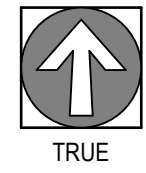


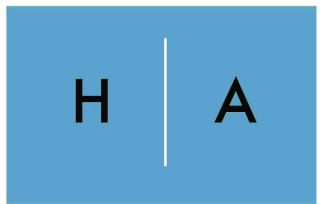
1 AERIAL IMAGE
12" = 1'-0"



PROJECT SUMMARY:
2000 Piner Apartments is located at 2000 Piner Road on the Corner of Piner Road and Bay Meadow Drive.

It will be a luxury apartment living complex comprised of 3 apartment buildings with a total of 103 living units above recessed parking with a commons building and outside amenity areas.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
DR1.00	COVER SHEET
DR1.01	GARAGE LEVEL W/ SITE PLAN PARKING
DR1.05	FIRST FLOOR LEVEL W/ SITE PLAN PARKING
DR1.10	GARAGE LEVEL AREA LAYOUT
DR1.11	FIRST FLOOR UNIT LAYOUT
DR1.12	SECOND FLOOR UNIT LAYOUT
DR1.13	THIRD FLOOR UNIT LAYOUT
DR1.14	FOURTH FLOOR UNIT LAYOUT
DR2.00	BUILDING/SITE SECTIONS
DR3.00	BLDG A-EXTERIOR ELEVATIONS
DR3.05	BLDG B-EXTERIOR ELEVATIONS
DR3.10	BLDG C-EXTERIOR ELEVATIONS
DR3.11	BLDG D-EXTERIOR ELEVATIONS
DR3.15	PERSPECTIVE IMAGES
C1.1 - C3.0	PRELIMINARY GRADING AND DRAINAGE
L-1A - L-1C	LANDSCAPE DRAWINGS



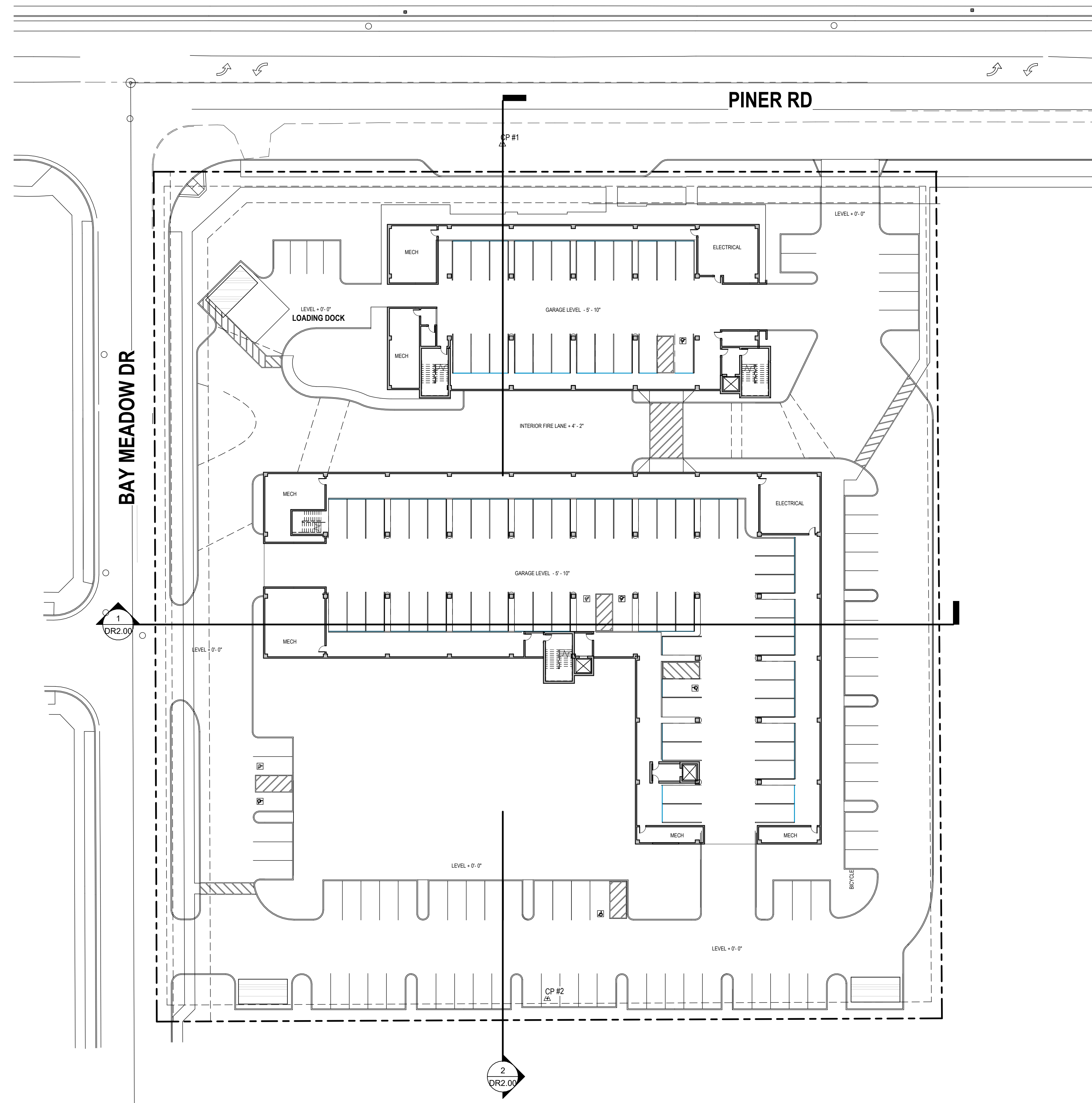
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COVER SHEET
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

JANUARY 27, 2025
DR1.00



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

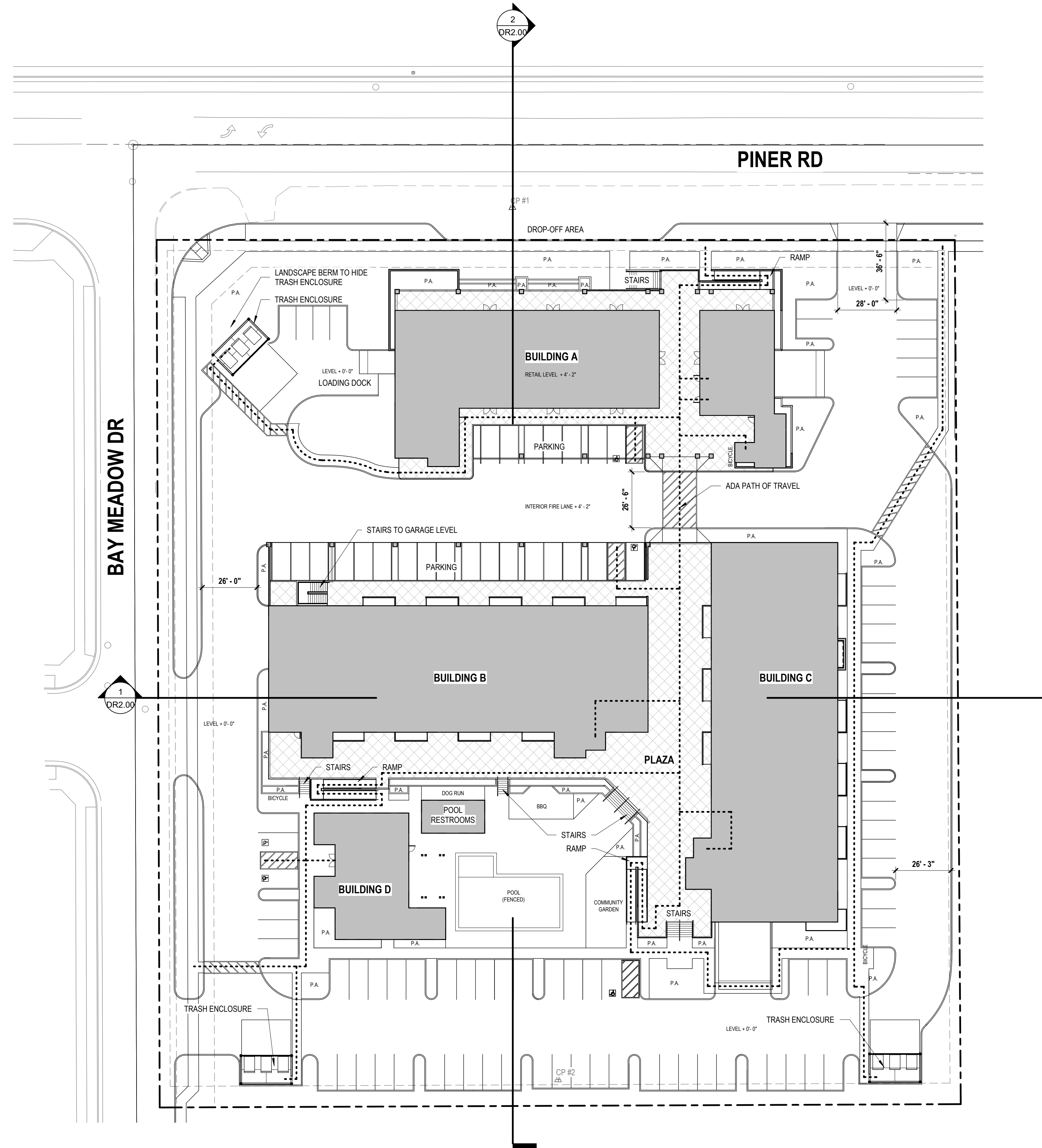


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GARAGE LEVEL W/ SITE PLAN PARKING
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



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



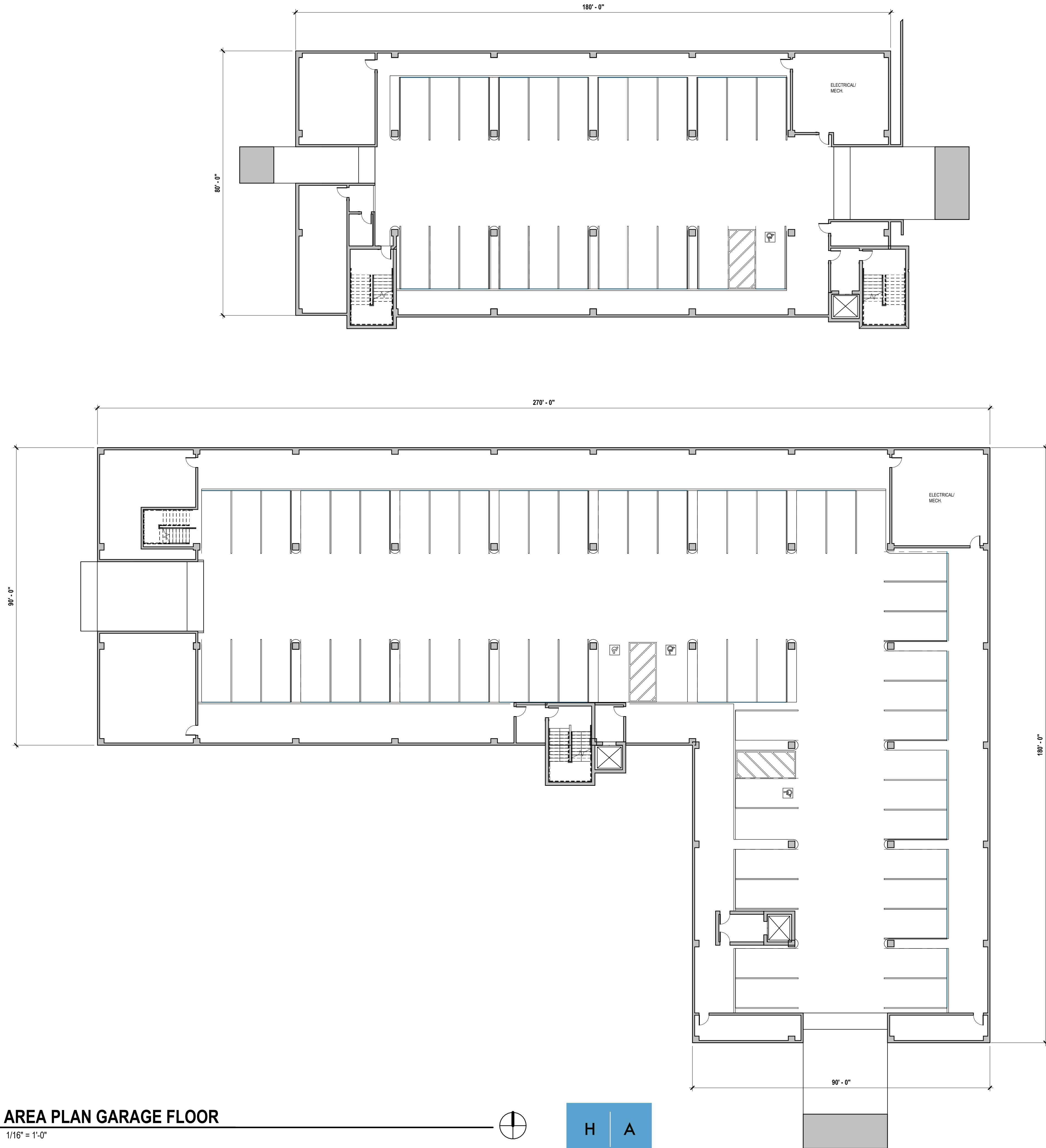
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FIRST FLOOR LEVEL W/ SITE PLAN PARKING
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.05



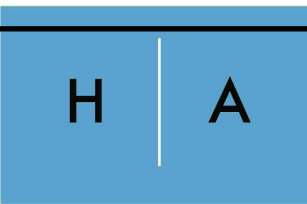
GARAGE LEVEL AREA LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



UNIT LEGEND	
<div></div>	2/2
<div></div>	3/2
<div></div>	LOADING/ELEC
<div></div>	RESTROOM
<div></div>	RETAIL
<div></div>	STUDIO

