

Exhibit C



Thursday, August 11, 2022 8:59:26 AM
R:\2021\2021-561 RED TAIL CRESTON & ROLLING HILLS PASO ROBLES\03 DESIGNSCHEMATIC\A21-561_G1.0 COVER SHEET.DWG

Attachment 3

Attachment 3

PARKING SUMMARY REQUIRED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (9' X 18')		CITY		CITY
UNIT TYPE	QUANTITY	REQUIRED PARKING		TOTAL REQUIRED
		PER UNIT		
1 BEDROOM	62	1.5		93
2 BEDROOM	52	2		104
3 BEDROOMS	21	2		42
TOTAL UNITS	135			
STALL REQUIRED - RESIDENTIAL				239
STALL REQUIRED - GUEST		135 UNITS	20%	27
TOTAL STALL REQUIRED				266
ACCESSIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT		2% OF 266		6
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR RESIDENTS		239	1%	2
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR GUESTS		27	1%	1
TOTAL EVCS INCLUDED IN PARKING COUNT 4.106.4.2				3

PARKING SUMMARY PROVIDED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (9' X 18')				
TYPE OF PARKING	QUANTITY	COVERED PARKING	OPEN STALL	TOTAL
GARAGE	82	135		135
CARPORTS	53			
OPEN STALLS				
STANDARD		131	131	131
USPS INCLUDED IN COUNT			1	
TOTAL STALL PROVIDED		135		267
ACCESSIBLE PARKING PROVIDED		PARKING RATIO		1.56
GARAGES			1	
CARPORTS			1	
OPEN SPACES			4	
TOTAL INCLUDED 1 VAN			6	
EVCS INCLUDED IN PARKING COUNT 4.106.4.2		REQUIRED		
GARAGES		10%	9	
CARPORTS		10%	6	
OPEN STALLS		10%	14	
TOTAL INCLUDED 1 VAN			29	
MOTORCYCLE PARKING		5% OF 267	13	
BICYCLE PARKING		20% OF UNITS	27	

CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
FIRE CODE	2019 CALIFORNIA
ENERGY CODE	2019 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2019 CALIFORNIA ELECTRICAL CODE
POOL CODE	2015 UNIFORM SWIMMING POOL CODE

UNIT SUMMARY									
UNIT TYPE	TOTAL UNITS	NET RENTABLE SQFT.	TOTAL NET RENTABLE SQFT.	AVERAGE SQFT	BALCONY SQFT PER UNIT	TOTAL BALCONY SQFT.	TOTAL BEDROOM COUNT	FRACTION DENSITY BONUS	%
A1	24	730	17,520.00	730	1,680		62	(.66 FOR 1 BR<1000 SQFT.)	18%
A1-ALT 1	2	751	1,502.00	751	140				1%
A2	24	740	17,760.00	740	1,344				18%
A2-ALT 1	2	747	8,944.00	106	1,272			41	9%
B1	26	1,037	26,962.00	70	1,820		82	(1.0 FOR 2000-1000 SQFT.)	19%
B1-ALT 1	2	993	1,986.00	70	140				1%
B2	4	1,024	4,144.00	118	708				4%
B2-ALT 1	12	1,013	12,156.00	78	936				1%
B2-ALT 2	1	1,011	1,011	96	96		73		1%
B2-ALT 3	1	1,082	1,082	133	133				1%
B2-ALT 4	2	1,011	2,022	69	138				1%
B2-ALT 5	2	1,011	2,022	105	97				1%
C1	7	1,355	9,485	105	735		21		5%
C1-ALT 1	14	1,350	18,900	50	700				10%
TOTAL	135		127,516	945		10,286	135	114	100%

PRIVATE OPEN SPACE				
UNIT TYPE	PATIO/ BALCONY SQFT.	NUMBER OF UNITS	TOTAL SQ. FT.	EQUIVALENT VALUE AS PER CITY CODE
A1	70	24	1,680	1.5
A1-ALT 1	70	2	140	
A2	56	12	672	
A2-ALT 1	106	2	212	
B1	70	26	1,820	
B1-ALT 1	70	2	140	
B2	118	6	708	
B2-ALT 1	78	12	936	
B2-ALT 2	96	1	96	
B2-ALT 3	133	1	133	
B2-ALT 4	69	2	138	
B2-ALT 5	97	2	193.6	
C1	105	7	735	
C1-ALT 1	50	14	700	
TOTAL PROVIDED		138	10,036	15.053
AVERAGE			74 / UNIT	112 / UNIT

COMMON OPEN SPACE					
REQUIRED			PROVIDED		
UNIT TYPE	OPEN SPACE	# OF UNITS	TOTAL SQFT.	COMMON AREA	AVERAGE
A1	375	24	9000		
A1-ALT 1	375	2	750		
A2	375	24	9000		
A2-ALT 1	375	12	4500		
B1	375	26	9750		
B1-ALT 1	375	2	750		
B2	375	6	2250		
B2-ALT 1	375	12	4500		
B2-ALT 2	375	1	375		
B2-ALT 3	375	96	375		
B2-ALT 4	375	2	750		
B2-ALT 5	375	2	750		
C1	375	7	2625		
C1-ALT 1	375	14	5,250		
TOTAL		135	50,425	59,796	443 / UNIT

BUILDINGS GROSS SQFT.			
BUILDING TYPE	QUANTITY	AREA PER BUILDING	TOTAL
1	6	26,028	156,168
2	1	22,059	22,059
LEASING / CLUBHOUSE	1	3,023	3,023
TOTAL			181,250

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC.	
PROJECT DESCRIPTION	
A 135 UNITS TUCK UNDER PROJECT CONSISTING OF A 3-STORY TYPE V RESIDENTIAL BUILDING	
PARCEL # 009-641-008 & 009 & 010 & 011 & 024	
SITE AREA: 6.12 ACRES	
SITE ADDRESS: 1025 & 1041 & 1049 CRESTON ROAD CORNER OF ROLLING HILLS AND CRESTON ROAD	
TOTAL UNITS: 135 UNITS	
DENSITY ON GROSS AREA: 22.1 DU/AC	
FRACTION DENSITY AREA: 18.4 DU/AC	
EXISTING ZONING: R4-20 WITH HILLSIDE OVERLAY	
LAND USE: RMF 20	

BUILDING TYPE A (QTY 6)									
GROUND FLOOR UNITS	UPPER FLOOR UNITS	QTY	NET RENTABLE PER UNITS	TOTAL NET RENTABLE PER BUILDING SQFT.	TOTAL NUMBER OF BUILDING ON SITE	TOTAL NET RENTABLE SQFT.	AVERAGE RENTABLE SQFT.	GARAGE PER BUILDING	TOTAL GARAGE
A2-ALT		2	747	1,494	6	8,944			10%
B2		1	1,024	1,024		6,144			5%
C1		1	1,355	1,355		8,130			5%
A1		4	730	2,920		17,520		12	20%
A2		4	740	2,960		17,760			20%
B2-ALT 1		2	1,013	2,026		12,156			10%
B1		4	1,037	4,148		24,888			20%
C1-ALT		2	1,350	2,700		16,200			10%
TOTAL UNITS		20		18,427		111,762	931		72
BUILDING TYPE 1 TOTAL ASSESSABLE SQUARE FOOTAGE = 18,427 SF. PER BUILDING									

BUILDING TYPE A STORAGE ASSIGNED AND CALCULATIONS									
GROUND FLOOR UNITS	UPPER FLOOR UNITS	QTY	EXTERIOR STORAGE ASSIGNED #	STORAGE (CUFT.)	INSIDE UNIT (EACH)	ASSIGNED #	GARAGE (CUFT.)	BREEZEWAY ASSIGNED #	TOTAL (CUFT.) PER UNIT
A2-ALT		2			99	G5, G8	142		261
B2		1			162	G9	163		315
C1		1			90	G4	171		261
A1		4						S1, S2, S4, S5	266
A2		4							349
B2-ALT 1		2			99	G1, G4, G7, G12	270		396
B1		4	57, 58	267		G2, G11	234	S3, S6	498
C1-ALT		2			90	G3, G10	282		412
TOTAL UNITS		20							342

BUILDING TYPE B (QTY 1)									
GROUND FLOOR UNITS	UPPER FLOOR UNITS	QTY	NET RENTABLE PER UNITS	TOTAL NET RENTABLE PER BUILDING SQFT.	TOTAL NUMBER OF BUILDING ON SITE	TOTAL NET RENTABLE SQFT.	AVERAGE RENTABLE SQFT.	GARAGE PER BUILDING	TOTAL GARAGE
B2 ALT 3		1	1,082	1,082	1	1,082			7%
B2 ALT 2		1	1,011	1,011		1,011			7%
C1		1	1,355	1,355		1,355			7%
A1-ALT		2	751	1,502		1,502		10	13%
B1		2	740	1,480		1,480			13%
B1-ALT		2	993	1,986		1,986			13%
B2-ALT 4		2	1,011	2,022		2,022			13%
B2-ALT 5		2	1,011	2,022		2,022			13%
C1-ALT		2	1,350	2,700		2,700			15%
TOTAL UNITS		15		15,140		15,140	1,011		10
BUILDING TYPE 2 TOTAL ASSESSABLE SQUARE FOOTAGE = 15,140 SF. PER BUILDING									

BUILDING TYPE B STORAGE ASSIGNED AND CALCULATIONS									
GROUND FLOOR UNITS	UPPER FLOOR UNITS	QTY	EXTERIOR STORAGE ASSIGNED #	STORAGE (CUFT.)	INSIDE UNIT (EACH)	ASSIGNED #	GARAGE (CUFT.)	BREEZEWAY ASSIGNED #	TOTAL (CUFT.) PER UNIT
B2-ALT 3		1				G8 + 100 SQ	153		253
B2-ALT 2		1			144	G5	308		450
C1		1			90	G4	171		261
A1-ALT		2						S1, S2	285
B1		2				G1, G7	270		270
B1-ALT		2				G3, G10	252		252
B2-ALT 4		2				G2, G9	334		234
B2-ALT 5		2	54, 55	162		G6	234	S3	485
C1-ALT		2			90				252
TOTAL UNITS		15							
*OH = OVERHEAD AT GARAGE CEILING									

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA

PROJECT INFORMATION

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC	
PROJECT DESCRIPTION	
A 135 UNITS TUCK UNDER PROJECT CONSISTING OF A 3-STORY TYPE V RESIDENTIAL BUILDING	
PARCEL # 009-641-008 & 009 & 010 & 011 & 024	
SITE AREA:	6.12 ACRES
SITE ADDRESS:	1025 & 1041 & 1049 CRESTON ROAD CORNER OF ROLLING HILLS AND CRESTON ROAD
TOTAL UNITS:	135 UNITS
DENSITY ON GROSS AREA:	22.1 DU/AC
FRACTION DENSITY AREA:	18.4 DU/AC
LOT COVERAGE:	24.00 %
EXISTING ZONING:	R4-20 WITH HILLSIDE OVERLAY
LAND USE:	RMF 20



1"=40'-0" 0 20 40 80 120

ARCHITECTURAL SITE PLAN

A1.0

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

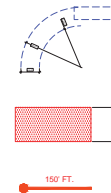
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





LEGEND



1"=40'-0" 0 20 40 80 120

FIRE EXHIBIT

A1.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





LEGEND

- PATH OF TRAVEL
- ACCESSIBLE PARKING



1"=40'-0" 0 20 40 80 120

PATH OF TRAVEL

A1.2

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

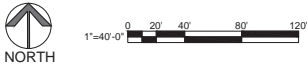




COMMON OPEN SPACE					
REQUIRED			PROVIDED		
UNIT TYPE	OPEN SPACE	# OF UNITS	TOTAL SQFT.	COMMON AREA	AVERAGE
A1	375	24	9000		
A1-ALT	375	2	750		
A2	375	24	9000		
A2-ALT	375	12	4500		
B1	375	26	9750		
B1-ALT	375	2	750		
B2	375	6	2250		
B2-ALT 1	375	12	4500		
B2-ALT 2	375	1	375		
B2-ALT 3	375	1	375		
B2-ALT 4	375	2	750		
B2-ALT 5	375	2	750		
C1	375	7	2625		
C1-ALT	375	14	5,250		
TOTAL		135	50,425	59,796	443 / UNIT

