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CommuniCare+OLE
Up Valley Health Center
1861 LINCOLN, CALISTOGA, CA 94515
Design Review Submittal

SCOPE OF WORK

PROPOSED SINGLE STORY 11,643 SF OSHPD 3 OUTPATIENT HEALTH CENTER AND SITE DEVELOPMENT FOR 71 PARKING SPACES. PROJECT ACCESS AND ADDRESS WILL BE OFF OF LINCOLN AVENUE

PROJECT TEAM

OWNER
OLE HEALTH D.B.A. COMMUNICARE + OLE
1141 PEAR TREE LANE
NAPA, CA 94558
CONTACT: COLLEEN CIUCCI
EMAIL: COLLEEN.CIUCCI@COMMUNICAREOLE.ORG

ARCHITECT
INDE ARCHITECTURE
963 INDUSTRIAL ROAD, SUITE H
SAN CARLOS, CA 94070
CONTACT: SCOTT PETERSON
EMAIL: SCOTT@INDEARCH.COM
CONTACT: STEVE GRATOL
EMAIL: STEVEN@INDEARCH.COM

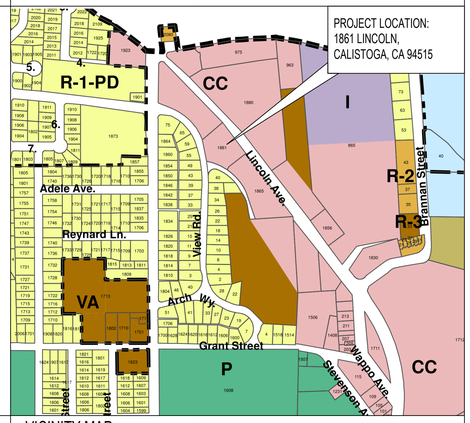
ELECTRICAL ENGINEER
SOCO ENGINEERING
445 CENTER STREET, STE 219
HEALDSBURG, CA 95448
CONTACT: NICHOLAS PETERS
EMAIL: NICHOLAS@SOCOENGINEERING.COM

CIVIL ENGINEERS
KIMLEY-HORN
4637 CHABOT DRIVE SUITE 300
PLEASANTON, CA 94588
CONTACT: ANTHONY HOAC, P.E.
EMAIL: ANTHONY.HOAC@KIMLEY-HORN.COM

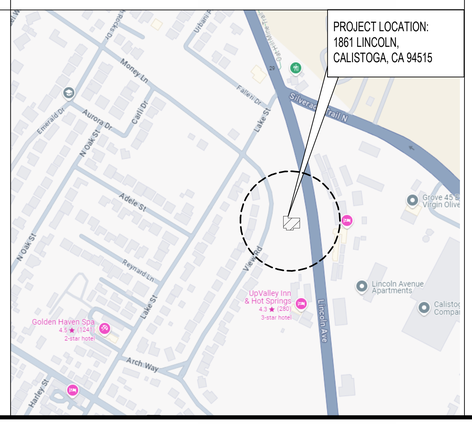
LANDSCAPE ARCHITECT
CREO LANDSCAPE ARCHITECTURE
466 GEARY STREET, SUITE 300
SAN FRANCISCO, CA 94102
CONTACT: TODD LANSING
EMAIL: TODD@CREOLANDARCH.COM
CONTACT: RAY PAPA
EMAIL: RAY@CREOLANDARCH.COM

ARBORIST
PRAMIK TREES AND ASSOCIATES, LLC
P.O.BOX 25 NAPA, CA 94559
CONTACT: BILL PRAMUK
EMAIL: INFO@WILLPRAMUK.COM

ZONING MAP



VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	1861 LINCOLN AVENUE CALISTOGA, CA 94515
ASSESSOR PARCEL NUMBER(S):	011-062-008-000 and 001-062-009
ZONING:	CC-DD COMMUNITY COMMERCIAL - DESIGN DISTRICT
CONSTRUCTION TYPE:	V-B
OCCUPANCY - PROPOSED:	B
FIRE PROTECTION:	FULLY SPRINKLERED
TOTAL SITE AREA:	66,434 S.F.
BUILDING AREA:	11,247 S.F.
TRASH ENCLOSURE AREA:	396 S.F.
TOTAL BUILDING AREA:	11,643 S.F.
LANDSCAPE AREA:	24,629 S.F.
HARDSCAPE AREA:	30,162 S.F.
MAX. LOT COVERAGE:	60% (39,860 S.F.)
PROPOSED LOT COVERAGE:	18% (11,643 S.F.)
MAX. F.A.R.:	80% (53,147.2 S.F.)
PROPOSED F.A.R.:	18% (11,643 S.F.)

BUILDING SETBACKS

FRONT SETBACK:	10'-0" (20'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)
INTERIOR SIDE SETBACK:	0'-0" (5'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)
STREET SIDE SETBACK:	10'-0" (20'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)
REAR SETBACK:	0'-0" (10'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)

ACCESSORY BUILDING SETBACKS

FRONT SETBACK:	EQUAL TO OR GREATED THAN THE PRINCIPAL STRUCTURE ON THE LOT
INTERIOR SIDE SETBACK:	0'-0" (5'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)
STREET SIDE SETBACK:	EQUAL TO OR GREATED THAN THE PRINCIPAL STRUCTURE ON THE LOT
REAR SETBACK:	0'-0" (5'-0" DIRECTLY ACROSS FROM RESIDENTIAL DISTRICT)
MAXIMUM BUILDING HEIGHT	25'-0"
PROPOSED BUILDING HEIGHT	23'-2 1/2"

REQUIRED PARKING:

REQUIRED PARKING SPACES (BUILDING AREA / 200)	56
REQUIRED ACCESSIBLE PARKING SPACES	2
REQUIRED VAN ACCESSIBLE PARKING SPACES	1
ALLOWABLE COMPACT PARKING SPACES (33%)	23
REQUIRED EVCS PARKING SPACES	4
REQUIRED EVCS PARKING CAPABLE SPACES	10

PROVIDED PARKING:

PROVIDED STANDARD PARKING SPACES	32
PROVIDED STANDARD ACCESSIBLE PARKING SPACES	2
PROVIDED VAN ACCESSIBLE PARKING SPACES	1
PROVIDED COMPACT PARKING SPACES	22
PROVIDED EVCS PARKING SPACES	4
PROVIDED EVCS CAPABLE PARKING SPACES	10
TOTAL PROVIDED PARKING SPACES	71

NOTE:
CBC 2022 SECTION 11B-228.3.2 EXEPTION 1 - EVCS NOT AVAILBLE TO THE GENERAL PUBLIC AND INTENED FOR THE USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-228.3.2

SHEET INDEX

GENERAL	
G0.00	COVER SHEET, PROJECT INFORMATION & SHEET INDEX
G2.00	SITE PHOTOGRAPHS
CIVIL	
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.0	FIRE ACCESS PLAN
C7.0	PRELIMINARY OFFSITE IMPROVEMENT PLAN
LANDSCAPE	
L0.00	LANDSCAPE NOTES AND LEGENDS
L0.01	LANDSCAPE NOTES AND LEGENDS
L1.00	TREE PROTECTION PLAN
L2.00	LANDSCAPE MATERIAL PLAN
L2.01	LANDSCAPE MATERIAL PLAN
L4.00	LANDSCAPE IRRIGATION PLAN
L4.01	LANDSCAPE IRRIGATION PLAN
L5.00	PLANTING PLAN
L5.01	PLANTING PLAN
L5.02	LANDSCAPE PLANT IMAGES
L6.00	LANDSCAPE SECTIONS
L7.00	LANDSCAPE DETAILS
L7.01	LANDSCAPE DETAILS
L7.02	LANDSCAPE DETAILS
L8.00	LANDSCAPE PLANTING DETAILS
ARCHITECTURAL	
A1.00	OVERALL SITE PLAN
A1.01	SITE PLAN
A2.00	FLOOR PLAN
A2.01	ROOF PLAN
A4.00	STREET ELEVATIONS
A4.01	EXTERIOR RENDERINGS
A4.02	EXTERIOR RENDERINGS
A4.03	EXTERIOR ELEVATIONS
A4.04	EXTERIOR ELEVATIONS
A4.05	ENLARGE EXTERIOR ELEVATIONS
A4.06	TRASH ENCLOSURE PLANS AND ELEVATIONS
A5.00	BUILDING SECTIONS
A5.01	WALL SECTIONS

INDE ARCHITECTURE
963 Industrial Road - Suite H
San Carlos, CA 94070
415.830.6508 | indearchitecture.com

CommuniCare+OLE
Caring for Napa, Solano & Yolo Counties

Consultant

Stamp

Project Name
Up Valley Health Center

1861 LINCOLN, CALISTOGA, CA 94515

Printing	Date
DESIGN REVIEW SUBMITTAL	**04/16/25**
DESIGN REVIEW COMPLETION RESUBMITTAL	**08/20/25**

Rev.	Date	Description

Scale
As indicated

Drawn by
sg

INDE Job Number
1027.110

Sheet Title
COVER SHEET, PROJECT INFORMATION & SHEET INDEX

Sheet Number
G0.00

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6 G2.00 VIEW ROAD LOOKING NORTH
SCALE: 1/2" = 1'-0"

2 G2.00 LINCOLN AVENUE LOOKING IN SW DIRECTION OF LINCOLN AVENUE
SCALE: 1/2" = 1'-0"

7 G2.00 VIEW ROAD LOOKING NORTH 2
SCALE: 1/2" = 1'-0"

3 G2.00 LINCOLN AVENUE LOOKING NORTH 2
SCALE: 1/2" = 1'-0"

8 G2.00 CORNER OR LAKE STREET AND VIEW ROAD LOOKING SOUTH DOWN VIEW ROAD
SCALE: 1/2" = 1'-0"

4 G2.00 LINCOLN AVENUE LOOKING IN SOUTH
SCALE: 1/2" = 1'-0"

9 G2.00 LAKE STREET LOOKING EAST
SCALE: 1/2" = 1'-0"

5 G2.00 LINCOLN AVENUE LOOKING NORTH
SCALE: 1/2" = 1'-0"

1 G2.00 EXISTING SITE PLAN
SCALE: 1" = 100'-0"

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SITE PHOTOGRAPHS

Sheet Number
G2.00

Autodesk Docs://CCOLE 1861 Lincoln/CCOLE 1861 Lincoln.rvt

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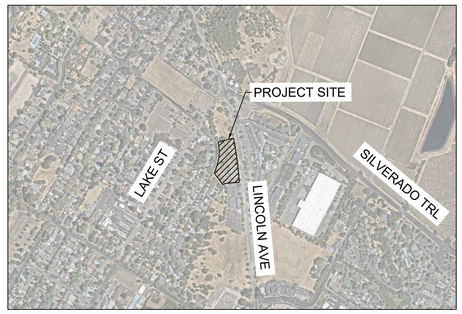
CIVIL ENTITLEMENT PLANS

FOR

UP VALLEY HEALTH CENTER

1861 LINCOLN AVE,
CALISTOGA, CA 94515



VICINITY MAP
N.T.S.

NORTH

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
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C7.0	PRELIMINARY OFFSITE IMPROVEMENT PLAN

PROJECT TEAM

ARCHITECT
STEVEN M. GRATTOL
INDE ARCHITECTURE
963 INDUSTRIAL RD - SUITE H,
SAN CARLOS, CA 94070
(415) 830-6508 EXT. 1
STEVEN@INDEARCH.COM

LANDSCAPE ARCHITECT
RAY PAPA
CREO LANDSCAPE ARCHITECTURE
466 GEARY ST #300
SAN FRANCISCO, CA 94102
(415) 688-2506
RAY@CREOLANDARCH.COM

CIVIL ENGINEER
ANTHONY HOAC, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(669) 800-4158
ANTHONY.HOAC@KIMLEY-HORN.COM

ELECTRICAL ENGINEER
NICHOLAS PETERS, P.E.
SoCo ENGINEERING
445 CENTER ST, SUITE 219
HEALDSBURG, CA 95448
(707) 828-0571
NICHOLAS@SOCOENGINEERING.COM

UTILITY PURVEYORS

WATER
CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT
1232 WASHINGTON ST,
CALISTOGA, CA 94515
(707) 942-2801

FIRE
CALISTOGA CITY FIRE DEPARTMENT
1113 WASHINGTON ST,
CALISTOGA, CA 94515
(707) 942-2822

SEWER
CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT
414 WASHINGTON ST,
CALISTOGA, CA 94515
(707) 942-2828

BENCHMARK AND BASIS OF BEARINGS

THE COORDINATE SYSTEM IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III NAD 83, AS STATED AND PER RECOVERED CONTROL POINTS SHOWN ON TOPOGRAPHIC AND BOUNDARY SURVEY BY ALBION SURVEYS, CONSULTING LAND SURVEYORS OF ST. HELENA, CA (ALBION PROJECT #3831) AS SAID SURVEY MAP WAS PROVIDED BY KIMLEY HORN AND ASSOCIATES. LCC RECOVERED EXISTING ALBION CONTROL POINTS #2 (N 1,976,800.91 E 6,396,665.29), A MAGNET NAIL IN A FOUND PANEL, AND CP #3 (N 1,976,350.70 E 6,396,779.48) A MAGNETIC NAIL AND TAG APPROX 467 LF SE OF CP#2. DISTANCES AND COORDINATES AS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED AS GROUND DISTANCES AND COORDINATES.

PER SAID ALBION PROJECT CONTROL, ELEVATIONS ARE BASED ON NAVD88. HELD ALBION CONTROL POINT CP#2, AS DESCRIBED ABOVE, AS 377.60 FT (NAVD88).

SITE INFORMATION

SITE ADDRESS:	1861 LINCOLN AVE, CALISTOGA, CA 94515
APN:	011-062-009-000 & 011-062-008-000
TOTAL PROPERTY AREA:	66,505 SF (1.53 AC)
TOTAL PROJECT AREA:	66,505 SF (1.53 AC)
TOTAL BUILDING AREA:	11,224 SF (16.88% LOT COVERAGE)
FAR:	0.17
ZONING CLASSIFICATION:	COMMUNITY COMMERCIAL (CC)

GEOTECHNICAL REPORT

THE GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS PREPARED BY MILLER PACIFIC ENGINEERING GROUP ON MARCH 26, 2018 AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

CUT: 78.93 ± CY

FILL: 4,107.41 ± CY

IMPORT: 4,028.48 ± CY

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

FEMA FIRM FLOOD ZONE INFORMATION

ZONE:	X
DEFINITION:	AREAS WITH MINIMAL FLOOD HAZARD
MAP NUMBER:	06055C0229E
COMMUNITY:	CALISTOGA, CITY OF NAPA COUNTY
NUMBER:	060206 & 060205
PANEL:	0229
SUFFIX:	E
EFFECTIVE DATE:	SEPTEMBER 26, 2008

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- SAWCUT LINE
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- XXX.XX TC / XXX.XX FS — PROPOSED SPOT GRADE
- (XXX.XX TC) / (XXX.XX FS) — EXISTING SPOT GRADE
- X.X% — PROPOSED FLOW (DIRECTION AND SLOPE)
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- LANDSCAPE

ABBREVIATIONS

AB	- AGGREGATE BASE	GB	- GRADE BREAK
AC	- ASPHALT CONCRETE	HP	- HIGH POINT
AHJ	- AUTHORITY HAVING JURISDICTION	INV	- INVERT
BC	- BACK OF CURB	IRR	- IRRIGATION WATER
BS	- BOTTOM OF STAIR	JS	- JUNCTION STRUCTURE
BOB	- BOTTOM OF BASIN	LP	- LOW POINT
BLDG	- BUILDING	MH	- MANHOLE
BW	- BACK OF WALK	N	- NORTH
CAB	- COMPACTED AGGREGATE BASE	PCC	- PORTLAND CEMENT CONCRETE
CB	- CATCH BASIN	P/L	- PROPERTY LINE
CF	- CURB FACE	PUE	- PUBLIC UTILITY EASEMENT
C/L	- CENTERLINE	PVC	- POLYVINYL CHLORIDE
CO	- CLEANOUT	R	- RIDGE OR RADIUS
CONC.	- CONCRETE	RD	- ROOF DRAIN
CONST.	- CONSTRUCT, CONSTRUCTION	RW	- RECLAIMED WATER
CSG	- COMPACTED SUBGRADE	R/W	- RIGHT-OF-WAY
DF	- DEEPENED FOOTING	S	- SEWER OR SOUTH
DI	- DRAIN INLET	SD	- STORM DRAIN
DW	- DOMESTIC WATER	STA	- STATION
E	- EAST	SS	- SANITARY SEWER
EG	- EDGE OF GUTTER	SSMH	- SANITARY SEWER MANHOLE
ELEC	- ELECTRIC	SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
ESMT	- EASEMENT		
EP	- EDGE OF PAVEMENT	SW	- SIDE WALK
EVCS	- ELECTRIC VEHICLE CAPABLE SPACE	T	- TELEPHONE
EVSE	- ELECTRIC VEHICLE SUPPLY EQUIPMENT	TC	- TOP OF CURB
FF	- FINISHED FLOOR	TOB	- TOP OF BASIN
FG	- FINISHED GRADE	TS	- TOP OF STAIR
FL	- FLOW LINE	VIF	- VERIFY IN FIELD
FS	- FINISHED SURFACE	W	- WATER OR WEST
FW	- FIRE WATER	XXX.XX	- PROPOSED ELEVATION
G	- GAS	(XXX.XX)	- EXISTING ELEVATION

DISCLAIMER TO CONTRACTOR FOR PRELIMINARY INFORMATION

THIS INFORMATION IS PROVIDED TO YOU AT THE REQUEST OF OUR CLIENT AND IS SOLELY FOR YOUR INFORMATION AND CONVENIENCE. THESE PLANS ARE PRELIMINARY ONLY AND SUBJECT TO SIGNIFICANT REVISION BEFORE CONSTRUCTION PLANS ARE ISSUED. NEITHER KIMLEY-HORN NOR KIMLEY-HORN'S CLIENT WILL BE RESPONSIBLE FOR ANY LOSSES OR COSTS ASSOCIATED WITH RELIANCE ON THIS PRELIMINARY INFORMATION OR CHANGES IN THE INFORMATION PRIOR TO FINAL DESIGN.

INDE ARCHITECTURE
963 Industrial Road - Suite H
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415.830.6508 | indearchitecture.com

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Stamp

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Printing	Date
DESIGN REVIEW SUBMITTAL	04/16/25

Rev.	Date	Description

Scale
As indicated

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Author

INDE Job Number
1027.110

Sheet Title
COVER SHEET

Sheet Number
C1.0

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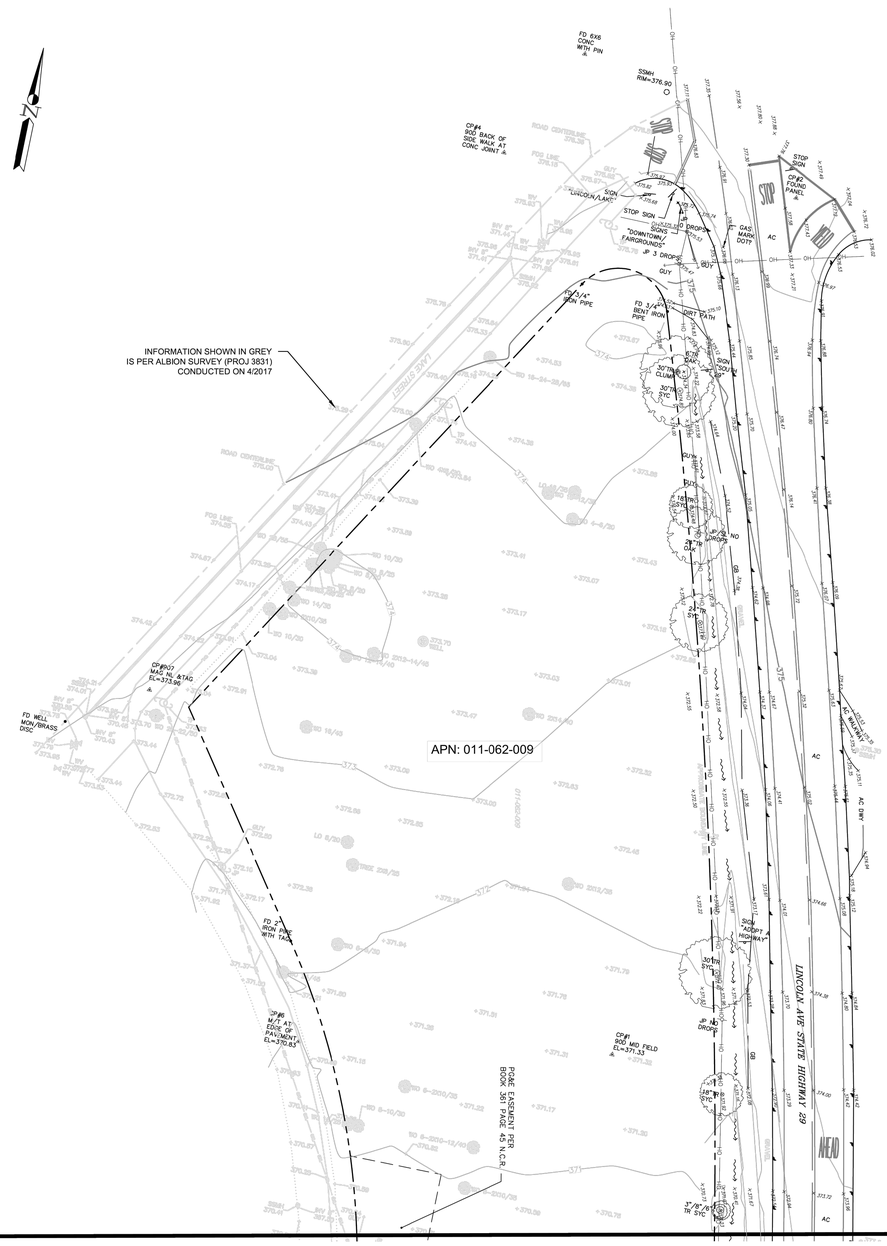

LEGEND & ABBREVIATIONS

- Overhead lines
- Water Line
- Storm Drain Line
- Edge of Pavement
- Wall (Size and Type)
- Building Wall
- Edge of Vegetation
- Shrub
- Trees (Size and Type)
- Manhole
- Spot Elevation
- Survey Control Point

AC	ASPHALT CONCRETE
AL	AREA LIGHT
BX	BOX
CONC	CONCRETE
COND	CONDUIT
DI	DRAIN INLET
DWY	DRIVEWAY
E	ELECTRIC
FD	FOUND
FL	FLOW LINE
GB	GRADE BREAK
GL	GROUND LIGHT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
JP	JOINT POLE
MAG	MAGNETIC
MON	MONUMENT
MH	MANHOLE
NL	NAIL
SD	STORM DRAIN
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
SYC	SYCAMORE
TR	TREE
TC	TOP OF CURB
TR	TREE
WWY	WALKWAY
W/	WITH

SURVEYOR'S NOTES:

1. THE COORDINATE SYSTEM IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III NAD 83, AS STATED AND PER RECOVERED CONTROL POINTS SHOWN ON TOPOGRAPHIC AND BOUNDARY SURVEY BY ALBION SURVEYS, CONSULTING LAND SURVEYORS OF ST. HELENA, CA (ALBION PROJECT #3831) AS SAID SURVEY MAP WAS PROVIDED BY KIMLEY HORN AND ASSOCIATES. LCC RECOVERED EXISTING ALBION CONTROL POINTS #2 (N 1,976,800.91 E 6,396,665.29), A MAGNET NAIL IN A FOUND PANEL, AND CP #3 (N 1,976,350.70 E 6,396,779.48) A MAGNETIC NAIL AND TAG APPROX 467 LF SE OF CP#2. DISTANCES AND COORDINATES AS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED AS GROUND DISTANCES AND COORDINATES.
2. PER SAID ALBION PROJECT CONTROL, ELEVATIONS ARE BASED ON NAVD88. HELD ALBION CONTROL POINT CP#2, AS DESCRIBED ABOVE, AS 377.60 FT (NAVD88).
3. EXISTING UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS OF STRUCTURES FOUND IN THE FIELD. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATIONS, CAPACITIES OR FUNCTIONALITY OF ALL UTILITIES SHOWN HEREON. SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN.
4. THIS SURVEY DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY. ALL PROPERTY CORNERS HAVE NOT BEEN SEARCHED FOR OR LOCATED. NOT ALL MONUMENTS OF RECORD ARE SHOWN ON THIS EXHIBIT (OTHER THAN THE IRON PIPES AND STREET MONUMENTS SHOWN AS FOUND ON THIS MAP). NEW CORNERS OR MONUMENTS HAVE NOT BEEN SET DURING THIS SURVEY. THE BOUNDARY (PROPERTY AND EASEMENT) LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON RECORD INFORMATION ONLY. FURTHER SURVEY AND BOUNDARY ANALYSIS WOULD BE REQUIRED TO DETERMINE PROPERTY LINES WITH GREATER ACCURACY IF REQUIRED.

