



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

Monday, August 25, 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

2

File #: P25-0024

Requested Action: Finding of substantial compliance with Specific Plan - DRC final action.

Application: Site Plan Review of the Nevina Club House

Location: PA-16, part of the Vinedo Specific Plan 009-795-027

Applicant: Kirk Consulting, Shea Homes

D. ADJOURNMENT

Trilogy at Nevina, a Boutique Community | Paso Robles, CA
August 6, 2025



NEIGHBORHOOD MAPPING





Shea
HOMES®

VINEDO SHEA HOMES DRC SUBMITTAL PACKAGE 3.10.2023 PG 1 of 127

Trilogy at Nevina, a Boutique Community | Paso Robles, CA

August 6, 2025

Site Plan

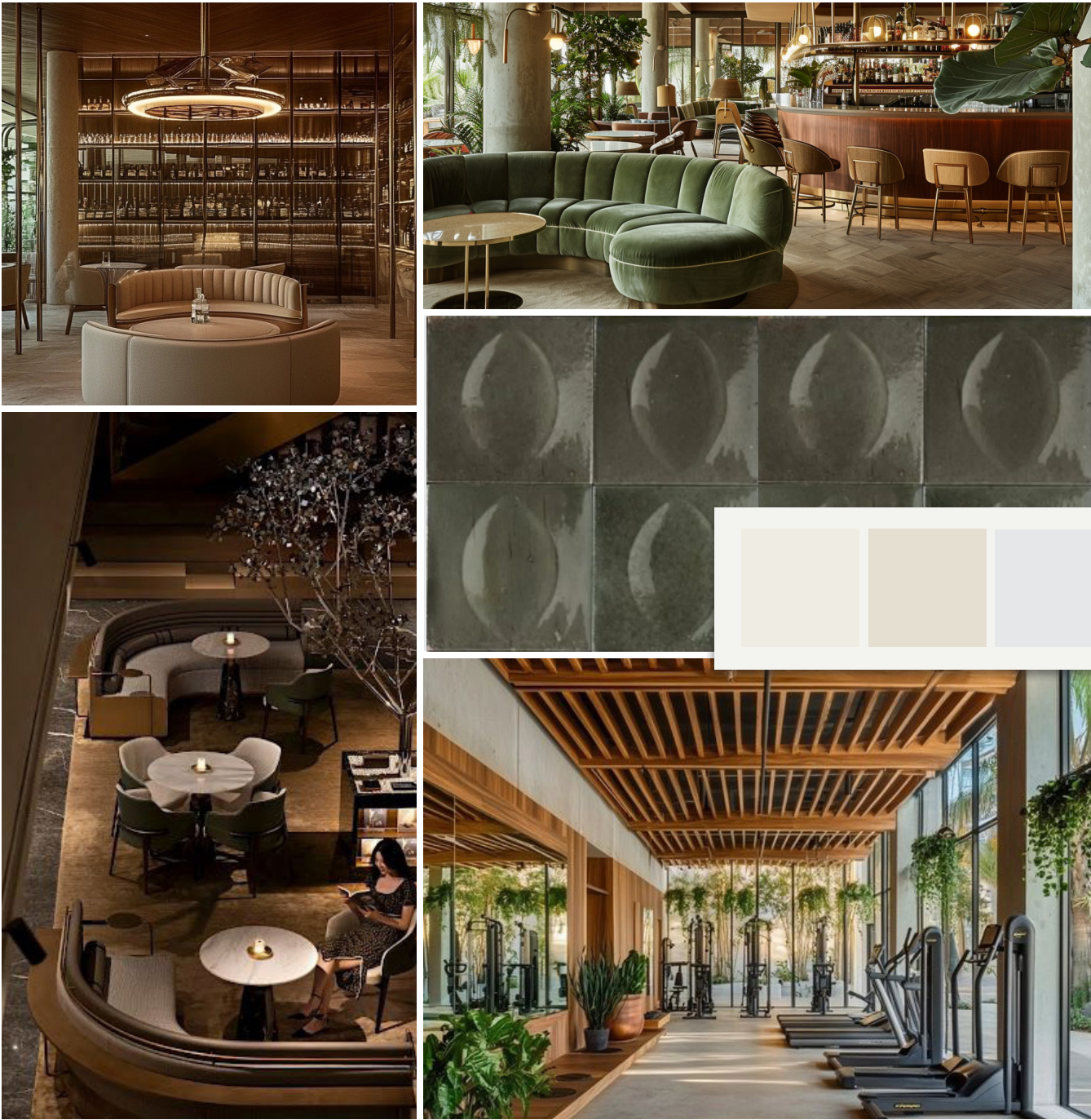


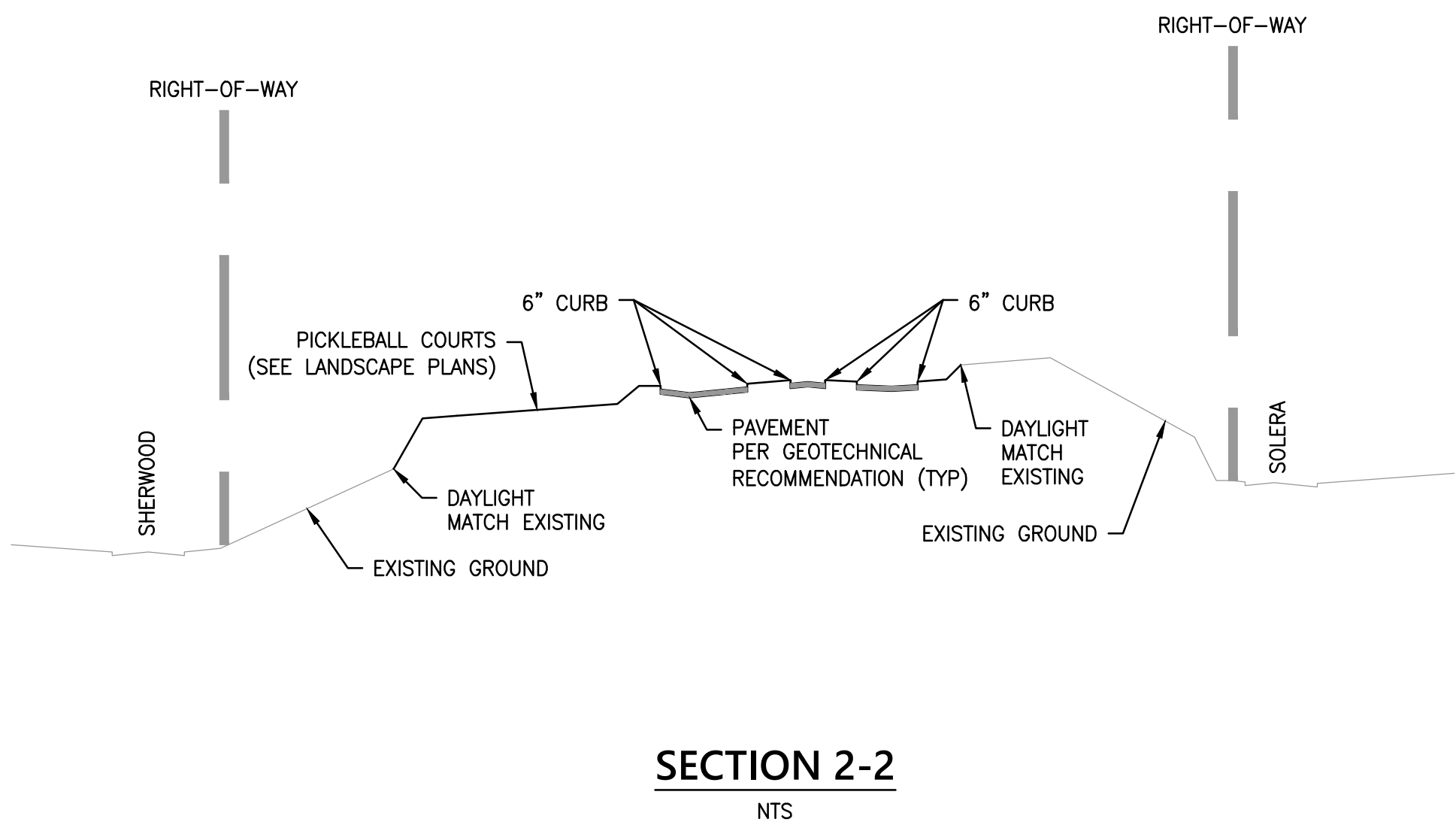
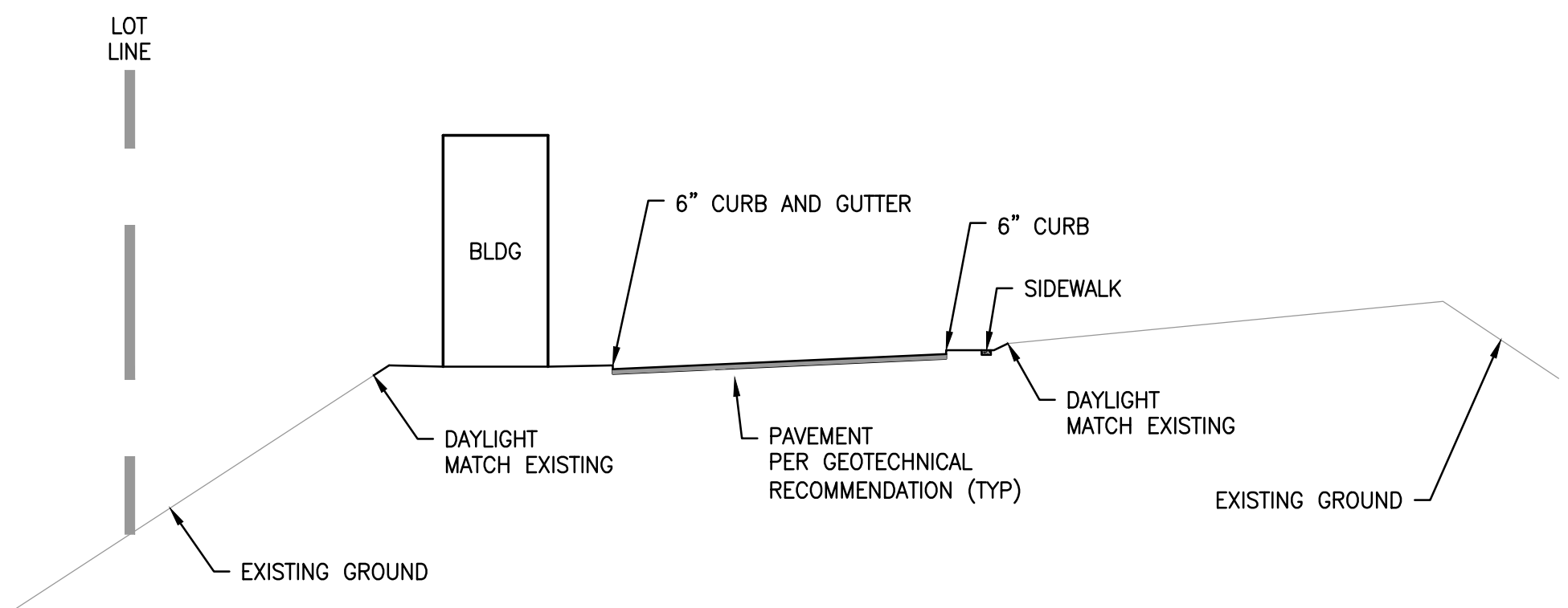
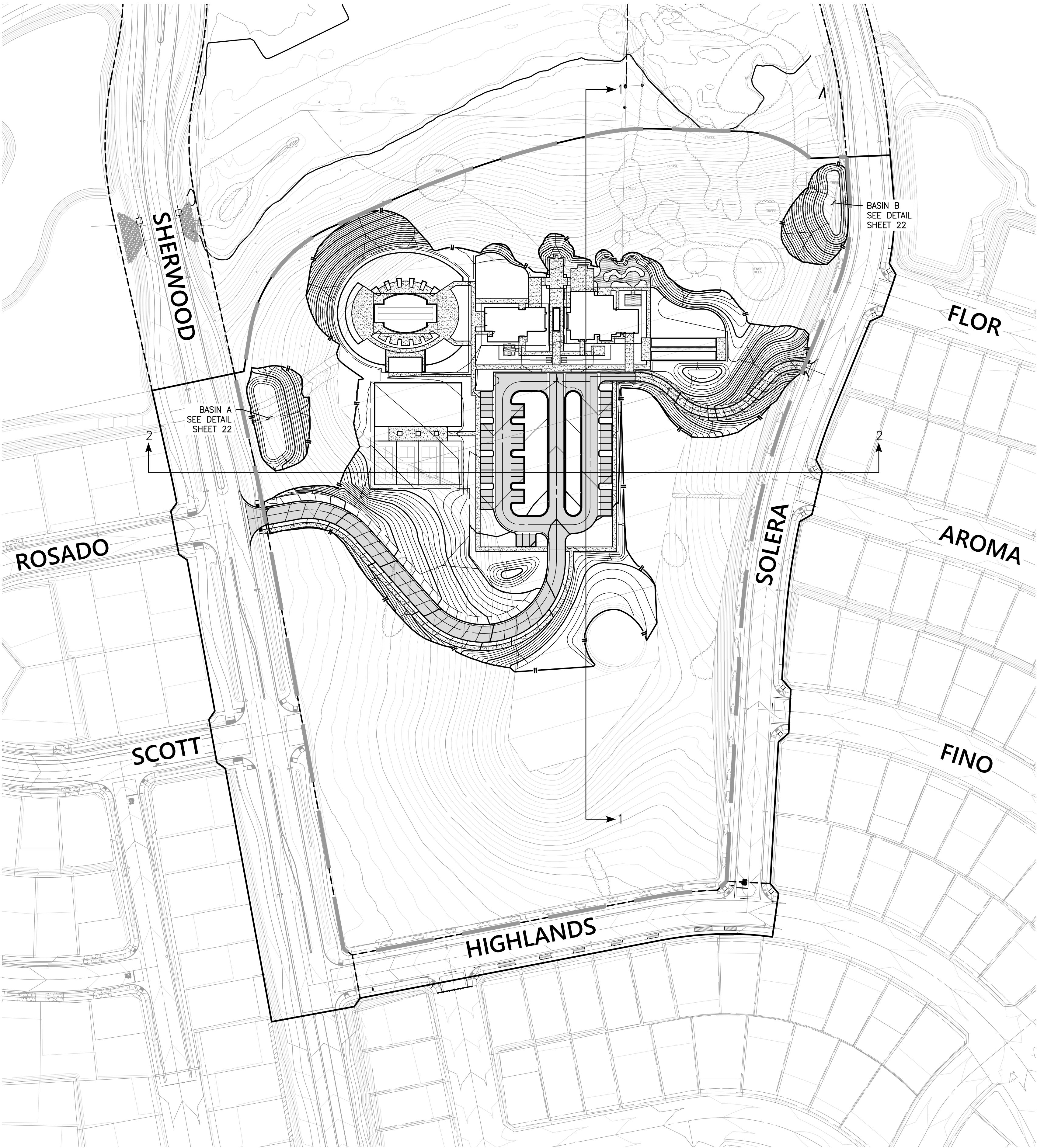


Nevina

Situated midway between Los Angeles and San Francisco, Paso Robles is a gateway to all that California has to offer. One of the central coast region's best-kept secrets, the thriving community with a small-town feel is surrounded by majestic rolling hills and acclaimed wineries, while the serene beaches of Cambria, Cayucos, and Morro Bay lie just a 30-minute drive away. The city's historic downtown district is lined with artisan shops and quality restaurants - the perfect place to enjoy the area's abundant sunshine and temperate climate.

