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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

OCTOBER 2016

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
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555 FIFTH STREET, SUITE 200
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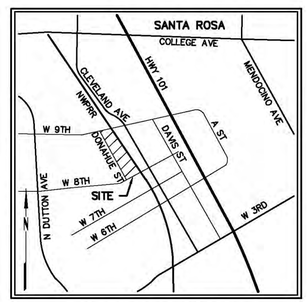
LANDSCAPE ARCHITECT: IMAGINE SONOMA
801 CAMELIA STREET, SUITE E
BERKELEY, CA 94710
PH: (510) 926-2600



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
SIZE" SS	SIZE" SS-LENGTH'	SANITARY SEWER
SIZE" SD	SIZE" SD-LENGTH'	STORM DRAIN
SIZE" W	SIZE" W-LENGTH'	WATER
OH		OVERHEAD UTILITY LINE
		ASPHALT
		POROUS ASPHALT
		BIORETENTION/VOLUME CAPTURE
		CONCRETE
		VALLEY GUTTER
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 C1	DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
	A C1	CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	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
GI	GRATE INLET	TG	TOP OF GRATE
INV	INVERT - BOTTOM INSIDE OF PIPE	TYP	TYPICAL
IP	IRON PIPE	W	WATER
MAX	MAXIMUM		

DESIGN REVIEW NOTES:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S 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.

BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE COIUNTY/CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

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 HERE ON WAS OBTAINED FROM A FIELD SURVEY BY CINQUINI & PASSARINO, INC.

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.

BOUNDARY INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: WEST SEVENTH ST., AT NWMPRR: TOP OF NW BOLT ON CONCRETE BASE FOR WIGWAG SIGNAL, IN SW CORNER. ELEVATION 151.754 BM A70, NAVD 1929.

THE ZONING OF THIS PARCEL IS TRANSIT VILLAGE RESIDENTIAL TV-R-H-SA.

REGISTERED PROFESSIONAL ENGINEER ERIC D. WADE No. C-81862 CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 10/12/2016
ERIC D. WADE C 81862

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

PROJECT INFORMATION

Revisions
No.

Date: OCT 2016
Scale: AS SHOWN
Design: JAB
Drawn: JAB
Approved: EDW
Job No: 20159067-10

Drawing Number:
1 OF 3

Plot: Oct 12, 2016 at 11:29am
159067_SITE.dwg

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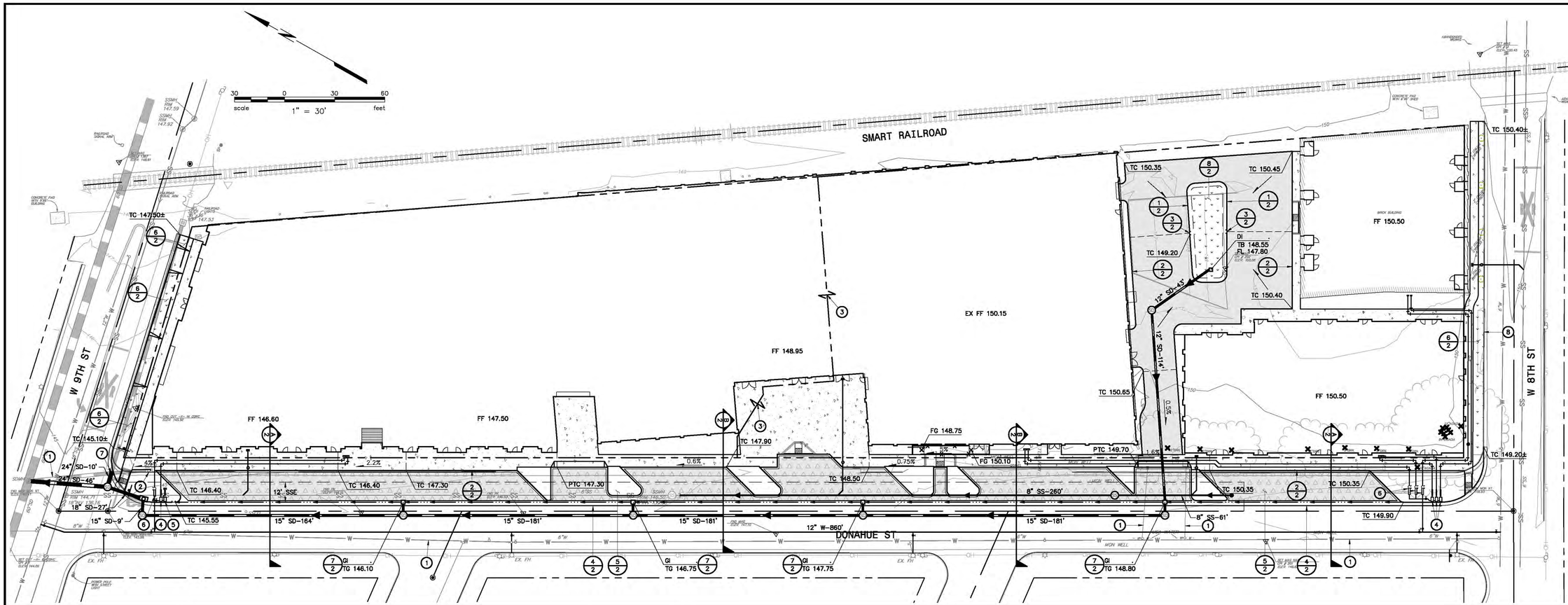
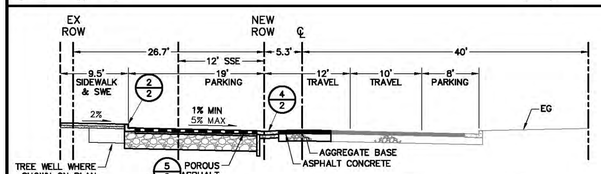
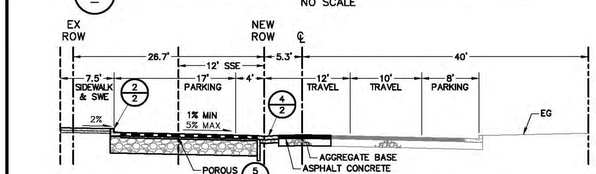


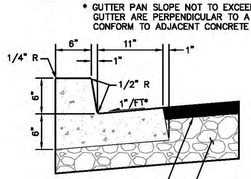


A — DONAHUE STREET TYPICAL SECTION
NO SCALE

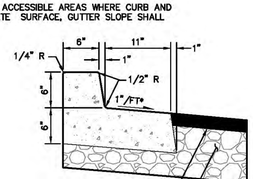


B — DONAHUE STREET TYPICAL SECTION
NO SCALE

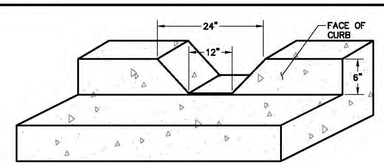
* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE, GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.



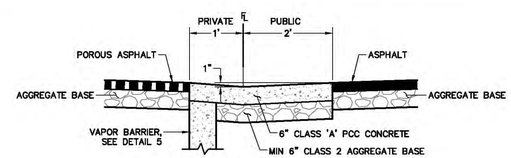
1 — CURB DETAIL
NO SCALE



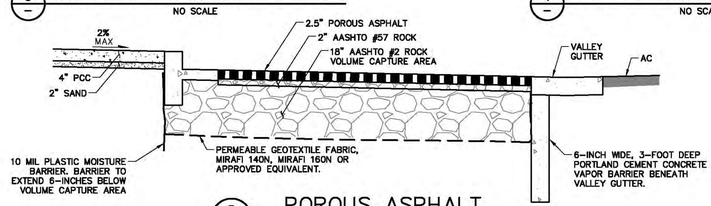
2 — CURB DETAIL
NO SCALE



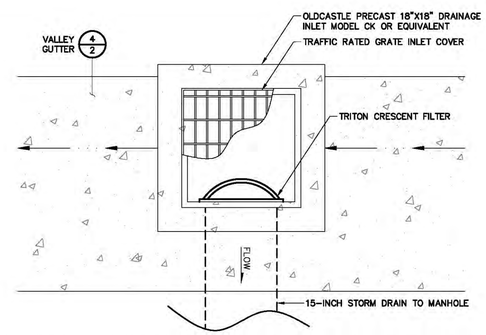
3 — CURB DEPRESSION DETAIL
NO SCALE



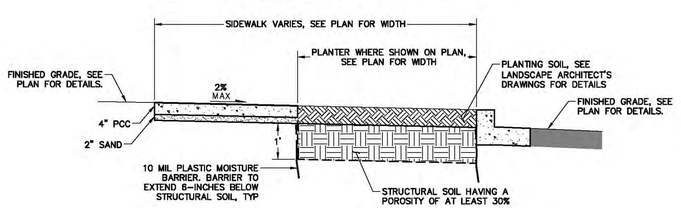
4 — VALLEY GUTTER DETAIL
NO SCALE



5 — POROUS ASPHALT
NO SCALE

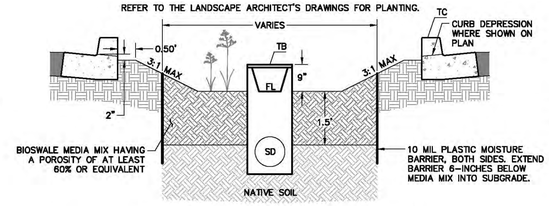


7 — GRATE INLET WITH TRASH CAPTURE DEVICE
NO SCALE



6 — SIDEWALK VOLUME CAPTURE DETAIL
NO SCALE

REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING.



8 — BIORETENTION FACILITY DETAIL
NO SCALE

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.

REGISTERED PROFESSIONAL ENGINEER — ERIC D. WADE No. C-81862 — CIVIL — STATE OF CALIFORNIA

PRELIMINARY
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DATE: 10/12/2016
ERIC D. WADE C 81862

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DETURK WINERY VILLAGE APARTMENTS
APN 010-010-001 & 007
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GRADING AND UTILITY PLAN

Revisions
No.

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Approved: EDW
Job No: 20169067-10

Drawing Number:
2 OF 3

Plot Oct 12, 2016 at 11:29am
169067_SITE.dwg

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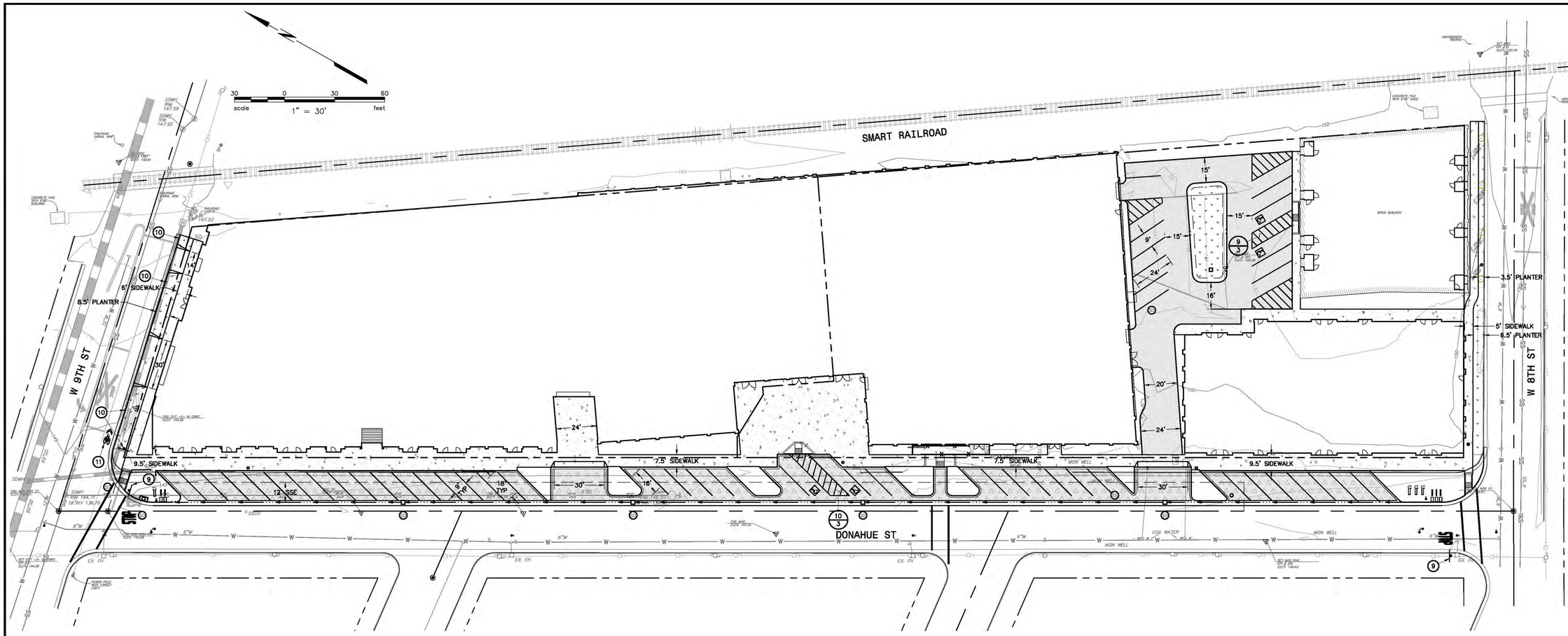
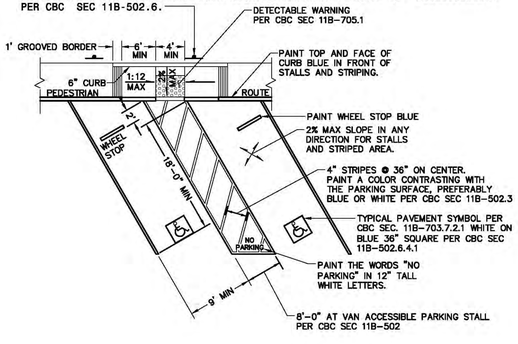


NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE 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.



