

DESIGN REVIEW DRAWINGS FOR KAISER SANTA ROSA MOB #4&5 PARKING LOT EXPANSION

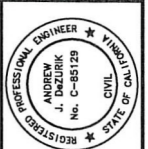
3975 & 3925 OLD REDWOOD HIGHWAY
SANTA ROSA, CALIFORNIA

A.P.N. 058-035-027

AUGUST 2019

OWNER: KAISER SANTA ROSA
401 BICENTENNIAL WAY, TRAILER
SANTA ROSA, CA 95403
PH: 707 393-5756

CIVIL ENGINEER: SKF ENGINEERS
2004TH ST, STE. 300
SANTA ROSA, CA 95401
PH: 707 583-8500 FAX:
707 583 - 8539



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/30/2019
ANDREW J. DEZORIK C 85129



DESIGN REVIEW NOTE:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCELS' EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE DESIGN PROFESSIONAL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS IN MARCH 27, 2018.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS WERE MEASURED AT CHEST HEIGHT (48 ±). DRIPLINE DIMENSIONS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC RECORDS AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: SCRIBED 'X' ON TOP OF CURB, AS SHOWN HEREON. ELEV: 242.11 (DATUM: NAVD83)

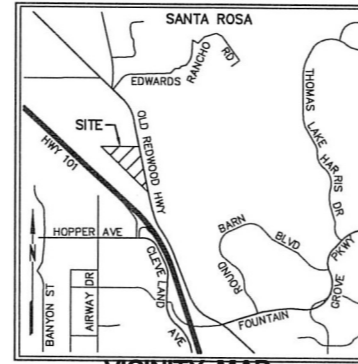
BASIS OF BEARINGS: RECORD OF SURVEY OF THE LANDS OF KAISER HOSPITALS, FILED IN BOOK 627 OF MAPS AT PAGES 17-18, SONOMA COUNTY RECORDS.

THE ZONING OF THIS PARCELS IS CG-RC GENERAL COMMERCIAL-RESIDENT CITY. THE GENERAL PLAN DESIGNATION IS OFFICE.

PARKING SUMMARY			
PARKING TYPE	EXISTING STALLS	PROPOSED STALLS	TOTAL
STANDARD PARKING STALLS	747	119	666
ACCESSIBLE PARKING STALLS	23	0	23
ACCESSIBLE VAN PARKING STALLS	•	0	•

NOTE:
ACCESSIBLE STALL COUNTS MEETS CBC SECTION 118-2.08.2 REQUIREMENTS.

SCOPE OF WORK:
KAISER PERMITS PROPOSES TO EXPAND THE PARKING SERVING MEDICAL OFFICE BUILDINGS 4&5. THE CURRENT PARKING LOT HAS SUFFICIENT ACCESSIBLE STALLS FOR THE PROPOSED EXPANSION AND THEREFORE NO ADDITIONAL ACCESSIBLE STALLS ARE REQUIRED.



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

- C1. PROJECT INFORMATION
- C2. GRADING & UTILITY PLAN
- C3. STRIPING PLAN
- L1. SCHEMATIC LANDSCAPE PLAN
- ES102. PHOTOMETRIC SITE PLAN

ABBREVIATIONS

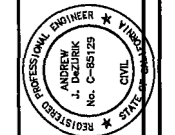
0	MORE OR LESS RECORD DATA	INV	BOTTOMSIDE OF PIPE
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL NUMBER	MH	MANHOLE
BLAD	BOLLARD	MIN	MINIMUM
CB	CATCH BASIN	A	RADIUS
CL2	CLASS II	SD	STORM DRAIN
DI	DROP INLET	SDM	SEMI-STRUCTURED MANHOLE
EG	EXISTING GROUND ELEVATION	STLT	STREETLIGHT
ELEV	ELEVATION	TB	TOP OF BOX
FG	FINISHED GRADE	TC	TOP FACE OF CURB
FL	SURFACE HOWLINE	TEL	TELECOMMUNICATION LINE
FT	FOOT	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX/UTL
GI	GRATE INLET	UTILITY	UTILITY
HR/L	HANDRAIL	W	WATER
HP	HIGH POINT		

