



North Building McBride Lane View



South Building McBride Lane View

Minor Design Review

Berto Place

2930 & 2960 McBride Lane

Santa Rosa, California

CONTEXT MAP



Discretionary Application Provisions:

- a. Setback reduction of 6' for storage, carport, and solar electrical room.
- b. Combining lots with lot line adjustment on northern shared property line.
- c. Density bonus for 1 residential unit requested.
- d. Parking and Covered Parking Reductions requested to allow 22 spaces to be provided of 25 required and 7 provided of 12 covered spaces.

CBC Mandatory Fire Protective Measures to be included in project:

- a. Building A & B fully sprinkled.
- b. Building B setback to south property line = 4 < 5' requires openings not to exceed 15% of wall area & 1-hour rated construction.

DESIGN TEAM

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PROJECT NARRATIVE

Utilizing Santa Rosa's Density Bonus program and Low Income Housing Incentives, the Berto Place Apartments proposes to re-purpose this commercial property into a residential development.

Within walking distance to Coddington Mall and Bicentennial Park the 14 unit, amenity-rich, multi-residential housing development provides residents as well as the local workforce, with new family housing opportunities. These in an established neighborhood with pedestrian access to mass transportation, job centers, retail, entertainment, recreational and community services.

The Project aims to deliver superior residential design, having provided public and semi-public patios, entry sequencing and shared public courtyard areas near the covered parking and ample landscaping at the covered front entry porches.

Most units feature private rear yard areas, ample storage, washer/dryer units, and ample natural day lighting at the core of each unit. All share vaulted ceilings and private laundry space. High performance building envelopes, energy efficient mechanical units and appliances with future solar components are planned.

The designs are sympathetic to both the commercial and residential uses about them. They will provide critically needed dwelling units to an impacted community.

Santa Rosa, like the rest of California, continues to experience a housing shortage caused in part by ongoing under-building of dwelling units. The lack of supply has also exacerbated a crisis in housing affordability. The 2017 wildfires turned an already historic lack of supply into a housing crisis.

The applicant proposes to construct one (1) very low-income affordable unit and 13 market rate units on two parcels to be combined into a single parcel, equaling a total of .067-acres. The existing Commercial land use designation permits a density of 18 units per acre. The project is also eligible for a state 32% density bonus and two concessions. One concession will be used for parking reduction, and the second concession will be used for covered parking reduction.

The Project is comprised of two existing single story commercial buildings of approximately 5,000 SF converted into residential apartments. The existing slab and wall framing is to remain as is practical. The buildings share a mix of Studio, One- bedroom and Two-bedroom units. The proposed building height is 18'-4" feet or less. The existing front yard setback is at 8 feet. The existing rear yard setback is 15 feet or more. The existing side yard setbacks are 4' & 5' respectively. The number of parking stalls provided correlates with the number of units proposed. Provided are sixteen onsite parking stalls: Seven covered, and one of which is van accessible. Three percent of the parking allotted is to have the capability for electric vehicle charging and, therefore, one covered space is provided.

Density Bonus:
This General Plan Land Use density is 8 to 18 units per acre; with 10 units when you provide affordable housing (0.607 x 18 units per acre = 10.93). 10% out of 10 units should be affordable units for very low income unit, which is one unit or (10 x 0.1 = 1), a 32.5% State Density Bonus, which is additional 4 units (10 x 0.325 = 3.25 round up). 10 units plus 4 units = 14 units.

PROJECT DATA

Address: 2930 & 2960 McBride Lane
Santa Rosa, California
A.P.N.: Lots to be combined 015-492-017, 015-492-017
Zoning: CO
General Plan - Occupancy: R-2
Type of Construction: VB Sprinkled

Building A: 4,646 SF
Building B: 5,590 SF
Total Buildings Size: 10,236 SF
Carports: 1,764 SF
Storage: 108 SF
Covered Patios: 851 SF

Number of Stories: One

CO - Allowed Res. Units: 30 / Acre ; .607 Acres x 30 = 18.2 Units

R2 - Allowed Units: 18 / Acre; .607 Acres x 18 = 10.96 Units

Total of 14 Residential Units Proposed:

- (4) 2 Bedroom units
- (10) 1 Bedroom units, 1 Very Low Income Unit proposed

Parking Required: Δ
• [2.5 spaces per 2 BD (x 4) + 1.5 spaces per 1 BD (x 10)] = 25 Δ
required (22 provided)

- 1 covered space per unit = 14 required (7 provided)

Parking and Covered Parking Reductions anticipated with affordable housing incentives per Section 20-31.100. A parking concession is requested for 5 covered spaces and a total of 3 parking spaces.

Parking Provided: Δ
• Δ (16) On site Parking spaces, 7 covered
• (6) Off Site street Parking spaces for guests
• (1) Van Accessible spaces required per 24 stalls, (1) provided
• (3) Bike spaces required, (4) provided
• (1) Future Electric Vehicle Charging Station provided (accessible)

VICINITY MAP



City of Santa Rosa
August 11/2020
Planning & Economic
Development Department

INDEX TO DRAWINGS

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- A0.3 Perspective Views - Proposed
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- 2 Neighborhood Context Map
- A1.1 Proposed Site / Floor Plan
- A2.1 North Building Proposed Floor Plan
- A2.2 South Building Proposed Floor Plan
- A5.1 North Building Exterior Elevations
- A5.2 South Building Exterior Elevations, Carport Elevations
- A5.3 Trash Enclosure
- L1 Plan & Legend
- L2 Irrigation Plan & Schedules
- L3 Construction Details
- C1 Site Plan
- C2 Grading Plan
- C3 Utility Plan



North Building South View

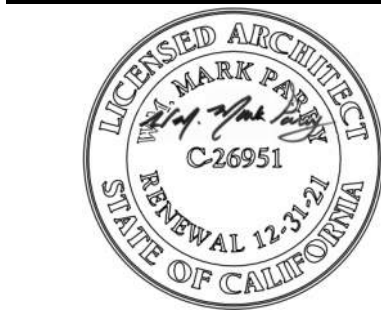


South Building North View

IDEA STUDIOS
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• HISTORICAL ARCHITECTURE •
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Berto Place
2930 & 2960 McBride Lane
Santa Rosa, California

Cover Sheet



PROJECT NUMBER: 1902
ISSUE DATE: May 5, 2020
REVISION: August 11, 2020

Sheet
A0.1



McBride Lane Street Elevation View



McBride Lane Perspective View



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Berto Place
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Santa Rosa, California

Perspective Views -
Proposed



PROJECT NUMBER: 1902
ISSUE DATE: May 5, 2020
REVISION:



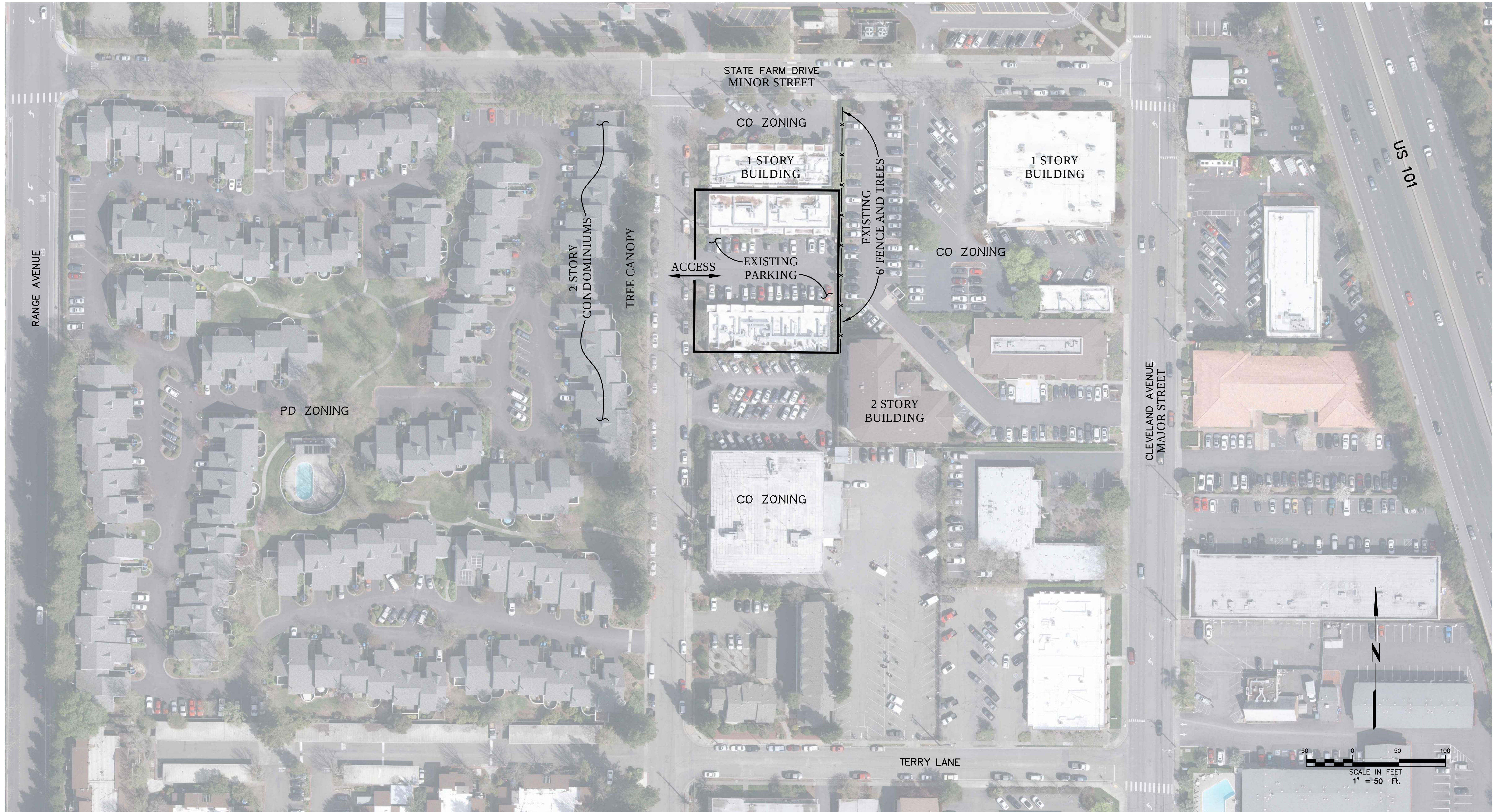
South Building Entry Elements - North Building Similar



