

TOTAL NUMBER OF EVCS AT A FACILITY	MIN. NUMBER (by type) OF EVCS REQ'D TO COMPLY WITH SECTION 11B-812	MIN. NUMBER (by type) OF EVCS REQ'D TO COMPLY WITH SECTION 11B-812	MIN. NUMBER (by type) OF EVCS REQ'D TO COMPLY WITH SECTION 11B-812
	VAN ACCESSIBLE	STD. ACCESSIBLE	AMBULATORY
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

ELECTRIC VEHICLE (EV) CHARGING SPACE CALCULATION  
(PER 2016 CGBC TABLE 5.106.5.3.3)

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED SPACES
0 to 9	0
10 to 25	1
26 to 50	2
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	10
201 and over	6 PERCENT OF TOTAL*

\*CALCULATIONS SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

DESIGNATED PARKING FOR CLEAN AIR VEHICLES  
(PER 2016 CGBC TABLE 5.106.5.2)

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0 to 9	0
10 to 25	1
26 to 50	3
51 to 75	6
76 to 100	8
101 to 150	11
151 to 200	16
201 and over	AT LEAST 8 PERCENT OF TOTAL

**ELECTRIC VEHICLE CHARGING ANALYSIS:**  
 TOTAL NUMBER OF ACTUAL PARKING SPACES: 149  
 NUMBER OF REQUIRED BY CHARGING SPACES: 7  
 NOTE: ALL SIGNAGE AND REQUIREMENTS OF 11B-812 SHALL APPLY. CONTRACTOR SHALL VERIFY ALL STRIPING AND SIGNAGE REQUIREMENTS PRIOR TO CONSTRUCTION.

**BUILDING DATA:**  
 HOTEL BUILDING:  
 CONSTRUCTION TYPE: V-A HOUR FULLY SPRINKLERED  
 AUTOMATIC SPRINKLER SYSTEM: NFPA 13 WITH ATTIC SPRINKLERED  
 POOL BUILDING:  
 CONSTRUCTION TYPE: V-B NON-SPRINKLERED  
 AUTOMATIC SPRINKLER SYSTEM: NONE

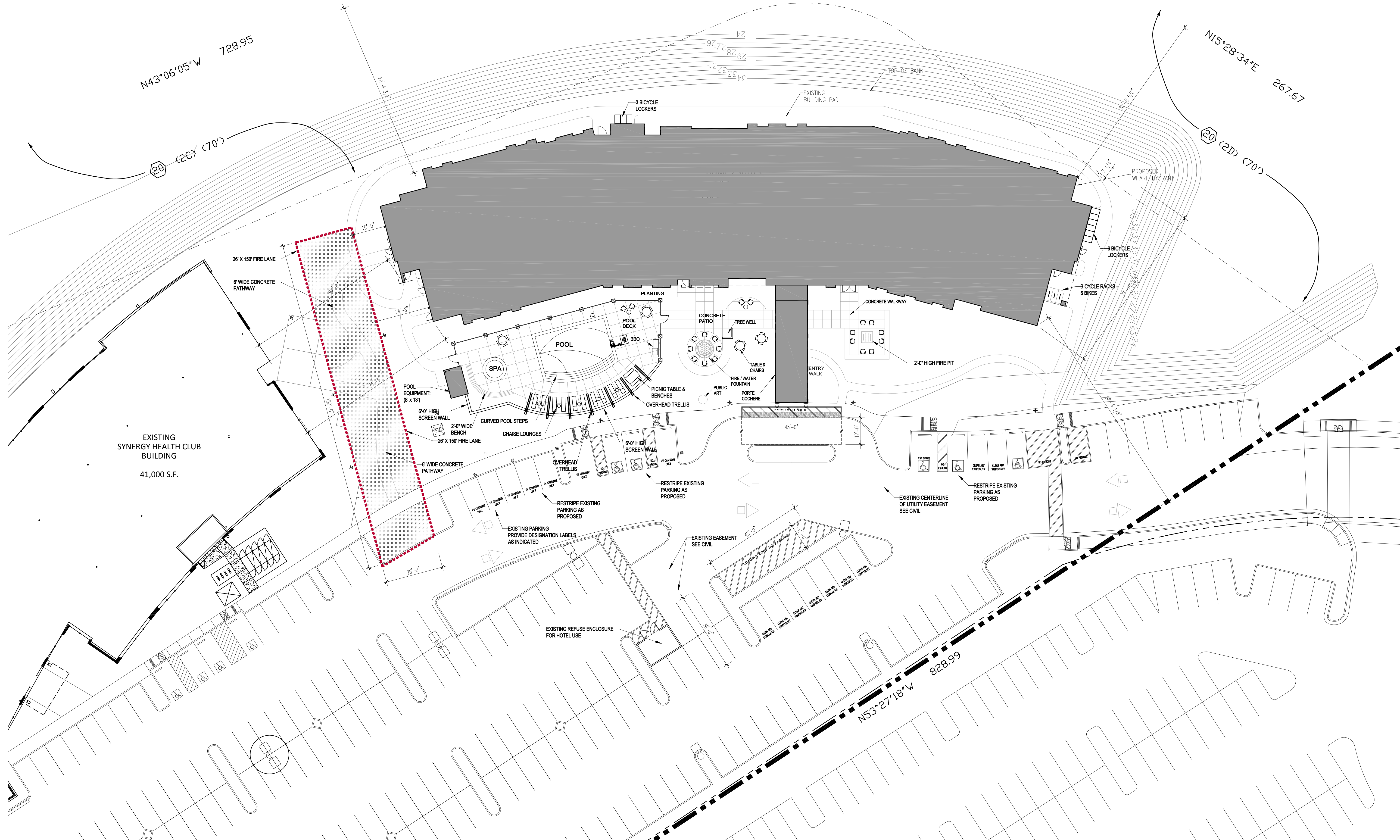
**BUILDING AREA:**  
 TOTAL AREA: 84,940 S.F.  
 (Combined Floors)  
 PORTE COCHERE: 798 S.F.  
 POOL BLDG.: 104 S.F.  
 TOTAL AREA: 85,802 S.F.

**HOTEL PARKING ANALYSIS:**  
 PARKING REQUIRED:  
 GUESTROOMS: 11 SPACE PER UNIT: 140  
 1 SPACE FOR OWNER/MANAGER: 141  
 TOTAL PARKING SPACES PROVIDED: 141  
 ACCESSIBLE PARKING SPACES REQUIRED: 5

**LOT COVERAGE:**  
 PROPOSED HOTEL BUILDING:  
 BUILDING FOOTPRINT (1ST FLOOR + PORTE COCHERE + POOL BLDG.): 22,097 S.F.  
 LOT COVERAGE = 22,097 / 356,756.4 = 6.19%  
 EXISTING SYNERGY BUILDING:  
 BUILDING FOOTPRINT: 41,000 S.F.  
 LOT COVERAGE = 41,000 / 356,756.4 = 11.49%  
 COMBINED BUILDINGS:  
 LOT COVERAGE = 6.19 + 11.49 = 17.69%

**FLOOR AREA RATIO:**  
 EXISTING SYNERGY BUILDING AREA: 41,000 SQ. FT.  
 PROPOSED HOTEL BUILDING AREA: 85,802 SQ. FT.  
 TOTAL BUILDING AREA: 126,802 SQ. FT.  
 TOTAL SITE AREA: 8.19 AC  
 F.A.R. = 126,802 / 356,756.4 = 3.56

U S HWY 101



**PROJECT INFO**  
**PROJECT DESCRIPTION:**  
 4 STORY, WOOD FRAMED HOTEL, CONSTRUCTED OVER SLAB ON GRADE WITH BUILT UP ROOF AND STUCCO EXTERIOR. 140 TOTAL GUEST ROOMS WITH POOL AND PATIO FOR PATRONS ONLY.  
**BUILDING CONSTRUCTION:**  
 ADDRESS: 1205 REDWOOD WAY, PETALUMA, CA 94954  
 CONSTRUCTION TYPE: V-A  
 OCCUPANCY CLASSIFICATION: R-1

**CLIENT**  
**OWNER:**  
 OWNER - Basin Street Properties  
 POC - Frank Marinello  
 basin-street.com  
 P: 530-343-0963

**TEAM**  
**ARCHITECT:**  
 PK ARCHITECTS  
 POC - Scott Kuitunen  
 4515 S. McClintock Dr, Suite 206  
 TEMPE, ARIZONA 85282  
 P: 602-283-1620  
 F: 602-283-1621  
 EMAIL: scott@pkarchitects.net

**CIVIL ENGINEER:**  
 BKF ENGINEERS/SURVEYORS/PLANNERS  
 POC - Martin B Parisse  
 1650 Technology Dr, Suite 650  
 SAN JOSE, CALIFORNIA 95110  
 P: 408-467-9100  
 F: 408-467-9199  
 EMAIL: mparisse@bkf.com

**LANDSCAPE ARCHITECT:**  
 BRIAN POWELL & ASSOCIATES  
 POC - Brian Powell  
 10 H Street  
 SAN RAFAEL, CALIFORNIA 94901  
 P: 415-491-4480  
 C: 415-602-0511  
 EMAIL: brian@brianpowelldesign.com

**VICINITY MAP**  
 AERIAL CONTEXT  
 NORTH

**SHEET INDEX**

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SHEET A2.2	3RD FLOOR PLAN / 4TH FLOOR PLAN
SHEET A2.3	ROOF PLAN
SHEET A3.1	BUILDING ELEVATIONS
SHEET A3.2	BUILDING SECTION
SHEET L1	LANDSCAPE LAYOUT AND LIGHTING PLAN
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SHEET L3	LANDSCAPE PLANTING PLAN, LEGEND & DETAILS
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SHEET C4	CIVIL GRADING PLAN & SITE SECTION
SHEET C5	CIVIL UTILITY PLAN
SHEET C6	CIVIL STORM WATER CONTROL PLAN

PK ARCHITECTS, PC  
 4515 S. McCLINTOCK DRIVE, #206  
 TEMPE, ARIZONA 85282  
 PHONE: (602) 283-1620  
 FAX: (602) 283-1621

HOME 2 SUITES BY HILTON  
 1205 REDWOOD WAY  
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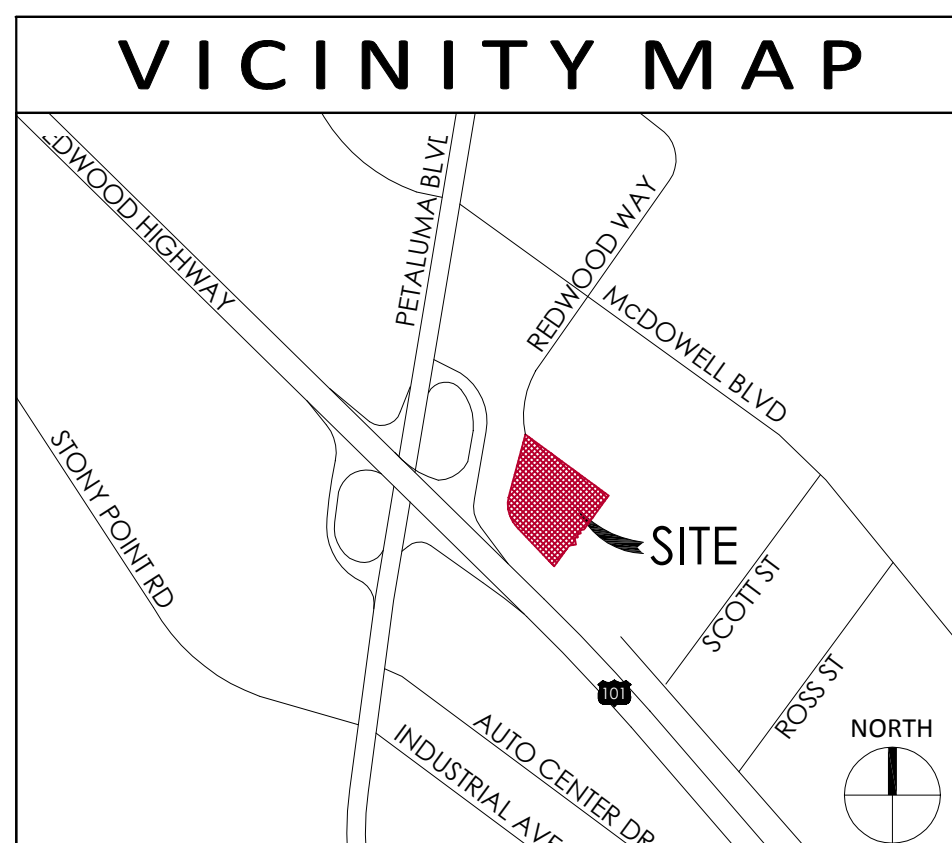
PROJECT NO: 18305  
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 CHECKED BY: \_\_\_\_\_

SHEET TITLE:  
 ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER:  
 A1.0

CITY SPAR SUBMITTAL 12-13-18

SITE PLAN  
 SCALE: 1" = 20'-0"  
 NORTH



### PROJECT INFO

#### PROJECT DESCRIPTION:

4 STORY WOOD FRAMED HOTEL CONSTRUCTED OVER SLAB ON GRADE WITH BUILT UP ROOF AND STUCCO EXTERIOR; 140 TOTAL GUEST ROOMS WITH POOL AND PATIO FOR PATRONS ONLY.

#### BUILDING CONSTRUCTION:

ADDRESS: 1205 REDWOOD WAY, PETALUMA, CA 94954  
 CONSTRUCTION TYPE: V-A  
 OCCUPANCY CLASSIFICATION: R-1

#### BUILDING DATA:

HOTEL BUILDING:  
 CONSTRUCTION TYPE: V-A HOUR FULLY SPRINKLERED  
 AUTOMATIC SPRINKLER SYSTEM: NFPA 1.3 WITH ATIC SPRINKLERED

POOL BUILDING:  
 CONSTRUCTION TYPE: VB NON-SPRINKLERED  
 AUTOMATIC SPRINKLER SYSTEM: NONE

#### BUILDING AREA:

TOTAL AREA: 84,940 S.F. (Combined Floors)  
 PORTE COCHERE: 758 S.F.  
 POOL BLDG.: 104 S.F.  
 TOTAL AREA: 85,802 S.F.

#### LOT COVERAGE:

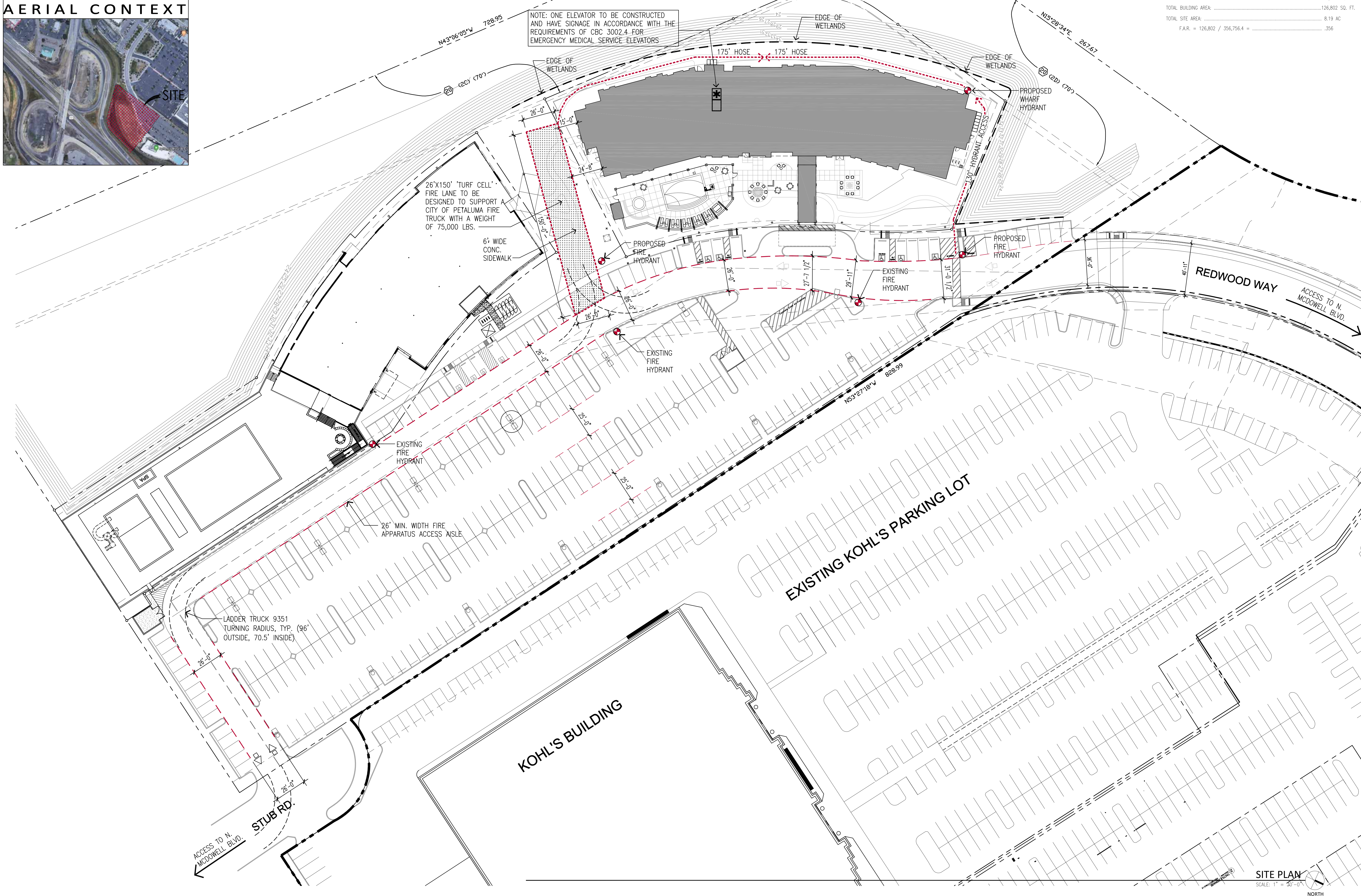
PROPOSED HOTEL BUILDING:  
 BUILDING FOOTPRINT (1ST FLOOR + PORTE COCHERE + POOL BLDG.) ..... 22,097 S.F.  
 LOT COVERAGE = 22,097 / 356,756.4 = ..... 6.19%

