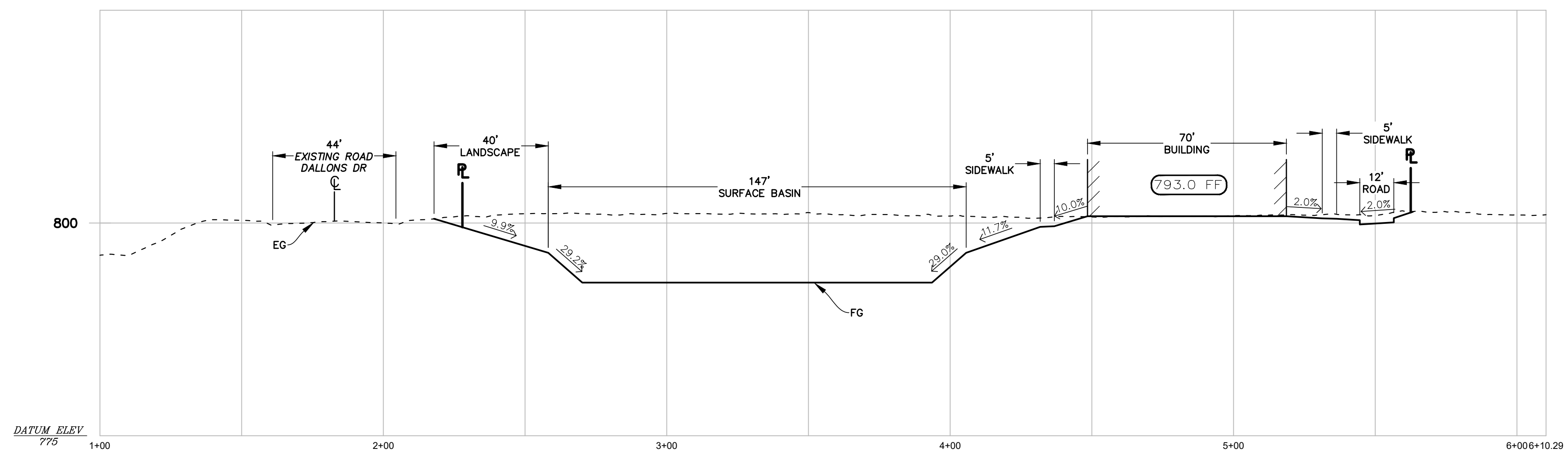
ALLEGRETTO EXPANSION PRELIMINARY SITE SECTIONS


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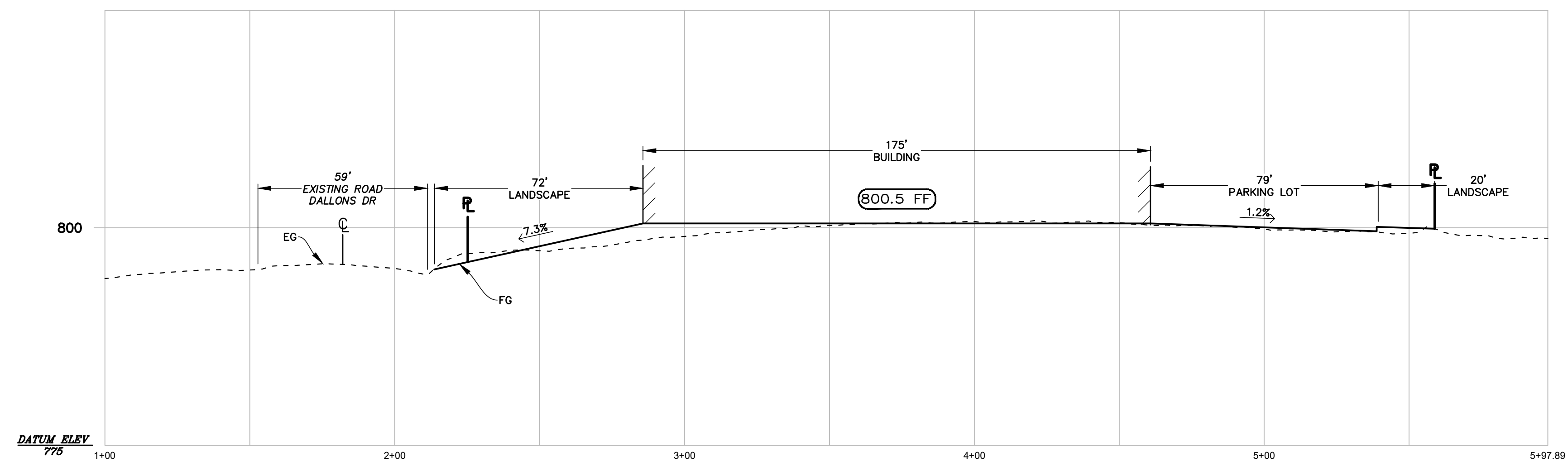



