

THE BARLOW HOTEL

6782 SEBASTOPOL AVE. SEBASTOPOL, CA



LOCATED IN THE BARLOW MARKET DISTRICT, THE PROPOSED PROJECT IS A MIXED USE 83 ROOM HOTEL IN 4 STORIES WITH A BUILDING HEIGHT OF 50'-0" AND A GROSS FLOOR AREA OF 77,794 SF. INSPired BY THE LOCAL WINE COUNTRY'S VERNECULAR ARCHITECTURE, THE BARLOW HOTEL IS FINISHED IN A COMBINATION OF WOOD TONE SIDING, STONE VENEER, METAL PANEL, SMOOTH CONCRETE, AND A STANDING SEAM ROOF. THE BUILDING AMENITY INCLUDES A RESTAURANT, RETAIL, BAR, MEETING ROOMS, A GYM, A SPA AND A ROOFTOP BAR, POOL, AND ROOFDECK FOR HOTEL GUESTS. THE HOTEL ROOMS AND AMENITIES ARE ORGANIZED AROUND CENTRALLY LOCATED LANDSCAPED COURTYARDS AND TUCKED-AWAY PATIOS.

PROJECT DESCRIPTION 5

CLIENT:
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6780 DEPOT ST SUITE 110
SEBASTOPOL, CA 95472
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CONTACT: BARNEY ALDRIDGE

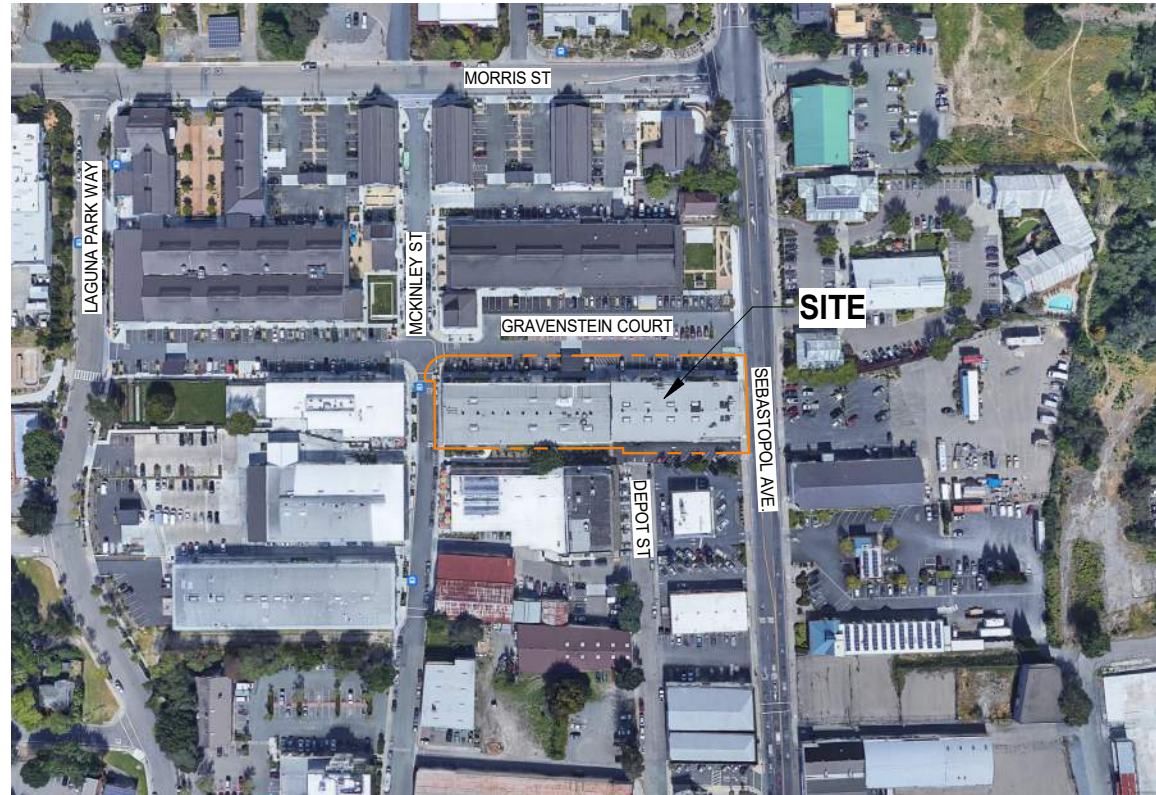
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PROJECT TEAM 4



SITE MAP 3

PLANNING & BUILDING CODE SUMMARY

ZONING: CM (RESIDENTIAL TRANSIENT)

HEIGHT / BULK: 50'-0" (W. C.U.P. APPROVAL)/4 STORIES

SETBACKS: REQ'D:
FRONT: 15'-0" MIN.
SIDES: 0'-0" MIN.
REAR: 0'-0" MIN.

PROVIDED:
FRONT: 15'-3" (PROVIDED TO FACE OF CURB)
(SEBASTOPOL AVE.)
SIDES: 0'-0" (PROVIDED)
REAR: 14'-6" (PROVIDED TO FACE OF CURB)

PROJECT LOCATION: 6782 SEBASTOPOL AVE., SEBASTOPOL, CA 95472

APN: 004750-030

FEMA FLOOD ZONE: AE

LOT AREA: 50,530 SF (1.16 ACRE)

GROSS FLOOR AREA: 77,794 SF
NET FLOOR AREA: GSF X .85 (PER CITY DEFINITION): 66,125 SF

FLOOR AREA RATIO: N/A

HOTEL ROOMS: 83

PARKING

VEHICLE PARKING REQUIRED: 78 SPACES

VEHICLE PARKING PROPOSED:
MARKET/HOTEL: 88 SPACES
BATCH PARKING LOT: 237 SPACES*
TOTAL: 325 SPACES

* 131 SPACES AT BATCH ARE DESIGNATED VALET

BICYCLE PARKING REQUIRED: 12 SPACES

BICYCLE PARKING PROPOSED:
CLASS II SPACES: 20 SPACES

BUILDING DATA

STORIES: 4 STORIES
BUILDING HEIGHT: 50'-0" T.O. UPPER ROOF
BUILDING USE: HOTEL (TRANSIENT RESIDENTIAL)
OCCUPANCY TYPE: R-1, B, A-3, K, S-1, M
PRIVATE OPEN SPACE: 9,638 SF
PUBLIC OPEN SPACE: 2,261 SF

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PROJECT SUMMARY 2

SHEET INDEX 1

UNIT AND AREA SUMMARY										
PROJECT NAME: THE BARLOW HOTEL										
PROJECT LOCATION: SEBASTOPOL, CA										
LATEST UPDATE: August 02, 2024										
CONSTRUCTION TYPE: TYPE III-A										
FLOORS: 4 WOOD										
UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)					UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
				1ST	2ND	3RD	ROOF			
STUDIO	S1.0	KING	330	-	3	-	-	3	4%	990
	S2.0	STANDARD KING	330	2	12	10	-	24	29%	7,920
	S2.1	STANDARD KING	327	-	2	2	-	4	5%	1,308
	S3.0	STANDARD KING	307	2	-	-	-	2	2%	614
	S3.1	STANDARD KING	353	-	4	4	-	8	10%	2,824
	S4.0	DELUXE KING	405	2	4	1	-	7	8%	2,835
	S4.1	DELUXE KING	438	-	4	2	-	6	7%	2,628
	S5.0	STANDARD QUEEN	407	-	4	2	-	6	7%	2,442
	S6.0	KING	415	-	1	1	-	2	2%	830
	S7.0	KING	424	-	1	1	-	2	2%	848
	S8.0	STANDARD KING	401	-	2	2	-	4	5%	1,604
S9.0	STANDARD KING	412	-	1	-	-	1	1%	412	
S10.0	STANDARD KING	365	2	2	2	-	6	7%	2,190	
S11.0	STANDARD KING	430	-	1	-	-	1	1%	430	
STUDIO SUB-TOTAL		AVERAGE SF	367	8	41	27	-	76	92%	27,875
SUITE	A1.0	JUNIOR SUITE	569	1	1	-	-	2	2%	1,138
	A2.0	JUNIOR SUITE	700	-	1	-	-	1	1%	700
	A3.0	JUNIOR SUITE	865	-	1	1	-	2	2%	1,730
	A4.0	JUNIOR SUITE	657	-	1	-	-	1	1%	657
	A5.0	JUNIOR SUITE	785	-	1	-	-	1	1%	785
SUITE SUB-TOTAL		AVERAGE SF	716	1	5	1	-	7	8%	5,010
TOTAL UNITS		AVERAGE SF	396	9	46	28	-	83	100%	32,885
NET RENTABLE TRANSIENT RESIDENTIAL AREA IS MEASURED CENTER OF DEMISING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS, EXCLUDING DECKS										
NET RENTABLE TRANSIENT RESIDENTIAL BY FLOOR (EXCLUDING DECKS)				3,383	18,805	10,697	0	32,885		
HOTEL AMENITIES (GYM, ROOF DECK)				4,256	-	-	440	4,696		
LEASING OFFICE (ADMIN, MEETING ROOM, BREAKOUT ROOM)				3,172	-	-	-	3,172		
COMMERCIAL (RESTAURANT, BAR, RETAIL, SPA)				4,311	-	-	-	4,311		
OPEN SPACE (COURTYARDS, PATIOS, POOL AREA)				5,315	591	-	-	5,906		
OTHER (BOH, UTILITY ROOMS, CIRCULATION, SHAFTS)				12,204	7,528	5,601	1,491	26,824		
TOTAL GROSS				32,641	26,924	16,298	1,931	77,794		

STATISTICS

AP0.01

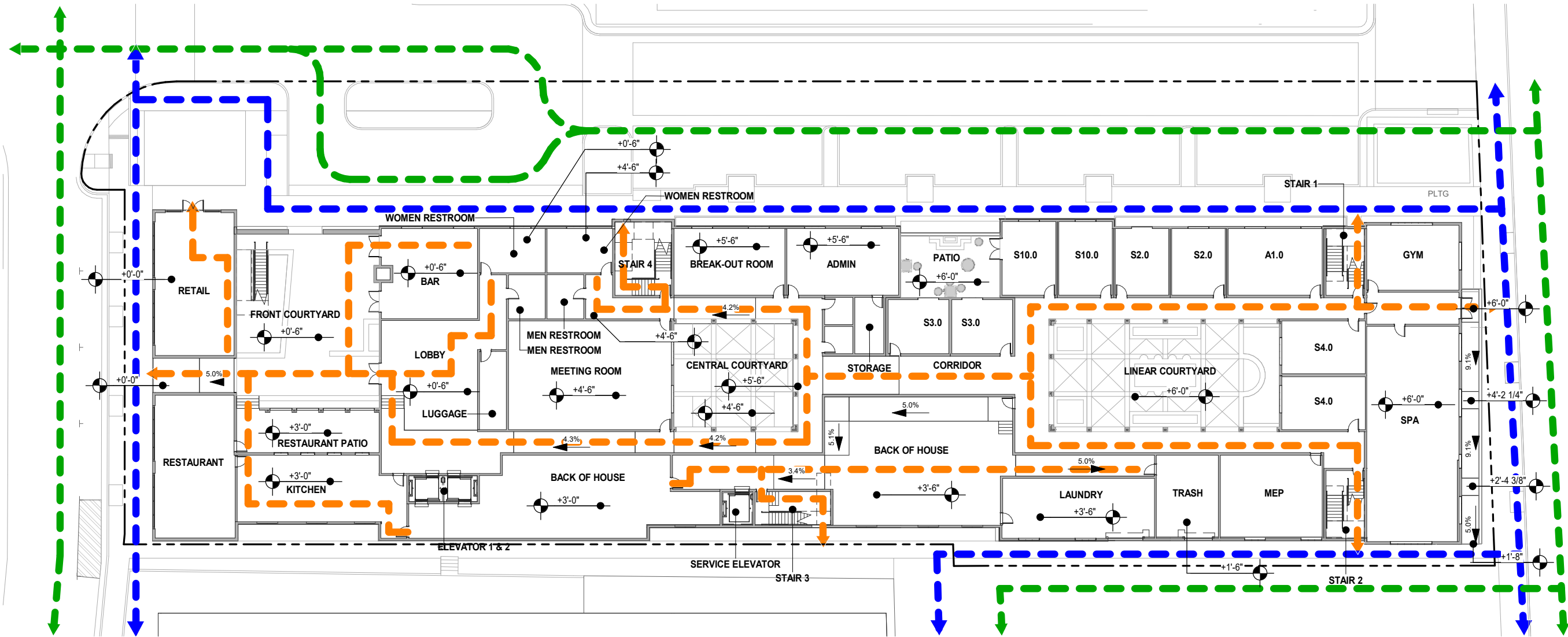


THE BARLOW HOTEL

SEBASTOPOL, CA

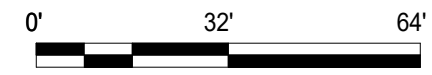
AUGUST 2, 2024

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CIRCULATION LEGEND

- - - EGRESS PATH
- - - PUBLIC PEDESTRIAN PATH
- - - VEHICULAR CIRCULATION



SITE CIRCULATION PLAN

1/32"=1'-0"

AP0.02



PERSPECTIVE VIEW-SEBASTPOL AVE

AP0.03



THE BARLOW HOTEL

SEBASTOPOL, CA

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PERSPECTIVE VIEW-GRAVESTEIN COURT

AP0.04

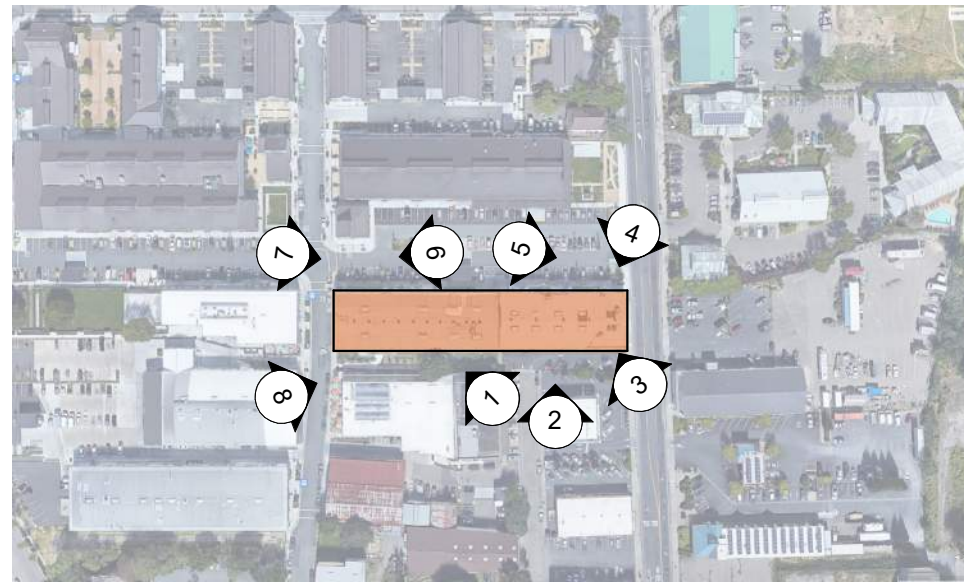


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EXISTING SITE CONDITIONS

AP0.05

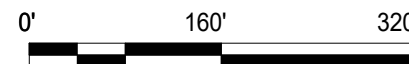


THE BARLOW HOTEL

SEBASTOPOL, CA

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AREA DEVELOPMENT PLAN

1"=160'-0"

AP0.06

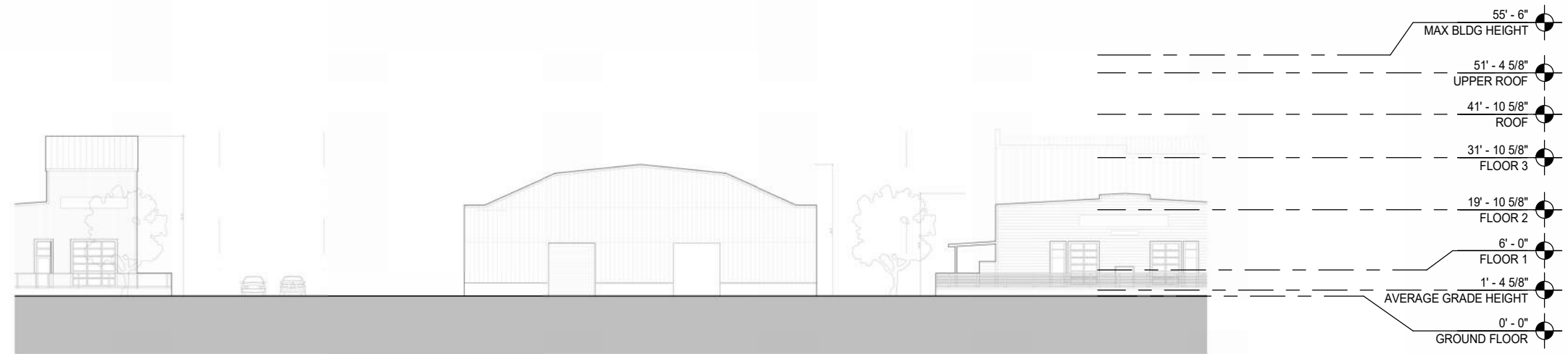


THE BARLOW HOTEL

SEBASTOPOL, CA

AUGUST 2, 2024

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EXISTING ELEVATION - MCKINLEY ST 2

