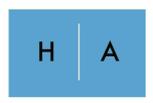


1 SITE PLAN GARAGE LEVEL W/ SITE FEATURES
1" = 30'-0"

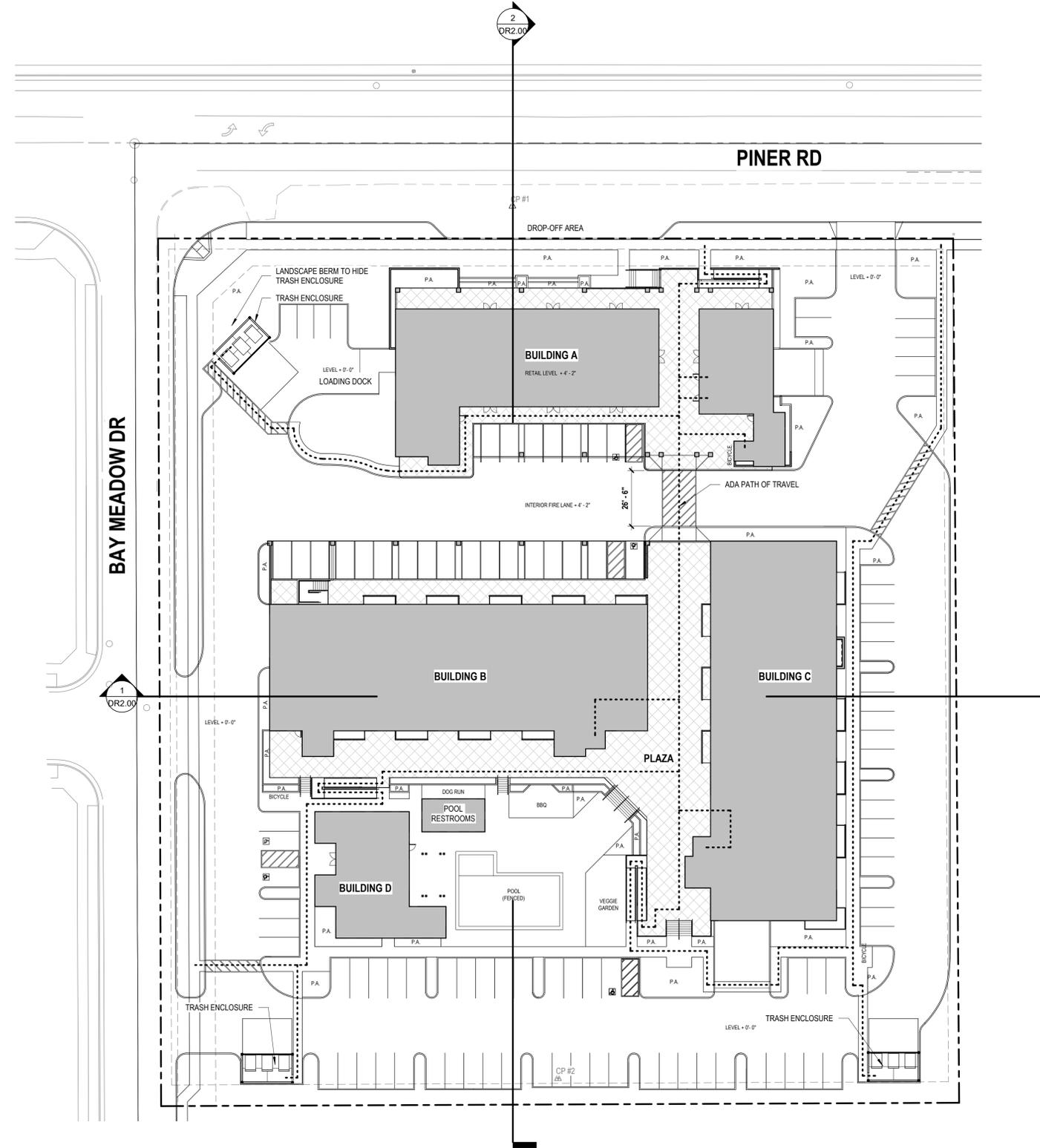


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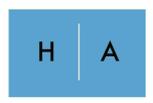
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GARAGE LEVEL W/ SITE PLAN PARKING
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



1 SITE PLAN FIRST LEVEL W/ SITE FEATURES
 1" = 30'-0"

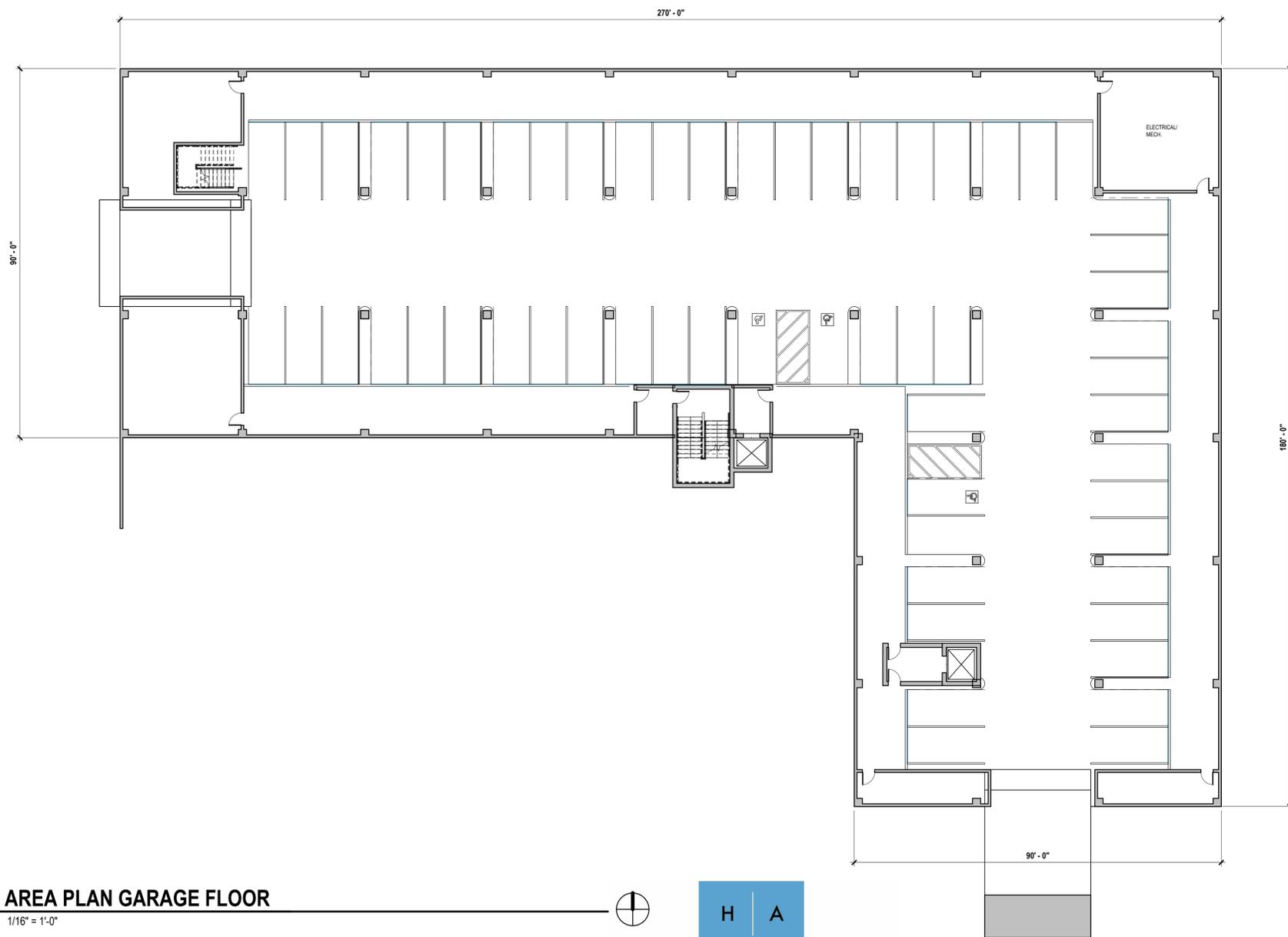
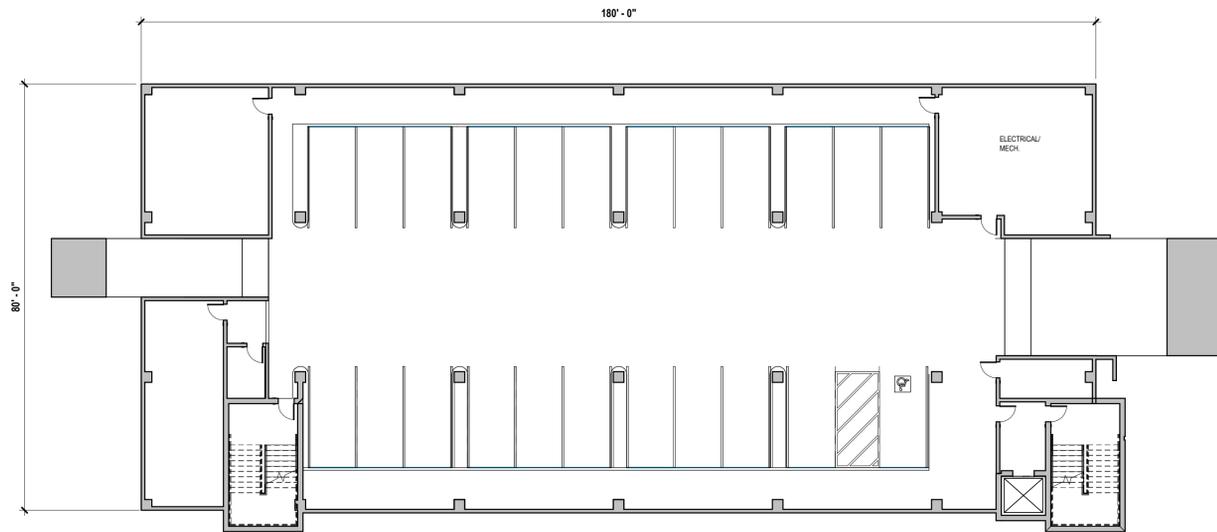


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FIRST FLOOR LEVEL W/ SITE PLAN PARKING
 PINERS APARTMENTS
 2000 PINER STREET, SANTA ROSA, CA



1 AREA PLAN GARAGE FLOOR
1/16" = 1'-0"



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GARAGE LEVEL AREA LAYOUT
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.10



UNIT LEGEND

- 2/2
- 3/2
- LOADING/ELEC
- RESTROOM
- RETAIL
- STUDIO

AREA SCHEDULE...

