

DESIGN REVIEW SITE IMPROVEMENT DRAWINGS FOR

DETURK WINERY VILLAGE APARTMENTS

IN THE CITY OF SANTA ROSA

8 WEST 9TH STREET & 806 DONAHUE STREET

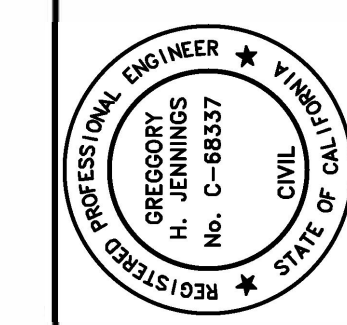
APN 010-091-001 & 007
APRIL 2019

OWNER: RAILROAD SQUARE VILLAGE, LLC
PO BOX 706
TIBURON, CA 94920
PH: (707) 310-2291

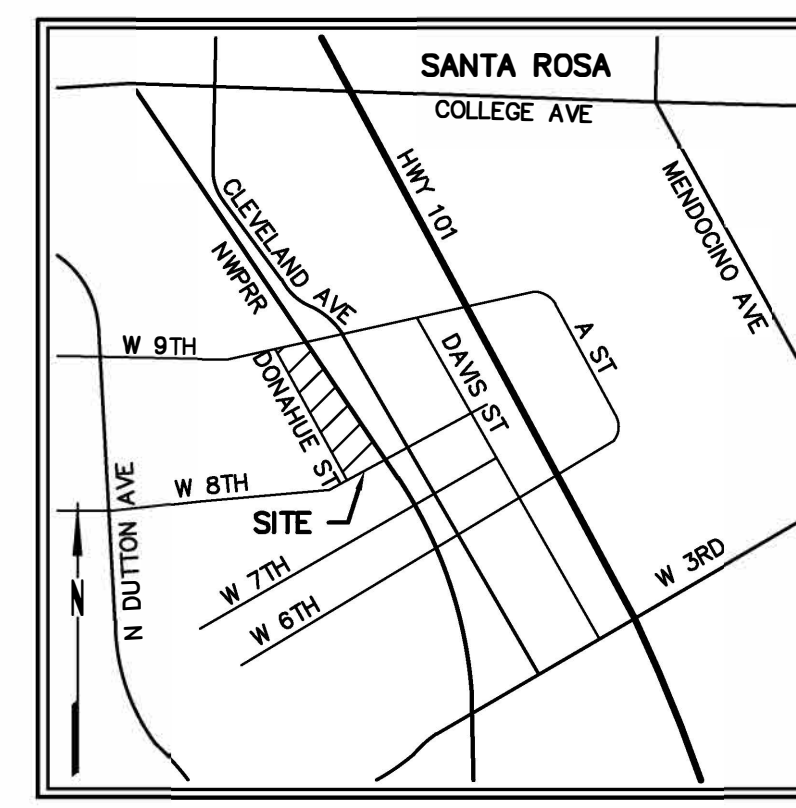
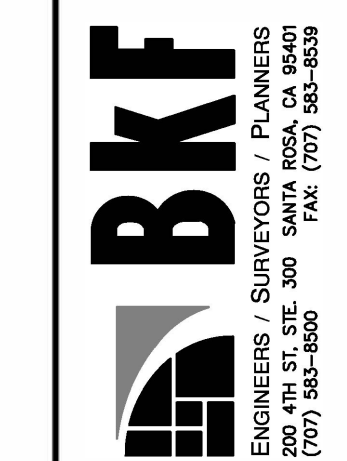
CIVIL ENGINEER: BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA. 95401
PH: 583-8500
FAX: 583-8539

ARCHITECT: O'MALLEY WILSON WESTPHAL
555 FIFTH STREET, SUITE 200
SANTA ROSA, CA 95401
PH: (707) 636-0828
FAX: (707) 636-0829

LANDSCAPE ARCHITECT: IMAGINE SONOMA
801 CAMELIA STREET, SUITE E
BERKELEY, CA 94710
PH: (510) 926-2600



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/02/2019
GREGORY H. JENNINGS C 88337



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

1. PROJECT INFORMATION
2. GRADING AND UTILITY PLAN
3. STRIPING PLAN

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		IRON PIPE CENTERLINE MONUMENT
		BLOW OFF GATE VALVE
		BACKFLOW PREVENTION DEVICE FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT LIGHT POLE
		STREET SIGN UTILITY POLE
		GUY ANCHOR CATCH BASIN
		DROP INLET MANHOLE
		CLEANOUT/RODDING INLET TREE
		TREE TO BE REMOVED PROPERTY LINE
		CENTERLINE GRADE BREAK
		FLOW LINE FENCE
		RETAINING WALL FACE OF CURB
		SANITARY SEWER STORM DRAIN
		WATER OVERHEAD UTILITY LINE
		ASPHALT POROUS ASPHALT
		BIORETENTION/VOLUME CAPTURE CONCRETE
		VALLEY GUTTER INVERT AT CLEANOUT
		KEYNOTE DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN CROSS SECTION IDENTIFICATION
		SHEET WHERE CROSS SECTION IS SHOWN

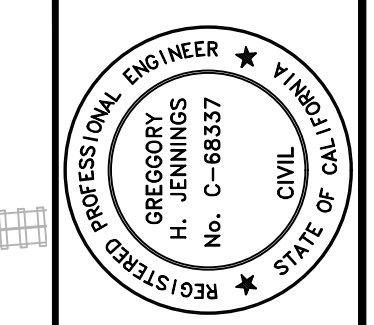
ABBREVIATIONS

± PLUS OR MINUS (FIELD VERIFY)	MH MANHOLE
AC ASPHALT CONCRETE	MIN MINIMUM
APN ASSESSOR'S PARCEL NUMBER	MON MONUMENT
BLRD BOLLARD	OH OVERHEAD
BLDG BUILDING	PCC PORTLAND CEMENT CONCRETE
BM BENCHMARK	PL PROPERTY LINE
CB CATCH BASIN	PTC PROJECTED TOP OF CURB
CL CENTERLINE	ROW RIGHT OF WAY
CO CLEAN OUT	S SLOPE
CONC CONCRETE	SD STORM DRAIN
DI DROP INLET	SDCB STORM DRAIN CATCH BASIN
ELEC ELECTRIC	SDMH STORM DRAIN MANHOLE
ELEV ELEVATION	SS SANITARY SEWER
EX EXISTING	SSE PUBLIC SANITARY SEWER EASEMENT
FF FINISHED FLOOR	SSCO SANITARY SEWER CLEAN OUT
FG FINISHED GRADE	SSMH SANITARY SEWER MANHOLE
FH FIRE HYDRANT	SWE SIDEWALK EASEMENT
FL SURFACE FLOWLINE	TB TOP OF BOX
FND FOUND	TC TOP FACE OF CURB
GF GARAGE FLOOR	TG TOP OF GRATE
GI GRATE INLET	TYP TYPICAL
INV INVERT - BOTTOM INSIDE OF PIPE	W WATER
IP IRON PIPE	
MAX MAXIMUM	