1/32" = 1'-0"



PROPOSED ELEVATION - MCKINLEY ST 1

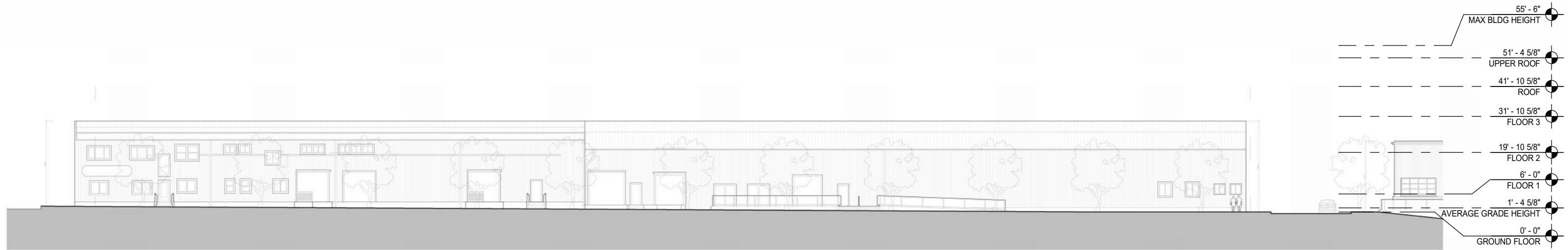
1/32" = 1'-0"



EXISTING AND PROPOSED ELEVATIONS

1/32"=1'-0"

AP0.07



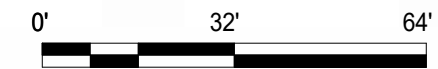
EXISTING ELEVATION - GRAVENSTEIN COURT 2

1/32" = 1'-0"



PROPOSED ELEVATION - GRAVENSTEIN COURT 1

1/32" = 1'-0"



EXISTING AND PROPOSED ELEVATIONS

1/32"=1'-0"

AP0.08



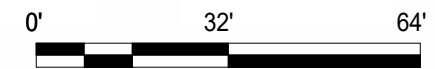
EXISTING ELEVATION - SEBASTOPOL AVE. 2

1/32" = 1'-0"



PROPOSED ELEVATION - SEBASTOPOL AVE. 1

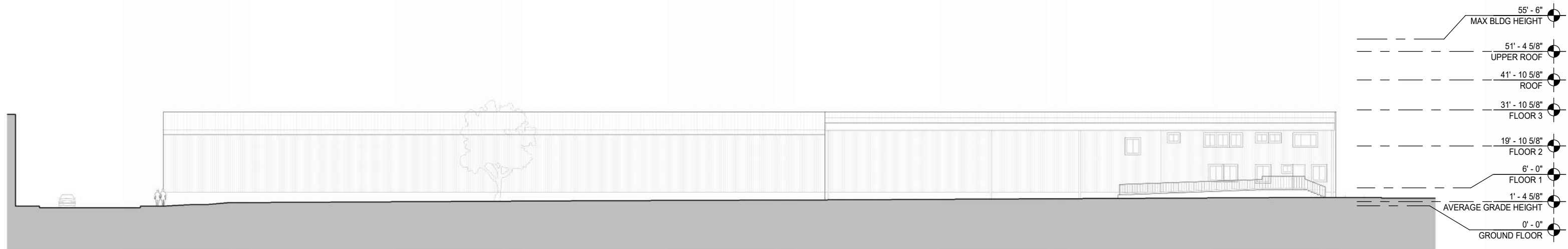
1/32" = 1'-0"



EXISTING AND PROPOSED ELEVATIONS

1/32"=1'-0"

AP0.09



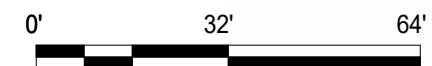
EXISTING ELEVATION - DEPOT ST 2

1/32" = 1'-0"



PROPOSED ELEVATION - DEPOT ST 1

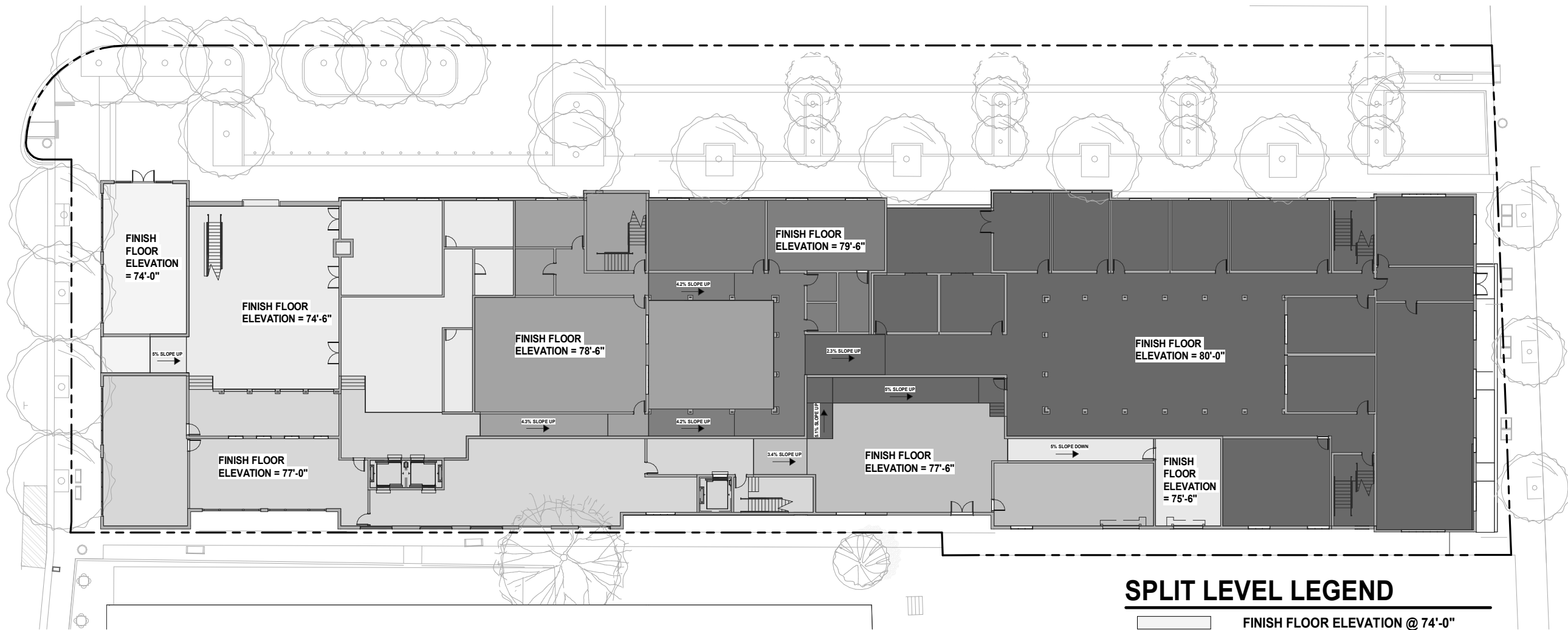
1/32" = 1'-0"



EXISTING AND PROPOSED ELEVATIONS

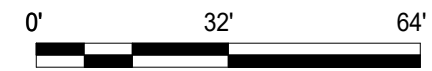
1/32"=1'-0"

AP0.10



SPLIT LEVEL LEGEND

- FINISH FLOOR ELEVATION @ 74'-0"
- FINISH FLOOR ELEVATION @ 74'-6"
- FINISH FLOOR ELEVATION @ 75'-6"
- FINISH FLOOR ELEVATION @ 77'-0"
- FINISH FLOOR ELEVATION @ 77'-6"
- FINISH FLOOR ELEVATION @ 78'-6"
- FINISH FLOOR ELEVATION @ 79'-6"
- FINISH FLOOR ELEVATION @ 80'-0"

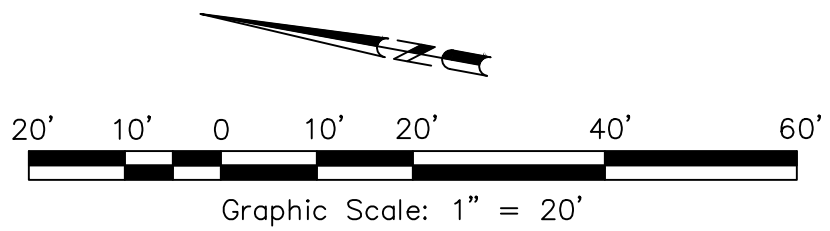
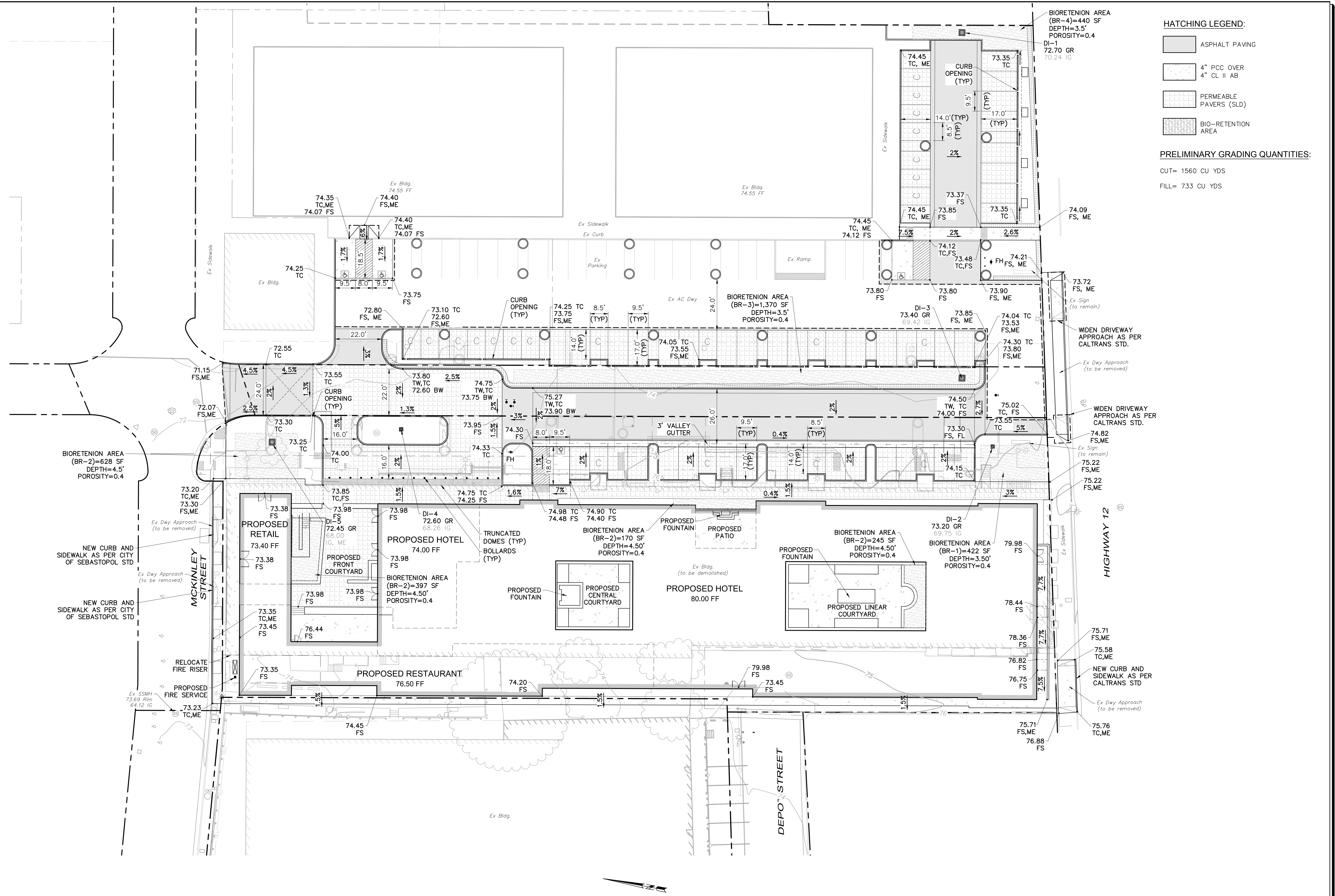


SPLIT LEVEL DIAGRAM

1/32"=1'-0"

AP0.11

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HATCHING LEGEND:

	ASPHALT PAVING
	4" PCC OVER 4" CL II AB
	PERMEABLE PAVERS (SLD)
	BIO-RETENTION AREA

PRELIMINARY GRADING QUANTITIES:
 CUT= 1560 CU YDS
 FILL= 733 CU YDS

No.	Date	Description	Approved

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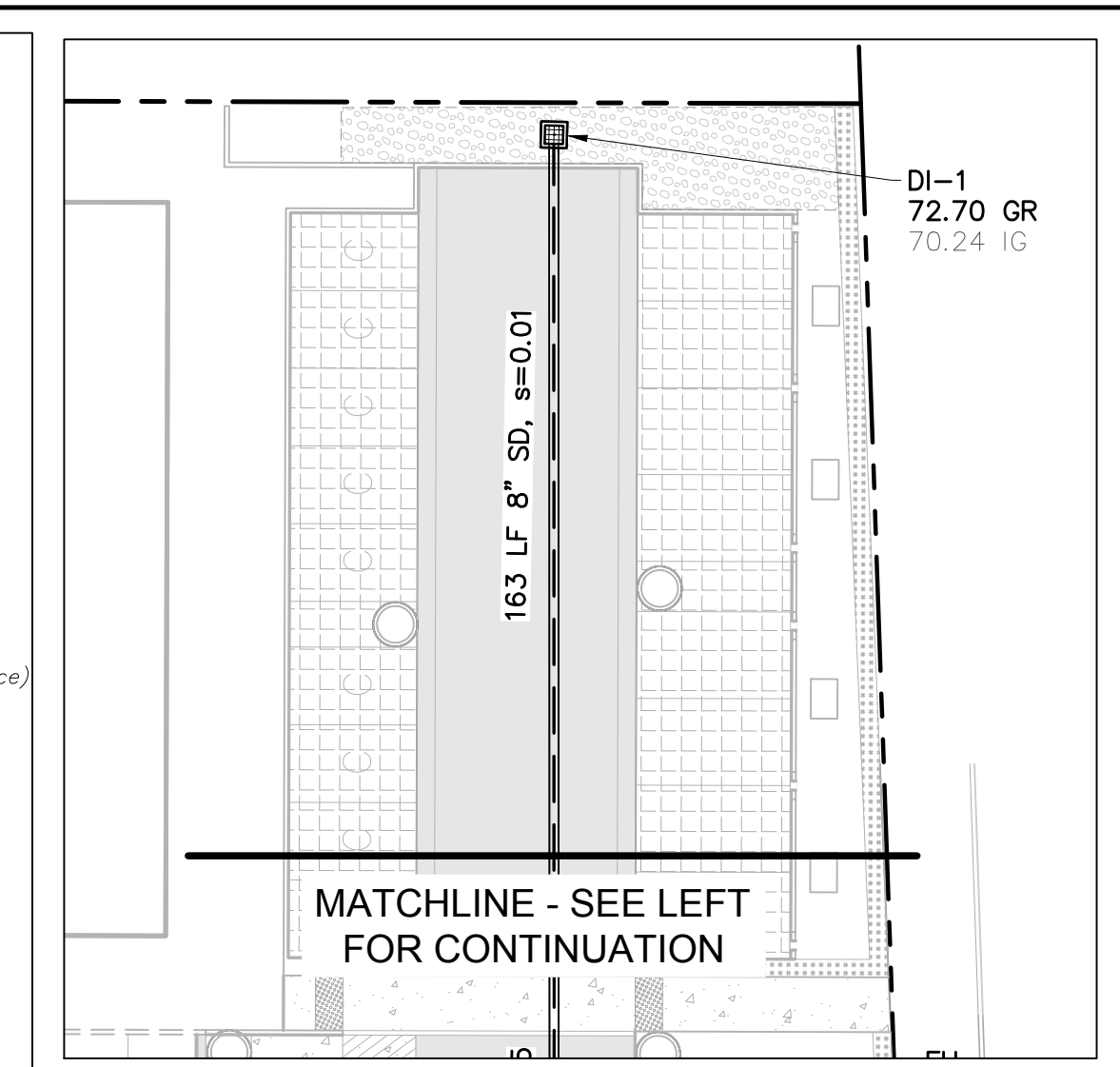
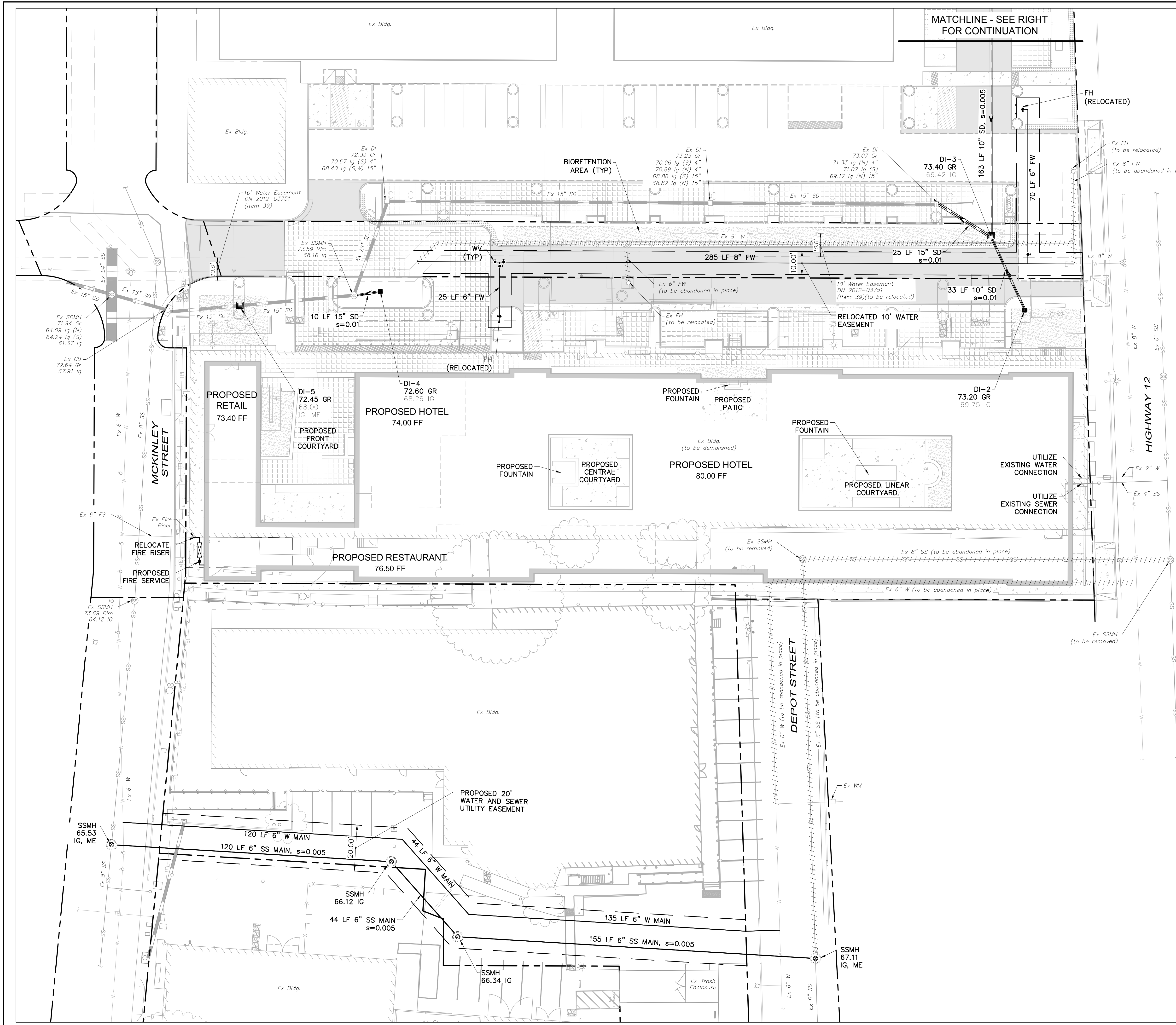
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BARLOW HOTEL
PRELIMINARY GRADING PLAN
 6782 Sebastopol Avenue
 Sebastopol, California
 APN 004-750-030

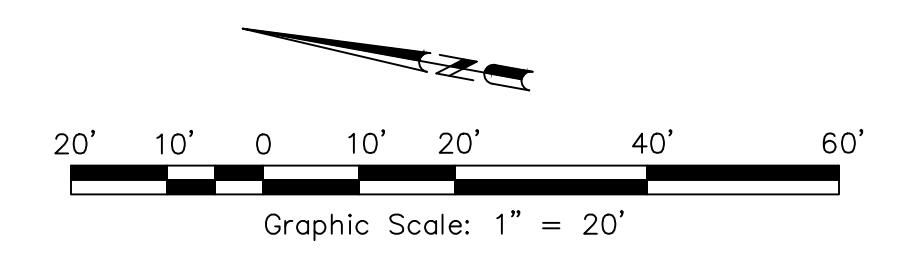
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 Design by: RVS/AP
 Drawn by: RVS
 Checked by: LBR

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- HATCHING LEGEND:**
- ASPHALT PAVING
 - 4" PCC OVER 4" CL II AB
 - PERMEABLE PAVERS (SLD)
 - BIO-RETENTION AREA



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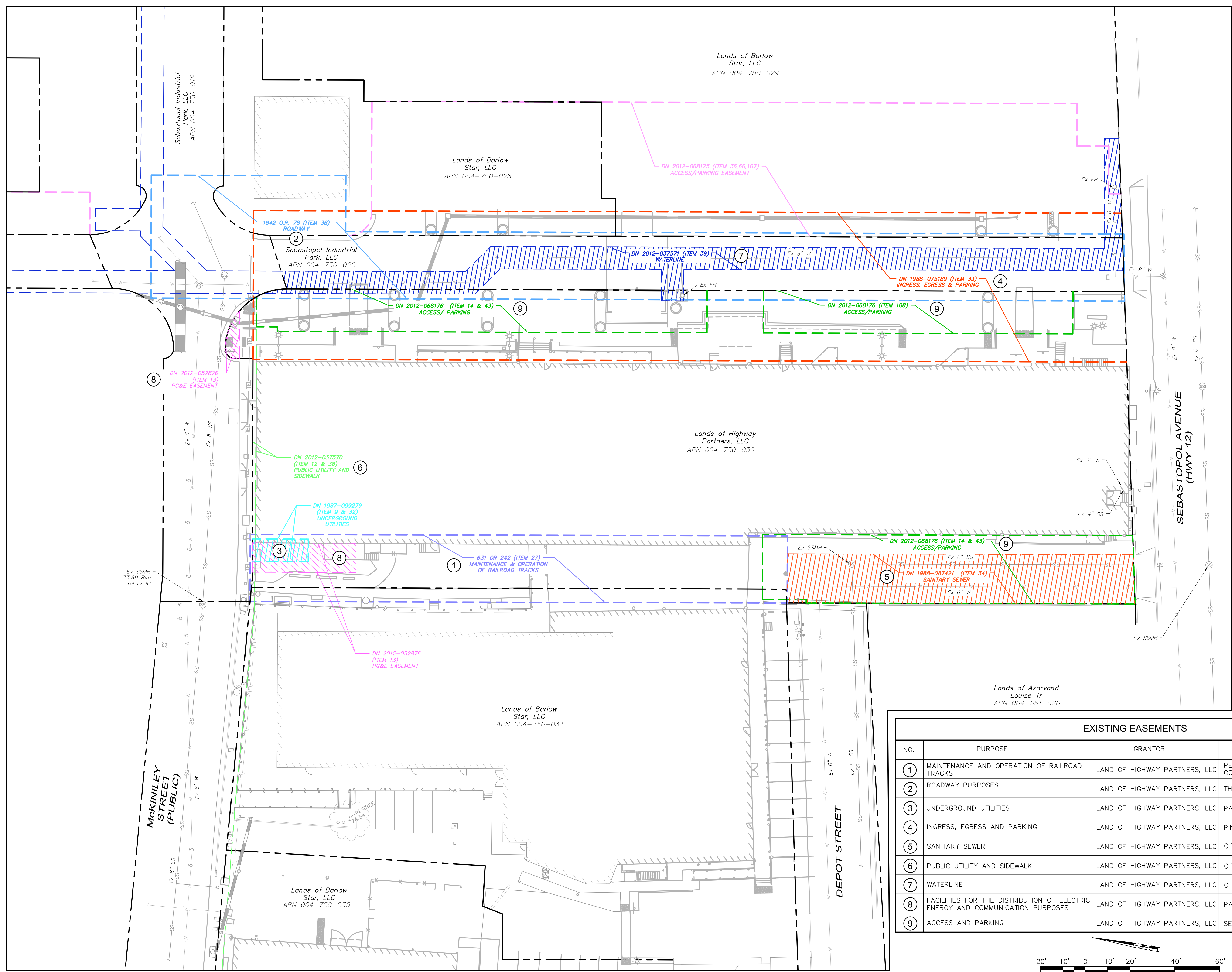
BARLOW HOTEL
PRELIMINARY UTILITY PLAN
 6782 Sebastopol Avenue
 Sebastopol, California
 APN 004-750-030

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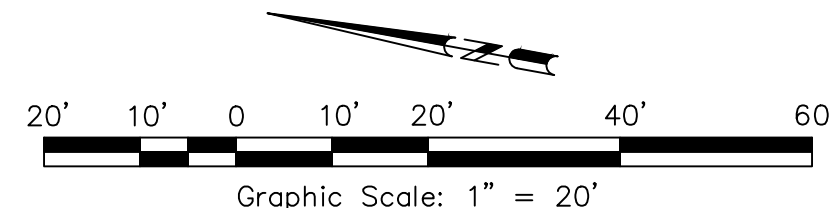
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 2 of 6 Sheets
 Job 24174

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EXISTING EASEMENTS			
NO.	PURPOSE	GRANTOR	GRANTEE
1	MAINTENANCE AND OPERATION OF RAILROAD TRACKS	LAND OF HIGHWAY PARTNERS, LLC	PETALUMA AND SANTA ROSA RAILROAD COMPANY
2	ROADWAY PURPOSES	LAND OF HIGHWAY PARTNERS, LLC	THE BARLOW COMPANY
3	UNDERGROUND UTILITIES	LAND OF HIGHWAY PARTNERS, LLC	PACIFIC GAS AND ELECTRIC COMPANY
4	INGRESS, EGRESS AND PARKING	LAND OF HIGHWAY PARTNERS, LLC	PINE CREEK PROPERTIES, A PARTNERSHIP
5	SANITARY SEWER	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL
6	PUBLIC UTILITY AND SIDEWALK	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL
7	WATERLINE	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL
8	FACILITIES FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES	LAND OF HIGHWAY PARTNERS, LLC	PACIFIC GAS AND ELECTRIC COMPANY
9	ACCESS AND PARKING	LAND OF HIGHWAY PARTNERS, LLC	SEBASTOPOL INDUSTRIAL PARK



No.	Date	Description	Revisions

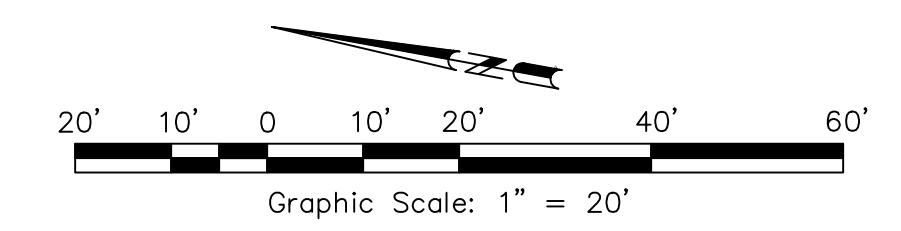
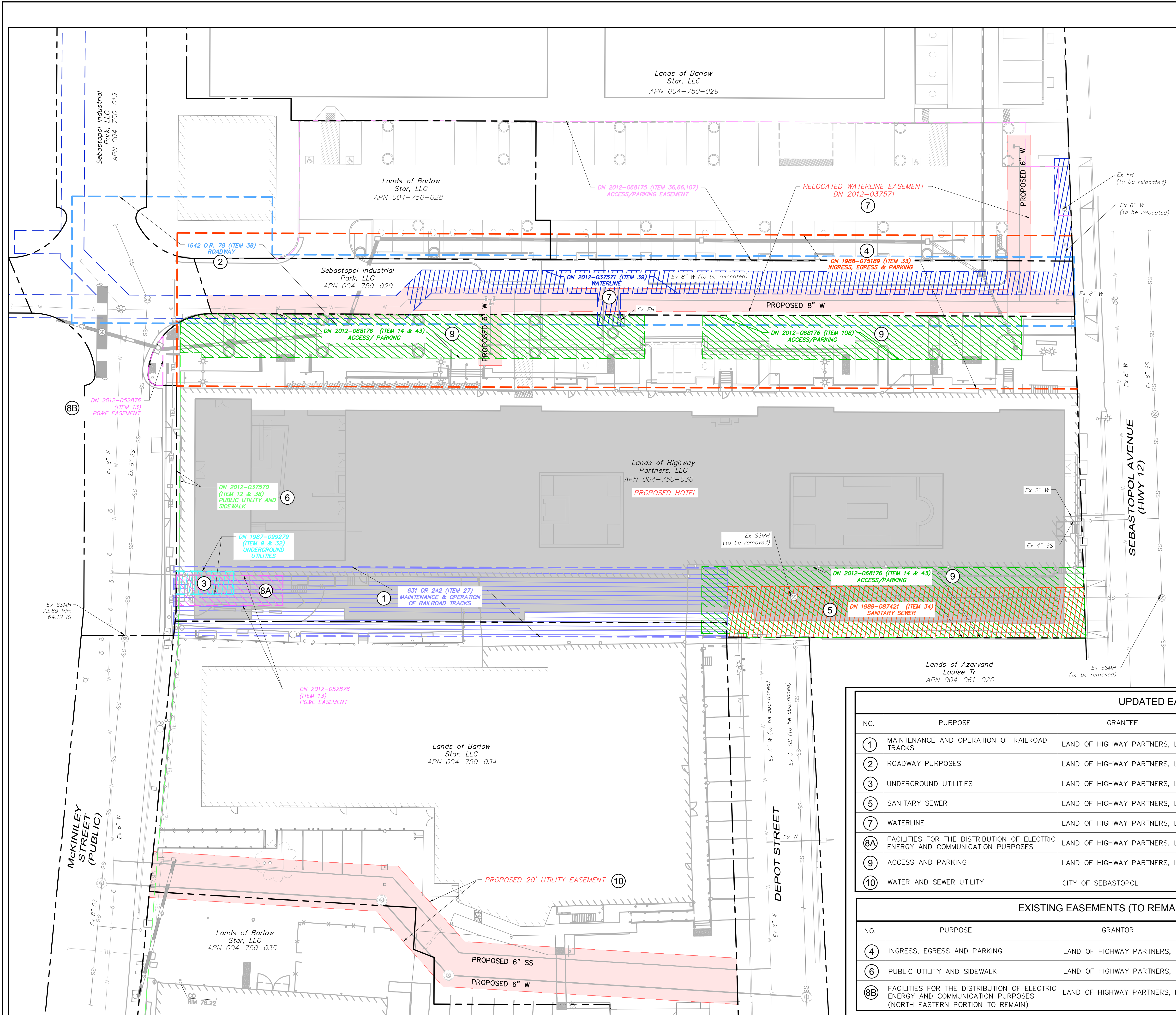
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 STATE OF CALIFORNIA

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BARLOW HOTEL
EXISTING EASEMENTS EXHIBIT
 6782 Sebastopol Avenue
 Sebastopol, California
 APN 004-750-030

SCALE: AS SHOWN
 Date: August 07, 2024
 Design by: *RMS/AP*
 Drawn by: *RMS*
 Checked by: *LBR*



