



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"
Development Review Committee Agenda

Monday, April 7, 2025, 3:30 PM
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

AMERICANS WITH DISABILITIES ACT

Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0018

Requested Action: DRC Final Action

Application: Shell Building for Grocery Tenant

Location: 2445 Golden Hill Rd

Applicant: Mark Thieme Architect inc./Paso Golden Hill, LLC

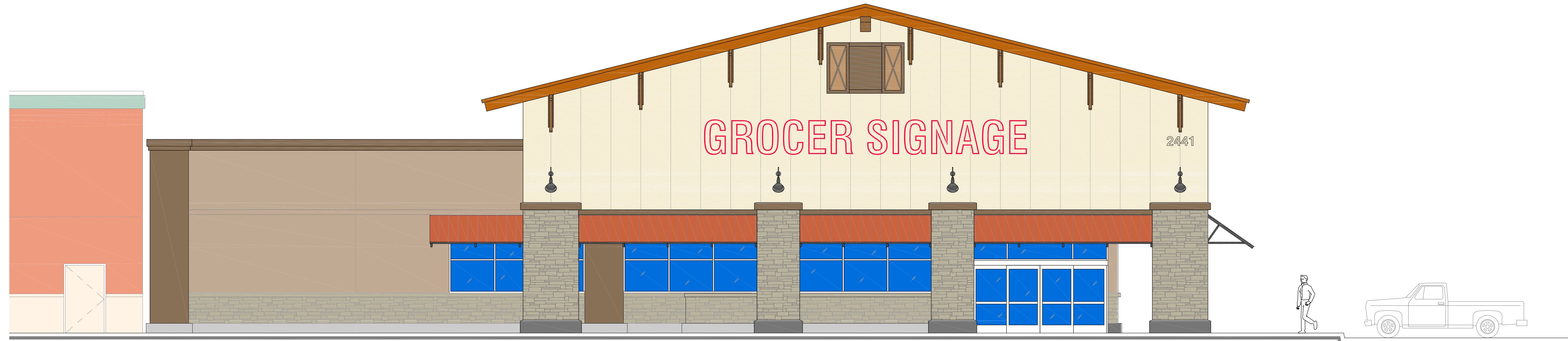
2

D. ADJOURNMENT

REGENCY - GOLDEN HILLS PLAZA

MAJOR 4 - SHELL BUILDING for FUTURE GROCER

PLANNING SUBMITTAL



PROJECT DATA

SITE:	EXISTING MAJOR 4 SITE (CURRENTLY UNDEVELOPED)
ADDRESS:	2445 GOLDEN HILL ROAD, PASO ROBLES, CA
APN:	025-422-035
PROPOSED BUILDING AREA:	12,494 SF GROSS
OVERALL SITE AREA:	25.08 ACRES
DEVELOPMENT AREA:	44,388 SF (1.02 ACRES)
BUILDING TYPE:	V-B (SPRINKLERED)
OCCUPANCY:	M OCCUPANCY (FUTURE GROCER)
ZONING:	C3 - COMMERCIAL / LIGHT INDUSTRIAL
PLANNING RESOLUTION:	NO. 08-037 DATED SEPTEMBER 5, 2008

DESCRIPTION

THIS PROJECT DEPICTS A NEW BUILDING ON THE EXISTING 'MAJOR 4' UNDEVELOPED PORTION OF AN EXISTING COMMERCIAL SITE KNOWN AS THE REGENCY GOLDEN HILLS PLAZA PROPERTY. THE SUBJECT SITE IS ONE OF THE THREE UNDEVELOPED SITES WITHIN THE PLAZA AS PREVIOUSLY APPROVED FOR RETAIL USE UNDER THE PLANNING RESOLUTION 08-037 DATED SEPTEMBER 5, 2008.

THE BUILDING LAYOUT IS BASED ON THE REQUIREMENTS FROM A FUTURE 'GROCER' TENANT FOR MERCHANDISING, CUSTOMER ACCESS, AND DELIVERY ACCESS. THE PREVIOUSLY APPROVED SITE STANDARDS FOR COLORS AND FINISHES HAVE BEEN FOLLOWED REGARDING THE EXTERIOR FENESTRATION. THIS INCLUDES STUCCO WALL FINISHES, STONE VENEER, WOOD BRACKETS, STEEL AWNINGS AND STANDING SEAM METAL ROOFING.

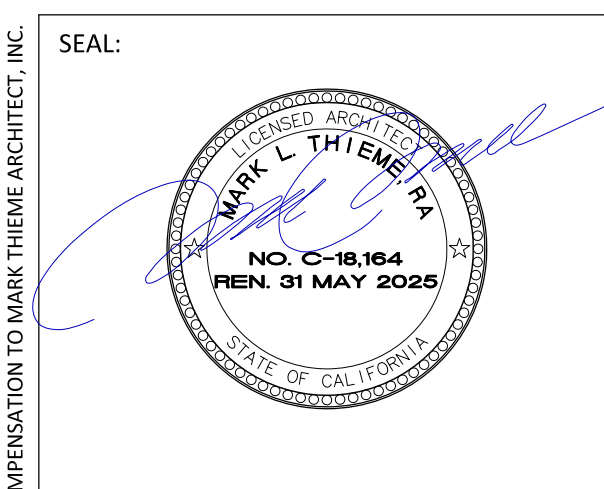
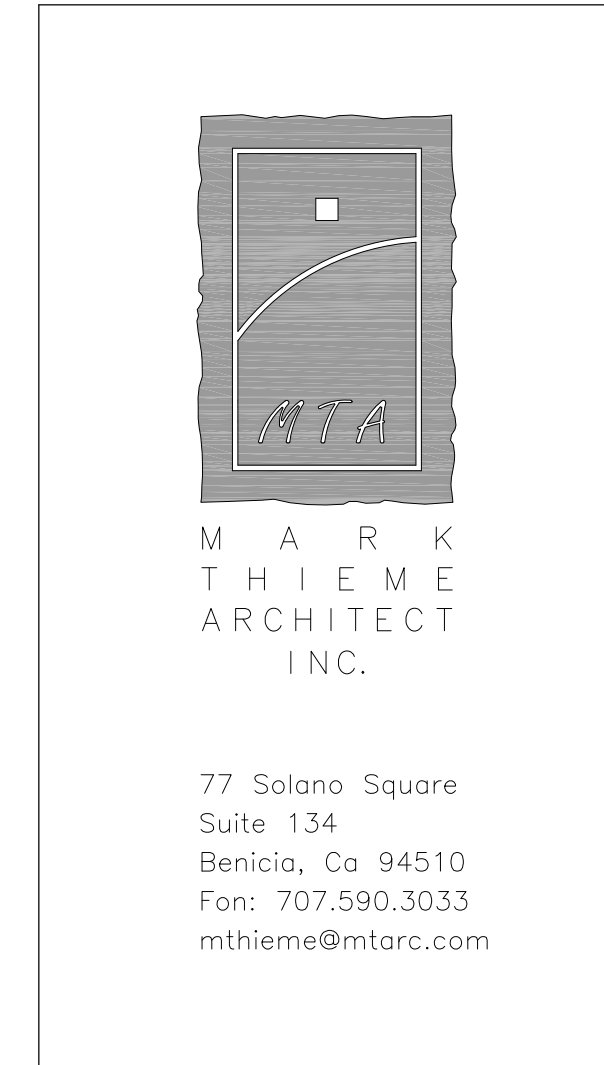
THE SITE WORK INCLUDES THE INCORPORATION OF 40 NEW PARKING STALLS, LANDSCAPED AREAS, AN EXTENDED PATH OF ACCESSIBLE TRAVEL THROUGH THIS NEW SECTION OF THE SITE, AND A NEW RECESSED TRUCK WELL.

DIRECTORY

DEVELOPER:	REGENCY CENTERS 1777 BOTELHO DRIVE, SUITE 200 WALNUT CREEK, CA 94596 PHONE: 925.279.1800 CRAIG RAMEY/MICHELLE ROONEY
CIVIL ENGINEERS:	KIER + WRIGHT 2850 COLLIER CANYON ROAD LIVERMORE, CA. 94551 PHONE: 925.245.8488 STEPHEN STROUP, P.E.
ARCHITECT:	MARK.THIEME.ARCHITECT, INC. 77 SOLANO SQUARE, #134 BENICIA, CA 94510 PHONE: 707.590.3033 MARK THIEME / RENEE THIEME
STRUCTURAL:	COVENANT ENGINEERING P.O. BOX 4260 BEDFORD, WY 83112 PHONE: 916.838.1973 MERRITT MAVY
MECHANICAL/ PLUMBING:	2D ENGINEERING 4632 CREEK RD. SACRAMENTO, CA 95841 PHONE: 916.247.0240 IAN HEIM
ELECTRICAL:	NORBERG ENGINEERING 5060 ROBERT J MATHEWS PKWY SUITE 102 EL DORADO HILLS, CA 95762 PHONE: 916.996.8322 BILL NORBERG
LANDSCAPE ARCHITECTS:	GREEN DESIGN LANDSCAPE ARCHITECTS, INC. 1464 POPINJAY DRIVE RENO, NV 89509 PHONE: 775.846-1997 KIENAN HERMAN

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
GENERAL	
G1.0	COVER SHEET: PROJECT DATA, DESCRIPTION, DIRECTORY, + INDEX
CIVIL	
C1.0	CIVIL COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	PRELIMINARY DEMOLITION PLAN
C4.1	PRELIMINARY PAVING + HORIZONTAL CONTROL PLAN
C4.2	PRELIMINARY TYPICAL SECTIONS
C5.0	GRADING + DRAINAGE PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY EROSION CONTROL PLAN
ARCHITECTURAL	
SP0.0	PROPOSED OVERALL PROPERTY SITE PLAN - PLANNING EXHIBIT
SP1.0	PROPOSED MAJOR 4 SITE PLAN - PLANNING EXHIBIT
A1.0	PROPOSED ROOF + FLOOR PLAN - PLANNING EXHIBIT
A3.0	PROPOSED EXTERIOR ELEVATIONS - PLANNING EXHIBIT
A3.1	PROPOSED EXTERIOR ELEVATION FINISHES + COLOR PALETTE
A4.0	PROPOSED BUILDING SECTIONS + LINE OF SIGHT DIAGRAM
SITE LIGHTING	
E1	PROPOSED MAJOR 4 PHOTOMETRIC PLAN
LANDSCAPING	
L1.1	LANDSCAPE PLANS
L2.1	IRRIGATION PLAN
L3.1	LANDSCAPE DETAILS
L3.2	IRRIGATION DETAILS



CONSULTANTS:

PROJECT:
Regency Centers.
Golden Hills Plaza
MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL BUILDING
Golden Hill Road
Paso Robles, Ca 93446

SHEET DESCRIPTION:
COVER SHEET
PROJECT DATA,
PROJ DESCRIPTION,
DIRECTORY, +
SHEET INDEX
PLANNING EXHIBIT

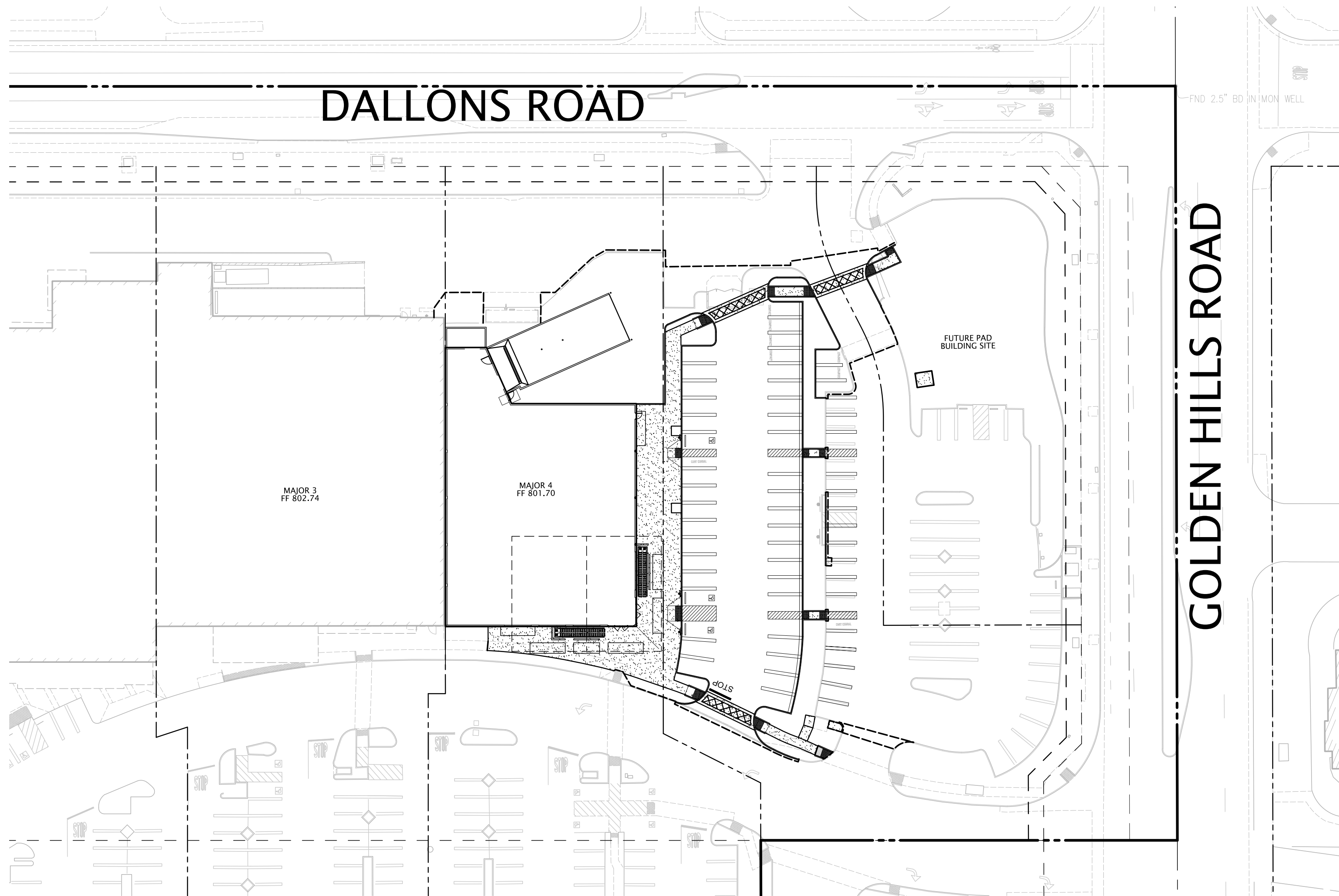
NO.	DATE	BY	DESCRIPTION
(P)	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER: 1610.43
SCALE: N.A.
DATE: BEGIN: 11/15/24
DRAWN BY: MT, RT
CHECKED BY:
SHEET NUMBER:
G1.0
OF SHEETS
CADD FILE NUMBER: 1610.43_PLANNING

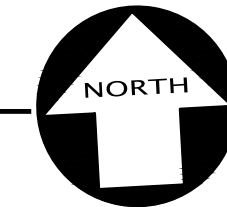
SITE IMPROVEMENT PLANS OF GOLDEN HILLS PLAZA FOR REGENCY CENTERS PASO ROBLES, CALIFORNIA

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PASO ROBLES DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS AND DETAILS. ALL WORK SHALL BE SUBJECT TO APPROVAL OF AND INSPECTION BY THE CITY ENGINEER.
2. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE AND APPROVAL OF THE CITY ENGINEER.
3. THE PERMITTEE/CONTRACTOR SHALL NOTIFY THE CITY OF PASO ROBLES ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 648-2444, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION. BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER. MINOR REPAIRS ARE PERMITTED.
5. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATION.
6. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PASO ROBLES STANDARDS, SPECIFICATIONS, SPECIFIC NOTES, DETAIL DRAWINGS.
7. A GRADING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF GRADING. A COPY OF THE GRADING PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
8. NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:30 A.M. TO 6:00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGE MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE NEED FOR THE IMPLEMENTATION OF THE REQUESTED CHANGE.
9. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF PASO ROBLES OR HIS AUTHORIZED REPRESENTATIVE.
NO WORK SHALL BE DONE ON THIS PROJECT PRIOR TO A PRE-CONSTRUCTION CONFERENCE TO BE HELD WITH THE ENGINEERING DIVISION.
10. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER/DEVELOPER, CONTRACTOR(S), CITY ENGINEER, ENGINEER, SOILS ENGINEER, CONSTRUCTION INSPECTOR, OR THEIR AUTHORIZED REPRESENTATIVES.
11. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.
12. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
14. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. IN THE EVENT IT BECOMES NECESSARY TO REMOVE OR DISTURB A MONUMENT, THE PERSON SO DOING SHALL FIRST OBTAIN PERMISSION, IN WRITING, FROM THE CITY ENGINEER AND SHALL DEPOSIT WITH THE CITY ENGINEER A SUFFICIENT AMOUNT, BASED UPON THE CITY ENGINEER'S ESTIMATE, TO COVER THE COST OF PRELIMINARY RESEARCHING AND FINAL RELOCATION OF THE MONUMENT.
15. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.
16. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO AND FROM PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
17. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS, OR HAZARDOUS CONDITIONS.
18. ALL UTILITY STRUCTURES/VAULTS INSTALLED IN PAVED AREAS SHALL HAVE THE STRUCTURE/VAULT LID INSTALLED TO SLOPE WITH THE PAVEMENT.
19. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL DOCUMENT CONDITION VIA PHOTOGRAPHS PRIOR TO THE START OF CONSTRUCTION.
20. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.
21. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
22. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE/EXIT TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ONTO PUBLIC STREETS.
23. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.
24. A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
25. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA.
26. ALL TRENCHES IN EXISTING CITY STREETS SHALL BE BACKFILLED AND PAVED WITHIN 24 HOURS OF EXCAVATION. STEEL PLATES MAY BE PLACED OVER UNBACKFILLED TRENCHES BEYOND THE 24 HOUR PERIOD WITH THE SPECIFIC APPROVAL OF THE CITY ENGINEER.
27. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III OR BETTER, UNLESS OTHERWISE NOTED.
28. OPERATION OF VALVES ON THE WATER SYSTEM SHALL BE PERFORMED BY WATER PURVEYOR JURISDICTIONAL PERSONNEL ONLY.



KEY MAP
SCALE: 1" = 40'



DEVELOPER

REGENCY CENTERS
MICHELLE ROONEY
1777 BOTELHO DRIVE, SUITE 200
WALNUT CREEK, CA 94596
925-279-1801

CIVIL ENGINEER

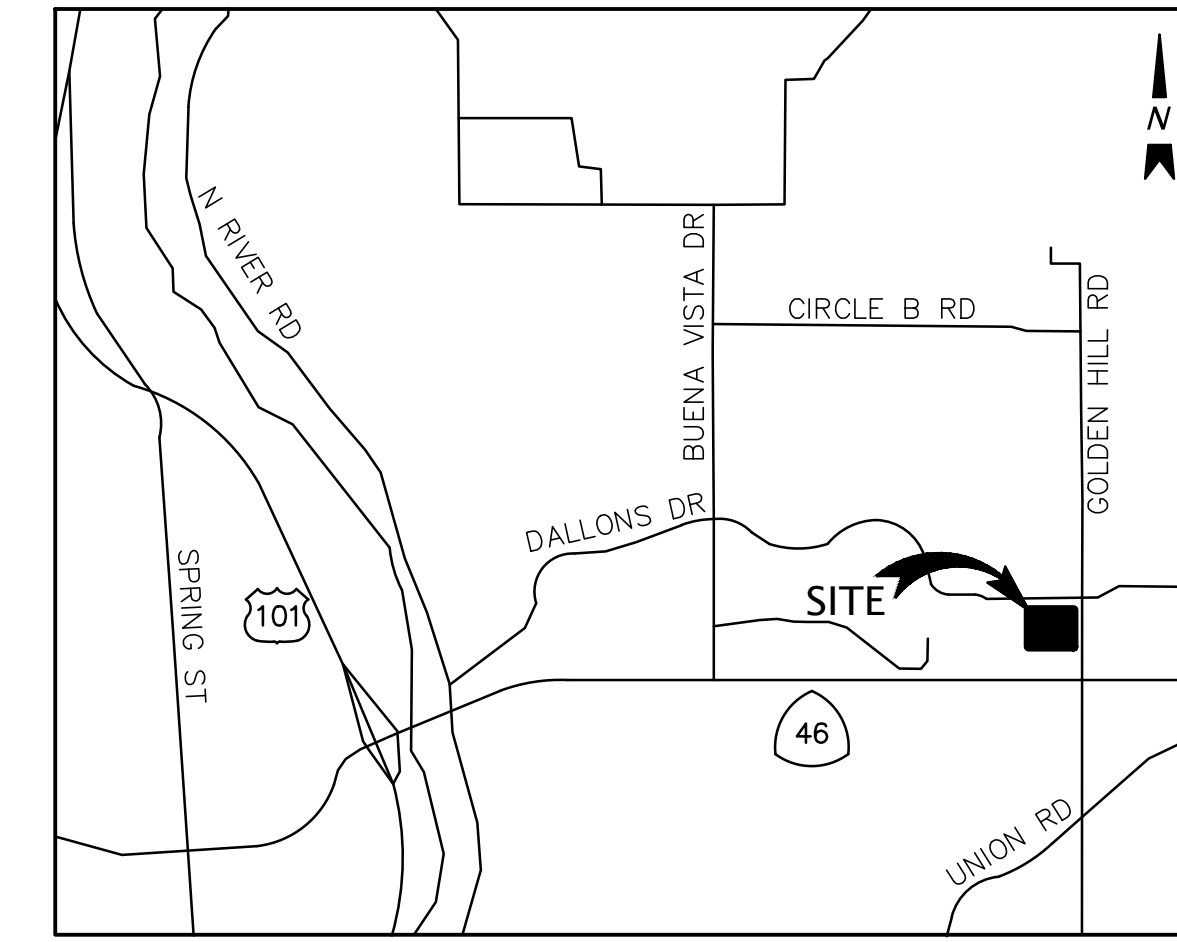
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: STEPHEN STROUP
250 CHERRY LANE, SUITE 208
MANTECA, CA 95337
209-328-1123

LANDSCAPE ARCHITECT

GREEN DESIGN
BARBARA HATCH
1464 POWINDAY DRIVE
RENO, NEVADA 89509
775-846-1997

ARCHITECT

MARK THIEME
MARK THIEME ARCHITECT, INC.
77 SOLANO SQUARE, #114
BENICIA, CA 94510
707-590-3033



VICINITY MAP
NOT TO SCALE

SHEET INDEX

#	CIVIL	DESCRIPTION
1	C1.0	COVER
2	C2.0	TOPOGRAPHIC SURVEY
3	C3.0	PRELIMINARY DEMOLITION PLAN
4	C4.1	PRELIMINARY PAVING AND HORIZONTAL CONTROL PLAN
5	C4.2	PRELIMINARY TYPICAL SECTIONS
6	C5.0	GRADING AND DRAINAGE PLAN
7	C6.0	PRELIMINARY UTILITY PLAN
8	C7.0	PRELIMINARY EROSION CONTROL PLAN

NO.	REVISIONS	BY

KIER+WRIGHT

Phone: (925) 245-0788
www.kierwright.com

2860 Collier Canyon Road
Livermore, CA 94551

COVER

**IMPROVEMENT PLANS
OF
GOLDEN HILLS PLAZA- MAJOR 4
FOR
REGENCY CENTERS
PASO ROBLES, CALIFORNIA**

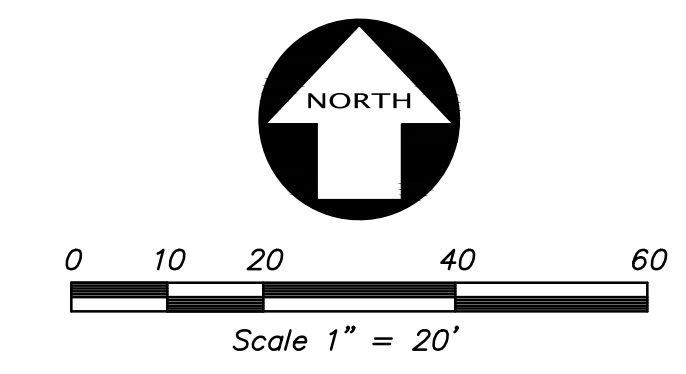
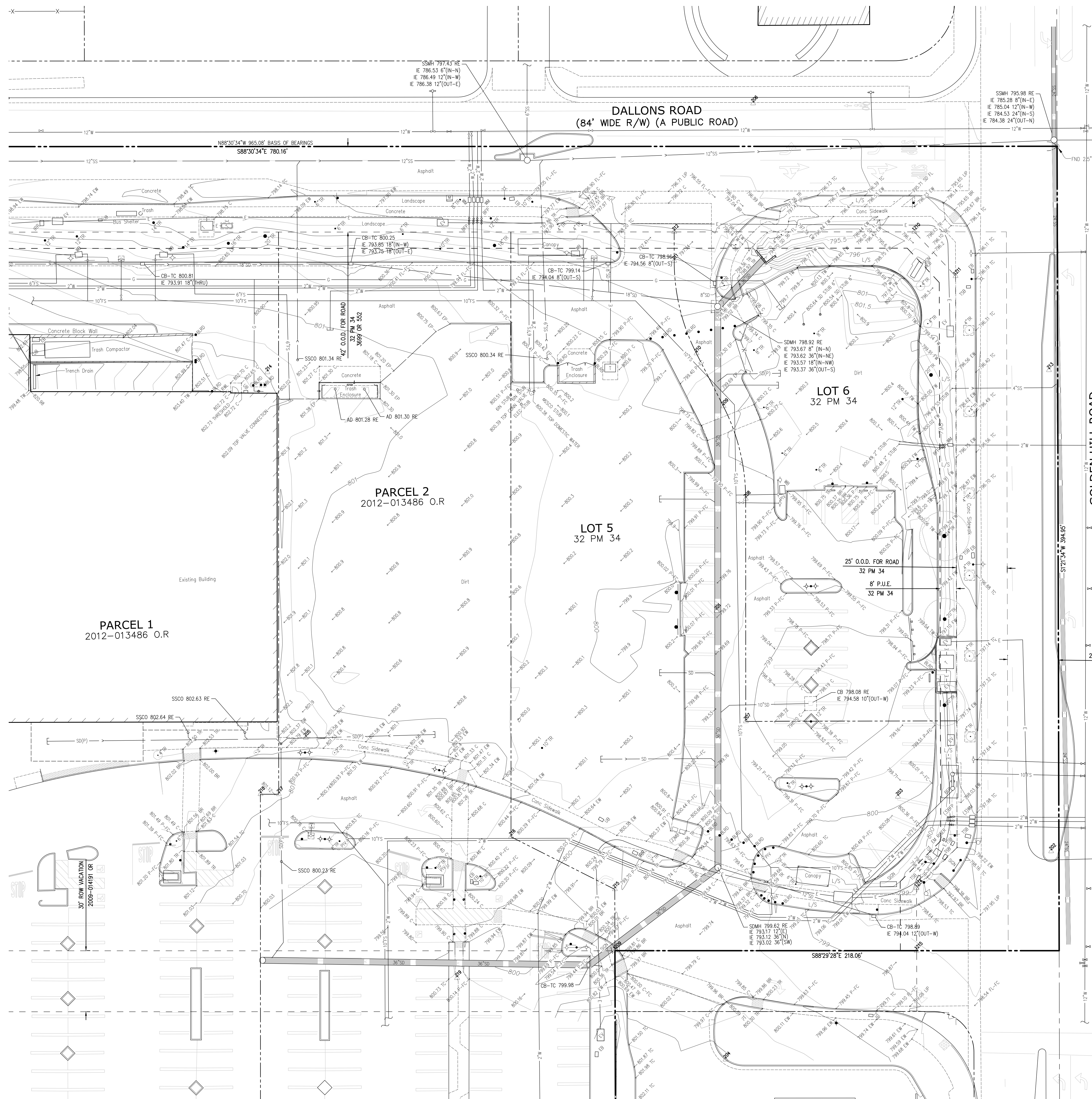
DRAWN BY: CV | CHECKED BY: SS | DEPARTMENT: ES

ORIGINAL ISSUE DATE: 02/07/2025
CURRENT SET ISSUE DATE: 02/07/2025
PERMIT SET / CONSTRUCTION ISSUE DATE: (xx-xx-xxxx)
DRAWING NUMBER: C1.0 OF <u>8</u> SHEETS

NOT FOR CONSTRUCTION

Know what's Below.
Call before you dig.

