

2508 SPRING STREET

PASO ROBLES, CA 93446

PREPARED FOR DRC-CUP // 05/08/2025

SITE PLAN

A13

SHEET NUMBER

Exhibit C



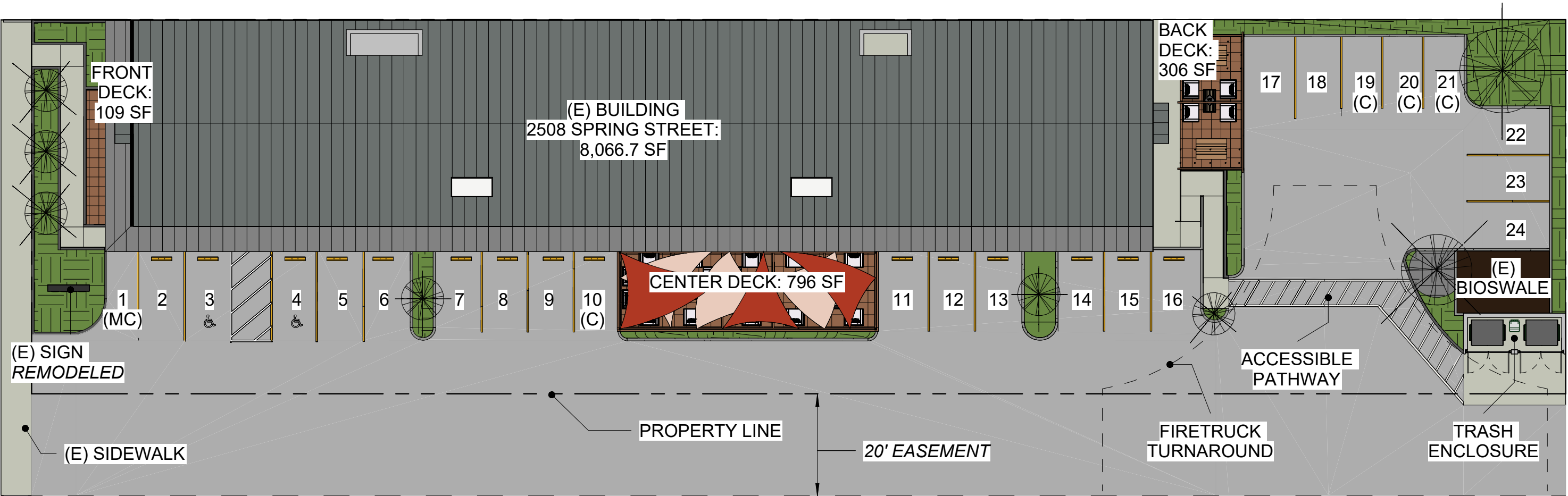
GABRIEL  
ARCHITECTS  
GABRIEL-ARCHITECTS.COM

FRONT DECK: 109 SF  
CENTER DECK: 796 SF  
BACK DECK: 306 SF  
TOTAL: 1,211 SF

SITE AND PARKING CALCS:

TOTAL INTERIOR AREA: 8,066.7 SF ÷ 400 = 20.16 REQUIRED STALLS  
TOTAL DECK AREA: 1,211 SF ÷ 400 = 3.03 REQUIRED STALLS

TOTAL PARKING STALLS REQUIRED: 20.16 + 3.03 = 23.2 STALLS  
TOTAL PARKING STALLS PROVIDED: 23 AUTO STALLS + 1 MOTORCYCLE STALL



SITE PLAN



0 10 20  
SCALE: 1"=20'

PLAN NORTH



TRUE NORTH

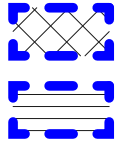
FLOOR PLAN

A14

SHEET NUMBER

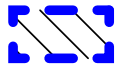
TOTAL AREA: 8,066.67 SF GROSS [6,494.93 SF RETAIL; 1,571.74 SF MEETING ROOM]

1. DELI/SPECIALTY RETAIL: 4,382.28 SF GROSS



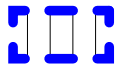
- a. DELI SHOP (~17% RETAIL AREA): 1092 SF GROSS
  - CALCS: 6,494.93 X 0.168 = **1,092.33 SF ACTUAL**
- b. SPECIALTY RETAIL / RESTROOMS / KIOSKS (~50.5% RETAIL AREA): 3,290 SF GROSS
  - CALCS: 6,494.93 X 0.507 = **3,289.95 SF ACTUAL**

