

DESIGN REVIEW 6.27.2025

0 WILJAN COURT SANTA ROSA, CALIFORNIA

By Susie Murray at 2:09 pm, Jun 27, 2025

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1. FIRE SPRINKLER SYSTEM
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3. LIFTS & FLUIDS SYSTEMS



6.27.2025 - DESIGN REVIEW - NOT FOR CONSTRUCTION

EXISTING SITE PLAN

LEGEND

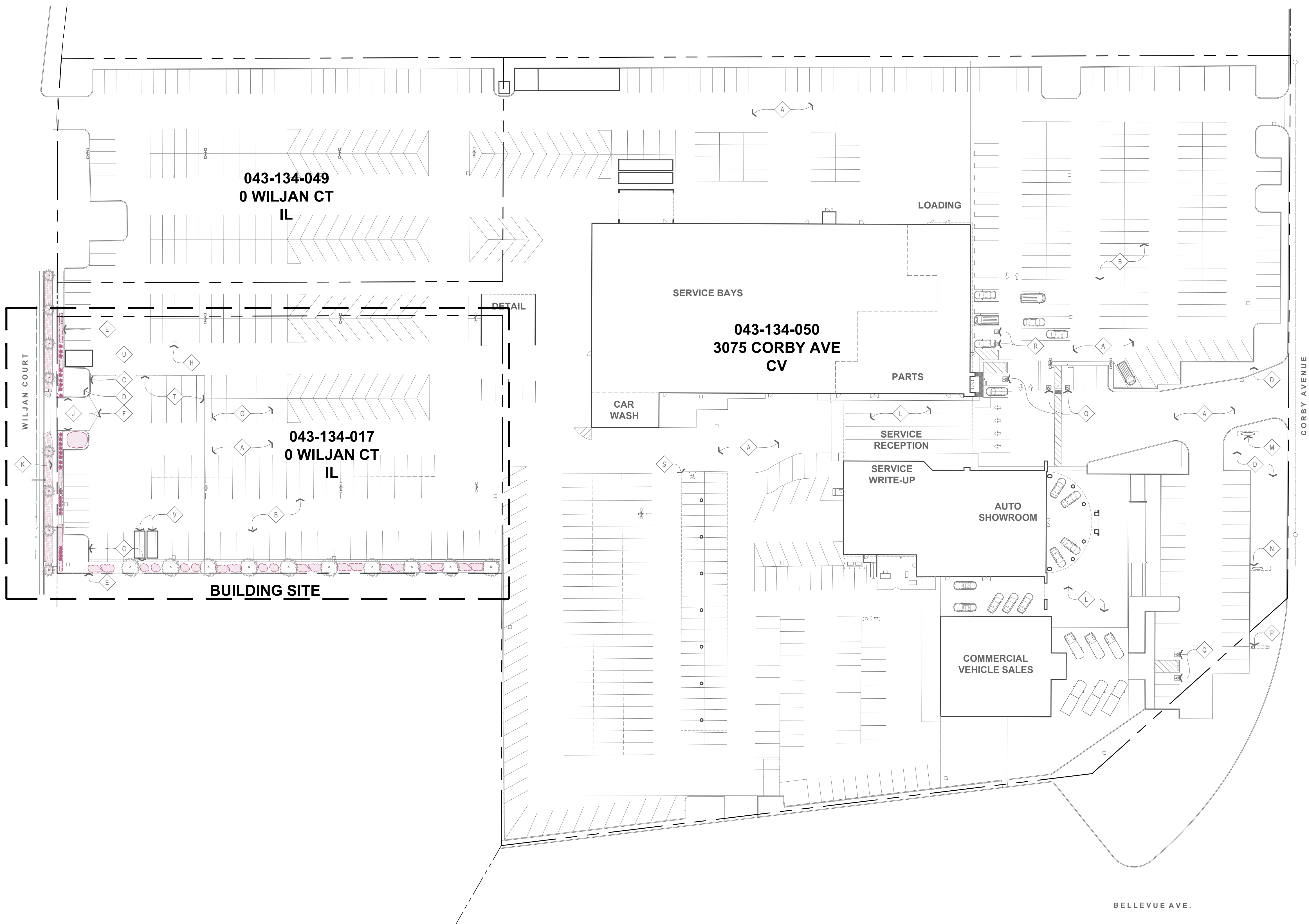
	PROPERTY LINE
	POLE MOUNTED LIGHT FIXTURE
UNDERGROUND UTILITY LINES	
	SANITARY SEWER AND CLEAN OUT
	POWER MAIN
	ELECTRIC
	GAS
	DOMESTIC WATER
	FIRE WATER
	IRRIGATION WATER
	STORM DRAIN AND DRAIN INLET

GENERAL NOTES

- PROPERTY LINES AND UNDERGROUND UTILITY LINES ARE SHOWN SCHEMATICALLY. V.I.F.
- ALL SHEETNOTES MAY NOT OCCUR ON THIS SHEET.

SHEET NOTES

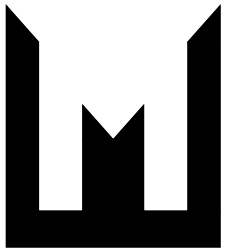
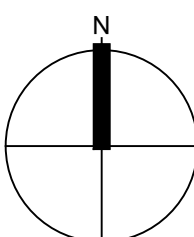
- A A.C. PAVEMENT (TYP. U.O.N.)
B SURFACE STRIPING (TYP.)
C CONCRETE CURB (TYP.)
D LANDSCAPE PLANTING BED (TYP.)
E PERIMETER FENCE
F SECURITY GATE
G EMPLOYEE & SERVICE PARKING
H STORM DRAIN INLET (TYP.)
J DRIVEWAY (EMPLOYEES ONLY)
K SIDEWALK
L CONCRETE PAVING
M FORD PYLON SIGN
N LINCOLN PYLON SIGN
P COMMERCIAL VEHICLE PYLON SIGN
Q ACCESSIBILITY COMPLIANT PARKING
R EV CHARGING SPACE
S SOLAR PANEL CANOPY SHOWN DASHED
T INTERIOR FENCE
U STORAGE SHED
V STORAGE CONTAINER



EXISTING SITE PLAN

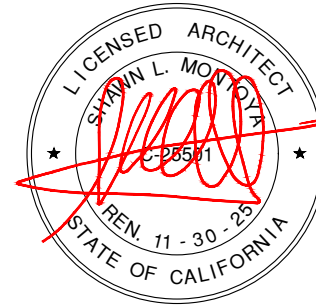
SCALE: 1" = 40'-0"

4



MONTOKYA
AND ASSOCIATES

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PROJECT



HANSEL FORD
OF SANTA ROSA
NEW SERVICE BUILDING
0 WILJAN COURT SANTA ROSA, CALIFORNIA

SHEET TITLE

EXISTING
SITE PLAN

REVISIONS

REV.	BY	DESCRIPTION	DATE

DRAWN:	MB	SHEET
CHECKED:	SLM	
DATE:		
SCALE:	SHOWN	
JOB NO.:	OF	SHEETS

A1.1

LEGEND

 PROPERTY LINE
  POLE MOUNTED LIGHT FIXTURE

UNDERGROUND UTILITY LINES

SS	SS	○	SANITARY SEWER AND CLEAN OUT
P	P		POWER MAIN
E	E		ELECTRIC
G	G	G	GAS
W	W	W	DOMESTIC WATER
FW	FW		FIRE WATER
IR	IR		IRRIGATION WATER
SD	SD	□	STORM DRAIN AND DRAIN INLET

GENERAL NOTES

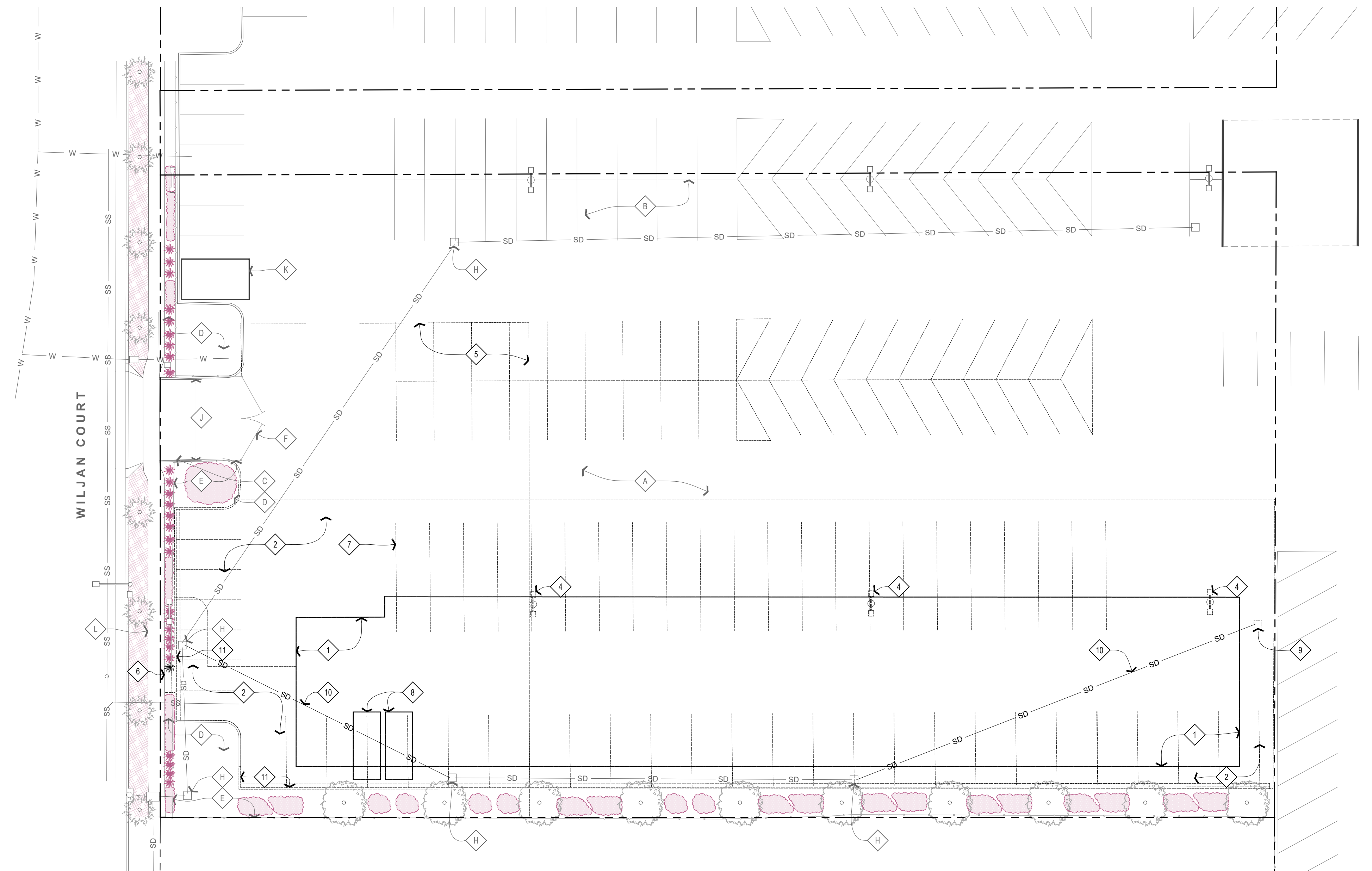
1. PROPERTY LINES AND UNDERGROUND UTILITY LINES ARE SHOWN SCHEMATICALLY. V.I.F.
2. ALL SHEETNOTES MAY NOT OCCUR ON THIS SHEET.
3. SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION.

SHEET NOTES - EXISTING #

- A A.C. PAVEMENT (TYP. U.O.N.)
- B SURFACE STRIPING (TYP.)
- C CONCRETE CURB (TYP.)
- D LANDSCAPE PLANTING BED
- E PERIMETER FENCE
- F SECURITY GATE
- G EMPLOYEE & SERVICE PARKING
- H STORM DRAIN INLET (TYP.)
- J DRIVEWAY (EMPLOYEES ONLY)
- K STORAGE SHED
- L CONCRETE SIDEWALK

SHEET NOTES - DEMOLITION

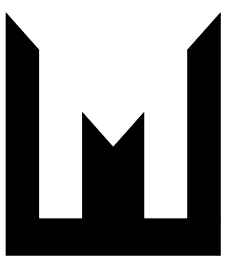
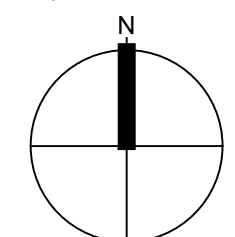
- 1 REMOVE PORTION OF A.C. PAVEMENT, PREP FOR BUILDING PAD (S.C.D., S.S.D.)
- 2 REMOVE PORTION OF A.C. PAVEMENT FOR SITE WORK (S.C.D., S.S.D.)
- 3 REMOVE PORTION OF CONCRETE CURB FOR WALKWAY
- 4 REMOVE POLYETHYLENE CONCRETE PEDESTAL
- 5 REMOVE INTERIOR FENCE
- 6 REMOVE PORTION OF PERIMETER FENCE & PLANTING BED
- 7 REMOVE SURFACE STRIPING (TYP.)
- 8 RELOCATE STORAGE CONTAINERS
- 9 REMOVE STORM DRAIN INLET (S.C.D.)
- 10 REMOVE STORM DRAIN PIPING (S.C.D.)
- 11 REMOVE CONCRETE CURB & GUTTER (S.C.D.)



DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

4



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**HANSEL FORD
OF SANTA ROSA
NEW SERVICE BUILDING**

SANTA ROSA, CALIFORNIA

0 WILJAN COURT

SHEET TITLE

DEMOLITION SITE PLAN

REVISIONS

[illegible]

DRAWN:	MB	SHEET
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CHECKED: SLN

DATE: _____

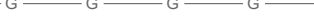
SCALE: SHOWN

3 SHEET

A1.2

OF SHEETS

LEGEND

	PROPERTY LINE
	POLE MOUNTED LIGHT FIXTURE
UNDERGROUND UTILITY LINES	
	SANITARY SEWER AND CLEAN OUT
	POWER MAIN
	ELECTRIC
	GAS
	DOMESTIC WATER
	FIRE WATER
	IRRIGATION WATER
	STORM DRAIN AND DRAIN INLET

GENERAL NOTES

1. PROPERTY LINES AND UNDERGROUND UTILITY LINES ARE SHOWN SCHEMATICALLY. V.I.F.
2. (N) ACCESSIBLE PATH OF TRAVEL CROSS SLOPE 1:48 MAX., 5% MAX. IN DIRECTION OF TRAVEL.
3. (N) & (E) SURFACES SHALL CONFORM.
4. NOT ALL SHEETS NOTES OCCUR ON EACH SHEET.

SHEET NOTES - EXISTING

A	A.C. PAVEMENT (TYP. U.O.N.)
B	SURFACE STRIPING (TYP.)
C	CONCRETE CURB (TYP.)
D	LANDSCAPE PLANTING BED
E	PERIMETER FENCE
F	SECURITY GATE
G	EMPLOYEE & SERVICE PARKING
H	STORM DRAIN INLET (TYP.)
J	DRIVEWAY (EMPLOYEES ONLY)
K	STORAGE SHED
L	CONCRETE SIDEWALK

SHEET NOTES - PROPOSED #

- | | |
|----|---|
| 1 | CONCRETE WALKWAY, CONFORM TO (E) SIDEWALK (S.C.D., TYP.) |
| 2 | RAISED CANEET FLOOR |
| 3 | STORM WATER RETENTION AND DETENTION AREA (S.C.D., SLD, TYP.) |
| 4 | ACCESSIBILITY COMPLIANT PARKING SPACE: 13'x18' WITH 5' ACCESS AISLE |
| 5 | WHEEL STOP (S.C.D.) |
| 6 | PARKING IDENTIFICATION SIGN |
| 7 | MAIN GATE (EMPLOYEE ONLY) |
| 8 | CANOPY ABOVE |
| 9 | EDGE OF ROOF ABOVE |
| 10 | LANDSCAPE PLANTING BED (S.L.D., TYP.) |
| 11 | STORM DRAIN INLET (S.C.D., TYP.) |
| 12 | COBBLE STORM WATER DISSIPATOR (S.C.D., TYP. AT EACH DOWNSPOUT) |
| 13 | ACCESSIBILITY COMPLIANT PARKING SPACE REQUIREMENTS (S.C.D.) |
| 14 | CONCRETE ELECTRIC EQUIPMENT PAD PER PG&E REQUIREMENTS |
| 15 | ACCESSIBILITY COMPLIANT CONCRET ROLLING WITH METAL PIPE RAIL |
| 16 | BOLLARD (TYP. EACH SIDE OF EACH ROLL-UP DOOR) |
| 17 | GAZ METER PER PG&E REQUIREMENTS |
| 18 | DETACHABLE WARMER PER ASH 108C-118-705-1.1 & 705.1.2.5 |
| 19 | CONCRETE APRON (S.C.D.) |
| 20 | CONCRETE SWALE (S.C.D., TYP.) |
| 21 | FLUSH CURB (S.C.D.) |
| 22 | BICYCLE RACK |
| 23 | BOLLARD CORNER PROTECTION |
| 24 | EMPLOYEE & GUEST PARKING SPACES |
| 25 | SERVICE PARKING (20 FLEX SPACES) |

SITE DEVELOPMENT LEGEND

EXISTING	PROPOSED	
		GROUND COVER
		PERENNIAL
		SHRUB
		STREET TREE
		DECIDUOUS TREE
		LANDSCAPE BED
		STORM WATER TREATMENT AREA
		COBBLE STORM WATER ENERGY DISSIPATER
		STORM DRAIN INLET
		WALL MOUNTED LIGHT

GENERAL NOTES

1. S.C.D. & S.L.D. FOR DETAILS & SPECIFICATIONS.

PARKING CALCULATIONS

REQUIRED PARKING PER SANTA ROSA ZONING CODE CH. 20-36, TABLE 3-4

EXISTING	USE	AREA (S.F.)	PARKING SPACES	BICYCLE
	AUTO AND VEHICLE SALES COVERED DISPLAY OR BUILDING AREA	27,530	1 / 450 = 61	1 / 9,000 S.F. = 3
	VEHICLE SERVICES REPAIR/BODY WORK	-	33 LIFT BAYS 52 EMPLOYEES = 52	1 / 10 F.T. EMPL. = 5
	REQUIRED PARKING TOTALS:			146
	EXISTING TOTAL NUMBER OF SPACES AVAILABLE:			793 TOTAL 8
PROPOSED	USE	AREA (S.F.)	PARKING SPACES	BICYCLE
	(E) AUTO AND VEHICLE SALES COVERED DISPLAY OR BUILDING AREA	27,530	1 / 450 = 61	1 / 9,000 S.F. = 3
	(E) VEHICLE SERVICES REPAIR/BODY WORK	-	33 LIFT BAYS 52 EMPLOYEES = 52	1 / 10 F.T. EMPL. = 5
	(N) VEHICLE SERVICES REPAIR/BODY WORK	-	14 LIFT BAYS 15 EMPLOYEES = 15	1 / 10 F.T. EMPL. = 2
	REQUIRED PARKING TOTALS:			175 TOTAL 10
PROPOSED TOTAL NUMBER OF SPACES AVAILABLE:			719 TOTAL 10	

PROPOSED SITE PLAN DETAIL

SCALE: 1" = 10'-0"

6

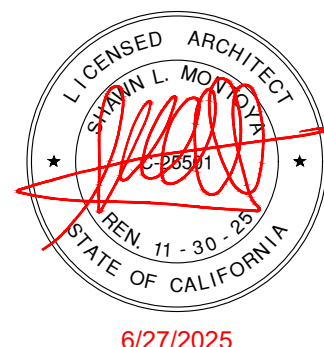
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

