

SITE PLAN

2508 SPRING STREET

PASO ROBLES, CA 93446

FRONT DECK: 109 SF

CENTER DECK: 796 SF

BACK DECK: 306 SF

TOTAL: 1,211 SF

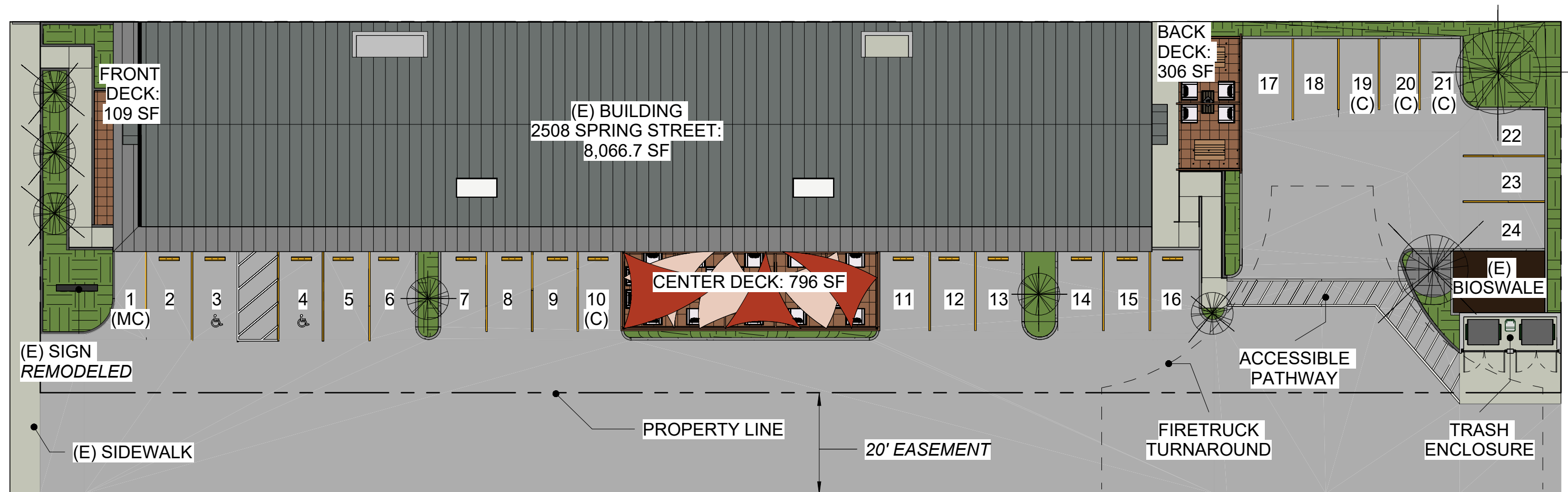
SITE AND PARKING CALCS:

TOTAL INTERIOR AREA: 8,066.7 SF ÷ 400 = **20.16 REQUIRED STALLS**

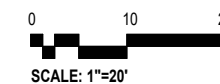
TOTAL DECK AREA: 1,211 SF ÷ 400 = **3.03 REQUIRED STALLS**

TOTAL PARKING STALLS REQUIRED: 20.16 + 3.03 = **23.2 STALLS**

TOTAL PARKING STALLS PROVIDED: **23 AUTO STALLS + 1 MOTORCYCLE STALL**



SITE PLAN



PLAN NORTH

TRUE NORTH



2508 SPRING STREET

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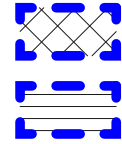
FLOOR PLAN

A14

SHEET NUMBER

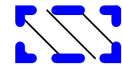
TOTAL AREA: 8,066.67 SF GROSS [6,494.93 SF RETAIL; 1,571.74 SF MEETING ROOM]

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



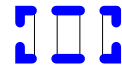
- a. DELI SHOP (~17% RETAIL AREA): 1092 SF GROSS
 - CALCS: $6,494.93 \times 0.168 = 1,092.33$ SF ACTUAL
- b. SPECIALTY RETAIL / RESTROOMS / KIOSKS (~50.5% RETAIL AREA): 3,290 SF GROSS
 - CALCS: $6,494.93 \times 0.507 = 3,289.95$ SF ACTUAL