AREA SCHEDULE...			
BUILDING	LEVEL	COUNT	TYPE
BUILDING A			
1-FIRST FLOOR			
BUILDING A	1-FIRST FLOOR	1	LOADING/ELEC
BUILDING A	1-FIRST FLOOR	1	RESTROOM
BUILDING A	1-FIRST FLOOR	4	RETAIL
2-SECOND FLOOR			
BUILDING A	2-SECOND FLOOR	6	1/1
BUILDING A	2-SECOND FLOOR	2	2/1
BUILDING A	2-SECOND FLOOR	1	2/2
BUILDING A	2-SECOND FLOOR	1	3/2
3-THIRD FLOOR			
BUILDING A	3-THIRD FLOOR	8	1/1
BUILDING A	3-THIRD FLOOR	1	2/2
BUILDING A	3-THIRD FLOOR	1	3/2
4-FOURTH FLOOR			
BUILDING A	4-FOURTH FLOOR	8	1/1
BUILDING A	4-FOURTH FLOOR	2	2/2
BUILDING B			
1-FIRST FLOOR			
BUILDING B	1-FIRST FLOOR	3	2/2
BUILDING B	1-FIRST FLOOR	1	3/2
BUILDING B	1-FIRST FLOOR	1	STUDIO
2-SECOND FLOOR			
BUILDING B	2-SECOND FLOOR	7	1/1
BUILDING B	2-SECOND FLOOR	1	2/2
BUILDING B	2-SECOND FLOOR	1	3/2
BUILDING B	2-SECOND FLOOR	2	STUDIO
3-THIRD FLOOR			
BUILDING B	3-THIRD FLOOR	7	1/1
BUILDING B	3-THIRD FLOOR	1	2/2
BUILDING B	3-THIRD FLOOR	1	3/2
BUILDING B	3-THIRD FLOOR	2	STUDIO
4-FOURTH FLOOR			
BUILDING B	4-FOURTH FLOOR	7	1/1
BUILDING B	4-FOURTH FLOOR	1	2/2
BUILDING B	4-FOURTH FLOOR	1	3/2
BUILDING B	4-FOURTH FLOOR	3	STUDIO
BUILDING C			
1-FIRST FLOOR			
BUILDING C	1-FIRST FLOOR	2	2/2
BUILDING C	1-FIRST FLOOR	1	3/2
BUILDING C	1-FIRST FLOOR	5	STUDIO
2-SECOND FLOOR			
BUILDING C	2-SECOND FLOOR	1	2/1
BUILDING C	2-SECOND FLOOR	2	2/2
BUILDING C	2-SECOND FLOOR	6	STUDIO
3-THIRD FLOOR			
BUILDING C	3-THIRD FLOOR	3	2/2
BUILDING C	3-THIRD FLOOR	1	3/2
BUILDING C	3-THIRD FLOOR	5	STUDIO
4-FOURTH FLOOR			
BUILDING C	4-FOURTH FLOOR	3	2/2
BUILDING C	4-FOURTH FLOOR	1	3/2
BUILDING C	4-FOURTH FLOOR	4	STUDIO
TOTAL UNIT COUNT: 109			

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



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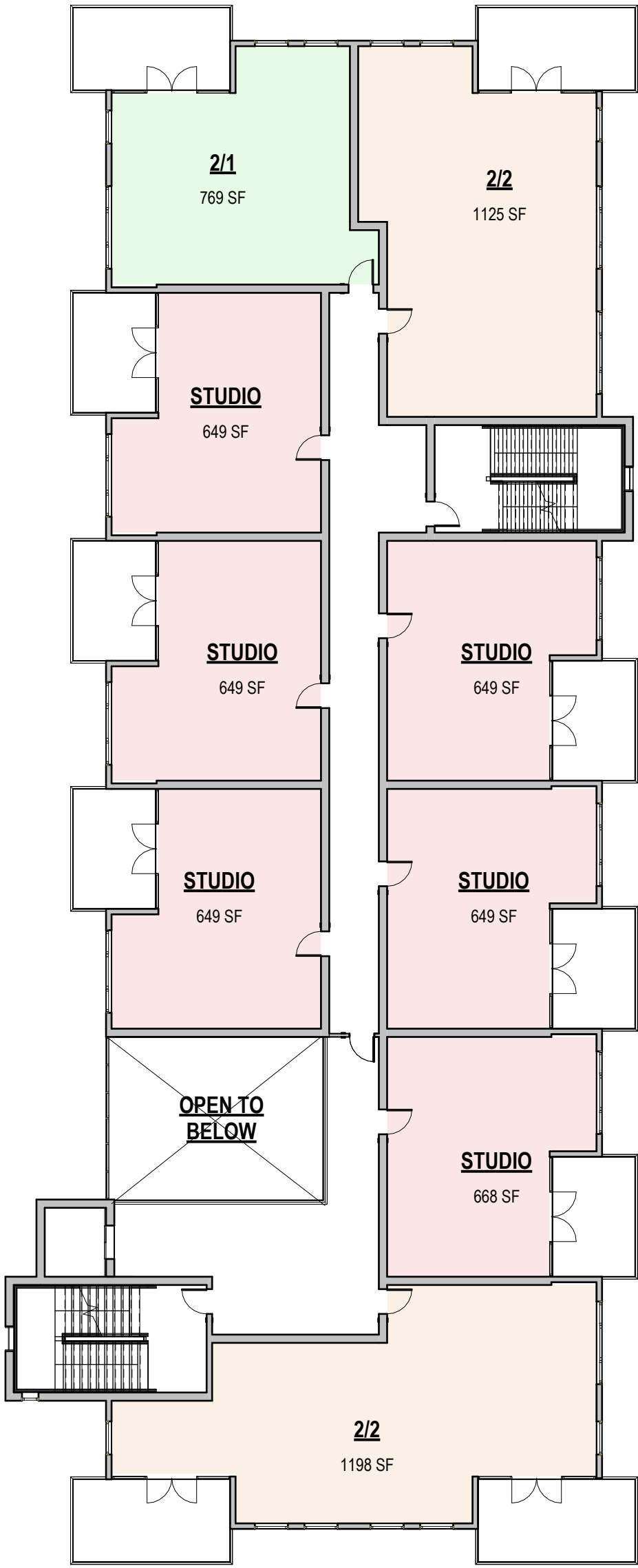
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FIRST FLOOR UNIT LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



UNIT LEGEND

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



1 AREA PLAN SECOND FLOOR

1/16" = 1'-0"

H | A

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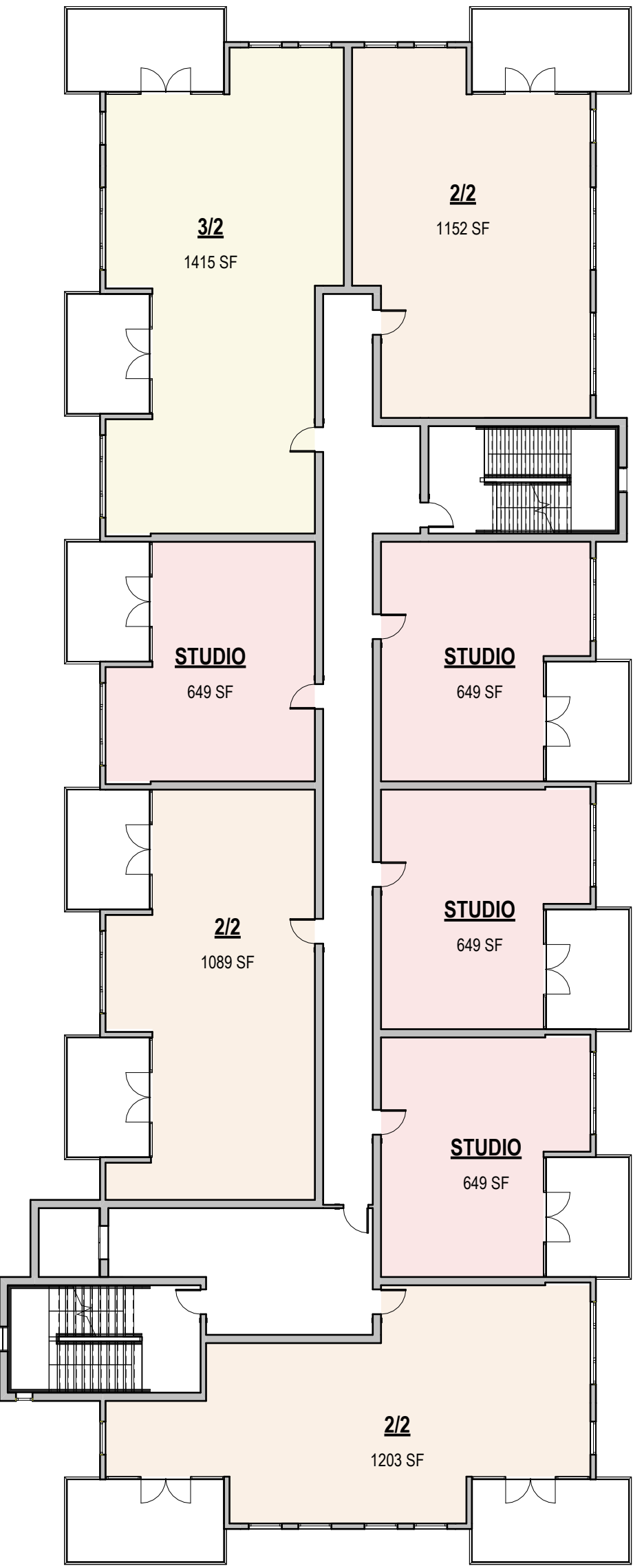
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SECOND FLOOR UNIT LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA



UNIT LEGEND

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



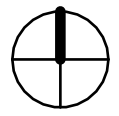
1 AREA PLAN THIRD FLOOR
1/16" = 1'-0"



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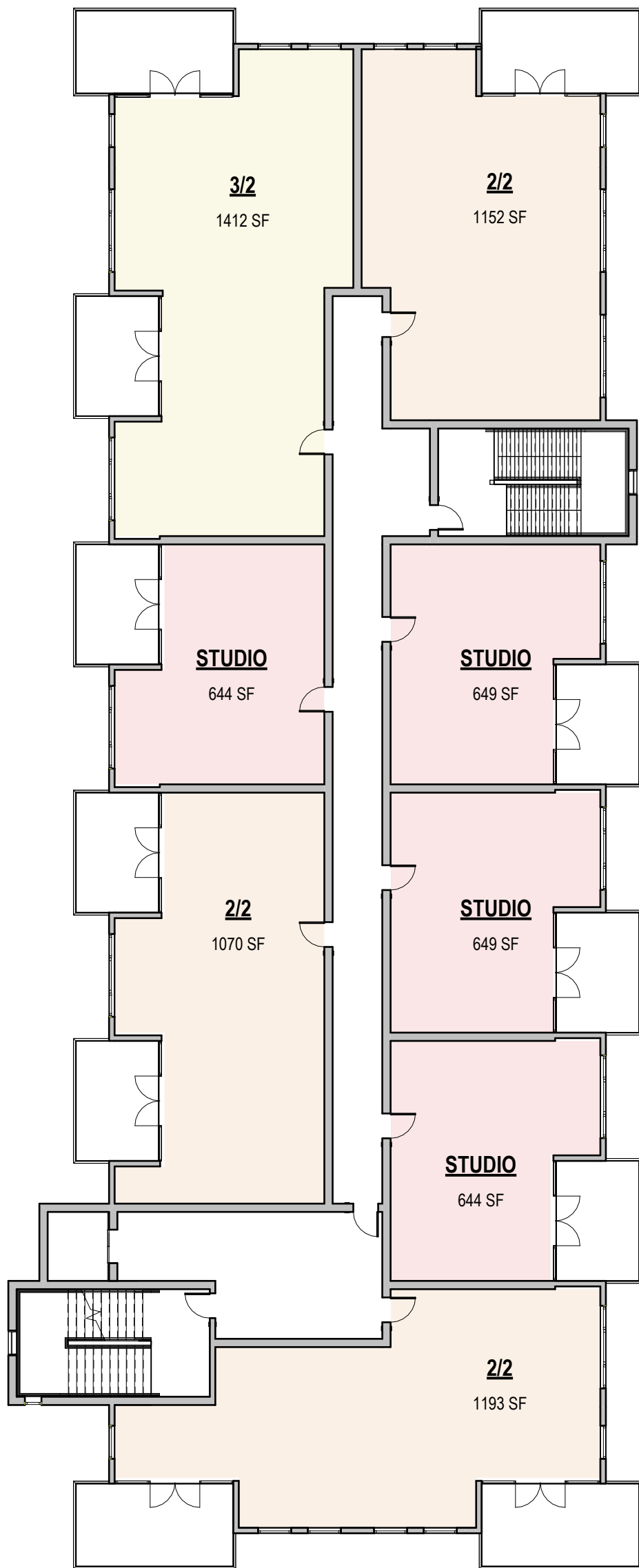


THIRD FLOOR UNIT LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

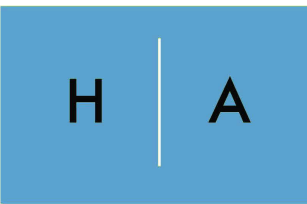


UNIT LEGEND

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



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



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



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



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



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

DR2.00



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

CHARCOAL GRAY

STANDING SEAM METAL ROOF, RAILINGS, BALCONY FACE STEEL:
PAC-CLAD PRECISION SERIES HWP PANELS. HORIZONTAL ORIENTATION.

