

DESIGN REVIEW SITE DRAWINGS FOR BRICKWAY BOULEVARD INDUSTRIAL BUILDING SONOMA COUNTY, CALIFORNIA APN 059-250-051, 052 & 053 NOVEMBER 2021

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REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DEZURIK
No. C-85129
STATE OF CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/17/2021
ANDREW J. DEZURIK C85129

GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE COUNTY OF SONOMA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

WATER SUPPLY ----- TOWN OF WINDSOR
SEWAGE DISPOSAL ----- SONOMA WATER
PRESENT ZONING ----- INDUSTRIAL PARK (MP 2 AC AVG)
PROPOSED ZONING ----- INDUSTRIAL PARK (MP 2 AC AVG)

THIS DEVELOPMENT IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

GRADING NOTES

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION AND LIES WITHIN THE 0.2 PERCENT ANNUAL FLOOD CHANCE ZONE.

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THIS DEVELOPMENT'S IMPROVEMENTS WILL BE ABANDONED IN ACCORDANCE WITH SONOMA WATER SANITATION CODE AND THE TOWN OF WINDSOR DESIGN AND CONSTRUCTION STANDARDS RESPECTIVELY.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH THE SONOMA WATER SANITATION CODE UNDER PERMITS FROM THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

EXISTING WELLS WILL BE ABANDONED (UNLESS OTHERWISE NOTED ON THESE DRAWINGS) IN ACCORDANCE WITH SONOMA COUNTY CODE AS ADMINISTERED BY PERMIT SONOMA.

ELECTRICAL SERVICE FOR THIS DEVELOPMENT WILL BE UNDERGROUND.

GENERAL MAP INFORMATION

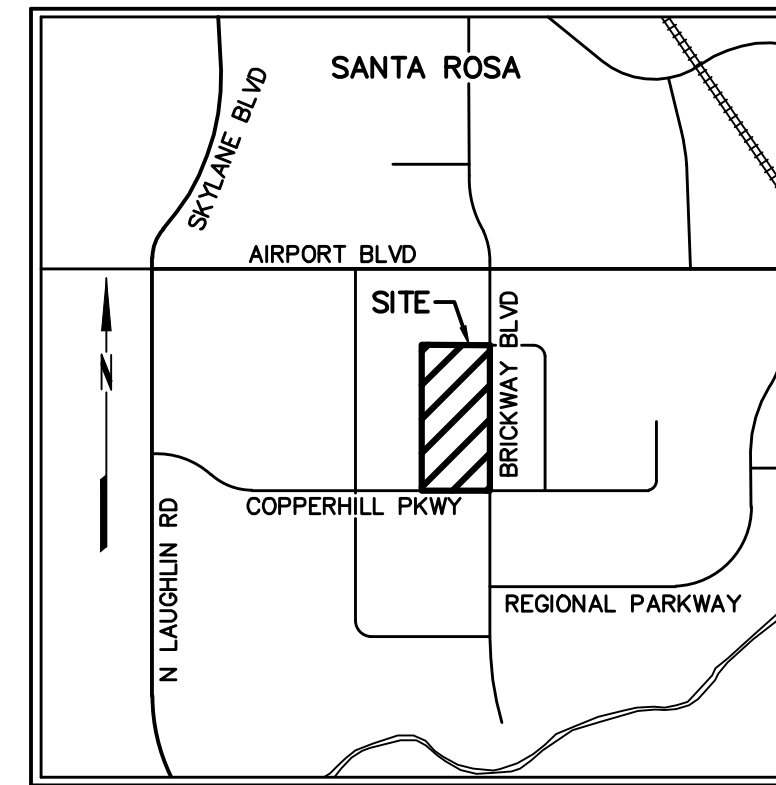
TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS ON JUNE 5, 2013. UPDATED BY FIELD INSPECTION AUGUST 3, 2021.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

BENCHMARK: 3" BRASS DISK IN WELL MONUMENT AT THE INTERSECTION OF COPPERHILL PARKWAY AND BRICKWAY BOULEVARD. ELEVATION: 123.76 (DATUM - NAVD 88 BY GPS OBSERVATION)

BASIS OF BEARINGS: PARCEL MAP MNS 09-0008, FILED FOR RECORD IN BOOK 739 OF MAPS, AT PAGES 33-35, SONOMA COUNTY RECORDS.



