

## MEMORANDUM

**Date:** July 7, 2021  
**To:** Design Review Committee  
**From:** Eduardo Hernández, Project Planner  
**Subject:** **File No.** DRH21-0004 (part of PLP21-0002): Second "Preliminary" Design Review  
**Address:** 5015 Aviation Blvd., Santa Rosa, CA 95403  
**APNs:** 059-271-073 & -090; 059-340-031 & -032; 059-430-001, -002, -003, -004, -005 & -006

Project Proposal:

The proposed project is a request for a Design Review for construction of a new 181,500 sq. ft. delivery warehouse. The proposed building would consist of 161,300 sq. ft. of storage space, 20,000 sq. ft. of office space and 17 truck terminal docking stations. Other site improvements include paved parking and circulation areas, exterior lighting and landscaping of the 41± acres property.

Background:

The 41± acres property is zoned Industrial Park (MP), which allows wholesale and distribution storage facilities. The site is currently undeveloped, located on the north side of Airport Blvd, between Skylane and Brickway Boulevards. The property is located in the Airport Business Center within the Airport Industrial Area Specific Plan. The Specific Plan is in the process of being updated. Most of the neighboring parcels are either developed or planned to be developed in the near future with compatible industrial or commercial uses. The southern portion of the project site contains a County-identified riparian corridor, on which the applicants are proposing to not develop. The applicants are yet to provide some technical studies including: an archaeological survey report (requested by a local tribe), and a traffic impact study (requested by DTPW). A revised Stormwater Low-Impact Development packet was provided to PRMD, is not included to this packet due to its heavy size, but is available to DRC members at their request. Related applications to this project include (VMGs) the merge of existing parcels (listed above) which were created by a Major Subdivision (application #MJS00-0007), and modifications to previously recorded map easements (CMO).

A conceptual review of the project was performed by the DRC on May 19, 2021 and some comments in regards to the design were provided to the applicants. Comments included: the provision of more details on the site signage, proposal for outdoor amenities to be available to employees and connection to the public in the immediate vicinity in the industrial park area, increase the number and propose different types of landscape vegetation, lower the amount of parking to accommodate landscaping and other development, and revise bio-swale locations to not interfere with landscape vegetation.



**Recommendation:**

Provide final comments on the design of the project, in order for Staff to work with the applicants on the final design and the environmental review of the project. The DRC would provide a final sign-off on the project, during a future third and final review, as the project does not require other entitlement such as a use permit or zone change.

**Attachments:**

1. Application & Proposal Statement
2. Applicant's Narrative of Changes to Design Review package; upon DRC's comments during Conceptual Review on May 19, 2021
3. Architectural and Landscape Plan Set; revised July 1, 2021
4. Maps; produced between May and July, 2021





## **Attachment 1**

Application & Proposal Statement

# Planning Application

## PJR-001

**Application Type(s):**


- Admin Cert. Compliance  
 Ag. or Timber Preserve/Contract  
 Conditional Cert. of Compliance  
 Cert. of Modification  
 Coastal Permit  
 Zoning Permit for: \_\_\_\_\_

- Design Review Admin.  
 Design Review Full  
 General Plan Amendment  
 Lot Line Adjustment  
 Major Subdivision

File # DRH21-0004 (part of PLP21-0002)

- Minor Subdivision  
 Voluntary Merger  
 Ordinance Interpretation  
 Second Unit Permit  
 Specific/Area Plan Amendment  
 Use Permit  
 Variance  
 Zone Change  
 Other: \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the Internet for public information purposes, including my contact information.**

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name <b>Seefried Industrial Properties</b>			Name <b>Airport Business Center</b>		
Mailing Address <b>2201 E Camelback Road Suite 225B</b>			Mailing Address <b>414 Aviation Blvd</b>		
City <b>Phoenix</b>	State <b>AZ</b>	Zip <b>85016</b>	City <b>Santa Rosa</b>	State <b>CA</b>	Zip <b>95403</b>
Day Ph <b>(602)300-3648</b>	Email <b>jasonquintel@SEEFRIEDPROPERTIES.com</b>		Day Ph <b>(707)578-5344</b>	Email <b>pimbimbo@airportbusinesscenter.com</b>	
Signature 		Date <b>2/8/21</b>	Signature		Date
<b>Billing Responsible Party (At-Cost Only)</b> <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other:					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title <b>Preston Pruett/Development Manager</b>			Name/Title		
Mailing Address <b>2201 E Camelback Road Suite 225B</b>			Mailing Address		
City <b>Phoenix</b>	State <b>AZ</b>	Zip <b>85016</b>	City	State	Zip
Day Ph <b>(480)258-0414</b>	Email <b>prestonpruett@seefriedproperties.com</b>		Day Ph ( )	Email	
PROJECT INFORMATION					
Address(es) <b>Aviation Blvd/Brickway Blvd/Jetway</b>				City <b>Santa Rosa</b>	
Assessor's Parcel Number(s) <b>059-340-031&amp;032, 059-430-001, 002, 003, 004, 005, 006, 073, &amp; 090</b>					
Project Description <u>The project applicant, Seefried Development Management, proposes the construction of an approximately 181,500-square-foot delivery station building and related improvements including an approximately 161,300 square-foot warehouse, approximately 20,200 square-foot office, and 17 dock doors.</u>					
Acreage <b>41.54 acres</b>			Number of new lots proposed <b>all lots to be merged to 1 lot</b>		
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area <b>5 - Santa Rosa</b>	Supervisorial District <b>4</b>	<input type="checkbox"/> Critical Habitat	<input checked="" type="checkbox"/> Urban Service	Groundwater	<input checked="" type="checkbox"/> 1 / 2
Current Zoning <b>MP 1 AC AVG, VOH</b>		<input checked="" type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
		Specific/Area Plan <b>Airport Industrial</b>		Subject to	<input type="checkbox"/> EX
General Plan Land Use <b>LI</b>		Parcel Specific Policy <b>N/A</b>		CEQA	<input checked="" type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File No.	
Previous Files <b>MJS00-0007</b>		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Application accepted by <b>Scott Hunsperger</b>		Date <b>February 4th, 2021</b>			
Approved by		Date			

**TO**  
Gary Helfrich  
PRMD Planning Department

**JOB NO.** 4487.03

**DATE** February 17, 2021

**SUBJECT:** ROSCO Design Review Package-PLP21-0002  
Seefried\_Design Review Package.pdf

Number	Description
1	PJR-001-Planning project application
1	PJR-011-Indemnification Agreement
3	PJR-095-At Cost Project Reimbursement
7	Proposal Statement
48	Design Review Plans which include the following items- Site plan, Preliminary Building Plans, Preliminary grading and utility plans, Preliminary landscaping plans, Tree protection plans, Preliminary lighting plans, Materials and colors plan.
162	Preliminary SWLID Report
70	Traffic Memorandum-Project Rosco trip generation validation

**REMARKS**

Hi Gary,

Today we electronically uploaded the ROSCO Design Review Package (*Seefried\_Design Review Package.pdf*) to County of Sonoma County website under project number PLP21-0002. All the required design review application materials listed above were merged into one PDF file following the PRMD Planning electronic submittal requirements. In addition to the required design review application materials, we have added a memorandum from the project traffic engineer Kimley & Horn about the projects trip generation validation. This memorandum was previously sent to Johannes Hovertzs at the County of Sonoma Transportation & Public Works for review and to ask him to facilitate a meeting with applicable DTPW and PRMD staff to kick-off an initial discussion for the preparation of the traffic study. Johannes has not replied to our original request for a meeting yet to discuss this topic. Please let us know if this is possible.

**Via:**

<input type="checkbox"/>	Next Day Delivery
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**Transmitted:**

<input checked="" type="checkbox"/>	For Review & Comment
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**COPY TO**

~

**SIGNED** Ryan Gleason  
Ryan Gleason



# SEEFRIED DEVELOPMENT MANAGEMENT, INC.

Elected Officers  
Prepared on 04/15/2019

**Name**

Ferdinand C. Seefried  
Robert S. Rakusin  
James M. Condon  
Gregory F. Herren  
W. Douglas Smith  
Jason J. Quintel

**Officers**

Executive Chairman of the Board  
President and CEO  
Chief Development Officer  
Chief Operating Officer  
Senior Vice President and Secretary  
Senior Vice President

**Address**

3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339  
3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339  
3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339  
3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339  
3333 Riverwood Pkwy SE; Ste 200; Atlanta, GA 30339  
2201 E. Camelback Road; Suite 225B; Phoenix, AZ 85016

# PROJECT ROSCO

## E-Commerce Delivery Station

### Airport Business Center

### Sonoma County, CA

## PROJECT DESCRIPTION

(Design Review Permit)

### 1.1 - Project Location

The project site is located in unincorporated County of Sonoma, California. The approximately 41.03 gross-acre (39.88 net developed acres) project site is located south of Aviation Blvd., West of Brickyard Blvd., and north of Airport Blvd., and consists of Assessor's Parcel Numbers (APNs) 059-340-031, 059-340-032, 059-430-001, 059-430-002, 059-430-003, 059-430-004, 059-430-005, 059-430-006, 059-271-073, 059-271-090 (Exhibit 2). The project site is located Township 8N, Range 8W, in the northwest quarter of section 30 of the Healdsburg, California USGS 7.5-minute Topographic Quadrangle Map.

The project site is surrounded by existing industrial/flex/office buildings to the west and southeast and roadways to the north, east and south.

### 1.2.1 - Existing Uses

This approximately 41.03-acre project site is currently vacant, with Redwood Creek running thru the southern portion of the site. Table 1 below shows the breakdown of existing uses within the project site.

**Table 1: Project Site Existing Land Uses**

APN	Existing Land Uses	Gross Acres (approx.)
059-340-031	Vacant land	7.10
059-340-032	Vacant land	3.53
059-430-001	Vacant land	3.32
059-430-002	Vacant land	3.41
059-430-003	Vacant land	2.73
059-430-004	Vacant land	2.79
059-430-005	Vacant land	3.02
059-430-006	Vacant land	3.05
059-271-073	Vacant land	6.05
059-271-090	Vacant land	5.57

Table 2 below shows the breakdown of neighboring uses adjacent to the project site.

**Table 2: Project Site Neighboring Land Uses**

APN	Existing Land Uses	Gross Acres (approx.)
059-340-011	Vacant land	1.84
059-340-012	Vacant land	1.00
059-340-040	Existing Industrial/Office/R&D Building	1.65
059-340-054	Existing Office/R&D Building	0.79
059-340-035	Existing Office/R&D Building	1.48
059-340-048	Existing Office/R&D Building	6.05
059-340-055	Existing Industrial/Office/R&D Building	1.60
059-271-106	Existing Office/R&D Building	2.25
059-271-107	Existing Office/R&D Building	1.85
059-271-070	Existing Industrial/Office/R&D Building	6.13
059-271-071	Existing Industrial/Office/R&D Building	3.87
059-430-007	Vacant Land	4.92

### 1.2.2 - Historic Uses

Historical aerials indicate that all portions of the project site, except APN 059-340-031, have been vacant or utilized for agricultural purposes since 1993. APN 059-340-031 previously had one residential structure on site and several miscellaneous structures, that have since been demolished. The majority of the surrounding area appears to be used as agricultural land or has been developed into industrial/flex/office product.

### 1.2.3 - Land Use and Zoning

The project site is designated as Limited Industrial (LI) by the Sonoma County General Plan (Exhibit 3), and zoned as Industrial Park (MP) according to the Sonoma County Airport Industrial Area Specific Plan (Exhibit 4).

The Industrial Park zoning designation allows for a range of light industrial uses, including limited manufacturing and processing, fabrication, research and development, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small scale retail and ancillary uses are also permitted. The maximum floor-to-area (FAR) ratio allowed under the MP zoning is 0.5.

The zoning of parcels adjacent to the project site have the following General Plan Land Use designations:

- North: Industrial Park
- South: Industrial Park/Airport Blvd.
- East: Industrial Park

- West: Industrial Park

In addition, the project site is served by the Sonoma County Water Agency Airport-Larkfield-Wikiup Sanitation Zone for sanitary sewer and the Windsor Water District for water supply.

### 1.2.4 - Avigation Easements

The project site has all avigation easements in place per the requirements of the Sonoma County Airport Authority.

The project applicant, Seefried Development Management, proposes the construction of an approximately 181,500-square-foot delivery station building and related improvements including an approximately 161,300 square-foot warehouse, approximately 20,200 square-foot office, and 17 dock doors (Exhibit 5). Project features including building and design, site access, parking and loading, roadway improvements, lighting, signage, and landscaping are discussed below.

### 1.3.1 - Building and Design

The proposed delivery station building would be primarily composed of tilt wall concrete panels with pre-finished metal components on the exterior marking access to the building as well as providing an aesthetically appealing overall look and feel of the building. Other materials used would include wood, plastics, composites, and glass. Project design would adhere to the applicable design standards as well as those determined appropriate to serve the anticipated light industrial and ancillary uses.

We have made the following site plan design modifications to accommodate tenant design/use;

#### Storm Water Treatment

- Van Yard Areas –
  - We placed the locations of the bioretention areas in the van yard to take into consideration the grading and water flow throughout the site and to maximize clustered Van parking for Tenants use.

#### Landscape

- Lawn/Berming –
  - We modeled the lawn and berming to be consistent with recently submitted Airport Specific Plan projects that considered irrigation WELO requirements. This was based on the understanding that the County has evolved and pursued more water tolerant landscaping options, which has not specifically been updated in the current Airport Specific Plan.
- Associate parking area
  - We are providing continuous planters at head-to-head stalls with tree planting at approx. every 8 stalls
    - this design exceeds the landscaping requirements for “finger island” design per the Specific Plan and accommodates the Tenant’s needed parking stalls count and traffic flow design. We have provided a SF comparison to show that the continuous planter exceeds landscaping area compared to the “finger island” design.

- Van Yard Areas –
  - We are providing landscaping that exceeds the Specific Plan requirement in the Van Yard.
  - We provided enlarged bioretention areas utilized to concentrate landscape locations due to the nature of the van yard use and traffic flow as well as to minimize planting and irrigation “sprawl”.
- We have provided heavy landscaping along all sides of the property, not just the required setbacks per the Specific Plan.

### **1.3.2 - Site Access**

Access to the project site would be available via two full-access unsignalized driveways along Aviation Blvd., two full-access unsignalized driveways along Brickway Blvd., and three full-access unsignalized driveways along Jet Way. Regional Access to the site is provided via US-101 at the Airport Blvd. exit. Local access to the project site would be provided via Brickway Blvd, Aviation Blvd. and Jet Way. The project would provide a minimum 25-foot fire lane around the delivery station building to allow for emergency access.

### **1.3.3 - Parking and Loading**

Total parking on-site would consist of approximately 1,203 parking spaces, which is broken down into 280 automobile parking spaces, including 9 American with Disabilities Act (ADA) accessible spaces, and 923 delivery van spaces.

Furthermore, the project would include approximately 13 trailer spaces, 90 UTR/ van loading spaces, and 90 UTR/van staging spaces. Van loading and staging areas would be located on either side of the delivery station building to the north and south. In addition, designated van parking would be located within the areas west of the delivery station building, and associate parking would be located east of the building along Brickway Blvd.

### **1.3.4 - Electrical Vehicle Charging Stations**

Per California green design requirements, the appropriate number of auto stalls will have conduit installed to accommodate the potential installation of electrical charging stations for electrical passenger vehicles.

In addition, approximately 30% of the delivery van spaces will have electrical charging stations installed at project completion for future electric van use. The remaining delivery van spaces will have conduit run to each of these stalls to accommodate the potential addition of future charging stations. These electrical vehicle charging stations will be served by a separate electrical service and the electricity managed by a load management software to help reduce the amount of electrical consumption associated with the vehicle charging.

### **1.3.5 - Solar Capabilities**

The roof of the building and the roofs of the exterior loading canopies will be designed to accommodate the loads required for future solar panel installation. In addition, the building’s electrical design will provide for the needed flexibility (transfer switch, panels, etc.) to accommodate future solar



connections. Any future design and installation of solar panels will be facilitated thru a 3<sup>rd</sup> party solar company.

### 1.3.6 - Offsite Roadway Improvements

#### Current Offsite Roadway Improvements

Along Aviation Blvd, roadway improvements are underway and are currently being completed by the property owner pursuant to a separate agreement with the County of Sonoma (ABC Phase VII Improvement Plans, County project number SUR20-0108).

Along Brickway Blvd., anticipated roadway improvements are currently being pursued by the property owner (with construction permit application pending); once the County issues the necessary ministerial construction permits, the property owner would complete the contemplated roadway improvements along Brickway Blvd. pursuant to separate agreement with the County of Sonoma. (ABC Phase VII Improvement Plans, County project number SUR20-0108).

#### Project Specific Offsite Roadway Improvements

The project intends to dedicate the approximate areas below to Sonoma County for public right of way;

**Jet Way:** 22,254 square feet abandonment of Right of Way

**Jet Way:** 9,306 square feet new right of way dedication

These modifications will be completed as part of the ABC Phase VI plan revisions.

**Airport Blvd:** 2,108 square feet

The following are the anticipated offsite improvements to be constructed as part of the Project.

**Aviation Blvd.-** Two commercial driveways would be constructed for access to/from Aviation Blvd. Sidewalk and streetlight improvements along APN 059-340-032.

**Brickway Blvd.-** Two commercial driveways would be constructed for access to/from Brickway Blvd. Will both of these be done by revising plans for ABC Phase VII plans?

**Airport Blvd.-** Construction of ±750 linear feet of limited asphalt (extension of existing asphalt), curb, gutter, sidewalk and landscape improvements along the northside of Airport Blvd. fronting the Property.

**Jet Way-** Construction of a cul-de-sac bulb at the end of the existing roadway consisting of asphalt, curb, gutter, sidewalk, and landscape improvements as part of the ABC VI revised improvements. Three commercial driveways would be constructed, one off the cul-de-sac and two off existing Jet Way, for access to/from Jet Way.

### 1.3.7 - Lighting

Project lighting would be designed to appropriately illuminate the project site, taking into due consideration the security and safety of the project's employees and visitors and the proposed uses.

Exterior lighting would be designed to meet applicable Sonoma County Code (SCC) requirements. Given that the proposed project would operate 24 hours a day, 7 days a week (24/7) and would store consumer goods on-site, lighting would be designed to maximize employee safety and site security and comply with applicable County requirements and standards, particularly those addressing adjacency issues.

### 1.3.8 - Signage

Signage within the site would be specific to the proposed tenant and would comply with all applicable Sonoma County Airport Industrial Area Specific Plan and Sonoma County Code requirements.

### 1.3.9 - Landscaping

The project would include approximately 283,340 square feet of landscaped areas. The project landscaping would consist of grass, groundcover, shrubs, and trees. Details of the project's Landscape design and plant selection would be determined taking into consideration the desire to incorporate low-maintenance installation and water conservation features, and irrigation would comply with the applicable Water Efficient Landscape Standards, of the Windsor Water District code. Landscaping would be included throughout the project site to visually break up parking areas, enhance aesthetic aspects of the project, and reduce heat absorption on-site.

### 1.3.10 - Utilities

The project site is currently served by the following utility providers:

- **Electricity:** Pacific Gas and Electric (PG&E)
- **Natural Gas:** PG&E
- **Sewer:** Sonoma County Water Agency Airport-Larkfield-Wikiup Sanitation Zone
- **Stormwater:** County of Sonoma
- **Potable & Irrigation Water:** Windsor Water District (WWD)
- **Trash Disposal and Recycling:** Recology Sonoma County
- **Telecommunications:** AT&T

The project would be served by the above-referenced providers. It is anticipated that the above utility improvements would be necessary to serve the project.

### 1.3.11 - Phasing, Demolition, and Construction

Construction of the proposed project is estimated to commence in January 2022. Grading of the project would take place for approximately 20 days. Construction would be completed in one phase, beginning in January 2022, and concluding in September 2022. The project is expected to be operational in 2022.

### 1.3.12 - Operation

Delivery stations are package handling facilities that support the “last mile” of Tenants fulfillment logistics network. Generally, the last stop before orders reach the customer, Delivery Stations provide a location from which we receive shipments in bulk from the Fulfillment Centers or Sort Centers, sort them by route and dispatch a fleet of delivery vehicles to get the orders to our customers. Packages arrive at the site from line haul trucks and are sorted based on zip codes, and then transferred over to a local courier or delivery service provide or to Flex drivers. The site operates 24/7 with most of the sortation activity being done in the middle of the night when the line haul trucks arrive at the site.

#### Employment

Delivery stations create hundreds of mostly full time and part time jobs. Tenant provides all associates at least \$15.00 per hour in wages, and a variety of benefits packages from day one. Full time associates receive benefits including medical, dental and vision insurance, 401k match, and life and disability insurance – the same benefits as our senior executives. Part time opportunities are great for parents seeking flexibility in schedule, college students, those seeking second jobs, and retirees.

Three types of jobs are available in delivery stations:

1. Sortation – These associates are directly employed by Amazon. They help with sorting packages inside the delivery station.
2. Delivery Service Partners (DSP) – DSPs are entrepreneurs who have launched their own small business delivering packages on behalf of Tenant. DSPs operate out of delivery stations and employ delivery van drivers who deliver packages. They adhere to the \$15.00 per hour wage requirement for their employees.
3. Managers – Managers are employed by Tenant for managing the sortation process, and by DSP owners for managing the delivery process.

#### Operations

Delivery stations power the last mile of our order fulfillment process and help speed up deliveries for customers. Packages are transported to delivery stations via trailer trucks (18 wheelers) from neighboring Amazon fulfillment and sortation centers and are sorted, picked and loaded into delivery vehicles.

Delivery stations operate 24/7 to support delivery of packages to customer locations between 11:00 AM and 9:00 PM. At the proposed facility, Tenant anticipates approximately 25 line-haul trucks delivering packages to the delivery station each day over a 24-hour period. The customer packages are sorted, picked to the delivery routes, placed onto movable racks and staged for dispatch. Approximately 225 associates and managers support this operation over a 24-hour period, over four separate shift structures.

The DSP delivery associates arrive at a delivery station starting at approximately 9:20 AM. Starting at 9:50 AM and ending at 10:50 AM, approximately 249 delivery vans will load and depart from the delivery station at an average rate of 90 vans every 20 minutes to facilitate a regulated traffic flow into the surrounding area. The departure window is designed to lessen the impact on rush hour periods and improve delivery efficiencies. Approximately 8-10 hours after dispatch, delivery routes are completed, and the vans return to the station between 7:00 PM and 9:00 PM. The drivers park the delivery van onsite and leave using a personal vehicle, transit or active transportation.

## **Attachment 2**

Applicant's Narrative of Changes to Design Review package; upon DRC's comments during Conceptual review on May 19, 2021

Project Rosco  
PLP21-002  
Design Review Committee

**Architectural:**

**Rendering:**

Enhanced photo renderings to align with landscape plans and future maturation dates

**Building Elevations**

Enhanced building elevations with paint and reveals to break up the massing of the building. additionally, concrete tilt walls were increased on the corners of the buildings to bring some variation to the building elevation

**Site plan**

with changes coordinated with civil and landscape to include more landscape in parking areas and employee amenities spaces. Parking tabulation revised to reflected loss of stalls for more landscaping (see below for detailed description)

**Details**

Signage details revised to reflect Sonoma county signage requirement of max 6'-0" high signs including the base.

**Civil Site Plan:**

**Associate parking**

Planter islands added to the Associates parking area adjacent to Brickway Boulevard. 9' wide planters are spaced to be on average less than 8 parking stalls apart. Landscaped planters flank the two separate pedestrian paths of travel from the building, through the parking, and to the public sidewalk at Brickway Boulevard.

**Van areas north and south of the building**

Planters at the ends of each van row were increased in size equivalent to the area that would be provided with island planters at 8 stalls on center. Planters in the north van area vary in width from 23' to 45' and with a length of 58'.

The proposed changes save 3 additional valley oaks on the south side of the building

6' square tree islands have been equally spaced between the van parking end planters

Storm Water treatment areas within planter areas were made more curvilinear and natural shaped to improve the visual impact.

**Site amenities**

A natural outdoor employee break area added west of the southerly parking area adjacent to the creek setback area and grove of existing oak trees. The landscape plans provide details of the proposed amenities of this area. The break area is connected to the decomposed granite walking path on the south side of Airport Creek.

**Landscape:**

**Site Plan**

Planters and bioretention at parking areas modified per Civil backgrounds. Employee break area and furnishings added by existing creek and overall Landscape Area and Landscape Coverage modified per committee comments and subsequent plan updates.

**Planting Plan**

Trees added at planter diamonds at van parking lots, and plantings layout and quantities revised per updated site. The proposed changes save 3 additional valley oaks on the south side of the building

**Tree Imagery**

Sheet added for supplemental visual assistance.

**Attachment 3**

Architectural and Landscape Plan Set;  
revised July 2, 2021





SHEET INDEX	
SHEET NUMBER	SHEET NAME
0.0	COVER SHEET
0.1	PERSPECTIVE VIEWS
0.2	PERSPECTIVE VIEWS
0.3	EXTERIOR ELEVATIONS
0.4	OVERALL SITE PLAN
0.5	OVERALL FLOOR PLAN
0.6	OVERALL SECTIONS AND ENLARGED OFFICE
0.7	TRASH ENCLOSURE
0.8	COLOR BOARD AND SITE SIGNAGE
0.9	EMPLOYEE AMENITY PERSPECTIVE
C1	PRELIMINARY SITE PLAN
C2	EXISTING CONDITIONS PLAN
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY GRADING PLAN
C6	PRELIMINARY GRADING PLAN
C7	PRELIMINARY GRADING PLAN
C8	PRELIMINARY GRADING PLAN
C9	PRELIMINARY GRADING PLAN
C10	PRELIMINARY GRADING PLAN
C11	PRELIMINARY GRADING PLAN
C12	PRELIMINARY GRADING PLAN
C13	PRELIMINARY GRADING PLAN
C14	PRELIMINARY UTILITY PLAN
C15	PRELIMINARY UTILITY PLAN
C16	PRELIMINARY UTILITY PLAN
C17	PRELIMINARY UTILITY PLAN
C18	PRELIMINARY UTILITY PLAN
C19	PRELIMINARY UTILITY PLAN
C20	PRELIMINARY UTILITY PLAN
C21	PRELIMINARY UTILITY PLAN
C22	PRELIMINARY UTILITY PLAN
C23	PRELIMINARY UTILITY PLAN
C24	PRELIMINARY UTILITY PLAN
C25	DETAILS
C26	VEHICLE CIRCULATION EXHIBIT FIRE TRUCK
C27	VEHICLE CIRCULATION EXHIBIT WB-50 & WB-65
E-2.0	SITE PLAN
E-2.1	SITE PLAN
E-2.2	SITE PHOTOMETRIC
E-2.3	SITE PHOTOMETRIC
FC-3	FIXTURE CUT SHEET
L1.1	TREE PROTECTION PLAN
L2.1	LANDSCAPE SITE PLAN
L3.0	IRRIGATION LEGEND
L3.1	IRRIGATION MASTER PLAN
L4.1	LANDSCAPE PLANTING PLAN
L4.2	LANDSCAPE PLANTING PLAN
L4.3	LANDSCAPE PLANTING PLAN
L4.4	LANDSCAPE PLANTING PLAN
L4.5	LANDSCAPE PLANTING PLAN
L5.1	TREE IMAGERY





CORNER OF BRICKWAY AND AVIATION - 15' TREE APPROXIMATE MATURATION IN 10 YEARS



CORNER OF BRICKWAY AND AVIATION - 30' TREE APPROXIMATE MATURATION IN 20 YEARS



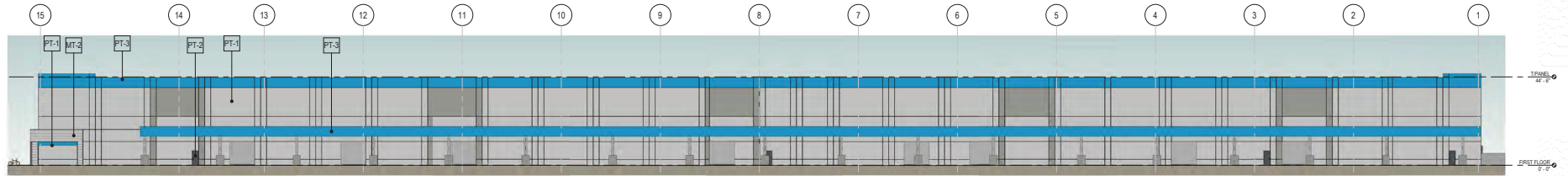


AVIATION STREET VIEW OF BUILDING ENTRY- 15' TREE APPROXIMATE MATURATION IN 10 YEARS



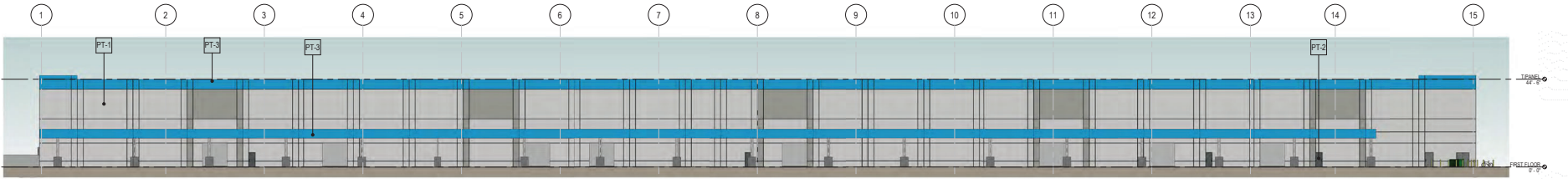
AVIATION STREET VIEW OF BUILDING ENTRY- 30' TREE APPROXIMATE MATURATION IN 20 YEARS





1 Planning - North Elevation

Scale: 3/8" = 1'-0"



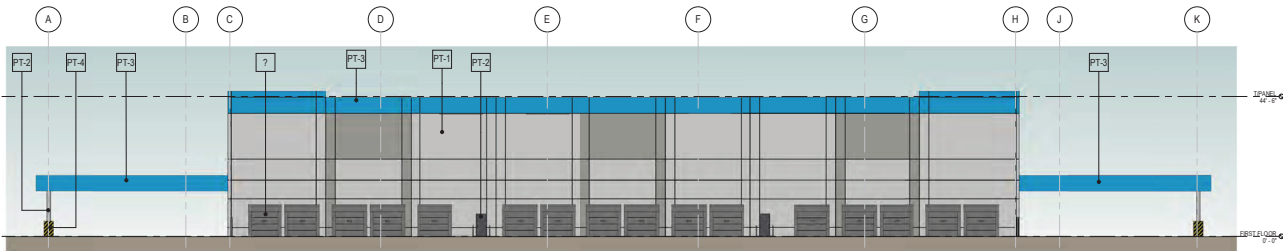
2 Planning - South Elevation

Scale: 3/8" = 1'-0"



3 Planning - East Elevation

Scale: 1/16" = 1'-0"

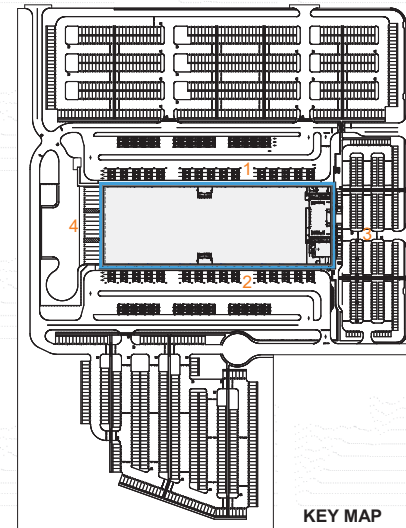


4 Planning - West Elevation

Scale: 1/16" = 1'-0"

**MATERIAL SCHEDULE**

- GLAZING
- GL-1 COLOR TO MATCH BLUE
- METAL
- MT-1 COLOR TO MATCH CLEAR ANODIZED ALUMINUM
- MT-2 FACTORY FINISH METAL PANEL, COLOR TO MATCH SW 7063 NEBULOUS WHITE BY SHERWIN-WILLIAMS
- PAINT
- PT-1 EXTERIOR PRIME & PAINT, COLOR TO MATCH SW 7066 GRAY MATTERS BY SHERWIN-WILLIAMS
- PT-2 EXTERIOR PRIME & PAINT, COLOR TO MATCH PANTONE 2995 C AMAZON PRIME BLUE
- PT-3 EXTERIOR PRIME & PAINT, COLOR TO MATCH SW 7066 GRAY MATTERS BY SHERWIN-WILLIAMS
- PT-4 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES



KEY MAP

APN 059-340-048  
SONOMA COUNTY OFFICE  
OF EDUCATION  
DOC NO. 1990-117677

APN 059-340-035  
SONOMA COUNTY  
OFFICE OF EDUCATION  
DOC NO. 2017-090045

APN 059-340-054  
TWELVE-SEVEN HOLDINGS LLC  
DOC NO. 2015-111330

APN 059-340-040  
B & O ENTERPRISES LLC  
DOC NO. 2005-020542

APN 059-340-012  
ROSENBERG  
DOC NO.  
1997-006920

APN 059-340-011  
DEN BESTE CALIFORNIA  
PROPERTIES LLC  
DOC NO. 2017-097831

### DEVELOPMENT STANDARDS

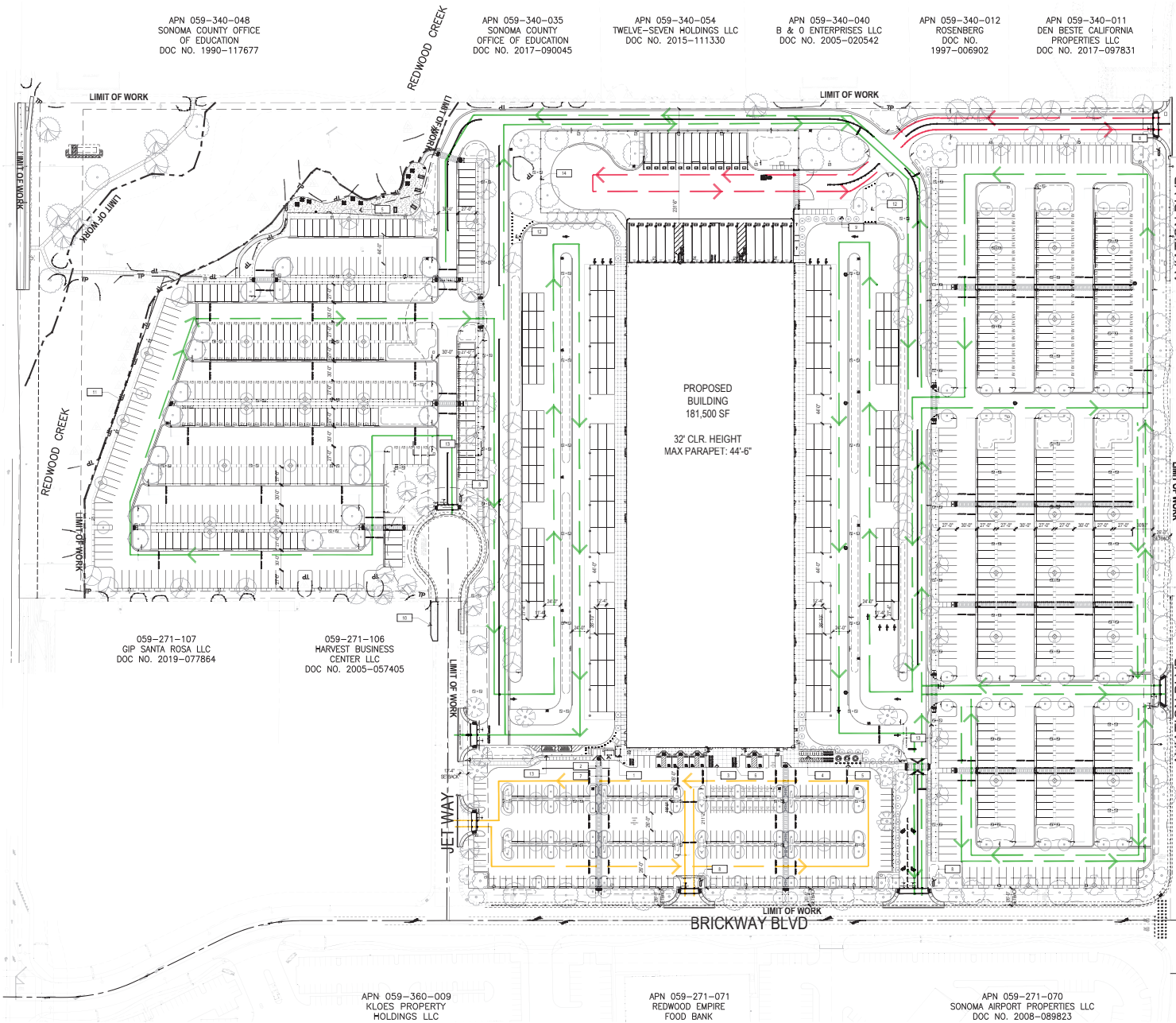
ZONING:	MP-1 AIRPORT INDUSTRIAL-SPECIFIC PLAN (I)
MAX FAR:	50%*
MAX COVERAGE:	50%*
BUILDING SETBACK:	FRONT: 25 FT* SIDE: 10 FT* REAR: 10 FT*
LANDSCAPE SETBACK:	FRONT: 25 FT* SIDE: 20 FT* REAR: 10 FT*
PARKING SETBACK:	FRONT: 25 FT* SIDE/REAR: 5 FT*
DIFF STREET PARKING:	STANDARD: 9' x 20' CONTRACT: 8' x 18' DRIVE AISLE: 25' 0" FIRE LANE: 25' 0" OVERHANG: 2' 6"
REG. PARKING RATIO BY USE:	125% FOR 15,000 SF OR MORE OFFICE: 12000 WAREHOUSE: 12000
BUILDING HEIGHT:	28 FT ADDITIONAL 1" OF BUILDING HEIGHT FOR EVERY FOOT PAST 40 FT BUILDING SETBACK LINE. MAX 50 FT

### PROJECT DATA

SITE AREA:	1,800,482 SF (GROSS) 41.94 AC (GROSS) 3,796,473 SF (NET) 40.39 AC (NET)
BUILDING FOOTPRINT:	181,000 SF
OFFICE:	18,800 SF
WAREHOUSE:	162,200 SF
CANOPY FOOTPRINT:	42,300 SF (21 x 84,600 SF)
COVERAGE:	10.36% (without CANOPY)
PARKING REQUIRED:	OFFICE: 89 STALLS WAREHOUSE: 82 STALLS
PARKING PROVIDED:	OFFICE (P + 16): 264 STALLS (7 ADA STALLS, 258 ADA PROVIDED) WAREHOUSE: 89 STALLS (58 EV STALLS) TOTAL: 1,154 STALLS
BIKE PARKING REQUIRED:	SHORT TERM: 1 PER 5 REQUIRED PARKING SPACES LONG TERM: 1 PER 14 BIKE SPACES
BIKE PARKING PROVIDED:	SHORT TERM: 31 BIKE SPACES (2 IN AMENITY SPACES) LONG TERM: 38 BIKE LOCKERS (3 IN AMENITY SPACES)

### KEYNOTES

- 1 PREFABRICATED SMOKING SHELTER
- 2 RIDE-SHARE SHELTER
- 3 BIKE RACKS - SHORT TERM TYP.
- 4 BIKE RACKS - LONG TERM
- 5 EMPLOYEE OUTDOOR BREAK AREA. SEE LANDSCAPE PLANS.
- 6 BENCH TYP.
- 7 TRASH CAN
- 8 EXTERIOR ILLUMINATED MONUMENT SIGN. SEE DETAILS ON SHEET 0.4.
- 9 COVERED TRASH ENCLOSURE. SEE DETAILS ON SHEET 0.7.
- 10 EXISTING DRIVEWAY TO REMAIN.
- 11 CREEK SETBACK
- 12 EVA ACCESS WITH REMOVABLE BOLLARDS.
- 13 PEDESTRIAN BARRIER FENCE
- 14 TRUCK DOOR SECURITY FENCE



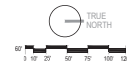
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GIP SANTA ROSA LLC  
DOC NO. 2019-077864

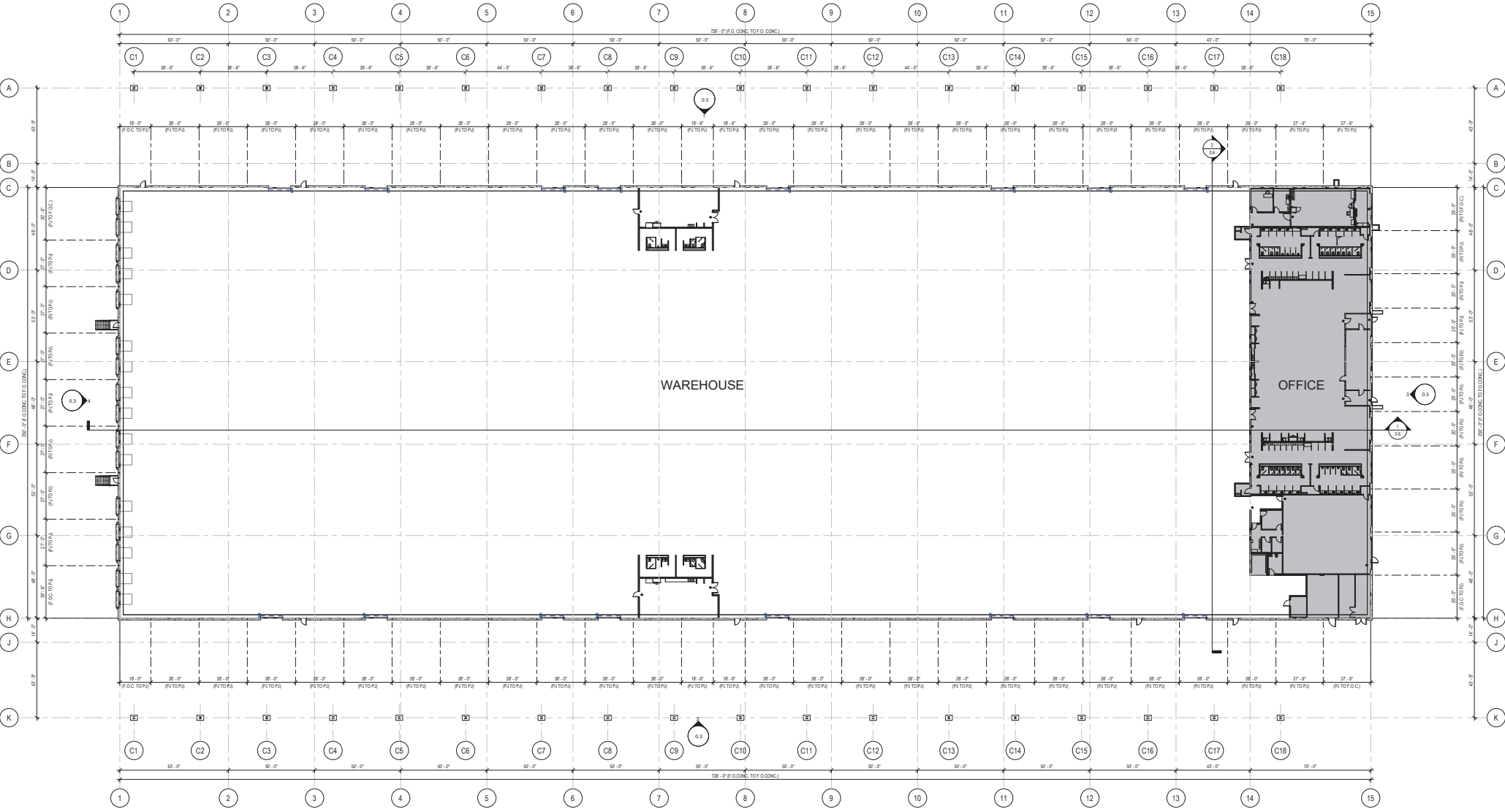
059-271-106  
HARVEST BUSINESS  
CENTER LLC  
DOC NO. 2005-057405

APN 059-360-009  
KLOES PROPERTY  
HOLDINGS LLC

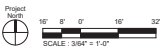
APN 059-271-071  
REDWOOD EMPIRE  
FOOD BANK

