CITY OF SANTA ROSA

IMPROVEMENT PLANS FOR

SEE ATTACHED CONDITIONS OF APPROVAL FROM THE WATER

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General Notes

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26. C6

27. C7

The plans have been reviewed for Title 24 access

compliance regulations only - It is the owner's and architect's responsibility to comply with the merican with Disabilities Act (ADA) regulation

DEBRIS REMOVAL REQUIREMENTS Construction and demolition debris removal

services may only be provided by City of Santa Rosa Franchised Construction and Demolition Debris Box Collection Services or the primar

SANTA ROSA, CA

VICINITY MAP

NOT TO SCALE

City of Santa Rosa Ordinance No. 3586

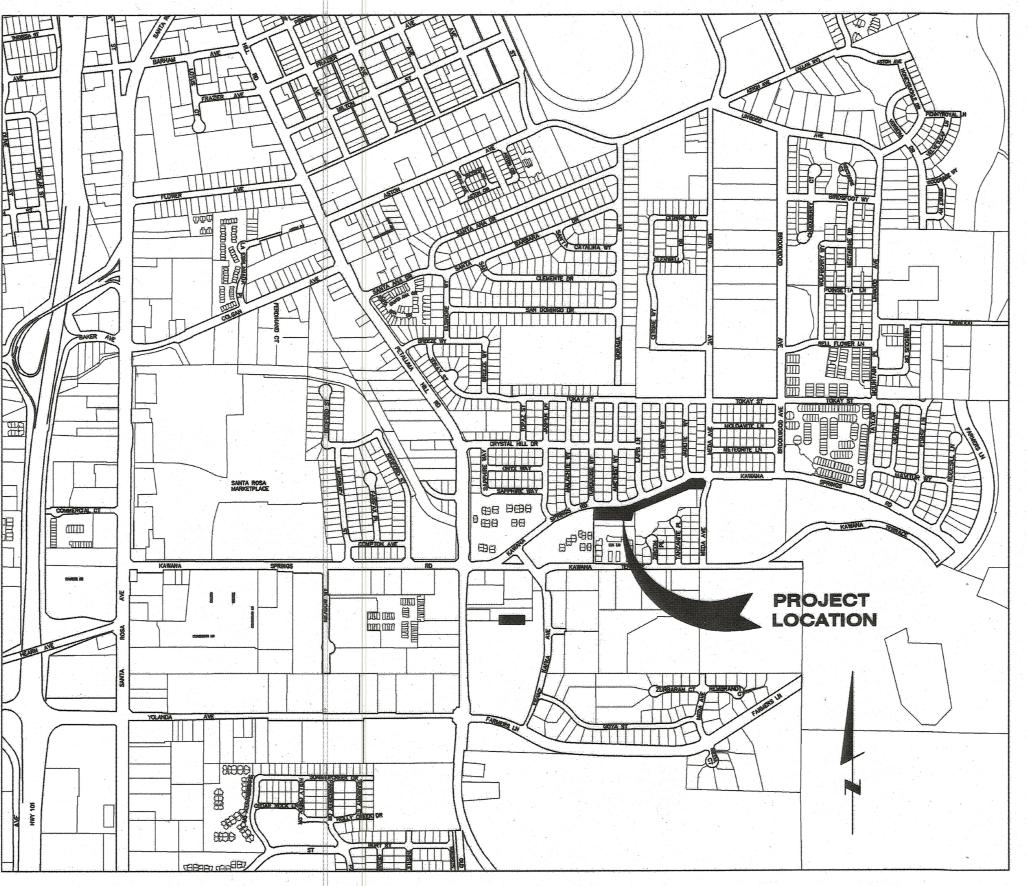
KAWANA SPRINGS COMMUNITY PARK COMMUNITY GARDEN 1350 KAWANA SPRINGS ROAD

GENERAL NOTES:

- 1. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SANTA ROSA STANDARD PLANS, THE CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THE SPECIAL PROVISIONS FOR THIS PROJECT AND THE STATE STANDARD SPECIFICATIONS AND STANDARD PLANS. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THIS PROJECT
- 2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 811 NO LESS THAN 2 WORKING DAYS PRIOR TO ANY EXCAVATION FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES IN ACCORDANCE WITH SECTION 5-1,36E OF THE SPECIAL
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES AND OTHER OBSTACLES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION OF ALL POTENTIAL CONFLICTS IN ACCORDANCE WITH U.S.A. LAWS AND THESE SPECIAL PROVISIONS AND THE STANDARD SPECIFICATIONS. IF ANY UNMARKED UTILITIES ARE ENCOUNTERED, OR IF UNABLE TO LOCATE A MARKED UTILITY AFTER POT HOLING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THAT UTILITY AND THE ENGINEER
- 4. ALL SEWER MANHOLES, MAINLINE CLEANOUTS AND WATER VALVES THAT ARE ON ACTIVE SYSTEMS SHALL BE ACCESSIBLE TO CITY PERSONNEL AT ALL TIMES AND SHALL BE BROUGHT TO GRADE WITHIN 48 HOURS OF PAVING.
- 5. THE CONTRACTOR SHALL PROTECT AND PRESERVE CITY MONUMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER 10 WORKING DAYS IN ADVANCE FOR REFERENCING OF EXISTING MONUMENTS TO BE DISTURBED. THE CONTRACTOR SHALL RECONSTRUCT DISTURBED MONUMENTS IN ACCORDANCE WITH CITY STANDARD 280.
- 6. OVERHEAD UTILITY SERVICE DROPS ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED CLEARANCES UNDER OVERHEAD UTILITY LINES AND LOW HANGING TREE BRANCHES. THE CONTRACTOR'S TRUCKS AND EXCAVATION EQUIPMENT SHALL BE SIZED SO THAT OVERHEAD WIRES AND TREE BRANCHES ARE NOT DAMAGED.
- 7. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AS GENERATED AND AT NO TIME SHALL THE CONTRACTOR PLACE EXCAVATED MATERIAL AT THE WORK SITE.
- 8. THE CONTRACTOR SHALL ONLY REMOVE EXISTING TREES OR SHRUBS AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 9. FOR CLARITY OF EXISTING SUBSURFACE CONDITIONS, NOT ALL CROSSWALKS, STOP BARS, OR EXISTING PAVEMENT MARKINGS ARE SHOWN ON THE PLANS. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND PAVEMENT MARKINGS DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED PER CITY OF SANTA ROSA TRAFFIC STANDARDS PART III, TRAFFIC MARKINGS. PATCHING OF DAMAGED MARKINGS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE ENGINEER. ALL DAMAGED RAISED PAVEMENT (NON-REFLECTIVE) MARKERS MUST BE CERAMIC.

PROJECT START:	WATER SERVICE TYPE:	
PROJECT END:	MANUFACTURER:	
GEN. CONTRACTOR:	FIRE HYDRANT TYPE:	
SUPERINTENDENT:	MANUFACTURER:	······································
UNDERGROUND	INSPECTOR:	
CONTRACTOR:	CONSTRUCTION MANAGER:	
FOREMAN:	RECORD PLANS BY:	
SEWER PIPE TYPE: MANUFACTURER:		
SEWER FITTINGS MANUFACTURER:	ADDITIONAL INFO:	######################################
M.H. MANUFACTURER:		
WATER PIPE TYPE:	*	
MANUFACTURER:		
WATER VALVE MANUFACTURER:		
WATER FITTINGS MANUFACTURER:		
WATER METER NUMBER	POTABLE/ RECLAIMED	OWNER
Contractor shall provide Water Meter number on As-Built Plans	Potable	City of Santa Rosa

CONTRACT No. C02393



LOCATION MAP NOT TO SCALE

PROJECT TEAM

Landscape Architect:

GSM landscape architects, inc. 1700 Soscol Avenue, Suite 23 Napa, CA 94559 (707) 255-4630

Civil Engineer:

BKF Engineers 200 Fourth Street, Suite 300 Santa Rosa, CA 95401 (707) 583-8500

City of Santa Rosa **Recreation and Parks Department** 55 Stony Point Road Santa Rosa, CA 95401

Jen Santos (707) 543-3781 JSantos@srcity.org

Scott Wilkinson (707) 543-3953 SWilkinson@srcity.org

Tim Bernard (707) 543-3969 TBernard@srcity.org

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended ubject to approval by other departments and any noted conditions. The stamping of the plans shall not be held to permit or be an approval of any violation of applicable codes ar tandards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV DATE: 1/21/2025

DEEEDENCE

ed as a part of these plans:

- City of Santa Rosa Standard Construction Notes, Drawings and Specifications as applicable to the construction of the Community Garden.
- Storm Water Pollution Prevention Plan prepared by BKF Engineers.
- dated September 11, 2023 with Supplemental Geotechnical Recommendation Letters dated December 14, 2023, and April 5, 2024.

DEFERRED SUBMITTALS

The following items of work shown in these contract documents are considered deferred submittals and require the Contractor to provide shop drawings, and may require calculations sealed and signed by a City approval. See details related to these items for

Deferred submittal items shall be reviewed by the Landscape Architect prior to forwarding the item(s) to the City for review. Deferred submittal item(s) shall not be installed until the City has approved their design and

B. Light Pole

BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT AT 811 TWO WORKING DAYS BEFORE ALL PLANNED WORK OPERATIONS

OWNERSHIP OF DOCUMENTS

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The	fo	llow	ing	doc	ume	nts	shall	be	conside	re

- 3. Current California Building Code.
- 4. Brunsing Associates, Inc., Geotechnical Report

Structural Engineer licensed in the State of California for more information.

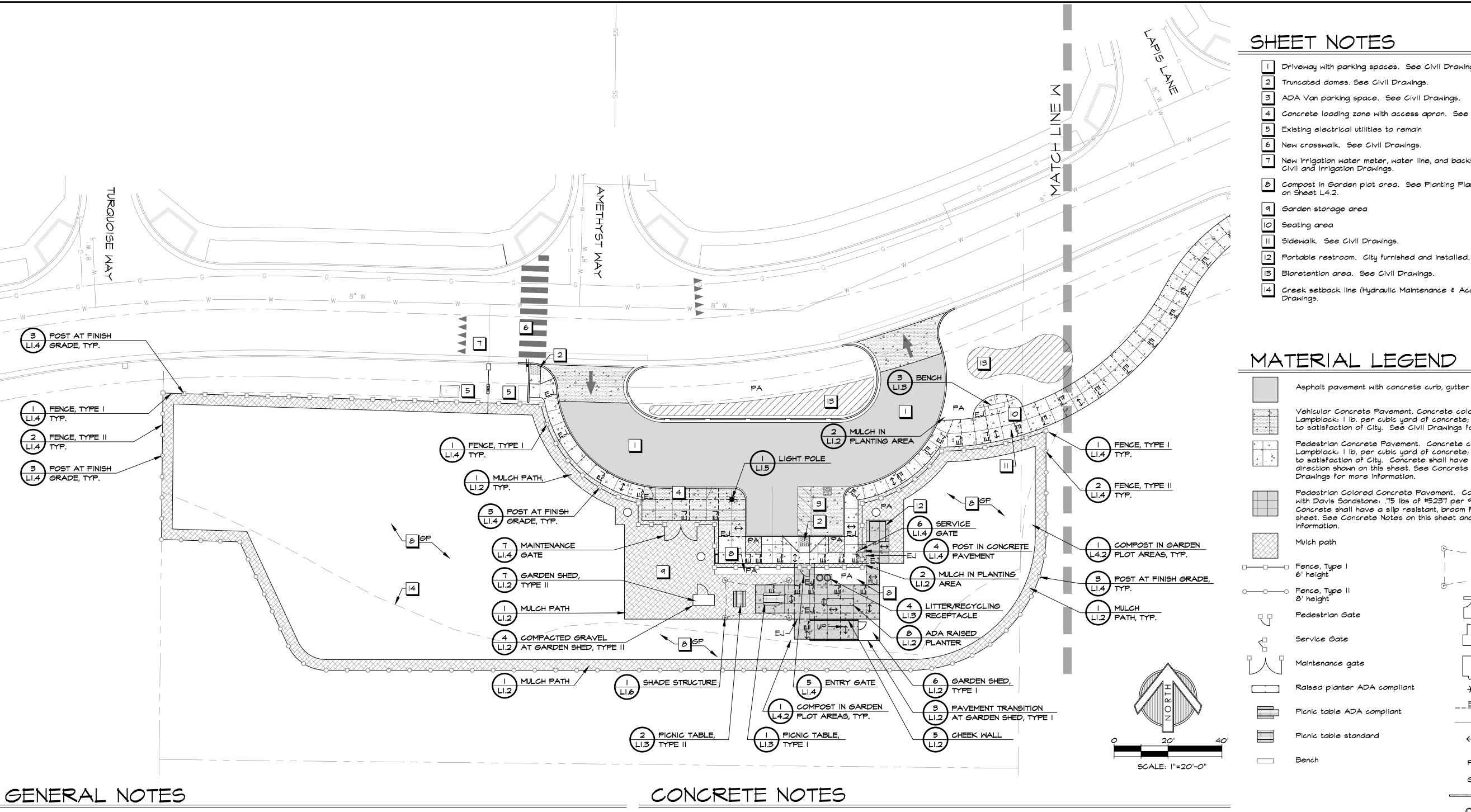
submittal documents.

A. Shade Structure

L0.0 CONTRACT NO.

C02393 SHEET 1 OF 27

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- 1. Any discrepancy discovered by Contractor in these plans or any field conditions discovered by the Contractor that may delay or obstruct the proper completion of the work per these plans shall be brought to the attention of the Engineer immediately upon discovery. Said notification shall be in writing.
- 2. These Plans do not represent a Property Line Survey. Property lines shown hereon are based on record data and may not represent the true positions of the lines.
- 3. Existing features and topographic information have been taken from Survey performed by BKF Engineering received on May 9, 2017 provided by City of Santa Rosa. GSM landscape architects, inc. assumes no liability, real or alleged, regarding the accuracy of the existing features or topographic information shown.
- 4. All material, workmanship and construction shall conform to the current edition of California Building Codes, and to The City of Santa Rosa's, Public Works Standard Specifications and Plans.
- International Building Code (I.B.C.) as amended by 2022 California Building Code (C.B.C.)
- Uniform Mechanical Code (U.M.C.) as amended by 2022 California Mechanical Code (C.M.C.)
- Uniform Plumbing Code (U.P.C.) as amended by 2022 California
- Plumbing Code (C.P.C.) National Electrical Code (N.E.C.) as amended by 2022 California
- Electrical Code (C.E.C.)
- California Energy Code (C.EC.) (2022 Building Energy Efficiency Standards)
- California Green Building Standards Code (CGBSC)

- 5. Contractor shall obtain all required permits and pay all fees prior to commencement of any work. Any and all licenses and permits required for project construction shall be possessed by Contractor. Contractor shall abide by all Federal, State, and Local laws and rules affecting the work and shall maintain all required protection and insurance for the property, employees and public.
- 6. Existing utilities shall be kept in service at all times. Utilities that interfere with the work to be performed shall be protected by Contractor to the satisfaction of the City.
- 7. Contractor shall be responsible for protecting existing facilities and improvements from damage resulting from Contractor's work. Any damage caused by Contractor shall be repaired at Contractor's
- 8. Contractor shall provide and maintain sufficient barricades to provide for safety of the general public to the satisfaction of the City.
- 9. Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. This requirement shall apply continually and not be limited to normal working hours. Contractor shall defend, indemnify and hold the City of Santa Rosa and GSM landscape architects, inc. harmless from all liability, real or alleged, in connection with the performance of work on the project.
- 10. Prior to bid, Contractor shall visit the site to adequately determine all pre-existing conditions. By the act of submitting a bid, Contractor will be deemed to have complied with the foregoing, to have accepted such conditions, and to have made allowances therefore in preparing the bid.

- Subgrade preparation shall be done in accordance with the recommendations per City of Santa Rosa Standards and City Engineering requirements
- 2. Tooled control joints shall run continuously and extend through integral curbs and thickened edges. Tooled control joint layout shall be as shown on the Layout Plan, and coincide with the corners of objects, structures and the beginning and ends of curves. Joints should have a minimum depth of 25% of the slab thickness, unless otherwise noted on plans.
- 3. Concrete shall receive expansion joints between different concrete pours and adjacent to existing concrete pavement. Expansion joints shall be laid out as shown on the Layout Plans on Sheets L2.0 and
- 4. Contractor shall place 3/8" asphalt impregnated fiber board where new concrete meets existing concrete, building or vertical curbs, new curb and gutter, concrete band, etc.
- 5. The base rock layer, prior to placement of concrete, shall be sprinkled with clean water several times to restore any moisture that may have been lost after completion of compaction.
- 6. Surface texture of concrete pavement shall be slip resistant as described in Material Legend on this sheet. Concrete pavement with slopes less than 6% shall receive a medium broom finish and slopes greater than 6% shall receive a heavy broom finish. Finish shall be in the direction shown on this sheet.

- 7. Cure concrete with curing compound or keep continuously moist for a minimum of seven (7) days. Curing compound shall be W. R. Meadows 1100-Clear - Resin-Based, Water-Based Concrete curing compound and sealant or Engineer-approved equal.
- 8. Contractor shall prepare a 4'x4' sample and mock ups of all concrete types and applications, in the field, for review and approval by the City, prior to construction. Mockups shall contain I expansion joint, I tooled control joint, color and finish.
- 9. Concrete mix shall be as follows:

Maximum aggregate size Minimum sacks of Portland cement per cubic yard	6
Slump	4" ma
Minimum 28 day strength @ flatwork	3,000
Minimum 28 day strength @ other concrete	3,000
Maximum water to cement ratio	0.5

- 10. See Civil Drawings for concrete curbs, gutters, ramps.
- See irrigation plans for conduit, sleeving and wire runs that are beneath, adjacent to, and through hardscape and pavement work.

SHEET NOTES

I Driveway with parking spaces. See Civil Drawings.

2 Truncated domes. See Civil Drawings.

3 ADA Van parking space. See Civil Drawings. Concrete loading zone with access apron. See Civil Drawings.

5 Existing electrical utilities to remain

6 New crosswalk. See Civil Drawings.

7 New irrigation water meter, water line, and backflow prevention device. See Civil and Irrigation Drawings.

Permit No. B22-6973

05/13/2025

Shade structure

Garden shed, Type

Garden shed, Type II

Portable restroom

ADA compliant on

concrete pavement

Direction of Broom

Garden Plot Area

Litter/Recycling

Receptacle

Light Pole

Expansion Joint

Control Joint

Planting Area

Cheek Wall

Finish

Review and approval of these documents is based upon compliance with the 2022 California Code o Regulations, Title 24, and all applicable City of Santa Rosa

8 Compost in Garden plot area. See Planting Plan on Sheet L4.0, and Detail I on Sheet L4.2.

9 Garden storage area

10 Seating area

11 Sidewalk. See Civil Drawings.

13 Bioretention area. See Civil Drawings.

Drawings for more information.

information.

6' height

8' height

Pedestrian Gate

Maintenance qate

Raised planter ADA compliant

Picnic table ADA compliant

Picnic table standard

Service Gate

14 Creek setback line (Hydraulic Maintenance & Access Easement). See Civil

Asphalt pavement with concrete curb, gutter and curb cuts. See Civil Drawings.

Vehicular Concrete Pavement. Concrete color shall be natural, tinted with Lampblack: I lb. per cubic yard of concrete; adjust as needed to reduce glare

Pedestrian Concrete Pavement. Concrete color shall be natural, tinted with

direction shown on this sheet. See Concrete Notes on this sheet and Civil

sheet. See Concrete Notes on this sheet and Civil Drawings for more

Lampblack: I lb. per cubic yard of concrete; adjust as needed to reduce glare

to satisfaction of City. Concrete shall have a slip resistant, broom finish in the

Pedestrian Colored Concrete Pavement. Concrete shall be integrally colored with Davis Sandstone: .75 lbs of #5237 per 94 lbs (1 cu. ft.) of Type I-II Cement. Concrete shall have a slip resistant, broom finish in the direction shown on this

to satisfaction of City. See Civil Drawings for more information.



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MINGS COMMUNITY
MINUNITY GARDEN
ERIAL AND DETAIL
FERENCE PLAN

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plans shall not be held to permit or be an approval of any violation of applicable codes ar

standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize

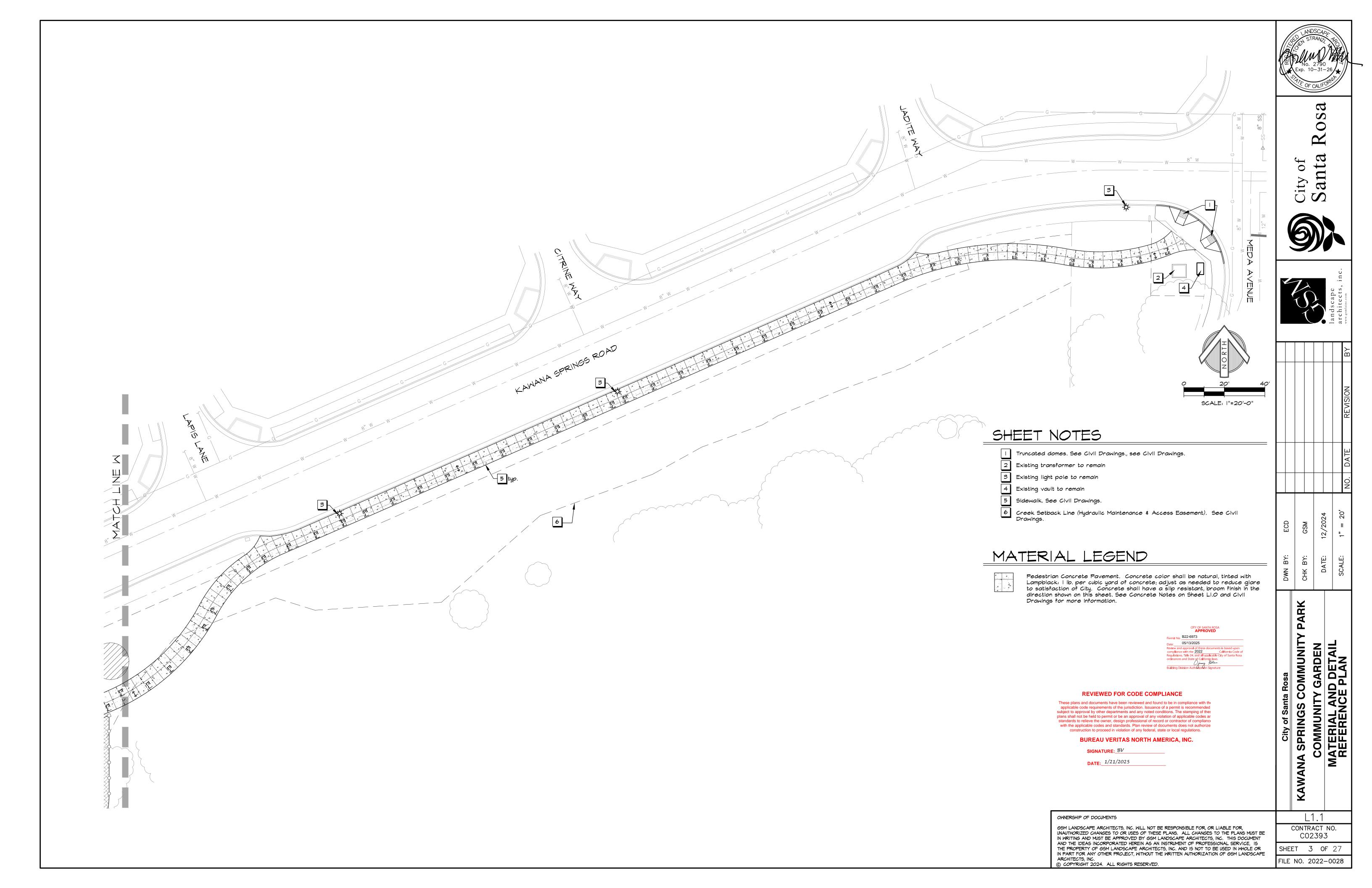
construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

DATE: 1/21/2025

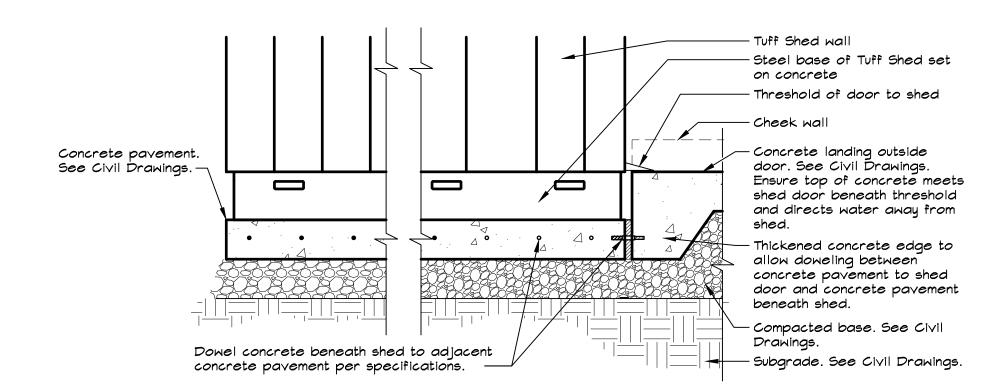
L1.0 CONTRACT NO. C02393 SHEET **2** OF 27



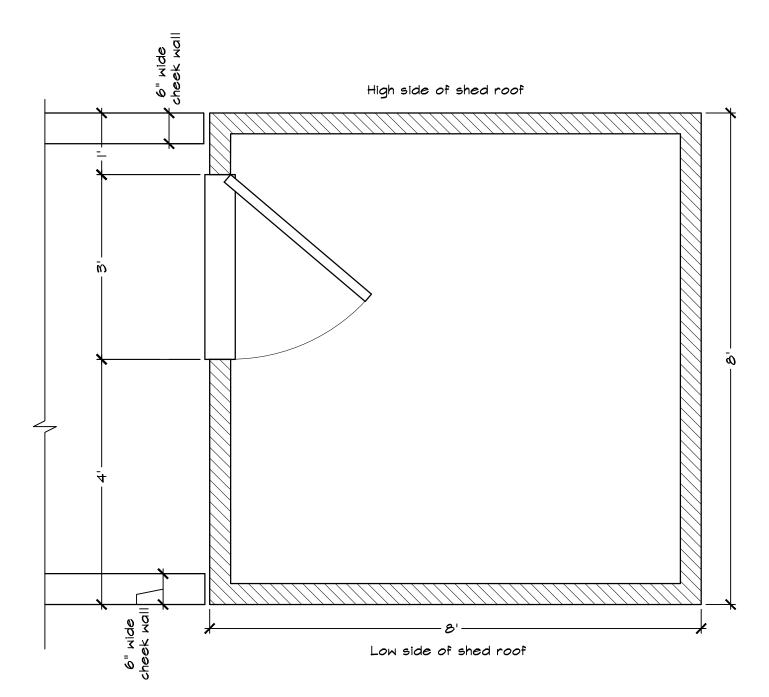
NOTES:

- Grading shall provide for natural runoff of water without low spots or pockets.
- 2. Mulch shall be Walk-on-bark as available from Wheeler Zamaroni, 3500 Petaluma Hill Road, Santa Rosa, CA (707) 543-8400, or approved equal.
- 3. Contractor shall supply sample for review and approval by the City prior to
- 4. See Detail I on Sheet L4.1 for compost in garden plot areas.

