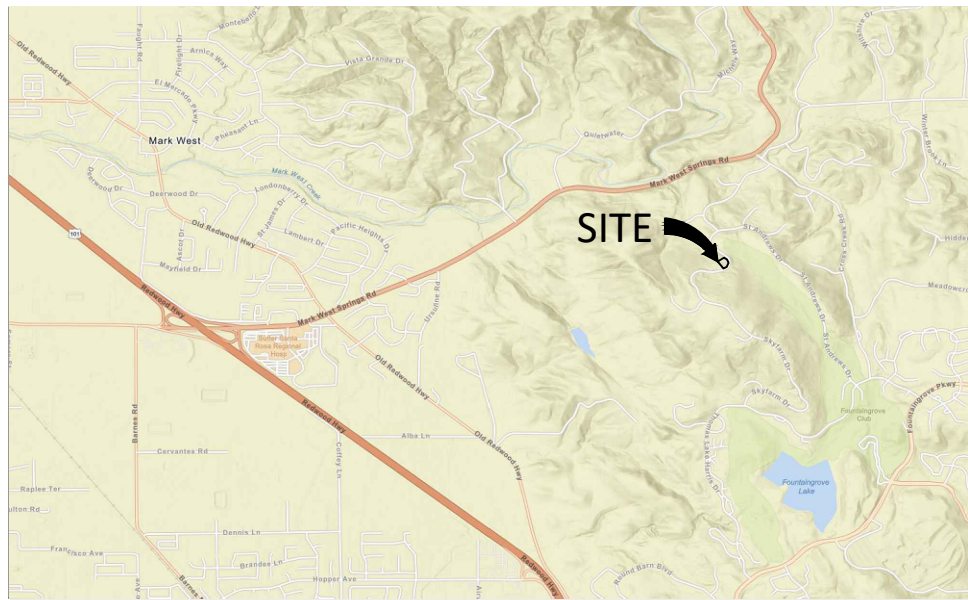
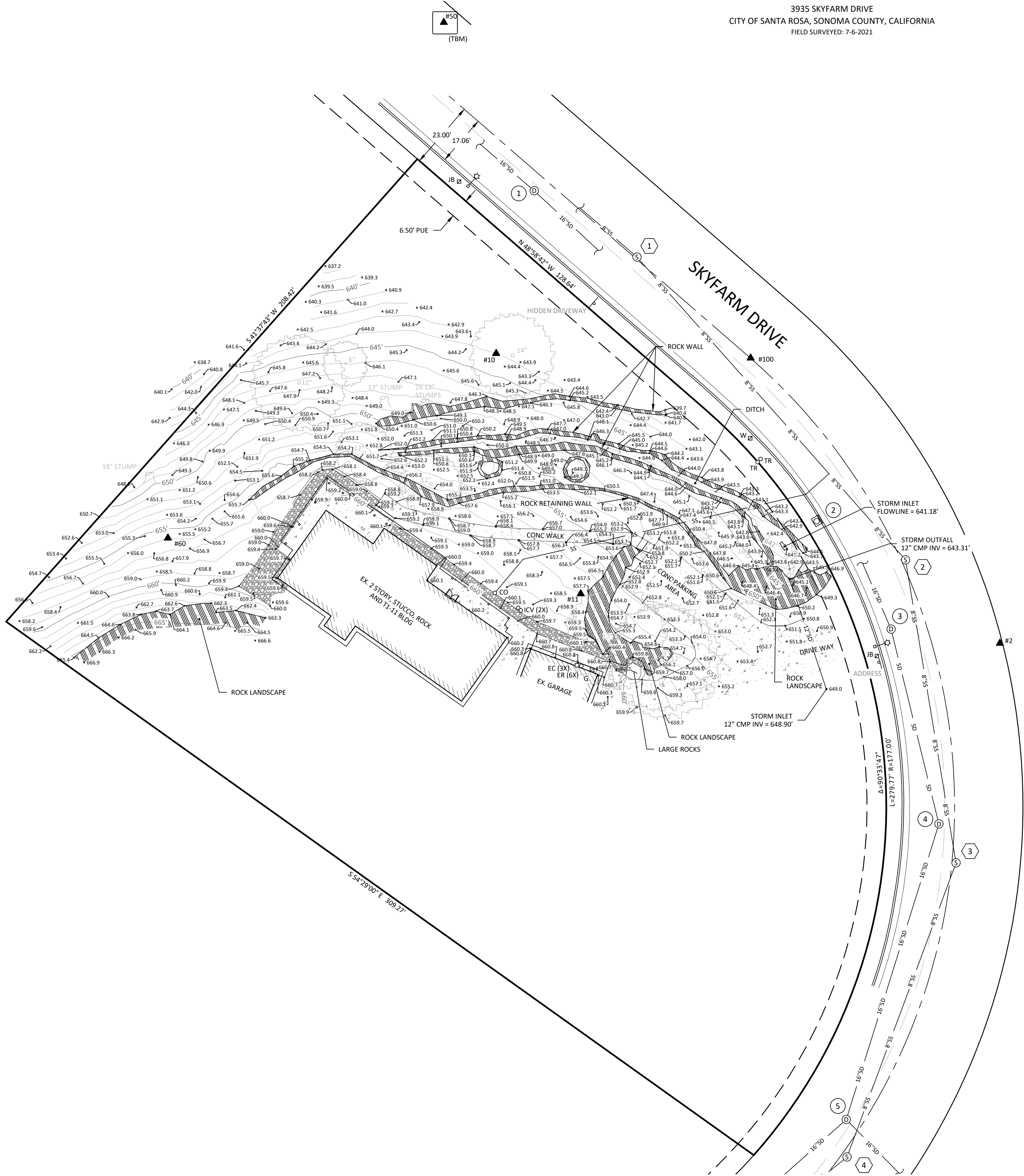


TOPOGRAPHIC SURVEY

3935 SKYFARM DRIVE
CITY OF SANTA ROSA, SONOMA COUNTY, CALIFORNIA
FIELD SURVEYED: 7-6-2021



VICINITY MAP
NOT TO SCALE



STORM TABLE:

- 1 STORM MANHOLE
RIM = 622.46'
IE 16" IN (SE) = 617.06'
IE 16" OUT (NW) = 616.81'
- 2 CURB INLET
RIM = 644.35'
UNABLE TO OPEN
- 3 STORM MANHOLE
RIM = 651.04'
IE 16" IN (S) = 645.44'
IE 16" OUT (NW) = 644.94'
- 4 STORM MANHOLE
RIM = 662.02'
IE 16" IN (SW) = 656.67'
IE 16" OUT (N) = 656.12'
- 5 STORM MANHOLE
RIM = 680.22'
IE 16" IN (SE) = 673.07'
IE 16" IN (SW) = 672.62'
IE 16" OUT (NE) = 672.02'

SANITARY TABLE:

- 1 SANITARY MANHOLE
RIM = 628.50'
IE 8" IN (SE) = 622.33'
IE 8" OUT (NW) = 618.20'
- 2 SANITARY MANHOLE
RIM = 648.26'
IE 8" IN (S) = 641.61'
IE 8" OUT (NW) = 640.61'
- 3 SANITARY MANHOLE
RIM = 664.40'
IE 8" IN (SW) = 658.20'
IE 8" OUT (N) = 656.65'
- 4 SANITARY MANHOLE
RIM = 682.32'
IE 8" THRU = 673.72'

LEGEND:

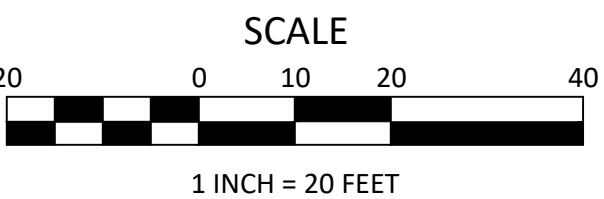
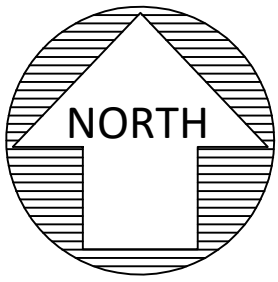
	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	RIP RAP
	WALL
	CURB LINE
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE
	EASEMENT LINE
	PROPERTY LINE
	PAINT STRIPE
	CONCRETE EDGE
	FLOW LINE
	ELECTRICAL LINE
	STORM LINE
	SANITARY SEWER LINE
	GAS LINE
	SIGN
	GRATE
	ELECTRICAL JUNCTION BOX
	ELECTRICAL RISER
	ELECTRICAL CABINET
	OVERHEAD LIGHT
	GAS METER
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CURB INLET
	AREA DRAIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS RISER
	WATER METER
	IRRIGATION CONTROL VALVE
	DECIDUOUS TREE W/ TRUNK DIAMETER -PERIMETER REPRESENTS DRIPLINE
	STUMP
	PROJECT CONTROL POINT

NOTES:

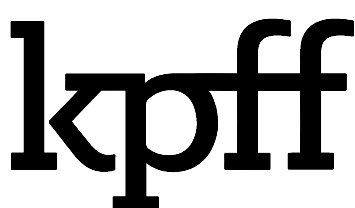
- 1.) VERTICAL DATUM: NAVD88 (GEOID 18)
BENCHMARK: CONTROL POINT NO. 50 - ELEVATION WAS DERIVED THROUGH STATIC OBSERVATION AND PROCESSED THROUGH OPUS.
ELEVATION = 598.43'
- 2.) BASIS OF BEARINGS FOR THIS SURVEY OF 54°31'48"E WAS ASSUMED ON THE LINE BETWEEN STATION 2 AND 50 AS SHOWN IN THE PROJECT CONTROL TABLE.
- 3.) UTILITY LOCATIONS SHOWN ARE PER OBSERVED FIELD EVIDENCE [AND FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS], UNLESS INDICATED. DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
2	SCRIBED "X" IN CONCRETE	1,944,983.27	6,355,174.91	654.42'
10	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	1,945,080.85	6,355,005.32	644.03'
11	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	1,944,999.93	6,355,033.80	658.04'
50	SCRIBED "X" IN CONCRETE	1,945,249.70	6,354,921.81	598.43'
60	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	1,945,018.71	6,354,894.80	655.98'
100	1-1/8" BRASS CAP	1,945,079.32	6,355,090.98	635.00'



PRELIMINARY



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SURVEYED BY:	TS
DRAWN BY:	TS
CHECKED BY:	EG
PROJECT NO.:	2100-111
FILE:	2100-111.SB

TOPOGRAPHIC SURVEY
3935 SKYFARM DRIVE
OUTSIDE THE BOX

CITY OF SANTA ROSA / SONOMA COUNTY / CALIFORNIA

DATE:	7/22/2021
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1

PRELIMINARY GRADING & UTILITY PLAN
SKYFARM IMPROVEMENTS
3935 SKYFARM DRIVE
SANTA ROSA, CA

APN #173-760-023

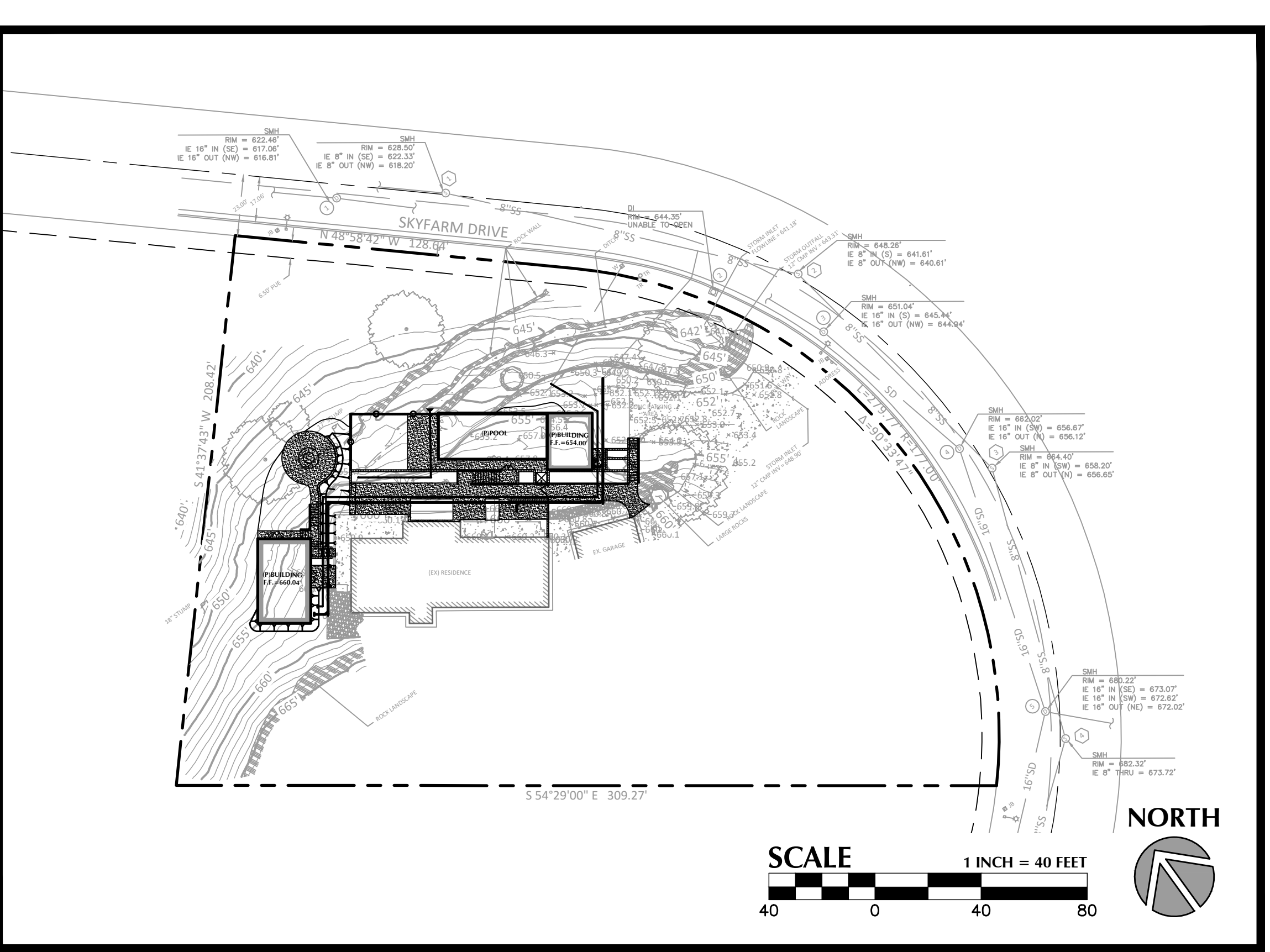
LEGEND

	PROPOSED	EXISTING
PROPERTY LINE / RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
CENTERLINE	---	---
BUILDING OUTLINE	▬	▬
BUILDING OVERHANG	▬	▬
CURB	▬	▬
CURB AND GUTTER	▬	▬
SAWCUT LINE	---	---
ASPHALT PAVEMENT	▬	▬
ASPHALT PAVEMENT (HEAVY)	▬	▬
CONCRETE PAVEMENT	▬	▬
MAJOR CONTOUR	100	100
MINOR CONTOUR	99	99
GRADE BREAK	GB	GB
RETAINING WALL	▬	▬
GRADING SLOPE	---	---
DAYLIGHT LINE	---	---
GAS LINE	G	G
ELECTRIC LINE	E	E
FIBER OPTIC LINE	FO	FO
TELECOMMUNICATIONS LINE	T	T
JOINT TRENCH	JT	JT
SWALE	---	---
FENCE	---	---
STORM DRAIN LINE	24" SD	SD
SANITARY SEWER LINE	8" SS	SS
WATER MAIN LINE	12" W	W
STORM DRAIN MANHOLE	●	●
STORM DRAIN INLET	■	■
GRATED STORM DRAIN MANHOLE	■	■
FLARED END SECTION	---	---
CLEANOUT	●	●
SANITARY SEWER MANHOLE	■	■
GREASE INTERCEPTOR	■	■
FIRE HYDRANT	■	■
FIRE DEPARTMENT CONNECTION	---	---
BACKFLOW PREVENTOR/DDCV	■	■
GATE VALVE	■	■
POST INDICATOR VALVE	■	■
BLOW-OFF VALVE	---	---
AIR-RELEASE VALVE	---	---
WATER METER	---	---
CONCRETE THRUST BLOCK	---	---
LIGHT POLE - MAST ARM	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
HANDICAP PARKING	---	---
POWER POLE	---	---
TREE PROTECTION	---	---
SPOT ELEVATIONS	XX.XX TC XX.XX FS	(XX.XX TC) (XX.XX FS)
GRADING SLOPE	2.00%	(2.00%)

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
APPROX.	APPROXIMATE
B	BOLLARD
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BOW	BACK OF WALK
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC.	CONCRETE
COTG	CLEANOUT TO GRADE
CP	CONTROL POINT
Δ	DELTA
D/W	DRIVEWAY
DDC	DRAIN CLEANOUT
DI	DRAIN INLET
DIAM.	DIAMETER
DIP	DUCTILE IRON PIPE
E	ELECTRICAL
EG	EXISTING GRADE
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUNDATION
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
GL	GAS LINE
GR	GRATE ELEVATION
GV	GATE VALVE
H	HEIGHT
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR.	IRRIGATION
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
O.D.	OUTSIDE DIAMETER
OF	OUTFALL
OVH/OH	OVERHEAD
(P)	PROPOSED
P/L	PROPERTY LINE
PED	PEDESTRIAN
PIV	POST INDICATOR VALVE
PM	PARKING METER
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
P.U.E	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVT	PRIVATE
RIM	RIM ELEVATION
RD	ROAD
R.O.W	RIGHT-OF-WAY
S	SLOPE (FT/FT)
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOP	TOP OF PIPE
TRANS.	TRANSFORMER
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
W	WATER
W/	WITH
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WV	WATER VALVE

