

# ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MISC	MISCELLANEOUS
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
AD	ALGEBRAIC DIFFERENCE	MSL	MEAN SEA LEVEL
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
ADPT	ADAPTER	NO.	NUMBER
AGG	AGGREGATE	NA	NOT APPLICABLE
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
AP	ANGLE POINT	NPT	NATIONAL PIPE THREAD
APN	ASSESSORS' PARCEL NUMBER	OC	ON CENTER
APPROX	APPROXIMATE	OD	OUTSIDE DIAMETER
ARV	AIR RELEASE VALVE	OH	OVERHEAD
AVE	AVENUE	OZ	OUNCE
BC	BEGIN HORIZONTAL CURVE	PA	PLANTER AREA
BLDG	BUILDING	PC	POINT OF CURVATURE
BLVD	BOULEVARD	PCC	POINT OF COMPOUND CURVATURE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BO	BLOWOFF	PD	PLANTER DRAIN
BV	BUTTERFLY VALVE	PE	PLAIN END
BVC	BEGIN VERTICAL CURVE	PG	PAD GRADE
BSW	BACK OF SIDEWALK	PIV	POST INDICATOR VALVE
BT	BOTTOM OF TAPER	P	PROPERTY LINE
B&R	BRELJE & RACE	POC	POINT OF CONNECTION
CAV	COMBINATION AIR AND VACUUM RELEASE VALVE	POC	POINT ON CURVE
CB	CATCH BASIN	POS	PRIVATE OPEN SPACE
CBC	CALIFORNIA BUILDING CODE	POT	POINT ON TANGENT
CD	CONTROLLED DENSITY FILL	PP	POWER POLE
CHK	CHECK	PRC	POINT OF REVERSE CURVATURE
CI	CAST-IN-PLACE PIPE	PRV	PRESSURE REDUCING VALVE
CL	CENTERLINE	PSI	POUND PER SQUARE INCH
CL	CLASS	PSV	PRESSURE SUSTAINING VALVE
CLR	CLEAR	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
CMFA	CORRUGATED METAL PIPE ARCH	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	FVI	POINT OF VERTICAL INTERSECTION
COAX	COAXIAL CABLE	PVMT	PAVEMENT
CONC	CONCRETE	PWE	PUBLIC WATER EASEMENT
COND	CONDUIT	RAW	RAW WATER
COTG	CLEANOUT TO GRADE	RC	RELATIVE COMPACTION
CP	CONTROL POINT	RCB	REINFORCED CONCRETE BOX
CPLG	COUPLING	RCP	REINFORCED CONCRETE PIPE
CR	CURB RETURN	RD	ROAD
CSP	CORRUGATED STEEL PIPE	RD	ROOF DRAIN
CTR	CENTER	RED	REDUCER
CY	CUBIC YARDS	REF	REFERENCE
C/C	CENTER TO CENTER	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
C&G	CURB AND GUTTER	RSC	REMOTE SUPERVISORY CONTROL
DBL	DOUBLE	RT	RIGHT
DCDC	DOUBLE CHECK DETECTOR CHECK	RT	RING TIGHT
DDC	DOUBLE DETECTOR CHECK	RW	RECYCLED WATER
DET	DETECTOR	RWL	RAIN WATER LEADER
DI	DROP INLET	R/W	RIGHT OF WAY
DIA	DIAMETER	S	SOUTH
DIP	DUCTILE IRON PIPE	S	SLOPE
DR	DRIVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DS	DOWNSPOUT	SCADA	SUPERVISORY CONTROL AND DATA ACQUISITION
DS	DOWNSTREAM	SCH	SCHEDULE
DWG	DRAWING	SD	STORM DRAIN
D/W	DRIVEWAY	SDCB	STORM DRAIN CATCH BASIN
E	EAST	SDCO	STORM DRAIN CLEANOUT
EC	END HORIZONTAL CURVE	SDDI	STORM DRAIN DROP INLET
ECC	ECCENTRIC	SDE	STORM DRAIN EASEMENT
EFFL	EFFLUENT (SEWER)	SMH	SEWER MANHOLE
EG	EXISTING GROUND	S.E.D.	SEE ELECTRICAL DRAWINGS
EL	ELEVATION	SQ	SQUARE FEET
ELEC	ELECTRICAL	SG	SUBGRADE
ELL	ELBOW	S.L.D.	SEE LANDSCAPE DRAWINGS
EP	EDGE OF PAVEMENT	SOF	SLIP ON FLANGE
ESMT	EASEMENT	SO	SIDE OPENING (SD)
EVC	END VERTICAL CURVE	S.P.D.	SEE PLUMBING DRAWINGS
EW	EACH WAY	SPEC	SPECIFICATION
EX	EXISTING	SS	STAINLESS STEEL
EXIST	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	S.S.D.	SEE STRUCTURAL DRAWINGS
FCA	FLANGED COUPLING ADAPTER	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	ST	STREET
FES	FLARED END SECTION	STA	STATION
FF	FINISHED FLOOR	STD	STANDARD
FG	FINISHED GRADE	STL	STEEL
FH	FIRE HYDRANT	SVC	SERVICE
E	FLOWLINE	SWE	SIDEWALK EASEMENT
FL	FLOWLINE	SY	SQUARE YARDS
FLG	FLANGE	T	TANGENT
FLO	FLOWLINE OF SIDE OPENING	TAN	TANGENT
FLEX	FLEXIBLE	TB	TOP OF BOX
FM	FORCE MAIN (PRESSURE)	TC	TOP OF CURB
FRP	FIBERGLASS REINFORCED PLASTIC	TCE	TEMPORARY CONSTRUCTION EASEMENT
FT	FEET	TD	TOP OF DIKE
FTG	FOOTING	TEL	TELEPHONE
GALV	GALVANIZED	TEMP	TEMPORARY
GB	GRADE BREAK	TF	TOP OF FOUNDATION
GPM	GALLONS PER MINUTE	TG	TOP OF GRATE
GRD	GROUND	THD	THREADED
GSP	GALVANIZED STEEL PIPE	TS	TOP OF SLAB
GV	GAS VALVE	TT	TOP OF TAPER
GV	GATE VALVE	TW	TOP OF WALL
HB	HOSE BIBB	TYP	TYPICAL
HB	HEADER BOARD	UFFG	UNDER FLOOR FINISHED GRADE
HDG	HOT DIPPED GALVANIZED	UNO	UNLESS NOTED OTHERWISE
HDPE	HIGH DENSITY POLYETHYLENE	VC	VERTICAL CURVE
HP	HIGH POINT	W	WEST
HPG	HIGH PRESSURE GAS	W	WATER
HWY	HIGHWAY	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WNF	WELD NECK FLANGE
ID	INSIDE DIAMETER	WS	WATER SERVICE
INV	INVERT	WT	WEIGHT
IP	IRON PIPE	WV	WATER VALVE
IPS	IRON PIPE SIZE	°	DEGREES
IRR	IRRIGATION	'	MINUTES
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	''	SECONDS
JP	JOINT POLE	Δ	DELTA
JT	JOINT TRENCH	&	AND
L	ARC LENGTH	AT	AT
L	LENGTH	#	NUMBER
LF	LINEAL FEET	lbs	POUNDS
LG	LIP OF GARAGE	%	PERCENT
LG	LIP OF GUTTER		
LP	LOW POINT		
LP	LOW POINT		
L	LEAF		
L	LEAF		
MAX	MAXIMUM		
MBGR	METAL BEAM GUARD RAIL		
MFR	MANUFACTURE		
MG	MILLION GALLONS		
MH	MANHOLE		

