

1 AERIAL IMAGE

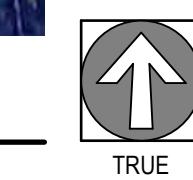
12" = 1'-0"

PROJECT SUMMARY:
2000 Piner Apartments is located at 2000 Piner Road on the Corner of Piner Road and Bay Meadow Drive.

It will be a luxury apartment living complex comprised of 3 apartment buildings with a total of 103 living units above recessed parking with a commons building and outside amenity areas.

SHEET INDEX

SHEET NUMBER	SHEET NAME
DR1.00	COVER SHEET
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DR1.05	FIRST FLOOR LEVEL W/ SITE PLAN PARKING
DR1.10	GARAGE LEVEL AREA LAYOUT
DR1.11	FIRST FLOOR UNIT LAYOUT
DR1.12	SECOND FLOOR UNIT LAYOUT
DR1.13	THIRD FLOOR UNIT LAYOUT
DR1.14	FOURTH FLOOR UNIT LAYOUT
DR2.00	BUILDING/SITE SECTIONS
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DR3.15	PERSPECTIVE IMAGES
C1.1 - C3.0	PRELIMINARY GRADING AND DRAINAGE
L-1A - L-1C	LANDSCAPE DRAWINGS



HENDERSON ARCHITECT

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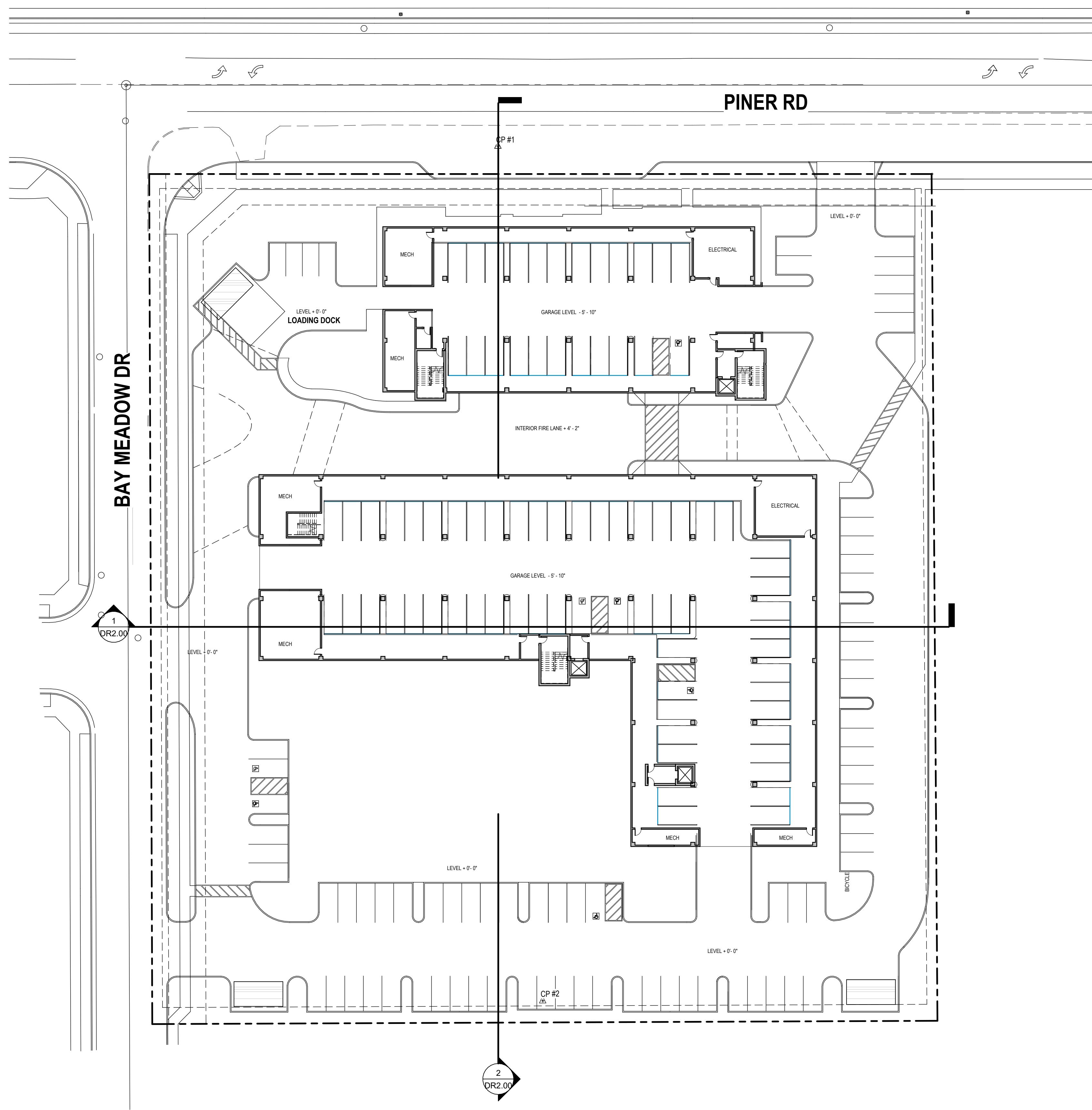
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COVER SHEET

2000 PINER APARTMENTS

2000 PINER STREET, SANTA ROSA, CA

JANUARY 27, 2025
DR1.00



1 SITE PLAN GARAGE LEVEL W/ SITE FEATURES
1" = 30'-0"



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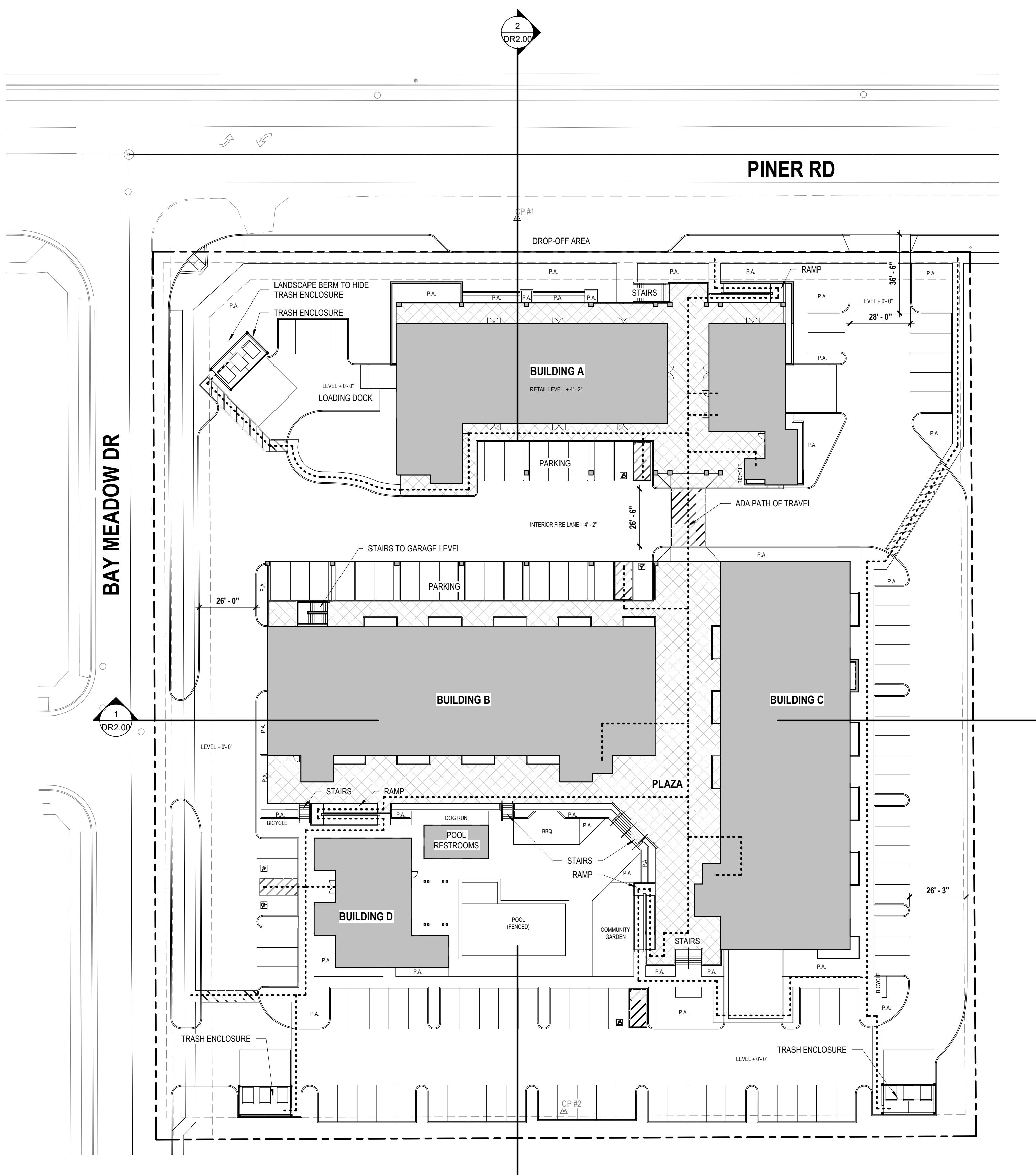
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GARAGE LEVEL W/ SITE PLAN PARKING
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.01



1 SITE PLAN FIRST LEVEL W/ SITE FEATURES
1" = 30'-0"

H | A

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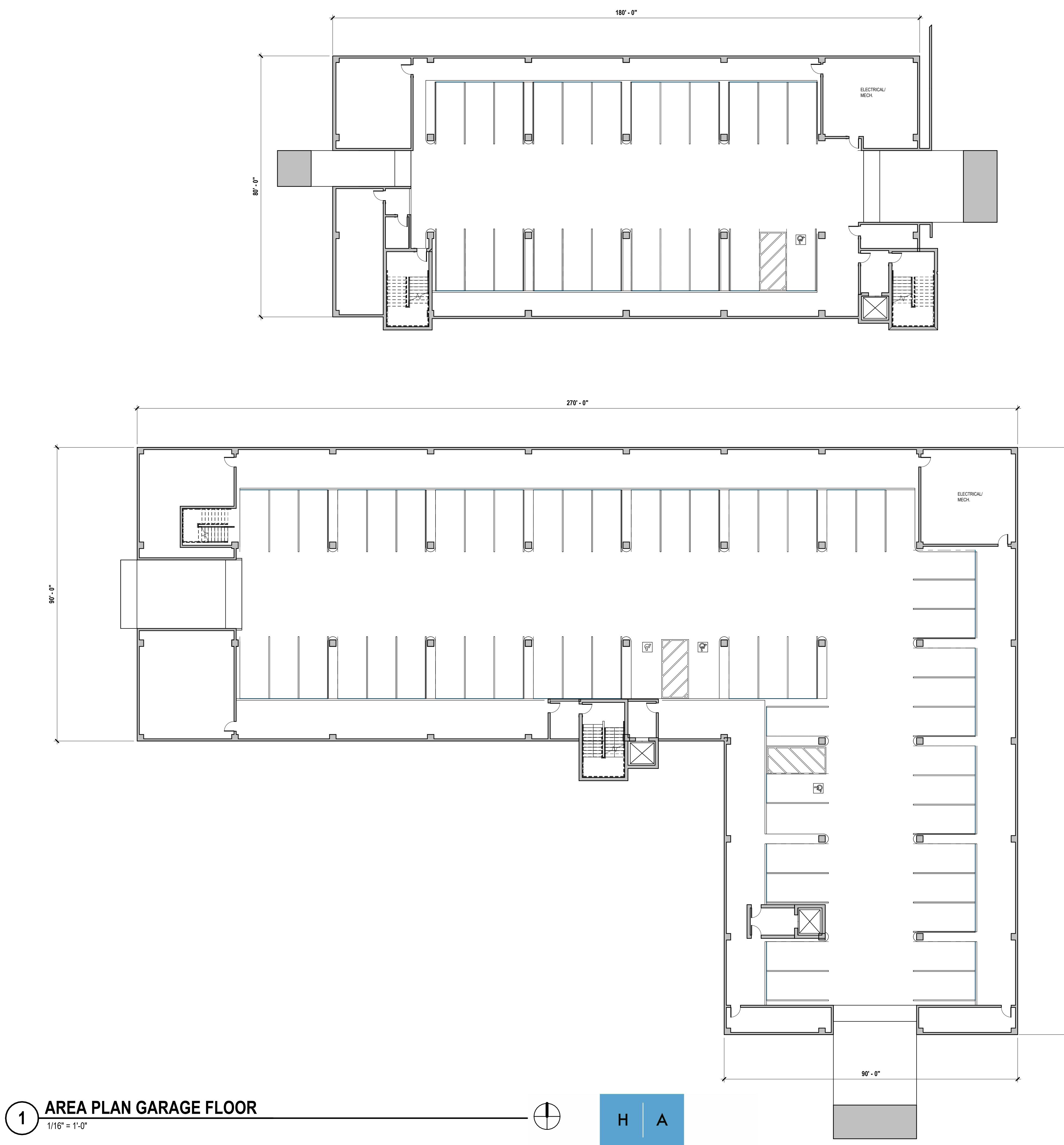
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FIRST FLOOR LEVEL W/ SITE PLAN PARKING
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.05



GARAGE LEVEL AREA LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

UNIT LEGEND

AREA SCHEDULE...

