Exhibit A

4TH GENERATION TREE

January 27, 2024

Dan Maggar
426 Creston Road
Paso Robles, CA 93446

Re: Addendum to Tree Protection Plan for development located at 426 Creston Road, Paso Robles, CA.

We recommend and agree with the removal of the native Live Oak (Quercus agrifolia) as noted on the Tree Protection Plan dated December 21, 2022.

We would like to make note of the tree's poor condition due to its codominant stem and both trunks encroaching one another, included bark, a wire girdling the main trunk, and severe lean of the trunk/canopy from overgrown and nearby vegetation. The impacts of the grading/compaction and significant canopy reduction for road clearance and fire protection would hinder the tree's health beyond reason. Additionally, the continued maintenance and canopy reduction for road clearance and fire protection would inhibit its recovery and long-term health.

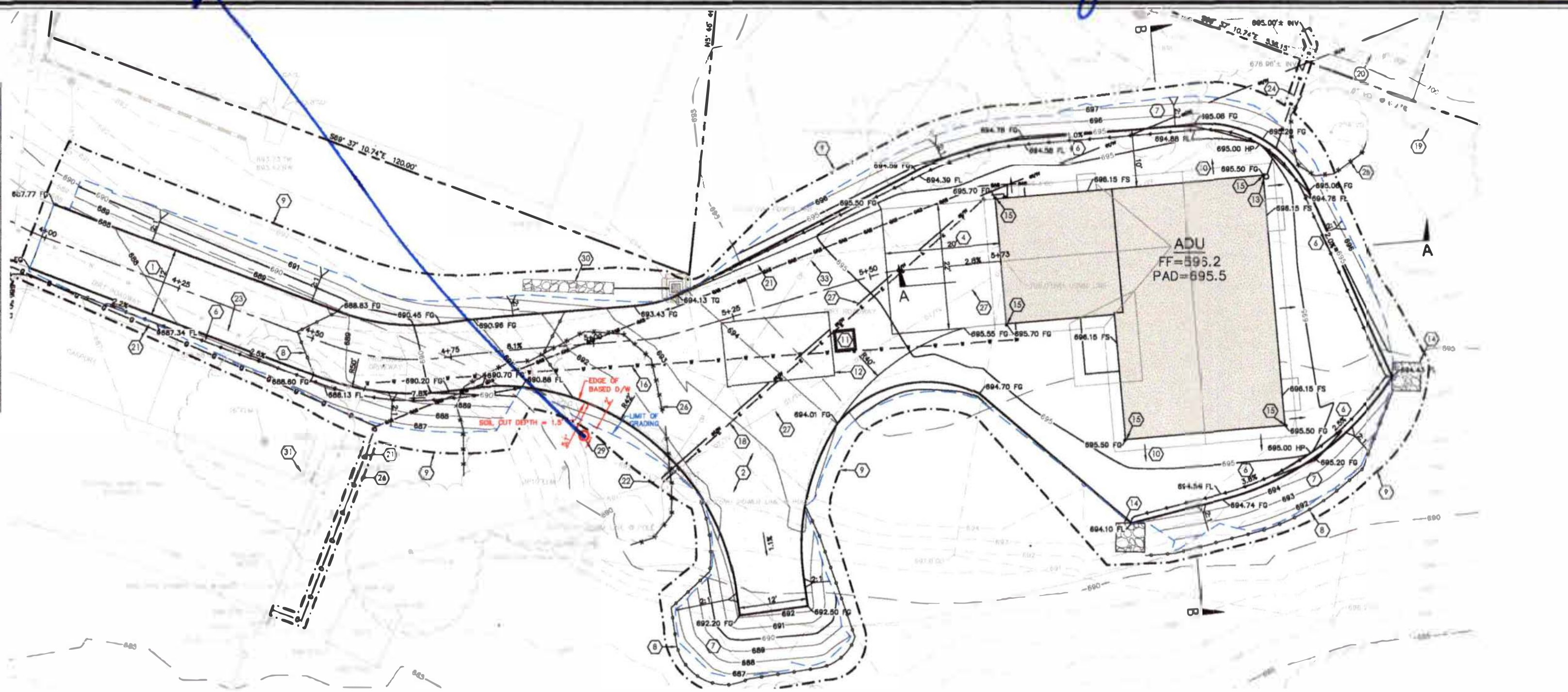
Please let us know if we can be of any future assistance to you for this project.