9 ACCESSIBLE PARKING STALLS
NO SCALE

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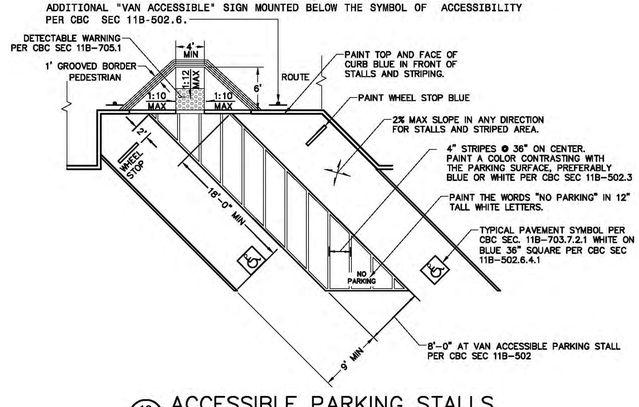

10 ACCESSIBLE PARKING STALLS
NO SCALE

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.

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STRIPING PLAN

Revisions

No.	

Date: OCT 2016
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Design: JAB
Drawn: JAB
Approved: EDW
Job No: 20169067-10

Drawing Number:
3 OF 3

Plot: Oct 12, 2016 at 11:30am
169067_SITE.dwg

REFERENCE NOTES SCHEDULE STREET NORTH

SYMBOL	DESCRIPTION	QTY	DETAIL
3	TREE UPLIGHT: VISTA #GR-3106-Z-13-W-SP	8	
6	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING. PROVIDE MIN. 500 CUBIC FEET ROOT ZONE USING SILVA CELLS OR STRUCTURAL SOILS.		
10	6" TALL STEEL PLANTER WITH SCATTERED PLANTING IN DECOMPOSED GRANITE		3/1
13	SEAT WALL: 15" WIDE x 18" TALL, INTEGRAL CONC. COLOR: DAVIS "MESA BUFF", AGGREGATE: "SIERRA GOLD"		4/1

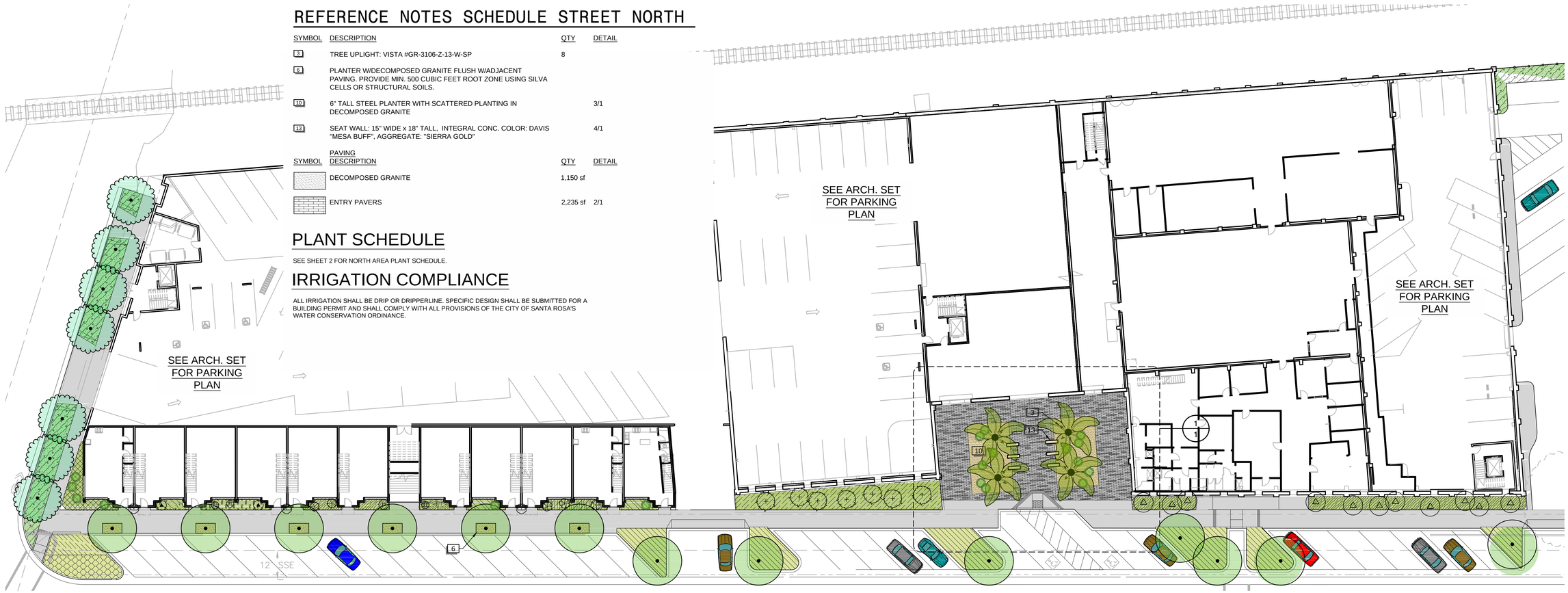
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	DECOMPOSED GRANITE	1,150 sf	
	ENTRY PAVERS	2,235 sf	2/1

PLANT SCHEDULE

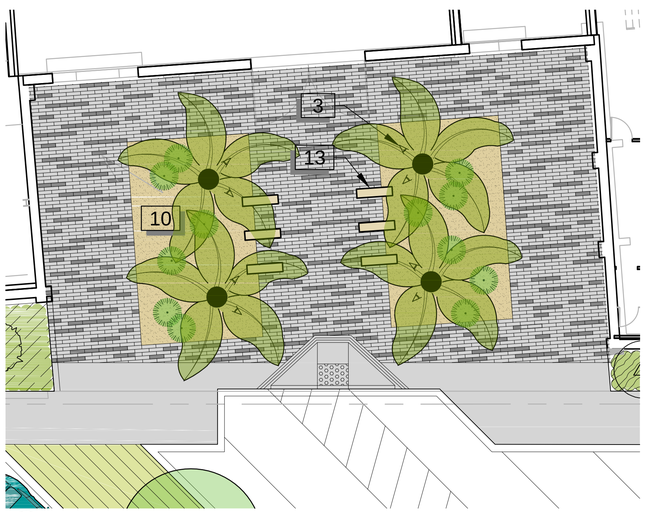
SEE SHEET 2 FOR NORTH AREA PLANT SCHEDULE.

IRRIGATION COMPLIANCE

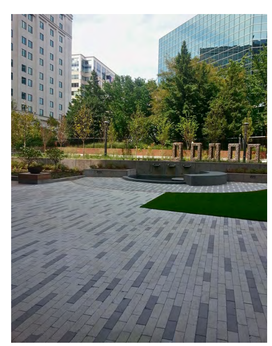
ALL IRRIGATION SHALL BE DRIP OR DRIPPERLINE. SPECIFIC DESIGN SHALL BE SUBMITTED FOR A BUILDING PERMIT AND SHALL COMPLY WITH ALL PROVISIONS OF THE CITY OF SANTA ROSA'S WATER CONSERVATION ORDINANCE.



0 20 40 60 feet
1" = 20'
NORTH



1 ENTRY AREA ENLARGEMENT
1"=10'-0"



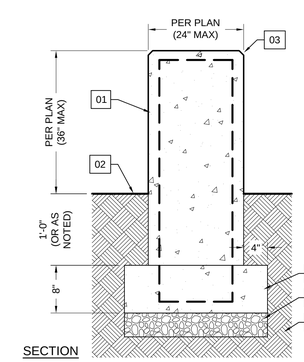
NOTES
6x26 PLANK PAVERS BY PACIFIC INTERLOCK, COLOR AS SHOWN (TWO-TONE GRAY WITH RANDOM STRIPS)

2 ENTRY PAVERS
NTS
D-01

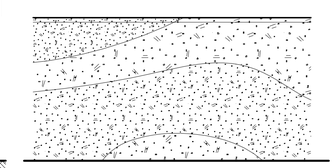
PLANTS IN DECOMPOSED GRANITE SURFACE (NOT INTENDED FOR USE)

6" TALL STEEL EDGE

3 ENTRY PLANTER
NTS
D-02



SECTION



ELEVATION

LEGEND
01 DRY-MIX COLORED CONCRETE WITH COLORED AGGREGATE (SEE PLAN). (DRY CONSISTENCY TO LEAVE SMALL VOIDS.) LIGHT SAND BLAST (PREPARE 3x3 MOCKUPS FOR REVIEW)
02 SURFACE PER PLAN
03 ¾" CHAMFER ALL EDGES
04 #4 BAR 16" OCBW & CONC. FOOTING FOR RETAINING WALLS UP TO 3' AND FREESTANDING WALLS UP TO 4' (FOR OTHER WALLS SEE STRUCTURAL PLANS)
05 4" CLASS 2 AGG. BASE 95% R.C.
06 PREPARED SUBGRADE

NOTES
1. SIZE, CONC. COLOR AND AGGREGATE COLOR PER PLAN
2. PROVIDE MASTIC EXPANSION JOINTS EVERY 30'. COLOR TO MATCH WALL.

4 DRY-MIX RUSTIC COLORED CONC. WALL-2
1" = 1'-0"
D-13

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LANDSCAPE ARCHITECTS, INC.
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DETURK WINERY VILLAGE

SANTA ROSA, CALIFORNIA

DR PLAN - LANDSCAPE
1 - NORTH
DATE: 2016.10.12

PLANT SCHEDULE STREET SOUTH

TREES	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink	36" box		11	
	Magnolia grandiflora `Samuel Sommer` TM / Southern Magnolia	36" box		5	
	Ulmus parvifolia `True Green` / True Green Elm	36" box		3	
PALM TREES	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	Phoenix dactylifera / Date Palm	20`-25` trunk		4	
SHRUB AREAS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**	**REMARKS**
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	62	
	Juncus patens `Elk Blue` / Spreading Rush	1 gal	36" o.c.	263	
	Pittosporum tobira `Wheeler`s Dwarf` / Dwarf Pittosporum	5 gal	48" o.c.	26	
	Yucca filamentosa `Variegata` / Variegated Adams`s Needle	5 gal	48" o.c.	31	

REFERENCE NOTES SCHEDULE STREET SOUTH

SYMBOL	DESCRIPTION	QTY	DETAIL
6	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING. PROVIDE MIN. 500 CUBIC FEET ROOT ZONE USING SILVA CELLS OR STRUCTURAL SOILS.		
9	6` STEEL FENCE: SIMILAR TO BALCONY METALWORK		1/2
SYMBOL	**DESCRIPTION**	**QTY**	**DETAIL**
×	TREES TO BE REMOVED (BLACK WALNUT, CHINESE HACKBERRY)	30	
⊗	IN-GRADE TREE UPLIGHT: VISTA #GR-XXX-Z-13-W-SP	8	
SYMBOL	**PAVING DESCRIPTION**	**QTY**	**DETAIL**
	DECOMPOSED GRANITE	272 sf	

PLANT SCHEDULE STREET NORTH

TREES	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	Magnolia grandiflora `Samuel Sommer` TM / Southern Magnolia	36" box		13	
	Pistacia chinensis / Chinese Pistache	24" box		7	
PALM TREES	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	Phoenix dactylifera / Date Palm	20`-25` trunk		4	
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	Cercis occidentalis / Western Redbud	15 gal		11	
	Chondropetalum tectorum / Cape Rush	5 gal		18	
	Hibiscus syriacus `Helene`	15 gal		7	
	Loropetalum chinense rubrum `Razzleberri` / Razzleberri Fringe Flower	5 gal		3	
	Ribes speciosum `Rana Creek` / Fuchsia Flowering Gooseberry	5 gal		1	
	Rosa rugosa (double pink) / Rugosa Rose (double pink)	5 gal		2	
	Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary	5 gal		3	
	Senna phyllodinea / Senna	5 gal		2	
	Westringia fruticosa `Morning Light` / Morning Light Coast Rosemary	5 gal		3	
SHRUB AREAS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**	**REMARKS**
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	417	
	Juncus patens `Elk Blue` / Spreading Rush	1 gal	36" o.c.	102	
	Pittosporum tobira `Cream De Mint` TM / Cream De Mint Dwarf Mock Orange	5 gal	36" o.c.	91	
	Pittosporum tobira `Wheeler`s Dwarf` / Dwarf Pittosporum	5 gal	48" o.c.	17	
	Yucca filamentosa `Variegata` / Variegated Adams`s Needle	5 gal	48" o.c.	11	
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**	**REMARKS**
	Arctostaphylos `Point Reyes`	5 gal	42" o.c.	5	
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	13	
	Helictotrichon sempervirens `Sapphire` / Blue Oat Grass	1 gal	36" o.c.	24	
	Hemerocallis Mix / Daylily Mix	1 gal	24" o.c.	28	
	Rubus pentalobus `Emerald Carpet` / Bramble	1 gal	48" o.c.	48	
	Salvia leucantha `Midnight` / Mexican Bush Sage	1 gal	24" o.c.	28	
	Vinca minor `Alba` / White Dwarf Periwinkle	flat	12" o.c.	110	with mixed Narcissus (1 bulb per sq. ft.)