UPDATED EASEMENTS

NO.	PURPOSE	GRANTEE	GRANTOR	MODIFICATION
1	MAINTENANCE AND OPERATION OF RAILROAD TRACKS	LAND OF HIGHWAY PARTNERS, LLC	PETALUMA AND SANTA ROSA RAILROAD COMPANY	TO BE QUITCLAIMED
2	ROADWAY PURPOSES	LAND OF HIGHWAY PARTNERS, LLC	THE BARLOW COMPANY	TO BE QUITCLAIMED
3	UNDERGROUND UTILITIES	LAND OF HIGHWAY PARTNERS, LLC	PACIFIC GAS AND ELECTRIC COMPANY	TO BE QUITCLAIMED
5	SANITARY SEWER	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL	TO BE QUITCLAIMED
7	WATERLINE	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL	PORTION TO BE RELOCATED
8A	FACILITIES FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES	LAND OF HIGHWAY PARTNERS, LLC	PACIFIC GAS AND ELECTRIC COMPANY	PORTION TO BE QUITCLAIMED
9	ACCESS AND PARKING	LAND OF HIGHWAY PARTNERS, LLC	SEBASTOPOL INDUSTRIAL PARK, LLC	TO BE QUITCLAIMED
10	WATER AND SEWER UTILITY	CITY OF SEBASTOPOL	BARLOW STAR, LLC	PROPOSED

EXISTING EASEMENTS (TO REMAIN)

NO.	PURPOSE	GRANTOR	GRANTEE
4	INGRESS, EGRESS AND PARKING	LAND OF HIGHWAY PARTNERS, LLC	PINE CREEK PROPERTIES, A PARTNERSHIP
6	PUBLIC UTILITY AND SIDEWALK	LAND OF HIGHWAY PARTNERS, LLC	CITY OF SEBASTOPOL
8B	FACILITIES FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES (NORTH EASTERN PORTION TO REMAIN)	LAND OF HIGHWAY PARTNERS, LLC	PACIFIC GAS AND ELECTRIC COMPANY

No.	Date	Description	Approved

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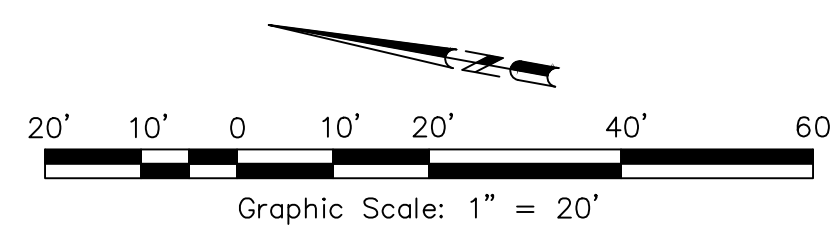
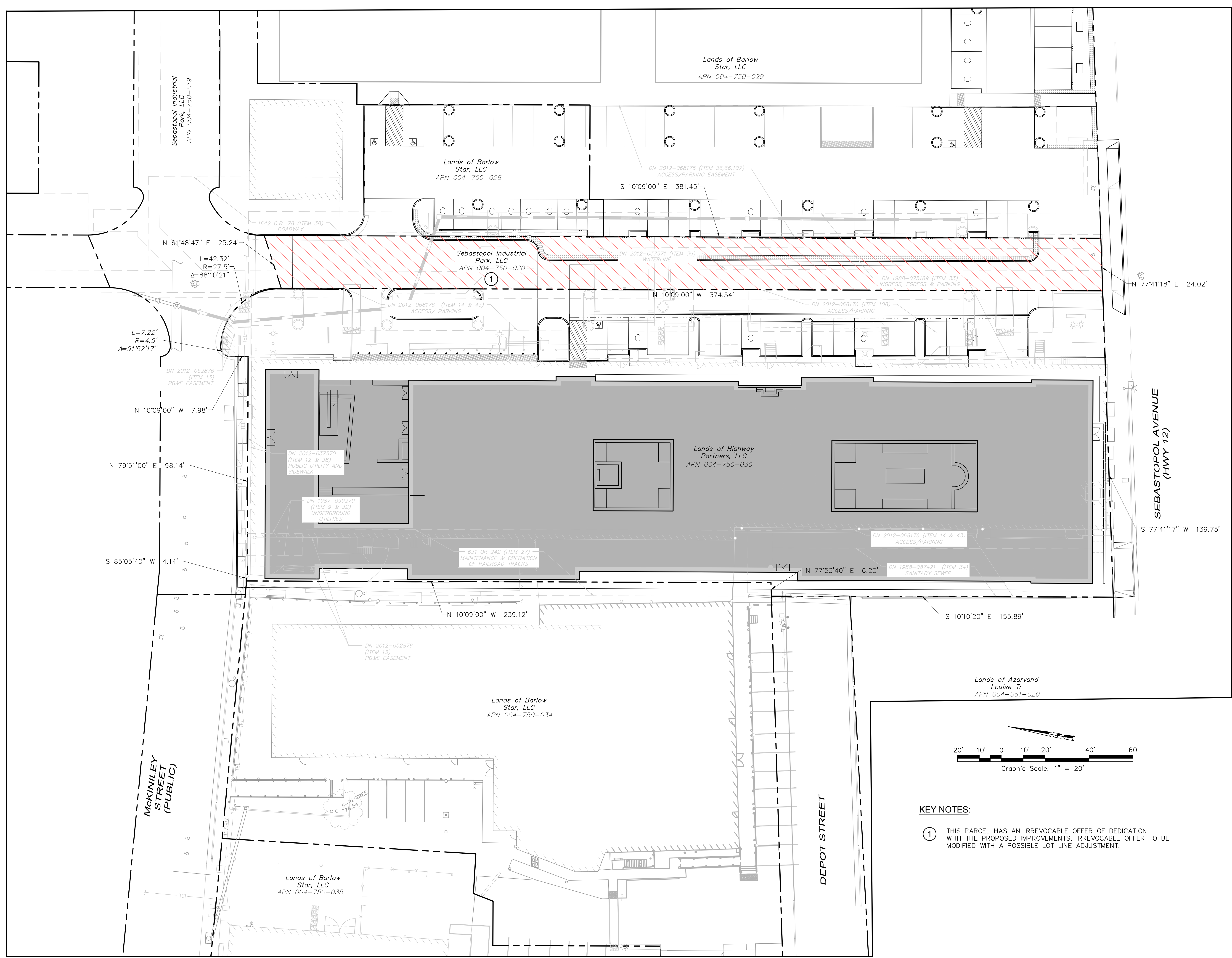
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 ENGINEER # 41833
 No. 41833
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**BARLOW HOTEL
 PROPOSED/MODIFIED
 EASEMENTS EXHIBIT**
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 Sebastopol, California
 APN 004-750-030

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 Date: August 07, 2024
 Design by: RMS/AP
 Drawn by: RMS
 Checked by: LBR

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 4 of 6 Sheets
 Job 24174

T:\2024 PROJECTS\24174\Map\Adobe-Design\Prelim\24174-C3.2-Property Line Exhibit.dwg, Roswin Morales-Serrano, 8/7/2024, 8:59:49 AM



KEY NOTES:

① THIS PARCEL HAS AN IRREVOCABLE OFFER OF DEDICATION. WITH THE PROPOSED IMPROVEMENTS, IRREVOCABLE OFFER TO BE MODIFIED WITH A POSSIBLE LOT LINE ADJUSTMENT.

SCALE: AS SHOWN		Revisions	
Date:	August 07, 2024	No.	Date
Design by:	RMS/AP	Description	Approved
Drawn by:	RMS		
Checked by:	LRB		

BARLOW HOTEL
PROPERTY LINE EXHIBIT

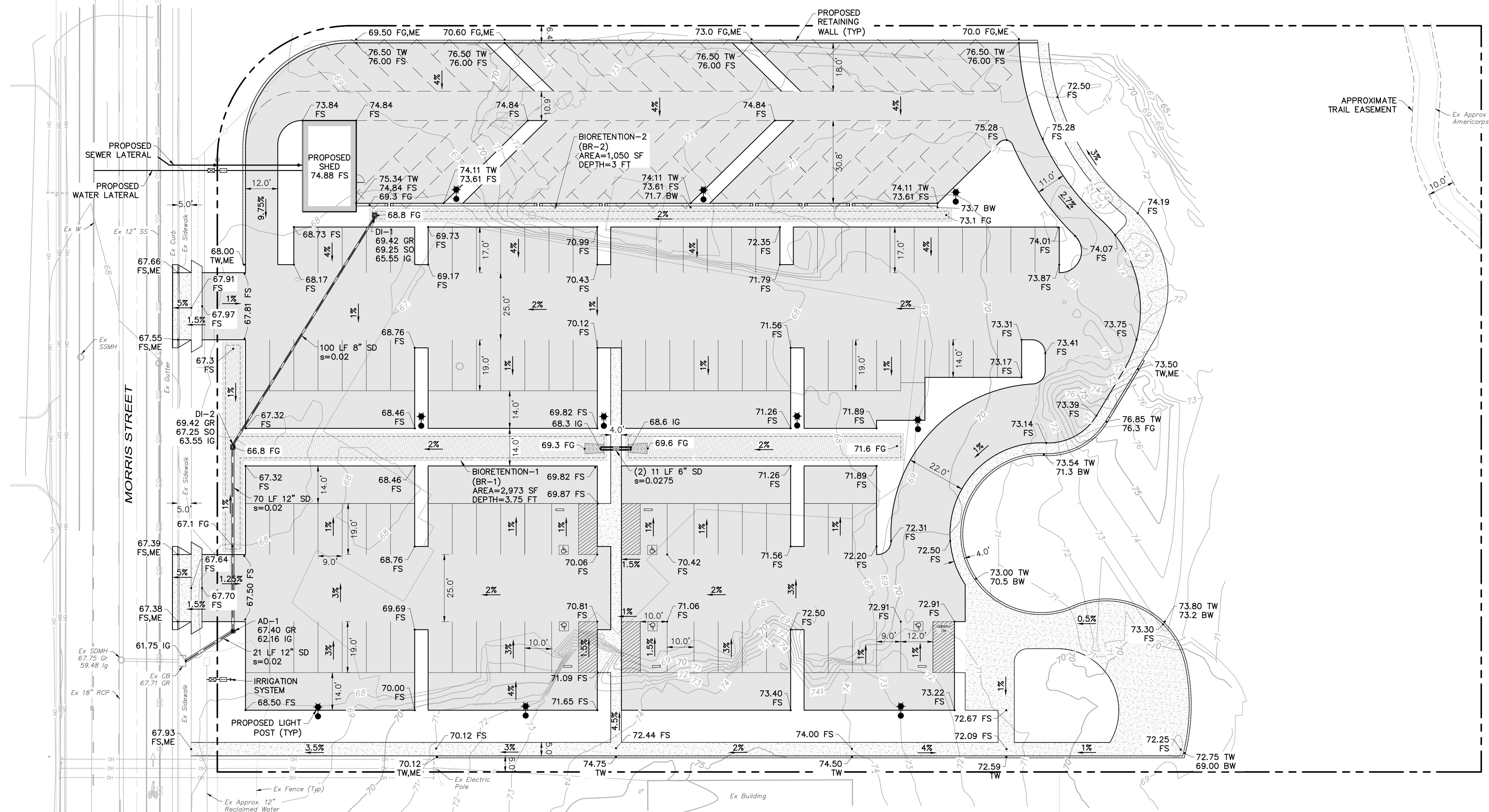
6782 Sebastopol Avenue
 Sebastopol, California
 APN 004-750-030

David R. Brown, RCE 41833
 My license expires 3/31/2026

adobe associates, inc.
 civil engineering | land surveying | wastewater
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Sheet
C3.2
 5 of 6 Sheets
 Job 24174

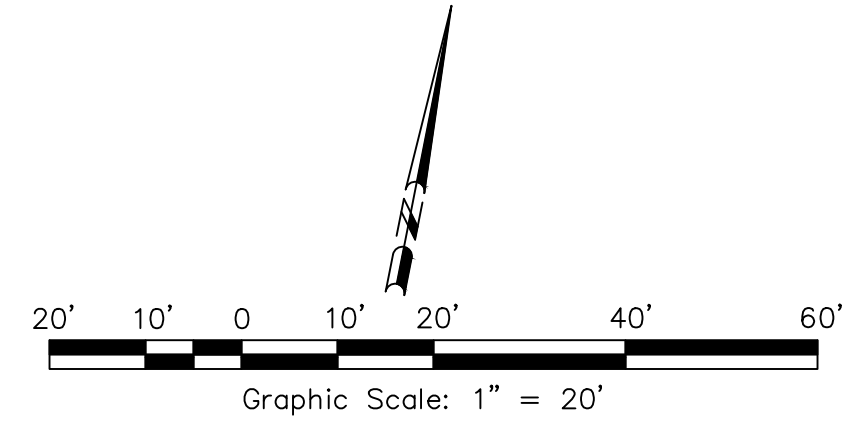
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HATCHING LEGEND:

	ASPHALT PAVING
	4" PCC OVER 4" CL II AB
	BIO-RETENTION AREA

PRELIMINARY GRADING QUANTITIES:
 CUT= 651 CU YDS
 FILL= 5829 CU YDS



**BARLOW HOTEL-BATCH PLANT
 PRELIMINARY GRADING AND
 DRAINAGE PLAN**

385 Morris Street
 Sebastopol, California
 APN 004-011-017 & 020

SCALE: AS SHOWN
 Date: August 7, 2024
 Design by: RMS
 Drawn by: RMS
 Checked by: LBR

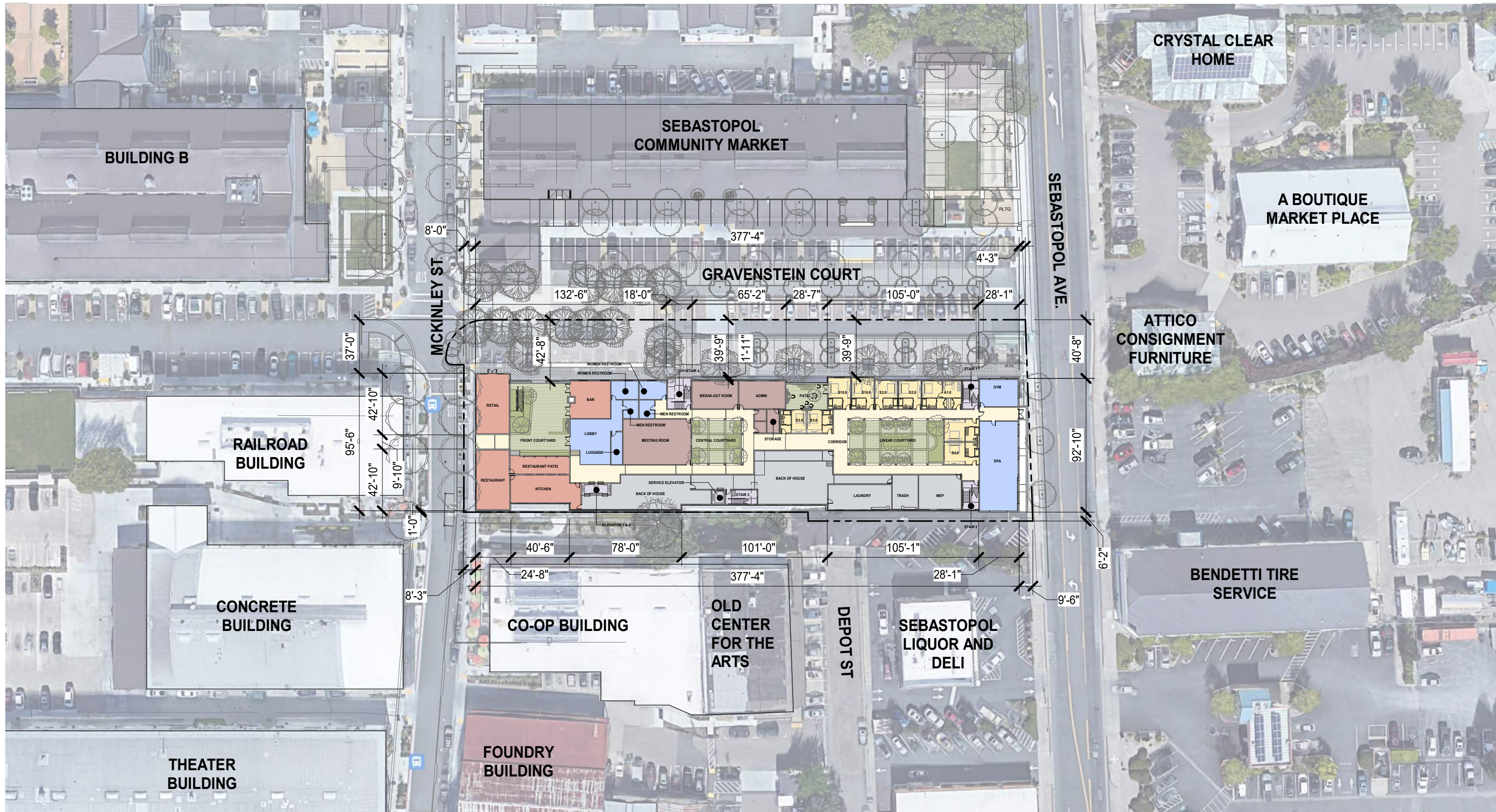
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 6 of 6 Sheets
 Job 24174