BUILDING	LEVEL	COUNT	TYPE
BUILDING A			
1-FIRST FLOOR			
BUILDING A	1-FIRST FLOOR	1	LOADING/ELEC
BUILDING A	1-FIRST FLOOR	1	RESTROOM
BUILDING A	1-FIRST FLOOR	4	RETAIL
2-SECOND FLOOR			
BUILDING A	2-SECOND FLOOR	6	1/1
BUILDING A	2-SECOND FLOOR	2	2/1
BUILDING A	2-SECOND FLOOR	1	2/2
BUILDING A	2-SECOND FLOOR	1	3/2
3-THIRD FLOOR			
BUILDING A	3-THIRD FLOOR	8	1/1
BUILDING A	3-THIRD FLOOR	1	2/2
BUILDING A	3-THIRD FLOOR	1	3/2
4-FOURTH FLOOR			
BUILDING A	4-FOURTH FLOOR	8	1/1
BUILDING A	4-FOURTH FLOOR	2	2/2
BUILDING B			
1-FIRST FLOOR			
BUILDING B	1-FIRST FLOOR	3	2/2
BUILDING B	1-FIRST FLOOR	1	3/2
BUILDING B	1-FIRST FLOOR	1	STUDIO
2-SECOND FLOOR			
BUILDING B	2-SECOND FLOOR	7	1/1
BUILDING B	2-SECOND FLOOR	1	2/2
BUILDING B	2-SECOND FLOOR	1	3/2
BUILDING B	2-SECOND FLOOR	2	STUDIO
3-THIRD FLOOR			
BUILDING B	3-THIRD FLOOR	7	1/1
BUILDING B	3-THIRD FLOOR	1	2/2
BUILDING B	3-THIRD FLOOR	1	3/2
BUILDING B	3-THIRD FLOOR	2	STUDIO
4-FOURTH FLOOR			
BUILDING B	4-FOURTH FLOOR	7	1/1
BUILDING B	4-FOURTH FLOOR	1	2/2
BUILDING B	4-FOURTH FLOOR	1	3/2
BUILDING B	4-FOURTH FLOOR	3	STUDIO
BUILDING C			
1-FIRST FLOOR			
BUILDING C	1-FIRST FLOOR	2	2/2
BUILDING C	1-FIRST FLOOR	1	3/2
BUILDING C	1-FIRST FLOOR	5	STUDIO
2-SECOND FLOOR			
BUILDING C	2-SECOND FLOOR	1	2/1
BUILDING C	2-SECOND FLOOR	2	2/2
BUILDING C	2-SECOND FLOOR	6	STUDIO
3-THIRD FLOOR			
BUILDING C	3-THIRD FLOOR	3	2/2
BUILDING C	3-THIRD FLOOR	1	3/2
BUILDING C	3-THIRD FLOOR	5	STUDIO
4-FOURTH FLOOR			
BUILDING C	4-FOURTH FLOOR	3	2/2
BUILDING C	4-FOURTH FLOOR	1	3/2
BUILDING C	4-FOURTH FLOOR	4	STUDIO
TOTAL UNIT COUNT: 109			



1 AREA PLAN FIRST FLOOR

1/16" = 1'-0"

1/16" = 1'

H | A



UNIT LEGEND

- 1/1
- 2/1
- 2/2
- 3/2
- STUDIO



1 AREA PLAN SECOND FLOOR

1/16" = 1'-0"

H | A

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SECOND FLOOR UNIT LAYOUT
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR1.12



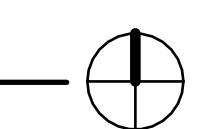
UNIT LEGEND

- 1/1
- 2/2
- 3/2
- STUDIO



1 AREA PLAN THIRD FLOOR

1/16" = 1'-0"



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THIRD FLOOR UNIT LAYOUT

2000 PINER APARTMENTS

2000 PINER STREET, SANTA ROSA, CA

DR1.13

UNIT LEGEND

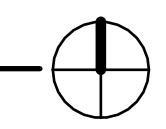
- 1/1
- 2/2
- 3/2
- STUDIO



1 AREA PLAN FOURTH FLOOR

1/16" = 1'-0"

H | A





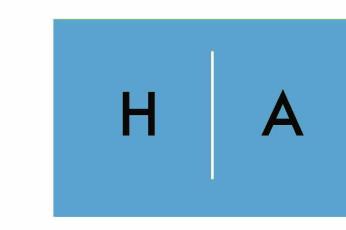
1 SECTION A-A

1/16" = 1'-0"



2 SECTION B-B

1/16" = 1'-0"



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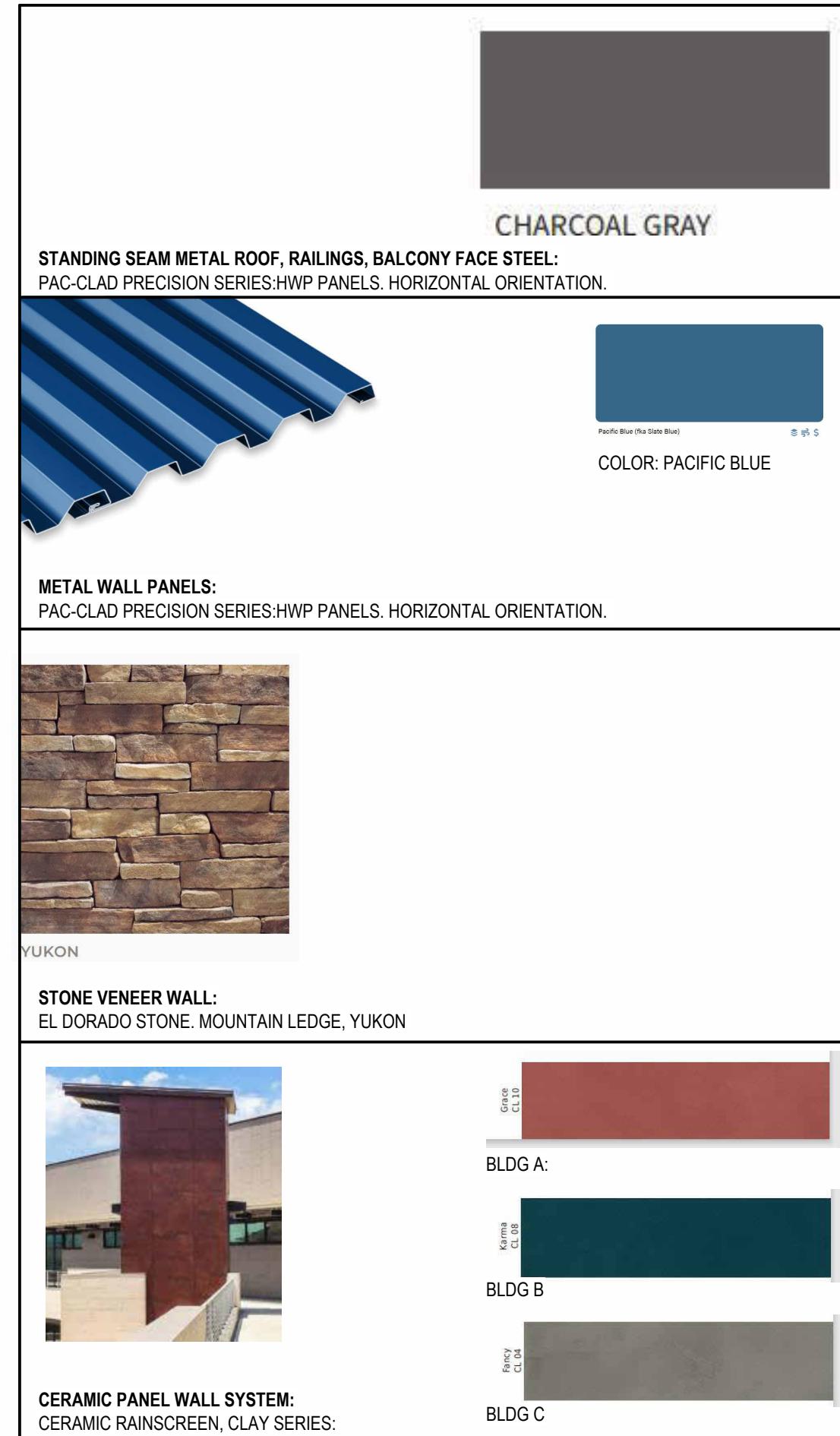
BUILDING/SITE SECTIONS
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR2.00



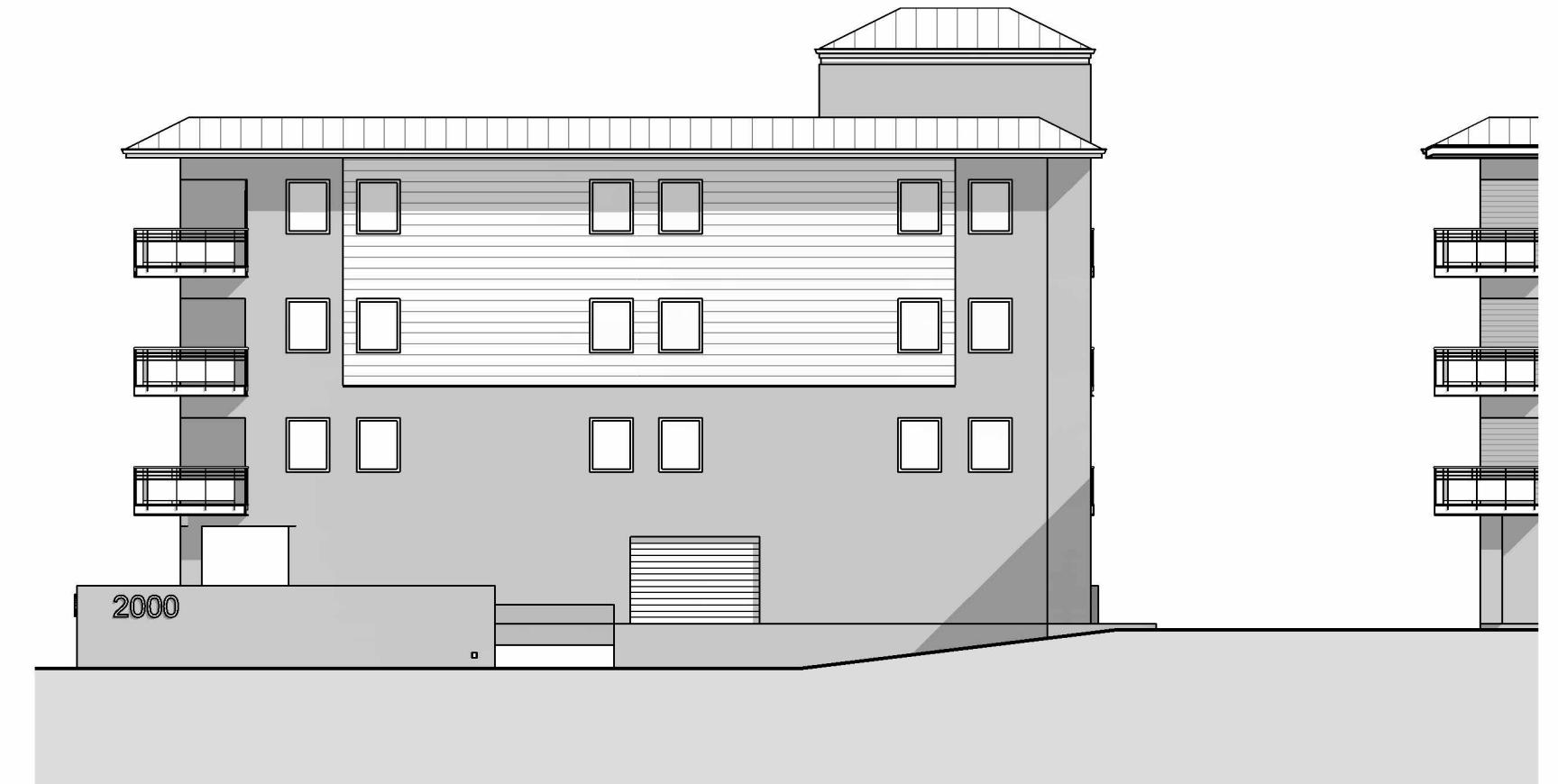
1 BLDG A-EAST

1/16" = 1'-0"



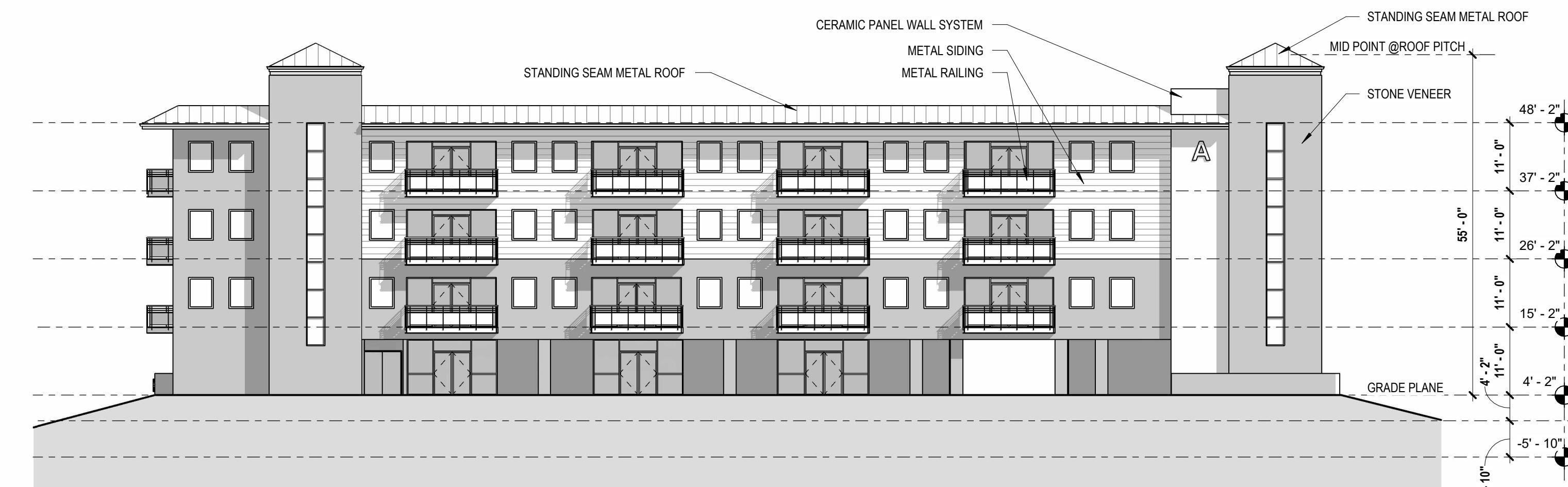
3 BLDG A-WEST

1/16" = 1'-0"