NOTES
STEEL GRATE FENCE,
GALVANIZED OR BLACK,
PLANTED WITH VINES

1 6` STEEL FENCE
NTS D–10

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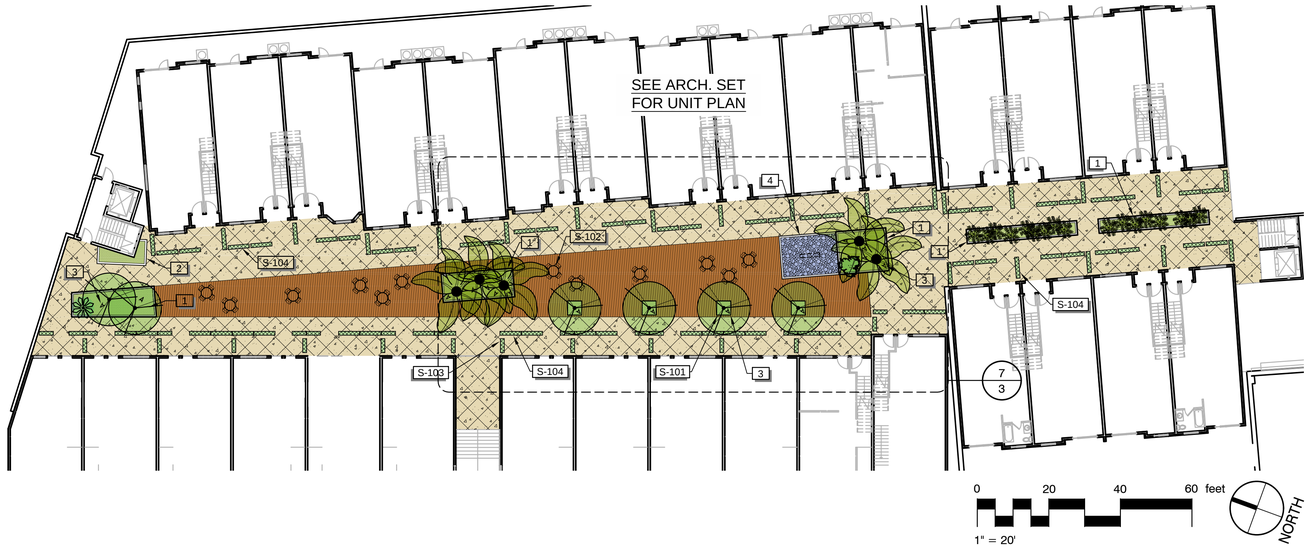
DETURK WINERY VILLAGE

SANTA ROSA, CALIFORNIA

DR PLAN - LANDSCAPE
2 - SOUTH
DATE: 2016.10.12



PLANT SCHEDULE PODIUM

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Acer palmatum / Multi-Trunk Japanese Maple	36" box	6	

PALM TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Butia capitata / Pindo Palm	24" box	1	
	Chamaerops humilis / Mediterranean Fan Palm	24" box	1	
	Phoenix dactylifera / Date Palm	20`-25` trunk	5	

BAMBOO	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Phyllostachys nigra `Dikokuchiku` / Giant Black Bamboo	24" box	17	

CONCEPT PLANT SCHEDULE PODIUM

RAISED PODIUM PLANTERS & BOXES
Abutilon pictum `Thompsonii` / Variegated Flowering Maple
Acanthus mollis / Bear`s Breech
Asparagus meyeri / Foxtail Fern
Azalea Southern Indica Hybrid / Southern Indica Azalea - pink or red
Camellia sasanqua / Christmas Camellia
Clivia miniata / Kaffir Lilly
Correa pulchella `Orange Flame` / Australian Fuchsia
Cyrtomium falcatum / Holly Fern
Dianella tasmanica / Flax Lily
Dicksonia antarctica / Tasmanian Tree Fern
Fatsia japonica / Japanese Fatsia
Helleborus x `Pink Lady` / Hellebore
Hydrangea quercifolia `Alice` / Alice Oakleaf Hydrangea
Melianthus major / Honey Bush
Michelia figo `Port Wine` / Banana Shrub
Nephrolepis cordifolia / Tuberous Sword Fern
Ribes speciosum / Fuchsia Flowering Gooseberry
Woodwardia fimbriata / Giant Chain Fern

REFERENCE NOTES SCHEDULE PODIUM

SYMBOL	DESCRIPTION	QTY	DETAIL
1	RAISED PODIUM PLANTERS: 36" TALL, FINISH TBS		2/3
2	LOW PLANTER: 12" CURB, FINISH TBS		
3	TREE UPLIGHT: VISTA #GR-3106-Z-13-W-SP	15	

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	TREE PLANTER: 48"x48"x36" TALL	4	3/3
S-102	TABLES + CHAIRS (TBS BY OWNER)	12	
S-103	4` PLANTER: 48"x14"x24" TALL	25	5/3
S-104	6` PLANTER: 72"x14"x24" TALL	81	5/3

SYMBOL	DESCRIPTION	QTY	DETAIL
	RECIRCULATING WATER FEATURE: RAIN RING ABOVE @ 4TH FLOOR, POOL IS 18" TALL, FINISH TBS	171 sf	1/3

PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
	HARDWOOD DECK: 1x6 SET FLUSH WITH ADJACENT PAVING	2,790 sf	4/3
	CONCRETE PAVING #1	15,630 sf	6/3

NOTES
1. FOUNTAIN IS A RAIN MANIFOLD SUSPENDED FROM 4TH FLOOR
2. POOL IS 18" TALL CORTEN SURROUND WITH STONES INSIDE

1 FOUNTAIN
NTS D-07

NOTES
BOARD-FORM CONCRETE, NATURAL COLOR OR DAVIS COLOR "SANDSTONE"

2 RAISED PLANTERS
NTS D-04

NOTES
TOURNESOL WILSHIRE SQUARE FIBERGLASS PLANTER, COLOR "CHAPARRAL"

3 TREE PLANTERS
NTS D-05

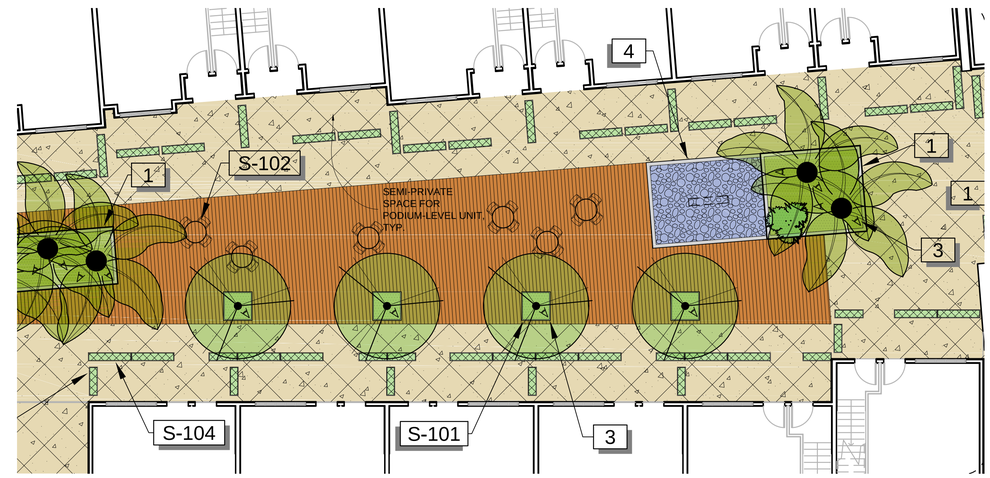
4 HARDWOOD DECKING
NTS D-09

NOTES
TURNESOL PLANTER, FRC TRAVERTINE FINISH, DAVIS COLOR "SANDSTONE" (MATCH PAVEMENT)

5 4` AND 6` PLANTERS
NTS D-06

NOTES
PLIGHT BROOM FINISH IN OPPOSING DIRECTIONS, TOOL JOINTS, DAVIS COLOR "SANDSTONE" OR SIMILAR

6 CONCRETE PAVING #1
NTS D-03



7 PODIUM ENLARGEMENT
1"=10'-0"

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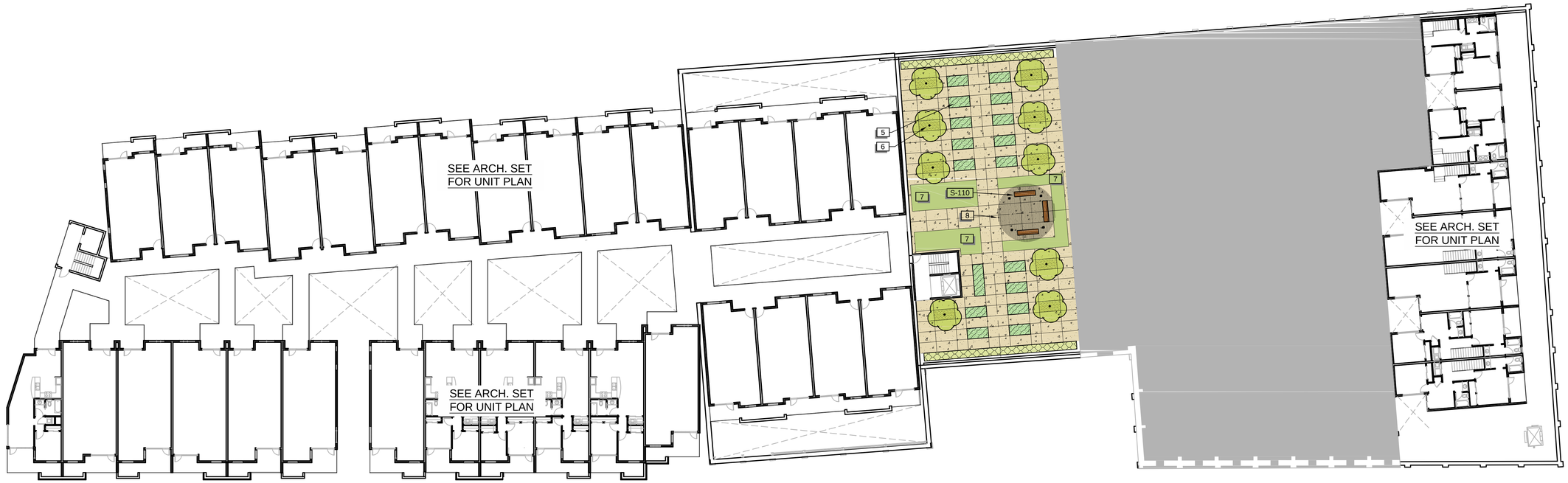
DETURK WINERY VILLAGE

SANTA ROSA, CALIFORNIA

DR PLAN - LANDSCAPE
3 - PODIUM
DATE: 2016.10.12



0 20 40 60 feet
1" = 20'
NORTH

CONCEPT PLANT SCHEDULE ROOF

FRUIT TREES: PLUM, APPLE, APRICOT, NECTARINE
Malus domestica `Golden Delicious` / Golden Delicious Apple
Malus domestica `Gravenstein` / Apple
Malus x domestica `Anna` / Anna Apple
Prunus armeniaca `Blenheim` / Blenheim Apricot
Prunus armeniaca `Moorpark` / Moorpark Apricot
Prunus domestica `Elephant Heart` / Elephant Heart Plum
Prunus domestica `Green Gage` / European Plum
Prunus domestica `Late Santa Rosa` / Late Santa Rosa Plum
Prunus domestica `Santa Rosa` / Santa Rosa Plum

LOW WATER-USE AREA
Dietes vegeta `Variegata` / Variegated African Iris
Pittosporum tobira `Cream De Mint` TM / Cream De Mint Dwarf Mock Orange
Rosmarinus officinalis `Huntington Blue` / Rosemary
Salvia greggii `Pink` / Pink Autumn Sage
Yucca filamentosa `Variegata` / Variegated Adams`s Needle

HERBS, SUCCULENTS & GRASSES
Carex divulsa / Berkeley Sedge
Carex testacea `Prairie Fire` / Prairie Fire Sedge
Crocosmia x crocosmiiflora / Common Crocosmia
Echeveria Mix / Echeveria
Erigeron karvinskianus `Moerheimii` / Pink Santa Barbara Daisy
Festuca ovina glauca / Blue Sheep Fescue
Gaura lindheimeri `Siskiyou Pink` / Siskiyou Pink Gaura
Helianthemum nummularium `Wisley Pink` / Wisley Pink Rock Rose
Helictotrichon sempervirens `Sapphire` / Blue Oat Grass
Hemerocallis Mix / Daylily Mix
Heuchera x `Fireworks` / Fireworks Coral Bells
Iris germanica / German Iris
Lantana montevidensis / Trailing Lantana
Lavandula angustifolia `Hidcote Superior` / Hidcote Superior Lavender
Pennisetum orientale / Oriental Fountain Grass
Pennisetum rubrum / Fountain Grass
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary
Salvia greggii / Autumn Sage
Salvia leucantha `Midnight` / Mexican Bush Sage
Sedum Mix / Sedum
Teucrium chamaedrys / Germander
Thymus x citriodorus `Lime` / Lime Thyme

RAISED VEGETABLE BEDS
-

REFERENCE NOTES SCHEDULE ROOF

SYMBOL	DESCRIPTION	QTY	DETAIL
4	RAISED VEGETABLE PLANTERS: 4`x8`x24" TALL		2/3
5	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING		
6	12" TALL STEEL PLANTER		
7	SHADE STRUCTURE		2/4

