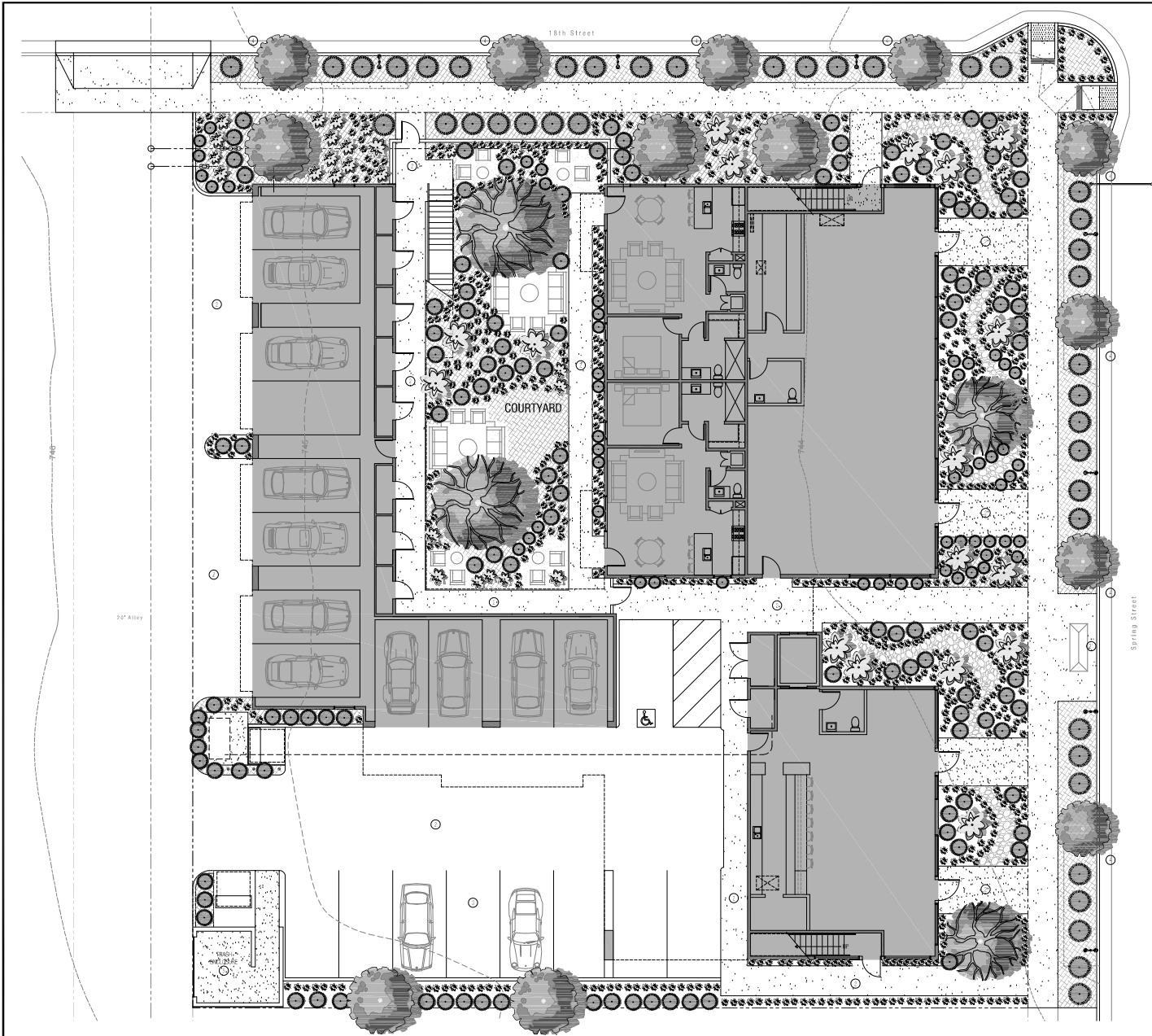


Exhibit C



Preliminary Plant List

WUOLS	BOTANICAL NAME / COMMON NAME
40" BOX	VL OLEA EUROPAEAE NELSOMII / MULTI-TRUNK FRUITLESS OLIVE TREE
24" BOX	VL OLEA EUROPAEAE NELSOMII / FRUITLESS OLIVE MULTI-TRUNK
LARGE SHRUBS (6" - 15 GAL)	
BL	ACACIA PARVIFLORA
VL	CANADIANA ALICE / ALICE APROPOSICIONS
L	PEPEROMIA FRAGRILUM / PEPEROMIA SILVER SHEEN
VL	ADONATHOS ORANGE CROSS / ORANGE MANGARDO POW
SHRUBS (1" - 5 GAL)	
L	OLEA EUROPAEAE MONTRA / OLIVE BUSH
L	ADONIS SPANISH ATENLADA / ADONIS BLUE FLAME
L	ALICE STRATATA / CORAL ALICE
L	ROSEMARY (US GROWN) ALICE / TUSCAN BLUE / ROSEMARY
L	CRASSULUM COMPACTUM NANA COMPACTA / PEPEROMIA
GROUNDCOVER (1 GAL)	
A	ROSEMARY OFFENSUALIS "PROSTRATUS" / ROSEMARY
B	EDYEREA "MILKLET" / HEDYS CHICKENS
C	ARCTOSTAPHYLOS UVA-URSI / MARIKTES CASSET MANDARIN
D	SOME CALIFORNIA WAX / MARIKTES CASSET / CHALKSTONES
E	SOME CALIFORNIA WAX / MARIKTES CASSET / CHALKSTONES
RB / REFLECTIVE GROUND	
■	SELECTED FINISHES WALL, MARIKTES CASSET / CHALKSTONES
■	SELECTED FINISHES WALL, MARIKTES CASSET / CHALKSTONES

