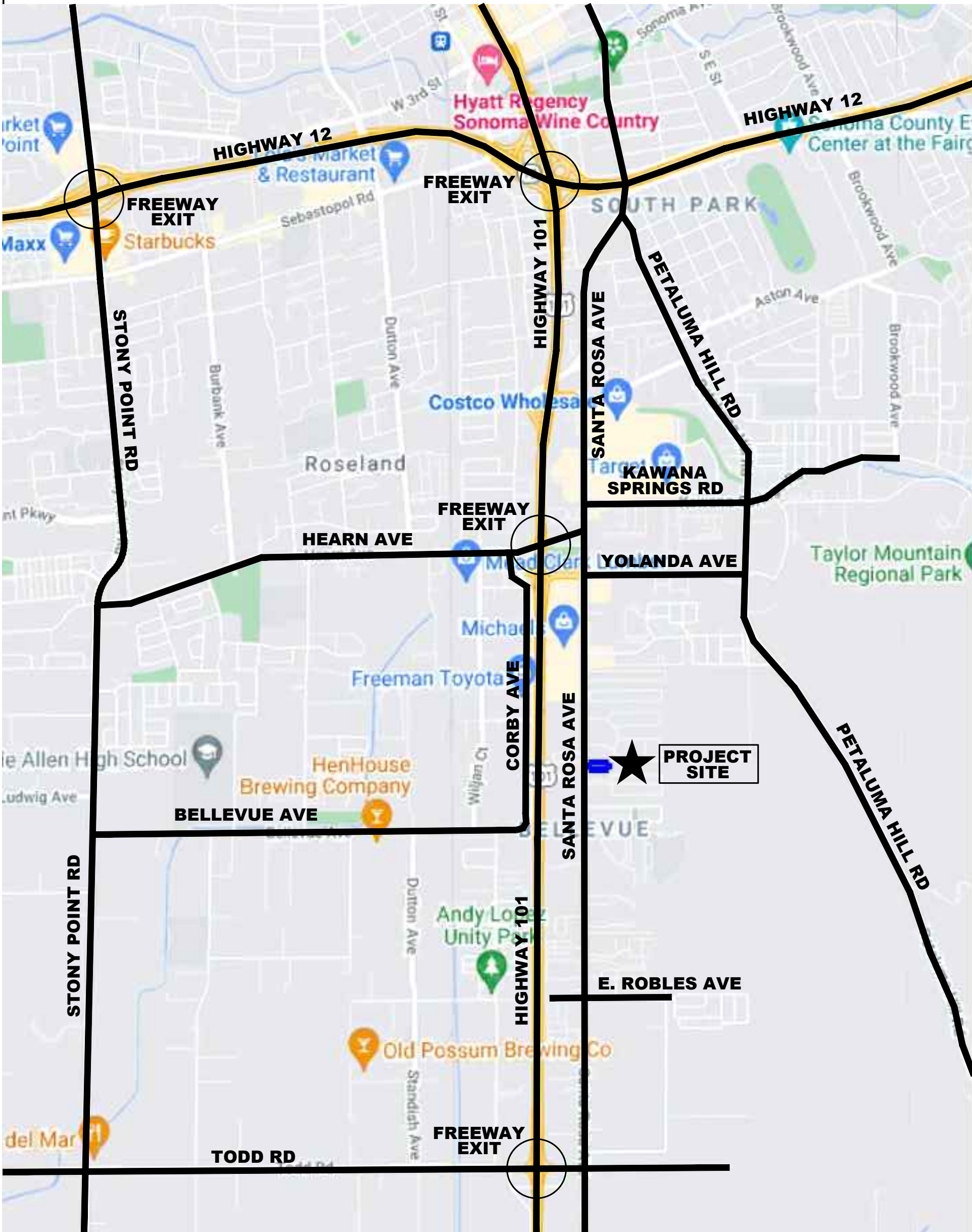
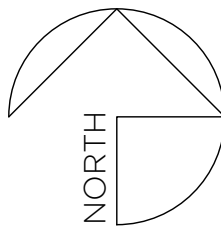


Planning Submittal Drawings for MASAMIGAS MERCADO

A tenant improvement
for a new market at
2970 Santa Rosa Avenue
Santa Rosa CA 95407
APN 044-280-079

Vicinity Map

NO DRAWING SCALE



Project Information

TENANT IMPROVEMENT OF AN EXISTING
10,983 SQ FT COMMERCIAL BUILDING
WITH 4700 SQ FT ADDITION
INTO A 15,683 SQ FT MARKET.

OCCUPANCY - M "MERCANTILE"
CONSTRUCTION - TYPE V NON-RATED, SPRINKLERED NFPA 13
GENERAL PLAN - RETAIL & BUSINESS SERVICES
ZONING - CG

THE PROJECT IS A TWO-STORY NON-ELEVATOR BUILDING WITH EQUIVALENT
FACILITATION OF MEETING ROOM AND TOILET FACILITIES ON SECOND FLOOR ALSO
PROVIDED ON FIRST FLOOR

Project Team

OWNER:
SALVADOR CRUZ
348 TODD RD, SANTA ROSA CA 95407
% BRIAN DONALD, PROJECT MANAGER
(707) 303-5437

ARCHITECT:
ANDERSON HEDGPETH ARCHITECTURE & PLANNING
4752 STONEHEDGE DR, SANTA ROSA CA 95405
% PAUL GILGER, SENIOR PROJECT DESIGNER
(707) 888-7787

CIVIL ENGINEER:
HOGAN LAND SERVICES
4780 SONOMA HWY, SANTA ROSA CA 95409
% AMBER CONKLIN, CIVIL ENGINEER
(707) 776-7559

LANDSCAPE ARCHITECT:
MacNAIR LANDSCAPE ARCHITECTURE
PO BOX 251, KENWOOD CA 95452
% DON MacNAIR, LANDSCAPE ARCHITECT
(707) 833-2288

ELECTRICAL ENGINEER:
SUMMIT ENGINEERING
575 W. COLLEGE AVE, SUITE 201, SANTA ROSA CA 95401
% MUSTAFA JIBAT, ELECTRICAL ENGINEER
(707) 978-5757

INTERIOR DESIGN:
ADEAN STUDIOS
595 PACIFIC AVE, 4TH FLOOR #135, SAN FRANCISCO CA 94133
% ALEXA NAFISI-MOVAGHAR, INTERIOR DESIGNER
(628) 237-4147

Sheet Index

ARCHITECTURAL SHEETS BY ANDERSON HEDGPETH:
AG.1 TITLE, INDEX, PROJECT INFORMATION, VICINITY MAP
AG.2 NEIGHBORHOOD CONTEXT MAP
AG.3 SITE PHOTOS
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A1.1 ARCHITECTURAL FLOOR PLAN - EXISTING AND DEMOLITION
A1.2 REFLECTED CEILING PLAN - EXISTING AND DEMOLITION
A1.3 FIRST FLOOR ARCHITECTURAL PLAN - NEW CONSTRUCTION
A1.4 SECOND FLOOR ARCHITECTURAL PLAN - NEW CONSTRUCTION
A1.5 ROOF PLANS - MAIN ROOF AND ELEVATOR TOWER ROOF
A2.1 EXTERIOR ELEVATIONS - BUILDING & MONUMENT SIGN
A3.1 BUILDING SECTIONS
A4.1 3D MODEL IMAGES
A4.2 3D MODEL IMAGES

FOR COLOR & MATERIALS, SEE SEPARATE 8.5 X 11 SUBMITTAL BY ADEAN STUDIOS:

CIVIL SHEETS BY HOGAN LAND SERVICES:
C1 TITLE SHEET
C2 NOTES
C3 EXISTING SITE PLAN & UTILITES
C4 CIVIL SITE PLAN
C5 DETAILS

LANDSCAPE SHEETS BY MACNAIR LANDSCAPE ARCHITECTURE:
L1.1 IRRIGATION PLAN
L1.2 EXISTING IRRIGATION CONDITIONS
L2 LANDSCAPE LAYOUT AND TREE REMOVAL MITIGATION
L3.1 PLANTING PLAN
L3.2 PLANTING IMAGES
L4 LANDSCAPE DETAILS
L5 LANDSCAPE SPECIFICATIONS

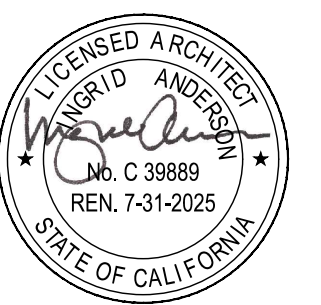
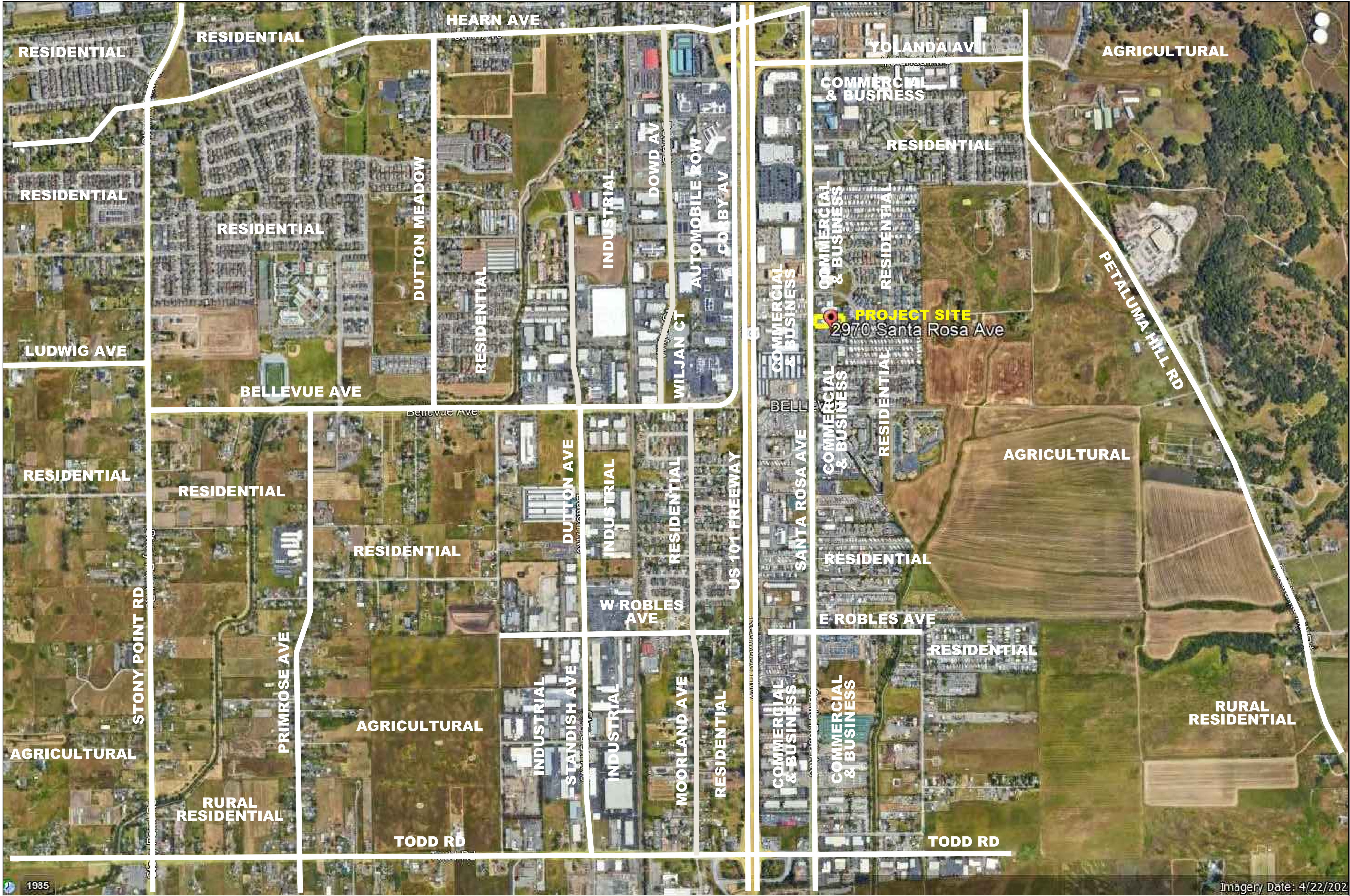
ELECTRICAL SHEETS BY SUMMIT ENGINEERING:
E1.1 SITE PLAN
E1.2 SITE LIGHTING PLAN

Applicable Codes

- 2022 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, ENERGY, AND GREEN BUILDING STANDARDS CODES
- 2022 CALIFORNIA BUILDING CODE CHAPTER 11B ADA COMPLIANCE
- SANTA ROSA CITY CODE
- ALL APPLICABLE LOCAL BUILDING CODES & REGULATIONS

Deferred Submittals

- PRIVATE UNDERGROUND MAIN
- FIRE SPRINKLER SYSTEM
- FIRE SPRINKLER MONITORING
- COUNTY HEALTH DEPARTMENT



Revisions
230331 Ping Sbrmt
241122 Rev. Ping Sbrmt

Job Number
2127

Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
CONTRACT: NOV 2021

Sheet
AG.2
of -



NW Corner



SW Corner

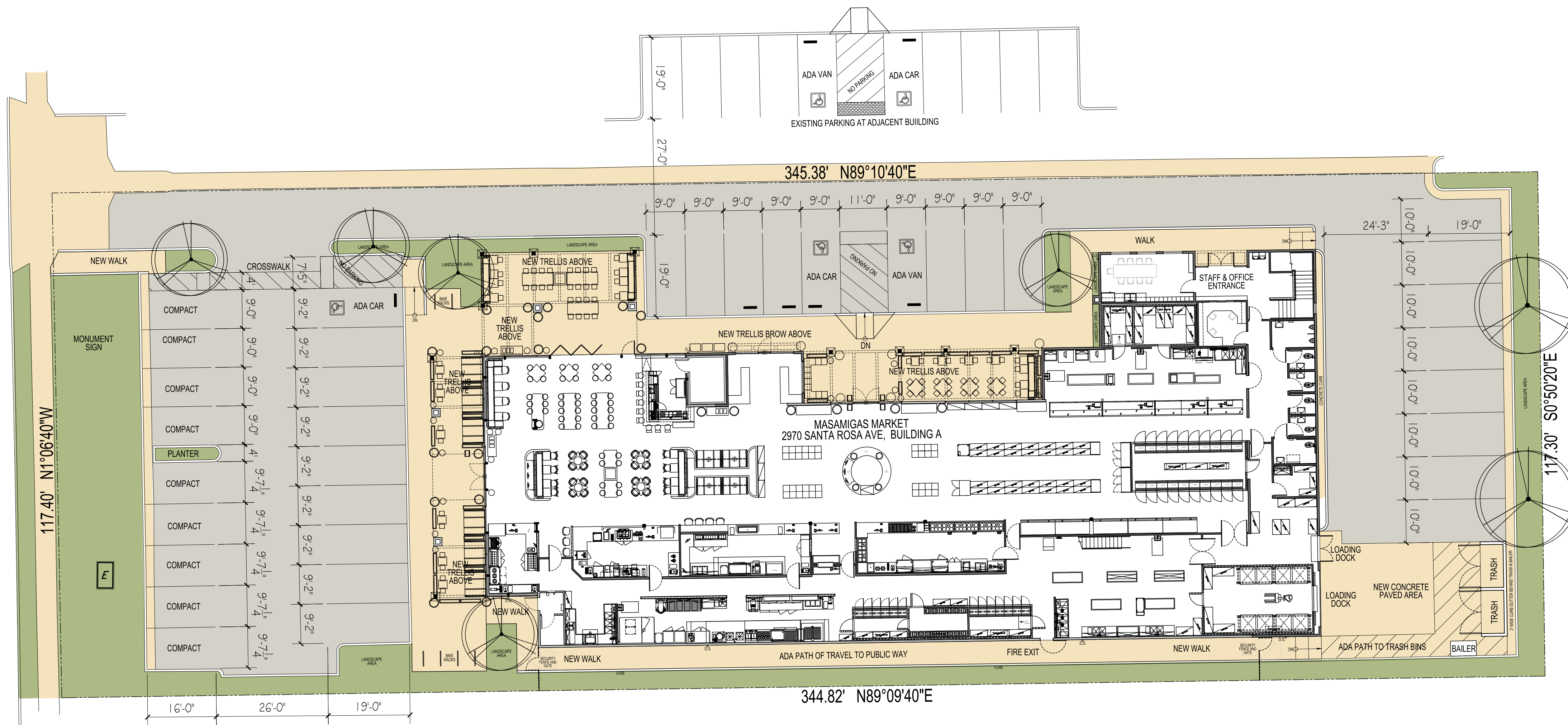


SE Corner



NE Corner

Site Photos



Architectural Site Plan

DRAWING SCALE 1/16" = 1'-0" 0' 16' 32' 48' 64' 80'

CAR PARKING CALCULATIONS:

Minor use permit pursuant to 20-36.050.C.1.c Request Minor Use permit to allow reduction of parking of more than 25% as described below:

- Our intended users: The property is located in census tract 1514.05. The census tract is made up of 55% Hispanic community members. This is one of our primary target users and the reason we selected this site.
- There are approximately 900 residential units within 1/4 mile of the site. Therefore the site is very walkable for the target user. This is a unique use and the market will provide a much needed use to the nearby residents.
- There are several apartment developments within 1 mile of the market such as Santa Rosa Avenue Apartments across the street, Brix 325, Kawana Springs, Los Pinos, Cedar Grove, Quail Run, Vineyard Gardens and Bella Vita Apartments, therefore the site is very bikeable for the target user and will provide a much needed quality market for these nearby residents.
- In addition, there is a hotel next door and numerous businesses surrounding the property, which are also within 1/4 mile of the site.
- The project includes office space intended for the onsite market and quick serve restaurant use. This space will essentially be a shared space as it will be used by the same employees of the facility and therefore would not be an increased demand for parking (10 stalls).
- The storage space is intended as an accessory for the use of the site and therefore does not increase demand for parking. (1 stall).
- The property is surrounded by the target user (hotel, residential, other businesses) There is not a use similar to this that would provide the mix of uses that is highly needed in this neighborhood. For example, the market would be valuable for the surrounding Spanish-speaking community. (25% reduction or 16.75 stalls)
- While the site itself does not have mixed use with on site residential, the residential uses within 1/4 mile provide the mix of uses that allow for compatibility of uses and walkability to the intended target users.
- There is a transit stop within 300 feet of the site. While this is not a major transit stop at this time, this stop provides opportunity for our employees. For this reason we will provide transit cards at a reduced cost to employees to encourage use of transit.
- We propose to install 20 bicycle parking spaces; some of which will be designated for employees.
- We will offer delivery service and will partner with a delivery and or ride sharing service to encourage alternate modes of travel.
- Due to the nature of our business, the majority of our busiest hours are after 4pm and our busiest days are on weekends. The adjacent business of which we are subject to reciprocal easements will have operating hours of Monday thru Friday from 8am - 4pm and are closed on all weekends and holidays.

TOTAL CAR STALLS PROVIDED: 78 (35 stalls on lot + 43 stalls on adjacent property to the north (lot #1) per parking easement) per the recorded parcel map for 2970 Santa Rosa Avenue:

"Lots 1 & 2 are subject to reciprocal easements which include access, parking, water, sewer, utilities, drainage and irrigation as described in the agreements entitled "Grant of Reciprical Easements and Declarations of Covenants and Restrictions for 2970 Santa Rosa Ave." (in the title report number 1992-82353 dated July 7, 1992, and title report number 1992-98739 dated August 12, 1992) recorded contemporaneously with this map."



Santa Rosa, California

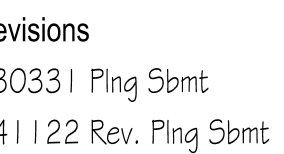
Santa Rosa, California

SALVADOR CRUZ, OWNER

PROJECT LOCATION:
2970 SANTA ROSA AVE, SANTA ROSA CA 95407 (707) 568-3482

OFFICE ADDRESS:
348 TODD RD, SANTA ROSA CA 95407

EXISTING CONDITIONS AND
AND DEMOLITION
ARCHITECTURAL FLOOR PLAN
ELECTRICAL OUTLETS & SWITCHES



b Number
27

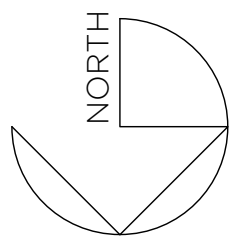
Project Designer
PAUL GILGER

awn By
AUL GILGER

CONTRACT: NOV 2021

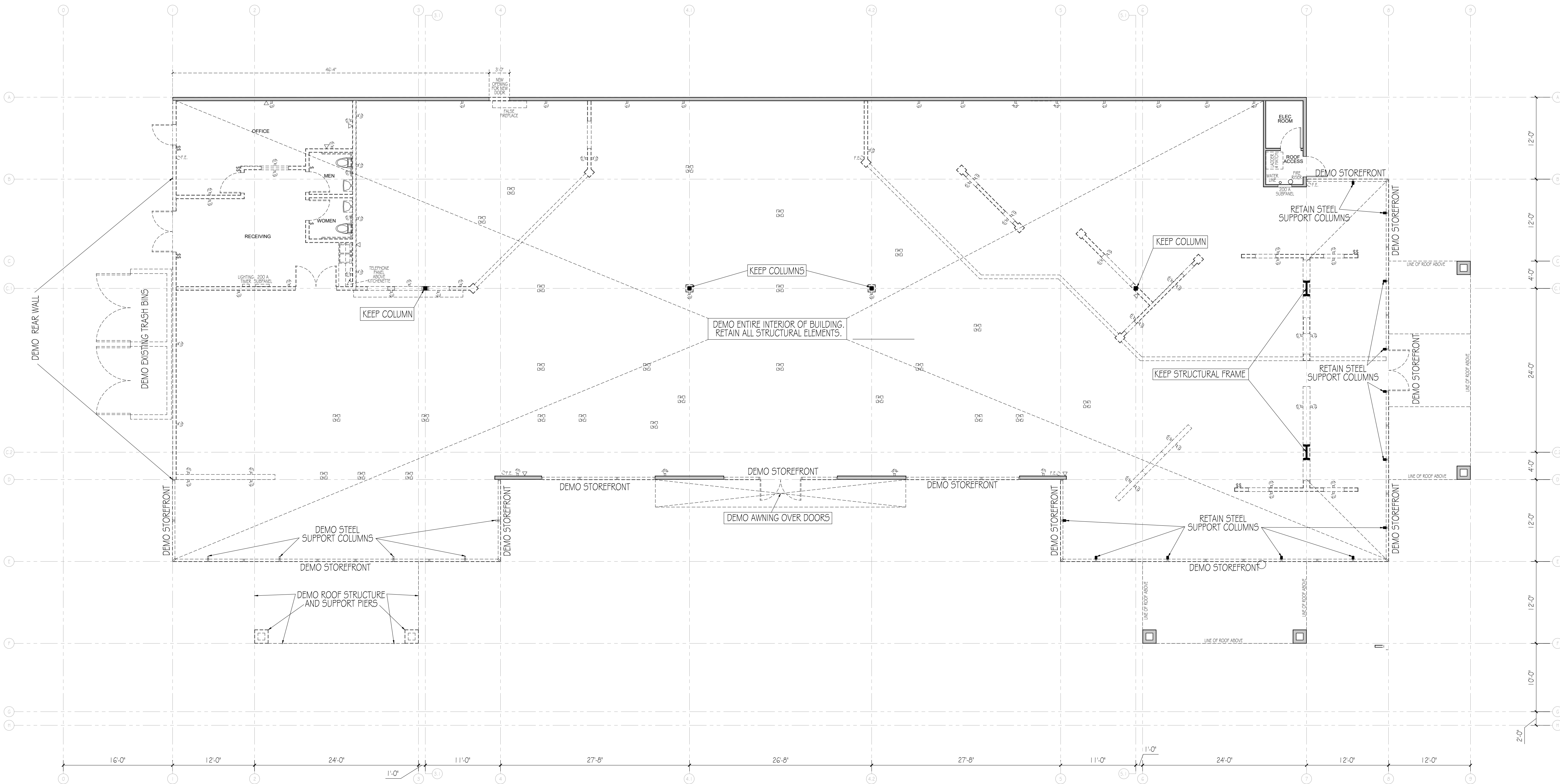
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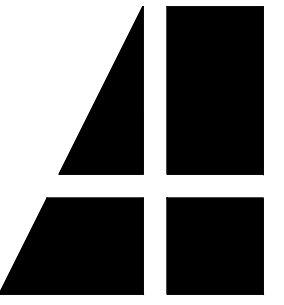
A1.1



Existing Conditions & Demolition Architectural Floor Plan with Electrical Outlets & Switches

DRAWING SCALE $1/8" = 1'-0"$





Anderson
Hedgpeth

ARCHITECTURE AND PLANNING
4752 STONEHEDGE DRIVE
SANTA ROSA, CA 95405
707.523.7010

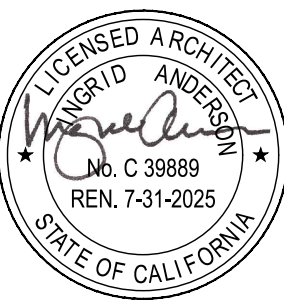
MASAMIGAS MERCADO
Santa Rosa, California

SALVADOR CRUZ, OWNER

PROJECT LOCATION:
2870 SANTA ROSA AVE, SANTA ROSA, CA 95407 707/566-3482
OFFICE ADDRESS:
348 TODD RD, SANTA ROSA, CA 95407