4



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PROJECT



HANSEL FORD OF SANTA ROSA NEW SERVICE BUILDING

SHEET TITLE

**PROPOSED
SITE PLAN**

**PARKING
CALCULATIONS**

REVISIONS

[illegible]

DRAWN:	MB	SHEET
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CHECKED: SLN

DATE: _____

SCALE: SHOWN

A1.3

OF SHEETS

McGraw-Hill

GWC Galleon Wall

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Features

- Light Ark™[®]
- SAA
- PAC

Product Certifications

- UL LISTED
- PIC ENERGY
- ISI
- CE
- FC
- IP65
- IEC
- YEAH

Quick Facts

- Choice of thirteen high-efficiency, patented ACOULED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

- WaveLux PRO Wireless
- WaveLux LITE Wireless
- Enlighted

Dimensional Details

Net Weight: 17.0 lbs (7.7 kg)

GWC with CBSP option installed
(Thru-Branch Back Box accessory MA10500X)

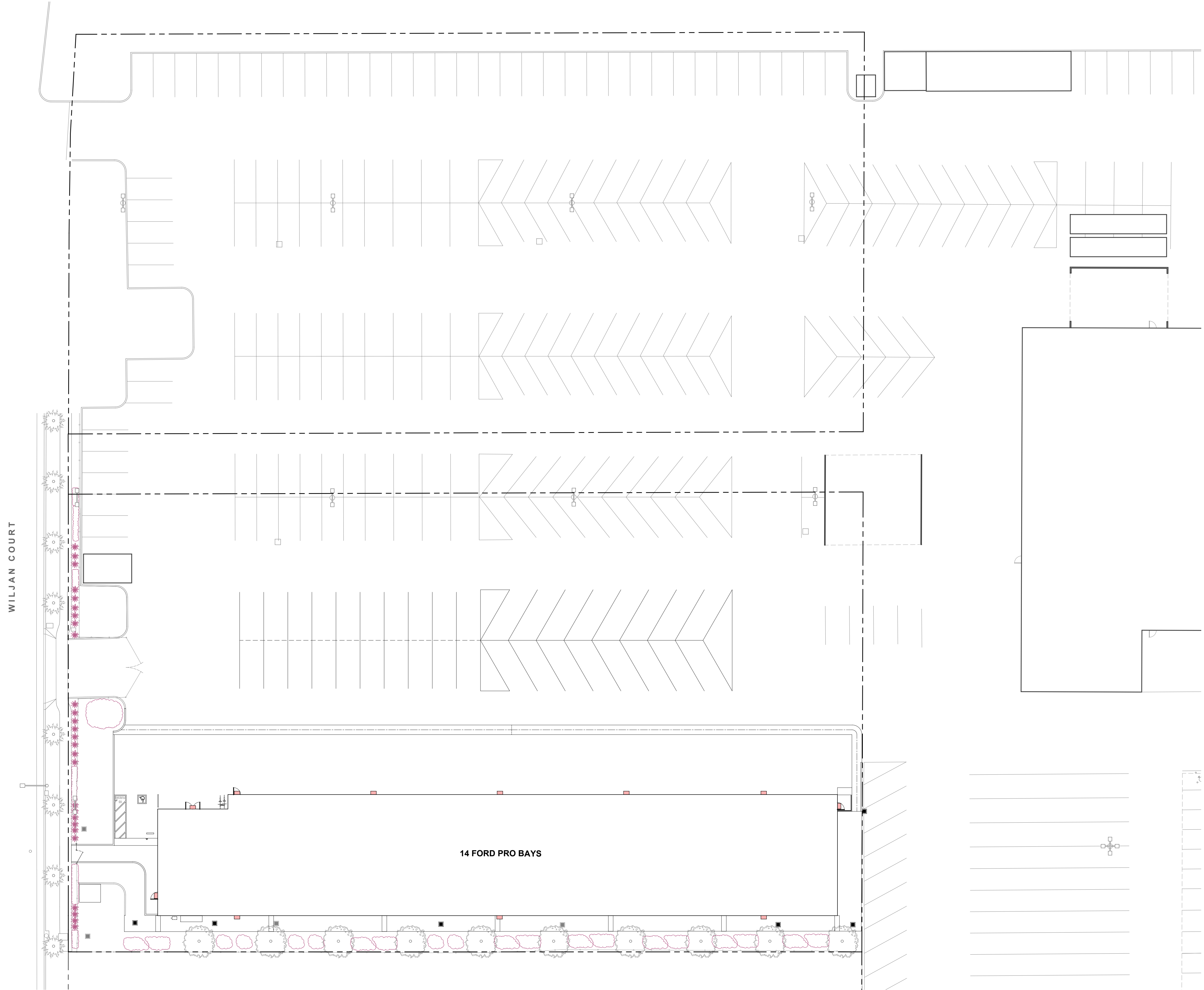
GWC with accessory BB/GWCX Back Box installed

NOTES:
1. See [http://www.mcgraw-hill.com/lighting](#) for details.
2. See Catalog for 3000K and 4000K only.

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COOPER Lighting Solutions

PS00000000 page
May 02, 2014 10:11:11



SCALE: 1" = 20'-0"

LEGEND

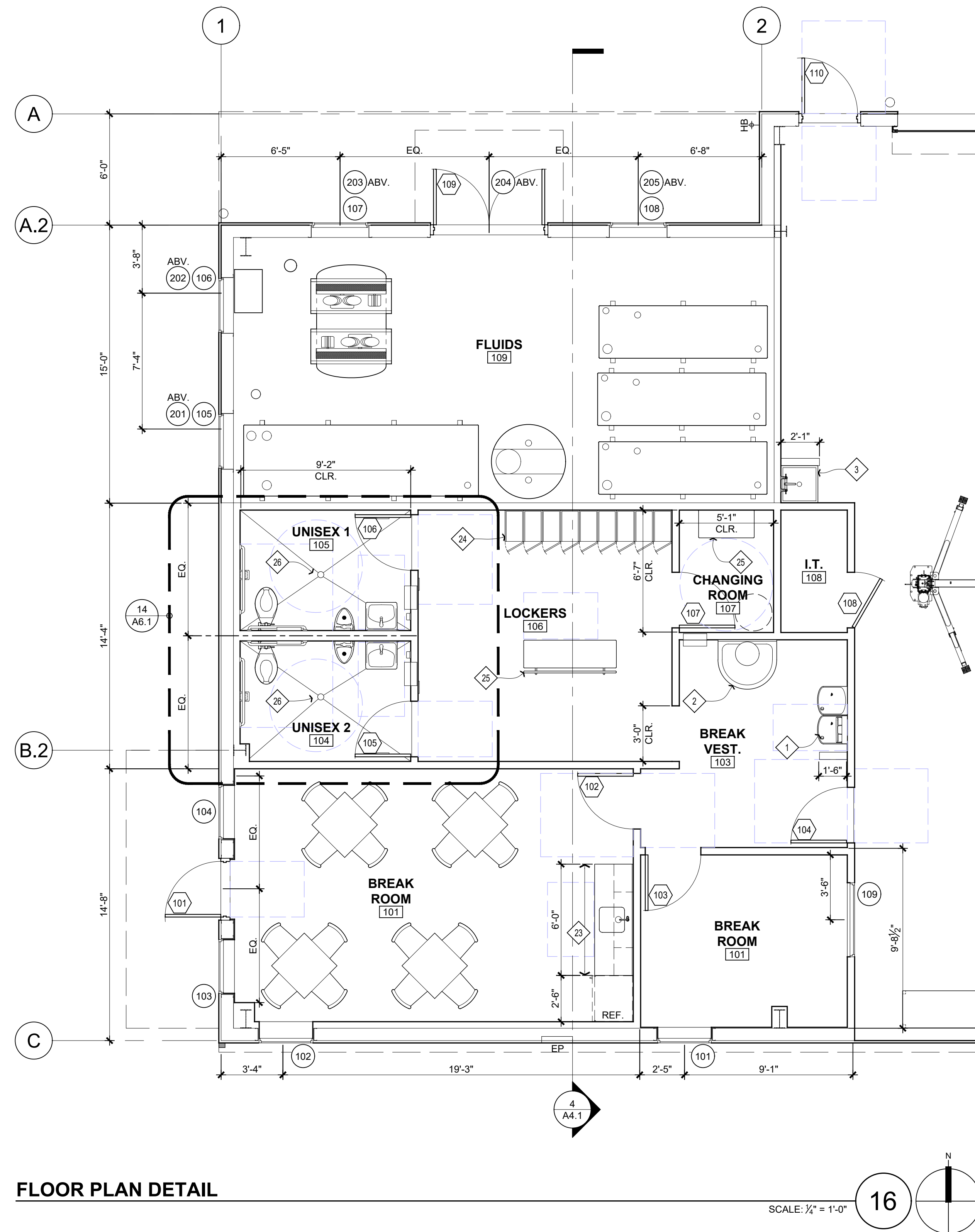
METAL BUILDING FRAME	
STUD FRAMED WALL	
DOOR	
WINDOW	
FIRE EXTINGUISHER WALL HUNG	

ACCESSIBILITY
COMPLIANT CLEAR
FLOOR SPACE

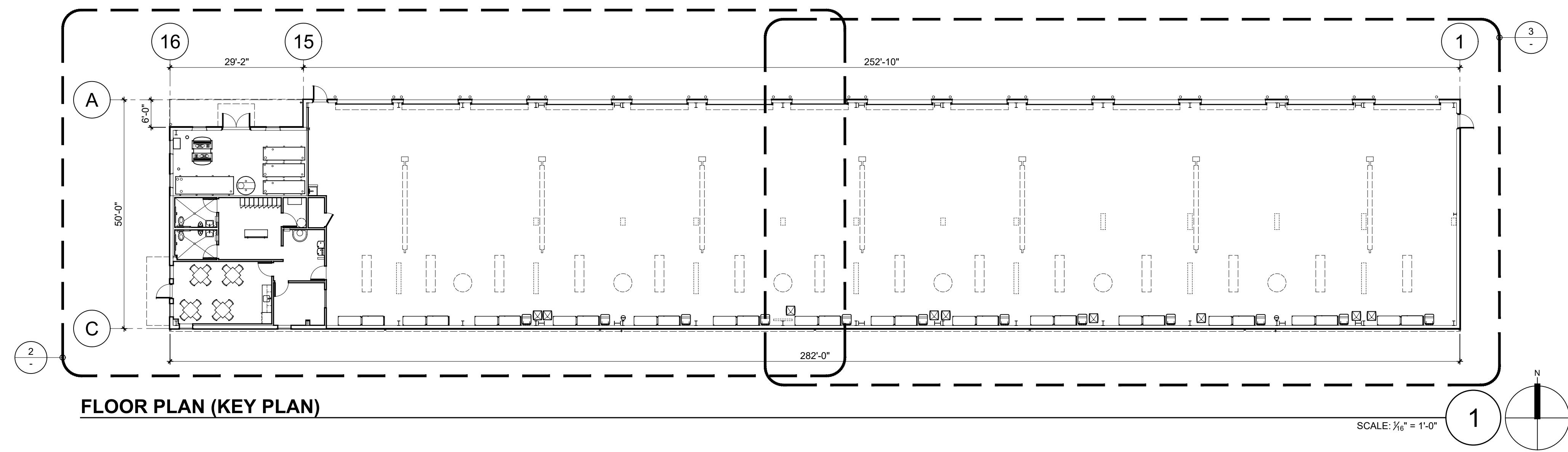
ACCESSIBILITY
COMPLIANT 60" Ø
TURNING SPACE

1. INTERIOR WALL & CEILING FINISH: 3/8" GYP. BD.
2. SEE DRAWINGS & SPECIFICATIONS BY METAL BUILDING COMPANY (MBC) AND AIR & LUBE SYSTEMS, INC. (A&L) FOR INFORMATION NOT NOTED HERE.
3. SLOPE RESTROOM FLOORS 2% TO DRAIN.

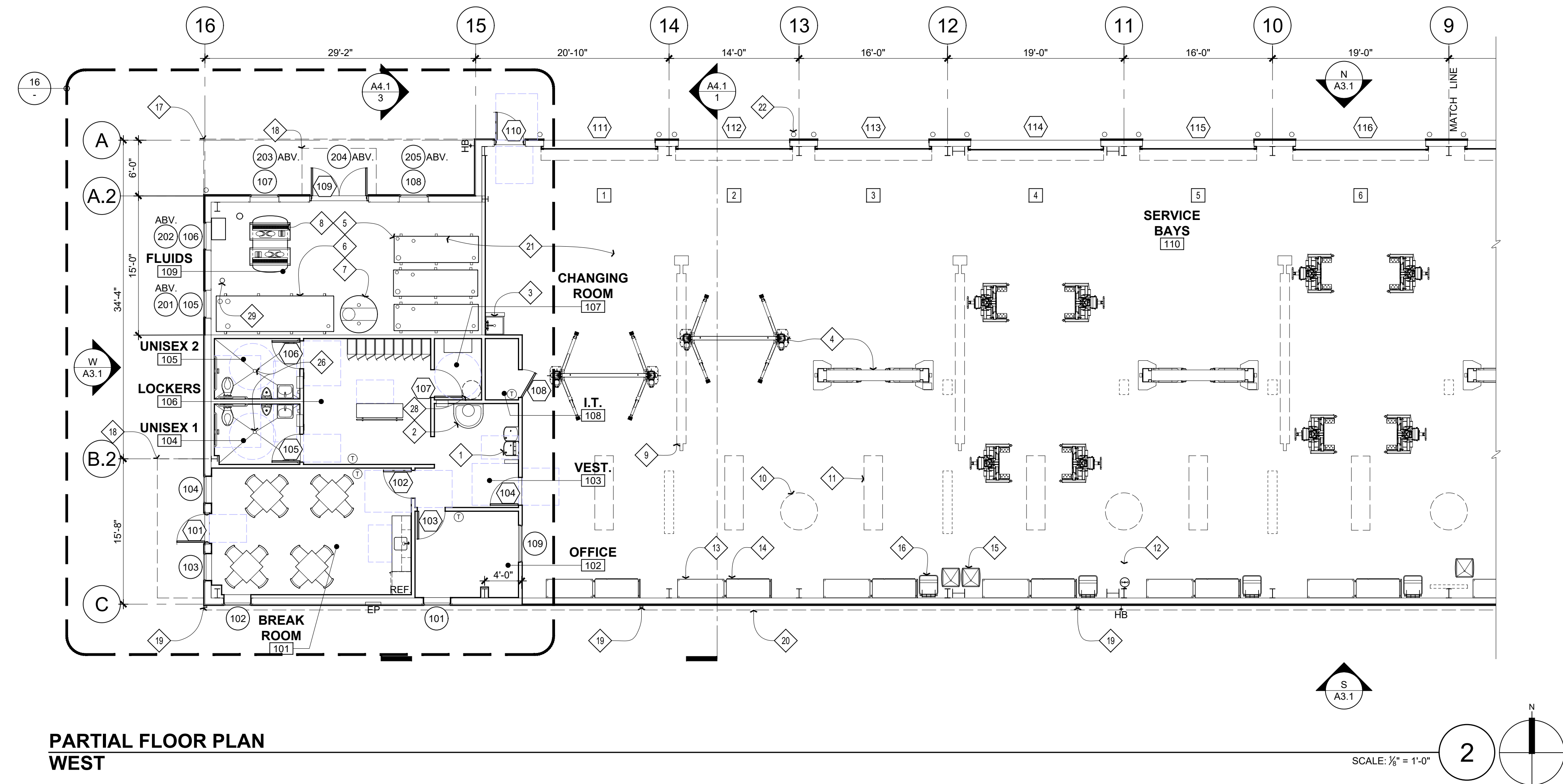
- 1 ACCESSIBILITY COMPLIANT DUAL HEIGHT DRINKING FOUNTAIN WITH BOTTLE FILLER
- 2 STATION HAND WASH (S.P.D.)
- 3 MOP SINK (S.P.D.) WITH 4 HIGH PONY WALL
- 4 VEHICLE LIFT BY A&L (VARIES PER BAY, TYP.)
- 5 FRESH OIL TANK BY A&L (TYP. FOR 48)
- 6 WASTE OIL TANK BY A&L
- 7 WASTE COOLANT TANK BY A&L
- 8 COMPRESSOR BY A&L
- 9 TIE WATER ABOVE (S.I.D., TYP.)
- 10 CEILING FAN ABOVE (S.I.D., TYP.)
- 11 TRANSLUCENT ROOFING PANEL OVER EACH BAY BY M&C (TYP. FOR 14)
- 12 EYEWASH STATION (S.P.D.)
- 13 STATIONARY WORK BENCH BY A&L
- 14 TOOLBOX BY A&L
- 15 WASTE OIL/COOLANT ROLL-AROUND BY A&L (TYP.)
- 16 TRASH ROLL-AROUND BY A&L (TYP.)
- 17 EDGE OF ROOF ABOVE
- 18 CANOPY ABOVE BY M&C
- 19 DOWNSPOUT BY M&C
- 20 GUTTER ABOVE BY M&C
- 21 CONCRETE FLOOR SLAB ON GRADE & FOUNDATION (S.I.D., TYP.)
- 22 BOLLARD (TYP. EACH SIDE OF EACH BAY ROLL-UP DOOR)
- 23 ACCESSIBILITY COMPLIANT COUNTERTOP
- 24 DOUBLE TIE LOCKERS
- 25 BENCH ABOVE (S.P.D.)
- 26 FLOOR DRAIN (S.P.D.)
- 27 CEILING FAN ABOVE (S.I.D., TYP.)
- 28 WATER HEATER ON SHELF ABOVE (S.P.D.)
- 29 FIRE SPRINKLER RISER (VERIFY LOCATION)