EXISTING SYNERGY BUILDING:  
 BUILDING FOOTPRINT: ..... 41,000 S.F.  
 LOT COVERAGE = 41,000 / 356,756.4 = ..... 11.49%

COMBINED BUILDINGS:  
 LOT COVERAGE = 6.19 + 11.49 = ..... 17.69%

#### FLOOR AREA RATIO:

EXISTING SYNERGY BUILDING AREA: ..... 41,000 SQ. FT.  
 PROPOSED HOTEL BUILDING AREA: ..... 85,802 SQ. FT.  
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 TOTAL SITE AREA: ..... 8.19 AC  
 F.A.R. = 126,802 / 356,756.4 = ..... .356



**PK ARCHITECTS, PC**  
 4515 S. MCCLINTOCK DRIVE, #206  
 TEMPE, ARIZONA 85282  
 PHONE: (602) 283-1820  
 FAX: (602) 283-1621

**HOME 2 SUITES BY HILTON**

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PROJECT NO:	18305
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SHEET TITLE:  
**FIRE / LIFE SAFETY SITE PLAN**

SHEET NUMBER:  
**A1.1**

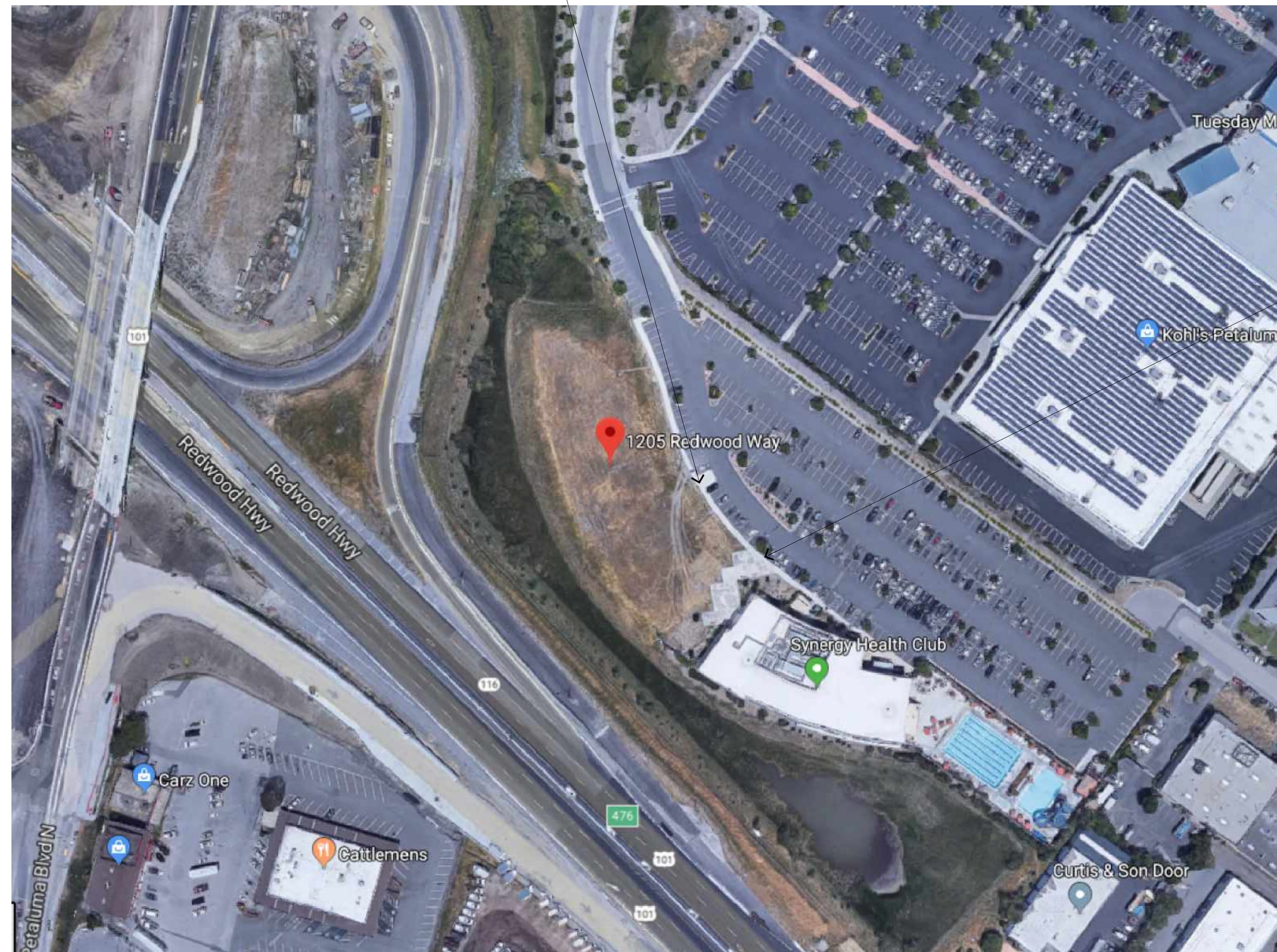
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SITE PLAN  
 SCALE: 1" = 30'-0"  
 NORTH

PHOTO 'A'



PHOTO 'A'



SITE AERIAL PHOTO EXHIBIT

PHOTO 'B'



PHOTO 'B'



PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #206  
TEMPE, ARIZONA 85282  
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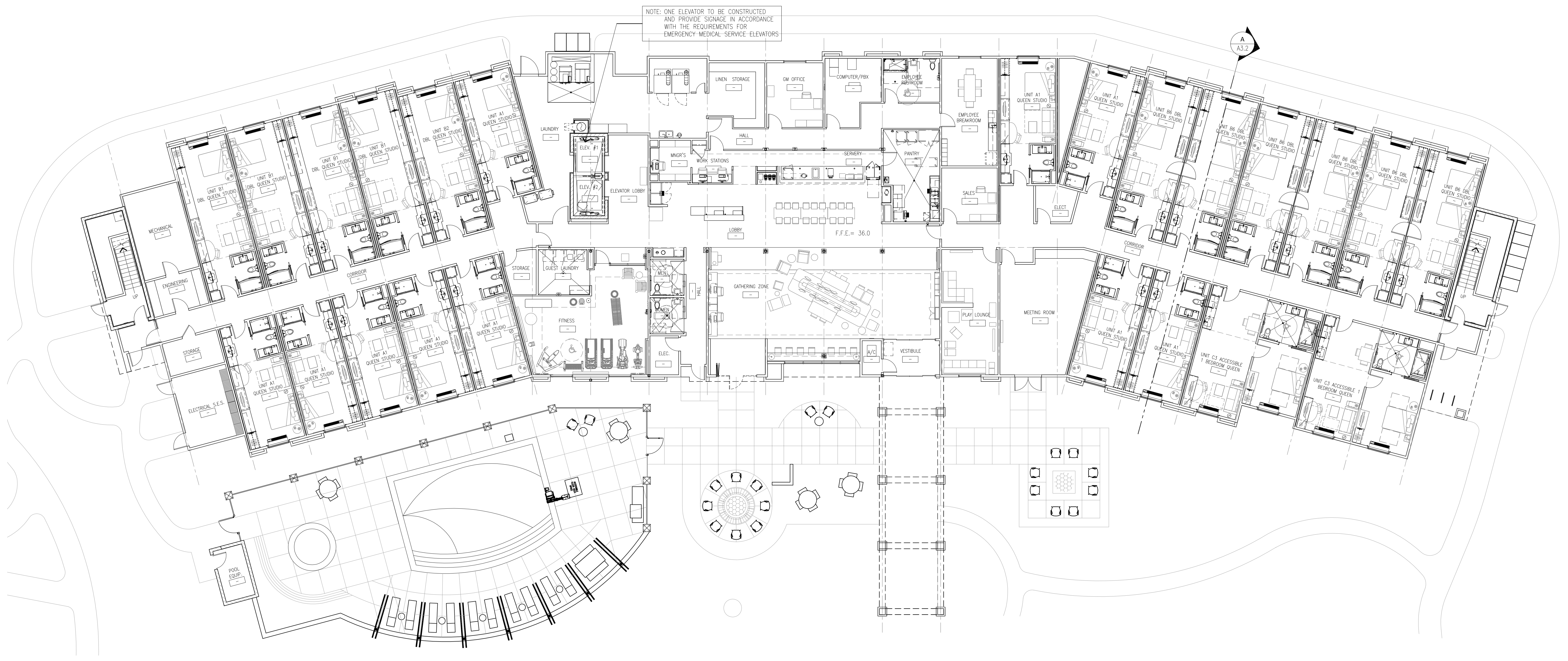
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SHEET TITLE:  
SITE PHOTOS

SHEET NUMBER:  
A1.2

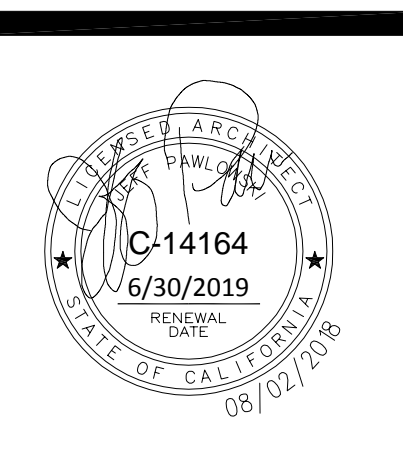
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1ST FLOOR - FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
NORTH



2ND FLOOR - FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
NORTH



**pk**  
ARCHITECTS  
© 2018  
PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #206  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621

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SHEET TITLE:  
1ST & 2ND FLOOR PLAN

SHEET NUMBER:  
**A2.1**

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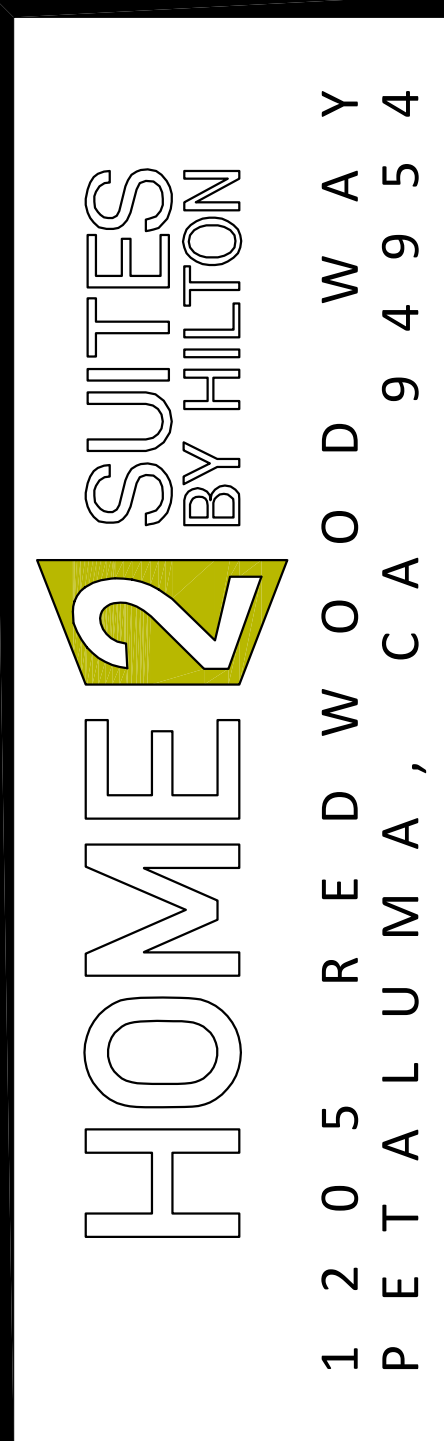
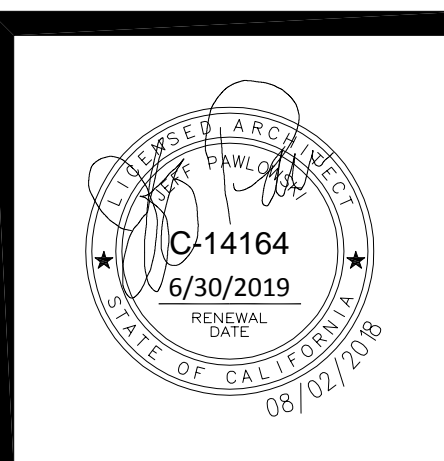
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3RD FLOOR - FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
NORTH



4TH FLOOR - FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
NORTH



REVISION:	DATE:	COMMENTS:

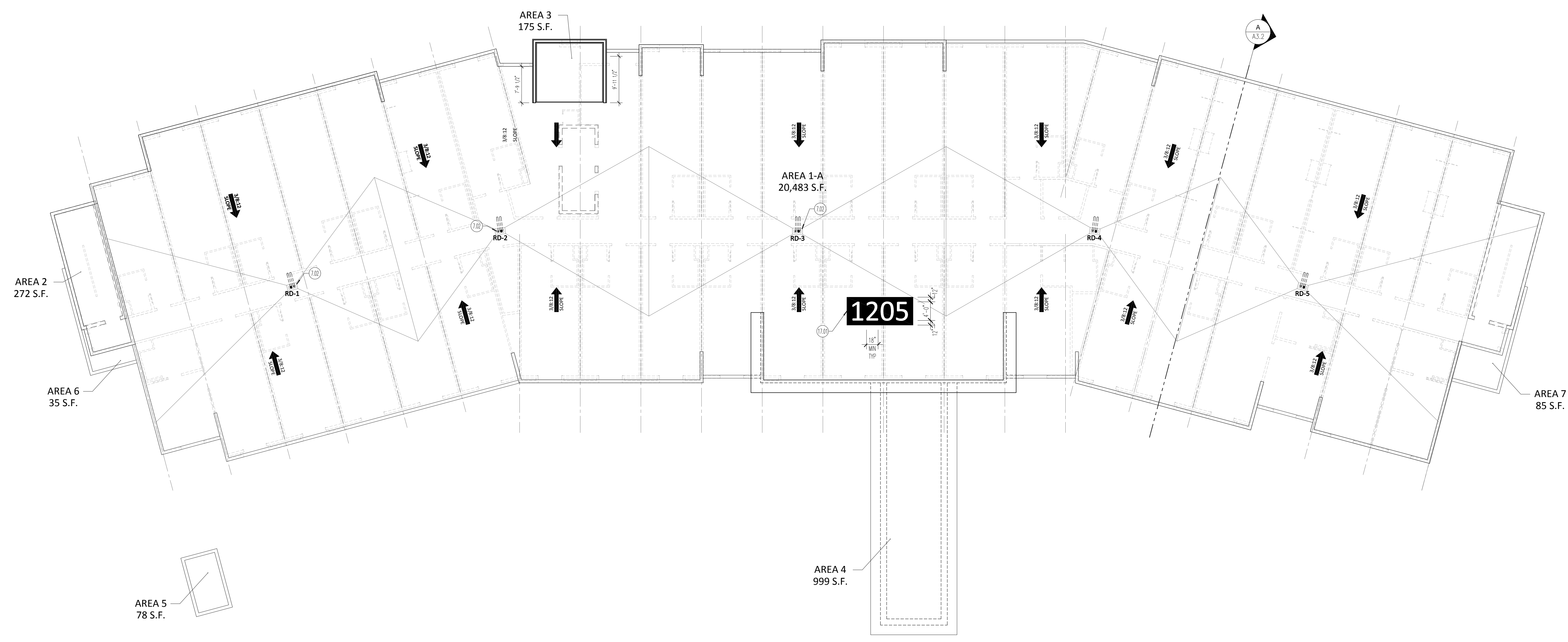
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**3RD & 4TH FLOOR PLANS**

