

RESOLUTION NO. 12-021

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 12-0003
(POE/HOLMAN)
APN: 009-192-013

WHEREAS, Parcel Map PR 12-0003, an application filed by Steve Holman, on behalf of Stephen Poe to subdivide a 7,000 square foot lot into two parcels; and

WHEREAS, the site is located at 612 Olive Street; and

WHEREAS, the General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is R2 (Residential Multi-family duplex/triplex); and

WHEREAS, the proposed subdivision would subdivide the lot so that the existing house would be located on Parcel 1, and a new house would be built on Parcel 2; and

WHEREAS, the applicant is requesting that the Planning Commission approve the use of tandem parking on Parcel 2 for the use of Parcel 1; and

WHEREAS, Section 21.22.160.A of the Zoning Code gives the Planning Commission the ability to approve the use of tandem parking when appropriate; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on June 12, 2012, to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping and other services;
2. As conditioned the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;

3. The site is physically suitable for the type of development proposed as demonstrated with the proposed site plans;
4. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
6. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
7. The use of tandem parking seems to be appropriate for this parcel map, since it would provide parking at the rear of the lot, accessed from the alley and prevent parking from being placed in the front yard setback area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 12-0003 subject to the following conditions of approval:

1. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Parcel Map
C	Site Plan
D	Floor Plans
E	Architectural Elevations

2. PR 12-0003 would allow the subdivision of the existing 7,000 square foot lot into two lots, where as a result of the parcel map, Parcel 1 would be 4,027 square feet, and Parcel 2 would be 2,961 square feet. The existing house would remain on Parcel 1, a new house would be built on Parcel 2. With the approval of PR 12-003, the Planning Commission also approves the use of tandem parking on Parcel 2, in favor of Parcel 1.
3. The Final Parcel Map shall include pedestrian access easement along the northern property line of Parcels 1 and 2. An easement shall also be provided for the two tandem parking spaces on Parcel 2. The tandem parking easement shall include a statement that indicates that the tandem parking spaces are for the exclusive use for parking for the tenants of the house on

Parcel 1, and there is to be no parking or storage within the tandem spaces by the tenants of the house on Parcel 2.

4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
5. Prior to final map approval, sidewalk shall be constructed across the frontage of the property on Olive Street.
6. Prior to occupancy of any building permit on Parcel 2; the alley paving shall be reconstructed from the north boundary of the property frontage to 6th Street in accordance with plans approved by the City Engineer. A standard alley approach shall be placed at 6th Street.
7. Prior to occupancy of any building permit on Parcel 2; overhead utilities serving the existing residence must be relocated underground.

PASSED AND ADOPTED THIS 12th day of June, 2012 by the following Roll Call Vote:

AYES: Peterson, Vanderlip, Barth, Holstine, Garcia

NOES: None

ABSENT: Treatch, Gregory

ABSTAIN:


AL GARCIA, CHAIRMAN

ATTEST: 

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____
 Tentative Parcel Map _____ Tentative Tract Map _____
Approval Body: Planning Commission _____ Date of Approval: June 12, 2012 _____
Applicant: Poe-Holman _____ Location: 612 Olive Street _____
APN: 009-192-013 _____

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on June 12, 2014 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution 09-028)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution 09-028)

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution 09-028)

- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution 09-028)

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Olive Street		
Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

(Adopted by Planning Commission Resolution 09-028)

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.

- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

- 12. All final property corners shall be installed.

- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution 09-028)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution 09-028)

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution 09-028)

TENTATIVE PARCEL MAP PR 12-0003

APPLICANT: STEPHEN POE
 PROJECT: 647 OLIVE STREET, PASO ROBLES, CA
 COUNTY: SAN LUIS OBISPO, STATE OF CALIFORNIA

PROPERTY OWNERS/SITE INFORMATION
 OWNER: STEPHEN POE
 ADDRESS: 647 OLIVE STREET, PASO ROBLES, CA 93426
 PHONE: (805) 238-2228
 CONTACT: STEPHEN POE

ZONING
 CURRENT ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
 PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
 PROPOSED PARCELS: 1 - 4,000 SQ. FT. SQUARE FEET
 PROPOSED PARCELS: 2 - 2,861.38 SQUARE FEET

FLOOD ZONE
 PER F.E.M. 218 R. MAP INFORMATION:
 THIS PROJECT IS NOT IN A FLOOD ZONE.
 FLOOD ZONE INFORMATION IS AVAILABLE AT THE COUNTY ENGINEER'S OFFICE.
 FLOOD ZONE MAPS ARE AVAILABLE FOR PURCHASE AT THE COUNTY ENGINEER'S OFFICE.

BASIS OF BEARINGS
 ALL BEARINGS ARE BASED ON THE NORTH ARROW POINT OF THE SAN LUIS OBISPO MERIDIAN.
 THE BEARING ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
 THE BEARING ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.

BENCH MARK
 THE BENCH MARK IS A 4" DIA. IRON PIPE SET IN CONCRETE.
 THE BENCH MARK IS LOCATED AT THE INTERSECTION OF OLIVE STREET AND PACIFIC STREET.
 THE BENCH MARK IS 10.00' FROM THE CORNER OF OLIVE STREET AND PACIFIC STREET.

NOTES
 1. THE PROPOSED PARCELS ARE SHOWN IN SHADING.
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OWNER'S STATEMENT
 I, STEPHEN POE, OWNER OF THE ABOVE DESCRIBED PARCELS, HEREBY STATE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I HEREBY AUTHORIZE THE ENGINEER TO PREPARE THE TENTATIVE PARCEL MAP AND TO MAKE ANY NECESSARY CORRECTIONS THEREIN.
 I HEREBY AUTHORIZE THE ENGINEER TO MAKE ANY NECESSARY CORRECTIONS THEREIN.

LEGEND
 SHADING = PROPOSED PARCELS
 DASHED LINE = PROPERTY LINE
 SOLID LINE = ALLEY
 DOTTED LINE = FLOOD ZONE
 Wavy Line = WATER METER
 Square with 'X' = WATER METER

SCALE: 1" = 10' FT.

PROJECT INFORMATION SHEET IS ATTACHED PER: 12/20/2013

DATE OF TOWNMAP FILE: 08/12/2013

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DATE OF TOWNMAP FILE: 08/12/2013