EXISTING CONDITIONS AND
AND DEMOLITION

REFLECTED CEILING PLAN



Revisions
230331 Ping Sbrmt.
241122 Rev. Ping Sbrmt

Job Number
2127

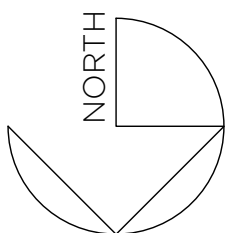
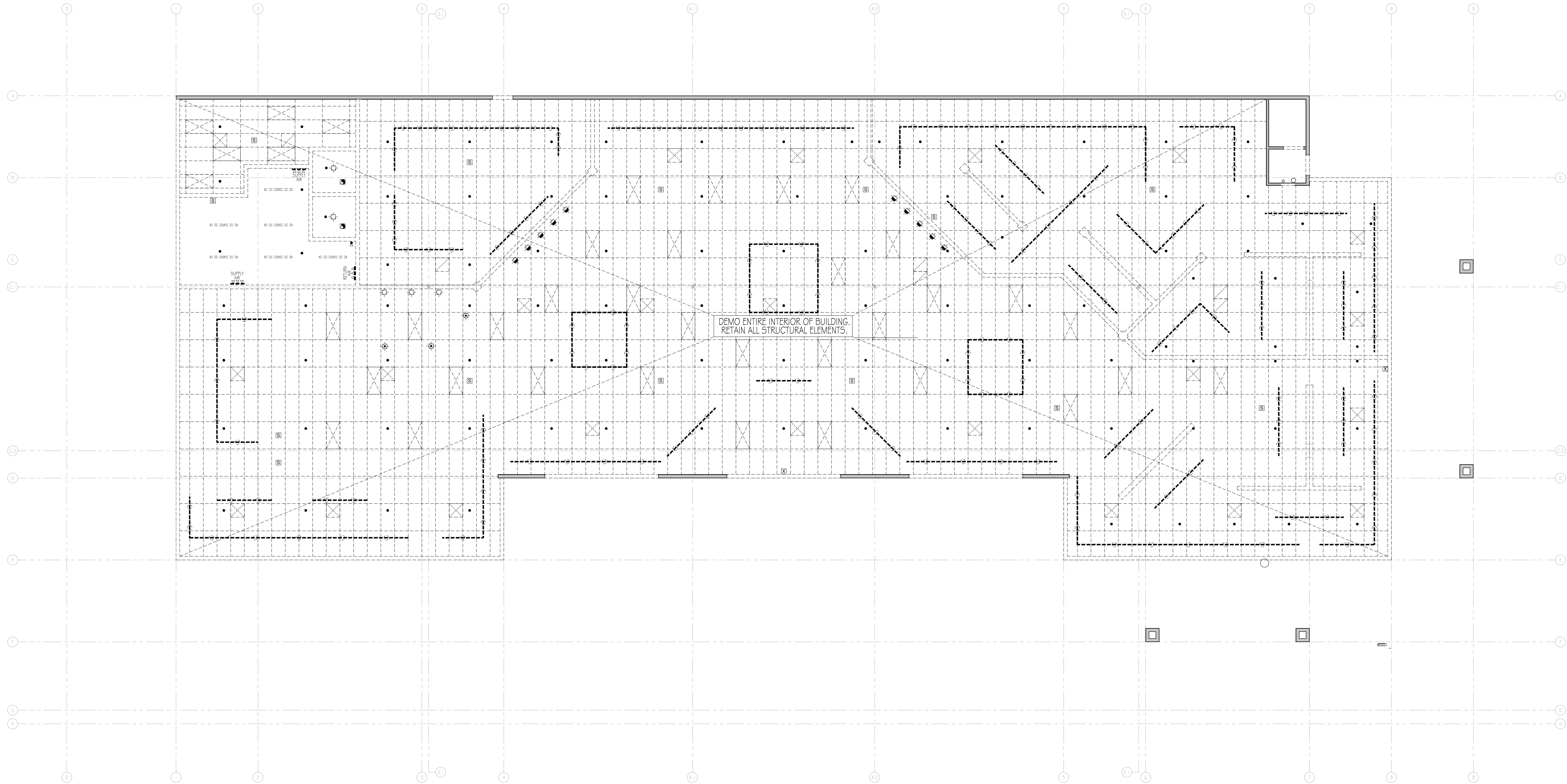
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
CONTRACT: NOV 2021

Sheet

A1.2
of -



Existing Conditions & Demolition Reflected Ceiling Plan

DRAWING SCALE 1/8"= 1'-0" 0' 8' 16' 24' 32' 40'



MASAMIGAS MERCADO
Santa Rosa, California

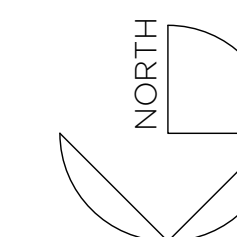
SALVADOR CRUZ, OWNER
PROJECT LOCATION: 3970 SANTA ROSA AVE, SANTA ROSA CA 95407 (707) 568-3482
OFFICE ADDRESS: 348 TODD RD, SANTA ROSA, CA 95407

NEW CONSTRUCTION
FIRST FLOOR ARCHITECTURAL PLAN



Sheet

LOT FOR A1.3



New Construction First Floor Architectural Plan

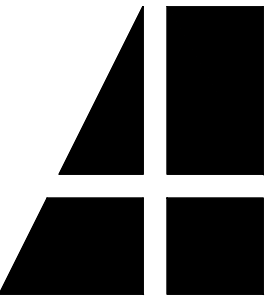
DRAWING SCALE $1/8" = 1'-0"$

LOT FOR CONSTRUCTION



New Construction Second Floor Architectural Plan

DRAWING SCALE 1/8" = 1'-0" 0' 8' 16' 24' 32' 40'



Anderson
Hedgpeth

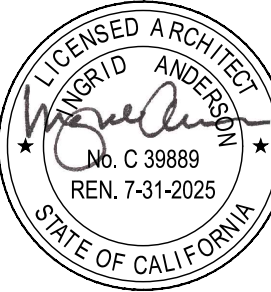
ARCHITECTURE AND PLANNING
4752 STONEHEDGE DRIVE
SANTA ROSA, CA 95405
707.523.7010

MASAMIGAS MERCADO
Santa Rosa, California

SALVADOR CRUZ, OWNER

PROJECT LOCATION:
2970 SANTA ROSA AVE, SANTA ROSA, CA 95407 (707) 566-3482
OFFICE ADDRESS:
348 TODD RD, SANTA ROSA, CA 95407

ROOF PLANS



Revisions
230331 Ping Sbrnt.
241122 Rev. Ping Sbrnt.

Job Number

2127

Project Designer

PAUL GILGER

Drawn By

PAUL GILGER

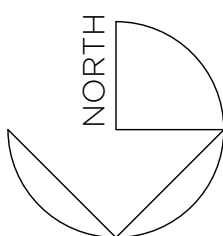
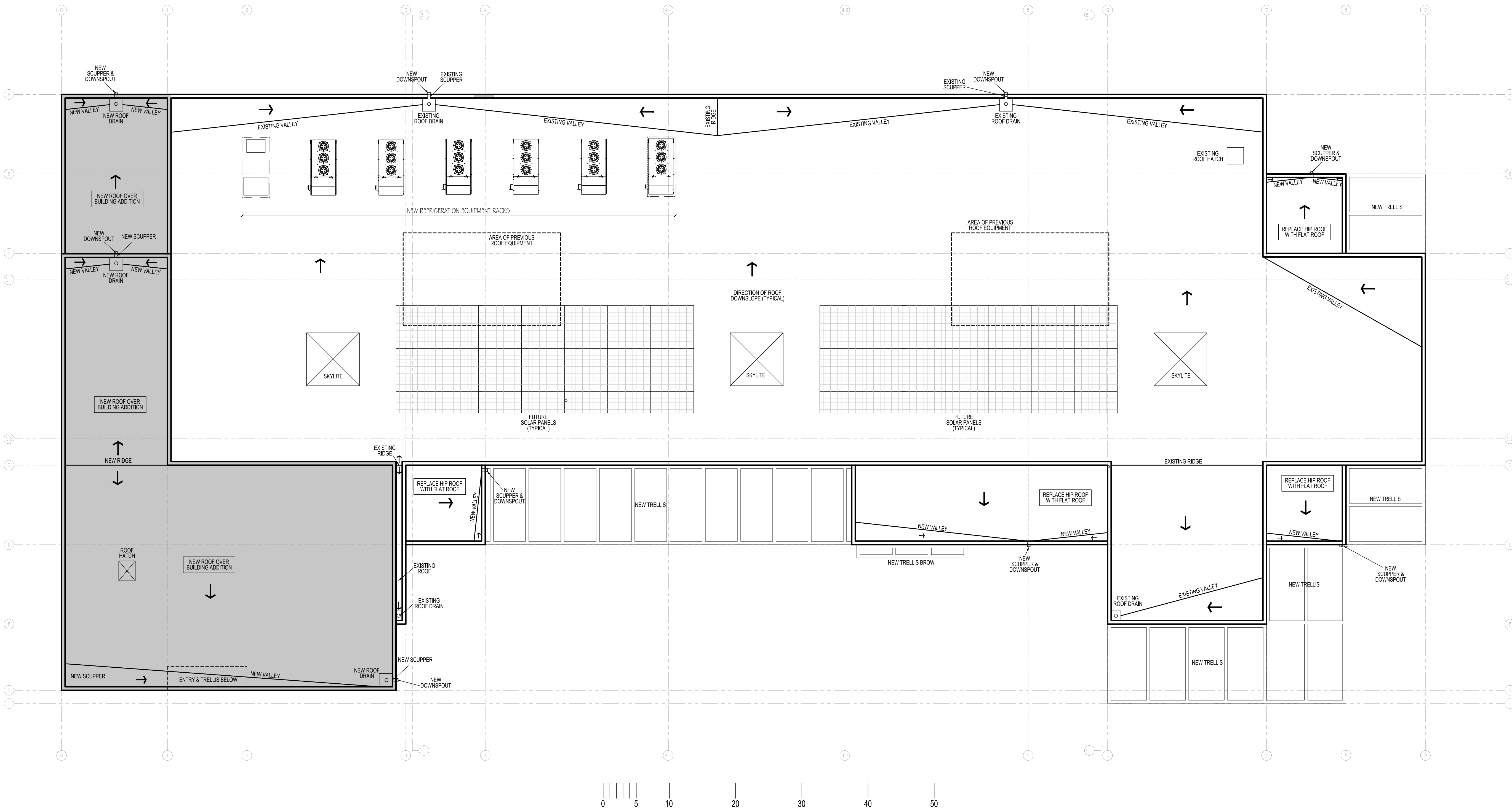
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Roof Plans

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

0' 8' 16' 24' 32' 40'

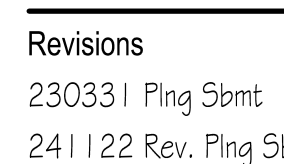


ARCHITECTURE AND PLANNING
4752 STONEHEDGE DRIVE
SANTA ROSA CA 95405
707.523.7010

MASAMIGAS MERCADO
Santa Rosa, California

SALVADOR CRUZ, OWNER
PROJECT LOCATION:
2970 SANTA ROSA AVE. SANTA ROSA CA 95407 (707) 568-3482
OFFICE ADDRESS:
348 TODD RD, SANTA ROSA CA 95407

EXTERIOR ELEVATIONS

Job Number
2127

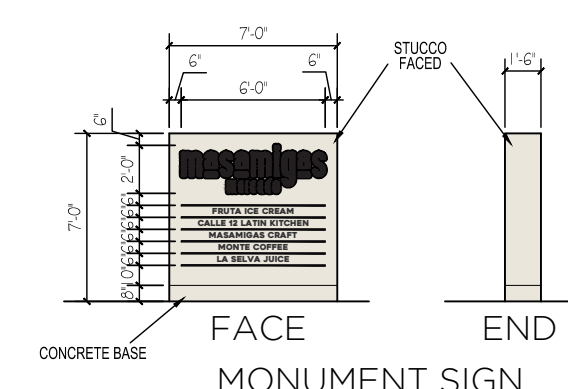
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

STRUC Date
CONTRACT: NOV 202

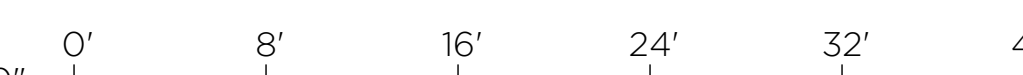
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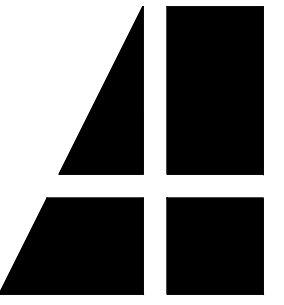


Exterior Elevations

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



NOT FOR CONSTRUCTION



Anderson
Hedgpeth

ARCHITECTURE AND PLANNING
4752 STONEHEDGE DRIVE
SANTA ROSA, CA 95405
707.523.7010

MASAMIGAS MERCADO
Santa Rosa, California

SALVADOR CRUZ, OWNER

PROJECT LOCATION:
2870 SANTA ROSA AVE, SANTA ROSA, CA 95407 (707) 566-3482
OFFICE ADDRESS:
348 TODD RD, SANTA ROSA, CA 95407

BUILDING SECTIONS



Revisions
230331 Ping Sbrnt
241122 Rev. Ping Sbrnt

Job Number

2127

Project Designer

PAUL GILGER

Drawn By

PAUL GILGER

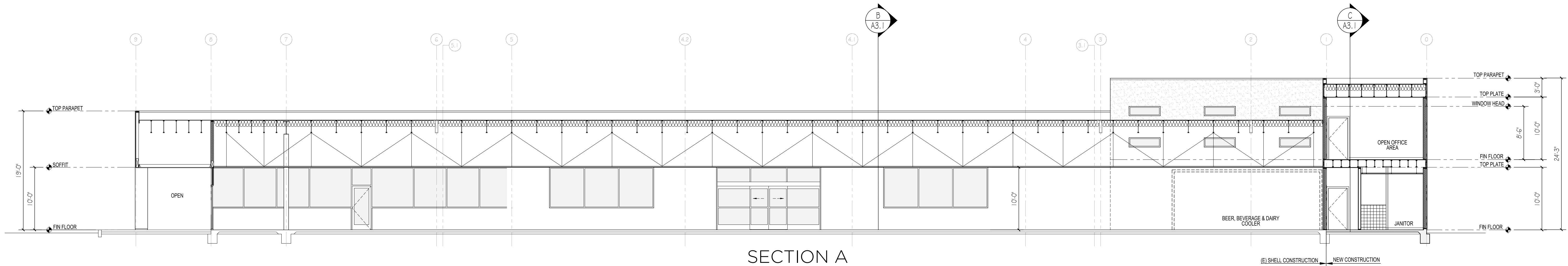
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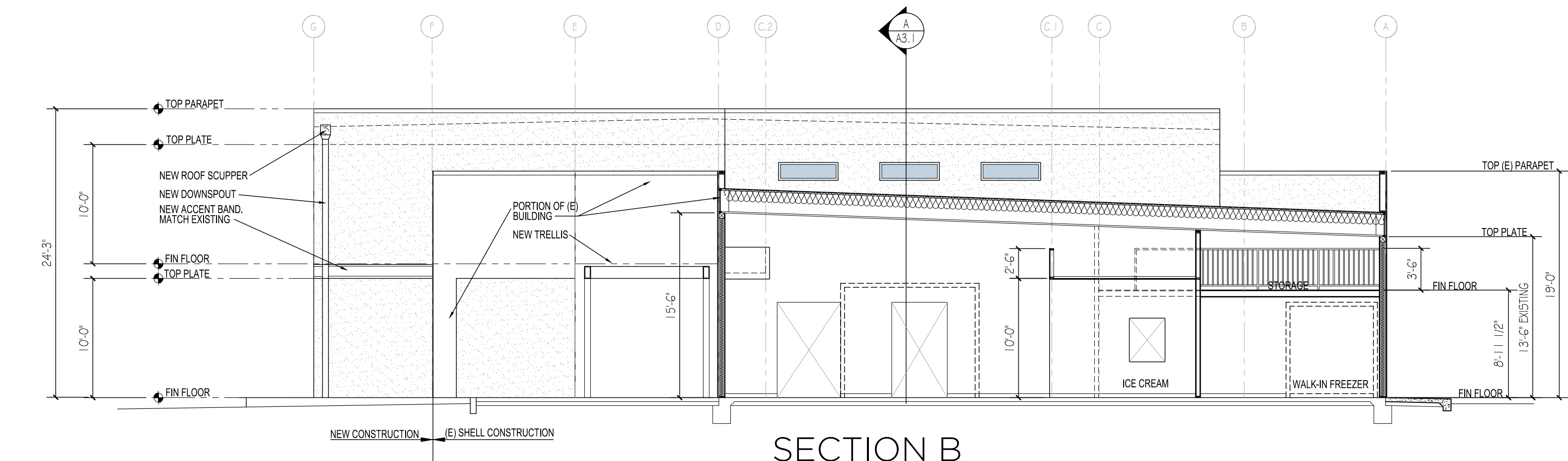
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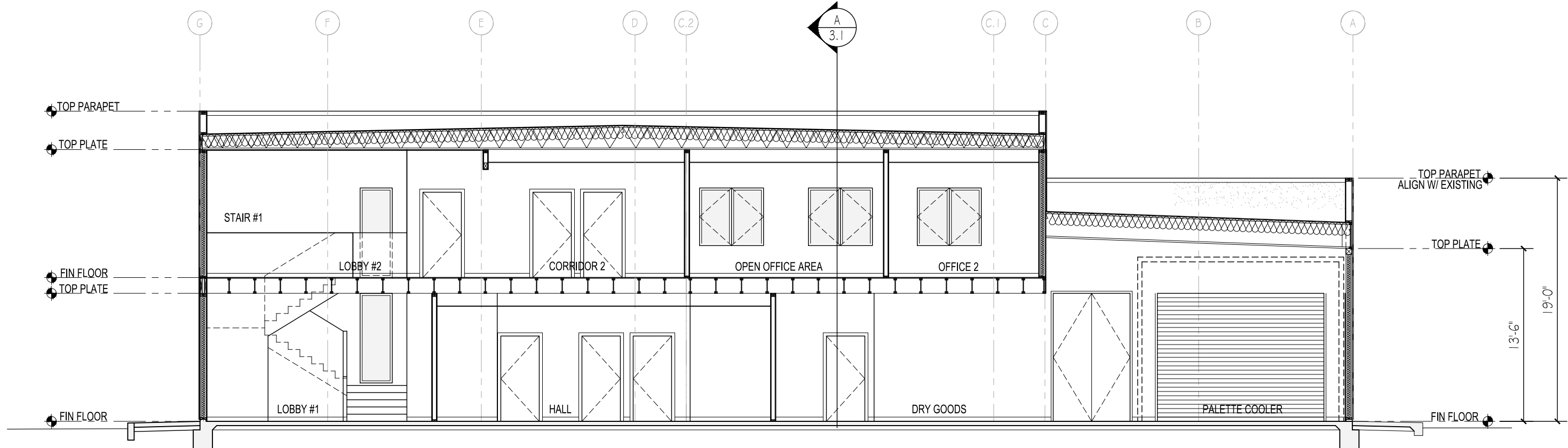
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SECTION A



SECTION B



SECTION C

Building Sections

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

0' 8' 16' 24' 32' 40'

NOT FOR CONSTRUCTION



NW Corner



SW Corner



SE Corner



NE Corner

3D Model Images



Aerial NW Corner

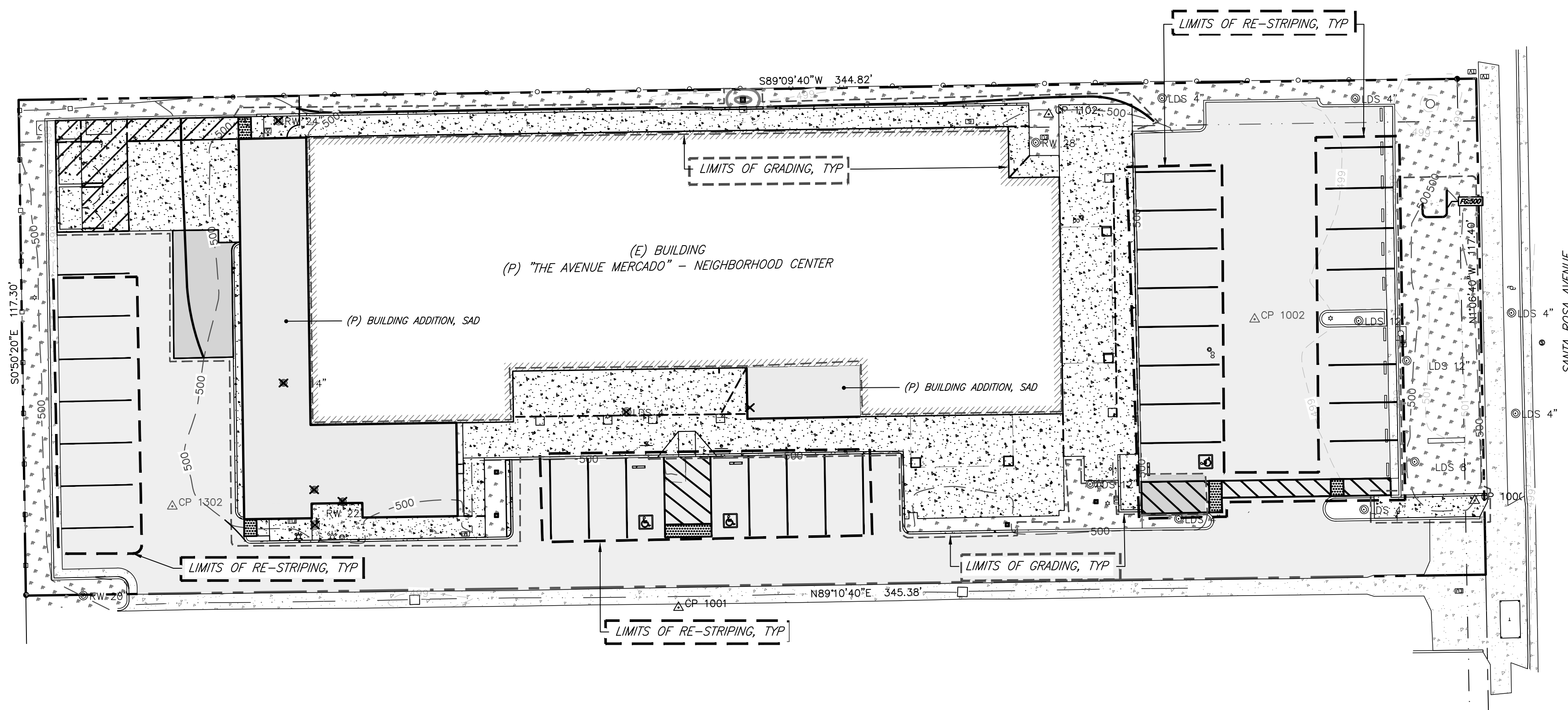


Aerial SW Corner



Aerial NE Corner 3D Model Images

THE AVENUE MERCADO
PROPOSED SITE PLAN
2970 SANTA ROSA AVE, SANTA ROSA
APN: 044-280-079



LEGEND

- RECORD BOUNDARY LINE
- (E) FLOWLINE
- WOOD FENCE
- WIRE FENCE
- LIMITS OF RESTRIPING
- LIMITS OF (P) GRADING/SITE FLATWORK
- (E) STRIPING TO BE REMOVED
- (E) STRIPING TO REMAIN
- (P) STRIPING
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- ACCESSIBLE PATH OF TRAVEL
- △ 3 CONTROL POINT W/#
- ⊗ 143.2 FIRE HYDRANT
- ⊗ 247 SPOT ELEVATION
- ⊗ 247 TREE TYPE & DIA.
- ⊗ 247 TREE TYPE & DIA.
- SHEET FLOW DIRECTION
- 1 SITE WORK KEYNOTES

SURFACE LEGEND

- (E) BUILDING
- (P) TRUNCATED DOMES PER 11B-705
- (E) AC SURFACE
- (P) CONCRETE SURFACE SAD
- (E) CONCRETE SURFACE
- (E) LANDSCAPE
- (P) AC SURFACE

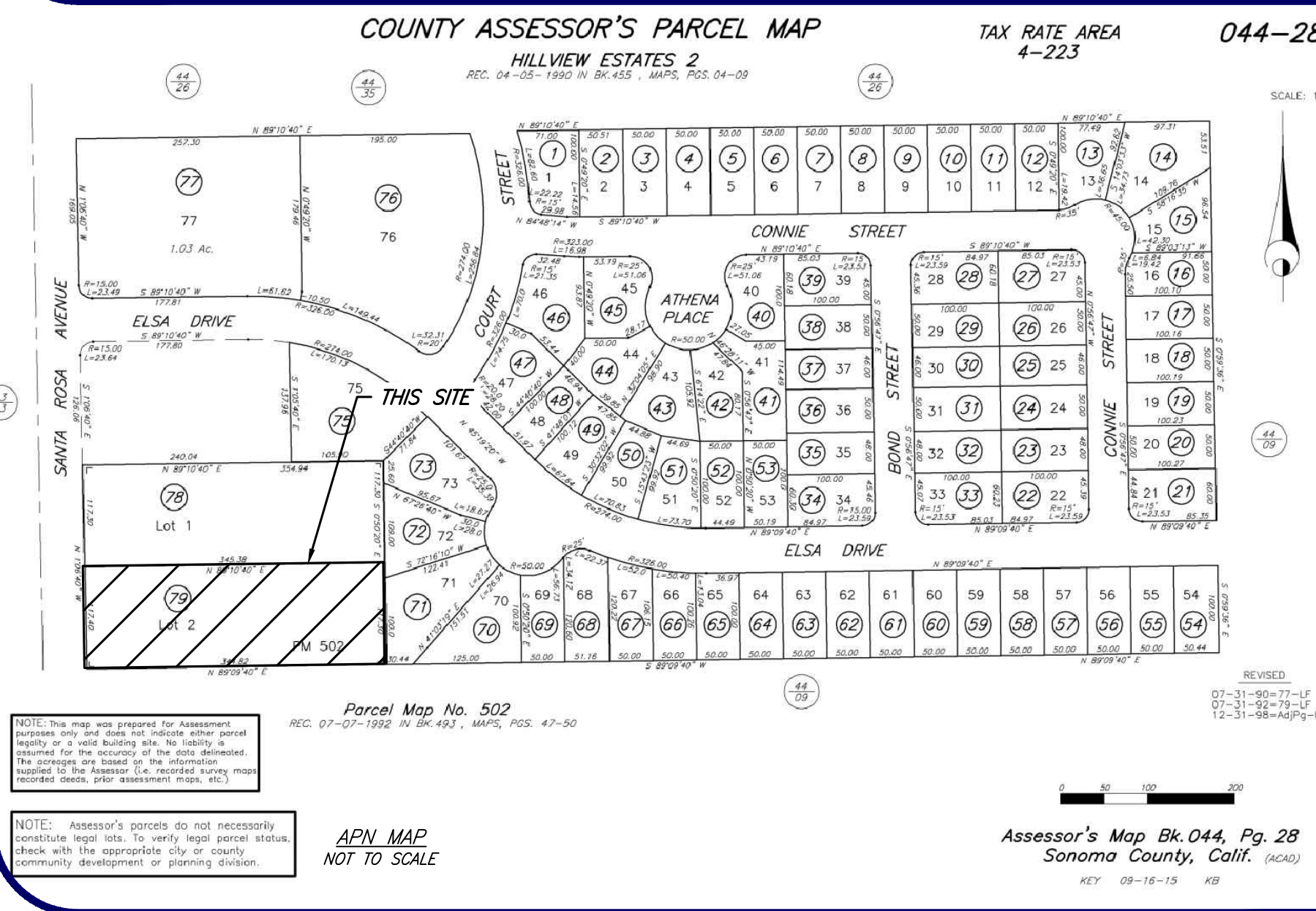
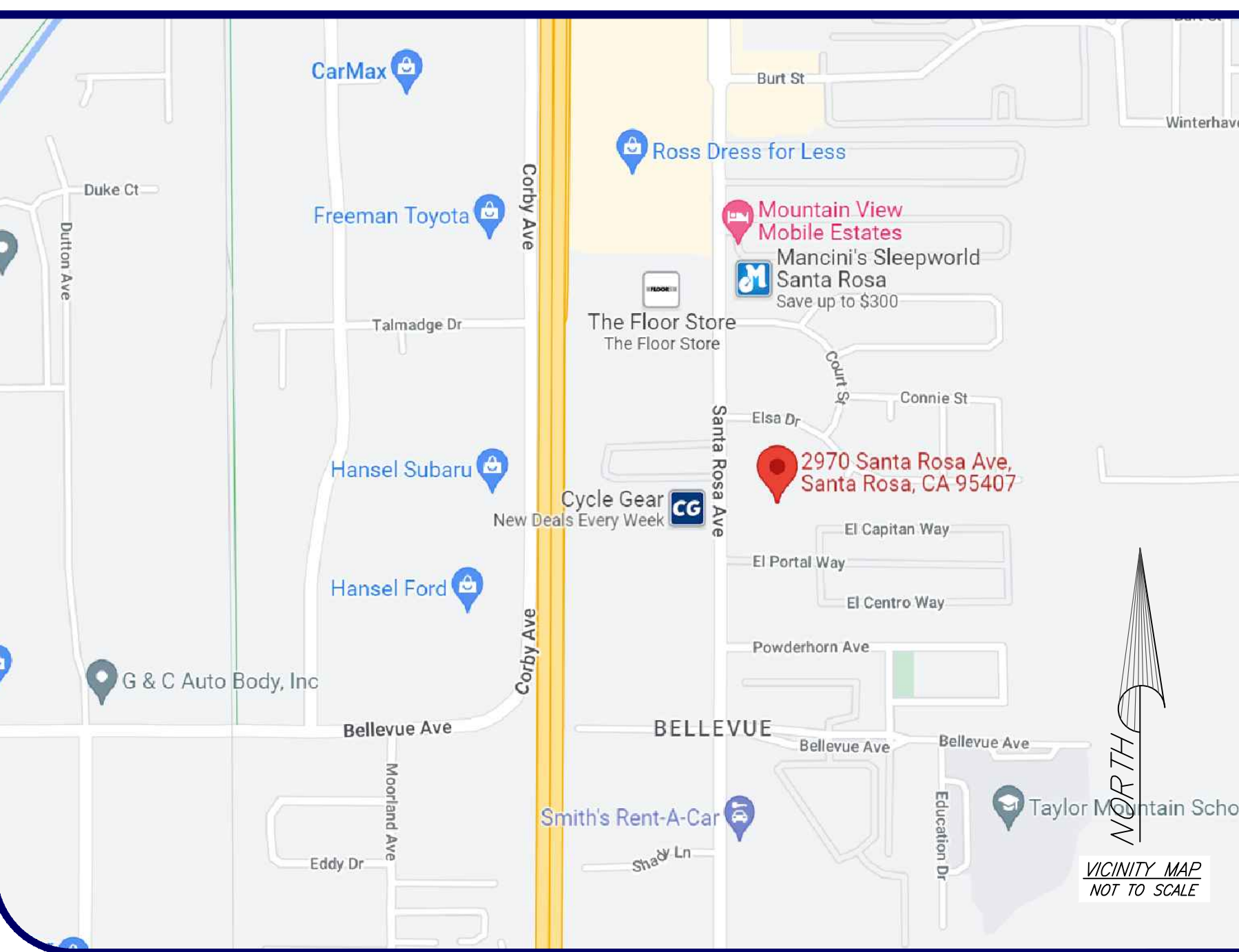
ABBREVIATIONS