# LEGEND

LINES		
BOUNDARY	---	---
PARCEL	.....	.....
CENTER	-----	-----
EASEMENT	-----	-----
UTILITY LINES		
STORM DRAIN	24" SD	24" SD
WATER	8" W	8" W
SEWER	12" SS	12" SS
GAS	3" G	3" G
ELECTRICAL	E	12KV E
TELEPHONE	T	T
TELEVISION	TV	TV
JOINT TRENCH	JT	JT
TOPOGRAPHY		
DROP INLET	□	□
DROP INLET WITH SIDE OPENINGS	□	□
WATER METER	□	□
WATER VALVE	□	□
BLOWOFF	□	□
FIRE HYDRANT	□	□
THRUST BLOCK	□	□
GAS METER	□	□
STORM DRAIN MANHOLE	□	□
STORM DRAIN CATCH BASIN	□	□
SEWER MANHOLE	□	□
SEWER CLEANOUT	□	□
JOINT POLE	□	□
LIGHT STANDARD	□	□
GUY/ANCHOR	□	□
CURB & GUTTER	□	□
AC DIKE	□	□
FENCE	□	□
CHAIN LINK FENCE	□	□
DITCH/SWALE	□	□
MONUMENT	□	□
TREE PROTECTION	□	□
TREE TO BE SAVED	□	□
TREE TO BE REMOVED	□	□

# Brelje & Race

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# O'ROURKE BUILDING

3300 & 3304 INDUSTRIAL AVENUE SANTA ROSA, CA

**PRELIMINARY**  
FOR STUDY PURPOSES ONLY  
DATE 02-27-19

REVISIONS		
NO.	DATE	DESCRIPTION

ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

PROJECT	DATE
4566.00	FEBRUARY 2019
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-	PRB