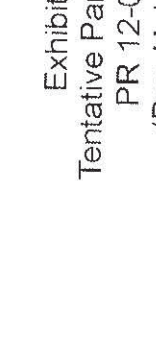
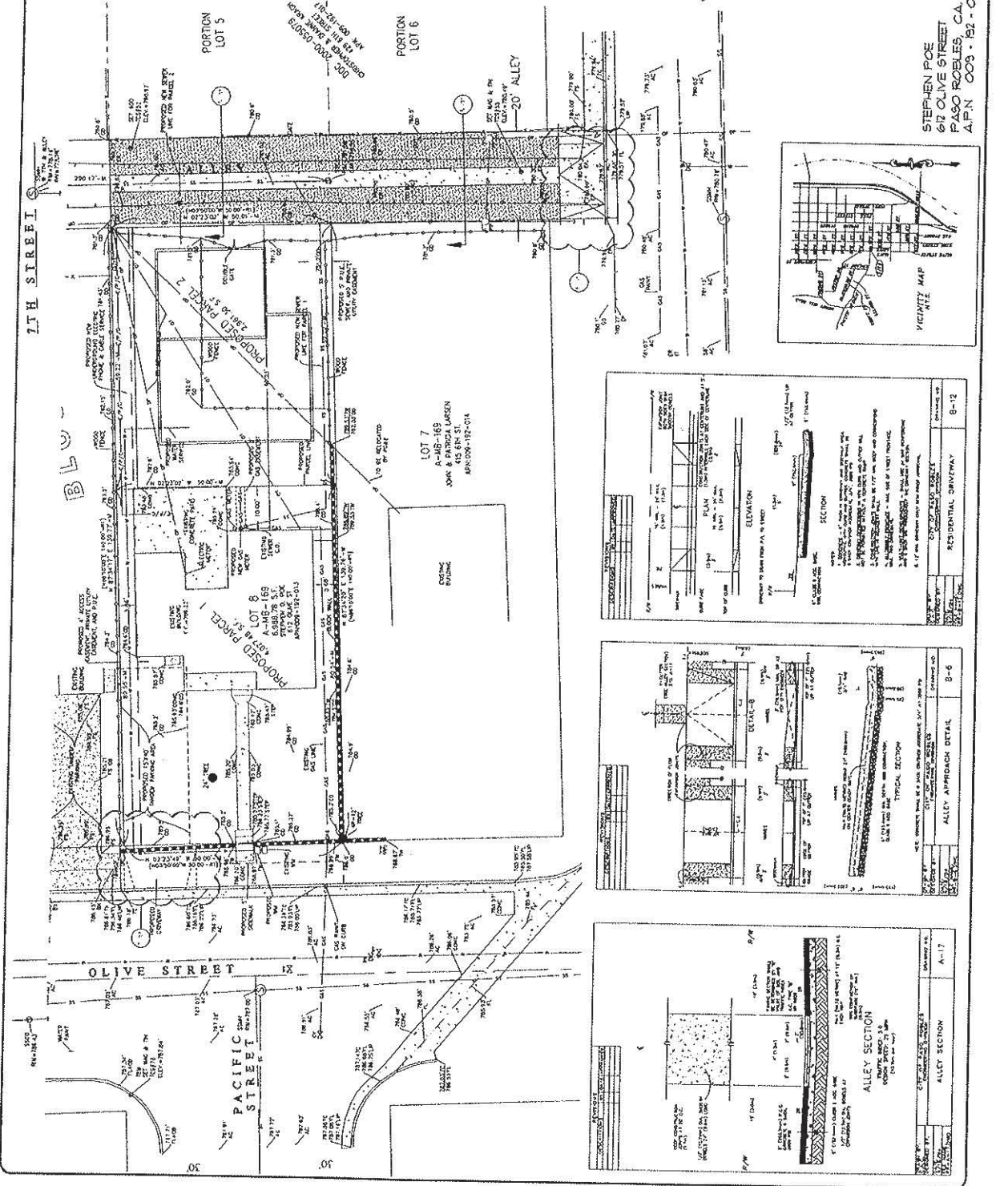
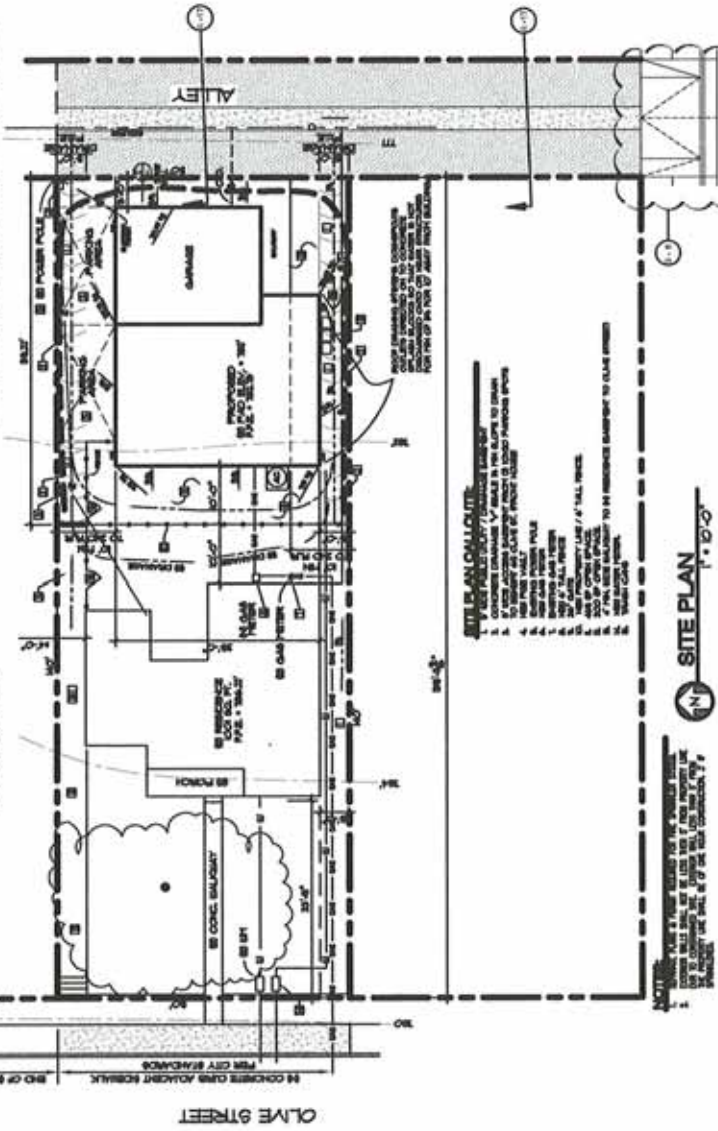