2. TASTING AREA: 2,112.65 SF GROSS

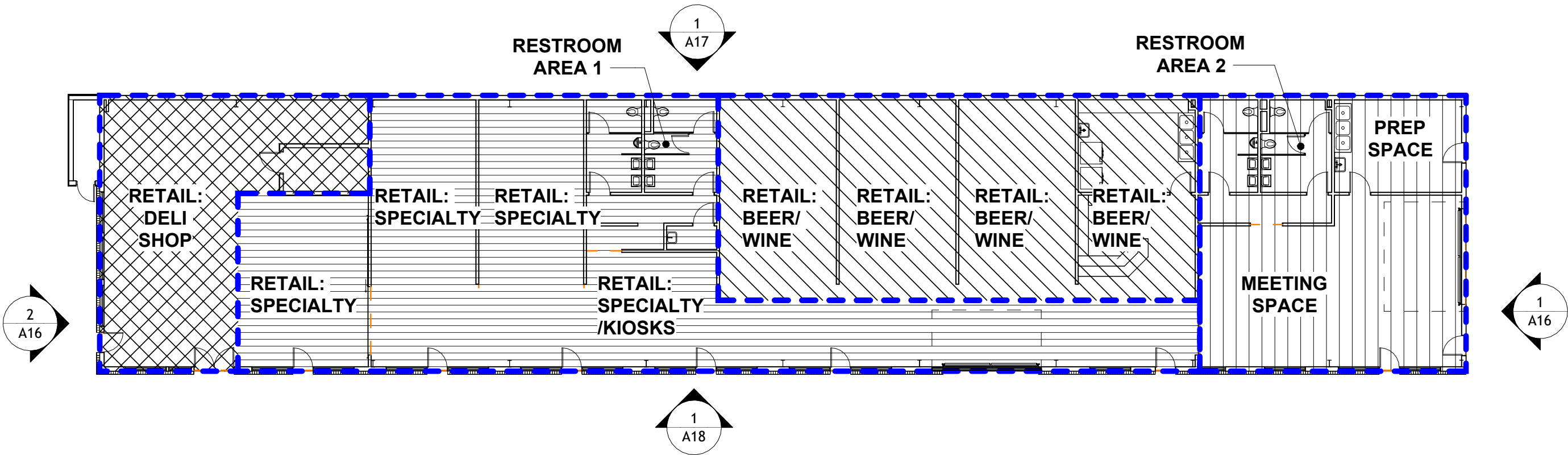


- c. WINE / BEER SERVICE (~32.5% RETAIL AREA): 2,113 SF GROSS
  - CALCS: 6,494.93 X 0.325 = **2,112.65 SF ACTUAL**

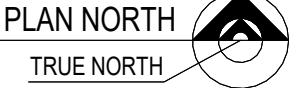
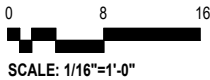
3. MEETING ROOM: 1,571.74 SF GROSS



- d. MEETING SPACE / PREP SPACE / RESTROOMS (~ 19.5% TOTAL AREA): 1572 GROSS
  - CALCS: 8,066.67 X 0.195 = **1571.74 SF ACTUAL**



FLOOR PLAN



ROOF PLAN

A15

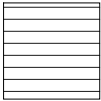
SHEET NUMBER

SIDING

A- PLASTER  
"STERLING GREY"



B- (E) BRICK  
"MATTE BLACK"



