

OWNER: RAILROAD SQUARE VILLAGE, LLC
PO BOX 706
TIBURON, CA 94920
PH: (707) 310-2291

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

ARCHITECT: O'MALLEY WILSON WESTPHAL
555 FIFTH STREET, SUITE 200
SANTA ROSA, CA 95401
PH: (707) 636-0828
FAX: (707) 636-0829

LANDSCAPE ARCHITECT: IMAGINE SONOMA
801 CAMELIA STREET, SUITE E
BERKELEY, CA 94710
PH: (510) 926-2600



1. PROJECT INFORMATION
2. GRADING AND UTILITY PLAN
3. STRIPING PLAN

EXISTING	PROPOSED	
		IRON PIPE
		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		BACKFLOW PREVENTION DEVICE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		LIGHT POLE
		STREET SIGN
		UTILITY POLE
		GUY ANCHOR
		CATCH BASIN
		DROP INLET
		MANHOLE
		CLEANOUT/RODDING INLET
		TREE
		TREE TO BE REMOVED
		PROPERTY LINE
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE
		RETAINING WALL
		FACE OF CURB
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		ASPHALT
		POROUS ASPHALT
		BIORETENTION/VOLUME CAPTURE
		CONCRETE
		VALLEY GUTTER
		INVERT AT CLEANOUT
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN
		CROSS SECTION IDENTIFICATION
		SHEET WHERE CROSS SECTION IS SHOWN

#	MORE OR LESS	MH	MANHOLE
AC	ASPHALT CONCRETE	MTN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BLRD	BOLLARD	OH	OVERHEAD
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PL	PROPERTY LINE
CB	CATCH BASIN	PTC	PROJECTED TOP OF CURB
CL	CENTERLINE	ROW	RIGHT OF WAY
CO	CLEAN OUT	S	SLOPE
CONC	CONCRETE	SD	STORM DRAIN
DI	DROP INLET	SDCB	STORM DRAIN CATCH BASIN
ELEC	ELECTRIC	SDMH	STORM DRAIN MANHOLE
ELEV	ELEVATION	SS	SANITARY SEWER
EX	EXISTING	SSE	PUBLIC SANITARY SEWER EASEMENT
FG	FINISH FLOOR	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SWE	SIDEWALK EASEMENT
FL	SURFACE FLOWLINE	TB	TOP OF BOX
FND	FOUND	TC	TOP FACE OF CURB
GI	GRATE INLET	TG	TOP OF GRATE
INV	INVERT BOTTOM INSIDE OF PIPE	TPY	TYPICAL
IP	IRON PIPE	W	WATER
MAX	MAXIMUM		

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.

BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE COUNTY/CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

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.