DATE	MARK	REVISION	INIT.

Designed by:
Drawn by: RA
Checked by: RJB/JL
Reviewed by: CMP
Date (of Survey): 6/30/2025

LICENSED LAND SURVEYOR — JEROME M. LEPIN-NAGEL — No. 7893 — STATE OF CALIFORNIA
7/14/2025

LCC ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4638
www.lcc-inc.com

SCALE: 1" = 20'

REVIEWED BY:
(if applicable)

Date: _____

Lincoln Avenue (Highway 29)
&
Lake Street
Calistoga, Napa County, California

TOPOGRAPHIC
&
BOUNDARY SURVEY

File: 2025.035.00 SHEET No. 1 OF 2

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Sheet Title
EXISTING CONDITIONS

Sheet Number
C1.1

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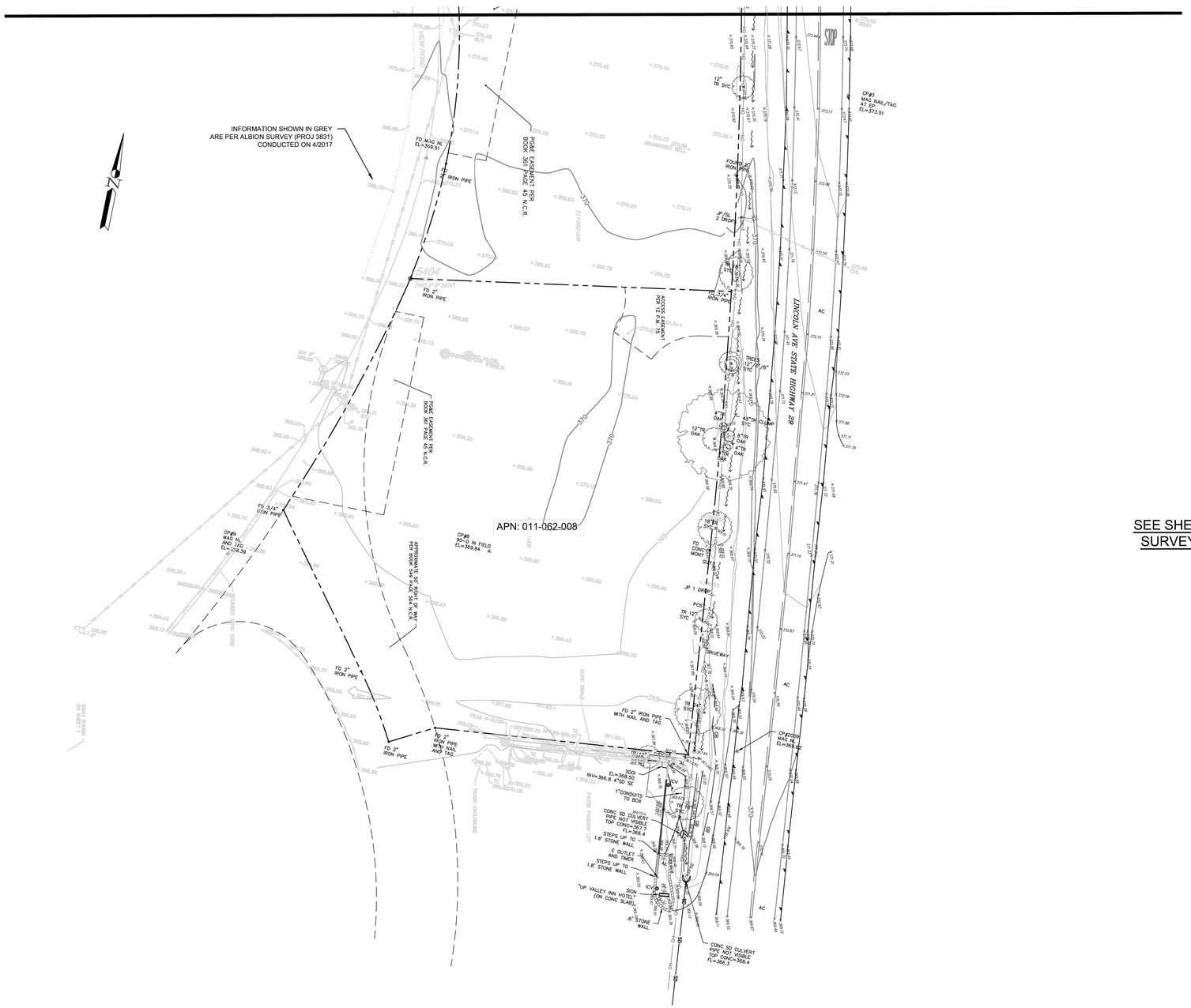
MATCH LINE SEE SHEET 1


INFORMATION SHOWN IN GREY ARE PER ALBION SURVEY (PROJ 3831) CONDUCTED ON 4/2017
N
APN: 011-062-008
LINCOLN AVE STATE HIGHWAY 29
STOP
AC
FD MAG NL EL=369.51
FD 3/4" IRON PIPE
FD 2" IRON PIPE
FD 3/4" IRON PIPE
PG&E EASEMENT PER BOOK 361 PAGE 45 N.C.R.
PG&E EASEMENT PER BOOK 361 PAGE 45 N.C.R.
ACCESS EASEMENT PER 15 FT. WIDE
CP#3 MAG NAIL/TAG AT EP EL=373.51
CP#4 MAG NL EL=369.62
CP#5 MAG NL EL=369.84
CP#9 MAG NL AND TAG EL=368.39
FD CONC MONT
FD 2" IRON PIPE WITH NAIL AND TAG
FD 2" IRON PIPE WITH NAIL AND TAG
FD 2" IRON PIPE
SDD EL=368.50 INV=366.8 4"SD SE
1"CONDUITS TO BOX
CONC SD CULVERT PIPE NOT VISIBLE TOP CONC=367.2 FL=366.4
STEPS UP TO 1.8' STONE WALL
E OUTLET AND TIMER
STEPS UP TO 1.8' STONE WALL
SIGN "UP VALLEY INN HOTEL" (ON CONC SLAB).
6" STONE WALL
CONC SD CULVERT PIPE NOT VISIBLE TOP CONC=368.4 FL=366.3
TREES 12" STC
18"TR STC
12"TR OAK
6"TR OAK
4"TR OAK
48"TR CLUMP
JP 1 DRAIN
POST
TR 12" STC
DRIVEWAY
TR 24" STC
TR 18" STC
TR 12" STC
TR 12" STC
TR 12

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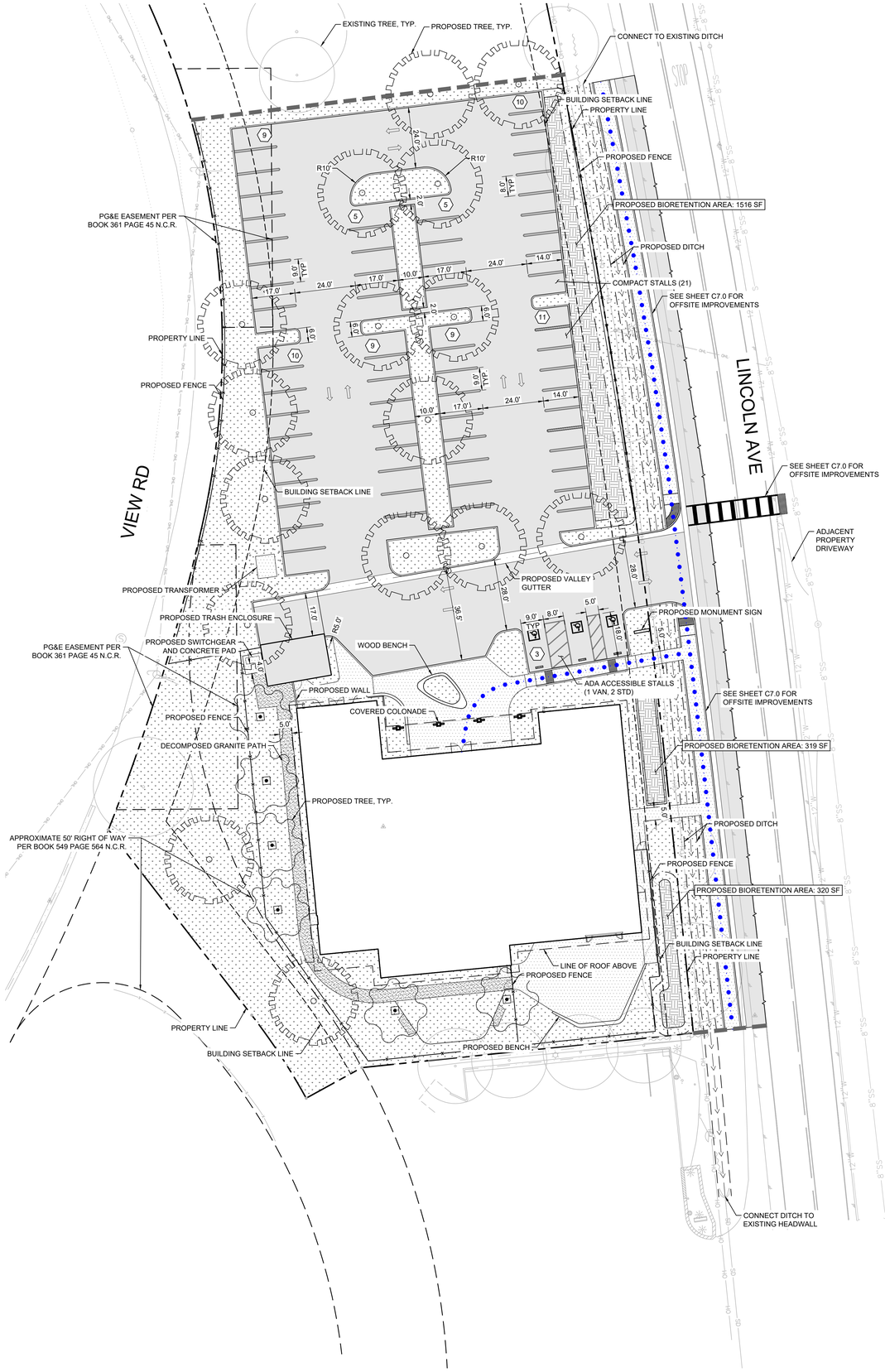

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL. (FOR REFERENCE ONLY, DO NOT PAINT)
- PAVEMENT SAWCUT AND JOIN LINE
- GUTTER FLOW LINE
- CONCRETE SIDEWALK
- ASPHALT CONCRETE PAVEMENT
- DECOMPOSED GRANITE
- LANDSCAPE AREA
- BIORETENTION AREA
- (XX) ROW PARKING COUNT

NOTES

1. ALL PARKING LOT CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL STANDARD AUTOMOBILE PARKING SPACES ARE 9' WIDE X 19' LONG AND COMPACT SPACES ARE 8' WIDE AND 16' LONG. VAN ACCESSIBLE SPACES ARE 9' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.
4. SITE LIGHTING IS SHOWN FOR REFERENCE. SEE ELECTRICAL PLANS FOR DETAILS AND LOCATIONS.

PARKING CALCULATIONS

BUILDING FOOTPRINT

MEDICAL OFFICE:	11,247 SF
SITE AREA:	66,505 SF
	1.53 ACRES

PARKING REQUIRED

TOTAL STALLS:	57 STALLS
(PER CITY OF CALISTOGA M.C. 17.36.140:	
1 STALL/200 SF OF GROSS FLOOR AREA FOR MEDICAL OFFICE)	

PARKING PROVIDED

TOTAL STALLS:	71 STALLS
STANDARD STALLS:	68 STALLS
ACCESSIBLE STALLS:	3 STALLS
STANDARD:	2 STALLS
VAN:	1 STALL
EV/CAPABLE STALLS:	14 STALLS

EV REQUIRED (2022 CAL GREEN STANDARDS)

TOTAL STALLS:	14 STALLS
EVCS STALLS:	4 STALLS
EV CAPABLE STALLS:	10 STALLS

EV PROVIDED

TOTAL STALLS:	14 STALLS
EVCS STALLS:	4 STALLS
EV CAPABLE STALLS:	10 STALLS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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PLEASANTON, CA 94588
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Project Name
Up Valley Health Center

1861 LINCOLN, CALISTOGA, CA 94515

Printing	Date
DESIGN REVIEW SUBMITTAL	**04/16/25**

Rev.	Date	Description

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INDE Job Number
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Sheet Title
PRELIMINARY SITE PLAN

Sheet Number
C2.0

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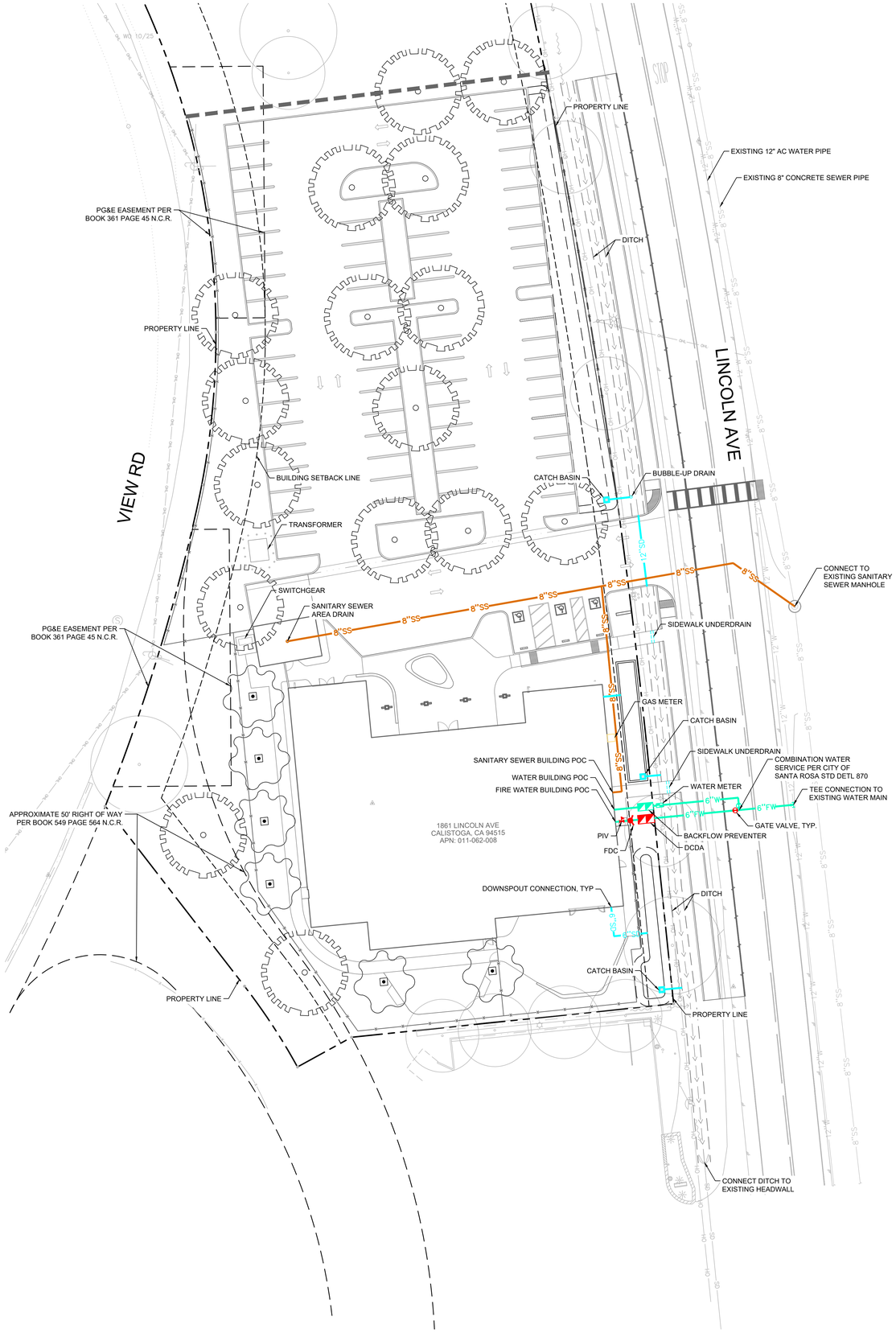

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- PROPOSED SANITARY SEWER PIPE
- SEWER MANHOLE, CLEAN OUT, AREA DRAIN
- PROPOSED WATER PIPE
- PROPOSED FIRE WATER PIPE
- WATER METER AND BACKFLOW PREVENTER

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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INDE Job Number
1027.110

Sheet Title
PRELIMINARY UTILITY PLAN

Sheet Number
C3.0

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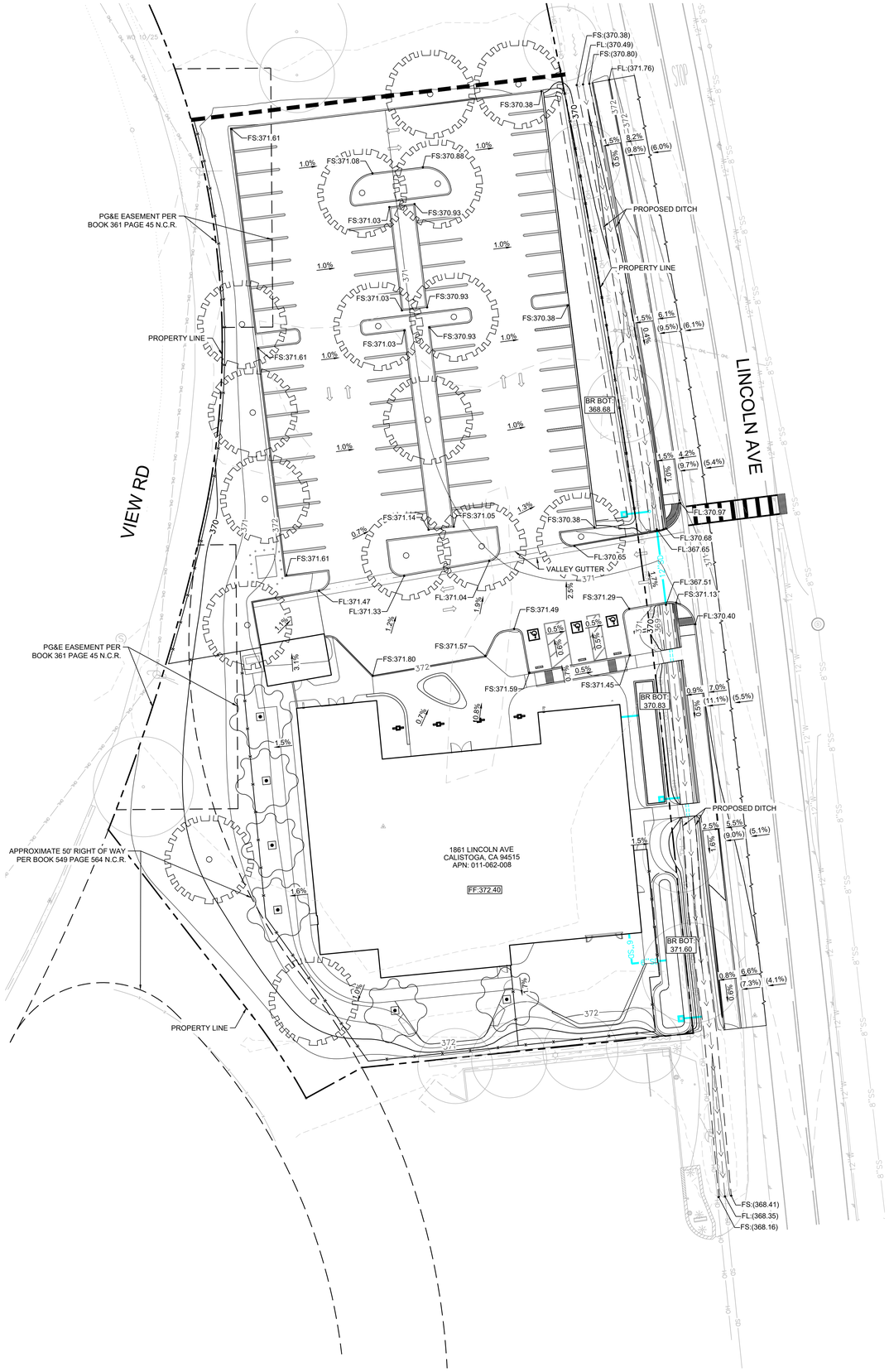