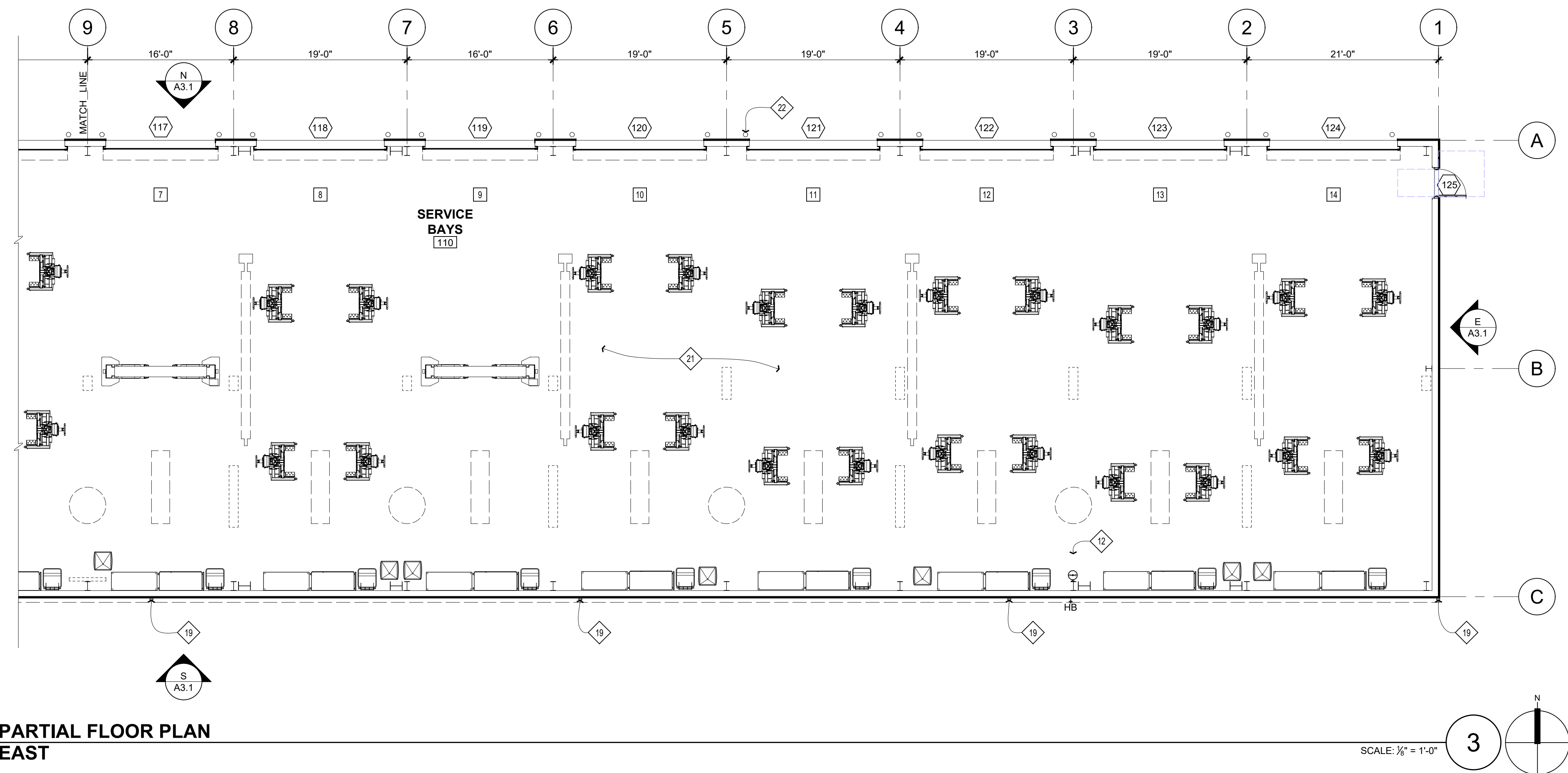
FLOOR PLAN DETAIL



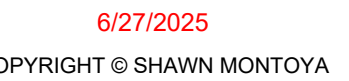
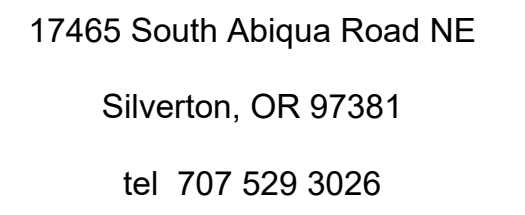
FLOOR PLAN (KEY PLAN)



PARTIAL FLOOR PLAN
WEST



PARTIAL FLOOR PLAN EAST



PROJECT



SHEET TITLE

FLOOR PLAN

REVISIONS

[illegible]

DRAWN: MB	SHEET
CHECKED: SLM	A2.1
DATE:	
SCALE: SHOWN	
JOB NO.:	
	OF SHEETS

6.27.2025 - DESIGN REVIEW - NOT FOR CONSTRUCTION

REFLECTED CEILING PLAN

LEGEND

METAL BUILDING FRAME

STUD FRAMED WALL

DOOR BELOW

WINDOW BELOW

CEILING HEIGHT

9'-0"

GENERAL NOTES

1. INTERIOR WALL & CEILING FINISH: 3/8" GYP. BD.
2. SEE DRAWINGS & SPECIFICATIONS BY METAL BUILDING COMPANY (MBC) AND AIR & LUBE SYSTEMS, INC. (A&L) FOR INFORMATION NOT NOTED HERE.
3. ALL LIGHTING SHALL BE LED.

SHEET NOTES - PROPOSED #

- 1 ROOF BEAM BY MBC (PURLINS NOT SHOWN, TYP.)
- 2 OVERHEAD DUCT
- 3 SUSPENDED TUBE HEATING WITH INTAKE AND EXHAUST THROUGH
4 EXTERIOR WALLS (S.M.D., TYP.)
- 5 CEILING FAN (S.M.S., S.E.D., TYP.)
- 6 TRANSLUCENT ROOFING PANEL OVER EACH BAY BY MBC (TYP. FOR 14)
- 7 EDGE OF EXPOSED ROOF
- 8 METAL CANOPY BY MBC
- 9 GUTTER BY MBC
- 10 DOWNSPOUT BY MBC
- 11 5% GYP. BD. TYP.
- 12 OPEN TO ROOF STRUCTURE
- 13 240V, 100A 100VA 1450 ULTOL
- 14 METAL SOFFIT PANEL OVER THE OVERHANGS BY MBC
- 15 HEATER SIDEWALL COMBUSTION AIR INTAKE (TYP.)
- 16 HORIZONTAL CATEGORY III HEATER SIDEWALL VENT TERMINATION
(TYP.)
- 17 WATER HEATER ON SHIEL BELOW (S.P.D.)

HVAC SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.
(HP-1)	HEAT PUMP	DAIKIN	4MXL36VVJU9	1
(HP-2)	HEAT PUMP	DAIKIN	F7CV09AVJU9	1
(FC-1)	FAN COIL	DAIKIN	FTXS15WVJU9	1
(FC-2)	FAN COIL	DAIKIN	FTXS09WVJU9	1
(FC-3)	FAN COIL	DAIKIN	CTS057WVJU9	2
(FC-4)	FAN COIL	DAIKIN	CTXV08AVJU9	1
(EF-1)	EXHAUST FAN	T.B.D.	T.B.D.	2
(TH-1)	TUBE HEATER	DAYTON	7D0839A	7
(CF-1)	CEILING FAN	Q MARK	48201K	7

SYMBOLS LEGEND

ELECTRIC

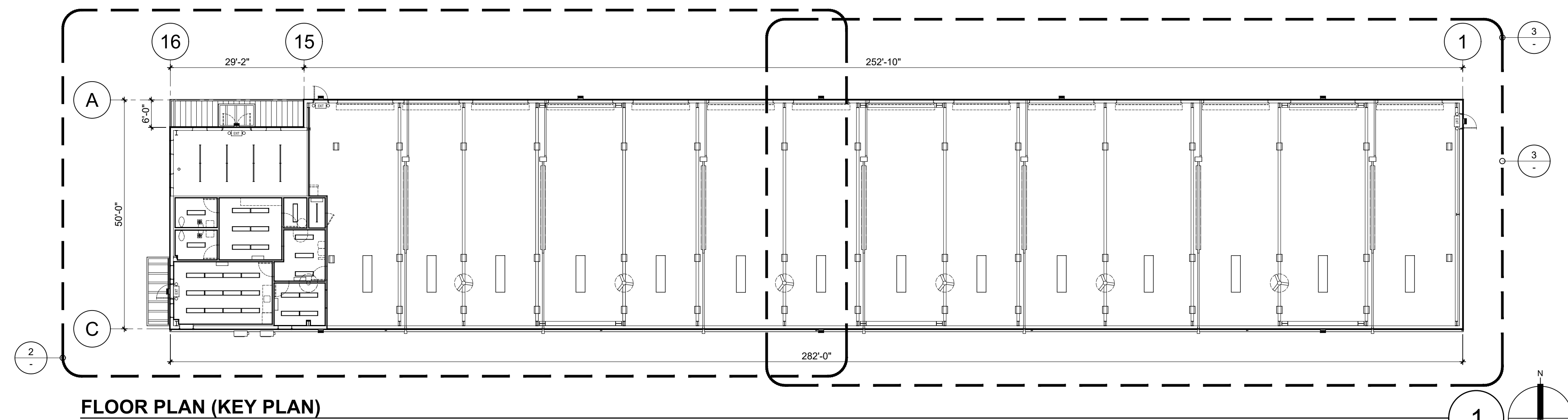
	ELECTRIC METER & PANEL BOX
	ELECTRIC PANEL
	LINEAR TYPE LIGHT FIXTURE
	SURFACE MOUNTED
	HIGH BAY LIGHT FIXTURE
	STRIP LIGHT FIXTURE
	WALL PACK
	SINGLE POLE SWITCH
	3-WAY SWITCH
	OCCUPANCY SENSOR SWITCH

HVAC

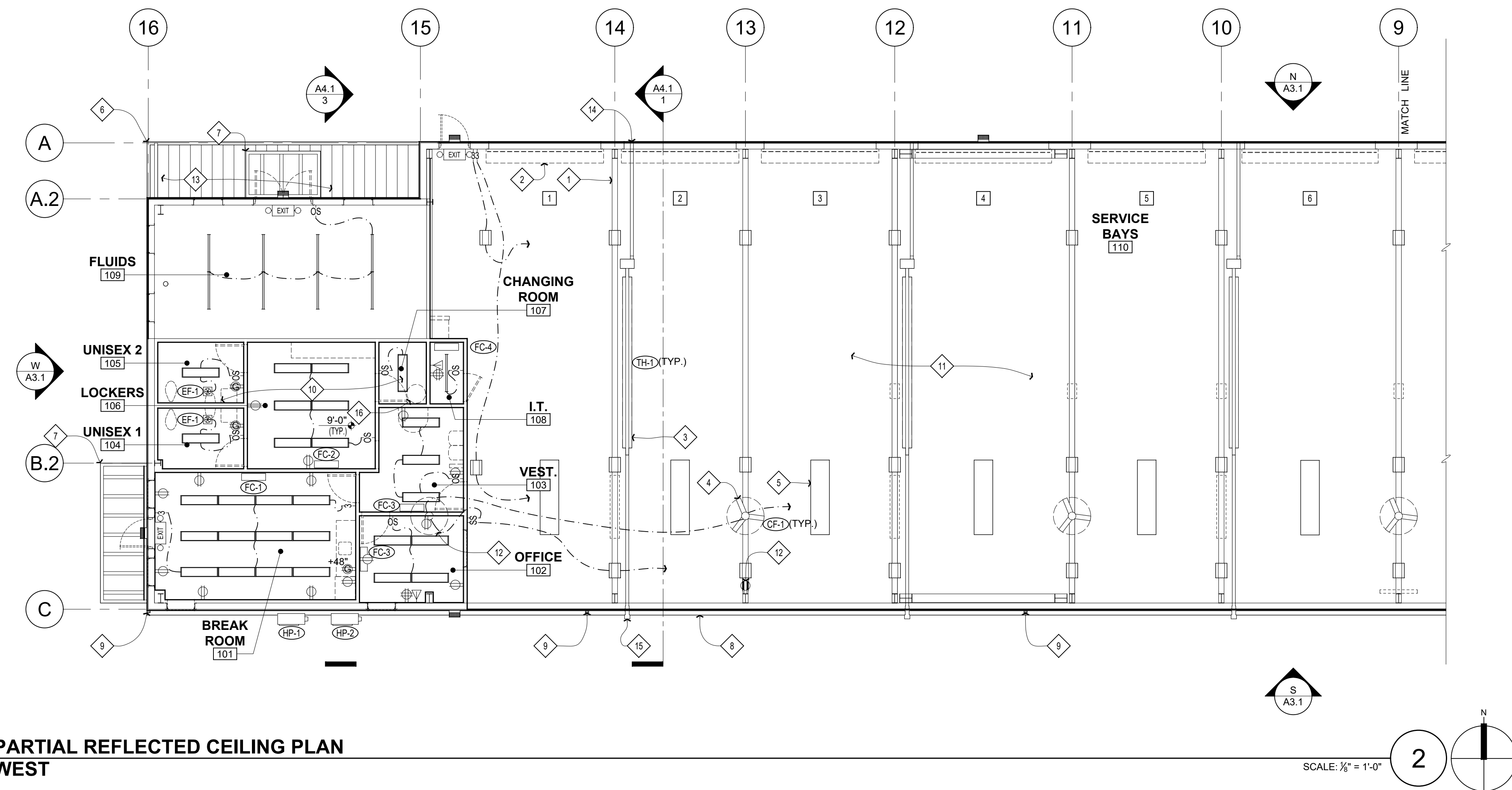
WALL / HORIZ	CEILING	
		HVAC SUPPLY REGISTER
		HVAC RETURN AIR REGISTER
		EXHAUST RISER
		EXHAUST FAN
		THERMOSTAT
		SENSOR

SAFETY

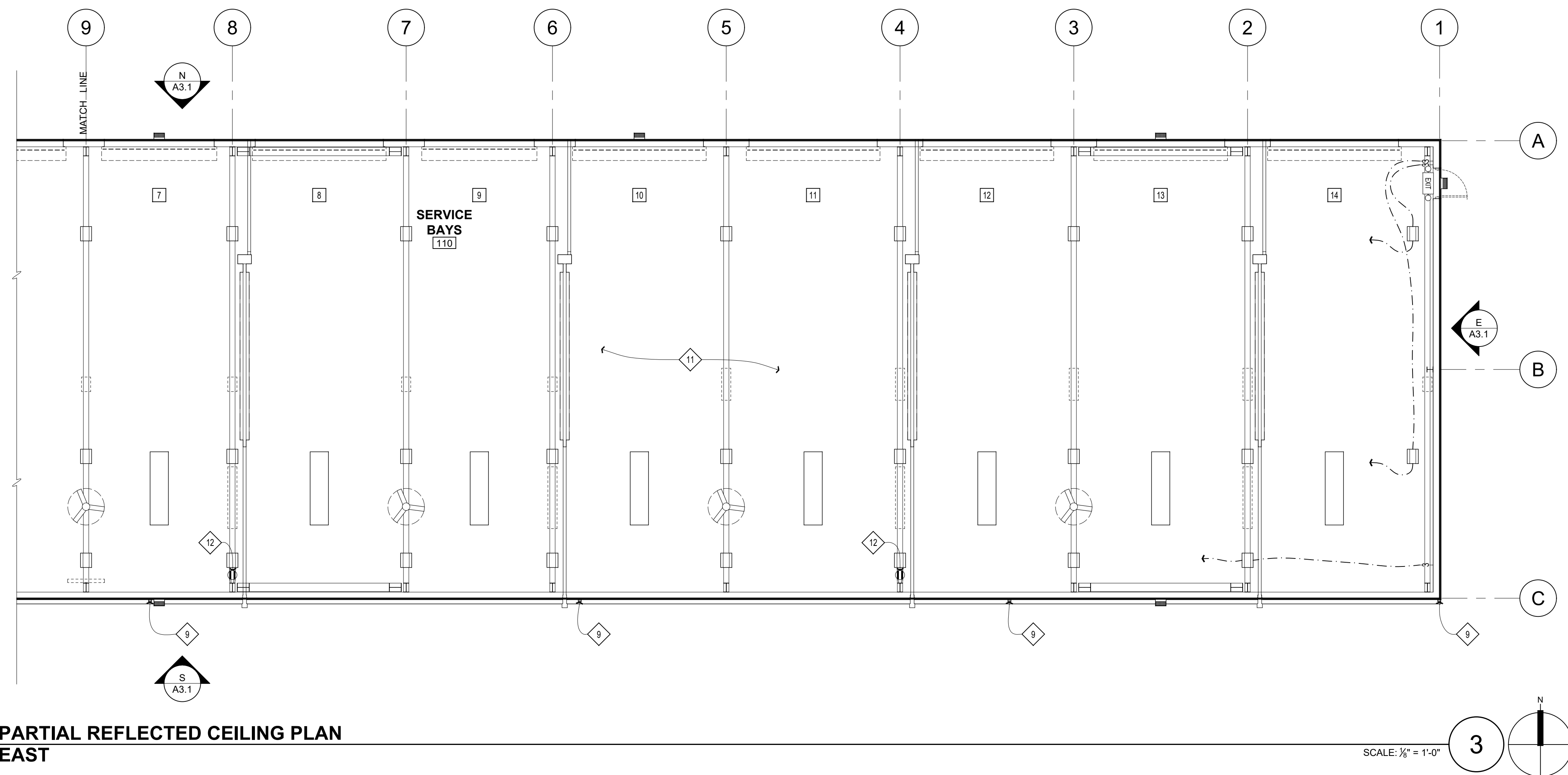
	ILLUMINATED EXIT SIGN & EMERGENCY LIGHTING, SUSPENDED
	ILLUMINATED EXIT SIGN & EMERGENCY LIGHTING, WALL MTD.
	ILLUMINATED EXIT SIGN
	FIRE SPRINKLER HEAD
	FIRE ALARM PULL BOX
	FIRE ALARM



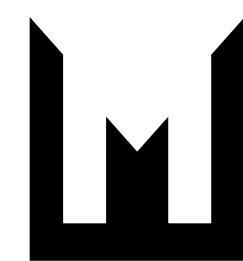
FLOOR PLAN (KEY PLAN)



PARTIAL REFLECTED CEILING PLAN WEST



PARTIAL REFLECTED CEILING PLAN EAST

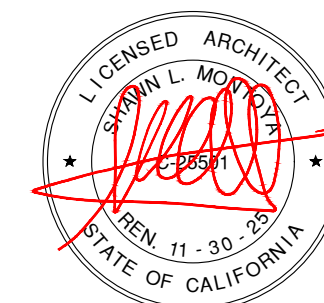


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PROJECT



HANSEL FORD OF SANTA ROSA NEW SERVICE BUILDING

SHEET TITLE

REFLECTED CEILING PLAN

REVISIONS

[illegible]

DRAWN:	MB	SHEET
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CHECKED: SLN