AC	ASPHALT CONCRETE	O/	OVER
AD	AREA DRAIN	OC	ON CENTER
BW	BOTTOM OF WALL	(P)	PROPOSED
CB	CATCH BASIN	PERF	PERFORATED
CL	CENTERLINE	POT	PATH OF TRAVEL (ADA)
CLR	CLEAR	PUE	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE	RC	RELATIVE COMPACTION
CO	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARDS	RET	RETAINED
DI	DRAIN INLET	ROW	RIGHT OF WAY
DS	DOWNSPOUTS	SAD	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	SF	SQUARE FEET
EG	EXISTING GRADE	SIM	SIMILAR
ELEV	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPP	SMOOTH PLASTIC PIPE
FG	FINISHED GRADE	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	S/B	SETBACK
GB	GRADE BREAK	TBR	TO BE REMOVED
GEO	GEOTECHNICAL	TFC	TOP FACE OF CURB
HG	HISTORICAL GRADE	TC	TOP OF GRATE
HP	HIGH POINT	TYP	TYPICAL
MAX	MAXIMUM	UON	UNLESS OTHERWISE NOTED
MIN	MINIMUM	USP	UNDER SEPARATE PERMIT
NTS	NOT TO SCALE	VIF	VERIFY IN FIELD

TOTAL NEW/REPLACEMENT IMPERVIOUS SURFACE = 9,931 S.F.

SHEET INDEX

C1	TITLE SHEET
C2	NOTES
C3	EXISTING SITE PLAN & UTILITIES
C4	CIVIL SITE PLAN
C5	DETAILS



GENERAL PLAN & ZONING
GENERAL PLAN LAND USE DESIGNATION: RETAIL AND BUSINESS SERVICES
ZONING: CG

LOT AREA
0.93 ACRES (CALCULATED FROM ASSESSORS MAP)

TOPOGRAPHIC INFORMATION PROVIDED BY:
HOGAN LAND SERVICES - NOVEMBER 2022

PROJECT DATUM & BENCHMARK:
HORIZONTAL CONTROL:
IRON PIPES FOUND ON EASTERLY BOUNDARY OF SUBJECT LOT (N01°06'40"W)

VERTICAL CONTROL:
ELEVATION DATUM IS ASSUMED OVER CP 1000 (500.00 FEET)

SURVEY NOTES:
1. THE PURPOSE OF THIS PLAN IS FOR DESIGN REVIEW APPROVALS ONLY AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE DATA SHOWN ON THIS PLAN IS STRICTLY PROHIBITED. ANY USES OF THIS PLAN BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
2. THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN BOOK 493 AT PAGES 47-50 SONOMA COUNTY RECORDS.

REVISION BLOCK

1		
2		
3		

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

THE AVENUE MERCADO
TITLE SHEET

2970 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA

APN: 044-280-079

C1 OF 5

PROFESSIONAL ENGINEER * CIVIL * LAND
JAMES E. RENFRO
NO. 72009
STATE OF CALIFORNIA

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF SALVADOR CRUZ IN JANUARY, 2022.

DRN: WGAC
CHK: JR
PM: AC
DATE: 11/5/24
JOB #: 5889
JOB #: 544-2104
FAX (707) 522-2105
TEL (707) 544-2104

www.hoganls.com

4780 SONOMA HIGHWAY
SANTA ROSA, CA 95409

GENERAL

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.
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.
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.
5. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
6. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.
7. RAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVELOPER TO STORM DRAIN SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND SIZES. NO CONCENTRATED LOT DRAINAGE SHALL FLOW ACROSS SIDEWALKS.
8. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
9. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWCQB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
10. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
11. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.
12. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
13. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND /OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.
14. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.
15. UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
16. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC.). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE. RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.
17. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY. GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.), REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
19. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES COVERING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.
20. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.
21. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.
22. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.
23. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
24. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
25. AT A MINIMUM, ALL BMPs WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPs THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.
26. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.
27. ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
28. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:
29. LIQUID ANTI-STRIPPING AGENT (LAS) SHALL BE ADDED TO THE ASPHALT BINDER AT A RATE OF 0.5% BY WEIGHT OF ASPHALT BINDER. THE LAS SHALL BE AD-HERE LOF 65-OD OR EQUIVALENT AND SHALL BE STORED, MEASURED AND MIXED IN ACCORDANCE WITH THE LAS MANUFACTURER'S RECOMMENDED PRACTICE. THE LAS CAN BE ADDED TO THE ASPHALT BINDER AT THE ASPHALT PLANT OR AT THE REFINERY. WHEN ADDED AT THE ASPHALT PLANT, THE EQUIPMENT SHALL INDICATE AND RECORD THE AMOUNT OF LAS ADDED. IF ADDED AT THE REFINERY, THE SHIPPING TICKET FROM THE REFINERY SHALL CERTIFY THE TYPE AND AMOUNT OF LAS ADDED.
30. THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
31. MINIMUM TENSILE STRENGTH RATIO (TSR) OF 70, AND A MINIMUM DRY TENSILE STRENGTH OF 65 POUNDS PER SQUARE INCH, BASED ON AASHTO T 283-07.
32. AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT, THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED PER THE METHOD FOR FIELD-MIXED, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.
33. PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.
34. ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
35. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, ADVISES THE CITY OF SANTA ROSA OF ANY DISCOVERED SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

GRADING

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE CITY OF SANTA ROSA.
2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
3. SITE GRADING SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE.
4. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
5. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
6. HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF ANY STRUCTURES ON THE PROJECT SITE.
7. PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
8. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.

ACCESSIBILITY KEYNOTES

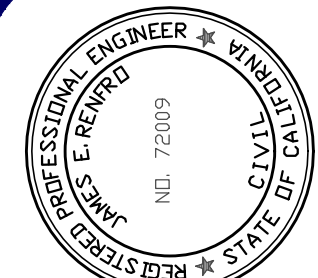
- A
B
C
D
E
F
G
- VERTICAL CHANGES IN LEVEL ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED ¼" FOR A SHARP EDGE, AND ½" FOR A BEVELED EDGE. 11B-303
- ABRUPT CHANGES IN LEVEL ALONG AND ACCESSIBLE PATH EXCEEDING 4" IN VERTICAL DIMENSION BETWEEN THE WALK AND ADJACENT SURFACE SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. WALKS ADJACENT TO DRIVEWAYS OR PROTECTED BY A GUARD ARE EXEMPT PER 11B-303.5.
- CIRCULATION PATHS CONTIGUOUS WITH AREAS OF VEHICULAR TRAFFIC SHALL BE PHYSICALLY SEPARATED FROM VEHICULAR TRAFFIC. PHYSICAL SEPARATION SHALL BE PROVIDED WITH CIRCULATION PATHS RAISED 4" MINIMUM ABOVE THE AREAS WHERE VEHICULAR TRAFFIC OCCURS. 11B-250.
- THE RUNNING SLOPE ALONG AN ACCESSIBLE PATHS SHALL NOT EXCEED 1:20 (5%) UNLESS ALONG A SPECIFIED RAMP. THE CROSS SLOPE OF AN ACCESSIBLE PATH SHALL NOT EXCEED 1:48 (2.083%) (11B-403)
- WALKING SURFACES ALONG AN ACCESSIBLE PATH SHALL BE STABLE, FIRM, AND NON-SLIP (11B-403)
- CLEAR WIDTH OF SIDEWALK/WALKS ALONG AND ACCESSIBLE PATH SHALL BE 48" MINIMUM UNLESS REDUCED IN ACCORDANCE WITH 11B-403.5.1.
- RAMPS: RUNNING SLOPES OF RAMPS SHALL NOT EXCEED 1:12 (8.3%) WITH A CROSS SLOPE NOT TO EXCEED 1:48 (2.08%). CLEAR WIDTH OF RAMPS SHALL BE 48" WHERE HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH BY 3.5" ON EACH SIDE. (11B-405)
A. THE MAXIMUM RISE FOR ANY SINGLE RAMP RUN IS 30".
B. RAMPS MUST HAVE A LANDING AT THE TOP AND BOTTOM WITH A SLOPE NOT EXCEEDING 1:48.
C. THE BOTTOM LANDING SHALL BE 72" IN LENGTH AND 48" WIDE. THE TOP LANDING SHALL BE 60" LONG BY 60" WIDE.
D. RAMPS THAT CHANGE IN DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" BY 72" MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP.
E. RAMP RUNS SHALL INCLUDE HANDRAILS PER 11B-405
- H
- VERIFY ALL EXISTING AND PROPOSED SURFACES WITHIN THE PATH OF TRAVEL MEET ADA STANDARDS LISTED ABOVE. VERIFY PROPOSED HARDSCAPE CONFIRMING TO EXISTING HARDSCAPE MEETS ADA STANDARDS LISTED WITHIN THESE ASSESIBILITY NOTES. HOGAN LAND SERVICES IS NOT A CERTIFIED ACCESS SPECIALIST (CASP) AND ALL EXISTING SURFACES HAVE NOT BEEN VERIFIED. PLEASE CONTACT THIS OFFICE IMMEDIATELY SHOULD A DEFICIENCY BE DISCOVERED DURING CONSTRUCTION.
- I
- PARKING STALL DETAILS:
VEHICLE SPACES – CAR PARKING SINGLE SPACES SHALL BE 14 FEET WIDE MINIMUM, AND PROVIDE A 9-FOOT WIDE PARKING AREA AND A 5-FOOT WIDE ACCESS AISLE. WHEN MORE THAN ONE NON-VAN SPACE IS PROVIDED, TWO 9-FOOT WIDE SPACES MAY BE ON EACH SIDE AS A 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE.
ACCESS AISLE LOCATION – FOR SINGLE SPACES, ACCESS AISLES SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE VEHICLE.
VEHICLE SPACES – VAN PARKING (§1109A.8.6) – VAN-ACCESSIBLE PARKING SPACES SHALL BE 17 FEET WIDE MINIMUM, AND SHALL PROVIDE EITHER OF THE FOLLOWING:
 - A 12-FOOT WIDE MINIMUM PARKING AREA AND A 5-FOOT WIDE MINIMUM ACCESS AISLE.
 - A 9-FOOT WIDE MINIMUM PARKING AREA AND AN 8-FOOT WIDE MINIMUM ACCESS AISLE.ACCESS AISLE LOCATION – VAN SPACES
ACCESS AISLES SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE WITH THE VEHICLE PARKED IN THE FORWARD POSITION.
ACCESS AISLE MARKINGS (§1109A.8.5)
ACCESS AISLES SHALL BE MARKED BY A BLUE PAINTED BORDER WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER PAINTED A COLOR CONTRASTING WITH
THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED AN THE GROUND IN WHITE LETTERS NO LESS THAN 12 INCHES
HIGH WITHIN EACH 5-FOOT WIDE ACCESS AISLE.
SLOPE OF PARKING SPACE: SURFACE SLOPES OF DISABLED PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1 UNIT VERTICAL TO 50 UNITS HORIZONTAL (2% SLOPE) IN ANY DIRECTION.
MARKINGS (§11 09A.8.8.2)
THE PARKING SPACE SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY", IN WHITE ON A BLUE BACKGROUND, 36 INCHES WIDE BY 36 INCHES
HIGH MINIMUM IN SIZE. THE CENTERLINE SHALL BE 6 INCHES MAXIMUM FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES SHALL BE PARALLEL TO
THE PARKING SPACE AND ITS LOWER SIDE SHALL BE ALIGNED WITH THE END OF THE PARKING SPACE.
- J
- 11B-705.1.1 GENERAL: DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH SECTION 11B-705. CURB RAMPS, BLENDED TRANSITIONS, PLATFORM EDGES, AND CIRCULATION PATHS INTERSECTING WITH AREAS OF VEHICULAR TRAFFIC SHALL BE PROVIDED WITH DETECTABLE WARNINGS PER 11B-247 AND 11B-25
 - 11B-705.1.1.1 DOME SIZE:
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9" (22.9MM) MINIMUM AND 0.92" (23.4MM) MAXIMUM, A TOP DIAMETER OF 0.45" (11.4MM) MINIMUM AND 0.47" (11.9MM) MAXIMUM, AND A HEIGHT OF 0.2" (5.1MM).
 - 11B-705.1.1.2 DOME SPACING:
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3" (58MM) MINIMUM AND 2.4" (61MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65" (16.5MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- K
- VERTICAL CLEARANCE: A MINIMUM OF UNOBSTRUCTED CLEARANCE HEIGHT OF 14' SHALL BE MAINTAINED ABOVE AREAS ACCESSIBLE TO VEHICLES IN NON-RESIDENTIAL PARKING FACILITIES.
- L
- STRIPING AND IDENTIFICATION: PARKING FACILITIES SHOULD NOT EXCEED A GRADE OF 5%.
- M
- SURFACING: PARKING SPACES, DRIVEWAYS, AND MANEUVERING AND STORAGE AREAS SHALL BE PAVED AND PERMANENTLY MAINTAINED IN A GOOD DUST-FREE CONDITION WITH CITY DEVELOPMENT STANDARDS.

STANDARD SITE IMPROVEMENT NOTES

1. ENCROACHMENT PERMIT: ANY IMPROVEMENTS, PROPOSED OR REQUIRED, WITHIN THE PUBLIC WAY OR ANY EXISTING PUBLIC SEWER OR WATER EASEMENTS SHALL BE REVIEWED AND APPROVED WITH AN ENCROACHMENT PERMIT APPLICATION. ONLY CONSTRUCTION PLANS SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION ARE FINAL PLANS AND WILL BE APPROVED FOR CONSTRUCTION. SUBMIT PLANS SHOWING ALL WORK IN THE PUBLIC RIGHT OF WAY, OR IN PUBLIC EASEMENTS, INCLUDING ALL WORK ON PUBLIC UTILITIES (WATER METER BOXES, SEWER LATERAL CLEANOUTS, BACKFLOW DEVICES, ETC.) TO THE CITY OF SANTA ROSA FOR PERMIT PRIOR TO THE BEGINNING OF ANY WORK. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

REVISION BLOCK			
1			
2			
3			

THE AVENUE MERCADO
NOTES



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF SALVADOR CRUZ IN JANUARY, 2022.

James E. Renfro
JAMES E. RENFRO RCE 72008

DRN:	WGAC	JR	AC
CHK:		PM:	
DATE:	11/5/24	JOB #:	5889

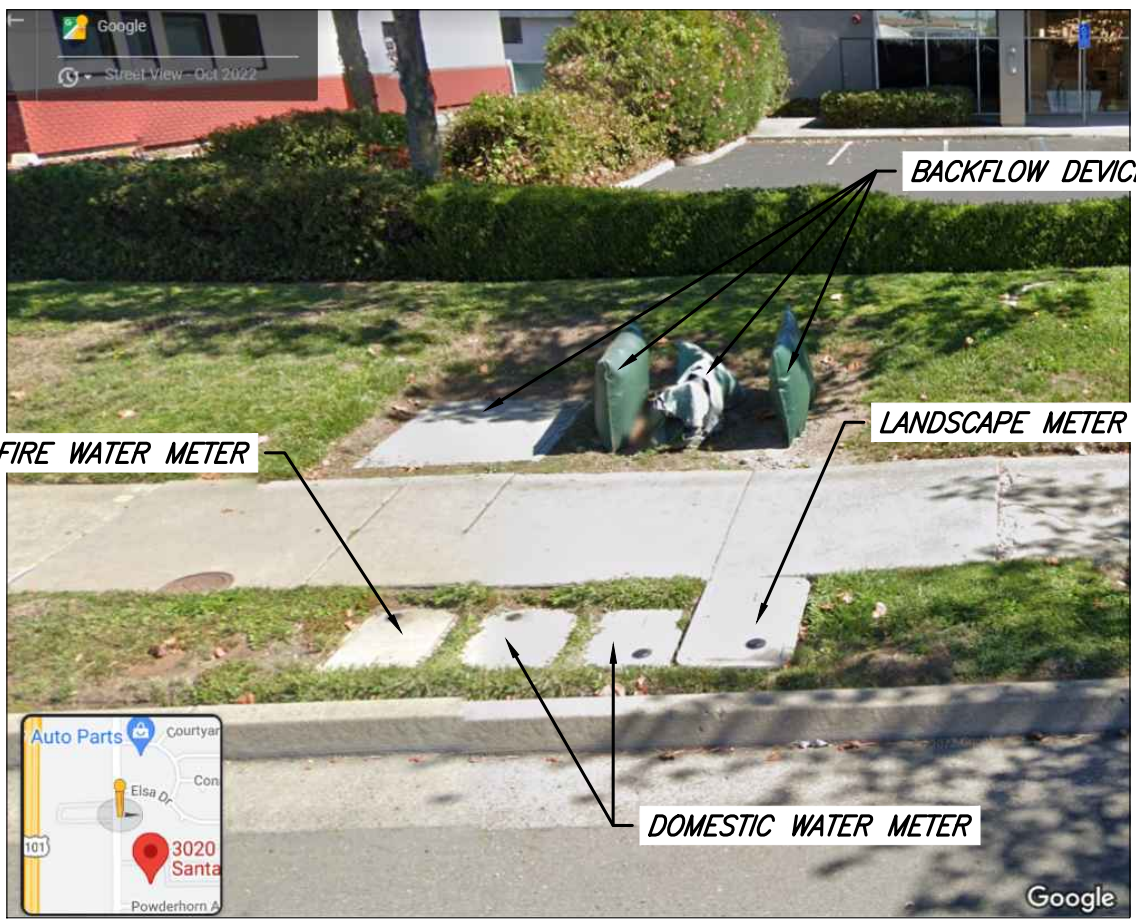
TEL (707) 544-2104
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www.hoganls.com

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SANTA ROSA, CA 95409

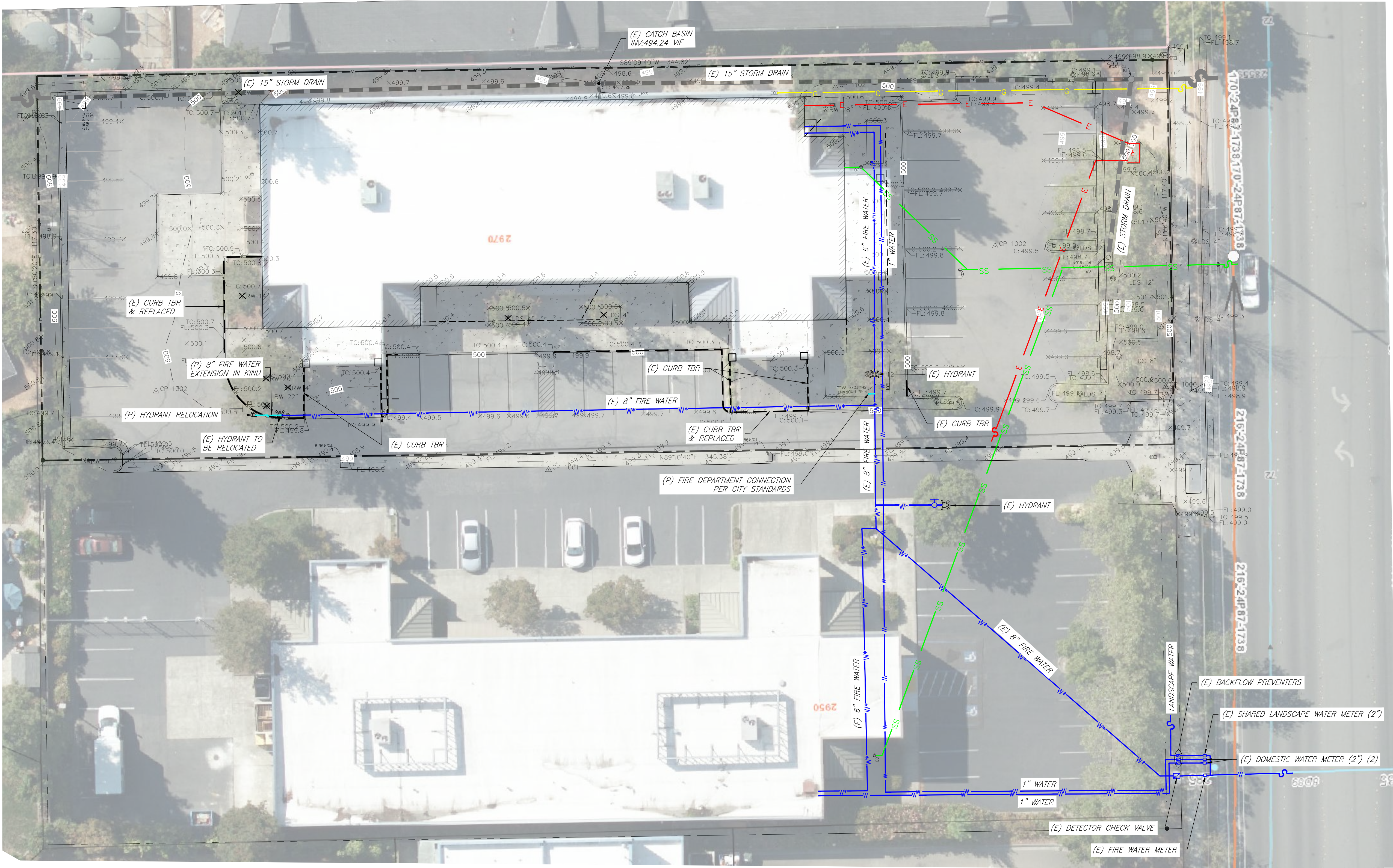
APN: 044-280-079

2970 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA



WATER SERVICE EXHIBIT

NTS



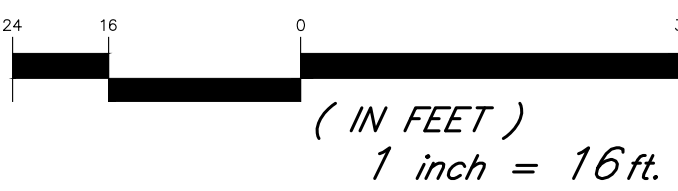
EXISTING SITE PLAN & UTILITIES

UTILITY LEGEND

- W— (E) WATER SERVICE LATERAL/MAIN
- W*— (E) FIRE WATER SERVICE LATERAL/MAIN
- G— (E) GAS SERVICE LATERAL/MAIN
- E— (E) ELECTRICAL SERVICE
- SS— (E) SEWER LATERAL/MAIN
- (E) STORM DRAIN LATERAL
- (E) TREE TBR, SEE LANDSCAPE PLAN

NOTE: UTILITY ROUTING SHOWN IS SCHEMATIC IN NATURE ONLY. (E) UTILITIES HAVE NOT BEEN SURVEYED. VERIFY ALL (E) & (P) UTILITY ROUTING & SERVICE LOCATIONS IN FIELD PRIOR TO CONSTRUCTION.