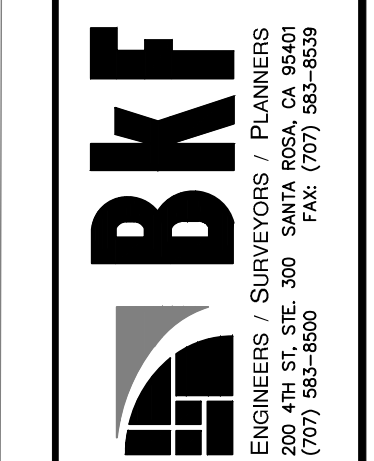
DETURK WINERY VILLAGE APARTMENTS
 APN 010-091-001 & 007
 8 WEST NINTH STREET & 806 DONAHUE STREET, SANTA ROSA, CALIFORNIA
PROJECT INFORMATION

Revisions	No.	Date	By	Appr.
		APRIL 2019	GHU	EDW
		AS SHOWN	GHU	EDW
		Scale:	GHU	EDW
		Drawn:	GHU	EDW
		Approved:	GHU	EDW
		Job No:	20180907-11	

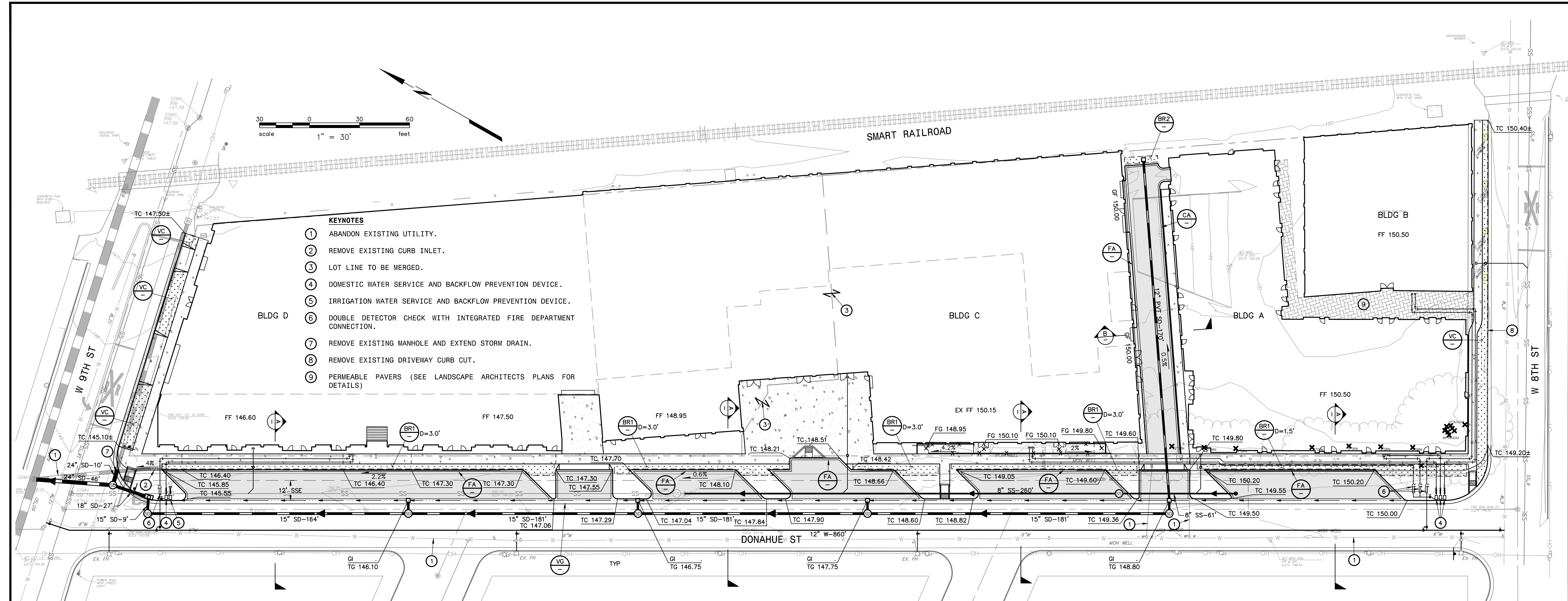
Plot: Apr 02, 2019 at 1:59pm
 169067_SITE.dwg