DATE: _____

SCALE:	SHOWN
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A2.2

ROOF PLAN

GENERAL NOTES

1. SEE DRAWINGS & SPECIFICATIONS BY METAL BUILDING COMPANY (MBC) FOR INFORMATION NOT NOTED HERE.

SHEET NOTES - PROPOSED

1. METAL PANEL ROOFING SYSTEM BY METAL BUILDING VENDOR

2. TRANSLUCENT ROOFING PANEL (TYP. FOR 14)

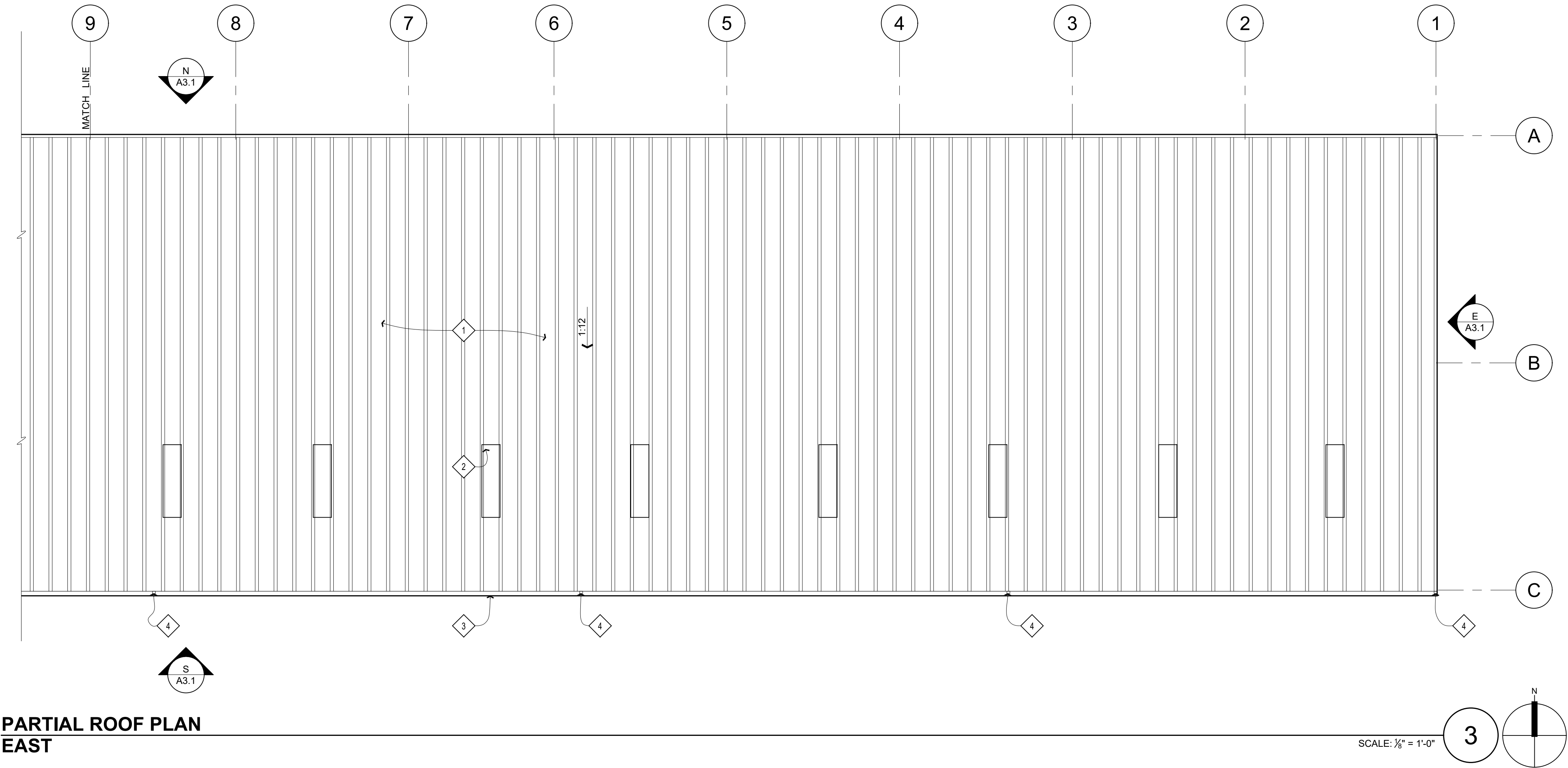
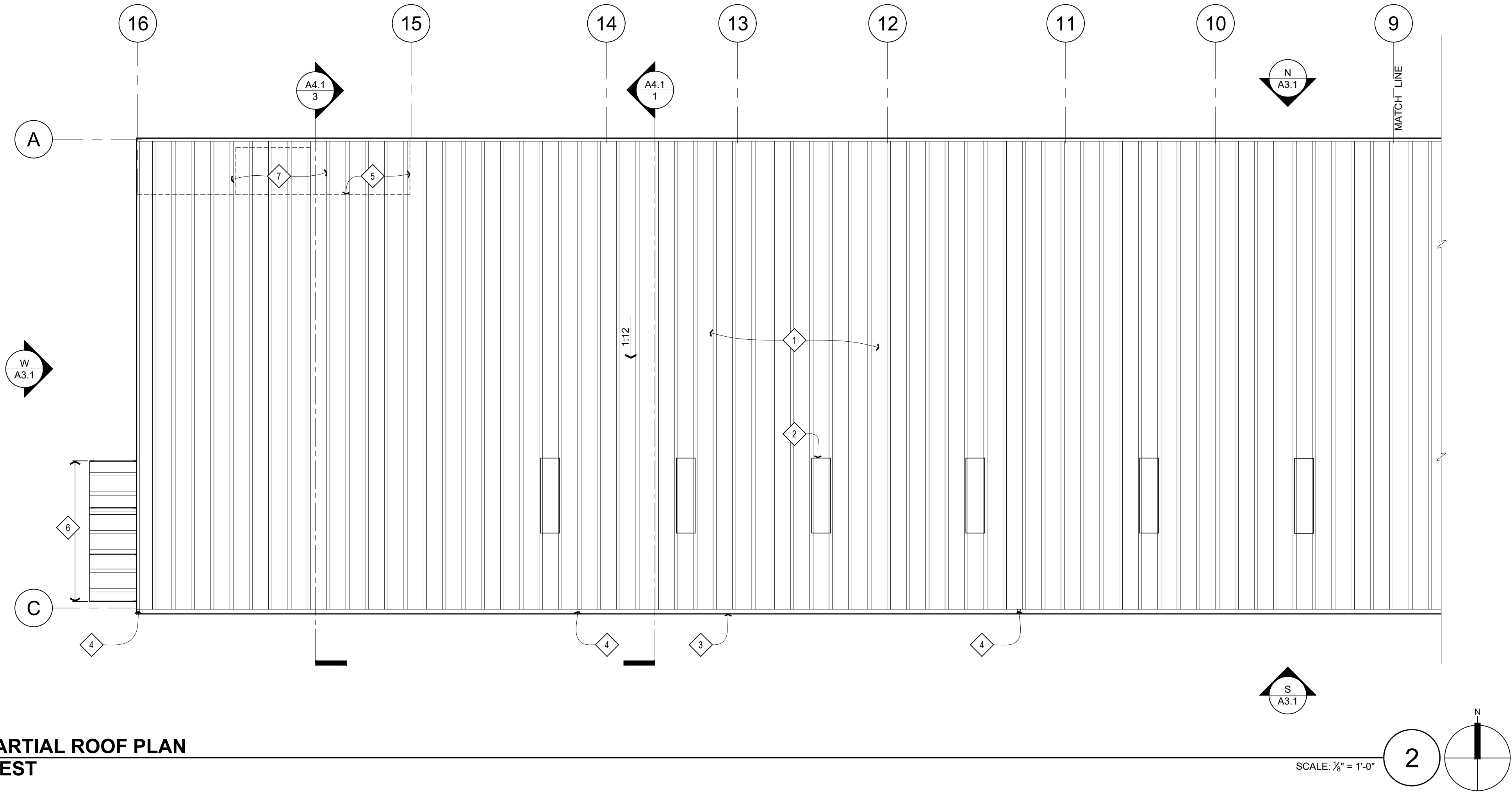
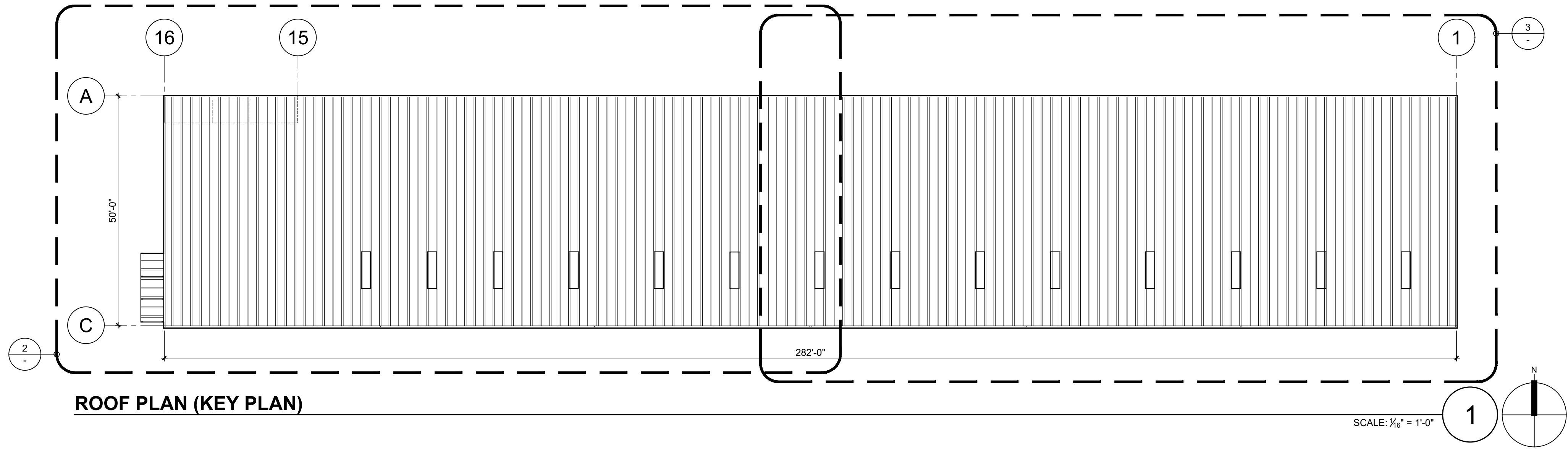
3. GUTTER

4. DOWNSPOUT

5. LINE OF EXTERIOR WALL BELOW

6. CANOPY: 15' W x 5' D, CENTERED OVER DOOR BELOW

7. CANOPY BELOW: 6' W x 5' D, CENTERED OVER DOOR BELOW



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PROJECT



HANSEL FORD
OF SANTA ROSA
NEW SERVICE BUILDING
0 WILJAN COURT SANTA ROSA, CALIFORNIA

SHEET TITLE

ROOF PLAN

REVISIONS

REV.	BY	DESCRIPTION	DATE

DRAWN:	MB	SHEET
CHECKED:	SLM	
DATE:		
SCALE:	SHOWN	
JOB NO.:	OF	SHEETS

A2.3

EXTERIOR ELEVATIONS

GENERAL NOTES

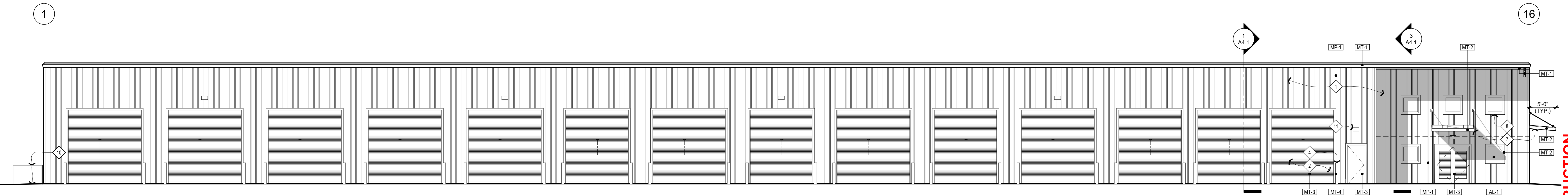
1. SEE DRAWINGS & SPECIFICATIONS BY METAL BUILDING COMPANY (MBC) FOR INFORMATION NOT NOTED.
2. INSTALL METAL RIB SIDING & ROOFING PANELS WITH CONCEALED FASTERS.

SHEET NOTES - PROPOSED

- 1 METAL RIB SIDING (TYP.)
- 2 COILING OVERHEAD DOOR (TYP.)
- 3 METAL RIB ROOFING (TYP. U.O.N.)
- 4 6" DIA BOLLARD (TYP. @ EACH JAMB OF EACH ROLL-UP DOOR)
- 5 GUTTER
- 6 DOWNSPOUT
- 7 METAL CANOPY
- 8 METAL TRIM (TYP.)
- 9 WALL MOUNTED HEAT PUMP (TYP. FOR 2, S.M.D.)
- 10 CONCRETE LANDING WITH METAL PIPE RAILING
- 11 WALL MOUNTED LIGHT FIXTURE (TYP., S.E.D.)

EXTERIOR FINISH SCHEDULE

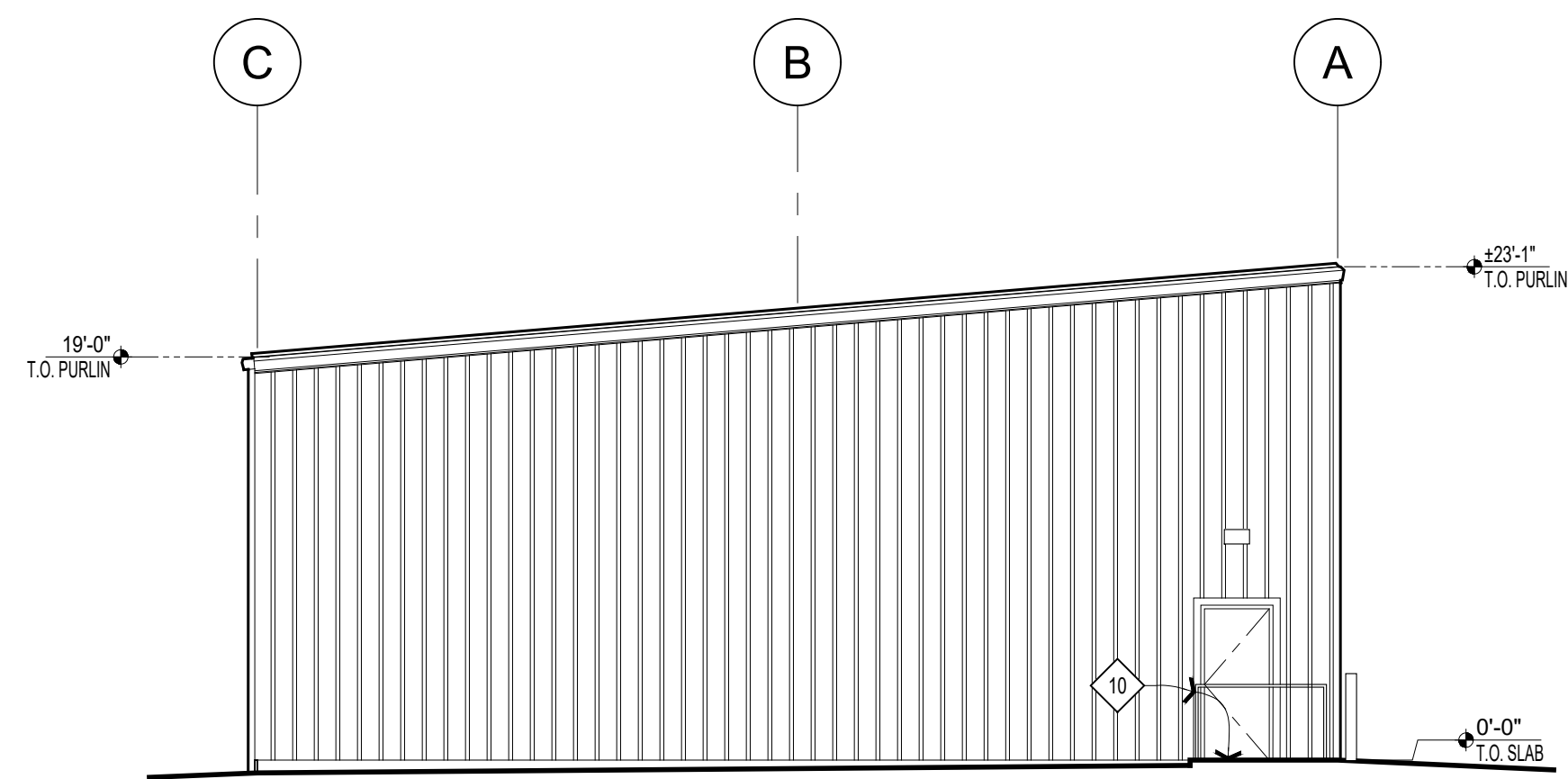
TAG	BUILDING COMPONENT	MATERIAL	PRODUCT	COLOR FINISH
MP-1	SIDING	RIBBED METAL PANEL	NUCOR R-PANEL	ROYAL BLUE
MP-2	ROOFING	RIBBED METAL PANEL W/ TRANSLUCENT PANELS	NUCOR R-PANEL	REGAL WHITE
MT-1	TRIM, GUTTER, & DOWNSPOUTS	BRAKE METAL	24 GA STEEL	REGAL WHITE
MT-2	CANOPY	RIBBED METAL PANELS, STEEL FRAME & RODS	T.B.D.	REGAL WHITE
MT-3	FLUSH EXT. DOORS OVERHEAD DOORS	STEEL	T.B.D.	REGAL WHITE
MT-4	BOLLARDS	STEEL	T.B.D.	YELLOW
AL-1	GLAZED EXT. DOORS & WINDOWS	ALUMINUM FRAME	KAWNEER TRIFAB 451T OR EQUAL	WHITE DURANODIC



PROPOSED EXTERIOR ELEVATION NORTH

SCALE: 1/8" = 1'-0"

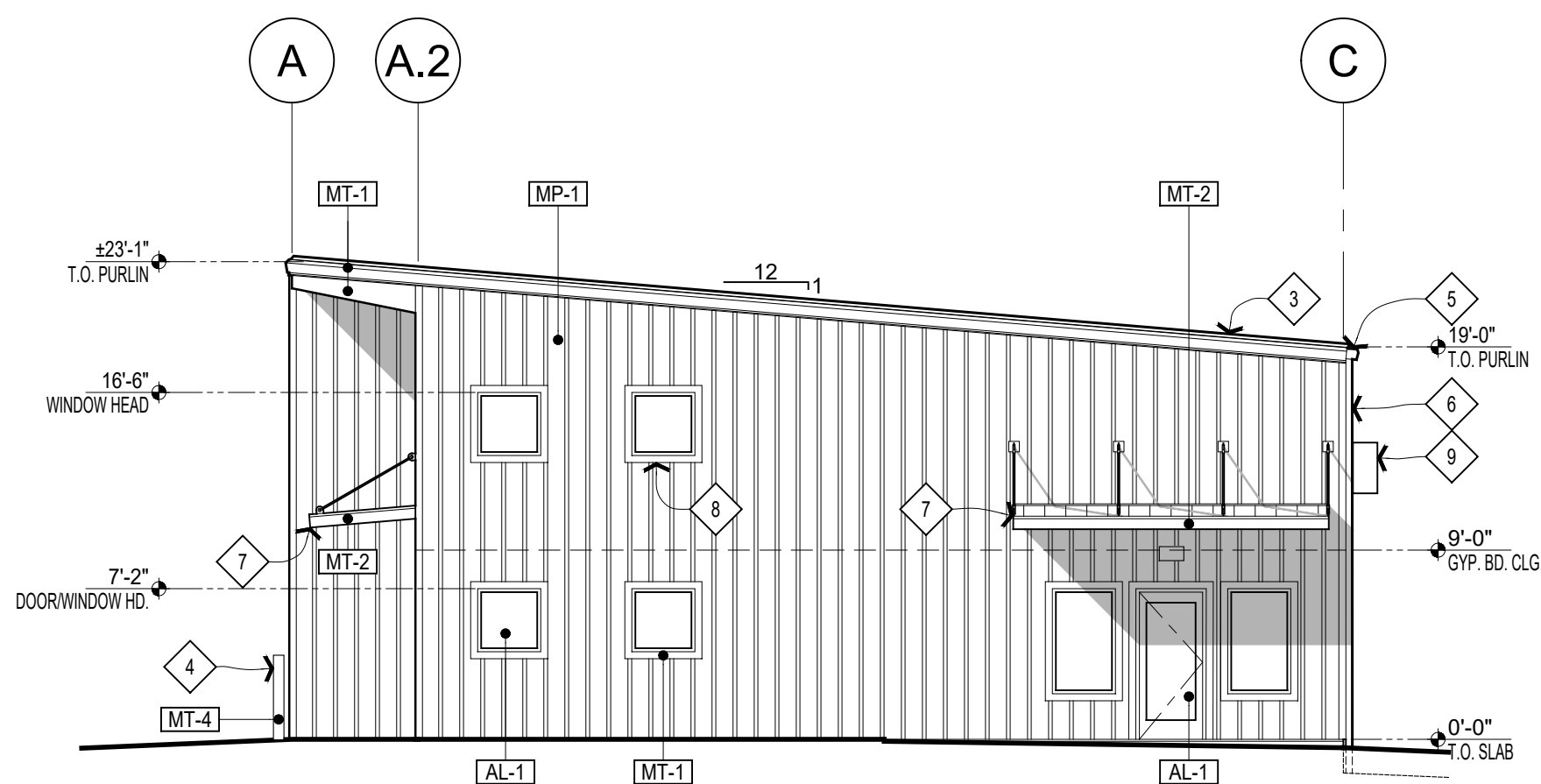
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PROPOSED EXTERIOR ELEVATION EAST

