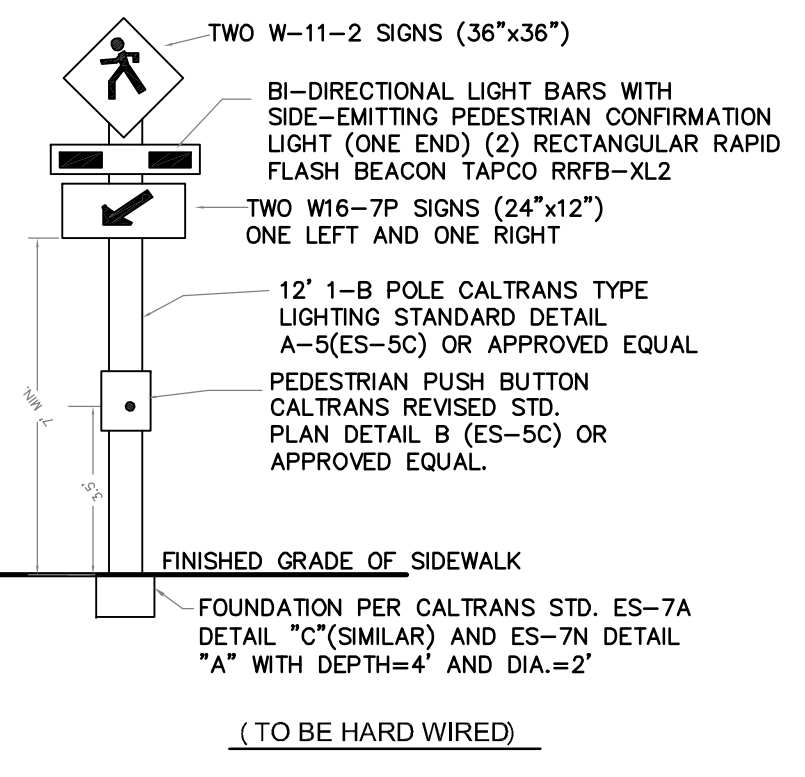


GENERAL NOTES:
1. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA STANDARD SPECIFICATIONS, AND THE STANDARD PLANS.
2. SIGNAL POLE AND FOUNDATION SHALL BE CONSTRUCTED PER CALTRANS SPECIFICATIONS.
3. CONTRACTOR SHALL CONSTRUCT A COMPLETELY OPERATIONAL HARD WIRED PEDESTRIAN CROSSWALK - RECTANGULAR RAPID-FLASHING BEACONS (RRFB) AL2/2 APCO SYSTEM.
4. SUPPLIER SHALL ASSIST CITY IN PROGRAMMING AT DEVELOPER'S EXPENSE.

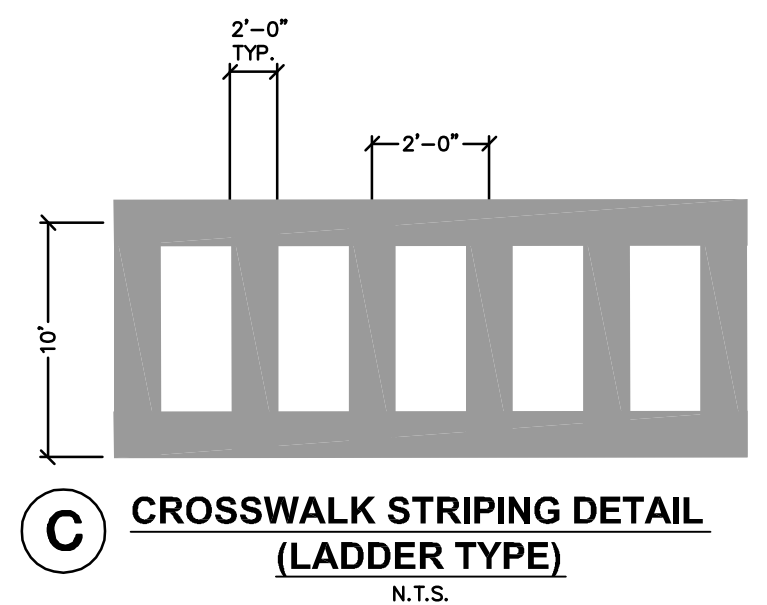
STANDARD SPECIFICATIONS:
EXTRA LARGE RECTANGULAR RAPID FLASH BEACON (RRFB) AL2
INTERIM FHWA APPROVAL MEMORANDUM (1A-11)
POWDER COATED ALUMINUM
MUTCD APPROVAL HOUSING
LED MODULES: 7" X 3"
PEDESTRIAN LED MODULE: 1 1/2" X 1 1/2"
FLASH PATTERN
MOUNTING HARDWARE
2 ARRAYS OF 8 AMBER LEDS, SAE J595 CERTIFIED
SIDE-MOUNTED, FLASH CONCURRENT WITH VEHICLE LEDS
MUTCD SPECIFIED 24-1
STAINLESS STEEL U-BOLTS FOR 4" TO 4 1/2" O.D. POLE

BLINKERBEAM WIRELESS COMMUNICATION SYSTEM
FREQUENCY RANGE
CONNECTIVITY
800 MHZ FHSS
FOR SYSTEM SEPARATION OVER 900', A SITE SURVEY IS RECOMMENDED
CROSSWALK AND OPTIONAL ADVANCE LEDS FLASH CONCURRENTLY

BLINKSYNC WIRELESS SYNCHRONIZED ACTIVATION
PUSH-BUTTON ACTIVATION
INDIVIDUAL UNITS IN ONE SYSTEM FLASH IN SYNCHRONIZED PATTERNS (AVOIDS LIGHT NOISE OF SYSTEM OPERATION). IDEAL FOR MULTIPLE ASSEMBLIES FLASHING IN THE SAME DIRECTION.
ADA PUSHBUTTON, TYPICAL (<120 MILLISECOND)



A MUTCD APPROVED RECTANGULAR RAPID FLASHING BEACON DETAIL
WITH CONTROLLER & PUSH BUTTON - TWO REQUIRED
(AT PEDESTRIAN CROSSING ON CAULFIELD LANE)
N.T.S.



KEYNOTES

- Ⓐ "KEEP CLEAR" PAINTED FOR PFD LADDER TRUCK SET-UP LOCATION.
- Ⓑ NEW STOP SIGN.
- Ⓒ NEW ADA COMPLIANT RAMP
- Ⓓ EXISTING ADA COMPLIANT RAMP TO REMAIN
- Ⓔ PROPOSED CLASS II BIKE LANE
- Ⓕ EXISTING STRIPING TO REMAIN.
- Ⓖ REMOVE AND REPLACE EXISTING CROSS WALK STRIPING.
- Ⓗ NEW PAINTED CROSS WALK.
- Ⓢ PROPOSED ADA PATH OF TRAVEL. 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM PATH OF TRAVEL GRADE. TRUNCATED DOMES AT CHANGED CONDITIONS. STRIPING AND SIGNAGE PER CODE.
- Ⓣ PROPOSED ADA PARKING, STRIPING AND SIGNAGE PER CODE.
- Ⓚ PROPOSED STRIPING FOR ON-STREET PARKING. SEE SHEET C-18 FOR PROPOSED ON-STREET PARKING INFORMATION.
- Ⓛ NEW SIGNAGE, "RIGHT TURN ONLY".
- Ⓜ CURB SHALL BE PAINTED RED. NO PARKING, FIRE LANE.
- Ⓝ SEE PROJECT PARKING PLAN FOR PARKING DATA.
- Ⓞ EXISTING STOP SIGN TO REMAIN.
- Ⓟ RESTRIPE EXISTING CROSSWALK AND INSTALL MUTCD APPROVED RECTANGULAR RAPID FLASHING BEACON. SEE DETAIL THIS SHEET.
- Ⓠ EXISTING FLASHING BEACONS TO REMAIN. RELOCATE AS REQUIRED.

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	CONCRETE
---	---	CURB & GUTTER
---	---	NO PARKING FIRE LANE. CURB PAINTED RED.
---	---	SIGN
---	---	FIRE HYDRANT

NOTES

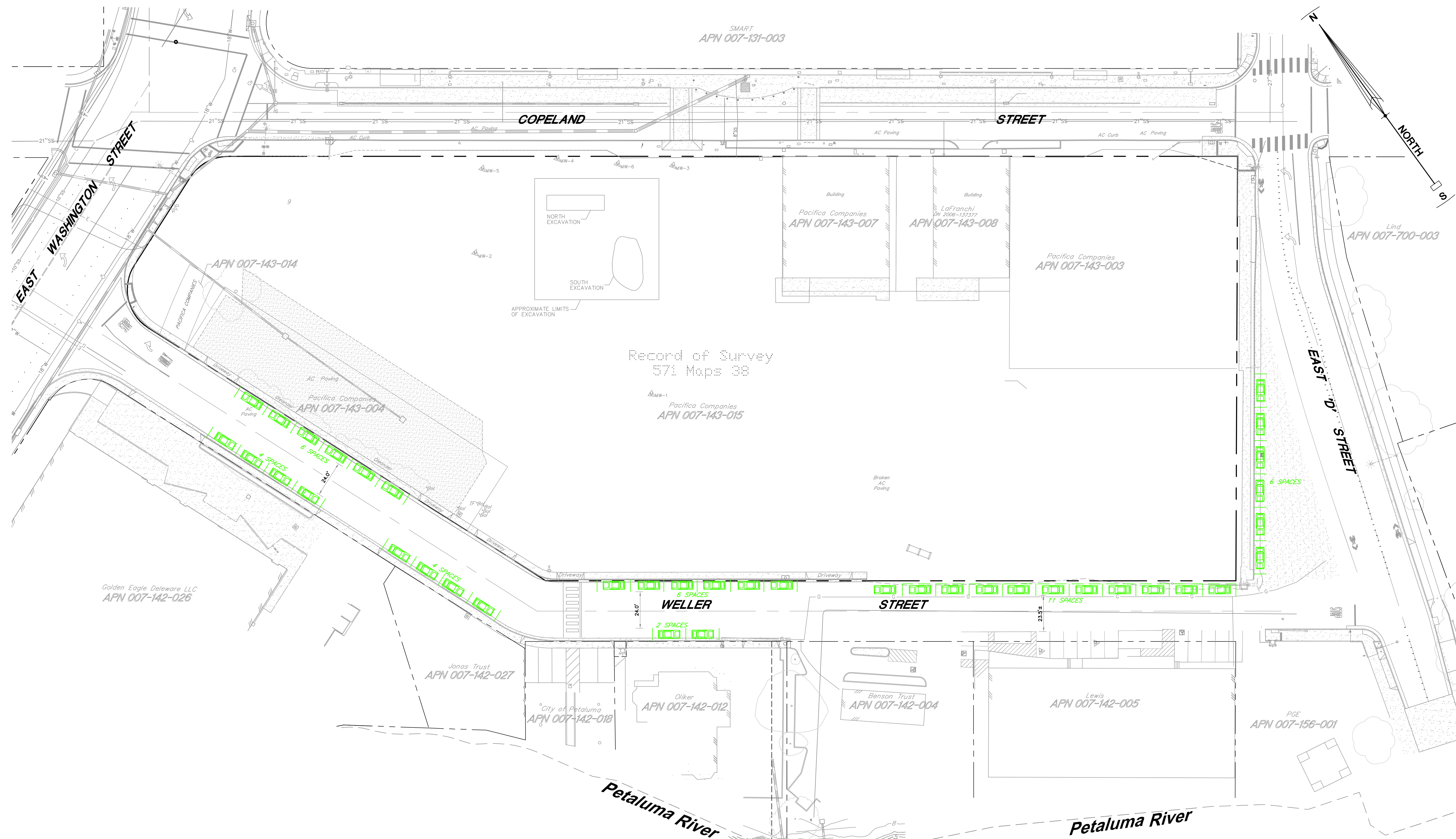
1. SEE SHEET C-18 FOR PROPOSED ON-STREET PARKING AND ALL PROJECT PROPOSED PARKING INFORMATION.
2. SEE SHEET C-17 FOR EXISTING PUBLIC ON-STREET PARKING.
3. SEE TYPICAL STREET SECTIONS ON SHEETS C-6 THRU C-8 FOR STREET SECTION INFORMATION.
4. ALL PROPOSED SIGNAGE AND STRIPING PER CITY OF PETALUMA STANDARDS.
5. REFER TO LANDSCAPE PLANS FOR STREET LIGHT INFORMATION.



EXISTING PUBLIC ON-STREET PARKING EXHIBIT

HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.2018








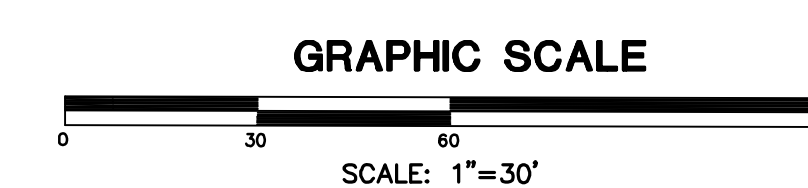
EXISTING PUBLIC PARKING DATA

	COMPACT	STANDARD	ADA COMPLIANT	TOTAL
EXISTING WELLS STREET PARALLEL PARKING	0	33	0	33
EXISTING "D" STREET PARALLEL PARKING	0	6	0	6
EXISTING COPELAND STREET PARKING	0	0	0	0
EXISTING E. WASHINGTON STREET PARKING	0	0	0	0
			TOTAL	39 SPACES

*PARALLEL SPACES ARE 8'x22'
(SAME AS THEATRE DISTRICT)

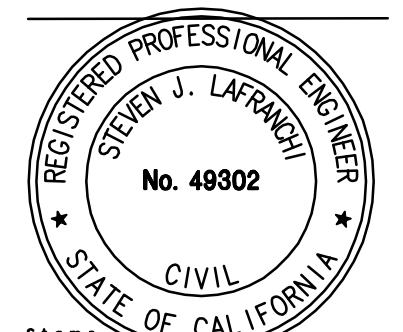
LEGEND

 EXISTING PROPERTY LINE/RIGHT-OF-WAY
 EXISTING SIDEWALK
 EXISTING CURB & GUTTER
 EXISTING EDGE OF PAVEMENT
 EXISTING PUBLIC ON-STREET PARKING WITHOUT STRIPING



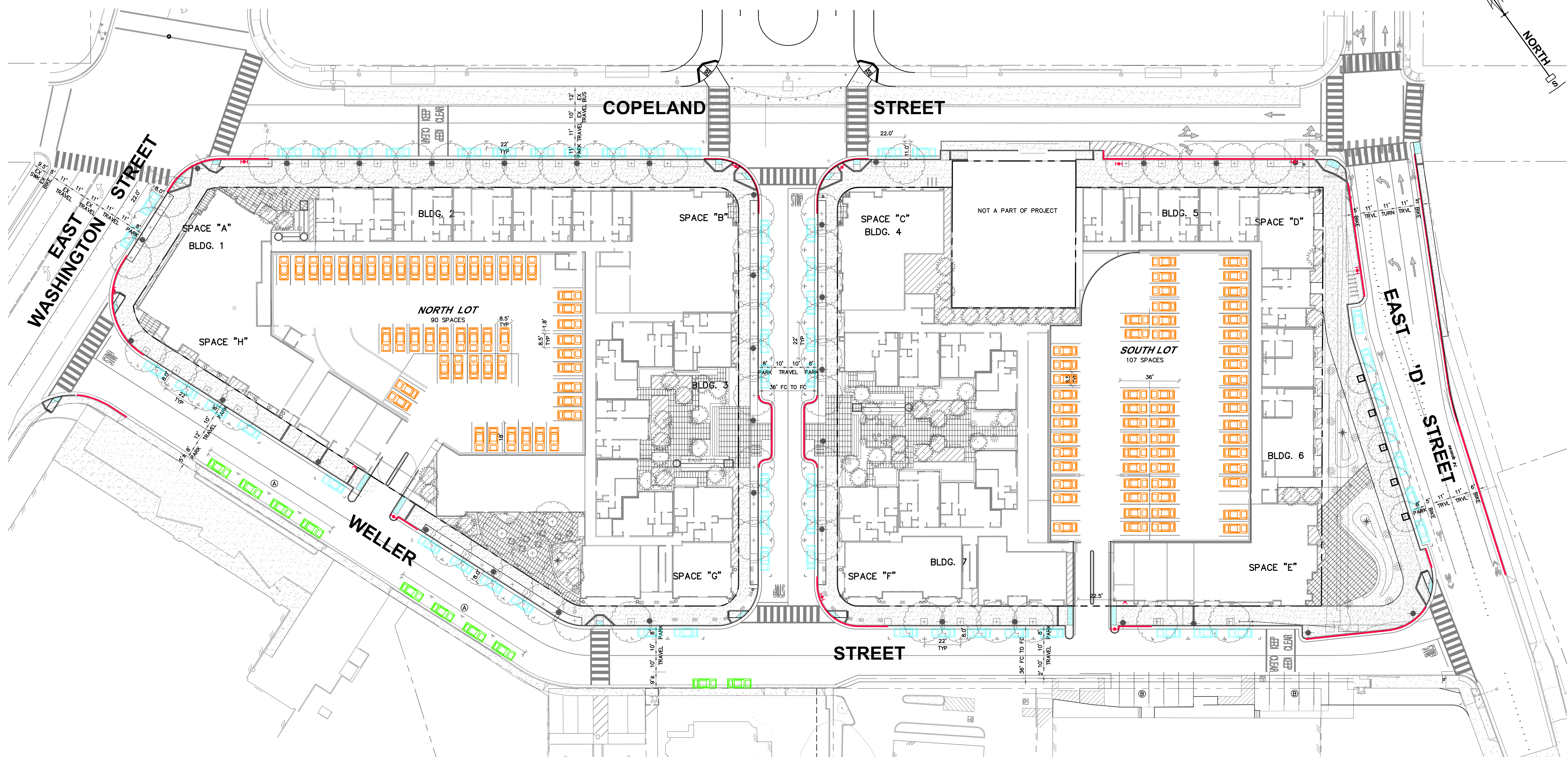
PROJECT PROPOSED PARKING PLAN
HAYSTACK
PETALUMA, CALIFORNIA

Issue Date
SPAR RESUBMIT 1.31.19



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Sheet Title
Scale: AS SHOWN
Project No. 122598 Drawn By: JLM
Sheet Size: 30 x 42



PROJECT PROPOSED PARKING DATA

PRIVATE PARKING	EV	STANDARD/ UNINSTALL	ADA COMPLIANT	TOTAL
NORTH LOT	4	83	3	90
SOUTH LOT	4	100	3	107
TOTAL				197

ON-STREET PARKING				
TRANSVERSE STREET	0	16	0	16
D STREET CURBSIDE SPACES	0	7	0	7
COPELAND STREET CURBSIDE SPACES	0	13	0	13
* WELDER STREET CURBSIDE SPACES	0	19	0	19
EAST WASHINGTON STREET	0	2	0	2
TOTAL COMMERCIAL				57

* EXISTING WELDER STREET OPPOSITE SIDE SPACES (NEW STRIPING) ④	10	0		10
--	----	---	--	----

KEYNOTES

- ④ NEW STRIPING AT EXISTING PARKING AREA ON WELDER STREET.
⑥ SEE C-17 FOR EXISTING PARKING INFORMATION TO REMAIN FOR PROJECT AND C-19 FOR ADDITIONAL WELDER STREET INFORMATION.