2. TASTING AREA: 2,112.65 SF GROSS

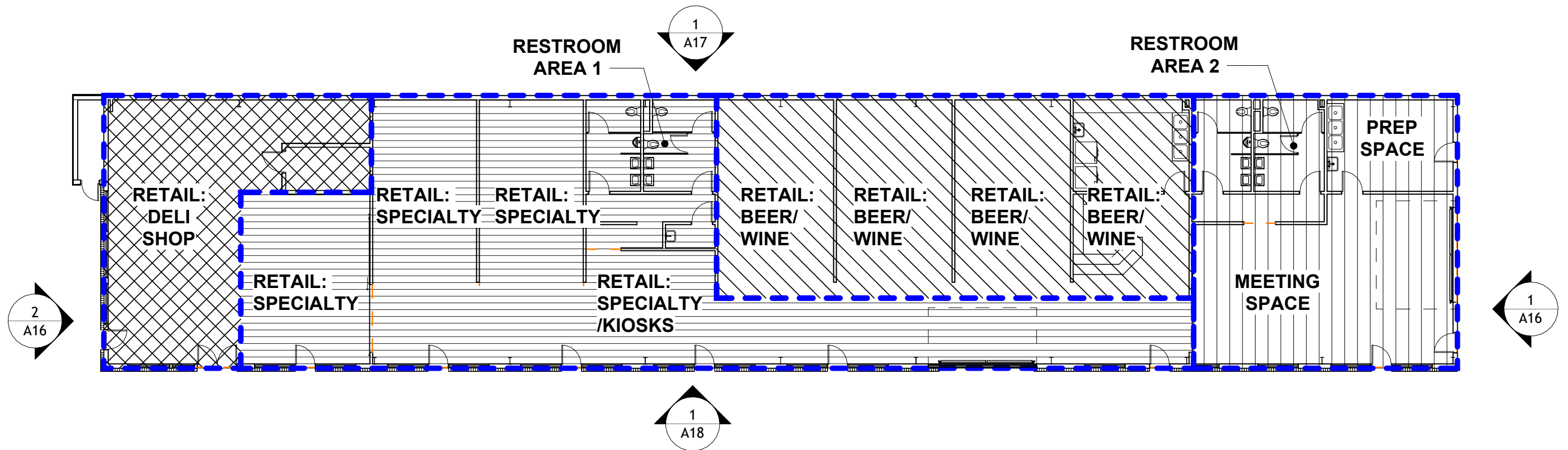


- c. WINE / BEER SERVICE (~32.5% RETAIL AREA): 2,113 SF GROSS
 - CALCS: $6,494.93 \times 0.325 = 2,112.65$ SF ACTUAL

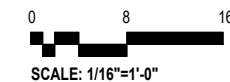
3. MEETING ROOM: 1,571.74 SF GROSS



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



FLOOR PLAN



PLAN NORTH

TRUE NORTH



2508 SPRING STREET

PASO ROBLES, CA 93446

ROOF PLAN

A15

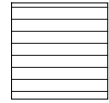
SHEET NUMBER

SIDING

A- PLASTER
"STERLING GREY"



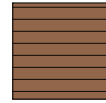
B- (E) BRICK
"MATTE BLACK"



C- GLAZING



D- STAINED WOOD



ROOFING

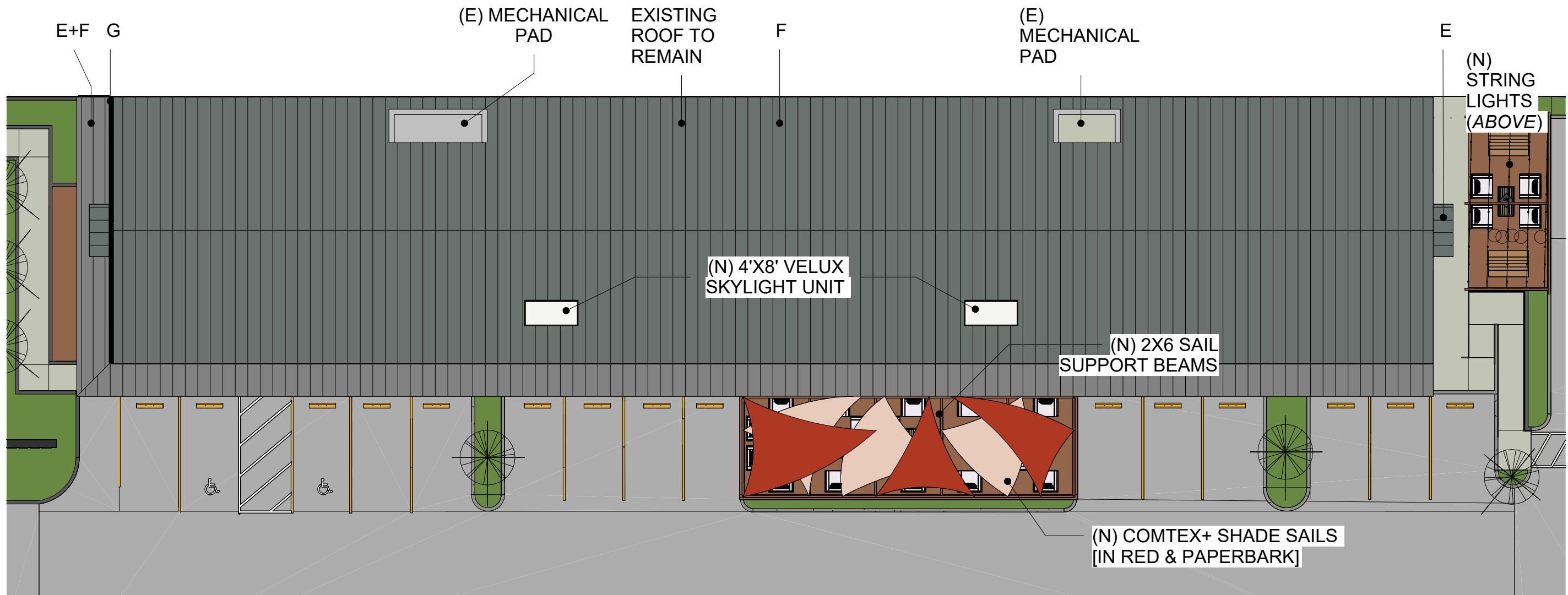
E- PBR METAL PANEL (TO
MATCH EXISTING)



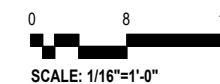
F- GAF ROOF ACRYLIC TOP
COAT "LIGHT GREY"



G- SHEET METAL CAP
"MATTE BLACK"



ROOF PLAN



PLAN NORTH

TRUE NORTH



2508 SPRING STREET

PASO ROBLES, CA 93446

ELEVATIONS - EAST/WEST

A16

SHEET NUMBER

SIDING

A- PLASTER
"STERLING GREY"

B- (E) BRICK
"MATTE BLACK"

C- (E) STAINED WOOD

D- GLAZING

ROOFING

E - PBR METAL PANEL (TO MATCH EXISTING)