# ABBREVIATIONS, LEGEND, & NOTES

TAB: 1-NOTE

02-27-19 erickson \\4566(dwg)4566 00\4566.00 NOTE.dwg



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**DEMOLITION PLAN**

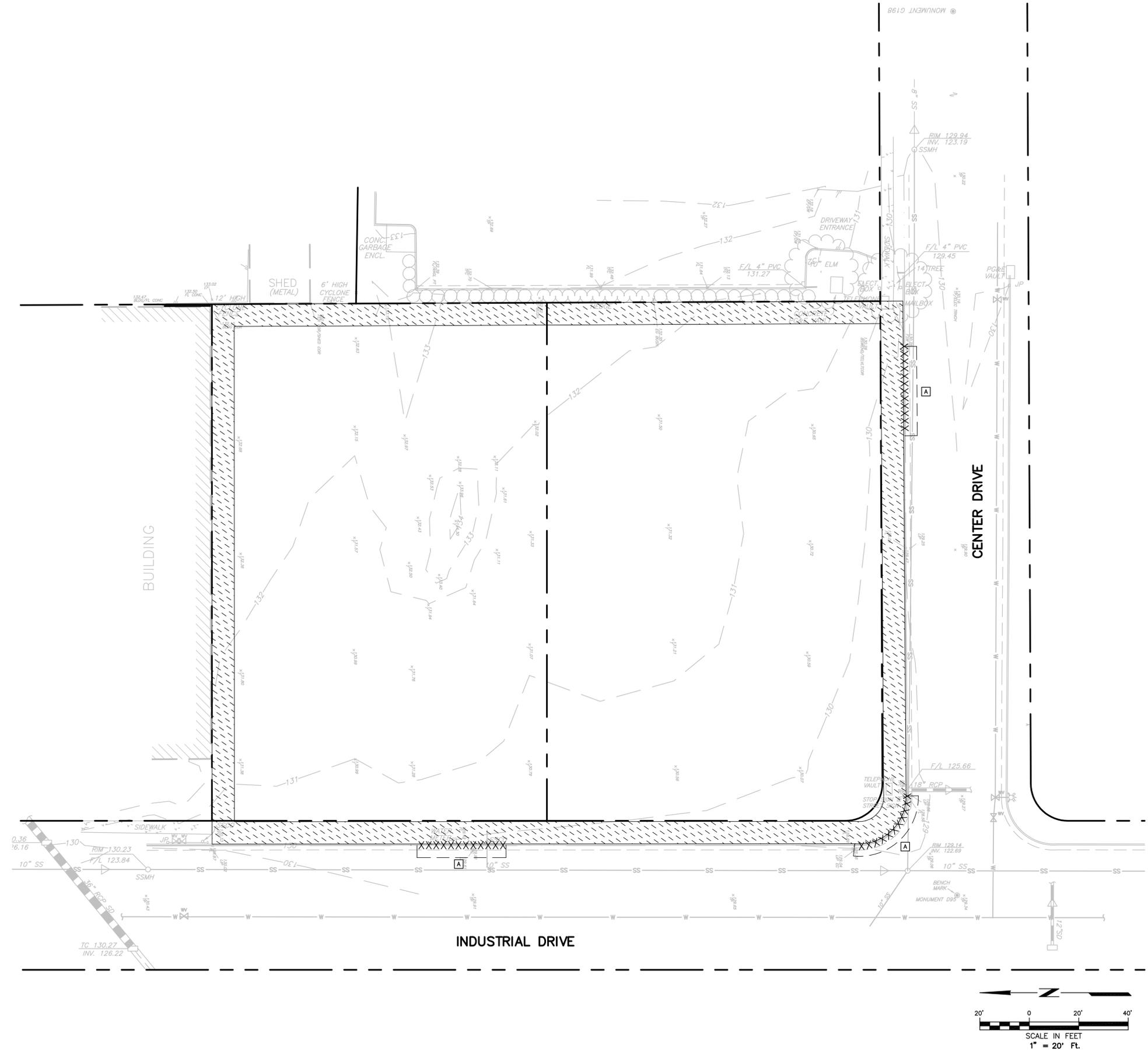
**DEMOLITION NOTES**

[A] SAWCUT EXISTING PAVING.