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

1. PROJECT INFORMATION
2. SITE IMPROVEMENT PLAN
3. SITE IMPROVEMENT PLAN

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		CUT 'X' IN TOP OF CURB
		IRON PIPE CENTERLINE MONUMENT
		BACKFLOW PREVENTION DEVICE
		DOUBLE DETECTOR CHECK
		FIRE HYDRANT STREET SIGN STREET LIGHT
		CATCH BASIN
		TREE TREE TO BE REMOVED
		PROPERTY LINE EASEMENT
		CENTERLINE GRADE BREAK FLOW LINE FENCE
		SIZE" SS-LENGTH' SIZE" SD-LENGTH'
		SIZE" W-LENGTH' ASPHALT
		CONCRETE
		VALLEY GUTTER BIORETENTION AREA

ABBREVIATIONS

±	MORE OR LESS (CONFORM TO EG)
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CB	CATCH BASIN
DN	DOCUMENT NUMBER
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
GB	GRADE BREAK
GI	GRATE INLET
MH	MANHOLE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BOX
TC	TOP FACE OF CURB
TE	TRASH ENCLOSURE
TG	TOP OF GRATE
UB	UTILITY BOX
W	WATER

LOT COVERAGE

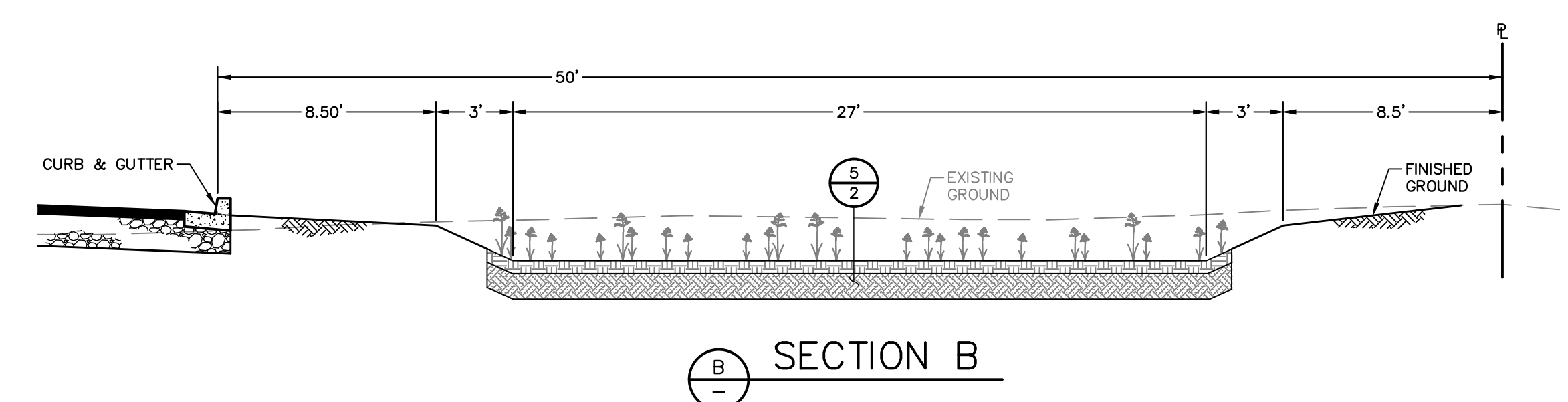
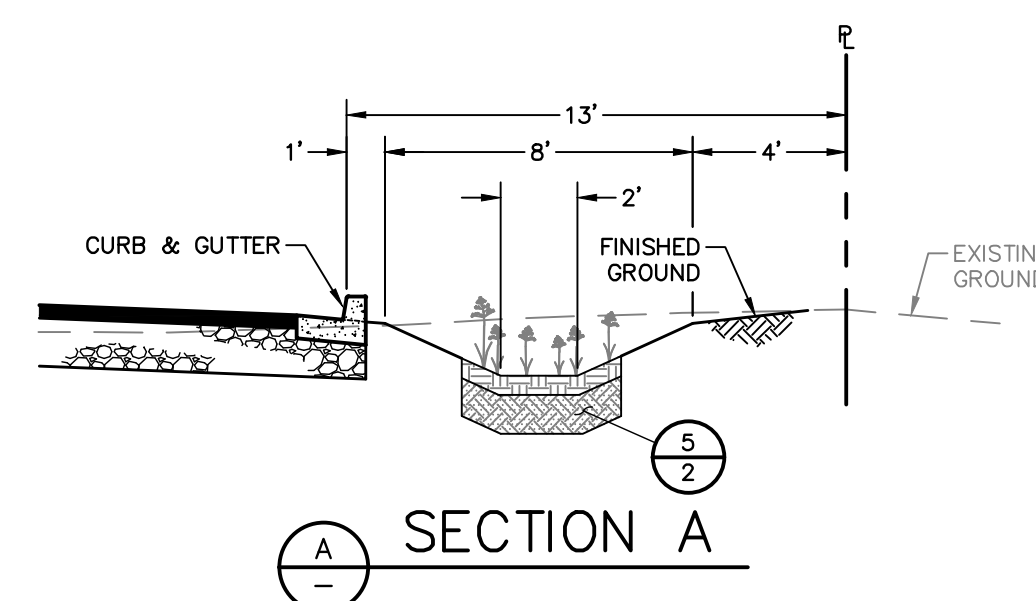
APPROXIMATE LOT AREA:	367,975 SF
APPROXIMATE BLDG FOOTPRINT	129,200 SF
MAXIMUM % OF LOT COVERED BY STRUCTURES:	50%
% OF LOT COVERED BY STRUCTURES:	35%
MAXIMUM BUILDING INTENSITY: (367,975 SF x 50%) x 50' MAX HEIGHT =	11,959,187 CF
BUILDING INTENSITY: 129,200 SF x 32' =	4,134,400 CF
BUILDING INTENSITY RATIO:	60%