North Building South View



South Building North View

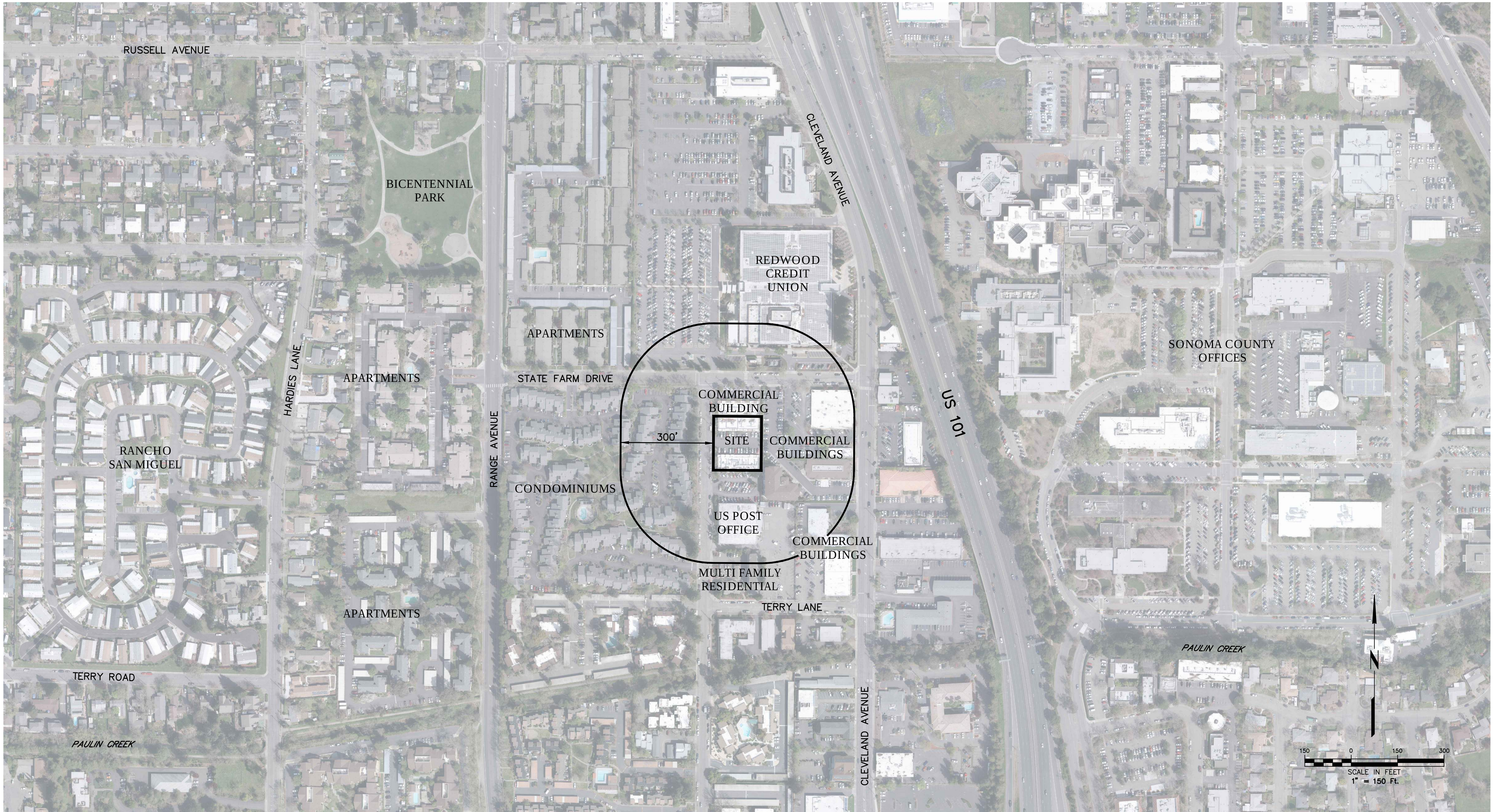


PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE 09-25-19

BERTO PLACE

SITE ANALYSIS MAP

SEPTEMBER 2019

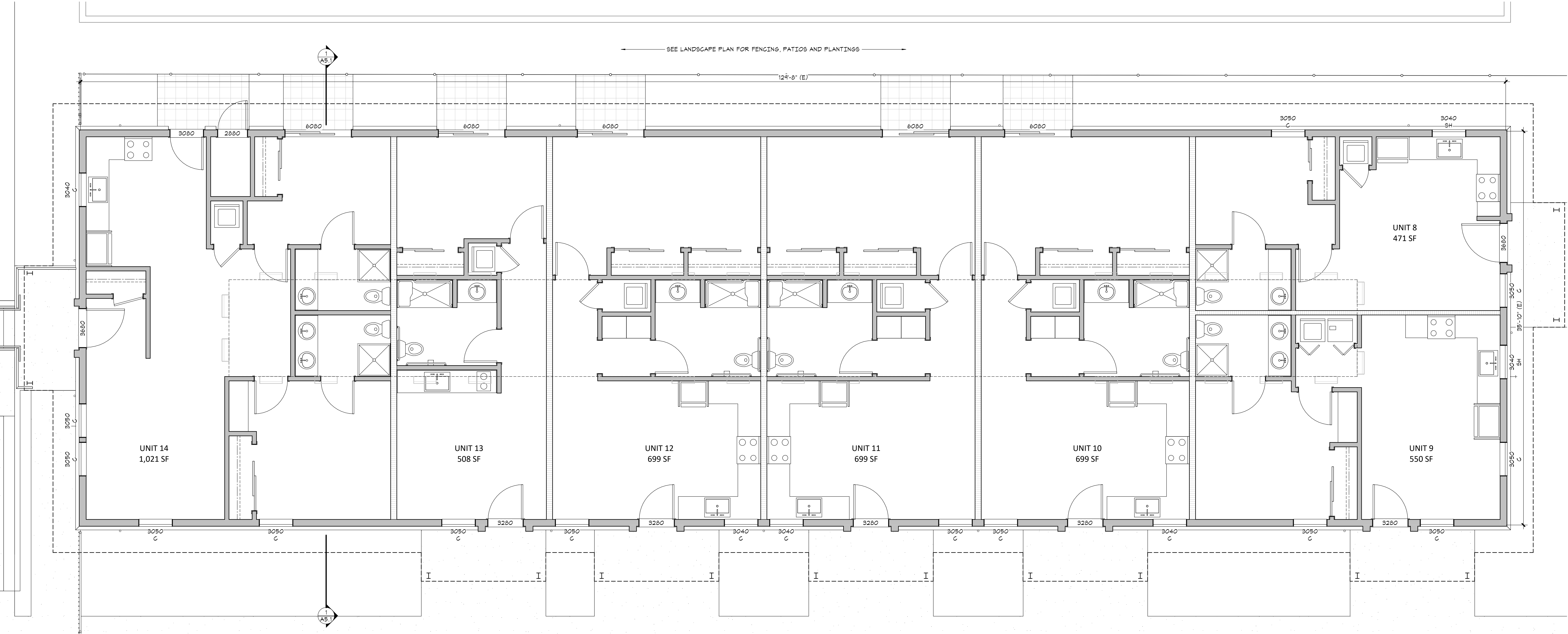


PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE 09-25-19

BERTO PLACE

NEIGHBORHOOD CONTEXT MAP

SEPTEMBER 2019



NORTH BUILDING
1/4" = 1'-0"



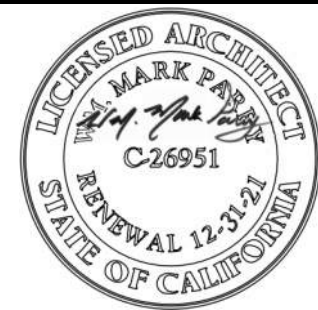
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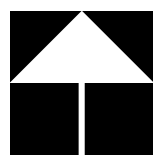
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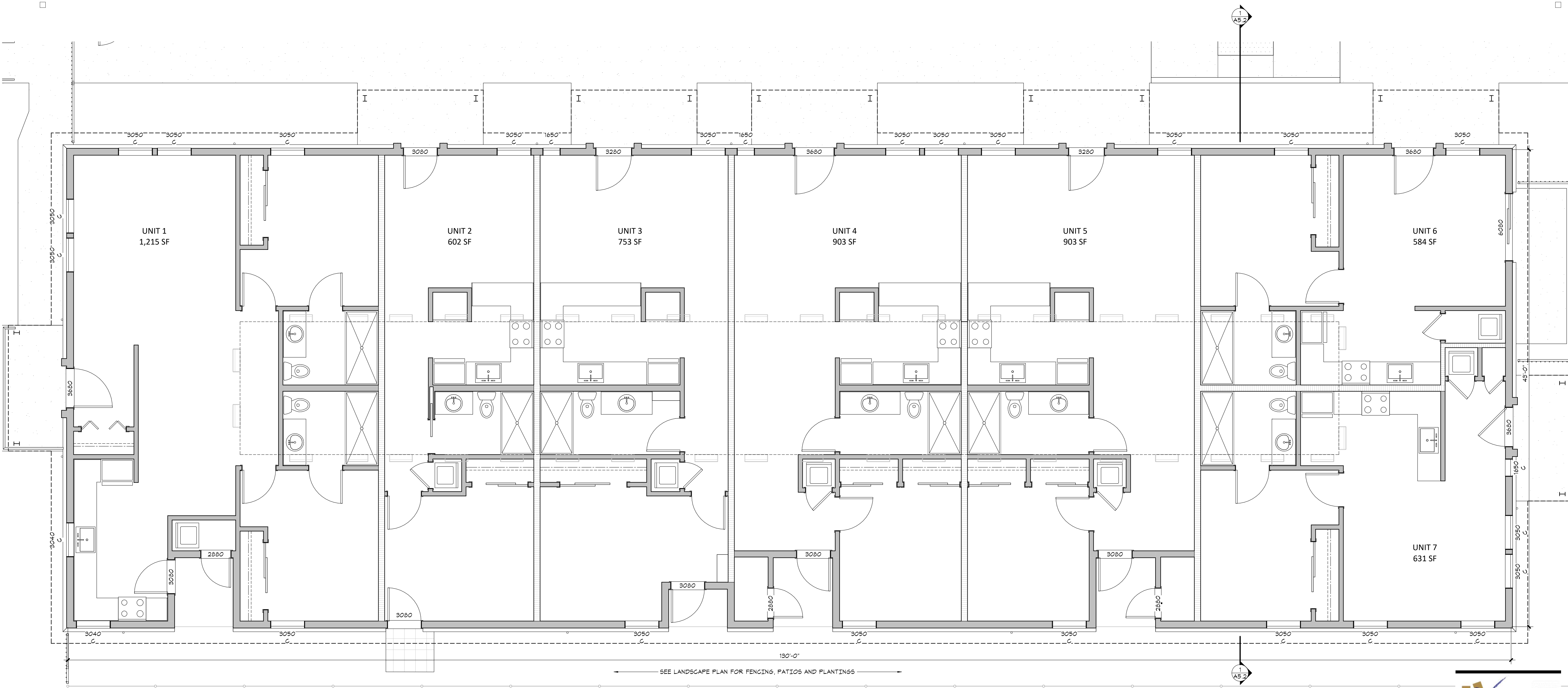
Berto Place
2930 & 2960 McBride Lane
Santa Rosa, California

North Building Proposed
Floor Plan



PROJECT NUMBER: 1902
ISSUE DATE: May 5, 2020
REVISION:





SOUTH BUILDING
1/4" = 1'-0"

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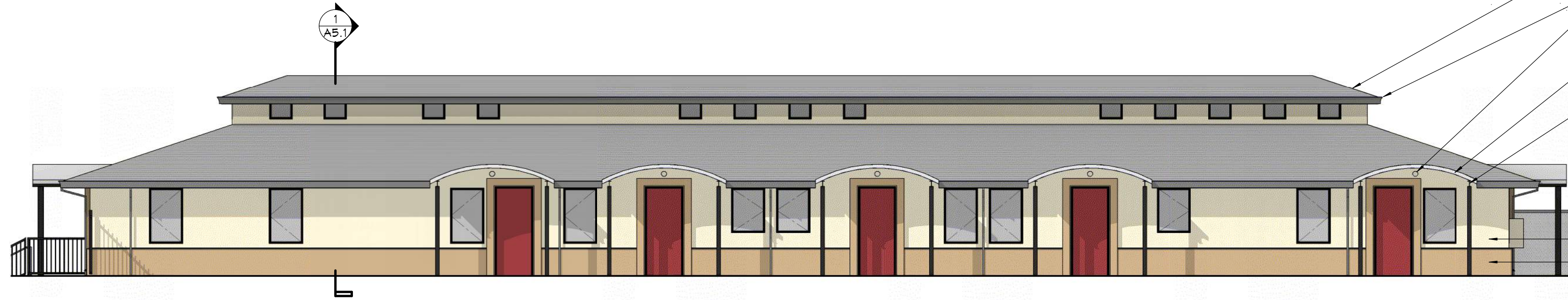