LEGEND

OPEN SPACE PROVIDED



ROLLING HILLS
RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

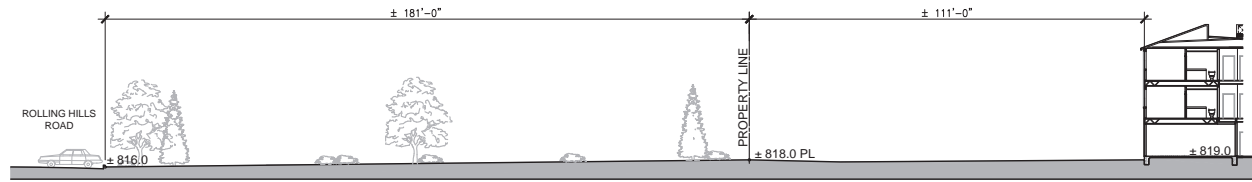
PASO ROBLES, CALIFORNIA

OPEN SPACE EXHIBIT

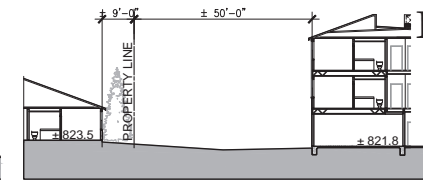
A1.3

DATE: 08-12-22
JOB NO.: 2021-561

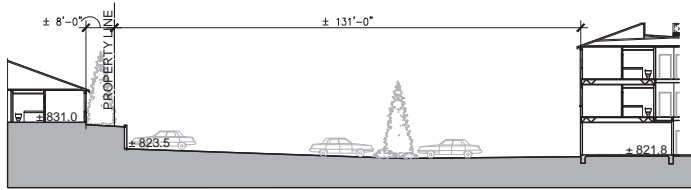
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



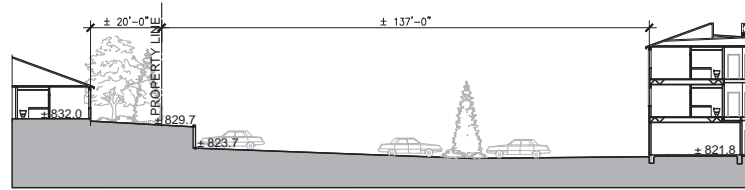
SITE SECTION-J



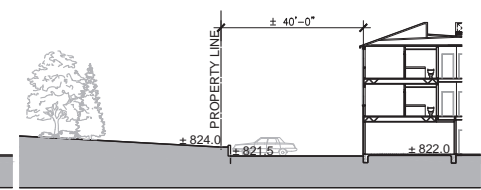
SITE SECTION-H



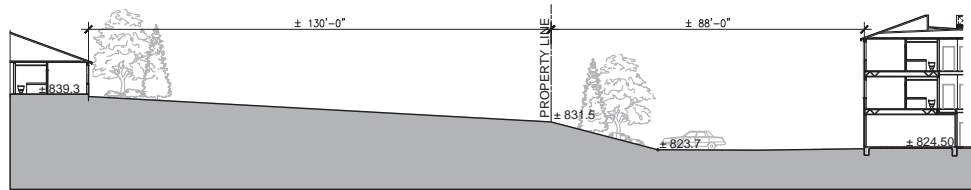
SITE SECTION-G



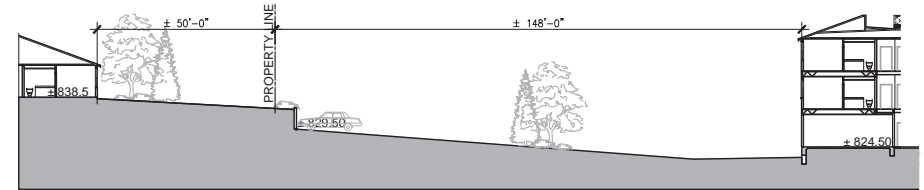
SITE SECTION-F



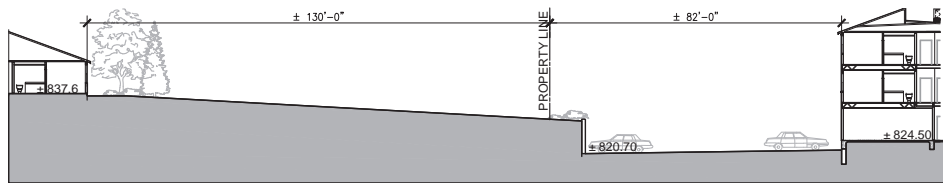
SITE SECTION-E



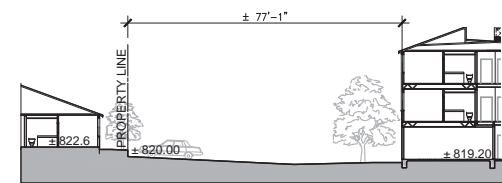
SITE SECTION-D



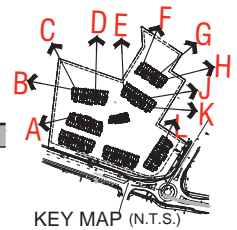
SITE SECTION-C



SITE SECTION-B



SITE SECTION-A



SITE SECTIONS

A1.4

ROLLING HILLS

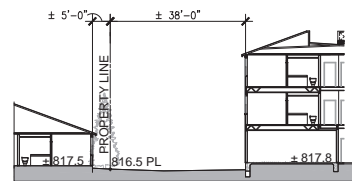
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

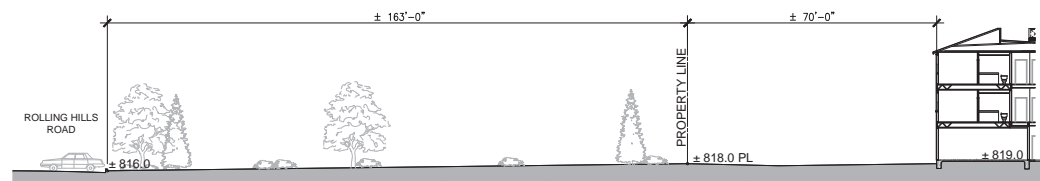
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

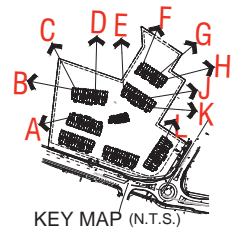




SITE SECTION-L



SITE SECTION-K



KEY MAP (N.T.S.)

SITE SECTIONS

A1.5

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

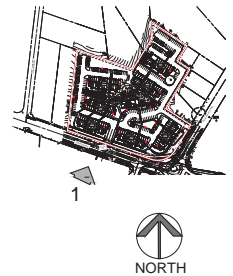
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW OF CRESTON ROAD LOOKING NORTHEAST 1



CONCEPTUAL PERSPECTIVES

A1.6

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

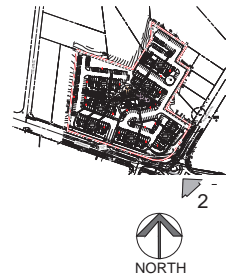
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW OF CRESTON ROAD LOOKING NORTHWEST 2



CONCEPTUAL PERSPECTIVES

A1.7

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

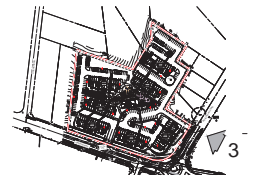
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW OF ROLLING HILLS ROAD LOOKING NORTHWEST 3



CONCEPTUAL PERSPECTIVES

A1.8

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

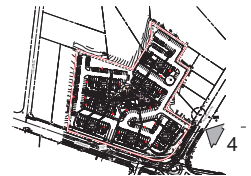
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BIRD EYE VIEW LOOKING NORTHWEST AT LEASING / CLUBHOUSE VIEW 4



CONCEPTUAL PERSPECTIVES

A1.9

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

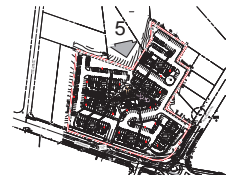
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BIRD EYE VIEW LOOKING SOUTHEAST AT LEASING / CLUBHOUSE VIEW 5



CONCEPTUAL PERSPECTIVES

A1.10

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

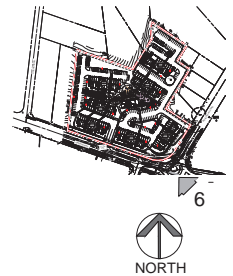
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BIRD EYE VIEW LOOKING NORTHWEST AT CORNER OF CRESTON AND ROLLING HILLS ROAD VIEW 6



CONCEPTUAL PERSPECTIVES

A1.11

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

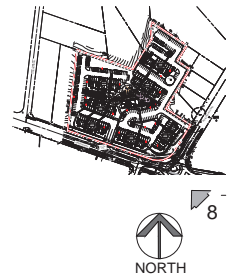
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW LEASING/CLUB AREA VIEW 8



CONCEPTUAL PERSPECTIVES

A1.12

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

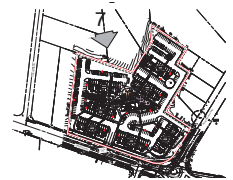
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BIRD EYE VIEW LOOKING SOUTHWEST VIEW 7



CONCEPTUAL PERSPECTIVES

A1.13

ROLLING HILLS

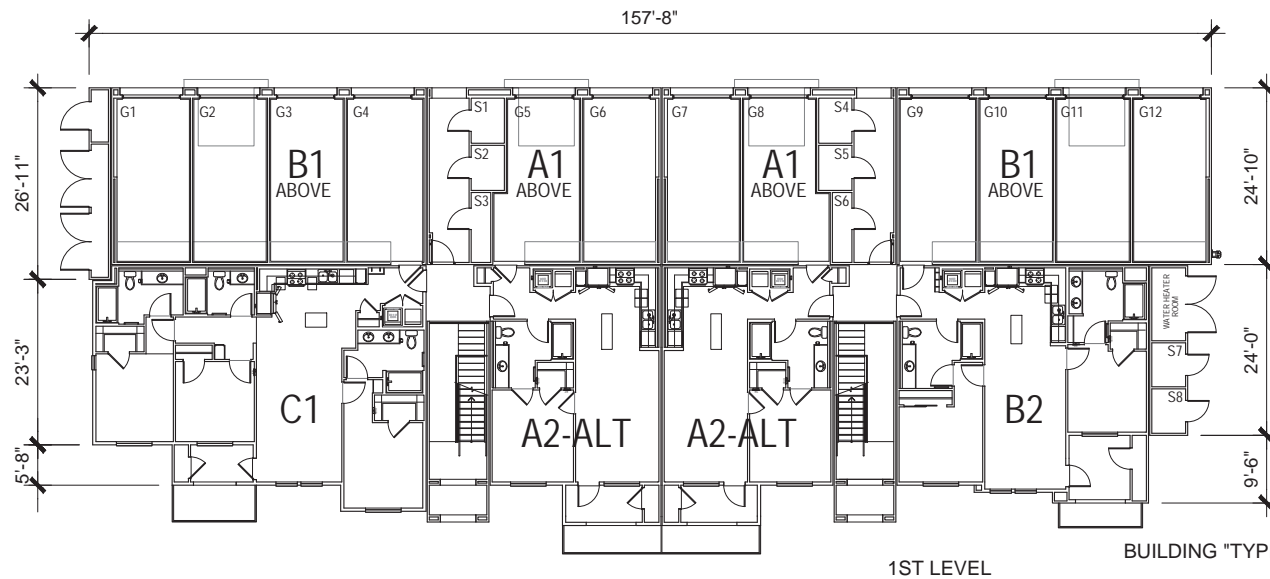
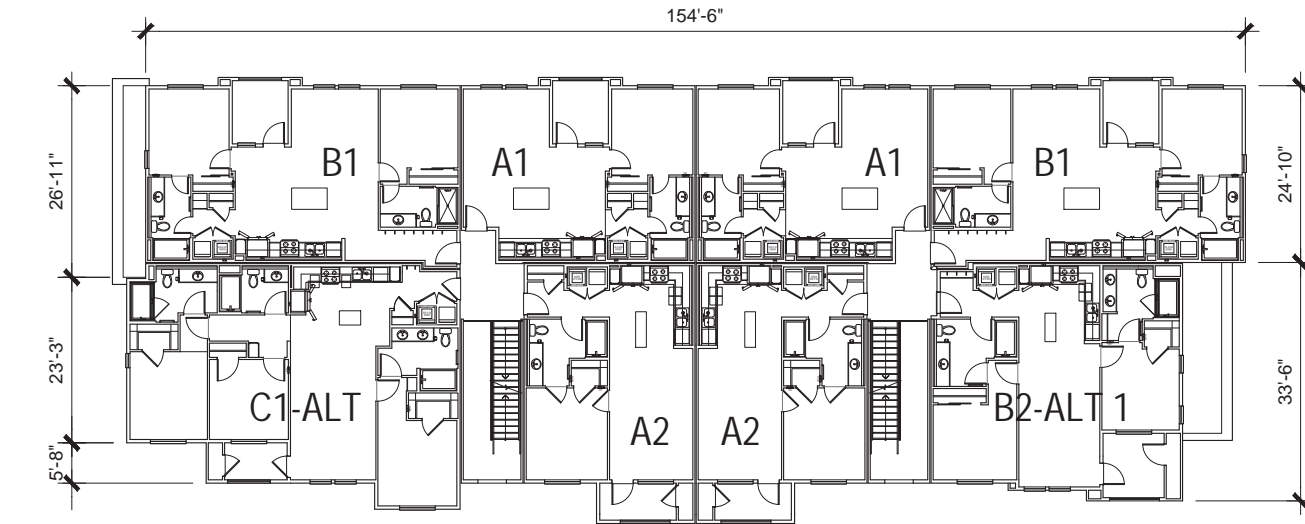
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BUILDING "TYPE A" FLOOR PLANS