PARKING SUMMARY

VEHICULAR PARKING: WAREHOUSE	1/2000 SF MINIMUM
OFFICE	1/250 SF MINIMUM
PARKING REQUIRED (WAREHOUSE) = 122,740 SF X 1/2000 SF:	62
PARKING REQUIRED (OFFICE) = 6,460 SF X 1/250 SF:	26
TOTAL PARKING REQUIRED:	88

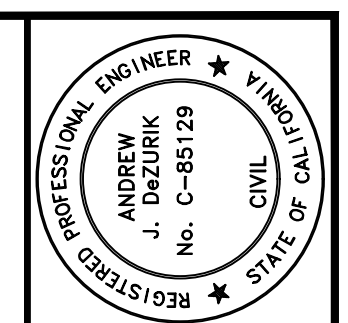
PARKING PROVIDED

REGULAR PARKING SPACES PROVIDED:	89
ACCESSIBLE PARKING SPACES PROVIDED:	4
TOTAL ONSITE PARKING SPACES PROVIDED:	93

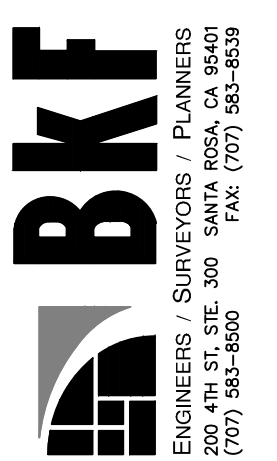


BRICKWAY BOULEVARD INDUSTRIAL BUILDING
 APN 059-250-051, 052 & 053
BRICKWAY BOULEVARD, SONOMA COUNTY, CALIFORNIA
PROJECT INFORMATION

