











BEECHWOOD SPECIFIC PLAN MASTER MONUMENT AND BOUNDARY WALL PLAN

Design Review Committee- September 9, 2024

DRC Item 1



LEGEND

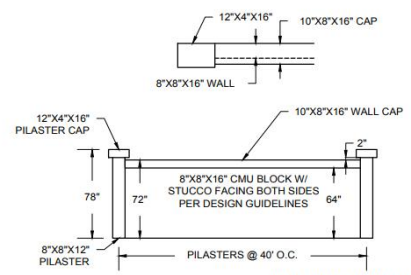
-  WATER QUALITY BASIN
Final location, size and design of water quality basins subject to adjustment pending final site plans and engineering.
-  SUBTERRANEAN WATER QUALITY CHAMBER
Final location, size and design of underground water quality chambers subject to adjustment pending final site plans and engineering.
-  COMMUNITY PARK
-  AMENITIZED / PASSIVE PARK AREAS
-  CONSERVED OPEN SPACE
-  PG+E UTILITY OPEN SPACE
-  10-FOOT MULTI-USE PATHWAY
-  6-FOOT NATIVE PATHWAY
-  PROPOSED TREE
-  EXISTING TREE, TO REMAIN

NOTE:
LOTS AND INTERNAL STREETS ARE CONCEPTUAL AND SUBJECT TO REVISION IN ACCORDANCE WITH THE SPECIFIC PLAN



LEGEND

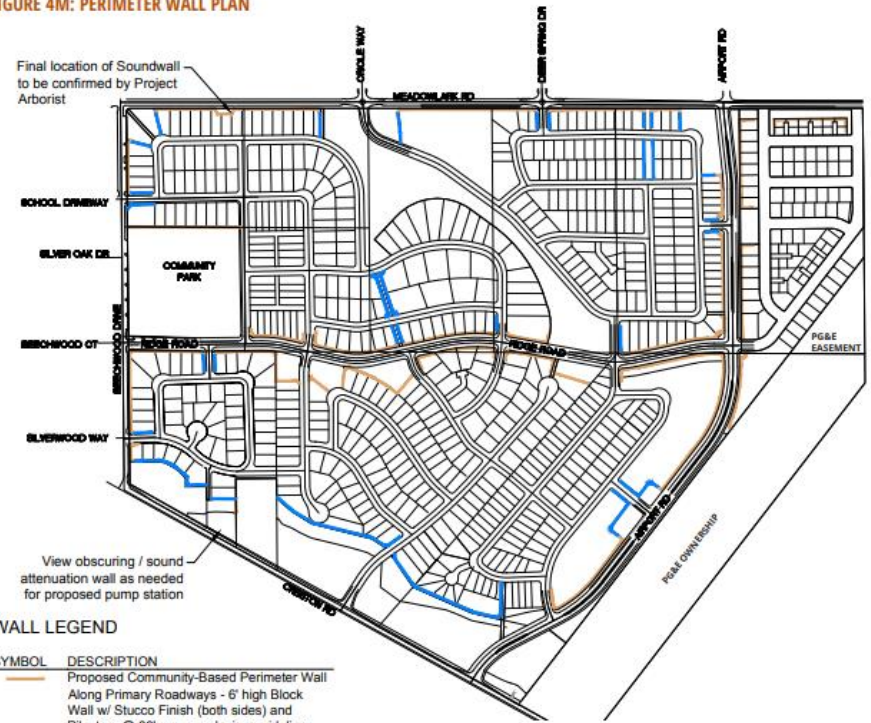
- PROPOSED PERIMETER WALL
- PROPOSED WATER QUALITY BASIN



* ADJUSTMENTS TO WALL LOCATIONS
MAY RESULT FROM SLOPE, ROW &
SITE CONSTRAINTS IN FINAL DESIGN

CONCEPTUAL WALL LAYOUT
NOT TO SCALE

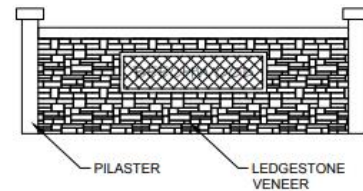
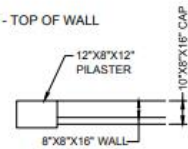
FIGURE 4M: PERIMETER WALL PLAN