| BUILDING | LEVEL | COUNT | TYPE |
|-------------------|----------------|-------|--------------|
| BUILDING A | | | |
| 1-FIRST FLOOR | | | |
| BUILDING A | 1-FIRST FLOOR | 1 | LOADING/ELEC |
| BUILDING A | 1-FIRST FLOOR | 1 | RESTROOM |
| BUILDING A | 1-FIRST FLOOR | 4 | RETAIL |
| 2-SECOND FLOOR | | | |
| BUILDING A | 2-SECOND FLOOR | 6 | 1/1 |
| BUILDING A | 2-SECOND FLOOR | 2 | 2/1 |
| BUILDING A | 2-SECOND FLOOR | 1 | 2/2 |
| BUILDING A | 2-SECOND FLOOR | 1 | 3/2 |
| 3-THIRD FLOOR | | | |
| BUILDING A | 3-THIRD FLOOR | 8 | 1/1 |
| BUILDING A | 3-THIRD FLOOR | 1 | 2/2 |
| BUILDING A | 3-THIRD FLOOR | 1 | 3/2 |
| 4-FOURTH FLOOR | | | |
| BUILDING A | 4-FOURTH FLOOR | 8 | 1/1 |
| BUILDING A | 4-FOURTH FLOOR | 2 | 2/2 |
| BUILDING B | | | |
| 1-FIRST FLOOR | | | |
| BUILDING B | 1-FIRST FLOOR | 3 | 2/2 |
| BUILDING B | 1-FIRST FLOOR | 1 | 3/2 |
| BUILDING B | 1-FIRST FLOOR | 1 | STUDIO |
| 2-SECOND FLOOR | | | |
| BUILDING B | 2-SECOND FLOOR | 7 | 1/1 |
| BUILDING B | 2-SECOND FLOOR | 1 | 2/2 |
| BUILDING B | 2-SECOND FLOOR | 1 | 3/2 |
| BUILDING B | 2-SECOND FLOOR | 2 | STUDIO |
| 3-THIRD FLOOR | | | |
| BUILDING B | 3-THIRD FLOOR | 7 | 1/1 |
| BUILDING B | 3-THIRD FLOOR | 1 | 2/2 |
| BUILDING B | 3-THIRD FLOOR | 1 | 3/2 |
| BUILDING B | 3-THIRD FLOOR | 2 | STUDIO |
| 4-FOURTH FLOOR | | | |
| BUILDING B | 4-FOURTH FLOOR | 7 | 1/1 |
| BUILDING B | 4-FOURTH FLOOR | 1 | 2/2 |
| BUILDING B | 4-FOURTH FLOOR | 1 | 3/2 |
| BUILDING B | 4-FOURTH FLOOR | 3 | STUDIO |
| BUILDING C | | | |
| 1-FIRST FLOOR | | | |
| BUILDING C | 1-FIRST FLOOR | 2 | 2/2 |
| BUILDING C | 1-FIRST FLOOR | 1 | 3/2 |
| BUILDING C | 1-FIRST FLOOR | 5 | STUDIO |
| 2-SECOND FLOOR | | | |
| BUILDING C | 2-SECOND FLOOR | 1 | 2/1 |
| BUILDING C | 2-SECOND FLOOR | 2 | 2/2 |
| BUILDING C | 2-SECOND FLOOR | 6 | STUDIO |
| 3-THIRD FLOOR | | | |
| BUILDING C | 3-THIRD FLOOR | 3 | 2/2 |
| BUILDING C | 3-THIRD FLOOR | 1 | 3/2 |
| BUILDING C | 3-THIRD FLOOR | 5 | STUDIO |
| 4-FOURTH FLOOR | | | |
| BUILDING C | 4-FOURTH FLOOR | 3 | 2/2 |
| BUILDING C | 4-FOURTH FLOOR | 1 | 3/2 |
| BUILDING C | 4-FOURTH FLOOR | 4 | STUDIO |

1 AREA PLAN FIRST FLOOR
1/16" = 1'-0"



HENDERSON ARCHITECT

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FIRST FLOOR UNIT LAYOUT
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.11



UNIT LEGEND

- 1/1
- 2/1
- 2/2
- 3/2
- STUDIO



1 AREA PLAN SECOND FLOOR
1/16" = 1'-0"



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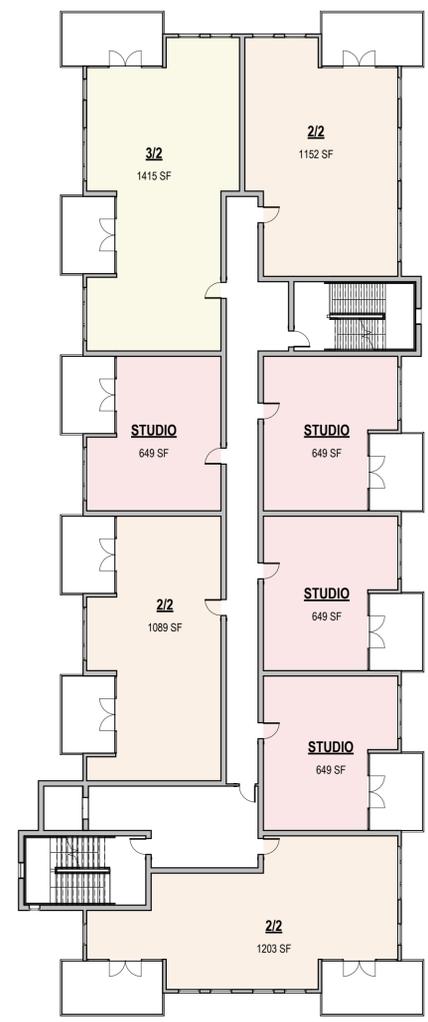
SECOND FLOOR UNIT LAYOUT
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.12

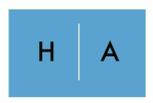


UNIT LEGEND

- 1/1
- 2/2
- 3/2
- STUDIO



1 AREA PLAN THIRD FLOOR
1/16" = 1'-0"



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THIRD FLOOR UNIT LAYOUT
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

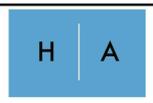


UNIT LEGEND

| | |
|--------|--------|
| 1/1 | 1/1 |
| 2/2 | 2/2 |
| 3/2 | 3/2 |
| STUDIO | STUDIO |



1 AREA PLAN FOURTH FLOOR
1/16" = 1'-0"



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FOURTH FLOOR UNIT LAYOUT
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



1 SECTION A-A
1/16" = 1'-0"



2 SECTION B-B
1/16" = 1'-0"



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BUILDING/SITE SECTIONS
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR2.00



1 BLDG A-EAST
1/16" = 1'-0"

METAL WALL PANELS:
PAC-CLAD PRECISION SERIES:HWP PANELS. HORIZONTAL ORIENTATION. COLOR: PACIFIC BLUE

STONE VENEER WALL:
EL DORADO STONE. MOUNTAIN LEDGE, YUKON

SMOOTH COMPOSITE METAL ACCENT PANEL:
ALUCOBOND PANEL:

Pacific Blue (aka Deep Blue)

YUKON

Patriot Red BLDG A
Cupral BLDG B
Image Blue BLDG C

2 EXTERIOR MATERIALS
N.T.S.



3 BLDG A-WEST
1/16" = 1'-0"



4 BLDG A-NORTH
1/16" = 1'-0"



5 BLDG A-SOUTH
1/16" = 1'-0"



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BLDG A-EXTERIOR ELEVATIONS
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR3.00



1 BLDG B-EAST
1/16" = 1'-0"



2 BLDG B-WEST
1/16" = 1'-0"



3 BLDG B-NORTH
1/16" = 1'-0"



4 BLDG B-SOUTH
1/16" = 1'-0"



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BLDG B-EXTERIOR ELEVATIONS
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR3.05



1 **BLDG C-NORTH**
1/16" = 1'-0"



2 **BLDG C-SOUTH**
1/16" = 1'-0"



3 **BLDG C-EAST**
1/16" = 1'-0"



4 **BLDG C-WEST**
1/16" = 1'-0"



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BLDG C-EXTERIOR ELEVATIONS
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



2 BLDG D-NORTH
1/8" = 1'-0"



1 BLDG D-EAST
1/8" = 1'-0"



4 BLDG D-WEST
1/8" = 1'-0"



3 BLDG D-SOUTH
1/8" = 1'-0"



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BLDG D-EXTERIOR ELEVATIONS
PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

PROJECT INFORMATION

PROJECT ADDRESS: 2000 PINER ROAD
SANTA ROSA, CA 95403

OWNER/DEVELOPER: REBECCA CLEMMER
PO BOX 1333
SEBASTOPOL, CA 95473

CIVIL ENGINEER: ANDREW S. WILLIS, P.E.
BC ENGINEERING GROUP, INC.
418 B STREET, THIRD FLOOR
SANTA ROSA, CA 95401
(707) 542-4321

SURVEYOR: JACKSON AND ASSOCIATES, INC.
PO BOX 737
CLOVERDALE, CA 95425
(707) 894-8494

AREA: 3.64 ACRES

EARTHWORK SUMMARY

CUT = 8,440 CY
FILL = 6,000 CY
NET = 2,440 CY (CUT)

DISTURBED AREA = 3.96 ACRES W/DID # TBD

EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES AREA BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND AND PROPOSED FINISH GROUND AND COULD VARY ACCORDING TO THESE FACTORS. CONTRACTOR SHALL CONFIRM EXISTING TOPOGRAPHY, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), AND SHALL PERFORM AN INDEPENDENT QUANTITY TAKEOFF AND BID ACCORDINGLY.

SHEET INDEX

- C1.0 PROJECT INFORMATION
- C1.1 NOTES
- C1.2 OVERALL SITE PLAN
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2.1 SITE SECTIONS

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO PROVIDE PRELIMINARY GRADING AND DRAINAGE IMPROVEMENTS FOR A NEW SUBDIVIDED MIXED DEVELOPMENT FOR CONCEPTUAL DESIGN REVIEW AND A CONDITIONAL USE PERMIT.