4 BLDG A-NORTH

1/16" = 1'-0"



5 BLDG A-SOUTH

1/16" = 1'-0"

MATERIALS AND BUILDING HEIGHTS SHOWN HERE ARE SIMILAR AT ALL BUILDING ELEVATIONS



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BLDG A-EXTERIOR ELEVATIONS

2000 PINER APARTMENTS

2000 PINER STREET, SANTA ROSA, CA

DR3.00



1 BLDG B-EAST
1/16" = 1'-0"



2 BLDG B-WEST
1/16" = 1'-0"



3 BLDG B-NORTH
1/16" = 1'-0"



4 BLDG B-SOUTH
1/16" = 1'-0"

H | A

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BLDG B-EXTERIOR ELEVATIONS
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR3.05



1 BLDG C-NORTH
1/16" = 1'-0"



2 BLDG C-SOUTH
1/16" = 1'-0"



3 BLDG C-EAST
1/16" = 1'-0"



4 BLDG C-WEST
1/16" = 1'-0"

H | A

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BLDG C-EXTERIOR ELEVATIONS
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR3.10



2 BLDG D-NORTH
1/8" = 1'-0"



1 BLDG D-EAST
1/8" = 1'-0"



4 BLDG D-WEST
1/8" = 1'-0"



3 BLDG D-SOUTH
1/8" = 1'-0"

H | A

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BLDG D-EXTERIOR ELEVATIONS
2000 PINER APARTMENTS
2000 PINER STREET, SANTA ROSA, CA

DR3.11



H | A

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PERSPECTIVE IMAGES

2000 PINER APARTMENTS

2000 PINER STREET, SANTA ROSA, CA

DR3.15

PROJECT INFORMATION

PROJECT ADDRESS: 2000 PINER ROAD SANTA ROSA, CA 95403

OWNER/DEVELOPER: REBECCA CLEMMER PO BOX 1333 SEBASTOPOL, CA 95473

CIVIL ENGINEER: ANDREW S. WILLIS, P.E. BC ENGINEERING GROUP, INC. 418 B STREET, THIRD FLOOR SANTA ROSA, CA 95401 (707) 542-4321

SURVEYOR: JACKSON AND ASSOCIATES, INC. PO BOX 737 CLOVERDALE, CA 95425 (707) 894-8494

AREA: 3.64 ACRES

EARTHWORK SUMMARY

CUT = 8,440 CY
FILL = 6,000 CY
NET = 2,440 CY (CUT)

DISTURBED AREA = 3.96 ACRES WDID # TBD

EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES AREA BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND AND PROPOSED FINISH GROUND AND COULD VARY ACCORDING TO THESE FACTORS. CONTRACTOR SHALL CONFIRM EXISTING TOPOGRAPHY, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), AND SHALL PERFORM AN INDEPENDENT QUANTITY TAKEOFF AND BID ACCORDINGLY.

SHEET INDEX

C1.0 PROJECT INFORMATION
C1.1 NOTES
C1.2 OVERALL SITE PLAN
C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
C2.1 SITE SECTIONS

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO PROVIDE PRELIMINARY GRADING AND DRAINAGE IMPROVEMENTS FOR A NEW SUBDIVIDED MIXED DEVELOPMENT FOR CONCEPTUAL DESIGN REVIEW AND A CONDITIONAL USE PERMIT.

SURVEY NOTE

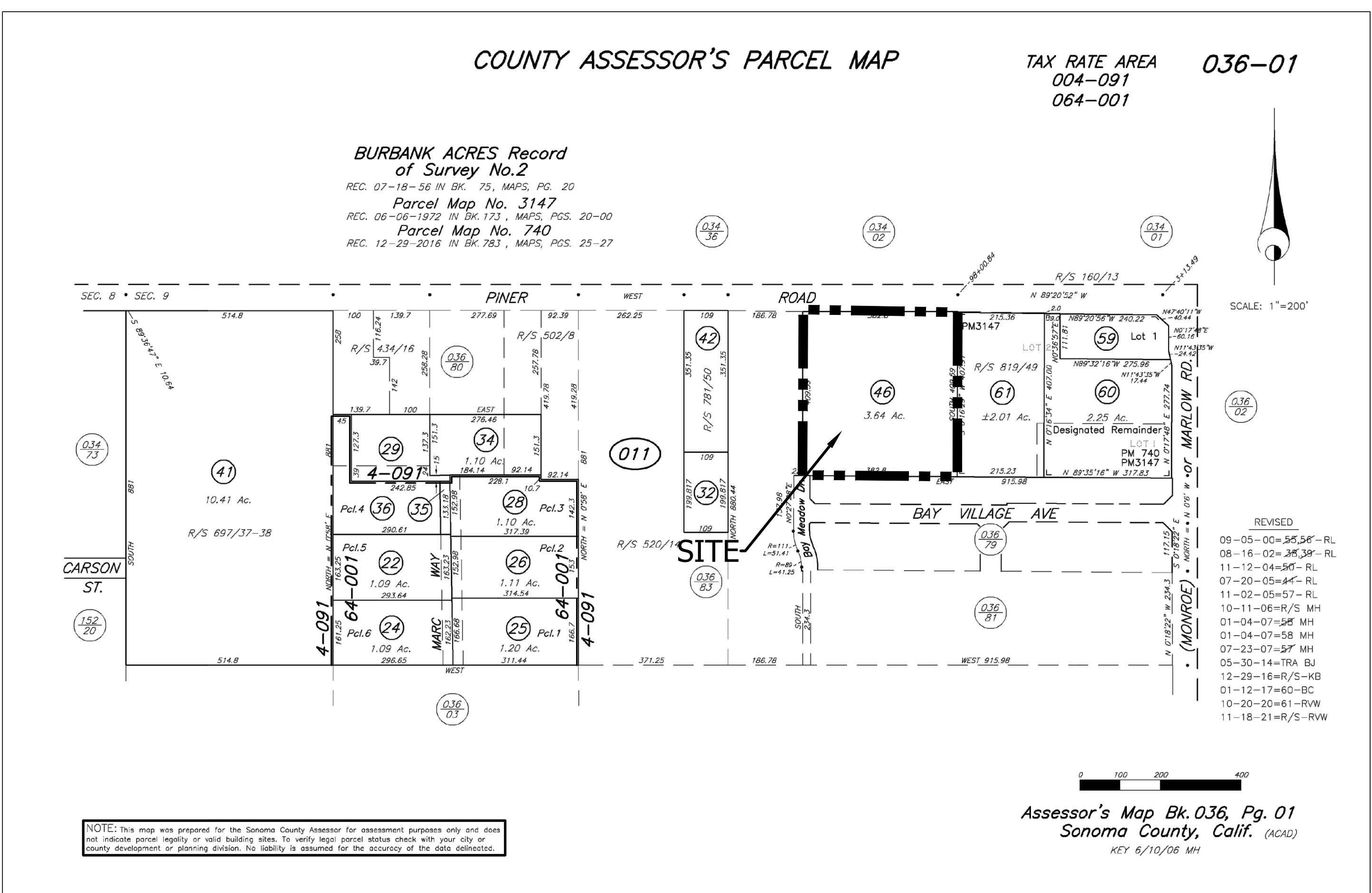
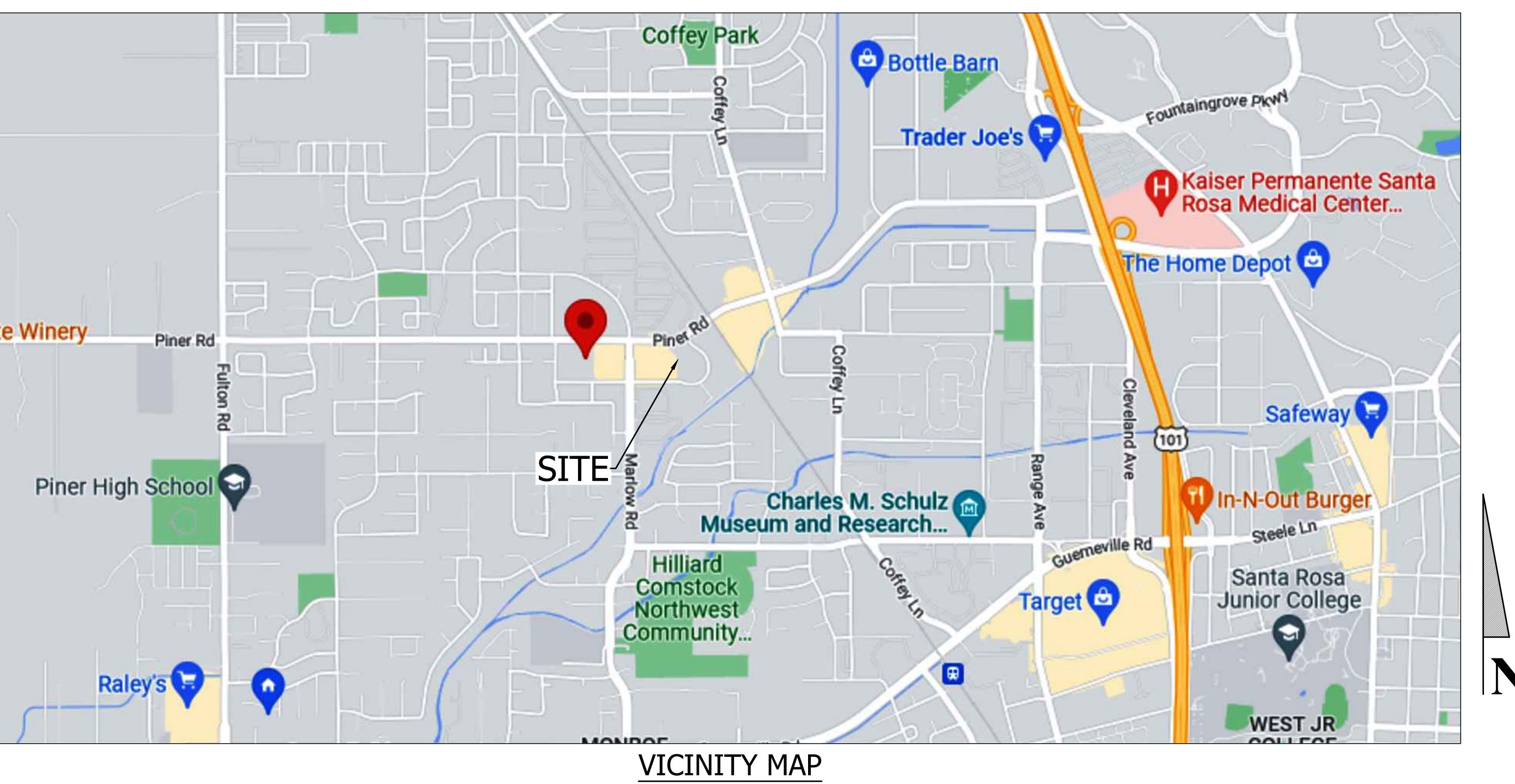
DESCRIPTION OF BENCHMARK: CONTROL POINT #1, SET SPIKE
ELEVATION: 100.00', ASSUMED
CONTOUR INTERVAL = 1 FOOT

LEGEND

EXISTING	PROPOSED	DEFINITION
—	—	PROPERTY LINE
—	—	ROAD CENTERLINE
E	E	ELECTRICAL (UNDERGROUND)
DHW	DHW	ELECTRICAL (OVERHEAD WIRE)
GAS	GAS	GAS LINE
○	○	GATE VALVE
○	○	PIPE CAP
—	—	POINT OF COORDINATION
—	—	SANITARY SEWER PIPE
—	—	STORM WATER DRAIN PIPE
—	—	STREET LIGHT
—	—	SUB-DRAIN
—	—	WATER LINE
—	—	BUILDING OVERHEAD
—	—	DAYLIGHT LINE
—	—	DRAINAGE SWALE FLOW LINE
—	—	EDGE OF PAVEMENT
—	—	FENCE
—	—	FEATURE TO BE REMOVED
—	—	FIBER ROLL
—	—	GRADE BREAK
—	—	LIMITS OF DISTURBANCE
—	—	RETAINING WALL
—	—	ROADSIDE SIGN
—	—	SAWCUT
—	—	TREE TO BE REMOVED
—	—	ASPHALT
—	—	CONCRETE

PRELIMINARY GRADING AND DRAINAGE DRAWINGS FOR LANDS OF CLEMMER

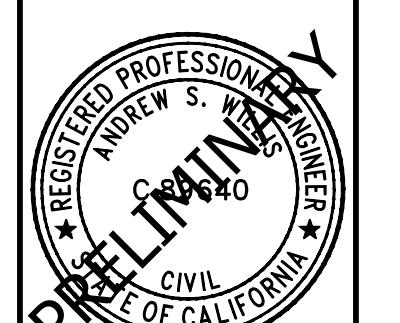
2000 PINER ROAD, SANTA ROSA, CA 95403
APN: 036-011-046