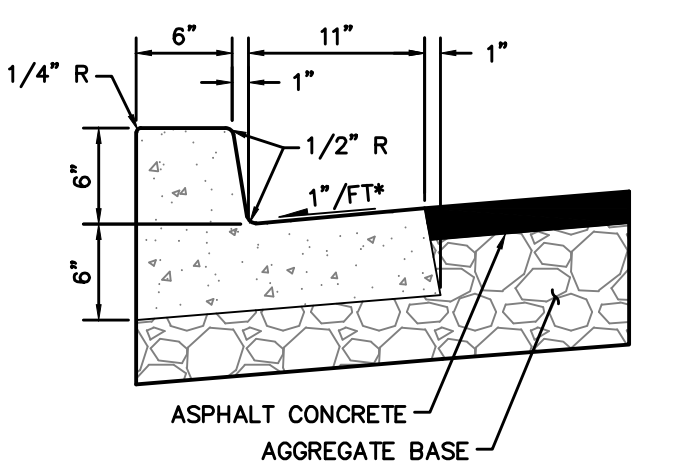
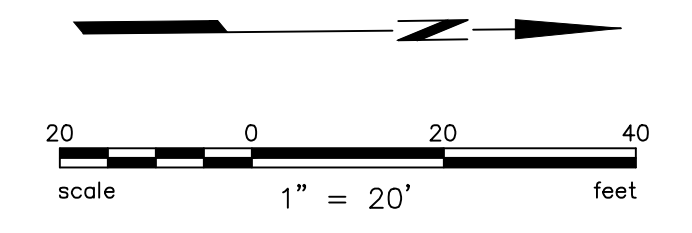
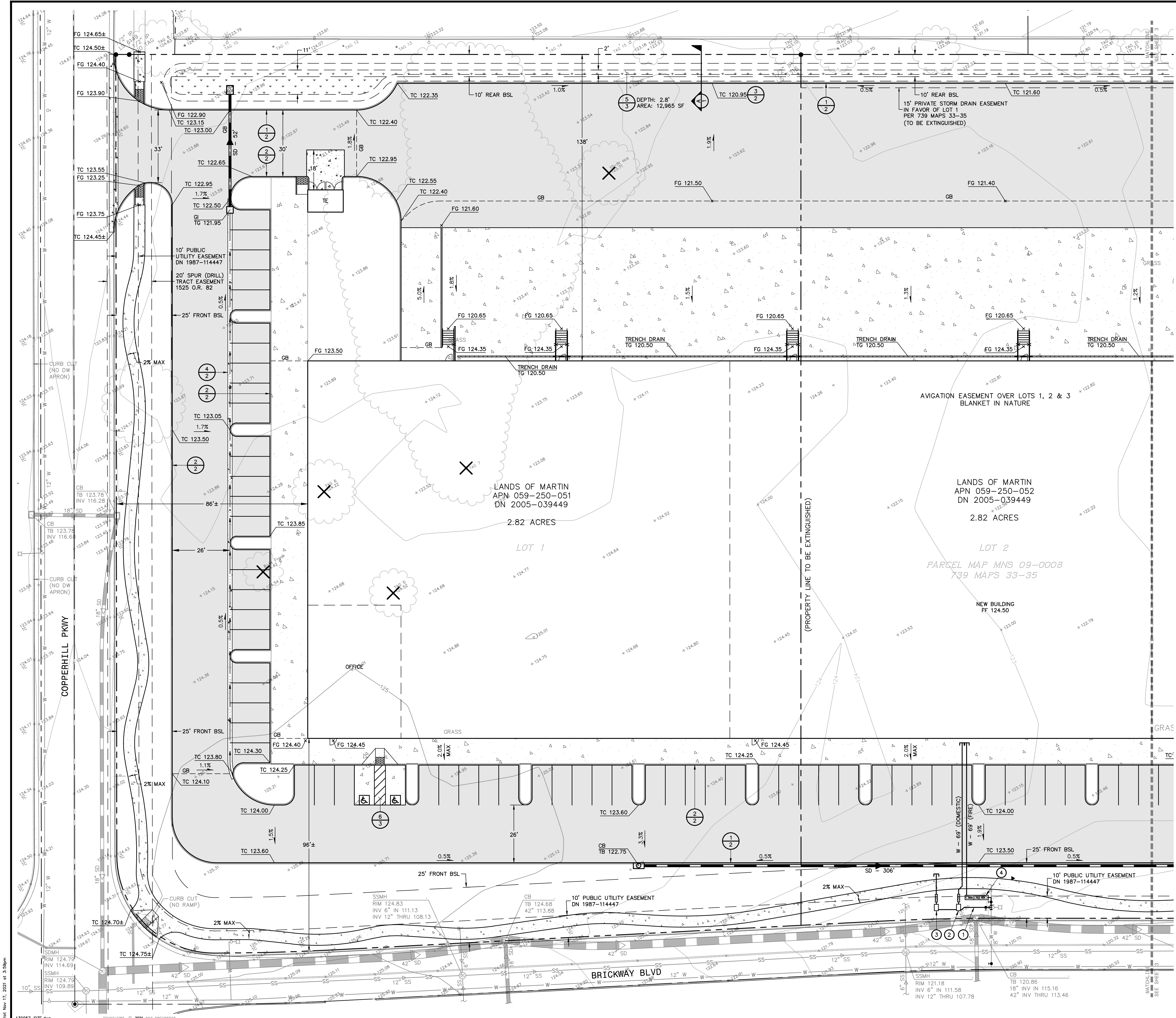
Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
		NOV 2021	AS SHOWN	AJD	CAG	AJD	20139057



