

SHEET INDEX

Architectural

A0.1 Sheet Index
A0.2 Project Data

A1.1 Pedestrian Circulation Diagram
A1.2 Site Plan
A1.3 Overall Elevations with Existing Neighborhood
A1.4 Overall Elevations from Santero Way
A1.5 Trash Enclosure & Bike Storage

A2.1 Elevations - Building 1 - West & South
A2.2 Elevations - Building 1 - East & North
A2.3 Elevations - Building 2 - West & South
A2.4 Elevations - Building 2 - East & North
A2.5 Elevations - Building 3 - West & South
A2.6 Elevations - Building 3 - East & North
A2.7 Details
A2.8 Color and Material Info

A3.1 Building Plan - Building 1
A3.2 Building Plan - Building 2
A3.3 Building Plan - Building 3

A4.1 Site Section
A4.2 Building Sections

A5.0 Unit Plans
A5.1 Unit Plans
A5.2 Unit Plans
A5.3 Unit Plans
A5.4 Unit Plans

Electrical

E1.1 Photometric Site Plan

Landscape

L0.0 Overall Layout Plan
L0.1 Conceptual Landscape Plan Enlargement-Park
L0.2 Conceptual Landscape Imagery-Park
L1.1 Layout Notes and Legends
L1.2 Planting Notes and Legends
L2.0 Layout Plan
L2.1 Layout Plan
L2.2 Layout Plan
L2.3 Layout Plan
L3.0 Planting Plan
L3.1 Planting Plan
L3.2 Planting Plan
L3.3 Planting Plan
L4.1 Irrigation Plan
L4.2 Irrigation Plan
L4.3 Irrigation Notes & Legend
L4.4 Irrigation Details
L4.5 WELO Caluclations
L5.1 Construction Details
L5.2 Construction Details

Civil

C1.0 Title Sheet
C1.1 Notes
C1.2 Conditions of Approval
C1.3 Conditions of Approval
C2.0 Existing Condition & Demolition Plan
C3.0 Site Layout
C3.1 Santero Way Sections
C3.2 Site Sections
C3.3 Striping, Signage & Lighting Plan
C4.0 Site Grading & Drainage Plans
C4.1 Site Grading & Drainage Plans
C4.2 Site Grading & Drainage Plans
C4.3 Site Grading & Drainage Plans
C4.4 Off-Site Grading & Drainage Plans
C5.0 Utility Plans
C5.1 Utility Plans
C5.2 Utility Plans
C5.3 Utility Plans
C6.0 Sewer Main Improvements
C6.1 Sewer Main Improvements
C7.0 Typical Details
C7.1 Typical Details
C7.2 Private Fire Water Details
C7.3 Private Fire Water Details
C8.0 SWPPP Site Plan

COTATI STATION

Santero Way Cotati, California

The Colvin Group LLC
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

SHEET INDEX

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

06/30/2021
TFA #16258

Project Information

Planning Application (PA) #: 13/18
General Plan Designation: SP
Zoning Designation: SPSW

Assessor's Parcel No(s):
144-320-015;144-320-016;
144-790-017;
144-480-012;144-320-028
Property Location:
Santero Way, Cotati, CA
Property Size:
105,625 Sq.Ft. (2.42 Acres)

Owner:
The Colvin Group LLC
Larry Colvin
45 Camino Alto, Suite 208
Mill Valley, CA 94941
Phone: 415-388-4455
Email: lhcolvin1@pacbell.net

Owner's Representative:
Elliott Associates
Douglas Elliott
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Sausalito, CA 94965
Phone: 415-717-3515
Email: doug@elliottassociates.net

Facilitator:
Sustainable Community Planning
Robert Brown
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Phone: 415-506-4368
Email: sustainablebob@gmail.com

Architect:
Tierney/Figueiredo Architects
Randy Figueiredo
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Phone: 707-576-1557
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Civil:
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David Brown
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Landscape:
The Guzzardo Partnership Inc.
Colin Bly
181 Greenwich Street
San Francisco, CA 94111
Phone: 415-433-4672 x17
cbly@tgp-inc.com

Project Data

PROJECT DATA

RESIDENTIAL UNIT COUNT

		AREA (SF)	L1	L2	L3	TOTAL	MIX
1 BR	1A	746	2	2	2	6	
	1N	612	1	1	1	3	
	1P	611	1	1	1	3	
	1Q	563	2	2	2	6	
	1R	703	2	2	2	6	
	1S	676	2	2	2	6	
	1T	638	2	2	2	6	
	1U	745	0	2	2	4	
	1V	689	0	1	1	2	
	1W	574	0	1	1	2	
	1X	706	0	2	2	4	
	1Y	562	1	2	2	5	
	1Z	673	1	2	2	5	
						58	59.2%
2 BR	2A	1019-1086	11	6	6	23	
	2A-1	1008-1075	2	4	4	10	
						33	33.7%
3 BR	3A	1372	0	1	1	2	
	3C-1	1260	1	1	1	3	
	3E	1262	0	1	1	2	
						7	7.1%
						98	D.U. TOTAL

PARKING REQUIRED:

REQUIRED RESIDENTIAL

	RATIO:		SPACES
1 BR	1.0	SP/D.U.	58
2 BR	1.5	SP/D.U.	50
3 BR	1.75	SP/D.U.	12
			120 RES.SPACES REQ'D

REQUIRED COMMERCIAL
3 SPACES/1,000 SF OF COMMERCIAL SPACE

18 **COMMERCIAL SPACES REQ'D**

ON-SITE	106
ON-STREET (SANTERO WAY STREET PARKING)	44
ON-STREET (DEPOT WAY STREET PARKING)	16
TOTAL	166 **TOTAL SPACES PROPOSED**

OVERFLOW PARKING (OFF DEPOT WAY)

OVERFLOW LOT	32
TOTAL	0 **TOTAL OVERFLOW PARKING PROPOSED**

PROJECT TOTAL 198 **SPACES PROPOSED (INCLUDES OVERFLOW PARKING)**

MOTORCYCLE PARKING:
1 MOTORCYLE FOR EACH 50 VEHICLE SPACES REQUIRED
3 SPACES REQUIRED AND PROVIDED

BICYCLE PARKING:
1 BICYCLE SPACE FOR EVERY 10 VEHICLE SPACES REQUIRED
14 BICYCLE SPACES REQUIRED AND PROVIDED

Building Notes:
Site Calculation, Earthwork, + Water Calculation to be verified by Civil and Landscape

LOT 1

	AREA (SF)	COVERAGE (%)
LOT 1:	32,333	100.0%
BLDG 1 GROUND LEVEL:	10,555	32.6%
PARKING & DRIVEWAY	11,332	35.0%
LANDSCAPING (Planting)	7,644	23.6%
IMPERVIOUS SURFACE	2,802	8.7%
BUILDING GSF:	31,155 SF	
FAR:	0.96	
EARTHWORK:	(CY)	
CUT	2,300	
FILL	150	

LANDSCAPE/OPEN SPACE:	SF	% Site
COMMON (Planting & paving)	10,446	32.3%
COMMON (Planting)	7,644	
COMMON (Paving)	2,802	
PLANTING AREA/TOTAL COMMON	73%	
PRIVATE (Unit patio & decks)	2650	8.2%
TURF AREA	0	0.0%

LOT 2

	AREA (SF)	COVERAGE (%)
LOT 2:	25,955	100.0%
BLDG 2 GROUND LEVEL:	11,500	44.3%
PARKING & DRIVEWAY	3,766	14.5%
LANDSCAPING (Planting)	6,553	25.2%
IMPERVIOUS SURFACE	4,136	15.9%
BUILDING GSF:	34,100 SF	
FAR:	1.31	
EARTHWORK:	(CY)	
CUT	1,100	
FILL	200	

LANDSCAPE/OPEN SPACE:	SF	% Site
COMMON (Planting & paving)	10,689	41.2%
COMMON (Planting)	6,553	
COMMON (Paving)	4,136	
PLANTING AREA/TOTAL COMMON	61%	
PRIVATE (Unit patio & decks)	2925	11.3%
TURF AREA	0	0.0%

LOT 3

	AREA (SF)	COVERAGE (%)
LOT 3:	47,386	100.0%
BLDG 3 GROUND LEVEL:	11,240	23.7%
PARKING & DRIVEWAY	19,114	40.3%
LANDSCAPING (Planting)	11,773	24.8%
IMPERVIOUS SURFACE	5,259	11.1%
BUILDING GSF:	33,640 SF	
FAR:	0.71	
EARTHWORK:	(CY)	
CUT	3,600	
FILL	150	

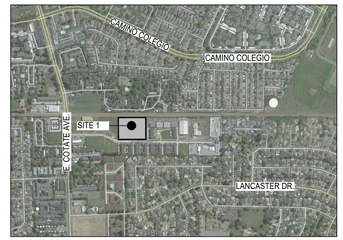
LANDSCAPE/OPEN SPACE:	SF	% Site
COMMON (Planting & paving)	17,032	35.9%
COMMON (Planting)	11,773	
COMMON (Paving)	5,259	
PLANTING AREA/TOTAL COMMON	69%	
PRIVATE (Unit patio & decks)	3210	6.8%
TURF AREA	0	0.0%

AREAS BY BUILDING (SQUARE FEET):

BUILDING 1	RESIDENTIAL	COMMON AREA	DECK & PATIO	COMMERCIAL (LEASE)
FLOOR 1:	6,845	982	597	2,900
FLOOR 2:	9,182	1,245	691	
FLOOR 3:	9,182	1,245	691	
TOTAL:	25,209 S.F.	3,472 S.F.	1,979 S.F.	2,900 S.F.

BUILDING 2				COMMERCIAL (PUBLIC/TENANT)
FLOOR 1:	7,776	1,030	891	2,715
FLOOR 2:	10,269	892	782	
FLOOR 3:	10,269	892	782	
TOTAL:	28,314 S.F.	2,814 S.F.	2,455 S.F.	2,715 S.F.

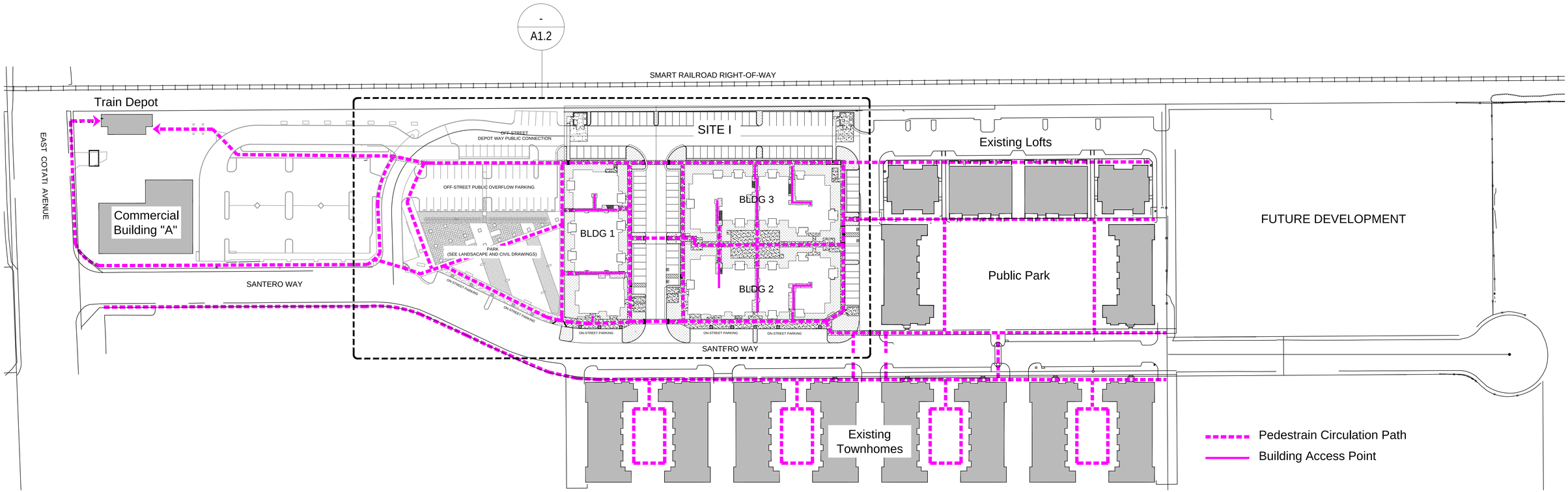
BUILDING 3				
FLOOR 1:	10,053	1,202	1,144	
FLOOR 2:	10,108	952	659	
FLOOR 3:	10,108	952	659	
TOTAL:	30,269 S.F.	3.106 S.F.	2,462 S.F.	
PROJECT TOTAL:	83,792 S.F.	9,392 S.F.	9,222 S.F.	5,615 S.F.



AERIAL PLAN NTS



VICINITY MAP NTS



PEDESTRIAN CIRCULATION DIAGRAM

SCALE: 1" = 60'-0"

0' 30' 60' 120'

NORTH

COTATI STATION

Santero Way *Cotati, California*

The Colvin Group LLC
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A1.1

08/17/2017
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SMART RAILROAD RIGHT-OF-WAY

OFF-STREET
DEPOT WAY PUBLIC CONNECTION

OFF-STREET PUBLIC OVERFLOW PARKING

PARK
(SEE LANDSCAPE AND CIVIL DRAWINGS)

ON-STREET PARKING

TRASH ENCLOSURE

TRASH ENCLOSURE

GAS METER ENCLOSURE

ELECTRIC VEHICLE CHARGING STATION

GAS METER & MOTORCYCLE ENCLOSURE

GAS METER & BICYCLE ENCLOSURE

BICYCLE ENCLOSURE

BLDG 1

BLDG 2

BLDG 3

COMMERCIAL

LEASING/FITNESS

1 9 10 23 24 33 34 41 42 51 52 61 62 67 68 71 72 77 78 82 83 91 92 100 101 106

18'-0" 26'-0" 16'-0" 9'-0" 16'-0" 26'-0" 16'-0"

44 37 36 27 26 20 19 11 10 1

ON-STREET PARKING

SANTERO WAY

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SITE PLAN

SCALE: 1" = 20'-0"

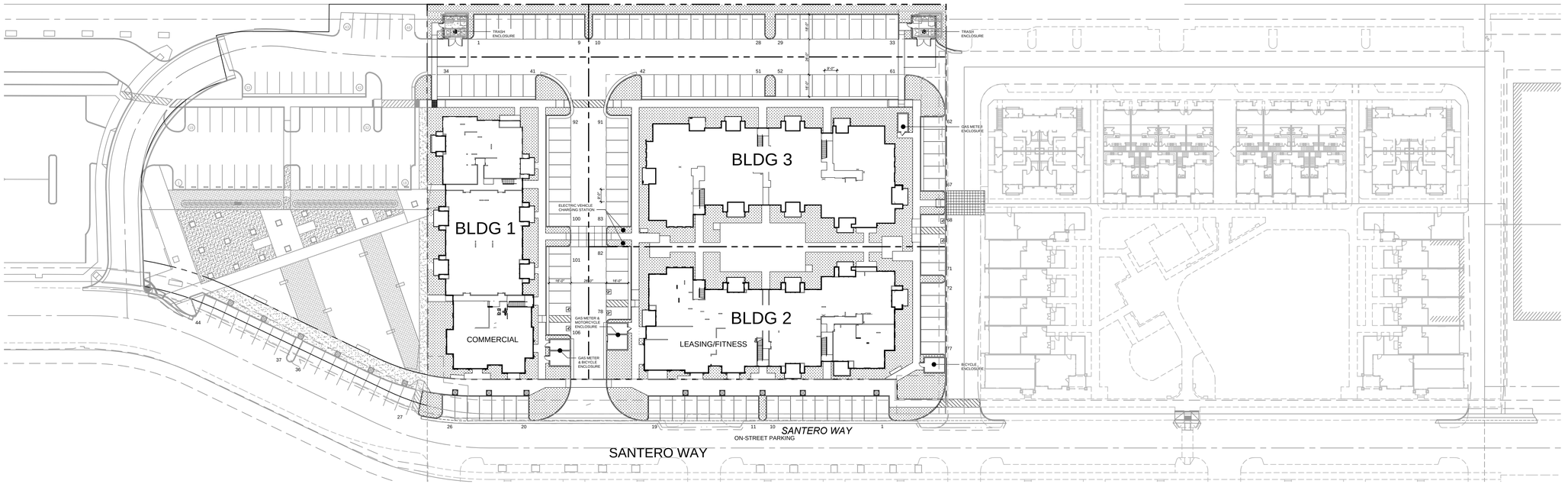
0' 10' 20' 40'

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A1.2

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KEY MAP



1. SANTERO WAY STREETSCENE

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

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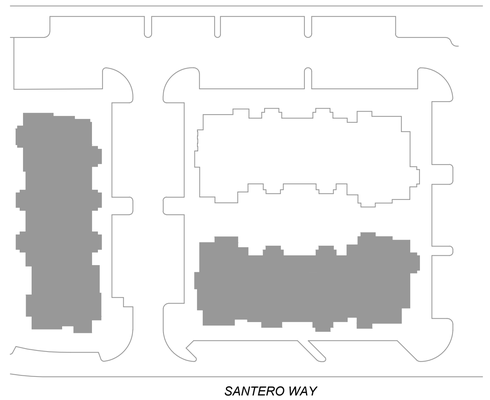
OVERALL ELEVATIONS with EXISTING NEIGHBORHOOD

SCALE: 1" = 40'-0"
0' 20' 40' 80'

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A1.3

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KEY MAP - N.T.S.

NORTH



*Refer to Civil sheets for site information
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1. SANTERO WAY ELEVATION - SITE 1

NTS

COTATI STATION

Santero Way *Cotati, California*

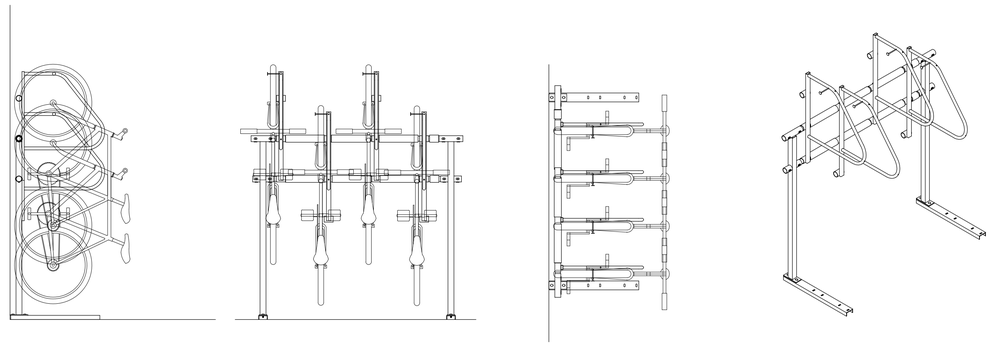
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OVERALL ELEVATIONS from SANTERO WAY

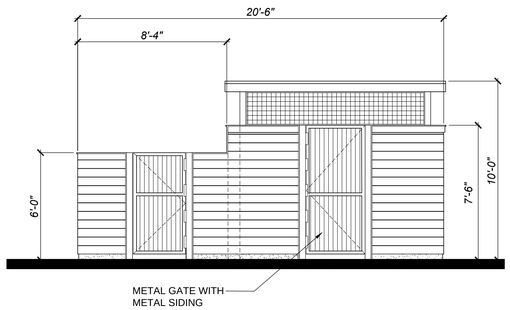
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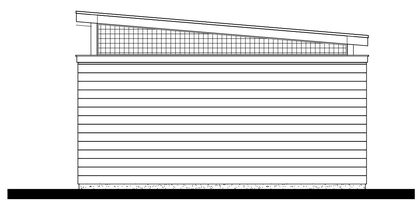
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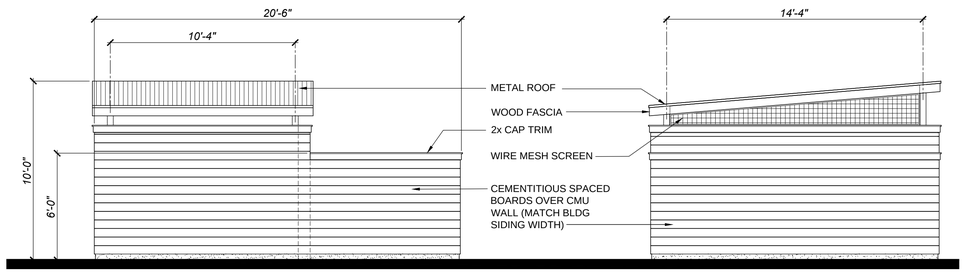
BICYCLE RACK N.T.S



GAS METER and BIKE ENCLOSURE - VIEW 1
1/2" =1'-0"

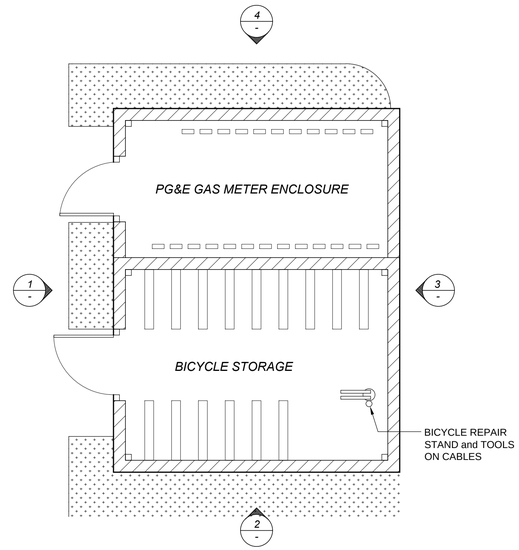


GAS METER and BIKE ENCLOSURE - VIEW 2
1/2" =1'-0"

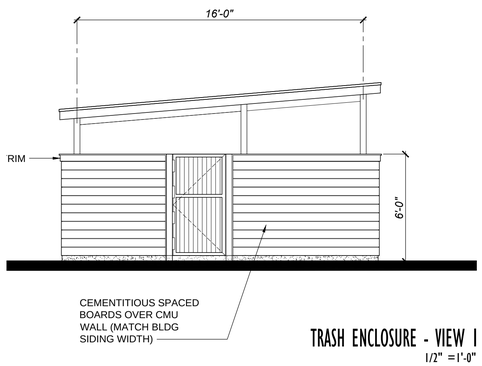


GAS METER and BIKE ENCLOSURE - VIEW 3
1/2" =1'-0"

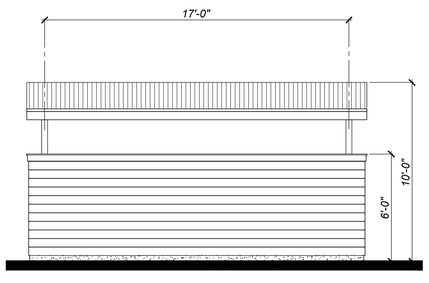
GAS METER and BIKE ENCLOSURE - VIEW 4
1/2" =1'-0"



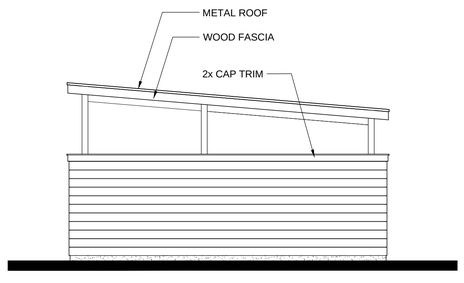
GAS METER and BIKE ENCLOSURE 1/4" =1'-0"



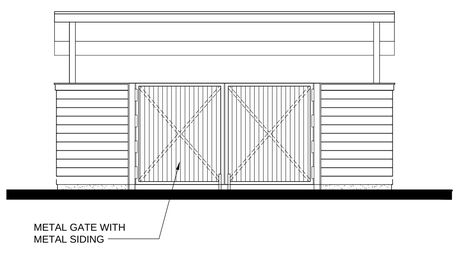
TRASH ENCLOSURE - VIEW 1
1/2" =1'-0"



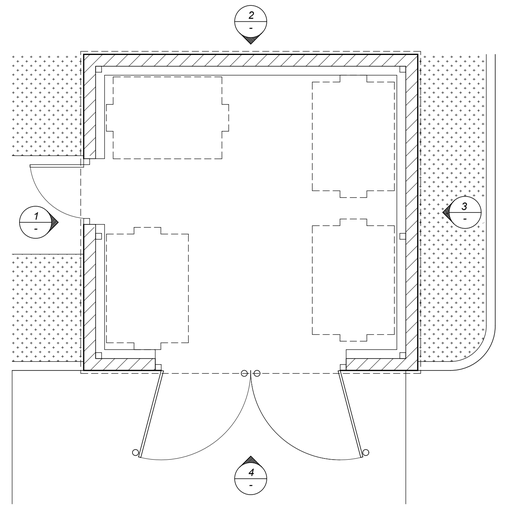
TRASH ENCLOSURE - VIEW 2
1/2" =1'-0"



TRASH ENCLOSURE - VIEW 3
1/2" =1'-0"



TRASH ENCLOSURE - VIEW 4
1/2" =1'-0"



TRASH ENCLOSURE 1/4" =1'-0"

COTATI STATION

Santero Way *Cotati, California*

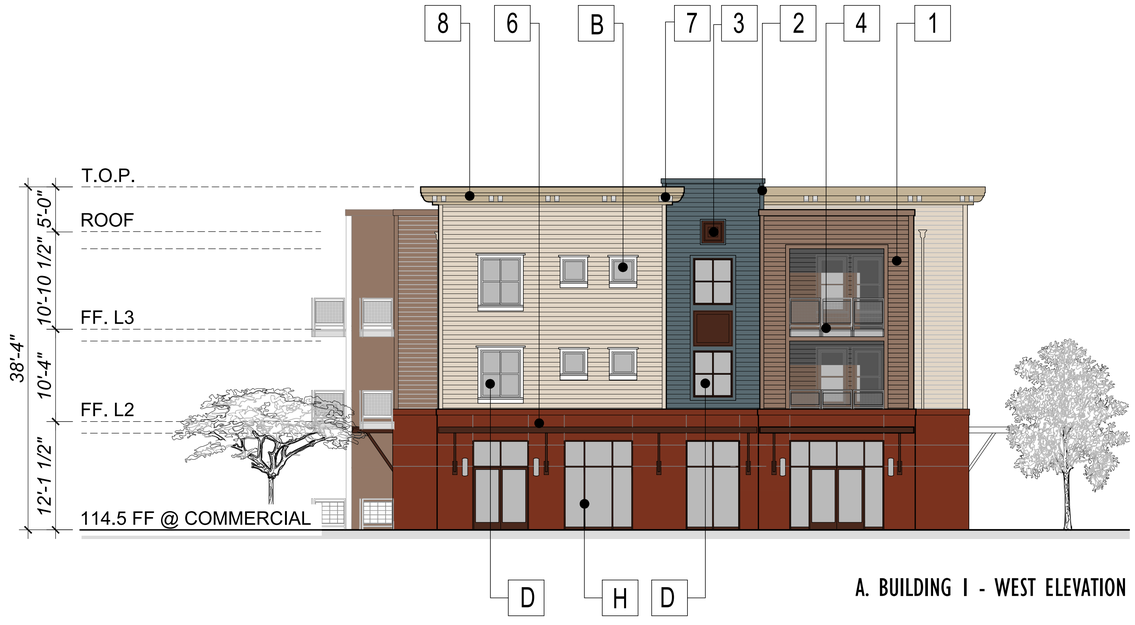
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TRASH ENCLOSURE, BIKE STORAGE and PG & E GAS METER ENCLOSURE

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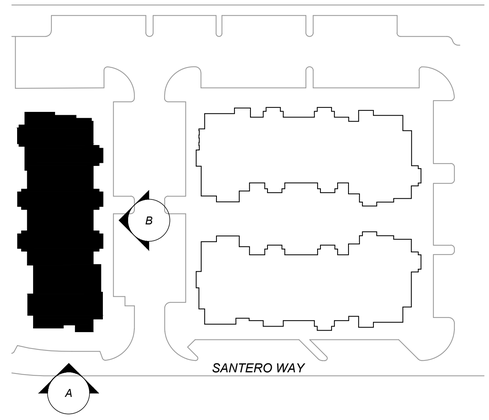
A. BUILDING I - WEST ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A. 4654 Fixed
B. 2626 Awning
C. 3030 Awning
D. 4654 SL
E. 5660 SL
F. 3054 SH
G. 3060 SH
H. Storefront
J. 3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING I- SOUTH ELEVATION

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

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ELEVATIONS - BUILDING 1

SCALE: 1" = 8'-0"

0' 4' 8' 16'

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A2.1

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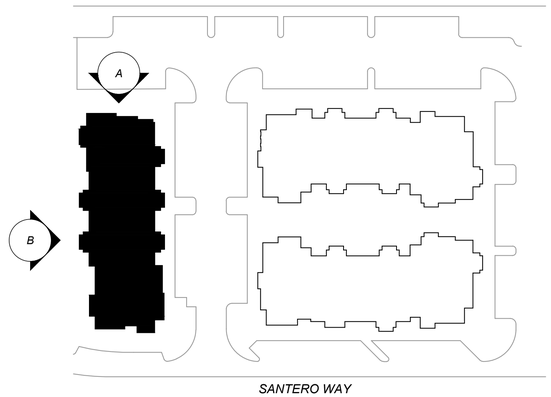
A. BUILDING I - EAST ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A.	4654 Fixed
B.	2626 Awning
C.	3030 Awning
D.	4654 SL
E.	5660 SL
F.	3054 SH
G.	3060 SH
H.	Storefront
J.	3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING I- NORTH ELEVATION

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ELEVATIONS - BUILDING 1

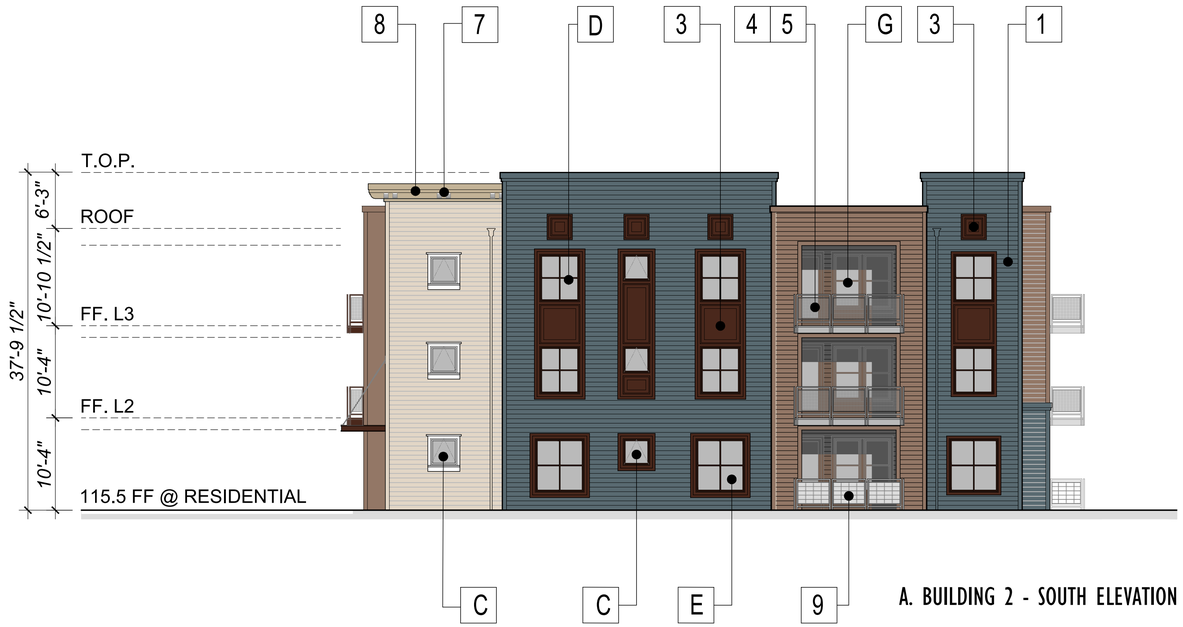
SCALE: 1" = 8'-0"

0' 4' 8' 16'

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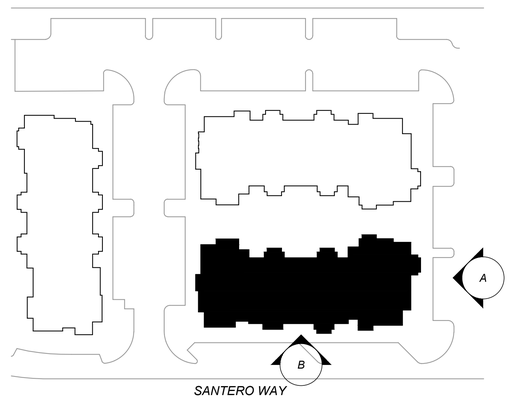
A. BUILDING 2 - SOUTH ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A.	4654 Fixed
B.	2626 Awning
C.	3030 Awning
D.	4654 SL
E.	5660 SL
F.	3054 SH
G.	3060 SH
H.	Storefront
J.	3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING 2 - WEST ELEVATION

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

COTATI STATION
Santero Way Cotati, California

The Colvin Group LLC
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

ELEVATIONS - BUILDING 2

SCALE: 1" = 8'-0"

0' 4' 8' 16'

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A2.3

06/30/2021
TFA #1625B



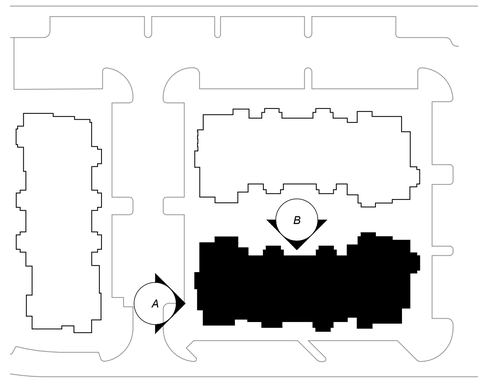
A. BUILDING 2 - NORTH ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A. 4654 Fixed
B. 2626 Awning
C. 3030 Awning
D. 4654 SL
E. 5660 SL
F. 3054 SH
G. 3060 SH
H. Storefront
J. 3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING 2 - EAST ELEVATION

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

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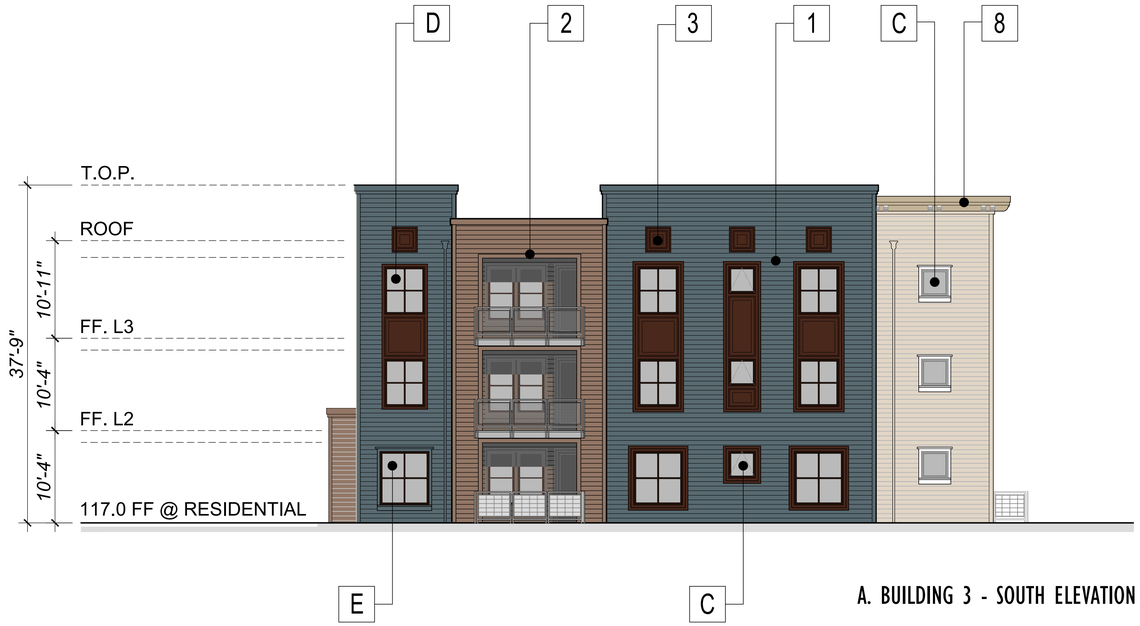
ELEVATIONS - BUILDING 2

SCALE: 1" = 8'-0"
0' 4' 8' 16'

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ARCHITECTS AIA
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A2.4

06/30/2021
TFA #1625B



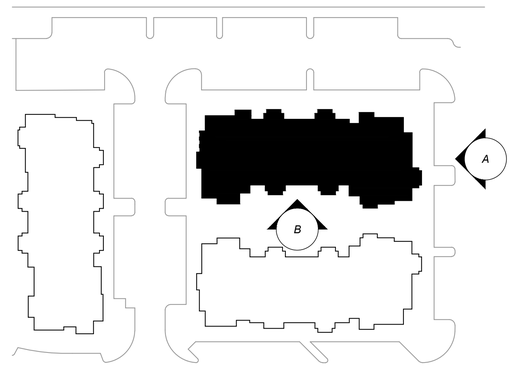
A. BUILDING 3 - SOUTH ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A. 4654 Fixed
B. 2626 Awning
C. 3030 Awning
D. 4654 SL
E. 5660 SL
F. 3054 SH
G. 3060 SH
H. Storefront
J. 3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING 3 - WEST ELEVATION

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

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415.388.4455

ELEVATIONS - BUILDING 3

SCALE: 1" = 8'-0"

0' 4' 8' 16'

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A2.5

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TFA #1625B



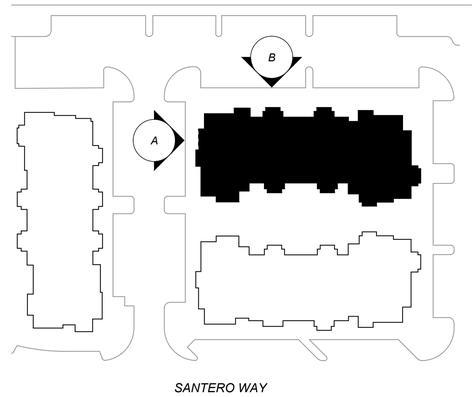
A. BUILDING 3 - NORTH ELEVATION

Material Legend

1. Horizontal Siding
2. Trim
3. Metal Panel
4. Metal Deck
5. Metal Railing
6. Metal Awning
7. Corbel
8. Enhanced Cornice
9. Patio Wall w/ Cementitious Boards
10. Cement Plaster Exterior Finish
11. Electrical Closet

Window Legend

A. 4654 Fixed
B. 2626 Awning
C. 3030 Awning
D. 4654 SL
E. 5660 SL
F. 3054 SH
G. 3060 SH
H. Storefront
J. 3054 FIXED



KEY MAP - N.T.S.

NORTH



B. BUILDING 3 - EAST ELEVATION

*Refer to Civil sheets for site information
*Refer to Landscape sheets for plant species and placement

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Santero Way *Cotati, California*

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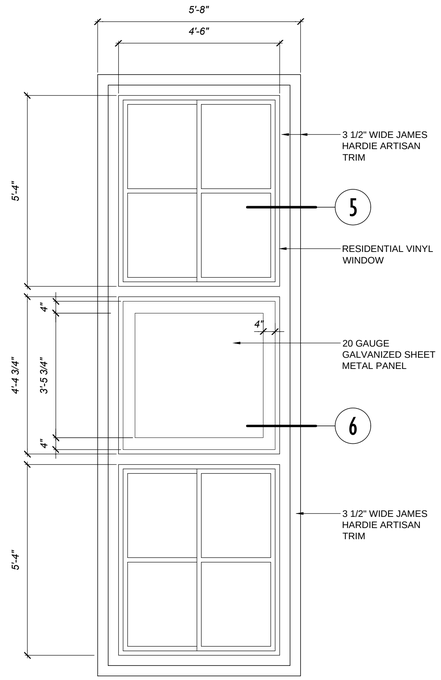
ELEVATIONS - BUILDING 3

SCALE: 1" = 8'-0"
0' 4' 8' 16'

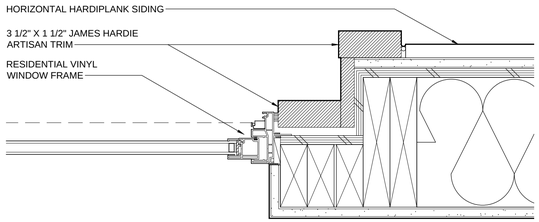
TIERNEY / FIGUEIREDO
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A2.6

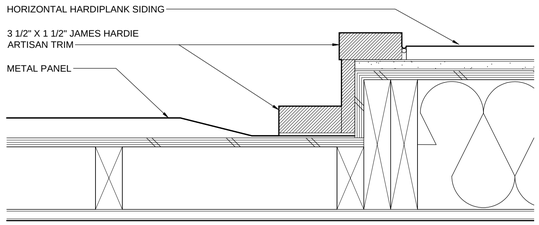
06/30/2021
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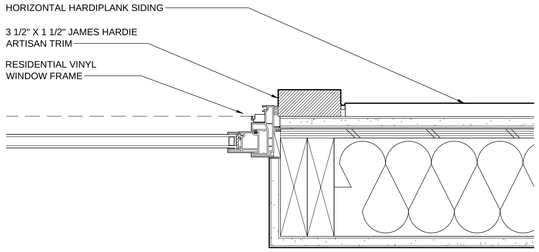
8. WINDOW GROUPING AT RECESSED TRIM
SCALE 1/2" = 1'-0"



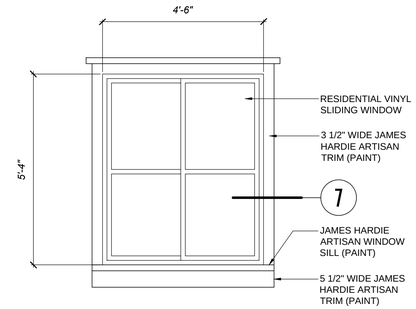
5. WINDOW AT RECESSED TRIM
SCALE 3" = 1'-0"



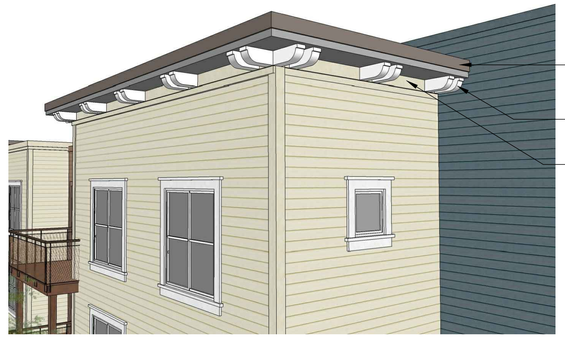
6. METAL PANEL AT RECESSED TRIM
SCALE 3" = 1'-0"



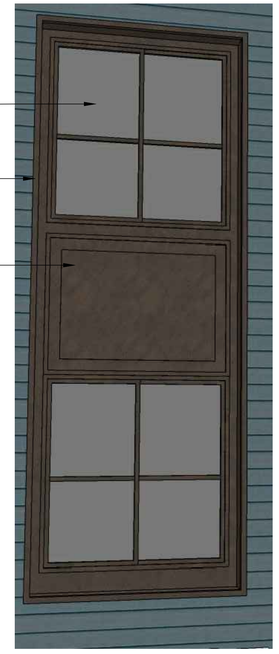
7. WINDOW AND TRIM
SCALE 3" = 1'-0"



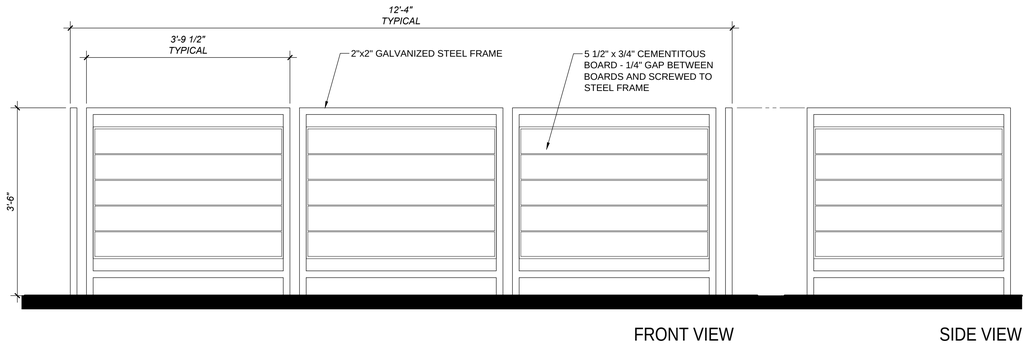
2. SLIDING WINDOW AND TRIM
SCALE 1/2" = 1'-0"



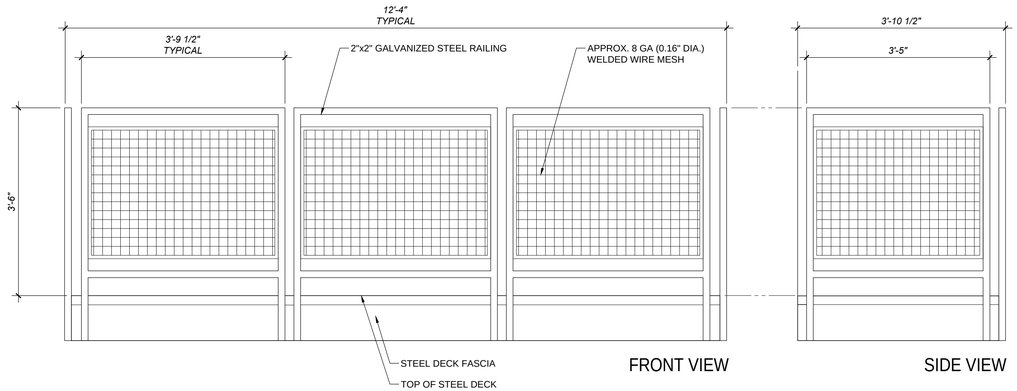
3. ENHANCED CORNICE
N.T.S



1. WINDOW GROUPING
N.T.S.



9. PATIO RAILING AT GROUND FLOOR
SCALE 3/4" = 1'-0"



4. METAL RAILING AT UPPER FLOOR DECKS
SCALE: 3/4" = 1'-0"

COTATI STATION

Santero Way *Cotati, California*

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DETAILS

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A2.7

08/17/2017
TFA #1625



HardiePlank® Lap Siding
Smooth
6" Exposure



HardieTrim® Boards

JAMES HARDIE FIBER CEMENT SIDING & TRIM BOARDS



Single Hung Window



Slider Window



7/8" Simulated Divided Lite
with Exterior Grids Where
Shown at Slider Windows



Awning Window

VINYL FRAMED WINDOWS

A - BODY 1
"BLUE NOTE"
2129-30

B - BODY 2
"SADDLE SOAP"
2110-30

C - BODY 3
"MONROE BISQUE"
HC-26

D - ACCENT 1
METAL PANELS & AWNINGS
WINDOW/DOOR TRIM
BALCONIES & RAILINGS
"BRANDPORT BROWN"
HC-72

E - ACCENT 2
WINDOW/DOOR TRIM
"VANILLA MILKSHAKE"
OC-59

F - CORNICE
"BERKSHIRE
BEIGE"
AC-2

G - WINDOW FRAME 1
WHITE VINYL

H - WINDOW FRAME 2
VINYL
"MIDSUMMER NIGHT"
2134-20

ALL PAINT COLORS BASED ON BENJAMIN MOORE "COLOR PREVIEW" COLLECTION



EXTERIOR ELEVATION

COTATI STATION
Santero Way *Cotati, California*

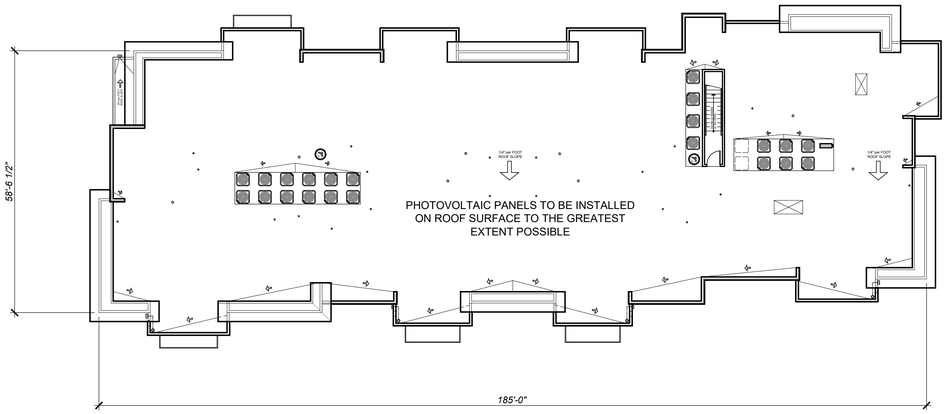
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Mill Valley, CA 94941
415.388.4455