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PAVEMENT SAWCUT AND JOIN LINE
- SD — PROPOSED STORM DRAIN PIPE
- D — STORM DRAIN INLET, MANHOLE, CLEAN OUT
- 100 — PROPOSED GROUND CONTOUR
- 100 — EXISTING GROUND CONTOUR
- R — PROPOSED RIDGE LINE
- GB — PROPOSED GRADE BREAK LINE
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

STORM DRAIN NOTES

1. ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL STORM DRAIN PIPE JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT.
4. PROVIDE A "NO DUMPING - DRAINS TO BAY" MARKING, OR SIMILAR, ON THE RIM OF ALL STORM DRAIN INLETS AS APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
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INDE Job Number
1027.110

Sheet Title
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number
C4.0

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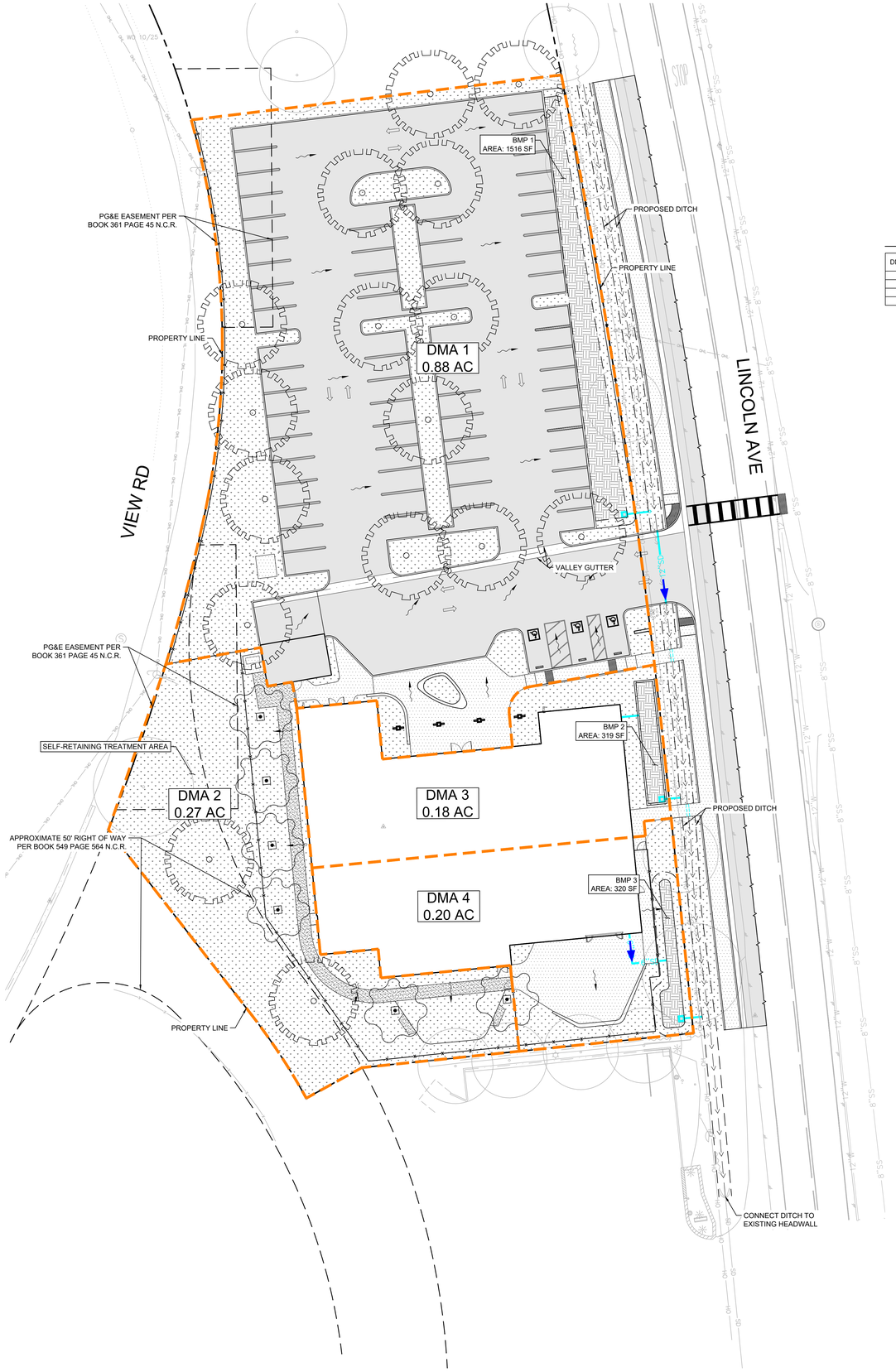


LEGEND

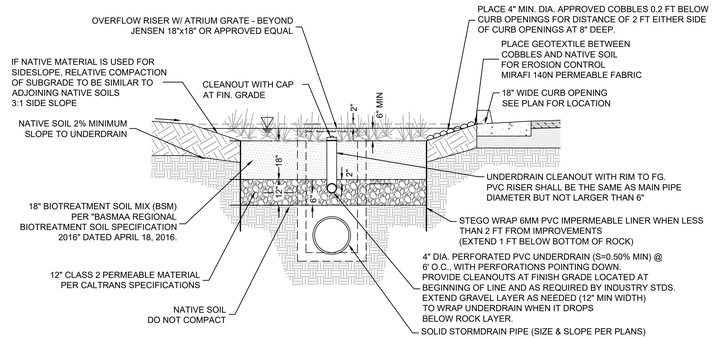
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- DMA BOUNDARY
- SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- CONCRETE SIDEWALK
- ASPHALT CONCRETE PAVEMENT
- DECOMPOSED GRANITE
- LANDSCAPE AREA
- BIORETENTION AREA

TABLE 1: IMPERVIOUS VS PERVIOUS AREA (PER DMA)

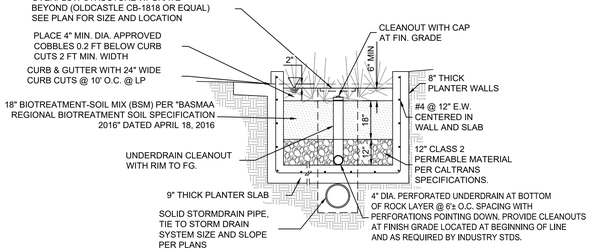
DMA #	BMP ID #	TOTAL DRAINAGE AREA [SF]	IMPERVIOUS AREA [SF]	PERVIOUS AREA [SF]	BMP PROVIDED	FOOTPRINT REQUIRED [SF]	FOOTPRINT PROVIDED [SF]
1	BMP 1	38,477	26,580	11,897	BIORETENTION	1,064	1,516
2	-	11,610	100	11,510	SELF-TREATING	-	-
3	BMP 2	7,856	6,320	6,320	BIORETENTION	253	319
4	BMP 3	8,595	6,760	6,760	BIORETENTION	271	320

TABLE 2: IMPERVIOUS VS PERVIOUS AREA (FULL SITE)

	TOTAL AREA [AC]	PERVIOUS AREA [AC]	IMPERVIOUS AREA [AC]	PERCENT PERVIOUS
EXISTING	1.53	1.53	0.00	100%
PROPOSED	1.53	0.61	0.91	40%



BIORETENTION SYSTEM 1
N.T.S.



BOXED BIORETENTION SYSTEM 2
N.T.S.

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INDE Job Number
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Sheet Title
PRELIMINARY STORMWATER CONTROL PLAN

Sheet Number
C5.0

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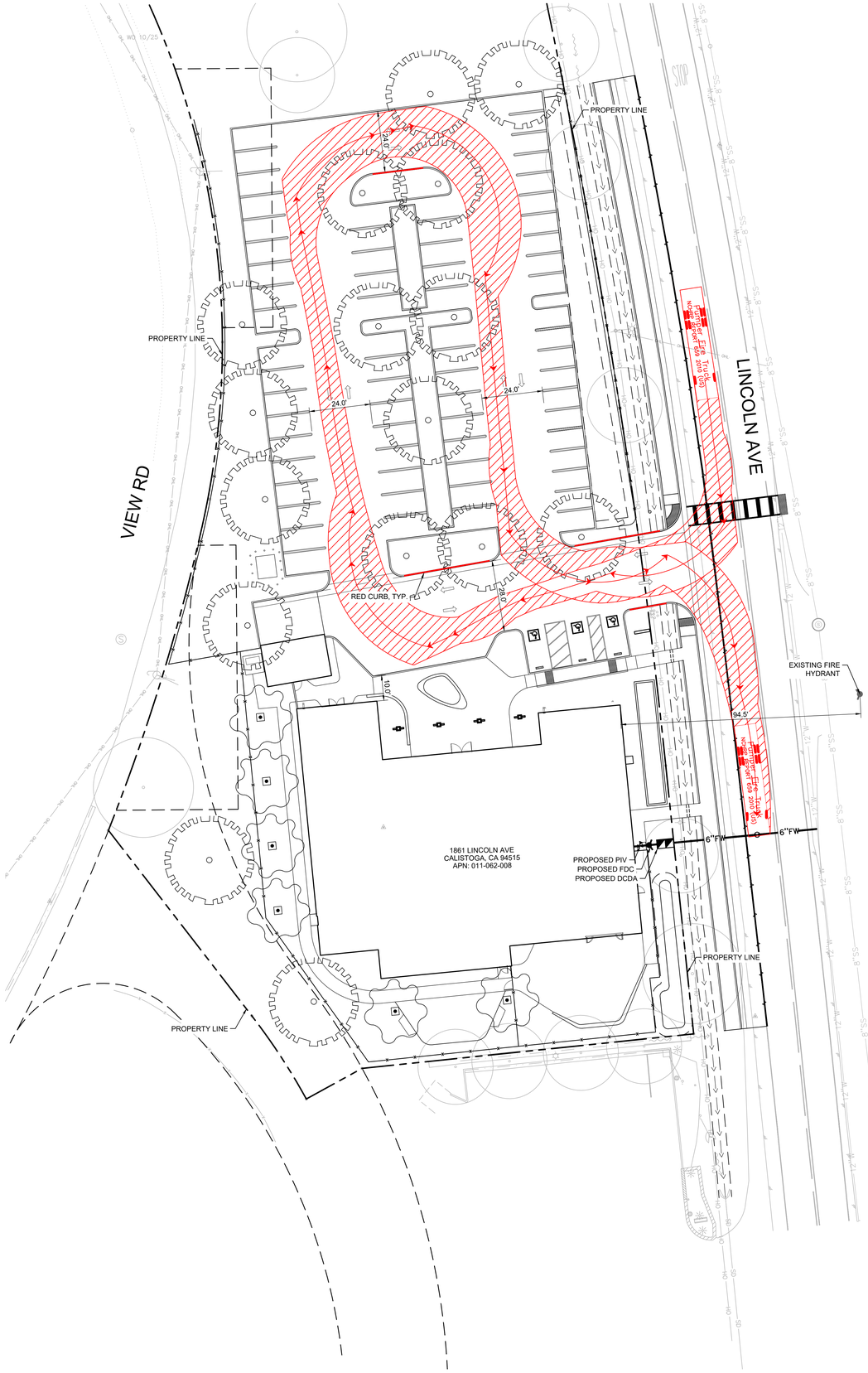

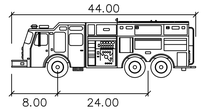

Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

TRUCK PROFILE

NOT TO SCALE

PRELIMINARY FIRE CALCULATIONS

FIRE FLOW CALCULATIONS ARE BASED ON 2022 CFC APPENDIX B.

GROSS BUILDING AREA:	11,250 SF
BUILDING CONSTRUCTION TYPE:	TYPE V-B
FIRE FLOW VALUE:	2,750 GPM
ALLOWED SPRINKLER REDUCTION:	YES
MIN FIRE FLOW VALUE:	1,500 GPM

FIRE HYDRANT REQUIREMENTS IS BASED ON 2022 CFC APPENDIX C.

MIN NUMBER OF HYDRANTS:	1
AVERAGE SPACING:	500 FT
EXISTING HYDRANT:	1
PROPOSED HYDRANT:	0

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INDE Job Number
1027.110

Sheet Title
FIRE ACCESS PLAN

Sheet Number
C6.0

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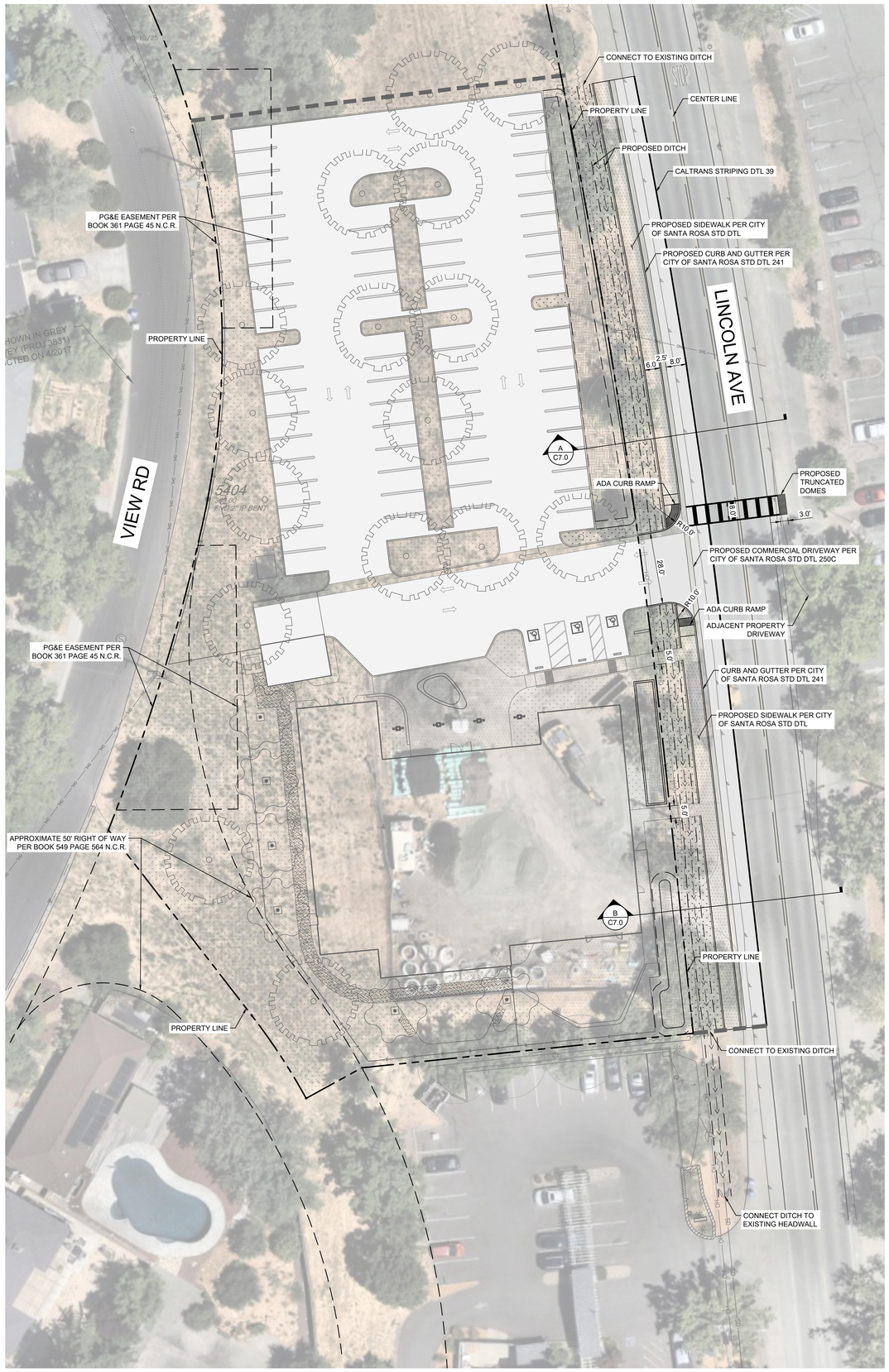
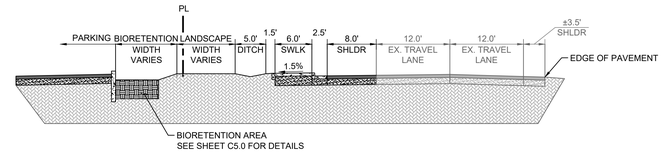


LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL. (FOR REFERENCE ONLY, DO NOT PAINT)
- GUTTER FLOW LINE
- CONCRETE SIDEWALK
- ASPHALT CONCRETE PAVEMENT
- LANDSCAPE AREA
- BIORETENTION AREA



SECTION A
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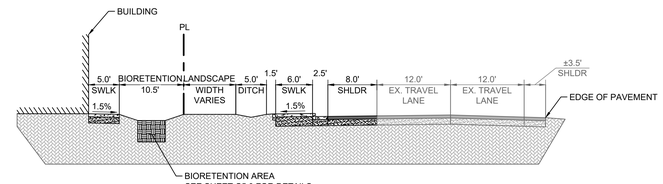

SECTION B
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Sheet Title
PRELIMINARY OFFSITE IMPROVEMENT PLAN

Sheet Number
C7.0

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Sheet List Table	
Sheet Number	Sheet Title
L0.00	LANDSCAPE NOTES AND LEGENDS
L0.01	LANDSCAPE NOTES AND LEGENDS
L1.00	TREE PROTECTION PLAN
L2.00	LANDSCAPE MATERIAL PLAN
L2.01	LANDSCAPE MATERIAL PLAN
L4.00	LANDSCAPE IRRIGATION PLAN
L4.01	LANDSCAPE IRRIGATION PLAN
L5.00	PLANTING PLAN
L5.01	PLANTING PLAN
L5.02	LANDSCAPE PLANT IMAGES
L7.02	LANDSCAPE DETAILS
L6.00	LANDSCAPE SECTIONS
L7.00	LANDSCAPE DETAILS
L7.01	LANDSCAPE DETAILS
L8.00	LANDSCAPE PLANTING DETAILS

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
AD	AREA DRAIN
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALL AND BURLAP
BC	BACK OF CURB
BF	BOTTOM OF FENCE
BLDG	BUILDING
BOR	BACK OF RAMP
BOS	BOTTOM OF SLOPE
BR	BIKE RACK
BS	BOTTOM OF STEP (STAIR)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN OR CEMENT BASE
CH	CHANNEL OR CHILLER
CHD	CONCRETE HEADER
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COJ	CONSTRUCTION JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTER POINT
CTR	CENTER
D/B	DESIGN/BUILD
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EJS	EXPANSION JOINT W/ SEALANT
EL	ELEVATION
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQ	EQUAL
EW	EACH WAY
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISHED SURFACE
GC	GENERAL CONTRACTOR
GB	GRADE BREAK
GJ	GROUT JOINT
H	HANDICAP PARKING STALL
HC	HANDICAP
HDR	HEADER
HH	HANDHOLE
HP	HIGH POINT
HV	HOSE VALVE
HVP	HANDICAP VAN PARKING STALL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERTED
LOW	LIMIT OF WORK
LPT	LOW POINT
LSJ	LONGITUDINAL SHRINKAGE JOINT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MM	MILLIMETERS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMTER
OPP	OPPOSITE
PA	PIPE ANCHOR
PLA	PLANTING AREA
PED	PEDESTAL
PDSN	PEDESTRIAN
PERF	PERFORATED
PIP	POURED-IN-PLACE
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
R	RADIUS
RB	ROOT BARRIER
RGB	ROUNDED FRADE BREAK
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SB	SPLASH BLOCK
SBSD	SEE BUILDING STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SG	SUBGRADE
SF	SQUARE FEET
SHP	SWALE FLOWLINE HIGH POINT
SIM	SIMILAR
SJ	SCORE JOINT
SLD	SEE LIGHTING DRAWINGS
SPECS	SPECIFICATIONS
SSL	STRAIGHT SLOPE
SSD	SEE STRUCTURAL DRAWINGS
SSGD	SEE SIGN DRAWINGS
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBD	TO BE DETERMINED
TD	TOP OF DRAIN
TOC	TOP OF CURB
TOR	TOP OF RAMP
TPTL	TREE PLANTING TRENCH LIMIT
TOBR	TOP OF BERM
TOF	TOP OF FENCE
TOFG	TOP OF FOOTING
TOFN	TOP OF FOUNDATION
T&B	TOP AND BOTTOM
TOP	TOP OF POST
TOS	TOP OF SLOPE
TS	TOP OF STEP (STAIR)
TSS	TOP OF STRUCTURAL SLAB
TW	TOP OF WALL
TWL	TREE WELL
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
VEH	VEHICULAR
WPM	WATER PROOF MEMBRANE
WWF	WELDED WIRE FABRIC

GENERAL LANDSCAPE PROJECT NOTES

1. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS.
4. CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
5. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
6. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
9. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
10. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
11. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
12. REFER TO CIVIL DRAWINGS FOR ALL UTILITIY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
13. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS
14. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
15. STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
16. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE. TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
19. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
21. ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SEE SPEC. SECTIONS 32-93-00, PLANTING.
23. KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.