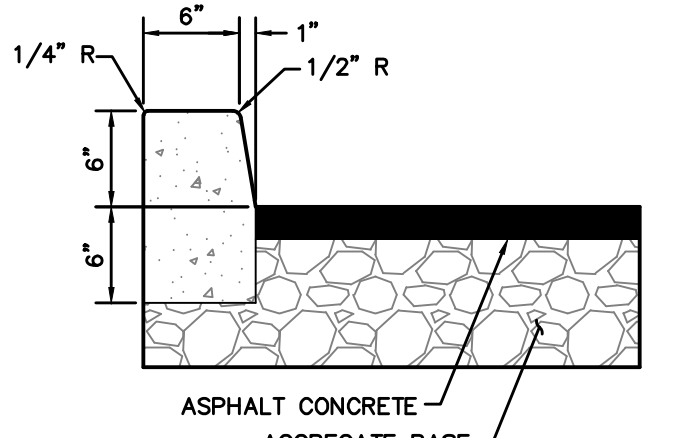
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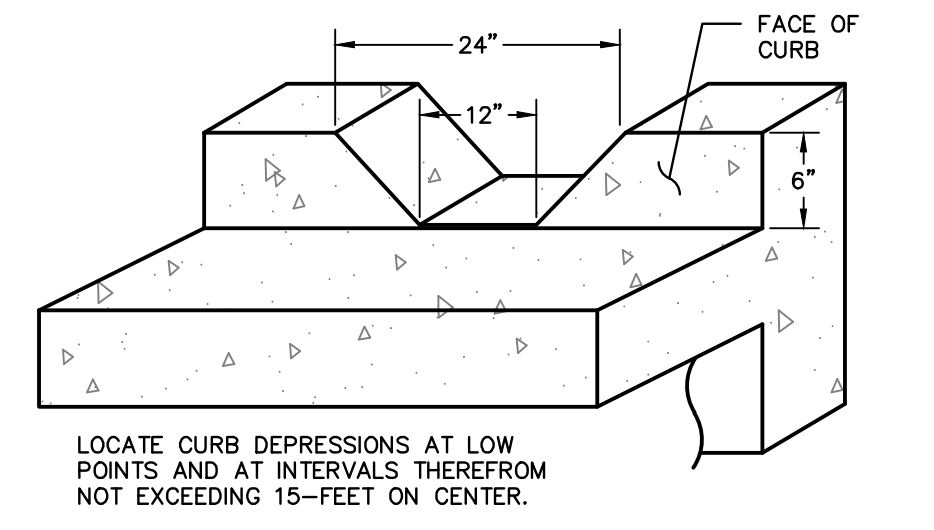
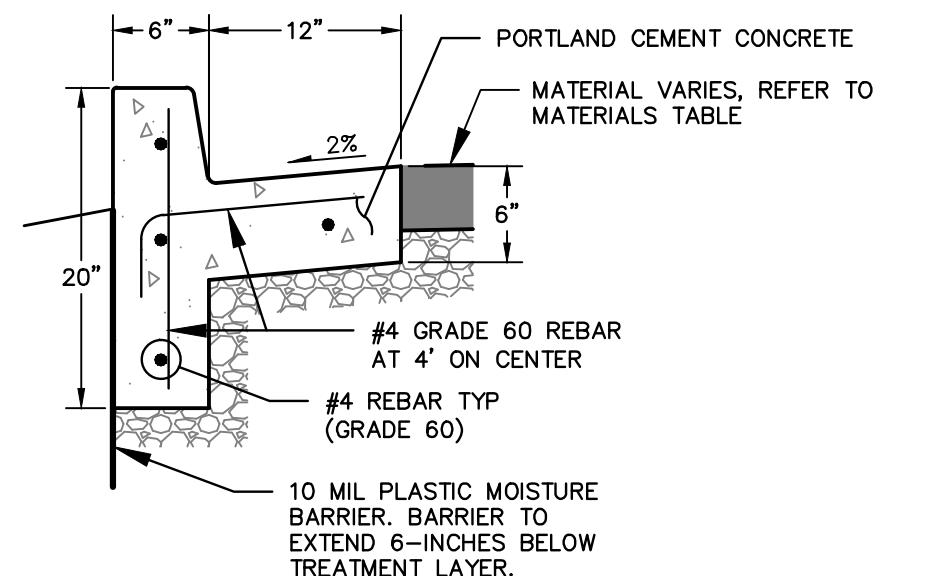
BRICKWAY BOULEVARD INDUSTRIAL BUILDING
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BRICKWAY BOULEVARD, SONOMA COUNTY, CALIFORNIA
SITE IMPROVEMENT PLAN