SURVEY NOTE

DESCRIPTION OF BENCHMARK: CONTROL POINT #1, SET SPIKE
ELEVATION: 100.00', ASSUMED
CONTOUR INTERVAL = 1 FOOT

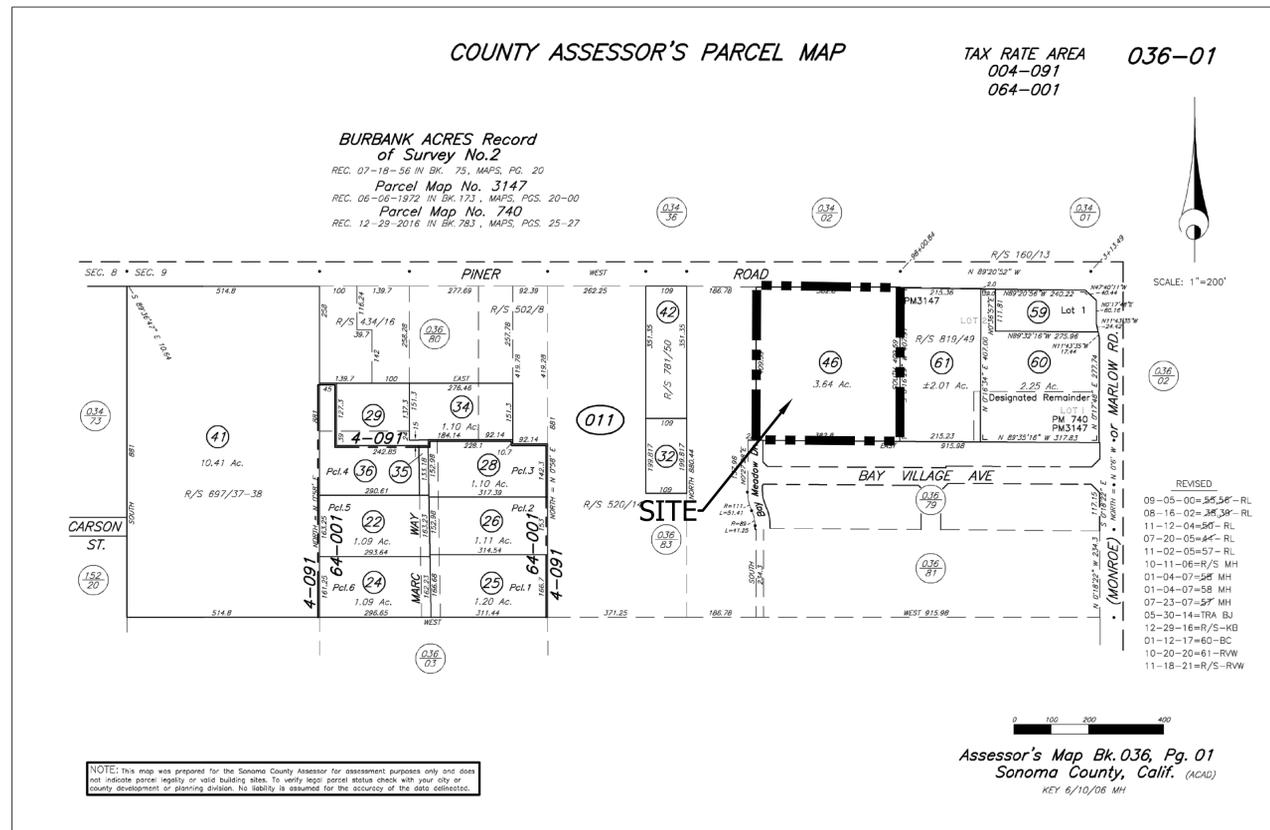
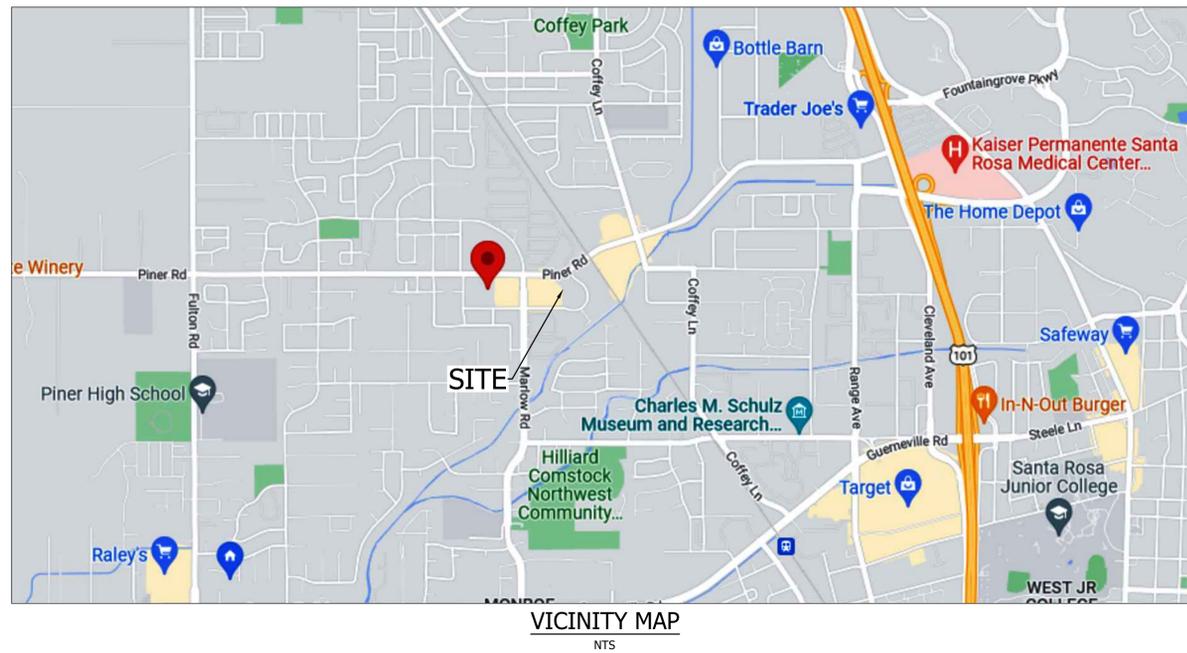
LEGEND

| EXISTING | PROPOSED | DEFINITION |
|----------|----------|----------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | ROAD CENTERLINE |
| --- | --- | ELECTRICAL (UNDERGROUND) |
| --- | --- | ELECTRICAL (OVERHEAD WIRE) |
| --- | --- | GAS LINE |
| --- | --- | GATE VALVE |
| --- | --- | HYDRANT |
| --- | --- | PIPE CAP |
| --- | --- | POINT OF COORDINATION |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | STORM WATER DRAIN PIPE |
| --- | --- | STREET LIGHT |
| --- | --- | SUB-DRAIN |
| --- | --- | WATER LINE |
| --- | --- | BUILDING OVERHEAD |
| --- | --- | DAYLIGHT LINE |
| --- | --- | DRAINAGE SWALE FLOW LINE |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | FENCE |
| --- | --- | FEATURE TO BE REMOVED |
| --- | --- | FIBER ROLL |
| --- | --- | GRADE BREAK |
| --- | --- | LIMITS OF DISTURBANCE |
| --- | --- | RETAINING WALL |
| --- | --- | ROADSIDE SIGN |
| --- | --- | SAWCUT |
| --- | --- | TREE TO BE REMOVED |
| --- | --- | ASPHALT |
| --- | --- | CONCRETE |

PRELIMINARY GRADING AND DRAINAGE DRAWINGS FOR LANDS OF CLEMMER

2000 PINER ROAD, SANTA ROSA, CA 95403

APN: 036-011-046



ABBREVIATIONS

| | | | |
|------------|-----------------------------|----------|---|
| & | AND | HP | HIGH POINT |
| @ | AT | HT | HEIGHT |
| CL | CENTERLINE | HWY | HIGHWAY |
| ° | DEGREE | ID | INSIDE DIAMETER |
| Ø | DIAMETER | IG | INVERT GRADE |
| # | NUMBER | IN | INCH |
| // | PARALLEL | INT | INTERIOR |
| % | PERCENT | INV | INVERT |
| ⊥ | PERPENDICULAR | IJ | "I" JOIST |
| ± | PLUS OR MINUS | JST | JOIST |
| AB | AGGREGATE BASE | JT | JOINT TRENCH |
| AC | ASPHALT CONCRETE | L | LENGTH |
| AD | AREA DRAIN | LAT | LATERAL |
| AFF | ABOVE FINISHED FLOOR | LF | LINEAL FOOT |
| AG | AGGREGATE | LGW | LIMITS OF GRADING WORK |
| ALT | ALTERNATE | MAX | MAXIMUM |
| APN | ASSESSOR'S PARCEL NUMBER | ME | MATCH EXISTING |
| ARCH | ARCHITECT / ARCHITECTURAL | MIN | MINIMUM |
| AVG | AVERAGE | MISC | MISCELLANEOUS |
| BC | BEGIN CURVE | MUTCD | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES |
| BD | BELOW DECK | (N) | NEW |
| BLDG | BUILDING | NTS | NOT TO SCALE |
| BLK | BLOCK | OC | ON CENTER |
| BLKG | BLOCKING | OD | OUTSIDE DIAMETER OF OUTSIDE FACE |
| BM | BENCHMARK | OH | OVERHEAD |
| BOF | BOTTOM OF FOOTING | OPNG | OPENING |
| BRG | BEARING | OPP | OPPOSITE |
| BSL | BUILDING SETBACK LINE | ORIG | ORIGINAL |
| BT | BEGIN TRANSITION | (P) | PROPOSED |
| BTWN | BETWEEN | PCC | POINT OF COMPOUND CURVE |
| BW | BOTTOM OF WALL | PL | PROPERTY LINE |
| CIP | CAST IN PLACE | POC | POINT OF CURVATURE |
| CB | CATCH BASIN | PRC | POINT OF RETURN CURVE |
| CBC | CALIFORNIA BUILDING CODE | PUE | PUBLIC UTILITY EASEMENT |
| CF | CUBIC FEET | PVC | POLYVINYLCHLORIDE |
| CL | CENTERLINE / CLASS | PVMT | PAVEMENT |
| CLR | CLEAR | R or RAD | RADIUS |
| CONC | CONCRETE | RC | RELATIVE COMPACTION |
| CONN | CONNECTION | REF | REFERENCE |
| CONST | CONSTRUCTION | REINF | REINFORCING |
| CONT | CONTINUOUS | REQD | REQUIRED |
| CPC | CALIFORNIA PLUMBING CODE | RO | ROUGH OPENING |
| CPP | CORRUGATED PLASTIC PIPE | ROW | RIGHT OF WAY |
| CRC | CALIFORNIA RESIDENTIAL CODE | RT | RIGHT |
| CTR | CENTER | RWD | REDWOOD |
| CY | CUBIC YARD | S | SLOPE |
| D | DEPTH | SAD | SEE ARCHITECTURAL DRAWINGS |
| DBL | DOUBLE | SB | SOLID BLOCK |
| DI | DROP INLET | SC | SPIRAL CURVE |
| DIA | DIAMETER | SCD | SEE CIVIL DRAWINGS |
| DIAG | DIAGONAL | SCH | SCHEDULE |
| DIM | DIMENSION | SD | STORM DRAIN |
| DIST | DISTANCE | SDCO | STORM DRAIN CLEANOUT |
| DL | DAYLIGHT | SDE | STORM DRAIN EASEMENT |
| DN | DOWN | SDMH | STORM DRAIN MANHOLE |
| DS | DOWNSPOUT | SED | SEE ELECTRICAL DRAWINGS |
| DWG | DRAWING | SF | SQUARE FEET |
| EA | EACH | SG | SUBGRADE |
| EC | END CURVE | SIM | SIMILAR |
| EE | EACH END | SLAD | SEE LANDSCAPE ARCHITECTURAL DRAWINGS |
| EF | EACH FACE | SMD | SEE MECHANICAL DRAWINGS |
| EG | EXISTING GROUND | SO | SIDE OPENING |
| EL or ELEV | ELEVATION | SPEC | SPECIFICATION |
| ELEC | ELECTRICAL | SPD | SEE PLUMBING DRAWINGS |
| EN | EDGE NAILING | SO | SQUARE |
| EP | EDGE OF PAVEMENT | SS | SANITARY SEWER |
| EQPT | EQUIPMENT | SSCO | SANITARY SEWER CLEANOUT |
| EQ | EQUAL | SSMH | SANITARY SEWER MANHOLE |
| ES | EACH SIDE | STA | STATION |
| ESMT | EASEMENT | STD | STANDARD |
| ET | END TRANSITION | STRUC | STRUCTURAL |
| EW | EACH WAY | SWE | SIDEWALK EASEMENT |
| EX or (E) | EXISTING | T&B | TOP AND BOTTOM |
| EXC | EXCAVATION / EXCAVATE | TB | TOP OF BANK |
| EXT | EXTERIOR | TC | TOP OF CONCRETE |
| FC | FACE OF CURB | TCC | TOP OF CONCRETE CURB |
| FD | FLOOR DRAIN | TD | TRENCH DRAIN |
| FDN | FOUNDATION | TG | TOP OF GRATE |
| FF | FINISH FLOOR | TOF | TOP OF FOOTING |
| FG | FINISH GRADE | TOT | TOTAL |
| FIN | FINISH | TP | TOP OF PAVEMENT |
| FL | FLOWLINE | TPW | TOP OF WALL |
| FLR | FLOOR | TYP | TYPICAL |
| FO | FACE OF | USP | UNDER SEPARATE PERMIT |
| FOW | FACE OF WALL | V | VOLUME |
| FS | FINISHED SURFACE | VC | VERTICAL CURVE |
| FT | FOOT / FEET | VERT | VERTICAL |
| GB | GRADE BREAK / GRAVEL BAG | VIF | VERIFY IN FIELD |
| GR | GRATE | W | WATER / WIDTH |
| GRD | GROUND | W/O | WITHOUT |
| HDPE | HIGH DENSITY POLYETHYLENE | YD, YDS | YARD, YARDS |
| HORIZ | HORIZONTAL | Z | DITCH SIDE SLOPE |