2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.

3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH UNLESS SPECIFIED OTHERWISE. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.

4. STORMWATER MANAGEMENT TO COMPLY WITH SPECIAL PROJECT CATEGORY 'B' C3 REQUIREMENTS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). BIOSWALES AND/OR INFILTRATION PLANTERS WILL BE USED TO TREAT STORM WATER. REFER TO CIVIL DOCUMENTS.

5. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
   A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
   B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
   C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
   D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
   E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.

6. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.

7. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

8. PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS.

9. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

10.QUICK COUPLER VALVE, SPRINKLER HEAD RING, DRIP TUBING, VALVES AND VALVE BOX LIDS ARE PURPLE AND CLEARLY TAGGED AND/OR LABELED

11.IRRIGATION SYSTEM AND ITS COMPONENTS MUST BE LABELED ACCORDING TO STATE REGULATIONS AND THESE STANDARDS, WHICH EVER MAY BE MORE STRINGENT.

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.

3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.

4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.

5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.

6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.

7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.

8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.

9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   B) CONTROLLERS WITH MULTIPLE PROGRAMS.
   C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

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Sheet Title
LANDSCAPE NOTES AND LEGENDS

Sheet Number
L0.00

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
E	(E) ELECTRIC LINE	
G	(E) GAS LINE	
XX / XX	DETAIL CALLOUT	
XX / XX	ELEVATION INDICATOR	
XX / XX	SECTION / ELEVATION DETAIL	
	TREE, REFER TO PLANTING PLAN	
XX.XX	PROPOSED SPOT ELEVATION BY CIVIL, SCD	
(E.) XX.XX	EXISTING SPOT ELEVATION	
PD	PLANTER DRAIN	
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE TO REMAIN (OFF-SITE)	
	TREE PROTECTION FENCING	SEE ARBORIST REPORT

LANDSCAPE MATERIAL LEGEND STREET LEVEL

KEY	DESCRIPTION	MANUFACTURER	MODEL	COLOR/ FINISH	DETAIL# / SHEET#	SPEC SECTION	CONTACT INFORMATION
	CONCRETE PAVING	-	-	**COLOR:** NONE **FINISH:** LIGHT BROOM FINISH	1/L7.00	32 13 13 LANDSCAPE CONCRETE	NA
	ENTRY INTEGRAL COLORED CONCRETE PAVING	DAVIS COLOR/ DAYTON SUPERIOR	TOP CAST SURFACE RETARDER	**COLOR:** PEBBLE 641 **FINISH:** LIGHT BLUE	1/L7.00	32 13 13 LANDSCAPE CONCRETE	NA
EJ	EXPANSION JOINT W/ SEALANT (EJS)	-	-	-	2/L7.00	32 13 13 LANDSCAPE CONCRETE	NA
	SCORE JOINT (SAWCUT)	-	-	-	2/L7.00	32 13 13 LANDSCAPE CONCRETE	NA
	ARTIFICIAL TURF	SYNLAWN	SYNAUGUSTINE X47	-	5/L7.00	32 18 13 SYNTHETIC GRASS SURFACING	WWW.SYNLAWN.COM
	DECOMPOSED GRANITE ON PODIUM	LYNGSO	SUNSET GOLD PATH FINES	GOLD & TAN	4/L7.00	31 11 24 STABILIZED DECOMPOSED GRANITE PAVING	WWW.LYNGSOGARDEN.COM
	DETECTABLE WARNING PAVER	-	-	-	3/L7.00	32 13 13 LANDSCAPE CONCRETE	-
	PLANTING W/ BARK MULCH	LYNGSO	MOCHA CHIP	DARK BROWN	N/A	32 93 00 PLANTING	WWW.LYNGSOGARDEN.COM
	BIOTREATMENT PLANTING AREA	LYNGSO	3/8" CRUSHED YOSEMITE TAN	TAN	N/A	32 93 00 PLANTING	WWW.LYNGSOGARDEN.COM
MTL	METAL EDGE RESTRAINT/HEADER	PERMALOC	CLEANLINE XL 3/16" X 6"	BLACK	6/L7.00	32 93 00 PLANTING	NA
	ROOT BARRIER	DEEP ROOT	UB24-2, SURROUND APPLICATION	-	5/L8.00	32 93 00 PLANTING	WWW.DEEPROOT.COM 415-781-9700

SITE FURNISHING LEGEND STREET LEVEL

KEY	DESCRIPTION	MANUFACTURER	MODEL	COLOR/ FINISH	DETAIL# / SHEET #	SPEC SECTION	CONTACT INFORMATION	QTY
	BIKE RACK	SITE PIECES	MONOLINE DUO, ML-DUO26, EMBEDED	OLIVE	7/L7.00	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM	4
	CONCRETE SEATWALL	DAVIS COLOR / DAYTON SUPERIOR	TOP CAST SURFACE RETARDER	COLOR: PEBBLE 641 FINISH: LIGHT BLUE	1/L7.01	32 33 00 SITE FURNISHINGS	WWW.LANDSCAPE-FORMS	4
	BENCH	SITE PIECES	ML-BENCH, 72" x 27" x 38.5"H	OLIVE, THERMALLY MODIFIED ASH	5/L7.01	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM	2
	MOVABLE TABLES + CHAIRS	N/A, UNDER SEPARATE CONTRACT	N/A, UNDER SEPARATE CONTRACT	-	NA	32 33 00 SITE FURNISHINGS	-	1
	MOVABLE TABLES + CHAIRS	N/A, UNDER SEPARATE CONTRACT	N/A, UNDER SEPARATE CONTRACT	-	NA	32 33 00 SITE FURNISHINGS	-	2
	6' (H) SCREEN FENCE	CUSTOM	CUSTOM	TBD	4/L7.01	06 10 63 EXTERIOR ROUGH CARPENTRY	-	SEE PLAN
	42" (H) PARKING LOT SCREEN FENCE	CUSTOM	CUSTOM	TBD	3/L7.01	06 10 63 EXTERIOR ROUGH CARPENTRY	-	SEE PLAN
	SHADE STRUCTURE	SHADEFX	RETRACTABLE CANOPY,MOTOR DRIVE, 25'X46'	SUNBRELLA SHADE: OYSTER	2/L7.02	32 33 00 SITE FURNISHINGS	WWW.SHADEFX.COM	1
	TRASH & RECYCLING RECEPTACLE	SITE PIECES	ML-LGLITTER	SLATE GREY	8/L7.01	32 33 00 SITE FURNISHINGS	WWW.SITEPIECES.COM	2

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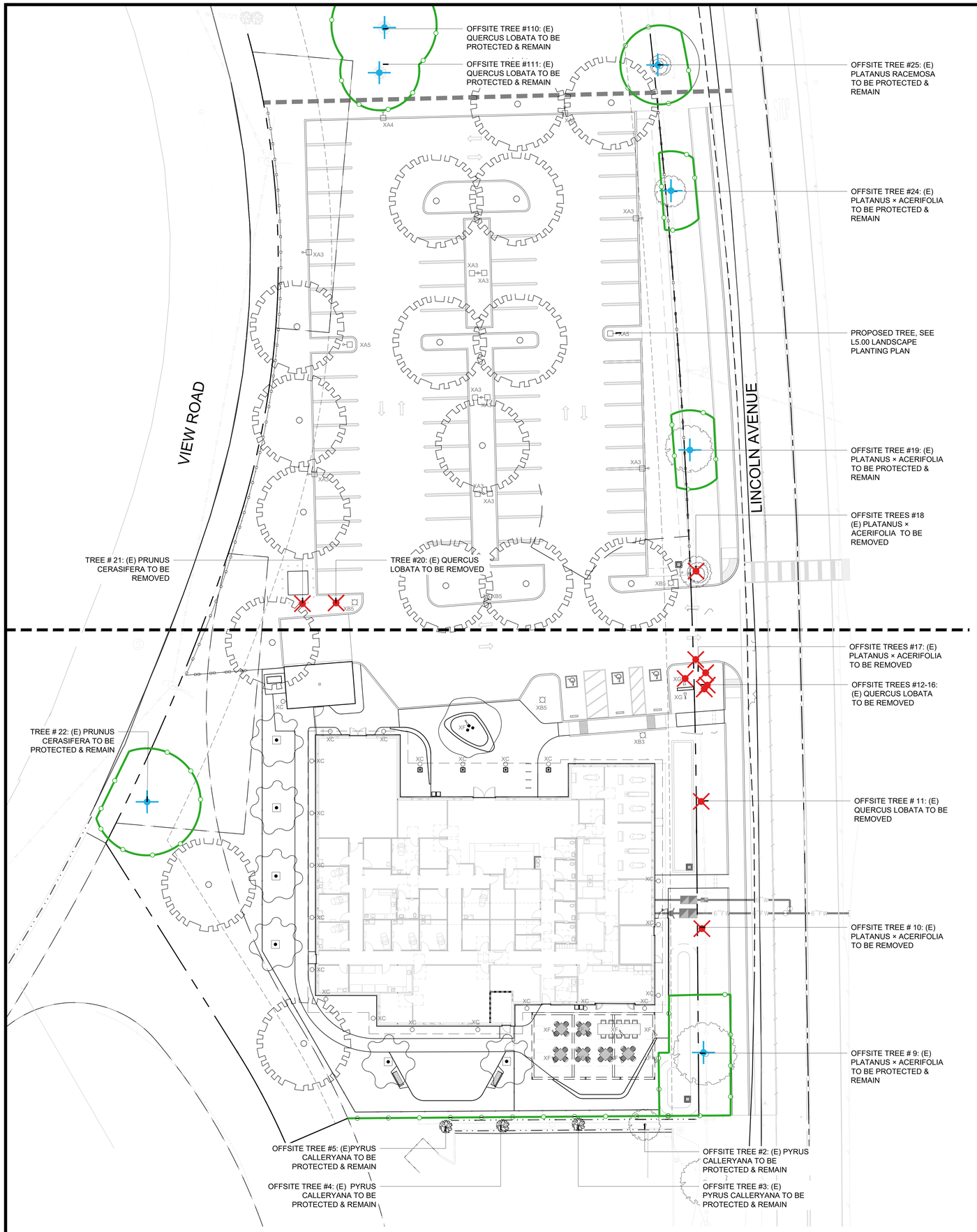
1027.110

Sheet Title
LANDSCAPE NOTES AND LEGENDS

Sheet Number
L0.01

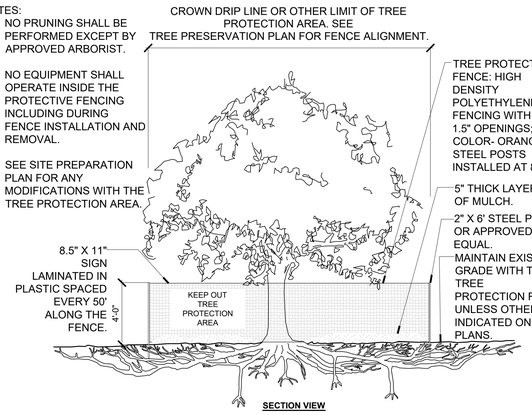


LEGEND:

- TREE PROTECTION FENCE
- TREE TO BE REMOVED
- TREE TO REMAIN

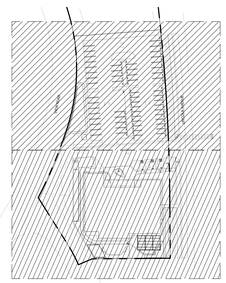
NOTE:
SEE ARBORIST REPORT TREE ASSESMENT PREPARED BY BILL PREMUK, CONSULTING ARBORIST DATED APRIL 10, 2025. FOR ADDITIONAL INFORMATION SEE ARBORIST REPORT.

NOTES:
1. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
3. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



1 TREE PROTECTION FENCE NTS

KEY MAP



SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1/16"=1'-0"
0' 8' 16' 32'

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Sheet Title
TREE PROTECTION PLAN

Sheet Number
L1.00

MATCHLINE SEE SHEET L2.01

PASSENGER DROP-OFF

TRASH ENCLOSURE, S.A.D.

MAIN ELECTRICAL SWITCH GEAR

(E) ADJACENT SINGLE FAMILY RESIDENCE

CONCRETE SEATWALL, TYP. (1 / L7.01)

CONCRETE PAVING, TYP. (1 / L7.00)

TRASH & RECYCLING RECEPTACLE (8 / L7.01)

(2 / L6.00)

STABILIZED DECOMPOSED GRANITE PAVING, TYP. (4 / L7.00)

6' (H) SCREEN FENCE, TYP. (4 / L7.01)

PROPERTY LINE

TRASH & RECYCLING RECEPTACLE (8 / L7.01)

BENCH, TYP. (5 / L7.01)

(E) ADJACENT SINGLE FAMILY RESIDENCE

ARTIFICIAL TURF, TYP. (5 / L7.00)

(3 / L6.00)

PROPOSED 15'-20' PARKING LIGHT

BIKE RACKS, TYP. (7 / L7.00)

PROPERTY LINE

BUILDING SETBACK

CONCRETE PAVING, TYP. (1 / L7.00)

6' (H) SCREEN GATE, TYP. (7 / L7.01)

6' (H) SCREEN FENCE, TYP. (4 / L7.01)

CONCRETE PAVING, TYP. (1 / L7.00)

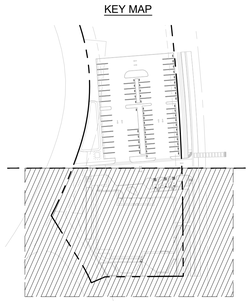
BIO-RETENTION , S.C.D.

SHADE STRUCTURE (2 / L7.02)

CONCRETE SEATWALL, TYP. (1 / L7.01)

BIO-RETENTION , S.C.D.

KEY MAP



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SCALE: 1"=10'-0"

0' 5' 10' 20'

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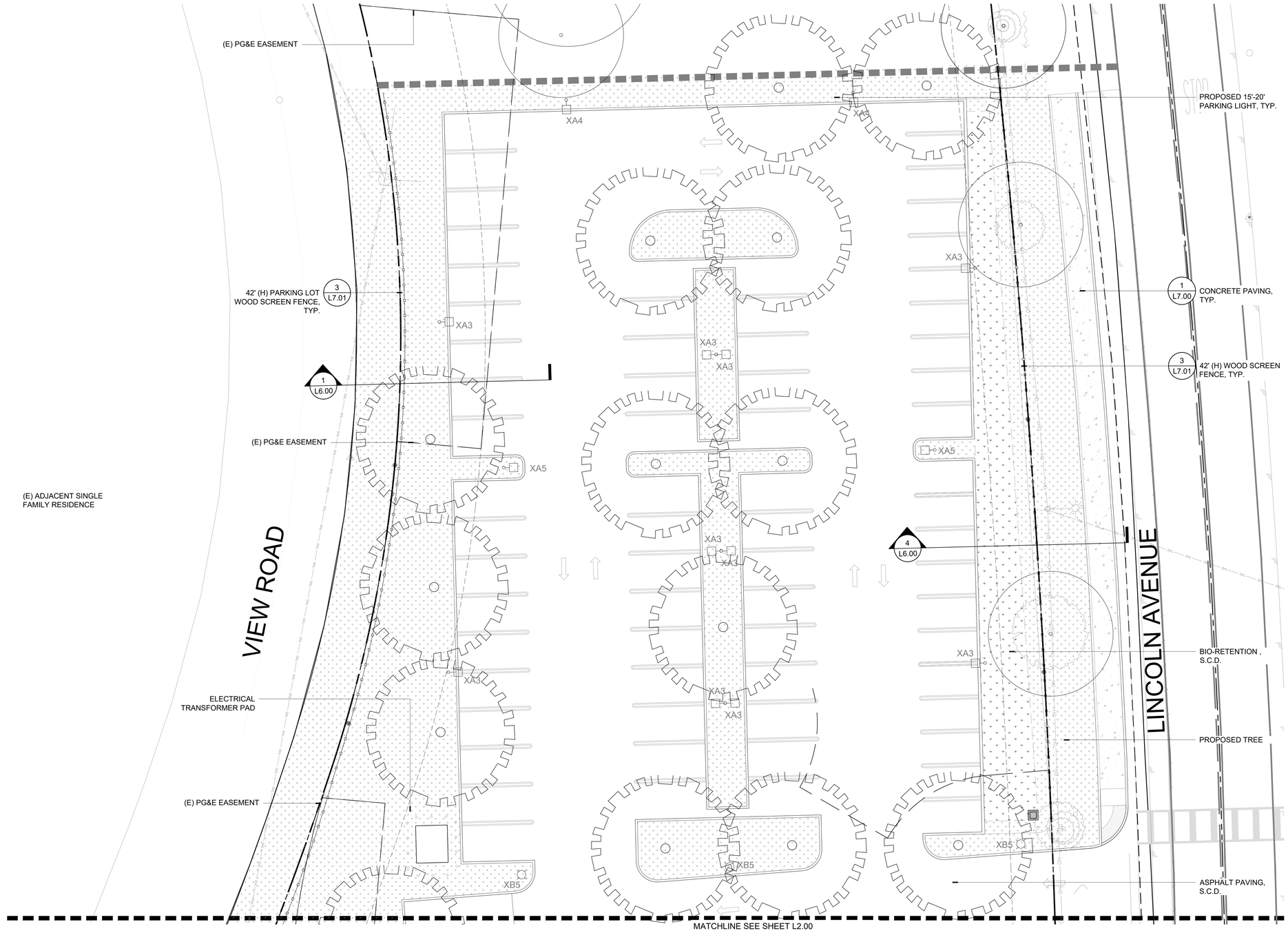
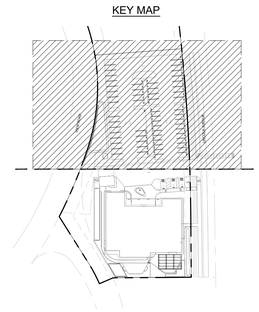
Sheet Title
LANDSCAPE MATERIAL PLAN

Sheet Number
L2.00



KEY MAP



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Sheet Title
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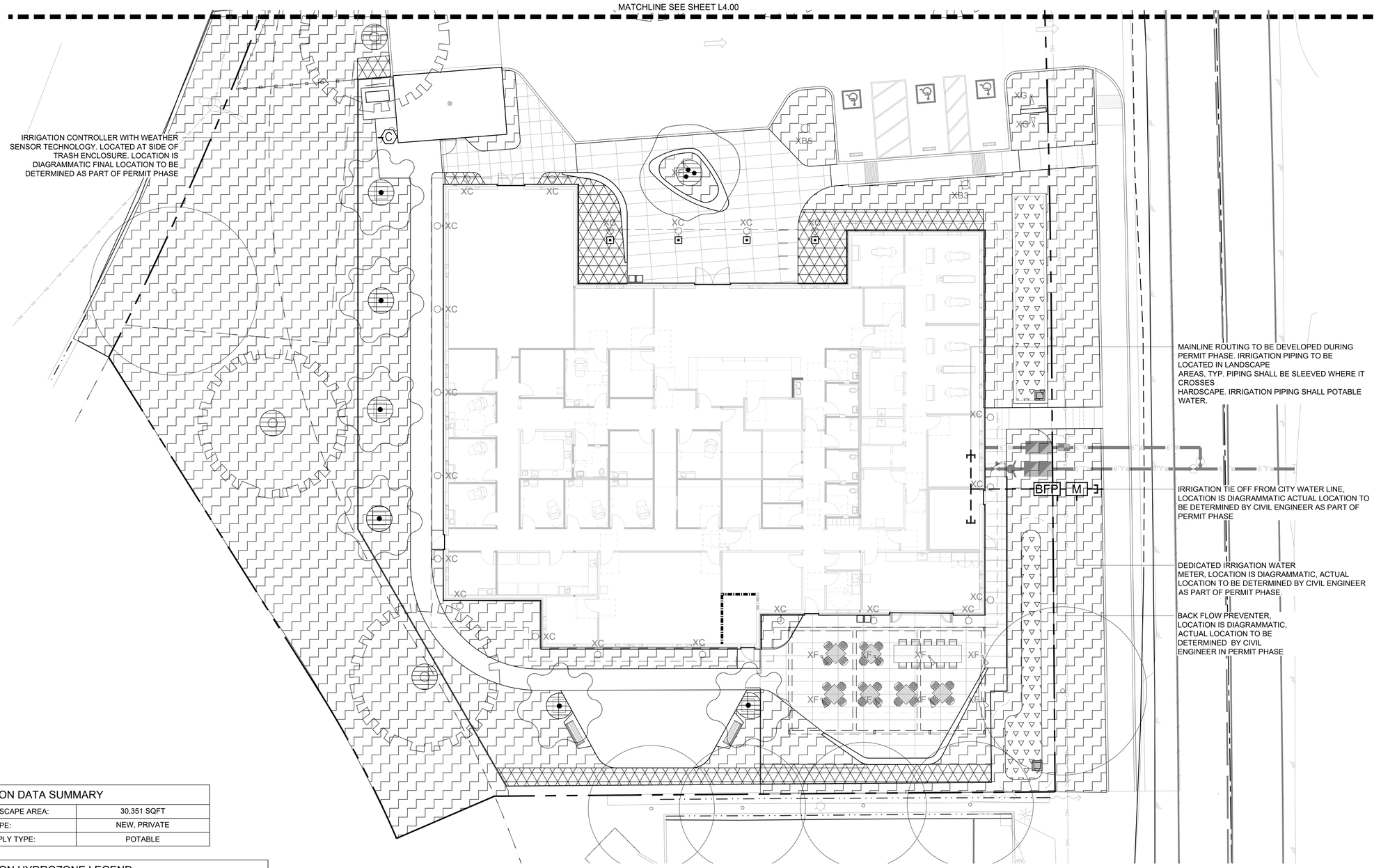