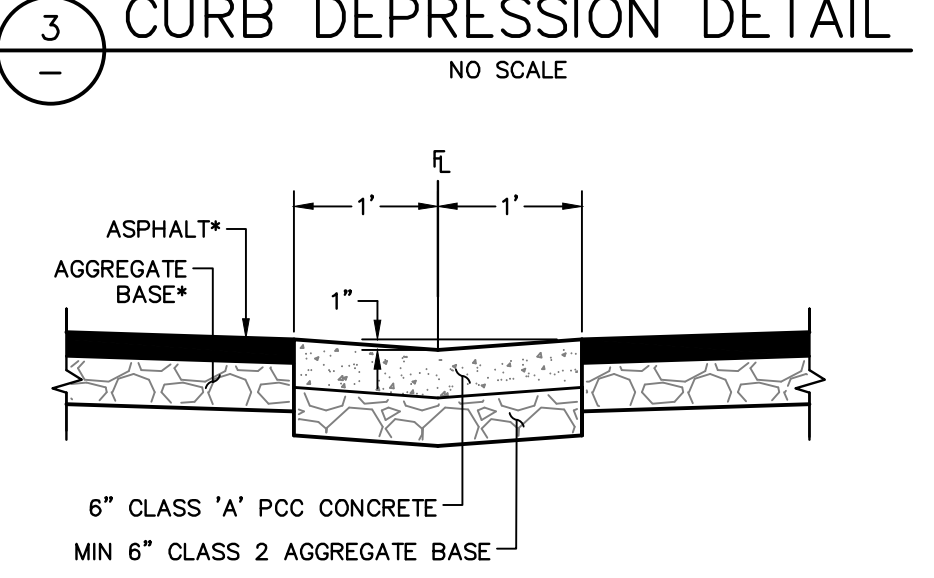
1 CURB DETAIL
NO SCALE



2 CURB DETAIL
NO SCALE



3 CURB DEPRESSION DETAIL
NO SCALE



4 VALLEY GUTTER DETAIL
NO SCALE

- KEYNOTES**
- 1 SINGLE COMBINATION WATER SERVICE IN ACCORDANCE WITH TOWN OF WINDSOR STANDARDS.
 - 2 DOMESTIC WATER SERVICE AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH TOWN OF WINDSOR STANDARDS.
 - 3 IRRIGATION WATER SERVICE AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH TOWN OF WINDSOR STANDARDS.
 - 4 DOUBLE DETECTOR CHECK VALVE WITH INTEGRATED FIRE DEPARTMENT CONNECTION FOR A SINGLE FIRE SERVICE IN ACCORDANCE WITH TOWN OF WINDSOR STANDARDS.