**LEGEND**

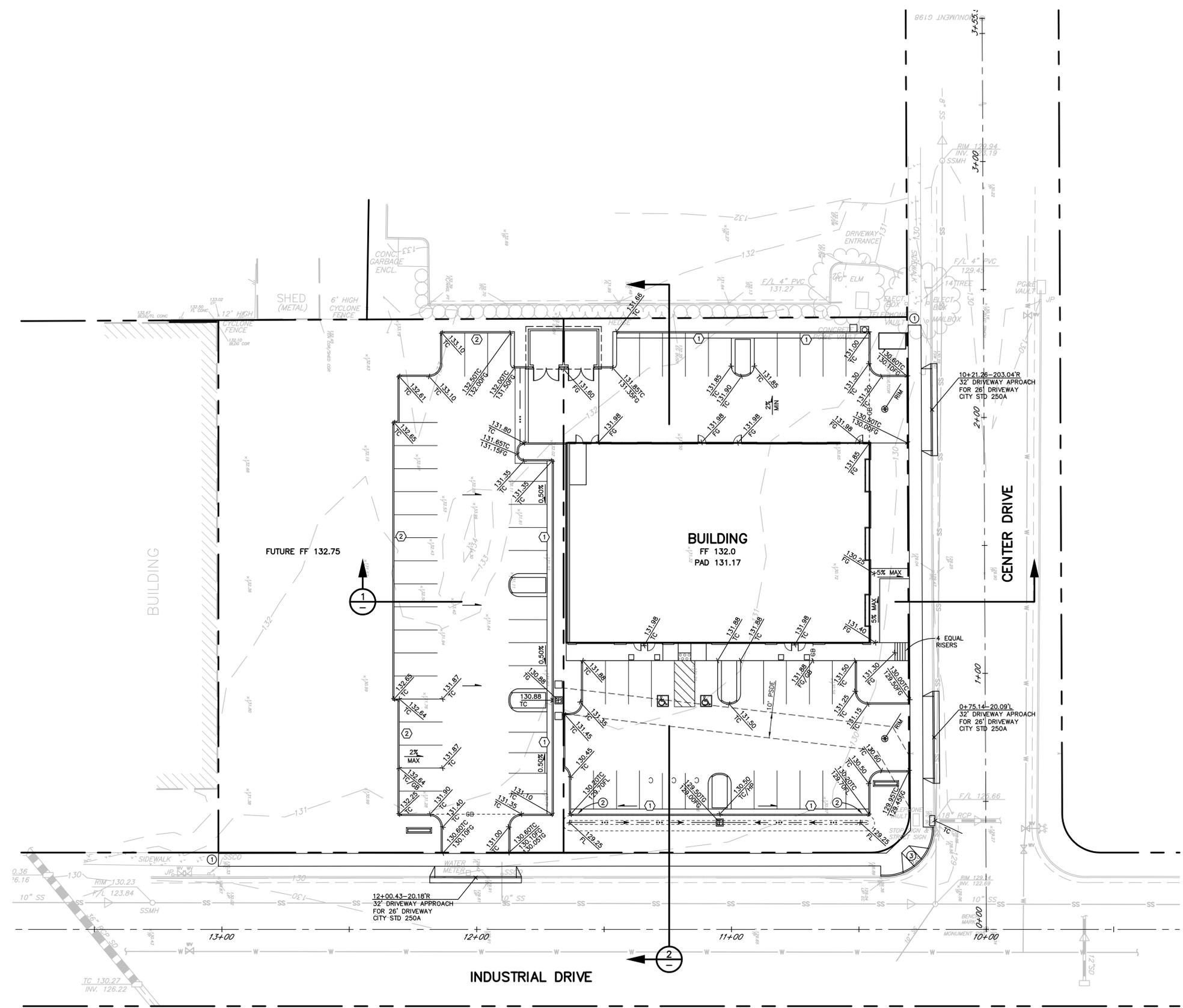
- XXXXX SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- [Hatched Box] REMOVE ALL EXISTING SURFACE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ASPHALT AND CONCRETE, CURBS, BASE MATERIAL, BIKE RACKS, FENCE/GATES, HANDRAILS, HEADERBOARD, PLAY AREA SURFACING AND EQUIPMENT (INCLUDING FOOTINGS), RAMPS, STAIRS, WALLS, ETC. WITHIN THE LIMITS OF THE HATCHING IDENTIFIED HEREON AND PROPERLY DISPOSE OF OFFSITE, UNLESS OTHERWISE NOTED. AT THE CONTRACTOR'S OPTION, NON-CONTAMINATED BASE MATERIAL MAY BE STOCKPILED FOR REUSE ONSITE AS BASE MATERIAL FOR HARDSCAPE AREAS ONLY, (NON-BUILDING AREAS).
- [Dashed Box] REMOVE ALL VEGETATION, INCLUDING, BUT NOT LIMITED TO GRASS, PLANTS, SHRUBS, ETC. WITHIN THE LIMITS OF THE HATCHING IDENTIFIED HEREON AND PROPERLY DISPOSE OF OFFSITE, UNLESS OTHERWISE NOTED.
- [Diagonal Lines] ALL TURF SHALL BE STRIPPED 4"± IN DEPTH AND DISPOSED OF PROPERLY OFFSITE. ALL TURF SHALL BE STRIPPED 6"± IN DEPTH AND STOCKPILED FOR REUSE. STRIPPINGS MAY BE REDISTRIBUTED IN LANDSCAPE AREAS ONLY (NON HARDSCAPE AND SYNTHETIC TURF AREAS) AS NOTED ON THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE PROPERLY DISPOSED OF OFFSITE. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL COORDINATE WITH SCHOOL DISTRICT OR OWNER TO REMOVE AND SALVAGE EXISTING SPRINKLER HEADS, VALVES AND OTHER ELEMENTS OF THE IRRIGATION CONTROL SYSTEM, N/C. CONTRACTOR SHALL REMOVE EXISTING IRRIGATION PIPING (12" - 18" DEEP) AND PROPERLY DISPOSE OF OFFSITE. CONTRACTOR MAY ABANDONED (INCLUDING CAPPING SPRINKLER HEAD RISERS 6" BELOW SUBGRADE) THAT DO NOT CONFLICT WITH THE PROPOSED WORK. CONTRACTOR SHALL LOCATE ALL IRRIGATION LATERALS AND CUT AND CAP WHERE LATERALS ENTER THE PROJECT SITE FROM THE SOUTH IN ORDER TO MAINTAIN THE EXISTING IRRIGATION SYSTEM OF THE REMAINING FIELD OPERATIONAL. ANY DAMAGES TO THE EXISTING IRRIGATION SYSTEM INTENDED TO REMAIN OPERATIONAL SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- [X] TREE TO BE REMOVED.
- [Triangle] TREE TO BE SAVED.
- [TP] INSTALL TREE PROTECTION FENCING PER DETAIL SHEET XX.

REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.