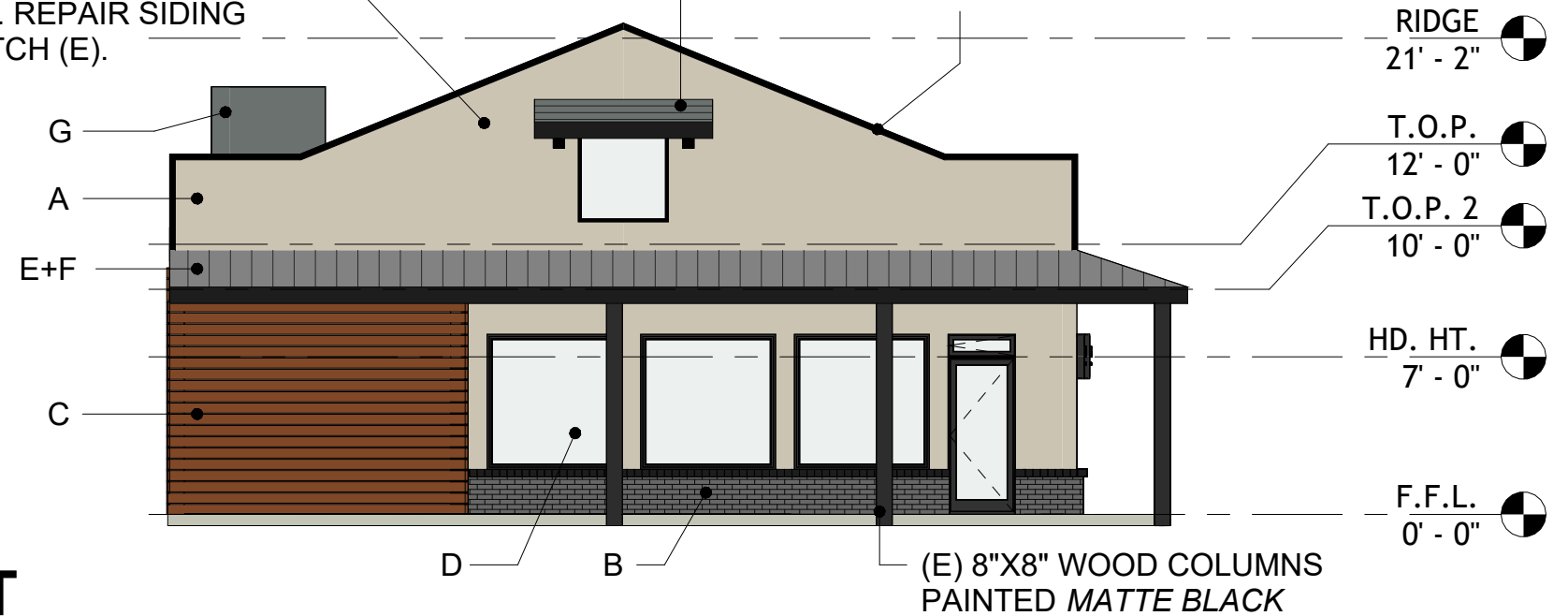
F- GAF ROOF ACRYLIC TOP COAT
"LIGHT GREY"

G- ALUMINUM MECHANICAL SCREEN
"STERLING GREY"

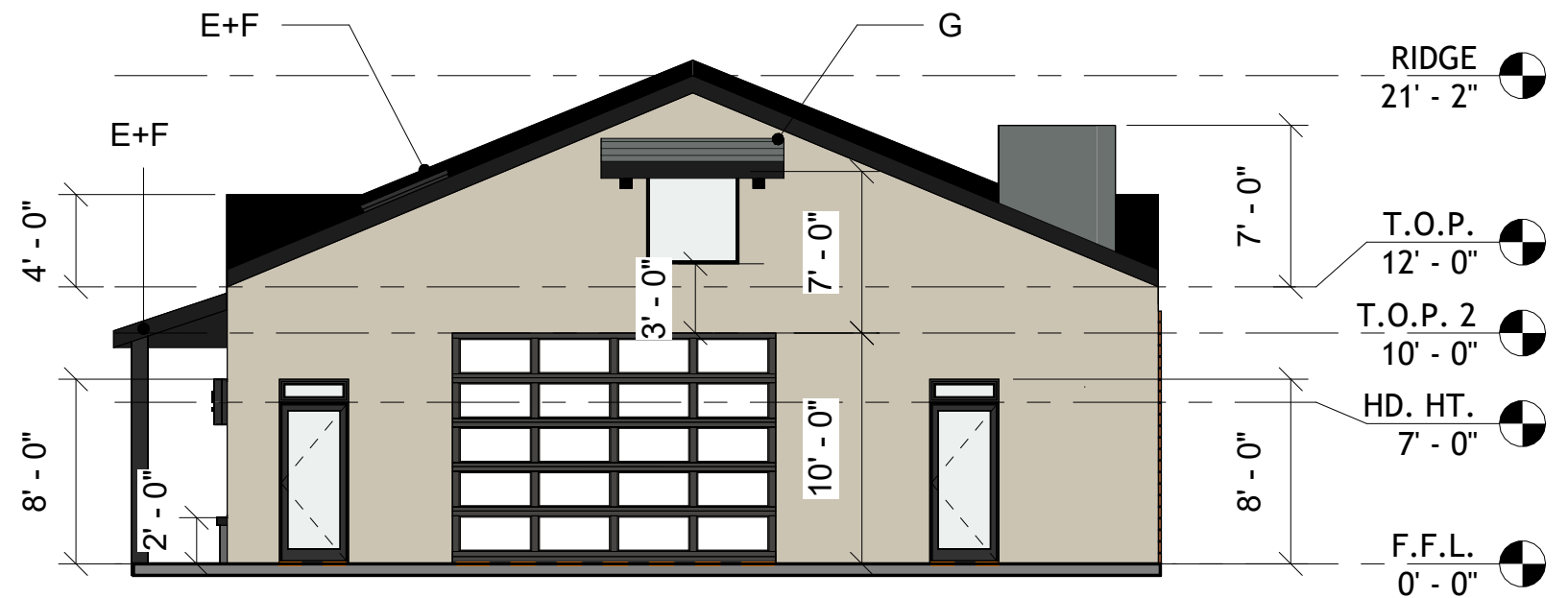
DEMO (E) DECORATIVE
PARAPET & STUCCO
RELIEF. REPAIR SIDING
TO MATCH (E).