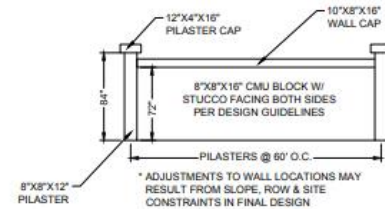
WALL LEGEND

SYMBOL	DESCRIPTION
	Proposed Community-Based Perimeter Wall Along Primary Roadways - 6' high Block Wall w/ Stucco Finish (both sides) and Pilasters @ 60' o.c., per design guidelines Length: 14,200 LF
	Proposed Subdivision Based Wall per Community Based Design Guidelines Length: 5,900 LF
	Combined Length: 20,100 LF

PLAN VIEW - TOP OF WALL



SECTION VIEW



* ADJUSTMENTS TO WALL LOCATIONS MAY RESULT FROM SLOPE, ROW & SITE CONSTRAINTS IN FINAL DESIGN

CONCEPTUAL WALL DETAIL
NOT TO SCALE

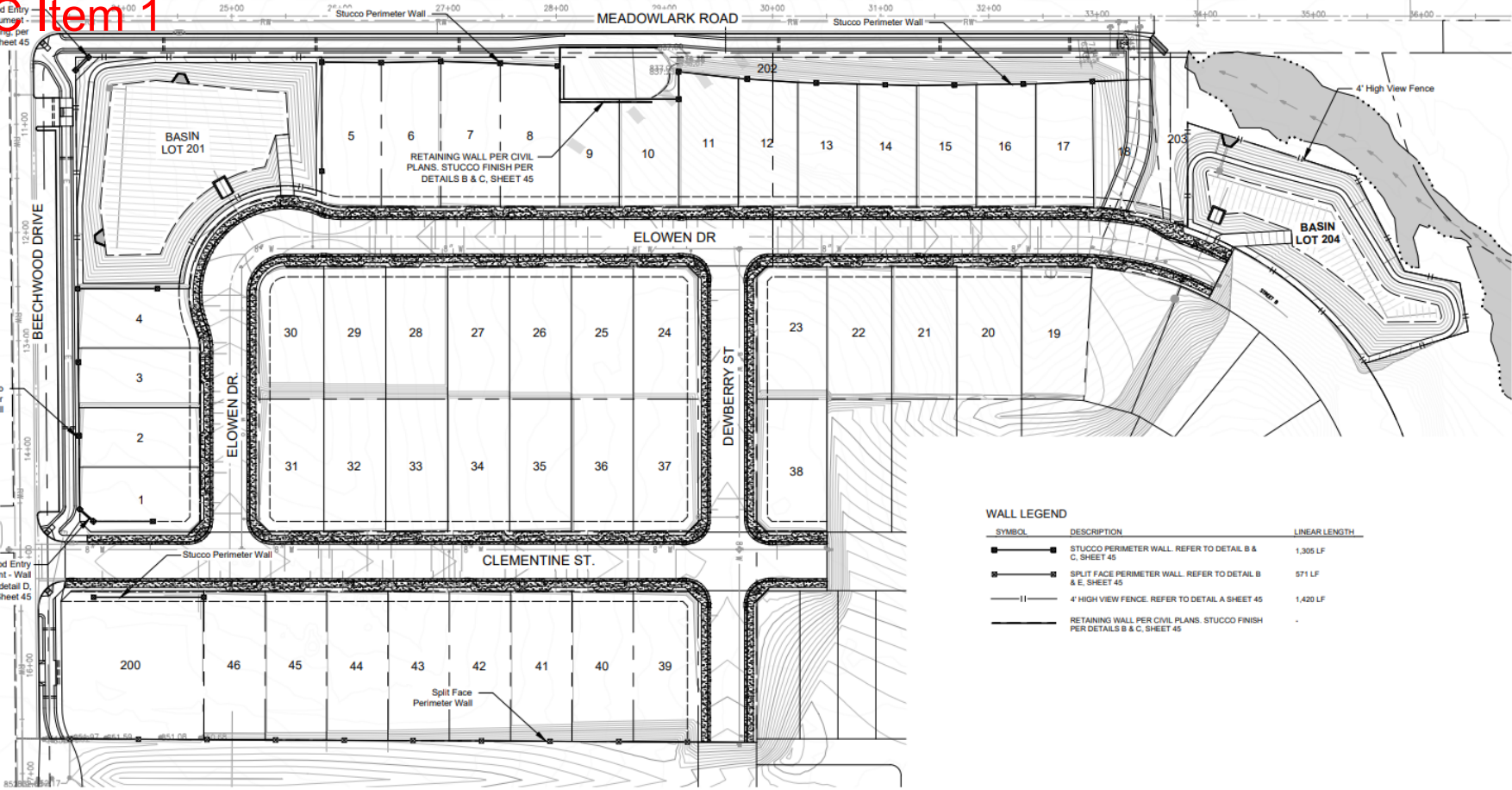


DRC Item 1

Neighborhood Entry Monument - Wall Mount, per Detail C, Sheet 45

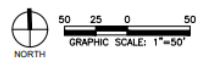
BEECHWOOD DRIVE

Neighborhood Entry Monument - Wall mount, per detail D, Sheet 45



WALL LEGEND

SYMBOL	DESCRIPTION	LINEAR LENGTH
	STUCCO PERIMETER WALL. REFER TO DETAIL B & C, SHEET 45	1,305 LF
	SPLIT FACE PERIMETER WALL. REFER TO DETAIL B & E, SHEET 45	571 LF
	4' HIGH VIEW FENCE. REFER TO DETAIL A SHEET 45	1,420 LF
	RETAINING WALL PER CIVIL PLANS. STUCCO FINISH PER DETAILS B & C, SHEET 45	-



NO.	BY	DATE	REVISION



SIGNATURE _____ DATE _____



RICK 1160 MARSH STREET SUITE #150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
rickengineering.com
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PROJECT NO: 19544 DRAWN/DESIGNED BY: SC
 DATE: 07/02/2024 CHECKED BY: PT

CONSTRUCTION DOCUMENTS PREPARED FOR:
**BEECHWOOD TRACT 3166
 PHASE 1**
 CITY OF PASO ROBLES

DRAWING TITLE
**WALL AND FENCE
 PLAN**

DRAWING NO. **44**
 SHEET NO. 44 OF 68

CONSTRUCTION NOTES AND SPECIFICATIONS