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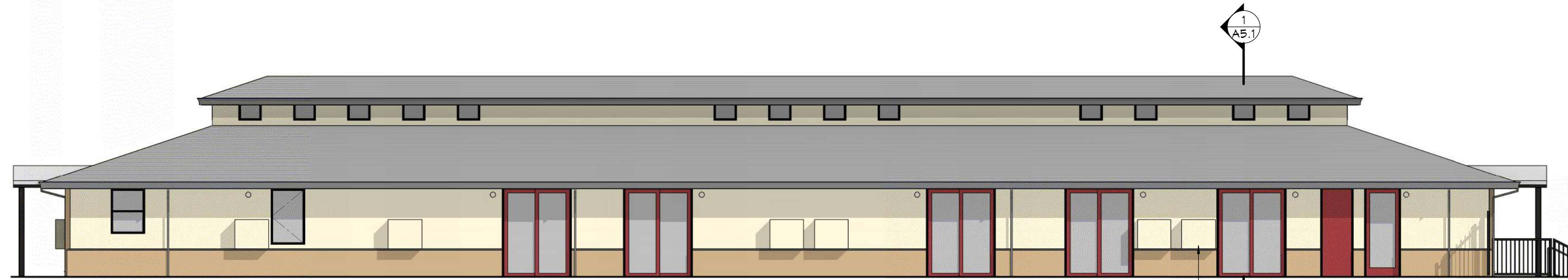
WEST
1/8" = 1'-0"



SOUTH
1/8" = 1'-0"



EAST
1/8" = 1'-0"



NORTH
1/8" = 1'-0"

- 3 TAB ASPHALT COMPOSITION ROOF
- METAL GUTTERS & DOWNSPOUTS
- DARK SKY LIGHT FIXTURE, TYP. ABOVE EACH DOOR AND WHERE OTHERWISE SHOWN
- KALMALL OR EQUAL CURVED TRANSLUCENT ROOF SYSTEM
- STEEL I BEAM STRUCTURE FOR PATIOS
- EIFS / STUCCO SYSTEM FINISH
- EIFS / STUCCO SYSTEM MAINSCOT

MINI SPLIT HEAT EXCHANGE COMPRESSOR UNIT, WALL MOUNTED



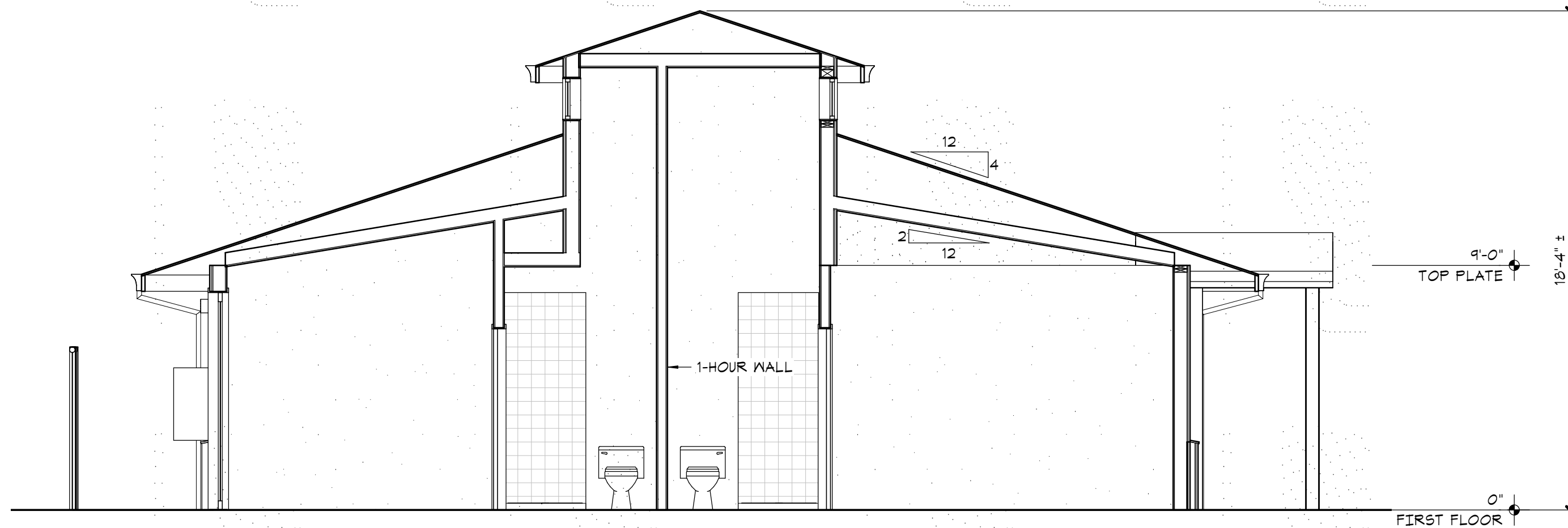
Kichler 4095Az 12"
Dark Sky Downlight (above
or besides entries)



Sunset Lighting F60901-44
Exterior Down Light
(for carports and walkways)



Hinkley Atlantis 22"
High Satin Black Landscape
Path Light



UNIT 12
1/4" = 1'-0"

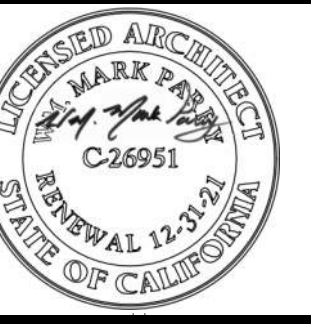
COLORS

- 3 TAB ASPHALT COMPOSITION ROOF
SLATE GRAY
RGB 169 169 169
- RAISED SEAM METAL ROOF
RGB 169 169 169
- GUTTER, METAL FASCIAS
DARK GRAY
RGB 128 128 128
- EIFS / STUCCO SYSTEM WALLS
CORN SILK
RGB 255 248 220
- EIFS / STUCCO SYSTEM MAINSCOT
KELLY-MOORE "BERTO BROWN"
B: 0 Y 42.0000
C: 2 Y 18.0000
F: 0 Y 4.0000
KX: 1 Y 24.0000
L: 4 Y 16.0000
- WINDOW SASHES
BLACK
RGB 0 0 0
- DOOR FRAMES
BLACK
RGB 150 105 105
- DOORS
BENJAMIN MOORE CURRANT RED / 1523
RGB 161 62 66

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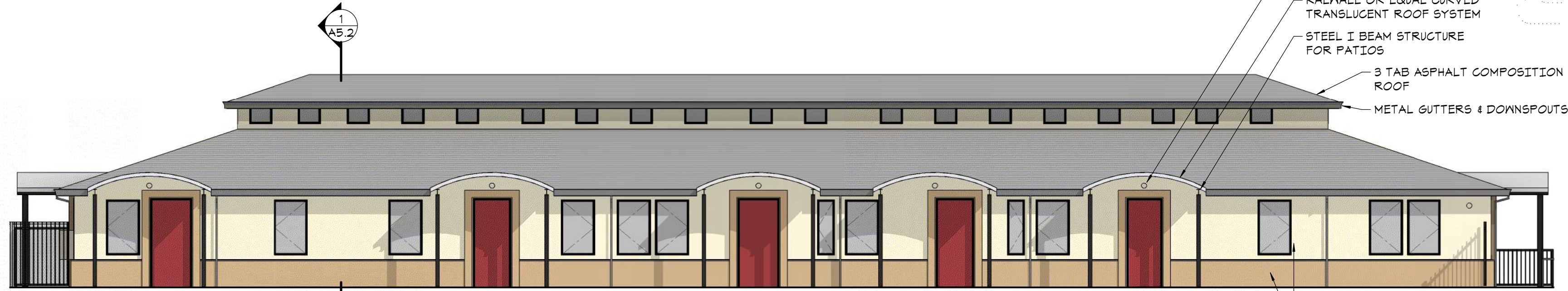
North Building Exterior
Elevations



PROJECT NUMBER: 1902
ISSUE DATE: May 5, 2020
REVISION:



EAST
1/8" = 1'-0"



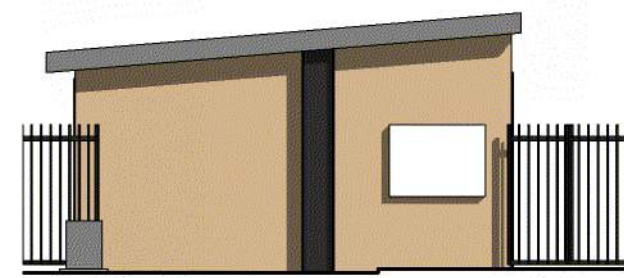
NORTH
1/8" = 1'-0"



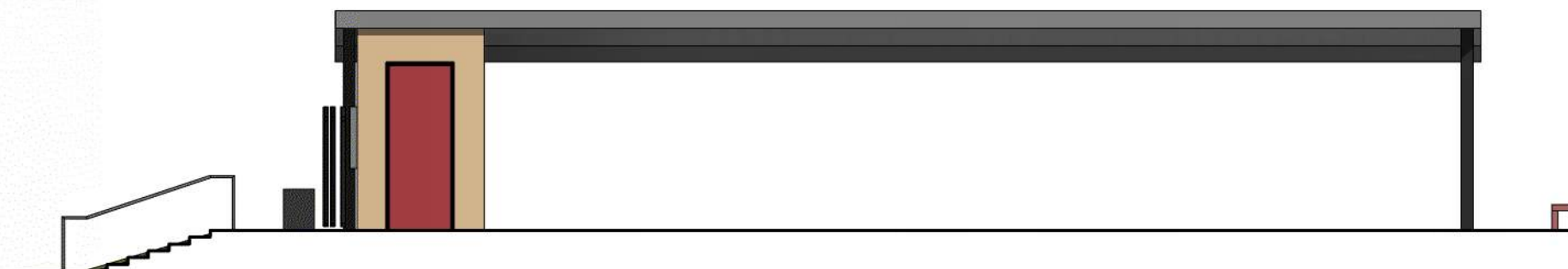
WEST
1/8" = 1'-0"



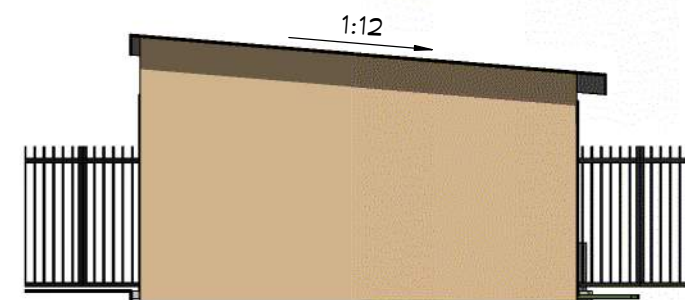
SOUTH
1/8" = 1'-0"