E+F

SHEET METAL CAP -
MATTE BLACK



WEST



EAST

ELEVATIONS - EAST/WEST

2508 SPRING STREET

PASO ROBLES, CA 93446

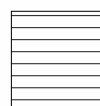
ELEVATIONS - NORTH

SIDING

A- PLASTER
"STERLING GREY"



B- (E) BRICK
"MATTE BLACK"



C- GLAZING

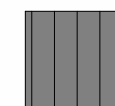


D- STAINED WOOD



ROOFING

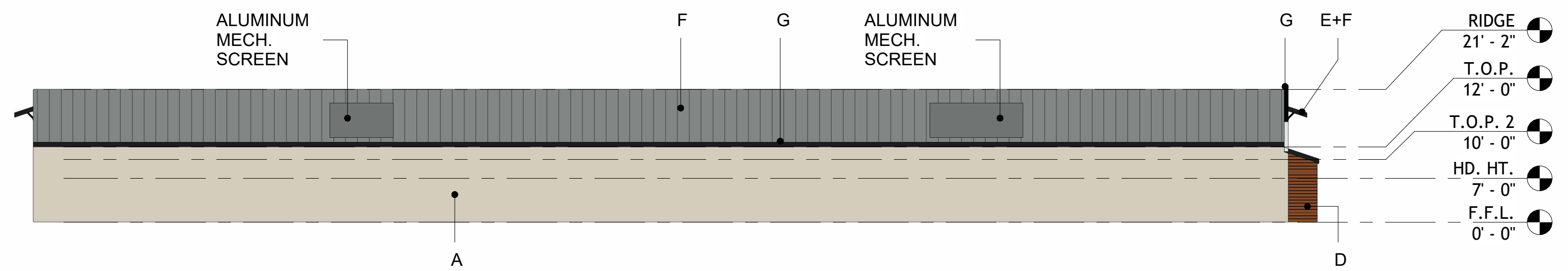
E- PBR METAL PANEL (TO MATCH EXISTING)



F- GAF ROOF ACRYLIC TOP COAT "LIGHT GREY"



G- SHEET METAL CAP "MATTE BLACK"



ELEVATIONS - NORTH

2508 SPRING STREET

PASO ROBLES, CA 93446

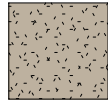
ELEVATIONS- SOUTH

A18

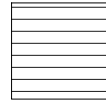
SHEET NUMBER

SIDING

A- PLASTER
"STERLING GREY"



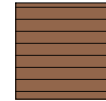
B- (E) BRICK
"MATTE BLACK"



C- GLAZING

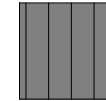


D- STAINED WOOD



ROOFING

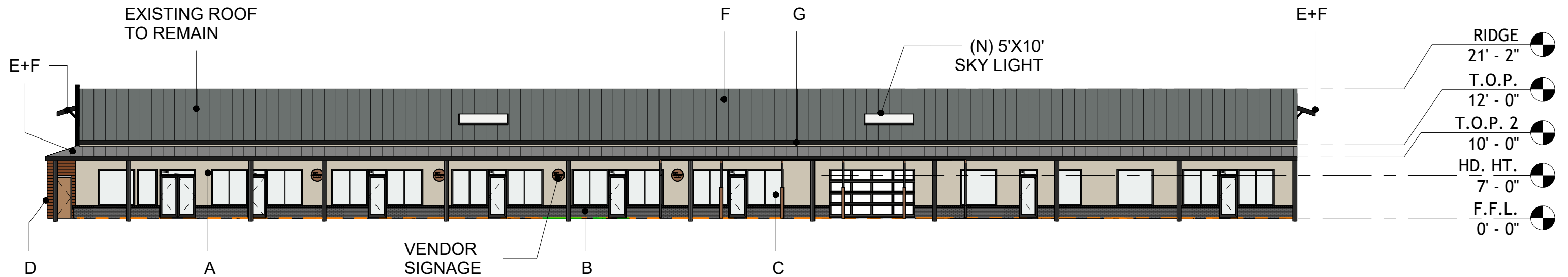
E- PBR METAL PANEL (TO
MATCH EXISTING)



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COAT "LIGHT GREY"



G- SHEET METAL CAP
"MATTE BLACK"