Exhibit B
 Tentative Parcel Map
 PR 12-003
 (Poe-Holman)

STREET ADDRESS NOTE
STREET ADDRESS: 1705 S. OLIVE STREET, LOS ANGELES, CA 90014
PROJECT DESCRIPTION: NEW 1000 SF 1 STORY RESIDENCE
PROJECT NUMBER: 12-003



CONCRETE FOUNDATION
CONCRETE FOUNDATION WALLS SHALL BE 18" THICK
CONCRETE FOUNDATION FLOORS SHALL BE 4" THICK
CONCRETE FOUNDATION SLABS SHALL BE 4" THICK
CONCRETE FOUNDATION BEAMS SHALL BE 12" X 12"

FOUNDATION NOTES
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VICINITY MAP

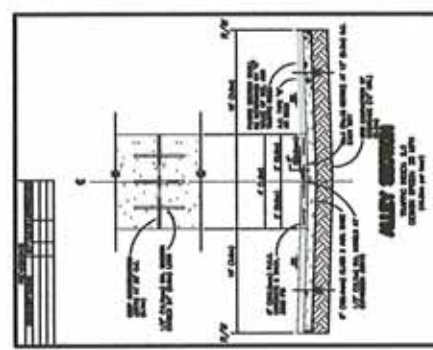
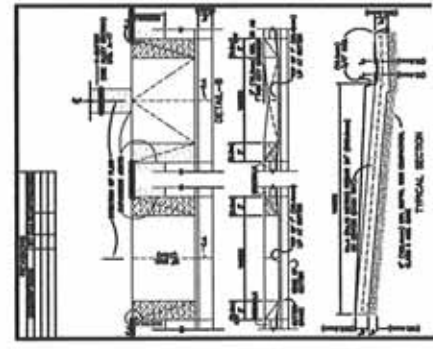


Exhibit C
Site Plan
PR 12-003
(Poe-Holman)

JIM PEO
C.A.D. SERVICE
 1000 W. 10TH ST.
 SAN ANTONIO, TX 78207
 (512) 343-1234

J.K. ENGINEERING
 Civil Engineering & Surveying
 2525 W. 10TH ST.
 SAN ANTONIO, TX 78207
 (512) 343-1234

STRIP FOR
62 OLIVE STREET
PASO ROBLES, CA
APN 009-12-08

Job No.	
Drawn By	Date
Checked By	Drawn
Approved By	Date
Drawing No.	
Scale	1/4" = 1'
Sheet	A 2