02-27-19 erickson \\4566.dwg 4566.00 4566.00 PLAN.dwg TAB: 2-DEMO

02-27-19 erickson \\45660.dwg 45660 00 45660.00 PLAN.dwg TAB: 3-69AD



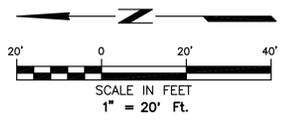
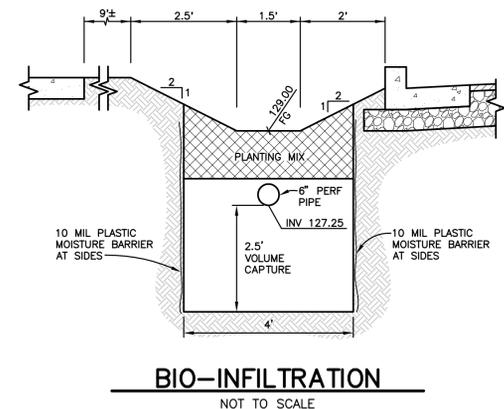
**GRADING NOTES**  
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① MATCH EXISTING IMPROVEMENTS.
- ② 2' CURB OPENING.
- ③ TYPE A CURB RAMP PER CITY STANDARD 232A.
- ④ SITE LIGHTING SEE ARCHITECTURAL DRAWINGS.
- ⑥ BIO-INFILTRATION TRENCH PER DETAIL THIS SHEET.

**LEGEND**

- ①/② CURB TYPES PER DETAILS SHEET X

CONTRACTOR SHALL REMOVE AND REPLACE ANY BROKEN CURB AND GUTTER OR FAILED PAVING TO CITY STANDARDS AT THE DISCRETION OF THE ENCROACHMENT OFFICER.



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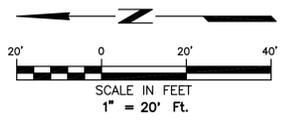
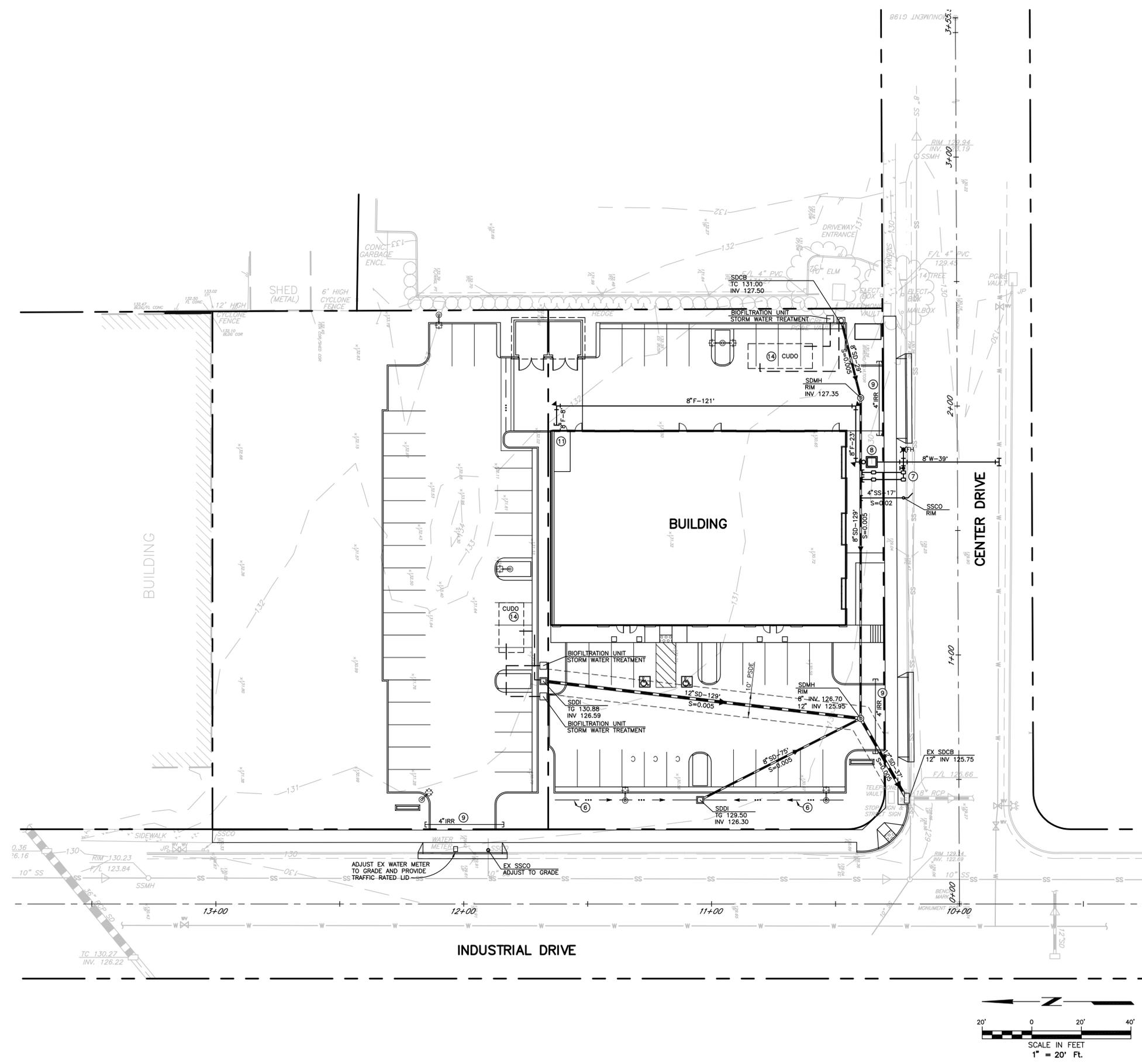
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**GRADING PLAN**