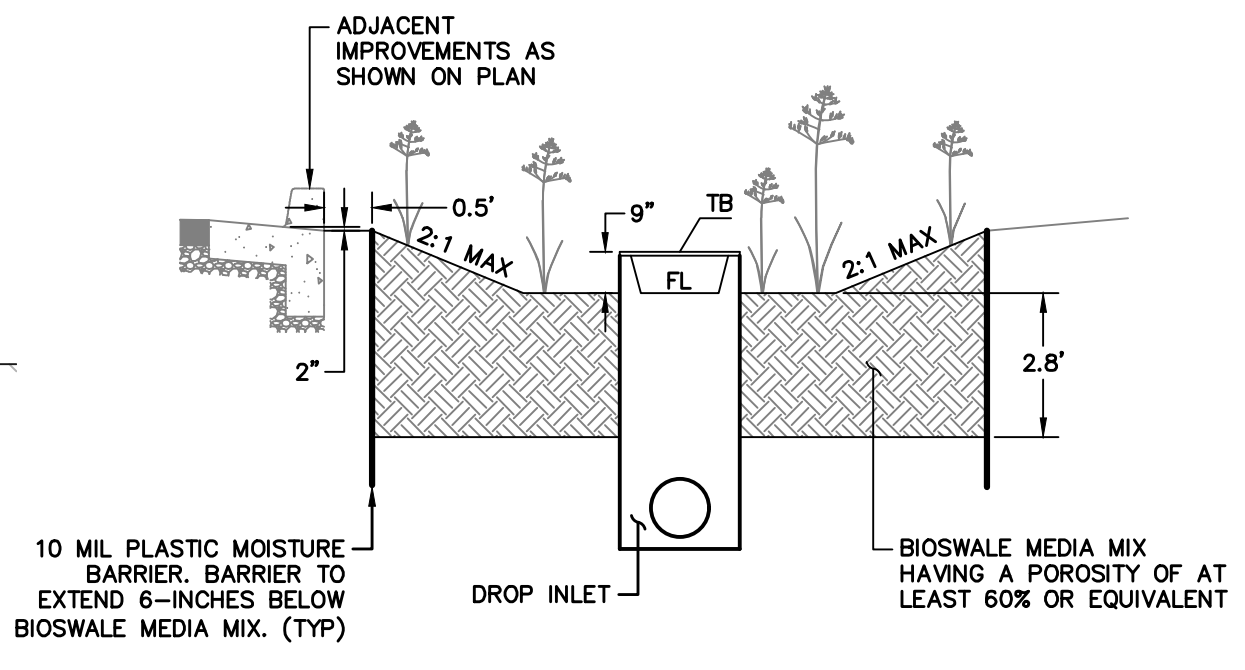
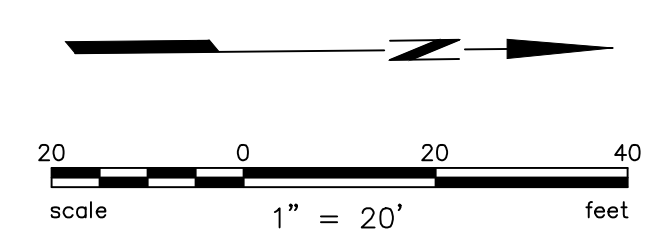
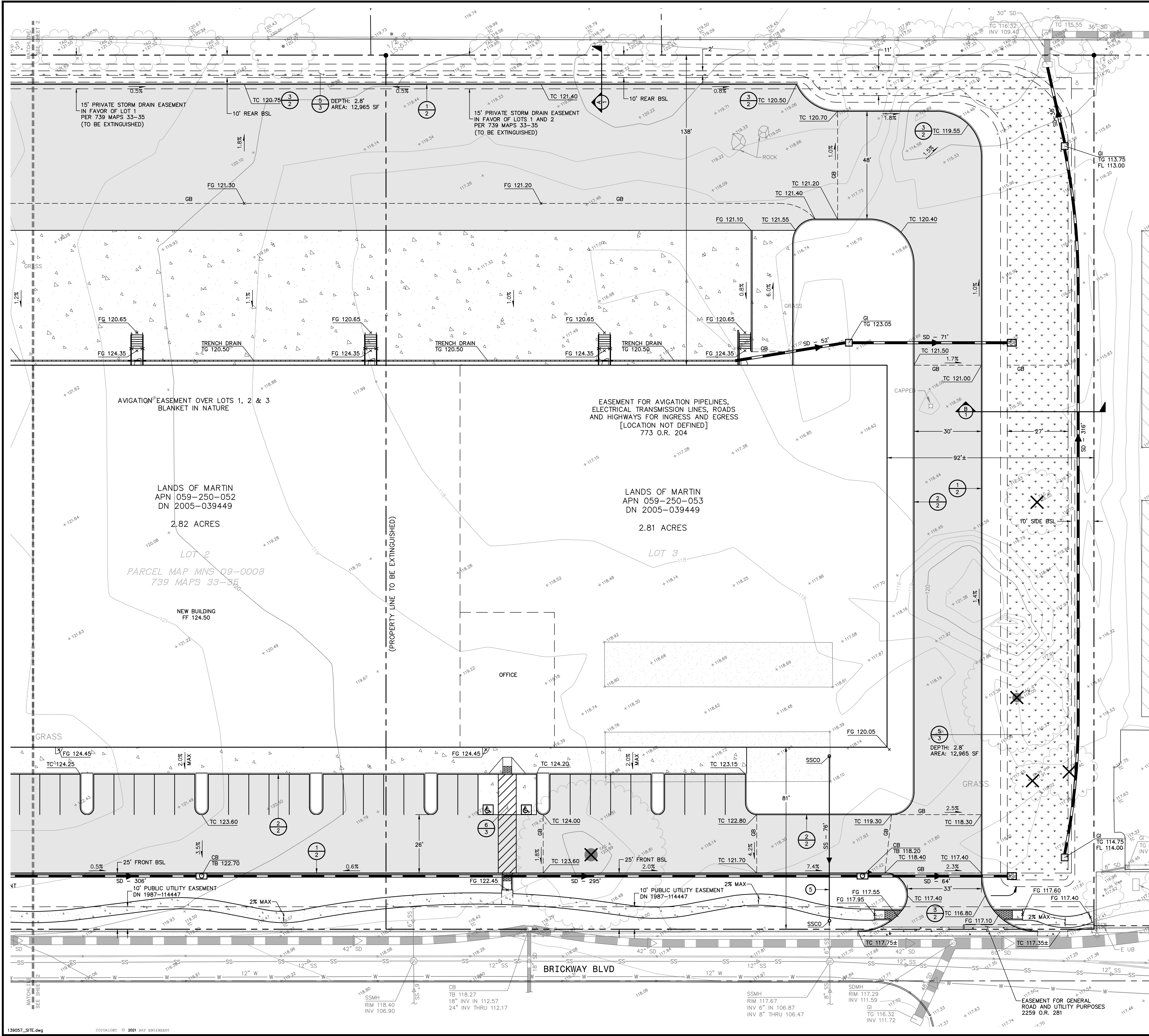
No.	Revisions