SITE MAP



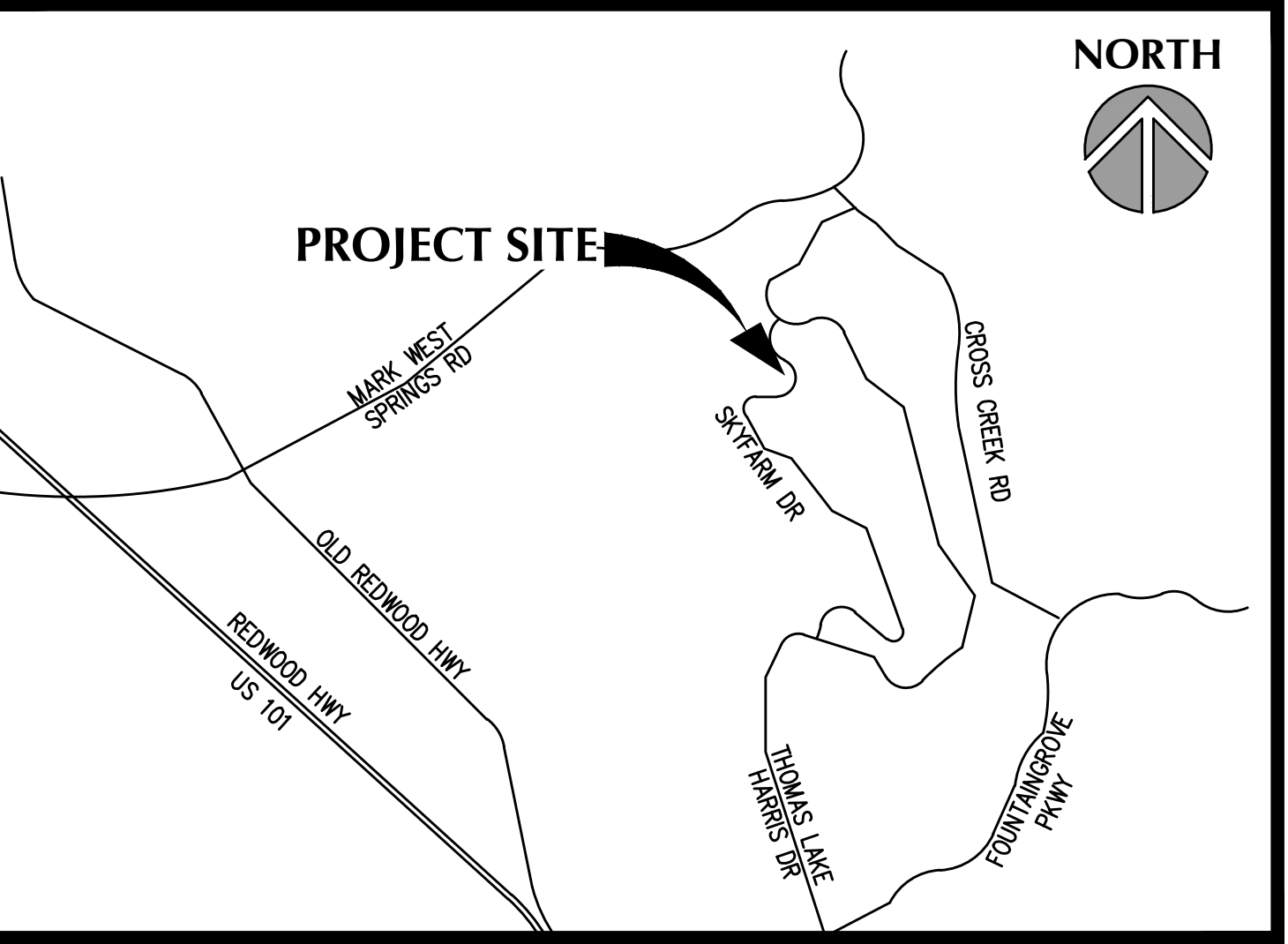
VERTICAL DATUM: CITY OF SANTA ROSA
BENCHMARK: 10.00 FEET NORTHWEST OF THE MIDDLE PG&E LINE TOWER, AND ABOUT 25 FEET NORTH OF THE TRACK ROAD. A STANDARD DISK SET FLUSH WITH THE GROUND AND STAMPED GROVE 1956.

PID: JT2450

EL: 904'

VICINITY MAP

SCALE: NTS



PROJECT CONTACTS

CLIENT:
KENNY CHAN
3935 SKYFARM DR.
SANTA ROSA, CA 95403
KCHAN2457@GMAIL.COM

ARCHITECT:
OUTSIDE THE BOX
SONOMA COUNTY, CA
CONTACT: SETH GILLEY
TEL: 707-495-8950

CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
2250 DOUGLAS BLVD, SUITE 200
ROSEVILLE, CA 95661
TEL: 916-772-7688
CONTACT: RYAN CARTER

SHEET INDEX

COVER SHEET	C1.0
DEMOLITION PLAN	C2.0
GRADING & UTILITY PLAN	C3.0
SECTIONS	C3.1

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3935 SKYFARM DRIVE
SANTA ROSA, CA

Sheet Title

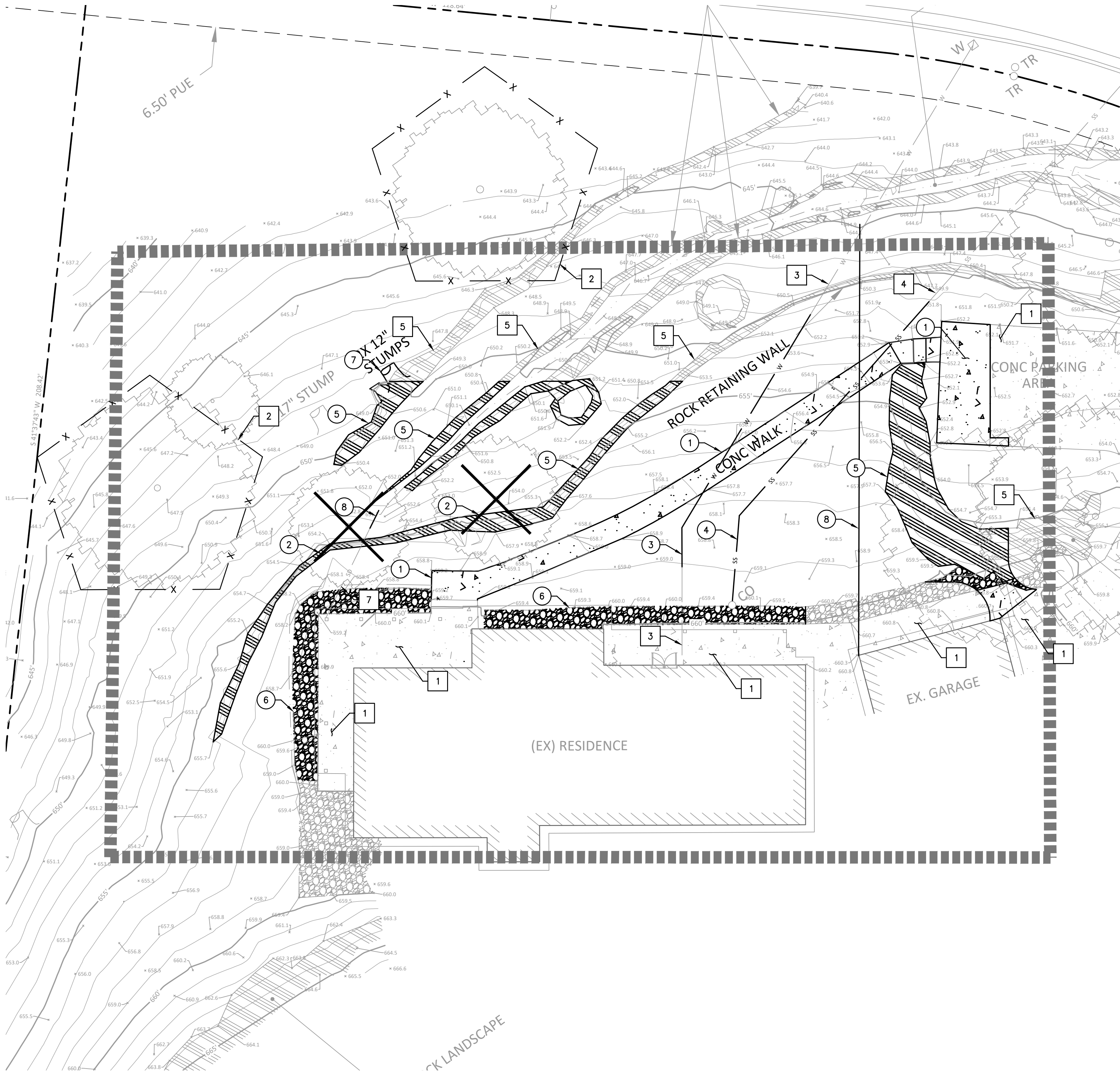
COVER
SHEET

REVISIONS	NO.	Date	Description	Approved

DATE	09/01/2021
Designed	MP
Drawn	FZ
Checked	RC
JOB NO.	#2100-111
Drawing No.	

C1.0

File: C2.0_Demolition_Plan.dwg, TAB: C2.0
Plotted: 9/6/21 at 2:50pm by: tfranzola
XREFS: 2100-111.xlb, 2100-111.xsv



TREE PROTECTION AND MITIGATION

TREE PROTECTION - ALL EXISTING TREES OR GROUPINGS OF TREES SHALL BE FENCED PRIOR TO ANY CONSTRUCTION ACTIVITIES. FENCING AND TREE PROTECTION SHALL BE AS FOLLOWS:

- PLASTIC MESH SAFETY FENCING SHALL BE TIED SECURELY TO 6' STEEL POSTS, 20' ON CENTER MAXIMUM OR OTHER MEANS ACCEPTABLE TO THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO COMMENCEMENT OF WORK.
- FENCING SHALL BE PLACED AT THE APPROXIMATE DRIPLINE OF THE TREES CANOPY OR THE LIMIT OF GRADING, WHICHEVER IS APPROPRIATE. SEE PLAN FOR APPROXIMATE FENCING LOCATIONS.
- FENCING SHALL REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETED AND MAY NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.
- ANY EXCAVATION, CUTTING, FILLING, PAVING OR COMPACTION OF THE EXISTING GROUND SURFACES WITHIN THE PROTECTED ZONE SHALL BE MINIMIZED. NO ADVERSE SIGNIFICANT CHANGE IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE DRIPLINE OF ANY PROTECTED TREE.
- CONSTRUCTION EQUIPMENT SHALL NOT BE STORED WITHIN THE PROTECTED ZONE. OIL, GAS, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES WILL NOT BE STORED OR DUMPED WITHIN THE PROTECTED ZONE, OR ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE PROTECTED ZONE.
- TRENCHING, INCLUDING UNDERGROUND TRENCHING, WITHIN THE PROTECTED ZONE SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. UNDERGROUND TRENCHING FOR UTILITIES SHALL AVOID MAJOR SUPPORT AND FEEDER ROOTS OF PROTECTED TREES TO THE GREATEST EXTENT POSSIBLE. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHALL BE MADE BELOW THE ROOTS.

DEMOLITION GENERAL NOTES

- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION KEY NOTES

- SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE
- REMOVE EXISTING TREE
- DEMOLISH EXISTING WATER LINE
- DEMOLISH EXISTING SEWER LINE
- DEMOLISH EXISTING ROCK WALL AND SWALE
- DEMOLISH EXISTING PEBBLE LANDSCAPING
- DEMOLISH EXISTING TREE STUMP
- DEMOLISH EXISTING STORM DRAIN LINE

PROTECTION KEY NOTES

- PROTECT IN PLACE EXISTING CONCRETE PAVEMENT
- PROTECT IN PLACE EXISTING TREE
- PROTECT IN PLACE EXISTING WATER LINE
- PROTECT IN PLACE EXISTING SEWER LINE
- PROTECT IN PLACE EXISTING ROCK WALL AND SWALE
- PROTECT IN PLACE EXISTING PEBBLE LANDSCAPING
- PROTECT IN PLACE EXISTING STORM DRAIN LINE

DEMOLITION LEGEND

PROPERTY LINE	---
OVERALL LIMIT OF WORK	■■■■■
SAWCUT LINE	- - - - -
REMOVE AND DISPOSE OF TREE OR SHRUB	✕
DEMOLISH CONCRETE	▨
DEMOLISH ASPHALT	▨
TREE PROTECTION FENCING	○
DEMOLISH UTILITY	6"SS

NOTE:
LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LIMITS PRIOR TO BEGINNING OF CONSTRUCTION

SCALE
1 INCH = 10 FEET
10 0 10 20



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3935 SKYFARM DRIVE
SANTA ROSA, CA

Sheet Title

DEMOLITION
PLAN

REVIEWS	NO.	Date	Description	Approved

DATE 09/01/2021

Designed MP

Drawn FZ

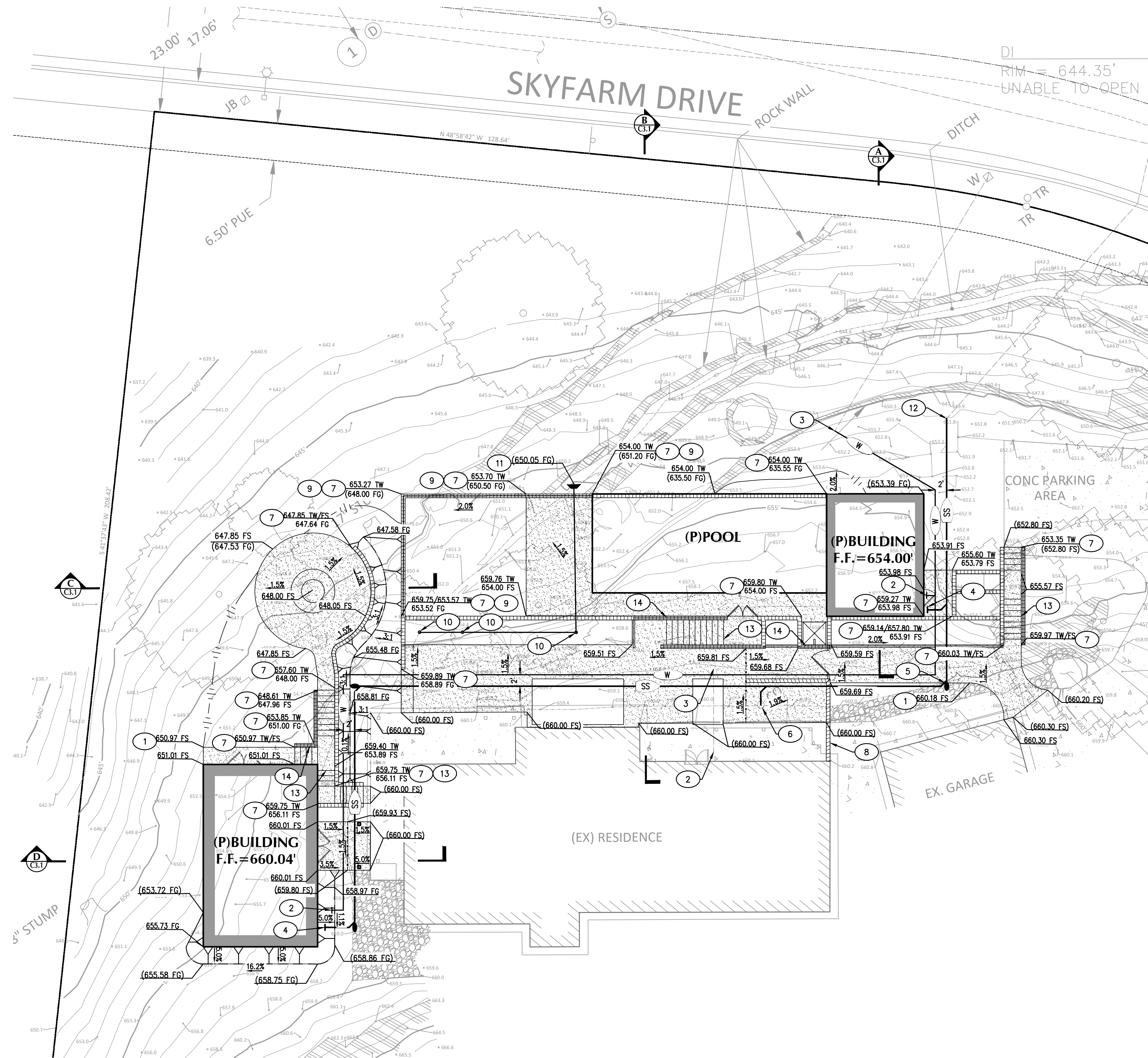
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JOB NO. #2100-111

Drawing No.