NOTES

1. SEE SHEET C-16 FOR SIGNING AND STRIPING INFORMATION.
2. SEE SHEET C-17 FOR EXISTING PUBLIC ON-STREET PARKING.
3. SEE TYPICAL STREET SECTIONS ON SHEETS C-6 THRU C-8 FOR STREET SECTION INFORMATION.
4. PARKING GARAGE

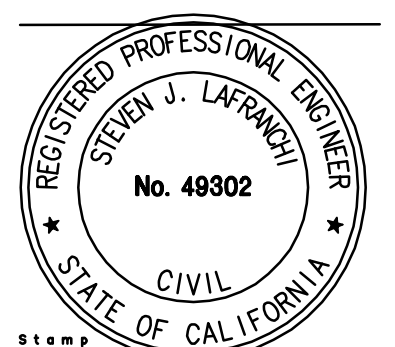
LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		CONCRETE
		CURB & GUTTER
		PUBLIC ON-STREET PARKING SPACE
		PUBLIC ON-STREET PARKING SPACE (WELDER ST OPPOSITE SIDE)
		PRIVATE PARKING SPACE
		NO PARKING FIRE LANE, CURB PAINTED RED.
		SIGN
		FIRE HYDRANT

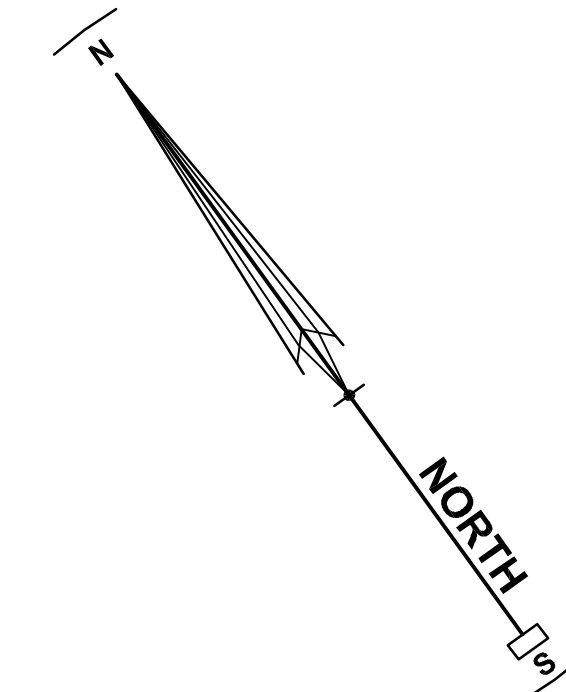
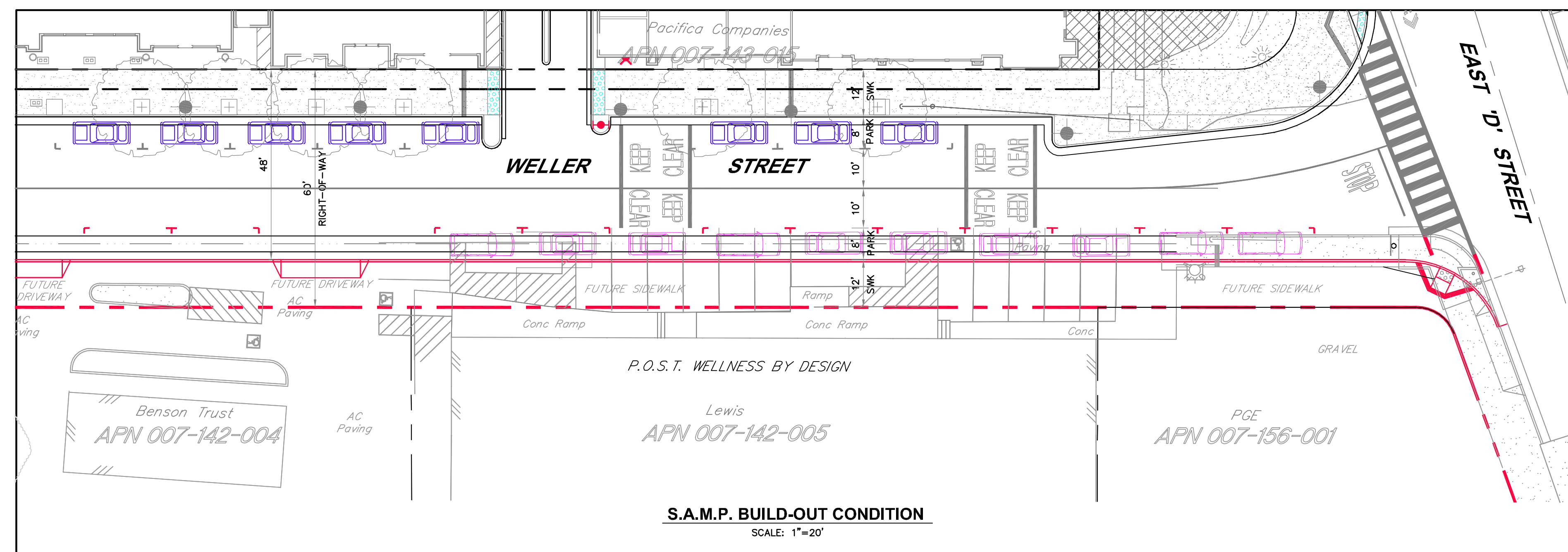
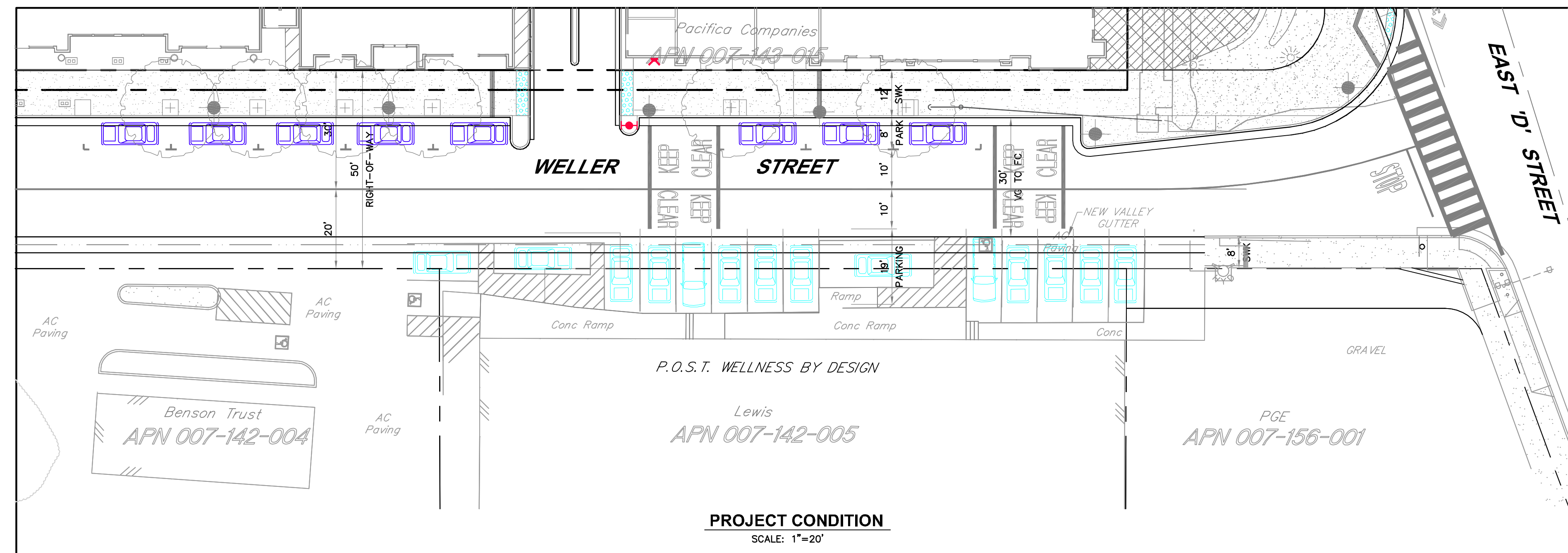
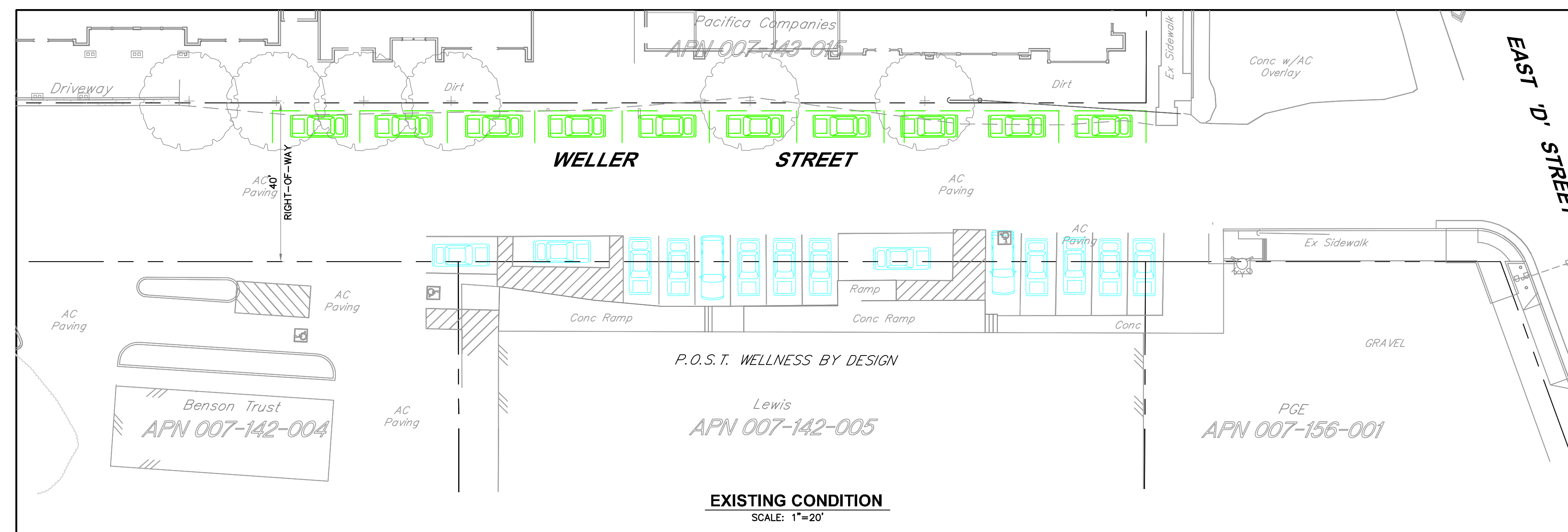
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GRAPHIC SCALE

WELLER STREET PARKING EXHIBIT
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19

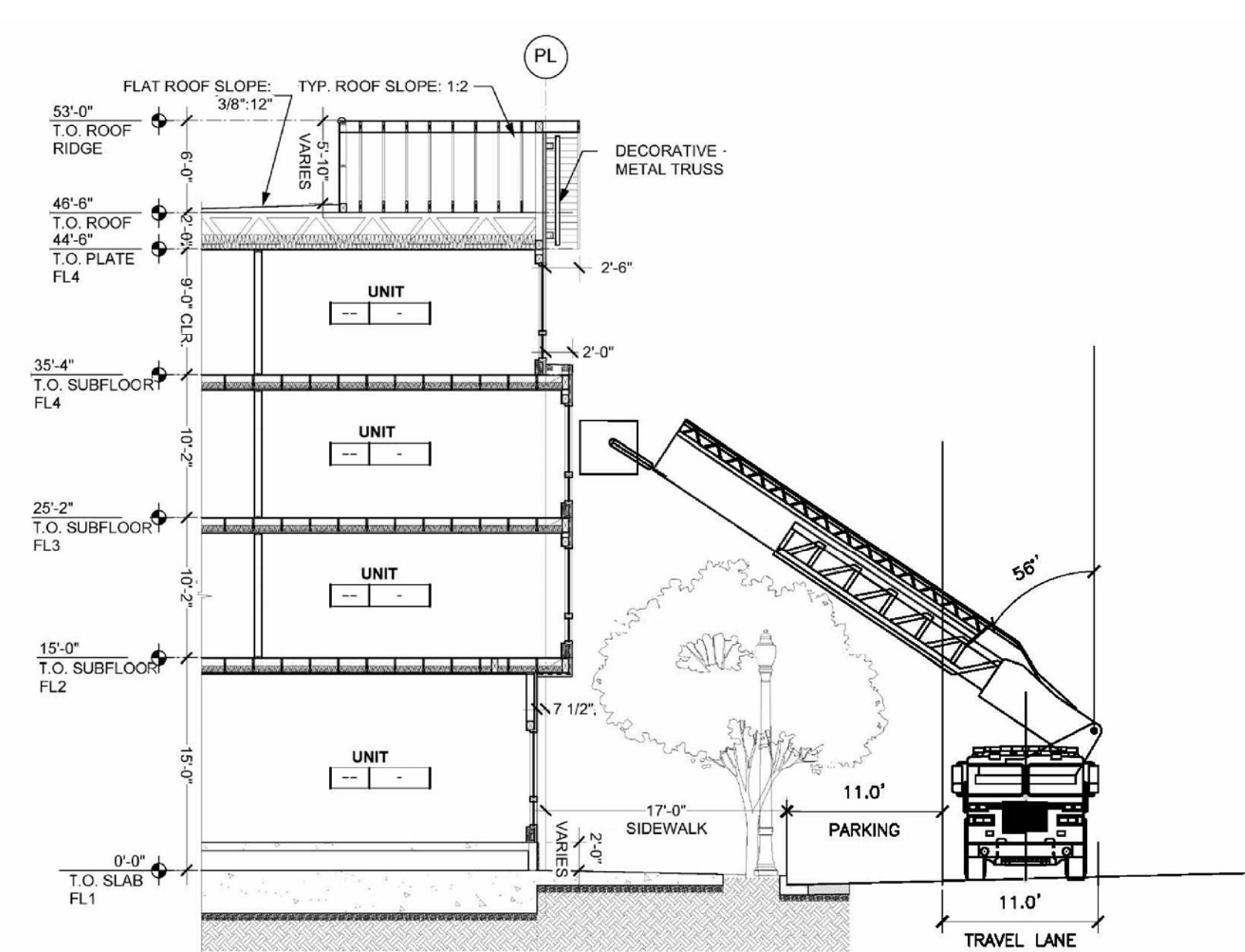
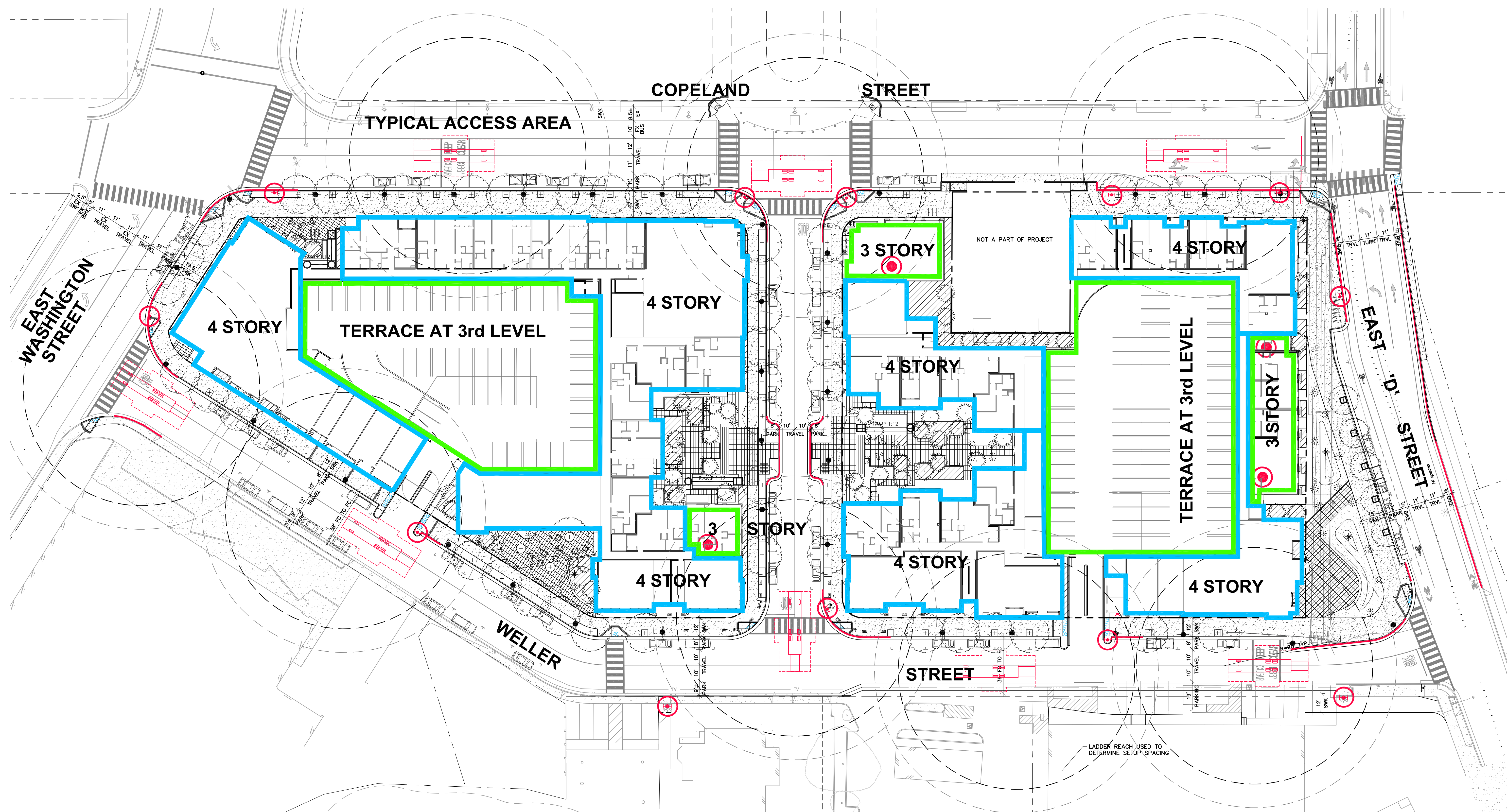


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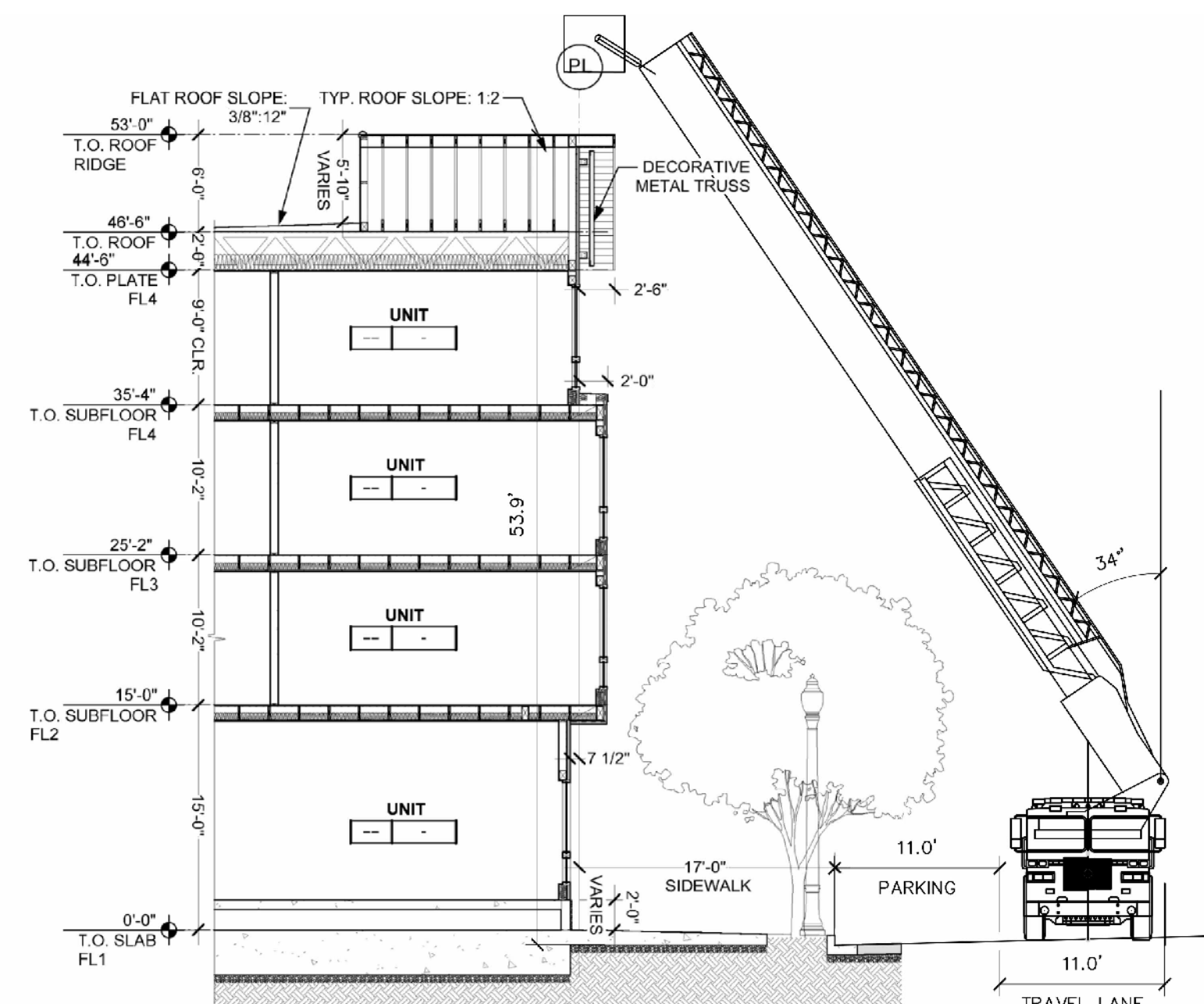


EXISTING	PROPOSED	
		PROPERTY LINE/RIGHT-OF-WAY
		RIGHT-OF-WAY PER S.A.M.P. BUILD-OUT
		SIDEWALK
		CURB & GUTTER
		CURB & GUTTER PER S.A.M.P.
		VALLEY GUTTER
		EDGE OF PAVEMENT
		EXISTING PRIVATE ON-STREET PARKING
		EXISTING PUBLIC ON-STREET PARKING
		FUTURE PUBLIC ON-STREET PARKING
		PROPOSED PROJECT PUBLIC ON-STREET PARKING





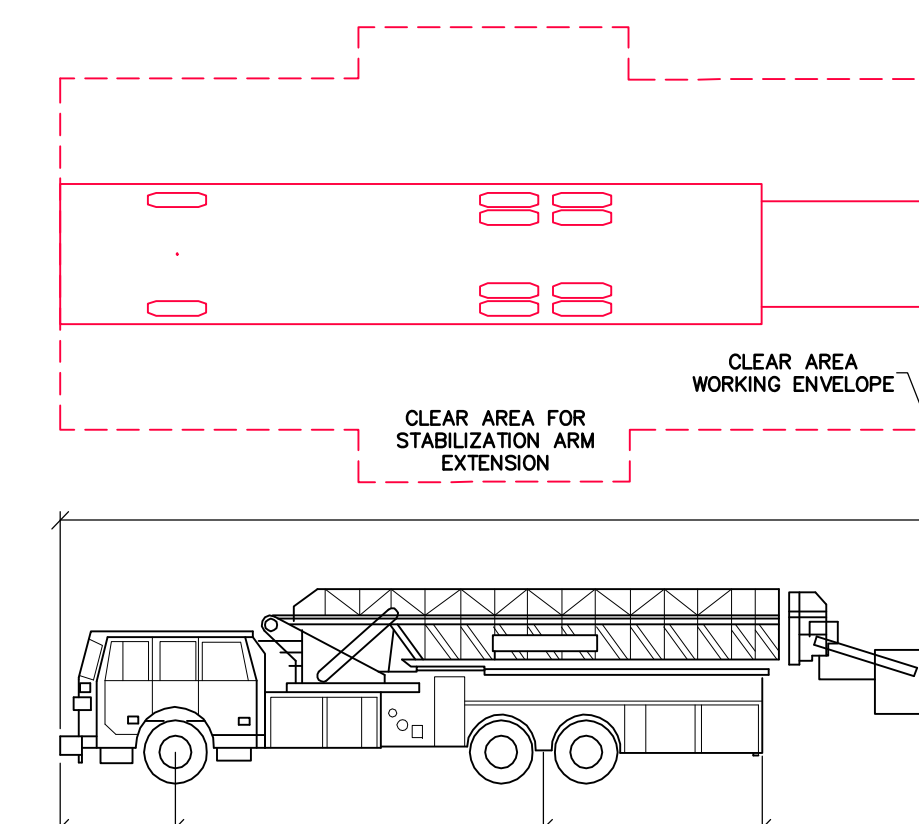
THIRD FLOOR ACCESS DETAIL
SCALE: 1"=10'