ASSESSORS PARCEL MAP

ABBREVIATIONS

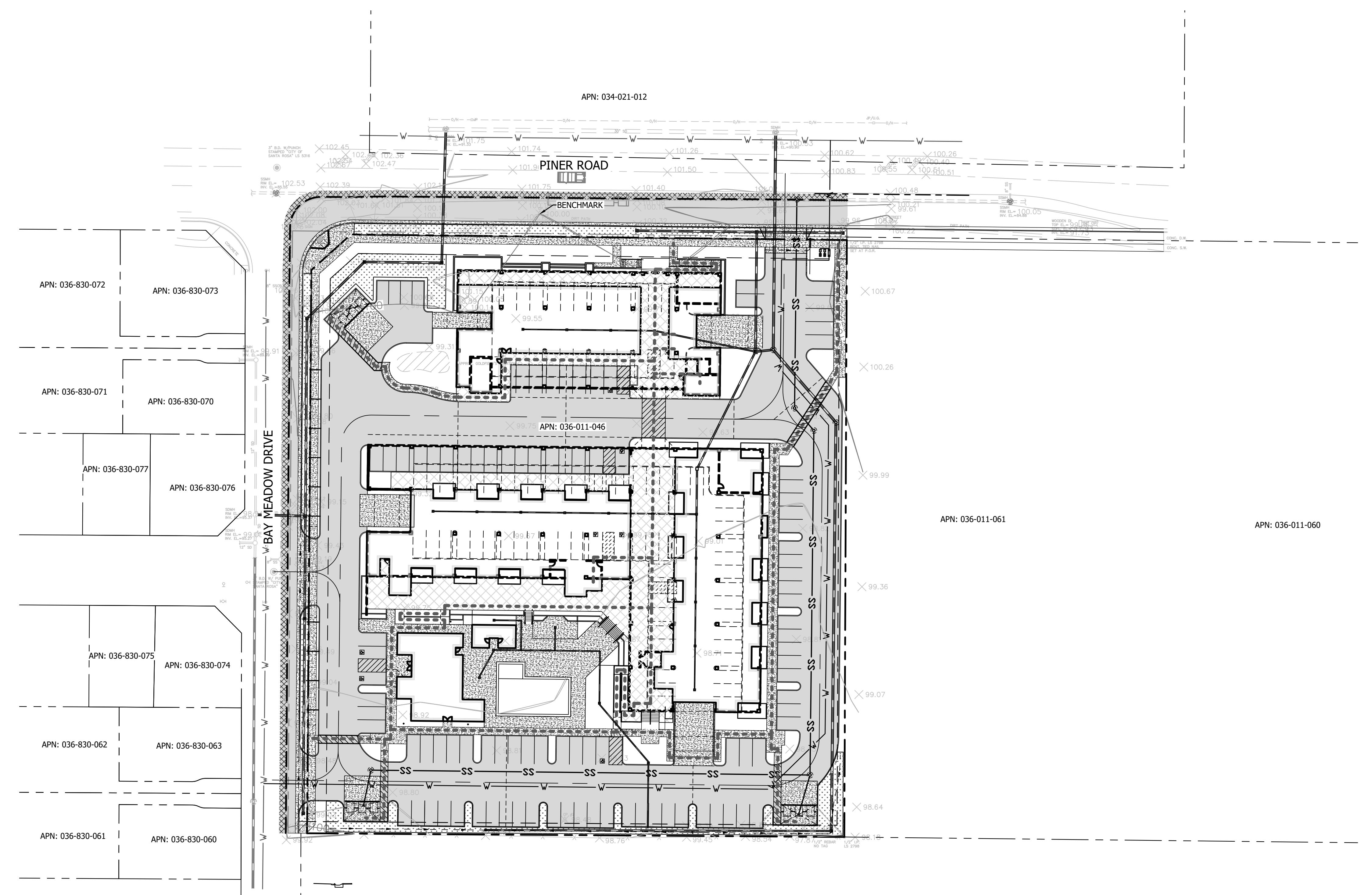
&	AND	HP	HIGH POINT
@	AT	HT	HEIGHT
°	CENTERLINE	HWY	HIGHWAY
○	DEGREE	ID	INSIDE DIAMETER
Ø	DIAMETER	IG	INVERT GRADE
#	NUMBER	IN	INCH
//	PARALLEL	INT	INTERIOR
%	PERCENT	INV	INVERT
⊥	PERPENDICULAR	IJ	"I" JOIST
±	PLUS OR MINUS	JST	JOIST
AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	ASPHALT CONCRETE	L	LENGTH
AD	AREA DRAIN	LAT	LATERAL
AFF	ABOVE FINISHED FLOOR	LF	LINEAL FOOT
AG	AGGREGATE	LGW	LIMITS OF GRADING WORK
ALT	ALTERNATE	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL NUMBER	ME	MATCH EXISTING
ARCH	ARCHITECT / ARCHITECTURAL	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
BC	BEGIN CURVE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BD	BELOW DECK	(N)	NEW
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OC	ON CENTER
BLKG	BLOCKING	OD	OUTSIDE DIAMETER OF OUTSIDE FACE
BM	BENCHMARK	OH	OVERHEAD
BOF	BOTTOM OF FOOTING	OPNG	OPENING
BRG	BEARING	OPP	OPPOSITE
BSL	BUILDING SETBACK LINE	ORIG	ORIGINAL
BT	BEGIN TRANSITION	(P)	PROPOSED
BTWN	BETWEEN	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CIP	CAST IN PLACE	POC	POINT OF CURVATURE
CB	CATCH BASIN	PRC	POINT OF RETURN CURVE
CBC	CALIFORNIA BUILDING CODE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	PVC	POLYVINYLCHLORIDE
CL	CENTERLINE / CLASS	PVMT	PAVEMENT
CLR	CLEAR	R	RADIUS
CONC	CONCRETE	RC	RELATIVE COMPACTION
CONN	CONNECTION	REF	REFERENCE
CONT	CONSTRUCTION	REINF	REINFORCING
CPC	CONTINUOUS	REQD	REQUIRED
CPP	CALIFORNIA PLUMBING CODE	RO	ROUGH OPENING
CRC	CORRUGATED PLASTIC PIPE	ROW	RIGHT OF WAY
CTR	CALIFORNIA RESIDENTIAL CODE	RT	RIGHT
CY	CENTER	RWD	REDWOOD
D	CUBIC YARD	S	SLOPE
DBL	DEPTH	SAD	SEE ARCHITECTURAL DRAWINGS
DI	DOUBLE	SB	SOLID BLOCK
DIA	DROP INLET	SC	SPRAL CURVE
DIAG	DIAMETER	SCD	SEE CIVIL DRAWINGS
DIM	DIAGONAL	SCH	SCHEDULE
DIST	DIMENSION	SD	STORM DRAIN
DL	DISTANCE	SDCO	STORM DRAIN CLEANOUT
DN	DAYLIGHT	SDMH	STORM DRAIN EASEMENT
DS	DOWN	SED	STORM DRAIN MANHOLE
DWG	DOWNSPOUT	SE	SEE ELECTRICAL DRAWINGS
EA	DRAWING	SF	SQUARE FEET
EC	EACH	SIM	SUBGRADE
EE	END CURVE	SLAD	SEE LANDSCAPE ARCHITECTURAL DRAWINGS
EG	EACH END	SMD	SEE MECHANICAL DRAWINGS
EL or ELEV	EACH FACE	SO	SIDE OPENING
ELEC	EXISTING GROUND	SPEC	SPECIFICATION
EN	ELEVATION	SPD	SEE PLUMBING DRAWINGS
EP	ELECTRICAL	SQ	SQUARE
EQPT	EDGE NAILING	SS	SANITARY SEWER
EQ	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
ES	EQUIPMENT	SSMH	SANITARY SEWER MANHOLE
ESMT	EACH SIDE	STA	STATION
ET	EASEMENT	STD	STANDARD
EW	END TRANSITION	STRUC	STRUCTURAL
EX or (E)	EACH WAY	SWE	SIDEWALK EASEMENT
EXC	EXISTING	T&B	TOP AND BOTTOM
EXT	EXCAVATION / EXCAVATE	TB	TOP OF BANK
FC	EXTERIOR	TC	TOP OF CONCRETE
FD	FACE OF CURB	TCC	TOP OF CONCRETE CURB
FDN	FLOOR DRAIN	TD	TRENCH DRAIN
FF	FOUNDATION	TG	TOP OF GRADE
FIN	FINISH FLOOR	TOF	TOP OF FOOTING
FL	FINISH	TOT	TOTAL
FLR	FLOOR	TP	TOP OF PAVEMENT
FO	FACE OF	TW	TOP OF WALL
FOW	FACE OF WALL	TYP	TYPICAL
FS	FINISHED SURFACE	USP	UNDER SEPARATE PERMIT
FT	FOOT / FEET	V	VOLUME
GB	GRADE BREAK / GRAVEL BAG	VC	VERTICAL CURVE
GR	GRADE	VIF	VERTICAL
GRD	GRADE	W	VERIFY IN FIELD
GRND	GROUND	W/	WATER / WIDTH
HDPE	HIGH DENSITY POLYETHYLENE	W/O	WITH
HORIZ	HORIZONTAL	YD, YDS	WITHOUT
		Z	YARD, YARDS
			DITCH SIDE SLOPE

BC ENGINEERING GROUP, INC.	
CIVIL ENGINEERING & LAND PLANNING	
www.bceengineeringgroup.com	
418 B Street, Third Floor, Santa Rosa, CA 95401	
Phone: 707-542-4321	
KOH OFFICE: 603 S. State Street, Utah CA 95402	
REBECCA CLEMMER	
2000 PINER ROAD	
SANTA ROSA, CA 95403	
	
Date:	07/02/2024
Job:	2614-22
Drawn:	TSL
Scale:	AS SHOWN
APN:	036-011-046
Permit #:	
Sheet:	C1.0
	1 of 5

NOT FOR CONSTRUCTION

CITY OF SANTA ROSA REQUIRED GENERAL NOTES		EROSION PREVENTION & SEDIMENT CONTROL NOTES		GRADING AND DRAINAGE NOTES		STORM DRAIN NOTES	
1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL AGGREGATE BASE SHALL BE COMPAKTED TO 95%.	28. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.	1. EROSION AND SEDIMENT CONTROL SHOWN ON SHEET(S) C2.0 ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.	1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.	1. ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., H.D.P.E. OR CAST-IN-PLACE CONCRETE UNLESS OTHERWISE NOTED. RCP STORM DRAIN SHALL BE CLASS III UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. ANY USE OF CAST-IN-PLACE PIPE REQUIRES SPECIAL INSPECTION AS CALLED OUT IN CITY STANDARDS, SECTION 63. IF PIPE MATERIAL IS CHANGED, THEN, DRAWING REVISIONS FOR PLAN DESIGN MAY BE REQUIRED.			
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION, ETC.) PRIOR TO COMMENCEMENT OF WORK.	29. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:	2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNTREAM DISCHARGE TO THE WATER COURSE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.	2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNTREAM DISCHARGE TO THE WATER COURSE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.	2. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.			
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.	4. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.	3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.	3. A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT AND INSTALLING SUCH DEVICES.	3. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. IT IS NOT ALLOWED TO WASH DIRT/DEBRIS DOWNTREAM IN PIPES.			
5. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND REMEDIED IN ACCORDANCE TO THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.	6. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNUSUAL MATERIAL DISPOSED OF OFF SITE AT AN APPROVED LOCATION BY ENGINEERING, DEVELOPMENT SERVICES, CONTAIN, AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.	7. THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:	4. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES HIGHER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.	5. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES. OTHERWISE A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED FOR THE STOCKPILE.			
8. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO HOLD THE CITY, THE DESIGN PROFESSIONAL, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.	9. THE LOCATIONS OF UNDERGROUND OBSTRUCTION SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.	10. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO HOLD THE CITY, THE DESIGN PROFESSIONAL, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.	6. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.	7. SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND SEPTEMBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO THE COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.			
11. UNDERGROUND UTILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.	12. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELD DISKS, ETC.) IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A RECORD OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10(TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.	13. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)	8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.	9. SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE.			
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION, PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.	15. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.	16. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HAVING A CONTRACT WITH THE CONTRACTOR. THE CONTRACTOR SHALL ALSO KEEP TRASH FREE FROM THE SIDEWALK AND DRIVeway OBSTRUCTIONS RESULTING FROM SITE OPERATION, DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.	10. EXISTING STRIPING AND MARKING SHALL BE INSTALLED THE SAME DAY AS THE REMOVAL OF THE EXISTING STRIPING AND MARKINGS. IF NOT, CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKERS UNTIL PROPOSED STRIPING AND MARKING ARE INSTALLED.	11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.			
17. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.	18. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT OIL, GREASE, OR FUEL LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.	19. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR INTO THE SURROUNDING AREAS.	20. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUITABLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).	21. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.			
22. AT A MINIMUM, ALL BMPs WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPs THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.	23. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND/OR STORM WATER POLLUTION PREVENTION PLAN.	24. ADA COMPLIANCE- CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.	25. ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY.	26. THE LOCATION OF ALL GANG MAIL BOXES SHALL ENSURE THAT ALL LINES OF SIGHT AND DRAINAGE FLOWS ARE NOT OBSTRUCTED. THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POSTAL SERVICE.	27. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.		

