

DESIGN REVIEW DRAWINGS FOR KAISER SANTA ROSA MOB #4&5 PARKING LOT EXPANSION

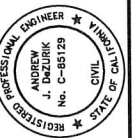
3975 & 3925 OLD REDWOOD HIGHWAY SANTA ROSA, CALIFORNIA

A.P.N. 058-035-027

AUGUST 2019

OWNER: KAISER SANTA ROSA
401 BICENTENNIAL WAY, TRAILER 1
SANTA ROSA, CA 95403
PH: 707 393-5756

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA 95401
PH: 707 583-8500
FAX: 707 583-8539



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/30/2019
DRAWN BY: ANDREW J. DEZORIK
C-85129



DESIGN REVIEW NOTE:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE DESIGN PROFESSIONAL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS IN MARCH 27, 2018.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS WERE MEASURED AT CHEST HEIGHT (48"±). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC RECORD AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: SCRIBED 'X' ON TOP OF CURB, AS SHOWN HEREON. ELEV: 242.11 (DATUM: NAVD 88)

BASIS OF BEARINGS: RECORD OF SURVEY OF THE LANDS OF KAISER HOSPITALS, FILED IN BOOK 627 OF MAPS AT PAGES 17-18, SONOMA COUNTY RECORDS.

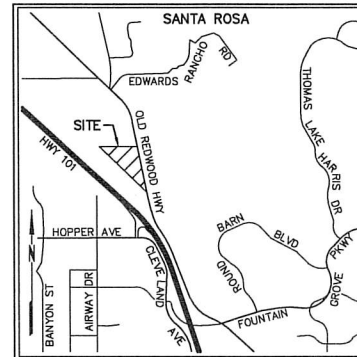
THE ZONING OF THIS PARCEL IS CG-RC - GENERAL COMMERCIAL-RESILIENT CITY. THE GENERAL PLAN DESIGNATION IS OFFICE.

| PARKING SUMMARY | | | |
|-------------------------------|-----------------|-----------------|-------|
| PARKING TYPE | EXISTING STALLS | PROPOSED STALLS | TOTAL |
| STANDARD PARKING STALL | 747 | 119 | 866 |
| ACCESSIBLE PARKING STALLS | 23 | 0 | 23 |
| ACCESSIBLE VAN PARKING STALLS | 4 | 0 | 4 |

NOTE:
ACCESSIBLE STALL COUNTS MEETS CBC SECTION 11B-208.2 REQUIREMENTS.

SCOPE OF WORK:

KAISER PERMENATE PROPOSES TO EXPAND THE PARKING SERVING MEDICAL OFFICE BUILDINGS 4&5. THE CURRENT PARKING LOT HAS SUFFICIENT ACCESSIBLE STALLS FOR THE PROPOSED EXPANSION AND THEREFORE NO ADDITIONAL ACCESSIBLE STALLS ARE REQUIRED.



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

- C1. PROJECT INFORMATION
- C2. GRADING & UTILITY PLAN
- C3. STRIPING PLAN
- L1. SCHEMATIC LANDSCAPE PLAN
- ES102. PHOTOMETRIC SITE PLAN

ABBREVIATIONS

| | | | |
|------|--------------------------|------|------------------------|
| ± | MORE OR LESS | INV | BOTTOM INSIDE OF PIPE |
| (I) | RECORD DATA | LP | LOW POINT |
| AB | AGGREGATE BASE | MAX | MAXIMUM |
| AC | ASPHALT CONCRETE | MH | MANHOLE |
| APN | ASSESSOR'S PARCEL NUMBER | MIN | MINIMUM |
| BLRD | BOLLARD | R | RADIUS |
| CB | CATCH BASIN | SD | STORM DRAIN |
| CL2 | CLASS II | SDMH | STORM DRAIN MANHOLE |
| DI | DROP INLET | STLT | STREETLIGHT |
| EG | EXISTING GROUND | TB | TOP OF BOX |
| ELEV | ELEVATION | TC | TOP FACE OF CURB |
| FG | FINISHED GRADE | TEL | TELECOMMUNICATION LINE |
| FL | SURFACE FLOWLINE | TS | TRAFFIC SIGNAL |
| FT | FOOT | TYP | TYPICAL |
| GB | GRADE BREAK | UB | UTILITY BOX |
| GI | GRATE INLET | UTIL | UTILITY |
| HDRL | HANDRAIL | W | WATER |
| HP | HIGH POINT | | |