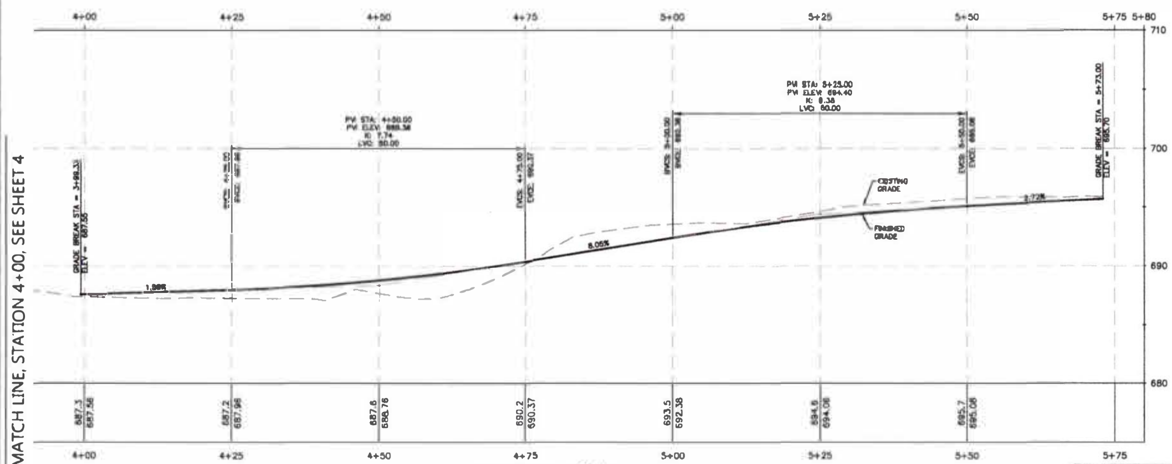
Morgan Scovell

Certified Arborist #WE-12338A
4th Generation Tree
(805) 462-2020

Tree # 2. 20 12 (2 prong) 60% Impact — Remove tree (poor cond)

Morgan Scovell WE-12338A





DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'

SCALE: 1"=10'

CONSTRUCTION NOTES

THE FOOTPRINT OF THE RESIDENCE SHOWN HEREON IS BASED UPON A GRAPHIC EXHIBIT PROVIDED BY THE OWNER. WHILE ASSUMED ACCURATE FOR PURPOSES OF THIS PLAN, IT IS NOT INTENDED FOR PRECISE BUILDING LAYOUT.