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

YUKON

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

CERAMIC PANEL WALL SYSTEM:
CERAMIC RAINSCREEN, CLAY SERIES:

BLDG A:

BLDG B

BLDG C

COLOR: PACIFIC BLUE

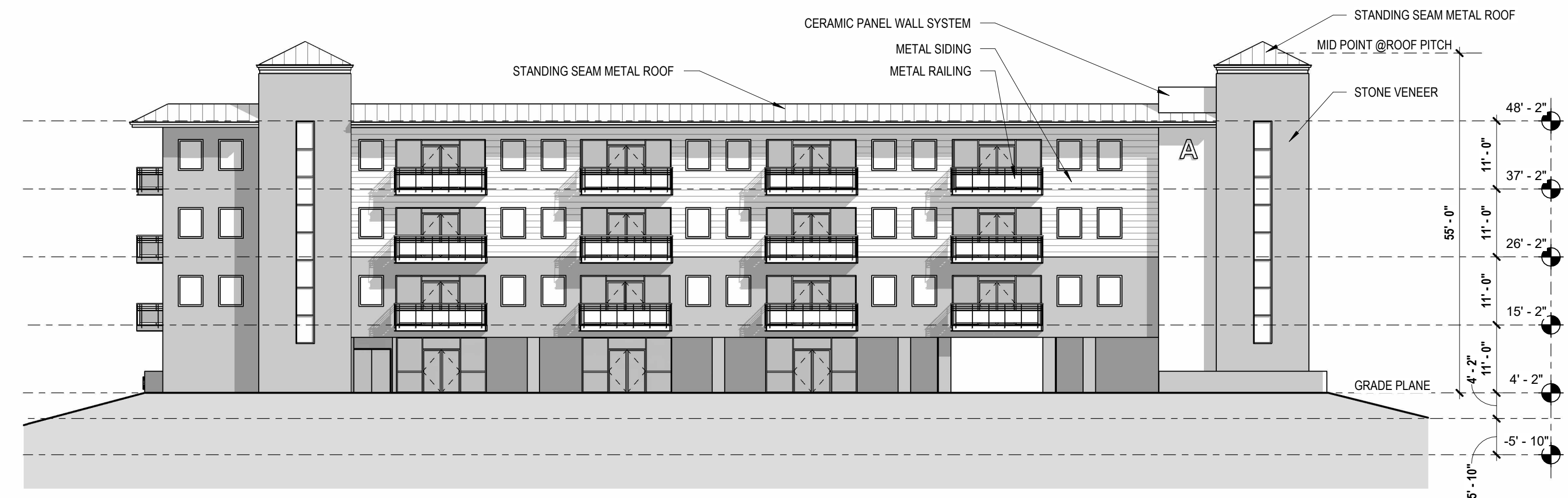
2 EXTERIOR MATERIALS
N.T.S.



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



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



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



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

DR3.00



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



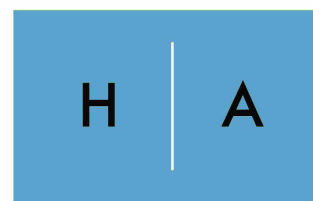
2 **BLDG B-WEST**
1/16" = 1'-0"



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



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



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

DR3.05



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



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



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



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



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

DR3.10



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



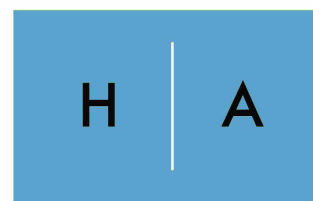
1 BLDG D-EAST
1/8" = 1'-0"



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



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



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

DR3.11



1

VIEW FROM PINER LOOKING NORTH

12" = 1'-0"



2

VIEW FROM PINER LOOKING SOUTH

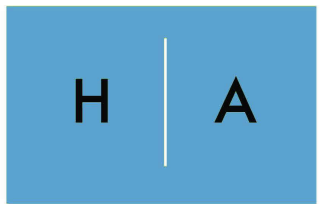
12" = 1'-0"



3

VIEW ACROSS COMMON AREA

12" = 1'-0"



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PERSPECTIVE IMAGES
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

PROJECT INFORMATION

PROJECT ADDRESS: 2000 PINER ROAD
SANTA ROSA, CA 95403

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

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

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

AREA: 3.64 ACRES

EARTHWORK SUMMARY

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

DISTURBED AREA = 3.96 ACRES WDD # TBD

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

SHEET INDEX

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

PURPOSE STATEMENT

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

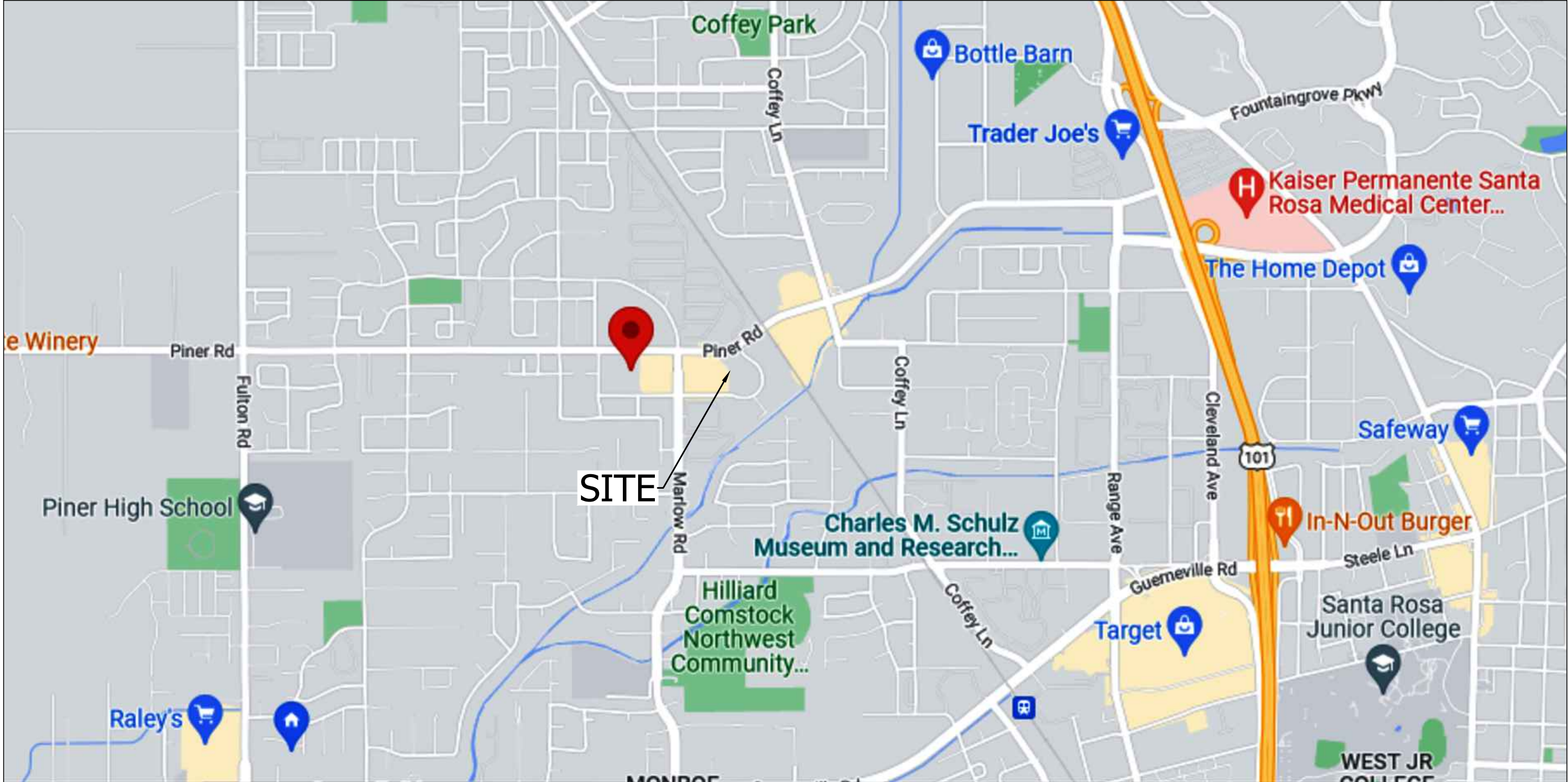
SURVEY NOTE

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

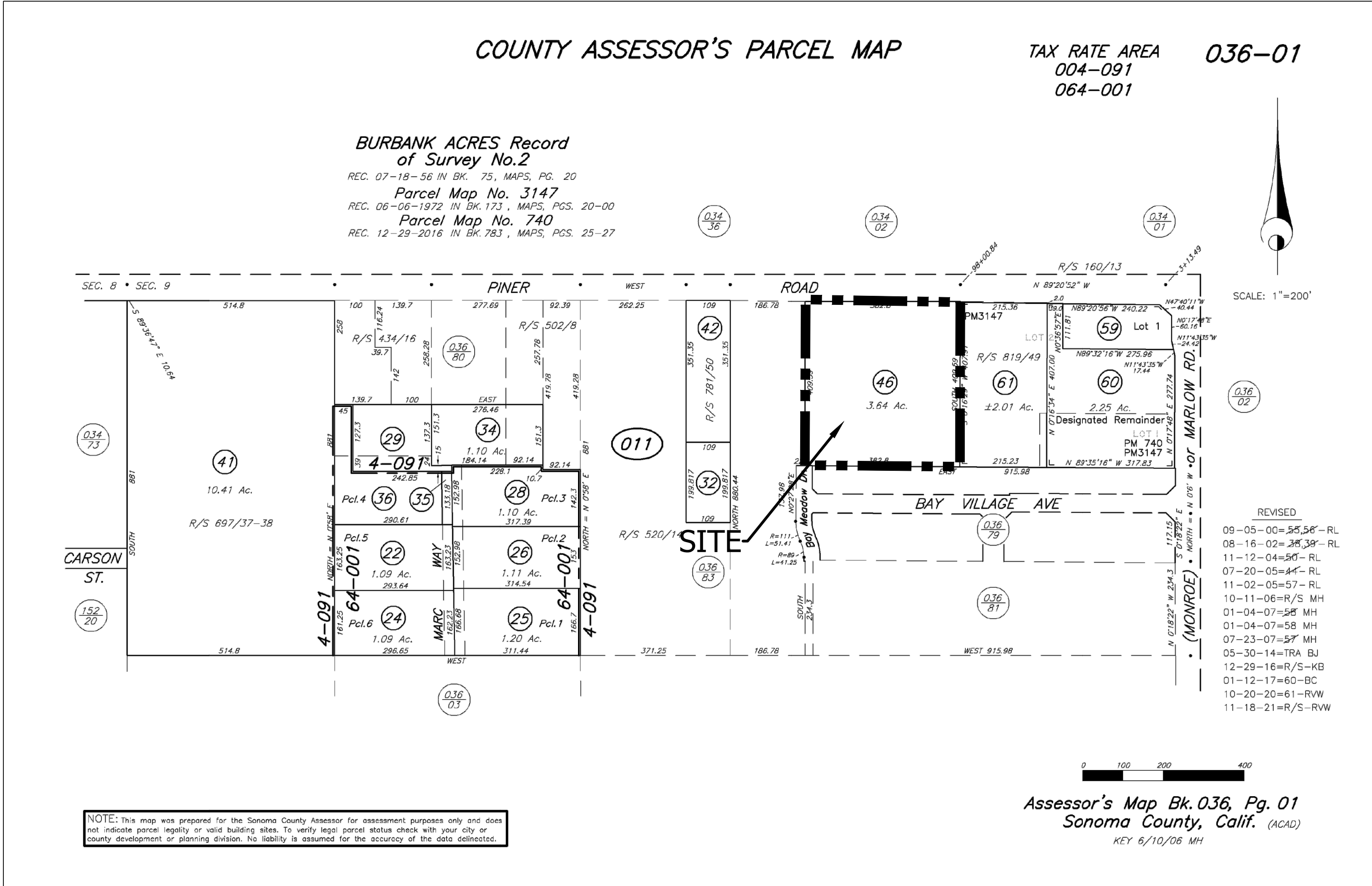
LEGEND

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

PRELIMINARY GRADING AND DRAINAGE DRAWINGS FOR
LANDS OF CLEMMER
2000 PINER ROAD, SANTA ROSA, CA 95403
APN: 036-011-046



VICINITY MAP
NTS



ASSESSORS PARCEL MAP
NTS

ABBREVIATIONS

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

DATE				
BY				
DESCRIPTION				
REV.				

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING

www.bceengineeringgroup.com
Phone: 707-542-4321
SANTA ROSA OFFICE:
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LANDS OF CLEMMER
PROJECT INFORMATION

REBECCA CLEMMER
2000 PINER ROAD
SANTA ROSA, CA 95403

Date: 07/02/2024

Job: 2614-22

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NOT FOR CONSTRUCTION

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Plotted by: Trevor Larsen

CITY OF SANTA ROSA REQUIRED GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL AGGREGATE BASE SHALL BE COMPACTED TO 95%.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
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. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
5. 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 (NRWCQCB). 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.
6. 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 RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
7. 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.
8. 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.
9. THE LOCATIONS OF UNDERGROUND OBSTRUCTION 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. THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL ANY IMPROVEMENTS UNTIL ALL CONFLICTS ARE RESOLVED. ALL IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER OR THE CITY OF SANTA ROSA.
11. 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.
12. 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 RE-ESTABLISHED. THE CONTRACTOR SHALL PROVIDE A 10' X 10' WORKING SPACE 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.
13. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION DOES NOT APPLY TO THE PROPERLY MAINTAINED, ALL CONTRACTOR'S EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)
14. 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 TO AT LEAST THE SAME CONDITION AS THE EXISTING. 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.
15. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.
16. 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 GOVERNING 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.
17. 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.
18. 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.
19. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.
20. 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).
21. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
22. 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.
23. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND/OR STORM WATER POLLUTION PREVENTION PLAN.
24. 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.
25. ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY.
26. THE LOCATION OF ALL GANG MAIL BOXES SHALL ENSURE THAT ALL LINES OF SIGHT AND DRAINAGE FLOWS ARE NOT OBSTRUCTED. THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POSTAL SERVICE.
27. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.

28. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.
29. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:
 - 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 ADHERE LOF 65-90 OR EQUIVALENT, AND SHALL BE STORED, MEASURED AND BLENDED 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.
 - THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - 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.
 - 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.