WALL AND FENCE FINISHING NOTES:

- CONCRETE MIX FOR FOOTING TO BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 5-1/2 PARTS GRAVEL WITH A MAXIMUM OF 1-1/2 GALLONS OF WATER PER SACK (FC = 2500 PSI)
- CONCRETE BLOCK UNITS SHALL CONFORM TO UBC STANDARD NUMBER 21-4.
- REINFORCED STEEL TO BE DEFORMED AND CONFORM TO ASTM SPECIFICATIONS NS A615 GRADE 40 OR GRADE 60.
- REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED. MINIMUM SPLICE OF REINFORCING BARS SHALL BE 40 DIAMETERS.
- CONCRETE BLOCK UNITS ARE TO BE STAGGERED.
- CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF THE CELLS UNOBSERVED.
- MORTAR MIX FOR CONCRETE BLOCK TO BE 1 PART CEMENT TO 1/2 PART LIME TO 4-1/2 PARTS DAMP, LOOSE SAND.
- LANDSCAPE ARCHITECT TO INSPECT AND (APPROVE OR ADJUST) PRELIMINARY LAYOUT OF ANY WALLS OR FENCES PRIOR TO THE START OF SAID WORK, I.E. TRENCHES AND FOOTINGS. ANY WORK STARTED WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO CHANGE AT COST TO THE CONTRACTOR.
- ALL RETAINING WALLS TO BE WATERPROOFED WITH (2) COATS MIRASEAL, HOT LIQUID RUBBER WATERPROOFING APPLIED DIRECTLY TO CMU / PIP WALL, OR APPROVED EQUAL. SEE CIVIL ENGINEERING PLANS FOR DRAINAGE BEHIND WALL.
- CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AS REQUIRED BY BUILDING PERMIT AND/OR DETAIL.
- CONTRACTOR IS RESPONSIBLE FOR BIDDING AND INSTALLING WALL/FENCE FOOTINGS PER SITE SOILS REPORT, WHERE THE REPORT EXCEEDS THE ABOVE NOTES.
- WHENEVER THE REQUIREMENTS OF THE SOILS REPORT EXCEEDS THE ABOVE NOTES, THE CONTRACTOR SHALL SUBMIT ALL REVISED CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION.