1. CONSTRUCT 12' WIDE DRIVEWAY WITH 8" CLASS II AB COMPACTED TO 95%, OVER 12" SCARIFIED NATIVE COMPACTED TO 90%.
2. CITY FIRE DEPARTMENT TURNAROUND, 8" CLASS II AB COMPACTED TO 95%, OVER 12" SCARIFIED NATIVE COMPACTED TO 90%.
3. EXISTING DRIVEWAY TO REMAIN. PRIOR TO COMBUSTIBLES ONSITE PROVIDE DESIGN ALTERNATIVE AND EXCEPTION FORM BY PROJECT ENGINEER SHOWING GRAVEL DRIVEWAY WILL SUPPORT EMERGENCY VEHICLES ACCESS. IF DRIVEWAY DOES NOT MEET REQUIREMENTS TO SUPPORT EMERGENCY VEHICLES, DRIVEWAY WILL NEED TO BE IMPROVED TO DO SO.
4. CONSTRUCT DRIVEWAY APRON - 4" PCC OVER 3" CL II AB COMPACTED TO 95% OVER 12" SCARIFIED NATIVE COMPACTED TO 90%.
5. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
6. CONSTRUCT VEGETATED EARTHEN SWALE - (36" WIDE BY 6" DEEP), TYP. SEE DETAIL ON SHEET 6.
7. TRACK STRAW INTO, OR HYDRO SEED ALL NEWLY GRADED SLOPES WITH EROSION CONTROL SEED MIX, TYPICAL. SEE EROSION CONTROL NOTES ON SHEET 2 FOR HYDRO SEED SPECIFICATIONS.
8. INSTALL STRAW WATTLES, TYPICAL, (CHEVRON PATTERN FOR DRIVEWAY).
9. AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
10. GRADE TO DRAIN AWAY FROM PROPOSED STRUCTURE AT S=5% FOR 10 FEET MIN. TYPICAL.
11. CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
12. CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2
13. INSTALL SEWER CLEAN OUT WITH BACK FLOW PREVENTER.
14. CONSTRUCT ROCK RIP RAP ENERGY DISSIPATER PER CALTRANS STANDARD 72. USE BACKING NO. 3 TYPE ROCK, TYPE B PLACEMENT OVER GEOTEXTILE FABRIC. W = 5', L = 5', D = 0.75. SEE DETAIL ON SHEET 6.
15. DOWNSPOUT TYPICAL, WHERE DOWNSPOUTS DRAIN ON FINISHED GRADED SOILS OR LANDSCAPED AREAS PROVIDE A CONCRETE SPLASH BLOCK TO PREVENT EROSION.
16. NEW WATER LINE, TO BE SIZED BY FIRE SPRINKLER DESIGNER.
17. EXISTING GAS SERVICE, LOCATION TO BE VERIFIED BY CONTRACTOR.
18. CONSTRUCT ELECTRICAL LINE PER PG&E SERVICE TRENCH STANDARDS.
19. EXISTING 8" VCP SEWER MAIN.
20. EXISTING 6" VCP SEWER MAIN. CONTRACTOR TO POTHOLE TO VERIFY THE INVERT. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
21. EXTEND GAS SERVICE WITH 1" POLY GAS LINE PER PG&E STANDARDS.
22. CONSTRUCT ELECTRICAL DROP FROM EXISTING UTILITY POLE PER PG&E STANDARDS.
23. EXISTING 2" WATER LINE, LOCATION TO BE VERIFIED BY CONTRACTOR.
24. NEW 4" SEWER LATERAL AT 2% MIN. PRIOR TO BUILDING OCCUPANCY CONFIRM IF A PUMP SYSTEM WILL BE NEEDED FOR ADU. IF NEEDED AN UPDATED PLAN WILL BE PROVIDED SHOWING SYSTEM WITH ALARM AS COORDINATED WITH CITY ENGINEERING STAFF.
25. EXISTING DRIVEWAY, NOT A PART OF THIS PERMIT.
26. INSTALL TREE PROTECTION FENCING AT THE DRIPLINE OF THE TREE.
27. REMOVE EXISTING OVERHEAD TELEPHONE LINE AND INSTALL UNDERGROUND FROM EXISTING UTILITY POLE PER PG&E STANDARDS.
28. EXISTING MAGGARD WATER METER TO REMAIN.
29. IMPACTED 2P 8" LO.
30. INSTALL CATCH BASIN WITH GRAVEL BAGS PLACED AROUND THE INLET, AND 16' LONG LEVEL SPREADER PER DETAIL ON SHEET 6.
31. THE CONTRACTOR SHALL POTHOLE AND LOCATE THE EXISTING SEWER LATERAL TO THE EXISTING MOBILE HOME TO VERIFY NO CONFLICTS EXIST. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
32. NOT USED.
33. EXISTING OVERHEAD ELECTRICAL TO REMAIN AS IT MEETS CITY FIRES REQUIREMENT OF A 13.5' MINIMUM CLEARANCE HEIGHT.

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY P. ROBERTS — 35366 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email tim@robertsenginc.com
Website robertsenginc.com

Record Drawings
Timothy P. Roberts, RCE 35366 exp 09/30/25 — Date
Revisions this Sheet:
1
2
3
4
5

Roberts Engineering, Inc.
Maggard, 428 Creston Road, Paso Robles
Grading, Drainage, and Erosion Control Plan

Design/Drawn	City Plan Checker	Approved for City Requirements	
TR / SEB		Development Services Engineer	Date
Job #	City W.O. No.	Timothy P. Roberts, RCE 35366 exp 10/30/25	Date
23-34			
California Coordinates (CCS83, Zone 5)		City Road #	
5765630 E 2425391 N			5

Exhibit A

Exhibit A

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131

December 21, 2022

Dan Maggar
426 Creston Road
Paso Robles, CA 93446

Re; Tree Protection Plan for development located at 426 Creston Road, Paso Robles CA. 93446

This Tree Protection Plan is for the location stated above. The development will be impacting 2 native oak trees one live oak removal (*Quercus agrifolia*) and one blue oak (Quercus douglassi) saved. No other oak trees will be impacted and one oak tree are being requested for removal. Please keep the tree protection fencing in place during instulation.