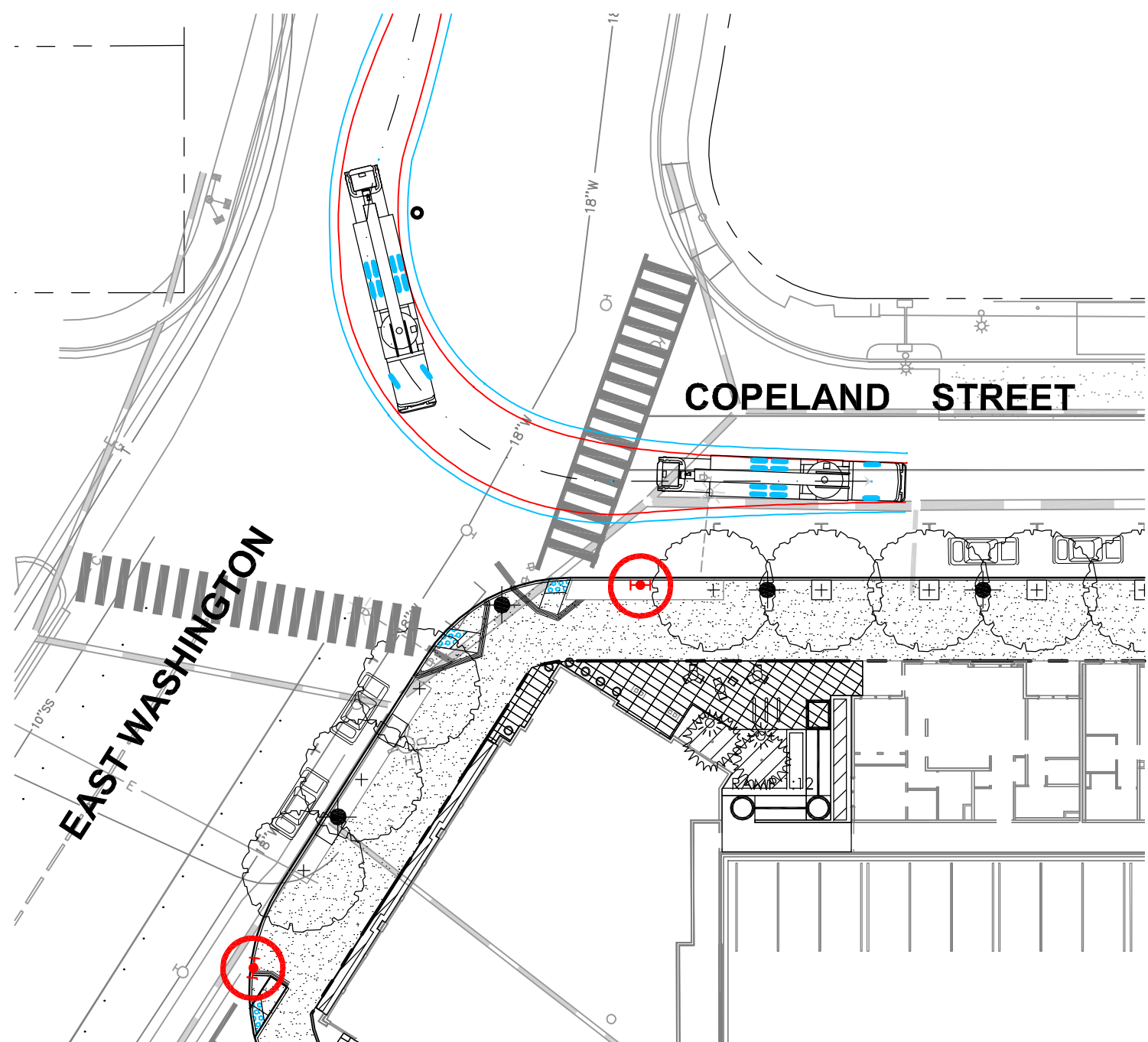


ROOF ACCESS DETAIL
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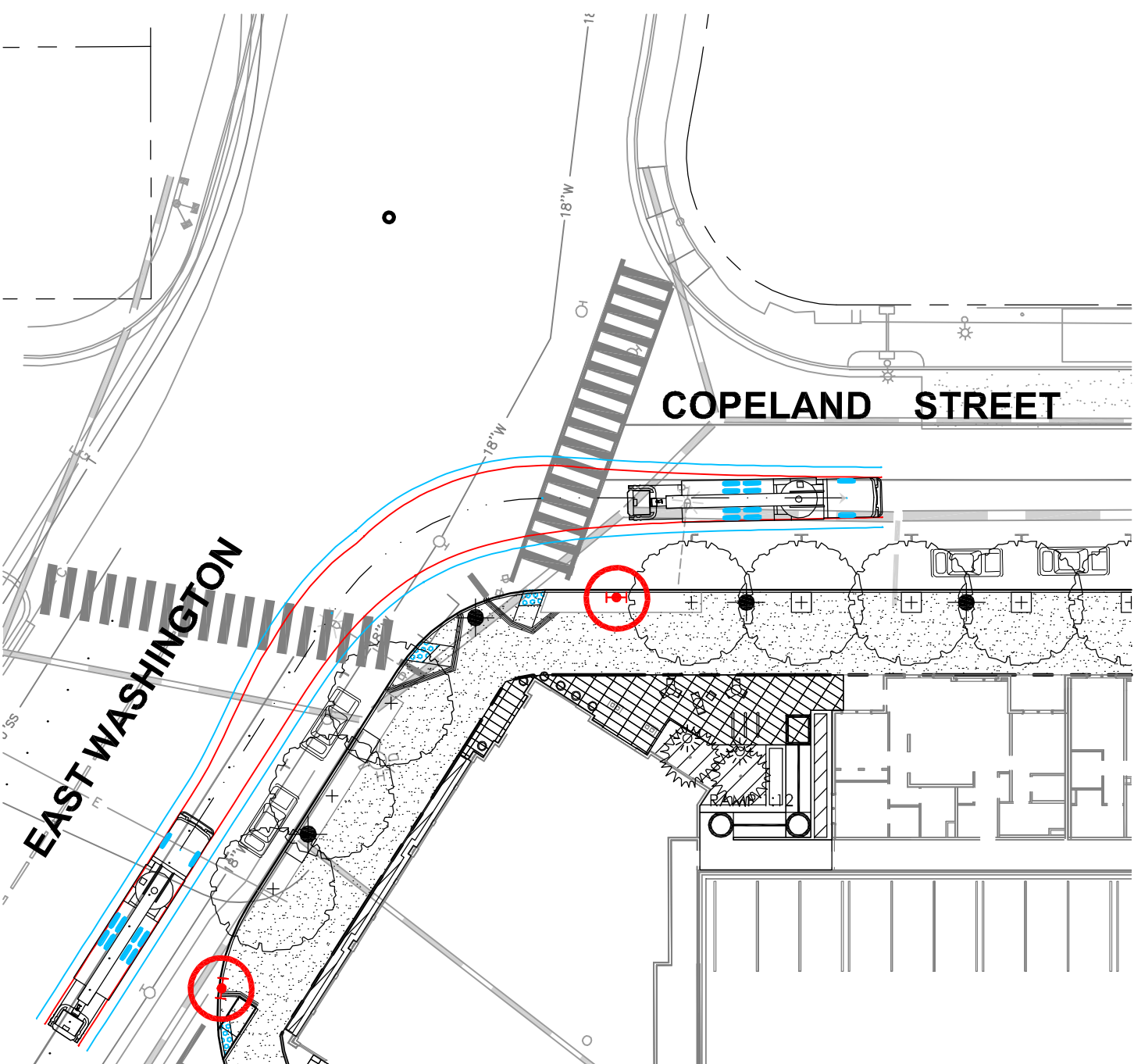
- LEGEND**
- | | | |
|----------|----------|--|
| EXISTING | PROPOSED | |
| | | NO PARKING FIRE LANE, CURB PAINTED RED. |
| | | SIGN: "NO PARKING, EMERGENCY VEHICLE ACCESS" |
| | | FIRE HYDRANT |
| | | DEPARTMENT CONNECTION |
| | | FIRE DEPARTMENT ROOF LADDER |

NOTES
SEE REPORT PREPARED BY HOLMES FIRE FOR ADDITIONAL INFORMATION.

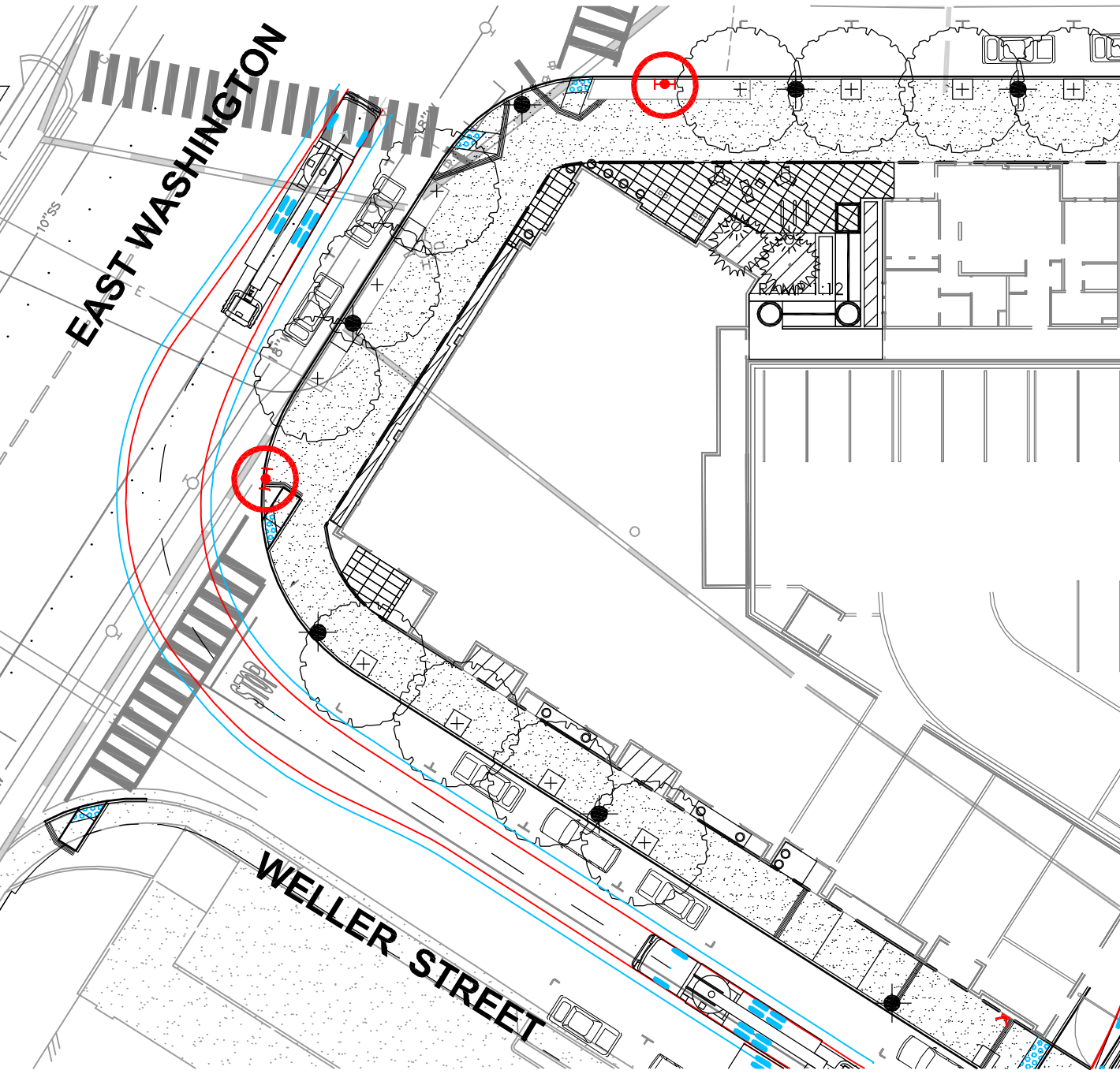




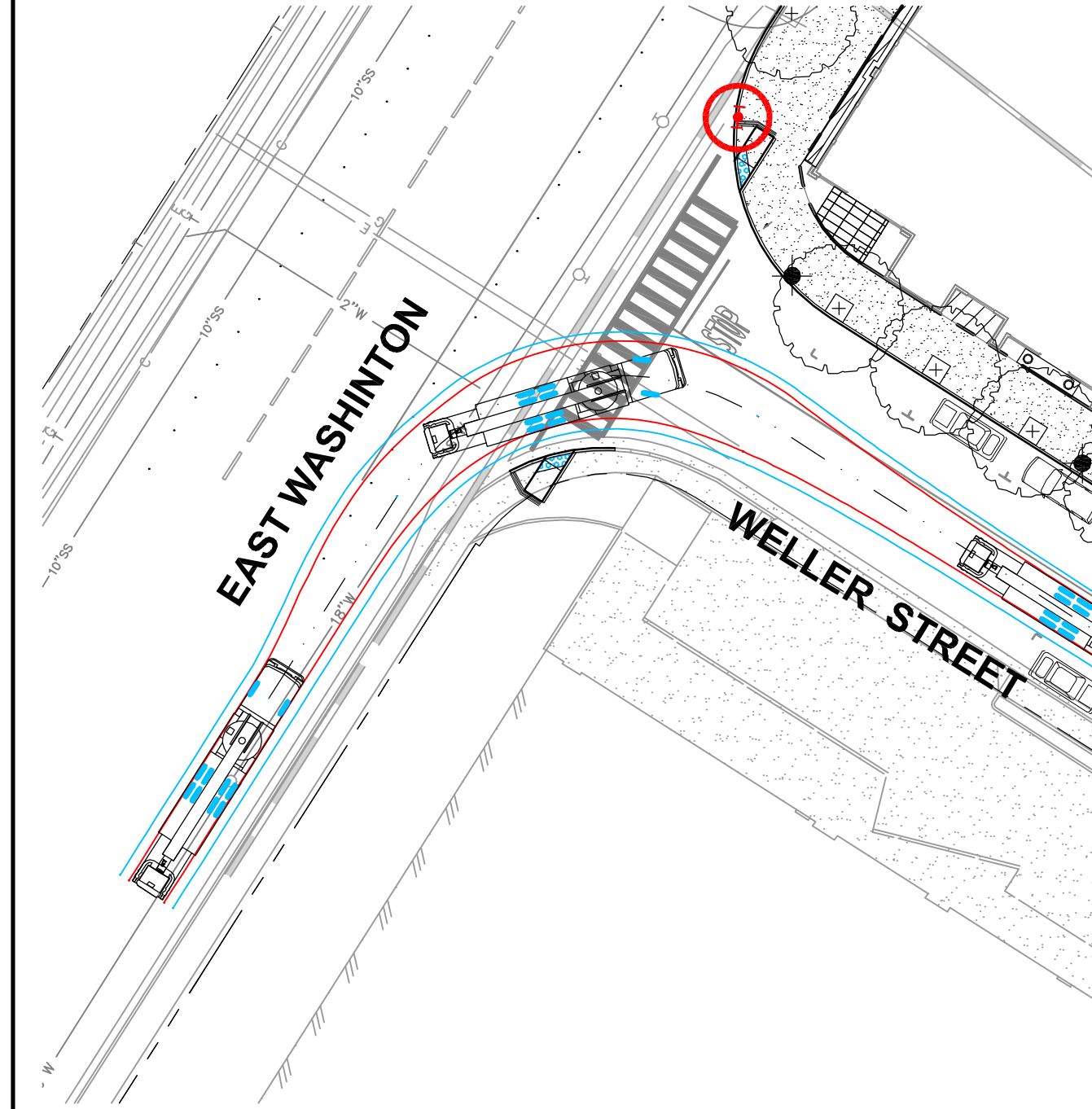
LADDER TRUCK @ E. WASHINGTON TO COPELAND



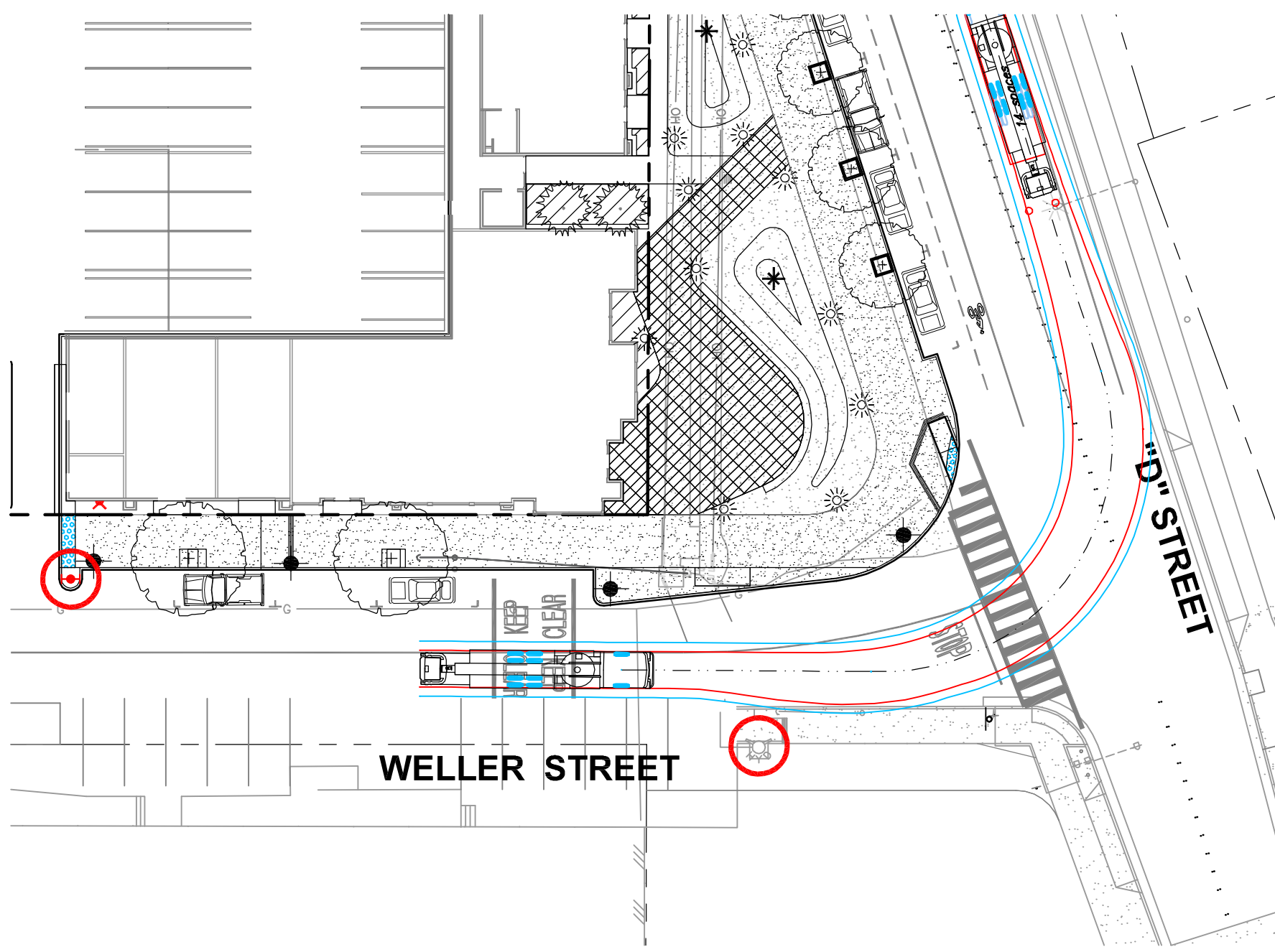
LADDER TRUCK @ E. WASHINGTON TO COPELAND