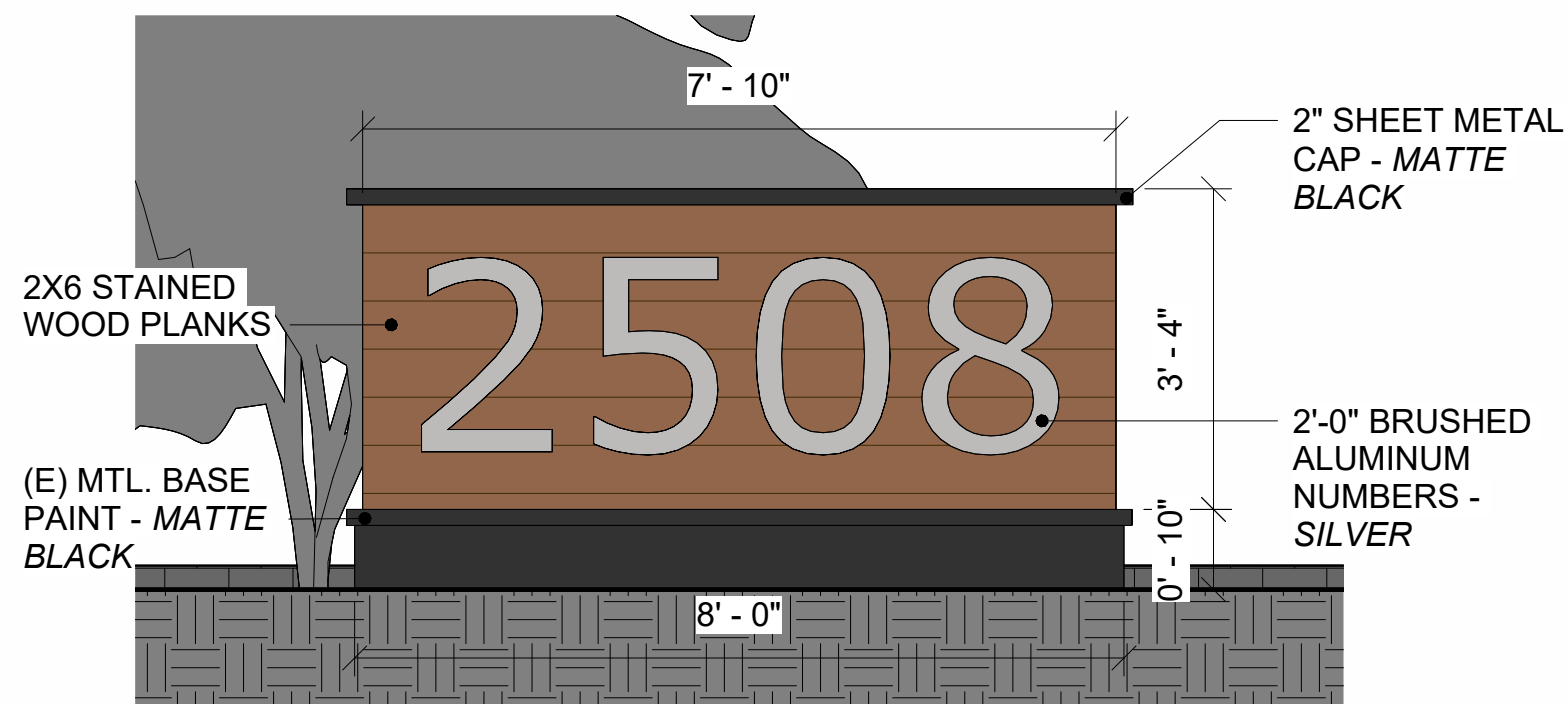


ELEVATIONS- SOUTH

SITE SECTIONS

2508 SPRING STREET

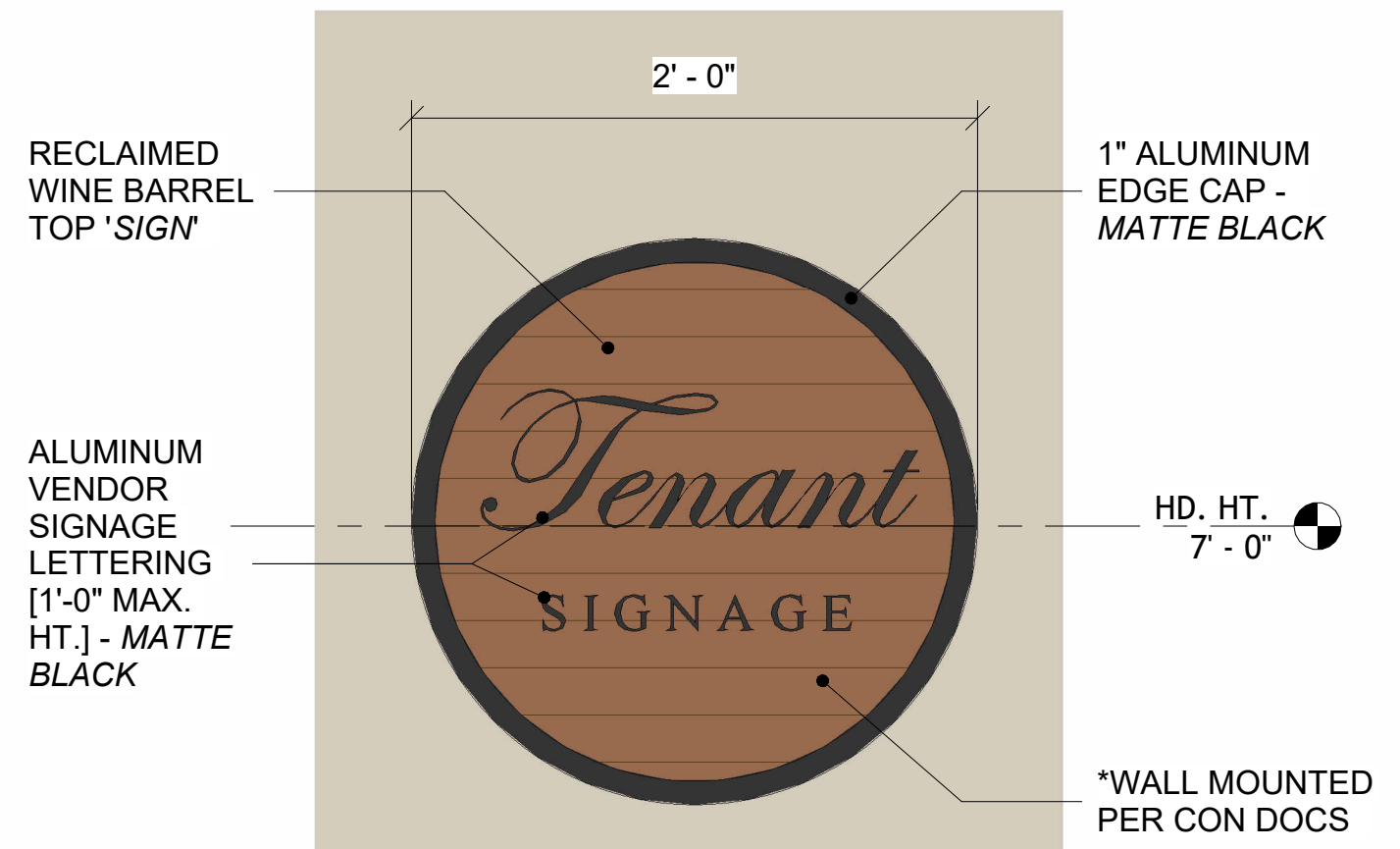
PASO ROBLES, CA 93446



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"