TAB: 4-UTIL

02-27-19 erickson \\45660.dwg 45660 00 45660.00 PLAN.dwg



**UTILITY NOTES**

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ⑦ 4" MANIFOLD PER STD 887 AND 2" WATER METER & 1" IRRIGATION METER WITH RP BACKFLOW PREVENTORS PER CITY STDS 865, 863 & 876.
- ⑧ COMBINATION SERVICE PER STANDARD 870. 6" DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION. POST INDICATOR VALVE CONNECTION PER STANDARD 880. CONTRACTOR TO VERIFY SIZE.
- ⑨ 4" IRRIGATION CHASE UNDER DRIVEWAY. CAP BOTH ENDS.
- ⑩ COMBINATION WATER SERVICE STD 870 AND FIRE HYDRANT PER STD 857.
- ⑪ FIRE DEPARTMENT CONNECTION ON BUILDING.
- ⑫ COMBINATION WATER SERVICE STANDARD 880.
- ⑬ ADJUST EXISTING UTILITY STRUCTURE TO GRADE AND PROVIDE TRAFFIC RATED LID.
- ⑭ STRUCTURE UNDERGROUND STORM WATER STORAGE/INFILTRATION.

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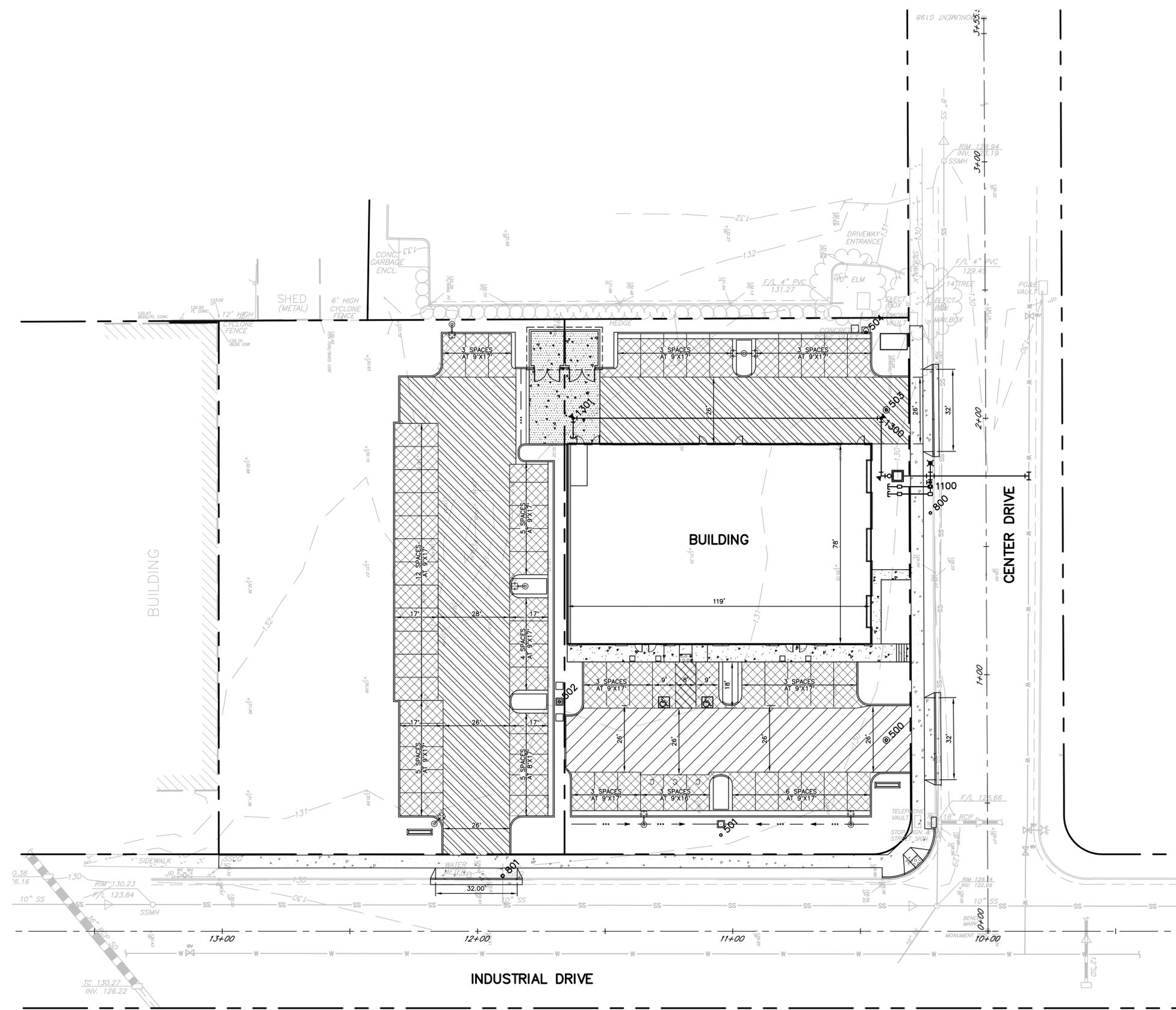
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**UTILITY PLAN**

SHEET NO.