ROLLING HILLS

PASO ROBLES, CALIFORNIA

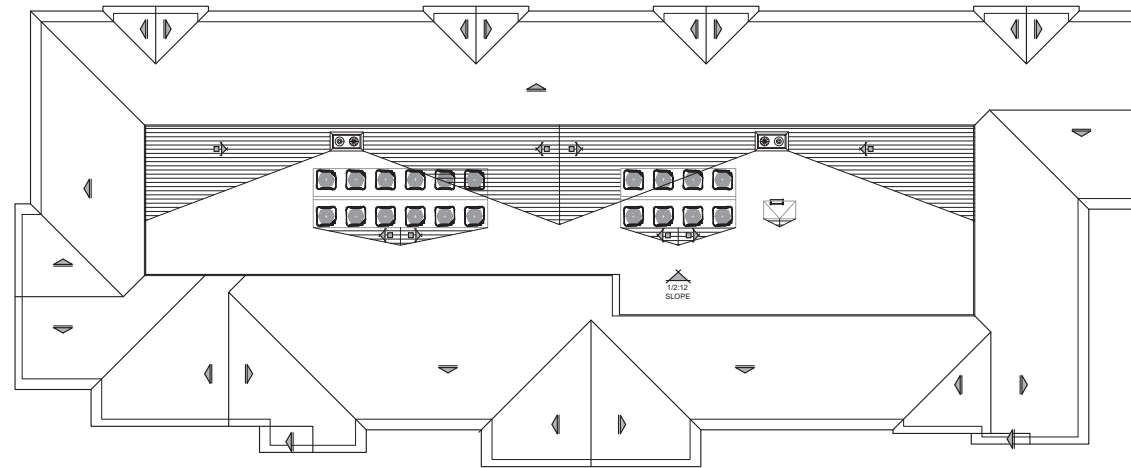
RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

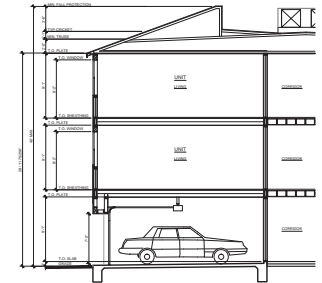
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A 2.0

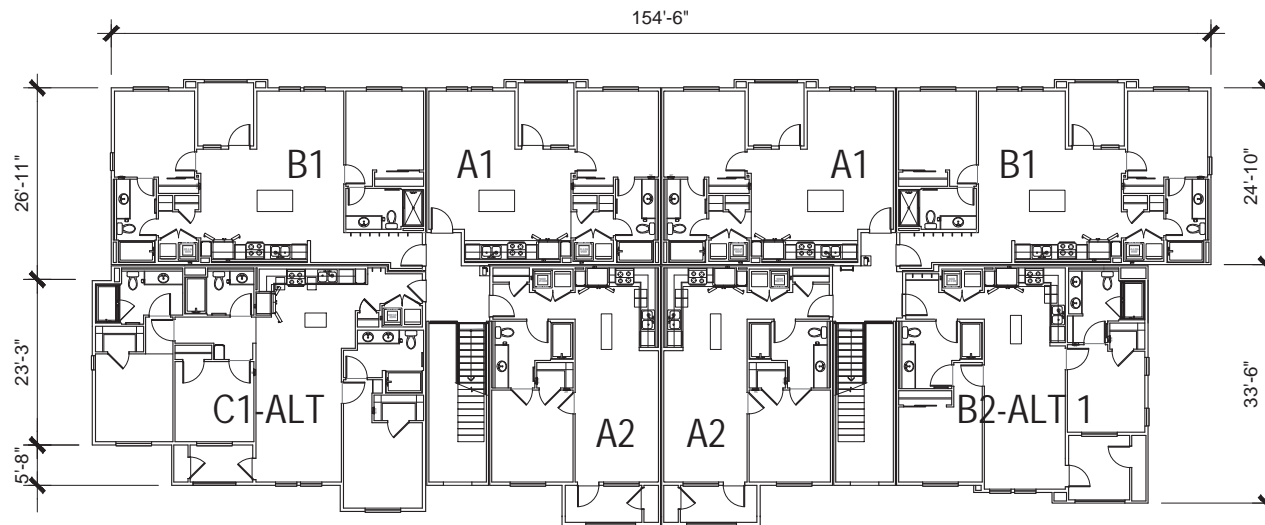




ROOF LEVEL



TYPICAL SECTION



3RD LEVEL

BUILDING "TYPE A" FLOOR PLANS

A 2.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



Attachment 3

Exhibit C

Attachment 3



VIEW 1



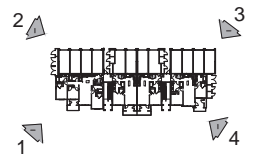
VIEW 2



VIEW 3



VIEW 4



BUILDING "TYPE A" COLOR SCHEME 1 PERSPECTIVE

A2.2

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



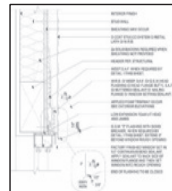
GENERAL NOTES

MATERIALS LEGEND

- 1 STUCCO
- 2 DECORATION GABLE END
- 3 LOW PROFILE ROOF TILES
- 4 WROUGHT IRON
- 5 STUCCO OVER LOW CMU BLOCK WALL
- 6 VINYL WINDOW
- 7 ALUMINUM SECTIONAL GARAGE DOOR
- 8 STUCCO OVER FOAM TRIM
- 9 DECORATIVE SHUTTER
- 10 STUCCO CAP
- 11 UTILITY DOOR
- 12 STUCCO OVER FOAM TRIM BELLY BAND
- 13 GABLE VENT



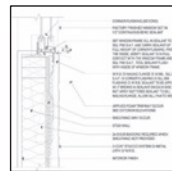
FRONT A



LINTEL 2X6



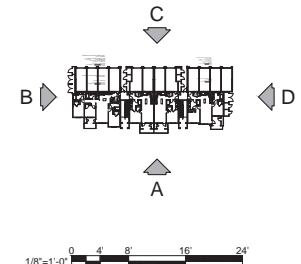
EAVE 1'-6" OVERHANG
RAKE 1'-0" OVERHANG



SILL 2X4



LEFT B



BUILDING "TYPE A" ELEVATIONS COLOR SCHEME 1

A2.3

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



GENERAL NOTES

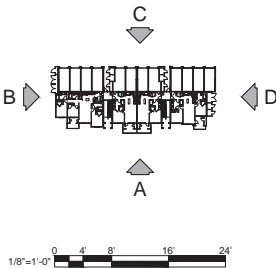
- Exhibit C**
- MATERIALS LEGEND
- 1 STUCCO
 - 2 DECORATION GABLE END
 - 3 LOW PROFILE ROOF TILES
 - 4 WROUGHT IRON
 - 5 STUCCO OVER LOW CMU BLOCK WALL
 - 6 VINYL WINDOW
 - 7 ALUMINUM SECTIONAL GARAGE DOOR
 - 8 STUCCO OVER FOAM TRIM
 - 9 DECORATIVE SHUTTER
 - 10 STUCCO CAP
 - 11 UTILITY DOOR
 - 12 STUCCO OVER FOAM TRIM BELLY BAND
 - 13 GABLE VENT



REAR C



RIGHT D



BUILDING "TYPE A" ELEVATIONS COLOR SCHEME 1

A2.4

ROLLING HILLS
RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA

DATE: 08-12-22
JOB NO.: 2021-561
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



Attachment 3

Exhibit C

Attachment 3



VIEW 1



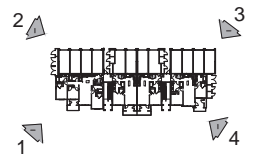
VIEW 2



VIEW 3



VIEW 4



BUILDING "TYPE A" COLOR SCHEME 2 PERSPECTIVE

A2.5

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



MATERIALS LEGEND

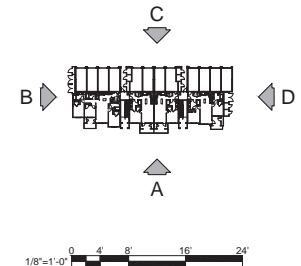
- 1 STUCCO
- 2 DECORATION GABLE END
- 3 LOW PROFILE ROOF TILES
- 4 WROUGHT IRON
- 5 STUCCO OVER LOW CMU BLOCK WALL
- 6 VINYL WINDOW
- 7 ALUMINUM SECTIONAL GARAGE DOOR
- 8 STUCCO OVER FOAM TRIM
- 9 DECORATIVE SHUTTER
- 10 STUCCO CAP
- 11 UTILITY DOOR
- 12 STUCCO OVER FOAM TRIM BELLY BAND
- 13 GABLE VENT



FRONT A



LEFT B



BUILDING "TYPE A" ELEVATIONS COLOR SCHEME 2

A2.6

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



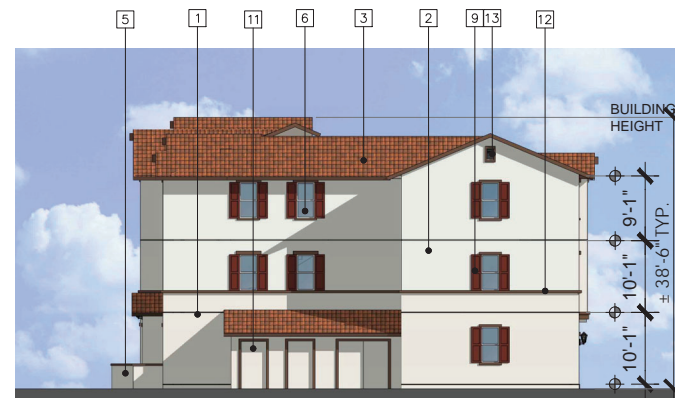
GENERAL NOTES

MATERIALS LEGEND

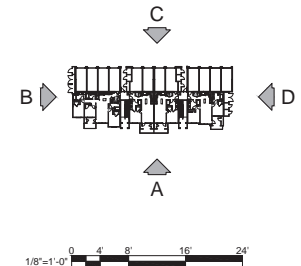
- 1 STUCCO
- 2 DECORATION GABLE END
- 3 LOW PROFILE ROOF TILES
- 4 WROUGHT IRON
- 5 STUCCO OVER LOW CMU BLOCK WALL
- 6 VINYL WINDOW
- 7 ALUMINUM SECTIONAL GARAGE DOOR
- 8 STUCCO OVER FOAM TRIM
- 9 DECORATIVE SHUTTER
- 10 STUCCO CAP
- 11 UTILITY DOOR
- 12 STUCCO OVER FOAM TRIM BELLY BAND
- 13 GABLE VENT