ASSESSORS PARCEL MAP

7/2/2024 10:57 AM Printed by Trevor Larsen S:\Clients\036-011-046-22 Curtis Clemmer - 2000 Piner Road, Santa Rosa, CA\CAD\Civil\Engineering\Design Review - Preliminary GRD\036-011-046-22-01.dwg

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bceengineeringgroup.com
 Phone: 707-542-4321
 SANTA ROSA OFFICE:
 418 B Street, Third Floor, Santa Rosa CA 95401
 UKIAH OFFICE:
 609 S. State Street, Ukiah CA 95482

LANDS OF CLEMMER
 PROJECT INFORMATION
 REBECCA CLEMMER
 2000 PINER ROAD
 SANTA ROSA, CA 95403

Date: 07/02/2024
 Job: 2614-22
 Drawn: TSL
 Scale: AS SHOWN
 APN: 036-011-046
 Permit #:
 Sheet: **C1.0**
 1 of 5

NOT FOR CONSTRUCTION

CITY OF SANTA ROSA REQUIRED GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL AGGREGATE BASE SHALL BE COMPACTED TO 95%.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
...
27. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.

SIGNING, STRIPING AND STREET LIGHTING NOTES

- 1. ALL WIRING AND EQUIPMENT CONSTRUCTION SHALL ALSO CONFORM TO THE NATIONAL ELECTRIC CODES (NEC) AND SECTION 86 OF THE CALIFORNIA STANDARD SPECIFICATIONS.
2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR 1/2" BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULL BOXES AND SERVICE POINTS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 347-14.
...
17. ALL SIGNING SHALL BE REFLECTORIZED HIGH INTENSITY SHEETING AND SHALL BE OF ALUMINUM ALLOY MATERIAL PER CITY STANDARD SERIES 700.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- 1. EROSION AND SEDIMENT CONTROL SHOWN ON SHEETS(C) 2.0 ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAIN. PROJECT ENGINEER SHALL PROVIDE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
...
27. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.

GRADING AND DRAINAGE NOTES

- 1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNSTREAM DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.
...
27. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.

PROJECT SPECIFIC REQUIRED NOTES:

- 24. ALL SEPTIC SYSTEMS SHALL BE ABANDONED PER CITY OF SANTA ROSA AND SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT REQUIREMENTS. PERMIT SHALL BE OBTAINED FROM SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. SEPTIC SYSTEMS SHALL BE REMOVED AND BACKFILLED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND INSPECTION BY THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.
25. ANY EXISTING WELLS TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH THE CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS ARE REQUIRED FROM THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.
...
27. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.

STORM DRAIN NOTES

- 1. ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., H.D.P.E. OR CAST-IN PLACE CONCRETE UNLESS OTHERWISE NOTED. RCP STORM DRAIN SHALL BE CLASS II UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. ANY USE OF CAST-IN-PLACE PIPE REQUIRES SPECIAL INSPECTION AS CALLED OUT IN CITY STANDARDS, SECTION 63. IF PIPE MATERIAL IS CHANGED, THEN, DRAWING REVISIONS FOR PLAN DESIGN MAY BE REQUIRED.
2. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
3. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. IT IS NOT ALLOWED TO WASH DIRT/DEBRIS DOWNSTREAM IN PIPES.

STREET NOTES

- 1. ALL STREET TRENCHING REPAIR IN PUBLIC RW REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215
2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE MADE FROM THE CITY'S APPROVED MASTER STREET TREE LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES". TREE PLANTING LOCATION SHALL BE MARKED BY THE CITY'S PARKS DIVISION. CONTACT PERSONNEL: CONTACT PERSONNEL: CONTACT PERSONNEL: THE MASTER STREET TREE LIST AND THE STANDARDS ARE AVAILABLE AT THE PARKS DIVISION OFFICE, 707-543-3770. THE DEVELOPER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM TO STREET TREES.

PROJECT SPECIFIC REQUIRED NOTES:

- 3. PROJECT GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING STRUCTURAL SECTION DURING CONSTRUCTION AND SHALL CLEAR EXISTING SECTION WITH CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT MATERIALS LAB. IF STRUCTURAL SECTION IS NOT ADEQUATE THE ROADWAY SHALL BE RECONSTRUCTED TO CENTERLINE ALONG PROJECT FRONTAGE.
4. EXPANSION INDEX (EI) OF 21-50 IS LOW, AND 51-90 IS MEDIUM. SUB-GRADE SHALL BE TESTED BY THE SOILS ENGINEER AND ALL AREAS WITH EI OF 51 OR GREATER WILL BE PROTECTED BY A MOISTURE BARRIER (SEE DETAIL) OR RECEIVE A SUB-EXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUB-GRADE CERTIFICATION FOR EI TO CITY MATERIAL LAB.
...
15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.

UTILITY GENERAL NOTES

- 1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER.
2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
3. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL ONSITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACK FILLING.
...
15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.

PROJECT SPECIFIC REQUIRED NOTES:

- 13. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDRELED PRIOR TO CITY ACCEPTANCE.
14. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISION SHALL BE PERFORMED PER SECTION 71-1.08 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS.
...
15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.

Table with columns: REV., DESCRIPTION, DATE

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www.bcengineeringgroup.com
Phone: 707-542-4321
SANTA ROSA OFFICE: 418 B Street, Third Floor, Santa Rosa, CA 95401
UKIAH OFFICE: 603 S. State Street, Ukiah, CA 95422



LANDS OF CLEMMER NOTES
REBECCA CLEMMER
2000 PINER ROAD
SANTA ROSA, CA 95403

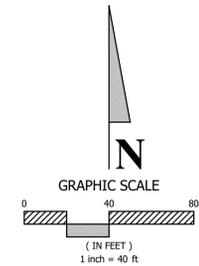
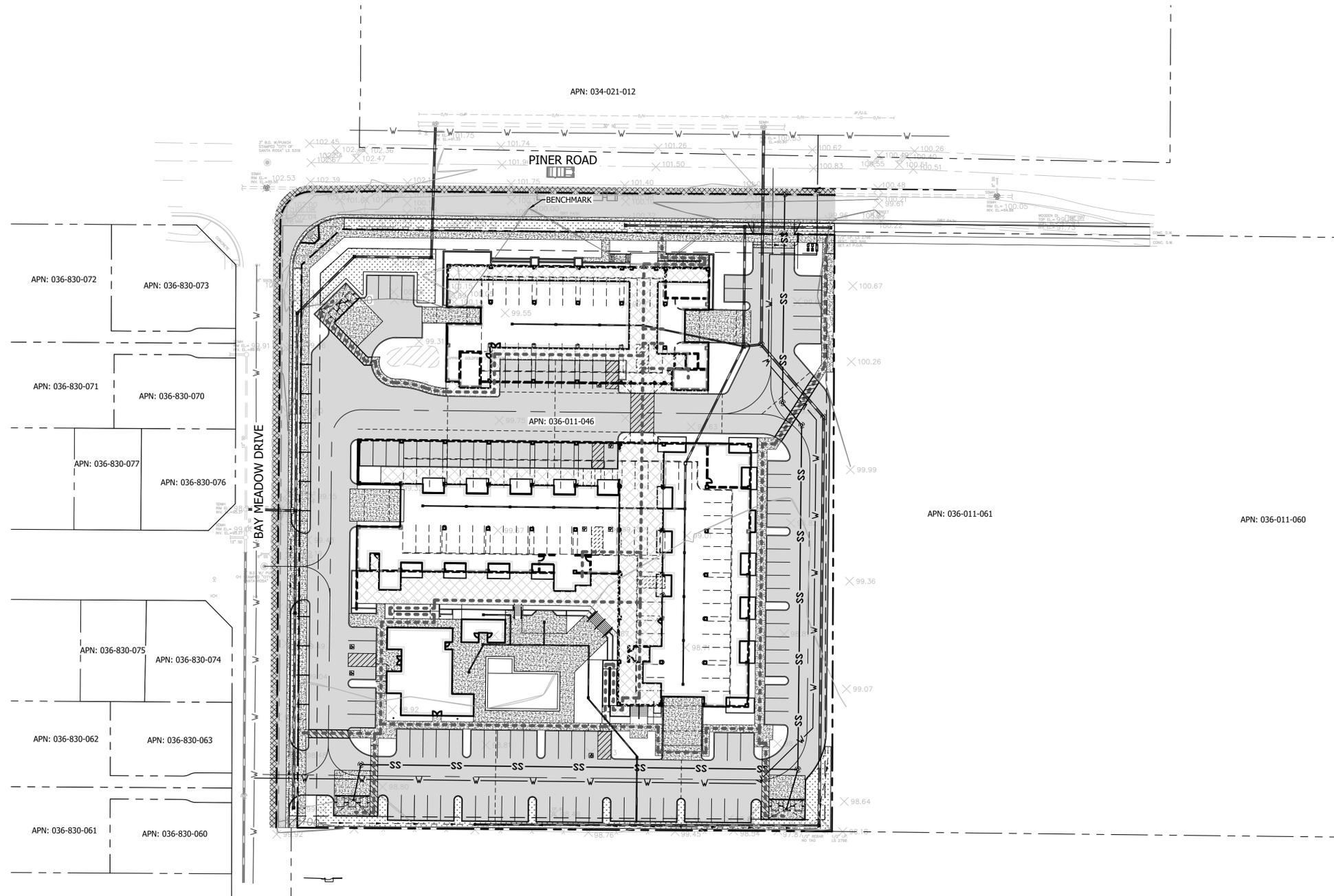
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JOB: 2614-22
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SCALE: AS SHOWN
APN: 036-011-046