COLOR and MATERIAL INFO

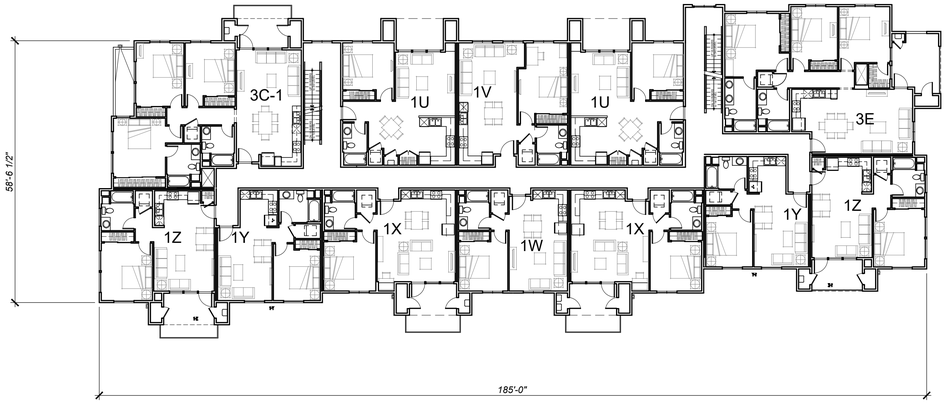
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A2.8

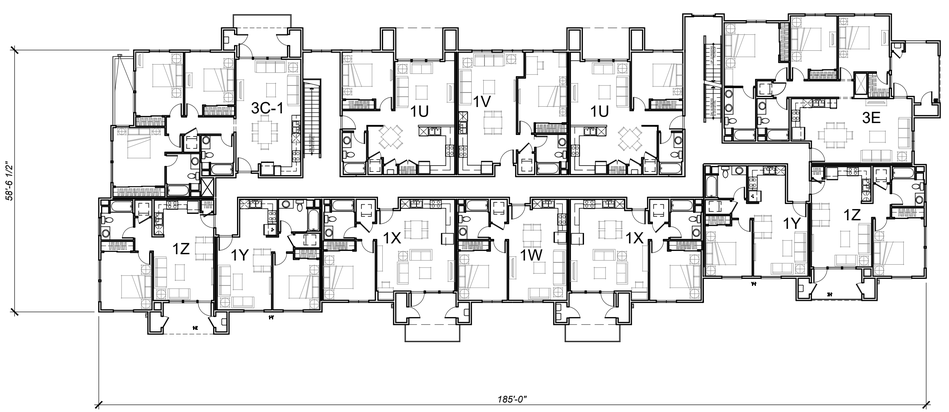
08/17/2017
TFA #1625



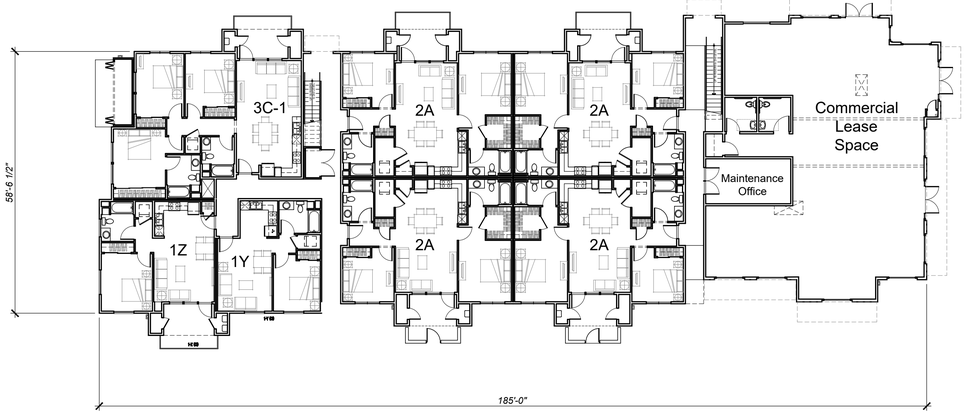
ROOF



LEVEL 2



LEVEL 3



LEVEL 1

COTATI STATION

Santero Way *Cotati, California*

The Colvin Group LLC
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

BUILDING PLAN - BUILDING 1

SCALE: 1" = 16'-0"

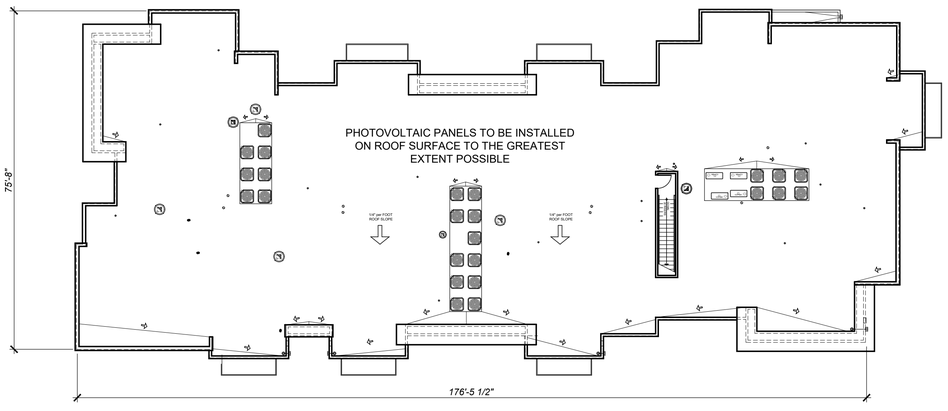
0' 8' 16' 32'

NORTH

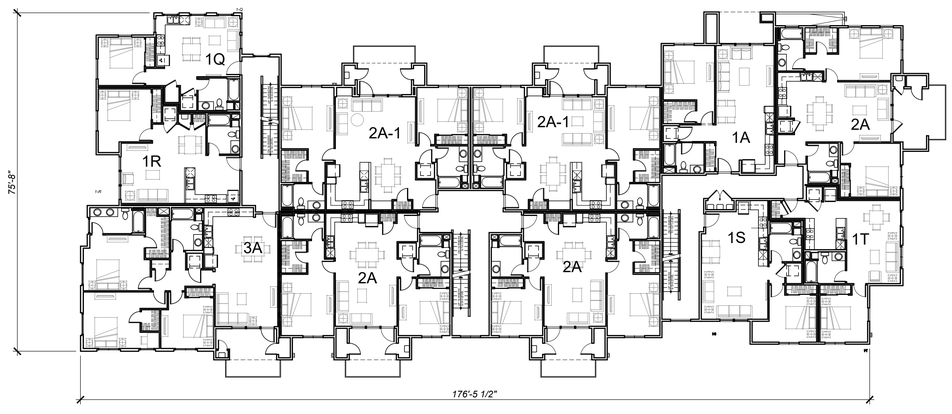
TIERNEY / FIGUEIREDO
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A3.1

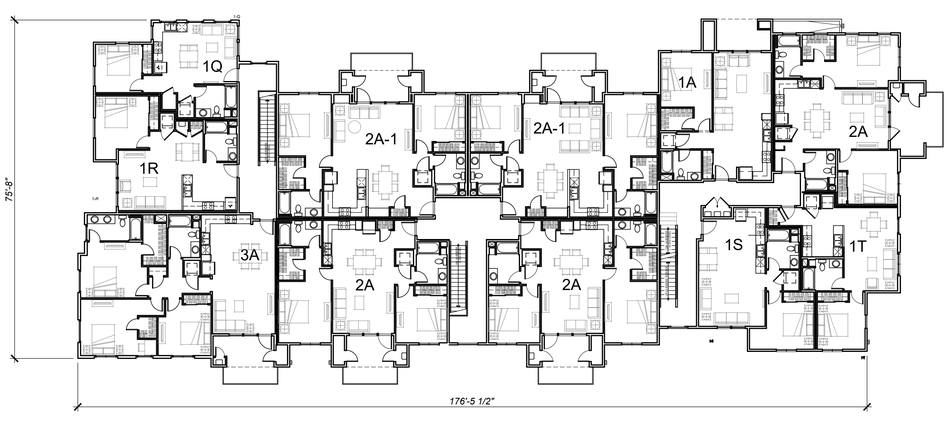
06/30/2021
TFA #1625B



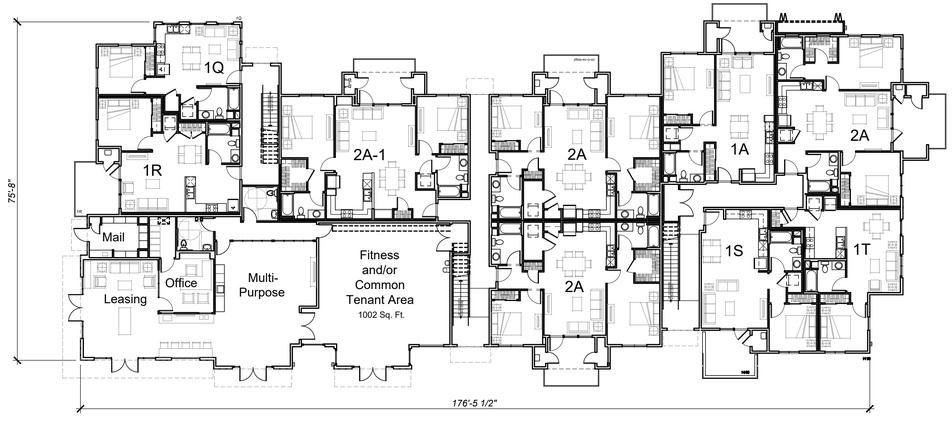
ROOF



LEVEL 2



LEVEL 3



LEVEL 1

COTATI STATION

Santero Way *Cotati, California*

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BUILDING PLAN - BUILDING 2

NORTH

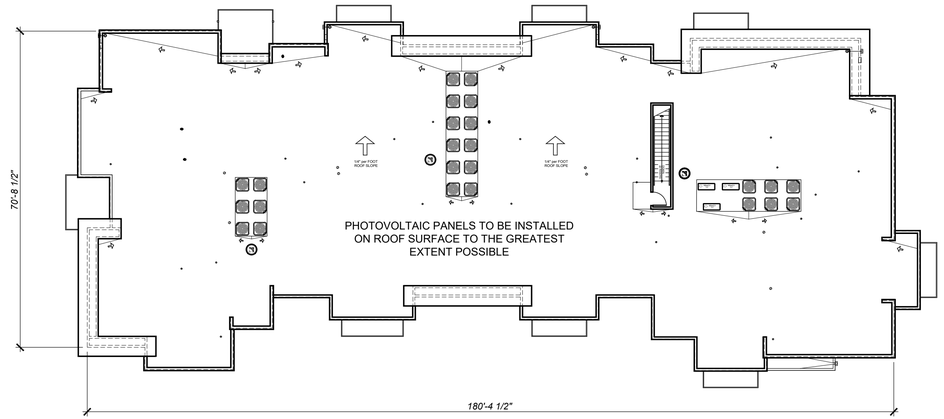
SCALE: 1" = 16'-0"

0' 8' 16' 32'

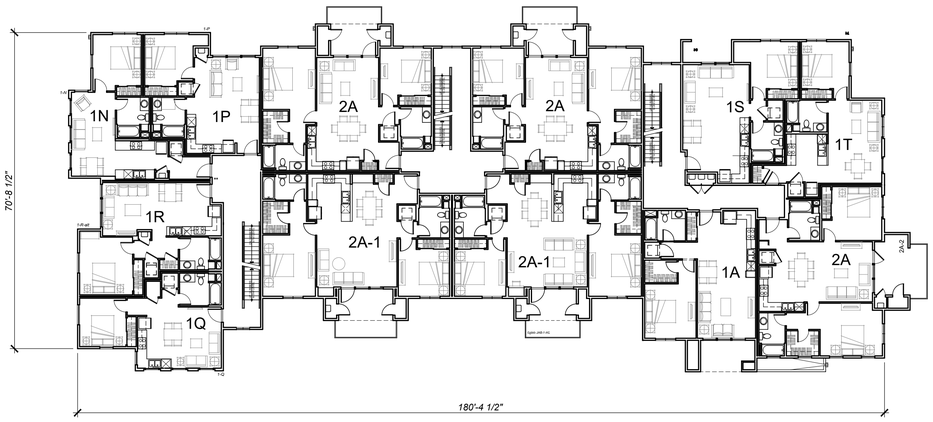
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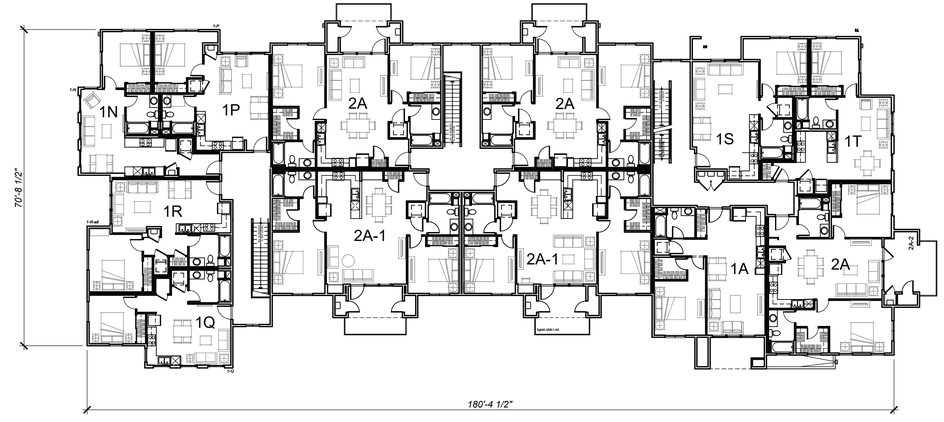
06/30/2021
TFA #1625B



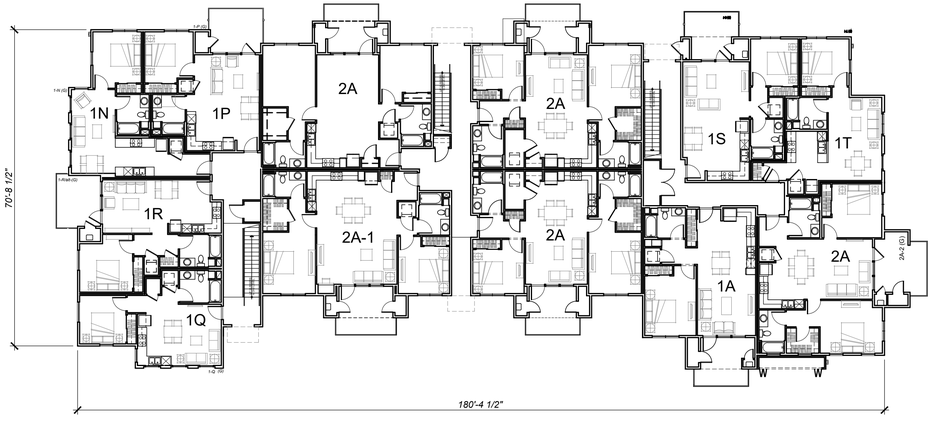
ROOF



LEVEL 2



LEVEL 3



LEVEL 1

COTATI STATION

Santero Way *Cotati, California*

The Colvin Group LLC
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Mill Valley, CA 94941
415.388.4455

BUILDING PLAN - BUILDING 3

NORTH

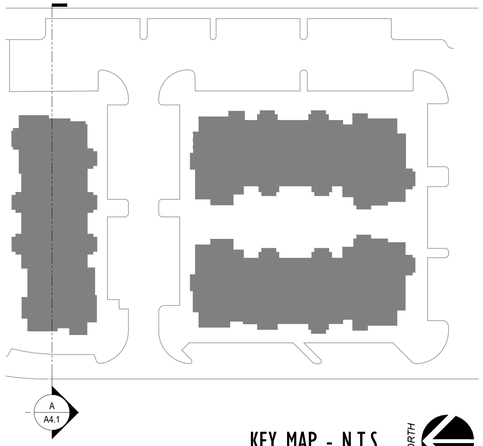
SCALE: 1" = 16'-0"

0' 8' 16' 32'

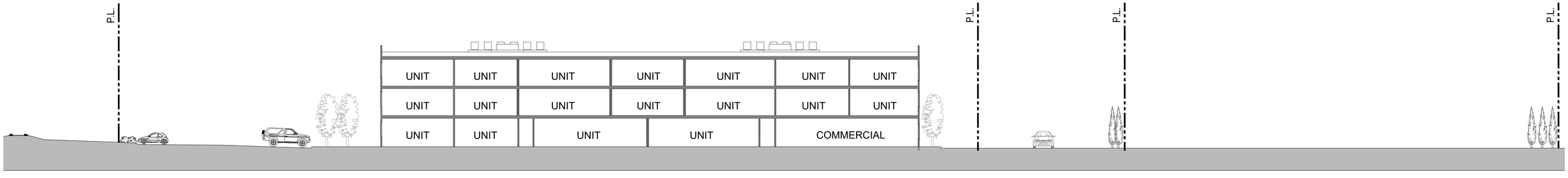
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A3.3

06/30/2021
TFA #1625B



KEY MAP - N.T.S.



A. SITE SECTION

COTATI STATION

Santero Way *Cotati, California*

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Mill Valley, CA 94941
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SITE SECTION

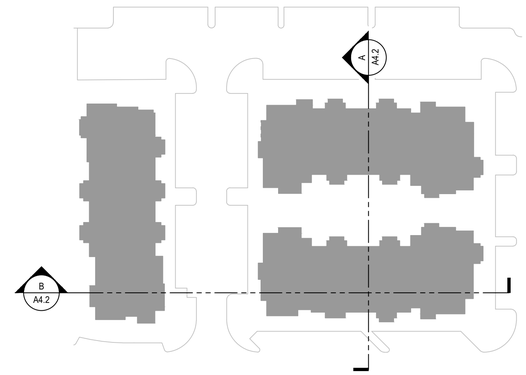
SCALE: 1" = 16'-0"

0' 8' 16' 32'

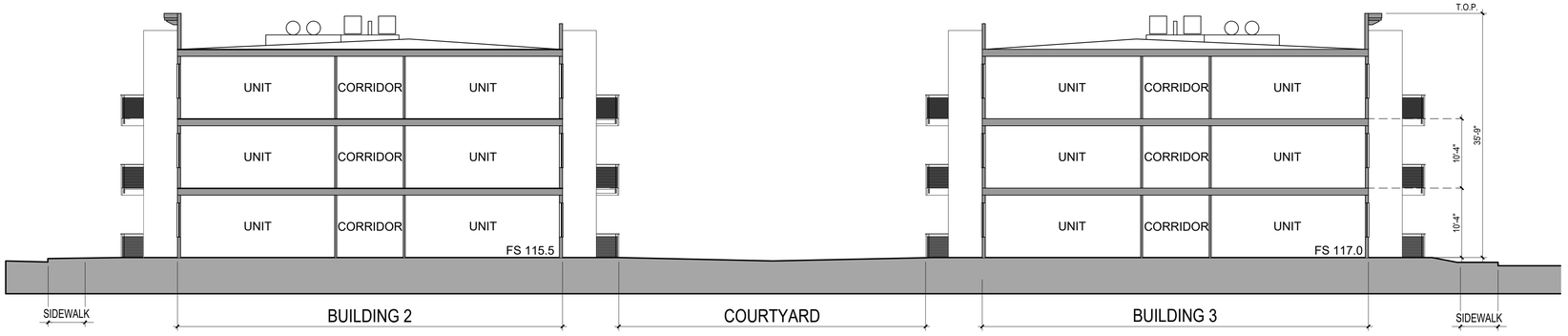
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A4.1

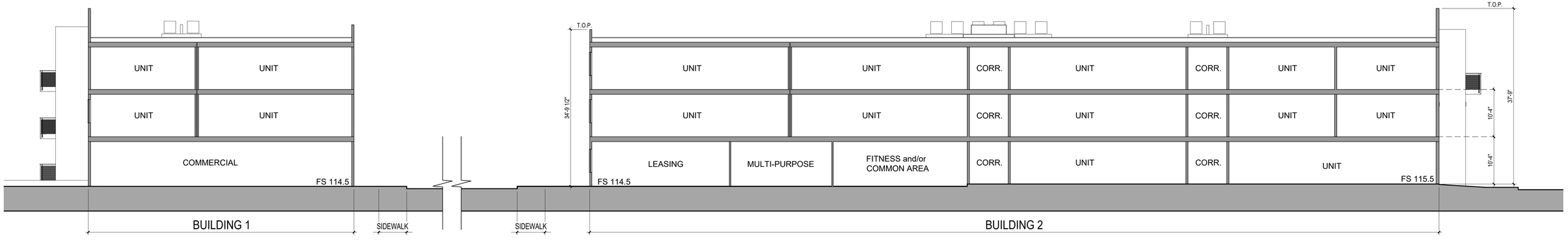
08/21/2017
TFA #1625



KEY MAP - N.T.S. NORTH



A. CROSS SECTION



B. LONGITUDINAL SECTION

COTATI STATION
Santero Way *Cotati, California*

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BUILDING SECTIONS

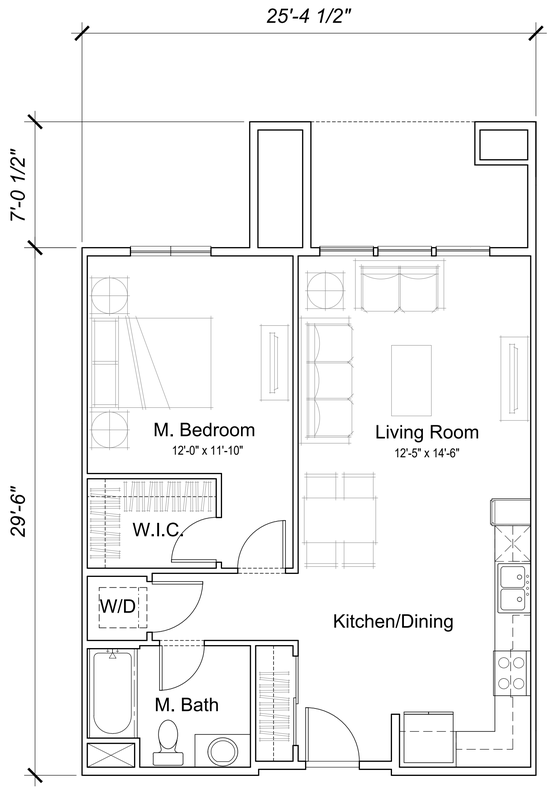
SCALE: 1" = 10'-0"

0' 5' 10' 20'

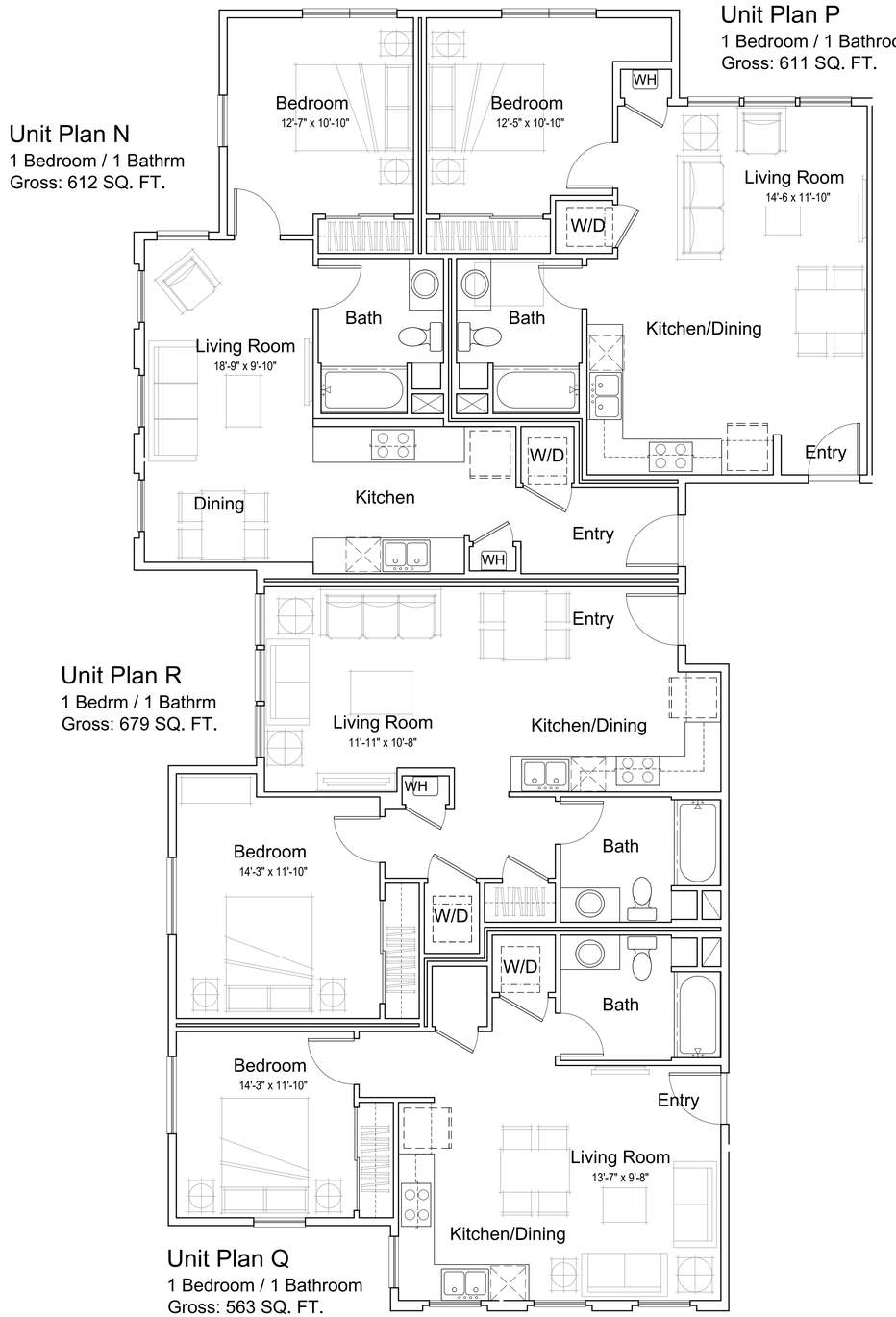
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A4.2

06/30/2021
TFA #1625B



Unit Plan 1A
1 Bedroom / 1 Bathroom
Gross: 746 SQ. FT.



NOTES:
GROSS AREA: OUTSIDE FACE OF STUD
AREAS DO NOT INCLUDE STORAGE
CLOSETS OR DECK

COTATI STATION
Santero Way *Cotati, California*

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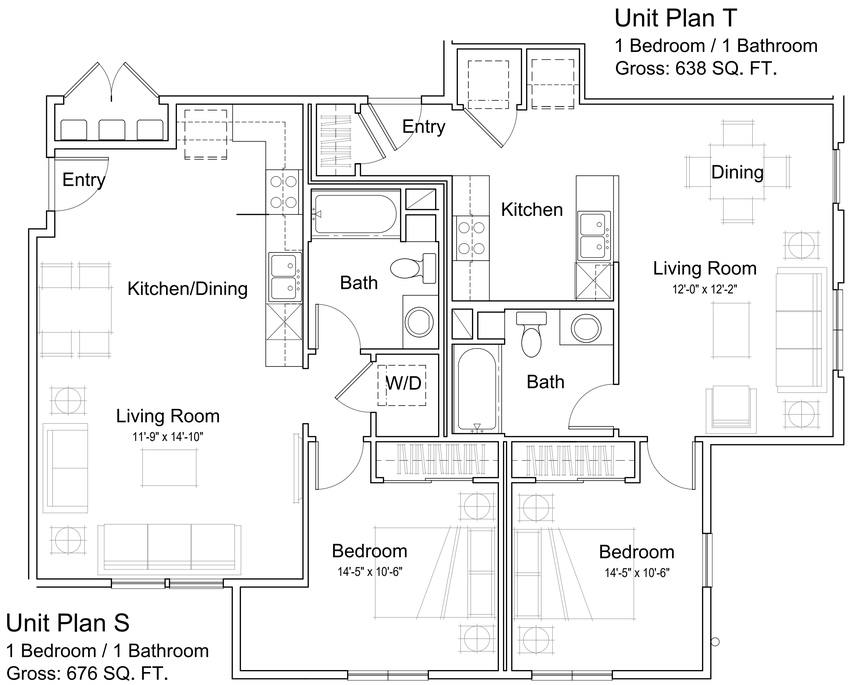
UNIT PLANS

SCALE: 1" = 4'-0"
0' 2' 4' 8'

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TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A5.0

06/30/2021
TFA #1625B

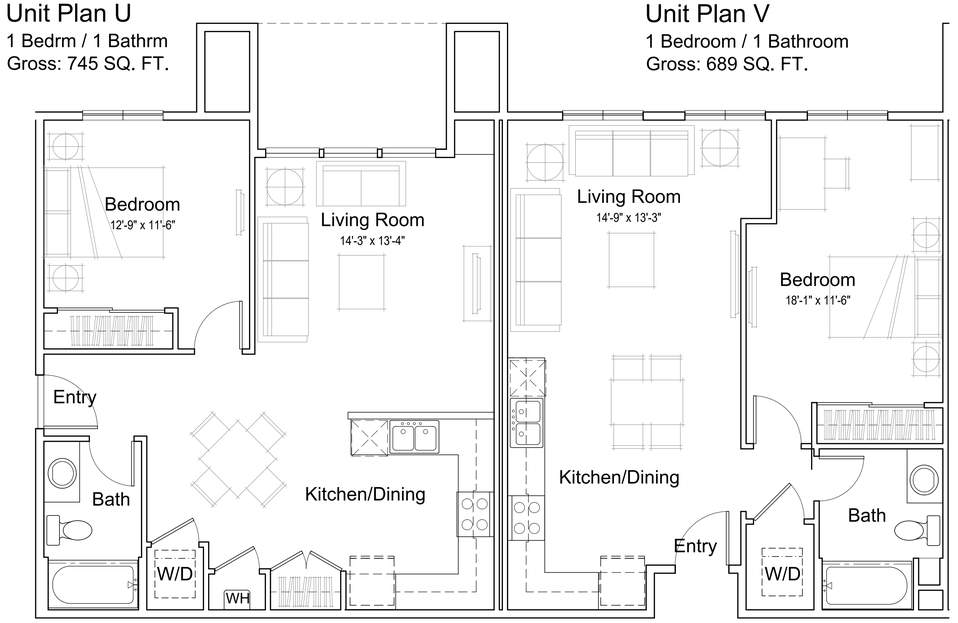


Unit Plan T

1 Bedroom / 1 Bathroom
Gross: 638 SQ. FT.

Unit Plan S

1 Bedroom / 1 Bathroom
Gross: 676 SQ. FT.

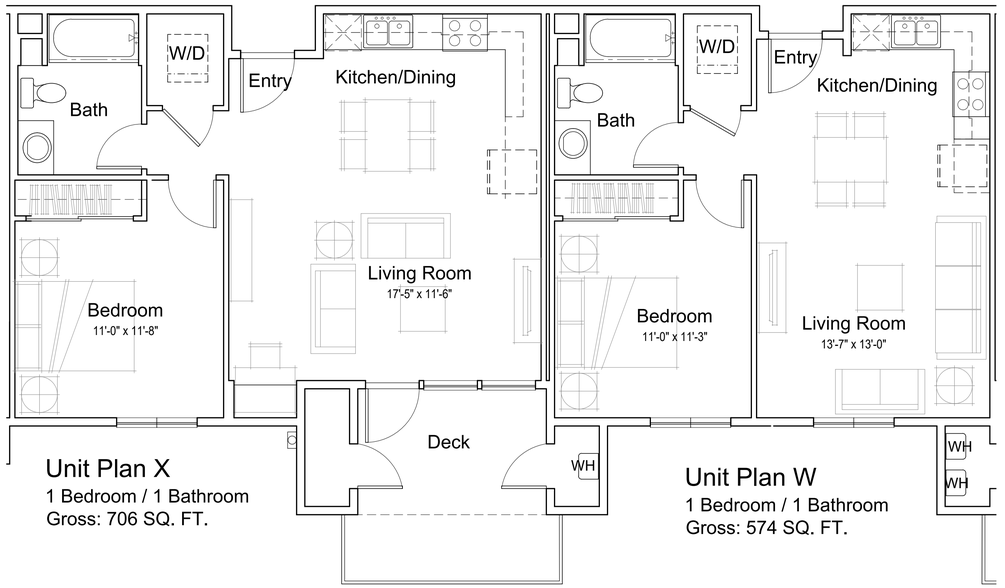


Unit Plan U

1 Bedrm / 1 Bathrm
Gross: 745 SQ. FT.

Unit Plan V

1 Bedroom / 1 Bathroom
Gross: 689 SQ. FT.



Unit Plan X

1 Bedroom / 1 Bathroom
Gross: 706 SQ. FT.

Unit Plan W

1 Bedroom / 1 Bathroom
Gross: 574 SQ. FT.

NOTES:
GROSS AREA: OUTSIDE FACE OF STUD
AREAS DO NOT INCLUDE STORAGE CLOSETS OR DECK

COTATI STATION
Santero Way *Cotati, California*

The Colvin Group LLC
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

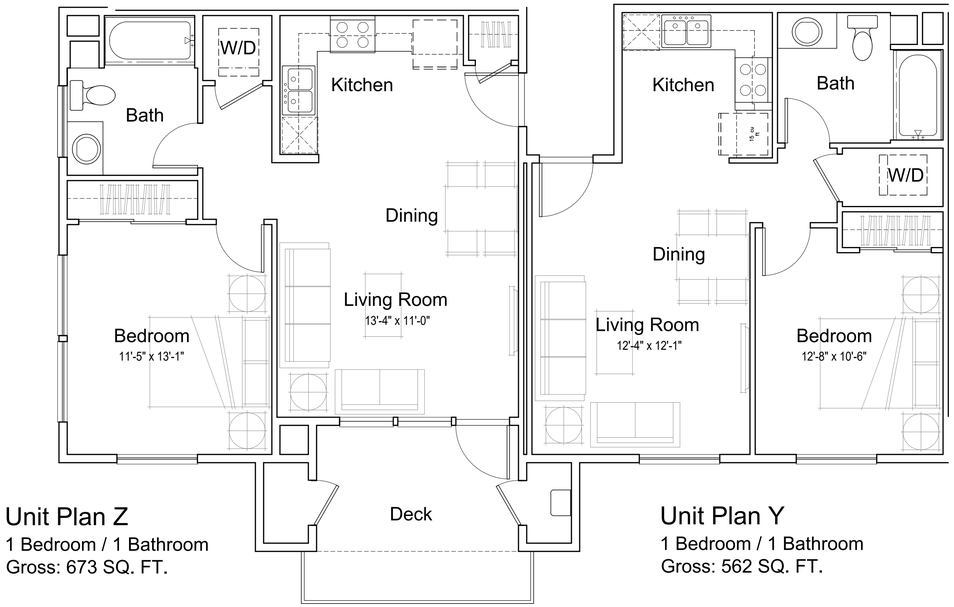
UNIT PLANS

SCALE: 1" = 4'-0"
0' 2' 4' 8'

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

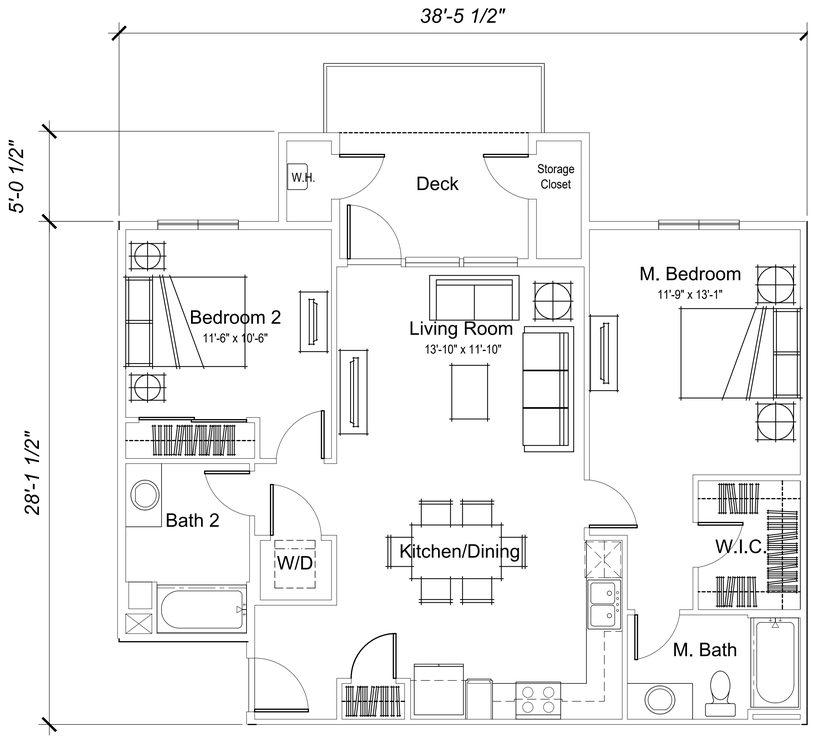
A5.1

06/30/2021
TFA #1625B



Unit Plan Z
1 Bedroom / 1 Bathroom
Gross: 673 SQ. FT.

Unit Plan Y
1 Bedroom / 1 Bathroom
Gross: 562 SQ. FT.



Unit Plan 2A
2 Bedrooms / 2 Bathrooms
Gross: 1020 SQ. FT.

NOTES:
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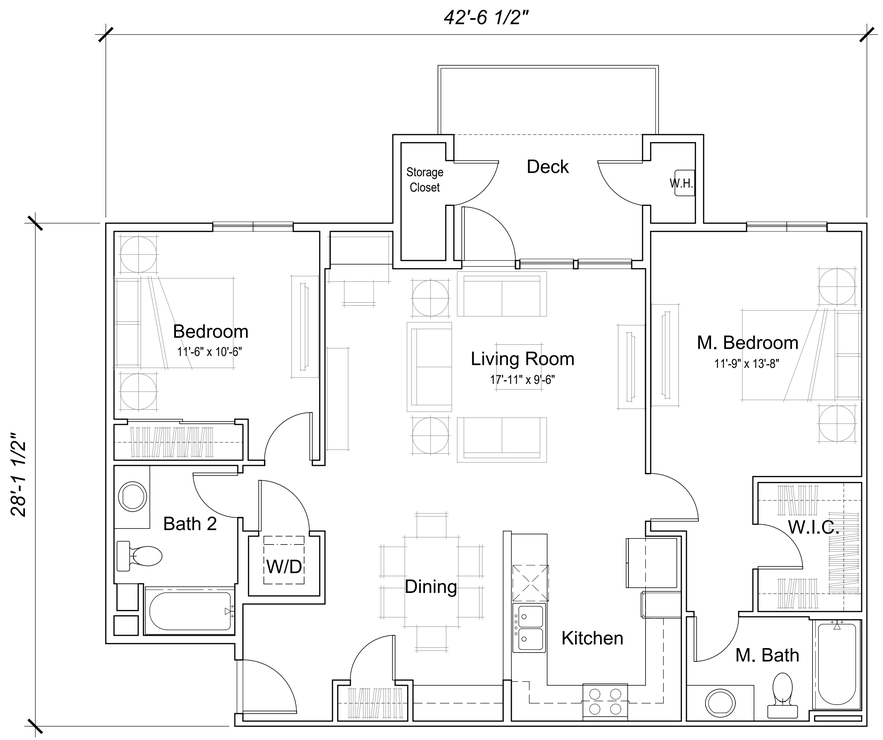
UNIT PLANS

SCALE: 1" = 4'-0"
0' 2' 4' 8'

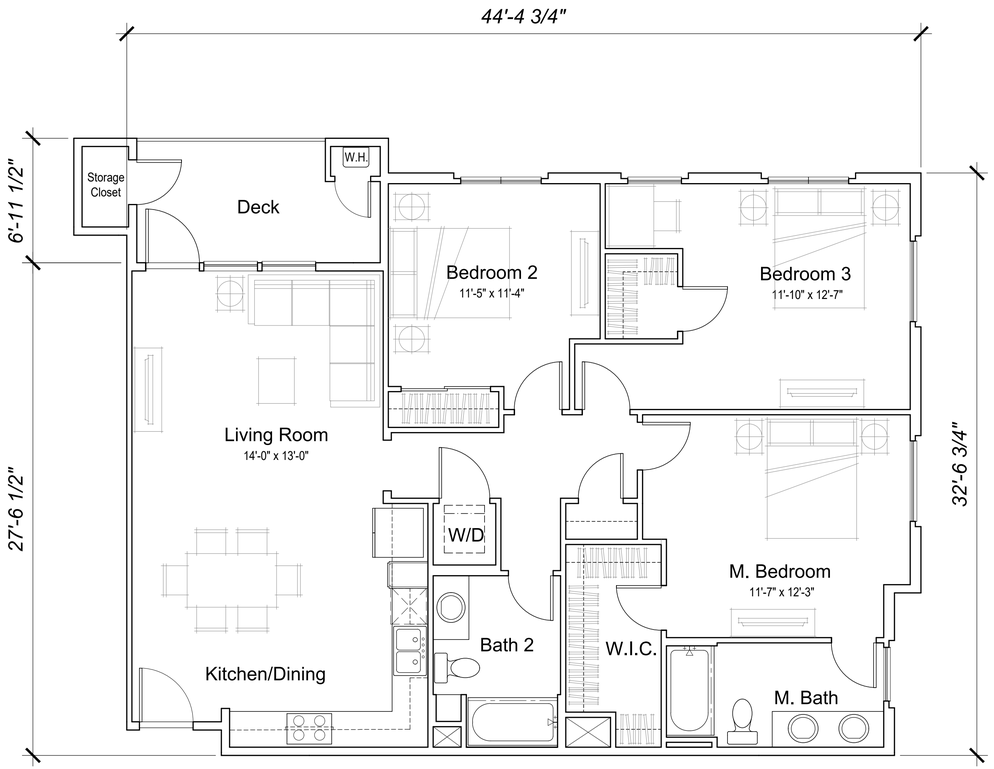
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A5.2

06/30/2021
TFA #1625B



Unit Plan 2A-1
2 Bedrooms / 2 Bathrooms
Gross: 1135 SQ. FT.



Unit Plan 3A
3 Bedrooms / 2 Bathrooms
Gross: 1353.5 SQ. FT.

NOTES:
GROSS AREA: OUTSIDE FACE OF STUD
AREAS DO NOT INCLUDE STORAGE CLOSETS OR DECK

COTATI STATION
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Mill Valley, CA 94941
415.388.4455

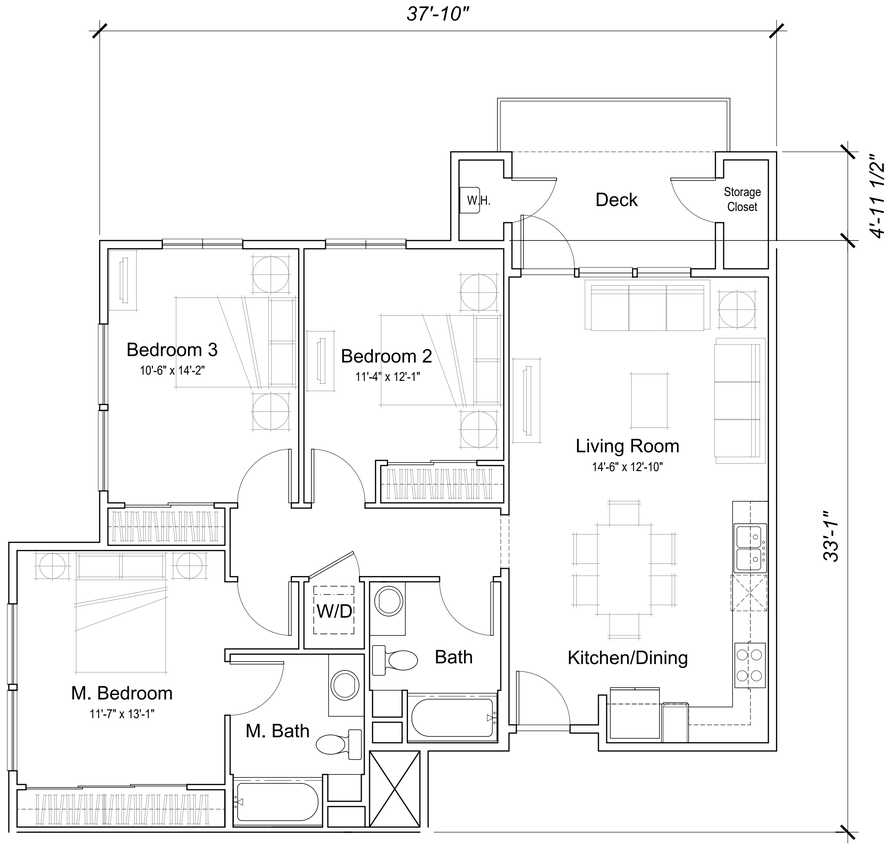
UNIT PLANS

SCALE: 1" = 4'-0"
0' 2' 4' 8'

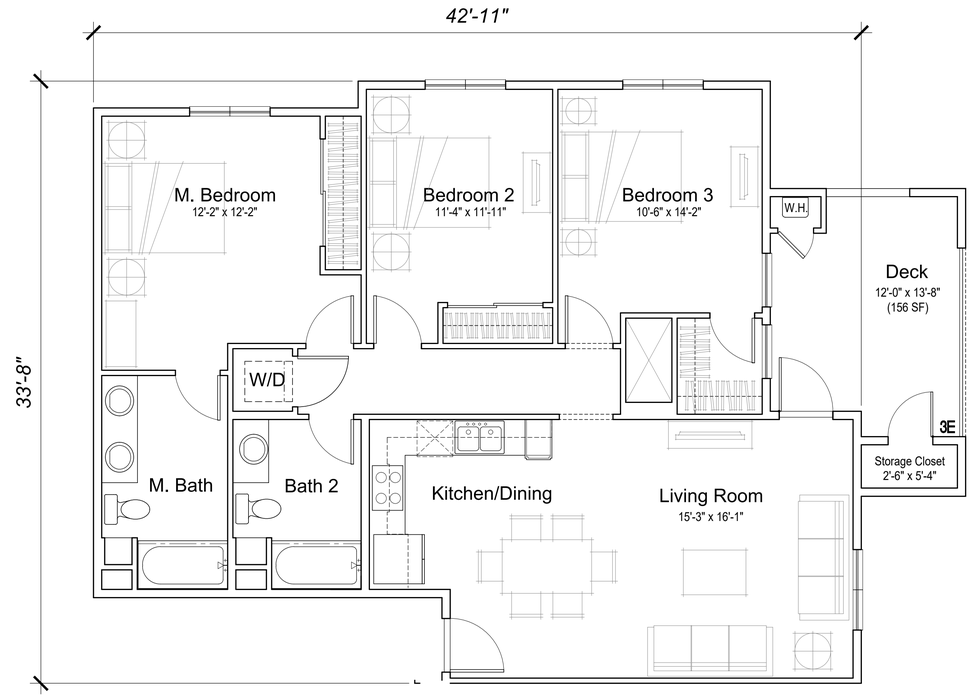
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A5.3

06/30/2021
TFA #1625B



Unit Plan 3C-1
3 Bedrooms / 2 Bathrooms
Gross: 1237.7 SQ. FT.