It is the **responsibility of the owner/agency** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the drip line of the native trees. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

The trees impacted by this project are numbered and identified on both the grading plan and the tree protection spreadsheet.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet. The rating system is defined as follows:

Rating	Condition
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline. Pruning from overhead utility lines.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.

Exhibit A

5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state.
7-9	Have had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

The following mitigation measures/methods must be fully understood and followed by anyone working within the drip line of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

1. **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the drip line or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree.

2. **Soil Aeration Methods:** Soils within the drip line that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

3. **Chip Mulch:** All areas within the drip line of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

4. **Trenching Within Drip Line:** All trenching within the drip line of native trees shall be **hand dug**, augured or bored (for utilities). All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

5. **Grading Within The Drip Line:** Grading should not encroach within the drip line unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

6. **Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

7. **Paving Within The Drip Line:** Pervious surfacing is preferred within the drip line of any native tree. If pavers are required, the areas are outlined on the grading

plans. Pavers must be interlocking with a minimum of 10% void space backfilled with pea gravel. Fabric shall be permeable. The % slope of the driveway may prohibit the engineering of pavers for this project.

8. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

9. Existing Surfaces: The existing ground surface within the drip line of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

10. Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the drip line of any native tree. The drip line areas are not for storage of materials either.

11. Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- Pre-construction fence placement
- any utility or drainage trenching within any drip line
- All grading and trenching near trees requiring monitoring on the spreadsheet
- All driveway construction activities
- Tree removal operations

12. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) may be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the drip line of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

13. Pruning: Class I pruning includes deadwood removal along with selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Exhibit A

14. Landscape: All landscape under the drip-line shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

15. Utility Placement: All utilities shall be placed down the road/driveway and when possible outside of the drip lines. The arborist shall supervise trenching within the drip line. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots**.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

If all the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez

Certified Arborist #WC 0511

Exhibit A

TREE PROTECTION SPREAD SHEET
426 CRESTON ROAD
PASO ROBLES, CA 93446

1	2	3	4	5	6	7	8	9	10	11	11
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	NS EW	FIELD NOTES
1	LO	12"	1	R	10%	G	R	N	N	/	NEW DRIVEWAY ENT
2	BO	30	8	I	2%	G	F	Y	N	/	MAYBE DRIVEWAY IMPACT

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE.W.O.= WHITE OAK
3 = TRUNK DIAMETER @ 4'6"
4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
5 = CONSTRUCTION STATUS, REMOVE, SAVED
6 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES

Exhibit A

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

COMMUNITY DEVELOPMENT DEPARTMENT
OAK TREE REMOVAL PERMIT

PERMIT NUMBER:_____ DATE ISSUED:_____

NAME OF APPLICANT: _____PHONE NO: _____

STREET ADDRESS: _____

LOCATION AND DESCRIPTION OF OAK TREE(S): _____

Pursuant to Section 10.01 (Oak Tree Preservation) of Title 10 of the Paso Robles Municipal Code, the property-owner is hereby requesting one of the following:

A. _____Removal of _____ Oak Tree(s) where no Development Application is pending

B. _____Removal of _____ Oak Tree(s) clearly dead or diseased beyond correction

C. ___✓___Removal of ___1___Oak Tree(s) as part of a Development Application

D. _____Emergency Removal of _____Oak Tree (s)

As recommended and identified in the Arborist Report prepared for this Request for Removal by

Steven G Alvarez (ISA Certified Arborist) dated 12-20-22
WC-0511A

By:_____
Community Development Director or authorized representative

Council Action: _____ Date:_____ Resolution No.:_____


Exhibit A

GENERAL GRADING PLAN NOTES:

1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE CITY OF PASO ROBLES STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE C.R.C. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY BUILDING DEPT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED AND ARRANGEMENT FOR INSPECTION.
3. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY RIGHT OF WAY.
5. A SOILS ENGINEER SHALL SUPERVISE THE GRADING AND CERTIFY THAT ALL GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS, OF THE C.B.C. AND RECOMMENDATIONS OF PRELIMINARY SOILS REPORT BY EARTH SYSTEMS, INC.
6. ESTIMATED EARTH QUANTITIES: CUT: 320 CU. YRDS. FILL: 320 CU YRDS. CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUBGRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF AND SHALL BID ACCORDINGLY.
7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS SHALL BE RESET AT THE CONTRACTORS EXPENSE.
9. ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDED AFTER COMPACTION TO PREVENT EROSION.
10. ALL ROUGH GRADING SHALL BE COMPLETED AND APPROVED BY THE CITY BUILDING DEPT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. ANY OAK TREES ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. IF THE DEVELOPER PROPOSES TO REMOVE AN OAK, AN APPLICATION SHALL BE FILED WITH THE CITY OF PASO ROBLES FOR APPROVAL.
12. ALL CONTRACTORS AND SUB-CONTRACTORS WORKING WITH THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTORS LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT.
13. SLOPES OF ALL CUT SURFACES TO BE NO LESS THAN 2 HORIZ. TO 1 VERT. ALL FILL SURFACES SHALL NOT EXCEED 3:1 SLOPE. ALL FILL SHALL HAVE 90% COMPACTION.

GENERAL NOTES:

1. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE.
2. NRB ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
3. THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF NRB AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.
4. IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.
5. CONSTRUCTION METHODS SHALL COMPLY WITH MATERIAL POLLUTION CONTROL MEASURES.
6. "OPERATION AND MAINTENANCE" MANUAL SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEM LISTED IN CGBSC. (PROVIDE COPY OR TEMPLATE OF MANUAL)
7. APPLICANT SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT THE TIME OF THE FOUNDATION INSPECTION.

UTILITY NOTES:

1. PROVIDE WATER PRESSURE REGULATOR FOR NEW CONSTRUCTION.
2. THE MINIMUM SIZE FOR RISERS SHALL BE 1" IN DIAMETER. MATERIALS TO BE USED MAY BE SCHEDULE 80 PVC OR TYPE L COPPER PIPE.
3. PROVIDE NEW SEWER LATERAL WITH CLEANOUT 2 FEET MIN. FROM BUILDING.
4. HOSE BIBS AND SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
5. WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. PRESSURE REGULATOR IS REQUIRED.
6. WHERE APPLICABLE, PROVIDE BACK WATER VALVE ON THE SEWER LATERAL WHEN THE PROPOSED BUILDING FIXTURES HAVE FLOOD RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER.
7. IF DRAIN LINES WITHIN THE BUILDING ARE LOWER THAN THE SEWER MAIN, AN EJECTOR SUMP PUMP MAY BE REQUIRED.
8. MINIMUM SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIA. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE "L" COPPER, MIN.

SITE NOTES:

1. CONTOUR SHOWN DERIVED FROM LICENSED LAND SURVEYOR. IT IS RECOMMENDED THAT A LICENSED SURVEYOR ESTABLISH ACTUAL GRADES. THIS DRAWING SHALL NOT BE CONSTRUCTED AS A GRADING PLAN.
2. PROVIDE A MINIMUM SETBACKS PER CITY ORDINANCE.
3. ALL PROPERTY CORNERS SHALL BE ESTABLISHED AT TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED LAND SURVEYOR.
4. DRIVEWAY APRON SHALL COMPLY WITH CITY STREET STANDARDS.
5. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE FOUND A MIN. OF 5% FOR 10'-0" & DRAIN TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.
6. STORM WATER MEASURES SHALL BE MANAGED PER GREEN BUILDING CODES.
7. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, ½" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THE BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED.

GRADING:

CUT: 320 CU YDS ±
FILL: 320 CU YDS ±
MAX DEPTH OF CUT = 36"
MAX DEPTH OF FILL = 36"
PERCENT OF NATURAL GRADE: 1%
AREA OF DISTURBANCE: 4,300 SQ.FT.
IMPERVIOUS AREA: 1100 SQ. FT.

UTILITY LINE CONNECTIONS:

ELECTRICAL-4" DIA. SCHEDULE 40
WATER-2" DIA. SCHEDULE 40 PVC
GAS-1-1/2"" DIA. YELLOW POLYLINE
SEWER-4" DIA. ABS (SDR)

A SEPARATE PERMIT IS REQUIRED FOR:
SOLAR-2.22 kWdc

6.2 Specific Site Development, Grading Pads, and Foundation Excavations

6.2.1 Due to the presence of low density near surface soils and a cut/fill situation at shallow bearing depths, overexcavation and recompaction of soils in the building area (including covered deck areas) will be necessary to decrease the potential for differential settlement and to provide more uniform bearing conditions. Soils should be overexcavated to a depth of two (2) feet below the bottom of footings, four (4) feet below existing grade, through the brown and tan material (noted as soil types A1 and A2 in the project boring logs), or 75% of the deepest fill thickness, whichever is greater. The over-excavation should extend to a distance of five (5) feet beyond the building perimeter. The resulting surface should be scarified to a depth of one (1) foot, **moisture conditioned to 2%-3% above optimum moisture** and recompacted to a minimum of 90% of maximum dry density. The intent of these recommendations is to provide a minimum of two (2) feet of compacted soils below the bottom of all footings, and recompact the loose topsoil.