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-110	BENCH	3	3/4

SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	CONCRETE PAVING #1	4,550 sf	3/2
	DECOMPOSED GRANITE	288 sf	

1 METAL EDGING
NTS D-08

2 STEEL GRATE SHADE STRUCTURE
NTS D-11

3 RECLAIMED WOOD BENCH
NTS D-12

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DETURK WINERY VILLAGE

SANTA ROSA, CALIFORNIA

DR PLAN - LANDSCAPE
4 - ROOF
DATE: 2016.10.12

Luminaire Schedule

Symbol	Label	QTY	Description	LLF	Wattage
	SL5	12	LED Wallpack	1	28.1
	SL3	2	LED Bollard	1	22
	SL1	14	LED Street Light	1	55
	SL2	2	Pole Mounted LED Parking Lot Fixture	1	53.8
	SL2HS	1	LED Wallpack with House Shield	1	52
	SL6	8	Wall Mounted LED Downlight	0.5	6.77

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
Parking Lot	+	1.7 fc	7.8 fc	0.3 fc	26.0:1	5.7:1	0.2:1
Pedestrian Walkway	+	1.3 fc	5.6 fc	0.2 fc	28.0:1	6.5:1	0.2:1
Street Lighting	+	1.4 fc	3.6 fc	0.3 fc	12.0:1	4.7:1	0.4:1

SUMMIT

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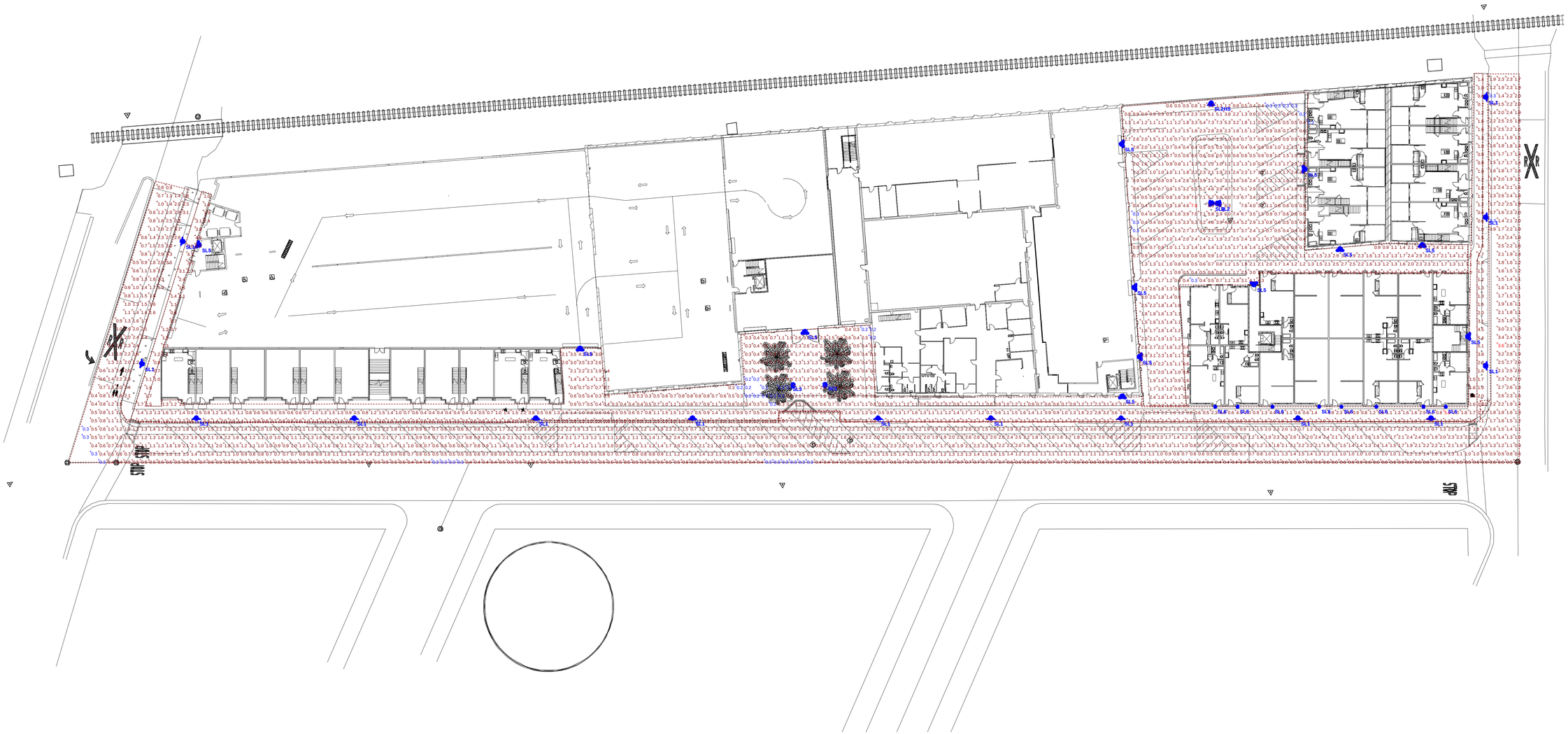
VISUAL



Plan View
Scale - 1" = 30'

Deturk Winery Village
Site Lighting Photometric Calculations

Designer

Date
9/19/2016

Scale
Not to Scale

Drawing No.

Summary

PROJECT DATA

ADDRESS:	806 DONAHUE STREET & 8 W 9TH STREET SANTA ROSA, CA
ASSESSOR'S PARCEL NUMBERS:	010-091-007 & 010-091-001
ZONING:	TV-R-H-SA

AREAS

OVERALL LOT AREA:	157,251 SF 3.61 ACRES
EXISTING BUILDING COVERAGE:	96,541 SF (61% OF OVERALL)

PROJECT DIRECTORY

PROPERTY OWNER:	RAILROAD SQUARE VILLAGE, LLC 808 DONAHUE STREET SANTA ROSA, CA 95401
ARCHITECT:	O'MALLEY WILSON WESTPHAL, A/E ALLIANCE 555 FIFTH STREET, SUITE 200 SANTA ROSA, CA 95401 (707) 636-0828
CIVIL ENGINEER:	BKF ENGINEERS 200 4TH STREET, SUITE 300 SANTA ROSA, CA 95401 (707) 583-8500
LANDSCAPE ARCHITECT:	IMAGINE SONOMA 801 CAMELIA STREET, SUITE E BERKELEY, CA 94710 (510) 926-2600

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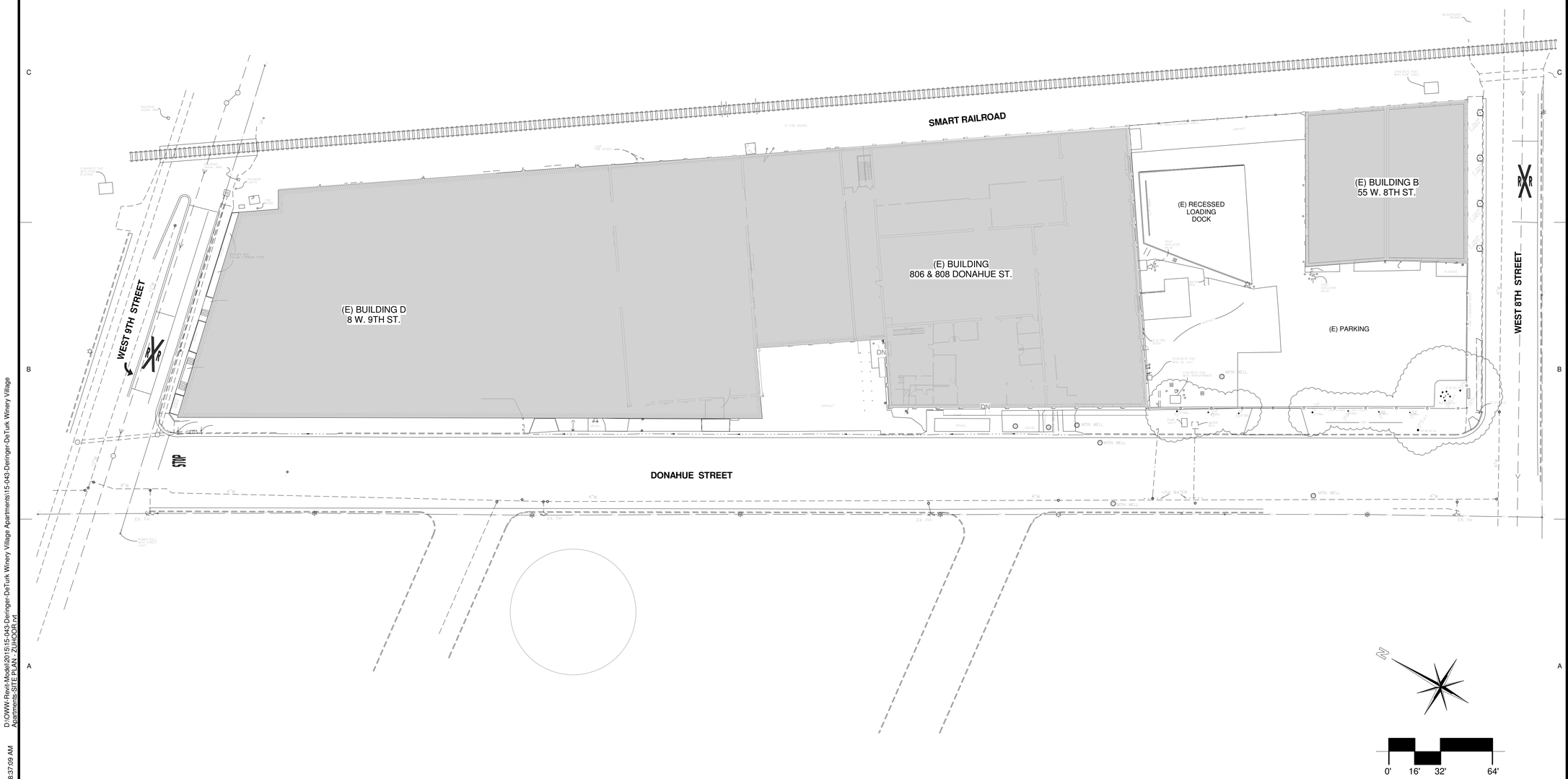

Railroad Square Village, LLC

DeTurk Winery Village Apartments

806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

No.	Description	Date

DATE:	09/22/2016
PROJECT NUMBER:	15-043
PROJECT PHASE:	SD
DRAWN BY:	KO / ZS
CHECKED BY:	KO

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SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

A-0.5

A1 EXISTING SITE PLAN
1/32" = 1'-0"

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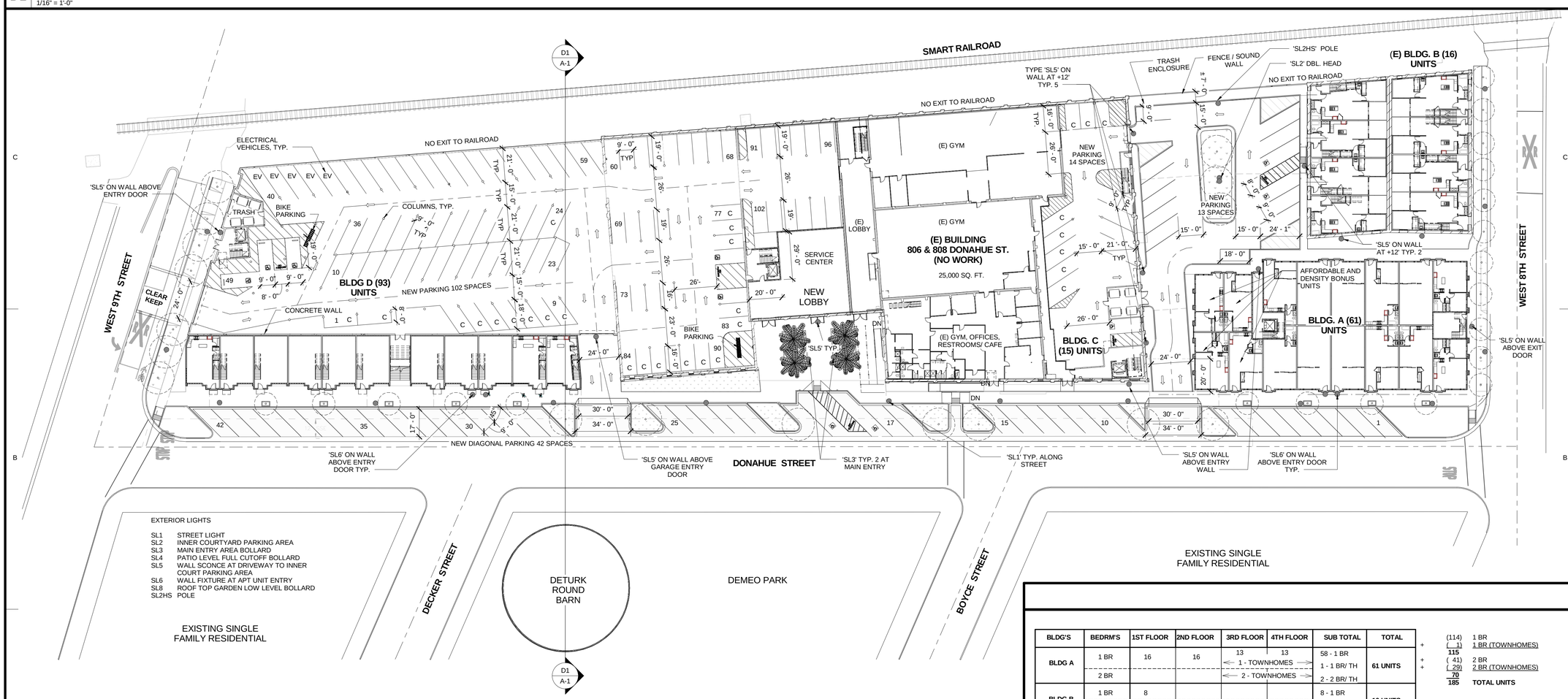
D1 SITE SECTION @ BLDG. D
1/16" = 1'-0"