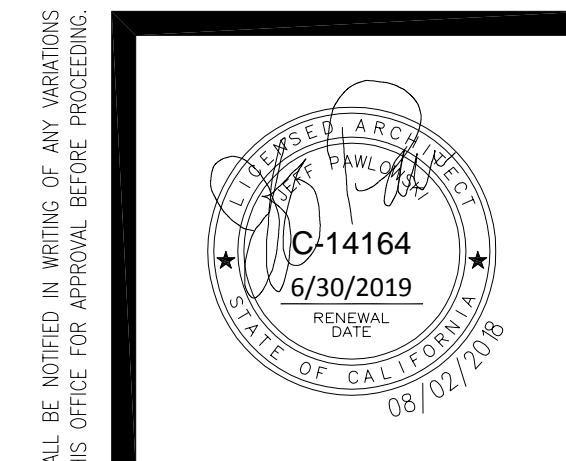
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ROOF PLAN  
SCALE: 3/32" = 1'-0"  
NORTH



PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #206  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
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HOME 2 SUITES BY HILTON  
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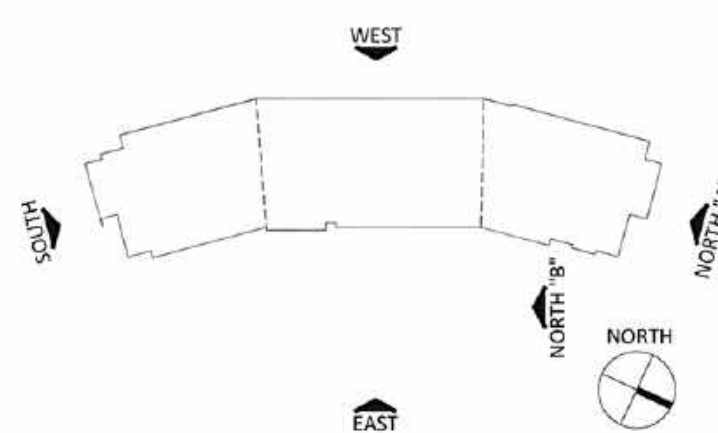
SHEET TITLE:  
OVERALL  
ROOF  
PLAN

SHEET NUMBER:  
A2.3

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CITY SPAR SUBMITTAL 12-13-18

**KEY PLAN**



**MATERIAL & LEGEND**

**EXTERIOR COLORS:**

- 1A FINE GRAIN (DE6213) EPS: SANDBLAST NTX FINISH
- 1B TEA BAG (DE6062) EPS: SANDBLAST NTX FINISH
- 1C WHOLE WHEAT (DE6124) EPS: SANDBLAST NTX FINISH
- 1D LIMELIGHT (DE5516) EPS: SANDBLAST NTX FINISH

**EXTERIOR TILE:**

- 2A CROSSVILLE TILE - COLOR: TBD

**WINDOWS & DOORS:**

- 3A ALUMINUM P-TAC, WINDOWS, AND STOREFRONT: CLEAR ANODIZED

- 3B PAINTED HOLLOW METAL DOORS AND FRAMES: MATCH ADJACENT EPS COLOR

**METALS:**

- 4A MATCH COLOR OF EXTERIOR FINISH "1B" DOWN EDWARDS COLOR "265062" (TRUSS BEAM, METAL FENCE, GATE)

**KEYNOTES:**

- 07 **THERMAL & MOISTURE PROTECTION**
  - 7.01 EPS EXTERIOR FINISH SYSTEM OVER 2" MIN. EPS - THESE AREAS LABELED "+0" - ADDITIONAL PROTECTION CREATED BY UP TO 2" MORE EPS OR FRAMING - SEE FLOOR PLANS, SECTIONS, AND SPECIFICATIONS FOR CLARIFICATION
  - 7.02 EPS CONTROL JOINT - SEE DETAILS 17/A8.3 & 15/A8.3
  - 7.03 24 GAUGE ROLLFAB METAL CAP W/ KYNAR 500 FINISH MATCH ADJACENT SURFACES - SEE DETAIL 11/A8.3
- 15 **MECHANICAL**
  - 15.01 WALL LOUVER PAINT TO MATCH SURROUNDING WALL MATERIAL COLOR - SEE MECHANICAL DRAWINGS FOR SIZE
  - 15.02 MECHANICAL UNIT BEYOND - COORDINATE PARAPET SCREENING W/ EQUIPMENT MANUFACTURER PRIOR TO CONSTRUCTION
- 17 **MISCELLANEOUS**
  - 17.01 PROPOSED HOTEL SIGNS ARE SHOWN FOR REFERENCE ONLY ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE APPLICATION AND PERMIT
  - 17.02 OPAQUE LAMINATED GLASS BEACON ELEMENT

**EXTERIOR FINISH NOTES:**

- QUAMER WINDOWS AND ALUMINUM STOREFRONT COMPONENTS TO CLEAR ANODIZED FINISH
- SQUARE ALL EPS CORNERS
- ALL EPS TO BE INTEGRALLY COLORED UNDO
- ALL PAINT TO BE DOWN EDWARDS
- WALL TILE TO BE ORIENTED PER ELEVATION AND SET PER MANUFACTURER STANDARDS AND DETAILS.

**GENERAL NOTES:**

- 1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. COMPLY WITH ALL VIEW ANGLES.



PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #200  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621

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REVISION: DATE: COMMENTS:

PROJECT NO: 18305  
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DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

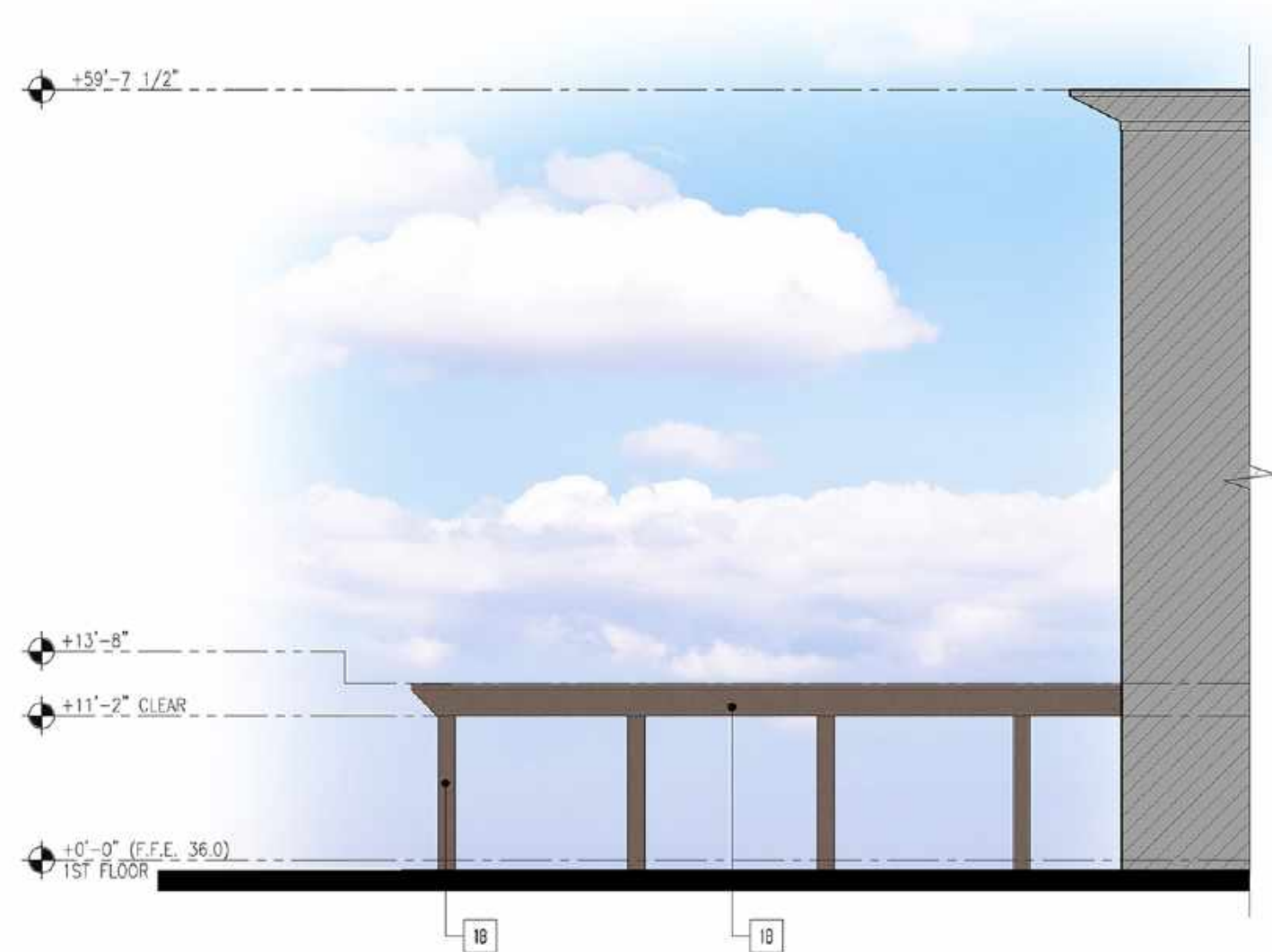
SHEET NUMBER:  
**A3.1**



**EAST ELEVATION 1**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION 4**  
SCALE: 3/32" = 1'-0"



**NORTH "B" ELEVATION 3**  
SCALE: 3/32" = 1'-0"

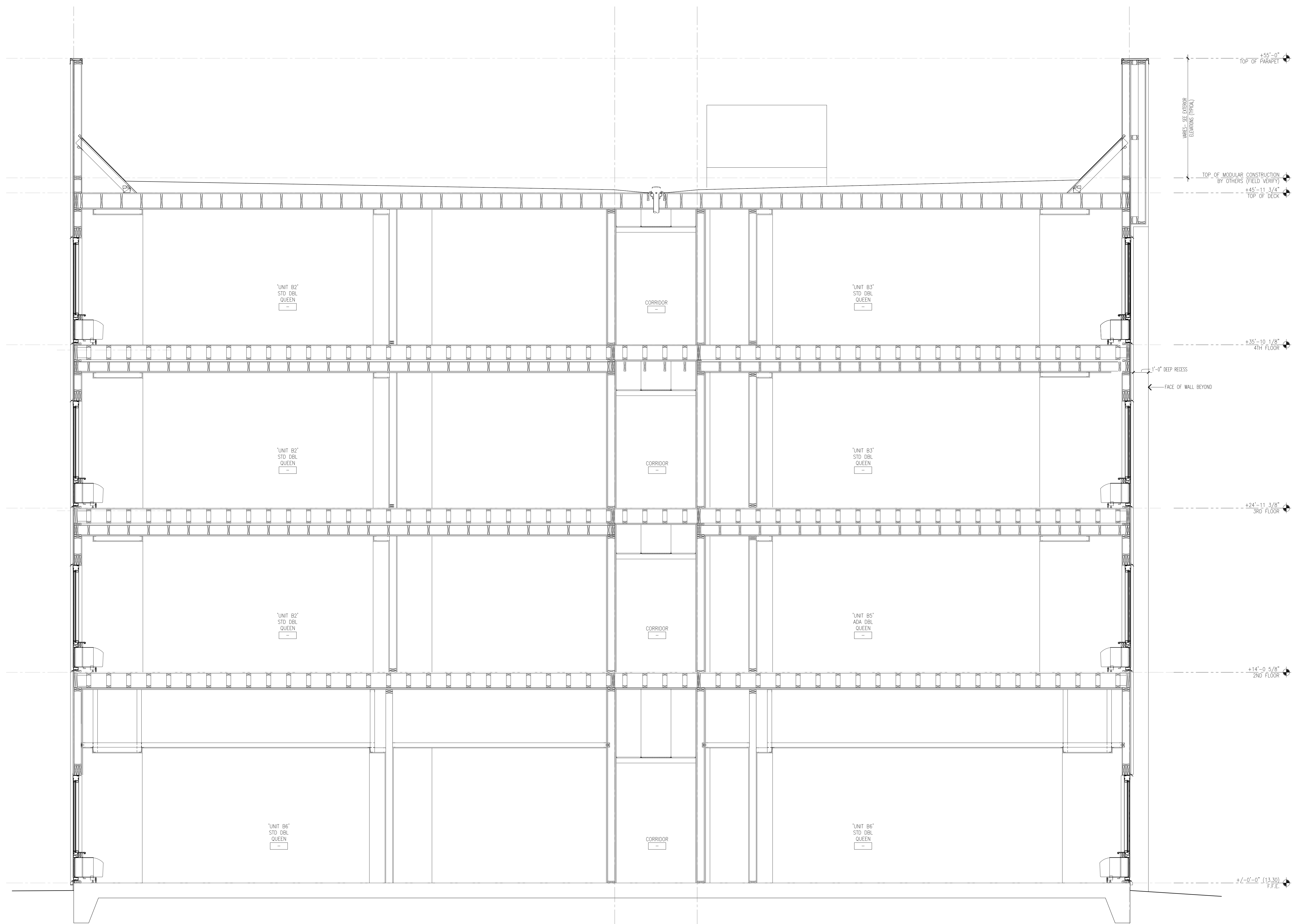


**NORTH "A" ELEVATION 2**  
SCALE: 3/32" = 1'-0"



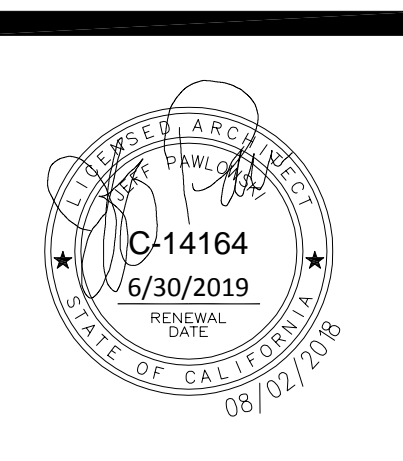
**WEST ELEVATION 5**  
SCALE: 3/32" = 1'-0"

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**BUILDING SECTION**  
SCALE: 3/8" = 1'-0"

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DECISIONS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESS WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VIOLATIONS OR DISCREPANCIES AS SOON AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.