Nevina's light-and-airy design palette seamlessly integrates with the area's coastal surroundings and the bright, laid-back, and culturally rich lifestyle of Paso Robles. From inviting gathering spaces to comfortable and cozy nooks, the clubhouse invites residents to unwind, socialize, and connect with one another. Infused with warm tones, organic textures and an elevated energy that nods to the area's vibrant social scene. Whether exploring galleries filled with fine art, or delving into the diverse flavor profiles of local wine and fresh cuisine, this design is a reflection of the quality of life found easily at Nevina.





TRIOLOGY AT NEVINA
CLUBHOUSE
LOT 304, TRACT NO. 3154
CITY OF PASO ROBLES, CA
CIVIL CONSTRUCTION DOCUMENTS

REVISIONS:

PROJECT#: 19356AE
ISSUED FOR:
DRAWN BY: NWB
SCALE:
PLOT DATE: 7/11/2025
DRAWING:

SITE
SECTIONS

SHEET#:

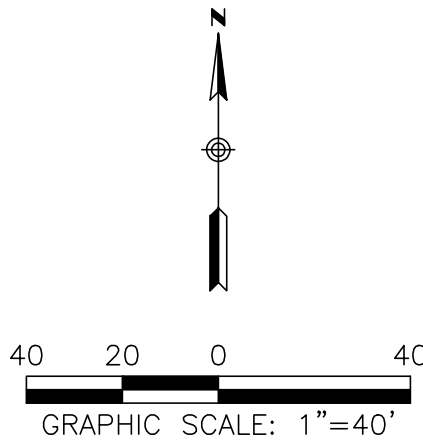
C1.5

PAGE#: 6 OF 22



805-544-0707
rickengineering.com

1160 MARSH STREET #150
SAN LUIS OBISPO, CA 93301
7 of 73
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



STORM DRAIN DATA				
	LENGTH	BEARING/Delta	RADIUS	REMARKS
1	54.26'	N77°21'48"E	—	24" HDPE @ 2.0%
2	109.88'	N71°32'36"E	—	18" HDPE @ 12.0%
3	180.63'	N90°00'00"E	—	18" HDPE @ 2.0%
4	152.69'	N87°31'47"E	—	18" HDPE @ 9.0%
5	83.57'	S78°40'22"E	—	18" HDPE @ 2.0%
6	156.40'	N11°19'38"E	—	24" HDPE @ 0.5%
7	46.30'	N31°44'03"E	—	24" HDPE @ 0.5%
8	98.79'	N8°06'32"W	—	24" HDPE @ 1.0%

TRILOGY AT NEVINA
CLUBHOUSE
LOT 304, TRACT NO. 3154
CITY OF PASO ROBLES, CA
CIVIL CONSTRUCTION DOCUMENTS

REVISIONS:

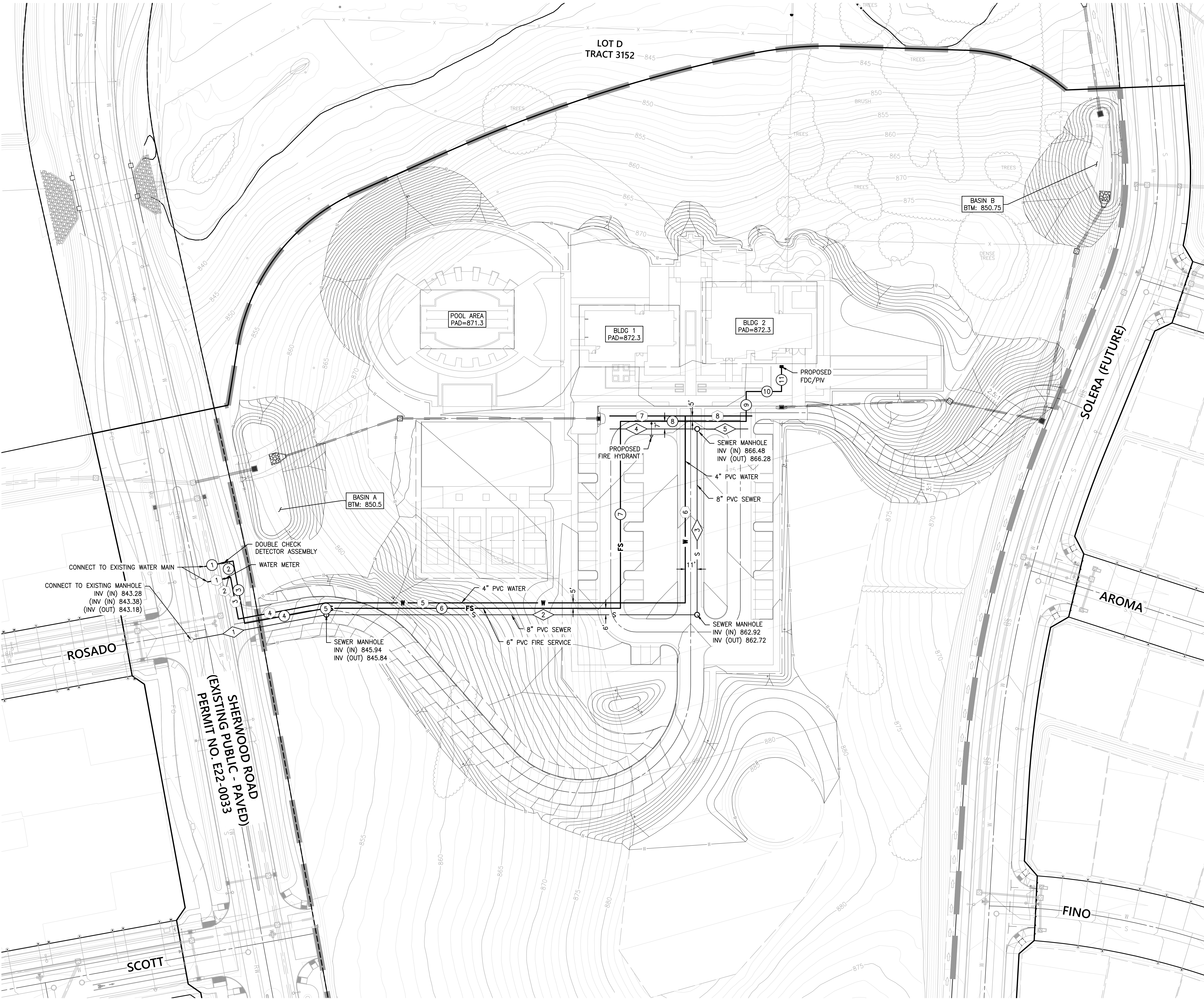
PROJECT#: 19356AE
ISSUED FOR:
DRAWN BY: NWB
SCALE:
PLOT DATE: 7/11/2025
DRAWING:

ROUGH
GRADING
PLAN

SHEET#:

C2.0

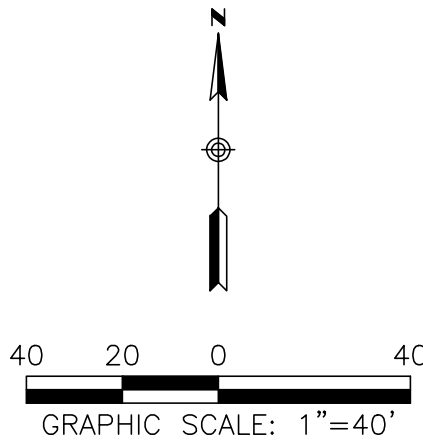
PAGE#: 7 OF 22



SEWER DATA				
LENGTH	BEARING/DELTA	RADIUS	REMARKS	
1	122.94'	N79°28'04"E	-	6" PVC
2	339.23'	N90°00'00"E	-	6" PVC
3	168.01'	N0°00'00"E	-	6" PVC
4	78.88'	N90°00'00"E	-	6" PVC
5	44.98'	N90°00'00"E	-	6" PVC

WATER DATA				
LENGTH	BEARING/DELTA	RADIUS	REMARKS	
1	15.01'	N79°00'29"E	-	4" PVC
2	5.00'	S79°00'29"W	-	4" PVC
3	39.15'	N10°31'56"W	-	4" PVC
4	81.84'	N79°28'04"E	-	4" PVC
5	333.24'	N90°00'00"E	-	4" PVC
6	173.01'	N0°00'00"E	-	4" PVC
7	69.88'	N90°00'00"W	-	4" PVC
8	61.61'	N90°00'00"W	-	4" PVC

FIRE SERVICE DATA				
LENGTH	BEARING/DELTA	RADIUS	REMARKS	
1	15.39'	N78°50'32"E	-	6" PVC
2	7.57'	N78°50'32"E	-	6" PVC
3	58.75'	S10°31'56"E	-	6" PVC
4	67.71'	N79°28'04"E	-	6" PVC
5	17.28'	010°31'56"	94.00'	6" PVC
6	264.10'	N90°00'00"E	-	6" PVC
7	173.01'	N0°00'00"E	-	6" PVC
8	116.39'	N90°00'00"E	-	6" PVC
9	27.71'	N0°00'00"E	-	6" PVC
10	32.73'	N90°00'00"E	-	6" PVC
11	22.14'	N0°00'00"E	-	6" PVC



TRILOGY AT NEVINA

CLUBHOUSE

LOT 304, TRACT NO. 3154
CITY OF PASO ROBLES, CA

CIVIL CONSTRUCTION DOCUMENTS

REVISIONS:

PROJECT#: 19356AE
ISSUED FOR:
DRAWN BY: NWB
SCALE:
PLOT DATE: 7/11/2025
DRAWING:

UTILITY
PLAN

SHEET#:

C6.0

PAGE#:

21 OF 22



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Trilogy at Nevina, a Boutique Community | Paso Robles, CA

August 6, 2025

Landscape Material Boards | Landscaping

SHADE TREES



Laurus nobilis | Sweet Bay



Olea europea 'Swan Hill' | Swan Hill Olive



Platanus acerifolia | London Plane Tree



Platanus racemosa | California Sycamore



Quercus agrifolia | Coast Live Oak



Quercus ilex | Holly Oak



Schinus molle | California Pepper Tree

ORNAMENTAL TREES



Arbutus unedo | Strawberry Tree



Lagerstroemia indica | Crape Myrtle



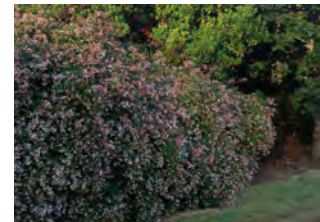
Phoenix dactylifera | Date Palm

EVERGREEN TREES



Cupressus sempervirens | Italian Cypress

SHRUBS



Abelia grandiflora 'Edward Goucher' | Edward Goucher Abelia



Arctostaphylos sp. | Manzanita



Artemisia x 'Powis Castle' | Powis Castle Artemisia



Baccharis pilularis | Coyote Brush



Bougainvillea x 'Rosanka' | Rosanka Bougainvillea



Carex divisa | European Grey Sedge



Carpenteria californica | Bush Anemone



Ceanothus 'Centennial' | Centennial Ceanothus



Centranthus ruber | Red Valerian



Cistus purpureus | Orchid Rockrose

NEVINA PLANT PALETTE

SHRUBS



Coreopsis grandiflora | Coreopsis



Hemerocallis hybrids | Daylily



Muhlenbergia rigens | Deer Grass



Ribes speciosum | Fusio-Flowered Gooseberry



Santolina chamaecyparissus | Lavender Cotton



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Achillea millefolium | Common Yarrow