EXTERIOR LIGHTS

SL1	STREET LIGHT
SL2	INNER COURTYARD PARKING AREA
SL3	MAIN ENTRY AREA BOLLARD
SL4	PATIO LEVEL FULL CUTOFF BOLLARD
SL5	WALL SCONCE AT DRIVEWAY TO INNER COURT PARKING AREA
SL6	WALL FIXTURE AT APT UNIT ENTRY
SL8	ROOF TOP GARDEN LOW LEVEL BOLLARD
SL2HS	POLE

A1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

BLDG'S	BEDRM'S	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	SUB TOTAL	TOTAL
BLDG A	1 BR	16	16	13	13	58 - 1 BR	61 UNITS
				← 1 - TOWNHOMES →		1 - 1 BR/ TH	
	2 BR			← 2 - TOWNHOMES →		2 - 2 BR/ TH	
BLDG B	1 BR	8				8 - 1 BR	16 UNITS
	2 BR		← 8 - TOWNHOMES →			8 - 2 BR/ TH	
BLDG C	1 BR		7			7 - 1 BR	15 UNITS
			← 1 - TOWNHOME →				
	2 BR			← 7 - TOWNHOMES →		8 - 2 BR/ TH	
BLDG D DONAHUE ST.	1 BR		1	1	1	3 - 1 BR 11 - 2 BR/ TH	36 UNITS
	2 BR	← 11 - TOWNHOMES →		11	11	22 - 2BR	
RAILROAD	1 BR			11	11	22 - 1 BR	33 UNITS
	2 BR		11			11 - 2BR	
EXISTING BUILDING	1 BR			8	8	16 - 1 BR	24 UNITS
	2 BR		8			8 - 2BR	93 UNITS
						TOTAL UNITS = 185	

	(114)	1 BR
+	(1)	1 BR (TOWNHOMES)
	115	
+	(41)	2 BR
+	(29)	2 BR (TOWNHOMES)
	70	
	185	TOTAL UNITS

PARKING REQUIREMENTS:

(1/2) PARKING SPACE FOR 1 - BEDROOM:
115 x 1/2 = 58 PARKING

(1) PARKING SPACE FOR 2 - BEDROOM
70 x 1 = 70 PARKING

(128) RESIDENTIAL PARKING SPACES REQUIRED
(129) RESIDENTIAL PARKING SPACES PROVIDED
(42) CURB-SIDE PARKING SPACES PROVIDED

UNIT COUNT
3/16" = 1'-0"

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CONSULTANTS

SEAL

Railroad Square Village, LLC

DeTurk Winery Village Apartments

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Santa Rosa, CA 95401

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ARCHITECTURAL SITE PLAN

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A-1

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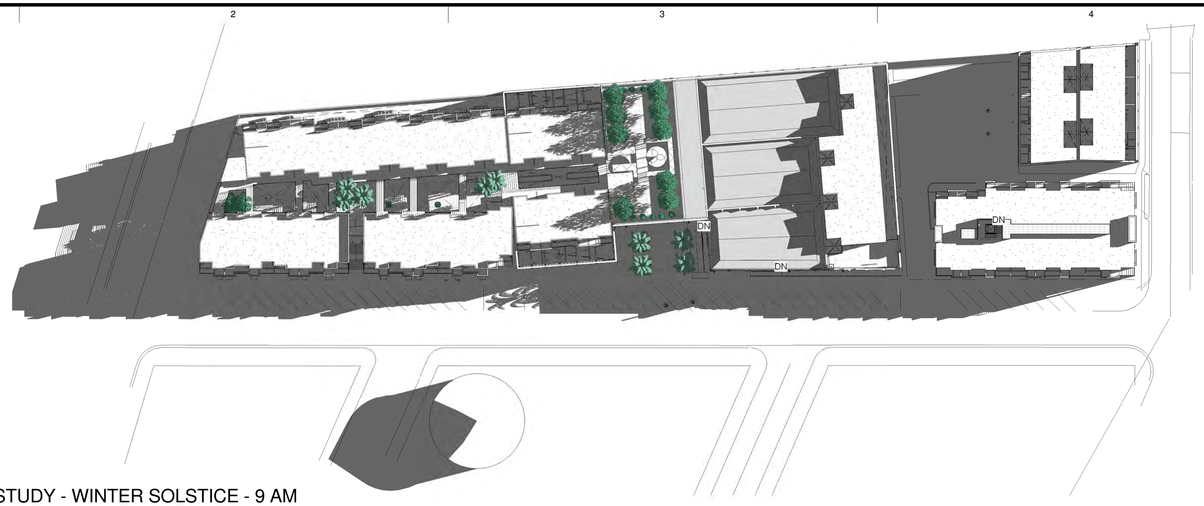


SHADOW STUDY - WINTER SOLSTICE - 9 AM

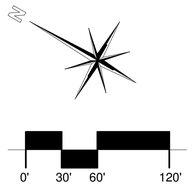
1" = 60'-0"

SHADOW STUDY - WINTER SOLSTICE - 12 PM

1" = 60'-0"

SHADOW STUDY - WINTER SOLSTICE - 3 PM

1" = 60'-0"



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DeTurk Winery Village Apartments

806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

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SHADOW STUDY - WINTER SOLSTICE

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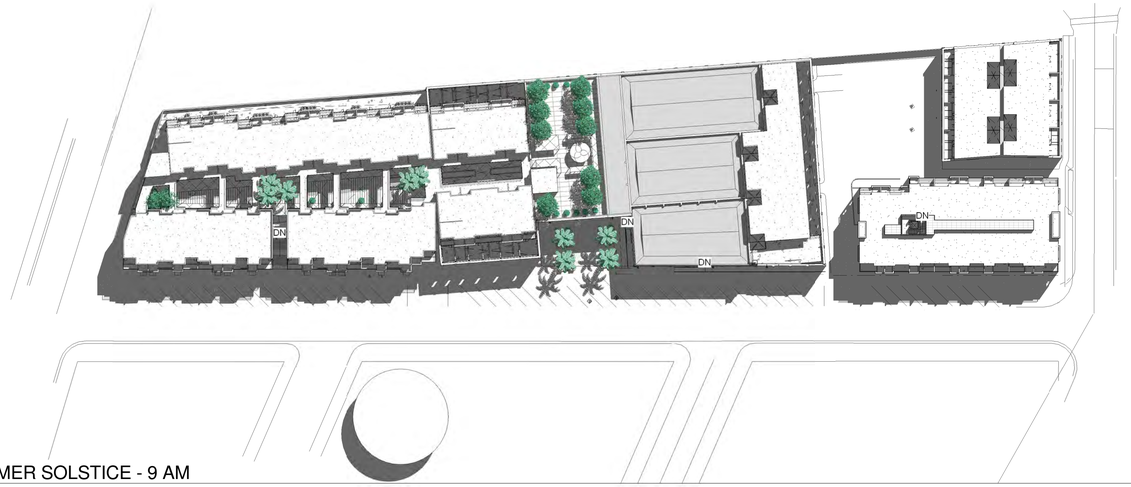

SHADOW STUDY - SUMMER SOLSTICE - 9 AM

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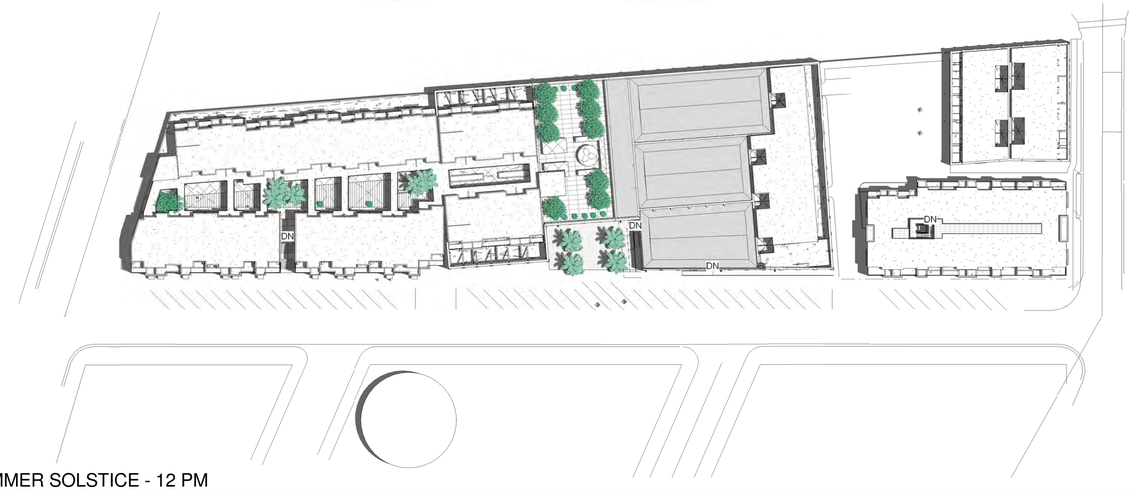

SHADOW STUDY - SUMMER SOLSTICE - 12 PM

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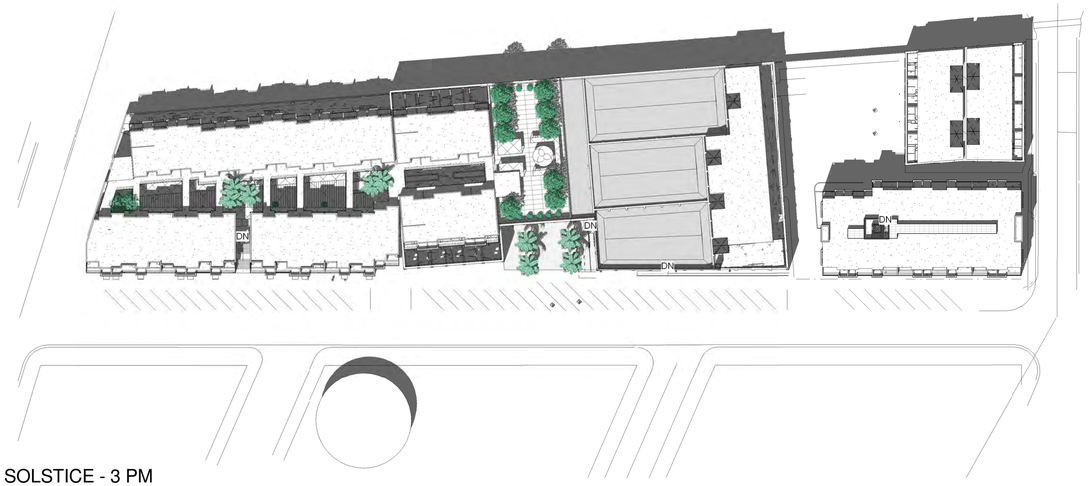

SHADOW STUDY - SUMMER SOLSTICE - 3 PM

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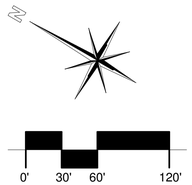

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Railroad Square Village, LLC

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SHADOW STUDY - SUMMER SOLSTICE

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DONAHUE STREET ELEVATION

BUILDING D DONAHUE STREET

BUILDING A DONAHUE STREET

A/E ALLIANCE

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Railroad Square Village, LLC

DeTurk Winery Village Apartments

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3D - IMAGES

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BUILDING A @ DONAHUE ST. & 8TH

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DeTurk Winery Village Apartments

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Santa Rosa, CA 95401

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A-1.4

10/24/2016 11:58:33 AM E:\OWW-Revit-Model\15-043-Deringer-DeTurk Winery Village Apartments\15-043-Deringer-DeTurk Winery Village Apartments-IMAGES -KEVIN.rvt

BUILDING D & (E) BUILDING @ DONAHUE ST.