C2.0

File: C3.0 Grading & Utility Plan.dwg TAB:C3.0
Plotted: 9/1/21 at 2:51pm By: fmg
XREFs: 2100-111 xlb 2100-111 xsv 2100-111 xst



GRADING & UTILITY KEY NOTES

- 1 PROPOSED CONCRETE SIDEWALK
- 2 DOMESTIC WATER SERVICE POINT OF CONNECTION
- 3 CONNECT WATER SERVICE TO EXISTING WATER LINE
- 4 PROPOSED SANITARY SEWER POINT OF CONNECTION
- 5 PROPOSED SANITARY CLEANOUT
- 6 CONNECT SEWER LINE TO EXISTING CLEANOUT
- 7 PROPOSED RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 8 PROPOSED SCREEN WALL. SEE ARCHITECTURAL PLANS FOR DETAILS
- 9 GUARD RAIL. SEE ARCHITECTURAL PLANS FOR DETAILS
- 10 PROPOSED AREA DRAIN
- 11 PROPOSED STORM DRAIN OUTLET
- 12 CONNECT SEWER SERVICE TO EXISTING SEWER LINE
- 13 PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS
- 14 PROPOSED HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAILS

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3935 SKYFARM DRIVE
SANTA ROSA, CA

Sheet Title

PRELIMINARY
GRADING &
UTILITY PLAN

REVISIONS	Approved					
	Description					
NO.	Date					

DATE 09/01/2021

Designed MP

Drawn FZ

Checked RC

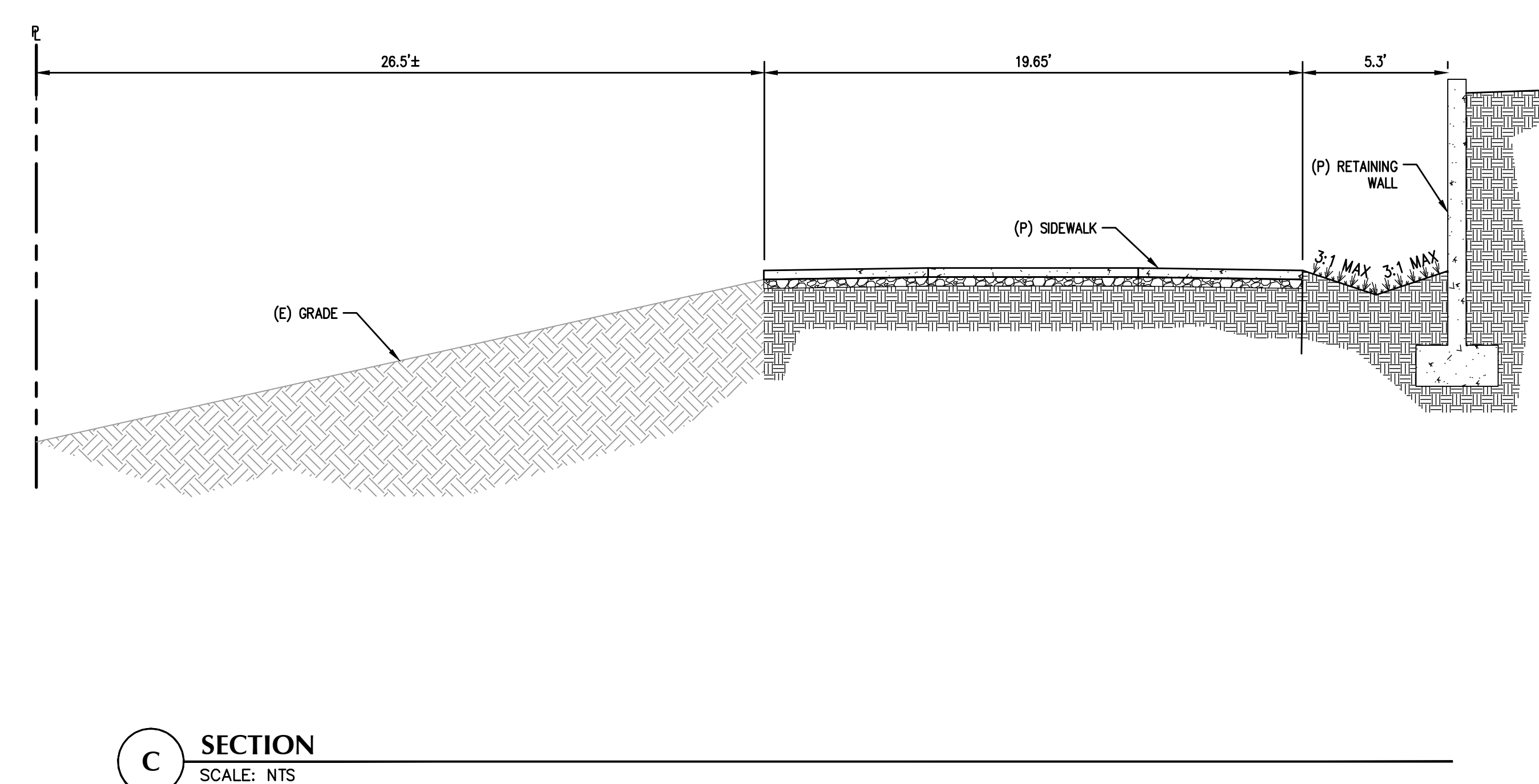
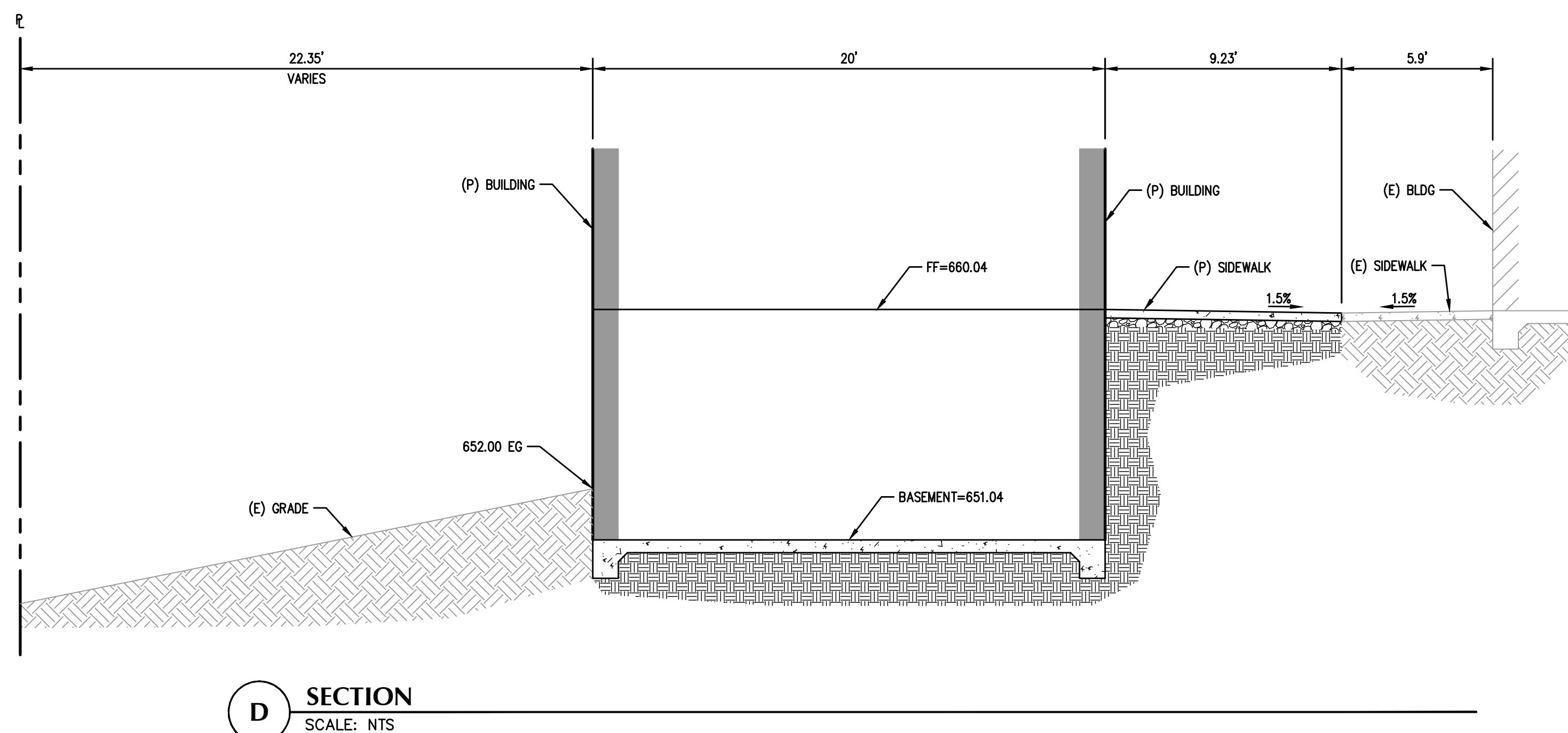
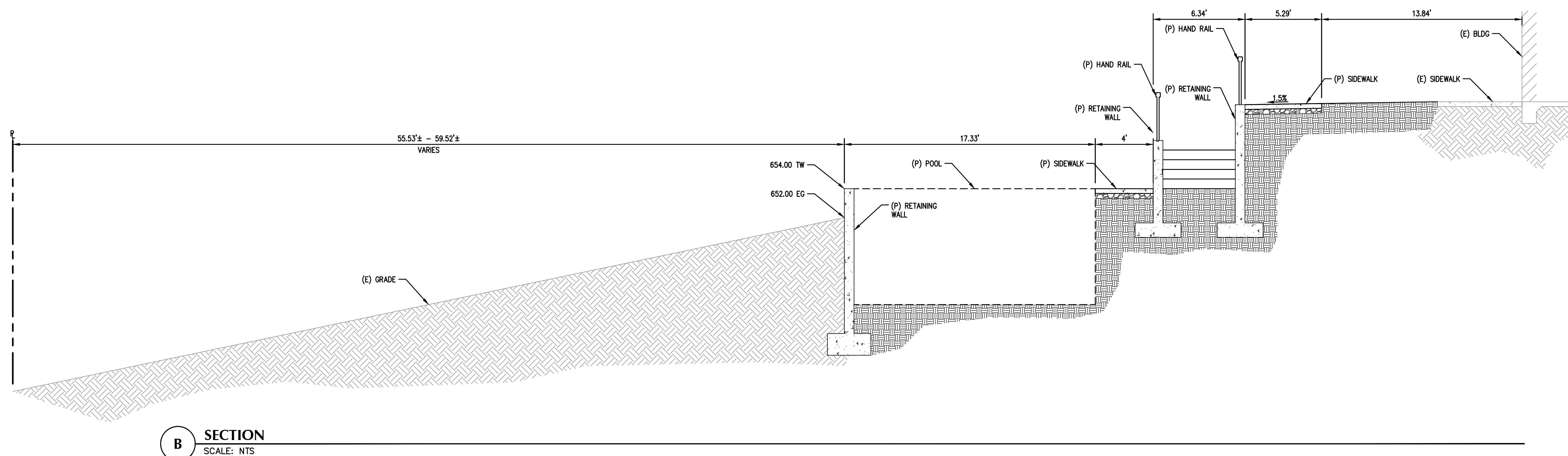
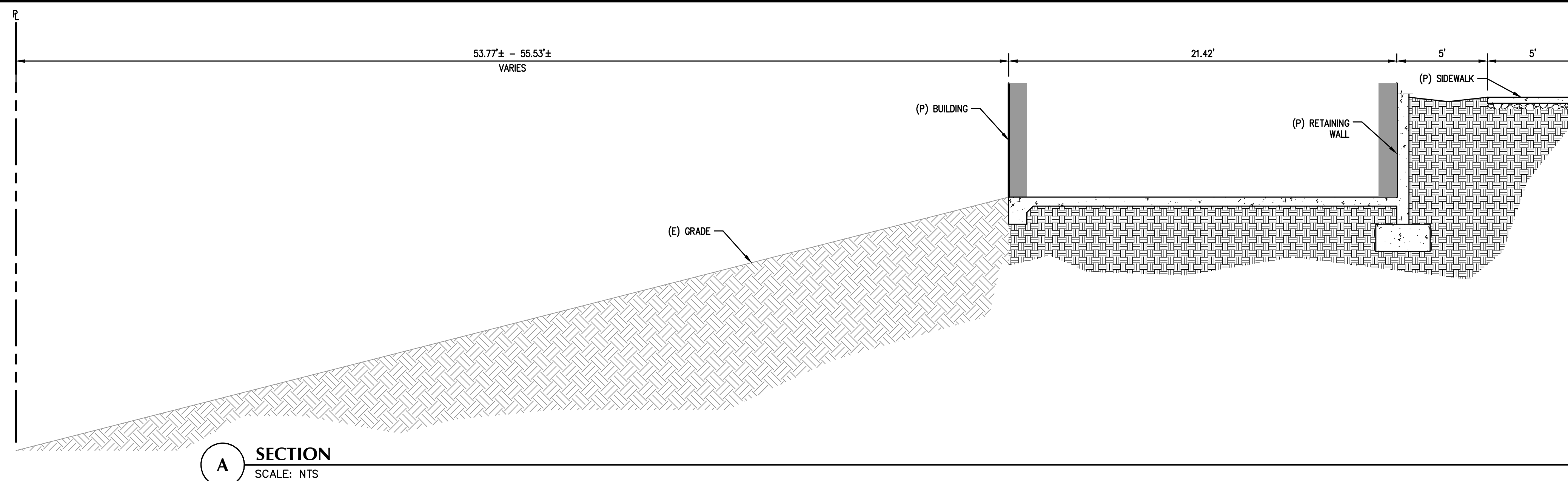
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Drawing No.

C3.0

SCALE 1 INCH = 10 FEET





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SKYFARM IMPROVEMENTS
3935 SKYFARM DRIVE
SANTA ROSA, CA

Sheet Title

SECTIONS

[illegible]

DATE 09/01/20

Designed	M
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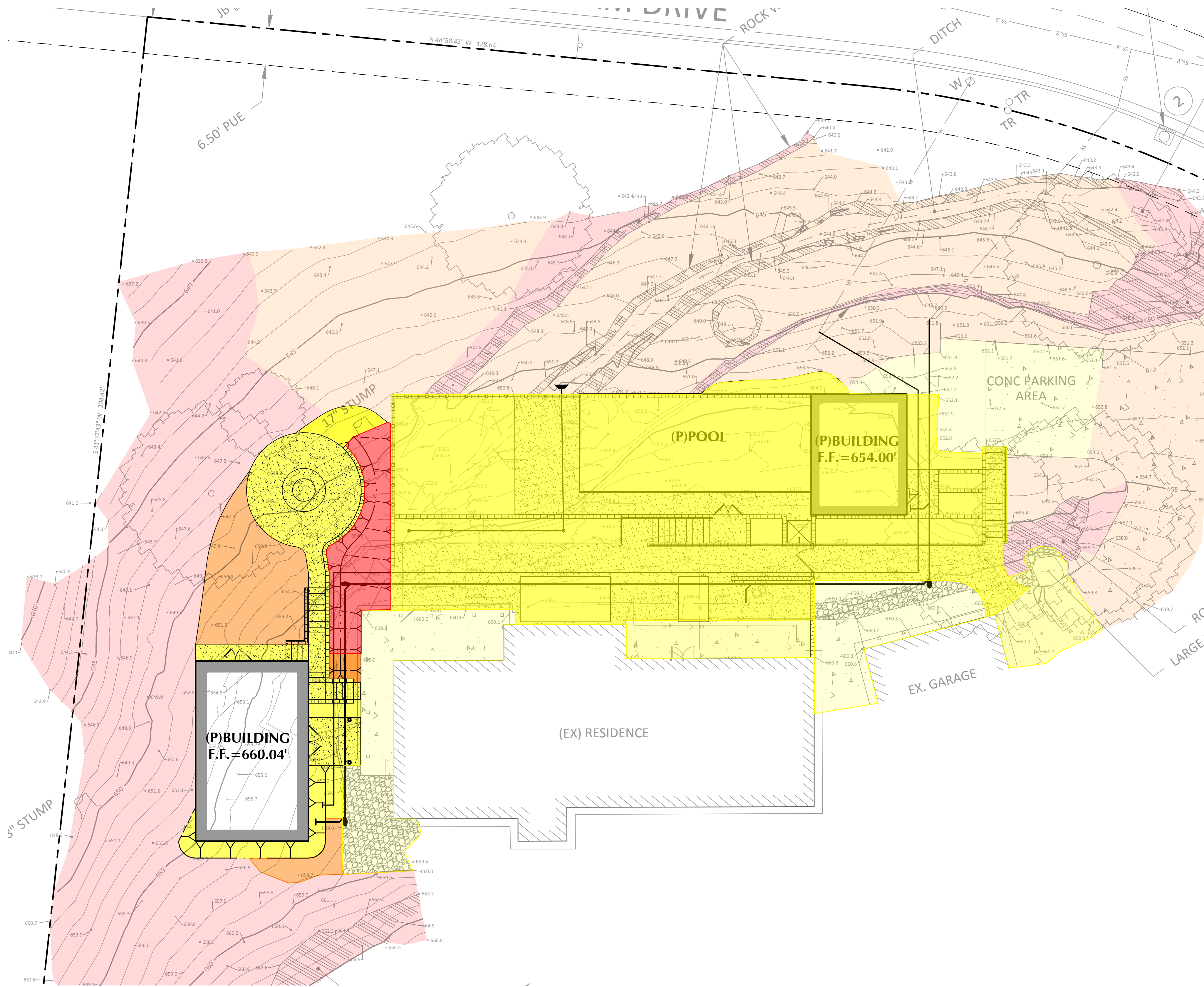
Drawn	Revised
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Checked	R
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JOB NO. #2100-1

Drawing No.