REAR C



RIGHT D



BUILDING "TYPE A" ELEVATIONS COLOR SCHEME 2

A2.7

ROLLING HILLS

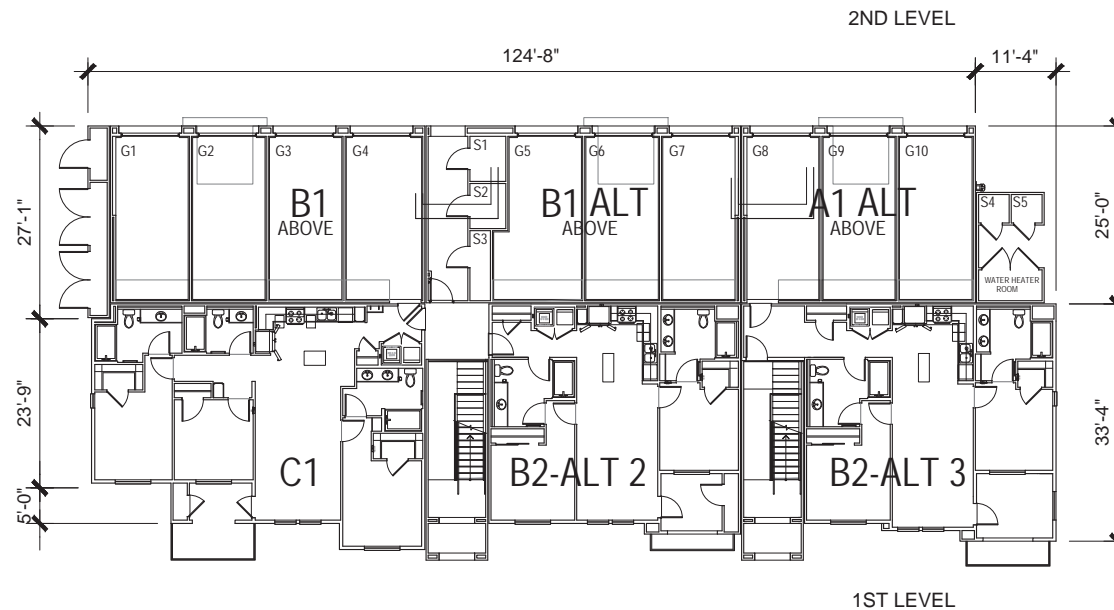
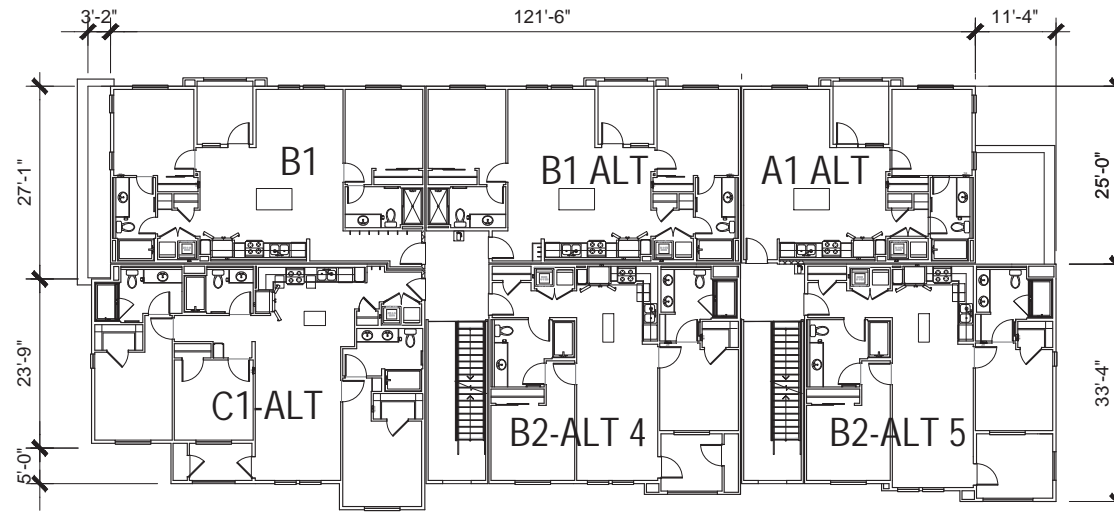
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





BUILDING "TYPE B" FLOOR PLANS

A 3.0

ROLLING HILLS

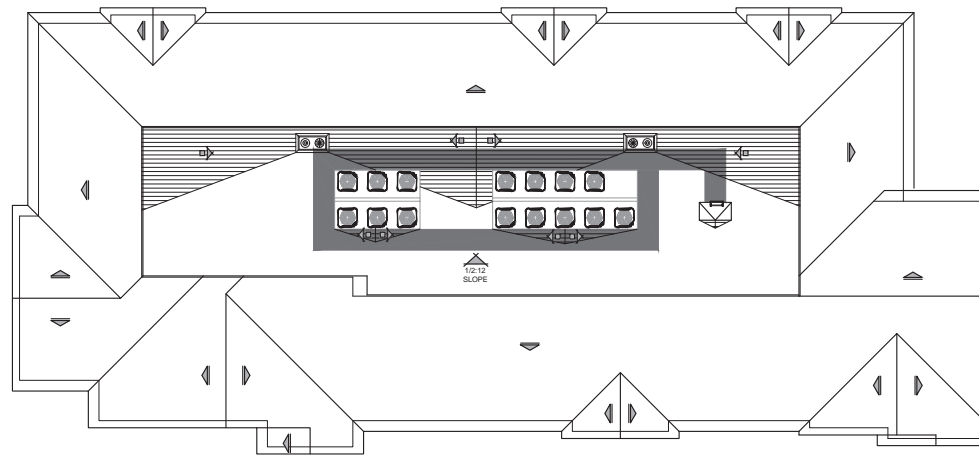
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

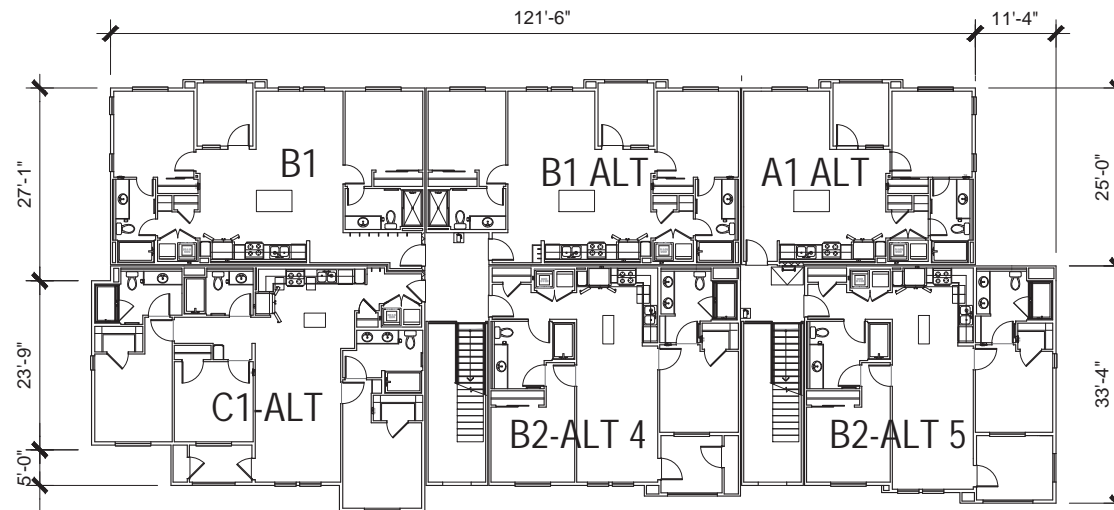
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





ROOF LEVEL



3RD LEVEL

BUILDING "TYPE B" FLOOR PLANS

A 3.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW 1



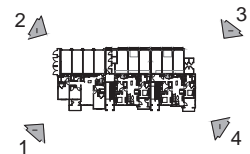
VIEW 2



VIEW 3



VIEW 4



BUILDING "TYPE B" ELEVATION COLOR SCHEME 1

A3.2

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



GENERAL NOTES

MATERIALS LEGEND

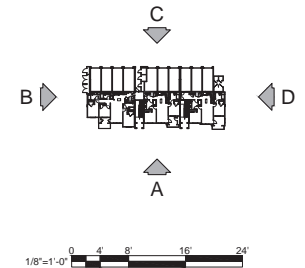
- 1 STUCCO
- 2 DECORATION GABLE END
- 3 LOW PROFILE ROOF TILES
- 4 WROUGHT IRON
- 5 STUCCO OVER LOW CMU BLOCK WALL
- 6 VINYL WINDOW
- 7 ALUMINUM SECTIONAL GARAGE DOOR
- 8 STUCCO OVER FOAM TRIM
- 9 DECORATIVE SHUTTER
- 10 STUCCO CAP
- 11 UTILITY DOOR
- 12 STUCCO OVER FOAM TRIM BELLY BAND
- 13 GABLE VENT



FRONT A



LEFT B



BUILDING "TYPE B" ELEVATIONS COLOR SCHEME 1

A3.3

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



GENERAL NOTES

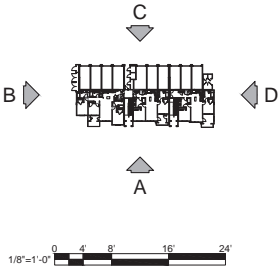
- Exhibit C**
- MATERIALS LEGEND
- 1 STUCCO
 - 2 DECORATION GABLE END
 - 3 LOW PROFILE ROOF TILES
 - 4 WROUGHT IRON
 - 5 STUCCO OVER LOW CMU BLOCK WALL
 - 6 VINYL WINDOW
 - 7 ALUMINUM SECTIONAL GARAGE DOOR
 - 8 STUCCO OVER FOAM TRIM
 - 9 DECORATIVE SHUTTER
 - 10 STUCCO CAP
 - 11 UTILITY DOOR
 - 12 STUCCO OVER FOAM TRIM BELLY BAND
 - 13 GABLE VENT



REAR C



RIGHT D



BUILDING "TYPE B" ELEVATIONS COLOR SCHEME 1

A3.4

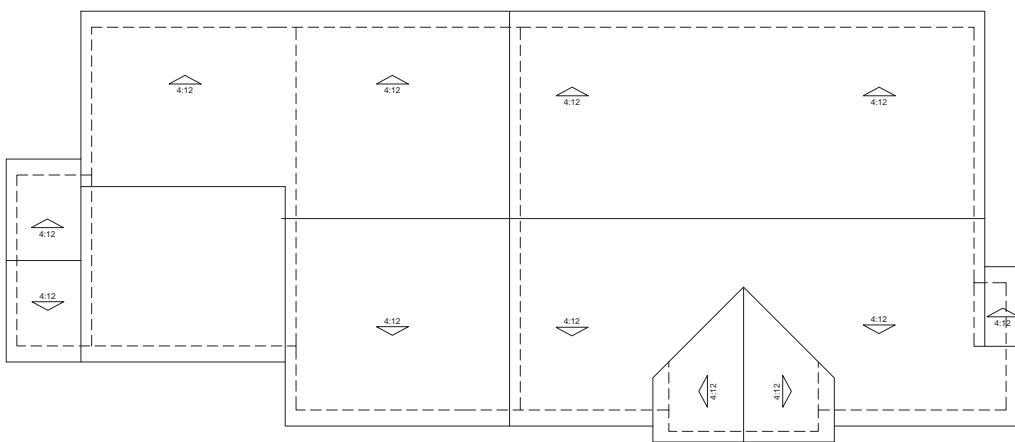
ROLLING HILLS

PASO ROBLES, CALIFORNIA

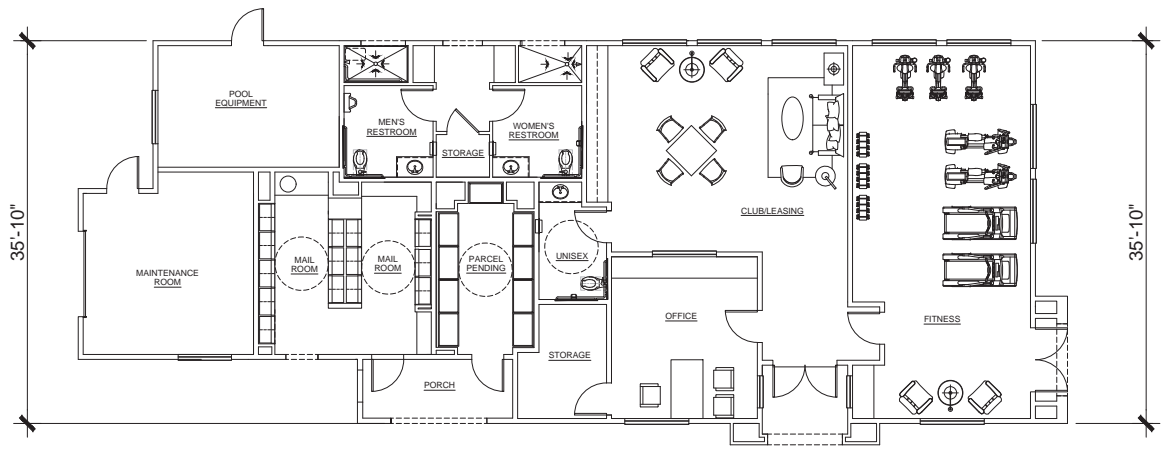
RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





ROOF PLAN



FLOOR PLAN

CLUBHOUSE	
CONDITIONED AREA: LEASING, FITNESS, OFFICE, RESTROOM	1515 SQ. FT.
UNCONDITIONED AREA: MAIL ROOM	251 SQ. FT.
UNCONDITIONED AREA: PARCEL PENDING	131 SQ. FT.
UNCONDITIONED AREA: MAINT. ROOM/ JANITOR	259 SQ. FT.
UNCONDITIONED AREA: POOL EQUIPMENT	193 SQ. FT.
UNCONDITIONED AREA: POOL BATHS & PORCH	675 SQ. FT.
TOTAL GROSS AREA UNDER COVERED ROOF	3023 SQ. FT.