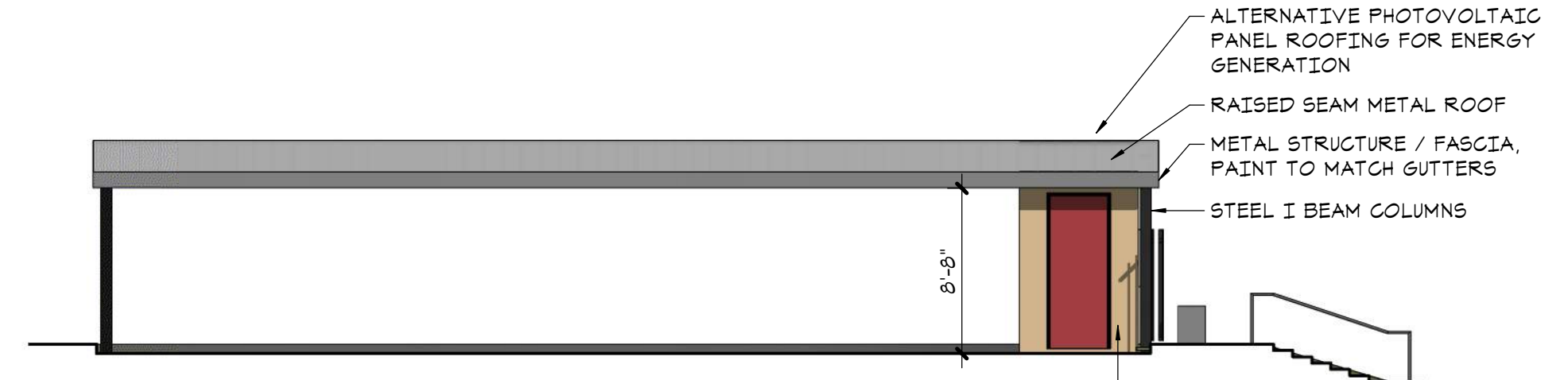
WEST AT STORAGE
1/8" = 1'-0"



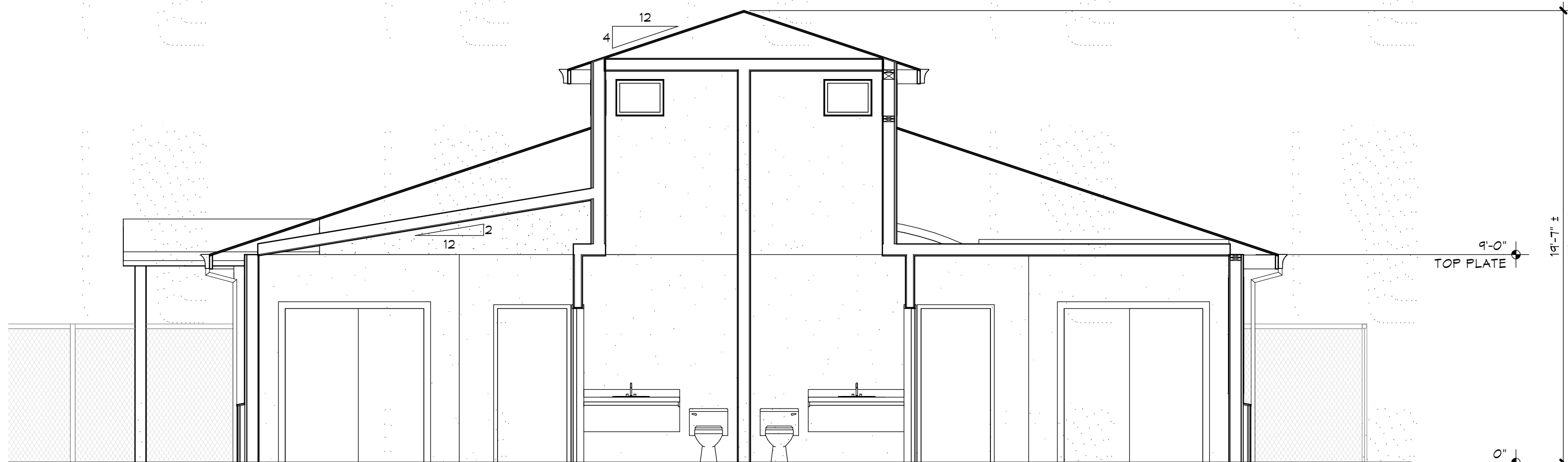
EAST CARPORT SIMILAR
SOUTH AT WEST CARPORT
1/8" = 1'-0"



EAST AT STORAGE
1/8" = 1'-0"



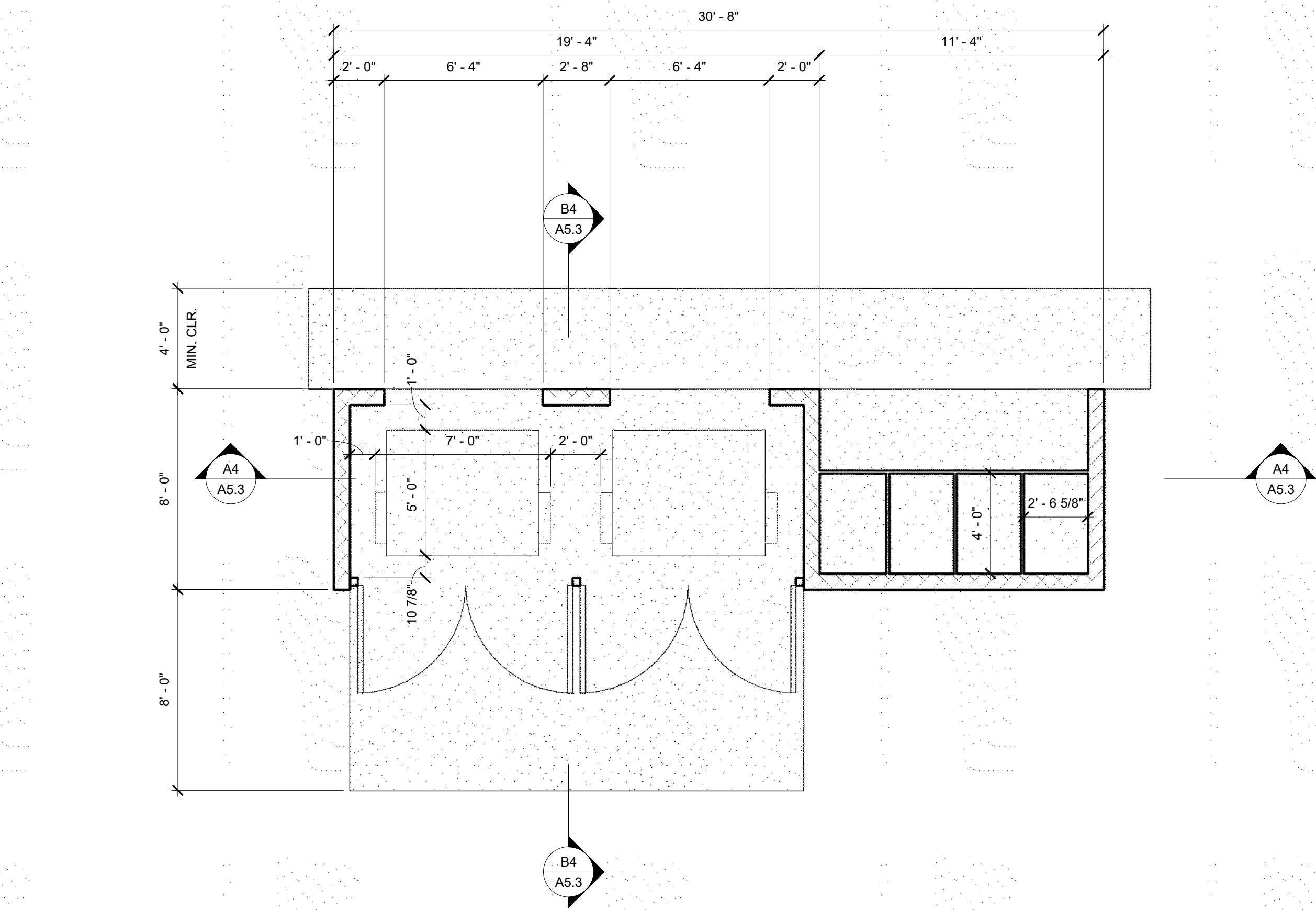
EAST CARPORT SIMILAR
NORTH AT WEST CARPORT
1/8" = 1'-0"



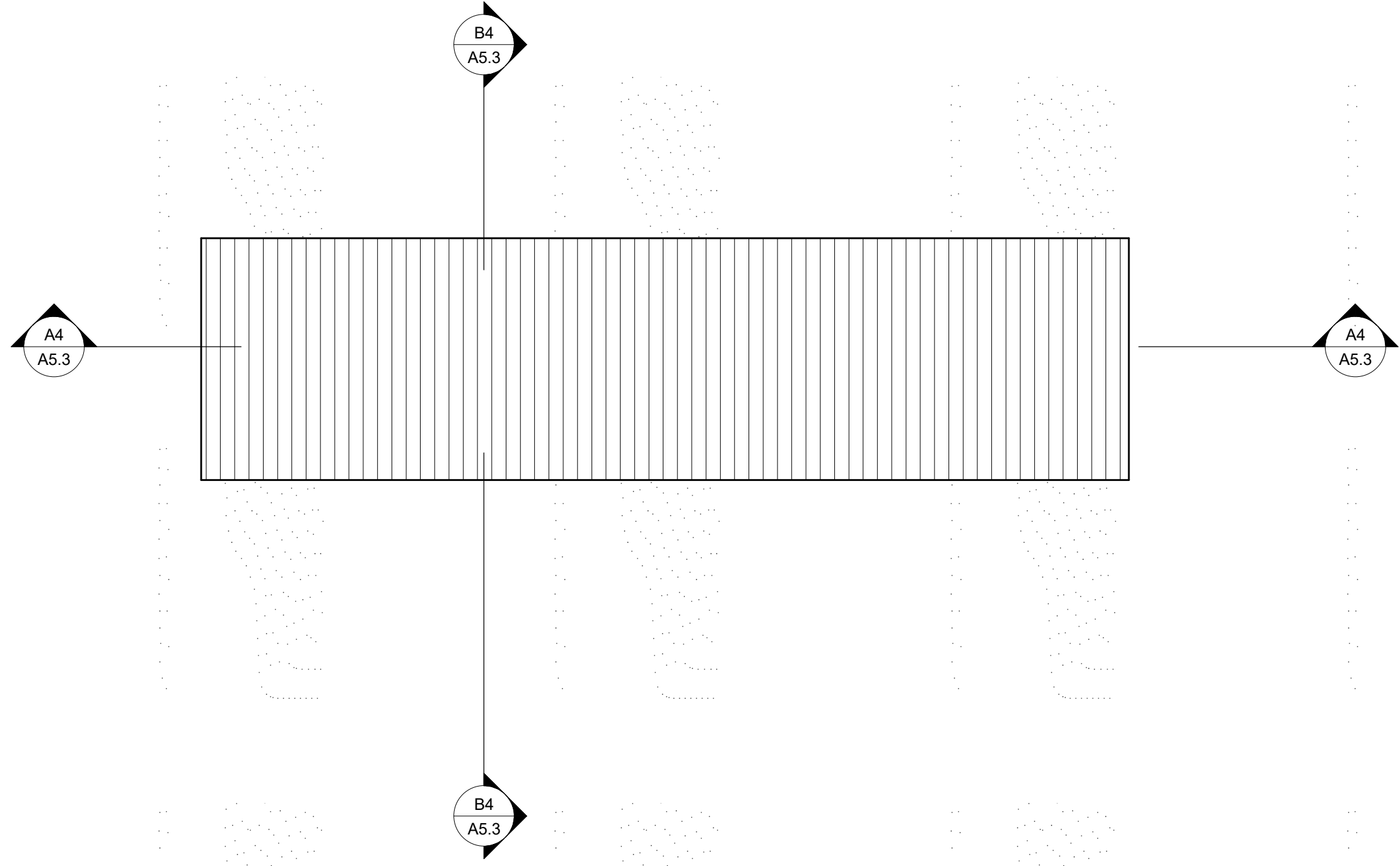
UNIT 6
1/4" = 1'-0"