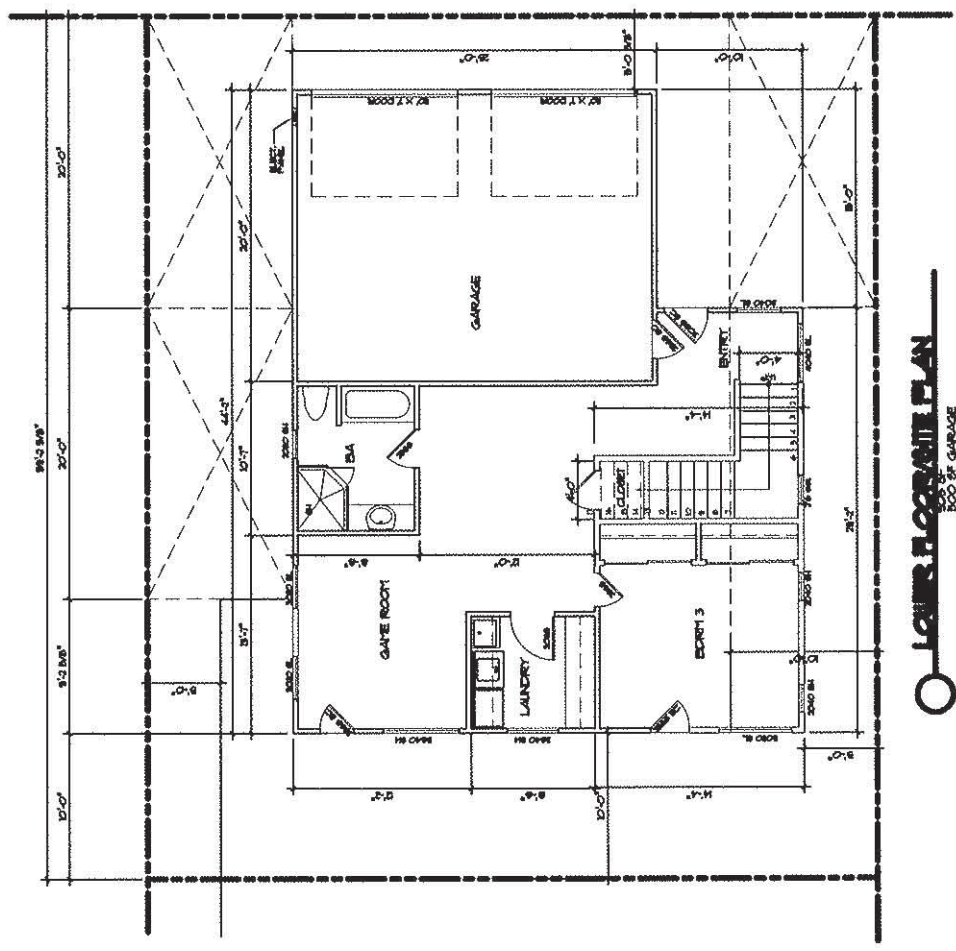
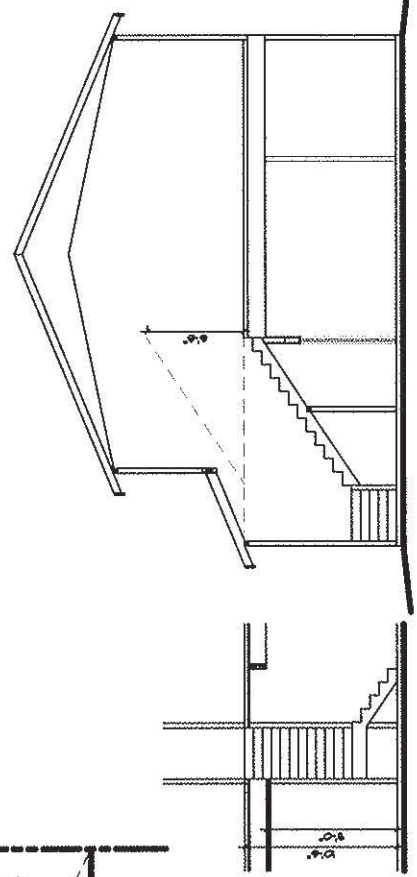
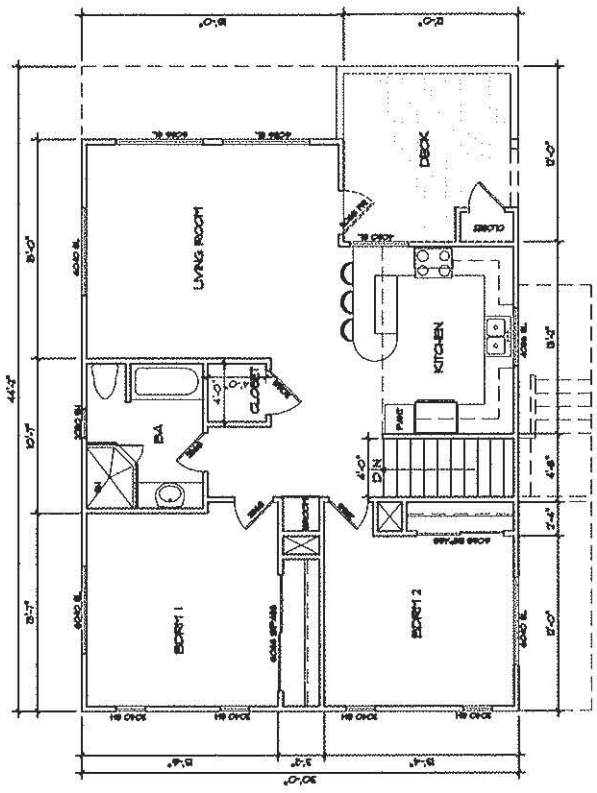