CLUBHOUSE (CBC TABLE 1004.1.2)			
	SQ. FT.	OCC. FACTOR	OCC. LOAD
CLUB/ LEASING	558	15	37
FITNESS	565	50	11
MAIL ROOM	251	100	3
PARCEL PENDING	131	100	1
MAINTENANCE/ JANITOR	259	300	1



ROLLING HILLS
RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA

CLUBHOUSE

A4.0

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



VIEW 1



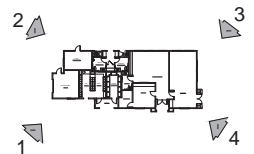
VIEW 2



VIEW 3



VIEW 4



CLUBHOUSE PERSPECTIVE

A4.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

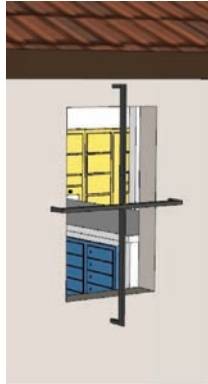
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



GENERAL NOTES **Exhibit C**

MATERIALS LEGEND

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 SIGNAGE
- 4 WROUGHT IRON
- 5 VINYL WINDOW
- 6 LOW PROFILE ROOF TILES
- 7 WOOD FASCIA
- 8 SECTIONAL GARAGE DOOR
- 9 WOOD TRIM
- 10 UTILITY DOOR
- 11 LIGHT FIXTURE
- 12 DECORATION SHUTTER



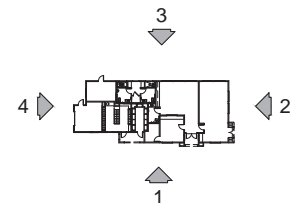
RECESS OPENING
WITH WROUGHT IRON



RIGHT 2



FRONT 1



CLUBHOUSE ELEVATION

A4.2

ROLLING HILLS

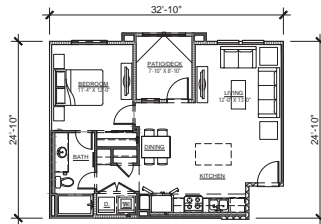
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

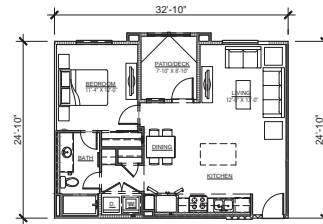
DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

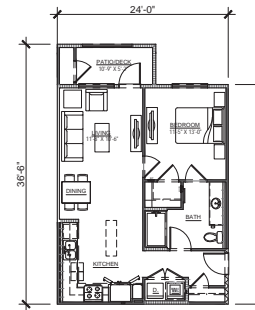




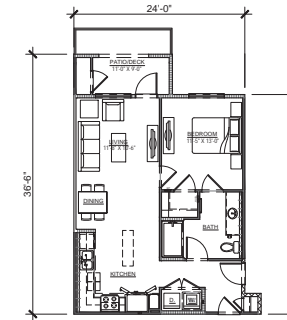
UNIT A1 : 1 BR / 1 BA
 *NET LEASABLE AREA: 730 SQ. FT.
 DECK AREA: 70 SQ. FT.
 STORAGE:
 QUANTITY: 24 = 18%
 * NET LEASABLE AREA PER FPA DEFINITION



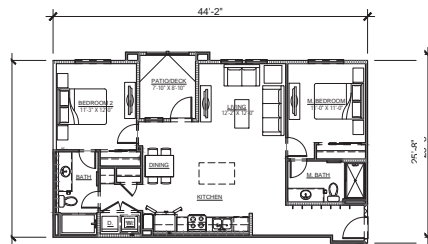
UNIT A1-ALT : 1 BR / 1 BA
 *NET LEASABLE AREA: 751 SQ. FT.
 DECK AREA: 70 SQ. FT.
 STORAGE:
 QUANTITY: 2 = 1%
 * NET LEASABLE AREA PER FPA DEFINITION



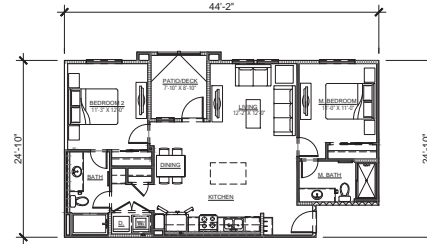
UNIT A2 : 1 BR / 1 BA
 *NET LEASABLE AREA: 740 SQ. FT.
 DECK AREA: 96 SQ. FT.
 STORAGE:
 QUANTITY: 24 = 18%
 * NET LEASABLE AREA PER FPA DEFINITION



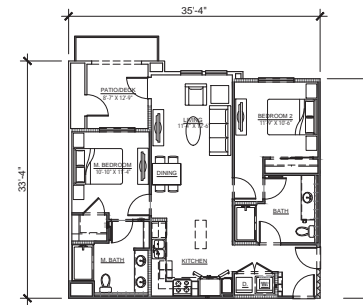
UNIT A2-ALT : 1 BR / 1 BA
 *NET LEASABLE AREA: 747 SQ. FT.
 DECK AREA: 106 SQ. FT.
 STORAGE:
 QUANTITY: 12 = 9%
 * NET LEASABLE AREA PER FPA DEFINITION



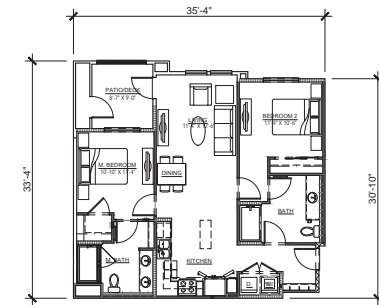
UNIT B1 : 2 BR / 2 BA
 *NET LEASABLE AREA: 1037 SQ. FT.
 DECK AREA: 70 SQ. FT.
 STORAGE:
 QUANTITY: 26 = 19%
 * NET LEASABLE AREA PER FPA DEFINITION



UNIT B1-ALT : 2 BR / 2 BA
 *NET LEASABLE AREA: 993 SQ. FT.
 DECK AREA: 70 SQ. FT.
 STORAGE:
 QUANTITY: 2 = 1%
 * NET LEASABLE AREA PER FPA DEFINITION



UNIT B2 : 2 BR / 2 BA
 *NET LEASABLE AREA: 1054 SQ. FT.
 DECK AREA: 78 SQ. FT.
 STORAGE:
 QUANTITY: 8 = 4%
 * NET LEASABLE AREA PER FPA DEFINITION



UNIT B2-ALT : 2 BR / 2 BA
 *NET LEASABLE AREA: 1013 SQ. FT.
 DECK AREA: 78 SQ. FT.
 STORAGE:
 QUANTITY: 12 = 9%
 * NET LEASABLE AREA PER FPA DEFINITION

UNIT PLANS

A5.0

ROLLING HILLS

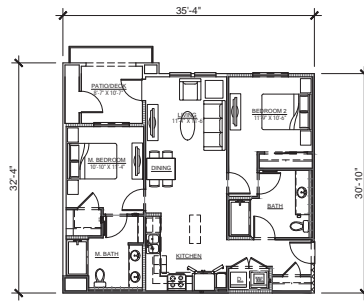
PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
 2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
 JOB NO.: 2021-561

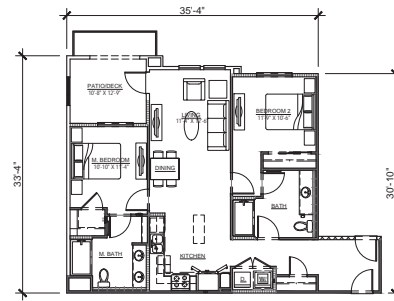
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860





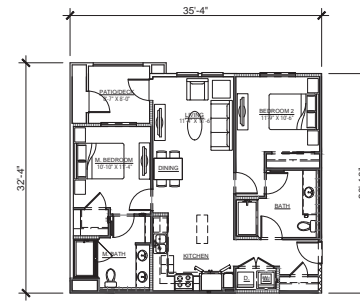
UNIT B2-ALT2: 2 BR / 2 BA
 *NET LEASABLE AREA: 1011 SQ. FT.
 DECK AREA: 96 SQ. FT.
 STORAGE: 16 SQ. FT.

QUANTITY: 1 = 1%
 *NET LEASABLE AREA PER FPA DEFINITION



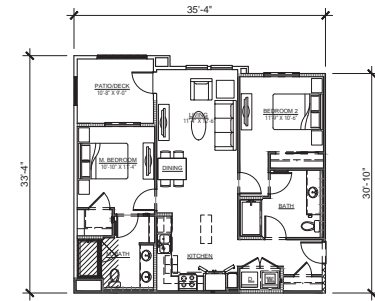
UNIT B2-ALT3: 2 BR / 2 BA
 *NET LEASABLE AREA: 1094 SQ. FT.
 DECK AREA: 133 SQ. FT.
 STORAGE:

QUANTITY: 1 = 1%
 *NET LEASABLE AREA PER FPA DEFINITION



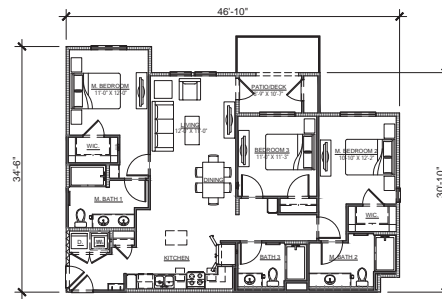
UNIT B2-ALT4: 2 BR / 2 BA
 *NET LEASABLE AREA: 1011 SQ. FT.
 DECK AREA: 96 SQ. FT.
 STORAGE: 16 SQ. FT.

QUANTITY: 2 = 1%
 *NET LEASABLE AREA PER FPA DEFINITION



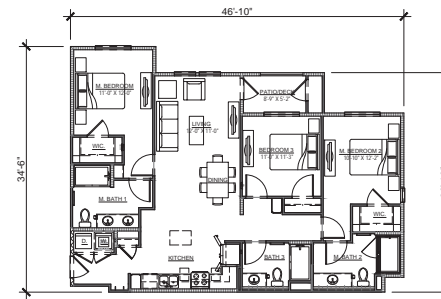
UNIT B2-ALT5: 2 BR / 2 BA
 *NET LEASABLE AREA: 1024 SQ. FT.
 DECK AREA: 97 SQ. FT.
 STORAGE:

QUANTITY: 2 = 1%
 *NET LEASABLE AREA PER FPA DEFINITION



UNIT C1: 3 BR / 3 BA
 *NET LEASABLE AREA: 1355 SQ. FT.
 DECK AREA: 105 SQ. FT.
 STORAGE: 10 SQ. FT.

QUANTITY: 7 = 5%
 *NET LEASABLE AREA PER FPA DEFINITION



UNIT C1-ALT: 3 BR / 3 BA
 *NET LEASABLE AREA: 1350 SQ. FT.
 DECK AREA: 90 SQ. FT.
 STORAGE: 10 SQ. FT.