**PK ARCHITECTS, PC**  
4515 S. MCCLINTOCK DRIVE, #206  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621

**HOME 2 SUITES BY HILTON**  
1205 REDWOOD WAY  
PETALUMA, CA 94954

REVISION: DATE: COMMENTS:

PROJECT NO: 18305  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

SHEET TITLE:  
**BUILDING SECTION**

SHEET NUMBER:  
**A3.2**

CITY SPAR SUBMITTAL 12-13-18



**GENERAL NOTES**

- ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE SPECIFICATIONS, STANDARDS, AND ORDINANCES OF THE CITY OF PETALUMA.
- ALL DRAINAGE FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE "SONOMA COUNTY WATER AGENCY FLOOD CONTROL DESIGN STANDARDS" AND THE CITY OF PETALUMA "STORM DRAIN DETAIL SPECIFICATION NO.31".
- UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF PETALUMA, SEWER LATERALS SHALL HAVE 3' FEET OF COVER (JOINT T.C AT CURB LINE). SEWER LATERALS SHALL BE PLACED UNDER FRONT TRENCH UTILITIES AND KEPT CLEAR OF DRIVEWAYS.
- MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISHED GRADE AFTER PAVING.
- THE CONCRETE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE A SEWER LATERAL, "W" ON THE FACE OF CURB DIRECTLY ABOVE THE WATER SERVICES AND "B" ON THE FACE OF CURB ABOVE A BLOWOFF OR AIR RELIEF VALVE. LETTERS SHALL BE NEAR, CLEAR, AND 4" HIGH.
- ALL STREET MONUMENTS, LOT CORNER PIPES, AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE OWNER'S EXPENSE BEFORE THE FINAL ACCEPTANCE OF THE SUBDIVISION BY THE CITY OF PETALUMA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.
- THE CITY ENGINEER SHALL HAVE TWENTY-FOUR (24) HOURS NOTICE FOR INSPECTIONS.
- THE NEW WATER LINES SHALL NOT BE PHYSICALLY CONNECTED TO THE CITY WATER SYSTEM UNTIL TESTED, CHLORINATED, AND APPROVED. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF 3.5' FEET FROM FINISHED GRADE.
- WHEREVER POSSIBLE, GATE VALVES SHOULD BE LOCATED ON THE PROJECTION OF CURB LINES.
- FIVE (5) HOURS MAXIMUM IS ALLOWED FOR SHUTDOWN TIME OF EXISTING MAINS WHILE MAKING CONNECTIONS. TWENTY-FOUR (24) HOURS NOTICE OF SHUTDOWNS IS TO BE GIVEN BY THE CONTRACTOR TO ALL WATER CUSTOMERS. EXISTING VALVES TO BE OPERATED BY CITY WATER DIVISION PERSONNEL ONLY.
- WATER SERVICES SHALL BE PLACED OVER THE TOP OF THE UNDERGROUND JOINT TRENCH UTILITIES. WATER AND SEWER SERVICES SHALL NOT BE INSTALLED WITHIN CURB CUTS FOR DRIVEWAYS.
- ALL WATER MAINS, WATER SERVICES, AND SEWER LATERALS SHALL BE ACCURATELY LOCATED BY THE OWNER'S UNDERGROUND CONTRACTOR AND SHOWN ON THE CONSTRUCTION PLANS. ONE SET OF CONSTRUCTION "DRAWINGS OF RECORD" BY THE OWNER'S UNDERGROUND CONTRACTOR, SHALL BE RETURNED TO THE ENGINEER WITHIN THIRTY (30) DAYS OF COMPLETION OF THE PROJECT.
- AGGREGATED BASE MATERIALS SHALL BE PLACED IN ACCORDANCE WITH SECTION 261.04 OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA, DATED JULY 1988.
- THE SURFACE COURSE OF ASPHALT CONCRETE SHALL CONSIST OF 1/2" MAXIMUM MEDIUM GRADE AGGREGATE.
- THE OWNER SHALL BE CHARGED FOR THE COST OF ALL LABORATORY AND FIELD TEST WHERE TEST RESULTS DO NOT MEET SPECIFICATIONS.
- BENCHMARK: USGS BM 224 STANDARD BRASS CAP AT R/W FENCE 1000FT SOUTH OF ELY ROAD ALONG RAILROAD TRACKS, ELEV. 226.63
- EXCAVATIONS OVER FIVE (5') FEET DEEP REQUIRE AN EXCAVATION PERMIT FROM THE STATE DEPARTMENT OF INDUSTRIAL SAFETY.
- ALL UNDERGROUND CONTRACTORS SHALL CALL "UNDERGROUND SERVICE ALERT" AT (800) 642-2444 AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION FOR LOCATING UNDERGROUND UTILITIES.
- CURBS AND SIDEWALKS SHALL BE FORMED AND FINISHED SO THAT GRADE BREAKS ARE ROUNDED OFF.
- STREET SIGNING AND STRIPING SHALL BE INSTALLED TO CONFORM WITH THE CURRENT EDITION OF THE CALTRANS TRAFFIC MANUAL.
- CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ASSEMBLY BILL (2040) DAVIS, ASBESTOS.
- ALL RCP SHALL BE CLASS III UNLESS OTHERWISE NOTED. ALL CATCH BASINS SHALL BE PER CITY OF PETALUMA STANDARDS.
- CONSTRUCTION HOURS ARE LIMITED TO 7.30 AM. TO 5:30 P.M. MONDAY THROUGH FRIDAY, WITH ADDITIONAL LIMITATIONS.
- ALL CITY OF PETALUMA STANDARD DETAIL PLANS AND DETAIL SPECIFICATIONS AS AMENDED ARE PART OF THESE PLANS.
- IN THE EVENT THAT ARCHAEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING, WORK SHALL BE HALTED TEMPORARILY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR EVALUATION OF THE ARTIFACTS AND TO RECOMMEND FUTURE ACTION. THE LOCAL INDIAN COMMUNITY SHALL ALSO BE NOTIFIED AND CONSULTED IN THE EVENT ANY ARCHAEOLOGICAL REMAINS ARE UNCOVERED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT FOR CORPORATION CAMPUS SITE, PROJECT NUMBER 41-7522-01/001 DATED SEPTEMBER 10, 1999, PREPARED BY KLEINFELDER, INC.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE DESIGN OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER, WHO WILL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISION SHEETS WHICH SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND CITY ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
- CONTRACTOR SHALL REPLACE OR REPAIR AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION, WHETHER SHOWN ON THE PLANS OR NOT. GAS REPLACEMENT OR REPAIR WORK MUST BE COORDINATED WITH THE CITY OF PETALUMA.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE OWNER WHO WILL BACK CHARGE THE CONTRACTOR.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, BEFORE ENGINEERS AT (408) 467-9100, BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- TEMPORARY TRAFFIC CONTROL CONSTRUCTION OPERATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO THE PLANS. THE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ELEVATIONS AND LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.

**DEMOLITION**

- ANY EXISTING WOOD OR CONCRETE STRUCTURES, PIPES, CABLE, OR OTHER FEATURES NOT REMOVED DURING DEMOLITION OR ROUGH GRADING, AND ENCOUNTERED DURING THE WORK, SHALL BE PERFORMED UNDER THESE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER AS FOLLOWS:
  - WOOD OR CONCRETE STRUCTURES, SLABS, FOOTING, GRADE BEAMS, DECKS, DOCKS, PILE CAPS, ETC. SHALL BE REMOVED TO A MINIMUM OF ONE (1') FOOT BELOW UTILITY TRENCH BOTTOMS OR SUBGRADE.
  - WOOD OR CONCRETE PILES SHALL BE REMOVED AND CONED TO (1') FOOT BELOW UTILITY TRENCH BOTTOMS OR SUBGRADE.
  - PIPES AND CABLES SHALL BE REMOVED TO ONE (1') FOOT BELOW AND BEYOND UTILITY TRENCH SIDES OR SUBGRADE AND PLUGGED.
  - ALL MANHOLES, CATCH BASINS, VAULTS, ETC. SHALL BE REMOVED TO ONE (1') FOOT BELOW SUBGRADE (BOTTOM OF SAID STRUCTURE TO BE BROKEN THRU FOR DRAINAGE) AND ALL PIPES OR CONDUITS PLUGGED WITH SIX (6") INCHES OF LIGHTWEIGHT CONCRETE PRIOR TO BACKFILLING.
  - ALL EXISTING IMPROVEMENTS AND UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.

**DEWATERING**

- PRIOR TO THE PLACEMENT OF ANY FILL, AREAS COVERED WITH STANDING WATER SHALL BE DEWATERED. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DEWATERING OF WORK IN PROGRESS, OR COMPLETED UNTIL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WATER REMOVED FROM DEWATERING SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE AND/OR LOCAL REGULATIONS.

**UTILITIES**

- A MINIMUM OF TWELVE (12") INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.
- ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL ACCEPT H-20 LOADS AND BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED.
- THE PIPE LENGTHS SHOWN ARE FOR PURPOSES OF ENGINEERING CALCULATIONS AND ARE NOT INTENDED FOR BID QUANTITIES OR ORDERING OF MATERIALS.
- ALL GRAVITY FLOWING SYSTEMS SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.
- ALL LINEAR FEET OR PIPE IS BASED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITIES DEPARTMENT IF THE EXISTING WATER, SEWER, OR GAS MAINS OR SERVICES ARE DISTURBED OR DAMAGED.
- WATER SERVICE ABANDONMENT PROCEDURE:  
EXCAVATE THE EXISTING WATER SERVICE AT THE MAIN.  
FOR SERVICE WITH A CORPORATION STOP AND SERVICE SADDLE, TURN OFF THE CORPORATION STOP AND CHECK FOR LEAKS. CUT THE COPPER TUBING WITH A TUBING CUTTER AND BEND BOTH CUT ENDS OVER APPROXIMATELY ONE (1") FROM THE CUT END. THE CITY'S INSPECTOR WILL REVIEW WITH THE CONTRACTOR HOW AND WHEN THIS WILL BE IMPLEMENTED.  
FOR A SERVICE WITH A CORPORATION STOP WITH NO SERVICE SADDLE, NOTIFY ALL EFFECTED WATER CUSTOMERS OF THE SERVICE INTERRUPTION. COORDINATE WATER SHUTDOWN WITH AFFECTED CUSTOMERS AND CITY UTILITY DEPT. REMOVE THE CORPORATION STOP AND INSTALL MUELLER REPAIR CLAMP. ANY LEAKS, FAILURES, OR DEFECTIVE REPAIRS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

**RECORD DRAWINGS**

- CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION AND DESCRIPTION OF ALL WORKING CHANGES FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING EXACT LOCATIONS, SIZES, MATERIALS, AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE WITH UTILITY INFORMATION SHOWN ON THE PLANS WITH INSTALLATION OF PGE, CABLE, TELEPHONE, AND/OR JOINT TRENCH LAYOUT AND DETAILS.
- WATER MAIN AND WATER SERVICE LINES 3" AND LARGER SHALL BE DUCTILE IRON PIPE WITH THICKNESS CLASS 52. WATER MAINS SHALL BE AWWA C900 CLASS 200 PVC PIPES FOR PROJECT SITE.
- CONTRACTOR SHALL OBTAIN PVC WATER PIPE SPECIFICATIONS FROM THE CITY AT THE TIME OF ENCROACHMENT PERMIT ISSUANCE.
- WATER VALVE BOXES SHALL BE G-5 CHRISTY ONLY, FRAME AND COVER.
- ALL 4 INCH AND LARGER SERVICES ON C.I. OR D.I. PIPE REQUIRE MUELLER A2360-20 VALVES AND MUELLER H-15 (D.I.) SLEEVES, OR APPROVED EQUALS. TAPPING SLEEVE SHALL BE THE SAME SIZE AS THE SERVICE.
- THE METER AND METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CITY UPON ACCEPTANCE OF THE LATERAL SERVICE LINE, AND THE PROPERTY OWNER HAS ASSUMED RESPONSIBILITY FOR THE CONNECTION ON THE DISCHARGE SIDE OF THE METER. A BACKFLOW PREVENTION DEVICE IS REQUIRED FOR ALL SERVICES 2" AND LARGER. NO METER SHALL BE INSTALLED PRIOR TO FULL COMPLIANCE WITH THE CROSS-CONNECTION CONTROL PROGRAM.
- NEW WATER PIPELINES, VALVES, AND FITTING SHALL BE STERILIZED, TESTED BY THE CONTRACTOR AND SHOWN PASS BACTERIA AND OTHER WATER QUALITY REQUIREMENTS BEFORE PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCE. THE DISINFECTANT SHALL REMAIN IN CONTACT WITH THE WATER FOR A MINIMUM OF 24 HOURS BEFORE FLUSHING. BACTERIOLOGICAL TESTING SHALL BE CONDUCTED NO LESS THAN 24 HOURS AFTER FLUSHING. DISINFECTANT WILL BE WITNESSED BY THE ENGINEER. TEST SHEETS (E.G. HTM) SHALL BE FASTENED TO THE TOP OF THE PIPE WITH TAR OR METADEX #2 ACCORDING TO THE CITY'S SCHEDULE.
- WATER PRESSURE TEST: PIPE SPECIFIED BY PRESSURE CLASSIFICATION, 50 PSI OVER THE PRESSURE CLASSIFICATION, WITH A MAXIMUM OF 200 PSI. OTHER TYPES OF PIPE SHALL BE TESTED AT A MINIMUM OPERATING PRESSURE. THE TEST PRESSURE SHALL BE MEASURED AT THE HIGHEST POINT ON THE LINE UNLESS SPECIFICALLY NOTED OTHERWISE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AFFECTED RESIDENTS AND BUSINESSES 48 HOURS PRIOR TO THE START OF A WATER MAIN SHUTDOWN. THE WATER MAIN SHUTDOWN WILL BE COMPLETED BY CITY CREWS ONLY.
- USE VCP (EXTRA STRENGTH) OR SDR 35 PVC (GREEN) FOR SANITARY SEWER MAIN. SANITARY SEWER LATERALS SHALL BE VCP (EXTRA STRENGTH), SDR 35 PVC (GREEN), OR ABS SCHEDULE 40. STORM DRAIN MAIN SHALL BE CLASS IV RCP. STORM DRAIN LATERALS SHALL BE CLASS III RCP FOR PIPE SIZE 12" AND LARGER, OR ASTM D3034, SDR 35 PVC (GREEN) FOR PIPE SIZE 10" OR SMALLER.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE.

**WATER SYSTEM NOTES:**

- PROVIDE THRUST BLOCKS OR COMPARABLE RESTRAINTS PER CITY SDS.
- PROVIDE MINIMUM OF 3.00' FEET OF COVER OVER WATER LINES.
- MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPIPE TYPE 2 OR EQUAL.

**FIRE PROTECTION NOTES:**

- THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, SHOOTS, ETC.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, AND ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- INSTALL MONITORED TAMPERSWITCHES AT ALL PIV'S AND VALVES ON BACKFLOW ASSEMBLIES.
- CONTRACTOR TO USE CATHODIC PROTECTION FOR ALL UNDERGROUND FIRE PROTECTION SYSTEMS. FINAL LOCATION OF ANODES AND TEST STATIONS SHALL BE COORDINATED WITH ARCH/ENGINEER. CONTRACTOR MAY ASSUME THAT THE TEST STATIONS WILL BE WITHIN 10 FEET OF THE FITTING/ITEM BEING CONNECTED TO.
- CLEARANCES:
  - ONE FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER MAIN AND OTHER FACILITIES.
  - TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY MAIN.
  - SEVEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND STORM MAIN.
  - TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN RECYCLED WATER MAIN AND POTABLE WATER MAIN.
  - FIVE FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER SERVICE AND SEWER OR RECYCLED WATER LATERALS.
  - FIVE FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER SERVICE AND STREET TREES.
- WEATHER-RESISTANT SIGNS DESIGNATING WHICH FIRE LINE SERVES A BUILDING WILL BE PROVIDED AT FDC LOCATIONS, WORDING AND LETTER SIZE FOR THE SIGNS SHALL BE COORDINATED BY THE FIRE INSPECTOR IN THE FIELD.

**FIRE PROTECTION NOTES (CONT)**

- BUILDINGS OF THREE OR MORE STORES REQUIRE INSTALLATION OF STANDPIPES IN THE STAIRWELLS FOR FIRE DEPARTMENT USE.
- THE CONTRACTOR INSTALLING UNDERGROUND FIRE LINES SHALL SUBMIT TWO SETS OF THE PLANS TO THE PETALUMA FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. DESIGN MUST BE IN ACCORDANCE WITH THE FOLLOWING CITY OF PETALUMA DETAIL SPECIFICATIONS:
  - STD 850.05 MAIN SIZE
  - STD 854 THRUST BLOCKS
  - STD 857.01 FIRE HYDRANT
  - STD 860 TEMPORARY FIRE FLOW
  - STD 878.01 PIV AND FDC
  - STD 880 DETECTOR CHECKS
 POINTS OF CONNECTION TO MAIN AND SPRINKLER RISE DETAIL. HYDROTEST 200PSI FOR 2 HOURS. DETAIL METHOD OF FLUSHING LINES.

**GRADING AND PAVING NOTES**

- PAVEMENT EXCAVATION SHALL INCLUDE REMOVAL AND DISPOSAL OF EXISTING A.C. PAVEMENT AND PCC CURB REQUIRED FOR THE CONSTRUCTION OF NEW SURFACE IMPROVEMENTS. THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT AT LOCATIONS AS SHOWN ON THE PLANS PRIOR TO REMOVAL OF EXISTING PAVEMENT. ALL EXCAVATED MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN AREA PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPLECTIONS AS INDICATED:
 

PAVEMENT SUBGRADE	HORIZONTAL	VERTICAL	COMPACTION
	0.1±	+0 TO -0.1'	95%
- NON-CRYSTALLIZING TYPE WEED KILLER SHALL BE SPREAD OVER THE AGGREGATE BASE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PRIME COAT OF SC-70 LIQUID ASPHALT CONFORMING TO THE PROVISIONS OF THE CALTRANS SPECIFICATIONS SHALL BE APPLIED AT THE RATE OF 0.15 TO 0.25+ GALLONS PER SQUARE YARD TO SURFACE OF AGGREGATE BASE PRIOR TO PLACEMENT OF NEW ASPHALT CONCRETE.
- PAINT BINDER SS-1 ASPHALTIC EMULSION CONFORMING TO THE PROVISIONS OF THE CALTRANS SPECIFICATIONS SHALL BE APPLIED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD TO EXISTING ASPHALT CONCRETE SURFACES AND VERTICAL SURFACES PRIOR TO PLACEMENT OF NEW ASPHALT CONCRETE.
- ASPHALT CONCRETE SURFACE COURSE SHALL BE TYPE A, 3/4" MAXIMUM AGGREGATE SIZE, AS SPECIFIED FOR SURFACE COURSE MATERIAL IN THE CALTRANS SPECIFICATIONS. MINIMUM FINISH SHALL BE 1/8" TO 1/4" PLACED IN ONE LIFT. AC SHALL BE COMPACTED TO A MINIMUM IN PLACE DENSITY OF 95%, 6" DEEP.
- FDC SEAL SS-1 ASPHALTIC EMULSION CONFORMING TO THE PROVISIONS OF THE CALTRANS SPECIFICATIONS SHALL BE APPLIED AT THE RATE OF 0.10 TO 0.20 GALLONS PER SQUARE YARD TO SURFACE OF NEWLY FINISHED ASPHALT CONCRETE PAVEMENT.
- SLURRY SEAL TYPE 1 ASPHALT EMULSION CONFORMING TO THE PROVISIONS OF THE CALTRANS SPECIFICATIONS SHALL BE APPLIED AT THE RATE OF 8 TO 12 POUNDS OF DRY AGGREGATE PER SQUARE YARD TO THE AREAS AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL ADJUST ALL INLETS, VALVE BOXES, MONITORING WELLS, AND OTHER UTILITY STRUCTURES WHICH ARE TO REMAIN TO THE NEW FINISH GRADE.
- ALL CONCRETE USED FOR ALL SURFACE IMPROVEMENTS MUST BE CLASS "B" (5 STACKS PER CUBIC YARD) AS PER CALTRANS SPECIFICATIONS.
- ADJUST ALL UTILITIES TO FINISHED GRADE.