Diets bicolor | Fortnight Lily



Heteromeles arbutifolia | Toyon



Myrtus communis | Myrtle



Rosa californica | California Wild Rose



Senecio cineraria | Dusty Miller



Carissa macrocarpa 'Green Carpet' | Green Carpet Natal Plum



Erigeron speciosus | Fleabane



Iris douglasiana | Douglas Iris



Penstemon heterophyllus 'Margarita' | Mountain Penstemon



Rosa x 'Noaschnee' | Flower Carpet White Rose



Cerastium tomentosum | Snow-In-Summer



Festuca californica | California Fescue



Kniphofia uvaria | Red-Hot Poker



Pervoskia atriplicifolia | Russian Sage



Rosemarinus officinalis | Rosemary



Cerastigma plumbaginoides | Dwarf Plumbago



Gaillardia grandiflora | Blanketflower



Lavendula angustifolia | English Lavender



Rhus ovata | Sugar Bush



Salvia clevelandii | Cleveland Salvia



Eschscholzia californica | California Poppy



Eschscholzia californica | California Poppy

NEVINA PLANT PALETTE

GROUNDCOVERS



Gaura lindheimeri | Gaura



Stachys byzantina | Lambs Ears



Oenothera berlandieri | Mexican Evening Primrose



Verbena gooddingii | Goodding Verbena



Rosemarinus officinalis 'Prostratus' | Dwarf Rosemary



Sedum sp. | Stonecrop



Sisyrinchium bellum | Blue-Eyed Grass

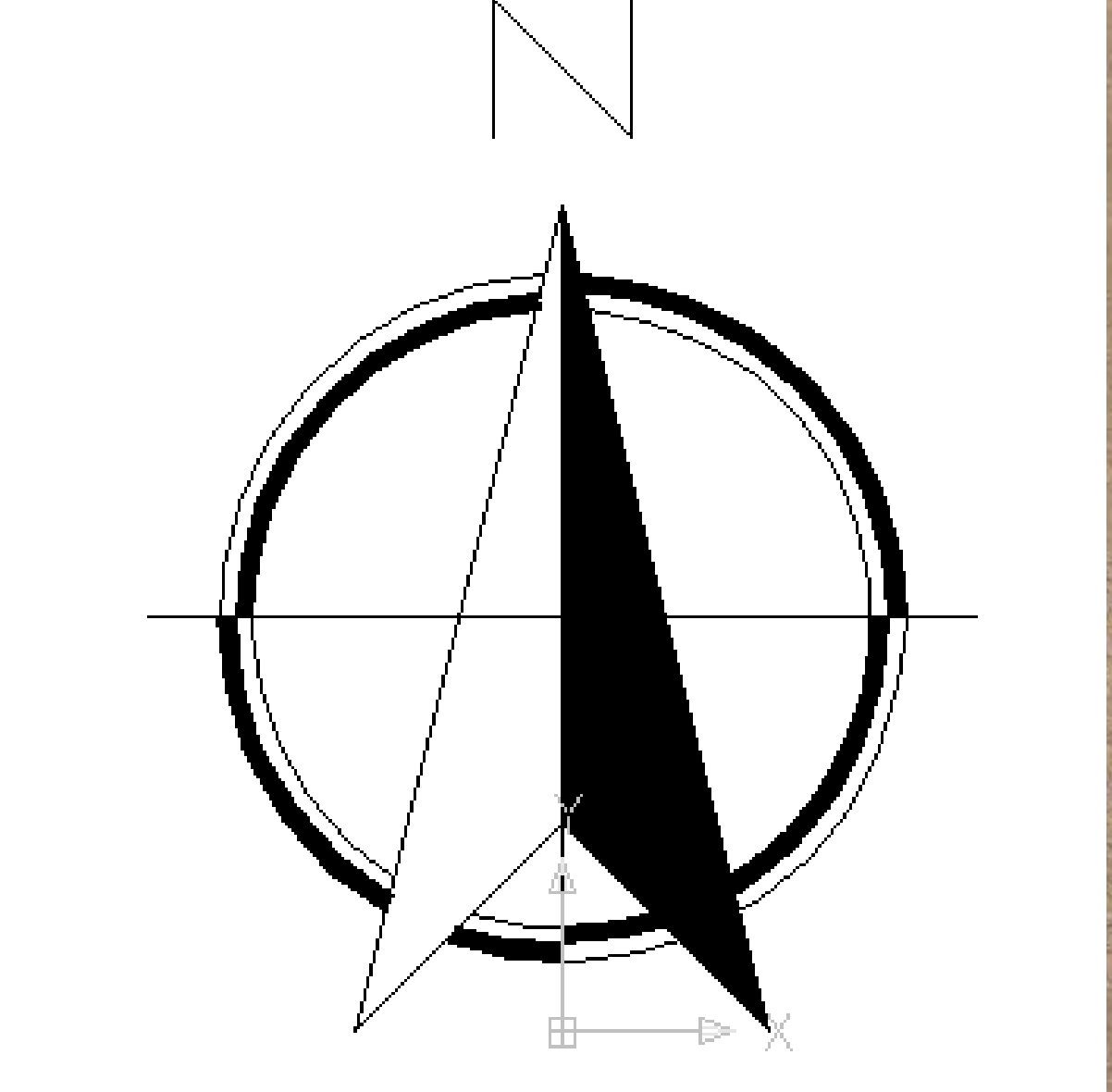
VINES



Trachelospermum jasminoides | Chinese Star Jasmine



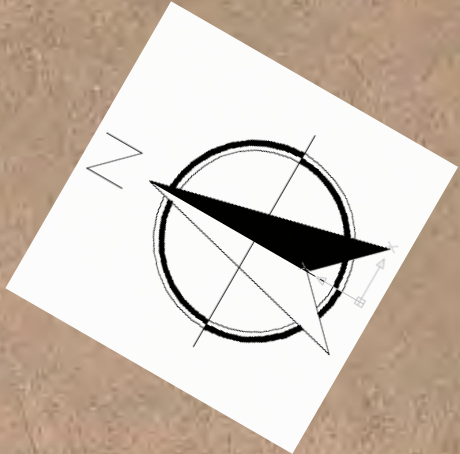
Wisteria sinensis | Chinese Wisteria







































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AVISO SHEA HOMES DRG SUBMITTAL PACKAGE 10/2023 PG 1 of 127

Trilogy at Nevina, a Boutique Community | Paso Robles, CA

Exterior Elevations | Floor Plans | Material Boards

August 6, 2025

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Rendered Floorplan



JUNE 6, 2025

LIST OF DRAWINGS				LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE		SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE	
GENERAL				GENERAL			
G0.00	COVER SHEET	07/24/2025		M3.10	MECHANICAL - ROOF PLAN	06/06/2025	
G0.01	GENERAL NOTES	06/06/2025		M9.00	MECHANICAL SPECIFICATIONS	06/06/2025	
G0.02	CODE ANALYSIS & LIFE SAFETY PLAN	06/06/2025		PLUMBING			
G0.03	TOILET ACCESSORY MOUNTING HEIGHTS	06/06/2025		P0.00	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX	06/06/2025	
ARCHITECTURAL				P2.00	PLUMBING SCHEDULES	06/06/2025	
A0.01	SITE PLAN	06/06/2025		P3.01	PLUMBING WASTE & VENT - PLAN	06/06/2025	
A1.01	ARCHITECTURAL FLOOR PLAN	06/06/2025		P4.01	PLUMBING DOMESTIC WATER & GAS - PLAN	06/06/2025	
A1.02	ROOF PLAN	06/06/2025		P5.01	PLUMBING ISOMETRIC - WASTE & VENT	06/06/2025	
A2.01	ENLARGED FLOOR PLANS	06/06/2025		P9.00	PLUMBING SPECIFICATIONS	06/06/2025	
A2.02	ENLARGED FLOOR PLANS	06/06/2025		ELECTRICAL			
A3.01	EXTERIOR ELEVATIONS	06/06/2025		E1.01	BUILDING ELECTRICAL GENERAL NOTES	06/06/2025	
A3.02	EXTERIOR ELEVATIONS	06/06/2025		E2.01	BUILDING ELECTRICAL PLAN	06/06/2025	
A4.01	BUILDING SECTIONS	06/06/2025		E3.01	BUILDING LIGHTING PLAN	06/06/2025	
A4.02	BUILDING SECTIONS	06/06/2025		E4.01	BUILDING ELECTRICAL DETAILS	06/06/2025	
A5.01	WALL SECTIONS	06/06/2025		E4.02	BUILDING ELECTRICAL DETAILS	06/06/2025	
A5.02	WALL SECTIONS	06/06/2025		E4.03	BUILDING ELECTRICAL DETAILS	06/06/2025	
A5.03	WALL SECTIONS	06/06/2025		E4.04	BUILDING ELECTRICAL DETAILS	06/06/2025	
A6.01	PARTITION TYPES	06/06/2025		FOOD SERVICE			
A7.01	DOOR SCHEDULE	06/06/2025		FS1	FOODSERVICE EQUIPMENT PLAN & SCHEDULE	06/04/2025	
A7.02	WINDOW ELEVATIONS	06/06/2025		FS2	EQUIPMENT PLUMBING ROUGH-IN PLANS	06/04/2025	
A7.03	DOOR DETAILS	06/06/2025		FS3	EQUIPMENT ELECTRICAL ROUGH-IN PLANS	06/04/2025	
A7.04	WINDOW DETAILS	06/06/2025		FS4	FOODSERVICE EQUIPMENT SPECIAL PLAN	06/04/2025	
SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE		SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE	
A9.01	DETAILS	06/06/2025		CIVIL			
A9.02	DETAILS	06/06/2025		C1.0	TITLE SHEET	06/27/2025	
A9.03	DETAILS	06/06/2025		C1.1	NOTES	06/27/2025	
A9.04	DETAILS	06/06/2025		C1.2	NOTES	06/27/2025	
A10.01	REFLECTED CEILING PLAN	06/06/2025		C1.3	ROUGH GRADING PLAN	06/27/2025	
STRUCTURAL				C1.4	KEYMAP	06/27/2025	
S0.1	GENERAL STRUCTURAL NOTES AND ABBREVIATIONS	06/04/2025		C1.5	SITE SECTIONS	06/27/2025	
S0.2	GENERAL STRUCTURAL NOTES	06/04/2025		C2.0	ROUGH GRADING PLAN	06/27/2025	
S0.3	TYPICAL DETAILS	06/04/2025		C3.0	EROSION CONTROL NOTES	06/27/2025	
S0.4	TYPICAL DETAILS	06/04/2025		C3.1	EROSION CONTROL PLAN	06/27/2025	
S1.1	FOUNDATION PLAN	06/04/2025		C4.0	HORIZONTAL CONTROL	06/27/2025	
S2.1	ROOF FRAMING PLAN	06/04/2025		C4.1	HORIZONTAL CONTROL	06/27/2025	
S3.1	FOUNDATION DETAILS	06/04/2025		C4.2	HORIZONTAL CONTROL	06/27/2025	
S4.1	ROOF FRAMING DETAILS	06/04/2025		C4.3	HORIZONTAL CONTROL	06/27/2025	
S4.2	ROOF FRAMING DETAILS	06/04/2025		C5.0	PRECISE GRADING PLAN	06/27/2025	
SS.1	ENLARGED CHIMNEY PLAN	06/04/2025		C5.1	PRECISE GRADING PLAN	06/27/2025	
SS.01	STRONG WALL DETAILS	06/04/2025		C5.2	PRECISE GRADING PLAN	06/27/2025	
SS.02	STRONG WALL DETAILS	06/04/2025		C5.3	PRECISE GRADING PLAN	06/27/2025	
MECHANICAL				C5.4	PRECISE GRADING PLAN	06/27/2025	
M0.00	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX	06/06/2025		C5.5	PRECISE GRADING PLAN	06/27/2025	
M0.01	MECHANICAL LEGEND	06/06/2025		C5.6	PRECISE GRADING PLAN	06/27/2025	
M2.00	MECHANICAL SCHEDULES AND DETAILS	06/06/2025		C6.0	UTILITY PLAN	06/27/2025	
M3.00	MECHANICAL HVAC - PLAN	06/06/2025		C7.0	DETAILS	06/27/2025	

G0.00



OCCUPANCY TYPE	
ASSEMBLY A-2 (FIXED SEATING) - SOCIAL / DINING	
ASSEMBLY A-2 (1/200 SF NET) - KITCHEN	
BUSINESS B (1/150 SF)	
STORAGE S-2 (1/300 SF)	

SHEA HOMES -
NEVINA
CLUBHOUSE

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

INTERIOR DESIGNER
TRIO DESIGN STUDIO
3400 MARIPOSA ST.
DENVER, CO 80211
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STRUCTURAL ENGINEER
WRIGHT ENGINEERS
1645 VILLAGE CENTER CIR. SUITE
10
LAS VEGAS, NV 89134

M&P ENGINEER
SAZAN GROUP
311 E. VETERANS WAY, SUITE 102
TEMPE, AZ 85281
480 / 530-9104

ELECTRICAL ENGINEER
WRIGHT ENGINEERING CORP
165 E. CHILTON DRIVE
CHANDLER, AZ 85225
480 / 497-5829

LANDSCAPE ARCHITECT
GREY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

THE HOMES - NEVINA
CLUBHOUSE



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GSB PROJECT NO.
231913

DRAWING TITLE
CODE ANALYSIS & LIFE
SAFETY PLAN

DATE 06/06/2025

DRAWING NO.

G0.02

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
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INTERIOR DESIGNER
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3400 MARIPOSA ST.
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SHEA HOMES - NEVINA CLUBHOUSE

PASO ROBLES, CA



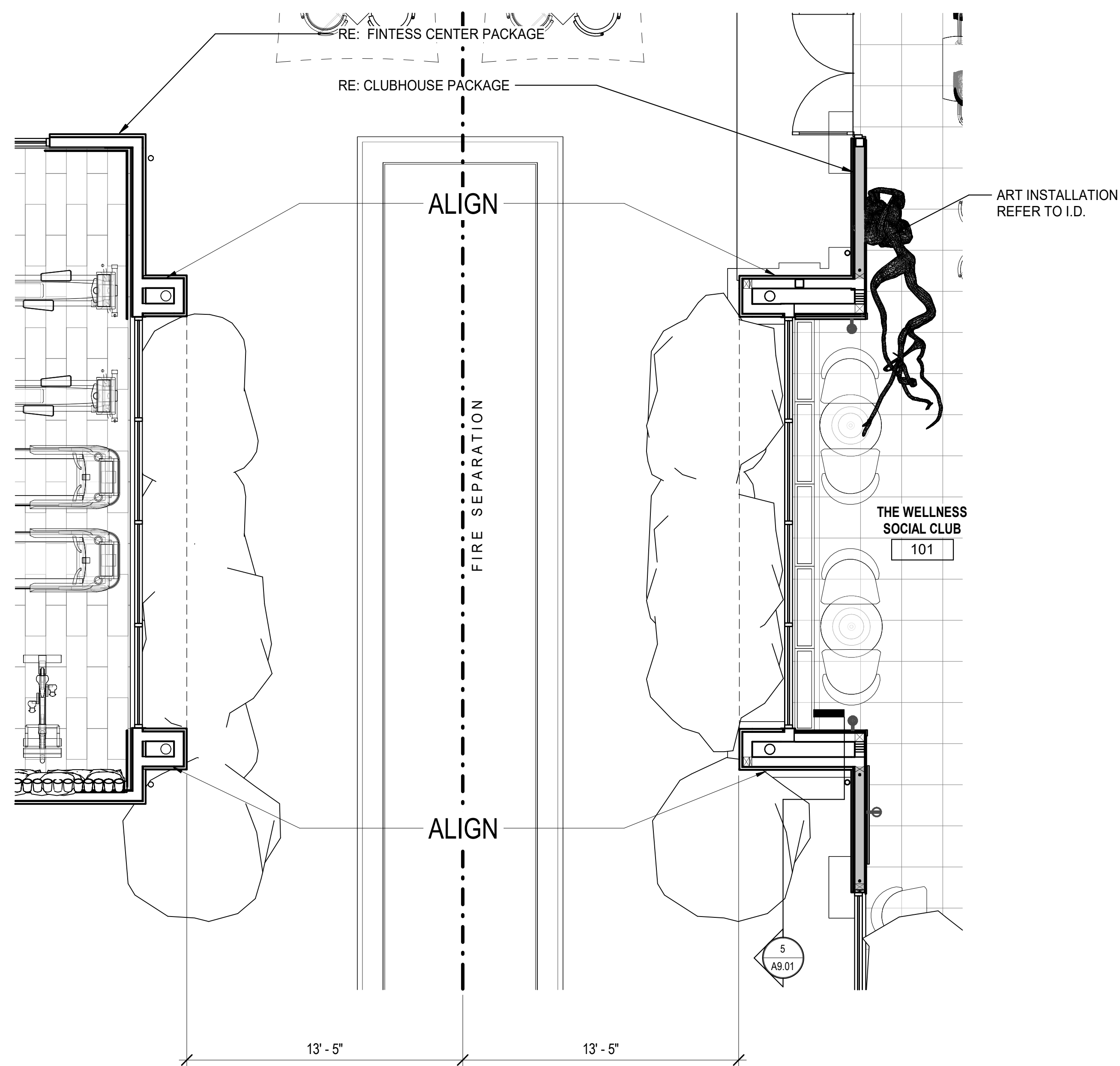
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DRAWING TITLE
SITE PLAN

DRAWING NO.