SITE SECTIONS

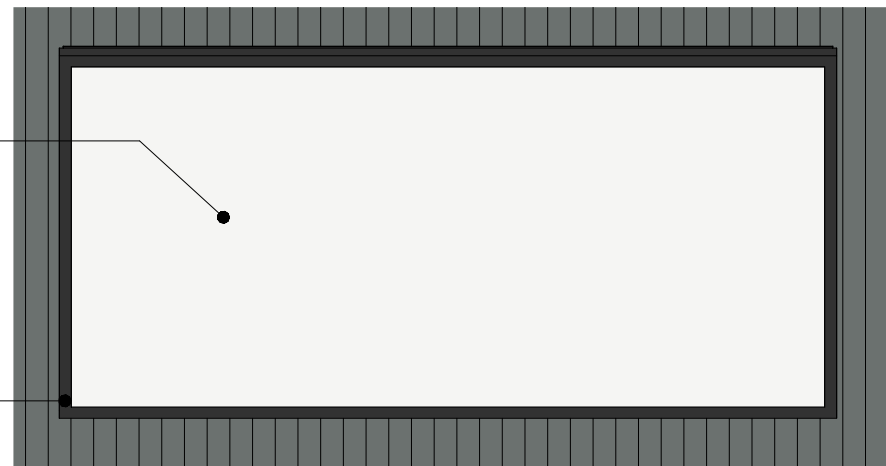
SITE DETAILS

2508 SPRING STREET

PASO ROBLES, CA 93446

VELUX
THERMALLY
EFFICIENT
SKYLIGHT
UNIT (#55102)

FRAME &
BASE PER
MANUF.
MATTE
BLACK



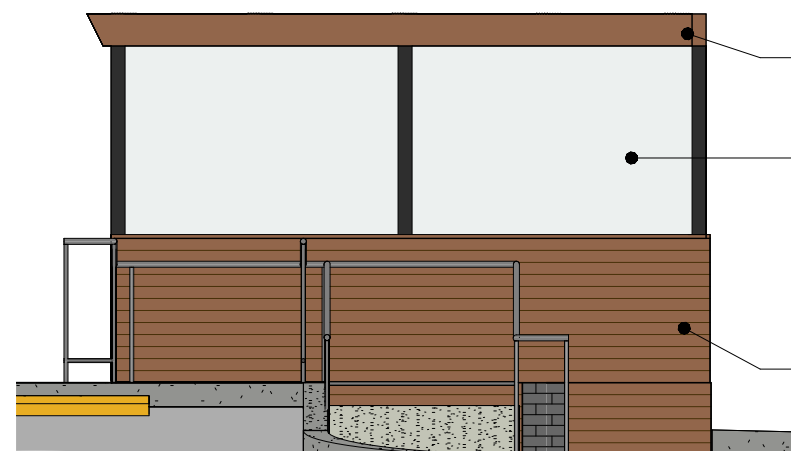
SKYLIGHTS

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"