Unit Plan 3E
3 Bedrooms / 2 Bathrooms
Gross: 1242.8 SQ. FT.

NOTES:
GROSS AREA: OUTSIDE FACE OF STUD
AREAS DO NOT INCLUDE STORAGE CLOSETS OR DECK

COTATI STATION

Santero Way *Cotati, California*

The Colvin Group LLC
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

UNIT PLANS

SCALE: 1" = 4'-0"
0' 2' 4' 8'

TIERNEY / FIGUEIREDO
TFA ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A5.4

06/30/2021
TFA #1625B

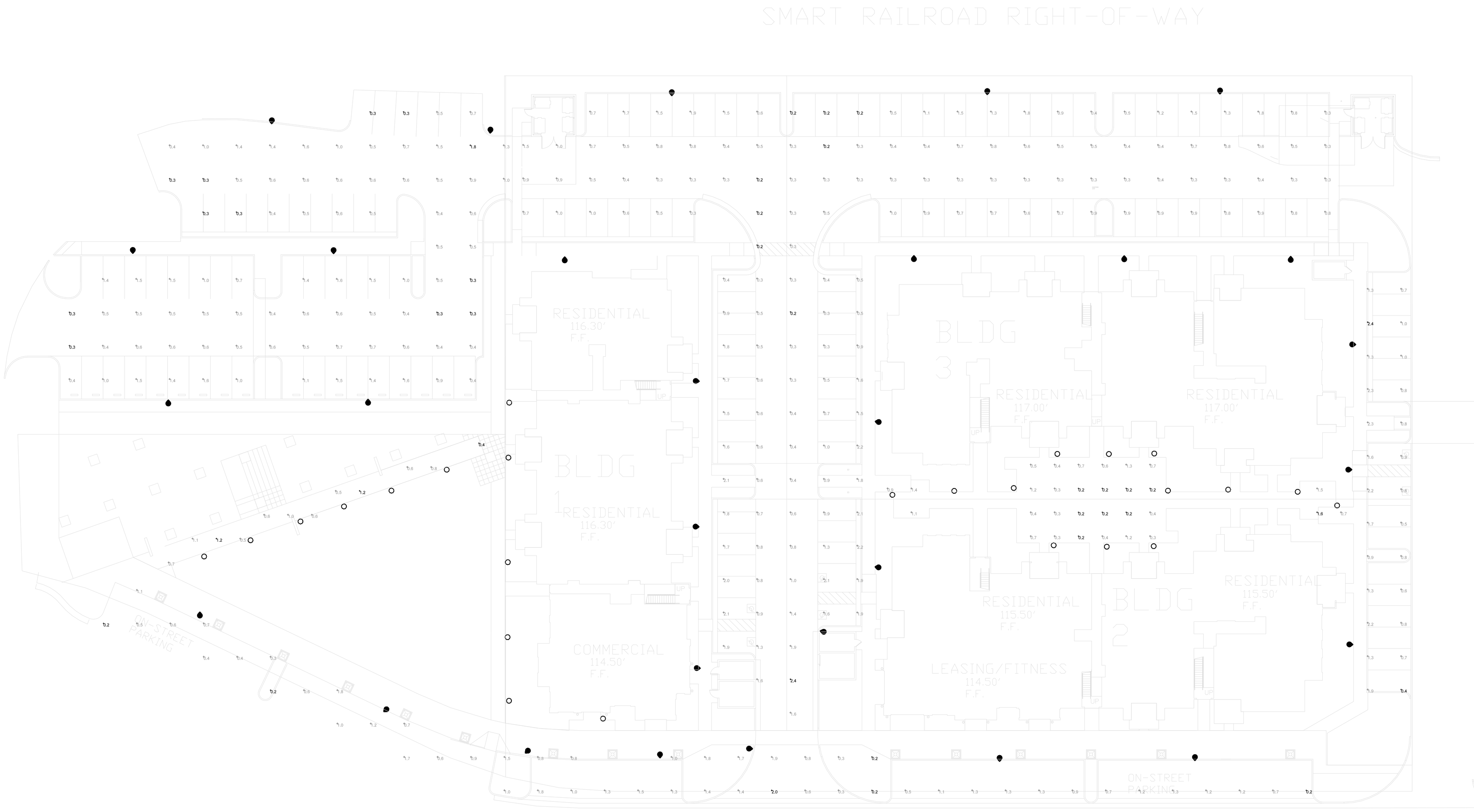
BrokawDesign
www.BROKAWDESIGN.com

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADD PARKING	+	0.8 fc	1.8 fc	0.3 fc	6.0:1	2.7:1
COURTNYARD	+	0.6 fc	1.6 fc	0.2 fc	8.0:1	3.0:1
MAIN PARKING	+	0.8 fc	2.4 fc	0.2 fc	12.0:1	4.0:1
ON STREET SANTERO	+	1.0 fc	2.0 fc	0.2 fc	10.0:1	5.0:1
PARK WALKWAY	+	0.8 fc	1.2 fc	0.4 fc	3.0:1	2.0:1
STREET PARKING	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	29	GVD2 P20 40K AS 3 N	GranVille II LED, LED Package 20, 39W, 4000K, 120-277v, Type 3 distribution, No trim	LED COB	GVD2_P20_40K_AS_3_N.ies	Absolute	0.95	39
○	B	25	BOR80 42CF		42W CFL	BOR80-100HPS (LU0002191.IES	2690	0.95	42



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

REV	DATE / MEMO	BY

TIERNEY / FIGUEIREDO TFA ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfatech.com

These drawings & designs are the property of the Architect and no part thereof shall be copied or used in connection with any other work or project without the written consent of Tierney/Figueiredo Architects.

PRELIMINARY
NOT FOR CONSTRUCTION

PHOTOMETRIC SITE PLAN

COTATI STATION APARTMENTS
SANTERO WAY COTATI CALIFORNIA

TFA Project #:	1625
Date:	06/12/2017
Scale:	AS INDICATED
Drawn by:	--
Checked by:	--
CAD File:	Sheet left hand margin

Sheet #:
E1.1
Total Sheets in Set: XX



COTATI STATION

Cotati, CA

THE COLVIN GROUP
45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3781
Signature
06.30.19
Renewal Date
08.31.19
Date
STATE OF CALIFORNIA

Issues/Revisions:

No.	Date	Description
	02/07/17	PERMIT SET
	03/01/17	DESIGN REVIEW
	03/29/17	CITY RESUBMITTAL
	06/27/17	DESIGN REVIEW 2
	08/17/17	DESIGN REVIEW 3

North

Scale: 1"=30'-0"
0 15 30 60

Overall Layout Plan

L0.0



COTATI STATION

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San Francisco, CA 94111
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F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3789
Signature
06-30-19
Renewal Date
08-17-17
Date
STATE OF CALIFORNIA

Issues/Revisions:

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	02/07/17	PERMIT SET
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	06/27/17	DESIGN REVIEW 2
	08/17/17	DESIGN REVIEW 3

North

Scale: 1"=20'-0"
0 10 20 40

Conceptual Landscape Plan Enlargement

L0.1

Concrete by Davis Colors



Natural Gray



Kailua (677)



Pebble (641)

Decomposed Granite Paving



Board Formed Concrete Seatwall



Granite Seat Bench



Site Furnishings



City Standard Bike Rack



City Standard Bench



Picnic Table & Bench



City Standard
Trash Receptacle



City Standard
Recycle Receptacle



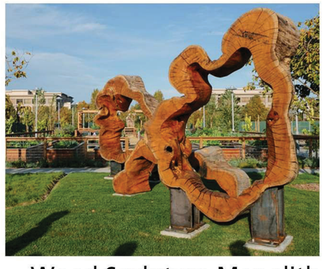
City Standard Parking
Lot Lighting Fixture



City Standard Bollard
Lighting Fixture







Wood Sculpture Monolith
by Local Artist

COTATI STATION

Cotati, CA

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Landscape Architects · Land Planners
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T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT · Paul T. Lettieri No. 3978 · STATE OF CALIFORNIA
Signature 06.30.19
Renewal Date 06.26.17
Date

Issues/Revisions:

No.	Date	Description
	02/07/17	PERMIT SET
	03/01/17	DESIGN REVIEW
	03/29/17	CITY RESUBMITTAL
	06/27/17	DESIGN REVIEW 2
	08/17/17	DESIGN REVIEW 3

Conceptual Landscape
Imagery- Park

L0.2

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
2. Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
3. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
4. Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
5. All building information is based on drawings prepared by:
   Tierney/Figueiredo Architects
   817 Russel Avenue, Suite H
   Santa Rosa, CA 94503
   P 707.576.1557
6. All site civil information is based on drawings prepared by:
   Adobe Associates, Inc.
   1220 N. Dutton Ave.
   Santa Rosa, CA 95401
   P 707.541.2300
7. The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
8. All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
9. Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
10. Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

LAYOUT LEGEND

- Ground Cover
- Gravel Paving
- Decomposed Granite Paving
- Pedestrian Concrete Paving Type 1
- Pedestrian Concrete Paving Type 2
- Pedestrian Concrete Paving Type 3
- Pedestrian Concrete Paving Type 4
- Pedestrian Concrete Paving Type 5
- Pedestrian Unit Paving Type 1
- Pedestrian Unit Paving Type 2
- Pedestrian Unit Paving Type 3
- Vehicular Asphalt Paving

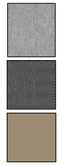
X — Detail Number
L–X — Sheet Number

- Property Line
- Center Line
- PAE
- Align

S.A.D.	See Architect's Drawings
S.C.D.	See Civil Engineer's Drawings
S.E.D.	See Electrical Engineer's Drawings
S.M.D.	See Mechanical Engineer's Drawings
S.P.D.	See Plumbing Engineer's Drawings
S.C.F.S.	See Color Finish Schedule

- Parking Lot, Street Light. S.E.D. See Color and Finish Schedule
- Bollard Light. S.E.D. See Color and Finish Schedule
- Well Light. S.E.D. See Color and Finish Schedule
- String Light. S.E.D. See Color and Finish Schedule
- Fire Hydrant S.C.D.
- Above Grade Utility Boxes S.C.D.
- Below Grade Utility Vaults S.C.D.
- Trash Receptacle. See Color and Finish Schedule
- Planter Pots. See Color and Finish Schedule
- Bench. See Color and Finish Schedule

COLOR AND FINISH SCHEDULE



PEDESTRIAN CONCRETE PAVING
Type 1: Natural Gray with light broom finish. Sweep perpendicular to path of travel.
Type 2: Kailua (677) with Top Cast Finish.
Type 3: Pebble (641) with Broom Finish.
Type 4: Alternating Colored Bands – Pebble (641) with Broom Finish & Kailua (677) with Broom Finish.
Type 5: Natural Gray with Stamped Finish. Proline Square Tile 24"x24" Roman Slate Tile Stamp (ST2410). www.prolinestamps.com (T) (800)795.4750

*All colors to be Davis Colors, (t) 800.356.4848



VEHICULAR ASPHALT PAVING
Streetbond Premium System with Streetbond Streetprint Template: Frisco Cobble. Color: San Diego Buff. By GAF Asphalt & Concrete Pavement Coating. www.gaf.com (T) (877)423.7663



PEDESTRIAN UNIT PAVERS
By Calstone, contact: Mike Marhenke, T (408)–598–0518
Paving units are to be dual mix design using Duraface/Face–Mix technology. Integral through colors are not acceptable.
Type 1 Mission Series 6x6 & 6x12 50% Blend. Standard Finish. Color: 53
Type 2 Mission 12x12. Stacked Bond Pattern. Light Sandblast Finish. Color: 65



By Tile Tech Pavers, www,tiletechpavers.com (T) (888)–380–5575
Type 3 Rustic–Oak Porcelain Paver. Size: 24"x24"x3/4". Pavers to be Sand Set on 1/4" Minus Base.

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.



GRAVEL PAVING
All gravel by American Soil & Stone, Richmond CA. (T) (510)292–3000, www.americansoil.com.
Gravel type and size to be 2"–3" Black Mexican Beach Pebbles.



DECOMPOSED GRANITE PAVING
Gravel to be 1/4" Minus Sunset Gold Path Fines, Available from Lyngso Garden Materials (T) (650)364–1730 www.lyngsogarden.com
Stabilizer to be Natural Pave XL Resin Pavement. Available from Soil Stabilization Products, Inc. www.sspco.com, (T) (209)383–3296



METAL HEADER
StructurEdge Paving Edge by Permaloc (T) (800) 356–9660. Size: 3/16"x1–5/8". Install per manufacturers specifications, color to be Mill Finish.



ACCENT WALLS
CMU 4x8x16 Ground Face Block and Cap from Calstone (T) (408)984.2648 www.calstone.com. Color to be 3147WC.



BIKE RACKS

TYPE 1 Flo Bike Rack (Wave–Style). Color: Silver. Surface Mounted. Available from Landscape Forms, www.landscapeforms.com (T) (800)521.2546 Contractor to provide unit price. Quantity to be 4; 3 Bikes per Rack.



TYPE 2 Wave Style Bicycle Rack (7 Capacity –Below Grade Mount –Galvanized). Embed Mounted. Available from Jaypro Sports Equipment, www.jayprosports.com (T) (800)243.0533 Model: HDWBR–7. Color: Black. Quantity to be 1



TRASH/RECYCLE RECEPTACLES
Trash: Ironsites Series S–42 36–Gallon Litter Receptacle w/ Standard Tapered Formed Lid. Surface Mounted unless Otherwise Specified by Owner. Color: Bronze. By Victor Stanley www.victorstanley.com (T)(800)368.2573



Recycle: Ironsites Series S–42 36–Gallon Litter Receptacle w/ S–2 Formed Dome Lid. Surface Mounted unless Otherwise Specified by Owner. Color: Bronze. By Victor Stanley www.victorstanley.com (T)(800)368.2573



PLANTER POTS
By Tournesol Site Works. www.tournesolsiteworks.com, (T) (800)542.2282

Urban Collection Round Pot. Model: UC–3600; 36"(W) X 34"(H) Color to be: Smoke (PMS–420) with T–0 Finish.



WOOD SCULPTURE
Wood Sculpture Monolith, by Local Artist. Size: 10' Wide x 5' Deep x 10' Tall, Affixed to Reinforced Concrete Footing Below Paving. Four In–Ground Well Lights are to be Flush Mounted with Surrounding Concrete Flatwork to Illuminate Sculpture. Sculpture Shall Not be Moveable or Climbable.



BENCH–

Type 1 –Street — Timberform Restoration Bench with Armrests. Model #2118–6. Color: Black. Slats to be Metal. Surface Mount unless otherwise Noted by Owner. Color: Powder–coat Black. By Columbia Cascade Company. www.timberform.com (T) (503)223.1157



Type 2 –Courtyard — Lexicon Bench. Models LXM1500–00032 (68.25"x68.25") & LXM1500–00037 (67.25"x67.25"). Surface Mount unless otherwise Noted by Owner. Color: Gunmetal Finetex Powdercoat. QTY: 1 Each. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner. By Maglin Site Furnitire www.maglin.com (T) (800)716.5506



TREE GRATE
5' Square Chinook 2000, Cardinal C291–GN20 Polyester Patina Texture Semi Gloss Coated, by Urban Accessories www.urbanaccessories.com (T) (877)487.0488



LIGHTING FIXTURES
Site Lighting & Photometrics are to be Provided by the Project Electrical Engineer. See Electrical Engineer & Joint Trench Plans for all Site Lighting and Electrical Service Information.

City Standard Parking Lot Site, Parking Lot Overflow & Streetlight by Holophane www.holophane.com (T) (855)209.6363:
Holophane GranVille Lunar Optics Luminarie on Salem Series Post.
Luminaire Catalog #CVU015AHPMB6NNUH. Color: Dark Bronze Powder Coat.
Pole: Salem Series S14T5/13–CA/DBH. Dark Bronze Finish.



City Standard Bollard Light by Philips Lumec. Available Through Associated Lighting Representatives (ALR) Tim Haley: (510)638.3800 www.alrinc.com:
Lumec BOR80–W Series Bollard Light.
Model #BOR80W–42CF–GL–O–120–TBC1–BKTX



By B–K Lighting, Available Through Associated Lighting Representatives (ALR) Tim Haley: (510)638.3800 www.alrinc.com

Well Light: See Electrical Drawings. Gold Star, Model #GD–LED–e65–MFL–A9–MAC–12.



String Lights: See Electrical Drawings. Mini Micro Ring Mount RM–25–MM–LED–e72–SP–S.A.P–12–C–19' A.F.G. Available through Associated Lighting Representatives (ALR), 510.638.3800, www.alrinc.com



BARBEQUE
42" Solaire Infrared Grill: SOL–IRBQ–42CVV–NG with Stainless Steel Cart: IRBQ–12 By Solaire Infrared Grilling www.silairegasgrills.com (T) (562)696.8718



PICNIC TABLE & BENCH
Timberform Greenway Picnic Table with Seats. Model#2162–6. Embed Mounted unless otherwise Noted by Owner. By Columbia Cascade Company www.timberform.com (T) (503)223.1157



CAFE TABLE & CHAIRS
Table: 36" Round Solid Individual Dining Height Table w/ Surface Flange. Model: TBLD–36P. Standard Table Top. Powdercoat Silver.
Chairs: Langdon Horizontal Strap Flat Dining Height Seat w/ Surface Flange. Model: SD–LAT–F. Powdercoat Silver.

By Thomas Steele www.thomas–steele.com (T) (800)448.7931



NATURAL STONE FEATURE
Canyon Creek Stone Slab. 6'(L)x2'(W)x2'(H). By MRM Stone. Contact Paul Roberston (T) (209)304.6465



NATURAL TURF
Bolero Plus Dwarf Fescue –Bluegrass Mixture. By Delta Bluegrass Co. (T) (209)469.7979.
Contractor to install Galvanized Gopher Wire below. Staple at 48" O.C. and Top Dress with 3" Topsoil Above.

SHEET INDEX

L1.1	Notes and Legends
L1.2	Planting Notes and Legends
L2.0	Layout Plan
L2.1	Layout Plan
L2.2	Layout Plan
L2.3	Layout Plan
L3.0	Planting Plan
L3.1	Planting Plan
L3.2	Planting Plan
L3.3	Planting Plan
L4.1	Irrigation Plan
L4.2	Irrigation Plan
L4.3	Irrigation Notes & Legend
L4.4	Irrigation Details
L4.5	WELO Calculations
L5.1	Construction Details
L5.2	Construction Details

COTATI STATION APARTMENTS

Cotati, CA

THE COLVIN GROUP
45 Camino Alto, Suite 208
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415.388.4455

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri No. 3784 — Expiration 08-30-19 — Renewal Date 10-26-17 — Date — STATE OF CALIFORNIA

Issues/Revisions:

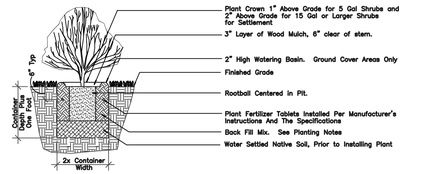
No.	Date	Description
	10/26/17	GRADING PERMIT SET

Layout Notes & Legends

L1.1

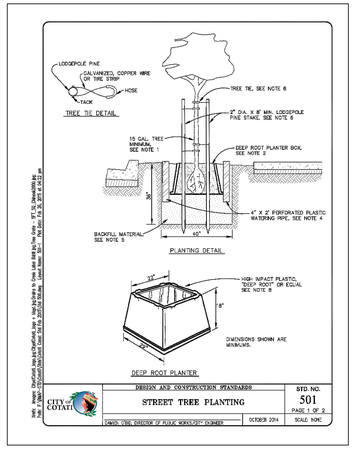
PLANTING NOTES

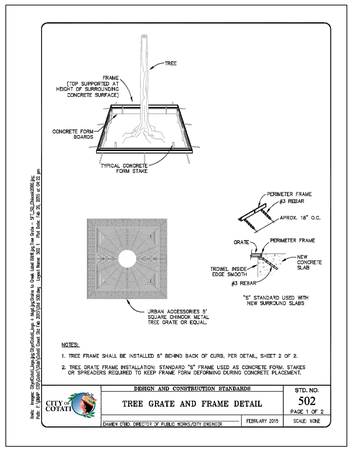
1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas and planter pots, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of non floatable recycled wood mulch, "Mahogany Wonder Mulch" by Vision Recycling (510.429.1300; www.visionrecycling.com) or equal, per the City of Cotati Standards. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Cotati, CA. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
12. All trees noted with 'deep root' and those planted within 5'-0" of utilities, concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
13. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
14. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
15. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
16. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
17. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
18. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
19. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
20. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
21. The General Contractor is to provide an agricultural suitabilities analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
24. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TWE Products and Services, Walnut Creek, CA 925.708.0549. Allow 4 weeks lead time for ordering product. All Geotech board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
25. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $8,000.000 (Eight Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.

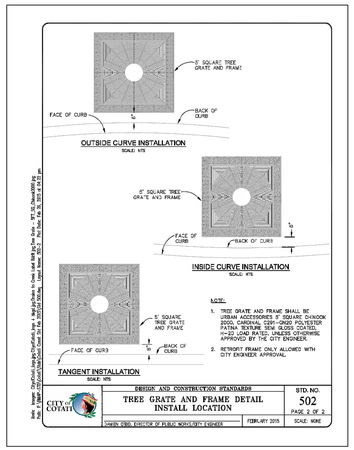


Shrub Planting Detail

Not to Scale







PLANT PALETTE

KEY

TREES	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACE RUB		Acer rubrum 'Armstrong'	Red Maple	Drought Tolerant	M
CUP SEM		Cupressus sempervirens 'Stricta'	Italian Cypress	Drought Tolerant	L
GLE TRI		Gleditsia triacanthos	Honey Locust	Drought Tolerant	L
OLE EUR		Olea europea 'fruitless'	European Olive	Drought Tolerant	VL
PIS CHI		Pistachia chinensis	Chinese Pistache	Drought Tolerant	L
QUE AGR		Quercus agrifolia	Coast Live Oak	Native/Drought Tolerant	VL
THU PLI		Thuja plicata	Western Red Cedar	Native/Drought Tolerant	M
ULM PAR		Ulmus parvifolia 'Sempervirens'	Chinese Evergreen Elm		L

* 15 Gallon minimum. Mature tree height and width sizes indicated on plans are approximate and reflect very long term anticipated growth based on the site's microclimate, soil conditions, and proper maintenance practices for each tree species.

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Drought Tolerant	L
CC	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	36" O.C. Native/Drought Tolerant	M
CS	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Drought Tolerant	L
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Drought Tolerant	L
HH	1 Gal	Hemerocallis hybrids	Evergreen Daylily	18" o.c. color as noted on plans	M
HS	5 Gal	Hemerocallis 'Red Velvet'	Red Velvet Daylily	18" O.C. Drought Tolerant	M
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Drought Tolerant	L
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Drought Tolerant	L
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Drought Tolerant	L
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Drought Tolerant	L
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Drought Tolerant	VL
RI	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C. Native/Drought Tolerant	L
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Drought Tolerant	L
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Drought Tolerant	L

**if used as or noted on plans as groundcover

PERENNIALS and GRASSES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
AJ	5 Gal	Adiantum jordanii	California Maiden-Hair Fern.	24" O.C. Native	H
BA	15 Gal	Bambusa multiplex 'Fernleaf'	The Fernleaf Bamboo	24" O.C.	L
BG	5 Gal	Bouteloua gracilis	Blue Grama Grass	12" O.C. Native/Drought Tolerant	L
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C.	M
CD	1 Gal	Carex divulsa	European Grey Sedge	24" O.C. Drought Tolerant	L
CE	5 Gal	Carex tumulicola	Berkeley Sedge	24" O.C. Native/Drought Tolerant	L
CP	1 Gal	Carex praegracilis	Western Meadow Sedge	12" O.C. Native	M
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	30" O.C. Drought Tolerant	L
EJ	1 Gal	Festuca idahoensis 'Siskiyou Blue'	Idaho Fescue	12" O.C. Native/Drought Tolerant	VL
HS	1 Gal	Helicotrichon sempervirens	Blue Oat Grass	24" O.C. Drought Tolerant	L
JP	5 Gal	Juncus patens	California Grey Rush	30" O.C. Native/Drought Tolerant	L
MU	1 Gal	Muhlenbergia rigens	Deer Grass	36" O.C. Native/Drought Tolerant	L
NP	1 Gal	Nassella pulchra	Purple Needlegrass	30" O.C. Drought Tolerant	VL
PH	1 Gal	Pennisetum setaceum	Fountain Grass	24" O.C. Drought Tolerant	L
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native	M
RC	5 Gal	Rosa californica 'Elsie'	California Rose	24" O.C. Native/Drought Tolerant	L
SH	5 Gal	Seslaria heulfleriana	Blue Green Moor Grass	12" O.C.	M

GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Drought Tolerant	L
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Drought Tolerant	L
CEA	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceonothus	36" O.C. Native/Drought Tolerant	L
ESC	1 Gal	Eschscholzia californica	California Poppy	18" O.C. Native/Drought Tolerant	VL
EK	1 Gal	Erigeron karvinskianus	Santa Barbara Daisy	30" O.C. Native/Drought Tolerant	L
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Drought Tolerant	L
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Drought Tolerant	L
SAR	1 Gal	Sarcococca hookerana humilis	Sweet Box	36" O.C. Drought Tolerant	L

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Drought Tolerant	L
PA	5 Gal	Polygonum aubertii	Silver Lace Vine	Drought Tolerant	L

POTS

KEY (A)	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
CA	5 Gal	Cordyline a. 'Southern Splendour'	Cordyline	Drought Tolerant	L
ECH	1 Gal	Echeveria pulvinata	White Chenille	Drought Tolerant	L
SED	1 Gal	Sedum morhanianum	Donkey's Tail	Native/Drought Tolerant	L

COTATI STATION APARTMENTS

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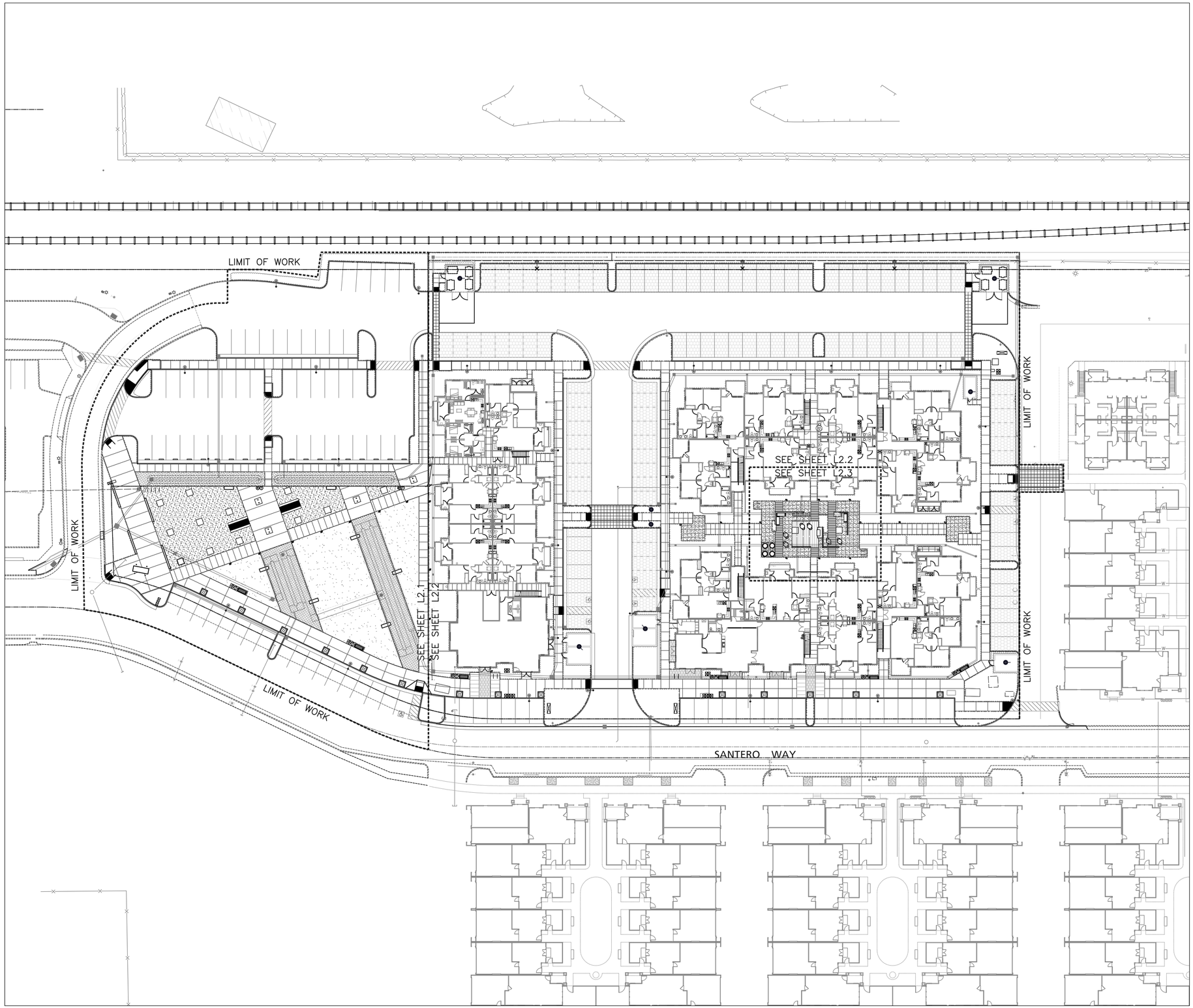
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Planting Notes & Legends

L1.2



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Paul T. Lettieri
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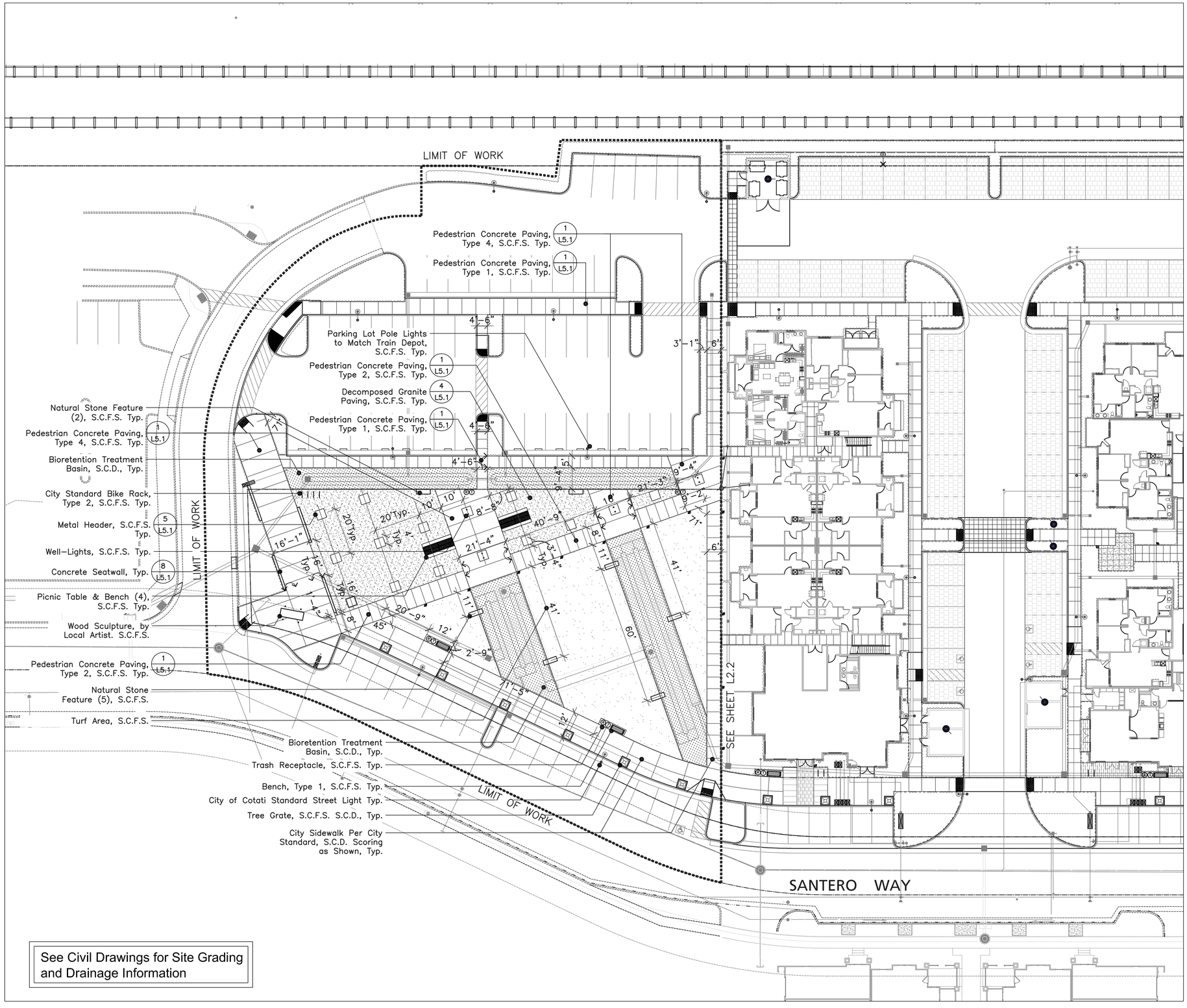
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North

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Layout Plan

L2.0



See Civil Drawings for Site Grading and Drainage Information

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North

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0 10 20 40

Layout Plan

L2.1

Trash Enclosure, S.A.D., Typ.
Vehicular Concrete Paving, S.C.D., Typ.
Pedestrian Concrete Paving Type 5, S.C.F.S., S.C.D. Typ.
Pedestrian Concrete Paving Type 1, S.C.F.S. Typ. (1 / L5.1)
Metal Chain link Fence, Typ. (2 / L5.2)
Vehicular Asphalt Paving S.C.F.S. Typ.
Trash Enclosure, S.A.D., Typ.
Pedestrian Concrete Paving Type 1, S.C.F.S. Typ. (1 / L5.1)
Vehicular Concrete Paving, S.C.D., Typ.
Pedestrian Concrete Paving Type 5, S.C.F.S., S.C.D. Typ.
Pedestrian Concrete Paving Type 1, S.C.F.S. Typ. (1 / L5.1)
Vehicular Asphalt Paving S.C.F.S. Typ.
City Standard Parking Lot Pole Light, S.C.F.S. Typ.
Pedestrian Concrete Paving Type 5, S.C.F.S., S.C.D. Typ.
Curb Ramp, S.C.D., Typ.
City Standard Bollard Light, S.C.F.S., Typ.
Pedestrian Concrete Paving Type 1, S.C.F.S. Typ. (1 / L5.1)
Pedestrian Concrete Paving Type 2, S.C.F.S. Typ. (1 / L5.1)
Pedestrian Unit Paving Type 3, S.C.F.S. Typ. (2 / L5.1)
Metal Header, S.C.F.S. Typ. (5 / L5.1)
Bench Type 1, S.C.F.S. Typ.
Trash Receptacle, S.C.F.S. Typ.
BUILDING 1
BUILDING 2
BUILDING 3
SEE SHEET L2.3
SEE SHEET L2.2
Vehicular Asphalt Paving, S.C.F.S., Typ.
Pedestrian Concrete Paving, Type 5 S.C.F.S., S.C.D., Typ.
Pedestrian Concrete Paving Type 4, S.C.F.S. Typ. (1 / L5.1)
Curb Ramp, S.C.D., Typ.
Bike Storage, S.A.D., Typ.
Pedestrian Concrete Paving Type 3, S.C.F.S. Typ. (1 / L5.1)
Bike Storage, S.A.D., Typ.
Pedestrian Concrete Paving Type 1, S.C.F.S. Typ. (1 / L5.1)
Pedestrian Concrete Paving Type 3, S.C.F.S. Typ. (1 / L5.1)
Trash Receptacle, S.C.F.S. Typ.
Bench, Type 1, S.C.F.S. Typ.
Pedestrian Concrete Paving Type 2, S.C.F.S. Typ. (1 / L5.1)
Pedestrian Concrete Paving Type 3, S.C.F.S. Typ. (1 / L5.1)
Bike Racks (1), Type 1 S.C.F.S., Typ.
Tree Grate, S.C.F.S., S.C.D., Typ.
Bike Racks (1), Type 1, S.C.F.S. Typ.
Trash Receptacle, S.C.F.S. Typ.
Bench, Type 1, S.C.F.S. Typ.
Pedestrian Concrete Paving Type 3, S.C.F.S. Typ. (1 / L5.1)
City of Cotati Standard Street Light Typ.
Tree Grate, S.C.F.S., S.C.D., Typ.
City Sidewalk Per City Standard, S.C.D. Scoring as Shown, Typ.
Pedestrian Concrete Paving Type 2, S.C.F.S. Typ. (1 / L5.1)
Pedestrian Concrete Paving Type 3, S.C.F.S. Typ. (1 / L5.1)
SANTERO WAY
CL
5'-6"
3'
4'
15'
7'-9"
8'-6"
7'
56'
10'-11"
27'-3"
28'-9"
6'-1"
6'
4'-5"
6'-4"
3'-3"
9'-4" Typ.
2'-6" Typ.
4'-1"
5'-8"
38'-8"
12'
20'-5"
13'
See Civil Drawings for Site Grading and Drainage Information

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Paul T. Lettieri No. 3784
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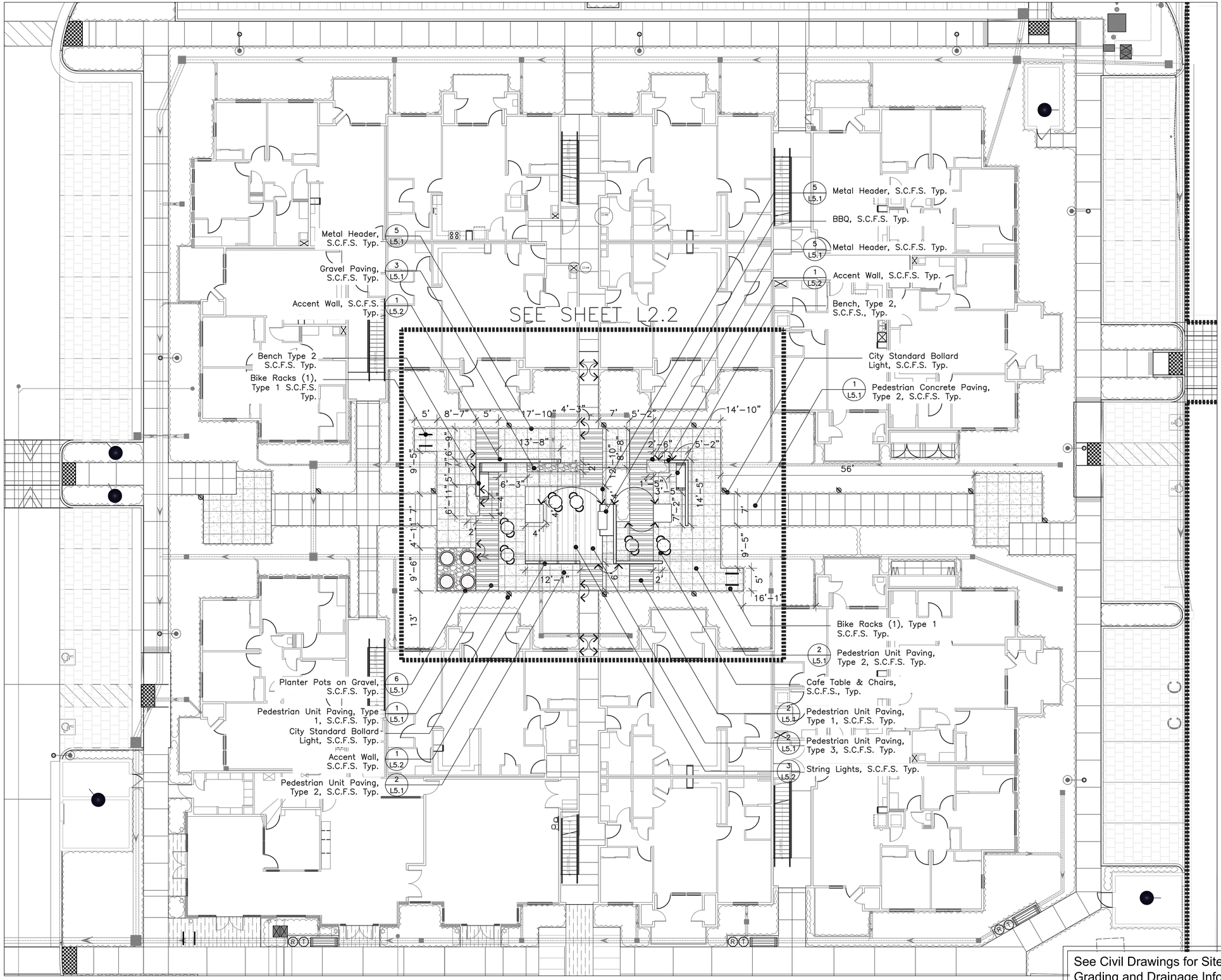
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North

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Layout Plan

L2.2



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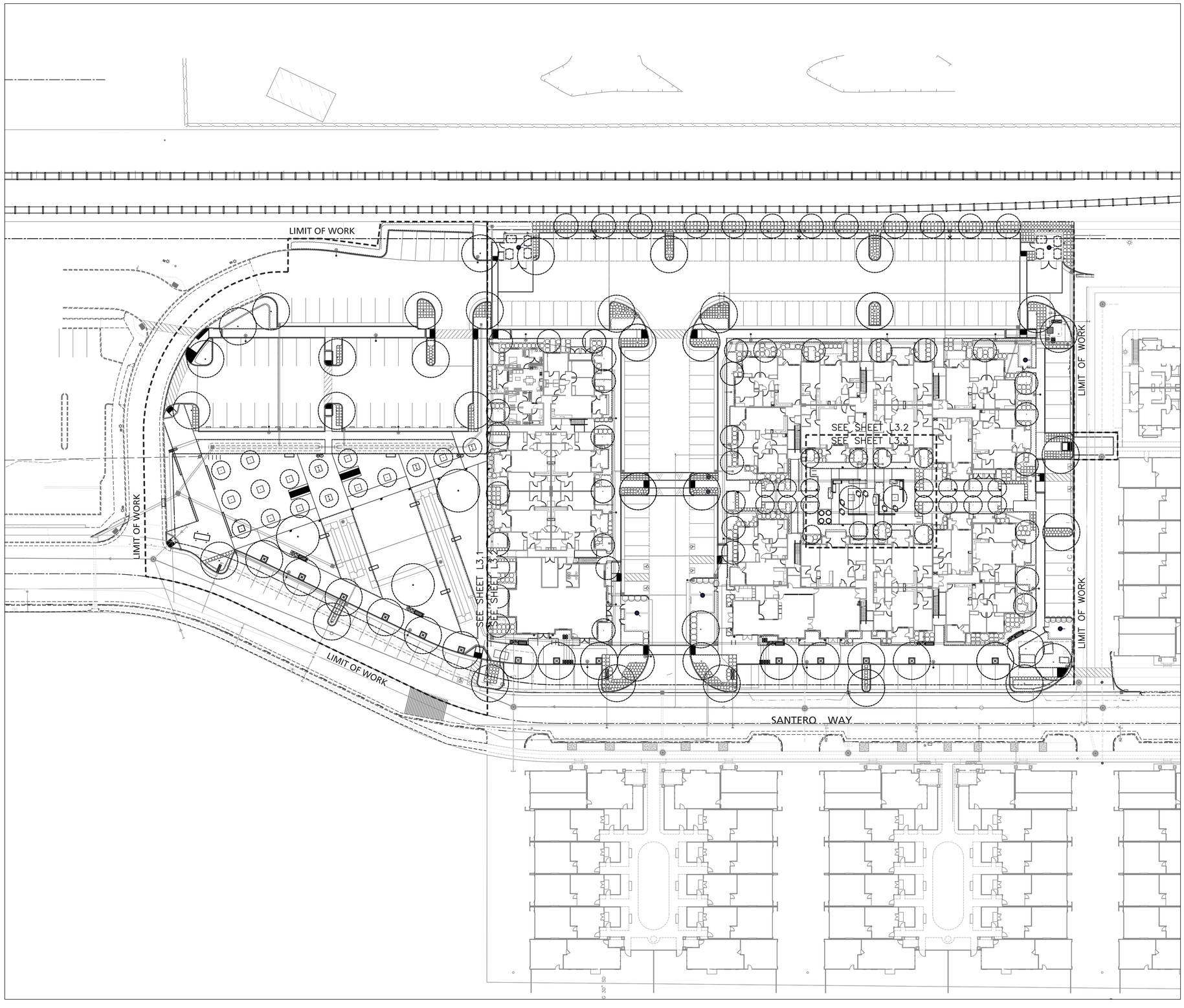
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Layout Plan

L2.3



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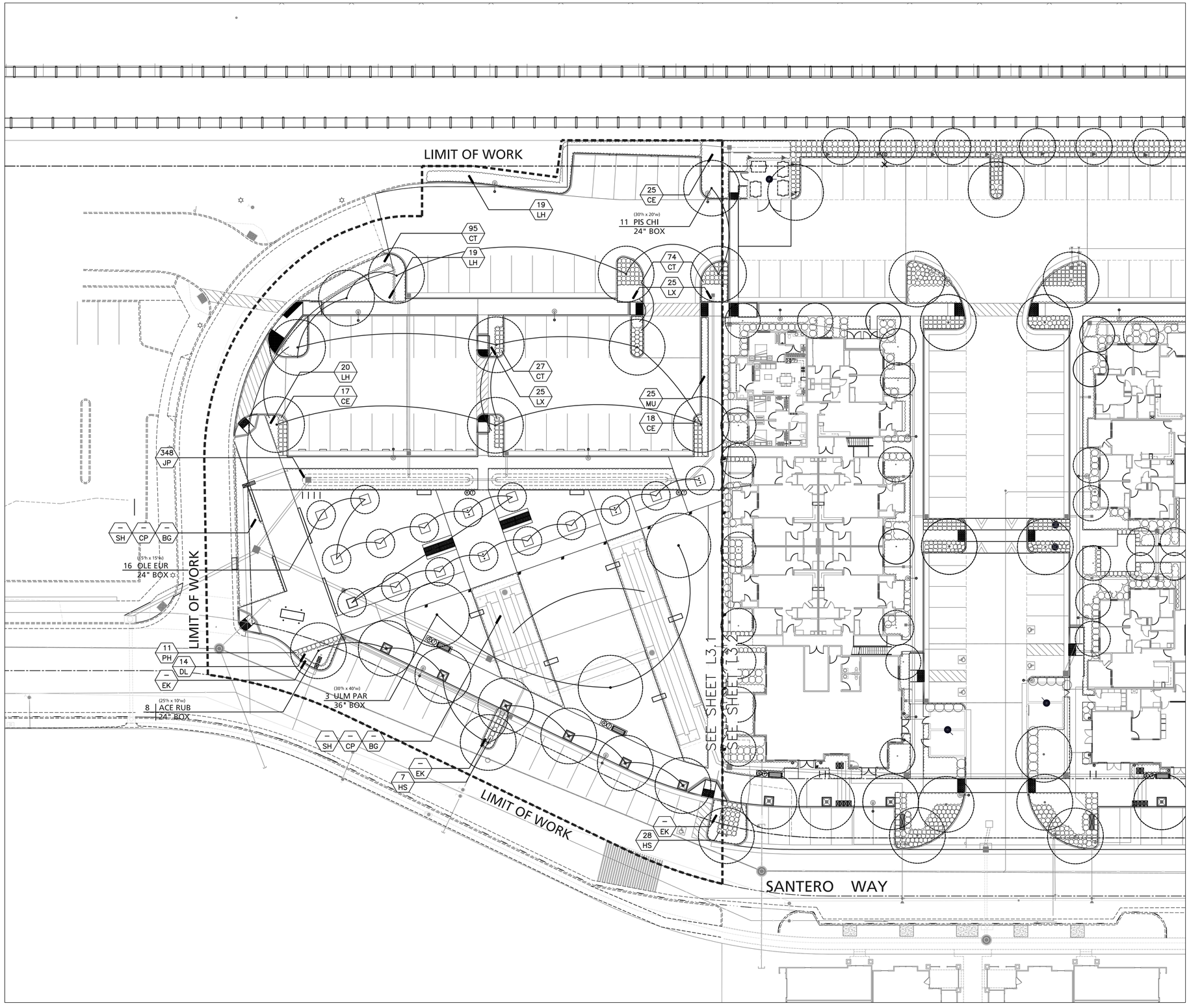
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Planting Plan