Z:\DRAWINGS\ENGINEERING\RECENTS\A24172-1\A24172-1-03.DWG | C:\UTM | Thursday, February 06, 2025 | 10:25 | STEPHANIE ALVAREZ



NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 14, 2024, NUMBER 5000009994. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- A REQUEST WAS MADE TO PG&E FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES NEAR THIS SITE. AS OF JANUARY 23, 2025, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARD TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN LUIS OBISPO COUNTY, CALIFORNIA, MAP NUMBER 060703035S FOR COMMUNITY NUMBER 060308 (CITY OF PASO ROBLES), WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X (UNSHADED)".

ACCORDING TO FEMA THE DEFINITION OF ZONE "X (UNSHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON DECEMBER 18, 2024.
- BENCHMARK:
CITY OF PASO ROBLES BENCHMARK 11, FOUND STANDARD USC&GS BRASS DICK STAMPED "R 1210 RESET 1974" IN TOP OF CONCRETE HEADWALL 1.5' WEST OF THE EAST END OF THE HEADWALL 33.5 FEET NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF STATE HIGHWAY 46 EAST. 270 FEET WEST OF THE CENTERLINE OF GOLDEN HILL ROAD.
ELEVATION = 804.56 FEET DATUM: 1988 NAVD
- BASIS OF BEARINGS:
THE BEARING OF NORTH 88° 30' 34" WEST TAKEN ON THE MONUMENT LINE OF DALLONS ROAD AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 3016 FILED FOR RECORD ON AUGUST 3, 2009, IN BOOK 32 OF PARCEL MAPS AT PAGE 34, OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

LEGEND

	BUILDING LINE
	CENTER LINE
	CONCRETE BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FEMA FLOOD ZONE BOUNDARY
	FENCE LINE
	FIBER OPTICS LINE
	GAS LINE-VALVE & METER
	LOT LINE - OLD
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24" DIAMETER
	STREET LIGHT CONDUIT LINE
	TELEPHONE LINE
	CABLE TELEVISION LINE
	UNKNOWN UTILITY LINE
	WATER LINE & VALVE
	ACCESSIBLE PARKING SYMBOL
	ANODE
	AREA DRAIN
	BACKFLOW PREVENTION DEVICE
	ELECTROLINER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	IRON PIPE FOUND
	NAIL FOUND
	POST INDICATOR VALVE
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TREE
	UTILITY BOX
	UTILITY LINE MARKER
	WALK-BOLLARD LIGHT
	WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN	GRN	GROUND
BFP	BACK FLOW PREVENTER	IE	INVERT ELEVATION
BL	BUILDING	LIP	LIP OF GUTTER
BOL	BOLLARD	LT	LIGHT
BR	BOTTOM OF RAMP	MB	MAIL BOX
CB	CATCH BASIN	O.O.D.	OFFER OF DEDICATION
CL	CENTERLINE	PIV	POST INDICATOR VALVE
CO	CLEAN OUT TO GRADE	RC	RIM ELEVATION
COMM	COMMUNICATION	RWL	RAIN WATER LEADER
CONC	CONCRETE	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DR	DOOR	SL	STREET LIGHT
EB	ELECTRIC BOX	SS	SANITARY SEWER
EM	ELECTRIC METER	SSCO	SANITARY SEWER CLEAN OUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VALVE	TC	TOP OF CURB
EW	EDGE OF WALK	TR	TOP OF RAMP
FC	FACE OF CURB	TRN	TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION	TSP	TRAFFIC SIGNAL BOX
FH	FIRE HYDRANT	TSP	TRAFFIC SIGNAL POLE
FL	FLOW LINE	TW	TOP OF WALL
FNC	FENCE	UB	UTILITY BOX
FW	FACE OF WALL	VG	VALLEY GUTTER
GB	GRADE BREAK	WB	WATER BOX
GM	GAS METER	WM	WATER METER
		WV	WATER VALVE

NOT FOR CONSTRUCTION

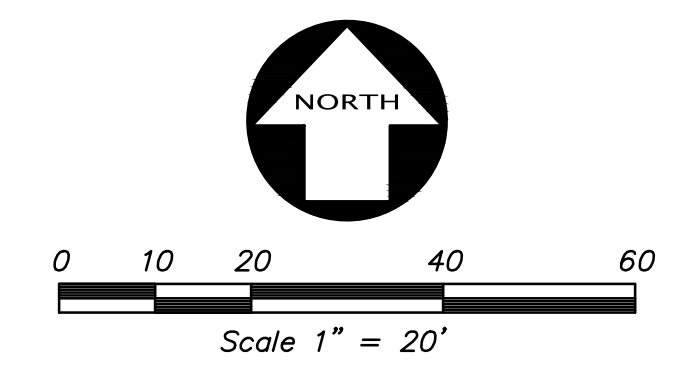
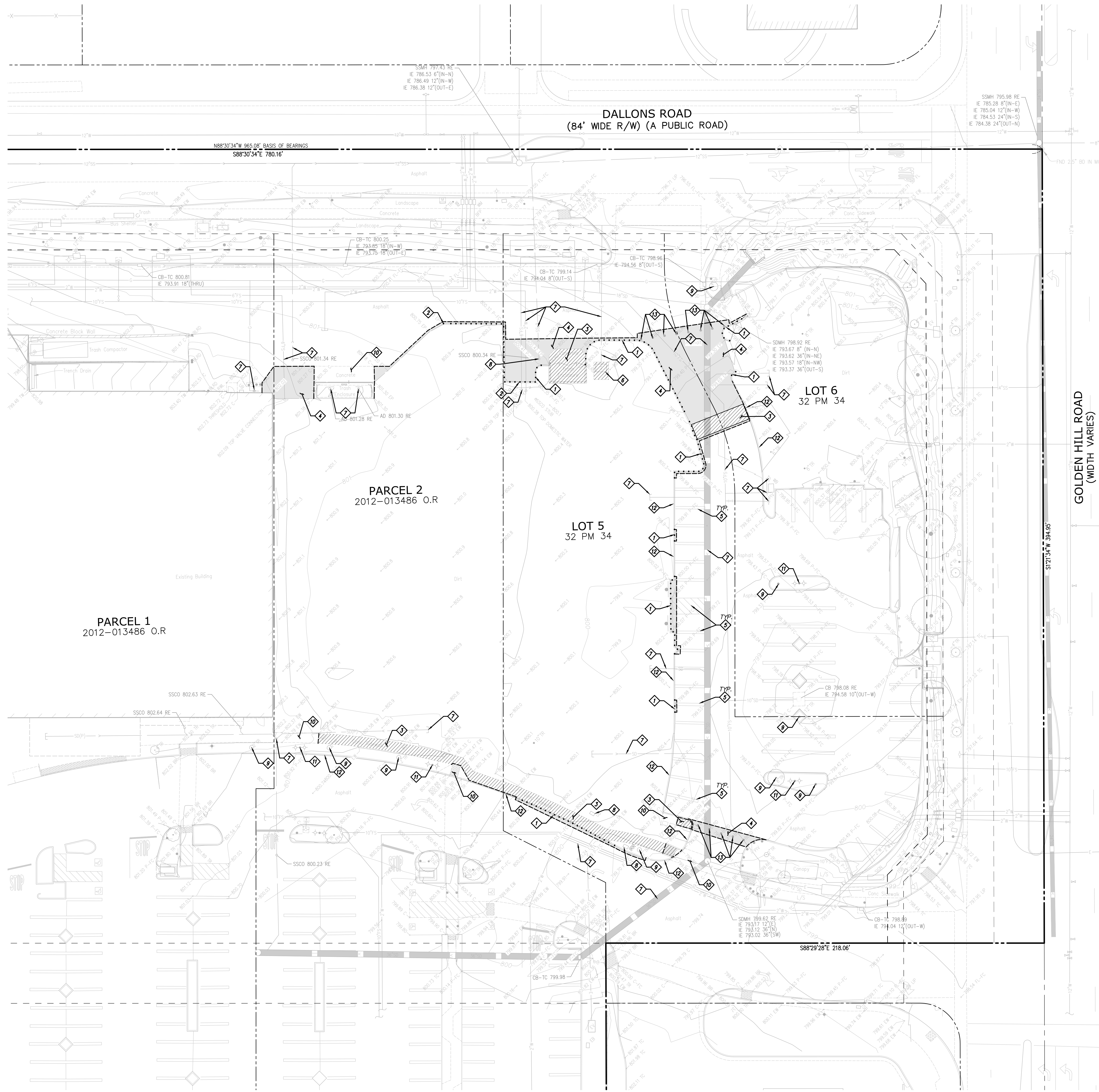
PREPARED BY OR UNDER THE SUPERVISION OF
 DEAN A. JURADO, L.S. 8032
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NO.	REVISIONS	BY

KIER+WRIGHT
 2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-8788
 www.kierwright.com

TOPOGRAPHIC SURVEY
IMPROVEMENT PLANS
OF
GOLDEN HILLS PLAZA- MAJOR 4
FOR
REGENCY CENTERS
PASO ROBLES, CALIFORNIA
 DRAWN BY: CVJ CHECKED BY: SS DEPARTMENT: ES

ORIGINAL ISSUE
 DATE: 02/07/2025
 CURRENT SET ISSUE
 DATE: 02/07/2025
 PERMIT SET / CONSTRUCTION ISSUE
 DATE: {XX.XX.XXXX}
 DRAWING NUMBER:
C2.0
 OF 8 SHEETS



DEMOLITION LEGEND

- AC PAVEMENT AND BASE ROCK TO BE REMOVED
- CONCRETE AND BASE ROCK TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB TO BE REMOVED
- UNDERGROUND UTILITY TO BE ABANDONED

DEMOLITION KEYNOTES

- REMOVE CONCRETE CURB
- REMOVE ASPHALT CURB
- REMOVE CONCRETE & BASE ROCK
- REMOVE ASPHALT & BASE ROCK
- GRIND STRIPING AND REMOVE IN ENTIRETY
- REMOVE/RELOCATE TRANSFORMER AND PAD PER APPROVED PG&E DRAWINGS, BY SEPARATE PERMIT
- PROTECT UTILITY IN PLACE. CONTRACTOR TO PROTECT AT ALL TIMES DURING CONSTRUCTION
- PROTECT UTILITY STRUCTURE IN PLACE. REFER TO UTILITY PLAN FOR ADJUSTMENT TO GRADE IF NECESSARY
- PROTECT TREE IN PLACE.
- PROTECT CONCRETE IN PLACE
- PROTECT EXISTING LIGHT POLE
- PROTECT EXISTING CURB IN PLACE
- EXISTING BOLLARDS TO BE REMOVED

GENERAL DEMOLITION NOTES

1. SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.
2. REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.
3. REFER TO LANDSCAPE PLAN FOR TREE DISPOSITION INFORMATION REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.

NO.	BY

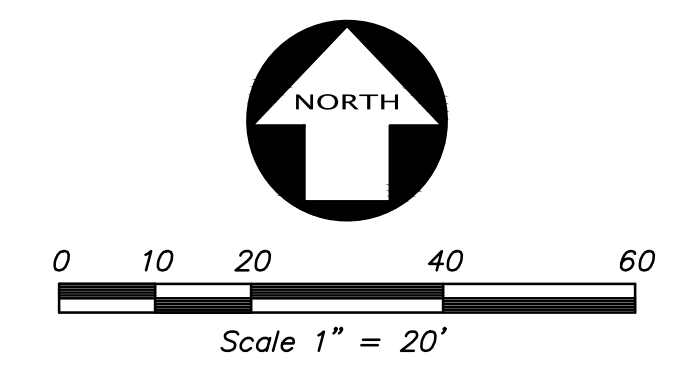
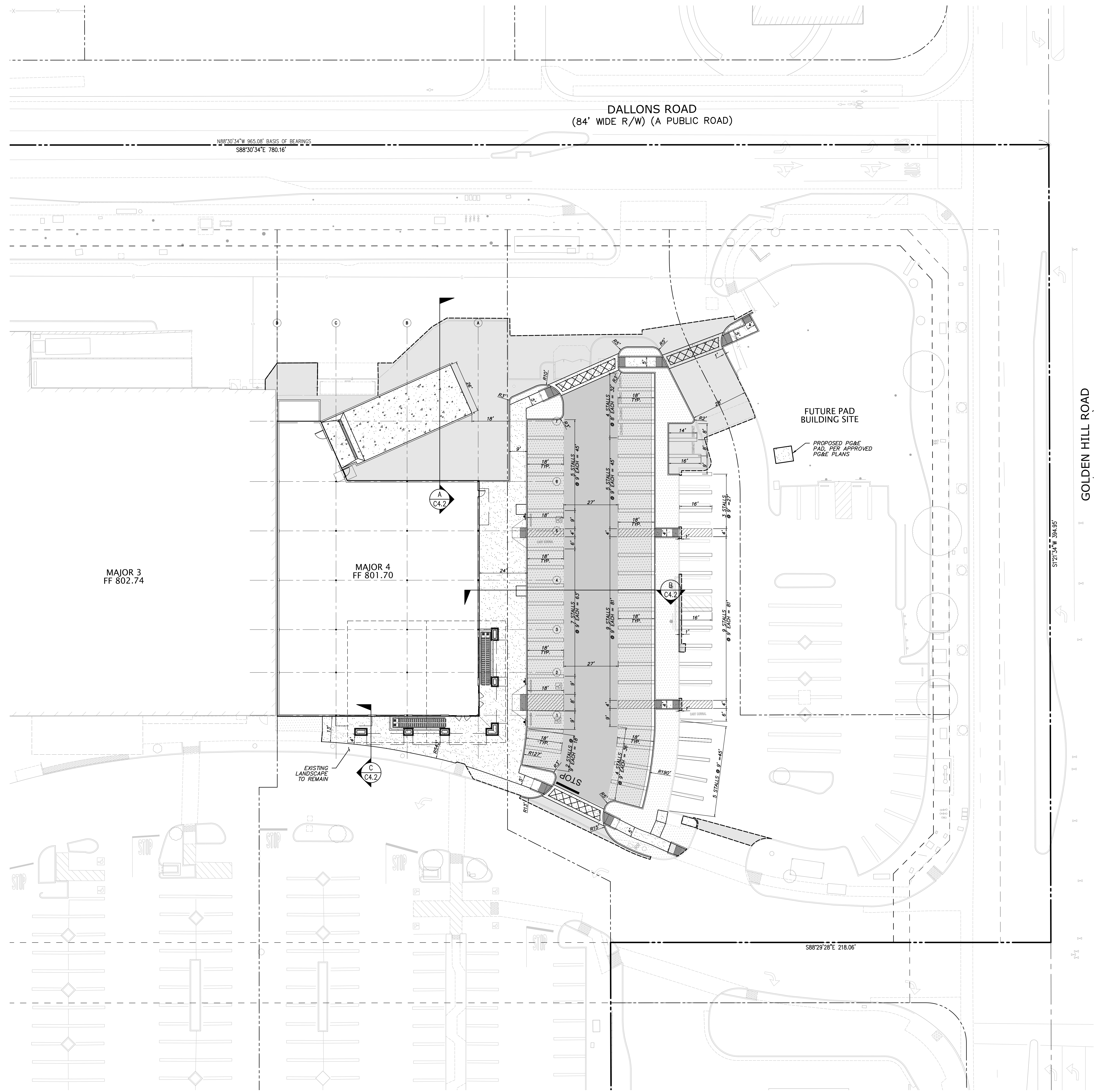
KIER+WRIGHT

2860 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

PRELIMINARY DEMOLITION PLAN	
IMPROVEMENT PLANS	
OF	
GOLDEN HILLS PLAZA- MAJOR 4	
FOR	
REGENCY CENTERS	
PASO ROBLES, CALIFORNIA	
DRAWN BY: CV CHECKED BY: SS DEPARTMENT: ES	
ORIGINAL ISSUE DATE: 02/07/2025	
CURRENT SET ISSUE DATE: 02/07/2025	
PERMIT SET / CONSTRUCTION ISSUE DATE: (XX-XX-XXXX)	
DRAWING NUMBER:	
C3.0	
OF 8 SHEETS	

NOT FOR CONSTRUCTION



SURFACING LEGEND

	AUTO DRIVE AISLE T.I.=7, R=30	4" ASPHALT CONCRETE OVER 9.5" CLASS II AGGREGATE BASE
	AUTO DRIVE AISLE T.I.=5, R=30	2.5" ASPHALT CONCRETE OVER 6.5" CLASS II AGGREGATE BASE
	TRUCK PAVEMENT R=30	7" PORTLAND CEMENT CONC. WITH #4 REBAR @ 12" O.C. E.W. OVER 4" CLASS II AGG. BASE
	CONCRETE SIDEWALKS	5" PORTLAND CEMENT CONC. WITH #4 REBAR @ 24" O.C. E.W. OVER 4" CLASS II AGG. BASE
	LANDSCAPE	SEE LANDSCAPE PLANS

NO.	REVISIONS	BY

KIER+WRIGHT

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Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

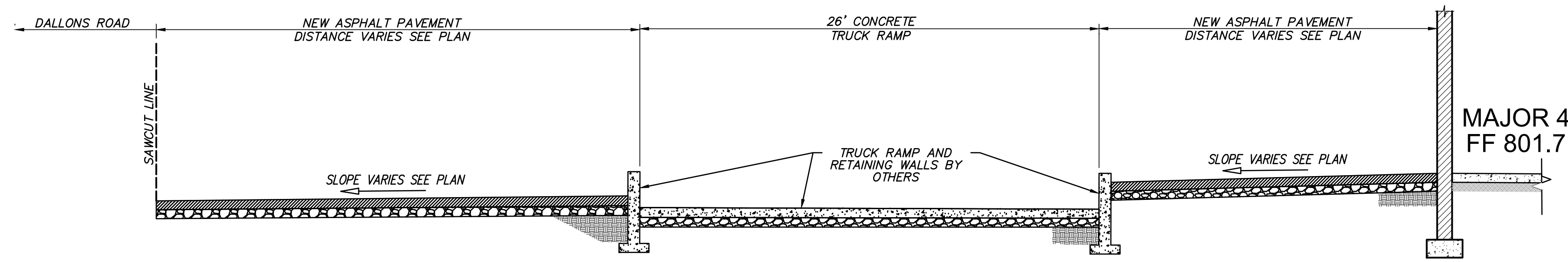
PRELIMINARY PAVING AND HORIZONTAL CONTROL PLAN OF IMPROVEMENT PLANS FOR GOLDEN HILLS PLAZA- MAJOR 4 FOR REGENCY CENTERS PASO ROBLES, CALIFORNIA

DRAWN BY: CV | CHECKED BY: SS | DEPARTMENT: ES

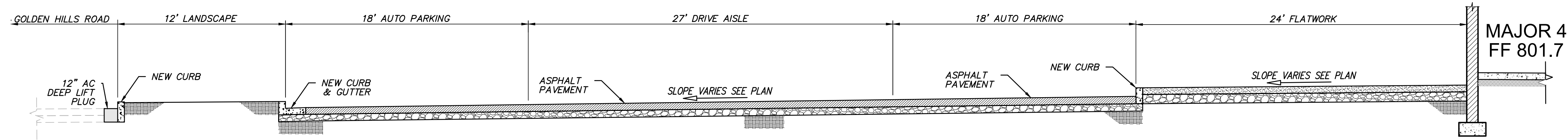
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PERMIT SET / CONSTRUCTION ISSUE DATE: (XX-XX-XXXX)
DRAWING NUMBER: C4.1 OF 8 SHEETS

NOT FOR CONSTRUCTION

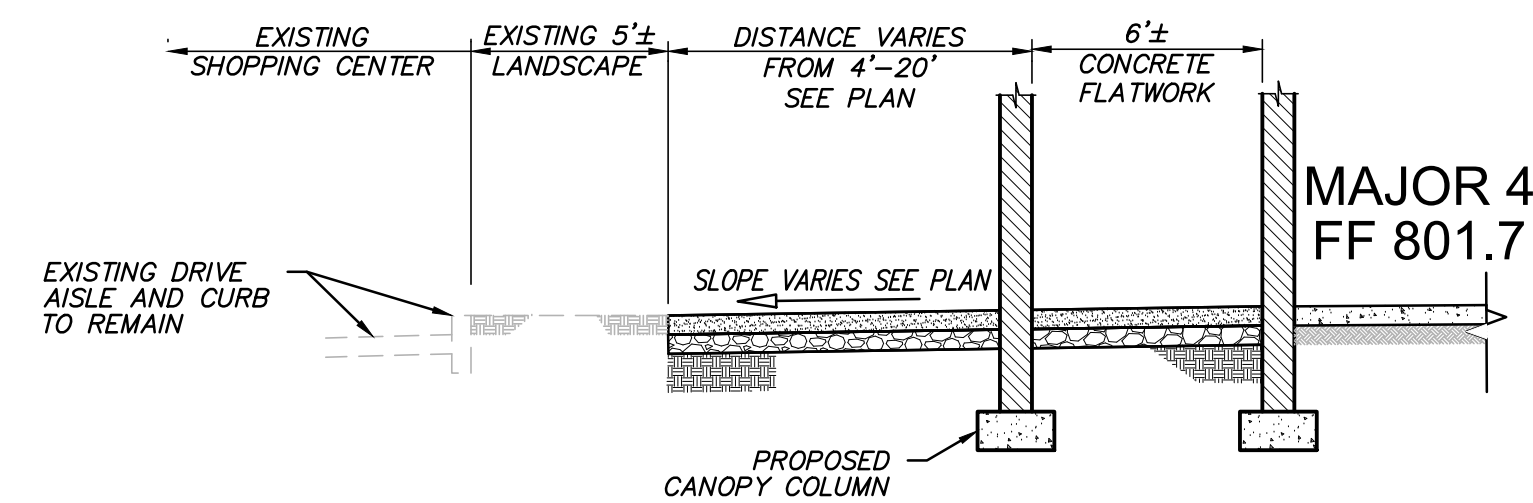
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SECTION A
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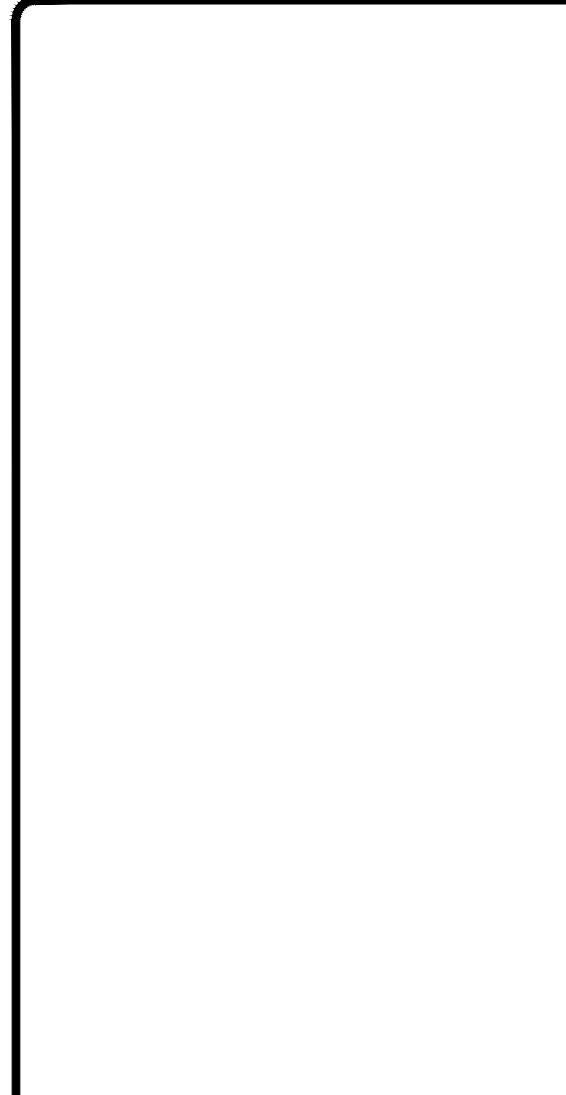
SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

NOT FOR CONSTRUCTION

NO.	REVISIONS	BY



KIER+WRIGHT

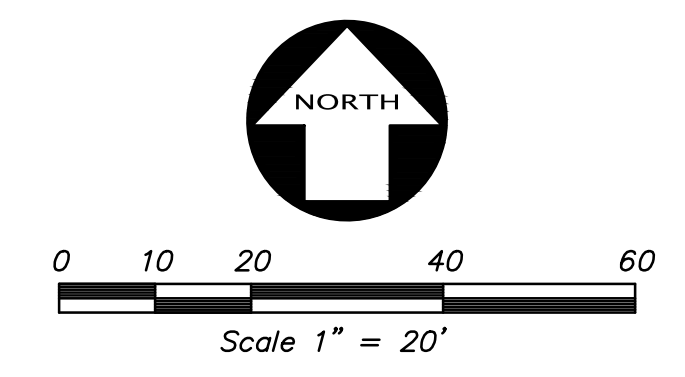
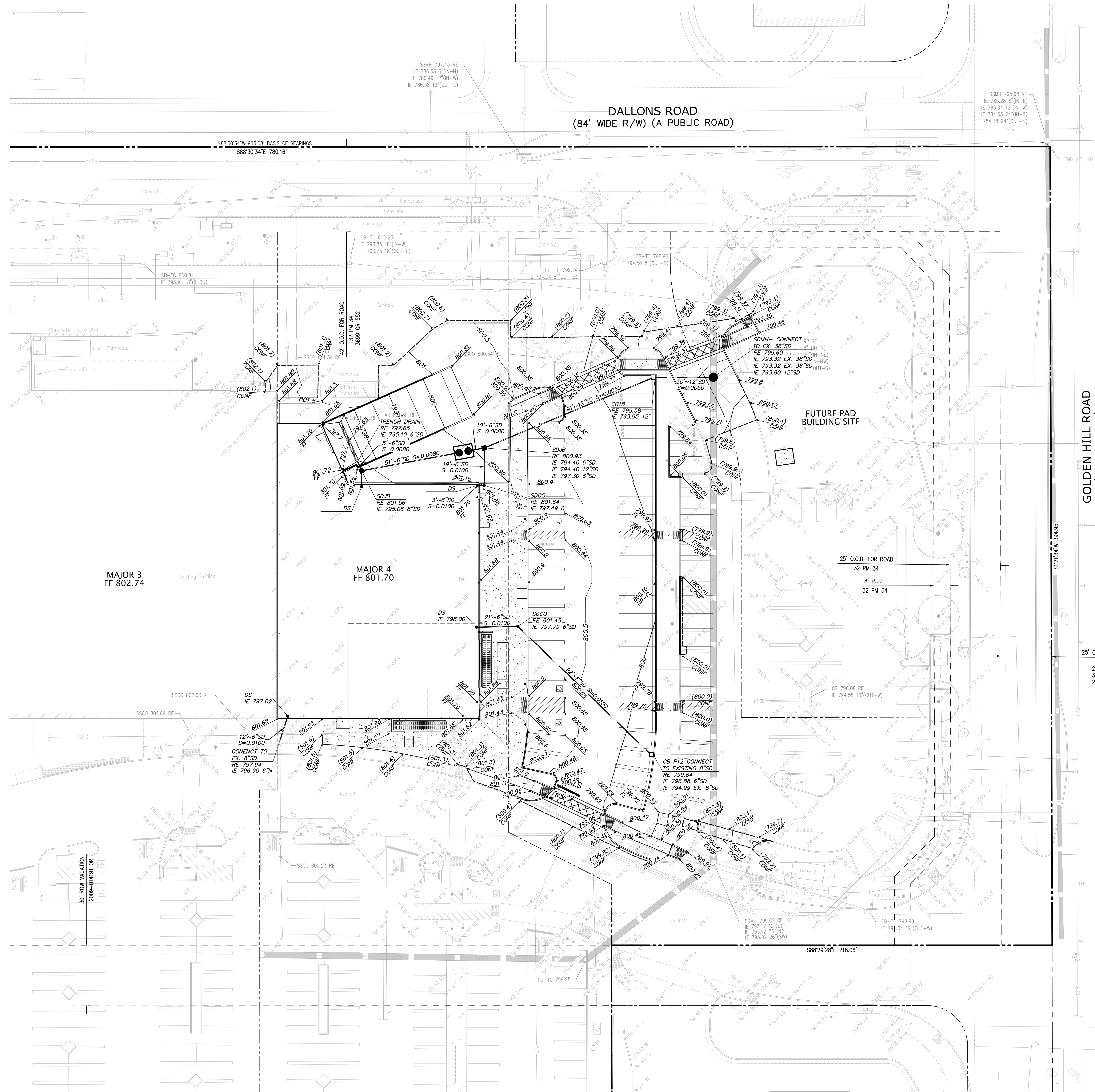
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com