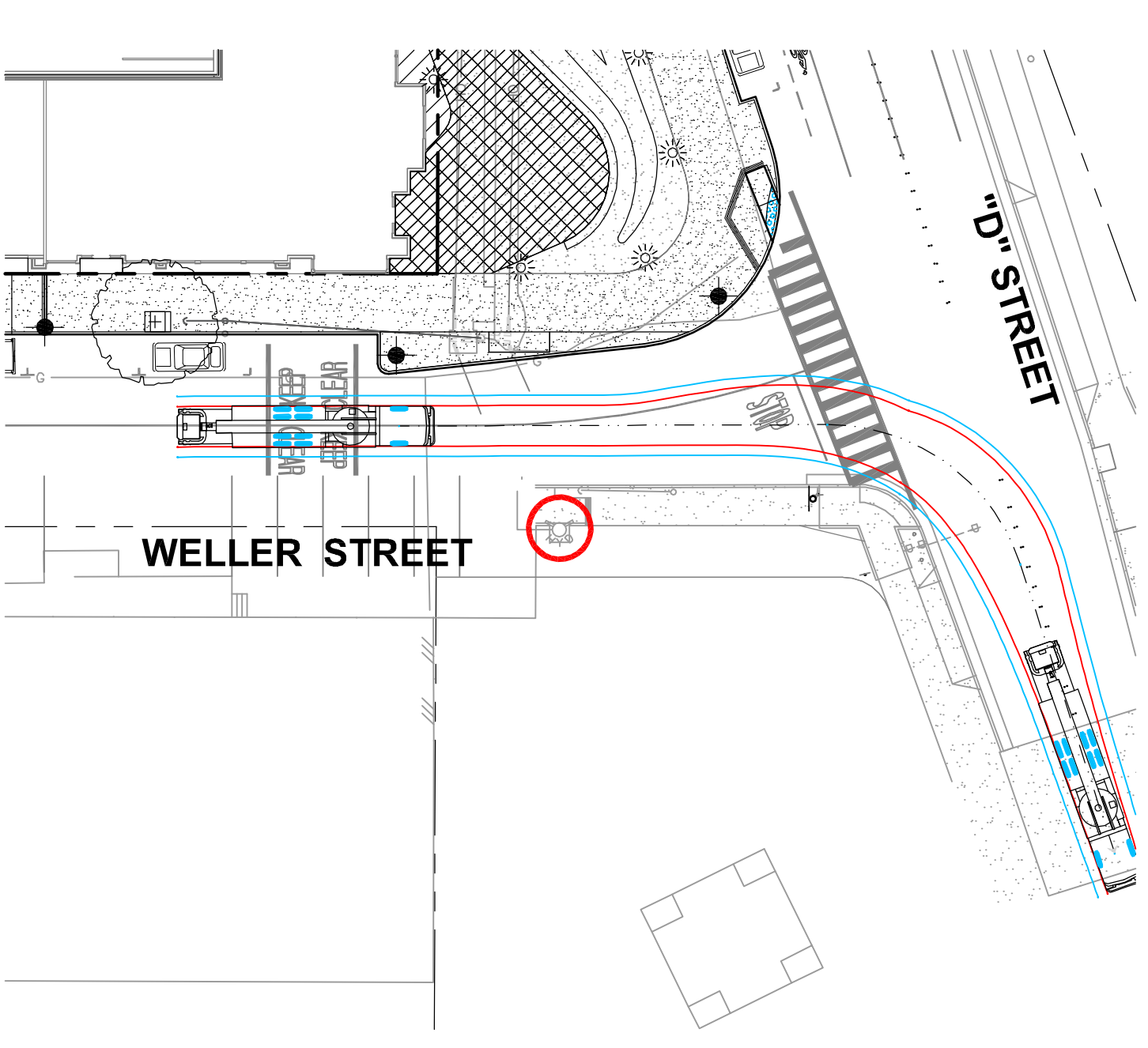
LADDER TRUCK @ WELLER TO E. WASHINGTON



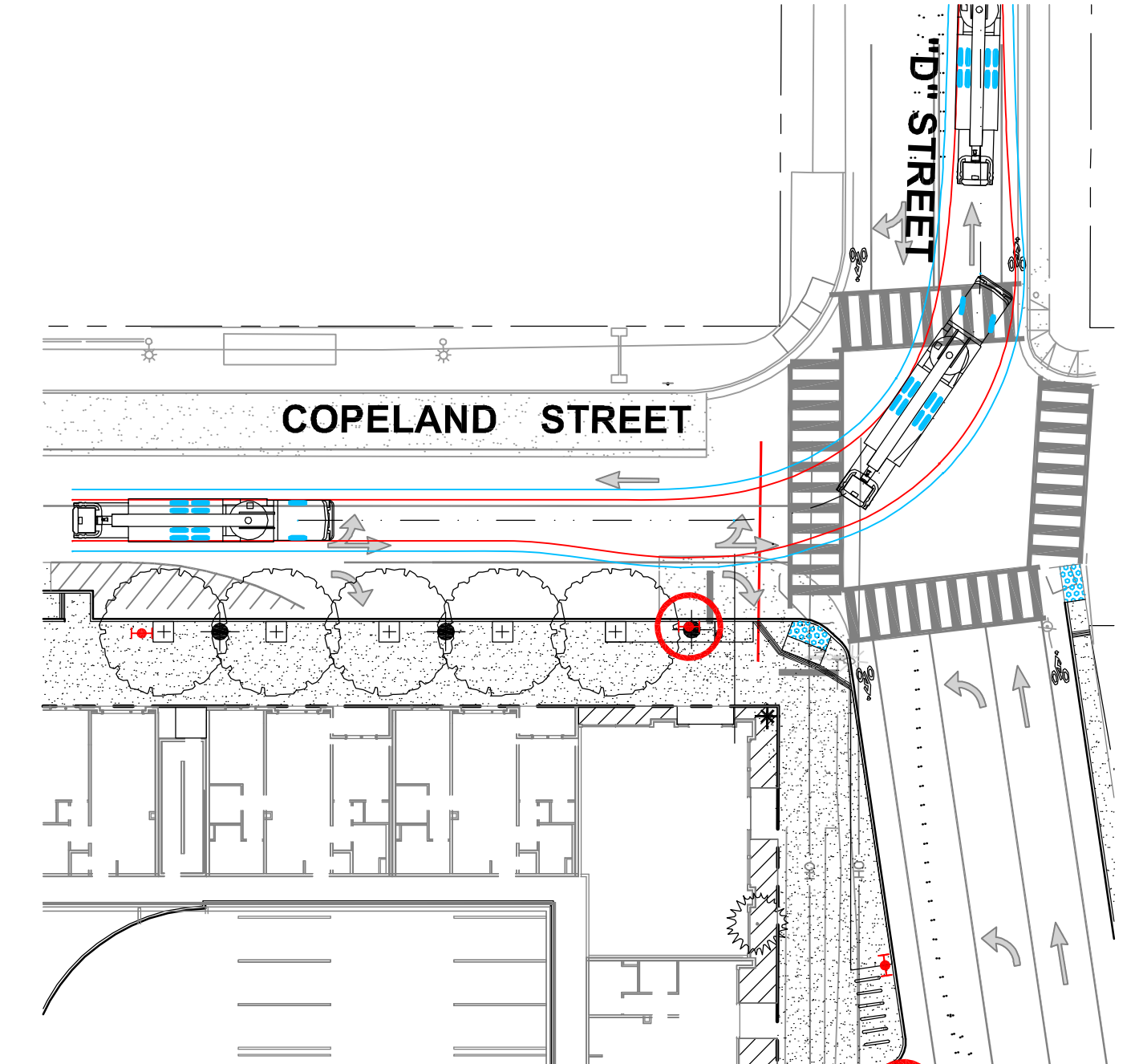
LADDER TRUCK @ E. WASHINGTON TO WELLER



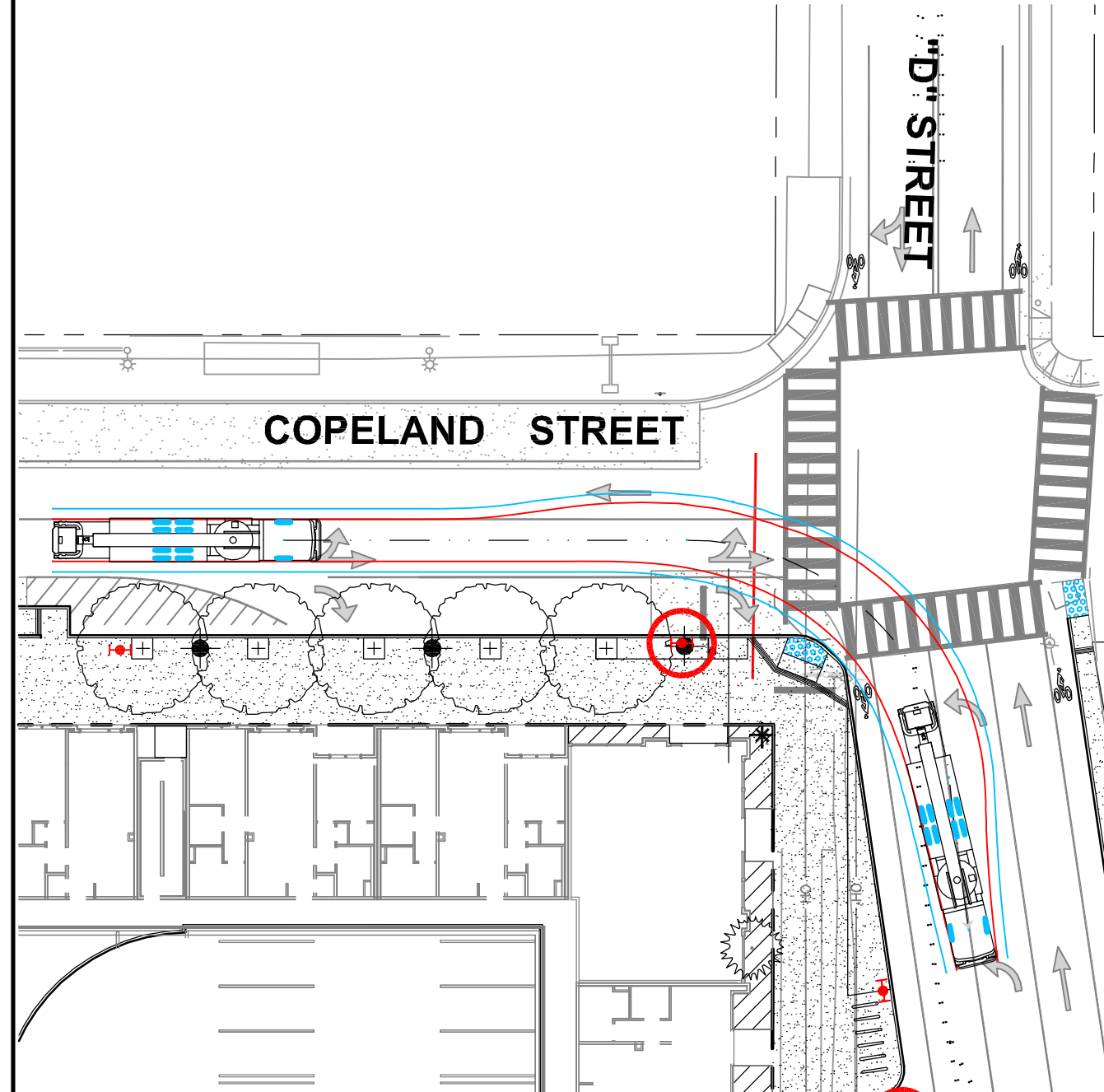
LADDER TRUCK @ WELLER TO "D" STREET



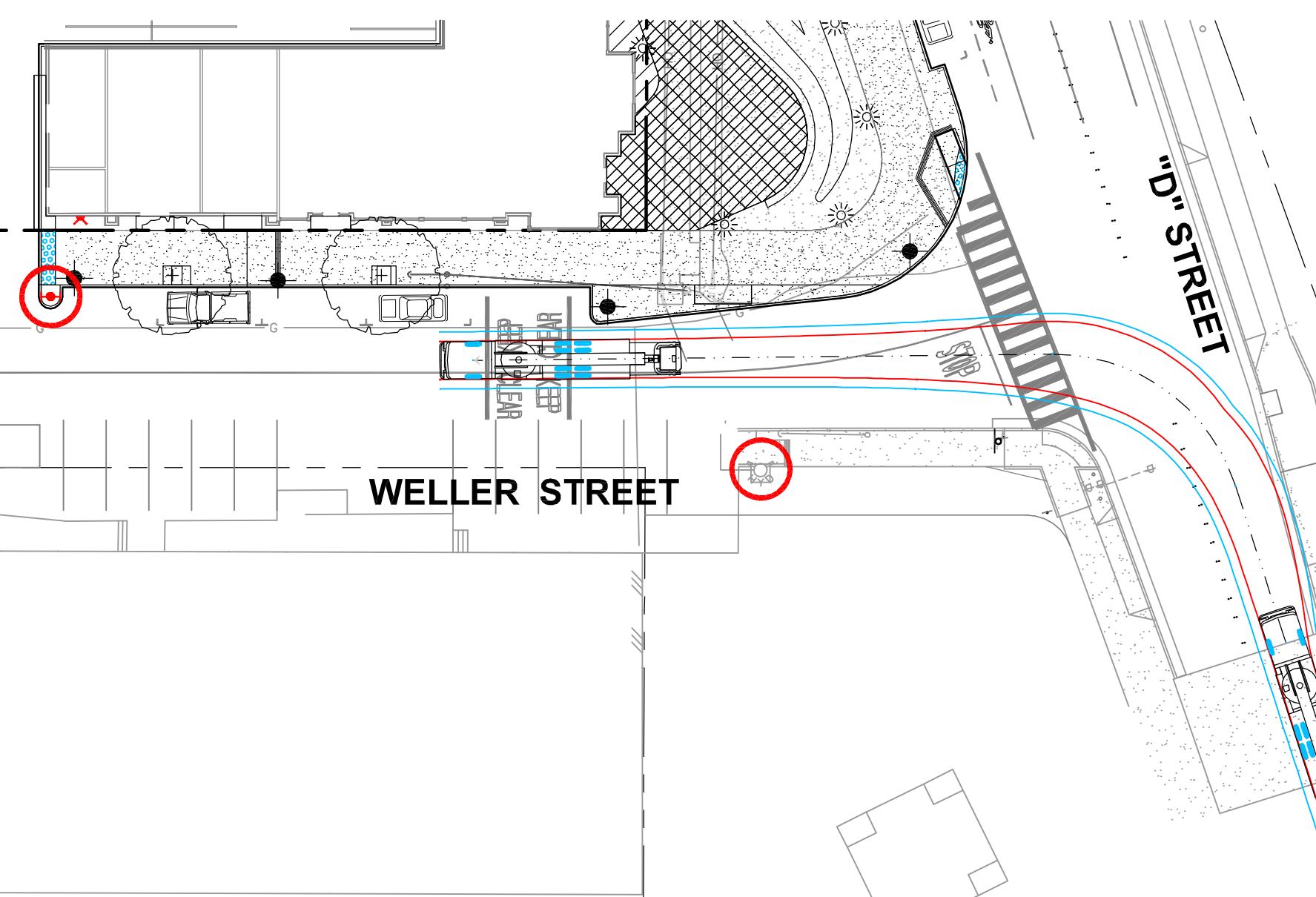
LADDER TRUCK @ WELLER TO "D" STREET



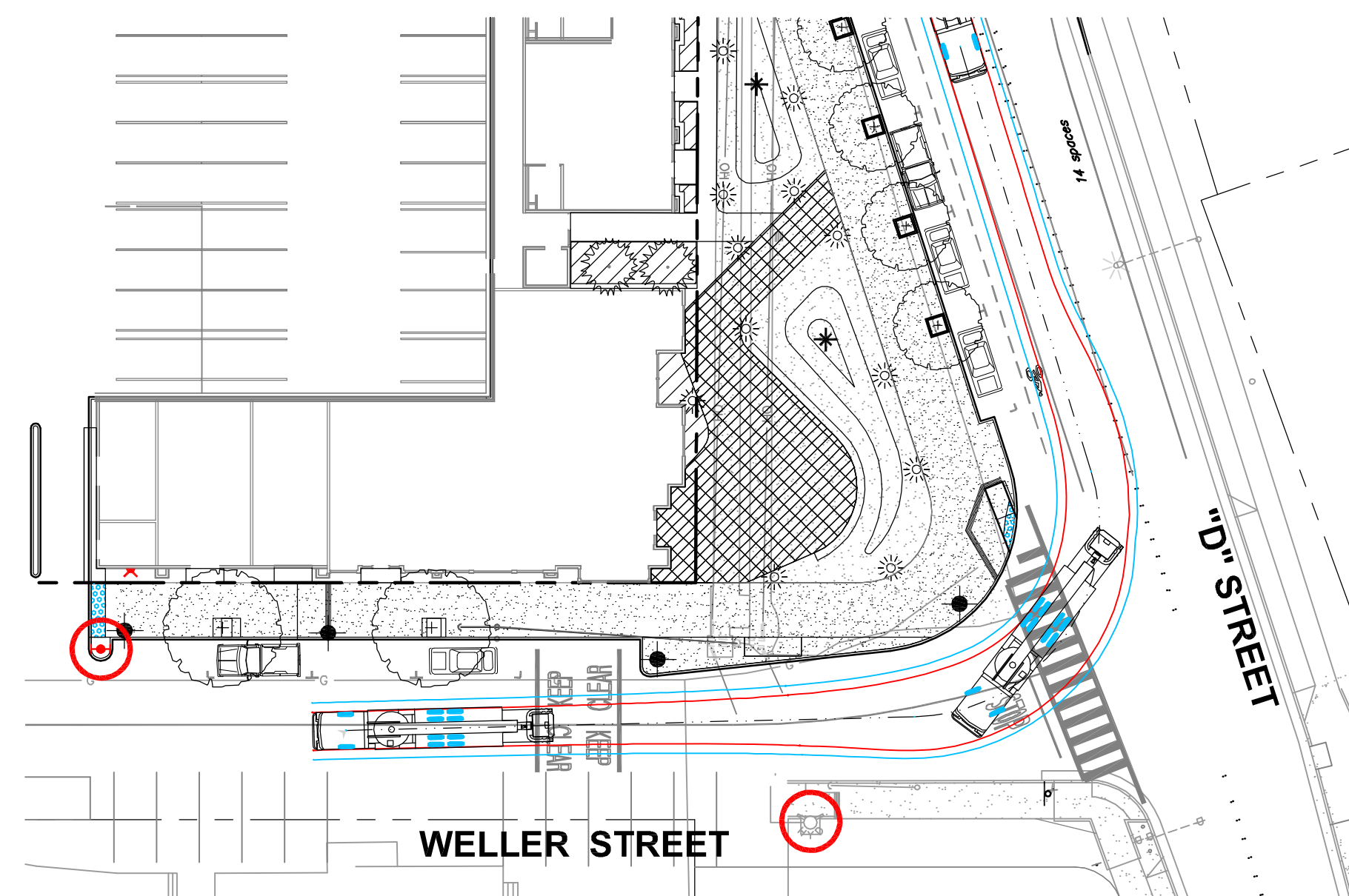
LADDER TRUCK @ COPELAND TO "D" STREET



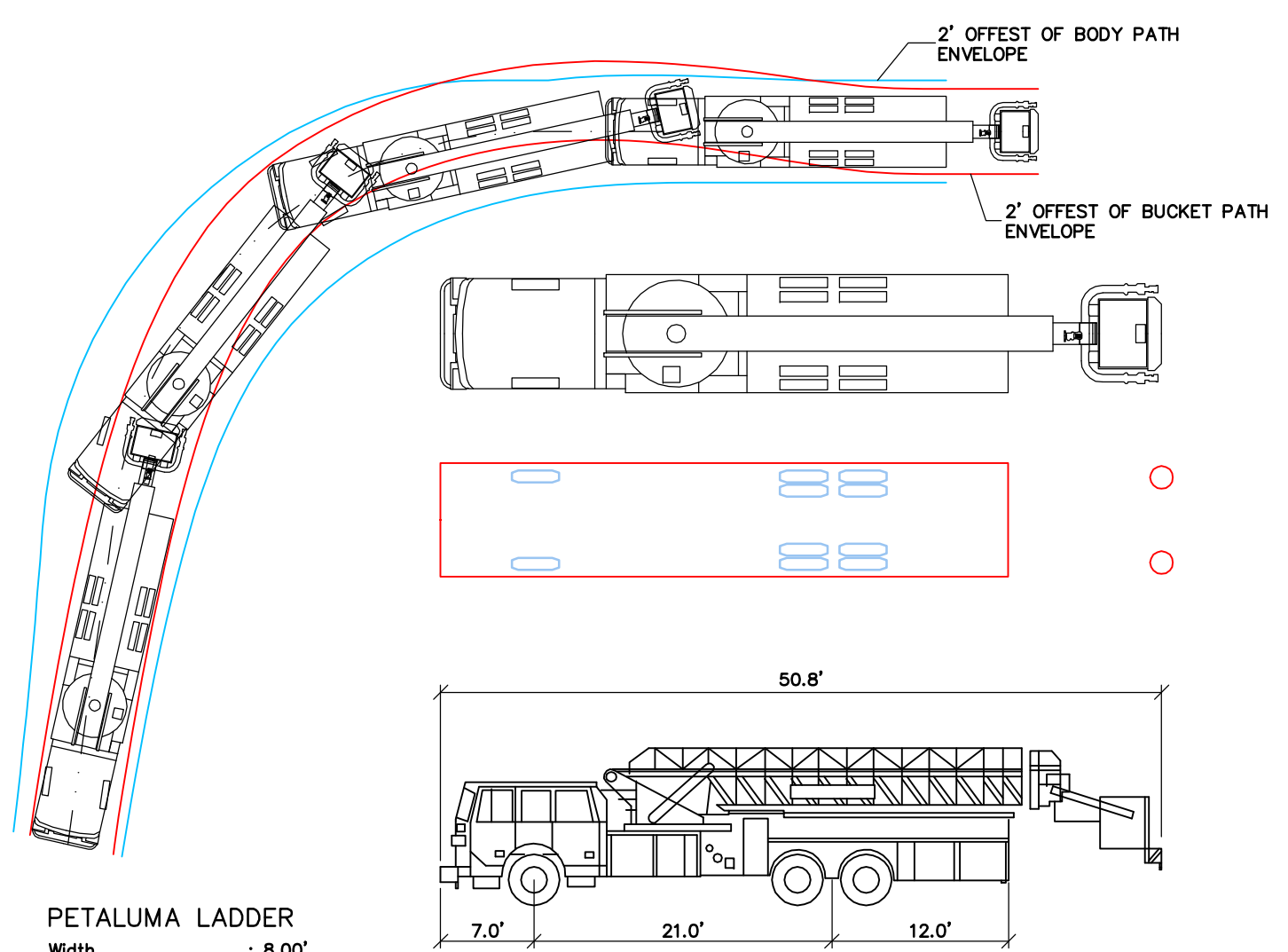
LADDER TRUCK @ COPELAND TO "D" STREET



LADDER TRUCK @ "D" STREET TO WELLER



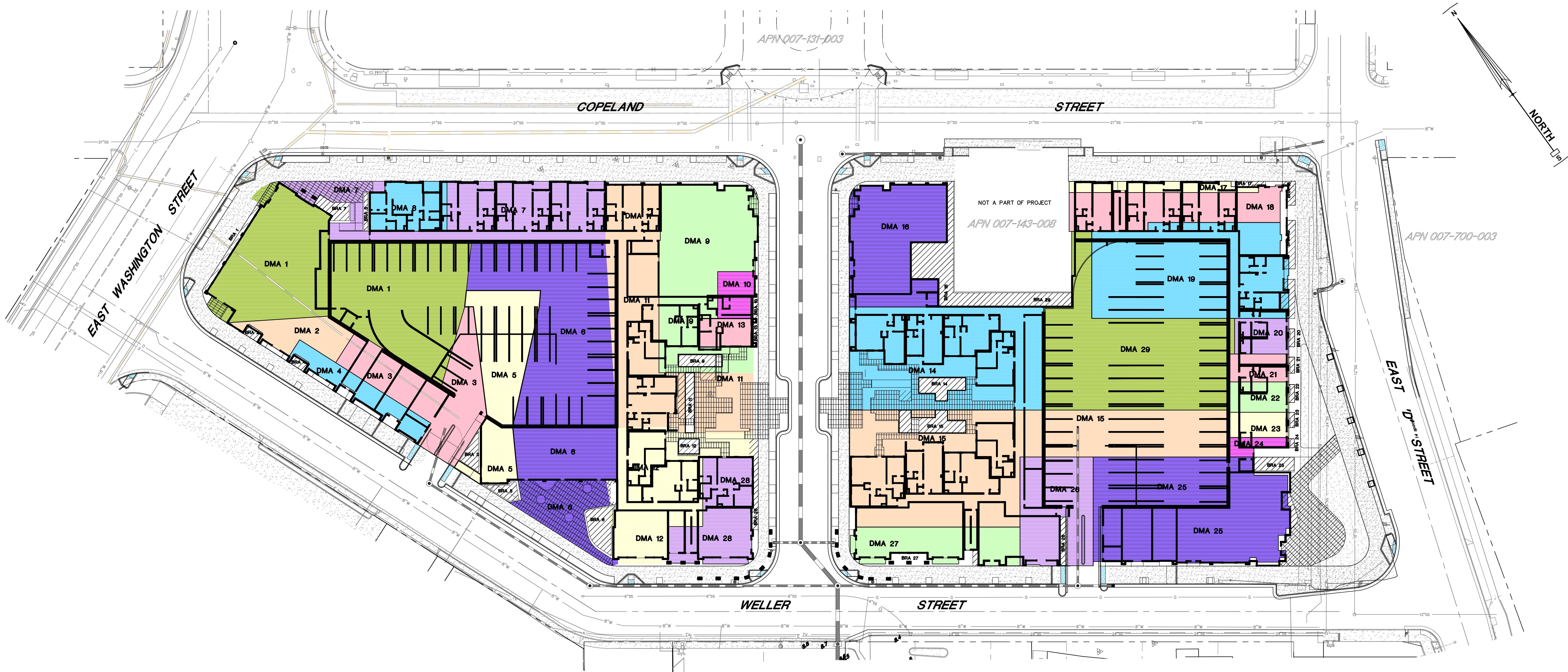
LADDER TRUCK @ "D" STREET TO WELLER



PETALUMA LADDER
Width : 8.00'
Track : 7.67'
Lock to Lock Time : 5.50 sec.
Steering Angle : 25.40°

FIRE LADDER TRUCK
CLEARANCE KEY
N.T.S.