A/E ALLIANCE

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CONSULTANTS

SEAL

Railroad Square Village, LLC

DeTurk Winery Village Apartments

806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

No.	Description	Date

DATE:	10/12/2016
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3D- IMAGES

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A-1.5

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BUILDING D @ DONAHUE ST. & 9TH

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806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

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A-1.6A

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BUILDING D - COURTYARD LOOKING SOUTH

A/E ALLIANCE

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A-1.6B

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BUILDING D COURTYARD @ 4TH FLOOR LOOKING NORTH

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A-1.6C

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BUILDING B @ RAILROAD ST. & 8TH

A/E ALLIANCE

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3D - IMAGES

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A-1.7

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BUILDING A

BUILDING D

A/E ALLIANCE
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SOUTH EXTERIOR ELEVATION- BUILDINGS A&B

1/16" = 1'-0"

NORTH EXTERIOR ELEVATION - BUILDING D

1/16" = 1'-0"

{3D}

A/E ALLIANCE

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3D & ELEVATIONS

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A-1.9

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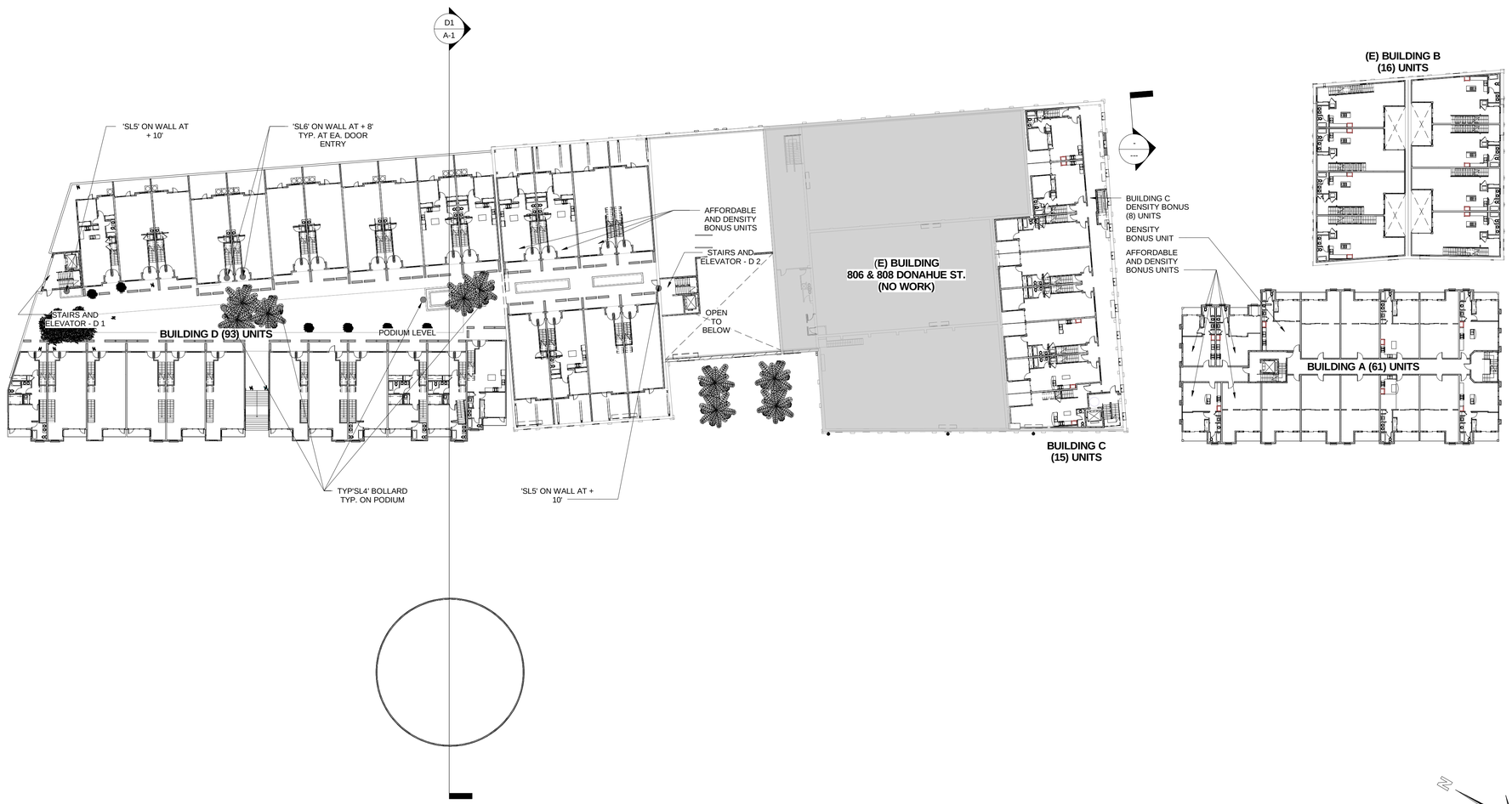

A1 2ND LEVEL FLOOR PLAN
1/32" = 1'-0"

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SECOND LEVEL FLOOR PLAN

SHEET NUMBER

A-2

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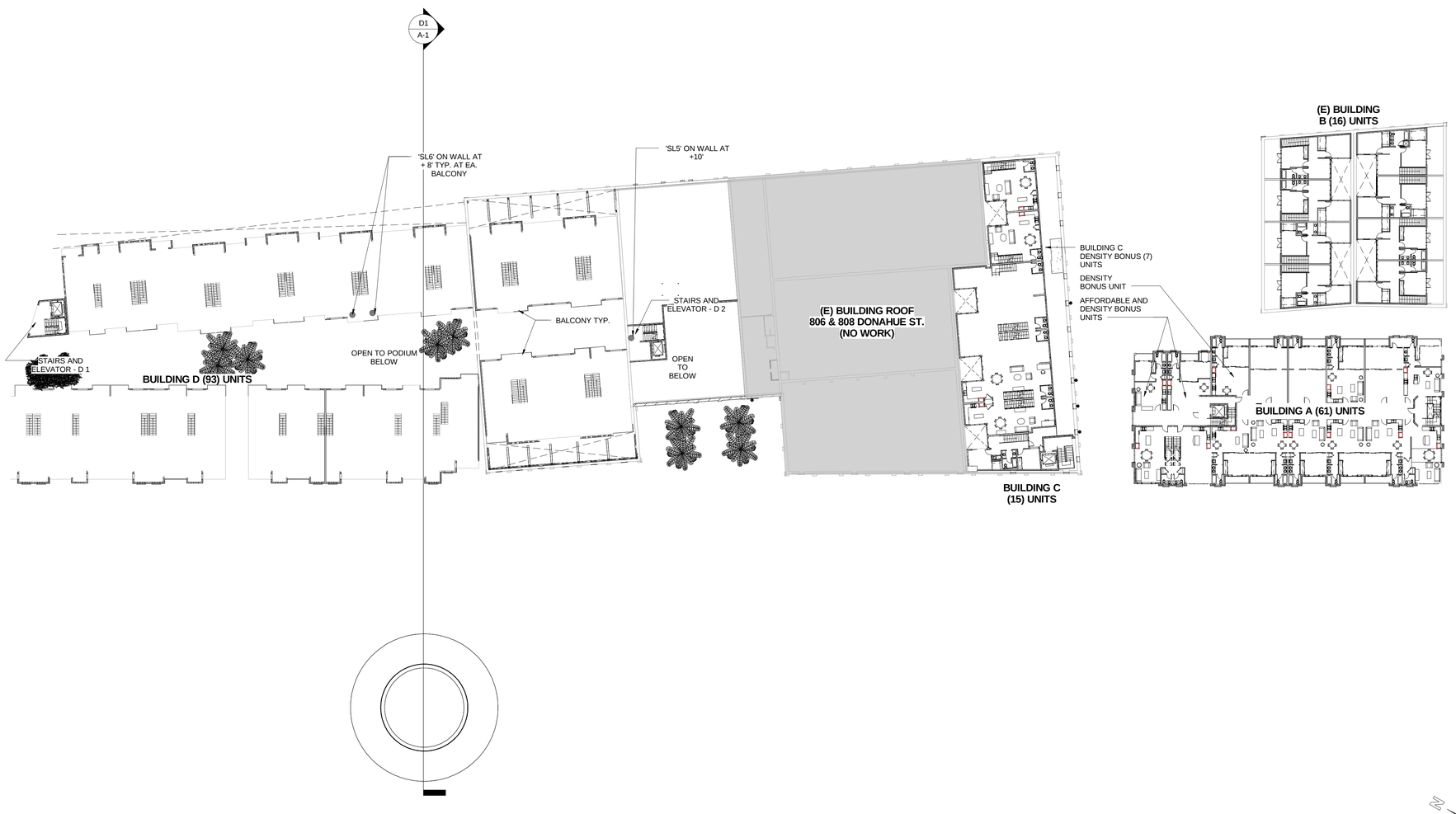

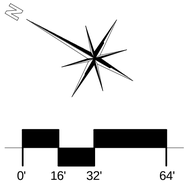

A1 3RD LEVEL FLOOR PLAN
1/32" = 1'-0"

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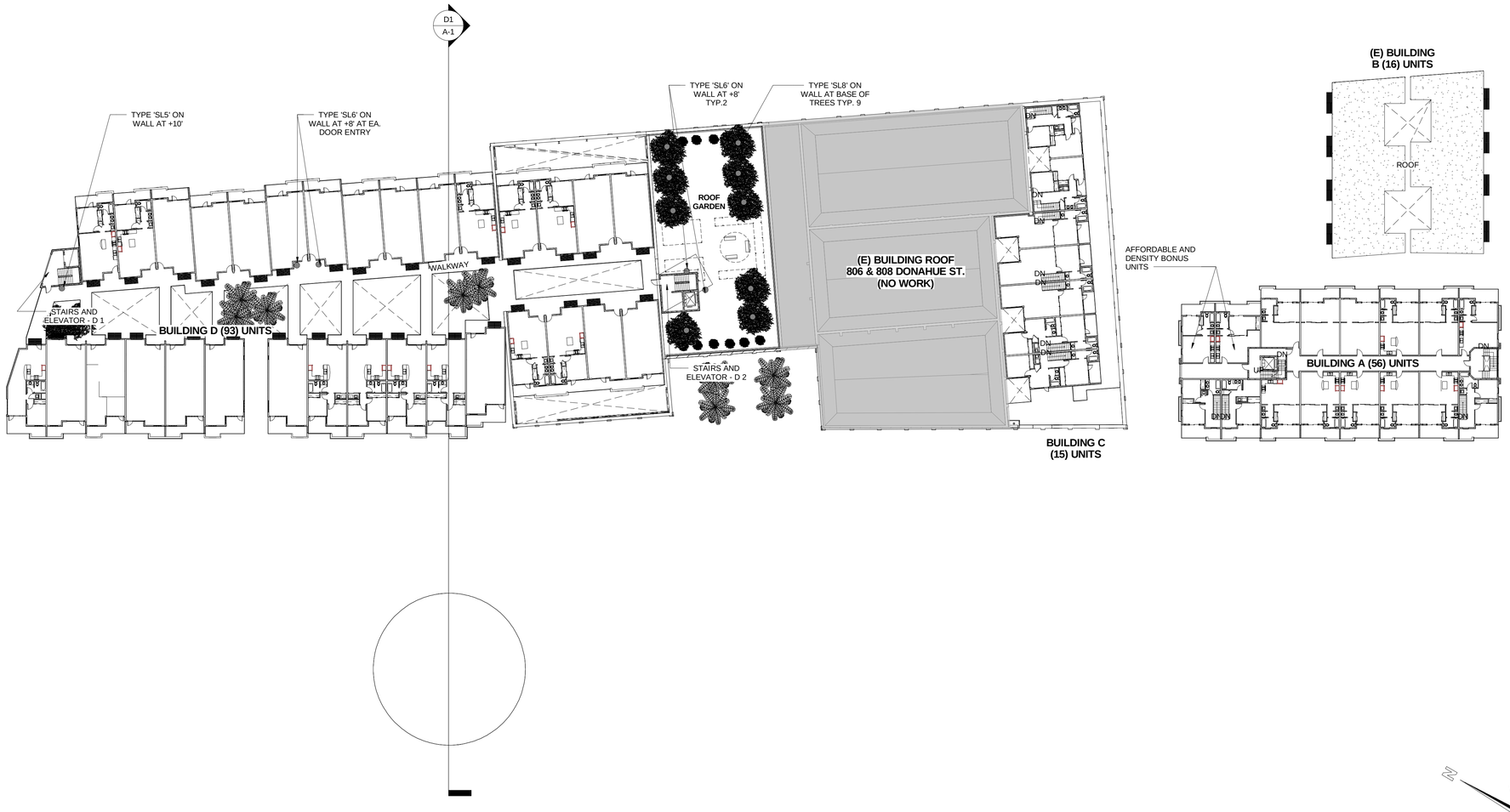
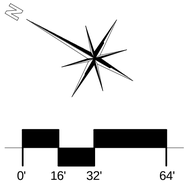
SHEET TITLE

THIRD LEVEL FLOOR PLAN

SHEET NUMBER

A-3





A1 4TH LEVEL FLOOR PLAN
1/32" = 1'-0"

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SHEET TITLE

4TH LEVEL FLOOR PLAN

SHEET NUMBER

A-4

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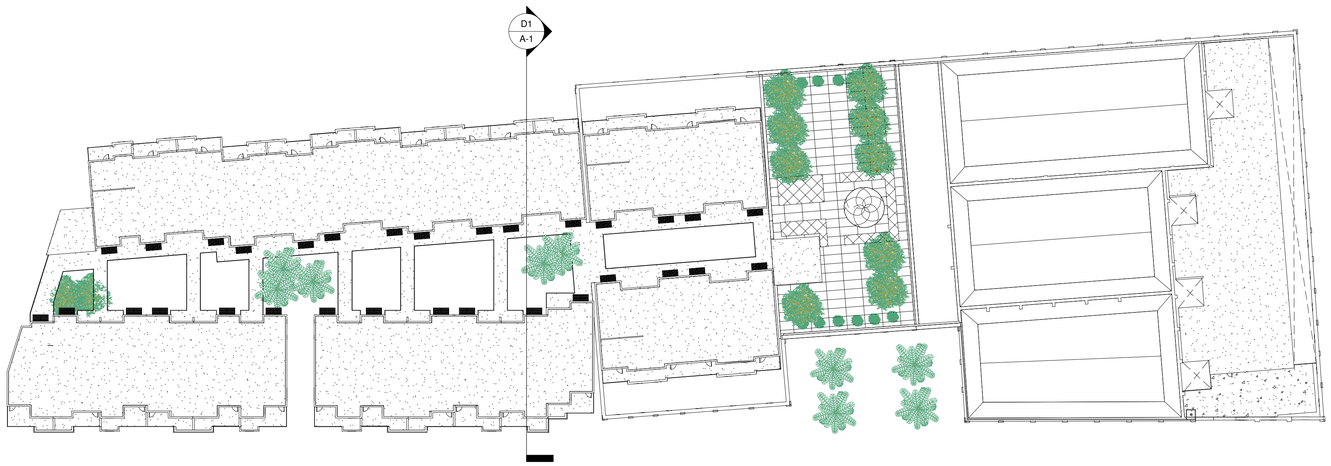