SIGNING, STRIPING AND STREET LIGHTING NOTES

1. ALL WIRING AND EQUIPMENT CONSTRUCTION SHALL ALSO CONFORM TO THE NATIONAL ELECTRIC CODES (NEC), AND SECTION 86 OF THE CALIFORNIA STANDARD SPECIFICATIONS.
2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR ¼ BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULL BOXES AND SERVICE POINTS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 347-14.
3. PRIOR TO COMMENCEMENT OF STREET LIGHT CONDUIT SYSTEM CONSTRUCTION, THE CONTRACTOR SHALL:
 - PROVIDE 3 COPIES OF THE JOINT TRENCH PLAN TO THE PUBLIC WORKS INSPECTOR, AND;
 - MEET WITH THE PUBLIC WORKS INSPECTOR AT THE SITE TO REVIEW STREET LIGHT CONDUIT PLANS AND IDENTIFY ALL PULL BOX LOCATIONS AND CONDUIT STREET CROSSINGS.
4. ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS FOR BIDDING ONLY. STREET LIGHT LOCATIONS ARE PER THIS PLAN.
5. NO MORE THAN ONE STREET LIGHT CONDUIT AT ANY PG&E SERVICE POINT.
6. A NO. 5 PULL BOX PER CITY STD. 601 SHALL BE USED AT ALL STREET LIGHT STANDARD AND STREET CROSSINGS AND AT FUTURE INTERCONNECTS.
7. CONTRACTOR SHALL VERIFY STREET LIGHT SERVICE POINT LOCATIONS WITH PG&E PRIOR TO COMMENCING WORK.
8. ALL CONDUIT TO BE USED SHALL BE A MINIMUM OF 2" DIAMETER, EXCEPT FROM EACH STREET LIGHT TO THE ADJACENT PULL BOX, WHICH MAY BE 1" DIAMETER PVC OR METAL, AND SHALL HAVE THE FOLLOWING COVER FROM THE TOP OF CONDUIT:
 - WITHIN SIDEWALK OR PARKWAY AREAS – 2'-0" MIN. SCHEDULE 40 PVC.
 - WITHIN ROADWAY AREAS – 2'-6" MIN. SCHEDULE 40 PVC, OR 2'-6" MIN. SCHEDULE 80 PVC.
9. STRIPING AND SIGNING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SANTA ROSA TRAFFIC STANDARDS. MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.
10. PROPOSED STRIPING AND MARKING SHALL BE INSTALLED THE SAME DAY AS THE REMOVAL OF THE EXISTING STRIPING AND MARKINGS. IF NOT, CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKERS UNTIL PROPOSED STRIPING AND MARKING ARE INSTALLED.
11. ALL STRIPING, PAVEMENT MARKING AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS STANDARD PLANS, CALIFORNIA MUTICODE AND CITY OF SANTA ROSA STREET TRAFFIC STANDARDS.
12. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING. CONTACT TRAFFIC ENGINEERING AT 543-3814.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. CAT TRACKING SHALL BE DONE A MINIMUM OF 48 HOURS PRIOR TO PROPOSED STRIPING AND MARKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.
14. EXISTING STRIPING AND MARKING TO BE REMOVED SHALL BE REMOVED BY GRINDING BY THE CONTRACTOR.
15. PAVEMENT LEGENDS, CROSSWALKS AND STOP BARS SHALL BE INSTALLED BY USING THERMOPLAST IC PER M.U.T.C.D. AND CALTRANS STANDARD SUPPLEMENTAL SPECIFICATIONS. BIKE LANE LINES TO BE INSTALLED USING 6" TAPE OR PAINT.
16. STOP SIGNS AND STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR PER CITY STD. DWG. 701, 705A, 705B, 705D, & 240, AND COMPLY WITH M.U.T.C.D. AND STATE SUPPLEMENTAL GUIDELINES FOR OTHER SIGNAGE.
17. ALL SIGNING SHALL BE REFLECTORIZED HIGH INTENSITY SHEETING AND SHALL BE OF ALUMINUM ALLOY MATERIAL PER CITY STANDARD SERIES 700.
18. SIGNING AND STRIPING ARE TO BE WORKED ON CONCURRENTLY.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL SHOWN ON **SHEETS(S) C2.0** ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.
9. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
10. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITH 48 HOURS FOLLOWING A RAIN EVENT REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
13. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
15. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
16. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
19. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
20. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

GRADING AND DRAINAGE NOTES

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNSTREAM DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.
3. A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT (CALL 707-576-2220 FOR INFORMATION).
4. 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 HIGHER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
5. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES, OTHERWISE A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED FOR THE STOCKPILE.
6. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
7. SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND SEPTEMBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
8. 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.
9. SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE.
10. EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
11. EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
12. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
13. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
14. 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.
15. 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.
16. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
17. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
18. RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND FLOOD-UPDRAINS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
19. DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
20. UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRADING AND EXCAVATION ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
21. FILLING IS RESTRICTED TO 1 FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
22. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
23. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT GEOTECHNICAL ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS. PROJECT SHALL NOTIFY THE CITY OF FINDINGS.

PROJECT SPECIFIC REQUIRED NOTES:

24. ALL SEPTIC SYSTEMS SHALL BE ABANDONED PER CITY OF SANTA ROSA AND SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT REQUIREMENTS. PERMIT SHALL BE OBTAINED FROM SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. SEPTIC SYSTEMS SHALL BE REMOVED AND BACKFILLED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND INSPECTION BY THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.
26. REMOVAL OF ANY PERMANENT STRUCTURE 10' X 12' OR LARGER REQUIRES A DEMOLITION PERMIT FROM THE CITY BUILDING DIVISION.
27. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.
28. IF NO DOWNSPOUT CONNECTIONS ARE ILLUSTRATED WITHIN THIS PLAN SET, ALL DOWNSPOUT MUST BE CONNECTED TO SOLID PIPES AND ROUTED AWAY FROM ALL FOUNDATIONS.

STORM DRAIN NOTES

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

STREET NOTES

1. ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215
2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE MADE FROM THE CITY'S APPROVED MASTER STREET TREE LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES". TREE PLANTING LOCATION SHALL BE MARKED BY CITY PARKS DIVISION URBAN FORESTRY SECTION PERSONNEL. CONTACT 707-543-3422. COPIES OF THE MASTER STREET TREE LIST AND THE STANDARDS ARE AVAILABLE AT THE PARKS DIVISION OFFICE. 707-543-3770. THE DEVELOPER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM TO STREET TREES.

PROJECT SPECIFIC REQUIRED NOTES:

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

UTILITY GENERAL NOTES


1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER.
2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
3. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL ONSITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACK FILLING.
4. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL INSPECTION OF CUTTIE INS TO THE SEWER SYSTEM AND ALL ABANDONMENTS.
5. ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE VALVES ON THE EXISTING WATER SYSTEM.
6. RESTRAINED MECHANICAL JOINTS SHALL BE USED ON ALL TEES, FITTINGS, AND ASSOCIATED GATE VALVES UNLESS OTHER APPROVED OR DIRECTED BY THE INSPECTOR
7. SUBMITTALS FOR ALL ITEMS USED FOR WATER AND SEWER CONSTRUCTION IN THE CITY RIGHT OF WAY ARE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.
8. CUT-IN TEES AND FINAL WATER MAIN TIES-INS SHALL BE DONE UNDER THE INSPECTION OF AUTHORIZED CITY PERSONNEL. CUT-IN TEES OR TIES-INS SHALL NOT BE DONE WITHIN FOUR FEET OF A JOINT UNLESS DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE INSPECTOR FOR ALL REQUIRED INSPECTIONS.
9. ALL WATER METER BOX COVERS SHALL BE CONSTRUCTED FROM A TRAFFIC RATED COMPOSITE MATERIAL WITH ALL TEES AND BORES HAVING THE WAY THROUGH THE LID, AND A 4-1/8" DIAMETER BY 5/16" DEEP COUNTER-BORE CENTERED OVER THE 2" BORE TO ACCOMMODATE AUTOMATED METER READING (AMR) EQUIPMENT. THE BORE HOLES SHALL BE SET TOWARD A CORNER OF THE BOX IN A MANNER THAT DOES NOT WEAKEN THE TRAFFIC RATING. RATHER, CONTACT THE SANTA ROSA WATER DEPARTMENT IF ADDITIONAL INFORMATION IS NEEDED TO COMPLY WITH THESE REQUIREMENTS. LID SHALL BE CONSTRUCTED SPECIFICALLY FOR BOX USED ON COVER MAY REQUIRE FIELD MODIFICATION TO ACCOMMODATE AMR EQUIPMENT. CONTACT WATER DEPARTMENT FOR DIRECTION.
10. ALL VERTICAL AND HORIZONTAL SEPARATIONS REQUIREMENTS BETWEEN UTILITIES TO MEET MOST RECENT STATE WATER RESOURCES CONTROL BOARD STANDARDS. THESE STATE REQUIREMENTS SUPERSEDE CITY STANDARDS AND APPROVAL FROM STATE WATER RESOURCES BOARD MAY BE REQUIRED.
11. ALL WATER AND SEWER IMPROVEMENTS TO BE INSTALLED PER CITY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
12. DISINFECTION OF NEW WATER LATERAL/MAIN CAN TAKE A MINIMUM OF A WEEK. IT IS THE CONTRACTORS RESPONSIBILITY TO READ DISINFECTION PROCEDURES AND UNDERSTAND THE PROCESS AND TIMING INVOLVED WITH TESTING OUT THE NEW MAN/ATERIAL. DISINFECTION PROCEDURES LIKE ALL OTHER STANDARDS ARE AVAILABLE ONLINE AT THE CITY OF SANTA ROSA WEBSITE.

PROJECT SPECIFIC REQUIRED NOTES:


13. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDREPOED PRIOR TO CITY ACCEPTANCE.
14. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISION SHALL BE PERFORMED PER SECTION 71.1-08 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS.
15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.
16. THE CONTRACTOR SHALL ACTIVATE THE PROJECT'S WATERLINES THROUGH THE INSTALLATION OF A SIX INCH WATER METER PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. THE SIX INCH METER, APPURTENANCES AND SUITABLE PIPING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS SHOWN ON STD. 860. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE 6" METER CERTIFIED. THE CITY UTILITY DEPARTMENT WILL PLACE A PLAQUE ON THE METER AFTER CERTIFICATION OF METER HAS BEEN OBTAINED. THE ABOVE INSTALLATION SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEM IS ACCEPTED BY THE CITY. THE COST OF WATER WILL BE BORNE BY THE OWNER/DEVELOPER/SUB-DIVIDER. THE LOCATION OF THE BRIDGE METER AND CHECK VALVES WILL BE DETERMINED BY THE CITY PUBLIC WORKS DEPARTMENT'S CONSTRUCTION SECTION.

DATE				
BY				
DESCRIPTION				
REV.				

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
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418 B Street, Third Floor, Santa Rosa, CA 95401
UKIAH OFFICE:
602 S. State Street, Ukiah, CA 95422



REBECCA CLEMMER
2000 PINNER ROAD
SANTA ROSA, CA 95403



Date: 07/02/2024

Job: 2614-22

Drawn: TSL

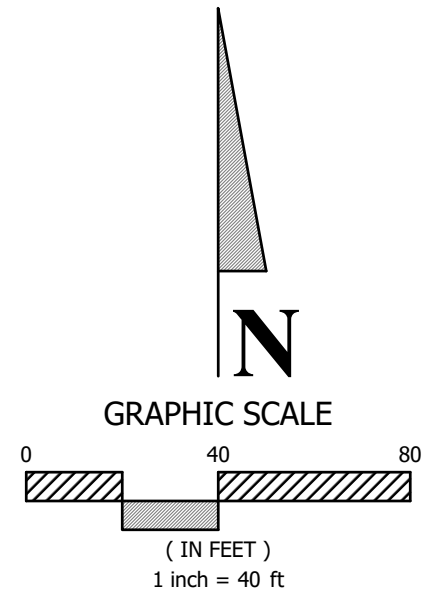
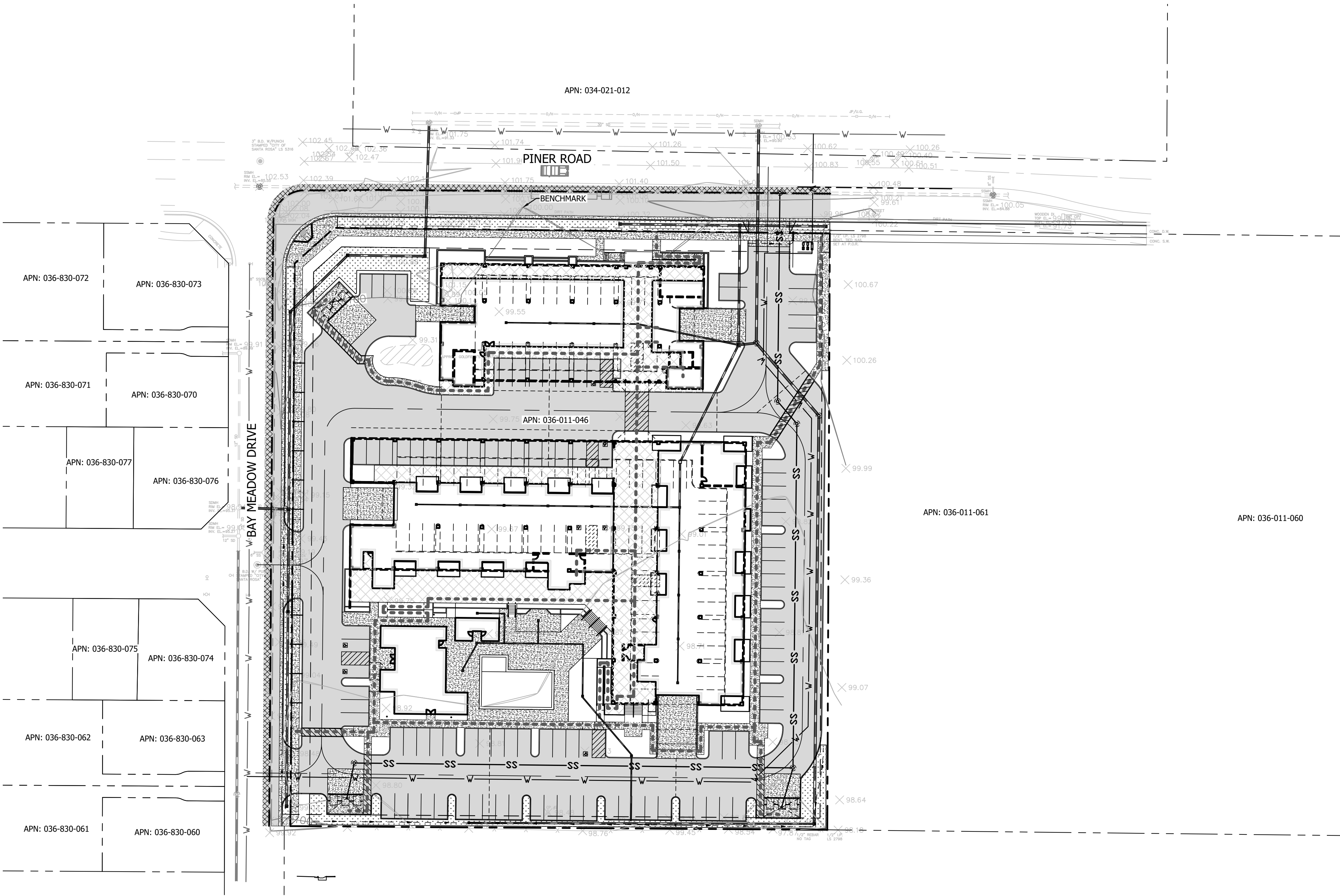
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Permit #:

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2 of 5

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Date: 07/02/2024

Job: 2614-22

Drawn: TSL

Scale: AS SHOWN

APN: 036-011-046

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Sheet:

C1.2
3 of 5

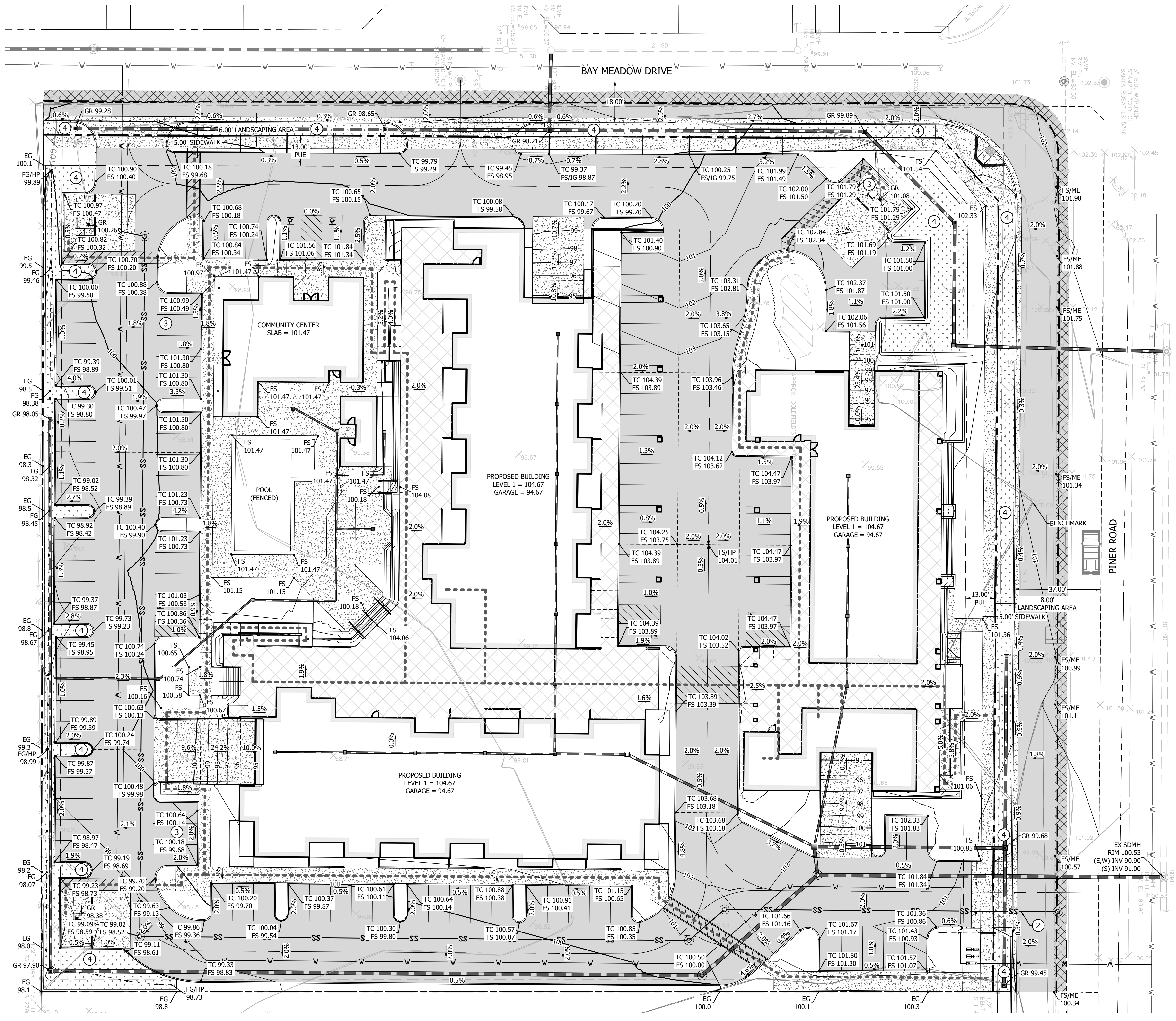
LANDS OF CLEMMER
OVERALL SITE PLAN
REBECCA CLEMMER
2000 PINER ROAD
SANTA ROSA, CA 95403



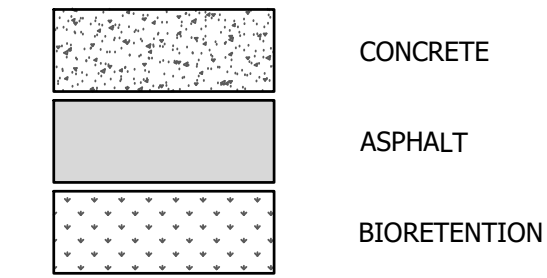
BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 707-542-4321
SANTA ROSA OFFICE:
418 B Street, Third Floor, Santa Rosa CA 95401
UKIAH OFFICE:
603 S. State Street, Ukiah CA 95482

REV.	DESCRIPTION	BY	DATE

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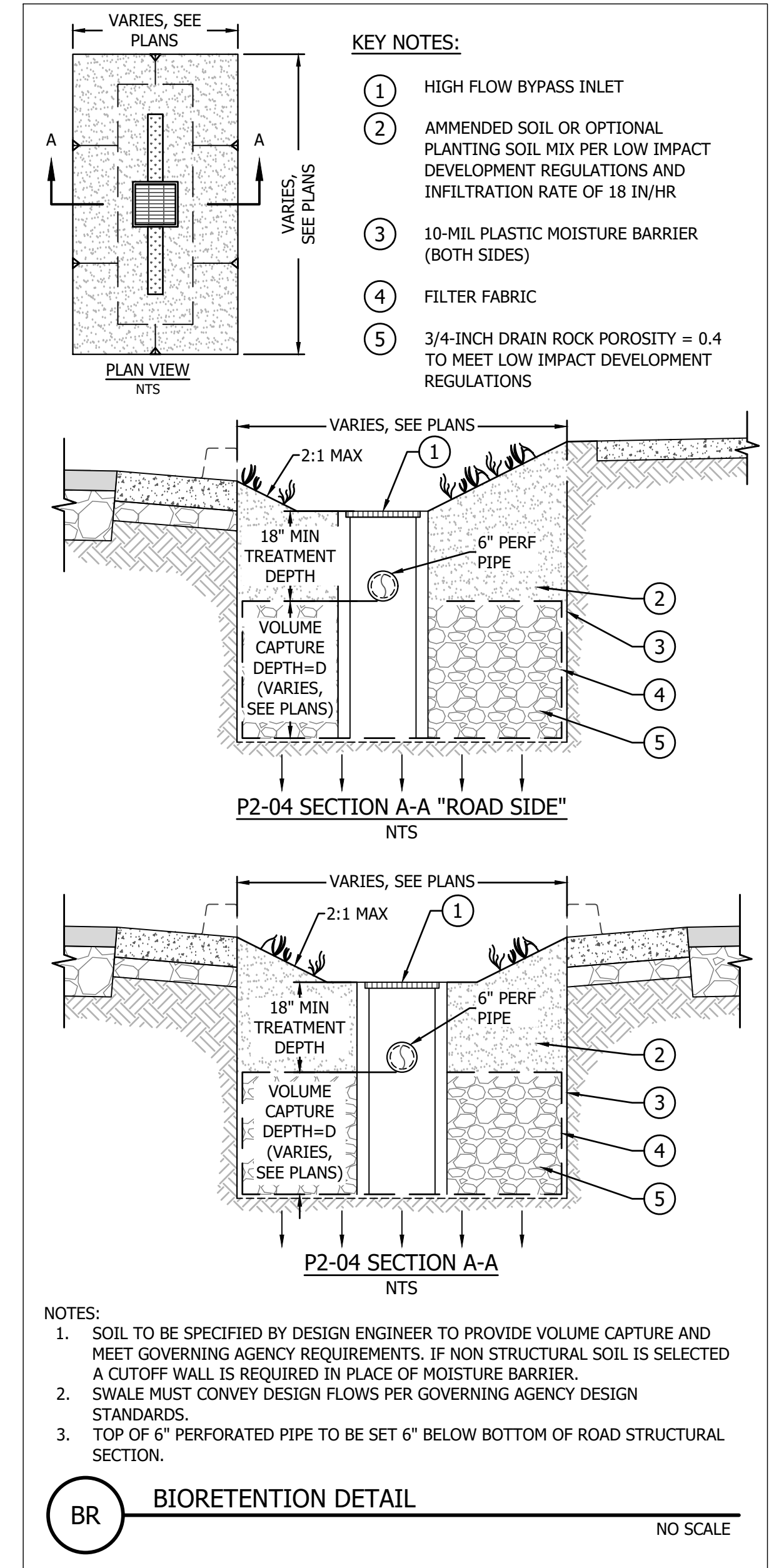


HATCH LEGEND



KEYNOTES:

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



LANDS OF CLEMMER

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

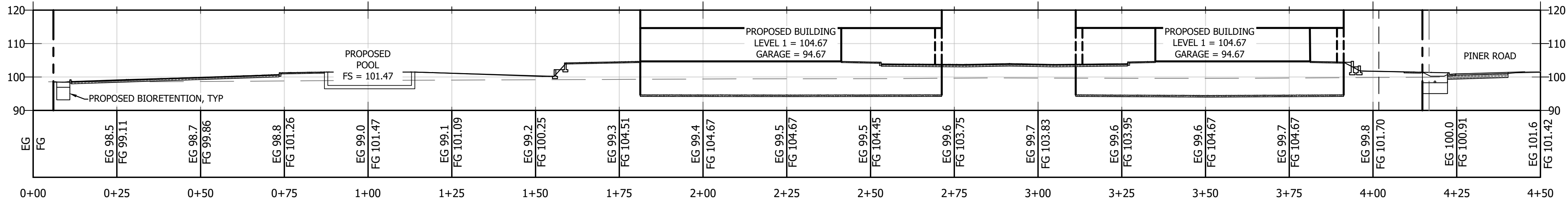
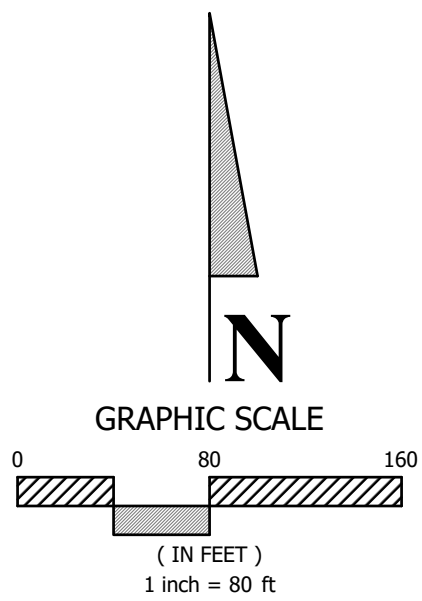
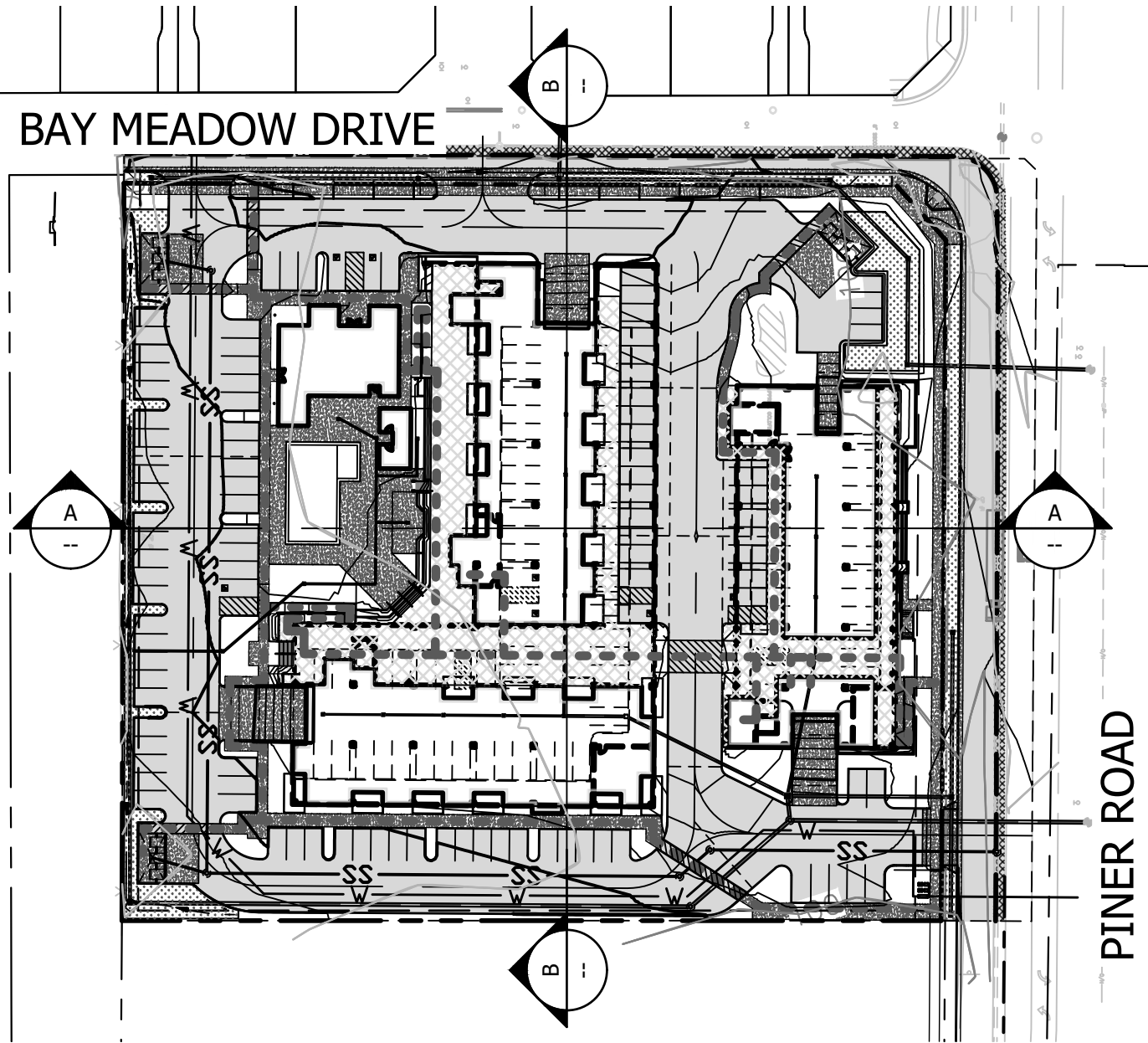