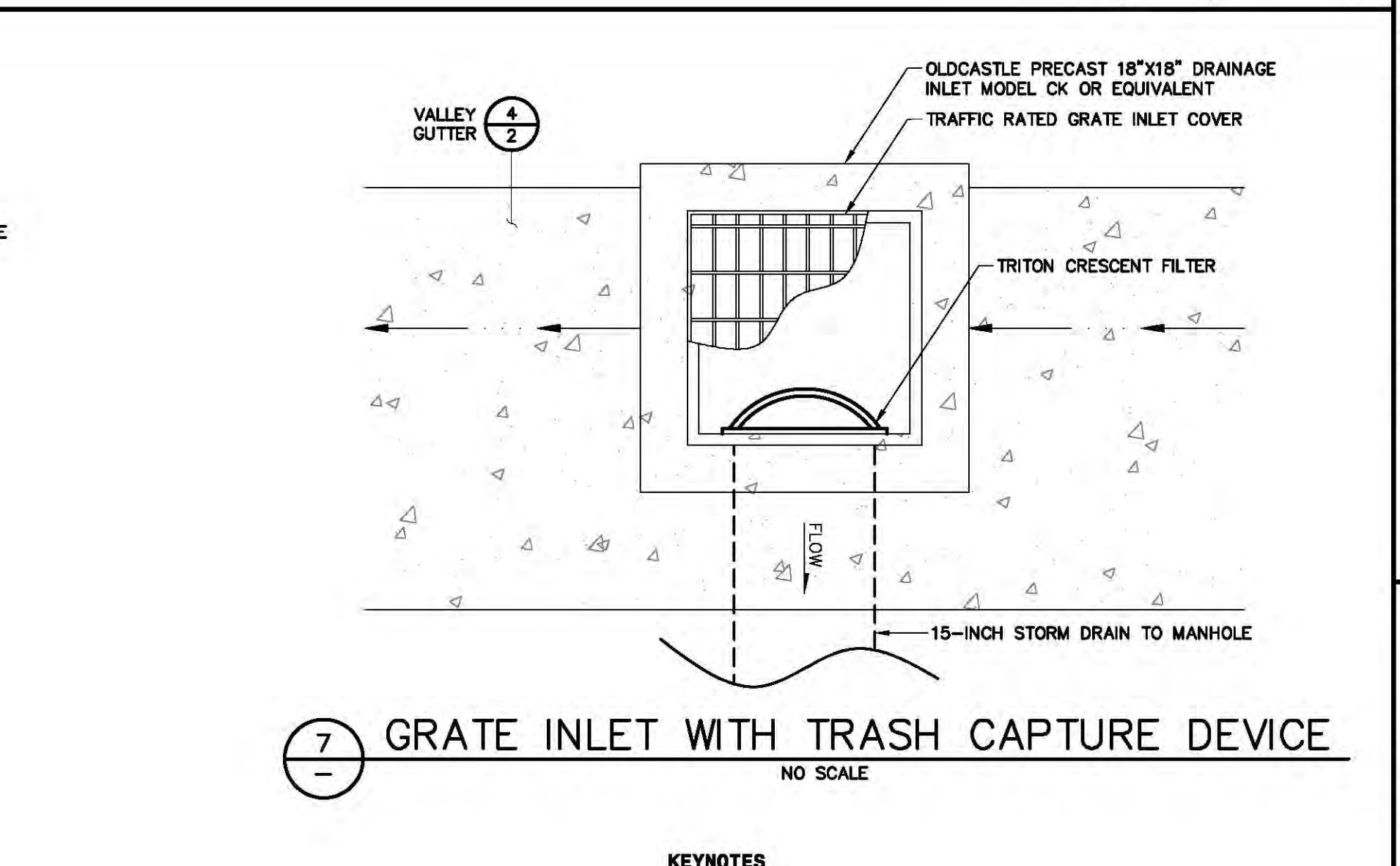
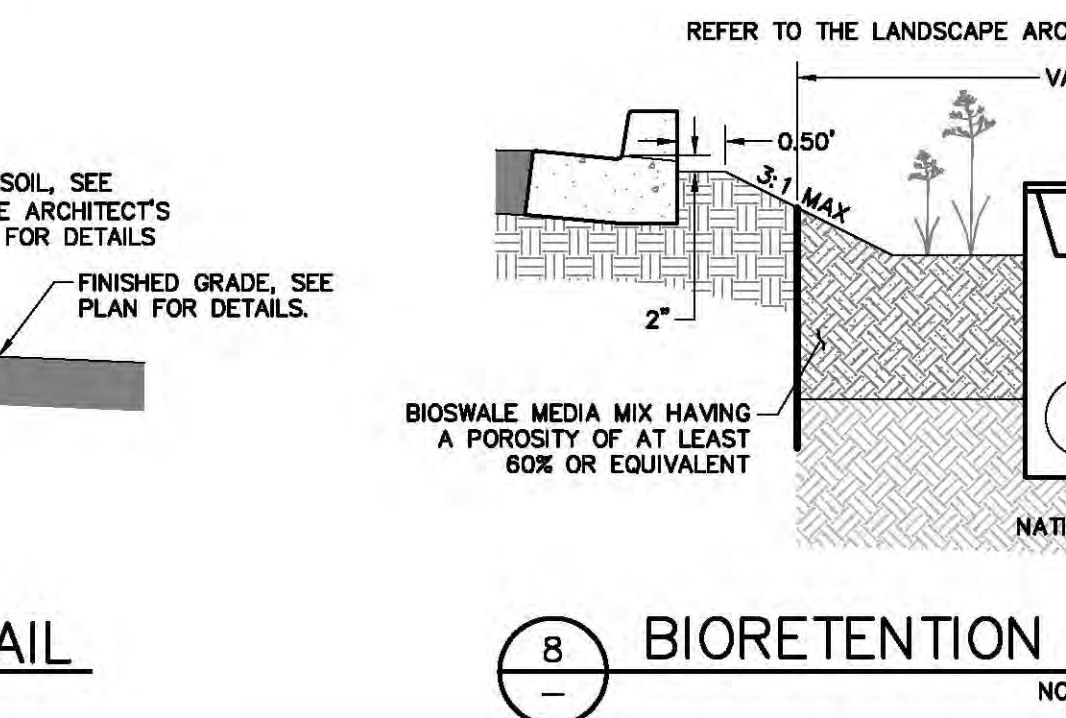
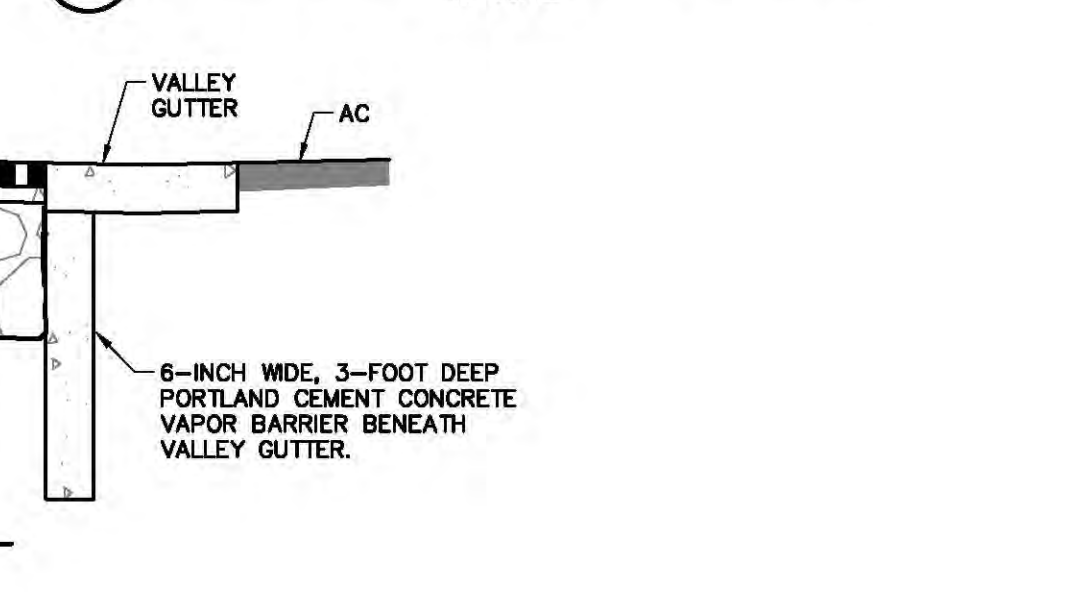
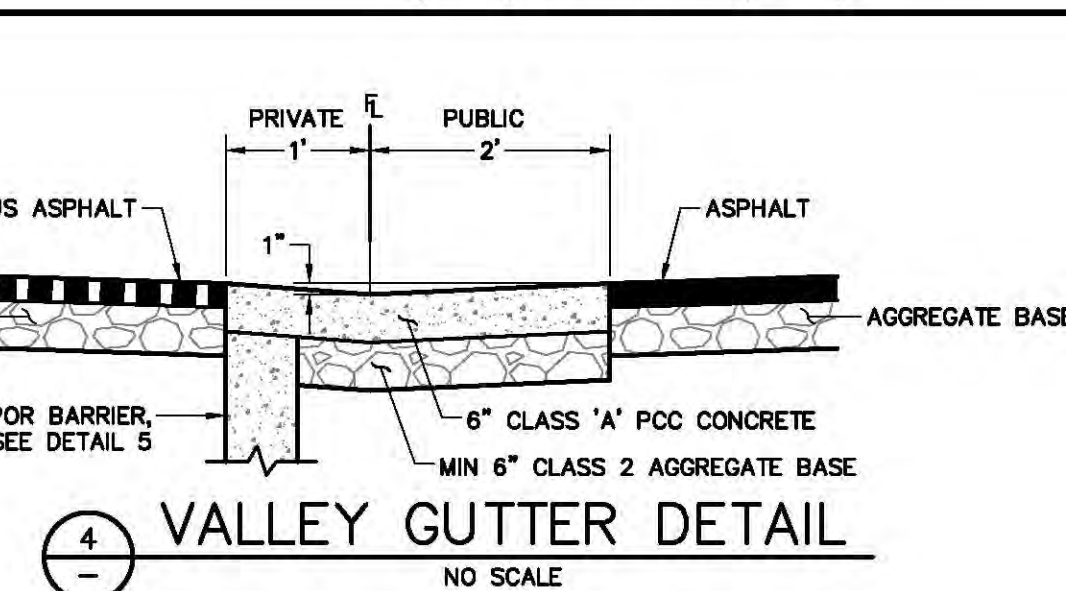
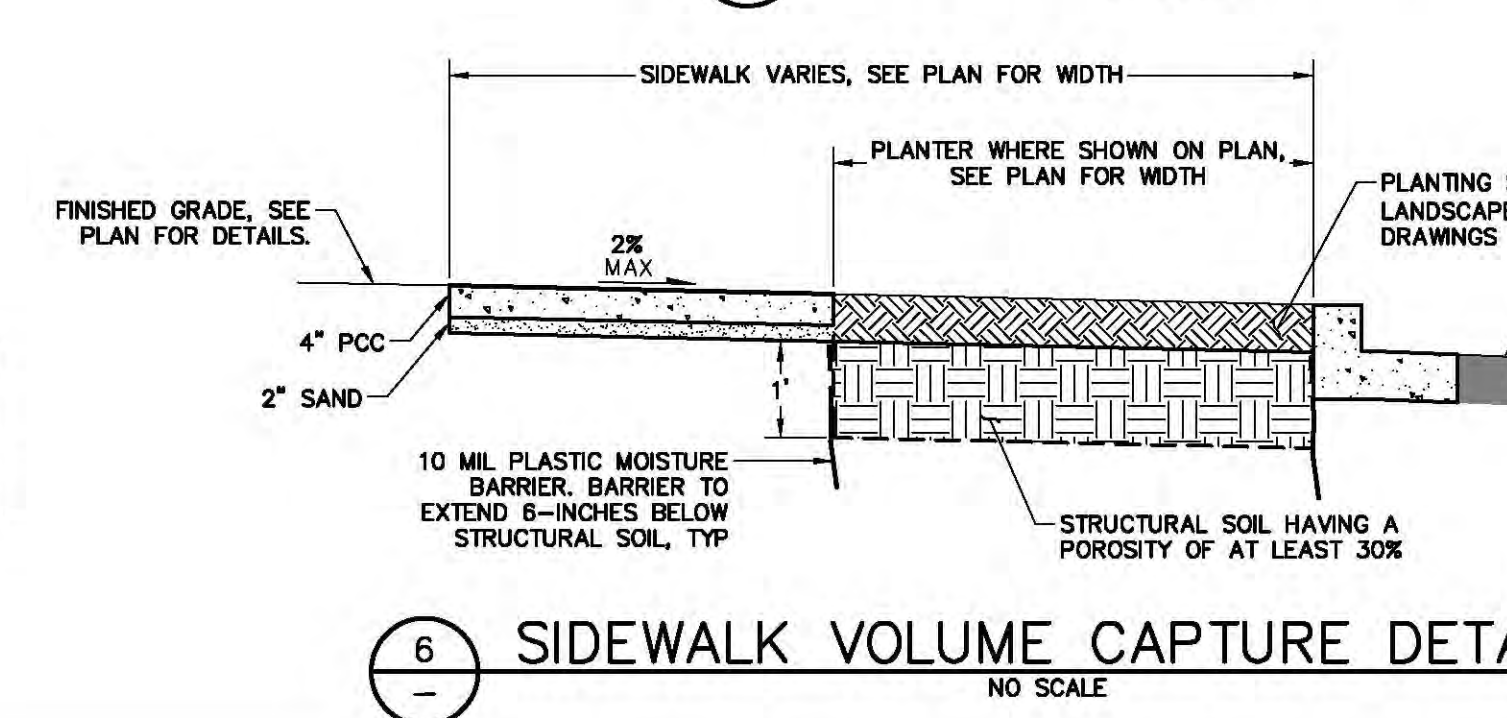
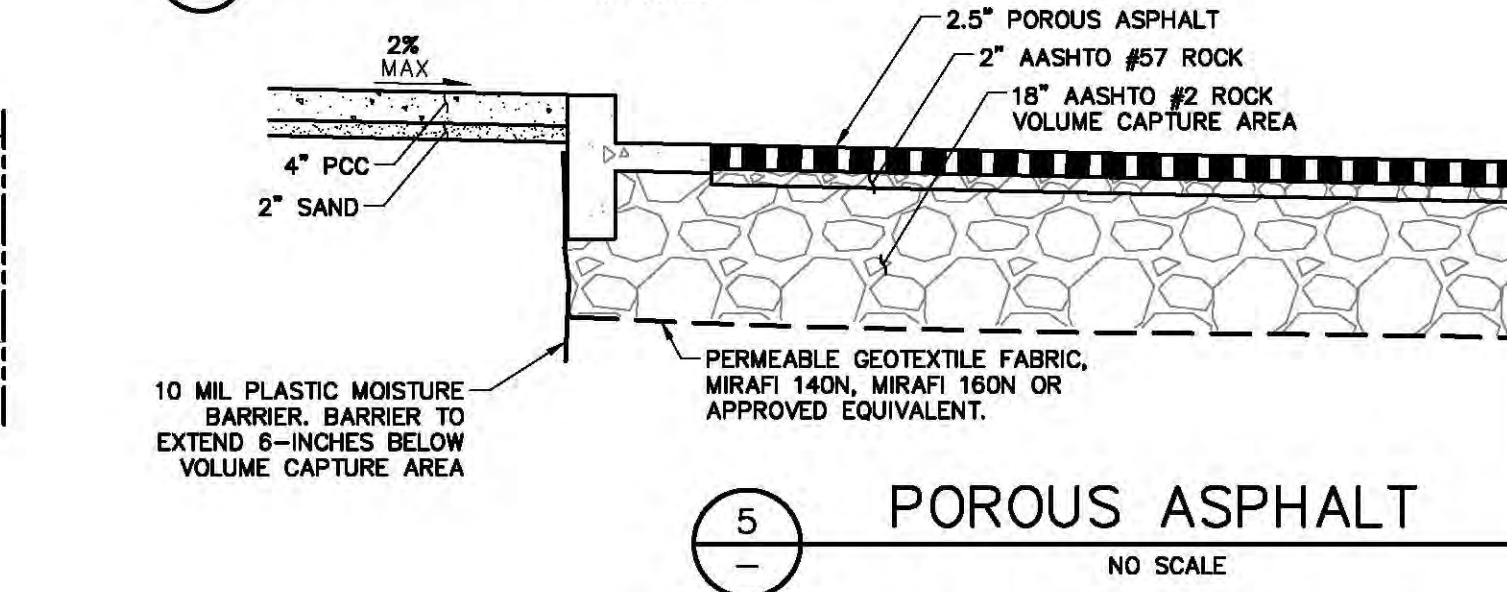
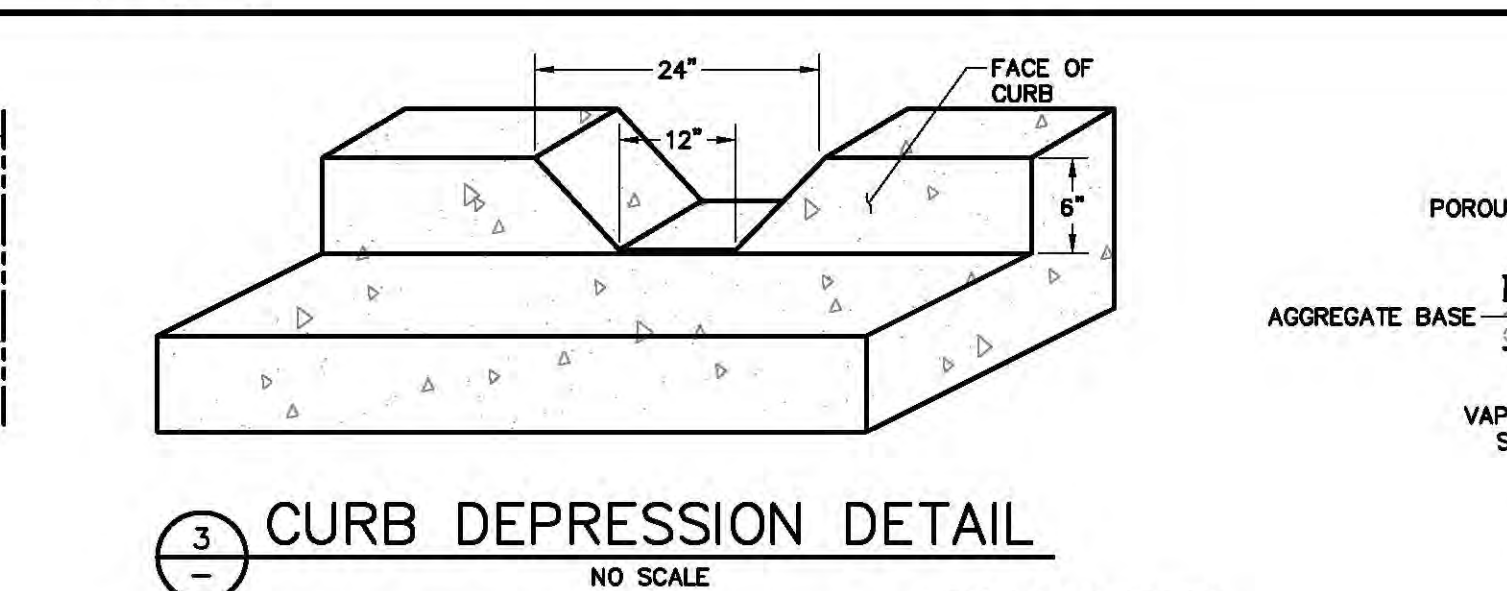
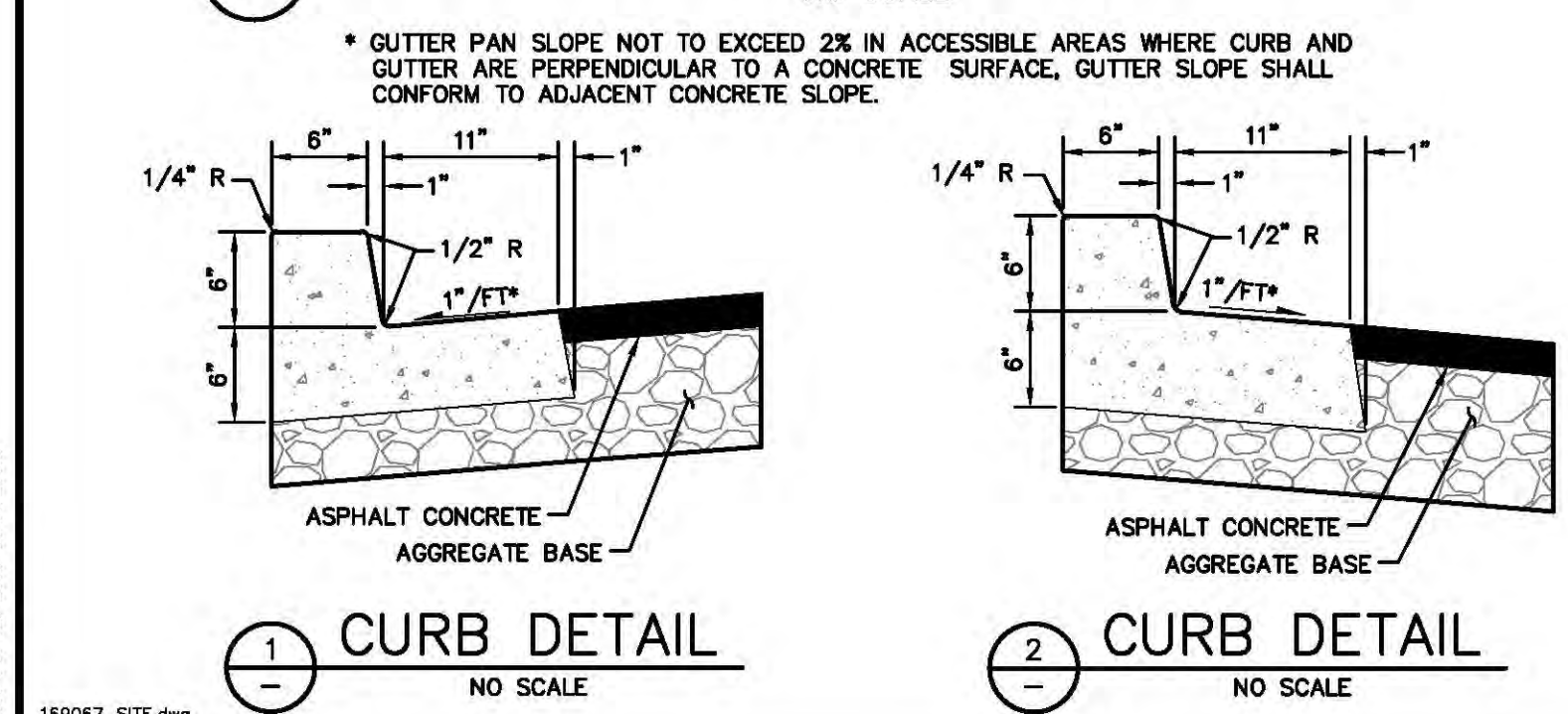
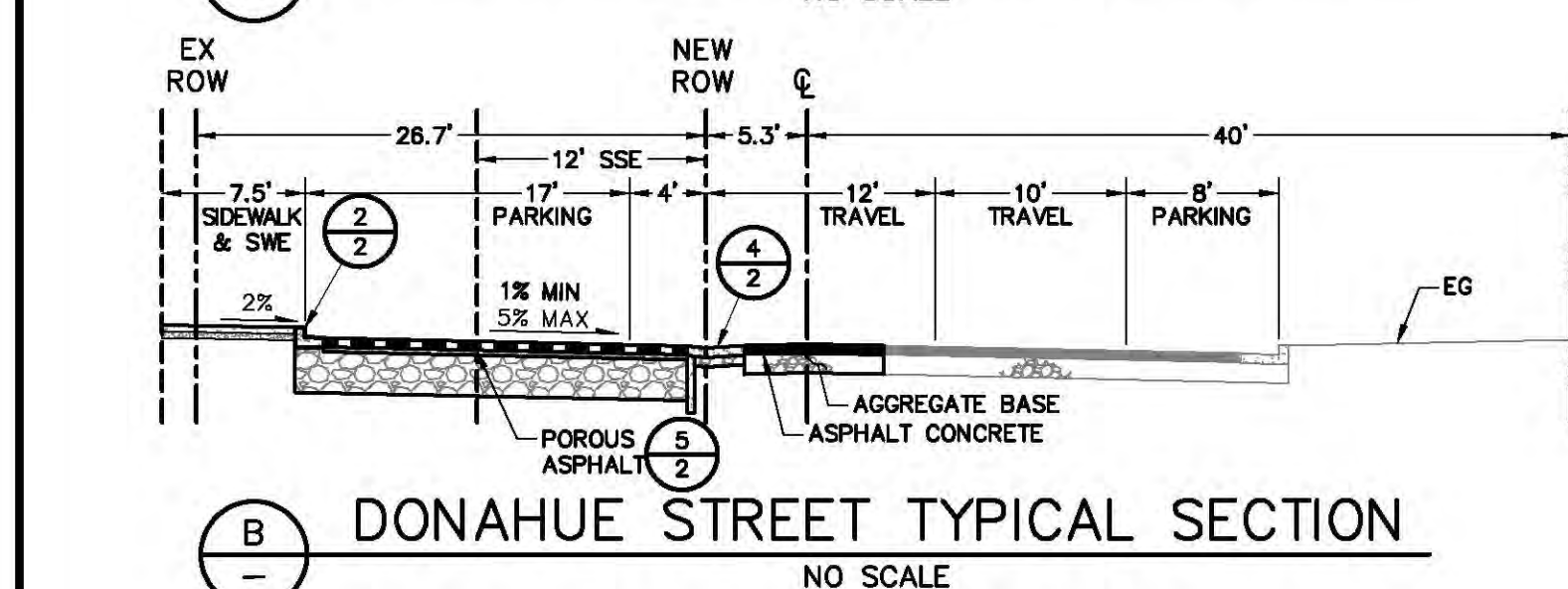
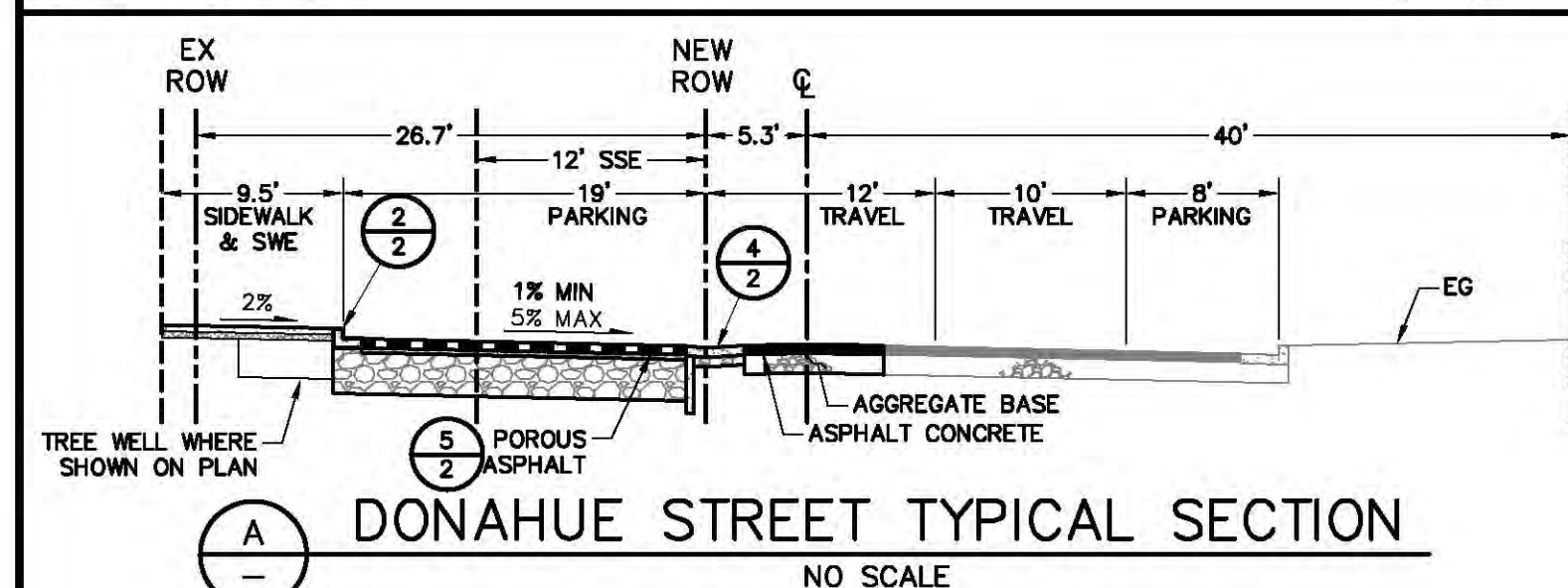
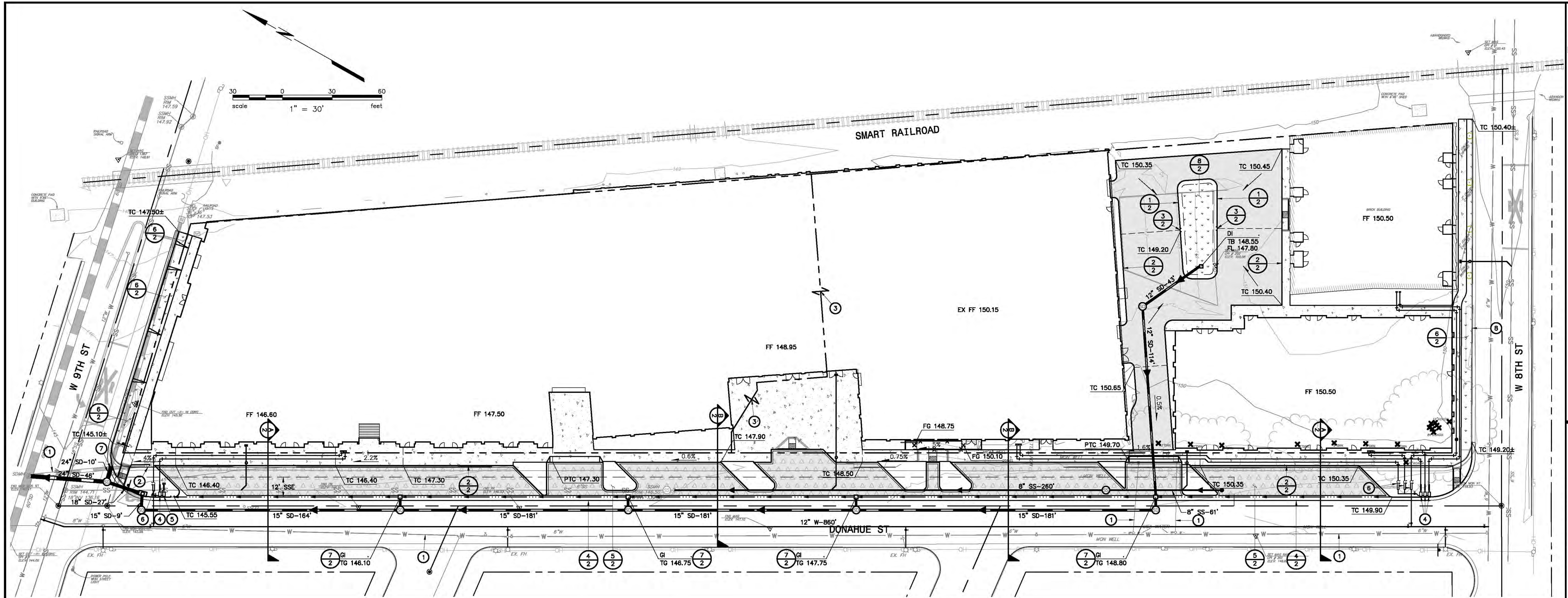
TOPOGRAPHIC INFORMATION SHOWN HERE ON WAS OBTAINED FROM A FIELD SURVEY
BY CINQUINI & PASSARINO, INC.