GRAPHIC SCALE



REVISION BLOCK

1		
2		
3		

THE AVENUE MERCADO
EXISTING SITE PLAN & UTILITIES

2970 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA

APN: 044-280-079

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

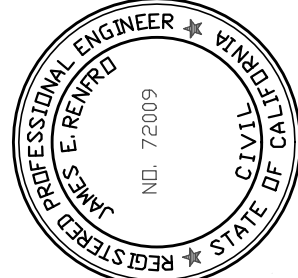
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DATE: 11/5/24
JOB #: 5889

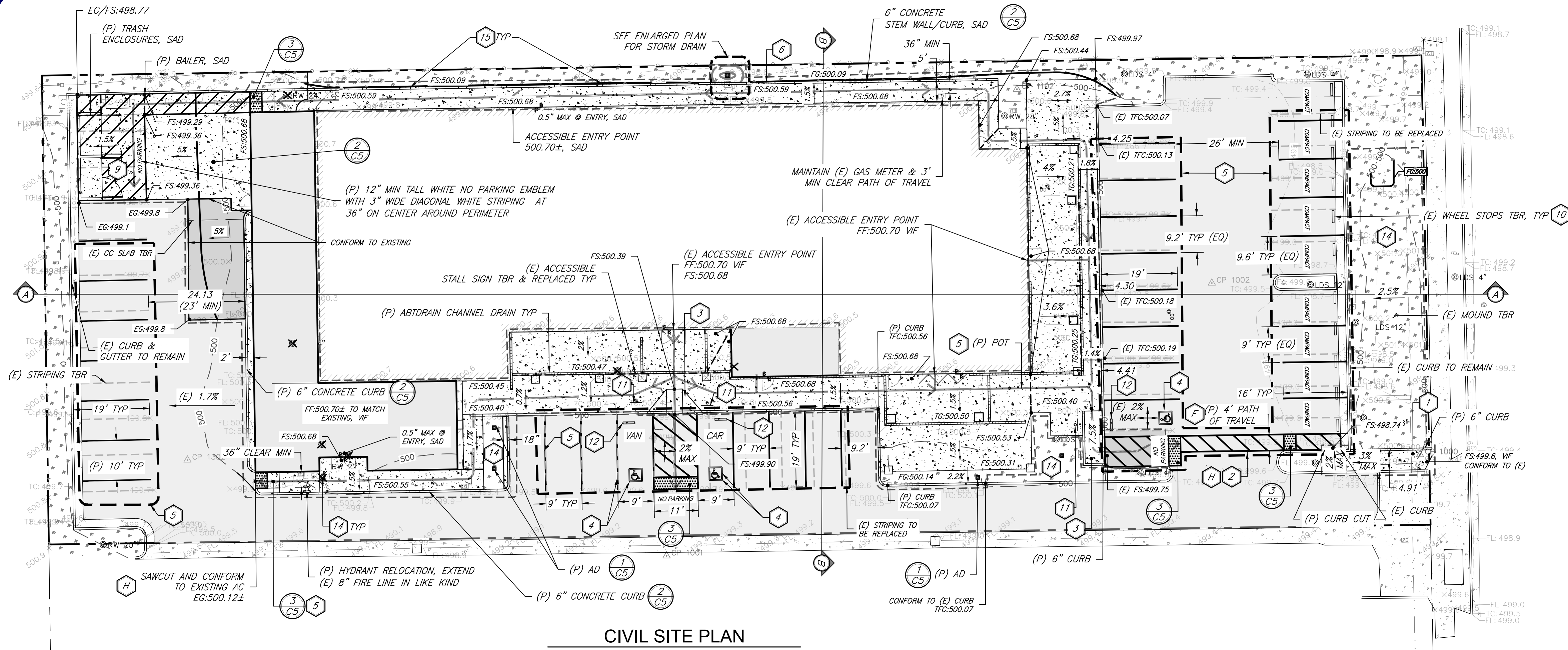
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UNDER MY DIRECTION AT THE REQUEST OF
SALVADOR CRUZ IN JANUARY, 2022.



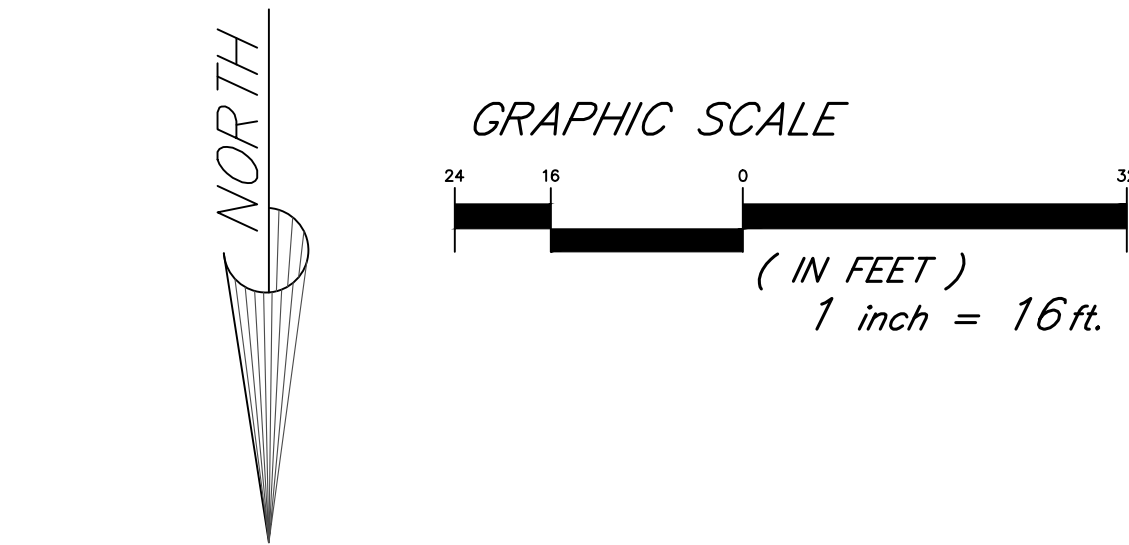
James Renfro
JAMES E. RENFRO RCE 72009

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CIVIL SITE PLAN

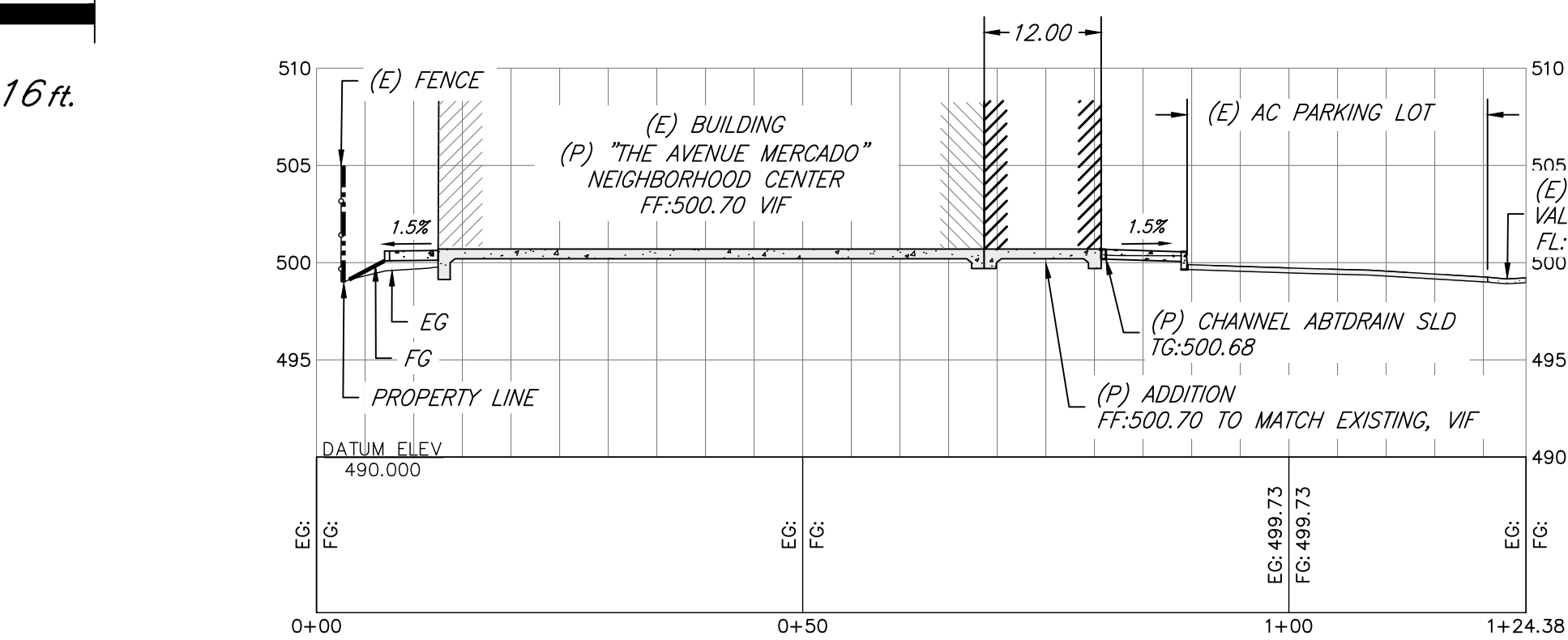


LEGEND

- RECORD BOUNDARY LINE
- - - (E) FLOWLINE
- WOOD FENCE
- WIRE FENCE
- LIMITS OF RESTRIPING
- LIMITS OF (P) GRADING/SITE FLATWORK
- (E) STRIPING TO BE REMOVED
- (E) STRIPING TO REMAIN
- (P) STRIPING
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- ACCESSIBLE PATH OF TRAVEL
- △ 3 CONTROL POINT W/##
- ⊗ x143.2 FIRE HYDRANT
- ⊙ 24" SPOT ELEVATION
- ⊙ 24" TREE TYPE & DIA.
- ⊙ 24" TREE TYPE & DIA.
- SHEET FLOW DIRECTION
- 1 SITE WORK KEYNOTES

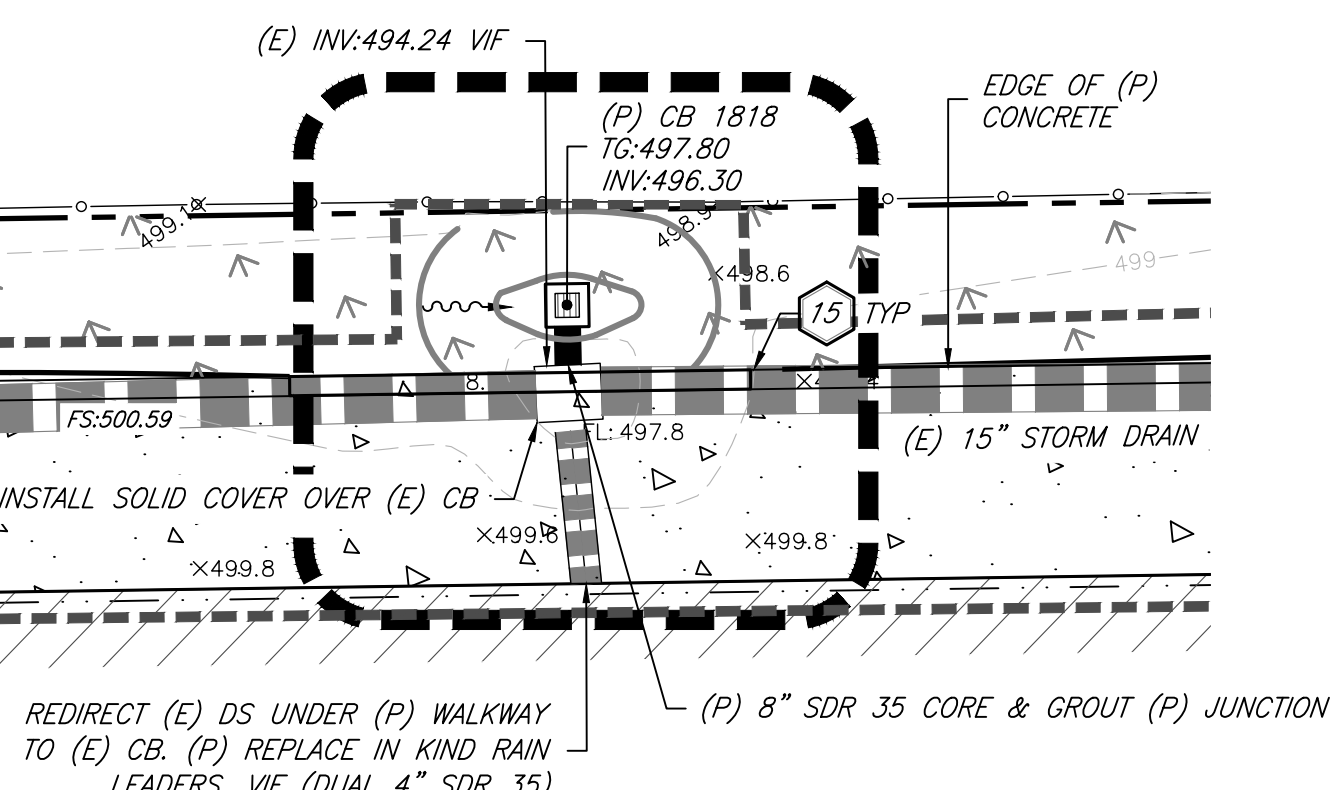
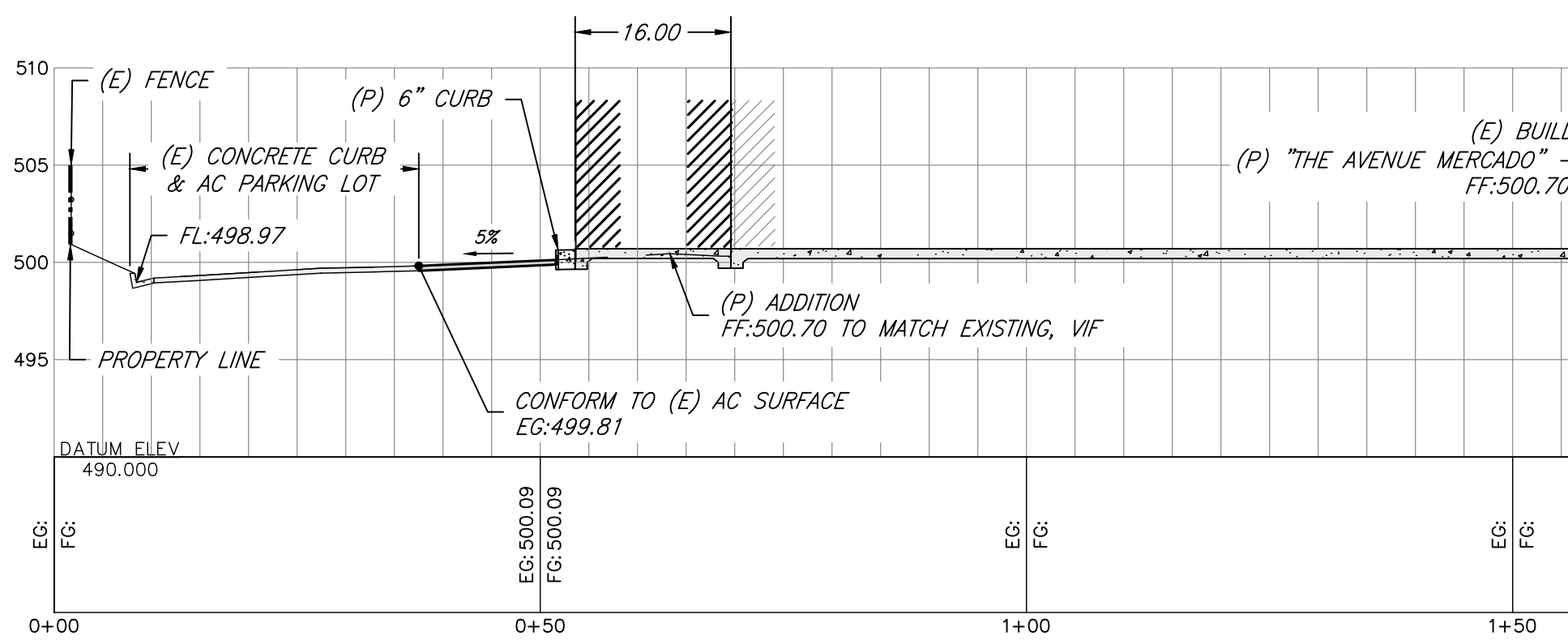
SURFACE LEGEND

- (E) BUILDING
- (P) TRUNCATED DOMES PER 11B-705
- (E) AC SURFACE
- (P) CONCRETE SURFACE SAD
- (E) CONCRETE SURFACE
- (E) LANDSCAPE
- (P) AC SURFACE



SECTION B-B

HORIZONTAL SCALE: 1" = 16'
VERTICAL SCALE: 1" = 8'



ENLARGED PLAN - STORM DRAIN

SCALE 1" = 5'

SITE WORK KEYNOTES

- (P) ACCESSIBLE PATH FROM EXISTING SIDEWALK.
- (P) NEW ACCESSIBLE PATHWAY STRIPING WITH DETECTABLE WARNING.
- (P) ACCESSIBLE CURB RAMP.
- (P) ACCESSIBLE PARKING STALL PER DETAIL 1 SEE SHEET A1.3. (3 TOTAL ACCESSIBLE STALLS)
- (P) PARKING STALL RE-STRIPING PER PLAN AND CURRENT SANTA ROSA CITY CODE SPECIFICATIONS.
- (P) ACCESSIBLE PATH OF TRAVEL SIDEWALK TO EMPLOYEE ENTRY DOOR, 4" CONCRETE WITH #3 @ 16" E.W. TYPICAL. ALL FLATWORK OVER CRUSHED ROCK BASE AND COMPACTED SUBGRADE.
- (P) ACCESSIBLE CURB RAMP. 1:12 MAX SLOPE.
- (P) ACCESSIBLE PATH OF TRAVEL SIDEWALK (<5%) CONFORM TO (E) AC AT (P) CURB CUT.
- (P) "NO PARKING" STRIPING ON PATH OF TRAVEL TO TRASH ENCLOSURE AREA ON REAR EMPLOYEE ENTRY DOOR.
- (E) WHEEL STOPS TO BE REMOVED.
- (P) ACCESSIBLE STALL SIGNAGE PER DETAIL 3 ON SHEET A1.3.
- (P) WHEEL STOP (ACCESSIBLE STALLS ONLY).
- (E) CONCRETE RAMP TO BE REMOVED & REPLACED @ 1% WITH INFILL CURB TO MATCH (E).
- SEE ARCHITECTURAL & LANDSCAPE PLANS FOR ADDITION INFORMATION REGARDING TREE REMOVAL, PLANTING, IRRIGATION ETC.
- INSTALL CURB BREAKS OR WEEP HOES @ 12" MAX O/C TO ALLOW WALKWAY TO DRAIN. INSTALL FLUSH WITH FINISHED SURFACE, VIF.

REVISION BLOCK

1		
2		
3		

THE AVENUE MERCADO
CIVIL SITE PLAN

2970 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA

APN: 044-280-079

4780 SONOMA HIGHWAY
SANTA ROSA, CA 95409

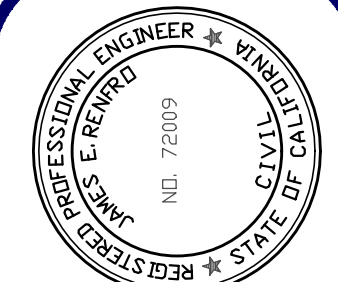
www.hoganls.com

TEL (707) 544-2104
FAX (707) 522-2105

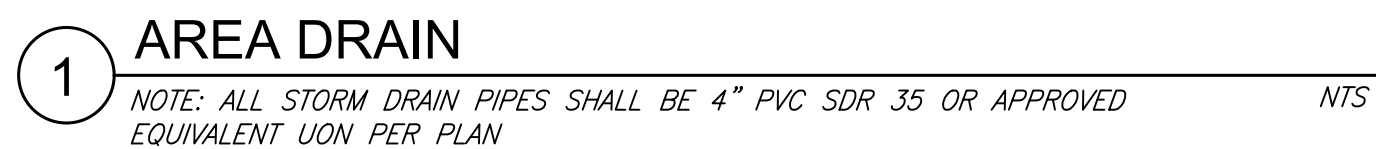
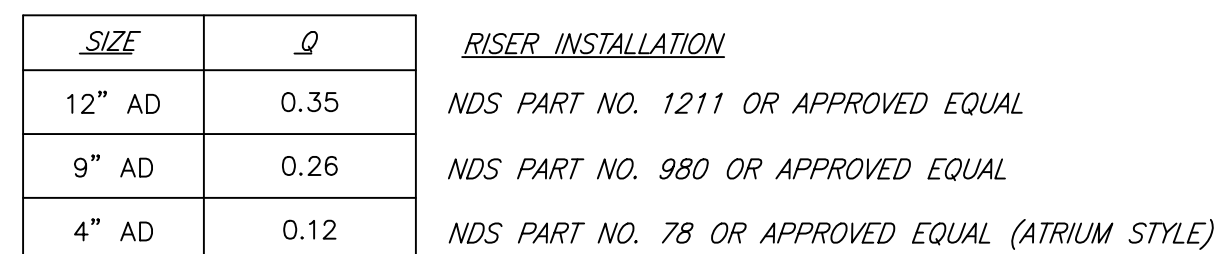
HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

DRN: WGAC
CHK: JR
PM: AC
DATE: 11/5/24
JOB #: 5889

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF SALVADOR CRUZ IN JANUARY, 2022.



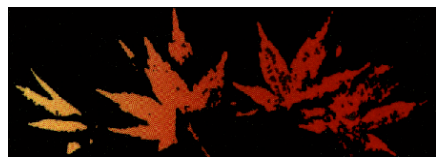
James E. Renfro
JAMES E. RENFRO RCE 72009



REVISION BLOCK		
1		
2		
3		

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MASAMIGAS MERCADO

SANTA ROSA AVENUE
SANTA ROSA, CA
APN #044-280-079

DATE: 10/2/24

MLA JOB #: 2022-33

SCALE: 1" = 20'

DRAWN: D

L1.1

SHEET L1.1 OF 8



1) Maximum Applied Water Allowance (MAWA)

$$MAWA = (ET_0) (0.62) [(0.55 \times LA) + (0.45 \times$$

Where:
 ETo = Annual Net Reference Evapotranspiration (Inches)
 O.45 = ET Adjustment Factor (Commercial)
 O.55 = ET Adjustment Factor (Residential)
 LA = Landscaped Area (square feet)
 O.2 = Conversion factor (to gallons per square foot)
 LA = Portion of the landscape area identified as Special Landscape Area (square feet)
 O.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 + 0.45) (Commercial)
 O.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 + 0.55) (Residential)

Commercial (C) or Residential (R)		C
A)	Net Evapotranspiration Calculator	
	Local Reference ETo	46.51
	$\frac{25.36^{\circ}\text{yr}}{(\text{Annual Rainfall})} \times \frac{25}{6.34} = (\text{Effective Rainfall})$	
	Net Evapotranspiration Calculation = Annual ETo - Effective R =	40.17
B)	Adjusted Landscape Area Calculation	
	$\frac{5,520 \text{ sf}}{(\text{Landscape Area})} \times \frac{0.45}{\text{Adjustment Factor}} = 2,453.99 \text{ sf}$	
	$\frac{0.00 \text{ sf}}{(\text{Special Landscape Area})} \times \frac{0.55}{\text{Adjustment Factor}} = 0.00 \text{ sf}$	
	Sum of Adjusted Landscape Area =	2,453.99 sf
MAWA	$\frac{40.17}{2.453.99} =$	61.865 gal/yr

2) Estimated Total Water Use (ETWU)					
A)	Net Evapotranspiration Calculation	=	40.17 sf		
	Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall				
B)	Adjusted Landscape Area Calculation				
	0.00 sf	X .1		0.00 sf	
	Very Low Water Use				
	5.401 sf	X .3		1,622.06 sf	
	Low Water Use				
	113 sf	X .6		67.86 sf	
	Moderate Water Use				
	0.00 sf	X .8		0.00 sf	
	High Water Use				
	Sum of Adjusted Landscape Area	=	1,689.91 sf		
ETWU =	40.17	.62	1,640 sf	/	= 52,610 gal/yr

Irrigation Efficiency Factor				
Square Footage of Landscape on Drip	5,519.97	sf		
Square Footage of Landscape on Spray	0.00	sf		
Total Square Footage of Landscape	5,519.97	sf		
Adjusted Irrigation Efficiency Factor	0.81			
15 Watering Sy	113.04	sf	X	1.0
10C Trip-Containe	39.23	sf	X	6.75
11C Trip-Containe	56.47	sf	X	9.9

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
1D	Sub-Surface DripIrrigation	Low	0.3	2,425.21 SF	44.0%
2B	Root Watering System	Moderate	0.6	113.04 SF	2.0%
3D	Sub-Surface DripIrrigation	Low	0.3	563.66 SF	10.2%
4D	Sub-Surface DripIrrigation	Low	0.3	155.71 SF	1.3%
5D	Root Watering System	Low	0.3	940.30 SF	17.2%
6B	Root Watering System	Low	0.3	56.95 SF	1.0%
7C	Drip-Container	Low	0.3	16.71 SF	1.4%
8D	Sub-Surface DripIrrigation	Low	0.3	349.55 SF	6.3%
9B	Root Watering System	Low	0.3	119.05 SF	2.0%
10C	Drip-Container	Low	0.3	34.22 SF	0.7%
11C	Drip-Container	Low	0.3	56.41 SF	1.0%

Plant Type	Water Use By Area	% of Landscape
Very Low	0.00	0%
Low	5,406.86	98%
Moderate	113.04	2%
High	0.00	0%
Total	5,519.95	100%

Valve ID	Hydrozone Area	Flow in GPM	Precipitation Rate in inches Per Hour
1D	2425.21	15.3 GPM	0.60
2B	1315.01	2.0 GPM	1.80
3D	563.03	7.5 GPM	1.24
4D	755.77	4.7 GPM	0.60
5D	948.3	6.5 GPM	0.66
6B	56.55	1.0 GPM	1.70
7C	75.77	4.5 GPM	6.00
8D	303.61	3.5 GPM	0.55
9B	113.03	2.0 GPM	1.64
10C	34.22	1.4 GPM	4.55
11C	56.47	3.7 GPM	6.21

1. THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. THE CONTROLLER SHALL BE LOCATED WITHIN 100' OF THE IRRIGATION CONTROLLER SHALL BE HUNTER 120 WITH 2 WIRE DECODER CAPABILITY AND CM-300, 9 STATION EXPANSION MODULE.
2. ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND. THE IRRIGATION CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR FOR EACH ACCESS.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND EQUIPMENT. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DATA, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 FOR AGENCY APPROVAL.
6. FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENTS.
7. SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 300 PVC PIPE TO DEPTH AS SPECIFIED. SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 2" DIAMETER.
8. FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
9. ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
10. NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
11. A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GROUP OF VALVES. VALVE SHALL BE SIZED TO MATCH THE IRRIGATION PIPE SIZE.
12. INSTALL 3" WIDE DETECTABLE TAPE (43" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
13. INSTALL ALL LANDSCAPE DRILLPIKE BENEATH MULCH, 2' BELOW GRADE, PARALLEL AT SPACING INDICATED. USE LANDSCAPE STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
14. CONTRACTOR TO PROVIDE DEDICATED, NON-SWITCHED, GFI PROTECTED 120 VOLT CIRCUIT FOR IRRIGATION. ALL IRRIGATION EQUIPMENT SHALL BE SUBJECT TO OWNER APPROVAL.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF TREES. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY ABOVE GRADE CIRCUIT. ANY REPLACEMENT NECESSARY FOR LEAKS OR DAMAGE TO THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
16. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES NOT MEET OR SUBSTANTIALLY DEVIATES FROM THE LANDSCAPE ARCHITECT'S DESIGN, THE CITY OF SANTA ROSA'S CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	ROOT WATERING SYSTEM	HUNTER	RZWS-10-25-CV	PROS-00
	STREAM BUBBLER; 6" POP-UP	HUNTER	PROS-06-CV-R-PRS30-M5N-25Q	PROS-06-PRS30-CV
	Landscape Dripline	Rain Bird	XFS-06-12	10' OC
	Dripline in Narrow Areas	Rain Bird	XFS-06-12	12' OC
	Dripline in Containers	Rain Bird	LDG0506	6' OC
	Poly to PVC Header			See Detail 6/L3
SEE DETAIL	Automatic Line Flush Valve	Hunter	AFV-T	
SEE DETAIL	Air Relief Valve	Hunter	AVR-075	Install in 6" Valve Box e end of circuit
	Zone Control Valve	Hunter	GV-1016-AS-ADJ	Install in 6" Valve Box e high point(s) of circuit
	Drip Zone Control Valve	Hunter	IGZ-101-25	
	Natts 1" Ball Valve	Natts	B6400	
	Hunter 1CV 1" Master Valve	Hunter	1CV-1016	
	1" Flow Sensor	CST	ELF-T10-NC01	
	1" Natts Reduced Pressure Backflow Preventer	Natts	LFO0RM2-PC-QT 1	Required
	Rainbird 1" Quick Coupling Valve	Rainbird	44-NP	Use with Reclaimed Water
	Irrigation Submeter	Netafim	36M25IT.0021	
	Irrigation Controller - 4 Station, Hybrid	Hunter	PGC-400	Install per manufacturer's specifications
	EZ Decoder Output Module-2 Wire System	Hunter	EZ-DM	Install in #1 slot for two wire, next available slot for Hybrid.
	EZ Decoder - 1 Station	Hunter	EZ-1	Quantity as needed
	Solar Sync Weather Sensor	Hunter	W5S-SEN	Roof mount with clear view of sky
	Mainline	PVC	5ch 40	0
	Lateral	PVC	5ch 40	0
	Irrigation Sleeves		PVC Schedule 40	Size by pipe load; 2" PVC minimum
	Valve Station and Sequence			
	Valve Size			
	Gallons Per Minute			

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TEL (707) 833-2288
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don@macnairlandscape.com

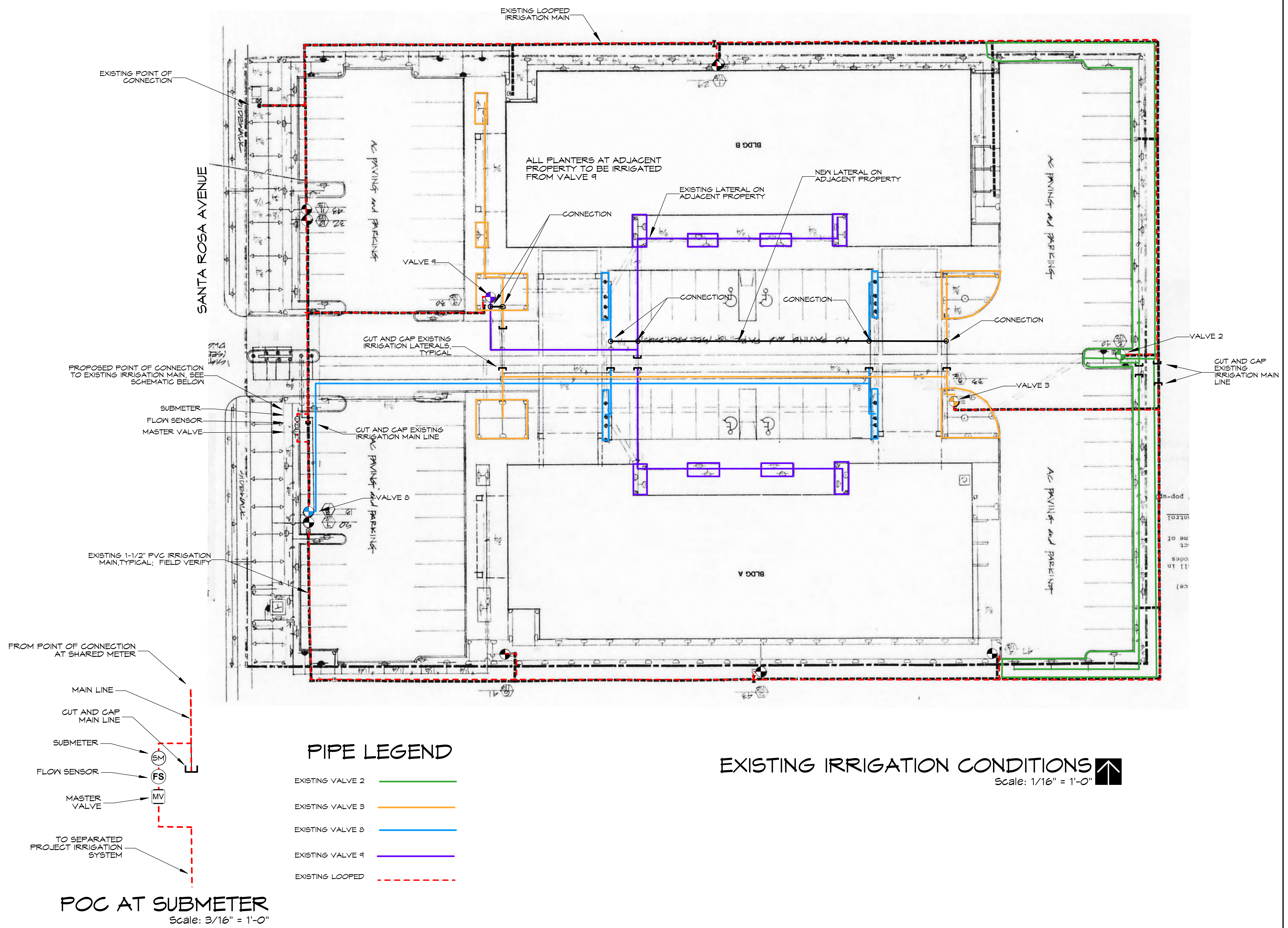
IRRIGATION METER
SEPARATION PLAN

MASAMIGAS MERCADO
2970 SANTA ROSA AVENUE
SANTA ROSA, CA
APN #044-280-079

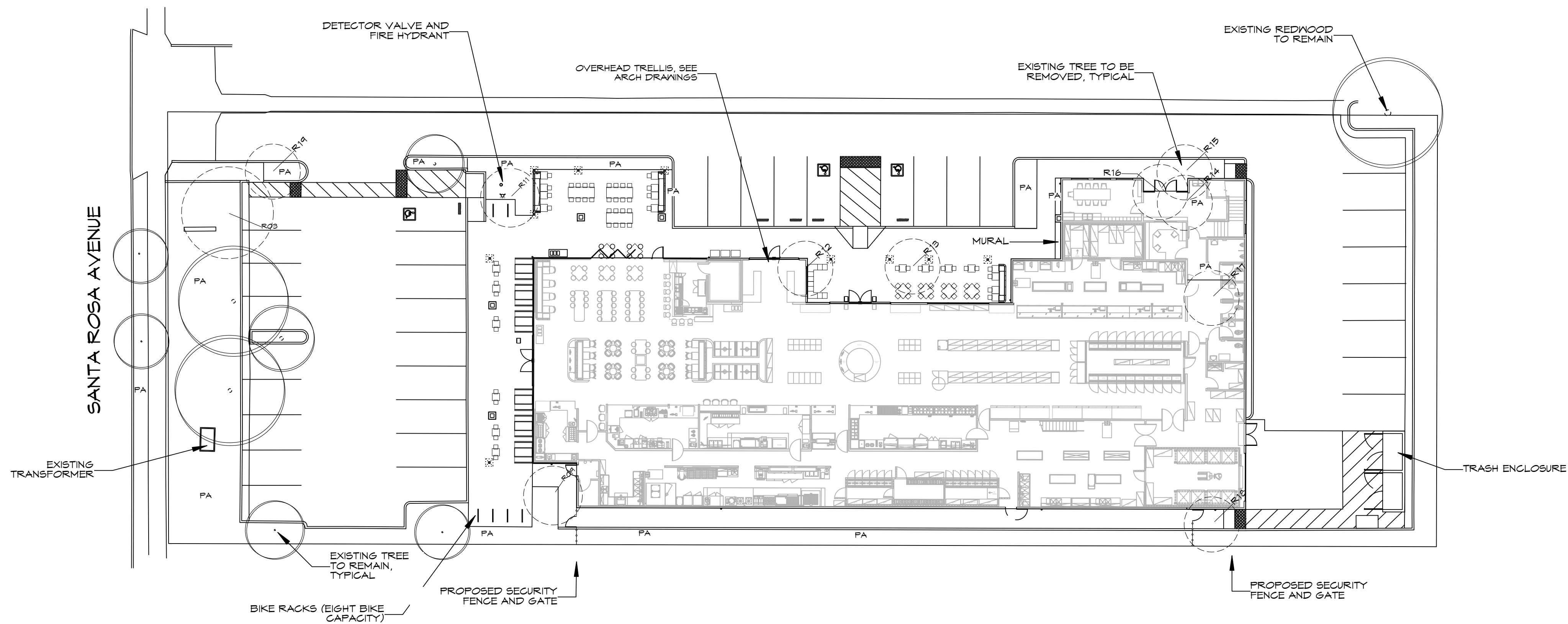
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MLA JOB #: 2022-33
SCALE: 1" = 20'
DRAWN: DM

L1.2

SHEET L1.2 OF 8



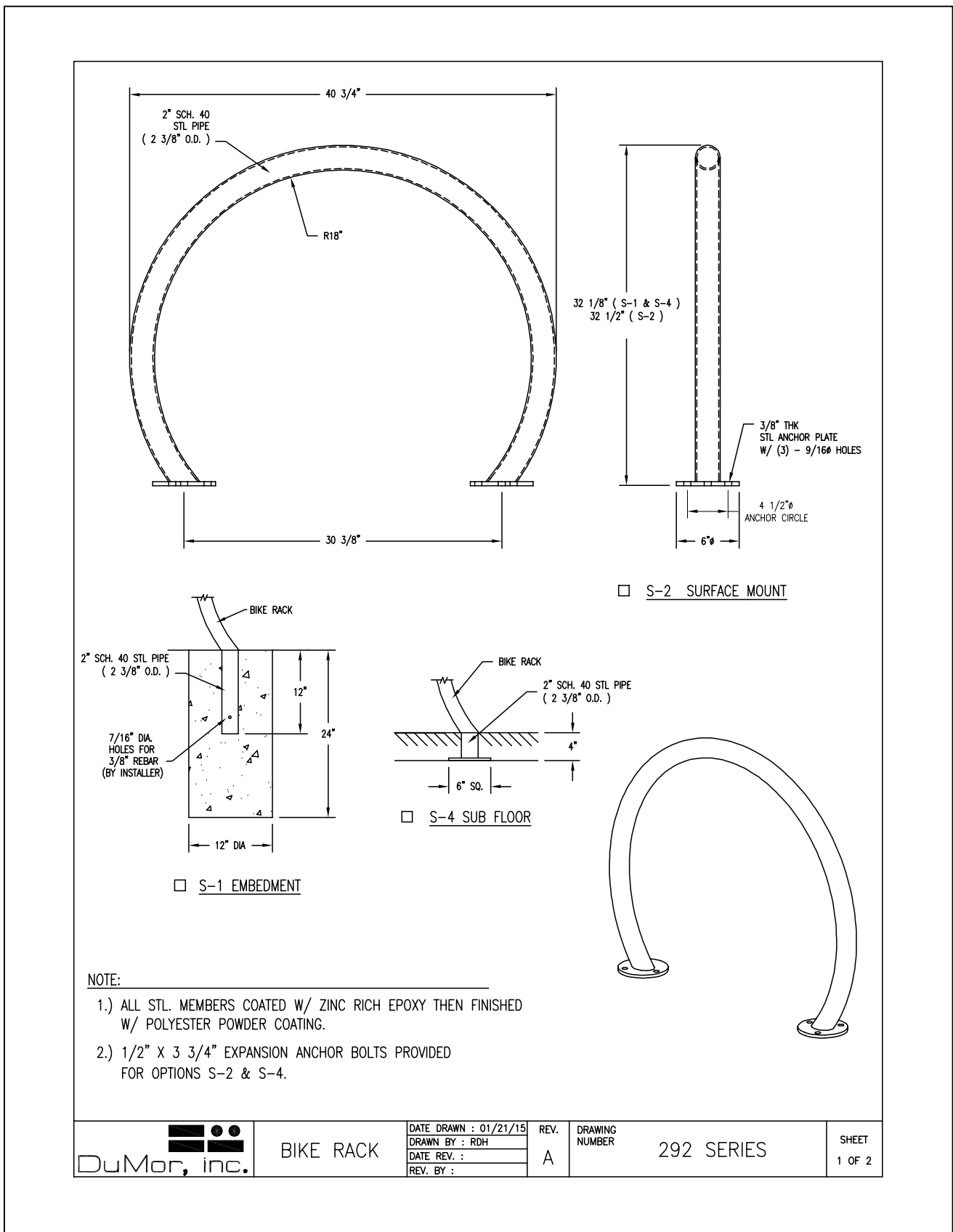
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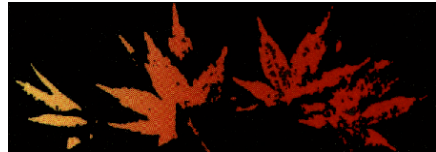
LANDSCAPE LAYOUT
Scale: 1" = 20'-0"

EXISTING TREE INVENTORY							
ID	Botanical Name	Common Name	DBH	No. of Trunks	Significance	Action	Notes
E01	Acer rubrum	Red Maple	4"	1		Retain	City Street Tree
E02	Acer rubrum	Red Maple	4"	1		Retain	City Street Tree
E04	Platanus acerifolia	London Plane Tree	12"	1		Retain	
E05	Celtis sinensis	Chinese Hackberry	12"	1		Retain	
E06	Platanus acerifolia	London Plane Tree	12"	1		Retain	
E07	Celtis sinensis	Chinese Hackberry	4"	1		Retain	
E08	Celtis sinensis	Chinese Hackberry	4"	1		Retain	
E10	Celtis sinensis	Chinese Hackberry	8"	1		Retain	
E20	Sequoia sempervirens	Coast Redwood	20"	1		Retain	
R03	Platanus acerifolia	London Plane Tree	12 1/2"	1		Remove - Construction impacts	
R04	Sequoia sempervirens	Coast Redwood	28"	1	Heritage	Remove - Undesirable species	
R11	Lagerstroemia indica	Crepe Myrtle	15 1/2"	7		Remove	
R12	Lagerstroemia indica	Crepe Myrtle	4 1/2"	1		Remove	
R13	Lagerstroemia indica	Crepe Myrtle	6"	1		Remove	
R14	Sequoia sempervirens	Coast Redwood	20"	1		Remove - Undesirable species	
R15	Sequoia sempervirens	Coast Redwood	22 1/2"	1		Remove - Undesirable species	
R16	Sequoia sempervirens	Coast Redwood	8"	1		Remove - Undesirable species	
R17	Sequoia sempervirens	Coast Redwood	17 1/2"	1		Remove - Undesirable species	
R18	Sequoia sempervirens	Coast Redwood	26 1/2"	1	Heritage	Remove - Undesirable species	
R19	Celtis sinensis	Chinese Hackberry	5 1/2"	1		Remove - Construction impacts	
Total Mitigation Inches 166 1/2"							
Mitigation Trees (2-15 gallon trees for each six inches of trunk DBH): 55							
Less three 24" box mitigation trees per landscape plan*: 0							
Less eight 36" box mitigation trees per the landscape plan*: 40							
Less one 48" box mitigation trees per the landscape plan*: 7							
Total #15 Size Mitigation Trees Required: 8							
Mitigation costs for in-lieu fees @ \$100.00 per #15 size tree = \$800.00							
*One 24" box tree is equal to three 15-gallon trees. One 36" box tree is equal to five 15-gallon trees. One 48" box tree is equal to eight 15-gallon trees							

REFER TO SHEET L3 FOR PROPOSED TREE SIZES



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LANDSCAPE LAYOUT
AND TREE REMOVAL
MITIGATION

MASAMIGAS MERCADO
2970 SANTA ROSA AVENUE
SANTA ROSA, CA
APN #044-280-079

DATE: 10/2/24
MLA JOB #: 2022-33
SCALE: 1" = 20'
DRAWN: DM

U.S.A NOTE
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SOIL ANALYSIS REPORT
PRIOR TO AMENDING ON-SITE SOILS, A SOIL ANALYSIS REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR THEIR DESIGNEE, AS FOLLOWS:

- SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
 - SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
 - THE SOIL ANALYSIS SHALL INCLUDE:
 - SOIL TEXTURE;
 - INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;
 - PH;
 - TOTAL SOLUBLE SALTS;
 - SODIUM;
 - PERCENT ORGANIC MATTER; AND
 - RECOMMENDATIONS.
 - THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
 - IF A GRADING PERMIT IS REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE CERTIFICATE OF COMPLETION. IF A GRADING PERMIT IS NOT REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE DEPARTMENT WITH THE LANDSCAPE DOCUMENTATION PACKAGE.
 - THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION.

CITY REQUIRED NOTES

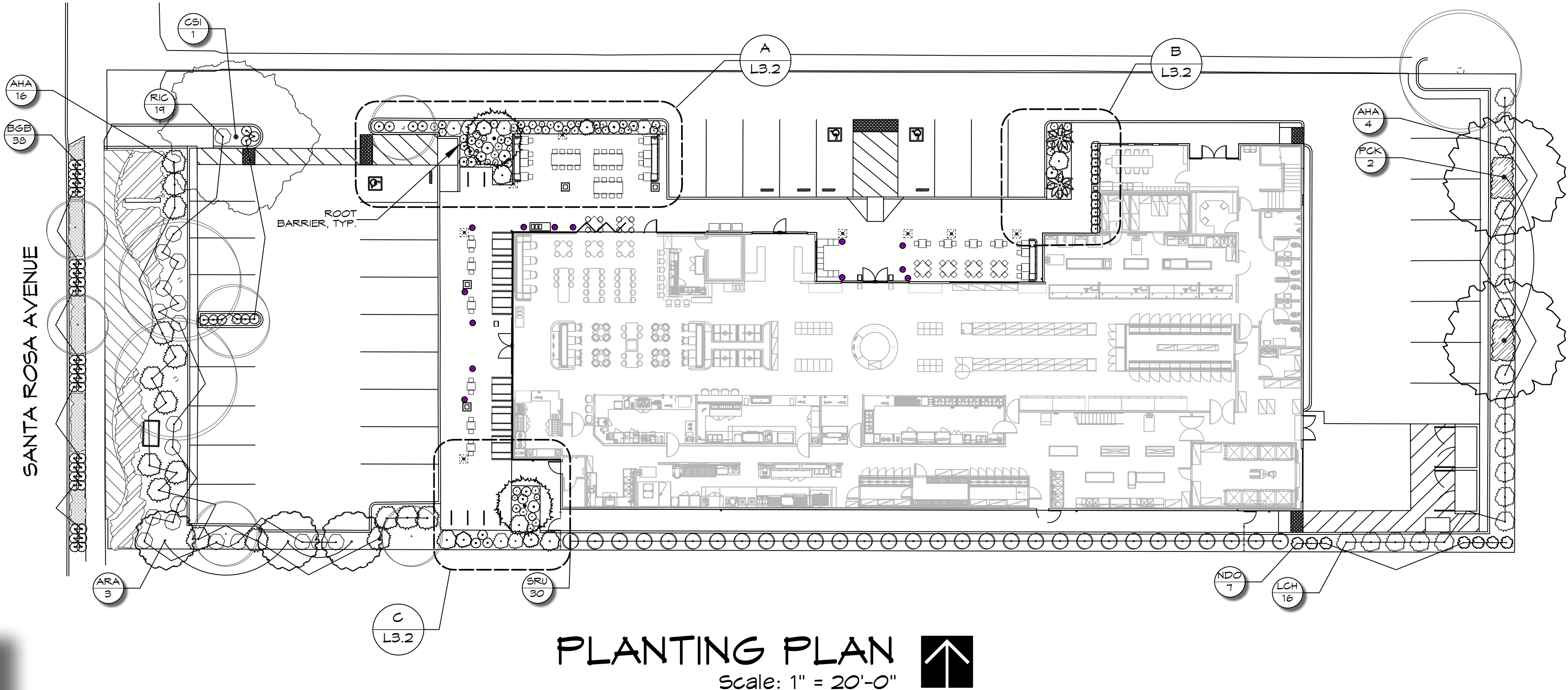
- UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED "CERTIFICATE OF COMPLETION" STATING THE PROJECT HAS BEEN INSTALLED AS DESIGNED.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- A FINAL CITY INSPECTION SHALL BE PERFORMED. THE INSTALLATION CONTRACTOR SHALL ATTEND THIS INSPECTION AND MAKE ALL REQUIRED REPAIRS AND ADJUSTMENTS TO ACHIEVE APPROVAL AND COMPLETION FROM THE CITY. TO SCHEDULE AN INSPECTION, CONTACT ENGINEERING DEVELOPMENT SERVICES AT (707) 543-4611.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS.

CITY REQUIREMENT OF DOCUMENT OF COMPLIANCE
(ITEMS TO BE INCLUDED WITH CERTIFICATE OF COMPLETION)

A. PROJECT APPLICANT MUST SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION

B. THE CERTIFICATE OF COMPLETION MUST BE ACCOMPANIED BY AN IRRIGATION AUDIT THAT CONTAINS THE FOLLOWING:

- OPERATING PRESSURE OF THE IRRIGATION SYSTEM
- DISTRIBUTION UNIFORMITY OF OVERHEAD IRRIGATION
- PRECIPITATION RATE OF OVERHEAD IRRIGATION
- REPORT OF ANY OVERSPRAY OR BROKEN IRRIGATION EQUIPMENT
- IRRIGATION SCHEDULE INCLUDING:
 - PLANT ESTABLISHMENT IRRIGATION SCHEDULE
 - REGULAR IRRIGATION SCHEDULE BY MONTH (SEE ORDINANCE FOR DETAILS)
 - VERIFICATION THAT A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES IS KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPE IRRIGATION AUDITS MUST BE CONDUCTED BY A CITY CERTIFIED LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
- AN IRRIGATION MAINTENANCE SCHEDULE TIMELINE MUST BE ATTACHED TO THE CERTIFICATE OF COMPLETION (SEE ORDINANCE FOR DETAILS)
- IRRIGATION AUDIT: AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR (SEE ORDINANCE FOR DETAILS). THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATION'S LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER U.S. EPA "WATERSENSE" LABELED AUDITING PROGRAM.



PLANTING PLAN
Scale: 1" = 20'-0"

PLANT LEGEND						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER 1000 SQ. FT.	QUANTITY	COMMENTS
Trees						
ARA	#36	Acer rubrum 'Armstrong'	Armstrong Maple	.6	3	
CSI	#24	Celtis sinensis	Chinese Hackberry	.3	1	
CHU	#48	Chamaecyparis humilis	Mediterranean Fan Palm	.3	2	Multi Trunk
PRO	#24	Phoenix roebelinii	Pygmy Date Palm	.3	2	Single Trunk
PCK	#24	Pistacia chinensis 'Keith Davey'	Chinese pistache	.3	2	
Shrubs						
AHA	#15	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	20	
LEB	#15	Leucadendron 'Ebony'	Ebony Conebush	.3	1	
LSH	#15	Leucadendron salignum 'Hawaii Magic'	Royal Hawaiian Conebush	.3	16	
LSN	#15	Leucadendron salignum 'Winter Red'	Winter Red Conebush	.3	5	
LCH	#15	Loropetalum chinense 'Razzleberry'	Razzleberry Fringe Flower	.3	16	
NDO	#15	Nandina domestica	Heavenly Bamboo	.3	7	
RIC	#15	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	.3	19	
SRU	#15	Sarcococca ruscifolia	Fragrant Sweet Box	.3	50	
Cactus-Succulents						
AAV	#15	Agave attenuata 'Variegata'	Variegated Fox Tail Agave	.3	6	
ABS	#15	Agave bracteosa 'Stingray'	Stingray Agave	.3	10	
AVR	#15	Agave victoriae-reginae	Queen Victoria Agave	.3	1	
SAF	#1	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop	.3	20	
SSK	#1	Senecio 'Skyscraper'	Skyscraper Senecio	.3	10	
SBA	#1	Senecio barbertonicus	Succulent Bush Senecio	.3	5	
STM	#1	Senecio talinoides var. mandraliscae	Blue Finger	.3	7	
Container Plants						
AJS	#1	Aeonium 'Jolly Green'	Jolly Green Aeonium	.3	1	Quantity & placement to be determined
ABS	#15	Agave bracteosa 'Stingray'	Stingray Agave	.3	1	Quantity & placement to be determined
AGS	#15	Agave guinata 'Soledad'	Soledad Agave	.3	1	Quantity & placement to be determined
AVR	#15	Agave victoriae-reginae	Queen Victoria Agave	.3	1	Quantity & placement to be determined
AEL	#1	Aspidistra elatior	Cast Iron Plant	.3	1	Quantity & placement to be determined
CRE	#15	Cycas revoluta	Sago Palm	.3	1	Multi-Trunk
KAL	#1	Kalanchoe luciae	Red Margined Paddle Plant	.3	1	Quantity & placement to be determined
SFF	#1	Sedum 'Frosted Fire'	Frosted Fire Autumn Stonecrop	.3	1	Quantity & placement to be determined
SRA	#1	Sedum rupestre 'Angelina'	Stonecrop	.3	1	Quantity & placement to be determined
SRG	#1	Sedum x 'Ruby Glow'	Ruby Glow Stonecrop	.3	1	Quantity & placement to be determined
Groundcover						
	#1	Epilobium canum 'Callistoga'	Callistoga California Fuchsia	0.3	19	3' OC, Triangular Spacing
	#1	Festuca mairei	Atlas Fescue	0.3	56	3' OC, Triangular Spacing
	#1	Helianthemum 'Wisley Primrose'	Wisley Primrose Sunrose	0.3	12	3' OC, Triangular Spacing
	#1	Muhlenbergia dubia	Fine Muhly	0.3	28	4' OC, Triangular Spacing
Ornamental Grass						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	9	
LLB	#1	Lomandra longifolia 'Breeze'	Breeze™ Dwarf Mat Rush	.3	8	
Perennials						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	10	
AEL	#1	Aspidistra elatior	Cast Iron Plant	.3	10	Quantity & placement to be determined
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions, or Equal			24" Depth, Continuous

GENERAL PLANTING NOTES

- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- THE FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT CURBS, WALKS, OR PAVED AREAS. FINISH GRADE SHALL BE SMOOTH AND EVEN.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN BIOTENTION AREAS, TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS. ON SLOPES GREATER THAN 6:1, INSTALL JUTE NETTING IN CONJUNCTION WITH THE MULCH APPLICATION. INSTALL NETTING PER MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
- UNLESS OTHERWISE SPECIFIED, NEED BARRIER FABRIC IS NOT PERMITTED.
- SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
- BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT.
- ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT THEIR EXPENSE.
- SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE BEFORE PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.
- LIME-TREATED SOIL SHALL BE REMOVED FROM LANDSCAPE AREAS PER SPECIFICATION. THE CONTRACTOR SHALL PROVIDE A DIAGRAM INDICATING THE DEPTHS AND LIMITS OF LIMED SOIL AREAS.
- A SOIL REPORT SHALL BE PROVIDED FOR ALL IMPORTED TOP SOILS. REFER TO SPECIFICATIONS.
- SOIL SAMPLE REPORTS AND IRRIGATION WATER SUITABILITY REPORTS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE AMENDING SOILS PER SPECIFICATIONS.
- ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
- A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED BEFORE FINAL ACCEPTANCE BY THE COUNTY OF SONOMA. IF THE INSTALLATION OF THE LANDSCAPE DOES NOT MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

REFER TO SHEET L2 FOR LANDSCAPE LAYOUT AND TREE REMOVAL MITIGATION.