STEEL FENCING/GATE NOTES:

- STEEL - HIGH STRENGTH, COLD ROLLED STEEL, COVERED IN AN IN-LINE DIPPED GALV. ZINC.
- CLEAN & PREP - GRINDING WHERE NEC. FOR NEAT APPEARANCE. PANELS ARE CLEANED TO INSURE GOOD ADHESION OF FINISH. WELDS ARE REJUVENATED W/ COLD. GALV. (BRUSHED ON).
- PAINTING - PANELS ARE ELECTROSTATIC SPRAY PAINTED FOR COMPLETE AND EVEN COVERAGE, 2 MIL. THICKNESS WET COAT EPOXY PRIMER AND 2 MIL. THICKNESS WET COAT POLYURETHANE (POLYURETHANE) FOR PLEASING DURABLE FINISH. COLOR OF WROUGHT IRON SHALL BE FLAT BLACK.
- QUALITY CONTROL - PRODUCT SHALL BE INSPECTED AT EACH STAGE OF MANUF. PROCESS TO INSURE PANELS MEET ACCEPTABLE INDUSTRY STANDARDS.
- SHIPPING - PREPACKAGED W/ FOAM AND PALLETIZED TO MINIMIZE DAMAGE DURING SHIPMENT.
- OPENINGS IN FENCE NOT TO EXCEED 4" IN ANY DIRECTION.
- MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.

FINISH SCHEDULE:

SHALL BE RENAISSANCE WALL SYSTEM BY DESIGN INDUSTRIES

BLOCK WALL AND PERIMETER WALL COLOR:
SHALL BE KELLY-MOORE HEAT REFLECTIVE COLOR 216, MALIBU BEIGE

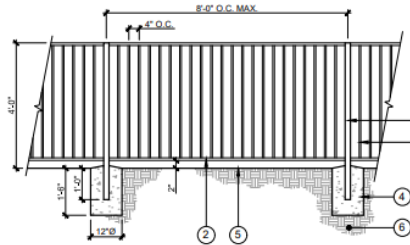
FREESTANDING ENTRY MONUMENT WALL CAP COLOR:
SHALL BE KELLY-MOORE HEAT REFLECTIVE COLOR KMW43, WHITEST WHITE

FREESTANDING ENTRY MONUMENT WALL STONE VENEER:
SHALL BE RIO GRANDE RIVER ROCK STONE VENEER BY DORADO STONE, OR EQUAL TO MATCH EXISTING MONUMENTS ON ORIOLE WAY AND MEADOWLARK ROAD.

PRODUCT SUPPLIER LIST:

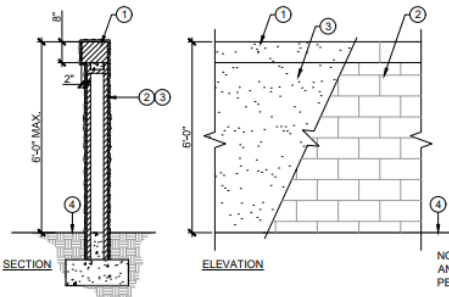
EL DORADO STONE
3817 OCEAN RANCH BLVD.
SUITE 114
OCEANSIDE, CA 92056
800-925-1491
www.eldoradostone.com

KELLY-MOORE
611 CRESTON RD.
PASO ROBLES, CA 93446
805-239-1285
www.kellymoore.com/



- 2" SQ. TUBULAR STEEL POST WITH TOP CAP. INSTALL AT CHANGE IN ELEVATIONS, OR HORIZONTAL DIRECTION. EQUAL SPACING ALONG CONTINUOUS RUNS, MAXIMUM 8'-0" O.C.
- 1" SQ. TUBULAR STEEL HORIZONTAL RAILS.
- 5/8" SQ. TUBULAR STEEL PICKETS.
- CONCRETE FOOTING, 2500 PSI @ 28 DAYS. SLOPE TOP AWAY FROM POST TO DRAIN.
- FINISH GRADE.
- 95% COMPACTED SUBGRADE.