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.

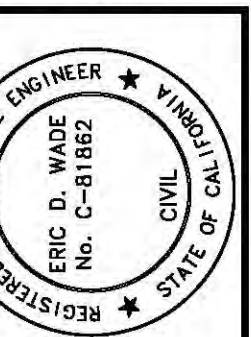
BOUNDARY INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: WEST SEVENTH ST., AT NWMPRR: TOP OF NW BOLT ON CONCRETE BASE FOR WIGWAG SIGNAL. IN SW CORNER. ELEVATION 151.754 BM AZQ. NAVD 1929.

THE ZONING OF THIS PARCEL IS TRANSIT VILLAGE RESIDENTIAL TV-R-H-SA.



- KEYNOTES**
- ABANDON EXISTING UTILITY.
 - REMOVE EXISTING CURB INLET.
 - LOT LINE TO BE MERGED.
 - DOMESTIC WATER SERVICE AND BACKFLOW PREVENTION DEVICE.
 - IRRIGATION WATER SERVICE AND BACKFLOW PREVENTION DEVICE.
 - DOUBLE DETECTOR CHECK WITH INTEGRATED FIRE DEPARTMENT CONNECTION.
 - REMOVE EXISTING MANHOLE AND EXTEND STORM DRAIN.
 - REMOVE EXISTING DRIVEWAY CURB CUT.

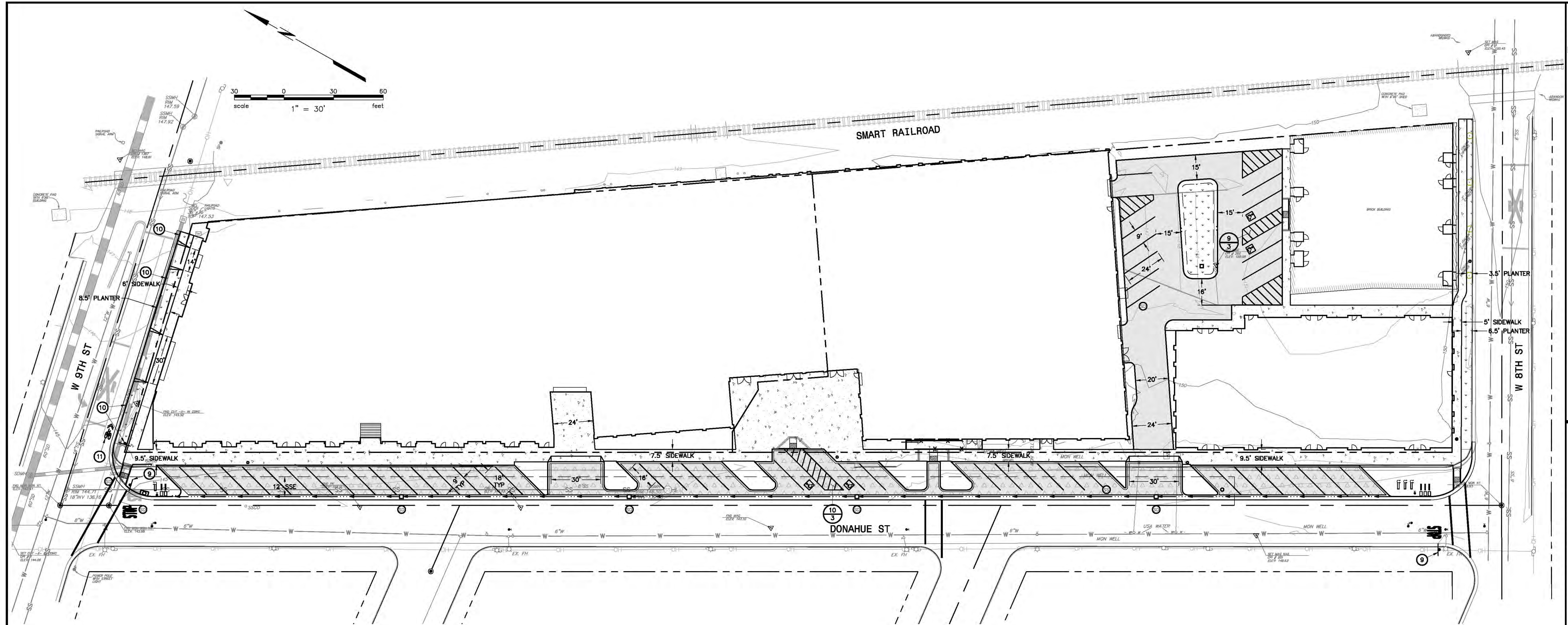


PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 10/12/2016
ERIC D. WADE C-81862