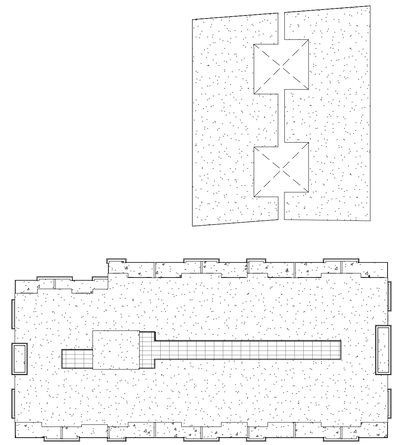

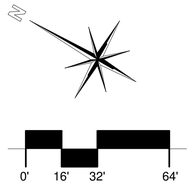

A1 ROOF PLAN
1/32" = 1'-0"

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-5

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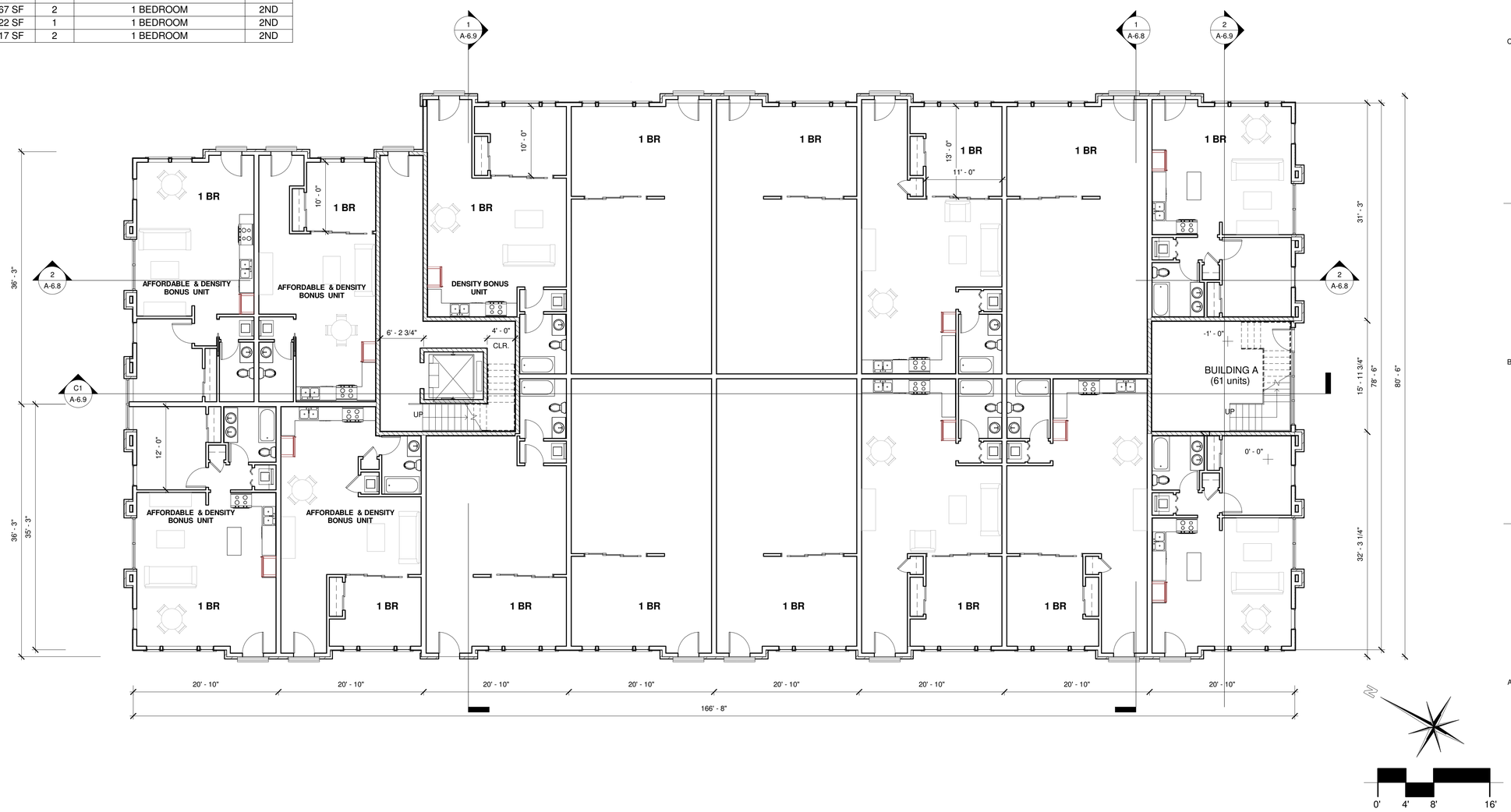
Area Schedule (UNITS AREA) BUILDING A				
UNIT NAME	AREA	TYPE	UNIT TYPE	FLOOR
110	825 SF	4	1 BEDROOM	1ST
109	661 SF	2	1 BEDROOM	1ST
108	661 SF	2	1 BEDROOM	1ST
107	825 SF	4	1 BEDROOM	1ST
112	825 SF	4	1 BEDROOM	1ST
113	825 SF	4	1 BEDROOM	1ST
104	825 SF	4	1 BEDROOM	1ST
105	825 SF	4	1 BEDROOM	1ST
106	825 SF	4	1 BEDROOM	1ST
111	825 SF	4	1 BEDROOM	1ST
116	644 SF	2	1 BEDROOM	1ST
115	624 SF	2	1 BEDROOM	1ST
101	751 SF	3	1 BEDROOM	1ST
102	713 SF	3	1 BEDROOM	1ST
103	714 SF	3	1 BEDROOM	1ST
114	709 SF	3	1 BEDROOM	1ST
201	594 SF	1	1 BEDROOM	2ND
202	587 SF	1	1 BEDROOM	2ND
204	671 SF	2	1 BEDROOM	2ND
205	671 SF	2	1 BEDROOM	2ND
206	672 SF	2	1 BEDROOM	2ND
207	671 SF	2	1 BEDROOM	2ND
210	684 SF	2	1 BEDROOM	2ND
209	634 SF	2	1 BEDROOM	2ND
208	619 SF	2	1 BEDROOM	2ND
211	685 SF	2	1 BEDROOM	2ND
212	684 SF	2	1 BEDROOM	2ND
213	684 SF	2	1 BEDROOM	2ND
214	600 SF	2	1 BEDROOM	2ND
215	667 SF	2	1 BEDROOM	2ND
216	522 SF	1	1 BEDROOM	2ND
203	617 SF	2	1 BEDROOM	2ND

Area Schedule (UNITS AREA) BUILDING A				
UNIT NAME	AREA	TYPE	UNIT TYPE	FLOOR
309	634 SF	2	1 BEDROOM	3RD
310	684 SF	2	1 BEDROOM	3RD
311	684 SF	2	1 BEDROOM	3RD
312	684 SF	2	1 BEDROOM	3RD
313	683 SF	2	1 BEDROOM	3RD
314	603 SF	2	1 BEDROOM	3RD
315	666 SF	2	1 BEDROOM	3RD
316	522 SF	1	1 BEDROOM	3RD
303	630 SF	2	1 BEDROOM	3RD
304	683 SF	2	1 BEDROOM	3RD
305	683 SF	2	1 BEDROOM	3RD
306	685 SF	2	1 BEDROOM	3RD
307	684 SF	2	1 BEDROOM	3RD
403	548 SF	1	1 BEDROOM	4TH
404	602 SF	2	1 BEDROOM	4TH
405	602 SF	2	1 BEDROOM	4TH
406	602 SF	2	1 BEDROOM	4TH
407	602 SF	2	1 BEDROOM	4TH
409	552 SF	1	1 BEDROOM	4TH
410	602 SF	2	1 BEDROOM	4TH
411	602 SF	2	1 BEDROOM	4TH
412	602 SF	2	1 BEDROOM	4TH
413	602 SF	2	1 BEDROOM	4TH
414	517 SF	1	1 BEDROOM	4TH
415	563 SF	1	1 BEDROOM	4TH
416	465 SF	1	1 BEDROOM	4TH
1 BEDROOM	38,324 SF			

Area Schedule (UNITS AREA) BUILDING A				
UNIT NAME	AREA	TYPE	UNIT TYPE	FLOOR
302	654 SF	7	1 BEDROOM 2-STORY TOWNHOME	3RD
302	466 SF	7	1 BEDROOM 2-STORY TOWNHOME	4TH
1 BEDROOM 2-STORY TOWNHOME	1,120 SF			
308	687 SF	7	2 BEDROOM 2-STORY TOWNHOME	3RD
308	499 SF	7	2 BEDROOM 2-STORY TOWNHOME	4TH
2 BEDROOM 2-STORY TOWNHOME	1,186 SF			
301	662 SF	7	2 BEDROOM 2-STORY TOWNHOME.	3RD
301	473 SF	7	2 BEDROOM 2-STORY TOWNHOME.	4TH
2 BEDROOM 2-STORY TOWNHOME.	1,135 SF			
Grand total	41,765 SF			



A1 BUILDING A- 1ST FLOOR
1/8" = 1'-0"

A/E ALLIANCE

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DeTurk Winery Village Apartments

806 Donahue Street/ 8 West 9th Street
Santa Rosa, CA 95401

No.	Description	Date

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SHEET TITLE

BUILDING "A" FIRST FLOOR PLAN

SHEET NUMBER

A-6.1

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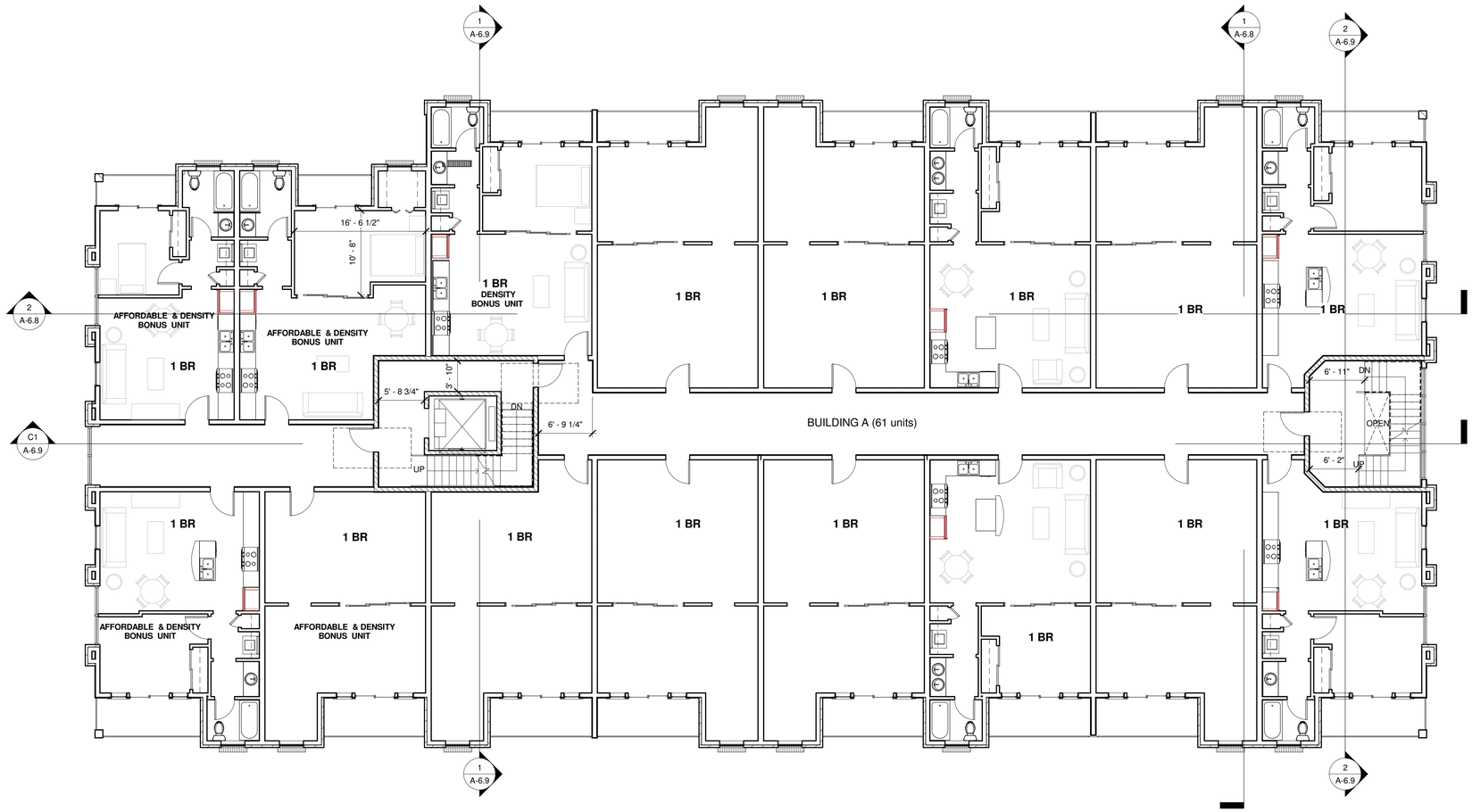