Revisions

No.	Date	Description	Approved

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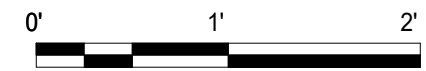
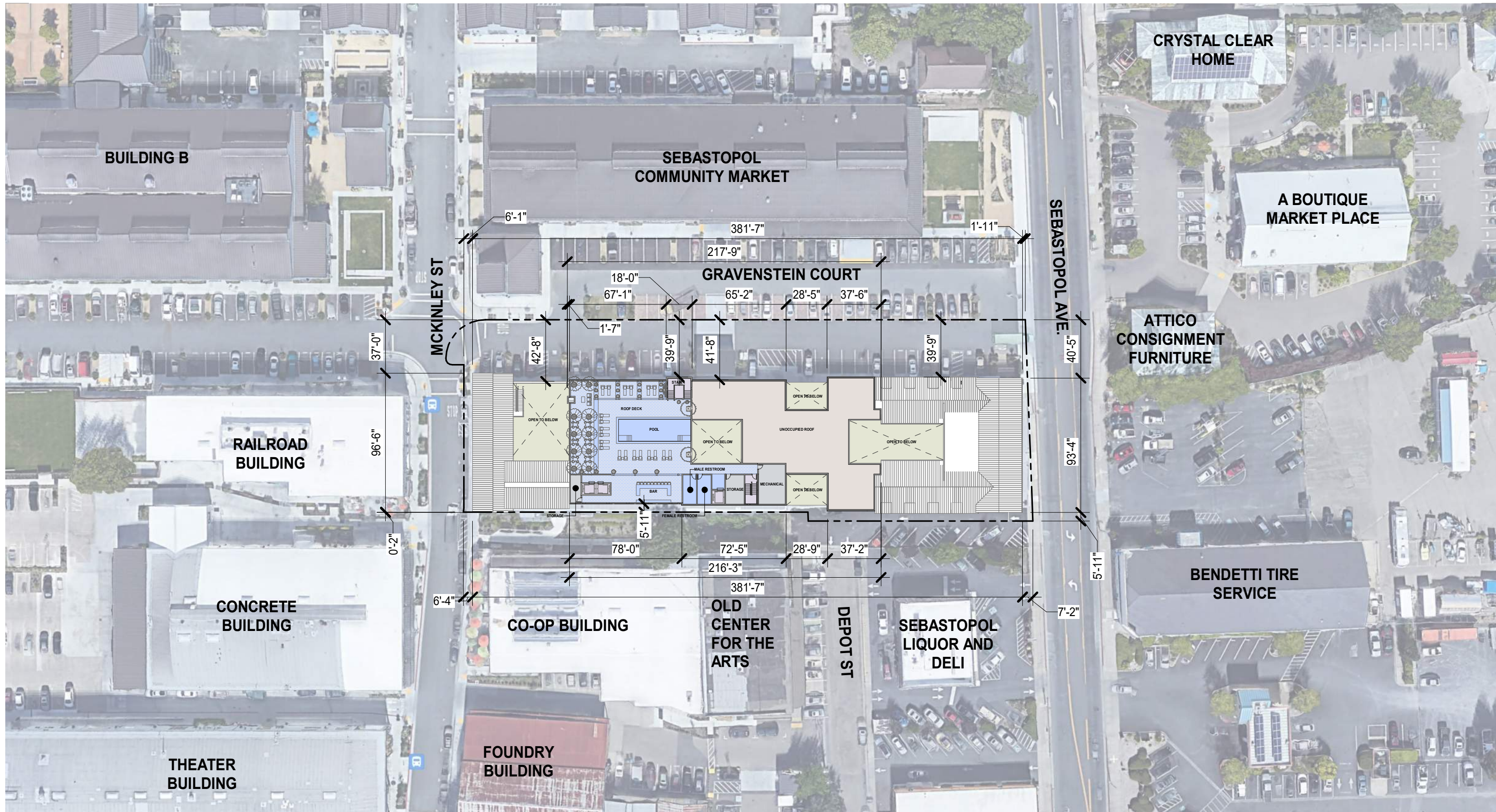


0' 1' 2'

SITE PLAN - FLOOR 1

TRUE PROJ
 NORTH

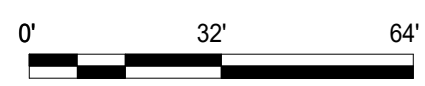
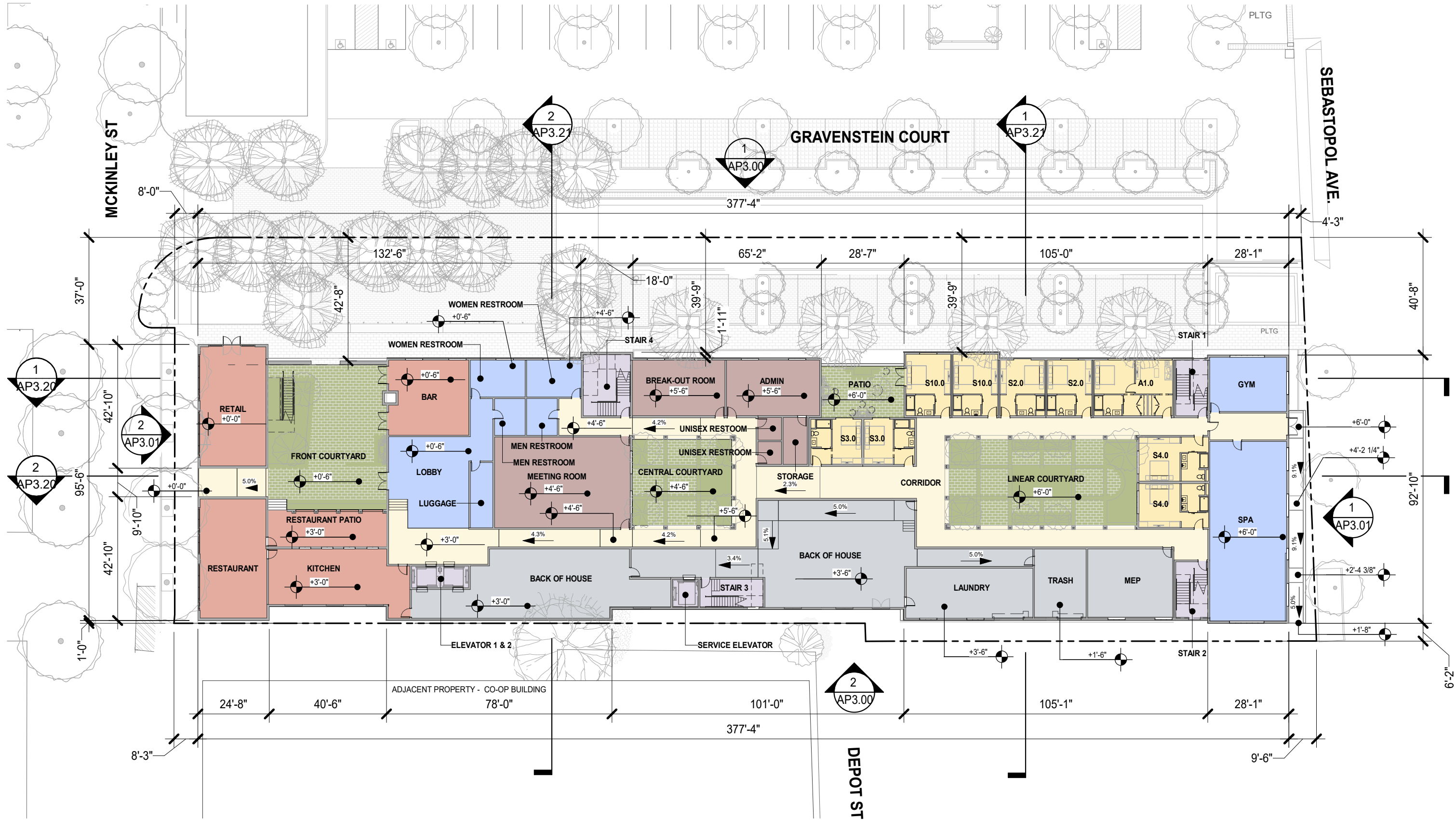
 1/64"=1'-0" **AP1.01**



SITE PLAN - ROOF

1/64"=1'-0"

AP1.02



FLOOR 1 - PLAN

1/32"=1'-0"

AP2.01



THE BARLOW HOTEL

SEBASTOPOL, CA

AUGUST 2, 2024

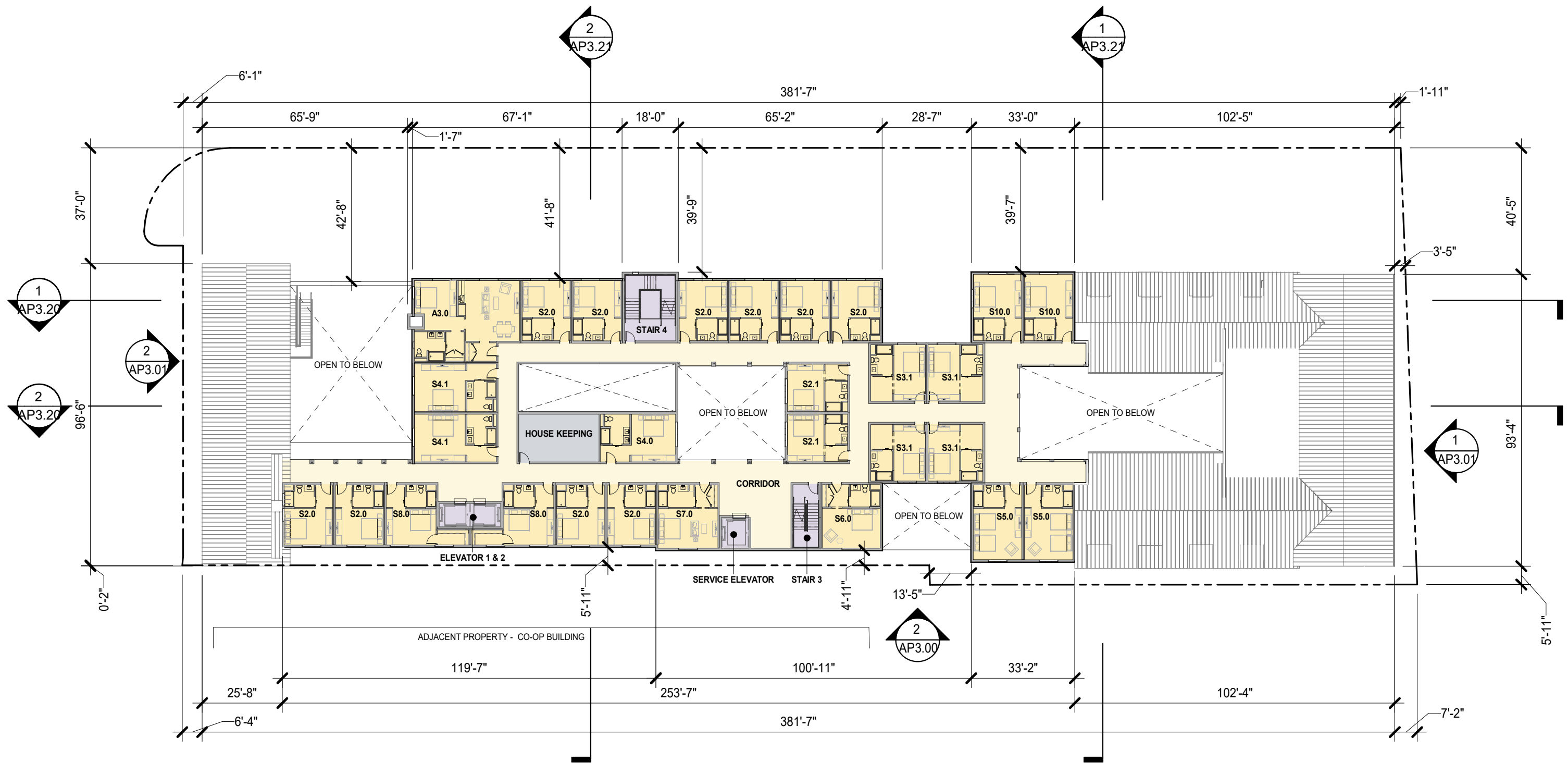
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FLOOR 2 - PLAN

1/32"=1'-0"

AP2.02



FLOOR 3 - PLAN

TRUE PROJ
NORTH
1/32"=1'-0"

AP2.03

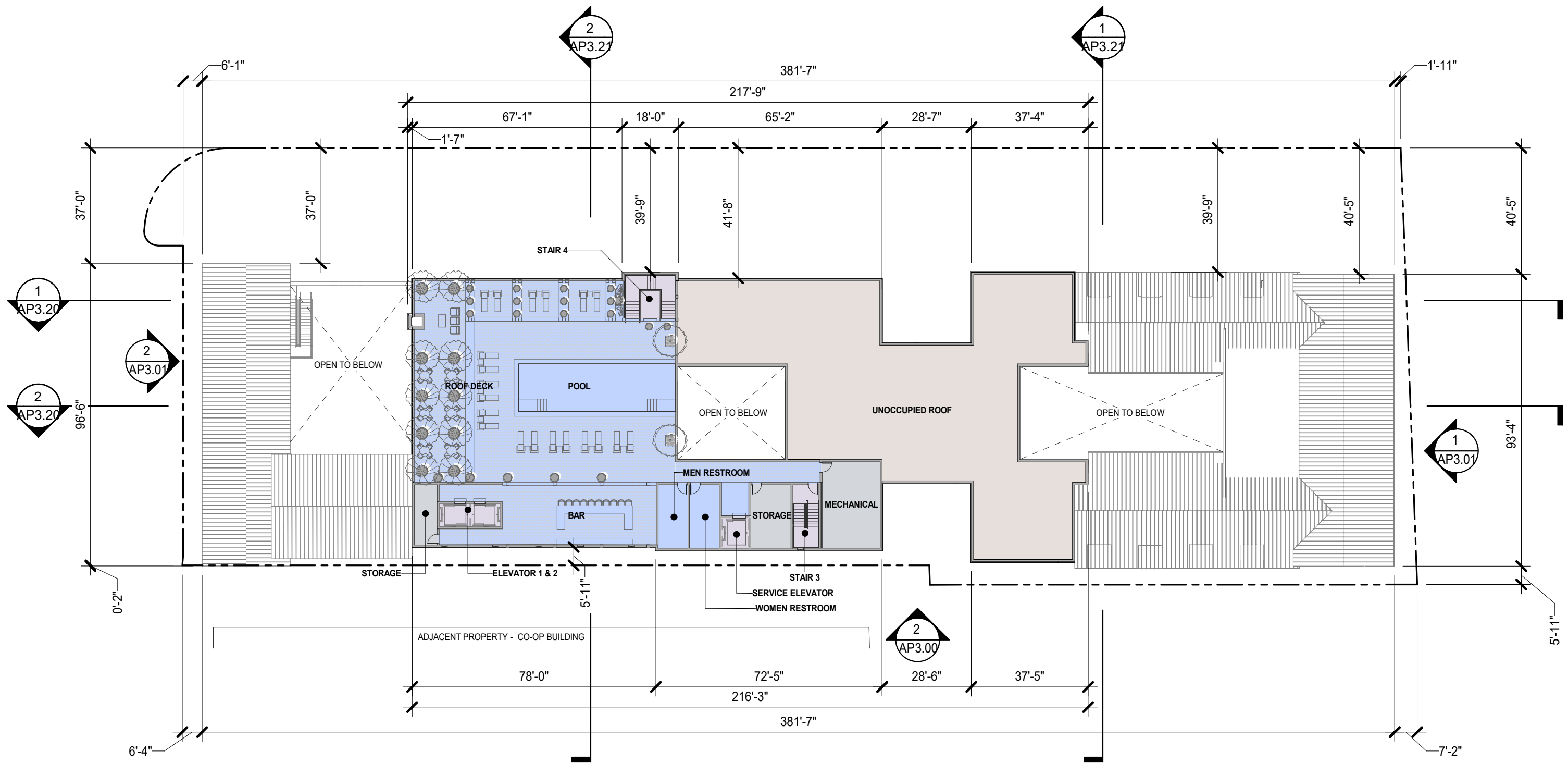


THE BARLOW HOTEL

SEBASTOPOL, CA

AUGUST 2, 2024

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ROOF - PLAN

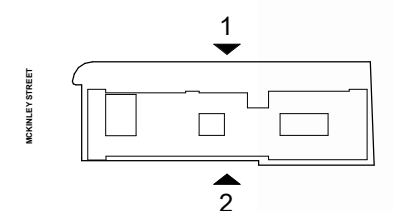
1/32"=1'-0"