Sheet Reference Notes

- OUTLINE OF BUILDING OR ROOF ABOVE
- NEW AC PAVING ON CONCRETE PLATFORM AREA
- NEW PAVING PAVEMENT
- NEW STREET TREE SPACING AND SPECIES PER CITY STANDARDS
- NEW TRASH ENCLOSURE

General Notes

1. PLANT FACTORS ARE BASED ON NUCCLES LATEST EDITION, ADJUSTED FOR LOCAL CLIMATE AND SOIL TYPE.
2. ALL AREAS WHERE PLANTING OR PROVISIONS SHALL BE INDICATED BY A MIN OF CROWNED GRAVEL OR CURB.
3. IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER BASED.
4. SPRAY NOZZLES SHALL BE ADJUSTED TO MINIMIZE ANY OVER-SPRAY AND RUNOFF FROM ADJACENT IMPERVIOUS SURFACES.

Legend

- GAL GALLON CONTAINER SIZE
- WUOLS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
- L LOW WATER USAGE PER WUOLS
- VL VERY LOW WATER USAGE PER WUOLS
- NON NO COMMON NAME



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 Paso Robles, CA
 93446

applicant / owner:
Tobin James
 5033 Vineyard Drive
 Paso Robles, CA
 93446

sheet title:
Landscape Plan

revision:

NO.	DATE	DESCRIPTION

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 The use of these plans and specifications shall be voided if the use of the plans is for any other purpose and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for the accuracy of the information provided on these plans and specifications. The contractor shall be responsible for the completion of the project in accordance with the plans and specifications. © 2019 Garcia Architecture + Design

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applicant / owner:
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 5033 Vineyard Drive
 Paso Robles, CA
 93446

sheet title:
Prelim Grading & Drainage Plan

revision:

NO.	DATE	DESCRIPTION

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Sheet Reference Notes

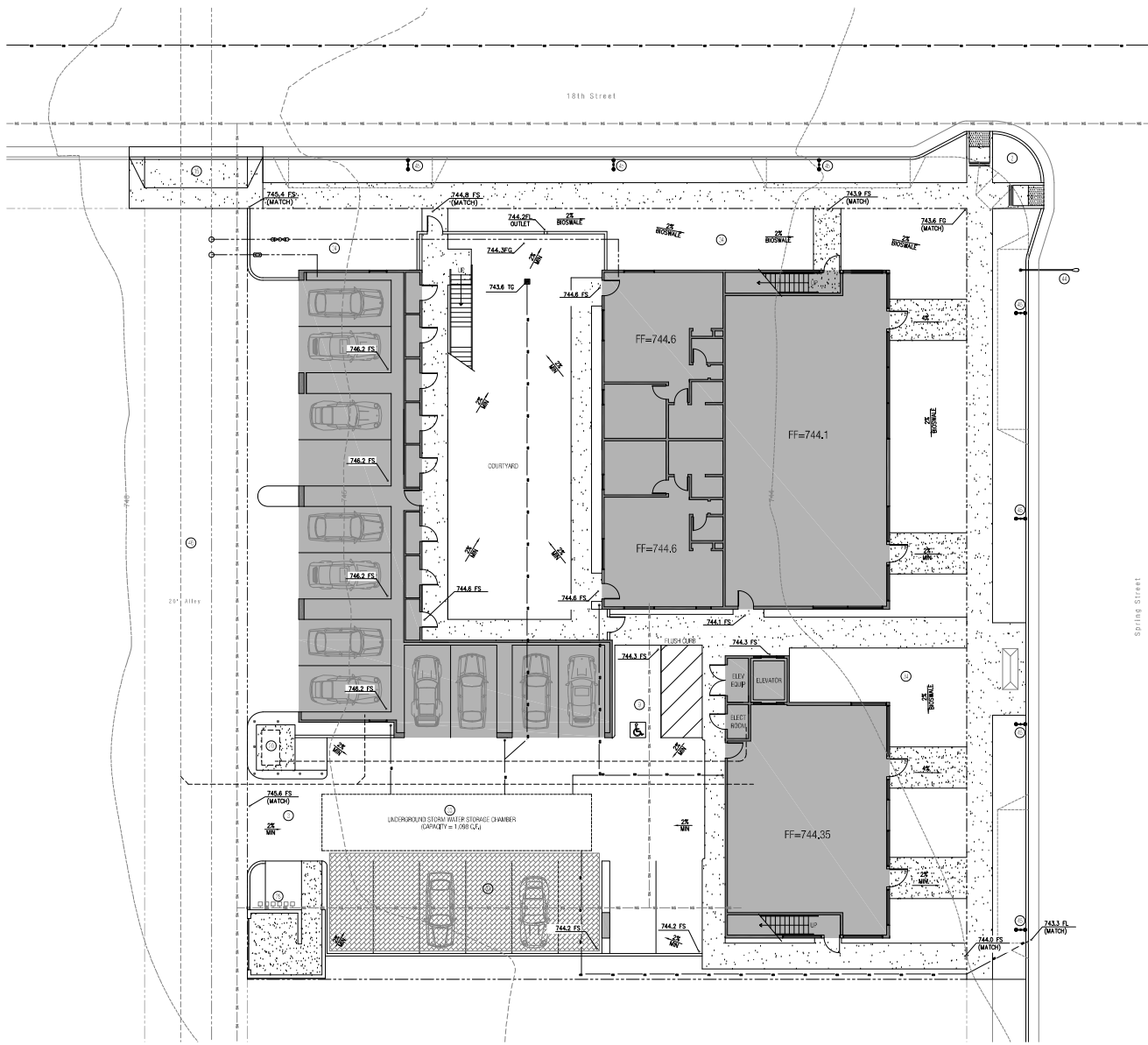
- REPLACE EXISTING SIDEWALK, CURB & GUTTER PER CITY PARKWAY STANDARDS
- REPLACE EXISTING ADA CURB RAMP WITH CITY STANDARD C-11 CURB EXTENSION
- NEW ASPHALT PAVING AREA
- NEW CONCRETE FLATWORK AREA
- NEW 4" CONCRETE CURB
- 4" WIDE WHITE PAVEMENT STRIPES AND/OR PAVEMENT MARKING
- NEW 4" CONCRETE CURB
- NEW CONCRETE FLATWORK PER CITY STANDARDS
- ACCESSIBLE RESTROOM SET AND STRUCTURAL PLANS
- ACCESSIBLE PARKING SPACE WITH VAN OFFLOAD AREA
- ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC PLAZA
- ACCESSIBLE PATH OF TRAVEL FOR CSD 118-2001.118-202.1
- 3" DEEP TACTILE WARNING: TYPICAL, PERIOD 118-241.1
- INDICATES LINE OF SLOPE ABOVE
- REPLACE EXISTING ALLEY DRIVEWAY APPROACH PER CITY STANDARD C-6 ALLEY APPROACH
- INDICATES LINE OF ROOF ABOVE
- PARKING FOR (b) BICYCLE SPACES IN 5 SPACE "96" WALK
- NEW LANDSCAPING AREA
- PROJECT MONUMENT SIGN
- NEW POSE (ING) MOUNTED TRANSFORMER AND PANEL LOCATION PER ELECTRICAL ENGINEER, REFER TO POSE HANDOUT PACKAGE FOR ADDITIONAL INFORMATION
- EXISTING BUS STOP SHELTER
- GAS LINE STATUS TO SITE PER OIL PLANS. LOCATION TO BE IDENTIFIED IN FIELD
- NEW 4" FIRE LINE
- NEW FIRE DETECTOR CHECK ASSEMBLY (C-6) SCREEN WITH LANDSCAPING PER LANDSCAPE PLAN
- NEW 1" WATER METER PER CITY OF PASO ROBLES STANDARDS
- CITY STREET TREES TO REMAIN
- FLAG FOR NEW BUILDING GAS SERVICE: CONNECT TO GAS METER MANHOLE ARRAY
- NEW GAS METER MANHOLE LOCATION
- 2" WATER SERVICE: REFER TO PLUMBING PLANS FOR CONNECTION OF WATER METER BUILDING
- 1/2" TALL PRIVATE WALL
- INDICATES LOCATION OF DOWNSPOUT AND/OR STORM DRAIN LINE TO LOG. STORM WATER STORAGE CHAMBER
- INSTALL ACCESSIBLE PARKING SIGN AT ENTRANCE TO PARKING LOT. REFER TO ADA / TITLE 22 FOR ADDITIONAL INFORMATION
- UNDERGROUND STORM WATER STORAGE CHAMBER
- NEW STORMWATER DRAINAGE (BESIDE)
- NEW 1/2" TALL OMB OR CONCRETE TRASH ENCLOSURE W/ METAL GATES
- SECURITY / SAFETY BOLLARDS
- INDICATES ROLLED / MOVABLE CURB
- EXISTING UTILITIES LOCATED IN ALLEY
- INDICATES PERMISSIBLE PAVEMENT / STORMWATER OFFSET AREA
- NEW SEWER LINE
- REPLACE EXISTING DRIVEWAY WITH STANDARD CITY SIDEWALK
- UNDERGROUND STORM WATER STORAGE CHAMBER (SEE C1.1 GRADING & DRAINAGE PLAN)
- NEW STREET TREE SPACING AND SPECIES PER CITY STANDARDS
- INSTALL NEW CORN-HIGH LIGHT STANDARDS PER CITY AND POSE STANDARDS
- INSTALL NEW DECORATIVE STREET LIGHTS AS SHOWN: "FITURE TO MATCH FEATURE AT "PASS WALK" FRONTAGES
- EXISTING ALLEY TO BE REPAVED TO THE SATISFACTION OF THE CITY ENGINEERING / PUBLIC WORKS DEPARTMENT