L3.0



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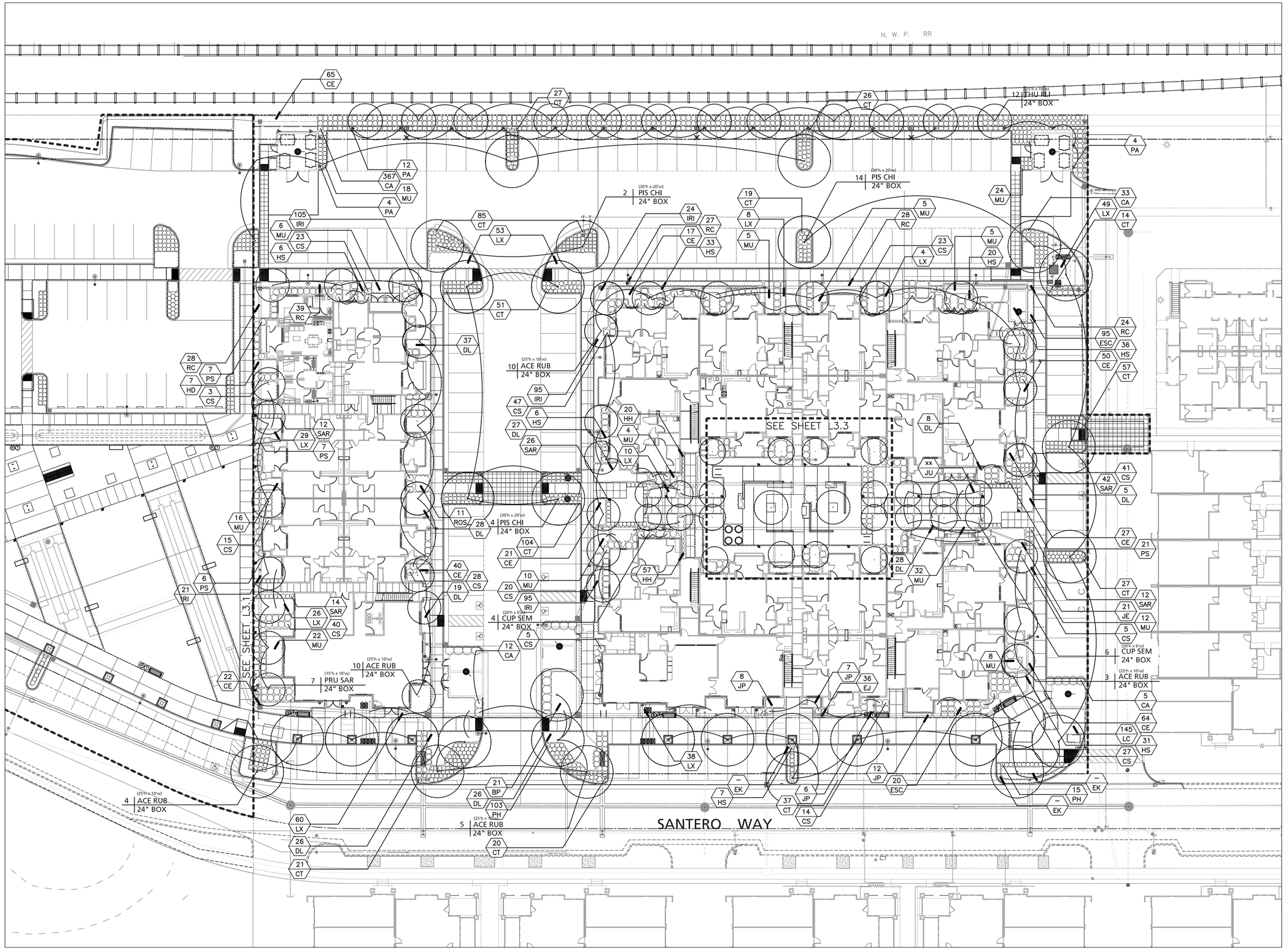
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Planting Plan

L3.1



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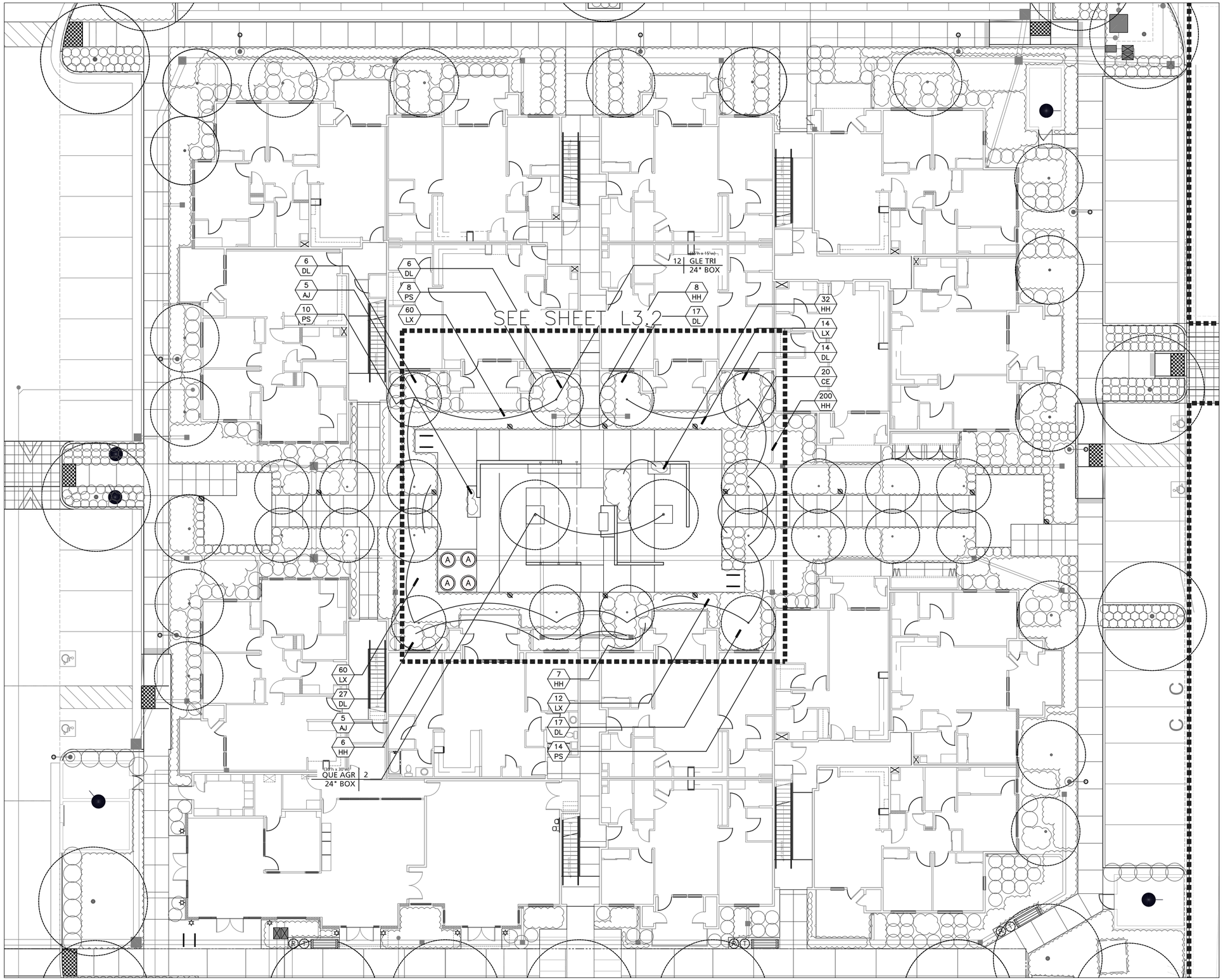
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Planting Plan

L3.2



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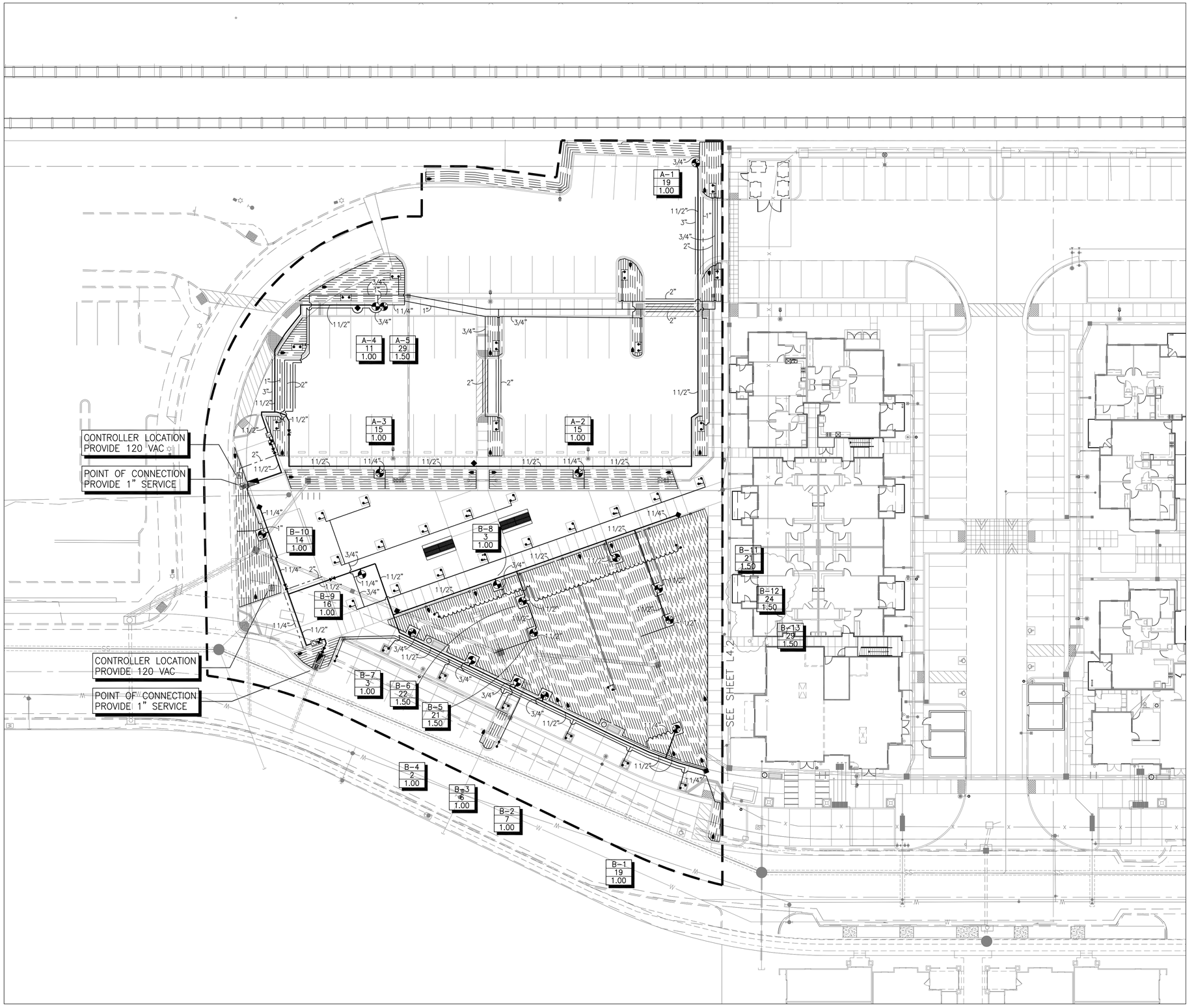
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Planting Plan

L3.3



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06-30-18
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ARTHUR LANDSCAPE IRRIGATION CONSULTING
ALI Consulting
Professional Member - ASIC
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Issues/Revisions:

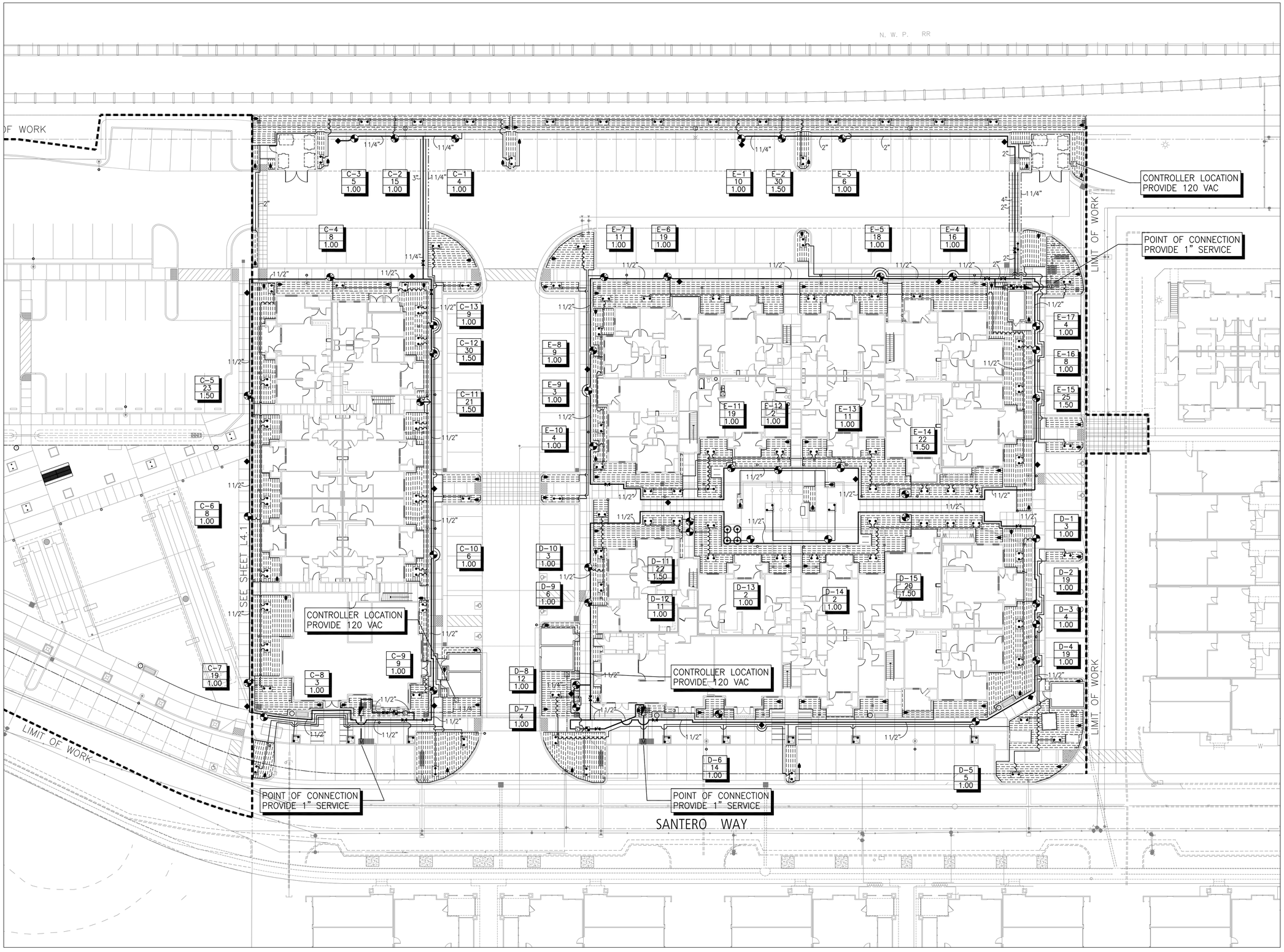
No.	Date	Description
	10/26/17	GRADING PERMIT SET

North

Scale: 1"=20'-0"
0 10 20 40

Irrigation Plan

L4.1



COTATI STATION APARTMENTS

Cotati, CA

THE COLVIN GROUP

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LICENSED LANDSCAPE ARCHITECT
Paul T. Letteri No. 3949
Exp. 08-31-19
08-30-18
Renewal 2 yrs
Date
STATE OF CALIFORNIA

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ARTHUR LANDSCAPE IRRIGATION CONSULTING
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Issues/Revisions:

No.	Date	Description
	10/26/17	GRADING PERMIT SET

North

Scale: 1"=20'-0"
0 10 20 40

Irrigation Plan

L4.2

IRRIGATION SYSTEM LEGEND

M	IRRIGATION WATER METER–1"	–BY CIVIL SECTION OF CONTRACT	
	IRRIGATION BACKFLOW PREVENTION DEVICE	–BY CIVIL SECTION OF CONTRACT	
	MASTER CONTROL VALVE	–GRISWOLD–2000–1.5"	
	FLOW SENSOR	–IRRITROL–FS–B100	
	CONTROLLER ASSEMBLIES	–IMPERIAL TECHNICAL SERVICES:	
A		–ICA6–RM4–12/RMCC/RMSP–5/RMPM/P–7162D	
B C D		–ICA6–RM4–18/RMCC/RMSP–5/RMPM/P–7162D	
E		–ICA6–RM4–24/RMCC/RMSP–5/RMPM/P–7162D	
		NOTE: CONTROLLERS SHALL BE PROGRAMMED PER MANUFACTURERS WRITTEN SPECIFICATIONS TO ALLOW AUTOMATIC DAILY WEATHER UPDATES AND SCHEDULE UPDATES. CONTROLLER RECEIVES REMOTE RAINFALL EVENT NOTIFICATIONS FOR AUTOMATIC PROGRAM PAUSE.	
	REMOTE CONTROL VALVE	–RAINBIRD–PESB SERIES	
	DRIP ZONE KIT	–RAINBIRD–XCZ–PRB–100–COM	
	QUICK COUPLING VALVE	–RAINBIRD–33DNP	
	GATE VALVE	–NIBCO–T113–K–LINE SIZE	
	DRIP FLUSH VALVE	–SEE DETAIL	
	TREE BUBBLER	–RAINBIRD–RWS–B–C–1402	
	IRRIGATION SUPPLYLINE–2"	–1120/CLASS 315 PVC PIPE	–18" COVER
	IRRIGATION SUPPLYLINE–1.5" & SMALLER	–1120/SCHEDULE 40 PVC PIPE	–18" COVER
	IRRIGATION LATERAL LINE	–1120/SCHEDULE 40 PVC PIPE	–12" COVER
	SUBSURFACE DRIPLINE	–TORO–DL2000–RGP–412	–3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

LATERAL LINE PIPE SIZING SCHEDULE

G.P.M.	SIZE
0–8	3/4"
9–12	1"
13–19	1 1/4"
20–30	1 1/2"
31–45	2"
46–60	2 1/2"

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 30 G.P.M. AT 60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 60 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE–INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE– MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE FROM THE OWNERS REPRESENTATIVE.
3. IRRIGATION BACKFLOW PREVENTION DEVICE PROVIDED FOR IN IMMEDIATE VICINITY BY CIVIL SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF BACKFLOW PREVENTION DEVICE.
4. INSTALL CONTROLLERS WHERE INDICATED. VERIFY EXACT LOCATION IN FIELD. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLER ASSEMBLY SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND MANUFACTURERS GROUNDING GUIDELINES. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR ACCEPTED SUBSTITUTE. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS FOR DAILY AUTOMATIC SCHEDULE UPDATES/ADJUSTMENTS AND FLOW MONITORING/ALERTS. CONTROLLER ASSEMBLY INSTALLATIONS SHALL BE REVIEWED AND APPROVED BY SUPPLIER REPRESENTATIVE.
5. INSTALL FLOW SENSOR, MASTER VALVE, REMOTE CONTROL VALVES, QUICK COUPLING VALVES, GATE VALVES, DRIP ZONE KITS AND FLUSH VALVES AS DETAILED AND LOCATED ON LANDSCAPE LAYOUT DRAWINGS. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER. CONTROL CABLE FROM CONTROLLER TO FLOW SENSOR SHALL BE PAIGE P–7162D CABLE INSTALLED IN PVC SCHEDULE 40 CONDUIT.
6. HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED.
7. PIPE UNDER PAVEMENT SHALL BE CLASS 315 PVC FOR 2" AND LARGER AND SCHEDULE 40 PVC FOR 1.5" AND SMALLER. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT. SLEEVING AND ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT OR CURB. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE.
8. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE SHALL BE NO. 12 AWG UL APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE. SPLICING OF 24–VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
9. PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS ENSURE THAT THE SOIL IS ROTOTILLED TO A UNIFORM DEPTH. USE OF A VIBRATORY PLOW FOR INSTALLATION OF SUBSURFACE DRIP IS RECOMMENDED.
10. PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS, EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURER'S REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF SUBSURFACE DRIP AND PLANT LOCATIONS. IF CONFLICTS IN INSTALLATION LOCATIONS OCCUR, THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY.
11. DRIP IRRIGATION SYSTEMS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL SPECIFIED SUBSURFACE DRIP AS DETAILED AND ACCORDING TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
12. UNLESS SHOWN OTHERWISE ON LANDSCAPE DRAWINGS, CENTER VALVES BETWEEN PLANTS OR BETWEEN PLANTS AND PAVING EDGES.
13. PROVIDE THE FOLLOWING MATERIALS TO THE OWNER:
    10 EACH COUPLINGS FOR SUBSURFACE DRIPLINE
    100' SUBSURFACE DRIPLINE
14. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
    CLEANING FILTER IN WYE STRAINERS
    REPAIRING BREAKS IN PIPES AND RISERS
15. MAINTENANCE CONSIDERATIONS:
    FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE.
    VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS.
    DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE SUBSURFACE DRIP SYSTEMS SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2–4 MINUTE MINIMUM RUNTIME.
16. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.
17. ALL IRRIGATION EQUIPMENT IN PUBLIC RIGHT OF WAYS TO BE INSTALLED PER CITY OF COTATI STANDARDS. IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPING STANDARDS, CHAPTER 17.34 OF THE COTATI MUNICIPAL CODE. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED. THE MATERIAL AND WORK SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE LATEST ADDITIONS OF THE UNIFORM PLUMBING CODE AND THE NATIONAL ELECTRIC CODE. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL STATE, LOCAL & COUNTY OF SONOMA LAWS, CODES, ORDINANCES & RESTRICTIONS PIOR TO THE COMMENCEMENT

COTATI STATION APARTMENTS

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LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1919
Paul T. Lettieri
10/26/17
09.30.19
Renewal Date
08.17.17
Date
STATE OF CALIFORNIA

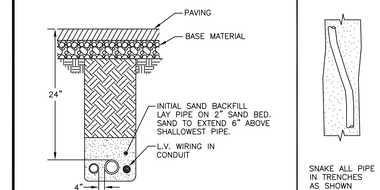
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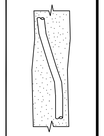
No.	Date	Description
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Irrigation Notes and Legend

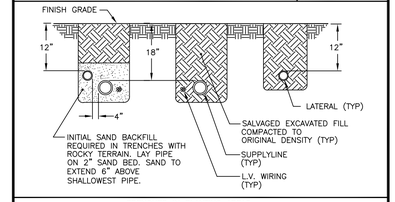
L4.3



TRENCHES IN PAVED AREAS



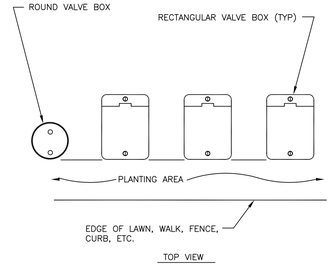
SNAKE ALL PIPE IN TRENCHES AS SHOWN



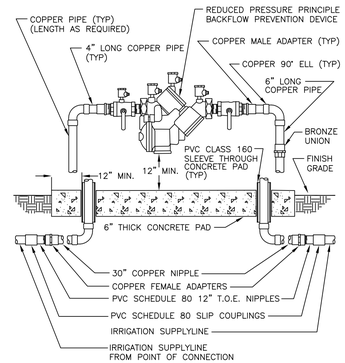
TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS NTS

NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. UNLESS NOTED OTHERWISE ON LANDSCAPE LAYOUT DRAWINGS.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE. UNLESS NOTED OTHERWISE ON LANDSCAPE LAYOUT DRAWINGS.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.
5. REFER TO LANDSCAPE ARCHITECT'S DETAILED PLANT BLOW-UPS FOR EXACT LOCATION OF VALVE BOXES.

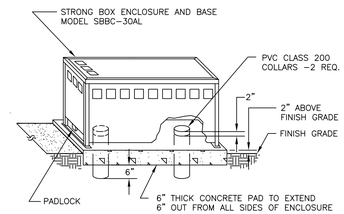


B VALVE BOX INSTALLATION DETAIL NTS



C BACKFLOW PREVENTION ASSEMBLY DETAIL NTS

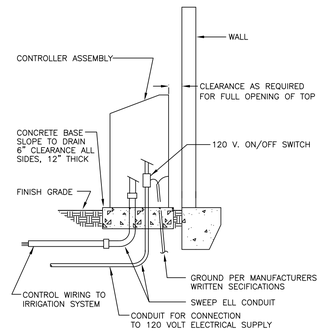
NOTE: 1. ON SLOPES, PAD TO BE OF SUFFICIENT THICKNESS TO EXTEND 3" BELOW LOWEST POINT OF FINISH GRADE.
2. EMBED MOUNTING BASE ASSEMBLIES IN CONCRETE EQUIPMENT PAD PER MANUFACTURERS SPECIFICATIONS



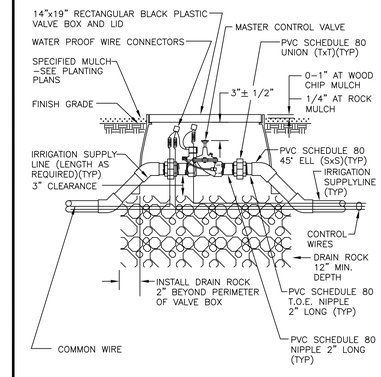
D BACKFLOW PREVENTER ASSEMBLY ENCLOSURE NTS

NOTE: NUMBER, SIZE, AND CONFIGURATION OF REQUIRED CONDUITS WITHIN CONCRETE MOUNTING BASE SHALL BE PER MANUFACTURERS WRITTEN SPECIFICATIONS.

NOTE: CONTROLLER TO BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS AND MANUFACTURERS WRITTEN SPECIFICATIONS.

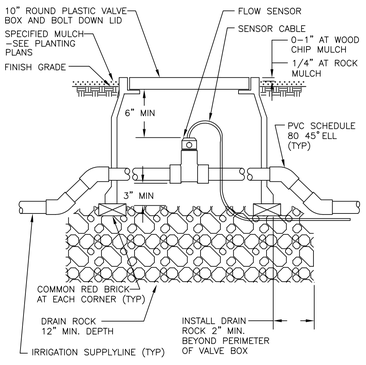


PEDESTAL
E MOUNT CONTROLLER INSTALLATION DETAIL NTS

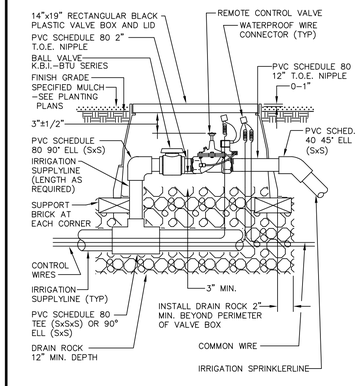


F MASTER CONTROL VALVE INSTALLATION DETAIL NTS

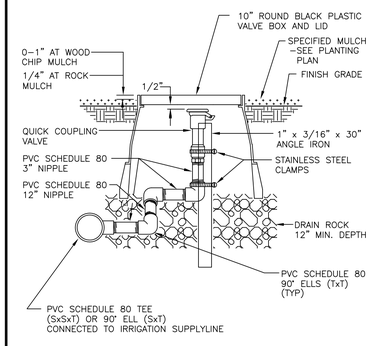
NOTE: ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM FROM SENSOR OF STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING.



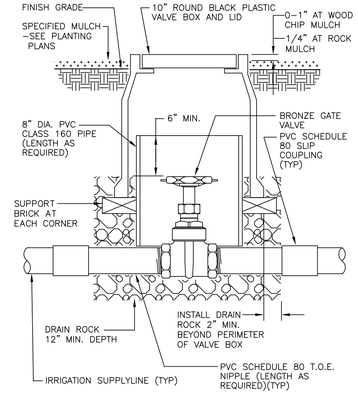
G FLOW SENSOR INSTALLATION DETAIL NTS



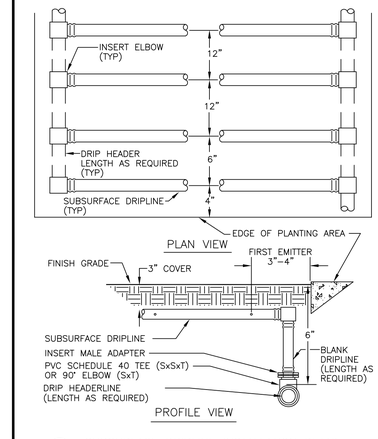
H REMOTE CONTROL VALVE INSTALLATION DETAIL NTS



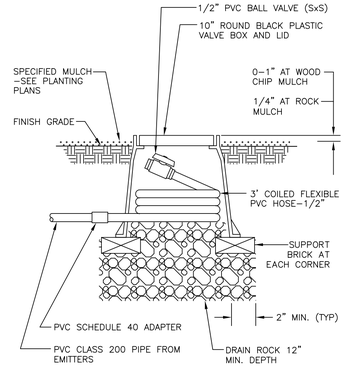
I QUICK COUPLING VALVE RISER ASSEMBLY DETAIL NTS



J GATE VALVE INSTALLATION DETAIL NTS

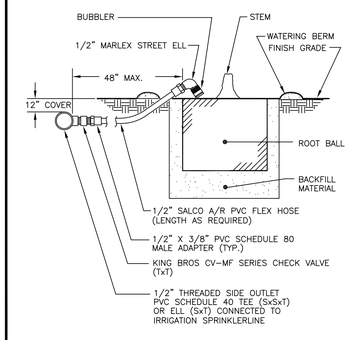


K SUBSURFACE DRIPLINE INSTALLATION DETAIL NTS

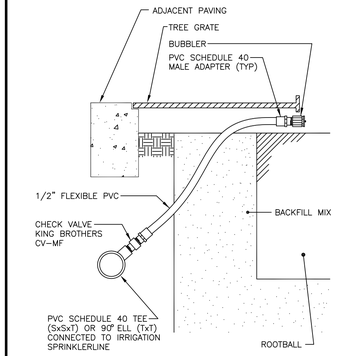


L FLUSH VALVE INSTALLATION DETAIL NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



N BUBBLER INSTALLATION DETAIL FOR TREES NTS



O BUBBLER INSTALLATION DETAIL FOR TREE IN TREE GRATE NTS

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LICENSED LANDSCAPE ARCHITECT
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Issues/Revisions:

No.	Date	Description
	10/26/17	GRADING PERMIT SET

Irrigation Details

L4.4

WELO CALCULATIONS

SYSTEM "A"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 42 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TREE B LOW	A-4	0.3	Drip	0.81	0.37	550	204	5,304
SH D LOW	A-1, 2, 3, 5	0.3	Drip	0.81	0.37	3,590	1,330	34,624
Total Regular Landscape Areas						4,140	1,533	39,928
Special Landscape Areas								
							0	0
							0	0
							0	0
							0	0
Total Special Landscape Areas						0	0	0
Total Landscape Area						4,140		
							ETWU Total	39,928
							Maximum Allowed Water Allowance (MAWA)	48,513

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		1,533
Total Area		4,140
Average ETAF		0.37

Total Landscape Areas

Total ETAF x Area		1,533
Total Area		4,140
Average ETAF		0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SYSTEM "B"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 42 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TREE B MED	B-3,4	0.5	Drip	0.81	0.62	200	123	3,215
TREE B LOW	B-8	0.3	Drip	0.81	0.37	75	28	723
TREE B VL	B-9	0.1	Drip	0.81	0.12	400	49	1,288
SH D MED	B-5,13	0.5	Drip	0.81	0.62	2,883	1,844	42,805
SH D LOW	B-2,10	0.3	Drip	0.81	0.37	1,014	378	9,779
Total Regular Landscape Areas						4,352	2,220	57,809
Special Landscape Areas								
GRASS DRIP	B-1,6,7,11,12	0.5	Drip	0.81	0.62	4579	2827	73,803
							0	0
							0	0
							0	0
Total Special Landscape Areas						4579	2827	73,803
Total Landscape Area						8,931		
							ETWU Total	131,412
							Maximum Allowed Water Allowance (MAWA)	170,234

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		2,220
Total Area		4,352
Average ETAF		0.51

Total Landscape Areas

Total ETAF x Area		5,047
Total Area		8,931
Average ETAF		0.57

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SYSTEM "C"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 42 | Project Type: Residential | 0.55

Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TREE B MED	C-3,10,13	0.5	Drip	0.81	0.62	525	324	8,439
TREE B LOW	C-8,8	0.3	Drip	0.81	0.37	275	102	2,662
SH D MED	C-2,4,11	0.5	Drip	0.81	0.62	2,283	1,409	36,697
SH D LOW	C-1,5,7,9,12	0.3	Drip	0.81	0.37	4,437	1,643	42,792
Total Regular Landscape Areas						7,520	3,479	90,581
Special Landscape Areas								
							0	0
							0	0
							0	0
							0	0
Total Special Landscape Areas						0	0	0
Total Landscape Area						7,520		
							ETWU Total	90,581
							Maximum Allowed Water Allowance (MAWA)	107,701

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		3,479
Total Area		7,520
Average ETAF		0.46

Total Landscape Areas

Total ETAF x Area		3,479
Total Area		7,520
Average ETAF		0.46

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SYSTEM "D"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 42 | Project Type: Residential | 0.55

Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TREE B MED	D-3,7,10	0.5	Drip	0.81	0.62	275	170	4,420
TREE B LOW	D-1,5,12,14	0.3	Drip	0.81	0.37	525	194	5,063
SH D MED	D-2,4,11,15	0.5	Drip	0.81	0.62	4,079	2,518	65,586
SH D LOW	D-6,8,9	0.3	Drip	0.81	0.37	1,618	599	16,806
POTS M	D-13	0.5	Drip	0.81	0.62	28	17	450
Total Regular Landscape Areas						8,525	3,499	91,105
Special Landscape Areas								
							0	0
							0	0
							0	0
							0	0
Total Special Landscape Areas						0	0	0
Total Landscape Area						8,525		
							ETWU Total	91,105
							Maximum Allowed Water Allowance (MAWA)	93,451

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		3,499
Total Area		8,525
Average ETAF		0.54

Total Landscape Areas

Total ETAF x Area		3,499
Total Area		8,525
Average ETAF		0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SYSTEM "E"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 42 | Project Type: Residential | 0.55

Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TREE B MED	E-1,9,10	0.5	Drip	0.81	0.62	550	340	8,841
TREE B LOW	E-13,16,17	0.3	Drip	0.81	0.37	575	213	5,548
SH D MED	E-2,4,5,6,11,15	0.5	Drip	0.81	0.62	6,824	4,212	109,689
SH D LOW	E-3,7,8,14	0.3	Drip	0.81	0.37	2,377	880	22,928
SH D HIGH	E-12	0.7	Drip	0.81	0.86	88	75	1,980
Total Regular Landscape Areas						10,414	5,721	148,981
Special Landscape Areas								
							0	0
							0	0
							0	0
							0	0
Total Special Landscape Areas						0	0	0
Total Landscape Area						10,414		
							ETWU Total	148,981
							Maximum Allowed Water Allowance (MAWA)	149,149

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		5,721
Total Area		10,414
Average ETAF		0.55

Total Landscape Areas

Total ETAF x Area		5,721
Total Area		10,414
Average ETAF		0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

COTATI STATION APARTMENTS

Cotati, CA

THE COLVIN GROUP

45 Camino Alto, Suite 208
Mill Valley, CA 94941
415.388.4455

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri No. 3910 — STATE OF CALIFORNIA
License 06.30.19
Renewal Date
Date

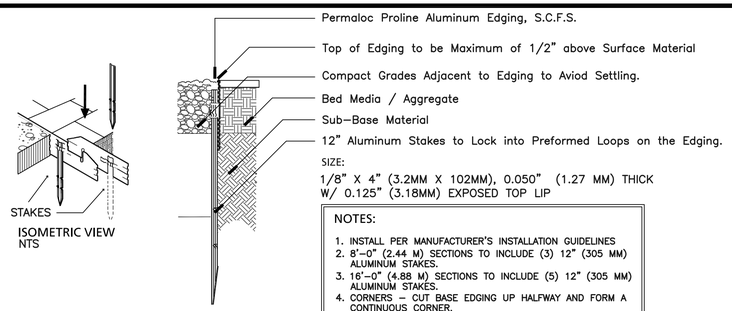
ARTHUR LANDSCAPE
ALI Consulting IRRIGATION CONSULTING
Professional Member - ASIC
Post Office Box 3490
Livermore, Calif. 94551
T 925.518.3956
E ray@aliconsulting.net

Issues/Revisions:

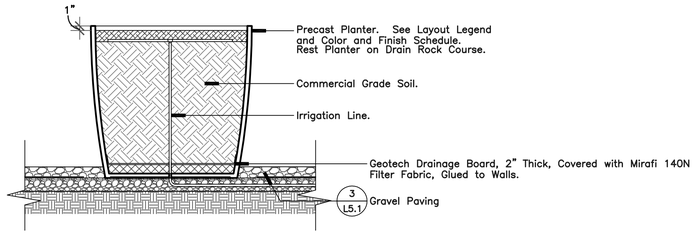
No.	Date	Description
	10/26/17	GRADING PERMIT SET

WELO Calculations

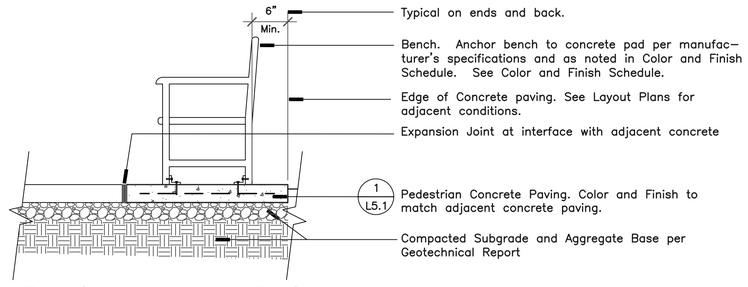
L4.5



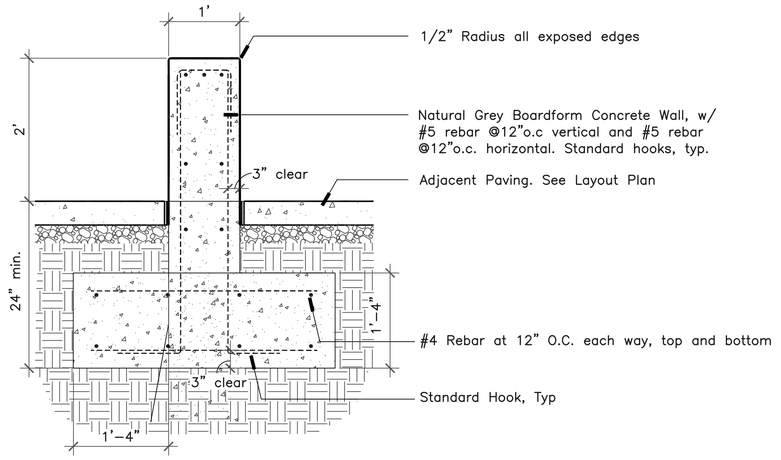
5 Metal Header
Scale: 1"=1'-0"



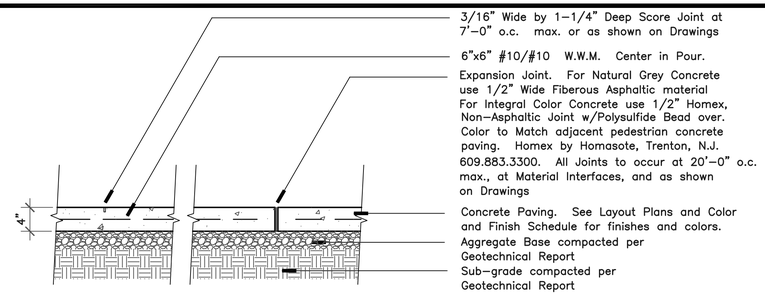
6 Planter Pot on Gravel
Not to Scale



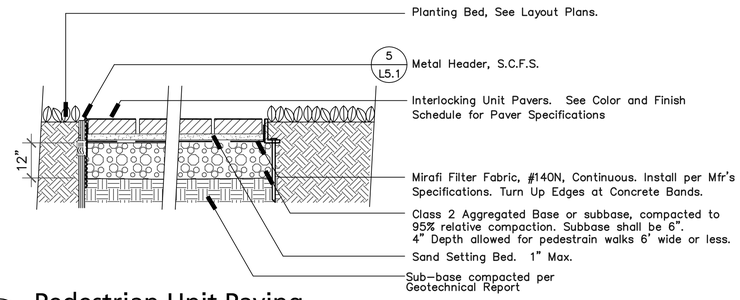
7 Bench on Concrete Pad
Not to Scale



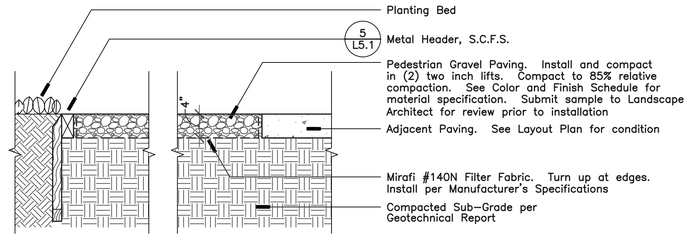
8 Concrete Seat Wall
Scale: 1"=1'-0"



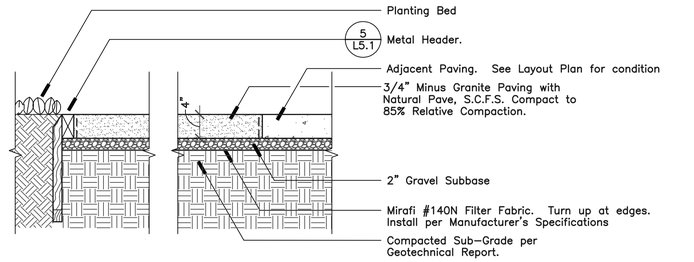
1 Pedestrian Concrete Paving
Scale: 1" = 1'-0"



2 Pedestrian Unit Paving
Scale: 1" = 1'-0"



3 Gravel Paving
Scale: 1" = 1'-0"



4 Pedestrian Decomposed Granite Paving
Scale: 1" = 1'-0"

COTATI STATION APARTMENTS
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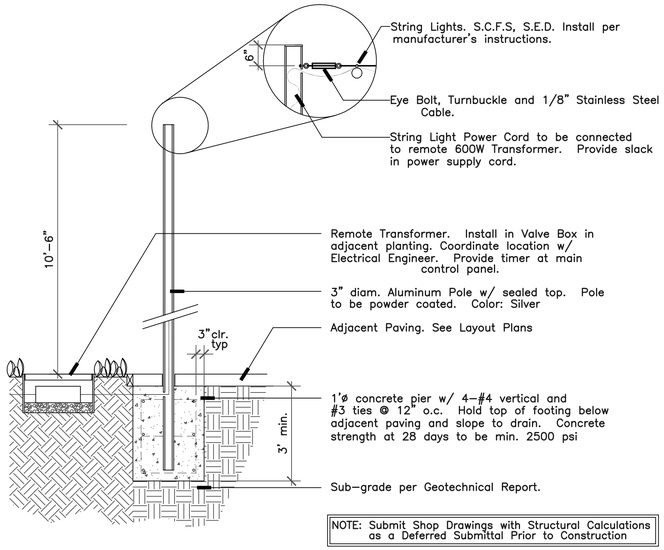
LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3784
Signature
06-30-19
Renewal Date
10-26-17
Date
STATE OF CALIFORNIA

Issues/Revisions:

No.	Date	Description
	10/26/17	GRADING PERMIT SET

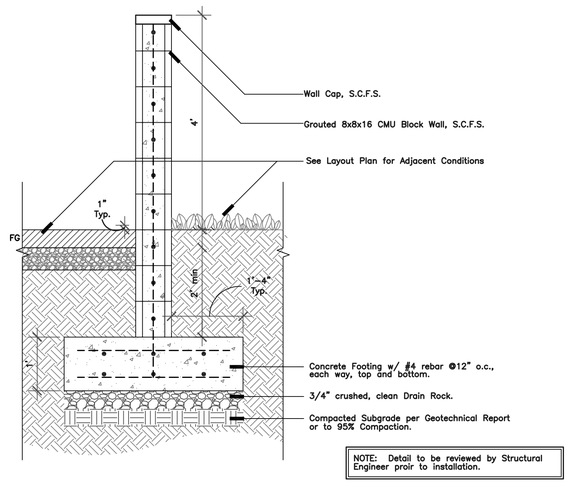
Construction Details

L5.1



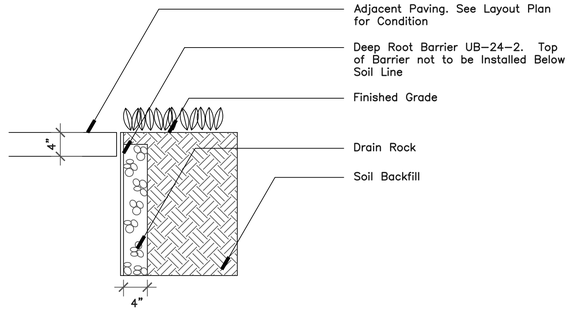
3 String Lights

Scale: 1/2" = 1'-0"



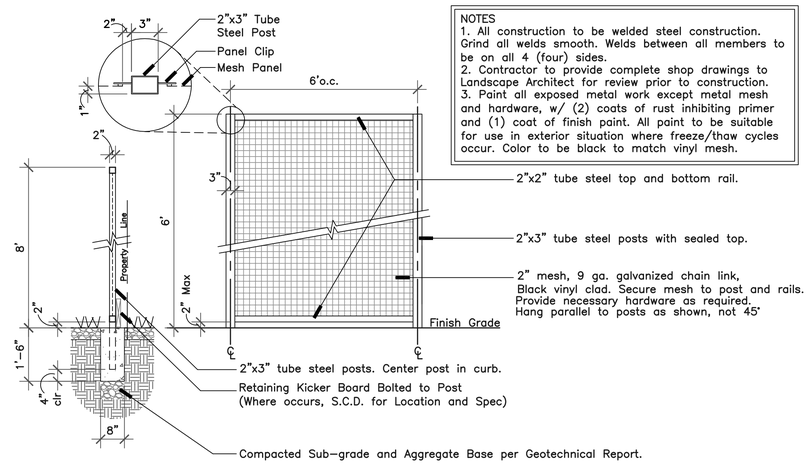
1 CMU Accent Wall - Section

Scale: 3/4"=1'-0"



4 Deep Root Barrier

Scale: 1" = 1'-0"



NOTES
1. All construction to be welded steel construction. Grind all welds smooth. Welds between all members to be on all 4 (four) sides.
2. Contractor to provide complete shop drawings to Landscape Architect for review prior to construction.
3. Paint all exposed metal work except metal mesh and hardware, w/ (2) coats of rust inhibiting primer and (1) coat of finish paint. All paint to be suitable for use in exterior situation where freeze/thaw cycles occur. Color to be black to match vinyl mesh.