C3.1



SLOPE ANALYSIS LEGEND

EXISTING	PROPOSED	
		SLOPES LESS THAN OR EQUAL TO 10%
		SLOPES BETWEEN 10 AND 25%
		SLOPES ABOVE OR EQUAL TO 25%

File: Slope Analysis Map.dwg TAB:1
Plotted: 9/4/21 at 2:55pm By: fzapata
XREFs: 2100-111 xsv 24x36 rdb 19 2100-111 xst

SCALE
10 0 10 20
1 INCH = 10 FEET



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3935 SKYFARM DRIVE
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Sheet Title

SLOPE ANALYSIS
EXHIBIT
PROPOSED SITE

Date 08/20/2021

Designed FZ

Drawn FZ

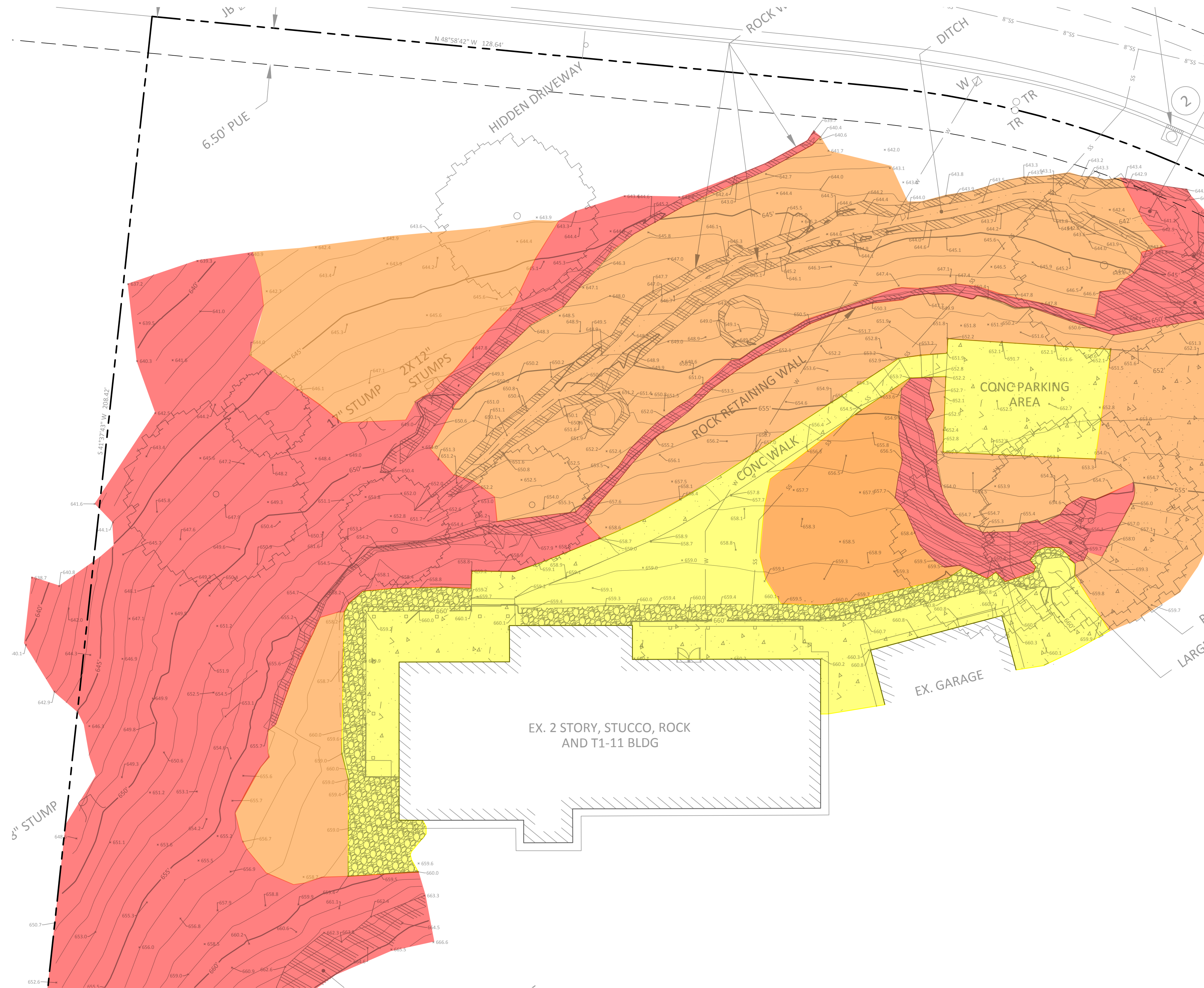
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JOB NO. 2100-111

Drawing No.

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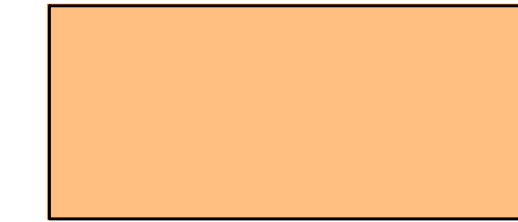
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SLOPE ANALYSIS LEGEND



SLOPES LESS THAN OR EQUAL TO 10%



SLOPES BETWEEN 10 AND 25%



SLOPES ABOVE OR EQUAL TO 25%

SCALE
1 INCH = 10 FEET
10 0 10 20



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Sheet Title

SLOPE ANALYSIS
EXHIBIT
EXISTING SITE

Date 08/20/2021

Designed FZ

Drawn FZ

Checked RC

JOB NO. 2100-111

Drawing No.

2



(707) 495 8950
SETHGILLEY@GMAIL.COM

CHAN/
STRAUB
RESIDENCE

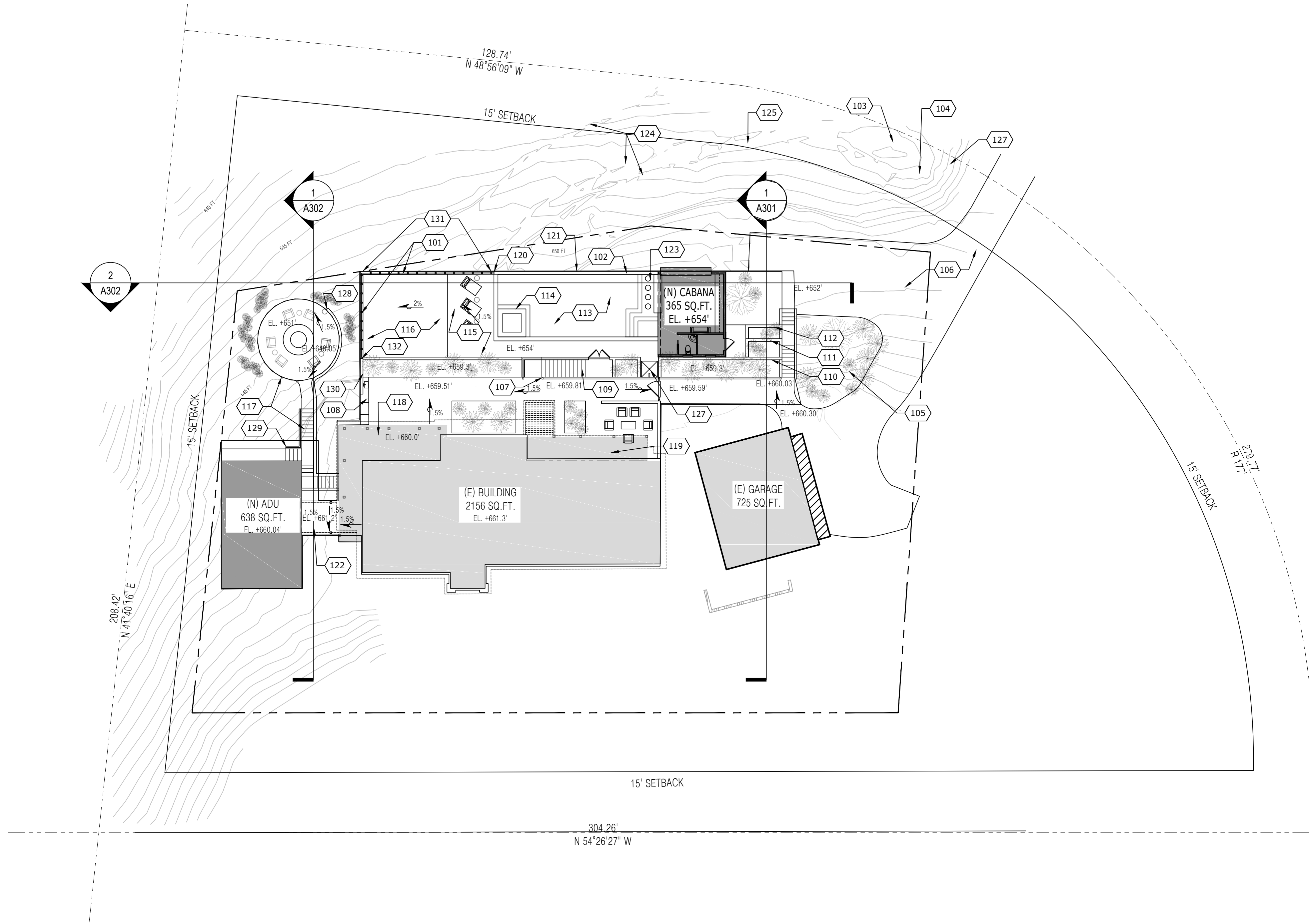
3935 SKYFARM
SANTA ROSA, CA 95403

APN: 173-760-023

REVISIONS

DESIGNER SIGNATURE

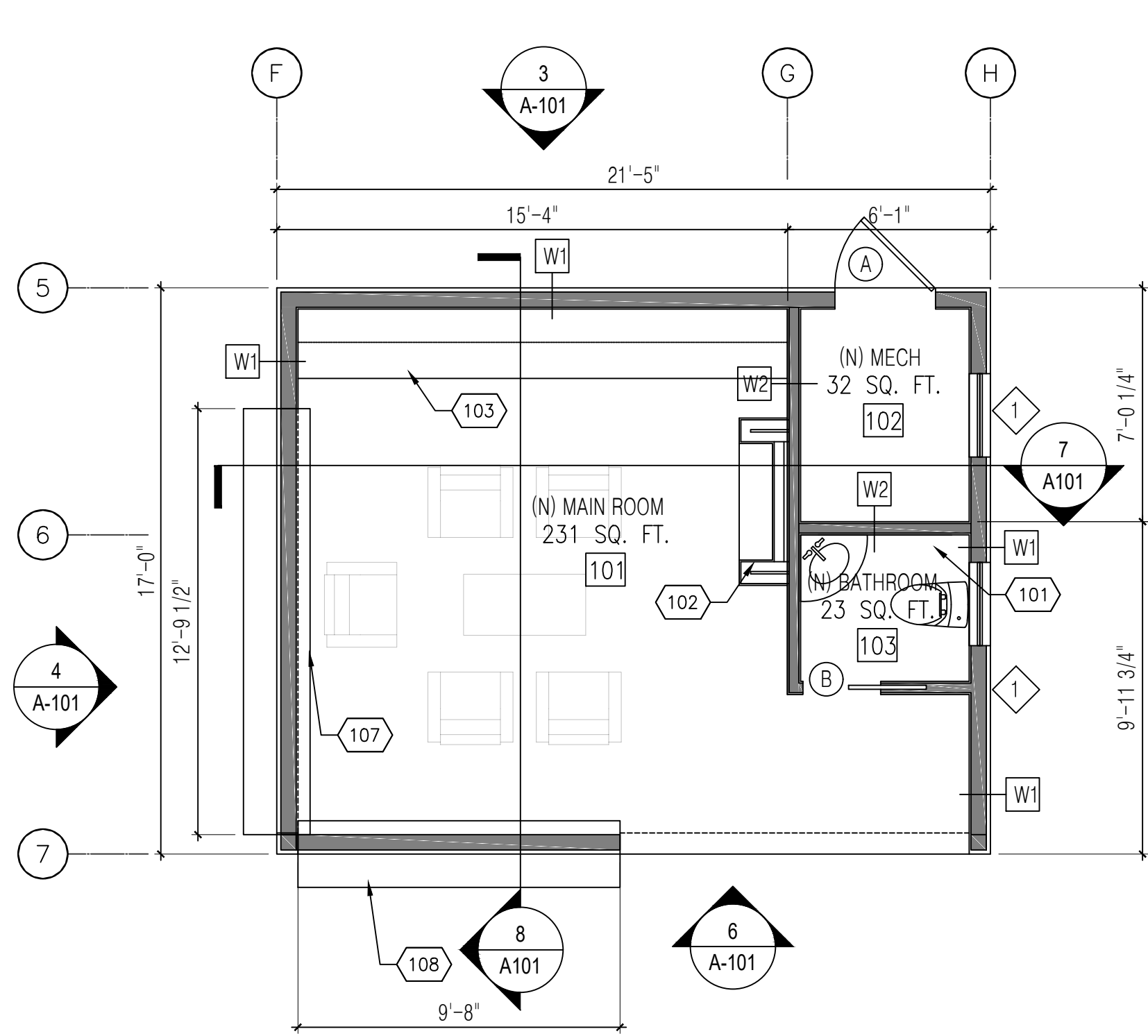
SITE PLAN



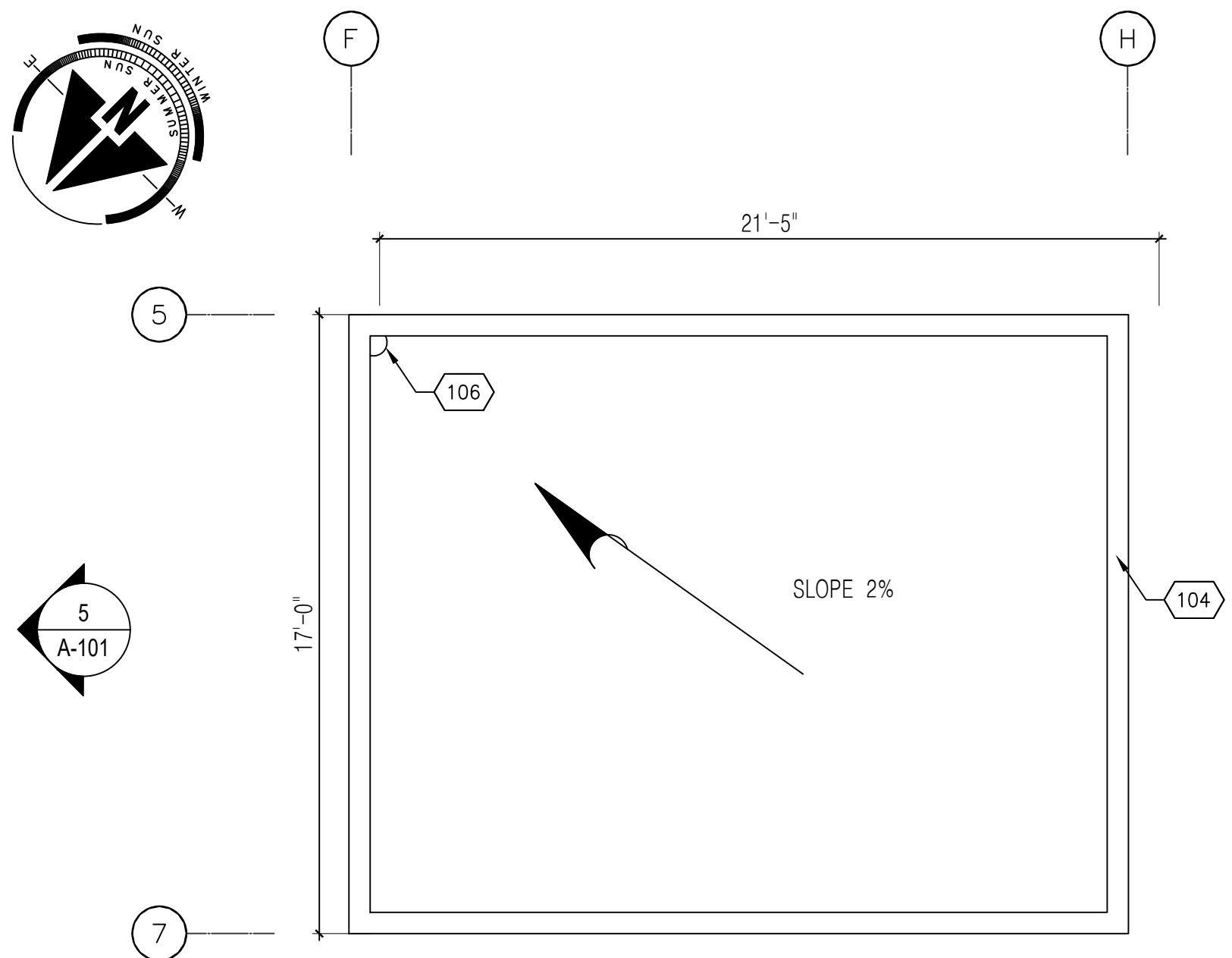
SHEET KEYNOTES	
NO.	NOTE
101	(N) 46" HIGH MINIMUM GUARD RAIL
102	(N) RETAINING WALL - T.W. 654'
103	(E) STORM INLET
104	(E) STORM OUTFAL
105	(E) ROCK LANDSCAPE
106	(E) DRIVEWAY
107	(N) RETAINING WALL T.W. 659.81', T. RAIL 663.31
108	(N) BBQ AREA
109	(N) STAIRS
110	(N) RETAINING WALL, T.W. 659.59'
111	(N) RETAINING WALL. T.W. 657.59'
112	(N) RETAINING WALL T.W. 655.6'
113	(N) 40' x 16' x 5.5' DEEP POOL -DESIGN & PERMIT BY OTHERS
114	(N) POOL SPA
115	(N) POOL DECK- EL. 654'
116	(N) GRASS AREA
117	(N) FIREPIT AREA + STAIRS
118	(E) COVERED DECK
119	(E) COVERED ENTRY PORCH
120	(N) RETAINING WALL EXPANSION GAP
121	(N) RETAINING WALL SURROUNDING POOL BY OTHERS - T.W. 654'
122	(N) COVERED DECK
123	(N) POOL BAR - DESIGN & PERMIT BY OTHERS
124	(E) ROCK WALL
125	(E) DITCH
126	(E) STORM INLET
127	(N) OUTDOOR SHOWER - EL +654
128	(N) RETAINING WALL T.W. +647.85
129	(N) WALL +HANDRAIL T.W. 650.97-T. RAIL 654.47
130	(N) RETAINING WALL T.W. 159.89
131	(N) RETAINING WALL T.W. 654 - 653.27
132	(N) RETAINING WALL T.W. 653.52

LOT INFO	
LOT SIZE	49938 SQ. FT.
MAX LOT COVERAGE	--%
(E) BUILDING FOOTPRINT	2156 SQ. FT.
(E) COVERED ENTRY PORCH	181 SQ. FT.
(E) COVERED DECK	420 SQ. FT.
(E) GARAGE	725 SQ. FT.
(N) ADU	638 SQ.FT.
(N) CABANA	365 SQ. FT.
GRAND TOTAL	4485 SQ. FT.
LOT COVERAGE	8.9811 %