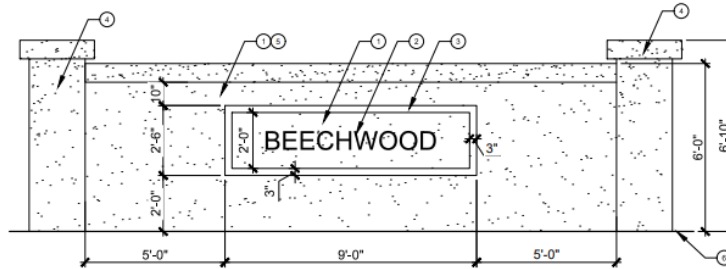
A TUBULAR STEEL VIEW FENCE



- 10X8X16 CMU SOLID SPLIT FACE TOP CAP, 2" OVERHANG ON PUBLIC SIDE
- 8x8x16 CMU.
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES.
- FINISH GRADE.

NOTE: DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS

C STUCCO PERIMETER WALL

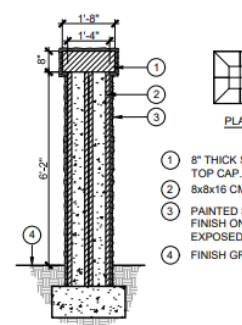


- SMOOTH STUCCO FINISH ON ALL EXPOSED SURFACES. COLOR TO BE KELLY MOORE MALIBU BEIGE
- COMMUNITY NAME TO BE "ARIAL" FONT, 8" HEIGHT, IN MATTE BLACK
- 3" THICK POPOUT
- WALL PLASTER PER DETAIL B, SHEET 45
- WALL PER DETAIL E, SHEET 45
- FINISH GRADE.

E ENTRY MONUMENT - WALL MOUNT

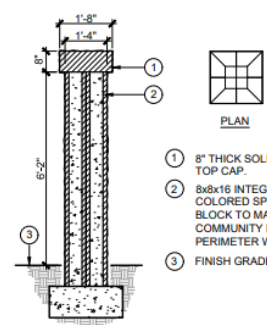
NOTES:

- STEEL SHALL BE HIGH STRENGTH, COLD ROLLED STEEL, COVERED IN AN IN-LINE DIPPED GALVANIZED ZINC.
- PICKETS, RAILS, & POSTS SHALL BE FASTENED TOGETHER BY WELDING. WELD SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE, D1.1, LATEST EDITION. GRIND ALL WELDS SMOOTH.
- INSTALL ITEMS SQUARE, LEVEL, ACCURATELY FITTED, AND FREE FROM DISTORTION OR DEFECT.
- COMPONENTS SHALL BE CLEANED PRIOR TO PAINTING TO INSURE GOOD ADHESION OF FINISH.
- COMPONENTS ARE TO BE ELECTROSTATIC SPRAY PAINTED FOR COMPLETE AND EVEN COVERAGE, 2 MIL. THICKNESS WET COAT EPOXY PRIMER AND 2 MIL. THICKNESS WET COAT POLYURETHANE (POLYURETHANE) FOR DURABLE FINISH. PAINT TO MATCH OTHER METAL MEMBRANES.
- FENCE SHALL BE 4' HIGH OR GREATER WITH OPENINGS IN FENCE NOT TO EXCEED 4" IN ANY DIRECTION. THE BOTTOM OF THE FENCE SHALL BE WITHIN 4 INCHES OF THE FINISHED GRADE.



- 8" THICK SOLID CMU TOP CAP.
- 8x8x16 CMU
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES.
- FINISH GRADE.

COMMUNITY PERIMETER WALL PILASTER

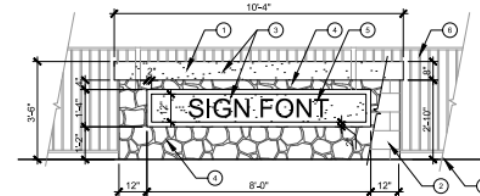


- 8" THICK SOLID CMU TOP CAP.
- 8x8x16 INTEGRALLY COLORED SPLIT FACE BLOCK TO MATCH COMMUNITY PARK PERIMETER WALL.
- FINISH GRADE.