LEGEND	
EXISTING	PROPOSED
	NO PARKING FIRE LANE. CURB PAINTED RED.
	SIGN: "NO PARKING. EMERGENCY VEHICLE ACCESS"
	FIRE HYDRANT



DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	11,726	Roof/AC	1.0	11,726.0	DMA 1	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	143	AC	0.0	0.0	Sizing Factor	Facility Area
Total				11,726.0	0.04	470

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	1,313	Roof	1.0	1,313.0	DMA 2	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				1,313.0	0.04	53

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	4,140	Roof/AC	1.0	4,140.0	DMA 3	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				4,140.0	0.04	166

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	1,313	Roof	1.0	1,313.0	DMA 4	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				1,313.0	0.04	53

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	3,862	Roof	1.0	3,862.0	DMA 5	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				3,862.0	0.04	155

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	9,277	Roof/AC	1.0	9,277.0	DMA 6	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	1,785	AC	0.0	0.0	Sizing Factor	Facility Area
Total				9,277.0	0.04	442

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	2,927	Roof/AC	1.0	2,927.0	DMA 7	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	662	AC	0.0	0.0	Sizing Factor	Facility Area
Total				2,927.0	0.04	225

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	1,591	Roof	1.0	1,591.0	DMA 8	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				1,591.0	0.04	64

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	5,102	Roof/AC	1.0	5,102.3	DMA 9	
Landscape	370	Landscape	0.1	37.0	Minimum	Proposed
Permeable SW	336	AC	0.0	0.0	Sizing Factor	Facility Area
Total				5,139.3	0.04	232

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	746	Roof	1.0	746.0	DMA 10	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				746.0	0.04	30

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	4,222	Roof	1.0	4,222.4	DMA 11	
Landscape	579	Landscape	0.1	57.9	Minimum	Proposed
Permeable SW	1,134	AC	0.0	0.0	Sizing Factor	Facility Area
Total				4,280.3	0.04	237

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	2,518	Roof/AC	1.0	2,518.0	DMA 12	
Landscape	254	Landscape	0.1	25.4	Minimum	Proposed
Permeable SW	617	AC	0.0	0.0	Sizing Factor	Facility Area
Total				2,543.4	0.04	136

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	685	Roof	1.0	685.0	DMA 13	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				685.0	0.04	28

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	6,164	Roof/AC	1.0	6,164.0	DMA 14	
Landscape	1,082	Landscape	0.1	108.2	Minimum	Proposed
Permeable SW	1,227	AC	0.0	0.0	Sizing Factor	Facility Area
Total				6,272.2	0.04	339

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	11,004	Roof/AC	1.0	11,004.0	DMA 15	
Landscape	1,104	Landscape	0.1	110.4	Minimum	Proposed
Permeable SW	461	AC	0.0	0.0	Sizing Factor	Facility Area
Total				11,114.4	0.04	503

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	4,324	Roof/AC	1.0	4,324.0	DMA 16	
Landscape	79	Landscape	0.1	7.9	Minimum	Proposed
Permeable SW	100	AC	0.0	0.0	Sizing Factor	Facility Area
Total				4,331.9	0.04	180

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	864	Roof	1.0	864.0	DMA 17	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				864.0	0.04	35

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	3,139	Roof	1.0	3,139.0	DMA 18	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				3,139.0	0.04	126

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	7,634	Roof/AC	1.0	7,634.0	DMA 19	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				7,634.0	0.04	306

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	835	Roof	1.0	835.0	DMA 20	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				835.0	0.04	34

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	726	Roof	1.0	726.0	DMA 21	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				726.0	0.04	29

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	794	Roof	1.0	794.0	DMA 22	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				794.0	0.04	32

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	657	Roof	1.0	657.0	DMA 23	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				657.0	0.04	27

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	372	Roof	1.0	372.0	DMA 24	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				372.0	0.04	15

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	8,587	Roof/AC	1.0	8,587.0	DMA 25	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				8,587.0	0.04	344

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	3,433	Roof/AC	1.0	3,433.0	DMA 26	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				3,433.0	0.04	138

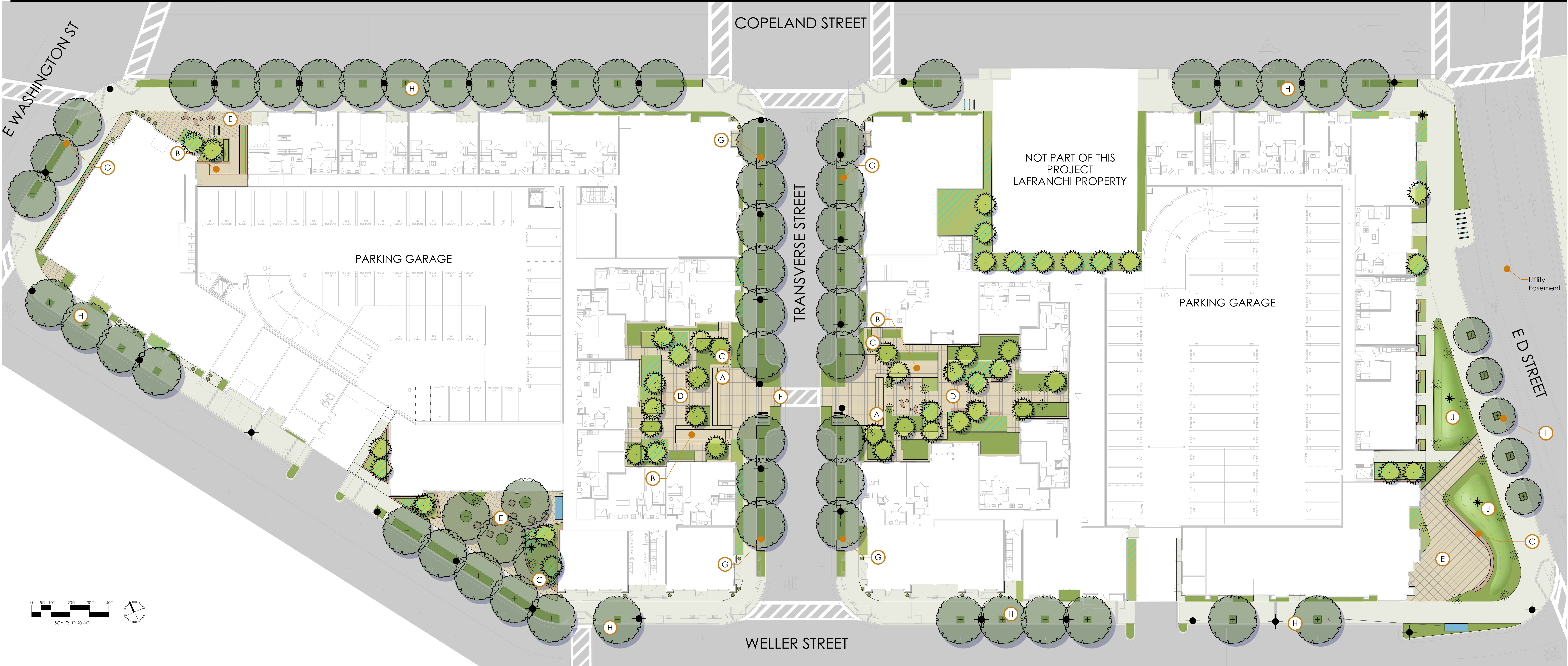
DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	2,463	Roof	1.0	2,463.0	DMA 27	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				2,463.0	0.04	99

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof	2,855	Roof	1.0	2,855.0	DMA 28	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				2,855.0	0.04	115

DMA Name	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name	
Roof/Paving	8,372	Roof/AC	1.0	8,371.8	DMA 29	
Landscape	0	Landscape	0.1	0.0	Minimum	Proposed
Permeable SW	0	AC	0.0	0.0	Sizing Factor	Facility Area
Total				8,371.8	0.04	335

ABBREVIATIONS:
DMA: DRAINAGE MAINTENANCE AREA
BRA: BIORETENTION AREA

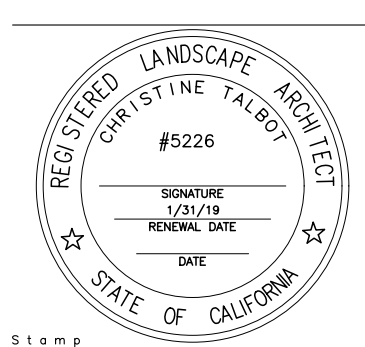
STREETSCAPE PLAN



LANDSCAPE KEY

- STREET TREE
- ACCENT TREE
- PLANTING AREA
- STORM WATER TREATMENT PLANTING
- ENHANCED PAVEMENT - INTEGRAL COLOR CONCRETE OR UNIT PAVERS
- CANDIDATE PERMEABLE PAVEMENT
- CONCRETE PAVEMENT
- GARDEN STAIRCASE
- ADA ACCESS RAMP
- LANDSCAPE WALL
- ELEVATED PLAZA WITH FURNISHINGS
- PLAZA WITH FURNISHINGS
- LANDSCAPED CURB EXTENSION FOR PEDESTRIAN CROSSING
- SIDEWALK PLANTING STRIP
- SIDEWALK TREE WELL
- SIDEWALK RAISED CONCRETE TREE PLANTER
- PLANTED LANDSCAPE BERM
- STREET LIGHT - PETALUMA STANDARD
- BOLLARD WITH LIGHTING
- VELODOME BIKE SHELTER - 9 BIKES PER STATION, 2 STATIONS TOTAL
- BIKE RACKS - "TILIKUM" BY STRUCTURA
- SITE ART PLACEMENT OPPORTUNITY
- CONTAINER PLANTING LOCATION

PRECEDENT IMAGES



HAYSTACK
WASHINGTON & COPELAND STREETS
PETALUMA, CA

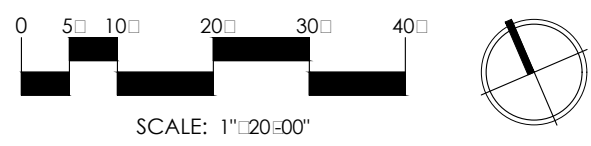
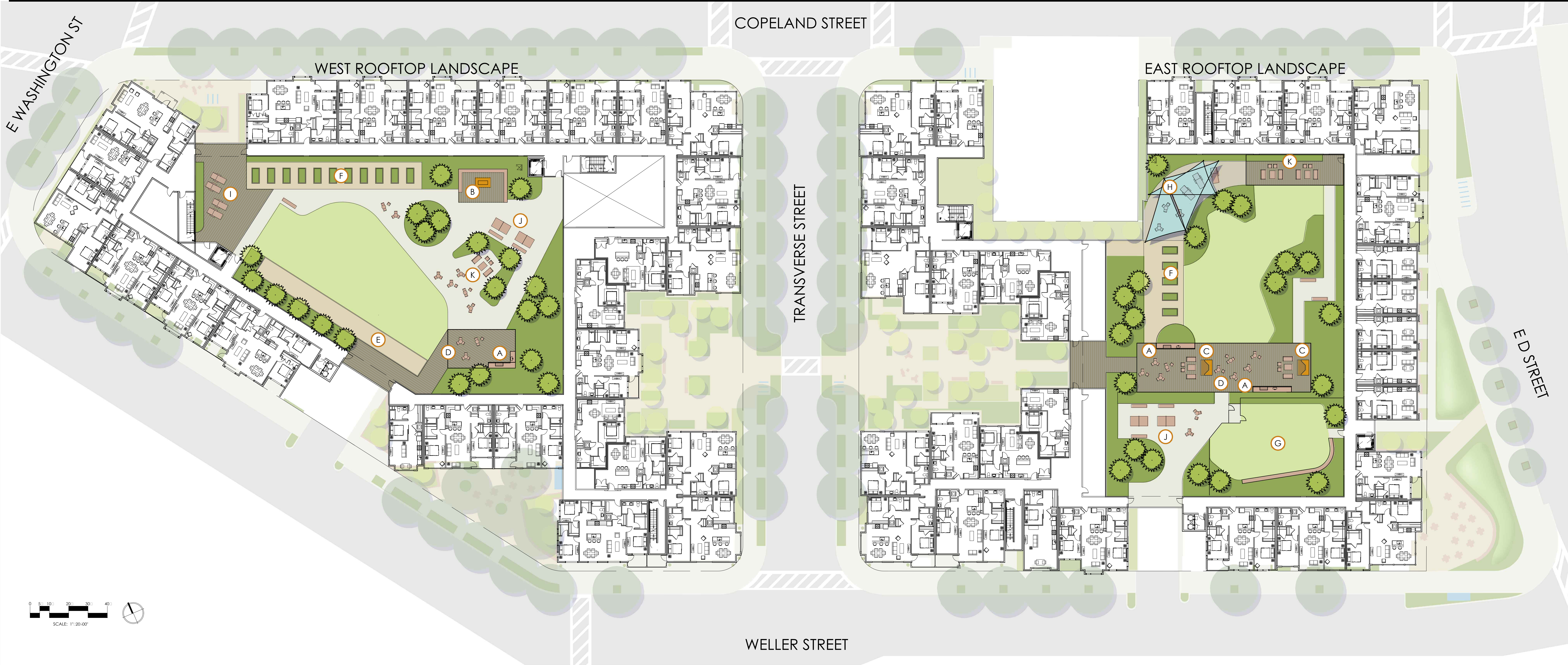


3DE
ARCHITECTURAL DESIGN

950 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Site Plan
PER PLAN
1618
JAB

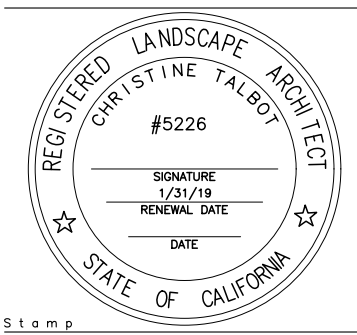
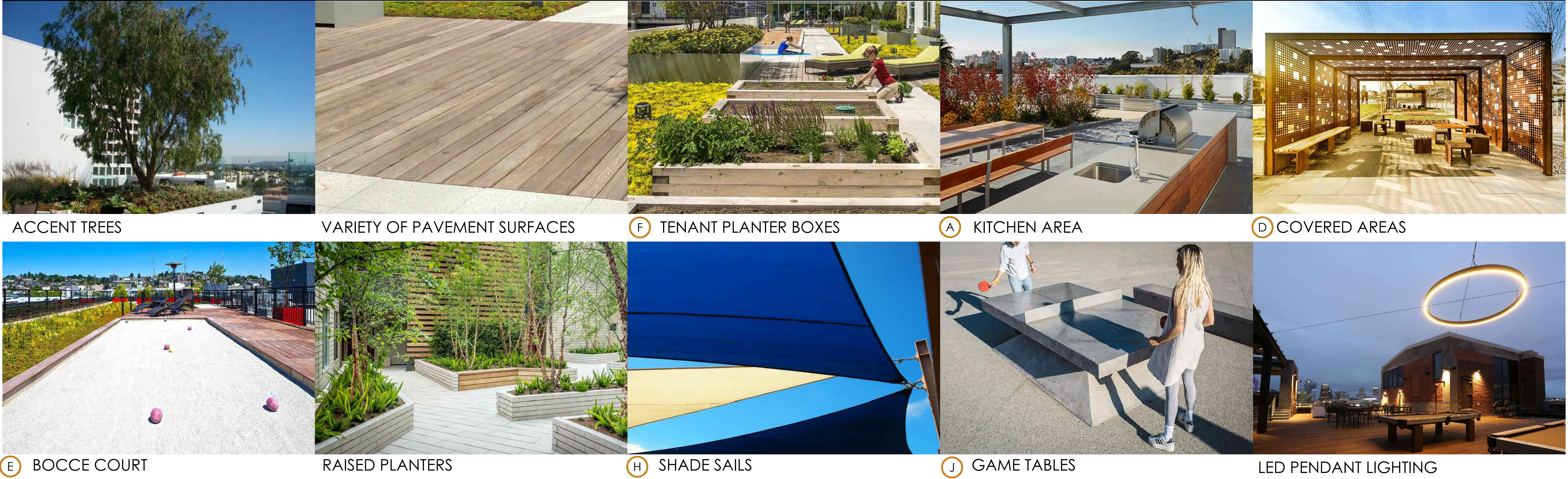
L1.1



LANDSCAPE KEY

- ACCENT TREE
- PLANTING AREA IN RAISED PLANTER
- SYNTHETIC TURF PLAY FIELD
- PAVEMENT - INTEGRAL COLOR CONCRETE OR UNIT PAVERS
- DECKING
- A KITCHEN AREA
- B FIREPIT AREA
- C FIREPLACE
- D COVERED AREA
- E BOCCE COURT
- F TENANT PLANTER BOXES
- G FENCED DOG AREA
- H SHADE SAIL
- I SUN BATHING DECK
- J GAME TABLES
- K LOUNGE AREA

PRECEDENT IMAGES



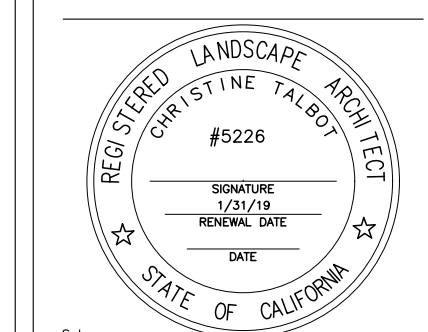
HAYSTACK
WASHINGTON & COPELAND STREETS
PETALUMA, CA



3DE
950 Howard Street
San Francisco
CA 94103
P: (415) 677-0966

3rd FLR SITE PLAN
PER PLAN
1618
JAB

Issue	Date
BACKGROUNDS	9-7-17
SPAR DRAFT	9-15-17
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Sheet Title	Per Sheet
RENDERINGS	JAB
Project No. 1618	Drawn By
Sheet Size: 30" x 42"	

STORM WATER
MANAGEMENT WITH FLOW
THROUGH PLANTERS

OUTDOOR GATHERING
AREAS FOR TENANT VENDORS
AND SITE VISITORS

BOLLARDS WITH LIGHTING

PERMEABLE PAVEMENT

STREET TREES IN RAISED
CONCRETE PLANTERS

STREET PARKING

LOW WATER, CLIMATE
APPROPRIATE PLANTING

STREET LIGHTS, PETALUMA
STANDARD



D STREET POCKET PARK

STREETSCAPE RENDERING

FIREPLACE

ARTIFICIAL TURF FIELD

OUTDOOR KITCHEN &
ENTERTAINMENT AREA

RAISED PLANTERS

OUTDOOR SCULPTURAL
LIGHTING

SHADE STRUCTURE

FENCED DOG AREA

OUTDOOR GAME TABLES

DROUGHT TOLERANT,
SCULPTURAL PLANTING



EAST ROOFTOP LANDSCAPE

ROOFTOP RENDERING

Candidate Plant List- Public Landscape

Botanical Name	Common Name	Size	Water Use
Street Trees			
Celtis australis	Australian Hackberry	24" Box	Low
Lagerstroemia indica	Crape Myrtle	24" Box	Low
Laurus nobilis Saratoga	Saratoga Laurel	24" Box	Low
Olea europaea Swan Hill	Olive	24" Box	Low
Pistacia chinensis	Chinese Pistache	24" Box	Low

Trees			
Acer macrophyllum	Big leaf Maple	24" Box	Moderate
Ginkgo biloba	Maidenhair Tree	24" Box	Moderate
Parrotia persica	Persian Ironwood	24" Box	Moderate
Platanus x acerifolia Columbia	London Plane Tree	24" Box	Moderate
Vitex agnus chastus	Chaste Tree	24" Box	Moderate

Shrubs			
Agave bracteosa	Candelabrum Agave	2 Gal.	Low
Arctostaphylos densiflora	Manzanita	5 Gal.	Low
Callistemon viridiflorus	Green Bottle Brush	5 Gal.	Low
Choisya ternata Sundance	Mock Orange	5 Gal.	Moderate
Garrya elliptica James Roof	Western Silktassel	5 Gal.	Low
Myrtus communis Compacta	Compact Myrtle	5 Gal.	Low
Nandina d. Lemon Lime	Heavenly Bamboo	5 Gal.	Moderate
Rhamnus californica	Coffebery	5 Gal.	Low
Sarcococca hookeriana var. digyna	Sweetbox	5 Gal.	Moderate
Yucca filamentosa	Adam's Needle	5 Gal.	Low