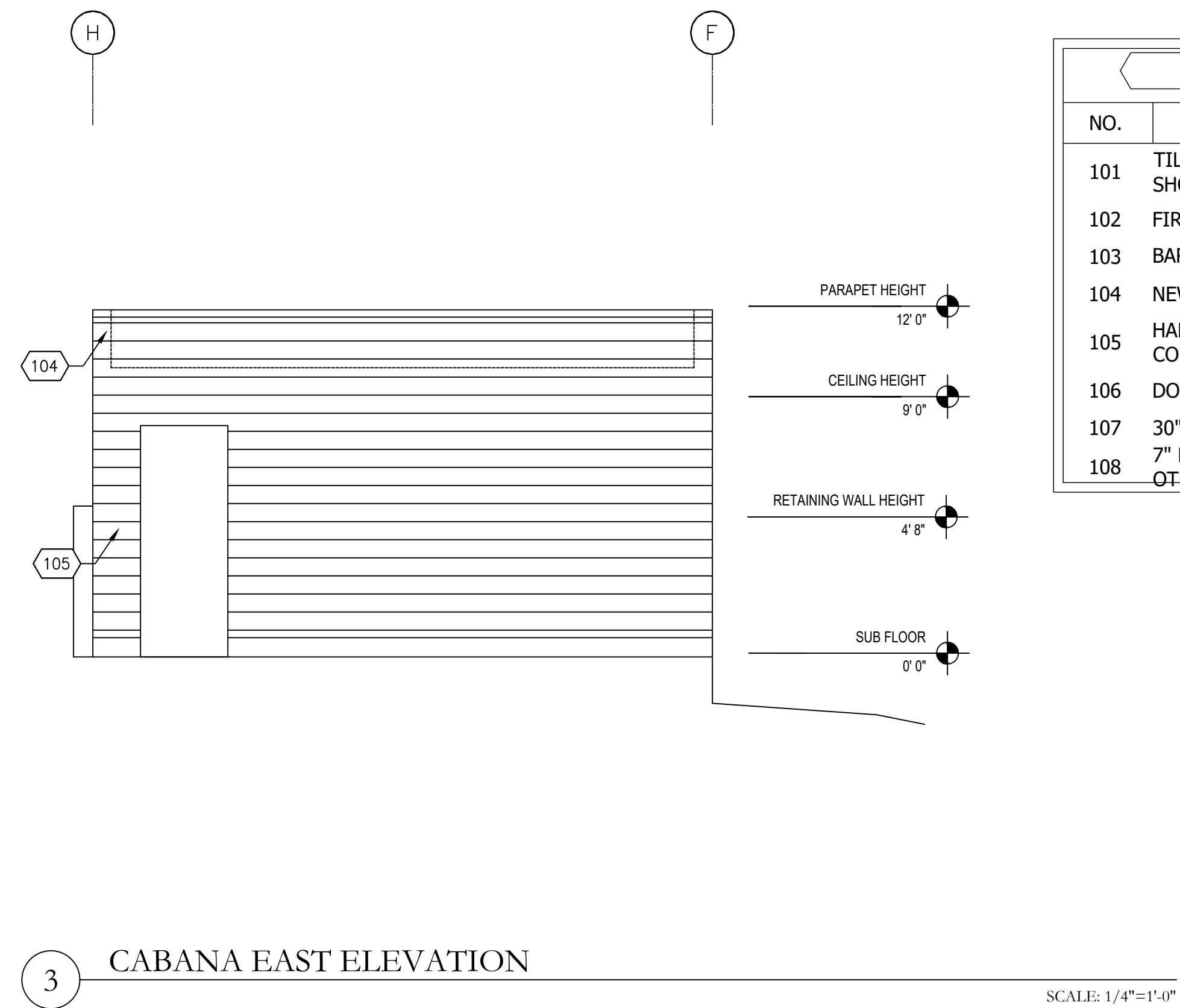
DATE: 05.27.21
JOB # --
DRAWN BY: OTB
SCALE: AS NOTED
SHEET NO.



1 CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"

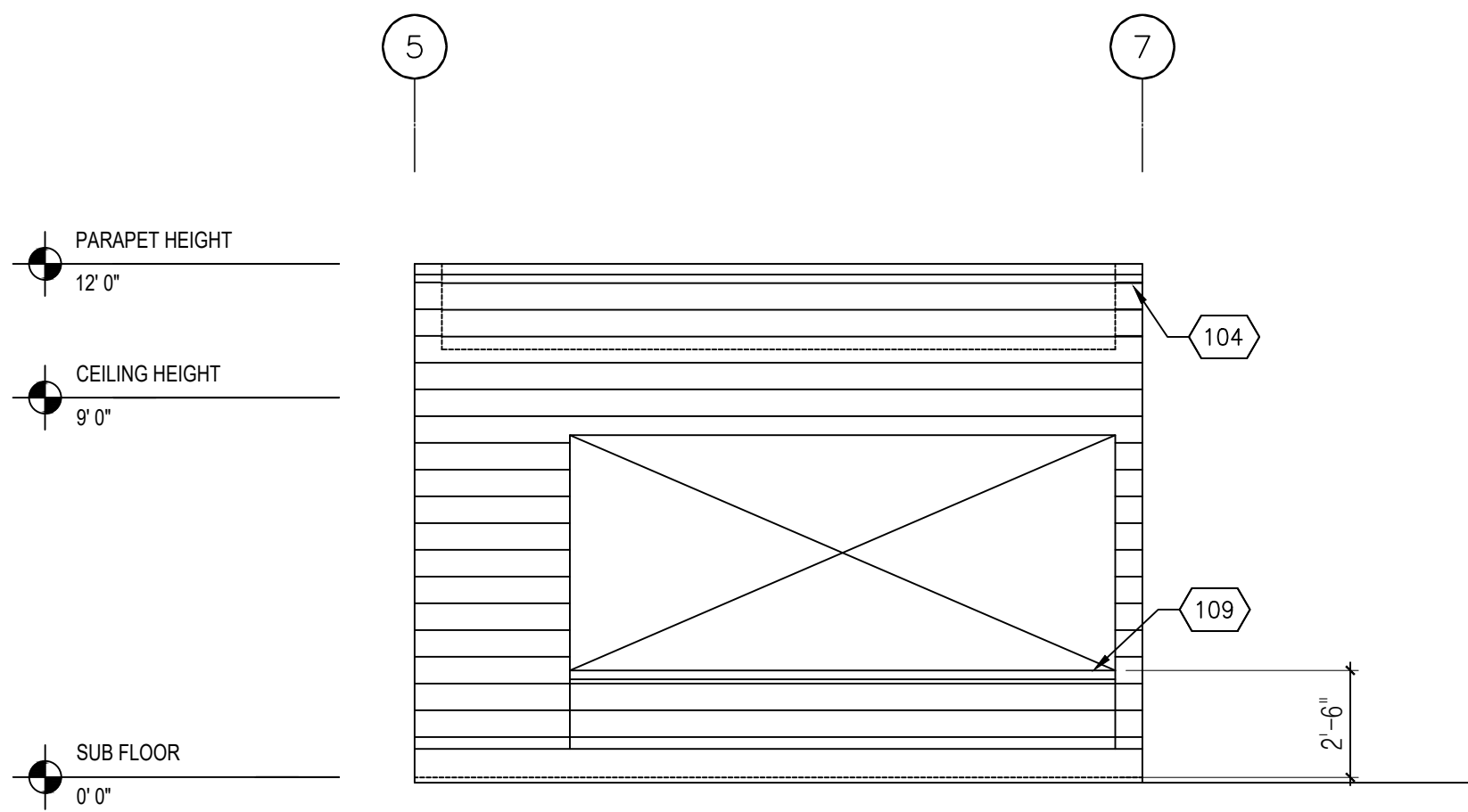


2 CABANA ROOF PLAN
SCALE: 1/4"=1'-0"

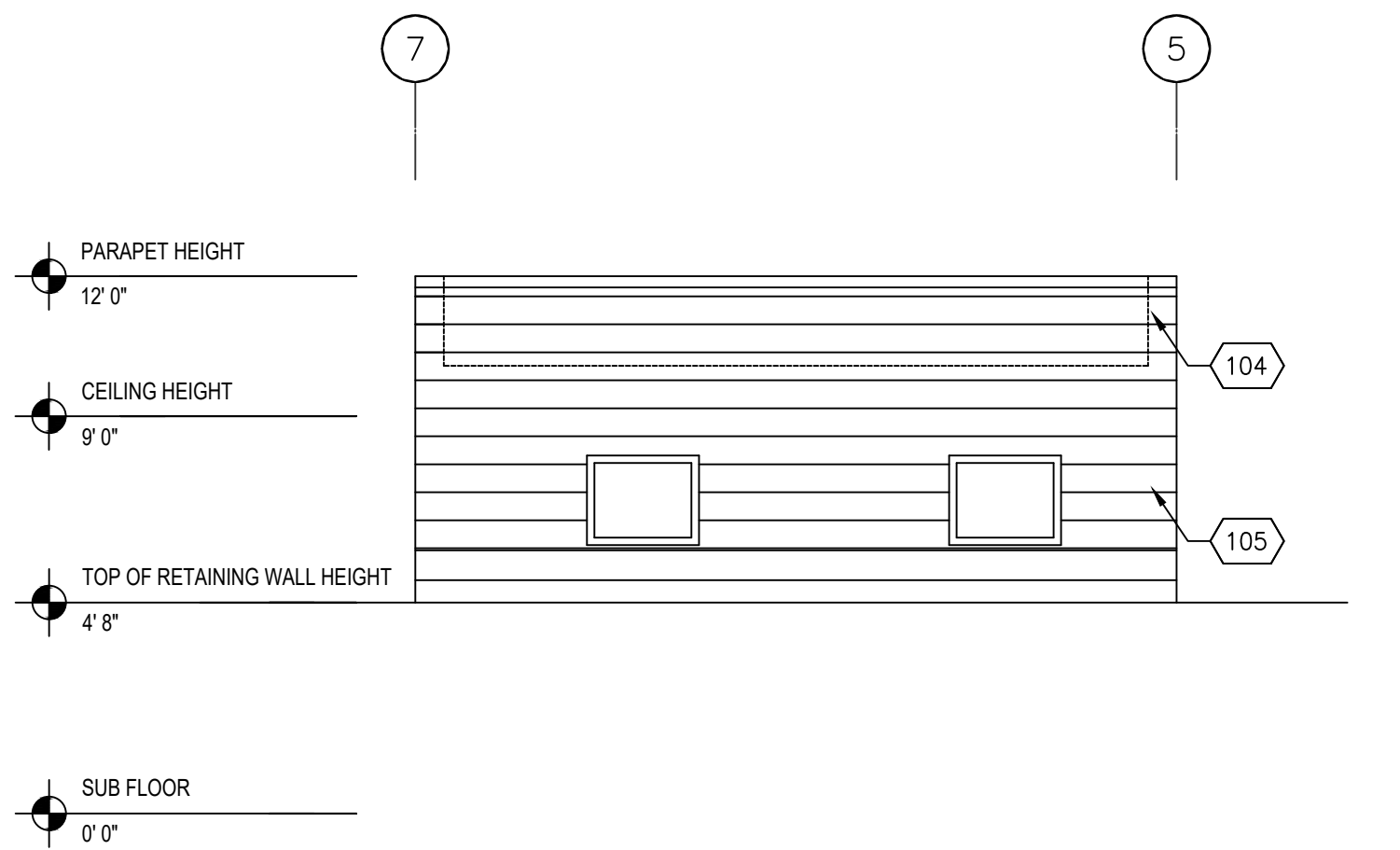


3 CABANA EAST ELEVATION
SCALE: 1/4"=1'-0"

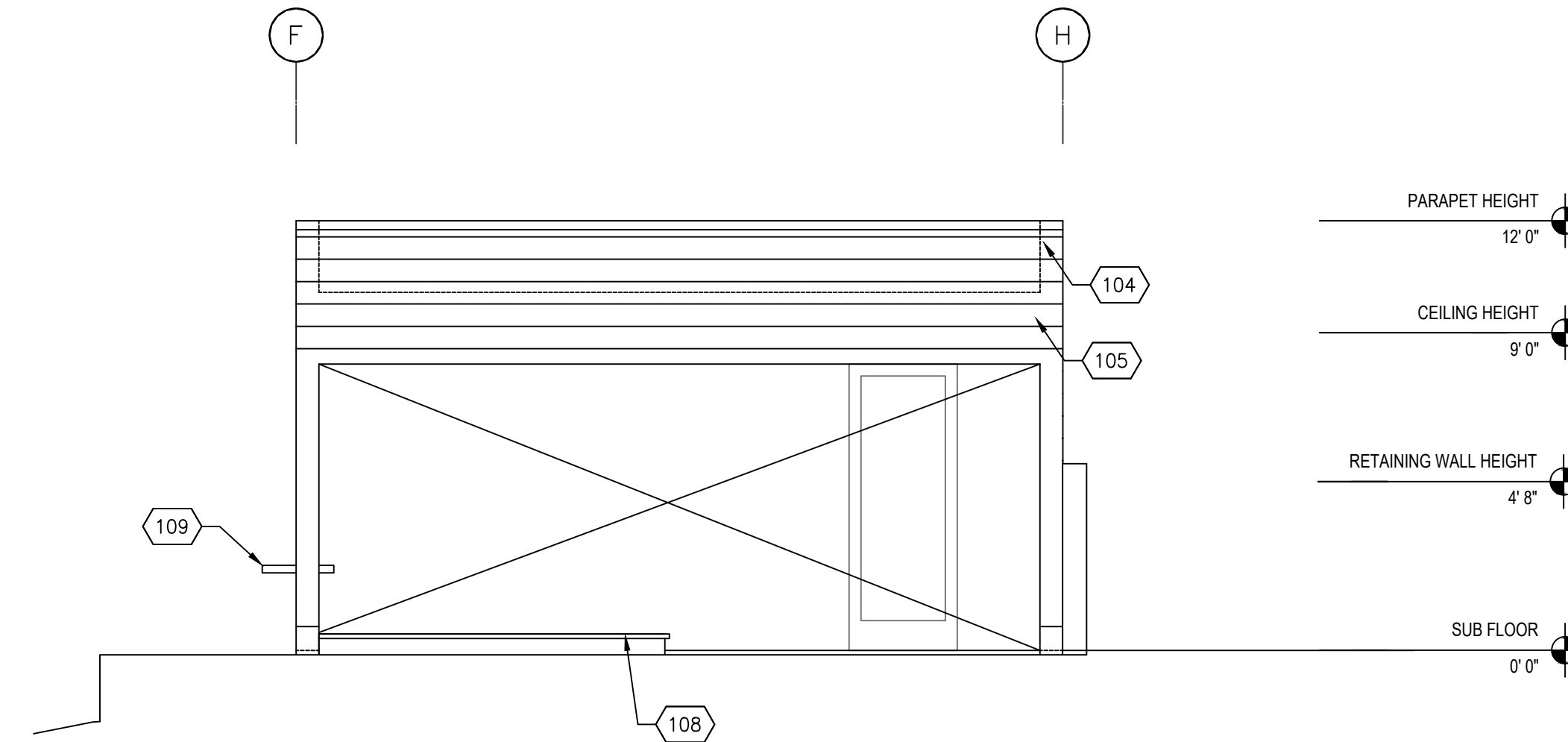
SHEET KEYNOTES	
NO.	NOTE
101	TILE SURROUND 72" TALL AT ALL SHOWER ENCLOSURE
102	FIREPLACE WITH TV ON TOP
103	BAR / KITCHENETTE
104	NEW PARAPET WALL AT FLAT ROOF
105	HARDIE BOARD SIDING WUI COMPLIANT
106	DOWN SPOUT
107	30" HIGH BAR COUNTER
108	7" HIGH POOL BAR DESIGN BY OTHERS



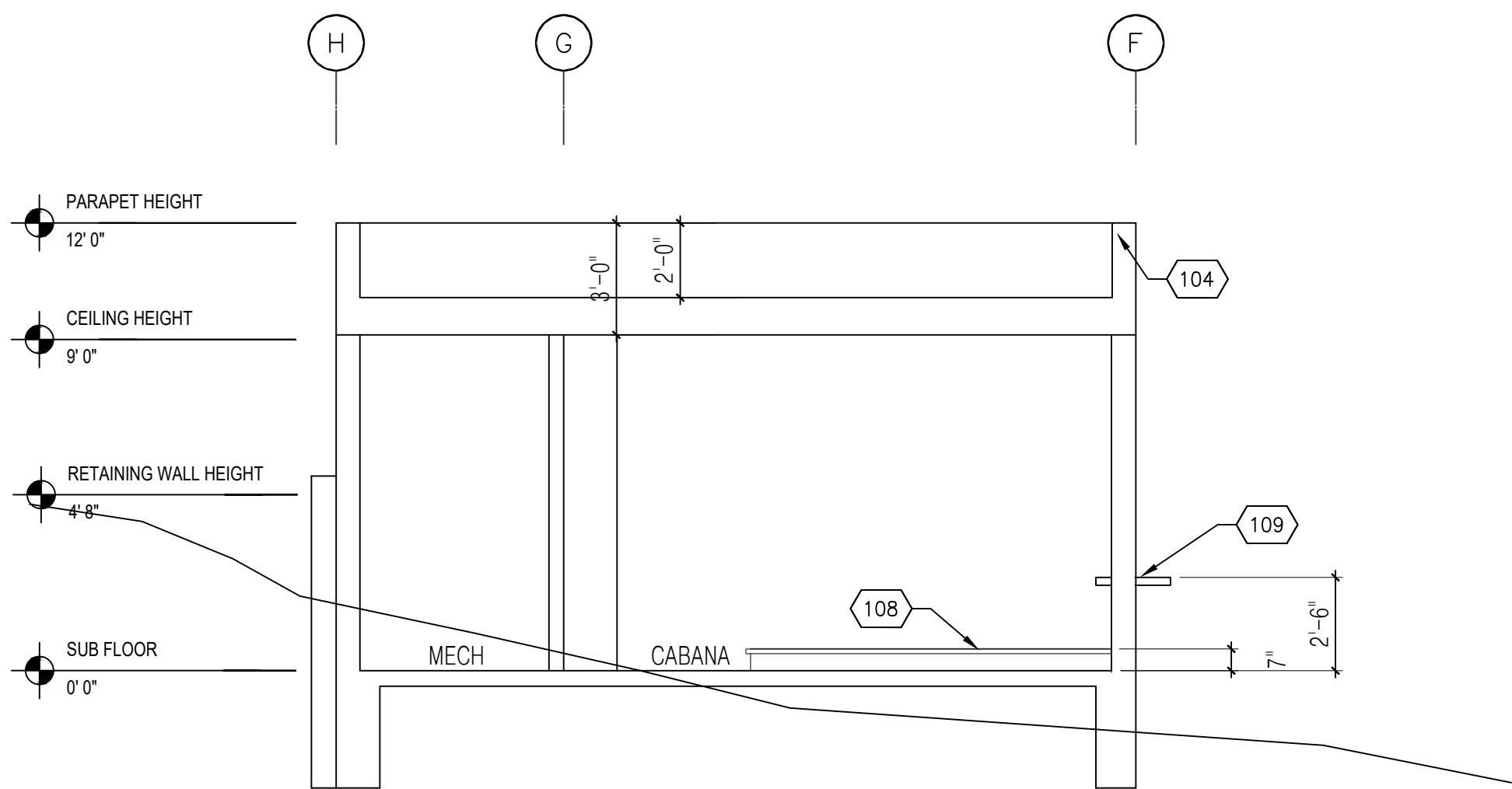
4 CABANA NORTH ELEVATION
SCALE: 1/4"=1'-0"