IRRIGATION DATA SUMMARY	
TOTAL LANDSCAPE AREA:	30,351 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	POTABLE

IRRIGATION HYDROZONE LEGEND			
KEY	ZONE	IRRIGATION TYPE	TOTAL AREA
	HYDROZONE 1 - LOW SHRUBS	DRIP	26,484 SQFT
	HYDROZONE 2 - LOW TREES	DRIP	661 SQFT
	HYDROZONE 3 - MEDIUM SHRUBS	DRIP	1,049 SQFT
	HYDROZONE 4 - MEDIUM STORMWATER	DRIP	2,157 SQFT

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
M	WATER METER
BFP	BACKFLOW PREVENTER
C	AUTOMATIC IRRIGATION CONTROLLER
	MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC

California Water Efficient Landscape Worksheet

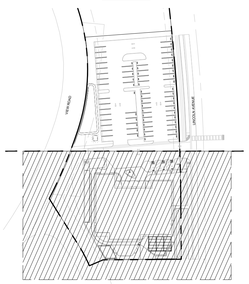
Reference Evapotranspiration (ET_o): 43 — Project Type: Residential — 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 - Low Shrubs	0.3	Drip	0.81	0.37	25,775	9546	254504
2 - Low Trees	0.3	Drip	0.81	0.37	794	294	7840
3 - Medium Shrubs	0.6	Drip	0.81	0.74	1302	964	25712
4 - Medium Stormwater	0.6	Drip	0.81	0.74	2188	1621	43209
				Totals	30059	12426	331265
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	331265
						Maximum Allowed Water Allowance (MAWA)	440755

NOTE:
1. THE IRRIGATION WATER IS POTABLE.
2. THE IRRIGATION PLAN IS DIAGRAMMATIC. FINAL IRRIGATION PLANS SHALL BE DEVELOPED AS PART OF THE PERMIT PHASE

SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

KEY MAP



SCALE: 1"=10'-0"
0' 5' 10' 20'

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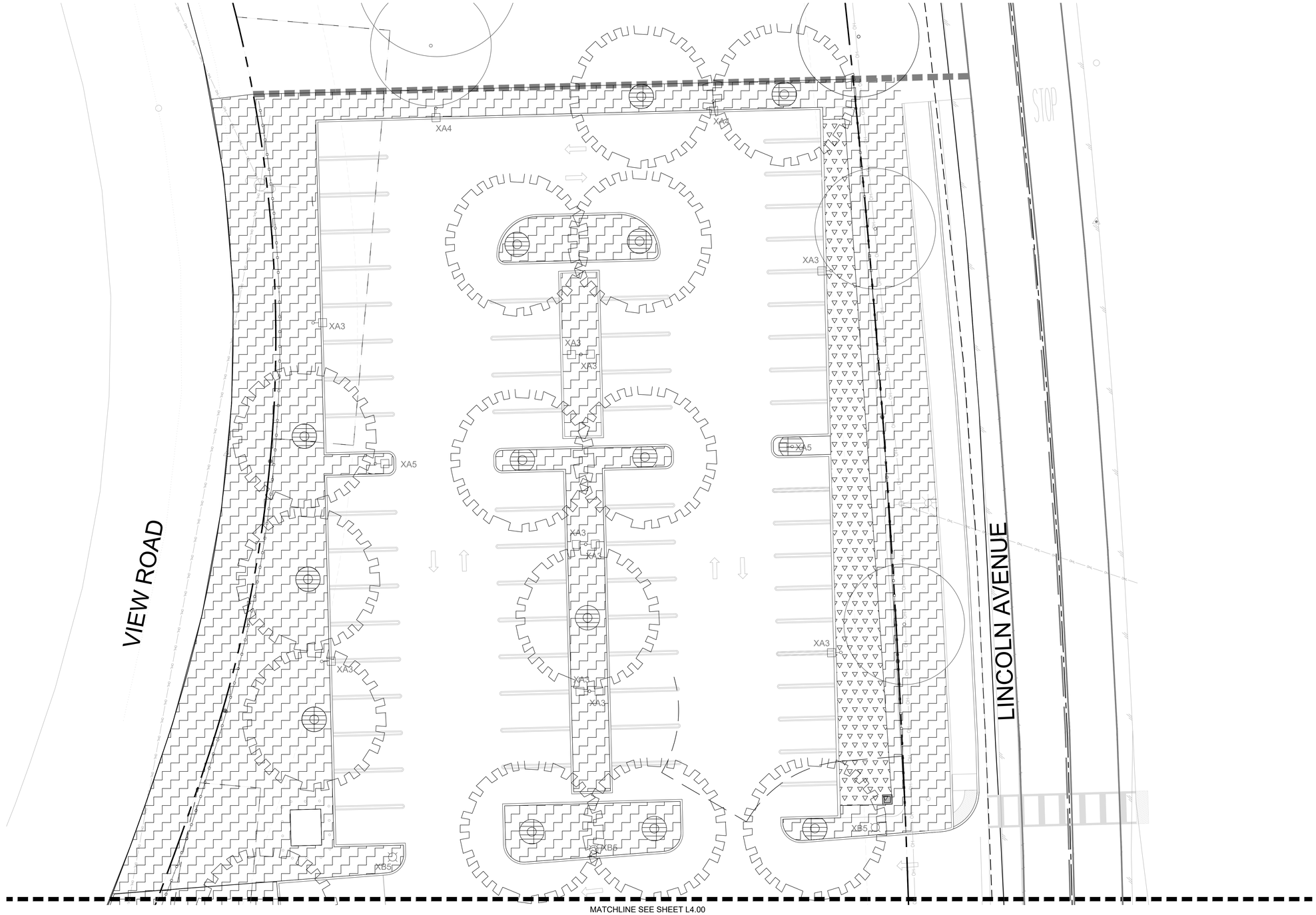
INDE Job Number
1027.110

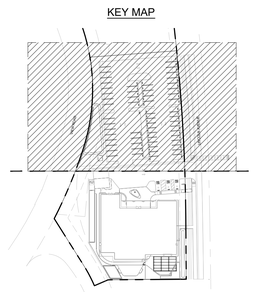
Sheet Title
LANDSCAPE IRRIGATION PLAN

Sheet Number
L4.00



MATCHLINE SEE SHEET L4.00

KEY MAP



SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"

0' 5' 10' 20'

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Sheet Title
LANDSCAPE IRRIGATION PLAN

Sheet Number
L4.01

MATCHLINE SEE SHEET L5.01

PLANTING UNDER POWER LINE SUBJECT TO APPROVAL BY PG&E

45 CAR PAA 1 GAL.
40 BOU GRA 1 GAL.
31 ACH MIL 1 GAL.
79 CAR PAA 1 GAL.
40 ACH MIL 1 GAL.
102 COP KIR 1 GAL.
(E) PRUNUS CERASIFERA TO REMAIN
79 MUH DUB 1 GAL.
94 MUH LIN 5 GAL.
37 RHA EVE 5 GAL.
2 QUE WIS 15 GAL.
6 MUH DUB 1 GAL.
5 SAL MIC 5 GAL.
5 ROM COU 1 GAL.
25 MUH DUB 1 GAL.
5 MUH LIN 5 GAL.
3 RHA EVE 5 GAL.

21 DIA REV 1 GAL.
9 PEN SET 1 GAL.
67 LOM LON 1 GAL.
3 POL MUN 1 GAL.
8 EUP CHA 1 GAL.
4 MAH EUR 1 GAL.
1 FAT JAP 5 GAL.
16 POL MUN 1 GAL.
8 EUP CHA 1 GAL.
8 PEN SET 1 GAL.
4 OLE EUR 24" BOX
28 WES FRU 1 GAL.
20 WES FRU 1 GAL.
5 SAL MIC 5 GAL.
13 PEN ORI 1 GAL.
6 LAV ANG 1 GAL.
6 ACH MIL 1 GAL.
2 OLE EUR 24" BOX
4 LAV ANG 1 GAL.
3 SAL MIC 5 GAL.
3 SAL MIC 5 GAL.
8 MAH EUR 1 GAL.

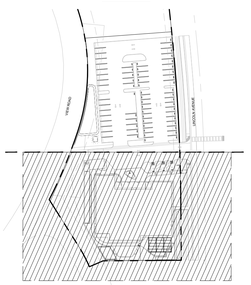
9 CAL ACU 5 GAL.
10 TEU CHA 1 GAL.
8 PEN ORI 1 GAL.
1 ARB MAR 24" BOX
12 LAV ANG 1 GAL.
14 POL MUN 1 GAL.
1 FAT JAP 5 GAL.
8 MAH EUR 1 GAL.
8 CAL ACU 5 GAL.
10 OLE LIT 5 GAL.
70 MUH DUB 1 GAL.
4 PEN ORI 1 GAL.
3 WES FRU 1 GAL.
60 BOU GRA 1 GAL.
2 CAL ACU 5 GAL.
7 ACH MIL 1 GAL.
6 DIA REV 1 GAL.
4 CAL ACU 5 GAL.
15 LAV NAN 1 GAL.
13 DIA REV 1 GAL.
3 PHL FRU 1 GAL.
3 PHL FRU 1 GAL.
6 EUP CHA 1 GAL.
4 EUP CHA 1 GAL.
2 FAT JAP 5 GAL.
11 PER ABR 1 GAL.
2 FAT JAP 5 GAL.
5 MUH DUB 1 GAL.
13 LAV NAN 1 GAL.
3 PHL FRU 1 GAL.
3 MUH LIN 5 GAL.
3 PHL FRU 1 GAL.
9 MAH EUR 1 GAL.
2 RHA EVE 5 GAL.

18 LAV NAN 1 GAL.
3 MUH LIN 5 GAL.
7 COP KIR 1 GAL.
20 BOU GRA 1 GAL.
7 MUH DUB 1 GAL.

8 COP KIR 1 GAL.
8 LAV NAN 1 GAL.
27 CAR PAA 1 GAL.
24 DIA REV 1 GAL.
8 LAV NAN 1 GAL.
20 BOU GRA 1 GAL.
86 CAR PAA 1 GAL.
3 SAL MIC 5 GAL.
4 MUH RIG 1 GAL.
46 CAR PAN 1 GAL.
20 MUH LIN 5 GAL.
7 CHO TEC 5 GAL.
6 SAL MIC 5 GAL.
4 SAL MIC 5 GAL.
29 CAR PAA 1 GAL.
15 MUH LIN 5 GAL.
2 ACH BIO 1 GAL.
2 IRI IRI 1 GAL.
3 MUH RIG 1 GAL.
5 CHO TEC 5 GAL.
56 CAR PAN 1 GAL.
(E) PLATANUS × ACERIFOLIA TO REMAIN
3 MUH RIG 1 GAL.
9 IRI IRI 1 GAL.
6 ACH BIO 1 GAL.
3 SAL MIC 5 GAL.

(E) PYRUS CALLERYANA ON NEIGHBORING PROPERTY TO REMAIN

KEY MAP



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0' 5' 10' 20'

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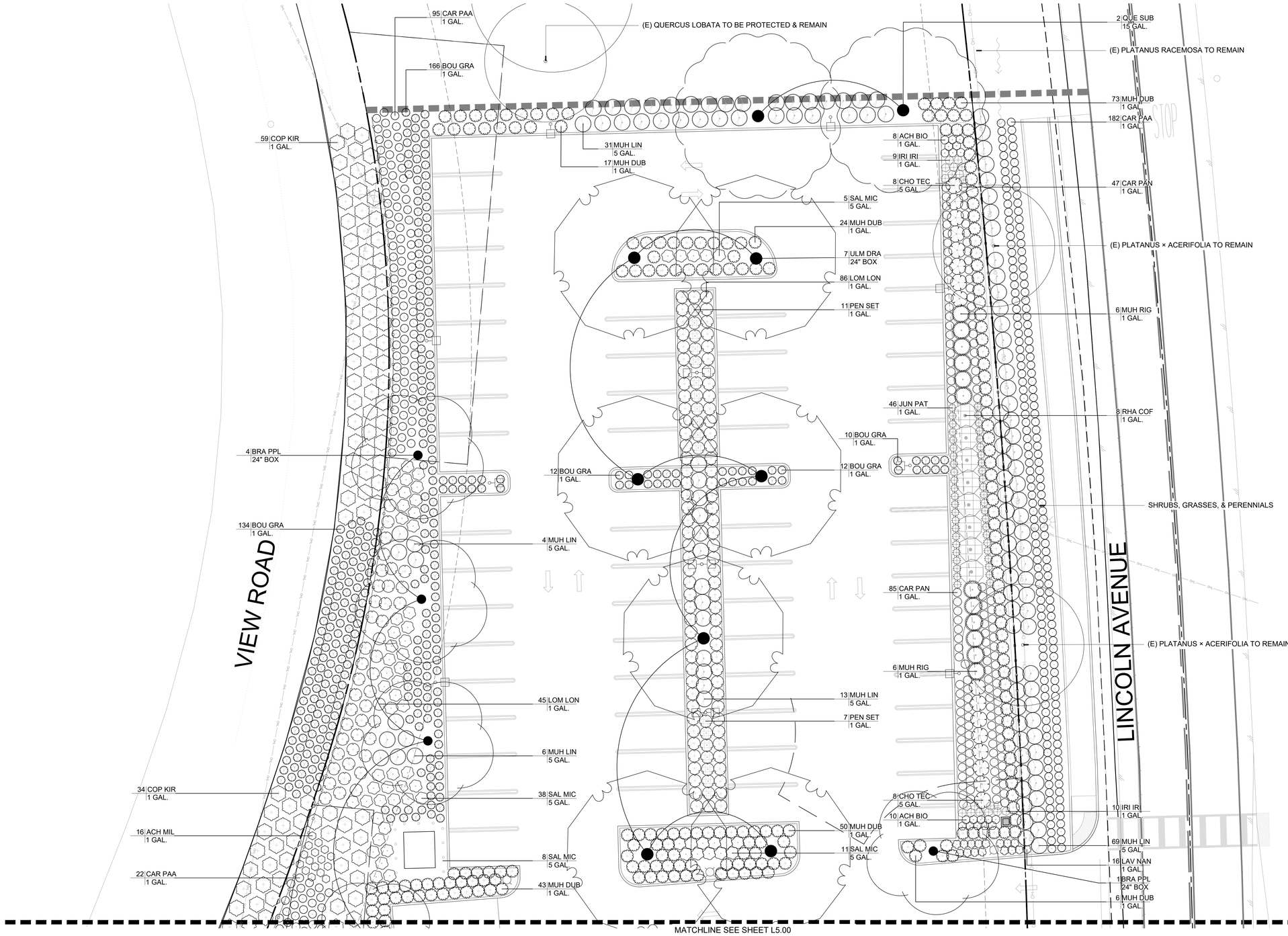
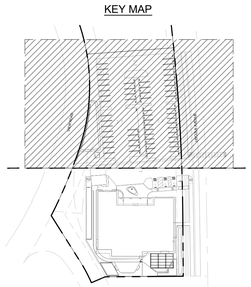
Sheet Title
PLANTING PLAN

Sheet Number
L5.00



KEY MAP



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Sheet Title
PLANTING PLAN

Sheet Number
L5.01

TREES

ARBUTUS MARINA

BRACHYCHITON POPULNEUS

OLEA EUROPAEA 'SWAN HILL' - FRUITLESS

QUERCUS SUBER

QUERCUS WISLIZENI

ULMUS PARVIFOLIA DRAKE

BIO RETENTION TREES

LAURUS NOBILIS 'SARATOGA'

SHRUBS, GRASSES, & PERENNIALS

ACHILLEA MILLEFOLIUM

BOUTELOUA GRACILIS

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'

COPROSMA KIRKII

DIANELLA CAERULEA 'LITTLE BECCA'

EUPHORBIA CHARACIAS WULFENII

FATSIA JAPONICA

LAVANDULA ANGUSTIFOLIA

LAVANDULA ANGUSTIFOLIA 'NANA ALBA'

LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'

MAHONIA EURYBRACTEATA

MUHLENBERGIA DUBIA

MUHLENBERGIA LINDHEIMERI

OLEA EUROPAEA LITTLE OLLIE

PENNISETUM ORIENTALE

PENNISETUM SETACEUM 'RUBRUM'

PEROVSKIA ATRIPLICIFOLIA

PHLOMIS FRUTICOSA

POLYSTICHUM MUNITUM

RHAMNUS CALIFORNICA 'EVE CASE'

ROMNEYA COULTERI

SALVIA MICROPHYHLLA 'HOT LIPS'

TEUCRIUM CHAMAEDRYS

WESTRINGIA FRUTICOSA 'MORNING LIGHT'

YUCCA FILAMENTOSA 'BRIGHT EDGE'

BIO RETENTION TREATMENT PLANTS

ACHILLEA MILLEFOLIUM

CAREX PANSA

CHONDROPETALUM TECTORUM

IRIS DOUGLASIANA

JUNCUS PATENS

MUHLENBERGIA RIGENS

RHAMNUS CALIFORNICA 'EVE CASE'

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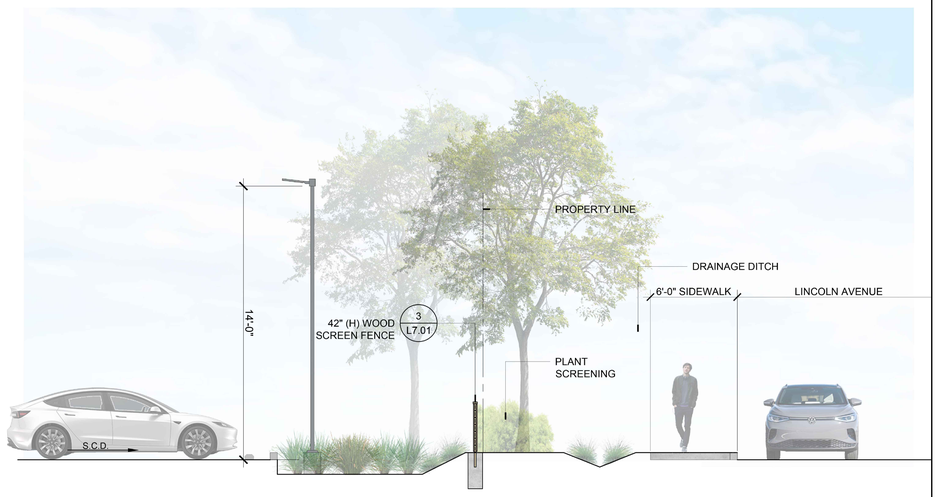
Sheet Title
LANDSCAPE PLANT IMAGES

Sheet Number
L5.02



4 SECTION @ PARKING LOT AND SIDEWALK NTS

1 SECTION @ PARKING LOT WOOD SCREEN FENCE NTS

2 SECTION @ PARKING LOT AND BIORETENTION NTS

3 SECTION @ ARTIFICIAL TURF NTS

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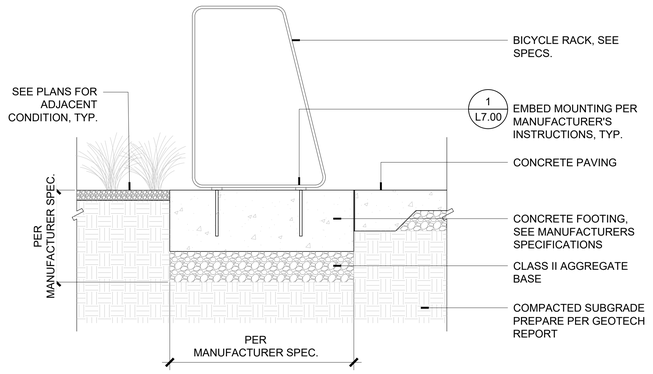
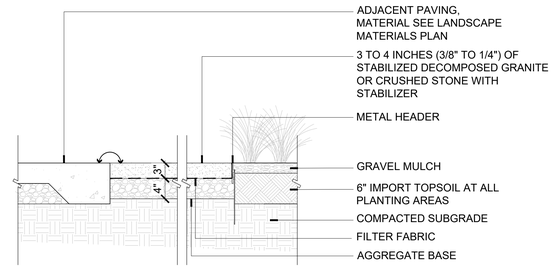
Sheet Title
LANDSCAPE SECTIONS