COLORS

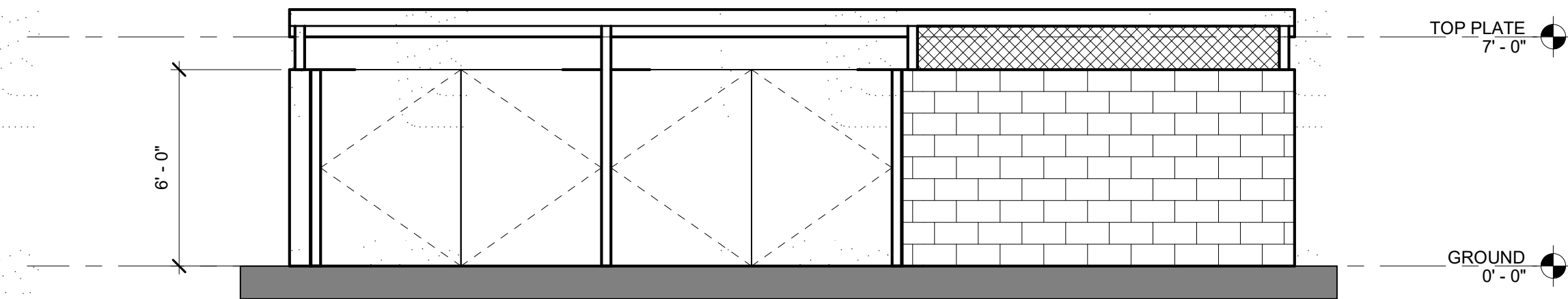
	3 TAB ASPHALT COMPOSITION ROOF SLATE GRAY RGB 169 169 169
	RAISED SEAM METAL ROOF RGB 169 169 169
	GUTTER, METAL FASCIAS DARK GRAY RGB 128 128 128
	EIFS / STUCCO SYSTEM WALLS CORN SILK RGB 255 248 220
	EIFS / STUCCO SYSTEM MAINSCOT KELLY-MOORE "BERTO BROWN" B: 0 Y 42.0000 G: 2 Y 18.0000 F: 0 Y 4.0000 KX: 1 Y 24.0000 L: 4 Y 16.0000
	WINDOW SASHES BLACK RGB 0 0 0
	DOOR FRAMES BLACK RGB 150 105 105
	DOORS BENJAMIN MOORE CURRANT RED / 1523 RGB 161 62 66



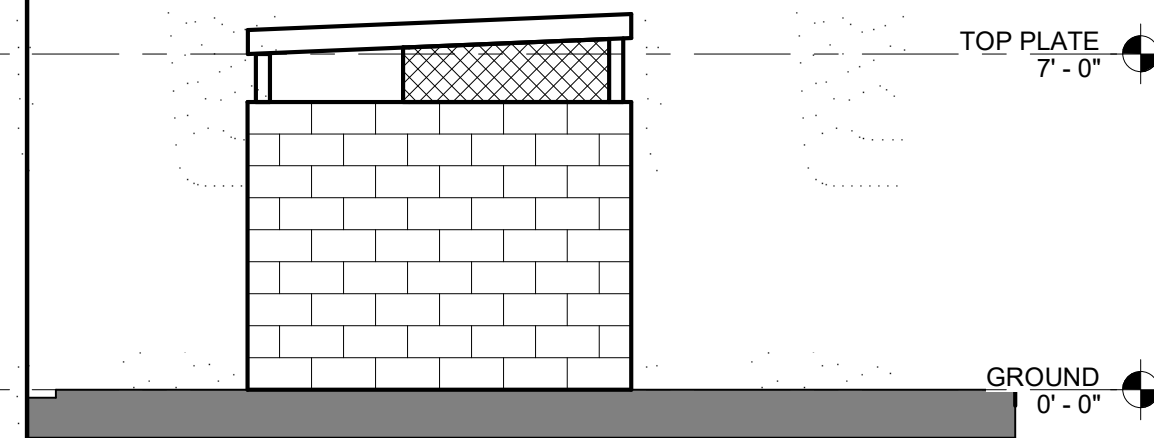
C1 FLOOR PLAN
1/4" = 1'-0"



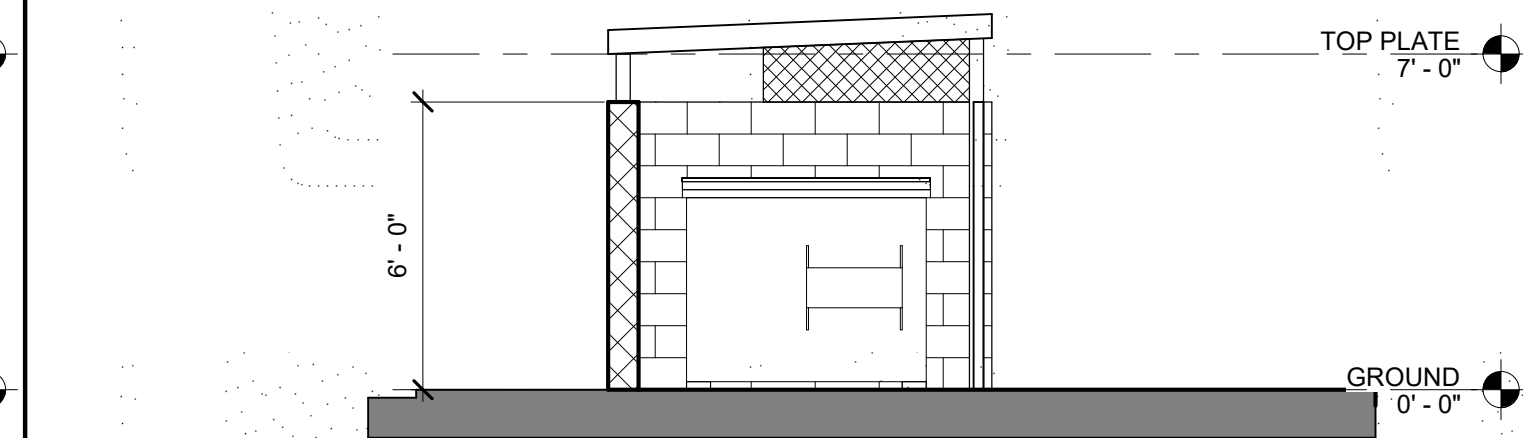
C3 ROOF PLAN
1/4" = 1'-0"



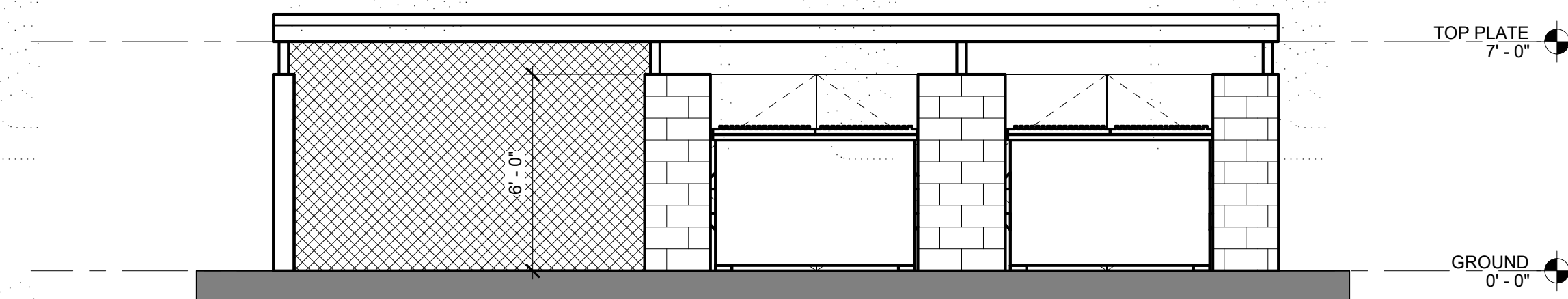
B1 FRONT ELEVATION
1/4" = 1'-0"



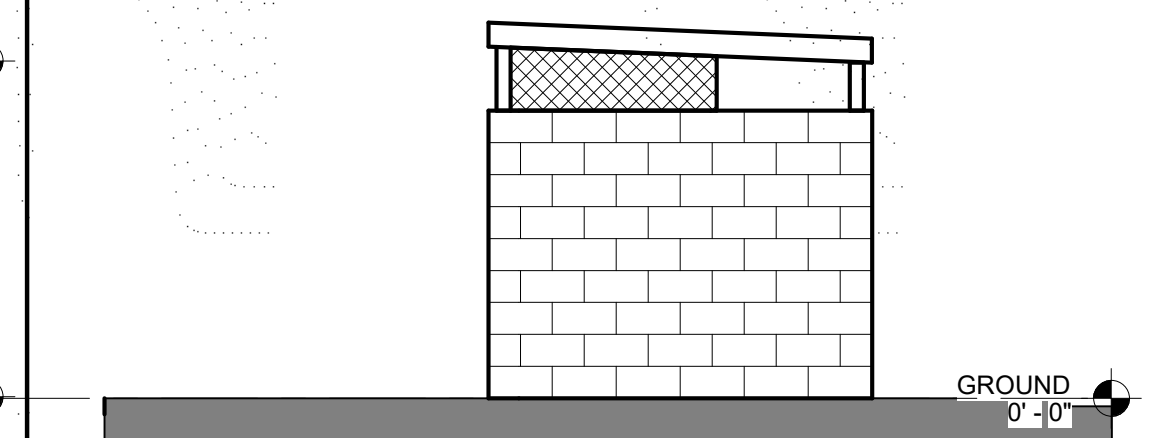
B2 SIDE ELEVATION
1/4" = 1'-0"