C- GLAZING

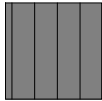


D- STAINED WOOD



ROOFING

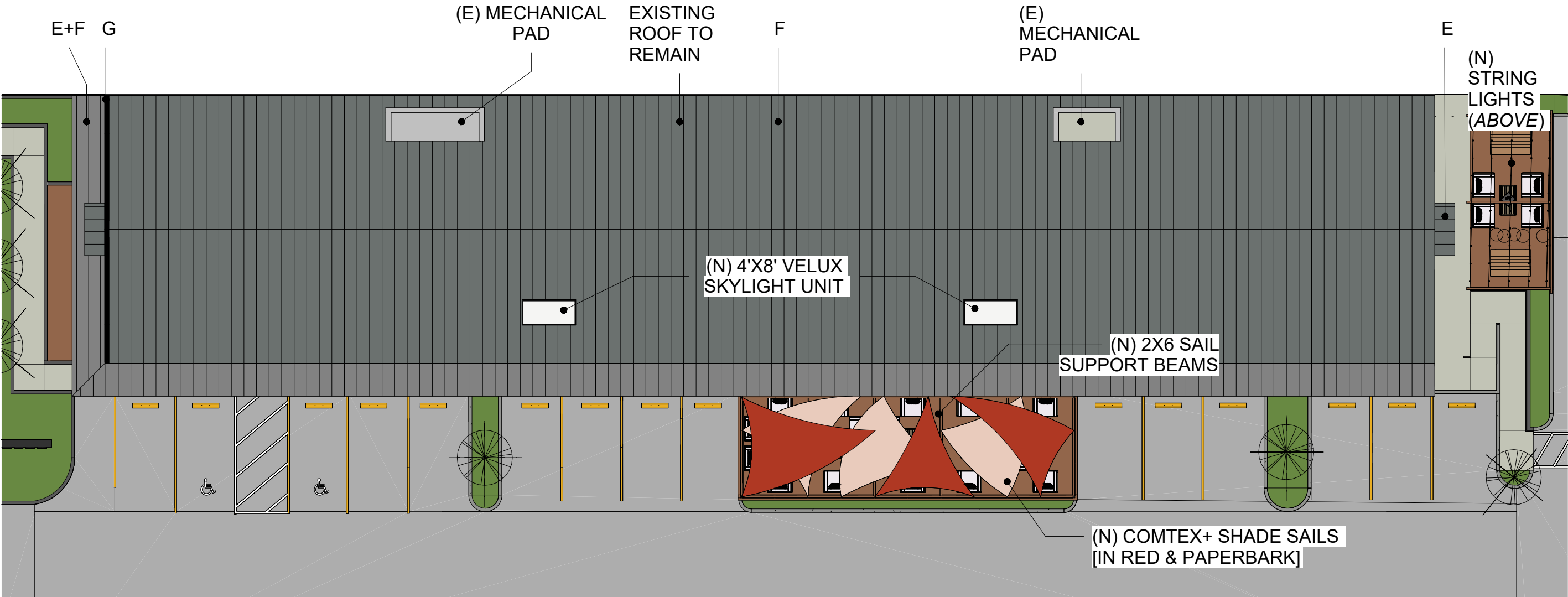
E- PBR METAL PANEL (TO  
MATCH EXISTING)



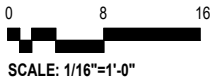
F- GAF ROOF ACRYLIC TOP  
COAT "LIGHT GREY"



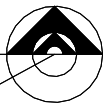
G- SHEET METAL CAP  
"MATTE BLACK"



ROOF PLAN



PLAN NORTH  
TRUE NORTH



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ELEVATIONS - EAST/WEST

A16

SHEET NUMBER

Exhibit C



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- SIDING**



A- PLASTER  
"STERLING GREY"



B- (E) BRICK  
"MATTE BLACK"

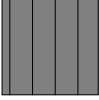


C- (E) STAINED WOOD



D- GLAZING

**ROOFING**



E - PBR METAL PANEL (TO MATCH EXISTING)



F- GAF ROOF ACRYLIC TOP COAT  
"LIGHT GREY"



G- ALUMINUM MECHANICAL  
SCREEN "STERLING GREY"
- WEST

DEMOM (E) DECORATIVE  
PARAPET & STUCCO  
RELIEF. REPAIR SIDING  
TO MATCH (E).

E+F

SHEET METAL CAP -  
MATTE BLACK

RIDGE  
21' - 2"

T.O.P.  
12' - 0"

T.O.P. 2  
10' - 0"

HD. HT.  
7' - 0"

F.F.L.  
0' - 0"

(E) 8"X8" WOOD COLUMNS  
PAINTED MATTE BLACK
- EAST

E+F

G

RIDGE  
21' - 2"

T.O.P.  
12' - 0"

T.O.P. 2  
10' - 0"

HD. HT.  
7' - 0"

F.F.L.  
0' - 0"

4' - 0"

8' - 0"

2' - 0"

3' - 0"

7' - 0"

10' - 0"
- ELEVATIONS - EAST/WEST
-

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ELEVATIONS - NORTH

A17

SHEET NUMBER

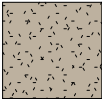
Exhibit C



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ARCHITECTS  
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SIDING

A- PLASTER  
"STERLING GREY"



B- (E) BRICK  
"MATTE BLACK"