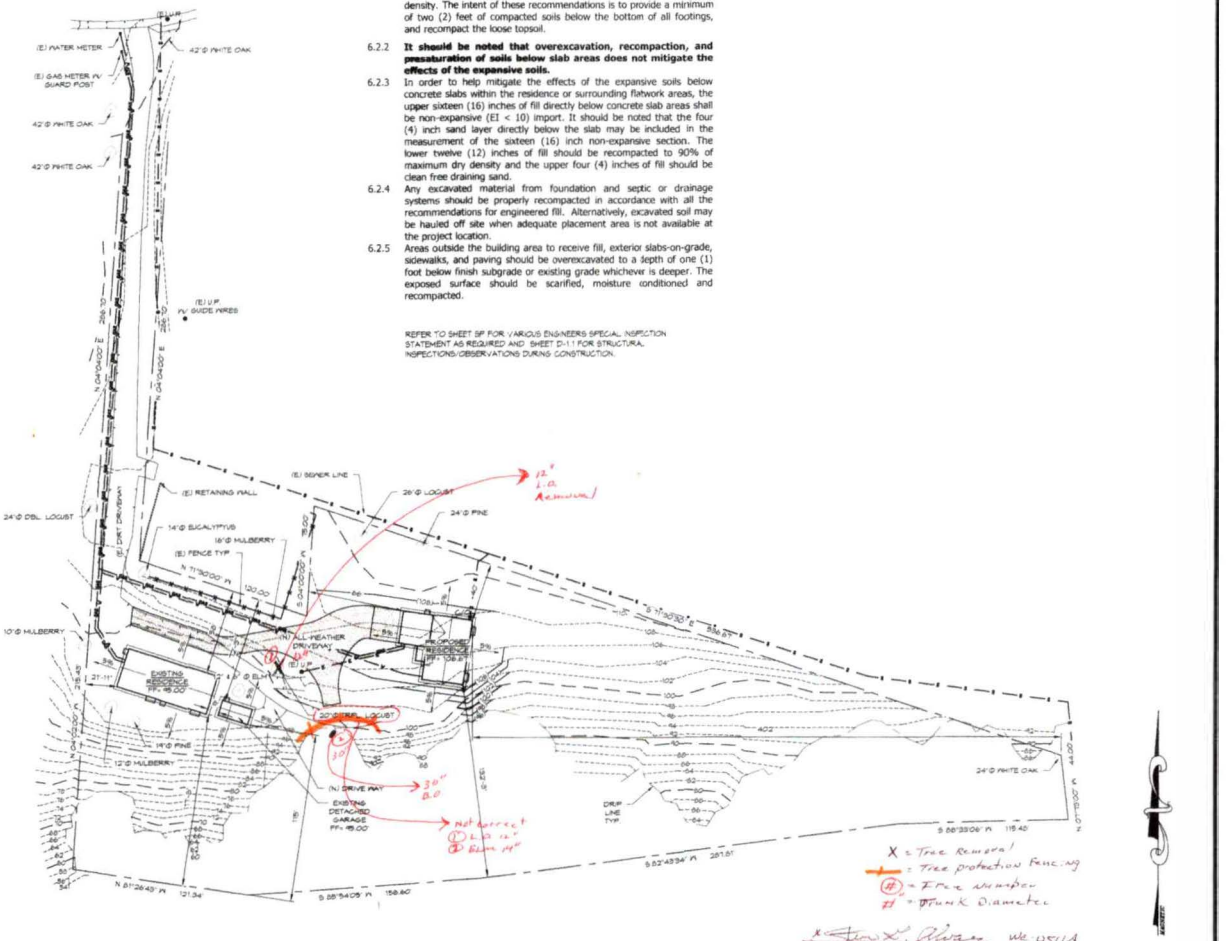
6.2.2 **It should be noted that overexcavation, recompaction, and presaturation of soils below slab areas does not mitigate the effects of the expansive soils.**

6.2.3 In order to help mitigate the effects of the expansive soils below concrete slabs within the residence or surrounding flatwork areas, the upper sixteen (16) inches of fill directly below concrete slab areas shall be non-expansive (EI < 10) import. It should be noted that the four (4) inch sand layer directly below the slab may be included in the measurement of the sixteen (16) inch non-expansive section. The lower twelve (12) inches of fill should be recompacted to 90% of maximum dry density and the upper four (4) inches of fill should be clean free draining sand.