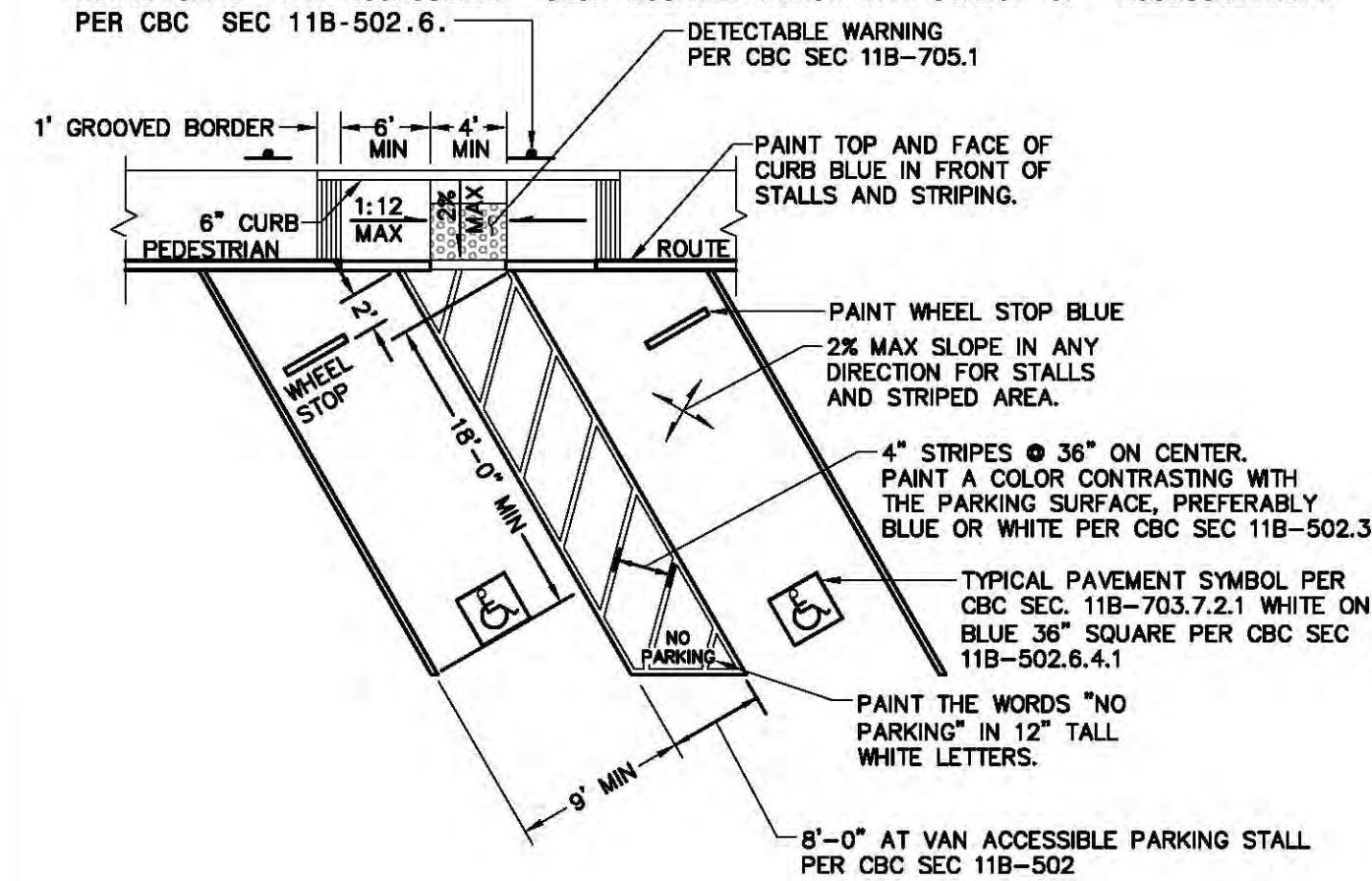
DETURK WINERY VILLAGE APARTMENTS
APN 010-019-001 & 007
8 WEST NINTH STREET & 806 DONAHUE STREET, SANTA ROSA, CALIFORNIA
GRADING AND UTILITY PLAN

Revisions	No.	Date	By	Check	Appr.
	1	10/12/2016	AS SHOWN	JAB	EDW
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NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) TWENTY FEET ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECOVERED BY: _____
OR BY TELEPHONING _____ (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

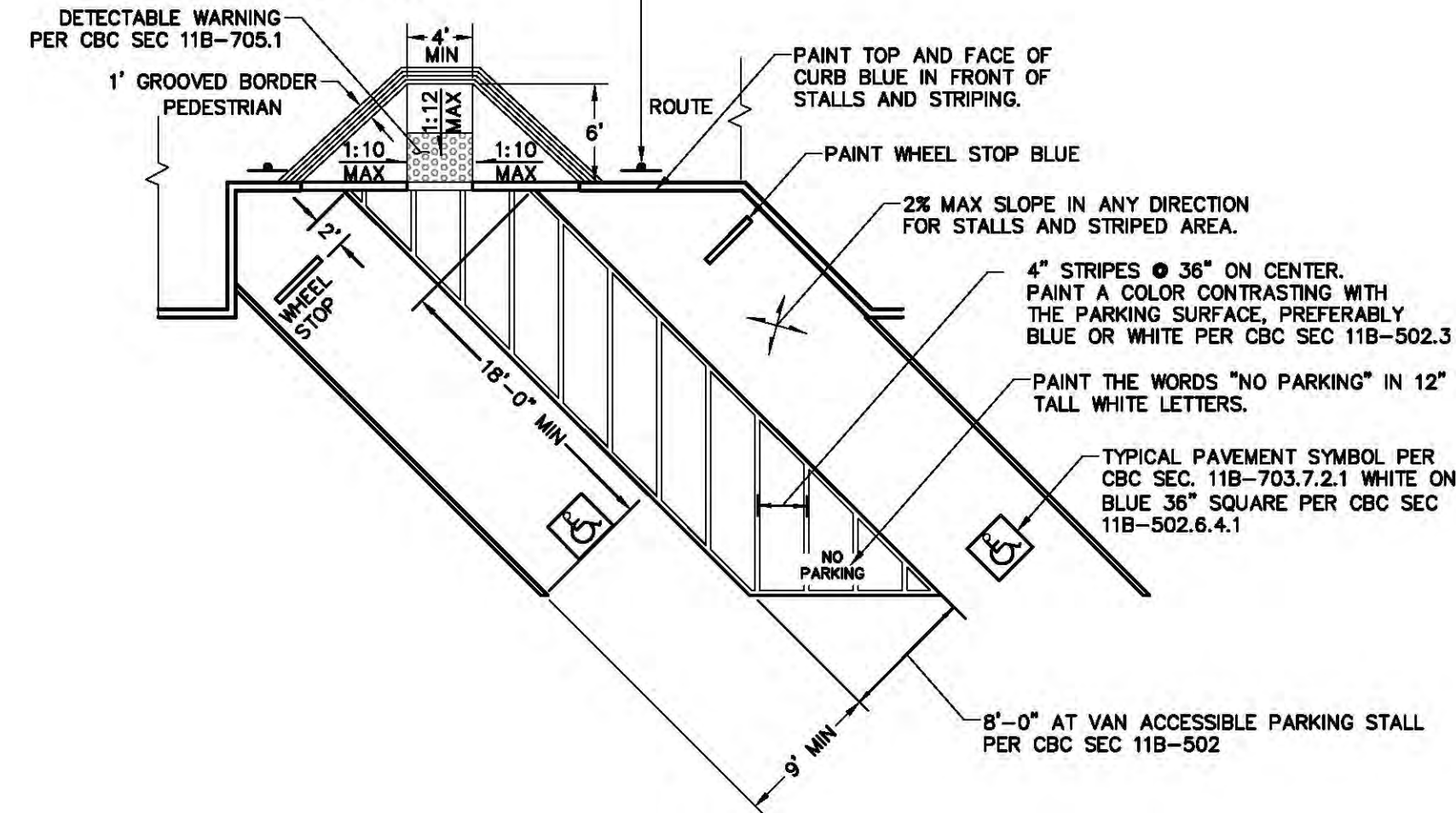
70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6. ☐ DETECTABLE WARNING



9 ACCESSIBLE PARKING STALLS
— NO SCALE

NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A PARKING SPACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-STREET PARKING AND VISIBLE FROM EACH PARKING PLACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLE WILL BE REMOVED FROM THE SPACE BY OR BY TELEPHONING _____" (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.



10 ACCESSIBLE PARKING STALLS
— NO SCALE

KEYNOTES

- 9 RELOCATE EXISTING STOP SIGN AND STREET SIGN.
- 10 "NO PARKING" SIGN. PAINT CURB RED.
- 11 CLASS III BIKE FACILITY SHARED LANE MARKINGS IN ACCORDANCE WITH THE CALIFORNIA MUTCD FIGURE 9C-9.



REFERENCE NOTES SCHEDULE STREET NORTH

SYMBOL	DESCRIPTION	QTY	DETAIL
3	TREE UPLIGHT: VISTA #GR-3106-Z-13-W-SP	8	
6	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING. PROVIDE MIN. 500 CUBIC FEET ROOT ZONE USING SILVA CELLS OR STRUCTURAL SOILS.		
10	6" TALL STEEL PLANTER WITH SCATTERED PLANTING IN DECOMPOSED GRANITE	3/1	
13	SEAT WALL: 15" WIDE x 18" TALL, INTEGRAL CONC. COLOR: DAVID "MESA BUFF", AGGREGATE: "SIERRA GOLD"	4/1	

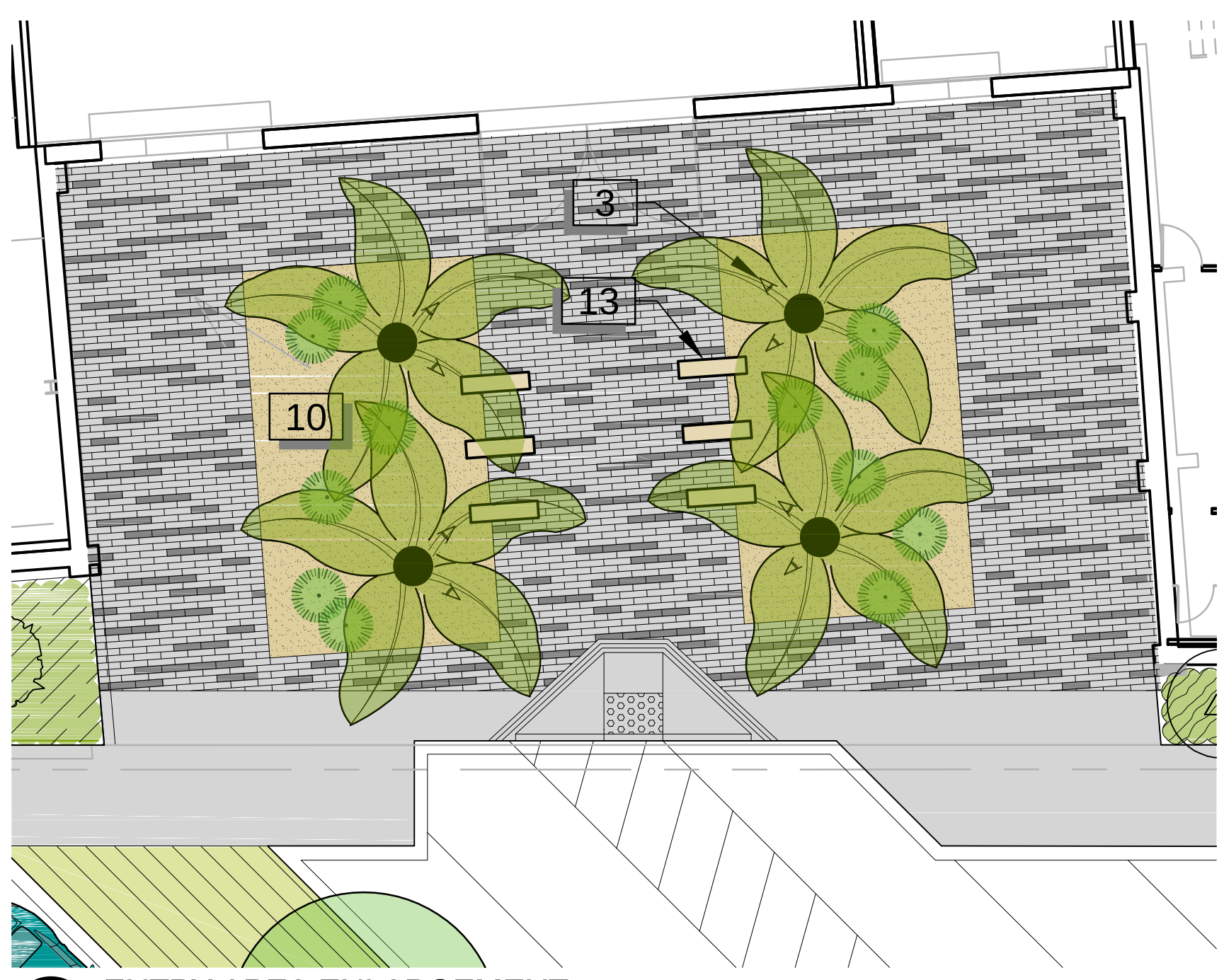
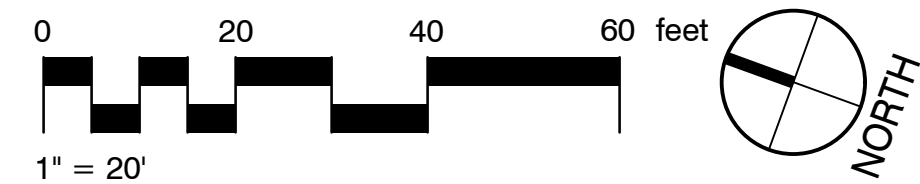
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	DECOMPOSED GRANITE	1,150 sf	
	ENTRY PAVERS	2,235 sf	2/1

PLANT SCHEDULE

SEE SHEET 2 FOR NORTH AREA PLANT SCHEDULE.