SYMBOLS & LEGEND

| EXISTING | PROPOSED | |
|----------|----------|-----------------------------|
| | | BENCHMARK |
| | | 1/2" IRON PIPE |
| | | VALVE |
| | | BACKFLOW PREVENTION DEVICE |
| | | STREET SIGN |
| | | STREET LIGHT |
| | | UTILITY POLE |
| | | GUY ANCHOR |
| | | CATCH BASIN |
| | | TREE |
| | | TREE TO BE REMOVED |
| | | PROPERTY LINE |
| | | GRADE BREAK |
| | | FLOW LINE |
| | | FENCE |
| | | STORM DRAIN |
| | | ASPHALT |
| | | ASPHALT GRIND & OVERLAY |
| | | CONCRETE |
| | | DETECTABLE WARNING |
| | | VALLEY GUTTER |
| | | BIORETENTION AREA |
| | | KEYNOTE |
| | | DETAIL IDENTIFICATION |
| | | SHEET WHERE DETAIL IS SHOWN |

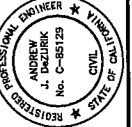
City of Santa Rosa
NOV 18 2019
Planning & Economic
Development Department

KAISER SANTA ROSA-MOB #4&5 PARKING LOT EXPANSION
APN 058-035-027
3975 & 3925 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA

PROJECT INFORMATION

| Date | No. | Revisions |
|------------------|-----|-----------|
| AUG 2019 | | |
| Scale AS SHOWN | | |
| Design: AJD | | |
| Drawn: CAG | | |
| Approved: AJD | | |
| Job No: 20178117 | | |

Drawing Number:
C1
1 OF 3



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/30/2019
ANDREW J. DEGORIK C 85129