QUANTITY: 14 = 10%
 *NET LEASABLE AREA PER FPA DEFINITION

UNIT PLANS

A5.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
 2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
 JOB NO.: 2021-561

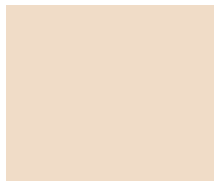
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860







DECORATIVE GABLE END (F)



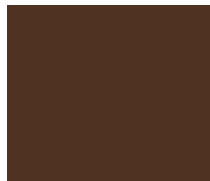
INTRICATE IVORY
SW 6350

(1)



TONY TAUPE
SW 7038

(2)



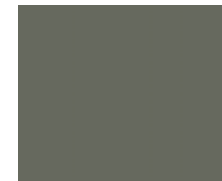
FRENCH ROAST
SW 6009

(3)



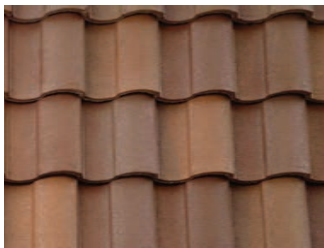
IRON ORE
SW 7069

(4)



ROSEMARY
SW 6187

(5)



EAGLE ROOF
CAPISTRANO EL MORADO BLEND
SHC 8709

(A)



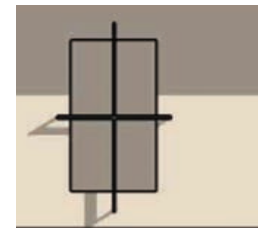
STUCCO 20 / 30
FINE SAND FINISH

(B)



VINYL WINDOW / DOOR
COLOR WHITE

(C)



WROUGHT IRON

(D)



DECORATIVE SHUTTER

(E)

COLOR & MATERIALS SCHEME 1

A7.0

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

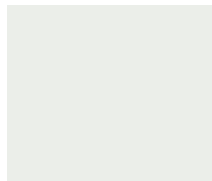
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





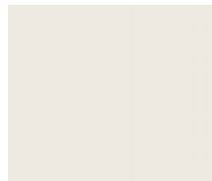
DECORATIVE GABLE END

(F)



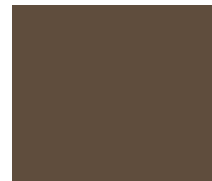
PURE WHITE
SW 7005

(1)



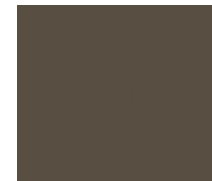
ALABASTER
SW 7008

(2)



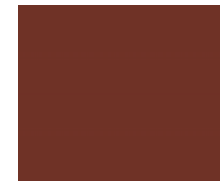
HALF CAFF
SW 9091

(3)



TUNGSTEN
SW 9515

(4)



RUSTIC RED
SW 7593

(5)



EAGLE ROOF 3603
CAPISTRANO SANBORN BLEND

(A)



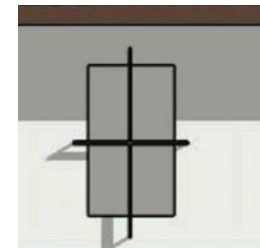
STUCCO 20 / 30
FINE SAND FINISH

(B)



VINYL WINDOW / DOOR
COLOR WHITE

(C)



WROUGHT IRON

(D)



DECORATIVE SHUTTER

(E)

COLOR & MATERIALS SCHEME 2

A7.1

ROLLING HILLS

PASO ROBLES, CALIFORNIA

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

DATE: 08-12-22
JOB NO.: 2021-561

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



Architecture.
Design.
Relationships.

LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA:	6.21 ACRES
TOTAL LOTS:	6
RESIDENTIAL:	(7) 3- STORY APARTMENTS AND CLUBHOUSE
COMMERCIAL/CONDOMINIUM:	N/A

RECORD OWNER/APPLICANT: RED TAIL LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3D FLOOR,
IRVINE, CA 92612
KIM BERRY - SENIOR PROJECT MANAGER
CONTACT: (949) 433-5610

ENGINEER: NORTH COAST ENGINEERING, INC.
725 CRESTON RD., STE. C,
PASO ROBLES, CA 93446
GREG S. JAEGER
R.C.E. 58030
CONTACT: (805) 239-3127

ARCHITECT: ARCHITECTS ORANGE, LLC
144 N. ORANGE ST.
ORANGE CA 92866
DAVE GILMOUR
AICP
CONTACT: (714) 639-9860

A.P.N.: 009-641-008, 009-641-009, 009-641-010,
009-641-011, 009-641-022

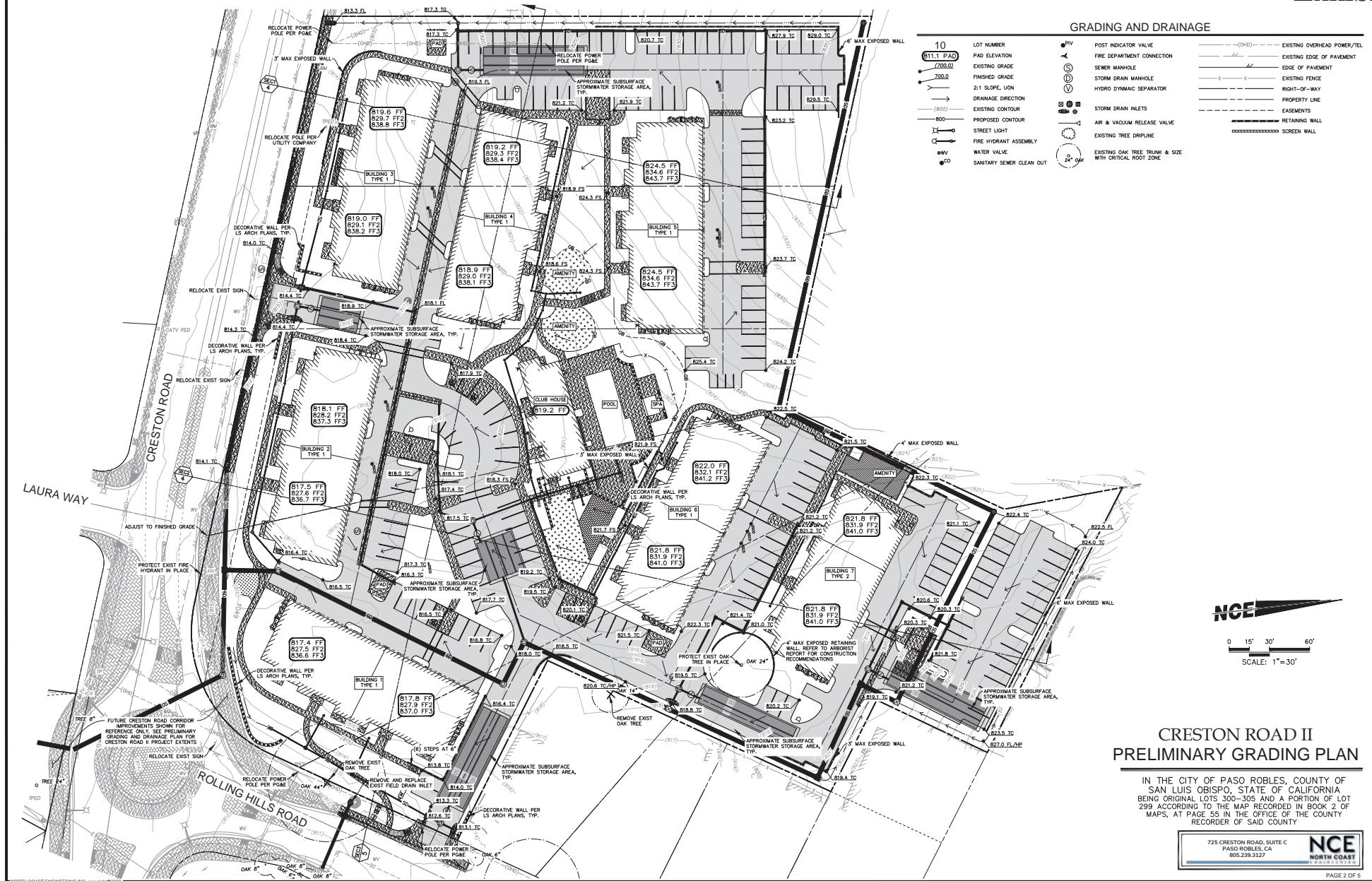
PROPOSED USE OF PROPERTY: MULTIFAMILY TYPE V RESIDENTIAL UNITS, WITH 7 3-STORY APARTMENT BUILDINGS AND A TOTAL OF 135 UNITS.

CRESTON ROAD II
OVERALL SITE

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING ORIGINAL LOTS 300-305 AND A PORTION OF LOT
299 ACCORDING TO THE MAP RECORDED IN BOOK 2 OF
MAPS, AT PAGE 55 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



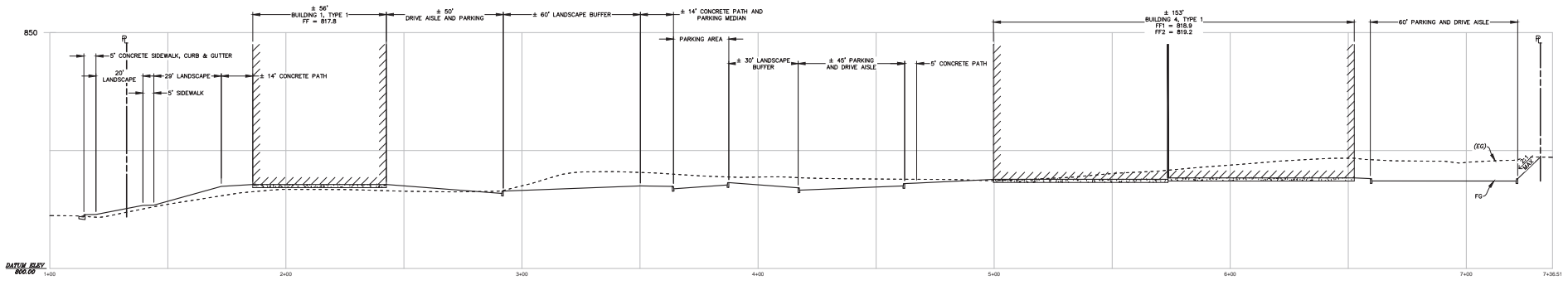
C:\WORK\3114\Design\Plan_Series\grading\3114_Preliminary_GD.dwg, TUE 08/01/2012 11:58:43 AM, CNA, 1:1





IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING ORIGINAL LOTS 300-305 AND A PORTION OF LOT
299 ACCORDING TO THE MAP RECORDED IN BOOK 2 OF
MAPS, AT PAGE 55 IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

PAGE 4 OF 5



SITE CROSS SECTION 3
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 20'

CRESTON ROAD II
SITE SECTIONS

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING ORIGINAL LOTS 300-305 AND A PORTION OF LOT
299 ACCORDING TO THE MAP RECORDED IN BOOK 2 OF
MAPS, AT PAGE 55 IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

NCE
NORTH COAST
ENGINEERS

Exhibit C

TOT LOT KEY

- ① CLIMBER/SIDE STRUCTURE OVER BARK MULCH (7 PLAY FEATURES)
- ② SWING OVER RUBBER SURFACE (1 PLAY FEATURE)
- ③ STAND ALONE SPINNERS OVER RUBBER SURFACE (2 PLAY FEATURES)
- ④ BENCH SEATING

SITE AMMENITY KEY

- ⑤ SUN DECK W/ LOUNGE SEATING
- ⑥ 18' X 35' POOL
- ⑦ SEMI-SECLUDED SPA
- ⑧ CABANAS
- ⑨ OPEN TURF AREA AT ENTERTAINMENT PARK (ALIGNS W/ MAIN ENTRY DRIVE)
- ⑩ ENTERTAINMENT PATIO W/ PEDESTAL BBQS AND TABLE SEATING
- ⑪ ENCLOSED DOG PARK
- ⑫ OPEN PLAY LAWN AREA

- ⑬ ENTRY SIGNAGE - STUCCO W/ TERRA COTTA CAP
- ⑭ OLIVE TREE ALLEE DEFINES ENTRY
- ⑮ CONCRETE WALK
- ⑯ ASPHALT PARKING AND DRIVE AISLES
- ⑰ DROUGHT-TOLERANT SHRUBS, GRASSES, AND GROUNDCOVER
- ⑱ LOW HEDGE DEFINES WALKWAYS AT SOUTH-EASTERN EDGE
- ⑲ LOW WALL PROVIDES BUFFER FROM ROUNDABOUT TRAFFIC
- ⑳ TRASH ENCLOSURE