SYMBOLS & LEGEND

EXISTING	PROPOSED	
•		BENCHMARK
○		1/2" IRON PIPE
○		VALVE
○		BACKFLOW PREVENTION DEVICE
—y—	STREET SIGN
—y—	STREET LIGHT
—y—	UTILITY POLE
—y—	CLY ANCHOR
—y—	CATCH BASIN
—y—	TREE
—y—	TREE TO BE REMOVED
—y—	PROPERTY LINE
—y—	GRADE BREAK
—y—	LOW LINE
—y—	FENCE
—y—	STORM DRAIN
—y—	ASPHALT
—y—	ASPHALT GRIND & OVERLAY
—y—	CONCRETE
—y—	DETECTABLE WARNING
—y—	VALLEY GUTTER
—y—	BIORETENTION AREA
—y—	RENOTE
—y—	DETAIL IDENTIFICATION
—y—	SHEET WHERE DETAIL IS SHOWN

City of Santa Rosa
August 2019
Planning & Economic
Development Department

KAISER SANTA ROSA-MOB #4&5 PARKING LOT EXPANSION
APN 058-035-027
3975 & 3925 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA



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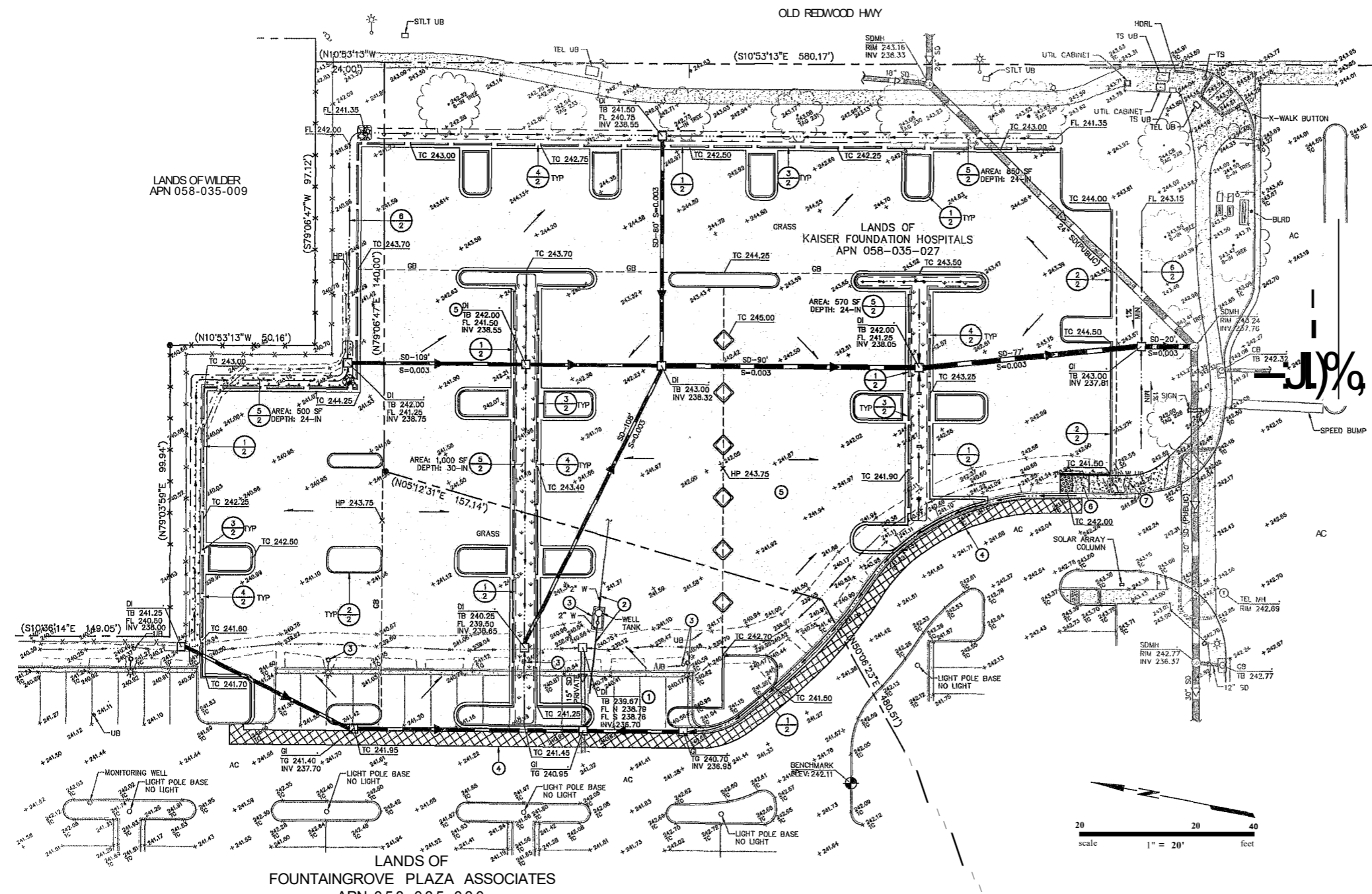
DATE: 08/30/2019
DRAWN BY: ANDREW J. DEZURIK C 85123