APN 059-271-070  
SONOMA AIRPORT PROPERTIES LLC  
DOC NO. 2008-089823





**1 OVERALL FLOOR PLAN**  
Scale: 3/8" = 1'-0"



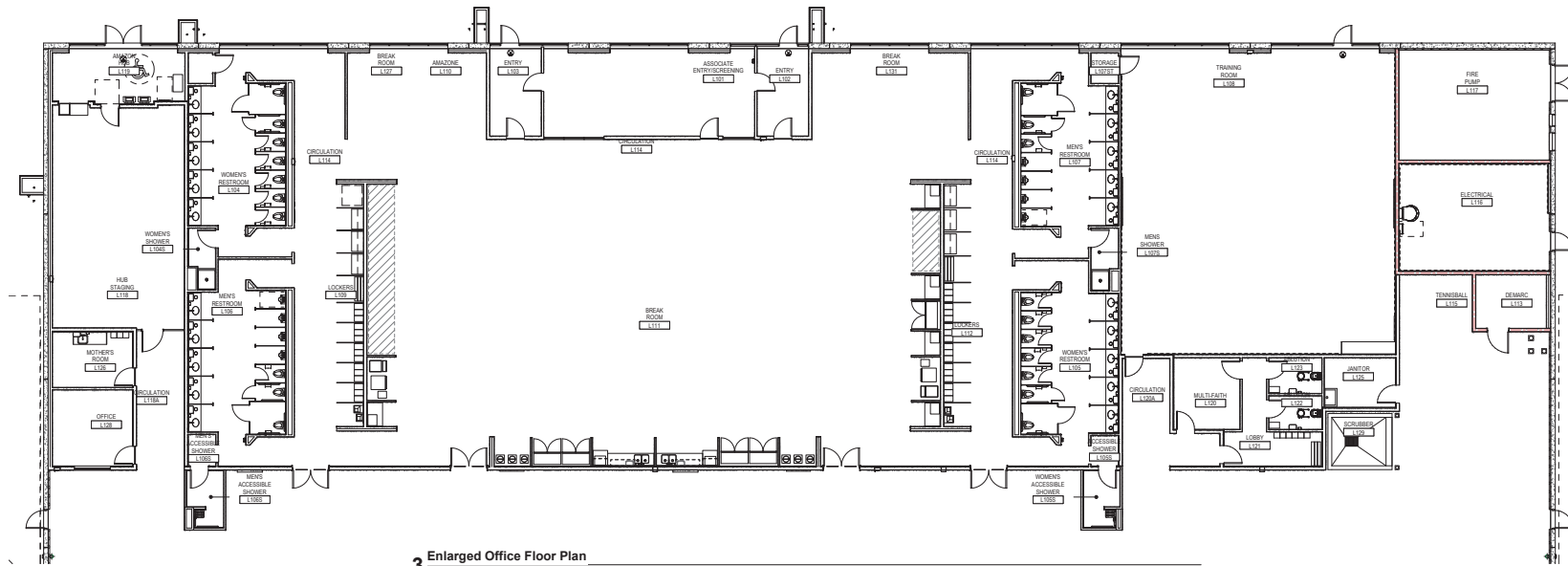
**PROJECT ROSCO**  
BRICKWAY AND AVIATION BOULEVARD  
SANTA ROSA, CA 95403

**PLANNING PACKAGE**  
**OVERALL FLOOR PLAN**

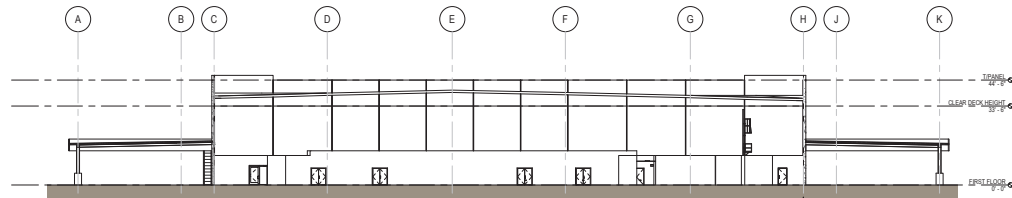
**AO** Architecture.  
Design.  
Relationships.  
144 North Orange Street, Orange, California 92666  
714 / 639-9860  
aoarchitects.com

Scale: 3/8" = 1'-0"  
Job No. 2020-447  
Date 6/23/2021

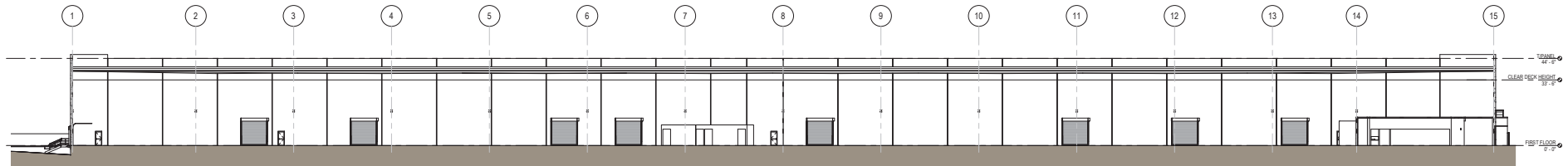
**0.5**



**3 Enlarged Office Floor Plan**  
Scale: 1/8" = 1'-0"

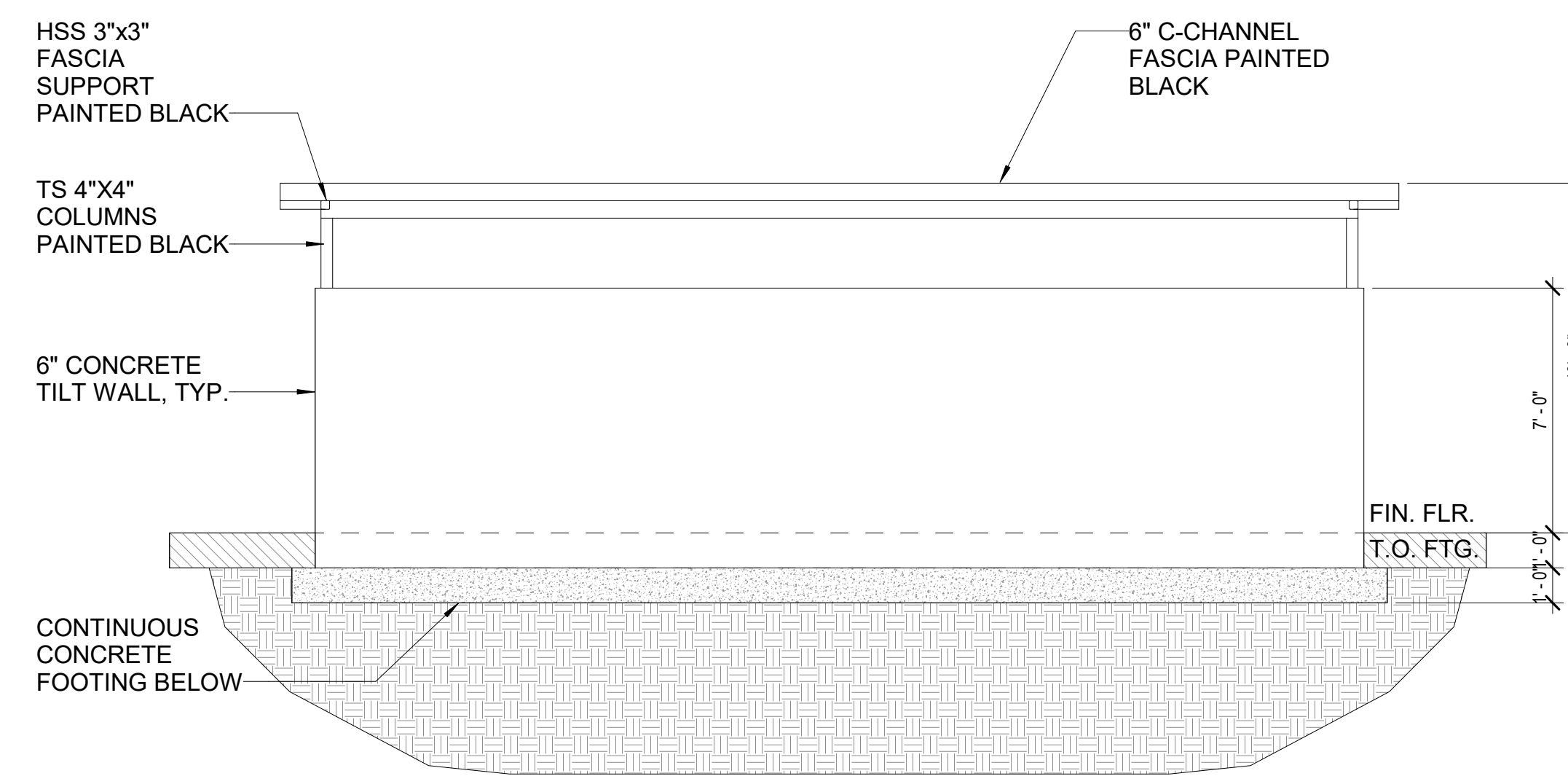


**2 Building Section 02**  
Scale: 3/8" = 1'-0"

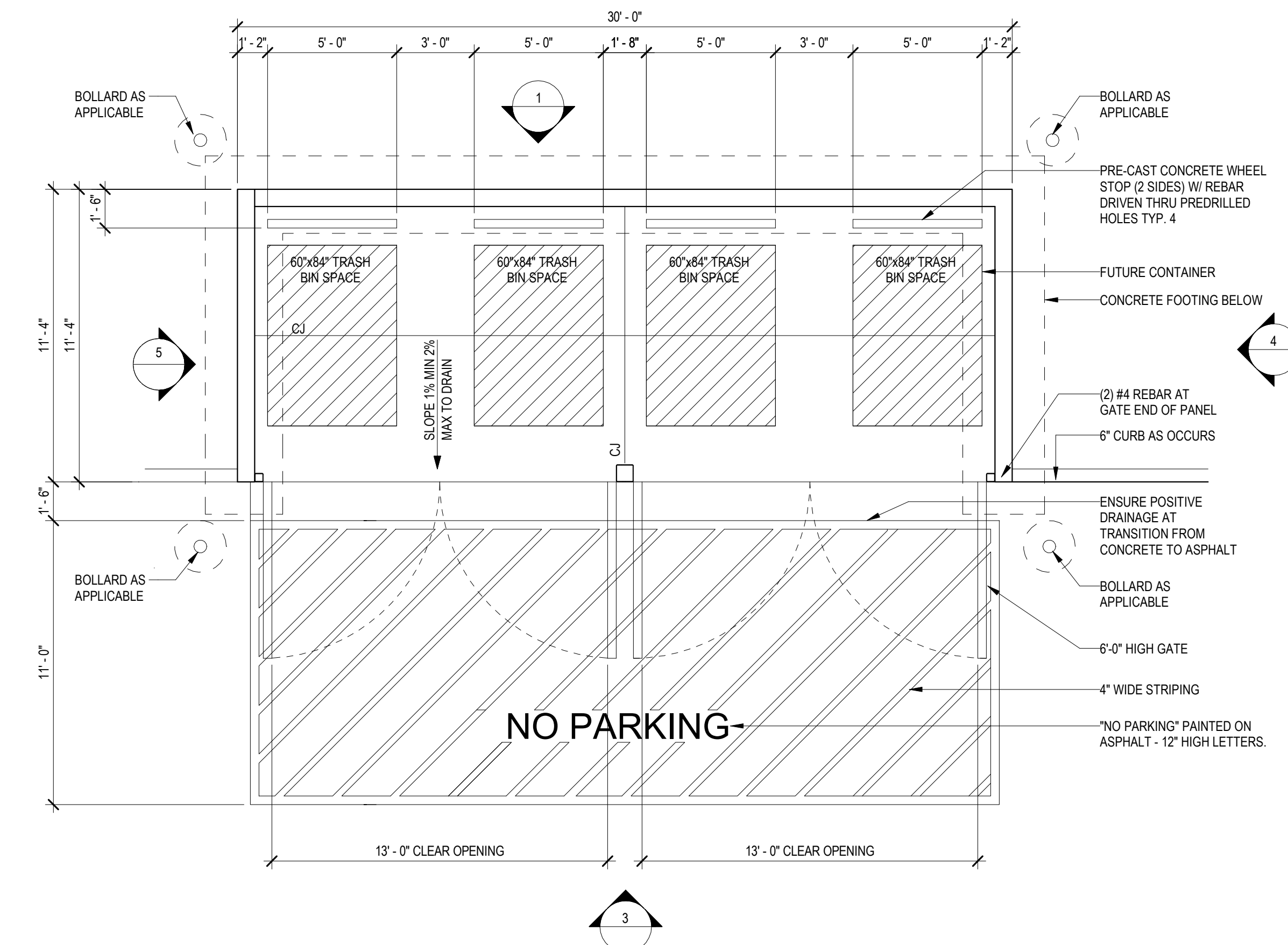


**1 Building Section 01**  
Scale: 3/8" = 1'-0"



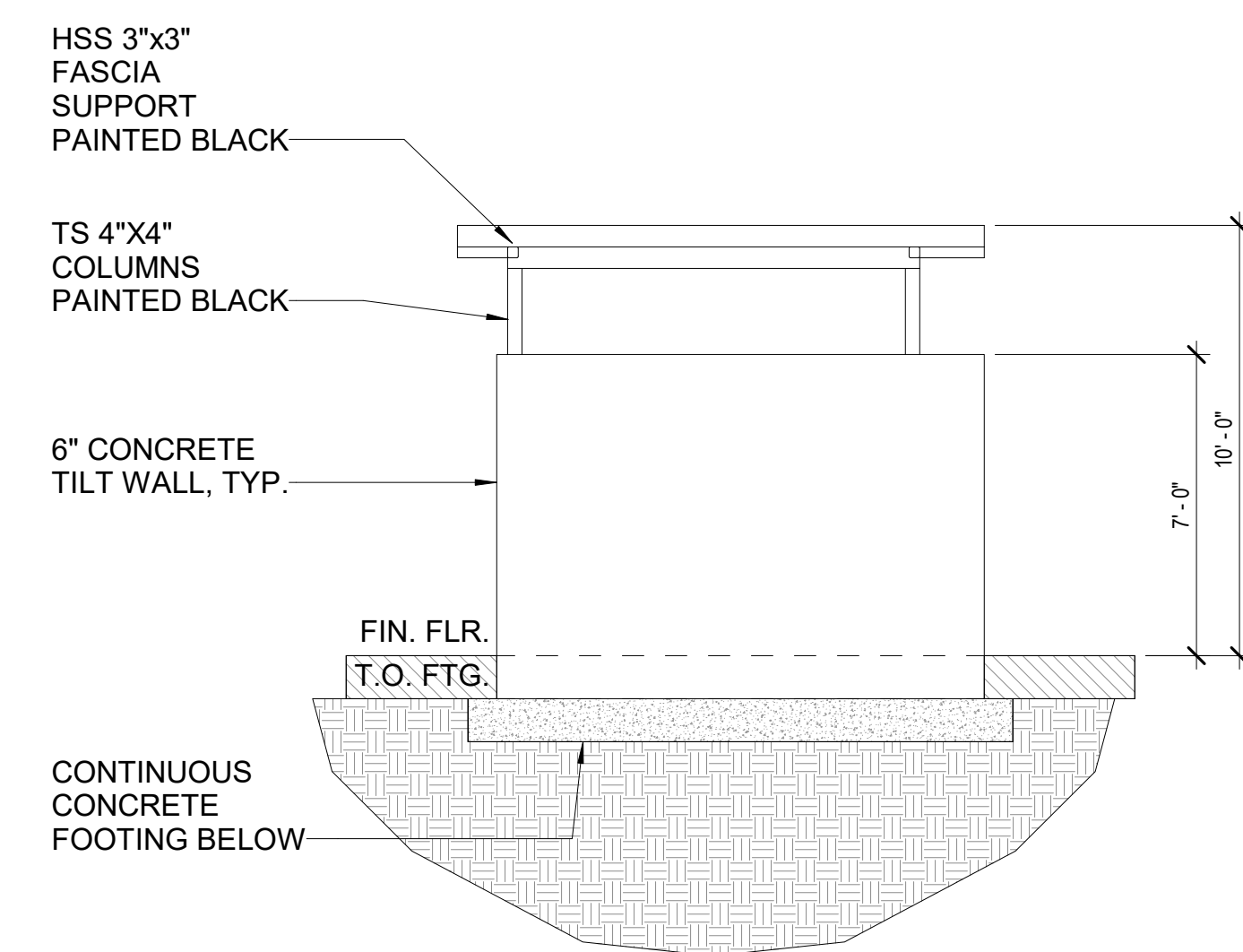


**1 TRASH ENCLOSURE REAR ELEVATION**  
Scale: 1/4" = 1'-0"

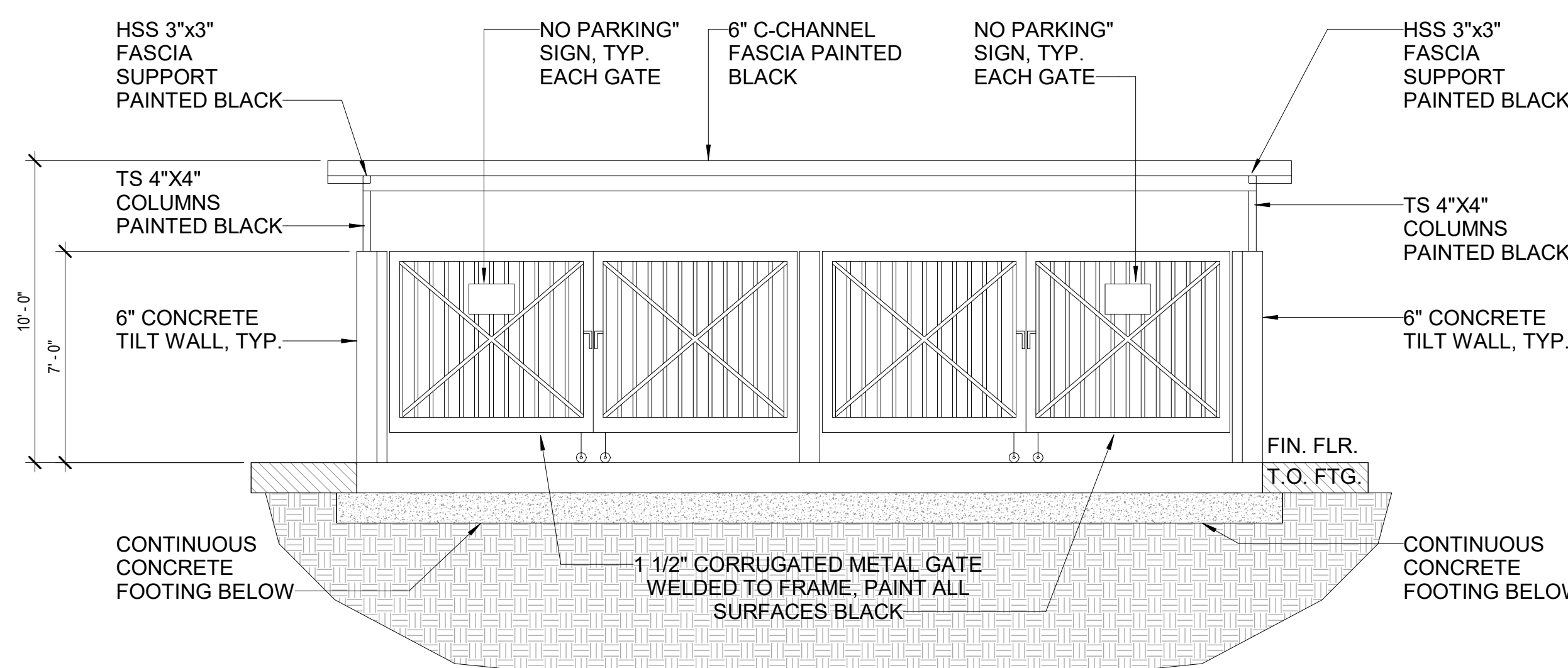


**DESIGNER NOTES:**  
 • BASIS OF DESIGN FOR TRASH ENCLOSURE IS TILT UP CONCRETE WALLS, AOR AND EOR TO COORDINATE W/ DEVELOPER AND JURISDICTION FOR ANY ADDITIONAL REQUIREMENTS.  
 • ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENANT AND AHJ APPROVAL.

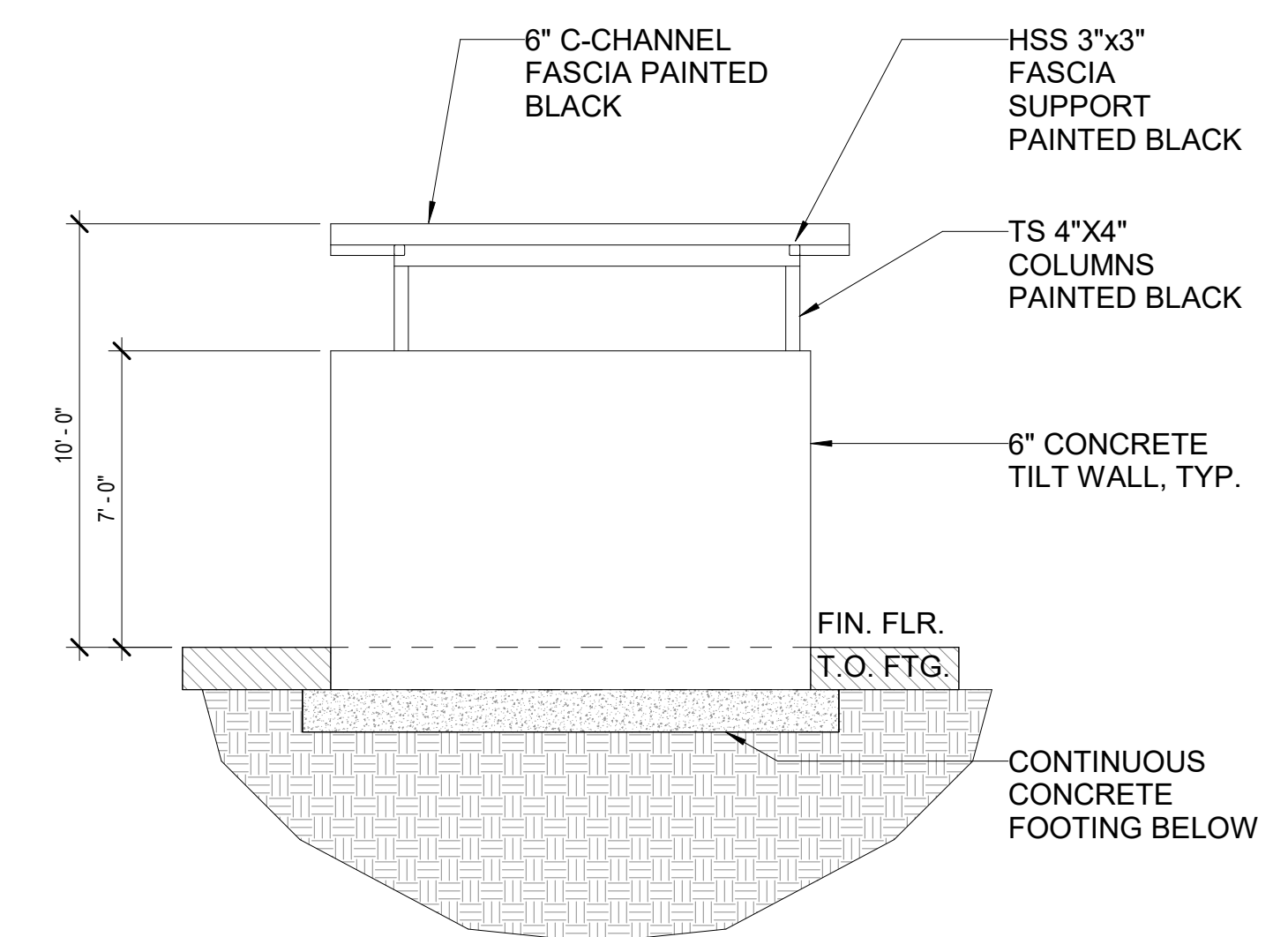
**2 TYP TRASH ENCLOSURE FLOOR PLAN**  
Scale: 1/4" = 1'-0"



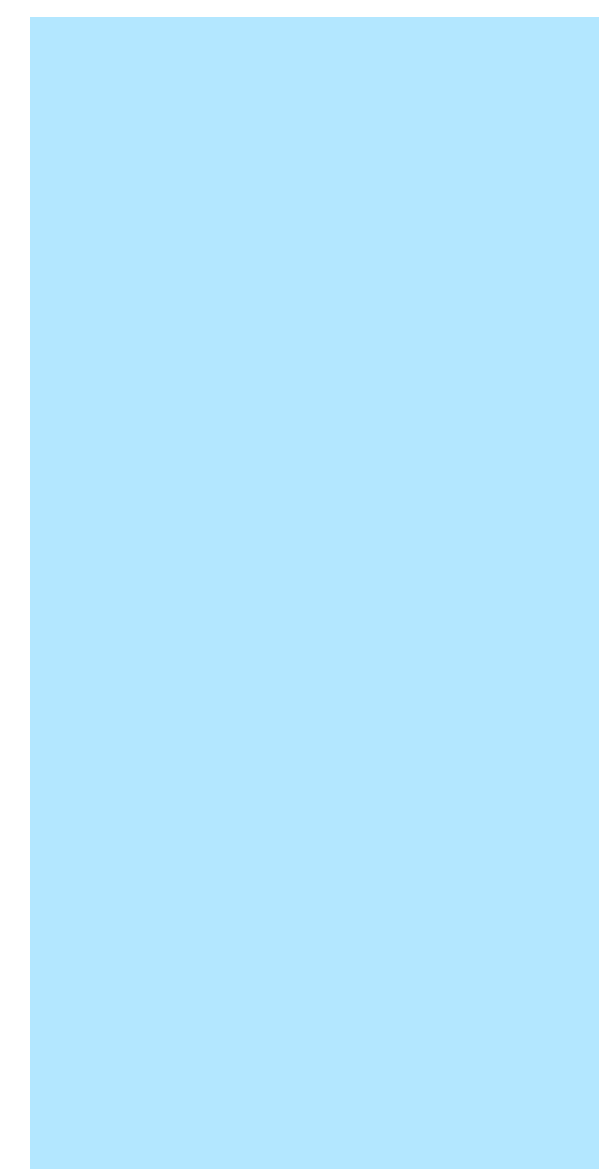
**5 TRASH ENCLOSURE LEFT ELEVATION**  
Scale: 1/4" = 1'-0"



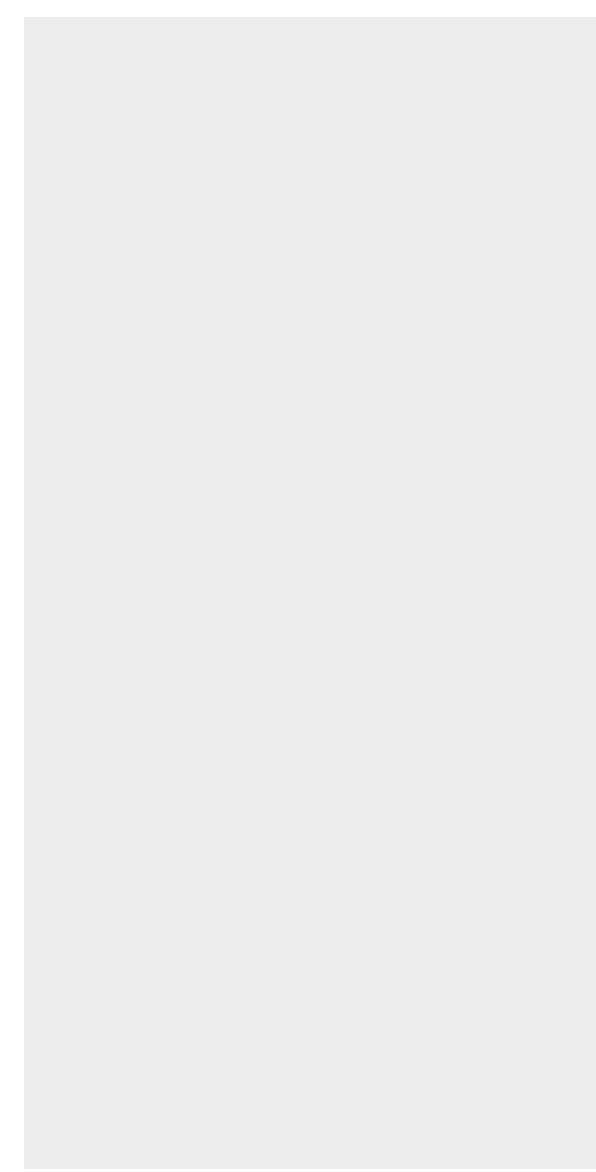
**3 TRASH ENCLOSURE FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



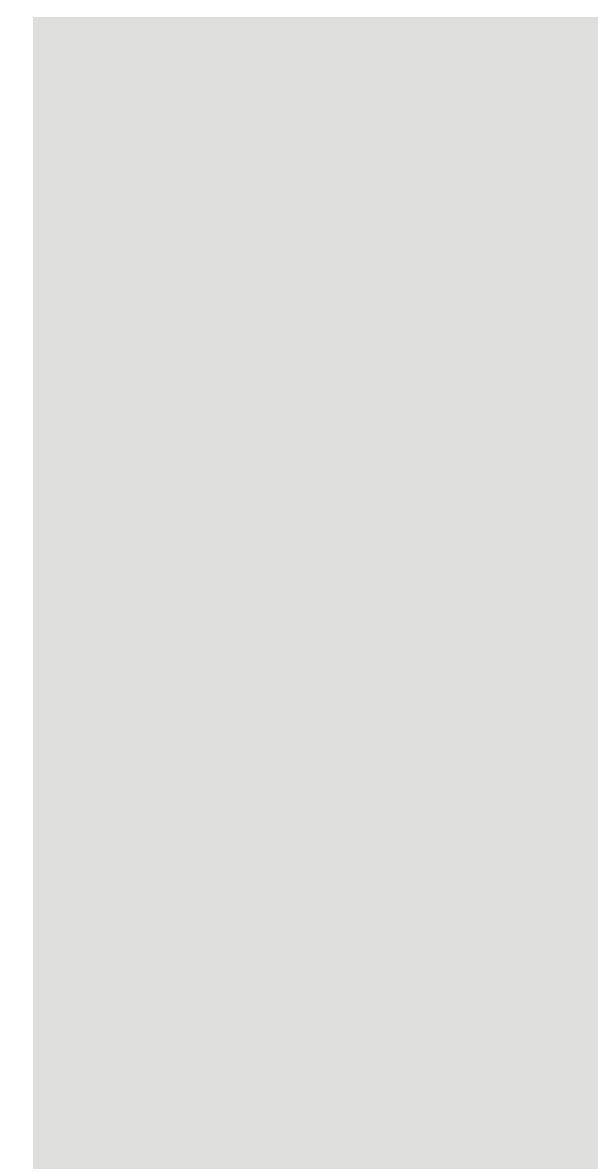
**4 TRASH ENCLOSURE RIGHT ELEVATION**  
Scale: 1/4" = 1'-0"



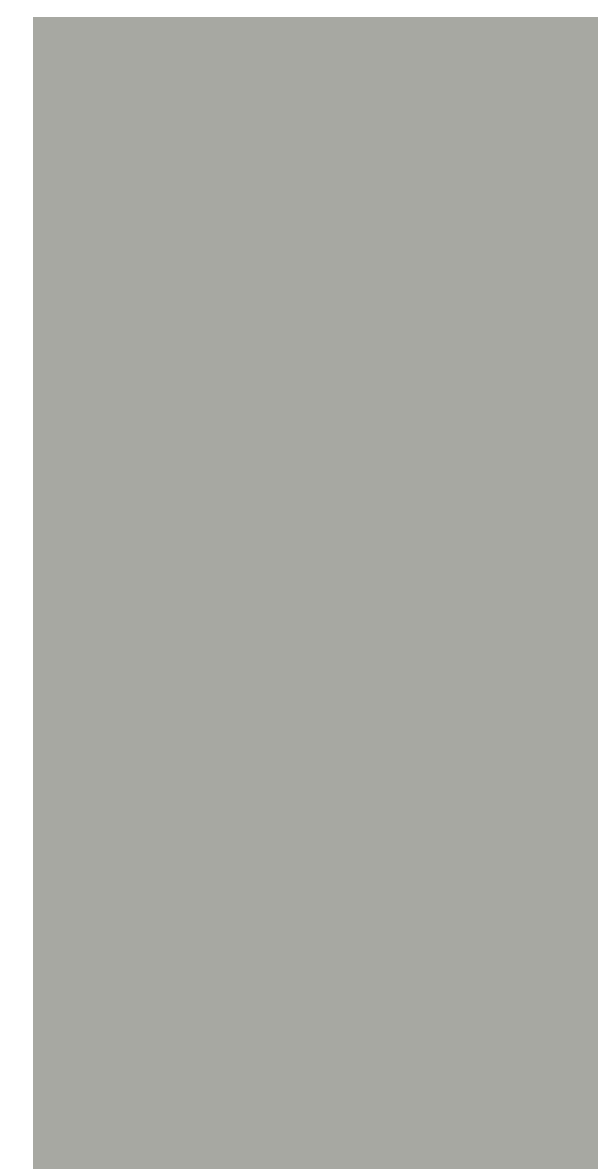
GL-1 COLOR TO MATCH: BLUE



MT-1 COLOR TO MATCH: CLEAR ANODIZED ALUMINUM



MT-2 / PT-1 COLOR TO MATCH: SW 7063 NEBULOUS WHITE BY SHERWIN WILLIAMS



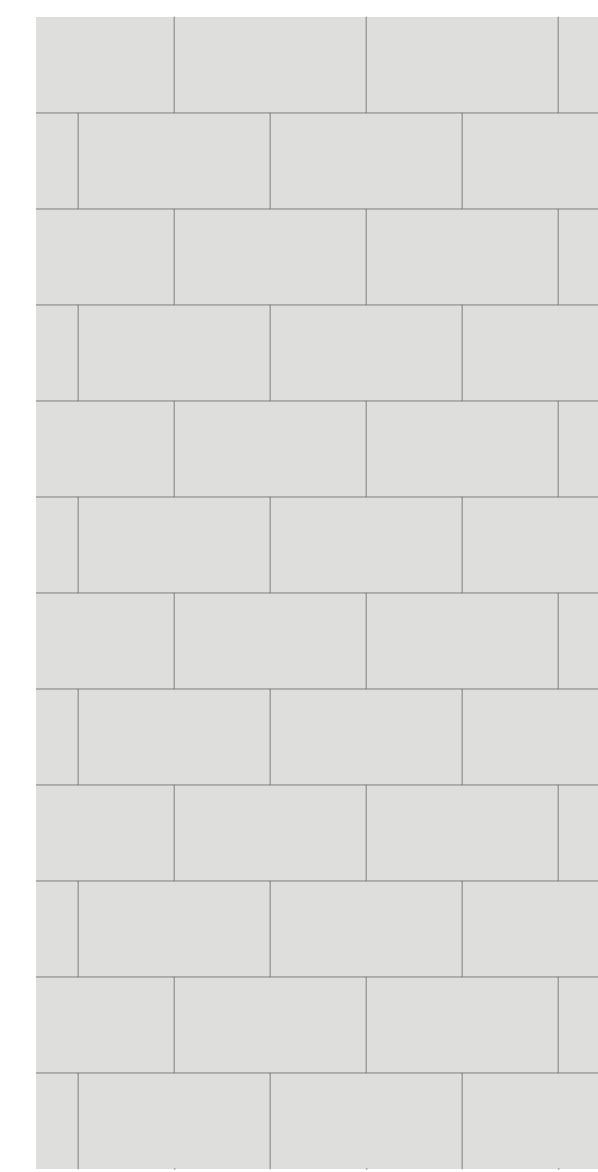
PT-2 COLOR TO MATCH: SW 7066 GRAY MATTERS BY SHERWIN WILLIAMS



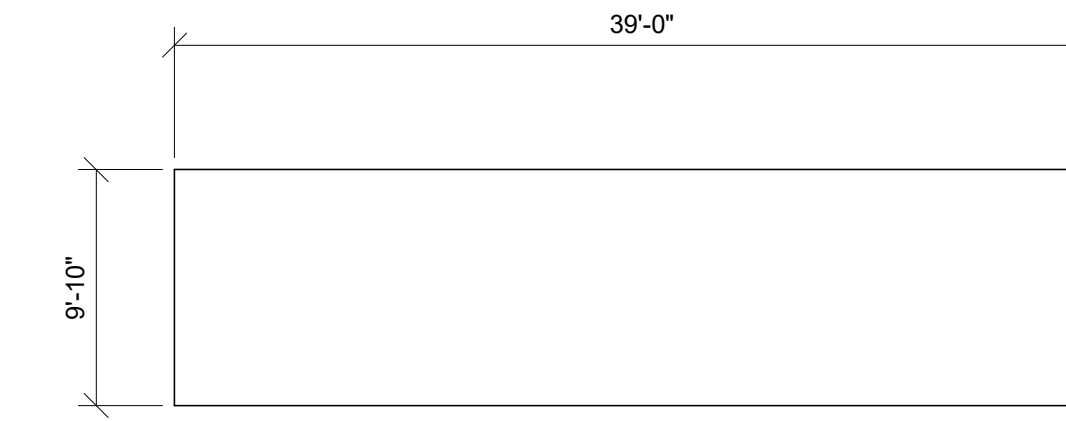
MT-3 / PT-3 COLOR TO MATCH: 2995 C AMAZON PRIME BLUE BY PANTONE



PT-4 COLOR TO MATCH: YELLOW/BLACK DIAGONAL STRIPES OSHA CAUTION



CMU-1 COLOR TO MATCH: SW 7063 NEBULOUS WHITE BY SHERWIN WILLIAMS

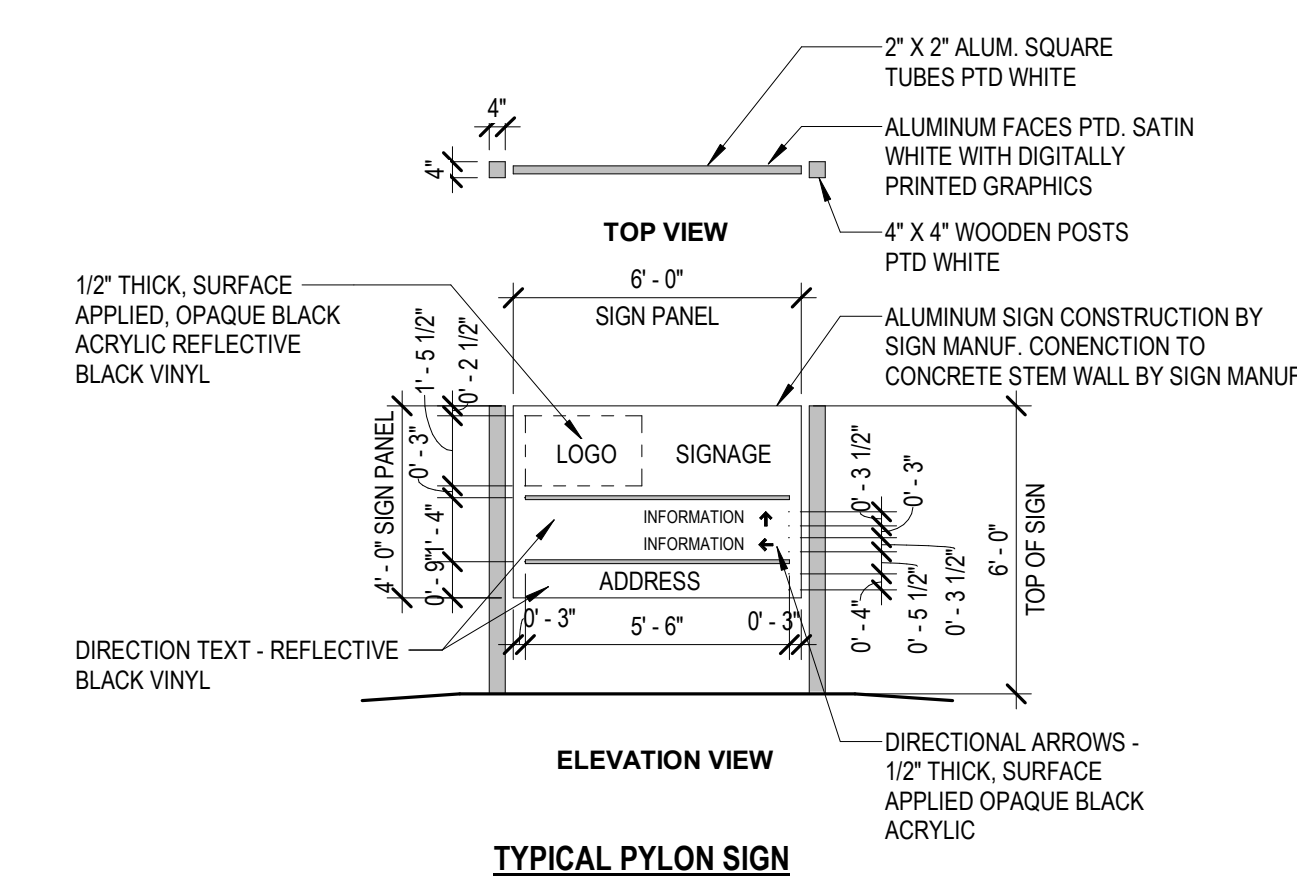


TYPICAL BUILDING SIGN DESIGN  
SIGN SURFACE = 383.5 SQ. FT.  
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)

LOGO SIGN BY SIGN MANUFACTURER.  
LOCATION OF SIGN BASED ON BUILDING  
ORIENTATION AND MAIN ENTRY

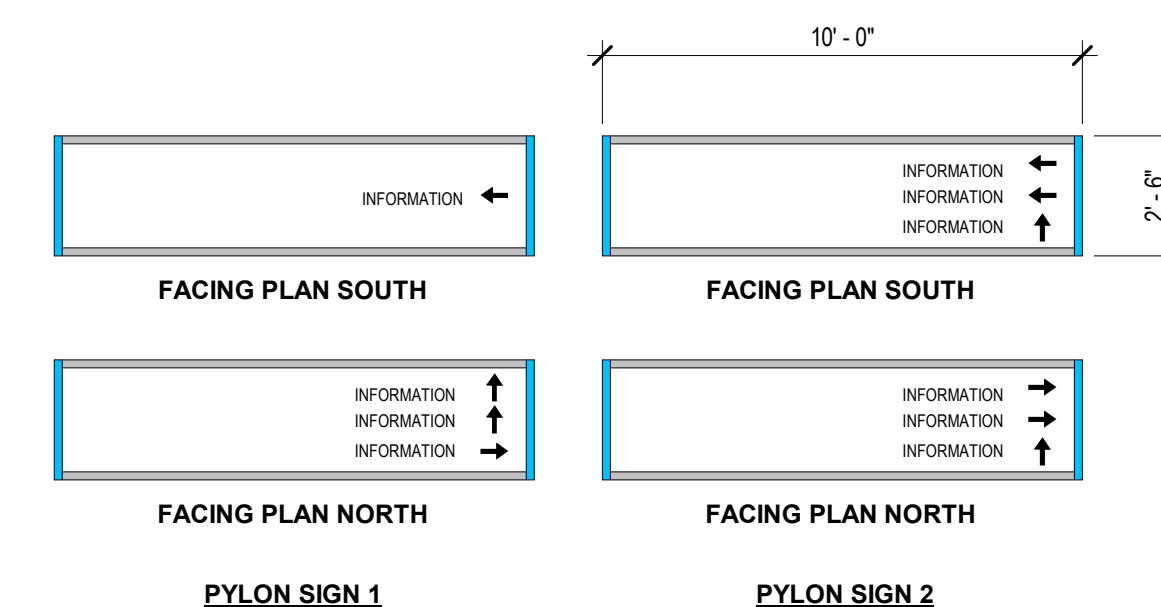
### 1 TYPICAL BUILDING SIGN

Scale: 1/8" = 1'-0"



TYPICAL PYLON SIGN

SIGN SURFACE = 36 SQ. FT.



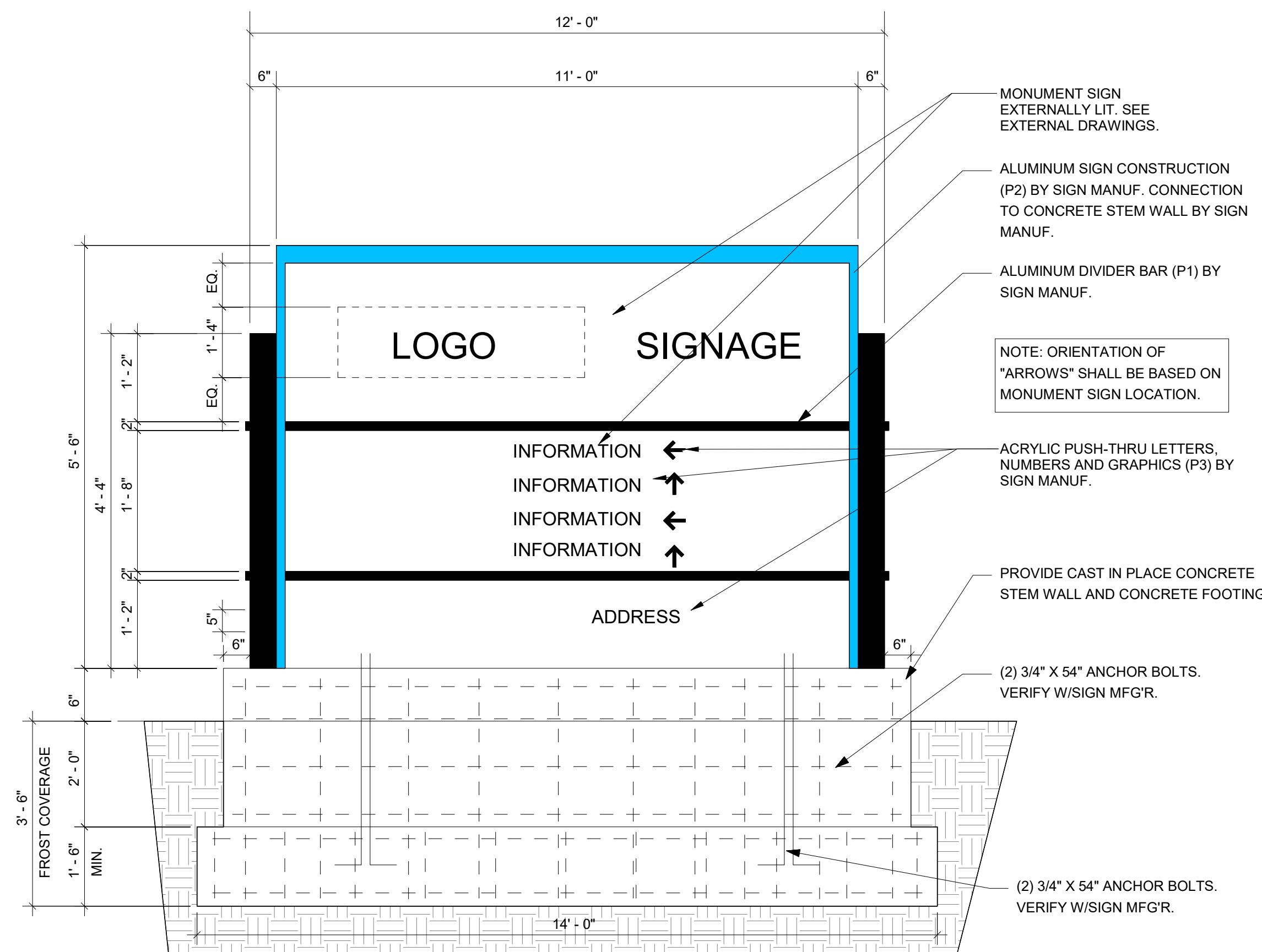
NOTES:  
1. PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F MEDIUM SS PROTOTYPE. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION

PLACARD DETAIL

SIGN SURFACE = 25 SQ. FT.