**GENERAL NOTES (FOR COMPLIANCE WITH CITY STANDARDS)**

- CONTRACTOR SHALL KEEP UP-TO-DATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING EXACT LOCATIONS, SIZES, MATERIALS, AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE WITH UTILITY INFORMATION SHOWN ON THE PLANS WITH INSTALLATION OF PGE, CABLE, TELEPHONE, AND/OR JOINT TRENCH LAYOUT AND DETAILS.
- WATER MAIN AND WATER SERVICE LINES 3" AND LARGER SHALL BE DUCTILE IRON PIPE WITH THICKNESS CLASS 52. WATER MAINS SHALL BE AWWA C900 CLASS 200 PVC PIPES FOR PROJECT SITE.
- CONTRACTOR SHALL OBTAIN PVC WATER PIPE SPECIFICATIONS FROM THE CITY AT THE TIME OF ENCROACHMENT PERMIT ISSUANCE.
- WATER VALVE BOXES SHALL BE G-5 CHRISTY ONLY, FRAME AND COVER.
- ALL 4 INCH AND LARGER SERVICES ON C.I. OR D.I. PIPE REQUIRE MUELLER A2360-20 VALVES AND MUELLER H-15 (D.I.) SLEEVES, OR APPROVED EQUALS. TAPPING SLEEVE SHALL BE THE SAME SIZE AS THE SERVICE.
- THE METER AND METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CITY UPON ACCEPTANCE OF THE LATERAL SERVICE LINE, AND THE PROPERTY OWNER HAS ASSUMED RESPONSIBILITY FOR THE CONNECTION ON THE DISCHARGE SIDE OF THE METER. A BACKFLOW PREVENTION DEVICE IS REQUIRED FOR ALL SERVICES 2" AND LARGER. NO METER SHALL BE INSTALLED PRIOR TO FULL COMPLIANCE WITH THE CROSS-CONNECTION CONTROL PROGRAM.
- NEW WATER PIPELINES, VALVES, AND FITTING SHALL BE STERILIZED, TESTED BY THE CONTRACTOR AND SHOWN PASS BACTERIA AND OTHER WATER QUALITY REQUIREMENTS BEFORE PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCE. THE DISINFECTANT SHALL REMAIN IN CONTACT WITH THE WATER FOR A MINIMUM OF 24 HOURS BEFORE FLUSHING. BACTERIOLOGICAL TESTING SHALL BE CONDUCTED NO LESS THAN 24 HOURS AFTER FLUSHING. DISINFECTANT WILL BE WITNESSED BY THE ENGINEER. TEST SHEETS (E.G. HTM) SHALL BE FASTENED TO THE TOP OF THE PIPE WITH TAR OR METADEX #2 ACCORDING TO THE CITY'S SCHEDULE.
- WATER PRESSURE TEST: PIPE SPECIFIED BY PRESSURE CLASSIFICATION, 50 PSI OVER THE PRESSURE CLASSIFICATION, WITH A MAXIMUM OF 200 PSI. OTHER TYPES OF PIPE SHALL BE TESTED AT A MINIMUM OPERATING PRESSURE. THE TEST PRESSURE SHALL BE MEASURED AT THE HIGHEST POINT ON THE LINE UNLESS SPECIFICALLY NOTED OTHERWISE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AFFECTED RESIDENTS AND BUSINESSES 48 HOURS PRIOR TO THE START OF A WATER MAIN SHUTDOWN. THE WATER MAIN SHUTDOWN WILL BE COMPLETED BY CITY CREWS ONLY.
- USE VCP (EXTRA STRENGTH) OR SDR 35 PVC (GREEN) FOR SANITARY SEWER MAIN. SANITARY SEWER LATERALS SHALL BE VCP (EXTRA STRENGTH), SDR 35 PVC (GREEN), OR ABS SCHEDULE 40. STORM DRAIN MAIN SHALL BE CLASS IV RCP. STORM DRAIN LATERALS SHALL BE CLASS III RCP FOR PIPE SIZE 12" AND LARGER, OR ASTM D3034, SDR 35 PVC (GREEN) FOR PIPE SIZE 10" OR SMALLER.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE.

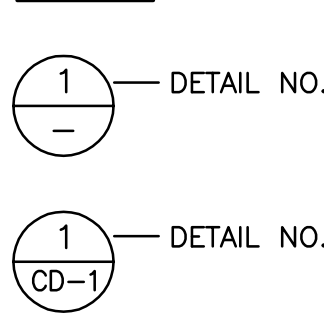
**GENERAL NOTES (FOR COMPLIANCE WITH CITY STANDARDS) (CONT)**

- THE EXISTING UTILITIES CROSSING OF THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO CONTRACTOR'S OPERATION.
- ALL UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, CABLE TV, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES ETC., THAT LIE WITHIN THE PUBLIC RIGHT OF WAY, EASEMENTS OR AREAS AFFECTED BY THE WORK ON THE PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OF THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO COORDINATE.
- ALL UTILITY SERVICE LATERALS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO ALL TIMES'S SATISFACTION.
- ALL ABUTTING PROPERTIES SHALL BE PROVIDED ACCESS AT ALL TIMES DURING CONSTRUCTION OF UTILITIES. TRENCHES SHALL BE BACKFILLED AND PAVED (TEMPORARY CUTBACK ASPHALT) PRIOR TO LEAVING THE JOB SITE EACH WORKDAY.
- ASPHALT CONCRETE SHALL NOT BE PLACED WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 10°C (50°F) AND FALLING OR DURING UNSUITABLE WEATHER.
- GRADE BREAKS ON CURBS AND SIDEWALKS TO BE ROUNDED OFF (WHILE CONCRETE FINISHING WORK IS IN PROGRESS) IN FORM WORK AND FINISHED SURFACING.
- CITY FIELD ENGINEER SHALL HAVE 24-HOUR NOTICE FOR INSPECTION.
- APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
- CONTRACTOR SHALL REPLACE EXISTING TRAFFIC STRIPING AND DETECTOR LOOPS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS TO THE CITY'S SATISFACTION.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO THE SERVICE TRENCH AND PAVEMENT FOR A ONE-YEAR WARRANTY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE CITY. ONE YEAR AFTER ACCEPTANCE, THE CITY WILL MAKE A FINAL INSPECTION. IF REPAIRS HAVE TO BE MADE, THE CONTRACTOR OR DEVELOPER WILL BE NOTIFIED TO MAKE REPAIRS.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT/ENGINEERING FOR ALL OFF-SITE IMPROVEMENTS.
- PRIOR TO STARTING CONSTRUCTION, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE SUBMITTED TO THE CITY PUBLIC WORKS AND BUILDING DEPARTMENTS. THE SWPPP SHALL BE MADE TO APPLY CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK FOR APPLICABLE BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SWPPP AND EMPLOY ITS PROVISIONS THROUGHOUT ALL CONSTRUCTION.

**ABBREVIATIONS**

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AG	AGGREGATE
APPROX	APPROXIMATE
BLDG	BUILDING
BM	BENCH MARK
BO	BLOWOFF
BW	BACK OF WALK
C&G	CURB & GUTTER
CI	CAST IRON
CL	CENTERLINE
CM	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION CURB RETURN
CR	CURB RETURN
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
D/W	DOMESTIC WATER
DWG	DRIVEWAY DRAINING
EB	ELECTRICAL BOX
EC	END OF CURB
EL	ELEVATION
ELECT	ELECTRICAL
EP	EDGE OF PAVEMENT
EXIST	EXISTING
(F)	FLUTURE
F/C	FIRE DEPT. CONNECTION
FDC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FL	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED PAVEMENT SURFACE
FT	FEET
GB	GRADE BREAK
GM	GAS METER
HD	HIGH DENSITY POLYETHYLENE
INVERT	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
LN	MANHOLE
MN	MINIMUM
MON	MONUMENT
N/S	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
P&E	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTOR LINE
PROSP	PROPOSED
PT	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RM	RM ELEVATION
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
(S)	SOUTH
SL	STREET LIGHT CONDUIT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
T OR TELE	TELEPHONE
TC	TOP OF CURB
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

**SYMBOL**

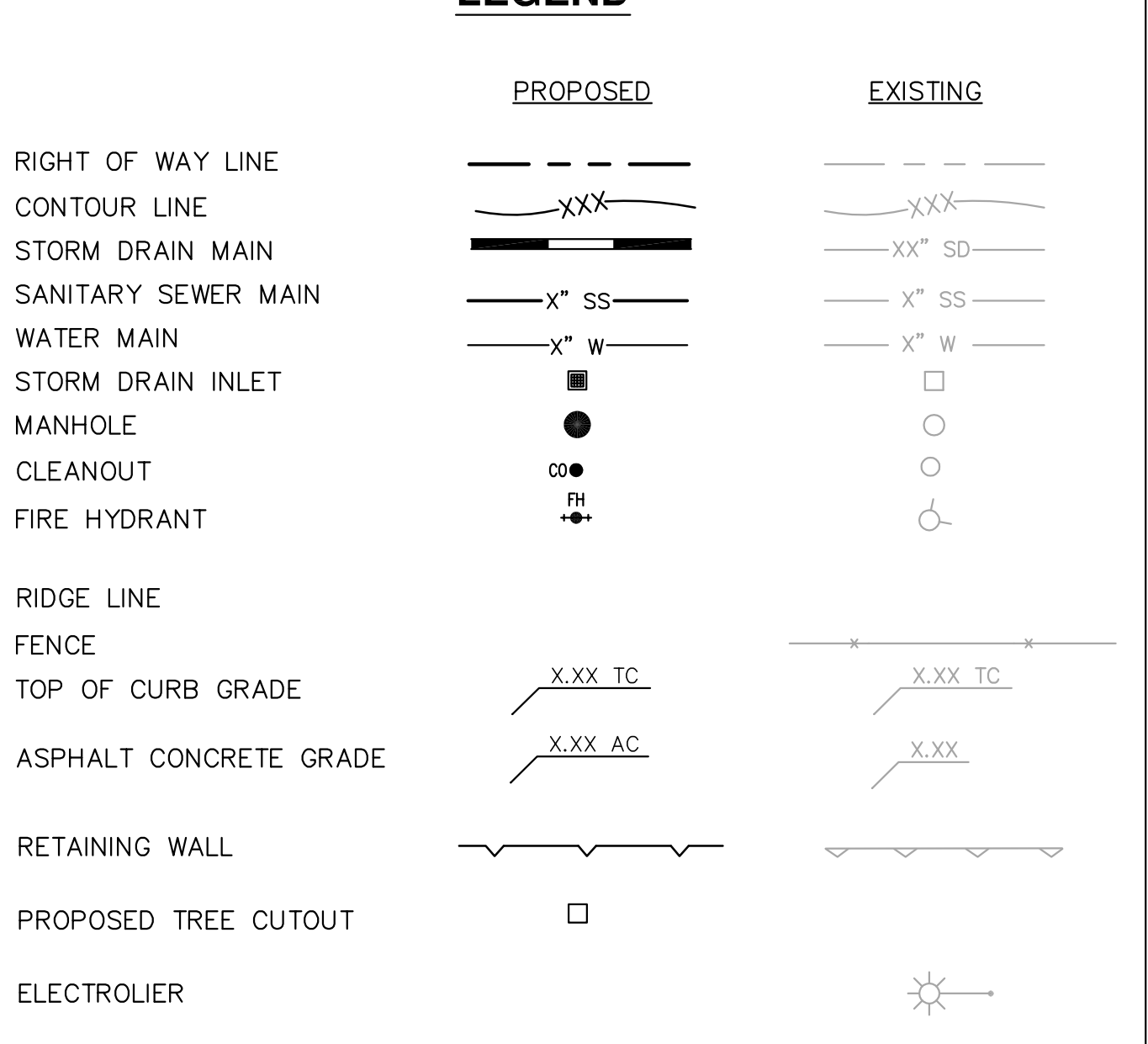


**DESCRIPTION**

DETAIL NO. 1 ON CURRENT SHEET  
DETAIL NO. 1 ON SHEET CD-1



**LEGEND**



**DRAWING INDEX**

- C-1 NOTES & LEGEND
- C-2 EXISTING CONDITIONS
- C-3 DEMOLITION PLAN
- C-4 GRADING PLAN
- C-5 UTILITY PLAN
- C-6 STORM WATER CONTROL PLAN

VERTICAL SEPARATION REQUIREMENTS:  
WHERE THE NEW PIPELINE CROSSES AN EXISTING UTILITY THE MINIMUM VERTICAL SEPARATION BETWEEN THE NEW PIPELINE AND THE EXISTING UTILITY SHALL BE 12 INCHES UNLESS OTHERWISE SPECIFIED BELOW.

WHERE THE NEW PIPELINE CROSSES BELOW AN EXISTING WATER PIPELINE OR ABOVE AN EXISTING SANITARY SEWER IF THE VERTICAL SEPARATION IS LESS THAN 12 INCHES, THE JOINTS OF THE STORM DRAIN MAIN SHALL BE LOCATED AT A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE EXISTING PIPELINE AND THE TWO JOINTS ON EITHER SIDE OF THE EXISTING PIPELINE SHALL BE RESTRAINED. ENCASMENT OF ANY UTILITY LINES MAY BE REQUIRED AS DIRECTED AND APPROVED BY THE CITY ENGINEER.