DATE			
BY			
DESCRIPTION			
REV.			
BC ENGINEERING GROUP, INC. CIVIL ENGINEERING & LAND PLANNING www.bceengineeringgroup.com			
Phone: 707-543-4321; Santa Rosa Office: 418 B Street, Third Floor, Santa Rosa, CA 95401			
UKA Office: 603 S. State Street, Ukiah, CA 95482			
LANDS OF CLEMMER NOTES REBECCA CLEMMER 2000 PINER ROAD SANTA ROSA, CA 95403			
PROJECT SPECIFIC REQUIRED NOTES: 1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER. 2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ON SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES. 3. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL ON SITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACK FILLING. 4. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL INSPECTION OF CUT/TIE IN TO THE SEWER SYSTEM AND ALL ABDONMENTS. 5. ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE VALVES ON THE EXISTING WATER SYSTEM. 6. RESTRAINED MECHANICAL JOINTS SHALL BE USED ON ALL TEES, FITTINGS, AND ASSOCIATED GATE VALVES UNLESS OTHER APPROVED OR DIRECTED BY THE INSPECTOR. 7. SUBMITTALS FOR ALL ITEMS USED FOR WATER AND SEWER CONSTRUCTION IN THE CITY RIGHT OF WAY ARE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. 8. CUT-IN TEES AND FINAL WATER MAIN TIES-INS SHALL BE DONE UNDER THE INSPECTION OF AUTHORIZED CITY PERSONNEL. CUT-IN TEES OR TIES-INS SHALL NOT BE DONE WITHIN FOUR FEET OF A JOINT UNLESS DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE INSPECTOR FOR ALL REQUIRED INSPECTIONS. 9. ALL WATER METER BOX COVERS SHALL BE CONSTRUCTED FROM A TRAFFIC RATED COMPOSITE MATERIAL WITH A 2" DIAMETER BORE ALL THE WAY THROUGH THE LID, AND A 4-1/8" DIAMETER BY 5/16" DEEP COUNTER-BORE CENTERED OVER THE 2" BORE TO ACCOMMODATE AUTOMATED METER READING (AMR) EQUIPMENT. THE BORE HOLES SHALL BE SET TOWARD A CORNER OF THE BOX IN A MANNER THAT ALLOWS FOR EASY ACCESS TO THE AMR EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL INFORMATION IF NEEDED TO COMPLY WITH THESE REQUIREMENTS. LID SHALL BE CONSTRUCTED SPECIFICALLY FOR BOX USED ON COVER. MAY REQUIRE FIELD MODIFICATION TO ACCOMMODATE AMR EQUIPMENT. CONTACT WATER DEPARTMENT FOR DIRECTION. 10. ALL VERTICAL AND HORIZONTAL SEPARATIONS REQUIREMENTS BETWEEN UTILITIES TO MEET MOST RECENT STATE WATER RESOURCES CONTROL BOARD STANDARDS. THESE STATE REQUIREMENTS SUPERSEDE CITY STANDARDS AND APPROVAL FROM STATE WATER RESOURCES BOARD MAY BE REQUIRED. 11. ALL WATER AND SEWER IMPROVEMENTS TO BE INSTALLED PER CITY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS. 12. DISINFECTION OF NEW WATER LATERAL CAN TAKE A MINIMUM OF A WEEK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ DISINFECTION PROCEDURES AND UNDERSTAND THE PROCESS AND TIMING INVOLVED WITH TESTING OUT THE NEW LATERAL. DISINFECTION PROCEDURES LIKE ALL OTHER STANDARDS ARE AVAILABLE ONLINE AT THE CITY OF SANTA ROSA WEBSITE. 13. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS. ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANRELED PRIOR TO CITY ACCEPTANCE. 14. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISION SHALL BE PERFORMED PER SECTION 71-102 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS. 15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEAUNOTS. 16. THE CONTRACTOR SHALL ACTIVATE THE PROJECT'S WATERLINES THROUGH THE INSTALLATION OF A SIX INCH WATER METER PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. THE SIX INCH METER, APPURTENANCES AND SUITABLE PIPING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS SHOWN ON STD. 880. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE 6" METER CENTERED IN THE PUBLIC WORKS DEPARTMENT WALL. PLATE A PERMIT NUMBER ON THE CONTRACTOR'S SIDE OF THE METER. AFTER INSTALLATION OF METER HAS BEEN OBTAINED, THE ABOVE INSTALLATION SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEM IS ACCEPTED BY THE CITY. THE COST OF WATER WILL BE BORNE BY THE OWNER/DEVELOPER/SUB-DIVIDER. THE LOCATION OF THE BRIDGE METER AND CHECK VALVES WILL BE DETERMINED BY THE CITY PUBLIC WORKS DEPARTMENT'S CONSTRUCTION SECTION.			
Date: 07/02/2024			
Job: 2614-22			
Drawn: TSL			
Scale: AS SHOWN			
APN: 036-011-046			
Permit #:			
Sheet:			



GRAPHIC SCALE

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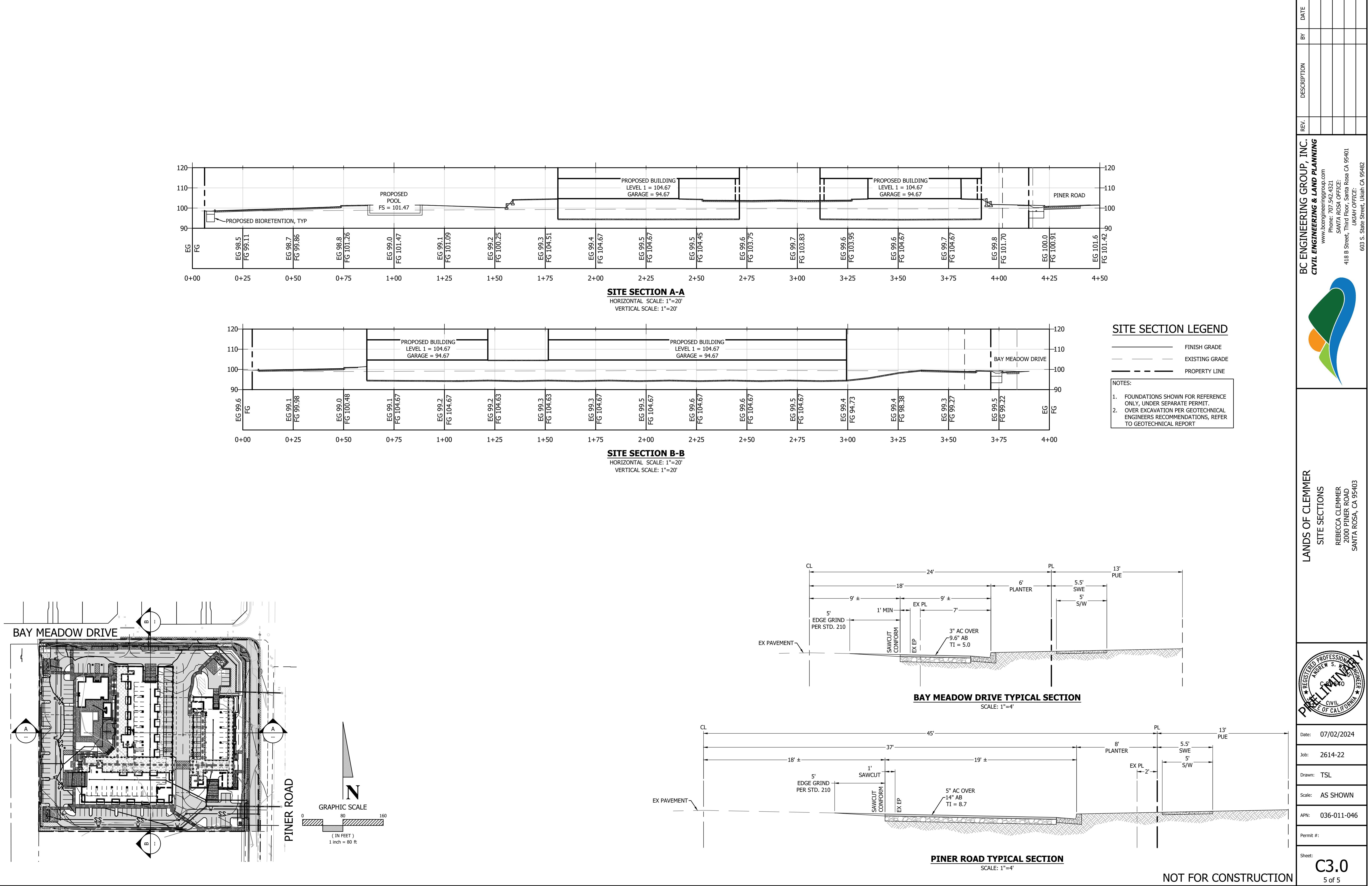
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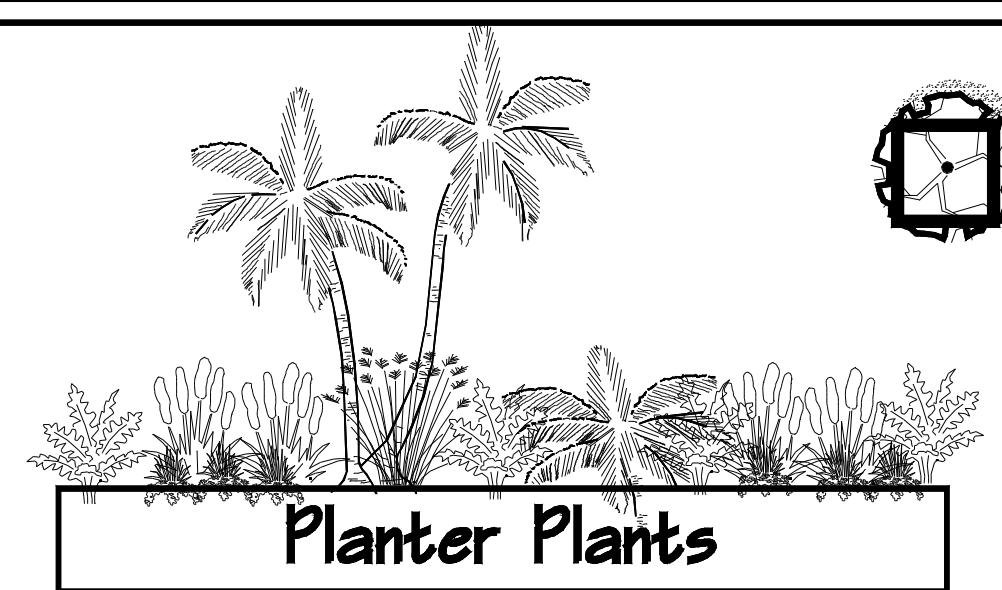
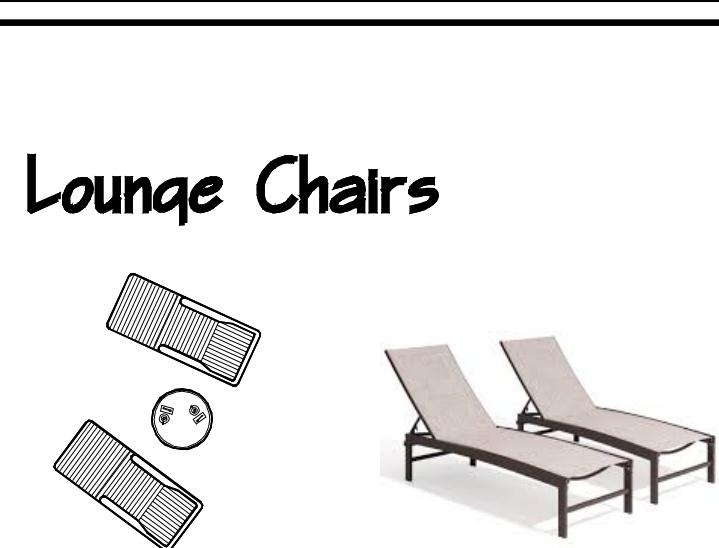
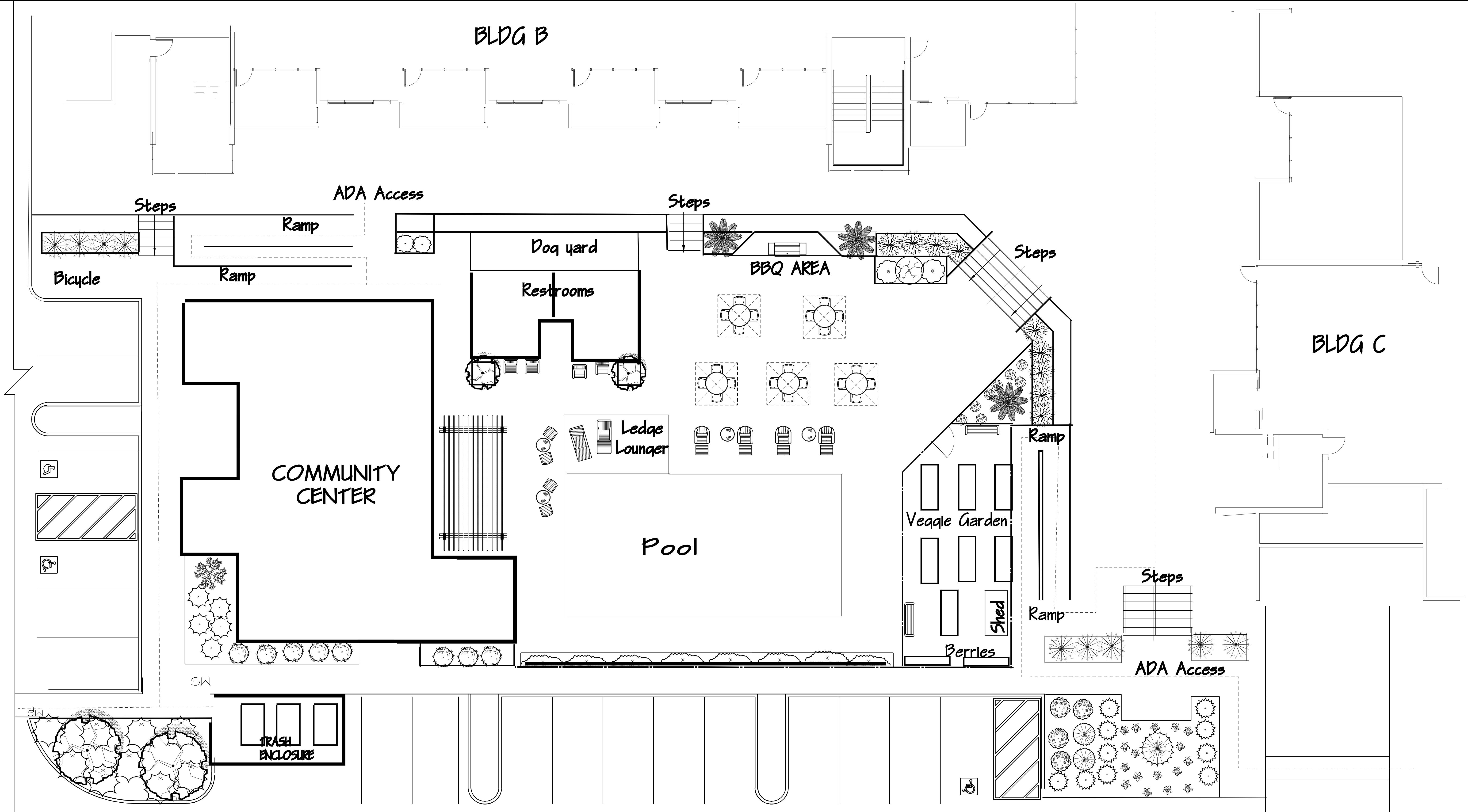
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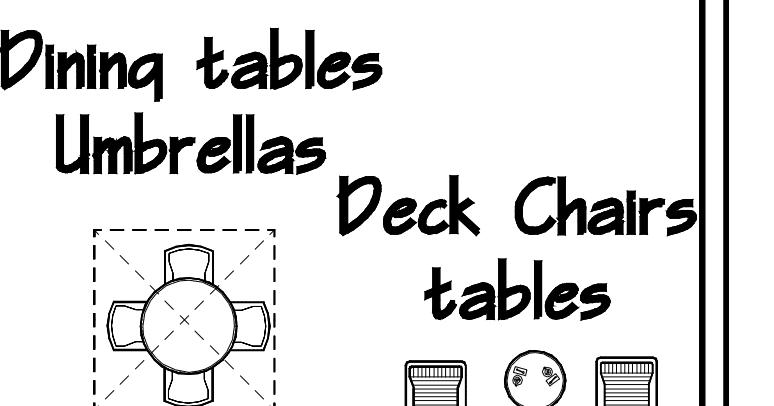
Plotted by Trevor Larsen S:\Clients\2614-22 Curtis Clemmer - 2000 Piner Road, Santa Rosa, CA\CAD\Civil Engineering\Design Review - Preliminary G&D\2614-22_Overall Site Plan.dwg
2/2024 10:58 AM