2 Chain Link Fence

Scale: 1/2"=1'-0"

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181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3784
Expiration Date: 08-30-19
Renewal Date: 10-26-17
Date
STATE OF CALIFORNIA

Issues/Revisions:

No.	Date	Description
	10/26/17	GRADING PERMIT SET

Construction Details

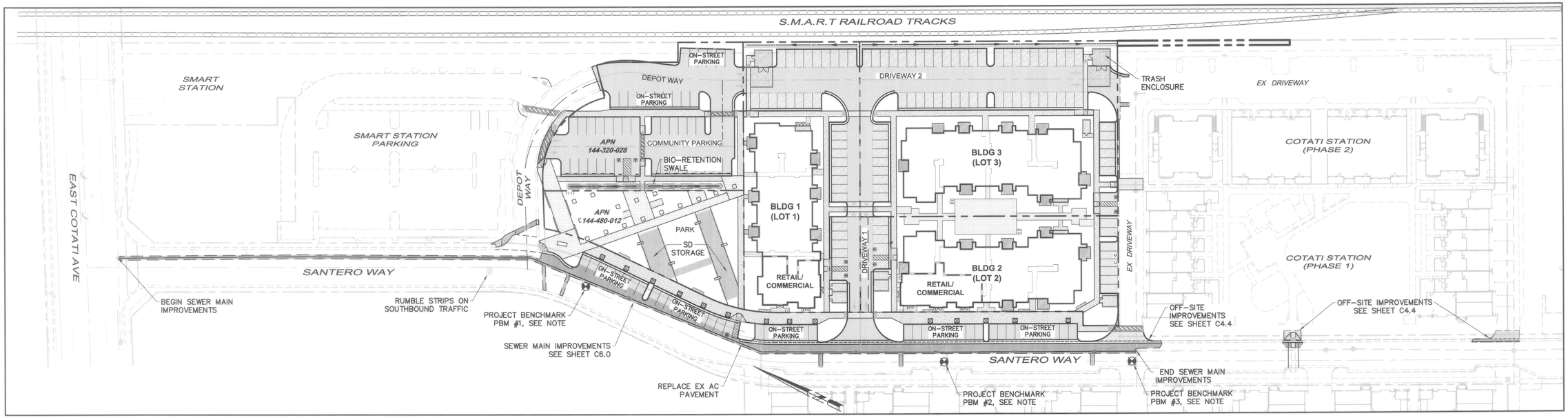
L5.2

COTATI STATION APARTMENTS

SITE IMPROVEMENT PLANS

SANTERO WAY, COTATI CALIFORNIA

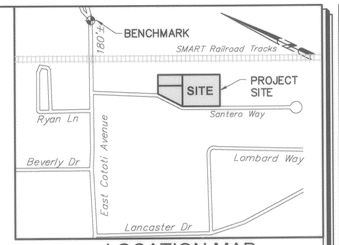
APN 144-320-015 & 016, 144-790-017, 144-480-012 & 144-320-028



OVERALL SITE PLAN

50' 25' 0 25' 50' 100' 150'

Graphic Scale: 1" = 50'



LOCATION MAP

NOT TO SCALE

OWNER

THE COLVIN GROUP
45 CAMINO ALTO, SUITE 208
MILL VALLEY, CALIFORNIA 94941
PHONE: (415) 388-4455
FAX: (415) 388-4447

SERVICES:

SEWER & WATER: CITY OF COTATI
TELEPHONE: AT&T
GAS/ ELECTRIC: PG&E
CABLE: COMCAST
FIRE PROTECTION: RANCHO ADOBE FIRE PROTECTION DISTRICT

ARCHITECTS

KTGY GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
PHONE: (510) 272-2910
FAX: (510) 272-2911

LANDSCAPE ARCHITECTS

THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
PHONE: (415) 433-4672
FAX: (415) 433-5003

ENGINEER & SURVEYOR

ADOBE ASSOCIATES, INC.
1220 NORTH DUTTON AVENUE
SANTA ROSA, CA 95401
PHONE: (707) 541-2300
FAX: (707) 541-2301

BENCHMARK

FOUND CENTERLINE MONUMENT WITHIN EAST COTATI AVENUE LOCATED APPROXIMATELY 180' EAST OF THE RAILROAD TRACKS AS SHOWN ON THE IMPROVEMENT PLANS BY CARLENZOLI AND ASSOCIATES DATED SEPTEMBER 2003 (SEE LOCATION MAP). ELEVATION = 113.63'.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)
		WATER SERVICE / WM WATER SERVICE / RPBP
		FIRE LINE / DDCV
		BLOW-OFF VALVE
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		JOINT TRENCH COMPOSITE DRY UTILITY (BY OTHERS)
		TRANSFORMER (BY OTHERS)
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
X CY.Y		DETAIL X ON SHEET CY.Y
		DRAINAGE SWALE

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
AS	AGGREGATE SUBBASE
BC	BEGIN HORIZONTAL CURVE
BCR	BEGIN CURB RETURN
BLDG	BUILDING
BM	BENCH MARK
BNDY	BOUNDARY
BO	BLOWOFF VALVE
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
C&G	CURB & GUTTER
CB	CATCH BASIN
℄	CENTERLINE
CL	CLASS
CPC	CENTRAL PRECAST CONCRETE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CRSP	CALTRANS REVISED STANDARD PLANS
CSP	CALTRANS STANDARD PLANS
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAINAGE INLET
DS	DOWN SPOUT
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
EC	END HORIZONTAL CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE/EXISTING GROUND
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
ESMT	EASEMENT
EUC	EUCALYPTUS
EVC	END VERTICAL CURVE
EX	EXISTING
FC	FLUSH CURB (ELEVATION)
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR (ELEVATION)
FL	FLOWLINE
FG	FINISH GRADE
FH	FIRE HYDRANT
FR	FIRE RISER
FOC	FACE OF CURB
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS MAIN
GB	GRADE BREAK
GR	GRATE
GW	GUY WIRE
HC	HANDICAPPED RAMP
HOR	HORIZONTAL
HP	HIGH POINT
IG	INVERT GRATE
JB	JUNCTION BOX
INV	INVERT
LF	LINEAR FEET
LAT	LATERAL
LS	LANDSCAPE
MAX	MAXIMUM
ME	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
PA	PLANTER AREA
PCC	POINT OF COMPOUND CURVE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PR	PRIVATE
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RPBD	REDUCED-PRESSURE BACKFLOW DEVICE
R/W	RIGHT OF WAY
S	SLOPE
SCH	SCHEDULE
SCWA	SONOMA COUNTY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FEET
SL	STREET LIGHT
SLP	SEE LANDSCAPE PLANS
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR	VARIES
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER MAIN
WM	WATER METER
WV	WATER VALVE

PROJECT BENCHMARKS

+ PMB #1: FOUND 2" BRASS DISK CENTERLINE MONUMENT WITHIN SANTERO WAY AT LOCATION AS SHOWN ON ABOVE OVERALL SITE (AAI CONTROL PT #48).
  EASTING = 22,200.7400'
  NORTHING = 9,696.9661
  ELEVATION = 112.24'.

+ PMB #2: FOUND 2" BRASS DISK CENTERLINE MONUMENT WITHIN SANTERO WAY AT LOCATION AS SHOWN ON ABOVE OVERALL SITE (AAI CONTROL PT #17).
  EASTING = 22,288.9101'
  NORTHING = 9,335.6292'
  ELEVATION = 112.66'.

+ PMB #3: FOUND 2" BRASS DISK CENTERLINE MONUMENT WITHIN SANTERO WAY AT LOCATION AS SHOWN ON ABOVE OVERALL SITE (AAI CONTROL PT #16).
  EASTING = 22,371.6106'
  NORTHING = 9,163.8341'
  ELEVATION = 113.22'.

SHEET INDEX

CIVIL PLANS

C1.0	TITLE SHEET
C1.1	NOTES
C1.2–1.3	CONDITIONS OF APPROVAL
C2.0	EXISTING CONDITION & DEMOLITION PLAN
C3.0	SITE LAYOUT
C3.1	SANTERO WAY SECTIONS
C3.2	SITE SECTIONS
C3.3	STRIPING, SIGNAGE & LIGHTING PLAN
C4.0–4.3	SITE GRADING & DRAINAGE PLANS
C4.4	OFF-SITE GRADING & DRAINAGE PLANS
C5.0–5.3	UTILITY PLANS
C6.0–6.1	SEWER MAIN IMPROVEMENTS
C7.0–7.1	TYPICAL DETAILS
C7.2–7.3	PRIVATE FIRE WATER DETAILS
C8.0	SWPPP SITE PLAN

LANDSCAPE PLANS

L1.1	LAYOUT NOTES & LEGEND
L1.2	PLANTING NOTES & LEGENDS
L2.0–2.3	LAYOUT PLAN
L3.0–3.3	PLANTING PLAN
L4.1–4.2	IRRIGATION PLAN
L4.3	IRRIGATION NOTES & LEGEND
L4.4	IRRIGATION DETAILS
L4.5	WELO CALCULATIONS
L4.6	HYDROZONE INFORMATION TABLE
L4.7–4.8	HYDROZONE PLAN
L5.1–5.2	CONSTRUCTION DETAILS

JOINT TRENCH PLANS

JT1–3	JOINT TRENCH COMPOSITE PLAN

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for stripping, expansion or contraction. Volumes should be verified and determined independently by the contractor. Shown quantities are based on 12" over excavation and backfill with subbase or select fill for building pads and roadways.

	CUT	FILL	NET	BASE ROCK
OPTION 1: USE SUBBASE OR SELECT FILL	13,400 CY	200 CY	13,200 CY (EXPORT)	1380 CY
OPTION 2: LIME-TREATED SUBGRADE	8,400 CY	200 CY	2,200 CY (EXPORT)	1380 CY

NOTE: Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.

Area of Disturbance = 3.7 Acres WDID #1 49C380075

Geotechnical Engineer

The geotechnical aspects of these improvement plan have been reviewed by the undersigned and found to be in conformance with the recommendations as outlined in the project soils report and updates prepared by RGH Consultants dated April 5, 2002 and September 13, 2013. This report and updates shall be considered as part of these plans and all grading work shall be in accordance with said documents.

Eric G. Chase, GE 2628
RGH Consultants

April 3, 2018
Date

Community Development Director
Approved By,

Vicki Parker 4/19/18
Vicki Parker Date

Ranch Adobe Fire Protection District
Fire Hydrant Location Approved,

Leonard Thompson, Chief For Chief Thompson 4/17/18
Leonard Thompson, Chief Date

City of Cotati Police Department
Approved By,

Michael Parish, Chief 4-12-18
Michael Parish, Chief Date

Director of Public Works/ City Engineer
Approved By,

Craig A. Scott, RCE 46834 4/12/18
Craig A. Scott, RCE 46834 Date

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2020

PROFESSIONAL ENGINEER * VINCENT * DAVID R. BROWN * No. 41833 * REGISTERED * Exp. 3/31/2020 * CIVIL * STATE OF CAL.

COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
TITLE SHEET
SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GRV
Drawn by: GRV/LE
Checked by: DRB

Sheet
C1.0
1 of 25 Sheets
Job 13109

T:\2013 PROJECTS\13109\dwg\Adobe-Design\Const Docs\13109-C1.0_1 Title Sheet & Notes.dwg, Guan Nguyen, 4/11/2018 12:09:18 PM

GENERAL NOTES:

1. ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF COTATI STANDARD SPECIFICATIONS AND STANDARD PLANS.
2. FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF COTATI, 201 WEST SIERRA AVE., COTATI, CA 94931, BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
3. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.
4. CONTRACTOR SHALL GIVE THE CITY OF COTATI PUBLIC WORKS DEPARTMENT 48 HOURS NOTICE BEFORE STARTING WORK. CALL (707) 792–4610 OR CONTACT AT 201 WEST SIERRA AVE, COTATI, CA. 94931 FOR INSPECTION SERVICES.
5. A PRE–CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF WORK. CONTACT THE CITY ENGINEER TO SCHEDULE SUCH MEETING.
6. WORK HOURS ARE LIMITED TO FROM MONDAY THROUGH FRIDAY 7:00 A.M. TO 7:00 P.M., UNLESS AMENDED BY PROJECT CONDITIONS, INSPECTION WILL BE AVAILABLE MONDAY THROUGH THURSDAYFROM 8:00 A.M. TO 4:30 P.M. CONTRACTORS SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE BY CALLING (707) 792–4610.
7. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
8. GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING.
9. SIDEWALK WARPS AND RIGHT OF WAY SHALL BE PROVIDED TO ALLOW A MINIMUM CLEAR 5–FOOT WALKWAY IN ALL LOCATIONS INCLUDING WHERE MAILBOXES, UTILITY POLES, FIRE HYDRANTS, AND GUY WIRES ARE TO BE INSTALLED.
10. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAIL BOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
11. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE CITY OF COTATI. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE CITY OF COTATI FOR APPROVAL.

GRADING NOTES:

1. A GRADING PERMIT SHALL BE ISSUED BY THE CITY OF COTATI PRIOR TO ANY GRADING SHOWN ON THESE PLANS IN ACCORDANCE WITH CITY GRADING ORDINANCE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE GEOTECHNICAL ENGINEER (RGH GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, GEOTECHNICAL INVESTIGATION SANTERO WAY COTATI, CA, PROJECT NUMBER 1824.01.00.1, DATED APRIL 5, 2002, AND SUPPLEMENTAL REPORT DATED SEPTEMBER 13, 2013.) ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT AND CHAPTER 33–APPENDIX AND 70–APPENIDIX OF THE ADOPTED UNIFORM BUILDING CODE.
3. STREET SUB–GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION TO A DEPTH OF NO LESS THAN 6" IN THE ROADWAY SECTION. ASPHALT CONCRETE AND CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
4. THE USE OF THE SAND CONE METHODS (SUCH AS ASTM 1557 OR CAL 216) FOR DETERMINING FIELD DENSITIES WILL NOT BE ALLOWED AS A SUBSTITUTE FOR NUCLEAR GAUGE TESTING.
5. ALL EXISTING WELLS, SEPTIC TANKS AND/OR UNDERGROUND FUEL STORAGE TANKS SHALL BE ABANDONED UNDER PERMIT AND INSPECTION OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR OTHER DESIGNATED AGENCY.
6. ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF AWAY FROM THE JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
7. TESTING AND OBSERVATION SHALL BE DONE IN ACCORDANCE WITH THE CITY'S QAP OR THE SOIL ENGINEERS RECOMMENDATIONS, WHICHEVER IS MORE RESTRICTIVE. REPORTS SHALL BE SUBMITTED WEEKLY TO THE CITY.

GENERAL UNDERGROUND NOTES:

1. UNDERGROUND OBSTRUCTIONS MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THESE PLANS. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE CITY OF COTATI ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
2. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 48 HOURS BEFORE STARTING WORK. HAND DIGGING IS REQUIRED IF TRENCH IS WITHIN 12"OF ANY EXISTING UTILITY.
3. UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 227–2600 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
4. PRIOR TO CONSTRUCTION CONTRACTOR SHALL POTHOLE EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES IF WITHIN 1 FT HORIZONTAL/VERTICAL OF NEW UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND SERVICES, SEWER MAIN AND LATERALS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RESOLVED PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE CITY ENGINEER'S ATTENTION IMMEDIATELY.
6. DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
7. ALL EXISTING OVERHEAD UTILITIES AND RELATED ABOVE GROUND FEATURES ON SITE AND ALONG PROJECT BOUNDARIES SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CITY.
8. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO PAVING. FINAL PAVING AND STRIPING ONLY AFTER SITE IMPROVEMENTS ARE COMPLETED.
9. THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND "B" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE. AT A DRIVEWAY THE STAMP SHALL BE PLACED AT THE LIP OF GUTTER. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE.
10. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE CITY OF COTATI DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
11. SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE CITY.
12. ALL UTILITY CONDUITS SHALL BE PLACED BENEATH THE STRUCTURAL SECTION OF THE ROADWAY. TRAFFIC DETECTOR LOOPS ARE EXEMPTED.

SIGNING, STRIPING AND PAVEMENT MARKINGS

1. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (707)792–4610, OF HIS INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPING WORK IS TO BE PERFORMED. ALL LABOR EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
2. ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY A CITY INSPECTOR BEFORE THE ACTUAL WORK BEGINS.
3. PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLAN SHEETS A20–A, A20–B, AND A20–C.
4. ROADSIDE SIGNS: ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STATE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE CITY.
5. SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS.
6. LOCATIONS OF ALL SIGNS, MARKERS, AND DELINEATIONS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CITY.
7. MARKERS AND DELINEATORS: MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE STATE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE CITY ENGINEER.
8. TRAFFIC STRIPES AND PAVEMENT MARKINGS: TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND AS DIRECTED BY THE CITY.
9. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS, INCLUDING STOP LINES, AND ALL CHANNELIZING LINES SHALL BE THERMOPLASTIC.
10. THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS: THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84–2, "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STATE STANDARD SPECIFICATIONS.
11. THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF 0.125 INCH.
12. PAVEMENT MARKERS: PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 85, "PAVEMENT MARKERS" OF THE STATE STANDARD SPECIFICATIONS. PAVEMENT MARKERS SHALL BE PLACED TO THE LINE ESTABLISHED BY THE CITY.
13. PAINTED/THERMOPLASTIC STRIPES AND PAVEMENT MARKINGS: EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS SHALL BE REMOVED BY THE CONTRACTOR, IN ACCORDANCE WITH SECTION 15 OF STATE STANDARD SPECIFICATIONS, EXCEPT THAT BLAST CLEANING SHALL NOT BE PERMITTED.
14. RAISED PAVEMENT MARKER REMOVAL: EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15 OF THE STATE STANDARD SPECIFICATIONS.

STORM DRAIN NOTES:

1. STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE, HIGH DENSITY POLYETHYLENE, OR CAST IN PLACE CONCRETE PIPE CONFORMING TO CALTRANS STANDARD SPECIFICATIONS. CAST IN PLACE PIPE MAY NOT BE USED IN EXISTING STREETS WITHOUT THE EXPRESS AUTHORIZATION OF THE CITY ENGINEER.
2. THE MINIMUM COVER OVER STORM DRAIN PIPE SHALL BE 24" MEASURED FROM SUBGRADE AND THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 11 FEET MEASURED FROM FINISHED SURFACE.
3. TRENCHING, BACKFILL AND RESURFACING FOR STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH CITY STANDARD 201.
4. ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER PER CITY STANDARD 202. UNLESS OTHERWISE NOTED, MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON–ROCKING. RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE AND PIPE ENDS SHALL BE ROUNDED.
5. STORM DRAIN WITHIN CITY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH THE EXCEPTION OF LATERALS WHICH MAY BE 15 IN. DIAMETER.
6. PRIOR TO ACCEPTANCE OF THE STORM DRAIN SYSTEM, THE CONTRACTOR SHALL VIDEO ALL STORM DRAIN LINES TO ENSURE THEY ARE FREE AND CLEAR OF ALL DEBRIS AND SILT. ALL VIDEO SHALL BE SUBMITTED TO THE CITY WITH WRITTEN REPORTS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL. IF CLEANING OF THE PIPES IS NEEDED, THE CONTRACTOR SHALL NOT BE ALLOWED TO WASH SILT AND/OR DEBRIS INTO THE EXISTING CITY STORM DRAIN SYSTEM INCLUDING ANY CREEKS OR OPEN WATERWAYS.
7. ALL STORM DRAIN STRUCTURE INCLUDING AREA DRAINS, DROP–INLETS, CATCH BASINS SHALL HAVE A "NO DUMPING – DRAIN TO CREEK" DECAL ATTACHED; SEE CITY STD.–211, STD.–212 AND STD.–213 FOR LOCATION AND DETAILS.

NOTIFICATION FOR INSPECTIONS:

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK.

ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RECONSTRUCTION AND RE–EXCAVATION AT THE CONTRACTOR'S EXPENSE. INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:

1. COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUB–GRADE.
2. CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
3. PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
4. EXCAVATION AND BEDDING FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES, STORM DRAIN, WATER, AND SEWER FACILITIES, INCLUDING SERVICES AND LATERALS, MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILL.
5. CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGE WAYS.
6. PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUB– BASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
7. PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES,CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
8. STRIPING & SIGNING LAYOUT AND PLACEMENT.
9. FINAL CLEAN–UP.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD OF THIS PROJECT TO THE SATISFACTION OF THE CITY ENGINEER.
2. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN PROPER WORKING ORDER AND SHALL NOT BE ALLOWED TO IDLE FOR A PERIOD OF LONGER THAN 30 MINUTES.
3. TO MINIMIZE FUGITIVE DUST AND THE RELEASE OF PM10, THE CONTRACTOR SHALL IMPLEMENT A DUST CONTROL PROGRAM. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. ACTIVE CONSTRUCTION SITE SHALL BE WATERED AS NEEDED, PREFERABLE IN THE LATE MORNING AND WHEN WORK HAS CEASED FOR THE DAY.
   B. STOCKPILES OF LOOSE MATERIAL SHALL BE COVERED AT ALL TIMES, EXCEPT WHEN THIS WOULD INTERFERE WITH IMMEDIATE CONSTRUCTION ACTIVITIES.
   C. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL CEASE WHEN THE AVERAGE WIND SPEED FOR ONE HOUR EXCEEDS 20 MILES PER HOUR (MPH).
   D. THE AREA DISTURBED BY EXCAVATION OR GRADING SHALL BE KEPT TO THE MINIMUM REQUIRED TO IMPLEMENT THE PROJECT.
   E. WHEN TRAVELING ON EXPOSED SOILS, CONSTRUCTION SITE VEHICLE SPEED SHALL BE LIMITED TO 15 MPH.
   F. HAUL VEHICLES SHALL BE COVERED WHEN NOT ACTIVELY ENGAGED IN SITE CONSTRUCTION ACTIVITY.
   G. STREETS SHALL BE SWEPT REGULARLY AND KEPT FREE OF DIRT AND DEBRIS.
4. ANY PROJECT RELATED DEBRIS AND WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL STATUTES AND REGULATIONS.

EROSION CONTROL NOTES:

1. A NOTICE OF INTENT SHALL BE FILED BY THE OWNER FOR ALL PROJECTS OVER ONE (1) ACRE IN AREA, OR IF OTHERWISE REQUIRED BY THE STATE GENERAL CONSTRUCTION STORM WATER PERMIT. THE CONTRACTOR SHALL PROVIDE THE NUMBER TO THE CITY PRIOR TO ANY CONSTRUCTION, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND IN PLACE BETWEEN OCTOBER 1 AND APRIL 30. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MODIFIEDAS NEEDED OR DIRECTED BY THE CITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION CONTROL MEASURES. SITE EROSION CONTROL SHALL BE INSPECTED BY THE CONTRACTOR AND CLEANED IF NECESSARY AFTER EVERY STORM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS TO THE SATISFACTION OF THE CITY ENGINEER.
5. ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO PROJECT ROADS. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING.
6. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM MAY 1ST TO OCTOBER 1ST OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED TO WITHIN THE LIMITS OF ACTUAL EARTHWORK. INCREMENTAL DEVELOPMENT SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO THE STORM DRAIN AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE CITY ACCEPTS MAINTENANCE RESPONSIBILITY.

ENVIRONMENTAL CONDITIONS NOTES

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURERS APPROVED MUFFLER'S AND BAFFLES. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
2. IN THE EVENT THAT ARCHEOLOGICAL SITE INDICATORS (CHIPPED CHERT, OBSIDIAN TOOLS, WASTE FLAKES, GRINDING IMPLEMENTS, DARKENED SOIL CONTAINING BONE FRAGMENTS AND SHELLFISH REMAINS, OR CERAMICS, GLASS OR METAL FRAGMENTS) ARE UNCOVERED, THE CITY ENGINEER SHALL BE CONTACTED IMMEDIATELY. ALL GROUND DISTURBING WORK SHALL CEASE IN THE VICINITY OF ANY DISCOVERY UNTIL AN ARCHEOLOGIST COMPLETES AN EVALUATION OF SIGNIFICANCE.
3. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION IMMEDIATELY, NOTIFY THE CITY, AND IMPLEMENT REMEDIATION (AS DIRECTED BY THE CITY OR ITS AGENT) IN ACCORDANCE WITH ANY REQUIREMENTS OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD.
4. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN TRAFFIC FLOW ON AFFECTED ROADWAYS DURING NON–WORKING HOURS, AND TO MINIMIZE TRAFFIC RESTRICTION DURING CONSTRUCTION. NO EXITING STREET SHALL BE ALLOWED TO BE COMPLETELY CLOSED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE CITY ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW TRAFFIC SAFETY MEASURES IN ACCORDANCE WITH THE CALTRANS "MANUAL OF TRAFFIC SAFETY CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES." THE CITY'S EMERGENCY SERVICE PROVIDERS SHALL BE NOTIFIED OF PROPOSED CONSTRUCTION SCHEDULED BY THE CONTRACTOR(S). THE CONTRACTOR(S) SHALL NOTIFY EMERGENCY SERVICE PROVIDERS IN WRITING AT LEAST 48 HOURS IN ADVANCE OF ITS PROPOSED SCHEDULE OF WORK.
5. A TRAFFIC HANDLING PLAN SHALL BE DELIVERED TO THE CITY ENGINEER FOR REVIEW 10 WORKING DAYS BEFORE CONSTRUCTION BEGINS.
6. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROVED HAUL ROUTES, TO BE DETERMINED PRIOR TO CONSTRUCTION COMMENCEMENT.
7. ALL TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

STREET LIGHTING NOTES

1. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
2. ALL WIRING SHALL BE IN APPROVED CONDUIT. ALL CONDUITS SHALL BE A MINIMUM OF 2" DIAMETER, SCHEDULE 40 P.V.C. (POLYVINYL CHLORIDE), EXCEPT FROM EACH STREET LIGHT TO THE ADJACENT PULL BOX WHICH MAY BE 1" DIAMETER PVC OR METAL, AND SHALL HAVE THE FOLLOWING COVER FROM TOP OF CONDUIT.
   A. WITHIN SIDEWALK OF PARKWAY AREAS: 2' – 0" MIN.
   B. WITHIN ROADWAY AREAS: 4' – 0" MIN.
3. ALL METAL CONDUIT AND OTHER METAL PARTS SHALL BE CONTINUOUSLY BONDED AND GROUNDED.
4. ALL BENDS AND/OR OFFSETS SHALL BE MADE WITH FACTORY SECTIONS.
5. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, OLDCASTLE B16 PULL BOX SHALL BE USED AT ALL STREET LIGHT STANDARDS.
6. ALL PULL BOXES SHALL BE PER STD. 303
7. JUNCTION BOXES SHALL BE NOT MORE THAN 250' APART ON LONG RUNS.
8. WHEN PULL BOXES ARE SUBJECT TO VEHICULAR TRAFFIC, THEY SHALL BE SET ON CONCRETE FOOTINGS AND CAST IRON TRAFFIC COVERS SHALL BE INSTALLED.
9. ALL SPLICES SHALL BE MADE WITH APPROVED SOLDERLESS WATERPROOF CONNECTORS OF THE PROPER SIZE PER NEC 300–15. (EXAMPLE: WIRENUT OR SPLIT BOLT PLUS TAPE PLUS COATING.) ALL SPLICES SHALLBE LOCATED IN AN APPROVED BOX.
10. ALL EMPTY CONDUITS SHALL HAVE A 1/4" NYLON PULL ROPE PROVIDED INSIDE.
11. ALL CONDUITS SHALL BE SEALED WITH AN APPROVED DUCT SEAL. CONDUITS STUBBED FOR FUTURE EXTENSION SHALL BE CAPPED.
12. ALL STREET LIGHTING PROJECTS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
13. ALL PULL BOX COVERS SHALL BE SECURED WITH BRASS HOLD DOWN BOLTS AND INSCRIBED, "STREET LIGHTING".
14. STREET LIGHT SPACING SHALL BE A MAXIMUM OF 200' FOR MINOR/COLLECTOR STREETS, 100' FOR MAJOR STREETS, OR LESS TO MEET CITY'S STREET LIGHTING REQUIREMENTS. STREET LIGHT SPACING SHALL BE STAGGERED AND LOCATED AT PROPERTY LINES WHEN POSSIBLE.
15. ALL STREET LIGHTS EQUIPPED WITH A PHOTOCELL CONTROL SHALL HAVE THE PHOTOCELL ORIENTED TO THE NORTH.
16. ALL WIRE SHALL BE THHN A.W.G. THE MINIMUM SIZE SHALL BE #8.
17. PROPERTY–SIDE SHIELDS SHALL BE PROVIDED ON ALL STREETLIGHTS WITH ADJACENT RESIDENTIAL UNITS, AND ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
18. THE CITY SHALL PROVIDE NUMBER SEQUENCE FOR SIGNAL AND STREET LIGHTS.
19. THE DEVELOPER/ENGINEER SHALL MAKE ARRANGEMENTS FOR SERVICE POINTS WITH P.G. & E. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED THEREWITH WHICH SHALL BE PAID DIRECTLY TO P.G. & E. THE CONTRACTOR SHALL VERIFY THE STREET LIGHT SERVICE POINT LOCATION(S) WITH P.G. & E. PRIOR TO CONSTRUCTION.
20. ALL STREET LIGHT SYSTEMS SHALL BE DESIGNED FOR 120 VOLT SERVICE UNLESS CONNECTING TO AN EXISTING SYSTEM. IN THE LATTER CASE, THE DESIGN SHALL CONFORM TO THE SYSTEM BEING CONNECTED TO AND MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER.
21. THE CURRENT TO BE USED TO DETERMINE CONDUCTOR SIZES SHALL BE DETERMINED AS FOLLOWS:

    (TOTAL WATTAGE OF FIXTURES SERVED/SERVICE VOLTAGE) X 3.5

UTILITY NOTES

1. CONTRACTOR SHALL CONTACT CITY ARBORIST WHERE EXCAVATIONS IMPACT EXISTING TREES TO BE SAVED.
2. ALL ABANDONED GAS SERVICES, WATER SERVICES, SEWER LATERALS, AND OTHER UTILITIES ARE TO BE REMOVED FROM THE PUBLIC RIGHT OF WAY AT THE OWNER'S EXPENSE.
3. ALL PRIVATE SEWER PIPING, ETC. SHALL BE AIR TESTED. ALL MANHOLES SHALL BE TESTED.
4. ALL UTILITIES SHALL BE UNDERGROUND.

SANITARY SEWER SCHEDULE

SSLAT	SEWER LATERAL & CLEANOUT PER CITY STD.–513
	STANDARD TRENCH FOR SS PER CITY STD.–517

WATER LEGEND & SCHEDULE

	FIRE HYDRANT PER CITY STD.–856
	BLOWOFF VALVE PER CITY STD.–862
	DDCV PER CITY STD.–880
	THRUST BLOCK PER CITY STD.–853 & 854
	WM PER CITY STD.–863
	RPBD PER CITY STD.–876
	WV PER CITY STD.–877

– STANDARD TRENCH FOR (W) PER CITY STD NOTES.
– WATER MAINS TO BE C900 CL–150.
– PROPOSED WATER MAINS TO EXISTING WATER MAINS TO BE HOT TAPPED W/ TAPPING VALVE & SLEEVE.

STORM DRAIN SCHEDULE & NOTES

AD No. 1–35	8" NDS AREA DRAIN w/ ADA COMPLIANT GRATE, OR APPROVED EQUAL.
DI No. 1–2, 4, 9A–C & 12–13	OLDCASTLE DROP INLET MODEL DI–1212 w/ TRAFFIC RATED GRATE, OR APPROVED EQUAL.
DI No. 3, 5 & 14	OLDCASTLE DROP INLET MODEL DI–1818 w/ TRAFFIC RATED GRATE, OR APPROVED EQUAL.
DI No. 6–7	OLDCASTLE DROP INLET MODEL DI–1818 w/ ADA COMPLIANT GRATE, OR APPROVED EQUAL.
DI No. 8	OLDCASTLE DROP INLET MODEL DI–2424 w/ ADA COMPLIANT GRATE, OR APPROVED EQUAL.
DI No. 10	OLDCASTLE DROP INLET MODEL DI–1818 w/ ADA COMPLIANT GRATE AND (1) 9" SIDE OPENING.
DI No. 16	OLDCASTLE DROP INLET MODEL DI–2424 w/ TRAFFIC RATED GRATE, OR APPROVED EQUAL.
CB No. 1–7, & 9–10	NDS 18" CATCH BASIN w/ ADA COMPLIANT GRATE OR EQUAL
CB No. 8	NDS 24" CATCH BASIN w/ ADA COMPLIANT GRATE OR EQUAL

+ SEE ARCHITECT AND/OR STRUCTURAL PLANS FOR SUBDRAINS AND FOUNDATION DRAINS WHERE REQUIRED.
+ SEE ARCHITECT PLANS FOR DOWNSPOUT LOCATIONS. ALL DOWNSPOUTS SHALL CONNECT TO STORM DRAIN SYSTEM WITH 4" SD AT 2% MIN SLOPE.
+ UNLESS OTHERWISE NOTED, STORM DRAIN PIPE SHALL BE RCP, PVC OR HDPE (MEETING CALTRANS SEC. 64 SPECIFICATIONS)

No.	Date	Revisions / Description	Approved

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"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2020

PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp

Exhibit A
Cotati Station Apartments (PA 13/18)
Conditions of Approval

Planning

Prior to Final Design Review the plans shall be revised to show the following:

1. Short term bicycle parking shall be provided by a wave style, or similar rack in the following locations: 2 within the public park, 2 in front of the commercial uses along Santero Way and 2 within the common courtyard between buildings two and three.

2. A landscape plan for the community parking area and future park shall be submitted showing materials, plant materials, lighting, seating and other details requested through the public review process.

3. A sidewalk, 5 feet minimum in width, shall be created as a boundary between the parking area and the easterly edge of the park on L-1

4. The landscape plans for Cotati Station Apartments shall be revised consistent with the comments from FIRMA dated May 27, 2016.

5. A stamped concrete pathway, similar in style to the interior crosswalks, shall be shown leading from the building one to the trash enclosure at Depot Way.

6. The parking stalls along Depot Way shall be designed to the Santero Way Specific Plan standard 4.1.2.1 A2 (45 degree angled parking) for a total of 11 parking spaces.

7. All parking areas and stalls on sheet C2.0 shall be fully dimensioned.

8. Proof of compliance with the transfer of 5 foot right of way, conditioned under Real Property Matters shall be submitted.

9. Evidence shall be submitted from the Redwood Empire Disposal that the design of the trash enclosures meet the company's Bin, Enclosure and Access Specifications. http://unicycler.com/pdfs/Bin, Enclosure, and Access Specifications.pdf

General

10. The applicant shall submit an Operation and Management Plan for the 74 units and commercial space which constitute Cotati Station Apartments. The plan shall address: the Parking Management Plan for the residential units, joint landscape access and maintenance, management of the commercial space (parking, garbage), and testing and maintenance

schedule for the fire and sprinkler alarms and systems. The Plan shall be updated annually and copies filed with the Community Development Department and Rancho Adobe Fire District prior to the end of each calendar year.

11. The Indoor Recreation Area (Fitness Center) located on the ground floor of building two is a requirement for multi-family development. The operation and management plan shall address the ways in which priority will be given to residents while maintaining public access and membership.

12. The Cotati Station Apartments shall have an on-site resident manager to address day to day issues and operation of the multi-family building.

13. The project shall include roof-top solar photovoltaic system which will provide no less than 20% of the projects electric demand.

14. The applicant shall pay all development impact fees, park-in-lieu fees, and any and all other applicable development fees.

15. The building permit plans shall incorporate all the sound insulation recommendations of the Environmental Noise and Vibration Assessment prepared by Illingworth & Rodkin, Inc dated June 15, 2016.

16. All plan sets submitted for building permit shall have a sheet which lists all conditions of approval written herein.

Affordable Units

17. In granting a density bonus, 14 below market rate apartments must be built and available at the same time as the market units. The apartments shall be for rent in the following income levels and units types as shown in the table below:

Cotati Station Apartments Affordable Housing Requirement				
	1 bedroom	2 bedroom	3 bedroom	(total)
Very Low Income	1	3	2	6
Low Income	0	1	1	2
Moderate Income	0	1	2	3
Total	1	5	5	**11 units**

18. Prior to the issuance of a building permit, the applicant shall execute required regulatory agreements to ensure continued affordability of the income restricted units. The agreement shall include all requirements of 17.32.100 and shall be in effect for a period of 55 years.

Environmental

Schools

19. The Rohnert Park Cotati School District will levy impact fees to be paid at the time of building permit.

Air Quality

20. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) three times per day.

21. Cover all haul trucks transporting soil, sand, or other loose material.

22. Remove all visible mud or dirt tracked-out onto adjacent public roads using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

23. All vehicle speeds on unpaved roads shall be limited to 15 mph.

24. Construct all hardscape surfaces including roadways, driveways, and sidewalks as soon as possible.

25. Construct building pads soon as possible after grading unless seeding or soil binders are used.

26. Minimize idling times by either shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Provide clear signage for construction workers at all access points.

27. Maintain all construction equipment and properly tune equipment in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

28. Post a publicly visible sign with the telephone number of designated contact person at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

29. All diesel-fueled generators including any diesel-powered welders used for building construction shall be limited to 20 days for each piece of equipment.

30. All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, one of the following:

    a. Equipped with engines meeting U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent; or
    b. Engines equipped with CARB-certified Level 3 Diesel Particulate Filters; or
    c. Use of alternatively-fueled equipment (i.e., non-diesel); or

    d. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

Noise

31. To minimize the noise impact of construction activities, the following measures should be utilized:
    a. Construction shall be limited between the hours of 7:00 a.m. and 7:00 p.m. during weekdays with no construction occurring on weekends or holidays.
    b. All internal combustion engine driven equipment shall be equipped with mufflers which are in good condition and appropriate for the equipment;
    c. Locate stationary noise generating equipment as far as possible from sensitive receptors.

32. The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. (City of Cotati General Plan NOISE 8-6).

Archeology

33. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Department.

34. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Department.

Engineering Conditions of Approval

Prior to issuance of a Grading Permit the improvement plans shall be revised and the following items shall be addressed:

General Site:

35. All on-site grading, drainage and underground utility improvements including Park, Depot Way & Community Parking Area improvements shall be subject to City Engineer, Community

Development Director, Rancho Adobe Fire District and Police Department review and approval. All improvements shall comply with City Standard Details and Specifications, current edition including City of Cotati – Construction Notes available on the City web-site at http://www.ci.cotati.ca.us/docs/StandardDetails-SpecificationsFeb2015.pdf.

36. The improvement plan submittal shall include and address all requirements stated in the Cotati Municipal Code sections: 14.34.050, 17.78.020, 17.78.040 and 17.78.060 along with an application and payment of Engineering Plan check deposit.

37. All work within the Public Right of Way and Public Property requires submittal and issuance of an Encroachment Permit.

38. The proposed sidewalk along Santero Way at the project entrance, at the southerly entrance and at the entrance to Deport Way shall provide a tapered transition from the 12.5' width to the 6' width.

39. Provide parking lot lighting plans, details and specifications for the Community Parking Area lot, including electrical service connection point(s).

40. The applicant shall prepare a Public Improvement Agreement with the City to address the proposed Community Parking Area lot. The agreement shall address design, construction, dedication of and city acceptance of the public improvements. The agreement shall be submitted for review and approval by the City. The agreement shall also address the ownership, maintenance, lighting, parking, access and shall be recorded against the lands of Lots 1, 2, 3 and the Community Parking Area.

41. The landscape plans shall be revised to show underground utilities and no trees shall be planted over any existing or proposed underground utilities.

42. The existing Public Utility Easement (PUE) adjacent to the easterly side of Santero Way shall be abandoned. The applicant shall prepare the necessary documentation for the City to abandon the PUE.

43. The applicant shall provide an Easement Declaration and Maintenance Agreement to address maintenance of common/open space areas. Items that need to be addressed in this document are, including but not limited to:
    a. Private Access easements over Lots 1, 2 & 3,
    b. Utility easements where utilities cross over property lines,
    c. Shared Parking agreement,
    d. Access easements over property lines,
    e. Private drainage easements for Lots 2 & 3 properties,
    f. Private sewer easements for Lots 2 & 3 properties,

    g. Shared maintenance responsibilities for the landscaping and site improvements,
    h. Shared maintenance of Storm Water BMP improvements.
    i. Park open space public access and maintenance
    j. Public storm drain easement for Santero Way drainage onto Park site and private maintenance of such.

44. Provide details of Community Parking Area and Park lot typical cross-sections on the Civil plans.

Storm Water Quality:

45. Improvements plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities.

46. All design and construction shall meet the requirements of the most recent editions of City of Cotati, Phase I MS4 permit and the City of Santa Rosa Low Impact Development Technical Design Manual. Prior to approval of the improvement plans, the applicant shall submit a Final Storm Water Mitigation Plan (FSWMP) subject to review and approval by the City Engineer. The plan shall include post-construction storm water treatment and peak reduction measures, and shall address maintenance of private and/or public storm water facilities. The FSWMP shall be approved by the City Engineer prior to issuance of the first building permit.

47. Provide evidence that a Notice of Intent (NOI) has been submitted and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.

48. Prior to approval of improvement plans and issuance of any Permits the applicant/developer shall submit a Declaration of Covenants Regarding Maintenance of Storm Water Best Management Practices (BMP) Facilities along with Standard Urban Storm Water Mitigation Plan (SUSMP). The applicant/developer shall obtain the City's review and approval of the said Declaration and plan and record with the Sonoma County Recorder prior to issuance a Certificate of Occupancy. The Declaration shall address the following, but is not limited to:

    a. All requirements stated in the City's Municipal Storm Water Permit (Phase 1 MS4 permit) issued by the State.
    b. Pavement cleaning and maintenance program, which normally consists of regular street cleaning and asphalt maintenance program for all on-site roads and parking areas.
    c. A three-part program designed to limit direct disposal of contaminants into streets and storm drains: labeling all catch basins - "No Dumping - Drains to Creek"; strictly limiting

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No.	Date	Revisions Description	Approved

David R. Brown, RCE 41833
My license expires 3/31/2020

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
DAVID R. BROWN
No. 41833
Exp. 3/31/2020
CIVIL

COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
CONDITIONS OF APPROVAL

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GMN
Drawn by: GMN
Checked by: DRB

Sheet
C1.2
3 of 25 Sheets
Job 13109

the use of non-biodegradable fertilizers or pesticides; prohibit the regular washing or maintenance of vehicles in paved areas that drain directly into the storm drain system.

Drainage:

49. The project shall be submitted to and approved by the Sonoma County Water Agency. All drainage improvements shall be designed in conformance with the Sonoma County Water Agency, Design Criteria, latest edition.

50. The three (3) 4-inch through curb drains proposed on Santero Way in front of the Park site shall include a drop inlet in the street gutter and a minimum 6-inch pipe, subject to City Engineer approval.

Water:

51. The proposed rectangular shaped public water easement located in the southeast area of the site shall be configured only to include the domestic and irrigation water services, not the fire hydrant and backflow assembly.

52. The Fire Hydrants shall be designed to have a separate 8-inch minimum service laterals in conformance with the City Design Criteria.

53. The two proposed Fire Hydrants located in the southeast area of the site shall be designed to be separate from the domestic and irrigation services and be on a Double Check Detector Check Valve assembly. The Fire Sprinkler system shall come off the private Fire Hydrant line and be separated by single check valve.

54. The plans shall provide and include a 2-inch chase and empty meter boxes in the public sidewalk between the water meters and the Retail/Commercial spaces to allow for future expansion of additional water meters.

55. The proposed combination water lateral serving building 2 shall be sized adequately to provide water demands based on fixture unit calculations, which shall be submitted for review and approval.

56. Provide acceptable fire flow calculations for the fire sprinklers (3) and fire hydrants to show the proposed pipe sizing is adequate.

Sewer:

57. The existing sanitary sewer within Santero Way shall be upsized to an 8-inch from East Cotati Avenue to the existing manhole located near the southerly entrance to the project site. All existing service laterals shall be connected the upsized sewer line. The design shall comply with City Standards and shall be approved by the City Engineer.

Real Property Matters:
Prior to issuance of Building Permit

58. The proposed Lot Line Adjustment as it relates to APN's 144-320-015, 144-320-016, 144-790-017, and 144-320-028 and shown on sheets 1 and 2 of the Lot Line Adjustment sheets dated April 20, 2016 shall be approved by the City Engineer and recorded prior to any building permits being issued for Cotati Station. The applicant shall work with City Staff to receive final approval on the Lot Line Adjustment, following the City of Cotati's, Lot Line Adjustment Application Instructions for Final Application submittal.

Prior to issuance of a Grading Permit

59. If the property is not presently included, the owner shall execute an agreement to annex into the City's Community Facility (CFD) District. The owner shall create a CFD if one does not already exist, and annex the property into it. Determination of parcel descriptions to be dedicated to the District (versus roadway right of way) shall be determined by the City Engineer. Public facilities within public properties/rights of way shall be included in the district in terms of funding maintenance of such facilities, shall be determined by the City Engineer.

60. The 5-foot wide area of land owned by the City along the easterly side of the site is conceptually agreeable to convey to the applicant/owner. The conveyance shall end at the southerly prolongation of the project site. The remaining portion of the 5-foot area shall be conveyed to the property owner of APN 144-790-001-016. The applicant shall prepare legal descriptions and plats along with deeds to carry out this transaction. The applicant shall provide Grant Deeds including legal descriptions and plats reflecting the proposed lot line adjustments and conveyance of the 5-foot strip of land, as follows:

    a. Separate Grant Deeds for conveying those portions of the 5-foot strip of land to the adjacent property owners. Only the portion of the 5-foot strip along the Lot 1(Bldg 1) boundary shall be conveyed to the Lot 1 owner and the same for Lot 3(BLDG 3). Both areas shall be merged with the respective properties so that no additional lot is created. Deeds shall be reviewed and approved by the City and recorded with the Sonoma County Recorder after proper authorization by the City

    b. The portion of the 5-foot strip of land adjacent to Cotati Station Phase 2 (Common Area) shall be conveyed to and merged with the owner of Common Area lands. This deed shall be reviewed and approved by the City and recorded with the Sonoma County Recorder after proper authorization by the City.

61. The applicant shall achieve abandonment of the existing 20-foot Storm Water Diversion Easement which traverses across the site, as described in Document No. 2005-037031 Sonoma County Records. Abandonment shall conform to the requirements contained in the State,

Streets and Highways Code, starting with Section 8300 and shall be reviewed and approved by the City and recorded with the Sonoma County Recorder.

62. The design engineer shall demonstrate to the satisfaction of the City Engineer how drainage from off-site in the southeast corner of the site will be conveyed to the proposed 12-inch storm drainage inlet on Lot 3 (Bldg 3).

63. The applicant shall submit legal documents to ensure continued open space and to provide for a public use, access and enjoyment over the entirety of the proposed park parcel in perpetuity, the document shall be subject to City review and approval and recorded against the land.

Building

64. The buildings will need to meet the requirements of the 2016 California building codes.

65. 10% of the ground floor units, but not less than one shall be fully accessible and all the ground floor units shall be adaptable.

66. A CASp (certified access specialist) shall be retained for the job for plan review and project management of all access issues.

67. Cal-Green measures shall be submitted at time of building plan submittal.

68. Improvement plans shall show all ADA stripping and signage.

Rancho Adobe Fire District

69. Comply with all local California Fire and Building Codes.

70. Submit 3 sets of engineered Fire Sprinkler plans to Rancho Adobe Fire Protections District showing all calculations to comply with a full NFPA 13 system.

71. An internal alarm system shall be connected to the water flow switch of the fire sprinkler system. The alarm system shall have audible and visual enunciators through the complex and each apartment. Submit 3 sets of engineered plans of the alarm system for approval. This is in addition to stand alone smoke detectors. The water flow alarms shall be monitored by a central station 24/7.

72. All streets surrounding the buildings shall maintain a consistent minimum clear width of 26 feet, including Santero Way. This minimum width shall be exclusive of parking spaces.