**4** OF **7**

02-27-19 erickson \\45660.dwg 45660 PLAN.dwg TAB: 5-PAVE LAYOUT



**PAVEMENT STRUCTURAL SECTION**

LOCATION	AC*	CL2 AB**	PCC***
TRUCK DRIVE AISLE	-	-	-
AUTO DRIVE AISLE	-	-	-
PARKING STALLS	-	-	-
CONCRETE (PEDESTRIAN) PUBLIC PER DETAIL SHEET XX	-	-	-
CONCRETE (PEDESTRIAN) PRIVATE PER DETAIL SHEET XX	-	-	-
CONCRETE (VEHICULAR) PER DETAIL SHEET XX	-	-	-

\* TYPE B 1/2 MAX MEDIUM ASPHALT  
 \*\* COMPACTED TO 95% RELATIVE COMPACTION  
 \*\*\* 5 SACKS PER CY

**SD STRUCTURE COORDINATE TABLE**

NO	NORTHING	EASTING	TYPE
500	294940.414	1788480.562	SDMH
501	295005.179	1788443.533	SDDI
502	295068.445	1788495.550	SDDI
503	294940.414	1788609.312	SDMH
504	294948.363	1788639.547	SDCB

**SEWER STRUCTURE COORDINATE TABLE**

NO	NORTHING	EASTING	TYPE
800	294923.120	1788569.148	SSCO
801	295090.639	1788427.632	SSCO

**WATER STRUCTURE COORDINATE TABLE**

NO	NORTHING	EASTING	TYPE
1100	294923.177	1788579.516	

**FIRE STRUCTURE COORDINATE TABLE**

NO	NORTHING	EASTING	TYPE
1300	294942.402	1788606.046	
1301	295063.108	1788606.047	

**LAYOUT COORDINATE TABLE**

NO	NORTHING	EASTING	TYPE
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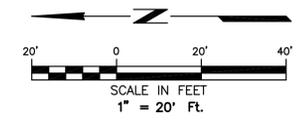
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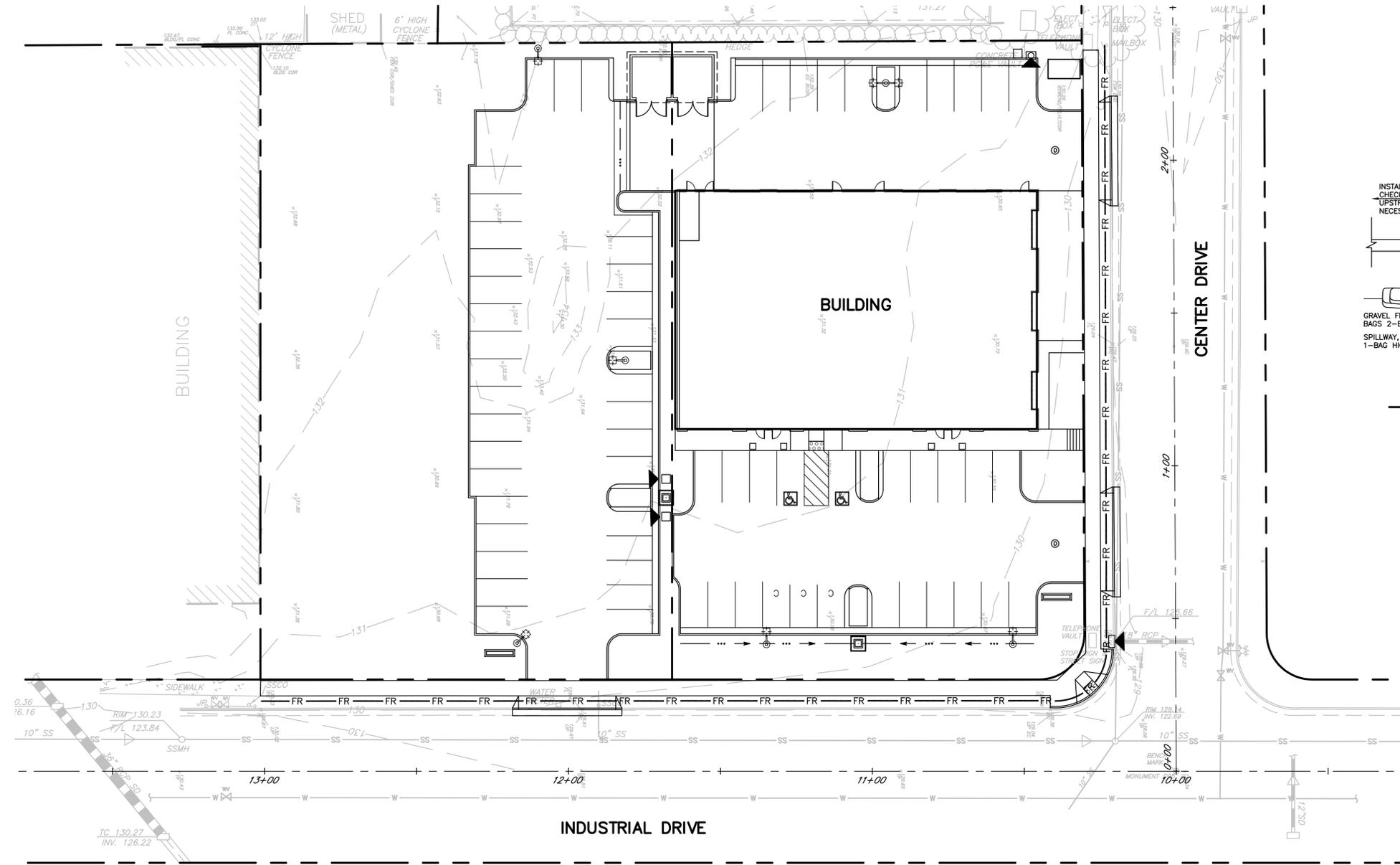
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**PAVEMENT STRUCTURAL SECTION & LAYOUT PLAN**