### 2 TYPICAL PYLON SIGN

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

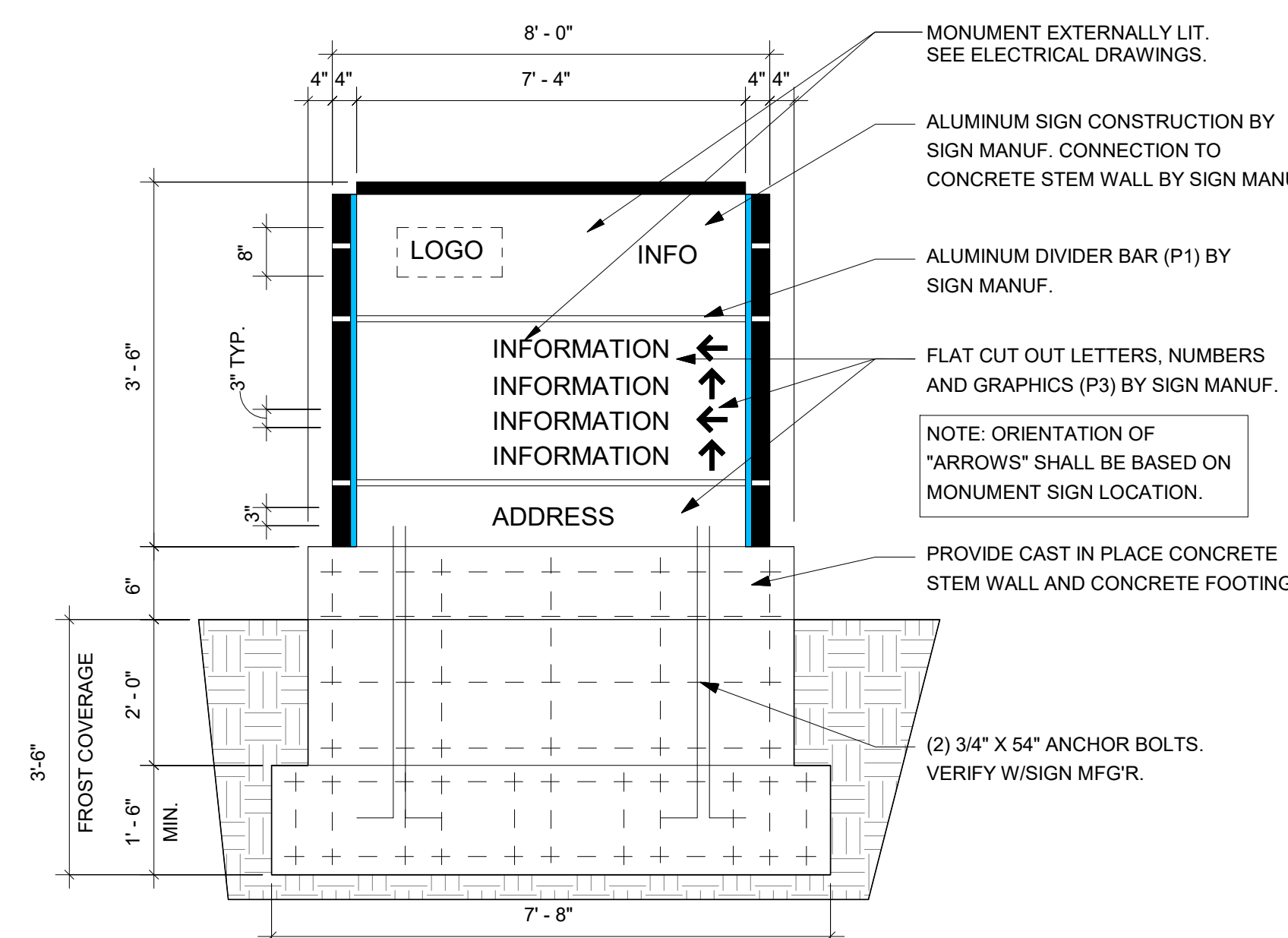


STREET ENTRANCE TO IDENTIFY DISTRICT SIGN

ACTUAL SIGN SURFACE = 66 SQ. FT.  
MAX ALLOWED: 175 SF

### 3 TYPICAL MONUMENT SIGN

Scale: 1" = 1'-0"



DETACHED APPURTENANT SIGN

SIGN SURFACE = 32 SQ. FT.





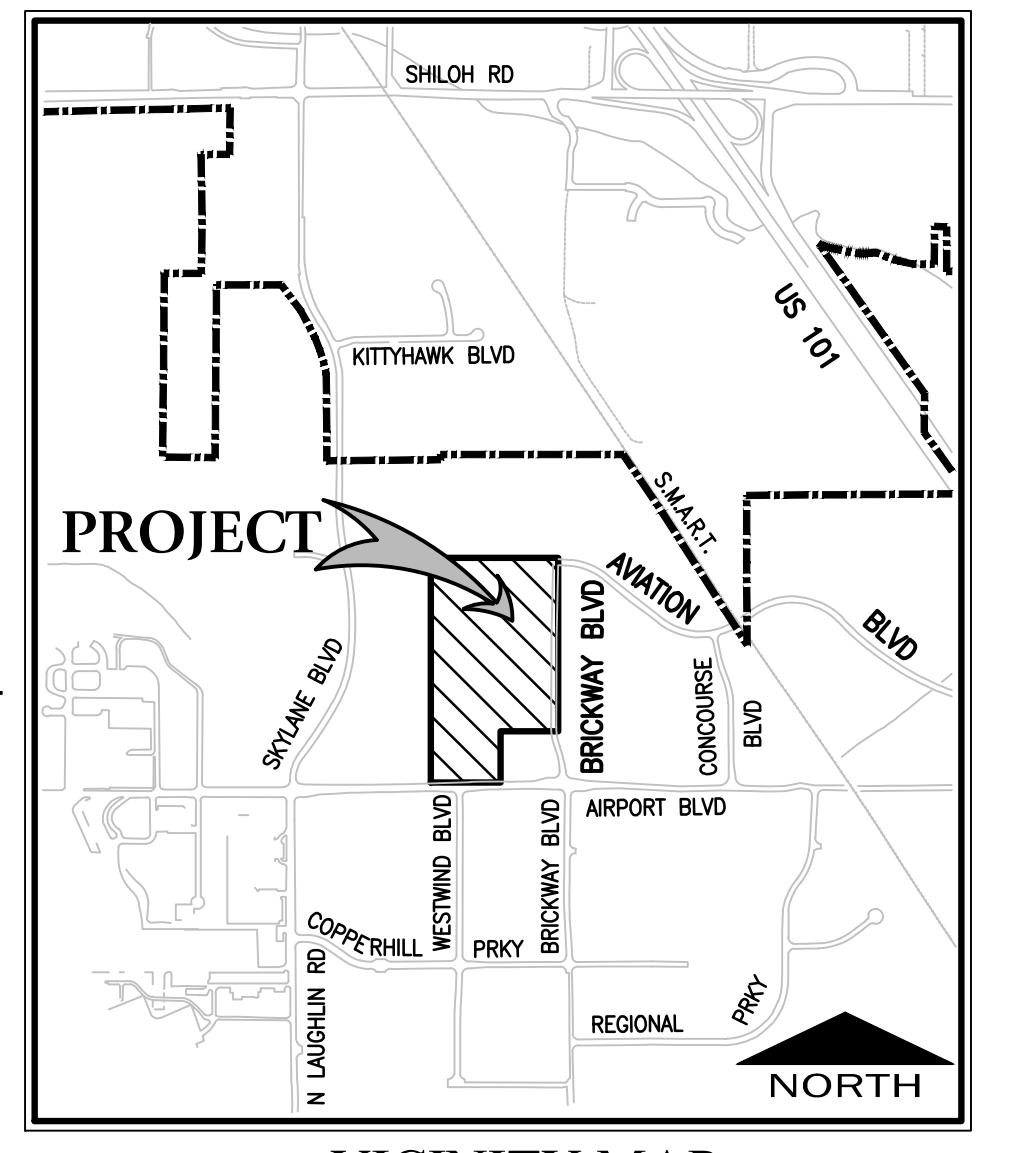
MADRAX BIKE LOCKER  
EACH BIKE STORAGE LOCKER IS 39" WIDE X 75" LONG X 46" HIGH.



MADRAX MODEL # HW238-17-SF HEAVY-DUTY WINDER BICYCLE RACK







VICINITY MAP  
SCALE: 1" = 1500'

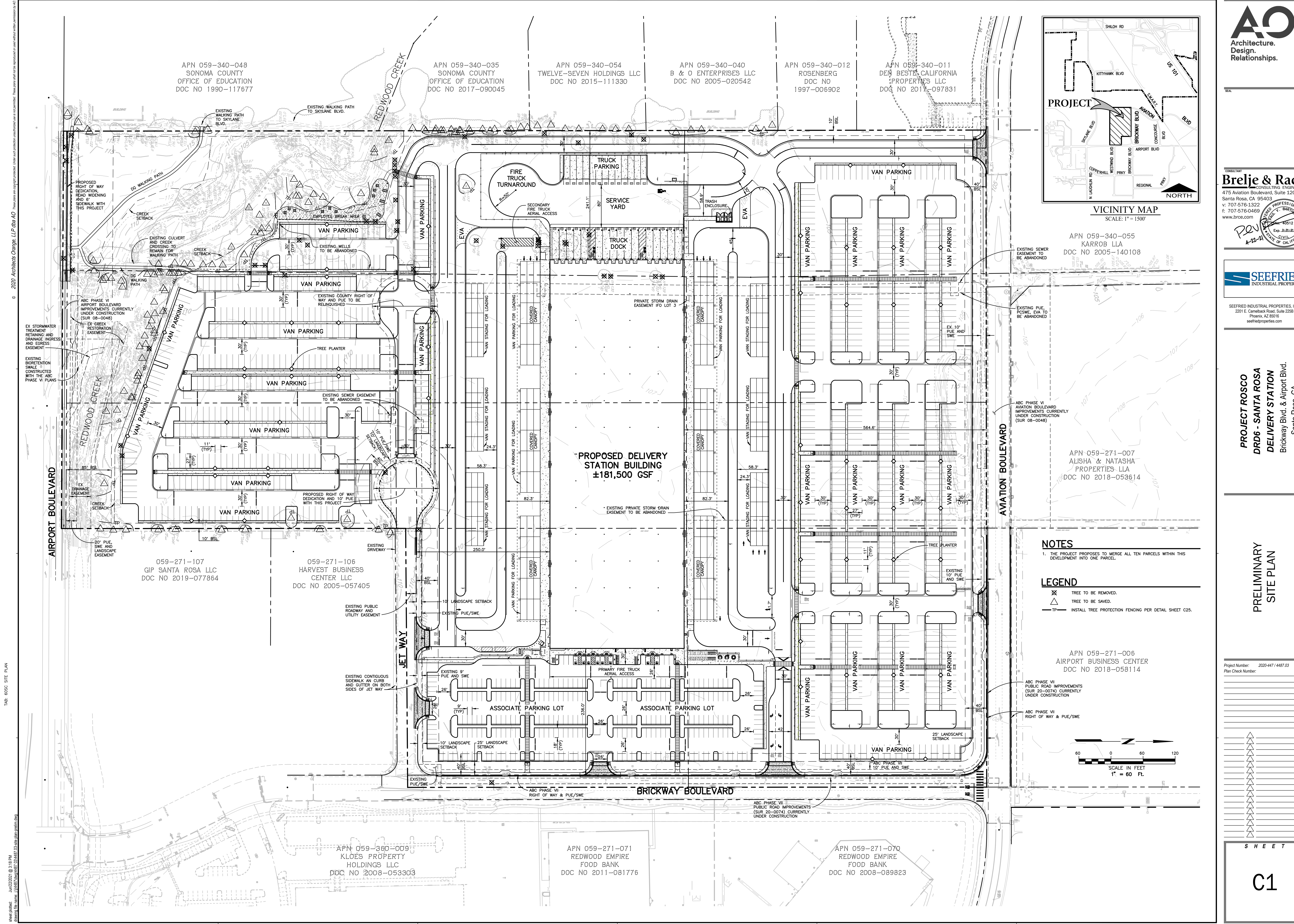
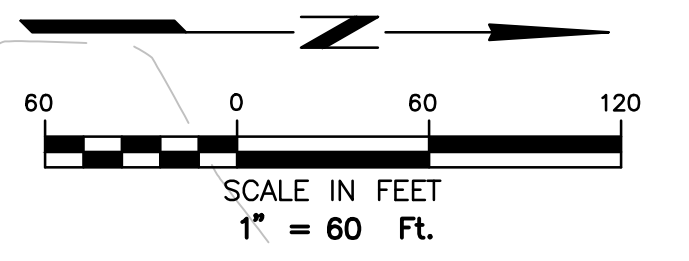
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KARROB LLA  
DOC NO 2005-140108

APN 059-271-007  
ALISHA & NATASHA  
PROPERTIES LLA  
DOC NO 2018-053614

APN 059-271-006  
AIRPORT BUSINESS CENTER  
DOC NO 2018-058114

**NOTES**  
1. THE PROJECT PROPOSES TO MERGE ALL TEN PARCELS WITHIN THIS DEVELOPMENT INTO ONE PARCEL.

**LEGEND**  
X TREE TO BE REMOVED.  
△ TREE TO BE SAVED.  
TP INSTALL TREE PROTECTION FENCING PER DETAIL SHEET C25.



APN 059-340-048  
SONOMA COUNTY  
OFFICE OF EDUCATION  
DOC NO 1990-117677

APN 059-340-035  
SONOMA COUNTY  
OFFICE OF EDUCATION  
DOC NO 2017-090045

APN 059-340-054  
TWELVE-SEVEN HOLDINGS LLC  
DOC NO 2015-111330

APN 059-340-040  
B & O ENTERPRISES LLC  
DOC NO 2005-020542

APN 059-340-012  
ROSENBERG  
DOC NO  
1997-006902

APN 059-340-011  
DEN BESTE, CALIFORNIA  
PROPERTIES LLC  
DOC NO 2017-097831

059-271-107  
GIP SANTA ROSA LLC  
DOC NO 2019-077864

059-271-106  
HARVEST BUSINESS  
CENTER LLC  
DOC NO 2005-057405

APN 059-360-009  
KLOES PROPERTY  
HOLDINGS LLC  
DOC NO 2008-053303

APN 059-271-071  
REDWOOD EMPIRE  
FOOD BANK  
DOC NO 2011-081776

APN 059-271-070  
REDWOOD EMPIRE  
FOOD BANK  
DOC NO 2008-089823

TAB: 605C SITE PLAN

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Date: 11/18/2021 3:53 PM by: gblason  
Date last saved: Jun 18/2021 3:53 PM by: gblason  
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SEE SHEET C3

059-340-040  
B & O ENTERPRISES LLC  
DOC NO 2005-020542

CP #9  
CP CUT X  
EL 106.74  
N 309745.751  
E 772053.265

059-340-054  
TWELVE-SEVEN HOLDINGS LLC  
DOC NO 2015-111330

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Cng last saved: Jun 22 2021 3:07 PM by: ghasan

SEE SHEET C9

LEGEND

1 2 3 4 5 6 7 8 9 10 GURB TYPES PER DETAILS SHEET C25

GRADING NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- 1 INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
- 2 CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS.
- 3 INSTALL REMOVABLE BOLLARDS, PER DETAIL SHEET C25.
- 8 PROVIDE A MINIMUM OF 24" OF CHEMICALLY TREATED SOIL OR SELECT STRUCTURAL FILL FROM PAD GRADE TO SUBGRADE. SEE GEOTECHNICAL REPORT FOR MORE DETAILS.



**Brelje & Race**  
CONSULTING ENGINEERS  
475 Aviation Boulevard, Suite 120  
Santa Rosa, CA 95403  
v: 707-576-1322  
f: 707-576-0469  
www.brce.com

PROFESSIONAL ENGINEER  
No. 40512  
Exp. 3-31-21  
CIVIL  
STATE OF CALIFORNIA

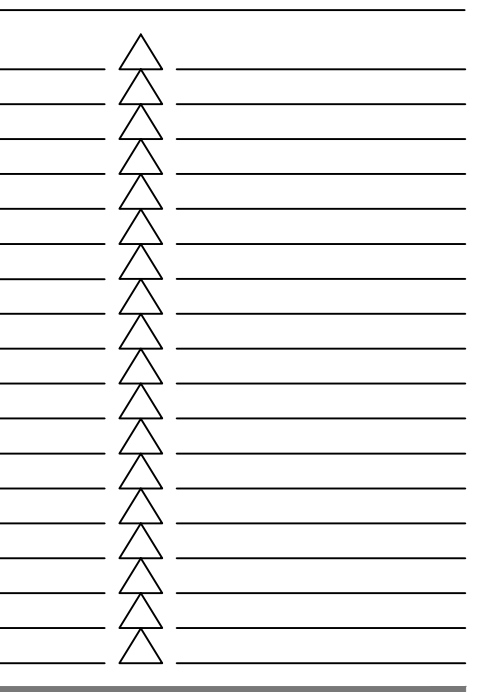
**SEEFRIED**  
INDUSTRIAL PROPERTIES

SEEFRIED INDUSTRIAL PROPERTIES, INC.  
2201 E. Camelback Road, Suite 225B  
Phoenix, AZ 85016  
seefriedproperties.com

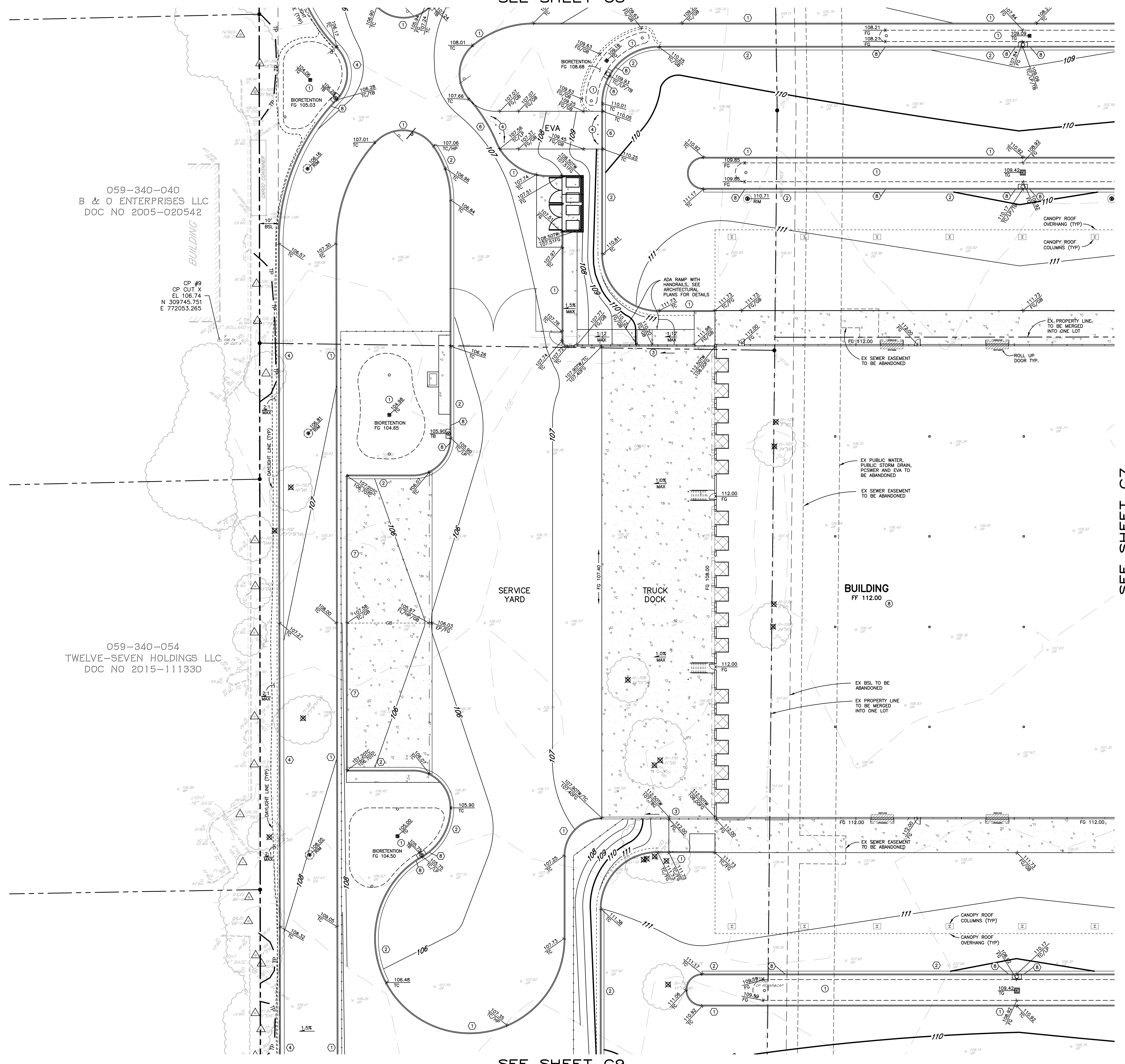
**PROJECT ROSCO**  
DRDG - SANTA ROSA  
DELIVERY STATION  
Brickway Blvd. & Airport Blvd.  
Santa Rosa, CA

PRELIMINARY  
GRADING  
PLAN

Project Number: 2020-447 / 4487.03  
Plan Check Number:



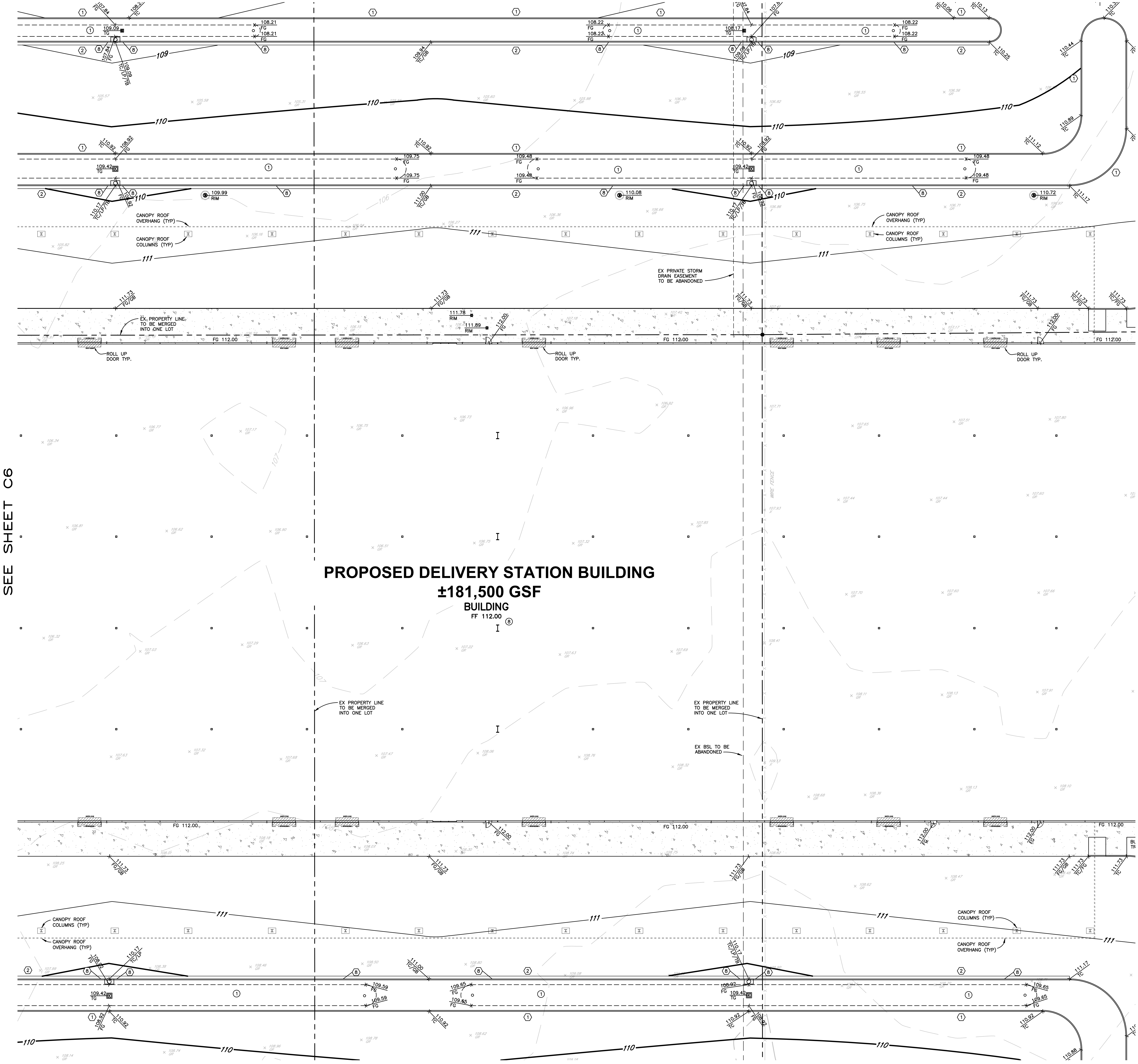
SHEET  
**C6**



SEE SHEET C7



SEE SHEET C4



**PROPOSED DELIVERY STATION BUILDING**  
**±181,500 GSF**  
 BUILDING  
 FF 112.00

**LEGEND**

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ..... GURB TYPES PER DETAILS SHEET C25
- ① INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
- ② PROVIDE A MINIMUM OF 2" OF CHEMICALLY TREATED SOIL OR SELECT STRUCTURAL FILL FROM PAD GRADE TO SUBGRADE. SEE GEOTECHNICAL REPORT FOR MORE DETAILS.

**GRADING NOTES**  
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

SEE SHEET C6

SEE SHEET C8

SEE SHEET C10



**Brelje & Race**  
 CONSULTING ENGINEERS  
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 Santa Rosa, CA 95403  
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 f: 707-576-0469  
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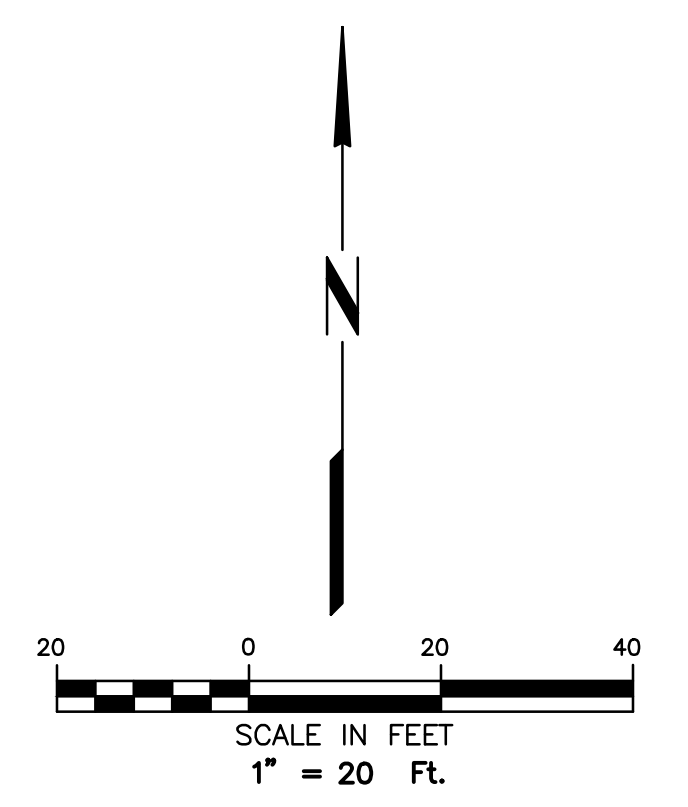


SEEFRIED INDUSTRIAL PROPERTIES, INC.  
 2201 E. Camelback Road, Suite 225B  
 Phoenix, AZ 85016  
 seefriedproperties.com

**PROJECT ROSCO**  
**DRDC - SANTA ROSA**  
**DELIVERY STATION**  
 Brickway Blvd. & Airport Blvd.  
 Santa Rosa, CA

**PRELIMINARY GRADING PLAN**

Project Number: 2020-447 / 4487.03  
 Plan Check Number:



SHEET  
**C7**

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 Date: 6/22/2021 3:07 PM by: ghasan







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TAB: 2020-C-INT-03

Project Number: 2020-447/4487.03  
Plan Check Number:

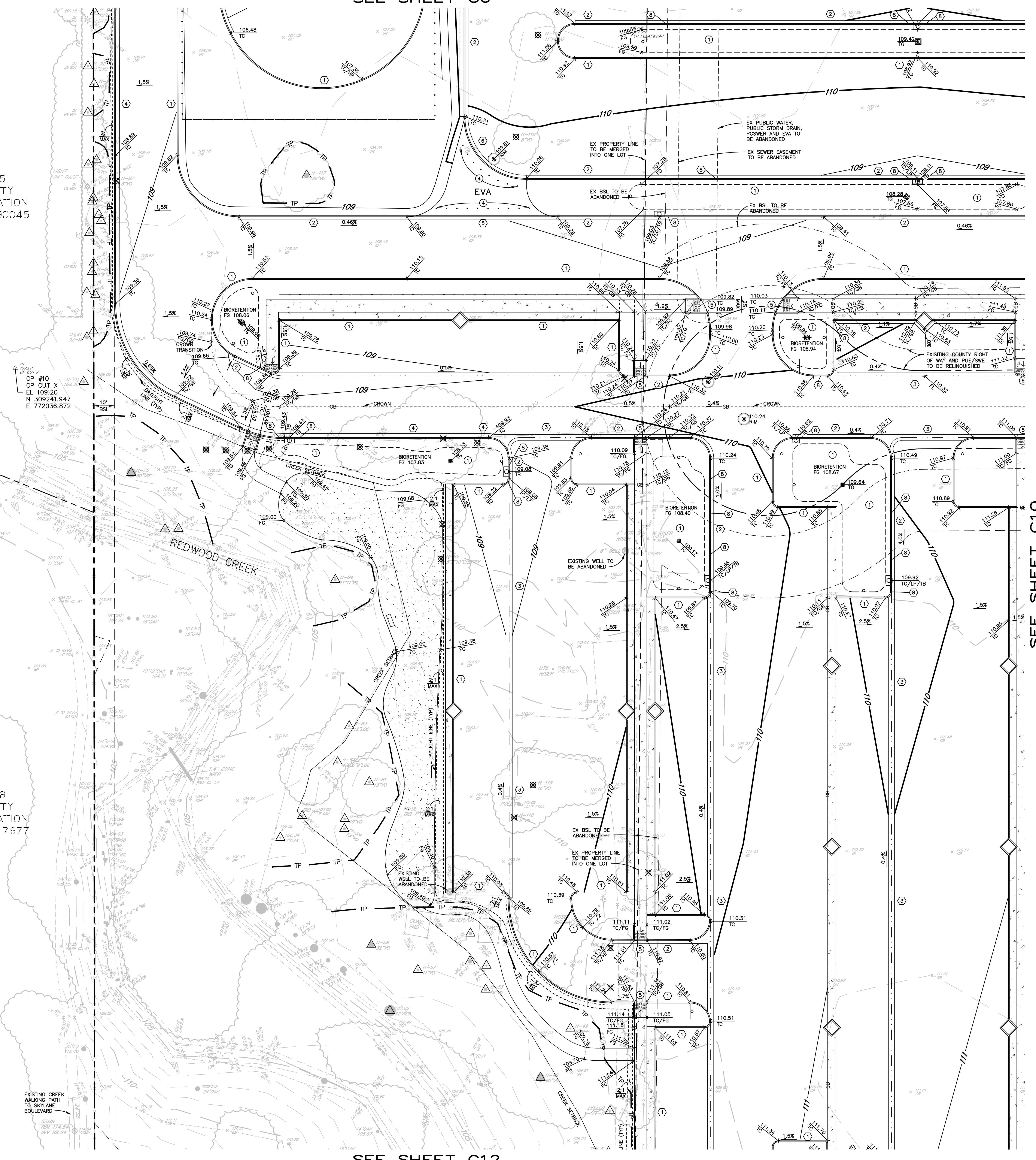
SEE SHEET C6

SEE SHEET C12

SEE SHEET C10

059-340-035  
SONOMA COUNTY  
OFFICE OF EDUCATION  
DOC NO 2017-090045

059-340-048  
SONOMA COUNTY  
OFFICE OF EDUCATION  
DOC NO 1990-117677



**LEGEND**

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ GURB TYPES PER DETAILS SHEET C25

**GRADING NOTES**

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
- ④ INSTALL REMOVABLE BOLLARDS, PER DETAIL SHEET C25.
- ⑤ INSTALL TYPE A CURB RAMP PER DETAIL SHEET C25.
- ⑥ INSTALL TYPE B CURB RAMP PER DETAIL SHEET C25.



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CONSULTING ENGINEERS  
475 Aviation Boulevard, Suite 120  
Santa Rosa, CA 95403  
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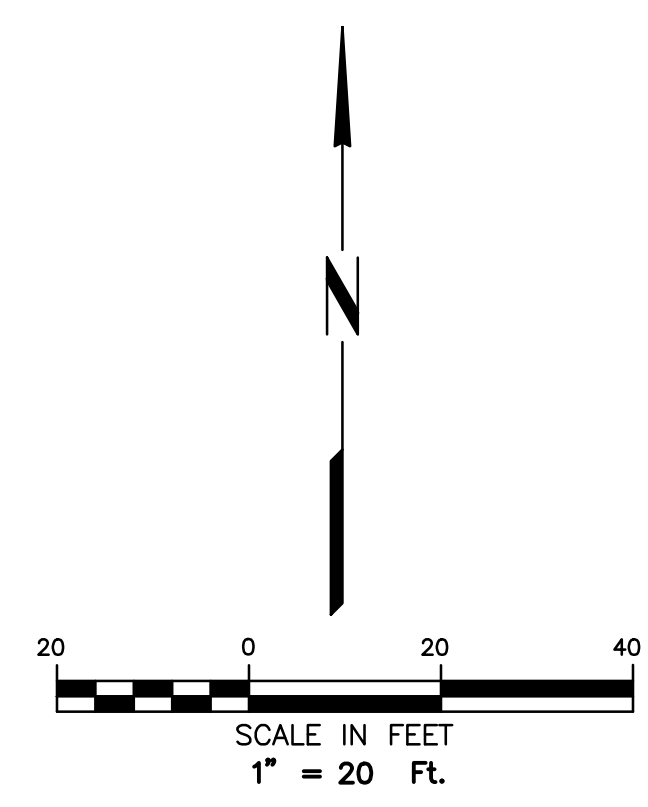
PROFESSIONAL ENGINEER  
No. 40512  
Exp. 3-31-21  
CIVIL  
STATE OF CALIFORNIA

**SEEFRIED**  
INDUSTRIAL PROPERTIES

SEEFRIED INDUSTRIAL PROPERTIES, INC.  
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Phoenix, AZ 85016  
seefriedproperties.com

**PROJECT ROSCO**  
**DRDG - SANTA ROSA**  
**DELIVERY STATION**  
Brickway Blvd. & Airport Blvd.  
Santa Rosa, CA

**PRELIMINARY**  
**GRADING**  
**PLAN**



SHEET

**C9**











SEE SHEET C9

LEGEND  
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

GRADING NOTES  
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)  
⑤ INSTALL TYPE A CURB RAMP PER DETAIL SHEET C25.



PROJECT TEAM  
**Brelje & Race**  
 CONSULTING ENGINEERS  
 475 Aviation Boulevard, Suite 120  
 Santa Rosa, CA 95403  
 v: 707-576-1322  
 f: 707-576-0469  
 www.brce.com

PROFESSIONAL SEAL  
 CIVIL ENGINEER  
 No. 40512  
 Exp. 3-31-21  
 STATE OF CALIFORNIA

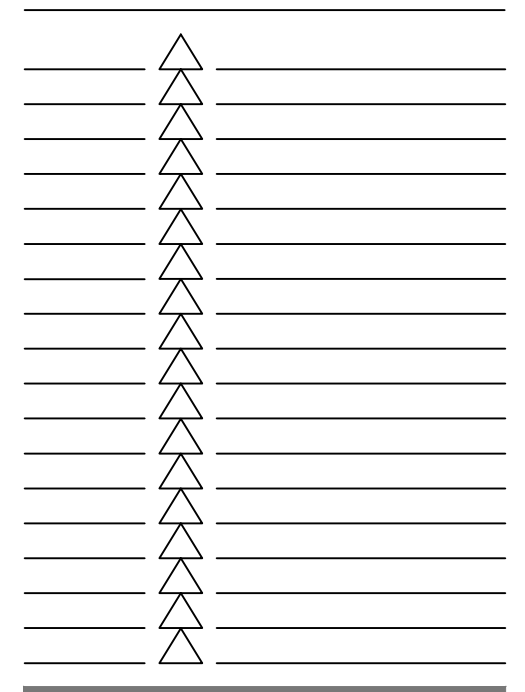
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**DELIVERY STATION**  
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 Santa Rosa, CA

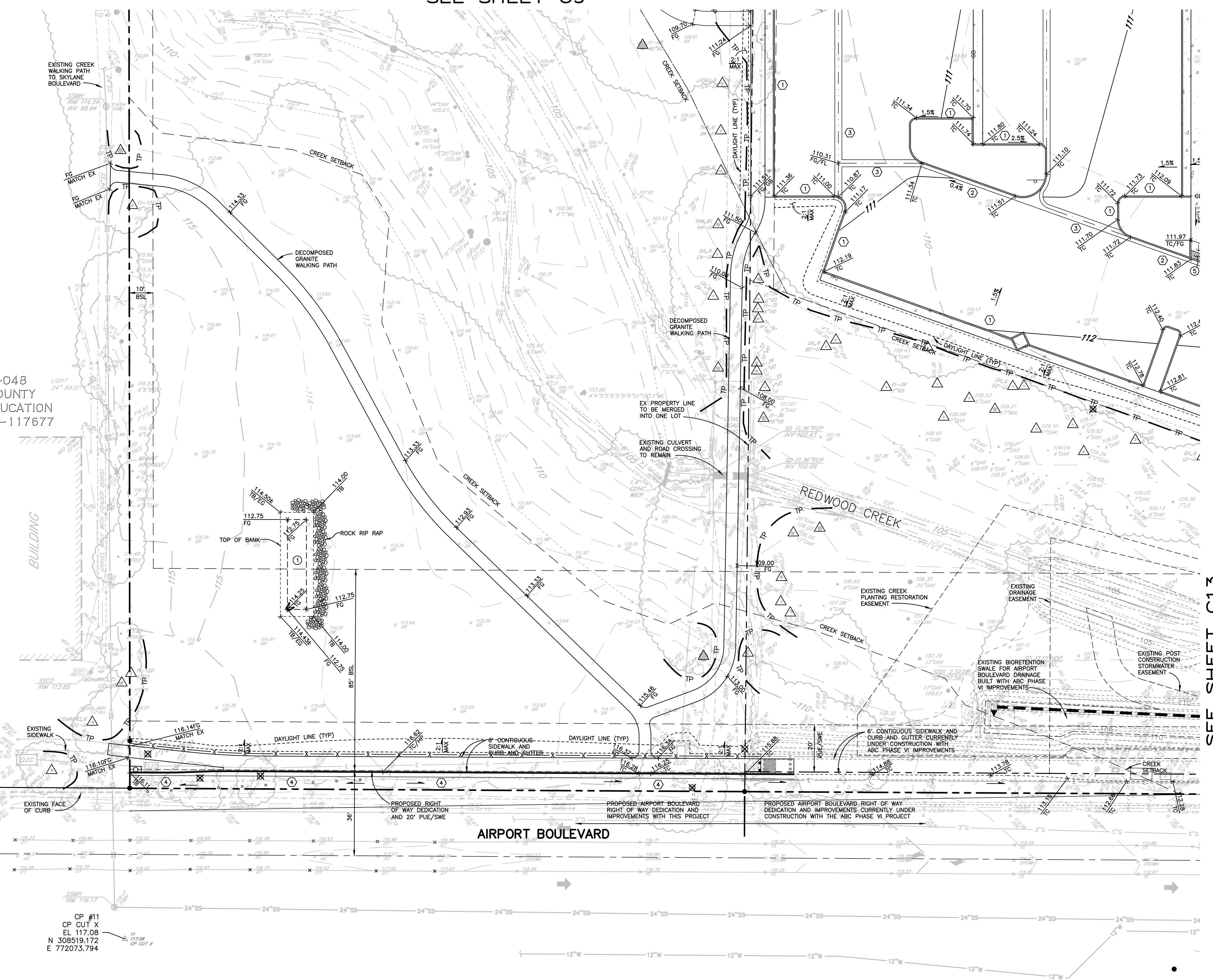
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Project Number: 2020-447 / 4487.03  
 Plan Check Number:



SHEET  
**C12**

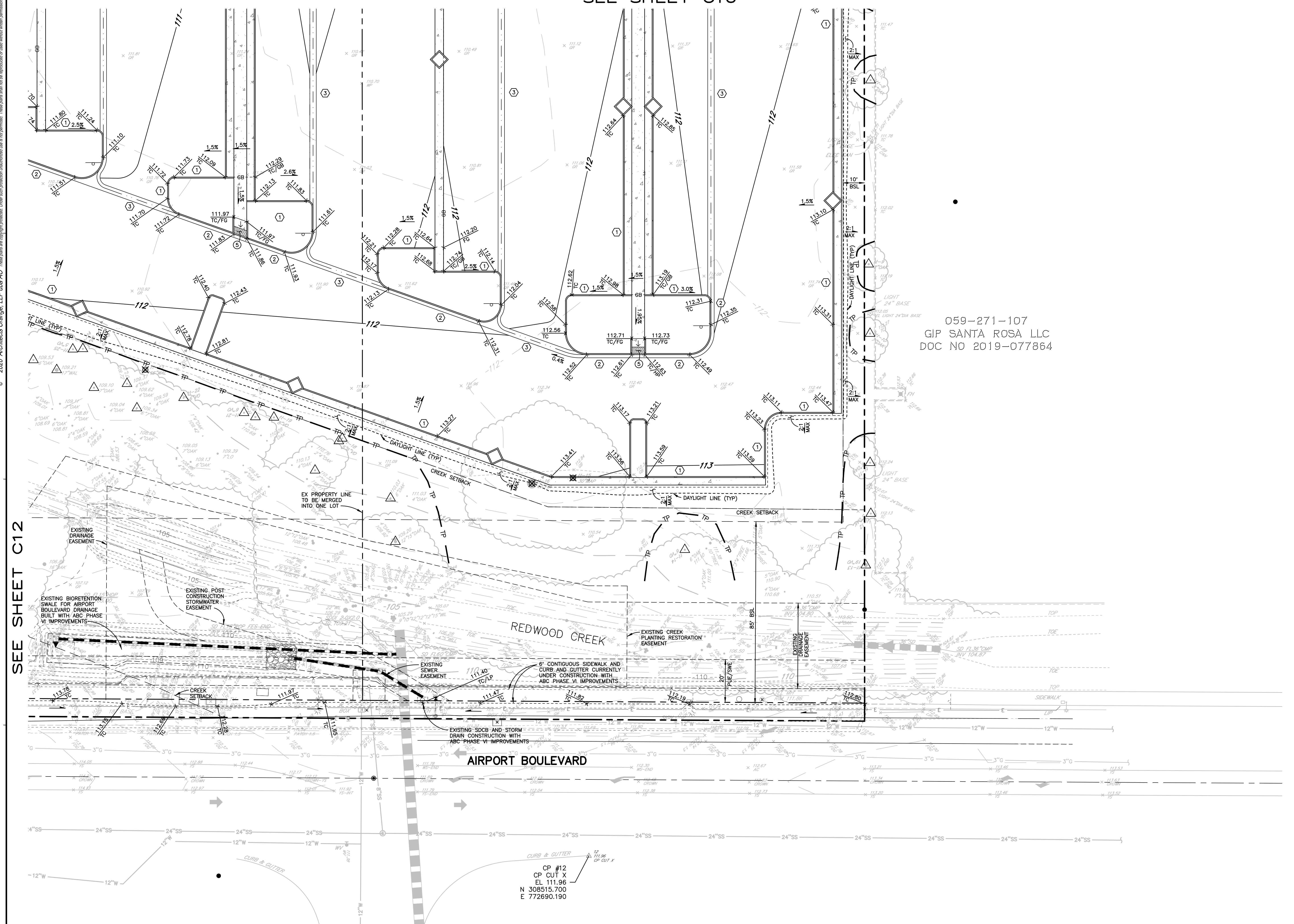
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 Jun 22 2021 3:07 PM by gjeason



SEE SHEET C13



SEE SHEET C10



059-271-107  
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 DOC NO 2019-077864

**LEGEND**

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ..... GURB TYPES PER DETAILS SHEET C25

**GRADING NOTES**

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

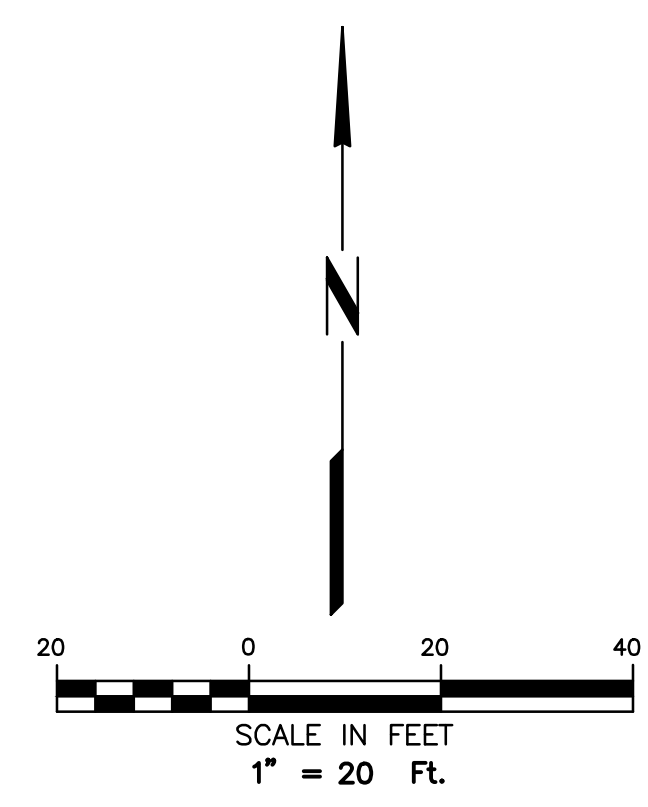
⑤ INSTALL TYPE A CURB RAMP PER DETAIL SHEET C25.