PERMIT #:
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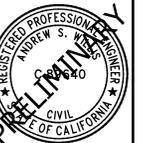
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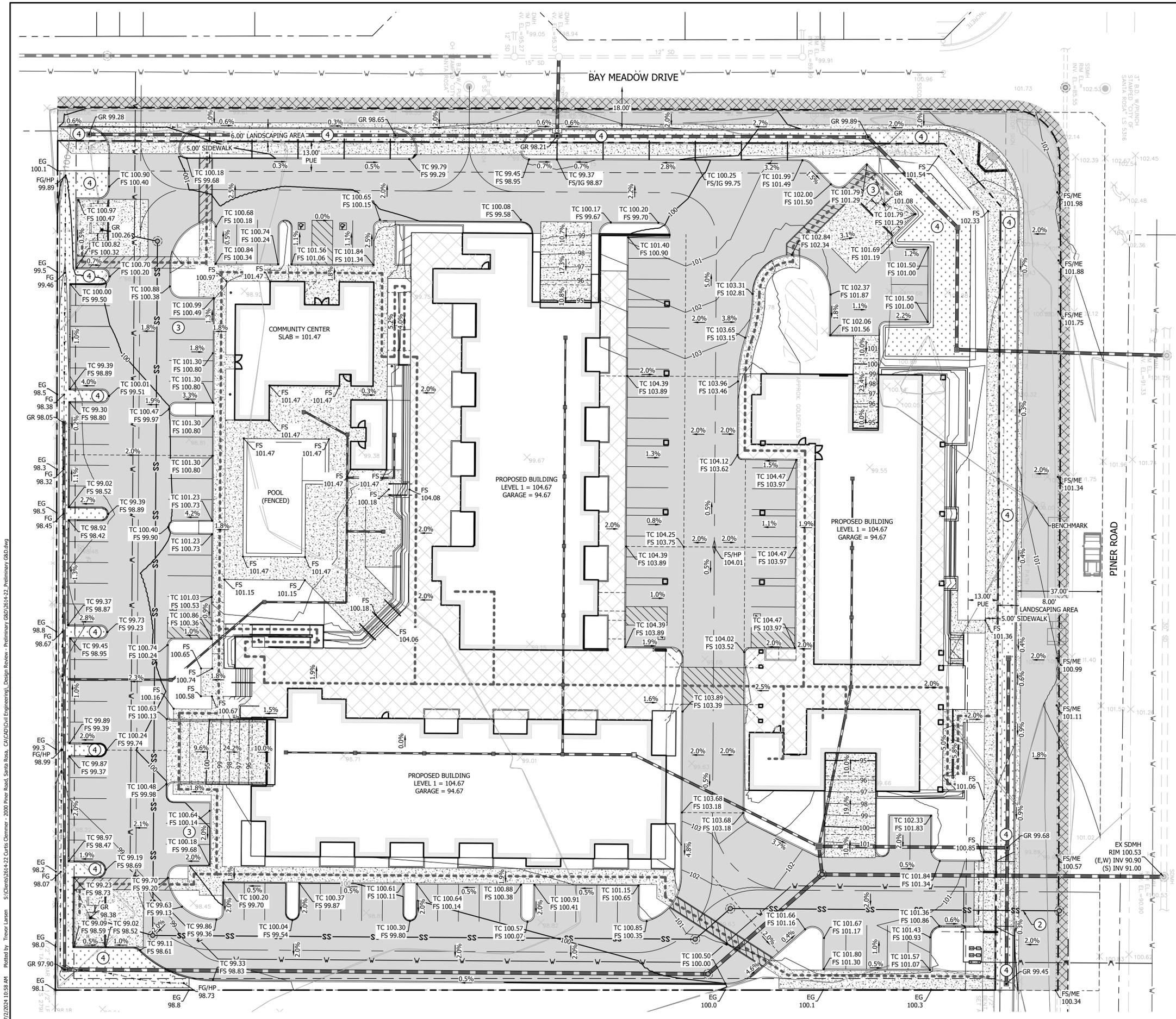


LANDS OF CLEMMER
 OVERALL SITE PLAN
 REBECCA CLEMMER
 2000 PINER ROAD
 SANTA ROSA, CA 95403

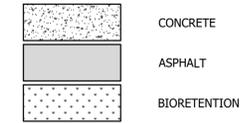


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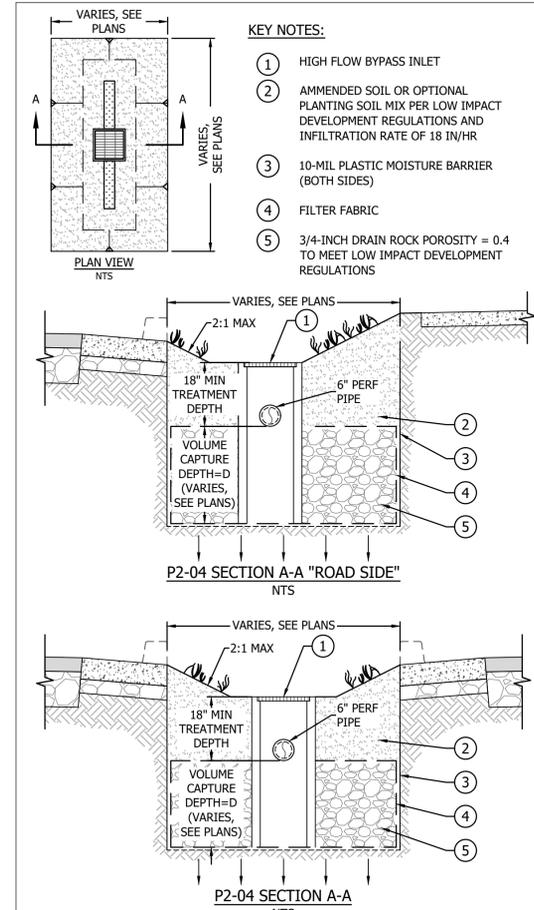
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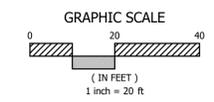
HATCH LEGEND



- KEYNOTES:**
- ① PROPOSED MULTISERVICE MANIFOLD WITH DOUBLE DETECTOR CHECK, DOMESTIC METER, IRRIGATION METER, AND BACKFLOW PREVENTION DEVICES
 - ② PROPOSED SEWER SERVICE
 - ③ TRASH ENCLOSURE
 - ④ BIORETENTION AREA, SEE DETAIL THIS SHEET
 - ⑤ ENTRANCE SIGN



- NOTES:**
- 1. SOIL TO BE SPECIFIED BY DESIGN ENGINEER TO PROVIDE VOLUME CAPTURE AND MEET GOVERNING AGENCY REQUIREMENTS. IF NON STRUCTURAL SOIL IS SELECTED A CUTOFF WALL IS REQUIRED IN PLACE OF MOISTURE BARRIER.
 - 2. SWALE MUST CONVEY DESIGN FLOWS PER GOVERNING AGENCY DESIGN STANDARDS.
 - 3. TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW BOTTOM OF ROAD STRUCTURAL SECTION.



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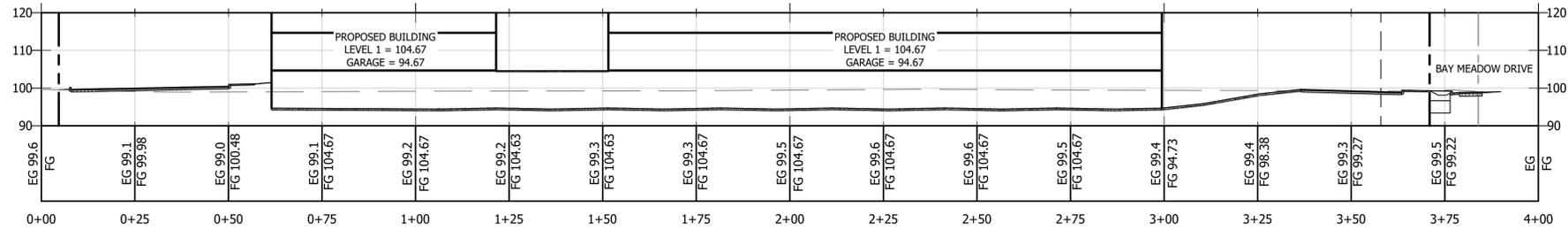
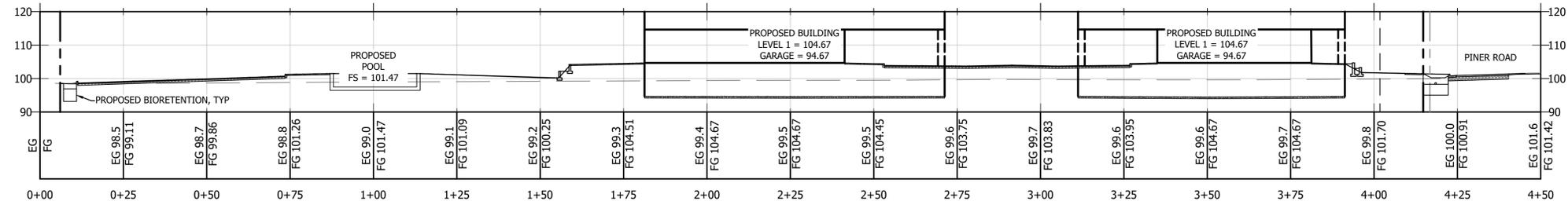
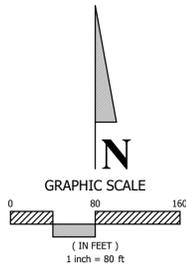
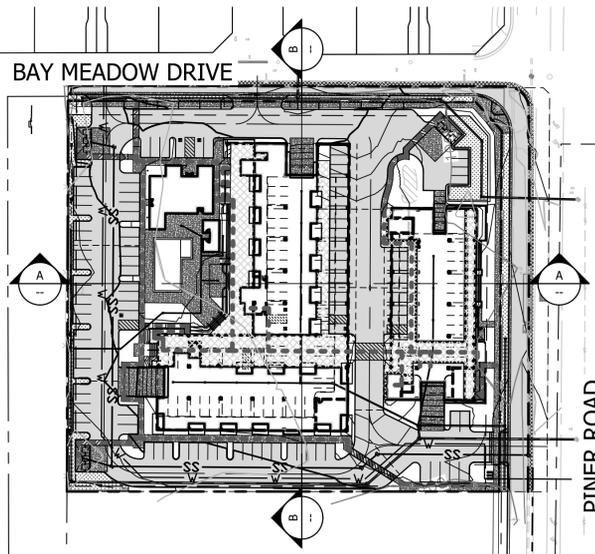
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LANDS OF CLEMMER
PRELIMINARY GRADING AND DRAINAGE PLAN
 REBECCA CLEMMER
 2000 PINER ROAD
 SANTA ROSA, CA 95403

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| Job: | 2614-22 |
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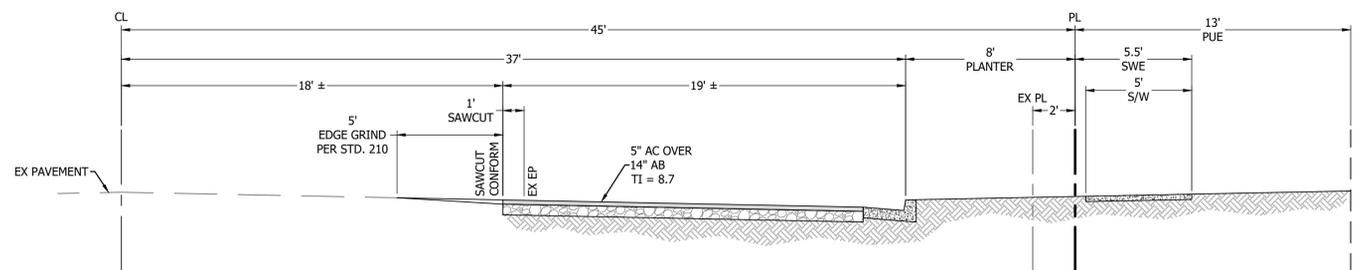
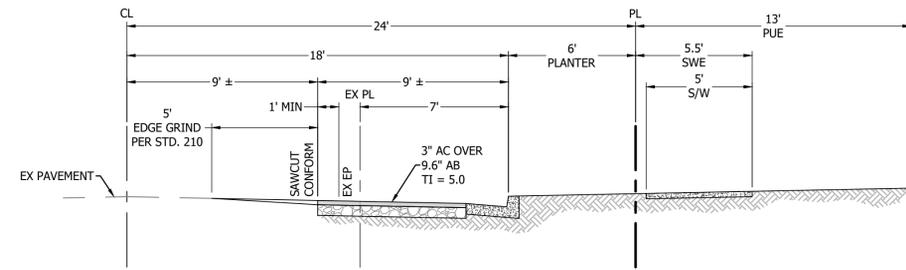