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Job: 2614-22
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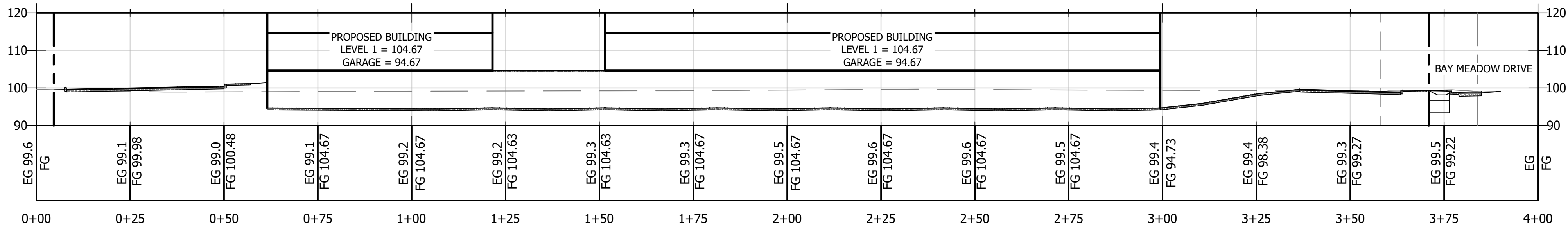
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SITE SECTION A-A
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VERTICAL SCALE: 1"=20'

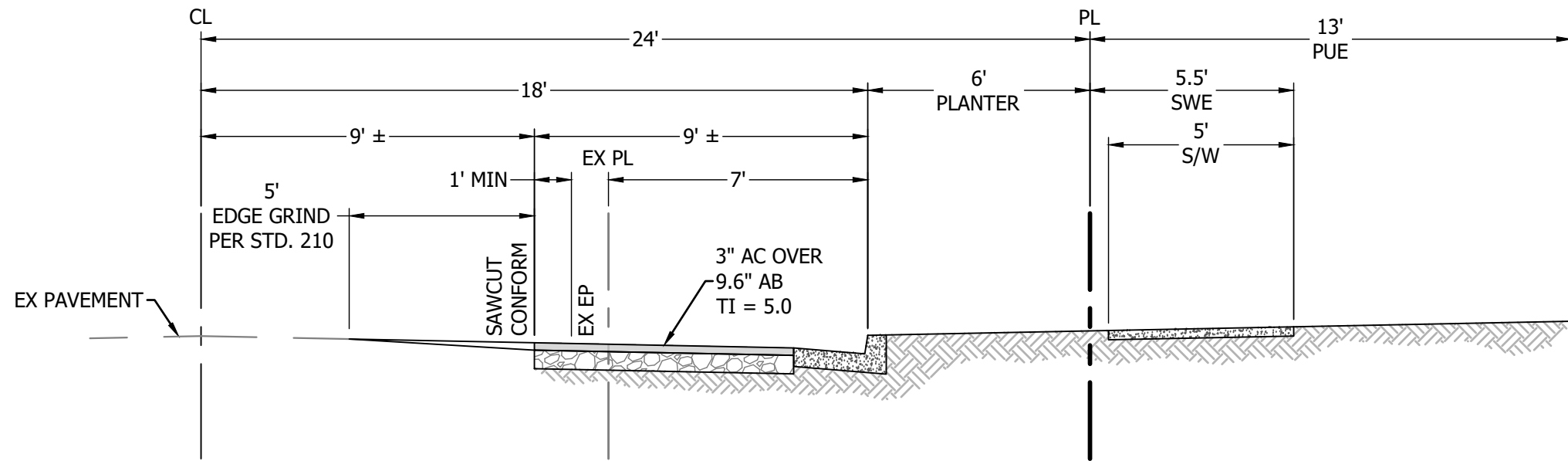


SITE SECTION B-B
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

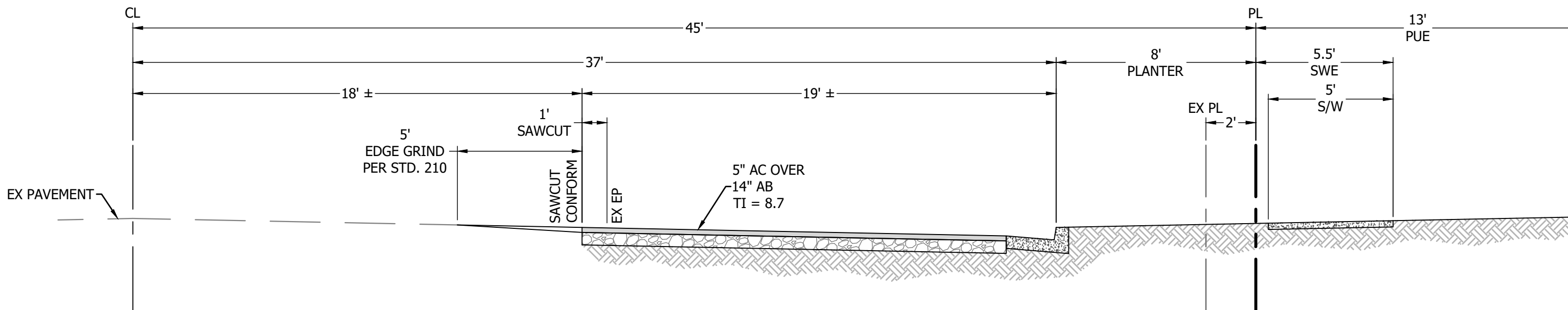
SITE SECTION LEGEND

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

- NOTES:
- FOUNDATIONS SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT.
 - OVER EXCAVATION PER GEOTECHNICAL ENGINEERS' RECOMMENDATIONS, REFER TO GEOTECHNICAL REPORT.



BAY MEADOW DRIVE TYPICAL SECTION
SCALE: 1"=4'



PINER ROAD TYPICAL SECTION
SCALE: 1"=4'

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REV.	DESCRIPTION	BY	DATE

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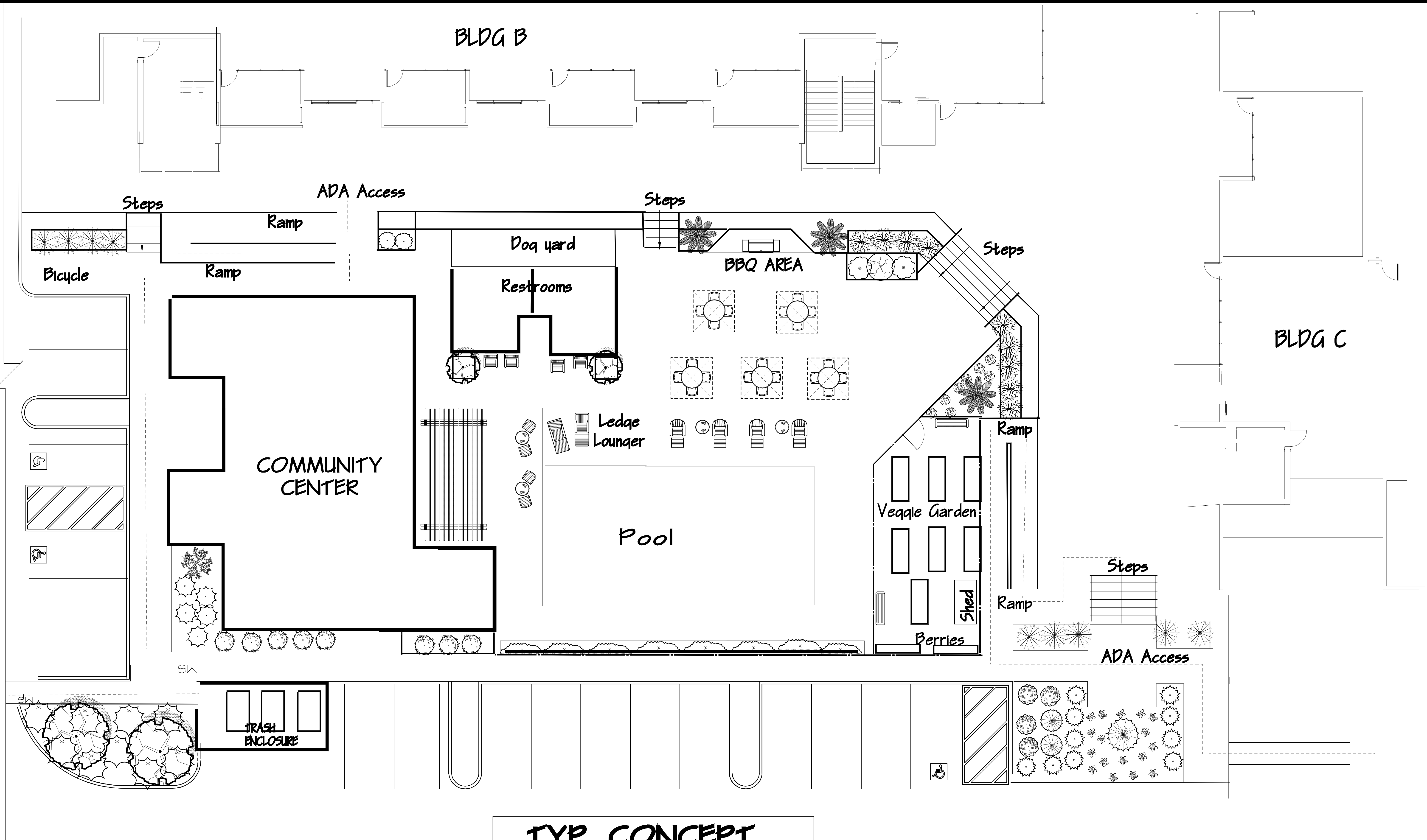


LANDS OF CLEMMER
SITE SECTIONS
REBECCA CLEMMER
2000 PINER ROAD
SANTA ROSA, CA 95403



Date: 07/02/2024
Job: 2614-22
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5 of 5



**TYP. CONCEPT
COMMUNITY PLAZA**

Lounge Chairs

Planter Plants

Citrus or Sago Palms
in containers

Espallier; Vines fruit trees
on Hoqwire trellis
(Screen from Parking)

Veg or RWD planters

Recliner Chairs

Dining tables
Umbrellas

Deck Chairs
tables

Illustration
purposes only.

REVISION BY

4.20.24

designers@bloomful.com

707-537-0508

Common - Pool Area

2000 Piner Rd. Apartments

Santa Rosa CA

Susie Dowd Markarian

Landscape Design

608 Los Olivos Rd.

Santa Rosa, CA. 95404

Best of houzz 2020

SERVICE

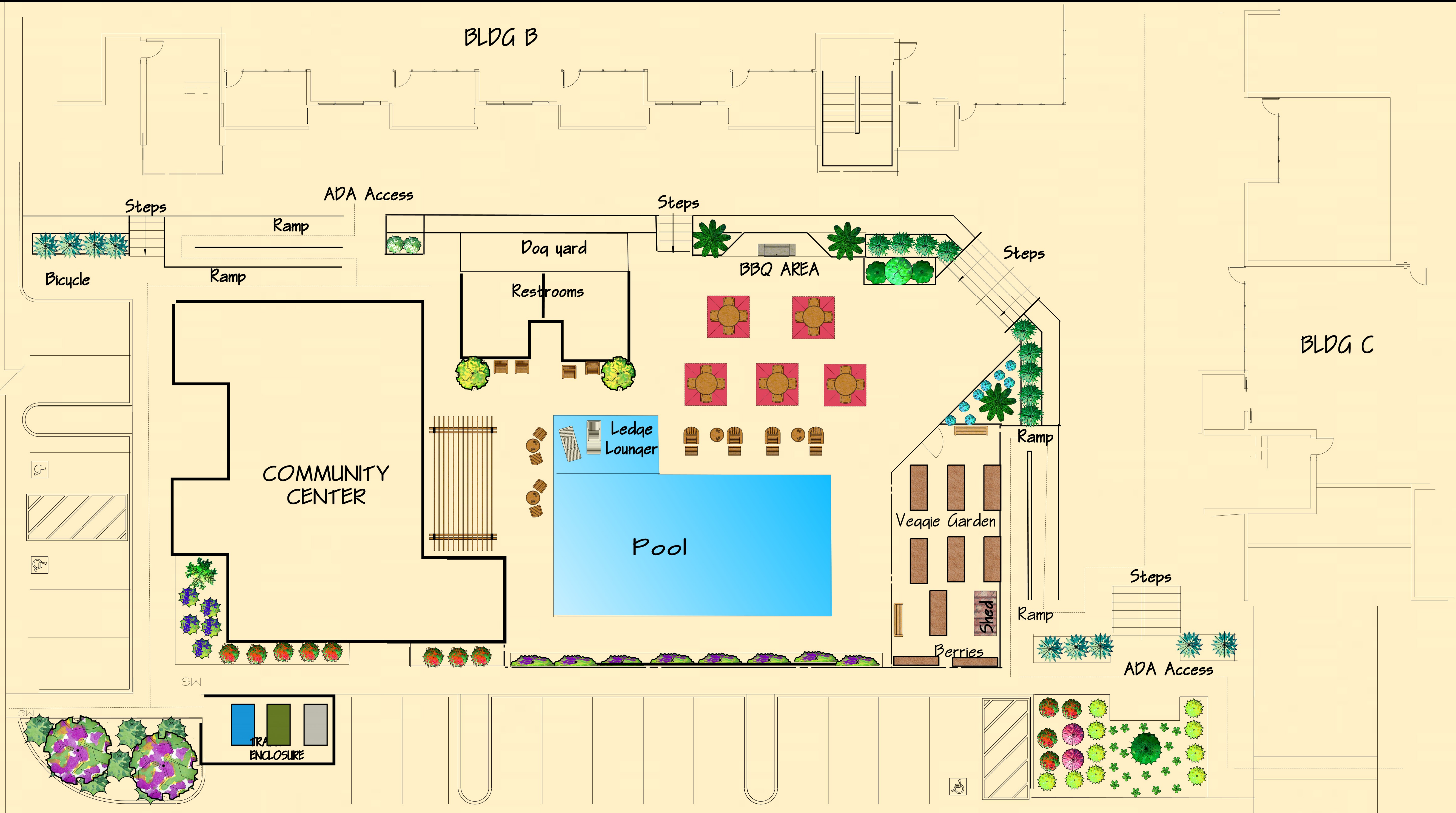
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3.18.24