Perennials			
Achillea millefolium	Yarrow	1 Gal.	Low
Arthropodium cirratum	Renga Lily	1 Gal.	Moderate
Bulbine frutescens	Snake Flower	1 Gal.	Low
Dianella sp.	Blue Lily	1 Gal.	Low
Echinacea pallida	Coneflower	1 Gal.	Moderate
Hesperaloe p. Brake Light	Red Yucca	1 Gal.	Low
Iris douglasiana	Pacific Coast Iris	1 Gal.	Low
Kniphofia thompsonii	Red-Hot-Poker	1 Gal.	Low
Penstemon heterophyllus Electric Blue	Sierra Penstemon	1 Gal.	Low
Ratibida pinnata	Prairie Coneflower	1 Gal.	Low
auschneria sp.	California Fuchsia	1 Gal.	Low

Grasses			
Aristea inaeulis	Blue Aristea	1 Gal.	Low
Astelia ch. Silver Spear	Silver Spear	1 Gal.	Moderate
Beschorneria yuccoides	Mexican Red Lily	1 Gal.	Low
Bouteloua gracilis Blonde Ambition	Hair Grass	1 Gal.	Low
Calamagrostis brachytricha	Korean Feather Grass	1 Gal.	Moderate
Carex testacea	Orange Sedge	1 Gal.	Moderate
Chondropetalum El Campo	Chondropetalum	1 Gal.	Low
Juncus patens	Elk Sedge	1 Gal.	Low
Muhlenbergia dumosa	Bamboo Muhly	1 Gal.	Low
Muhlenbergia rigens	Deer Grass	1 Gal.	Low
Sesleria autumnalis	Autumn Grass	1 Gal.	Moderate

Ground Cover			
Achillea millefolium	Yarrow	1 Gal.	Low
Grevillea juniperina Gold Cluster	Juniper Grevillea	1 Gal.	Low
Euphorbia Deans Hybrid	Spurge	1 Gal.	Low

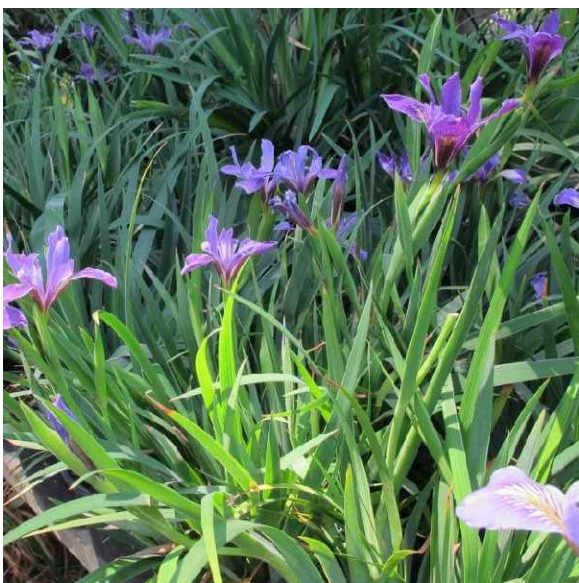
Vine			
Akebia quinata	Five Leaf Akebia	5 Gal.	Moderate
Vitis californica x vinifera Rogers Red	California Grape	5 Gal.	Low



Myrtus communis Compacta



Yucca filamentosa



Iris douglasiana



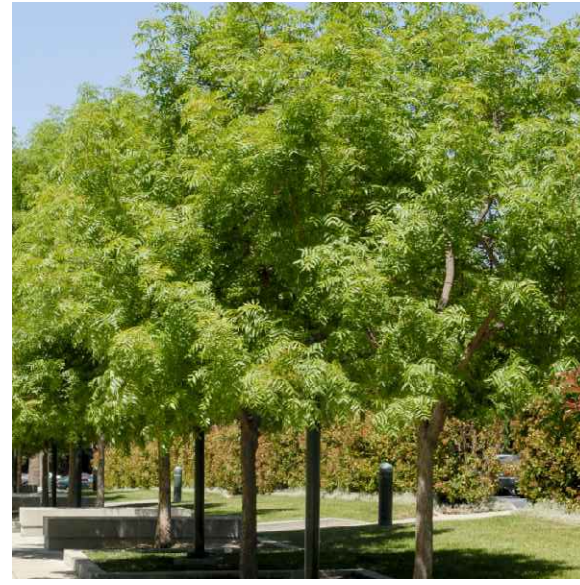
Achillea millefolium



auschneria sp.



Sesleria autumnalis



Pistacia chinensis



Acer macrophyllum



Olea europaea Swan Hill



Vitex agnus chastus



Arctostaphylos densiflora



Bulbine frutescens



Dianella sp.



Grevillea juniperina Gold Cluster

Candidate Plant List- Courtyard Landscape

Botanical Name	Common Name	Size	Water Use
Street Trees			
Celtis australis	Australian Hackberry	24" Box	Low
Lagerstroemia indica	Crape Myrtle	24" Box	Low
Laurus nobilis Saratoga	Saratoga Laurel	24" Box	Low
Olea europaea Swan Hill	Olive	24" Box	Low
Pistacia chinensis	Chinese Pistache	24" Box	Low

Trees			
Acer macrophyllum	Big leaf Maple	24" Box	Moderate
Cercidium x Desert Museum	Palo Verde	24" Box	Low
Ginkgo biloba	Maidenhair Tree	24" Box	Moderate
Parrotia persica	Persian Ironwood	24" Box	Moderate
Vitex agnus chastus	Chaste Tree	24" Box	Moderate

Shrubs			
Arctostaphylos densiflora	Manzanita	5 Gal.	Low
Atriplex lentiformis breweri	Brewers Salt Bush	5 Gal.	Low
Callistemon viridiflorus	Green Bottle Brush	5 Gal.	Low
Choisya ternata Sundance	Mock Orange	5 Gal.	Moderate
Garrya elliptica James Roof	Western Silktassel	5 Gal.	Low
Grevillea victoriae	Victoria Grevillea	5 Gal.	Low
Melianthus vilosus Purple Haze	Honeybush	5 Gal.	Low
Rhamnus frangula Asplenifolia	Narrow leaf Buckthron	5 Gal.	Low
Sarcococca hookeriana var. digyna	Sweetbox	5 Gal.	Low
Schefflera delavayi	Hardy Schefflera	5 Gal.	Moderate
Yucca desmetiana Blue Boy	Blue boy yucca	2 Gal.	Low
Yucca filamentosa Hairy	Adam's Needle	5 Gal.	Low

Perennials			
Achillea millefolium	Yarrow	1 Gal.	Low
Alstroemeria Indian Summer	Peruvian Lily	1 Gal.	Low
Agave ovatifolia	Whale Tongue Agave	5 Gal.	Low
Arthropodium cirratum	Renga Lily	1 Gal.	Moderate
Asclepias fascicularis	Narrowleaf Milkweed	1 Gal.	Low
Dianella sp.	Blue Lily	1 Gal.	Low
Heuchera maxima	Alumn Root	1 Gal.	Moderate
Kniphofia caulescens	Red-Hot-Poker	1 Gal.	Low
Labella laxiflora	Mexican Cardinal Flower	1 Gal.	Low
Polystichum munitum	Western Sword Fern	1 Gal.	Moderate
Woodwardia fimbriata	Giant Chain Fern	5 Gal.	Moderate

Grasses			
Aristea inaeulis	BlueAristea	1 Gal.	Low
Astelia ch. Silver Spear	Silver Spear	1 Gal.	Moderate
Beschorneria yuccoides	Mexican Red Lily	1 Gal.	Low
Bouteloua gracilis Blonde Ambition	Hair Grass	1 Gal.	Low
Calamagrostis brachytricha	Korean Feather Grass	1 Gal.	Moderate
Carex testacea	Orange Sedge	1 Gal.	Moderate
Chondropetalum El Camp	Chondropetalum	1 Gal.	Low
Festuca californica Phil's Silver	California Fescue	1 Gal.	Low

Ground Cover			
Arctostaphylos Pacific Mist	Pacific Mist Manzanita	1 Gal.	Low
Grevillea lanigera Jade Mound	Jade Mound	1 Gal.	Low
Grevillea juniperina Gold Cluster	Juniper Grevillea	1 Gal.	Low
Euphorbia Deans Hybrid	Spurge	1 Gal.	Low

Vine			
Akebia quinata	Five Leaf Akebia	5 Gal.	Moderate
Vitis californica x vinifera Rogers Red	California Grape	5 Gal.	Low
Parthenocissus tricuspidata	Boston Ivy	5 Gal.	Moderate



Schefflera delavayi



Woodwardia fimbriata



Carex testacea



Melianthus vilosus Purple Haze



Astelia ch. Silver Spear



Euphorbia Deans Hybrid



Lagerstroemia indica



Laurus nobilis Saratoga



Parrotia persica



Callistemon viridiflorus



Grevillea victoriae



Alstroemeria Indian Summer



Calamagrostis brachytricha



Akebia quinata

Candidate Plant List- Podium Landscape

Botanical Name	Common Name	Size	Water Use
Trees			
Brahea armata	Blue Hesper Palm	15 gallon	Low
Cercidium x Desert Museum	Palo Verde	24" Box	Low
Cofinus cogglygia	Big Leaf Maple	15 gallon	Moderate
Citrus sp.	Citrus	20 gallon	Moderate
Acer circinatum	Vine Maple	15 gallon	Moderate
Chamaerops humis var. argentea	Blue Fan Palm	15 gallon	Low
Parrotia persica	Persian Ironwood	15 gallon	Low
Yucca sp.	Yucca	15 gallon	Low

Shrubs			
Arctostaphylos densiflora	Manzanita	5 Gal.	Low
Callistemon viridiflorus	Green Bottle Brush	5 Gal.	Low
Choisya ternata Sundance	Mock Orange	5 Gal.	Moderate
Dodonaea viscosa	Hop Bush	5 Gal.	Low
Grevillea victoriae	Victoria Grevillea	5 Gal.	Low
Melianthus vilosus Purple Haze	Honeybush	5 Gal.	Low
Myrtus communis compacta	Dwarf Myrtle	5 Gal.	Low
Nandina domestica	Heavenly Bamboo	5 Gal.	Low
Prunus laurocerasus Otto Luyken	English laurel	5 Gal.	Moderate
Sarcococca hookeriana var. digyna	Sweetbox	5 Gal.	Low
Schefflera delavayi	Hardy Schefflera	5 Gal.	Moderate
Yucca desmetiana Blue Boy	Blue boy yucca	2 Gal.	Low

Perennials			
Achillea millefolium	Yarrow	1 Gal.	Low
Aloe sp.	Aloe	1 Gal.	Low
Alstroemeria Indian Summer	Peruvian Lily	1 Gal.	Low
Agave sp.	Agave	5 Gal.	Low
Arthropodium cirratum	Renga Lily	1 Gal.	Moderate
Asclepias fascicularis	Narrowleaf Milkweed	1 Gal.	Low
Dianella sp.	Blue Lily	1 Gal.	Low
Echeveria imbricata	Hens and Chicks	1 Gal.	Low
Heuchera maxima	Alumn Root	1 Gal.	Moderate
Kniphofia northiae	Red-Hot-Poker	1 Gal.	Low
Labella laxiflora	Mexican Cardinal Flower	1 Gal.	Low
Pensemom heterophyllus	Blue Beard Tongue	1 Gal.	Low
Polystichum munitum	Western Sword Fern	1 Gal.	Moderate
Sedum sp.	Sedum	1 Gal.	Low
Woodwardia fimbriata	Giant Chain Fern	5 Gal.	Moderate

Grasses			
Aristea inaeulis	Blue Aristea	1 Gal.	Low
Astelia ch. Silver Spear	Silver Spear	1 Gal.	Moderate
Beschorneria yuccoides	Mexican Red Lily	1 Gal.	Low
Bouteloua gracilis Blonde Ambition	Hair Grass	1 Gal.	Low
Carex testacea	Orange Sedge	1 Gal.	Moderate
Calamagrostis brachytricha	Korean Feather Grass	1 Gal.	Moderate
Chasmanthium latifolium	Northern Sea Oats	1 Gal.	Moderate
Chondropetalum El Campo	Chondropetalum	1 Gal.	Low
Juncus patens	Elk Sedge	1 Gal.	Low
Libertia peregrinans	New Zealand Iris	1 Gal.	Low
Muhlenbergia dumosa	Bamboo Muhly	1 Gal.	Low
Muhlenbergia rigens	Deer Grass	1 Gal.	Low
Sesleria autumnalis	Autumn Grass	1 Gal.	Moderate

Ground Cover			
Achillea millefolium	Yarrow	1 Gal.	Low
Grevillea juniperina Gold Cluster	Juniper Grevillea	1 Gal.	Low
Euphorbia Deans Hybrid	Spurge	1 Gal.	Low

Vine			
Akebia quinata	Five Leaf Akebia	5 Gal.	Moderate
Vitis californica x vinifera Rogers Red	California Grape	5 Gal.	Low
Trachelospermum jasminoides	Star Jasmine	5 Gal.	Moderate



Yucca sp.



Citrus sp.



Assorted Succulents and Agave



Chondropetalum El Camp

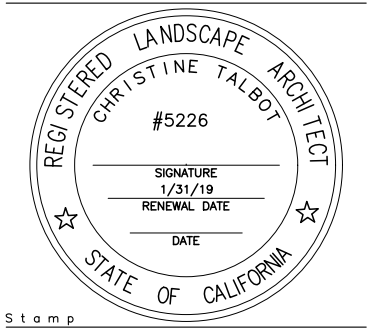


Juncus patens



Muhlenbergia dumosa

Issue	Date
BACKGROUNDS	9/7/17
SPAR DRAFT	9/15/17
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BIKE SHELTERS & PARKING



COVERED BIKE PARKING
"VALOMAX" by Velodome shelters
9 bike parking spaces per structure
Stainless steel finish



BIKE RACK
"TILUKUM" by Huntco Site Furnishings
Round bar
2 bike capacity per stand
Stainless steel finish

SITE LIGHTING



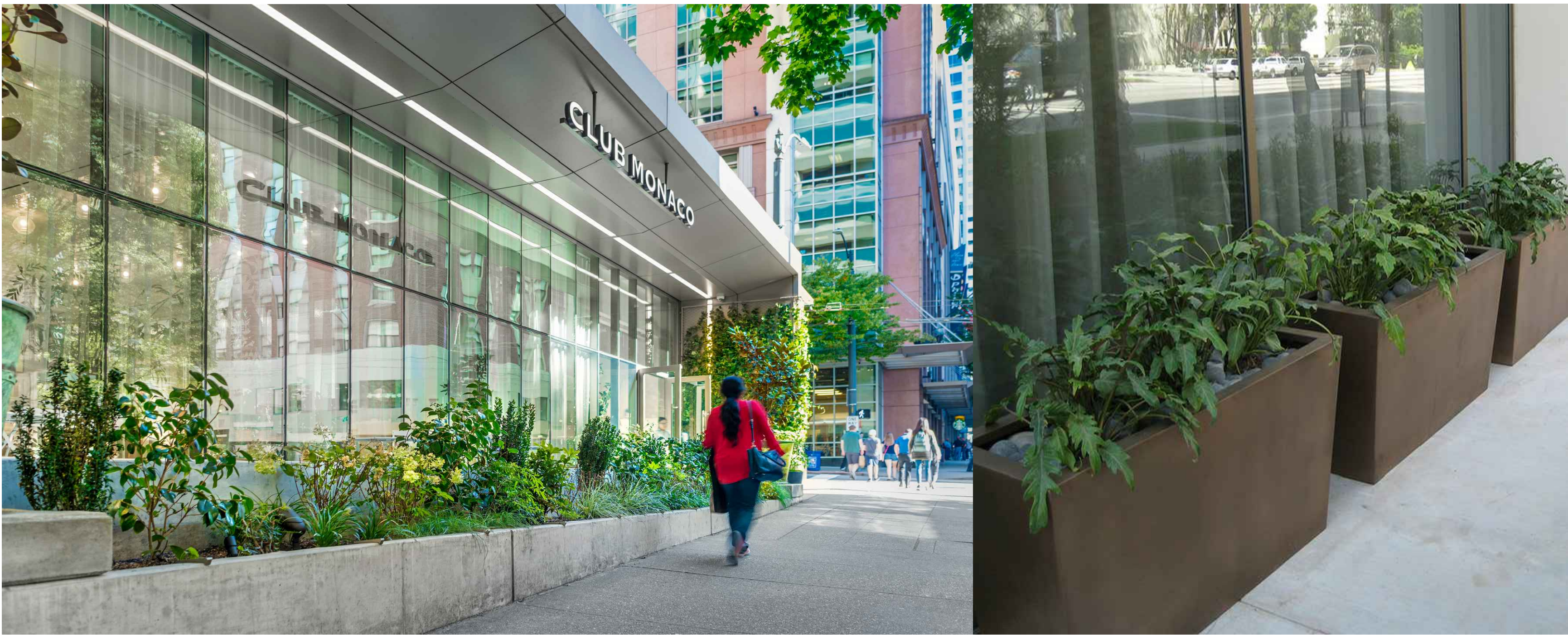
ILLUMINATED BOLLARD
"VIA" by Structura

CONTAINER PLANTING



CONCRETE PLANTERS
"URBAN" series by Campania International

STORM WATER PLANTER - REPRESENTATIVE IMAGERY



NOTES:
1. All surface water to drain within 72 hours maximum

ESTIMATED MAWA CALCULATION

Attachment #2

Maximum Applied Water Allowance

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.

1.) Maximum Applied Water Allowance (MAWA)

$$MAWA = (ET_o) (0.62) [(0.6 \times LA) + (0.4 \times SLA)]$$

Where:

ET_o = Annual Net Reference Evapotranspiration (inches)

0.6 = 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)

0.4 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.6 = 0.4)

A.) Net Evapotranspiration Calculation

$$\frac{44.40}{\text{Annual ET}_o}$$

$$\frac{31.00}{\text{Annual Rainfall}}$$

x

25

=

$$\frac{7.75}{\text{Effective Rainfall}}$$

$$\text{Net Evapotranspiration Calculation} = \text{Annual ET}_o - \text{Effective Rainfall} = 36.65$$

B.) Adjusted Landscape Area Calculation

$$\frac{29600}{\text{Landscape Area}} \times 0.42$$

adjustment factor

$$= 13320$$

$$\frac{0}{\text{Special Landscape Area}} \times 0.4$$

adjustment factor

$$= 0$$

Sum of Adjusted Landscape Area =

$$13320$$

$$MAWA = \frac{44.40}{36.65} \times 0.62 \times 13320 = 302670 \text{ gallons}$$

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

$$\text{Net Evapotranspiration Calculation} = \text{Annual ET}_o - \text{Effective Rainfall} = 36.65$$

B.) Adjusted Landscape Area Calculation

$$\frac{21600}{\text{Low water use plantings}} \times 0.3$$

Low water use plantings

$$= 6480$$

$$\frac{8000}{\text{Medium water use plantings}} \times 0.6$$

Medium water use plantings

$$= 4800$$

$$\frac{0}{\text{High water use plantings}} \times 1.0$$

High water use plantings

$$= 0$$

Sum of Adjusted Landscape Area =

$$11280$$

$$ETWU = 36.65 \times 0.62 \times 11280 / 0.85 = 301548 \text{ gallons}$$

Irrigation Efficiency Factor

Percent of total landscape irrigated with drip

0.25% 0.71

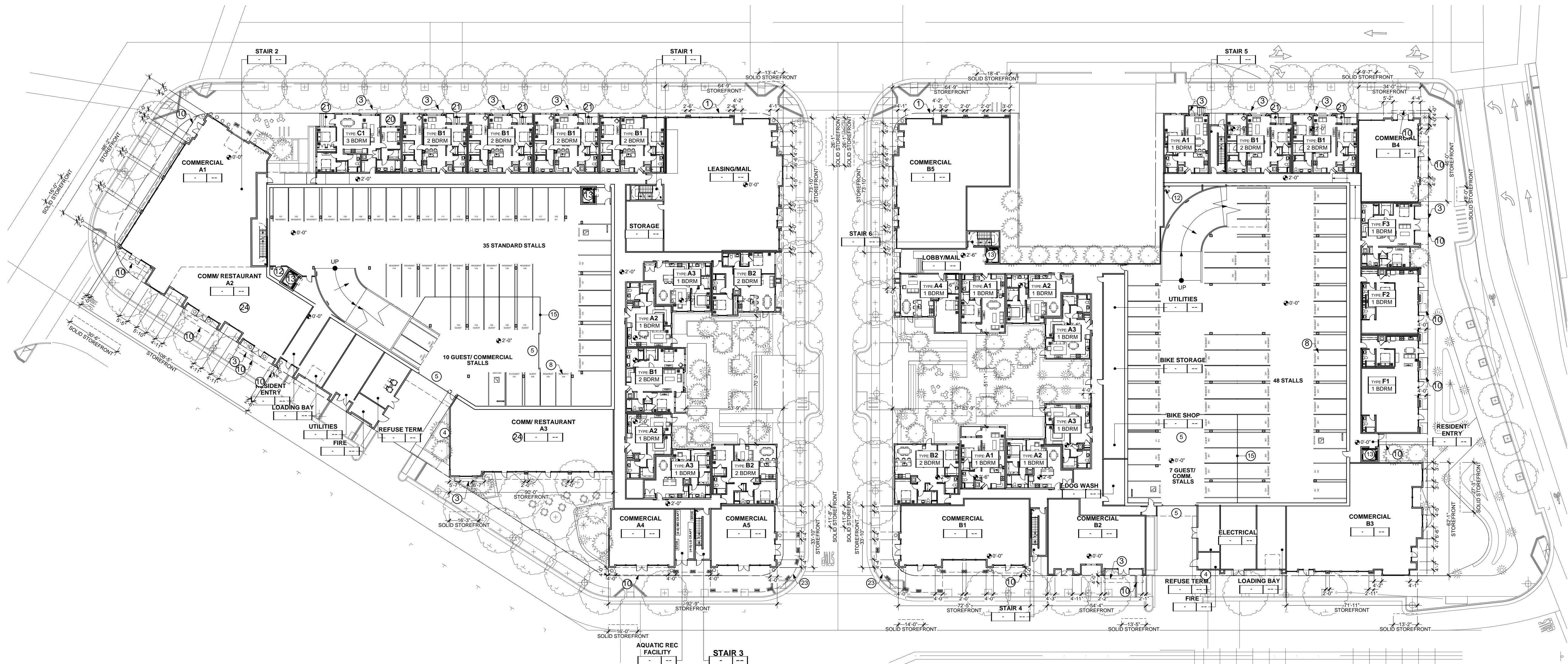
26.50% 0.75

51.75% 0.80

76.100% 0.85



FLOOR 02 2
1/32"=1'