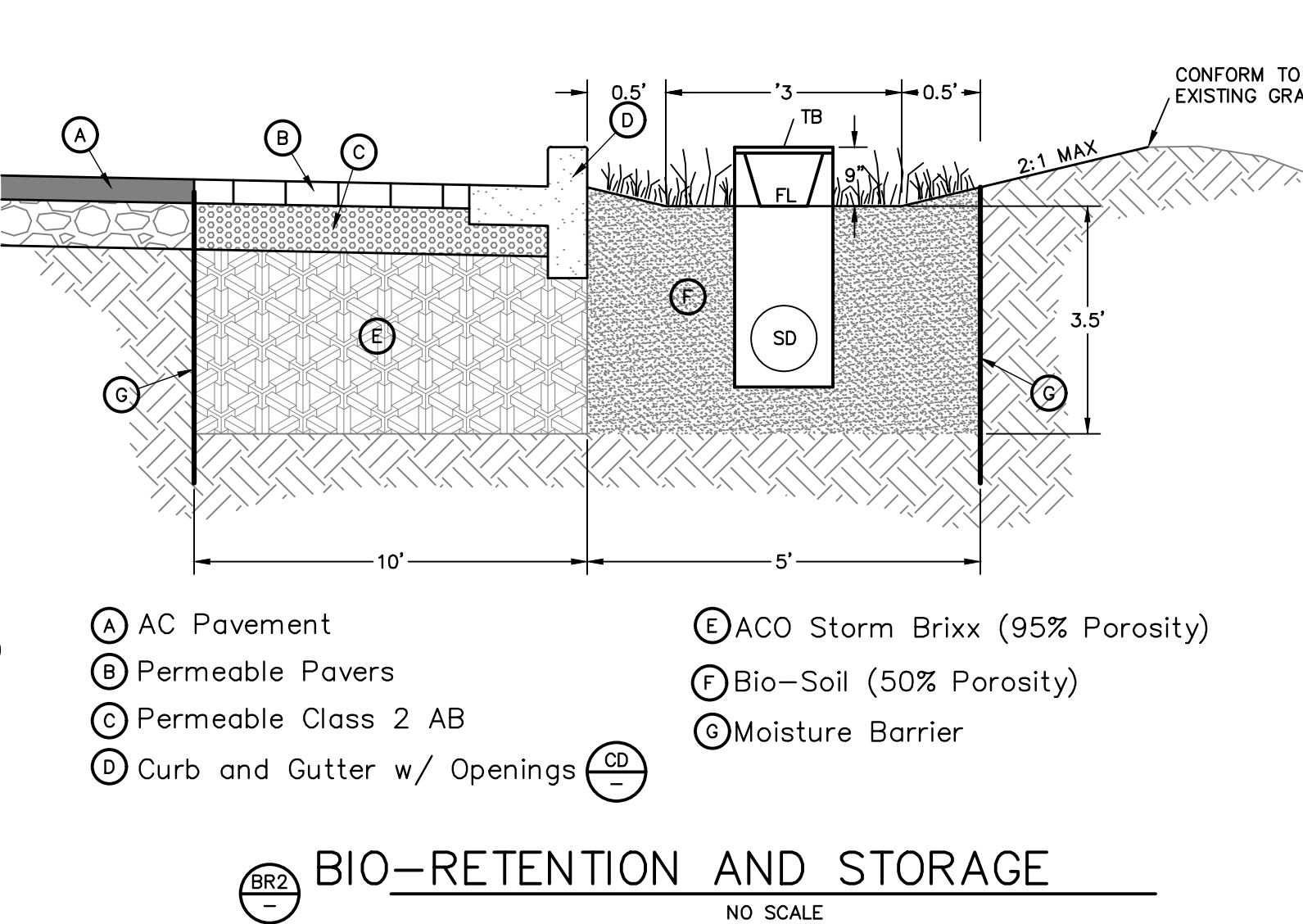
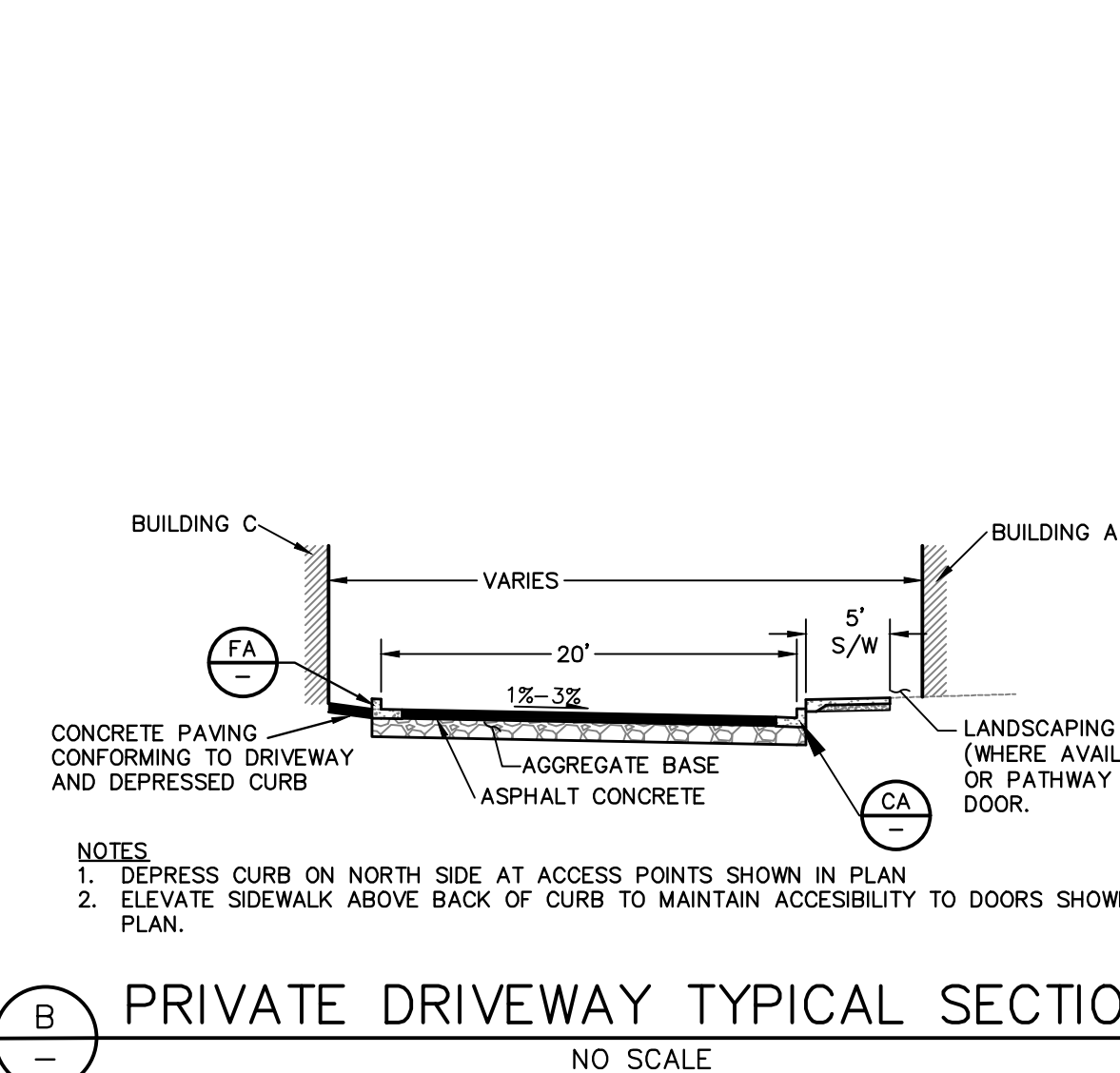
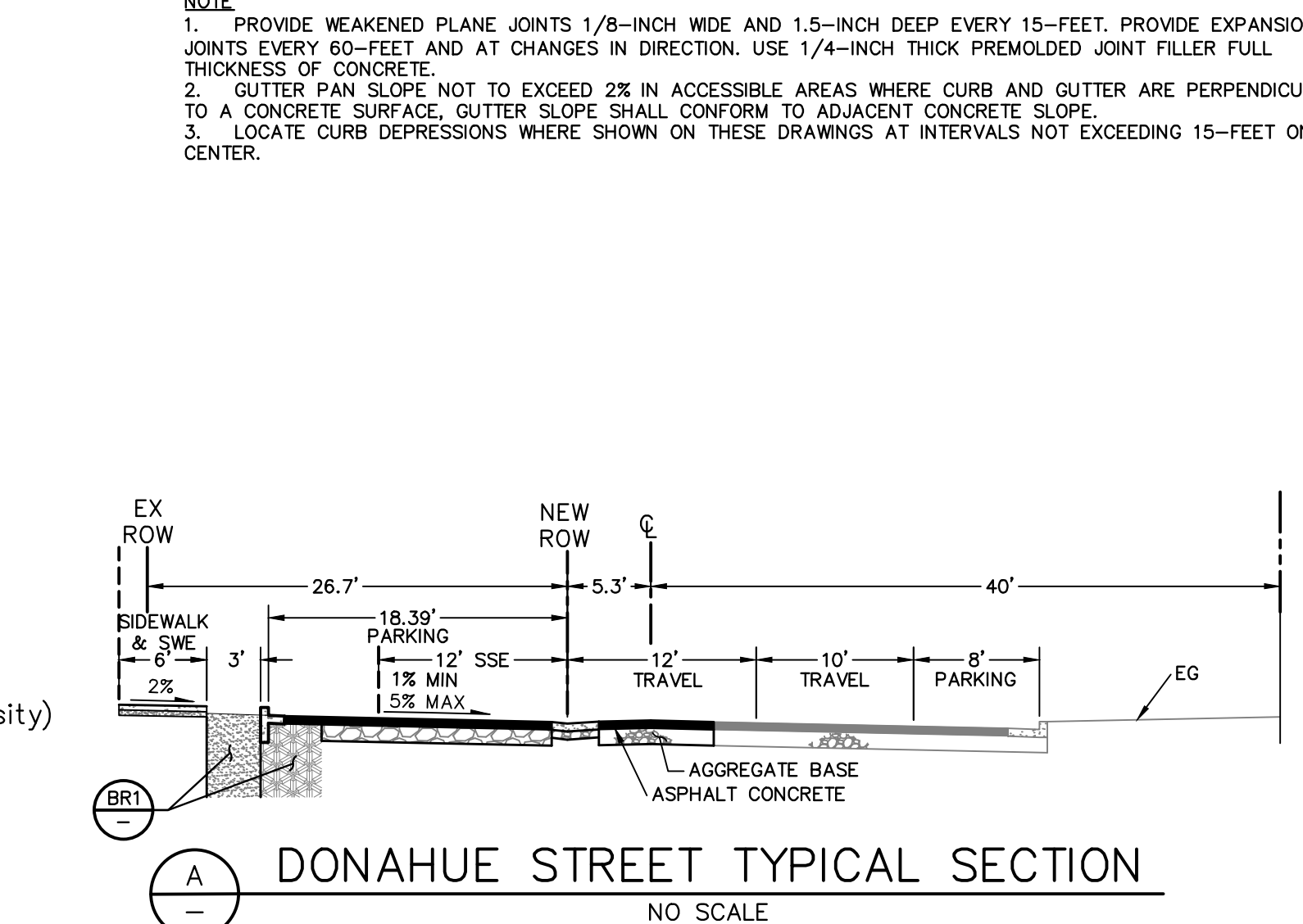