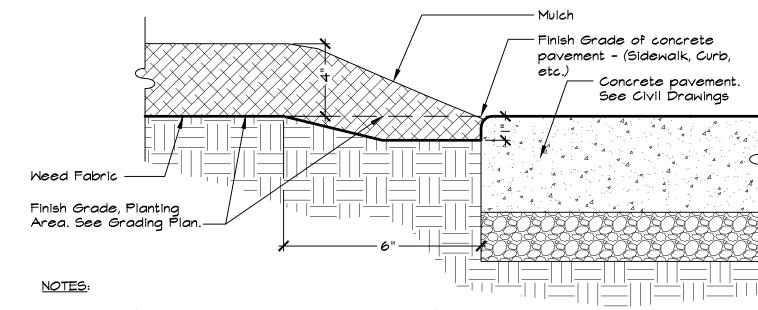




PAVEMENT TRANSITION AT GARDEN SHED, TYPE



- I. Garden Shed shall be Premium Lean-To 8' wide \times 8' long by Tuff Shed model #Q1351817. Contact Richard Koch, (707) 205-6603, rkoch@tuffshed.com
- 2. Paint Selection for Base and Trim shall be Hat Box Brown, PPG Voice of color number PPG1085-6.
- 3. Roof Selection shall be Autumn Brown 3 tab. 4. Drip edge shall be installed above door and shall be match color of Base and Trim.
- 5. Door shall have left hinge and Security Package with carriage bolts and hasp for owner supplied padlock.
- 6. Contractor shall submit shop drawings for review and approval by the City prior to ordering. See Detail 3 on this sheet for shed's ground surface condition.
- 8. See Sheet LI.O for location and orientation.

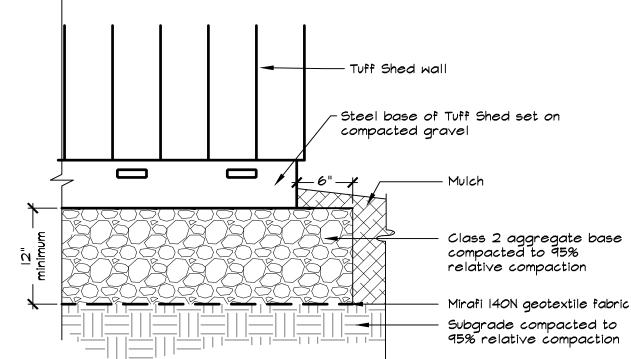


Grading shall provide for natural runoff of water without low spots or pockets. 2. Mulch shall be Walk-on-bark as available from Wheeler Zamaroni, 3500 Petaluma Hill Road,

Santa Rosa, CA (707) 543-8400, or approved equal. 3. Contractor shall supply sample for review and approval by the City prior to ordering.

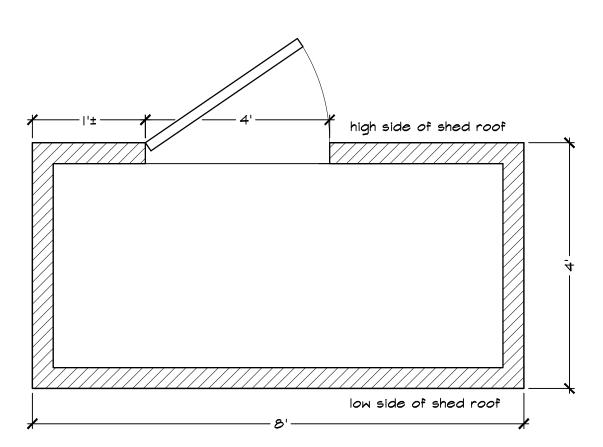
4. See Planting Notes on Sheet L4.0 for more information. 5. See Detail I on Sheet L4.1 for compost in garden plot areas.

) MULCH IN PLANTING AREA NOT TO SCALE



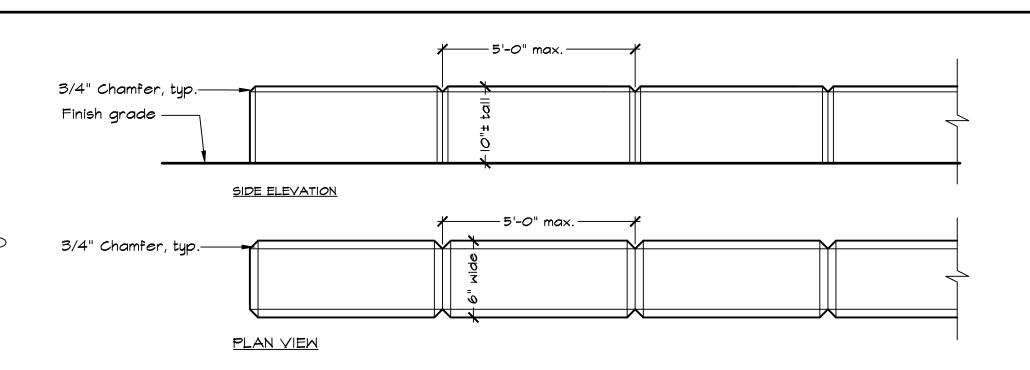
- Contractor shall provide gravel pavement under shed extending 6" beyond base of shed on all sides. Gravel pavement shall be Class 2 aggregate base as available from Wheeler Zamaroni, 3500 Petaluma Hill
- Road, Santa Rosa, CA (707) 543-8400, or approved equal. 2. Contractor shall supply sample for review and approval by the City prior to ordering.

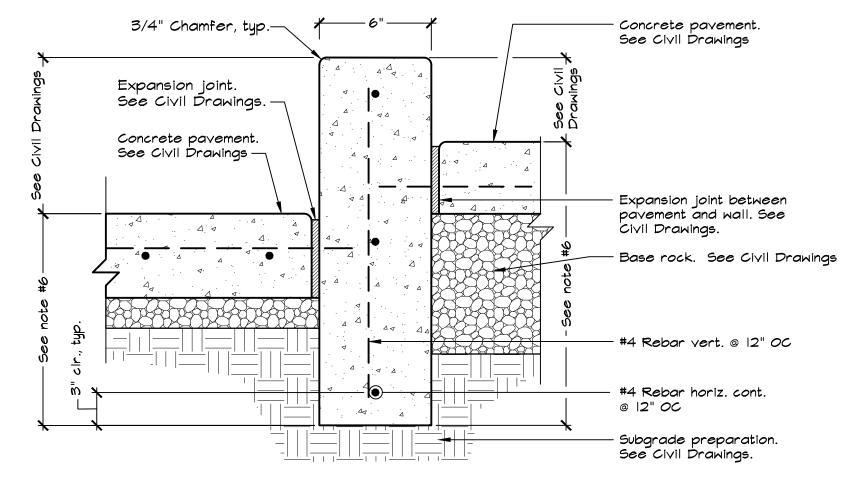
COMPACTED GRAVEL AT GARDEN SHED, TYPE II



NOTES:

- 1. Garden Shed shall be Premium Lean-To 4' wide \times 8' long by Tuff Shed model #Q952607. Contact Richard Koch, (707) 205-6603, rkoch@tuffshed.com.
- 2. Paint Selection for Base and Trim shall be Hat Box Brown PPG Voice of color number
- PPG1085-6. 3. Roof Selection shall be Autumn Brown 3 tab.
- 4. Drip shall be installed above door and shall be match color of Base and Trim.
- 5. Door shall have right hinge and Security Package with carriage bolts and hasp for owner-supplied padlock.
- 6. Contractor shall submit shop drawings for review and approval by the City prior to ordering. . See Detail 4 on this sheet for shed's ground surface condition.
- 8. See Sheet LI.O for location and orientation.



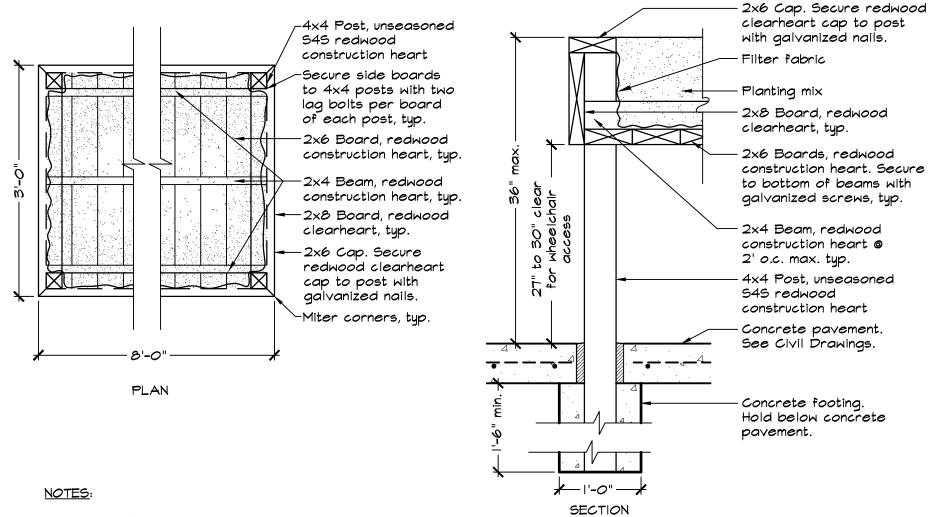


- See Concrete Notes on Sheet LI.O in addition to requirements in the Specifications.
- 2. Concrete shall be uncolored. 3. Contractor shall install tooled control joints at 5' OC maximum spacing with expansion joints every
- 20' OC maximum spacing. Joints shall align with concrete pavement control joints and expansion joints as shown on Sheet Ll.O.

6. Wall embedment shall be 1'-6" below lowest adjacent finish grade elevation, unless otherwise noted.

- 5. Finish shall be smooth sack finish on all exposed faces of cheek wall.

See Civil Drawings for finish grade elevations.



Planter shall be ADA-compliant.

- 2. Contractor shall provide shop drawings for review and approval by the City.
- 3. Posts shall be plumb and true. Cap shall be level. 4. Each planter shall have a 2" diameter PVC sleeve for future irrigation installed in the corner of the planter.
- 5. Contractor shall install filter fabric and planting mix into planters. 6. See Sheet Notes on Planting Plan for planting mix specifications.



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DATE: 1/21/2025

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SIGNATURE: BV

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05/13/2025

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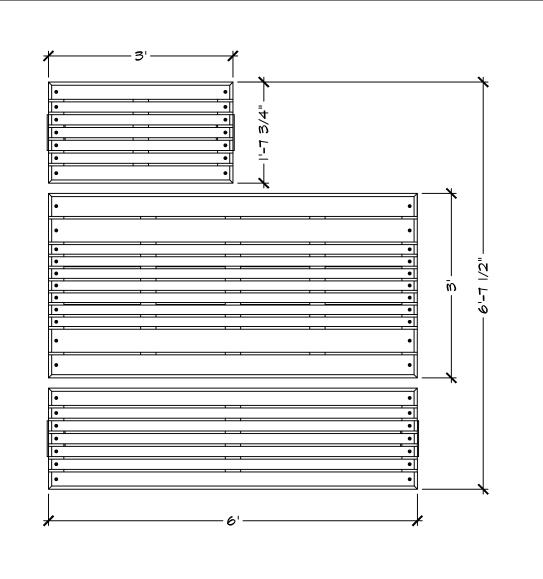
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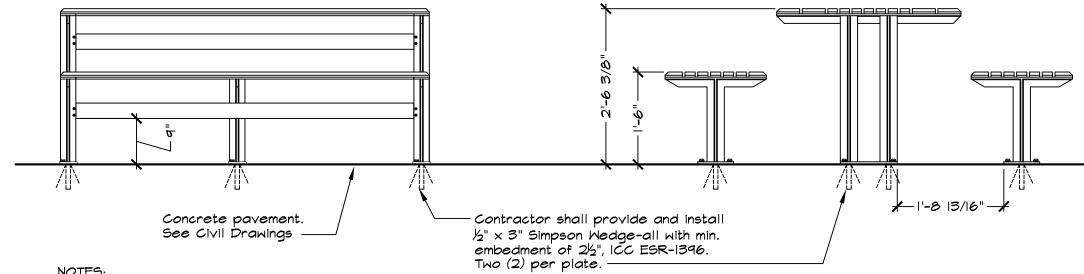
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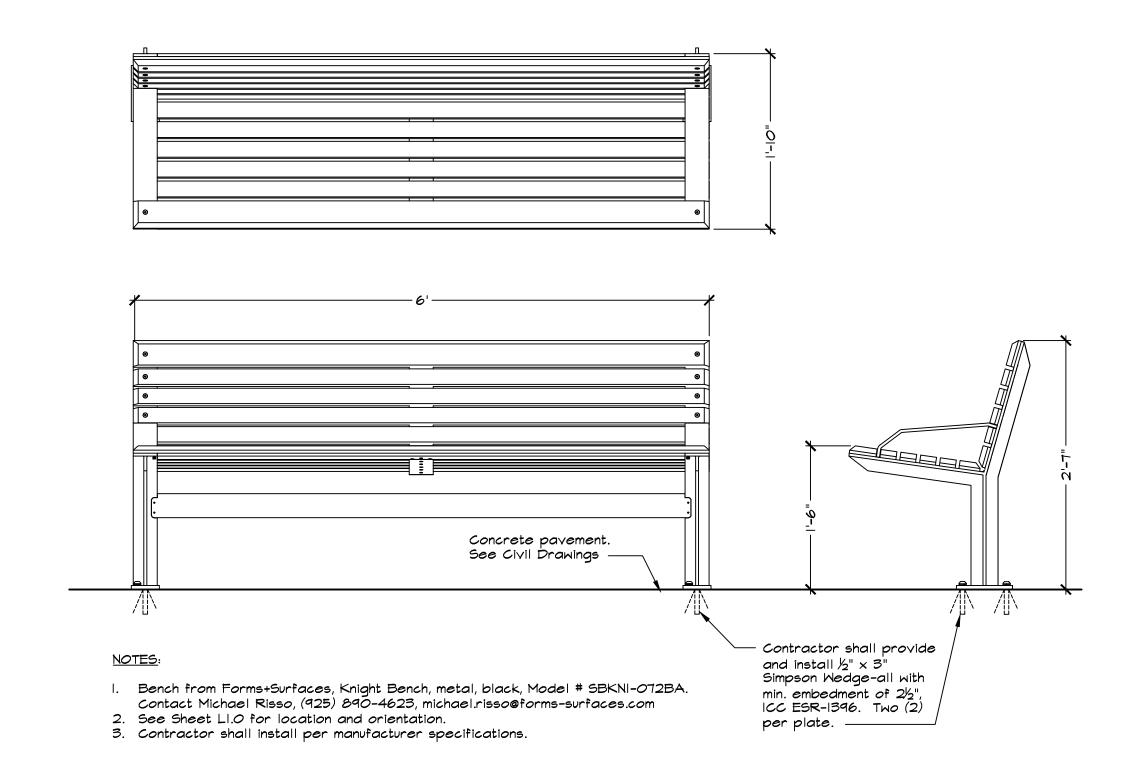
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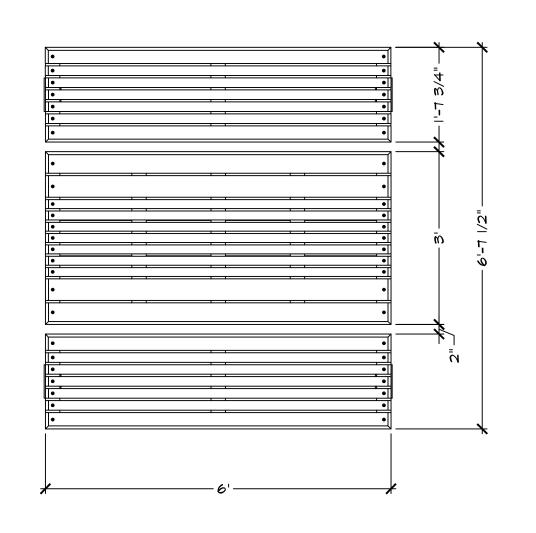
SHEET 4 OF 27

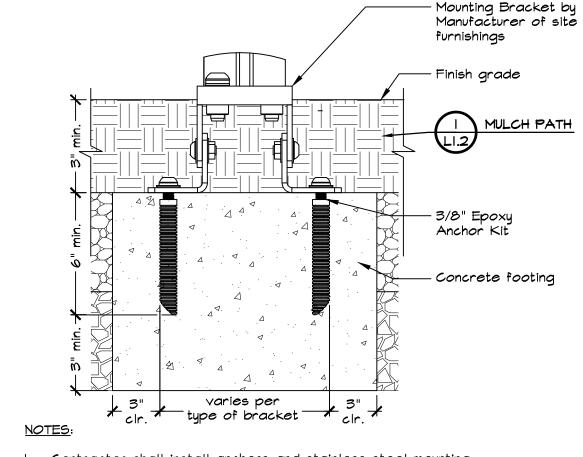




- I. Picnic Table from Forms+Surfaces, Knight Picnic Table ensemble, ADA option, metal, black finish. Model # STKN1-72NA-ADA. Contact Michael Risso, (925) 890-4623, michael.risso@forms-surfaces.com 2. See Sheet LI.O for location and orientation.
- 3. Contractor shall install per manufacturer specifications.

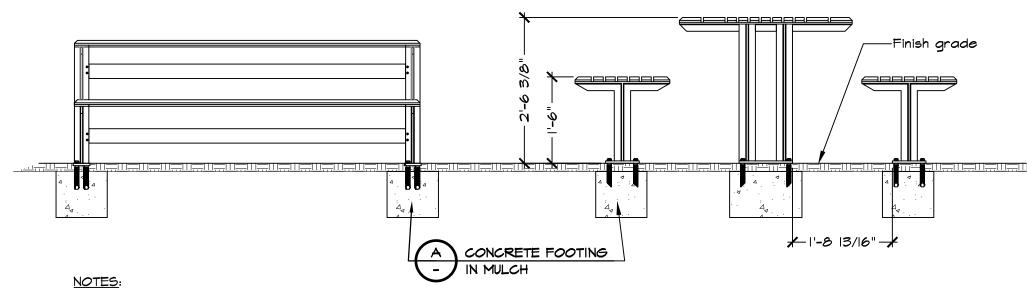






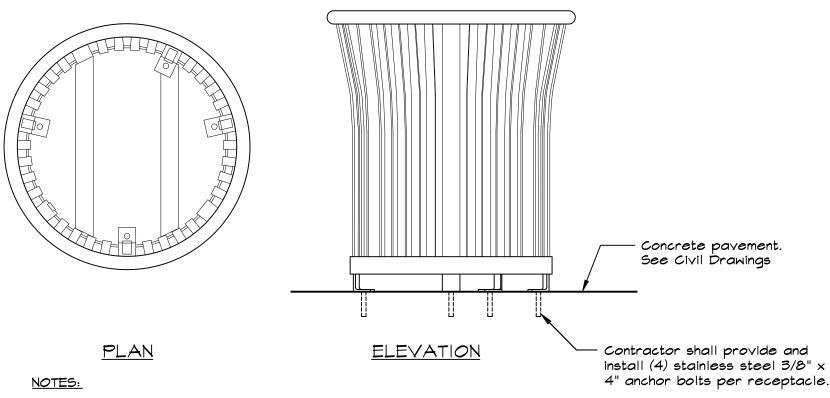
1. Contractor shall install anchors and stainless steel mounting screws per manufacturer specifications.

CONCRETE FOOTING IN MULCH



- Picnic Table from Forms+Surfaces, Knight Picnic Table ensemble, standard, metal, black finish. Model # STKNI-72NA with 906-00246 Mounting Hardware Kit. Contact Michael Risso, (925) 890-4623, michael.risso@forms-surfaces.com
- 2. See Sheet LI.O for Tocation and orientation. 3. Contractor shall install per manufacturer specifications





Litter/recycling receptacles shall be 45 gallon Iron Valley Trash Receptacle with raintop as available from King's River Casting. Contact Mario@kingsrivercasting.com, (888) 545-5157 or (559) 875-8250.

2. Litter/recycling receptacles mounting method shall be surface mount.

- 3. See Sheet Ll.O for location.
- Contractor shall install a recycling decal on one receptacle.
 Contractor shall provide a liner for litter/recycling receptacle. Liner shall be galvanized steel liner with multiple drain holes drilled in bottom.
- 6. Litter receptacle color shall be black. Recycling receptacle color shall be black.
- 8. Contractor shall install per manufacturer specifications.

LITTER/RECYCLING RECEPTACLE

05/13/2025

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SIGNATURE: BV

DATE: 1/21/2025

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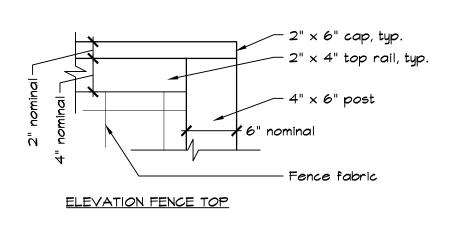
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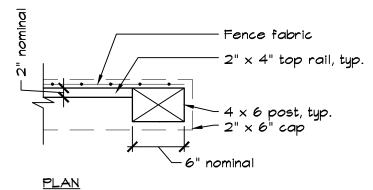
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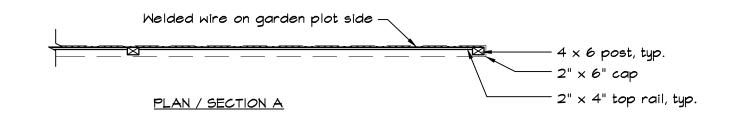
CONTRACT NO. C02393

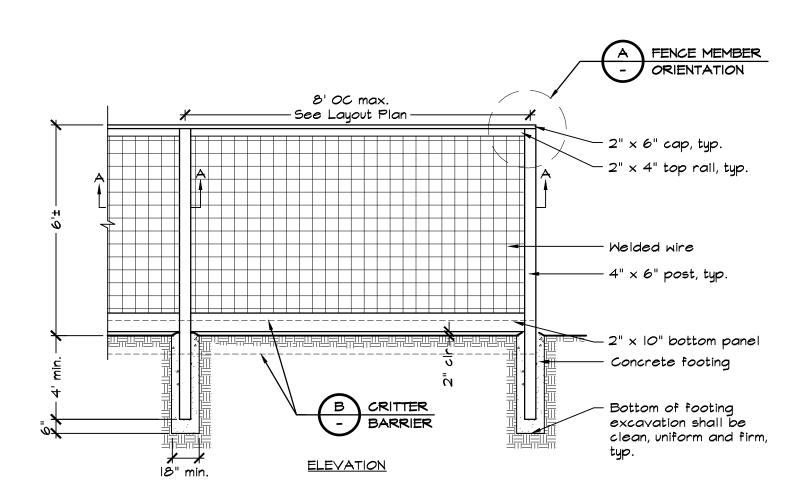
SHEET 5 OF 27





FENCE MEMBER ORIENTATION





NOTES:

1. Contractor shall design-build all connections, fasteners and footings.

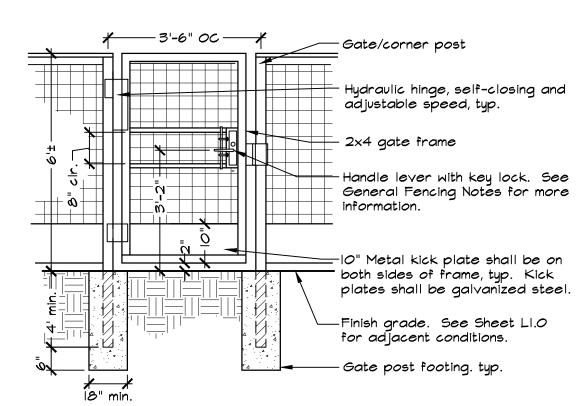
2. See General Fencing and Gate Notes on this sheet.

- 3. See Sheets LI.O and L2.O for post locations. 4. See General Fencing and Gate Notes on this sheet.

PLAN VIEW

5. Contractor shall construct a 16' long mockup for review and approval by City.

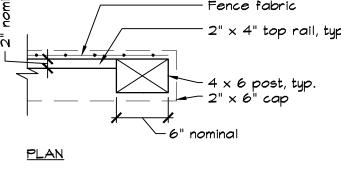
Melded wire on garden plot side -

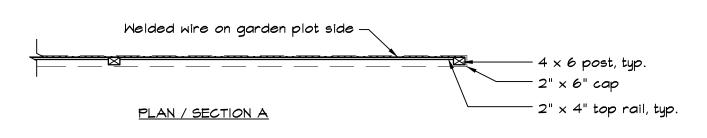


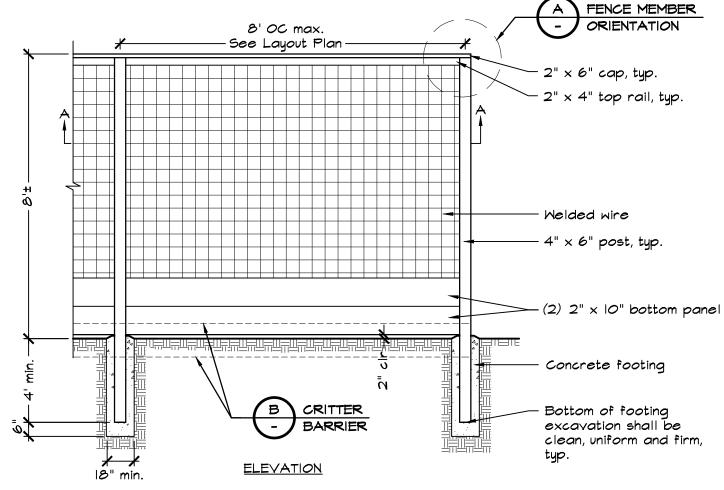
ELEVATION (PULL SIDE)

- . Contractor shall design-build all connections, fasteners and footings See General Fencing and Gate Notes on this sheet.
 See Sheets LI.O and L2.O for post locations.
- 4. See General Fencing and Gate Notes on this sheet.

ENTRY GATE



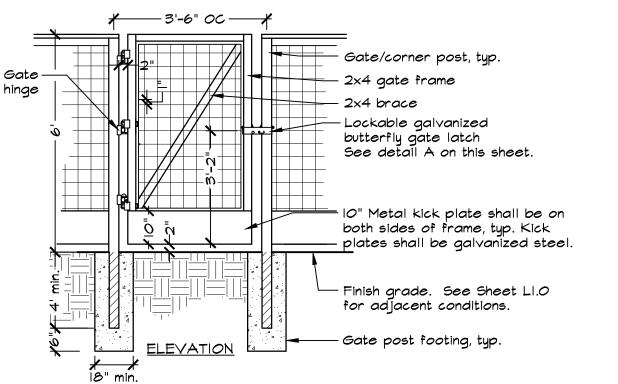




Contractor shall design-build all connections, fasteners and footings.

- See General Fencing and Gate Notes on this sheet. See Sheets LI.O and L2.O for post locations.
- See General Fencing and Gate Notes on this sheet. Contractor shall construct a 16' long mockup for review and approval by City.





- Contractor shall design-build all connections, fasteners and footings.
- See General Fencing and Gate Notes on this sheet. See Sheets L1.0 and L2.0 for post locations.
- 4. See General Fencing and Gate Notes on this sheet.