SITE SECTION LEGEND

- FINISH GRADE
- - - EXISTING GRADE
- - - PROPERTY LINE

NOTES:

1. FOUNDATIONS SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT.
2. OVER EXCAVATION PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS, REFER TO GEOTECHNICAL REPORT



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LANDS OF CLEMMER
 SITE SECTIONS
 REBECCA CLEMMER
 2000 PINER ROAD
 SANTA ROSA, CA 95403

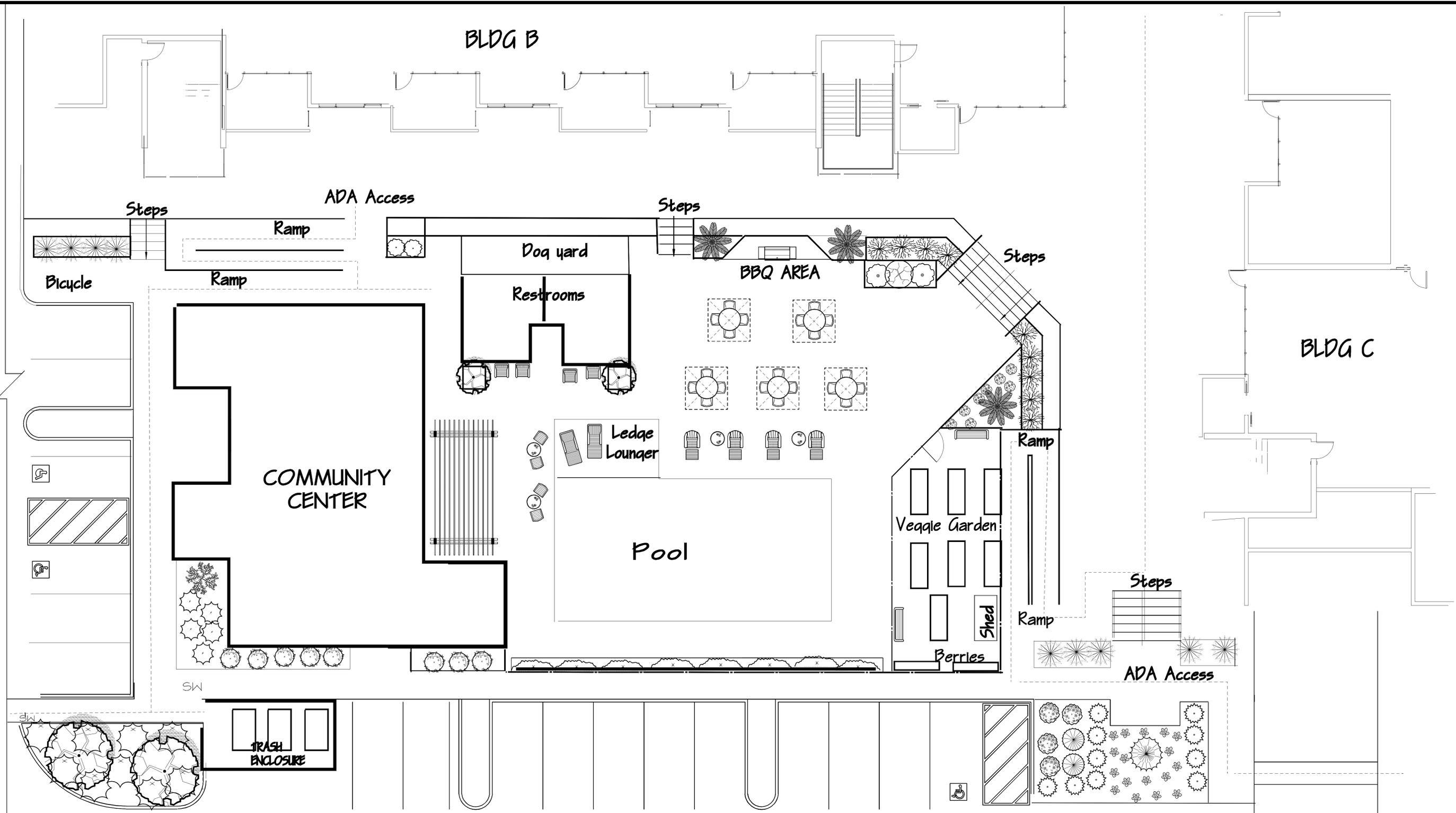


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BLDG B

BLDG C



**TYP. CONCEPT
COMMUNITY PLAZA**

| | | | | |
|----------------------|-----------------------|--|--|---|
| <p>Lounge Chairs</p> | <p>Planter Plants</p> | <p>Citrus or Saqo Palms In containers</p> <p>Illustration purposes only.</p> | <p>Espallier; Vines fruit trees on Hoqwire trellis (Screen from Parking)</p> <p>Vegq or RWD planters</p> | <p>Dining tables Umbrellas</p> <p>Deck Chairs tables</p> <p>Reclinor Chairs</p> |
|----------------------|-----------------------|--|--|---|

designers@bloomful.com
707-537-0508

Common - Pool Area
2000 Piner Rd. Apartments
Santa Rosa CA

Susie Dowd Markarian
Landscape Design
608 Los Olivos Rd.
Santa Rosa, CA. 95404

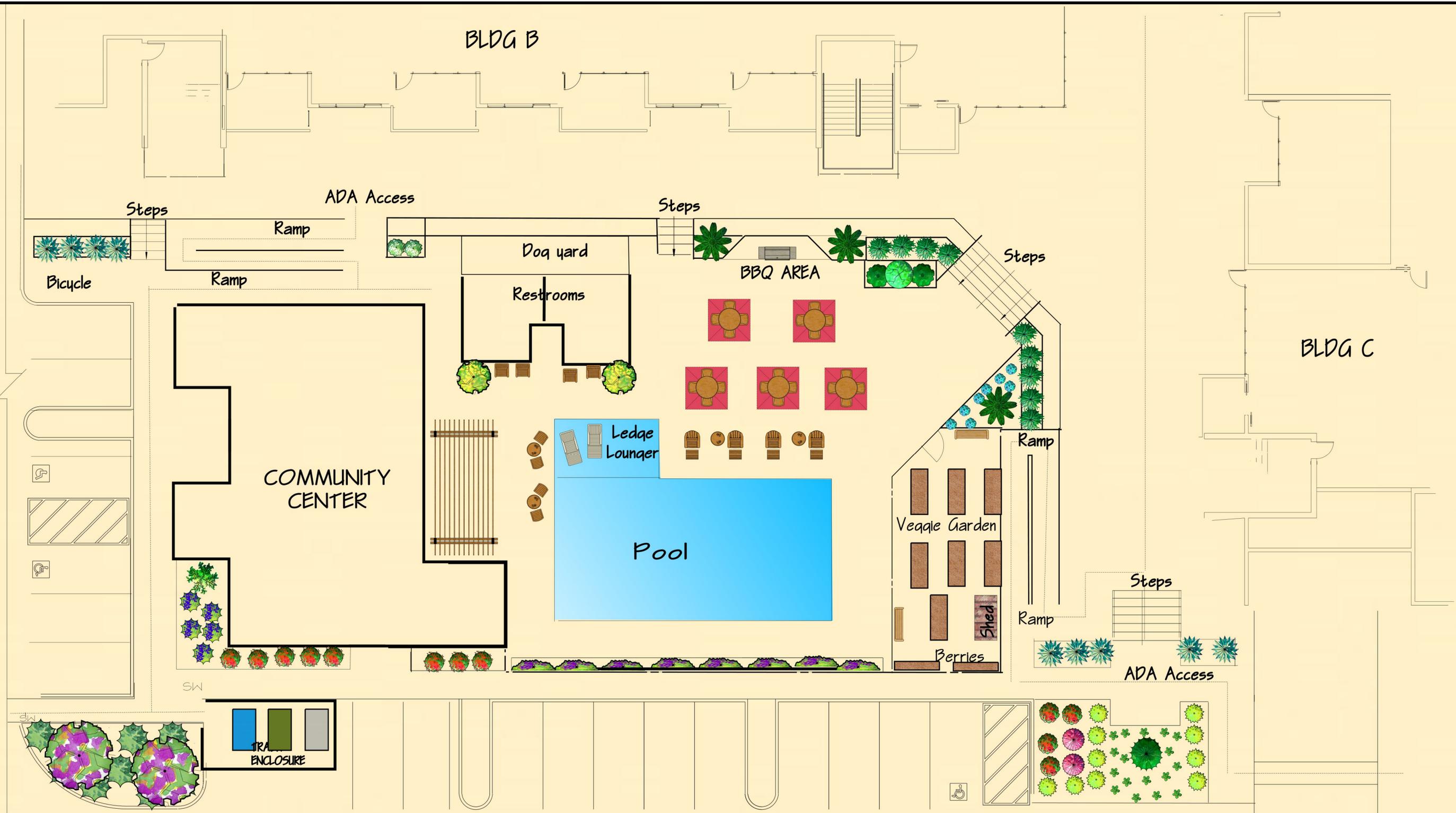
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BLDG B