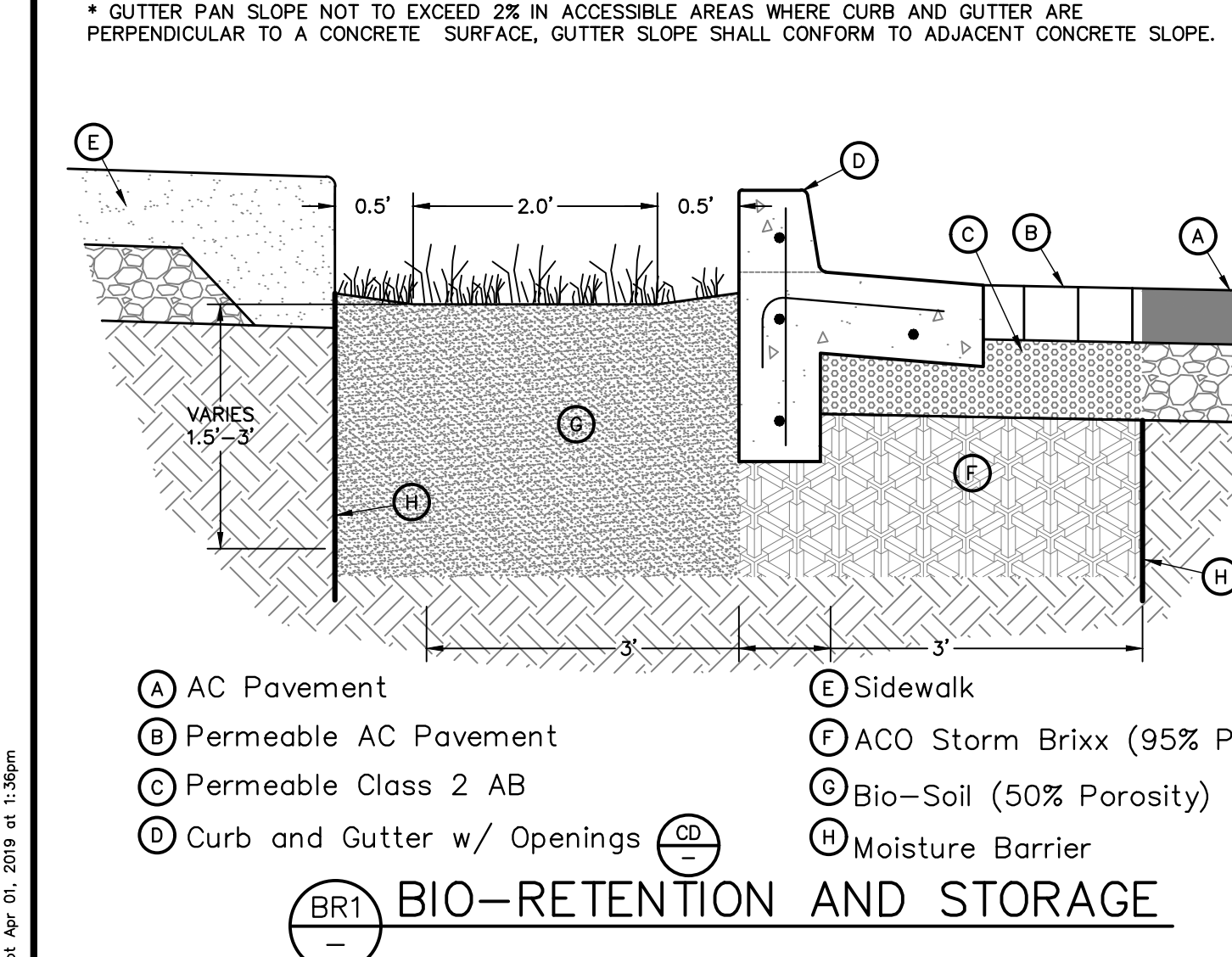
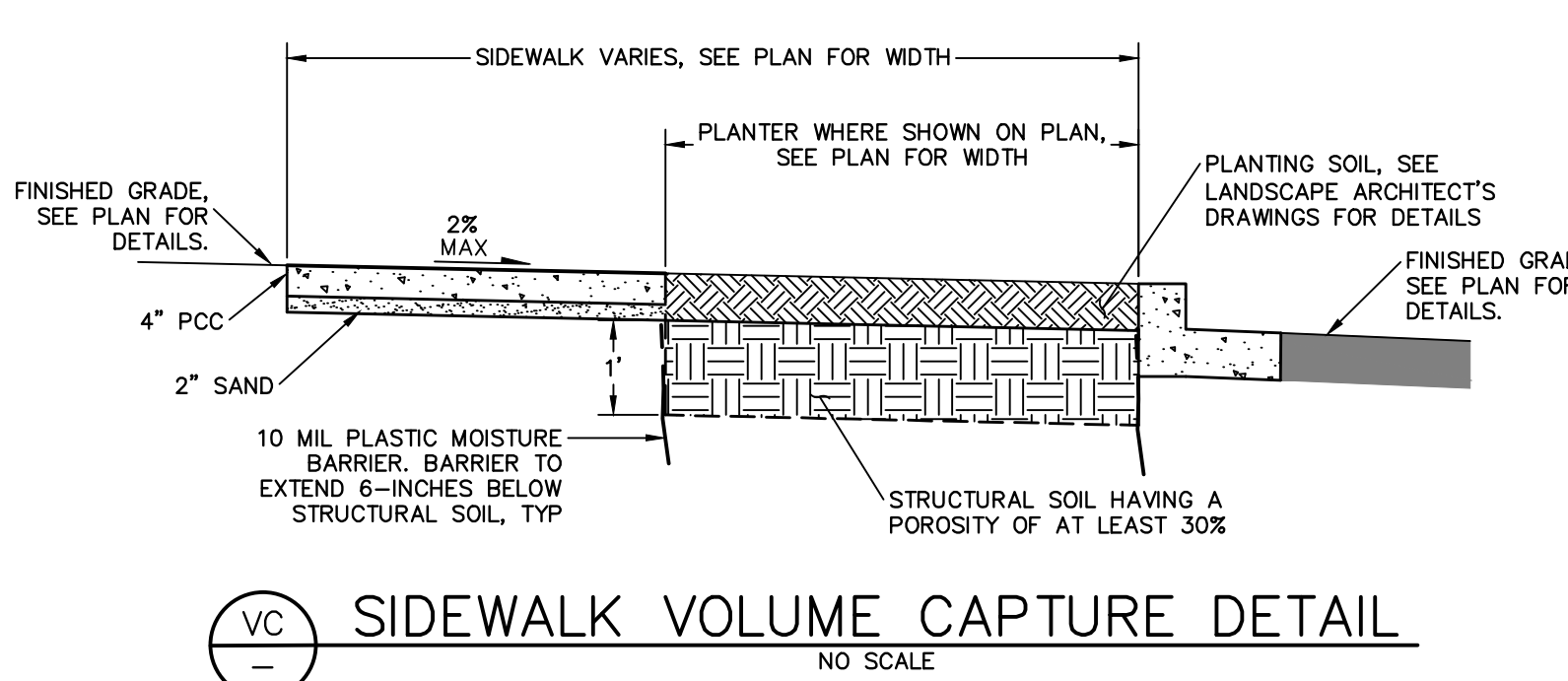