SERVICE GATE

-Critter barrier Welded wire on garden plot side 4 POST IN CONCRETE - PAVEMENT 3 POST AT FINISH PLAN / SECTION A - J GRADE Finish grade. See Sheet L 1.0 for 2"x10" Bottom Paneladjacent conditions. Garden side, mulch path Critter barrier. Attach to bottom 2x10 and wrap

See Sheets LI.O and L2.O for post locations. 2. See General Fencing and Gate Notes on this sheet.

Post and footing

ELEVATION

See Concrete Notes on Sheet Ll.O in addition to

3. See General Fencing and Gate Notes on this sheet.

requirements in the Specifications.

2. See Sheets LI.O and L2.O for post locations.

ELEVATION

Top of footing shall slope

from edge of post to

edge of footing. ——

NOTES:

CRITTER BARRIER - ADD ALTERNATE

around posts for continuous

barrier. If barrier needs

to be cut, overlap barrier

for a minimum of (1) one foot and tie together with

för type.

Sheet II.O for

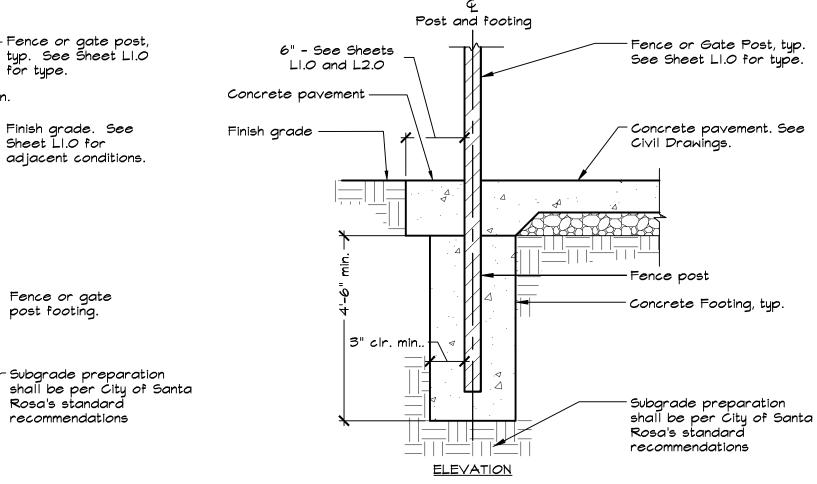
Fence or gate

post footing.

-3" clr. min.

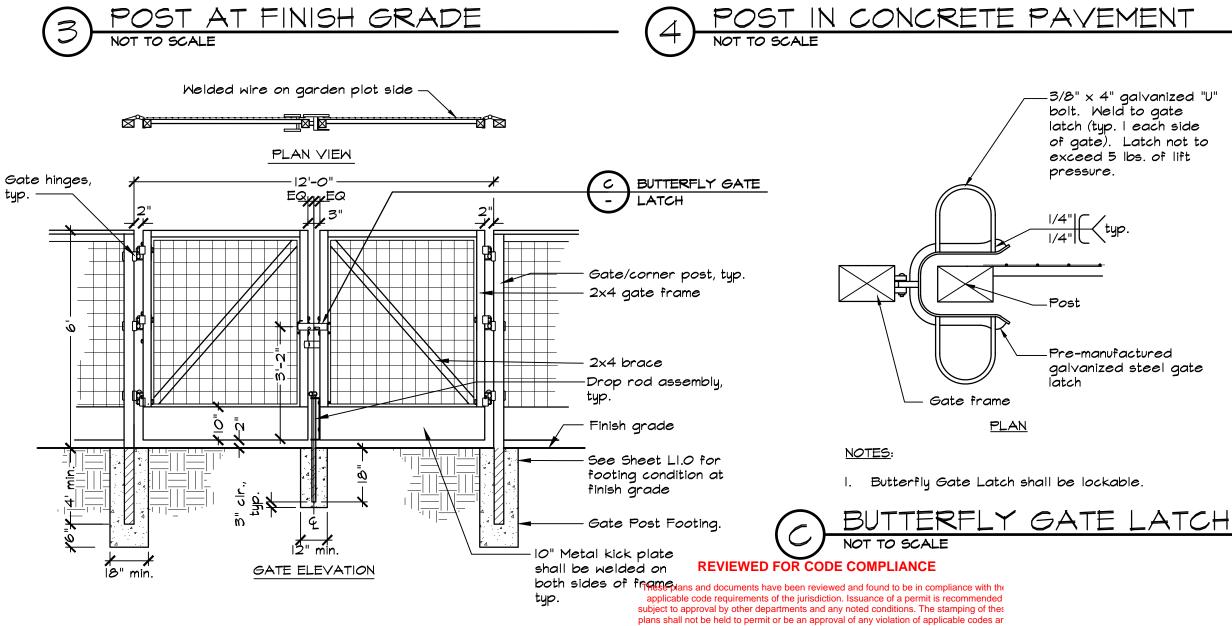
GENERAL FENCING AND GATE NOTES 2. All gate hinge hardware shall be commercial/industrial quality.

- 1. Details are for general reference. Contractor shall provide shop drawings prior to construction for approval by the City. Contractor shall include all hardware types and manufacturers' information within shop drawings.
- 3. All wood shall be select seasoned western red cedar, 545.
- 4. All fasteners shall be hot-dipped galvanized steel
- 5. Posts shall be plumb and true. Cap and rails shall be level.
- 6. Fabric for fencing and gates shall be 12 gauge, galvanized, welded wire with
- 7. See Concrete Notes on Sheet Ll.O, in addition to requirements in the Specifications.
- 8. See City fence standards and details for fence posts and footings along with these details. Contractor shall follow more stringent requirements of the
- 9. Subgrade preparation shall be per City of Santa Rosa's standard recommendations.
- 10. Critter barrier shall be 19 gauge, $1/2" \times 1/2"$ hardware cloth as available from SC Barns, Building, and Fence, 3224 Dutton Avenue, Santa Rosa, CA 95407, 707-523-3513 or approved equal.



- See Concrete Notes on Sheet Ll.O in addition to requirements in the
- 2. See Sheets LI.O and L2.O for post locations. 3. See General Fencing and Gate Notes on this sheet.

(4) POST IN CONCRETE PAVEMENT



- See General Fencing and Gate Notes on this sheet.
- 2. See Sheets LI.O and L2.O for post locations. 3. Door opening shall provide clear width of 32 inches minimum, CBC IIB-404.2.3.
- MAINTENANCE GATE

OWNERSHIP OF DOCUMENTS

standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations. **BUREAU VERITAS NORTH AMERICA, INC.**

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L1.4 CONTRACT NO. C02393 SHEET 6 OF 27

COMMUNITY IY GARDEN

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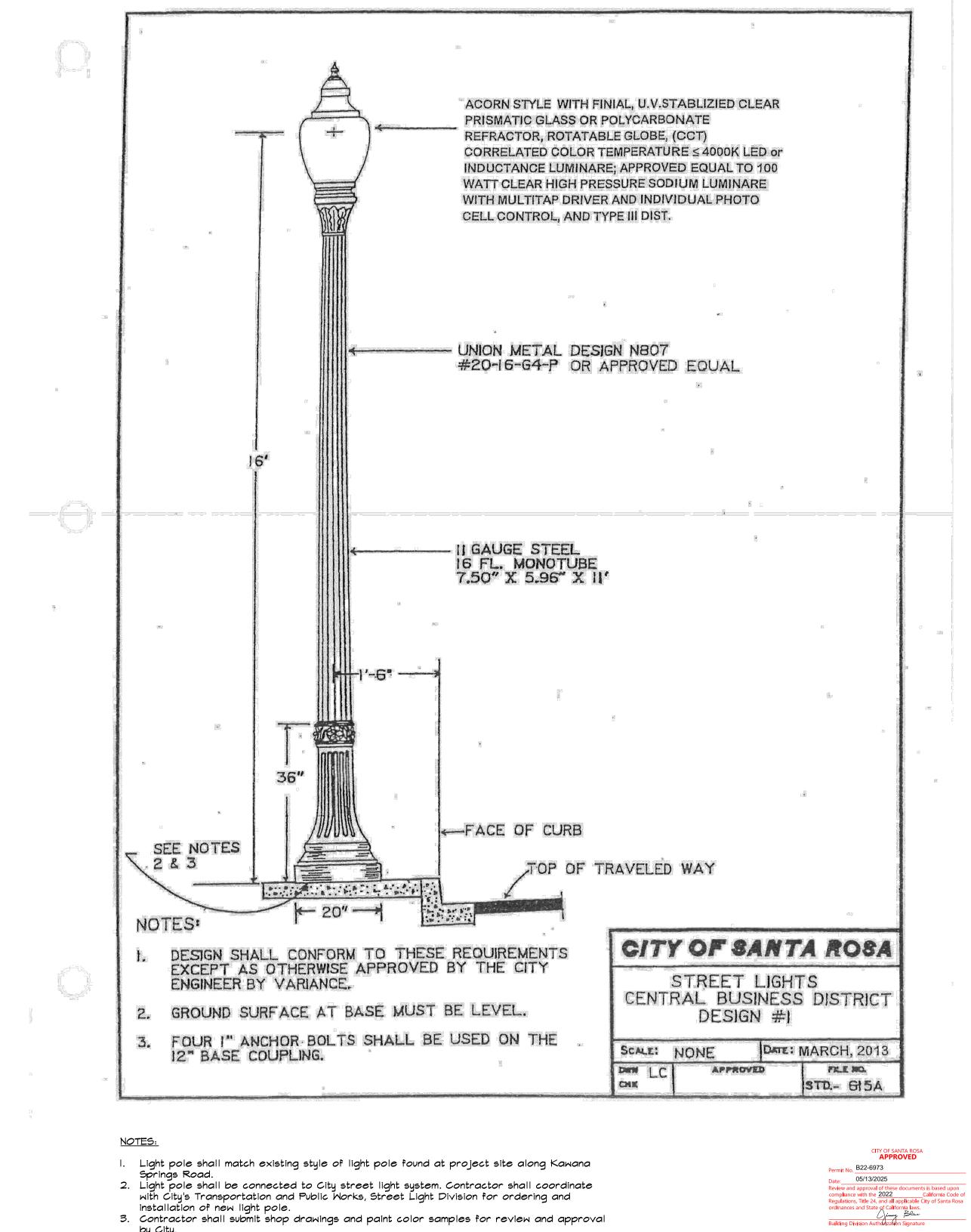
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- 2. Light pole shall be connected to City street light system. Contractor shall coordinate with City's Transportation and Public Works, Street Light Division for ordering and installation of new light pole.
- 3. Contractor shall submit shop drawings and paint color samples for review and approval
- by City. 4. See Sheets LI.O and L2.O for light pole location.

LIGHT POLE - DEFERRED SUBMITTAL

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of thes plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

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SIGNATURE: BV DATE: 1/21/2025

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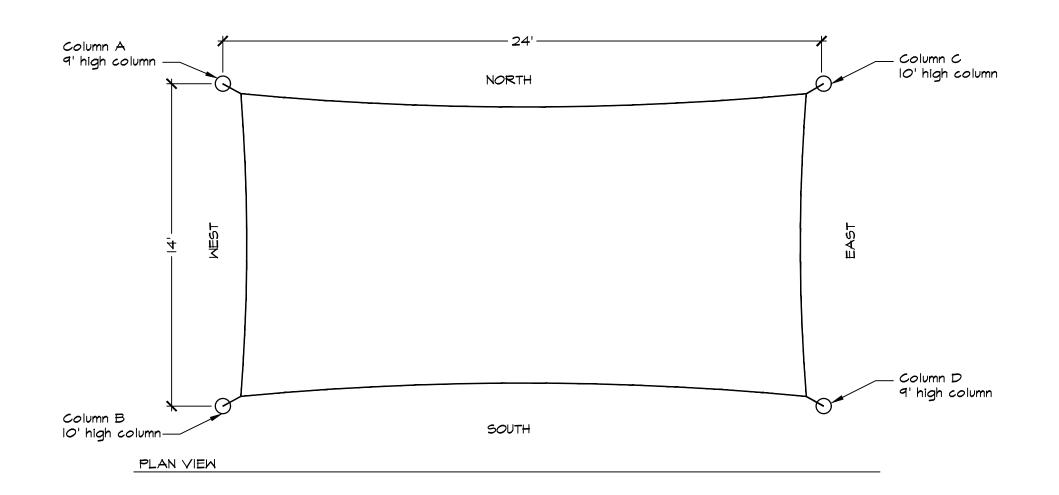
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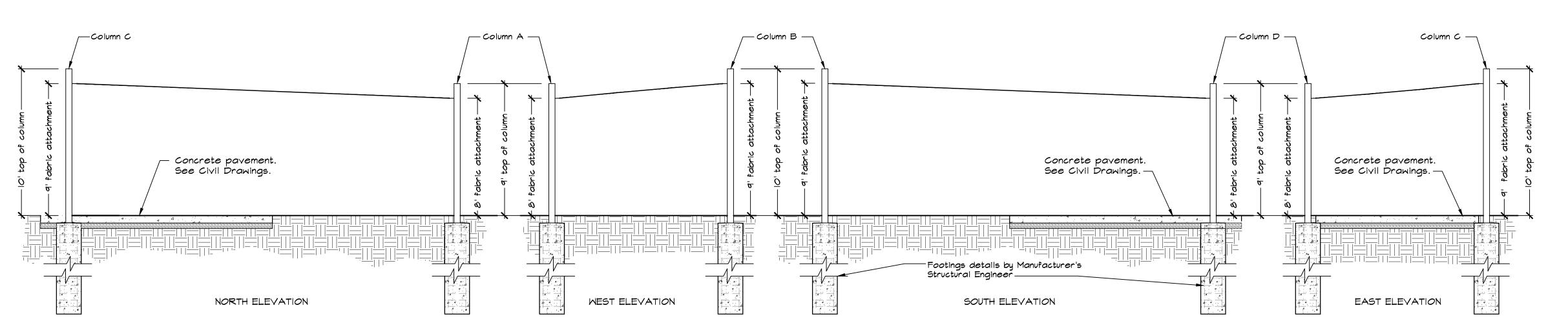
CONSTRUCTION DETAILS

CONTRACT NO.

C02393

SHEET 7 OF 27





NOTES:

- Shade Structure shall be Custom Canopies 4 Point Hypar Sail.
 Top of footing shall be held below grade.
- 3. Columns shall match in diameter, minimum diameter of 5" and maximum diameter of 8".
- Columns shall be powder coated in color grey.
 Fabric shall be Alnet Extrablock Fabric in color latte.
- 6. Shade structure shall be $14' \times 24'$.
- See Layout Enlargement 2 on Sheet L2.0 for location and orientation.
 Permits: The Contractor shall be responsible for obtaining a building permit within two weeks of award of the contract. Contractor shall submit all required drawings, details, and calculations. All required documentation including drawings,
- material lists, calculations and engineering shall be paid for and provided by the Contractor.

 9. Contanct Shana Friesen at Miracle Playgroup, (510) 514-5212, shana@miracleplaygroup.com

SHADE STRUCTURE - DEFERRED SUBMITTAL NOT TO SCALE

Permit No. 05/13/2025

Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

Building Division Authorization Signature

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

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SIGNATURE: BV DATE: 1/21/2025

This sheet and details are shown for reference only. Contractor shall be responsible for design, calculations or permitting of this pre-fabricated shade structure.

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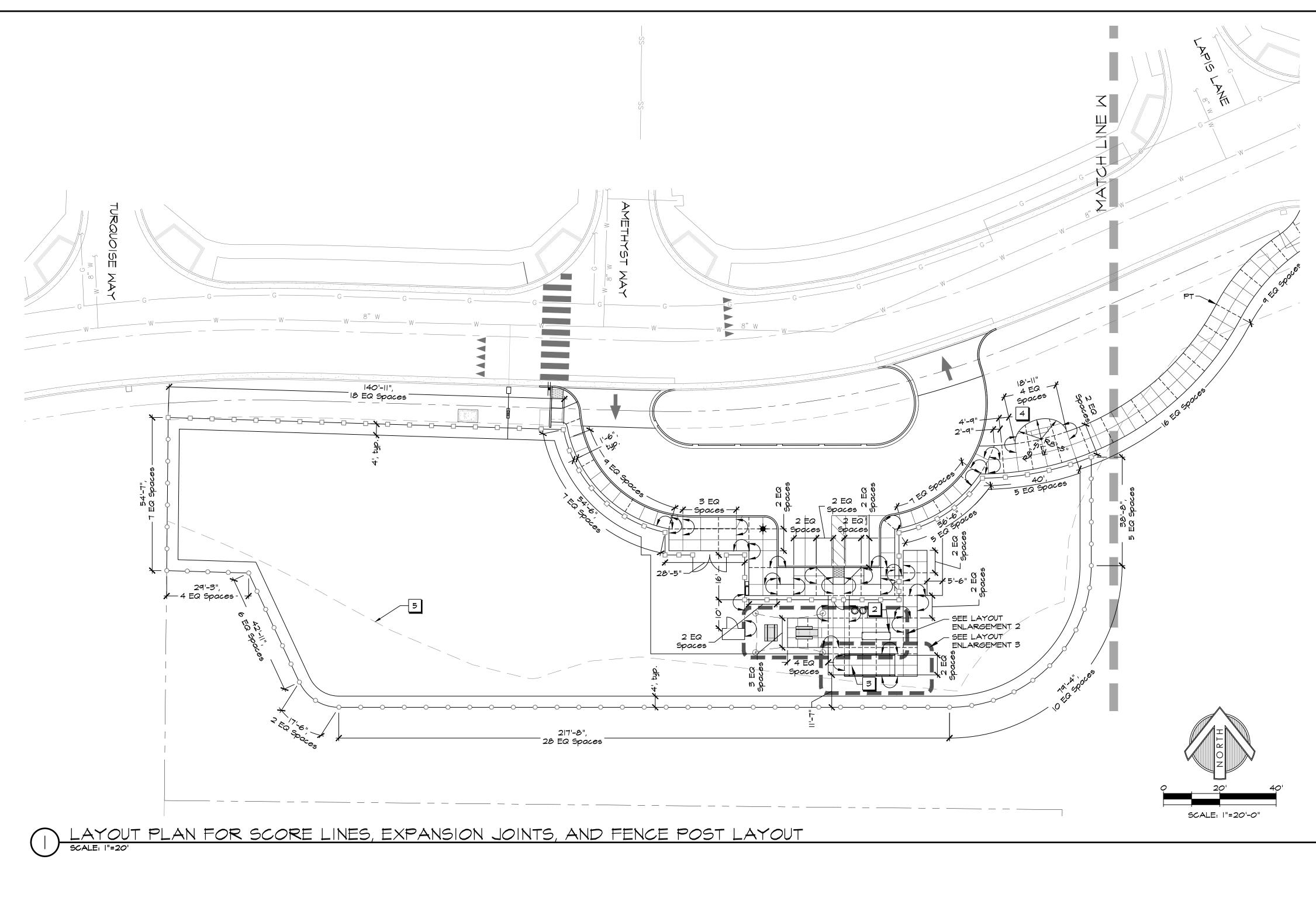
IA SPRINGS COMMUNITY

COMMUNITY GARDEN CONSTRUCTION DETAILS

L1.6

CONTRACT NO. C02393

SHEET 8 OF 27 FILE NO. 2022-0028



SHEET NOTES

| | Gap between concrete cheek wall and shed face shall be less than 1/2".

ADA Raised Planter. See Detail 8 on Sheet L1.2 for dimensions.

3 | Sloped walk. See Civil Drawings.

Seating area is half an ellipse. Contractor shall layout for review and approval by City prior to building formwork.

5 Creek Setback Line (Hydraulic Maintenance & Access Easement). See Civil Drawings.

LAYOUT LEGEND

-RX'-Y"→ Radial Dimension £ — - Centerline Point of Tangency Clear Opening 90 Degree Angle ____ Electrical sleeve - Guideline to show alignment

LAYOUT NOTES

EQ

- 1. Contractor is responsible for providing all project related construction staking and layout.
- Contractor shall notify all public or private utility companies two (2) working days prior to commencement of work on this project to verify the locations of existing utility lines. Call Underground Service Alert (U.S.A.) at 811, 7:00am to 5:00pm, Monday through Friday.
- 3. All coordinates and dimensions shown are in a horizontal plane.
- 4. Written dimensions always take precedence over scaled dimensions. If there is a conflict, notify the City to obtain clarification. No deviation or substitution shall be allowed without obtaining written approval from the City.
- 5. This Plan does not represent a Property Line Survey. Property lines shown hereon may not represent the true position of the line.
- 6. The Contractor shall coordinate all construction elements including utility locations and required sleeving prior to installation of any underground utilities.
- 7. The Contractor shall verify critical dimensions, reference and control point locations and construction conditions prior to construction.
- 8. All dimensions shall be verified in the field, chalked painted, and/or string lined. Any minor adjustments required to achieve overall design layout shall be reviewed and approved by the City prior to construction.
- 9. All materials shall be furnished and installed by the Contractor per Manufacturer's specifications, unless otherwise noted in these Plans or Specifications.
- IO. Existing features and topographic information have been taken from Survey performed by BKF Engineering received on May 9, 2017 provided by City of Santa Rosa. GSM landscape architects, inc. assumes no liability, real or alleged, regarding the accuracy of the existing features or topographic information shown.



REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of the plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

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SIGNATURE: BV DATE: 1/21/2025

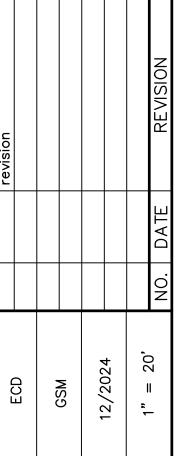
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CONTRACT NO. C02393

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COMMUNITY GARDEN LAYOUT

L2.0

SHEET 9 OF 27 FILE NO. 2022-0028

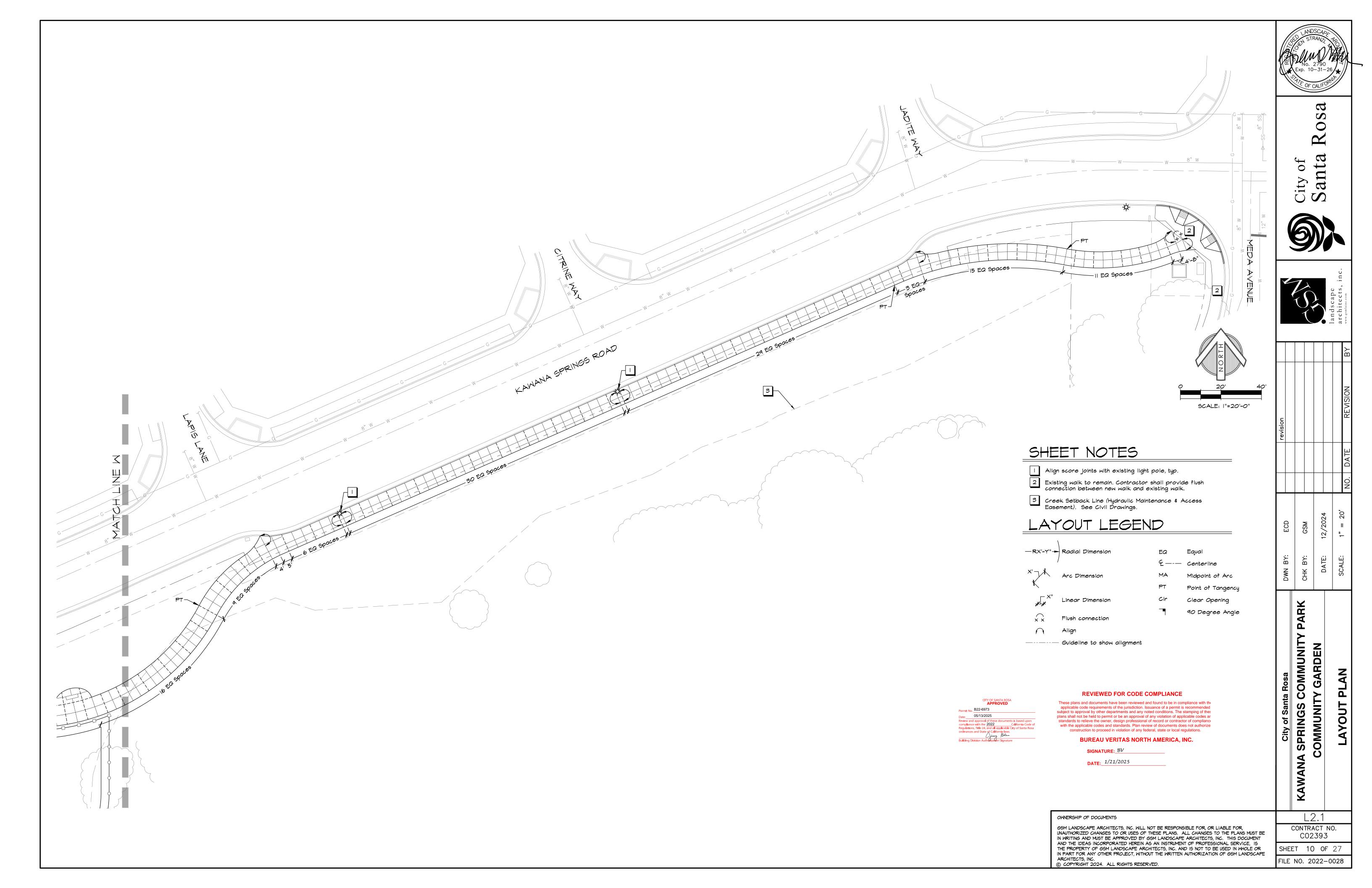
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LAYOUT ENLARGEMENT -

	10' high column on shade structure 2'	Planter
a, high colnwou shade structure shade structure 3,-9	24'	4 EQ Spaces
10' high column on shade structure	9' high column on shade structure	

2 LAYOUT ENLARGEMENT - SITE FURNISHINGS

SCALE: 1"=10"



TREE WATERING SYSTEM

NOT TO SCALE

ROOT WATERING SYSTEM

NOT TO SCALE

IRRIGATION DESIGNEF James G. Eddi Unote: no license for the Landscape irrigation SYSTEM DESIGN PROFESSION IS AVAILABLE IN THE STATE MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS



JAMES D. EDDY ASSOCIATES LANDSCAPE IRRIGATION ENGINEERS DANVILLE, CALIFORNIA P:(925) 867-3339 EMAIL: JIM@EDDYASSOCIATES.COM PLANNING ~DESIGN

JDE PROJECT NO: 22011

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DETAIL COMMUNIT

SHEET NOTES:

- (E) 1" POTABLE WATER METER FOR IRRIGATION USE ONLY SHALL BE COORDINATED AND INSTALLED UNDER CIVIL WORK. IRRIGATION DEMAND: 16 GPM (MAXIMUM @ QCV OR HOSE BIB) AT 45 PSI STATIC PRESSURE. CONFIRM ACTUAL PRESSURE WITH THE CITY WATER DEPARTMENT. IF STATIC PSI IS LOWER THAN 45 PSI, REPORT TO THE CITY FOR FURTHER INSTRUCTIONS. REFER TO SITE OR CIVIL DRAWINGS FOR EXACT LOCATION OF METER AND SERVICE CONNECTION.
- (E) 1" RP BACKFLOW ASSEMBLY WITH WEATHERPROOF COVER FOR IRRIGATION USE ONLY SHALL BE COORDINATED AND INSTALLED UNDER CIVIL WORK. CONNECT IRR MAIN LINE PIPE TO DISCHARGE SIDE OF BACKFLOW DEVICE.
- IRRIGATION CONTROLLER AND SOLAR CONTROLLER ASSEMBLY (PEDESTAL MOUNT). PROVIDE AND INSTALL
 - 1. THE CONTROLLER ASSEMBLY, UNIT IS VENDOR ASSEMBLED AND WIRED IN A FRONT ENTRY, SIDE-BY-SIDE ENCLOSURE, PEDESTAL MOUNTED AT SITE LOCATION AS DIRECTED BY CITY ENGINEER.
 - 2. SOLAR PANEL AND POLE ASSEMBLY WITH MOUNTING FOOTING.
 - 3. SOLAR POWER ELECTRICAL CONNECTIONS TO THE SOLAR CONTROLLER PANEL TERMINALS.
 - 4. THE WIRELESS WEATHER SENSING SYSTEM MOUNTED TO SOLAR PANEL 5. LAMINATED IRRIGATION PLANS AND SCHEDULES AS THE SPECIFICATIONS
 - INDICATE.
 - 6. GROUNDING OF CONTROLLER.
- HOSE BIB FOR COMMUNITY GARDEN USE WITH A 50-FOOT GARDEN HOSE, TYP. GARDEN HOSE IS NIC.
- ROUTE MAIN LINE OR ELECTRICAL CONDUIT IN PATHWAYS BETWEEN FUTURE GARDEN PLANTER ZONES, TYP. ROUTE MAIN LINE OR ELECTRICAL CONDUIT IN PATHWAY 2'-6" FROM FENCE, TYP.
- RAISED EDIBLE GARDEN PLANTER (ADA COMPATIBLE): CAP LATERAL LINE PIPE AT TOP OF PLANTER SOIL WITH A 3/4" MIPT CAPPED CONNECTION. FUTURE CONNECTION AND IRRIGATION DRIP TUBING BY GARDEN PERSONNEL.
- AT GRADE EDIBLE PLANTING BED: CAP LATERAL LINE PIPE AT FINISH GRADE WITH A 3/4" MIPT CAPPED CONNECTION. FUTURE CONNECTION AND IRRIGATION DRIP TUBING BY GARDEN PERSONNEL
- LOW VOLTAGE WIRE ROUTE, TYP.
- LOCATE SOLAR PANEL ASSEMBLY FOR IRRIGATION CONTROLLER AT THIS LOCATION.
- 1-1" DIA. CONDUIT FOR FLOW SENSOR CABLE FROM FLOW SENSOR TO CONTROLLER PEDESTAL.
- 2-1" DIA. CONDUITS: ONE CONDUIT FOR FLOW SENSOR CABLE FROM FLOW SENSOR TO CONTROLLER PEDESTAL: ONE CONDUIT FOR SOLAR WIRING TO CONTROLLER PEDESTAL FOR SOLAR CONTROLLER. INSTALL CONDUITS ON ONE SIDE OF TRENCH AND AWG-UF CONTROL WIRE ON OTHER SIDE OF TRENCH. SEPARATED.
- FACE SOLAR PANEL IN A SOUTHERLY DIRECTION.
- COORDINATION NOTE: CONTRACTOR SHALL INSTALL LOW VOLTAGE WIRING INSIDE IRRIGATION SLEEVE, TYP.