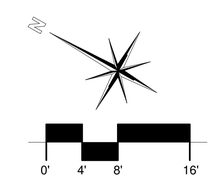

A1 BUILDING A- 2ND FLOOR
1/8" = 1'-0"

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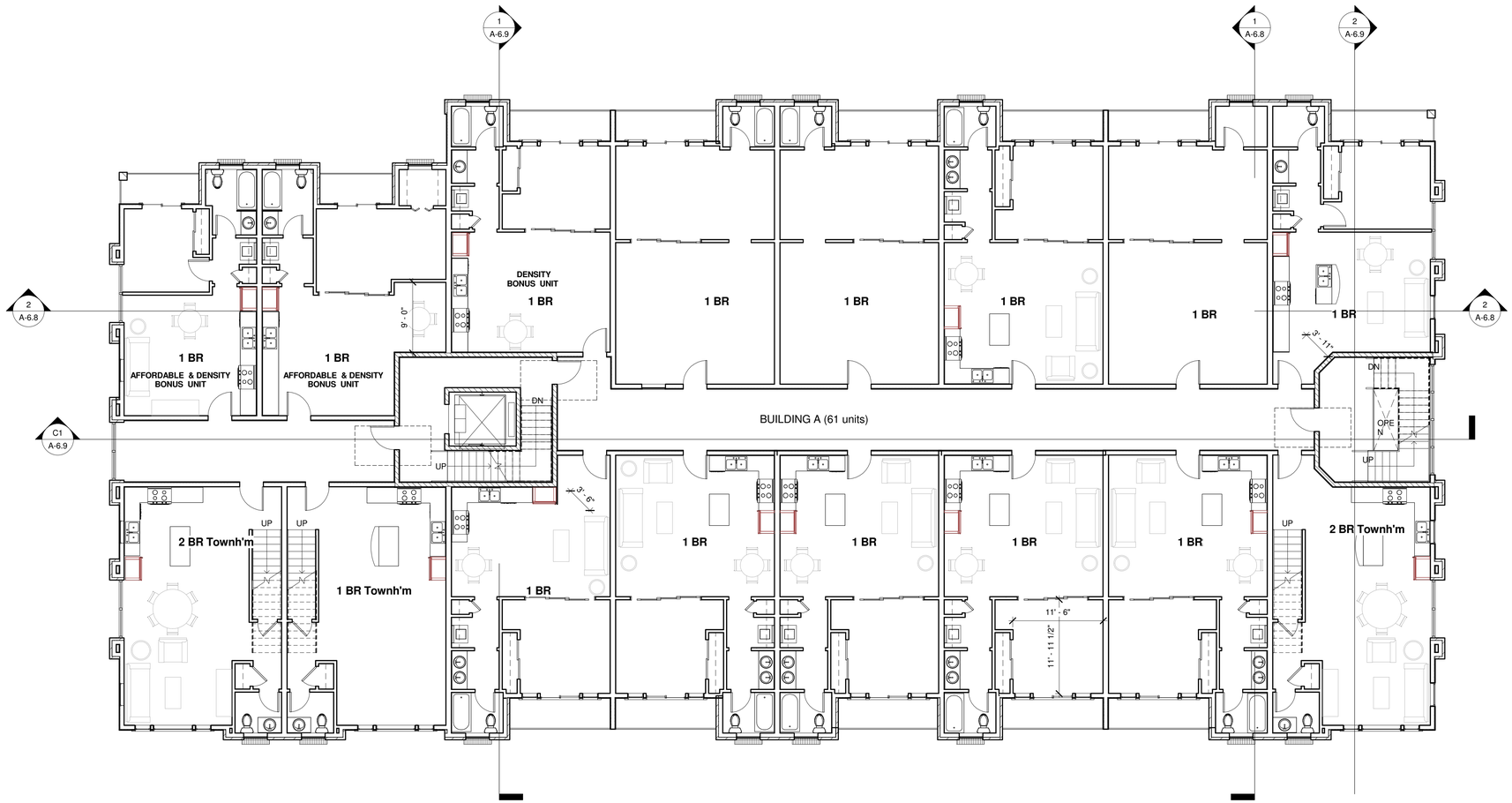
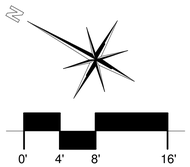
SHEET TITLE

BUILDING "A" SECOND FLOOR PLAN

SHEET NUMBER

A-6.2





A1 BUILDING A- 3RD FLOOR
1/8" = 1'-0"

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SHEET TITLE

BUILDING "A" THIRD FLOOR PLAN

SHEET NUMBER

A-6.3

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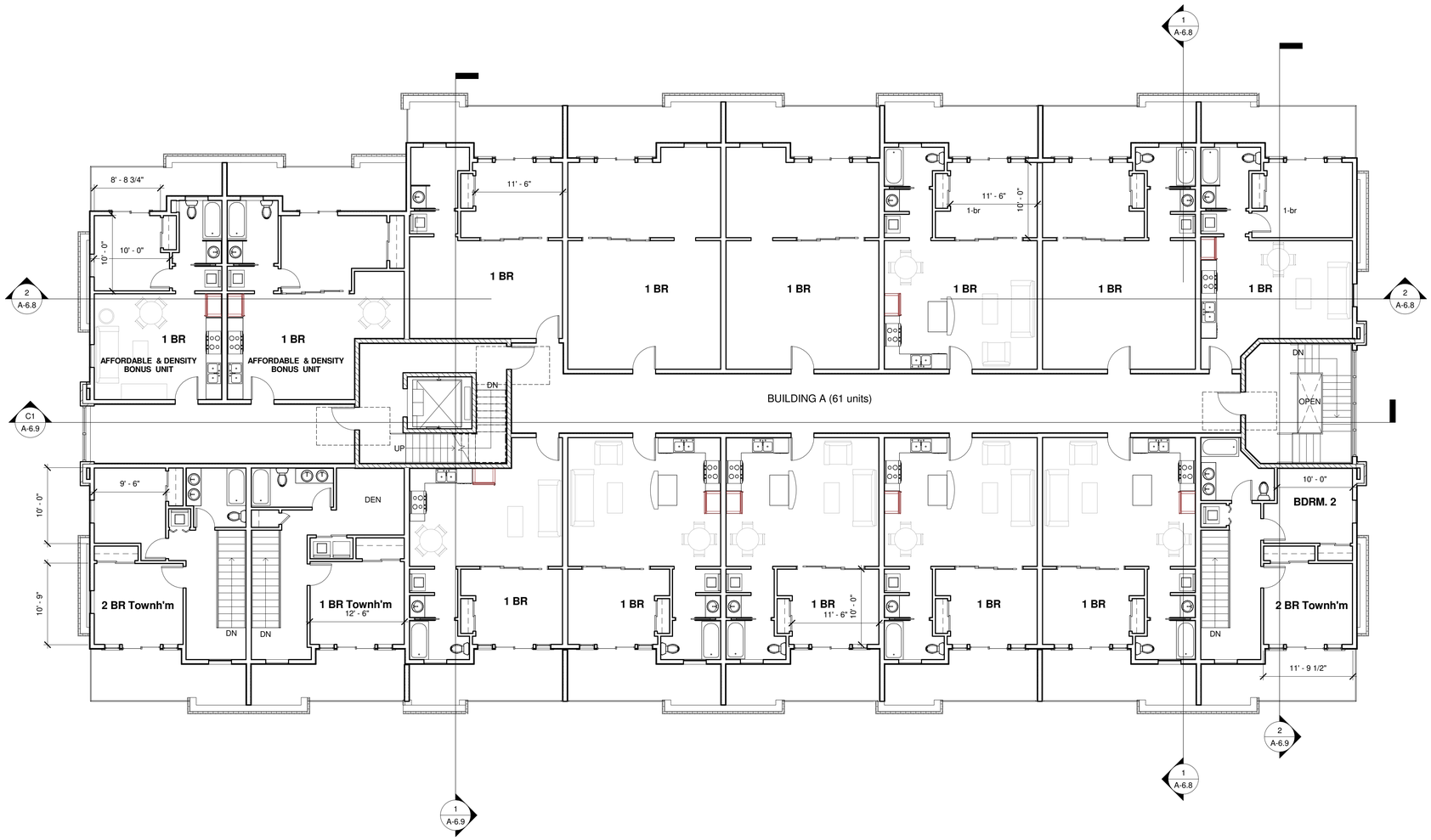

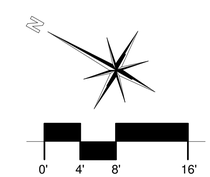

A1 BUILDING A- 4TH FLOOR
1/8" = 1'-0"

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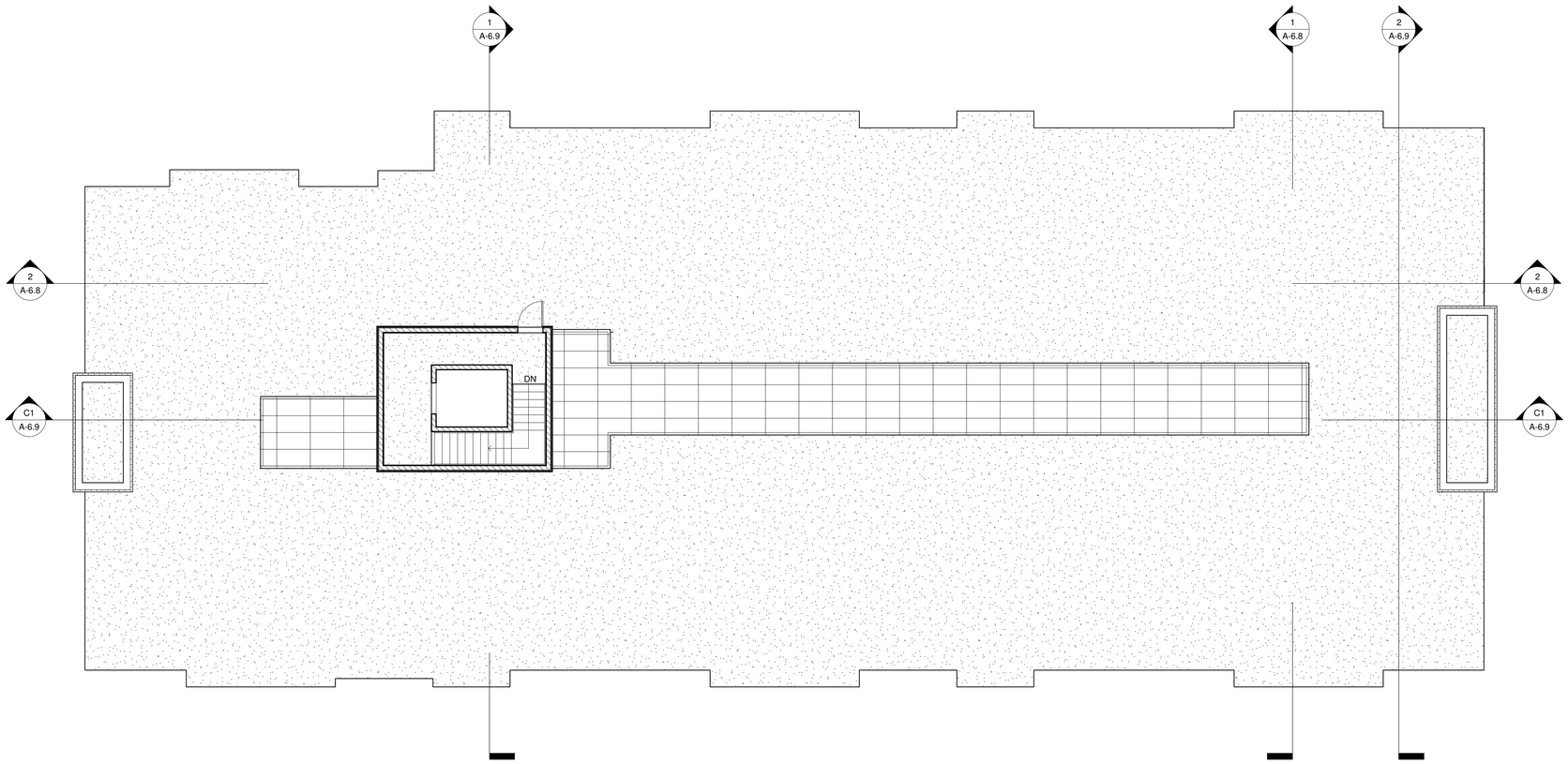
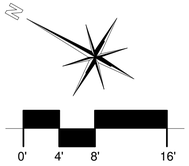
BUILDING "A" FOURTH FLOOR PLAN

SHEET NUMBER

A-6.4





A1 BUILDING A- ROOF PLAN
1/8" = 1'-0"

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Santa Rosa, CA 95401

No.	Description	Date

DATE:	10/13/16
PROJECT NUMBER:	15-043
PROJECT PHASE:	SD
DRAWN BY:	KO/ ZS
CHECKED BY:	KO

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SHEET TITLE

BUILDING "A" ROOF PLAN

SHEET NUMBER

A-6.5

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