PRELIMINARY TYPICAL SECTIONS
IMPROVEMENT PLANS
OF
GOLDEN HILLS PLAZA- MAJOR 4
FOR
REGENCY CENTERS
PASO ROBLES, CALIFORNIA
DRAWN BY: CV / CHECKED BY: SS / DEPARTMENT: ES

ORIGINAL ISSUE
DATE: 02/07/2025
CURRENT SET ISSUE
DATE: 02/07/2025
PERMIT SET / CONSTRUCTION ISSUE
DATE: {XX.XX.XXXX}
DRAWING NUMBER:
C4.2
OF 8 SHEETS

Z:\2024\A24172\CONSTRUCTION\A24172-PCP\PAVING AND PCP.dwg (C4.2) Thu, February 08, 2023 5:27:46 AM ALVAREZ



GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		LOT LINE
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		AREA DRAIN
AD	AD	BUILDING
BLDG	BLDG	BACK OF WALK
BW	BW	CONCRETE
C	C	CATCH BASIN
CB	CB	DUCTILE IRON PIPE
DIP	DIP	FACE OF CURB
FC	FC	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	PV	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SD/B	SD/B	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB

EARTHWORK SUMMARY

CUT: 1000 CY
 FILL: 40 CY

NOTE:
 THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

NO.	REVISIONS	BY

KIER+WRIGHT

2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-8788
 www.kierwright.com

GRADING AND DRAINAGE PLAN

IMPROVEMENT PLANS
 OF
 GOLDEN HILLS PLAZA - MAJOR 4
 FOR
 REGENCY CENTERS
 PASO ROBLES, CALIFORNIA

DEPARTMENT: ES
 DRAWN BY: CV | CHECKED BY: SS

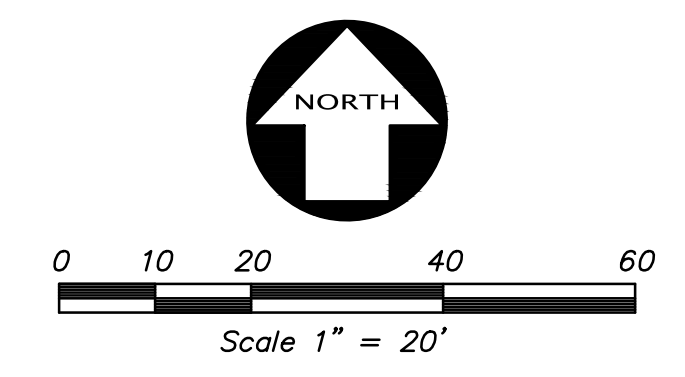
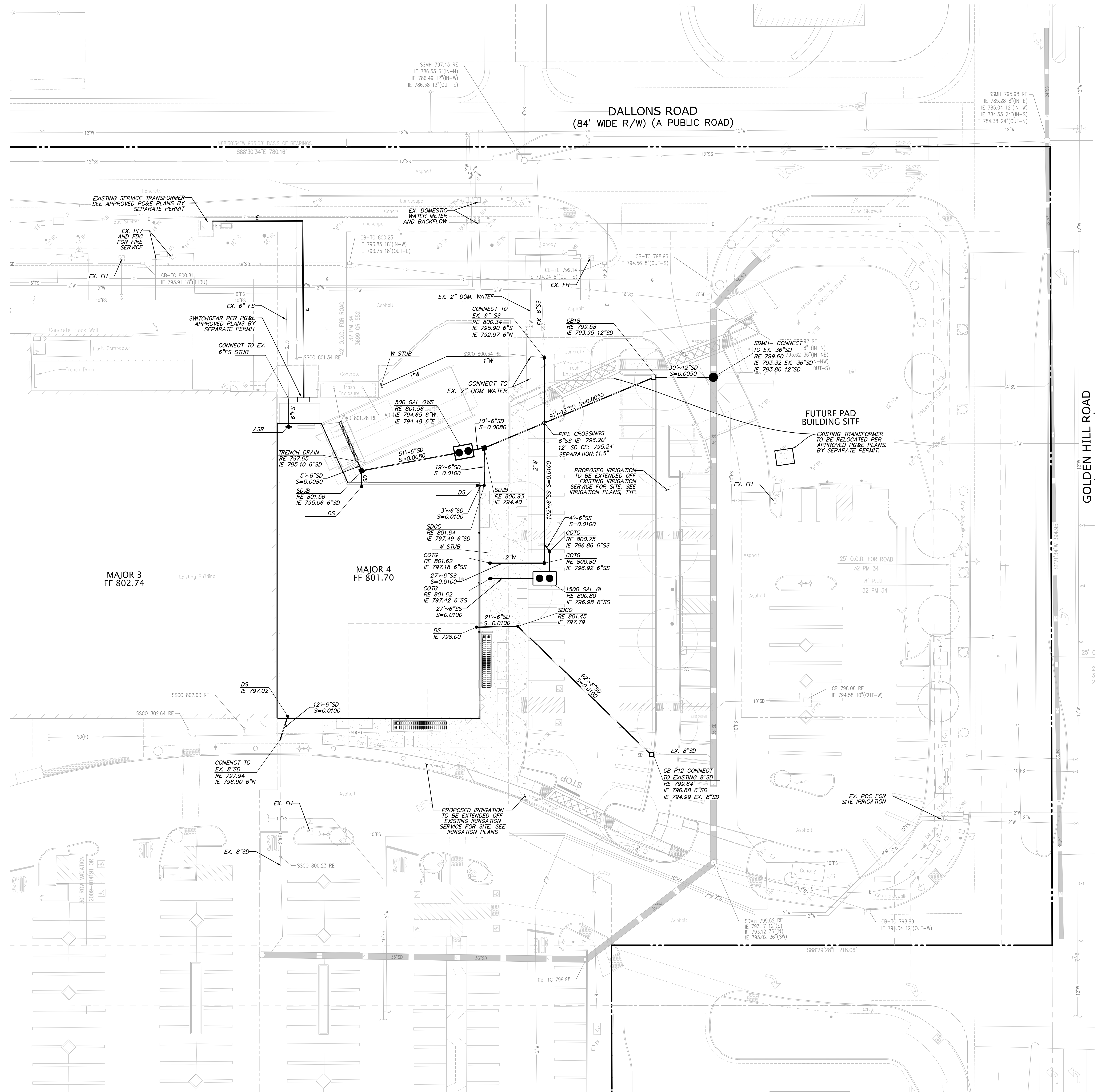
ORIGINAL ISSUE DATE: 02/07/2025
CURRENT SET ISSUE DATE: 02/07/2025
PERMIT SET / CONSTRUCTION ISSUE DATE: (XX-XX-XXXX)

DRAWING NUMBER:
C5.0
 OF 8 SHEETS

NOT FOR CONSTRUCTION

CONSTRUCTION STAKING NOTE:
 FOR ALL STAKING SCHEDULING AND REQUEST FOR PROPOSALS PLEASE CONTACT:
 GERRY HAMMOND
 (925) 245-8788 ghammond@kierwright.com

Z:\WORK\PROJECTS\GOLDENHILLS\MAJOR4\PLANS\GRADING\G55101.dwg (P. Thursday, February 06, 2025 10:52:15 AM) USER: STEPHANIE ALVAREZ



PROPOSED	EXISTING	DESCRIPTION
		ELECTRIC LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER - MANHOLE AND CLEANOUT
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLINER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		AREA DRAIN
		AUTOMATIC SPRINKLER RISER
		BACKFLOW PREVENTION DEVICE
		CATCH BASIN
		CLEANOUT TO GRADE
		DOUBLE DETECTOR CHECK VALVE
		DOWN SPOUT
		FINISHED FLOOR
		FIRE HYDRANT
		FLOW LINE
		INVERT ELEVATION
		LIGHT
		POINT OF CONNECTION
		POST INDICATOR VALVE
		RAIN WATER LEADER
		RIM ELEVATION
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN JUNCTION BOX
		STREET LIGHT
		STREET LIGHT BOX
		WATER METER
		WATER VALVE

NO.	REVISIONS

PRELIMINARY UTILITY PLAN
IMPROVEMENT PLANS
OF
GOLDEN HILLS PLAZA- MAJOR 4
FOR
REGENCY CENTERS
PASO ROBLES, CALIFORNIA
DRAWN BY: CV | CHECKED BY: SS | DEPARTMENT: ES

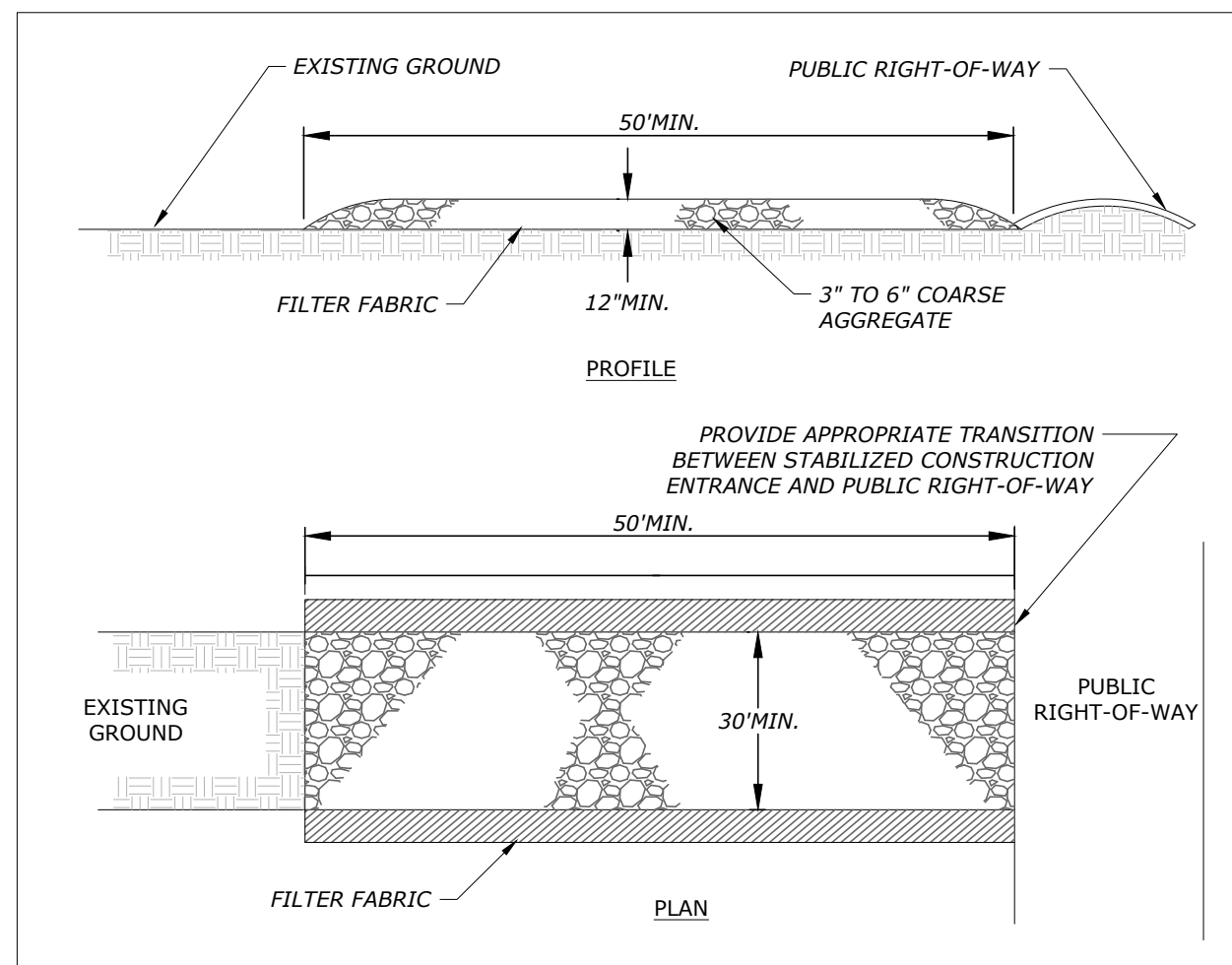
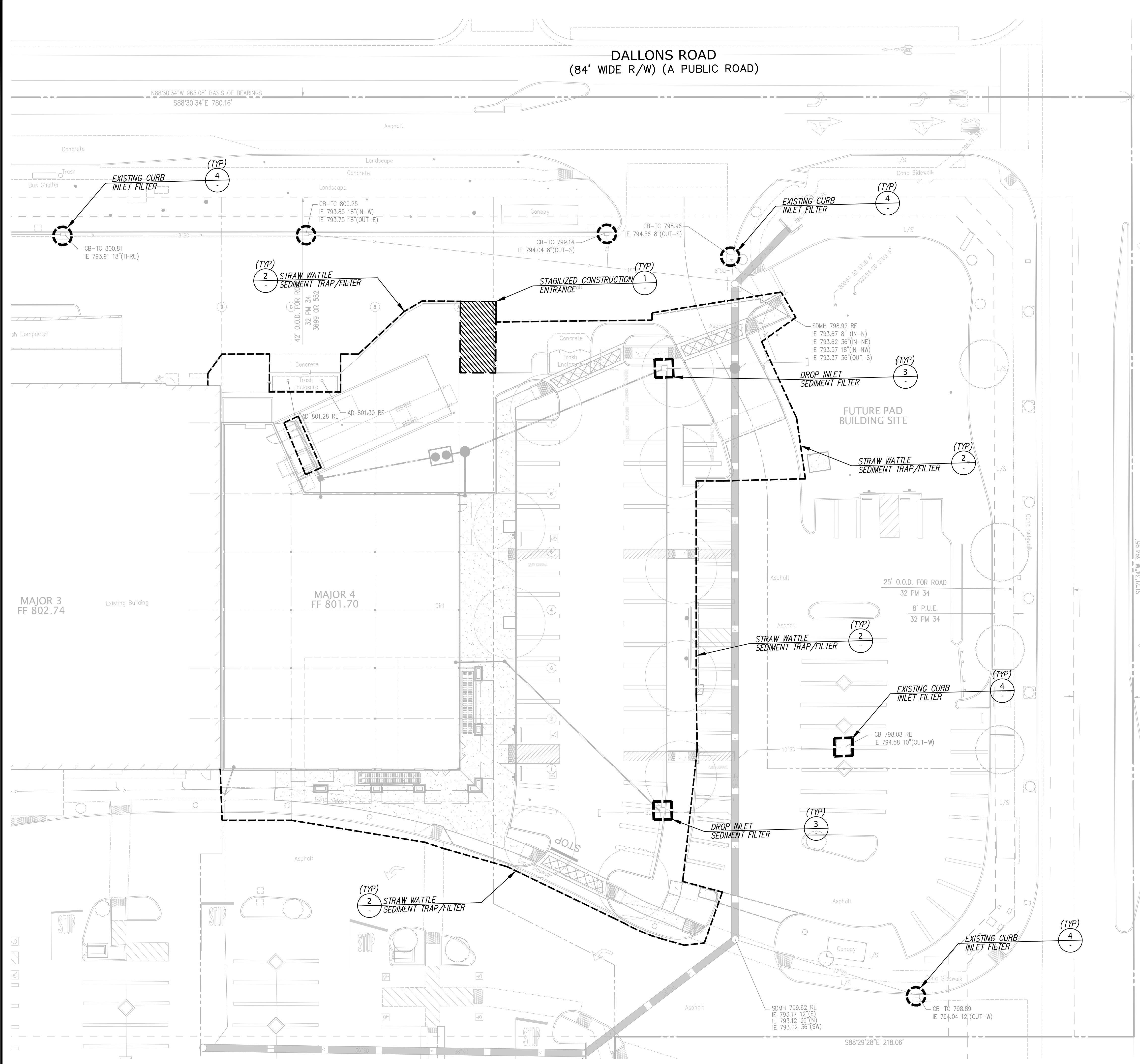
KIER+WRIGHT

 Phone: (925) 245-8788
 www.kierwright.com
 2860 Collier Canyon Road
 Livermore, CA 94551

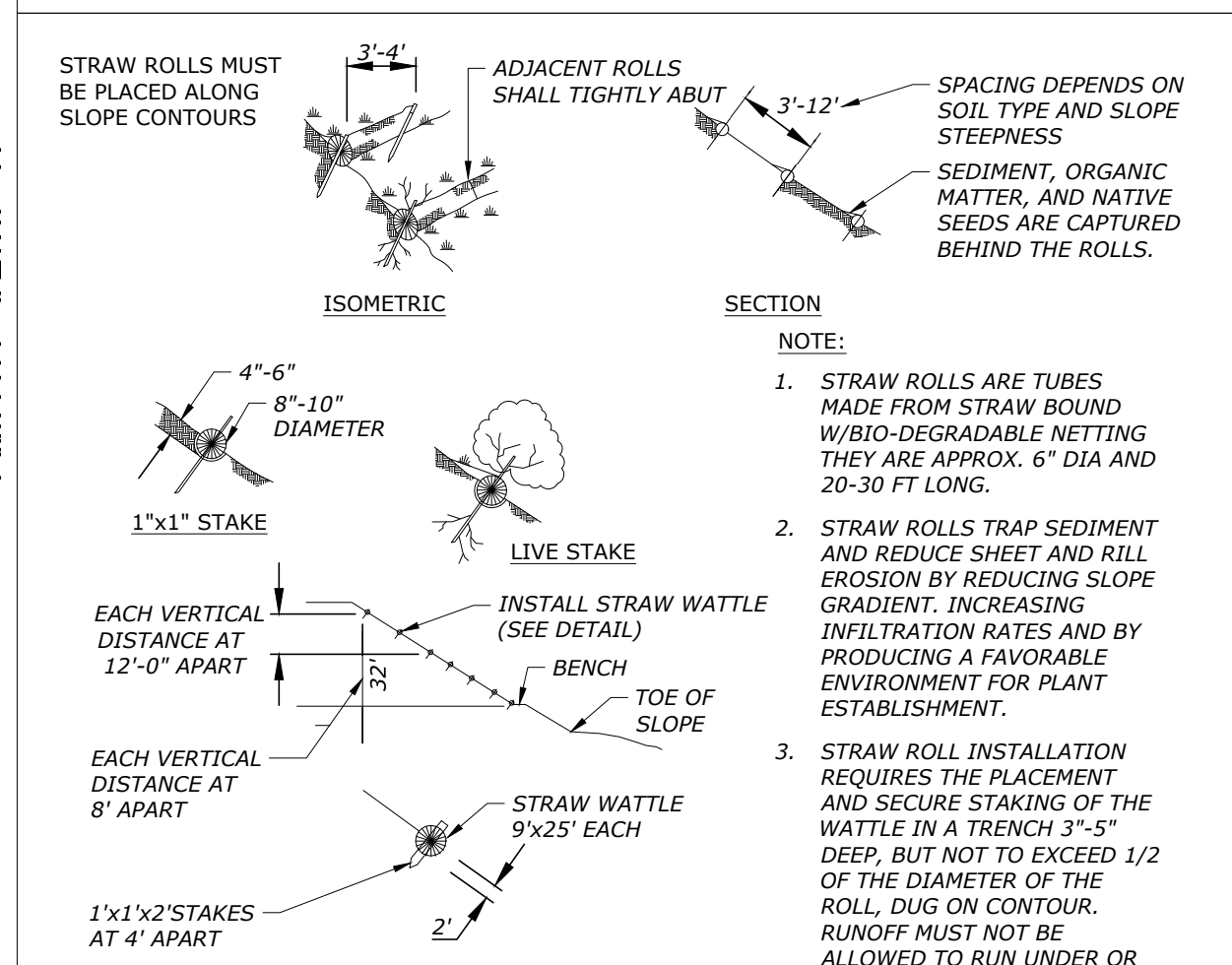
CONSTRUCTION STAKING NOTE:
 FOR ALL STAKING SCHEDULING AND REQUEST FOR PROPOSALS PLEASE CONTACT:
 GERRY HAMMOND
 (925) 245-8788 ghammond@kierwright.com

ORIGINAL ISSUE
 DATE: 02/07/2025
CURRENT SET ISSUE
 DATE: 02/07/2025
PERMIT SET / CONSTRUCTION ISSUE
 DATE: (XX-XX-XXXX)
DRAWING NUMBER:
C6.0
 OF 8 SHEETS

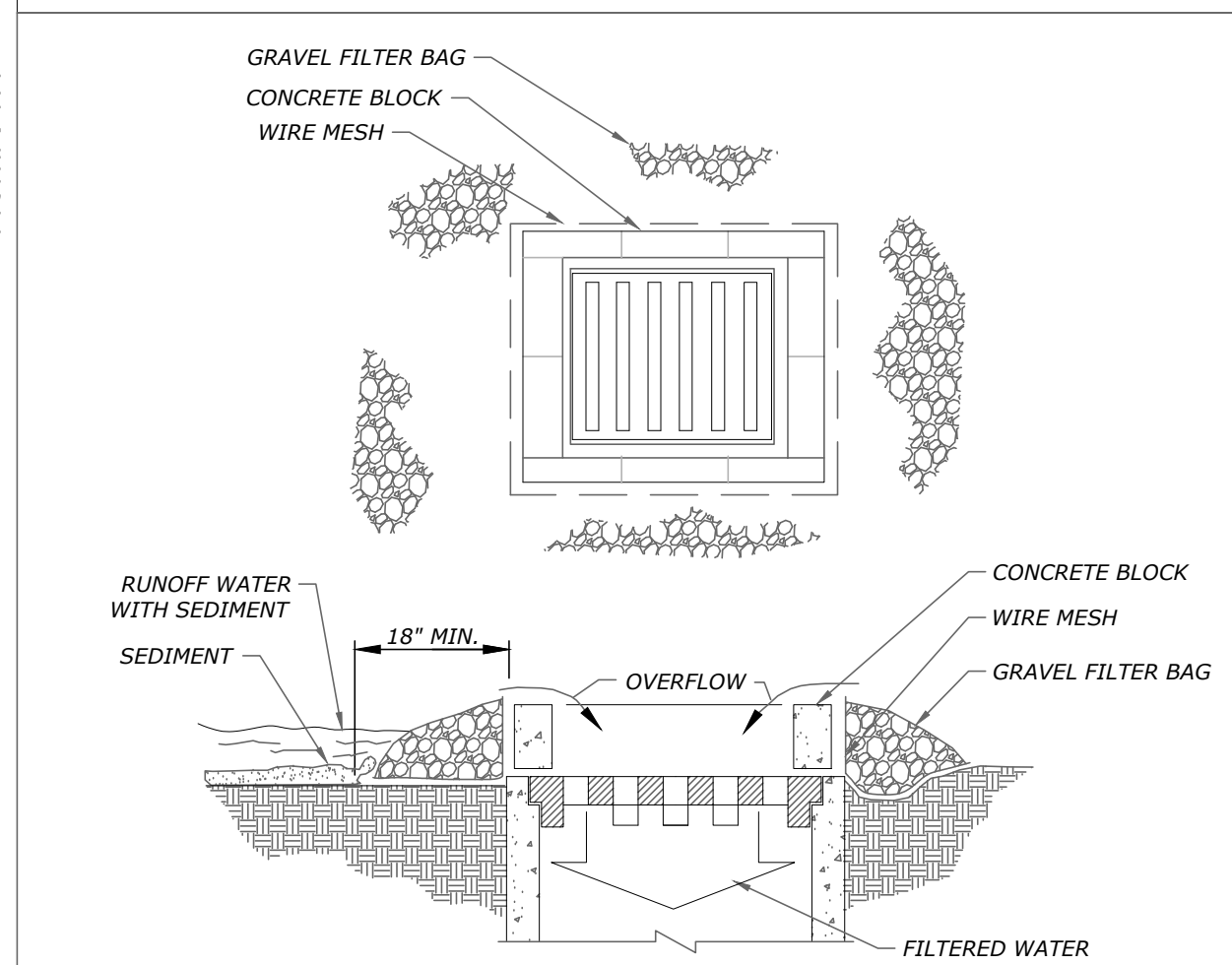
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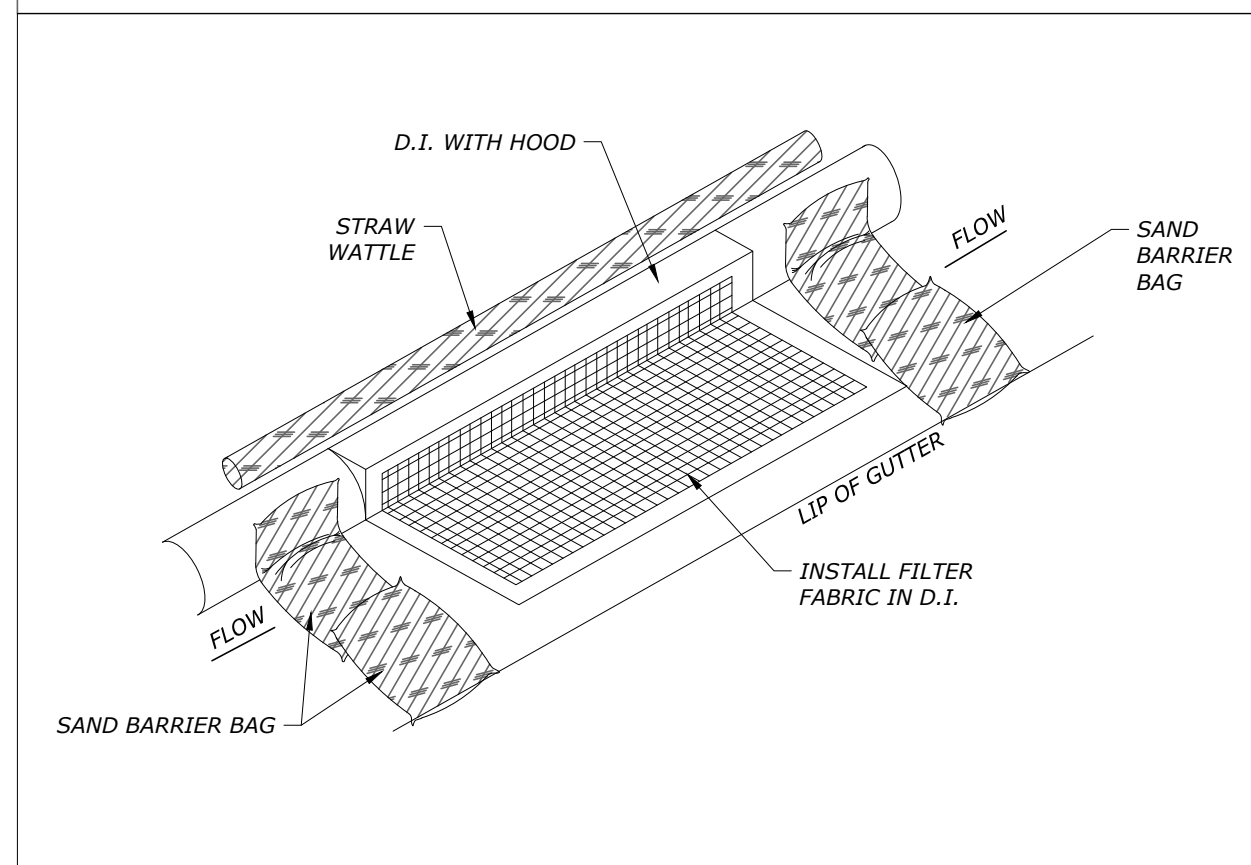
STABILIZED CONSTRUCTION ENTRANCE
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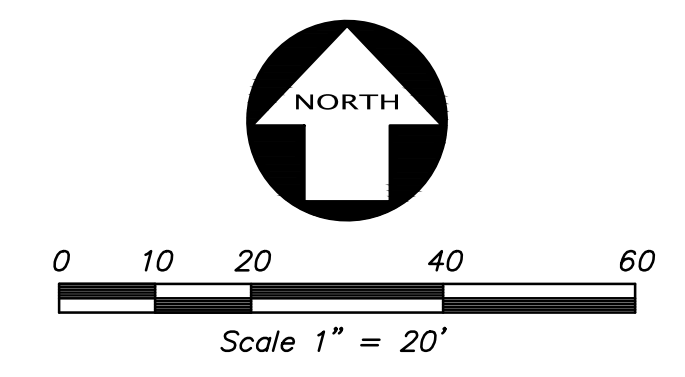
STRAW WATTLE
NOT TO SCALE



DROP INLET SEDIMENT FILTER
NOT TO SCALE



EXISTING CURB INLET FILTER DETAIL
NOT TO SCALE



LEGEND

	1	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 18/C7.1
	2	STRAW WATTLE SEDIMENT TRAP/FILTER PER DETAIL 20/C7.2
	3	DROP INLET SEDIMENT FILTER PER DETAIL 19/C7.1
	4	EXISTING CURB INLET FILTER

NO.	REVISIONS	BY

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Phone: (925) 245-8788
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Livermore, CA 94551