BUILDING SITE PLAN AND FLOOR 01 1
1/32"=1'

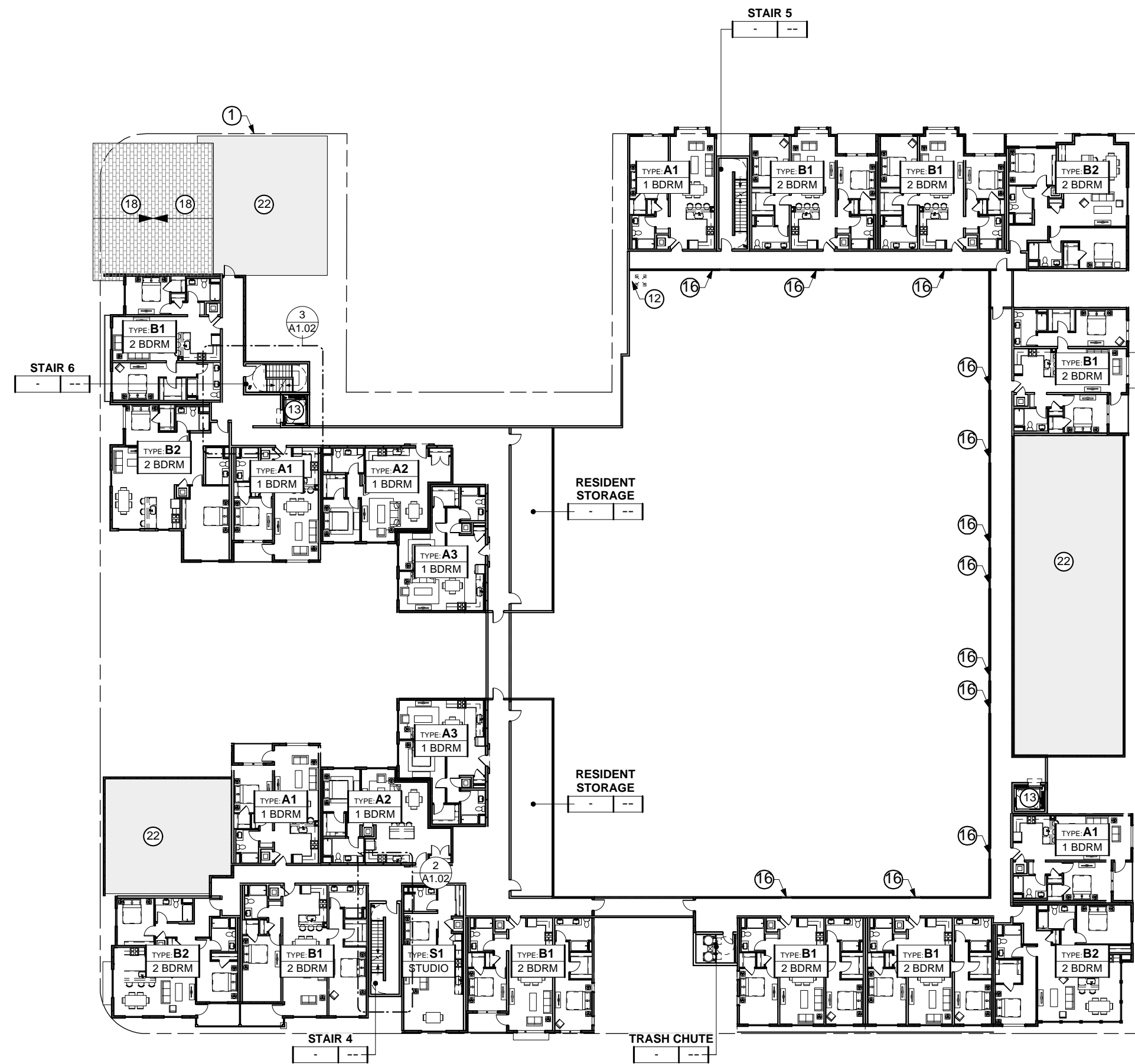
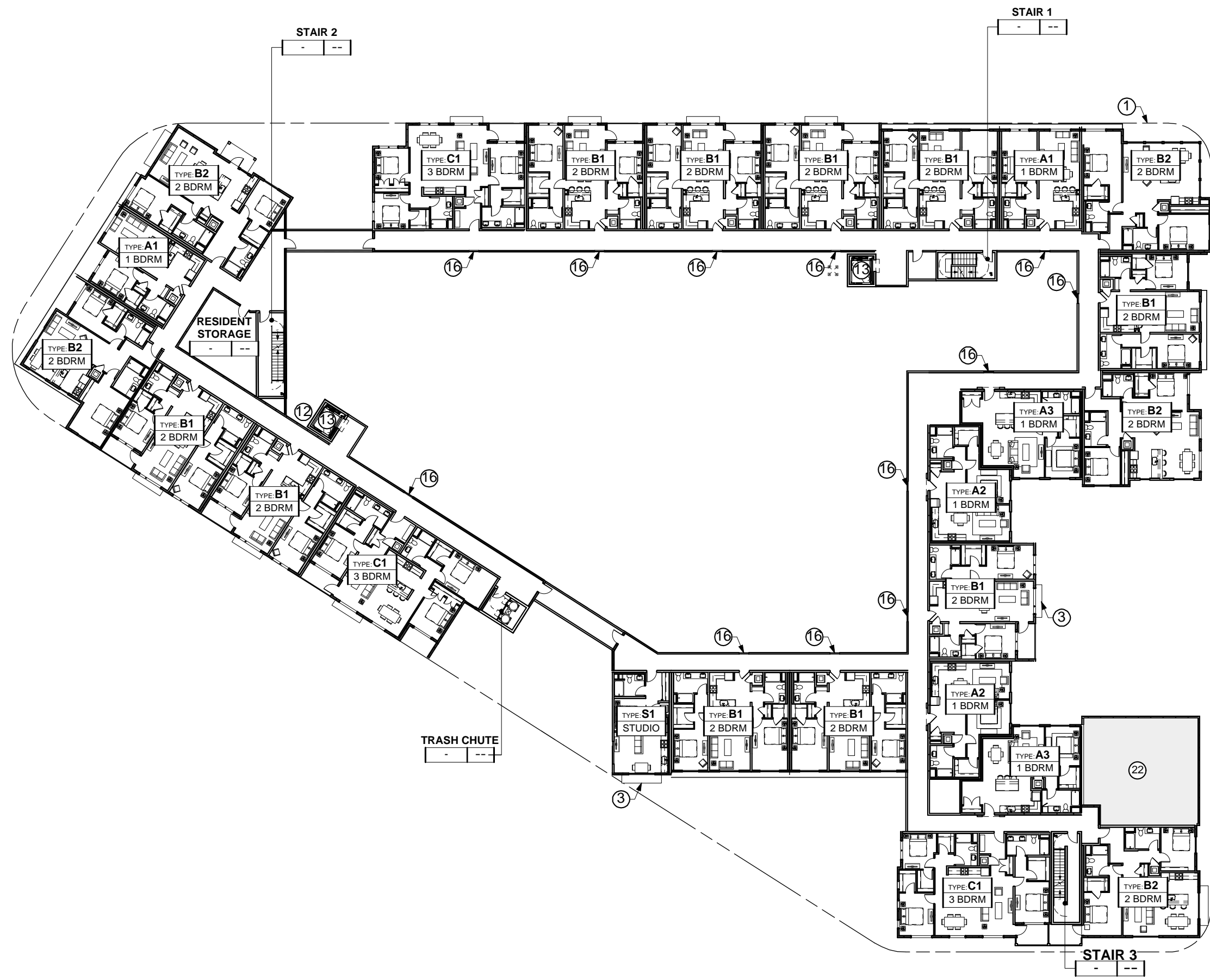
- SHEET NOTES**
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.
- 1) PROPERTY LINE/ SIDEWALK EASEMENT LINE
 - 2) CONCRETE CURB & SIDEWALK, S.C.D.
 - 3) BAY WINDOW, 2'-0" DEPTH TYP.
 - 4) GAS METERS
 - 5) OVERHEAD COILING GARAGE GATE. SEE THRU GRILL FOR FRESH AIR
 - 6) TRANSFORMER
 - 7) CONDENSING UNITS
 - 8) PARKING SPACE, TYP, 8.5x18'
 - 9) DISABLED ACCESSIBLE PARKING SPACE, 9x18'
 - 10) METAL OR CLOTH AWNING, 4'-0" DEPTH TYP.
 - 11) LINE OF BUILDING ABOVE
 - 12) MECH. VENTILATED GARAGE SHAFT
 - 13) ELEVATOR, GURNEY ACCESSIBLE, CBC COMPLIANT
 - 14) STAIR ACCESS
 - 15) FENCE AND SECURITY GATE
 - 16) WINDOW
 - 17) PARAPET
 - 18) SLOPED ROOFS 6"/FT MAX SLOPE, 30-YR COMP. SHINGLE
 - 19) STAIR PENTHOUSE
 - 20) DECK
 - 21) STOOP
 - 22) BUILT UP ROOF 3/8"/FT SLOPE, TYP.
 - 23) GALLERY, 8'-0" MIN. DEPTH, 11'-0" MIN HEIGHT, 2'-0" FROM BACK OF CURB, GALLERY ROOF NON-OCCUPIED
 - 24) PROVIDE RESTAURANT INFRASTRUCTURE AT PROJECT OWNER DISCRETION/PROGRAM INCLUDING BUT NOT LIMITED TO: DEPRESSED SLAB @ BACK OF HOUSE, RTD EXHAUST SHAFT TO ROOF, GGAS CONNECTION, GREASE TRAP LOCATION TBD.

ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	11.05.18
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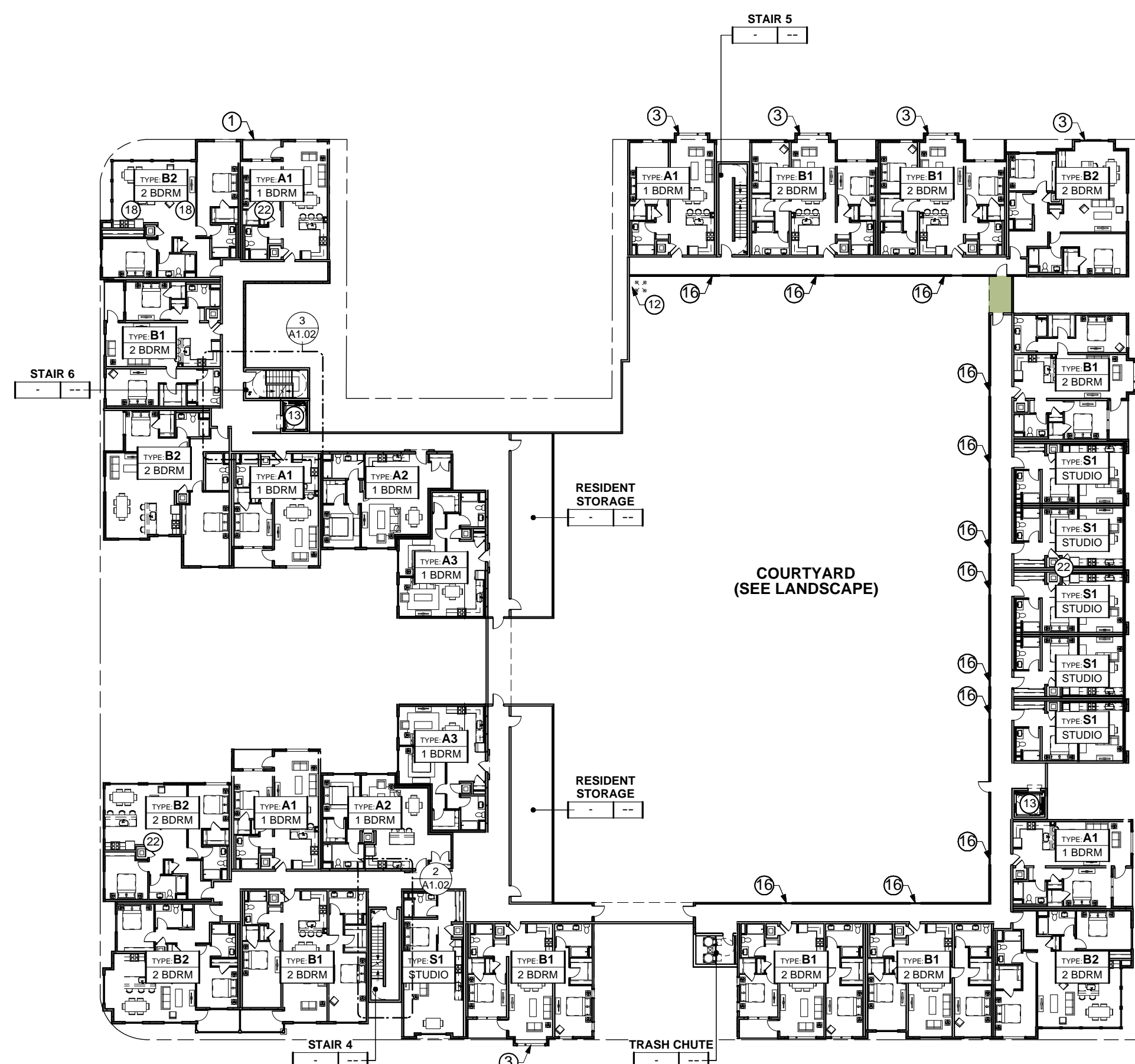
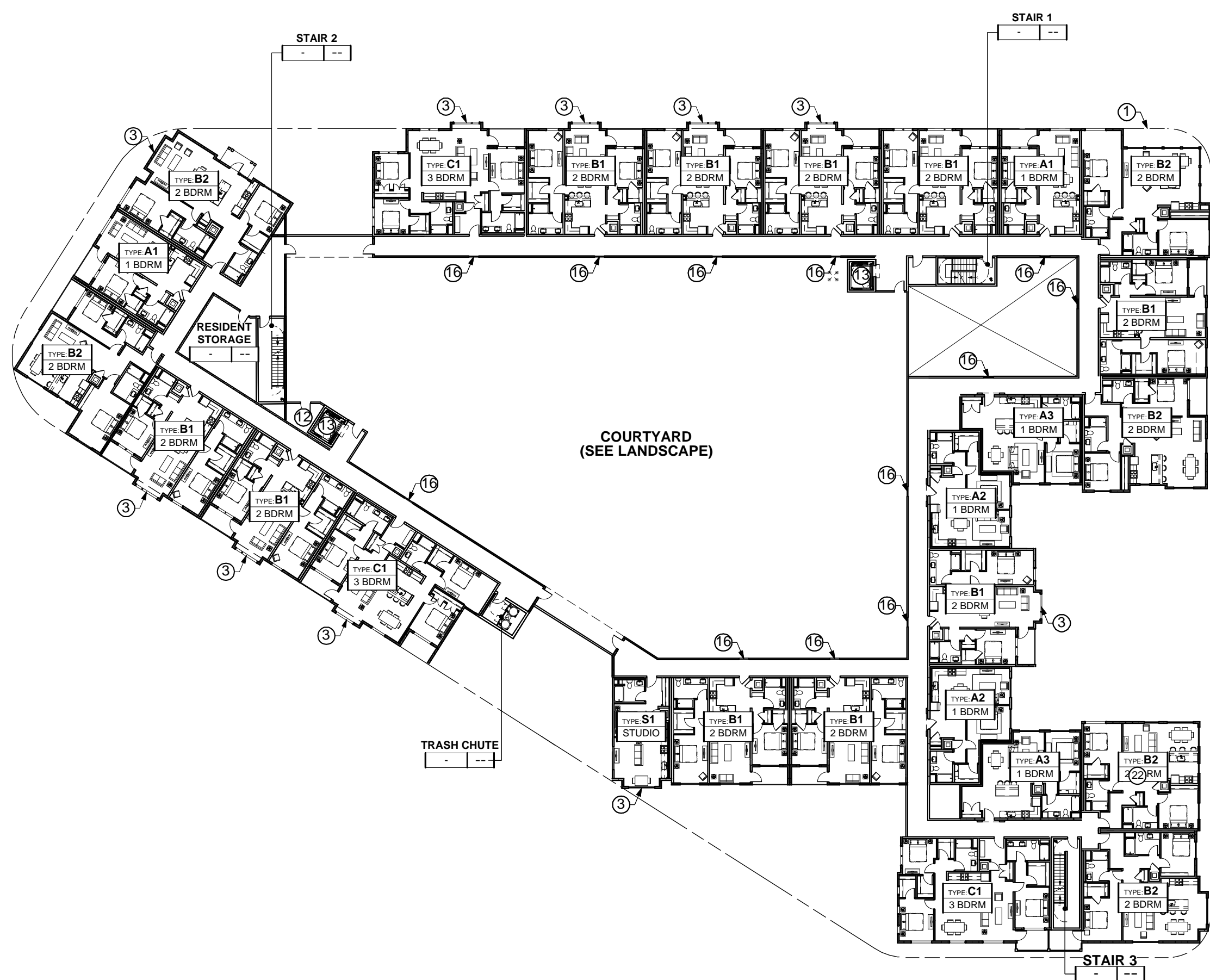
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

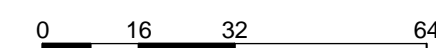
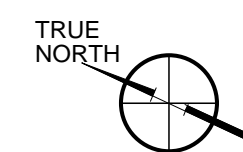
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- 2) CONCRETE CURB & SIDEWALK, S.C.D.
- 3) BAY WINDOW, 2'-0" DEPTH TYP.
- 4) GAS METERS
- 5) OVERHEAD COILING GARAGE GATE.
SEE THRU GRILL FOR FRESH AIR
- 6) TRANSFORMER
- 7) CONDENSING UNITS
- 8) PARKING SPACE, TYP, 8.5x18'
- 9) DISABLED ACCESSIBLE PARKING SPACE, 9x18'
- 10) METAL OR CLOTH AWNING, 4'-0" DEPTH TYP.
- 11) LINE OF BUILDING ABOVE
- 12) MECH. VENTILATED GARAGE SHAFT
- 13) ELEVATOR, GURNEY ACCESSIBLE, CBC COMPLIANT
- 14) STAIR ACCESS
- 15) FENCE AND SECURITY GATE
- 16) WINDOW
- 17) PARAPET
- 18) SLOPED ROOFS 6"/FT MAX SLOPE, 30-YR COMP.
SHINGLE
- 19) STAIR PENTHOUSE
- 20) DECK
- 21) STOOP
- 22) BUILT UP ROOF 3/8" FT SLOPE, TYP.
- 23) GALLERY, 8'-0" MIN. DEPTH, 11'-0" MIN HEIGHT, 2'-0"
FROM BACK OF CURB. GALLERY ROOF
NON-OCCUPIED
- 24) PROVIDE RESTAURANT INFRASTRUCTURE AT
PROJECT OWNER DISCRETION/PROGRAM INCLUDING
BUT NOT LIMITED TO: DEPRESSED SLAB @ BACK OF
HOUSE, RTD EXHAUST SHAFT TO ROOF, GAS
CONNECTION, GREASE TRAP LOCATION TBD.