WHERE THE NEW PIPELINE CROSSES ABOVE AN EXISTING WATER PIPELINE OR BELOW AN EXISTING SANITARY SEWER, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES, WITH A MINIMUM OF 8 FEET FROM THE CENTERLINE OF THE EXISTING PIPELINE, AND THE TWO JO

EXISTING KOHL'S PARKING LOT

KOHL'S BUILDING

REDWOOD GATEWAY, LLC  
DN 2006-119461



PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #208  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621



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PETALUMA, CA 94954

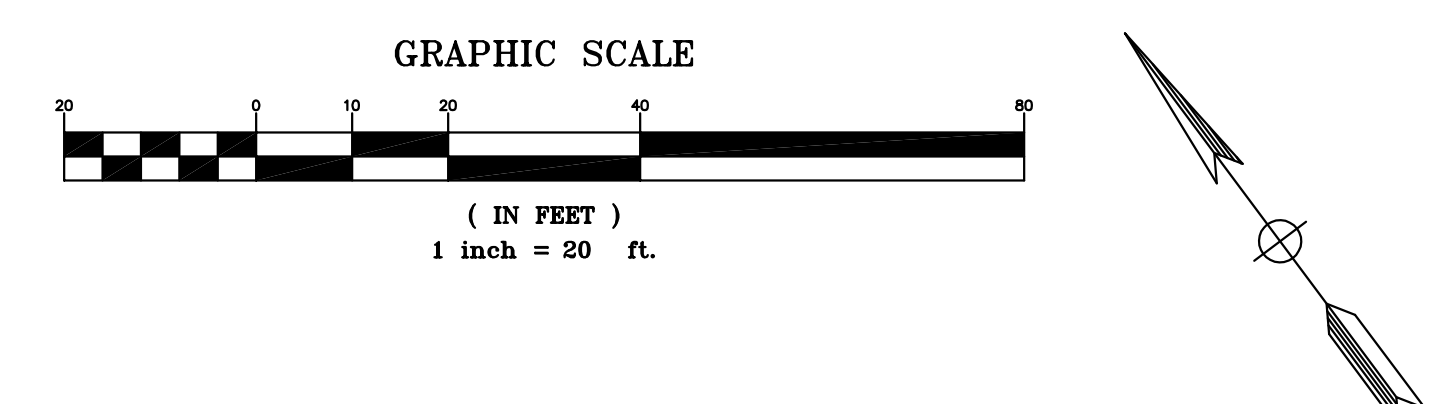
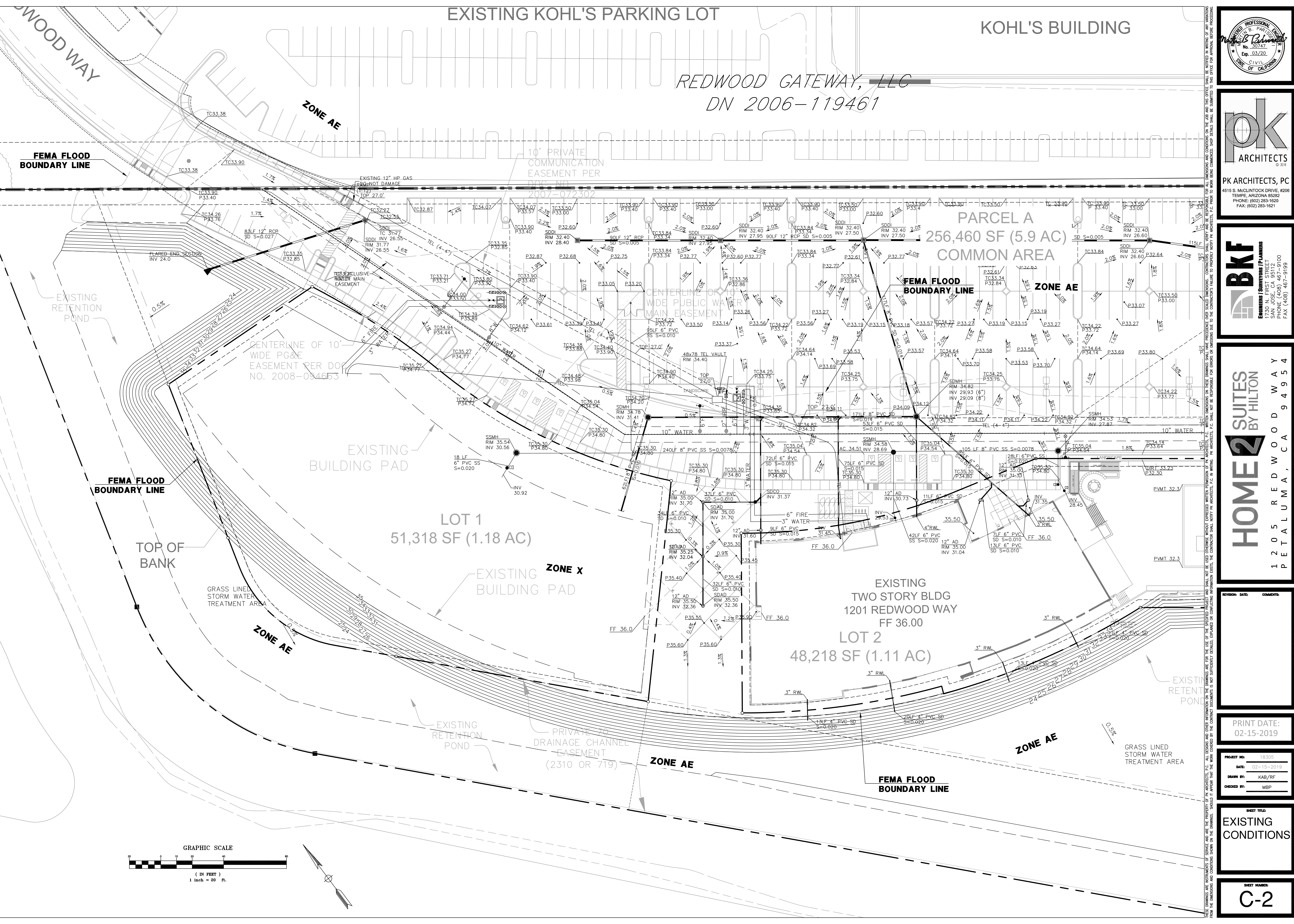
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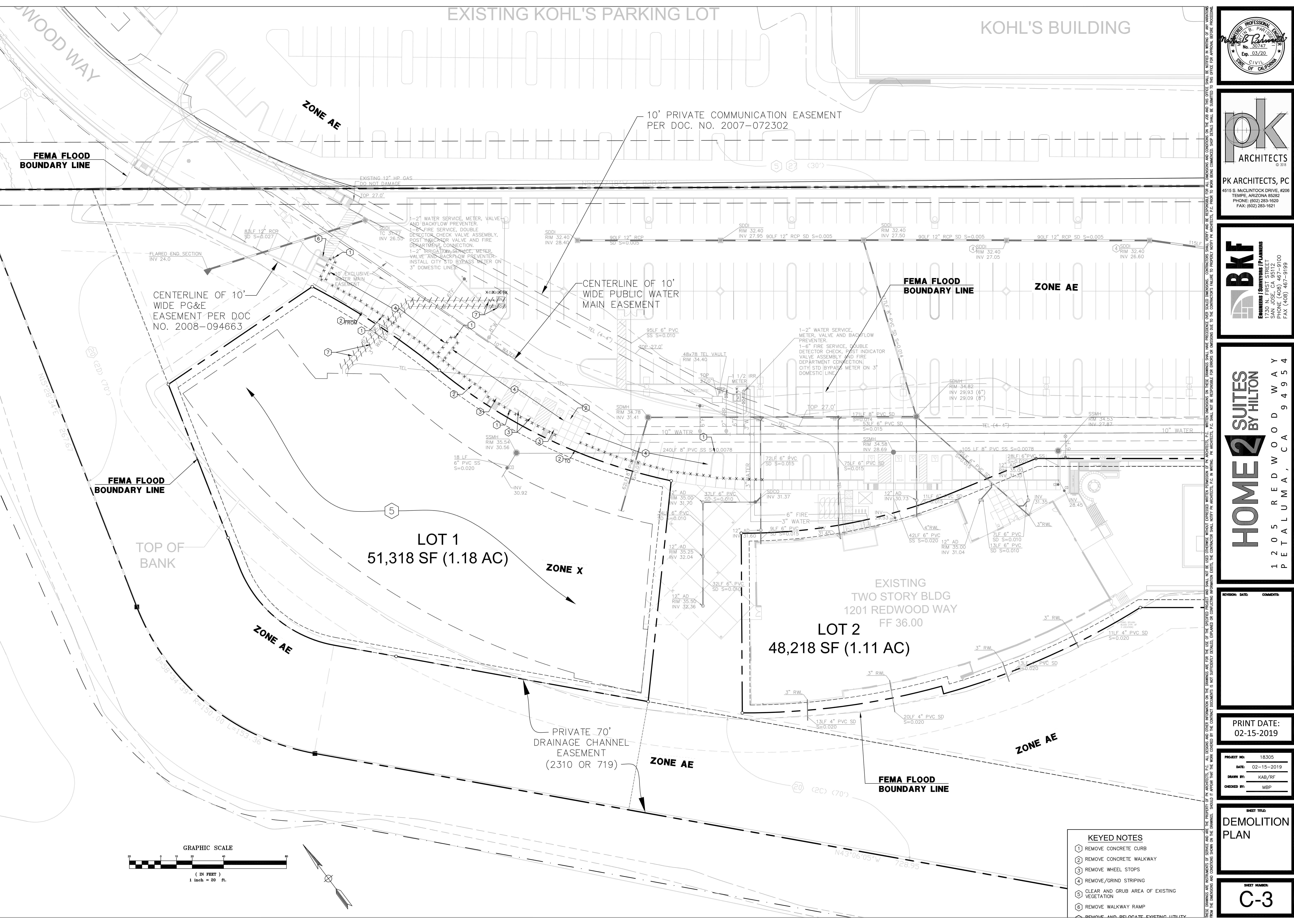
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SHEET TITLE:  
EXISTING CONDITIONS

SHEET NUMBER:  
C-2



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EXISTING KOHL'S PARKING LOT

KOHL'S BUILDING

ZONE AE

10' PRIVATE COMMUNICATION EASEMENT  
PER DOC. NO. 2007-072302

FEMA FLOOD  
BOUNDARY LINE

CENTERLINE OF 10'  
WIDE PG&E  
EASEMENT PER DOC  
NO. 2008-094663

CENTERLINE OF 10'  
WIDE PUBLIC WATER  
MAIN EASEMENT

FEMA FLOOD  
BOUNDARY LINE

ZONE AE

FEMA FLOOD  
BOUNDARY LINE

TOP OF BANK

LOT 1  
51,318 SF (1.18 AC)

ZONE X

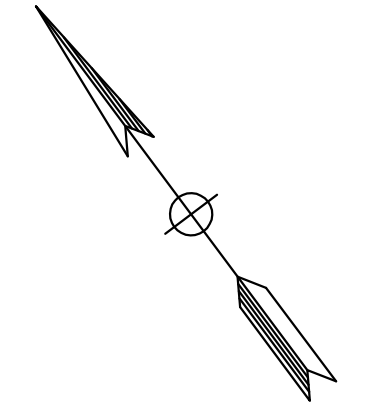
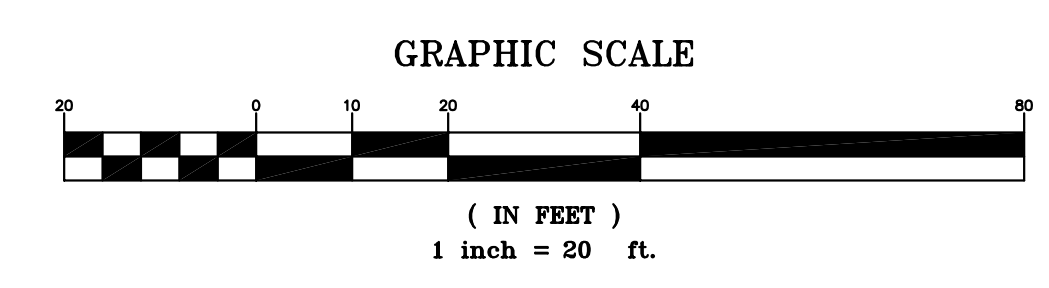
EXISTING  
TWO STORY BLDG  
1201 REDWOOD WAY  
FF 36.00  
LOT 2  
48,218 SF (1.11 AC)

PRIVATE 70'  
DRAINAGE CHANNEL  
EASEMENT  
(2310 OR 719)

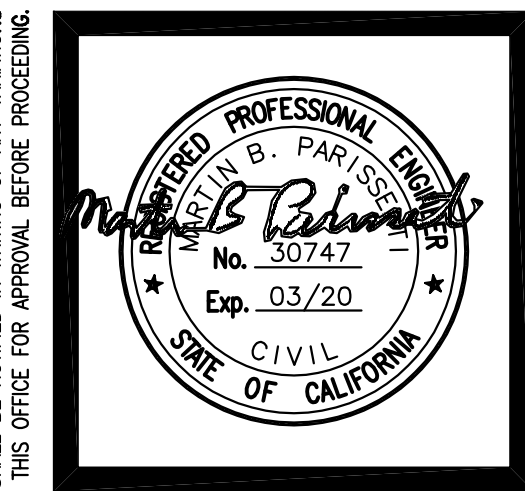
ZONE AE

FEMA FLOOD  
BOUNDARY LINE

ZONE AE



- KEYED NOTES**
- ① REMOVE CONCRETE CURB
  - ② REMOVE CONCRETE WALKWAY
  - ③ REMOVE WHEEL STOPS
  - ④ REMOVE/GRIND STRIPING
  - ⑤ CLEAR AND GRUB AREA OF EXISTING VEGETATION
  - ⑥ REMOVE WALKWAY RAMP
  - ⑦ REMOVE AND RELOCATE EXISTING UTILITY



**pk ARCHITECTS**  
PK ARCHITECTS, PC  
4515 S. MCCLINTOCK DRIVE, #208  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621

**BKF**  
ENGINEERS / SURVEYORS / PLANNERS  
1730 N. FIRST STREET  
SAN JOSE, CA 95112  
PHONE: (408) 467-9199  
FAX: (408) 467-9199

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PETALUMA, CA 94954

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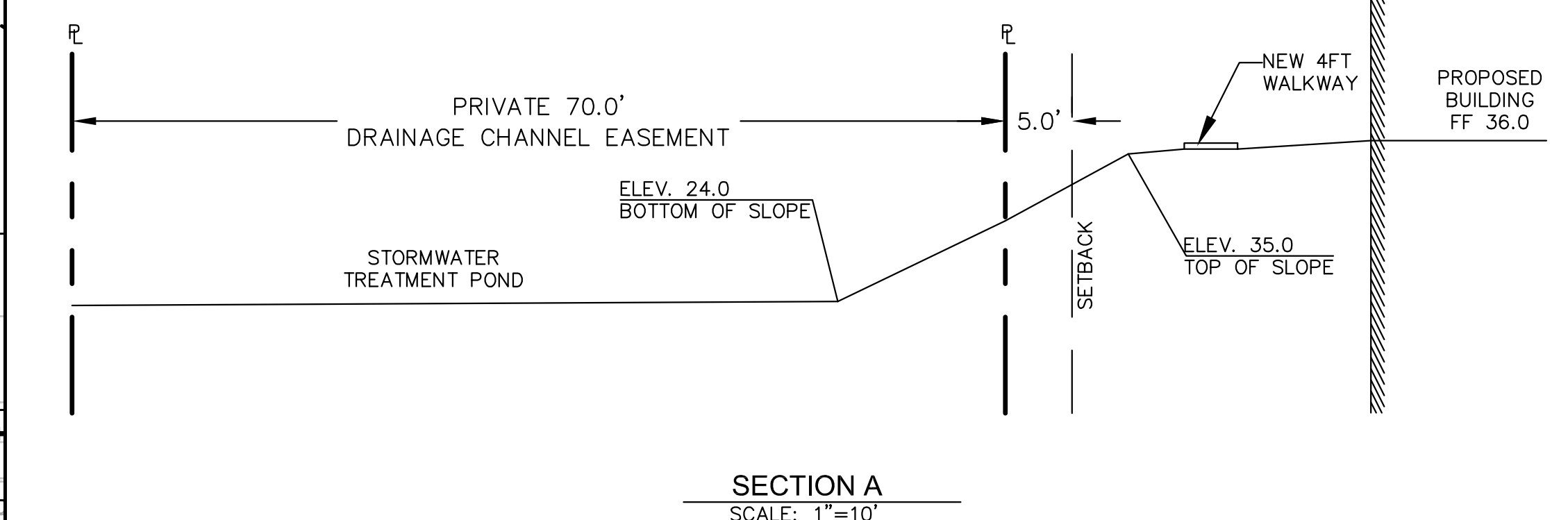
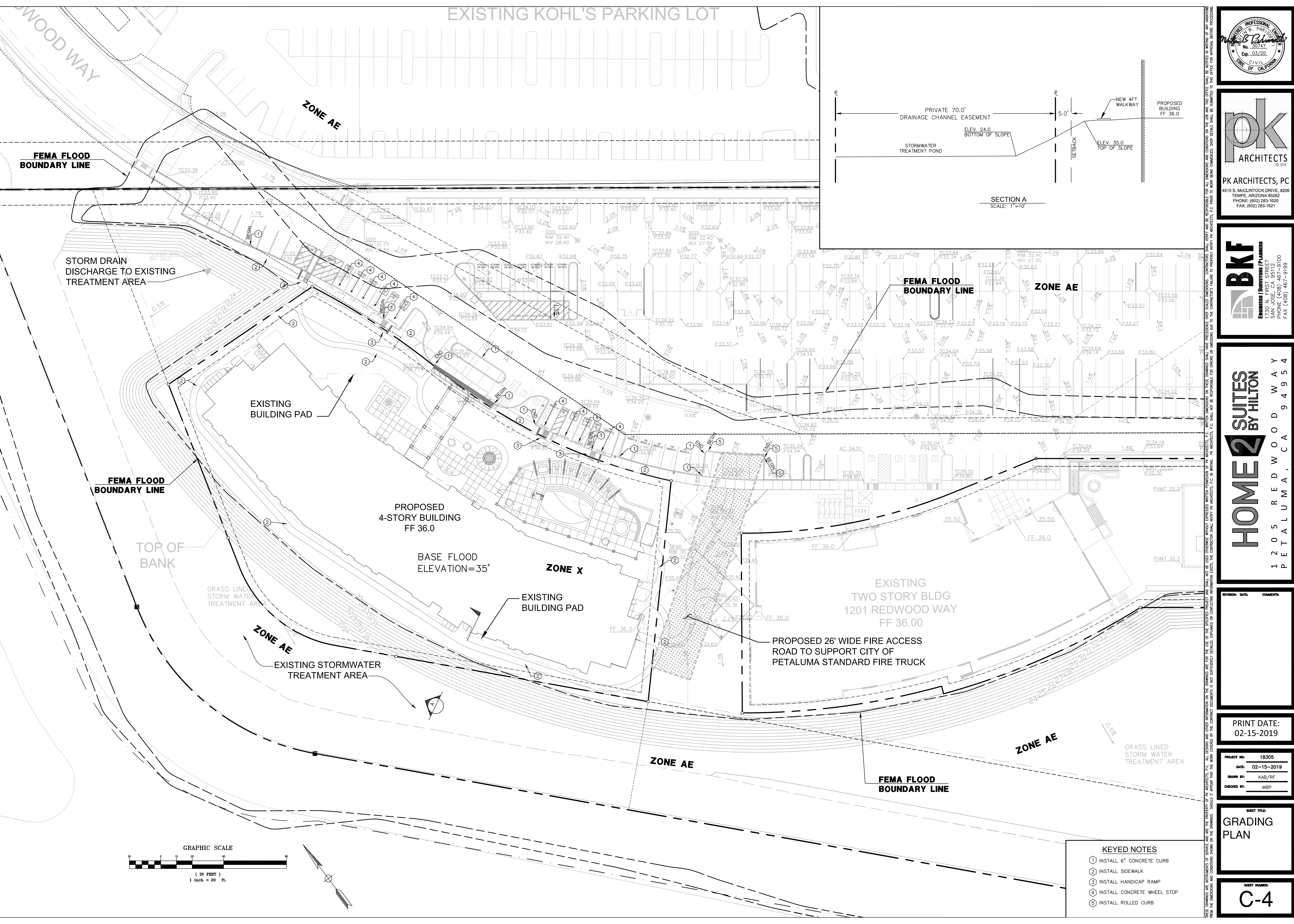
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SHEET TITLE:  
**DEMOLITION PLAN**