Citrus or Sago Palms
In containers

Illustration
purposes only.



Susie Dowd Markarian
Landscape Design
2000 Piner Rd. Apartments
Santa Rosa CA

Susie Dowd Markarian
Landscape Design
608 Los Olivos Rd.
Santa Rosa, CA. 95404



Design SDM

3.18.24

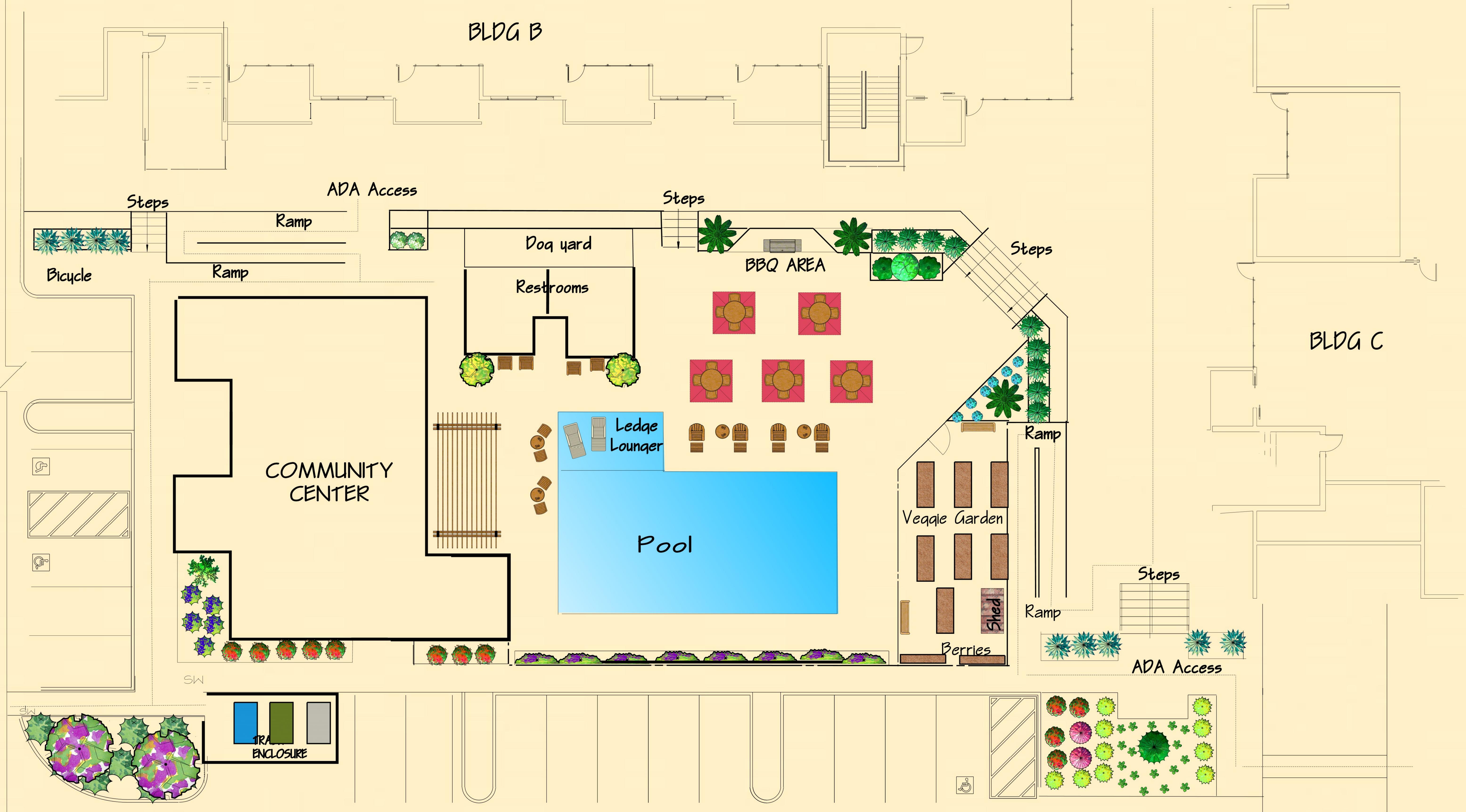
1/8" = 1'

Piner Apts

L-1A

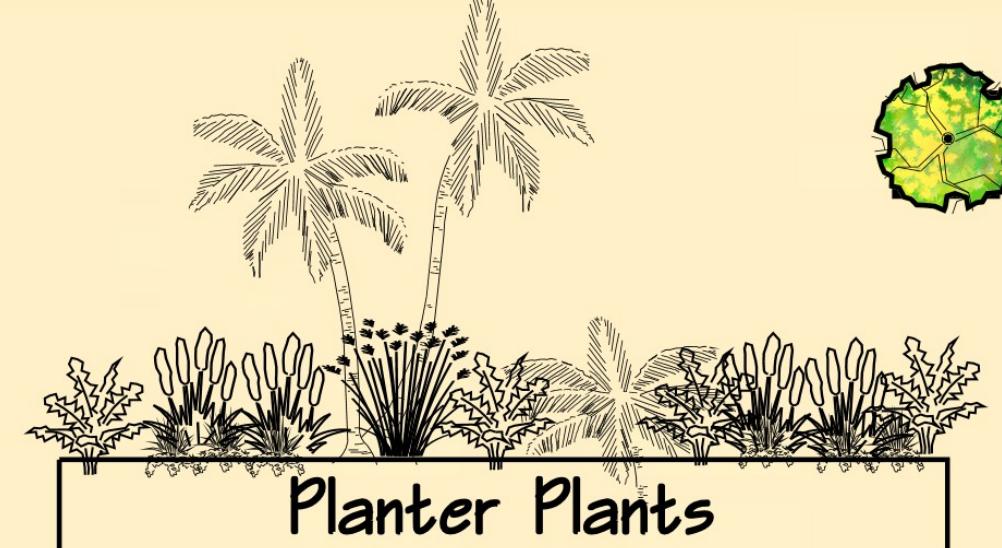
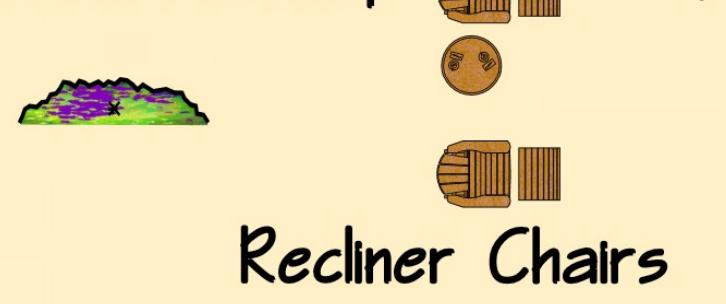
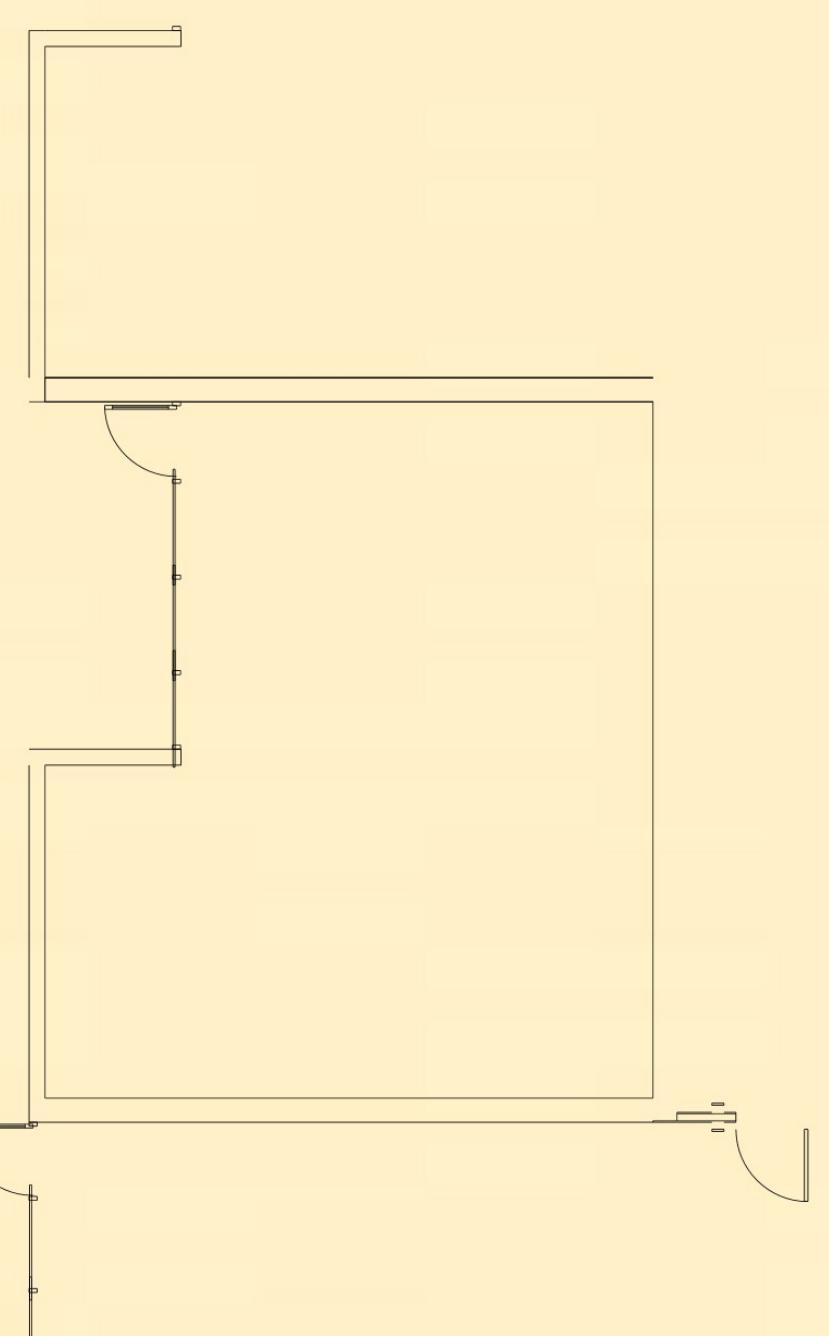
QWEL