73. Provide a Knox Box for building access to utility rooms and master key access to apartments, in case of water flow alarm. (Rancho Adobe Key code)

74. All plans submitted and approved, permits obtained and fee's paid prior to construction.

75. The work of this project requires on-site inspections, test and approval by Fire Inspector from Rancho Adobe Fire Protection District upon completion and before building occupancy.

76. Provide Street address on the street side of the building so it may be clearly read from the cab of a fire engine.

77. The hydrant for building 1 (Page C-4) appears to be within 3 feet of the parking space, please verify distance and relocate if needed.

78. The dead end fire hydrant line on the North side of building 3 seems to be after the FDC for that buildings sprinkler system. This needs to be corrected on final plans.

79. The Hydrant system must all be in place and operational prior to start of combustible construction, and a maintenance plan to ensure that the private fire service mains are maintained according to NFPA 25 section 7 shall be in place prior to final.

80. Each buildings fire sprinkler system shall be maintained in accordance with NFPA 25 and monitored in accordance with NFPA 72, and since each building is on a separate parcel, each building must be monitored separately.

81. The project shall provide at least one code compliant stair to the roof for each building and roof hatch at the over the other stairs. With roof access by stair, fire department has no other concerns with regard to the different roof heights and parapet for truck ladder access.

82. The applicant shall work with RAFD to eliminate two street trees from the landscape plan along Santero Way in front of building 2 to ensure fire truck clearance and access for ladders.

City Attorney

83. The applicant shall defend, indemnify and hold harmless the City or its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul an approval of the City, the City's Council and/or the City's Planning Commission concerning the subdivision, which action is brought within the time period provided for under Section 66499.37 of the Government Code. The City shall promptly notify the Subdivider of any claim, action, or proceeding and the City shall cooperate fully in the defense thereof.

84. The Conditions set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020 (d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020 (1), has begun. If the applicant fails to file protest within this 90-day period complying with all of the

requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

85. The applicant shall defend, indemnify and hold harmless the City and its agents, officers, attorneys or employees from any claim, action, or proceeding brought against the City, or its agents, officers, attorneys or employees to attack, set aside, void, or annul the City Council' s decision to approve the proposed development on property located at 100 Valparaiso, including any and all City decisions to approve the tentative map, use permit, hillside development permit, design review, initial study, negative declaration and the mitigation monitoring plan pertinent to the project. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, including its partners, the City, and/or the parties initiating or bringing such action.

86. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the Initial Study), if made necessary by said legal action and if the Applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditions on the approval of such documents, in a form and under conditions approved by the City Attorney.

87. In the event that a claim, action or proceeding described herein is brought, the City shall promptly notify the Applicant of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that the Applicant is required to defend the City in connection with any said claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's office participates in the defense, all City Attorney fees and costs shall be paid by the applicant (City of Cotati Zoning Ordinance, Section 17.48.030).

88. The applicant shall indemnify the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.

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Revisions

No.	Date	Description	Approved

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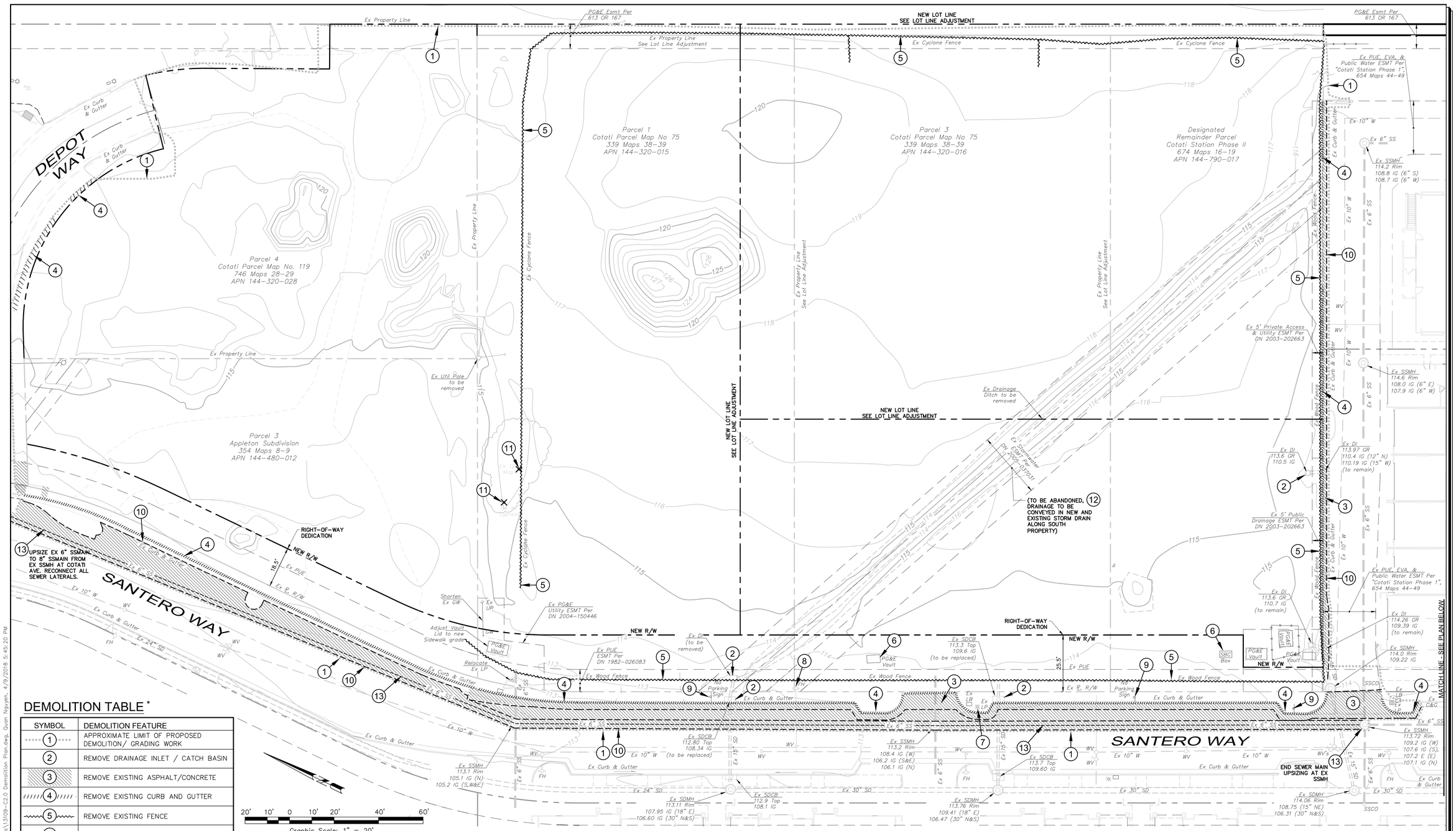
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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
CONDITIONS OF APPROVAL

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GHN
Drawn by: GHN/LC
Checked by: DRB

Sheet
C1.3
4 of 25 Sheets
Job 13109



DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE
1	APPROXIMATE LIMIT OF PROPOSED DEMOLITION/ GRADING WORK
2	REMOVE DRAINAGE INLET / CATCH BASIN
3	REMOVE EXISTING ASPHALT/CONCRETE
4	REMOVE EXISTING CURB AND GUTTER
5	REMOVE EXISTING FENCE
6	REMOVE EXISTING ELECTRICAL VAULT
7	REMOVE EXISTING LIGHT POLE & BOX
8	RELOCATE EXISTING FIRE HYDRANT
9	REMOVE EXISTING SIGN
10	SAWCUT LINE
11	REMOVE EXISTING TREE
12	EXISTING STORM WATER ESMT TO BE ABANDONED
13	UPSIZE EXISTING 6" SEWER MAIN TO 8", RECONNECT ALL LATERALS, SEE C6.0–6.1.

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

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Revisions			
No.	Date	Description	Approved

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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
EXISTING CONDITION & DEMOLITION PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144–320–015 & 016, 144–790–017,
144–480–012, & 144–320–028

SCALE: AS NOTED
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Sheet
C2.0
5 of 25 Sheets
Job 13109

S.M.A.R.T. RAIL TRACK

DEPOT WAY EXTENSION

DEPOT WAY

DRIVEWAY 2

EX DRIVEWAY (AC PAVED)

COMMUNITY PARKING

BLDG 1 (LOT 1)

BLDG 2 (LOT 2)

BLDG 3 (LOT 3)

RETAIL/ COMMERCIAL

PARK

DRIVEWAY 1

EX DRIVEWAY (CONCRETE)

COTATI STATION (PHASE 2)

COTATI STATION (PHASE 1)

SANTERO WAY

NEW PROPERTY LINE SEE LOT LINE ADJUSTMENT

Ex Property Line

EX PG&E EASEMENT

STANDARD PARKING SPACE: 9' MIN WIDE x 18' DEPTH w/ 4" WHITE STRIPE BOTH SIDES

STANDARD PARKING SPACE: 9' WIDE x 18' DEPTH w/ 4" WHITE STRIPES BOTH SIDES

STANDARD PARKING SPACE: 9' WIDE x 18' DEPTH w/ 4" WHITE STRIPE BOTH SIDES

STANDARD PARKING SPACE: 9' MIN WIDE x 18' DEPTH w/ 4" WHITE STRIPE BOTH SIDES

COMPACT PARKING SPACE: 8' WIDE x 18' DEPTH w/ 4" WHITE STRIPE BOTH SIDES

CA-MUTCD "R7-1" SIGN

ON-STREET PARKING

TRASH ENCLOSURE

STAMPED COLORED AC PAVEMENT

STAMPED CONC. CROSSWALK

PUBLIC ACCESS EASEMENT

PUBLIC ACCESS EASEMENT (AT FACE OF CURB)

PUBLIC WATER EASEMENT

SIDEWALK

BIO-RETENTION SWALE w/ UNDERGROUND STORAGE

ELECTRICAL ROOM, SAP

PG&E METER ENCLOSURE

RAISED TABLE STAMPED CONC. CROSSWALK

MOTORCYCLE PARKING

EV CHARGING STATION

ADA PARKING, LOADING & CURB RAMP, TYP

BICYCLE ENCLOSURE

MOTORCYCLE ENCLOSURE

HARDSCAPE (SLP, TYP)

NEW BENCH & TRASH BIN (SLP, TYP)

TREE WELL (SLP, TYP)

NEW R/W AT BSW

NEW LOT LINE (SEE LLA)

NEW LOT LINE ADJUSTMENT (SEE LLA)

PUBLIC DRAINAGE EASEMENT

PRIVATE DRAINAGE EASEMENT

UNDERGROUND STORM DRAIN STORAGE & INFILTRATION

Ex PUE to be abandoned

REPLACE EX AC

ON-STREET AC PARKING

STREET LIGHT (SLP) TYP

NEW FH

ADA PARKING, LOADING & CURB RAMP, TYP

TRAVEL LANE ℄

EX R/W ℄

Ex Parallel Parking

R/W

PUE

Ex Sidewalk

Ex Public Drainage Easement

Ex C&G

Ex Elec. Vault

PRIVATE SEWER EASEMENT

Ex PG&E Easement

SEE PLAN BELOW FOR CONTINUATION

SEE PLAN ABOVE FOR CONTINUATION

LEGEND

- DRIVEWAY AC PAVEMENT 3" AC OVER 7" CL II AB, & 12" AS* (R=30, TI=5.5)
- REPLACE EX AC PAVEMENT (MATCH EX AC, 3" MIN).
- STAMPED & COLORED AC PARKING 2.5" AC OVER 6.5" CL II AB, & 12" AS* (R=30, TI=5)
- 4" PCC OVER 4" CL II AB & 12" AS (*), SEE DETAIL 5 SHT C7.0.
- CONCRETE PAVEMENT, 4" PCC w/ #4 REBAR @ 24" O.C.E.W OVER 6" CL II AB & 12" AS (*)
- HARDSCAPE & PAVING (SEE LANDSCAPE PLANS)
- 6" PCC w/ #4 REBAR @ 18" O.C.E.W OVER 6" CL II AB & 12" AS (*). SEE LANDSCAPE PLANS FOR COLOR & FINISH.
- DRAIN ROCK CHAMBER UNDER BIO-RETENTION SWALE

(*) SELECT FILL CAN BE USED IN LIEU OF AGGREGATE SUBBASE PROVIDED IT HAS AN R-VALUE OF AT LEAST 30, SEE SOILS ENGINEER'S RECOMMENDATIONS.

TRANSVERSE RUMBLE STRIPS: 5" WIDE, 5/16" DEEP CUT IN EX AC PAVEMENT @ 12" O.C., SEE CRSP A40B FOR DETAILS.

CA-MUTCD "W3-5" & "R2-1" (25 MPH) SIGN

RUMBLE STRIP PLAN

SCALE: 1" = 20'

SITE LAYOUT

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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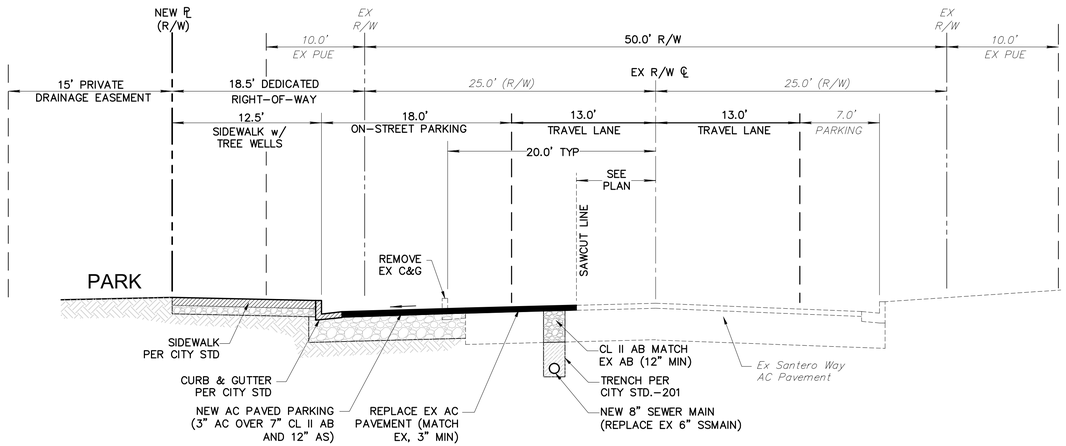
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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: DRN
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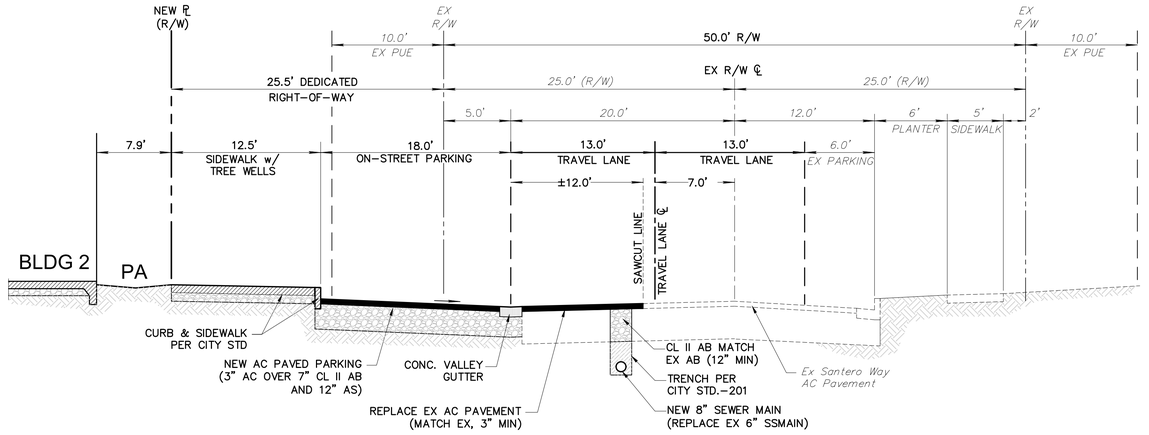
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6 of 25 Sheets
Job 13109

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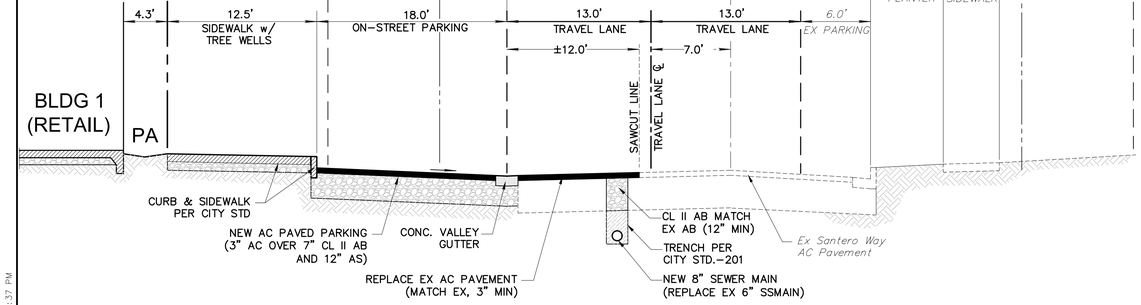
SANTERO WAY - SECTION A

(NOT TO SCALE)



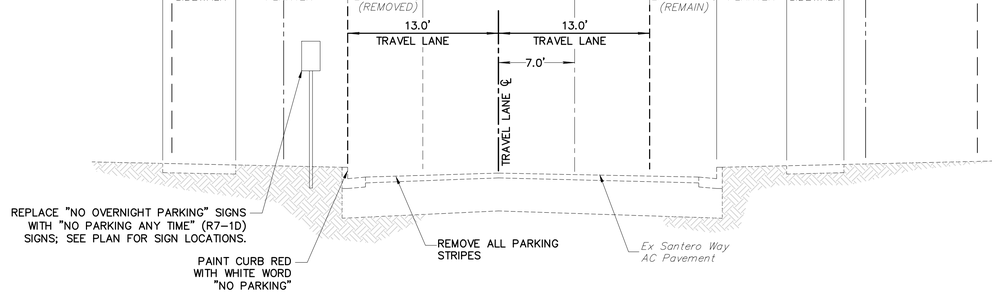
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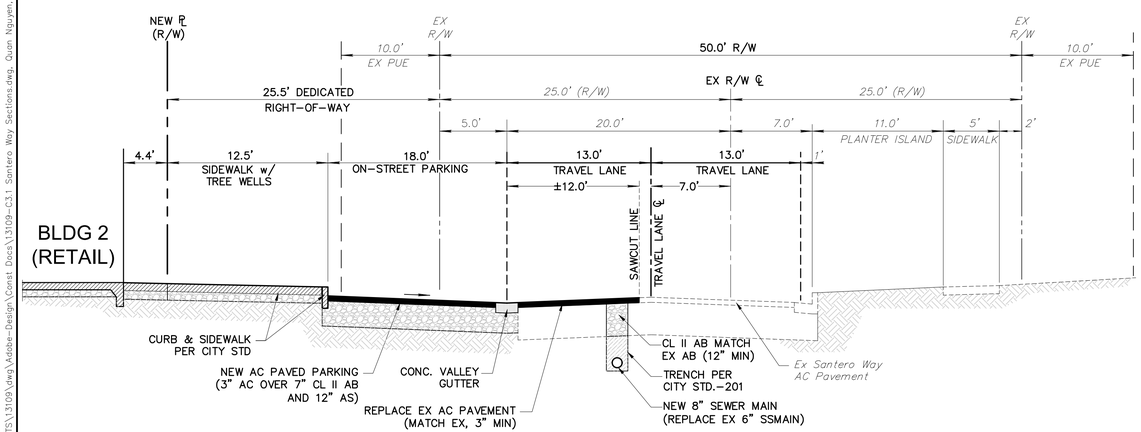
SANTERO WAY - SECTION B

(NOT TO SCALE)



SANTERO WAY - SECTION E

(NOT TO SCALE)



SANTERO WAY - SECTION C

(NOT TO SCALE)

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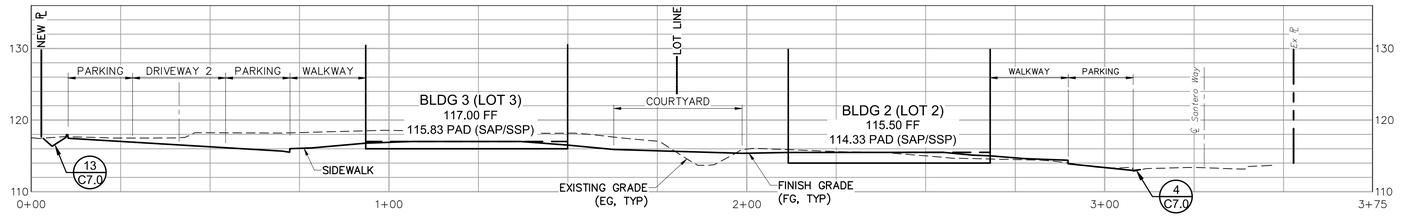
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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
SANTERO WAY STREET SECTIONS

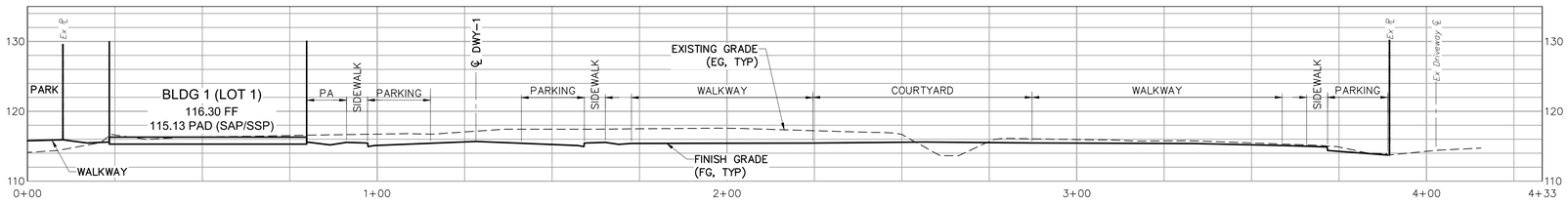
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Date: April 9, 2018
Design by: ATN
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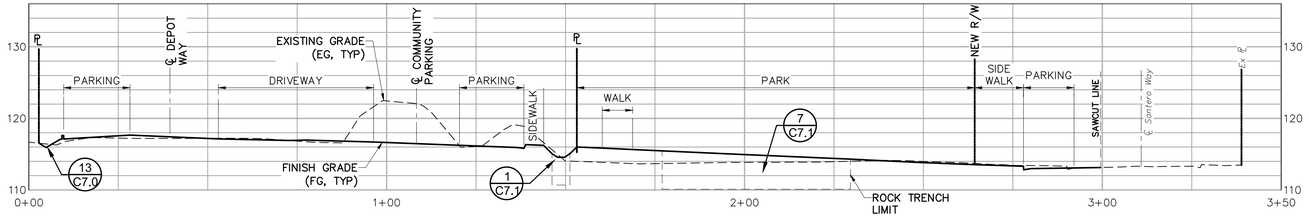
Sheet
C3.1
7 of 25 Sheets
Job 13109



F SECTION
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



G SECTION
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



H SECTION
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL

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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
SITE SECTIONS

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

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8 of 25 Sheets
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S.M.A.R.T. RAIL TRACKS

STREET LIGHT SL1 (CITY STD.–302 & SLP, TYP)

Ex Sign (Typ)

Ex Street Light, Typ

DEPOT WAY EXTENSION

CA–MUTCD "R7–1" SIGN

CSP A24A TYPE I

DEPOT WAY

COMMUNITY PARKING

4" WHITE PARKING STALL STRIPING, TYP

PARK

BOLLARD LIGHT (SLP, TYP)

WELL LIGHT (SLP, TYP)

CA–MUTCD "W3–5" & "R2–1" (25MPH) SIGN

SANTERO WAY

BLDG 1 (LOT 1)

RETAIL/ COMMERCIAL

STREET LIGHT SL2 (CITY STD.–302 & SLP, INSTALL SHIELD ON BUILDING SIDE, TYP)

RELOCATE EX STREET LIGHT

DRIVEWAY 1

DRIVEWAY 2

Ex Property Line

BLDG 3 (LOT 3)

BLDG 2 (LOT 2)

EX DRIVEWAY (AC PAVED)

EX DRIVEWAY (CONCRETE)

SEE PLAN BELOW FOR CONTINUATION

STRIPING & SIGNAGE KEY NOTES

1. PAINT CURB RED w/ "NO PARKING"
2. REPAINT 12" SOLID WHITE STRIPE (CSP–A24F, "BASIC")
3. PEDESTRIAN CROSSING (CSP–A24F, "DIAGONAL")
4. ADA PARKING SYMBOL AND LOADING AREA STRIPING (DETAIL 9&10/C7.0, SEE ALSO RSP A90A)
5. ADA PARKING STALL SIGNAGE (SEE DETAIL 11/C7.0)
6. UNAUTHORIZED VEHICLE SIGNAGE (SEE DETAIL 12/C7.0)
7. RAISED CROSS WALK W/ MARKINGS (CA–MUTCD FIG. 3B–29), SPEED HUMP SIGN (CA–MUTCD W17–1), AND ADVISORY SPEED PLAQUE (CA–MUTCD W13–1P, 15MPH).
8. PROJECT INFORMATION & DUST COMPLAINTS SIGN TO BE ERECTED PRIOR TO FIRST DAY OF WORK AND MAINTAINED UNTIL COMPLETION. SEE DETAIL THIS SHEET.

NOTES:

CSP: CALTRANS STANDARD PLANS (2015 OR NEWER).

RSP: CALTRANS REVISED STANDARD PLANS (2015 OR NEWER).

CA–MUTCD: CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2014 REV 2, OR NEWER).

STRIPING, SIGNAGE & LIGHTING PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

OFF-SITE STRIPING PLAN

REPLACE EX "NO PARKING OVERNIGHT" SIGN WITH "NO PARKING ANYTIME" SIGN, TYP.

SEE PLAN ABOVE FOR CONTINUATION

SCALE: 1"=20'

PROJECT INFORMATION & DUST COMPLAINTS SIGN

4.0' (MIN)

3.5' (MIN)

PROJECT INFORMATION & DUST COMPLAINTS SIGN

WHITE BACKGROUND WITH BLACK LETTERS 6" MIN HIGH READ:

"COTATI STATION APARTMENTS
XYZ GENERAL CONTRACTOR, PERMIT #XXX–XXXXX ← General Contractor/ Permit holder name & Dust control permit number.
RESPONSIBLE PROJECT INDIVIDUAL(S):
JOHN DOE (707) XXX–XXX or JANE DOE (707) XXX–XXXX ← Designated Person(s) w/ Local Phone Number(s)
DUST COMPLAINTS: CALL BAY AREA AIR QUALITY MANAGEMENT DISTRICTS 1–800–334–6367"

3"

3"

NTS

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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
STRIPING, SIGNAGE & LIGHTING PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144–320–015 & 016, 144–790–017, 144–480–012, & 144–320–028

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C3.3
9 of 25 Sheets
Job 13109

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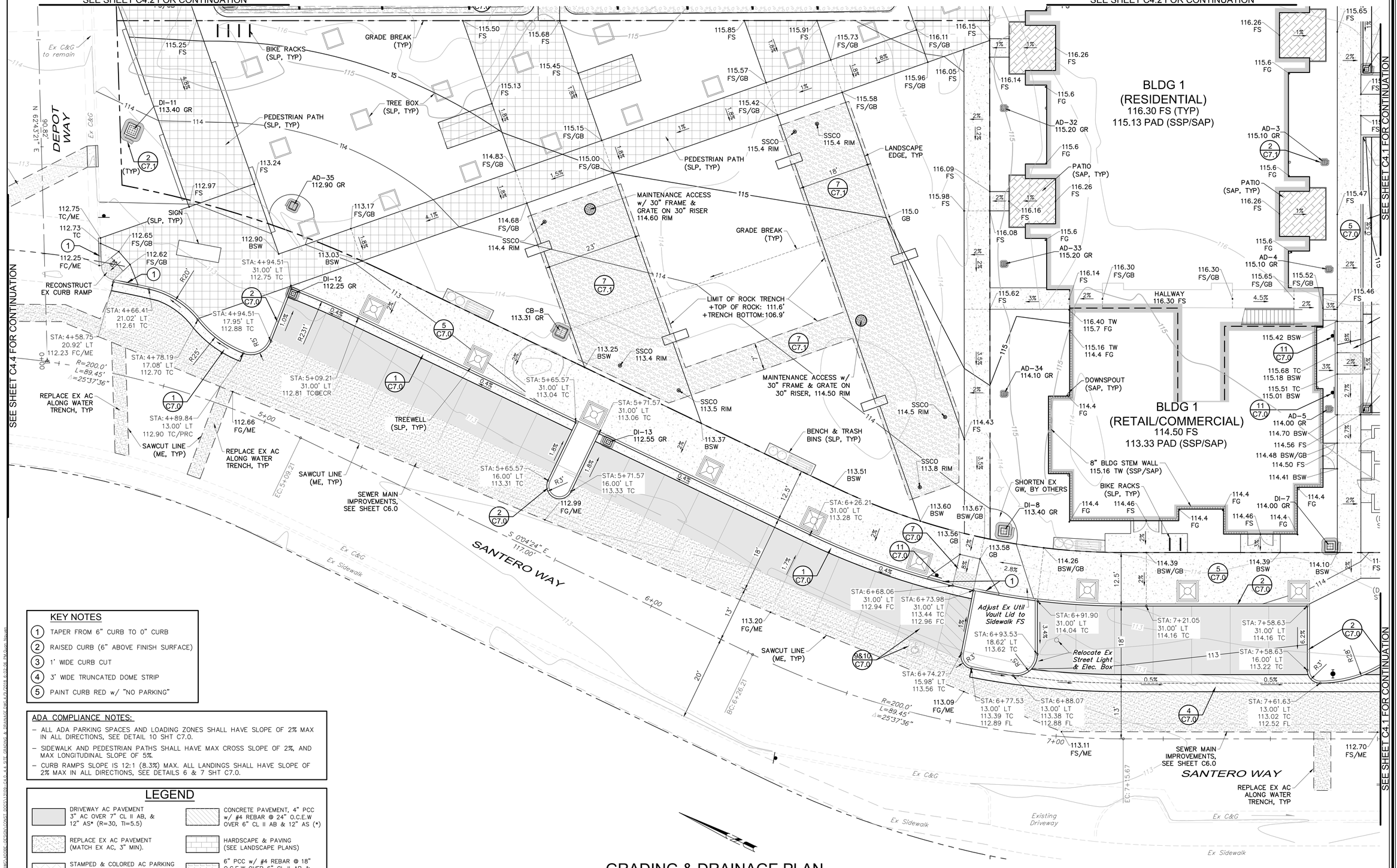
SEE SHEET C4.2 FOR CONTINUATION

SEE SHEET C4.2 FOR CONTINUATION

SEE SHEET C4.4 FOR CONTINUATION

SEE SHEET C4.1 FOR CONTINUATION

SEE SHEET C4.1 FOR CONTINUATION



KEY NOTES

1. TAPER FROM 6" CURB TO 0" CURB
2. RAISED CURB (6" ABOVE FINISH SURFACE)
3. 1' WIDE CURB CUT
4. 3' WIDE TRUNCATED DOME STRIP
5. PAINT CURB RED w/ "NO PARKING"

ADA COMPLIANCE NOTES:

- ALL ADA PARKING SPACES AND LOADING ZONES SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAIL 10 SHT C7.0.
- SIDEWALK AND PEDESTRIAN PATHS SHALL HAVE MAX CROSS SLOPE OF 2%, AND MAX LONGITUDINAL SLOPE OF 5%.
- CURB RAMPS SLOPE IS 12:1 (8.3%) MAX. ALL LANDINGS SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAILS 6 & 7 SHT C7.0.

LEGEND

- DRIVEWAY AC PAVEMENT 3" AC OVER 7" CL II AB, & 12" AS* (R=30, TI=5.5)
- REPLACE EX AC PAVEMENT (MATCH EX AC, 3" MIN).
- STAMPED & COLORED AC PARKING 2.5" AC OVER 6.5" CL II AB, & 12" AS* (R=30, TI=5)
- 4" PCC OVER 4" CL II AB & 12" AS (*), SEE DETAIL 5 SHT C7.0.
- CONCRETE PAVEMENT, 4" PCC w/ #4 REBAR @ 24" O.C.E.W OVER 6" CL II AB & 12" AS (*)
- HARDSCAPE & PAVING (SEE LANDSCAPE PLANS)
- 6" PCC w/ #4 REBAR @ 18" O.C.E.W OVER 6" CL II AB & 12" AS (*). SEE LANDSCAPE PLANS FOR COLOR & FINISH.
- DRAIN ROCK CHAMBER UNDER BIO-RETENTION SWALE

(*) LIME-TREATED SUBGRADE OR 12" SELECT FILL (R>30) CAN BE USED IN LIEU OF 12" AGGREGATE SUBBASE, SEE SOILS ENGINEER'S RECOMMENDATIONS.

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GAN
Drawn by: GAN/JE
Checked by: DRB

Sheet
C4.0
10 of 25 Sheets
Job 13109

SEE SHEET C4.3 FOR CONTINUATION

SEE SHEET C4.0 FOR CONTINUATION

SEE SHEET C4.3 FOR CONTINUATION

SEE SHEET C4.4 FOR CONTINUATION

BLDG 3
117.00 FF
115.83 PAD (SAP/SSP)

BLDG 3
117.00 FF
115.83 PAD (SAP/SSP)

COURTYARD (SLP)

BLDG 2
(RESIDENTIAL)
115.50 FS
114.33 PAD (SSP/SAP)

BLDG 2
(RETAIL/COMMERCIAL)
114.50 FS
113.33 PAD (SSP/SAP)

DRIVEWAY 1

EX DRIVEWAY

SANTERO WAY

HALLWAY 115.50 FS

ELECTRICAL ROOM (SAP) 115.65 SLAB

ELECTRICAL ROOM (SAP) 115.40 SLAB

PATIO (SAP, TYP)

BENCH (SLP, TYP)

TREEWELL (SLP, TYP)

BIKE STORAGE

8" BLDG STEM WALL 115.16 TW (SSP/SAP)

DOWNSPOUT (SAP, TYP)

RAISED CROSSWALK

SPEED BUMP SIGN

SEWER MAIN IMPROVEMENTS, SEE SHEET C6.0

SAWCUT LINE (FG TO MATCH EG)

SAWCUT LINE AT EX FACE OF CURB (FG TO MATCH EG)

ADJUST EX SDMH LID TO FG

REPLACE EX AC ALONG WATER LINE TRENCH, TYP

Ex Curb to Remain

EX DI-1 113.97 GR TO REMAIN

EX DI 114.26 GR

NEW CENTERLINE OF 26' TRAVEL WAY

Existing Map Centerline

SANTERO WAY, STA: 8+02.63 = DRVEWAY 1, STA: 0+07.00

SANTERO WAY, STA: 10+77.13 = EX DRVEWAY, STA: 0+07.00

DI-1 114.95 GR
DI-2 114.56 GR
DI-4 114.95 GR
DI-5 114.56 GR
DI-6 114.10 GR
DI-14 112.35 GR/FL (REPLACE EX CB)
DI-15 112.85 GR/FL (REPLACE EX CB)

AD-10 115.30 GR
AD-11 114.80 GR
AD-12 115.10 GR
AD-13 115.70 GR
AD-14 115.70 GR
AD-15 115.30 GR
AD-16 114.50 GR
AD-17 114.70 GR
AD-18 114.50 GR
AD-19 114.50 GR
AD-20 114.50 GR
AD-21 114.60 GR
AD-22 114.60 GR
AD-23 114.50 GR
AD-24 114.40 GR
AD-25 114.40 GR
DS-26 114.79 GR

CB-4 115.30 GR
CB-5 114.50 GR

LEGEND

- DRIVEWAY AC PAVEMENT 3" AC OVER 7" CL II AB, & 12" AS* (R=30, TI=5.5)
- REPLACE EX AC PAVEMENT (MATCH EX AC, 3" MIN).
- STAMPED & COLORED AC PARKING 2.5" AC OVER 6.5" CL II AB, & 12" AS* (R=30, TI=5)
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- HARDSCAPE & PAVING (SEE LANDSCAPE PLANS)
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(*) LIME-TREATED SUBGRADE OR 12" SELECT FILL (R>30) CAN BE USED IN LIEU OF 12" AGGREGATE SUBBASE, SEE SOILS ENGINEER'S RECOMMENDATIONS.

ADA COMPLIANCE NOTES:

- ALL ADA PARKING SPACES AND LOADING ZONES SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAIL 10 SHT C7.0.
- SIDEWALK AND PEDESTRIAN PATHS SHALL HAVE MAX CROSS SLOPE OF 2%, AND MAX LONGITUDINAL SLOPE OF 5%.
- CURB RAMPS SLOPE IS 12:1 (8.3%) MAX. ALL LANDINGS SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAILS 6 & 7 SHT C7.0.

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

KEY NOTES

1. TAPER FROM 6" CURB TO 0" CURB
2. RAISED CURB (6" ABOVE FINISH SURFACE)
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4. 3' WIDE TRUNCATED DOME STRIP
5. PAINT CURB RED w/ "NO PARKING"

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COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN
SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

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Checked by: DRB

Sheet
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11 of 25 Sheets
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S.M.A.R.T RAIL TRACK

S.M.A.R.T RAIL TRACK

SEE SHEET C4.3 FOR CONTINUATION

DEPOT WAY EXTENSION

DRIVEWAY 2

OVERFLOW PARKING

BLDG 1
(RESIDENTIAL)
116.30 FS (TYP)
115.13 PAD (SSP/SAP)

DEPOT WAY

Ex Curb to remain

Ex S.M.A.R.T Driveway

Ex Yellow Stripe

Existing Curb & Gutter

STA: 2+51.53
12.57' LT
118.25 TC
(MATCH EX TC)

STA: 2+77.11
12.00' LT
118.30 TC@PRC

STA: 3+06.14
12.00' LT
118.35 TC@PRC

STA: 3+11.29
30.00' LT
117.32 EP

STA: 3+32.56
30.97' LT
117.34 EP

STA: 3+68.15
31.00' LT
116.75 EP

CB-6
115.70 GR

116.13
FL

s=0.5%
MIN

GRADE BREAK
(GB, TYP)

STA: 3+73.15
13.00' LT
117.60 TC

STA: 3+80.64
13.00' LT
117.13 EP/FC

STA: 3+33.15
12.00' LT
117.90 GB

EC: 3+68.15
116.98 FG@CL

STA: 2+26.88
117.02 FG@℄/ME

R=100.0'
L=54.46'
Δ=31°12'11"

R=600.0'
L=91.04'
Δ=8°41'38"

PCC: 2+22.65

PCC: 2+03.24

R=300.0'
L=19.41'
Δ=3°42'25"

116.28 FG@CL
PCC: 2+77.11

STA: 2+35.41
22.97' RT
117.25 TC

STA: 2+30.90
33.88' RT
116.80 TC

DI-9B
116.39 GR

STA: 3+33.02
15.20' RT
117.83 TC

STA: 3+36.20
12.04' RT
117.87 TC

STA: 3+33.85
30.03' RT
117.42 TC

CB-9
115.80 GR

STA: 3+80.64
15.00' RT
116.85 TC

STA: 3+80.64
31.00' RT
115.70 EP/FC

STA: 3+77.79
116.80 FG@℄

DEPOT WAY =
DRIVEWAY 2
STA: 3+77.79

S 25°42'00" E
360.99'

STA: 4+11.64
31.00' LT
118.28 TC

STA: 4+56.64
31.00' LT
118.41 TC

STA: 4+11.64
17.00' LT
117.86 TC

STA: 4+07.31
13.00' LT
117.72 TC

STA: 4+56.64
116.98 FG@℄

STA: 4+59.64
13.00' RT
117.13 TC

STA: 4+56.64
16.00' RT
117.00 TC

STA: 4+56.64
31.00' RT
116.45 TC

STA: 0+41.45
30.00' LT
117.07 TC

STA: 1+13.45
30.00' LT
117.34 TC

STA: 1+25.45
30.00' LT
117.40 TC

STA: 1+79.45
30.00' LT
117.56 TC

STA: 0+13.57
115.78 FC@℄

STA: 0+31.26
115.81 FS/GB@℄

STA: 0+83.45
115.84 FS/GB@℄

STA: 1+18.45
116.28 FS/GB@℄

END: 2+09.45
116.55 FS@℄

S 25°42'00" E
209.45'

STA: 0+33.45
30.00' RT
115.83 TC

STA: 0+83.45
30.00' RT
115.69 TC

STA: 1+13.45
30.00' RT
116.08 TC

STA: 1+25.45
30.00' RT
116.14 TC

STA: 2+06.45
30.00' RT
116.38 TC

DI-9C
115.18 GR

DI-9A
115.64 GR

DI-10
114.70 GR
113.95 SO

L=155 LF
W=5.0'
D=3.25'
s=0.5%

3' TRUNCATED DOMES
@ CURB RAMP, TYP

WHEEL STOP
(TYP)

ELECTRICAL ROOM
(SAP), 116.30 SLAB

PATIO
(SAP, TYP)

DOWNSPOUT
(SAP, TYP)

HALLWAY
116.30 FS

AD-1
115.20 GR

AD-2
115.10 GR

AD-30
115.20 GR

AD-31
115.20 GR

CB-7
115.10 GR

116.1 GB
116.5 GB
116.62 GB
116.56 GB
115.90 GB
115.66 FS
115.5 GB
116.26 FS
116.26 FS/GB
116.51 BSW
115.6 FG
116.08 FS
116.16 FS
116.28 FS
115.89 BSW
115.83 BSW
116.03 EP
116.53 TC
116.05 FC
116.03 EP
116.56 FS
116.91 TC
116.62 FS
116.70 TC
116.48 TC
116.00 FC
115.98 EP
115.72 EP/FC
116.26 TC
117.68 TC
117.60 TC
117.12 FC
117.10 EP
117.56 TC
117.08 FC
117.06 EP
117.25 FS
117.33 FS
117.38 FS
117.21 FS/EP
117.18 FS/EP
117.34 TC/ME
117.28 TC/ME
117.04 TC/ME
116.56 FC
116.54 FL/ME
116.98 TC/ME
116.50 FC
116.48 FL/ME
116.91 TC/ME
116.41 FL/ME
116.74 TC
116.26 FC
116.24 EP
116.81 TC
116.71 TC
116.74 TC
117.14 BSW/GB
117.00 BSW
116.95 TC/FS
117.37 FS/GB
117.48 FS/GB
117.17 FS/GB
117.10 TC
117.00 TC
116.57 FC
116.55 EP
116.51 FC
116.49 EP
117.26 TC
117.25 TC
117.30 TC/GB
117.20 TC
116.82 TC
116.74 TC
116.45 TC
115.97 FC
115.95 EP
116.52 TC
116.50 TC
115.85 FC/EP
115.64 FG
116.10 FS
116.01 FS
114.00 FL/IG
114.35 FL/IG
113.95 FL/IG
116.29 FS
115.25 FC
115.83 TC
115.33 EP
116.13 TC
115.63 EP
115.74 FS/GB
115.62 TC/ME
115.12 FL/ME
115.70 FS/GB
115.67 FS/GB
115.77 FS
115.40 FS/GB
115.74 FS/GB
116.15 TC
115.65 EP
113.6 FL

R=126.0'
L=34.78'
Δ=15°48'51"

SEE SHEET C4.0 FOR CONTINUATION

SEE SHEET C4.0 FOR CONTINUATION

SEE SHEET C4.3 FOR CONTINUATION

KEY NOTES

1. TAPER FROM 6" CURB TO 0" CURB
2. RAISED CURB (6" ABOVE FINISH SURFACE)
3. 1' WIDE CURB CUT
4. 3' WIDE TRUNCATED DOME STRIP
5. PAINT CURB RED w/ "NO PARKING"

LEGEND

- DRIVEWAY AC PAVEMENT 3" AC OVER 7" CL II AB, & 12" AS* (R=30, TI=5.5)
- REPLACE EX AC PAVEMENT (MATCH EX AC, 3" MIN).
- STAMPED & COLORED AC PARKING 2.5" AC OVER 6.5" CL II AB, & 12" AS* (R=30, TI=5)
- 4" PCC OVER 4" CL II AB & 12" AS (*), SEE DETAIL 5 SHT C7.0.
- CONCRETE PAVEMENT, 4" PCC w/ #4 REBAR @ 24" O.C.E.W OVER 6" CL II AB & 12" AS (*)
- HARDSCAPE & PAVING (SEE LANDSCAPE PLANS)
- 6" PCC w/ #4 REBAR @ 18" O.C.E.W OVER 6" CL II AB & 12" AS (*). SEE LANDSCAPE PLANS FOR COLOR & FINISH.
- DRAIN ROCK CHAMBER UNDER BIO-RETENTION SWALE

(*) LIME-TREATED SUBGRADE OR 12" SELECT FILL (R>30) CAN BE USED IN LIEU OF 12" AGGREGATE SUBBASE, SEE SOILS ENGINEER'S RECOMMENDATIONS.

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

ADA COMPLIANCE NOTES:

- ALL ADA PARKING SPACES AND LOADING ZONES SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAIL 10 SHT C7.0.
- SIDEWALK AND PEDESTRIAN PATHS SHALL HAVE MAX CROSS SLOPE OF 2%, AND MAX LONGITUDINAL SLOPE OF 5%.
- CURB RAMPS SLOPE IS 12:1 (8.3%) MAX. ALL LANDINGS SHALL HAVE SLOPE OF 2% MAX IN ALL DIRECTIONS, SEE DETAILS 6 & 7 SHT C7.0.