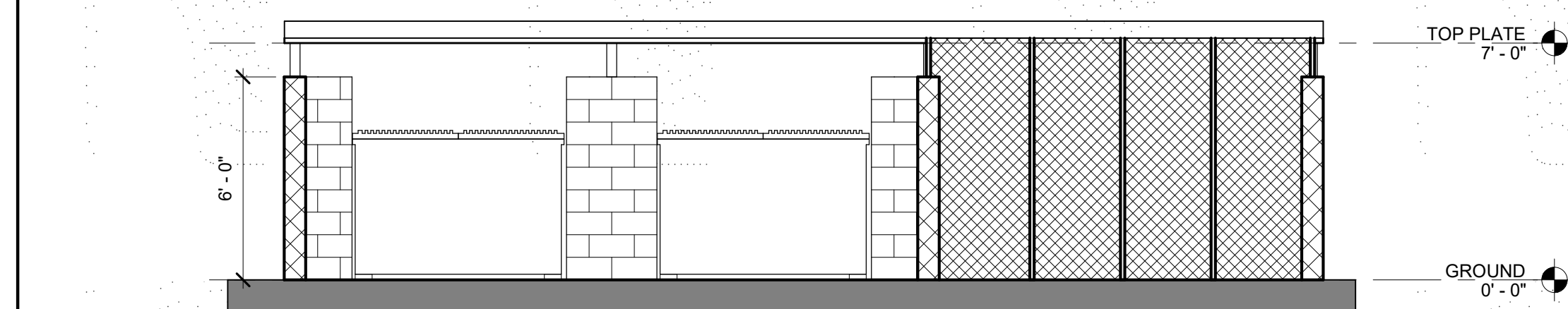
B4 CROSS SECTION
1/4" = 1'-0"



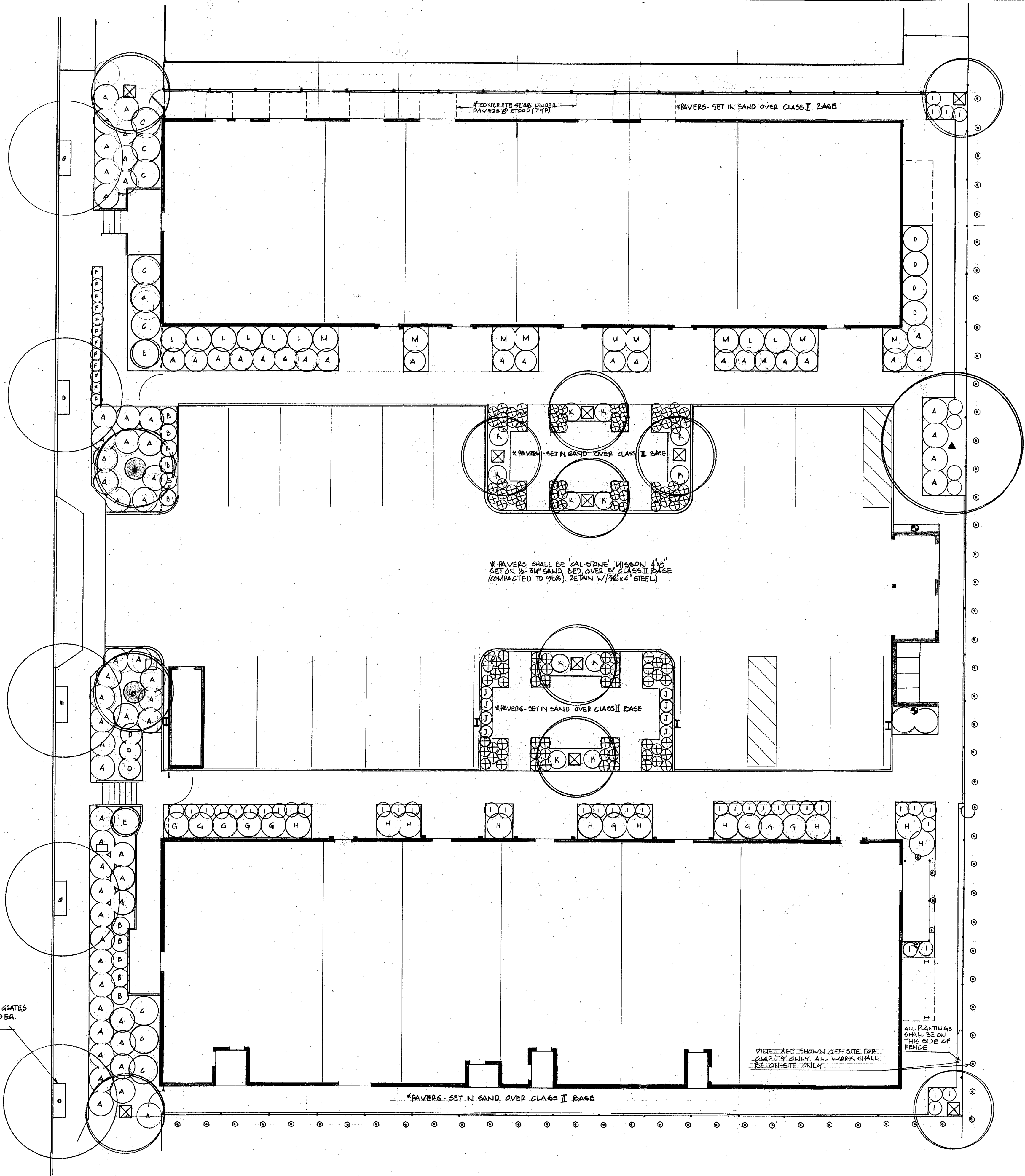
A1 REAR ELEVATION
1/4" = 1'-0"



A2 RIGHT ELEVATION
1/4" = 1'-0"



A4 LONGITUDINAL SECTION
1/4" = 1'-0"



IRONSMITH-MARKET STREET GRATES
1 SET @ TREE / 2 BLANK SETS @ EA
SIDE / GRATE TOTAL 24"x12"
(700) 716-8080

VINES ARE SHOWN OFF-SITE FOR
CLARITY ONLY. ALL WORK SHALL
BE ON-SITE ONLY.

ALL PLANTINGS
SHALL BE ON
THIS SIDE OF
FENCE

⊗ Olea 'Swan Hill'	Fruitless Olive	#24 low branch
⊗ Existing Olive to be moved	Chinese Pistache	#24 double stake
▲ Pistacia chinensis		
⊗ Agapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile	#1
⊗ Trachelospermum jasminoides	Staked Star Jasmine	#5 train onto fence
A Cotoneaster 'Lowfast'	Creeping Cotoneaster	#1
B Nandina domestica	Heavenly Bamboo	#5
C Xylosma 'Compacta'	Xylosma	#5
D Pittosporum 'Crème de Mint'	Crème de Mint	#5
E Phormium 'Tri-Color'	Tri-Color Flax	#5
F Tulbaghia variegata	Variegated Garlic	#1
G Viburnum davidi	David's Viburnum	#5
H Dianella 'Variegata'	Variegated Flax Lily	#5
I Vinca minor	Dwarf Periwinkle	#1
J Buxus 'Graham Blandy'	Columnar Boxwood	#5
K Trachelospermum jasminoides	Star Jasmine	#1
L Rhipsolepis 'Ballerina'	Ballerina	#5
M Loropetalum 'Pixy Pink'	Dwarf Pink Loropetalum	#5

PLANTING NOTES:

All plant material shall be healthy and vigorous growing conditions, and shall be the size and type indicated on the plan. Any damaged, unhealthy, undersized, rootbound, etc., shall be rejected.

Soil preparation shall include:

- Rough grade to establish drainage patterns.
- Finish grading to establish a smooth and free flowing contour.
- Grade shall be 3" below any hard landscaped edge.
- All plants shall receive fertilizer tablets as shown on detail.
- All plants shall be planted in a plant pit as shown on detail.
- All plants shall be planted above grade as shown on detail.

Treat all landscaped areas with 'Ronstar' pre-emergence prior to placement of mulch.

Mulch all landscaped areas with _____ yds/1000sq.ft. with _____ days.

All plant material shall be guaranteed for _____ days.

Final placement of all plant material shall be determined by Landscape Architect.

Contractor shall supply unit price and plant count as part of bid.

City of Santa Rosa Req'd Notes:

The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule, and maintenance schedule, as described in City ordinance.

A Final Inspection shall be performed. Installation contractor shall be attendance of inspection, and shall all required repairs and adjustments to achieve approval. Schedule an inspection @ Engineering Development Services, (707) 543-4611.

Planting Notes:

- A minimum of 8" of non-mechanically compacted soil shall be available for root growth and water absorption in all planted areas.
- Incorporate a minimum of 6 yds of organic compost per 1000 square feet, into top 8" of soil, or per specific amendment recommendations of a soils laboratory.
- A minimum of 3" layer of mulch shall be applied to all exposed planting areas, except turf areas.
- Upon completion, the contractor shall provide a completed and signed "Certificate of Completion" to Engineering Development Services, stating that the project has been installed as per plan.

Irrigation Notes:

- MAWA and ETWA calculations are based on June 1st 2015 State code, using .55Eto for landscape areas, and .45Eto for special landscape areas.