SEE SHEET C12

**AIRPORT BOULEVARD**

**REDWOOD CREEK**

CURB & GUTTER  
 CP #12  
 CP CUT X  
 EL 111.96  
 N 308515.700  
 E 772690.190



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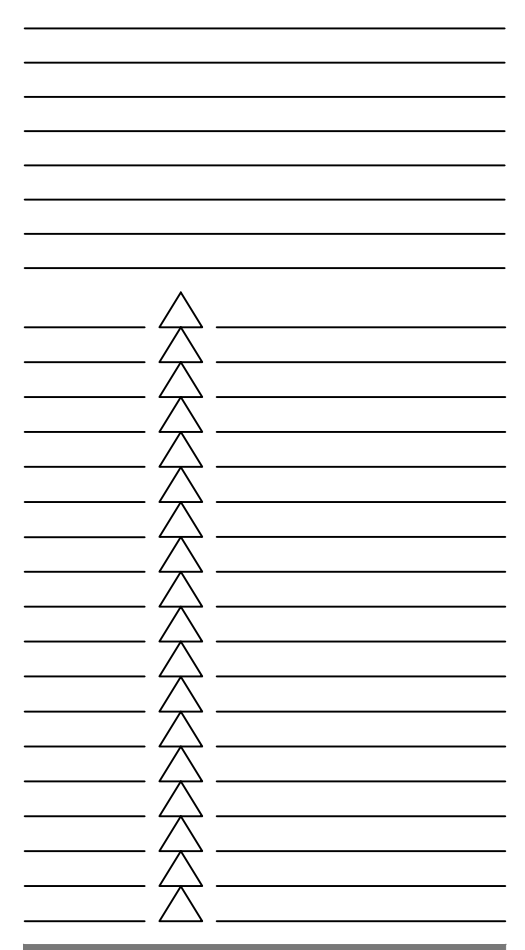


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**GRADING**  
**PLAN**

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**C13**

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 User: ghasan























SEE SHEET C16

UTILITY NOTES

- (1) INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
- (2) INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STANDARD 501.
- (3) INSTALL FDC/CP/PV PER DETAIL SHEET C25.
- (4) INSTALL 48" DIAMETER SEWER MANHOLE PER SCWA STANDARD 100A.
- (5) INSTALL CONCRETE THRUST BLOCKING PER TOWN STANDARD 519.
- (6) INSTALL PRE-MANUFACTURED TEE FITTING SIZED FOR CONNECTING SD PIPES.
- (7) REMOVE PLUG AND CONNECT TO EXISTING 18" HDPE SD STUB.
- (8) INSTALL PRE-MANUFACTURED WYE FITTING SIZED FOR CONNECTING SD PIPES.



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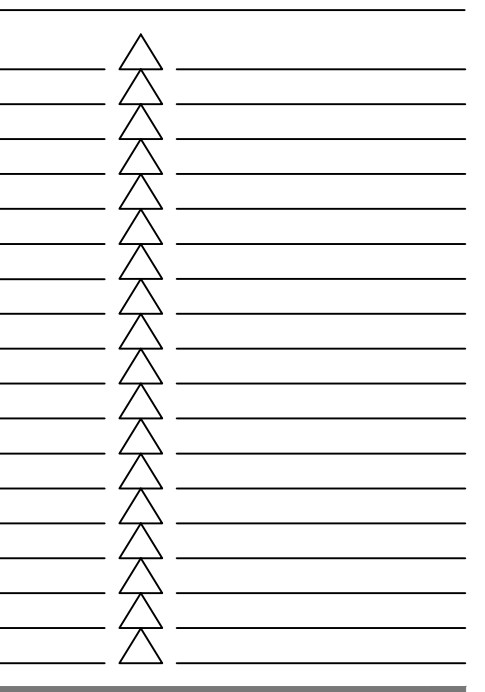


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UTILITY PLAN

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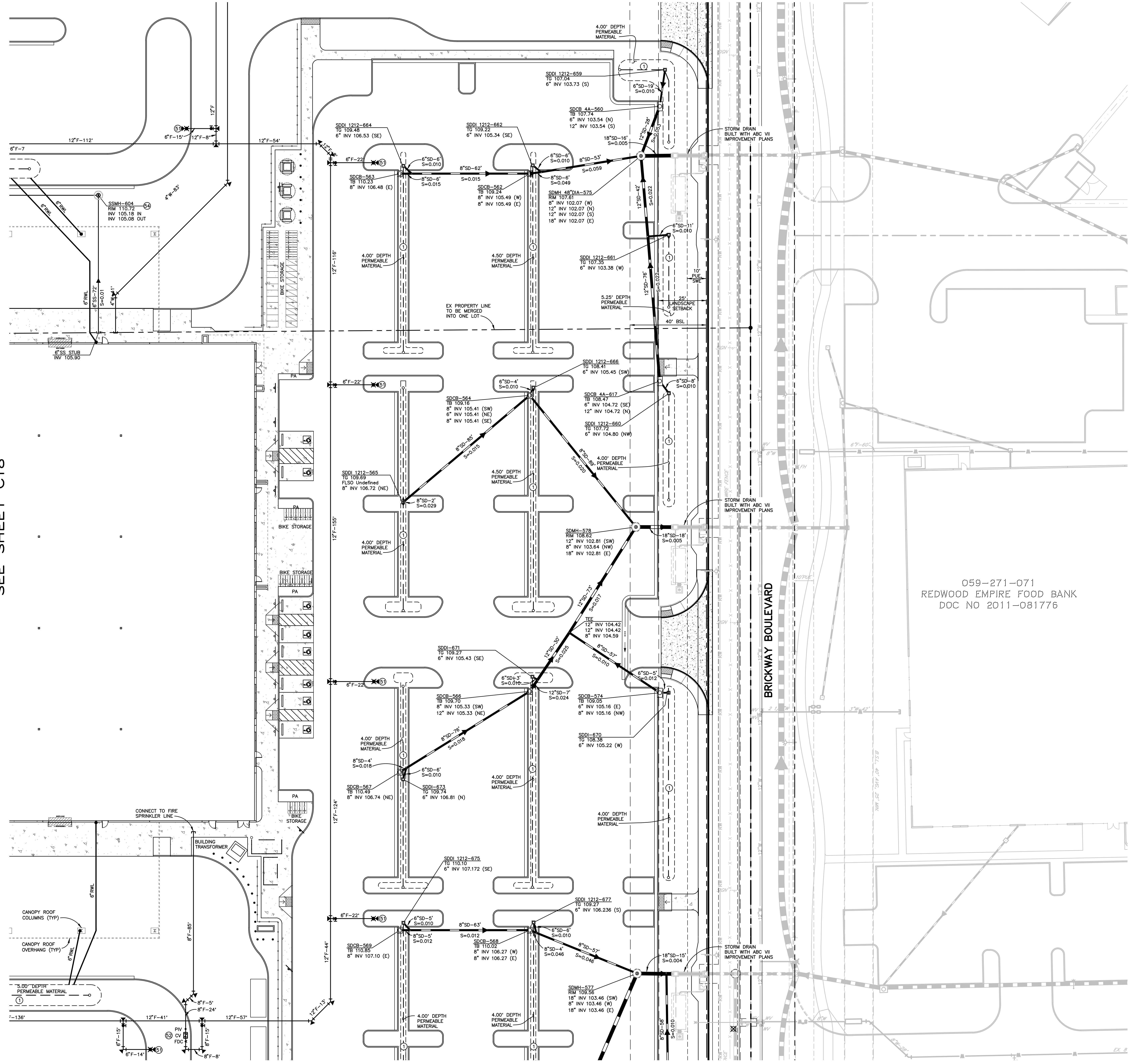
SHEET  
**C19**

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SEE SHEET C22

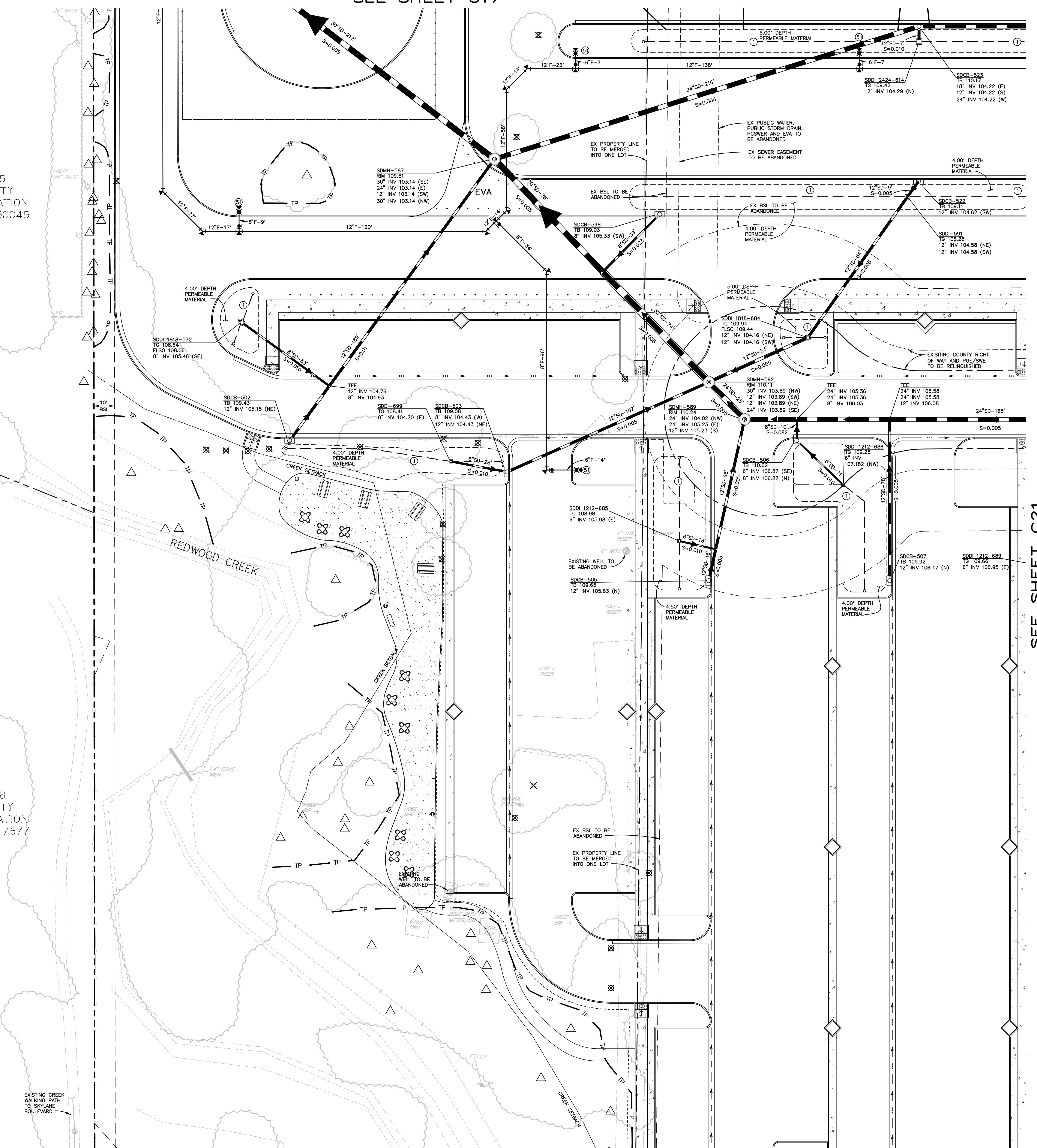


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SEE SHEET C17

059-340-035  
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DOC NO 2017-090045

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- ### UTILITY NOTES
- (ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)
- ① INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
  - ② INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STANDARD 501.
  - ③ INSTALL CONCRETE THRUST BLOCKING PER TOWN STANDARD 519.
  - ④ EXISTING WELL TO BE ABANDONED PER COUNTY OF SONOMA STANDARDS.
  - ⑤ INSTALL PRE-MANUFACTURED TEE FITTING SIZED FOR CONNECTING SD PIPES.

**AO**  
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PROJECT TEAM  
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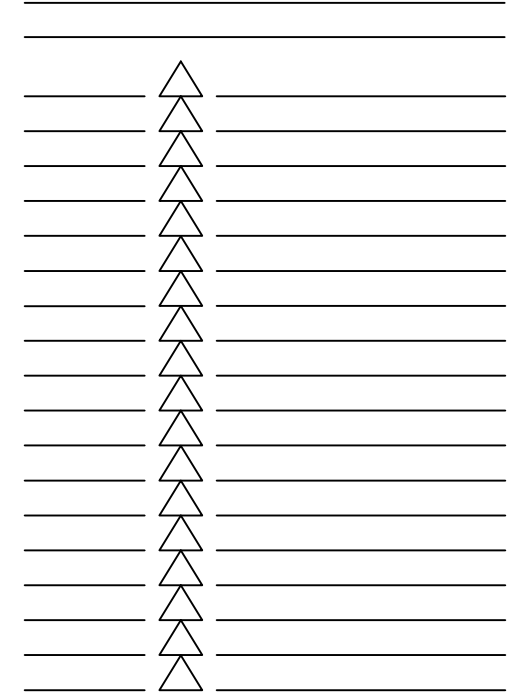
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Santa Rosa, CA

PRELIMINARY  
UTILITY PLAN

Project Number: 2020-447/4487.03  
Plan Check Number:



SHEET  
**C20**



SEE SHEET C18

- UTILITY NOTES**  
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)
- ① INSTALL BIORETENTION PLANTER PER DETAIL SHEET C25.
  - ② INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STANDARD 501.
  - ③ INSTALL FDC/CV/PV PER DETAIL SHEET C25.
  - ④ INSTALL CONCRETE THRUST BLOCKING PER TOWN STANDARD 519.



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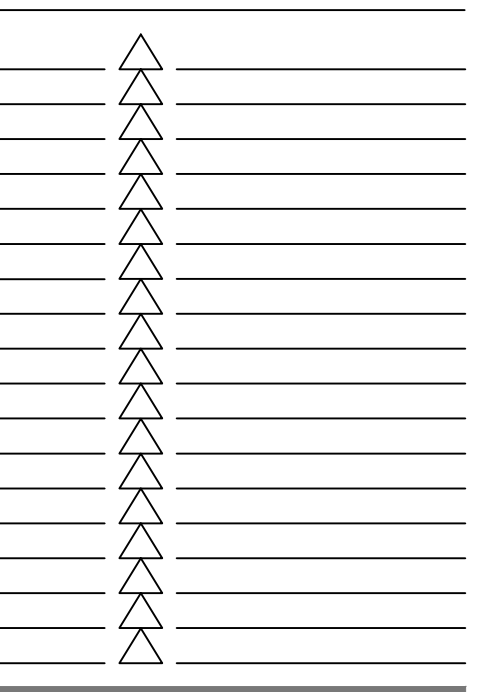
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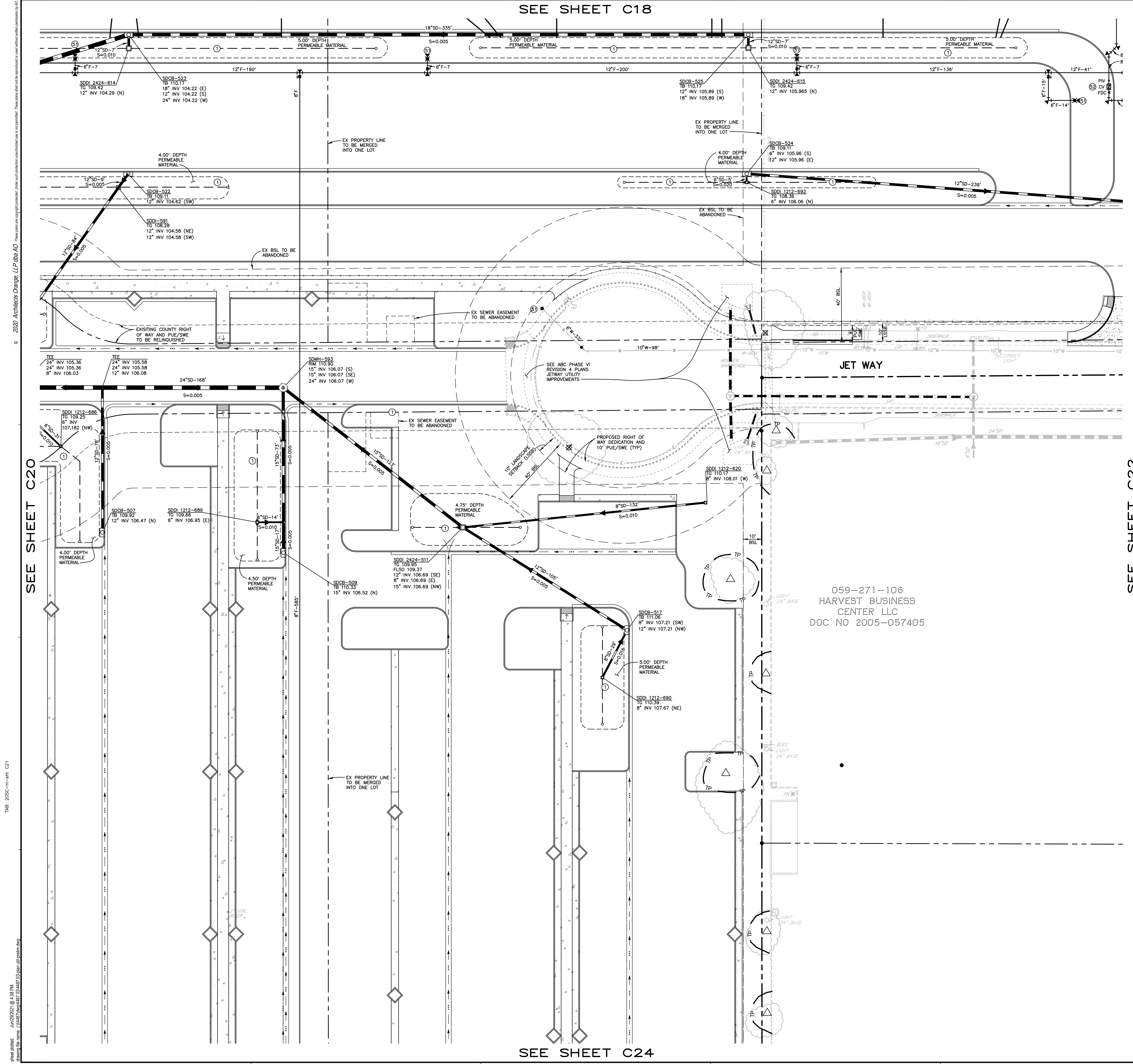
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UTILITY PLAN

Project Number: 2020-447 / 4487.03  
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SHEET  
**C21**



SEE SHEET C20

SEE SHEET C22

SEE SHEET C24

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UTILITY NOTES  
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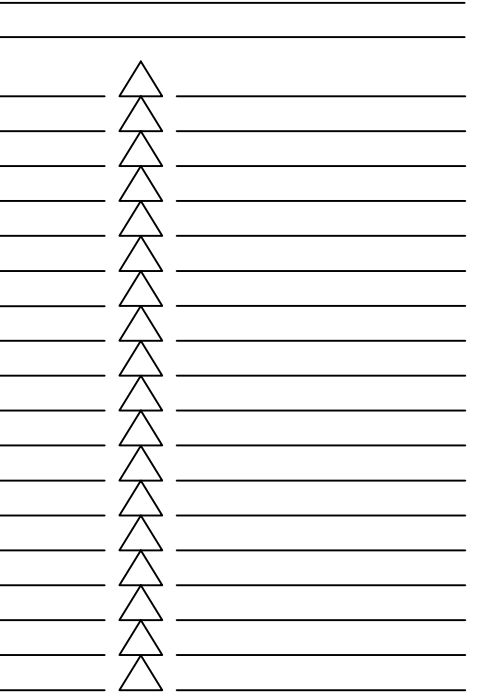


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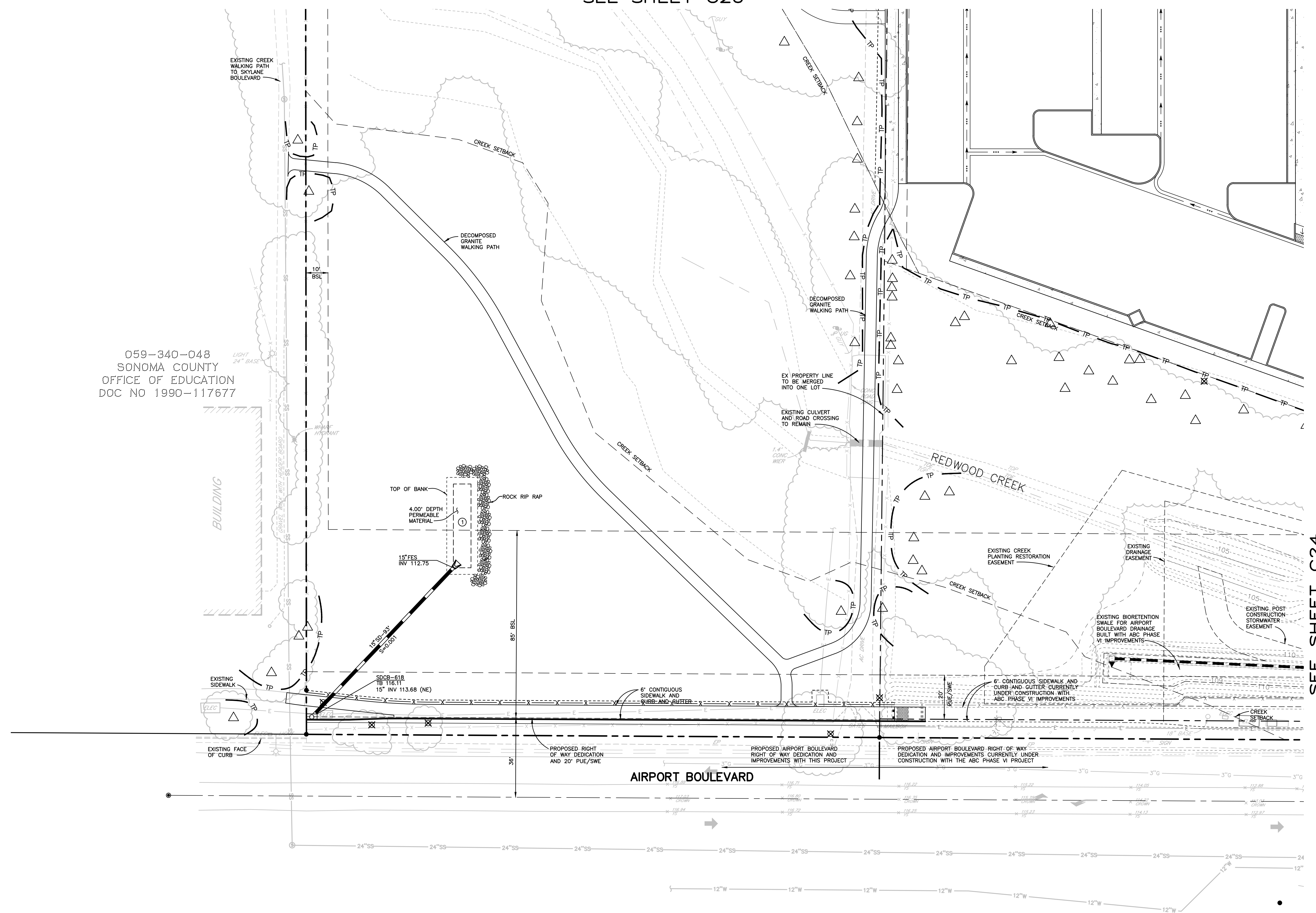
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SHEET  
**C23**

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SEE SHEET C24

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BUILDING

EXISTING SIDEWALK

EXISTING FACE OF CURB

TOP OF BANK  
ROCK RIP RAP  
4.00' DEPTH PERMEABLE MATERIAL  
15' FES  
INV 112.75

SDCB-618  
16' TIE-IT  
15' INV 113.68 (NE)

6' CONTIGUOUS SIDEWALK AND CURB AND GUTTER CURRENTLY UNDER CONSTRUCTION WITH ABC PHASE VI IMPROVEMENTS

AIRPORT BOULEVARD

PROPOSED AIRPORT BOULEVARD RIGHT OF WAY DEDICATION AND IMPROVEMENTS WITH THIS PROJECT

PROPOSED AIRPORT BOULEVARD RIGHT OF WAY DEDICATION AND IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION WITH THE ABC PHASE VI PROJECT

REDWOOD CREEK

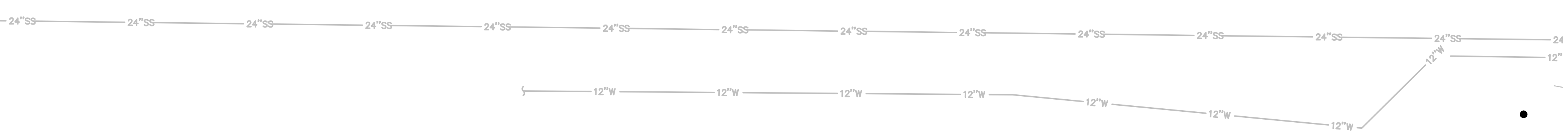
EXISTING CREEK PLANTING RESTORATION EASEMENT

EXISTING DRAINAGE EASEMENT

EXISTING BIORETENTION SWALE FOR AIRPORT BOULEVARD DRAINAGE BUILT WITH ABC PHASE VI IMPROVEMENTS

EXISTING POST-CONSTRUCTION STORMWATER EASEMENT

CREEK SETBACK





SEE SHEET C21

UTILITY NOTES

- (ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)
- ⑤ INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STANDARD 501.
- ⑥ INSTALL CONCRETE THRUST BLOCKING PER TOWN STANDARD 519.



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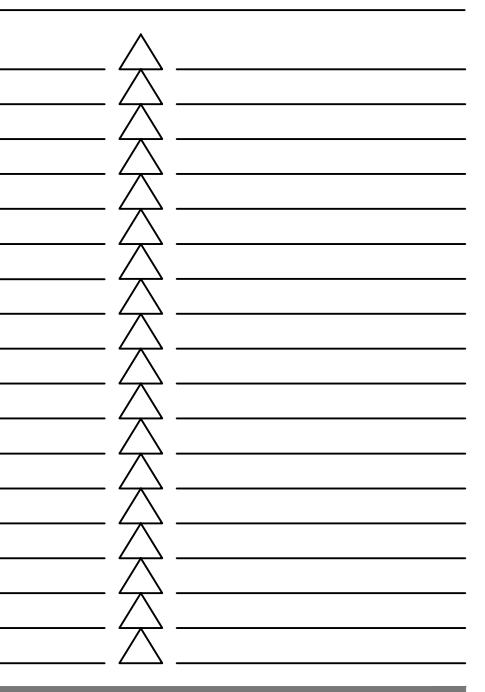
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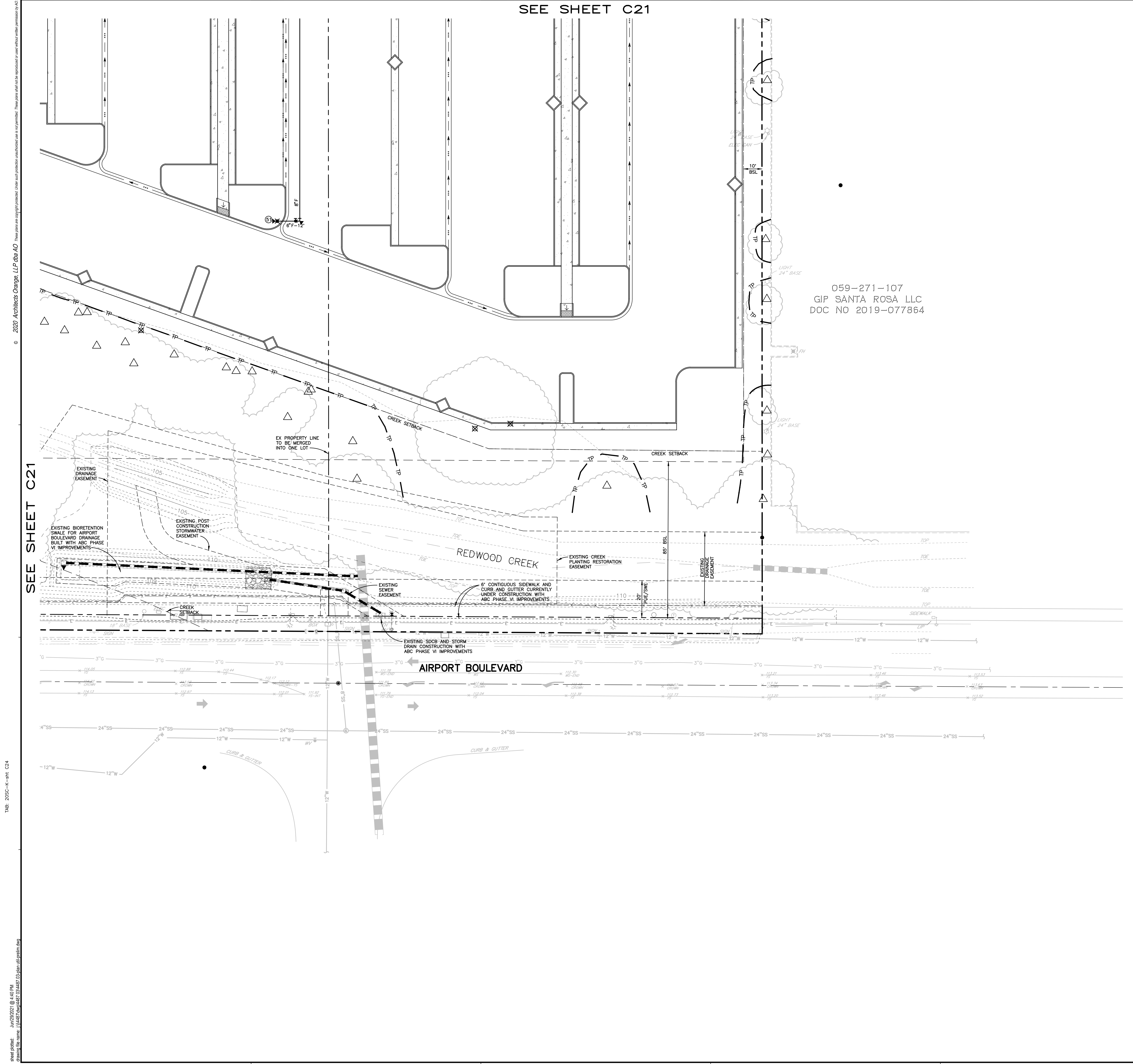
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**DELIVERY STATION**  
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Santa Rosa, CA

**PRELIMINARY**  
**UTILITY PLAN**

Project Number: 2020-447 / 4487.03  
Plan Check Number:



SHEET  
**C24**

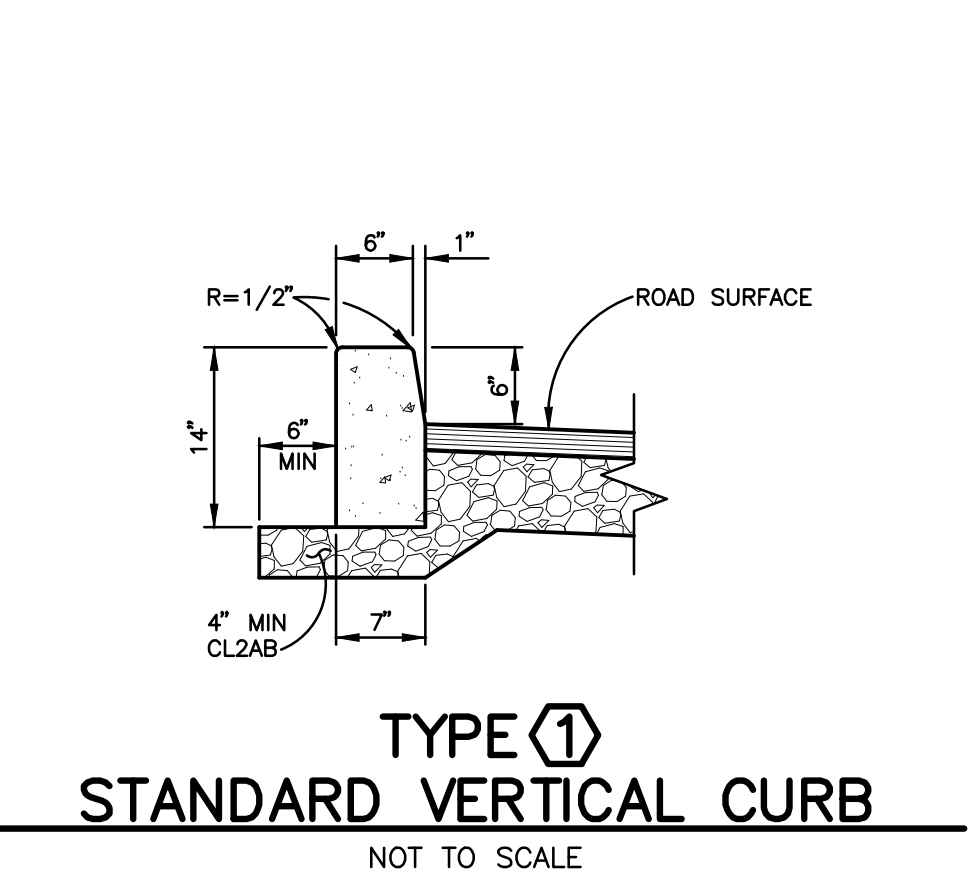


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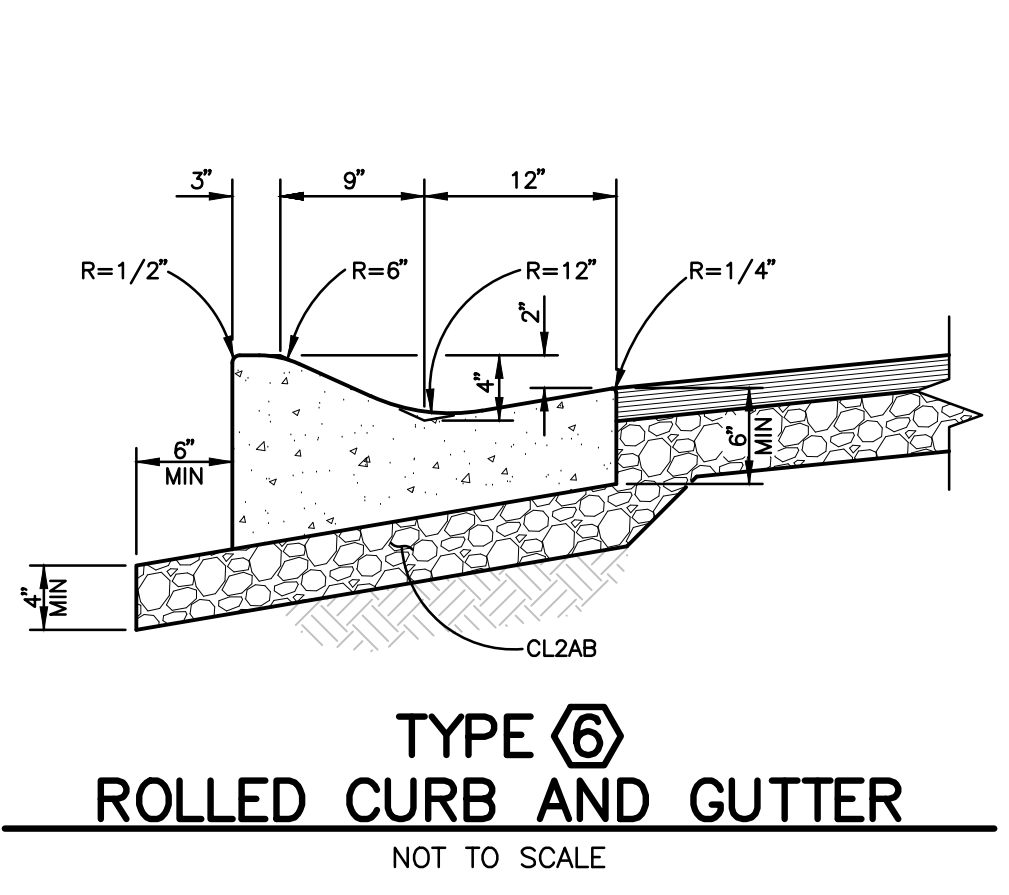
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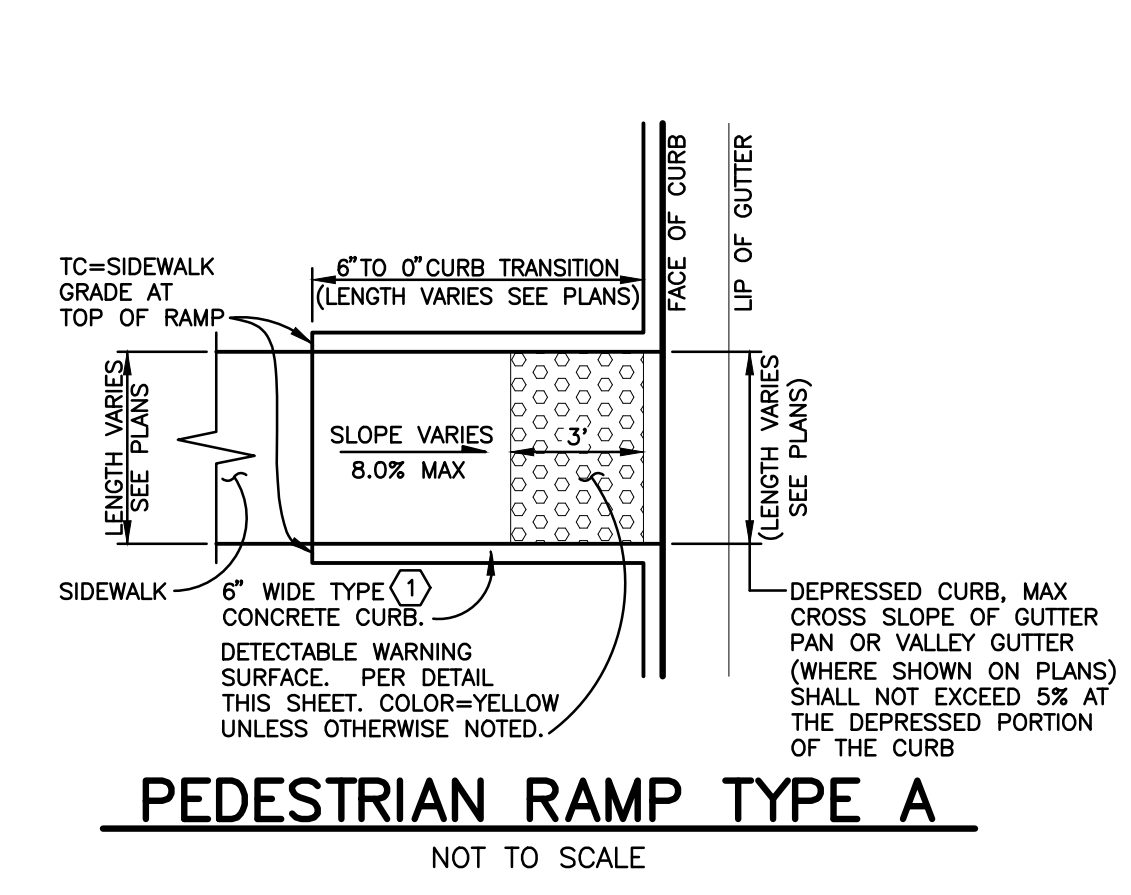
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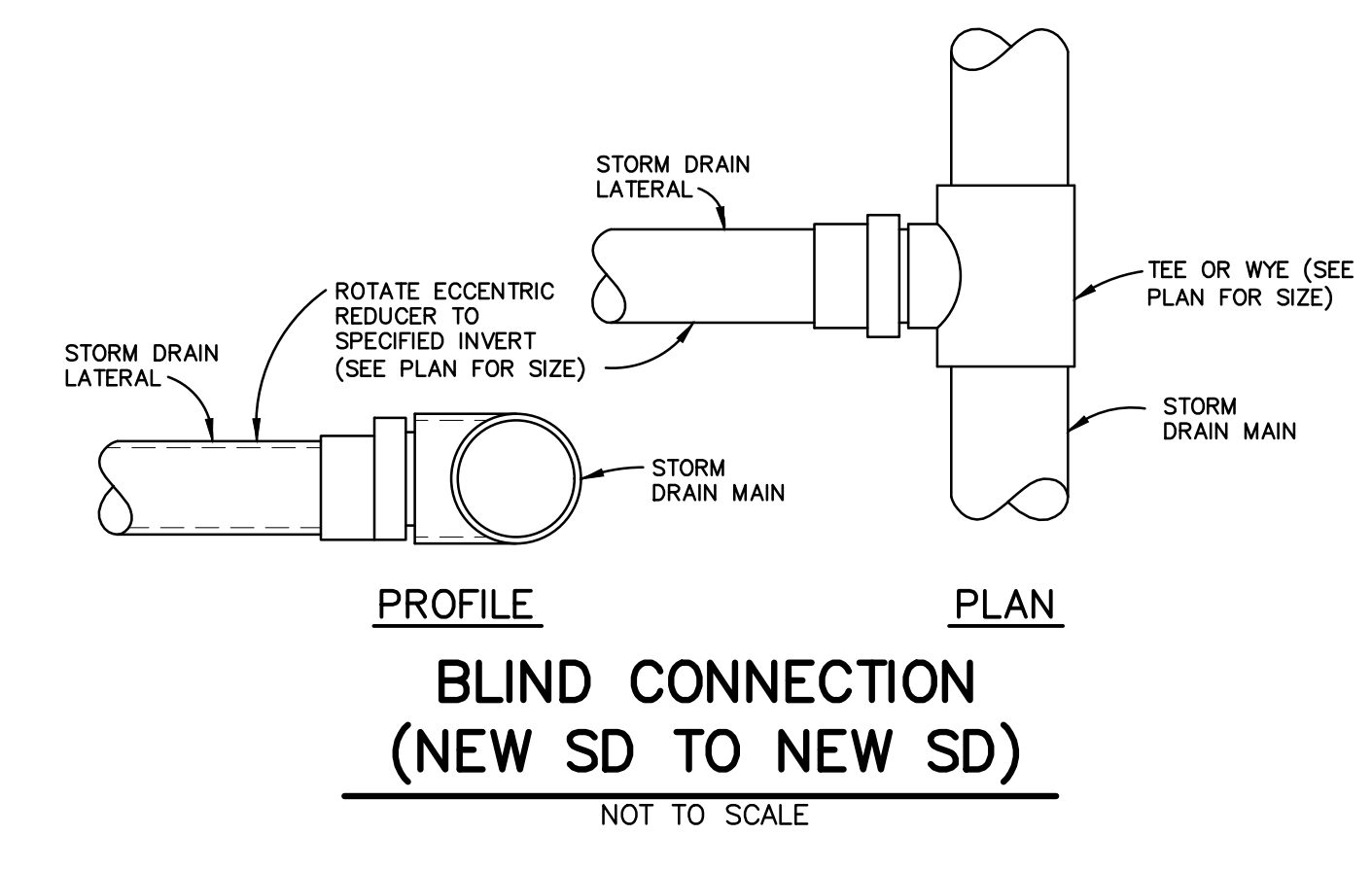
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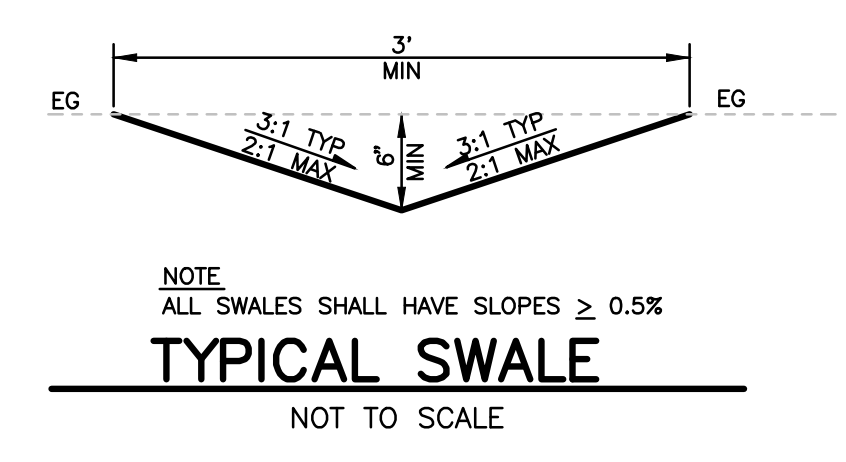
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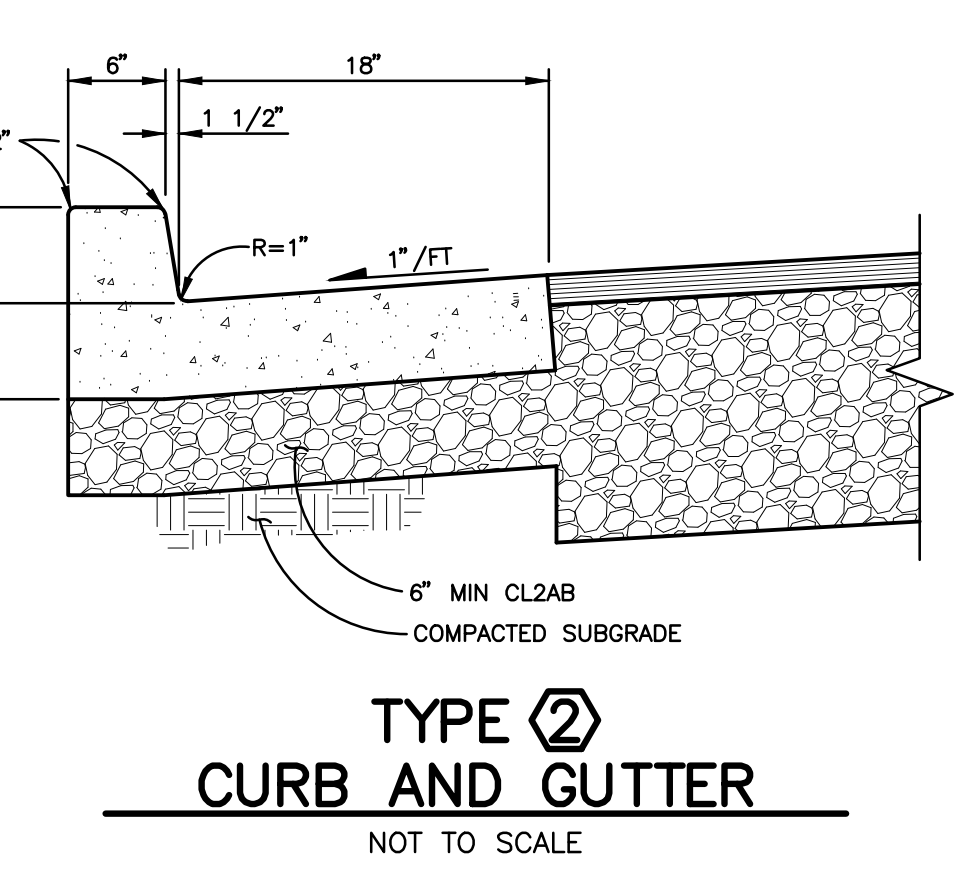
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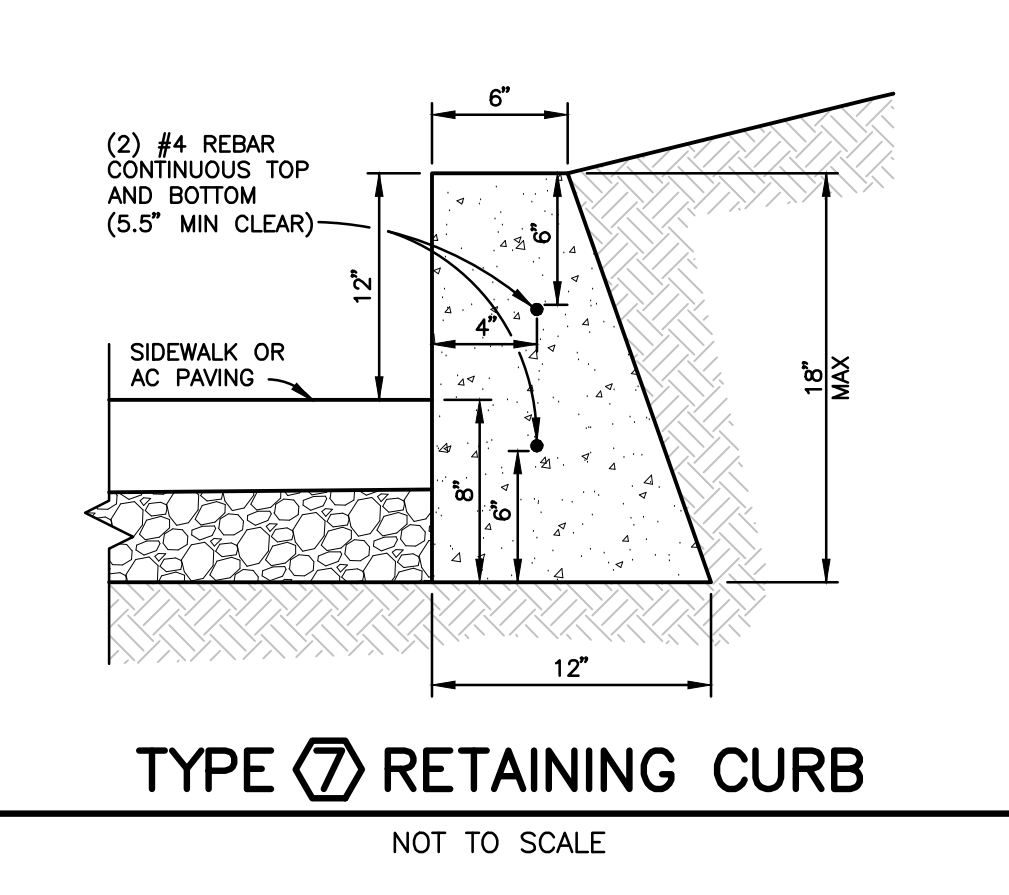
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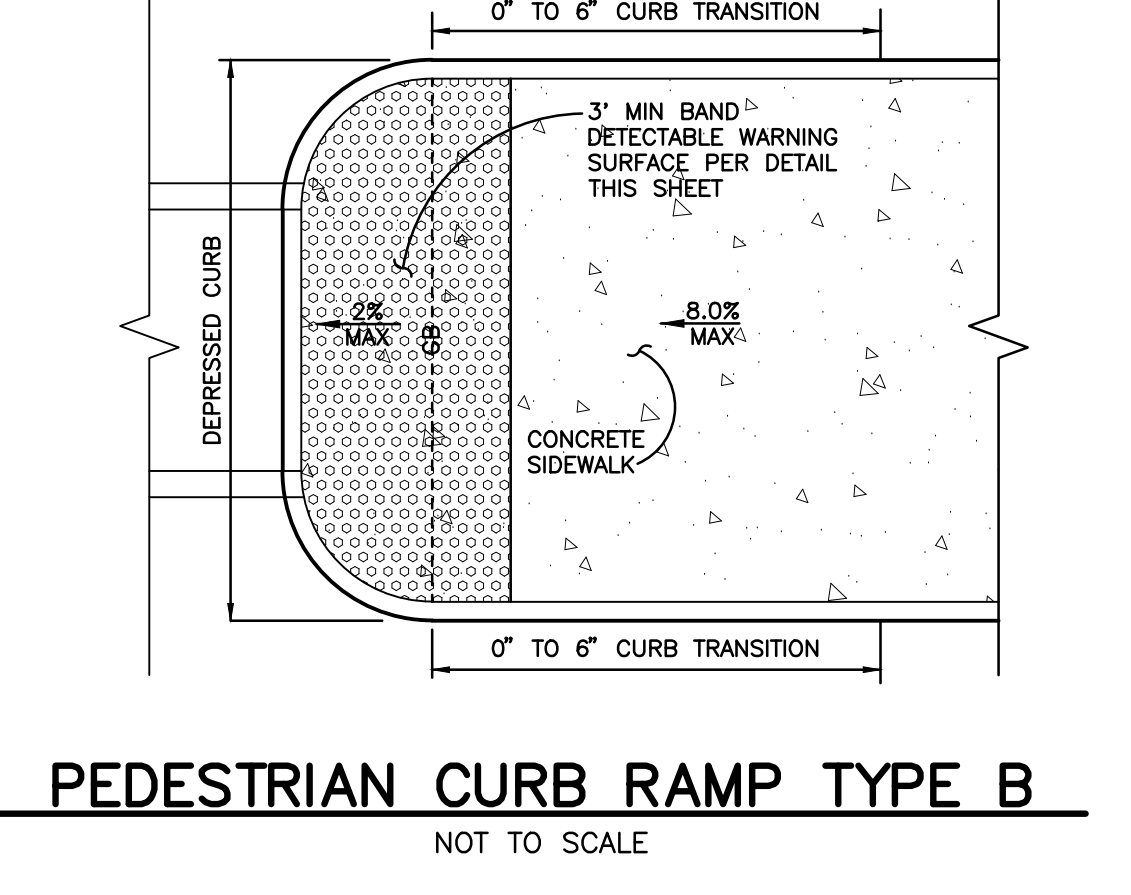
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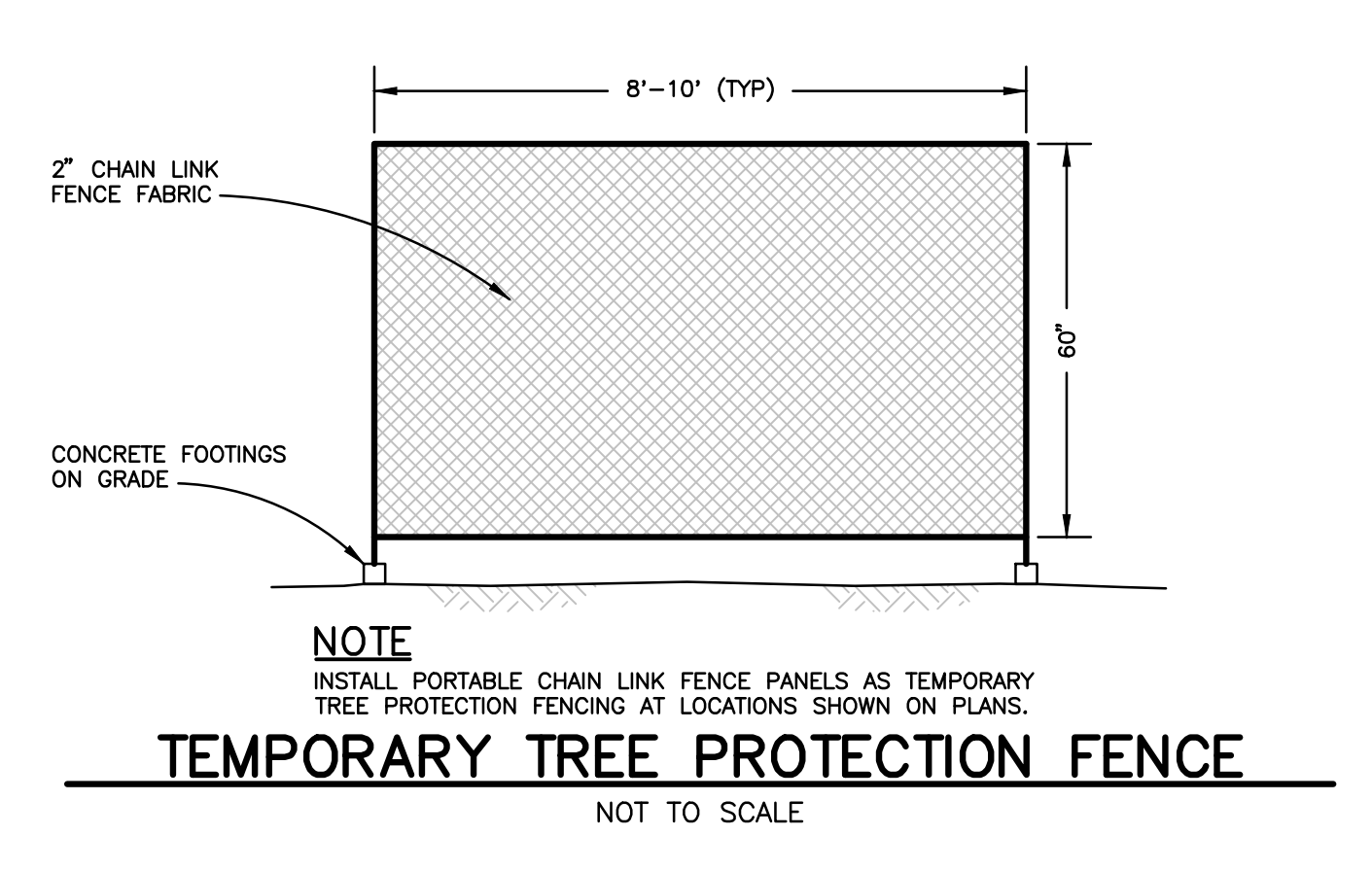
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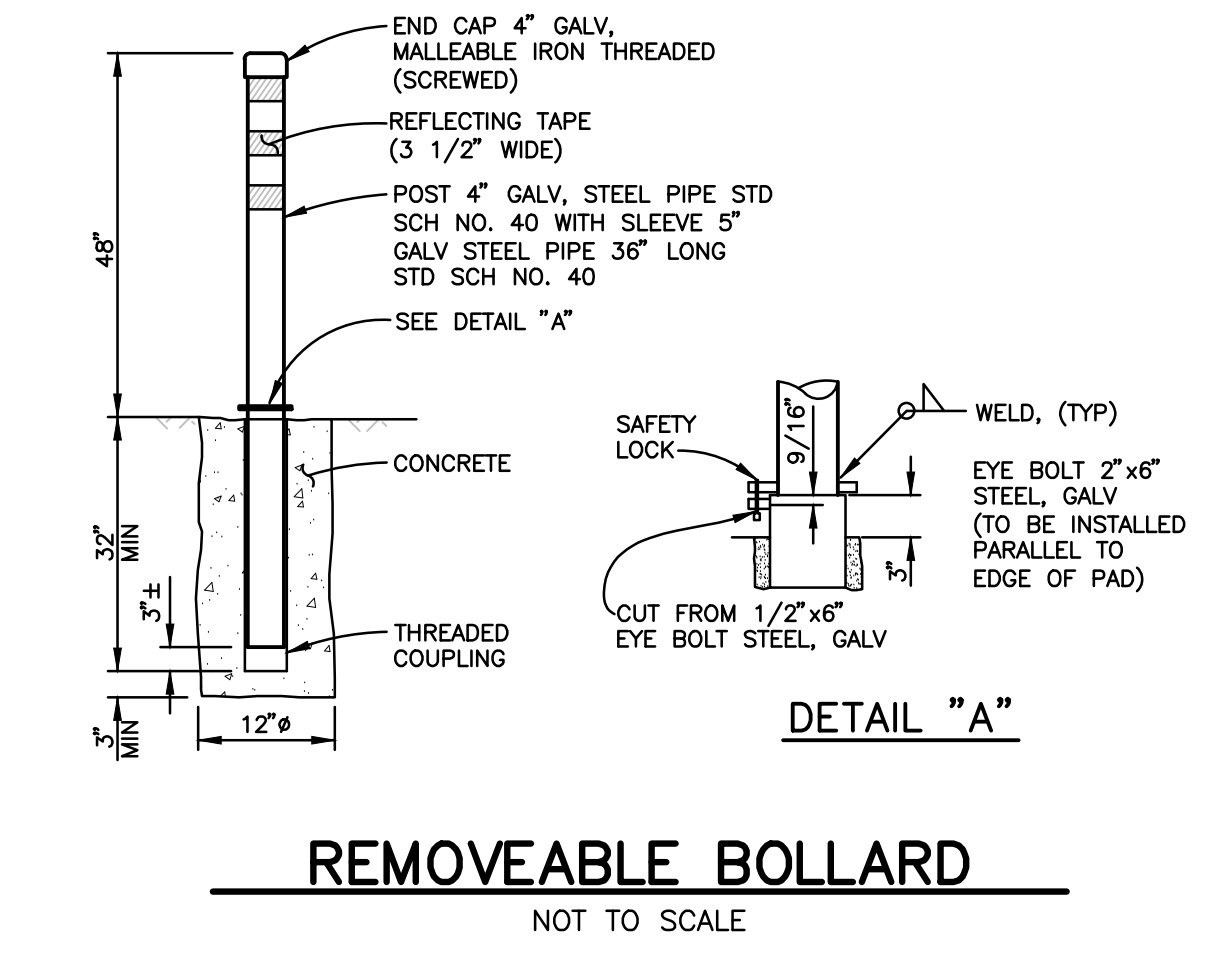
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NOT TO SCALE



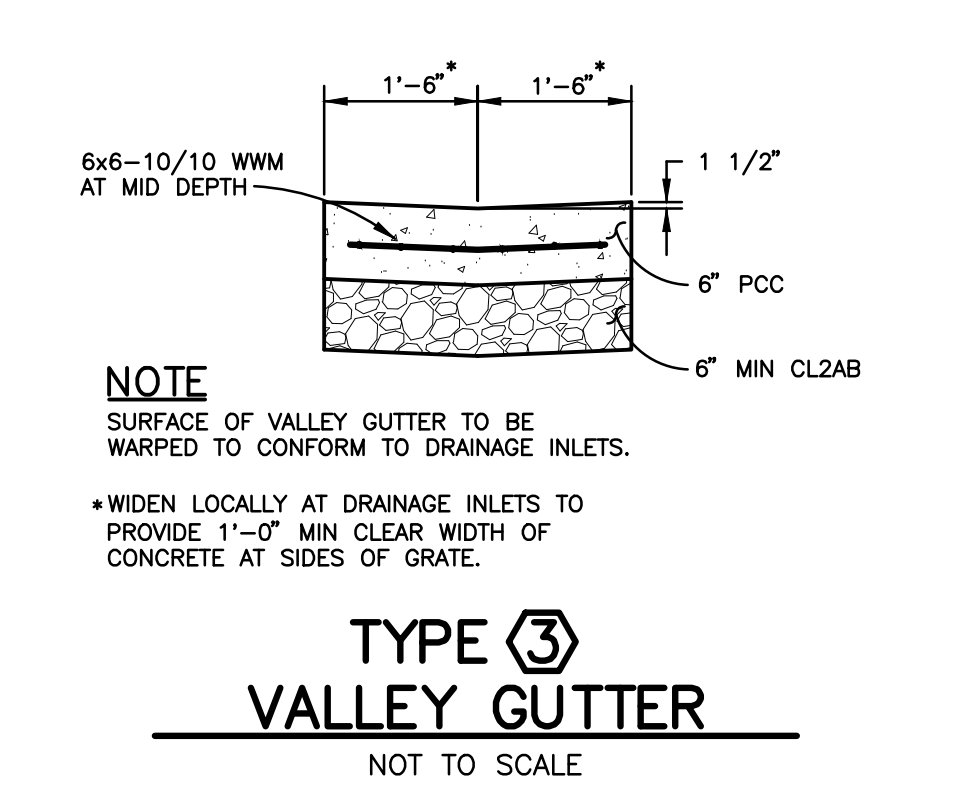
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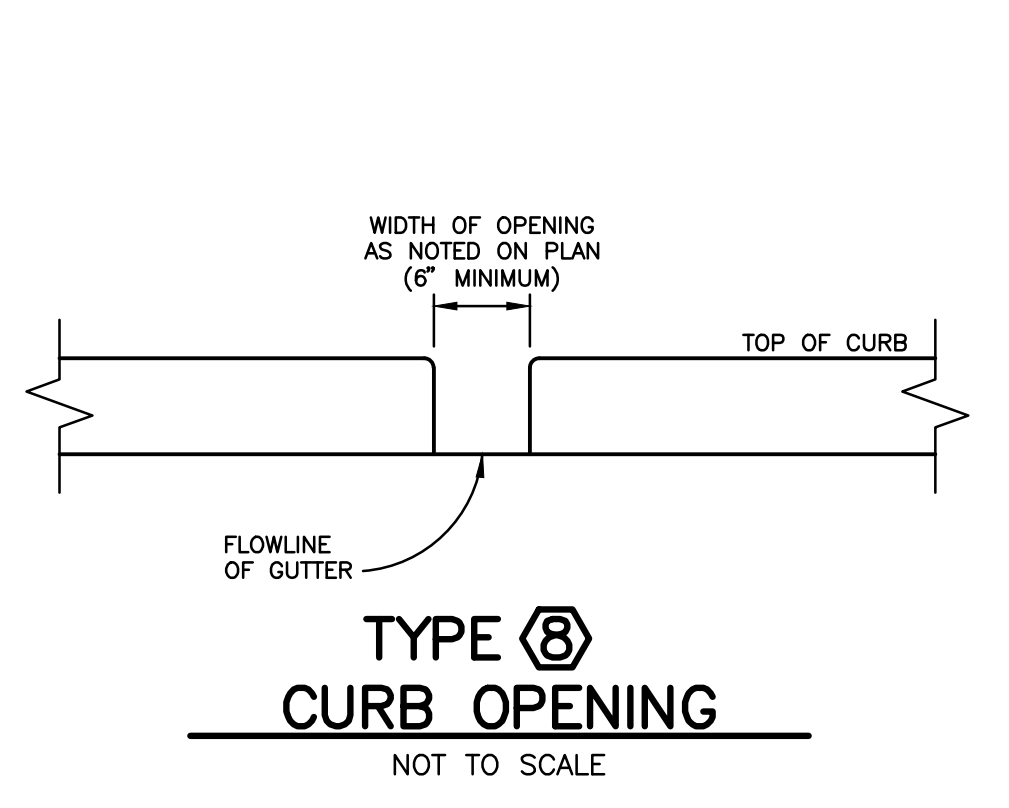
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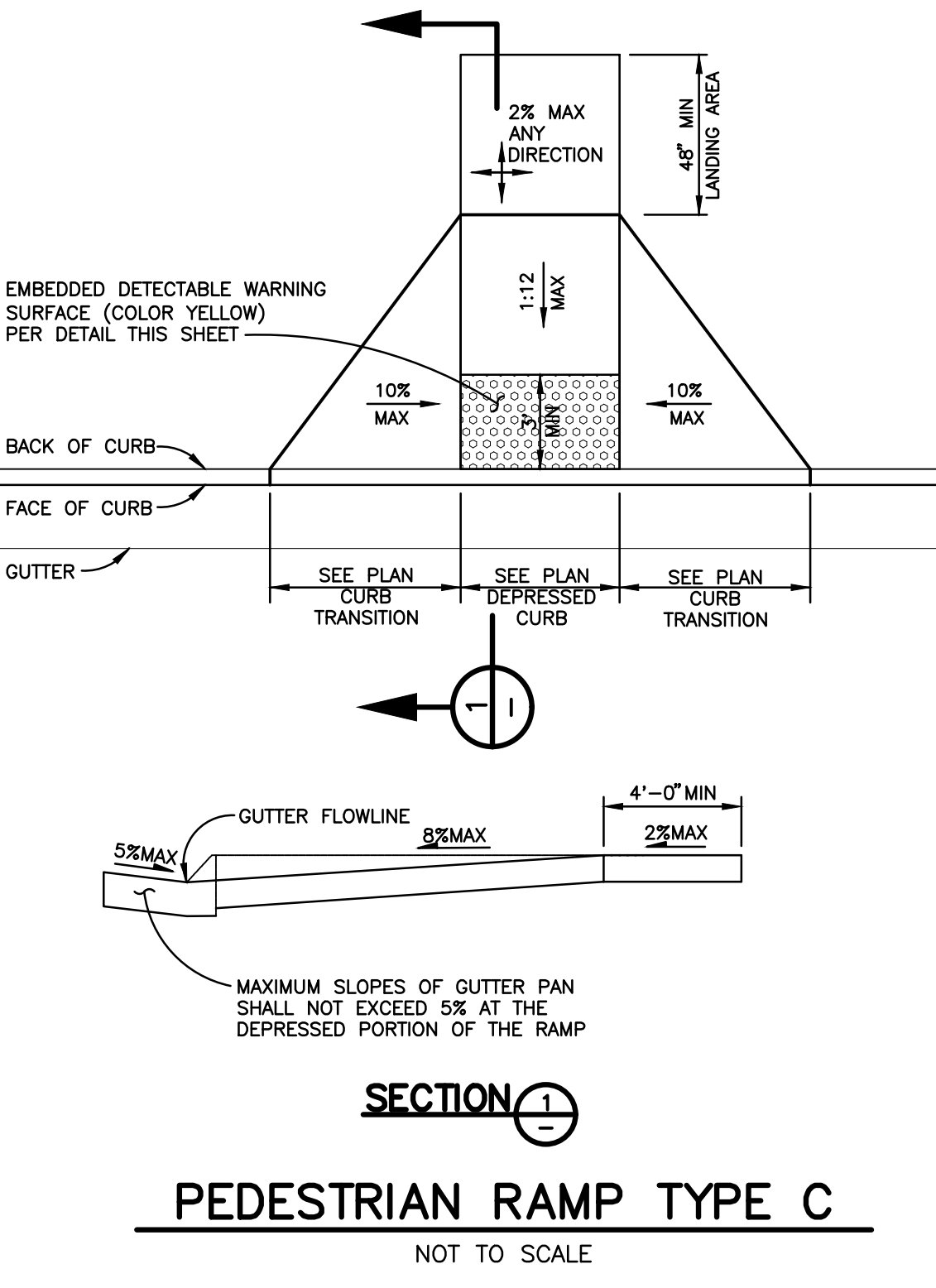
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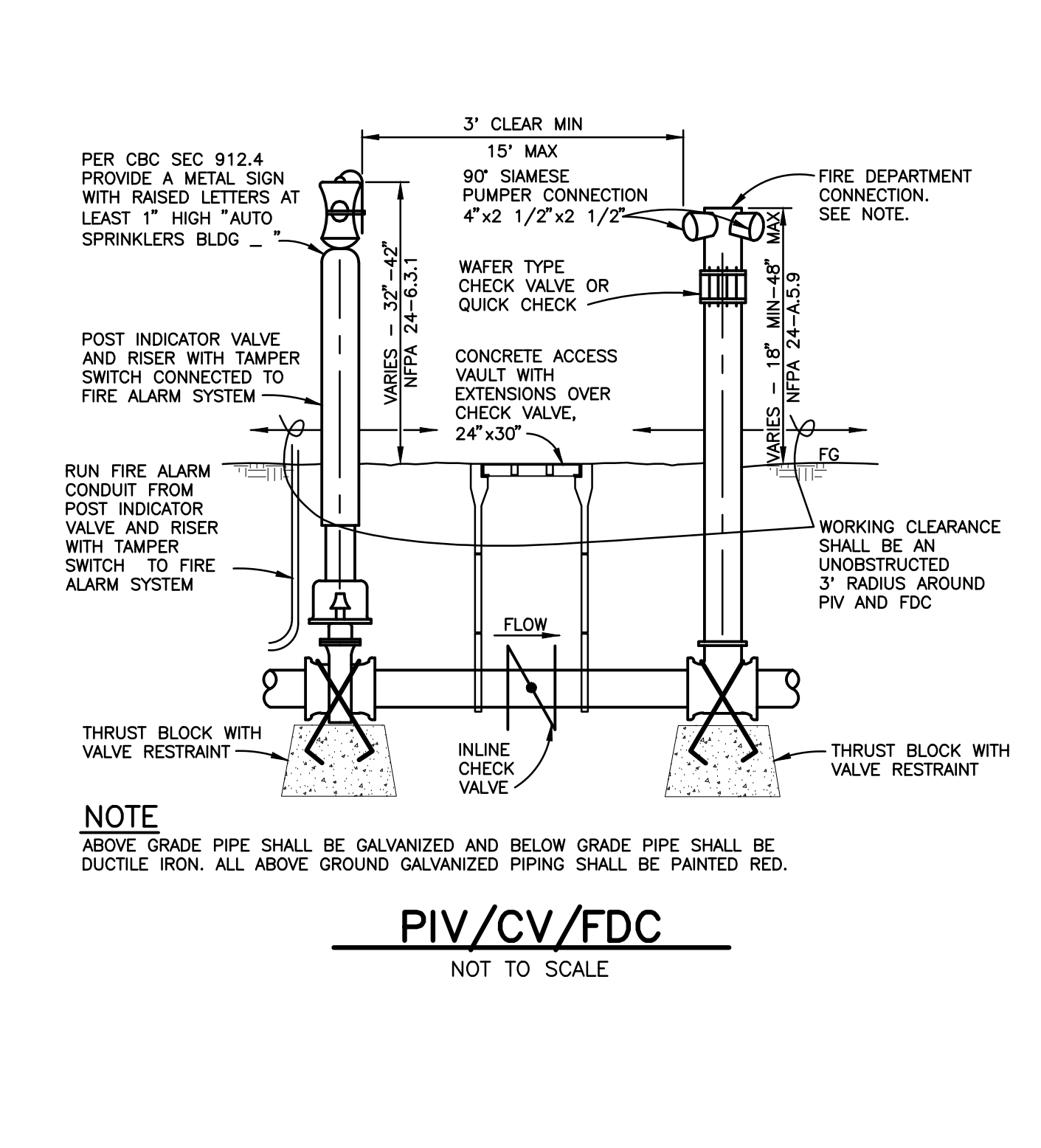
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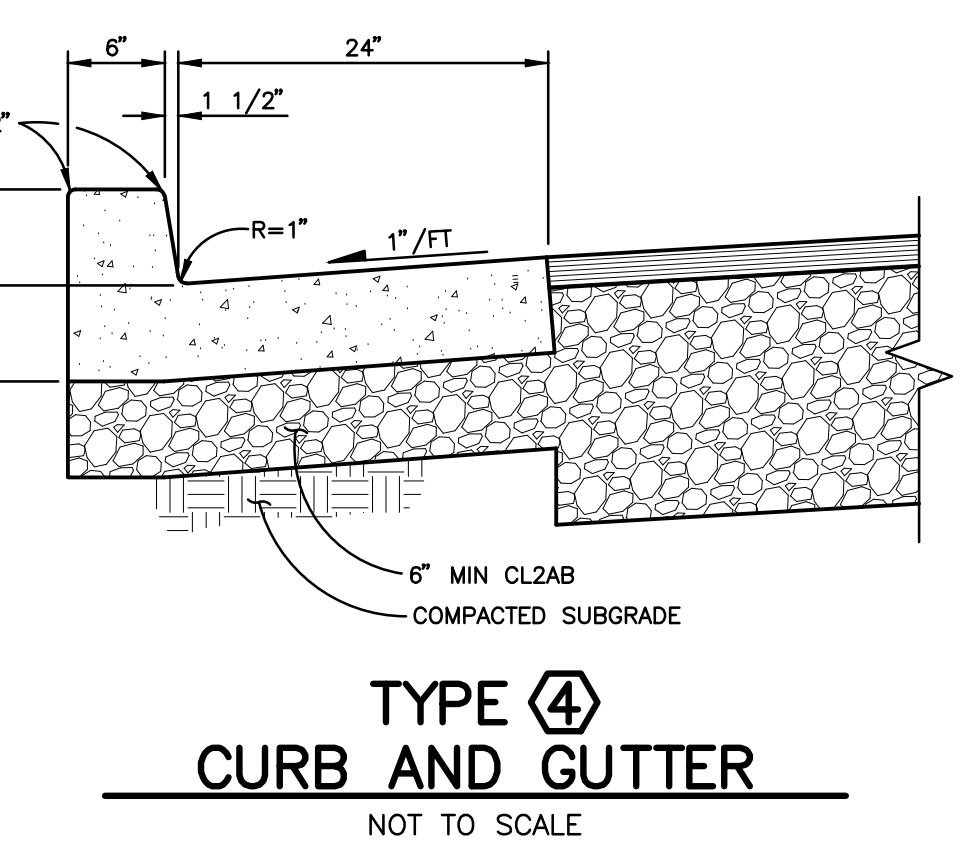
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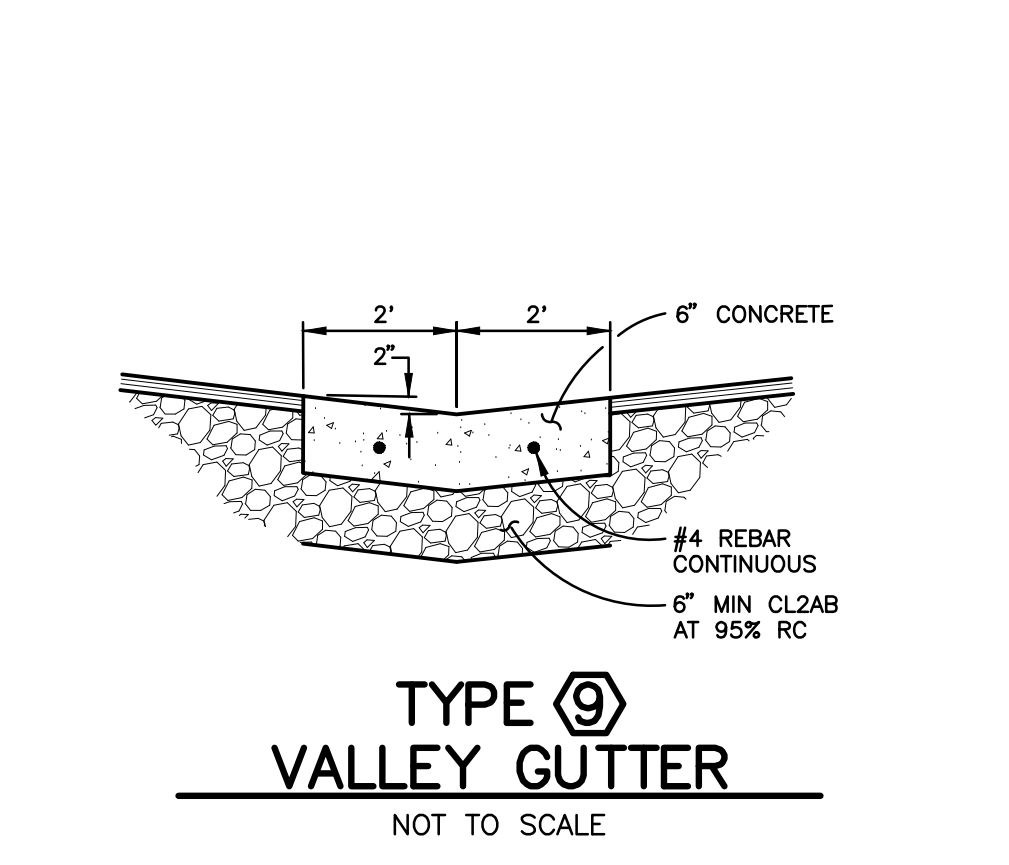
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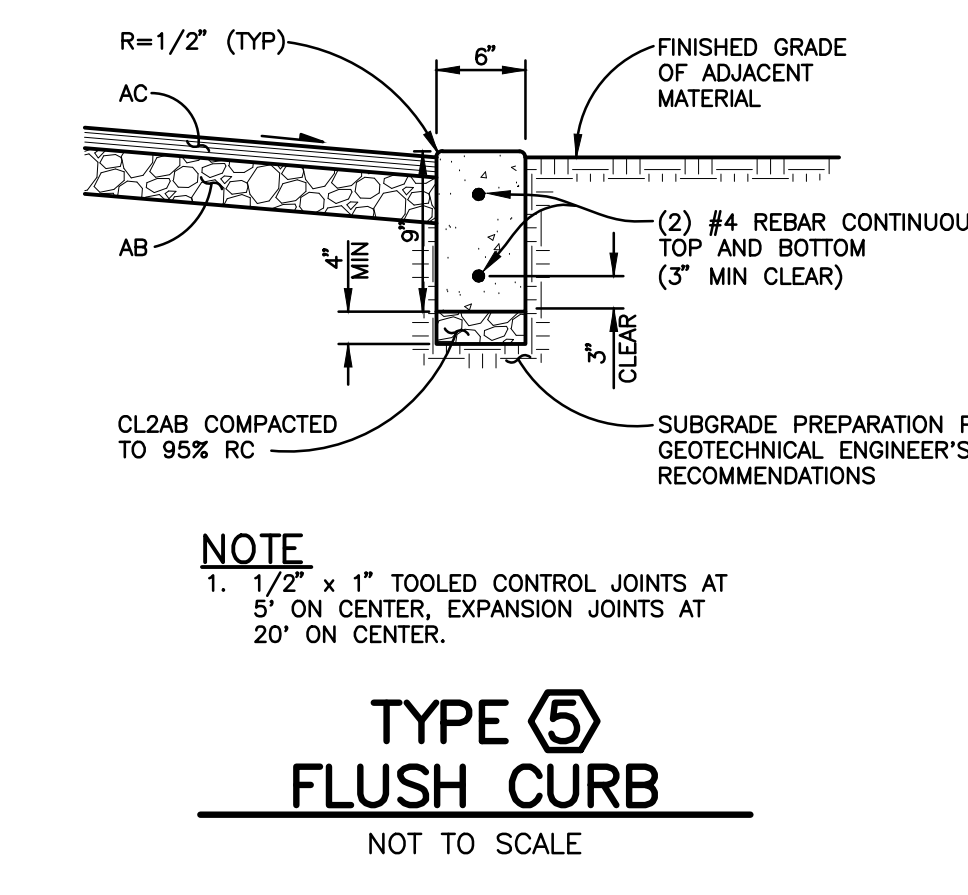
**PIV/CV/FDC**  
NOT TO SCALE



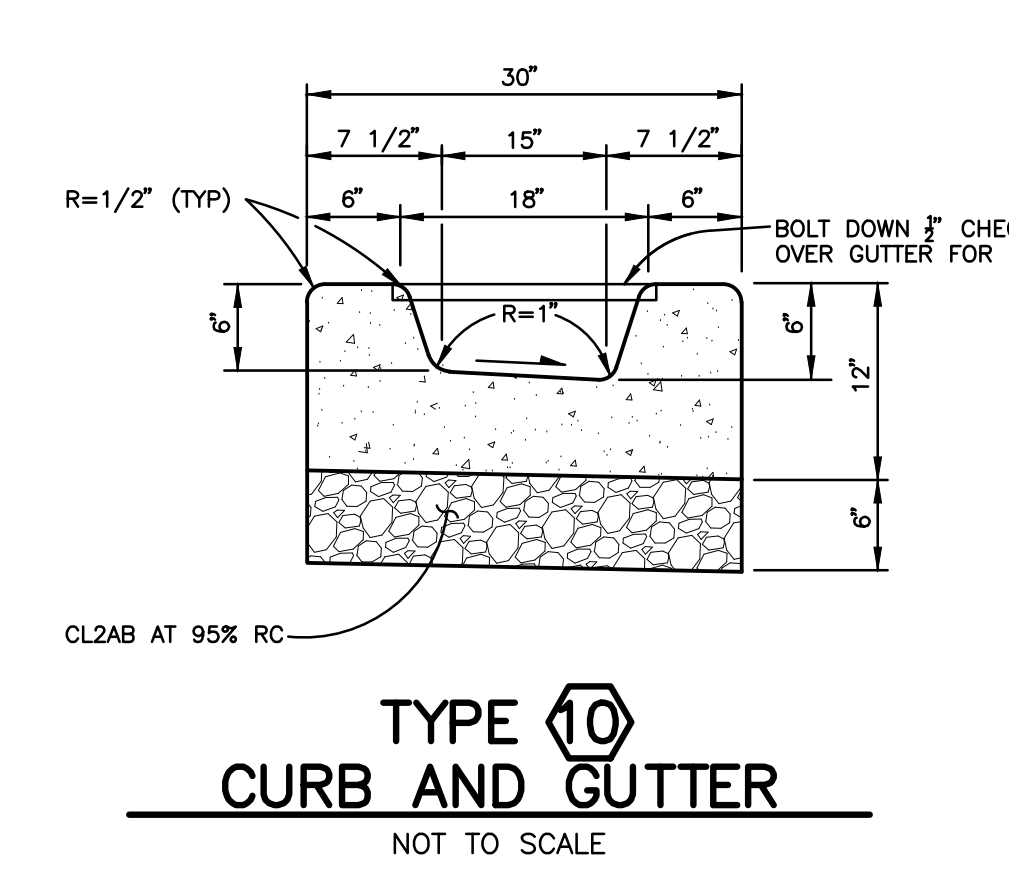
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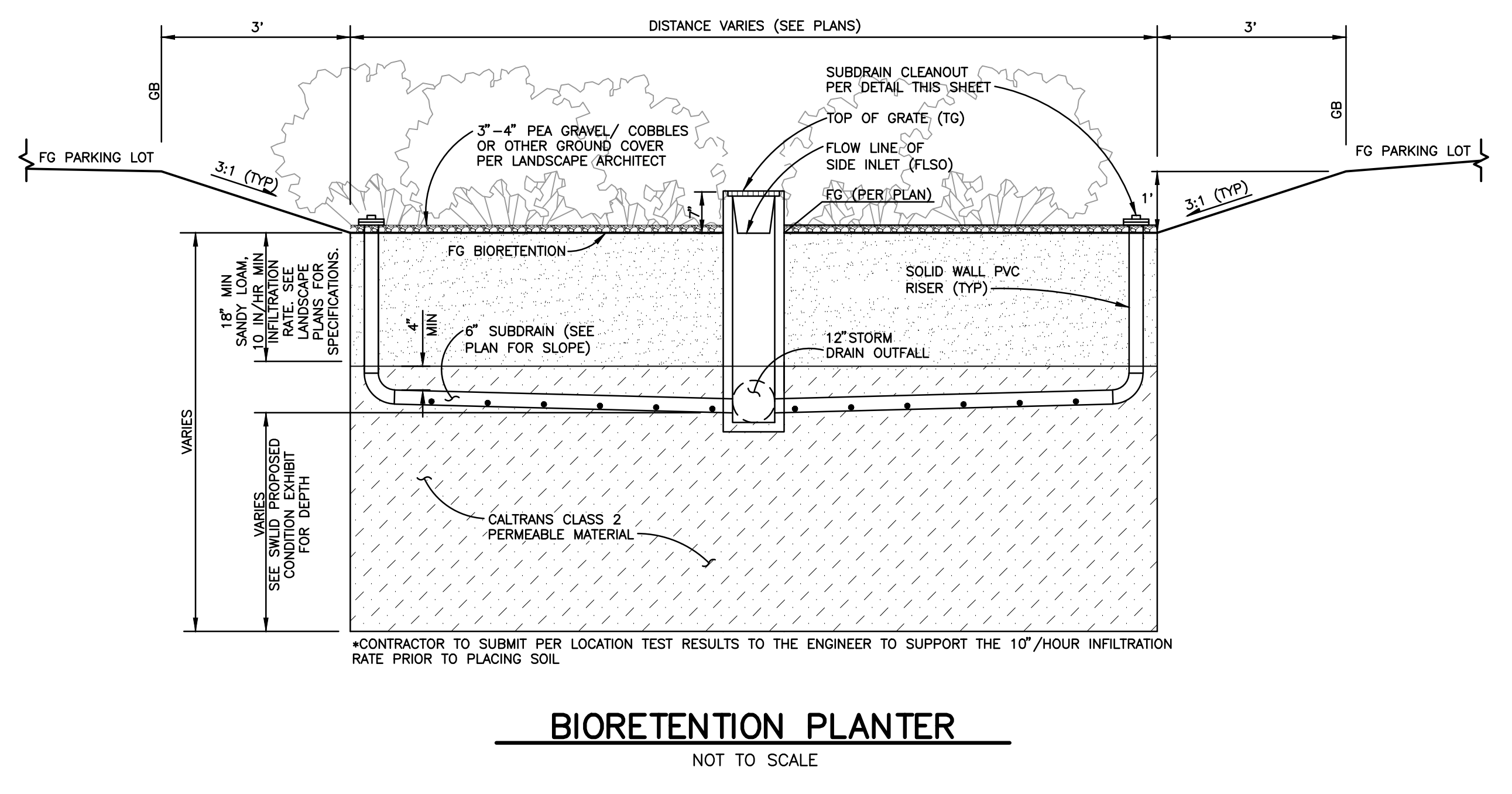
**TYPE 9**  
**VALLEY GUTTER**  
NOT TO SCALE



**TYPE 5**  
**FLUSH CURB**  
NOT TO SCALE



**TYPE 10**  
**CURB AND GUTTER**  
NOT TO SCALE



**BIORETENTION PLANTER**  
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**DETAILS**

Project Number: 2020-447-14487.03  
Plan Check Number:

**SHEET**  
**C25**







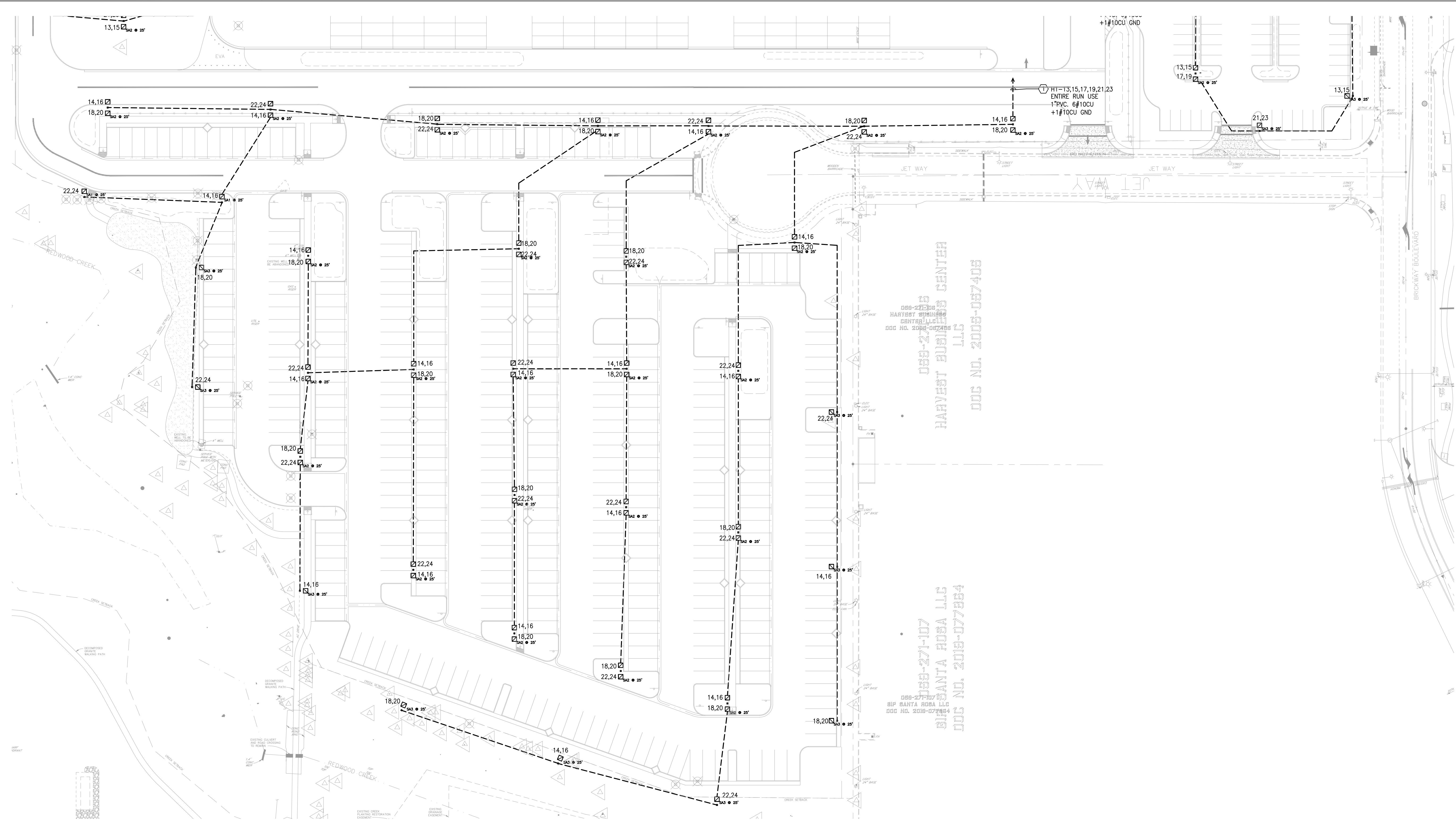




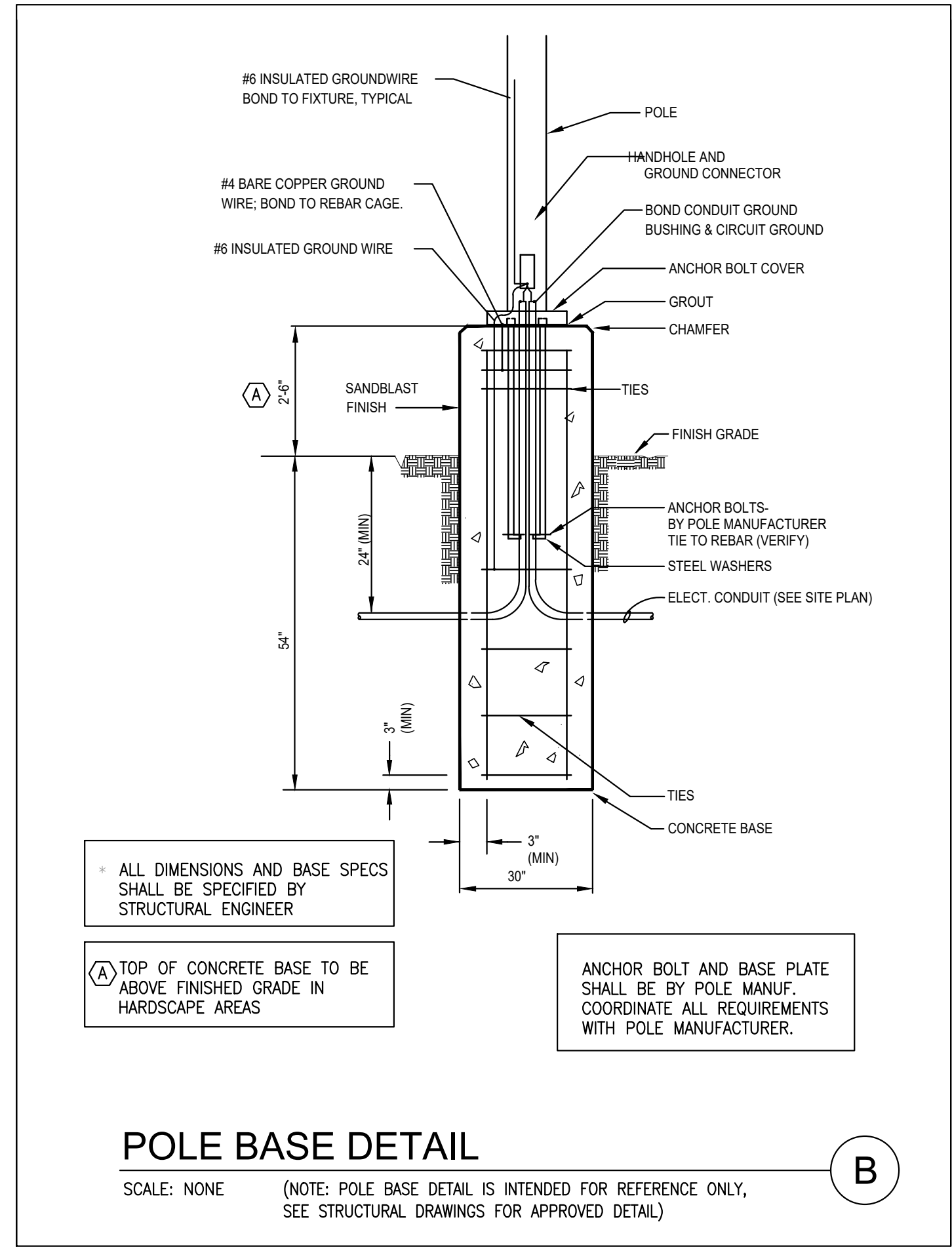




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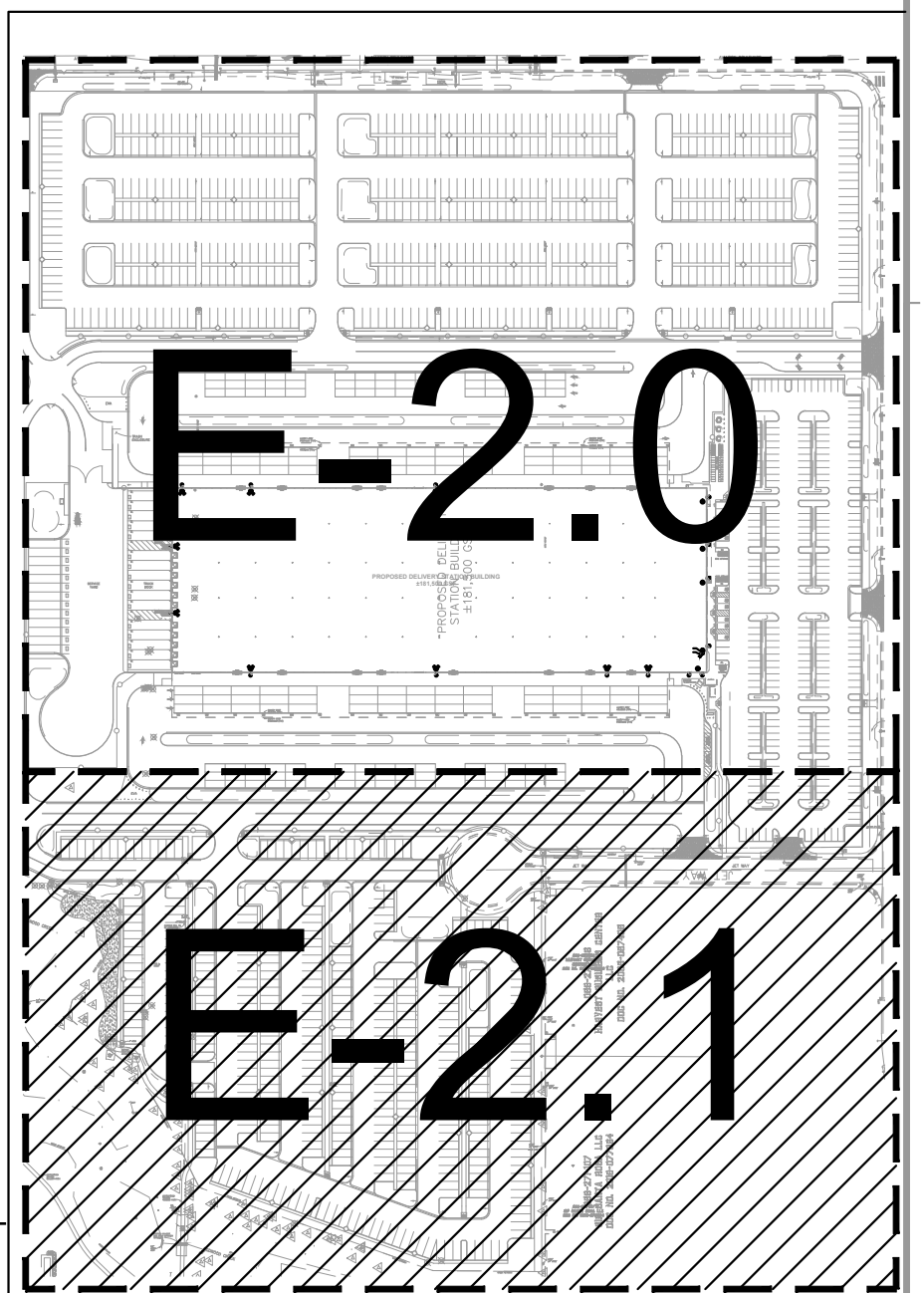


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SA2	SA2	73	U.S. ARCHITECTURA L LIGHTING	VLL-PLED-VSQ-W-ROLED-525mA-NW-MM11	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDs), BASE UP.	80	VLL-PLED-VSQ-W-ROLED-525mA-NW.ies	232	0.9	258.8	100%	
SA3	SA3	19	U.S. ARCHITECTURA L LIGHTING	VLL-PLED-HI-ROLED-525mA-NW-HS-MM11	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDs), BASE UP.	80	VLL-PLED-HI-H-ROLED-525mA-NW-HS.ies	170	0.9	129.4	100%	
W1	W1	13	U.S. ARCHITECTURA L LIGHTING	VLL-PLED-IV-ROLED-700mA-NW-MM11	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDs), BASE UP.	80	VLL-PLED-IV-ROLED-700mA-NW.ies	295	0.9	173.6	100%	
SA1	SA1	8	U.S. ARCHITECTURA L LIGHTING	VLL-PLED-IV-FT-ROLED-525mA-NW-MM11	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDs), BASE UP.	80	VLL-PLED-IV-FT-ROLED-525mA-NW.ies	166	0.9	129.4	100%	



- SITE PLAN GENERAL NOTES:**
- CONTACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC. AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
  - CALL UNDERGROUND ALERT BEFORE YOU DIG 1-800-227-2600. CALL YOUR LOCAL OFFICE AT LEAST TWO DAYS BEFORE YOU DIG.
  - ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 80, MINIMUM 3/4" C. RUN CODE SIZE INSULATED EQUIPMENT GROUND CONDUCTOR.
  - MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG.
  - ALL ELECTRICAL DEVICES/EQUIPMENT MOUNTED OUTDOOR SHALL BE WEATHERPROOF (NEMA 3R).
  - ALL FUTURE AND SPARE CONDUITS SHALL BE PROVIDED WITH A NYLON PULL STRING.
  - PRIOR TO TRENCHING, COORDINATE WITH MECHANICAL, CIVIL, LANDSCAPE AND IRRIGATION SITE DRAWINGS.
  - UNLESS SPECIFICALLY DIMENSIONED, ALL PANEL AND CONDUIT LOCATIONS ARE FOR DIAGNOSTIC PURPOSES ONLY AND ARE SUBJECT TO PLACEMENT FOR FIELD CONDITIONS.
  - CONDUITS TO BE MINIMUM 24" BELOW GRADE.
  - PROVIDE EASILY IDENTIFIABLE MARKERS AT ALL CONDUIT STUBS.

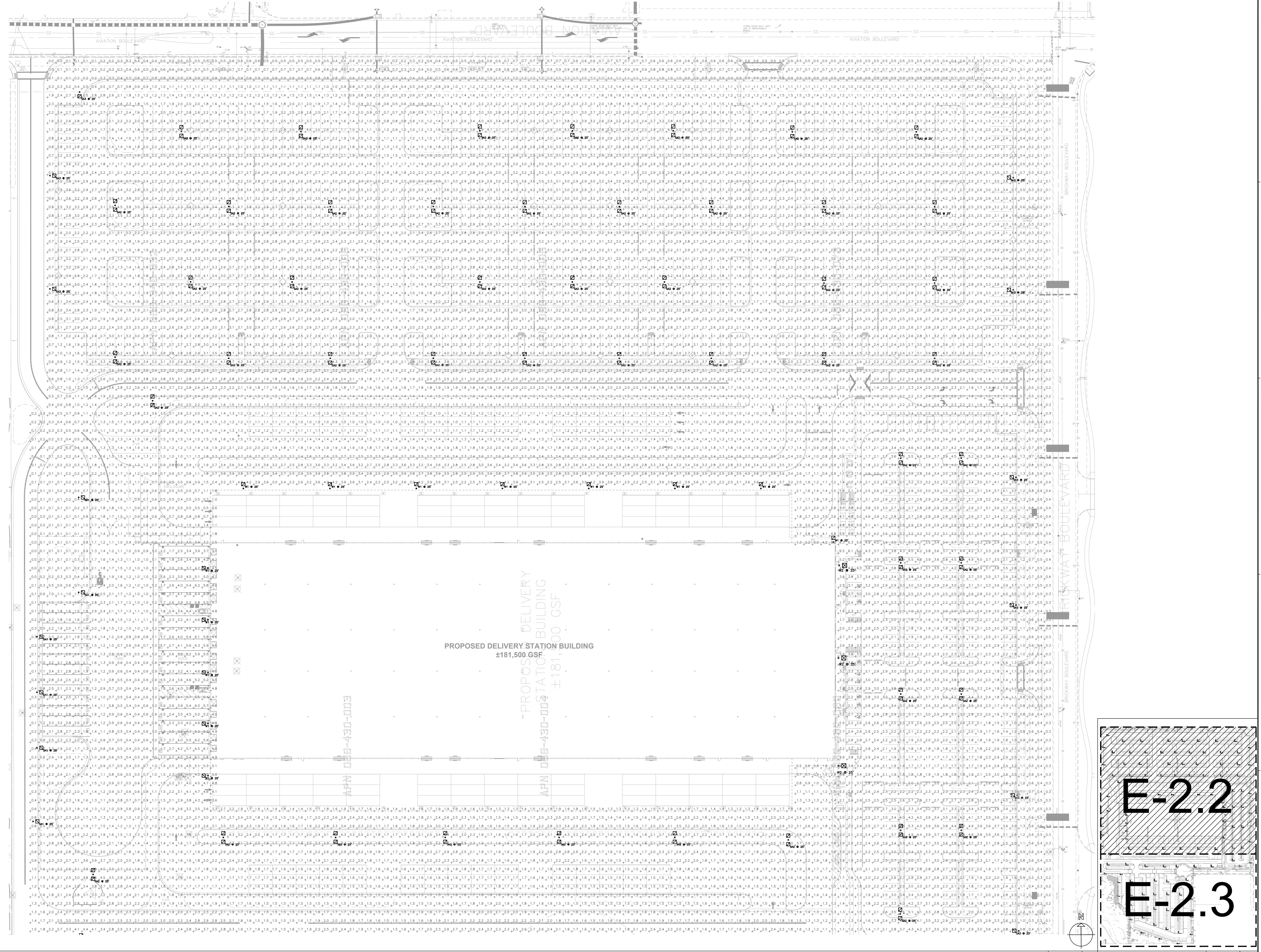
- KEYNOTES:**
- ① DENOTES CIRCUIT TO BE TIME-CLOCK CONTROLLED THROUGH LIGHTING CONTROL PANEL LOCATED IN ELECTRICAL ROOM. SEE E-1.1 FOR MORE DETAILS.
  - ② PROVIDE INDIVIDUAL PHOTOCCELL UNDERNEATH EACH CANOPY.
- ALL DOWNCAST LIGHT FIXTURES WILL BE INSTALLED AND PERMANENTLY MAINTAINED IN HORIZONTAL POSITION.



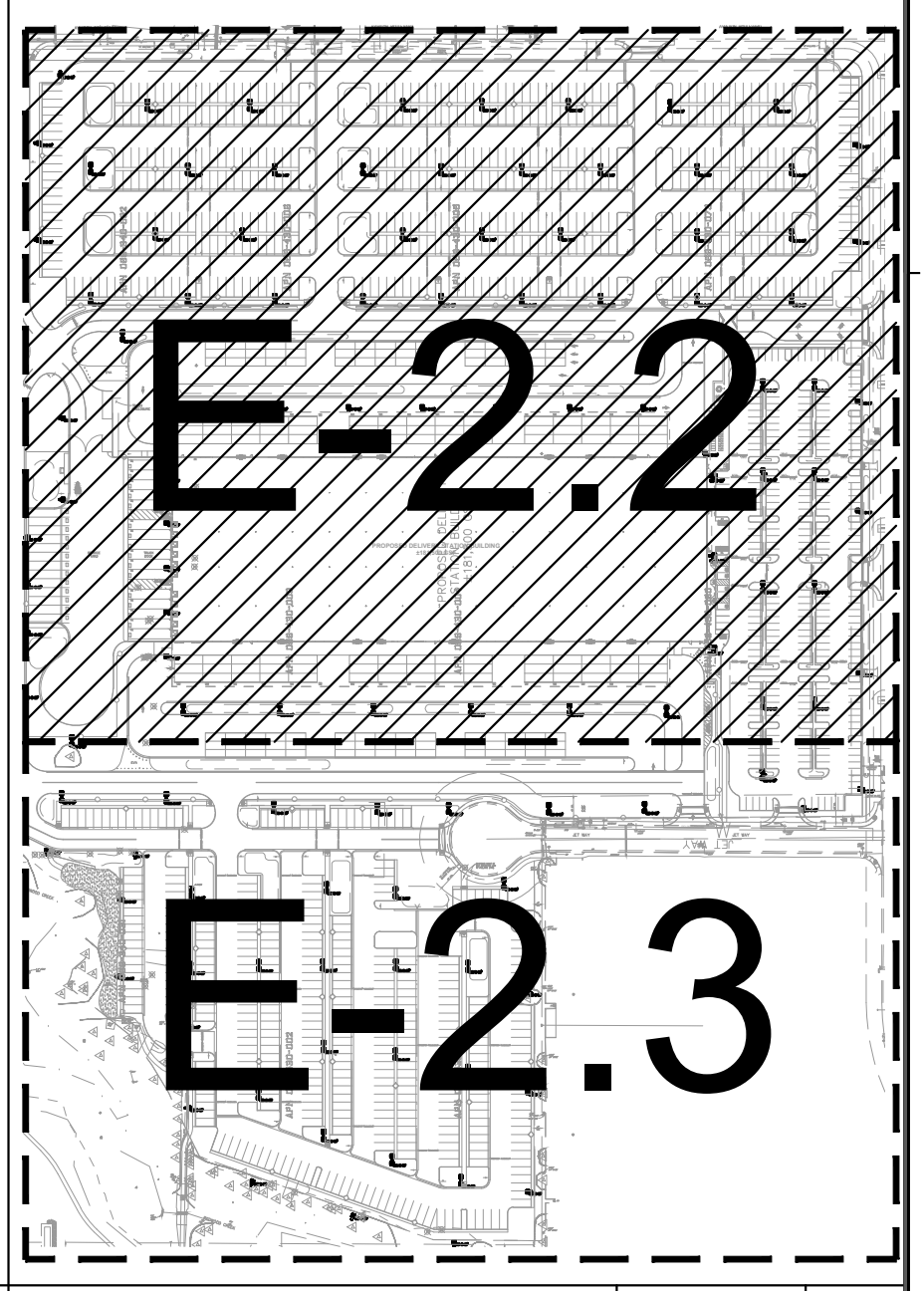


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AutoCAD 2020 11/01/2021 10:00 AM by Frank Sheng. Plot Date: 06/23/2021 10:00 AM by Frank Sheng. Plot Scale: 1"=40'-0".

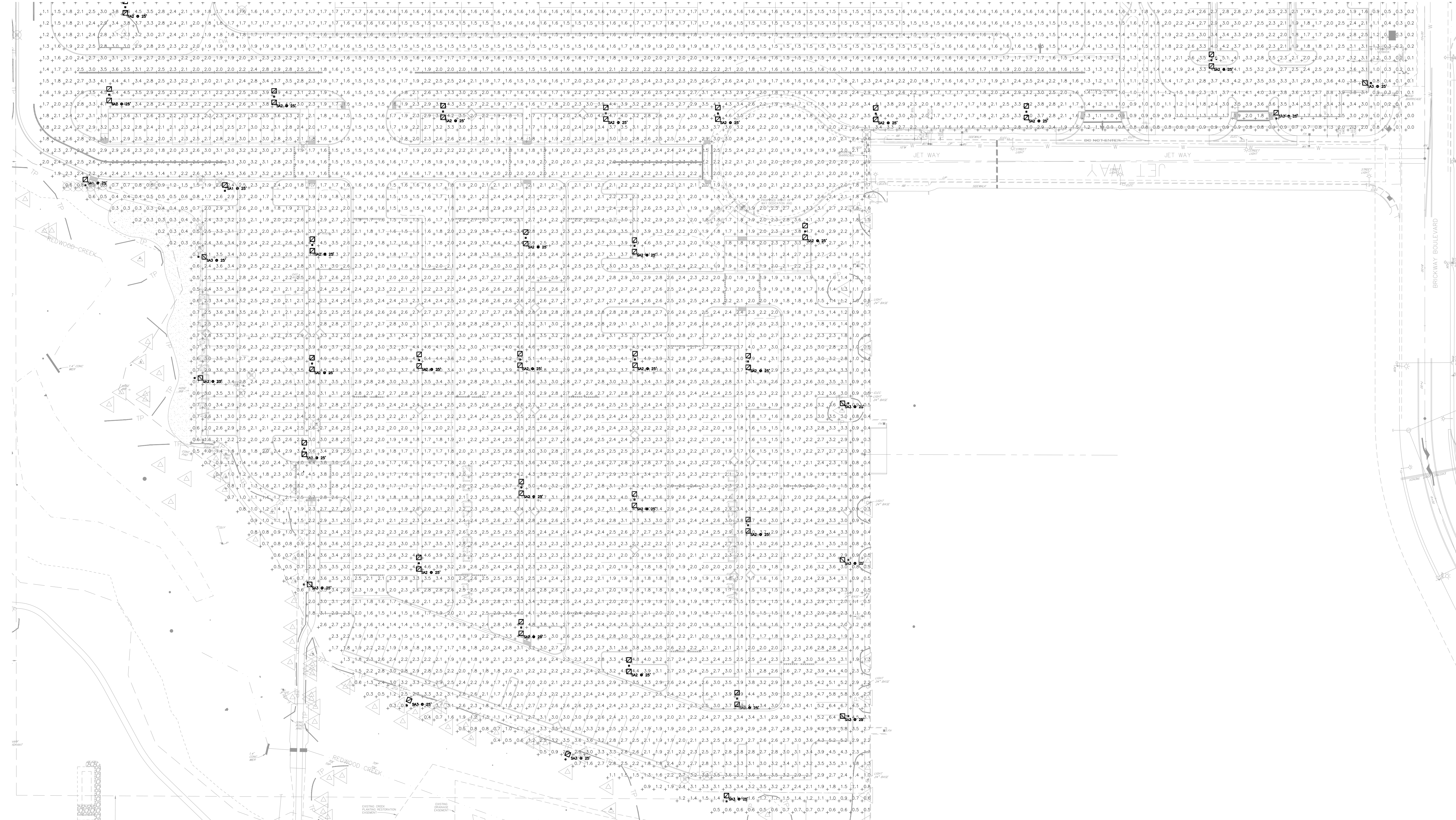


PROPOSED DELIVERY STATION BUILDING ±181,000 GSF ±181,000 GSF



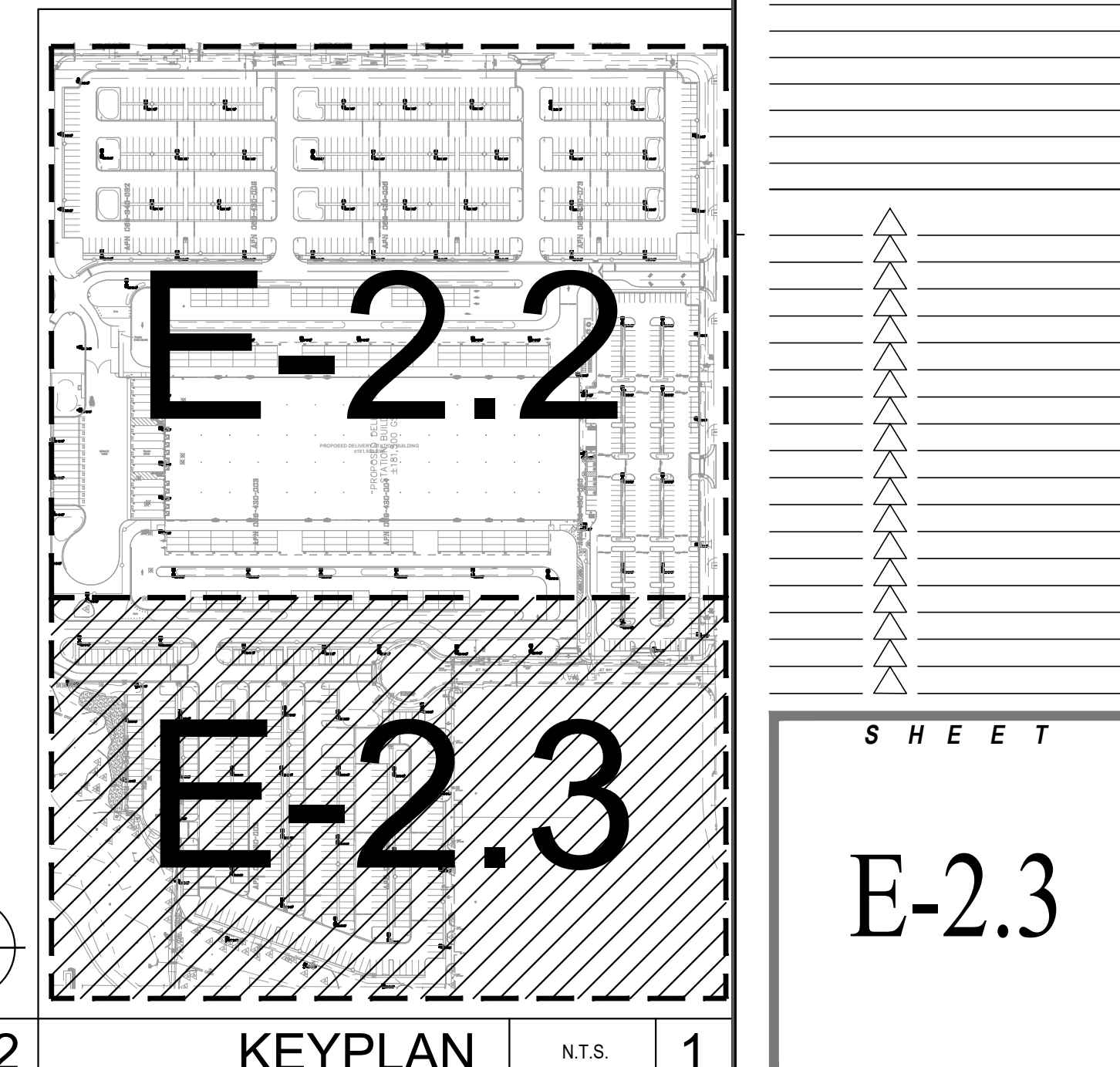
SITE PLAN PHOTOMETRIC STUDY 1"=40'-0" 2 KEYPLAN NTS 1





Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency
☐	W2	3	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-BI-W-BOLED-AMH11-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLD-BI-W-BOLED-AMH11-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	218	0.9	129.4	100%
☐	SA2	73	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-VSG-W-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLD-VSG-W-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	232	0.9	256.8	100%
☐	SA3	19	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-BI-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLD-BI-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	170	0.9	129.4	100%
☐	W1	13	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-IV-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLD-IV-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	205	0.9	173.6	100%
☐	SA1	8	U.S. ARCHITECTURAL LIGHTING	VLL-PLD-IV-FT-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLD-IV-FT-BOLED-SSH-AW-WALL MT AT 25 FT AFG BUG RATING 5 IFO C3	166	0.9	129.4	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #	+	2.9%	3.2%	1.7%	1.7%	1.7%
Calc. Zone #	+	2.6%	3.2%	0.5%	NA	NA





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sheet plotted: Fri Jul 20 10:00:00 AM -0700  
 plotting by: Frank Sheng  
 drawing title: FC-3  
 drawing date: Fri Jul 20 10:00:00 AM -0700  
 drawing name: FC-3

## VALULUME SERIES - PLED LED/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 5000K	INITIAL LUMENS - 5600K	L70 GREATER THAN (G70)	STARTING TEMP	SYSTEM WATTS	VOLTS	MAX INLET AMPS
40	LED	40 PLED Optical Module - 350mA	5,885 - 6,408	6,306 - 6,988	6,864 - 7,729	85,000+	-40°F	43	120	0.36
40	LED	40 PLED Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	85,000+	-40°F	65	120	0.54
40	LED	40 PLED Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	85,000+	-40°F	87	120	0.73
40	LED	40 PLED Optical Module - 1050mA	13,642 - 15,692	12,960 - 14,870	14,324 - 16,435	85,000+	-40°F	128	120	1.07
80	LED	80 PLED Optical Module - 350mA	11,770 - 12,816	12,612 - 13,976	14,528 - 16,458	85,000+	-40°F	86	120	0.72
80	LED	80 PLED Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	85,000+	-40°F	130	120	1.08
80	LED	80 PLED Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	85,000+	-40°F	174	120	1.45
80	LED	80 PLED Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	85,000+	-40°F	257	120	2.14

**NOTES:**  
 1. Max Inlet Amp is the highest of starting, operating, or open circuit currents.  
 2. Lumen values for LED Modules vary according to the distribution type.  
 3. System Watts includes the source watts and all other components.  
 4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV - 20KV surge suppressors.  
 5. L70(G70) - 1M/21 is not applicable.

**WARNINGS:** All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

U.S. Architectural Lighting  
 400 West Avenue G, Anaheim, CA 92801  
 Phone: (714) 233-2000 Fax: (714) 233-2001  
 www.usalighting.com

## SOLID STATE AREA LIGHTING

### VALULUME SERIES-PLED SPECIFICATIONS

**OPTICAL HOUSING**  
 Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photostatic receptacle. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

**ELECTRICAL HOUSING w/ INTEGRATED ARM**  
 Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photostatic receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

**PLED OPTICS**  
 Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the sheet side and functions as a house side shielding element. Refractors are injection molded #12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

**LED DRIVER(S)**  
 Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F/40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz, or 347V-480V, 50/60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaires supplied with 20KV surge protector for field accessible installation.)

**LED EMITTERS**  
 High output LEDs are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

**FINISH**  
 Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and ion phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME: \_\_\_\_\_  
 FIXTURE TYPE: \_\_\_\_\_



VLL PLED PATENT PENDING

U.S. Architectural Lighting  
 400 West Avenue G, Anaheim, CA 92801  
 Phone: (714) 233-2000 Fax: (714) 233-2001  
 www.usalighting.com

## VALULUME SERIES - PLED SPECIFICATIONS

**POLE DRILLING TEMPLATE**

**WALL MOUNT**

**WALL PLATE**

**PLED MODULES**

VLL PLED E.P.A. 0.17 Available in 80 and 40 LED Array

No. of LEDs	Drive Current	System Watts	HID Equivalent
40	350mA	45	70-100
	525mA	66	100-150
	700mA	91	175
	1050mA	142	200-250
80	350mA	92	150-175
	525mA	136	200-250
	700mA	184	400
	1050mA	265	550

Spec/Order Example: VLL4ED/PLED-V-SG/80LED-700mA/NW/277V/1/RA/9005

MODEL	OPTICS	LED	MOUNTING	FINISH	OPTIONS
<input type="checkbox"/> VLL4ED	<input type="checkbox"/> TYPE I PLED-H <input type="checkbox"/> TYPE I FRONT ROW PLED-H-FR <input type="checkbox"/> TYPE I MEDIAN LUMINAIR PLED-H-ML <input type="checkbox"/> TYPE II PLED-H-M <input type="checkbox"/> TYPE II WIDE PLED-H-W <input type="checkbox"/> TYPE IV PLED-V <input type="checkbox"/> TYPE IV PLED-V-FT <input type="checkbox"/> TYPE V NARROW PLED-V-SG-N <input type="checkbox"/> TYPE V WIDE PLED-V-SG-W	<input type="checkbox"/> 80LED 1050mA CW (3000K) <input type="checkbox"/> 40LED 700mA CW (3000K) <input type="checkbox"/> 525mA WW (3000K) <input type="checkbox"/> 350mA OTHER LED COLORS AVAILABLE CONSULT FACTORY	<input type="checkbox"/> 1 <input type="checkbox"/> 2-180 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 3-90 <input type="checkbox"/> 4-90 <input type="checkbox"/> UNIVERSAL POLE ADAPTOR... EPA <input type="checkbox"/> WALL MOUNT	<input type="checkbox"/> BLACK RA-9005-T <input type="checkbox"/> WHITE RA-9005-T <input type="checkbox"/> GREEN RA-7004-T <input type="checkbox"/> DARK BRONZE RA-4019-T <input type="checkbox"/> GREEN RA-4005-T <input type="checkbox"/> UNIVERSAL POLE ADAPTOR... EPA <input type="checkbox"/> WALL MOUNT	<input type="checkbox"/> HIGH/LOW DIMMING FOR DIMMABLE SWITCHING OR NONDIMMABLE MOTOR SENSOR... MSW <input type="checkbox"/> INTERNAL HOUSE SIDE SHIELD... HS-PLED <input type="checkbox"/> MICRO CELL VOLTAGE (DIAGNOSTIC) PC-V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY... TPR <input type="checkbox"/> 2PIN TWIST LOCK RECEPTACLE ONLY... TR07 <input type="checkbox"/> SINGLE FUSE (20V, 27V, 347V)... SF <input type="checkbox"/> DOUBLE FUSE (20V, 347V, 480V)... DF <input type="checkbox"/> PHOTO MOTION SENSOR (PROGRAMMED SW/100)... MS-P11 <input type="checkbox"/> REMOTE MOTION SENSOR COMPENSATOR... MS-FC10

U.S. Architectural Lighting  
 400 West Avenue G, Anaheim, CA 92801  
 Phone: (714) 233-2000 Fax: (714) 233-2001  
 www.usalighting.com

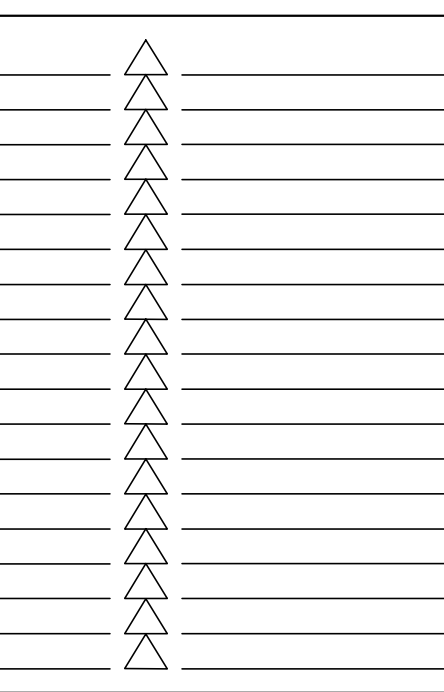


SEEFRIED INDUSTRIAL PROPERTIES, INC.  
 2201 E. Camelback Road, Suite 225B  
 Phoenix, AZ 85016  
 seefriedproperties.com

**PROJECT ROSCO**  
**DR06 - SANTA ROSA**  
**DELIVERY STATION**  
 Brickway Blvd. & Airport Blvd.  
 Santa Rosa, CA

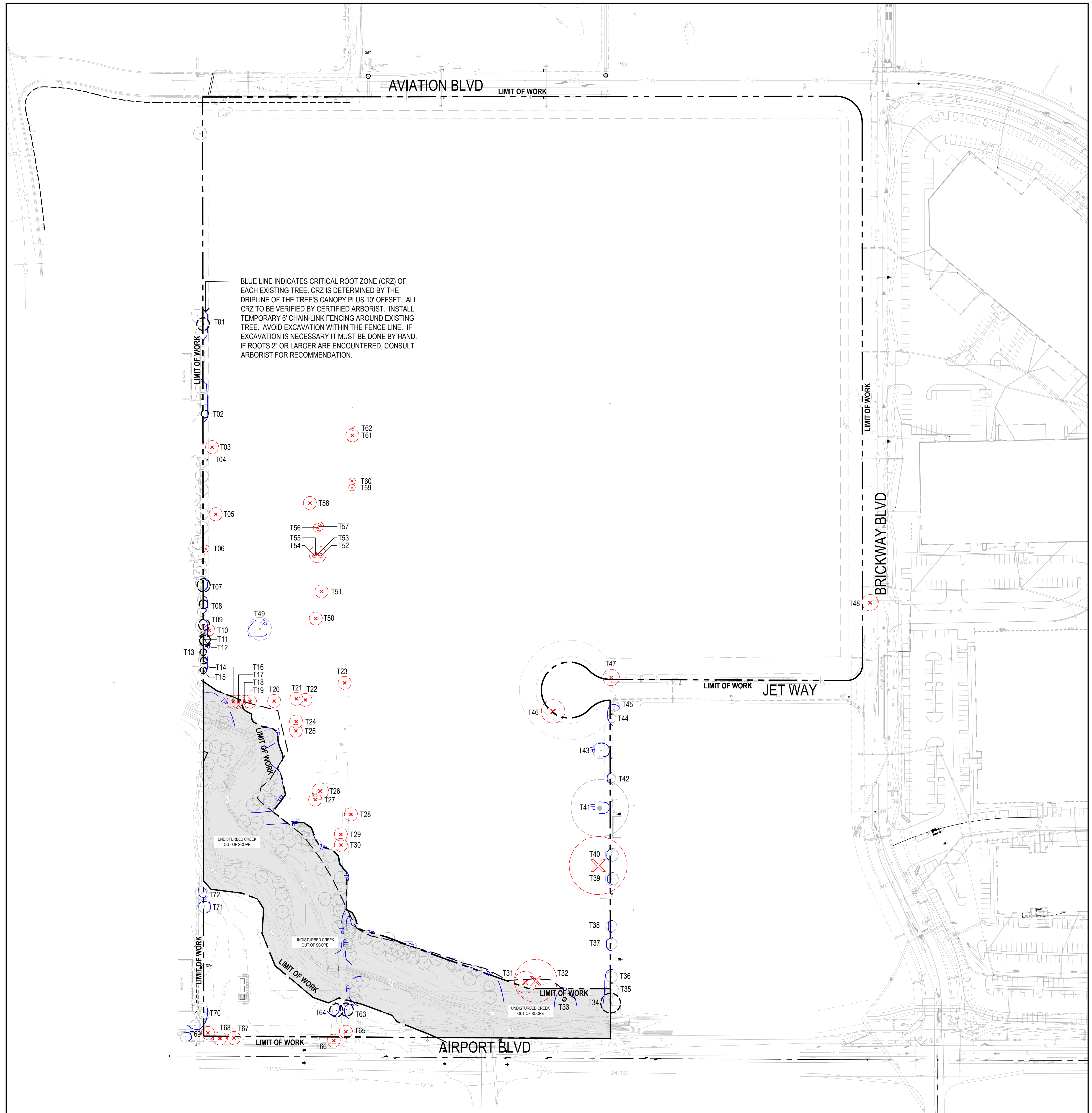
FIXTURE CUT SHEETS

Project Number: 2020-447  
 Plan Check Number: \_\_\_\_\_



SHEET  
**FC-3**



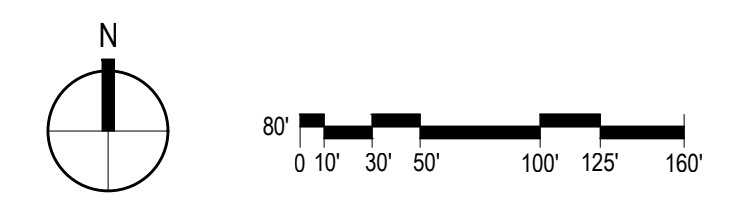


**TREE PROTECTION ORDINANCE**  
 TAKEN FROM SONOMA COUNTY TREE PROTECTION ORDINANCE SECTION 26-88-010(M)

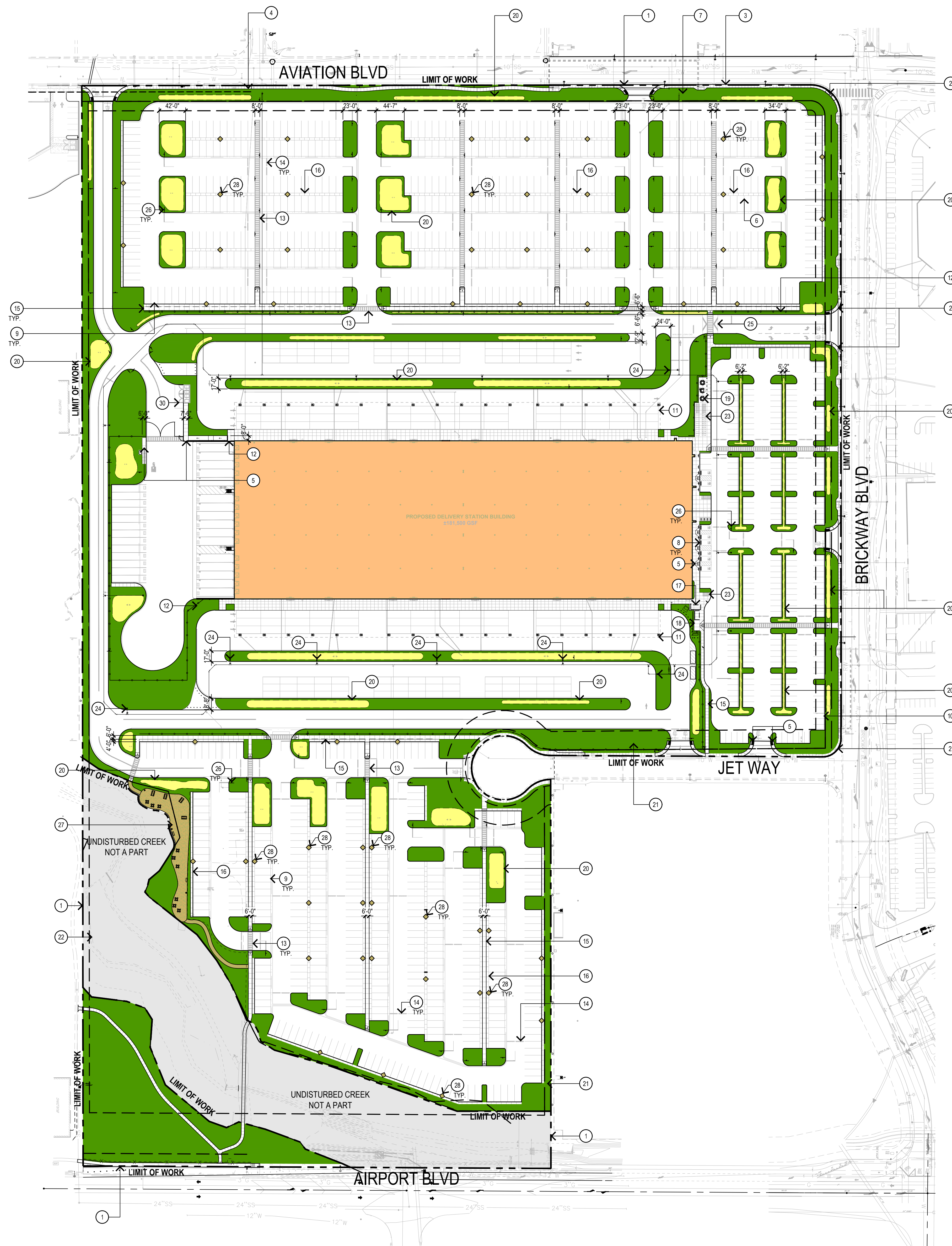
- GENERAL PROVISIONS. PROJECTS SHALL BE DESIGNED TO MINIMIZE THE DESTRUCTION OF PROTECTED TREES. WITH DEVELOPMENT PERMITS, A SITE PLAN SHALL BE SUBMITTED THAT DEPICTS THE LOCATION OF ALL PROTECTED TREES GREATER THAN EIGHT INCHES (8") AND THEIR PROTECTED PERIMETERS IN AREAS THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT, SUCH AS THE BUILDING ENVELOPES, ACCESS ROADS, LEACHFIELDS, ETC. LOT LINE ADJUSTMENTS, ZONING PERMITS AND AGRICULTURAL USES ARE EXEMPT FROM THIS REQUIREMENT. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO TREES WHICH ARE THE SUBJECT OF VALID TIMBER HARVESTING PERMIT APPROVED BY THE STATE OF CALIFORNIA. THIS SECTION SHALL NOT BE APPLIED IN A MANNER THAT WOULD REDUCE ALLOWABLE DENSITY LOWER THAN THAT PERMITTED AS A RESULT OF C.E.Q.A. OR BY OTHER COUNTY ORDINANCES OR RENDER A PROPERTY UNDEVELOPABLE. TO ACHIEVE THIS END, ADJUSTMENTS MAY BE MADE. AGRICULTURAL USES EXEMPT FROM THE TREE PROTECTION ORDINANCE ARE AS FOLLOWS: THE RAISING, FEEDING, MAINTAINING AND BREEDING OF CONFINED AND UNCONFINED FARM ANIMALS, COMMERCIAL AGRICULTURE, COMMERCIAL MUSHROOM FARMING, WHOLESALE NURSERIES, GREENHOUSES, WINERIES AND AGRICULTURAL CULTIVATION.
- BEFORE THE START OF ANY CLEARING, EXCAVATION, CONSTRUCTION OR OTHER WORK ON THE SITE, EVERY TREE DESIGNATED FOR PROTECTION ON THE APPROVED SITE PLAN SHALL BE CLEARLY DELINEATED WITH A SUBSTANTIAL BARRIER (STEEL POSTS AND BARBED WIRE OR CHAIN-LINK FENCING) AT THE PROTECTED PERIMETER, OR LIMITS ESTABLISHED DURING THE PERMIT PROCESS. THE DELINEATION MARKERS SHALL REMAIN IN PLACE FOR THE DURATION OF ALL WORK. ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED.
- NO CHANGES IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE PROTECTED PERIMETER UNLESS DRAINAGE AND AERATION SCHEME APPROVED BY CERTIFIED ARBORIST IS UTILIZED. NO BURNING OR USE OF EQUIPMENT WITH OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER (EXCEPT FOR AUTHORIZED CONTROLLED BURNS).
- NO STORAGE, OR DUMPING OF OIL, GASOLINE, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE, OR ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE DRIP LINE.
- IF ANY DAMAGE TO A PROTECTED TREE SHOULD OCCUR DURING OR AS A RESULT OF WORK ON THE SITE, THE COUNTY SHALL BE PROMPTLY NOTIFIED OF SUCH DAMAGE. IF A PROTECTED TREE IS DAMAGED SO THAT IT CANNOT BE PRESERVED IN A HEALTHY STATE, THE PLANNING DIRECTOR SHALL REQUIRE REPLACEMENT IN ACCORDANCE WITH THE ARBOREAL VALUE CHART. IF ON-SITE REPLACEMENT IS NOT FEASIBLE, THE APPLICANT SHALL PAY THE IN-LIEU FEE TO THE TREE REPLACEMENT FUND.
- THE FOLLOWING DESIGN STANDARDS FOR PROTECTED TREES SHALL BE ADHERED TO:
  - UNDERGROUND TRENCHING FOR UTILITIES SHOULD AVOID TREE ROOTS WITHIN THE PROTECTED PERIMETER. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHOULD BE MADE BELOW MAJOR ROOTS. IF TUNNELS ARE IMPRACTICAL AND CUTTING ROOTS IS REQUIRED, IT SHALL BE DONE BY HAND-SAWN CUTS AFTER HAND DIGGING TRENCHES. TRENCHES SHOULD BE CONSOLIDATED TO SERVE AS MANY UNITS AS POSSIBLE.
  - COMPACTION WITHIN THE DRIP LINE OR PROTECTED PERIMETER SHOULD BE AVOIDED.
  - PAVING WITH EITHER CONCRETE OR ASPHALT OVER THE PROTECTED PERIMETER SHOULD BE AVOIDED. IF PAVING OVER THE PROTECTED PERIMETER CANNOT BE AVOIDED, AFFECTED TREES SHALL BE TREATED AS REMOVED FOR PURPOSES OF CALCULATING ARBOREAL VALUES.
  - WHEREVER POSSIBLE, SEPTIC SYSTEMS AND/OR LEACHLINES SHALL NOT BE LOCATED ON THE UPHILL SIDE OF A PROTECTED TREE.
- SECURITY POSTED FOR THE PURPOSE OF INSURING THE PROPER CONSTRUCTION OF PUBLIC OR PRIVATE IMPROVEMENTS SHALL ALSO INCLUDE AN AMOUNT SUFFICIENT TO SECURE ANY REQUIREMENTS IMPOSED PURSUANT TO THIS SECTION. IN ADDITION, SECURITY FOR POTENTIAL TREE DAMAGE SHALL BE TWENTY-FIVE PERCENT (25%) OF THE AMOUNT POSTED FOR PLANNED TREE REPLACEMENT. IN-LIEU FEES SHALL BE PAID PRIOR TO RECORDING ANY MAPS. SUCH SECURITY SHALL NOT BE RELEASED UNTIL PROTECTION REQUIREMENTS, INCLUDING PLANTING REPLACEMENT TREES, AND ANY LONG TERM MAINTENANCE REQUIREMENTS HAVE BEEN SATISFACTORILY DISCHARGED. THE INITIAL BOND AMOUNT MAY BE REDUCED TO COVER ONLY THE MAINTENANCE AND REPLACEMENT OF TREES AFTER CONSTRUCTION IS COMPLETED.