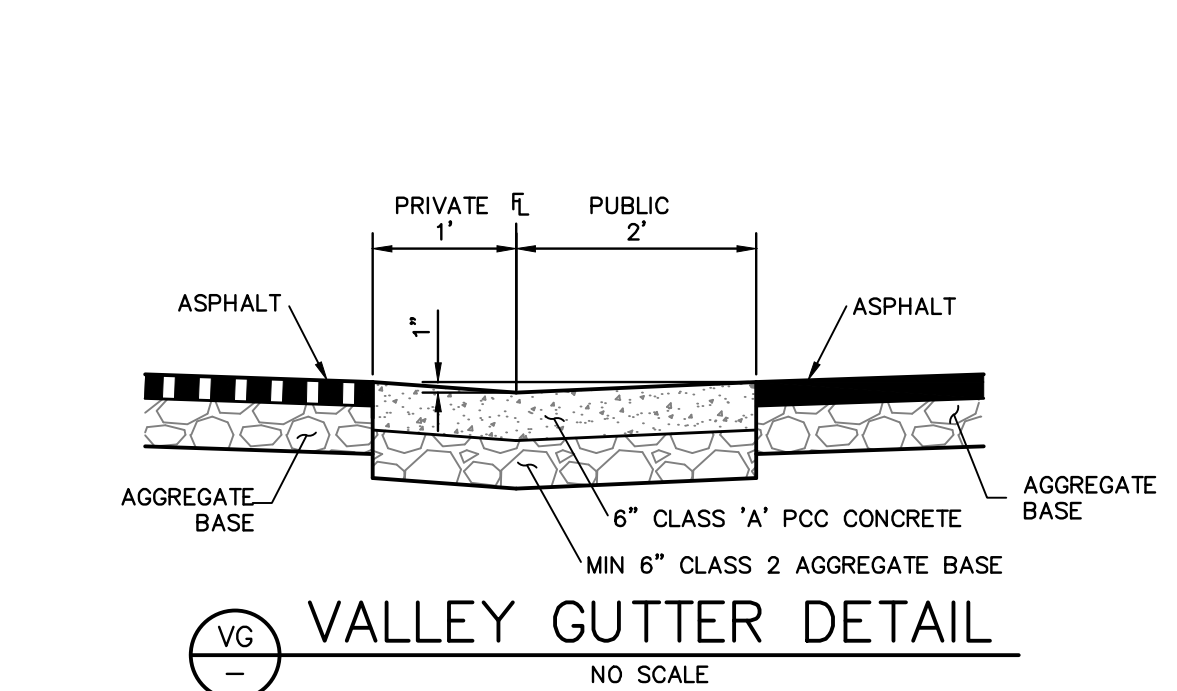
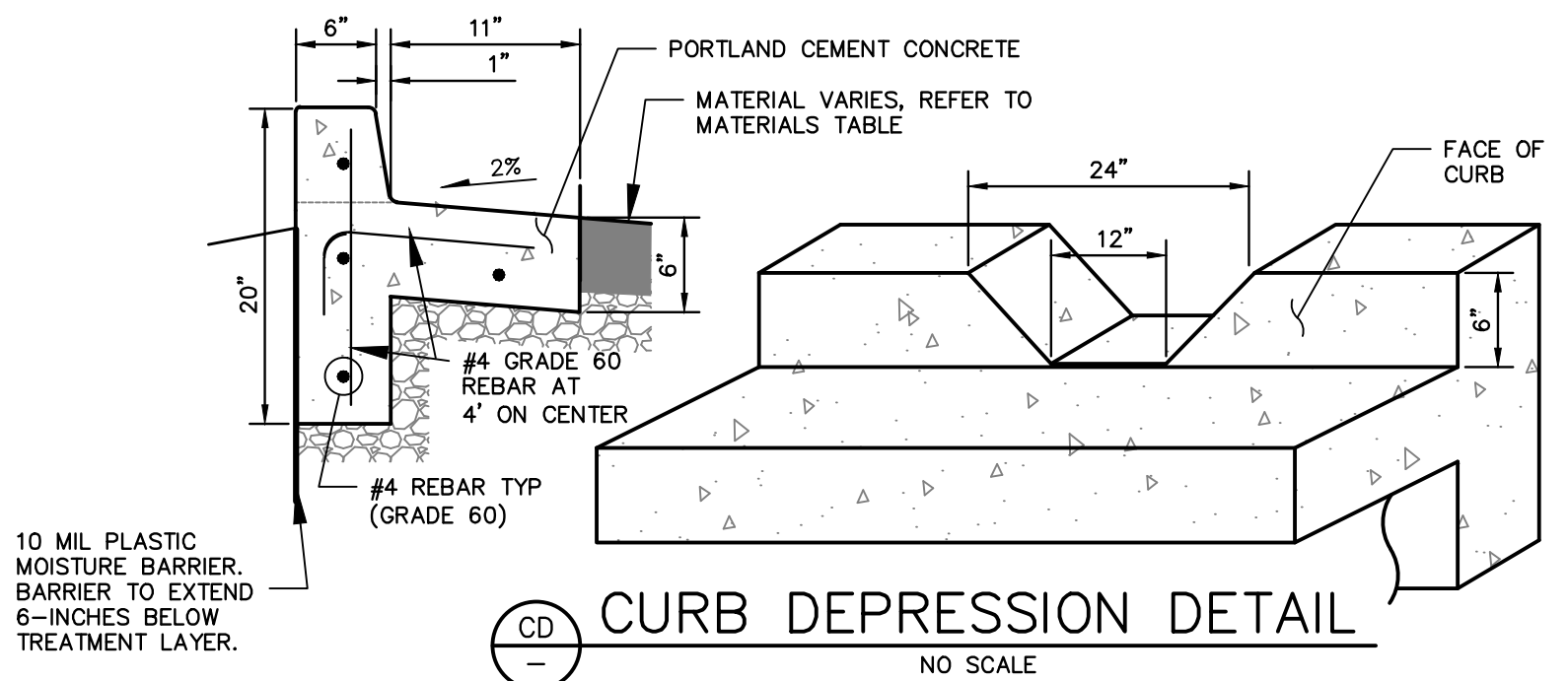
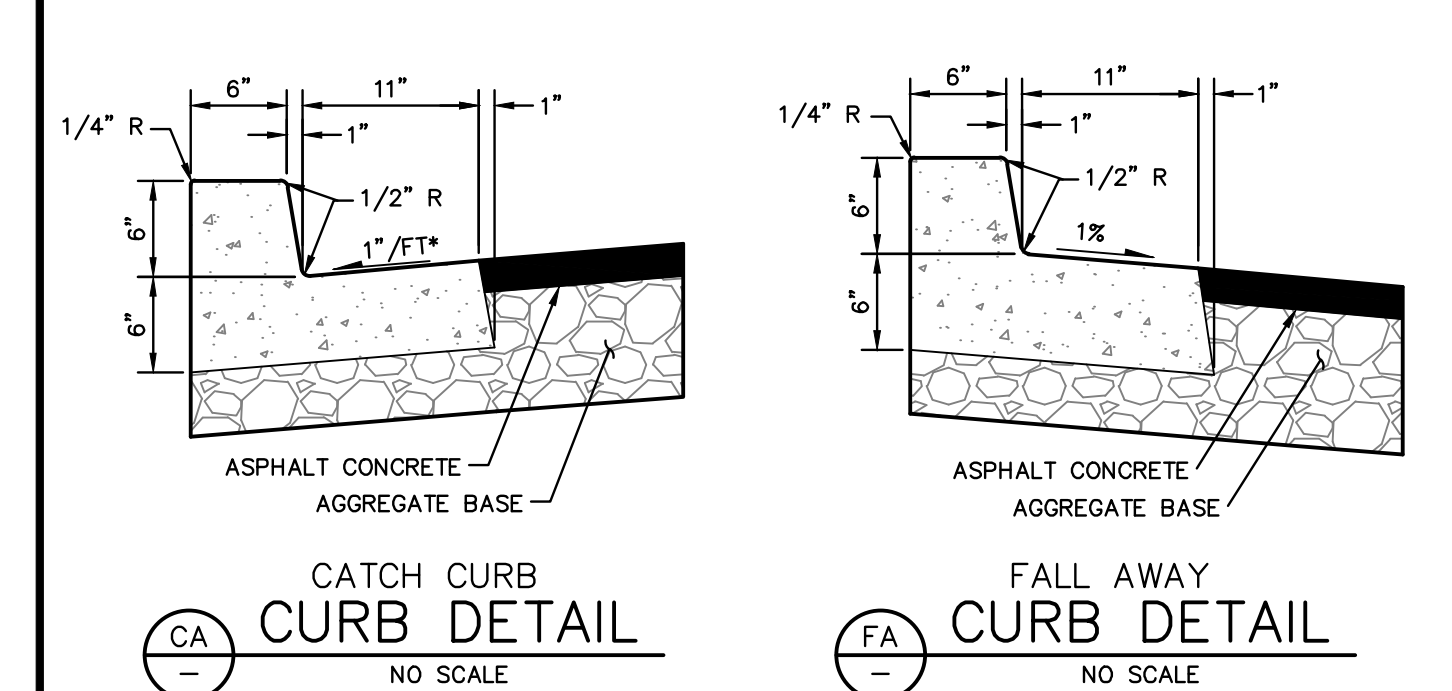
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/01/2019
GREGORY H. JENNINGS C 88337