C- GLAZING



D- STAINED WOOD



ROOFING

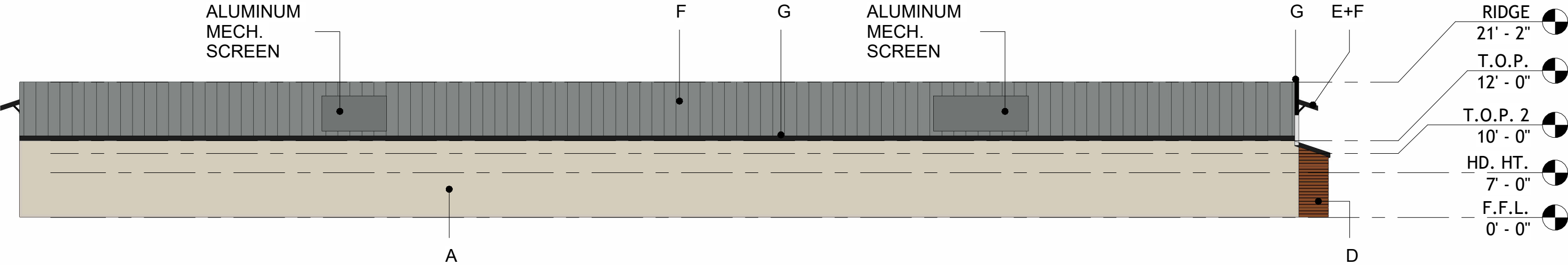
E- PBR METAL PANEL (TO  
MATCH EXISTING)



F- GAF ROOF ACRYLIC TOP  
COAT "LIGHT GREY"



G- SHEET METAL CAP  
"MATTE BLACK"



ELEVATIONS - NORTH

0 8 16

SCALE: 1/16"=1'-0"

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ELEVATIONS- SOUTH

A18

SHEET NUMBER

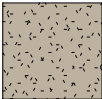
Exhibit C

GABRIEL ARCHITECTS

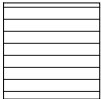
GABRIEL-ARCHITECTS.COM

SIDING

A- PLASTER  
"STERLING GREY"



B- (E) BRICK  
"MATTE BLACK"



C- GLAZING



D- STAINED WOOD



ROOFING

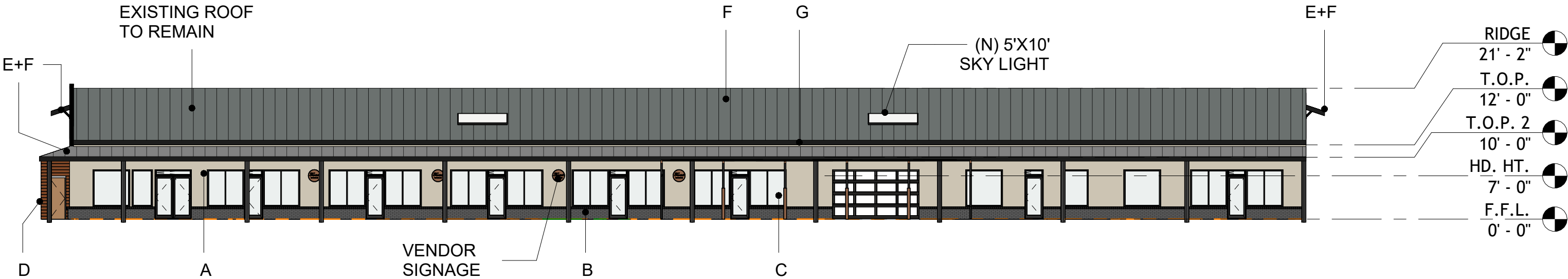
E- PBR METAL PANEL (TO  
MATCH EXISTING)