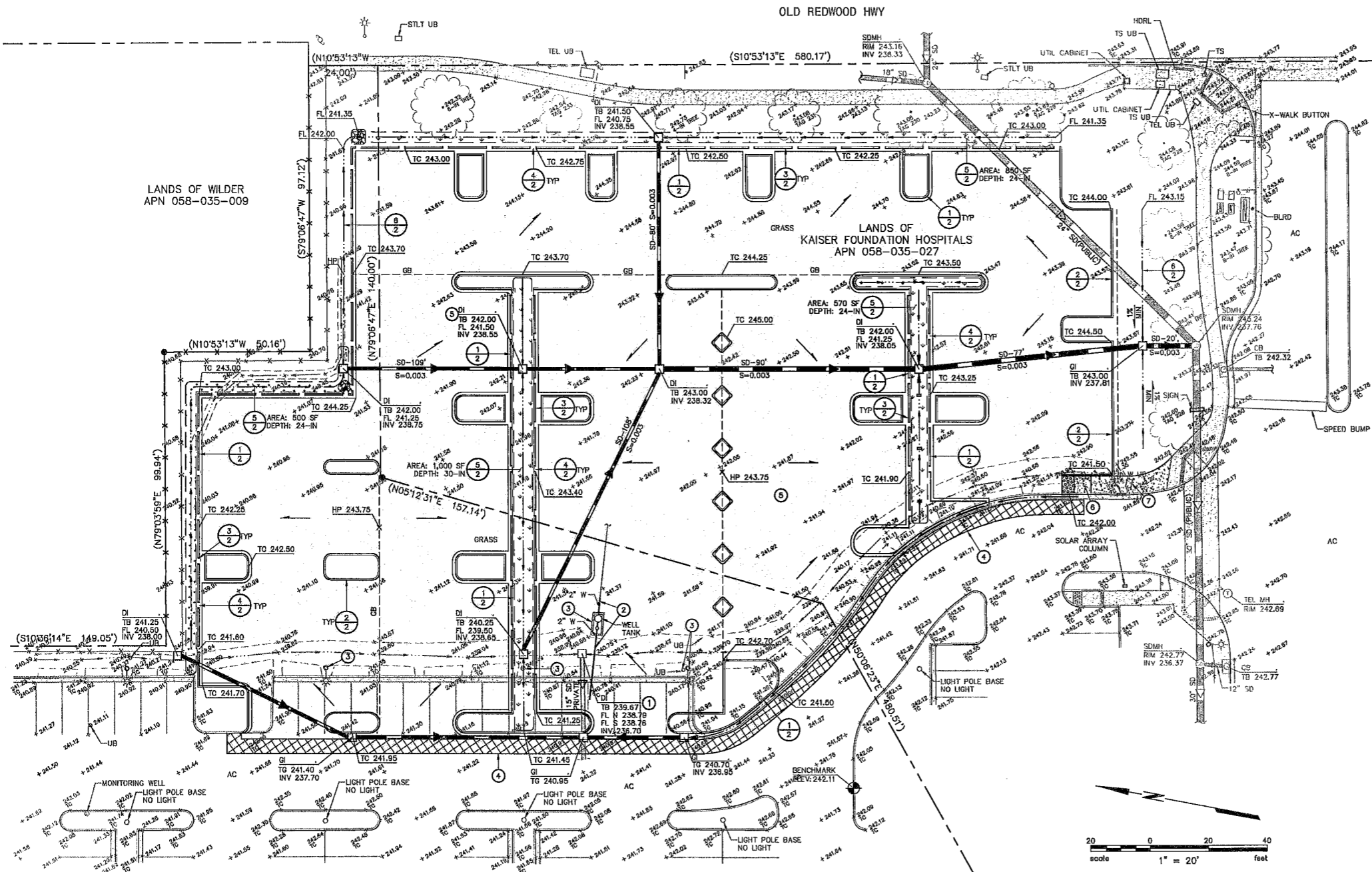


KAISER SANTA ROSA MOB #4&5 PARKING LOT EXPANSION
APN 058-035-027
3975 & 3925 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA

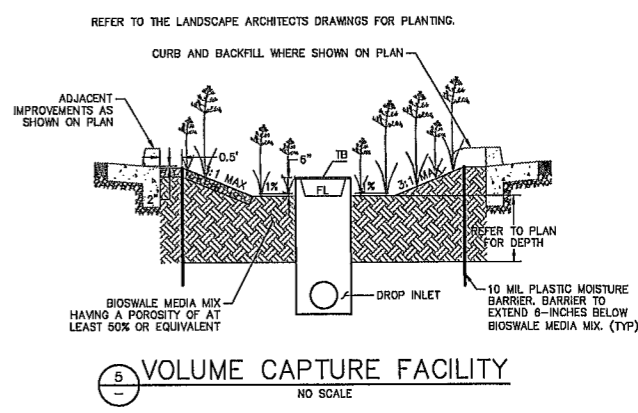
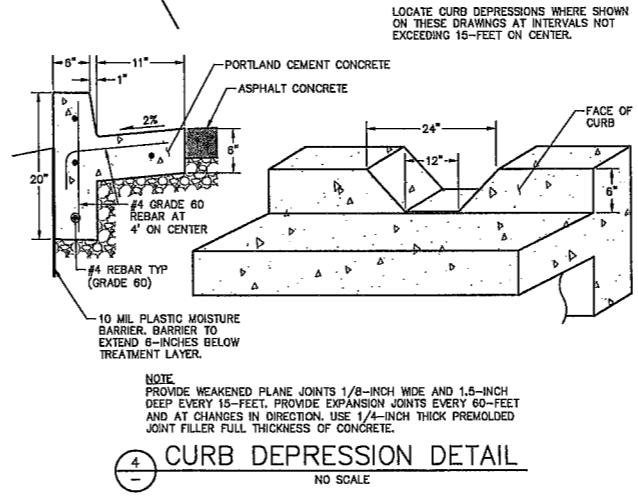