1/8" = 1'

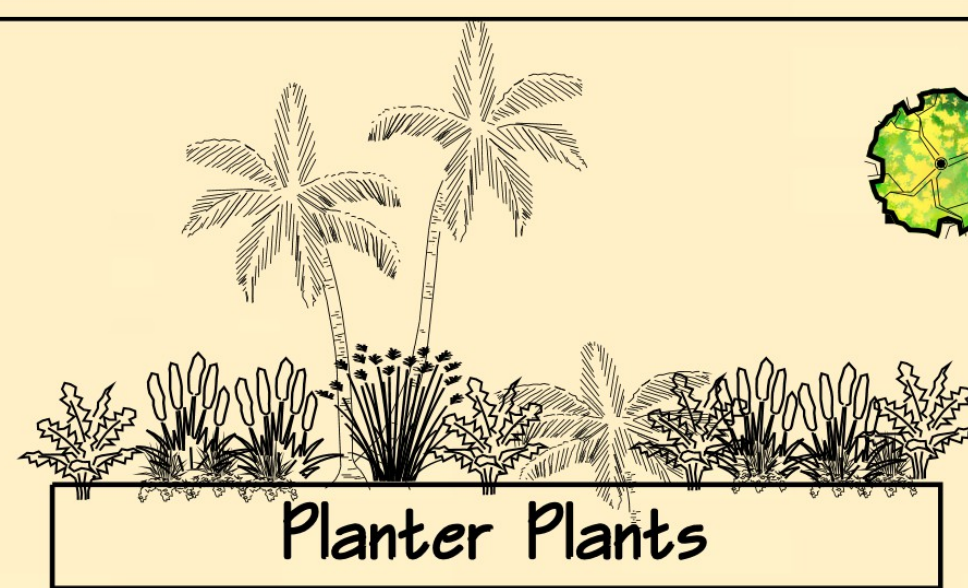
Piner Apts

L-1A



TYP. CONCEPT COMMUNITY PLAZA

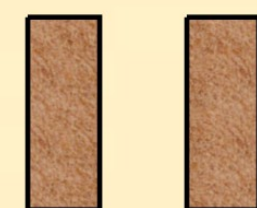
Lounge Chairs



Planter Plants

Citrus or Sago Palms
in containers

Illustration
purposes only.



Vegetable or KWD planters

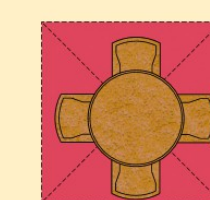


Espalier; Vines fruit trees
on Hoopwire trellis
(Screen from Parking)

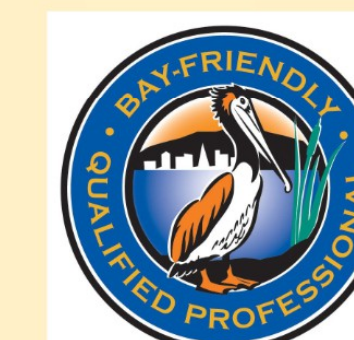


Recliner Chairs

Dining tables
Umbrellas



Deck Chairs
tables



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Design SDM

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1/8" = 1'

Piner Apts

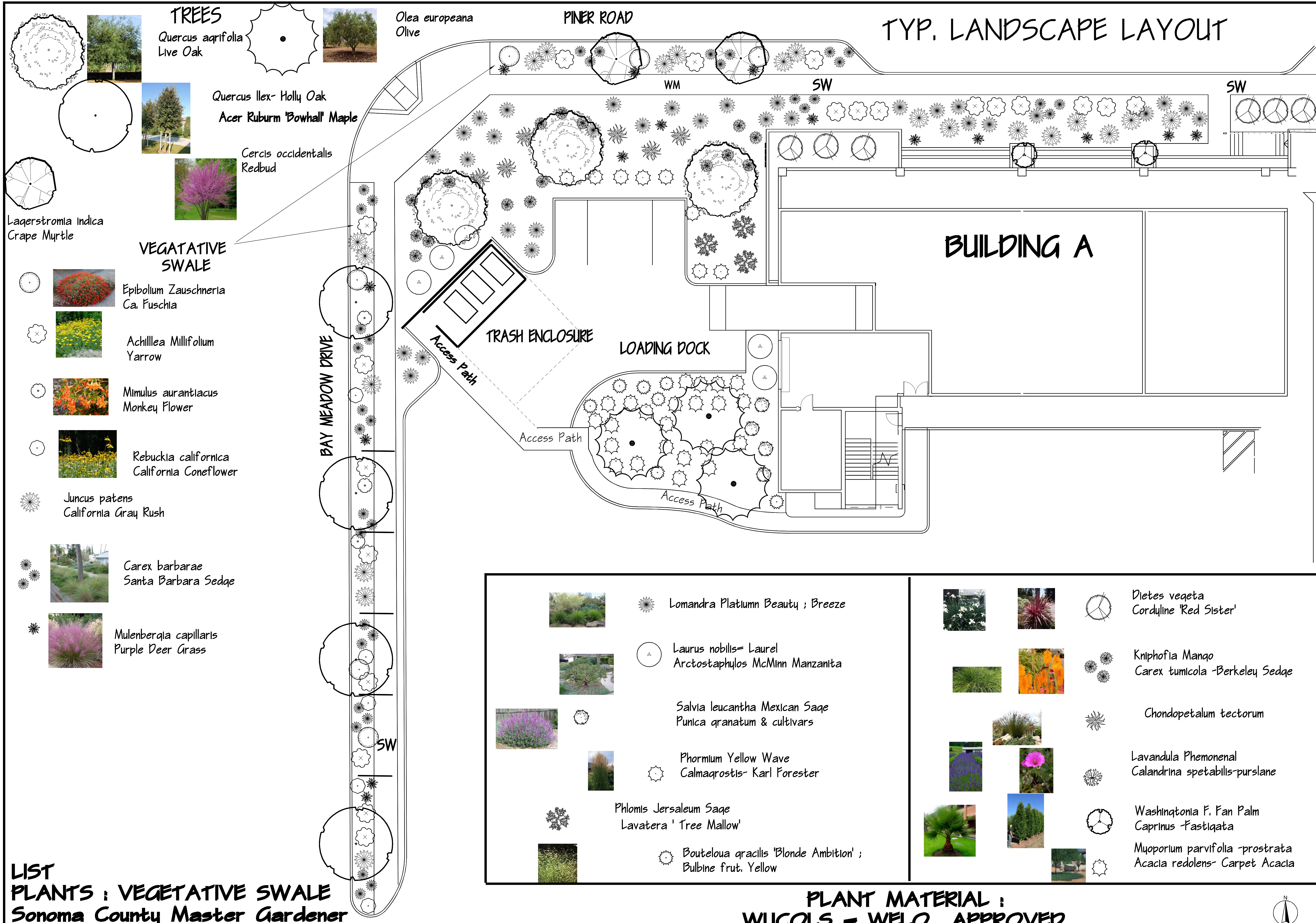
L-1A

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

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



LIST
PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

PLANT MATERIAL :
WUCOLS - WELO APPROVED

TYP. LANDSCAPE LAYOUT

REVISION
4.19.24

BY

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Piner Apartments
2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape

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

Cadfile HA Architects

Date 4.13.24

Scale 1/10" = 1'

Drawn SDM

Job Piner Apts

N

LIB

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Retail Typ. Landscape

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

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Date	4.13.24
Scale	1/10" = 1'
Drawn	SDM
Job	Piner Apts

L-1 B

TREES

Quercus agrifolia
Live Oak

Quercus Ilex- Holly Oak

Acer Ruburm 'Bowhall' Maple

Cercis occidentalis
Redbud

Olea europaea
Olive

PINER ROAD

WM

SW

SW

BUILDING A

TRASH ENCLOSURE

LOADING DOCK

BAY MEADOW DRIVE

Access path

Access Path

Access

VEGATATIVE SWALE

Epibolium Zauschneria
Ca. Fuschia

Achillea Millifolium
Yarrow

Mimulus aurantiacus
Monkey Flower


Rebuckia californica
California Coneflower


Juncus patens
California Gray Rush

Carex barbarae
Santa Barbara Sedge

Mulenbergia capillaris
Purple Deer Grass


 Lomandra Platumn Beauty ; Breeze

 Laurus nobilis = Laurel
Arctostaphylos McMinn Manzanita




Salvia leucantha Mexican Sage
Punica granatum & cultivars

Phormium Yellow Wave
Calmagrostis- Karl Forester




Phlomis Jerusalem Sage
Lavatera 'Tree Mallow'

 Bouteloua gracilis 'Blonde Ambition' ;
Bulbine frut. Yellow



Diets vegeta
Cordylus 'Red Sister'




Kniphofia Mango
Carex tumicola -Berkeley Sedge



Chondopetalum tectorum

Lavandula Phemonenal
Calandrina spetabilis-purslane

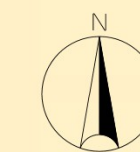


Washingtonia F. Fan Palm
Caprinus Fastigata

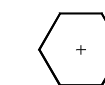
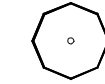
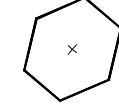
Myoporium parvifolia -prostrata
Acacia reddolens- Carpet Acacia

LIST
PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

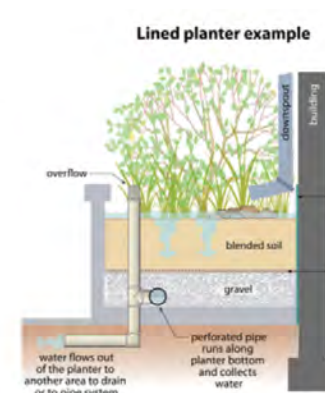
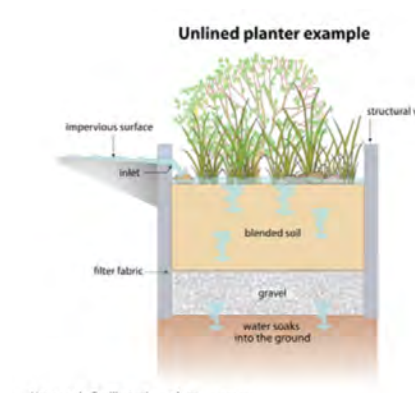
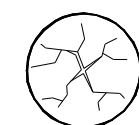
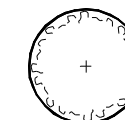
PLANT MATERIAL :
WUCOLS = WELO APPROVED



LANDSCAPE ENTRY PLANTINGS



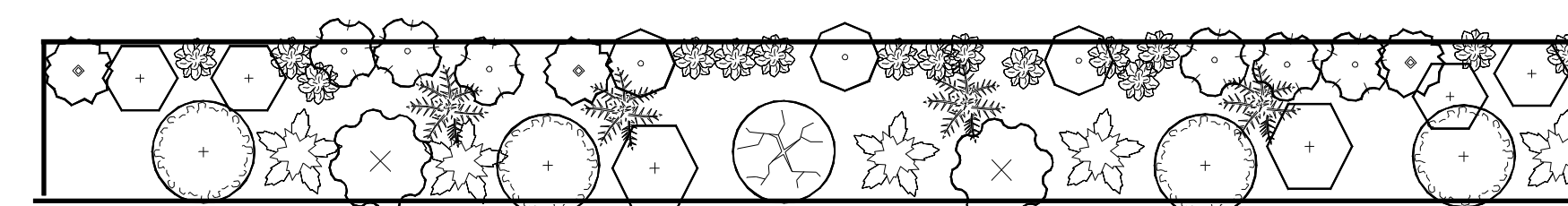
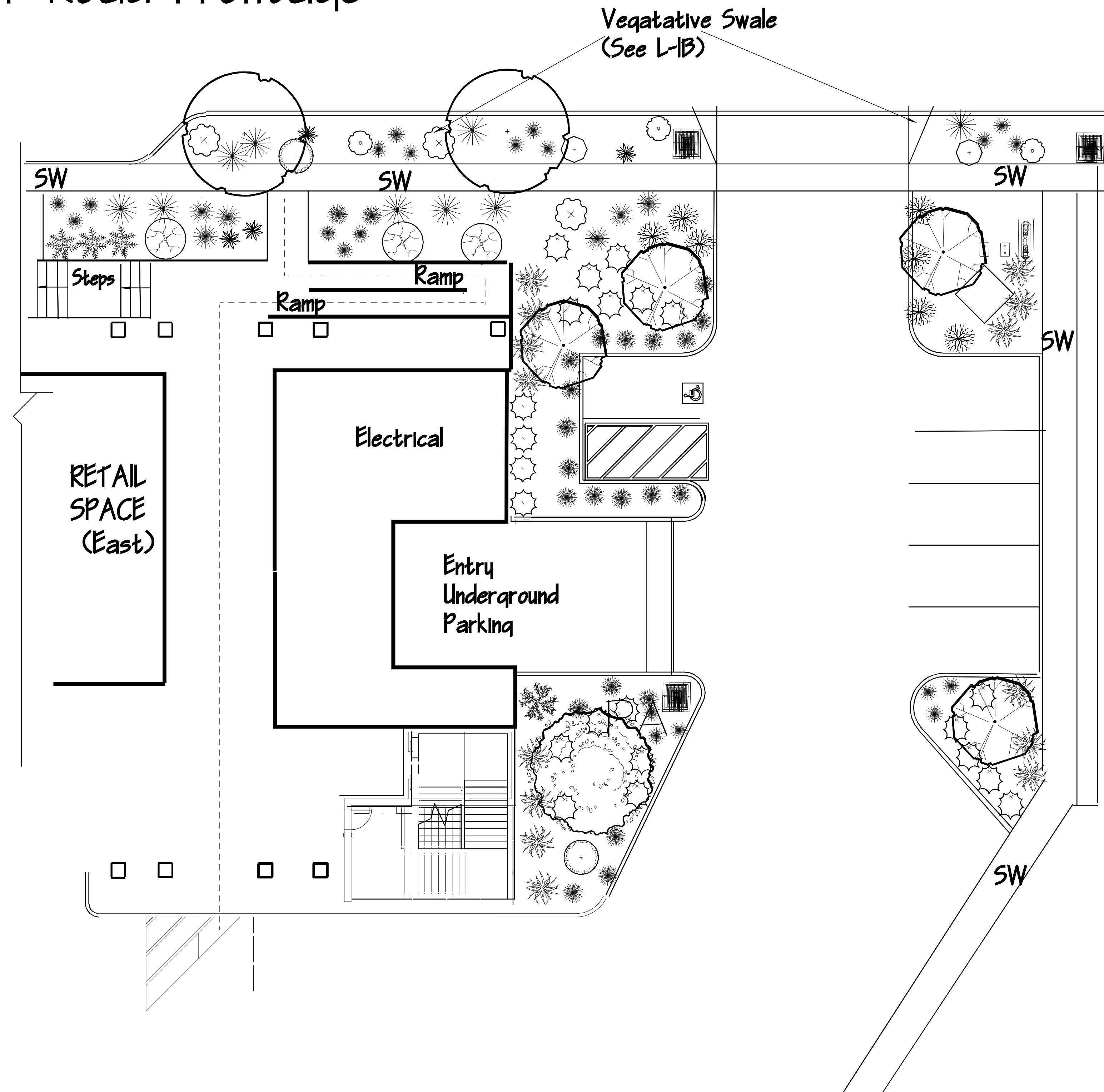
CONTAINER PLANTS Architectical element