DETURK WINERY VILLAGE APARTMENTS
APN 010-019-001 & 007
8 WEST NINTH STREET & 806 DONAHUE STREET, SANTA ROSA, CALIFORNIA
GRADING AND UTILITY PLAN



- KEYNOTES**
- 1 ABANDON EXISTING UTILITY.
 - 2 REMOVE EXISTING CURB INLET.
 - 3 LOT LINE TO BE MERGED.
 - 4 DOMESTIC WATER SERVICE AND BACKFLOW PREVENTION DEVICE.
 - 5 IRRIGATION WATER SERVICE AND BACKFLOW PREVENTION DEVICE.
 - 6 DOUBLE DETECTOR CHECK WITH INTEGRATED FIRE DEPARTMENT CONNECTION.
 - 7 REMOVE EXISTING MANHOLE AND EXTEND STORM DRAIN.
 - 8 REMOVE EXISTING DRIVEWAY CURB CUT.
 - 9 PERMEABLE PAVERS (SEE LANDSCAPE ARCHITECTS PLANS FOR DETAILS)



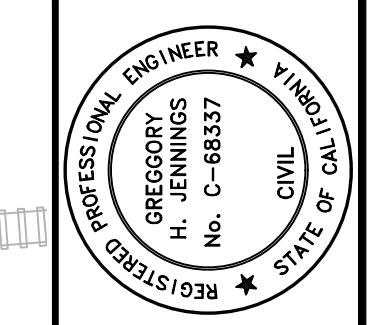
NOTE

1. PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15- FEET. PROVIDE EXPANSION JOINTS EVERY 60- FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE. GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.
3. LOCATE CURB DEPRESSIONS WHERE SHOWN ON THESE DRAWINGS AT INTERVALS NOT EXCEEDING 15- FEET ON CENTER.

* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE. GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.

Revisions	No.	Date	By	Check

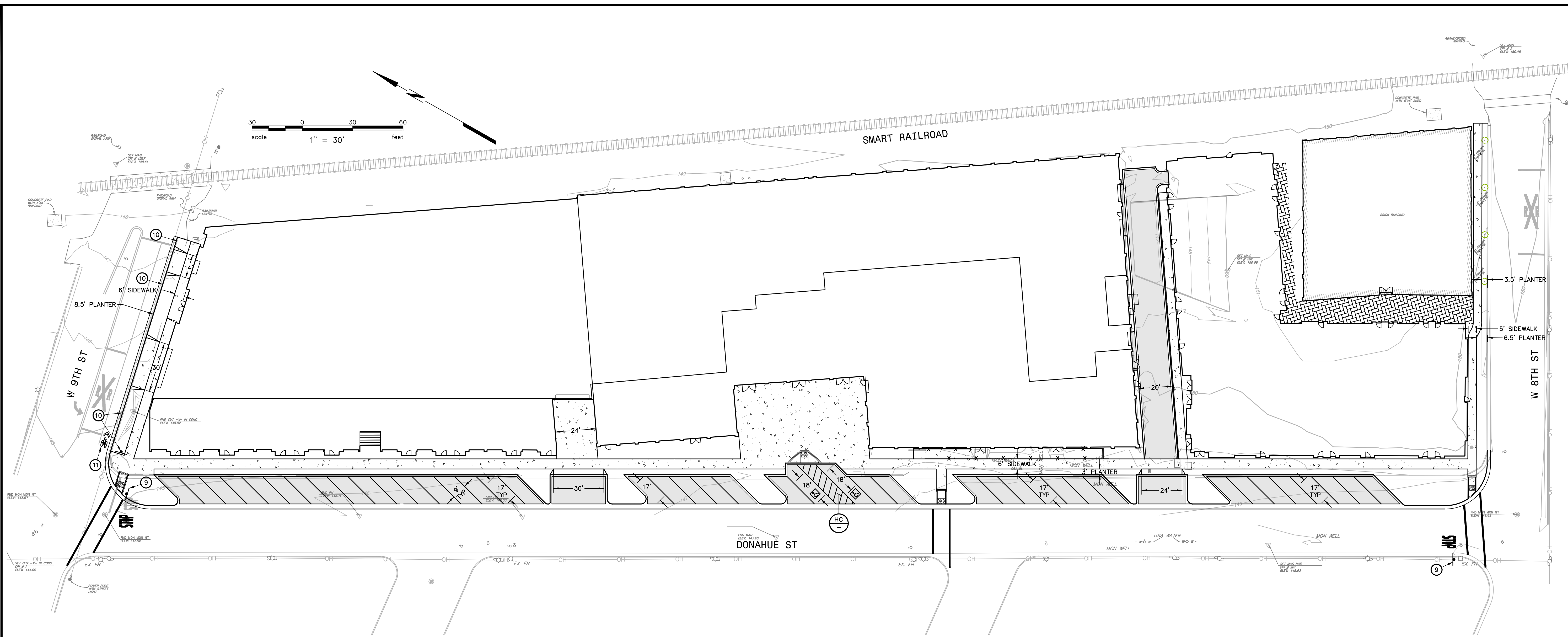
Date: APRIL 2019
Scale: AS SHOWN
Design: GHJ
Drawn: GHJ
Approved: EDW
Job No: 20160907-11