**EXISTING TREES**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
T01	UNKNOWN	UNKNOWN	17"	TO REMAIN
T02	QUERCUS SPP.	OAK	6"	TO REMAIN
T03	QUERCUS SPP.	OAK	10"	TO REMAIN
T04	QUERCUS SPP.	OAK	26"	TO REMAIN
T05	QUERCUS SPP.	OAK	28"	TO REMAIN
T06	QUERCUS SPP.	OAK	12"	TO REMAIN
T07	ROBINIA PSEUDOACACIA	BLACK LOCUST	10"	TO REMAIN
T08	ROBINIA PSEUDOACACIA	BLACK LOCUST	7"	TO BE REMOVED
T09	ROBINIA PSEUDOACACIA	BLACK LOCUST	17"	TO REMAIN
T10	QUERCUS SPP.	OAK	7"	TO BE REMOVED
T11	ROBINIA PSEUDOACACIA	BLACK LOCUST	6"	TO REMAIN
T12	QUERCUS SPP.	OAK	6"	TO REMAIN
T13	QUERCUS SPP.	OAK	16"	TO REMAIN
T14	ROBINIA PSEUDOACACIA	BLACK LOCUST	7"	TO REMAIN
T15	QUERCUS SPP.	OAK	6"	TO BE REMOVED
T16	PINUS SPP.	PINE	33"	TO BE REMOVED
T17	PINUS SPP.	PINE	33"	TO BE REMOVED
T18	PINUS SPP.	PINE	33"	TO BE REMOVED
T19	PINUS SPP.	PINE	30"	TO BE REMOVED
T20	QUERCUS SPP.	OAK	14"	TO BE REMOVED
T21	QUERCUS SPP.	OAK	18"	TO BE REMOVED
T22	QUERCUS SPP.	OAK	6"	TO BE REMOVED
T23	QUERCUS SPP.	OAK	11"	TO BE REMOVED
T24	ROBINIA PSEUDOACACIA	BLACK LOCUST	6"	TO BE REMOVED
T25	UNKNOWN	UNKNOWN	23"	TO BE REMOVED
T26	QUERCUS SPP.	OAK	17"	TO BE REMOVED
T27	QUERCUS SPP.	OAK	7"	TO BE REMOVED
T28	QUERCUS SPP.	OAK	18"	TO BE REMOVED
T29	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	11"	TO BE REMOVED
T30	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	11"	TO BE REMOVED
T31	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	50"	TO BE REMOVED
T32	PLATANUS SPP.	SYCAMORE	32"	TO BE REMOVED
T33	QUERCUS SPP.	OAK	7"	TO REMAIN
T34	QUERCUS SPP.	OAK	18"	TO REMAIN
T35	UNKNOWN	UNKNOWN	6"	TO REMAIN
T36	UNKNOWN	UNKNOWN	6"	TO REMAIN
T37	UNKNOWN	UNKNOWN	7"	TO REMAIN
T38	UNKNOWN	UNKNOWN	7"	TO REMAIN
T39	UNKNOWN	UNKNOWN	6"	TO REMAIN
T40	UNKNOWN	UNKNOWN	6"	TO REMAIN
T41	QUERCUS SPP.	OAK	24"	TO REMAIN
T42	UNKNOWN	UNKNOWN	5"	TO REMAIN
T43	UNKNOWN	UNKNOWN	14"	TO REMAIN
T44	UNKNOWN	UNKNOWN	6"	TO REMAIN
T45	UNKNOWN	UNKNOWN	6"	TO REMAIN
T46	QUERCUS SPP.	OAK	34"	TO BE REMOVED
T47	UNKNOWN	UNKNOWN	19"	TO BE REMOVED
T48	UNKNOWN	UNKNOWN	11"	TO BE REMOVED
T49	QUERCUS SPP.	OAK	26"	TO REMAIN
T50	QUERCUS SPP.	OAK	7"	TO BE REMOVED
T51	QUERCUS SPP.	OAK	23"	TO BE REMOVED
T52	QUERCUS SPP.	OAK	6"	TO BE REMOVED
T53	QUERCUS SPP.	OAK	31"	TO BE REMOVED
T54	QUERCUS SPP.	OAK	9"	TO BE REMOVED
T55	QUERCUS SPP.	OAK	7"	TO BE REMOVED
T56	QUERCUS SPP.	OAK	11"	TO BE REMOVED
T57	QUERCUS SPP.	OAK	10"	TO BE REMOVED
T58	QUERCUS SPP.	OAK	27"	TO BE REMOVED
T59	QUERCUS SPP.	OAK	24"	TO BE REMOVED
T60	QUERCUS SPP.	OAK	6"	TO BE REMOVED
T61	QUERCUS SPP.	OAK	24"	TO BE REMOVED
T62	QUERCUS SPP.	OAK	6"	TO BE REMOVED
T63	UNKNOWN	UNKNOWN	-	TO REMAIN
T64	UNKNOWN	UNKNOWN	-	TO REMAIN
T65	UNKNOWN	UNKNOWN	-	TO BE REMOVED
T66	UNKNOWN	UNKNOWN	-	TO BE REMOVED
T67	UNKNOWN	UNKNOWN	-	TO BE REMOVED
T68	UNKNOWN	UNKNOWN	-	TO BE REMOVED
T69	UNKNOWN	UNKNOWN	-	TO BE REMOVED
T70	UNKNOWN	UNKNOWN	-	TO REMAIN
T71	UNKNOWN	UNKNOWN	-	TO REMAIN
T72	UNKNOWN	UNKNOWN	-	TO REMAIN







KEYNOTE LEGEND	
1	PROPERTY LINE
2	EXISTING CURB RAMPS TO REMAIN
3	EXISTING WALKWAY TO REMAIN
4	EXISTING UTILITIES TO REMAIN
5	CURB RAMP PER CIVIL. ALL CURB RAMPS TO RECEIVE 3' LENGTH OF DETECTABLE WARNING PAVING AT BOTTOM OF RAMP. SEE SHEET L5 FOR SPECIFICATION.
6	UTILITIES / LIGHT FIXTURES BY OTHER
7	IRRIGATION POINT OF CONNECTION. STATIC PRESSURE AT 82 PSI AT ELEVATION 107.75.
8	ADA PARKING STALLS - TYPICAL
9	VAN STALLS - TYPICAL
10	ASSOCIATE PARKING STALLS - TYPICAL
11	OVERHEAD CANOPY PER ARCHITECT
12	FENCE PER ARCHITECT
13	CROSSWALK PER CIVIL ENGINEER - TYPICAL
14	SPEED BUMP PER CIVIL ENGINEER - TYPICAL
15	6' WIDE PEDESTRIAN CONCRETE WALKWAY. SEE SHEET L5 FOR FINISH MATERIAL.
16	4' WIDE CONCRETE STRIP WITH EV CHARGING STATIONS. TYPICAL AT ALL VAN PARKING STALLS.
17	SMOKER'S SHELTER PER ARCHITECT
18	RIDESHARE SHELTER PER ARCHITECT
19	EMPLOYEE SEATING AREA
20	BIO-RETENTION PLANTER PER CIVIL
21	PLANTING AREA - TYPICAL
22	EXISTING CREEK. PROTECT IN-PLACE
23	BIKE RACKS / BIKE LOCKERS - PER OWNER
24	FIRE HYDRANT BY OTHER
25	ELEVATED CROSSWALK PER CIVIL ENGINEER
26	SIGNAGE BY OTHER
27	EMPLOYEE RESTING AREA
28	PLANTER DIAMOND WITH DECOMPOSED GRANITE AT PARKING STALLS - PER CIVIL ENGINEER.
29	HYDROSEED AREA
30	TRASH ENCLOSURE PER ARCHITECT

GENERAL DESIGN NOTES	
1.	THE LANDSCAPE PLAN WILL COMPLY WITH ALL CITY LANDSCAPE STANDARDS AND DESIGN GUIDELINES.
2.	ALL LANDSCAPE SHALL BE MAINTAINED FREE OF ENCROACHMENT INTO ALL PUBLIC RIGHT OF WAY, UTILITIES, POWER LINES AND EASEMENTS.
3.	ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF SANTA ROSA AND COUNTY OF SONOMA REQUIREMENTS.
4.	ALL LANDSCAPE SHALL BE INSTALLED PER THE APPROVED SOILS REPORT RECOMMENDATIONS FOR SOIL COMPOSITION AND AMENDMENT.
5.	THE LANDSCAPE SHALL COMPLY WITH ALL SEPARATION AND CLEAR ZONES RELATIVE TO EXISTING SITE UTILITIES, LANDSCAPE AND PROPOSED UTILITIES.

PROJECT SUMMARY	
OVERALL SITE AREA	1,595.081 S.F. (36.62 AC)
OVERALL LANDSCAPE AREA	332,258 S.F.
LANDSCAPE COVERAGE	21%

SITE PLAN LEGEND	
	PLANTING AREA
	BIORETENTION PLANTER - PER CIVIL
	DECOMPOSED GRANITE
	EXISTING CREEK - OUT OF SCOPE



**GENERAL IRRIGATION NOTES**

IN THE FUTURE IRRIGATION SYSTEM WILL SWITCH FROM POTABLE WATER TO RECYCLED WATER, AND MUST BE INSTALLED ACCORDING TO THE COUNTY OF SAN JOSE GUIDELINES. THESE GUIDELINES ARE AVAILABLE FROM THE COUNTY OF SAN JOSE AND ARE MADE A PART OF THESE NOTES BY REFERENCE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THESE GUIDELINES PRIOR TO ANY WORK BEING PERFORMED ON THE PROJECT.

- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE NEAREST PLANTING AREA. THE CONTRACTOR SHALL ALIGN ALL VALVE BOXES WITH AND PERPENDICULAR TO THE SIDEWALK OR CURB. PLACE VALVE BOXES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS: THE REQUIRED PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI. THE ESTIMATED MAXIMUM FLOW FOR THE IRRIGATION SYSTEM IS 100 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL IRRIGATION DRIPLINE AND VALVES FOR OPTIMUM COVERAGE. THIS SHALL INCLUDE ADJUSTING THE PRESSURE CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLERS.
- ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL PIPE SHALL BE PURPLE IN COLOR DESIGNATING THEM AS PART OF A RECLAIMED WATER SYSTEM AND SHALL CONFORM TO THOSE SIZES SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL VALVE BOXES SHALL HAVE PURPLE LIDS DESIGNATING THEM AS PART OF A RECLAIMED WATER SYSTEM AND SHALL BE HEAT STAMPED WITH CONTROLLER AND STATION DESIGNATION, OR WITH AN INDICATION OF THE EQUIPMENT WITHIN THE BOX.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE IRRIGATION DESIGN IS TO PROVIDE 100% COVERAGE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS, WHERE NECESSARY TO ASSURE COVERAGE IS ATTAINED.

**Maximum Applied Water Allowance**  
Effective December 1, 2015

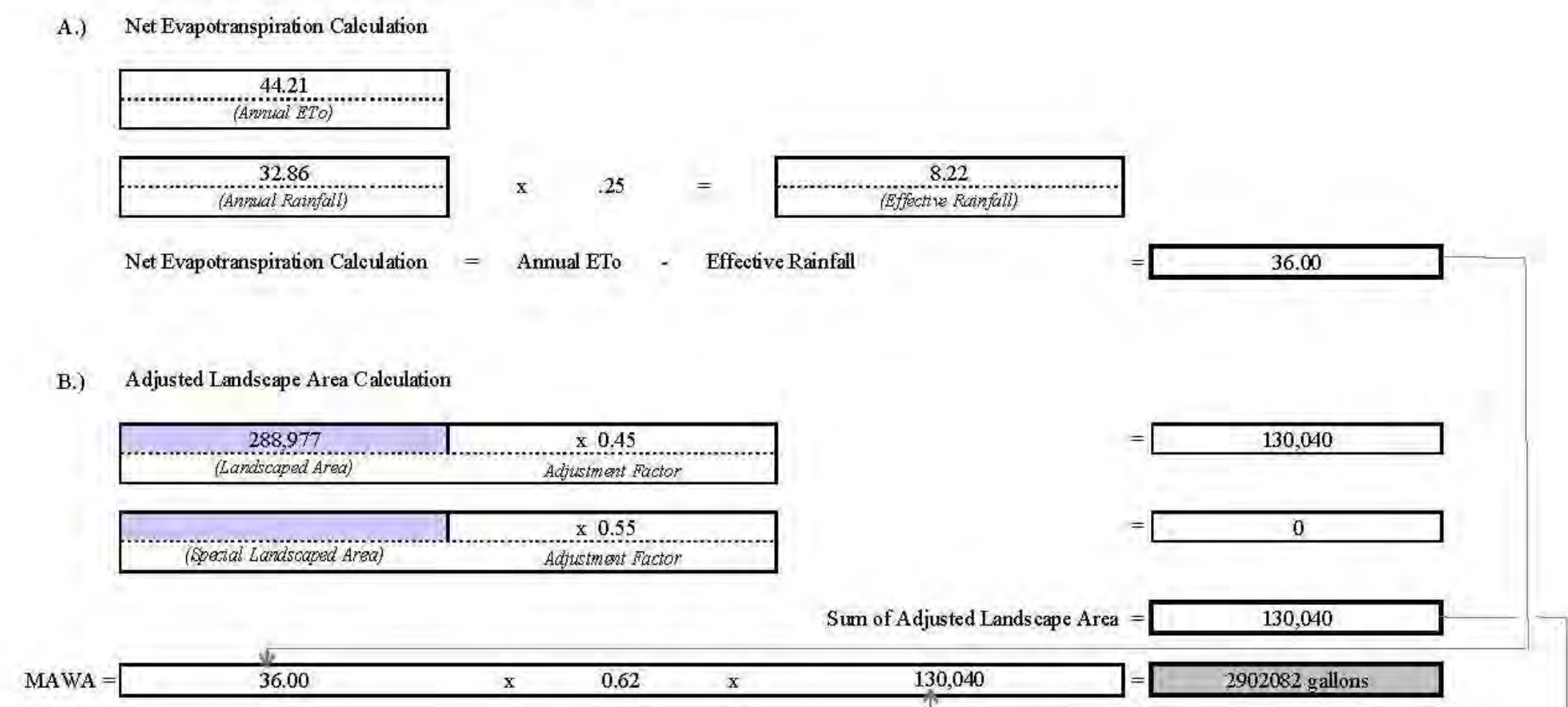
The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

Colored cells below require data to be entered:

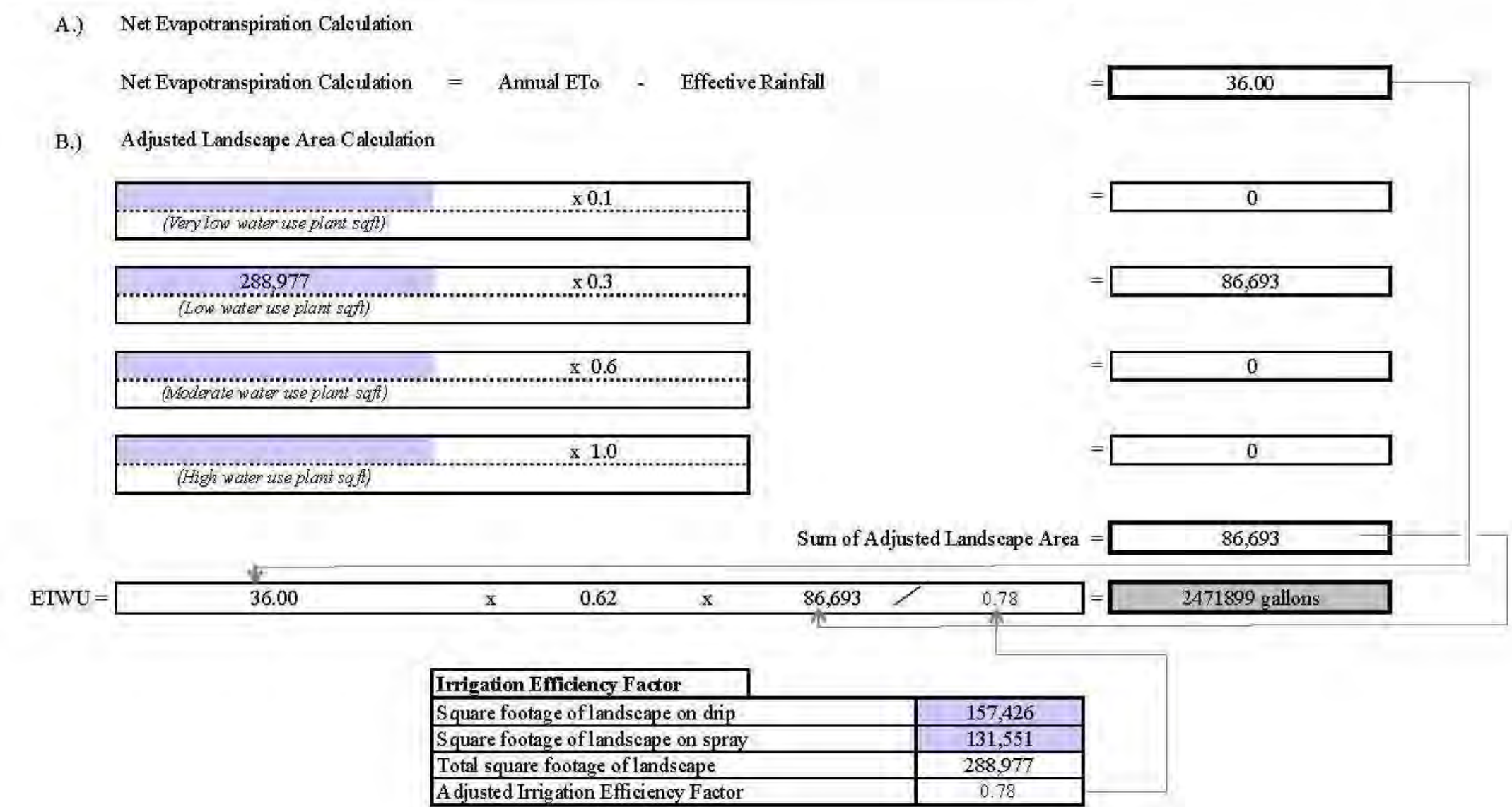
**1.) Section 1 - Maximum Applied Water Allowance (MAWA) - COMMERCIAL**

$MAWA = (ET_o) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$

Where:  
 ET<sub>o</sub> = Annual Net Reference Evapotranspiration (inches)  
 0.45 = ET Adjustment Factor  
 LA = Landscaped Area (square feet)  
 0.62 = Conversion factor (to gallons per square foot)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
 0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)



**2.) Section 2 - Estimated Total Water Use (ETWU)**



**PRELIMINARY**

**CONTROLLER SPECIFICATIONS**



**Specification Summary**

**Job information**

**Job Name:** Amazon  
**Sales Region:** Santa Rosa, CA  
**Sales Representative:** Nick Manfre  
**Phone Number:** (925) 558-5695

**Assembly Spec**

**Controller Name:** Controller A  
**Date Created:** 4/5/2021

**Part Number:** CA16-RB06-240 / LPP / NCCGP-1/WRS / GR-K / (xx) VM5L / (1) VM5N / (xx) VMLA / (xx) GR-K / (xxxx) CAB14-B / POC1-R1A20-CC25C20A3

**Assembly Type:** Controller Assembly  
**Enclosure:** Heavy Duty Wall-Mount  
**Controller:** Rain Bird ESP-LXIVM

- Rain Bird IQ Cellular Communication w/ 1 year service
- Line Primary Protection
- Wireless Rain Sensor
- Grounding Rod Kit (for assembly)
- Decoder/Solenoid for Rain Bird valves
- Sensor Decoder
- Lightning Arrestors - every 500' or 15 decoders
- Grounding Rod Kit (one per VMLA)
- 14-Gauge 2-wire Cable
- Point of Connection Assembly
  - Carson 24"W X 36"L valve box
  - 2" NC Rain Bird Master Valve w/ PRS
  - 2-1/2" Nibco Gate Vales
  - 2" CST Flow Sensor
  - 2-1/2" Keckley Strainer

NOTE:  
 1. POWER FOR THE CONTROLLER SHALL BE PROVIDED TO THE LOCATION BY THE ELECTRICAL CONTRACTOR. FINAL CONNECTION TO BE MADE BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN.

**BOOSTER PUMP SPECIFICATIONS**

**PROJECT: AMAZON DISTRIBUTION - SANTA ROSA** January 22, 2021  
**SYSTEM DESIGN PARAMETERS**

IBPCO-3-2-2.5/VFD-F System Model Number	100 GPM System Design Flow Rate	102 PSI System Design Pressure	2 1/2 INCH System Piping Size
82 PSI Minimum Suction Pressure	208/230 or 460 VAC System Electrical Voltage	1 or 3 PHASE 60 Hz System Electrical Phase and Frequency	
PACO 1550-7 Pump Model Number	100 GPM Pump Capacity (GPM)	70 FEET Pump Total Head (Feet)	
3 HP Horsepower	3500 RPM Pump RPM	Undetermined Voltage @ Phase System Full Load Amperage	

**BOOSTER PUMP ASSEMBLY**

- A simplex water pressure booster system as designed and fabricated by Barrett Engineered Pumps (619) 232-7867. The system shall be a completely prefabricated system with pump, piping, electrical and structural elements. The entire booster pump assembly shall be UL Listed and Approved.
  - Pump shall be:
    - (PACO Series) Single stage end suction close coupled centrifugal, cast iron bronze fitted construction, equipped with mechanical shaft seal, back pulloff design. Impeller shall be threaded directly to the end of the shaft. Pump shaft shall be stainless steel with no sleeve. Pump shall be directly coupled to a C-face electric motor.
  - Electric motor shall be of the squirrel cage induction type suitable for full voltage starting. Motor shall be ODP to aid in cooling. Electric motor shall be rated for continuous service. The motor shall have horsepower ratings such that the motor will carry the maximum possible load to be developed under the designed pumping conditions and not overload the motor beyond the nameplate rating of the motor. Motor shall have a 1.15 service factor. The motor shall conform to the latest NEMA Standards for motor design and construction.
  - Pump Control Panel shall have a NEMA3R plain front non-metallic enclosure with padlock latches. This includes power and control re-settable thermal circuit breakers, heavy duty magnetic starter with adjustable overload protection, Hand-Off-Auto switch to select mode of operation, and heavy duty numbered terminal strips for power and control wiring lead terminations.
  - 24V control started:** a Metal oxide varistor protected pump start relay shall be incorporated in panel to start pump with signal from an irrigation controller.
  - All system piping shall be Schedule 10S 304 stainless steel. All major fittings shall be 304 stainless steel with flanges to allow for system disassembly or major component removal. All instrumentation fittings shall be 304SS. System shall incorporate an integral full pipe size bypass line with isolation valve to allow for pump removal and repair without disrupting water supply to system.
  - Isolation valves shall be all stainless quarter turn ball valves with hard chrome ball on lines 2" and less. Isolation valves shall be lug style butterfly valves with Buna-N elastomeric seats, ductile iron nickel coated disc, and stainless steel stem with handle and 10 position galvanized memory plate on lines 2 1/2" and greater.
  - Gauges shall be 2 1/2" diameter face, glycerin filled with stainless casing and brass internals.
  - Flow switch shall be a 316 stainless steel and solid state thermal sensor designed to measure change in flow velocity and in temperature. The flow switch shall include an integrated bar graph with 10 LED lights and shall be capable of providing indication of flow (green), closed (orange), and open (red) conditions.
  - Pump system shall be mounted on a structural aluminum skid with mounting flanges on front and back to allow for mounting of skid to concrete pad. Skid equipped with pipe support on suction and discharge piping. All nuts and bolts and washers shall be stainless steel on skid and piping. Skid shall include mounting hardware for integral aluminum enclosure.
  - Pump system shall be mounted on a structural aluminum skid with mounting flanges on front and back to allow for mounting of skid to concrete pad. Skid equipped with pipe support on suction and discharge piping. All nuts and bolts and washers shall be stainless steel on skid and piping. Skid shall include mounting hardware for integral aluminum enclosure.

NOTE:  
 1. POWER FOR THE PUMP SHALL BE PROVIDED TO THE LOCATION BY THE ELECTRICAL CONTRACTOR. FINAL CONNECTION TO BE MADE BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN.  
 2. FOR ADDITIONAL INFORMATION CONTACT DARYL GREEN, GREEN PRODUCT SALES, (949) 584-7311

**MASTER PLAN IRRIGATION LEGEND:**

SYMBOL:	MFR / SUPPLIER:	MODEL:	DESCRIPTION:
	SITEONE	---	2" IRRIGATION WATER METER
	---	---	CONTROLLER 'A' AND 'B'
	---	---	EXISTING BACK FLOW DEVIC. SEE CIVIL PLANS.
	SITEONE	---	MASTER VALVE, FILTER & FLOW SENSOR PROVIDED AS PART OF THE CONTROLLER ASSEMBLY NUMBER
	GPS	---	IRRIGATION BOOSTER PUMP
	RAIN BIRD	33DNP	QUICK COUPLING VALVE
	GRAINGER	1DZ14 1BZ24 6XZ24	3" BALL VALVE 2-1/2" BALL VALVE 1-1/2" BALL VALVE
	CHRISTY	ID-SIGN-4X8	RECLAIMED WATER IDENTIFICATION SIGN
	APPROVED	SCH 40	SLEEVES
	---	---	1. SCH 40 PVC SLEEVES. TWICE THE DIAMETER OF THE PIPE ENCLOSED.
	---	---	2. CONDUIT WITH SWEEPS FOR CONTROL AND COMMON WIRE. SLEEVES SHALL BE SIZED SO THAT WIRE WILL NOT BIND WHILE BEING PULLED.
	---	---	3. FLOW SENSING CABLE AND MASTER VALVE CABLE SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.
	APPROVED	---	PRESSURE SUPPLY LINE - PURPLE IN COLOR
	---	---	NOTE: 1. SCH 40 PVC FOR 1-1/2", CL315 PVC FOR 2" AND LARGER. 2. ALL MAIN LINE ON THE RECYCLED SYSTEM SHALL BE PURPLE IN COLOR DESIGNATING IT AS PART OF A RECYCLED WATER SYSTEM. 3. A 4" HORIZONTAL AND A 1" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL NEW PIPELINES TRANSPORTING RECYCLED WATER AND THOSE TRANSPORTING DOMESTIC WATER. DOMESTIC PIPELINES SHALL BE CONFIGURED ABOVE RECYCLED WATER PIPELINES.

**TREE WATERING CHART**

BOX SIZE	BUBBLER	QTY PER TREE	GPM PER TREE
24"	RAIN BIRD 1402	2	1.0

THOROUGHLY FLUSH ALL LATERALS PRIOR TO AND AFTER INSTALLING BUBBLERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL THAT WILL NOT BIND WHILE BEING PULLED.

**VALVE BOX HEAT STAMP ABBREVIATIONS:**

REMOTE CONTROL VALVE	-	CONTROLLER IDENTIFICATION AND VALVE NUMBER
MASTER VALVE	-	MV
FLOW SENSOR	-	FS
GATE VALVE	-	GV
QUICK COUPLING VALVE	-	QC
FLUSH VALVE	-	FV
AIR RELIEF VALVE	-	AV
WIRE PULL BOX	-	PB

**AUDIT SCHEDULE:**  
 1. AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. AN AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF HOLLISTER PLANNING DEPARTMENT WITHIN 30 DAYS OF THE COMPLETED LANDSCAPE PROJECT INSTALLATION.

**MAINTENANCE SCHEDULE:**  
 1. IRRIGATION SYSTEMS SHALL BE INSPECTED FOR DAMAGED EQUIPMENT DURING NORMAL LANDSCAPE MAINTENANCE.  
 2. THE SYSTEM SHALL BE OPERATED EVERY SIX (6) MONTHS TO MAKE SURE THE CONTROLLER AND ALL OTHER EQUIPMENT IS FUNCTIONING PROPERLY.  
 3. SHOULD ANY EQUIPMENT BE OBSERVED NOT TO BE FUNCTIONING PROPERLY, THE EQUIPMENT SHALL BE REPAIRED OR REPLACED WITHIN THE NEXT IRRIGATION CYCLE IF PRACTICAL.  
 4. SHOULD THE REPAIR OR REPLACEMENT NOT BE ABLE TO TAKE PLACE WITHIN TWO IRRIGATION CYCLES, THE MAINTENANCE CONTRACTOR SHALL MAKE PROVISIONS TO HAND WATER THE PLANT MATERIAL AS NECESSARY UNTIL THE PROPER REPAIRS OR REPLACEMENT CAN TAKE PLACE.

SEE SHEET L3.1 FOR MASTER PLAN CONSTRUCTION NOTES.

HYDROSEED AREAS CONSIST OF A NATIVE PLANT MIX. ONCE ESTABLISHED THE IRRIGATION SYSTEM TO THESE AREAS WILL BE TURNED OFF.

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

DIEGO ALESSI, P.E., ASLA

**WATER NOTES:**  
 1. IRRIGATION SYSTEMS SHALL BE INSPECTED FOR DAMAGED EQUIPMENT DURING NORMAL LANDSCAPE MAINTENANCE. AND APPURTENANCES MUST BE LOCATED WITHIN THE PRIVATE PROPERTY AND CLEARLY IDENTIFIED AS "PRIVATE" ON THE DESIGN DRAWINGS.  
 2. ALL PUBLIC WATER METERS AND BACK FLOW DEVICES SHALL BE LOCATED ALONG A PUBLIC STREET FRONTAGE AND MUST BE CONTAINED WITHIN PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT.

FUTURE WATER SOURCE WILL BE CHANGED OVER TO RECYCLED WATER. ALL PVC PIPE, MAIN LINE AND LATERALS SHALL BE PURPLE IN COLOR AND SHALL BE MARKED AS PART OF A RECYCLED WATER SYSTEM.

**POINT OF CONNECTION NOTES:**  
 1. STATIC WATER PRESSURE AT THE SITE IS APPROXIMATELY 82 PSI AS DETERMINED BY INFORMATION FROM RYAN GLEASON, BREJLE & RACE CONSULTING ENGINEERS.  
 2. MINIMUM WATER PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI WITH A MAXIMUM FLOW OF 100 GPM.  
 3. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.



**PROJECT ROSCO**  
 BRICKWAY BLVD AND AIRPORT BLVD  
 SANTA ROSA CA 95403

**PLANNING PACKAGE**  
 Irrigation Legend

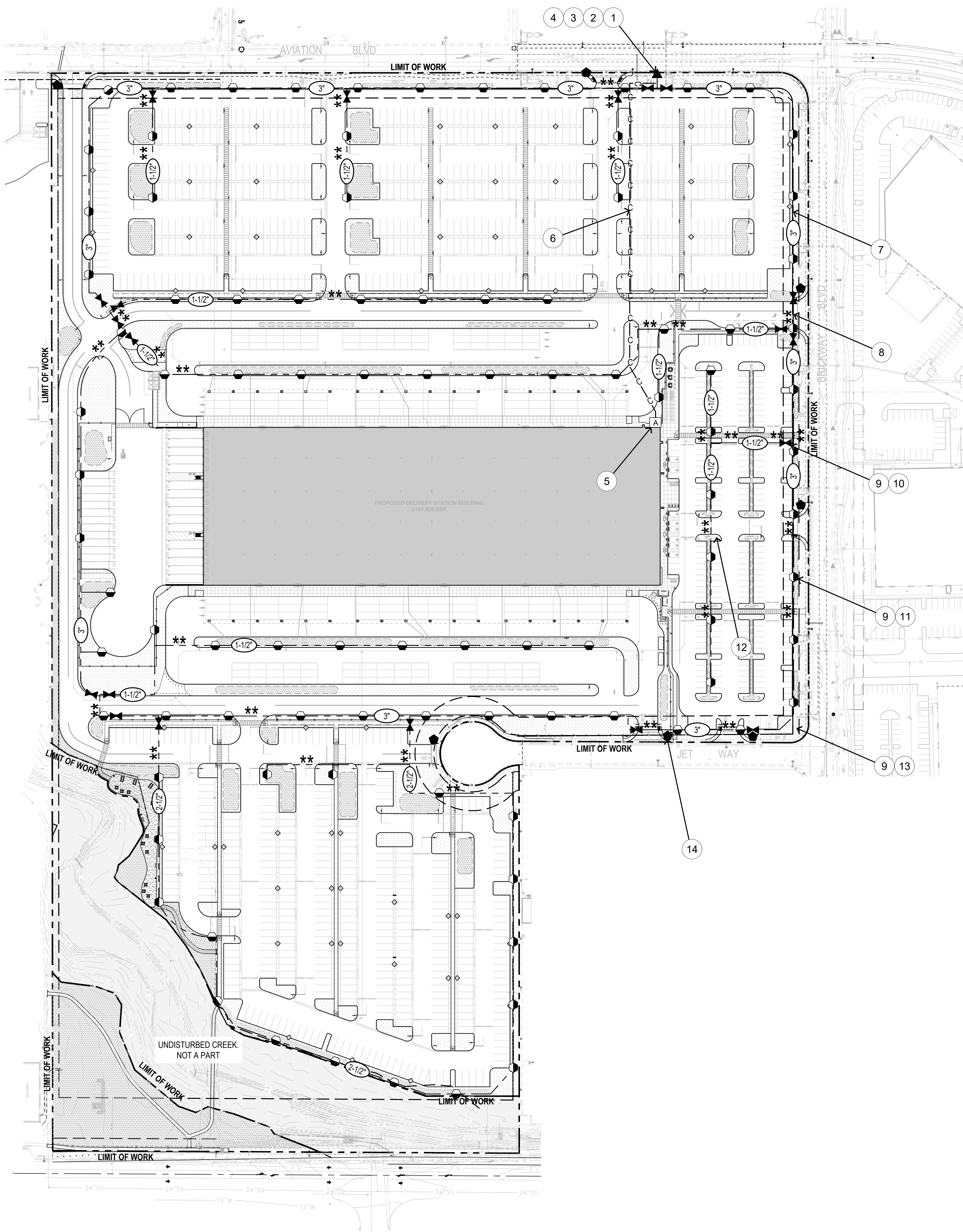


144 North Orange Street, Orange, California 92866  
 714 / 639-9860  
 aaoarchitects.com

**L3.0**

Scale  
 Job No.  
 Date





**MASTER PLAN IRRIGATION CONSTRUCTION NOTES:**

- 1 EXISTING 2" IRRIGATION METER BY OTHERS. SEE CIVIL DRAWINGS.
- 2 APPROXIMATE LOCATION OF AN EXISTING REDUCED PRESSURE BACK FLOW DEVICE BY OTHERS UNDER SEPARATE PERMIT. SEE CIVIL DRAWINGS.
- 3 LOCATION OF IRRIGATION BOOSTER PUMP BY THE LANDSCAPE CONTRACTOR.
- 4 LOCATION OF POINT OF CONNECTION EQUIPMENT INCLUDING MASTER VALVE, FILTER AND FLOW SENSOR BY THE LANDSCAPE CONTRACTOR.
- 5 PRELIMINARY LOCATION OF IRRIGATION CONTROLLER 'A'. FINAL LOCATION TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT, THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE ELECTRICAL CONTRACTOR.
- 6 2 - 1" CONDUITS, WITH SWEEPS FOR COMMUNICATION WIRE TO CONTROLLER 'A'. (1) FOR MASTER VALVE TO CONTROLLER, (1) FOR FLOW SENSOR TO CONTROLLER.
- 7 3" CL315 PVC PRESSURE MAINLINE, PURPLE IN COLOR, BY THE LANDSCAPE CONTRACTOR. PLACE MAIN LINE 18" BACK OF CURBS, WALKWAYS AND OTHER HARDSCAPE.
- 8 WHERE MAINLINES CROSS BENEATH PAVED AREAS THEY SHALL BE ENCLOSED IN A SCH 40 PVC SLEEVE TWICE THE DIAMETER OF THE PIPE ENCLOSED. EXTEND 18" ON EACH SIDE OF PAVEMENT.
- 9 ALL VALVE BOXES WITH PURPLE LIDS SHALL BE PLACED WITHIN THE NEAREST PLANTER, AND PERPENDICULAR TO THE WALKS OR CURBS. DO NOT PLACE VALVE BOXES WITHIN HEDGE ROWS.
- 10 LINE SIZE BALL VALVE
- 11 QUICK COUPLING VALVES WITH PURPLE CAPS SHALL BE LOCATED EVERY 100' O.C. ALONG THE ENTIRE LENGTH OF MAIN LINE OR AS INDICATED.
- 12 TREES SHALL BE IRRIGATED USING PRESSURE COMPENSATING BUBBLERS AS INDICATED IN THE FINAL DESIGN.
- 13 PARKING LOT PLANTERS SHALL BE IRRIGATED USING DRIPLINE. SHRUB IRRIGATION ON THE MAIN SITE SHALL BE A COMBINATION OF ROTORS AND OVERHEAD SPRAYS OR DRIPLINE AS SHOWN IN THE FINAL DESIGN.
- 14 RECYCLED WATER SIGNS. THESE SIGNS SHALL BE INSTALLED ONCE THE IRRIGATION SYSTEM IS SWITCHED OVER TO RECYCLED WATER.

**MASTER PLAN IRRIGATION LEGEND:**

SYMBOL:	MFR / SUPPLIER	MODEL:	DESCRIPTION:
▲	—	—	2" IRRIGATION WATER METER
▲	—	—	CONTROLLER 'A' AND 'B'
▲	—	—	EXISTING BACK FLOW DEVIC. SEE CIVIL PLANS.
▲	—	—	MASTER VALVE, FILTER & FLOW SENSOR PROVIDED AS PART OF THE CONTROLLER ASSEMBLY NUMBER
GPS	—	—	IRRIGATION BOOSTER PUMP
○	RAIN BIRD	33DMP	QUICK COUPLING VALVE
○	GRAINGER	1DZ14 1DZ33 6XF24	3" BALL VALVE 2-1/2" BALL VALVE 1-1/2" BALL VALVE
★	CHRISTY	ID-SIGN-4X8	RECLAIMED WATER IDENTIFICATION SIGN
—	APPROVED	SCH 40	SLEEVES
—	APPROVED	1. SCH 40 PVC SLEEVES TWICE THE DIAMETER OF THE PIPE ENCLOSED. 2. CONDUIT WITH SWEEPS FOR CONTROL AND COMMON WIRE. SLEEVES SHALL BE SIZED SO THAT WIRE WILL NOT BIND WHILE BEING PULLED. 3. FLOW SENSING CABLE AND MASTER VALVE CABLE SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.	
—	APPROVED	—	PRESSURE SUPPLY LINE - PURPLE IN COLOR

**TREE WATERING CHART**

BOX SIZE	BUBBLER	QTY PER TREE	GPM PER TREE
24"	RAIN BIRD 1402	2	1.0

THOROUGHLY FLUSH ALL LATERALS PRIOR TO AND AFTER INSTALLING BUBBLERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL LOST DUE TO BUBBLERS CLOGGING DURING THE CONSTRUCTION AND MAINTENANCE PERIOD AT NO COST TO THE OWNER.

**VALVE BOX HEAT STAMP ABBREVIATIONS:**

REMOTE CONTROL VALVE	-	CONTROLLER IDENTIFICATION AND VALVE NUMBER
MASTER VALVE	-	MV
FLOW SENSOR	-	FS
GATE VALVE	-	GV
QUICK COUPLING VALVE	-	QC
FLUSH VALVE	-	FV
AIR RELIEF VALVE	-	AV
WIRE PULL BOX	-	PB

**AUDIT SCHEDULE:**  
1. AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. AN AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF HOLLISTER PLANNING DEPARTMENT WITHIN 30 DAYS OF THE COMPLETED LANDSCAPE PROJECT INSTALLATION.