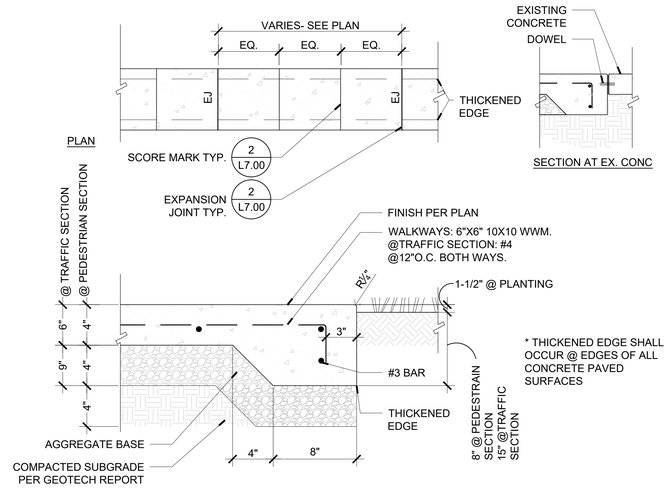
Sheet Number
L6.00



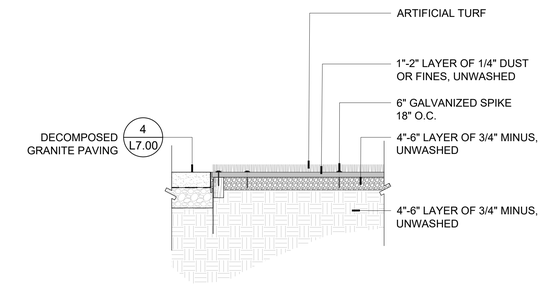
7 BIKE RACKS NTS



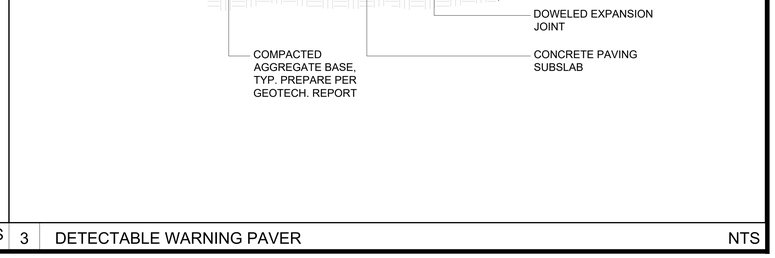
4 STABILIZED DECOMPOSED GRANITE NTS



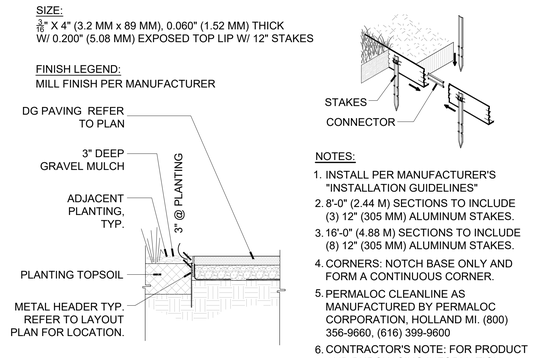
1 CONCRETE PAVING NTS



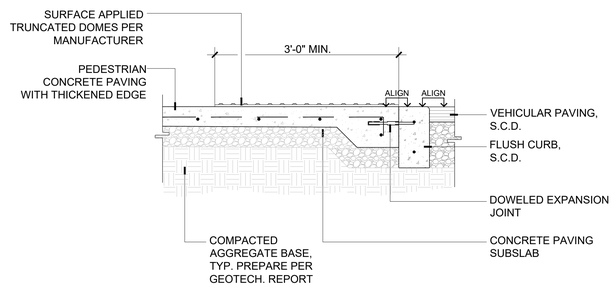
5 ARTIFICIAL TURF NTS



2 CONCRETE JOINT NTS



6 METAL HEADER NTS



3 DETECTABLE WARNING PAVER NTS

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LANDSCAPE DETAILS

Sheet Number
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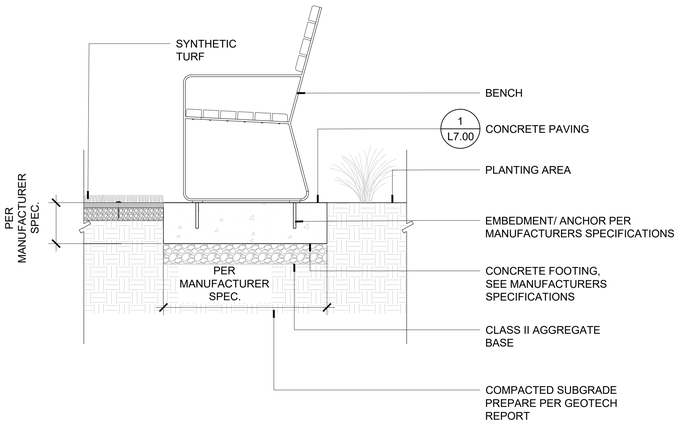
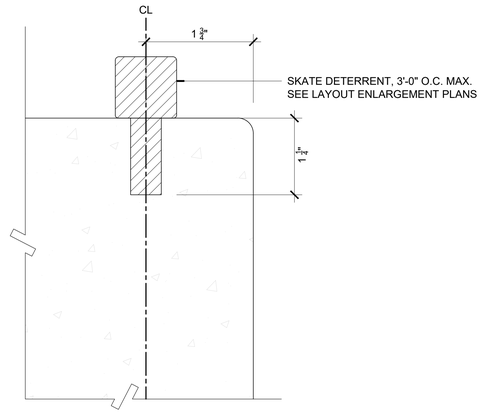
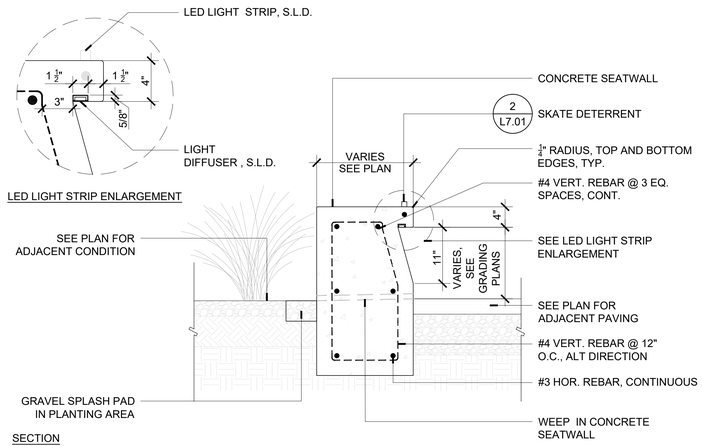


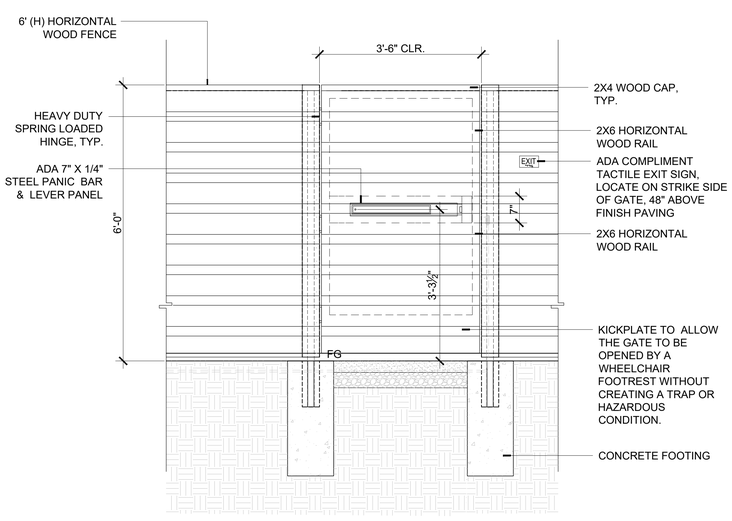
5 BENCH NTS



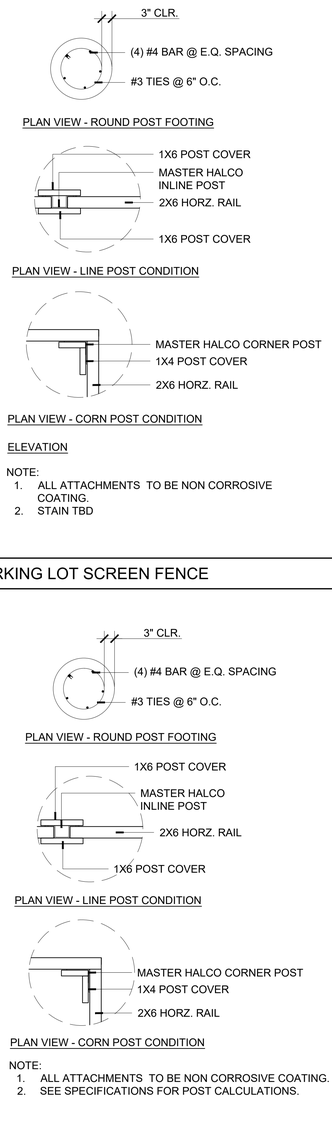
2 SKATE DETERRENT NTS



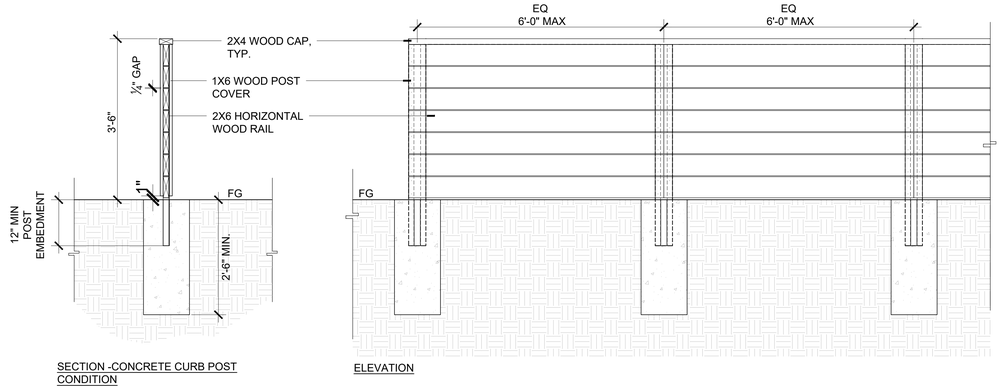
1 SEATWALL NTS

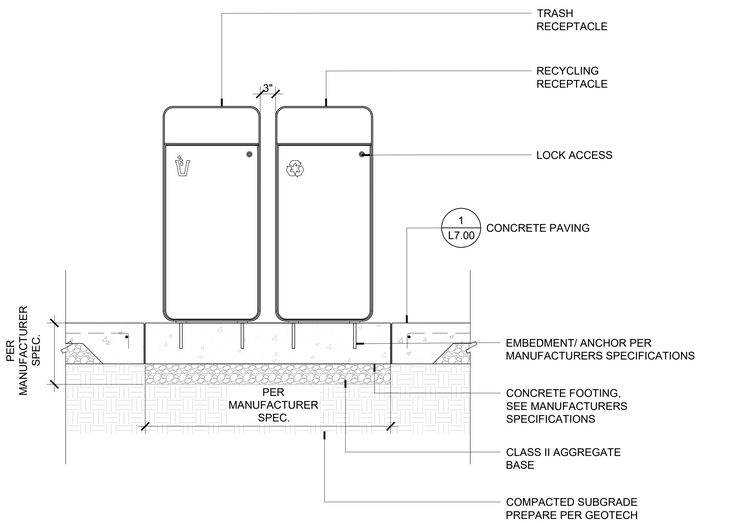


7 6' (H) SCREEN GATE NTS

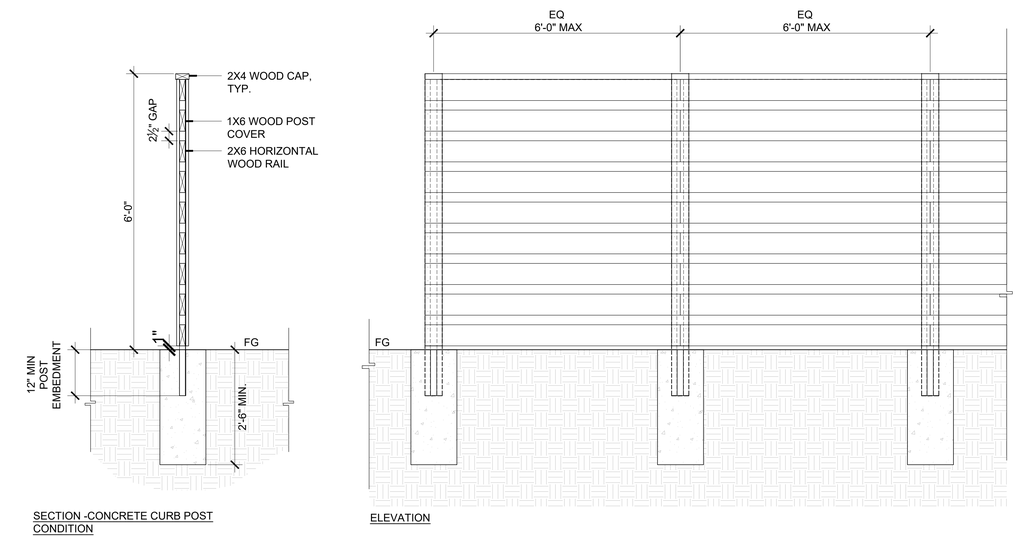


3 PARKING LOT SCREEN FENCE NTS





8 TRASH & RECYCLING RECEPTACLE NTS



4 SCREEN FENCE NTS

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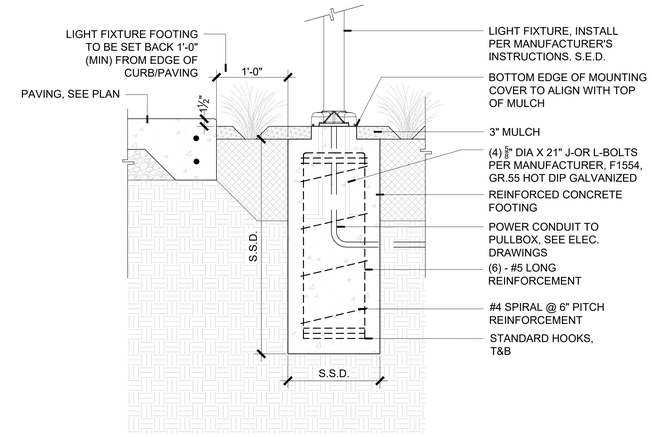
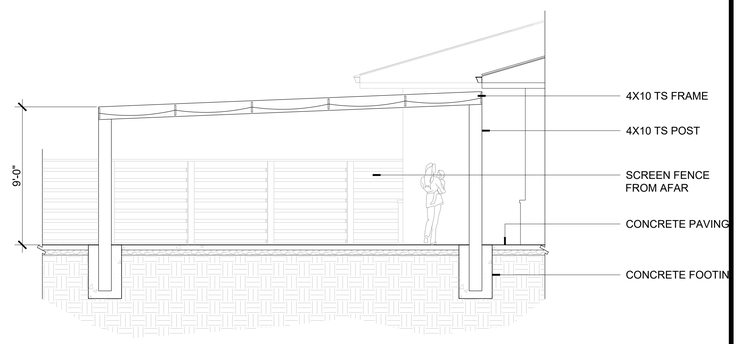


FOOTING IN PLANTING

1 POLE LIGHT AT PLANTING NTS



2 SHADE STRUCTURE NTS

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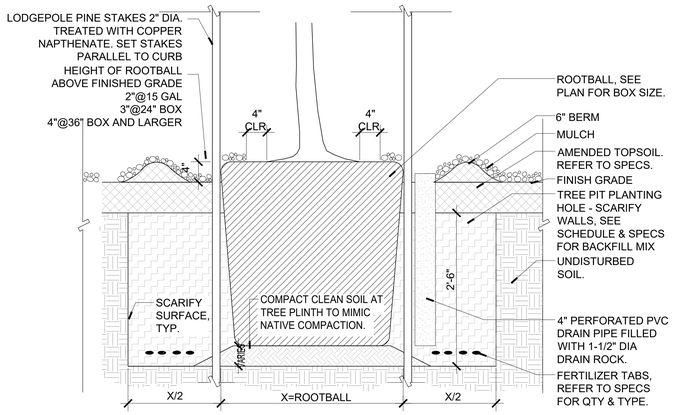
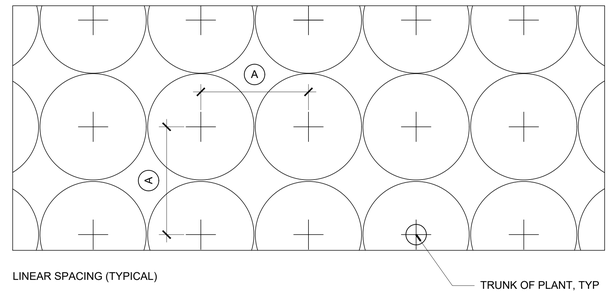


4 TREE PLANTING NTS

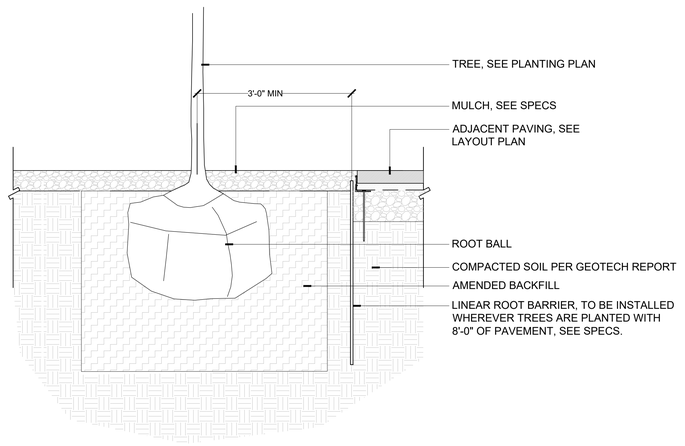


LINEAR SPACING (TYPICAL)

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, LINEAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

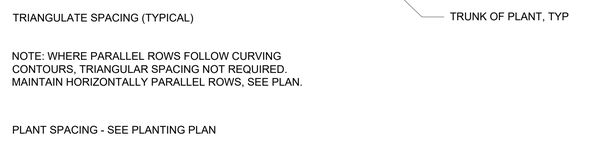
FOR PLANT SPACING - SEE PLANTING PLAN

1 HORIZONTAL PLANT SPACING NTS



SECTION

5 ROOT BARRIER NTS

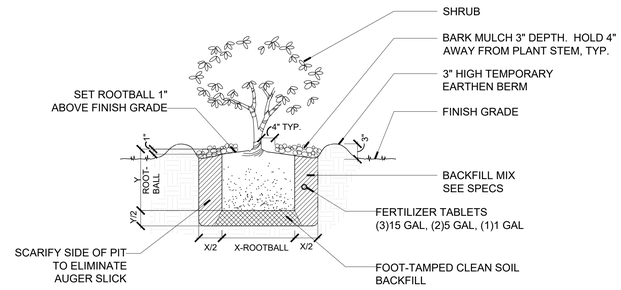


TRIANGULATE SPACING (TYPICAL)

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

PLANT SPACING - SEE PLANTING PLAN

2 TRIANGULAR PLANT SPACING NTS



NOTE: REFER TO DETAIL #2 FOR TRIANGULAR SPACING NOTES & #1 FOR LINEAR.

3 SHRUB PLANTING NTS

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LANDSCAPE PLANTING DETAILS

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L8.00

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1 A1.00 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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Scale
1" = 40'-0"

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INDE Job Number
1027.110

Sheet Title
OVERALL SITE PLAN

Sheet Number
A1.00

8/20/2025 11:37:57 AM

1 A1.01 PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 128'

N
PROJECT NORTH

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR SIDEWALK, PARKING LOT, AND UTILITY LOCATIONS AND INFORMATION.
2. SEE LANDSCAPE DRAWINGS FOR PLANTING AND HARDSCAPE COMPONENTS.
3. DIMENSIONS SHOWN ARE FOR CODE REFERENCE ONLY. FOR PRECISE BUILDING LOCATION, SEE CIVIL DRAWINGS.
4. FOR PARKING LOT STRIPING, SEE CIVIL DRAWINGS.