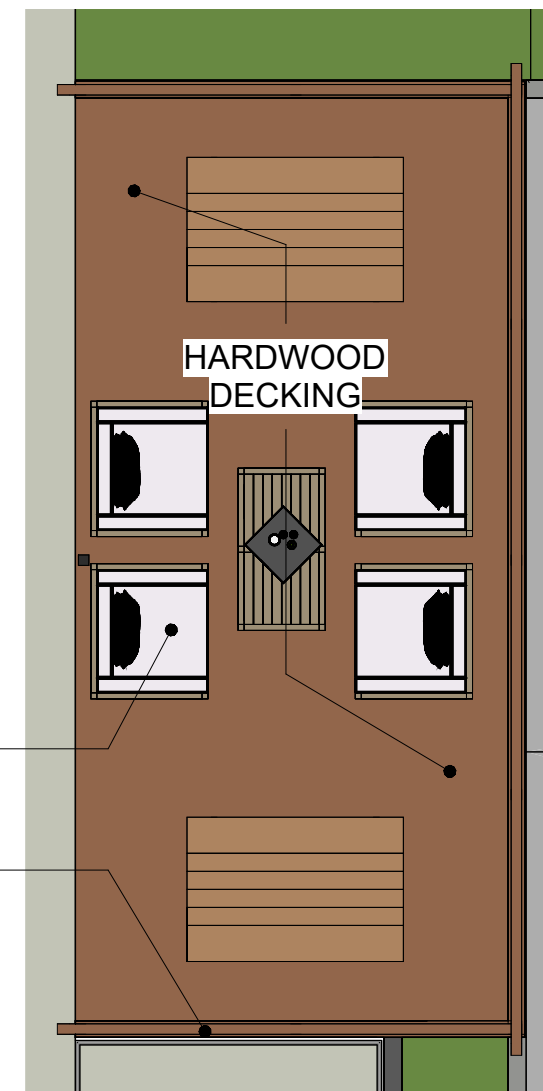
CENTER DECK PLAN

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

HARDWOOD
DECKING

OUTDOOR
SEATING

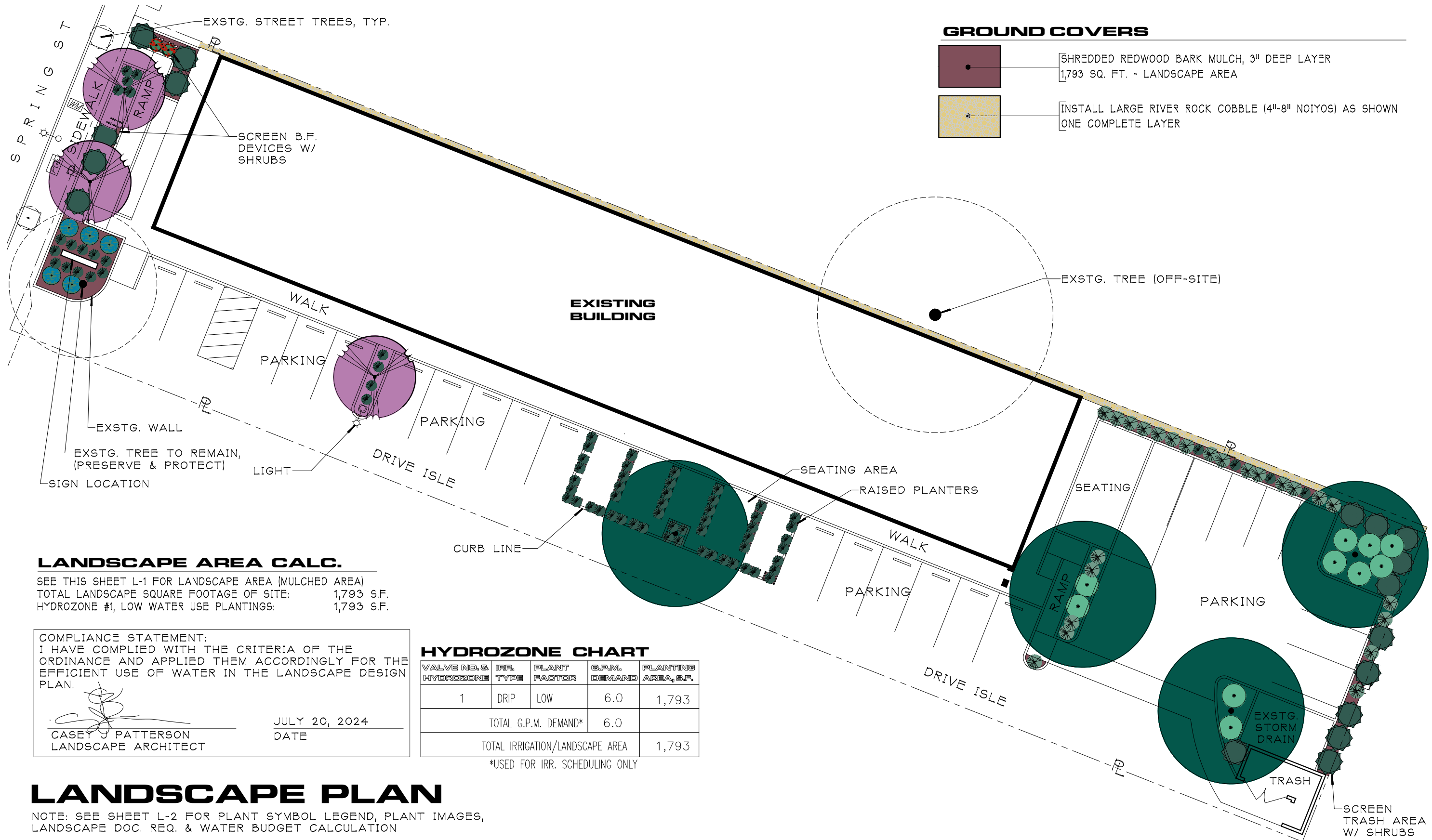
2X8 WOOD
BEAMS



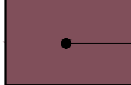
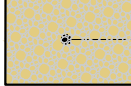
BACK DECK PLAN

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

SITE DETAILS




GROUND COVERS

-  SHREDDED REDWOOD BARK MULCH, 3" DEEP LAYER
1,793 SQ. FT. - LANDSCAPE AREA
-  INSTALL LARGE RIVER ROCK COBBLE (4"-8" NOIYOS) AS SHOWN
ONE COMPLETE LAYER

LANDSCAPE AREA CALC.

SEE THIS SHEET L-1 FOR LANDSCAPE AREA (MULCHED AREA)
TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE: 1,793 S.F.
HYDROZONE #1, LOW WATER USE PLANTINGS: 1,793 S.F.

COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.


CASEY J. PATTERSON
LANDSCAPE ARCHITECT

JULY 20, 2024
DATE

HYDROZONE CHART

VALVE NO. & HYDROZONE	IRR. TYPE	PLANT FACTOR	G.P.M. DEMAND	PLANTING AREA, S.F.
1	DRIP	LOW	6.0	1,793
TOTAL G.P.M. DEMAND*			6.0	
TOTAL IRRIGATION/LANDSCAPE AREA				1,793