SHEET NO.

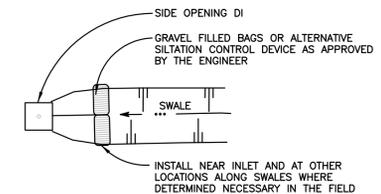


02-27-19 erickson \\45660.dwg 45660 PLAN.dwg TAB: 6-ERO

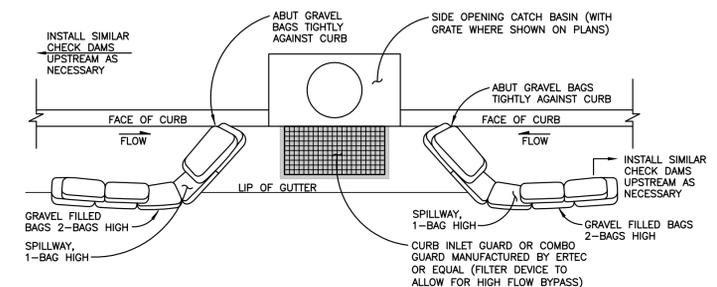


**LEGEND**

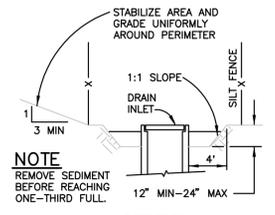
- S — SILT FENCE, PER DETAIL THIS SHEET
- FR — FIBER ROLL, PER DETAIL THIS SHEET
- DROP INLET PROTECTION, PER DETAIL THIS SHEET
- MINOR INLET PROTECTION, PER DETAIL THIS SHEET
- ▤ FIBER ROLL SWALE CHECK, PER DETAIL THIS SHEET
- ▥ FIBER ROLL SWALE CHECK, PER DETAIL THIS SHEET
- ▧ FIBER ROLL SWALE CHECK, PER DETAIL THIS SHEET
- ▨ CATCH BASIN PROTECTION, PER DETAIL THIS SHEET



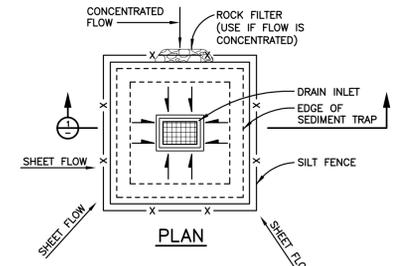
**SEDIMENT BARRIER ON SWALES**  
NOT TO SCALE



**CATCH BASIN PROTECTION - AT SUMP**  
NOT TO SCALE



**SECTION 1**

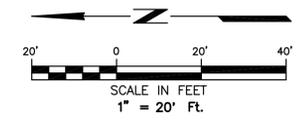


**PLAN**

**NOTES**

1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LARGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

**DROP INLET PROTECTION-TYPE 2**  
NOT TO SCALE



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**EROSION CONTROL PLAN**

SHEET NO.



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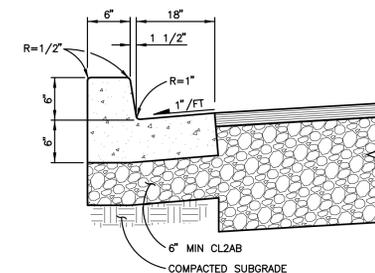
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JLP	PRB

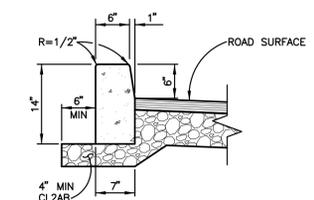
**DETAILS**

SHEET NO.

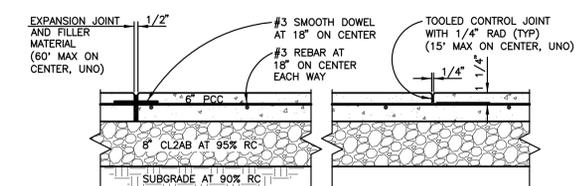
**7** OF **7**



**TYPE ①  
CURB AND GUTTER**  
NOT TO SCALE



**TYPE ②  
STANDARD VERTICAL CURB**  
NOT TO SCALE



**PCC WALK SECTION  
AND JOINT (VEHICULAR)**  
NOT TO SCALE

TAB: 7--details

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