REVISIONS	BY

PHIL MANOUKIAN + ASSOCIATES

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PMA

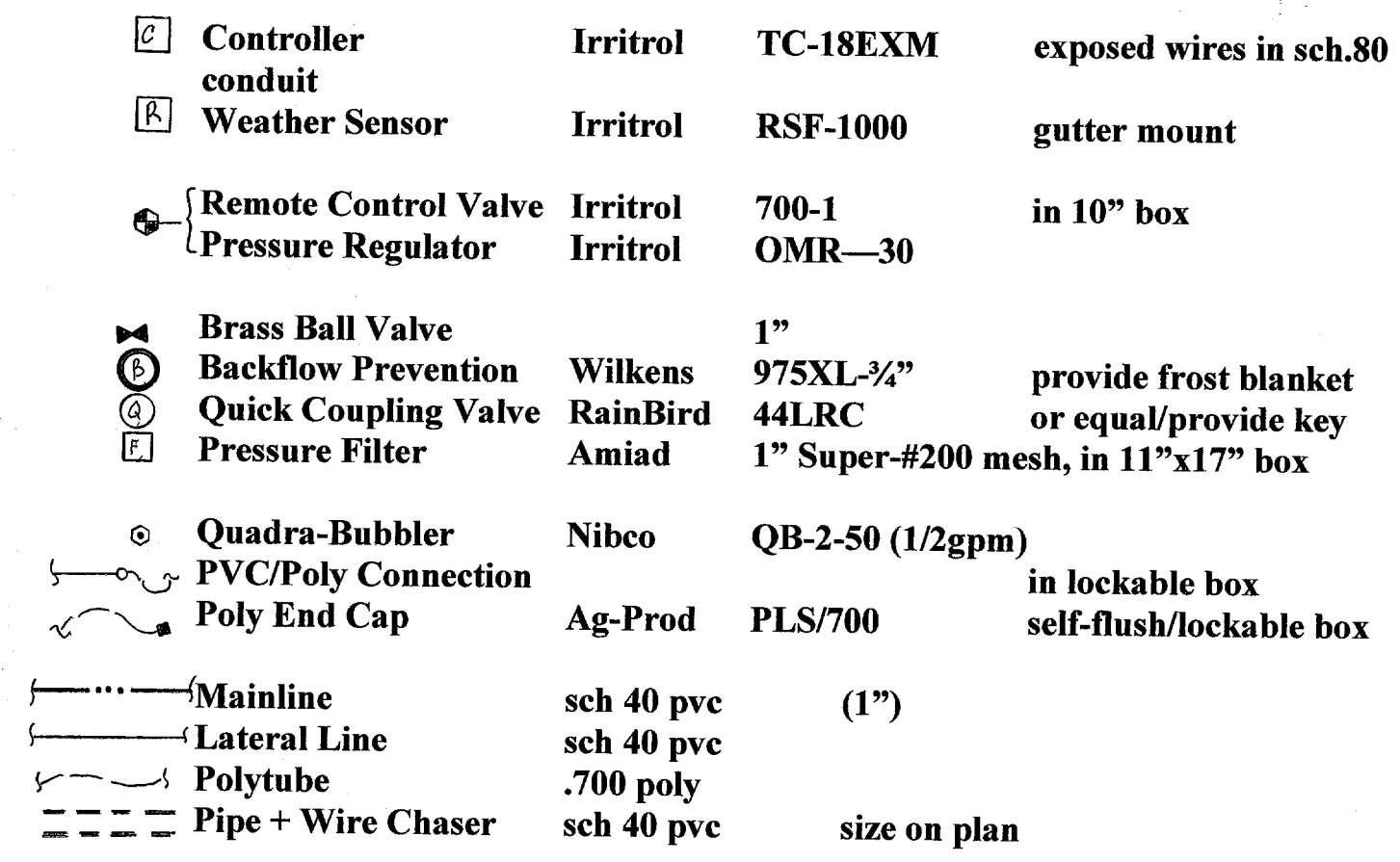
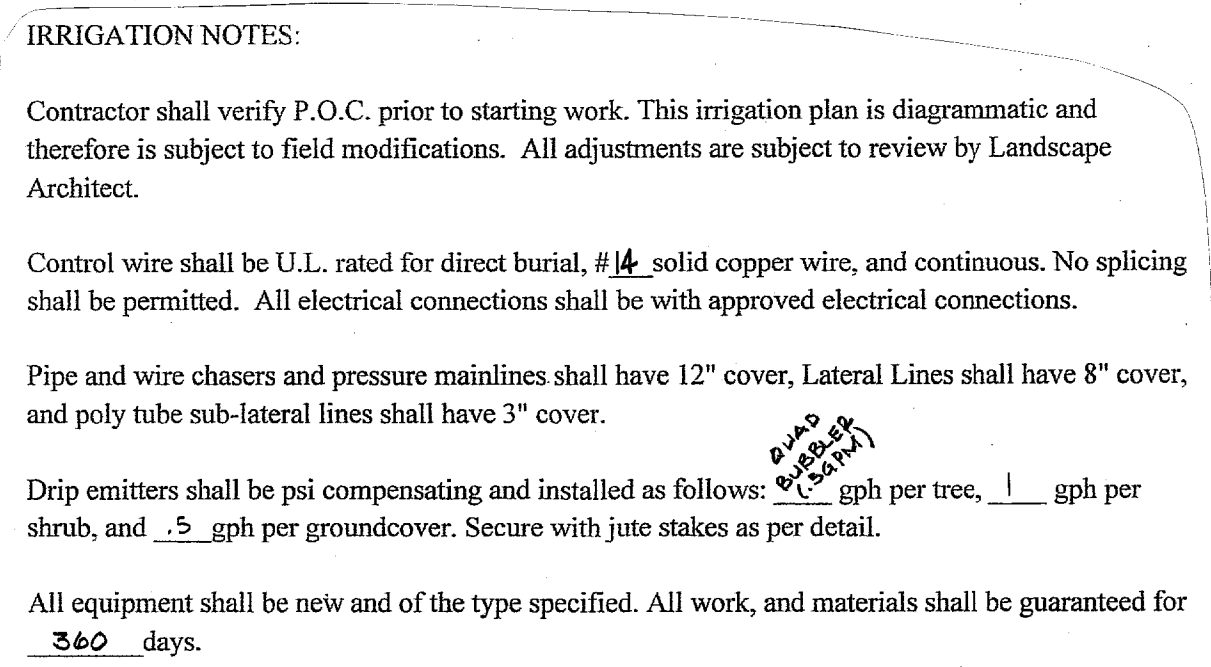
Site Planning / Landscape Architecture

Planting Plan

BERTO PLACE

2906 McBride Lane - Santa Rosa, CA

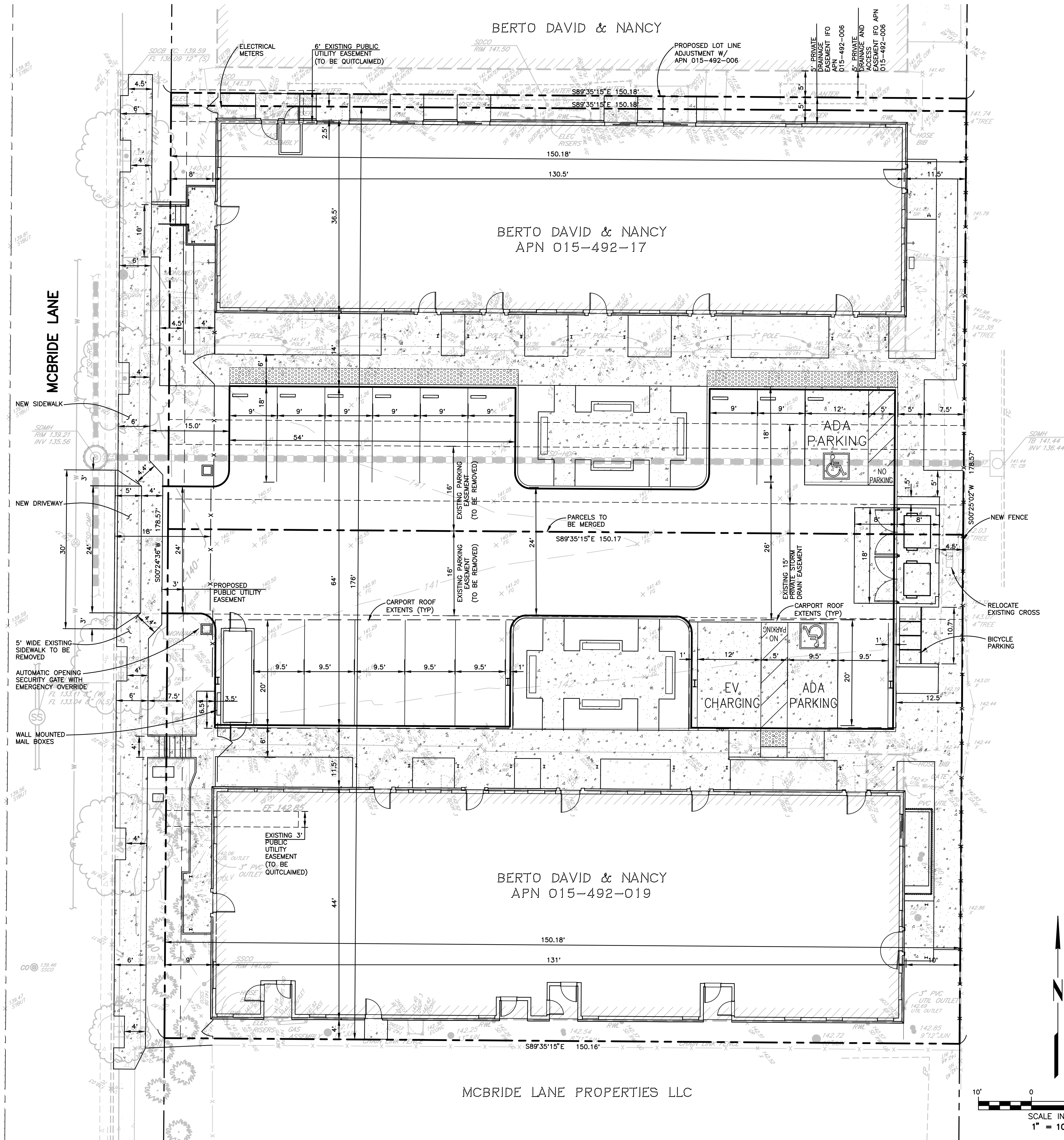
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Scale	1" = 10'
Drawn	P.M.
Job	
Sheet	L-1
Of	3 Sheets

[illegible]

PHIL MANOUKIAN + ASSOCIATES	BY
 3724 Du Cane Road Hawthorne, CA 90244 (774) 861-1122 manouk@pma.net www.pma.net Excerpt Landscape Architect # 22799	
Irrigation Plan BERTO PLACE 2906 McBride Lane - Santa Rosa, CA	
Date 4.30.2010	
Scale 1"=10'	
Drawn P.M.	
Job	
Sheet L-2	
Of 3 Sheets	
Site Planning Landscape Architecture	

TAB: 1-SITE PLAN

05-04-20 Vukobratovic \4212.dwg\4212.DWG\4212.00 PLAN.dwg



EDWARDS-COOPERSMITH 2002 TRUST

Brelje & Race
CONSULTING ENGINEERS
475 Aviation Boulevard, Suite 120
Santa Rosa, CA 95403
v: 707-576-1322
f: 707-576-0469
www.brce.com



BERTO PLACE

MCBRIDE LANE
SANTA ROSA, CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE 05-01-20

REVISIONS

NO.	DATE	DESCRIPTION

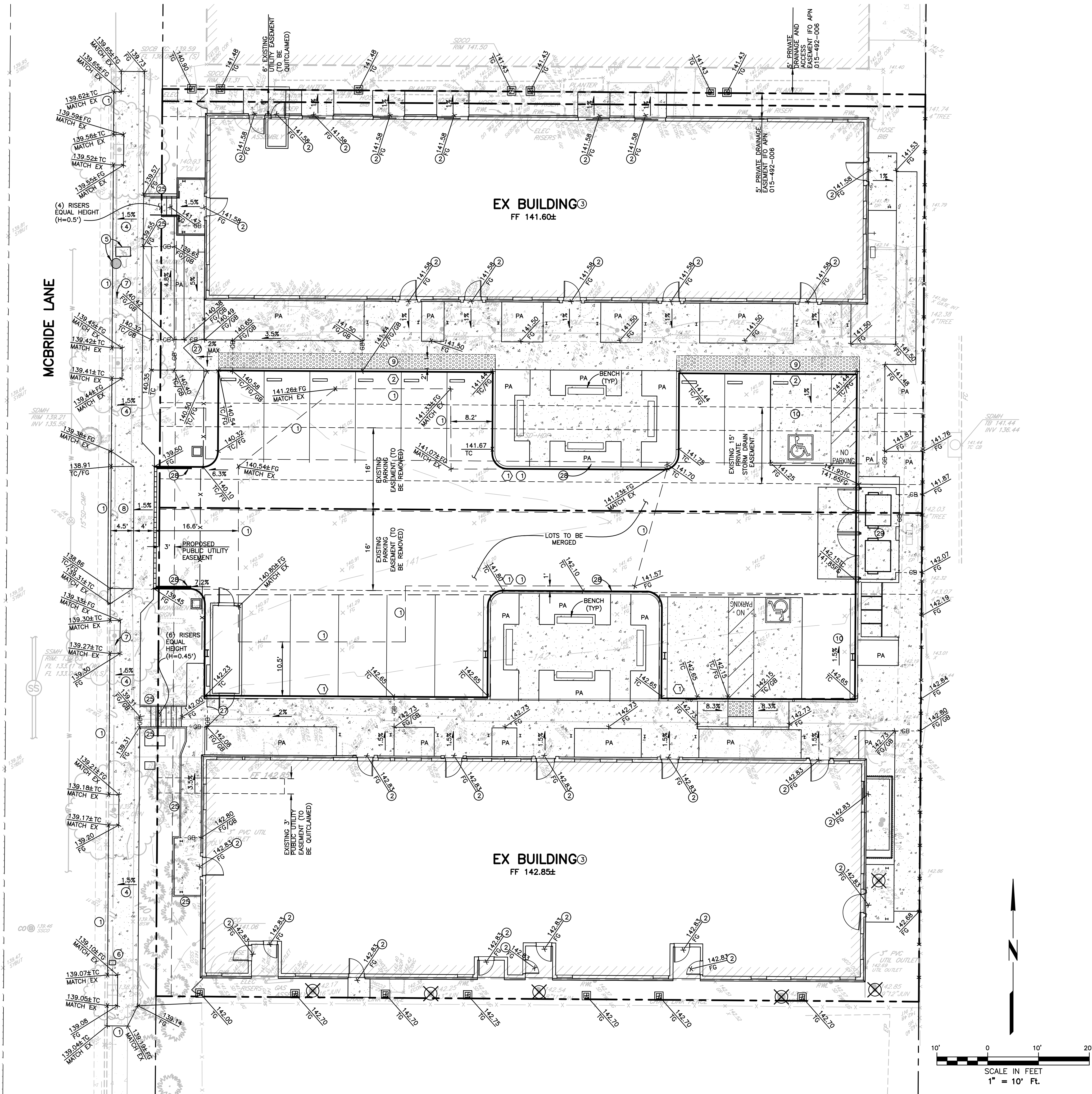
ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

PROJECT	DATE
4212.00	MAY 2020
DRAWN BY	CHECKED BY
JLP	PRB

SITE PLAN

SHEET NO.