KEYNOTES

02.062	(E) CONCRETE CURB
02.118	(E) EDGE OF PAVEMENT
02.121	(E) TREE TO REMAIN
02.122	(E) PG&E EASEMENT
02.123	(E) ROLLED CONC. CURB
08.035	(N) WOOD GATE
10.054	STEEL FRAMED TRELLIS WITH RETRACTABLE FABRIC SHADE o/ STAFF PATIO
26.012	E.V. CHARGING STATION MOUNTED ON COLUMN
26.019	MAIN ELECTRICAL SWITCHGEAR
26.020	ELECTRICAL TRANSFORMER
32.041	WOOD PERIMETER FENCE
32.043	42" TALL WOOD FENCE
32.044	MONUMENT SIGN

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Sheet Title
SITE PLAN

Sheet Number
A1.01

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1 A2.00 FLOOR PLAN
SCALE: 3/16" = 1'-0"

0' 4' 8' 16' 32'

N
PROJECT NORTH

LEGEND

- STRUCTURAL COLUMNS
- EXTERIOR WALL
- PARTITION 6" ABOVE FINISH CEILING
- PARTITION 12" ABOVE FINISH CEILING
- PARTITION - FLOOR TO UNDERSIDE OF STRUCTURE
- 1 HOUR PARTITION WALL
- WINDOW
- DOOR
- 01.001 KEYNOTE

KEYNOTES

03.021	12" X 12" COLUMN. PAINTED DUNN EDWARDS "MUSLIN"
08.029	ALUMINUM CLAD DOOR WITH FULL PANEL GLAZING AND DECORATIVE MUNTINS
08.030	ALUMINUM CLAD WINDOW WITH DECORATIVE MUNTINS
08.036	ALUMINUM CLAD BI-FOLD DOORS
10.060	WHEELCHAIR SCALE W/ HANDRAIL
10.061	LOCKERS
10.062	WATER COOLER
10.063	UNDERCOUNTER REFRIGERATOR

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1027.110

Sheet Title
FLOOR PLAN

Sheet Number
A2.00

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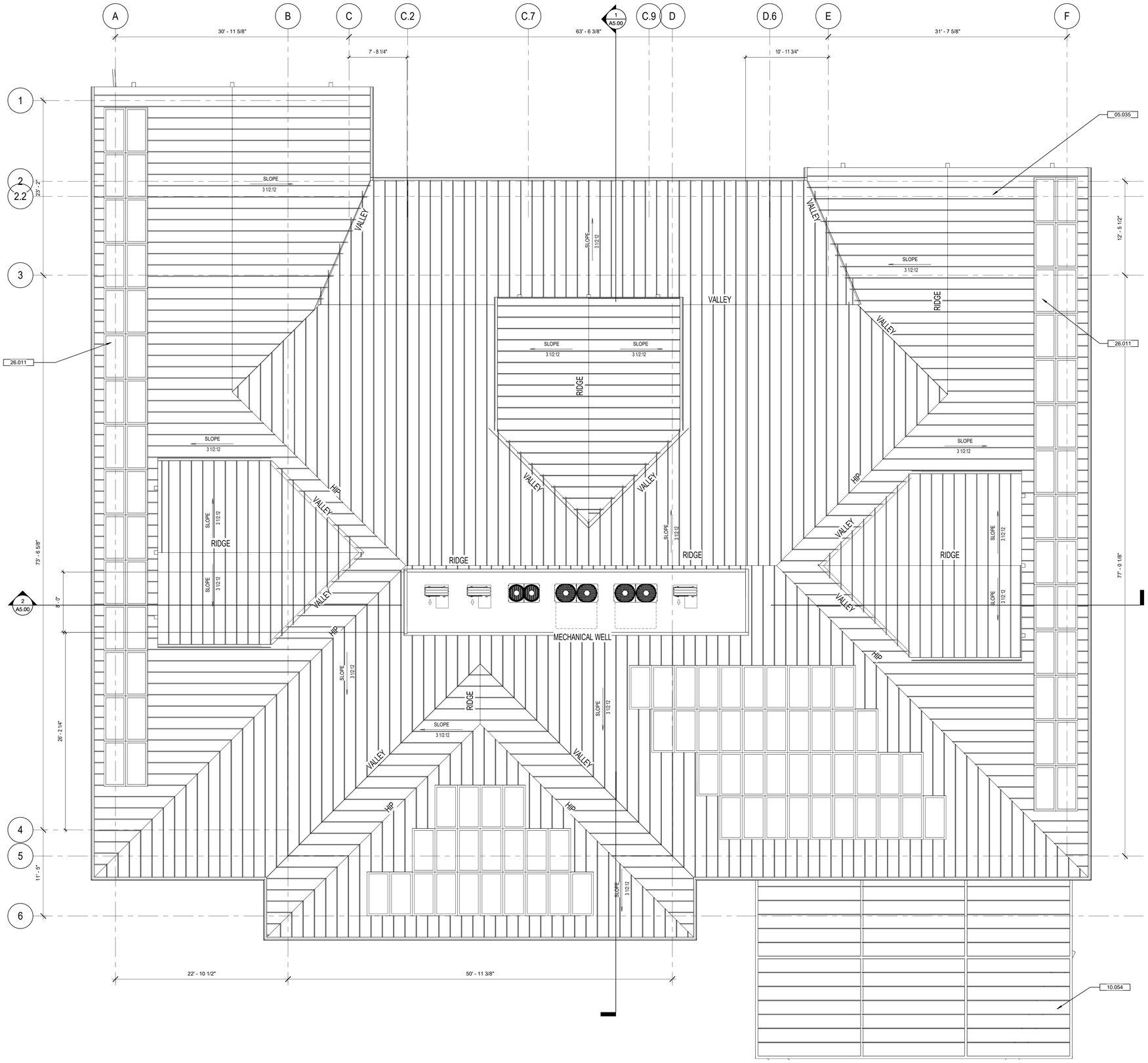

1 ROOF PLAN
A2.01
SCALE: 3/16" = 1'-0"

N
0' 4' 8' 16' 32'
PROJECT NORTH

KEYNOTES

05.035	STANDING SEAM METAL ROOF
10.054	STEEL FRAMED TRELLIS WITH RETRACTABLE FABRIC SHADE o/ STAFF PATIO
26.011	SOLAR PANELS

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INDE Job Number
1027.110

Sheet Title
ROOF PLAN

Sheet Number
A2.01

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1 A4.00 LINCOLN AVENUE ELEVATION
SCALE: 1" = 20'-0"

0' 20' 40' 80' 160'

2 A4.00 VIEW ROAD ELEVATION
SCALE: 1" = 20'-0"

0' 20' 40' 80' 160'

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Scale
1" = 20'-0"

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1027.110

Sheet Title
STREET ELEVATIONS

Sheet Number
A4.00

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BUILDING FRONT VIEW

SITE ENTRY VIEW

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1027.110

Sheet Title
EXTERIOR RENDERINGS

Sheet Number
A4.01

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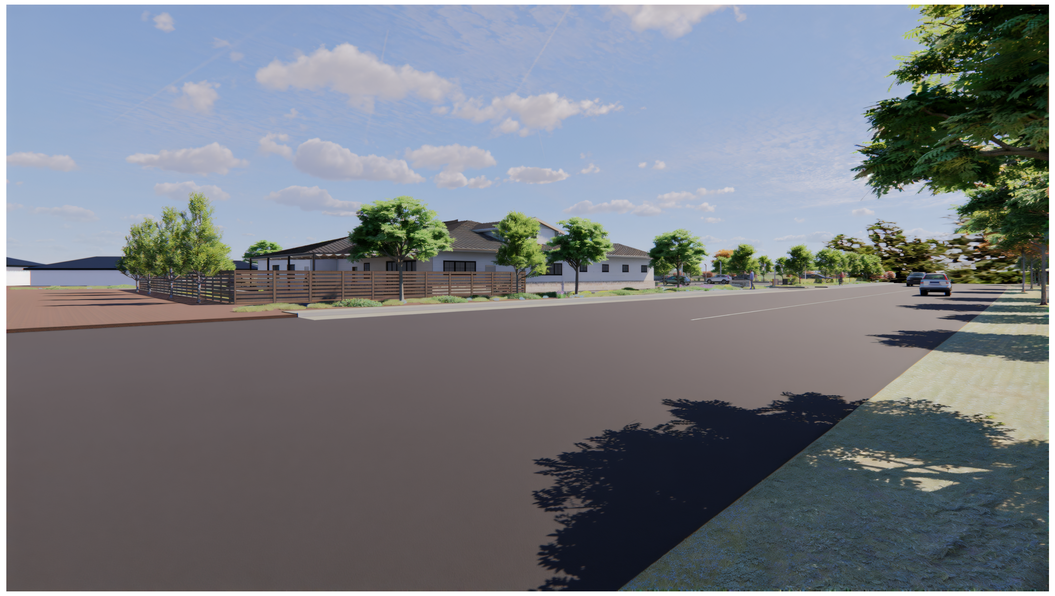
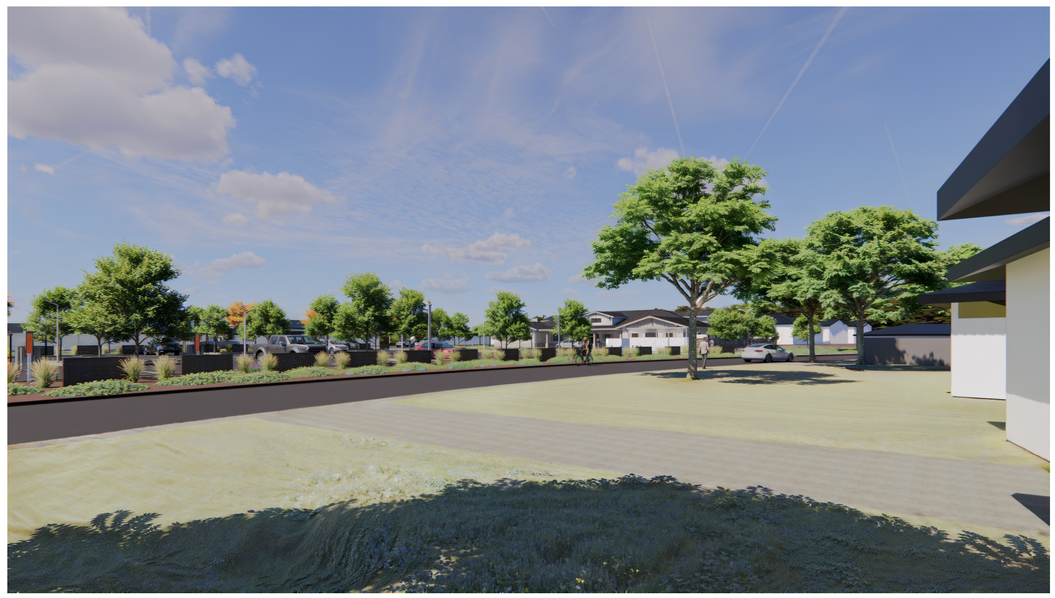
VIEW AT LINCOLN AVENUE LOOKING SOUTH



VIEW AT LINCOLN AVENUE LOOKING NORTH



VIEW AT VIEW ROAD LOOKING SOUTH

VIEW AT VIEW ROAD LOOKING NORTH

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1027.110

Sheet Title
EXTERIOR RENDERINGS

Sheet Number
A4.02

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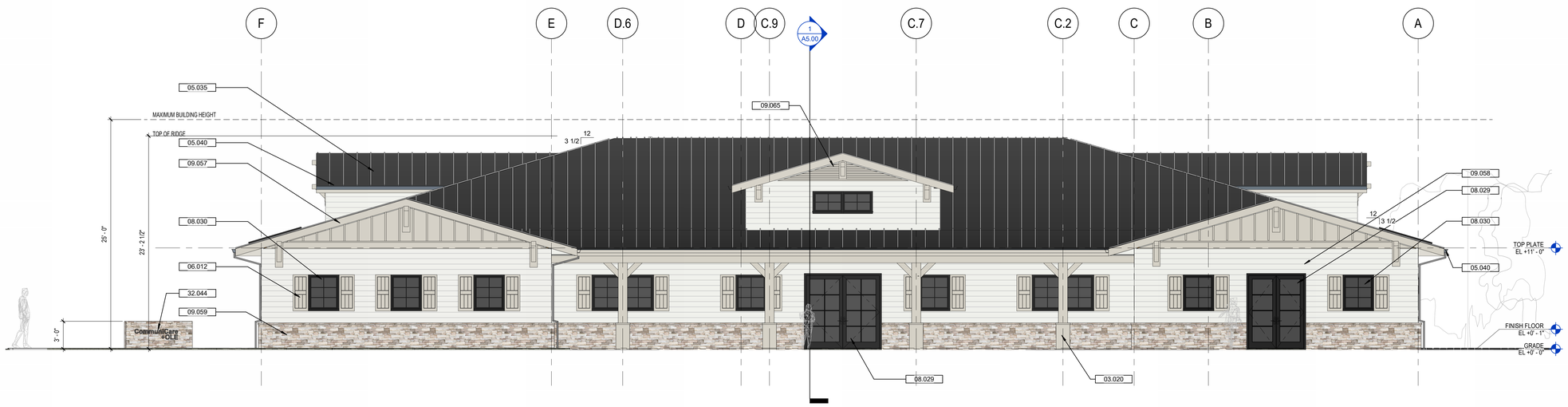
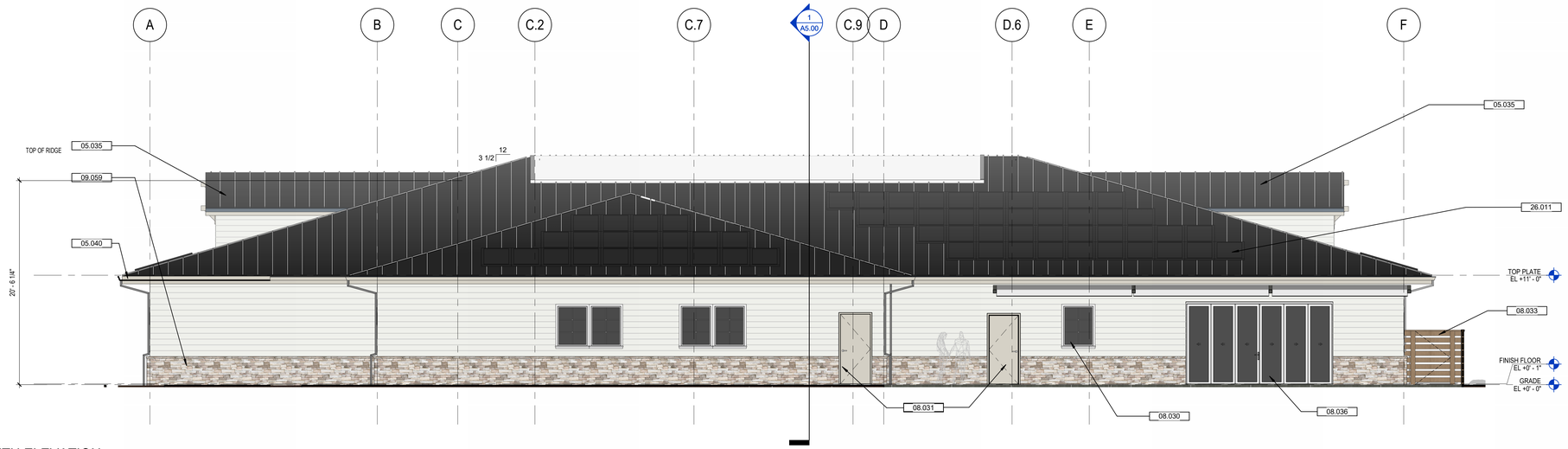
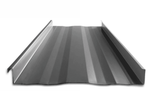


1 A4.03 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 A4.03 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS



ROOF
METAL ROOFING - AEP 12"
SPAN METAL ROOF
COLOR : KYNAR DARK BRONZE

SIDING
HARDIE 7" EXPOSURE V-GROOVE
PRIMED FOR PAINT

BOARD AND BATTEN SIDING
HARDIE PANEL SMOOTH
PRIMED FOR PAINT

WAINSCOT
EL DORADO STONE -
CLIFFSTONE BOARDWALK

PAINT
BUILDING BODY
DUNN EDWARDS
WHITE DAISY

PAINT
BUILDING TRIM
DUNN EDWARDS
MUSLIN

WINDOW
MARVIN ALUMINUM CLAD

DOOR
MARVIN ALUMINUM CLAD

FENCE
STAINED WOOD

KEYNOTES

03.020	18" X 18" COLUMN BASE, PAINTED DUNN EDWARDS "MUSLIN"
05.035	STANDING SEAM METAL ROOF
05.040	GSM GUTTER, PAINTED DUNN EDWARDS "WHITE DAISY"
06.012	DECORATIVE SHUTTERS, PAINTED DUNN EDWARDS "MUSLIN"
08.029	ALUMINUM CLAD DOOR WITH FULL PANEL GLAZING AND DECORATIVE MUNTINS
08.030	ALUMINUM CLAD WINDOW WITH DECORATIVE MUNTINS
08.031	SOLID PANEL DOOR WITH TRIM, PAINTED
08.033	WOOD GATE
08.036	ALUMINUM CLAD BI-FOLD DOORS
09.057	CEMENT BOARD FASCIA, PAINTED DUNN EDWARDS "MUSLIN"
09.058	HARDIE CEMENT BOARD V-GROOVE SIDING - 7" EXPOSURE WIDTH, PAINTED DUNN EDWARDS "WHITE DAISY"
09.059	STONE WAINSCOT WITH STONE CAP
09.065	ALUMINUM LOUVERS, PAINTED DUNN EDWARDS "MUSLIN"
26.011	SOLAR PANELS
32.044	MONUMENT SIGN

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Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A4.03

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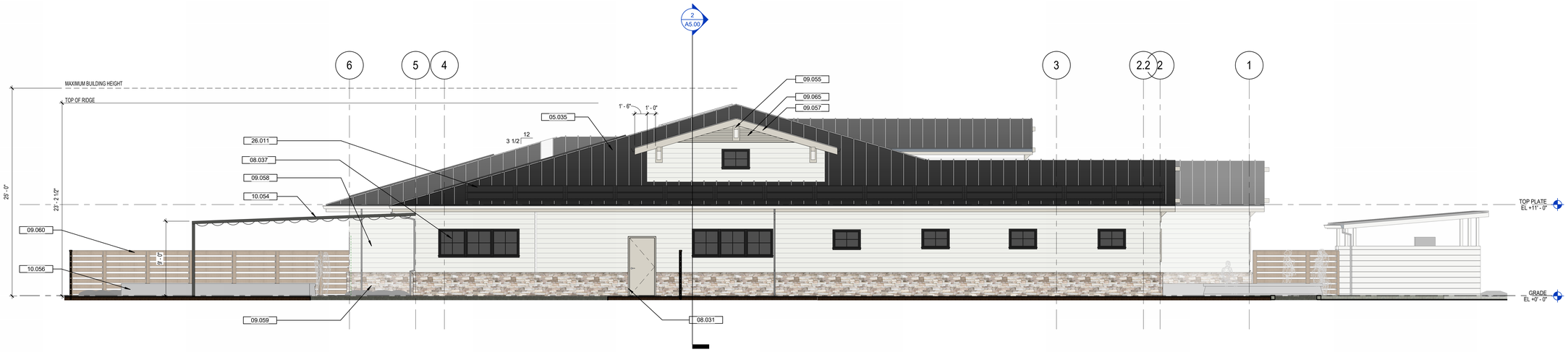
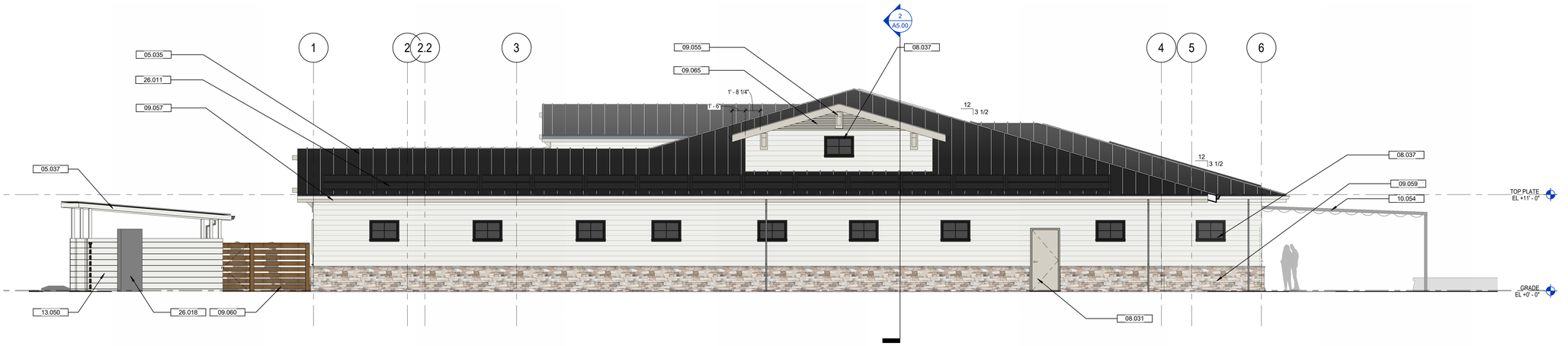


1 A4.04 EAST ELEVATION

SCALE: 3/16" = 1'-0"

0' 4' 8' 16' 32'

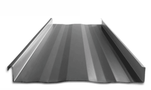


2 A4.04 WEST ELEVATION

SCALE: 3/16" = 1'-0"

0' 4' 8' 16' 32'

MATERIALS



ROOF
METAL ROOFING - AEP 12"
SPAN METAL ROOF
COLOR : KYNAR DARK BRONZE

SIDING
HARDIE 7" EXPOSURE V-GROOVE
PRIMED FOR PAINT

BOARD AND BATTEN SIDING
HARDIE PANEL SMOOTH
PRIMED FOR PAINT

WAINSCOT
EL DORADO STONE -
CLIFFSTONE BOARDWALK

PAINT
BUILDING BODY
DUNN EDWARDS
WHITE DAISY

PAINT
BUILDING TRIM
DUNN EDWARDS
MUSLIN

WINDOW
MARVIN ALUMINUM CLAD

DOOR
MARVIN ALUMINUM CLAD

FENCE
STAINED WOOD

KEYNOTES

05.035	STANDING SEAM METAL ROOF
05.037	WOOD FASCIA BD., PAINTED DUNN EDWARDS "MUSLIN"
08.031	SOLID PANEL DOOR WITH TRIM, PAINTED
08.037	ALUMINUM CLAD WINDOW
09.055	DECORATIVE CORBEL, PAINTED DUNN EDWARDS "MUSLIN"
09.057	CEMENT BOARD FASCIA, PAINTED DUNN EDWARDS "MUSLIN"
09.058	HARDIE CEMENT BOARD V-GROOVE SIDING - 7" EXPOSURE WIDTH, PAINTED DUNN EDWARDS "WHITE DAISY"
09.059	STONE WAINSCOT WITH STONE CAP
09.060	WOOD SLAT FENCE, STAINED
09.065	ALUMINUM LOUVERS, PAINTED DUNN EDWARDS "MUSLIN"
10.054	STEEL FRAMED TRELLIS WITH RETRACTABLE FABRIC SHADE o/ STAFF PATIO
10.056	BENCH
13.050	(N) TRASH ENCLOSURE WITH ROOF
26.011	SOLAR PANELS
26.018	MAIN SWITCH, 65"L X 29"D X 90"H TALL w/ 48" FRONT CLEARANCE