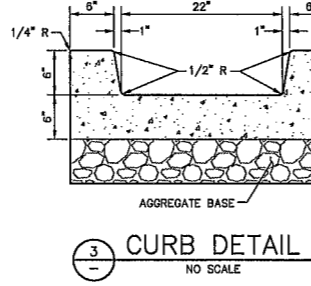
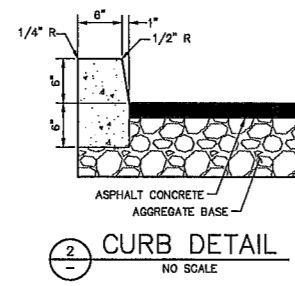
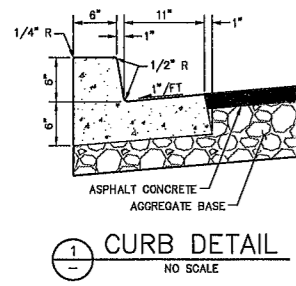
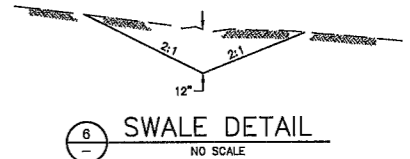
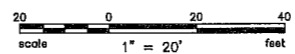
GRADING & UTILITY PLAN