No.	Date	Description	Approved

Revisions

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David R. Brown, RCE 41833
My license expires 3/31/2020

REGISTERED PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp. 3/31/2020 * STATE OF CALIFORNIA * CIVIL

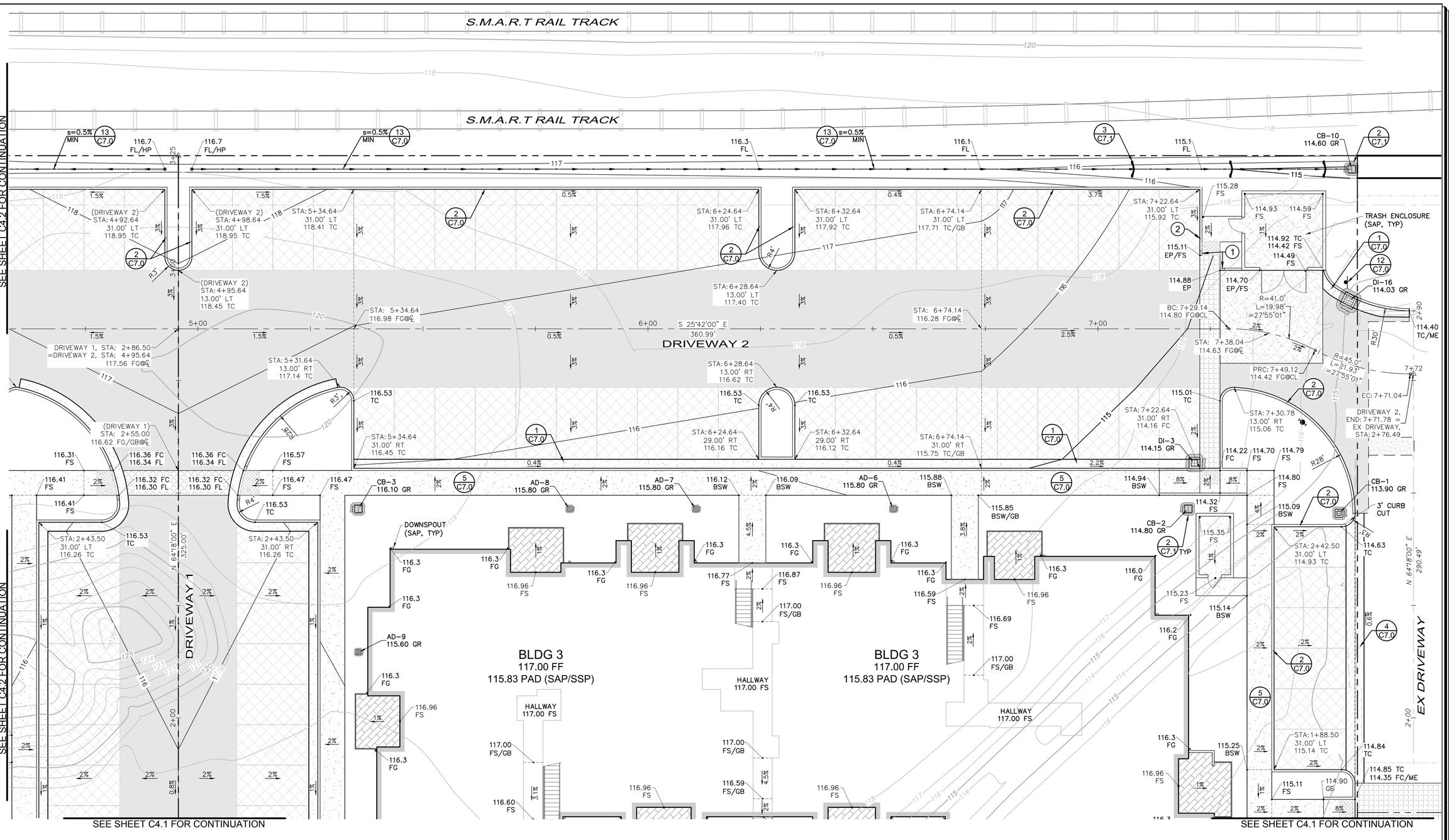
COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: ARN
Drawn by: ARN/JE
Checked by: DRB

Sheet
C4.2
12 of 25 Sheets
Job 13109

File: S:\2018 PROJECTS\13109\CIVIL\GRADE - DRAINAGE\13109 PLOT 4.4 SITE GRADING & DRAINAGE.dwg 4/9/2018 8:06:46 AM by ARN



GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

LEGEND

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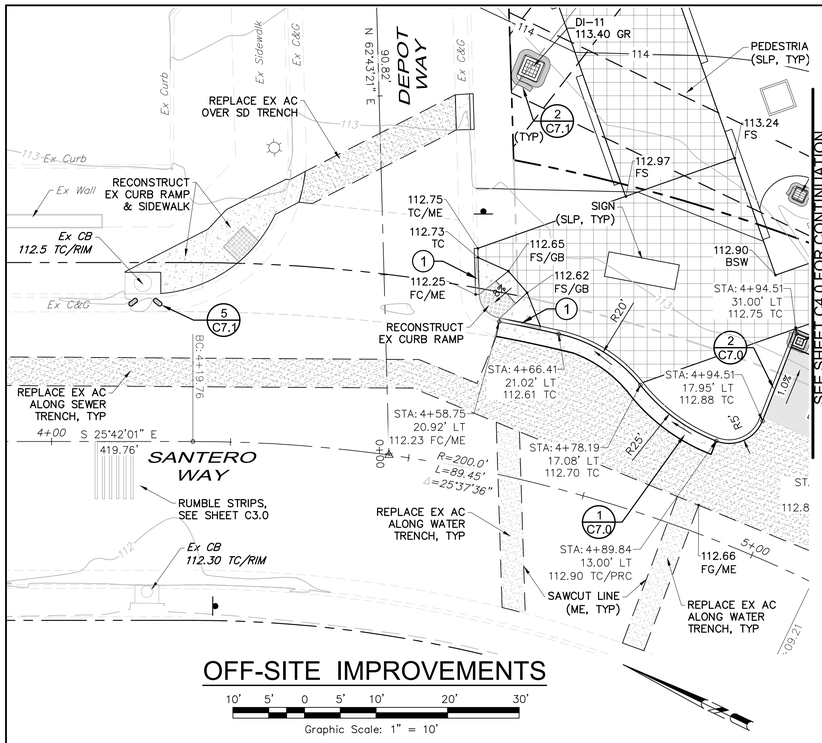
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SITE IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GFN
Drawn by: GFN/JC
Checked by: DRB

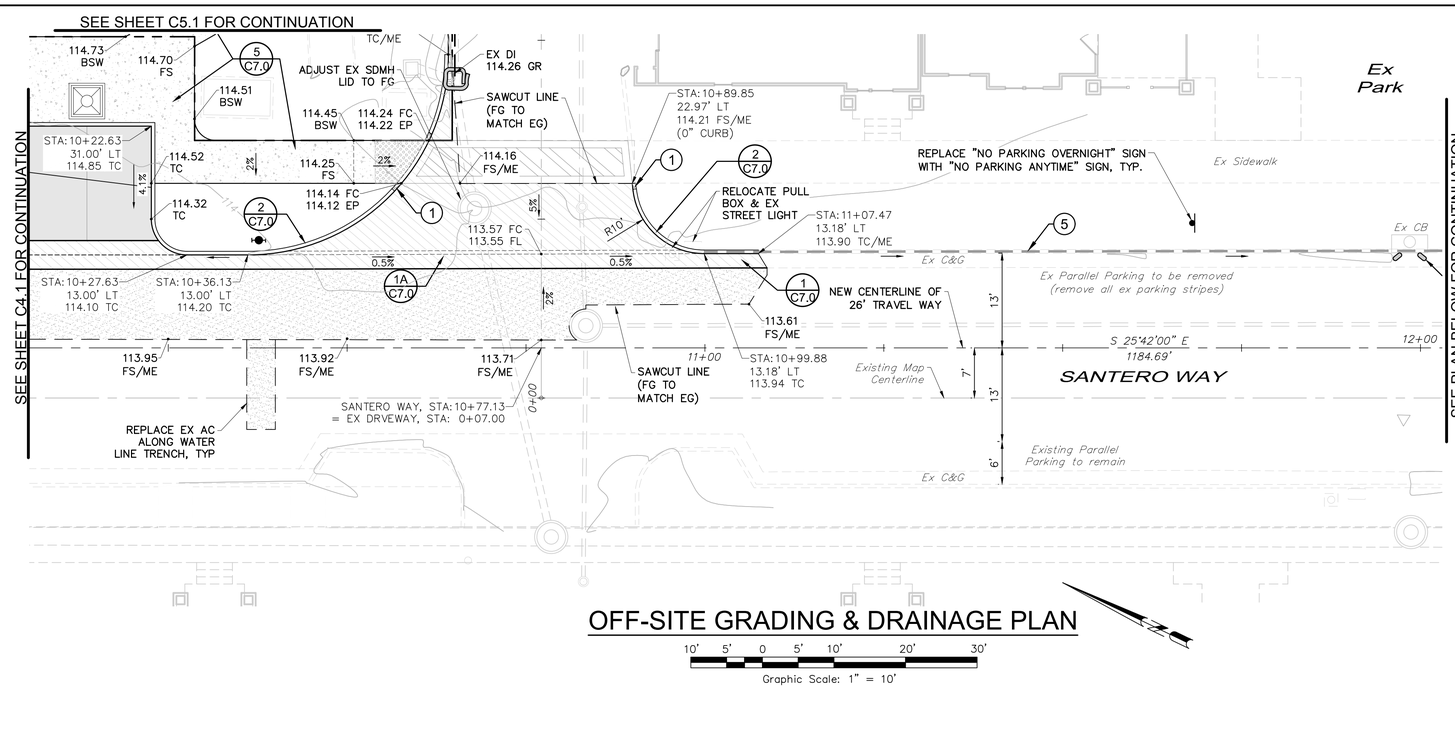
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C4.3
13 of 25 Sheets
Job 13109



OFF-SITE IMPROVEMENTS

10' 5' 0 5' 10' 20' 30'

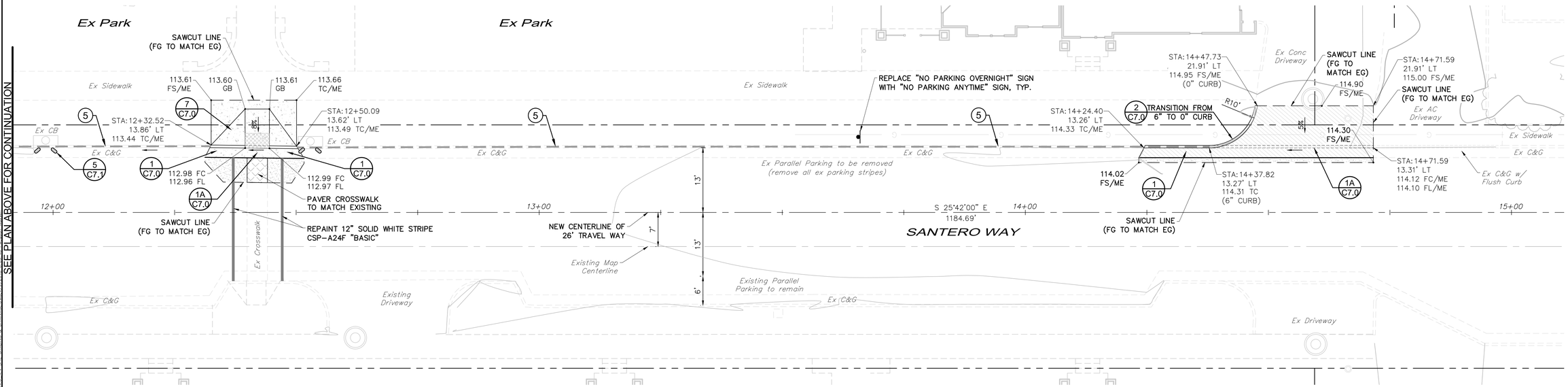
Graphic Scale: 1" = 10'



OFF-SITE GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'



OFF-SITE GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

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(*) LIME-TREATED SUBGRADE OR 12" SELECT FILL (R>30) CAN BE USED IN LIEU OF 12" AGGREGATE SUBBASE, SEE SOILS ENGINEER'S RECOMMENDATIONS.

RESTORATION NOTES:

- ANY IMPACTED LANDSCAPING SHALL BE RESTORED.
- ANY IMPACTED STREET SIGN AND STRIPING SHALL BE RESTORED.

ADA COMPLIANCE NOTES:

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5. PAINT CURB RED w/ "NO PARKING"

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SITE IMPROVEMENT PLANS
OFFSITE GRADING & DRAINAGE PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: ATW
Drawn by: ATW/JLE
Checked by: DRB

Sheet
C4.4
14 of 25 Sheets
Job 13109

Plot By: JENNIFER LEE-ADOBE ASSOCIATES, INC. Plot Date: 4/9/2018 File: S:\2018 PROJECTS\13109 JMW_MORE DESIGN\CONST DOCS\13109-C4.0-4.4 SITE GRADING & DRAINAGE.DWG

SEE SHEET C5.2 FOR CONTINUATION

SEE SHEET C5.2 FOR CONTINUATION

SEE SHEET C5.1 FOR CONTINUATION

DEPOT WAY

SEE PLAN BELOW FOR CONTINUATION

RESTORE EX C&G

62 LF 15" RCP s=0.020

TRENCH PER CITY STD.–201

DI–11
113.40 GR
109.71 IG

37 LF 15" SD s=0.035

41 LF 15" SD s=0.011

PUBLIC DRAINAGE EASEMENT OR DN 2018–____

PRIVATE DRAINAGE EASEMENT OR DN 2018–____

AD–35
112.90 GR
110.18 IG

NEW R/W

Ex Ac

Ex PUE to be abandoned

Ex Conc

Ex SSMH

Ex R/W

19'

10'

69 LF 15" SD s=0.012

DI–12
112.25 GR
110.75 IG

RBPD

1" IRR WS PER CITY STD.–863 AND RBPD PER STD.–876.

1" IRR WS PER CITY STD.–863 (IRRIGATION FOR DEPOT OVERFLOW PARKING LOT)

CB–8
113.31 GR
109.70 IG (IN)
111.00 IG (OUT)

90° BEND & 36"x15" REDUCER
36": 108.00 IG
15": 109.75 IG

81 LF 6" SD s=0.005

110.10 IG (6")

24 LF 6" SD s=0.010

DI–13
112.55 GR
110.34 IG

Ex 24" SD s=0.0012

EC: 5+09.21

Ex 10" Public Water Main

SANTERO WAY

STREET LIGHT (SLP, TYP)

SINGLE MANIFOLD

90° BEND MANIFOLD

LANDSCAPE LIGHT (SLP, TYP)

MAINTENANCE ACCESS w/ 30" FRAME & GRATE ON 30" RISER 114.56 RIM

(70+80+80) LF 36" ADS N–12 PERF. PIPE
(V_{PIPE} = 1,840 CF
V_{VOID} = 1,318 CF
V_{TOTAL} = 3,158 CF)

(40+30+30+20) LF ADS 36" N–12 PERF. PIPE
(V_{PIPE} = 1,120 CF
V_{VOID} = 803 CF
V_{TOTAL} = 1,923 CF)

SDCO (TYP)

PARK (SLP)

PRIVATE DRAINAGE EASEMENT OR DN 2018–____

MAINTENANCE ACCESS w/ 30" FRAME & GRATE ON 30" RISER 114.50 RIM

40 LF 36" ADS N–12 PERF. PIPE
(V_{PIPE} = 284 CF
V_{VOID} = 203 CF
V_{TOTAL} = 487 CF)

36"x15" REDUCER
15": 109.75 IG
36": 108.00 IG

30 LF 15" SD s=0.010

BLDG 1
(RESIDENTIAL)
116.30 FF
115.13 PAD (SAP/SSP)

AD–32
115.20 GR
111.60 IG

AD–33
115.20 GR
111.42 IG

AD–34
114.10 GR
111.12 IG

AD–3
115.10 GR
112.20 IG

AD–4
115.10 GR
112.12 IG

AD–5
114.00 GR
112.02 IG

12"x8"x8" TEE
111.68 IG (12" SD, PIPES MATCH CROWN)

12"x6"x12" TEE
111.62 IG (12" SD, PIPES MATCH CROWN)

12"x6"x12" TEE
111.54 IG (12" SD, PIPES MATCH CROWN)

12"x8" CROSS
111.44 IG (12" SD, PIPES MATCH CROWN)

4 LF 6" SD s=0.020

3 LF 6" SD s=0.024

17 LF 8" SD s=0.010

25 LF 12" SD s=0.003

33 LF 12" SD s=0.003

24 LF 12" SD s=0.020

28 LF 12" SD s=0.005

36 LF 12" SD s=0.005

30 LF 12" SD s=0.010

32 LF 12" SD s=0.025

DS LEADER 4" SD, s=0.02 MIN (TYP, U.O.N)

DOWNSPOUT (SAP, TYP)

BLDG 1
(RETAIL/COMMERCIAL)
114.50 FF
113.13 PAD (SAP/SSP)

PARKING LIGHT (SLP, TYP)

SSCO
114.2± RIM
106.5 IG

3" WS w/ 2" METER (DOMESTIC)

2" WS w/ 1.5" METER & RBPD (COMMERCIAL)

1" IRR WS w/ RBPD

SEE FIRE PLANS FOR CONNECTION DETAILS

22.5° BEND
110.96 IG

DI–8
113.40 GR
110.07 IG

DI–7
114.00 GR
110.52 IG

76 LF 15" SD s=0.006

42 LF 4" FW

22 LF 6" SSLAT s=0.02

METER BOX & 2" CHASE FOR FUTURE EXPANSION

Adjust Ex Util Vault Lid to Sidewalk FS

Relocate Ex Street Light & Elec. Box

CONNECT TO EX 6" SSLAT 105.94± IG (FIELD VERIFY)

4" D.I. MULTI–SERVICE MANIFOLD PER CITY STD.–887

4" DDCV & FDC

8"x4" REDUCER

6"x4" REDUCER

6" FW & WV

FH (PUBLIC)

4" WV

6"x8" CROSS

8" COMBINATION WATER SERVICE PER CITY STD.–870

Ex Stubbed 6" SSLat

Ex PUE to abandoned

SEWER MAIN IMPROVEMENTS, SEE SHEET C6.0

SANTERO WAY

8" WV

Ex 10" Public Water Main

EC: 7+15.67

Ex FH

Ex 24" SD (s=0.0012)

BC: 6+26.21

7+00

Ex SSMH

SEWER MAIN IMPROVEMENTS, SEE SHEET C6.0

6+00

RESTORE EX AC PAVEMENT, C&G, CURB RAMP & SIDEWALK. RAMP SHALL BE COMPLETELY REMOVED AND REPLACED; STRIPING (INCLUDING "STOP") SHALL BE RESTORED.

EX CONC STREET PAVEMENT SECTION SHALL BE RESTORED TO THE LIMIT OF EXPANSION JOINTS, A FULL PANEL, IF IMPACTED BY TRENCHING WORK.

RESTORE EX C&G

Ex Ac

DI–11
113.40 GR
109.71 IG

NEW R/W

62 LF 15" RCP s=0.020

TRENCH PER CITY STD.–201

CONNECT NEW 15" RCP TO EX CB, SEE DETAIL 16/C7.0

Ex Conc

Ex PUE to be abandoned

SEE PLAN ABOVE FOR CONTINUATION

Ex CB
112.8 RIM/TC
108.47 IG

Ex SSMH

BC: 4+19.76

SANTERO WAY

4+00

SEWER MAIN IMPROVEMENTS, SEE SHEET C6.0

Ex 15" RCP (s=0.005)

CONNECTION TO EX CB

10' 5' 0 5' 10' 20' 30'

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- 6" PCC w/ #4 REBAR @ 18" O.C.E.W OVER 6" CL II AB & 12" AS (*). SEE LANDSCAPE PLANS FOR COLOR & FINISH.
- DRAIN ROCK CHAMBER UNDER BIO–RETENTION SWALE

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UTILITY PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

UTILITY NOTES:

+ SEE SHEET C1.1 FOR CONSTRUCTION NOTES & UTILITY SCHEDULES.
+ SEE JOINT TRENCH PLANS FOR DRY UTILITIES.
+ SEE LANDSCAPE PLANS FOR IRRIGATION SYSTEM.
+ SEE DETAILS ON SHEET C7.2 & C7.3 FOR PRIVATE FIRE WATER LINE DETAILS.

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C5.0
15 of 25 Sheets
Job 13109

SEE SHEET C5.3 FOR CONTINUATION

SEE SHEET C5.0 FOR CONTINUATION

BLDG 3
117.00 FF
115.83 PAD (SAP/SSP)

BLDG 2
(RESIDENTIAL)
115.50 FF
114.33 PAD (SAP/SSP)

BLDG 2
(RETAIL/COMMERCIAL)
114.50 FF
113.33 PAD (SAP/SSP)

COURTYARD (SLP)

DRIVEWAY 1

SANTERO WAY

EX DRIVEWAY

38 LF 6" SSLAT s=0.02 (PRIVATE)
SSCO 115.5± RIM 110.20 IG
6 LF 8" SD s=0.020
SSCO 115.50 RIM 109.40 IG
17 LF 8" SD s=0.010
DI–1 114.95 GR 112.13 IG
DI–4 114.95 GR 111.90 IG
5 LF 8" SD s=0.020
AD–10 115.30 GR 111.92 IG
CB–4 115.30 GR 111.56 IG
15"x8" CROSS 111.22 IG (15" SD, PIPES MATCH CROWN)
27 LF 15" SD s=0.003
19 LF 12" SD s=0.003
20 LF 12" SD s=0.003
34 LF 12" SD s=0.003
12"x8"x12" TEE 111.73 IG (12" SD, PIPES MATCH CROWN)
50 LF 12" SD s=0.003
AD–14 115.70 GR 112.28 IG
AD–15 115.30 GR 111.62 IG
16 LF 6" SD s=0.020
11 LF 8" SD s=0.020
AD–13 115.70 GR 112.60 IG
DS LEADER 4" SD, s=0.02 MIN (TYP, U.O.N)
DOWNSPOUT (SAP, TYP)
AD–12 115.10 GR 111.88 IG
AD–11 114.80 GR 112.83 IG
62 LF 8" SD s=0.010
159 LF 15" SD s=0.005
11 LF 15" SD s=0.005
Ex DI–1 (TO REMAIN) 113.97 GR 110.19 IG
Ex 6" SSLAT
18 LF 12" SD s=0.003
28 LF 12" SD s=0.003
12"x6"x12" TEE 111.56 IG (12" SD, PIPES MATCH CROWN)
12"x6"x12" TEE 111.82 IG (12" SD, PIPES MATCH CROWN)
51 LF 12" SD s=0.003
44 LF 12" SD s=0.003
32 LF 12" SD s=0.003
12"x8"x12" TEE 111.66 IG (12" SD, PIPES MATCH CROWN)
8 LF 6" SD s=0.021
17 LF 8" SD s=0.020
8 LF 6" SD s=0.021
AD–21 114.60 GR 112.22 IG
AD–22 114.60 GR 111.41 IG
CB–5 114.50 GR 111.50 IG
28 LF 15" SD s=0.003
15"x12"x15" TEE 111.14 IG (15" SD, PIPES MATCH CROWN)
ELEC VEHICLE CHARGING STATION
STREET LIGHT (SLP, TYP)
AD–17 114.70 GR 111.96 IG
21 LF 6" SD s=0.010
AD–16 114.50 GR 112.67 IG
AD–18 114.50 GR 112.48 IG
LANDSCAPE LIGHT (SLP, TYP)
AD–19 114.50 GR 112.74 IG
AD–20 114.50 GR 112.34 IG
20 LF 6" SD s=0.020
DS LEADER 4" SD, s=0.02 MIN (TYP, U.O.N)
25 LF 12" SD s=0.003
26' PUBLIC ACCESS EASEMENT
22.5° BEND 111.05 IG
8 LF 6" SD s=0.021
AD–23 114.50 GR 111.94 IG
DOWNSPOUT (SAP, TYP)
DI–5 114.56 GR 111.00 IG
SEE FIRE PLANS FOR CONNECTION DETAILS
163 LF 6" SSLAT s=0.02 (PRIVATE)
STREET LIGHT (SLP, TYP)
AD–24 114.40 GR 112.34 IG
SAWCUT LINE, TYP
DI–2 114.56 GR 111.89 IG
6 LF 8" SD s=0.022
24 LF 12" SD s=0.020
8.0'
PRIVATE SEWER EASEMENT OR DN 2018–____
44 LF 15" SD s=0.003
1" IRR WS w/ RBPD
2" WS w/ 1.5" METER & RBPD (COMMERCIAL)
3" WS w/ 2" METER (DOMESTIC)
DS LEADER 4" SD, s=0.02 MIN (TYP, U.O.N)
DS–26 (TEE–IN) 111.53 IG
DS–28 (TEE–IN) 111.38 IG
SSCO 114.2± RIM 107.85 IG
DI–6 114.10 GR 110.87 IG
69 LF 15" SD s=0.005
85 LF 12" SD s=0.003
50 LF 12" SD s=0.003
51 LF 8" SD s=0.005
45° BEND 112.23 IG
22 LF 8" SD s=0.005
21 LF 6" SD s=0.005
AD–25 114.40 GR 112.12 IG
42 LF 4" FW
70 LF 4" FW
METER BOX & 2" CHASE FOR FUTURE EXPANSION
22 LF 6" SSLAT s=0.02 (MIN)
STREET LIGHT (SLP, TYP)
EX SDMH (ADJUST LID TO FG) 109.22 IG
Ex PUE to be abandoned
Ex DI to re 114.26 GR 109.39 IG
Ex 15" SD s=0.01
Ex 10" Public Water Main
6" FW & WV
FH (PUBLIC)
DI–14 112.35 GR/FL 108.34 IG (REPLACE EX CB)
4" DDCV & FDC
6"x4" REDUCER
6"x4"x6" TEE
4" WV
4" D.I. MULTI–SERVICE MANIFOLD PER CITY STD.–887
Ex 6" Stubbed SSLAT
CONNECT TO EX 6" SSLAT 107.43± IG (FIELD VERIFY)
Ex R/W
6" COMBINATION WATER SERVICE PER CITY STD.–870
SEWER MAIN IMPROVEMENTS, SEE SHEET C6.0
DI–15 112.85 GR/FL 109.62 IG (REPLACE EX CB)
FH (PUBLIC) PER CITY STD.–857
24 LF 6" W
6" WV
WYE CONNECTION (CITY STD.–513) 105.75± IG (8" SS MAIN) 106.10± IG (6" SS LAT)
NEW CENTERLINE OF 26' TRAVEL WAY
Existing Map Centerline
Ex SSMH
Ex 15" SD s=0.005
Ex SDMH 113.11 RIM 107.95 IG (18") 106.60 IG (30")
Ex 15" SD s=0.01
Ex 10" Public Water Main
Ex 18" SD
Ex FH
Ex CB 109.46 IG
Ex SDMH 113.76 RIM 109.41 IG (18") 106.47 IG (30")
Ex 18" SD
Ex SDMH 114.06 RIM 108.75 IG (15") 106.31 IG (30")
Ex WVs
Ex 24" SD (s=0.0012)
Ex 30" SD (s=0.001)
Ex 30" SD (s=0.001)
Ex 30" SD (s=0.001)
Ex 6" SSLAT
1+00
8+00
9+00
10+00
0+00
N 64°18'00" E 290.49'

UTILITY NOTES:

+ SEE SHEET C1.1 FOR CONSTRUCTION NOTES & UTILITY SCHEDULES.
+ SEE JOINT TRENCH PLANS FOR DRY UTILITIES.
+ SEE LANDSCAPE PLANS FOR IRRIGATION SYSTEM.
+ SEE DETAILS ON SHEET C7.2 & C7.3 FOR PRIVATE FIRE WATER LINE DETAILS.

UTILITY PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

LEGEND

- DRIVEWAY AC PAVEMENT 3" AC OVER 7" CL II AB, & 12" AS* (R=30, TI=5.5)
- REPLACE EX AC PAVEMENT (MATCH EX AC, 3" MIN).
- STAMPED & COLORED AC PARKING 2.5" AC OVER 6.5" CL II AB, & 12" AS* (R=30, TI=5)
- 4" PCC OVER 4" CL II AB & 12" AS (*), SEE DETAIL 5 SHT C7.0.
- CONCRETE PAVEMENT, 4" PCC w/ #4 REBAR @ 24" O.C.E.W OVER 6" CL II AB & 12" AS (*)
- HARDSCAPE & PAVING (SEE LANDSCAPE PLANS)
- 6" PCC w/ #4 REBAR @ 18" O.C.E.W OVER 6" CL II AB & 12" AS (*). SEE LANDSCAPE PLANS FOR COLOR & FINISH.
- DRAIN ROCK CHAMBER UNDER BIO–RETENTION SWALE

(*) LIME–TREATED SUBGRADE OR 12" SELECT FILL (R>30) CAN BE USED IN LIEU OF 12" AGGREGATE SUBBASE, SEE SOILS ENGINEER'S RECOMMENDATIONS.

No.	Date	Description	Approved
		Revisions	

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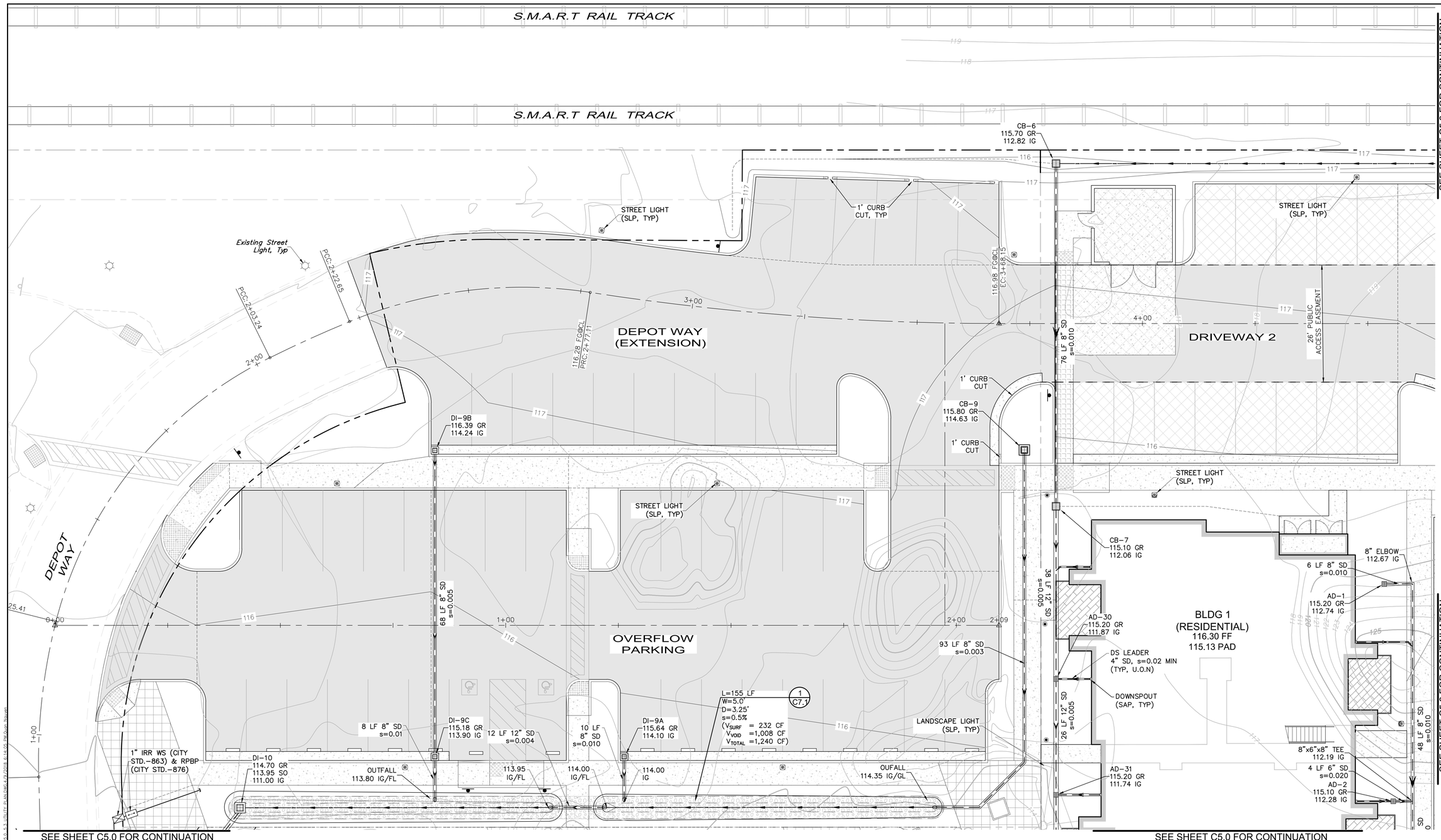
COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
UTILITY PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144–320–015 & 016, 144–790–017, 144–480–012, & 144–320–028

SCALE: AS NOTED
Date: April 9, 2018
Design by: CTN
Drawn by: CTN/DB
Checked by: DRB

Sheet
C5.1
16 of 25 Sheets
Job 13109

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UTILITY NOTES:

+ SEE SHEET C1.1 FOR CONSTRUCTION NOTES & UTILITY SCHEDULES.
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UTILITY PLAN

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Graphic Scale: 1" = 10'

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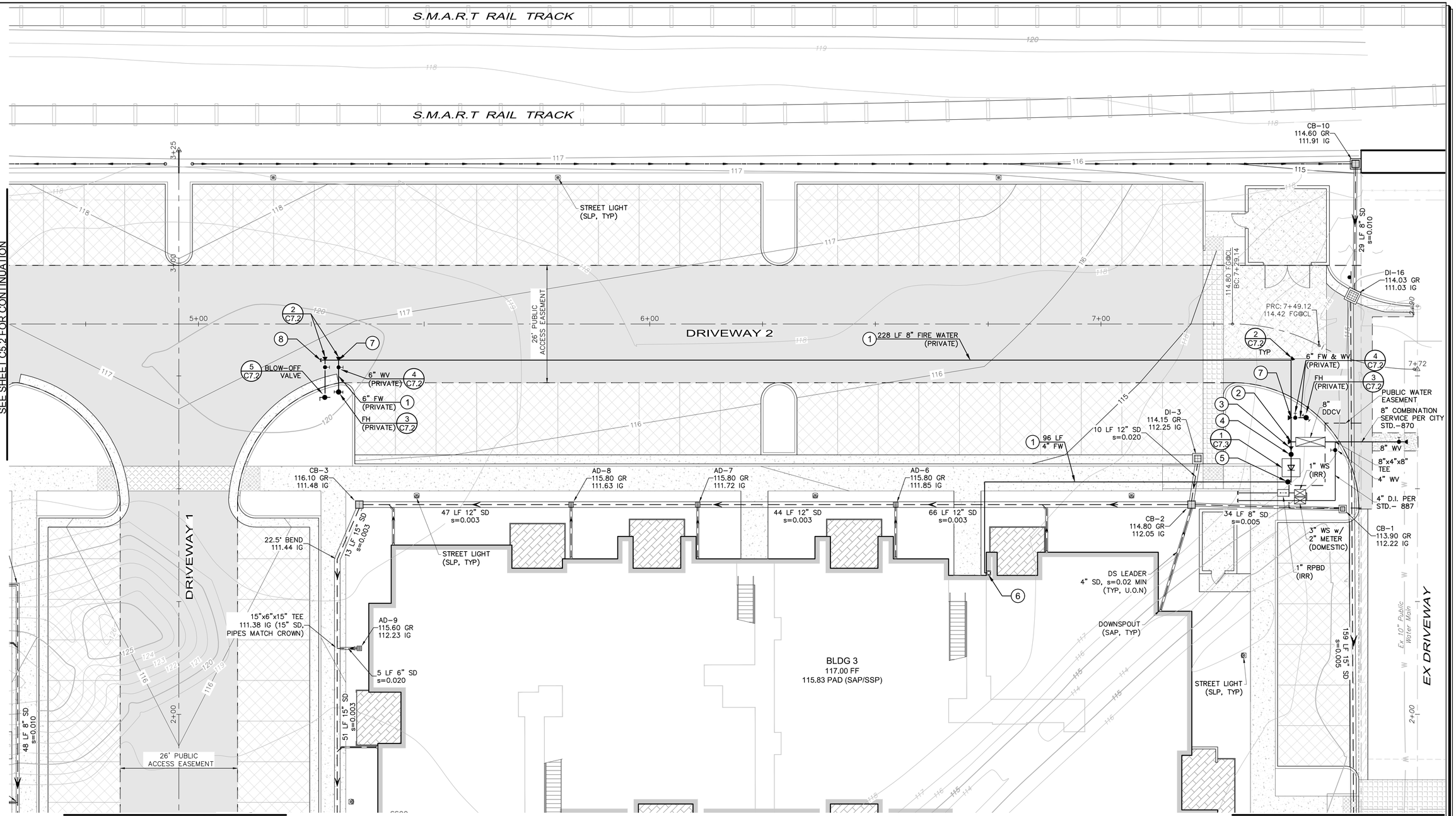
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COTATI STATION APARTMENTS
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UTILITY PLAN

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APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
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Drawn by: CTN/LE
Checked by: DRB

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C5.2
17 of 25 Sheets
Job 13109



UTILITY PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

UTILITY NOTES:

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PRIVATE FIRE WATER CONSTRUCTION NOTES

USE ONLY CITY ENGINEERS' LIST OF APPROVED ITEMS (CONTRACTOR TO OBTAIN FROM THE OFFICE OF PUBLIC WORKS SUPERINTENDENT.)

1. FIRE WATER LINES SHALL BE C900 CL-150; 36" MIN COVER. SEE DETAIL 1 SHEET C7.2 FOR TYPICAL TRENCHING DETAIL (CITY STD.-201).
2. INSTALL 8" TEE
3. INSTALL 8"x4" REDUCER
4. INSTALL POST INDICATOR VALVE (PIV)
5. INSTALL FIRE DEPARTMENT CONNECTOR (FDC)
6. SEE FIRE PLANS FOR CONNECTION DETAILS
7. INSTALL 8"x6"x8" TEE
8. INSTALL 8" BLIND FLANGE, SEE DETAIL 5/C7.2

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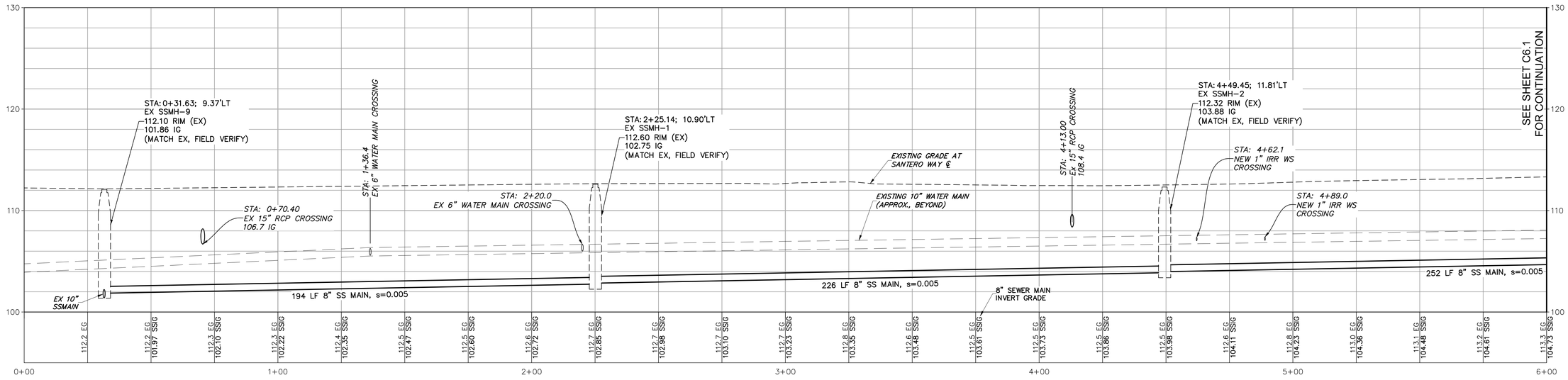
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SITE IMPROVEMENT PLANS
UTILITY PLAN

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GMV
Drawn by: GMV/JE
Checked by: DRB

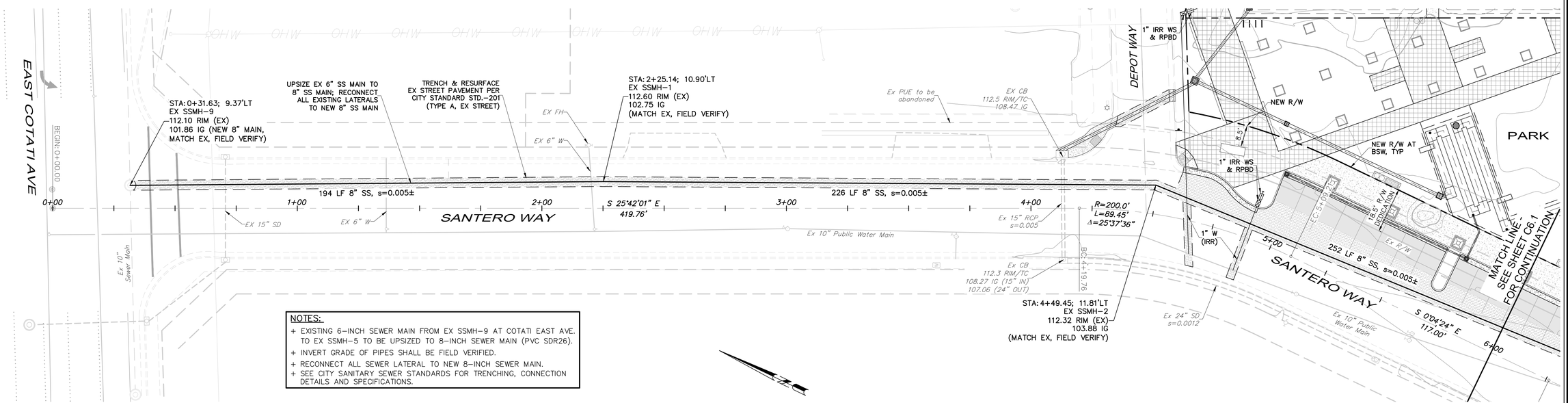
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18 of 25 Sheets
Job 13109



SEWER MAIN PROFILE

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20' (HOR)
1" = 5' (VER)



NOTES:

+ EXISTING 6-INCH SEWER MAIN FROM EX SSMH-9 AT COTATI EAST AVE. TO EX SSMH-5 TO BE UPSIZED TO 8-INCH SEWER MAIN (PVC SDR26).
+ INVERT GRADE OF PIPES SHALL BE FIELD VERIFIED.
+ RECONNECT ALL SEWER LATERAL TO NEW 8-INCH SEWER MAIN.
+ SEE CITY SANITARY SEWER STANDARDS FOR TRENCHING, CONNECTION DETAILS AND SPECIFICATIONS.

SEWER MAIN PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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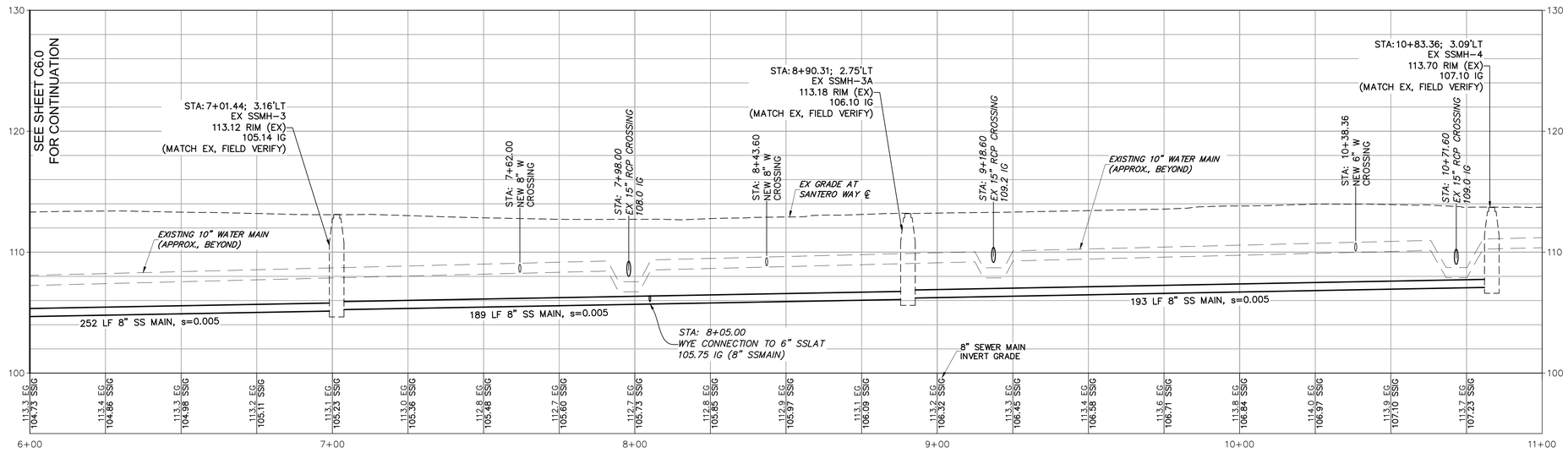
COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
SEWER MAIN IMPROVEMENTS

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Date: April 9, 2018
Design by: ATMV
Drawn by: ATMV
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19 of 25 Sheets
Job 13109

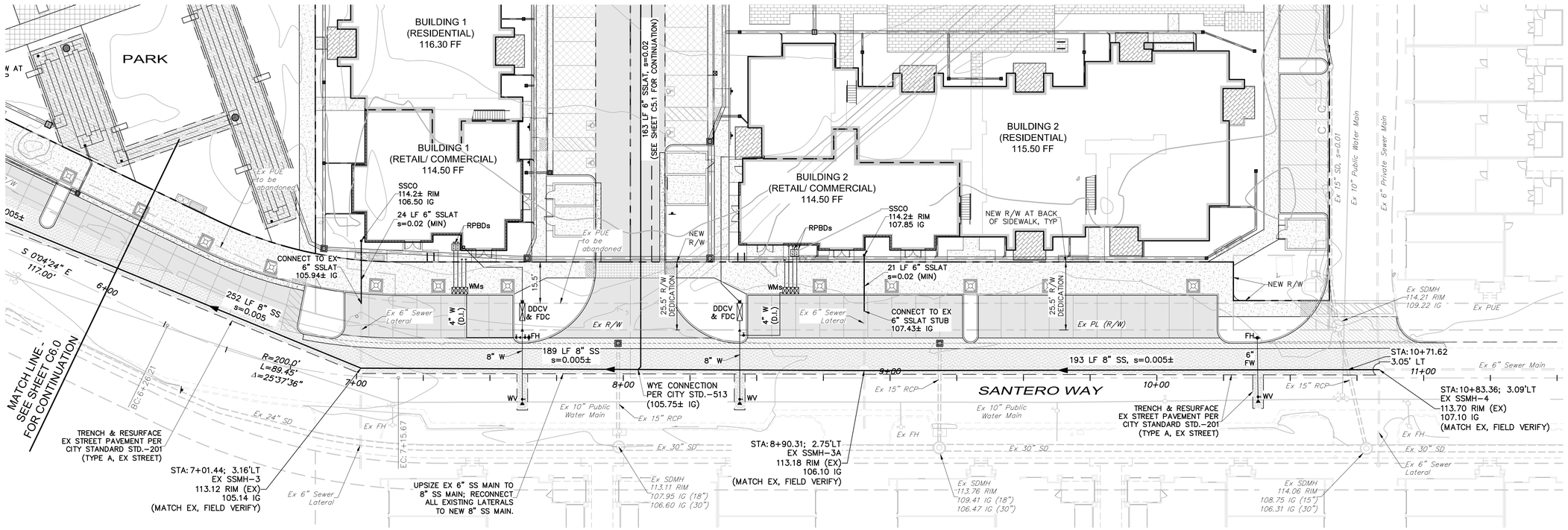
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SEWER MAIN PROFILE

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20' (HOR)
1" = 5' (VER)



NOTES:

+ EXISTING 6-INCH SEWER MAIN FROM EX SSMH-9 AT COTATI EAST AVE. TO EX SSMH-5 TO BE UPSIZED TO 8-INCH SEWER MAIN (PVC SDR26).
+ INVERT GRADE OF PIPES SHALL BE FIELD VERIFIED.
+ RECONNECT ALL SEWER LATERAL TO NEW 8-INCH SEWER MAIN.
+ SEE CITY SANITARY SEWER STANDARDS FOR TRENCHING, CONNECTION DETAILS AND SPECIFICATIONS.

SEWER MAIN IMPROVEMENTS

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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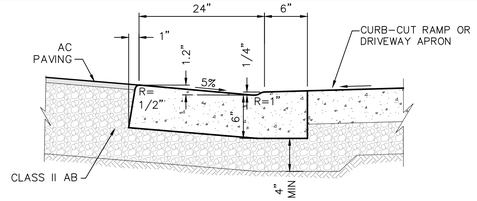
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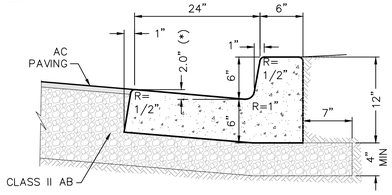
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20 of 25 Sheets
Job 13109

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1A CONCRETE CURB & GUTTER AT CURB-CUT RAMP & DRIVEWAY APRON

NTS

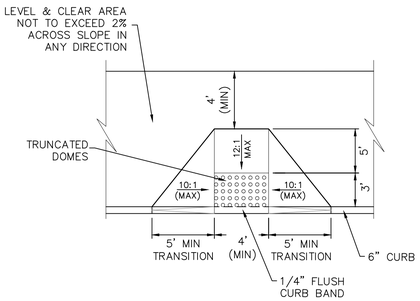


NOTES: SEE ALSO CITY STD.–103.

(*) AT ADA PARKING SPACES AND/OR LOADING ZONES, GUTTER DEPTH SHALL BE REDUCED TO 0.4" (2% MAX SLOPE).