Date: NOV 2021
Scale: AS SHOWN
Design: AJD
Drawn: CAG
Approved: AJD
Job No: 20139057

Drawing Number: **2** OF **3**

Revisions	No.	Date	By	Checked
		NOV 2021	AS SHOWN	
			Design: A.D	
			Drawn: CAG	
			Approved: A.D	

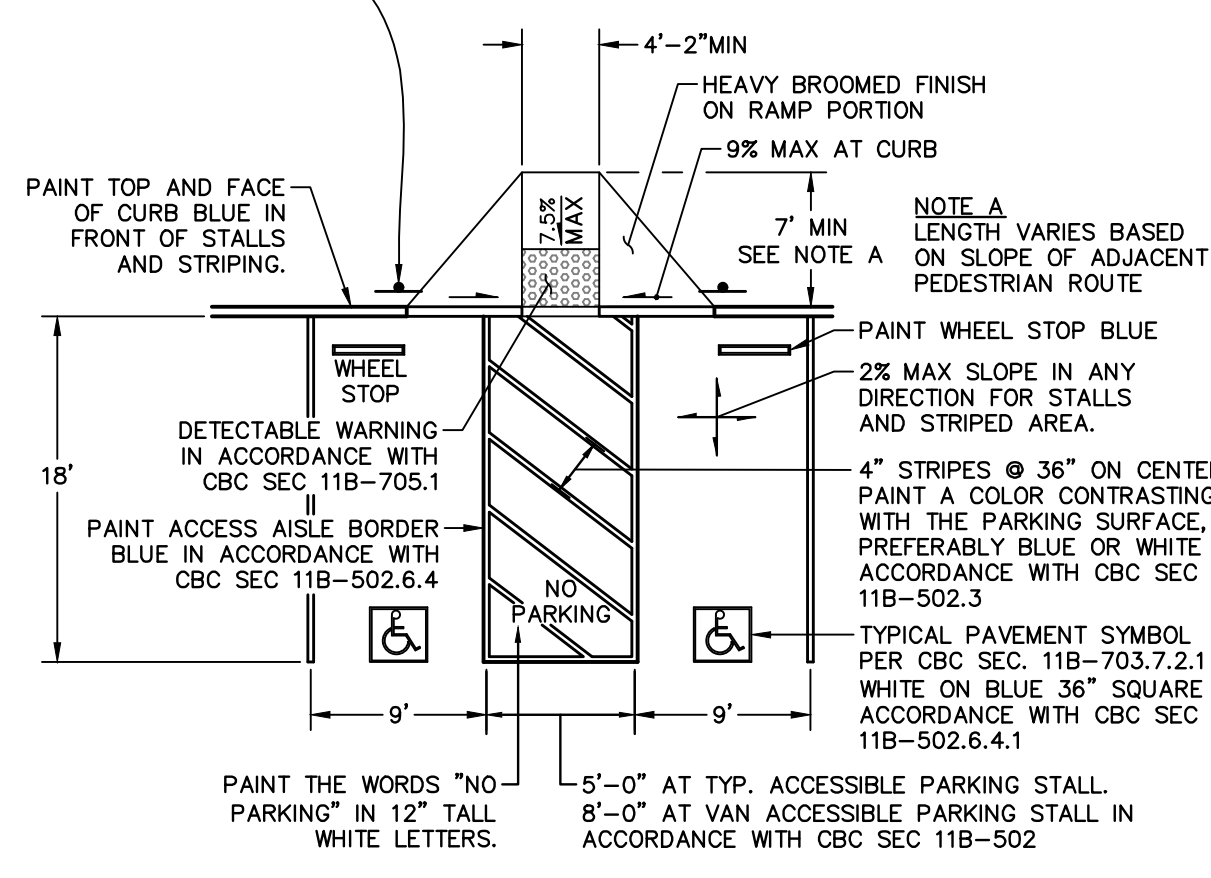
Drawing Number: 3 OF 3



5 BIORETENTION AREA DETAIL
NO SCALE

NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____" (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH CBC SEC 11B-502.6.



6 ACCESSIBLE PARKING STALLS
NO SCALE

KEYNOTES
5 SANITARY SEWER SERVICE LATERAL IN ACCORDANCE WITH SONOMA WATER DESIGN AND CONSTRUCTION STANDARDS FOR SANITATION FACILITIES.