AP2.04



MATERIAL SHEET NOTE

- | | | | | |
|----------------------|----------------------|-------------------------|--------------------------|-----------------|
| ① WOOD TONE SIDING | ④ SMOOTH CONCRETE | ⑦ ALUMINUM/VINYL WINDOW | ⑩ METAL AWNING | ⑬ SIGNAGE |
| ② METAL PANEL SIDING | ⑤ STANDING SEAM ROOF | ⑧ METAL RAILING | ⑪ TUMBLED STONE PAVER | ⑭ OVERHEAD DOOR |
| ③ STONE VENEER | ⑥ GLAZING SYSTEM | ⑨ WOOD/METAL TRELLIS | ⑫ PAVING-WASHED CONCRETE | |



ELEVATIONS

1/32"=1'-0"

AP3.00



THE BARLOW HOTEL

SEBASTOPOL, CA

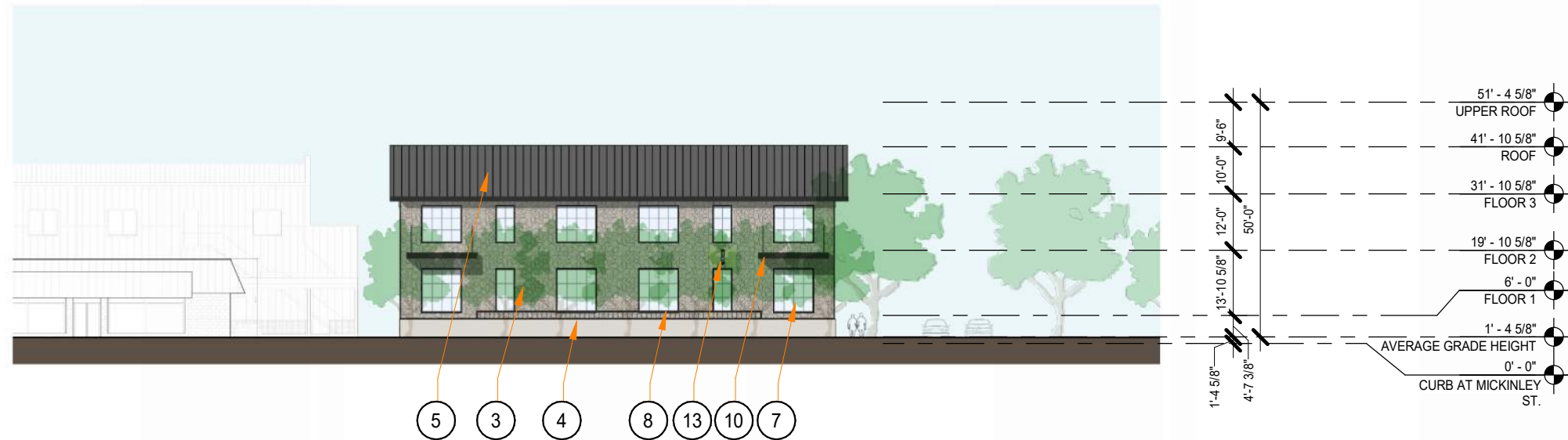
AUGUST 2, 2024

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BUILDING ELEVATION - NORTH 2

1/32" = 1'-0"

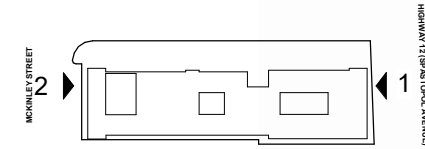
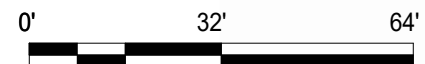


BUILDING ELEVATION - SOUTH 1

1/32" = 1'-0"

MATERIAL SHEET NOTE

- | | | | | |
|----------------------|----------------------|-------------------------|---------------------------|------------------|
| 1 WOOD TONE SIDING | 4 SMOOTH CONCRETE | 7 ALUMINUM/VINYL WINDOW | 10 METAL AWNING | 13 SIGNAGE |
| 2 METAL PANEL SIDING | 5 STANDING SEAM ROOF | 8 METAL RAILING | 11 TUMBLED STONE PAVER | 14 OVERHEAD DOOR |
| 3 STONE VENEER | 6 GLAZING SYSTEM | 9 WOOD/METAL TRELLIS | 12 PAVING-WASHED CONCRETE | |



ELEVATIONS

1/32"=1'-0"

AP3.01



THE BARLOW HOTEL

SEBASTOPOL, CA

AUGUST 2, 2024

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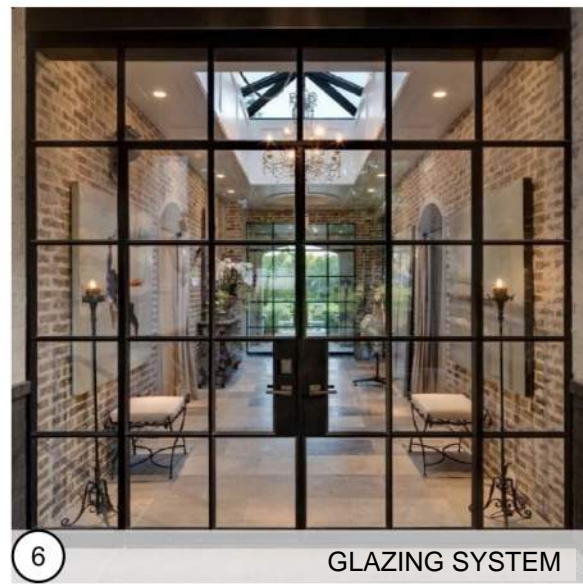
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WOOD TONE SIDING



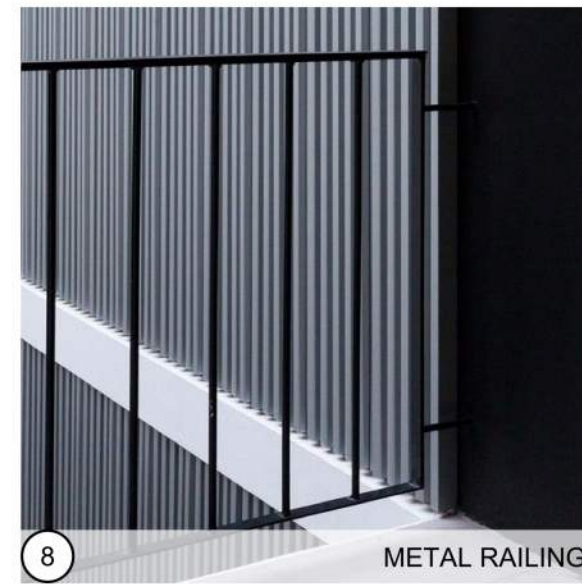
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STONE VENEER



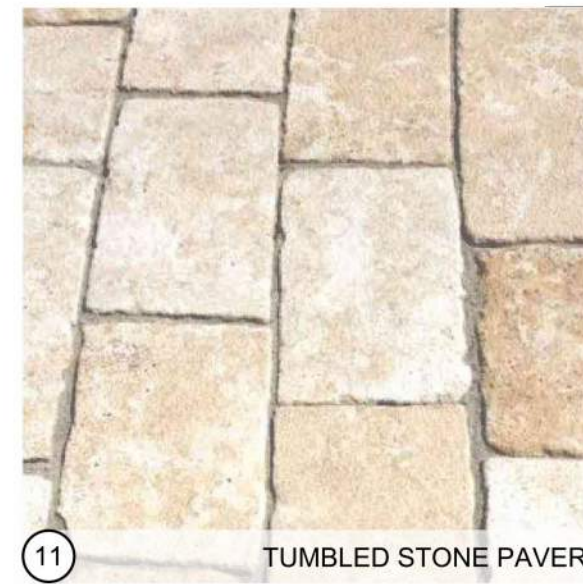
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GLAZING SYSTEM



8

METAL RAILING



11

TUMBLED STONE PAVER



2

METAL PANEL SIDING



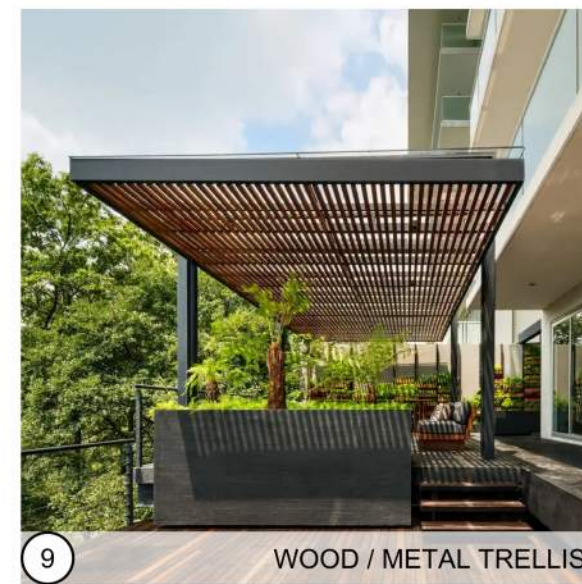
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SMOOTH CONCRETE



7

ALUMINUM/VINYL WINDOW



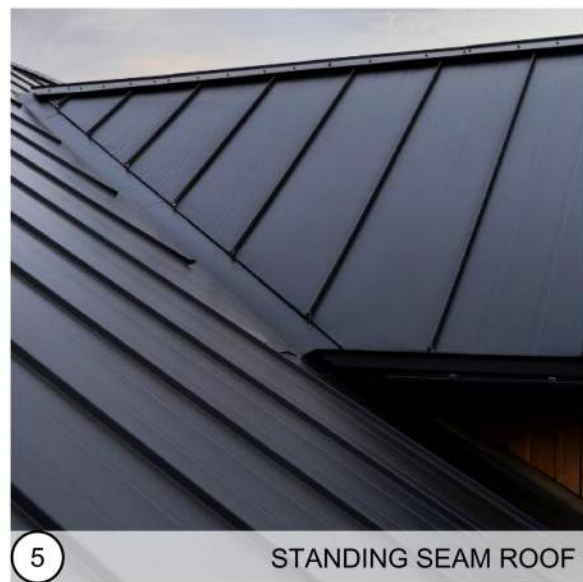
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WOOD / METAL TRELLIS



12

PAVING - WASHED CONCRETE



5

STANDING SEAM ROOF

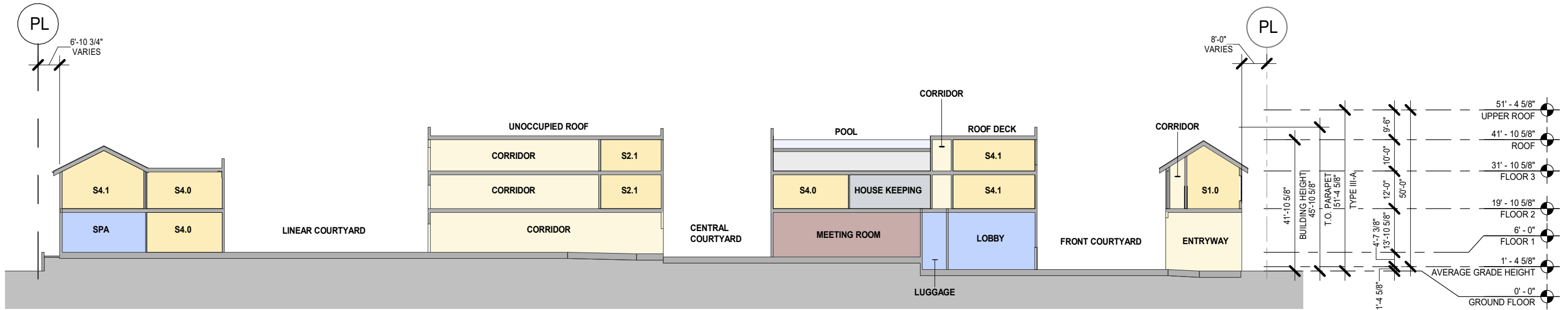


10

METAL AWNING

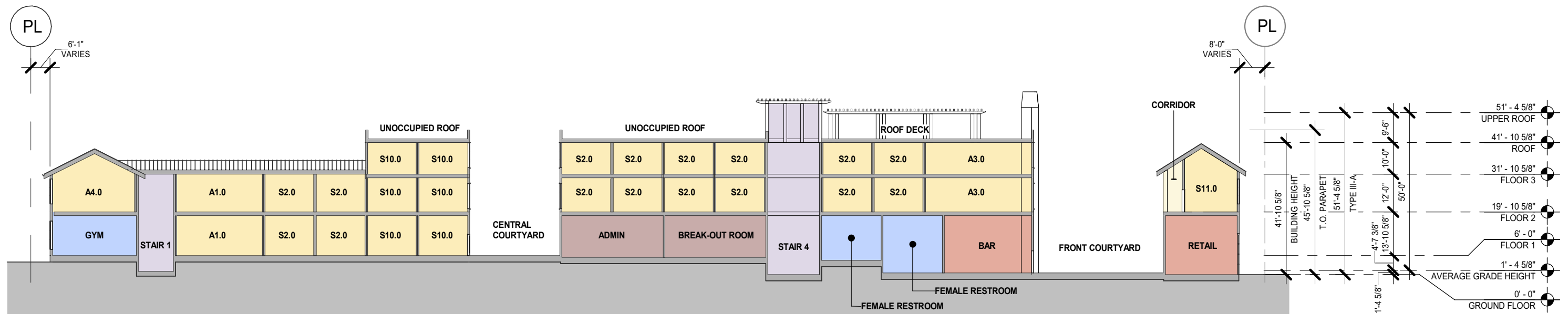
MATERIAL BOARD

AP3.10



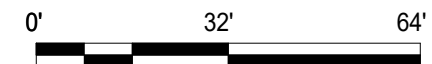
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1/32" = 1'-0"



BUILDING SECTION - NORTH/SOUTH 1

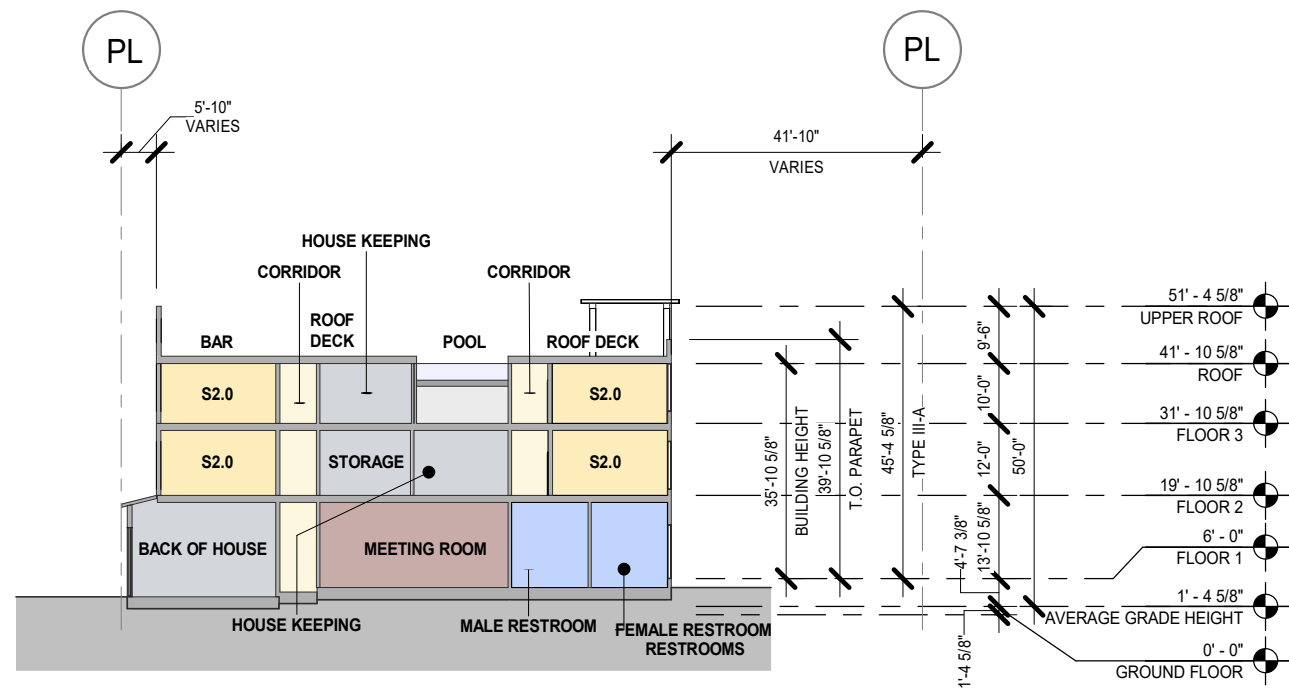
1/32" = 1'-0"