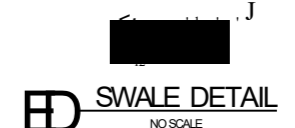
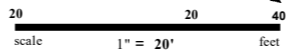
ENGINEERS / ARCHITECTS / PLANNERS
3070 S. 20th ST. SUITE 200
SAN JOSE, CA 95128
(408) 253-8800

KAISER SANTA ROSA MOB #4&5 PARKING LOT EXPANSION
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3975 & 3925 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA

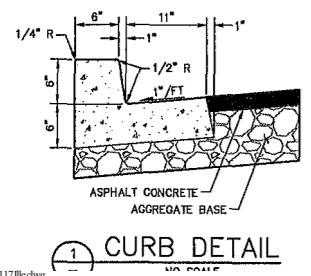
GRADING & UTILITY PLAN



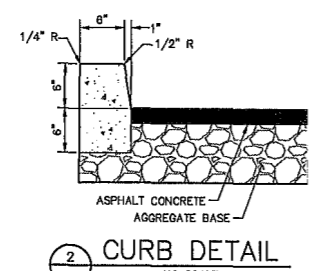
- KEYNOTES**
- Ⓢ RAISE EXISTING UTILITY.
 - Ⓡ ABANDON EXISTING UTILITY.
 - ⓐ REMOVE EXISTING UTILITY.
 - ⓐ SAWOUT AND CLEANLY REMOVE EXISTING MATERIAL TO FACILITATE THE PROPOSED IMPROVEMENTS AND DISPOSE OF EXISTING MATERIAL IN ACCORDANCE WITH LOCAL REGULATIONS.
 - Ⓡ 3" ASPHALT CONCRETE OVER 10" AGGREGATE BASE.
 - ⓐ CASE "F" RAMP IN ACCORDANCE WITH 2018 CALTRANS STANDARD PLAN RSPABBA. ADJUST TO FIT FULL 11" THICKNESS OF CONCRETE.
 - ⓐ EXISTING UTILITY BOXES TO GRADE.



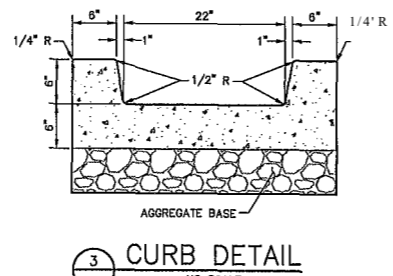
LOCATE CURB DEPRESSIONS WHERE SHOWN ON THESE DRAWINGS AT INTERVALS NOT EXCEEDING 15 FEET ON CENTER.