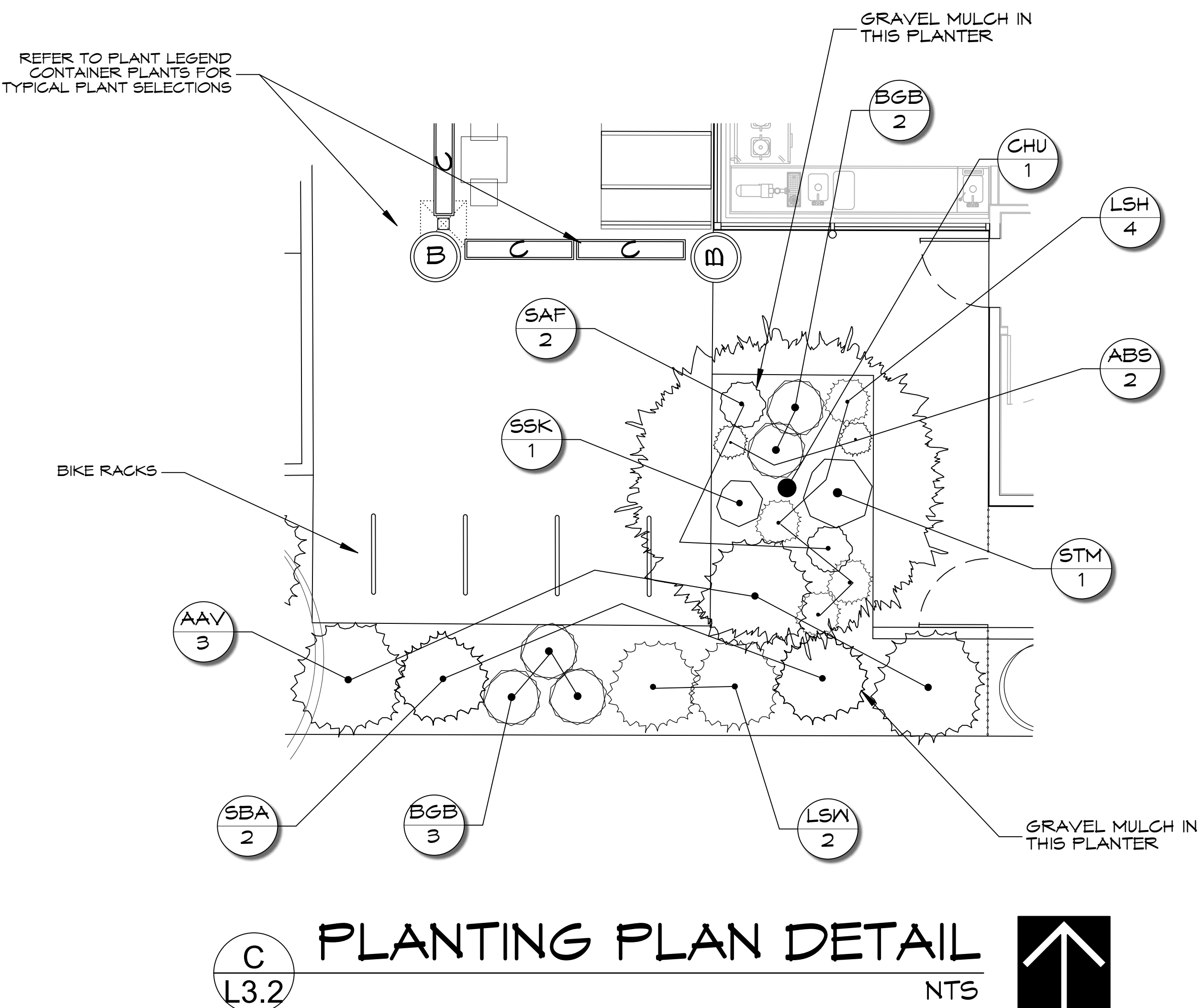
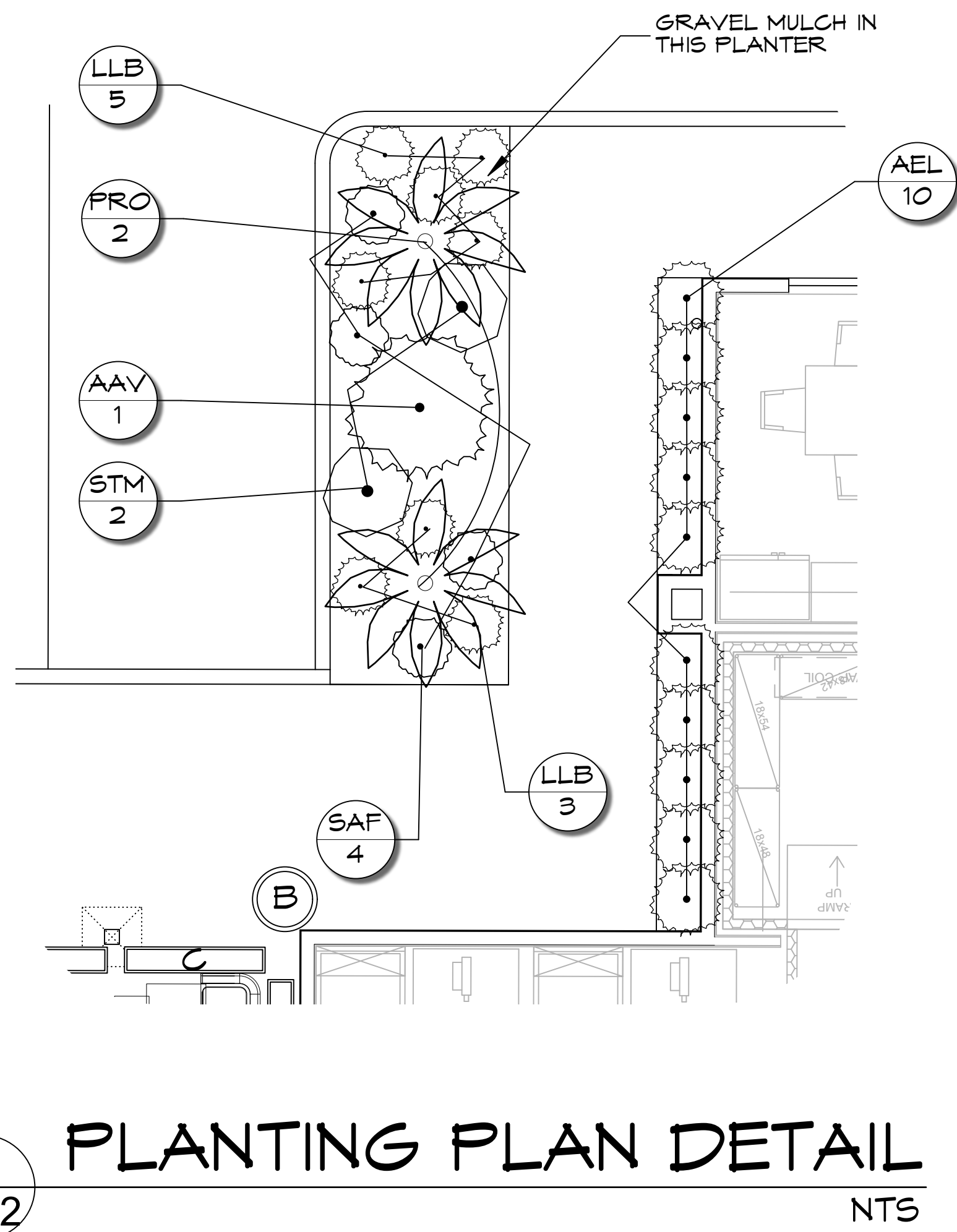
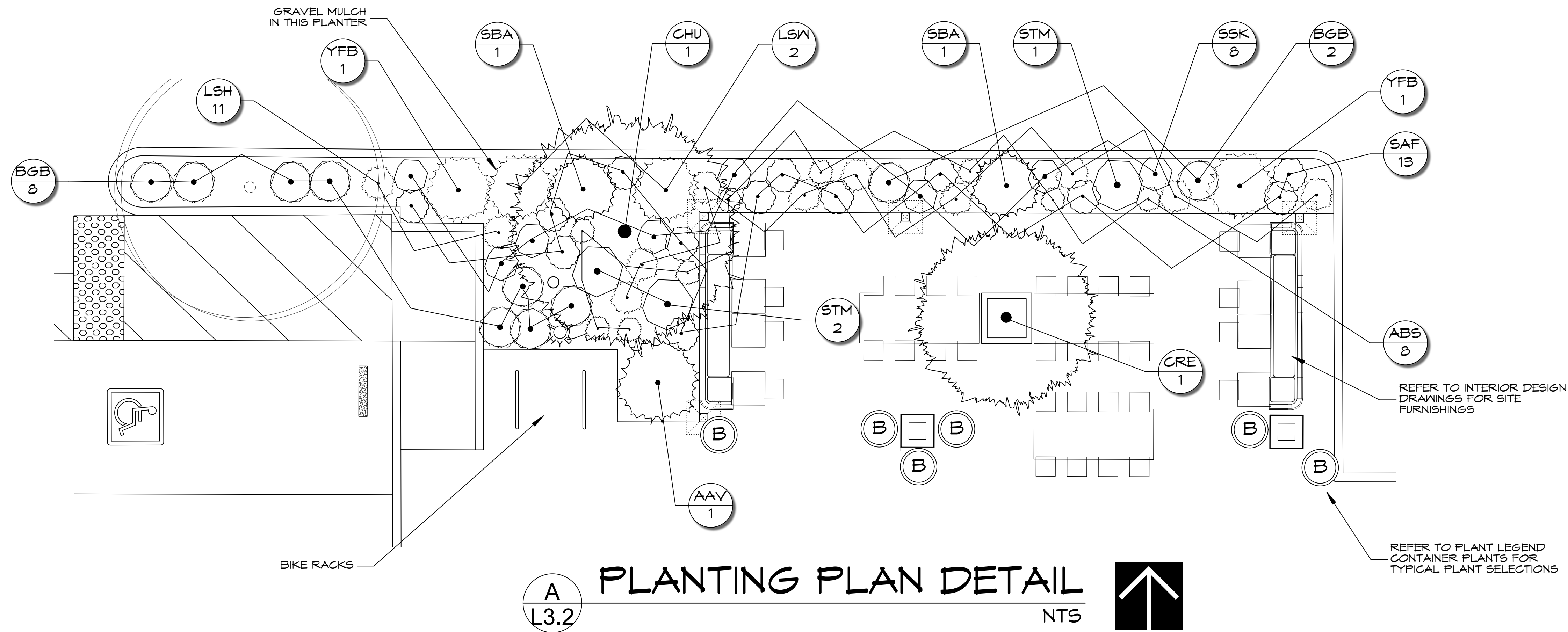
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R/A #2800
don@macnairlandscapes.com

PLANTING PLAN
MASAMIGAS MERCADO
2970 SANTA ROSA AVENUE
SANTA ROSA, CA
APN #044-280-079

DATE: 10/2/24
MLA JOB #: 2022-93
SCALE: 1" = 20'
DRAWN: DM



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PLANTING PLAN DETAIL

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Acer rubrum 'Sessing'
Common Red Maple



Asclepias speciosa 'Summer'
Common Milkweed



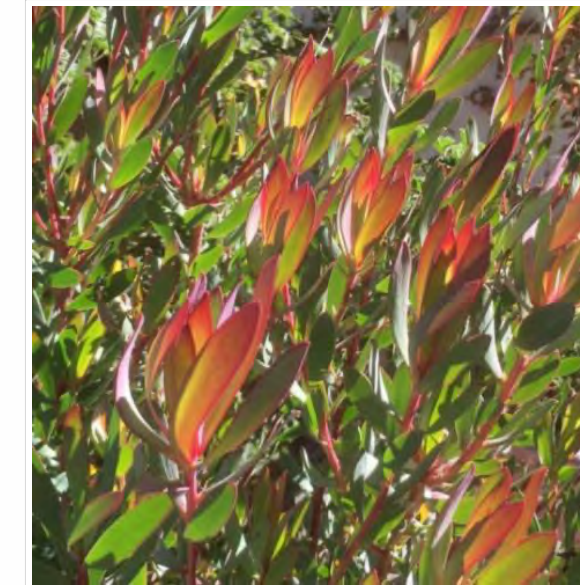
Agave attenuata 'Voyager'
Voyager Agave



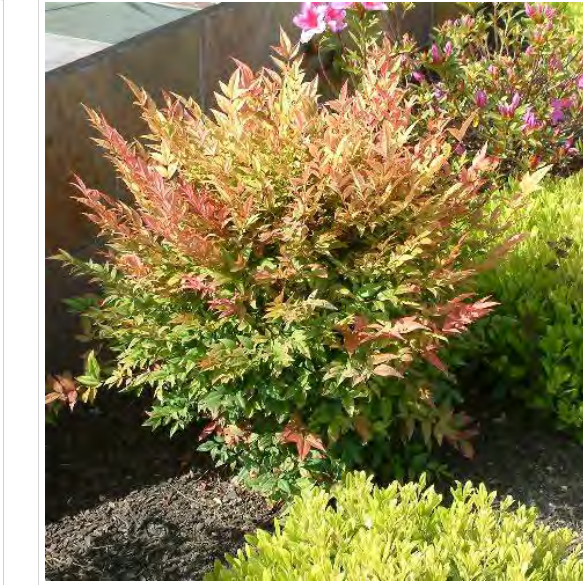
Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



Leucodermis 'Shirley'
Shirley Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



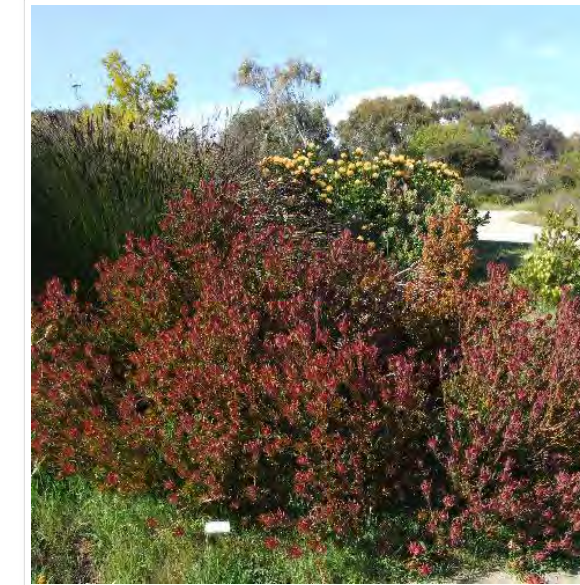
Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



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Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



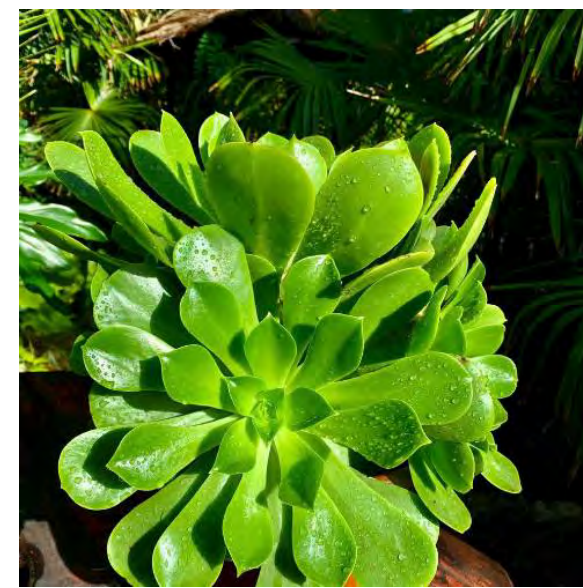
Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



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Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



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Violet Ridge Leucodermis



Bouteloua gracilis 'Woodsland'
Woodsland Blue Grass



Leucodermis 'Violet Ridge'
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Violet Ridge Leucodermis



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Violet Ridge Leucodermis



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Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis

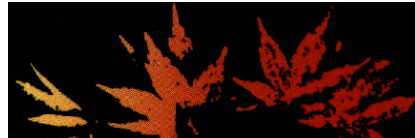


Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis



Leucodermis 'Violet Ridge'
Violet Ridge Leucodermis

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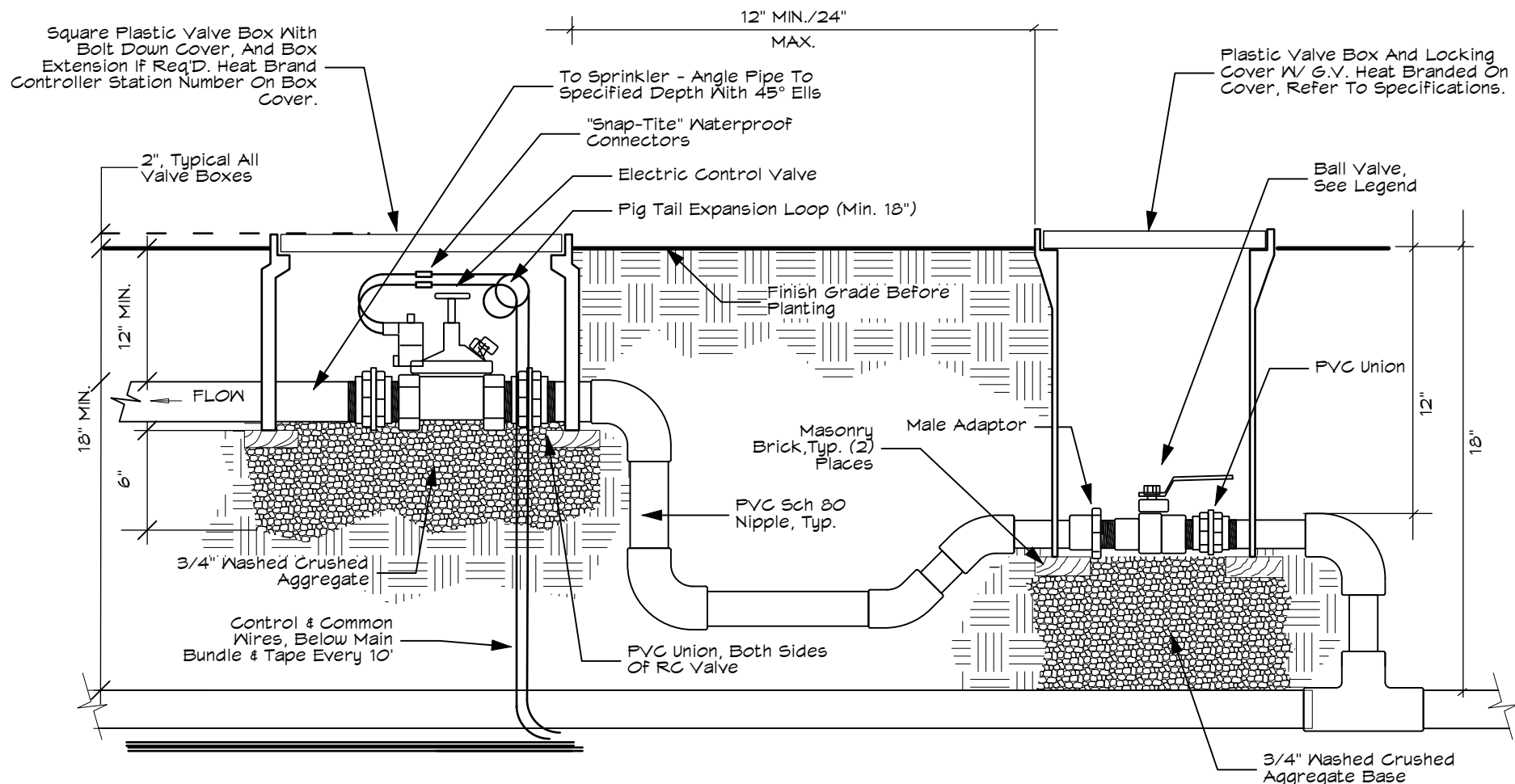
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PLANT IMAGES

MASAMIGAS MERCADO
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SANTA ROSA, CA
APN #044-280-079

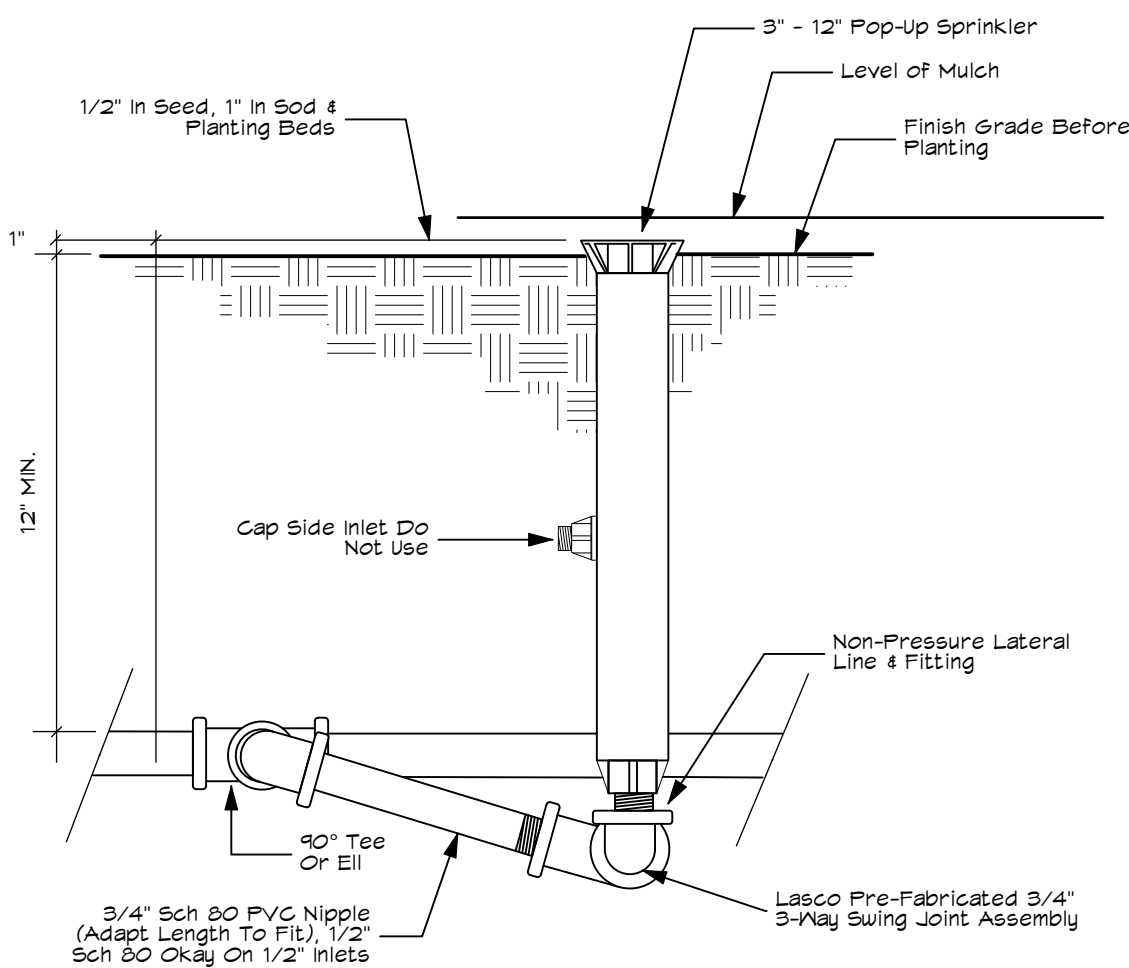
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L3.3
SHEET L3.3 OF 8



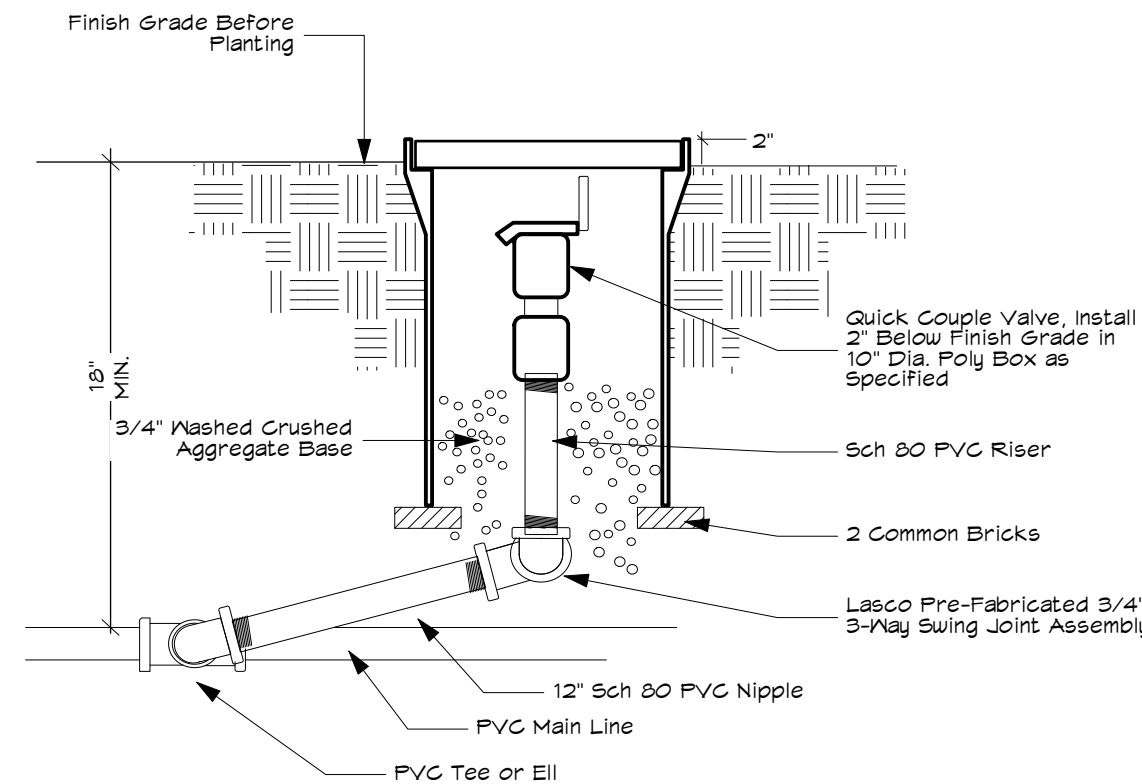
- NOTES:
- 1) INSTALL CONTROL VALVES A MINIMUM OF 10" FROM STRUCTURES OR HARDSCAPING.
 - 2) INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE.
 - 3) PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 - 4) INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - 5) PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
 - 6) INSTALL VALVE BOXES SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE.
 - 7) INSTALL ONE BALL VALVE IN BOX IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE.