Stormwater Requirements

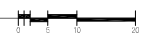
BASED PROJECT SITE AREA: 21,000 S.F. / 0.48 ACRES
WQ2 - 4
 EXISTING IMPERVIOUS AREA: 0.52 / 0.4 ACRES
 EXISTING PERVIOUS AREA: 21,000 S.F. / 0.48 ACRES
 NEW ON-SITE PERVIOUS AREA: 10,368 S.F.
 NEW OFF-SITE (REPLACEMENT) IMPERVIOUS AREA: 4,270 S.F.
 PRT - SITE DESIGN - RUNOFF REDUCTION
 PR2 - WATER QUALITY TREATMENT
 LEACH LENGTH:
 80% PERCENTILE = 6.0 FT
 TOTAL ON-SITE DETENTION AREA = 14,636 S.F. ... 1/2" ROCK LEVEL REQUIRED
 FINAL VOLUME = 14,636 S.F. x 1/2" = 1,098 GAL

General Site Notes

- 1. GRADE SHALL BE A MINIMUM OF 5% FOR A DISTANCE OF 10' AWAY FROM NEW BUILDING FOOTPRINT OR 2% WHEN SURFACE IS IMPERVIOUS.



Preliminary Grading & Drainage Plan
 SCALE: 1" = 10'-0"





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applicant / owner:
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 Paso Robles, CA
 93446

sheet title:
1st Floor Plan

revision:

NO.	DATE	DESCRIPTION	BY	CHKD.

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 sheet no: 2022747
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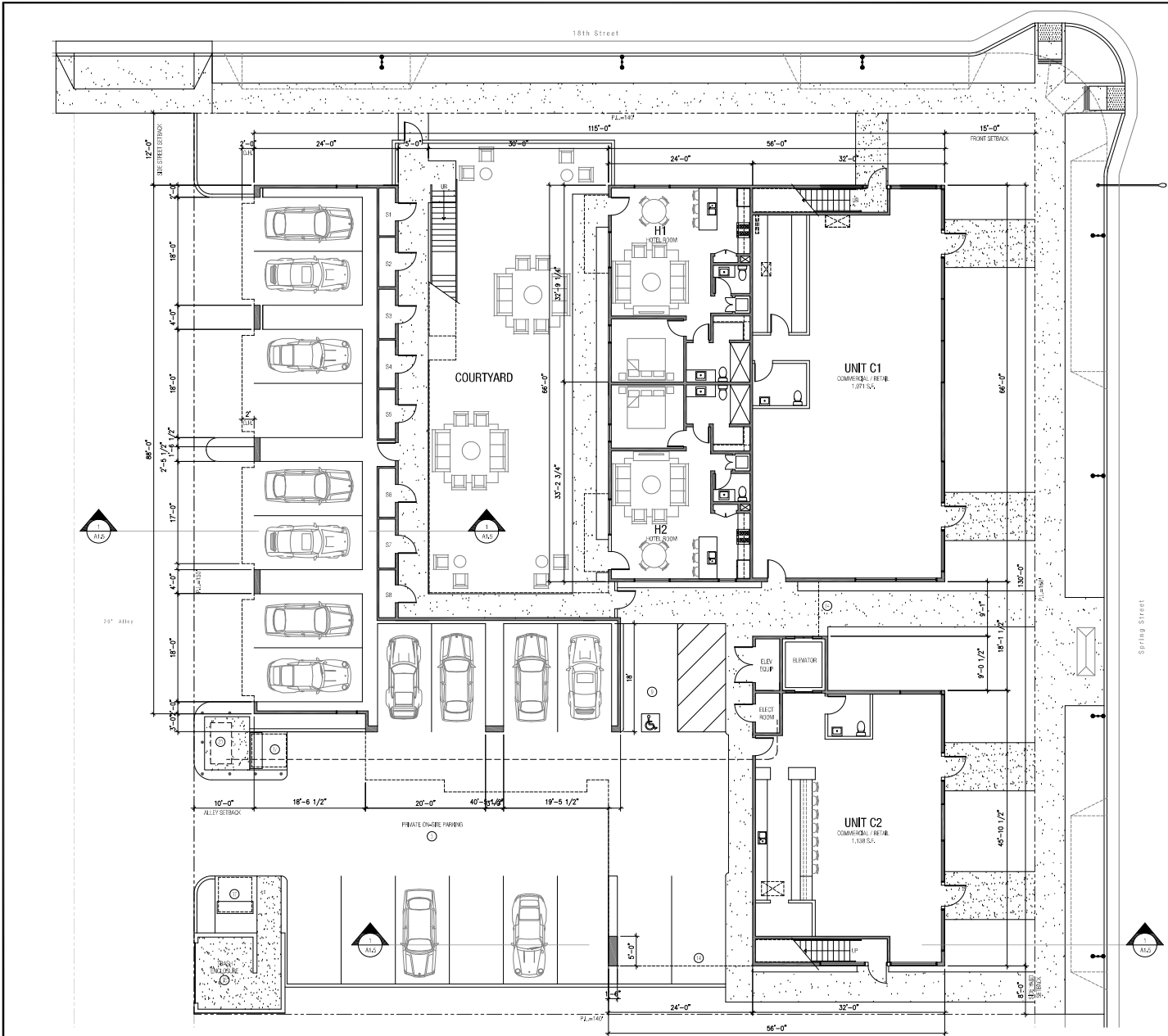
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Sheet Reference Notes