| Revisions | No. | Date | By | Appr. |
|-----------|-----|------|----|-------|
| | | | | |
| | | | | |
| | | | | |

Drawing Number: **C2**
2 OF 3

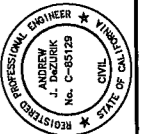


- KEYNOTES**
- 1 RAISE EXISTING UTILITY.
 - 2 ABANDON EXISTING UTILITY.
 - 3 REMOVE EXISTING UTILITY.
 - 4 SAWCUT AND CLEANLY REMOVE EXISTING MATERIAL TO FACILITATE THE PROPOSED IMPROVEMENTS AN DISPOSE OF EXISTING MATERIAL IN ACCORDANCE WITH LOCAL REGULATIONS.
 - 5 3" ASPHALT CONCRETE OVER 10" AGGREGATE BASE.
 - 6 CASE 'F' RAMP IN ACCORDANCE WITH 2018 CALTRANS STANDARD PLAN RSP AB8A.
 - 7 ADJUST EXISTING UTILITY BOXES TO GRADE.



179112_dwg

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PRELIMINARY
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DATE: 08/30/2019
ANDREW J. DEZORIK C-85129

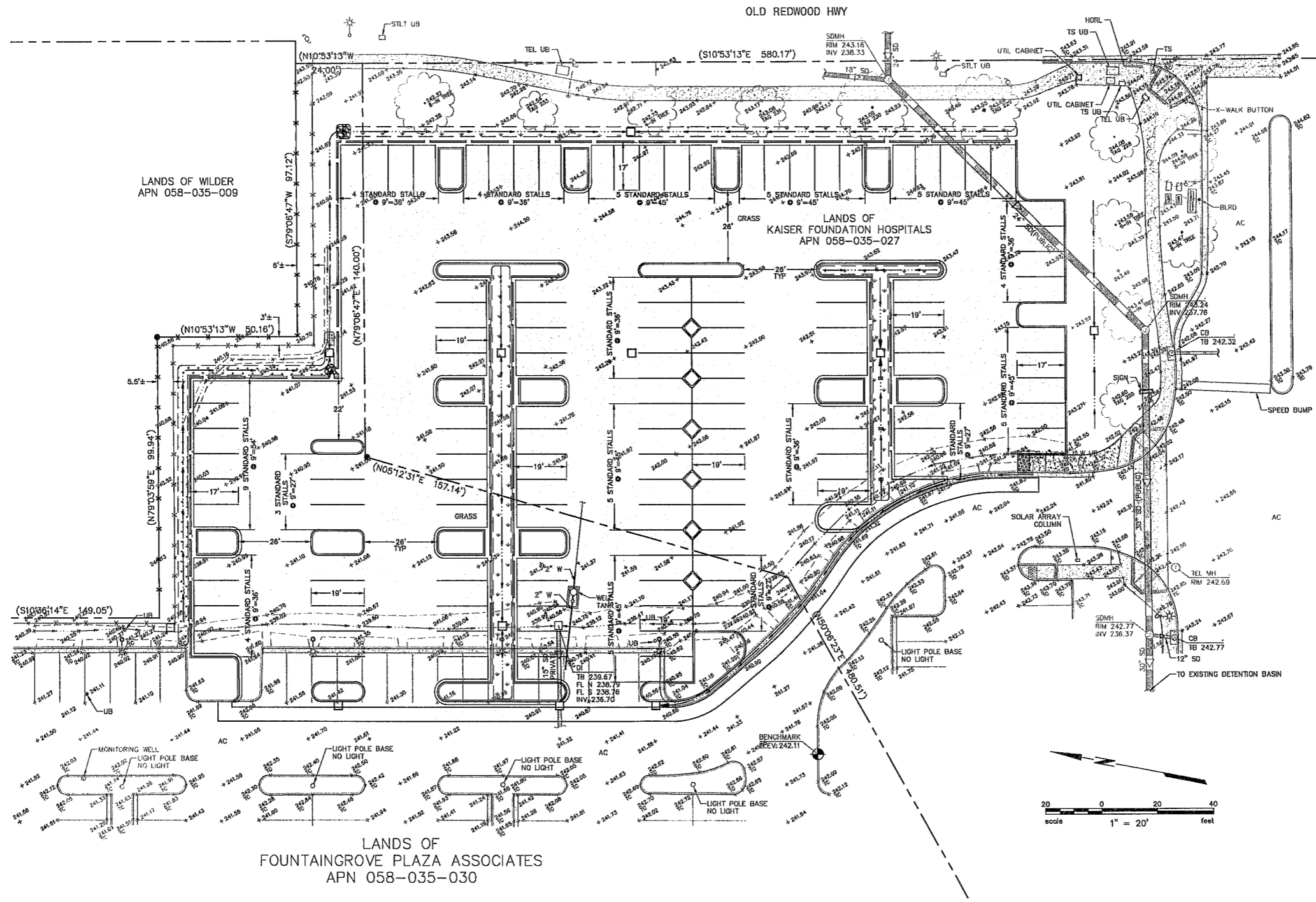


KAISER SANTA ROSA MOB #485 PARKING LOT EXPANSION
APN 058-035-027
3075 & 3025 OLD REDWOOD HIGHWAY, SANTA ROSA, CALIFORNIA

| Revisions | |
|-----------|-------------|
| No. | Description |
| | |
| | |
| | |
| | |

Date: AUG 2019
Scale: AS SHOWN
Design: AJD
Drawn: CAG
Approved: AJD
Job No: 20170117