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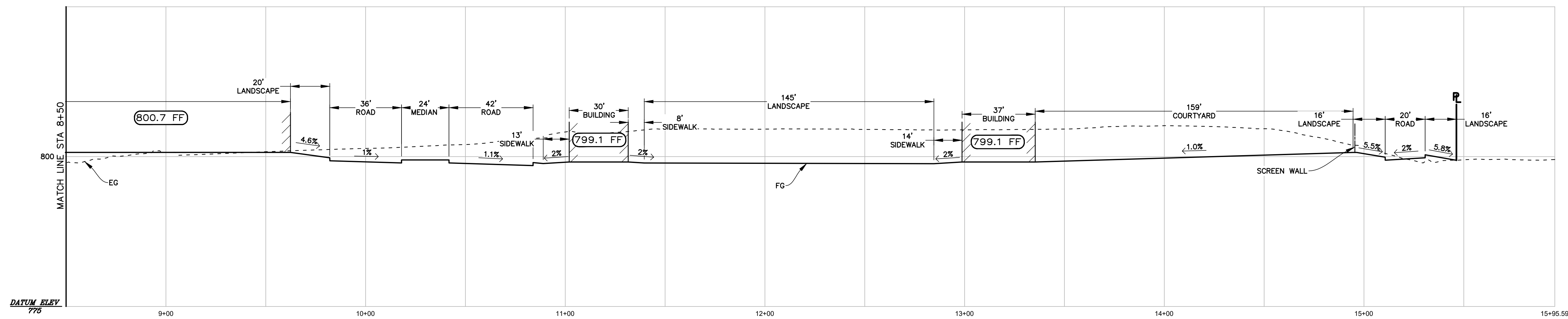
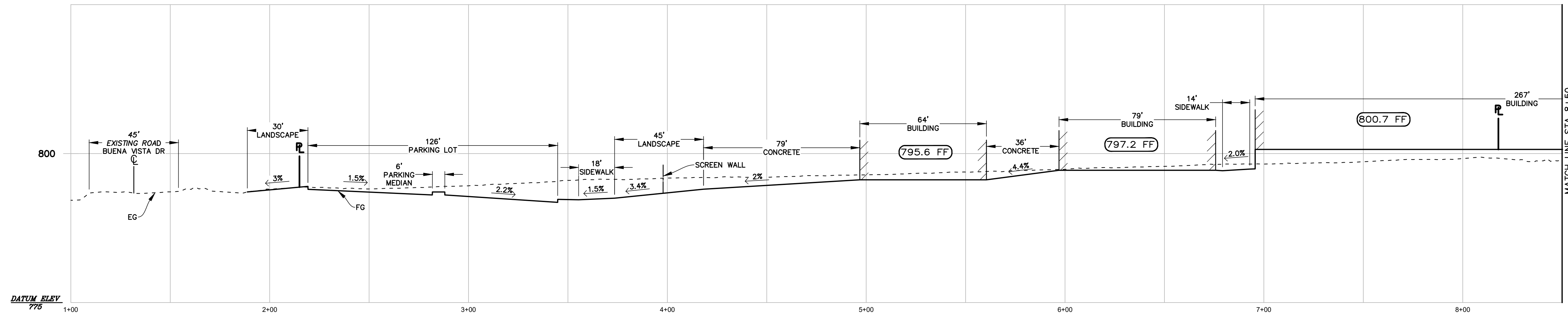