- REPLACE EXISTING SIDEWALK, CURB & GUTTER PER CITY PARKWAY STANDARDS
- REPLACE EXISTING ADA CURB RAMP WITH CITY STANDARD C-11 CURB EXTENSION
- NEW AD PARKING AREA
- NEW CONCRETE FLATWORK AREA
- NEW 4" CONCRETE CURB
- NEW 4" CONCRETE FLATWORK PER CITY STANDARDS
- ACCESSIBLE RESTROOM SET AND STRUCTURAL PLANS
- ACCESSIBLE PARKING SPACE WITH VAN OFFLOAD AREA
- ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC PLAZA
- ACCESSIBLE PATH OF TRAVEL FROM CSD 118-200.1, 118-202.1
- 3" DEEP TACTILE WARNING TRIPOD, PER CSD 118-241.1
- INDICATES LINE OF SLOPE ABOVE
- REPLACE EXISTING ALLEY DRIVEWAY APPROX PER CITY STANDARD C-6 ALLEY APPROACH
- INDICATES LINE OF ROOF ABOVE
- PARKING FOR (3) BICYCLE SPACES MAX 5 SPACE "65" MAX
- NEW LANDSCAPING AREA
- PROJECT MONUMENT SIGN
- NEW POSE (THE UNLIMITED TRANSFORMER AND PAD) LOCATION PER ELECTRICAL ENGINEER, REFER TO POSE HANDOUT PACKAGE FOR ADDITIONAL INFORMATION
- EXISTING BUS STOP SHELTER
- GAS LINE STATUS TO SITE PER OIL PLANS. LOCATION TO BE VERIFIED IN FIELD
- NEW 4" FIRE LINE
- NEW FIRE DETECTOR CHECK ASSEMBLY (C-2) SCREEN WITH LANDSCAPING PER LANDSCAPE PLAN
- NEW 1" WATER METER PER CITY OF PASO ROBLES STANDARDS
- CITY STREET TREES TO REMAIN
- FLAG FOR NEW BUILDING GAS SERVICE: CONNECT TO GAS METER MANHOLE ARRAY
- NEW GAS METER MANHOLE LOCATION
- 2" WATER SERVICE, REFER TO PLUMBING PLANS FOR CONNECTION OF WATER METER BUILDING
- 12" TALL FIREWALL
- INDICATES LOCATION OF DOWNSPOUT AND/OR STORM DRAIN LINE TO LOG STORM WATER STORAGE CHAMBER
- INSTALL ACCESSIBLE PARKING SIGN AT ENTRANCE TO PARKING LOT, REFER TO AIA / TITLE 22 FOR ADDITIONAL INFORMATION
- UNDERGROUND STORM WATER STORAGE CHAMBER
- NEW STORMWATER DRAINAGE BESSAMILE
- NEW 12" TALL OIL OR CONCRETE TRASH ENCLOSURE WITH METAL GATES
- SECURITY / SAFETY BOLLARDS
- INDICATES ROLLED / MOVABLE CURB
- EXISTING UTILITIES LOCATED IN ALLEY
- INDICATES PERMEABLE PAVEMENT / STORMWATER OFFSET AREA
- NEW SEWER LINE
- REPLACE EXISTING DRIVEWAY WITH STANDARD CITY SIDEWALK
- UNDERGROUND STORM WATER STORAGE CHAMBER (SEE C-11 GRADING & DRAINAGE PLAN)
- NEW STREET TREE SPACING AND SPECIES PER CITY STANDARDS
- INSTALL NEW CORNER LIGHT STANDARD PER CITY AND POSE STANDARDS
- INSTALL NEW DECORATIVE STREET LIGHTS AS SHOWN: "FITURE" TO MATCH FEATURE AT "PASS WALK" FRONTAGES
- EXISTING ALLEY TO BE REPAVED TO THE SATISFACTION OF THE CITY ENGINEERING / PUBLIC WORKS DEPARTMENT

Legend

- A: PROPERTY LINE
- R: RAILS
- S: SEWER
- W: WATER
- F: FIRE
- U: UTILITIES (WIRE UTILITIES, FIBER, ATTEL, CABLE)



First Floor Plan
 SCALE: 1/8" = 1'-0"



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applicant / owner:
Tobin James
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sheet title:
2nd Floor Plan

revision:

NO.	DATE	DESCRIPTION	BY	CHKD

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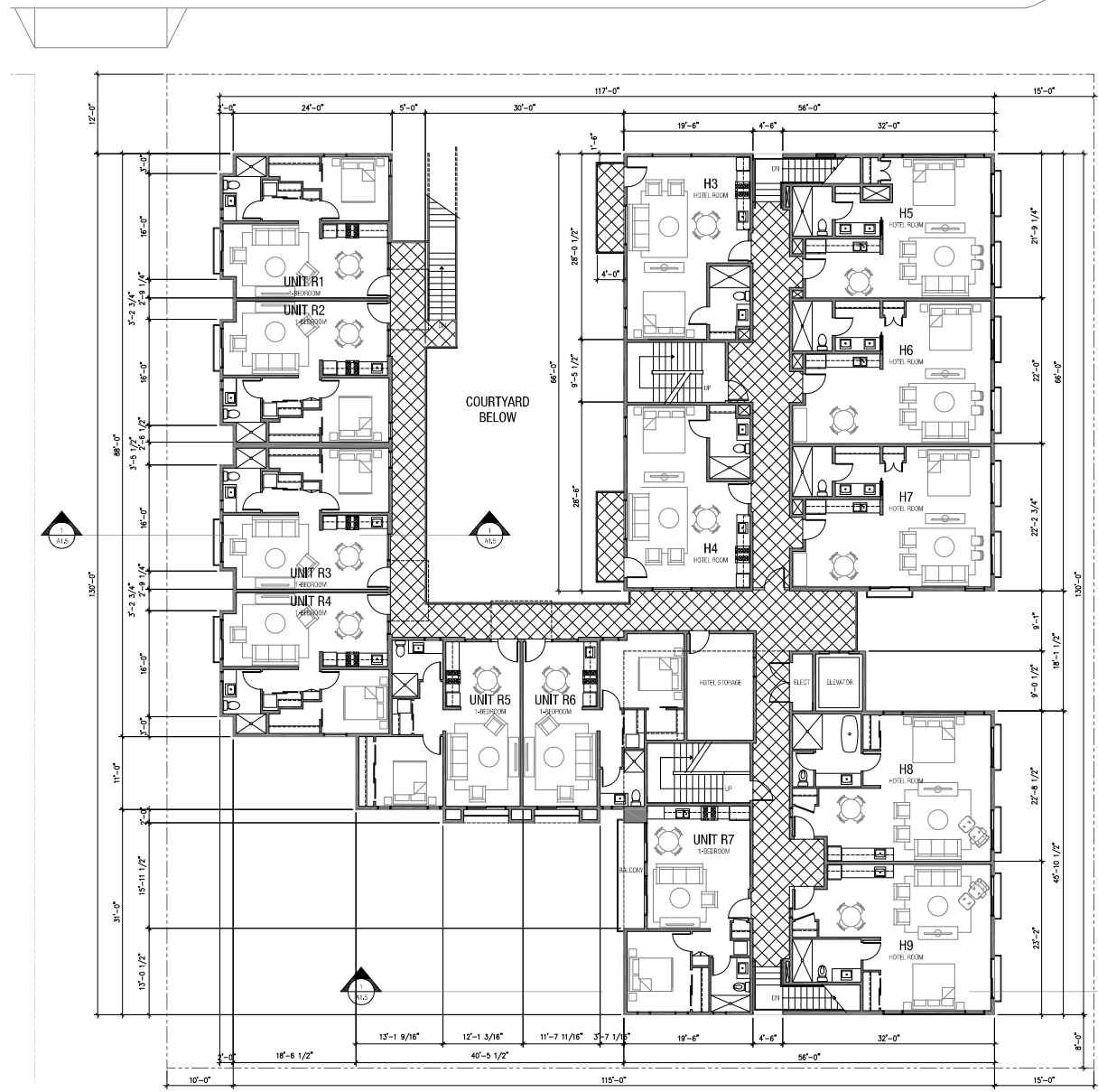
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Sheet Reference Notes