Exhibit D
 Floor Plans
 PR 12-003
 (Poe-Holman)

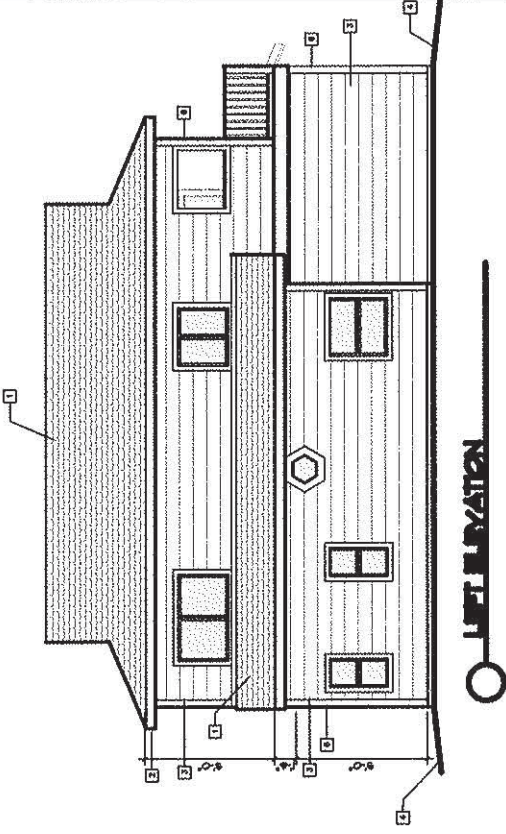
JIM FIEBEL
C.A.D.
SERVICE
 1000 S. 10th St.
 Phoenix, AZ 85001
 (602) 944-1111