Detail for Planting
Concrete Raised Planters
Piner Frontage

CONCEPTUAL TYP. LANDSCAPE LAYOUT Piner Road Frontage

PLANT MATERIAL :
WUCOLS = WELO APPROVED



Entry wall Planters
PLANTING - NTS

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

REVISION BY
4.20.24

designers@bloomful.com

Piner Apartments
2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape
707-537-0508

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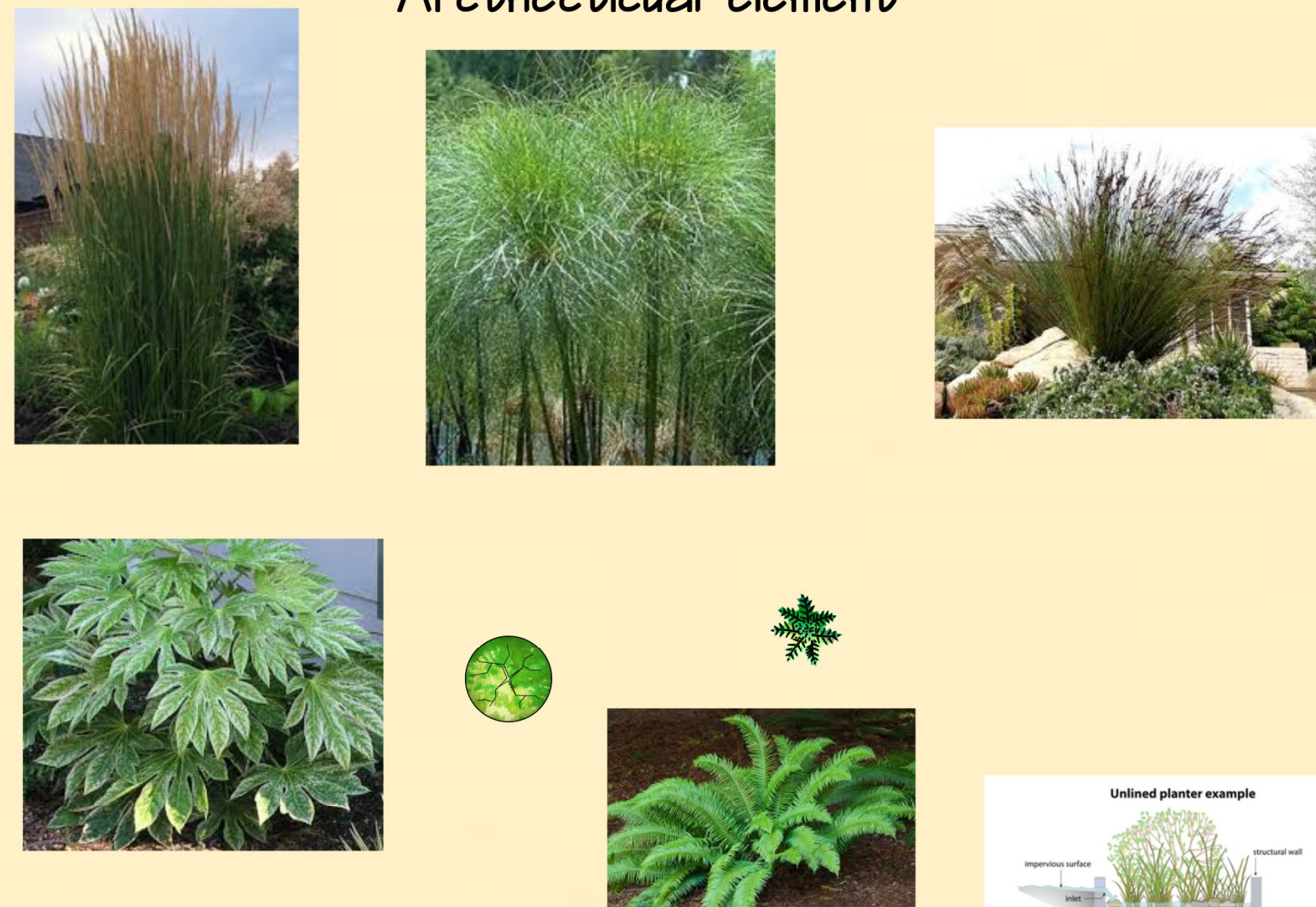
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Job Piner Apts

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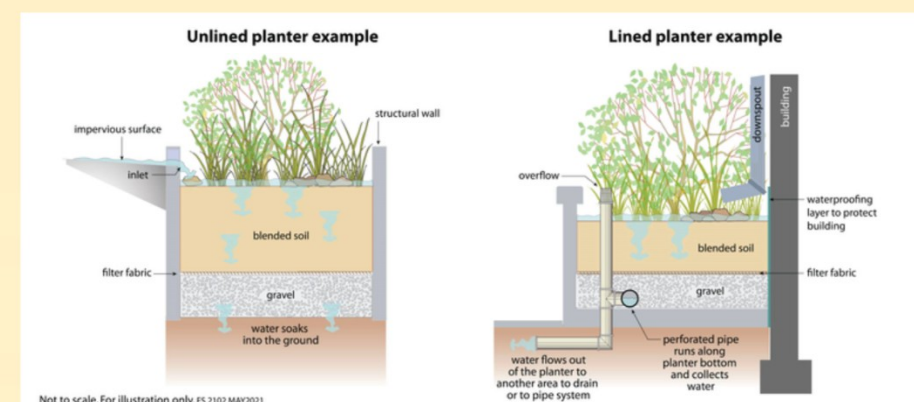
LANDSCAPE ENTRY PLANTINGS



CONTAINER PLANTS Architectural element

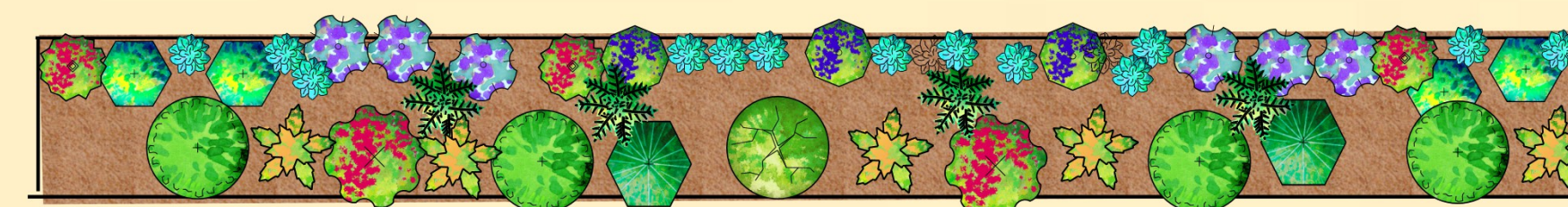
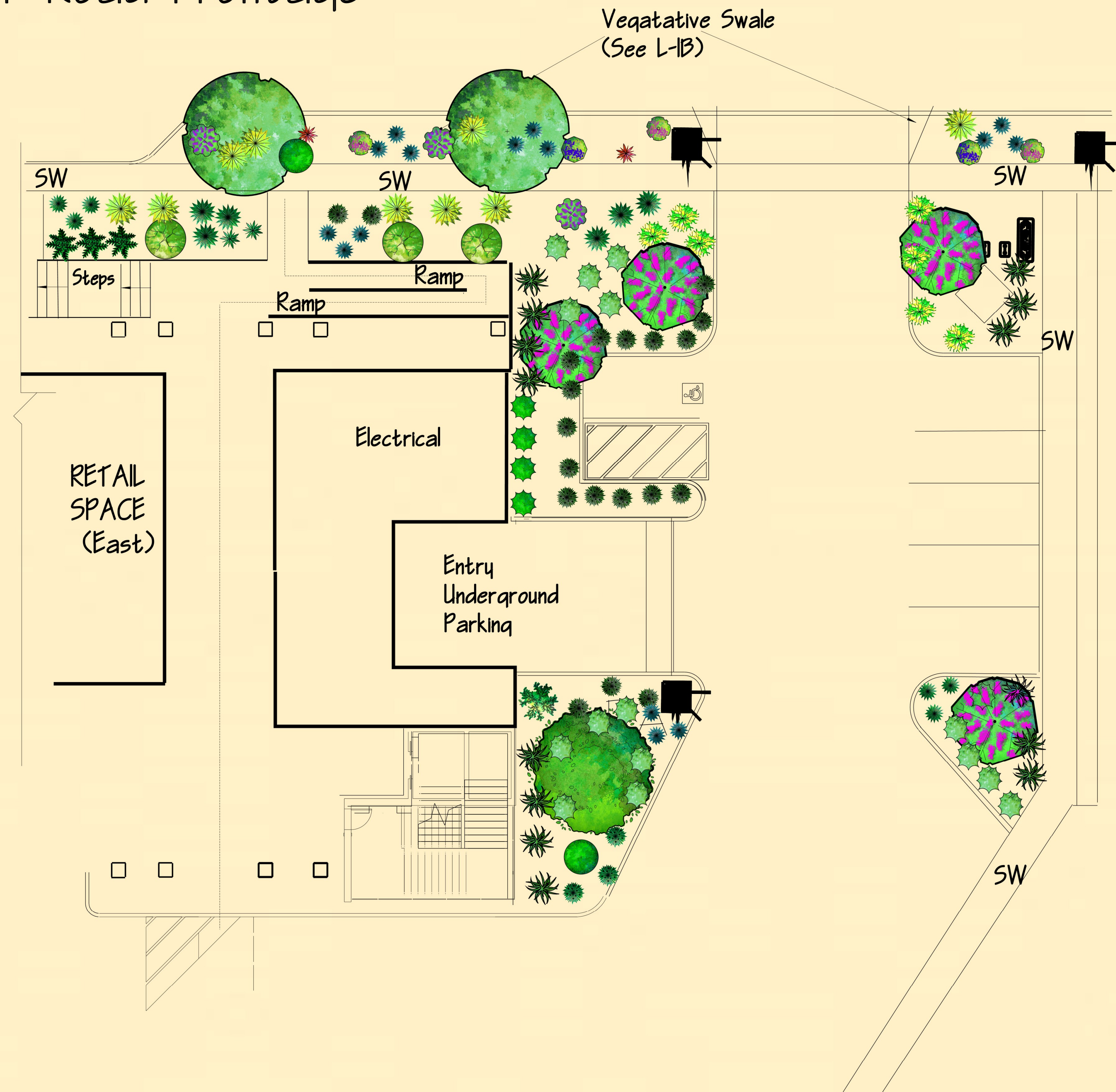


Detail for Planting Concrete Raised Planters Piner Frontage



CONCEPTUAL TYP. LANDSCAPE LAYOUT Piner Road Frontage

PLANT MATERIAL :
WUCOLS = WELO APPROVED



Entry wall Planters PLANTING - NTS

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

REVISION BY
4.20.24

designers@bloomful.com

Piner Apartments
2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape
707-537-0508

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

Cadfile HA Architects
Date 4.15.24
Scale 1/10" = 1'
Drawn SDM
Job Piner Apts

L-1C

2000 PINER PARKING CALCULATION - 1/27/2025

USE/TYPE	AREA	PARKING FACTOR	# UNITS BLDG A	# UNITS BLDG B	# UNITS BLDG C	TOTAL UNITS	UNIT FACTOR OCCUPANT	UNIT FACTOR COVERED	UNIT FACTOR VISITOR	REQUIRED SURFACE PARKING	REQUIRED COVERED PARKING	REQUIRED VISITOR PARKING	TOTAL PARKING REQUIRED	
RETAIL	6907	250				0				27.628			27.628	
RESIDENTIAL														
		1 INC .5 COVERED (1 GUEST PER 10 UNITS)	20			20	1	50% OF REQUIRED	0.1	10	10	2	22	
SENIOR STUDIO/1														
BEDROOM			6	29	19	54		1	0.5		54	27	81	
2 BDRM			3	6	11	20		1	1.5		20	30	50	
3 BDRM			1	3	3	7		1	1.5		7	10.5	17.5	
			TOTAL RESIDENTIAL UNITS			101		TOTAL REQUIRED		37.628	91	69.5	198.128	
								TOTAL PROVIDED		38	105	39	199 182	REQUIRED PROVIDED
							25% PARKING REDUCTION AMOUNT REQUIRED						149.25	25% RED. AMNT REQUIRED