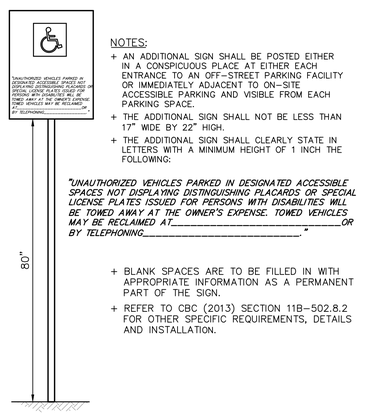
1 CONCRETE CURB & GUTTER

NTS



7 PEDESTRIAN RAMP DETAIL

NTS



NOTES:

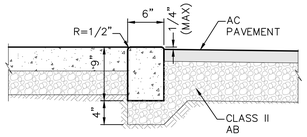
+ AN ADDITIONAL SIGN SHALL BE POSTED EITHER IN A CONSPICUOUS PLACE AT EITHER EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.
+ THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH.
+ THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING:

"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 RECLAIMED AT _____ OR BY TELEPHONING _____."

+ BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
+ REFER TO CBC (2013) SECTION 11B–502.8.2 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.

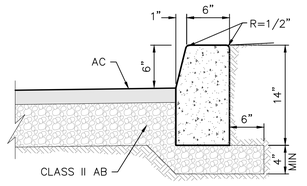
12 UNAUTHORIZED VEHICLE SIGNAGE

NTS



3 CONC. FLUSH CURB BAND

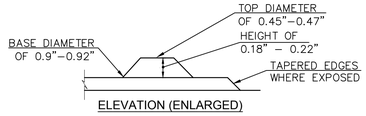
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NOTE: SEE ALSO CITY STD.–103.

2 CONCRETE CURB DETAIL

NTS

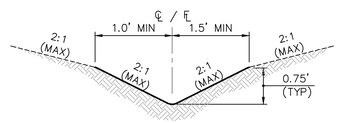


NOTES:

+ DETECTABLE WARNINGS SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
+ REFER TO CBC (2013) SECTION 11B–705 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.

8 DETECTABLE WARNING/ TRUNCATED DOMES DETAIL

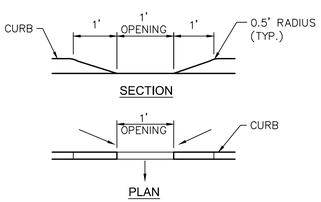
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NOTE: PLACE GRASS MAT ON SWALE FOR EROSION PROTECTION

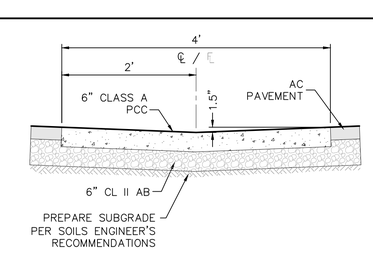
13 DRAINAGE SWALE DETAIL

NTS



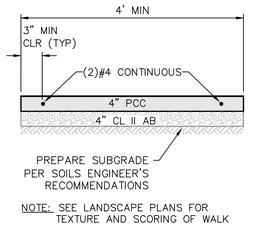
14 CURB OPENING DETAIL

NTS



4 4-FT CONC. VALLEY GUTTER

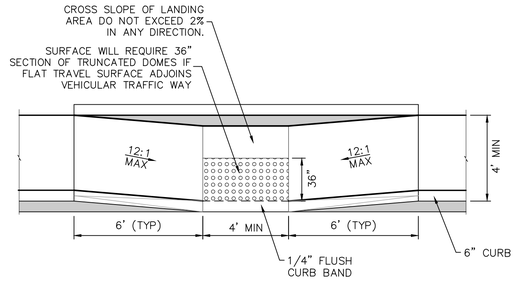
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NOTE: SEE LANDSCAPE PLANS FOR TEXTURE AND SCORING OF WALK

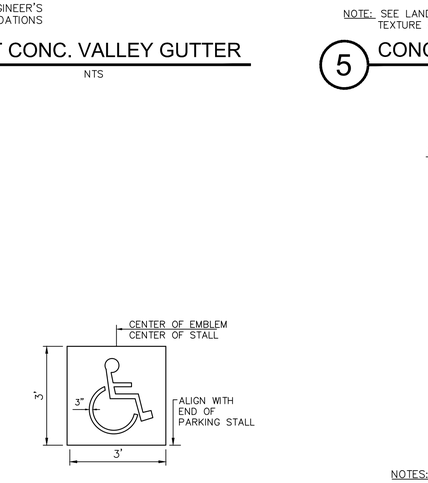
5 CONCRETE WALK

NTS



6 CURB-CUT RAMP

NTS

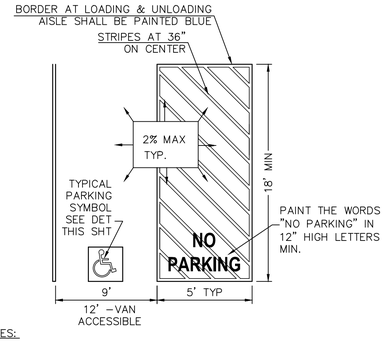


NOTES:

1. EMBLEM TO BE PAINTED ON SURFACE OF PARKING LOT PAVING
2. BACKGROUND COLOR IS BLUE
3. SEE SITE PLAN FOR LOCATION AND ORIENTATION

9 PARKING SYMBOL FOR ACCESSIBLE PARKING

NTS

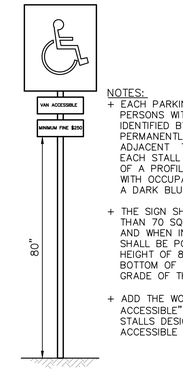


NOTES:

+ ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.
+ THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
+ REFER TO CBC (2013) SECTION 11B–502.3.3 AND SECTION 11B–502.6.4.2 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.

10 PLAN AT ACCESSIBLE PARKING

NTS

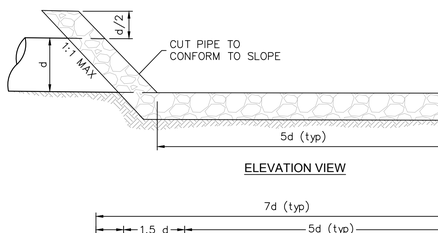


NOTES:

+ EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FORM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT PAINTED IN WHITE ON A DARK BLUE BACKGROUND.
+ THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH GRADE OF THE PARKING SPACE.
+ ADD THE WORDS STATING: "VAN ACCESSIBLE" OR SIGN AS SHOWN AT STALLS DESIGNATED FOR VAN ACCESSIBLE PARKING

11 SIGNAGE AT ACCESSIBLE PARKING STALLS

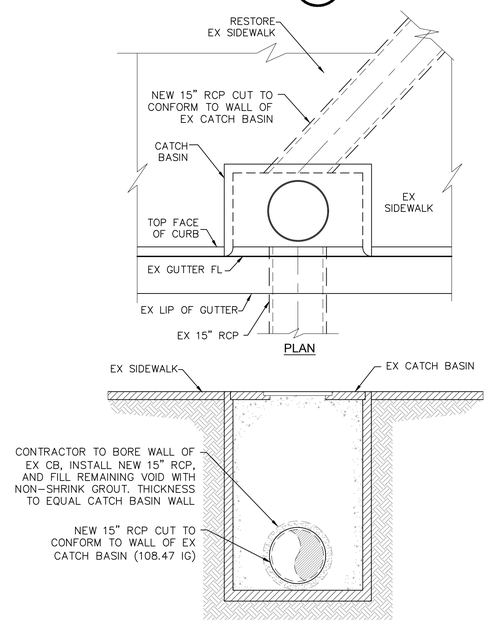
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NOTE:
ROCK TO BE PLACED PER CALTRANS SPECIFICATIONS SECTION 72, METHOD B, CLASS 3 ROCKS.

15 ROCK RIP-RAP STORM DRAIN INLET/OUTLET

NTS



16 CONNECT NEW PIPE TO EX CATCH BASIN

NTS

No.	Revisions: Description	Date	Approved

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David R. Brown, RCE 41833
My license expires 3/31/2020

PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp. 3/31/2020 * REGISTERED * CIVIL * STATE OF CALIFORNIA *

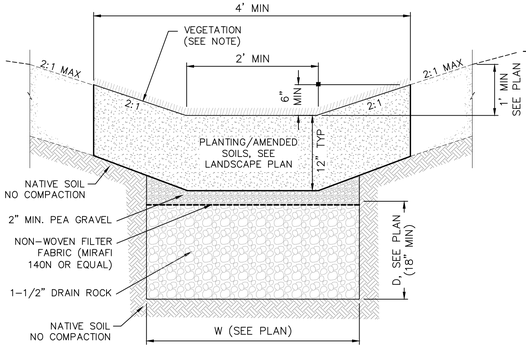
COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
TYPICAL DETAILS

SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: DRB
Drawn by: CAN/LE
Checked by: DRB

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21 of 25 Sheets
Job 13109

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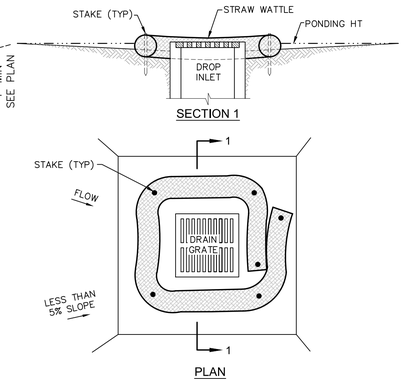


NOTES:

1. SWALE SHALL BE GRADED TO DRAIN TOWARD DOWNSTREAM DROP INLET AT A MINIMUM SLOPE OF 0.5% SIDE OPENING AT DROP INLET SHALL BE 4" MIN ABOVE FLOWLINE OF SWALE.
3. VEGETATION TO MEET LID STANDARDS; PLANTINGS MAY INCLUDE TREES,
4. AMENDED SOILS SHALL HAVE MINIMUM INFILTRATION RATE 5"/HR.
5. DRAIN ROCK POROSITY = 0.40 MIN. SEE PLAN FOR LENGTH (L), WIDTH (W) AND DEPTH (D) OF DRAIN ROCK CHAMBER.
6. BIO-RETENTION SWALE IS MODIFIED FROM DETAIL FOUND IN CITY OF SANTA ROSA & SONOMA COUNTY LID TECHNICAL MANUAL; SEE MANUAL FOR ADDITIONAL INFO.

1 BIO-RETENTION SWALE w/ UNDERGROUND STORAGE

NTS

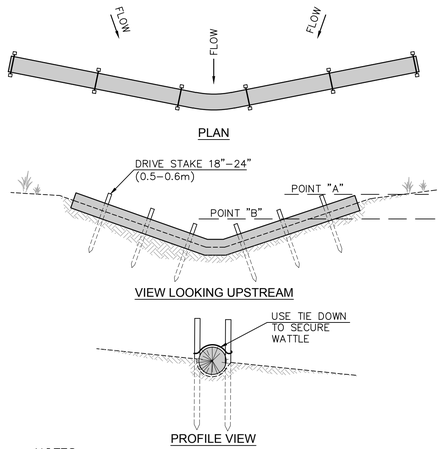


NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

2 STRAW WATTLE DROP INLET SEDIMENT BARRIER

NTS

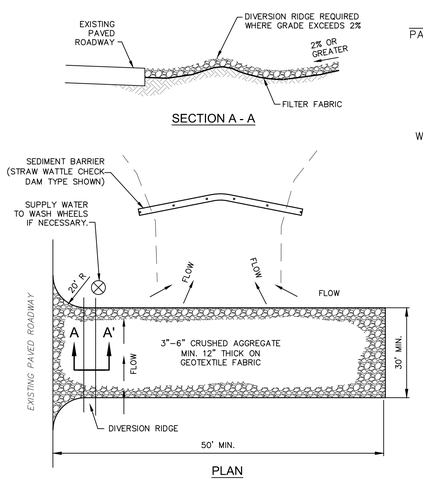


NOTES:

1. EMBED WATTLES 4" (100mm) INTO THE SOIL AND 'KEY' WATTLES INTO THE SWALE BANKS.
2. POINT "A" MUST BE HIGHER THAN POINT "B". (SPILLWAY HEIGHT)
3. PLACE WATTLES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING.
4. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

3 STRAW WATTLE CHECK DAM

NTS

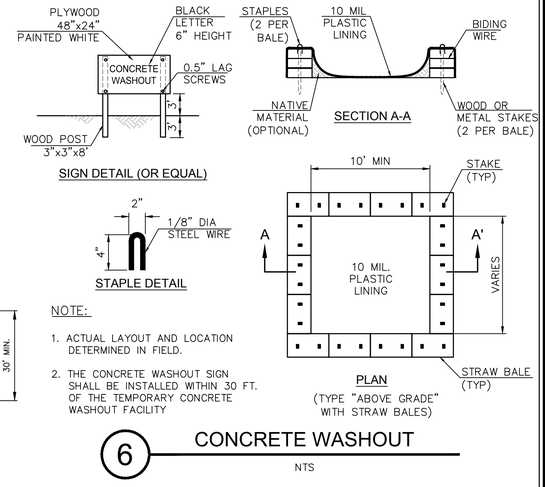


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4 TEMPORARY CONSTRUCTION ENTRANCE

NTS

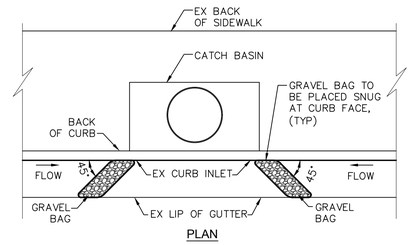


NOTE:

1. ACTUAL LAYOUT AND LOCATION DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

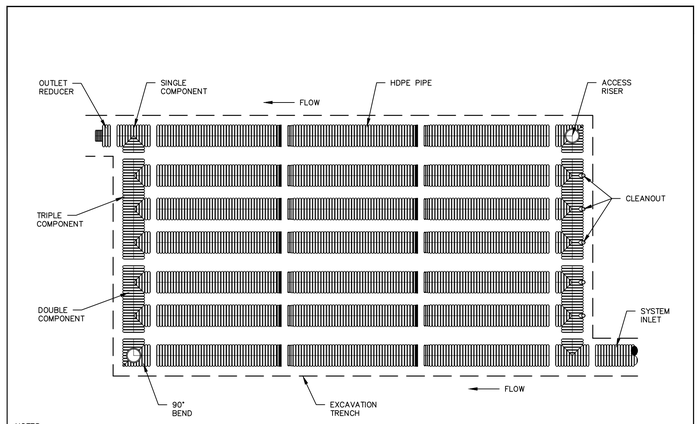
6 CONCRETE WASHOUT

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5 GRAVEL BAG INLET SEDIMENT BARRIER

NTS



NOTES:

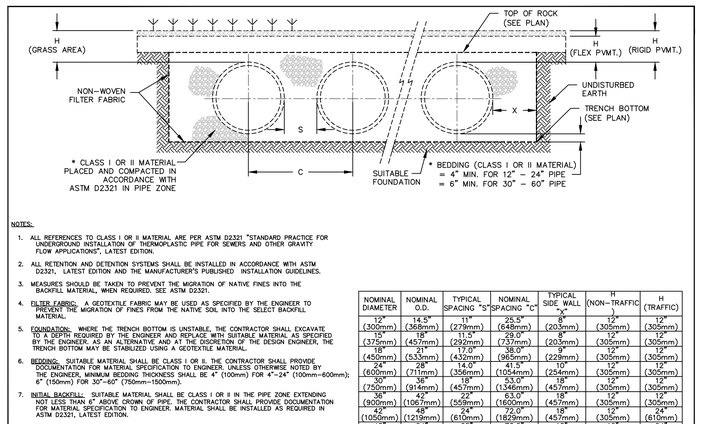
1. FOR INSTALLATION RECOMMENDATIONS, SEE 702 RETENTION-DETENTION SYSTEM (CROSS-SECTION) AND 703 RETENTION-DETENTION SYSTEM (RISER AND CLEANOUTS)

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	GENERAL UPDATES AND RENAMED	TJR	02/19/16	-

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (PLAN VIEW)	ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 ADVANCED DRAINAGE SYSTEMS, INC.	DRAWN BY: TJR; DATE: 03/14/07; SCALE: NTS; SHEET: OF
DRAWING NUMBER: STD-701		



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (OR OVER CONCRETE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (IP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.8" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (106.7mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.5" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

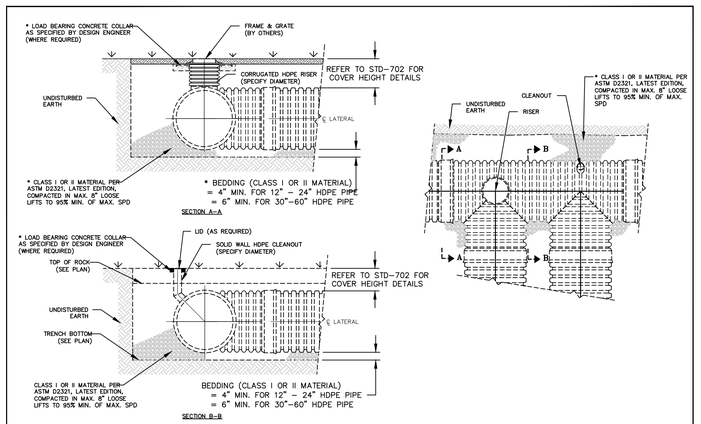
* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

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RETENTION-DETENTION SYSTEM (CROSS-SECTION)	ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 ADVANCED DRAINAGE SYSTEMS, INC.	DRAWN BY: AMM; DATE: 07.25.06; SCALE: NTS; SHEET: OF
DRAWING NUMBER: STD-702		



* LOAD BEARING CONCRETE COLLAR AS SPECIFIED BY DESIGN ENGINEER (WHERE REQUIRED)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS

* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

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RETENTION-DETENTION SYSTEM (RISER AND CLEANOUT)	ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 ADVANCED DRAINAGE SYSTEMS, INC.	DRAWN BY: CRM; DATE: 10/23/06; SCALE: NTS; SHEET: OF
DRAWING NUMBER: STD-703		

NOTES:

1. PIPES SHALL BE 36" ADS N-12 PERFORATED OR APPROVED EQUIVALENT. MINIMUM SLOPE: s=0.003.
2. PIPE SPACING (SEE ABOVE CROSS-SECTION): S=24"; X=18".
3. REFER TO ADS MANUALS AND TECHNICAL NOTES 2.120 FOR FITTINGS, MATERIALS AND INSTALLATION.

7 UNDERGROUND STORM DRAIN STORAGE & INFILTRATION (ADS TYPICAL DETAILS)

NTS

No.	Date	Description	Approved
		Revisions	

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David R. Brown, RCE 41833
My license expires 3/31/2020

PROFESSIONAL ENGINEER * REGISTERED * DAVID R. BROWN * No. 41833 * Exp. 3/31/2020 * STATE OF CALIFORNIA * CIVIL

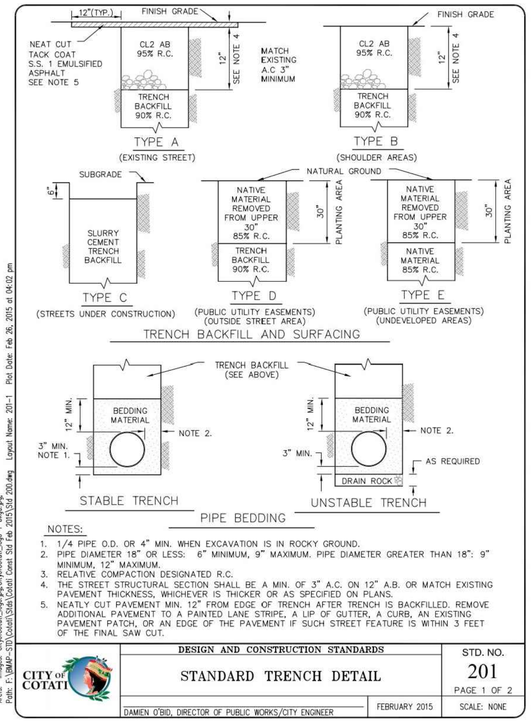
COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
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NOTES:

1. 1/4 PIPE O.D. OR 4" MIN. WHEN EXCAVATION IS IN ROCKY GROUND.
2. PIPE DIAMETER 18" OR LESS: 6" MINIMUM, 9" MAXIMUM. PIPE DIAMETER GREATER THAN 18": 9" MINIMUM, 12" MAXIMUM.
3. RELATIVE COMPACTION DESIGNATED R.C.
4. THE STREET STRUCTURAL SECTION SHALL BE A MIN. OF 3" A.C. ON 12" A.B. OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS THICKER OR AS SPECIFIED ON PLANS.
5. NEATLY CUT PAVEMENT MIN. 12" FROM EDGE OF TRENCH AFTER TRENCH IS BACKFILLED. REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 3 FEET OF THE FINAL SAW CUT.

CITY OF COTATI	DESIGN AND CONSTRUCTION STANDARDS	STD. NO.
	STANDARD TRENCH DETAIL	201
		PAGE 1 OF 2
	DAMIEN O'BID, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER — FEBRUARY 2015	SCALE: NONE

Xrefs: Images: C:\pw\Cotati_logo.jpg;C:\pw\Cotati_logo + black.jpg
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Layout Name: 201-1 Plot Date: Feb 26, 2015 at 04:02 pm

MATERIAL SPECIFICATIONS

DRAIN ROCK MAY BE USED AS BEDDING UNDER PIPE FOR SLOPES LESS THAN 8%. DRAIN ROCK SHALL BE 100% CRUSHED AND SHALL CONFORM TO THE FOLLOWING GRADING:

1-1/2"	1"	1/2"	#4
100	95-100	0-30	0-4

CUT OFF WALLS SHALL BE PROVIDED WHEN SHOWN ON THE PLANS OR REQUIRED BY THE ENGINEER.

PIPE BEDDING: THE FOLLOWING DATA IS REPRESENTATIVE OF THE GRADATION OF THE 3/8" CHIP
COARSE DURABILITY = 54
INDEX DURABILITY = 51

SIEVE OPENING SIZE	PERCENT PASSING
3/4"	100
1/2"	100
3/8"	95
#4	52
#8	9
#200	2

WHEN SAND BEDDING IS PROPOSED FOR UTILITY CONDUIT INSTALLATION, THE MATERIAL SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW 5 WORKING DAYS BEFORE CONSTRUCTION.

AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26 OF THE STATE STANDARD SPECIFICATIONS CLASS 2, ¾" MAXIMUM. HOT MIX ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 39 OF THE CALTRANS STANDARD SPECIFICATIONS, TYPE A, ½" MAXIMUM, MEDIUM.

COMPACTION REQUIREMENTS

DRAIN ROCK SHALL BE CONSOLIDATED WITH A SURFACE VIBRATOR.

PIPE BEDDING MATERIAL USED TO GRADE THE TRENCH SHALL BE CONSOLIDATED WITH A SURFACE VIBRATOR WHEN IT IS PLACED OVER DRAIN ROCK OR WHEN DEPTH IS GREATER THAN 6 INCHES.

MECHANICAL COMPACTION:
TRENCH BACKFILL SHALL BE PLACED IN UNIFORM, HORIZONTAL LAYERS NOT EXCEEDING EIGHT (8) INCHES IN THICKNESS BEFORE COMPACTION. EACH LAYER SHALL BE COMPACTED, USING MECHANICAL MEANS, TO THE SPECIFIED DENSITY SHOWN ON THE PLANS.

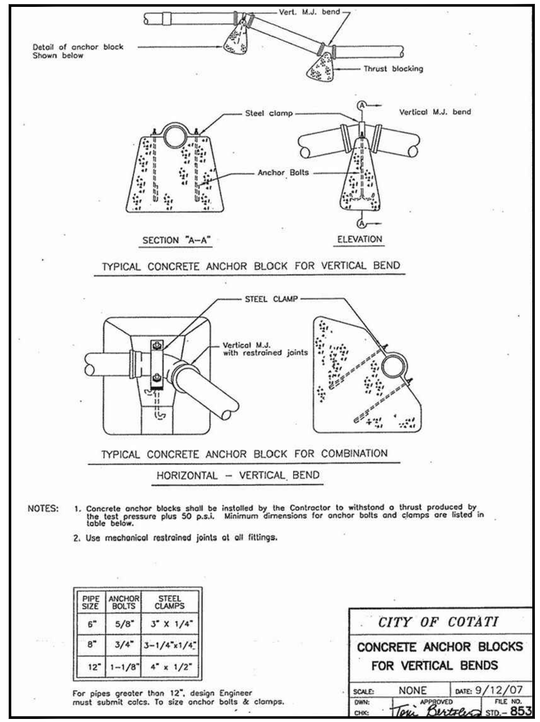
THE CONTRACTOR MAY, AT HIS SOLE OPTION AND AT HIS SOLE EXPENSE, CONSTRUCT A TEST TRENCH SECTION WHICH DEMONSTRATES METHODS, EQUIPMENT, OR MATERIALS WHICH WILL RELIABLY ACHIEVE THE REQUIRED COMPACTION IN LIFTS GREATER THAN 8 INCHES. AT ITS SOLE DISCRETION, THE CITY MAY INCREASE THE MAXIMUM ALLOWABLE LIFT THICKNESS PERMITTED BASED UPON THE RESULTS DEMONSTRATED BY THE TEST TRENCH SECTION. SHOULD SUBSEQUENT TESTING DEMONSTRATE THAT THE REQUIRED COMPACTION IS NOT BEING RELIABLY ACHIEVED, THE CITY MAY, AT ITS SOLE DISCRETION, REDUCE THE MAXIMUM LIFT THICKNESS TO ITS ORIGINAL VALUE OF 8 INCHES.

JETTING: JETTING IS NOT ALLOWED.

CITY OF COTATI	DESIGN AND CONSTRUCTION STANDARDS	STD. NO.
	STANDARD TRENCH DETAIL	201
		PAGE 2 OF 2
	DAMIEN O'BID, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER — FEBRUARY 2015	SCALE: NONE

Xrefs: Images: C:\pw\Cotati_logo.jpg;C:\pw\Cotati_logo + black.jpg
Paths: I:\SMAP-STD\Cotati\Stds\Cotati Const Std Feb 2015\Std 201.dwg
Layout Name: 201-2 Plot Date: Feb 26, 2015 at 04:02 pm

1 STANDARD TRENCH DETAIL
NTS



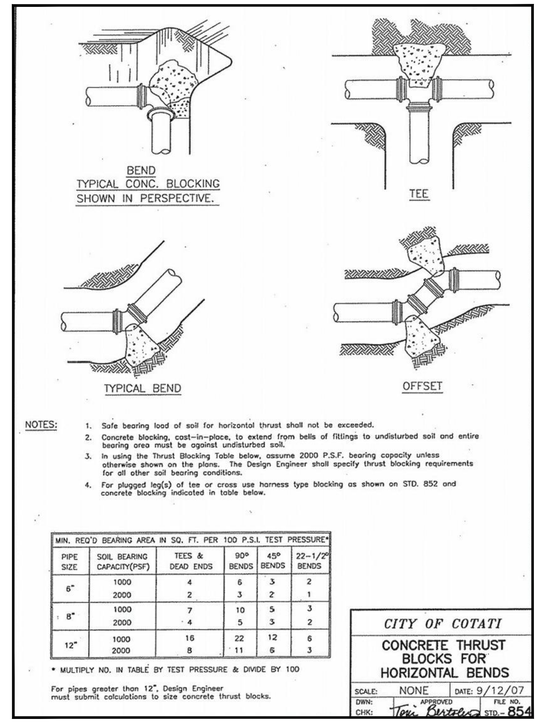
NOTES:

1. Concrete anchor blocks shall be installed by the Contractor to withstand a thrust produced by the test pressure plus 50 p.s.i. Minimum dimensions for anchor bolts and clamps are listed in table below.
2. Use mechanical restrained joints at all fittings.

PIPE SIZE	ANCHOR BOLTS	STEEL CLAMPS
6"	5/8"	3" X 1/4"
8"	3/4"	3-1/4"x1/4"
12"	1-1/8"	4" x 1/2"

For pipes greater than 12", design Engineer must submit calcs. To size anchor bolts & clamps.

CITY OF COTATI	
CONCRETE ANCHOR BLOCKS FOR VERTICAL BENDS	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD.- 853



NOTES:

1. Safe bearing load of soil for horizontal thrust shall not be exceeded.
2. Concrete blocking, cast-in-place, to extend from bells of fittings to undisturbed soil and entire bearing area must be against undisturbed soil.
3. In using the Thrust Blocking Table below, assume 2000 P.S.F. bearing capacity unless otherwise shown on the plans. The Design Engineer shall specify thrust blocking requirements for all other soil bearing conditions.
4. For plugged leg(s) of tee or cross use harness type blocking as shown on STD. 852 and concrete blocking indicated in table below.

MIN. REQ'D BEARING AREA IN SQ. FT. PER 100 P.S.I. TEST PRESSURE*

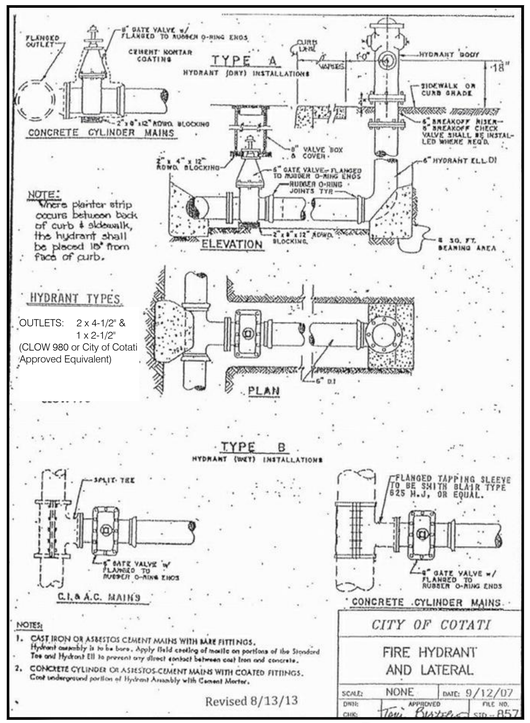
PIPE SIZE	SOIL BEARING CAPACITY(PSF)	TEES & DEAD ENDS	90° BENDS	45° BENDS	22-1/2° BENDS
6"	1000	4	6	3	2
	2000	2	3	2	1
8"	1000	7	10	5	3
	2000	4	5	3	2
12"	1000	16	22	12	6
	2000	8	11	6	3

* MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100

For pipes greater than 12", Design Engineer must submit calculations to size concrete thrust blocks.

CITY OF COTATI	
CONCRETE THRUST BLOCKS FOR HORIZONTAL BENDS	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD.- 854

2 CONCRETE THRUST BLOCKS
NTS



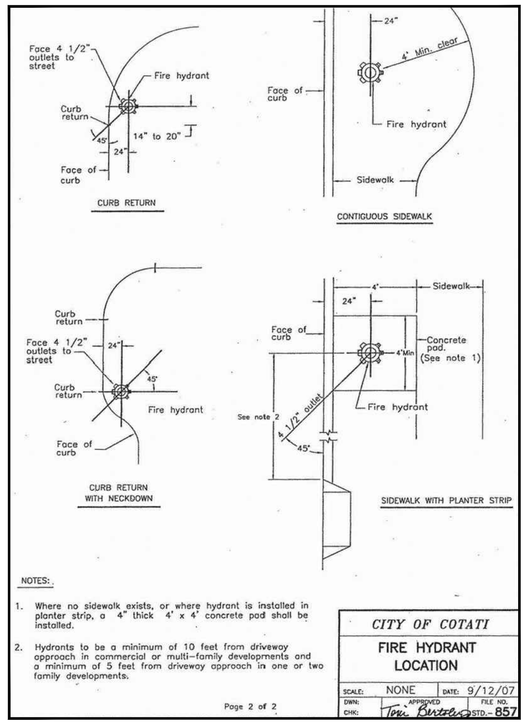
NOTES:

1. CAST IRON OR ASBESTOS CEMENT MAINS WITH BARE FITTINGS. Hydrant assembly is to be bare. Apply field coating of mastic on portions of the Standard Tee and Hydrant Ell to prevent any direct contact between cast iron and concrete.
2. CONCRETE CYLINDER OR ASBESTOS-CEMENT MAINS WITH COATED FITTINGS. Coat underground portion of Hydrant Assembly with Cement Mortar.

Revised 8/13/13

CITY OF COTATI	
FIRE HYDRANT AND LATERAL	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD.- 857

3 FIRE HYDRANT & LATERAL
NTS

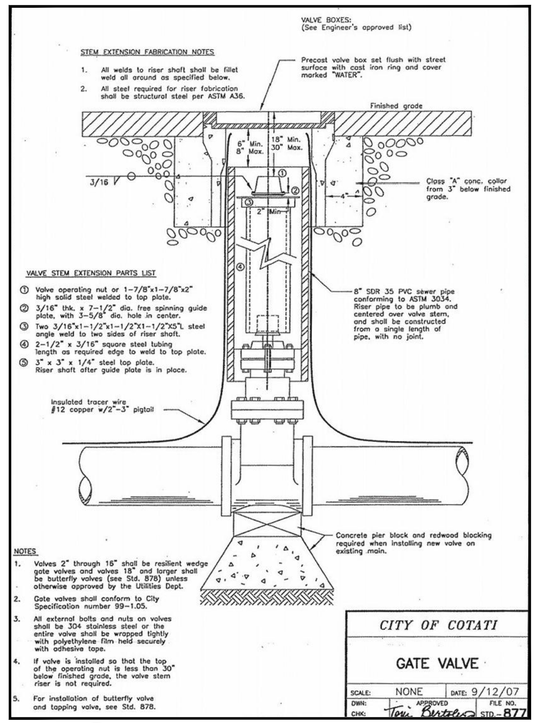


NOTES:

1. Where no sidewalk exists, or where hydrant is installed in planter strip, a 4" thick 4' x 4' concrete pad shall be installed.
2. Hydrants to be a minimum of 10 feet from driveway approach in commercial or multi-family developments and a minimum of 5 feet from driveway approach in one or two family developments.

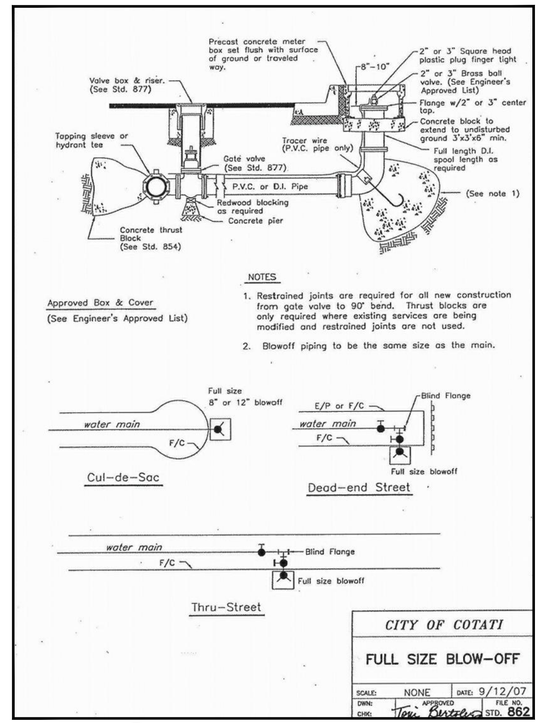
Page 2 of 2

CITY OF COTATI	
FIRE HYDRANT LOCATION	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD.- 857



CITY OF COTATI	
GATE VALVE	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD.- 877

4 GATE VALVE
NTS



CITY OF COTATI	
FULL SIZE BLOW-OFF	
SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED
CHK: Teri Burton	FILE NO. STD. 862

5 BLOW-OFF VALVE
NTS

No.	Date	Description	Approved
		Revisions	

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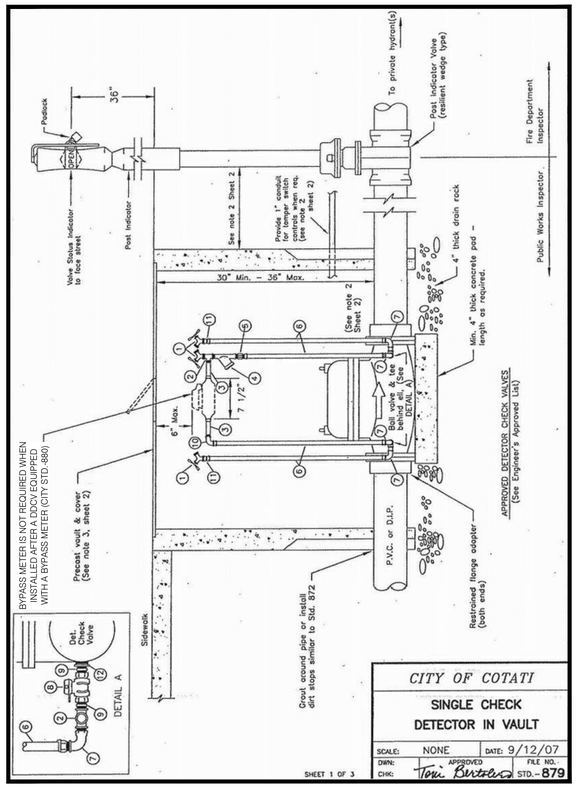
PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp. 3/31/2020 * STATE OF CALIFORNIA * CIVIL

COTATI STATION APARTMENTS
SITE IMPROVEMENT PLANS
PRIVATE FIRE WATER DETAILS
SANTERO WAY, COTATI CALIFORNIA
APN 144-320-015 & 016, 144-790-017, 144-480-012, & 144-320-028

SCALE: AS NOTED
Date: April 9, 2018
Design by: GMV
Drawn by: GMV
Checked by: DRB

Sheet
C7.2
23 of 25 Sheets
Job 13109

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CITY OF COTATI

SINGLE CHECK DETECTOR IN VAULT

SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED FILE NO.
CHK: Toni Bertero	STD.- 879

SHEET 1 OF 3

BY-PASS PARTS LIST

NO.	DESCRIPTION	QUANT.	PART SIZE OR MODEL NO.*
1.	HOSE BIB - MIP	3	3/4"
2.	TEE - FIP x FIP x FIP	3	3/4"
3.	SHORT MTR SPUD - 2" L	2	C38 - 23 - 2
4.	STRAIGHT CHK. VALVE - MIP x FIP	1	HSB1 - 333
5.	ADAPTER - COMP x MIP	1	CB4 - 33
6.	COPPER TUBING - TYPE "K" (SOFT)	VARIES	3/4"
7.	90° ADAPTER - COMP x MIP	4	LB4 - 33
8.	STRAIGHT BALL VALVE - FIP x FIP	2	B11 - 33
9.	CLOSE NIPPLE	4	3/4"
10.	90° ADAPTER - COMP x FIP	1	L14 - 33
11.	ADAPTER - COMP x FIP	2	C14 - 33
12.	BUSHING	2	3/4" x VARIES

* FORD MODEL NO's ARE GIVEN. SUBMIT SUBSTITUTIONS FOR APPROVAL.

NOTES

1. This Standard applies when above ground installation is not possible due to site constraints.
2. The post indicator valve shall be installed as close as possible to the detector check vault. If a post indicator cannot be installed, an O.S. & Y. valve with locking chain must be installed inside the vault on the property side of the detector check with approval from the City Utilities Department. The installation shall be provided with electronic supervision monitoring when required by the Fire Department.
3. Refer to vault size chart for proper size. Should an O.S. & Y. valve be installed in the vault, the vault size may need to be verified by the Contractor. See the engineer's approved list for approved vaults and covers.
4. All fire line services to the post indicator valve shall be tested by the Public Works Dept. Construction inspection section per City of Santa Rosa Construction Specifications. All on-site fire lines, hydrants, and the P.I.V. shall be tested & inspected by the Fire Dept. per City Fire Code.
5. Double check detector check valve assembly with bypass double check shall be installed where the Utilities Dept. determines an extreme hazard exists. Installation details shall be approved by the Utilities Dept. prior to installation. (See Std. 880).
6. The fire department connection shall be installed and located as required by the Fire Department.
7. Post indicator valves shall be locked with a break-away lock. The top of the P.I.V. shall not be less than thirty-six inches (36") above finished grade.

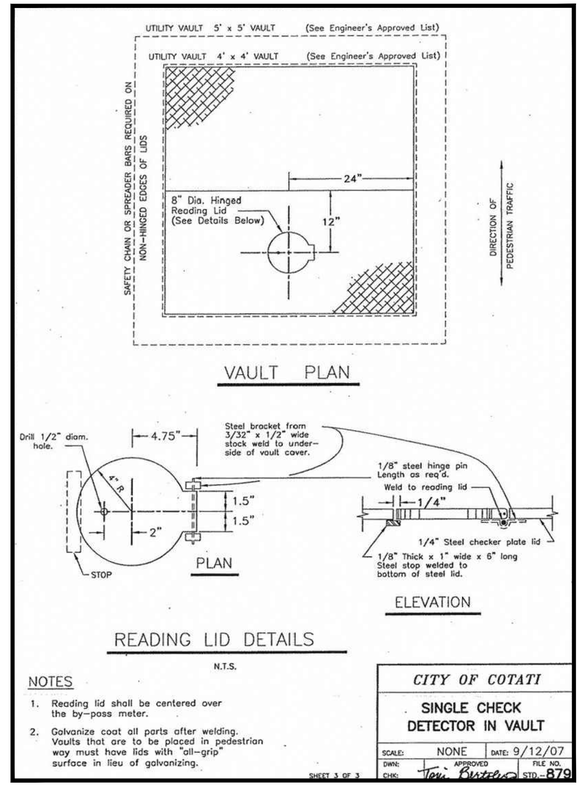
VAULT SIZES		
D.C. SIZE	WIDTH	LENGTH
4"	4'	4'
6"	4'	4'
8"	5'	5'
10"	5'	5'

CITY OF COTATI

SINGLE CHECK DETECTOR IN VAULT

SCALE:	DATE: 9/12/07
DWN:	APPROVED FILE NO.
CHK: Toni Bertero	STD.- 879

SHEET 2 OF 3



VAULT PLAN

PLAN

ELEVATION

READING LID DETAILS

N.T.S.

NOTES

1. Reading lid shall be centered over the by-pass meter.
2. Galvanize coat all parts after welding. Vaults that are to be placed in pedestrian way must have lids with "all-grip" surface in lieu of galvanizing.

CITY OF COTATI

SINGLE CHECK DETECTOR IN VAULT

SCALE: NONE	DATE: 9/12/07
DWN:	APPROVED FILE NO.
CHK: Toni Bertero	STD.- 879

SHEET 3 OF 3

1 SINGLE CHECK DETECTOR IN VAULT
NTS

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Revisions

No.	Date	Description	Approved

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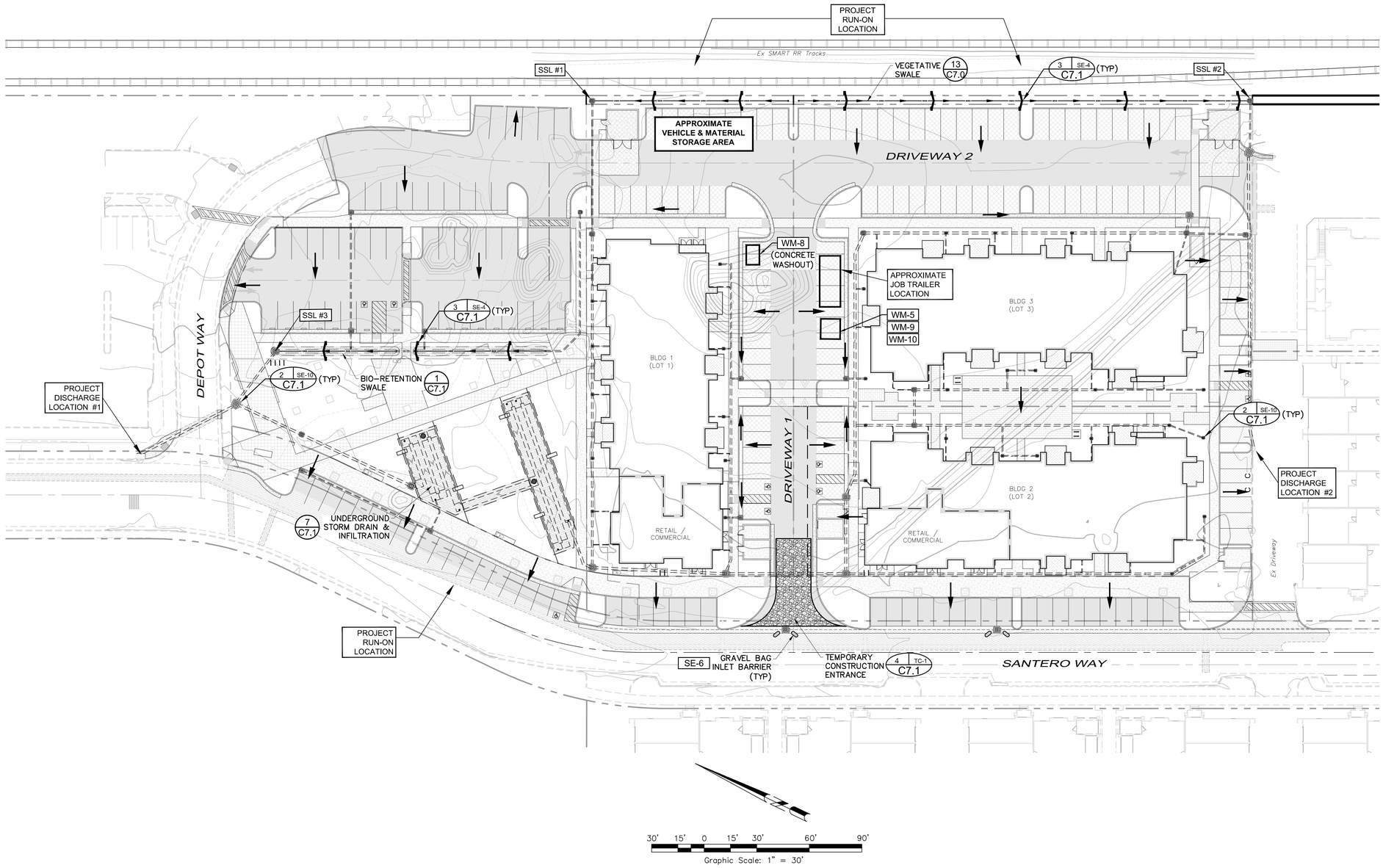
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My license expires 3/31/2020

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SCALE: AS NOTED
Date: April 9, 2018
Design by: ATM
Drawn by: ATM/LE
Checked by: DRB

Sheet
C7.3
24 of 25 Sheets
Job 13109



SWPPP NOTES

1. REVIEW AND OR APPROVAL OF THE SWPPP SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL MANUAL, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
2. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE GRADING INSPECTOR.

BEST MANAGEMENT PRACTICES (BMPs) CONSIDERATION CHECKLIST

REFER TO "STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK" BY CALIFORNIA STORMWATER QUALITY ASSOCIATION (CURRENT EDITION) FOR DETAILS AND SPECIFICATIONS OF BMPs TO BE USED AS TYPICALLY SHOWN ON THIS PLAN AND/OR LISTED IN THE SWPPP.

LEGEND

- DIRECTION OF FLOW
- SSL #1 — SAMPLING/MONITORING LOCATION NUMBER
- PROPERTY BOUNDARY
- 3 SE-4 / C7.1 — DETAIL 3 ON SHEET 7.1 OR REFER TO BMP SE-4 OF "STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK" BY CALIFORNIA STORMWATER QUALITY ASSOCIATION (CURRENT EDITION) AS AN ALTERNATIVE. SEE ALSO NOTES ON SHEET C1 FOR GENERAL NOTES AND REQUIREMENTS.
- EC-2 — REFER TO BMP EC-2 OF "STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK" BY CALIFORNIA STORMWATER QUALITY ASSOCIATION (CURRENT EDITION). SEE ALSO NOTES ON SHEET C1 FOR GENERAL NOTES AND REQUIREMENTS.

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SWPPP SITE PLAN

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25 of 25 Sheets
Job 13109

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