PRELIMINARY EROSION CONTROL PLAN

IMPROVEMENT PLANS OF GOLDEN HILLS PLAZA - MAJOR 4 FOR REGENCY CENTERS PASO ROBLES, CALIFORNIA

DRAWN BY: CV | CHECKED BY: SS | DEPARTMENT: ES

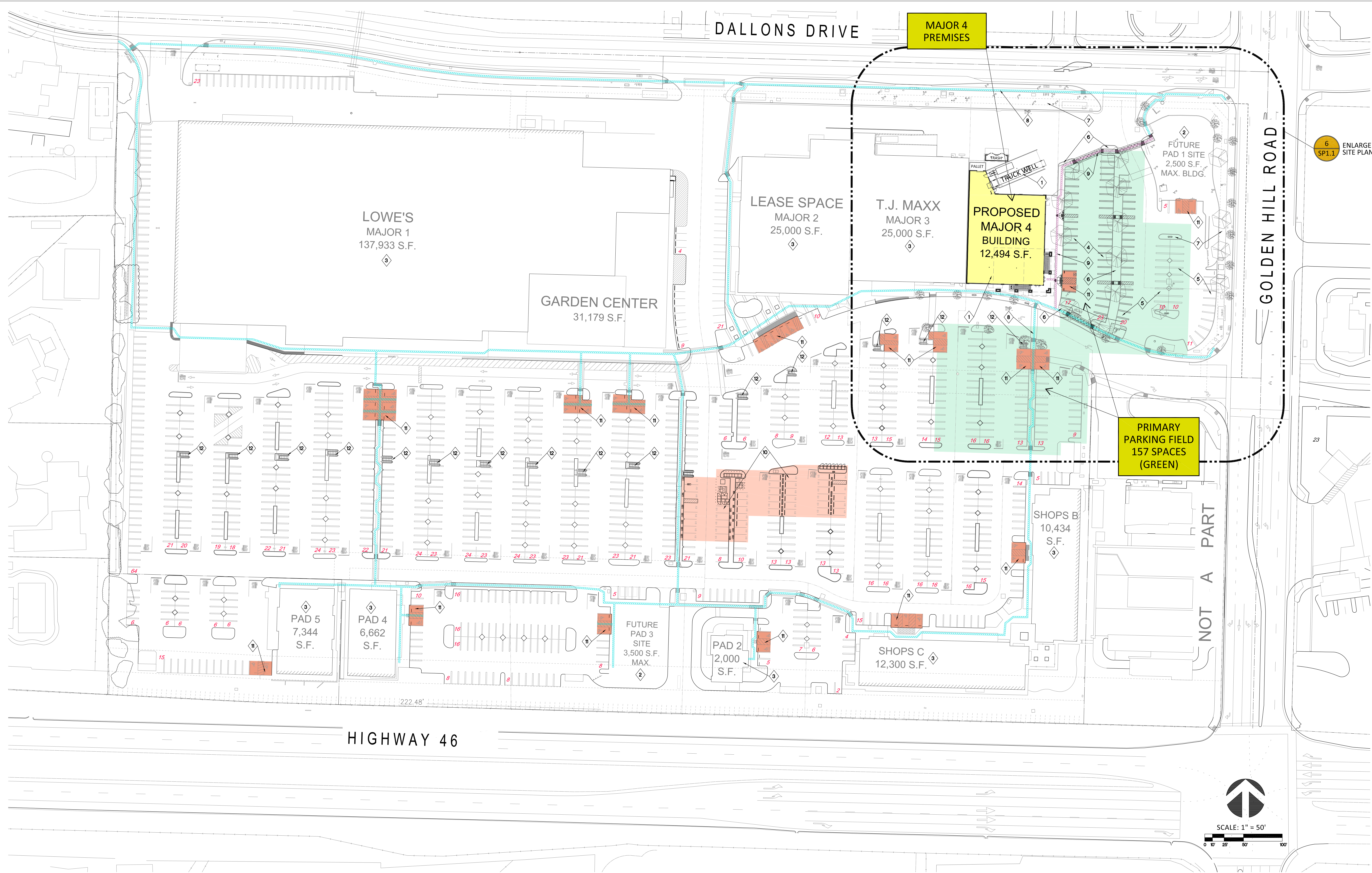
ORIGINAL ISSUE
DATE: 02/07/2025

CURRENT SET ISSUE
DATE: 02/07/2025

PERMIT SET / CONSTRUCTION ISSUE
DATE: (XX-XX-XXXX)

DRAWING NUMBER:
C7.0
OF 8 SHEETS

NOT FOR CONSTRUCTION



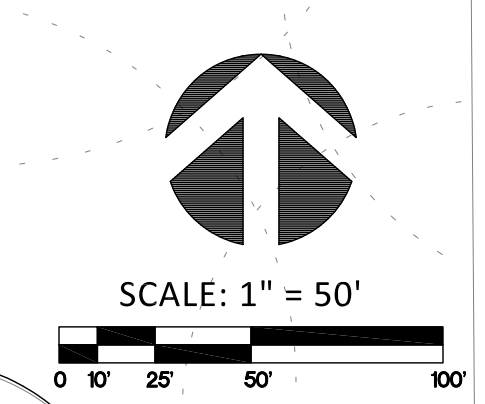
MARK THIEME ARCHITECT INC.
 77 Solano Square
 Suite 134
 Benicia, Ca 94510
 Fon: 707.590.3033
 mthieme@mtarc.com

SEAL:

CONSULTANTS:
 PROJECT:
Regency Centers.
Golden Hills Plaza

MAJOR 4
 PLANNING REVIEW
 PROPOSED RETAIL
 BUILDING
 Golden Hill Road
 Paso Robles, Ca 93446

SHEET DESCRIPTION:
**OVERALL
 PROPERTY
 SITE PLAN
 PLANNING EXHIBIT**



NO.	DATE	BY	DESCRIPTION
(P)	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

OVERALL PROPERTY SITE PLAN - PLANNING EXHIBIT

Total Overall Site Parking Count: 1,253			
Ratio: 0.00463		4.63 Stalls per 1,000 sf	
Space	Tenant	Area	Parking Count
MAJOR 1	Lowe's (incl. Garden)	169,112	784
MAJOR 2	Lease Space	25,000	116
MAJOR 3	T.J. Maxx	25,000	116
MAJOR 4	FUTURE GROCER TENANT	12,494	58
SHOPS B	Multiple-Tenant	10,434	48
SHOPS C	Multiple-Tenant	12,300	57
PAD 1	N.A.	0	0
PAD 2	Starbucks	2,000	9
PAD 3	N.A.	0	0
PAD 4	Christian's Mattress Xpress	6,662	31
PAD 5	America's Tire	7,344	34
Total Building Area:		270,346	1,253 check
			Total Allocated Parking Stalls

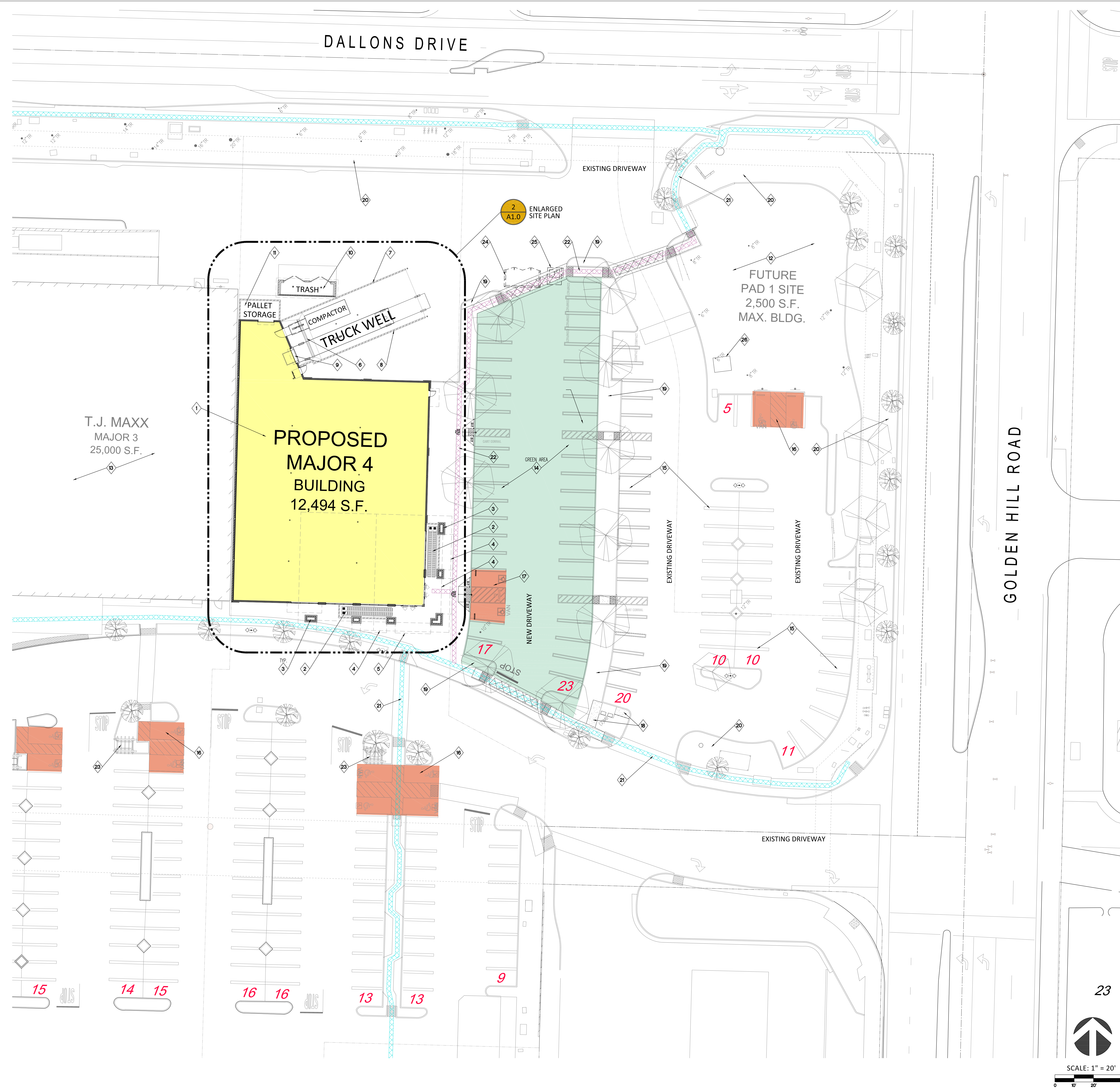
MAJOR 4 BUILDING AREA: 12,491 SF	
EAST LOT (PORTION OF)	40
EXISTING PARKING STALLS:	38
NEW REGULAR PARKING STALLS:	02
NEW ACCESSIBLE PARKING STALLS:	02
EAST PARKING COUNT:	80
SOUTH LOT (PORTION OF)	
EXISTING PARKING STALLS:	73
ACCESSIBLE PARKING STALLS:	04
EAST PARKING COUNT:	77
MAJOR 4 PRIMARY PARKING COUNT = 157	

TOTAL BUILDING AREA: 270,314 SF	
REGULAR PARKING SPACES:	1,168
ACCESSIBLE PARKING SPACES: (incl. 17 VAN):	42
EV PARKING SPACES:	43
TOTAL PARKING COUNT (incl Accessible Stalls):	1,253
CODE REQUIRED ACCESSIBLE STALLS - TABLE 11B-208.2:	
1,253 STALLS = 20 + 1 PER EA. 100 STALLS OVER 1000 =	
• 20 + 3 = 23 ACCESSIBLE STALLS REQUIRED.	
• 23/4 = 6 STALLS TO BE VAN ACCESSIBLE AS PER 11B-208.2.4.	
• 25 REGULAR + 17 VAN ACCESSIBLE STALLS PROVIDED.	

- 1 NEW MAJOR 4 BUILDING FOR FUTURE 'GROCER' TENANT. BUILDING INCLUDES ENTRY CANOPY, TRUCK WELL, SCREENED CART STORAGE, AND INDOOR PALLET STORAGE. SEE ENLARGED SITE PLAN SHEET SP1.0, AND BUILDING FLOOR AND ROOF PLANS ON SHEET A1.0.
- 2 FUTURE PAD SITE WITH POSSIBLE DRIVE-THRU. THIS AREA IS NOT A PART OF THIS PROPOSAL.
- 3 EXISTING BUILDINGS WITH AREAS AS SHOWN. SEE ALSO TENANT PARKING COUNTS BELOW.
- 4 NEW PARKING LOT AREA WITH 40 NEW PARKING STALLS. SEE CIVIL PLANS AND TABULATIONS ON THIS SHEET.
- 5 EXISTING PARKING LOT AREA WITH UPDATED STRIPING. SEE CIVIL PLANS AND TABULATIONS ON THIS SHEET.
- 6 NEW LANDSCAPE AREAS. SEE LANDSCAPE PLANS.
- 7 EXISTING LANDSCAPED AREAS. SEE LANDSCAPE PLANS.
- 8 EXISTING ACCESSIBLE PATH OF TRAVEL THROUGH THE SITE.
- 9 NEW EXTENDING ACCESSIBLE PATH OF TRAVEL FROM DALLONS ROAD TO TIE INTO THE EXISTING PATH.
- 10 EXISTING EV CHARGING, (43 TOTAL STALLS).
- 11 INDICATES ACCESSIBLE PARKING STALLS.
- 12 INDICATES EXISTING CART CORRAL.

- INDICATES ACCESSIBLE PATH OF TRAVEL THROUGH SITE.
- INDICATES ACCESSIBLE PATH OF TRAVEL THROUGH SITE.
- 23** INDICATES PARKING COUNT PER PARKING ROW.

REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25



PROPOSED MAJOR 4 SITE PLAN

2

1 NEW MAJOR 4 WOOD FRAMED BUILDING FOR FUTURE 'GROCER' TENANT. SEE ALSO OVERALL SITE PLAN SHEET SP0.0, BUILDING FLOOR AND ROOF PLANS ON SHEET A1.0, AND ELEVATIONS ON SHEET A3.0.

2 SCREENED CART STORAGE.

3 CMU CANOPY COLUMNS WITH MANUFACTURED STONE FINISH. SEE ELEVATIONS.

4 LINE OF ENTRY CANOPY ROOF ABOVE.

5 LINE OF POWDER COATED STEEL AWNING ABOVE.

6 4 FT. DEEP TRUCK WELL WITH TRENCH DRAIN PLUMBED TO AN OIL-WATER SEPARATOR. SEE CIVIL DRAWINGS.

7 10 FT. TALL CMU SCREEN WALL ON STREET SIDE OF TRUCK WELL.

8 4 FT. TALL CMU SCREEN WALL ON BUILDING SIDE OF TRUCK WELL.

9 DOCK WITH LEVELER, SHELTER, AWNING, AND 8'X10' INSULATED ROLL-UP DOOR. SEE ALSO FLOOR PLAN AND ELEVATIONS.

10 RETROFITTED EXISTING TRASH ENCLOSURE INCLUDES FULL CMU SURROUND, STEEL FRAMED ROOF, LOCKING STEEL GATES, SANITARY DRAINS TO A GREASE INTERCEPTOR, HOT AND COLD RUNNING WATER, AND MOTION SENSOR INTERIOR LIGHTING.

11 CMU PALLET ENCLOSURE WITH ACCESS FROM THE INTERIOR ONLY WITH 8'X8' INSULATED ROLL-UP DOOR.

12 FUTURE PAD SITE WITH POSSIBLE DRIVE-THRU. THIS AREA IS NOT A PART OF THIS PROPOSAL.

13 EXISTING BUILDINGS WITH AREAS AS SHOWN. SEE ALSO TENANT PARKING COUNTS BELOW.

14 NEW PARKING LOT AREA WITH 40 NEW PARKING STALLS. SEE CIVIL PLANS AND TABULATIONS ON THIS SHEET.

15 EXISTING PARKING LOT AREA TO BE RE-COATED AND RE-STRIPED. SEE CIVIL DRAWINGS.

16 EXISTING ACCESSIBLE PARKING STALLS.

17 NEW ACCESSIBLE PARKING STALLS.

18 UPGRADED ACCESSIBILITY PATH TO SITE MAILBOXES. SEE CIVIL PLANS.

19 NEW LANDSCAPE AREAS. SEE LANDSCAPE PLANS.

20 EXISTING LANDSCAPED AREAS. SEE LANDSCAPE PLANS.

21 EXISTING ACCESSIBLE PATH OF TRAVEL THROUGH THE SITE.

22 NEW EXTENDING ACCESSIBLE PATH OF TRAVEL FROM DALLONS ROAD TO TIE INTO THE EXISTING PATH.

23 INDICATES EXISTING CART CORRAL.

24 REMOVE EXISTING TRASH ENCLOSURE AND PATCH PAVING.

25 REMOVE EXISTING PG&E TRANSFORMER AND RELOCATE. SEE CIVIL DRAWINGS.

26 PROPOSED LOCATION OF RELOCATED TRANSFORMER.

2

SHEETS NOTES

INDICATES ACCESSIBLE PATH OF TRAVEL THROUGH SITE.

INDICATES ACCESSIBLE PATH OF TRAVEL THROUGH SITE.

23 INDICATES PARKING COUNT PER PARKING ROW.

23

SCALE: 1" = 20'

0 10 20 40

6

LEGEND

1

M A R K
 T H I E M E
 A R C H I T E C T
 I N C .

77 Solano Square
 Suite 134
 Benicia, Ca 94510
 Fon: 707.590.3033
 mthieme@mtarc.com

SEAL:

CONSULTANTS:

PROJECT:

Regency Centers.
Golden Hills Plaza
MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL BUILDING
 Golden Hill Road
 Paso Robles, Ca 93446

SHEET DESCRIPTION:

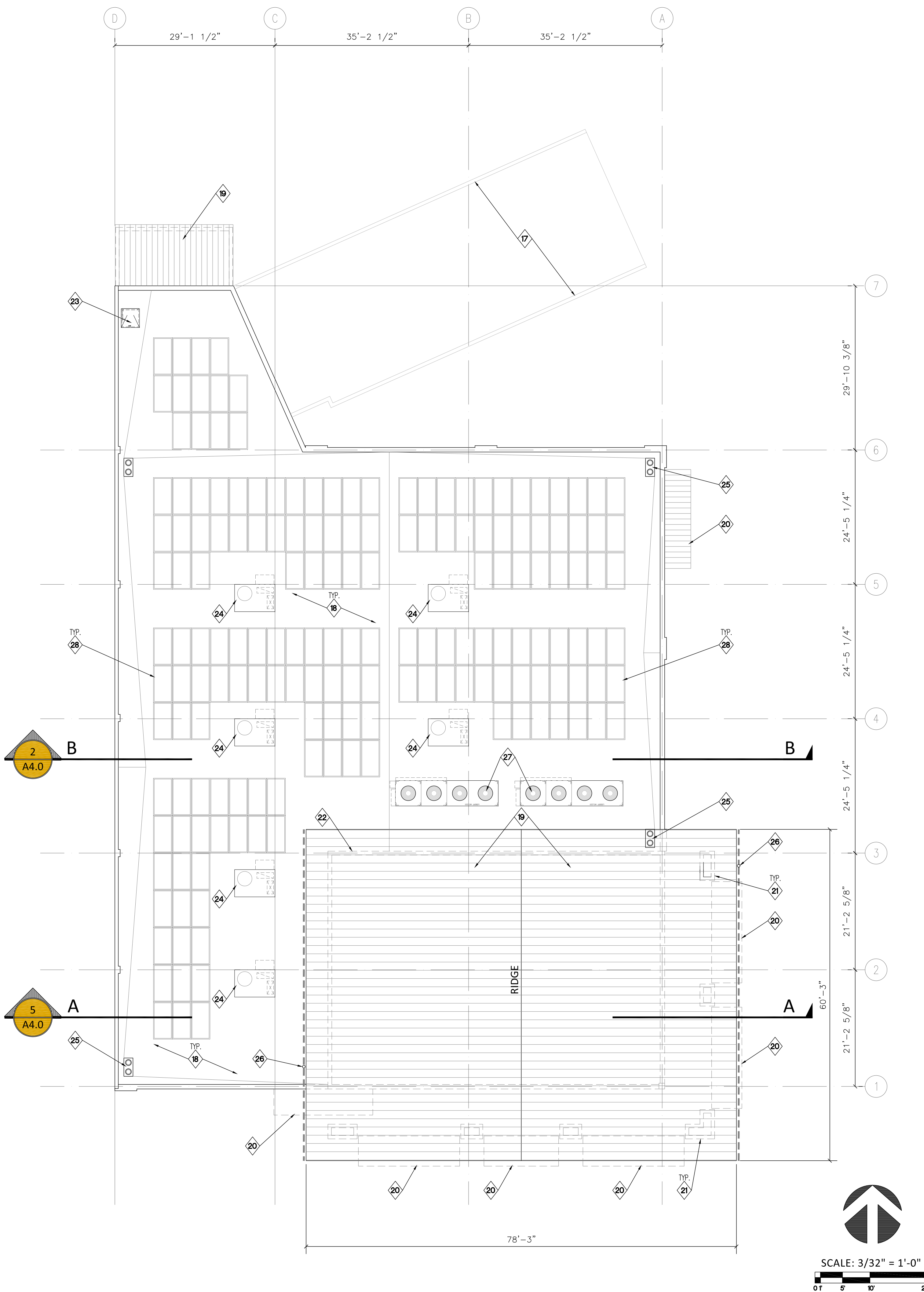
PROPOSED MAJOR 4
SITE PLAN
PLANNING EXHIBIT

ISSUES:		REVISIONS:	
NO.	DATE	BY	DESCRIPTION
(P)	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER: 1610.43
 SCALE: 1" = 20'
 DATE: BEGIN: 11/15/24
 DRAWN BY: MT, RT
 CHECKED BY:
 SHEET NUMBER:
SP1.0
 OF SHEETS
 CADD FILE NUMBER: 1610.43_PLANNING

1

REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25



PROPOSED ROOF PLAN

17

ROOF MOUNTED SOLAR PANELS

4,000 SF OF ROOF AREA FOR SOLAR PANELS IS REQUIRED BY THE TENANT.

UTILIZING SUNPOWER X-SERIES PANELS (OR EQUAL) = 172 PANEL @23.27 SF EACH = 4,002 SF.

SOLAR SYSTEM

26

PROPOSED HVAC RTU'S

1 TON PER 250 SF = 12,494 SF / 250 = 55.5 TONS OF COOLING = (6) 10 TON ELECTRIC HEAT PUMP RTU'S.

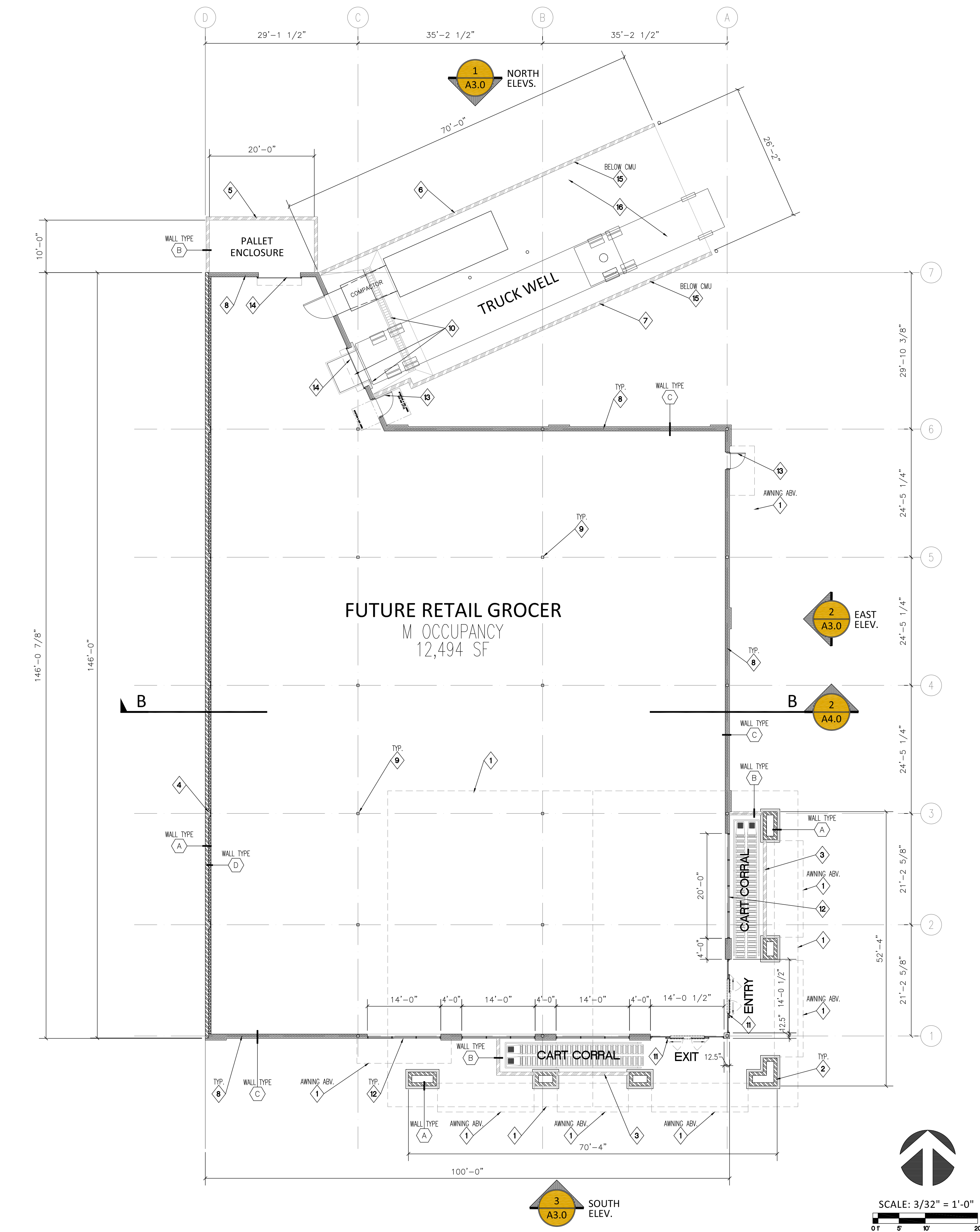
RTU'S WILL BE PROVIDED AND INSTALLED BY THE TENANT.

PROPOSED CHILLERS FOR FREEZER AND REFRIGERATORS

(2) 15 TON CHILLER UNITS

HVAC AND CHILLERS

16



PROPOSED FLOOR PLAN

2

- 1 LINE OF ENTRY CANOPY OR AWNING ABOVE. SEE ELEVATIONS.
- 2 CMU COLUMNS WITH MANUFACTURED STONE FINISH.
- 3 CMU SCREEN WALLS WITH MANUFACTURED STONE FINISH FOR CART CORRAL.
- 4 CMU FIRE WALL ADJACENT TO T.J. MAXX BUILDING WITH PILASTERS.
- 5 8 FT. TALL SPLIT FACED PALLET ENCLOSURE WITH STANDING SEAM METAL ROOF.
- 6 10 FT. TALL SPLIT FACED CMU SCREEN WALL AT STREET SIDE OF TRUCK WELL.
- 7 4 FT. TALL SPLIT FACED CMU SCREEN WALL AT BUILDING SIDE OF TRUCK WELL.
- 8 WOOD FRAMED WALLS WITH MANUFACTURED STONE WAINSCOTING AND STUCCO FINISH.
- 9 STRUCTURAL STEEL COLUMNS.
- 10 48" DEEP TRUCK WELL WITH TRENCH DRAIN, DOCK LEVELER, DOCK AWNING, DOCK SHELTER, BUMP STOPS.
- 11 AUTOMATIC DOORS PROVIDED BY TENANT AND INSTALLED BY GC.
- 12 1 3/4" X 4 1/2" ALUMINUM STOREFRONT WINDOWS WITH 1" INSULATED GLASS.
- 13 HOLLOW METAL DOORS, FRAMES, AND HARDWARE.
- 14 8' X 8' ROLL-UP DOORS TO BE PROVIDED AND INSTALLED BY TENANT.
- 15 CONCRETE RETAINING WALL BELOW CMU SCREEN WALLS.