BLDG B



TYP. CONCEPT COMMUNITY PLAZA

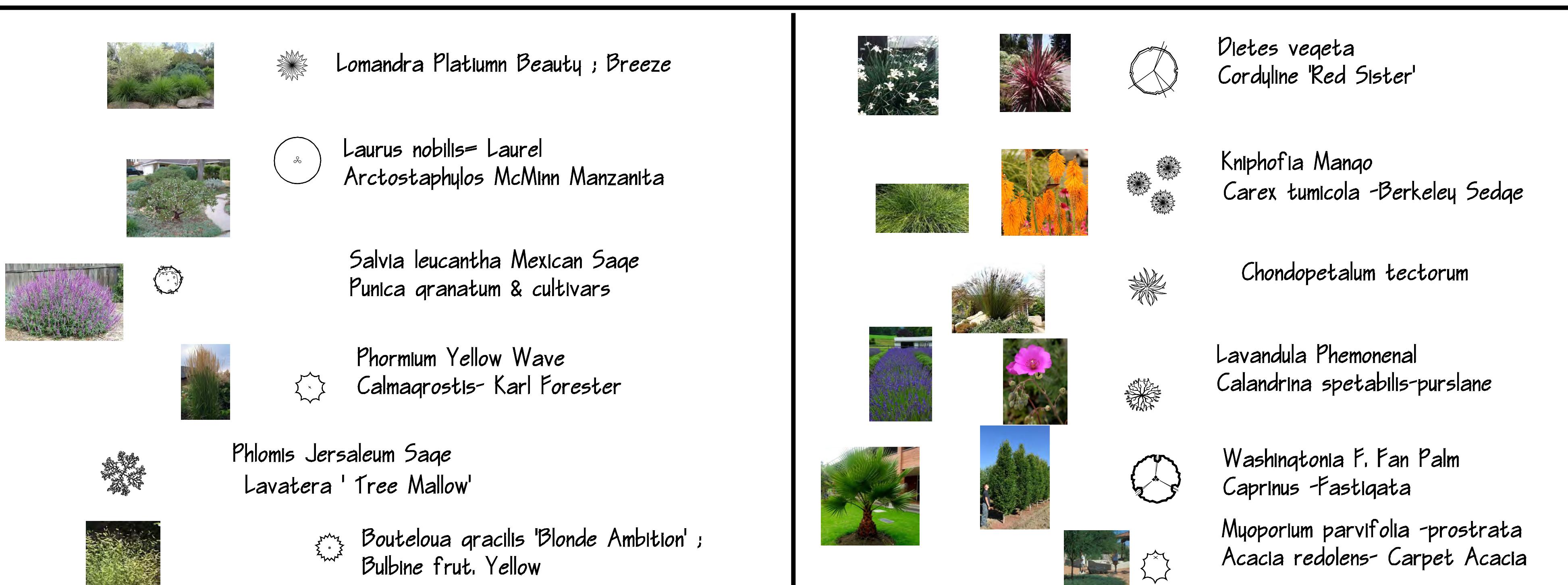
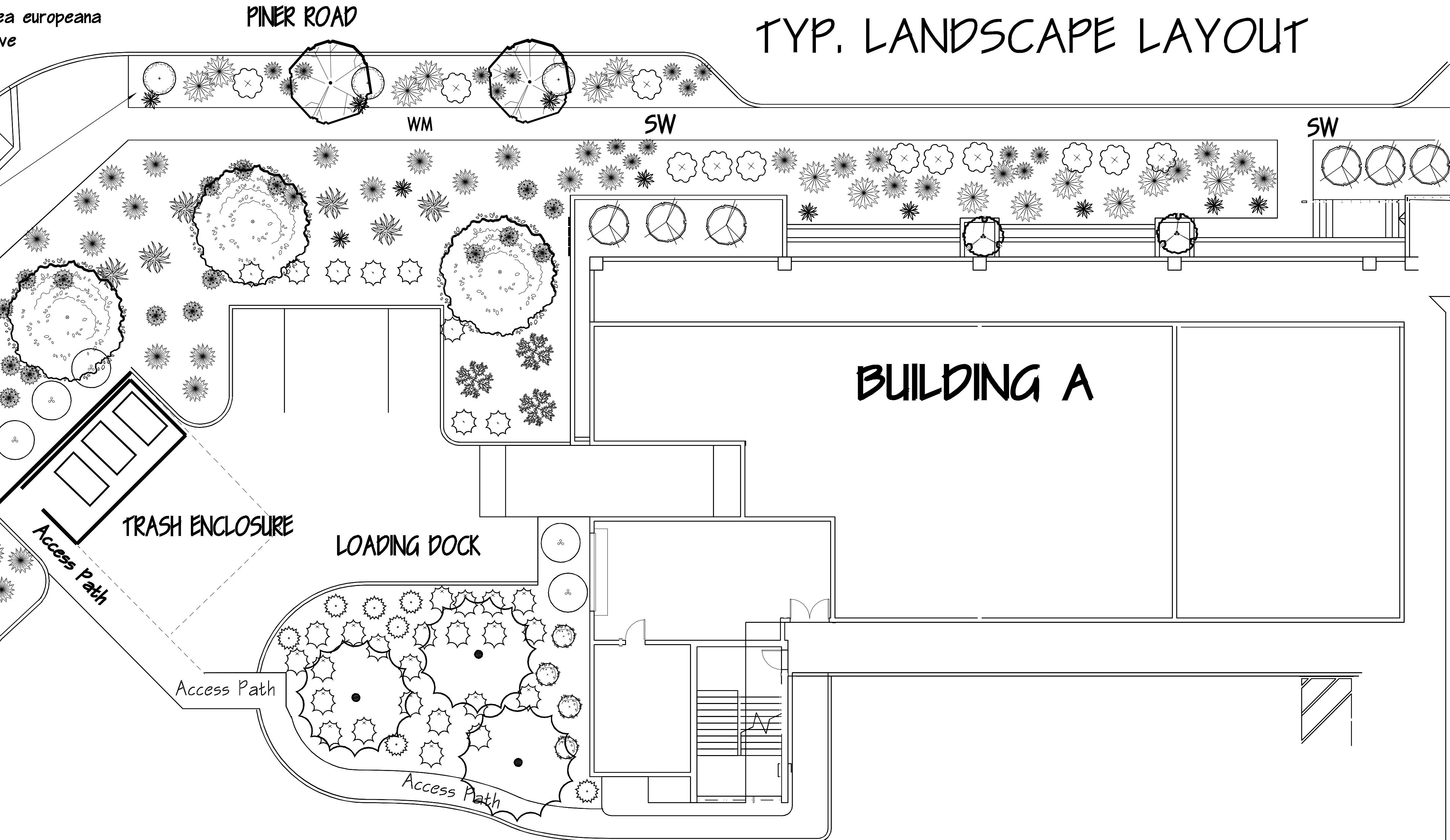
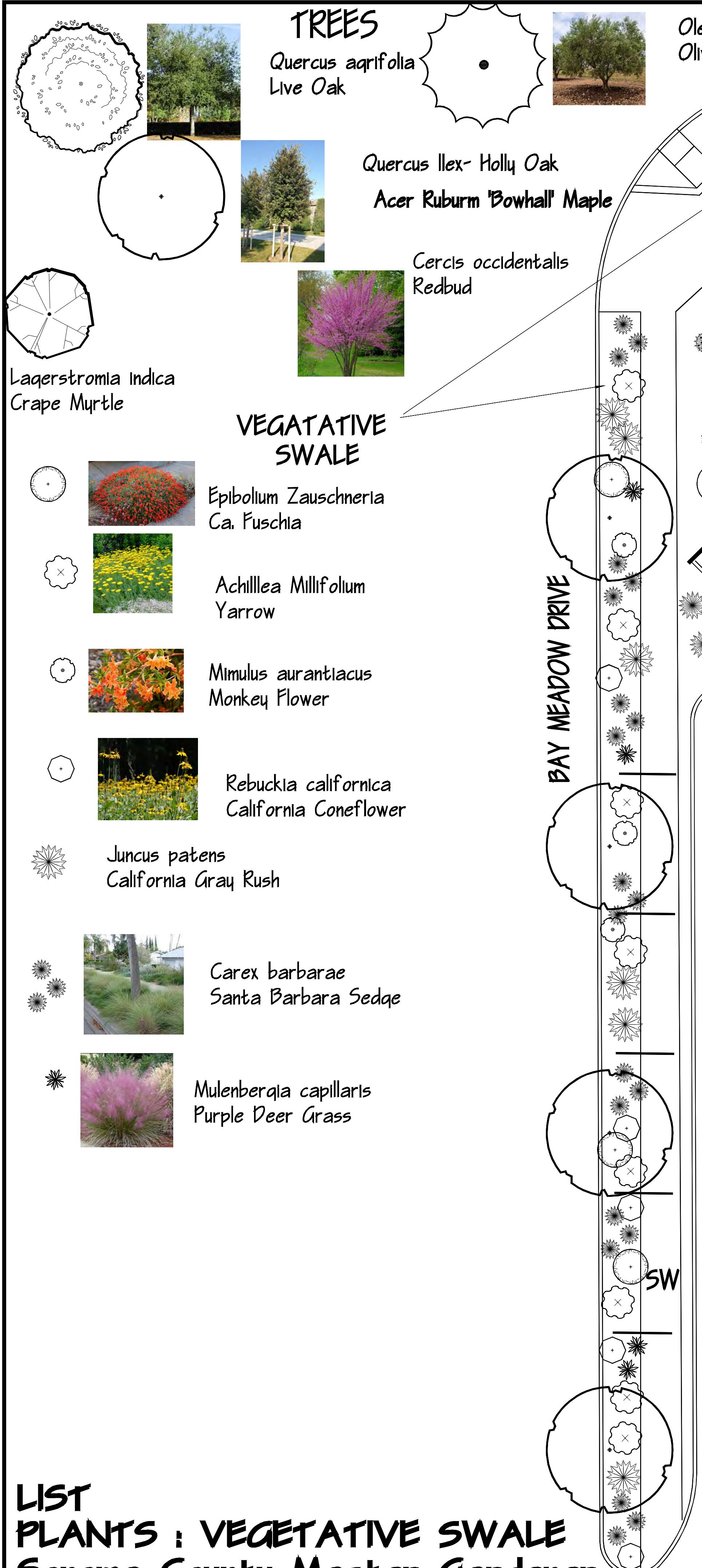
Lounge Chairs

Citrus or Sago Palms
in containersIllustration
purposes only.Espalier; Vines fruit trees
on Hoqwire trellis
(Screen from Parking)Dining tables
UmbrellasDeck Chairs
tables