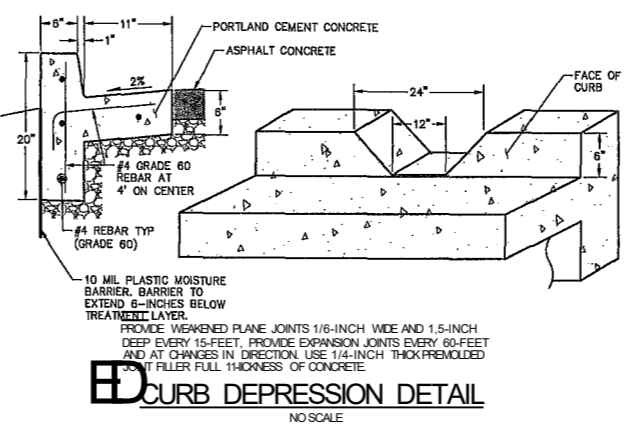
1 CURB DETAIL
NO SCALE



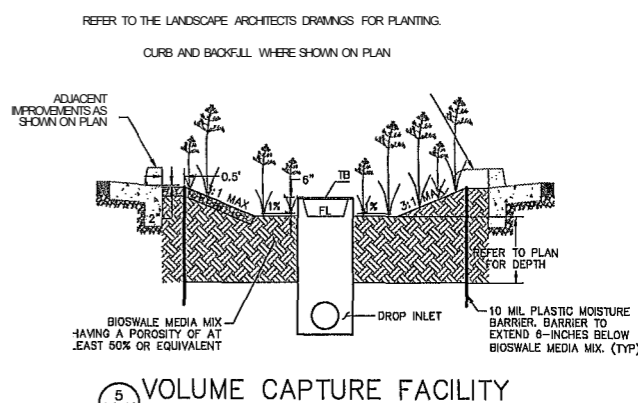
2 CURB DETAIL
NO SCALE



3 CURB DETAIL
NO SCALE



4 CURB DEPRESSION DETAIL
NO SCALE

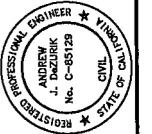


5 VOLUME CAPTURE FACILITY
NO SCALE

Aug 29, 2019 at 11:06am
17D11718.dwg

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Drawing Number:
C2
2 OF 3

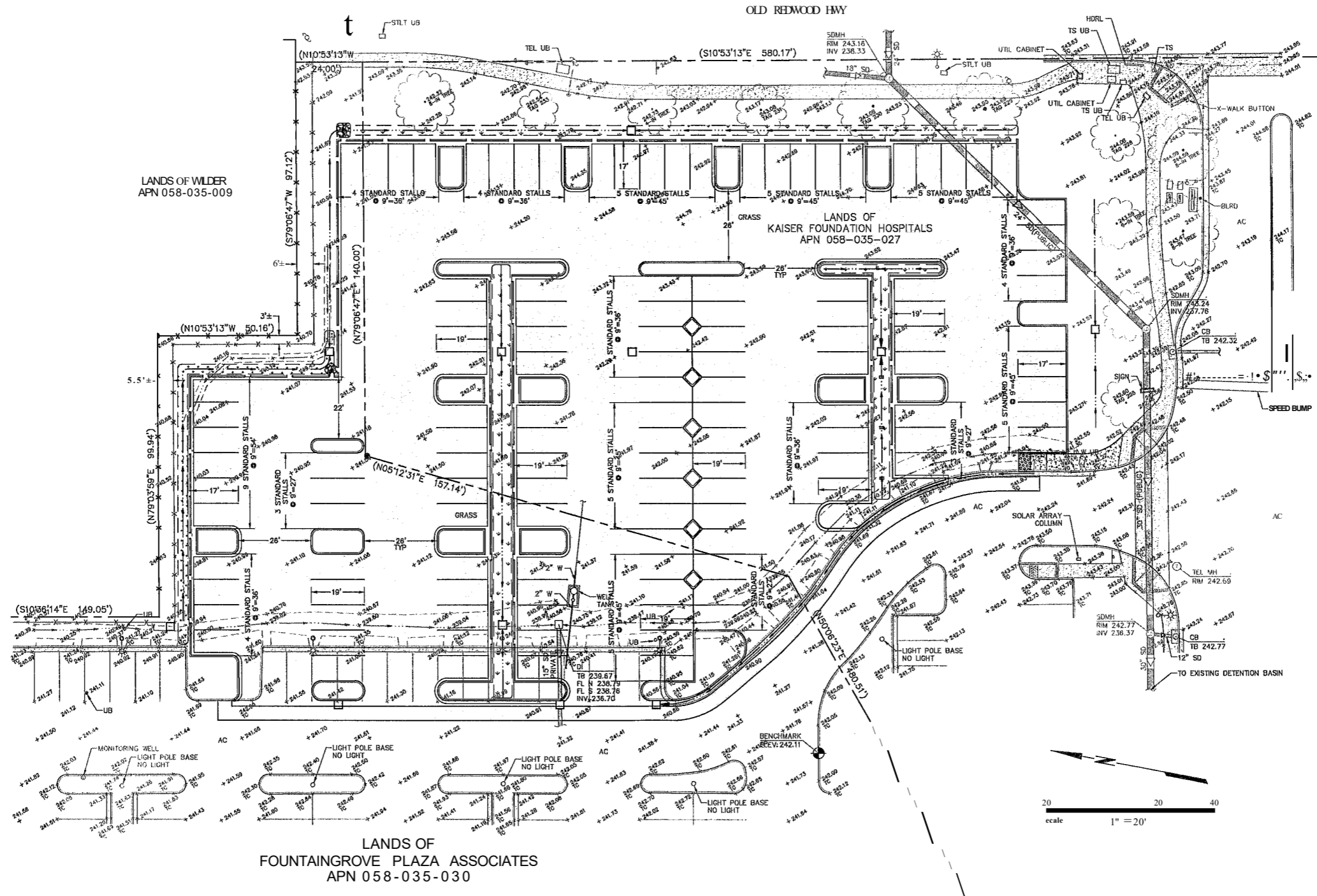


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KAISER SANTA ROSA-MOB #4&5 PARKING LOT EXPANSION
APN 058-035-027
3025 & 3025 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA

Scale: 1" = 20'
Drawing Number:



178117-L.dwg

LI: EVENTS OLO REDWOOD HWY
 REMOVE DEAD TREE

REMOVE DEAD TREE

EXISTING IMPROVEMENTS

MAWA CALCULATION

Minimum Applied Water Allowance (MAWA) COM (E/CAL-

MAWA = (CTO) (U + 2) (OAS + L) + (1155 * SLA) /

When:
 ETO = Annual Reference Evapotranspiration (inches)
 0.45 = ET Adjustment Factor

LA = Landscaped Area (sq. ft.)
 ILA = Conversion factor to gallons per square foot
 SLA = Potential Evapotranspiration as Specified Landscape Area (square feet)
 0.5 = the additional ET adjustment factor for Specified Landscape Area (1.0 - U45 ... 0.55)

A) Net Evapotranspiration Calculation:

43
 U.L.M.E.T.U

272 U.L.M.E.T.U 25

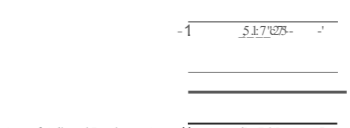
Net Evapotranspiration Contribution Annual Error Effective Rainfall

B) Adjusted Landscape Area Calculation

U.L.M.E.T.U

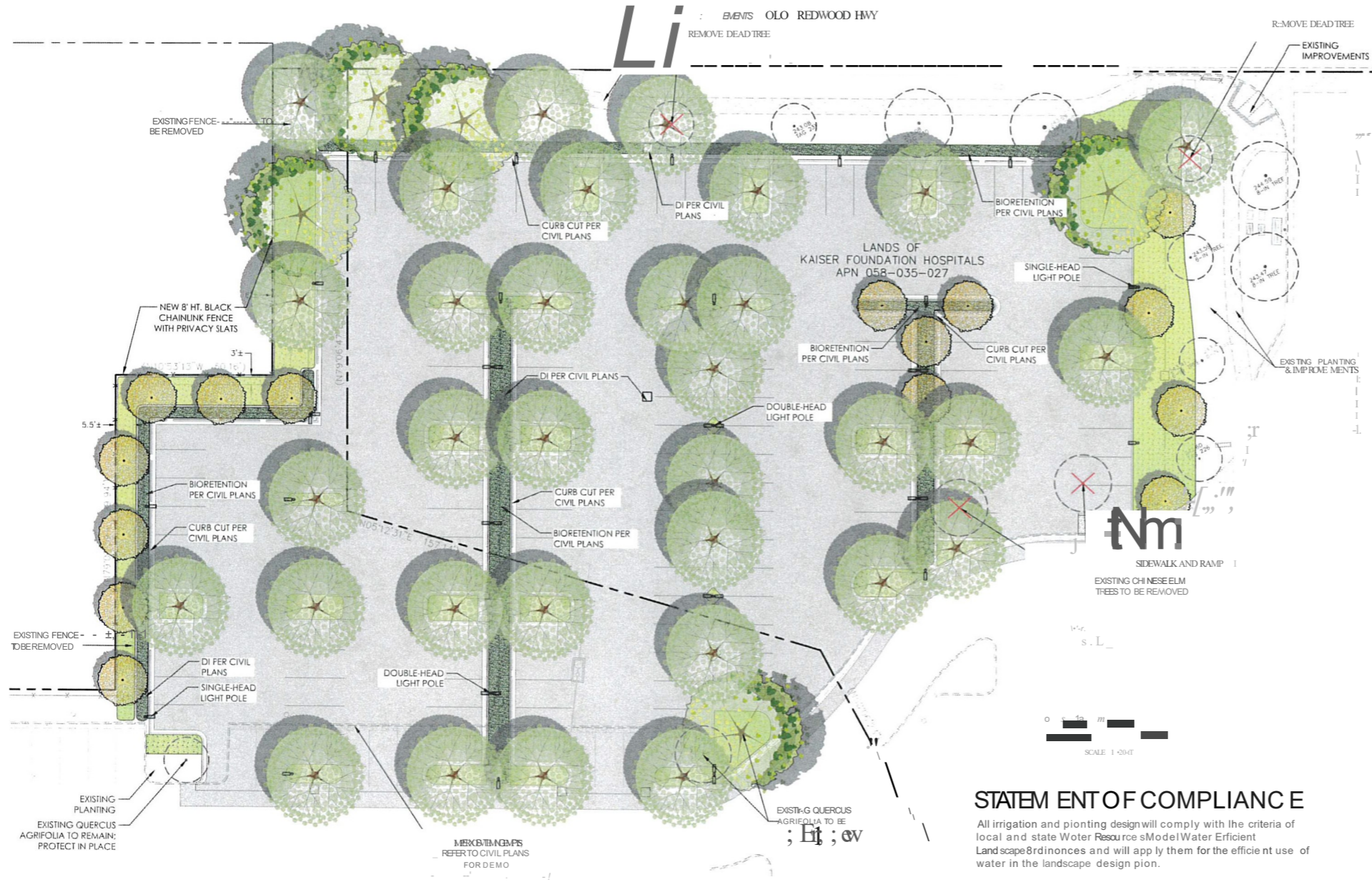
U.L.M.E.T.U

U.L.M.E.T.U



Sum of Adjusted Landscape Area = 4,225 sq. ft.

MAWA = 1,323 gal



STATEMENT OF COMPLIANCE

All irrigation and planting design will comply with the criteria of local and state Water Resource Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan.

IRRIGATION STATEMENT:

The irrigation system will be controlled by the existing 2-wire controller with Flow Link per SRO MOB 5 - Post Fire Landscape Replacement plan dated 9/24/2018. All irrigation in planting areas, including bioretention, will receive high-efficiency on-grade inline drip lines. Trees will receive two bubblers, one surface flood and one deep water root zone. No spray irrigation will be used.

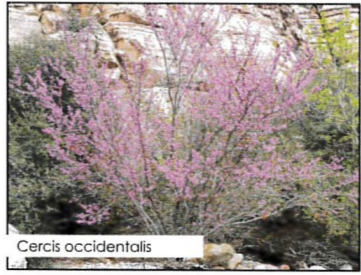
LANDS OF
 FOUNTAINGRIVE PLAZA ASSOCIATES
 APN 058-035-030

CANDIDATE PLANTING LIST

QTY	SIZE	WUCOLS	SPACING
EXISTING TREE TO REMAIN			
PeCil s varie s (Chinese Elm, Coast Live Oak)			
SHADE TREE			
33	24" box	LOW	Per Plan
	24" box	LOW	Per Plan
	24" box	LOW	Per Plan
ACCENT TREE			
15	18 gal	VERY LOW	Per Plan
	24" box	LOW	Per Plan
SPECIMEN TREE			
	36" box	VERY LOW	Per Plan
BIORETENTION			
0 RETENTION			
2,989 sq ft	1 gal	LOW	2' o.c.
	1 gal	LOW	2' o.c.
	1 gal	LOW	3' o.c.
	5 gal	LOW	5' o.c.
	1 gal	LOW	3' o.c.
	3 gal	LOW	3' o.c.
SITE PLANTING			
8,063 sq ft	5 gal	LOW	2' o.c.
	5 gal	LOW	4' o.c.
	1 gal	MEDIUM	4' o.c.
	1 gal	LOW	3' o.c.
	1 gal	LOW	3' o.c.
	1 gal	LOW	3' o.c.
	1 gal	LOW	3' o.c.
	5 gal	LOW	8' o.c.
	5 gal	LOW	5' o.c.

SINGLE-HEAD PARKING LOT LIGHT FIXTURE - Refer also to Civil Plans

DOUBLE-HEAD PARKING LOT LIGHT FIXTURE - Refer also to Civil Plans



PRELIMINARY

QUADRIGA

BKF

Vertical text on the right margin: LANDS OF FOUNTAINGRIVE PLAZA ASSOCIATES APN 058-035-030

8/30/2019 AS SHOWN BKF BKF

8' x 11'