A0.01



2 FIRE SEPARATION REFERENCE PLAN

A0.01 1/4" = 1'-0"

1. FITNESS CENTER BEING SUBMITTED UNDER SEPERATE COVER.

2. SITE PLAN IS FOR REFERENCE ONLY, REFER TO CIVIL & LANDSCAPE FOR COMPLETE SITE DETAILS.

1 ARCHITECTURAL SITE PLAN
A0.01 1" = 40'-0"

SHEA HOMES - NEVINA CLUBHOUSE



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REVISIONS

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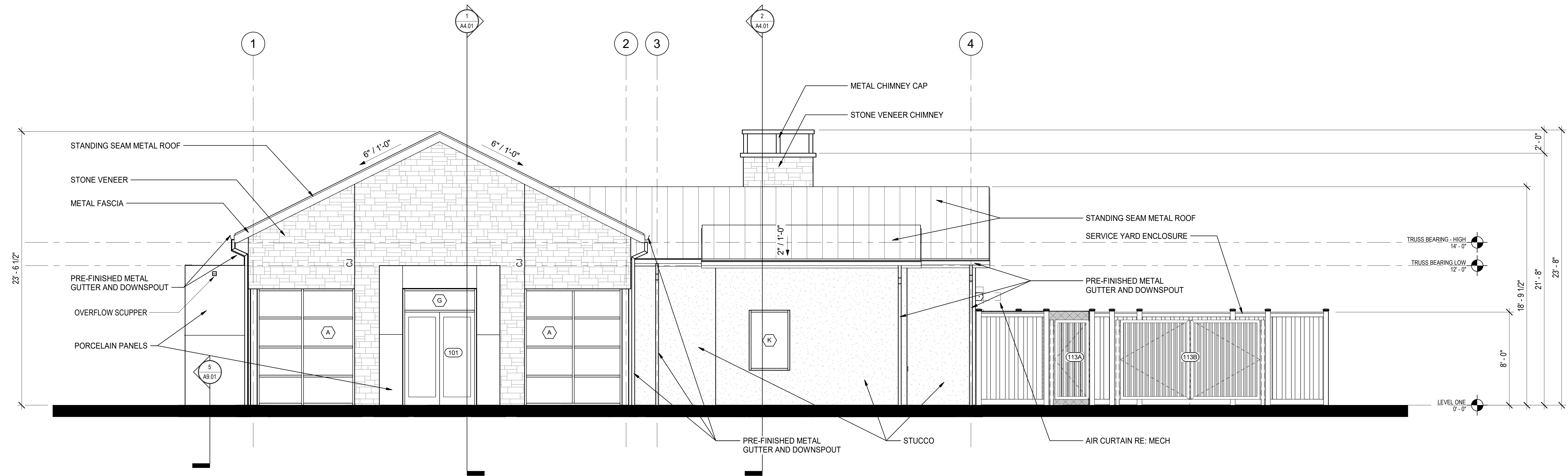
GSB PROJECT NO.
231913

EXTERIOR ELEVATIONS

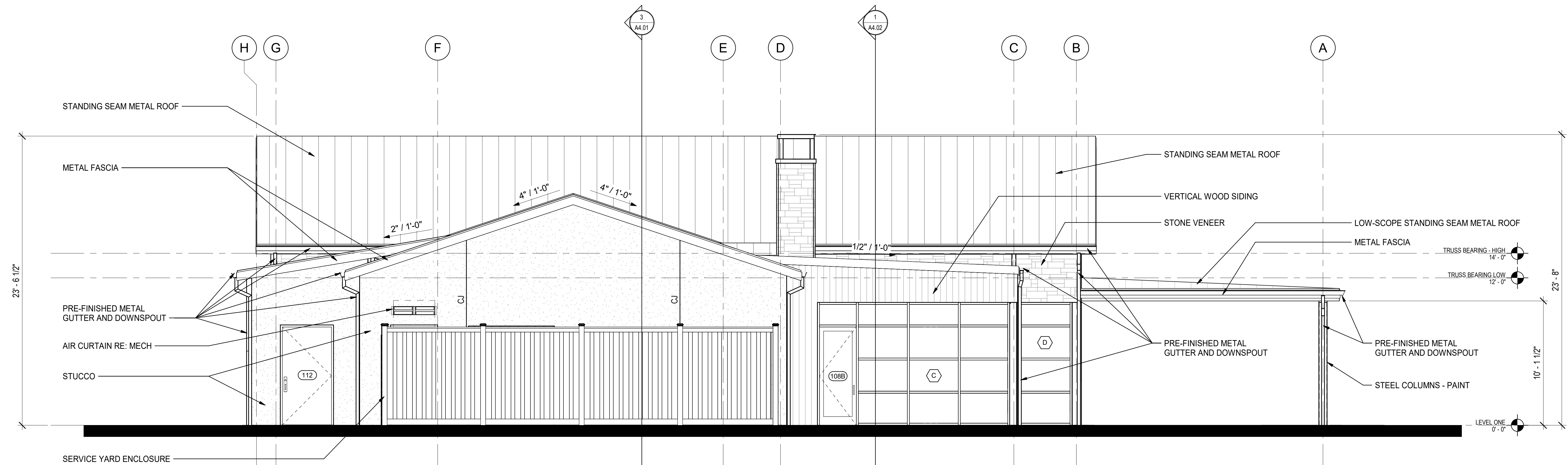
DATE 06/06/2025

DRAWING NO.

A3.01



1 SOUTH ELEVATION
A3.01 1/4" = 1'-0"



2 EAST ELEVATION
A3.01 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

STONE VENEER	= SOLISTICE VANCOUVER NIGHT LEDGESTONE
METAL ROOF	= MBCI CHARCOAL GREY
STUCCO	= SW 7018 DOVETAIL
VERTICAL WOOD SIDING	= RESAWN TIMBER KATMAI ACCOYA 1C
PORCELAIN PANELS	= CERAMITEX - TECH - KERANIUM
COLUMNS, FASCIA, CANOPIES, HM DOORS	= SW 7069 IRON ORE
WINDOWS & ALL GLAZED DOORS	= FACTORY FINISH - BLACK
SIMULATED WOOD SOFFITS	= LUX V-GROOVE SOFFIT - LUX HEMLOCK

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CLUBHOUSE**

PASO ROBLES, CA



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REVISIONS

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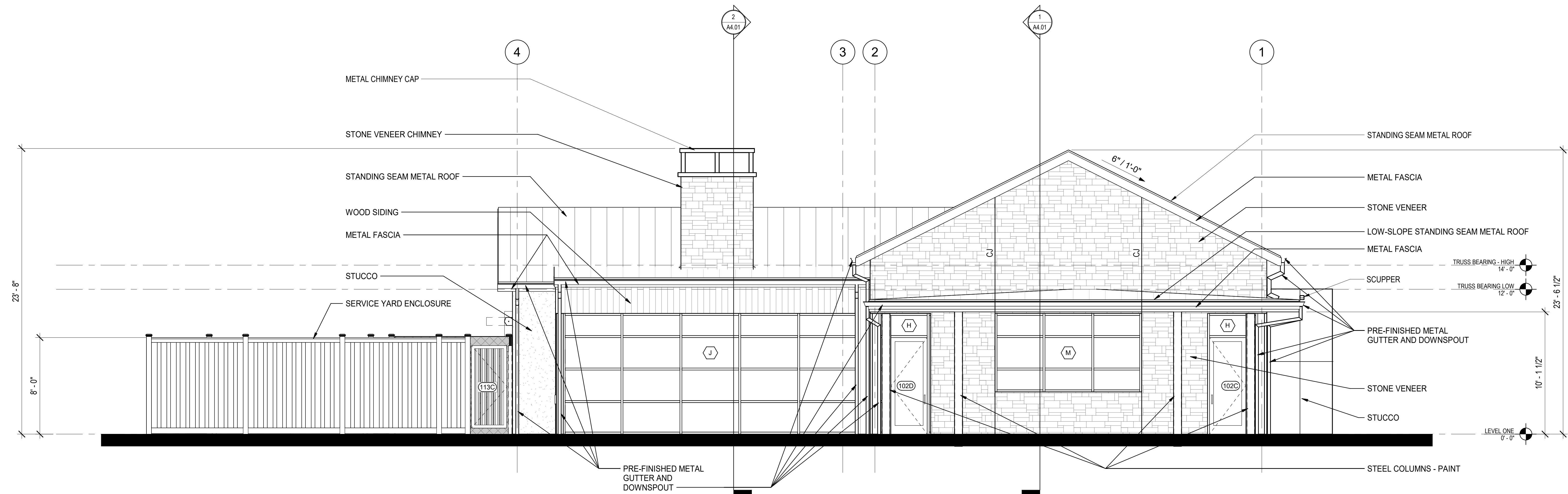
GSB PROJECT NO.
231913

DRAWING TITLE
EXTERIOR ELEVATIONS

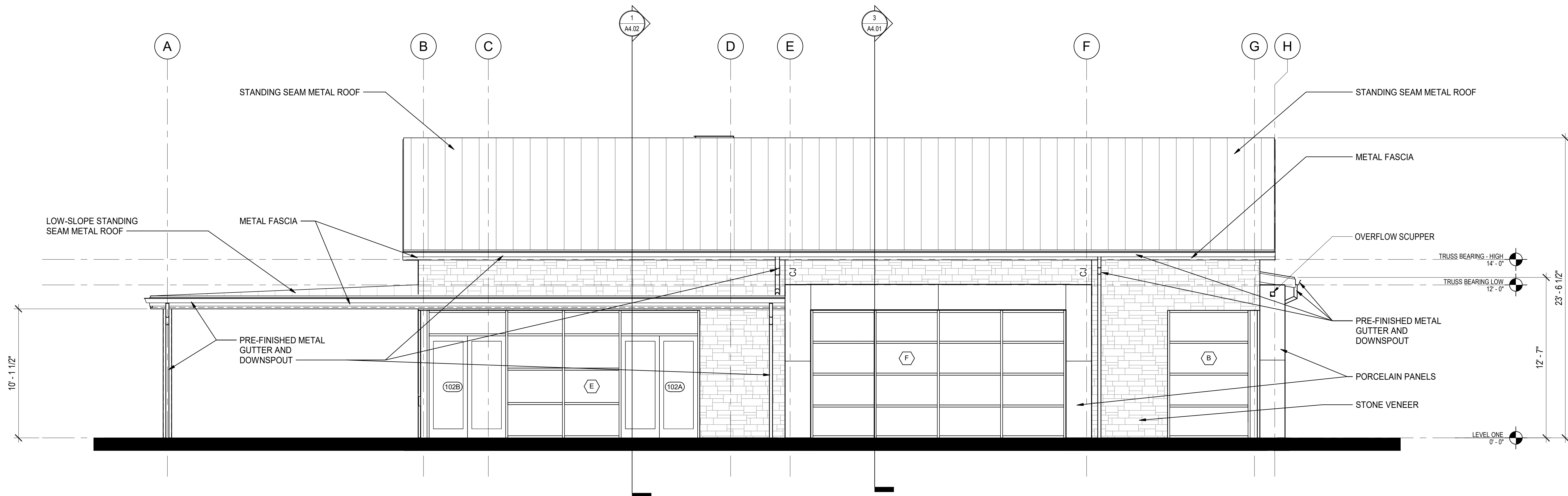
DATE 06/06/2025

DRAWING NO.

A3.02



2 NORTH ELEVATION
A3.02 1/4" = 1'-0"



1 WEST ELEVATION
A3.02 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

STONE VENEER	= SOLSTICE VANCOUVER NIGHT LEDGESTONE
METAL ROOF	= MBCI CHARCOAL GREY
STUCCO	= SW 7018 DOVETAIL
VERTICAL WOOD SIDING	= RESAWN TIMBER KATMAI ACCOYA 1C
PORCELAIN PANELS	= CERAMITEX - TECH - KERANIUM
COLUMNS, FASCIA, CANOPIES, HM DOORS	= SW 7069 IRON ORE
WINDOWS & ALL GLAZED DOORS	= FACTORY FINISH - BLACK
SIMULATED WOOD SOFFITS	= LUX V-GROOVE SOFFIT - LUX HEMLOCK

SHEA HOMES -
NEVINA
CLUBHOUSE

ASO ROBLES, CA

ARCHITECT
GSB, INC
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
405 / 848-9549

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TRIO DESIGN STUDIO
3400 MARIPOSA ST.
DENVER, CO 80211
303 / 663-1285

STRUCTURAL ENGINEER
WRIGHT ENGINEERS
1645 VILLAGE CENTER CIR. SUITE
10
LAS VEGAS, NV 89134

M&P ENGINEER
SAZAN GROUP
311 E. VETERANS WAY, SUITE 102
TEMPE, AZ 85281
480 / 530-9104

ELECTRICAL ENGINEER
WRIGHT ENGINEERING CORP
165 E. CHILTON DRIVE
CHANDLER, AZ 85225
480 / 497-5829

LANDSCAPE ARCHITECT
GREEY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
480 / 609-0009

SHEA HOMES - NEVINA
CLUBHOUSE
PASO ROBLES, CA



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REVISIONS

[illegible]