BLDG C



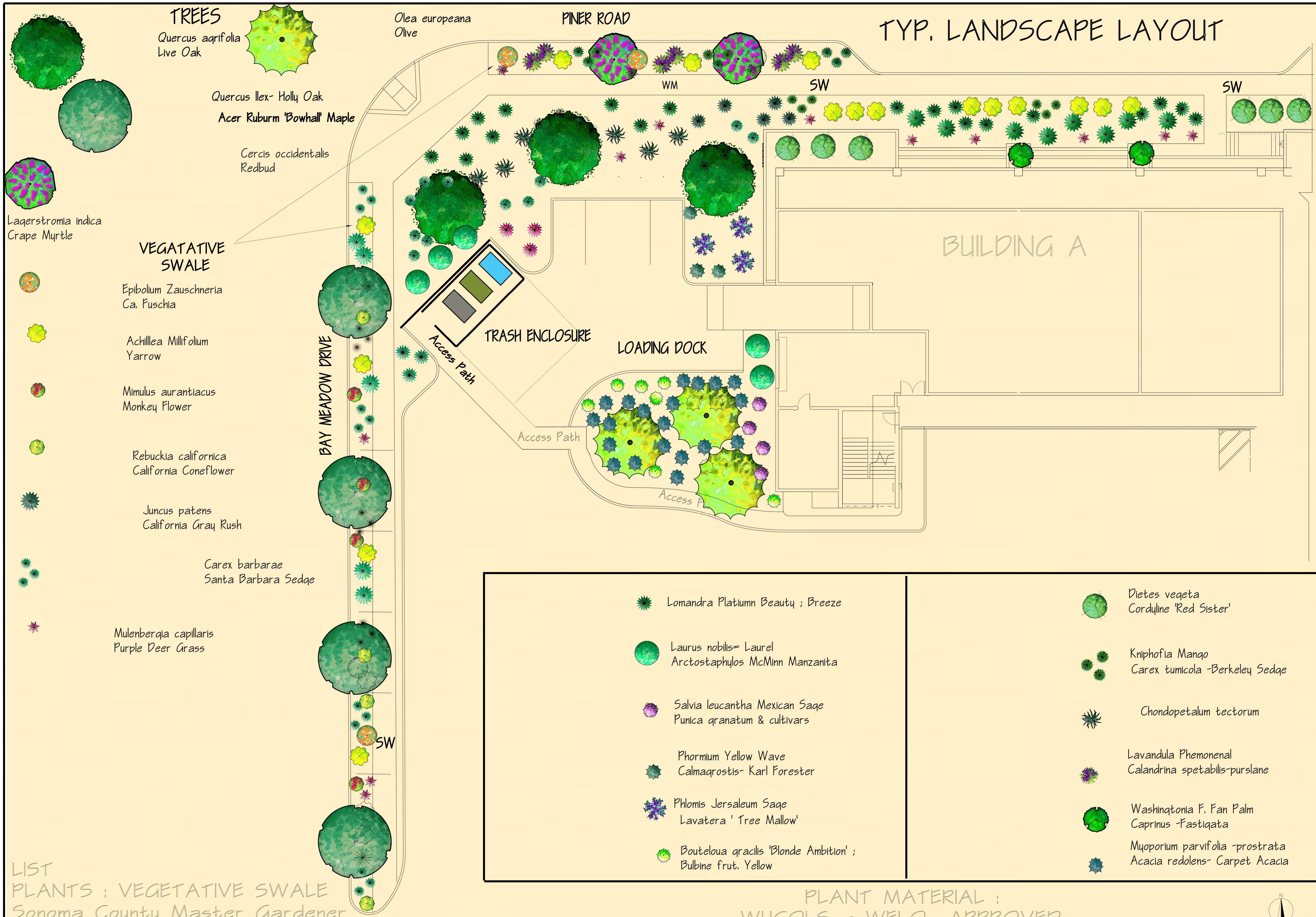
TYP. LANDSCAPE LAYOUT



PLANT MATERIAL :
WUCOLS - WELO APPROVED

L-1 B

TYP. LANDSCAPE LAYOUT



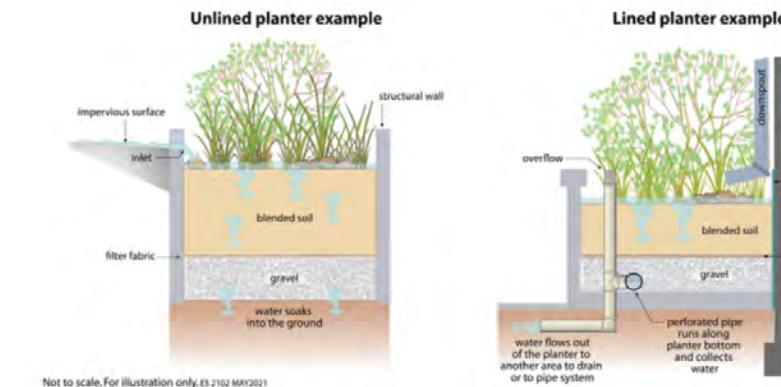
LANDSCAPE ENTRY PLANTINGS



CONTAINER PLANTS
Architectural element

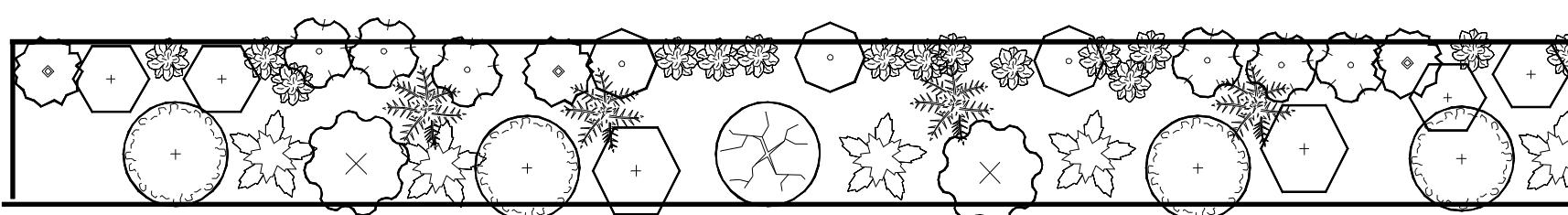
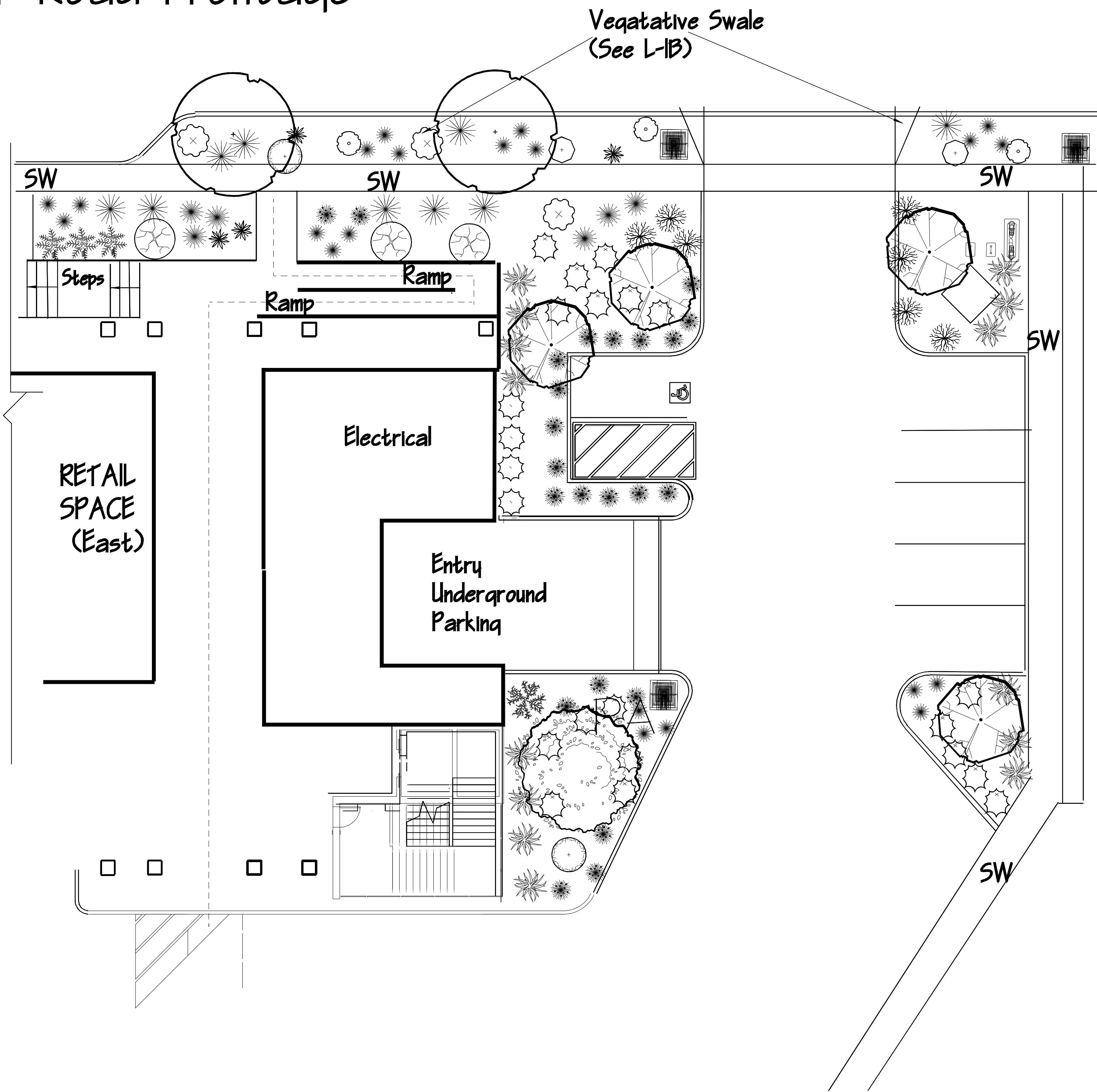


Detail for Planting
Concrete Raised Planters
Piner Frontage



CONCEPTUAL TYP. LANDSCAPE LAYOUT Piner Road Frontage

PLANT MATERIAL :
WUCOLS - WELO APPROVED



Entry wall Planters
PLANTING - NTS

LIST (see L-1B)
PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

designers@bloomful.com

4.20.24
407-537-0508

Piner Apartments
2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape

Susie Dowd Markarian
Landscape Design
608 Los Olivos Rd.
Santa Rosa, CA. 95404

Codefile HA Architects
Date 4.15.24
Scale 1/10" - 1
Drawn SDM
Job Piner Apts

N
L-1C

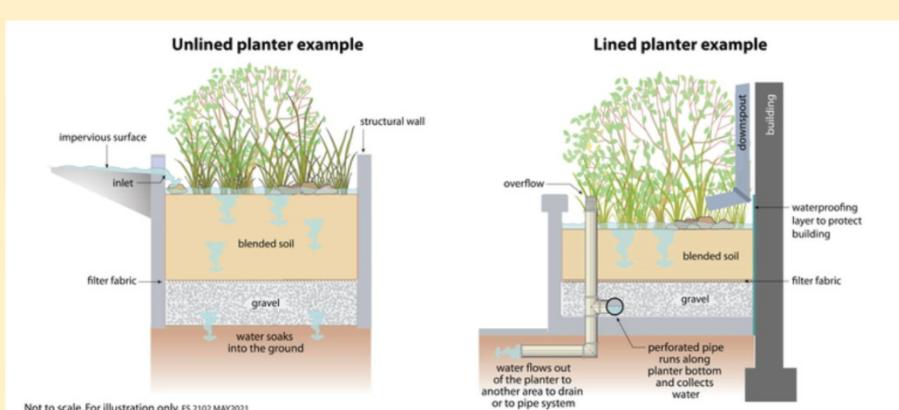
LANDSCAPE ENTRY PLANTINGS



CONTAINER PLANTS
Architectural element

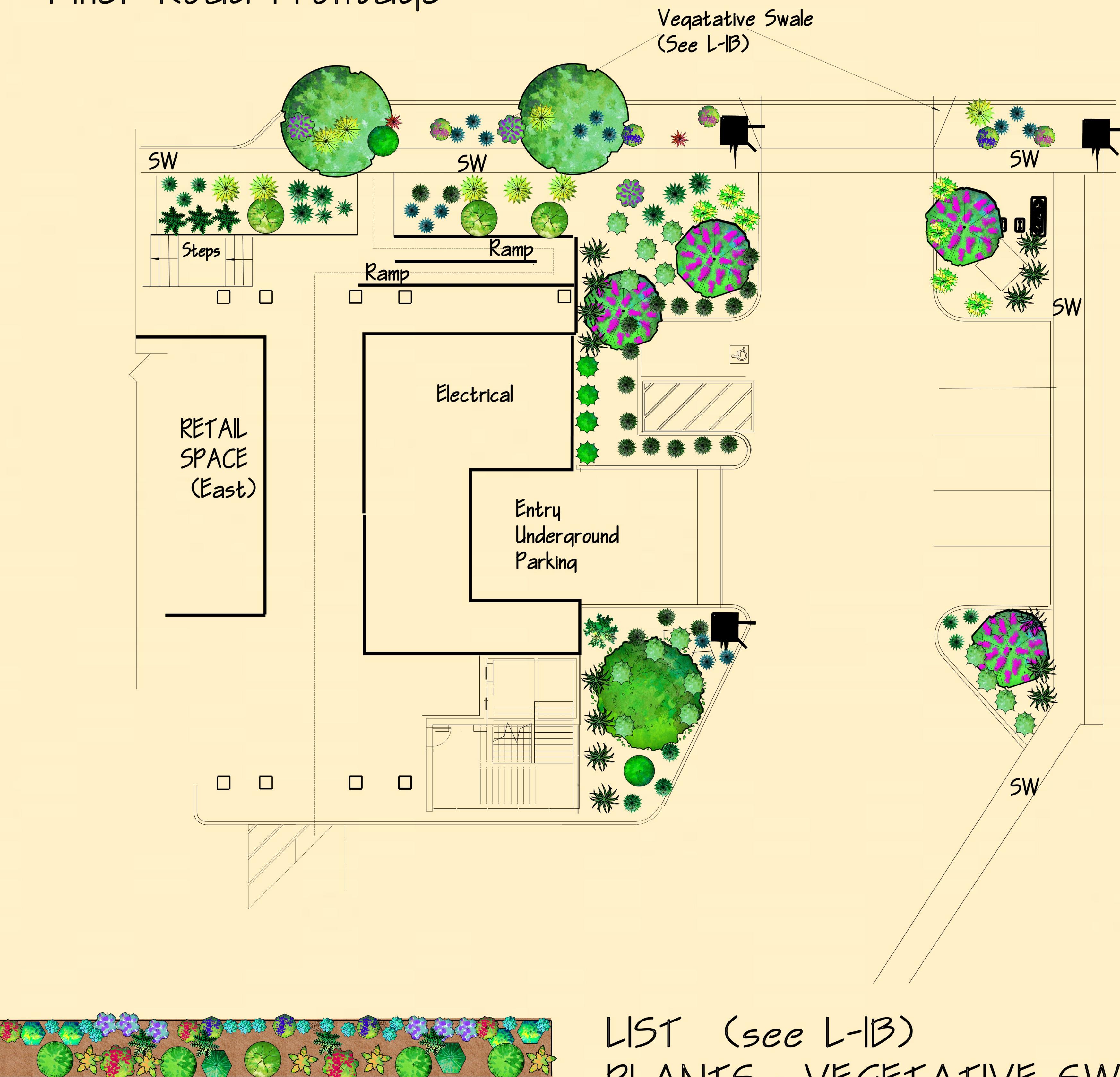


Detail for Planting
Concrete Raised Planters
Piner Frontage



CONCEPTUAL TYP. LANDSCAPE LAYOUT Piner Road Frontage

PLANT MATERIAL :
WUCOLS = WELO APPROVED



Entry wall Planters
PLANTING - NTS

LIST (see L-1B)
PLANTS : VEGETATIVE SWALE
Sonoma County Master Gardener

Susie Dowd Markarian
Landscape Design
608 Los Olivos Rd.
Santa Rosa, CA. 95404

Piner Apartments
2000 Piner Rd.
Santa Rosa
Retail Typ. Landscape

designers@bloomful.com
4.20.24

Codefile HA Architects
Date 4.15.24
Scale 1/10" = 1'
Drawn SDM
Job Piner Apts

L-1C

2000 PINER PARKING CALCULATION - 1/27/2025

USE/TYPE	AREA	PARKING FACTOR	# UNITS	# UNITS	# UNITS	TOTAL UNITS	UNIT FACTOR OCCUPANT	UNIT FACTOR COVERED	UNIT FACTOR VISITOR	SURFACE PARKING	REQUIRED COVERED	REQUIRED	TOTAL PARKING	
			BLDG A	BLDG B	BLDG C						REQUIRED PARKING	REQUIRED VISITOR PARKING		
RETAIL	6907	250				0				27.628			27.628	
RESIDENTIAL														
			1 INC .5 COVERED (1 GUEST PER 10)											
SENIOR		UNITS)	20			20	1	50% OF REQUIRED	0.1	10	10	2	22	
STUDIO/1														
BEDROOM			6	29	19	54		1	0.5	54	27	81		
2 BDRM			3	6	11	20		1	1.5	20	30	50		
3 BDRM			1	3	3	7		1	1.5	7	10.5	17.5		
			TOTAL RESIDENTIAL UNITS		101			TOTAL REQUIRED		37.628	91	69.5	198.128	
								TOTAL PROVIDED		38	105	39	182	
			25% PARKING REDUCTION AMOUNT REQUIRED											
													149.25	25% RED. AMNT REQUIRED