A ELECTRIC CONTROL VALVE WITH SHUT-OFF
L4 NTS

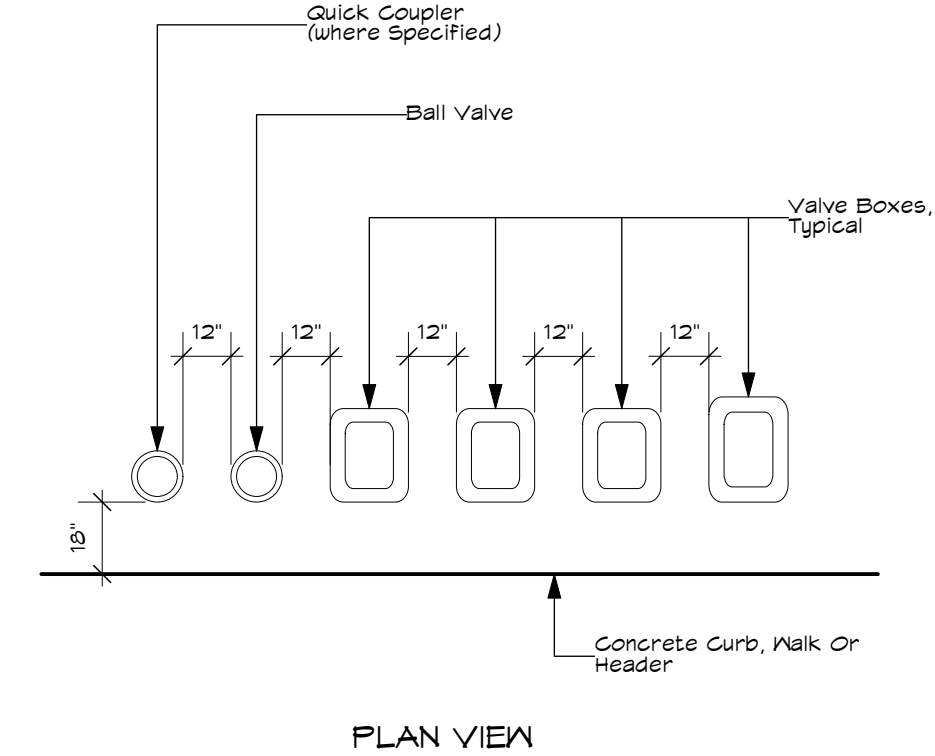


- NOTES
- 1) LOCATE HEAD 6" FROM ALL EDGES IN LAWN AREAS. LOCATE HEAD 12" FROM ALL EDGES IN SHRUB AREAS.
 - 2) LOCATE STREAM SPRAY AND BUBBLERS HEADS 6" FROM ALL EDGES.
 - 3) USE TEFLON PASTE ON ALL MALE THREADS.

B POP-UP SPRINKLER DETAIL
L4 INCLUDES 4", 6" AND 12" NTS

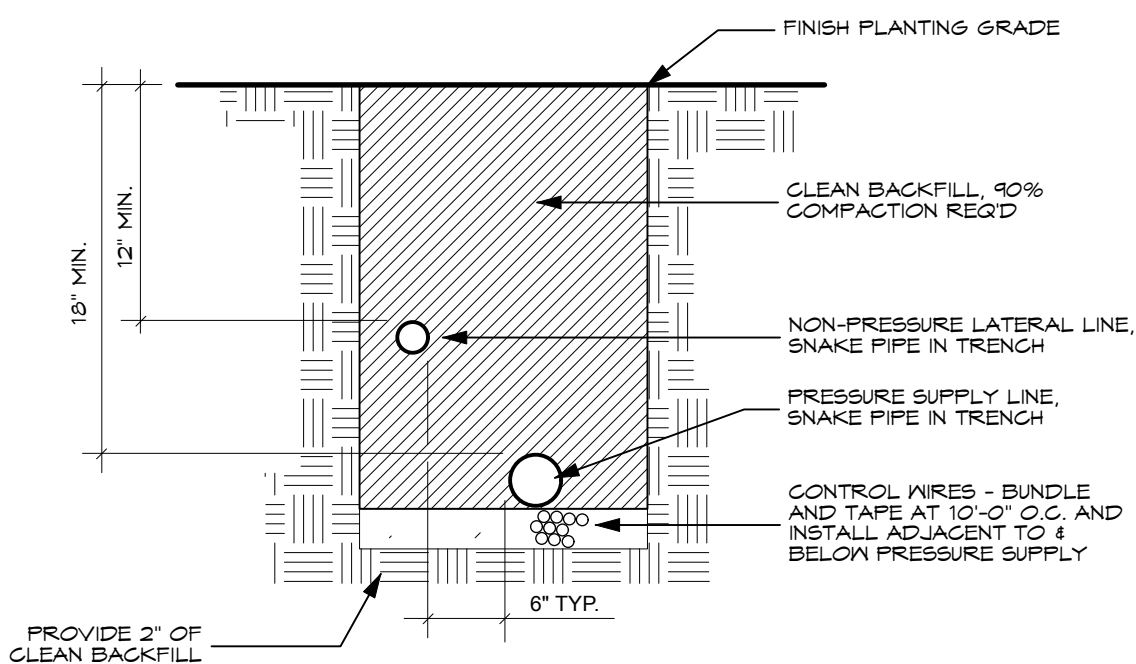


C QUICK COUPLER DETAIL
L4 NTS



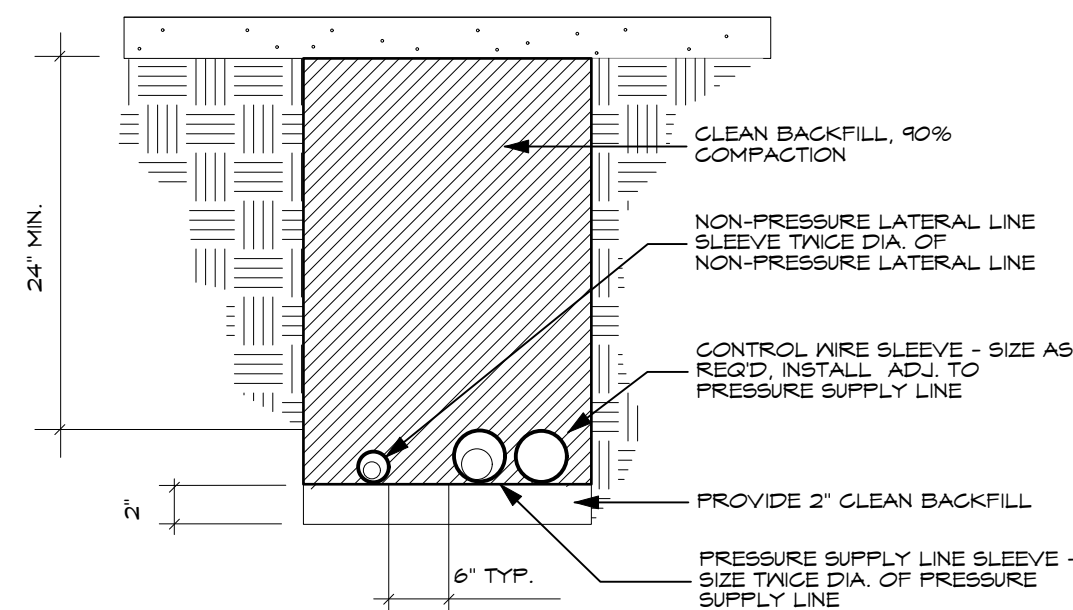
- NOTES:
- 1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
 - 2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
 - 3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D VALVE BOX DETAIL
L4 NTS



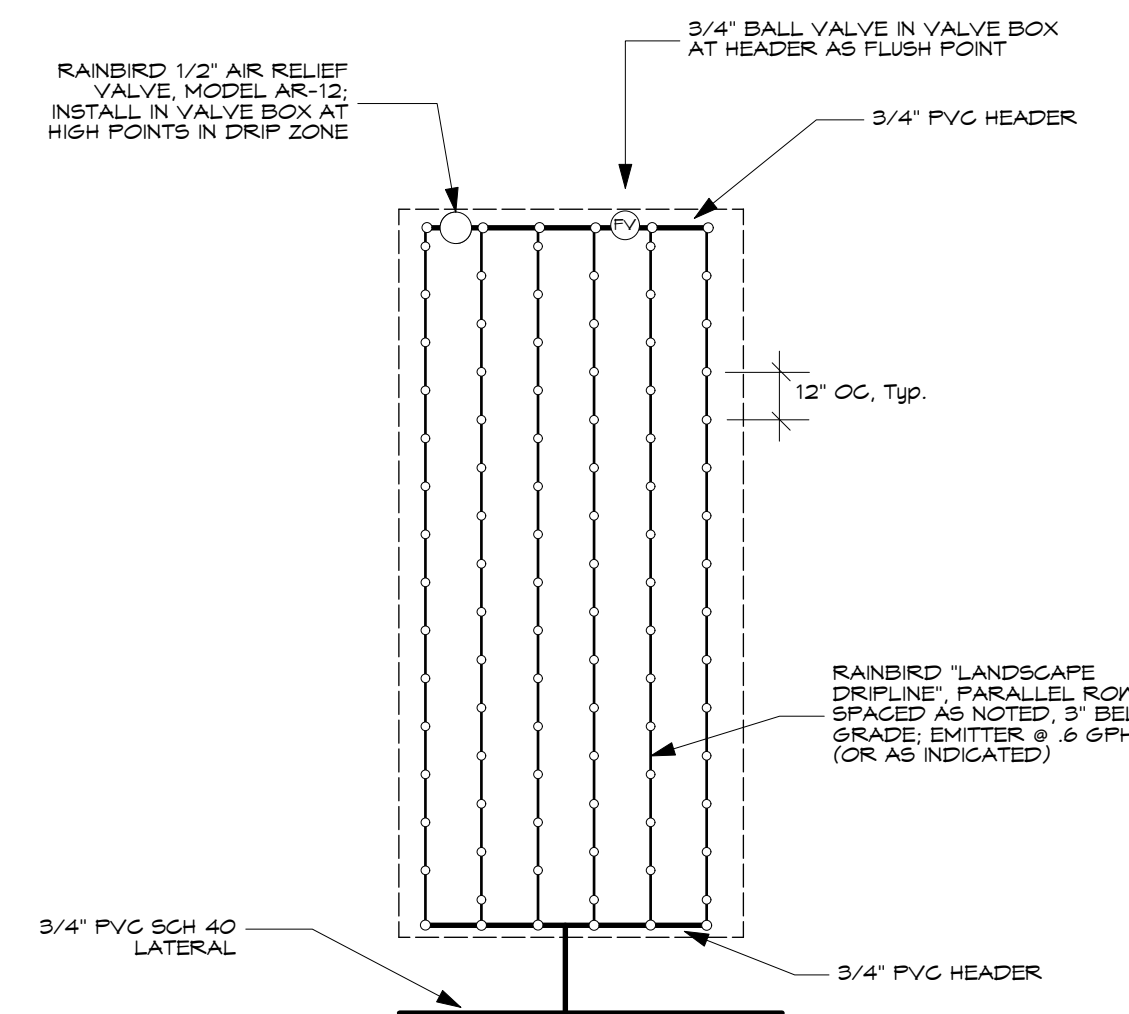
- NOTE:
- 1) PISTAL AND LOOP CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - 2) PROVIDE 10" EXPANSION LOOP AT ALL 90° ANGLES, AND EVERY 100' OF STRAIGHT CURVE RUN.

E PIPE INSTALLATION
L4 IN PLANTED AREA NTS



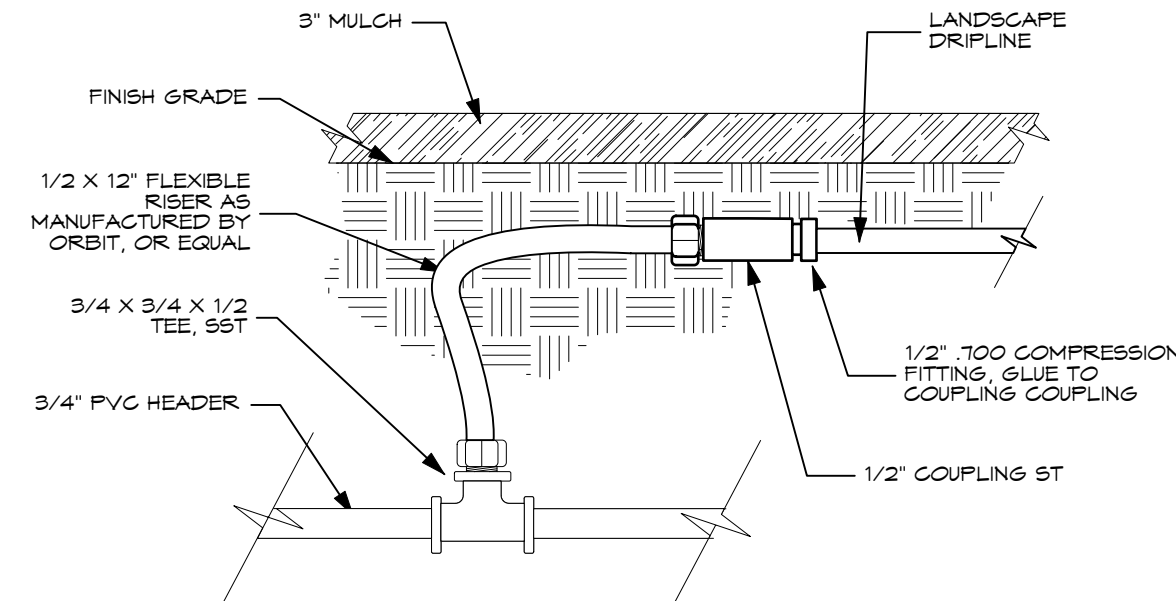
- NOTES:
- 1) ALL SLEEVES TO BE SCH 40 PVC.
 - 2) EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.

F PIPE INSTALLATION
L4 UNDER PAVING NTS

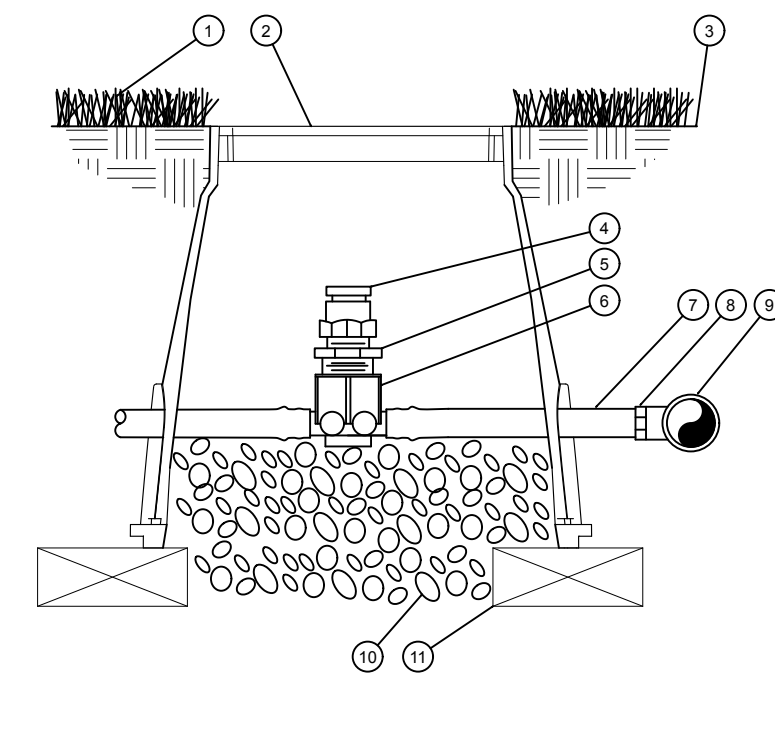


PLAN

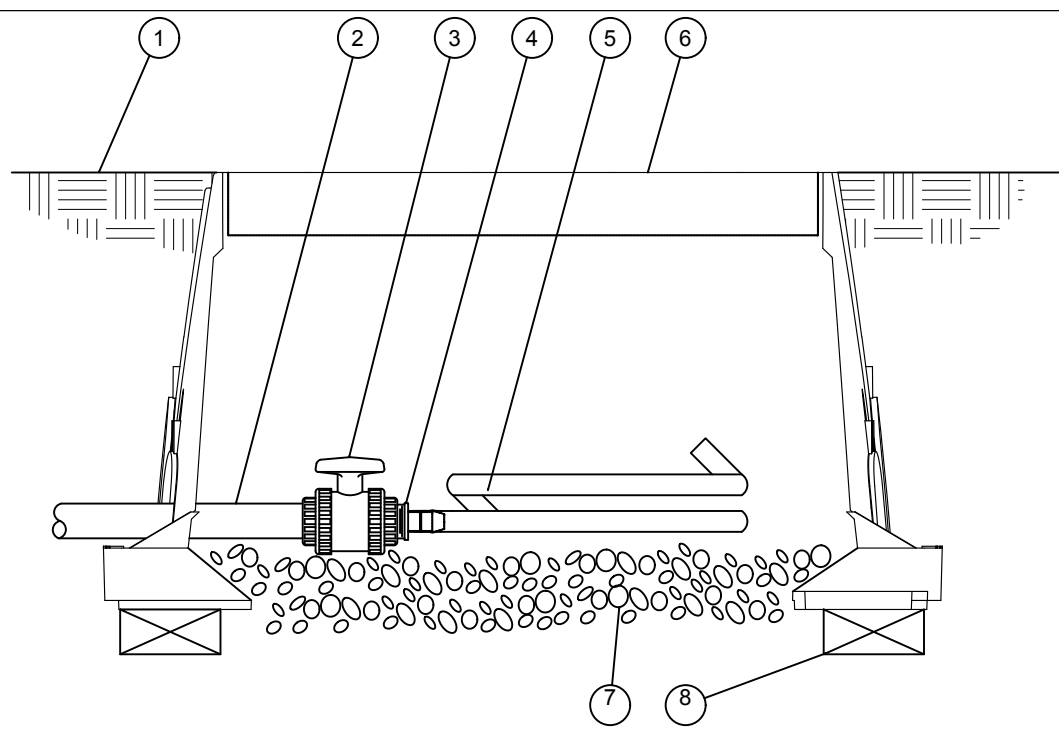
G DRIP CIRCUIT DETAIL
L4 NTS



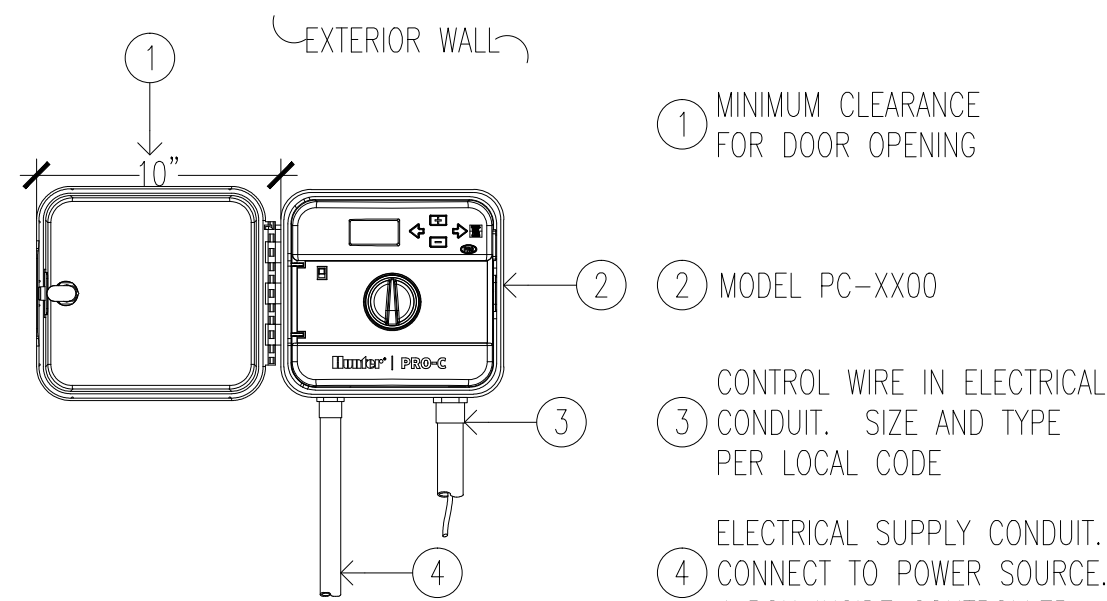
H POLY TO PVC COMPRESSION
L4 FITTING DETAIL NTS



I AIR RELIEF VALVE - TYPICAL
L4 NTS

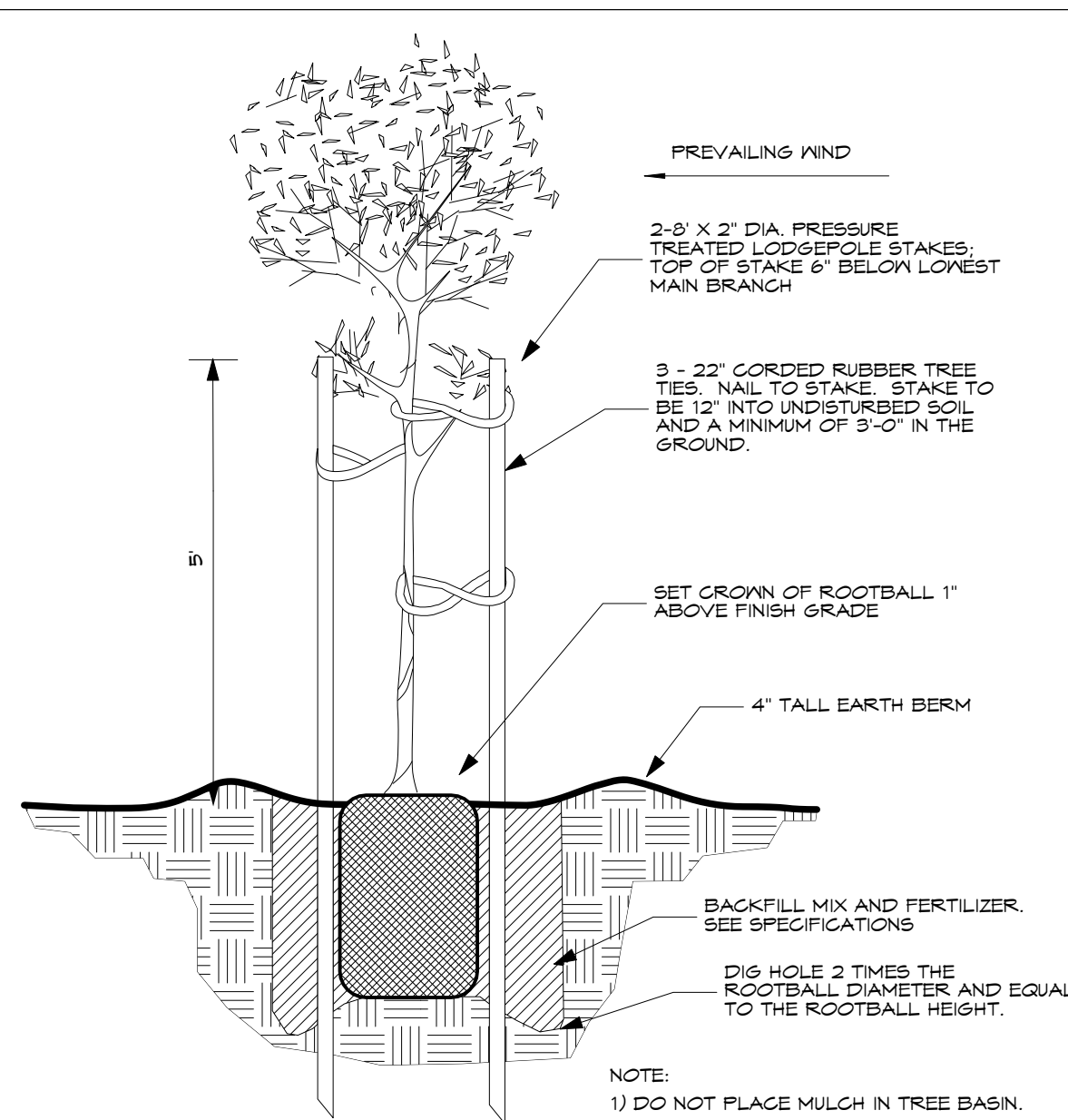


J FLUSH POINT WITH BALL VALVE
L4 NTS

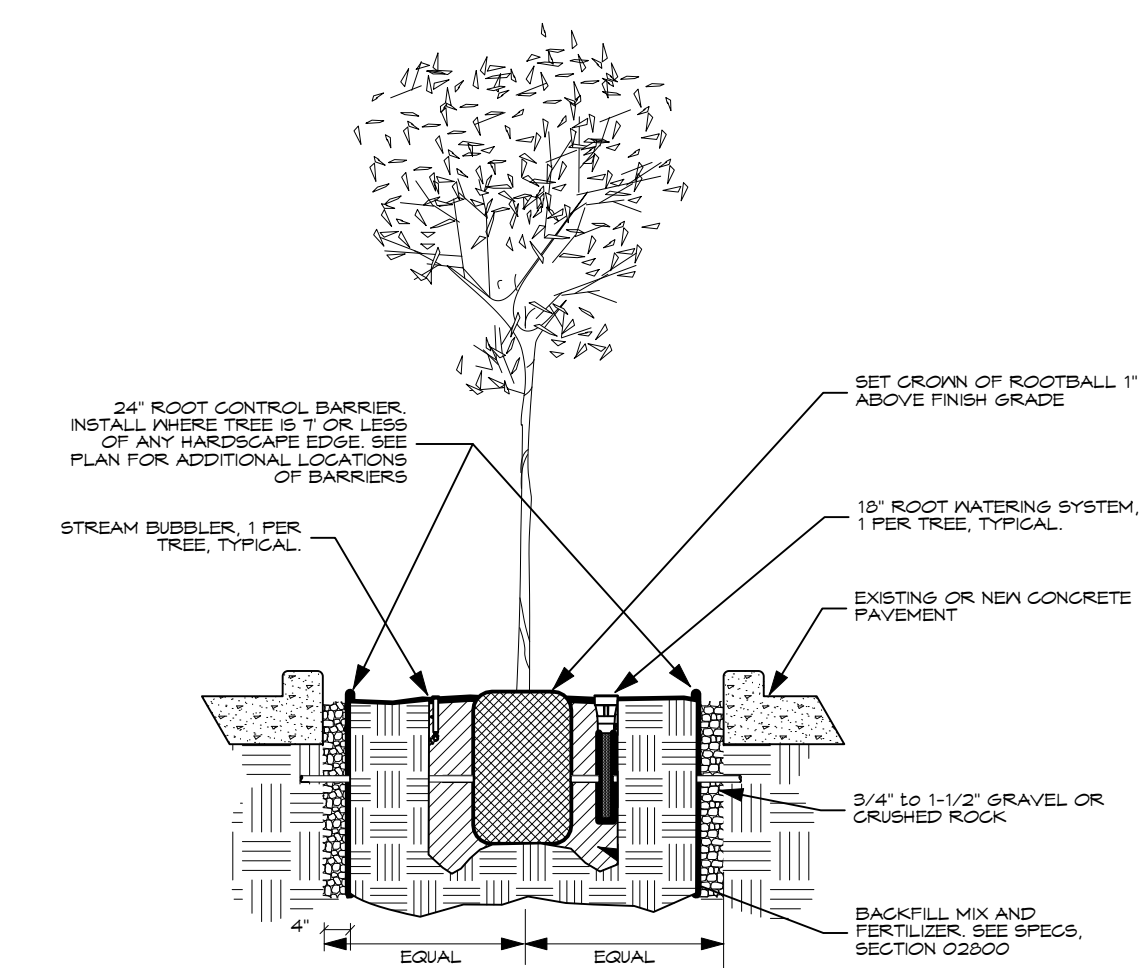


NOTE SPECIFY 4, 7, 10, 13, 16 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 VAC SOURCE.