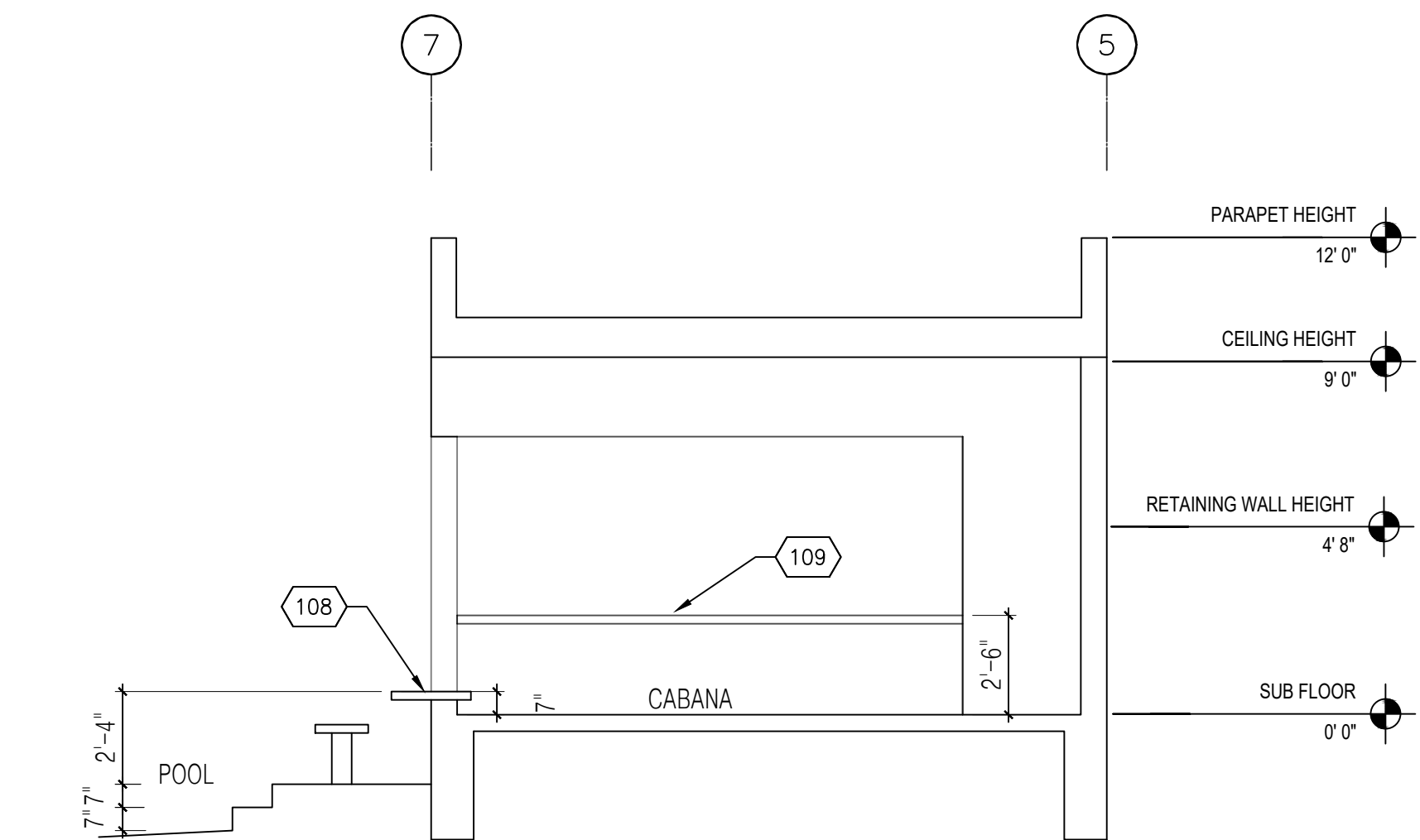
5 CABANA SOUTH ELEVATION
SCALE: 1/4"=1'-0"



6 CABANA WEST ELEVATION
SCALE: 1/4"=1'-0"



7 CABANA SECTION
SCALE: 1/4"=1'-0"



8 CABANA @ POOL SECTION
SCALE: 1/4"=1'-0"

WALL TYPES LEGEND	
W1 (N) EXTERIOR WALL	2 X 6 DF #2 @ 16" O.C. W/ 5/8" GYPSUM BOARD INTERIOR & VERTICAL HARDIE BOARD SIDING EXTERIOR, STRUCTURAL PLYWOOD (SSD) OVER TYVEK OR EQUIV. MOISTURE BARRIER (NOTE: SEE SHEARWALL SCHEDULE FOR NAILING REQUIREMENTS)
W2 (N) INTERIOR WALL	2 X 4 DF #2 @ 16" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES

DOOR SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	3'-0"	6'-8"	SWING	FIBERGLASS/ GLASS	NEW/EXTERIOR
B	2'-8"	6'-8"	POCKET	FIBERGLASS	NEW/EXTERIOR

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	2'-6"	2'-0"	SLIDER	FIBERGLASS	NEW



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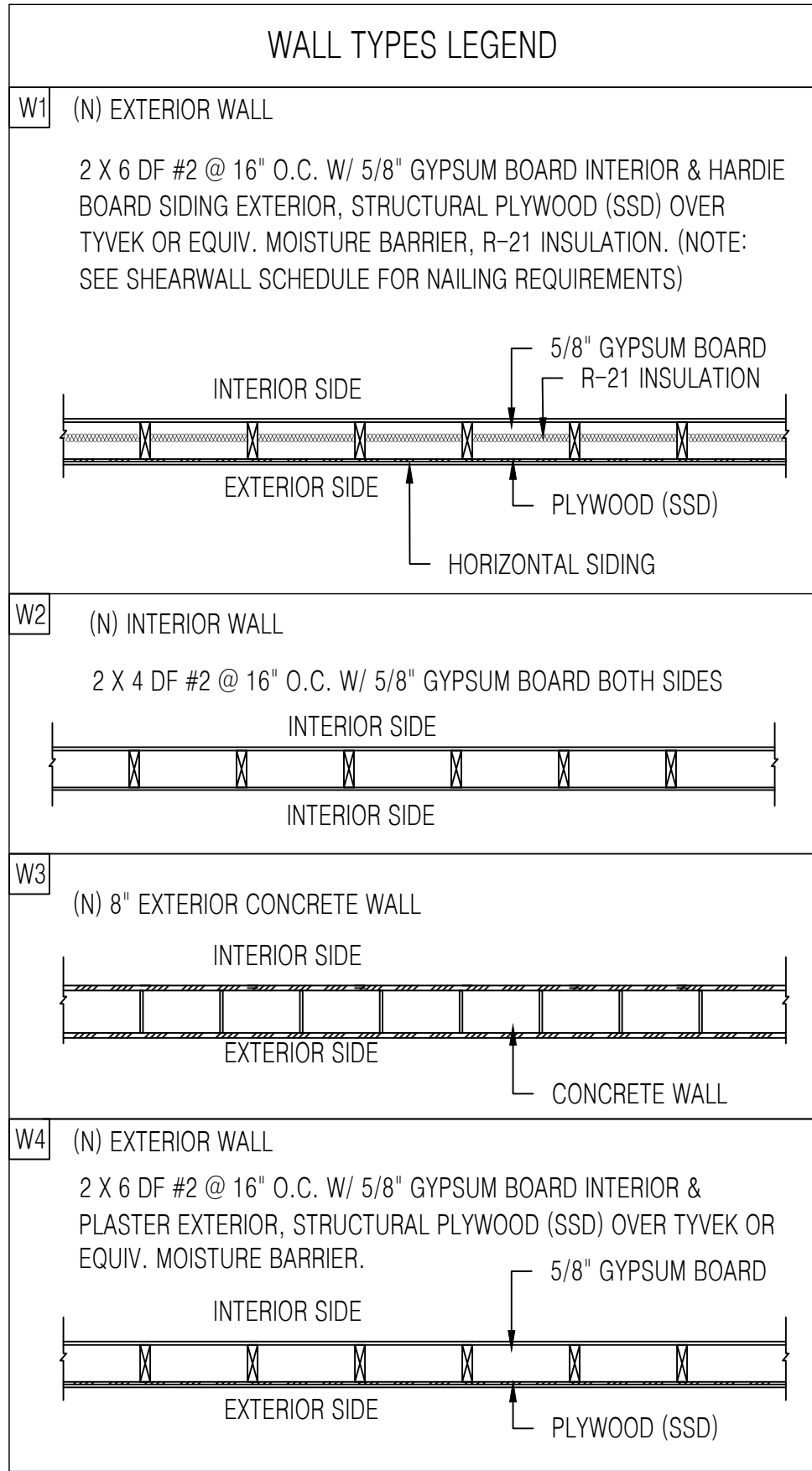
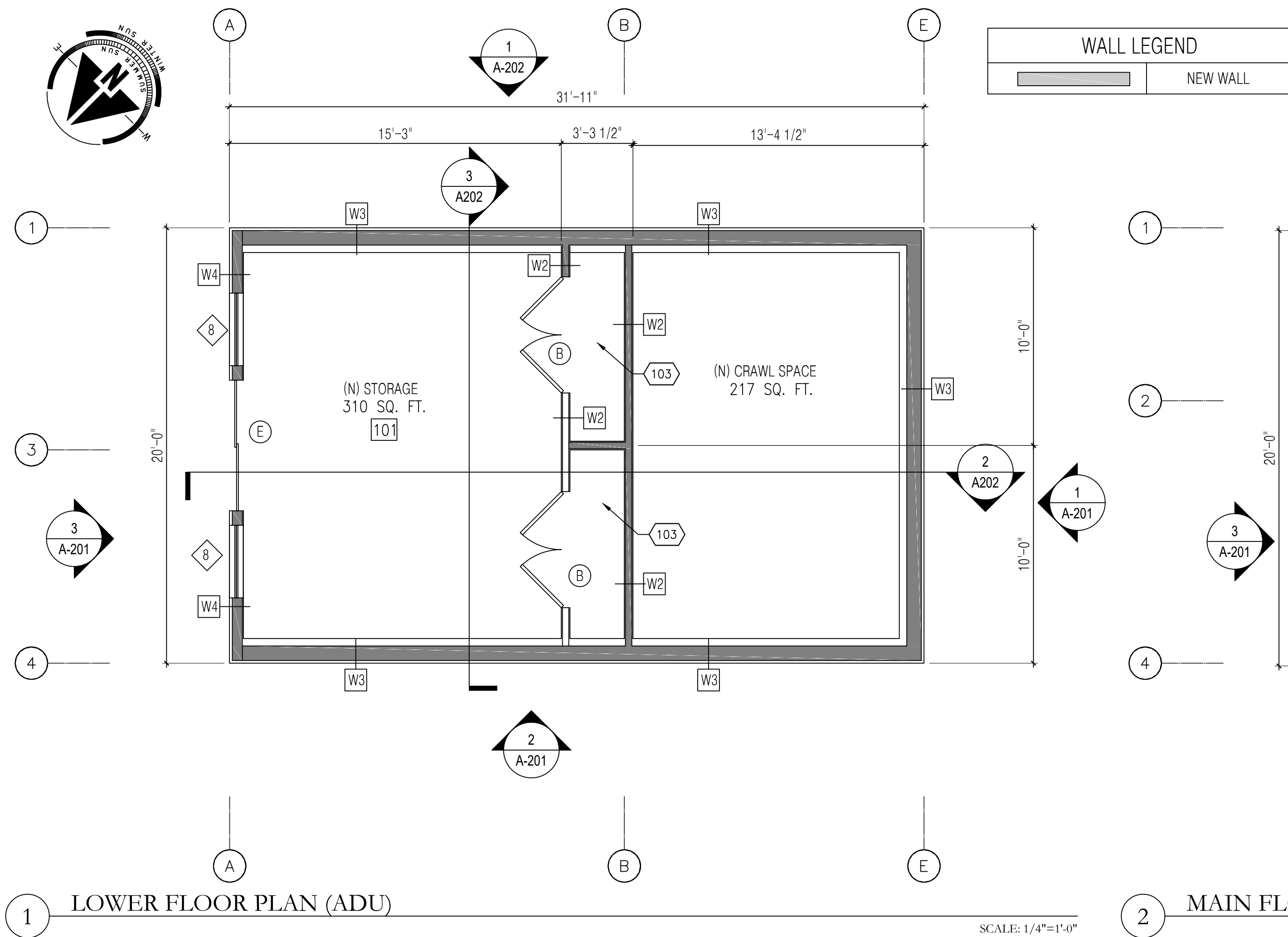
DESIGNER SIGNATURE

Seth Gilley

PROPOSED
CABANA
FLOOR PLAN,
ROOF PLAN,
ELEVATIONS
& SECTION

DATE: 05.27.21
JOB # —
DRAWN BY: OTB
SCALE: AS NOTED
SHEET NO.

A-101



LIGHT/ VENT CALCULATIONS					
ROOM NUMBER	ROOM NAME	ROOM SQ. FT.	EXISTING WINDOWS & DOORS	LIGHT	
				REQUIRED 8%	PROVIDED
101	(N) STORAGE	310 SQ. FT.	DOOR A	24.8 SQ. FT.	80 SQ/FT.
201	(N) ADU	309 SQ. FT.	DOOR A	24.7 SQ. FT.	80 SQ/FT.

DOOR SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	12'-0"	6'-8"	4 DOOR SLIDER (3' W EACH)	GASS	NEW/EXTERIOR
B	5'-4"	6'-8"	DOUBLE SWING	VINYL	NEW/INTERIOR
C	3'-6"	6'-8"	SWING	VINYL	NEW/EXTERIOR
D	2'-8"	6'-8"	SWING	VINYL	NEW/INTERIOR
E	6'-0"	8'-0"	2 DOOR SLIDER	VINYL	NEW/EXTERIOR

WINDOW SCHEDULE				
MARK	SIZE		TYPE	NOTES
	WIDTH	HEIGHT		
1	4'-0"	3'-0"	SLIDER	NEW
2	2'-0"	3'-0"	HUNG	NEW
3	2'-0"	7'-6"	CASEMENT	NEW
4	4'-6"	3'-0"	SLIDER	NEW
5	6'-0"	8'-0"	SLIDER	NEW/ HDR 9'6" HIGH
6	2'-0"	4'-0"	SKYLIGHT	NEW
7	2'-0"	2'-0"	SKYLIGHT	NEW
8	3'-4"	5'-0"	CASEMENT	NEW/ HDR 8' HIGH

SHEET KEYNOTES	
NO.	NOTE
101	TILE SURROUND 72" TALL AT ALL SHOWER ENCLOSURE
102	LINEN CABINET
103	STORAGE CLOSET
104	CLASS A COMPOSITION ROOF
105	LINE OF NEW PARAPET AT FLAT ROOF
106	(N) COVERED DECK

- SAFETY NOTES
- PROVIDE ANTI-SCALD VALVES AT NEW TUB/SHOWER.
 - NOTE: SHOWER DOORS SHALL BE TEMPERED AND OPEN OUTWARD.
 - NOTE: ALL WINDOWS WITHIN 60" OF A BATH OR SHOWER DRAIN SHALL BE TAMPERED OR APPROVED SAFETY GLAZING.
 - NOTE: ALL WINDOWS WITHIN 24" RADIUS FROM THE EDGE OF A CLOSED DOOR SHALL BE TEMPERED OR APPROVED SAFETY GLAZING.
 - BEDROOM EGRESS WINDOWS SHALL BE INSTALLED TO A MAXIMUM OF 44" FROM FINISHED FLOOR TO OPENING.
 - BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION: GRADE-FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. IF TOP OF LOWER WINDOW SILL PLATE IS <44" ABOVE FINISH GRADE
 - BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A NET CLEAR OPENING WIDTH OF 20 INCHES.
 - BEDROOM EGRESS WINDOWS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.

- GREEN BUILDING NOTES
- 4.3 WATER EFFICIENCY AND CONSERVATION
- SECTION 4.403 INDOOR WATER USE
- 4.303.1 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1 THROUGH 4.303.1.4.4.
- 4.303.1.1. WATER CLOSETS:
- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- 4.303.1.2. URINALS:
- THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
- 4.303.1.3 SHOWERHEADS:
- 4.303.1.3.1 SINGLE SHOWERHEAD: SINGLE SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 P.S.I. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENCE SPECIFICATION FOR SHOWERHEADS.
- 4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER: WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 P.S.I., OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER TO BE IN OPERATION AT A TIME.
- NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- 4.303.1.4 FAUCETS:
- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 P.S.I.. THE MINIMUM FLOW RATE OF RESIDENTIAL FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTES AT 20 P.S.I..
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 P.S.I..
- 4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLON PER CYCLE.
- 4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLON PER MINUTE AT 60 P.S.I.. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 P.S.I., AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 P.S.I..
- NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- 4.303.2 PLUMBING FIXTURES AND FITTINGS REQUIRE IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.