IRRIGATION COMPLIANCE

ALL IRRIGATION SHALL BE DRIP OR DRIPPERLINE. SPECIFIC DESIGN SHALL BE SUBMITTED FOR A BUILDING PERMIT AND SHALL COMPLY WITH ALL PROVISIONS OF THE CITY OF SANTA ROSA'S WATER CONSERVATION ORDINANCE.



1 ENTRY AREA ENLARGEMENT

1"=10'-0"



2 ENTRY PAVERS

NTS

NOTES
6x26 PLANK PAVERS BY PACIFIC INTERLOCK, COLOR AS SHOWN (TWO-TONE GRAY WITH RANDOM STRIPS)



3 ENTRY PLANTER

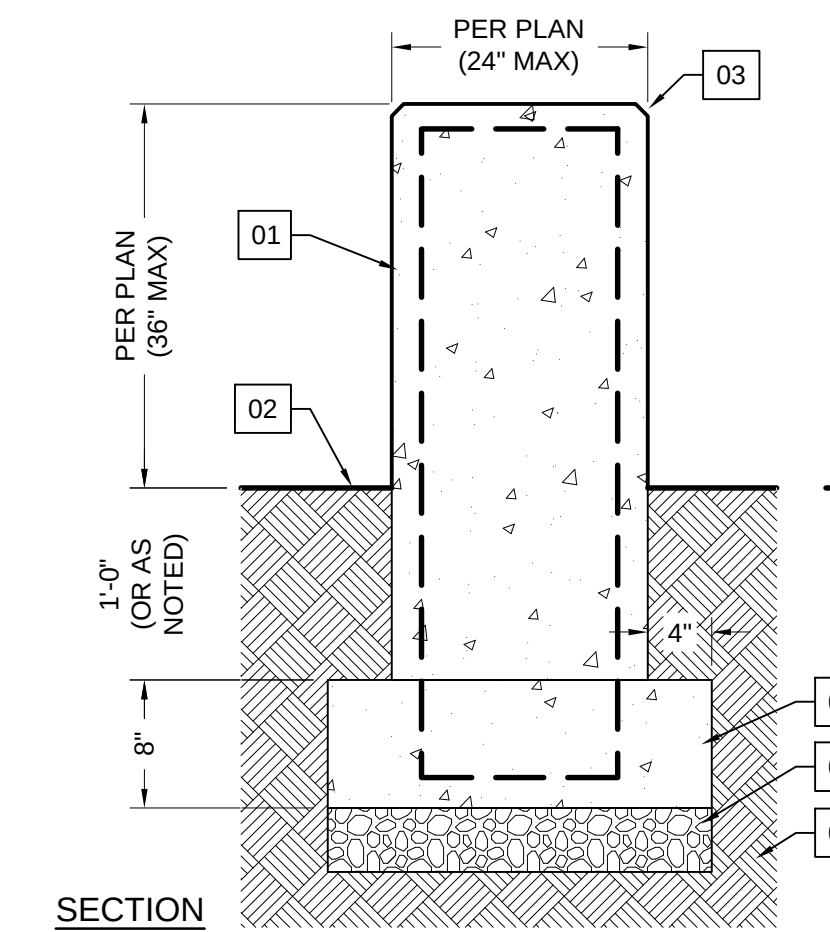
D-01

NTS

PLANTS IN DECOMPOSED GRANITE SURFACE (NOT INTENDED FOR USE)



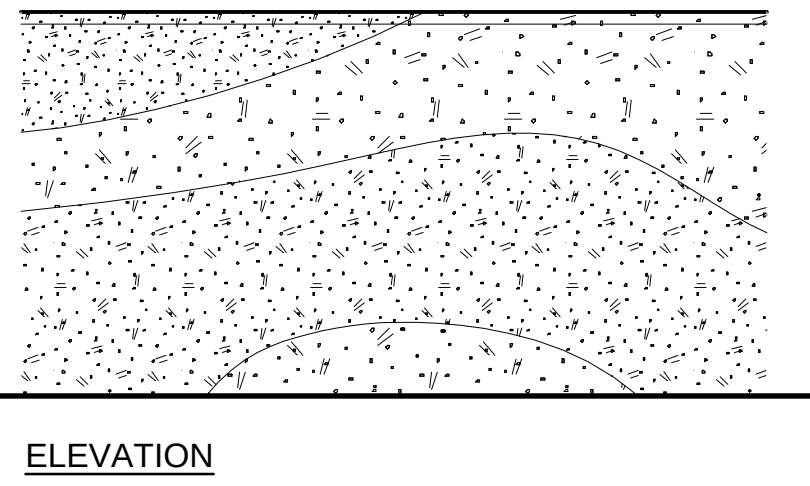
6" TALL STEEL EDGE



4 DRY-MIX RUSTIC COLORED CONC. WALL-2

D-02

1" = 1'-0"

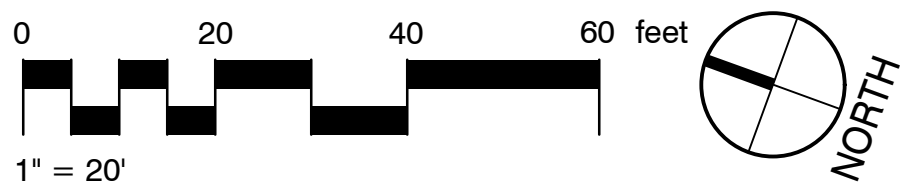


ELEVATION

- LEGEND
- 01 DRY-MIX COLORED CONCRETE WITH COLORED AGGREGATE (SEE PLAN). (DRY CONSISTENCY TO LEAVE SMALL VOIDS.) LIGHT SAND BLAST (PREPARE 3x3 MOCKUPS FOR REVIEW)
 - 02 SURFACE PER PLAN
 - 03 3/4" CHAMFER ALL EDGES
 - 04 #4 BAR 16" OCBW & CONC. FOOTING FOR RETAINING WALLS UP TO 3' AND FREESTANDING WALLS UP TO 4' (FOR OTHER WALLS SEE STRUCTURAL PLANS)
 - 05 4" CLASS 2 AGG. BASE 95% R.C.
 - 06 PREPARED SUBGRADE

- NOTES
- 1. SIZE, CONC. COLOR AND AGGREGATE COLOR PER PLAN
 - 2. PROVIDE MASTIC EXPANSION JOINTS EVERY 30'. COLOR TO MATCH WALL.

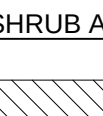
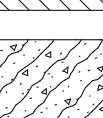
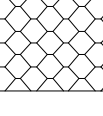
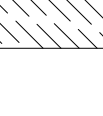
D-13



NOTES
STEEL GRATE FENCE,
GALVANIZED OR BLACK,
PLANTED WITH VINES

1 6' STEEL FENCE
NTS D-10

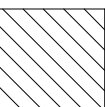
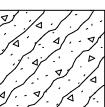
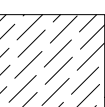
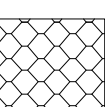
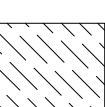
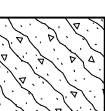
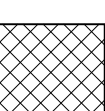
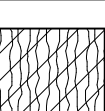
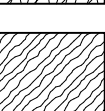
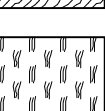
PLANT SCHEDULE STREET SOUTH

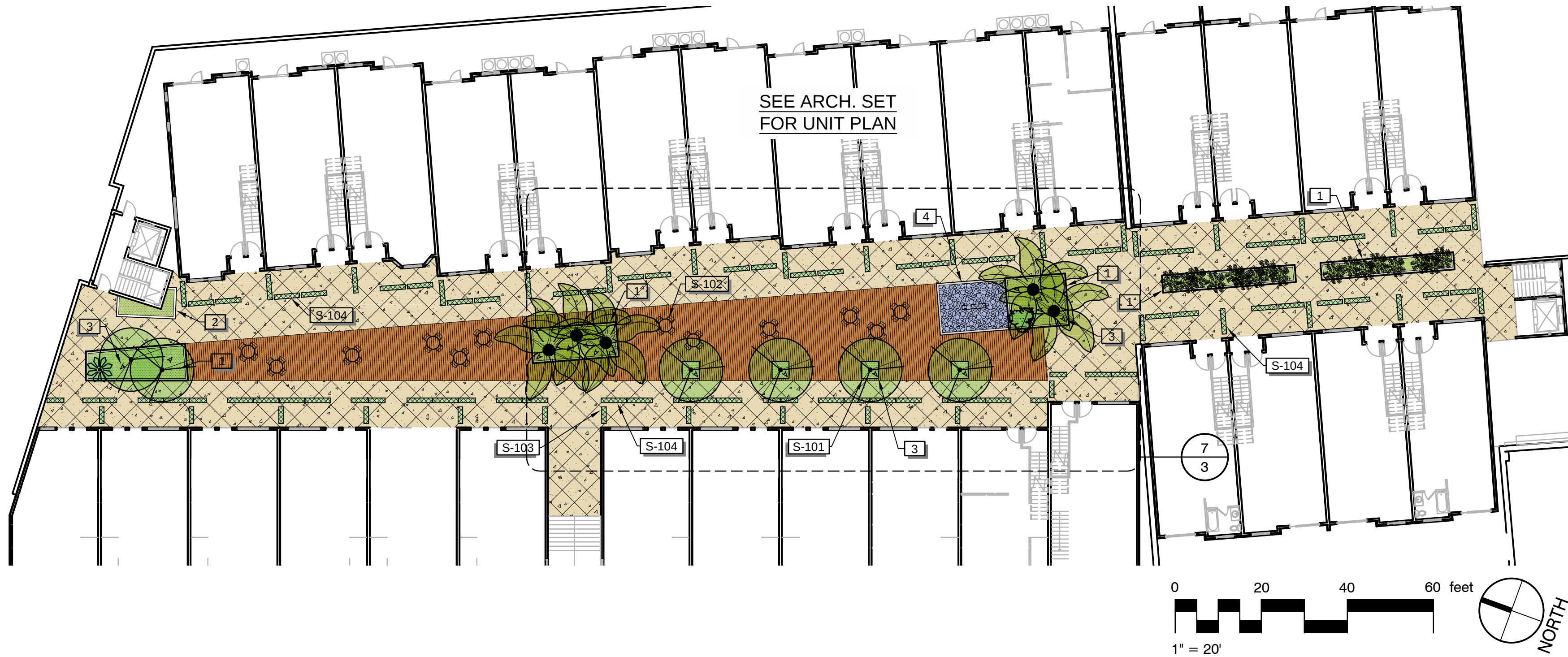
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	Lagerstroemia x "Tuscarora" / Crape Myrtle Coral Pink	36" box	11		
	Magnolia grandiflora "Samuel Sommer" TM / Southern Magnolia	36" box	5		
	Ulmus parvifolia "True Green" / True Green Elm	36" box	3		
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	Phoenix dactylifera / Date Palm	20'-25" trunk	4		
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	62	
	Juncus patens "Elk Blue" / Spreading Rush	1 gal	36" o.c.	263	
	Pittosporum tobira "Wheeler" s Dwarf" / Dwarf Pittosporum	5 gal	48" o.c.	26	
	Yucca filamentosa "Variegata" / Variegated Adams's Needle	5 gal	48" o.c.	31	

REFERENCE NOTES SCHEDULE STREET SOUTH

SYMBOL	DESCRIPTION	QTY	DETAIL
	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING. PROVIDE MIN. 500 CUBIC FEET ROOT ZONE USING SILVA CELLS OR STRUCTURAL SOILS.		
	6" STEEL FENCE: SIMILAR TO BALCONY METALWORK	1/2	
SYMBOL	DESCRIPTION	QTY	DETAIL
x	TREES TO BE REMOVED (BLACK WALNUT, CHINESE HACKBERRY)	30	
•	IN-GRADE TREE UPLIGHT: VISTA #GR-XXX-Z-13-W-SP	8	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	DECOMPOSED GRANITE	272 sf	

PLANT SCHEDULE STREET NORTH

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	Magnolia grandiflora `Samuel Sommer` TM / Southern Magnolia	36" box	13		
	Pistacia chinensis / Chinese Pistache	24" box	7		
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	Phoenix dactylifera / Date Palm	20'-25" trunk	4		
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	Cercis occidentalis / Western Redbud	15 gal	11		
	Chondropetalum tectorum / Cape Rush	5 gal	18		
	Hibiscus syriacus `Helene`	15 gal	7		
	Loropetalum chinense rubrum `Razzleberri` / Razzleberri Fringe Flower	5 gal	3		
	Ribes speciosum `Rana Creek` / Fuchsia Flowering Gooseberry	5 gal	1		
	Rosa rugosa (double pink) / Rugosa Rose (double pink)	5 gal	2		
	Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary	5 gal	3		
	Senna phyllodinea / Senna	5 gal	2		
	Westringia fruticosa `Morning Light` / Morning Light Coast Rosemary	5 gal	3		
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	417	
	Juncus patens `Elk Blue` / Spreading Rush	1 gal	36" o.c.	102	
	Pittosporum tobira `Cream De Mint` TM / Cream De Mint Dwarf Mock Orange	5 gal	36" o.c.	91	
	Pittosporum tobira `Wheeler`s Dwarf` / Dwarf Pittosporum	5 gal	48" o.c.	17	
	Yucca filamentosa `Variegata` / Variegated Adams`s Needle	5 gal	48" o.c.	11	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Arctostaphylos `Point Reyes`	5 gal	42" o.c.	5	
	Carex divulsa / Berkeley Sedge	1 gal	24" o.c.	13	
	Helictotrichon sempervirens `Sapphire` / Blue Oat Grass	1 gal	36" o.c.	24	
	Hemerocallis Mix / Daylily Mix	1 gal	24" o.c.	28	
	Rubus pentalobus `Emerald Carpet` / Bramble	1 gal	48" o.c.	48	
	Salvia leucantha `Midnight` / Mexican Bush Sage	1 gal	24" o.c.	28	
	Vinca minor `Alba` / White Dwarf Periwinkle	flat	12" o.c.	110	with mixed Narcissus (1 bulb per sq. ft.)