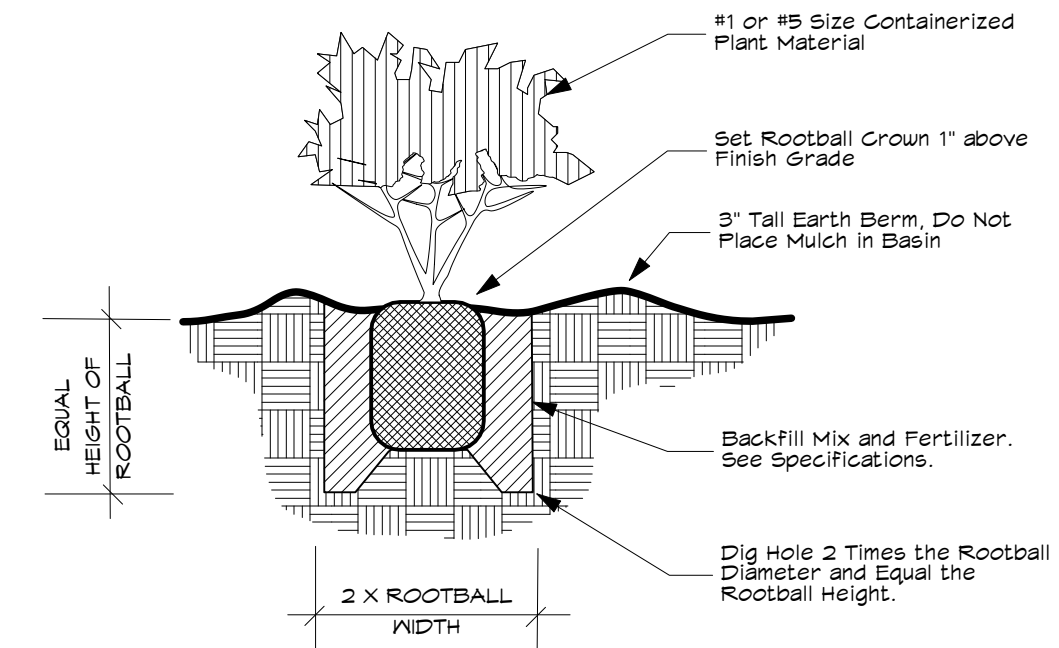
K CONTROLLER - WALL MOUNT
L4 C.HCC.02 NTS



L TREE PLANTING DETAIL
L4 NTS



M TREE PLANTING DETAIL
L4 WITH ROOT BARRIER NTS



N SHRUB PLANTING DETAIL
L4 NTS

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LANDSCAPE DETAILS

MASAMIGAS MERCADO

2970 SANTA ROSA AVENUE
SANTA ROSA, CA
APN #044-280-079

DATE: 10/2/24
MLA JOB #: 2022-93
SCALE: 1" = 20'
DRAWN: DM

L4

SHEET L4 OF 8

DIVISION 2 SITE WORK

SECTION 02700

UNDERGROUND IRRIGATION SYSTEM

PART 1 GENERAL

1.01 SCOPE

A. Work Included: perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Furnish and install complete irrigation system.
2. Trenching and backfilling.
3. Sleeves for irrigation piping and remote control valve wiring under pavements and walks as noted.

B. Related Work in Other Sections: The following items of associated work are included in other sections of these specifications:

1. Landscaping, Section 02800

C. By Others: The following items of work will be performed by others and are not included in the contract.

1. Electrical stub-out for irrigation controller.
2. Irrigation water meter.
3. Water stub-outs for irrigation system.

1.02 INSPECTION OF CONDITIONS: Examine related work and surfaces before starting work of this section. Report to the landscape architect in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the landscape architect constitutes acceptance of conditions by the contractor. Any required removal, repair, or replacement of this work caused by unsuitable conditions to be done at no additional cost to the owner.

1.03 CODES, RULES AND SAFETY ORDERS

A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of Division of Industrial Safety, the Uniform Plumbing Code published by the Western Plumbing Officials' Association, and other applicable laws and regulations, including the prevailing local plumbing code. Nothing in these drawings or specifications is to be construed to permit work not conforming to these codes. Should the construction documents or instructions, be at variance with the aforementioned rules and regulations, notify the landscape architect and get instructions before proceeding with the work affected.

B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc., as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

C. Contact U.S.A. for location of underground utilities.

1.04 STANDARDS: American Society of Testing and Materials (ASTM).

1.05 PERMITS AND FEES: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Arrange inspections required by local agencies and ordinances during the course of construction as required.

1.06 APPROVAL: Wherever the terms "approve", "approval", or "approved" are used in the specifications, they mean approval of landscape architect in writing.

1.07 WORK SCHEDULE: Submit a proposed work schedule to landscape architect at least 5 days prior to start of work under this Section. After approval, no modification shall be made to this schedule with out written authorization by the landscape architect.

1.08 OBSERVATION SCHEDULE: Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job start meeting

The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

B. Irrigation installation and hydrostatic tests

Observation of installation and hydrostatic test results to be made by the landscape architect prior to backfilling of trenches.

C. Pre-maintenance

When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

D. Final Observation

Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.09 SUBSTITUTIONS

A. Specific reference to manufacturer's names and products specified in this Section are used as standards, but this implies no right to substitute other material or methods without written approval of the landscape architect.

B. Installation of any approved substitution is contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the landscape architect and without additional cost to the owner.

1.10 PROTECTION OF EXISTING CONDITIONS

A. Contractor shall acquire themself with all site conditions. Should utilities or other work not shown on the plans be found during excavations, contractor shall promptly notify landscape architect for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from their operations subsequent to discovery of such utilities not shown on plans.

1.11 COORDINATION: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.12 PRODUCT HANDLING: Protect work and materials under this Section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Bids on which PVC is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by the landscape architect. Rejected material shall be removed from the site immediately and replaced at the contractors expense. Cost of testing materials not meeting specifications shall be paid by contractor.

1.14 HYDROSTATIC TESTS: A. Make hydrostatic tests when wetted PVC joints have cured at least 24 hours. Apply continuous static water pressure of 100 psi as follows:

1. All piping on the pressure side of control valves shall be tested for two hours.

2. All completion of hydrostatic test, mainline shall be opened at farthest most point from the location of the pump to verify continuity of the mainline.

B. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.

1.15 "AS-BUILT" IRRIGATION DRAWINGS: Contractor shall furnish Record Drawings of the complete irrigation system. Procure from the landscape architect full sized sepia of Contract Drawings. Construction drawings shall be on the construction site at all times while the irrigation system is being installed. Actual location of valves and all irrigation and drainage piping shall be shown on the prints by dimensions from easily identified permanent features, such as buildings, curbs, fences, walks or property lines. Drawings shall show approved substitutions, if any, of material including manufacturer's name and catalog number. The drawings shall be at scale and all indications shall be neat. All information noted on the print shall be transferred to the prints by contractor and all indications shall be recorded in a neat, orderly way. The record drawings shall be turned over to the landscape architect at or before the Final Acceptance of the project.

1.16 CONTROLLER CHARTS

1. As-built drawings shall be approved by the landscape architect before charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by automatic controller and shall be the maximum size controller door will allow.
4. The chart is to be reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.

5. Chart shall be black line print and a different color shall be used to show area of coverage for each station.

6. The chart shall be mounted using Velcro, or an approved equal.

7. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick.

8. These charts shall be completed and approved prior to final inspection of the irrigation system.

1.17 MATERIALS TO BE FURNISHED

A. Prior to final inspection the contractor shall furnish the following materials to the owner:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for each automatic controller.
3. Four keys for loose key hose bids and/or hose bids.
4. Twelve 12 inch pop-up sprinkler bodies.

1.18 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all debris from the entire work area prior to Final Acceptance to satisfaction of landscape architect.

1.19 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work. Upon Final Acceptance, owner will assume responsibility for maintenance of the work.

Said assumption does not relieve contractor of obligations under Warranty.

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

PART 2 MATERIALS

2.01 GENERAL: Materials throughout the system shall be new and in perfect condition. At least 14 days prior to beginning work, submit for approval 2 copies of manufacturer's catalog cuts, specifications, and operating instructions of the complete list of materials and assemblies to be installed. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed. The decision of the landscape architect shall be final in the determination of the quality of materials and equipment.

2.02 WATER METERS: Shall be provided by others.

2.03 PIPE

- A. Mainline piping on pressure side of irrigation control valves:
 1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2872-73.
 2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.
 3. Galvanized Steel, Standard wall, Schedule 40, capable of working pressure up to 600 psi shall run from the point of connection to back flow prevention device.
 4. Piping from the point of connection to the back flow prevention device shall be as approved by local code.

B. Lateral line piping on non-pressure side of irigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2872-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.

2.04 FITTINGS

A. PVC Fittings: Schedule 40, Polyvinyl Chloride, high impact weight, as manufactured by Sloane, Lasco, medium or approved equal.

B. Fittings for Galvanized Steel Pipe: Schedule 40, standard weight as manufactured by Grinnell, or approved equal.

C. Connections between main and valves shall be PVC Schedule 80 nipples and fittings.

2.05 SLEEVE MATERIALS

A. For Control Wires: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

B. For Water Lines: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

2.06 IRRIGATION CONTROLLERS

A. Controller to be as shown on plans and is to be installed as per detail and manufacturer's specifications.

2.07 IRRIGATION CONTROL VALVES

A. Remote Control Valves: Valves to be as shown on plans and installed per details and manufacturer's specifications.

2.08 CONTROL WIRE

A. Wire: Solid copper wire, U.L. approved for direct burial in ground. Minimum gauge: #14. Common ground wire shall be white.

B. Splicing Materials: Wire connectors shall be Pentite or snap connectors.

C. All wires shall be labeled with the valve number at the controller and valve.

D. 120 wiring shall be as required by local code and installed by an electrician. It shall not be on a switched circuit.

E. Common wire shall be white. Control wires shall be other than white. Use a different color control wire for each controller.

2.09 VALVE BOXES

A. Remote Control Valves: To be Brooks, Green or approved equal, one per valve.

B. Gate Valves and Control Wire Stub-out Locations: To be Brooks, Green or approved equal, one per valve and stub-out location.

2.10 QUICK-COUPLING VALVES

A. Quick coupling valves to be as per plans and details.

B. Furnish 2 valve keys fitted with hose valve assembly.

C. All valve boxes shall be purple in color or clearly labeled by the manufacturer to designate reclaimed water.

2.11 LANDSCAPE DRIP-LINE: Tubing as shown in legend and drawings.

A. Install in parallel and consistent rows at spacing indicated in all specified areas.

B. Install 3" below grade.

2.12 SPRINKLER HEADS

A. Heads as shown in legend and drawings.

2.13 BACK-FLOW PREVENTION ASSEMBLIES

A. Back-flow prevention device as shown in legend and drawings.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout work as accurately as possible to drawings. Drawings are diagrammatic to the extent that swing joints, offsets and all fittings are not shown.

B. Full and complete coverage is required. Contractor shall make any necessary minor adjustments to layout required to achieve full coverage of irrigated areas at no additional cost to owner.

C. Dig trenches wide enough to allow a minimum of 6 in. between parallel pipe lines. Trenches shall be of sufficient depth to provide minimum cover from finish grade as follows:

1. Over PVC pipe on pressure side of irrigation control valve, control wires and quick coupling valves: 18 inches.
2. Over pipe on non-pressure side of irrigation control valve: 12 inches.

3.03 BACK FLOW PREVENTION DEVICE INSTALLATION

A. Install according to local code and manufacturer's instructions.

B. Install with union on discharge side for servicing, or with flanges, as required.

3.04 SLEEVING

A. Where pipes or wires must be installed under paving place them in sleeves with a 24" minimum depth and sufficient size to accommodate irrigation lines and/or wires.

B. Lack of pipe chase coordination does not relieve the contractor from installing the pipes and control wire shown on the drawing. In the event pipe chases were not installed prior to paving the contractor shall bore under the paving to accommodate pipes and wires.

C. All control wire shall be in Schedule 40 conduit from trench to controller. When valves are grouped together allow 12" between valve boxes, each valve in a separate box, (not to be placed in drainage swales, but kept in ground cover areas.)

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

1.19 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work. Upon Final Acceptance, owner will assume responsibility for maintenance of the work.

Said assumption does not relieve contractor of obligations under Warranty.

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

3.05 PIPE LINE ASSEMBLY

A. Install pipe in accordance with manufacturer's instructions.

B. Solvent weld all PVC pipe and fittings using solvents (including primer) and methods as recommended by the manufacturer, except where screw connections are required. Clean pipe and fittings of dirt and moisture before assembly. PVC pipe may be assembled on ground surface beside trench. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between PVC pipe and metal valves or pipe with threaded fittings using PVC male adapters.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at elbows and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal water pressure.

E. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

F. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with landscape architect after acceptance of material.

G. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

H. Substitution of plant material will not be permitted unless authorized in writing by landscape architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

I. 1.04 COORDINATION: Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. 1.05 INSPECTION OF SITE: Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work at the grading shown.

K. 1.08 INTENT OF DRAWINGS AND SPECIFICATIONS: It is the intent of the drawings and specifications to provide planting with plants in irrigation, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, as to be considered as part of the work. Written dimensions take precedence over scale drawings.

L. 1.07 APPROVAL: Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of landscape architect in writing.

M. 1.08 PRODUCT HANDLING

N. A. Furnish standard plants in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

O. B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

P. 1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

Q. A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

R. B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

S. C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to the owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

3.09 AUTOMATIC CONTROLLER

A. Install per local code and manufacturer's instructions.

B. Grounding of irrigation controller shall be as per manufacturer's recommendations and as per local code.

3.10 CONTROL WIRING

A. Install control wires with sprinkler mains and laterals in common trenches wherever possible. Lay to the side of pipe line. Provide looped slack at valves of 18" and snake wires in trench to allow for contraction of wires. The wires in bundles at 10 ft. intervals. Provide expansion loop at all 90 degree angles, and every 100' of straight wire run.

B. Control wire loops at remote control valves to be crimped and sealed with specified splicing materials. Line splices will be allowed only on runs of more than 500 ft. All line splices to be in separate valve box.

C. Install one continuous ground wire and one extra wire to all valves.

D. 120 wiring shall be as required by local code and installed by an electrician. It shall not be on a switched circuit.

E. Common wire shall be white. Control wires shall be other than white. Use a different color control wire for each controller.

F. 1.11 CLOSING OF PIPE AND FLUSHING OF LINES

A. Thoroughly flush out all water lines before installing heads, valves and other hydrants.

B. Test as specified.

3.12 PRESSURE TESTS

A. The contractor shall partially backfill, leaving all fittings exposed before testing.

B. Cap all valve openings and test the mainline pipe at full line working pressure and visually check all fittings.

C. All valve boxes shall be purple in color or clearly labeled by the manufacturer to designate reclaimed water.

D. 2.11 LANDSCAPE DRIP-LINE: Tubing as shown in legend and drawings.

A. Install in parallel and consistent rows at spacing indicated in all specified areas.

B. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 95% density under pavements, 85% under planted areas.

C. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.

D. Dress off all areas to finish grades.

E. Any settling more than 1" which may occur during the guarantee period shall be brought to finish grade by the contractor at his expense.

END OF SECTION 02750

SECTION 02800

LANDSCAPING

PART 1 GENERAL

1.01 SCOPE

A. Work Included: Perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Site preparation including weed and rubble removal.
2. Laboratory soil analysis.
3. Furnishing and spreading topsoil.
4. Finish grading of planted areas.
5. Soil amendment.
6. Planting.

B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 02750: Underground Irrigation System.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at elbows and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal water pressure.

E. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

F. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with landscape architect after acceptance of material.

G. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

H. Substitution of plant material will not be permitted unless authorized in writing by landscape architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

I. 1.04 COORDINATION: Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. 1.05 INSPECTION OF SITE: Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work at the grading shown.

K. 1.08 INTENT OF DRAWINGS AND SPECIFICATIONS: It is the intent of the drawings and specifications to provide planting with plants in irrigation, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, as to be considered as part of the work. Written dimensions take precedence over scale drawings.

L. 1.07 APPROVAL: Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of landscape architect in writing.

M. 1.08 PRODUCT HANDLING

N. A. Furnish standard plants in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

O. B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

P. 1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

Q. A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

R. B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

S. C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to the owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

T. 1.10 GRADING

A. Prior to planting grading will be brought to within .10" + foot of finish grade with soil suitable for planting by the landscape contractor. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.

B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. In lawn areas, sodded areas shall be 2 inches and seeded areas shall be 1 inch below sidewalks, header boards, or mow strips and examined by the landscape architect, owner, or his representative.

C. 1.11 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during planting and maintenance operations. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of the landscape architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any prior work done by another party or obstructions on the site which the contractor feels precludes establishing proper drainage shall be brought to the attention of the landscape architect, owner or his representative for correction or the relief of responsibility.

D. 1.12 SAMPLES, TESTS AND SUBMITTALS: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the landscape architect. Rejected materials shall be immediately removed from the site at contractor's expense. The cost of testing materials not meeting specifications shall be paid by the contractor.

E. 1.13 PROJECT SCHEDULE: Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.

F. 1.14 OBSERVATION SCHEDULE: Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

G. A. Job Start Meeting: The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

H. B. Planting - Fine Grading and Soil Preparation: The fine grading and soil preparation of all planting areas must be observed prior to installation of plant material.

I. C. Plant Material: Landscape architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and control of ball and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.

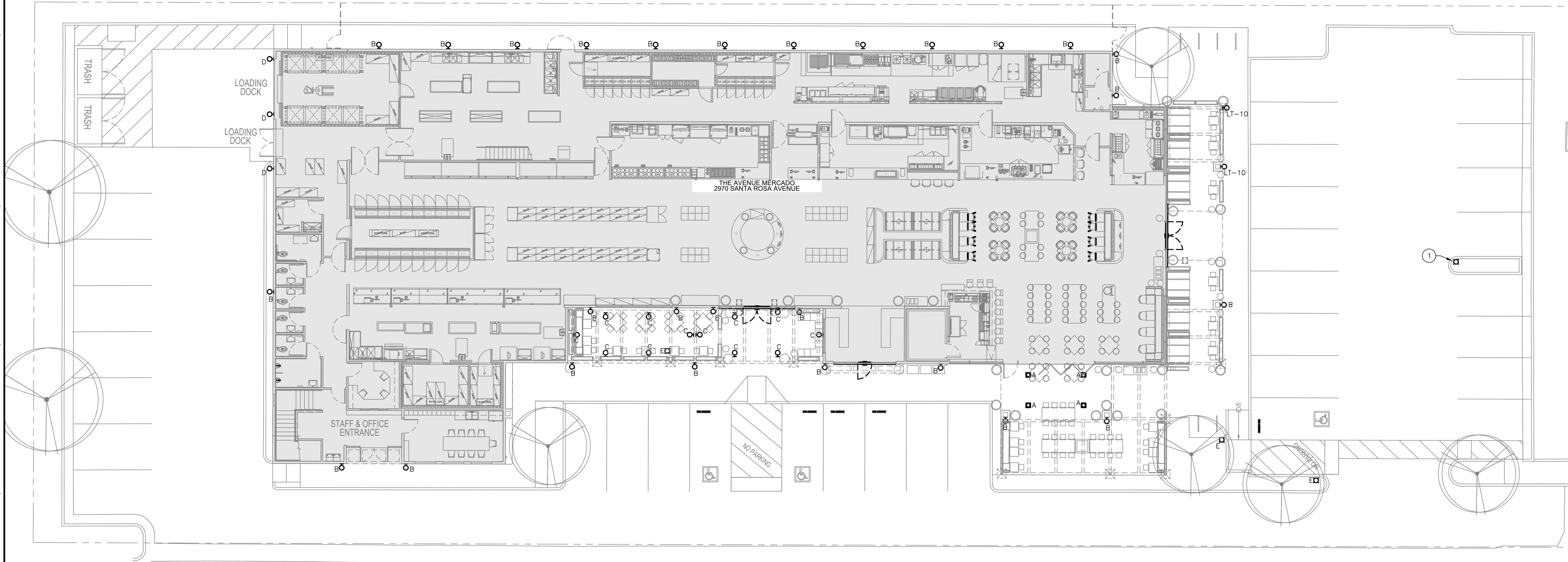
D. Plant Layout: Layout plants (in containers) in locations shown on drawings. Landscape architect will check location of plants in the field and adjust to exact position before planting begins. Landscape architect reserves the right to refuse acceptance of plants in his opinion, an insufficient quantity of plants is available for layout check.

E. Pre-maintenance: When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

F. Final Observation: Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.15 MAINTENANCE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



LIGHTING SCHEDULE		
TYPE	SYMBOL	LIGHT FIXTURE DESCRIPTION
A	⬜	4" RECESSED DOWNLIGHT
B	⊙	7" W X 6 7/8" D LED WALL WASHER
C	⊙	4 3/4" W X 4 3/8" D LED WALL MOUNTED FIXTURE
D	⊙	12" W X 6" D LED WALL MOUNTED FIXTURE
E	⊙	43 7/8" L X 10 3/8" W LED BOLLARD

KEY NOTES

1. EXISTING TO REMAIN POLE MOUNTED LIGHTING FIXTURE.



SITE PLAN
SCALE: 3/32"=1'-0"

1

THE AVENUE MERCADO

SITE PLAN

THE AVENUE MERCADO
2970 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

SUMMIT

Summit Engineering, Inc.
575 W College Ave., Suite 201 • Santa Rosa, CA 95401
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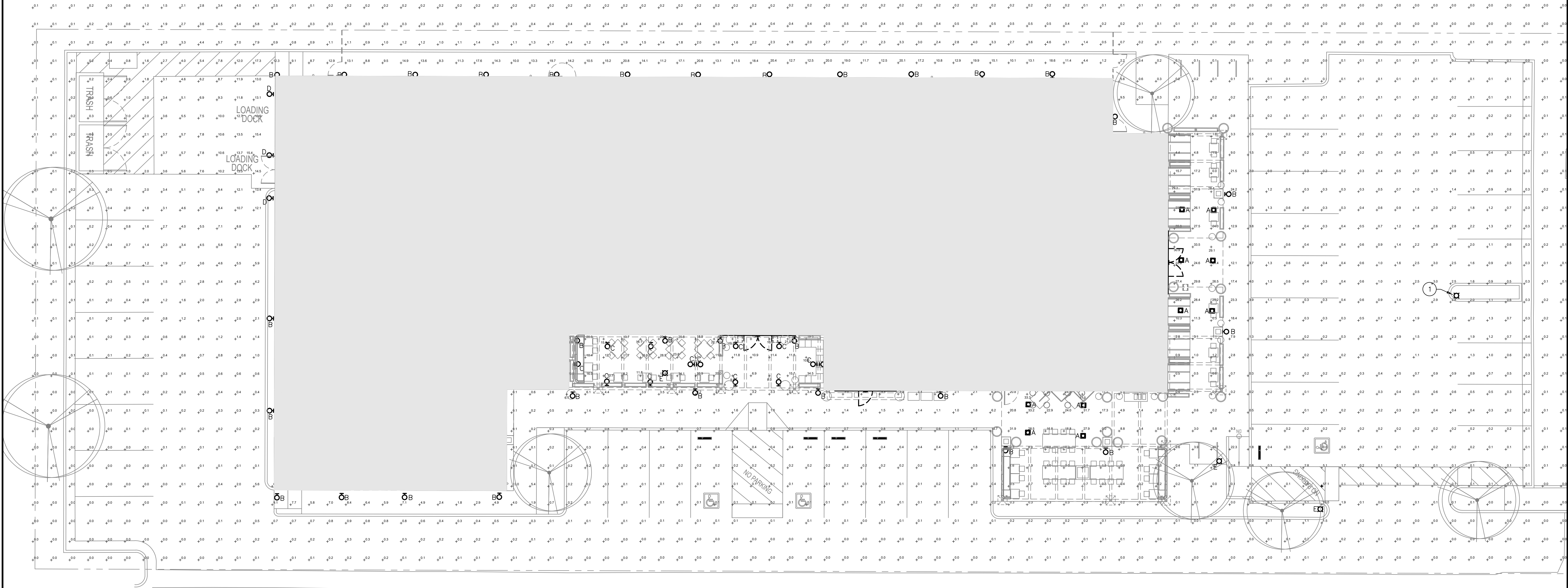
PLANNING SUBMITTAL
03/31/2023

DATE: 03/31/2023
JOB NO: 2022236
SCALE: AS SHOWN
DRAWN: JO
CHECKED: MJ
SHEET

E1.1

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KEY NOTES

1. EXISTING TO REMAIN POLE MOUNTED LIGHTING FIXTURE.



SITE LIGHTING PLAN

SCALE: 3/32"=1'-0"

1

SUMMIT

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THE AVENUE MERCADO
2970 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

THE AVENUE MERCADO

SITE LIGHTING PLAN

PLANNING SUBMITTAL
03/31/2023

DATE: 03/31/2023
JOB NO: 2022236
SCALE: AS SHOWN
DRAWN: JO
CHECKED: MJ
SHEET

E1.2

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