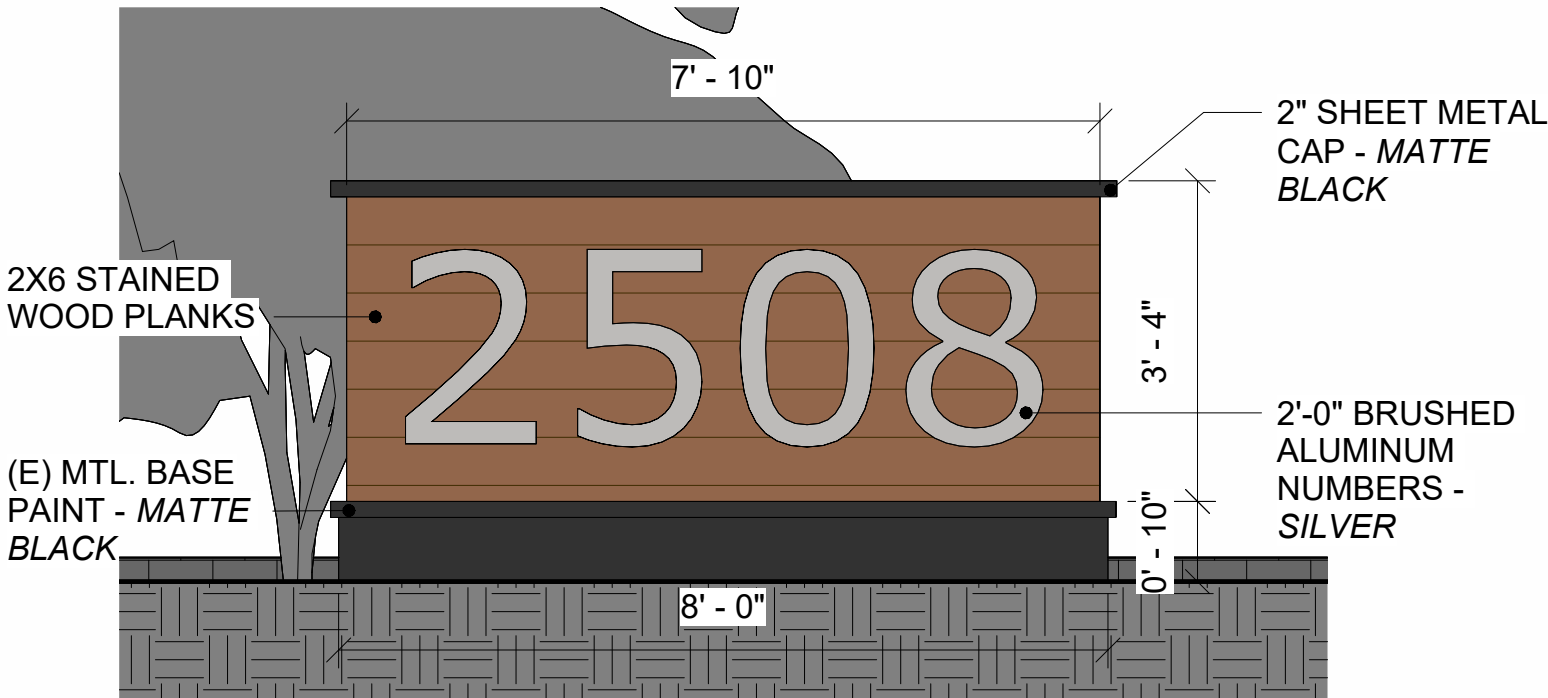
F- GAF ROOF ACRYLIC TOP  
COAT "LIGHT GREY"



G- SHEET METAL CAP  
"MATTE BLACK"