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/02/2019
GREGORY H. JENNINGS C 68337



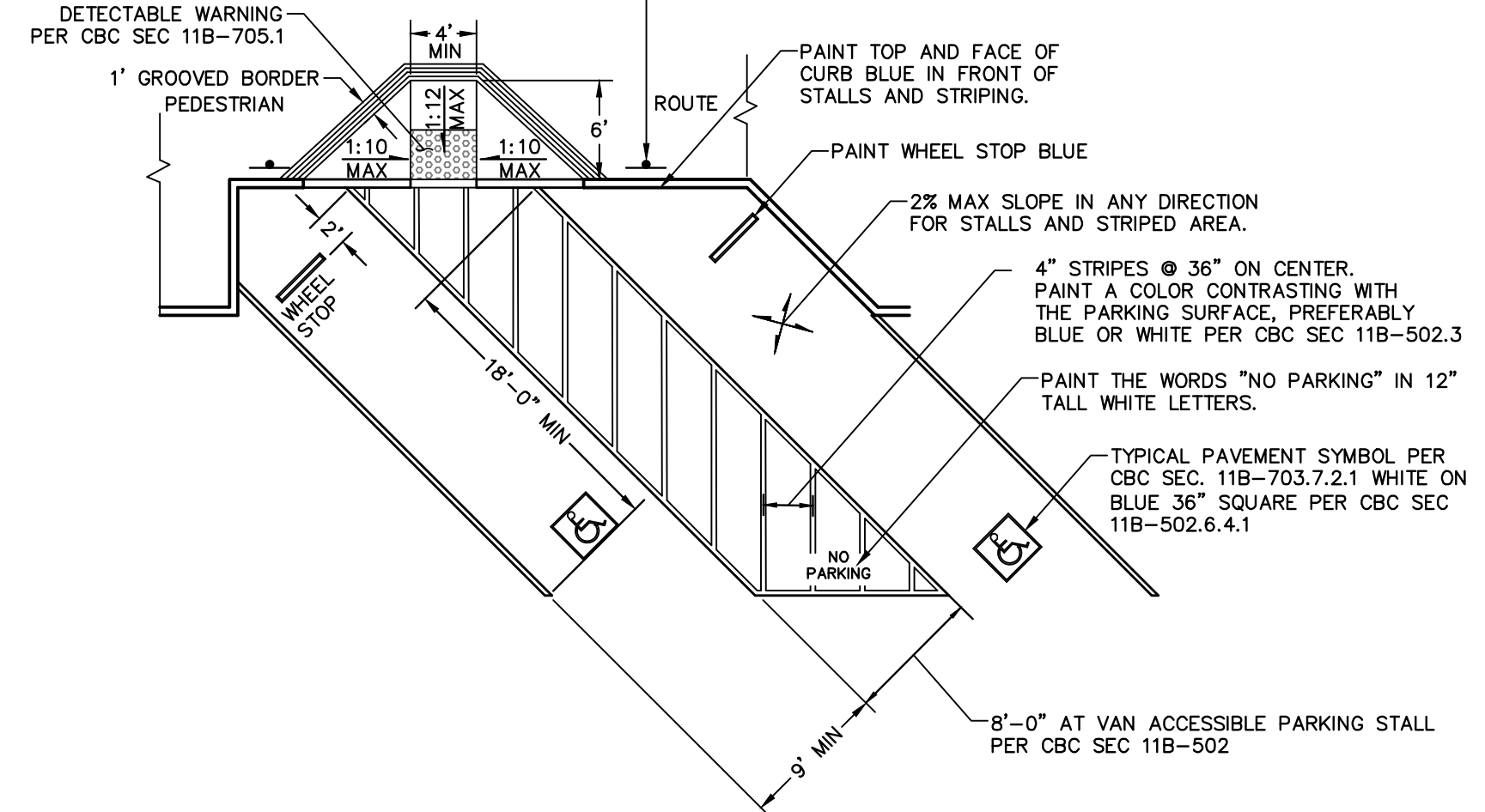
DETURK WINERY VILLAGE APARTMENTS
APN 010-019-001 & 007
8 WEST NINTH STREET & 806 DONAHUE STREET, SANTA ROSA, CALIFORNIA
STRIPING PLAN



NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: OR BY TELEPHONING _____." (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.

- KEYNOTES**
- ⑨ RELOCATE EXISTING STOP SIGN AND STREET SIGN.
 - ⑩ "NO PARKING" SIGN. PAINT CURB RED.
 - ⑪ CLASS III BIKE FACILITY SHARED LANE MARKINGS IN ACCORDANCE WITH THE CALIFORNIA MUTCD FIGURE 9C-9.



HC ACCESSIBLE PARKING STALLS
NO SCALE

Revisions	
No.	Description

Date: APRIL 2019
Scale: AS SHOWN
Design: GHJ
Drawn: GHJ
Approved: EDW
Job No: 20169067-11