PLANT SCHEDULE PODIUM

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Acer palmatum / Multi-Trunk Japanese Maple	36" box	6	
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Butia capitata / Pindo Palm	24" box	1	
	Chamaerops humilis / Mediterranean Fan Palm	24" box	1	
	Phoenix dactylifera / Date Palm	20"-25" trunk	5	
BAMBOO	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	Phyllostachys nigra 'Dikokuchiku' / Giant Black Bamboo	24" box	17	

CONCEPT PLANT SCHEDULE PODIUM

RAISED PODIUM PLANTERS & BOXES
Abutilon pictum 'Thompsonii' / Variegated Flowering Maple
Acanthus mollis / Bear's Breech
Asparagus meyeri / Foxtail Fern
Azalea Southern Indica Hybrid / Southern Indica Azalea - pink or red
Camellia sasanqua / Christmas Camellia
Clivia miniata / Kaffir Lily
Correa pulchella 'Orange Flame' / Australian Fuchsia
Cyrtomium falcatum / Holly Fern
Dianella tasmanica / Flax Lily
Dicksonia antarctica / Tasmanian Tree Fern
Fatsia japonica / Japanese Fatsia
Helleborus x 'Pink Lady' / Hellebore
Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea
Melanthus major / Honey Bush
Michelia figo 'Port Wine' / Banana Shrub
Nephrolepis cordifolia / Tuberous Sword Fern
Ribes speciosum / Fuchsia Flowering Gooseberry
Woodwardia fimbriata / Giant Chain Fern

REFERENCE NOTES SCHEDULE PODIUM

SYMBOL	DESCRIPTION	QTY	DETAIL
	RAISED PODIUM PLANTERS: 36" TALL, FINISH TBS		2/3
	LOW PLANTER: 12" CURB, FINISH TBS		
	TREE UPLIGHT: VISTA #GR-3106-Z-13-W-SP	15	
SITE FURNISHINGS		QTY	DETAIL
	TREE PLANTER: 48"x48"x36" TALL	4	3/3
	TABLES + CHAIRS (TBS BY OWNER)	12	
	4' PLANTER: 48"x14"x24" TALL	25	5/3
	6' PLANTER: 72"x14"x24" TALL	81	5/3
SYMBOL	DESCRIPTION	QTY	DETAIL
	RECIRCULATING WATER FEATURE: RAIN RING ABOVE @ 4TH FLOOR, POOL IS 18" TALL, FINISH TBS	171 sf	1/3
SYMBOL	DESCRIPTION	QTY	DETAIL
	HARDWOOD DECK: 1x6 SET FLUSH WITH ADJACENT PAVING	2,790 sf	4/3
	CONCRETE PAVING #1	15,630 sf	6/3



NOTES
1. FOUNTAIN IS A RAIN
MANIFOLD
SUSPENDED FROM
4TH FLOOR
2. POOL IS 18" TALL
CORTEN SURROUND
WITH STONES INSIDE



NOTES
BOARD-FORM
CONCRETE,
NATURAL COLOR
OR DAVIS COLOR
"SANDSTONE"



NOTES
TOURNESOL
WILSHIRE SQUARE
FIBERGLASS
PLANTER, COLOR
"CHAPARRAL"

- 1 FOUNTAIN
NTS
- D-07 2 RAISED PLANTERS
NTS
- D-04 3 TREE PLANTERS
NTS
- D-05

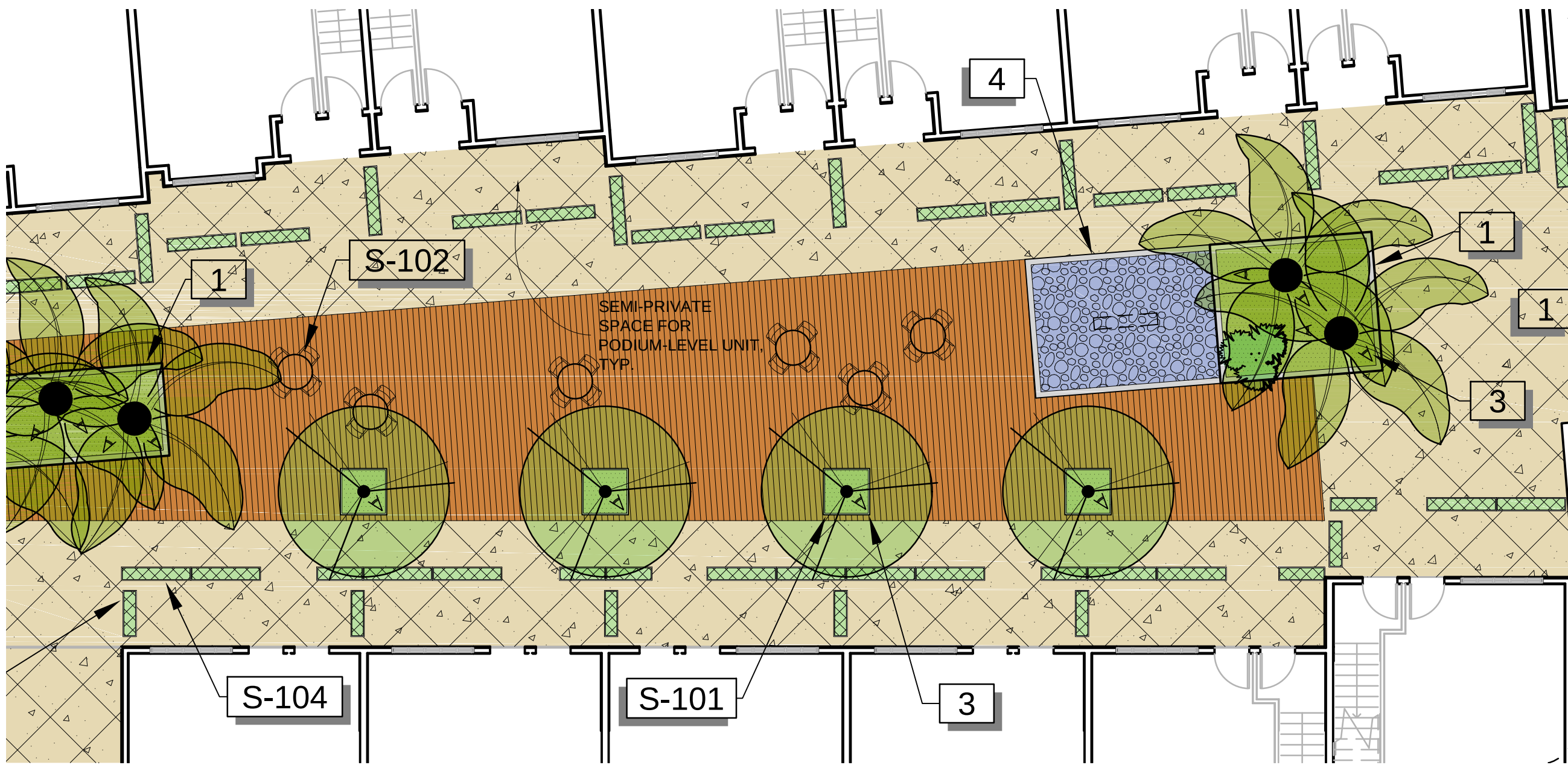


NOTES
TURNESOL PLANTER, FRC
TRAVERTINE FINISH, DAVIS COLOR
"SANDSTONE" (MATCH PAVEMENT)



NOTES
PLIGHT BROOM FINISH IN
OPPOSING DIRECTIONS,
TOOL JOINTS, DAVIS COLOR
"SANDSTONE" OR SIMILAR

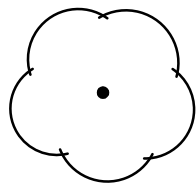
- 4 HARDWOOD DECKING
NTS
- D-09 5 4" AND 6" PLANTERS
NTS
- D-06 6 CONCRETE PAVING #1
NTS
- D-03



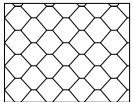
- 7 PODIUM ENLARGEMENT
1"=10'-0"



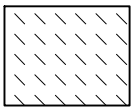
CONCEPT PLANT SCHEDULE ROOF



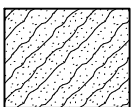
FRUIT TREES: PLUM, APPLE, APRICOT, NECTARINE
Malus domestica 'Golden Delicious' / Golden Delicious Apple
Malus domestica 'Gravenstein' / Apple
Malus x domestica 'Anna' / Anna Apple
Prunus armeniaca 'Blenheim' / Blenheim Apricot
Prunus armeniaca 'Moorpark' / Moorpark Apricot
Prunus domestica 'Elephant Heart' / Elephant Heart Plum
Prunus domestica 'Green Gage' / European Plum
Prunus domestica 'Late Santa Rosa' / Late Santa Rosa Plum
Prunus domestica 'Santa Rosa' / Santa Rosa Plum



LOW WATER-USE AREA
Dietes vegeta 'Variegata' / Variegated African Iris
Pittosporum tobira 'Cream De Mint' TM / Cream De Mint Dwarf Mock Orange
Rosmarinus officinalis 'Huntington Blue' / Rosemary
Salvia greggii 'Pink' / Pink Autumn Sage
Yucca filamentosa 'Variegata' / Variegated Adams's Needle



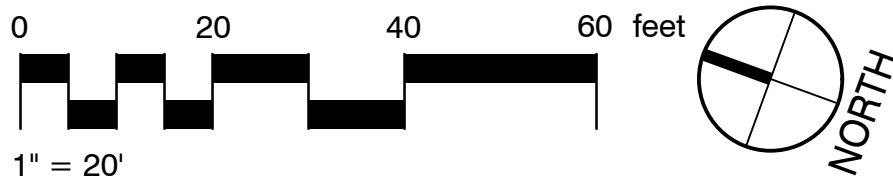
HERBS, SUCCULENTS & GRASSES
Carex divisa / Berkeley Sedge
Carex testacea 'Prairie Fire' / Prairie Fire Sedge
Crocsmia x crocosmiflora / Common Crocosmia
Echeveria Mix / Echeveria
Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy
Festuca ovina glauca / Blue Sheep Fescue
Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura
Helianthemum nummularium 'Wisley Pink' / Wisley Pink Rock Rose
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass
Hemerocallis Mix / Daylily Mix
Heuchera x 'Fireworks' / Fireworks Coral Bells
Iris germanica / German Iris
Lantana montevidensis / Trailing Lantana
Lavandula angustifolia 'Hidcote Superior' / Hidcote Superior Lavender
Pennisetum orientale / Oriental Fountain Grass
Pennisetum rubrum / Fountain Grass
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
Salvia greggii / Autumn Sage
Salvia leucantha 'Midnight' / Mexican Bush Sage
Sedum Mix / Sedum
Teucrium chamaedrys / Germander
Thymus x citriodorus 'Lime' / Lime Thyme



RAISED VEGETABLE BEDS

REFERENCE NOTES SCHEDULE ROOF

SYMBOL	DESCRIPTION	QTY	DETAIL
4	RAISED VEGETABLE PLANTERS: 4'x8'x24" TALL	2/3	
5	PLANTER W/DECOMPOSED GRANITE FLUSH W/ADJACENT PAVING		
6	12" TALL STEEL PLANTER		
7	SHADE STRUCTURE	2/4	
SYMBOL	SITE FURNISHINGS	QTY	DETAIL
S-110	BENCH	3	3/4
SYMBOL	PAVING	QTY	DETAIL
	CONCRETE PAVING #1	4,550 sf	3/2
	DECOMPOSED GRANITE	288 sf	

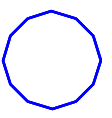
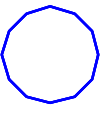
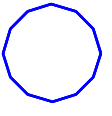
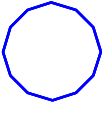
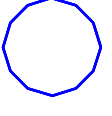
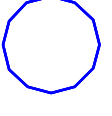