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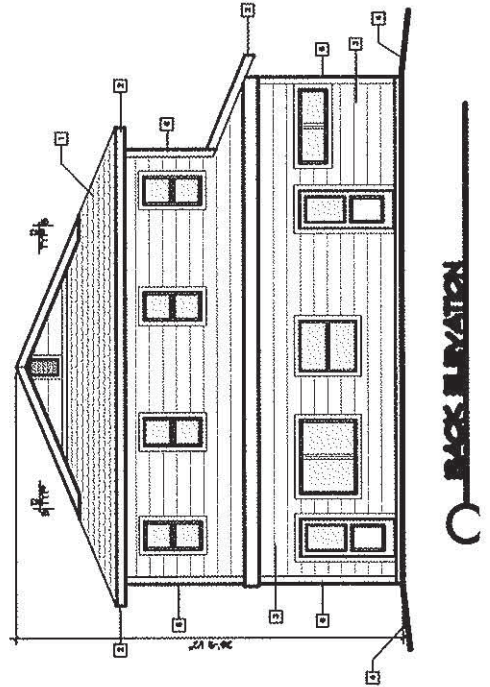
J.K. ENGINEERING
 Civil, Structural & Mechanical Design
 400 S. 10th St.
 Phoenix, AZ 85001
 (602) 944-1111

STEPHEN POE
 ARCHITECT
 62 OLIVE STREET
 PASO ROBLES, CA
 APRN 009-12-08

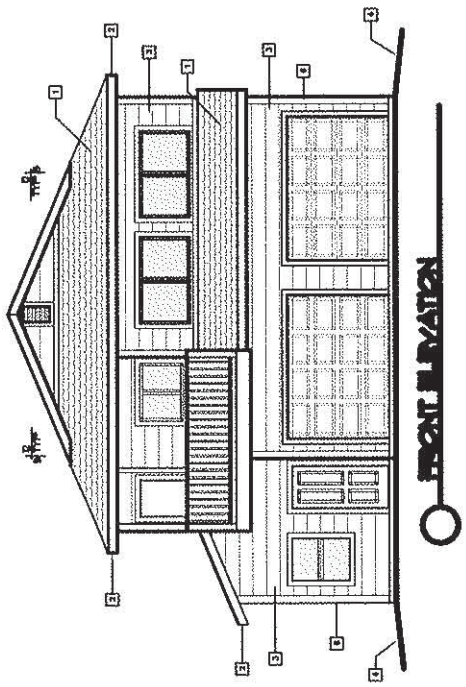
Job No. _____
 Drawn By: _____
 Checked By: _____
 Drawing No. _____
 Scale: 1/4" = 1'
 Sheet: **A 5**



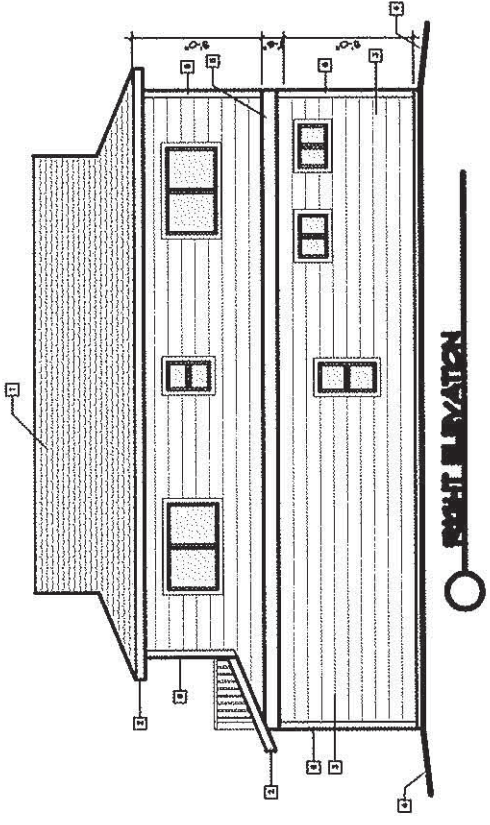
LEFT ELEVATION



BACK ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

- ELEVATION CALLOUTS**
1. WINDOW SILL FINISH: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 2. WINDOW CASE FINISH: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 3. WINDOW GLASS FINISH: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 4. WINDOW FRAME FINISH: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 5. WINDOW TRIM FINISH: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

Exhibit E
 Arch. Elevations
 PR 12-003
 (Poe-Holman)