6.2.4 Any excavated material from foundation and septic or drainage systems should be properly recompacted in accordance with all the recommendations for engineered fill. Alternatively, excavated soil may be hauled off site when adequate placement area is not available at the project location.

6.2.5 Areas outside the building area to receive fill, exterior slabs-on-grade, sidewalks, and paving should be overexcavated to a depth of one (1) foot below finish subgrade or existing grade whichever is deeper. The exposed surface should be scarified, moisture conditioned and recompacted.

REFER TO SHEET SP FOR VARIOUS ENGINEERS SPECIAL INSPECTION STATEMENT AS REQUIRED AND SHEET D-1.1 FOR STRUCTURAL INSPECTIONS/OBSERVATIONS DURING CONSTRUCTION.



SITE PLAN 1"=10'-0"

PROJECT TEAM

SOIL COMANY	TRUSS COMANY	ENERGY FORMS	STRUCTURAL	DRAFTSMAN	OWNER
BEACON GEOTECHNICAL P. O. BOX 4814 PASO ROBLES, CA 93446 (805) 239-4457	TRUSPRO, INC. P.O. BOX 890 GUADALUPE, CA 93434 (800) 398-8787	CARSTAIRS P.O. BOX 4736 SAN LUIS OBISPO, CA 93403 (805) 904-9046	MIKE SMITH ENGINEERING 811 EL CAPTAN WAY, SUITE 240 SAN LUIS OBISPO, CA 93401 (805) 454-2110	NRB DRAFTING, INC. 2121 PINE STREET, SUITE A PASO ROBLES, CA 93446 (805) 237-3746 (805) 237-1368 FAX	DANIEL MAGGARD 426 CRESTON ROAD PASO ROBLES, CA 93446 (949) 345-8440

DESIGNER NOTE

PLANS PREPARED BY:

NRB DRAFTING, INC.
2121 PINE STREET, SUITE A
PASO ROBLES, CA 93446
PH (805) 237-3746 FX (805) 237-1368

NRB DRAFTING, INC. TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BUILDABLE ON SAID LOT.
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SHEET INDEX

AREA CALCS

FLOOR PLAN SQ. FOOTAGE:

RESIDENCE	1200 SQ. FT.
GARAGE	440 SQ. FT.
COVERED PORCH	80 SQ. FT.

BLDG CODE DATA

OCCUPANCY: R-3/U
TYPE OF CONSTRUCTION: VB
ALLOWABLE AREA: PER CITY ORDINANCE
HEIGHT: 17'-6"
AUTOMATIC FIRE SPRINKLER: NO
FIRE SPRINKLERS DO NOT EXIST IN THE MAIN RESIDENCE
STORIES: ONE

SCOPE OF WORK

CONSTRUCT A NEW 1-STORY 1200 SQUARE FOOT ADU WITH 440 SQUARE FOOT GARAGE

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:
2019 California Energy Code
2019 California Residential Code
2019 California Electrical Code
2019 California Green Building Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Reference Standards Code

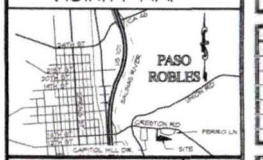
CITY OF PASO LAND & BUILDING ORDINANCES AND GREEN BUILDING STANDARDS CODE

PROJECT DATA

426 CRRESTON ROAD
CITY OF PASO ROBLES
COUNTY OF SAN LUIS OBISPO

APN #: 024-841-007

VICINITY MAP



NUMBER OF ORIGINALS IN SET: 20

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MAGGARD ADU
426 CRESTON RD.
PASO ROBLES, CA.

CITY OF PASO ROBLES CALIFORNIA

22055

COVER SHEET

REVISIONS

DESCRIPTION	DATE

SHEET

Exhibit A