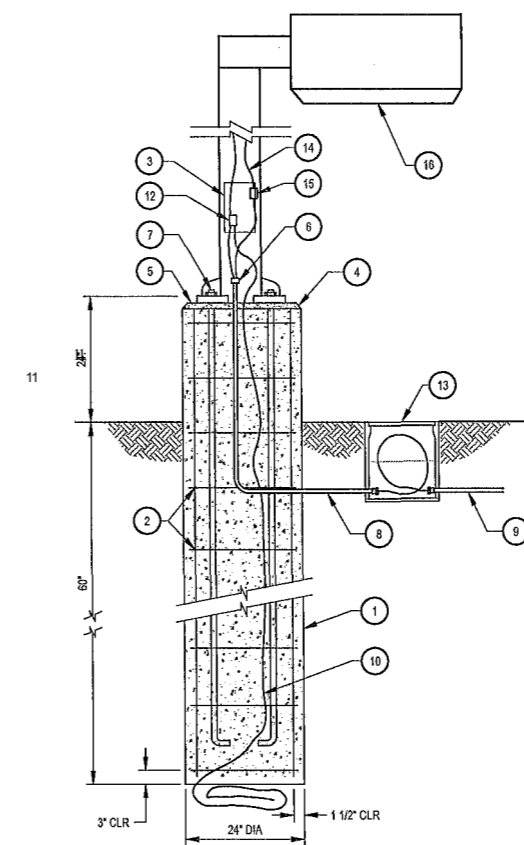
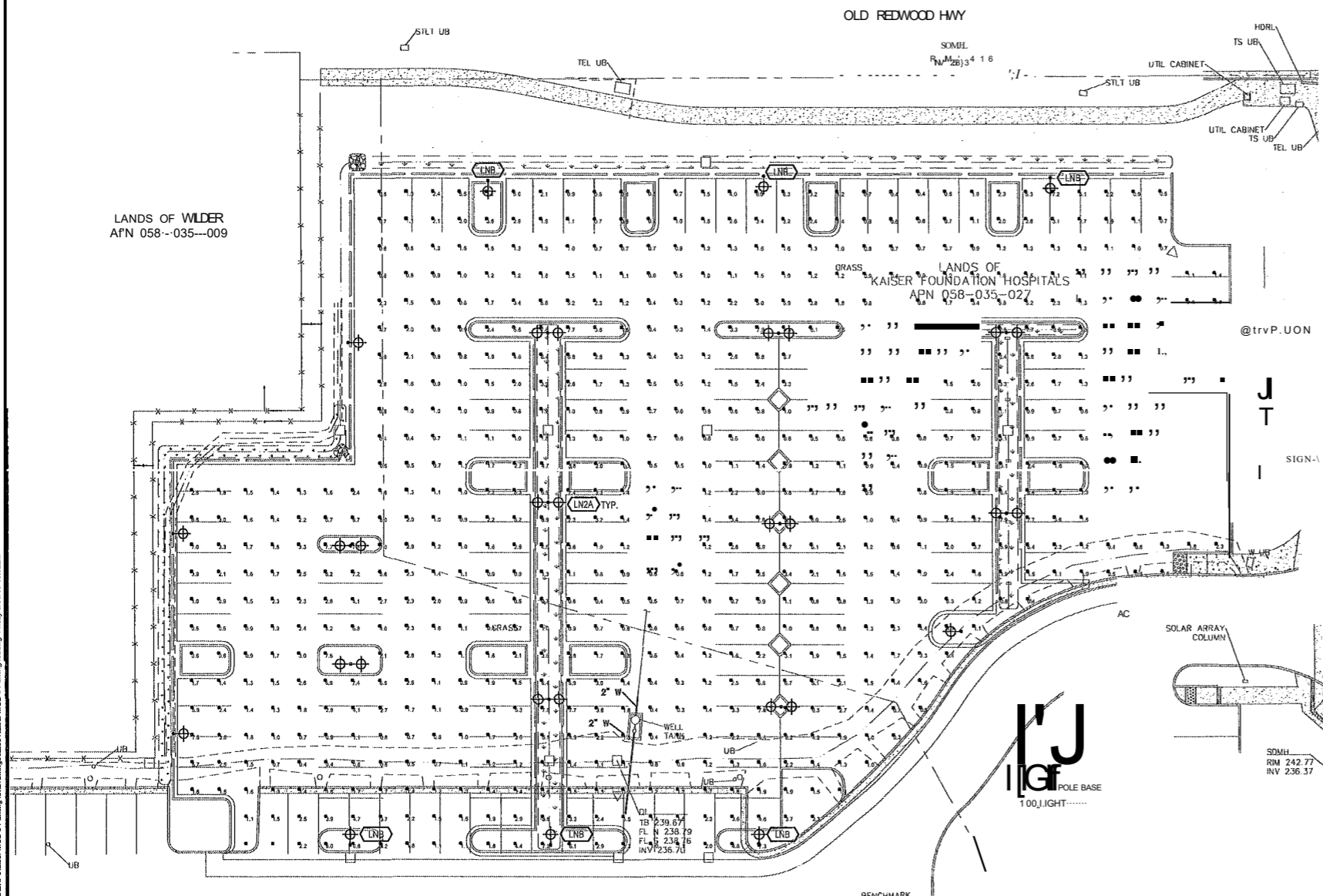
Dated: _____