SCALE: 1/8" = 1'-0"

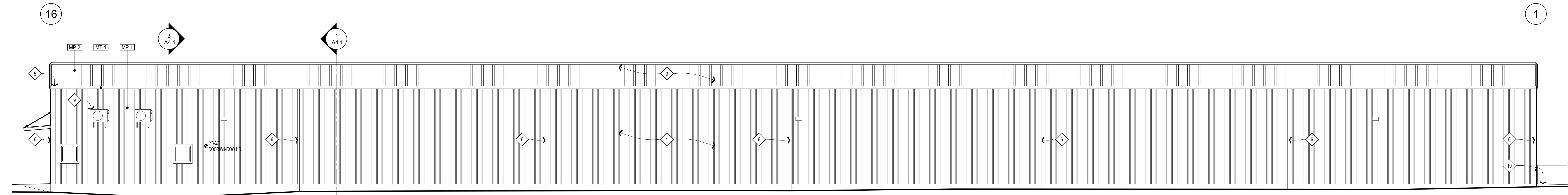
E



PROPOSED EXTERIOR ELEVATION WEST

SCALE: 1/8" = 1'-0"

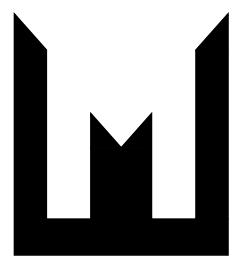
W



PROPOSED EXTERIOR ELEVATION SOUTH

SCALE: 1/8" = 1'-0"

S

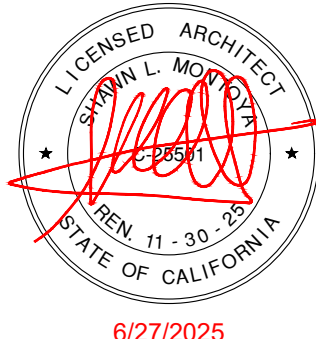


MONTOYA
AND ASSOCIATES

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PROJECT



HANSEL FORD
OF SANTA ROSA
NEW SERVICE BUILDING
0 WILJAN COURT SANTA ROSA, CALIFORNIA

SHEET TITLE

PROPOSED
EXTERIOR
ELEVATIONS

REVISIONS

REV.	BY	DESCRIPTION	DATE

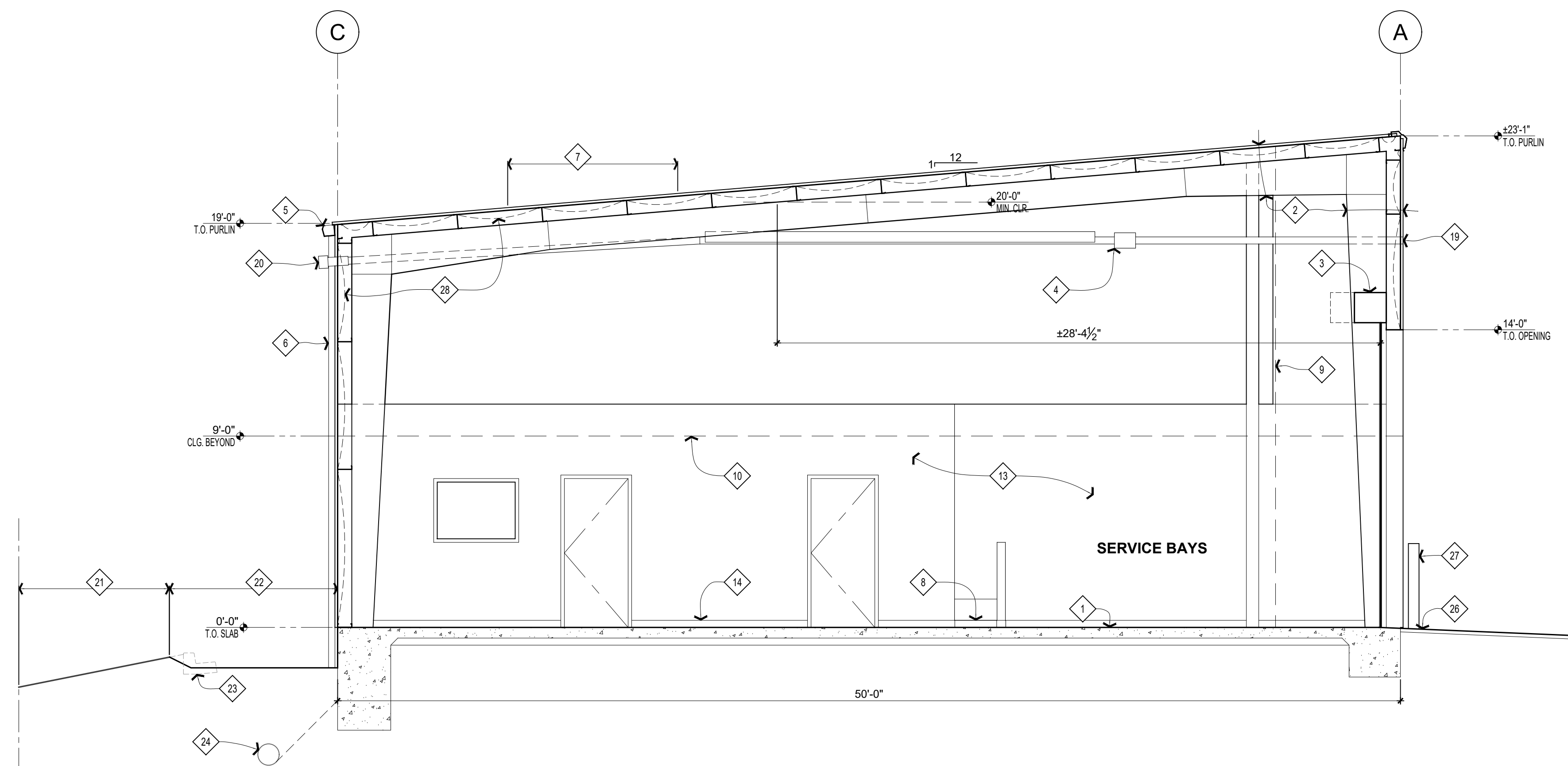
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CHECKED: SLM	
DATE:	
SCALE: SHOWN	A3.1
JOB NO.:	OF SHEETS

GENERAL NOTES

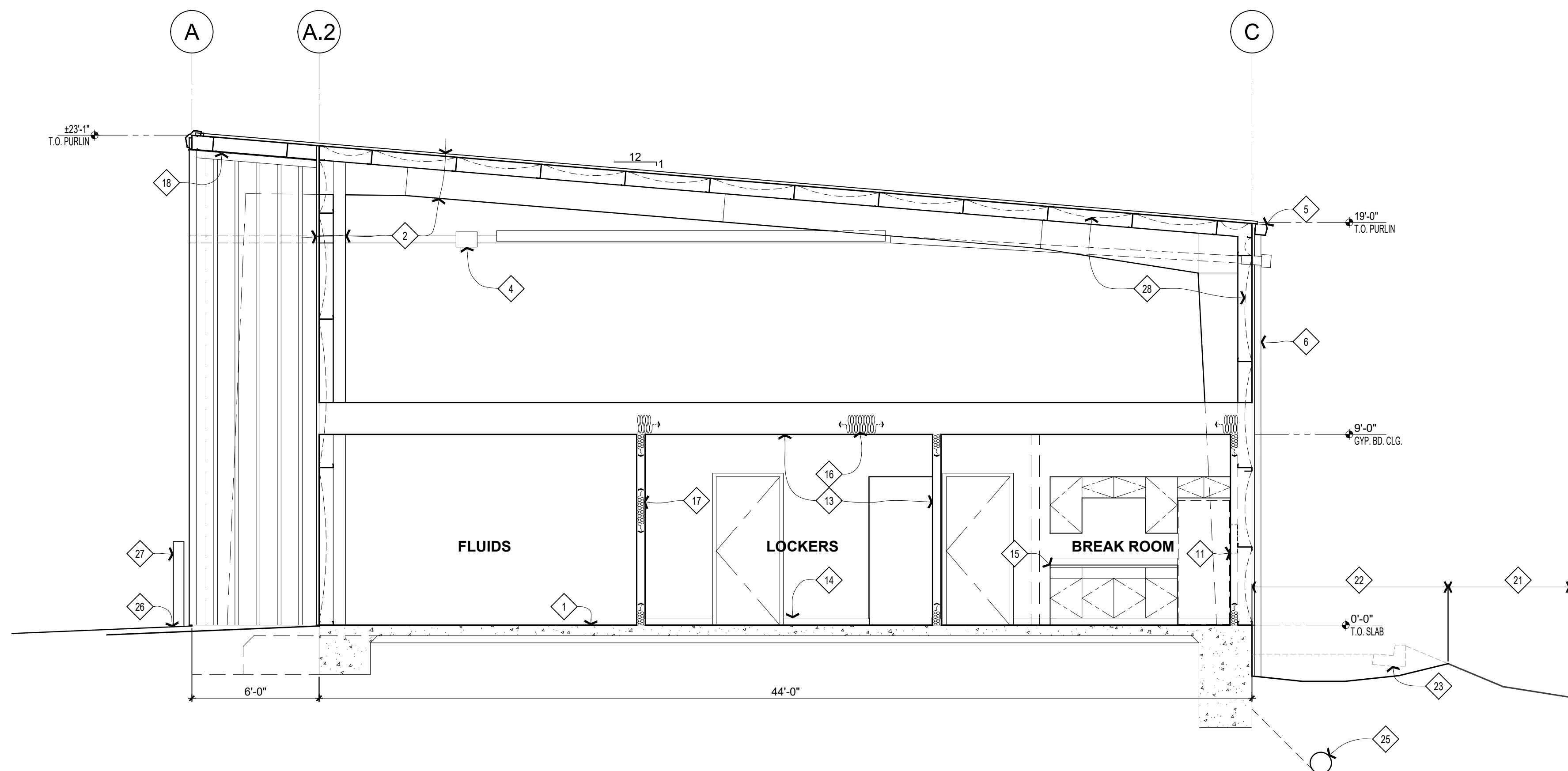
1. SEE DRAWINGS & SPECIFICATIONS BY METAL BUILDING COMPANY (MBC) AND AIR & LUBE SYSTEMS, INC. FOR INFORMATION NOT NOTED HERE.
2. ITEMS NOTED AS "BY MBC" ARE PROVIDED AND INSTALLED BY METAL BUILDING COMPANY (MBC).

SHEET NOTES - PROPOSED

- 1 CONCRETE FLOOR SLAB ON GRADE & FOUNDATION (S.D., TYP.)
- 2 METAL BUILDING BY MBC
- 3 COILING OVERHEAD DOOR BY MBC (TYP. FOR 14)
- 4 SUSPENDED HEAVY WITH INTAKE AND EXHAUST THROUGH EXTERIOR WALLS (TYP. FOR 7)
- 5 GUTTER BY MBC
- 6 DOWNSPOUT PLAC BY MBC (TYP. FOR 7)
- 7 TRANSLUCENT ROOFING PANEL BY MBC (TYP. FOR 14)
- 8 MOP SINK (S.P.) WITH PONY WALL
- 9 LINE OF EXTERIOR WALL BEYOND
- 10 LINE OF CEILING BEYOND
- 11 ELECTRIC PANEL (S.D.)
- 12 PAINTED "G" GYP. RAIL & CEILING FINISH (TYP.)
- 13 "R" RUBBER BASE (TYP.)
- 14 ACCESSIBILITY COMPLIANT COUNTER
- 15 CEILING INSULATION FOR ENERGY COMPLIANCE
- 16 WALL INSULATION PER ENERGY COMPLIANCE
- 17 METAL SOFFIT PANEL BY MBC
- 18 HEATER SIDEWALL HEATER AIR INTAKE
- 19 HORIZONTAL CATEGORY III HEATER SIDEWALL TERM TERMINATION
- 20 (E) LANDSCAPE STRIP (S.C., S.L.D.)
- 21 STORM WATER TRENCH (S.C., S.L.D.)
- 22 (E) CONCRETE CURB & GUTTER TO BE REMOVED (S.C.D.)
- 23 (E) STORM WATER DRAINPIPE (S.C.D.)
- 24 (N) STORM WATER DRAINPIPE (S.C.D.)
- 25 CONCRETE APRON (S.C.D.)
- 26 "G" 6MM CONCRETE-FILLED STEEL BOLLARD PER PLAN
- 27 (N) METAL BUILDING INSULATION WRAP WITH REINFORCED VAPOR BARRIER FACINGS BY MBC



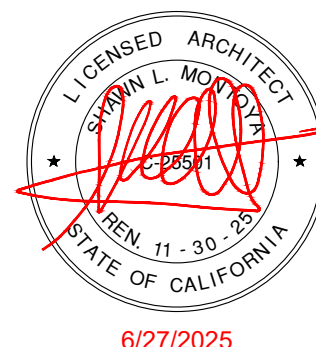
SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{4}" = 1'-0"$



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6/27/2025
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PROJECT



HANSEL FORD OF SANTA ROSA NEW SERVICE BUILDING

0 WILJAN COURT
SANTA ROSA, CALIFORNIA

SHEET TITLE

BUILDING SECTIONS

REVISIONS

[illegible]

DRAWN:	MB	SHEET
CHECKED:	SLM	
DATE:		A4.1
SCALE:	SHOWN	
JOB NO.:		OF SHEETS

6.27.2025 - DESIGN REVIEW - NOT FOR CONSTRUCTION

INTERIOR ELEVATIONS

GENERAL NOTES

- A. THIS WORK SHALL BE FULLY ACCESSIBILITY COMPLIANT. SEE SHEET A6.1 FOR ADDITIONAL ACCESSIBILITY COMPLIANCE REQUIREMENTS.
- B. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR ALL ACCESSORIES PER CODE AND/OR MANUFACTURERS SPECIFICATIONS.

SHEET NOTES

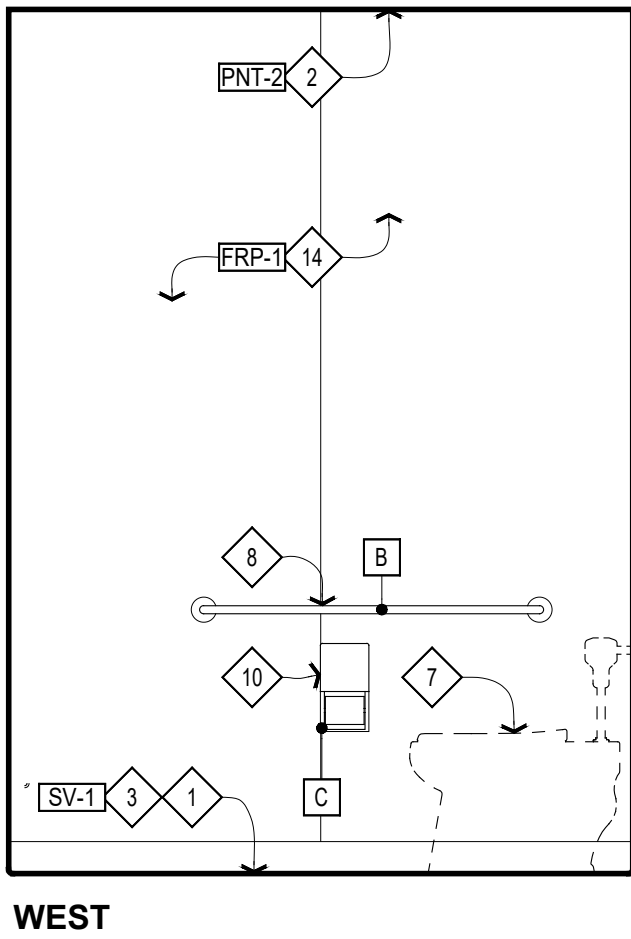
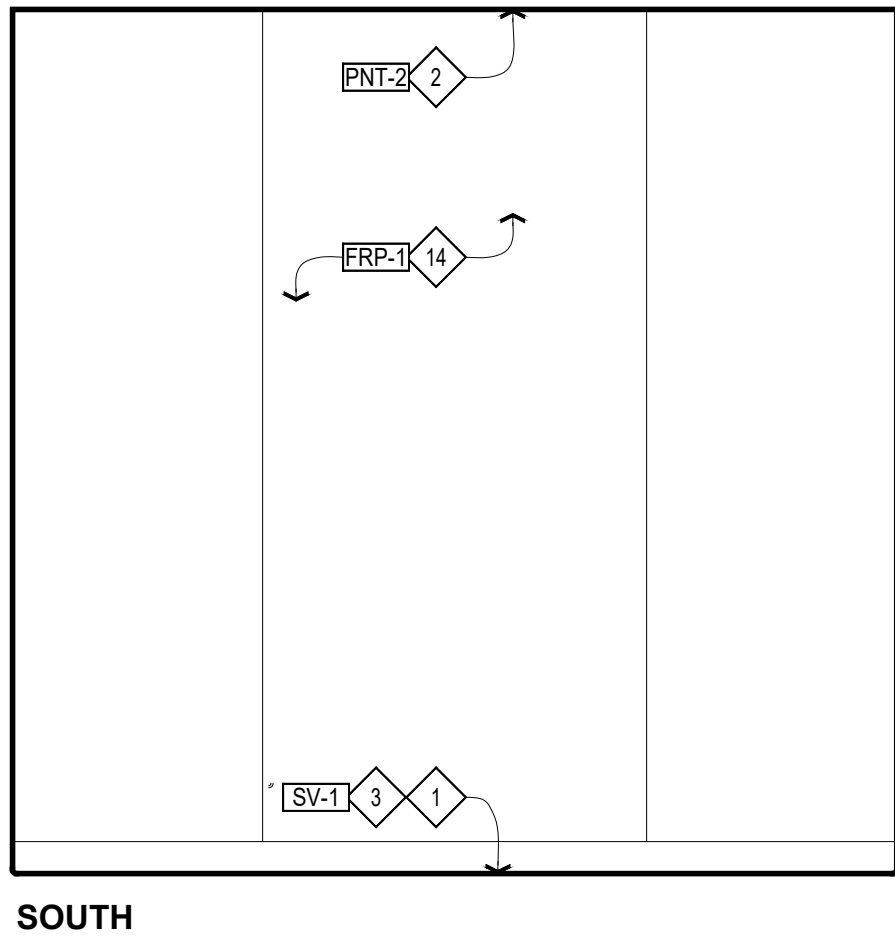
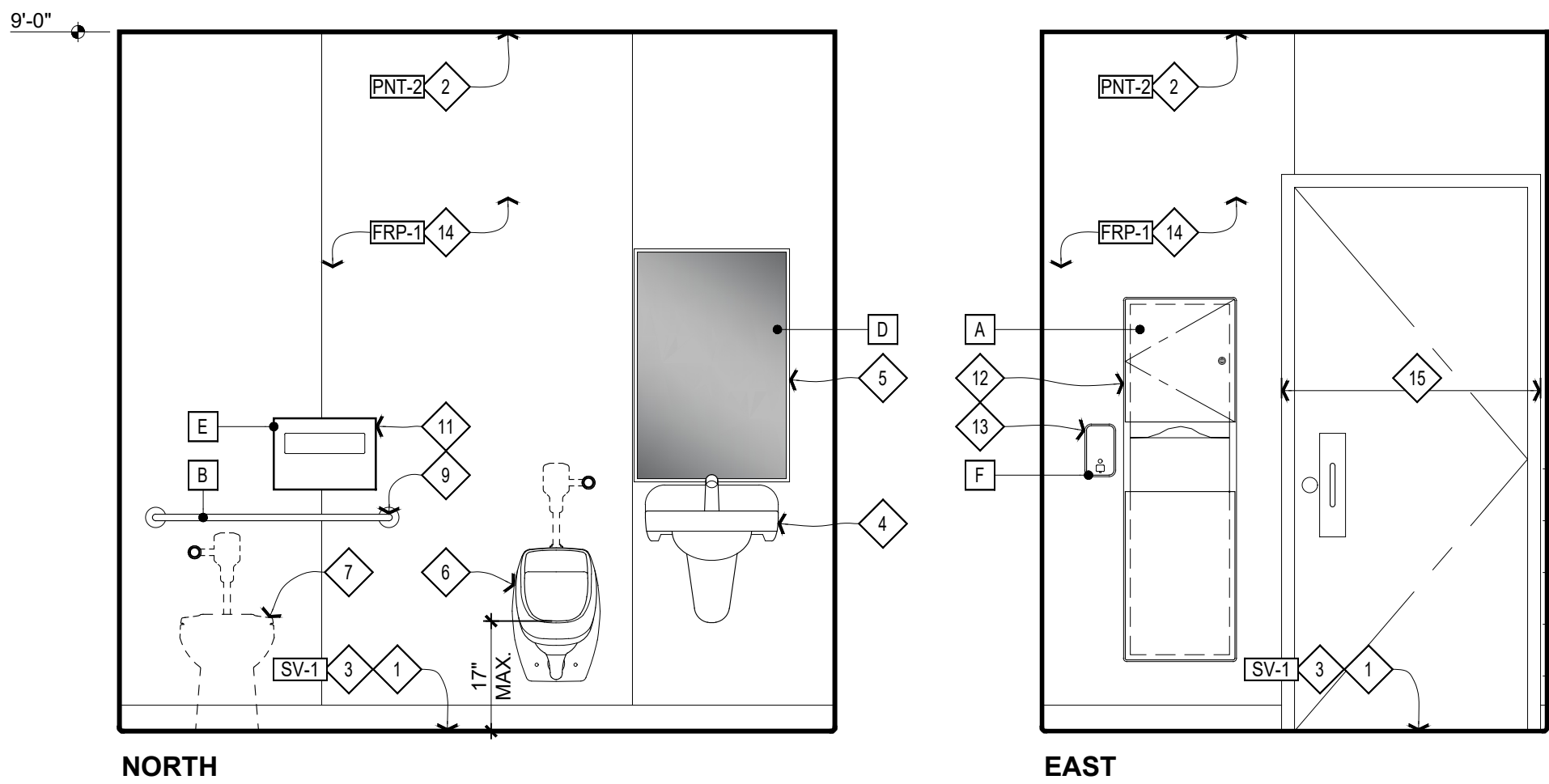
- 1 SLOPE RESTROOM FLOOR SLAB 2% TO FLOOR DRAIN (TYP.)
- 2 ½" GYP. BD. (TYP. AT INTERIOR WALLS & CEILINGS)
- 3 FLOOR FINISH PER FINISH SCHEDULE
- 4 ACCESSIBILITY COMPLIANT WALL MOUNTED SINK WITH THERMAL PROTECTION AT PLUMBING LINES [4E/A6.1]
- 5 MIRROR [4A/A6.1]
- 6 URINAL [4C/A6.1]
- 7 TOILET WITH SENSOR FLUSH ACTIVATOR
- 8 42" MIN. SIDE WALL GRAB BAR [4B/A6.1]
- 9 36" MIN. REAR WALL GRAB BAR [4B/A6.1]
- 10 SURFACE MOUNTED TOILET PAPER DISPENSER [4A/A6.1]
- 11 SURFACE MOUNTED TOILET SEAT COVER DISPENSER [4A/A6.1]
- 12 SEMI-RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE [4A/A6.1]
- 13 SURFACE MOUNTED SOAP DISPENSER [4A/A6.1]
- 14 FULL HEIGHT F.R.P. WALL FINISH ON ½" GYP BD.
- 15 DOOR AND FRAME PER SCHEDULE
- 16 WALL BASE PER FINISH SCHEDULE
- 17 PLASTIC LAMINATE CASEWORK FINISH (TYP.)
- 18 SOLID SURFACE COUNTERTOP & BACKSPLASH