- 16 REINFORCED 8" CONCRETE TRUCK WELL SLAB WITH MEDIUM BROOK FINISH.
- 17 LINE OF TRUCK WELL BELOW.
- 18 SINGLE PLY T.P.O. ROOF MEMBRANE ADJACENT TO DRAIN TO 3/8"-12" MINIMUM SLOPE.
- 19 STANDING SEAM METAL ROOFING.
- 20 STANDING SEAM METAL AWNINGS WITH POWDER COATED STEEL TRUSS BRACKETS.
- 21 LINE OF STONE CLAD CMU COLUMNS BELOW.
- 22 LINE OF CANOPY WALL ENCLOSURE BELOW STANDING SEAM METAL ROOF SYSTEM.
- 23 36X36 ROOF HATCH.
- 24 10 TON ELECTRICAL HEAT PUMPS. RTU'S PROVIDED BY TENANT.
- 25 ROOF DRAIN AND OVERFLOW.
- 26 GUTTER AND DOWNSPOUT.
- 27 CHILLERS FOR FREEZERS AND REACH IN REFRIGERATORS BY TENANT.
- 28 SOLAR PANELS.

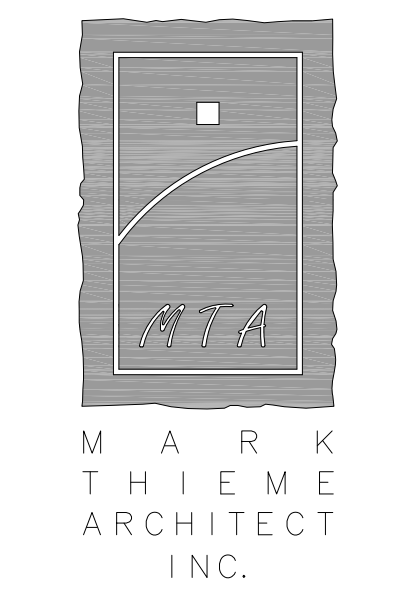
- NEW ALUMINUM STOREFRONT AND 1" INSULATED GLAZING.
- 8" CMU FIRE WALL AT ADJACENT BUILDING AND CANOPY COLUMNS WITH MANUFACTURED STONE AND STUCCO FINISHES AT CANOPY.
- 48" TALL 8" CMU SCREEN WALL AT CART CORRALS AND PALLET STORAGE WITH MANUFACTURED STONE FINISH ON EXTERIOR FACE.
- 1 1/2" X 7 1/4" MANUFACTURED STUD WALLS WITH 1/2" STRUCT 1 PLYWOOD SHEATHING, 5/8" FIRE RATED DENGLASS, 7/8" STUCCO FINISH WITH ELASTOMERIC PRE-COLORED TEXTURE. ALL STUDS TO BE INSULATED WITH R-23 FULL BATT INSULATION WITH 5/8" TYPE 'X' INTERIOR FINISH, TAPED AND TEXTURED, READY FOR PAINT.
- FULL HEIGHT FURRED WALL TO BOTTOM OF ROOF DECK FROM 3 5/8" X 18 GA. [3625162-42] @ 16" O.C. METAL STUDS. CLIP TO WALL AT TOP AND AT 1/3 AND 2/3 HEIGHTS. INSTALL R-15 FULL BATT INSULATION WITH VAPOR BARRIER AT ALL STUD CAVITIES UP TO ROOF LINE. INSTALL 5/8" TYPE 'X' GYPSUM BOARD. TAPE, TEXTURE AND PREP FOR PAINT BY OTHERS.

SHEET NOTES

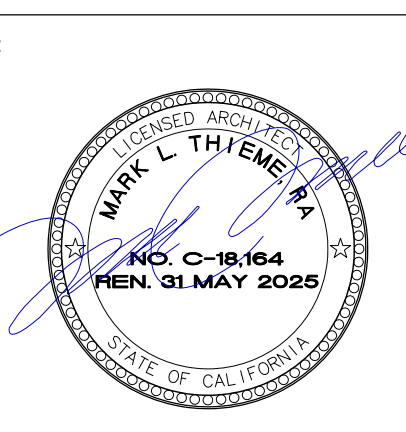
6

LEGEND

1



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Benicia, Ca 94510
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mthieme@mtarc.com



CONSULTANTS:

Regency Centers.
Golden Hills Plaza

MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL
BUILDING

Golden Hill Road
Paso Robles, Ca 93446

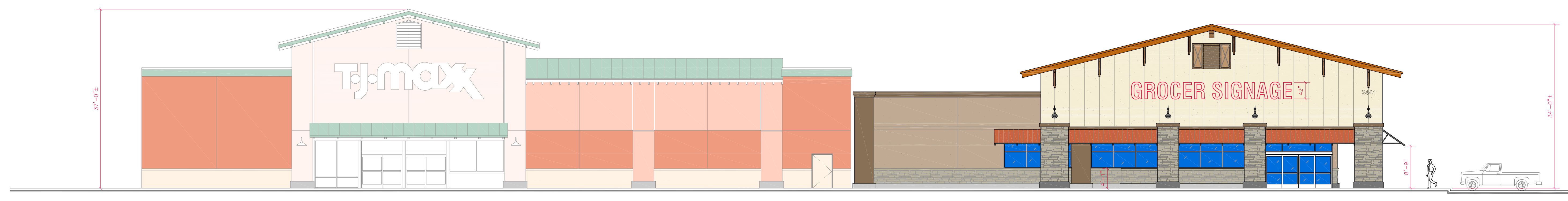
SHEET DESCRIPTION:
**PROPOSED
ROOF +
FLOOR PLANS
PLANNING EXHIBIT**

NO.	DATE	BY	DESCRIPTION
1	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER: 1610.43
SCALE: 3/32"=1'-0"
DATE: BEGIN: 11/15/24
DRAWN BY: MT, RT
CHECKED BY:

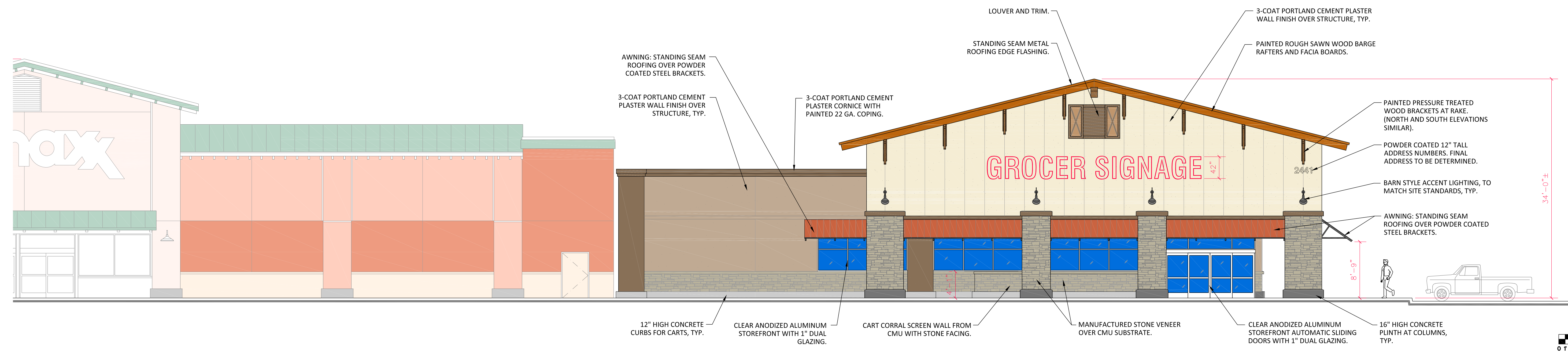
SHEET NUMBER:
A1.0
OF SHEETS
CADD FILE NUMBER: 1610.43_PLANNING

REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25



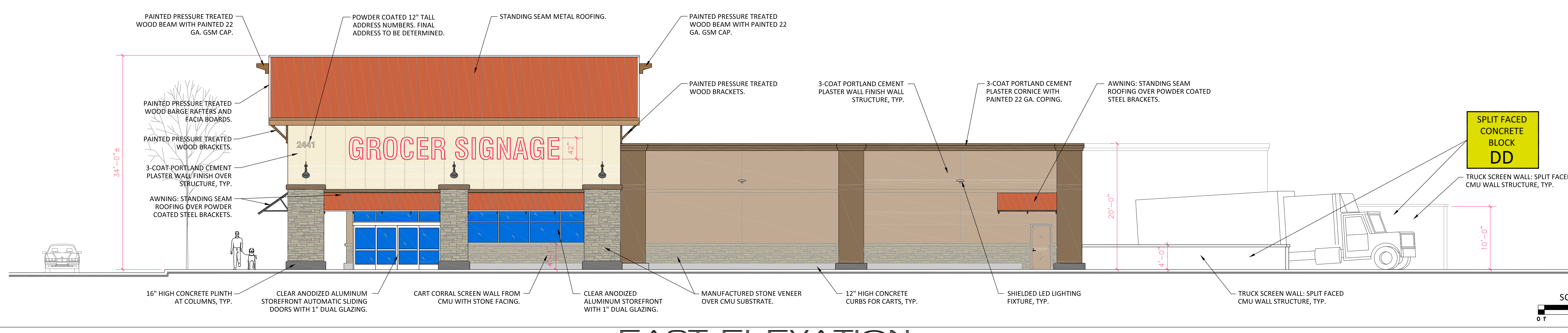
OVERALL SOUTH ELEVATION (with ADJACENT EXISTING TJ MAXX)

SCALE: 3/32" = 1'-0"
0 1 5 10 20



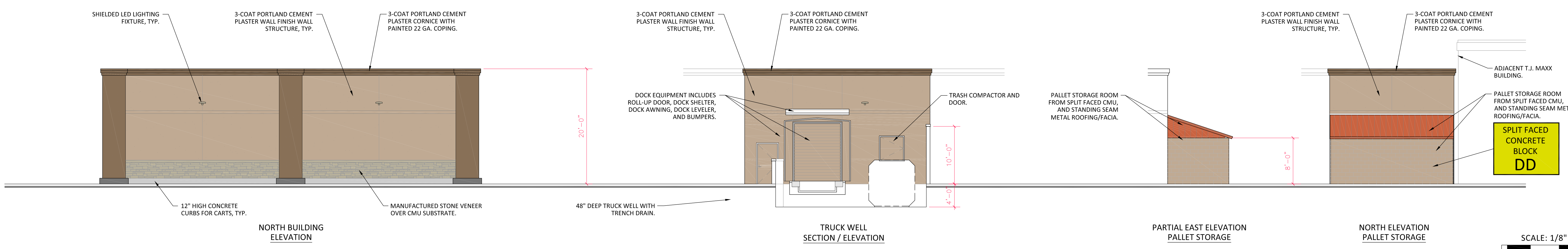
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
0 1 5 10 20



EAST ELEVATION

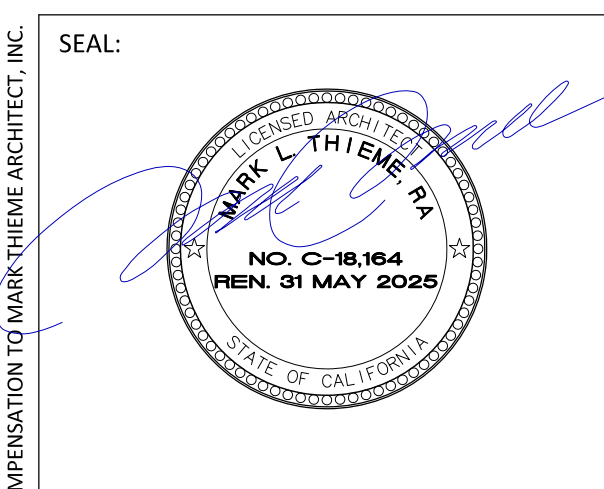
SCALE: 1/8" = 1'-0"
0 1 5 10 20



LOADING DOCK AREA ELEVATIONS

SCALE: 1/8" = 1'-0"
0 1 5 10 20

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CONSULTANTS:

PROJECT:
Regency Centers.
Golden Hills Plaza
MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL BUILDING
Golden Hill Road
Paso Robles, Ca 93446

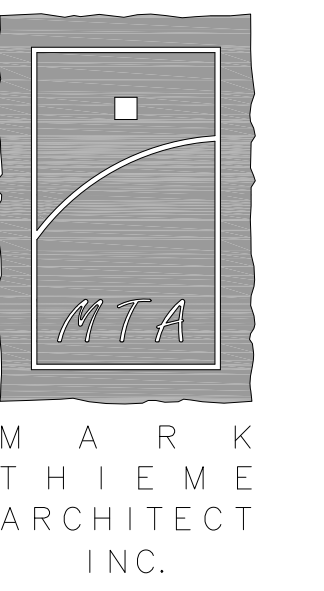
SHEET DESCRIPTION:
PROPOSED EXTERIOR ELEVATIONS
PLANNING EXHIBIT

ISSUES:		REVISIONS:	
NO.	DATE	BY	DESCRIPTION
1	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER: 1610.43
SCALE: AS SHOWN
DATE: BEGIN: 11/15/24
DRAWN BY: MT, RT
CHECKED BY:

SHEET NUMBER:
A3.0
OF SHEETS
CADD FILE NUMBER: 1610.43_PLANNING

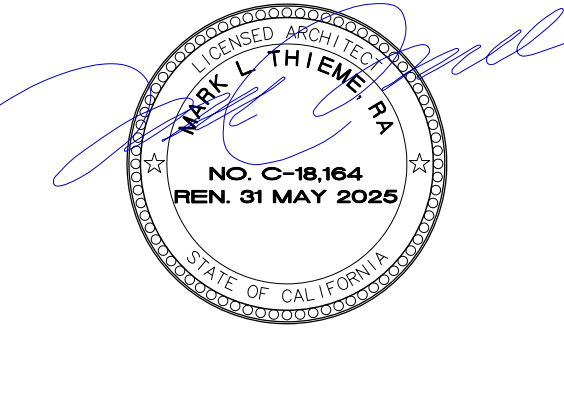
REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25



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SEAL:



CONSULTANTS:

PROJECT:

**Regency
Centers.
Golden
Hills Plaza**

**MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL
BUILDING**

Golden Hill Road
Paso Robles, Ca 93446

SHEET DESCRIPTION:

PROPOSED
EXTERIOR
ELEVATION
FINISHES +
COLOR PALETTE
PLANNING EXHIBIT

ISSUES: REVISIONS:

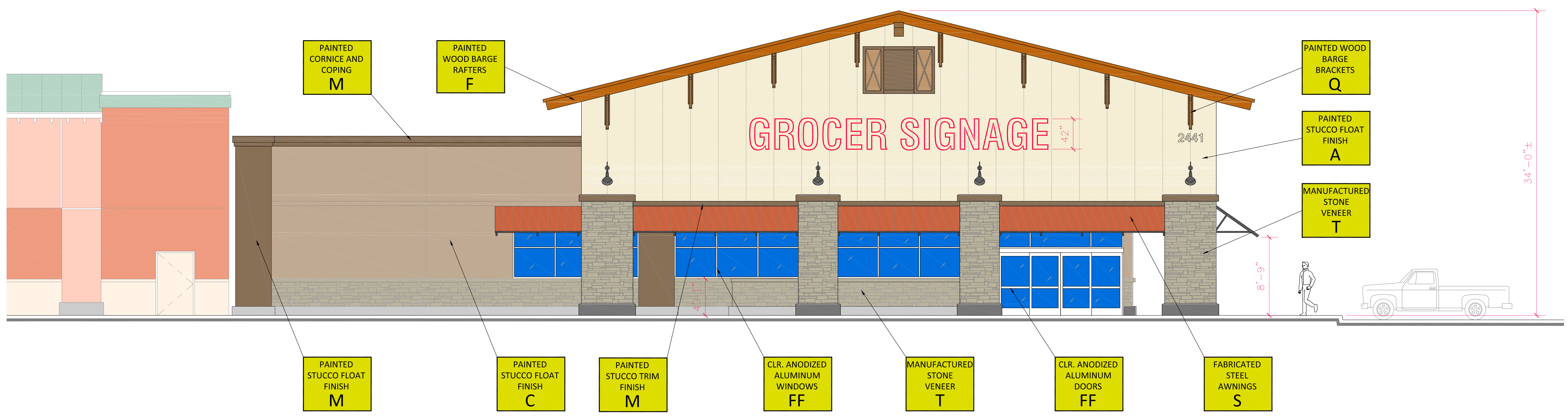
NO.	DATE	BY	DESCRIPTION
1	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER:	1610.43
SCALE:	3/16"=1'-0"
DATE:	BEGIN: 11/15/24
DRAWN BY:	MT, RT
CHECKED BY:	
SHEET NUMBER:	

A3.1

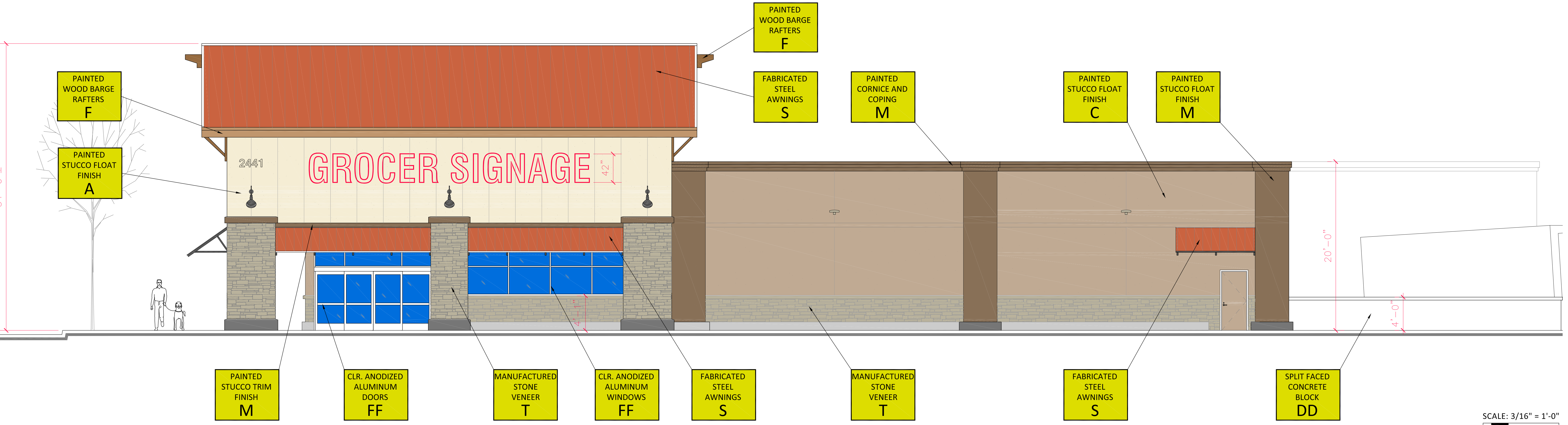
OF SHEETS

CADD FILE NUMBER: 1610.43_PLANNING



SOUTH ELEVATION

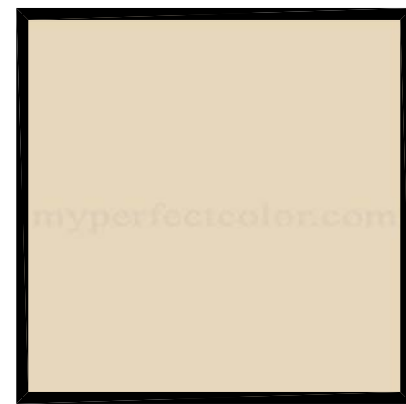
SCALE: 3/16" = 1'-0"



EAST ELEVATION

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

ENTRY CANOPY WALLS



FINISH 'A'
MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO
COLOR: #A1326 PARCHMENT
(OLD #724)
MFR: ICI

FACADE WALLS



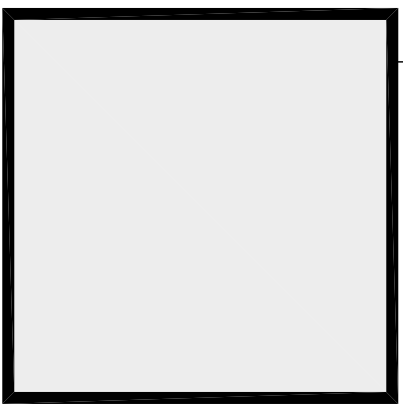
FINISH 'C'
MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO
COLOR: #A3753 ONION SKIN TAN
(OLD #421)
MFR: ICI

**WOOD BARGE
BRACKETS**



FINISH 'Q'
MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
PRESSURE TREATED WOOD
COLOR: #A1593 TOBACCO BROWN
(SUBSTITUTE FOR #266)
MFR: ICI

**ALUMINUM STOREFRONT
DOOR AND WINDOWS**



FINISH 'FF'
MATERIAL: ALUMINUM
DOORS, FRAMES, + MULLIONS
COLOR: CLEAR ANODIZED
MFR: KAWNEER OR EQUAL

**SPLIT FACED
CMU WALLS**



FINISH 'DD'
MATERIAL: SPLIT FACED
CONCRETE MASONRY UNITS
COLOR: OAK COLOR
MFR: ANGELUS

FACIA BOARDS



FINISH 'F'
MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO
COLOR: #268 EMBERGLO
MFR: ICI

**FACADE PILASTERS,
CORNICES, + TRIM**



FINISH 'M'
MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO
COLOR: #510 EASTLAKE
MFR: ICI

**STANDING SEAM METAL
ROOFS/ AWNINGS**



FINISH 'S'
MATERIAL: METAL WITH KYNAR 500 +
HYLAR 5000 RESIN COATING
COLOR: W72
TERRA COTTA
MFR: METAL SALES CORP.

**MANUFACTURED
STONE VENEER**



FINISH 'T'
MATERIAL: STONE - EASTERN
MOUNTAIN LEDGE
COLOR: ASPEN
MFR: CORONADO

STUCCO FINISH:

7/8" 3-COAT PORTLAND CEMENT STUCCO OVER DENSGLASS. FINISH COAT TO BE STOLIT 2.0 OR EQUAL ACRYLIC TEXTURED PRE-MIXED FINISH WITH INTEGRAL COLOR OVER SCRATCH COAT.

MANUFACTURED STONE VENEER:

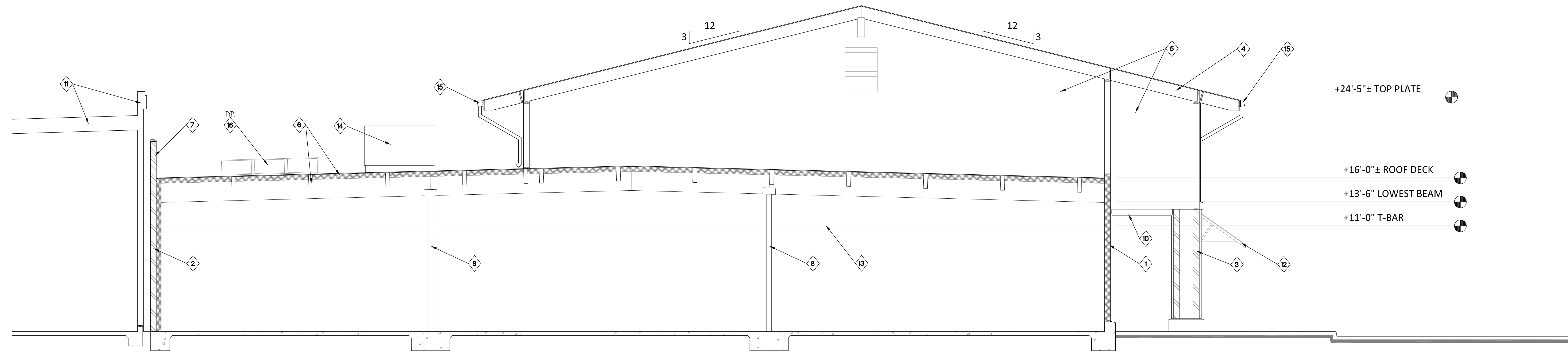
- AT FRAMED WALLS MORTAR STONE VENEER TO PORTLAND CEMENT STUCCO SCRATCH COAT, OVER GALVANIZED EXPANDED METAL LATH, OVER VAPOR BARRIER, OVER SUBSTRATE.
- AT CMU WALLS MORTAR STONE VENEER PORTLAND CEMENT STUCCO SCRATCH COAT, OVER GALVANIZED EXPANDED METAL MECHANICALLY FASTENED TO CMU.

SPLIT FACED CMU:

APPLY CLEAR WATERPROOFING FINISH OVER ALL CMU TO PREVENT WATER PENETRATION INTO THE BUILDING TO REDUCE EFFLORESCENCE.

SITE APPROVED FINISHES:

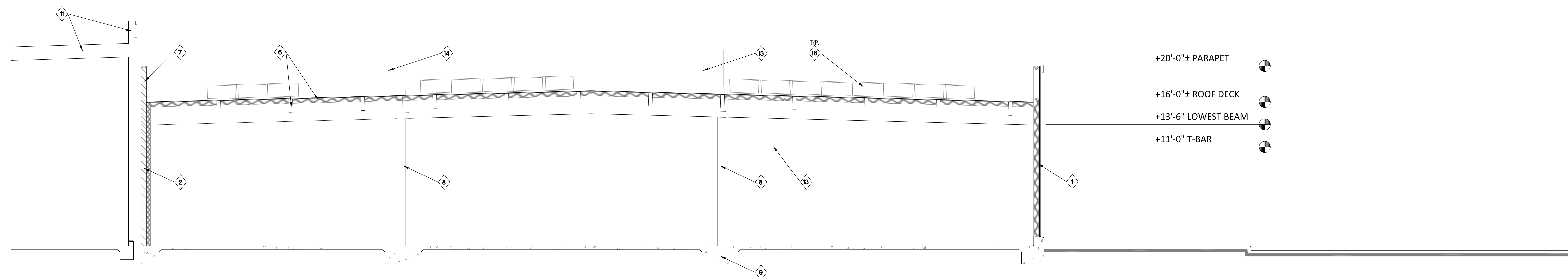
THE FINISHES SHOWN ON THIS SHEET REPRESENT THE PLANNING DEPARTMENT APPROVED COLORS/FINISHES FROM THE ORIGINAL DEVELOPMENT. A FEW COLORS HAVE BEEN SUBSTITUTED AS SOME OF THE COLORS NO LONGER EXIST.



SCALE: 3/16" = 1'-0"
0 1 3 5

EAST - WEST SECTION A-A

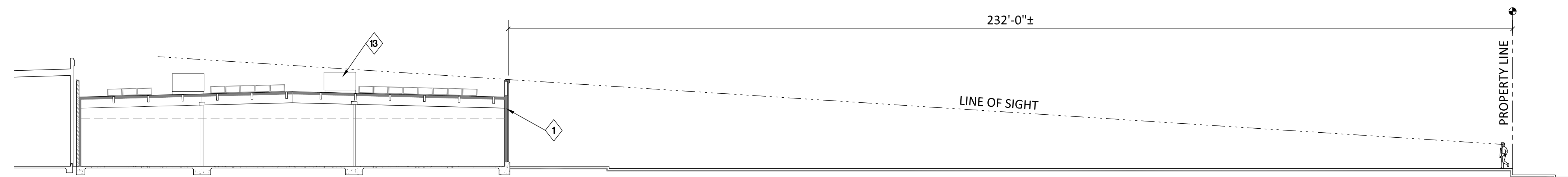
5



SCALE: 3/16" = 1'-0"
0 1 3 5

EAST - WEST SECTION B-B

2



SCALE: 1/16" = 1'-0"
0 10 20 30 40 50

LINE OF SIGHT - SITE SECTION - VIEW TO THE NORTH

6

SHEET NOTES

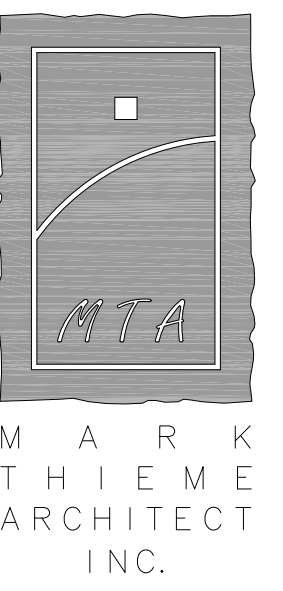
1

- 1 INSULATED WOOD FRAMED BUILDING STRUCTURE FOR FUTURE 'GROCER' TENANT. SEE ALSO OVERALL SITE PLAN SHEET SPD.0, BUILDING FLOOR AND ROOF PLANS ON SHEET A1.0, AND ELEVATIONS ON SHEET A3.0.
- 2 CMU FIRE RATED WALL AT THE T.J. MAXX INTERNAL PROPERTY LINE.
- 3 CMU CANOPY COLUMNS WITH MANUFACTURED STONE FINISH. SEE ELEVATIONS.
- 4 WOOD FRAMED CANOPY ROOF STRUCTURE WITH STANDING SEAM METAL ROOFING. SEE ALSO ROOF PLAN AND ELEVATIONS.
- 5 VENTED ATTIC SPACE.
- 6 WOOD FRAMED INSULATED ROOF FRAMING WITH TPO ROOF MEMBRANE. SEE ALSO ROOF PLAN.
- 7 30" MINIMUM PARAPETS.
- 8 STEEL COLUMNS.
- 9 CONCRETE FOUNDATION.
- 10 WOOD SOFFIT FRAMING WITH STUCCO FINISH, VENTING, AND LIGHTING.
- 11 EXISTING ADJACENT T.J. MAXX BUILDING.
- 12 POWDER COATED STEEL AWNING. SEE ELEVATIONS.
- 13 LINE OF FUTURE TENANT'S T-BAR CEILING.
- 14 10 TON ELECTRICAL HEAT PUMPS. RTU'S PROVIDED BY TENANT. SEE ROOF PLAN.
- 15 GUTTER AND DOWNSPOUT, SEE ROOF PLAN.
- 16 SOLAR PANELS, SEE ROOF PLAN.