- 4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLON PER CYCLE.
- 4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLON PER MINUTE AT 60 P.S.I.. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 P.S.I., AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 P.S.I..
- NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- 4.303.2 PLUMBING FIXTURES AND FITTINGS REQUIRE IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.
- AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE BASED.
- ANY EXISTING 'NONCOMPLIANT' FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED.



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CHAN/ STRAUB RESIDENCE

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REVISIONS

DESIGNER SIGNATURE

Seth Gilley

PROPOSED ACCESSORY DWELLING UNIT FLOOR PLAN & ROOF PLAN

DATE:	05.27.21
JOB #	—
DRAWN BY:	OTB
SCALE:	AS NOTED
SHEET NO.	

CHAN/
STRAUB
RESIDENCE

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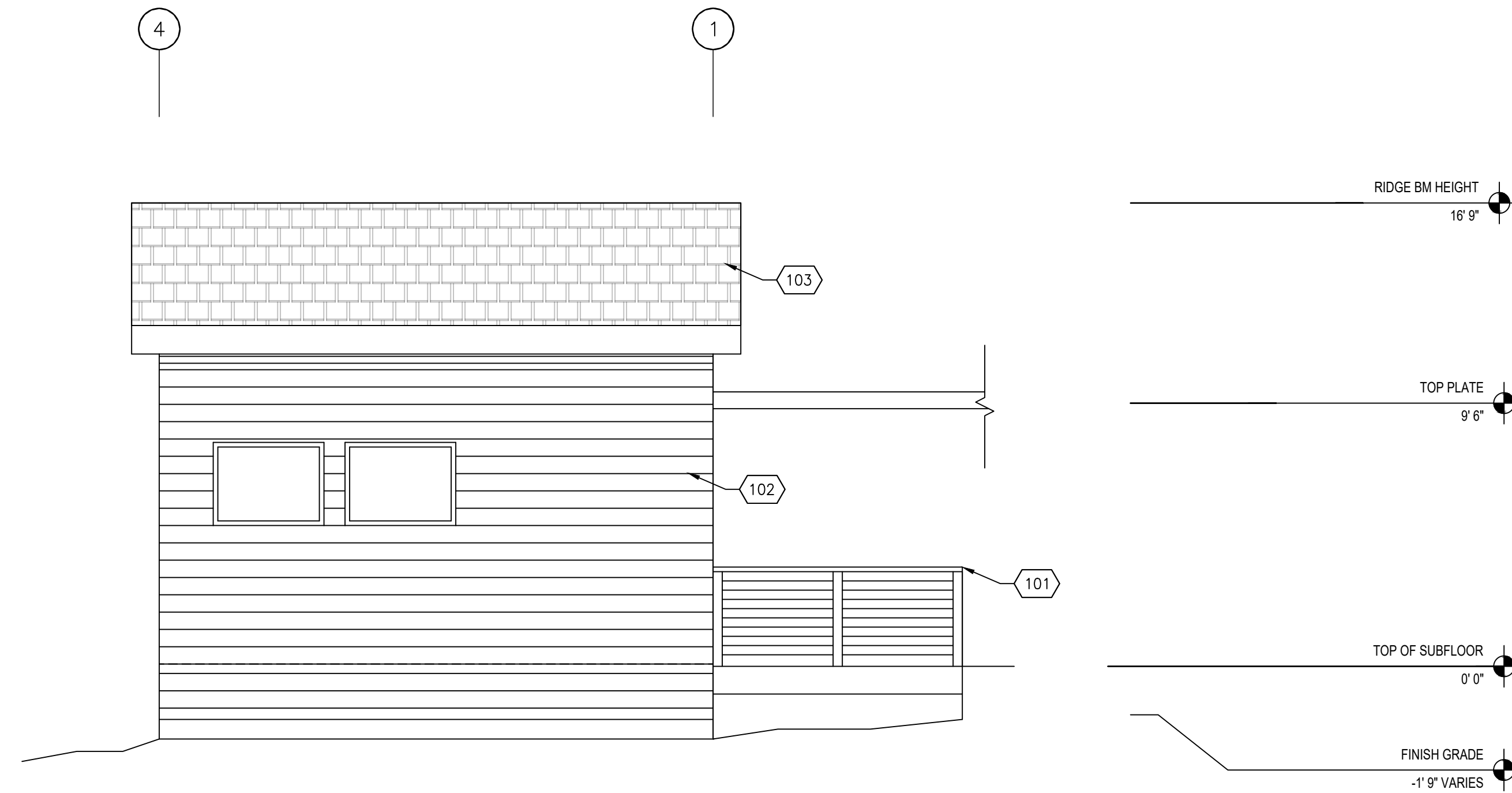
DESIGNER SIGNATURE

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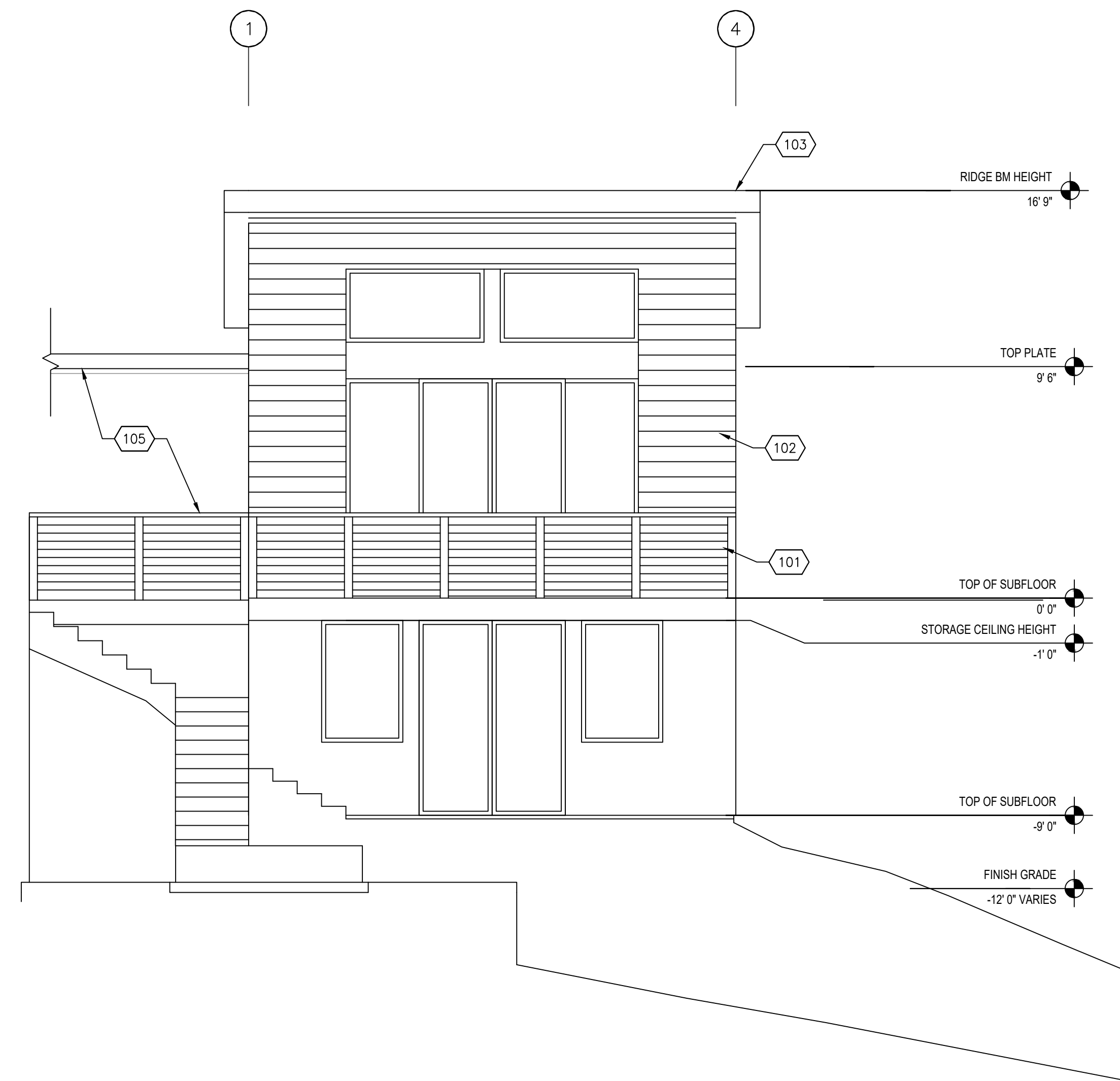
PROPOSED
ADU
ELEVATIONS

DATE: 05.27.21
JOB # —
DRAWN BY: OTB
SCALE: AS NOTED
SHEET NO.

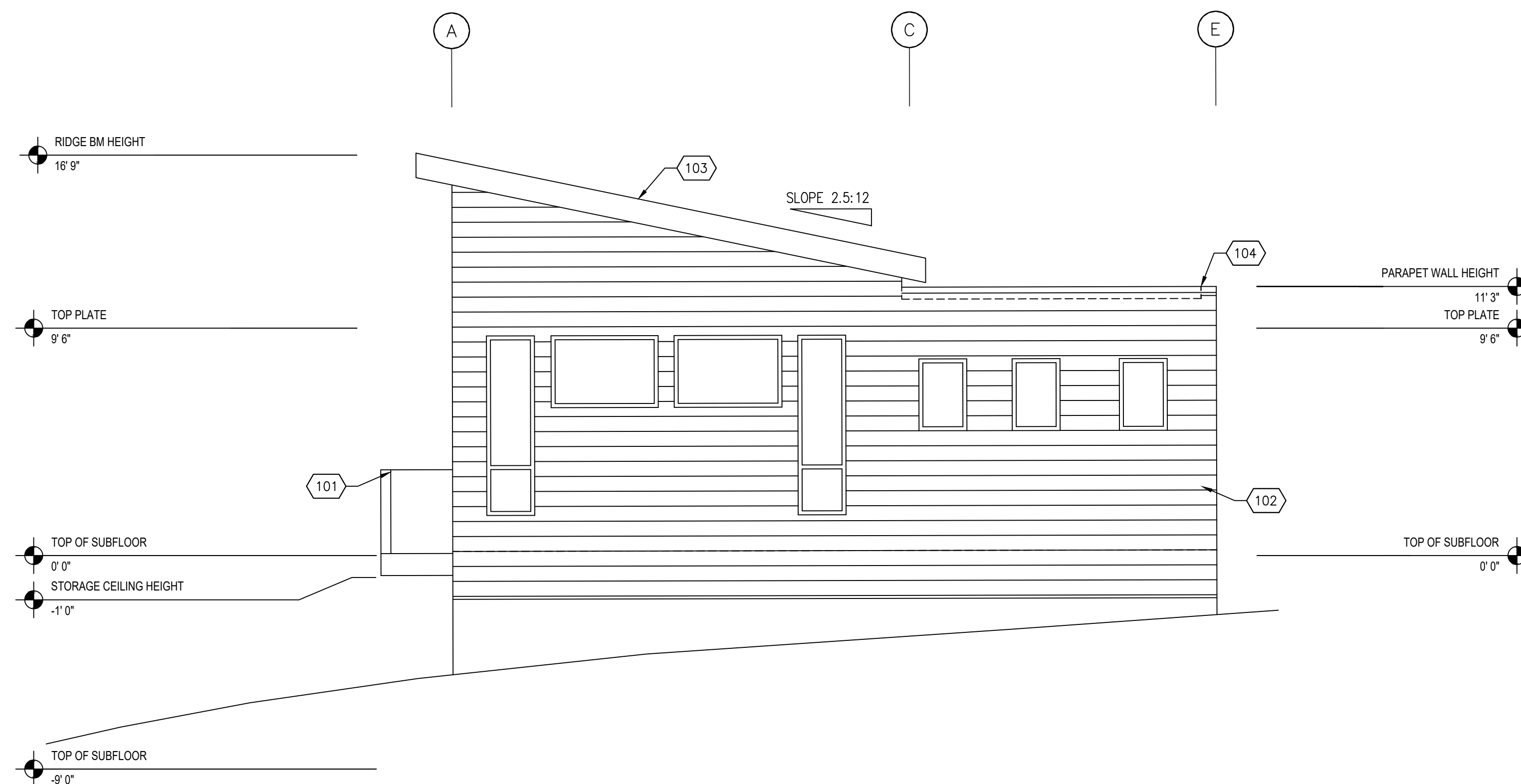
SHEET KEYNOTES	
NO.	NOTE
101	3'6" HIGH, METAL + CABLE GUARDRAIL AT BALCONY- SEE G-002
102	HARDIE BOARD SIDING W/VI COMPLIANCE
103	CLASS A COMPOSITION ROOF
104	FLAT ROOF
105	(N) COVERED DECK



1 PROPOSED SOUTH ELEVATION (ADDITIONAL DWELLING UNIT) SCALE: 1/4"=1'-0"



3 PROPOSED SOUTH ELEVATION (ADDITIONAL DWELLING UNIT) SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION (ADDITIONAL DWELLING UNIT) SCALE: 1/4"=1'-0"

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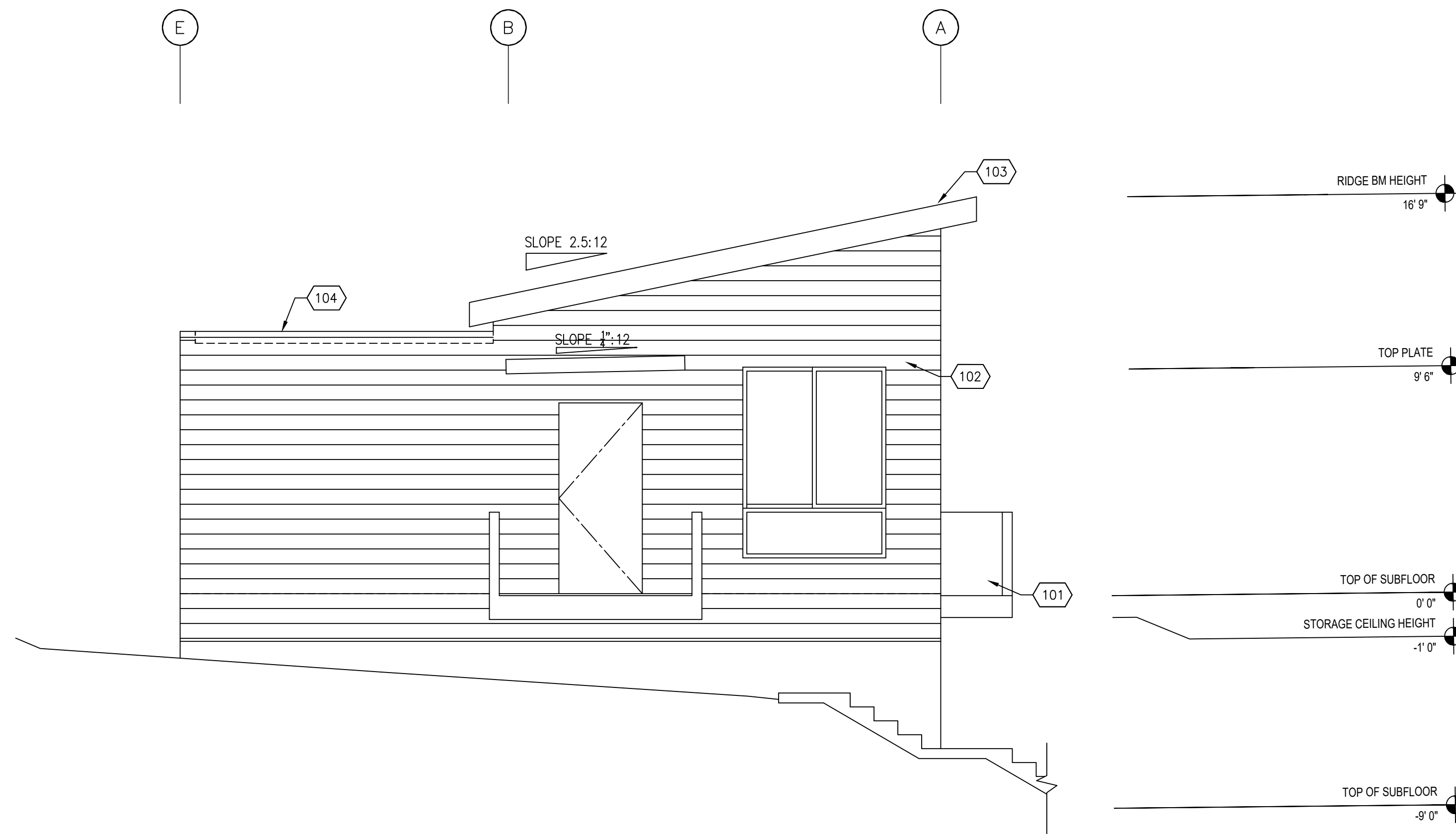
DESIGNER SIGNATURE

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PROPOSED
ADU
ELEVATIONS
AND
SECTION