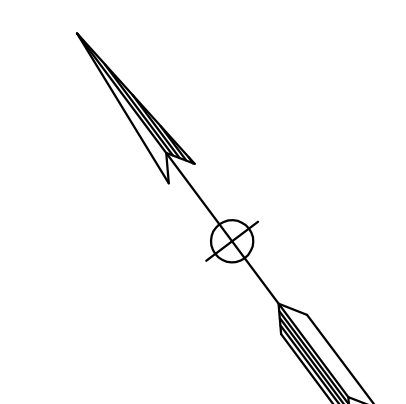
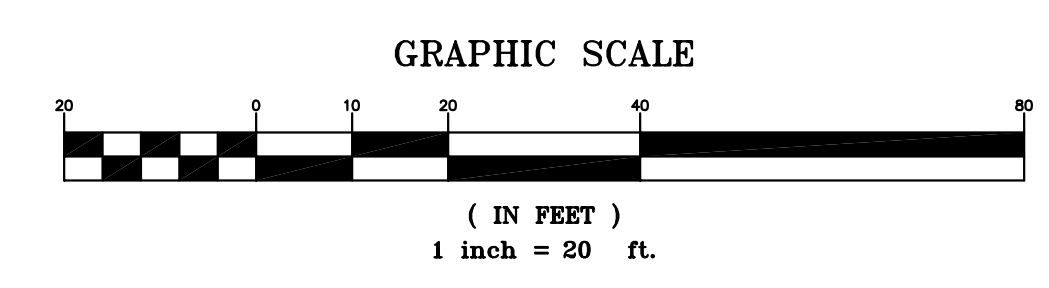
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**C-3**

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EXISTING KOHL'S PARKING LOT



SECTION A  
SCALE: 1"=10'



- KEYED NOTES**
- ① INSTALL 6" CONCRETE CURB
  - ② INSTALL SIDEWALK
  - ③ INSTALL HANDICAP RAMP
  - ④ INSTALL CONCRETE WHEEL STOP
  - ⑤ INSTALL ROLLED CURB



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**PK ARCHITECTS, PC**  
4515 S. MCCLINTOCK DRIVE, #208  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621

**BKF**  
ENGINEERS / SURVEYORS / PLANNERS

1730 N. FIRST STREET  
SAN JOSE, CA 95112  
PHONE: (408) 467-9199  
FAX: (408) 467-9199

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1 2 0 5 R E D W O O D W A Y  
P E T A L U M A , C A 9 4 9 5 4

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SHEET TITLE:  
**GRADING PLAN**

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**C-4**

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EXISTING KOHL'S PARKING LOT

KOHL'S BUILDING



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4515 S. MCCLINTOCK DRIVE, #208  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1620  
FAX: (602) 283-1621



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PETALUMA, CA 94954

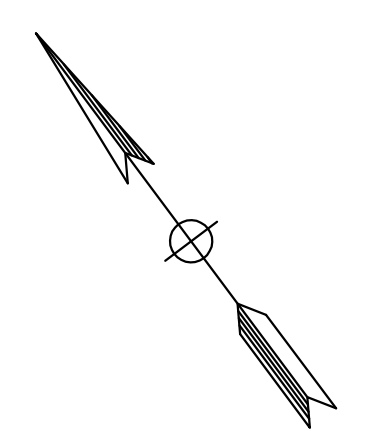
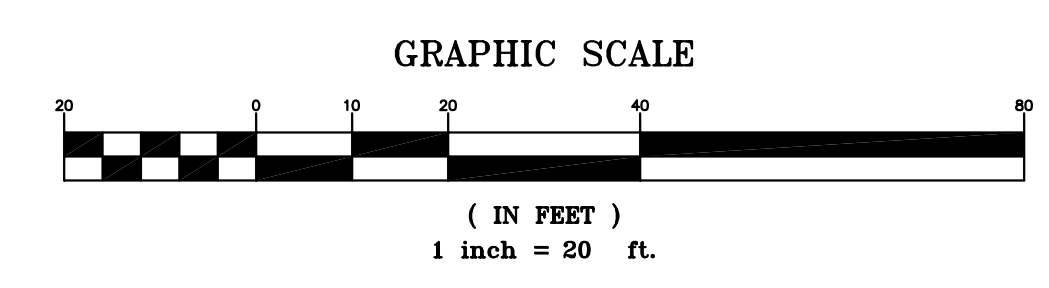
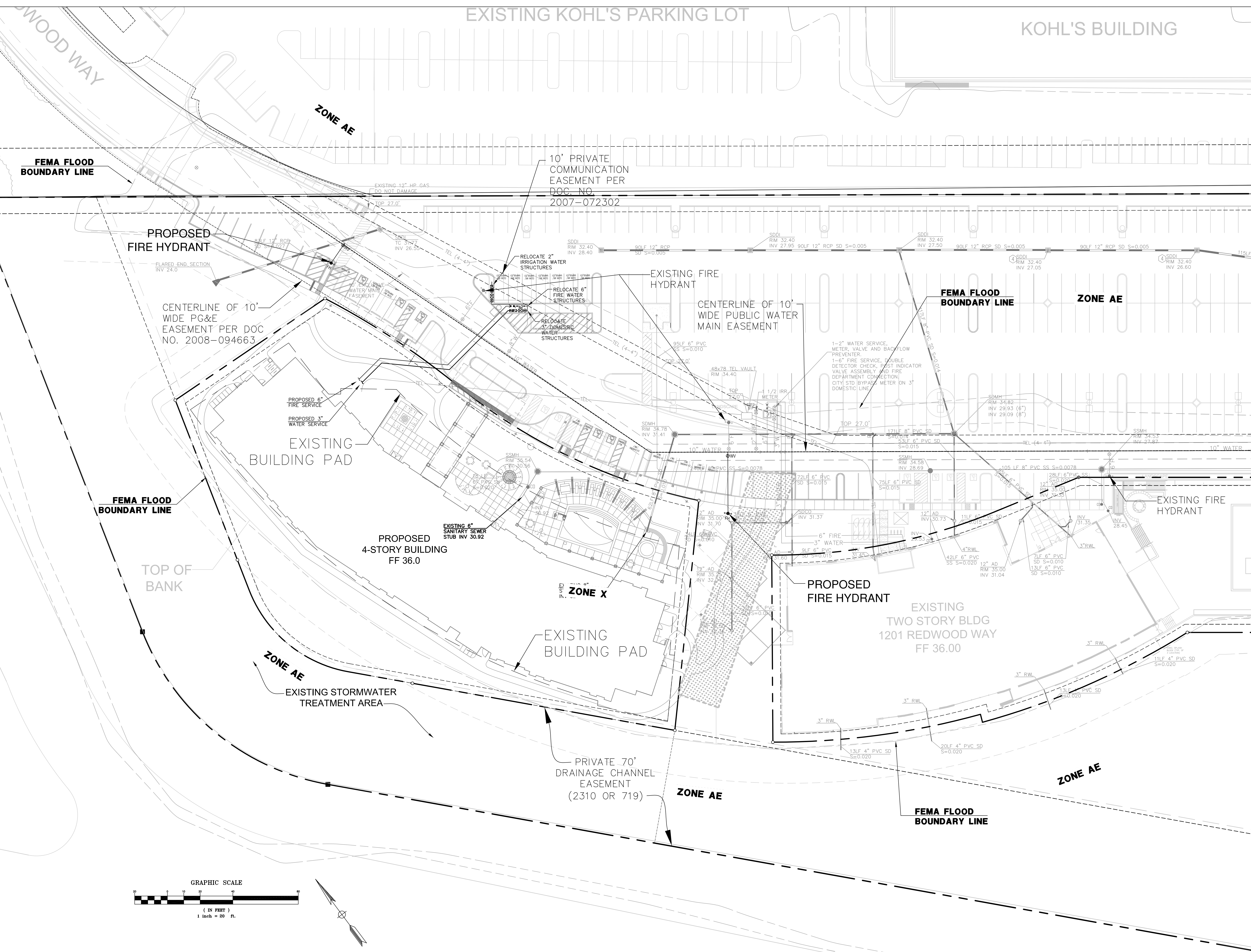
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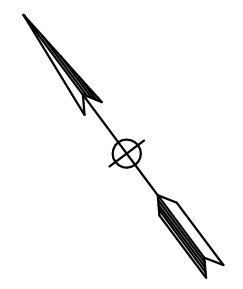
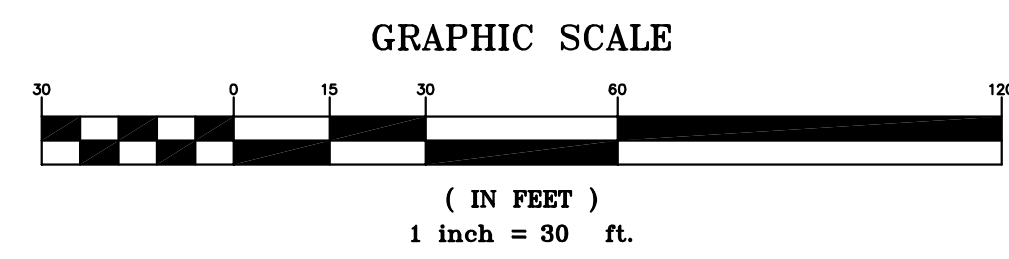
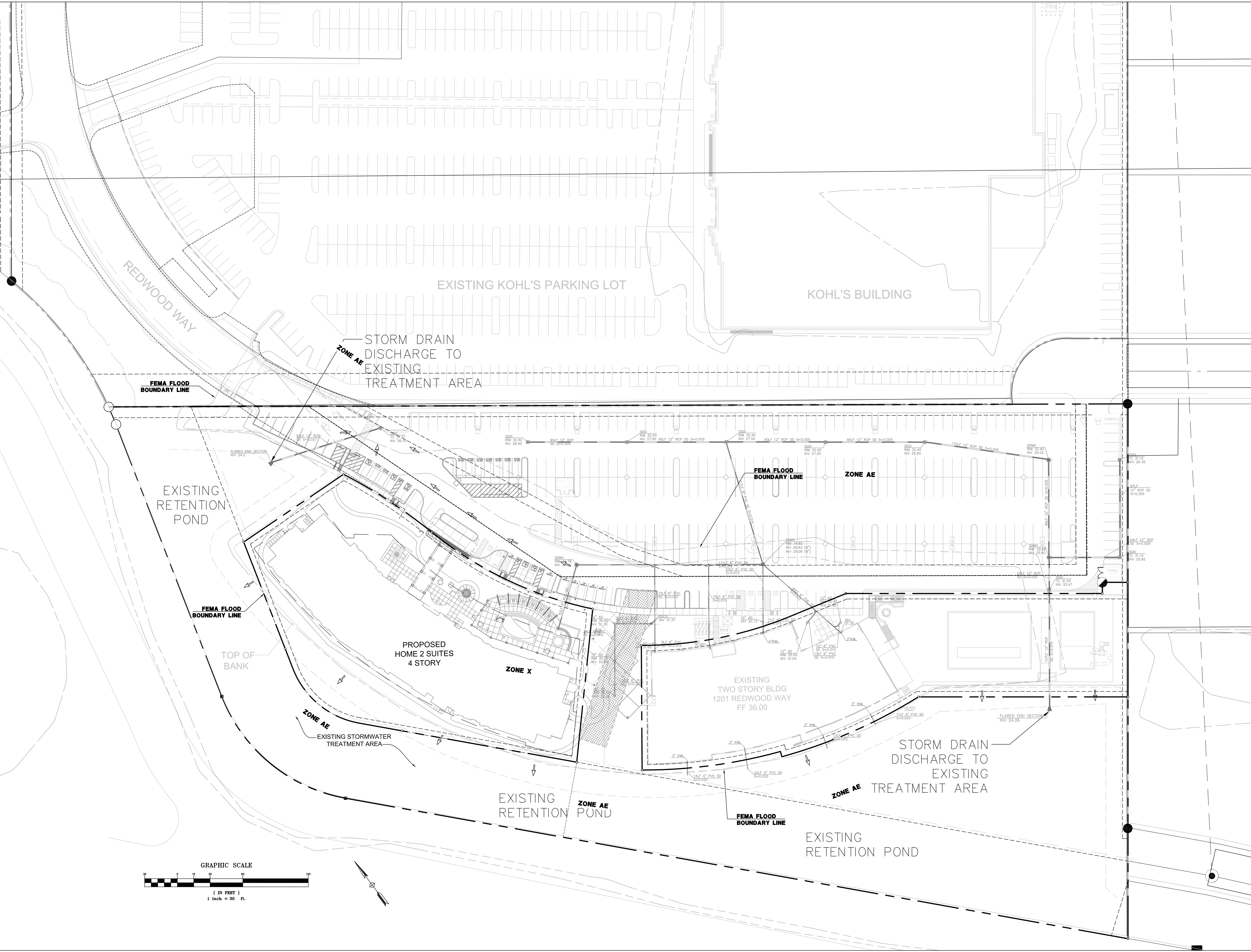
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SHEET TITLE: UTILITY PLAN

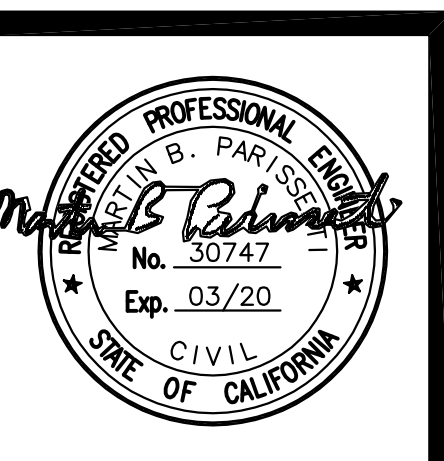
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**pk** ARCHITECTS  
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**PK ARCHITECTS, PC**  
4515 S. MCCLINTOCK DRIVE, #208  
TEMPE, ARIZONA 85282  
PHONE: (602) 283-1820  
FAX: (602) 283-1821

**BKF**  
ENGINEERS / SURVEYORS / PLANNERS

1730 N. FIRST STREET  
SAN JOSE, CA 95112  
PHONE: (408) 467-9199  
FAX: (408) 467-9199

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1205 REDWOOD WAY  
PETALUMA, CA 94954

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DATE:	02-15-2019
DRAWN BY:	KAB/RF
CHECKED BY:	MBP

SHEET TITLE:  
**STORM WATER CONTROL PLAN**

SHEET NUMBER:  
**C-6**







10 H Street  
San Rafael, CA 94901

415.491.4480 telephone, 415.602-0511 cell  
California RLA #2525  
Nevada RLA #442  
brian@brianpowelldesign.com

Consultant

Architect:

Structural Engineer

Civil Engineer

Electrical Engineer

Other

Drawn by

Checked by

Revisions

Number Description Date

Client

**BASIN STREET PROPERTIES**

Project

**HOME 2 SUITES BY HILTON**

Sheet Title

**PLANTING PLAN**

Job Number

**21802**

Date

**JULY 25, 2018**

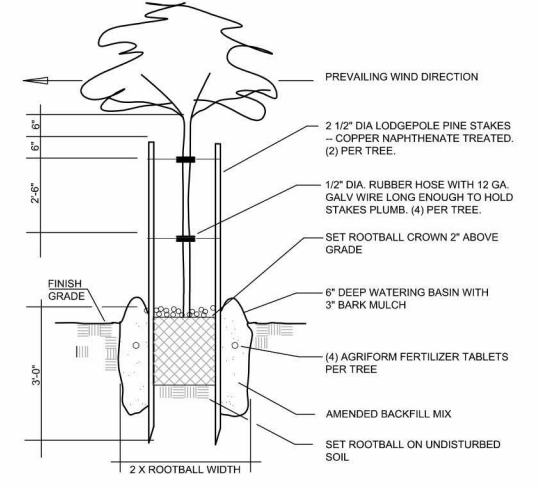
Scale

**1" = 20'-0"**

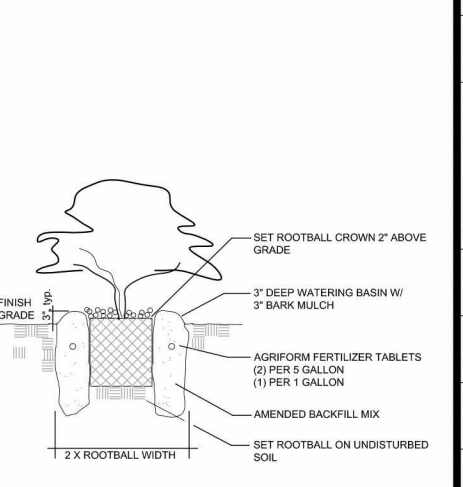
Sheet Number



PLANT LIST	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS	HEIGHT & WIDTH	QUANTITIES
<b>TREES</b>								
COT COG	COTANUS COGCOGRA	Smoke Tree	24" box	1" cal., symm., 8h x 3w	Low	25' high x 15-25' wide	11	
LAG TUS	LAGERSTROEMIA INDICA 'TUSCARORA'	Tuscarora Crepe Myrtle	24" box	1.25" cal., symm., 10h x 3w	Low	25' high x 15-25' wide	11	
OLE SWA	OLEA EUROPAEA 'SWAN HILL'	Swan Hill Olive	24" box	1" cal., symm., 3w x 4h	Low	12' high x 15' wide	1	
PRU CAR	PRUNUS CAROLINIANA	Carolina Cherry	24" box	1.25" cal., symm., 10h x 3w	Low	25' high x 20' wide	4	
RHU LAN	RHUS LANCEA	African Lantana	24" box	1.25" cal., symm., 10h x 3w	Low	25' high x 15-25' wide	10	
<b>SHRUBS</b>								
ARC HOW	ARCTOSTAPHYLOS HOWARD McMINN	Howard McMillan Manzanita	5 gallon		Low	4' x 5'	35	
ART POW	ARTEMISIA POWIS CASTLE	No Common Name	5 gallon		Low	3' x 5'	5	
CAL LIT	CALLISTEMON VINALIS LITTLE JOHN	Little John Bottlebrush	5 gallon		Low	3' x 4'	76	
CEA DAR	CELANOTHUS DARK STAR	Dark Star Ceanothus	5 gallon		Low	5' x 8'	20	
CIS SUN	CISTUS SUNSET	Sunset Rockrose	5 gallon		Low	3' x 3'	21	
LOR CHI	LOROPETALUM CHINENSISRAZZLEBERRY	Razzleberry Loropetalum	5 gallon		Low	4' x 6'	16	
MAH REP	MAHONIA REPENS	Creeeping Mahonia	5 gallon		Low	3' x 3'	26	
NAN DOM	NANDINA DOMESTICA	Heavenly Bamboo	5 gallon		Low	3' x 3'	61	
OLE LL	OLEA EUROPAEA LITTLE OLLIE	Little Ollie Olive	5 gallon		Prune to ht. as needed	Low	4' x 4'	67
PIT WHE	PITOSPORUM TOBIRA 'WHEELER'S DWARF'	Wheeler's Dwarf Tobira	5 gallon		Low	3' x 5'	65	
RHA BAL	RHAPHIOLEPIS INDICA BALLERINA	Ballerina Indian Hawthorne	5 gallon		Low	2' x 4'	18	
SAL LEU	SALVIA LEUCANTHA	Mexican Sage	5 gallon		Low	3-5' x 3-5'	22	
SAR RUS	SARCOCOCCA RUSCOFOLIA	Sweet Sarcococca	5 gallon		Low	3-5' x 3-5'	16	
TEU CHA	TEUCRIUM CHAMAEDRYIS	Dwarf Bush Germander	5 gallon		Low	4-6' x 4-6'	78	
XYL COM	XYLOSMA CONGESTUM 'COMPACTA'		5 gallon		Low	4-6' x 4-6'	56	
<b>GROUNDCOVERS</b>								
CAR PRA	CAREX PRAEGRACILIS	California Meadow Sedge	Plugs	Plug size: 1.5" x 1.5" x 2.5"	Low	1.5' x 2.5'	2,795	
CAR TUM	CAREX TUMULICOLA	Berkeley Sedge	Plugs	Plug size: 1.5" x 1.5" x 2.5"	Low	1' x 2'	1,790	
COP KIR	COPROSMA KIRKII	Trailing Coprosma	5 gallon		Low		70	
COR CAR	CORREA CARBINE BELLS	No Common Name	5 gallon		Low	1'6" x 4'0"	60	
IRI HYB	IRIS DOUGLASSIANA	Douglas Iris	1 gallon		Low	1'6" x 1'6"	70	
JUN WIL	JUNIPERUS HORIZONTALIS WILTONII	Blue Carpet Juniper	5 gallon		Low	1'6" x 1'6"	201	
LAN PUR	LANTANA MONTEVIDENSIS	Purple Lantana	5 gallon		Low	1.5' x 4'	8	
LAN NEW	LANTANA 'NEW GOLD'	New Gold Lantana	5 gallon		Low	1.5' x 4'	27	
NAN HAR	NANDINA DOMESTICA 'HARBOR DWARF'	Harbor Dwarf Heavenly Bamboo	2 gallon		Low	2' x 2'	146	
NEP FAA	NEPETA FARSENI	Catmint	1 gallon		Low	2' x 2'	11	
ROS OFF	ROSMARINUS OFFICINALIS 'HUNTINGTON BLUE'	Huntington Blue Rosemary	5 gallon		Low	2.5' x 4'	1	
SAR HOO	SARCOCOCCA HOOKERIANA HUMILIS	Sweet Box ground cover	5 gallon		Low	1'0" x 4'0"	12	
<b>VINES</b>								
GEL SEM	GELSEMIUM SEMPERVIRENS	Carolina Jasmine	5 gallon		Low		4	
PAR TRI	PARTHENOCISSUS TRICUSPIDATA	Boston Ivy	5 gallon		Low		1	



**TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**

**PLANTING NOTES**

- LANDSCAPE ARCHITECT SHALL APPROVE THE QUALITY AND LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-SHAPED, VIGOROUS AND UNDAMAGED.
- BEFORE PLANTING BEGINS, THE CONTRACTOR SHALL TAKE A SOIL SAMPLE FROM TWO (2) REPRESENTATIVE, FINISH-GRADED SAMPLING AREAS AND SEND THEM TO WAYPOINT ANALYTICAL, INC. FOR A HORTICULTURAL SUITABILITY TEST ON THE SOIL. EACH SOIL SAMPLE SHALL CONSIST OF SIX TO TEN SHOVEL/SPADE DIGGINGS TAKEN TO A 6"-8" DEPTH. DIGGINGS FROM EACH SAMPLING AREA SHALL BE MIXED SEPARATELY AND THOROUGHLY IN A CLEAN BUCKET. TAKE TWO CUPS FROM EACH BUCKET, PLACE IN A ZIP LOCK PLASTIC BAG AND LABEL CAREFULLY. SEND PLASTIC BAGS TO:  
  
WAYPOINT ANALYTICAL, INC.  
1101 SOUTH WINCHESTER BLVD., SUITE G 173  
SAN JOSE, CA 95128  
PHONE: 408-727-0330
- FOLLOW LABELING DIRECTIONS AS DESCRIBED ON THE WAYPOINT ANALYTICAL, INC. WEBSITE.
- REVIEW SAMPLING AREAS WITH LANDSCAPE ARCHITECT PRIOR TO TAKING THE SAMPLE DIGGINGS.
- IF SOILS TESTS PRODUCE HIGH READINGS FOR SOIL SALINITY, ALKALINITY, WET SOILS OR HEAVY CLAY SOILS, PLANT SUBSTITUTIONS MAY BE REQUIRED.
- FORWARD RESULTS OF SOILS TEST(S) TO LANDSCAPE ARCHITECT IMMEDIATELY.
- CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR ALL UNWANTED, MATURE SHRUBS AND TREES BY CUTTING THE PLANTS TO GRADE AND REMOVING THE STUMPS WITH A GRINDER. FOR THE REMAINING UNWANTED GRASSES, LAWN, AND MISCELLANEOUS VEGETATION, SEE "PLANT INSTALLATION AND SOIL PREPARATION" SPECIFICATIONS ON THIS SHEET.
- SOIL AMENDMENT: "ALL GREEN COMPOST" BY GRAB 'N GROW. PHONE: 707-575-7275.
- PLANT PIT BACKFILL AMENDMENT: PRIOR TO PLANT INSTALLATION, THE CONTRACTOR SHALL CREATE A BACKFILL MIX BY ADDING THE SOIL AMENDMENT DESCRIBED ABOVE TO NATIVE SOIL AT THE RATE OF 15% BY VOLUME. INSTALL FERTILIZER "AGRIFORM" TABLETS AT EACH PLANT PIT BASED ON MANUFACTURER'S SPECIFICATIONS: (1) FOR ONE GALLON, (3) FOR FIVE GALLON, (9) FOR 15 GALLON, ETC.
7. DRAINAGE TEST: IN ORDER TO INSURE PROPER DRAINAGE FOR ORNAMENTAL GRASSES, SEDGES AND GROUND COVER PLANT HOLES, THE CONTRACTOR SHALL PERFORM THE FOLLOWING PROCEDURE:  
7.1 EXCAVATE ONE (1) PLANT PIT FOR EACH PLANT SIZE IN REPRESENTATIVE AREA OF THE SITE. TEST PITS SHALL THEN BE FILLED WITH WATER AND ALLOWED TO DRAIN IN A 24 HOUR PERIOD. IF STANDING WATER OCCURS AT ANY PLANT PIT, THE CONTRACTOR SHALL OVEREXCAVATE THE HOLES AND REPEAT THE WATER TEST UNTIL THE PIT DRAINS IN A 24 HOUR PERIOD. THE SIZE OF THE FINAL TEST PITS SHALL BE THE STANDARD FOR ALL PLANT PITS MENTIONED ABOVE.  
7.2 FOR SHRUB AND TREE PITS, CONDUCT THE DRAINAGE TEST DESCRIBED ABOVE. IF THE SHRUB AND TREE PITS FAIL THE DRAINAGE TEST, THE CONTRACTOR SHALL AT A MINIMUM REPEAT THE DRAINAGE TEST DESCRIBED ABOVE AND SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. DRAINAGE LINES FROM EACH PLANT PIT MAY BE REQUIRED.
- MULCH: APPLY THREE (3) INCHES OF "ARBOR MULCH" FROM GRAB 'N GROW, SANTA ROSA, (707-575-7275) TO ALL SHRUB AND GROUND COVER PLANTING BEDS AS STATED IN THE SPECIFICATION "PLANT INSTALLATION AND SOIL MENDMENT" ON THIS SHEET. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION. KEEP MULCH 6"-12" AWAY FROM CROWN OF PLANTS. "MONKEY HAIR" BARK MULCH IS NOT ALLOWED. MULCH SHALL BE DARK IN COLOR.
- MAINTENANCE PERIOD: A NINETY (90) DAY MAINTENANCE PERIOD SHALL BE REQUIRED FOR ALL PLANT AND LANDSCAPE MATERIALS SHOWN IN THIS PLAN. CONTRACTOR SHALL MAINTAIN THE SITE ON A WEEKLY BASIS (MINIMUM), BY PULLING WEEDS, MOWING LAWNS AND CLEARING HARSAPE OF DEBRIS. REPLACE ALL DEAD OR DYING PLANTS DURING THE MAINTENANCE PERIOD. ALL TREES SHALL BE WARRANTED FOR 12 MONTHS.
- DEER TEST: THE CONTRACTOR SHALL SUPPLY SAMPLES OF EACH PLANT SPECIFIED HEREIN AND HAVE THEM DELIVERED TO THE SITE ONE MONTH PRIOR TO ORDERING THE BALANCE OF THE PLANT MATERIAL. THE CONTRACTOR SHALL MONITOR DEER INTRUSION ON A DAILY BASIS AND MAKE A REPORT TO THE LANDSCAPE ARCHITECT. IF ANY PLANT SHOWS DAMAGE FROM DEER OR OTHER LOCAL ANIMALS, THAT PLANT SHALL BE REMOVED FROM THE PLANT PALETTE AND A SUBSTITUTE WILL BE SELECTED BY THE LANDSCAPE ARCHITECT. TREES CAN BE TEMPORARILY NETTED OR FENCED IF MINOR DAMAGE OCCURS.
- PRE-CONSTRUCTION MEETING: TWO WEEKS PRIOR TO START OF CONSTRUCTION LANDSCAPE CONTRACTOR SHOULD CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO REQUEST LANDSCAPE PRE-CONSTRUCTION MEETING.

- SLOPE STABILIZATION: THE CONTRACTOR SHALL INSTALL JUTE MESH ON ALL SLOPES THAT ARE 3:1 AND GREATER. INSTALL JUTE MESH WITH LANDSCAPE STAPLES AND PER MANUFACTURER'S SPECIFICATION. ON SLOPES STEEPER THAN 3:1, THE CONTRACTOR SHALL USE STRAW (NOT HAY) IN ADDITION TO THE JUTE MESH. COIR CAN BE USED AS AN ALTERNATIVE TO STRAW AND JUTE MESH.
- PYROPHYTIC PLANTS: NO PYROPHYTIC PLANTS WILL BE ALLOWED WITHIN 50' OF THE BUILDING OR GARAGE.
- EXCAVATION SAFETY: CALL BEFORE YOU DIG-PG&E 811. CONSULT WITH LOCAL SEWER DISTRICT TO CONFIRM THE LOCATION OF ALL LEACH FIELD LINES AND LEACH FIELD TANKS PRIOR TO CONSTRUCTION.
- CLIMBING ROSES AT FENCE: TO SUPPORT THE CLIMBING ROSES AT THE PRIVACY FENCES, THE CONTRACTOR SHALL ATTACH THREE (3) ELECTRICAL STAPLES TO THE FENCE ON EACH SIDE OF THE PLANT. THE STAPLES SHALL BE ALIGNED IN A VERTICAL "COLUMN" 1'-6" FROM EACH OTHER. EACH COLUMN SHALL BE 1'-6" FROM THE CENTER OF THE PLANT. ONCE THE STAPLES ARE SECURED, THE CONTRACTOR SHALL RUN "GREEN TAPE" THROUGH THE EYE OF EACH STAPLE AND TIE THE CLOSEST ROSE CANE LOOSELY TO THE FENCE ALLOWING MOVEMENT IN THE CANES. USE ONE GREEN TAPE TIE PER STAPLE. THERE SHALL BE SIX (6) TIES TOTAL PER PLANT.
- TREE PROTECTION: BEFORE ANY EQUIPMENT IS MOVED ON SITE (INCLUDING PICK UP TRUCKS) THE CONTRACTOR SHALL INSTALL TEMPORARY CHAIN LINK FENCING WITH CONCRETE, TEMPORARY, ABOVE GRADE FOOTINGS AROUND ALL TREES TO REMAIN. DURING CONSTRUCTION, THE CONTRACTOR SHALL EMPLOY THE HIGHEST INDUSTRY STANDARDS TO PROTECT ALL EXISTING TREE TRUNKS AND LIMBS FROM DAMAGE AND ALL ROOT ZONES FROM COMPACTION AND EXCESSIVE WATER.
- PLANT QUANTITIES: THE PLANT QUANTITIES SHOWN IN THE PLANT LEGENDS ARE DISPLAYED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE QUANTITIES ON THE PLAN SHALL PREVAIL.

**WATER CONSERVATION STATEMENTS**  
AS THE LANDSCAPE ARCHITECT ON THIS PROJECT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE WATER USE EFFICIENCY STANDARDS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BRIAN W. POWELL, CALIFORNIA RLA #2525

**HYDROZONE TABLE**

Hydrozone	Valve	Irrigation Method & Coefficient	Area (sq. ft.)	% of Landscape Area
Low		Drip	18,900	100
TOTAL:			18,900	100%

MAWA = 26.65" rain/year X .62 X (.57 X 18,900sf) = 178,000 GALLONS  
ETWU (LOW) = 26.65" x .62 X [(3 x 18,900sf) / .85] = 110,220 GALLONS