COMMUNITY PARK WALL PILASTER

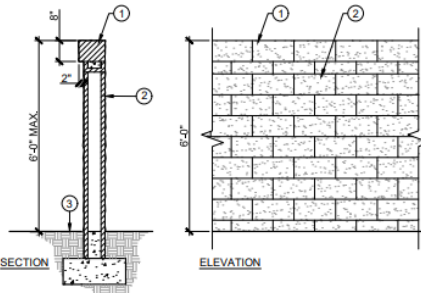
NOTE: DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS

B WALL PILASTERS



- 12X8X16 CMU TOP CAP.
- 8x8x16 CMU.
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES. COLOR TO BE KELLY MOORE MALIBU BEIGE
- STONE VENEER PER FINISH SCHEDULE (VENEER TO BE PLACED ON MONUMENT FRONT AND SIDES)
- COMMUNITY NAME TO BE "ARIAL" FONT, 8" HEIGHT IN MATTE BLACK
- BACKGROUND FENCE PER WALL PLANS
- FINISH GRADE.

D ENTRY MONUMENT - FREESTANDING



- 10X8X16 CMU SOLID SPLIT FACE TOP CAP, 2" OVERHANG ON PUBLIC SIDE
- 8x8x16 INTEGRALLY COLORED SPLIT FACE BLOCK.
- FINISH GRADE.

NOTES:
- DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS
- SPLIT FACE BLOCK COLOR TO MATCH PERIMETER WALL STUCCO COLOR. SUBMIT SAMPLES

E SPLIT FACE PERIMETER WALL

O.	BY	DATE	REVISION

<p>NOT FOR CONSTRUCTION</p>	<p>Know what's below. Call before you dig.</p>
<p>SIGNATURE</p>	<p>DATE</p>

	<p>1160 MARSH STREET SUITE #150 SAN LUIS OBISPO, CA 93401 805.544.0707</p> <p>rickengineering.com San Diego • Riverside • San Luis Obispo • Sacramento • Orange • Tucson • Phoenix • Las Vegas • Denver</p>
<p>PROJECT NO: 19544</p>	<p>DRAWN/DESIGNED BY: SC</p>
<p>DATE: 07/20/2024</p>	<p>CHECKED BY: PT</p>

<p>CONSTRUCTION DOCUMENTS PREPARED FOR:</p> <p>BEECHWOOD TRACT 3166 PHASE 1</p> <p>CITY OF PASO ROBLES</p>

<p>DRAWING TITLE</p> <p>WALL AND FENCE DETAILS</p>
<p>DRAWING NO.</p> <p>45</p>
<p>SHEET NO. 45 OF 68</p>

DRC Item 1

STANDARD WALL COLOR OPTIONS

THE COLORS PROVIDED BELOW ARE SUGGESTED COLOR OPTIONS FOR THE COMMUNITY PERIMETER WALL, BLOCK WALL, AND ENTRY MONUMENT WALL.

KELLY-MOORE HEAT REFLECTIVE COLORS:




KM561-L Snip of Tannin



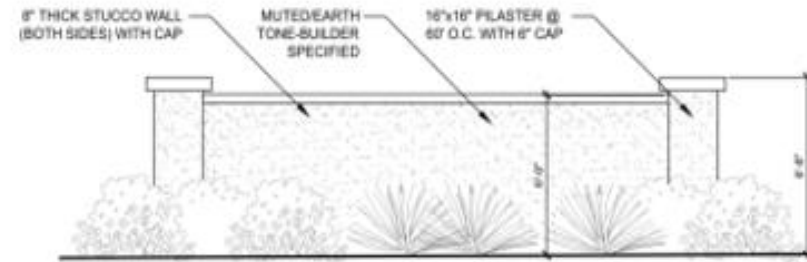
WALL LEGEND

SYMBOL DESCRIPTION

 Proposed Community-Based Perimeter Wall Along Primary Roadways - 6' high Block Wall w/ Stucco Finish (both sides) and Blockcap @ 2" O.C. - see Section 052000



PLAN VIEW



COMMUNITY PERIMETER WALL

DRC Item 1



DRC Item 1



DRC Item 1



DRC Item 1



DRC Item 1



DRC Item 1



DRC Item 1



DRC Item 1