Drawing Number:
C3
3 OF 3



Plot Aug 30, 2019 @ 1:28pm



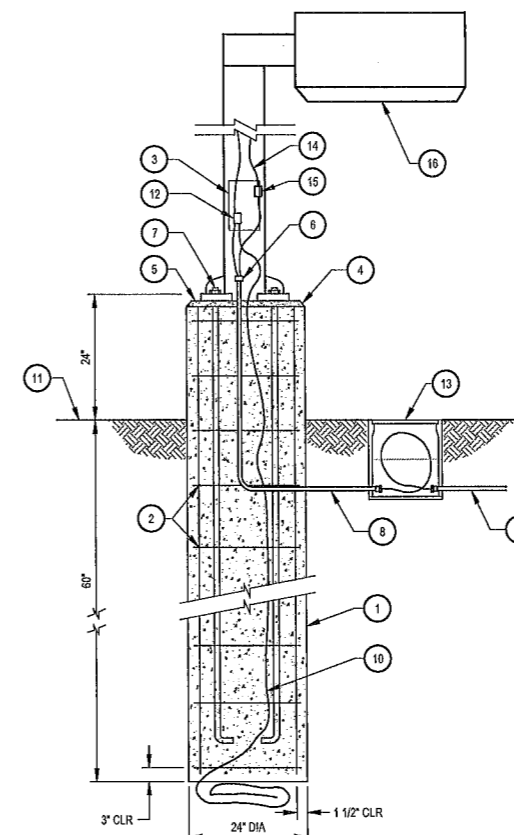
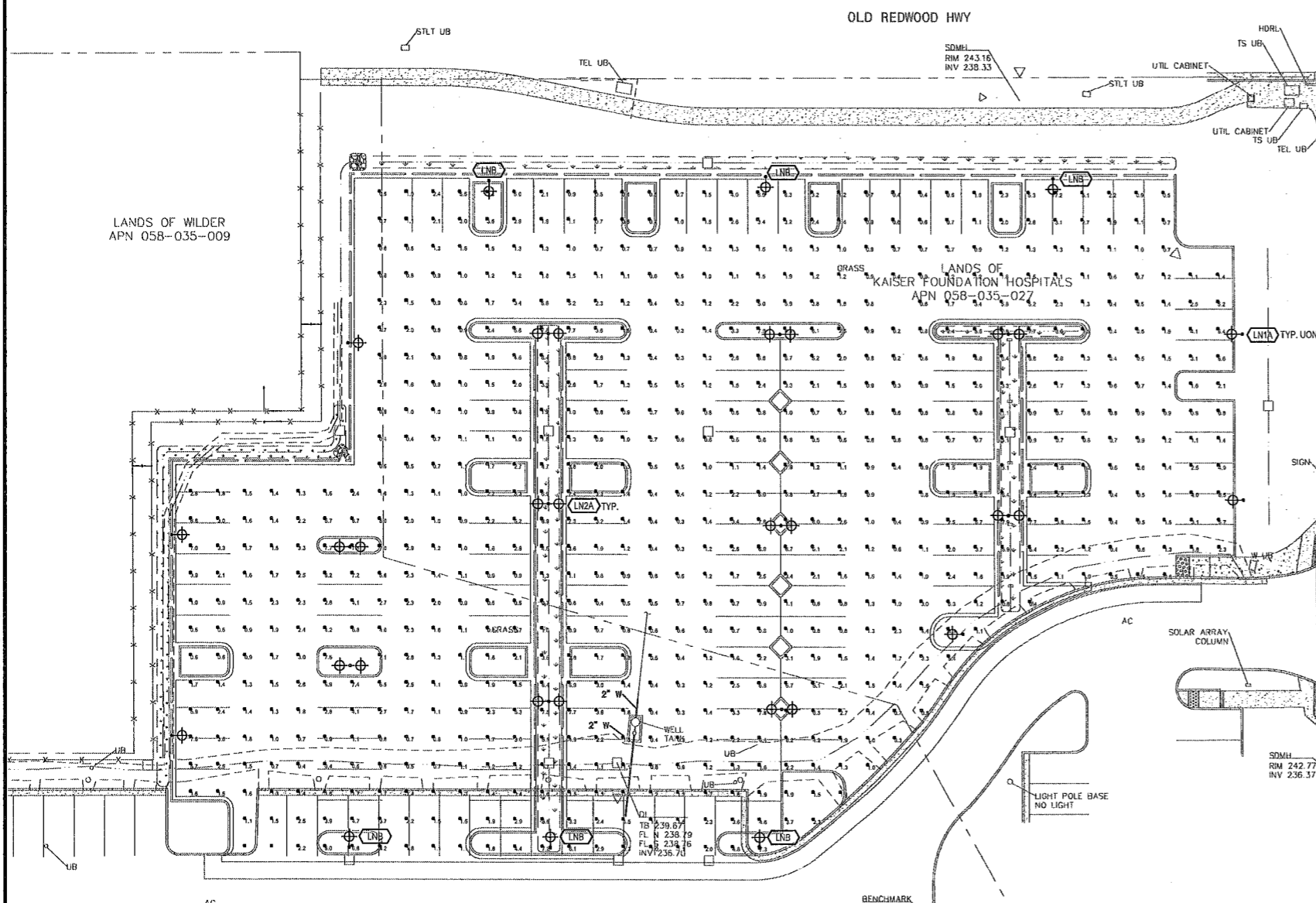
Date signed