FIXTURE / ACCESSORY SCHEDULE

TAG	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
A	PAPER TOWEL DISPENSER / WASTE RECEPTACLE	BOBRICK	B-3944	STAIN STAINLESS STEEL	
B	GRAB BAR	BOBRICK	B-6806 x 36 B-6806 x 42	STAIN STAINLESS STEEL	
C	TOILET PAPER DISPENSER	BOBRICK	B-2888	STAIN STAINLESS STEEL	
D	MIRROR	BOBRICK	B-290 2436	STAIN STAINLESS STEEL	
E	SEAT COVER DISPENSER	BOBRICK	B-221	STAIN STAINLESS STEEL	
F	SOAP DISPENSER	BOBRICK	B-2111	STAIN STAINLESS STEEL	

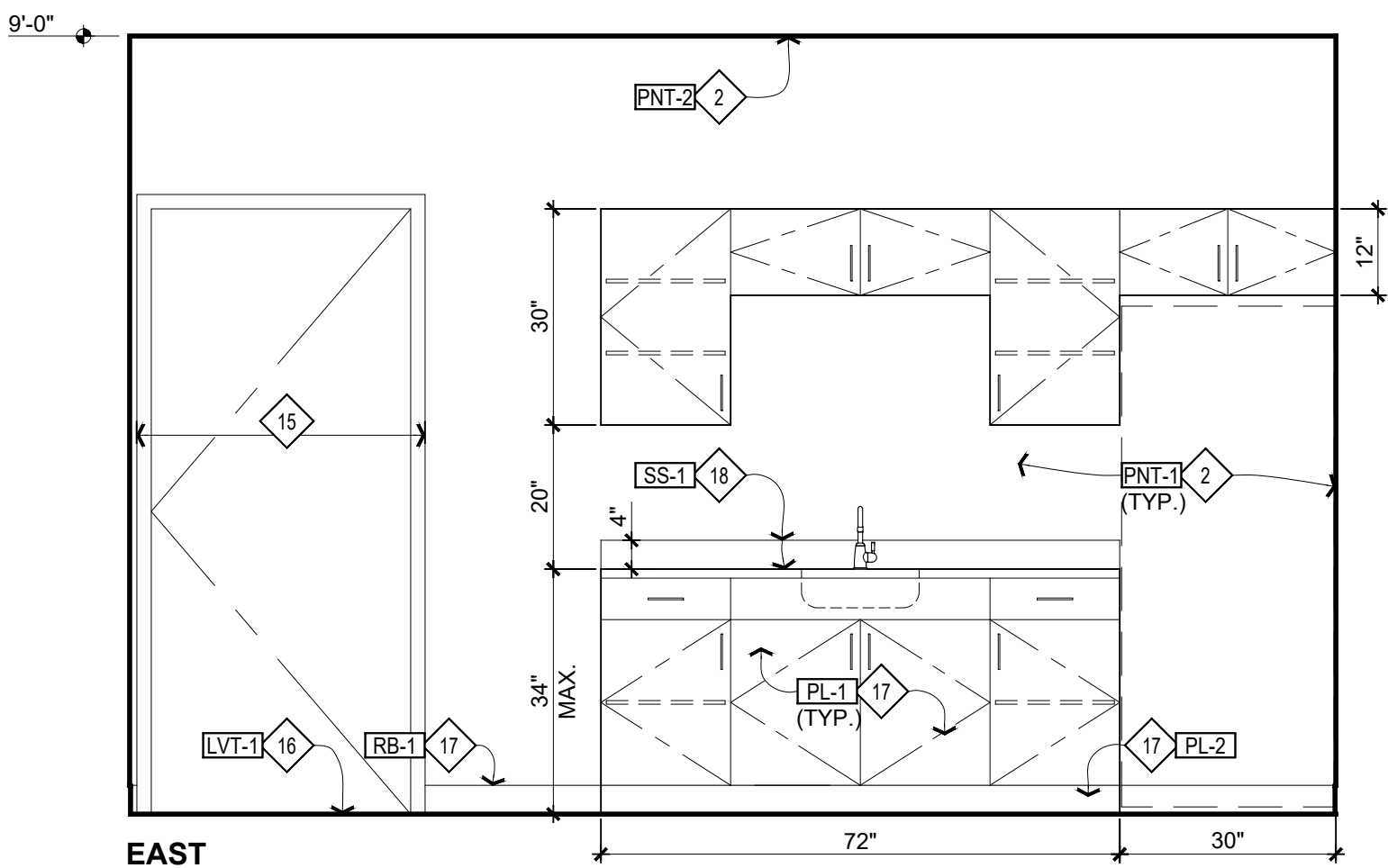
UNISEX 1 RESTROOM 104

UNISEX 2 RESTROOM 105 SIM. OPP.



SCALE: ½" = 1'-0"

1



BREAK ROOM 101

SCALE: ½" = 1'-0"

2

INTERIOR FINISH SPECIFICATIONS

LVT-1 MATERIAL: LUXURY VINYL TILE MFR.: ARMSTRONG PRODUCT: IMPERIAL TEXTURE COLOR: STERLING CODE: 51904 DIMENSION: 12"x12"x¼"	FRP-1 MATERIAL: FIBERGLASS REINFORCED PLASTIC MFR.: T.B.D. PRODUCT: T.B.D. COLOR: T.B.D. FINISH: T.B.D.
SV-1 MATERIAL: SHEET VINYL MFR.: ARMSTRONG PRODUCT: IMPERIAL TEXTURE COLOR: STERLING CODE: 51904	RB-1 MATERIAL: 4" RUBBER BASE MFR.: ARMSTRONG PRODUCT: COVED WALL BASE COLOR: METAL GRAY
CS-1 MATERIAL: CONCRETE SEALER MFR.: PROCOAT PRODUCT: PENETRATING SEALER COLOR: CLEAR	PL-1 MATERIAL: PLASTIC LAMINATE MFR.: FORMICA PRODUCT: SOLID COLORS COLOR: 459 BRITE WHITE FINISH: MATTE
EPX-1 MATERIAL: EPOXY FLOORING MFR.: SHERWIN WILLIAMS PRODUCT: ARMORSEAL PRIMER: 33 EPOXY PRIMER/SEALER TOP COAT: 650 SURC OR HS POLYURETHANE COLOR: HAZE GRAY	PL-2 MATERIAL: PLASTIC LAMINATE MFR.: FORMICA PRODUCT: DECOMETAL COLLECTION COLOR: 4194 STAINLESS ALUMINUM FINISH:
PNT-1 MATERIAL: INTERIOR PAINT MFR.: BENJAMIN MOORE PRODUCT: ULTRA SPEC 500 FINISH: EGGSHELL COLOR: MINERAL ICE CODE: 2132-70	SS-1 MATERIAL: SOLID SURFACE MFR.: DUPONT PRODUCT: CORIAN COLOR: T.B.D. FINISH: T.B.D.
PNT-2 MATERIAL: INTERIOR PAINT MFR.: BENJAMIN MOORE PRODUCT: ULTRA SPEC 500 FINISH: EGGSHELL COLOR: SUPER WHITE CODE: OC-152	

PAINT SPECIFICATIONS

1. PAINT SCHEDULE FOR EGGSHELL & SATIN PAINT ON INTERIOR GYP. BD.:
1ST COAT: PIGMENTED SEALER (PVA EMULSION TYPE)
2ND COAT: ENAMEL UNDERCOATER
3RD COAT: ALKYD OR LATEX EMULSION EGGSHELL OR SATIN ENAMEL

INTERIOR FINISH SCHEDULE

No.	ROOM	FLOOR	BASE	WALLS	CEILING			NOTES
					MATERIAL	HEIGHT	FINISH	
101	BREAK ROOM	LVT-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
102	OFFICE	LVT-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
103	VESTIBULE	LVT-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
104	UNISEX 1	SV-1 ¹	RB-1	FRP-1	GYP. BD.	9'-0"	PNT-2	
105	UNISEX 2	SV-1 ¹	RB-1	FRP-1	GYP. BD.	9'-0"	PNT-2	
106	LOCKERS	LVT-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
107	CHANGING ROOM	LVT-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
108	I.T.	EPX-1	RB-1	PNT-1	GYP. BD.	9'-0"	PNT-2	
109	FLUIDS	CS-1	RB-1 ²	PNT-1 ²	GYP. BD.	9'-0"	PNT-2	
110	SERVICE BAYS	EPX-1						

GENERAL NOTES

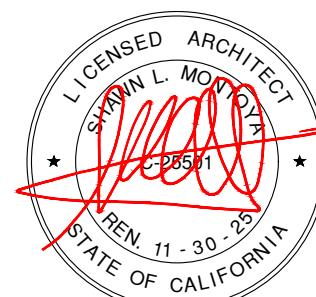
1. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S INSTRUCTIONS.
3. TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE SMOOTH.
4. HEIGHT DIFFERENCE BETWEEN ADJACENT FLOOR COVERING SURFACES SHALL BE ½" MAX.
5. GYP. BD. DESIGNATED TO BE PAINTED SHALL BE PROPERLY TAPED, SMOOTHED, AND PREPARED PRIOR TO APPLICATION OF PAINT.
6. SKIM COAT ALL GYP. BD. TO A LEVEL 5 FINISH.
7. PATCH (E) GYP. BD. CEILINGS WHERE LIGHT FIXTURES, WALLS, ETC. HAVE BEEN REMOVED.
8. PAINT CEILING FIXTURES (HVAC, DIFFUSERS, GRILLES, ETC.) TO MATCH ADJACENT CEILING COLOR.
9. ELECTRICAL DEVICES (SWITCHES, RECEPTACLES, COVERPLATES, ETC.) SHALL BE WHITE U.O.N.

SCHEDULE FOOTNOTES

- ¹ TURN SHEET VINYL UP WALLS 4" TO CREATE COVE. WELD AT MITERED CORNERS.
- ² EAST AND SOUTH WALLS.



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PROJECT



HANSEL FORD
OF SANTA ROSA
NEW SERVICE BUILDING
0 WILJAN COURT SANTA ROSA, CALIFORNIA

SHEET TITLE

INTERIOR ELEVATIONS

INTERIOR FINISHES

REVISIONS

REV.	BY	DESCRIPTION	DATE

DRAWN: MB	SHEET
CHECKED: SLM	
DATE:	A5.1
SCALE: SHOWN	
JOB NO.:	OF SHEETS

ABBREVIATIONS

SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

±	PLUS/MINUS
AC	ASPHALT CONCRETE
ACB	ASPHALT BERM
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
C&G	CURB & GUTTER
CL2 AB	CLASS 2 AGGREGATE BASE
CL1A PCC	CLASS A PORTLAND CEMENT CONCRETE
CNC	CONCRETE
CP#	CONTROL POINT No.
DI	DROP INLET
DRWY	DRIVEWAY
DS	DOWNSPOUT
EM	ELECTRIC METER
EX	EXISTING
FF	FINISHED FLOOR
F	FLOWLINE
HB	HOSE BIB
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LOG	LIMITS OF GRADING
(max)	MAXIMUM
(min)	MINIMUM
MS	MONUMENT SIGN
OCEW	ON CENTER EACH WAY
PGE	PACIFIC GAS & ELECTRIC
P	PROPERTY LINE
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RCB	ROLLED CURB
S=	SLOPE EQUAL
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TG	TOP OF GRATE
VG	VALLEY GUTTER
WM	WATER METER

TOPOGRAPHIC NOTES

- TOPOGRAPHIC SURVEY FIELD SURVEYED ON AUGUST 7, 8 & 22, 2024.
 - THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
 - NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
 - BENCHMARK: SET MAG NAIL IN PARKING STRIPE, SOUTHWESTERLY PORTION OF SITE (CP#25)
- 4.1. ELEVATION: 200.00 (ASSUMED)

LEGEND

---	PROPERTY LINE
△	CONTROL POINT
⊙	BOLLARD
—○—	EX CHAIN LINK FENCE
⊙	EX SSMH
⊙	EX SSCO
☆	EX LIGHT
⊙	EX FIRE HYDRANT
⊙	EX WATER VALVE
⊙	EX ELECTRIC BOX

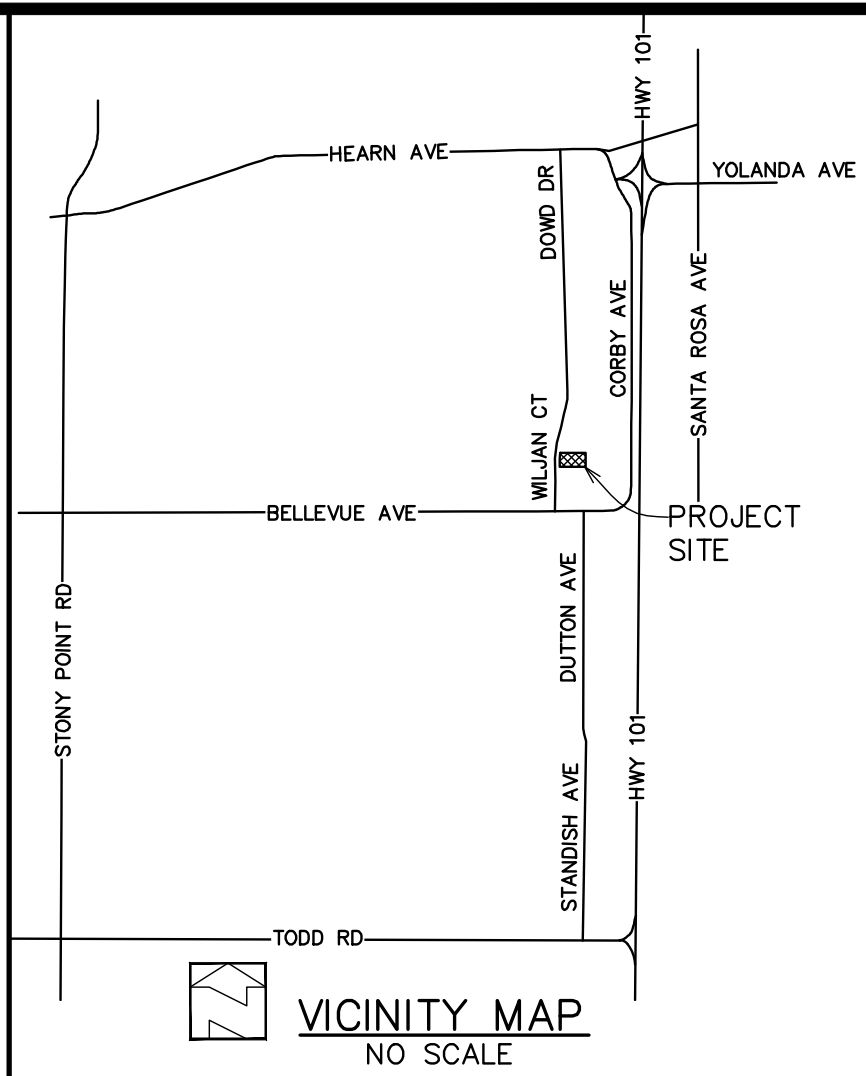
PLAN KEY NOTES

No.	NOTES
1	PROPOSED SERVICE BUILDING; REFER TO ARCHITECT PLANS FOR DETAILS
3	REMOVE EXISTING STORM DRAIN FEATURES
4	PROPOSED CONCRETE SIDEWALK; 4" PCC over 2" SAND; 1.5% (max) CROSS SLOPE, 4.5% (max) SLOPE
5	INSTALL 60 LF - 6" WIDE FLUSH CURB; REFER TO DETAIL, SHT C2
8	APPROXIMATE LIMITS OF CONFORM
10	REMOVE 305 LF - EXISTING C&G
11	REMOVE 1,525 SF - EXISTING AC SECTION
13	EXISTING SD TO REMAIN
14	INSTALL 4' WIDE VALLEY GUTTER; REFER TO DETAIL, THIS SHT
15	INSTALL 8,065 SF CONCRETE; 6" THICK CL1A PCC w/#4@18"OCEW
16	INSTALL CONCRETE VALLEY GUTTER; REFER TO DETAIL, THIS SHT
17	MATCH EX AC SECTION or 3" AC over 8" CL2 AB (95% RC)
18	INSTALL 70 LF - 6" RAISED CURB; REFER TO DETAIL, SHT C2