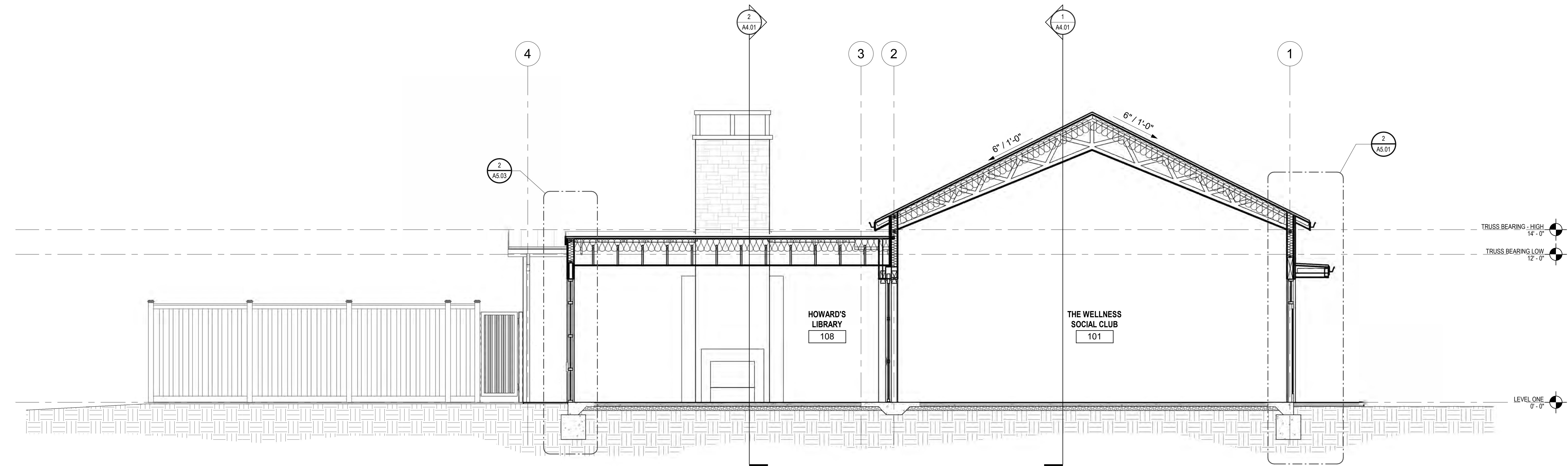
GSB PROJECT NO.
231913

DRAWING TITLE
BUILDING SECTIONS

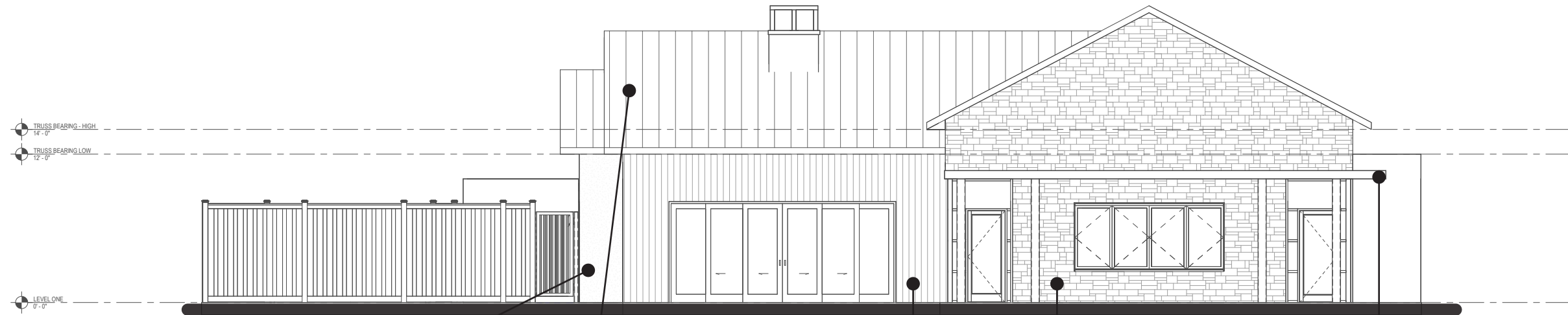
DATE 06/06/2025

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A4.02



1 BUILDING SECTION @ HOWARD'S LIBRARY
A4.02 1/4" = 1'-0"



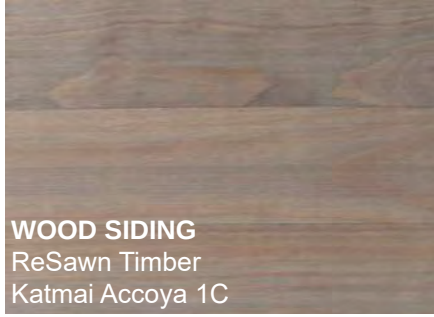
North Elevation



STUCCO
SW 7018 Dovetail



STANDING SEAM ROOF
Berridge Charcoal Grey



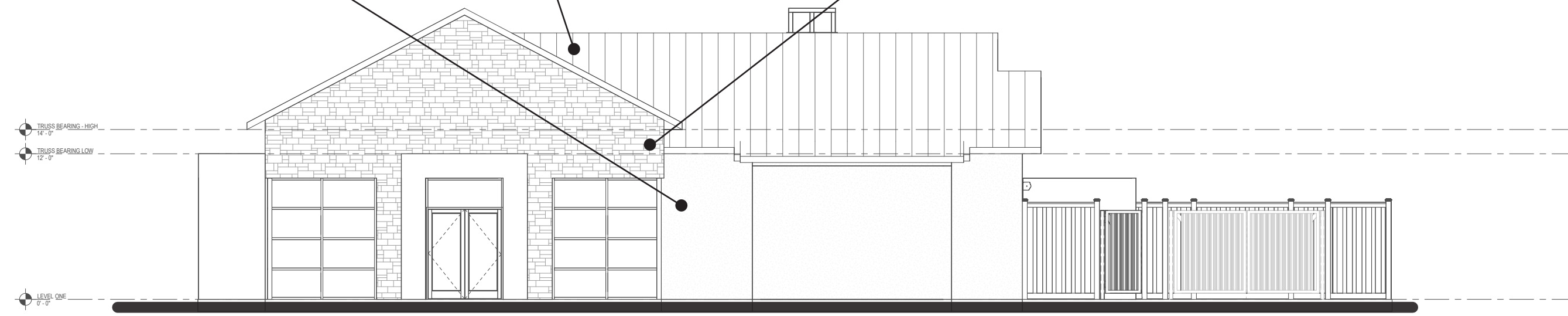
WOOD SIDING
ReSawn Timber
Katmai Accoya 1C



STONE VENEER
Solstice Vancouver Night Ledge stone



**COLUMNS/FASCIA/
CANOPIES/HM DOORS**
SW 7069 Iron Ore



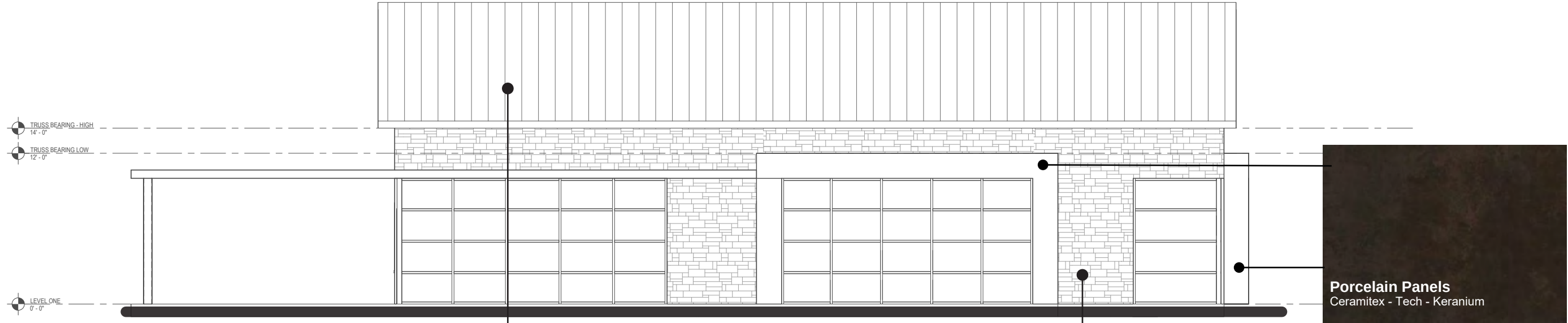
South Elevation



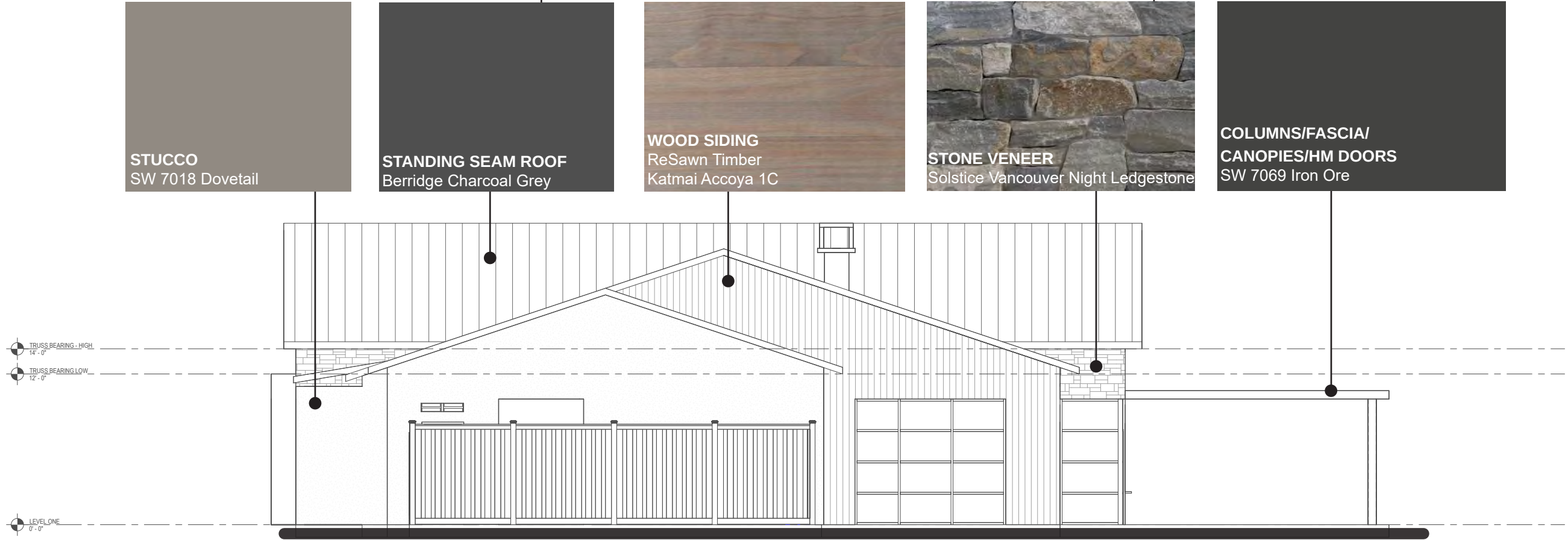
Nevina Clubhouse

Exterior Finishes





West Elevation



East Elevation



Nevina Clubhouse

Exterior Finishes



SHEA HOMES -
NEVINA
FITNESS
CENTER

ASO ROBLES, CA

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SHEA HOMES - NEVINA
FITNESS CENTER
PASO ROBLES, CA



NOT FOR CONSTRUCTION

JUNE 6, 2025

ARCHITECTURAL SHEET INDEX		
SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE
GENERAL		
G0.00	COVER SHEET	07/24/2025
G0.01	GENERAL NOTES	06/06/2025
G0.02	CODE ANALYSIS AND EGRESS PLAN	06/06/2025
G0.03	TOILET ACCESSORY MOUNTING HEIGHTS	06/06/2025
G0.04	TOILET ACCESSORY MOUNTING HEIGHTS	06/06/2025
ARCHITECTURAL		
A0.01	SITE PLAN	06/06/2025
A1.01	OVERALL FLOOR PLAN	06/06/2025
A1.02	ROOF PLAN	06/06/2025
A2.01	ENLARGED PLANS	06/06/2025
A3.01	EXTERIOR ELEVATIONS	06/06/2025
A3.02	EXTERIOR ELEVATIONS	06/06/2025
A4.01	BUILDING SECTIONS	06/06/2025
A4.02	BUILDING SECTIONS	06/06/2025
A5.01	WALL SECTIONS	06/06/2025
A5.02	WALL SECTIONS	06/06/2025
A5.03	WALL SECTIONS	06/06/2025
A5.04	WALL SECTIONS	06/06/2025
A6.01	PARTITION TYPES	06/06/2025
A7.01	DOOR SCHEDULE	06/06/2025

ARCHITECTURAL SHEET INDEX		
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A7.03	DOOR DETAILS	06/06/2025
A7.04	DOOR DETAILS	06/06/2025
A7.05	WINDOW DETAILS	06/06/2025
A9.01	DETAILS	06/06/2025
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A9.03	DETAILS	06/06/2025
A10.01	REFLECTED CEILING PLAN	06/06/2025
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S0.2	GENERAL STRUCTURAL NOTES	06/04/2025
S0.3	TYPICAL DETAILS	06/04/2025
S0.4	TYPICAL DETAILS	06/04/2025
S1.1	FOUNDATION PLAN	06/04/2025
S2.1	ROOF FRAMING PLAN	06/04/2025
S3.1	FOUNDATION DETAILS	06/04/2025
S4.1	ROOF FRAMING DETAILS	06/04/2025
S4.2	ROOF FRAMING DETAILS	06/04/2025
MECHANICAL		
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M0.01	MECHANICAL LEGEND	06/06/2025

ARCHITECTURAL SHEET INDEX		
SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE
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M3.00	MECHANICAL HVAC - PLAN	06/06/2025
M3.10	MECHANICAL - ROOF PLAN	06/06/2025
M9.00	MECHANICAL SPECIFICATIONS	06/06/2025
PLUMBING		
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P2.00	PLUMBING SCHEDULES	06/06/2025
P3.01	PLUMBING WASTE & VENT - PLAN	06/06/2025
P4.01	PLUMBING DOMESTIC WATER & GAS - PLAN	06/06/2025
P5.01	PLUMBING ISOMETRIC DIAGRAMS	06/06/2025
P9.00	PLUMBING SPECIFICATIONS	06/06/2025
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E2.01	BUILDING ELECTRICAL PLAN	06/06/2025
E3.01	BUILDING LIGHTING PLAN	06/06/2025
E4.01	BUILDING ELECTRICAL DETAILS	06/06/2025
E4.02	BUILDING ELECTRICAL DETAILS	06/06/2025
E4.03	BUILDING ELECTRICAL DETAILS	06/06/2025
E4.04	BUILDING ELECTRICAL DETAILS	06/06/2025
CIVIL		
C1.0	TITLE SHEET	06/27/2025

ARCHITECTURAL SHEET INDEX		
SHEET NUMBER	SHEET NAME	CURRENT SHEET DATE
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C1.2	NOTES	06/27/2025
C1.3	ROUGH GRADING PLAN	06/27/2025
C1.4	KEYMAP	06/27/2025
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C3.0	EROSION CONTROL NOTES	06/27/2025
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C4.0	HORIZONTAL CONTROL	06/27/2025
C4.1	HORIZONTAL CONTROL	06/27/2025
C4.2	HORIZONTAL CONTROL	06/27/2025
C4.3	HORIZONTAL CONTROL	06/27/2025
C5.0	PRECISE GRADING PLAN	06/27/2025
C5.1	PRECISE GRADING PLAN	06/27/2025
C5.2	PRECISE GRADING PLAN	06/27/2025
C5.3	PRECISE GRADING PLAN	06/27/2025
C5.4	PRECISE GRADING PLAN	06/27/2025
C5.5	PRECISE GRADING PLAN	06/27/2025
C5.6	PRECISE GRADING PLAN	06/27/2025
C6.0	UTILITY PLAN	06/27/2025
C7.0	DETAILS	06/27/2025

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/24/2025	REVISION #1

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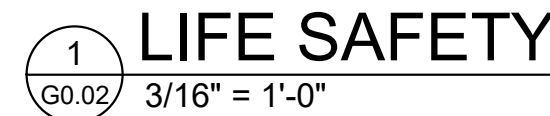
GSB PROJECT NO.
231913

DRAWING TITLE
COVER SHEET

DATE 07/24/2025

DRAWING NO.