SECTIONS

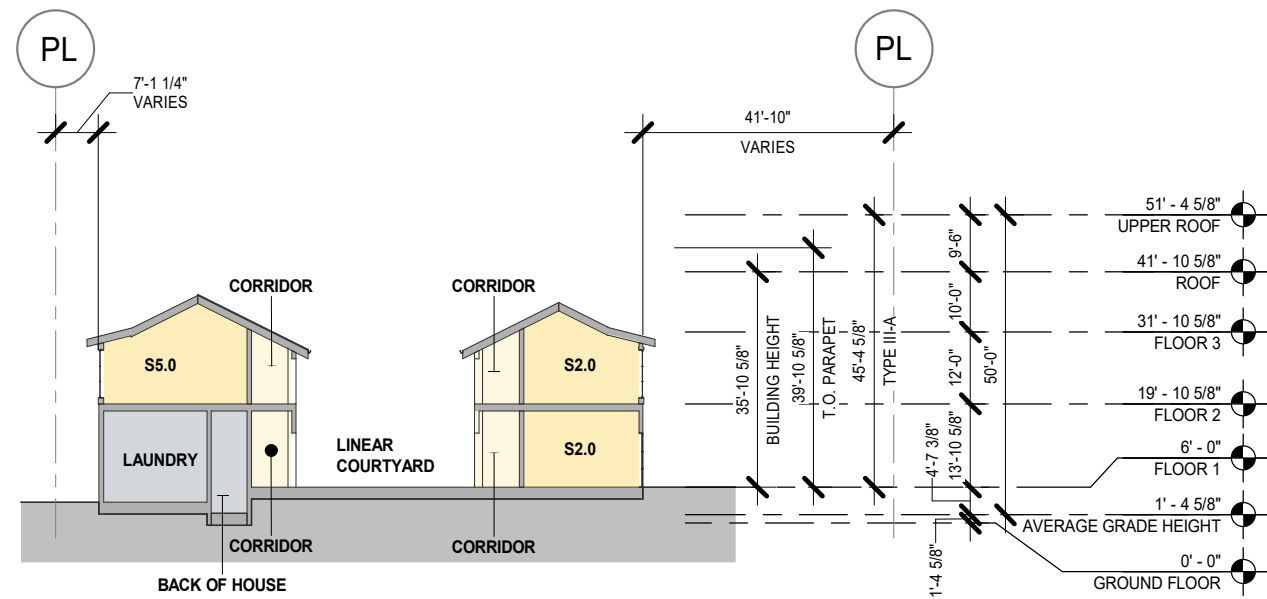
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AP3.20



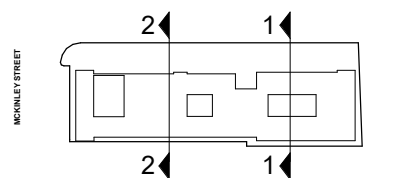
BUILDING SECTION - EAST/WEST 2

1/32" = 1'-0"



BUILDING SECTION - EAST/WEST 1

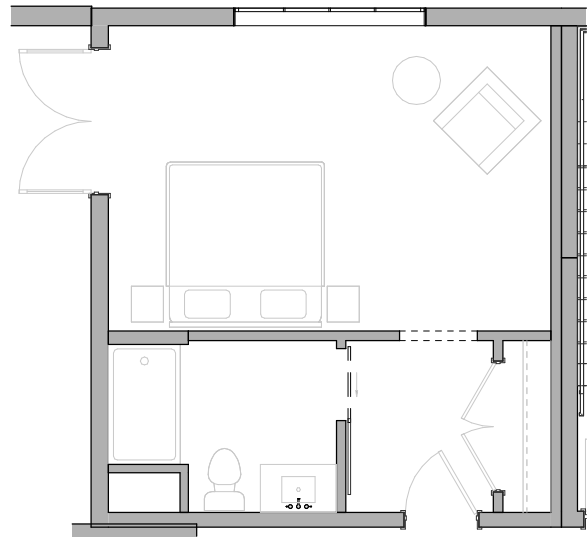
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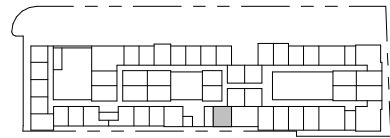
SECTIONS

1/32"=1'-0"

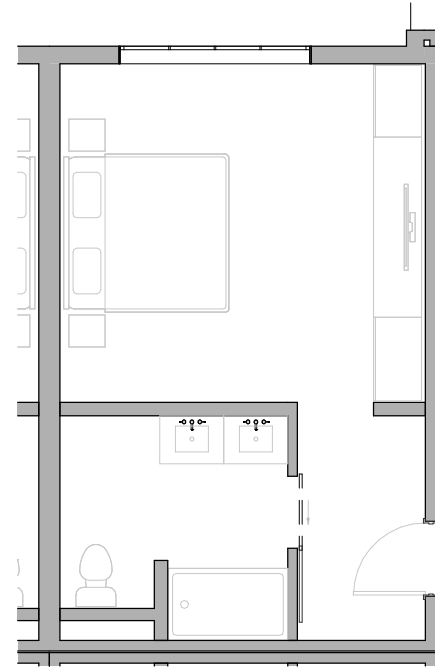
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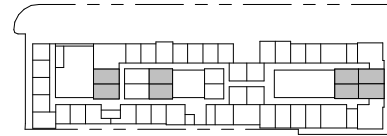
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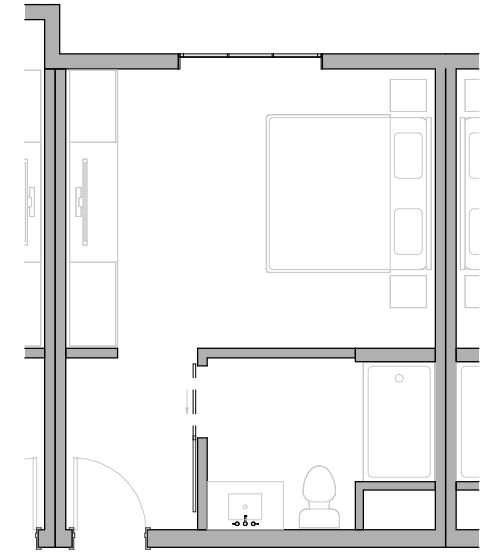
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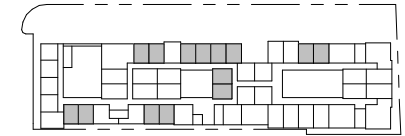
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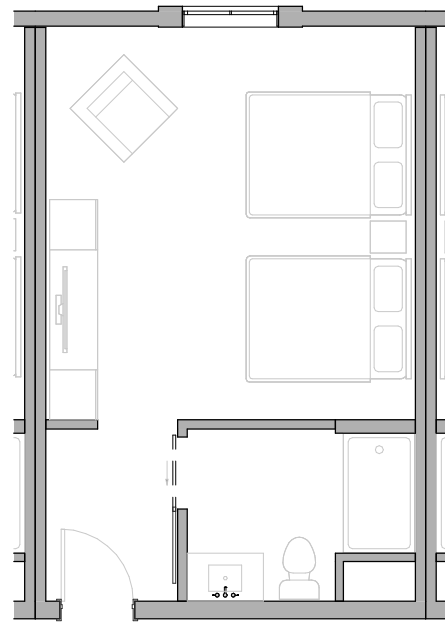
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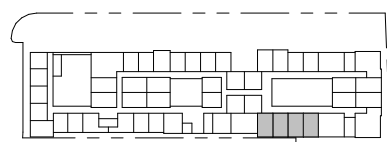
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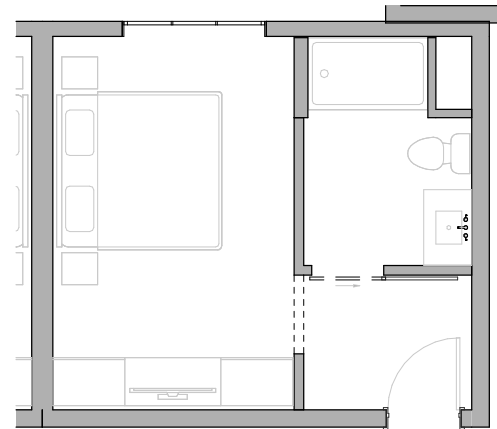
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S5.0



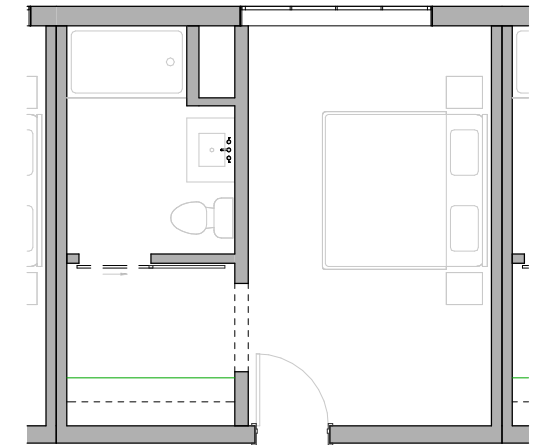
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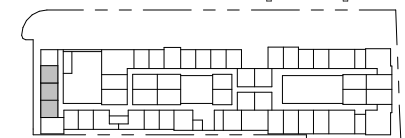
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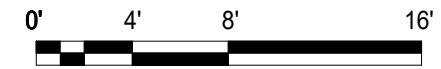
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S1.0



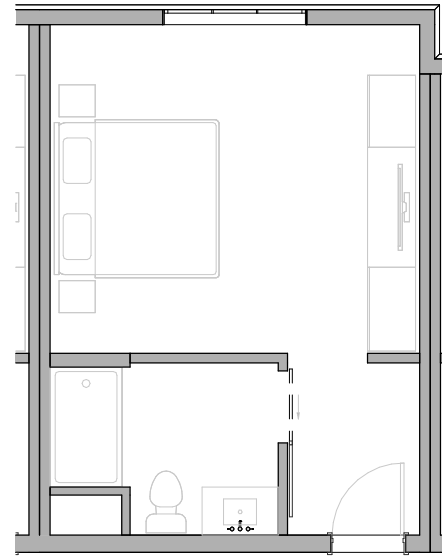
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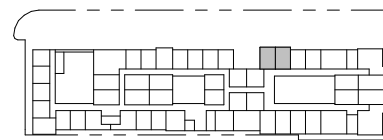
GUEST ROOM PLANS

1/8"=1'-0"

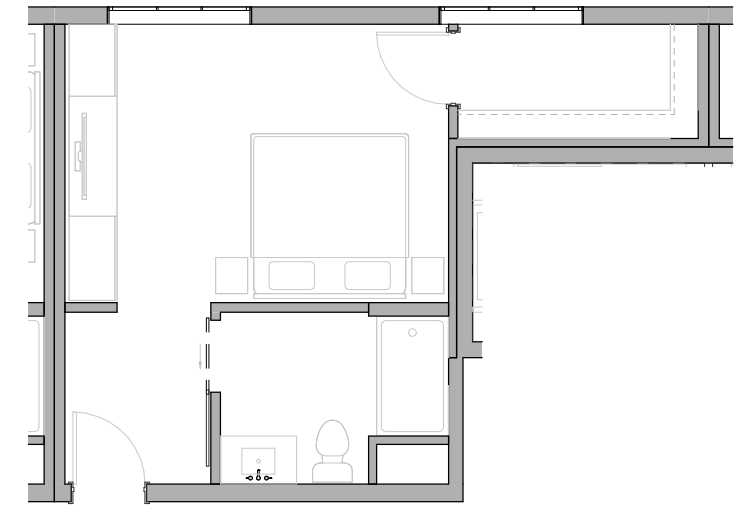
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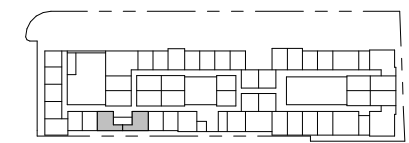
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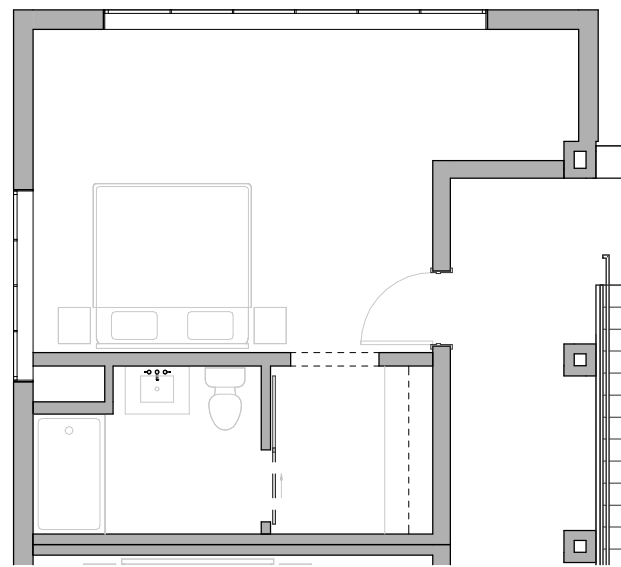
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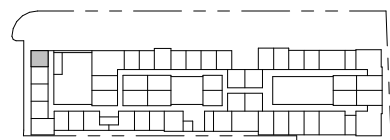
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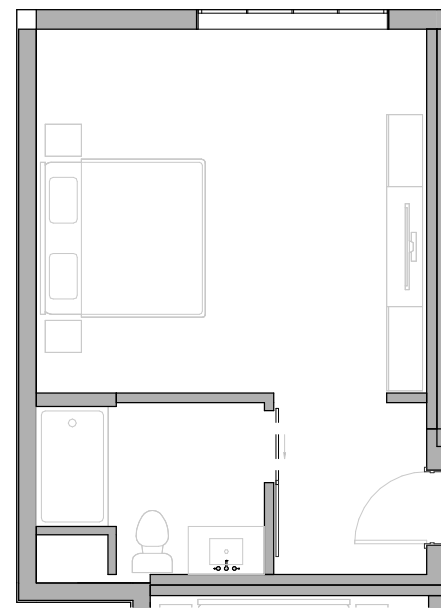
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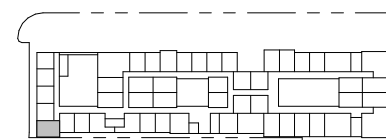
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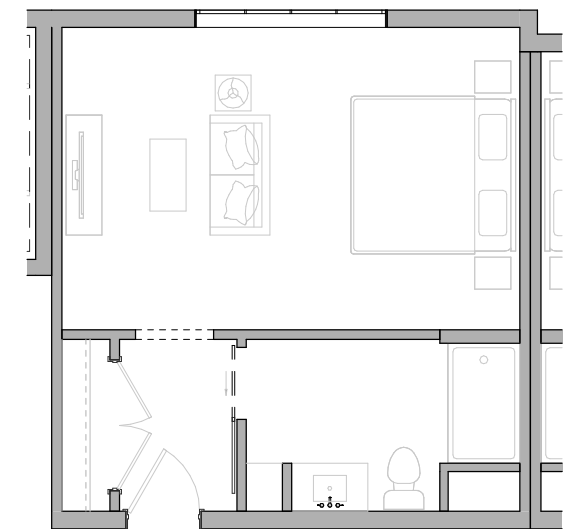
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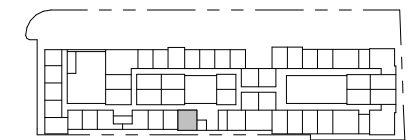
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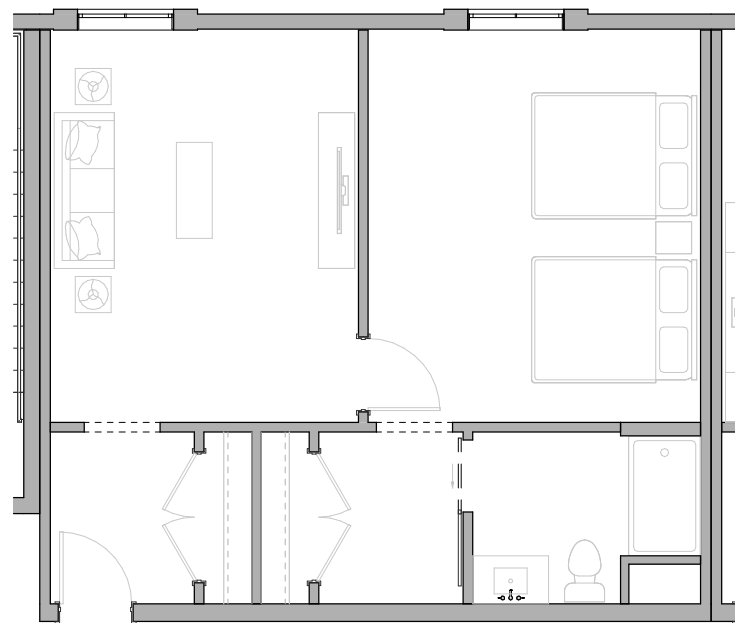
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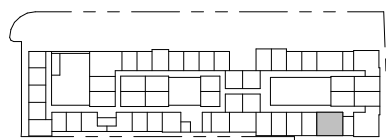
GUEST ROOM PLANS