| LIGHTING FIXTURE SCHEDULE | | | | | | | | | | |
|---------------------------|--|--------------|--------------------------------|------|--------------|----------|---------------------|--------------|-------------|---|
| TAG | DESCRIPTION | MANUFACTURER | PART NUMBER | LAMP | LAMP WATTAGE | LAMP QTY | FIXTURE INPUT WATTS | DIMMING TYPE | MOUNTING | NOTES |
| LMA | 18" LED POLE MOUNTED FIXTURE WITH TYPE 1 DISTRIBUTION | LITHONIA | DSXLED-P3-40K-7MM-MVOLT-RPA-HS | LED | 71 | 1 | 71 | NONE | POLE / BASE | MOUNT ON 14" ROUND POLE WITH 2" AFG CONCRETE BASE |
| LN2A | DUAL 18" LED POLE MOUNTED FIXTURE WITH TYPE 4 DISTRIBUTION | LITHONIA | DSXLED-P3-40K-7MM-MVOLT-RPA-HS | LED | 71 | 1 | 142 | NONE | POLE / BASE | MOUNT ON 14" ROUND POLE WITH 2" AFG CONCRETE BASE |
| LNB | 18" LED POLE MOUNTED FIXTURE WITH TYPE 3 DISTRIBUTION | LITHONIA | DSXLED-P3-40K-7MM-MVOLT-RPA-HS | LED | 71 | 1 | 71 | NONE | POLE / BASE | MOUNT ON 14" ROUND POLE WITH 2" AFG CONCRETE BASE |

| Statistics | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| PARKING LOT | □ | 2.2 fc | 8.5 fc | 0.2 fc | 42.5:1 | 11.0:1 |

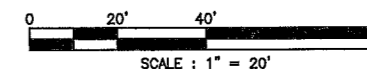
DETAIL KEYED NOTES

- POURED IN PLACE ROUND CONCRETE SUPPORT BASE.
- 1/2" REBAR AT 12" O.C.
- ACCESS HAND-HOLE.
- 3/4" - 45° CHAMFER ALL AROUND.
- GROUT IN ALL AROUND BETWEEN BOTTOM OF POLE BASE FOLLOWING POLE ERECTION AND FINAL LEVELING.
- STUB CONDUIT UP INTO POLE BASE WIRING CAVITY. (IF RGS TERMINATE WITH GROUNDING BUSHING).
- PROVIDE SUPPORT AND LEVELING NUTS ON TOP AND BOTTOM OF POLE BASE MOUNTING PLATE. MOUNTING PLATE AND MOUNTING BOLTS SHALL BE PER MANUFACTURERS BOLT PATTERN, LENGTH SHALL BE PER MANUFACTURERS SPECIFICATIONS.
- TYPICAL 1" PVC WITH CONDUCTORS AS INDICATED ON DRAWINGS.
- TYPICAL INCOMING EXTERIOR BRANCH CIRCUIT CONDUIT AND WIRING FROM U.G. CONDUITS.
- (1) #4 AWG BARE COPPER GROUND. COIL 30' AT BOTTOM OF FOUNDATION.
- TOP OF SODDED GRADE, SIDEWALK OR ASPHALT PAVING AS INDICATED ON THE RESPECTIVE AREA SITE PLAN.
- BOLTED TYPE WIRE GROUND CONNECTOR.
- REINFORCED, PRECAST GRADE MOUNTED ELECTRICAL BOX. PROVIDE WITH OPEN BOTTOM. ALL SPLICES SHALL BE MADE IN THE FULL BOX AND SHALL BE CAST TYPE, WATERPROOF.
- WIRING TO LIGHT FIXTURE. CONNECT COMPLETE.
- WATERPROOF IN-LINE FUSES.
- LIGHT FIXTURE: SEE SCHEDULE.



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"

2 LIGHT POLE FOUNDATION
NOT TO SCALE



PROJECT

**KAISER SANTA ROSA-MOB
#5 PARKING LOT
EXPANSION**
APN 058-035-027
3973 and 3925 Old Redwood Highway
Santa Rosa, California

DRAWING ISSUE

ISSUE: _____ DATE: _____

SHEET STATISTICS

DRAWN BY: _____
DESIGN BY: _____
CHECKED BY: _____
DATE: _____

SHEET TITLE

**PHOTOMETRIC
SITE PLAN**

SHEET NUMBER

ES102