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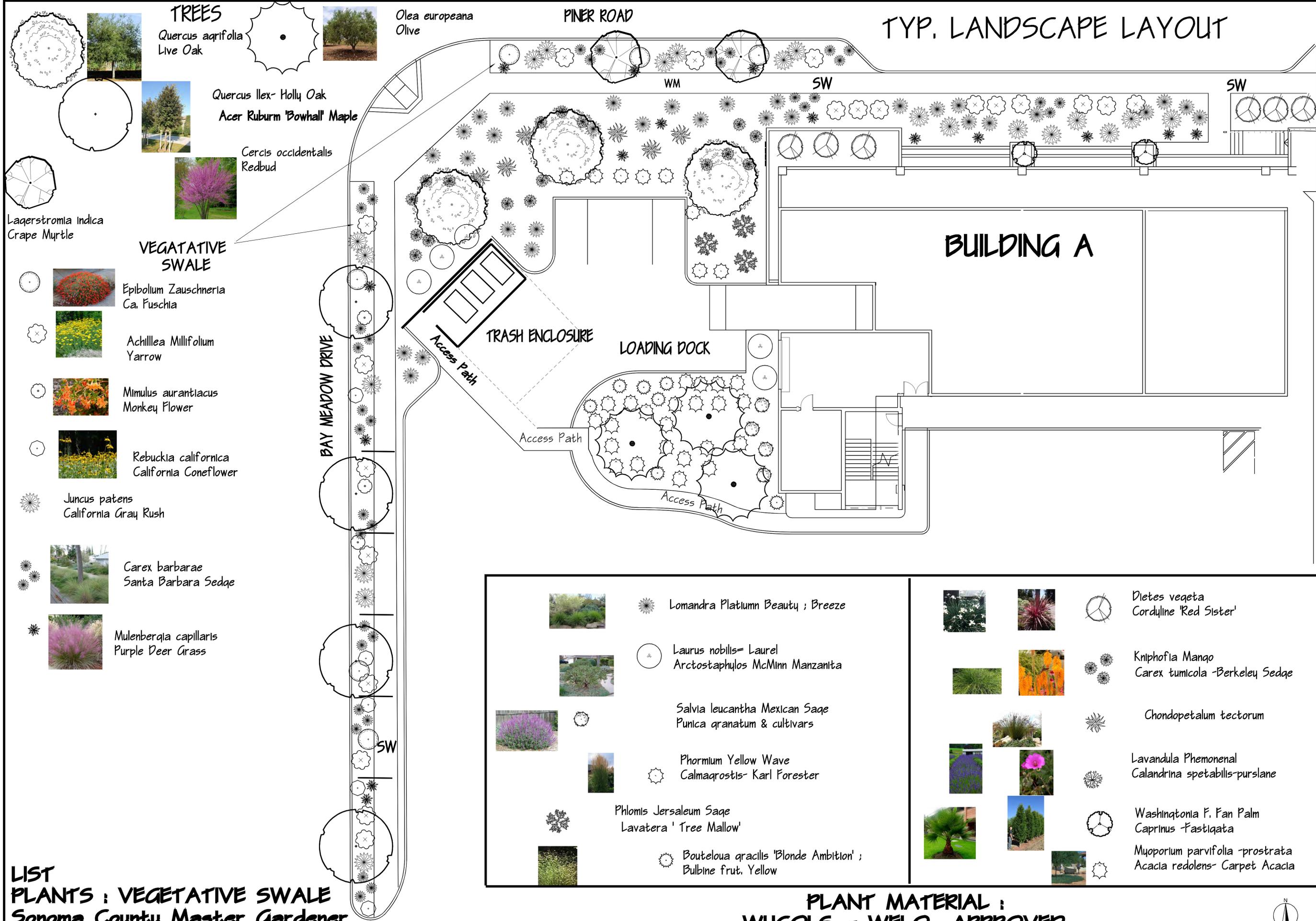


**TYP. CONCEPT
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|----------------------|-----------------------|--|------------------------------|---|---|
| <p>Lounge Chairs</p> | <p>Planter Plants</p> | <p>Citrus or Saqo Palms in containers</p> <p>Illustration purposes only.</p> | <p>Vegeo or RWD planters</p> | <p>Espalier; Vines fruit trees on Hoqwire trellis (Screen from Parking)</p> | <p>Recliner Chairs</p> <p>Dining tables Umbrellas</p> <p>Deck Chairs tables</p> |
|----------------------|-----------------------|--|------------------------------|---|---|



TYP. LANDSCAPE LAYOUT



TREES

Quercus agrifolia
Live Oak

Olea europaea
Olive

Quercus illex- Holly Oak

Acer Rubrum 'Bowhall' Maple

Cercis occidentalis
Redbud

Lagerstromia Indica
Crape Myrtle

VEGETATIVE SWALE

Epibolium Zauschneria
Ca. Fuschia

Achillea Millifolium
Yarrow

Mimulus aurantiacus
Monkey Flower

Rebuckia californica
California Coneflower

Juncus patens
California Gray Rush

Carex barbarae
Santa Barbara Sedqe

Mulenbergia capillaris
Purple Deer Grass

Lomandra Platiumn Beauty ; Breeze

Laurus nobilis= Laurel
Arctostaphylos McMinn Manzanita

Salvia leucantha Mexican Sage
Punica granatum & cultivars

Phormium Yellow Wave
Calamagrostis- Karl Forester

Phomis Jersaleum Sage
Lavatera 'Tree Mallow'

Bouteloua gracilis 'Blonde Ambition' ;
Bulbine frut. Yellow

Dietes vegeta
Cordylina 'Red Sister'

Kniphofia Mango
Carex tumicola -Berkeley Sedqe

Chondopetalum tectorum

Lavandula Phemonenal
Calandrina spetabilis-purslane

Washingtonia F. Fan Palm
Caprinus -Fastigata

Muoporium parvifolia -prostrata
Acacia redolens- Carpet Acacia

LIST PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

PLANT MATERIAL :
WUCOLS - WELO APPROVED

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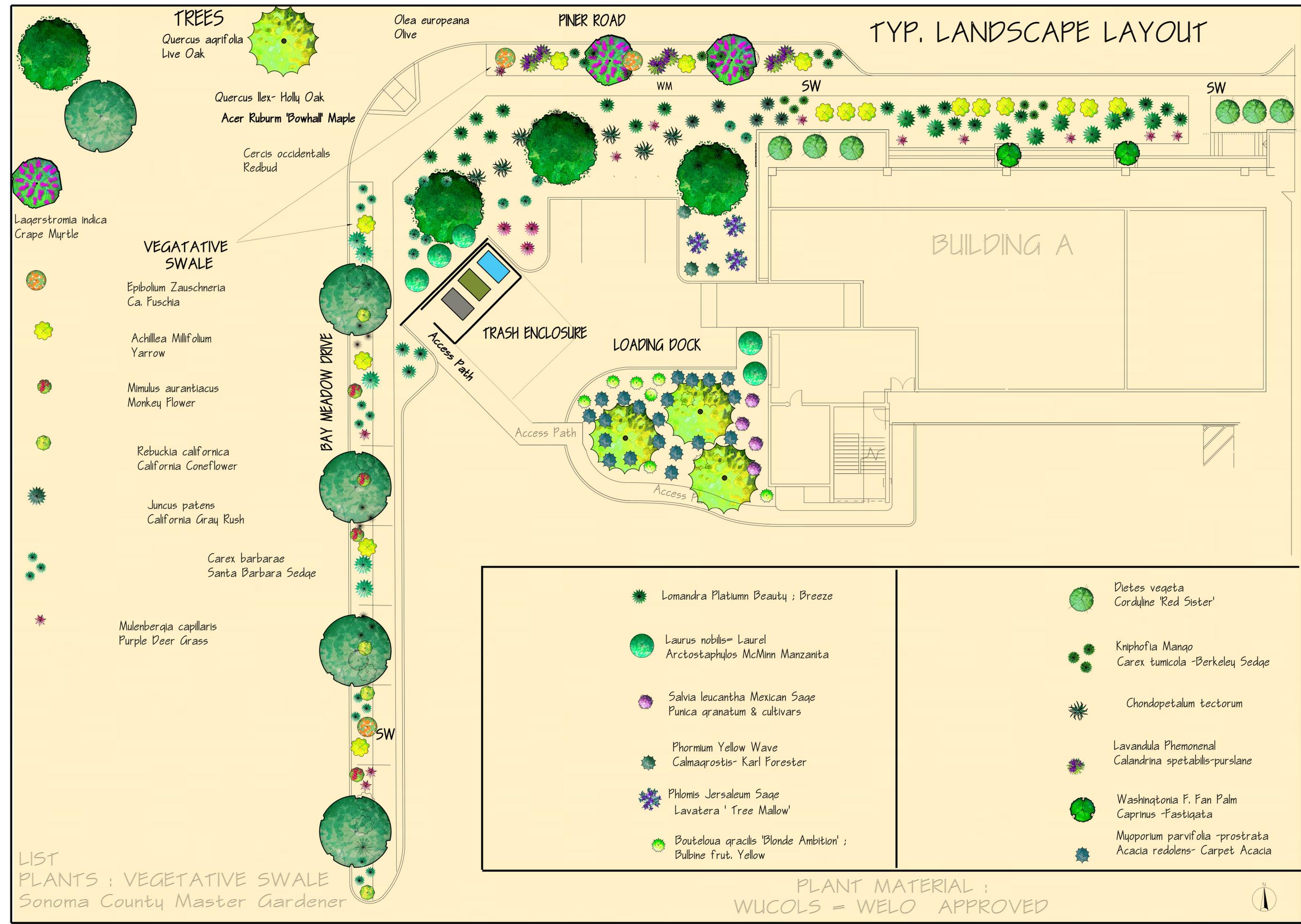
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2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape

Susie Dowd Markarian
Landscape Design
608 Los Olivos Rd.
Santa Rosa, CA. 95404

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TYP. LANDSCAPE LAYOUT



TREES

Quercus agrifolia
Live Oak

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Olive

Quercus illex- Holly Oak

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LIST PLANTS ; VEGETATIVE SWALE
Sonoma County Master Gardener

PLANT MATERIAL ;
WUCOLS = WELO APPROVED



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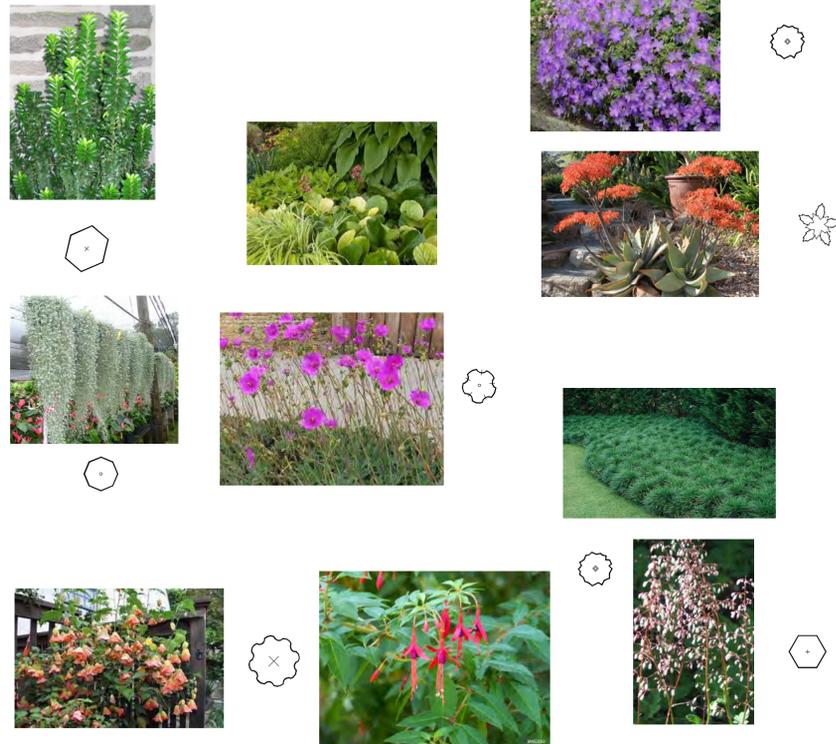
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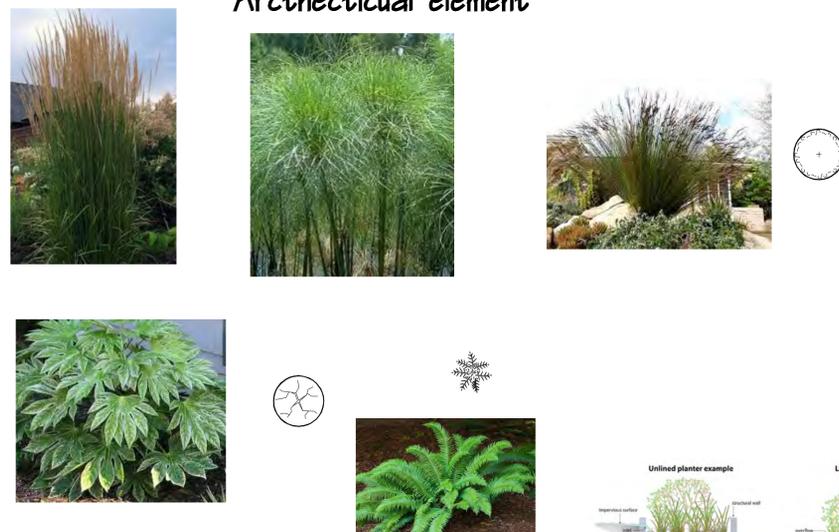
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LANDSCAPE ENTRY PLANTINGS