ISSUES:		REVISIONS:	
NO.	DATE	BY	DESCRIPTION
(P)	2/7/25	MT	SITE + DESIGN REVIEW SUBMIT

JOB NUMBER: 1610.43
SCALE: 3/16"=1'-0"
DATE: BEGIN: 11/15/24
DRAWN BY: MT, RT
CHECKED BY:

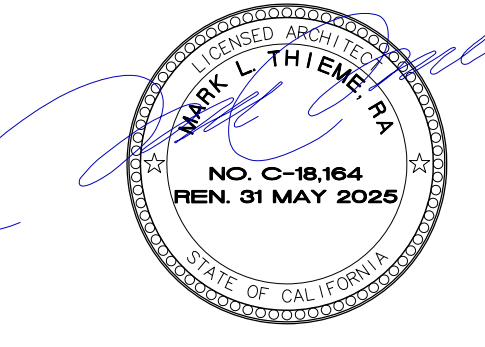
SHEET NUMBER:
A4.0
OF SHEETS
CADD FILE NUMBER: 1610.43_PLANNING



MARK THIEME ARCHITECT INC.

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Suite 134
Benicia, Ca 94510
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mthieme@mtarc.com

SEAL:



CONSULTANTS:

PROJECT:

Regency Centers.

Golden Hills Plaza

MAJOR 4
PLANNING REVIEW
PROPOSED RETAIL
BUILDING

Golden Hill Road
Paso Robles, Ca 93446

SHEET DESCRIPTION:

PROPOSED
BUILDING
SECTIONS +
LINE OF SIGHT
DIAGRAM
PLANNING EXHIBIT

REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25

WLS LIGHTING SYSTEMS LLSLS SERIES

SPECIFICATIONS

SHADES - Spun aluminum. Two shade styles available. A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum floor frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to clear frame (includes pressure-equalizing breather). Optical unit is latched and provides easy access to driver. Door frame retaining fasteners are captive.

MOUNTING - Classic Hook (CH), Side Arm (SA) - 4" O.D. minimum pole top required, Wall Mount (W) - for use with SA style, Universal Pole Clamp (PC) available. Side Arm pole mount requires 3" radius drilling pattern. Classic Hook mount requires 4" O.D. pole or fence.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) or Warm White (3000K) color temperatures. 70 CRI, CW, CC, BW and WW.

OPERATING TEMPERATURE - 40°F to +122°F (+4°F to +122°F).

FINISH - Each fixture is finished with WLS DuraGrip polymer powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DISTRIBUTION PATTERNS - Types 3, 1P and 5. Exceptional uniformity creates bright environment at lower light levels. Improved high-gain cutoff minimizes light trespass.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120/277VAC (50/60Hz) input and 347-480VAC. Optional button-type photocells (PCs) are available in 120, 208, 240, 277 or 347 volt supply voltage must be specified.

DRIVERS - Available in 55 (Super Saver) and HD (High Output) drive currents. Drive currents are factory programmed. Components are fully enclosed in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components are easily accessible.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BL - 8-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

LISTINGS - UL listed in U.S. and Canadian safety standards. Suitable for wet locations.

Approved By: _____ Project Name: _____
 Location: _____ Date: _____
 P.O. Box 100519 • Fort Worth, TX 76185 • 800.633.8711 • Fax: 817.735.4824 • www.wslighting.com • Consider the Impact

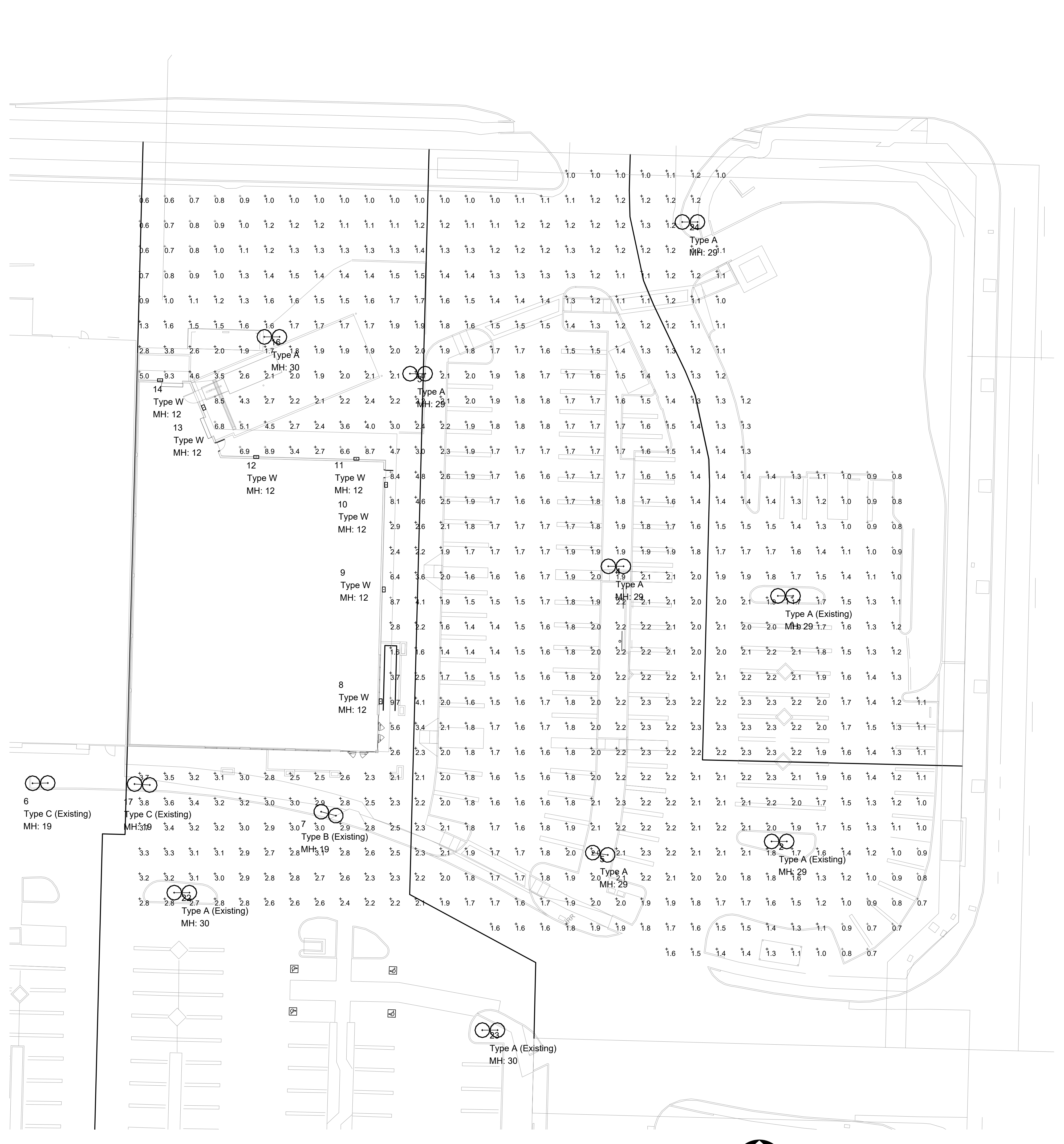
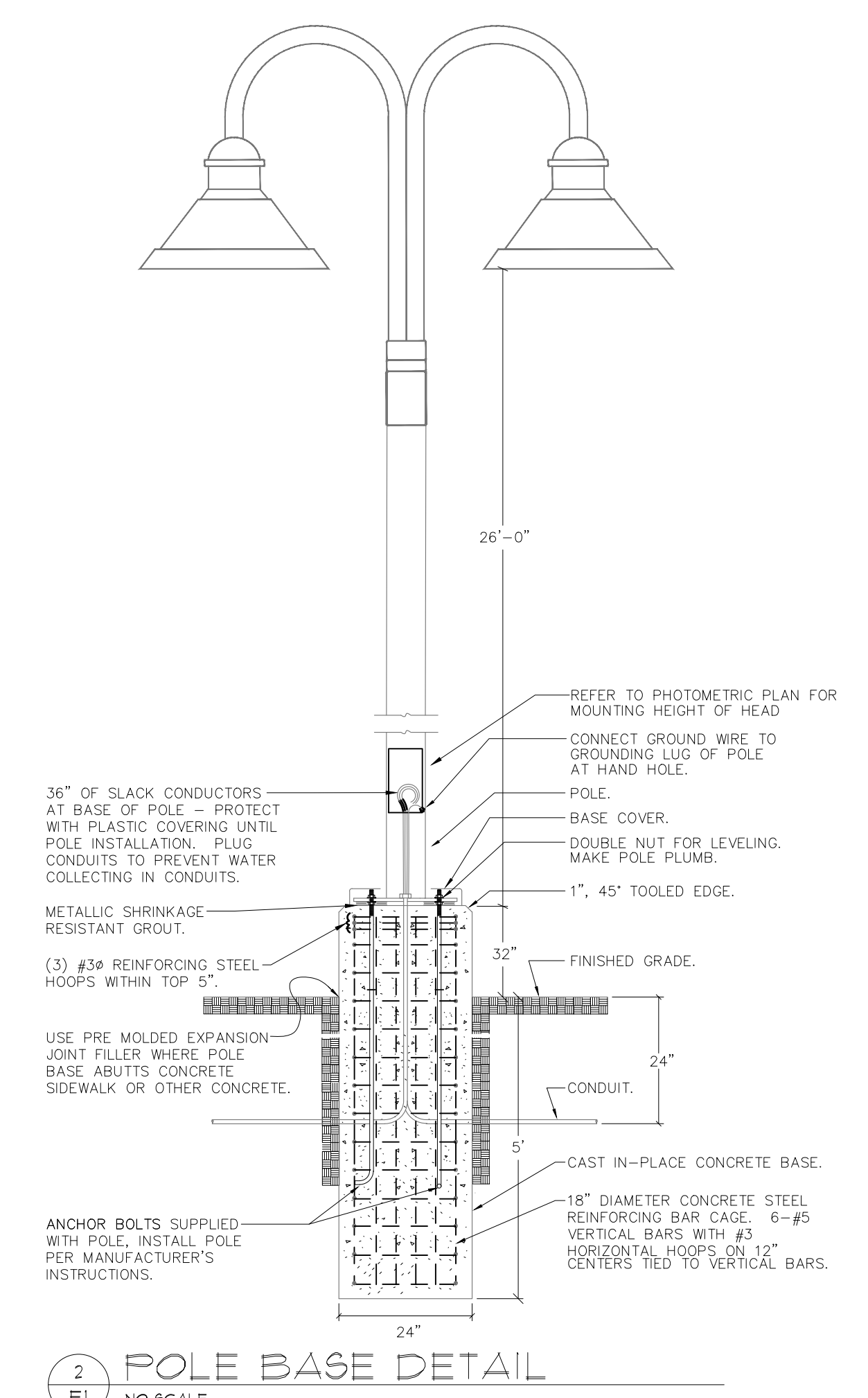
LLSLS SERIES

ORDERING INFORMATION - SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	SOURCE	DRIVER	TEMP	VOLTAGE	FINISH	STYLE	CONFIGURATION	ACCESSORIES
LLSLS-A	5	LED	HO	CW	120	BLK	CH	S	NA

FRONTVIEW:

Approved By: _____ Project Name: _____
 Location: _____ Date: _____
 P.O. Box 100519 • Fort Worth, TX 76185 • 800.633.8711 • Fax: 817.735.4824 • www.wslighting.com • Consider the Impact



Calculation Summary

Label	CalcType	Max	Min	Max/Min	Avg
CalcPts_1	Illuminance	9.7	0.6	16.17	1.92

Luminaire Schedule

Symbol	Label	Lum. Lumens	Lum. Watts	Qty	Description	BUG Rating
[Symbol]	Type W	3133	22.55	11	Lithonia - WDGE2 LED P3 40K 80CRI VF	B1-U0-G0
[Symbol]	Type A	10358	67.79	5	WLS Lighting - LLSLS-A 5 LED HO NW UE BZX SA4 D180	B4-U0-G2
[Symbol]	Type A (Ex)	10358	67.79	4	WLS Lighting - LLSLS-A 5 LED HO NW UE BZX SA4 D180	B4-U0-G2
[Symbol]	Type B (Ex)	8056	50.9	1	WLS Lighting - LLSLS-A 5 LED HO NW UE BZX SA4 D180	B4-U0-G2
[Symbol]	Type C (Ex)	8056	50.9	2	WLS Lighting - LLSLS-A 5 LED HO NW UE BZX SA4 D180	B4-U0-G2

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SEAL:

CONSULTANTS:

PROJECT:

Regency Centers.
Golden Hills Plaza
MAJOR 4
 PLANNING REVIEW
 PROPOSED RETAIL
 BUILDING

Golden Hill Road
Paso Robles, Ca 93446

SHEET DESCRIPTION:

PROPOSED
MAJOR 4
PHOTOMETRIC
PLAN

ISSUES:

NO.	DATE	BY	DESCRIPTION
1	11/17/24	WT	SITE + DESIGN REVIEW SUBMIT

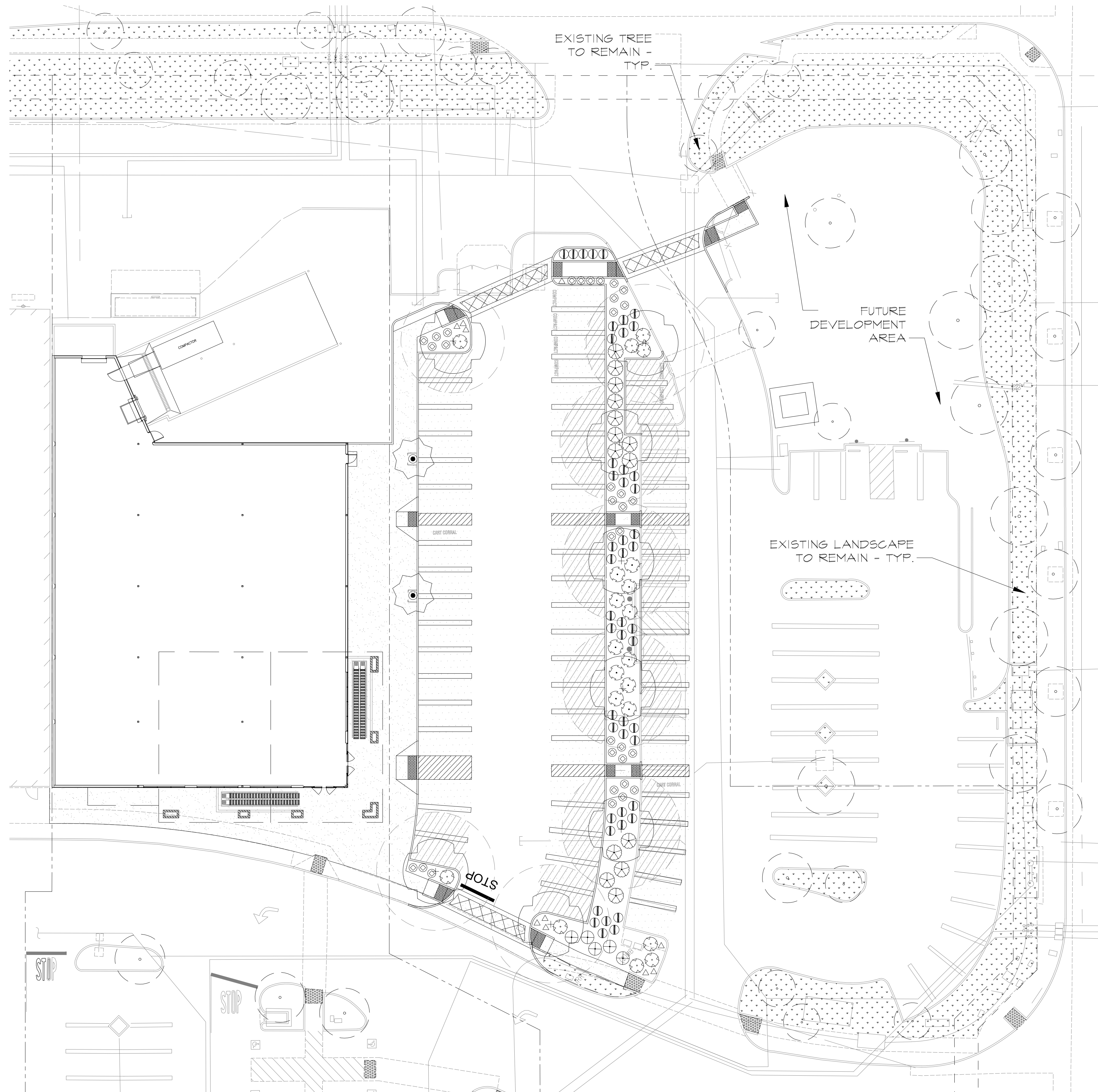
REVISIONS:

NO.	DATE	BY	DESCRIPTION

JOB NUMBER: 25002
 SCALE: 1" = 20'
 DATE: BEGIN: 11/15/24
 DRAWN BY: WVN
 CHECKED BY:
 SHEET NUMBER:

E1
 OF SHEETS
 CADD FILE NUMBER: 25002

REGENCY GOLDEN HILLS PLAZA - MAJOR 4 - PLANNING SUBMITTAL - SITE + DESIGN REVIEW - 7 FEB 25



- LEGEND**
- NOT SHOWN
 - BARK MULCH-ALL PLANTERS
 - ORGANIC RECYCLED CHIPPED WOOD MULCH- PLACE 3" MIN. DEPTH
 - 1/2" - 3" LENGTH DECORATIVE BARK COLORED BROWN TO MATCH EXISTING
 - NO VISIBLE CONTAMINANTS. PLACE 3" MIN. DEPTH OF BARK IN ALL PLANT BASINS
 - EXISTING LANDSCAPE TO REMAIN, PROTECT IN PLACE, EXISTING LANDSCAPE DAMAGED DURING CONSTRUCTION TO BE REPLACED WITH LIKE OR EQUAL VALUE.
 - EXISTING TREE TO REMAIN

LANDSCAPE NOTES:

THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR UPON FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE, INCLUDING WATER SCHEDULING AND MOWING, FOR THE ONE YEAR GUARANTEE PERIOD. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR. TAG ALL REPLACED PLANT MATERIAL WITH REPLACEMENT DATE.

SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE AFTER PLANTERS ARE BROUGHT TO GRADE PER CIVIL GRADING PLAN. ALL SOIL ANALYSIS AND REPORTS SHALL SATISFY THE REQUIREMENTS OF 492.5 IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE FOR A SOIL MANAGEMENT REPORT. THE RESPONSIBILITY OF PREPARATION THIS REPORT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE CITY. SHRUB PLANTERS: COLLECT A MINIMUM OF 16 SOIL SAMPLES FROM ON-SITE PLANTER AREAS AFTER PLANTERS HAVE BEEN BROUGHT TO GRADE. THOROUGHLY MIX THE COLLECTED SAMPLES AND SUBMIT ONE MIXED SAMPLE FOR ANALYSIS WITH RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENT. PLANTER AREA SOILS SHALL BE AMENDED PER THE SOIL ANALYSIS RECOMMENDATIONS TO A MIN. DEPTH OF 6" PRIOR TO PLANTING. AT MINIMUM FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF FOUR CUBIC YARDS PER 1000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO EXISTING SOIL. PLANTER AREAS TO A DEPTH OF 12" PRIOR TO AMENDING. SPREAD AMENDMENT AND INCORPORATE PER SOIL ANALYSIS RECOMMENDATIONS OR MIN. STATED WHICH EVER IS GREATER. RAKE OUT ALL ROCK AND DEBRIS GREATER THAN 1/2" DIA. RAKE TO AN EVEN GRADE. SOIL REPORT SHALL INCLUDE SOIL INFILTRATION RATE FOR IRRIGATION SCHEDULING. PLANT BACKFILL SHALL BE AMENDED AT THE TIME OF PLANTING PER THE SOIL RECOMMENDATIONS. IN ROCK MULCH AREAS WHERE SHRUBS AND OR TREES ARE AT A MINIMUM OF 10" OO. SOIL AMENDING MAY BE PROVIDED PER INDIVIDUAL PLANT FIT BACKFILL ONLY. ALL PLANTS SHALL BE SPRAYED WITH VERMA-PLEX OR EQUAL ORGANIC FOLIAR FERTILIZER AFTER INSTALLATION. SOIL SHALL NOT BE FILLED OR AMENDED WITHIN THE DRIP LINE OF EXISTING TREES IF PRESENT ON-SITE. A COPY OF THE SOIL ANALYSIS AND SOIL AMENDMENTS INCORPORATED SHALL BE SUBMITTED THE OWNER AND THE CITY AS PART OF THE PROJECT LANDSCAPE DOCUMENTATION PACKAGE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON THE PLAN. SYMBOLS PREVAIL OVER QUANTITIES LISTED IN THE PLANT LEGEND.

24 HR. MIN. NOTICE TO THE OWNER REPRESENTATIVE REQUIRED FOR PLANT MATERIAL REVIEW PRIOR TO PLANTING.

ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK" SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL PRIOR TO PLANTING MAY RESULT IN REJECTION AND THE CONTRACTOR SHALL REPLACE ALL REJECTED PLANT MATERIAL AT HIS EXPENSE. THE OWNER RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.

A MIN. OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:

- PRECONSTRUCTION MEETING WITH ALL PARTIES.
- PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION.
- PLANT LOCATIONS STAKED, PRIOR TO PLANTING.
- FINAL PROJECT WALK-THROUGH.
- ADDITIONAL SITE OBSERVATIONS DETERMINED BY THE OWNER'S REPRESENTATIVE OR CONTRACTOR.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:

- ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION.

SUBMIT 1 DIGITAL COPY OF ALL LANDSCAPE MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION. SUBMIT DIGITAL PHOTOS OF ALL PLANT MATERIAL WITH A STANDARD MEASURING DEVICE CLEARLY VISIBLE FOR APPROVAL AND RECORD PRIOR TO DELIVERY TO THE SITE.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S SITE SUPERINTENDENT IN VERIFYING ELEVATION OF FINISHED GRADE PER CIVIL IS COMPLETE AND IN PLACE PRIOR TO START OF WORK.

THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANTER AREAS PER CIVIL ENGINEER'S GRADING PLAN AFTER GRADING/LANDSCAPE IMPROVEMENTS ARE COMPLETE.

LANDSCAPE CALCULATIONS

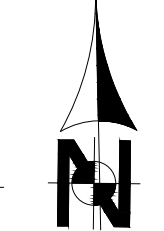
TOTAL PARKING STALLS = 62
 PARKING AREA LANDSCAPE REQUIRED (8 SF. / 1 STALL) = 496 SF.
 PARKING AREA LANDSCAPE PROVIDED = 2,170 SF.
 TOTAL PARKING AREA = 10,760 SF.
 PARKING AREA SHADE REQUIRED (25%) = 2,690 SF.
 PARKING AREA SHADE PROVIDED (41%) = 4,428 SF.

PLANT LIST

SYM. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT
8	PISTACIA C. KEITH DAVEY	CHINESE PISTACHE	24" BOX or B4B	L	50' X 30'
2	LAGERSTROEMIA 'DYNAMITE RED'	GRAPE MYRTLE STD. TRUNK	24" BOX or B4B	L	15' X 15' SINGLE TRUNK
GRASSES					
41	LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
DROUGHT TOLERANT SHRUBS					
14	NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5'
5	ROSA MEIDLAND FIRE'	FIRE MEIDLAND ROSE	5 GAL.	M	2' X 4'
11	CALLISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	5 GAL.	L	3' X 3'
9	LANTANA 'SPREADING SUNSET'	LANTANA	5 GAL.	L	2' X 5'
PERENNIALS					
10	ACHILLEA MOONSHINE	YARROW	1 GAL.	L	2' X 2'
34	DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'

NOTE: ROOT BARRIERS SHALL BE INSTALLED PER TREE PLANTING DETAIL SHEET L3.1 WHERE TREES ARE WITHIN 10' OF PAVEMENT.