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EXTERIOR ELEVATIONS

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A4.04

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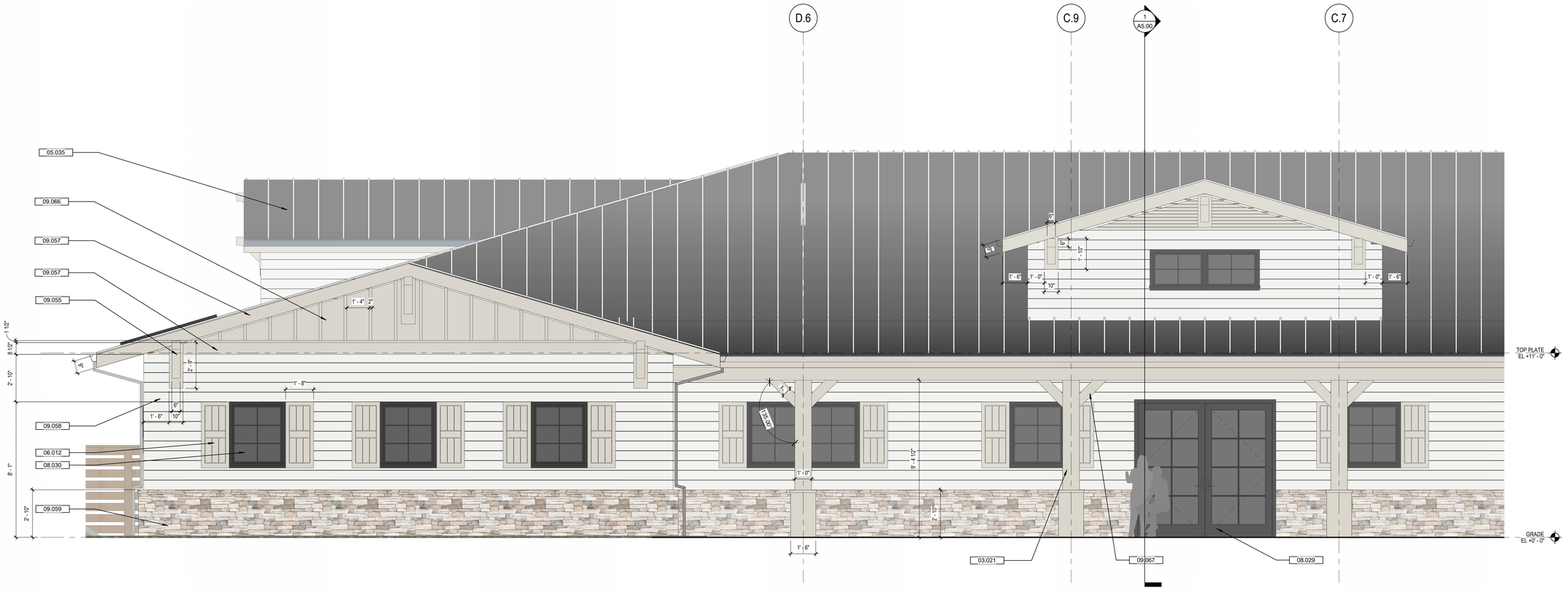
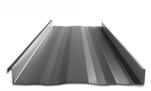


1 A4.05 EXTERIOR WALL ENLARGED ELEVATION

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

MATERIALS



ROOF
METAL ROOFING - AEP 12"
SPAN METAL ROOF
COLOR - KYNAR DARK BRONZE

SIDING
HARDIE 7" EXPOSURE V-GROOVE
PRIMED FOR PAINT

BOARD AND BATTEN SIDING
HARDIE PANEL SMOOTH
PRIMED FOR PAINT

WAINSCOT
EL DORADO STONE -
CLIFFSTONE BOARDWALK

PAINT
BUILDING BODY
DUNN EDWARDS
WHITE DAISY

PAINT
BUILDING TRIM
DUNN EDWARDS
MUSLIN

WINDOW
MARVIN ALUMINUM CLAD

DOOR
MARVIN ALUMINUM CLAD

FENCE
STAINED WOOD

KEYNOTES

03.021	12" X 12" COLUMN, PAINTED DUNN EDWARDS "MUSLIN"
05.035	STANDING SEAM METAL ROOF
06.012	DECORATIVE SHUTTERS, PAINTED DUNN EDWARDS "MUSLIN"
08.029	ALUMINUM CLAD DOOR WITH FULL PANEL GLAZING AND DECORATIVE MUNTINS
08.030	ALUMINUM CLAD WINDOW WITH DECORATIVE MUNTINS
09.055	DECORATIVE CORBEL, PAINTED DUNN EDWARDS "MUSLIN"
09.057	CEMENT BOARD FASCIA, PAINTED DUNN EDWARDS "MUSLIN"
09.058	HARDIE CEMENT BOARD V-GROOVE SIDING - 7" EXPOSURE WIDTH, PAINTED DUNN EDWARDS "WHITE DAISY"
09.059	STONE WAINSCOT WITH STONE CAP
09.066	HARDIE CEMENT BOARD AND BATTEN PAINTED DUNN EDWARDS "MUSLIN"
09.067	DECORATIVE BRACE, PAINTED DUNN EDWARDS "MUSLIN"

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Sheet Title
ENLARGE EXTERIOR ELEVATIONS

Sheet Number
A4.05

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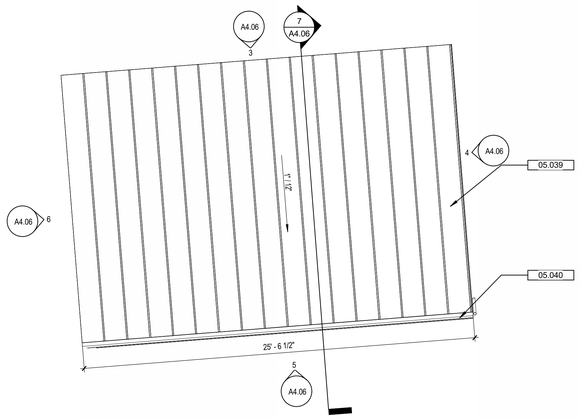
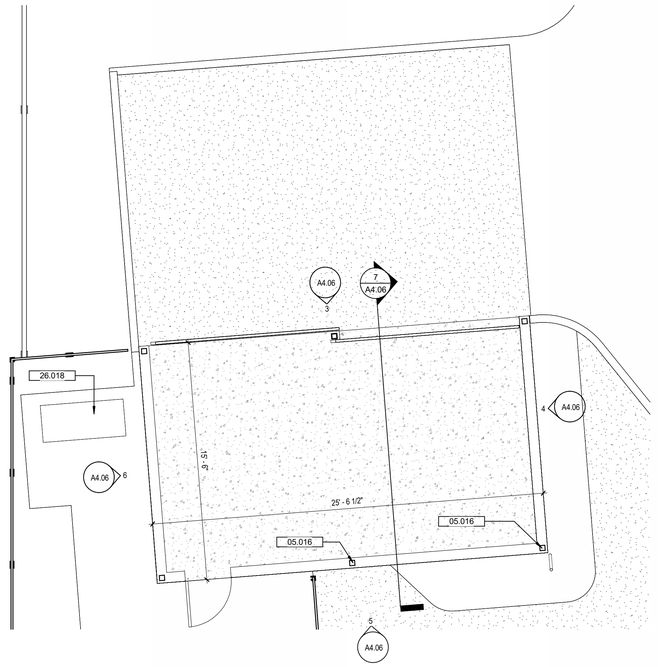
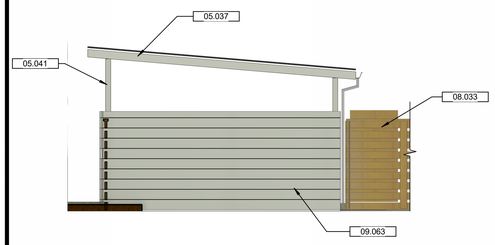


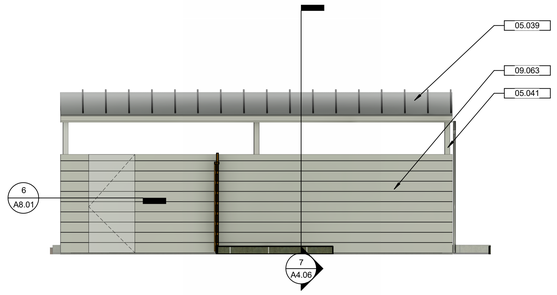
2 A4.06 ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



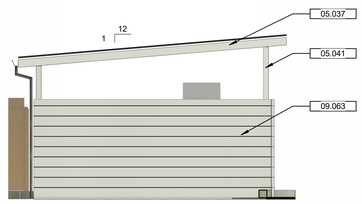
1 A4.06 ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



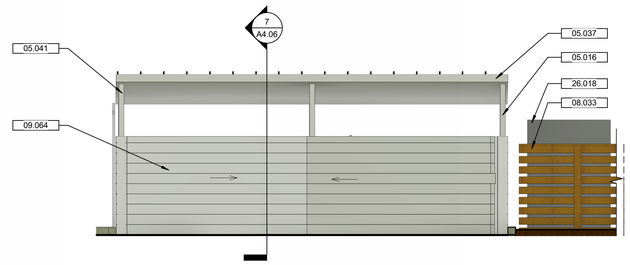
6 A4.06 ENCLOSURE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 A4.06 ENCLOSURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A4.06 ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A4.06 ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS

ROOF
METAL ROOFING - AEP 12"
SPAN METAL ROOF
COLOR - KYNAR DARK BRONZE

SIDING
HARDIE 7" EXPOSURE V-GROOVE
PRIMED FOR PAINT

PAINT
BUILDING BODY
DUNN EDWARDS
WHITE DAISY

KEYNOTES

05.016	STEEL COLUMNS, PAINTED DUNN EDWARDS "WHITE DAISY"
05.037	WOOD FASCIA BD., PAINTED DUNN EDWARDS "MUSLIN"
05.039	STANDING SEAM METAL ROOF
05.040	GSM GUTTER, PAINTED DUNN EDWARDS "WHITE DAISY"
05.041	STEEL POST, PAINTED DUNN EDWARDS "WHITE DAISY"
08.033	WOOD GATE
09.063	HARDIE PLANK 'V' GROOVE SIDING o/ CMU WALL
09.064	HARDIE 'V' GROOVE SIDING o/ STEEL SLIDING DOORS
26.018	MAIN SWITCH, 65"L X 29"D X 90"H TALL w/ 48" FRONT CLEARANCE

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DESIGN REVIEW COMPLETION RESUBMITTAL	08/20/25

Rev.	Date	Description

Scale
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INDE Job Number
1027.110

Sheet Title
TRASH ENCLOSURE PLANS AND ELEVATIONS

Sheet Number
A4.06

Autodesk Docs://CCOLE 1861 Lincoln/CCOLE 1861 Lincoln.rvt

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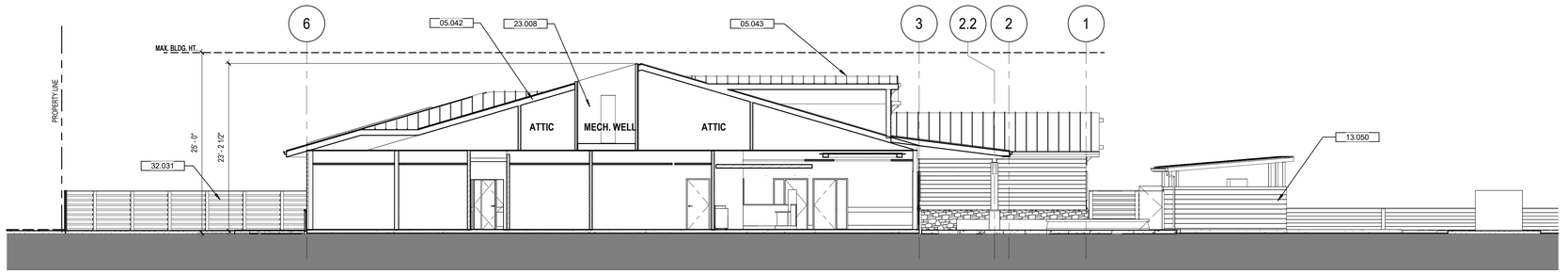
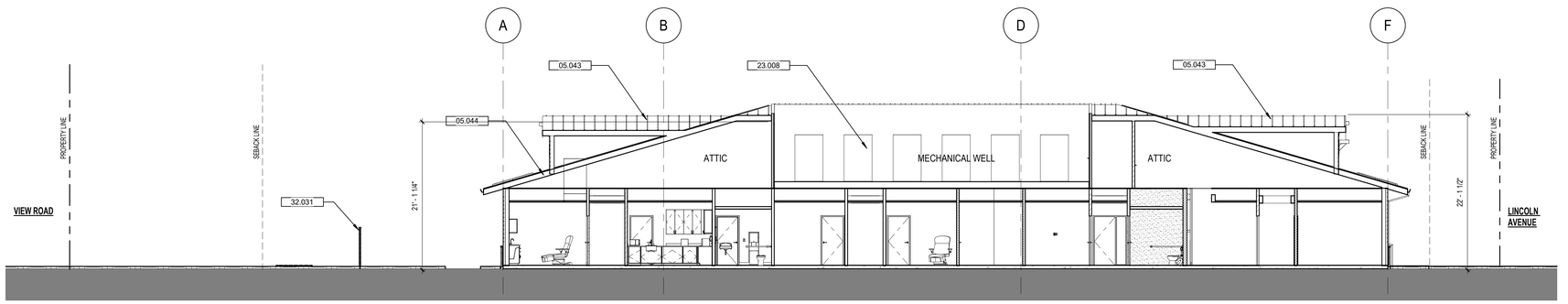


1 A5.00 BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'



2 A5.00 BUILDING LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

KEYNOTES

05.042	MAIN ROOF
05.043	DORMER ROOF
05.044	MAIN ROOF FRAME
13.050	(N) TRASH ENCLOSURE WITH ROOF
23.008	MECHANICAL ROOFTOP UNITS
32.031	6' TALL WOOD FENCE

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San Carlos, CA 94070
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Project Name
Up Valley Health Center

1861 LINCOLN, CALISTOGA, CA 94515

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Sheet Title
BUILDING SECTIONS

Sheet Number
A5.00

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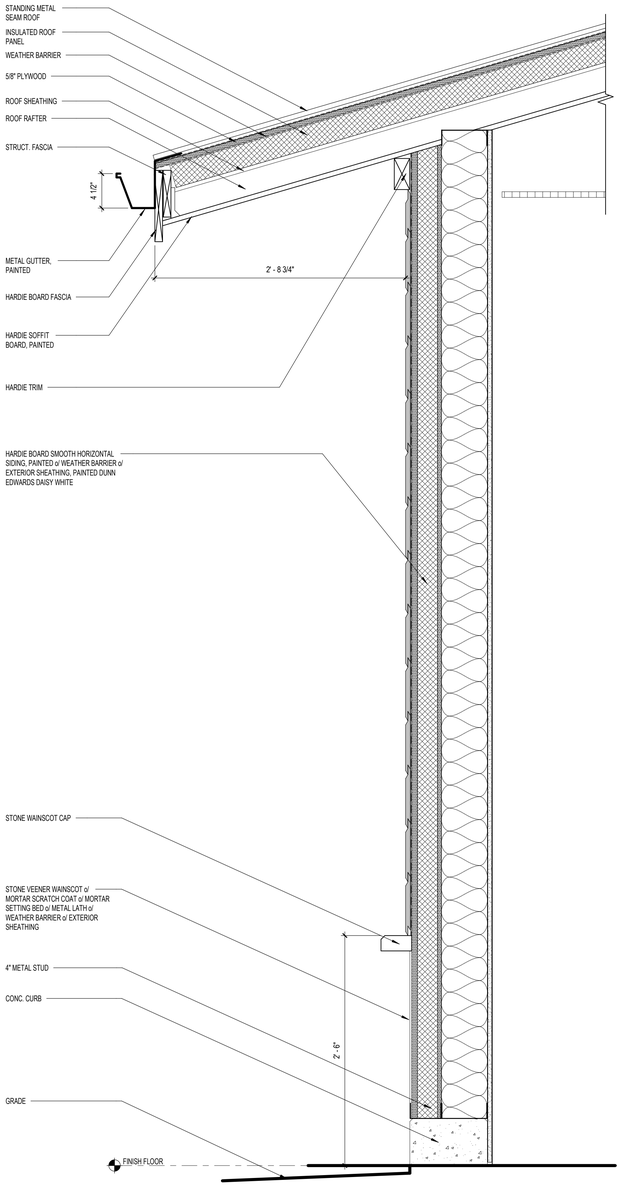
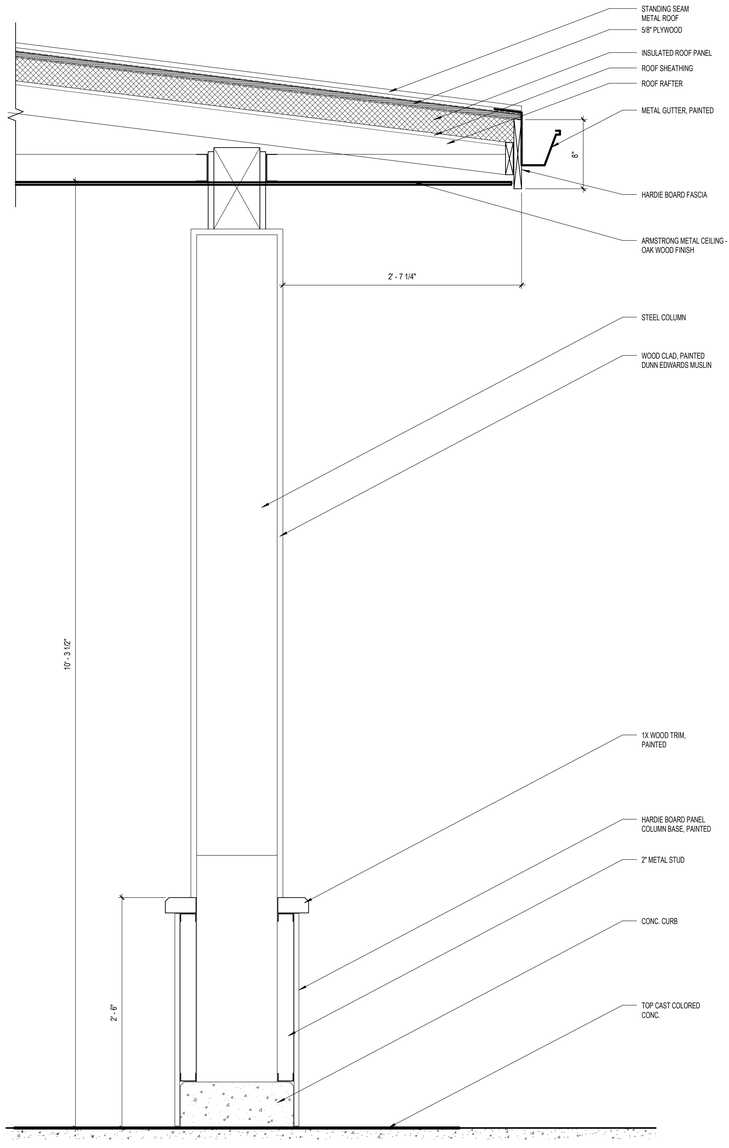


3 A5.01 WALL SECTION AT EAVE SOFFIT
SCALE: 1 1/2" = 1'-0"



2 A5.01 PORCH SECTION
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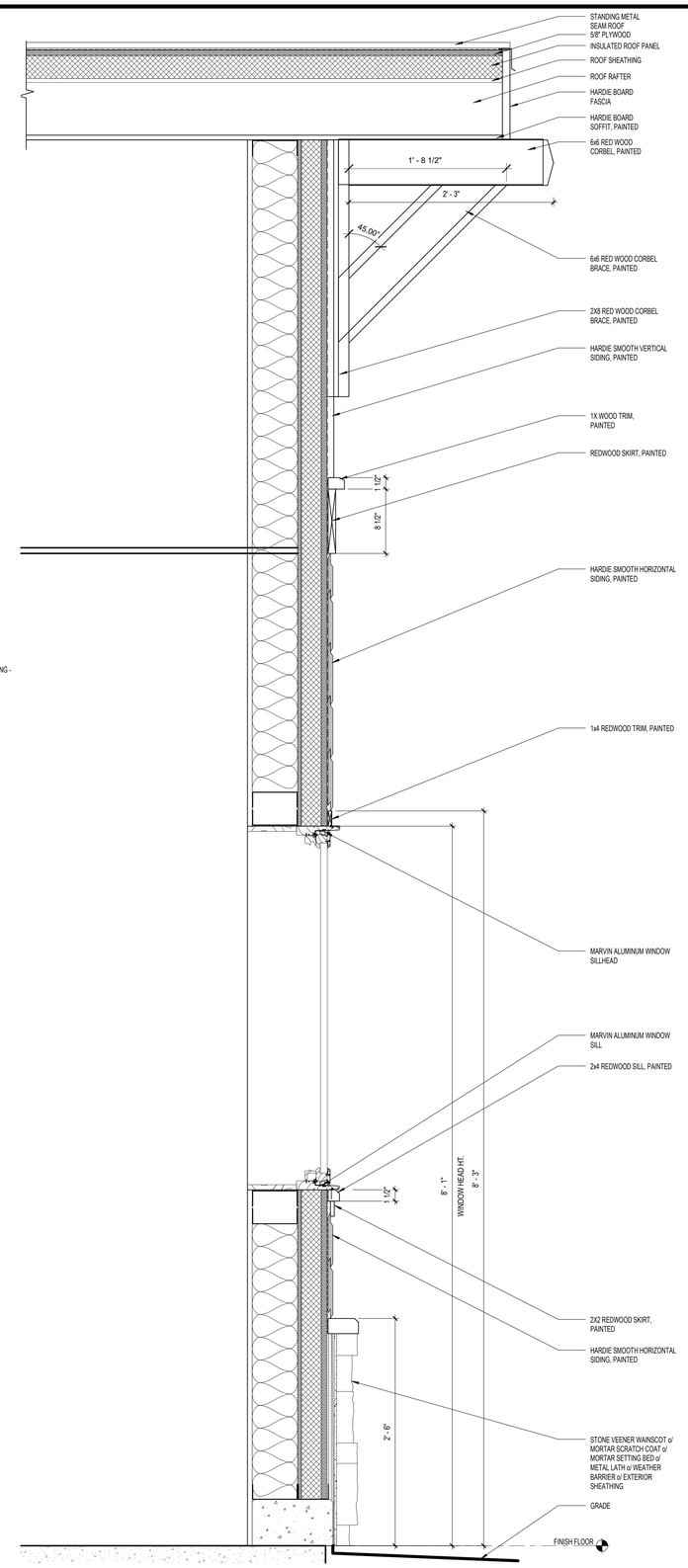

1 A5.01 WALL SECTION AT GABLE RAKE
SCALE: 1 1/2" = 1'-0"

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Sheet Title
WALL SECTIONS

Sheet Number
A5.01

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