PROPOSED PLANT LIST ⑰

TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	WINDL	WINDR	WINDS	WINDS
①	Chitalpa tiliacantha	Chitalpa	24" Dia.	L			20' x 20'
②	Olus europaeus 'Neon Tuff'	Olus	30" Dia.	L			20' x 20'
③	Cupressus sempervirens	Italian Cypress	15 Gal.	L			50' x 5'
④	Ulmus parvifolia	Chinese Elm	24" Dia.	L			40' x 30'
⑤	Magnolia grandifolia	Evergreen Magnolia	30" Dia.	M			20' x 10'
⑥	Acacia saligna	Acacia	40" Dia.	L			-
⑦	Dacrydium draco	Dragon Tree	15 Gal.	L			10' x 10'
⑧	Quercus agrifolia	Coast Live Oak	24" Dia.	L			40' x 30'
⑨	Zelkova serrata	Sawleaf Zelkova	15 Gal.	L			40' x 40'
⑩	Quercus parvifolia	Australian Willow	24" Dia.	M			30' x 20'
⑪	Laguncularia indica	Cape Myrtle	24" Dia.	L			25' x 25'
⑫	Chionodoxa glauca	Chinese Fringe Tree	24" Dia.	M			30' x 30'
⑬	Phoenix dactyloides	Date Palm	20" BTB	L			60' x 20'
⑭	Agave attenuata	Agave		M			3' x 3'
⑮	Banksia integrifolia	Banksia		M			3' x 3'
⑯	Callistemon viminalis	Weeping Bottlebrush		M			3' x 3'
⑰	Carex 'Panic'	Stone Sedge		L			10' x 7'
⑱	Eleocharis acicularis	Eleocharis		L			10' x 7'
⑲	Festuca arundinacea	Japanese Anemone		M			10' x 10'
⑳	Phlox subulata	Phlox		L			4' x 4'
㉑	Hamamelis virginica	Hamamelis		L			15' x 15'
㉒	Larix laricina	Larix		L			2' x 2'
㉓	Leucophaea spp.	Leucophaea		L			4' x 4'
㉔	Lycium & 'Narrow Fringe'	Canyon Pinet Wild Rye		L			4' x 4'
㉕	Lupinus japonicus	Japanese Pea		M			8' x 6'
㉖	Malva domestica	Over Grass		L			4' x 4'
㉗	Nandina domestica	Heavenly Bamboo		L			4' x 4'
㉘	Onoclea sensibilis	Little Oblee Orestia		L			3' x 3'
㉙	Phlox subulata	New Zealand Flax		L			5' x 5'
㉚	Phlox subulata	Phlox		M			12' x 10'
㉛	Prunus & 'Bright N-Tight'	Carolina Laurel Cherry		L			10' x 10'
㉜	Prunus domestica	Prunus		L			2' x 2'
㉝	Prunus domestica	Prunus		M			4' x 4'
㉞	Prunus domestica	Prunus		M			4' x 4'
㉟	Prunus domestica	Prunus		L			4' x 4'
㊱	Prunus domestica	Prunus		L			4' x 4'
㊲	Prunus domestica	Prunus		L			4' x 4'
㊳	Prunus domestica	Prunus		L			4' x 4'
㊴	Prunus domestica	Prunus		L			4' x 4'
㊵	Prunus domestica	Prunus		L			4' x 4'
㊶	Prunus domestica	Prunus		L			4' x 4'
㊷	Prunus domestica	Prunus		L			4' x 4'
㊸	Prunus domestica	Prunus		L			4' x 4'
㊹	Prunus domestica	Prunus		L			4' x 4'
㊺	Prunus domestica	Prunus		L			4' x 4'
㊻	Prunus domestica	Prunus		L			4' x 4'
㊼	Prunus domestica	Prunus		L			4' x 4'
㊽	Prunus domestica	Prunus		L			4' x 4'
㊾	Prunus domestica	Prunus		L			4' x 4'
㊿	Prunus domestica	Prunus		L			4' x 4'

EXISTING TREES TO REMAIN
PROTECT-IN-PLACEEXISTING OAK TREE TO BE
REMOVED PER ARBORIST
AND TO BE MITIGATED BY THE
ADDITION OF A 24" BOX OAK
(QUERCUS AGRIFFOLIA) ON-SITE

PRELIMINARY LANDSCAPE PLAN

0 20' 40' 80' 120'



NORTH

DATE: 8-8-22
JOB NO.: 21-059

L-1.0

Architecture.
Design.
Relationships.

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA

SITESCAPE
Landscape Architecture & Planning
2100-101 Airport Blvd. Suite 200
Costa Mesa, CA 92626
(949) 444-5555 FAX: (949) 210-2100AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860



DESIGN INSPIRATION



PLANT PALETTE

DESIGN INSPIRATION & PLANT PALETTE

L-2.0

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



DATE: 8-8-22
JOB NO.: 21-059
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



POOL AREA
- 16' x 55' POOL
- SUN DECK W/ LOUNGE SEATING
- TUBULAR STEEL POOL ENCLOSURE FENCE



TOT LOT AREA



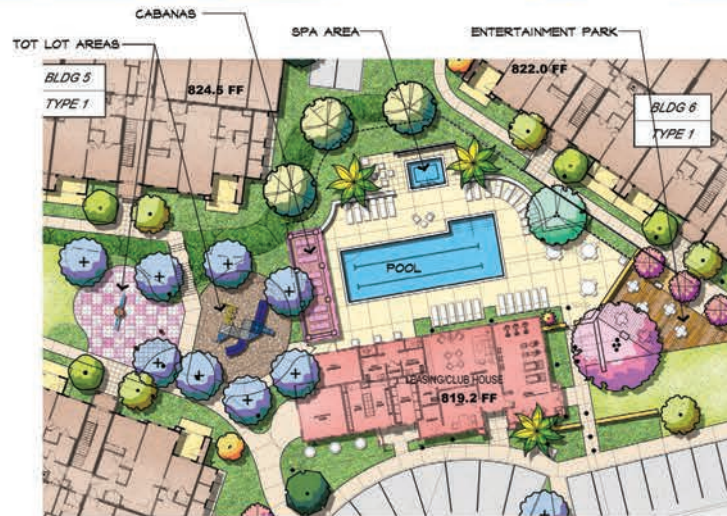
SEMI SECLUDED 9' x 12' SPA



3 CABANA STYLE SPACES
OVER SYNTHETIC TURF
- STUCCO COLUMNS
- WOOD OVERHEAD



CABANAS



LARGE SEATING AREA WITH
STUCCO BACKDROP WALL
- WOOD TILE PAVING
- 2 PEDESTAL BBQ'S
- FAMILY STYLE SEATING

LOW COURTYARD STUCCO
WALL

OLIVE TREES IN TERRA
COTTA POTS DEFINE THE
ENTRY; POTS ARE SITTING
IN D.G.

OPEN TURF AREA ALIGNS
WITH MAIN ENTRY DRIVE



ENTERTAINMENT PARK



LEASING ENTRY

REC. AREA ENLARGEMENT

1"=20'-0"



L-3.0

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



SITESCAPE
Landscape Architecture & Planning
2100-101 Airport Blvd. Suite 200
Costa Mesa, CA 92626
Brenda Williams, Owner & CEO
(949) 444-5570 FAX (714) 210-2100

DATE: 8-8-22
JOB NO.: 21-059
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AO
Architecture.
Design.
Relationships.

HYDROZONE/WATERLINE LEGEND:

- HYDROZONE 1 - SUNNY AREA WITH LOW WATER USE - POTABLE WATER
- HYDROZONE 2 - SUNNY AREA WITH MODERATE WATER USE - POTABLE WATER
- HYDROZONE 3 - SUNNY AREA WITH HIGH WATER USE - POTABLE WATER
- HYDROZONE 4 - SHADE AREA WITH MODERATE WATER USE - POTABLE WATER
- HYDROZONE 5 - WATER FEATURE - POOL & SPA
- HYDROZONE 6 - NON-IRRIGATED AREA - D.G. PAVING, SYNTHETIC TURF & MULCHED AREA
- 1.5" POTABLE IRRIGATION WATER METER PER CIVIL PLANS
- REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE LOCATION
- POTABLE WATER IRRIGATION MAINLINE
DRAWN DIAGNOMATICALLY FOR CLARIFICATION PURPOSE ONLY

WATER EFFICIENT LANDSCAPE WORKSHEET



IRRIGATION CONCEPT STATEMENT

The irrigation of the site landscape area will utilize the latest in smart irrigation methods and means. All new landscape areas will include high efficiency methods with low precipitation rates in order to maximize water retention and dispersion to the plant root zones.

All planters will use drip irrigation except large sloped areas and turf areas where to be irrigated by rotators with a low precipitation rate. A smart irrigation controller capable of rain shut-off will also be incorporated into the design.

Shredded wood mulch will be used in order to reduce water loss due to evaporation.

An irrigation schedule will be provided in order to program the controller. Two irrigation schedules will be provided, one for the plant establishment period and one for on-going landscape maintenance once the plants are established.

All new irrigation systems will comply with the current City of Paso Robles Ordinance & Standards, AB 1881 (MWEL) and for low water usage requirements. Refer to "Irrigation System Design Statement" on this sheet.

IRRIGATION DESIGN STATEMENT

The design of irrigation system will emphasize water conservation and provide efficient and uniform distribution of irrigation water. A permanent automatic, weather-ET based irrigation controller that automatically adjust irrigation responding to plant needs as weather conditions change shall be installed with a wired or wireless rain sensor which connects or communicates with the controller.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter / sub-meter to protect the potable water supply in accordance with the State of California, City of Paso Robles standards and requirements.

For the sites utilizing recycled water in the landscape, the irrigation system shall be designed in accordance with State of California and City of Paso Robles rules and regulations for recycled water use.

Drip-line or other low-volume, low-pressure micro-irrigation system, as approved by the city of Paso Robles, shall be installed in planter areas to provide water directly to the root zones of plants. The root watering bubbler irrigation system for trees shall be separated from other irrigation systems. The irrigation system may utilize efficient root nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of Paso Robles Ordinance & Standards.

PRELIMINARY HYDROZONE PLAN

1"=40'-0" 0 20' 40' 80' 120'



L-4.0

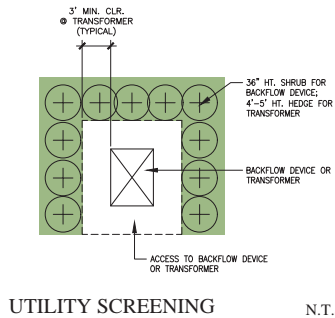
ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



DATE: 8-8-22
JOB NO.: 21-059
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



UTILITY SCREENING N.T.S.





SHADING LEGEND		
(25% REQUIRED SHADE)		
	SUN AREA	16,595 SF
	SHADED AREA	6,105 SF
	TOTAL PARKING AREA	22,700 SF
	PERCENTAGE:	27%
	ESTIMATED SIZE OF TREE CANOPY AT 5 YEARS	
	PARKING SHADE STRUCTURE (NIC IN CALCULATIONS)	

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

PRELIMINARY SHADE STUDY



L-5.0

DATE: 8-8-22
JOB NO.: 21-059





SECTION A - A'

SCALE: 1/8"=1'-0"



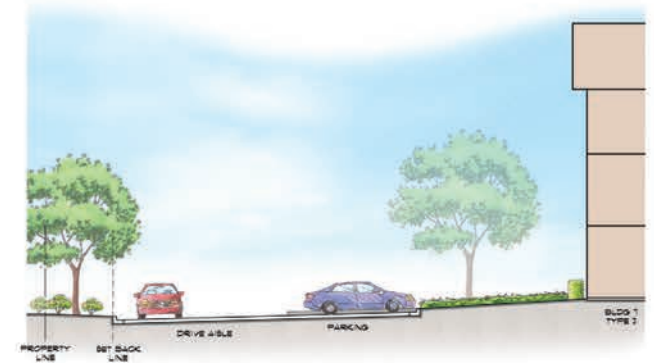
SECTION B - B'

SCALE: 1/8"=1'-0"



SECTION C - C'

SCALE: 1/8"=1'-0"



SECTION D - D'

SCALE: 1/8"=1'-0"

ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



SITE SCAPES
Landscape Architecture & Planning
2100-10 Airport Lane, Suite 200
Costa Mesa, CA 92626
(949) 444-5570 FAX (949) 210-2100