STORM DRAIN KEY NOTES

No.	NOTES
D5	34 LF - 12" SD; S=0.018
D6	INSTALL 18x18 DI; TG 198.25, FG 198.0, INV 193.90
D7	26 LF - 12" SD; S=0.020
D8	EX INV 194.42±; EX DI TO REMAIN, USED TO CONNECT EX PIPE TO NEW PIPE AND NOT TO COLLECT STORMWATER (DRAINAGE)
D9	INSTALL 18x18 DI; TG 199.60, FG 199.35, INV 195.20± (MATCH EX INV)
D10	EX DI TO REMAIN; EX TG 199.88±, FG 199.63, EX INV 195.78±
D11	90 LF - 90 LF SD; S=0.006
D12	INSTALL 18x18 DI; TG 199.85, FG 199.6, INV 196.32
D13	30 LF - 12" SD; S=0.006
D14	INSTALL 18x18 DI; TG 199.50, INV 196.50
D15	46 LF - 12" SD; S=0.005
D16	INSTALL 18x18 DI; TC 200.42, TG 199.92, INV 196.73

18x18 DI - OLD CASTLE or Approved Equal
SD PIPE SHALL BE SCH40 PVC or Better, HDPE or CL3 RCP



DATE: 6-25-25
SCALE: As Shown
DESIGNED: MBR
DRAWN: JS
CHECKED: MBR
PROJ.ENGR.: JS
PROJ.MGR.: MBR

No.	DATE	REVISION



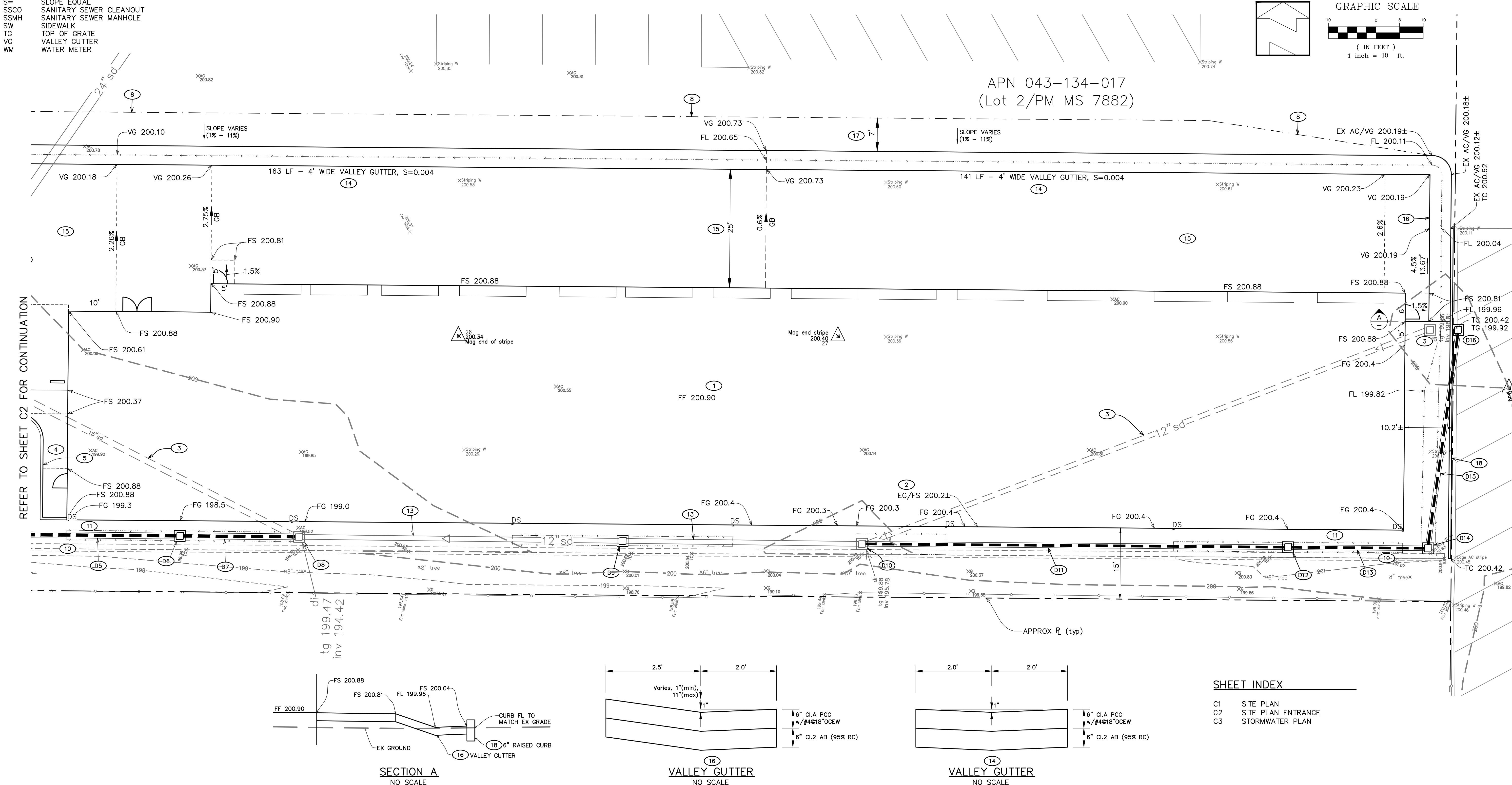
ROBERTSON ENGINEERING, INC.
2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
Telephone 707.953.6443
E-mail mike@robertsonengineering.net

CALIFORNIA

SITE PLAN

HANSEL FORD
0000 WILJAN COURT
SONOMA COUNTY
SANTA ROSA

SHEET **C1** OF **3** SHEETS
JOB No. **24077**

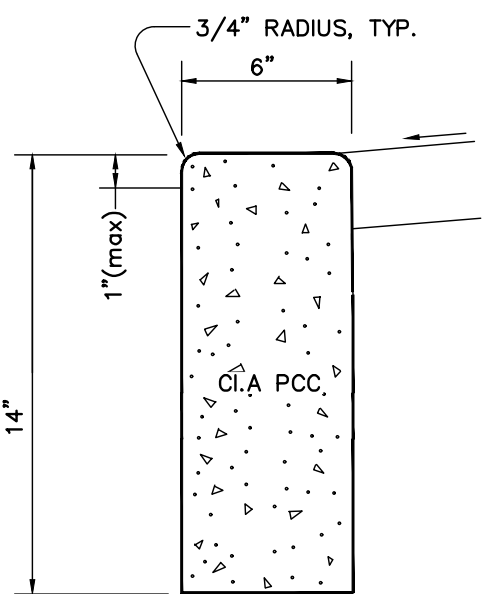


No.	NOTES
1	PROPOSED SERVICE BUILDING; REFER TO ARCHITECT PLANS FOR DETAILS
2	INSTALL 66 LF - 6" WIDE FLUSH CURB; REFER TO DETAIL, THIS SHT
3	REMOVE EXISTING STORM DRAIN FEATURES
4	PROPOSED CONCRETE SIDEWALK; 4" PCC over 2" SAND; 1.5% (max) CROSS SLOPE, 4.5% (max) SLOPE
5	INSTALL 60 LF - 6" WIDE FLUSH CURB; REFER TO DETAIL, THIS SHT
6	INSTALL 13 LF - 6" RAISED CURB; REFER TO DETAIL, THIS SHT
7	EXISTING CURB TO REMAIN
8	APPROXIMATE LIMITS OF CONFORM
9	REMOVE 5 LF - EXISTING VERTICAL CURB
10	REMOVE 305 LF - EXISTING C&G
11	REMOVE 1,525 SF - EXISTING AC SECTION
12	REMOVE 64 LF - EXISTING C&G
14	INSTALL 4' WIDE VALLEY CUTTER; REFER TO DETAIL, SHT C1
15	INSTALL 8,065 SF CONCRETE; 6" THICK CL.A PCC w/#4@18" OCEW
17	MATCH EX AC SECTION or 3" AC over 8" CL.2 AB (95% RC)
19	REMOVE 27 LF - EXISTING VERTICAL CURB

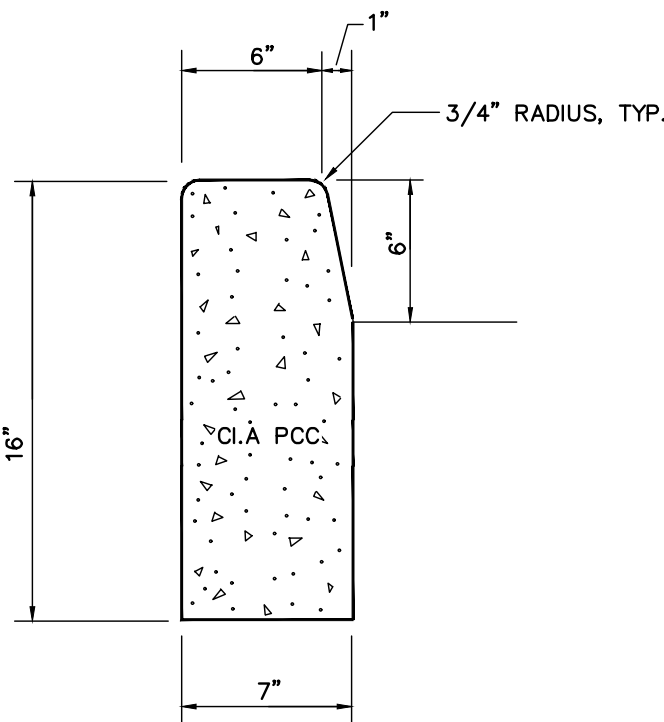
No.	NOTES
S1	EXISTING SS LATERAL, VERIFY EXISTING LOCATION, DEPTH, ETC. PRIOR TO COMMENCING CONSTRUCTION
S2	INSTALL SSCO (STD 513A)
S3	CONNECT TO EXISTING SEWER; MATCH EXISTING INVERT
S4	36 LF - 4" SS; S=0.020 (min)
S5	INSTALL SSCO (STD 513A); INV 198.4 (max)
SS PIPE SHALL BE PVC SDR26 or Better	

No.	NOTES
D1	PATCH EX DI; SEE DETAIL, THIS SHT; EX TG 198.8, EX INV 193.4
D2	MATCH EX INVERT 192.84±; 6" (min) THICK GROUT AROUND NEW PIPE
D3	20 LF - 12" SD; S=0.023
D4	INSTALL 18x18 DI; TG 199.36±, FG 199.11, INV 193.30
D5	34 LF - 12" SD; S=0.018
D6	INSTALL 18x18 DI; TG 198.25, FG 198.0, INV 193.90
18x18 DI - OLD CASTLE or Approved Equal	
SD PIPE SHALL BE SCH40 PVC or Better, HDPE or CL.3 RCP	

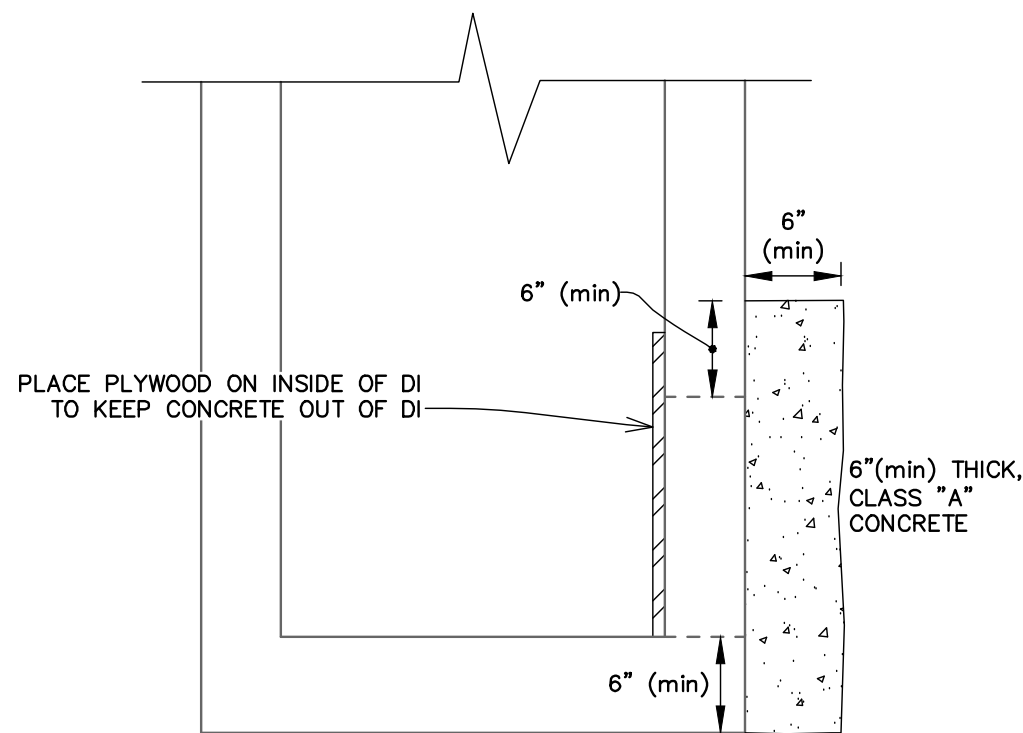
No.	NOTES
W1	INSTALL 6" WATER CONNECTION (STD 870); UNDER CITY INSPECTION
W2	INSTALL 6" GV (STD 877)
W3	INSTALL 6" WATER LINE
W4	INSTALL 6" TEE & 6x2 REDUCER
W5	INSTALL 6" DCV (STD 880)
W6	FIRE RISER POINT OF CONNECTION; REFER TO PLUMBING PLANS FOR DETAILS
W7	INSTALL 2" GV (STD 877)
W8	INSTALL 2" WATER LINE
W9	INSTALL 1" WATER METER (STD 863-C)
W10	INSTALL 1½" WATER LINE
W11	INSTALL 1" RPB (STD 876)
W12	DOMESTIC WATER POINT OF CONNECTION; REFER TO PLUMBING PLAN FOR DETAILS



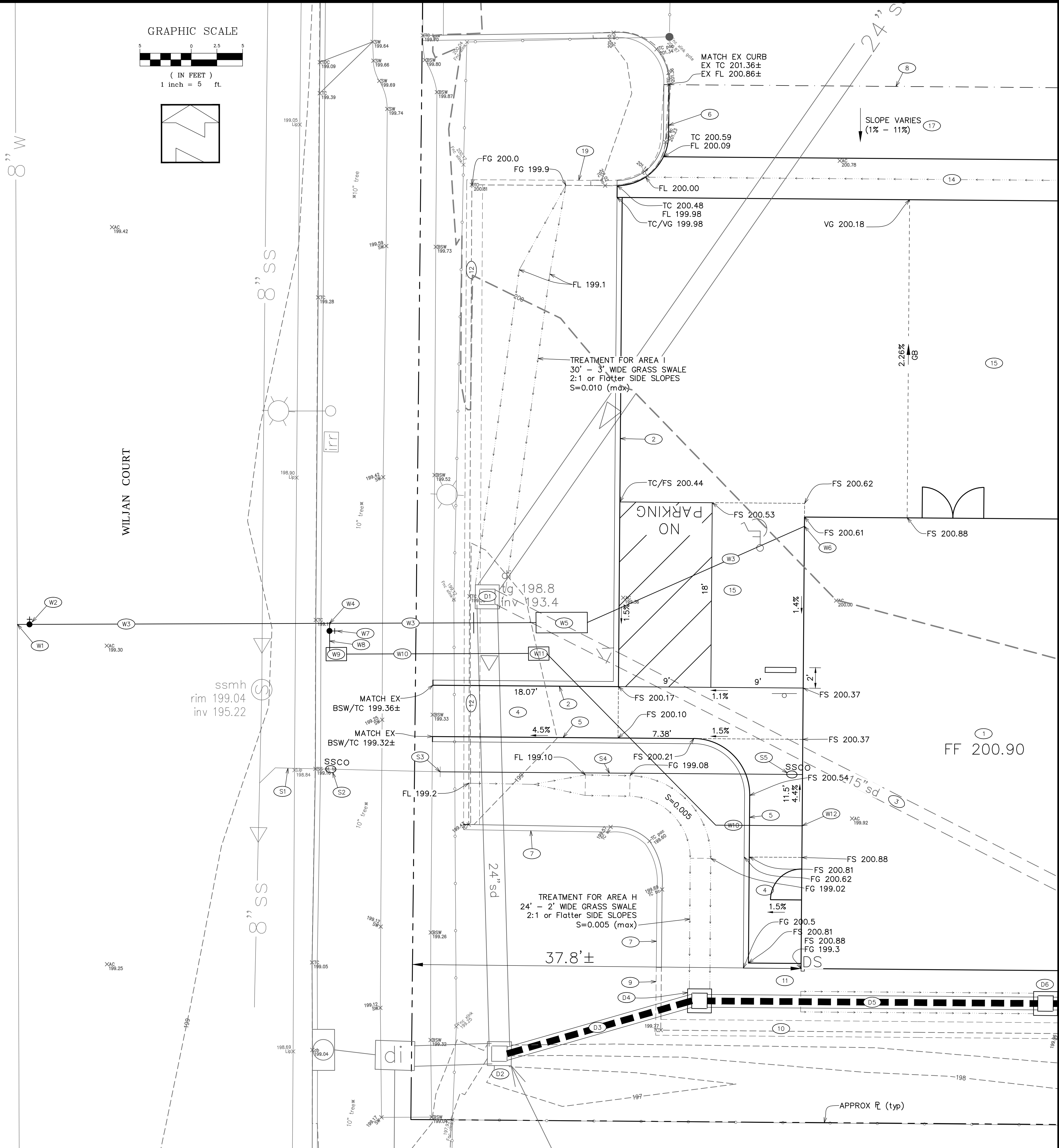
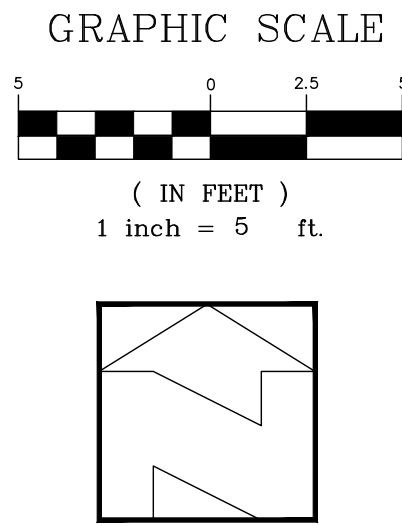
FLUSH CURB
NO SCALE