1 OF 3



GRADING NOTES

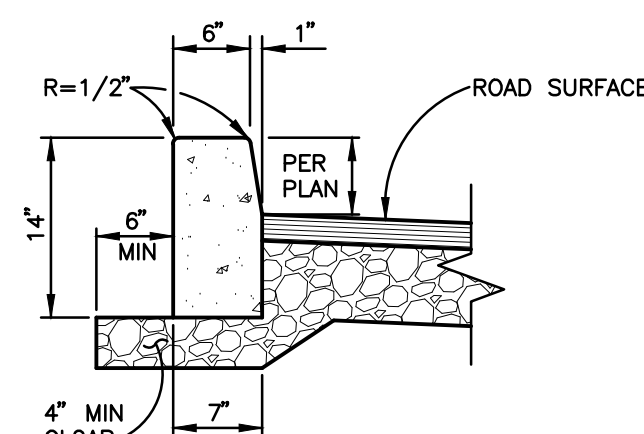
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① MATCH EXISTING IMPROVEMENTS.
- ② FINISHED GRADE AT DOOR ELEVATION TO BE MAXIMUM 0.02'(1/4") BELOW FINISHED FLOOR ELEVATION.
- ③ EXISTING BUILDING FOUNDATION TO REMAIN. CONTRACTOR TO USE CAUTION WHEN PERFORMING SERVICES DEMOLITION.
- ④ 6" SIDEWALK, MAXIMUM CROSS SLOPE 1.5%.
- ⑤ EXISTING PG&E POWER POLE AND UTILITY BOX TO REMAIN. PROTECT IN PLACE.
- ⑥ EXISTING WATER METER TO REMAIN. PROTECT IN PLACE.
- ⑦ ABANDON EXISTING WATER METER PER CITY OF SANTA ROSA STANDARDS.
- ⑧ DRIVEWAY PER CITY OF SANTA ROSA STANDARD 250A.
- ⑨ 3' WIDE DETECTABLE WARNING SURFACE.
- ⑩ VAN ACCESSIBLE PARKING STALL PER ADA REQUIREMENTS.
- ⑪ REFER TO ARCHITECTURAL DRAWINGS FOR HANDRAIL DETAILS.
- ⑫ SEE ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.
- ⑬ 4" RED STRIPE WITH 3" WHITE LETTERING READING "FIRE LANE-NO PARKING".
- ⑭ TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

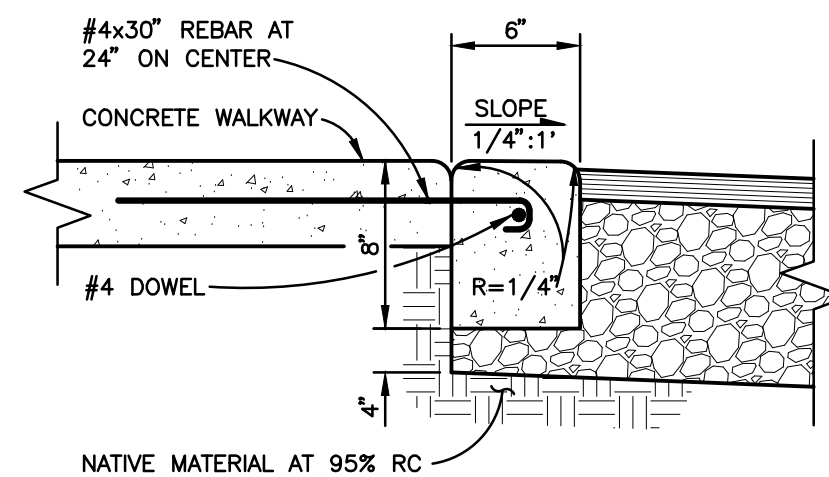
LEGEND

- ① ② CURB TYPES PER DETAILS THIS SHEET
- ⊗ TREE TO BE REMOVED

DISTURBED AREA 7500 S.F.



TYPE ①
STANDARD VERTICAL CURB
NOT TO SCALE



TYPE ②
FLUSH CURB
NOT TO SCALE

Brelje & Race

CONSULTING ENGINEERS
475 Aviation Boulevard, Suite 120
Santa Rosa, CA 95403
v: 707-576-1322
f: 707-576-0469
www.brce.com



BERTO PLACE

McBRIDE LANE
SANTA ROSA, CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE 05-01-20

REVISIONS

NO.	DATE	DESCRIPTION

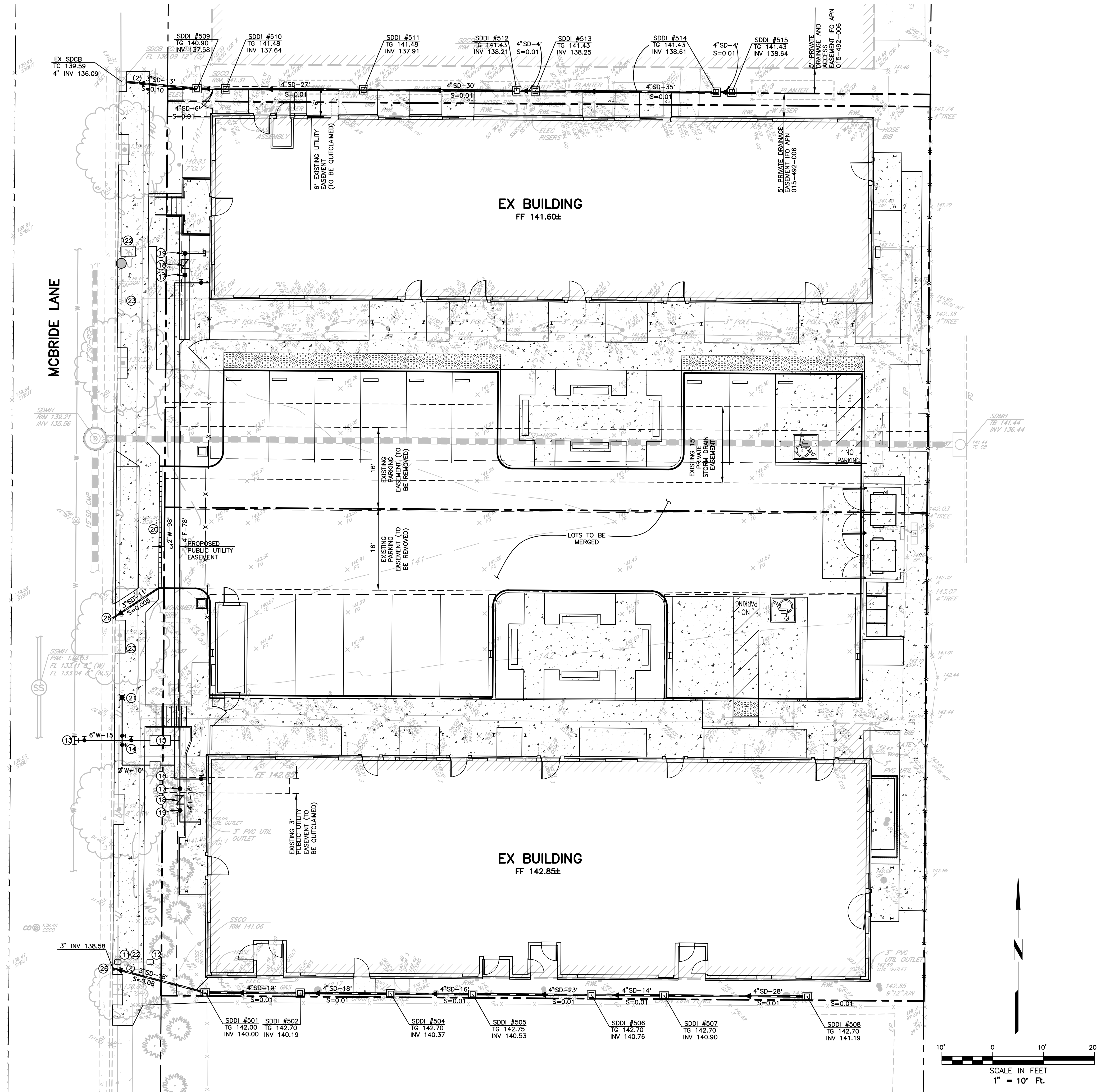
ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

PROJECT	DATE
4212.00	MAY 2020
DRAWN BY	CHECKED BY
JLP	PRB

GRADING PLAN

SHEET NO.

2 OF 3



UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① UTILIZE EXISTING WATER SERVICE FOR IRRIGATION. RESET BOX TO FINISHED GRADE.
- ⑫ REDUCED PRESSURE BACKFLOW DEVICE PER CITY OF SANTA ROSA DETAIL 876.
- ⑬ POTABLE WATER POINT OF CONNECTION.
- ⑭ COMBINATION WATER SERVICE PER CITY OF SANTA ROSA STANDARD 870. PLUMBING CONTRACTOR TO VERIFY PIPE SIZING PRIOR TO CONSTRUCTION.
- ⑮ 4" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY PER CITY OF SANTA ROSA STANDARD 880. SIZE TO BE VERIFIED WITH SPRINKLER CONTRACTOR.
- ⑯ 2" WATER METER PER CITY OF SANTA ROSA STANDARD DETAIL 865.
- ⑰ POST INDICATOR VALVE.
- ⑱ CHECK VALVE.
- ⑲ FIRE DEPARTMENT CONNECTION.
- ⑳ 24" LONG KLASSIK DRAIN K100.
- ㉑ FIRE HYDRANT AND LATERAL PER CITY OF SANTA ROSA STANDARD DETAIL 857.
- ㉒ RESET EXISTING UTILITY BOX TO FINISHED GRADE.
- ㉓ ABANDON EXISTING WATER LATERAL AT MAIN. REMOVE METER AND BOX.
- ㉔ 3" SIDEWALK DRAIN PER CITY OF SANTA ROSA STANDARD 406A.

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PROJECT	DATE
4212.00	MAY 2020
DRAWN BY	CHECKED BY
JLP	PRB

UTILITY PLAN

SHEET NO.

3 OF 3