*USED FOR IRR. SCHEDULING ONLY

LANDSCAPE PLAN

NOTE: SEE SHEET L-2 FOR PLANT SYMBOL LEGEND, PLANT IMAGES, LANDSCAPE DOC. REQ. & WATER BUDGET CALCULATION

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
DATE: JULY 20, 2024
PROJECT APPLICANT:
LARRY GABRIEL, ARCHITECT, 530 10TH STREET, PASO ROBLES, CA. 93446. 805.238.9600.
PROJECT ADDRESS: 2508 SPRING STREET, PASO ROBLES, CA. 93446 APN : 008-013-021.
PROJECT CONTACTS:
LARRY GABRIEL, ARCHITECT 530 10TH STREET PASO ROBLES, CA 93446 805.238.9600.
CASEY J PATTERSON, LANDSCAPE ARCHITECT, 10659 REALITO AVE., ATASCADERO, CA. 805.466.7629
PROPERTY OWNER REPRESENTATIVE & CONTACT:
ERIN LENAE FAULKNER, KAIZEN CONSTRUCTION CONSULTANTS
ERIN@DEFIANCEVINEYARD.COM. M:310.592.7182
PROJECT TYPE: NEW PRIVATE LANDSCAPE.
- MULCH ALL PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE "VERY LOW" TO "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 1) AS DETERMINED BY WUCOLS.
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 C.Y./1,000 S.F. MIXED TO A DEPTH OF 6", UNLESS SUPERSEDED BY SOIL TESTING.
- SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE OFF A DEDICATED, LANDSCAPE WATER METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
(A) AUTOMATIC IRRIGATION CONTROLLERS WILL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
(B) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
(C) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
(D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
(E) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
(F) AREAS LESS THAN 10' WIDE IN ANY DIRECTION WILL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME (BOTONICAL & COMMON)	QUANTITY	SIZE	WATER USE*
	MUHLENBERGIA RIGENS [DEER GRASS]	24	1 GAL.	LOW
	FESTUCA MAIREI [ATLAS FESCUE]	75	1 GAL.	LOW
	SALVIA LEUCOPHYLLA "POINT SAL SPREADER" [SPREADING PURPLE SAGE]	10	1 GAL.	LOW
	SALVIA SONOMENSIS [CREEPING SAGE]	5	1 GAL.	LOW
	ARCTOSTAPHYLOS "SUNSET" [SUNSET MANZANITA]	18	5 GAL.	LOW
	NANDINA DOM. "HARBOUR DWARF" [DWF. HEAVENLY BAMBOO]	2	5 GAL.	LOW
	LAGERSTROEMIA INDICA [CRAPEMYRTLE]	3	15 GAL.	LOW
	PISTACIA CHINENSIS [CHINESE PISTACHE]	4	15 GAL.	LOW

WATER BUDGET CALCULATION

PROJECT: 2508 SPRING STREET
MAWA = (Eto) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]
SLA= 0
MAWA= 29,959.2

ETWU = (Eto)x(0.62)x[(PFxHA/IE)+SLA]

Site: Paso Robles, CA
Site's ETo: 49
Irrigation Efficiency: 0.81
O.H = .75 max
Drip = .81

Plant Factors

Low 0 - 0.3
Medium 0.4 - 0.6
High 0.7 - 1.0
ETAF= 0.55
RES.= 0.45
COM. = 0.55

Hydrozone	Planting Type*	Plant Factor	Hydrozone Area	PFxHA(FT SQ)	ETWU	LOCATION
1	Low	0.3	1,793	538	20,175	Site Planting
Sum:			1,793	538	20,175	TOTAL

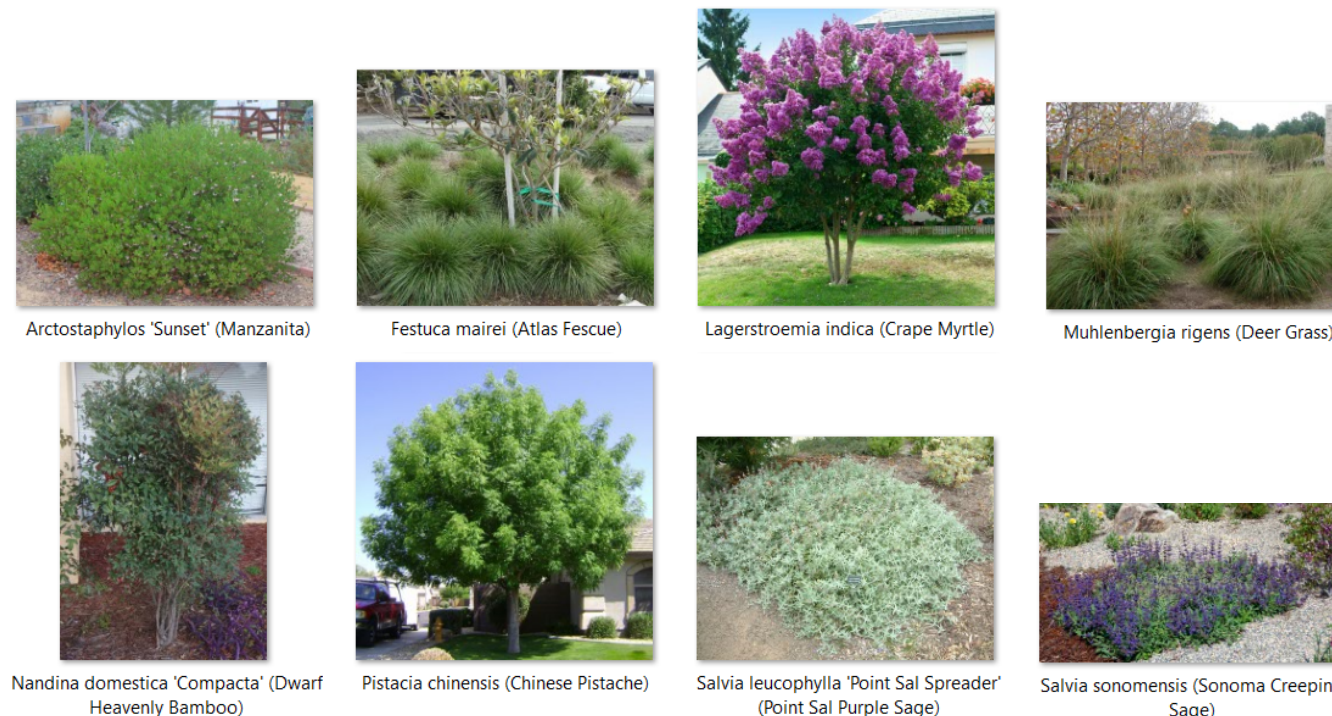
*All Drip Irrigation
(BUDGET)

MAWA= 29,959

(ESTIMATED)

ETWU= 20,175

Project complies with MWELO
(estimated is lower that budget)



PLANT IMAGES