LIGHTING FIXTURE SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	PART NUMBER	LAMP	LAMP WATTAGE	LAMP QTY	FWIRE INPUT WATTS	DIMMINGTYPE	MOUNTING	NOIES
LNA1	16' LED POLE MOUNTED FIXTURE WITH TYPE DISTRIBUTION	LITHONIA	05JLED-P3-40KT4MMVOLT-RPAHS	LED	71	1	71	NONE	POLE/BASE	MOUNT ON 14" ROUND POLE WITH 2 AFG CONCRETE BASE
LNA2	DUAL 16' LED POLE MOUNTED WITH TYPE 4 DISTRIBUTION	LITHONIA	05JLED-P3-40KT4MMVOLT-RPAHS	LED	71	1	142	NONE	POLE/ BASE	MOUNT ON 14" ROUND POLE WITH 2 AFG CONCRETE BASE
LNB	16' LED POLE MOUNTED FIXTURE WITH TYPE 3 DISTRIBUTION	LITHONIA	05JLED-P3-40KT3MMVOLT-RPAHS	LED	71	1	71	NONE	POLE/ BASE	MOUNT ON 14" ROUND POLE WITH 2 AFG CONCRETE BASE

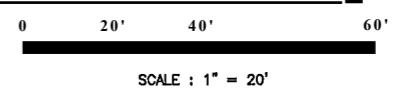
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT		2.2 fc	5.6	0.2 fc	42.5:1	11.0:1

DETAIL KEYED NOTES

- FOUNDED IN PLACE ROUND CONCRETE SUPPORT BASE.
- 1/2" REBAR AT 12" O.C.
- ACCESS HANDHOLE.
- 3/4" x 48" HAMMER ALL AROUND.
- GROUT IN ALL AROUND BETWEEN BOTTOM OF POLE BASE FOLLOWING POLE ERECTION AND FINAL LEVELING.
- STUB CONDUIT UP INTO POLE BASE WIRING CAVITY. (IF RGS TERMINATE WITH GROUNDING BUSHING).
- PROVIDE SUPPORT AND LEVELING NUTS ON TOP AND BOTTOM OF POLE BASE MOUNTING PLATE. MOUNTING PLATE AND MOUNTING BOLTS SHALL BE PER MANUFACTURER'S BOLT PATTERN LENGTHS SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
- TYPICAL 1" PVC WITH CONDUCTORS AS INDICATED ON DRAWINGS.
- TYPICAL NCM IN GUTTER OR BRANCH OF CIRCUIT CONDUIT AND WIRING FROM U/G CONDUITS.
- (1) #4 AWG BARE COPPER GROUND. COL. 37 AT BOTTOM OF FOUNDATION.
- TOP OF SLOPED GRADE, SIDEWALK OR ASPHALT PAVING AS INDICATED ON THE RESPECTIVE AREA SITE PLAN.
- BOLTED TYPE WIRE GROUND CONNECTOR.
- REINFORCED PRECAST GRADE MOUNTED ELECTRICAL BOX. PROVIDE WITH OPEN BOTTOM. ALL SPLICES SHALL BE MADE IN THE FULL BOX AND SHALL BE CAST TYPE, WATERPROOF.
- WIRING TO LIGHT FIXTURE. CONNECT COMPLETE.
- WATERPROOF IN LINE FUSES.
- LIGHT FIXTURE: SEE SCHEDULE.



2'-0" POLE FOUNDATION



PROJECT

KAISER SANTA ROSA MOB #5 PARKING LOT EXPANSION

AFN 058-035-027
3973 and 3925 Old Redwood Highway
Santa Rosa, California

DRAWING ISSUE

ISSUE: _____ DATE: _____

SHEET STATISTICS

DRAWN BY:
DESIGN BY:
CHECKED BY:
DATE:

SHEET TITLE

PHOTOMETRIC SITE PLAN

SHEET NUMBER

ES102

D:\Brokaw Design\Chaitin\Brokaw - Clients\BKF\Kaiser MOB #5 Parking Lot\Drawings\Site\Kaiser MOB #5 Parking Lot.dwg Friday 6/20/19 10:32am