1 METAL EDGING
NTS

2 STEEL GRATE SHADE STRUCTURE
NTS

3 RECLAIMED WOOD BENCH
NTS

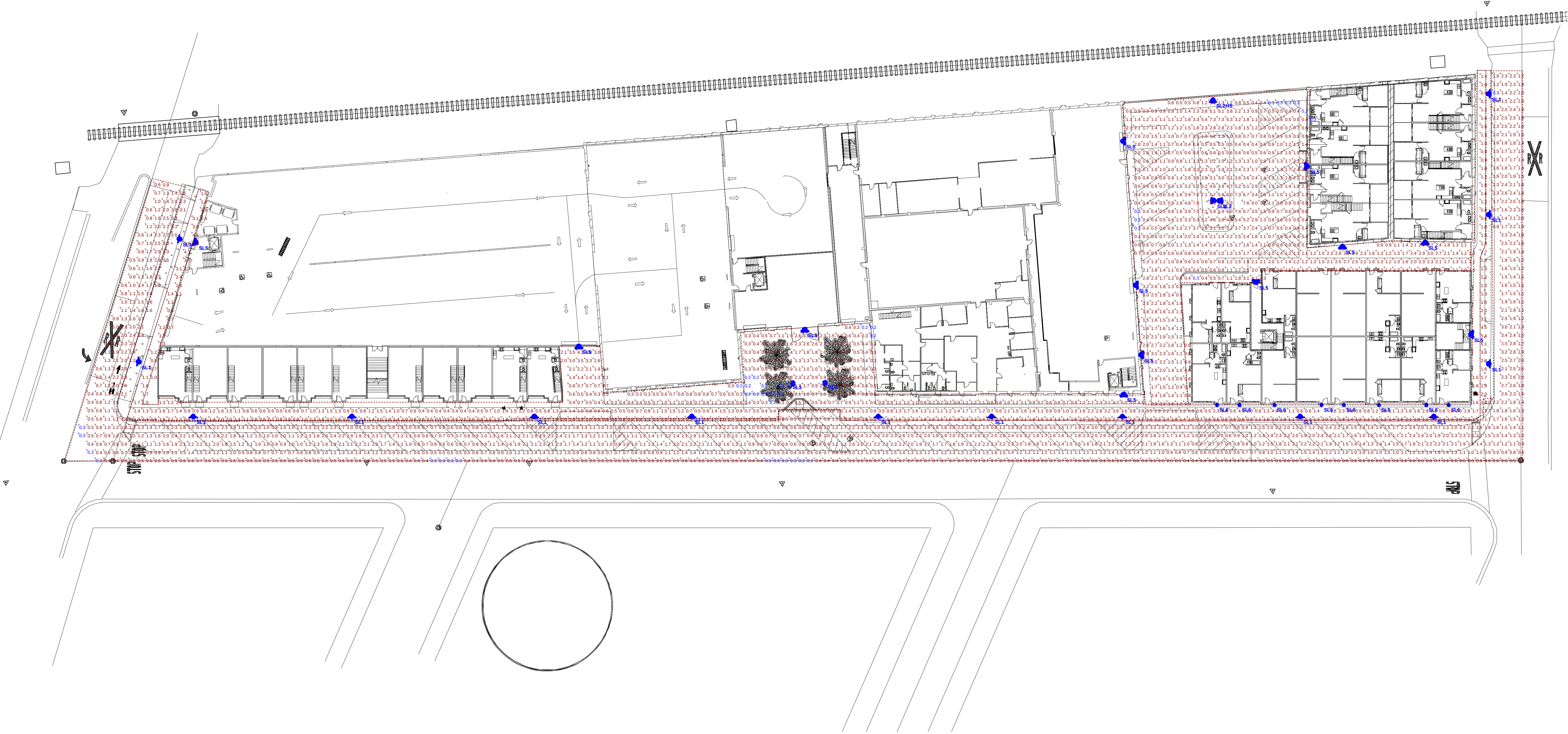
D-12

Luminaire Schedule					
Symbol	Label	QTY	Description	LLF	Wattage
	SL5	12	LED Wallpack	1	28.1
	SL3	2	LED Bollard	1	22
	SL1	14	LED Street Light	1	55
	SL2	2	Pole Mounted LED Parking Lot Fixture	1	53.8
	SL2HS	1	LED Wallpack with House Shield	1	52
	SL6	8	Wall Mounted LED Downlight	0.5	6.77

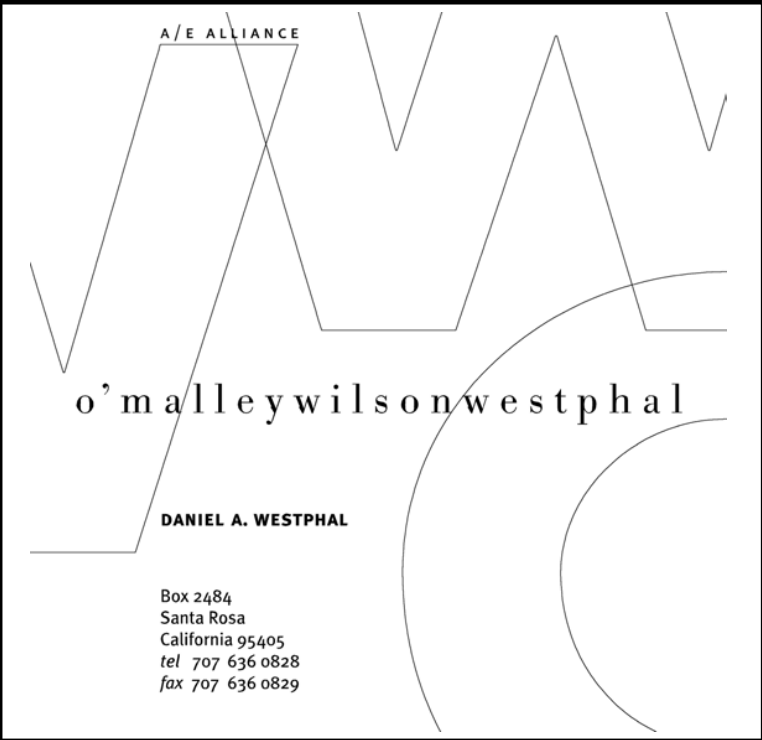
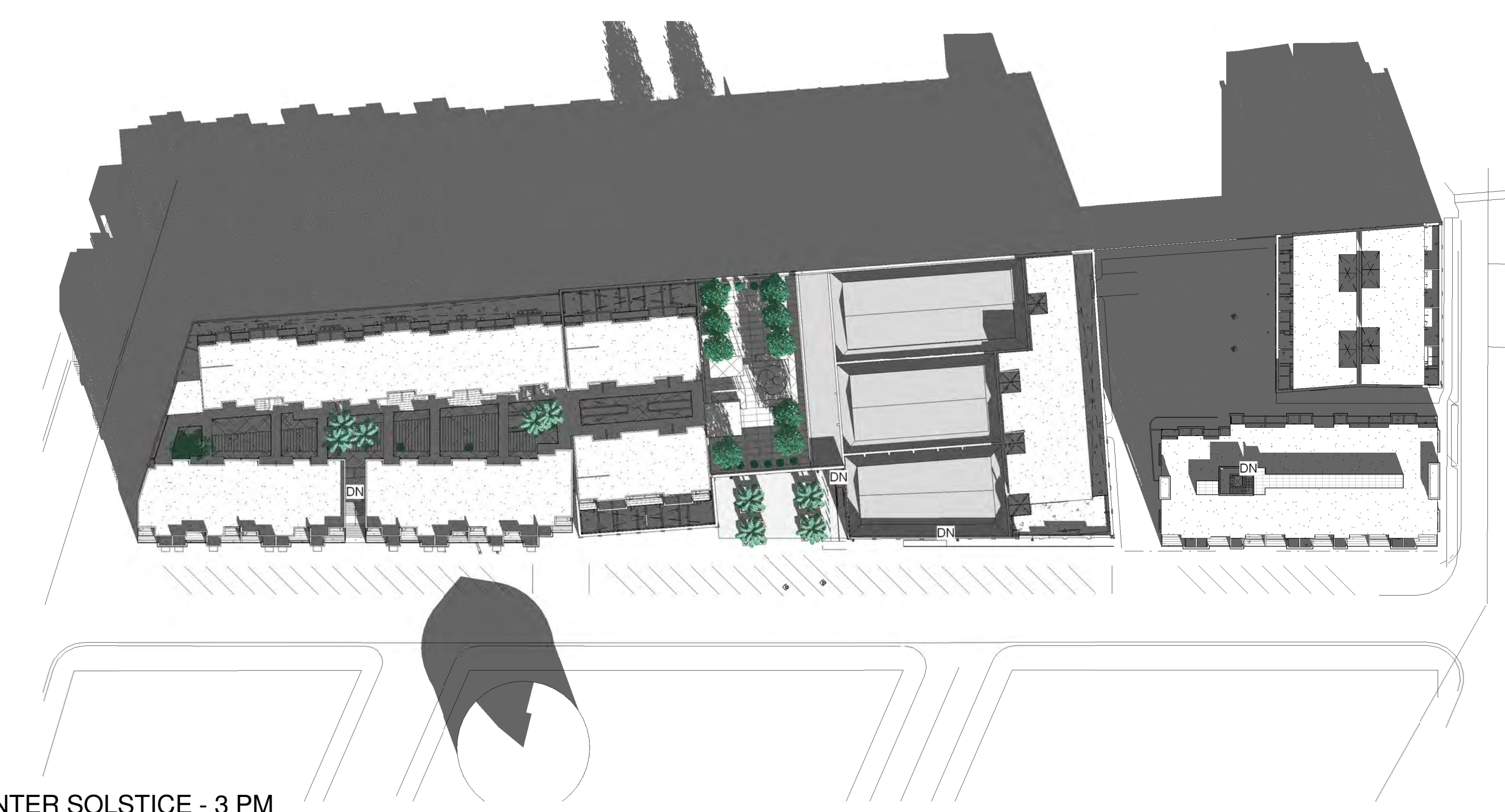
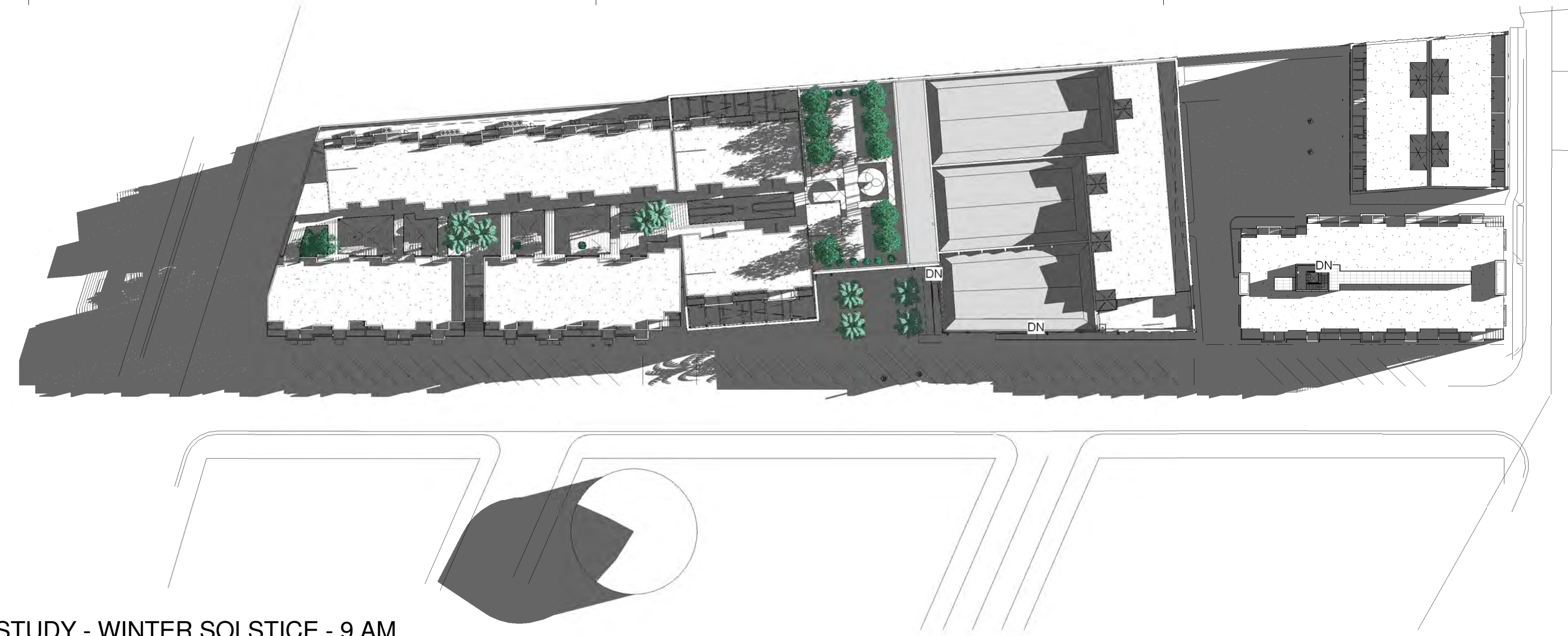
Statistics							
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
Parking Lot	+	1.7 fc	7.8 fc	0.3 fc	26.0:1	5.7:1	0.2:1
Pedestrian Walkway	+	1.3 fc	5.6 fc	0.2 fc	28.0:1	6.5:1	0.2:1
Street Lighting	+	1.4 fc	3.6 fc	0.3 fc	12.0:1	4.7:1	0.4:1