NOTE: FOR FUTURE IRRIGATION ADDITIONS, STATIC WATER PRESSURE IS TOO LOW FOR POP-UP OR STATIONARY SPRAY HEAD USE.

REVIEWED FOR CODE COMPLIANCE

Permit No. B22-6973 05/13/2025 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

Building Division Authorization Signature

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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV DATE: 1/21/2025

WATER SOURCE NOTE: THIS PROJECT WILL BE USING A POTABLE WATER SOURCE FOR IRRIGATION WATER.

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CONTRACT NO.

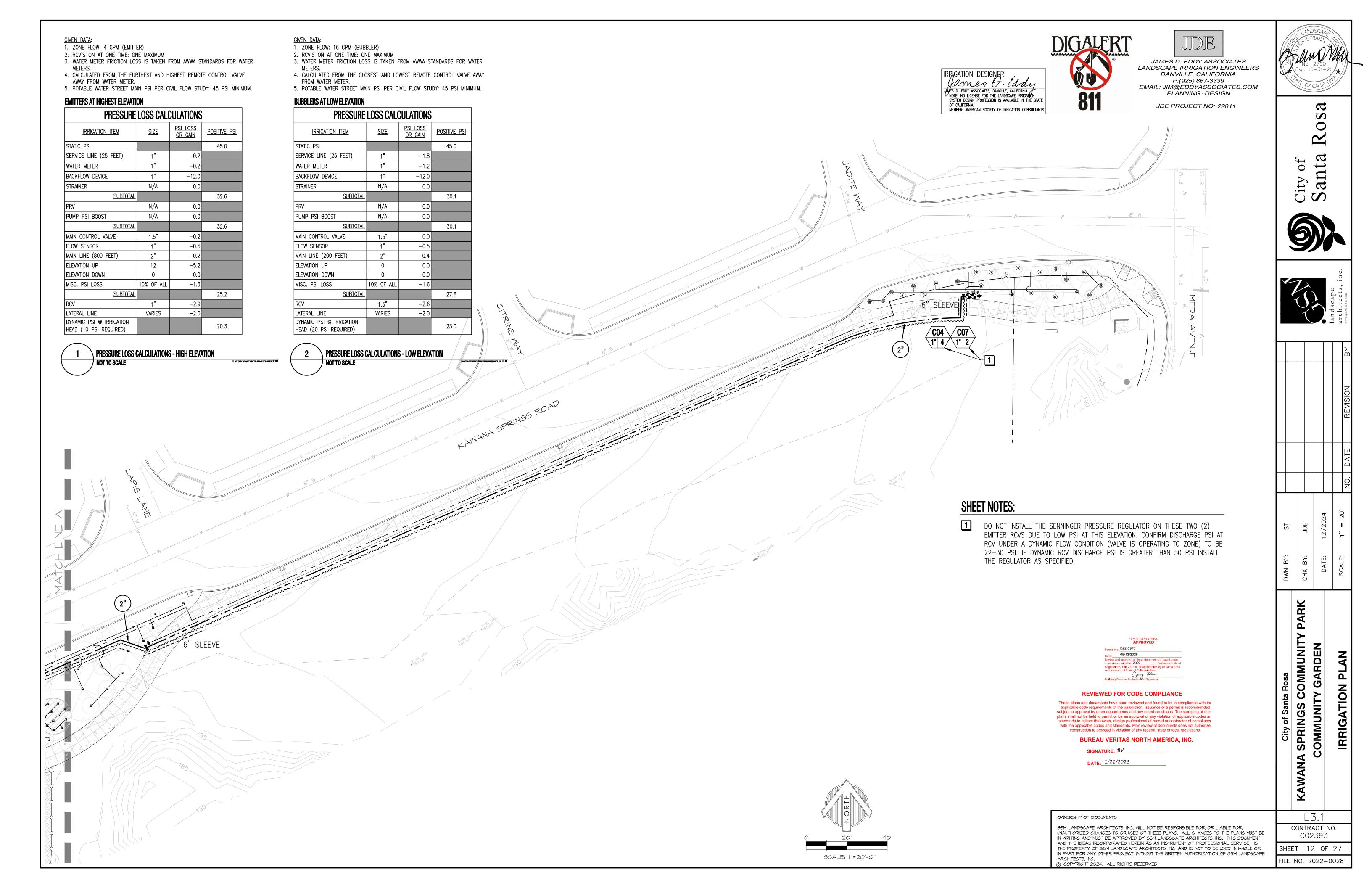
SHEET 11 OF 27 FILE NO. 2022-0028

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C02393

SPRINGS

RRIGATION



UNLESS OTHERWISE NOTED

UNIFORM PLUMBING CODE

UNDERGROUND SERVICE

ULTRAVIOLET RESISTANT

VOLTS-ALTERNATING

ALERT

ULTRAVIOLET

CURRENT

VALVE BOX

WATER METER

SYMBOL	TION LEGEND MODEL NUMBER	MANUFACTURER	PSI	GPM OR GPH	CATALOG RADIUS	
SHRUB EM	IITTER (1 PER SHRUB) PCT-10 (GREEN)	RAIN BIRD SHRUB EMITTER WITH 1/2" THREAD INLET, PLACED AT GRADE, ONE	10-15	10 GPH	EMITTER	A
TREE EMIT	TER (4 PER TREE)	(1) TOTAL, (USED AT HIGHER ELEVATION DUE TO INCREASED PSI LOSSES)				
<u> </u>	PCT-10 (GREEN)	RAIN BIRD TREE EMITTER WITH 1/2" THREAD INLET, PLACED AT GRADE, FOUR (4) TOTAL, 90° APART (USED AT HIGHER ELEVATION DUE TO INCREASED PSI LOSSES)	10-15	10 GPH	EMITTER	
SHRUB BU	BBLER (1 PER SHRUB)					
	1401	RAIN BIRD PRESSURE COMPENSATING BUBBLER	20-30	0.25 GPM	BUBBLER	
	EEE BUBBLER [RWS-B-C-1401]+[RWS-SOCK]	RAIN BIRD PRESSURE COMPENSATING TREE ROOT DEEP WATERING SYSTEM WITH CHECK VALVE, PLACED ADJACENT TO ROOTBALL, QUANTITY AS FOLLOWS: 15 GAL. TREE: TWO BUBBLERS PER TREE, 180° APART 24" BOX TREE: FOUR BUBBLERS PER TREE, 90° APART	20-30	0.25 GPM	BUBBLER	
<u>VALVES</u>	SEE CIVIL DRAWINGS	1" REDUCED PRESSURE BACKFLOW ASSEMBLY AND BACKFLOW ENCLOSURE OR COVER PROVIDED	UNDER C	CIVIL WORK.		
•	[3300-150]+[IFS-100B]	SUPERIOR <u>NORMALLY OPEN</u> BRASS MAIN CONTROL VALVE (CAPABLE OF LOW FLOWS) AND CST I 0.8-50 GPM, ALL INCLUDED WITH CONTROLLER PACKAGE FROM ITS.	BRASS FIP	T FLOW SENS	OR ASSEMB	LY
•	DWS-100.IB (1") DWS-150.IB (1.5")	GRISWOLD DWS-SERIES <u>NORMALLY CLOSED</u> , SOLENOID CONTROL REMOTE CONTROL VALVE (CAPAFIPT, WITH INTEGRAL UNION AND BALL VALVE (BUBBLER ZONES, MINIMUM FLOW: 0.8 GPM).	BLE OF LO	OW FLOWS), E	BRASS CONS	STRU
Q *	[DWS-100.IS]+[PRL-30] (1")	GRISWOLD DRIP ZONE DWS-SERIES <u>NORMALLY CLOSED</u> , SOLENOID CONTROL REMOTE CONTROL CONSTRUCTION, FIPT, WITH INTEGRAL UNION, BALL VALVE, STRAINER WITH 100 MESH SCREEN, A REGULATOR. SIZE: 1". (EMITTER ZONES, MINIMUM FLOW: 0.8 GPM)	VALVE (CAF AND SENNII	PABLE OF LO'NGER LOW FL	W FLOWS), I OW PRESSU	BRA RE
H	FBV-3	WATTS BRASS BALL VALVE, FIPT CONNECTIONS, SIZE EQUAL TO MAIN LINE SIZE (VALVE SPEC P	ER CITY)			
•	33DNP	RAIN BIRD 3/4" QUICK COUPLING VALVE WITH NON-POTABLE LOCKABLE COVER (CITY AREAS)				
*	B401LK	SUPERIOR HOSE BIB WITH LOOSE KEY FOR HAND WATERING AT GARDEN AREAS				
CONTROLL	<u>ER</u>					
C R	[ICA8-IR1-12]+[SP]+ [IRCL-P]+ [IFS-100B/3300-150]+ [SLR1]+[POLE-4-10]	 IMPERIAL TECHNICAL SERVICES (ITS) VENDOR-BUILT SOLAR-POWERED CONTROLLER ASSEMBLY WELL OF STATION IRRITROL MC-E CONTROLLER 12 STATION IRRITROL MC-E CONTROLLER FRONT ENTRY, SIDE-BY-SIDE, SS ENCLOSURE, 36"W X 36H X 12"D SURGE PROTECTION 120 VOLT IRRITROL CLIMATELOGIC WIRELESS SENSOR, POLE MOUNTED PER IRRITROL DIRECTIONS, USE CST 1" BRASS TEE WITH FS3 FLOW SENSOR FOR IRRITROL SERIES 1.5" SUPERIOR MAIN CONTROL VALVE, NORMALLY OPEN SINGLE PANEL SOLAR OPTION WITH 4" DIA. x 10-FOOT STEEL MOUNTING POLE NOTE: USE STATION CO1 FOR THE NORMALLY OPEN MAIN CONTROL VALVE CONTACT KIM GOLDENSTEIN AT ITS FOR QUESTIONS AND ORDERING AT CELL# 619-380-1833. 			UIPMENT:	
		— CONTROLLER STATION NUMBER				
)	— APPROXIMATE FLOW (GPM)				
CI ED/FO A	AID DIDE	— REMOTE CONTROL VALVE SIZE				
SLEEVES A	<u> </u>	MAIN LINE: 1120—SCHEDULE 40 PVC PLASTIC PIPE WITH SOLVENT WELDED CONNECTIONS. PROVWELDED FITTINGS. SOIL COVER: 18—INCH IN SOIL, 18—INCH UNDER PEDESTRIAN PAVEMENT, 24—INCH UNDER VEHI SIZE: 2.0—INCH & 1.5—INCH DIA PROVIDE T. CHRISTY ENTERPRISES NON—POTABLE WATER DETECTABLE MARKING TAPE, TA—DT—6-DIDE	CULAR PA\	/EMENT.		
		PIPE. PROVIDE A 4-INCH $\pm 1-$ INCH SAND ENVELOPE ABOVE AND BELOW THE MAIN LINE PIPE.				
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SOLVENT WELDED CONNECTIONS. P WELDED FITTINGS. SOIL COVER: 12-INCH IN SOIL, 12-INCH UNDER PEDESTRIAN PAVEMENT, 24-INCH UNDER VEHI SIZE 1-INCH DIA. UNLESS OTHERWISE NOTED.			PVC PLASTIC	SC
		 SLEEVE: 1120-CLASS 315 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC SOLVENT WELDE SOIL COVER TO BE EQUAL TO COVER REQUIRED FOR PIPE CONTAINED WITHIN SLEEVE 18-INCH SIZE 2-INCH DIA. UNLESS OTHERWISE NOTED. 				

SIZE Z-INCH DIA. UNLESS UTHERWISE NUTED. PB ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE: 1120-SCHEDULE 40 PVC GRAY PLASTIC ELECTRICAL CONDUIT WITH SCHEDULE 40 PVC GRAY PLASTIC SOLVENT WELDED SWEEP ELBOWS AND FITTINGS. SIZE 1-INCH DIA. UNLESS OTHERWISE NOTED. SOIL COVER: 18-INCHES. INSTALL

ALONGSIDE MAIN LINE WHEREVER POSSIBLE

PULL BOX, 14 X 19 RECTANGULAR PLASTIC BOX

RRIGATION DESIGNER

James G. Eddy

NOTE: NO LICENSE FOR THE LANDSCAPE IRRIGATION

SYSTEM DESIGN PROFESSION IS AVAILABLE IN THE STATI

MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS

JAMES D. EDDY ASSOCIATES, DANVILLE, CALIFORNIA /

Permit No. B22-6973 05/13/2025 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

Building Division Authorization Signature

REVIEWED FOR CODE COMPLIANCE These plans and documents have been reviewed and found to be in compliance with the

applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of thes plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

DATE: 1/21/2025

JAMES D. EDDY ASSOCIATES LANDSCAPE IRRIGATION ENGINEERS DANVILLE, CALIFORNIA P:(925) 867-3339 EMAIL: JIM@EDDYASSOCIATES.COM PLANNING~DESIGN

JDE PROJECT NO: 22011

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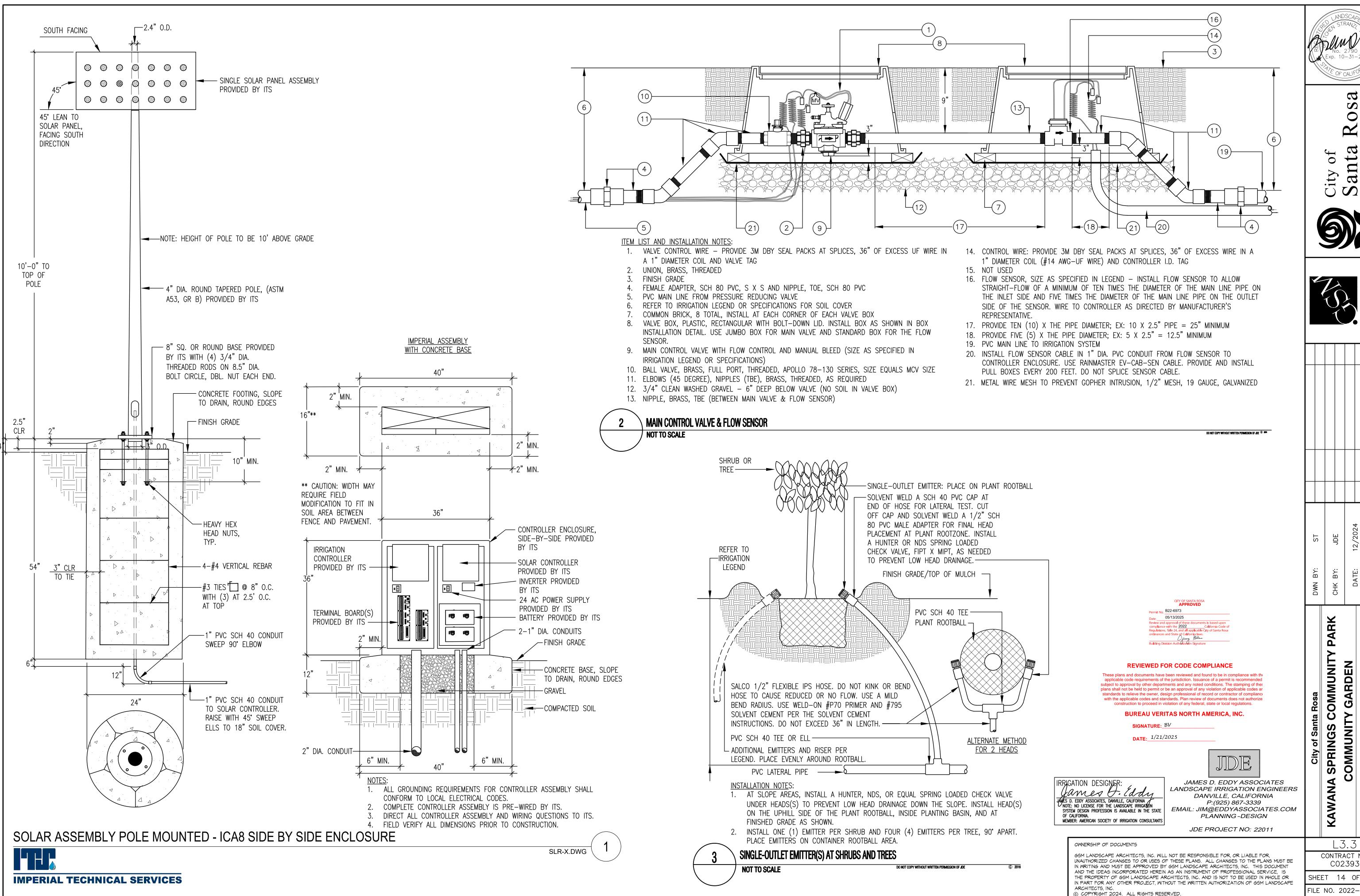


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CONTRACT NO. C02393 SHEET 13 OF 27



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12/2024

COMMUNITY GARDEN

IRRIGATION

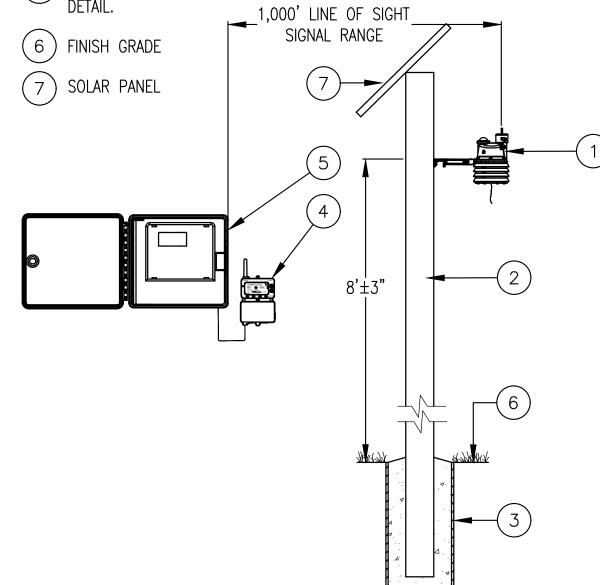
L3.3 CONTRACT NO.

C02393

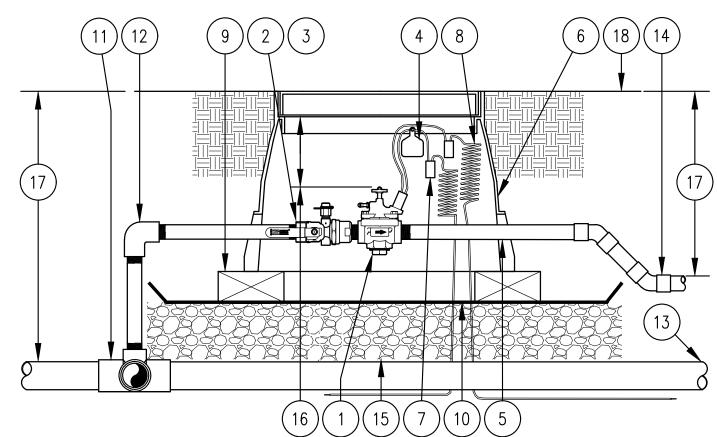
SHEET 14 OF 27 FILE NO. 2022-0028

ITEM LIST AND INSTALLATION NOTES:

- (1) CLIMATE LOGIC SENSOR LESS THAN 1000-FEET AWAY FROM CONTROLLER. MOUNT PER IRRITROL INSTRUCTIONS 8-FEET ABOVE FINISH GRADE. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL, AND OUT OF PUBLIC VIEW.
- (2) SOLAR PANEL POLE, SEE SOLAR PANEL DETAIL.
- (3) SEE SOLAR PANEL DETAIL.
- (4) IRRITROL CL-M1 RECEIVER MODULE MOUNTED INSIDE CONTROLLER PEDESTAL BY CONTROLLER VENDOR.
- (5) IRRITROL CONTROLLER, VENDOR MOUNTED INSIDE ENCLOSURE. SEE CONTROLLER



IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSING SYSTEM FOR MC CONTROLLER **NOT TO SCALE**

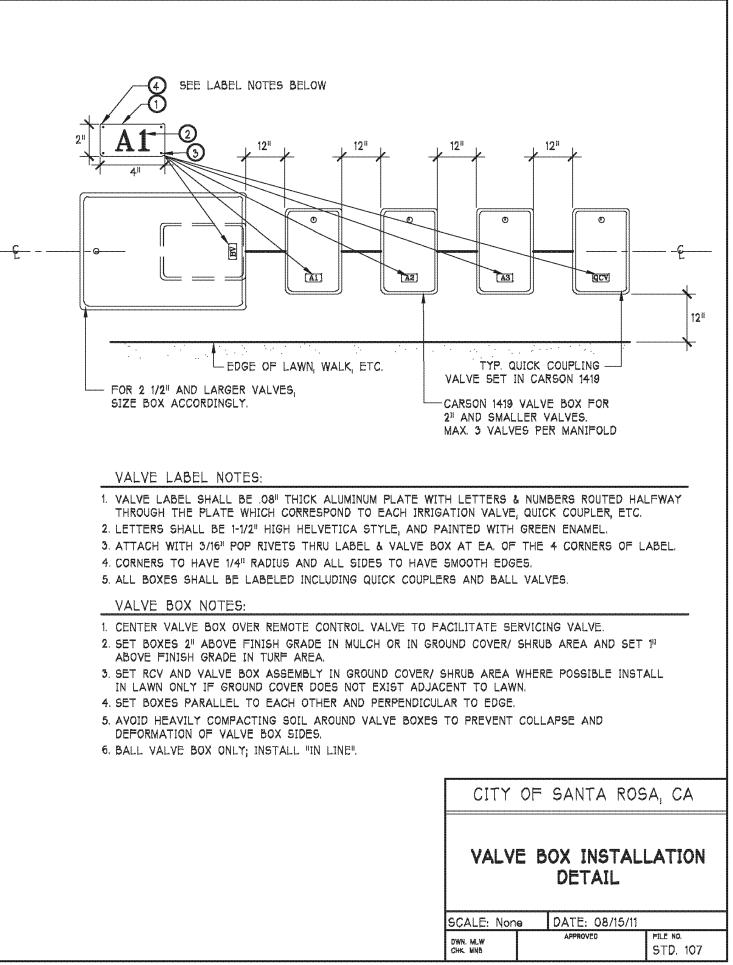


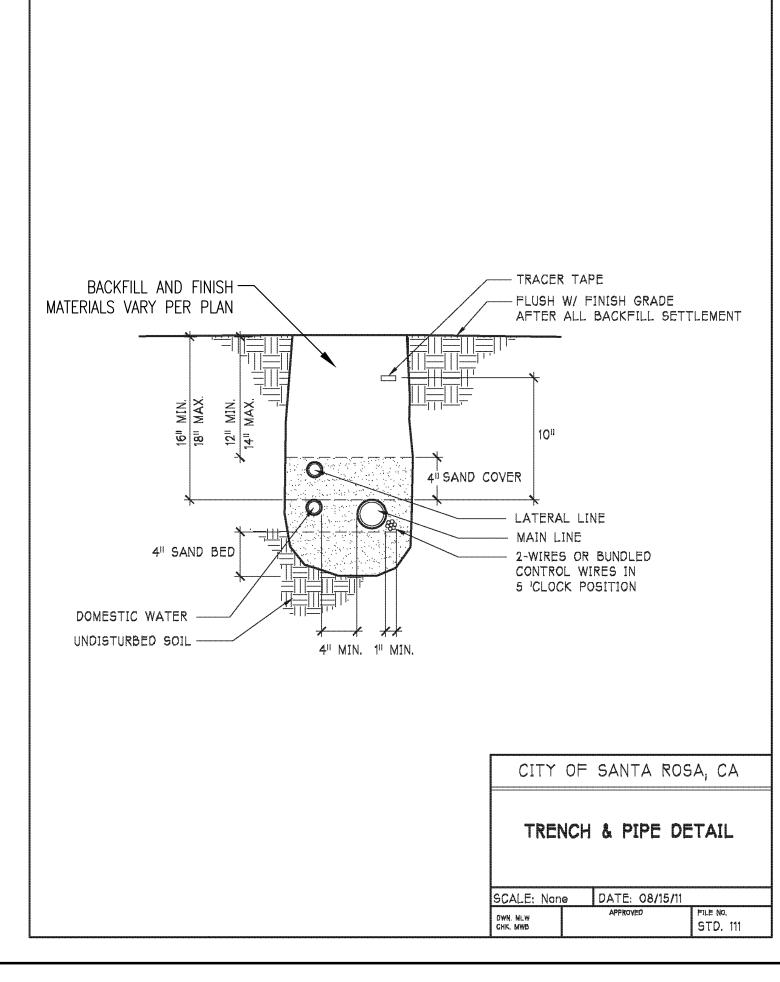
EQUIPMENT NOTES:

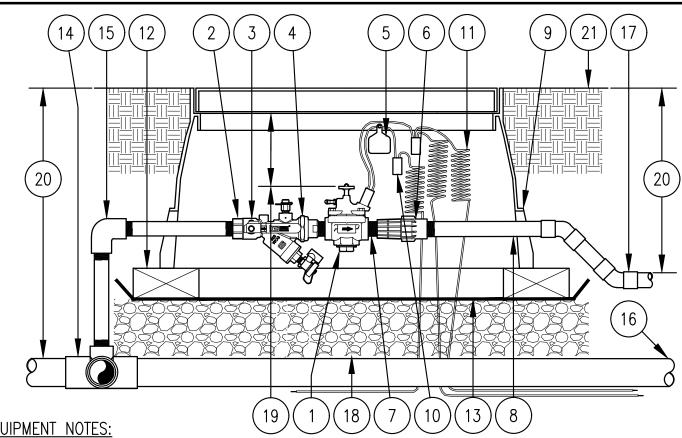
- REMOTE CONTROL VALVE, SOLENOID CONTROLLED
- BRASS BALL VALVE. INTEGRAL WITH VALVE >MANUFACTURER'S PIPING ASSEMBLY
- BRASS UNION, INTEGRAL WITH VALVE
- 4. RCV ID TAG
- NIPPLE, PVC SCH 80, TOE, LENGTH AS REQUIRED
- RECTANGULAR PLASTIC VALVE BOX WITH WITH BOLT DOWN LID. 12"x17"x12" DEEP. OLD CASTLE (CARSON) 1419 OR APPROVED EQUAL. REFER TO BOX INSTALLATION DETAIL.
- 7. WATER PROOF CONNECTION (1 OF 2)
- CONTROL WIRE, 30-INCH LINEAR LENGTH OF COILED WIRE, TYP.
- COMMON BRICK, 1 AT EACH CORNER OF BOX, FOUR TOTAL
- 10. GALVANIZED WIRE CLOTH, 1/2" MESH, 19 GAUGE
- 11. MAIN LINE TEE OR ELL, PVC SCH PER LEGEND, S X S X T
- 12. NIPPLE, PVC SCH 80, TBE, LENGTH AS REQUIRED AND ELL, PVC SCH 80, T X T
- 13. PVC MAIN LINE
- 14. PVC LATERAL LINE. LOWER LATERAL LINE DOWN WITH SOLVENT WELDED SCHEDULE 40 PVC 45 ELBOWS.
- 15. 3/4" AND 1/2" CLEAN CRUSHED GRAVEL BASE, 6" DEEP
- 16. 3"±1" MIN. CLEARANCE
- 17. REFER TO IRRIGATION LEGEND
- 18. FINISH GRADE

REMOTE CONTROL VALVE WITH GRISWOLD ".IB" ASSEMBLY

NOT TO SCALE







EQUIPMENT NOTES:

REMOTE CONTROL VALVE, SOLENOID CONTROLLED

BRASS BALL VALVE, INTEGRAL WITH VALVE MANUFACTURER'S PIPING ASSEMBLY BRASS WYE STRAINER, INTEGRAL WITH VALVE

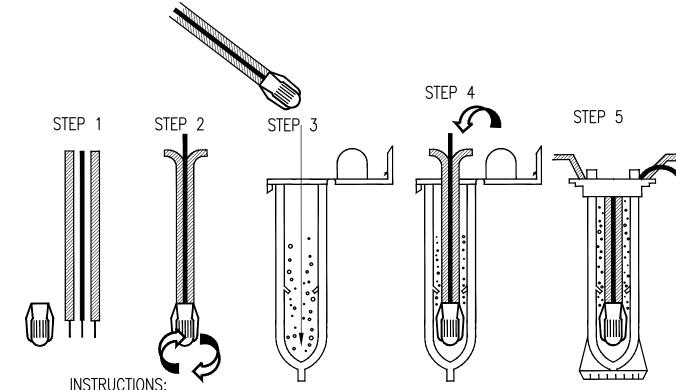
BRASS UNION, INTEGRAL WITH VALVE

RCV ID TAG PRESSURE REDUCING VALVE TO PROVIDE 30 PSI AT ALL EMITTERS.

- SHORT NIPPLE, PVC SCH 80, TBE,
- NIPPLE, PVC SCH 80, TOE, LENGTH AS REQUIRED
- RECTANGULAR PLASTIC VALVE BOX WITH WITH BOLT DOWN LID. 15-3/4"x25-1/4"x12" DEEP. OLD CASTLE (CARSON) 1324 OR APPROVED EQUAL. REFER TO BOX INSTALLATION DETAIL.
- 10. WATER PROOF CONNECTION (1 OF 2)
- 11. CONTROL WIRE, 30-INCH LINEAR LENGTH OF COILED WIRE, TYP.
- 12. COMMON BRICK, 1 AT EACH CORNER OF BOX, FOUR TOTAL
- 13. GALVANIZED WIRE CLOTH, 1/2" MESH, 19 GAUGE
- 14. MAIN LINE TEE OR ELL, PVC SCH PER LEGEND, S X S X T 15. NIPPLE, PVC SCH 80, TBE, LENGTH AS REQUIRED AND ELL, PVC SCH 80, T X T
- 16. PVC MAIN LINE
- 17. PVC LATERAL LINE. LOWER LATERAL LINE DOWN WITH SOLVENT WELDED SCHEDULE 40 PVC 45 ELBOWS.

- 18. 3/4" AND 1/2" CLEAN CRUSHED GRAVEL BASE, 6" DEEP
- 19. 3"±1" MIN. CLEARANCE
- 20. REFER TO IRRIGATION LEGEND
- 21. FINISH GRADE

EMITTER CONTROL VALVE WITH GRISWOLD ".IS" ASSEMBLY **NOT TO SCALE**



STRIP WIRES APPROXIMATELY 1/2" TO EXPOSE WIRE.

- TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT
- INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
- 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
- INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.



Permit No. B22-6973 Date: 05/13/2025 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa regliances and State Colffensis but Colffensis by ordinances and State of California laws.

Building Division Authorization Signature

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SIGNATURE: BV DATE: 1/21/2025

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B S

JAMES D. EDDY ASSOCIATES

LANDSCAPE IRRIGATION ENGINEERS

DANVILLE, CALIFORNIA P:(925) 867-3339

EMAIL: JIM@EDDYASSOCIATES.COM PLANNING ~DESIGN

JDE PROJECT NO: 22011

James G. Eddy

JANES D. EDDY ASSOCIATES, DANVILLE, CALIFORNIA
NOTE: NO LICENSE FOR THE LANDSCAPE IRRIGATION
SYSTEM DESIGN PROFESSION IS AVAILABLE IN THE STATE
OF CALIFORNIA.
MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS

IRRIGATION DESIGNER:

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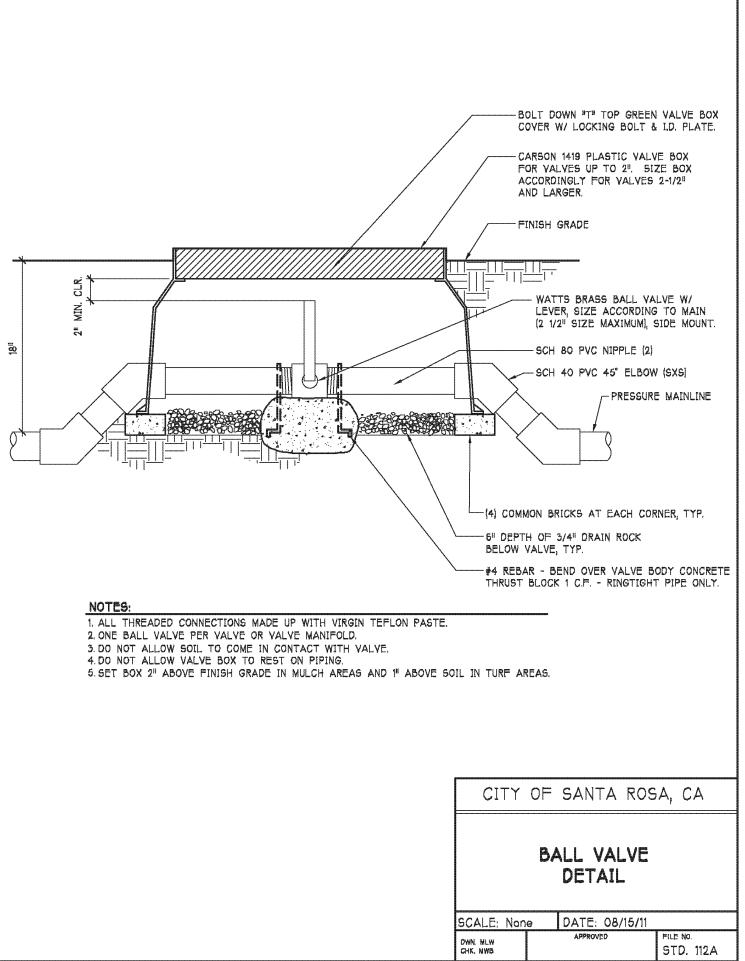
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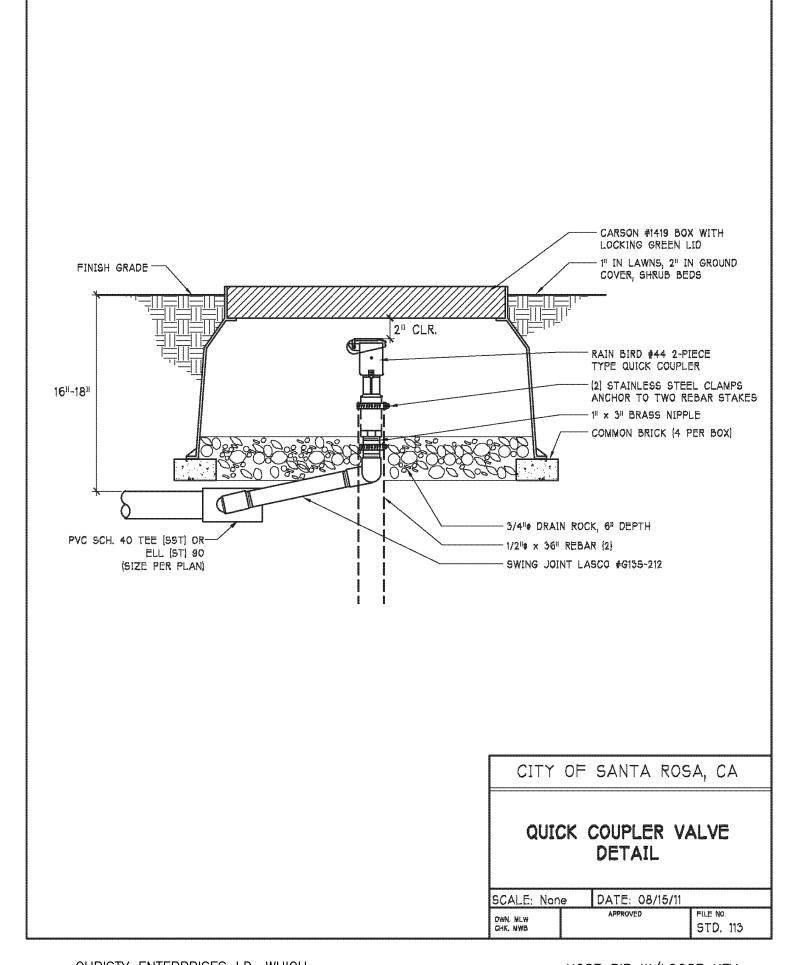
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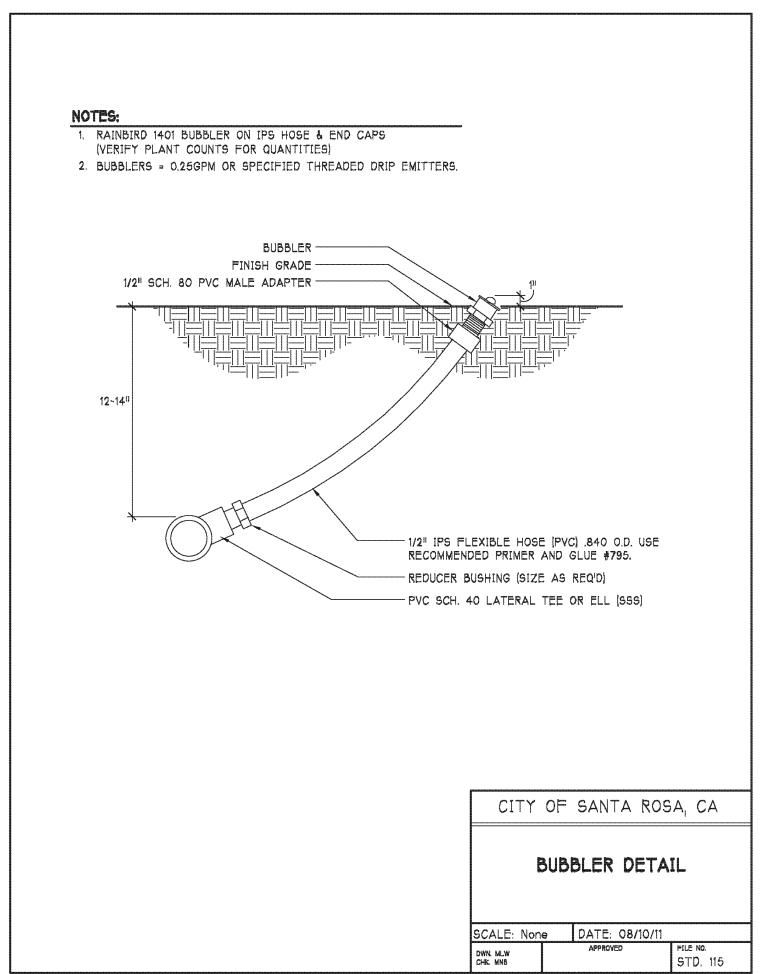
IRRIG/

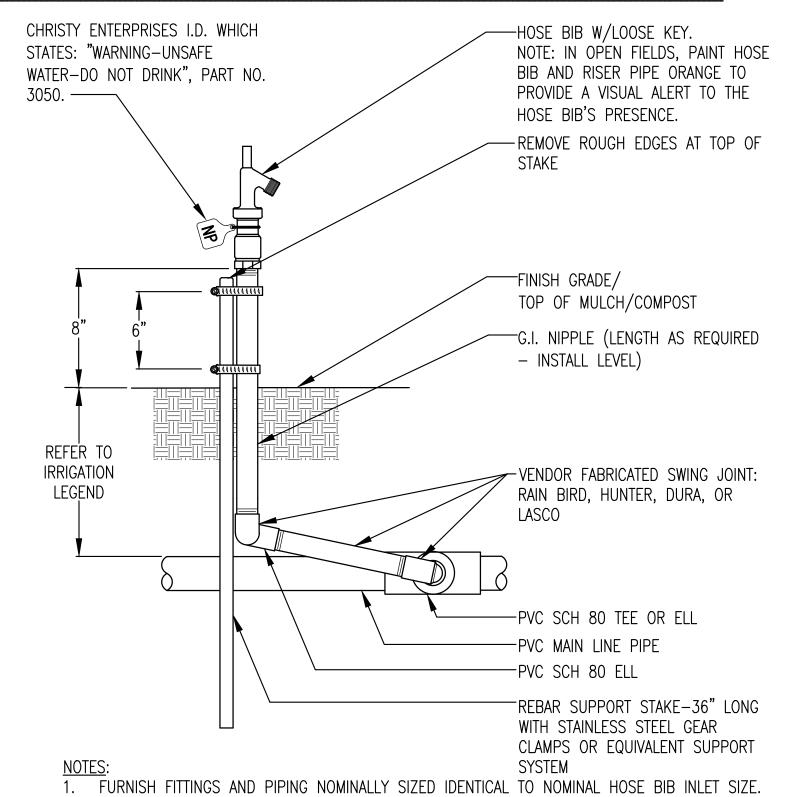
L3.4 CONTRACT NO. C02393

SHEET 15 OF 27









3. CAUTION!: PERMANENTLY ATTACH A CHRISTY ENTERPRISES I.D. TAG TO HOSE BIB WITH A

PLASTIC ZIP-TIE WHICH STATES: "WARNING-UNSAFE WATER-DO NOT DRINK", PART NO. 3050.

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DO NOT INSTALL IN LAWN AREAS.

4. PROVIDE LOOSE KEY TO CITY.

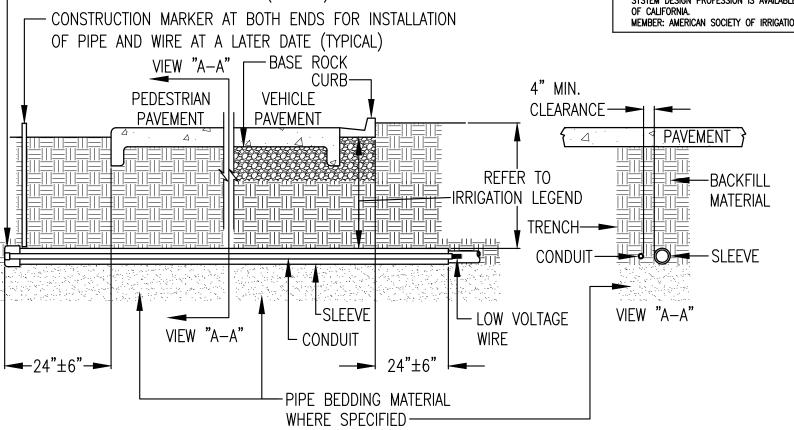
GARDEN HOSE BIB

NOT TO SCALE

JAMES D. EDDY ASSOCIATES LANDSCAPE IRRIGATION ENGINEERS DANVILLE, CALIFORNIA P:(925) 867-3339 EMAIL: JIM@EDDYASSOCIATES.COM PLANNING~DESIGN

JDE PROJECT NO: 22011

RRIGATION DESIGNER: James G. Eddu AMÉS D. EDDY ASSOCIATES, DANVILLE, CALIFORNIA Unote: No license for the landscape irrigation system design profession is available in the state MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS



SLEEVE: 1120-CLASS 315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS AS REQUIRED. SOIL COVER: REFER TO IRRIGATION LEGEND, MEASURE FROM TOP OF SLEEVE TO FINISH GRADE OR TOP OF BASE ROCK. PROVIDE SOLVENT WELDED AND WATERTIGHT JOINTS.

CONDUIT: 1120-SCHEDULE 40 PVC GREY ELECTRICAL CONDUIT WITH SCHEDULE 40 PVC GREY COUPLINGS AS REQUIRED. SOIL COVER: REFER TO IRRIGATION LEGEND, MEASURE FROM TOP OF SLEEVE TO FINISH GRADE OR TOP OF BASE ROCK. PROVIDE SOLVENT WELDED AND WATERTIGHT JOINTS.

SLEEVING AND CONDUIT INSTALLATION NOTES:

1. INSTALL SLEEVE AND CONDUIT STRAIGHT AND LEVEL.

-TEMPORARY PVC CAP AT BOTH ENDS FOR INSTALLATION OF

PIPE AND WIRE AT A LATER DATE (TYPICAL)

- EXTEND SLEEVE AND CONDUIT 24" BEYOND INSIDE FACE OF CURB OR EDGE OF PAVED SURFACE.
- PROVIDE BED FOR SLEEVE AND CONDUIT, SMOOTH AND FREE OF LARGE ROCKS OR ABRASIVE
- 4. IF SLEEVE LENGTH IS GREATER THAN 17': INSTALLATION OF MULTIPLE PIPES BY SLIDING THEM THROUGH THE SLEEVE MAY BE HINDERED BY PIPE COUPLINGS. INSTALL MULTIPLE PIPES WITHIN THE SLEEVE DURING THE SLEEVE INSTALLATION AND CONNECT PIPING AT A LATER TIME DURING CONSTRUCTION.
- INSTALL A NYLON ROPE PULL CORD INSIDE CONDUIT FROM END TO END FOR LOW VOLTAGE WIRE
- 6. MECHANICALLY TAMP BACKFILL TO 95% COMPACTION. PROVIDE COMPACTION OF SOIL OVER SLEEVE AND CONDUIT IN A MANNER TO PREVENT COLLAPSE OF SLEEVE OR CONDUIT.
- 7. INSTALL SCHEDULE 40 PVC CAPS AT ENDS OF SLEEVE OR CONDUIT TO PREVENT ENTRANCE OF DEBRIS INTO SLEEVE. DO NOT GLUE THE CAP.
- 8. IF PIPING IS TO BE INSTALLED AFTER SLEEVING IS BACKFILLED, MARK SLEEVE LOCATION WITH A FIBERGLASS COMPOSITE MARKING POST LABELED "IRRIGATION", EXPOSED AT GRADE, T. CHRISTY ENTERPRISES MODEL #ID-SF66-IRR. PROVIDE STAKES AT ENDS OF SLEEVE.
- SEAL ENDS OF SLEEVE AND CONDUIT WITH GROUT TO PREVENT ROOT INTRUSION IN THE SLEEVE.
- 10. CONDUIT SHALL BE REQUIRED FOR LOW VOLTAGE WIRE INSTALLED UNDER PAVEMENT. REFER TO CHART BELOW.

	LOW VOLTAGE WIRE CONDUIT	SIZING CHA	ART		
	PVC ELECTRICAL CONDUIT DIAMETER	2" MIN.	2-1/2"	3"	4"
	ALLOWABLE NUMBER OF AWG-UF WIRES IN CONDUIT	0-16	17-24	25-40	41-48
_		-			

SLEEVING AND CONDUIT INSTALLATION DETAIL NOT TO SCALE

Permit No. <u>B22-6973</u>

Date: 05/13/2025

ordinances and State of California laws.

Building Division Authorization Signature

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construction to proceed in violation of any federal, state or local regulations. **BUREAU VERITAS NORTH AMERICA, INC.**

SIGNATURE: BV DATE: 1/21/2025

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L3.5 CONTRACT NO. C02393

SHEET 16 OF 27 FILE NO. 2022-0028

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12/2024 DATE:

COMMUNITY IY GARDEN

IRRIGATION

City of Santa F SPRINGS CO

IRRIGATION HEAD SCHEDULES

BUBBLER IRRIGATION @ SHRUBS - LOW WATER USE

MANUFACTURER:			WAILN							CUDIID	CANOPY('CΛ ΕΤ \.	7 1	
											· · · · · · · · · · · · · · · · · · ·	•		
MODEL:											ES FACT	• •		
PSI:									MICR		E FACTO			
GPM OF BUBBLER:	0.25									DENS	ITY FACT	OR(Kd):	1	
NUMBER OF BUBBLERS:	1									IRRIGAT	ION EFF	ICIENCY:	0.81	
GPM OF ALL BUBBLER(S):	0.25							(SOIL INFI	LTRATION	N RATE(II	NCHES):	0.2	
SHRUB CANOPY(FT.):	2	JONETH JAN FED MAD AD							YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO/YEAF	R(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ETO/MONTH	H(INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\
MINUTES PER WEEK	YEAR 1	1	2	2	3	4	4	5	4	3	2	1	1]\
MINUIES PER WEEK	YEAR 2	1	2	2	3	4	4	5	4	3	2	1	1]\ /
DAYS PER WEEK	YEAR 1	1	1	2	2	3	3	3	3	3	3	2	1	$] \setminus /$
DATS PER WEEK	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1] \/
MINUTES OF WATER PER DAY	YEAR 1	1	2	1	2	2	2	2	2	1	1	1	1] X
MINUTES OF WATER PER DAT	YEAR 2	1	2	1	2	2	2	2	2	1	1	1	1] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	3	3	3	2	2	1	1] / \
INFILTRATION RATE	YEAR 2	2	2	2	3	2	3	3	3	2	2	1	1] / \
MAX. RUN TIME (MINUTES) PER	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	1/
CYCLE	YEAR 2	1	· · - 1	1	1 1	1	1	1	1	1	1 1	1	1	1/

RURRI FR	IRRIGATION	@	SHRURS	_	VFRY	$I \cap W$	WATER	USF
DODDLLIN	IININGALION	$\mathbf{\Theta}$	2111/002	_	V □ \	LUW	WAILI	UJL

MANUFACTURER:	RAIN BIRD									SHRUB	CANOPY((SQ.FT.):	3.1	
MODEL:	1401									SPEC	IES FACT	OR(Kc):	0.1	
PSI:	30								MICR	OCLIMATI	E FACTO	R(Kmc):	1	
GPM OF BUBBLER:	0.25									DENS	ITY FACT	OR(Kd):	1	
NUMBER OF BUBBLERS:	1									IRRIGAT	ION EFF	ICIENCY:	0.81	
GPM OF ALL BUBBLER(S):	0.25							Ç	SOIL INF	LTRATION	N RATE(I	NCHES):	0.2	
SHRUB CANOPY(FT.):	2								YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
eto/yeai	R(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ETO/MONTI	H(INCHES)	0.3	0.4	0.6	8.0	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	
MINUTES PER WEEK	YEAR 1	1	1	1	1	2	2	2	2	1	_11	1	1]\ ,
MINUTES FER WEEK	YEAR 2	1	1	1	1	2	2	2	2	1	1	1	1] \ /
DAYS PER WEEK	YEAR 1	1	1	2	2	3	3	3	3	3	3	2	1	
DAIS FER WEEK	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1] \/
MINUTES OF WATER PER DAY	YEAR 1	_1	_ 1 _	_ 1	<u> </u>	1	1	_ 1 _	11	1	_1	_ 1 _	_ 1	_ X
MINOTES OF WATER FER DAT	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	_2	2	2	3	_ 2	3	3	3	2	_2	1 _	1	\rfloor / \setminus
INFILTRATION RATE	YEAR 2	2	2	2	3	2	3	3	3	2	2	1	1	\rfloor / \setminus
MAX. RUN TIME (MINUTES) PER	YEAR 1	1	1	1	1 <u>1</u>	1	1	_ 1 _	1	1. 1	_1	1	1_]/ '
ĆYCLE	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	/