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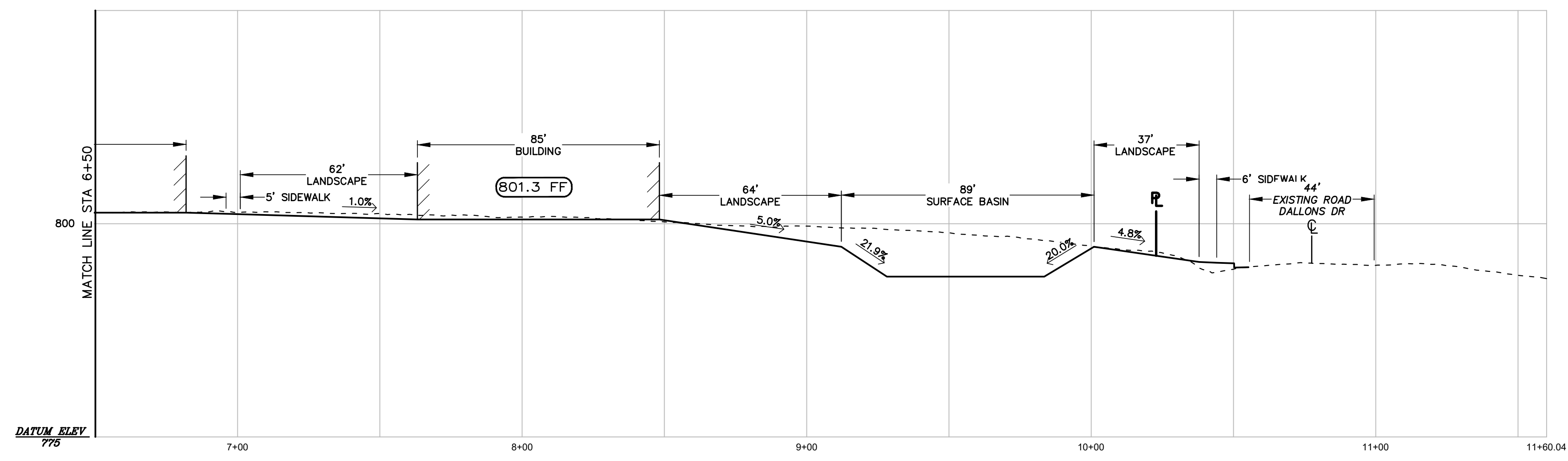
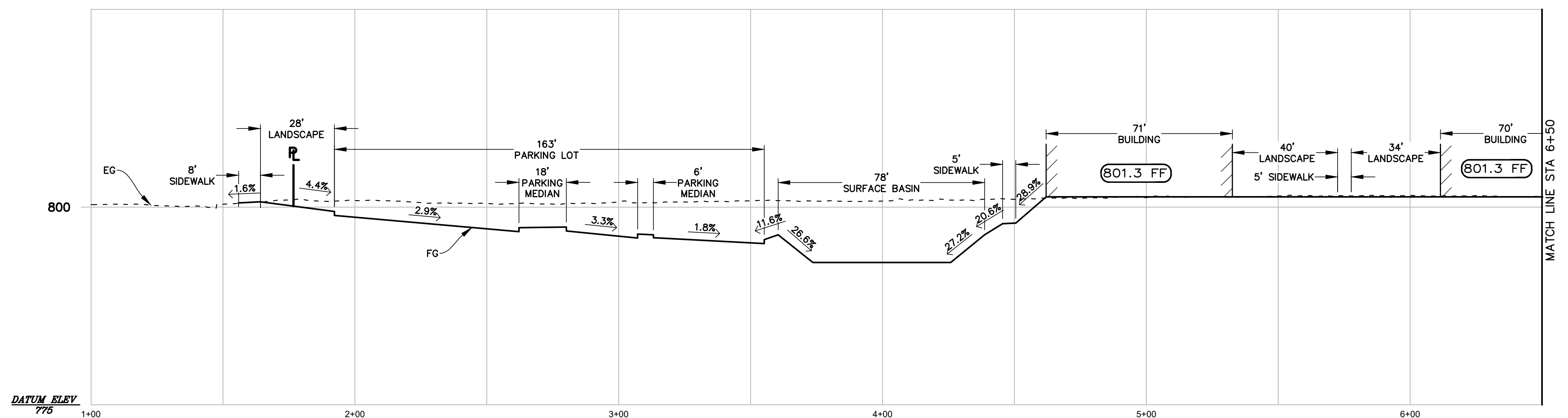


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