SUMMIT

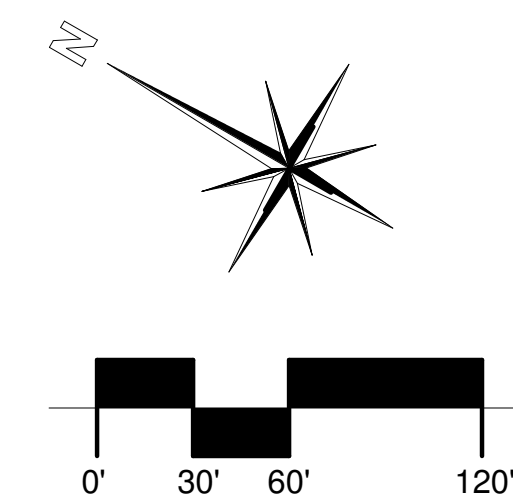
Summit Engineering, Inc
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com



Plan View
Scale - 1" = 30'

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A-1.1

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DATE:	09/22/2016
PROJECT NUMBER:	15-043
PROJECT PHASE:	SD
DRAWN BY:	KO & ZS
CHECKED BY:	KO



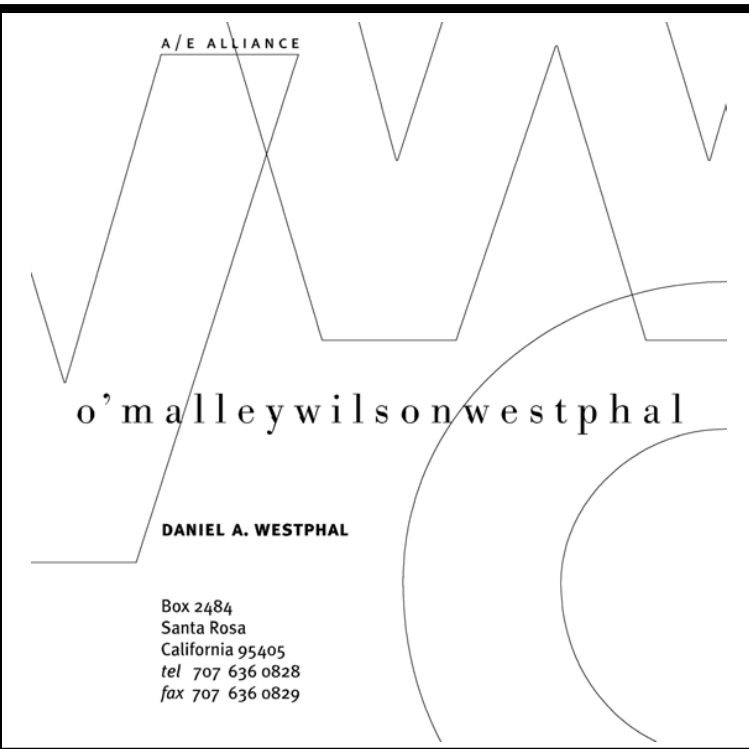
DONAHUE STREET ELEVATION



BUILDING D DONAHUE STREET



BUILDING A DONAHUE STREET



CONSULTANTS

SEAL

Railroad Square
Village, LLCDeTurk Winery Village
Apartments

806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

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PROJECT PHASE:	SD
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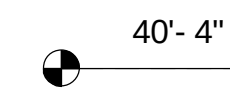
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SHEET TITLE

3D - IMAGES

SHEET NUMBER

A-1.3



FULL BRICK VENEER

NIGHT GRAY, SMOOTH HARDIEPANEL
SIDING _____

INDUSTRIAL RAILING, BLACK

PEARL GRAY, SMOOTH HARDIEPANEL
SIDING

GLASS STOREFRONT DOORS

FULL BRICK VENEER TRIM

NIGHT GRAY, SMOOTH HARDIEPANEL
SIDING

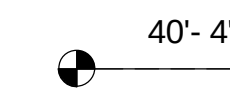
SOLID CORE ENTRY DOOR w/ GLAZING

WINDOW TRIM

STOREFRONT, DARK BRONZE or BLACK



BUILDING A



METAL SIDING, CHARCOAL

PEARL GRAY, SMOOTH
HARDIEPANEL SIDING -

FULL BRICK VENEER, TYP.

INDUSTRIAL STEEL or ALUMINUM WINDOW SYSTEM

INDUSTRIAL RAILING, BLACK

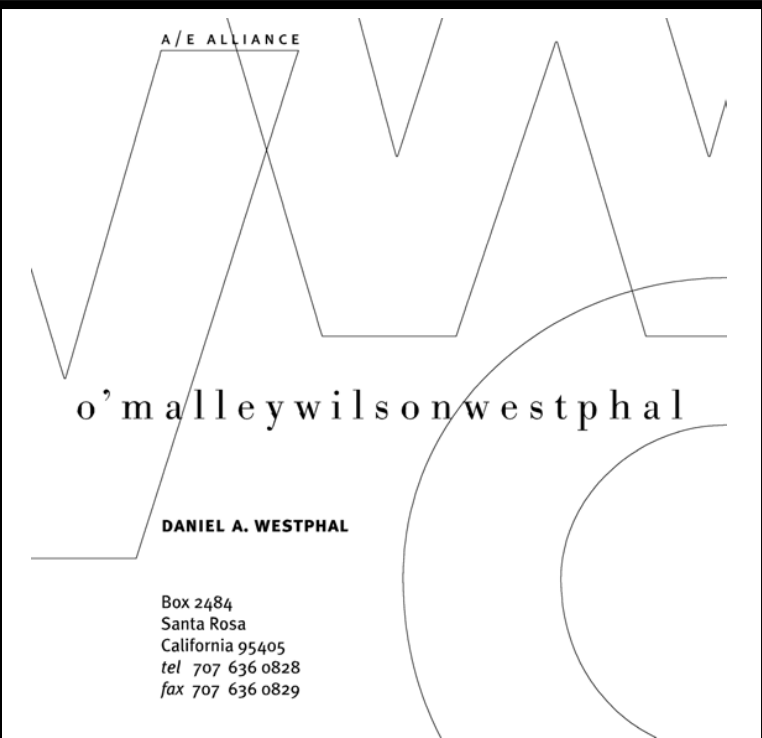
FULL BRICK VENEER TRIM, TYP.

NIGHT GRAY, SMOOTH
HARDIEPANEL SIDING -

SOLID CORE ENTRY DOOR w/ GLAZING



BUILDING D



CONSULTANTS

SEAL

Railroad Square
Village, LLCDeTurk Winery Village
Apartments

806 Donahue Street / 8 West 9th Street
Santa Rosa, CA 95401

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SHEET TITLE

MATERIALS

SHEET NUMBER

A-1.8



1/16" = 1'-0"


$$1/16'' = 1'-0''$$


A



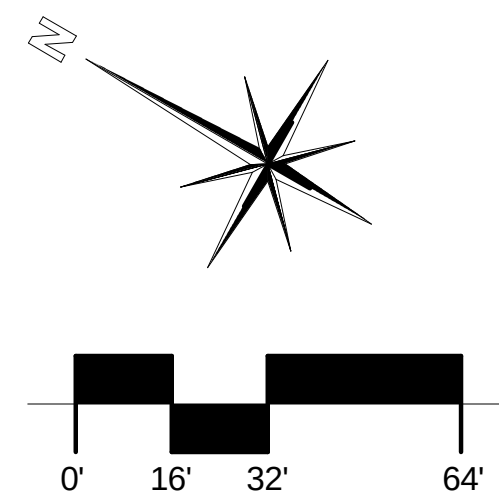
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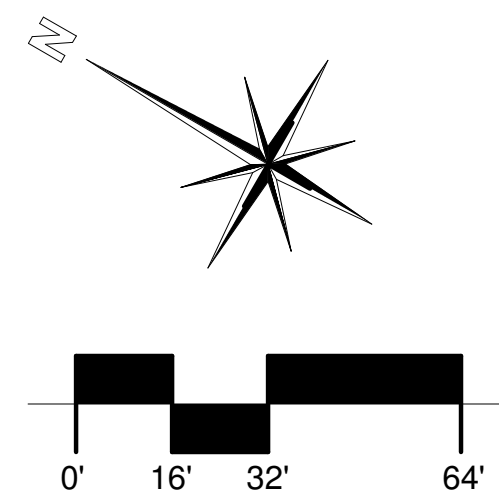
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SHEET TITLE

SHEET NUMBER

A-1.9





CONSULTANTS

SEAL

Railroad Square
Village, LLC

DeTurk Winery Village Apartments

806 Donahue Street/ 8 West 9th Street
Santa Rosa, CA 95401

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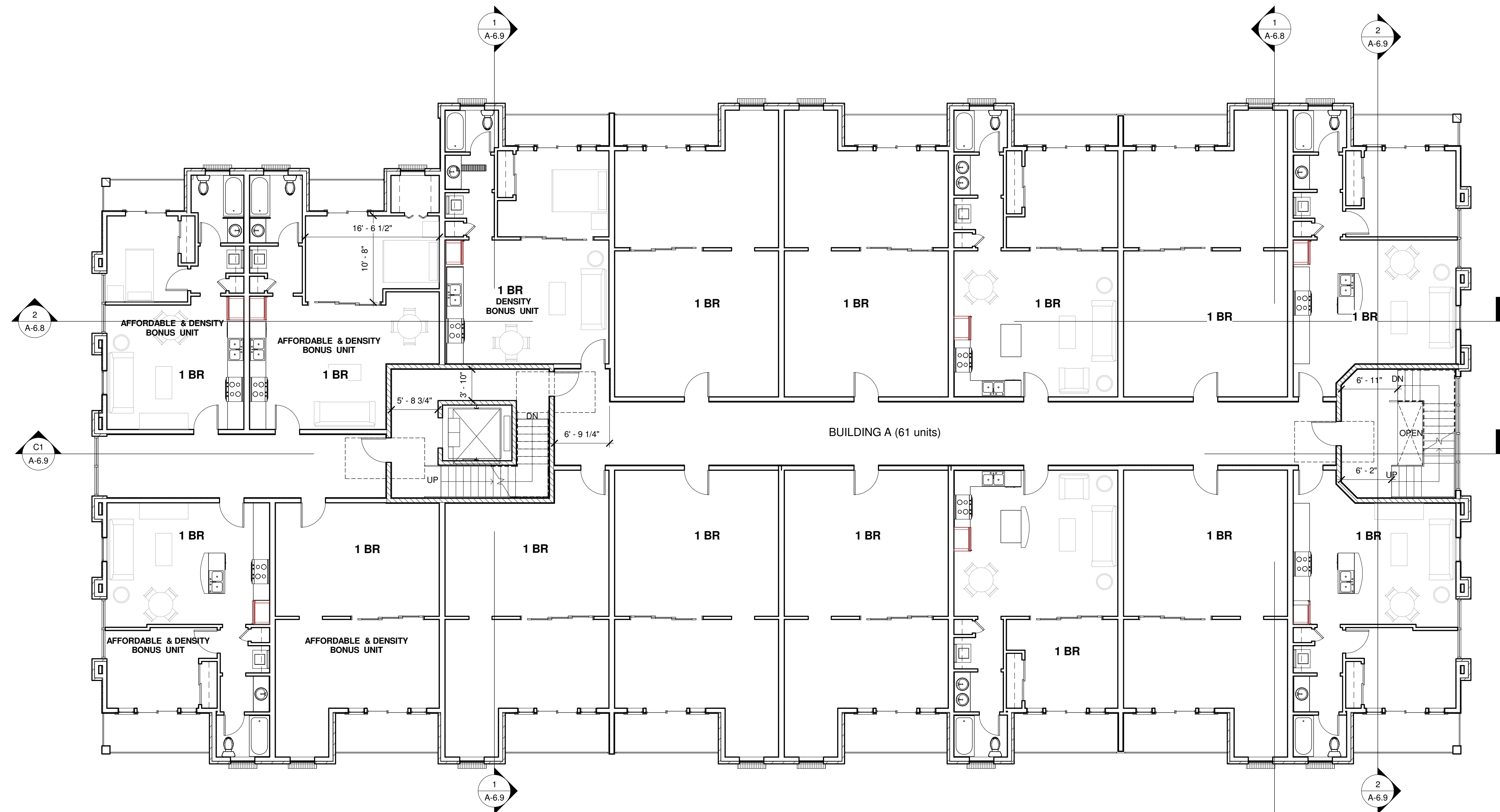
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SHEET TITLE

BUILDING "A"
SECOND FLOOR
PLAN

SHEET NUMBER

A-6.2



SEAL

**Railroad Square
Village, LLC**

**DeTurk Winery Village
Apartments**

806 Donahue Street/ 8 West 9th Street
Santa Rosa, CA 95401

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SHEET TITLE
BUILDING "A" THIRD FLOOR PLAN

SHEET NUMBER

A-6.3