- REPLACE EXISTING SIDEWALK, CURB & GUTTER PER CITY PARKWAY STANDARDS
- REPLACE EXISTING ADA CURB RAMP WITH CITY STANDARD C-11 CURB EXTENSION
- NEW ASPHALT PAVING AREA
- NEW CONCRETE FLATWORK AREA
- NEW 4" WIDE WHITE PAVEMENT STAIRS AND/OR PAVEMENT MARKING
- NEW 6" CONCRETE CURB
- NEW CONCRETE FLATWORK PER CITY STANDARDS
- ACCESSIBLE RESTROOM SET ARCHITECTURAL PLANS
- ACCESSIBLE PARKING SPACE WITH VAN OFFLOAD AREA
- ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC PLAZA
- ACCESSIBLE PATH OF TRAVEL FOR ISO 118-2001.118-202.1
- 3" DEEP TACTILE WARNING STRIP, PER ISO 118-202.1
- INDICATES LINE OF SLOPE ABOVE
- REPLACE EXISTING ALLEY DRIVEWAY APPROX PER CITY STANDARD C-6 ALLEY APPROACH
- INDICATES LINE OF ROOF ABOVE
- PAVING FOR (S) BICYCLE SPACES MAX SPACE 7'6" MAX
- NEW LANDSCAPING AREA
- PROJECT MONUMENT SIGN
- NEW POSE (NO ILLUMINATED TRANSFORMER AND PANEL LOCATION PER ELECTRICAL ENGINEER, REFER TO POSE HANDOUT PACKAGE FOR ADDITIONAL INFORMATION)
- EXISTING BUS STOP SHELTER
- GAS LINE STATUS TO SITE PER OIL PLANS, LOCATION TO BE VERIFIED IN FIELD
- NEW 4" FIRE LINE
- NEW FIRE DETECTOR CHECK ASSEMBLY (CAC) SCREEN WITH LANDSCAPING PER LANDSCAPE PLAN
- NEW 1" WATER METER PER CITY OF PASO ROBLES STANDARDS
- CITY STREET TREES TO REMAIN
- FLAG FOR NEW BUILDING GAS SERVICE; CONNECT TO GAS METER MANIFOLD ARRAY
- NEW GAS METER MANIFOLD LOCATION
- 2" WATER SERVICE, REFER TO PLUMBING PLANS FOR CONNECTION OF WATER METER BUILDING
- 6" TALL PRIVATE WALL
- INDICATES LOCATION OF DOWNSPOUT AND/OR STORM DRAIN LINE TO LUG STORM WATER STORAGE CHAMBER
- INSTALL ACCESSIBLE PAVEMENT AT ENTRANCE TO PARKING LOT, REFER TO AREA / TITLE 22 FOR ADDITIONAL INFORMATION
- UNDERGROUND STORM WATER STORAGE CHAMBER
- NEW STORMWATER DRAINAGE BESSABLE
- NEW 6" TALL CMU OR CONCRETE TRASH ENCLOSURE W/ METAL GATES
- SECURITY / SAFETY BOLLARDS
- INDICATES ROLLED / MOVABLE CURB
- EXISTING UTILITIES LOCATED IN ALLEY
- INDICATES PERMEABLE PAVEMENT / STORMWATER OFFSET AREA
- NEW SEWER LINE
- REPLACE EXISTING DRIVEWAY WITH STANDARD CITY SIDEWALK
- UNDERGROUND STORM WATER STORAGE CHAMBER (SEE CIVIL GRADING & DRAINAGE PLAN)
- NEW STREET TREE-SPECIES AND SPECIES PER CITY STANDARDS
- INSTALL NEW CORONA-HEAD LIGHT STANDARDS PER CITY STANDARDS
- INSTALL NEW DECORATIVE STREET LIGHTS AS SHOWN; FINISH TO MATCH FEATURE AT "PASS WALK" FRONTAGES
- EXISTING ALLEY TO BE REPAVED TO THE SATISFACTION OF THE CITY ENGINEERING / PUBLIC WORKS DEPARTMENT

Legend

- A: PROPOSED LINE
- R: RAILS
- S: SEWER
- W: WATER
- F: FIRE
- U: UTILITIES (WIRE UTILITIES, PIGS, ATTEL, CABLE)



Second Floor Plan
 SCALE: 1/8" = 1'-0"





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seal:



consultant:

project:

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 93446

applicant / owner:

Tobin James
 5033 Vineyard Drive
 Paso Robles, CA
 93446

sheet title:

Building Section

revision:

no.	description	date	by

legal stuff:

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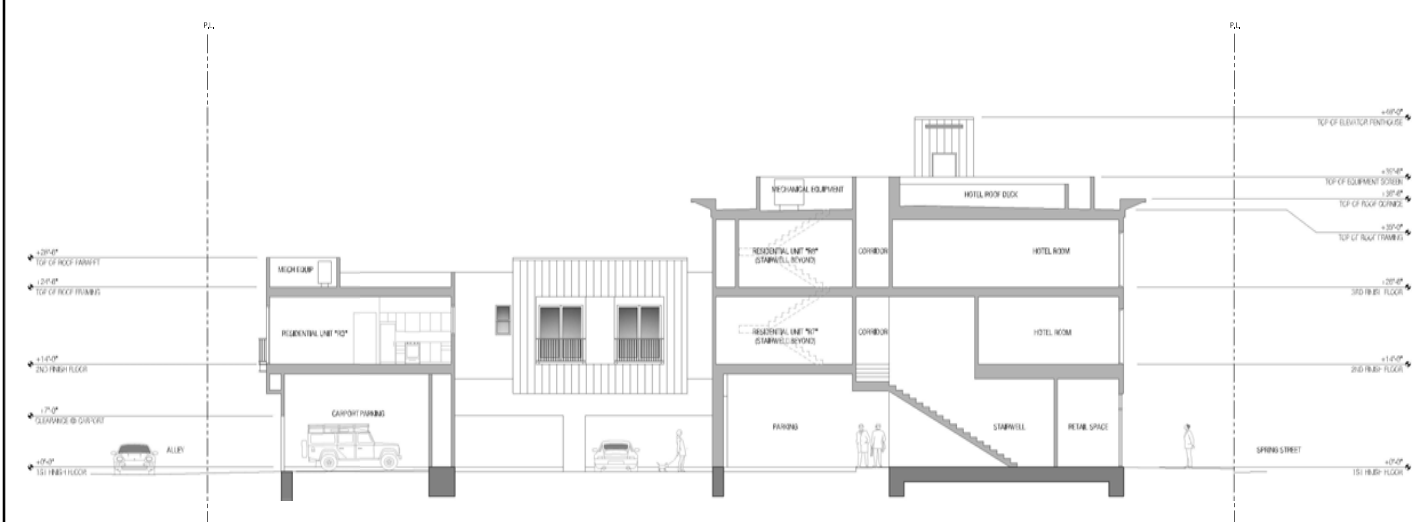
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 cad file:
 drawn by:
 plot date:

sheet:

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Sheet Reference Notes

- EXISTING CONCRETE CURB, GUTTER, SIDEWALK AND/OR PARKWAY TO REMAIN
- EXISTING ACCESSIBLE CURB RAMP TO REMAIN
- NEW ASPHALT PAVING AREA
- NEW CONCRETE FLATWORK AREA
- NEW 4" THICK CONCRETE CURB
- NEW 4" THICK CONCRETE FLATWORK
- ACCESSIBLE RESTROOM SET ARCHITECTURAL PLANS
- ACCESSIBLE PARKING SPACE WITH VAN OFFLOAD AREA
- ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC PLAZA
- ACCESSIBLE PATH OF TRAVEL FOR CSD 118-2003.1, 118-2003.1
- 3" DEEP TACTILE MARKING: TYPICAL, PER CSD 118-240.1
- INDICATES LINE OF SUMP ABOVE
- REPLACE EXISTING DRIVEWAY APPROX CITY NEW ASPHALT PER CITY STANDARDS
- INDICATES LINE OF ROOF ABOVE
- PARKING FOR (3) BICYCLE SPACES (4.5 SPACE "9.0M" WIDE)
- NEW LANDSCAPING AREA
- PROJECT MONUMENT SIGN
- NEW POSE-TYPE INSULATED TRANSFORMER AND PANEL LOCATION PER ELECTRICAL ENGINEER, REFER TO POSE HANDOUT PACKAGE FOR ADDITIONAL INFORMATION
- EXISTING BUS STOP SHELTER
- GAS LINE STUD TO SITE PER CUL PLANS, LOCATION TO BE IDENTIFIED IN FIELD
- NEW 4" FIRE LINE
- NEW FIRE DETECTOR CHECK ASSEMBLY (CSC) SCREEN WITH LANDSCAPING PER LANDSCAPE PLAN
- NEW 1" WATER METER PER CITY OF PASO ROBLES STANDARDS
- CITY STREET TREES TO REMAIN
- FLAG FOR NEW BUILDING GAS SERVICE; CONNECT TO GAS METER MANHOLE ARRAY
- NEW GAS METER MANHOLE LOCATION
- 2" WATER SERVICE, REFER TO PLUMBING PLANS FOR CONNECTION OF WATER METER BUILDING
- 12" TALL PRIVATE WALL
- INDICATES LOCATION OF DOWNSPOUT AND/OR STORM DRAIN LINE TO LOG, STORM WATER STORAGE CHAMBER
- INSTALL ACCESSIBLE PARKING SIGN AT ENTRANCE TO PARKING LOT, REFER TO AEA / TITLE 22 FOR ADDITIONAL INFORMATION
- UNDERGROUND STORM WATER STORAGE CHAMBER
- NEW STORMWATER DRAINAGE CHAMBER
- NEW 12" TALL OMB OR CONCRETE TRASH ENCLOSURE (METAL GATES)
- SECURITY / SAFETY BOLLARDS
- INDICATES ROLLED / MOVABLE CURB
- EXISTING UTILITIES LOCATED IN ALLEY
- INDICATES PERMISSIBLE PAVEMENT / STORMWATER OFFSET AREA
- NEW SEWER LINE
- REPLACE EXISTING DRIVEWAY WITH STANDARD CITY SIDEWALK
- UNDERGROUND STORM WATER STORAGE CHAMBER (SEE CIVIL GRADING & DRAINAGE PLAN)
- NEW STREET TREE SPACING AND SPECIES PER CITY STANDARDS



1 East / West Building Section Looking North
 SCALE: 1/8" = 1'-0"





Rendering / View from 18th Street Looking Southeast

NO SCALE



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project:

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93446

applicant / owner:

Tobin James
5033 Vineyard Drive
Paso Robles, CA
93446

sheet title:

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sheet no: 2022/747

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plot date:

sheet:

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applicant / owner:

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 5033 Vineyard Drive
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 93446

sheet title:

Renderings

revision:

no.	description	revision	date
1	initial design		
2	final design		

legal stuff:

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Rendering / View from Alley Looking Northeast

NO SCALE



Rendering / Spring Street Looking Northwest

1/17/2022



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sheet title:

Renderings

revision:

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