BUBBLER IRRIGATION @ STAND ALONE TREES - LOW WATER USE

MANUFACTURER:										TREE	CANOPY((SQ.FT.):	19.6	
MODEL:	RWS									SPECI	ES FACT	OR(Kc):	0.3	
PSI:	30								MICR	OCLIMATE	E FACTO	R(Kmc):	1	
GPM OF BUBBLER:	0.25									DENS	ITY FACT	OR(Kd):	0.9	
NO. OF BUBBLERS:	2									IRRIGAT	ION EFF	ICIENCY:	0.81	
GPM OF ALL BUBBLER(S):	0.5							9	SOIL INF	LTRATION	N RATE(I	NCHES):	0.2	
TREE CANOPY(FT.):	5								YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH	H(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ADJUSTED ETO/WEE	((INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\
MINUTES PER WEEK	YEAR 1	3	4	6	7	10	12	12	11	9	6	3	2]\ /
MINUTES PER WEEK	YEAR 2	3	4	6	7	9	11	11	10	9	6	3	2]\ /
DAYS PER WEEK	YEAR 1	1	1	2	2	3	3	3	3	3	3	2	1] \ /
DATS PER WEEK	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1] \/
MINUTES OF WATER RED DAY	YEAR 1	3	4	3	4	4	4	4	4	3	2	2	2] X
MINUTES OF WATER PER DAY	YEAR 2	3	4	3	4	4	4	4	4	3	2	2	2] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	3	3	3	2	2	1	1] / \
INFILTRATION RATE	YEAR 2	2	2	2	3	2	3	3	3	2	2	1	1] / \
MAX. RUN TIME (MINUTES) PER	YEAR 1	2	2	2	2	2	2	2	2	2	1	2	2]/ \
` ĆYCLE	YEAR 2	2	2	2	2	2	2	2	2	2	1	2	2	ν '

BUBBLER IRRIGATION @ STAND ALONE TREES - MEDIUM WATER LISE

SCHEDULE NOTES:

BUBBLER IRRIGATION @ ST	AND ALUI	NE IK	EE2 -	- MED	IUM W	AIER	USE								
MANUFACTURER:	RAIN BIRD									TREE	CANOPY((SQ.FT.):	19.6		
MODEL:	RWS									SPEC	IES FACT	OR(Kc):	0.5		
PSI:	30								MICR	OCLIMATI	E FACTO	R(Kmc):	1		
GPM OF BUBBLER:	0.25									DENS	ITY FACT	OR(Kd):	R(Kd): 0.9		
NO. OF BUBBLERS:	2									IRRIGAT	ION EFF	ICIENCY:	ICY: 0.81		
GPM OF ALL BUBBLER(S):	0.5							(SOIL INF	ILTRATION	N RATE(I	NCHES):	0.2		
TREE CANOPY(FT.):	5								YEAR 2	REDUCT	ION AMO	UNT(%):	10		
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL	
ADJUSTED ETO/MONT	H(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0	
ADJUSTED ETO/WEE	K(INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\ /	
MINUTES DED WEEK	YEAR 1	4	6	9	12	16	19	19	19	14	9	5	3]\ /	
MINUTES PER WEEK	YEAR 2	4	6	9	11	15	18	18	18	13	9	5	3]\ /	
DAVE DED WEEK	YEAR 1	1	1	2	2	3	3	3	3	3	3	2	1] \ /	
DAYS PER WEEK	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1] \/	
MINUTES OF WATER DEP DAY	YEAR 1	4	6	5	6	6	7	7	7	5	3	3	3	1 X	
MINUTES OF WATER PER DAY	YEAR 2	4	6	5	6	6	7	7	7	5	3	3	3] /\	
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	3	3	3	2	2	1	1] / \	
INFILTRATION RATE	YEAR 2	2	2	2	3	2	3	3	3	2	2	1	1] / \	
MAX. RUN TIME (MINUTES) PER	YEAR 1	2	3	3	2	3	3	3	3	3	2	3	3]/ \	
` ĆYCLE		2	3	3	2	3	3	3	3	3	2	3	3	/ \	

SINGLE-OUTLET EMITTER IRRIGATION @ SHRURS - LOW WATER LISE

NGLE-UUTLET EMITTER IR MANUFACTURER:	DAIN RIPD							TOTAL	MIIMRE	R OF EN	AITTER O	IIII FTC.	1	
								IOIAL		AL GPM				
MODEL:														
PSI:									MICR	OCLIMATE		· · ·		
GPH PER OUTLET:										DENS	ITY FACT	OR(Kd):	1	
PLANT CANOPY(FT.):	2									IRRIGAT	ION EFF	ICIENCY:	0.81	
PLANT CANOPY(SQ.FT.):	3.1							5	SOIL INF	ILTRATION	N RATE(I	NCHES):	0.2	
SPECIES FACTOR(Kc):	0.3								YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH	H(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ADJUSTED ETO/WEE	((INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\ /
MINUTES PER WEEK	YEAR 1	2	2	3	4	5	6	7	6	5	3	2	1]\ /
MINUTES PER WEEK	YEAR 2	2	2	3	4	5	6	7	6	5	3	2	1]\ /
DAYS PER WEEK	YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1	
DAIS FER WEER	YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1] \/
MINUTES OF WATER PER DAY	YEAR 1	2	2	2	2	1	2	2	2	1	1	1	1	7 X
MINUTES OF WATER PER DAT	YEAR 2	2	2	1	2	1	1	2	1	1	1	1	1] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	2	2	2	2	2	1	1] / \
INFILTRATION RATE	YEAR 2	2	2	2	3	2	2	2	2	2	2	1	1] / \
MAX. RUN TIME (MINUTES) PER	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1]/ \
CYCLE	YEAR 2	1	1	1	1 1	1	1	1	1	1	1	1	1	7 \

SINGLE-OUTLET EMITTER IRRIGATION @ TREES - LOW WATER USE

MANUFACTURER:	rain bird								TOTAL	. NUMBE	R OF EN	AITTERS:	4	
MODEL:	PCT10								TOT	AL GPM	OF EMI	ITER(S):	0.667	
PSI:	10								MICR	OCLIMAT	E FACTO	R(Kmc):	1	
GPH PER OUTLET:	10									DENS	ITY FACT	OR(Kd):	1	
PLANT CANOPY(FT.):	4									IRRIGAT	ION EFF	CIENCY:	0.81	
PLANT CANOPY(SQ.FT.):	12.6							Ç	SOIL INF	LTRATION	N RATE(II	NCHES):	0.2	
SPECIES FACTOR(Kc):	0.3								YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH	(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ADJUSTED ETO/WEEK	((INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\
MINUTES PER WEEK-	YEAR 1	2	2	3	4	5	6	7	6	5	3	2	1]\
MINUTES PER WEEK	YEAR 2	2	2	3	4	5	6	7	6	5	3	2	1]\ /
DAVE DED WEEK	YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1	$] \setminus /$
DAYS PER WEEK	YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1] \/
MINUTES OF WATER DED DAY	YEAR 1	2	2	2	2	2	2	2	2	2	1	1	1]
MINUTES OF WATER PER DAY	YEAR 2	2	2	2	2	2	2	2	2	2	1	1	1] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	2	2	2	2	2	1	1] / \
INFILTRATION RATE	YEAR 2	2	2	2	3	2	2	2	2	2	2	1	1] / \
MAX. RUN TIME (MINUTES) PER	YEAR 1	1	1	1	1	1	1	1	. 1	1	_1	1	1]/
` ĆYCLE	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	7

BUBBLER IRRIGATION @ STAND ALONE TREES — SLA

MANUFACTURER:	rain bird									TREE	CANOPY(SQ.FT.):	19.6	
MODEL:	RWS									SPEC	ies fact	OR(Kc):	1	
PSI:	30								MICR	OCLIMAT	E FACTO	R(Kmc):	1	
GPM OF BUBBLER:	0.25									DENS	ITY FACT	OR(Kd):	0.9	
NO. OF BUBBLERS:	2									IRRIGAT	10N EFF	ICIENCY:	0.81	
GPM OF ALL BUBBLER(S):	0.5							(SOIL INF	ILTRATION	N RATE(I	NCHES):	0.2	
TREE CANOPY(FT.):	5								YEAR 2	REDUCT	ION AMO	UNT(%):	10	
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONT	H(INCHES)	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
ADJUSTED ETO/WEE	K(INCHES)	0.3	0.4	0.6	0.8	1.1	1.4	1.4	1.3	1.0	0.7	0.3	0.2	\
MINUTES PER WEEK	YEAR 1	8	11	18	23	31	37	38	37	28	18	10	5]\ ,
MINUTES FEIN WEEK	YEAR 2	8	10	17	21	28	34	35	34	26	17	9	5] \ /
DAYS PER WEEK	YEAR 1	_1	1	2	2	3	3	3	3	3	3	2	1] \ /
DATS FER WEEK	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1] \/
MINUTES OF WATER PER DAY	YEAR 1	8	11	9	12	11	13	13	13	10	6	5	5	7 X
MINUTES OF WATER PER DAT	YEAR 2	8	10	9	11	10	12	12	12	9	6	5	5] /\
CYCLES PER DAY TO MEET SOIL	YEAR 1	2	2	2	3	2	3	3	3	2	2	1	1] / \
INFILTRATION RATE	YEAR 2	2	2	2	3	2	3	3	3	2	2	1	1]/ \
MAX. RUN TIME (MINUTES) PER	YEAR 1	4	6	5	4	6	_ 5	5	5	5	_3	5	5]/ '
` ĆYCLE	YEAR 2	4	5	5	4	5	4	4	4	5	3	5	5	<u> </u>

IRRIGATION WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA)

Controller "C" — Estimated Total Water Use (ETWU)

_			P P 3 G			(')		
1	Formula: MAWA = $(Eto)(.62)[(.45 \times LA)+((1-0.45) \times SLA)]$								
1	<u>Reference Annual Eto (in./year) =</u>	42.0							
	MAWA =	42.0	Χ	0.62	Χ	[(0.45 X LA)	+	((1-0.45) X SLA)]	
	MAWA =	42.0	Χ	0.62	Χ	3,546	+	112	
	MAWA =	95,233	Gallons	3					

Zone/Valve Number or Hydrozone (a)	Plant Water Use Type (b)	Irrigation Method (c)	Plant Factor (PF) (d)	Irrigation Efficiency (IE) (e)	ETAF (PF/IE)	Hydrozone Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) (f)
C02	LW	B-SHRUB	0.3	0.81	0.37	1,208	447.4	11,650
C03	LW	B-SHRUB	0.3	0.81	0.37	4,498	1,665.9	43,381
C04	LW	D-SHRUB	0.3	0.81	0.37	1,957	724.8	18,874
C05	LW	B-TREE	0.3	0.81	0.37	3	1.1	29
C06	LW	B-TREE	0.3	0.81	0.37	5	1.9	48
C07	LW	D-TREE	0.3	0.81	0.37	3	1.1	29
C08	MW	B-TREE	0.5	0.81	0.62	2	1.2	32
C09	SLA	B-TREE	1.0	0.81	1.00	3	3.0	78
C10	SLA	D-SHRUB	1.0	0.81	1.00	25	25.0	651
C11	SLA	D-SHRUB	1.0	0.81	1.00	175	175.0	4,557
		Total Lands	scape Area Sum			7,879	3,046	
		Regular	Landscape Sum			(A) 7,676	(B) 2,843	
			SLA Sum			(C) 203	(D) 203	

Maximum Allowed Water Allowance (MAWA) (g) ETWU<=MAWA (ETWU Water use data passes)

NOTES: Station C1 is used to activate the normally open main control valve only. The total landscape area sum of landscaped area may not agree with the landscape plan data. The irrigation design calculates the square footage of each zone based upon a 4"-6" buffer along the edge of the zone. This water use calculation does not include hand watering use at hose bibs in the

(a) Station number at controller	(c) Irrigation Method	(d) Plant Factor	(e) Irrigation Efficiency
(b) Hydrozone	MS = Micro-spray	VLW= 0.1	0.75 for spray head
HW = High Water Use Plants	S = Spray	LW = 0.3	0.81 for drip
MW = Moderate Water Use Plants	R = Rotor	MW = 0.5	
LW = Low Water Use Plants	B = Bubbler	HW = 0.7	
VLW = Very Low Water Use Plants	D = Drip	SLA = 1.0	
SLA = Special Landscape Area	O = Other		

(f) ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

(g) MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]

ETAF Calculations

gular Landscape Areas	
tal ETAF x Area	(B)

	\ /	· · · · · · · · · · · · · · · · · · ·
Average ETAF	B÷A	0.37
All Landscape Areas		
Total CTAC Amore	(D+D)	3.046

Total ETAF x Area	(B+D)	3,046
Total Area	(A+C)	7,879
Sitewide ETAF	(B+D)÷(A+C)	0.39

Summary Hydrozone Information	n Table
Hydrozoneb	Area (Sq. Ft.)
High Water Use	0
Moderate Water Use	2
Low Water Use	7,674
Very Low Water Use	0
SLA	203
Total =	7,879

Permit No. B22-6973 Date: 05/13/2025 Date: 03/12/02/03
Review and approval of these documents is based upon compliance with the 2022
California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

Building Division Authorization Signature

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

DATE: 1/21/2025

IRRIGATION DESIGNER: JAMES D. EDDY ASSOCIATES, DANVILLE, CALIFORNIA Unote: no license for the Landscape irrigation SYSTEM DESIGN PROFESSION IS AVAILABLE IN THE STATE OF CALIFORNIA. MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS

JAMES D. EDDY ASSOCIATES LANDSCAPE IRRIGATION ENGINEERS DANVILLE, CALIFORNIA P:(925) 867-3339 EMAIL: JIM@EDDYASSOCIATES.COM PLANNING~DESIGN

JDE PROJECT NO: 22011

OWNERSHIP OF DOCUMENTS

GSM LANDSCAPE ARCHITECTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY GSM LANDSCAPE ARCHITECTS, INC. THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF 65M LANDSCAPE ARCHITECTS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF GSM LANDSCAPE ARCHITECTS, INC. © COPYRIGHT 2024. ALL RIGHTS RESERVED.

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City of Santa F

SCHEDULES

TION

CONTRACT NO. C02393

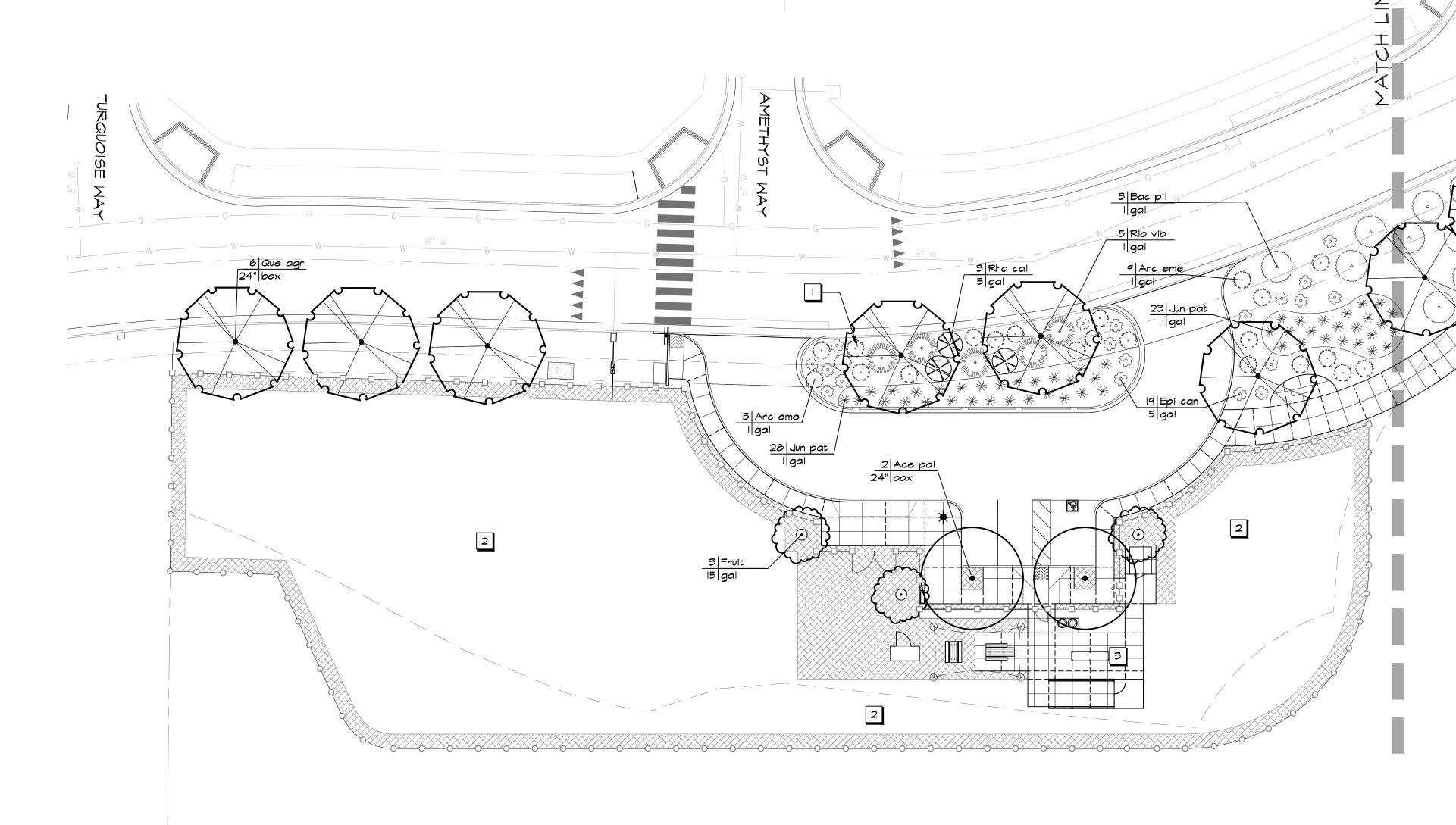
SHEET 17 OF 27 FILE NO. 2022-0028

THE SCHEDULES ARE CALCULATED BASED UPON DEDUCTING 0% OF THE YEARLY RAINFALL FROM THE OVERALL EVAPOTRANSPIRATION RATE.

PER THE CITY OF SANTA ROSA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND CALIFORNIA STATE ORDINANCE, THE FOLLOWING APPLIES TO THIS PROJECT:

THE SCHEDULES ARE INTENDED AS A GUIDE ONLY. ACTUAL WATERING TIMES WILL BE DEPENDANT ON ACTUAL Eto RATES, SOIL INFILTRATION RATE, AND SOIL WATER HOLDING CAPACITY.

• THE SANTA ROSA ETO IS TAKEN FROM APPENDIX A OF THE CA STATE MWELO ORDINANCE. • THE "SPECIAL LANDSCAPED AREA" (SLA) PLANT OR SPECIES FACTOR IS A FACTOR OF 1 FOR ALL PLANTS AND TURF.



15 gallon M

or bare root

PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	QTY	SIZE	WATER US
TREES		COMMON NAME			
	, Que agr	Quercus agrifolia Coast Live Oak	II	24" bo	× L
•	Ace pal	Acer pal. 'Sango-kaku' Coral Bark Maple	2	24" bo	× M
لرسها					

Fruit Tree

Variety shall be

selected by City

PLANT LEGEND CONT.

SYMBOL	CODE	BOTANICAL NAME	QTY	SIZE WA	TER USE
SHRUBS		COMMON NAME			
8000	Arc eme	Arctostaphylos 'Emerald Carpet' Emerald Carpet Dwarf Manzanita	42	l gallon	L
<u>A</u>	Bac pil	Baccharis p. 'Twin Peaks' Twin Peaks Coyote Brush	16	l gallon	L
(<u>·</u>)	Epi can	Epilobium canum California Fuchsia	19	l gallon	L
*	Jun pat	Juncus patens California Gray Rush	51	l gallon	L
	Rha cal	Rhamnus california Mound San Bruno Coffeeberry	3	5 gallon	L
	Rib vib	Ribes viburnifolium Evergreen Currant	5	5 gallon	L

SHEET NOTES

- Contractor shall sample soil from this area for fertility testing.
- Contractor shall incorporate 8 inch depth of Compost Plus in garden plot area. Compost Plus is available from Wheeler Zamaroni, 3500 Petaluma Hill Rd, Santa Rosa, CA 95404, (707) 543-8400, or approved equal. See Detail I on Sheet L4.2.
- 3 Contractor shall supply planting soil for ADA Raised Planter. Planting soil shall be Veggie Mix as available from Wheeler Zamaroni, 3500 Petaluma Hill Rd, Santa Rosa, CA 95404, (707) 543-8400, or approved equal.

PLANTING NOTES

- I. Prior to commencement of planting, the Contractor shall verify locations of all underground utilities.
- 2. Contractor shall adjust all plant material around electrical utilities, valve boxes, etc., as required in the field.
- \sim 3. All landscape grades shall be smooth and feathered in appearance.
- 4. Irrigation system shall be fully operational prior to planting. Contractor shall thoroughly water all plants immediately after planting.
- 5. All trees shall be double staked and installed per planting details. All trees shall be of adequate trunk caliper to stand without support.
- 6. Installing Contractor shall verify existing grade in the field prior to planting. Finished surfaces shall be uniform and smooth. Finished grade of planting and bark mulch areas shall be flush with top of edging, pavement and walks.
- 7. Soil for all exposed soil and planting areas, except garden plot and bioretention areas, shall receive weed fabric and 4" minimum depth of mulch.
- 8. See Mulch Details I and 2 on Sheet L1.2 for Mulch type. See Sheet Notes on this sheet for compost information in garden plot areas.
- 9. Bioretention areas shall receive 3" minimum depth of the compost in lieu of bark mulch. Compost used shall match bioretention soil mix specified by Civil Engineer. See Civil Engineering Drawings for required depth of bioretention soil mix.
- 10. All trees planted within 8' of adjacent paving, curbing, hardscape, water meters, joint trenches, etc. shall receive Deep Root Barrier UB 24-2 (24" depth x 10' min. length) as manufactured by Deep Root Partners (800) 458-7668, or approved equal.
- II. No plant material shall be substituted without prior written consent from the City.
- 12. Contractor shall be responsible for the pre-ordering of all plant material after the Notice to Proceed. Photographs of all plants shall be submitted to the City prior to placing order.
- 13. All plant material shall be certified by the Sonoma County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Sonoma County so that inspection can be arranged.
- 14. All trees, shrubs, grasses and groundcover of the same type and container size shall be matched in height and width.
- 15. The Plant Legend is provided for convenience only, not accurate bidding purposes. Graphic depiction of plant material shall take precedence over stated quantities. Contractor shall notify the City to obtain clarification if there are discrepancies.

SOILS MANAGEMENT NOTES

- A. The following organic amendments, soil amendments and fertilizer rates and quantities shall be used for bid basis only. Contractor shall arrange and pay for two (2) soil fertility tests, in two (2) distinct project areas, by an accredited soils laboratory of existing site soil after rough grading operations are complete, and shall amend the soils according to said laboratory's recommendations. The soils recommendations shall be considered a part of these contract documents. The soils report must provide the following information:

 1. Soil permeability rate in inches per hour.
- 2. Soil texture test.
- 3. Cation exchange capacity.
- 4. Soil fertility, including test for nitrogen, potassium, phosphorous, pH, organic matter and
- specific conductance (electrical conductivity).

 5. Recommendation for amendments to the planting area soil.
- B. Topsoil: All landscape areas shall have a minimum 8" depth of topsoil with greater depths as required for planting work. Contractor shall provide topsoil which is fertile and friable, possessing characteristics of representative productive soils on the site. It shall not contain toxic substances which may be harmful to plant growth. When herbicide contamination is suspected then a radish/rye grass growth trial must be performed. Consult with the City prior to decision to test. It shall be uniformly textured and free of all objectionable foreign materials, oil or chemicals which may be injurious to plant growth. Natural topsoil shall possess a pH factor between 5.5 and 7.5, a sodium absorption ratio (SAR) of less than 8, a boron concentration of the saturation extract of less than I ppm, and salinity of the saturation extract at 25 degrees C. of less than 4.0 millimhos per centimeter. If required to import topsoil, Contractor shall obtain topsoil from naturally well-drained sites where topsoil occurs in a depth of not less than four inches (4"); do not obtain from bogs or marshes.
- C. Organic Amendment: Nitrified fir bark having a minimum organic content of 94% and a nitrogen content of 0.8% minimum to 1.2% maximum on a dry weight basis. Fir bark shall be shredded to pass a one quarter inch (¼") mesh screen. Incorporate organic amendment and fertilizer into the soil to a minimum depth of six inches (6") at a minimum rate of six cubic yards (6 cy) per one thousand square feet (1,000 sf) or per specific amendment recommendations from the soils report.
- D. Fertilizer, for landscape planting areas:
 - Fertilizer shall be an organic fertilizer in the granular or pelleted form. Fertilizer shall be delivered to the site in containers labeled in accordance with the applicable State of California regulations, bearing the warranty of the producer or the grade furnished, and shall be uniform in composition, dry and free-flowing.
- 2. Shrubs:
 - a. 4N-3P-2K, Nutri-Rich pelleted type or equal.b. Sulphate sulphur
 - c. Lime for pH adjustment of moderately acid soil
 - d. Starting one (1) month after planting, on a monthly basis, 12N-OP-OK Feather Meal or equal. 25 lbs. per 1,000 square feet.
 - a. 4N-3P-2K, Nutri-Rich pelleted type or equal. Use 0.5 lbs per height. Apply
 - according to manufacturer's instructions.
 - b. After planting: I2N-OP-OK Feather Meal. 25 lbs. per 1,000 square feet

OWNERSHIP OF DOCUMENTS

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City of Santa Ros





NO. DATE REVISION BY

DWN BY: ECD

CHK BY: GSM

DATE: 12/2024

SCALE: 1" = 20'

City of Santa Rosa
SPRINGS COMMUNITY PAF

CONTRACT NO. CO2393 EET 18 OF 27

SHEET 18 OF 27 FILE NO. 2022-0028

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of thes plans shall not be held to permit or be an approval of any violation of applicable codes are standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

SCALE: |"=20'-0"

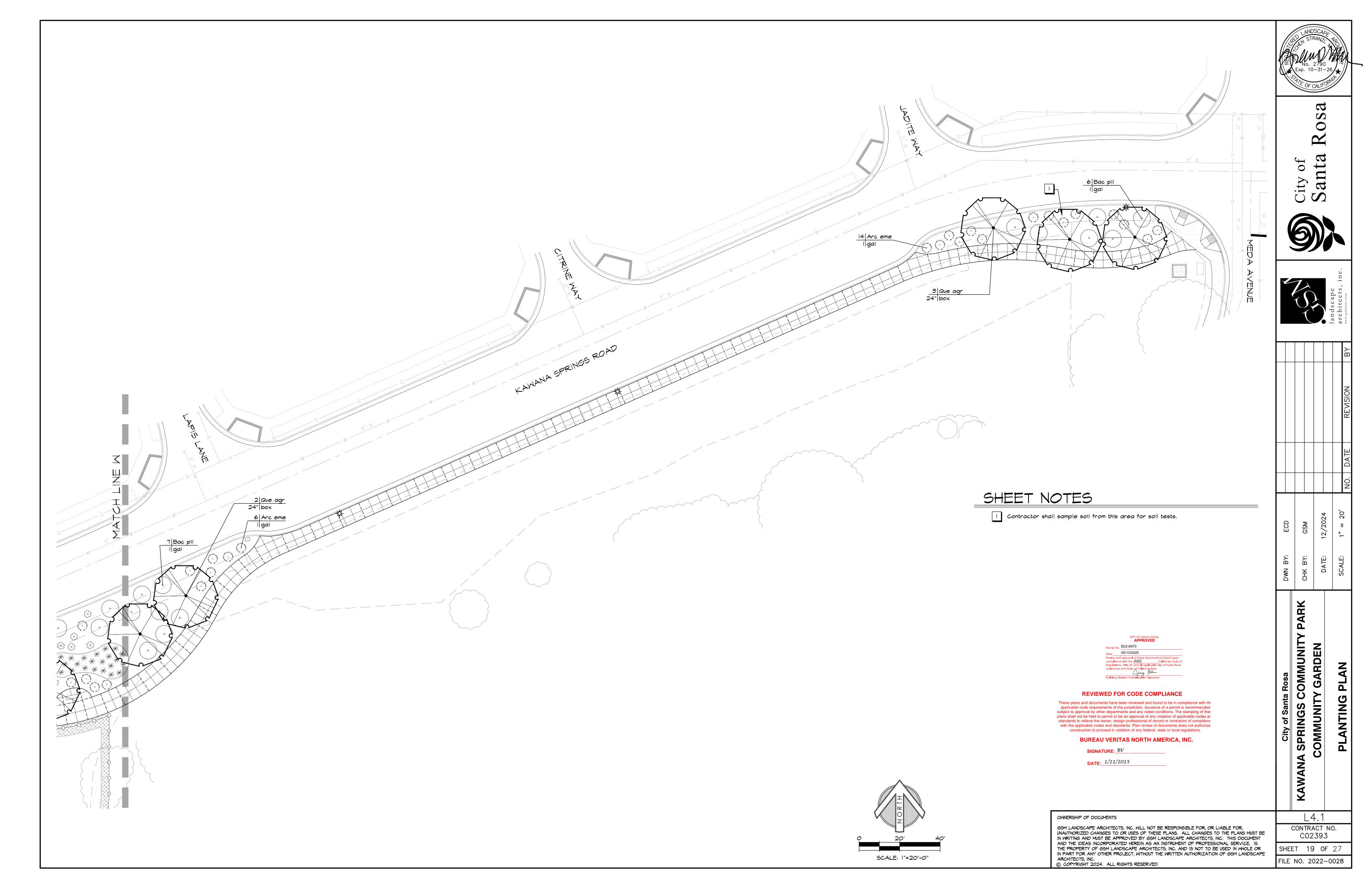
BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