G0.00



PLUMBING										
OCCUPANCY	OCC. LOAD	OCC. LOAD MALE	OCC. LOAD FEMALE	WATER CLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
				MALE RATIO	FEMALE RATIO	MALE RATIO	MALE RATIO	FEMALE RATIO	OCCUPANT RATIO	
A-3 EXERCISE ROOMS	67	33	34	1: 1-100	2: 26-50	1: 1-100	1: 1-200	1: 1-100	1:1/250	1
REQUIRED				1	2	1	1	1	1	1
PROVIDED				2	3	1	2	2	2	1

EGRESS SYMBOL LEGEND			
SYMBOL		DESCRIPTION	
	AREA OCCUPANT LOAD		SEMI RECESSED FIRE EXTINGUISHER CABINET
	PERSON IN ROUTE TO EXIT		FIRE EXTINGUISHER WITH WALL BRACKETS
	PERSONS EXITING		1 HOUR RATED FIRE BARRIER
	DIRECTION OF EGRESS		

CODE SUMMARY - SHEA HOMES - NEVINA FITNESS CENTER

PROPERTY INFO		CODES
CITY:	PASO ROBLES	2022 CALIFORNIA ADMINISTRATIVE CODE
COUNTY:	SAN LUIS OBISPO	2022 CALIFORNIA BUILDING CODE, INCLUDING
STATE:	CALIFORNIA	CHAPTER 1
		2022 CALIFORNIA ELECTRICAL CODE
		2022 CALIFORNIA MECHANICAL CODE
BUILDING INFO		2022 CALIFORNIA PLUMBING CODE
		2022 CALIFORNIA ENERGY CODE
NEW CONSTRUCTION		2022 CALIFORNIA FIRE CODE, INCLUDING CHAPTER 1
WOOD FRAMED		AND APPENDIX D - FIRE APPARATUS ACCESS ROADS
AREA - ENCLOSED:	3,220 SF	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
COVERED:	732 SF	2022 CALIFORNIA REFERENCED STANDARDS CODE
TOTAL:	3,952 SF	2021 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY AND CONSTRUCTION	
GROUP:	ASSEMBLY A-3 STORAGE S-1

CONSTRUCTION TYPE: VB (5B)

GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHTS:	60 FEET > 21 FT. PROVIDED -	OK
	2 STORY > 1 STORY PROVIDED -	OK
ALLOWABLE AREA:	24,000 SF > 3,952 SF PROVIDED -	OK
SPRINKLED?:	YES	

FIRE AND SMOKE PROTECTIONS RATED WALLS AND OPENINGS - 0 HOUR SMOKE BARRIERS AND PARTITIONS - 0 HOUR FLOOR AND ROOF BARRIERS - 0 HOUR AUTOMATIC SPRINKLER SYSTEMS - FIRE AREA 5,000 SF > 3,952 SF PROPOSED - PROPOSED OCCUPANT LOAD OF 67 IS LESS THAN ALLOWABLE 300, THEREFORE AN AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED. - FIRE NOT AT LEVEL OF DISCHARGED - NOT APPLICABLE SINCE ALL LEVELS PROVIDED WITH EXIT AT GRADE. FIRE EXTINGUISHERS - 2 PER AREA OR 4 PER DISTANCE < 2 PROVIDED FIRE ALARM - OCCUPANT LOAD OF 67 IS LESS THAN 300 ALLOWABLE, THEREFORE A FIRE ALARM NOT REQUIRED.
--

AREA PER OCCUPANT	
ACCESSORY SPACES:	300 GROSS
EXERCISE ROOMS:	50 GROSS

OCCUPANT LOAD			
TECHNOGYM 102	929 S.F. / 50	S.F. GROSS	= 19
MECHANICAL 104	61 S.F. / 300	S.F. GROSS	= 1
WEIGHTS / RECOVERY 105	325 S.F. / 50	S.F. GROSS	= 7
MOVEMENT ROOM 106	950 S.F. / 50	S.F. GROSS	= 19
LAUNDRY 108	66 S.F. / 300	S.F. GROSS	= 1
MENS LOCKERS 109	51 S.F. / 50	S.F. GROSS	= 2
WOMENS LOCKERS 110	51 S.F. / 50	S.F. GROSS	= 2
ELECTRICAL 111	28 S.F. / 300	S.F. GROSS	= 1
COVERED PATIO 113	732 S.F. / 50	S.F. GROSS	= 15
TOTAL			= 67

MEANS OF EGRESS	
EXIT ACCESS TRAVEL DISTANCE 250 FEET (WITH SPRINKLER) > 84' - 11" PROPOSED	
MEANS OF EGRESS COMPONENT SIZING	
EXIT "A"	0.2 INCHES PER OCCUPANT
EXIT "B"	45 OCC x 0.2' = 9.0' < 72' PROVIDED - OK
EXIT "C"	5 OCC x 0.2' = 1.0' < 36' PROVIDED - OK
EXIT "D"	1 OCC x 0.2' = 0.2' < 36' PROVIDED - OK
EXIT "E"	1 OCC x 0.2' = 0.2' < 36' PROVIDED - OK

SHEA HOMES -
NEVINA
FITNESS
CENTER

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Oklahoma City, OK 73112
405 / 848-9549

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165 E. CHILTON DRIVE
CHANDLER, AZ 85225
480 / 497-5829

LANDSCAPE ARCHITECT
GREEK PICKETT
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SCOTTSDALE, AZ 85251
480 / 609-0009

SHEA HOMES - NEVINA
FITNESS CENTER



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GSB PROJECT NO.
231913

DRAWING TITLE
CODE ANALYSIS AND
EGRESS PLAN

DATE 06/06/2025

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INTERIOR DESIGNER
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1645 VILLAGE CENTER CIR. SUITE
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FITNESS CENTER**



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231913

DRAWING TITLE
SITE PLAN

DATE 06/06/2025

DRAWING NO.

A0.01



1 SITE PLAN
A0.01 1" = 40'-0"

ARCHITECT
GSC, INC.
3555 NW 58th Street, Suite 700W
DENVER, COLORADO, OK 73172
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WRIGHT ENGINEERS
1810 VILLAGE CENTER CIR. SUITE 10
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702 / 933-7000

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SAZZAN GROUP
311 E. VETERANS WAY, SUITE 102
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WRIGHT ENGINEERING CORP
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LANDSCAPE ARCHITECT
GREY PUCKETT
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SHEA HOMES - NEVINA
FITNESS CENTER

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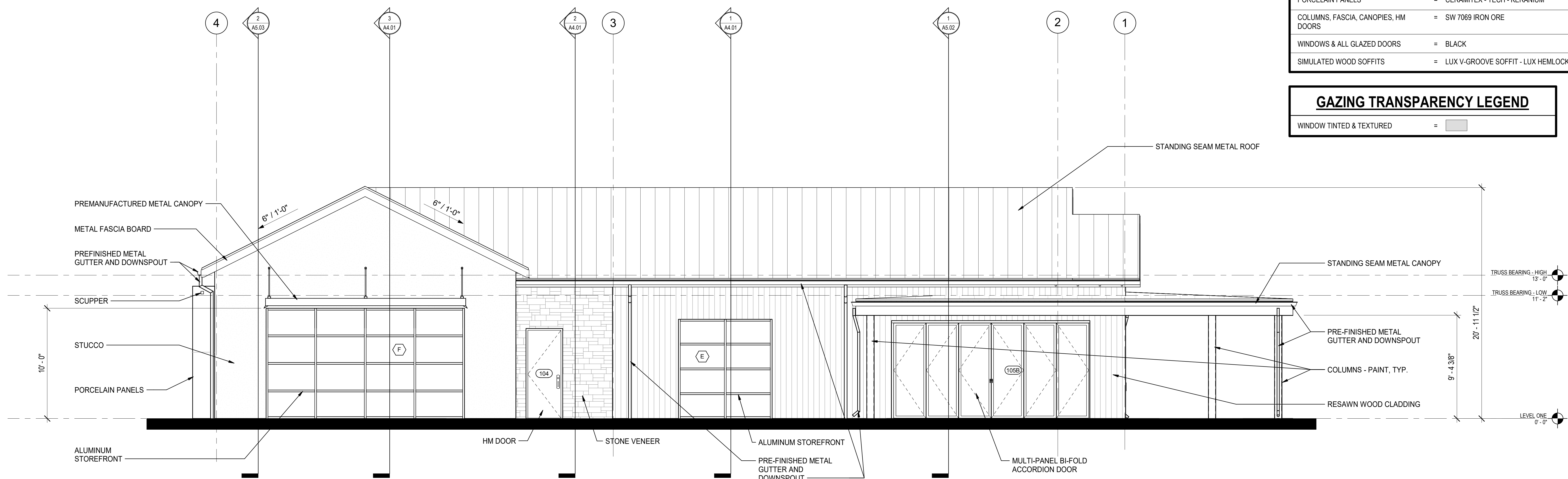
GSB PROJECT NO.
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DRAWING TITLE
EXTERIOR ELEVATIONS

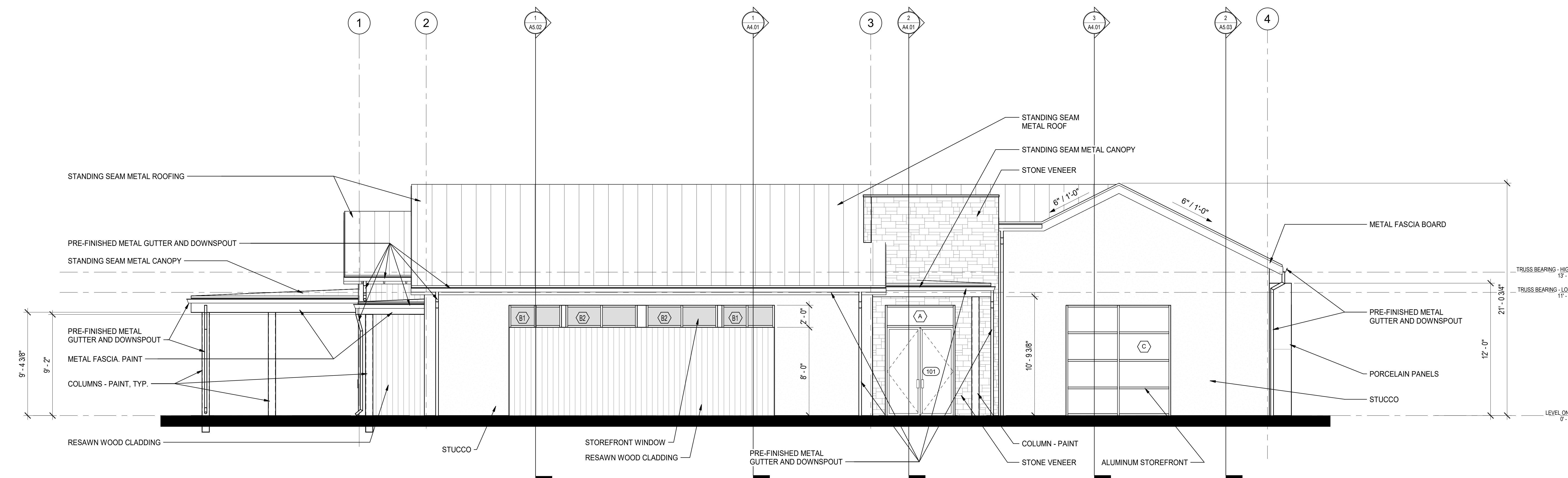
DATE 06/06/2025

DRAWING NO.

A3.01



1 NORTH ELEVATION
A3.01 1/4" = 1'-0"



3 SOUTH ELEVATION
A3.01 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

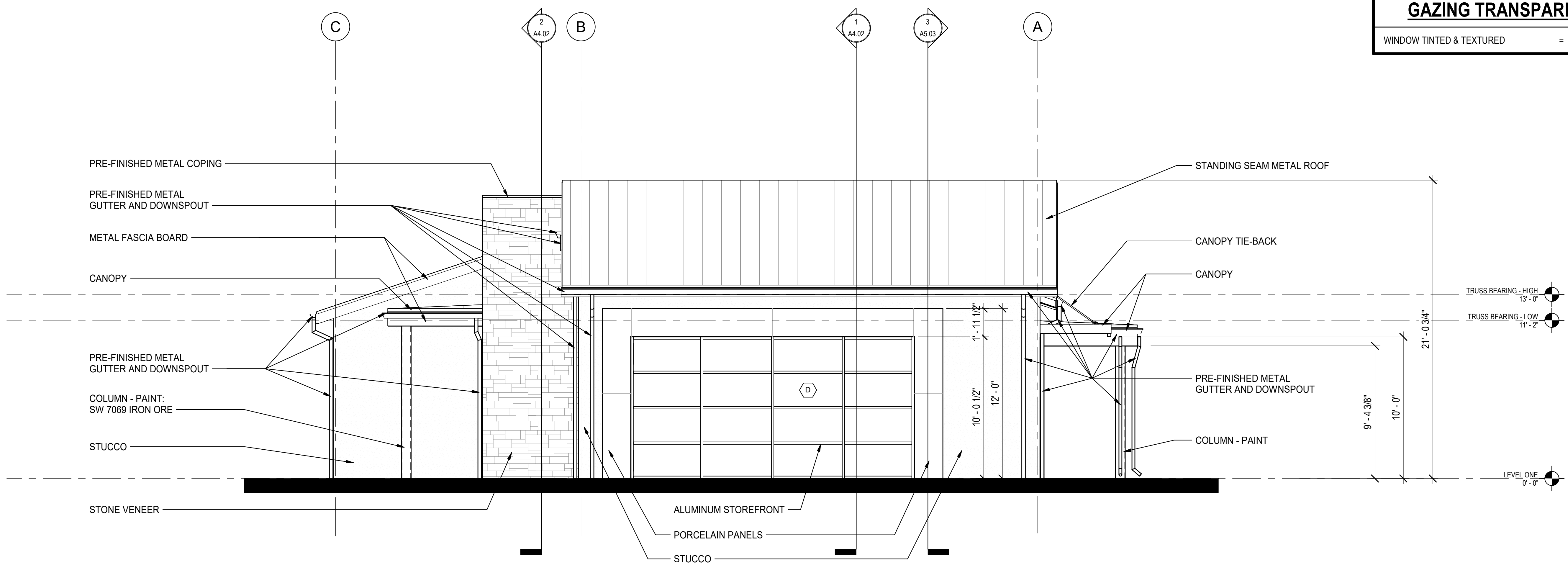
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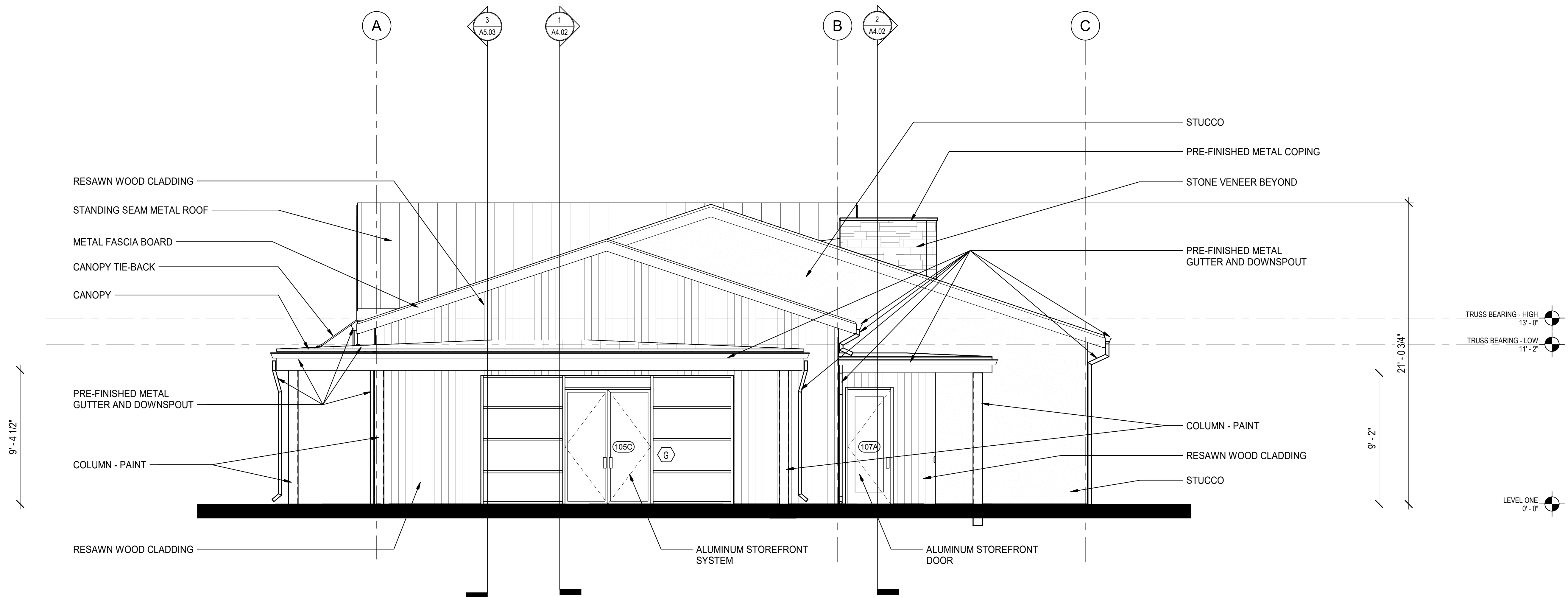
A3.02