**MAINTENANCE SCHEDULE:**  
1. IRRIGATION SYSTEMS SHALL BE INSPECTED FOR DAMAGED EQUIPMENT DURING NORMAL LANDSCAPE MAINTENANCE.  
2. THE SYSTEM SHALL BE OPERATED EVERY SIX (6) MONTHS TO MAKE SURE THE CONTROLLER AND ALL OTHER EQUIPMENT IS FUNCTIONING PROPERLY.  
3. SHOULD ANY EQUIPMENT BE OBSERVED NOT TO BE FUNCTIONING PROPERLY, THE EQUIPMENT SHALL BE REPAIRED OR REPLACED WITHIN THE NEXT IRRIGATION CYCLE IF PRACTICAL.  
4. SHOULD THE REPAIR OR REPLACEMENT NOT BE ABLE TO TAKE PLACE WITHIN TWO IRRIGATION CYCLES, THE MAINTENANCE CONTRACTOR SHALL MAKE PROVISIONS TO HAND WATER THE PLANT MATERIAL AS NECESSARY UNTIL THE PROPER REPAIRS OR REPLACEMENT CAN TAKE PLACE.

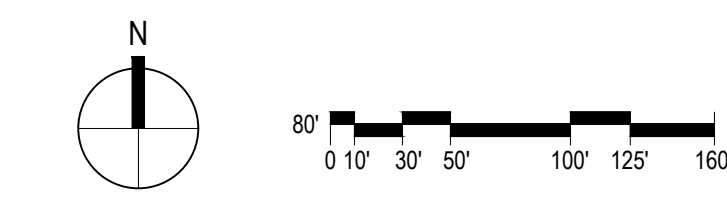
SEE SHEET L3.0 FOR MASTER PLAN CONSTRUCTION NOTES.

HYDROSEED AREAS CONSIST OF A NATIVE PLANT MIX. ONCE ESTABLISHED THE IRRIGATION SYSTEM TO THESE AREAS WILL BE TURNED OFF.

**WATER NOTES:**  
1. ALL PRIVATE POTABLE WATER, FIRE SERVICE, AND RECYCLED WATER MAINS, LATERALS, AND APPURTENANCES MUST BE LOCATED WITHIN THE PRIVATE PROPERTY AND CLEARLY IDENTIFIED AS "PRIVATE" ON THE DESIGN DRAWINGS.  
2. ALL PUBLIC WATER METERS AND BACK FLOW DEVICES SHALL BE LOCATED ALONG A PUBLIC STREET FRONTAGE AND MUST BE CONTAINED WITHIN PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT.

FUTURE WATER SOURCE WILL BE CHANGED OVER TO RECYCLED WATER. ALL PVC PIPE, MAIN LINE AND LATERALS SHALL BE PURPLE IN COLOR AND SHALL BE MARKED AS PART OF A RECYCLED WATER SYSTEM.

**POINT OF CONNECTION NOTES:**  
1. STATIC WATER PRESSURE AT THE SITE IS APPROXIMATELY 82 PSI AS DETERMINED BY INFORMATION FROM RYAN GLEASON, BREJLE & RACE CONSULTING ENGINEERS.  
2. MINIMUM WATER PRESSURE FOR THE IRRIGATION SYSTEM IS 100 PSI WITH A MAXIMUM FLOW OF 100 GPM.  
3. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.



**PLANNING PACKAGE**  
Irrigation Master Plan



**PROJECT ROSCO**  
BRICKWAY BLVD AND AIRPORT BLVD  
SANTA ROSA CA 95403



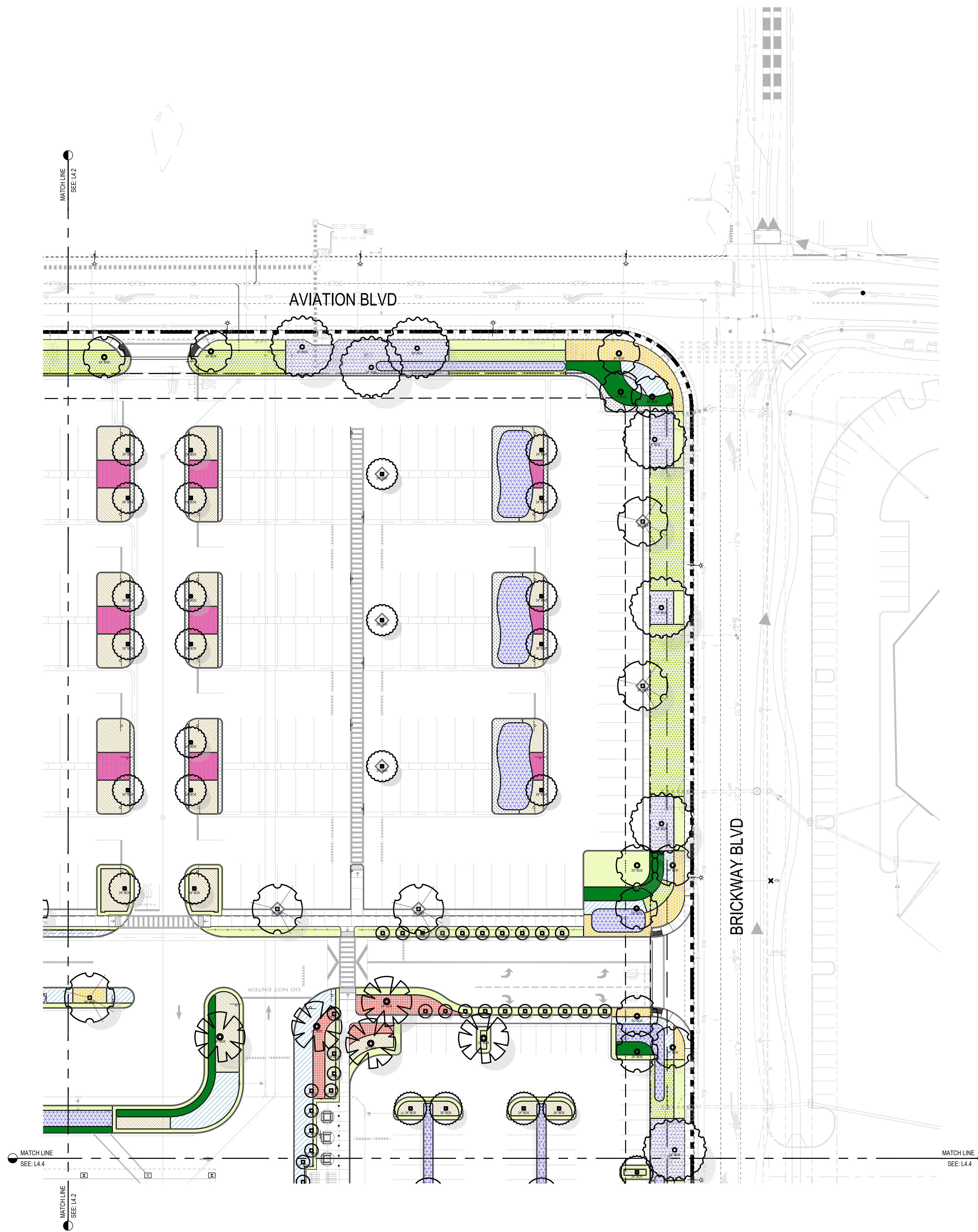
144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aoarchitects.com

**L3.1**

Scale  
Job No.  
Date

As indicated  
2020.447  
06/23/21





TREE LEGEND					
SYMBOL	PLANT NAME	SIZE	QTY	WUCOLS	MATURE SIZE
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	ALBIZIA JULIBRISSIN PERSIAN SILK TREE	24" BOX	10	L	35' H X 20' W
	ARBUS UNEDO STRAWBERRY TREE	24" BOX	28	L	35' H X 35' W
	CERCIS CANADENSIS EASTERN REDBUD	24" BOX	18	M	35' H X 35' W
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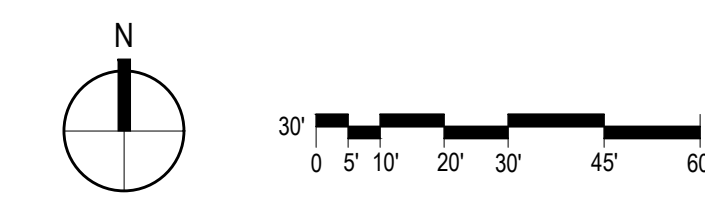
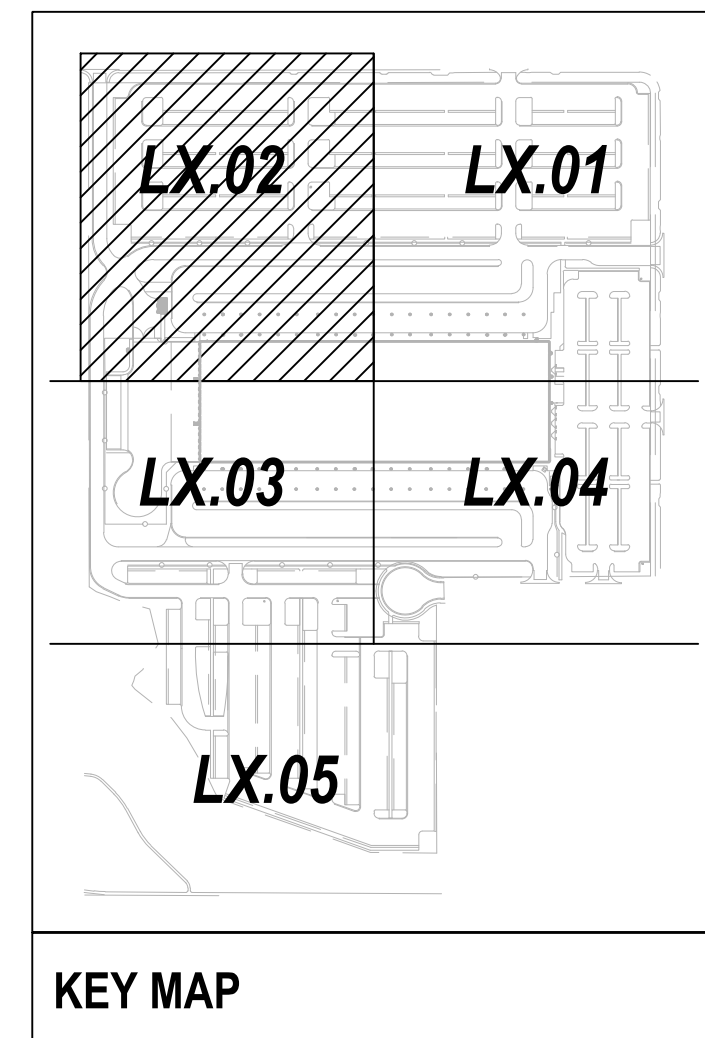
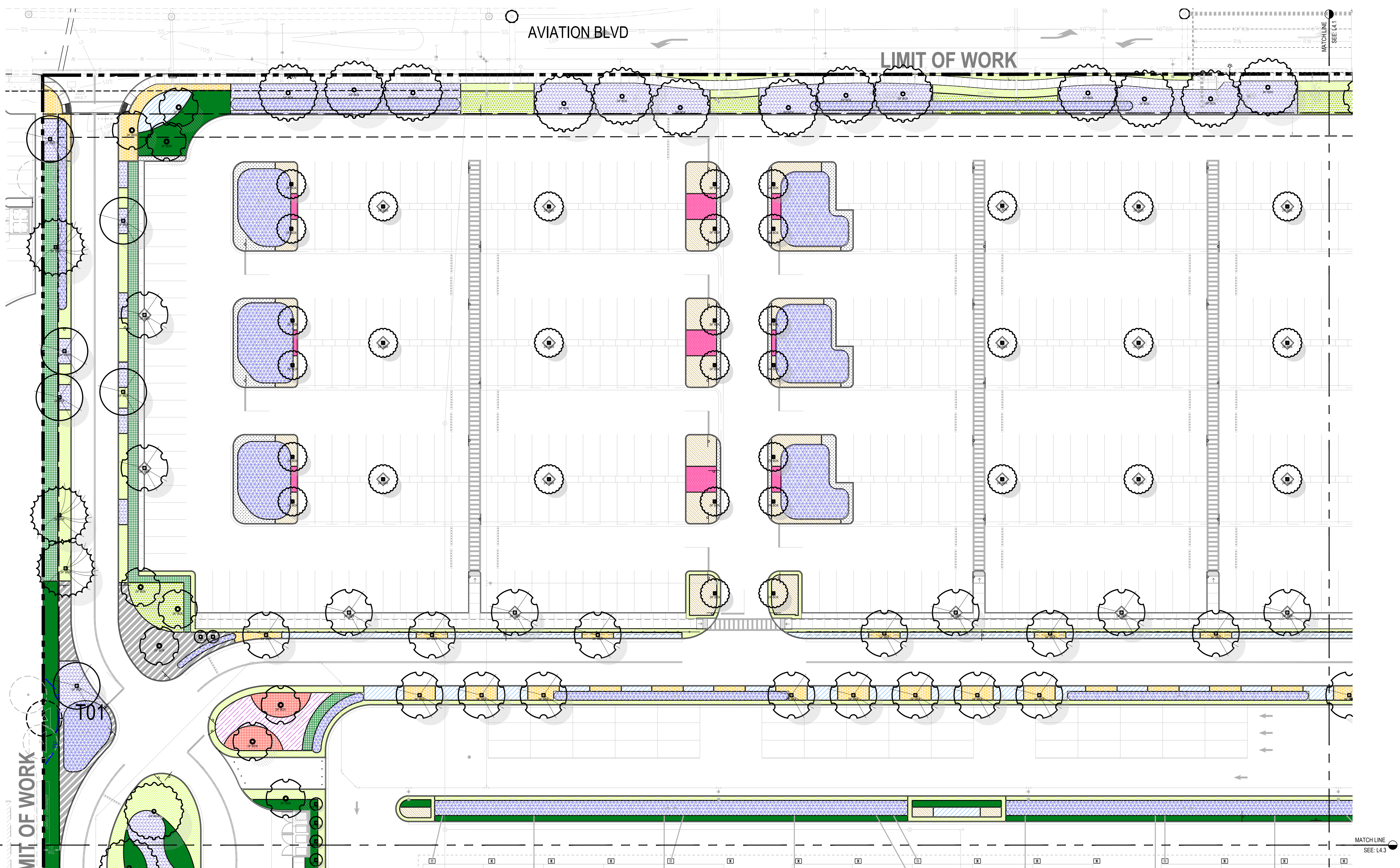
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	LASTHENIA GLABRATA GOLDFIELDS	HYDROSEED	
	LUPINUS BICOLOR BICOLOR LUPINE	HYDROSEED	
	SISYRINCHIUM BELLUM BLUE-EYED GRASS	HYDROSEED	

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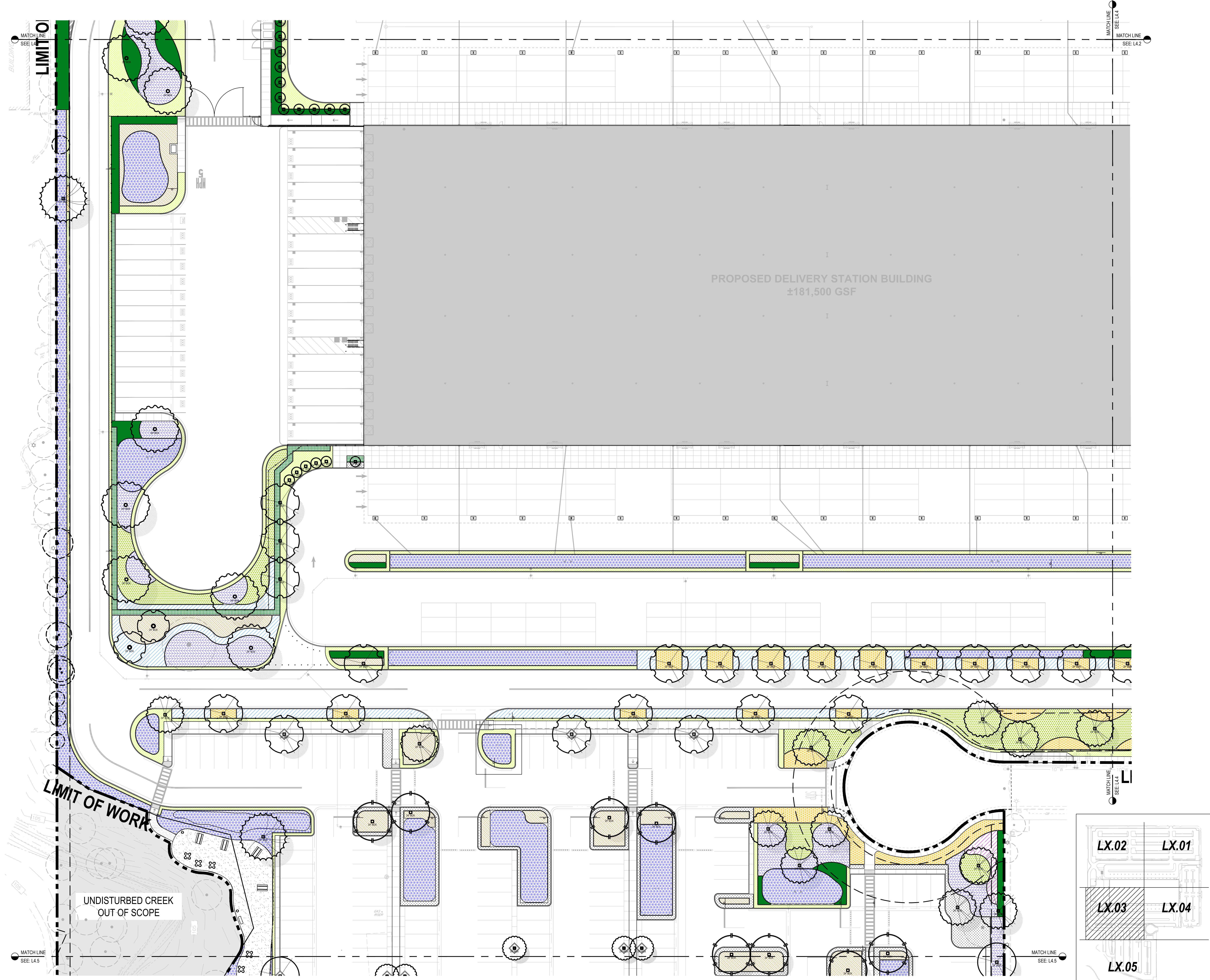
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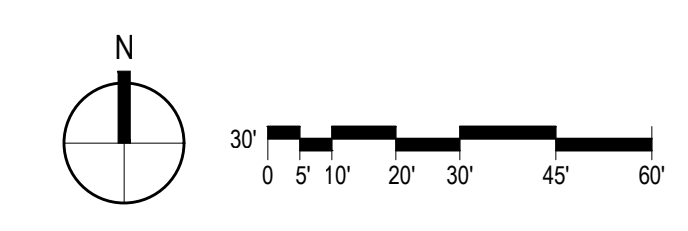
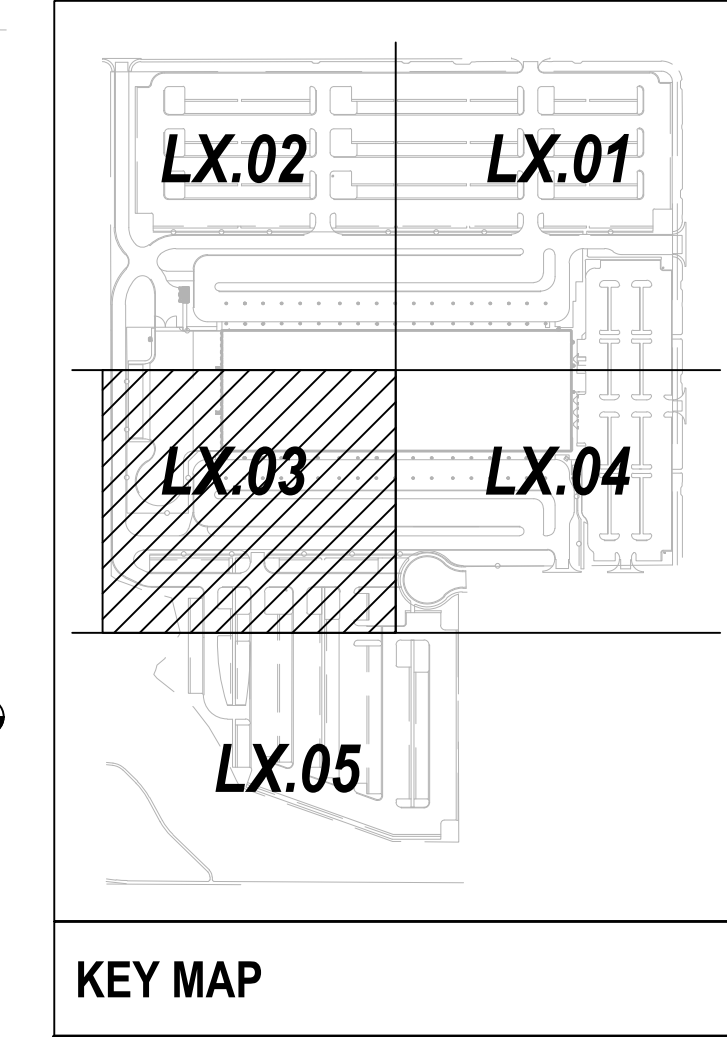
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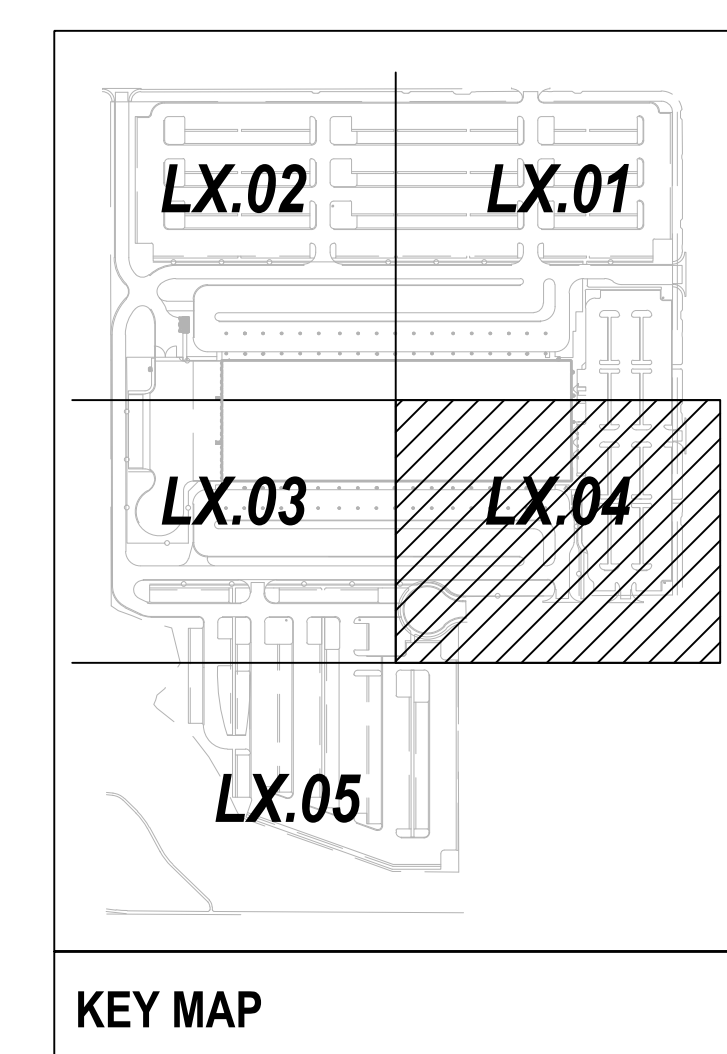
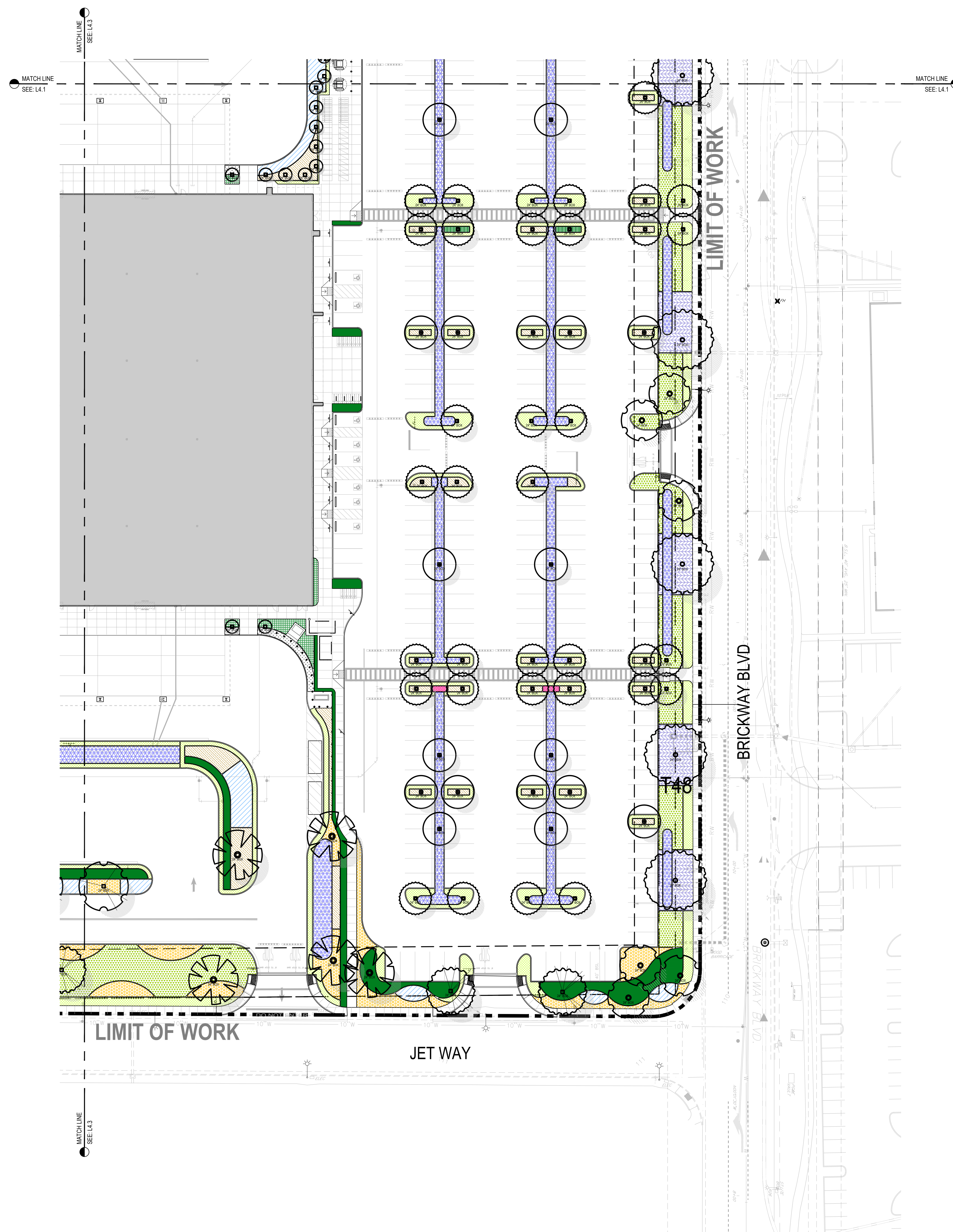
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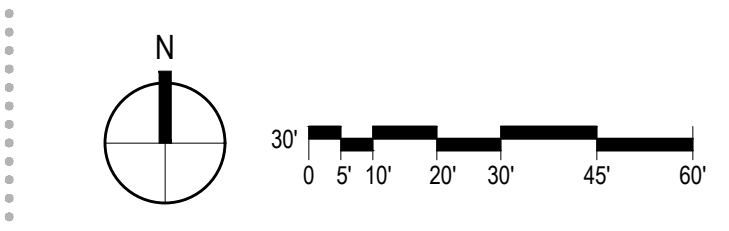


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**PROJECT ROSCO**  
BRICKWAY BLVD AND AIRPORT BLVD  
SANTA ROSA CA 95403

**PLANNING PACKAGE**  
Landscape Planting Plan



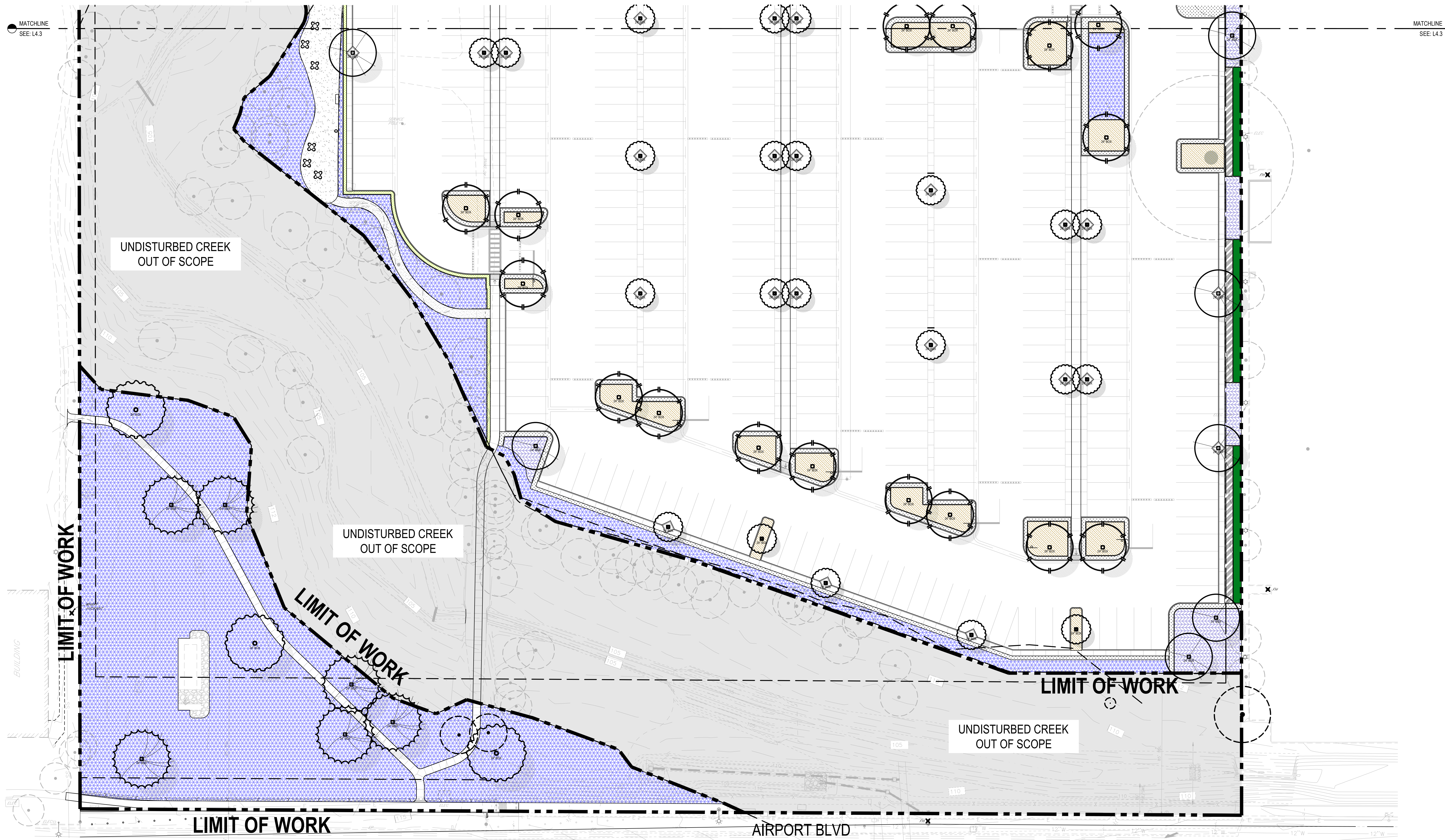
**L4.4**

144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aarchitects.com

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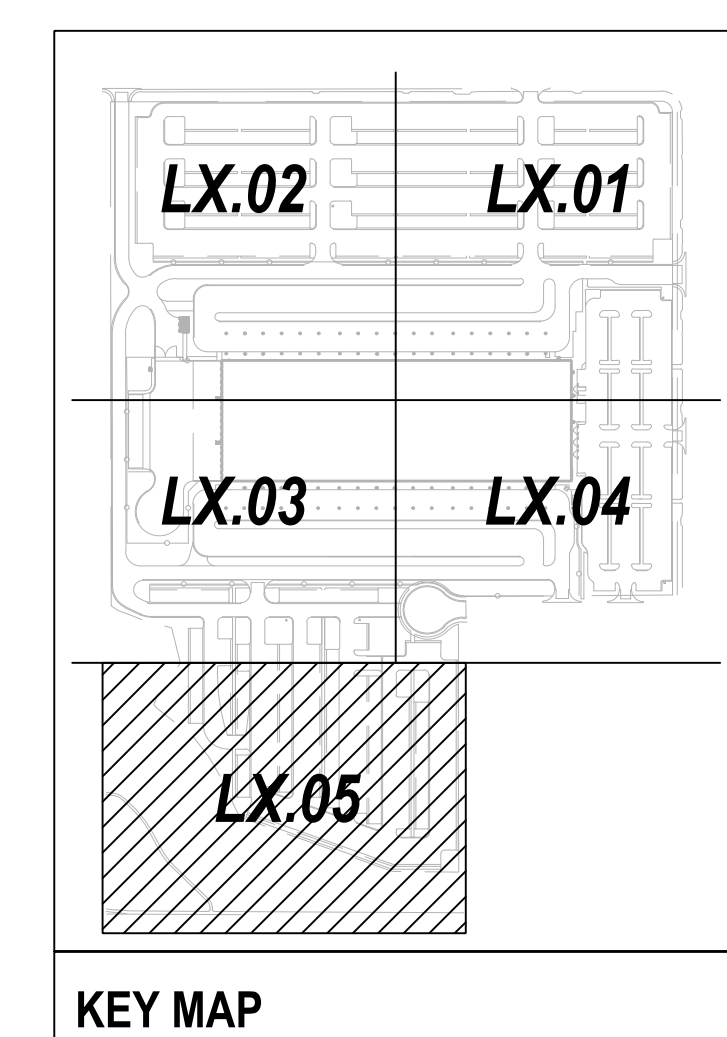
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	LIGUSTRUM OVALIFOLIUM CALIFORNIA PRIVET	5 GAL.	1012	L	36" O.C.
	MYOPORUM PARVIFOLIUM 'WHITE' WHITE MYOPORUM	1 GAL.	5909	L	36" O.C.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	2721	L	48" O.C.
	NASSELLA TENUSSIMA MEXICAN FEATHERGRASS	5 GAL.	5587	L	30" O.C.
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	801	L	36" O.C.
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL.	1423	L	60" O.C.
	SALVIA GREGGI AUTUMN SAGE	5 GAL.	494	L	30" O.C.
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	2520	L	36" O.C.

	ACHILLEA MILLEFOLIUM YARROW	HYDROSEED			
	AGROSTIS PALLENS SAN DIEGO BENTGRASS	HYDROSEED			
	COLLINSIA HETEROPHYLLA CHINESE HOUSES	HYDROSEED			
	DESCHAMPSIA CESPITOSA TUFTED HAIRGRASS	HYDROSEED			
	ELYMUS TRITICOIDES 'RIO' CREEPING WILD RYE	HYDROSEED			
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	HYDROSEED			
	FESTUCA MICROSTACHYS SMALL FESCUE	HYDROSEED			HYDROSEED MIX TO BE PURCHASED THROUGH S&S SEEDS.
	FESTUCA RUBRA 'MOLATE' RED FESCUE	HYDROSEED			
	HORDEUM BRACHYANTHERUM MEADOW BARLEY	HYDROSEED			
	HORDEUM INTERCEDENS LITTLE BARLEY	HYDROSEED			
	LASTHENIA GLABRATA GOLDFIELDS	HYDROSEED			
	LUPINUS BICOLOR BICOLOR LUPINE	HYDROSEED			
	SISYRINCHIUM BELLUM BLUE-EYED GRASS	HYDROSEED			

**GENERAL NOTE**

1. HYDROSEED AREAS CONSIST OF A NATIVE PLANT MIX. ONCE ESTABLISHED THE IRRIGATION SYSTEM TO THESE AREAS WILL BE DEACTIVATED.



**PROJECT ROSCO**  
BRICKWAY BLVD AND AIRPORT BLVD  
SANTA ROSA CA 95403

**PLANNING PACKAGE**  
Landscape Planting Plan



**L4.5**

144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aoarchitects.com

Scale  
Job No.  
Date  
As indicated  
2020-447  
06/23/21





*Acer rubrum* / **Red Maple**



*Albizia julibrissin* / **Persian Silk Tree**



*Arbutus unedo* / **Strawberry Tree**



*Cercis canadensis* / **Eastern Redbud**



*Cercis occidentalis* / **Western Redbud**



*Lophostemon confertus* / **Brisbane Box**



*Pistacia chinensis* / **Chinese Pistache**



*Platanus racemosa* / **Western Sycamore**



*Prunus ilicifolia* / **Hollyleaf Cherry**



*Quercus ilex* / **Holly Oak**



*Quercus kelloggii* / **California Black Oak**



*Rhus lancea* / **African Sumac**



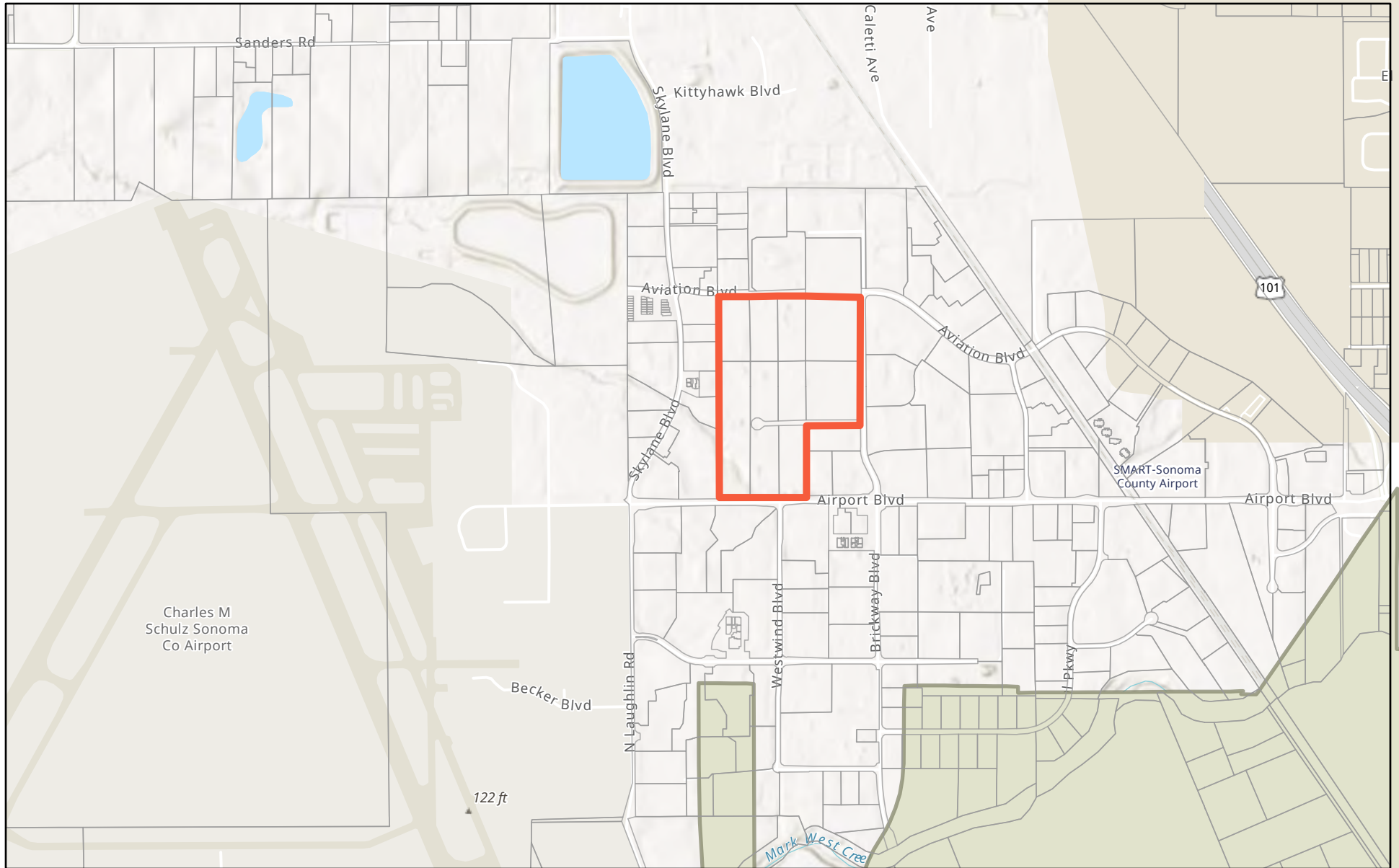
## **Attachment 4**

Maps;

produced between May and July 2021



# Location Map



5/10/2021, 3:49:39 PM

 Parcel  
 Project Site  
City Limit



1:18,056  
0 0.1 0.2 0.4 mi  
0 0.17 0.35 0.7 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,



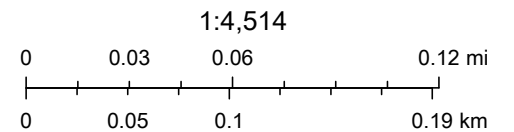
# Aerial Imagery



5/10/2021, 3:53:14 PM

 Parcel

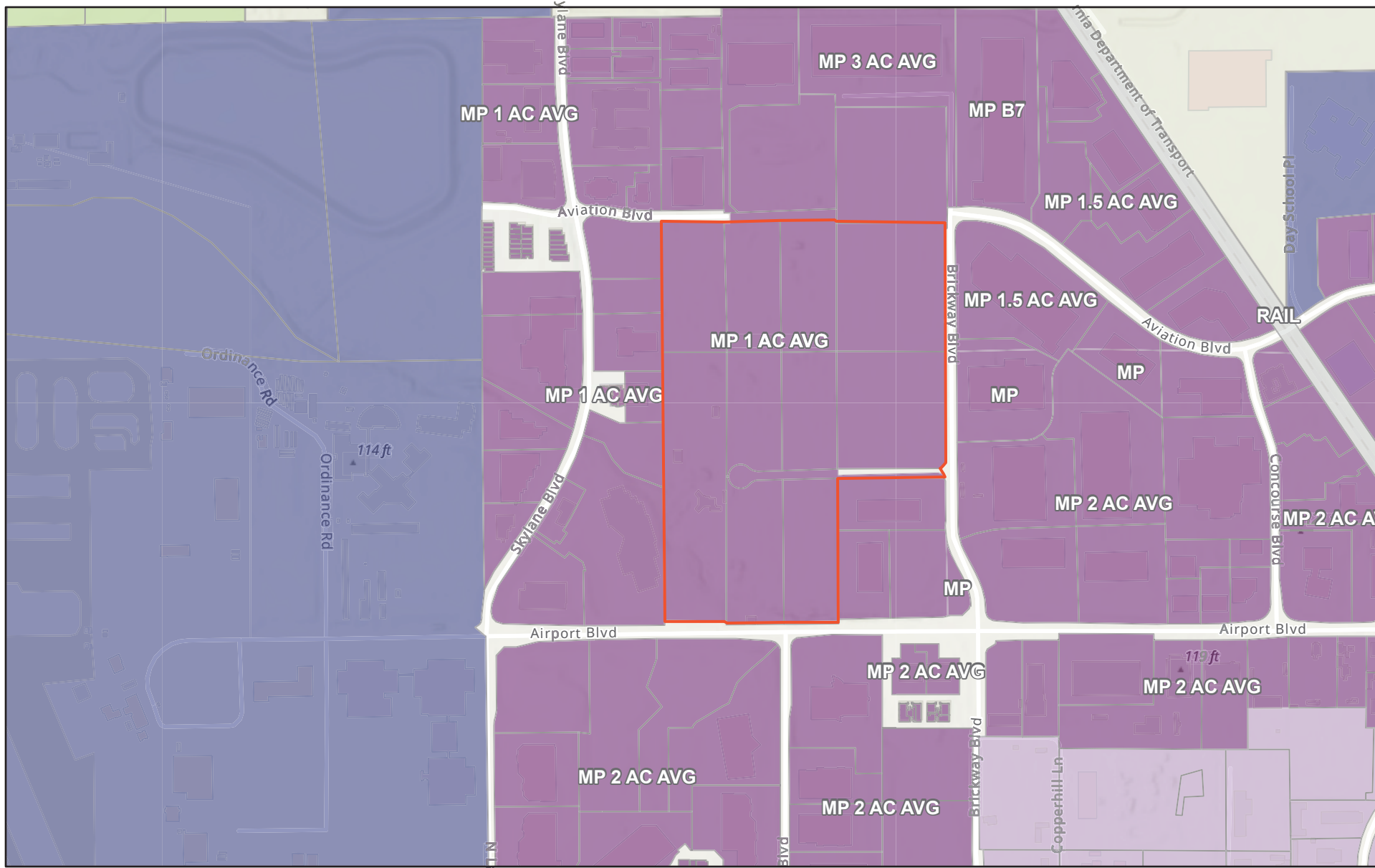
 Project Site



Esri, HERE, Garmin, iPC, Maxar

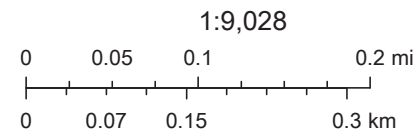


# Zoning Map



7/2/2021, 2:13:19 PM

- |                       |                          |                        |
|-----------------------|--------------------------|------------------------|
| Parcel                | Base Zoning              | MP - Industrial Park   |
| City Limit            | DA - Diverse Agriculture | PF - Public Facilities |
| M2 - Heavy Industrial | Rail                     |                        |



Esri Community Maps Contributors, Sonoma County, Esri, HERE, Garmin,

Permit Sonoma