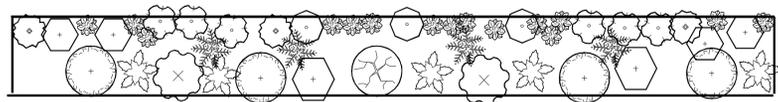
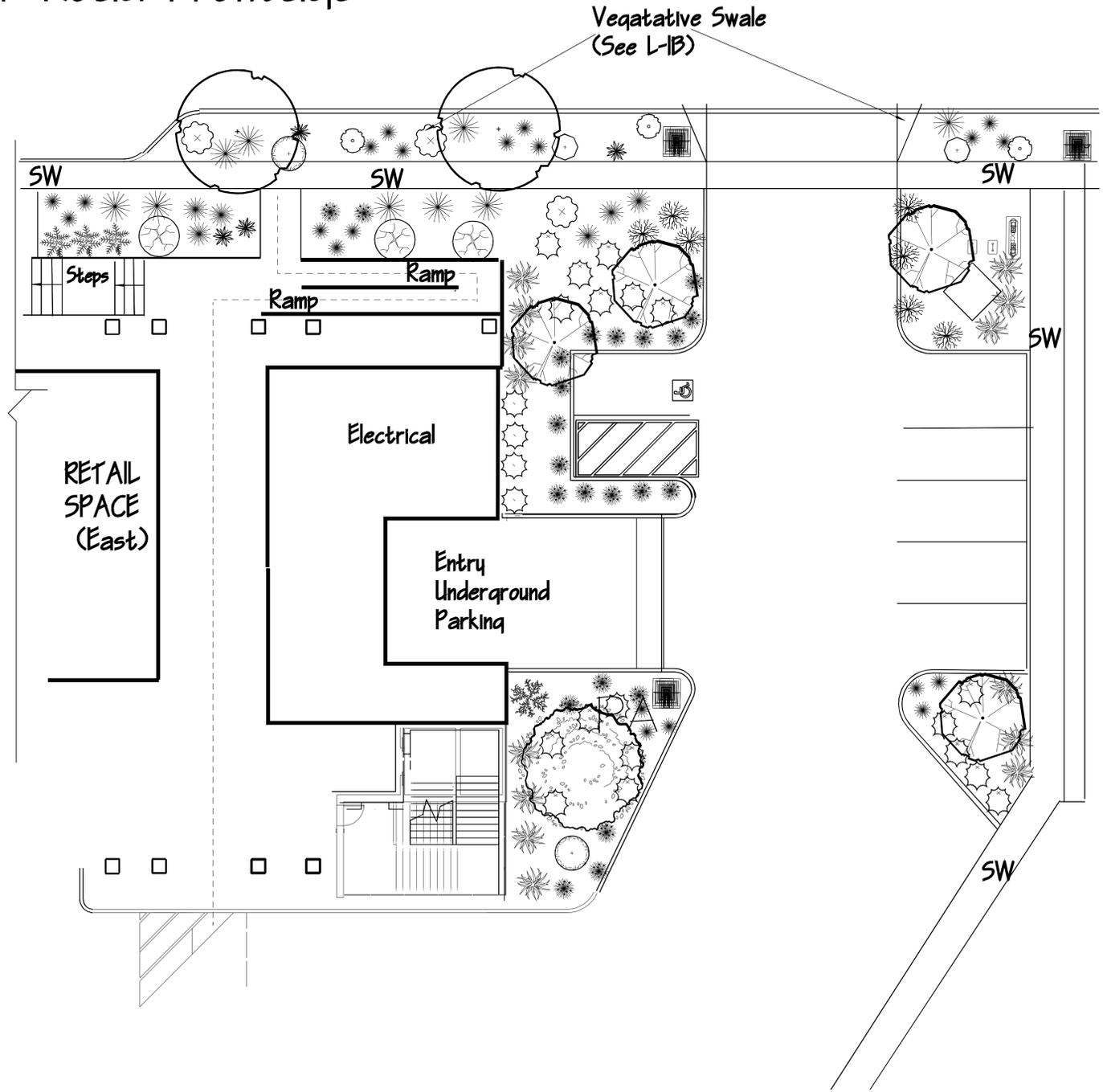


CONTAINER PLANTS
Architectural element



Detail for Planting
Concrete Raised Planters
Piner Frontage

CONCEPTUAL
TYP. LANDSCAPE LAYOUT
Piner Road Frontage



Entry wall Planters
PLANTING - NTS

PLANT MATERIAL :
WUCOLS = WELO APPROVED

LIST (see L-1B)
PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

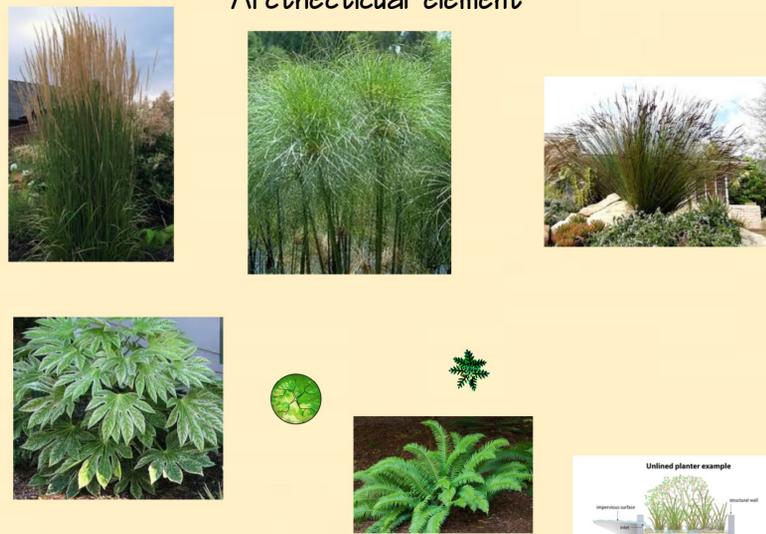
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| designers@bloomful.com | |
| 707-537-0508 | |
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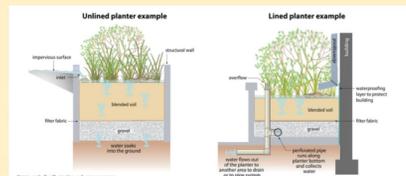
LANDSCAPE ENTRY PLANTINGS



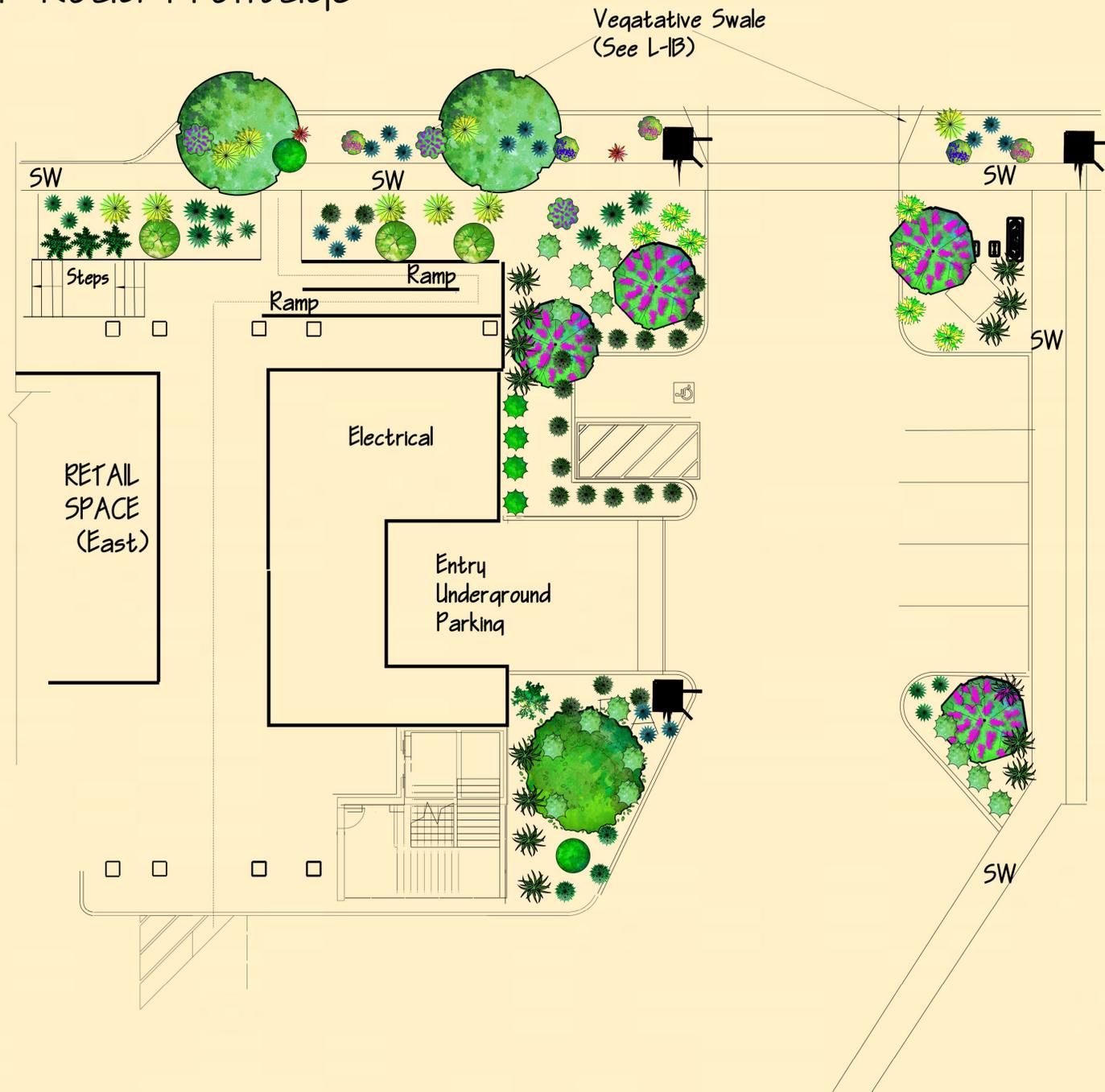
CONTAINER PLANTS
Architectural element



Detail for Planting
Concrete Raised Planters
Piner Frontage



CONCEPTUAL
TYP. LANDSCAPE LAYOUT
Piner Road Frontage



PLANT MATERIAL :
WUCOLS = WELO APPROVED



Entry wall Planters
PLANTING - NTS

LIST (see L-1B)
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Sonoma County Master Gardener

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