6" RAISED CURB
NO SCALE



DI PATCH DETAIL
NO SCALE



DATE: 6-25-25
SCALE: As Shown
DESIGNED: MBR
DRAWN: JS
CHECKED: MBR
PROJ. ENGR.: JS
PROJ. MGR.: MBR

REVISION

No. DATE

PROFESSIONAL
ENGINEER
MICHAEL M. STUBBS
No. 46258
CIVIL
STATE OF CALIFORNIA

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SITE PLAN ENTRANCE

HANSEL FORD
0000 WILJAN COURT
SONOMA COUNTY
CALIFORNIA

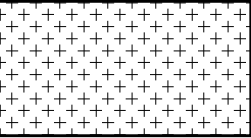
SHEET C2
OF 3 SHEETS
JOB No. 24077

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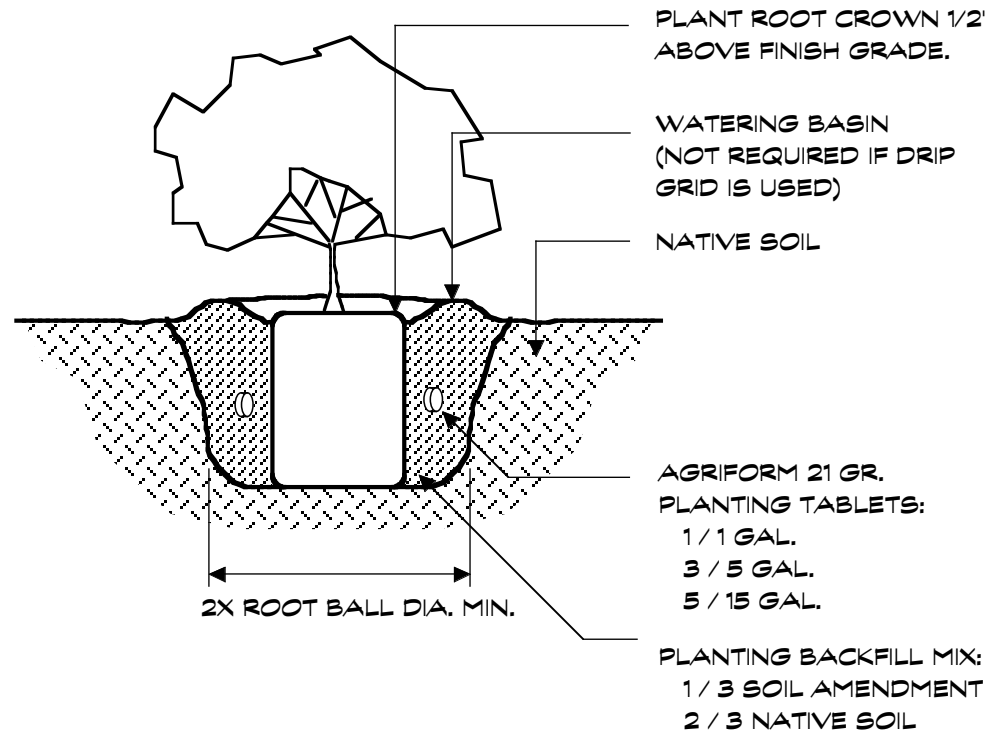
PLANT LIST

SYMBOL	QUANTITY	SIZE	DESCRIPTION	WELO
	15	5 GAL.	VIBURNUM SPRING BOQUET LAURUSTINUS	L
	11	1 GAL.	ACHILLEA MILLEFOLIUM YARROW	L
	30	1 GAL.	NEPETA WALKERS LOW CATMINT	L
	330	1 GAL.	FESTUCA RUBRA RED FESCUE SPACE APPROX 36" O.C.	L
	3" THICK LAYER OF 3/4" ROUND LODI RIVER ROCK GRAVEL: 5,813 SQFT.			

PLANTING NOTES:

- 1) THE CONTRACTOR SHALL INSPECT THE SITE BEFORE BIDDING TO SEE THE ACTUAL CONDITIONS. ALL THE EXISTING PLANTED AREAS ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- 2) THE BIO-SWALE PLANTER SHALL BE CONSTRUCTED AND GRADED BY THE SITE CIVIL CONTRACTOR.
- 3) A PRE-EMERGENCE HERBICIDE, (RONSTAR-S, SURFLAN OR EQUAL) SHALL BE APPLIED FOLLOWING THE MANUFACTURERS DIRECTIONS TO ALL LANDSCAPE AREAS PRIOR TO MULCHING.
- 4) THE SOIL AMENDMENT SHALL BE NITRIFIED FIR OR REDWOOD SOIL CONDITIONER, 0-1-4'.
- 5) MAINTAIN THE FINISH GRADE TO 2" BELOW SIDEWALKS AND CURBS.
- 3) A PRE-EMERGENCE HERBICIDE, (RONSTAR-S, SURFLAN OR EQUAL) SHALL BE APPLIED FOLLOWING THE MANUFACTURERS DIRECTIONS TO ALL LANDSCAPE AREAS PRIOR TO MULCHING.
- 4) ALL NEW PLANTED SHRUB AND GROUND COVER AREAS SHALL BE MULCHED TO A DEPTH OF 3" THICK WITH A LAYER OF 3/4" ROUND LODI RIVER ROCK GRAVEL. KEEP ROCK 3" AWAY FROM ALL ROOT CROWNS.

KEEP ROCK MULCH 3" AWAY FROM THE PLANTS CROWN.



1 Shrub Planting

Section 3/4" = 1' 0"



COMMON YARROW



CAT MINT

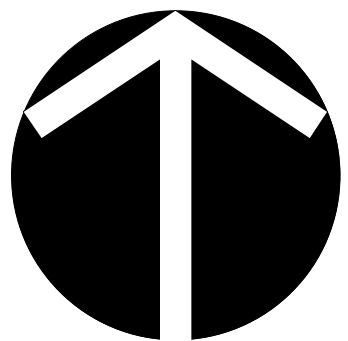
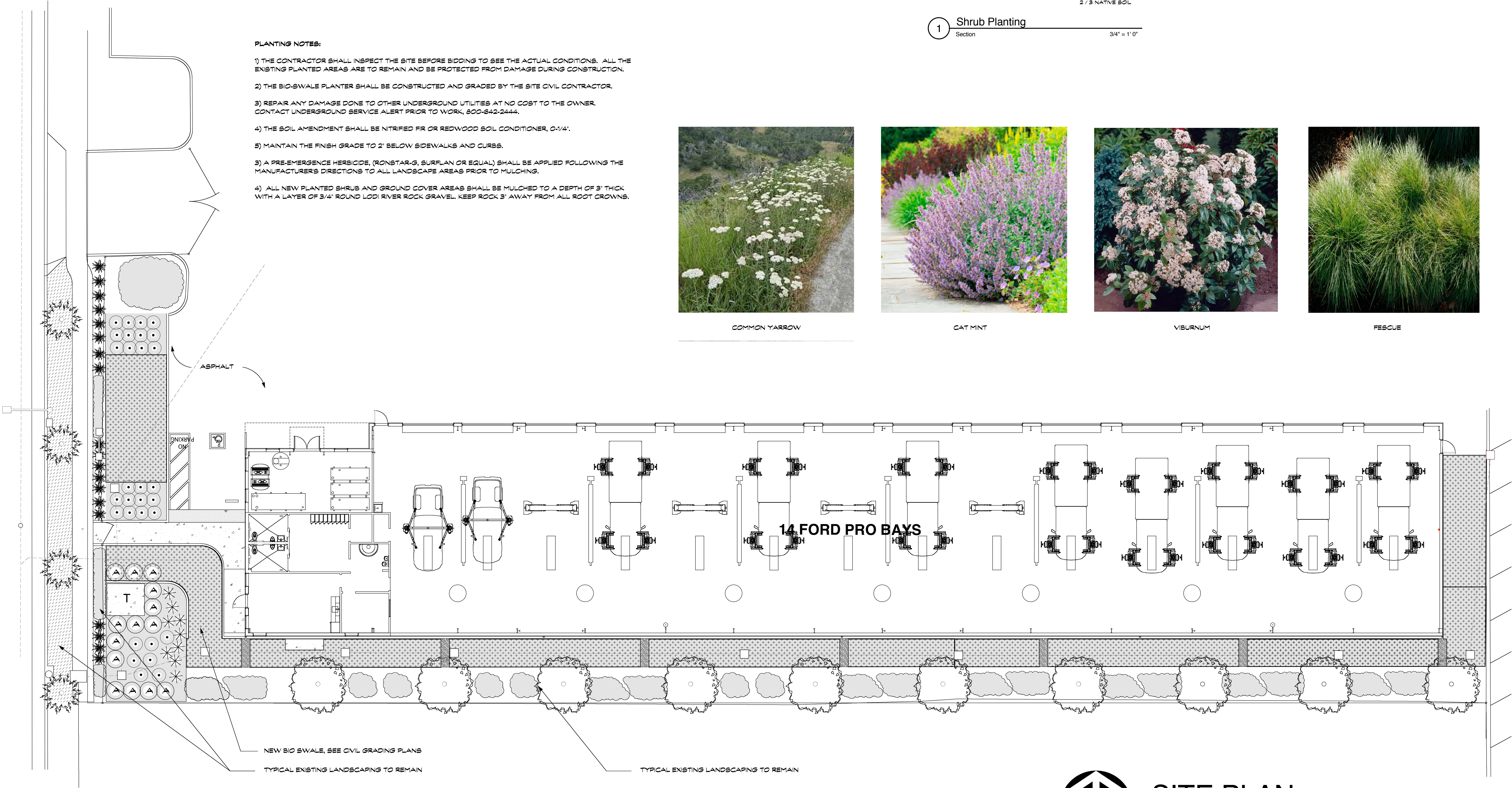


VIBURNUM



FESCUE

WILJAN COURT



SITE PLAN

SCALE: 1" = 10' - 0"

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

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NEW
SERVICE
BUILDING

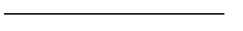
SANTA ROSA, CA

Scale	1" = 10'-0"	REVISIONS
Date	6/27/25	No. Date
Job No.		
Designed by	J.C.	
Drawn by	J.C.	

LANDSCAPE
PLANTING
PLAN

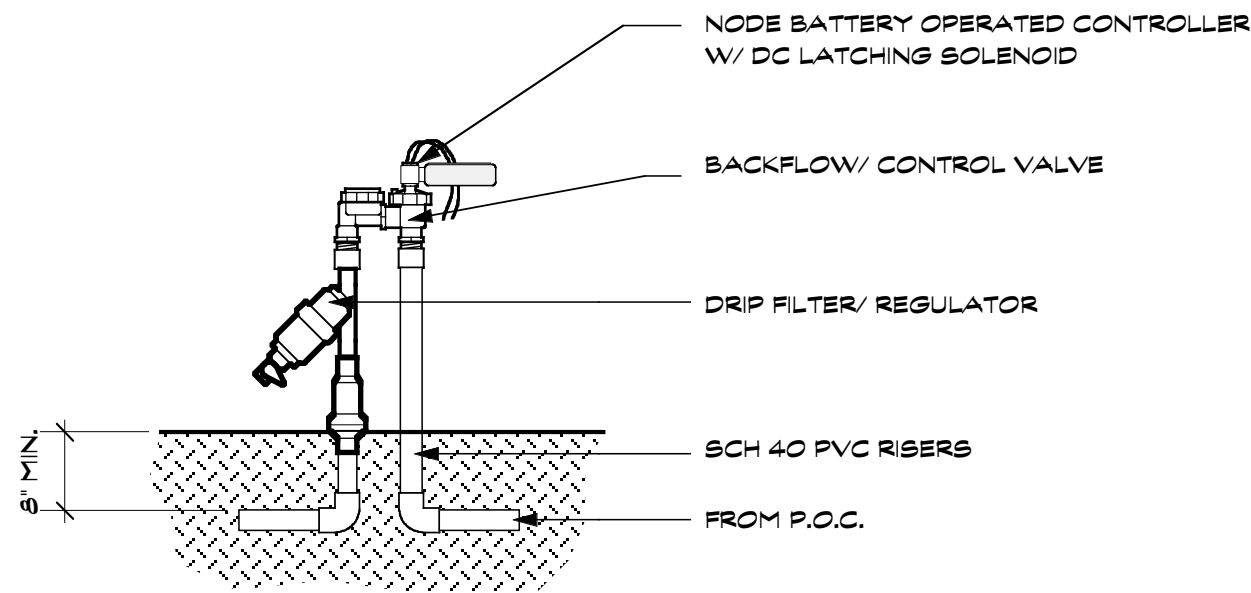
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L1
of 2

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	HUNTER AG2 3/4" DRIP ZONE CONTROL KIT W/ HUNTER NODE BATTERY CONTROLLER
	TYPICAL PLANTING AREAS: NETAFIM T15V6-18 INLINE DRIP TUBING - 18" O.C., 0.6 GPH INSTALLED AT 18" O.C., 2" BELOW FINISH GRADE, (INDIVIDUAL DRIP LINES NOT SHOWN)
	3/4" SCH 40 MAINLINE (NOT SHOWN)
	3/4" PVC CLASS 200 LATERAL
	PVC TO DRIP MANIFOLDS

IRRIGATION NOTES:

- 1) THE CONTRACTOR SHALL INSPECT THE SITE BEFORE BIDDING TO SEE THE ACTUAL CONDITIONS. PROVIDE 100% COVERAGE OF ALL NEWLY PLANTED AREAS USING DRIP EMITTERS FED VIA 1/2" POLY DRIP TUBING AS SHOWN ON THE PLAN. THE PLAN IS DIAGRAMATIC IN NATURE, NOT ALL POSSIBLE PIPE OR FITTINGS CAN BE SHOWN. FINAL ROUTING OF PIPING SHALL BE DETERMINED IN THE FIELD.
- 2) NOTE THAT THE INSTALLING CONTRACTOR WILL HAVE TO POT HOLE AND DISCOVER EXISTING IRRIGATION MAINLINES FOR POINTS OF CONNECTION.
- 3) REPAIR ANY DAMAGE DONE TO OTHER UNDERGROUND UTILITIES AT NO COST TO THE OWNER. CONTACT UNDERGROUND SERVICE ALERT PRIOR TO WORK, 800-642-2444.
- 4) NOTE THAT THIS PLAN IS DIAGRAMATIC. PLACE ALL VALVES WITHIN PLANTERS. INSTALL THE VALVES SO THEY ARE SUBJECT TO PEDESTRIANS AND DAMAGE.



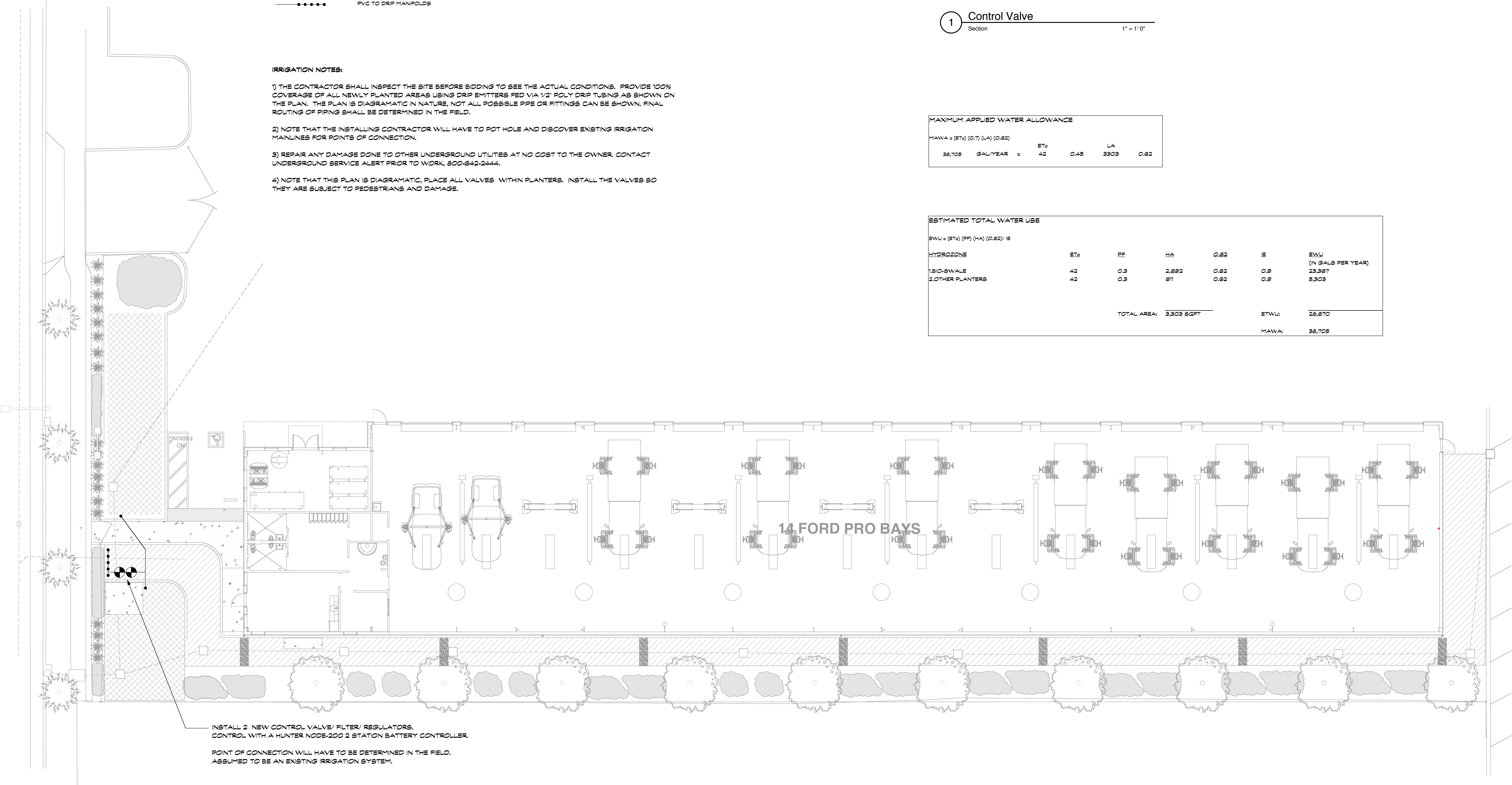
NOTES:
1) SET VALVES PLUMB, 12" BETWEEN EACH VALVE

1 Control Valve
Section
1" = 1' 0"

MAXIMUM APPLIED WATER ALLOWANCE					
MAWA = (ET _o) (C _p) (L _A) (C _o)					
38,705	GAL/YEAR	=	ET _o	LA	C _o
			42	0.45	0.62

ESTIMATED TOTAL WATER USE							
EWU = (ET _o) (PF) (HA) (C _o 2) / IE							
HYDROZONE	ET _o	PF	HA	C _o 2	IE	EWU (IN GALS PER YEAR)	
1.BIO-SWALE	42	0.3	2,692	0.62	0.8	23,387	
2.OTHER PLANTERS	42	0.3	611	0.62	0.8	5,303	
			TOTAL AREA:	3,303 SQFT	ETWL:	28,670	
						MAWA:	38,705

WILJAN COURT



INSTALL 2 NEW CONTROL VALVE/ FILTER/ REGULATORS.
CONTROL WITH A HUNTER NODE-200 2 STATION BATTERY CONTROLLER.

POINT OF CONNECTION WILL HAVE TO BE DETERMINED IN THE FIELD.
ASSUMED TO BE AN EXISTING IRRIGATION SYSTEM.

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

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NEW
SERVICE
BUILDING

SANTA ROSA, CA

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Date	6/27/25	No. Date
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Designed by	J.C.	
Drawn by	J.C.	

IRRIGATION
PLAN

Sheet No.

L2

of 2