Permit No. B22-6973

05/13/2025

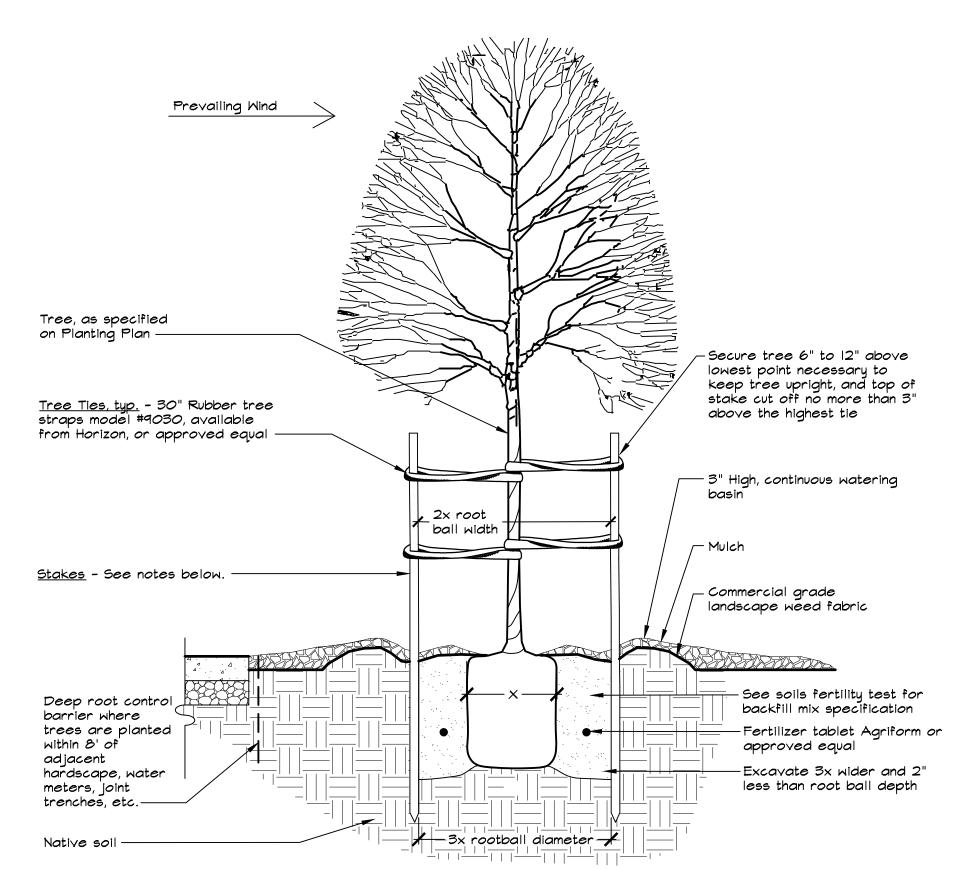
DATE: 1/21/2025



SEQUENCE:

- Contractor shall follow these steps: Rip and cross rip existing soil to 12" depth and loosen all compacted soil in garden plot areas. Tractor teeth shall be a maximum 8" o.c.
- 2. Evenly spread 4" depth of compost over garden plot areas and rototill to 8" depth to break soil interface.
- 3. Evenly spread an additional 4" depth of compost and rotatill to a 8" depth to thoroughly mix the soil and compost. Remove any debris and rocks over I inch in diameter and dispose of properly.
- Rototill both passes to a 8" minimum depth. 2. Slopes 3h: Iv maximum at edges of garden
- plot areas. 3. See Sheet Notes on Planting Plan for compost specification.

COMPOST IN GARDEN PLOT AREAS



NOTES:

- Root ball shall rest on undisturbed soil. 2. Plant tablets shall be equally spaced around root ball. The number of tablets shall be four (4) for 15 gallon
- and six (6) for 24" box and larger, or as specified in the soils fertility test recommendations.
- 3. Contractor shall water planting pit thoroughly following planting.

 4. Contractor shall install two (2) inch diameter by ten (10) foot minimum lodge pole pine stakes for 15 gallon and smaller trees and three (3) inch diameter by twelve (12) foot minimum lodge pole pine stakes for 24" box and larger trees. Stakes shall be pressure treated with a wood the test value maintain. Quantity, diameter and
- length shall be increased as necessary to securely support the tree in an upright manner Tree stakes shall have equal degree of separation between stakes.
- 6. Trees shall be staked parallel with the direction of the prevailing wind.
- Contractor shall use Deep Root Control Barrier per Planting Notes on Planting Plan, Sheet L4.0.
- 5. See Detail 2 on Sheet Ll.2 for mulch specifications.

TREE PLANTING AND STAKING

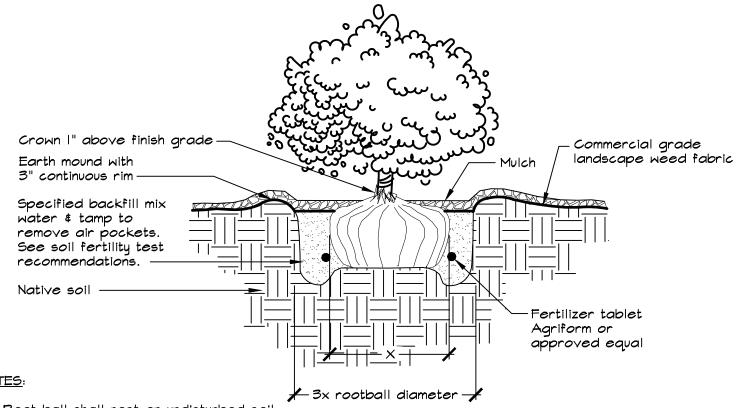
Date: 05/13/2025 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended bject to approval by other departments and any noted conditions. The stamping of thes plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV DATE: 1/21/2025

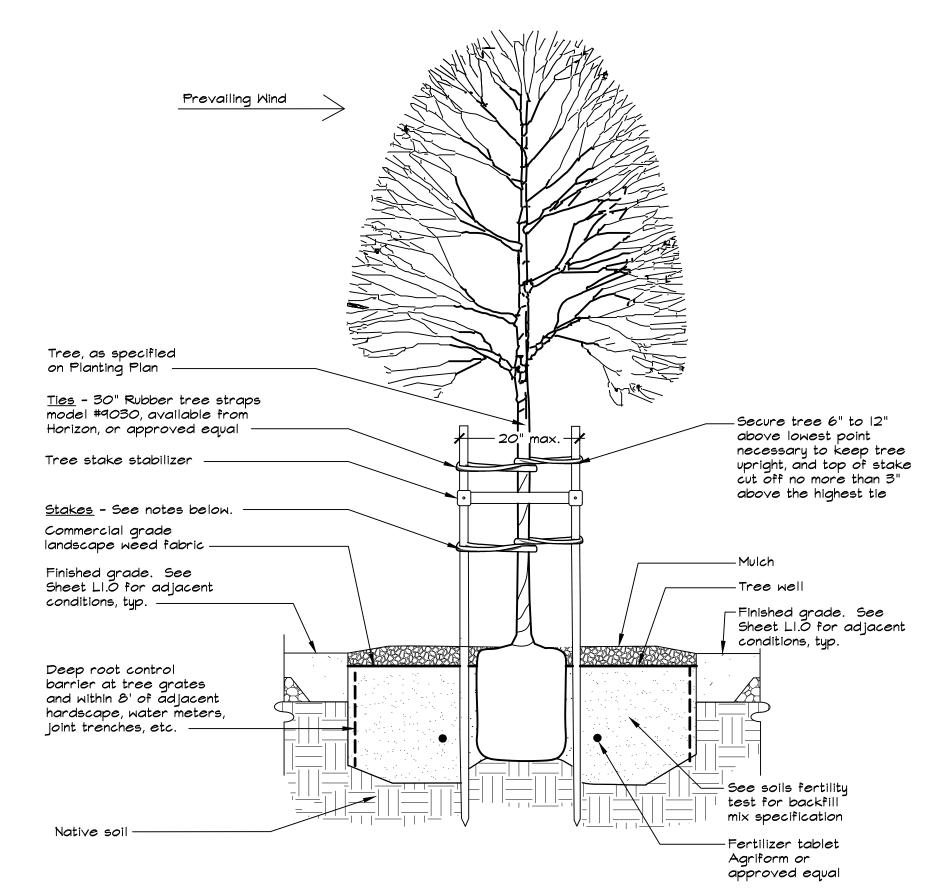


Root ball shall rest on undisturbed soil 2. Plant tablets shall be equally spaced around root ball. The number of tablets shall be I for 4" pot or liner, 2 for I gallon, 3 for 5 gallon, and 4 for 15 gallon, or as specified in the soils fertility test

recommendations. 3. Contractor shall water planting pit thoroughly following planting.

4. See Planting Notes on Planting Plan. 5. See Detail 2 on Sheet Ll.2 for mulch specifications

SHRUB/GROUNDCOVER PLANTING NOT TO SCALE



NOTES:

- Root ball shall rest on undisturbed soil.
- 2. Plant tablets shall be equally spaced around root ball. The number of tablets shall be four (4) for 15 gallon and six (6) for 24" box and larger, or as specified in the soils fertility test recommendations.
- 3. Contractor shall water planting pit thoroughly following planting.

 4. Contractor shall install two (2) inch diameter by ten (10) foot minimum lodge pole pine stakes for 15 gallon and smaller trees and three (3) inch diameter by twelve (12) foot minimum lodge pole pine stakes for 24" box and larger trees. Stakes shall be pressure treated with a wood pressure treated by the test via the match the stakes and the pressure treated with a wood press length shall be increased as necessary to securely support the tree in an upright manner.

 Tree stakes shall have equal degree of separation between stakes.

 Trees shall be staked parallel with the direction of the prevailing wind.

OWNERSHIP OF DOCUMENTS

- Contractor shall use Deep Root Control Barrier per Planting Notes on Planting Plan, Sheet L4.0.
- 8. See Detail 2 on Sheet Ll.2 for mulch specifications.

TREE PLANTING IN TREE WEL

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COMMUNITY TY GARDEN Santa GS C SPRING

> L4.2 CONTRACT NO.

C02393 SHEET 20 OF 27

GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONSTRUCTION SURVEY STAKING AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS PER PLAN AT NO ADDITIONAL COST TO THE CITY.
- 4. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 5. THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.
- 6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
- 7. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.
- 8. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- 9. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
- 10. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
- 11. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.
- 12. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE 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 CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- 13. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS.
- 14. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.
- 15. UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
- 16. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.
- 17. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR

FOR ALL COSTS AND OVERHEAD INCURRED.

- 19. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.
- 20. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.
- 21. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.
- 22. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.
- 23. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.
- 24. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
- 25. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- 26. AT A MINIMUM, ALL BMPS WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPS THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH
- 27. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPS LISTED IN THE EROSION CONTROL AND/OR STORM WATER POLLUTION PREVENTION PLAN.
- 28. ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS. THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 29. SECTION 39 ASPHALT CONCRETE OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:
- 30. THE LABORATORY ACCEPTANCE TESTING REQUIREMENT FOR SAND EQUIVALENT SHALL BE 50 (MINIMUM) FOR ASPHALT CONCRETE SURFACE AND 45 (MINIMUM FOR ASPHALT CONCRETE BASE. ASPHALT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

MICRO-DEVAL (ASTM D6928-10)(1) TENSILE STRENGTH RATIO (ASTM

NOT REQUIRED < 16.1% 16 1 18 0% 70 (MINIMUM) 80 (MINIMUM) 18 1 21 0%

(1) ASPHALT CONCRETE WITH A MICRO-DEVAL LOSS GREATER THAN 21.0% SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. IN ADDITION, NO SINGLE SOURCE OF ASPHALT CONCRETE AGGREGATE SHALL HAVE A MICRO-DEVAL LOSS GREATER THAN 21.0%

- (2) TSR TESTING SHALL BE PERFORMED ON RECOMPACTED ASPHALT CONCRETE (PER ASTM D7870). OBTAINED FROM FIELD CORES. AND TESTED WITHIN 30 DAYS OF ASPHALT CONCRETE PLACEMENT. SPECIMENS TESTED SHALL INCLUDE 1 UNCONDITIONED SAMPLE, AND 2 CONDITIONED SAMPLES AS FOLLOWS:
 - a) 20.0 HOUR ADHESION CYCLE @ 60°C b) 3500 CYCLES @ 40 PSI AND 60°C
- 31. A SINGLE TSR TEST SHALL NOT REPRESENT MORE THAN 750 TONS OF

REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

- ASPHALT CONCRETE. 32. ASPHALT CONCRETE NOT MEETING THE ABOVE REQUIREMENTS SHALL BE
- 33. AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT, THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED IN ACCORDANCE WITH THE METHOD FOR FIELD-MIXED, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.
- 34. PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.
- 35. ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
- 36. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE

ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

GRADING NOTES

- 1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
- 2. A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT (CALL 707-576-2220 FOR INFORMATION).
- 3. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- 4. SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
- 5. SITE GRADING SHALL BE DONE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE.
- 6. EXISTING NON-COMPLYING FILLS AS IDENTIFIED BY THE CITY AUTHORIZED INSPECTOR SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND TO THE SATISFACTION OF THE CITY INSPECTOR.
- EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
- 8. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- 9. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
- 10. HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF ANY STRUCTURES ON THE PROJECT SITE.
- 11. PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
- 12. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO
- SHOWN PAD ELEVATION.

13. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM

- 14. RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND CLEAN-OUTS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- 15. DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
- 16. UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRADING AND EXCAVATION ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- 17. FILLING IS RESTRICTED TO 1-FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 18. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY OF SANTA BOSA FIRE DEPARTMENT
- 19. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE CITY INSPECTOR SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS. PROJECT SHALL NOTIFY THE CITY OF FINDINGS.
- 20. REMOVAL OF ANY PERMANENT STRUCTURE 10' X 12' OR LARGER REQUIRES A DEMOLITION PERMIT FROM THE CITY BUILDING DIVISION.
- 21. DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE AUTHORIZED CITY REPRESENTATIVE IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.

STREET NOTES

- 1. ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215.
- 2. EXPANSION INDEX (EI) OF 21-50 IS LOW, AND 51-90 IS MEDIUM. SUBGRADE SHALL BE TESTED BY THE CITY SOILS ENGINEER AND ALL AREAS WITH EI OF 51 OR GREATER WILL BE PROTECTED BY A MOISTURE BARRIER (SEE DETAIL) OR RECEIVE A SUB-EXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUBGRADE CERTIFICATION FOR EI TO CITY OF SANTA ROSA MATERIALS LAB.

STORM DRAIN NOTES

- 1. ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., OR H.D.P.E. UNLESS OTHERWISE NOTED. RCP STORM DRAIN SHALL BE CLASS III UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. IF PIPE MATERIAL IS CHANGED, THEN, DRAWING REVISIONS FOR PLAN DESIGN MAY BE REQUIRED.
- 2. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.

3. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. IT IS NOT ALLOWED TO WASH DIRT/DEBRIS DOWNSTREAM IN PIPES.

SIGNING, STRIPING AND STREET LIGHTING NOTES

- 1. ALL WIRING AND EQUIPMENT CONSTRUCTION SHALL ALSO CONFORM TO THE NATIONAL ELECTRIC CODES (NEC), AND SECTION 86 OF THE CALIFORNIA STANDARD SPECIFICATIONS.
- 2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR 4 BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULL BOXES AND SERVICE POINTS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 347-14.
- 3. PRIOR TO COMMENCEMENT OF STREET LIGHT CONDUIT SYSTEM CONSTRUCTION, THE CONTRACTOR SHALL: - PROVIDE 3 COPIES OF THE JOINT TRENCH PLAN TO THE PUBLIC WORKS
- INSPECTOR, AND; - MEET WITH THE PUBLIC WORKS INSPECTOR AT THE SITE TO REVIEW STREET LIGHT CONDUIT PLANS AND IDENTIFY ALL PULL BOX LOCATIONS AND CONDUIT STREET CROSSINGS.
- 4. ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS FOR BIDDING ONLY. STREET LIGHT LOCATIONS ARE IN ACCORDANCE WITH THESE DRAWINGS.
- 5. NO MORE THAN ONE STREET LIGHT CONDUIT AT ANY PG&E SERVICE POINT.
- 6. A NO. 5 PULL BOX IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 601 SHALL BE USED AT ALL STREET LIGHT STANDARD AND STREET CROSSINGS AND AT FUTURE INTERCONNECTS.
- CONTRACTOR SHALL VERIFY STREET LIGHT SERVICE POINT LOCATIONS WITH PG&E PRIOR TO COMMENCING WORK. ALL PULL BOXES SHALL HAVE McCAIN VANDAL RESISTANT LOCKING INSERTS OR APPROVED EQUAL.
- ALL CONDUIT TO BE USED SHALL BE A MINIMUM OF 2" DIAMETER, 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 THE TOP OF CONDUIT:
 - WITHIN SIDEWALK OR PARKWAY AREAS 2'-0" MIN. SCHEDULE 40 - WITHIN ROADWAY AREAS - 2'-6" MIN. SCHEDULE 40 PVC. OR 2'-6" MIN SCHEDULE
- 9. STRIPING AND SIGNING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SANTA ROSA TRAFFIC STANDARDS. MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.

80 PVC.

- 10. PROPOSED STRIPING AND MARKING SHALL BE INSTALLED THE SAME DAY AS THE REMOVAL OF THE EXISTING STRIPING AND MARKINGS. IF NOT, CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKERS UNTIL PROPOSED STRIPING AND MARKING ARE INSTALLED.
- 11. ALL STRIPING, PAVEMENT MARKING AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS STANDARD PLANS, CALIFORNIA MUTCD AND CITY OF SANTA ROSA STREET TRAFFIC STANDARDS.
- 12. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING. CONTACT TRAFFIC ENGINEERING AT 543-3814.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. CAT TRACKING SHALL BE DONE A MINIMUM OF 48 HOURS PRIOR TO PROPOSED STRIPING AND MARKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.
- 14. EXISTING STRIPING AND MARKING TO BE REMOVED SHALL BE REMOVED BY GRINDING BY THE CONTRACTOR.
- 15. PAVEMENT LEGENDS, CROSSWALKS AND STOP BARS SHALL BE INSTALLED BY USING THERMOPLASTIC IN ACCORDANCE WITH CALIFORNIA M.U.T.C.D. AND CALTRANS STANDARD SUPPLEMENTAL SPECIFICATIONS. BIKE LANE LINES TO BE INSTALLED USING 6" TAPE OR PAINT.
- 16. STOP SIGNS AND STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DRAWINGS 701, 705A, 705B, 705D, & 240, AND COMPLY WITH M.U.T.C.D. AND STATE SUPPLEMENTAL GUIDELINES FOR OTHER SIGNAGE.
- 17. ALL SIGNING SHALL BE REFLECTORIZED HIGH INTENSITY SHEETING AND SHALL BE OF ALUMINUM ALLOY MATERIAL IN ACCORDANCE WITH CITY STANDARD SERIES 700.
- 18. SIGNING AND STRIPING ARE TO BE WORKED ON CONCURRENTLY.



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OMMUNI GARDEN

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Permit No. B22-6973

05/13/2025 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

Building Division Authorization Signature

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of thes plans shall not be held to permit or be an approval of any violation of applicable codes ar standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

DATE: 1/21/2025

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C02393 SHEET 21 OF 27

FILE NO. 2022-0028

C1

CONTRACT NO.

169014-10_SITE.dwg

UTILITY GENERAL NOTES

- 1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
- 2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
- 3. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL ONSITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACKFILLING.
- 4. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL INSPECTION OF CUT/TIE-INS TO THE SEWER SYSTEM AND ALL ABANDONMENTS.
- 5. ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE VALVES ON THE EXISTING WATER SYSTEM.
- 6. RESTRAINED MECHANICAL JOINTS SHALL BE USED ON ALL TEES, FITTINGS, AND ASSOCIATED GATE VALVES UNLESS OTHERWISE APPROVED OR DIRECTED BY THE INSPECTOR.
- 7. SUBMITTALS FOR ALL ITEMS USED FOR WATER AND SEWER CONSTRUCTION IN THE CITY RIGHT OF WAY ARE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.
- 8. CUT-IN TEES AND FINAL WATER MAIN TIE-INS SHALL BE DONE UNDER THE INSPECTION OF AUTHORIZED CITY PERSONNEL. CUT-IN TEES OR TIE-INS SHALL NOT BE DONE WITHIN 4-FEET OF A JOINT UNLESS DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE INSPECTOR FOR ALL REQUIRED INSPECTIONS.
- 9. ALL METER BOX COVERS SHALL BE CONSTRUCTED FROM A TRAFFIC RATED COMPOSITE MATERIAL WITH A 2-INCH DIAMETER BORE ALL THE WAY THROUGH THE LID, AND A 4-1/8" DIAMETER BY 5/16-INCH DEEP COUNTER-BORE CENTERED OVER THE 2-INCH BORE TO ACCOMMODATE AUTOMATED METER READING (AMR) EQUIPMENT. THE BORE HOLES SHALL BE SET TOWARD A CORNER OF THE BOX IN A MANNER THAT DOES NOT WEAKEN THE TRAFFIC RATING. CONTACT THE SANTA ROSA WATER DEPARTMENT IF ADDITIONAL INFORMATION IS NEEDED TO COMPLY WITH THESE REQUIREMENTS. LID SHALL BE CONSTRUCTED SPECIFICALLY FOR BOX USED ON. COVER MAY REQUIRE FIELD MODIFICATION TO ACCOMMODATE AMR EQUIPMENT. CONTACT WATER DEPARTMENT FOR DIRECTION.
- 10. ALL VERTICAL AND HORIZONTAL SEPARATIONS REQUIREMENTS BETWEEN UTILITIES TO MEET MOST RECENT STATE WATER RESOURCES CONTROL BOARD STANDARDS. THESE STATE REQUIREMENTS SUPERCEDE CITY STANDARDS AND APPROVAL FROM STATE WATER RESOURCES BOARD MAY BE REQUIRED.
- 11. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDRELED PRIOR TO CITY ACCEPTANCE.
- 12. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 130-1.09 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS.
- 13. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.
- 14. FOR HOT TAP CONNECTIONS, THE CONTRACTOR SHALL PROVIDE EXCAVATION, SHORING, BACKFILL, AND TRENCH SURFACING. THE CONTRACTOR SHALL ALSO PROVIDE AND INSTALL THE TAPPING SADDLE, TAPPING VALVE, AND RELATED HARDWARE. CITY PERSONNEL WILL MAKE THE HOT TAP. NO HOT TAP WILL BE MADE WITHIN FOUR FEET OF A JOINT AS MEASURED FROM JOINT TO CENTERLINE OF INTERSECTING PIPE UNLESS OTHERWISE DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET, THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED AND THE PROPOSED HOT TAP BE REPLACED WITH A CUT-IN TEE. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE HOT TAP WITH THE INSPECTOR.
- 15. METER BOXES SHALL BE INSTALLED OUT OF TRAFFIC LOADING AREAS WHEREVER POSSIBLE.
- 16. WATER SERVICE TAPS UP TO 1 1/2 INCH REQUIRE A MINIMUM OF 18 INCHES OF SPACING BETWEEN TAPS, FOR LARGER SERVICE TAPS, THE CONTRACTOR SHALL CONSULT INSPECTOR FOR SPACING REQUIREMENTS.
- 17. IF DAMAGE OCCURS TO ANY WATER SERVICE DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE SERVICE FROM THE CORPORATION STOP AT THE MAIN TO THE WATER METER WITHOUT SPLICING.
- 18. CONTRACTOR TO PROVIDE A RECEIPT OF DISPOSAL FOR ALL ASBESTOS PIPE.

EARTHWORK SUMMARY

EARTHWORK QUANTITIES ARE APPROXIMATE ONLY AND COMPUTED FROM EXISTING GRADE TO SUBGRADE. WHILE IT IS ANTICIPATED THAT APPROXIMATELY 1,400 CY CUBIC YARDS OF MATERIAL WILL BE EXPORTED AS A RESULT OF THIS PROJECT, ACTUAL VOLUMES ARE VARIABLE BASED ON THE SOIL ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHOD OF STRIPPING AND TRENCHING.

CUT: 2,100 CY FILL:700 CY

EXPORT:1,400 CY

TOTAL EARTH MOVED: 2,100 CY



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COMMUNITY PARK					
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Permit No. <u>B22-6973</u> Date: 05/13/2025 Review and approval of these documents is based upon compliance with the **2022** California Code of Regulations, Title 24, and all applicable City of Santa Rosa

REVIEWED FOR CODE COMPLIANCE

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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: BV

DATE: 1/21/2025

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C02393 SHEET 22 OF 27

CONTRACT NO.

FILE NO. 2022-0028

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MAPPING NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM, 2013, (DEPICTED AS DASHED LINETYPE CONTOURS) AND SUPPLEMENTED BY A FIELD SURVEY CONDUCTED BY BKF ENGINEERS (DEPICTED AS CONTINUOUS LINETYPE

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, MARCH 13, 2017, FILE NO. 5400891.

THE SURVEYOR DOES NOT ASSUME LIABILITY FOR TITLE SEARCH.

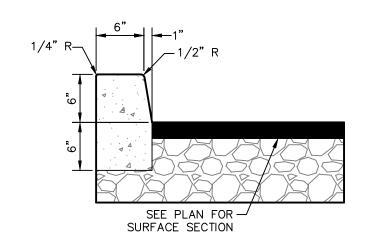
BASIS OF BEARINGS: BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENTS G-2031 AND G-2032 AS NORTH 00°39'19" EAST.