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



NO.	REVISIONS	BY

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LICENSED LANDSCAPE ARCHITECT
 BARBARA M. WRIGHT
 No. 4511
 12/27/19
 2/14/25
 STATE OF CALIFORNIA

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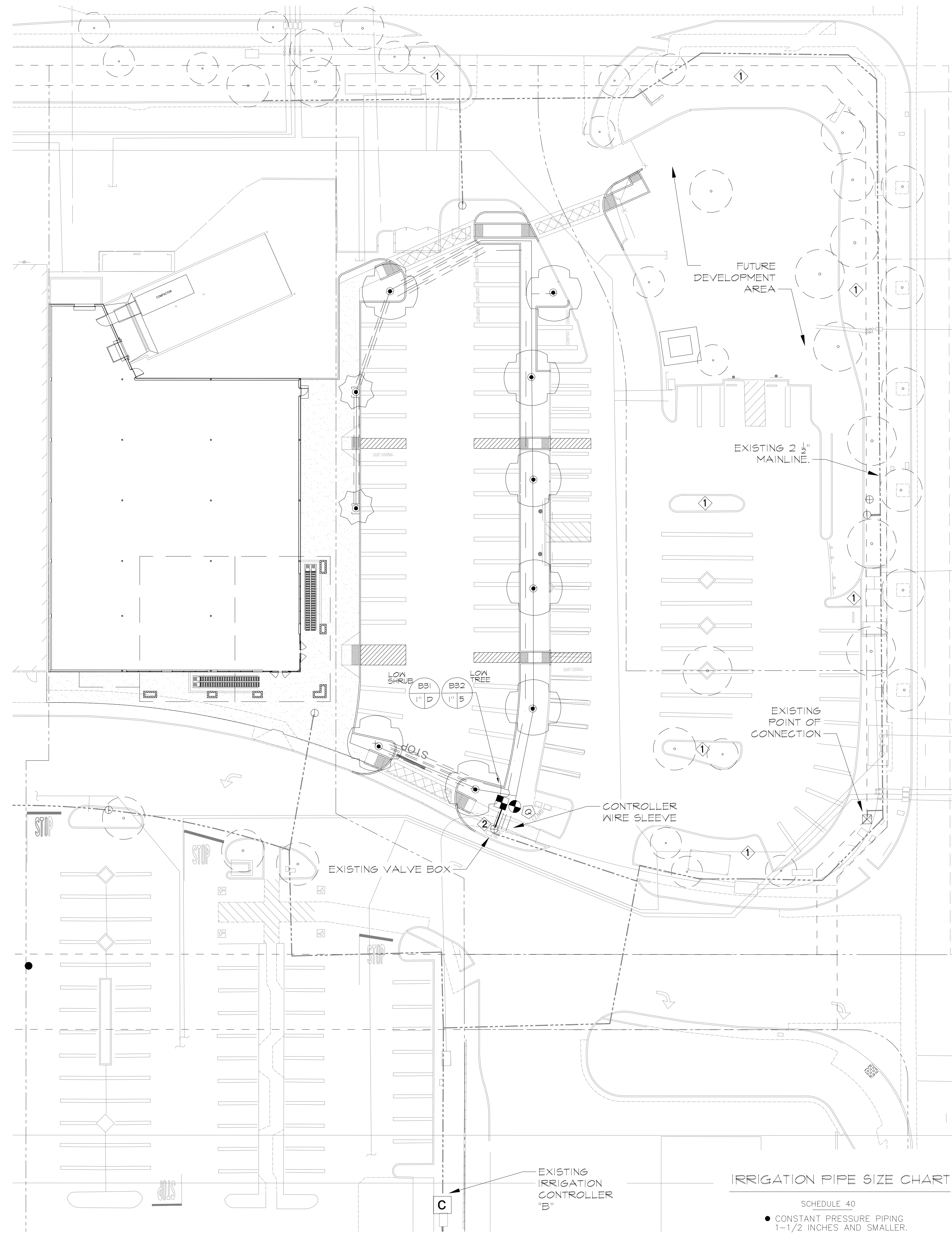
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LANDSCAPE PLAN
OF FOR
PASO ROBLES, CALIFORNIA
DRAWN BY: KRW | CHECKED BY: BH | DEPARTMENT:

ORIGINAL ISSUE DATE:
 CURRENT SET ISSUE DATE: (01.06.2025)
 PERMIT SET / CONSTRUCTION ISSUE DATE:
 DRAWING NUMBER:
L1.1
 OF X SHEETS

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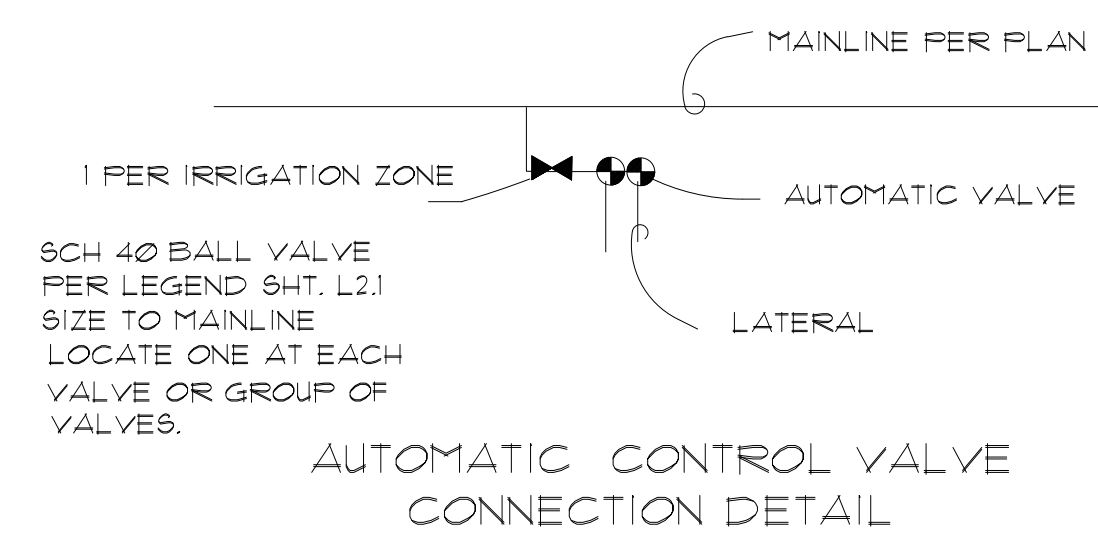


IRRIGATION LEGEND:

SYMBOL	MFG.	COMMENTS	
FOC		POINT OF CONNECTION (CONNECT TO IRRIGATION WATER MAINLINE SUPPLY LINE) IRRIGATION WATER METER - EXISTING	
⊠		EXISTING 2" DIA. 'FEBCO' R.P. BACKFLOW DEVICE. TO REMAIN. VERIFY LOCATION PRIOR TO INSTALLATION. ENSURE DEVICE COMPLIES WITH ALL LOCAL CODES/ORDINANCE.	
⊕		VALVE IDENTIFICATION NUMBER AND CONTROLLER LETTER IDENTIFICATION	
⊕		VALVE SIZE - "X" GALLONS PER MINUTE OR "D" FOR DRIP IRRIGATION	
SYMBOL	MFG.	SERIES/MODEL	COMMENTS
⊠	RAINBIRD	XCZ-100-FRB-COM (8psi min.-3 gpm min)	CONTROL ZONE/FILTER KIT - 1" (MAX. FLOW OF 20 GPM)
⊕	RAINBIRD	FEB-R SERIES	REMOTE CONTROL VALVE FOR TREE BUBBLERS/SPRAY HEADS (SIZE AS NOTED)
⊕	AMERICAN	500 SERIES	GATE VALVE / ISOLATION VALVE (SIZE PER MAINLINE)
⊕	RAINBIRD	RUB(2) WITH (1/4") BUBBLER EA.	PRESS. COMP. BUBBLERS 20-30 PSI G.P.M. - 25 ea.
C			EXISTING IRRIGATION CONTROLLER 'B'
SYMBOL	MFG.	SERIES/MODEL	COMMENTS
---			EXISTING IRRIGATION MAINLINE.
---			DRIP LATERAL 3/4" SCH 40 PVC
---			TREE BUBBLER LATERAL
---			IRRIG. MAIN 1" SCH 40 PVC
---			TORO (or equal) TORO 3/4" FLEXIBLE TUBING TURBO-50 EMITTERS
---			SLEEVE 3/4" SCH 40 PVC
⊕	RAINBIRD	4NP	1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER

IRRIGATION LEGEND NOTES

- EXISTING LANDSCAPE IRRIGATION SYSTEM TO REMAIN. ENSURE PROPER OPERATION AND COVERAGE OF IRRIGATION DURING AND AFTER NEW CONSTRUCTION.
- NEW IRRIGATION VALVE CIRCUIT CONNECTION TO (E) IRRIGATION MAINLINE. CONNECT NEW IRRIGATION MAINLINE AT THE SAME SIZE DIAMETER OR GREATER OF EXISTING IRRIGATION MAINLINE.



IRRIGATION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS THE REQUIREMENTS OF THE CITY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.
- SLEEVES ARE NOT SHOWN AT PAVEMENT CROSSINGS. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SLEEVING WITH THE GENERAL CONTRACTOR. FAILURE OF INSTALLING SLEEVES PRIOR TO PAVING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED AT HIS EXPENSE. PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL SLEEVES SHALL BE A MINIMUM OF 18" DEPTH. MAINLINE SLEEVES SHALL BE A MINIMUM 24" DEPTH. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROLLER WIRE SLEEVES SHALL BE 2X THE SIZE FOR THE REQUIRED NUMBER OF WIRES. BACKFILL MIN. 4" SAND.
- MAINLINE SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 24" BELOW THE SUBGRADE. THE TRENCH SHALL BE CLEANED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 4" OVER THE SLEEVE OVER AND UNDER THE SLEEVE. BACKFILL TRENCH WITH 1/8" MINUS.
- ALL MAIN LINES SHALL BE PRESSURE TESTED AT (20 PSI) FOR A MINIMUM 24 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING Emitter HEADS.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING VALVES, ETC. SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS UNDER ROADWAYS AND PAVING.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.
- SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATIONS BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT FURNISHED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS, AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER PURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.
- THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER WIRING TO THE CONTROLLER LOCATION, CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
- INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED. INSTALL RCV, ID TAGS MANUFACTURED BY T. CHRISTY, ENT. STANDARD SIZE 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
- ALL VALVE CONTROL WIRE SHALL BE SIZED PER CONTROLLER AND VALVE MANUFACTURER'S RECOMMENDATIONS, BUT NOT TO BE LESS THAN NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL MATERIAL OTHER THAN SAND AROUND THE MAINLINE SHALL BE FREE OF ROCKS, CLODS AND OTHER EXTREMELY MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY.
- AT JOB COMPLETION, SUPPLY OWNER WITH ONE (2) SETS OF MATCHING QUICK COUPLER VALVE KEY AND HOSE SUIVEL AND TWO (2) KEYS FOR EACH CONTROLLER, ALL MANUFACTURERS INFORMATION.
- ACCURATELY AND NEATLY MARK ALL FIELD CHANGES MADE DURING CONSTRUCTION ON A DAILY BASIS ON ONE PLAN SET. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO OWNER FOR RECORD. DIMENSION MAINLINE OFF BACK OF CURB OR SIDE WALK FOR REFERENCE ON CONSTRUCTION PLAN SET. LOCATE ALL RAIN SENSORS, DRAINS ON THE PLAN, A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR.
- REUSE OR RECYCLE EXCESS CONSTRUCTION MATERIAL.
- PROVIDE (1) DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY PRESSURE AT THE POINT OF CONNECTION. THE SYSTEM IS DESIGNED WITH A MINIMUM OF 50 PSI AT THE METER POINT OF CONNECTION. PRESSURE REGULATING DEVICES SHALL BE REQUIRED IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

IRRIGATION PIPE SIZE CHART

SCHEDULE 40

- CONSTANT PRESSURE PIPING 1-1/2 INCHES AND SMALLER.
- INTERMITTENT-PRESSURE LATERAL PIPING

1/2"	==	0-4 GPM
3/4"	==	5-8 GPM
1"	==	9-13 GPM
1-1/4"	==	14-22 GPM
1-1/2"	==	23-30 GPM
2"	==	31-50 GPM

IRRIGATION PLAN

SCALE: 1" = 20'-0"



NO.	REVISIONS	BY

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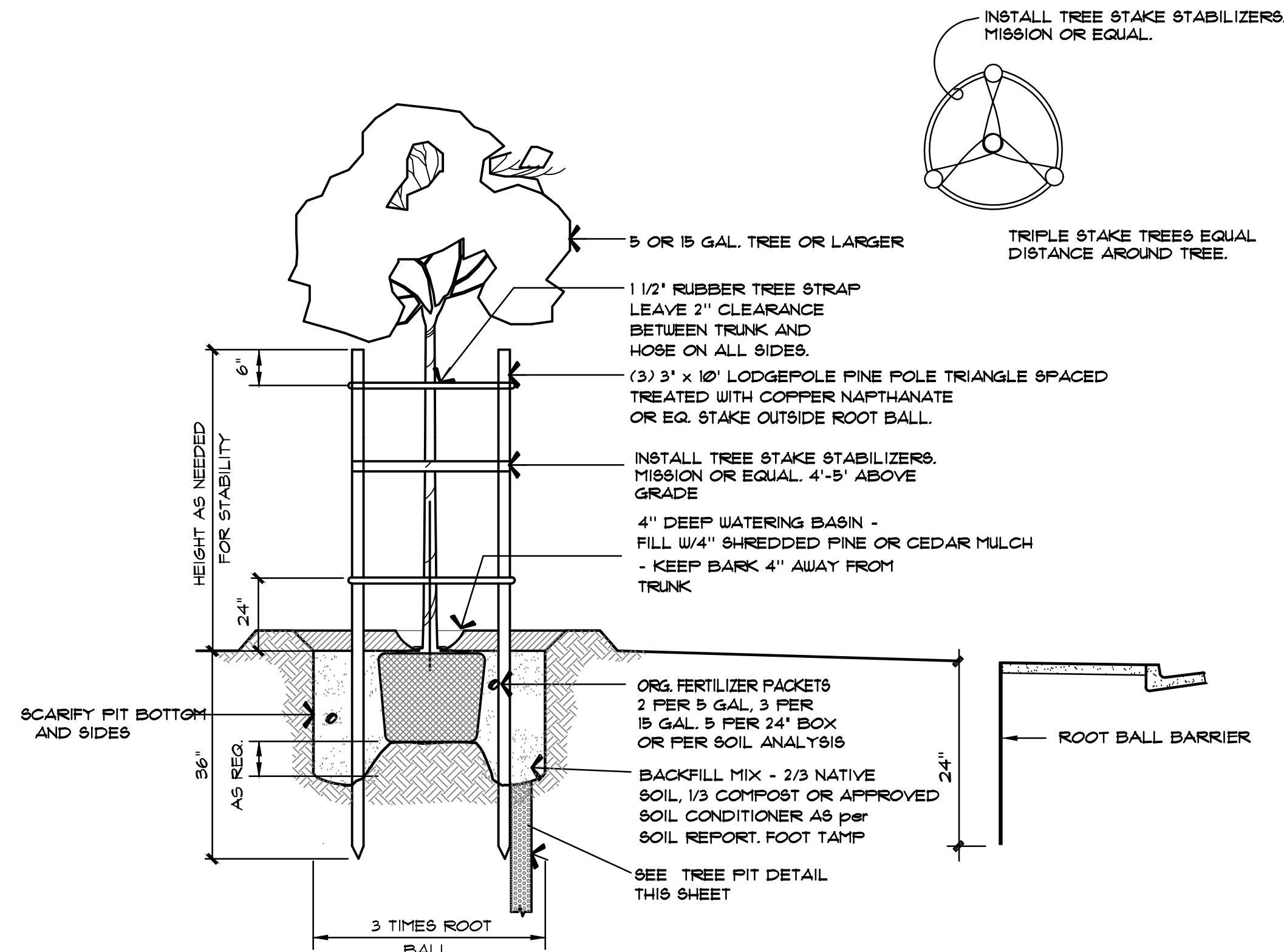
LICENSED LANDSCAPE ARCHITECT
BARBARA M. WRIGHT
No. 4511
12/23/95
2008
STATE OF CALIFORNIA

KIER+WRIGHT

2650 Collier Canyon Road
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Phone: (925) 245-8788
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IRRIATION PLAN OF FOR PASO ROBLES, CALIFORNIA
DRAWN BY: KHT | CHECKED BY: BH | DEPARTMENT:

ORIGINAL ISSUE DATE:
CURRENT SET ISSUE DATE: (01.06.2025)
PERMIT SET / CONSTRUCTION ISSUE DATE:
DRAWING NUMBER:
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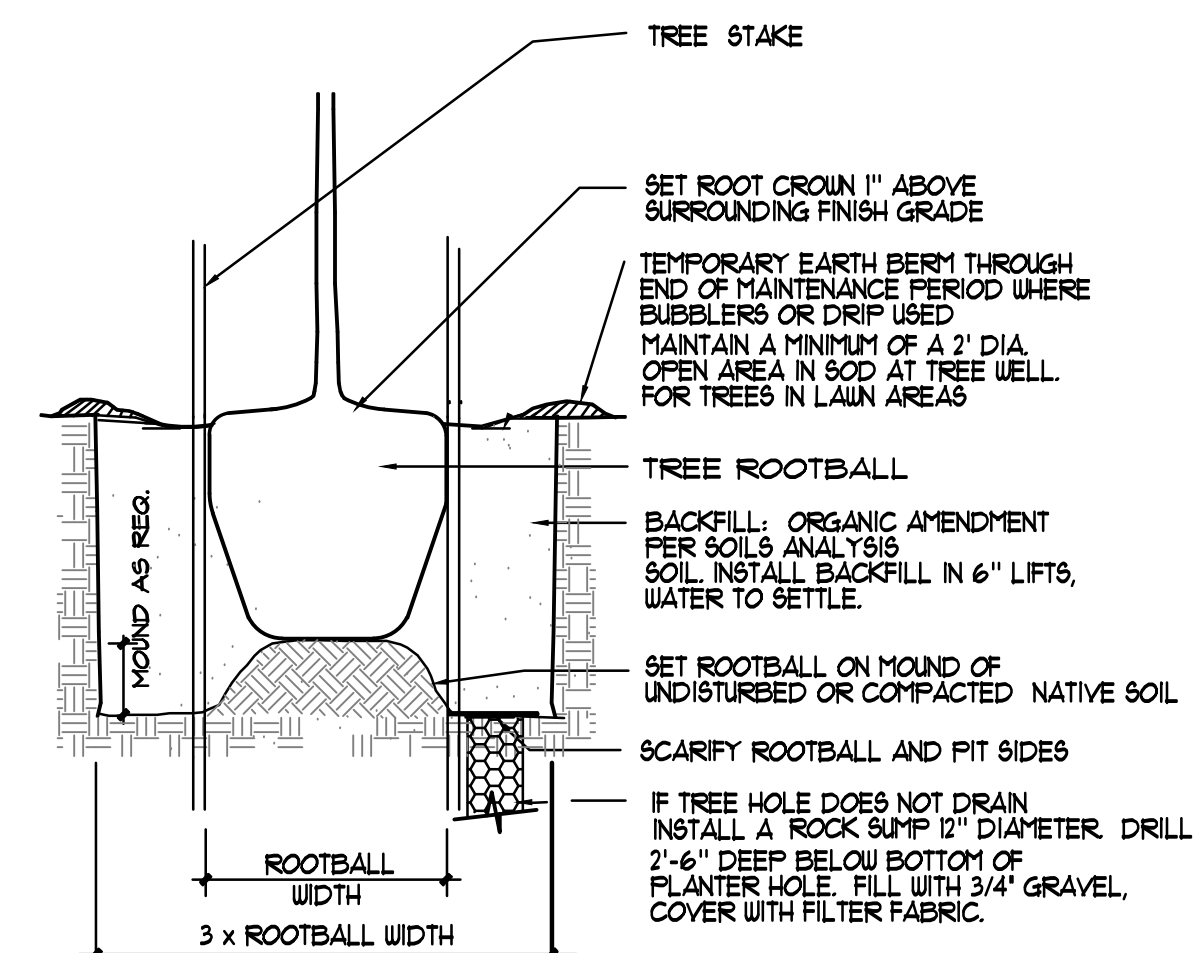


NOTES:

1. TREES SHALL BE 15 GALLON MIN., 24" MAX. SIZE.
2. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10 FEET OR LESS FROM EXISTING OR FUTURE SIDEWALK OR CURB. DEEP ROOT US-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER = 8' CENTERED ON TREE.
3. TREES SHALL BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEMS (INDIVIDUAL BUBBLERS WITH WATERING BASIN).
4. ROOT BARRIERS SHALL NOT BE CUT.

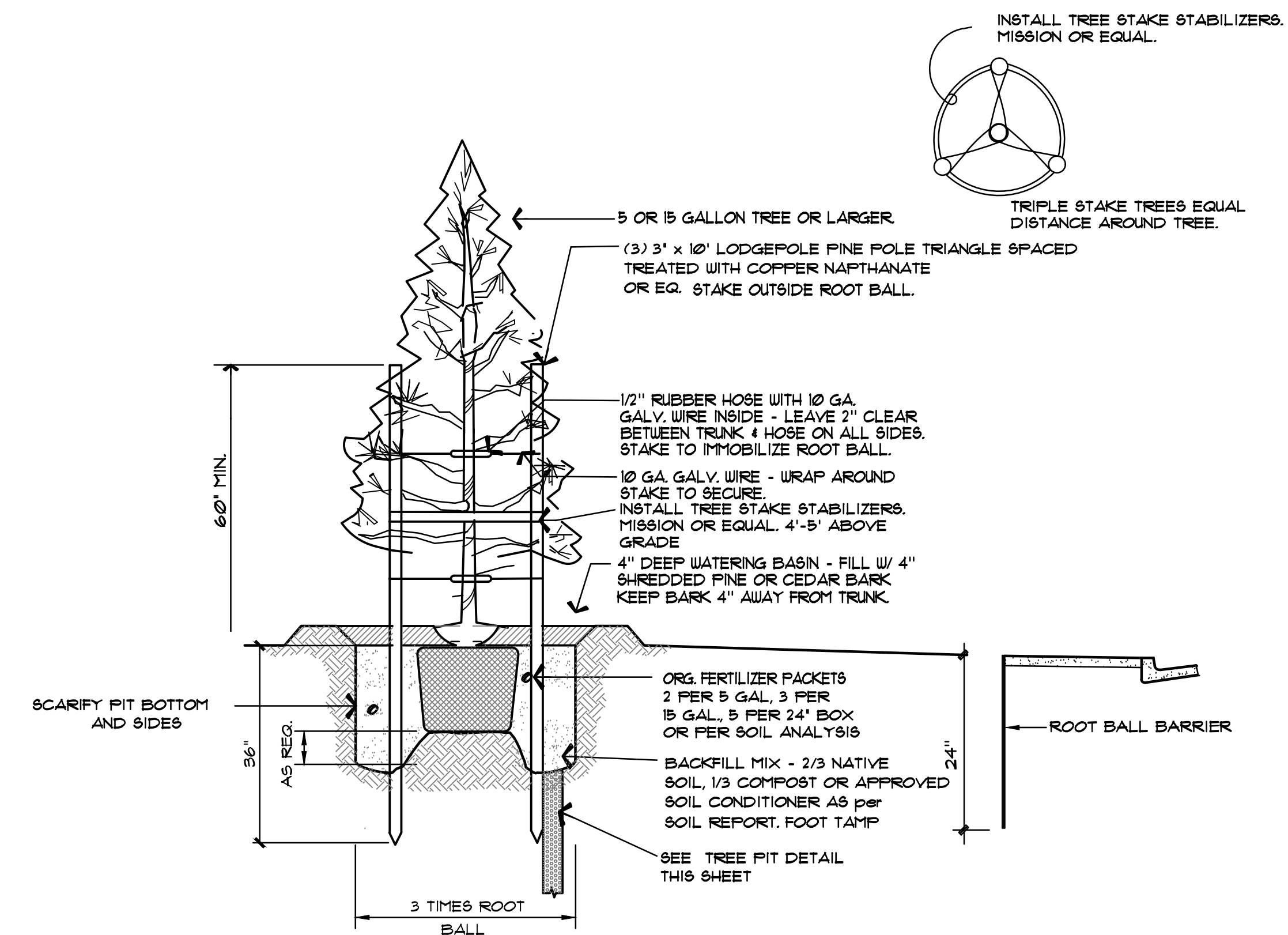
Deciduous Tree Planting

NOT TO SCALE



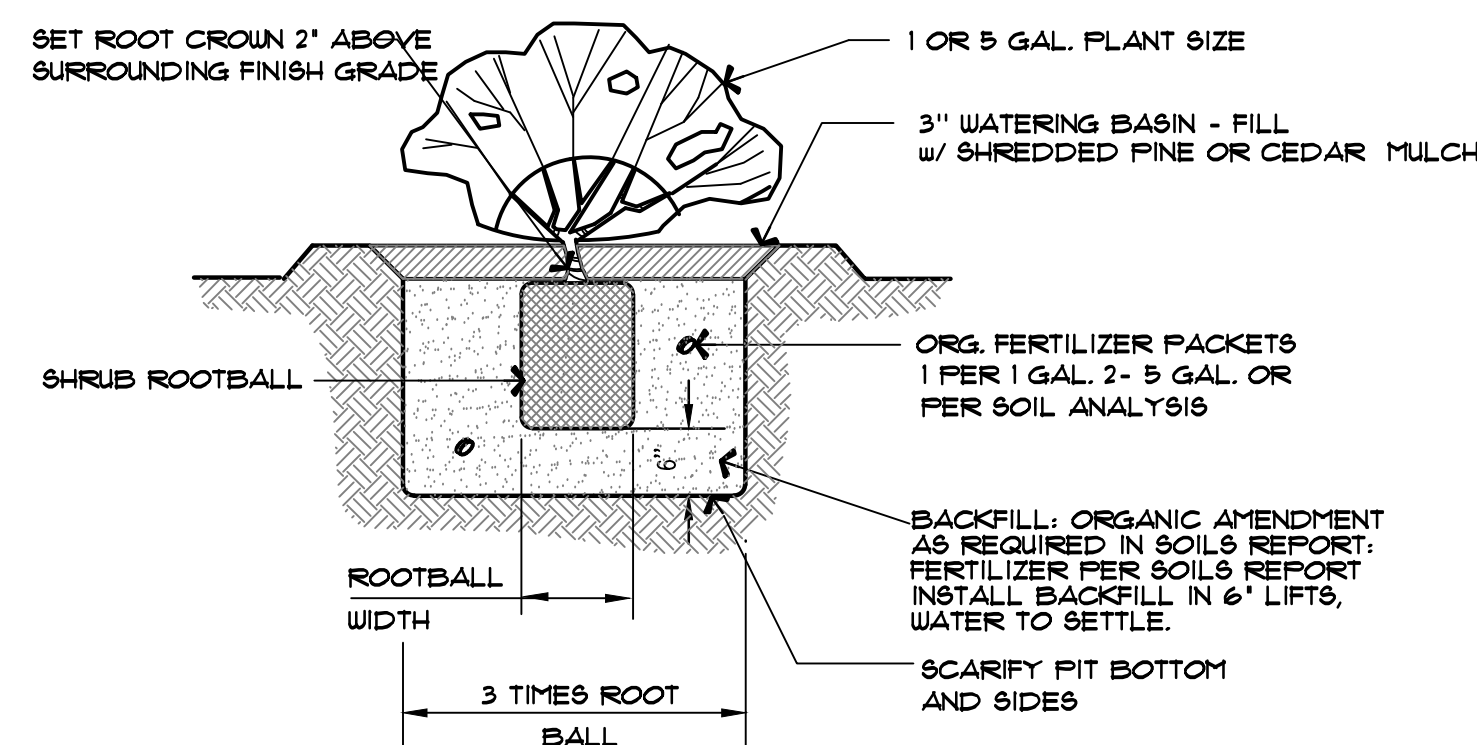
Tree Pit Detail-All Trees

NOT TO SCALE



Evergreen Tree Planting

NOT TO SCALE



Shrub Planting Detail

NOT TO SCALE

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7-4-25

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LANDSCAPE DETAILS

OF

FOR

PASO ROBLES, CALIFORNIA

DRAWN BY: RGT | CHECKED BY: BH | DEPARTMENT:

ORIGINAL ISSUE DATE:

CURRENT SET ISSUE DATE: {01.06.2025}

PERMIT SET / CONSTRUCTION ISSUE DATE:

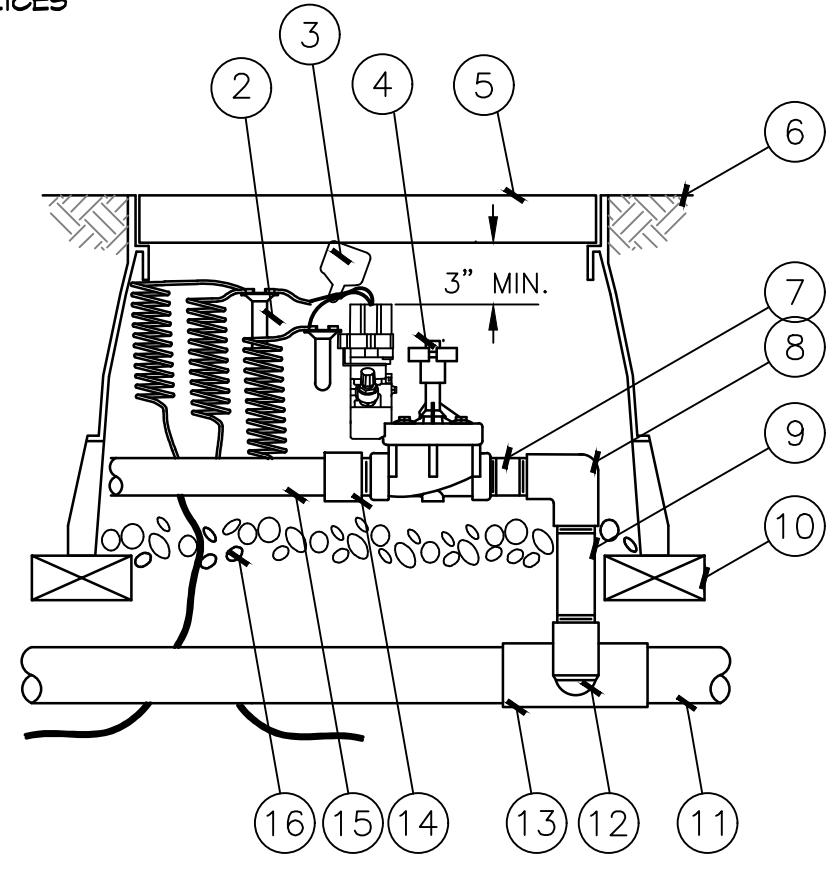
DRAWING NUMBER:

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OF X SHEETS

KIER + WRIGHT PROJECT NUMBER: A23349-1

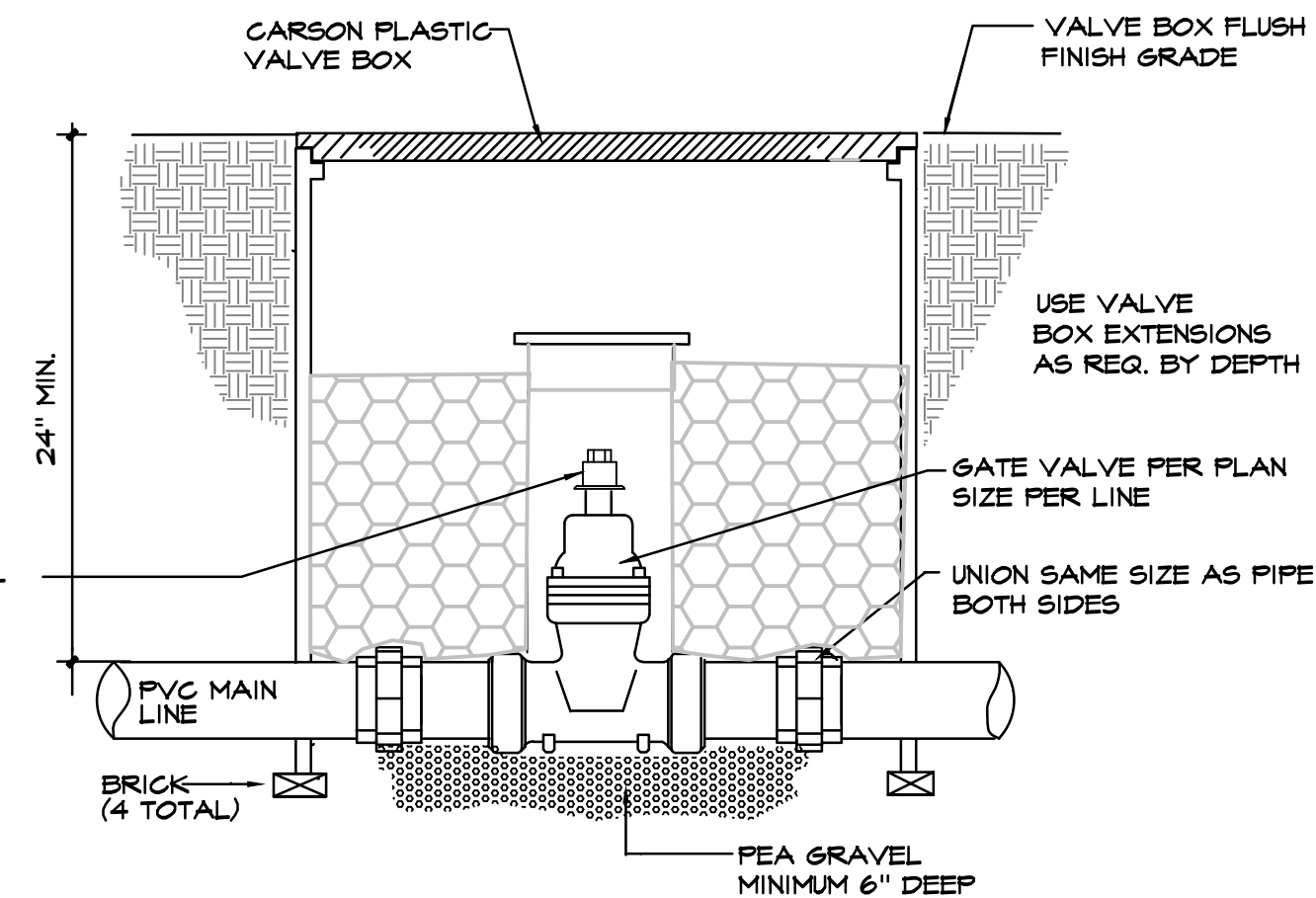
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24 VOLT WIRE - PROVIDE DS-400 DRI-SPLICE WIRE CONNECTORS AT ALL SPLICES AND 24" OF EXCESS WIRE



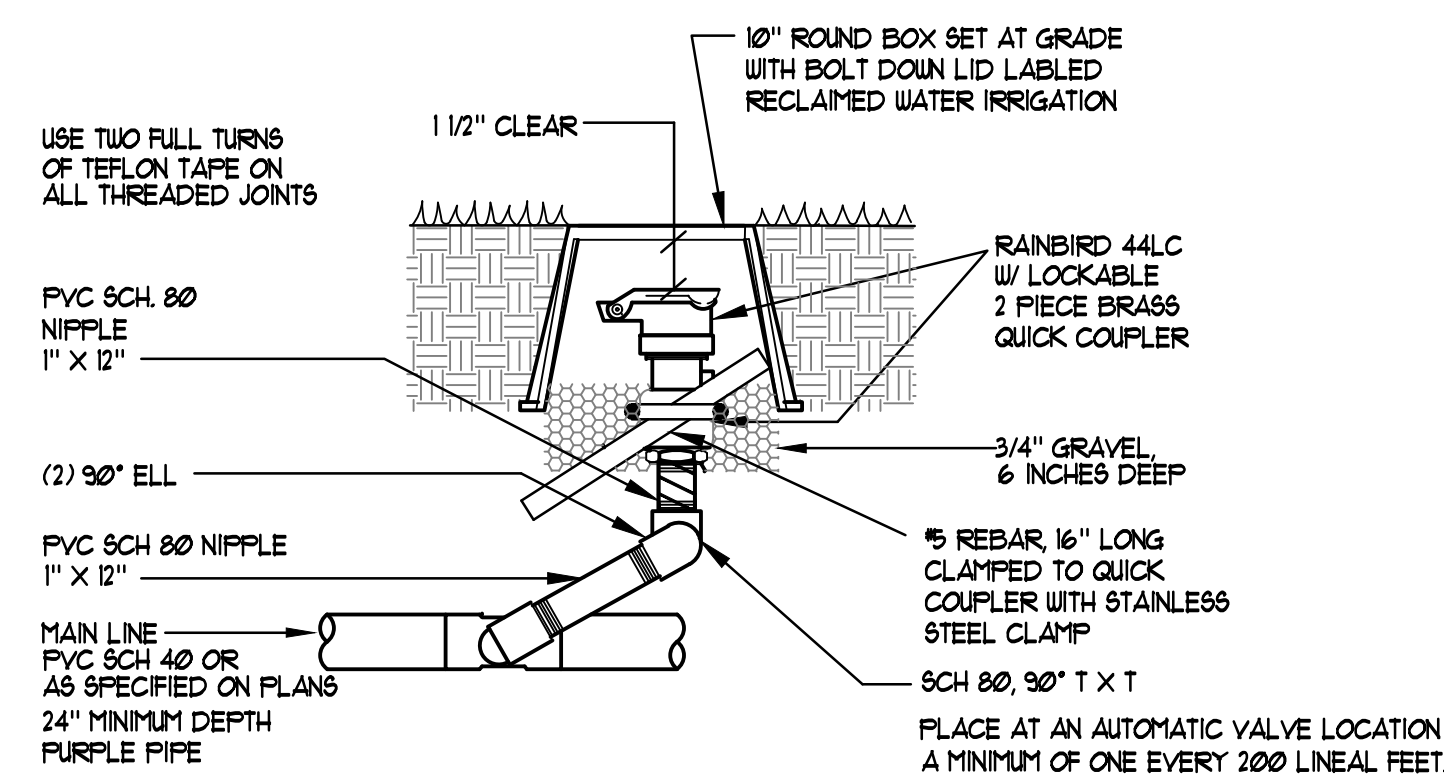
- ① WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- ② ID TAG, RAIN BIRD VID SERIES
- ③ REMOTE CONTROL VALVE, RAIN BIRD FESB-PRS-D WITH NF-HAN
- ④ VALVE BOX WITH COVER, RAIN BIRD VB-STD
- ⑤ FINISH GRADE/TOP OF MULCH
- ⑥ PVC SCH 80 NIPPLE (CLOSE)
- ⑦ PVC SCH 40 ELL
- ⑧ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑨ BRICK (1 OF 4)
- ⑩ PVC MAINLINE PIPE
- ⑪ SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- ⑫ PVC SCH 40 TEE OR ELL
- ⑬ PVC SCH 40 MALE ADAPTER
- ⑭ PVC LATERAL PIPE
- ⑮ 4.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

ELECTRIC CONTROL VALVE DETAIL
NOT TO SCALE

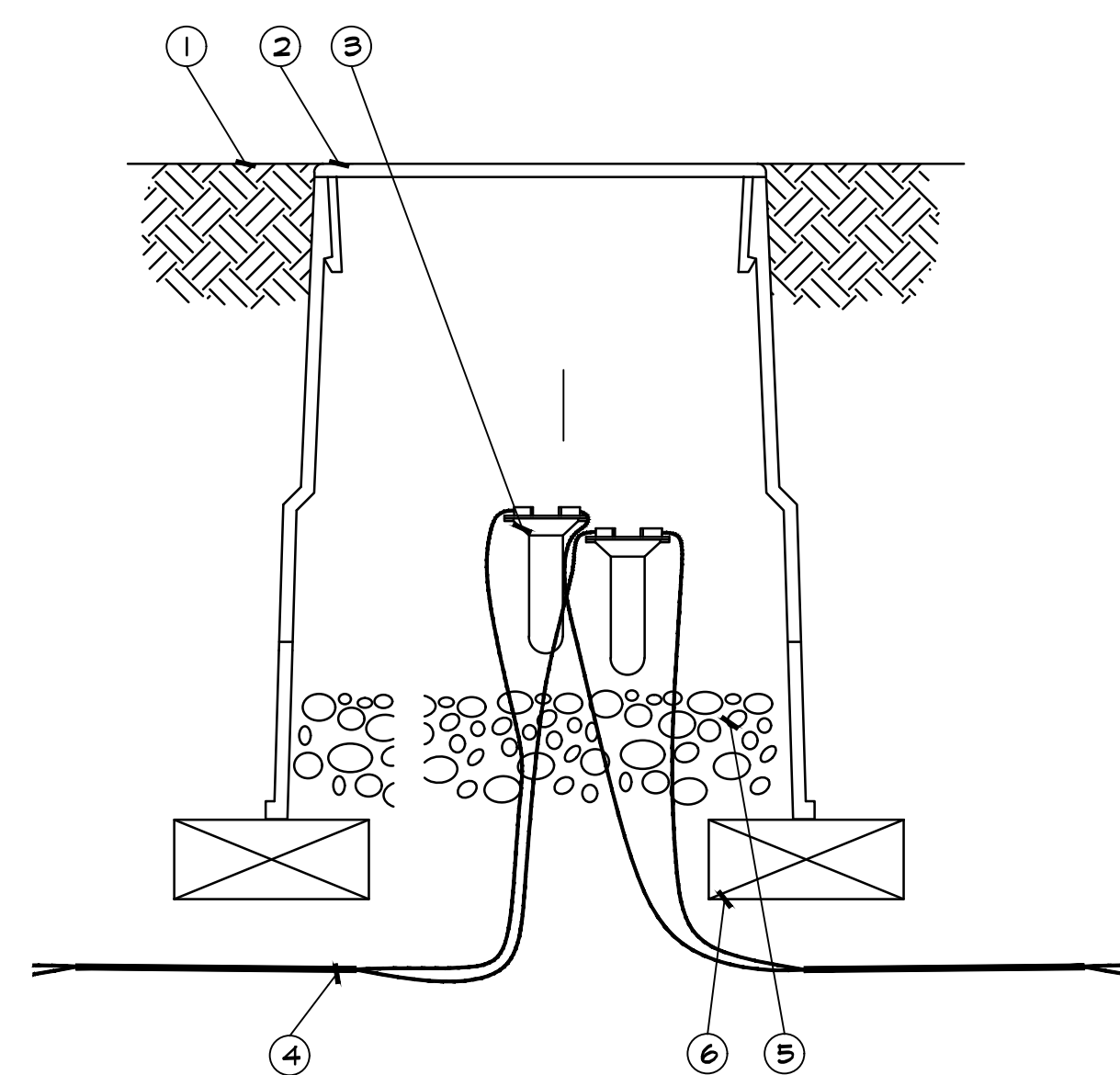


- NOTES:**
1. INSTALL GATE VALVES FOR ISOLATION OF MAIN.
 2. GATE VALVE SHALL BE CAST IRON WITH SCREEN-IN BONNET, MILKING OR EQUAL.
 3. PROVIDE 2 KEYS PER PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.

Gate Valve
NOT TO SCALE

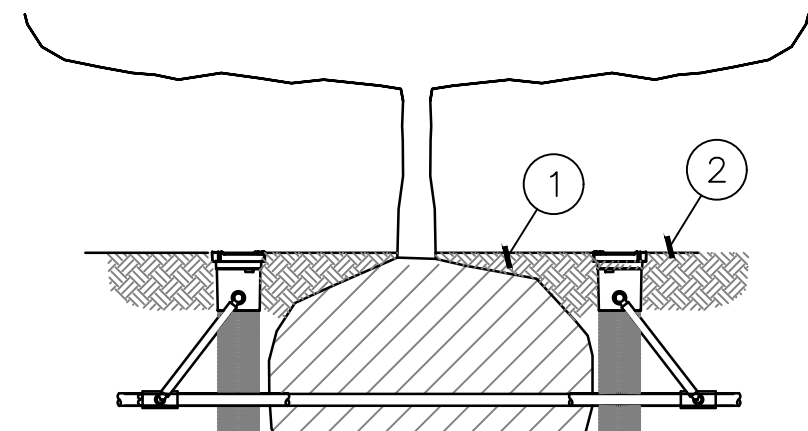


Quick Coupling Valve
NOT TO SCALE



WIRE SPLICE
NOT TO SCALE

- ① FINISH GRADE OR TOP OF MULCH
- ② 10-INCH VALVE BOX WITH COVER, RAIN BIRD VB-10RND
- ③ DB SERIES WIRE CONNECTOR, RAIN BIRD DBTUC25 (1 OF 2)
- ④ COMMUNICATION WIRE FROM VALVE(S) TO ESP-LXME CONTROLLER
- ⑤ 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑥ BRICK (1 OF 2)

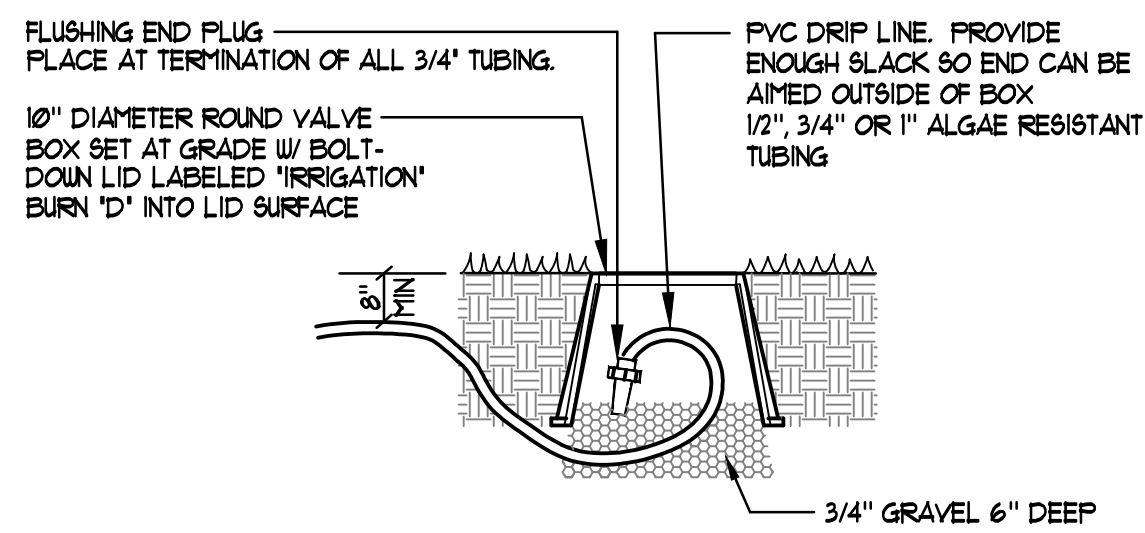


- ① FINISH GRADE/TOP OF MULCH IN TREE BASIN
- ② ROOT WATERING SYSTEM, RAIN BIRD RWS
- ③ PLANT ROOT BALL

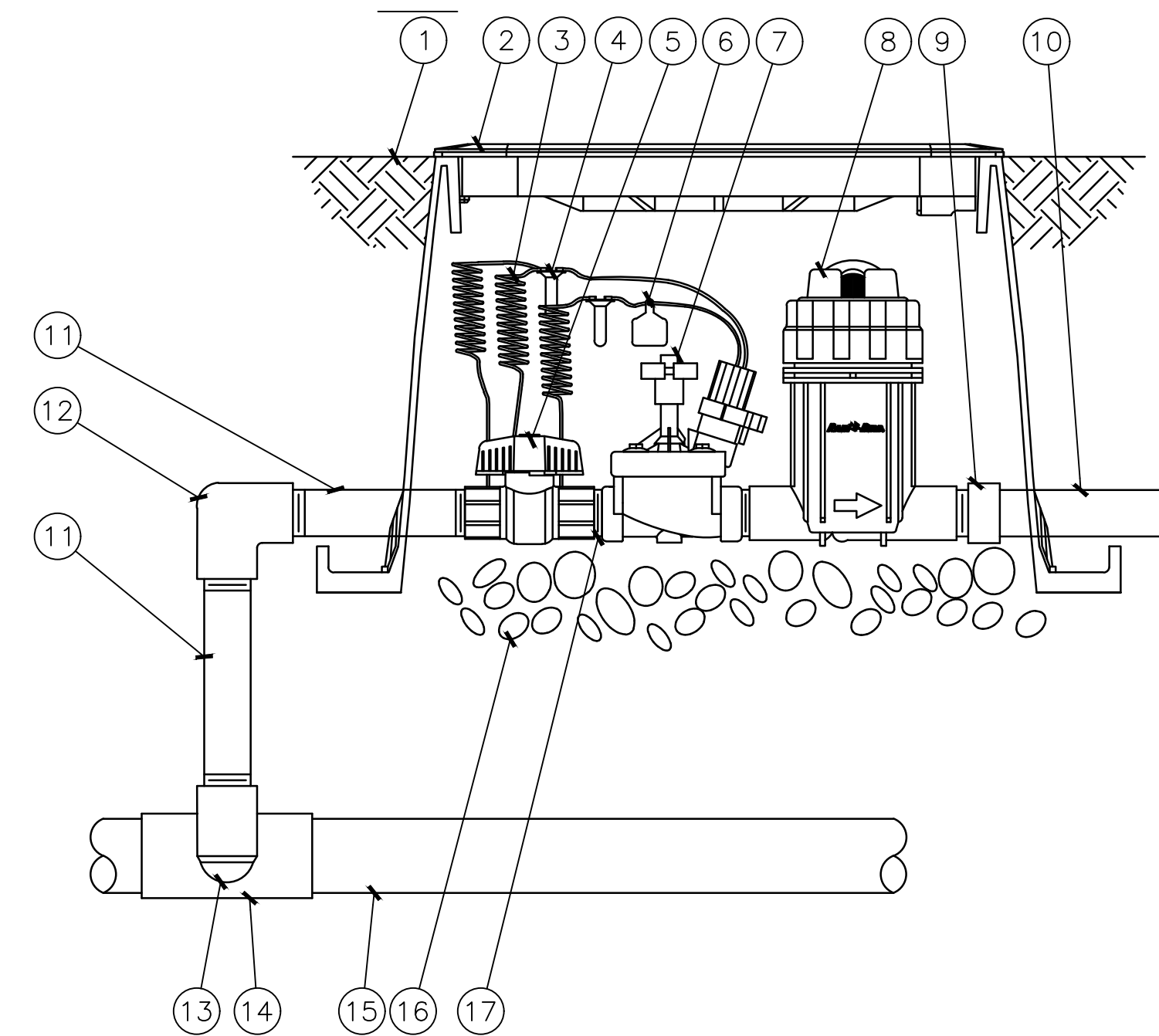
- ① ROOT WATERING SYSTEM, RAIN BIRD RWS-B-C-1404 (INCLUDES RETAINER, 3/8" (9.14 CM) TUBE, 1 GPM (3.8 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4" (10.2 CM) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2" (1.3 CM) M NPT INLET)
- ② BUBBLER, RAIN BIRD 1404 1 GPM (3.8 L/M) (INCLUDED)
- ③ FINISH GRADE/TOP OF MULCH
- ④ 4" (10.2 CM) LOCKING GRATE (INCLUDED)
- ⑤ 12" (30.5 CM) SWING ASSEMBLY (INCLUDED)
- ⑥ 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
- ⑦ PVC SCH 40 TEE OR ELL
- ⑧ PVC OR POLYETHYLENE LATERAL PIPE
- ⑨ 4" (10.2 CM) WIDE X 3/8" (9.14 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- ⑩ OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

- NOTES:**
1. 4" (10.2 CM) GRATE
 2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
 3. OPTIONAL SAND SOCK (RWS-SOCK) IS 3/4" (9.14 CM) IN LENGTH TO COVER MESH BASKET AREA.
 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

Tree Bubblers
NOT TO SCALE

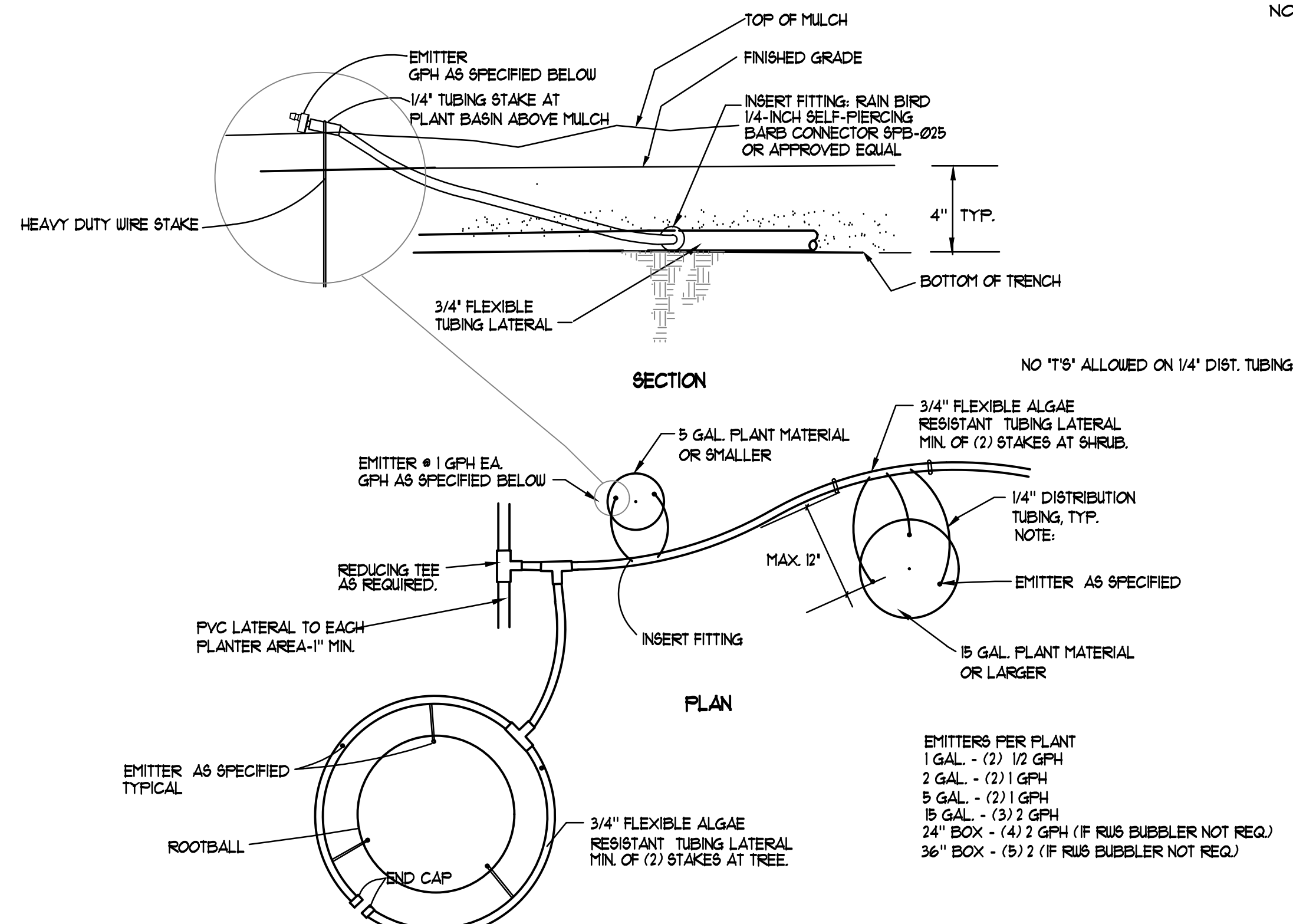


Emitter End Plug
NOT TO SCALE

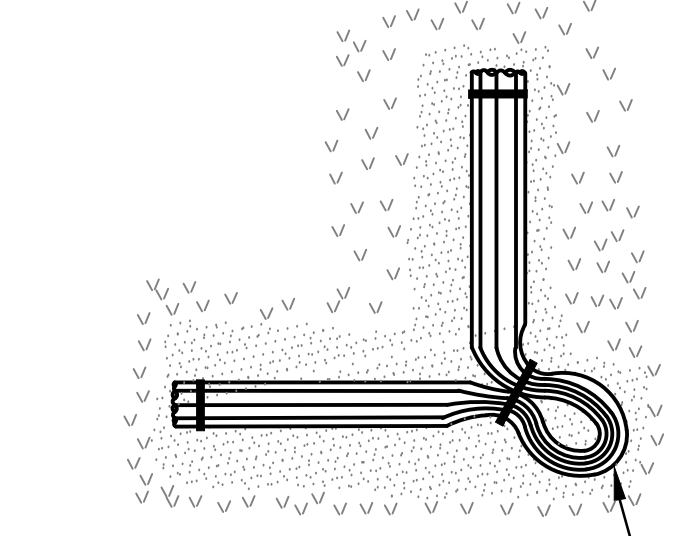


- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER, RAIN BIRD VB-STD
- ③ 30-INCH LINEAR LENGTH OF WIRE, COILED
- ④ WATERPROOF CONNECTION, RAIN BIRD DB SERIES
- ⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑥ ID TAG
- ⑦ REMOTE CONTROL VALVE, RAIN BIRD FESB (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑧ PRESSURE REGULATING QUICK CHECK BASKET FILTER, RAIN BIRD FRB-QKCHK-100 (INCLUDED IN XCZ-FRB-100-COM KIT)
- ⑨ PVC SCH 40 FEMALE ADAPTOR
- ⑩ LATERAL PIPE
- ⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑫ PVC SCH 40 ELL
- ⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- ⑭ PVC SCH 40 TEE OR ELL
- ⑮ MAINLINE PIPE
- ⑯ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑰ PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-FRB-100-COM KIT)

DRIP IRRIGATION VALVE DETAIL
NOT TO SCALE



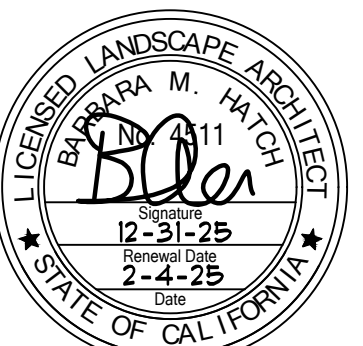
Drip Emitters
NOT TO SCALE



Controller Wiring
NOT TO SCALE

NO.	REVISIONS	BY

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Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

IRRIIGATION DETAILS
OF
FOR
PASO ROBLES, CALIFORNIA
DRAWN BY: KHW CHECKED BY: BH DEPARTMENT:

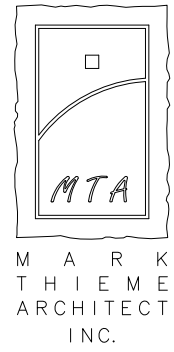
ORIGINAL ISSUE
DATE:
CURRENT SET ISSUE
DATE: (01.06.2025)
PERMIT SET / CONSTRUCTION ISSUE
DATE:
DRAWING NUMBER:
L3.2
OF **X** SHEETS

Golden Hills Plaza

MAJOR 4 - SHELL BUILDING

EXTERIOR FINISHES

Golden Hill Road, Paso Robles, Ca



ENTRY CANOPY WALLS



FINISH 'A'

MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO

COLOR:
#A1816 PARCHMENT
(OLD #724)
MFR: ICI

FACADE WALLS



FINISH 'C'

MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO

COLOR:
#A1761 ONION SKIN TAN
(OLD #421)
MFR: ICI

FACIA BOARDS



FINISH 'F'

MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO

COLOR:
#268 EMBERGLO
MFR: ICI

FACADE PILASTERS, CORNICE, + TRIM



FINISH 'M'

MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
STUCCO

COLOR:
#510 EASTLAKE
MFR: ICI

WOOD BARGE BRACKETS



FINISH 'Q'

MATERIAL: LOW-LUSTRE
EXTERIOR PAINT OVER
PRESSURE TREATED WOOD

COLOR:
#A1693 TOBACCO BROWN
(SUBSTITUTE FOR #266)
MFR: ICI

ALUMINUM STOREFRONT DOOR AND WINDOWS



FINISH 'FF'

MATERIAL: ALUMINUM
DOORS, FRAMES, + MULLIONS

COLOR:
CLEAR ANODIZED

MFR: KAWNEER OR EQUAL

STANDING SEAM METAL ROOFS / AWNINGS



FINISH 'S'

MATERIAL:
METAL WITH KYNAR 500 +
HYLAR 5000 RESIN COATING

COLOR: W72
TERRA COTTA

MFR: METAL SALES CORP.

MANUFACTURED STONE VENEER



FINISH 'T'

MATERIAL:
STONE - EASTERN
MOUNTAIN LEDGE

COLOR: ASPEN

MFR: CORONADO

SPLIT FACED CMU WALLS



FINISH 'DD'

MATERIAL: SPLIT FACED
CONCRETE MASONRY UNITS

COLOR:
OAK COLOR

MFR: ANGELUS MFR: ICI