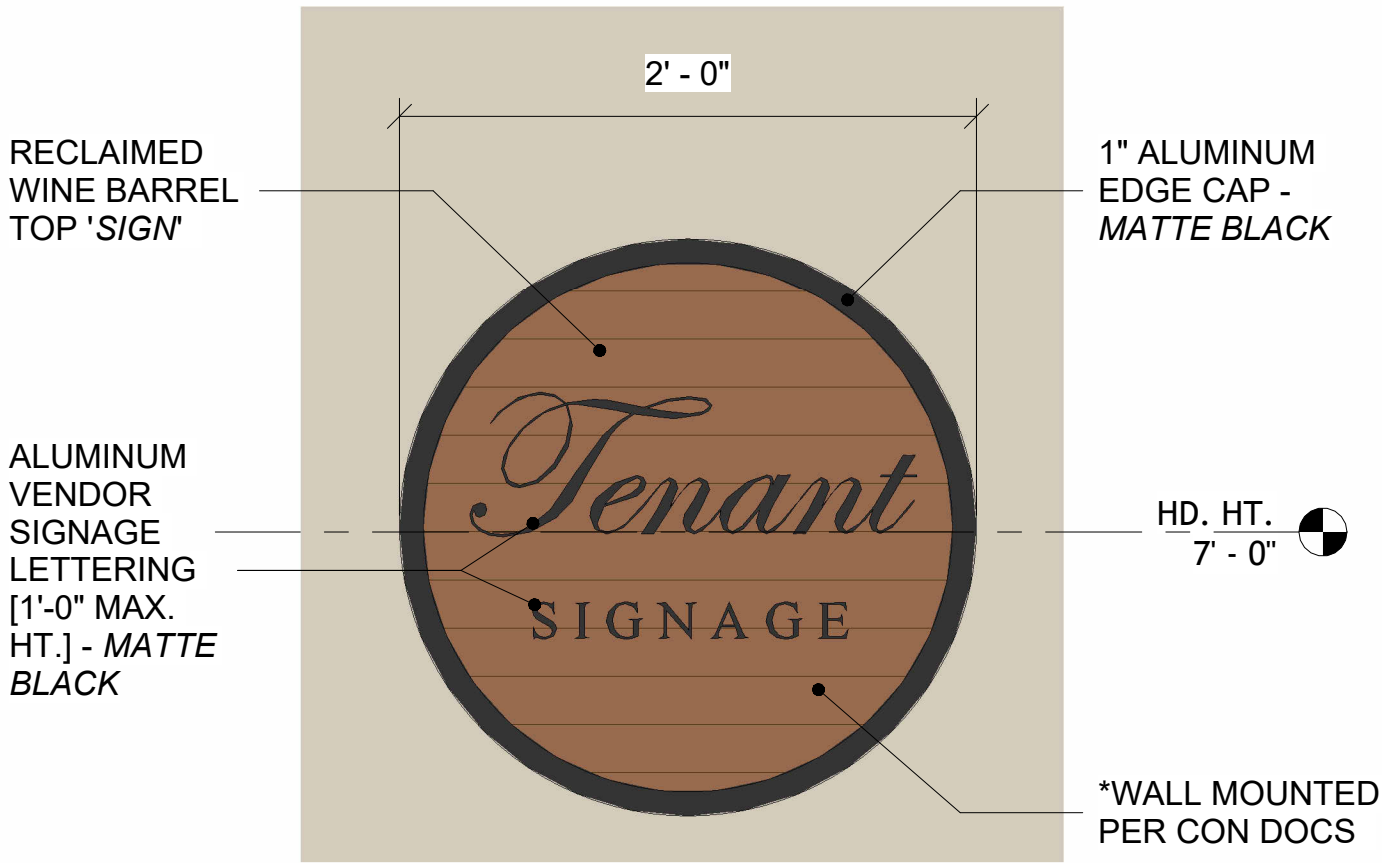
ELEVATIONS- SOUTH



SPRING ST. SIGNAGE

\*REMODEL OF (E) MONUMENT SIGN

SCALE: 1/2"= 1'-0"



VENDOR SIGNAGE

\*(N) WALL-MOUNTED EXTERIOR SIGNAGE

SCALE: 1/2"= 1'-0"

VELUX  
THERMALLY  
EFFICIENT  
SKYLIGHT  
UNIT (#55102)

FRAME &  
BASE PER  
MANUF.  
MATTE  
BLACK



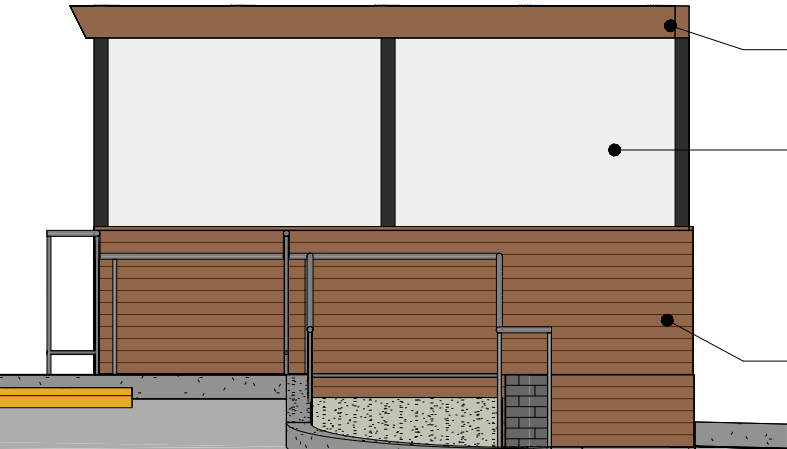
SKYLIGHTS

SCALE: 1/2"= 1'-0"

2X8 WOOD  
BEAMS

PEAK ALUMINUM DECK RAILING  
SYSTEM (BLACK) WITH  
TEMPERED GLASS PANELS

WOOD PLANK  
SIDING



DECK SURROUND [CNTR & BK]

SCALE: 1/4"= 1'-0"



CENTER DECK PLAN

SCALE: 3/16"= 1'-0"

HARDWOOD  
DECKING

OUTDOOR  
SEATING

2X8 WOOD  
BEAMS



BACK DECK PLAN

SCALE: 3/16"= 1'-0"