BENCHMARK: MAG NAIL, LOCATION SHOWN HEREON (SHEET 5) ELEVATION: 194.90 (DATUM: NAVD 88).

FIELD SURVEY DATE: DECEMBER 12, 2016.

ASPHALT CONCRETE -AGGREGATE BASE -







ABBREVIATIONS

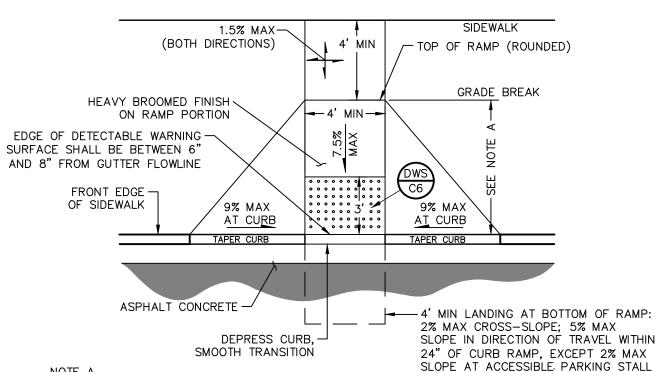
		-	
±	MORE OR LESS DELTA AGGREGATE BASE ASPHALT CONCRETE ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
Δ	DELTA	MB	MAILBOX
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
ВС	BEGIN CURVE	NO	NUMBER
BCT	BEGIN CURB TRANSITION	NTS	
REP	BEGIN CURVE BEGIN CURB TRANSITION BACKFLOW PREVENTER	OH	
	BUILDING	OR	OFFICIAL RECORDS
BLRD	BULYDD	DVU	DAN CDANE
BM	DENCHMADE	ו אט	PORTLAND CEMENT CONCRETE
BO		DC 0 E	DACTETO CAS & ELECTRIC
	DLUWUFF	PTV	PACIFIC GAS & ELECTRIC
	BUILDING SETBACK LINE		
CB			PROPERTY LINE
	POINT OF COMPOUND CURVE		
CISD	CAST IRON STORM DRAIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	PVT	PRIVATE
CL2	CLASS II	R	RADIUS
CO	CLEAN OUT	RC	POINT OF REVERSE CURVE
CONC	CONCRETE	RSPR	RIPRAP ROCK SLOPE PROTECTION
CY	CUBIC YARD	RTWL	RETAINING WALL
DDC	DOUBLE DETECTOR CHECK	R/W	RIGHT OF WAY
DI	DROP INLET	RWL	RAIN WATER LEADER
DIA	DIAMETER	S=	SLOPE
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DRIVEWAY	SDCO	STORM DRAIN CLEAN OUT
DYL	DOUBLE YELLOW LINE	SDMH	STORM DRAIN MANHOLE
Ε	ELECTRIC	SF	SQUARE FEET
ECT	CAST IRON STORM DRAIN CENTERLINE CLASS II CLEAN OUT CONCRETE CUBIC YARD DOUBLE DETECTOR CHECK DROP INLET DIAMETER DOCUMENT NUMBER DRIVEWAY DOUBLE YELLOW LINE ELECTRIC END CURB TRANSITION EXISTING GROUND ELEVATION EDGE OF PAVEMENT EDGE OF ROAD EASEMENT EXISTING FIRE DEPARTMENT CONNECTION	SL	STREETLIGHT
EG	EXISTING GROUND	SS	SANITARY SEWER
ELEV	ELEVATION	SSCO	SANITARY SEWER CLEAN OUT
FP	FDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FR	FDGE OF ROAD	STA	STATION
FSMT	FASEMENT	STD	STANDARD
FY	FXISTING	TR	TOP OF BOX
FDC	EXISTING FIRE DEPARTMENT CONNECTION	TC	TOP FACE OF CURB
FF	FINISHED FLOOR	TEL	TELECOMMUNICATION LINE
FG	FINISHED GRADE	TF	TRANSFORMER
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL		TS	TRAFFIC SIGNAL
	SURFACE FLOWLINE		
FT	FOOT	TV	TELEVISION
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GI	GRATE INLET	UB	UTILITY BOX
GM	GAS METER	UP	UTILITY POLE
НВ	HOSE BIB	UT	UNDERGROUND UTILITY LINE
HDRL	HANDRAIL	VC	VERTICAL CURVE
HORZ	HORIZONTAL	VERT	
HT	HEIGHT	VLT	VAULT
INV	BOTTOM INSIDE OF PIPE	W	WATER
ΙP	IRON PIPE	WL	WHITE LINE
IR	IRRIGATION	WM	WATER METER

WATER SERVICE

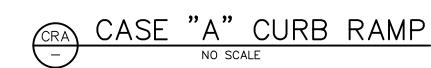
YARD DRAIN

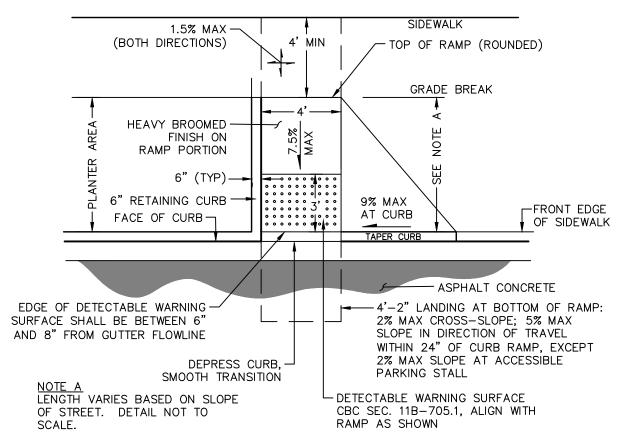
SYMBOLS & LEGEND

EXISTING	PROPOSED	
© 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	± ≈ * • *	CITY MONUMENT BLOW OFF VALVE FIRE DEPARTMENT CONNECTION FIRE HYDRANT LIGHT POLE STREET SIGN STREET LIGHT
	0	CATCH BASIN
		TREE
		TREE CLUSTER
	×	TREE TO BE REMOVED
SIZE" SS SIZE" SD SIZE" W UT E G TEL	SIZE" SS-LENGTH' SS SIZE" SD-LENGTH' SIZE" W-LENGTH' W	PROPERTY LINE EASEMENT CENTERLINE GRADE BREAK FLOW LINE FENCE TREE PROTECTION FENCE SANITARY SEWER STORM DRAIN WATER IRRIGATION SLEEVE OVERHEAD UTILITY LINE UNDERGROUND UTILITY LINE UNDERGROUND GAS LINE UNDERGROUND TELECOM LINE
		ASPHALT CONCRETE
		CONCRETE
	, b	REINFORCED VEHICULAR CONCRETE
		PEDESTRIAN CONCRETE
		MULCHED PATHWAY OR AREA
		DETECTABLE WARNING



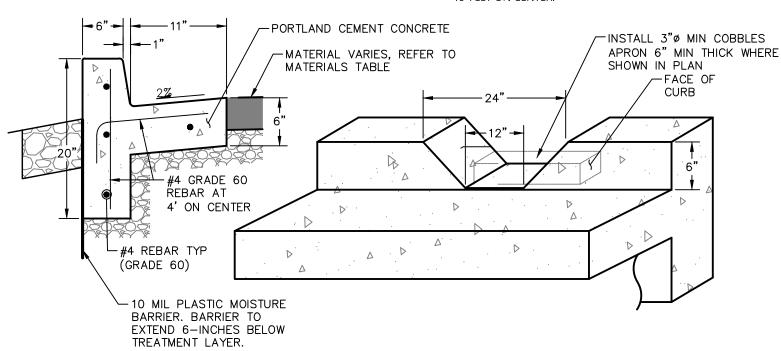
NOTE A LENGTH VARIES BASED ON SLOPE OF STREET. DETAIL NOT TO SCALE.





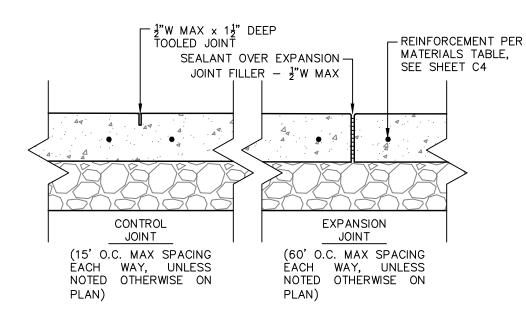
CASE "G" CURB RAMP

LOCATE CURR DEPRESSIONS WHERE SHOWN ON THESE DRAWINGS AT INTERVALS NOT EXCEEDING 15-FEET ON CENTER.



PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15-FEET. PROVIDE EXPANSION JOINTS EVERY 60-FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.



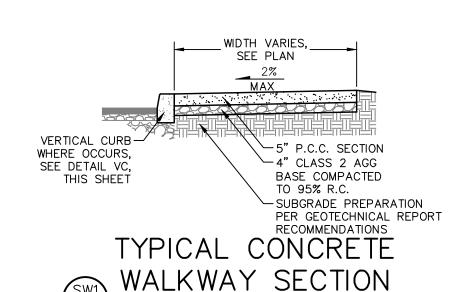


<u>NOTES</u>

SCARIFY EXISTING SUBGRADE A MINIMUM OF 8" IN DEPTH UNLESS OTHERWISE SPECIFIED BY CITY SOILS ENGINEER. SEE LANDSCAPE ARCHITECTURAL DRAWINGS FOR ALL OTHER INFORMATION INCLUDING SCORING, FINISH COLOR, LOCATION OF CONTROL JOINTS, EXPANSION JOINTS, AND EDGE TREATMENT.

WALKWAY SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% IN ACCORDANCE WITH SECTION 11B405.3 OF THE CBC AND WHICH DOES NOT IMPEDE DRAINAGE.





KEYNOTE DEFINITIONS

D_ DEMOLITION KEYNOTES

G_ GRADING AND STREET IMPROVEMENT KEYNOTES

SS SANITARY SEWER UTILITY KEYNOTES

SD STORM DRAIN UTILITY KEYNOTES

U MISCELLANEOUS UTILITY KEYNOTES

P STRIPING AND HORIZONTAL CONTROL

EC EROSION CONTROL KEYNOTES

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SIGNATURE: BV DATE: 1/21/2025

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IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF 65M LANDSCAPE

CONTRACT NO. C02393 SHEET 23 OF 27 FILE NO. 2022-0028

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LENGTH

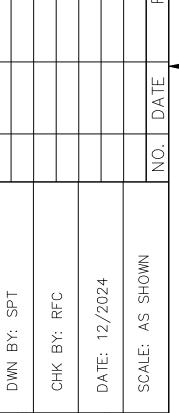
LIGHT POLE



S 0 M anta 0 Ω



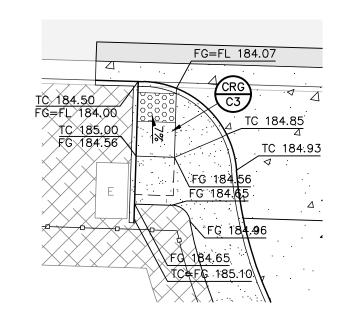




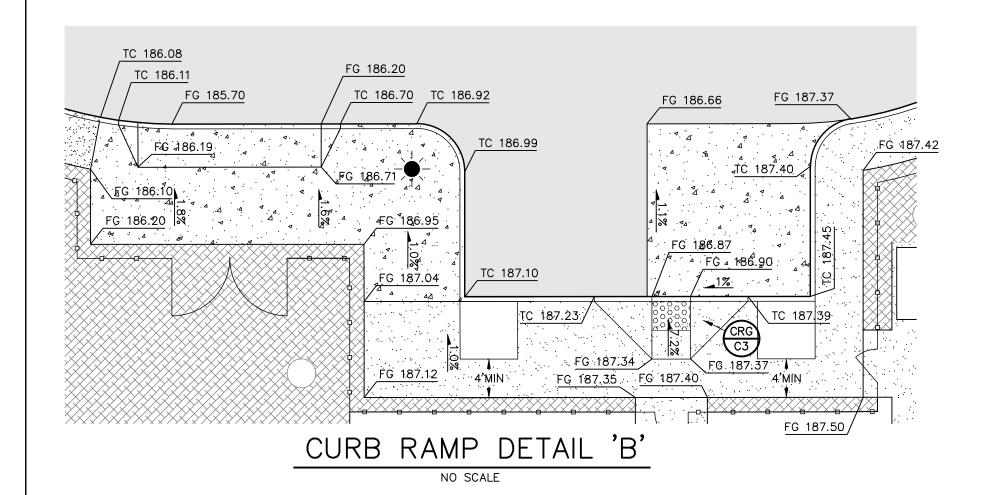
COMMUNITY CARDEN DETAIL

ONSTRUCTION || い

C3



CURB RAMP DETAIL 'A'



		MATERIA	LS TABLE			
SURFACE TYPE	LOCATION	THICKNESS	CL2 BASE ROCK	SAND	NOTE	LEGEND
REINFORCED VEHICULAR CONCRETE	DRIVEWAYS, ACCESSIBLE PARKING, MAINTENANCE ACCESS	6"	6"		1	4
ASPHALT CONCRETE DRIVEN AREA	DRIVEN AREA	3"	10"			
PEDESTRIAN CONCRETE	WALK WAYS, NON-VEHICULAR AREAS	5"	4"		2	
MULCH PATH AND AREA	SEE LANDSCAPE ARCHITECTURAL PLANS					

- 1. PROVIDE NUMBER 4 BARS AT 18-INCH ON CENTER AND EXPANSION JOINTS IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS. CONCRETE TO HAVE A BROOMED FINISH.
- 2. REFER TO THE LANDSCAPE ARCHITECTURAL DRAWINGS FOR COLOR AND CONCRETE FINISH. INSTALL #3 REBAR SPACED 18" ON CENTER BOTH WAYS.
- NOTES
 THE CONTRACTOR IS REQUIRED TO REVIEW THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS.

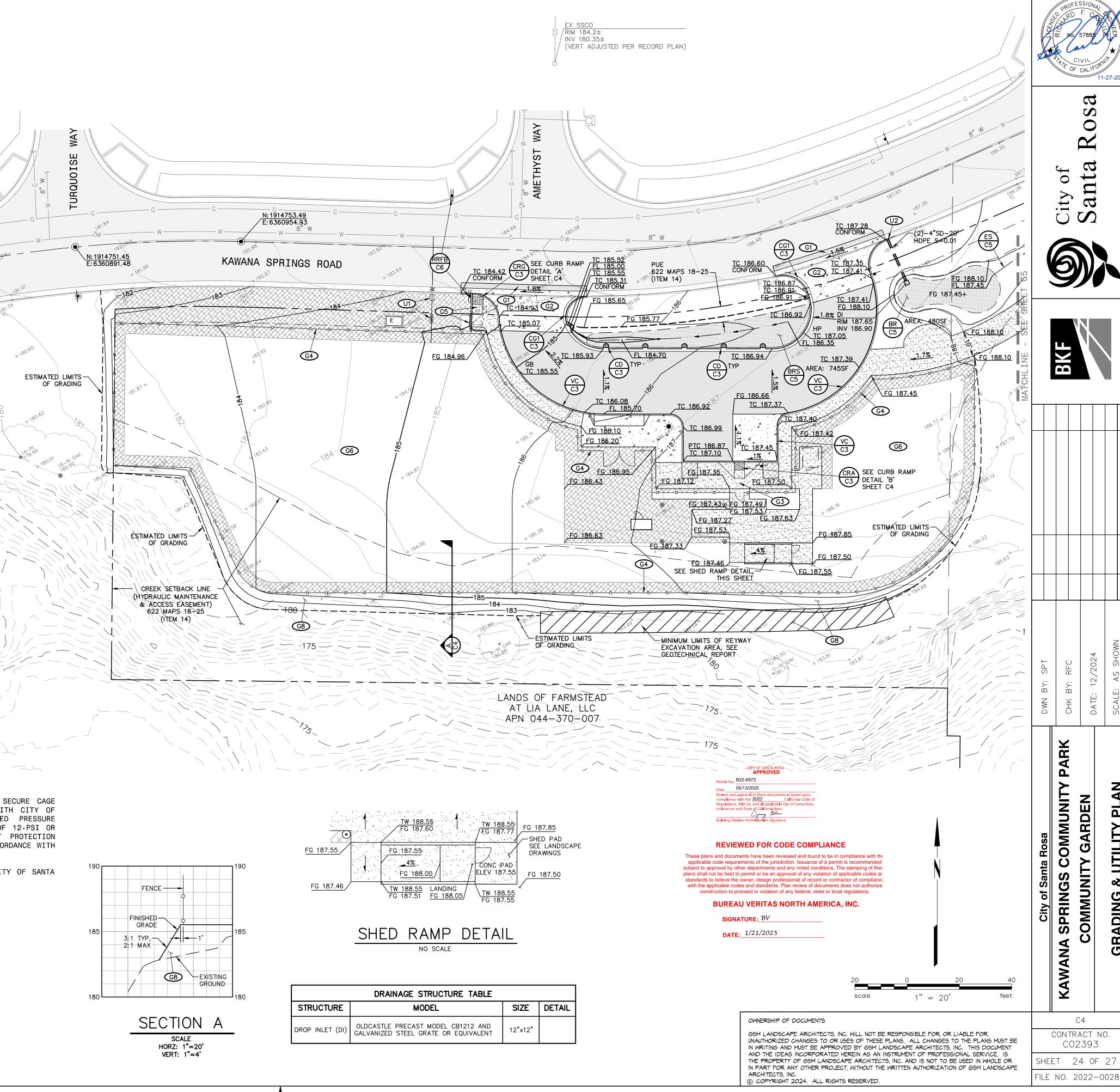
CONTRACTOR SHALL NOTIFY CITY ENGINEER IF SOIL CONDITIONS DO NOT ALLOW THE USE OF CITY OF SANTA ROSA GUIDELINES FOR SITE PREPARATION AND GRADING.

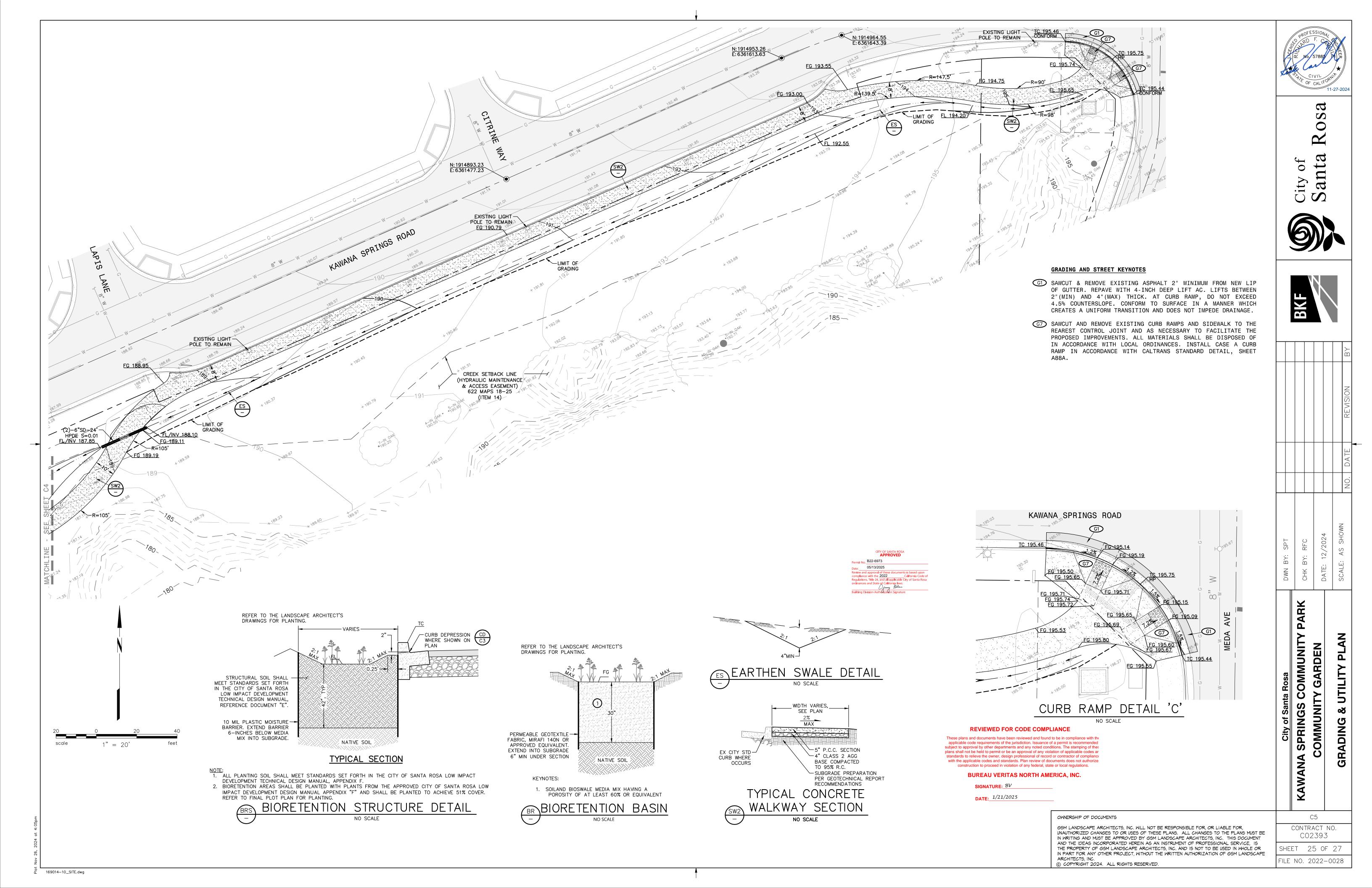
GRADING AND STREET KEYNOTES

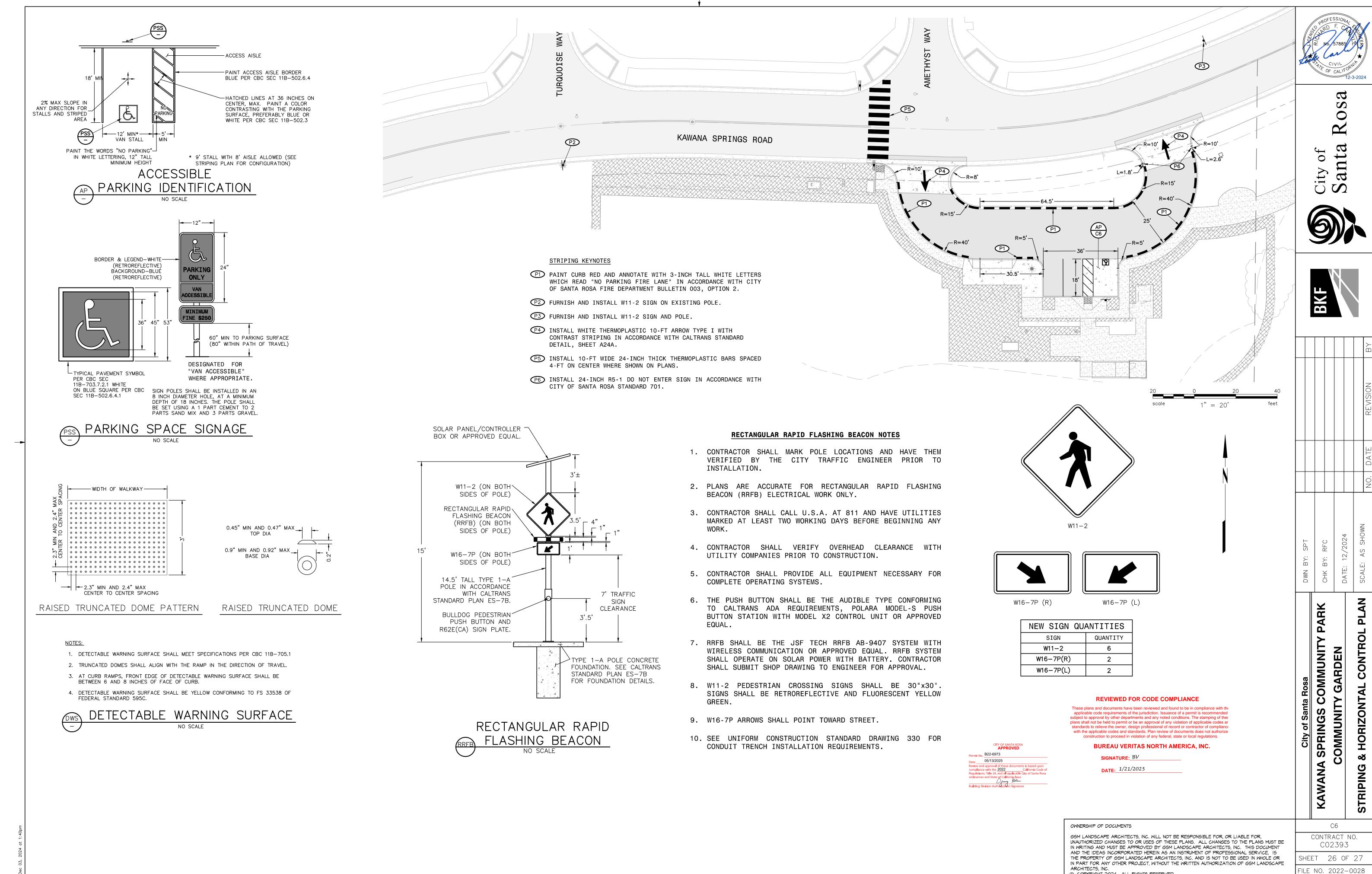
- GT SAWCUT & REMOVE EXISTING ASPHALT 2" MINIMUM FROM NEW LIP OF GUTTER. REPAVE WITH 4-INCH DEEP LIFT AC. LIFTS BETWEEN 2"(MIN) AND 4"(MAX) THICK. AT CURB RAMP, DO NOT EXCEED 4.5% COUNTERSLOPE. CONFORM TO SURFACE IN A MANNER WHICH CREATES A UNIFORM TRANSITION AND DOES NOT IMPEDE DRAINAGE.
- G2 INSTALL DRIVEWAY IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 250C.
- G3 SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 2% IN ANY DIRECTION TO PROVIDE AN ACCESSIBLE LEVEL LANDING IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2022 CALIFORNIA BUILDING CODE (CBC) WHILE NOT IMPEDING DRAINAGE.
- G4) SEE LANDSCAPE ARCHITECTURAL DRAWINGS FOR FENCE AND GATES.
- G5 INSTALL CASE G CURB RAMP IN ACCORDANCE WITH CALTRANS STANDARD DETAIL, SHEET A88A. CONTRACTOR SHALL DEMO CONCRETE VAULT COLLAR TO WITHIN 4" OF VAULT EDGE TO ACCOMMODATE PROPOSED IMPROVEMENTS.
- G6 SEE LANDSCAPE ARCHITECTURAL DRAWING FOR COMPOST IN GARDEN PLOT AREAS.
- G8 INSTALL GRADING CONFORM AND KEYWAY AND BENCHING IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.

UTILITY KEYNOTES

- INSTALL 1-INCH IRRIGATION WATER SERVICE AND SECURE CAGE FOR (FOR VANDAL RESISTANCE) IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 865-B. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH A PSI LOSS OF 12-PSI OR UNDER WITH A FLOW OF 12-15 GPM AND FROST PROTECTION BLANKET FOR THE DOMESTIC WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.
- U2 INSTALL SD THROUGH CURB IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 406A.







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