<u>EXTERIOR FINISH LEGEND</u>	
STONE VENEER	= SOLISTE VANCOUVER NIGHT LEDGESTONE
METAL ROOF	= MBCI CHARCOAL GREY
STUCCO	= SW 7018 DOVETAIL
VERTICAL WOOD SIDING	= RESAWN TIMBER KATMAI ACCOYA 1C
PORCELAIN PANELS	= CERAMITEX - TECH - KERANIUM
COLUMNS, FASCIA, CANOPIES, HM DOORS	= SW 7069 IRON ORE
WINDOWS & ALL GLAZED DOORS	= BLACK
SIMULATED WOOD SOFFITS	= LUX V-GROOVE SOFFIT - LUX HEMLOCK

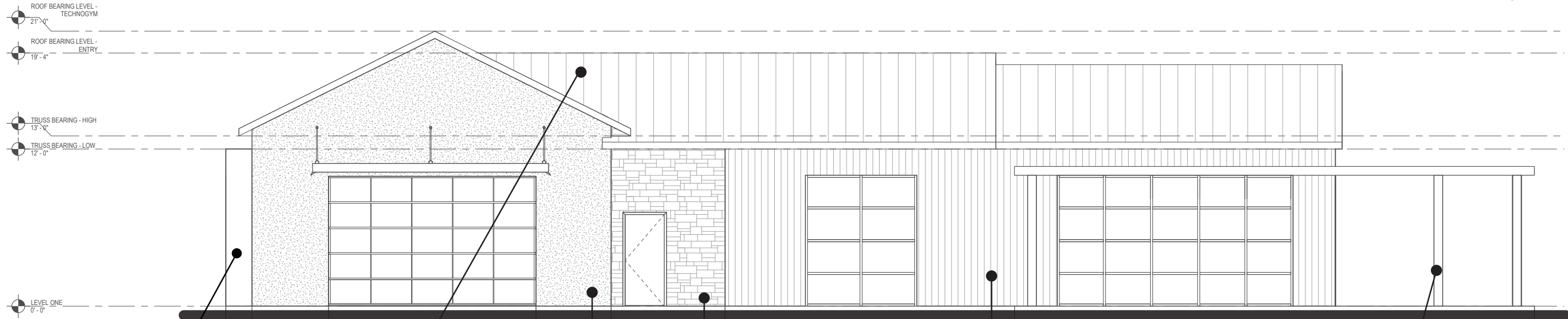
<u>GAZING TRANSPARENCY LEGEND</u>		
WINDOW TINTED & TEXTURED	=	



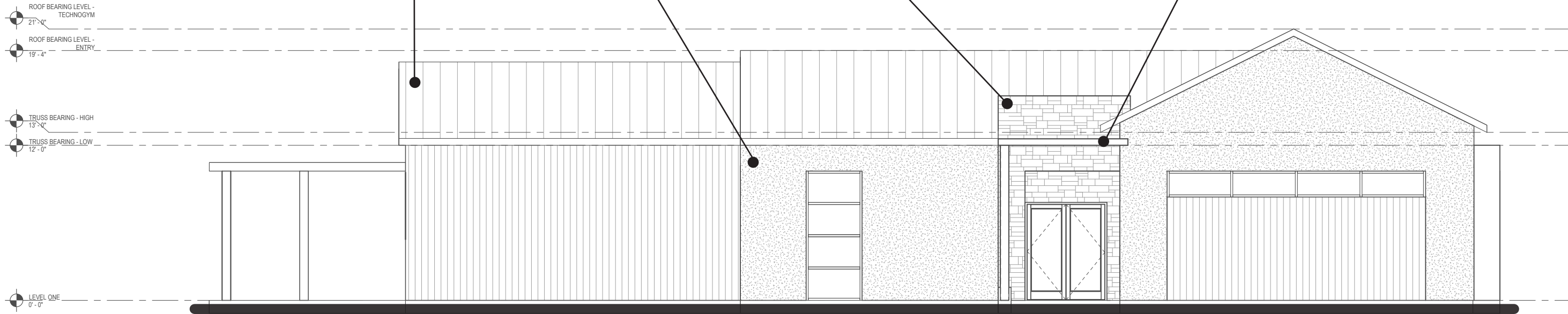
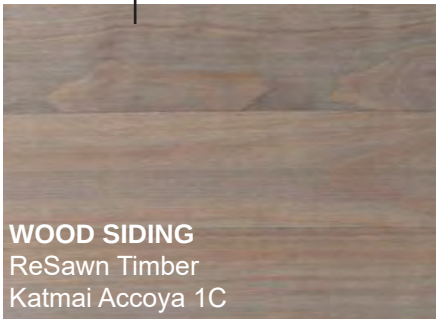
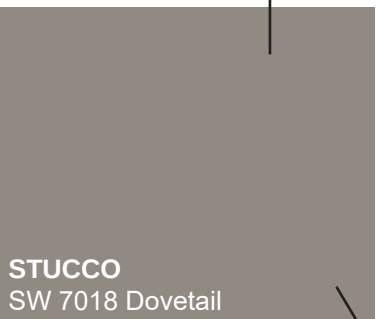
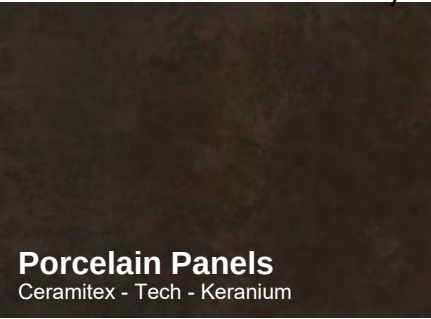
1 EAST ELEVATION
A3.02 1/4" = 1'-0"



2 WEST ELEVATION
A3.02 1/4" = 1'-0"



North Elevation



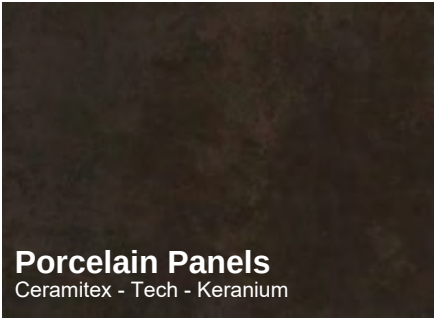
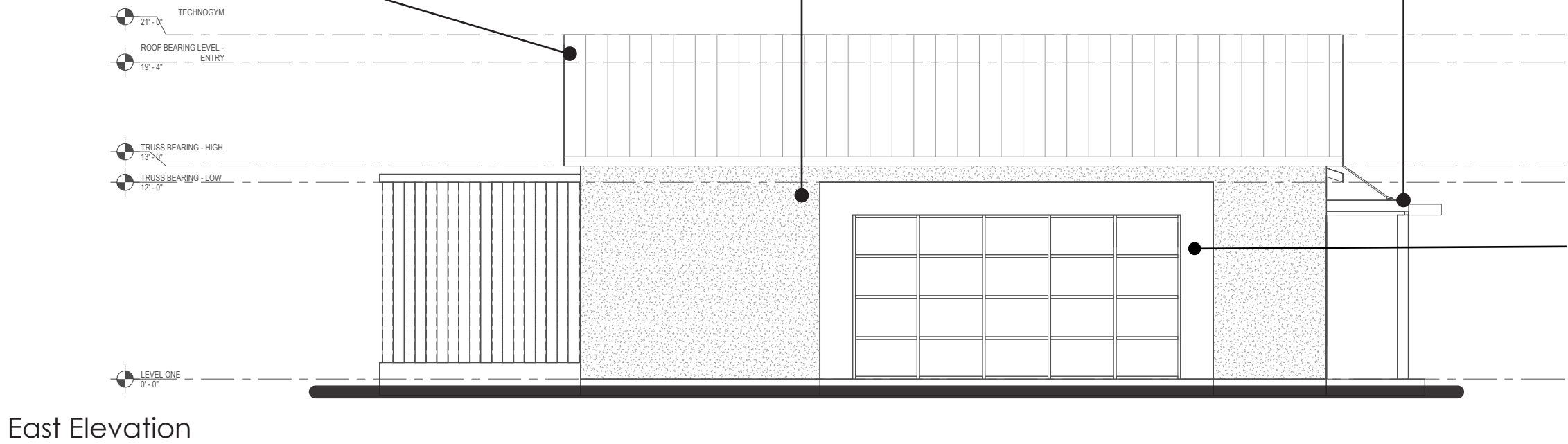
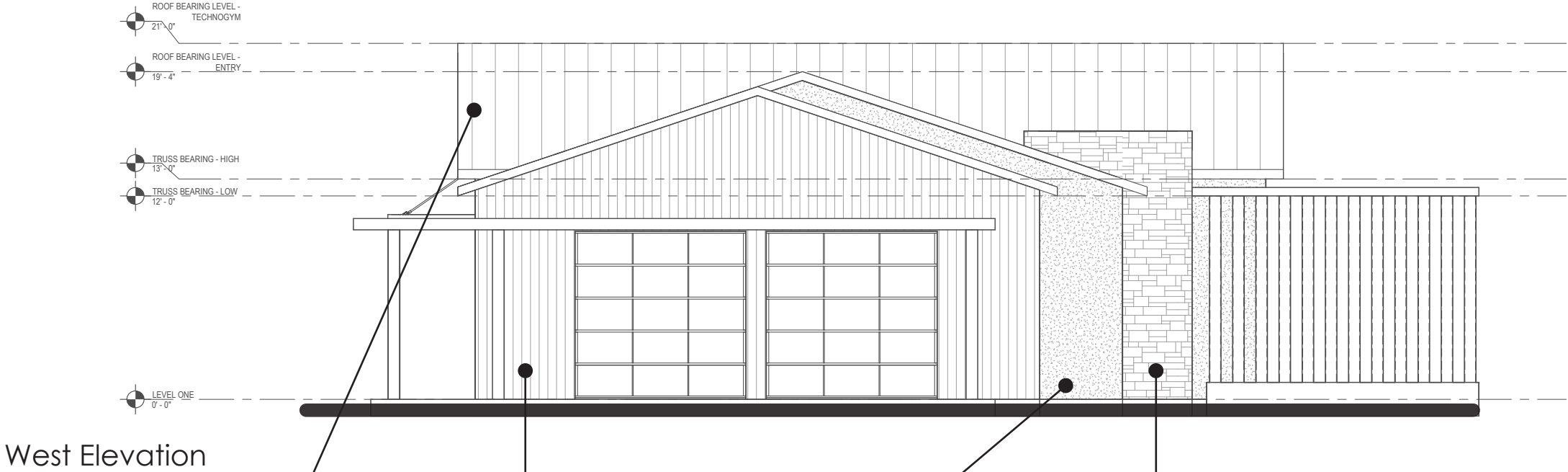
South Elevation