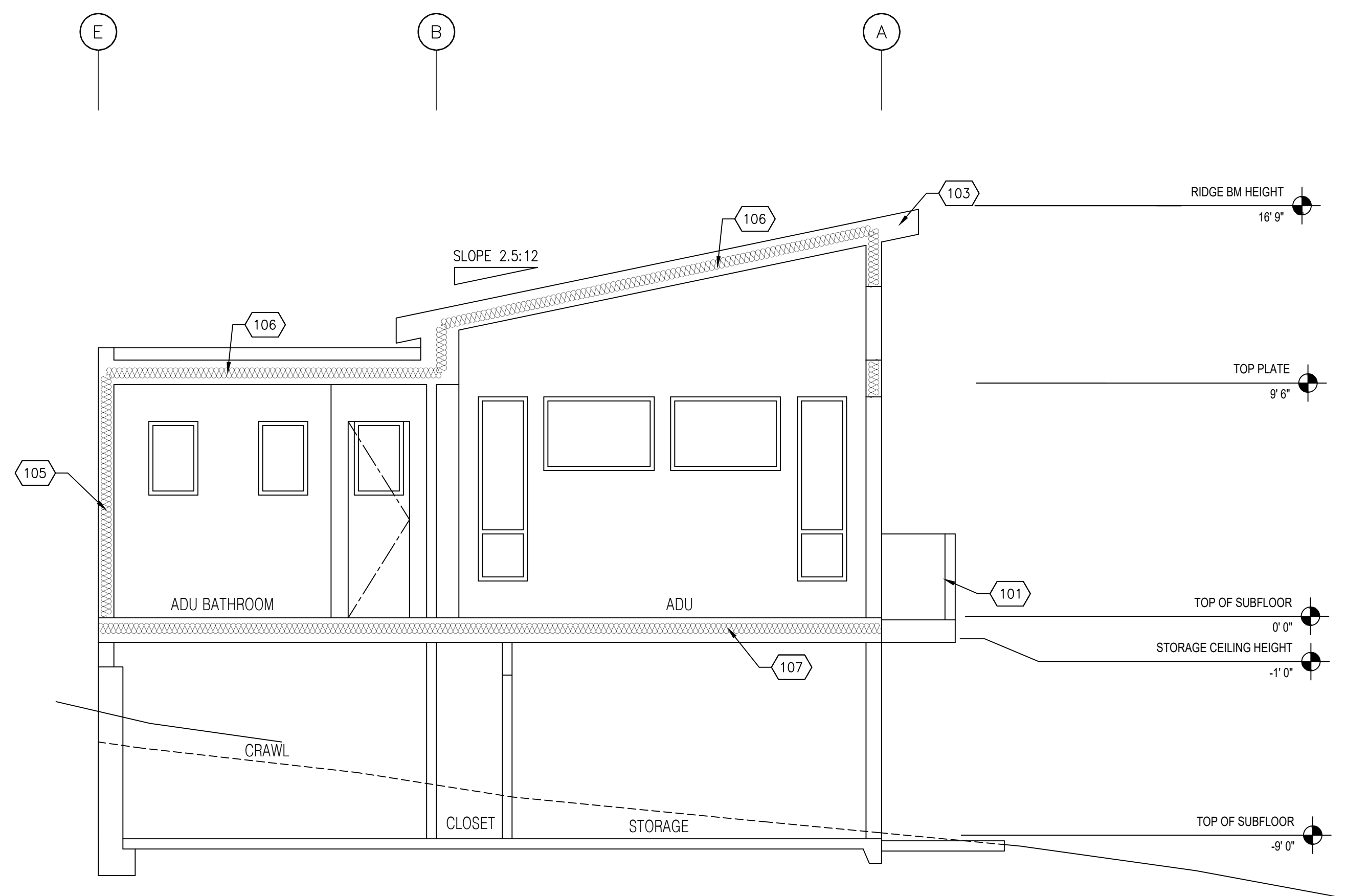
DATE: 05.27.21
JOB # —
DRAWN BY: OTB
SCALE: AS NOTED
SHEET NO.

SHEET KEYNOTES	
NO.	NOTE
101	3'6" HIGH, METAL + CABLE GUARDRAIL AT BALCONY SEE G-002
102	HARDIE BOARD SIDING WUI COMPLIANT
103	CLASS A COMPOSITION ROOF
104	FLAT ROOF
105	R-21 WALL INSULATION
106	R-38 ROOF INSULATION
107	R-19 FLOOR INSULATION
108	(N) ROOF



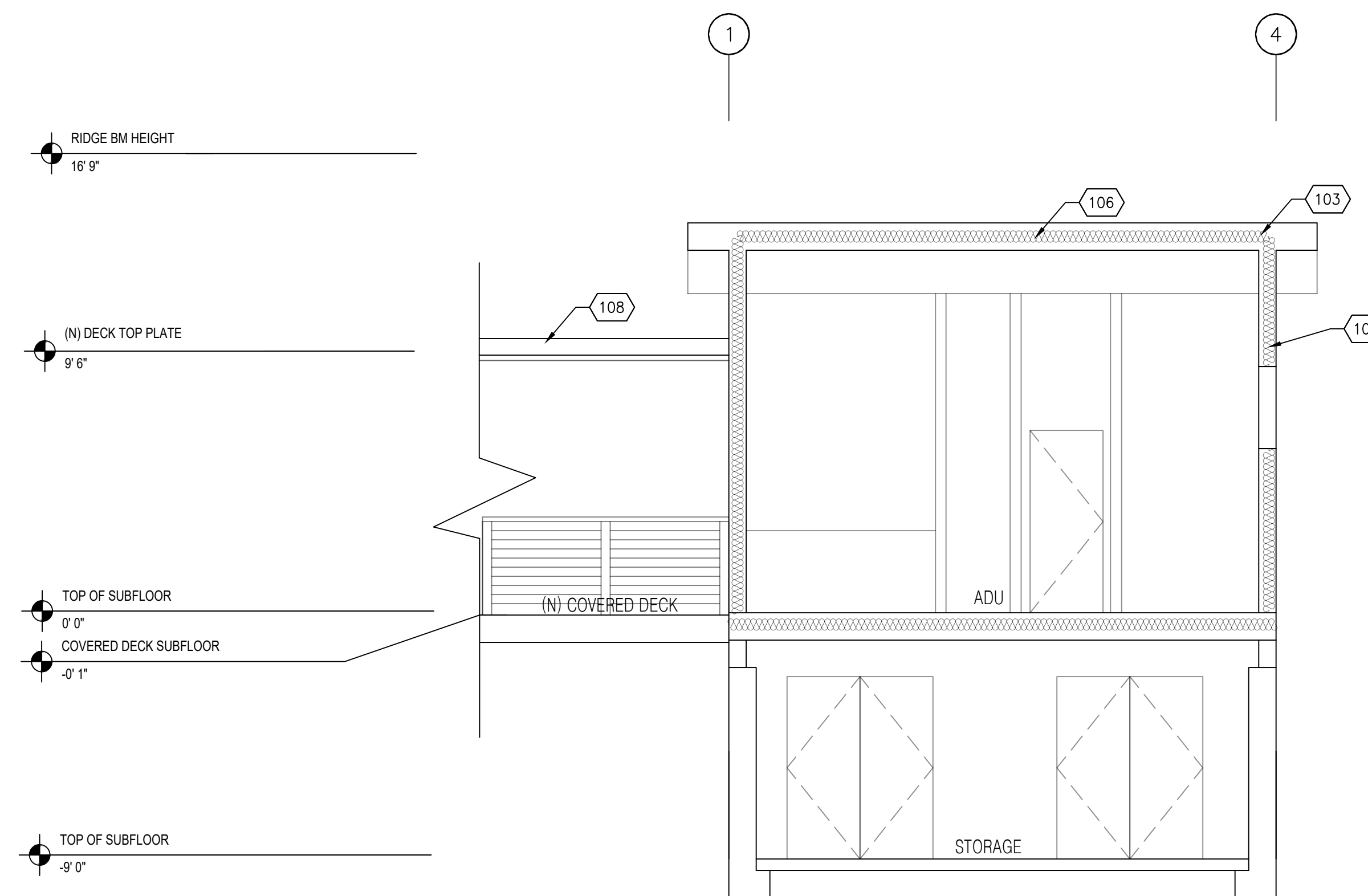
1 PROPOSED WEST ELEVATION (ADDITIONAL DWELLING UNIT)

SCALE: 1/4"=1'-0"



2 PROPOSED SECTION (ADDITIONAL DWELLING UNIT)

SCALE: 1/4"=1'-0"



3 PROPOSED SECTION (ADDITIONAL DWELLING UNIT & NEW COVERED DECK)

SCALE: 1/4"=1'-0"

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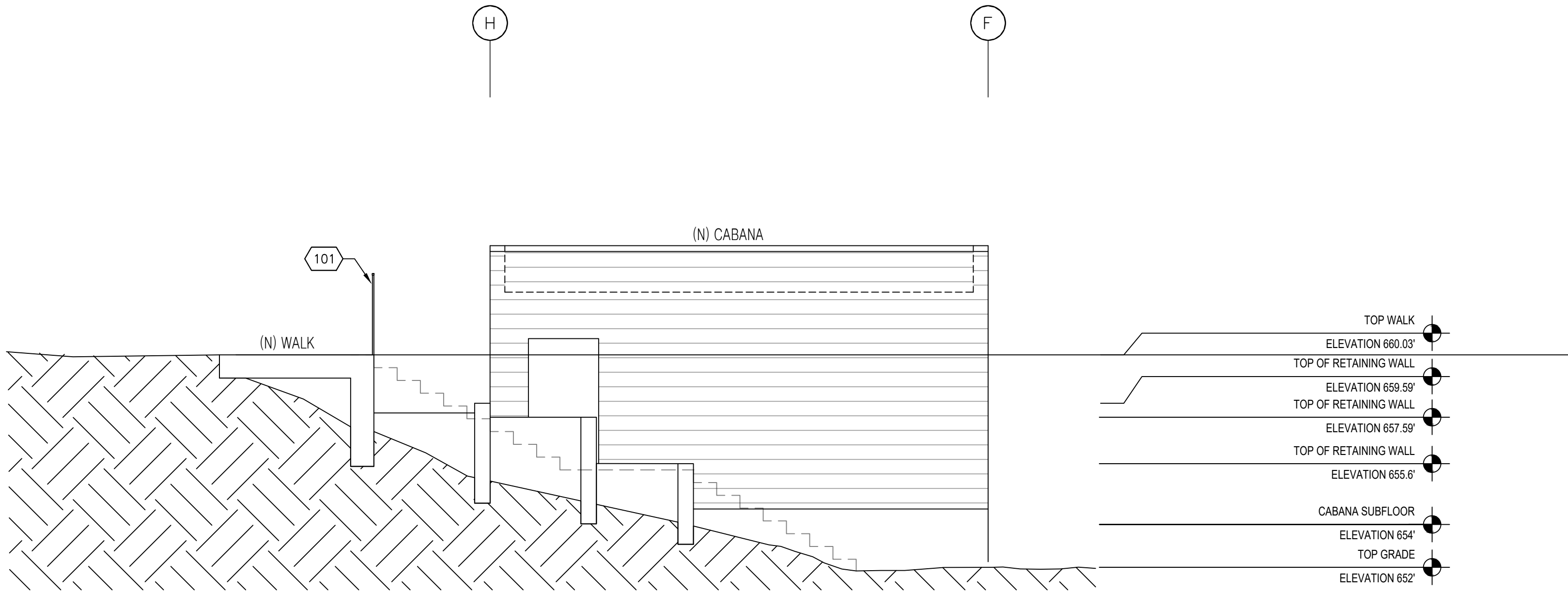
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SITE
RETAINING
WALL
SECTIONS

DATE:	05.27.21
JOB #	—
DRAWN BY:	OTB
SCALE:	AS NOTED
SHEET NO.	

SHEET KEYNOTES	
NO.	NOTE
101	(N) 3.5' MIN. HIGH GUARDRAIL



1 PROPOSED LANDSCAPE RETAINING WALLS AT CABANA

SCALE: 1/4"=1'-0"

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STRAUB
RESIDENCE

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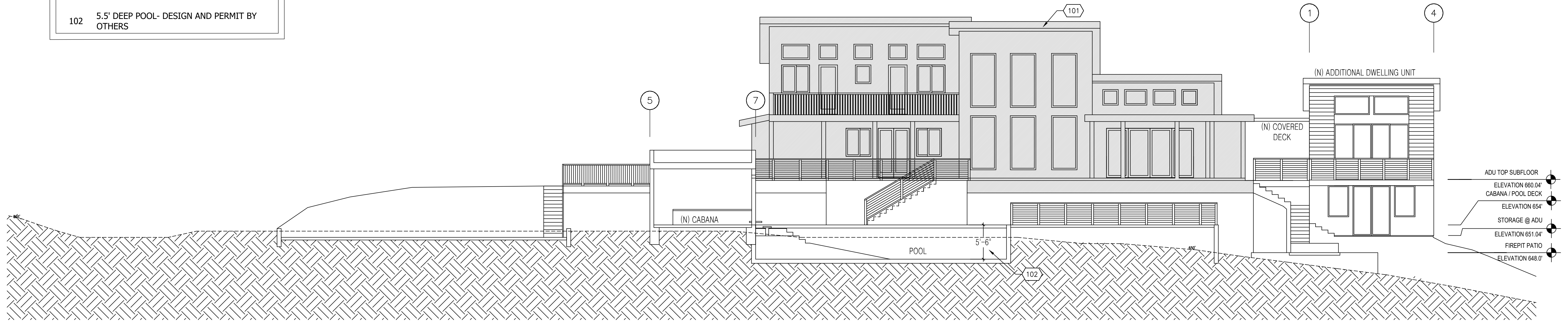
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SITE
SECTIONS/
ELEVATIONS

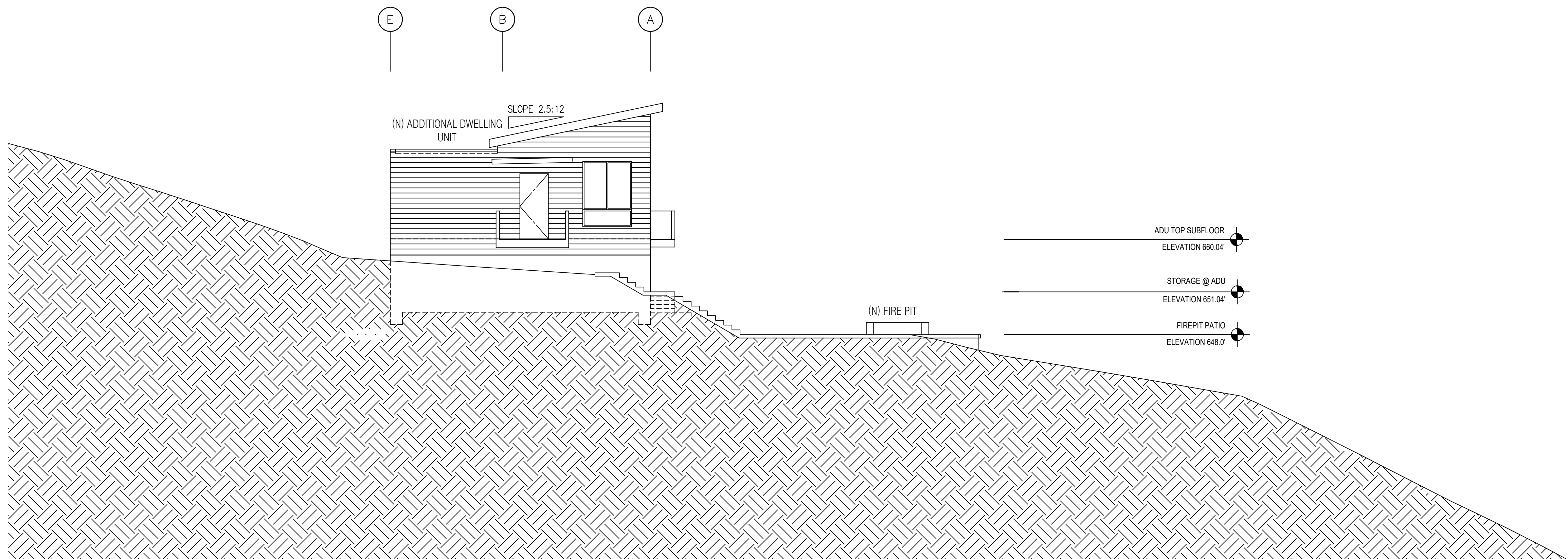
DATE: 05.27.21
JOB # —
DRAWN BY: OTB
SCALE: AS NOTED
SHEET NO.

SHEET KEYNOTES	
NO.	NOTE
101	SHADED AREA NO WORK
102	5.5' DEEP POOL- DESIGN AND PERMIT BY OTHERS



1 PROPOSED SITE ELEVATION / ELEVATION

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



2 PROPOSED SITE ELEVATION /SECTION

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

CHAN/
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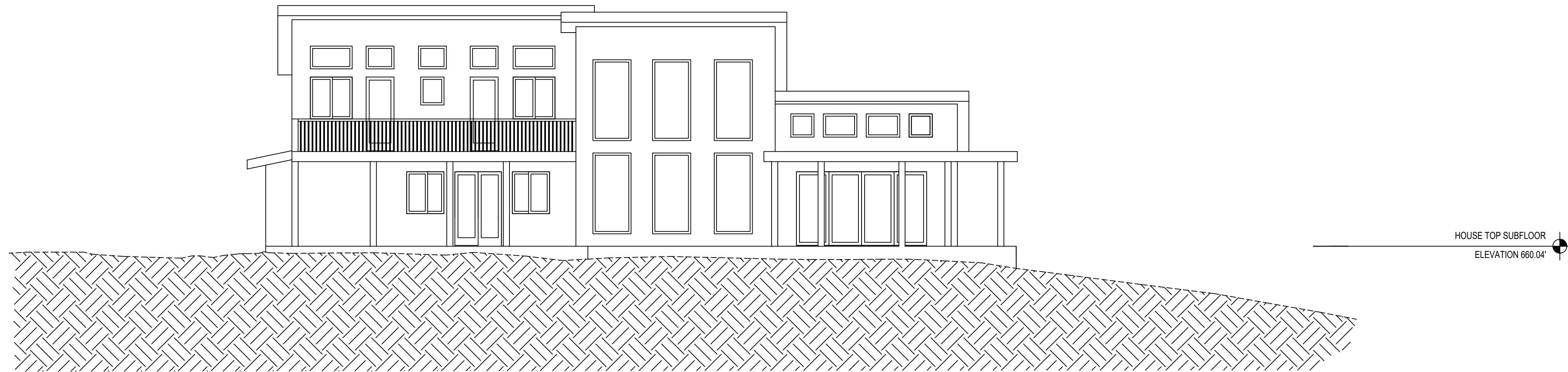
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EXISTING
ELEVATION

DATE:	05.27.21
JOB #	—
DRAWN BY:	OTB
SCALE:	AS NOTED
SHEET NO.	

A-301E



1 EXISTING HOUSE NORTH ELEVATION

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