FLOOR 04 2
1/32"=1'



FLOOR 03 1
1/32"=1'



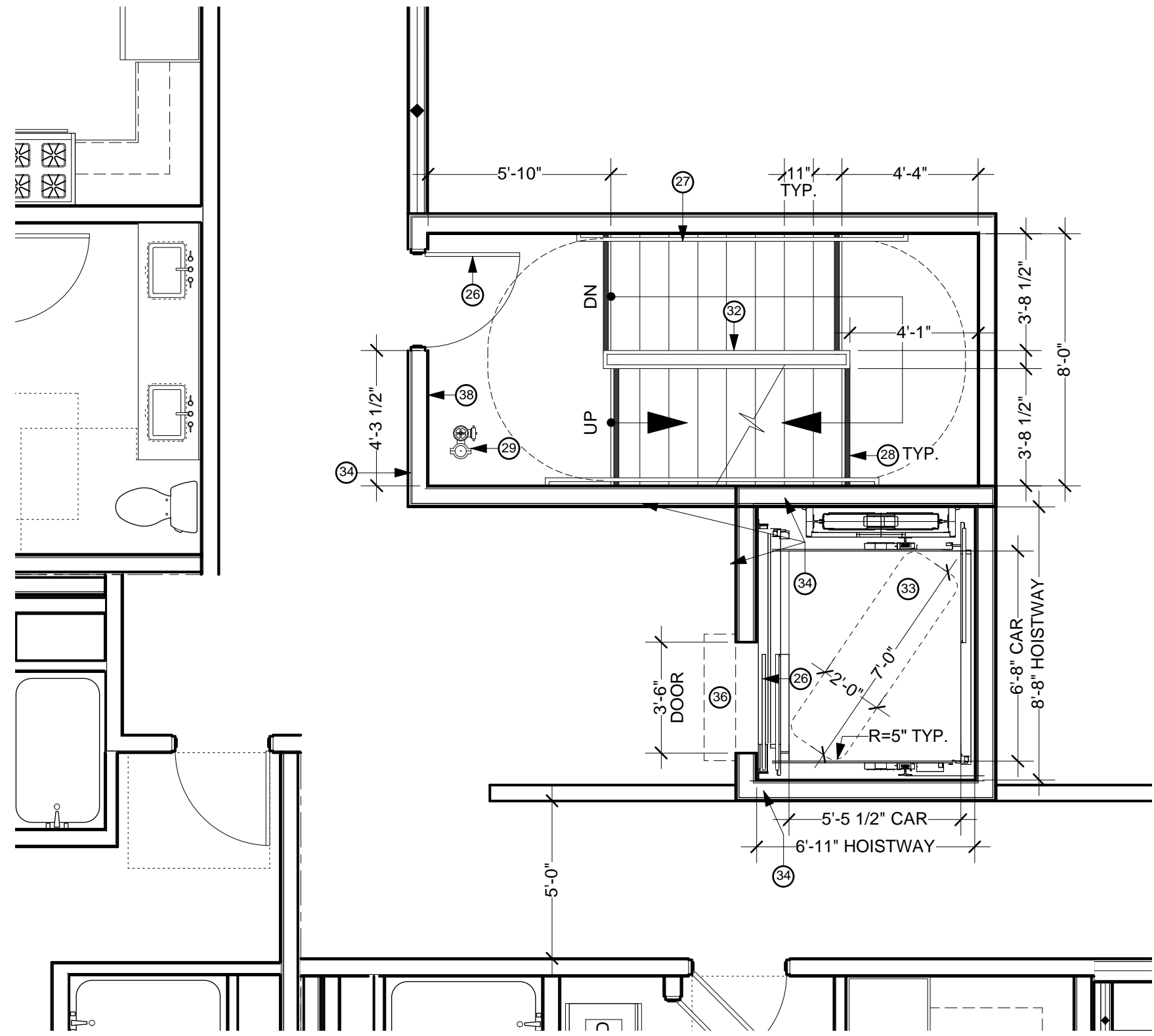
ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
SPAR 2 - REV 2	3.22.19
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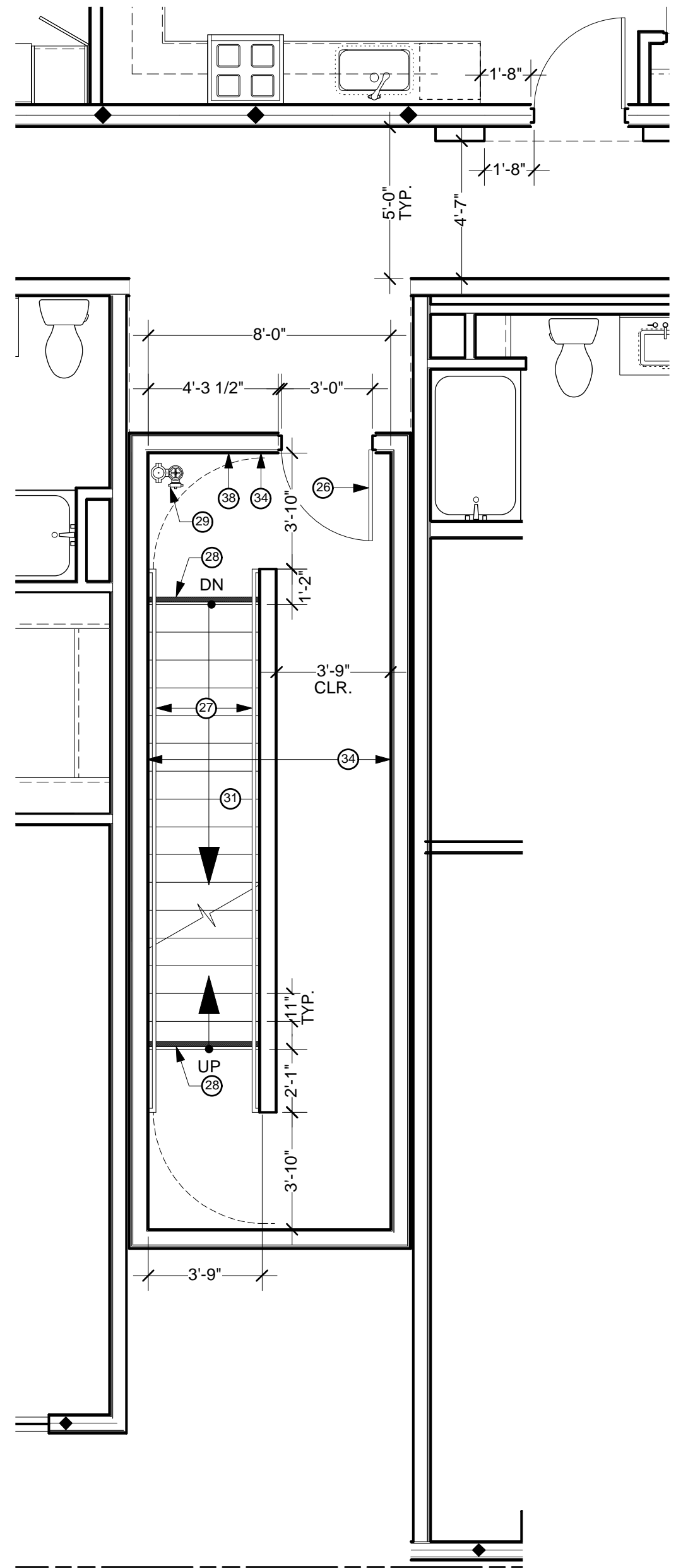
FLOORS 03 & 04

SHEET TITLE
SCALE 1/32"=1'
PROJECT NO. 1618 DRAWN BY: NS
SHEET SIZE: 30" x 42"

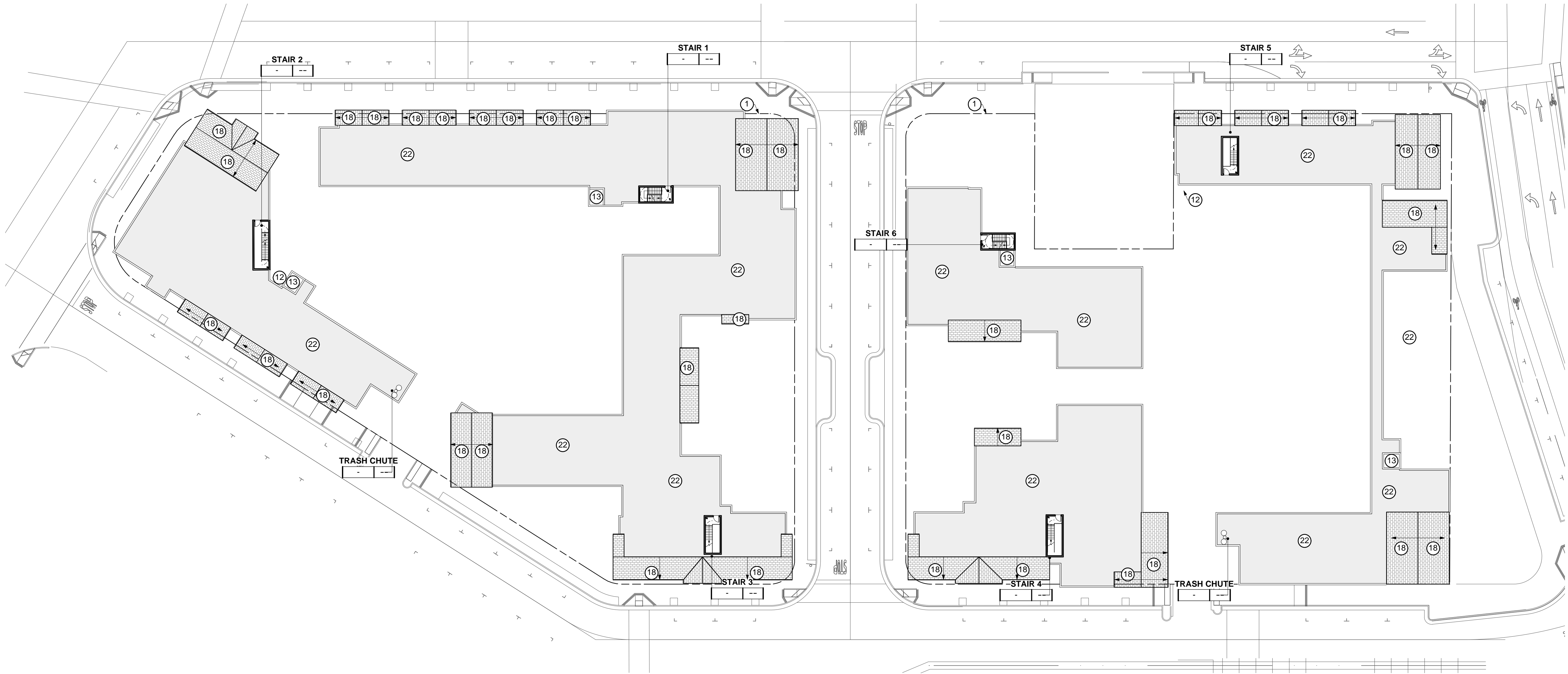
NOTE: ELEVATORS BASED ON THYSSEN KRUPP RS-S "SYNERGY" 3500LB MODEL OR EQUAL



SWITCH BACK STAIR & ELEVATOR - TYPICAL 3
1/4"=1'



SINGLE RUN STAIR - TYPICAL 2
1/4"=1'



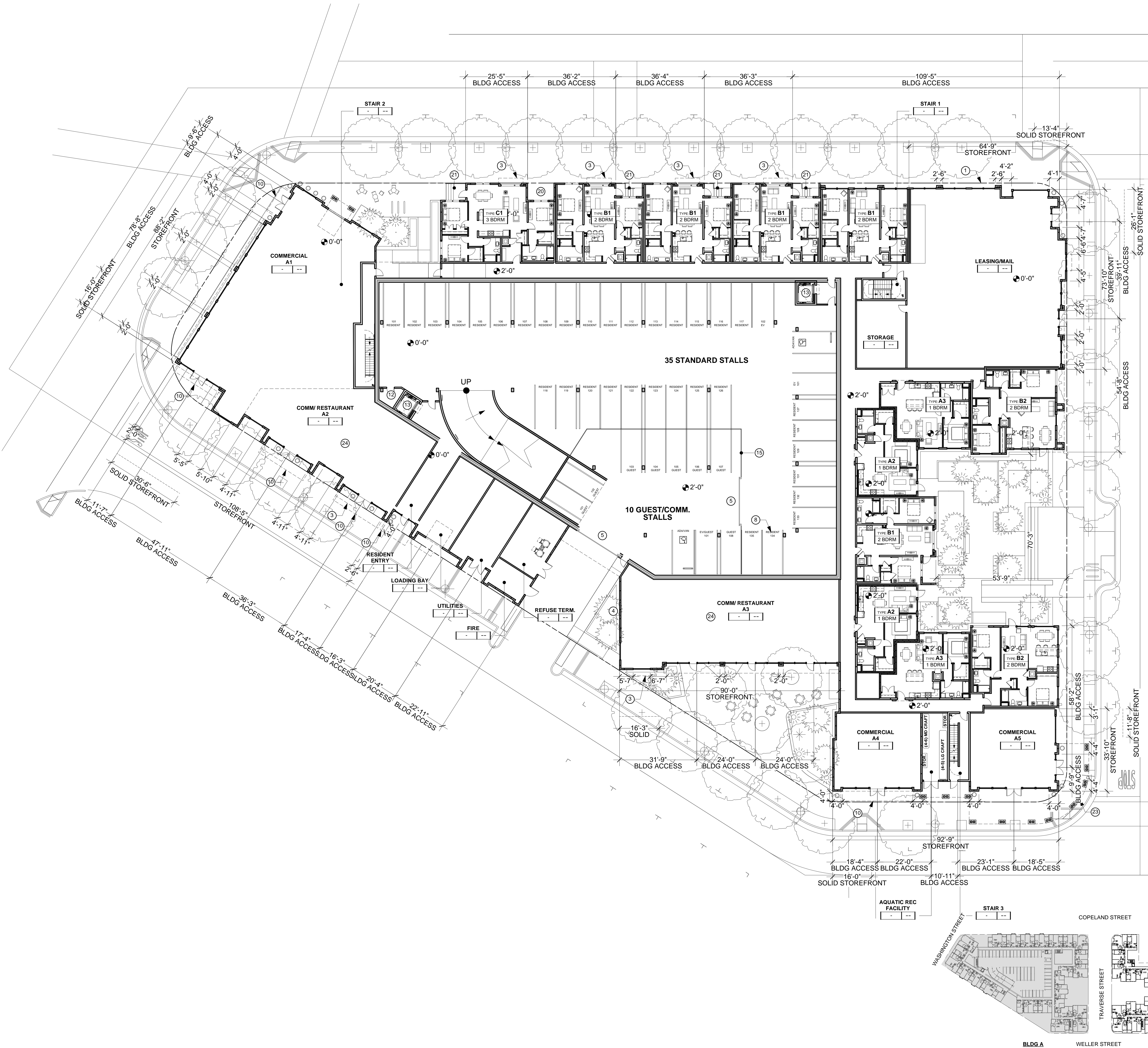
ROOF PLAN 1
1/32"=1'

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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- 24) PROVIDE RESTAURANT INFRATRUCTURE AT PROJECT OWNER DISCRETION/PROGRAM INCLUDING BUT NOT LIMITED TO: DEPRESSED SLAB @ BACK OF HOUSE, RTD EXHAUST SHAFT TO ROOF, GGAS
- 25) 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS, CBC 1116A.2
- 26) RATED DOOR, SEE DOOR SCHEDULE.
- 27) PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING, KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3
- 28) PROVIDE 2" STRIP OF CONTRASTING COLOR MATERIAL AT TOP AND BOTTOM RISERS.
- 29) STANDPIPE, DESIGN/BUILD FIRE SPRINKLER SYSTEM. (SEE BLDG PLANS FOR NOTE)
- 30) TYPE IA CONSTRUCTION: DESIGN/BUILD STEEL PAN STAIR SYSTEM WITH CONCRETE TREAD AND RISER - CONCRETE TO BE PAINTED SEPARATE COLOR FROM STEEL.
- 31) TYPE VA CONSTRUCTION: WOOD STAIR
- 32) 43" TALL GUARD RAIL
- 33) OUTLINE OF 2' X 7' W/ NOT LESS THAN 5" RADIUS CORNERS GURNEY DIMENSION COMPLIANCE VERIFICATION PER CBC 3002.4.1a.
- 34) 2-HR FIRE BARRIER
- 35) 2-HR FIRE RATED MECHANICAL SHAFT CONTINUOUS TO ROOF S.M.D.
- 36) "SMOKEGUARD" OVERHEAD COILING SMOKE CONTAINMENT UNIT - MODEL 400; ALTERNATE: RATED DOORS ON HOLD OPENS INTEGRAL W/ FIRE ALARM PER CBC.
- 37) STAIR HEAD CLEARANCE TO BE 80" MIN. TYP.
- 38) STAIRWAY IDENTIFICATION SIGN, FINAL PLACEMENT PER FIRE MARSHALL APPROVALX

ISSUE	DATE
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SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
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SPAR SUBMIT	7.28.17
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SPAR RESUBMIT 2	11.05.18
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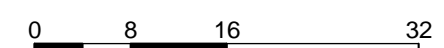
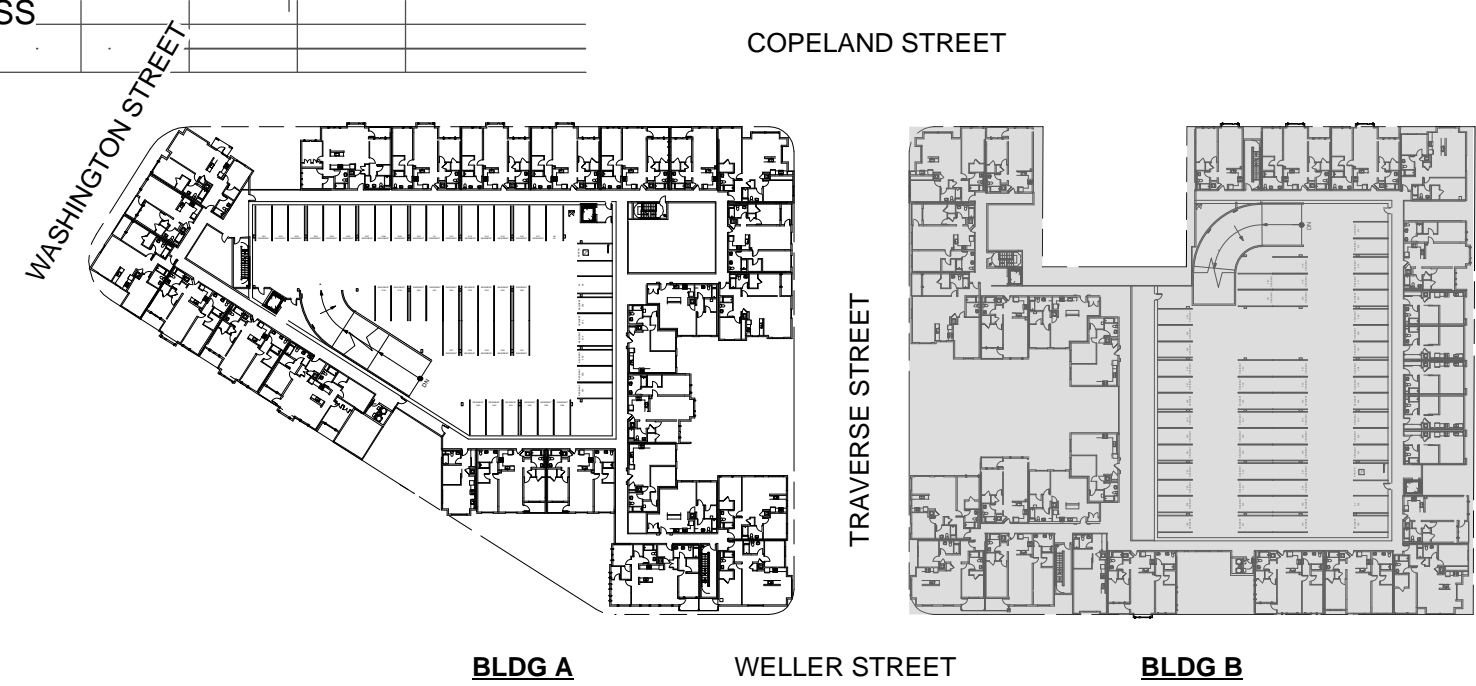
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**BUILDING A
PLAN
FLOOR 01**

SHEET TITLE
SCALE 1/16"=1'
PROJECT NO. 1618 DRAWN BY NS
SHEET SIZE: 30" x 42"

A2.0A

- 1 PROPERTY LINE/ SIDEWALK EASEMENT LINE
- 2 CONCRETE CURB & SIDEWALK, S.C.D.
- 3 BAY WINDOW, 2'-0" DEPTH TYP.
- 4 GAS METERS
- 5 OVERHEAD COILING GARAGE GATE.
SEE THRU GRILL FOR FRESH AIR
- 6 TRANSFORMER
- 7 CONDENSING UNITS
- 8 PARKING SPACE, TYP. 8.5'x18'
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- 23 GALLERY, 8'-0" MIN. DEPTH, 11'-0" MIN HEIGHT, 2'-0"
FROM BACK OF CURB. GALLERY ROOF
NON-COCCED
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PROJECT OWNER DISCRETION/PROGRAM INCLUDING
BUT NOT LIMITED TO: DEPRESSED SLAB @ BACK OF
HOUSE, DUCT EXHAUST SHAFT TO ROOF, GAS
CONNECTION, GREASE TRAP LOCATION TBD.



SHEET TITLE _____

SCALE $1/16" = 1'$

PROJECT NO. 1618 DRAWN BY NS

SHEET SIZE: 30 x 42



- SHEET NOTES**
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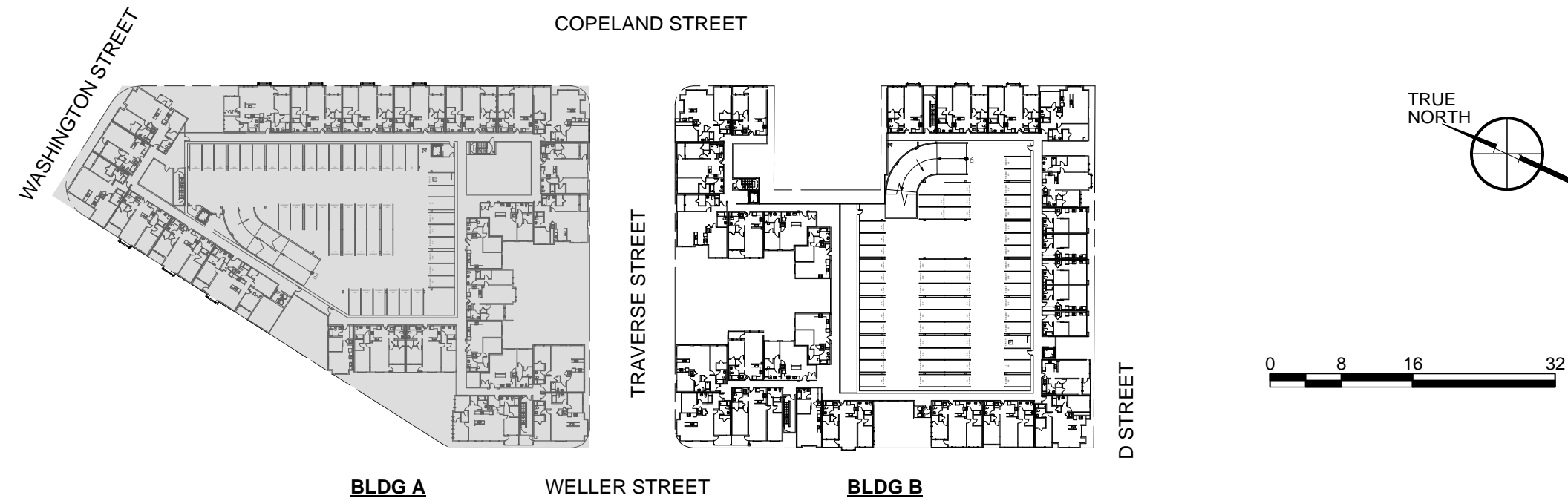
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**BUILDING A
PLAN
FLOOR 02**

SHEET TITLE
SCALE 1/16"=1'
PROJECT NO. 1618 DRAWN BY: NS
SHEET SIZE: 30" x 42"

A2.0A



ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	11.05.18
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BUILDING B
PLAN
FLOOR 02

SHEET TITLE
SCALE 1/16"=1'
PROJECT NO. 1618 DRAWN BY NS
SHEET SIZE: 30" x 42"

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