Nevina Fitness Center

Exterior Finishes





Overall Design Direction





Wellness Social Club

NEVINA CLUBHOUSE

FLOORPLAN KEY



RENDERING



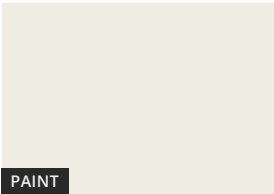
FINISHES



FLOOR TILE



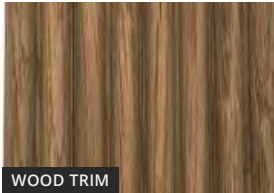
METAL DECOR



PAINT



COUNTER TOP



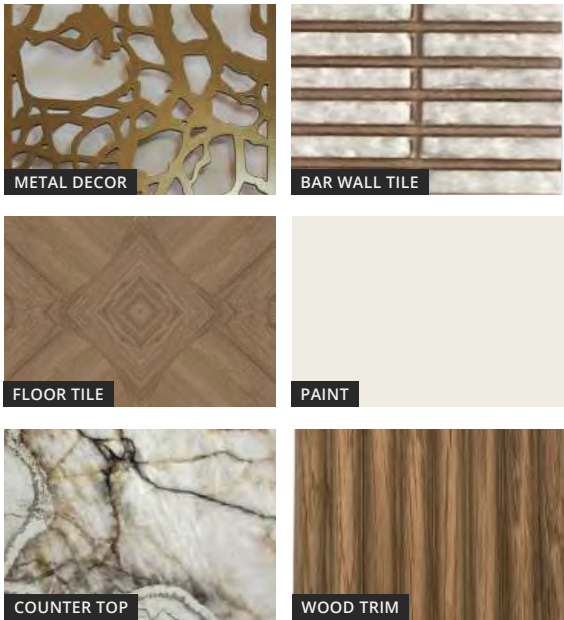
WOOD TRIM

Sunrise Juice Bar

FLOORPLAN KEY



FINISHES



RENDERING



Wellness Social Club

FLOORPLAN KEY



RENDERING



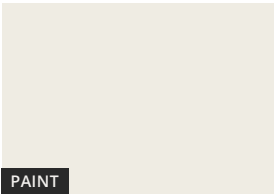
FINISHES



FLOOR TILE



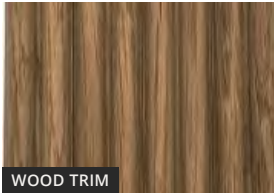
METAL DECOR



PAINT



COUNTER TOP



WOOD TRIM

Howard's Library

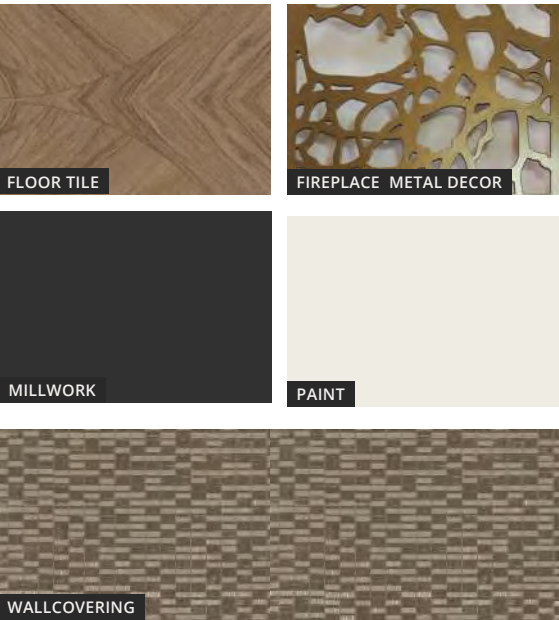
FLOORPLAN KEY



RENDERING



FINISHES



Restroom

FLOORPLAN KEY



RENDERING



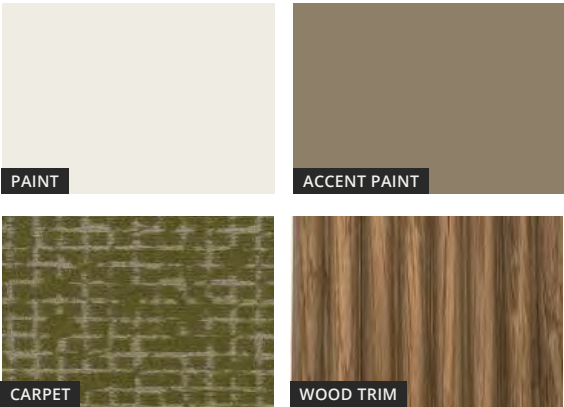
FINISHES



FLOORPLAN KEY



FINISHES



RENDERING



Fitness Entry

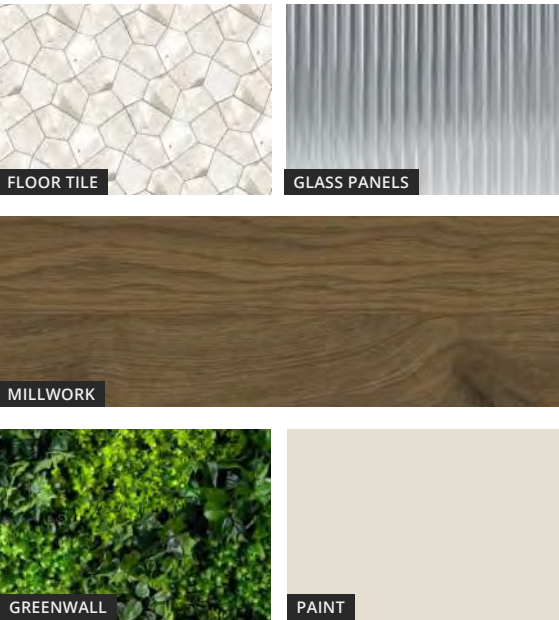
FLOORPLAN KEY



RENDERING



FINISHES

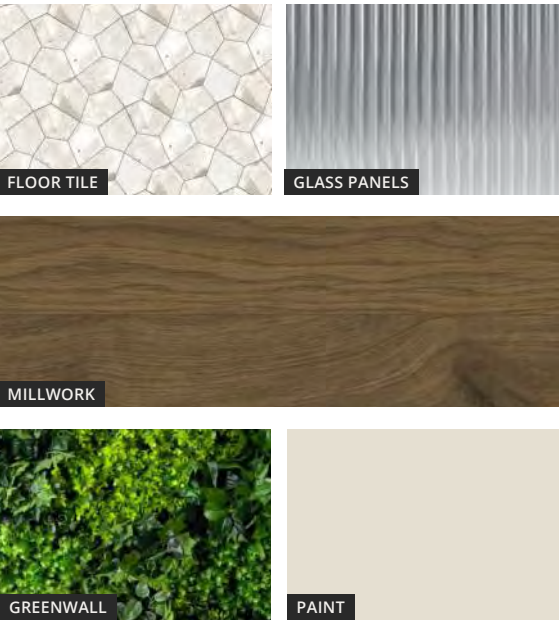


Fitness Entry

FLOORPLAN KEY



FINISHES



RENDERING

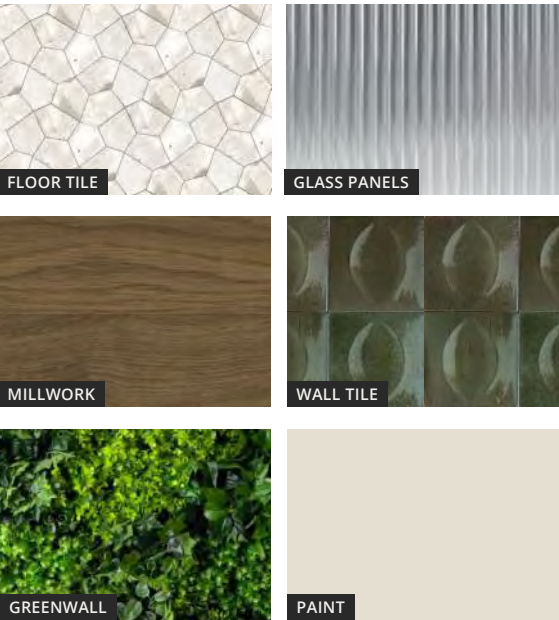


Fitness Entry

FLOORPLAN KEY



FINISHES

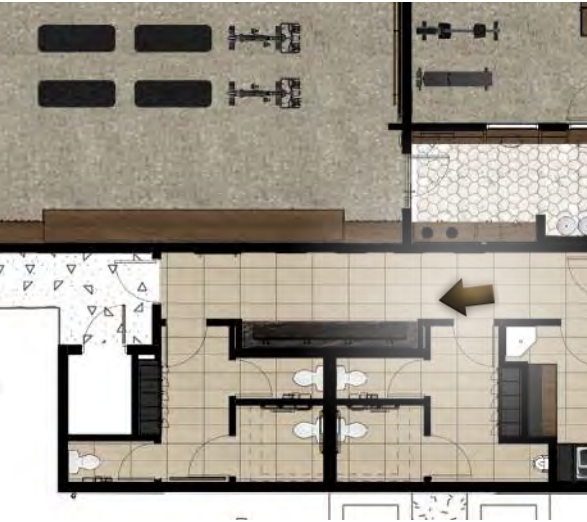


RENDERING



Fitness RR & Lockers

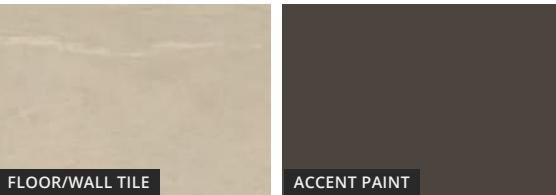
FLOORPLAN KEY



RENDERING



FINISHES



Unisex RR & Lockers

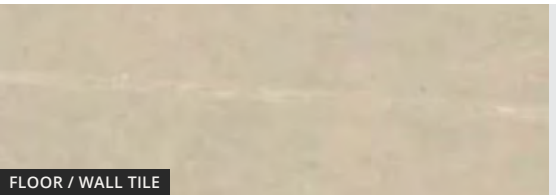
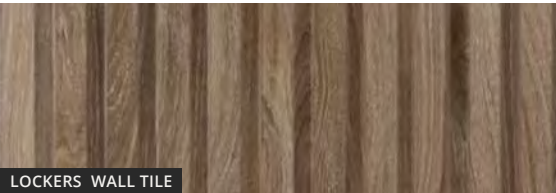
FLOORPLAN KEY



RENDERING



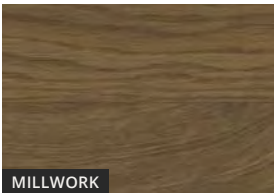
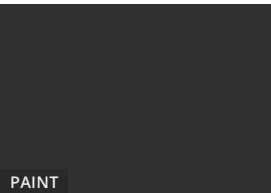
FINISHES



FLOORPLAN KEY



FINISHES



RENDERING



Weights / Recovery

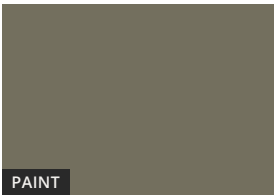
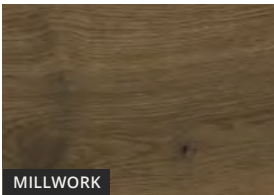
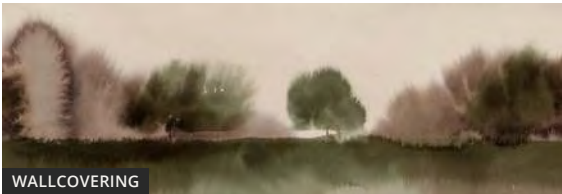
FLOORPLAN KEY



RENDERING

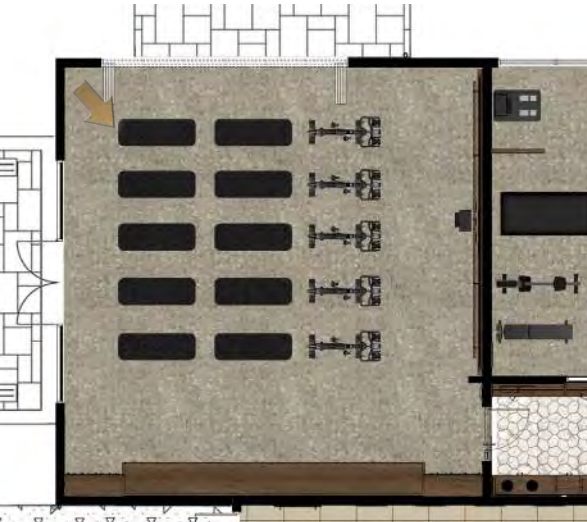


FINISHES

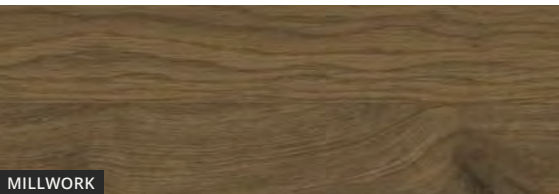


Movement Studio

FLOORPLAN KEY

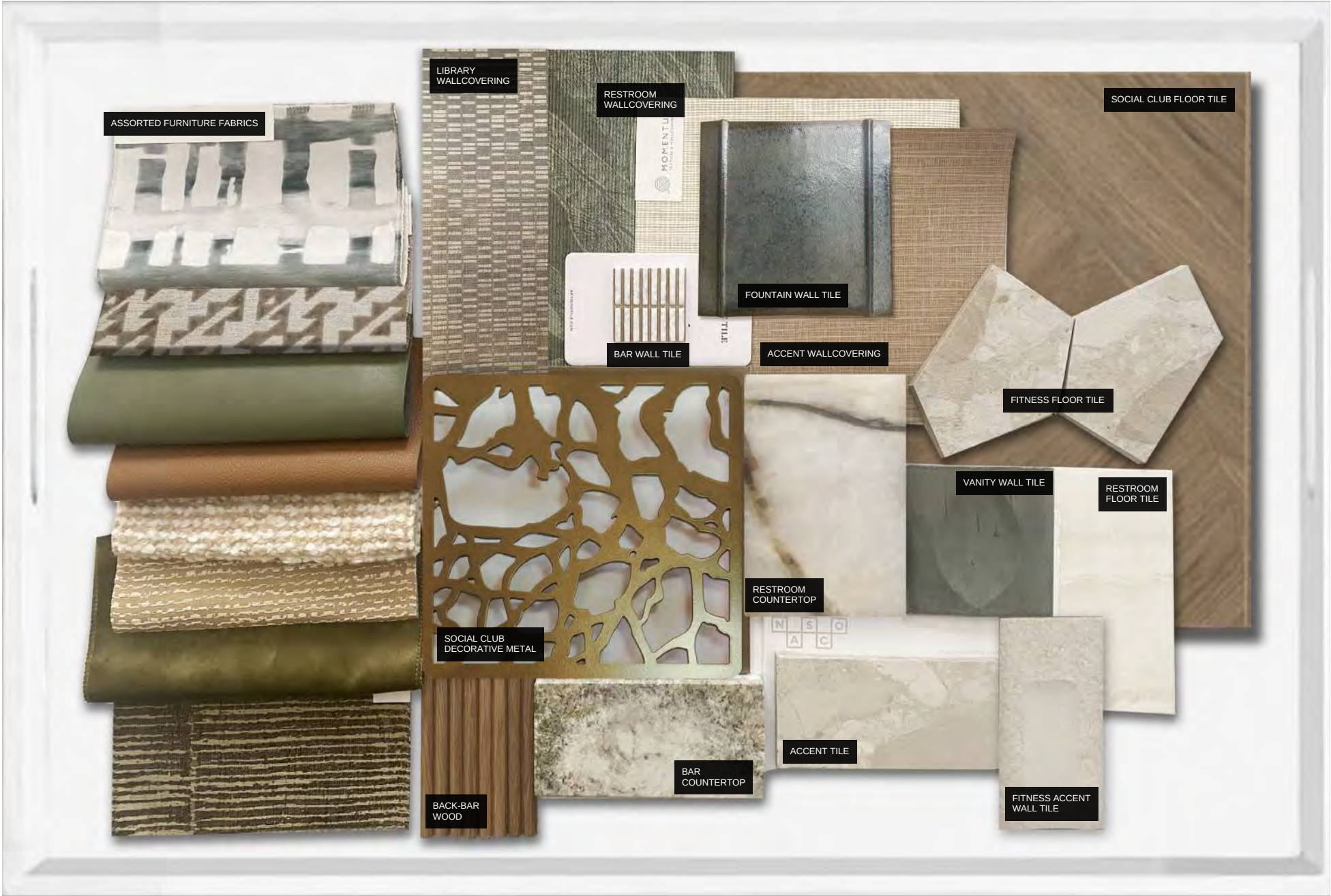


FINISHES



RENDERING







Trilogy at Nevina, a Boutique Community | Paso Robles, CA
August 6, 2025