PRELIMINARY PROPERTY LINE SECTIONS

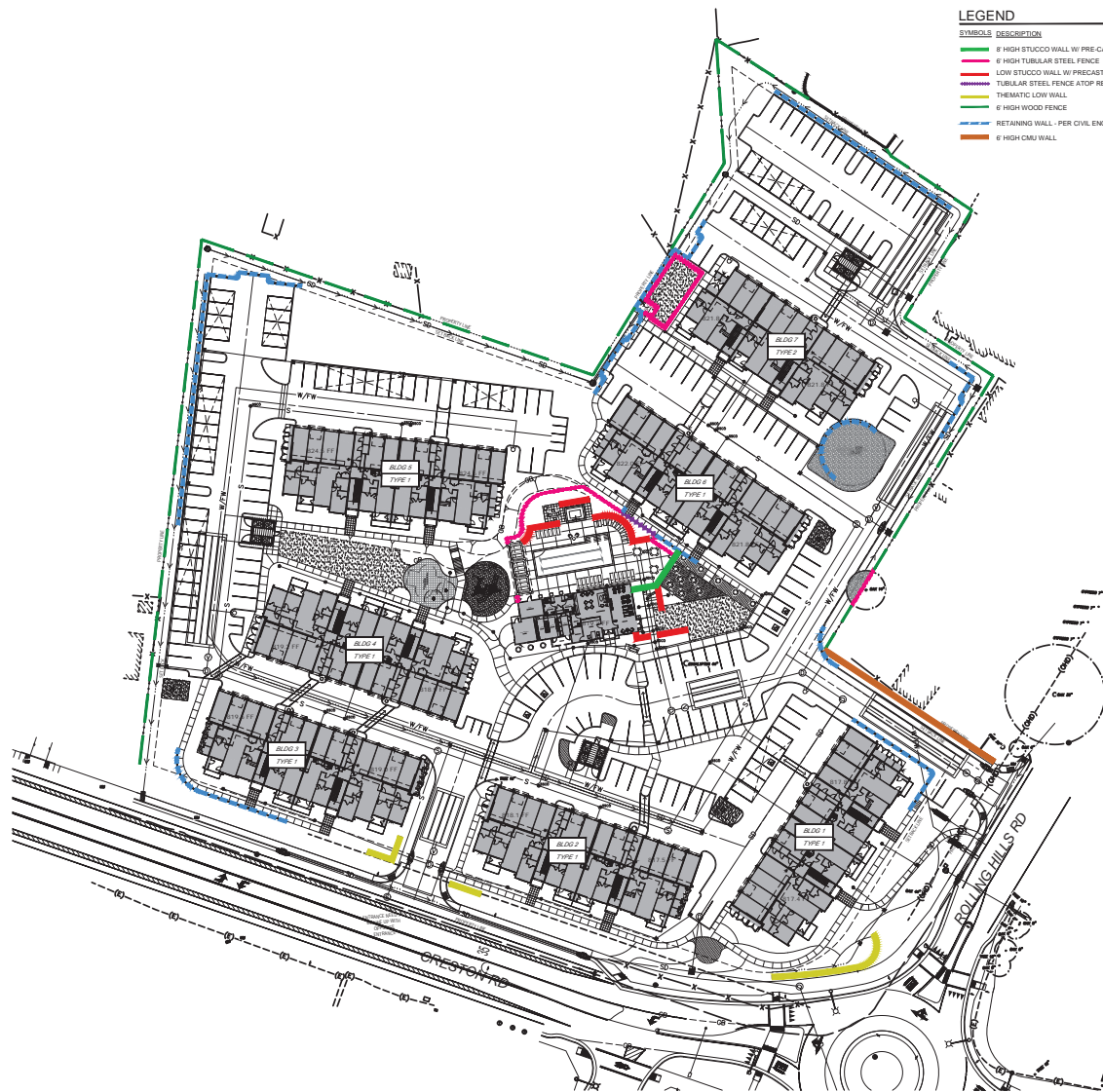
DATE: 8-8-22
JOB NO.: 21-059

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860

L-6.0



Architecture.
Design.
Relationships.



ROLLING HILLS

RED TAIL MULTIFAMILY LAND DEVELOPMENT, LLC
2082 MICHELSON DRIVE, 3RD FLOOR, IRVINE, CA 92612

PASO ROBLES, CALIFORNIA



SITESCAPE
Landscape Architecture & Planning
3100-401 Airport Loop, Suite 200
Costa Mesa, CA 92626
(949) 444-9270 FAX (714) 210-0140

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860

DATE: 8-8-22
JOB NO.: 21-059

L-7.0

AO
Architecture.
Design.
Relationships.

ISSUED DATE:XX/XX/XX

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
5A		120	WALL	BUILDING MOUNTED SCONCE	LITHONIA LIGHTING	WDGE2-LED-P1-30K-80CRI-T4M	LED	11.2W	HEIGHT: 8'-0" OR APPROVED EQUAL
5B		120	POLE	SINGLE HEAD LED POLE LIGHT W/ HOUSE SHIELD & MOTION SENSOR	LITHONIA LIGHTING	RAD1-LED-P4-40K-ASY-HS	LED	85.7W	HEIGHT: 15'-0" OR APPROVED EQUAL
5C		120	BOLLARD	BOLLARD LED LIGHT	BEGHELLI LIGHTING	RADB-LED-P4-30K-SYM-DNAXD	LED	18.6W	HEIGHT: 3'-6" OR APPROVED EQUAL
5D		120	CARPORT	SURFACE LIGHT IN CARPORT	LITHONIA LIGHTING	BS100-LED-4HT-VLO-WT-40-120-27V-FL-S	LED	30W	HEIGHT: 8'-0" OR APPROVED EQUAL
5E		120	POST	LED POST LIGHT W/ MOTION SENSOR	LITHONIA LIGHTING	RADPT-P4-40K-SYM	LED	85.7W	HEIGHT: 12'-0" OR APPROVED EQUAL

KEYED NOTES

- ① PER SECTION 130.2(C) ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
 2. TIME CLOCK
 3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		L21	L22	L23	L24
BACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
UPLIGHTING RATING	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
GLARE RATING	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES L20 AND L25 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR ALL OTHER OUTDOOR LIGHTING.

DISTANCE	30'-0"
HEIGHT	16'-0"
RATIO	20:1
ALLOWED	N/A U0 G3
PROPOSED	B0 U0 G1

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE 'CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE BUG RATING TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.



NORTH

0 20' 40' 80' 120'
1"=1'-0"

SITE LIGHTING PLAN

Exhibit C

GOUVIS
engineering15 Studebaker
Irvine
CA 92618Irvine
tel 949.752.1612
fax 949.752.5321Palm Springs
tel 760.323.5990

DATE SIGNED: 8/22/22

RESTRICTIVE NOTICE

THESE DESIGN, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP, INC. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND FOR THE PROJECT SPECIFIC TO THE JURISDICTION OF THE PROJECT. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS ARE TO BE CONSIDERED A VIOLATION OF THE PROJECT SPECIFICATIONS. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER. GOUVIS ENGINEERING CONSULTING GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY SUCH VIOLATIONS.

© 2017 GOUVIS ENGINEERING CONSULTING GROUP, INC. ALL RIGHTS RESERVED.

PROJECT:

Creston Road II

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
Red Tail LandARCHITECT:
Architects OrangeLOCATION:
Rolling Hills
Paso Robles, CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLANPROJECT NUMBER:
66062

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1

PHOTOMETRIC PLAN DISCLAIMER

RESULTS GENERATED BY THIS TOOL ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT ANY WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. THE CALCULATED RESULTS MAY BE DEPENDENT ON USER PROVIDED DATA OR DATA PROVIDED FROM PUBLICLY AVAILABLE SOURCES AND DO NOT TAKE INTO ACCOUNT ALL FACTORS AND CIRCUMSTANCES. PHOTOMETRIC VALUES HAVE BEEN CALCULATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND/OR STANDARD INDUSTRY PRACTICE. PHOTOMETRIC CALCULATIONS PERFORMED USING THIS TOOL ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER.

Luminaire Schedule		Qty	Label	Arrangement	Description	Tag	LFF	Luminaire Lumens	Luminaire Watts
Symbol									
	91	SA	Single	Single	WDS65 LED P1 30K 60CRI T4M	LED Wall Light	0.700	1179	11.2
	19	SB	Single	Single	RAD1 LED P4 30K 45Y HS	LED Pole Light Single Head	0.700	10451	85.7
	16	SC	Single	Single	RAD6 LED P4 30K 45Y HS	LED Pole Light Single Head	0.700	1034	18.6
	15	SD	Single	Single	BS100 LED 4H-VLT-VLT-40120-277V-FL_S	LED Carport Light	0.700	4070	30
	4	SE	Single	Single	RADPT_P4_40K_SYM	LED Post Top Light	0.700	11605	85.7

Calculation Summary								
Label	Calc Type	Avg	Max	Min	Avg/Min	Max/Min		
Carport 1	Illuminance	3.67	11.3	0.9	4.08	12.56		
Carport 2	Illuminance	3.53	9.8	1.0	3.53	9.80		
Carport 3	Illuminance	3.42	7.2	1.2	2.85	6.00		
Carport 4	Illuminance	3.60	7.1	1.5	2.40	4.73		
Carport 5	Illuminance	3.67	11.0	0.9	4.08	12.22		
Carport 6	Illuminance	3.45	7.5	1.0	3.45	7.50		
Carport 7	Illuminance	5.14	16.9	1.4	3.67	12.07		
Carport 8	Illuminance	5.34	16.4	1.0	5.34	16.40		
Carport 9	Illuminance	5.30	16.4	1.1	4.82	14.91		
Driveway 1	Illuminance	1.60	5.9	0.2	8.00	29.50		
Driveway 2	Illuminance	1.27	5.9	0.2	6.35	29.50		
Park Area	Illuminance	1.02	3.0	0.2	5.10	15.00		
Park Area 2	Illuminance	0.56	1.9	0.2	2.80	9.50		
Park Area 3	Illuminance	0.56	1.3	0.2	2.80	6.50		
Pool Area	Illuminance	2.52	4.4	1.1	2.29	4.00		
Walkway 1	Illuminance	1.37	3.1	0.2	6.85	15.50		
Walkway 10	Illuminance	0.88	2.6	0.2	4.40	13.00		
Walkway 11	Illuminance	1.16	2.0	0.6	1.93	3.33		
Walkway 12	Illuminance	2.60	2.6	0.6	1.00	1.00		
Walkway 13	Illuminance	2.80	2.8	0.8	1.00	1.00		
Walkway 14	Illuminance	1.45	2.0	0.9	1.61	2.22		
Walkway 15	Illuminance	1.50	2.2	0.8	1.88	2.75		
Walkway 16	Illuminance	1.60	2.3	0.9	1.78	2.56		
Walkway 17	Illuminance	1.45	2.1	0.8	1.81	2.63		
Walkway 18	Illuminance	0.52	1.5	0.2	2.60	7.50		
Walkway 19	Illuminance	3.45	4.7	2.2	1.57	2.14		
Walkway 2	Illuminance	1.50	1.9	1.1	1.36	1.73		
Walkway 20	Illuminance	1.55	1.9	1.2	1.29	1.58		
Walkway 21	Illuminance	0.88	1.1	0.4	2.20	2.75		
Walkway 22	Illuminance	0.90	0.9	0.9	1.00	1.00		
Walkway 23	Illuminance	1.50	2.2	0.8	1.88	2.75		
Walkway 3	Illuminance	0.84	2.0	0.2	4.20	10.00		
Walkway 4	Illuminance	1.87	5.7	0.3	6.23	19.00		
Walkway 5	Illuminance	1.47	2.4	0.4	3.68	6.00		
Walkway 6	Illuminance	0.91	3.4	0.2	4.55	17.00		
Walkway 7	Illuminance	1.03	2.7	0.3	3.43	9.00		
Walkway 8	Illuminance	0.88	1.9	0.2	4.40	9.50		
Walkway 9	Illuminance	0.57	1.2	0.2	2.85	6.00		



NORTH

0 20' 40' 80' 120'
1"=40'

PHOTOMETRIC SITE PLAN

Exhibit C

GOUVIS
engineering15 Studebaker
Irvine
CA 92618Irvine
tel 949.752.1612
fax 949.752.5321Palm Springs
tel 760.323.5990

DATE SIGNED: 8/22/22

RESTRICTIVE NOTICE

THESE DESIGN DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP INC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED, COPIED, TRANSMITTED, REPRODUCED, OR IN ANY MANNER BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP.

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. ALL RIGHTS RESERVED.

PROJECT:
Creston Road IINOT FOR BID OR
CONSTRUCTIONDEVELOPER:
Red Tail LandARCHITECT:
Architects OrangeLOCATION:
Rolling Hills
Paso Robles, CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLANPROJECT NUMBER:
66062ENGINEER:
DRAFTER:

SHEET NUMBER:

E-1.2

Exhibit C

GOUVINS
engineering

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5990

DATE SIGNED: 8/22/02

RESTRICTIVE NOTICE

THESE DESIGN, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVINS ENGINEERING CONSULTING GROUP, INC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED, TRANSMITTED, REPRODUCED, OR IN ANY MANNER BE USED IN ANY MANNER OR IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT OF GOUVINS ENGINEERING CONSULTING GROUP.

© 2017 GOUVINS ENGINEERING CONSULTING GROUP, INC. ALL RIGHTS RESERVED.

PROJECT:

Creston Road II

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
Red Tail Land

ARCHITECT:
Architects Orange

LOCATION:
Rolling Hills
Paso Robles, CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

LIGHTING SPECIFICATIONS

PROJECT NUMBER:

66062

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.3

66062 - SA

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

66062 - BC

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

66062 - SB

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

66062 - SA

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

66062 - SA

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

66062 - BC

Lumen Output

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	60°	70°	80°	90°	100°	110°	120°	130°	140°	150°	160°	170°	180°
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Lumen Ambient Temperature (SAT) Multiplier

Temp (°F)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Projected LED Lumen Maintenance

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000	15000	16000	17000	18000	19000	20000
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Beam Spread

Beam Angle	10°	15°	20°	25°	30°
------------	-----	-----	-----	-----	-----