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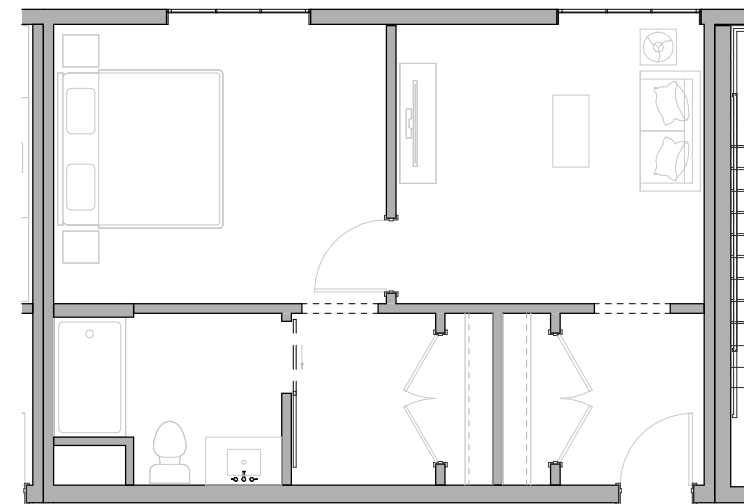
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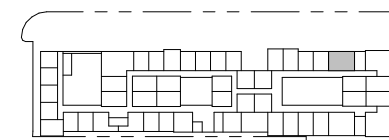
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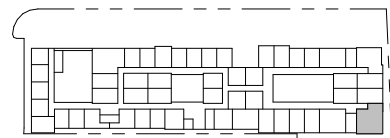
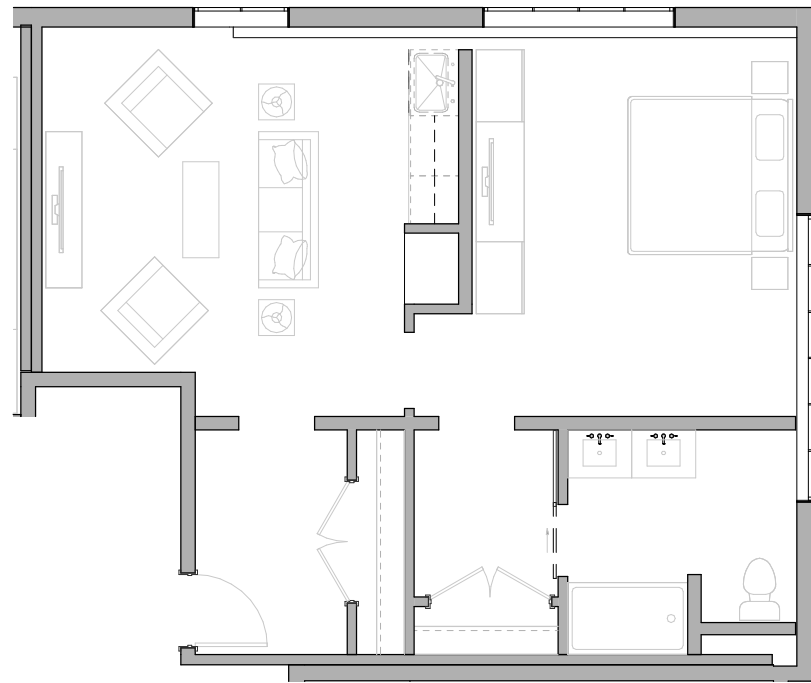
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GUEST ROOM PLANS

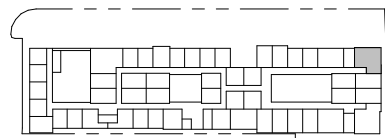
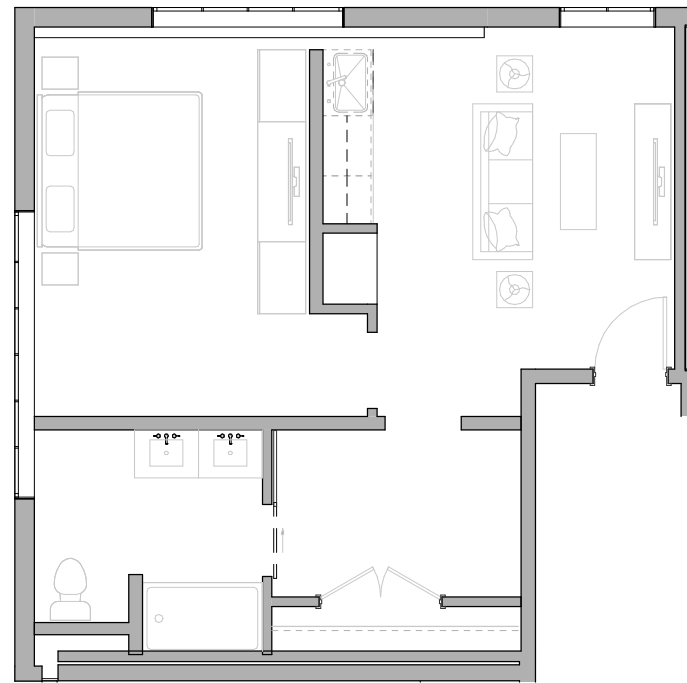
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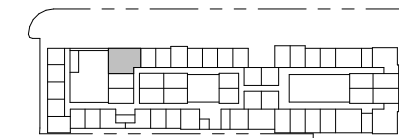
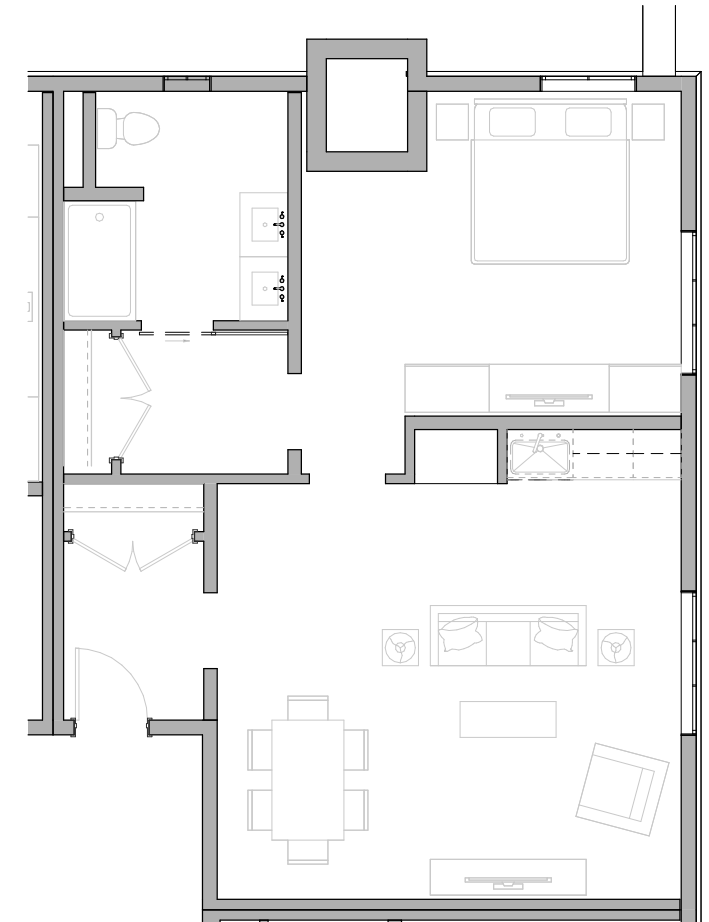
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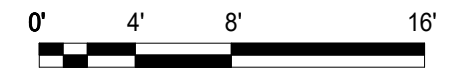
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A4.0



KEY PLAN - FLOOR 2-3

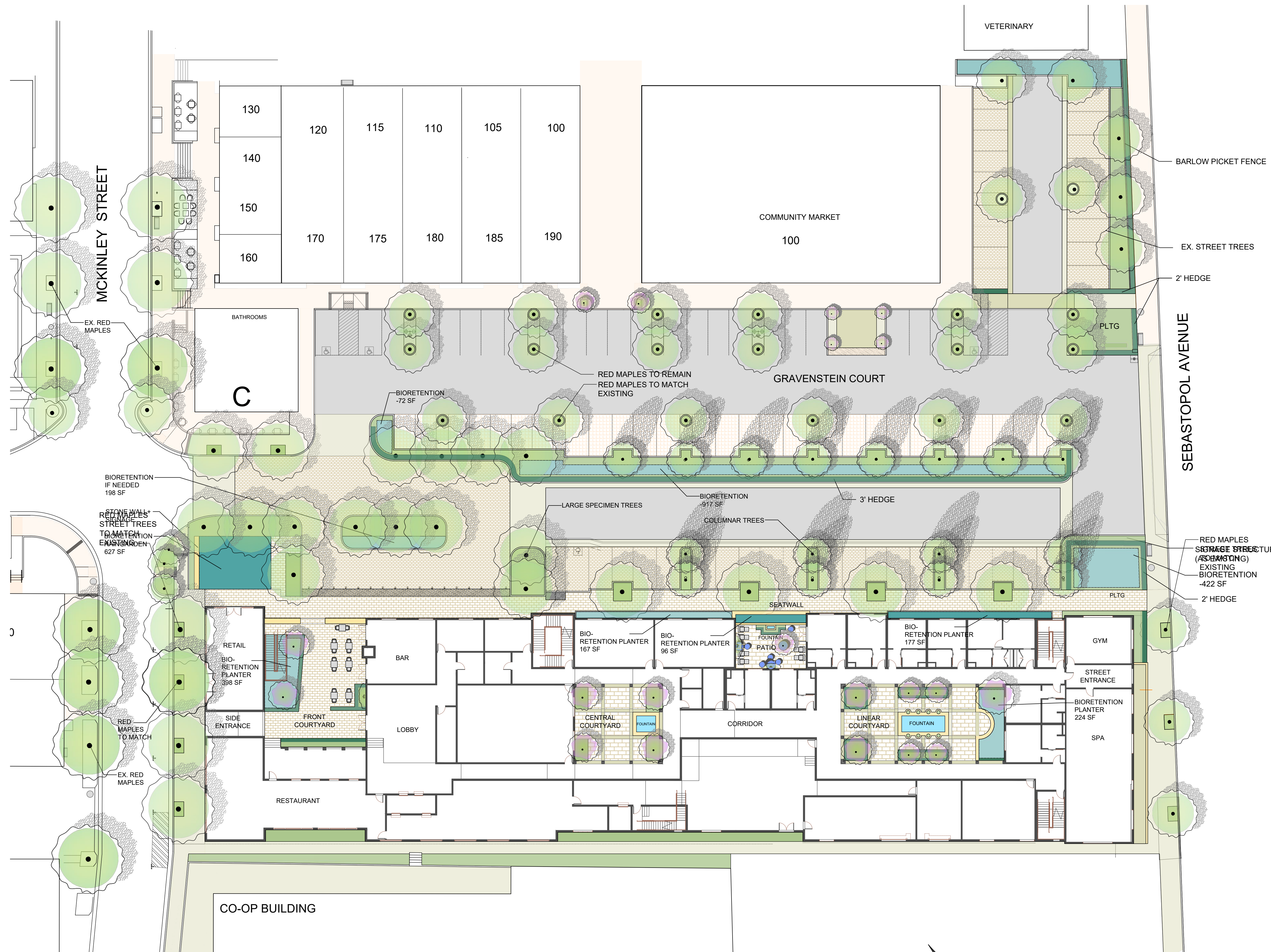
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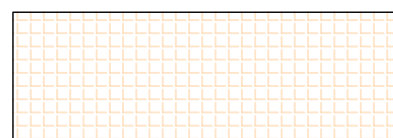

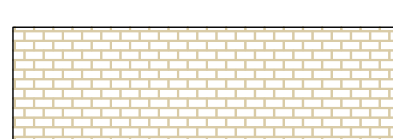
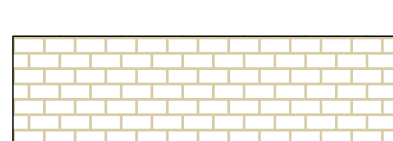



GUEST ROOM PLANS

1/8"=1'-0"

AP4.03



MATERIALS LEGEND

-  ASPHALT PAVING
-  CONCRETE PAVING
-  PERMEABLE PAVER TYPE 1 VEHICULAR
-  PERMEABLE PAVER TYPE 2 VEHICULAR
-  PERMEABLE PAVER TYPE 3 PEDESTRIAN
-  UNIT PAVER PEDESTRIAN
-  BIORETENTION PLANTING
-  GENERAL PLANTING
-  HEDGE

LANDSCAPE SITE PLAN

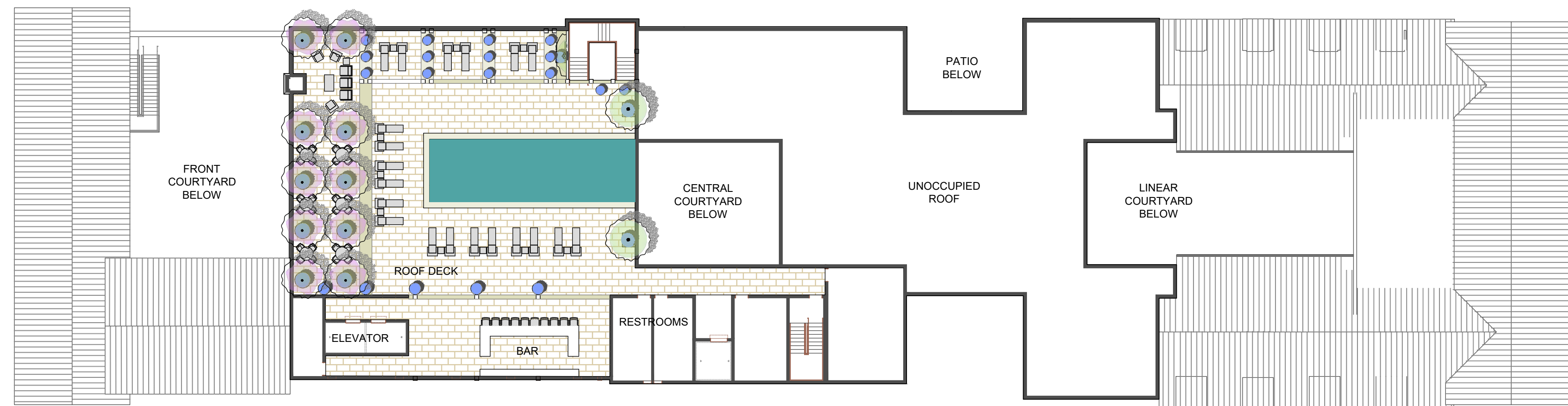
L1.0

THE BARLOW HOTEL



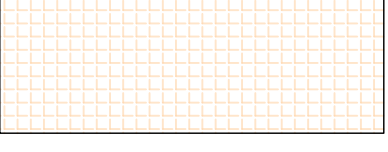
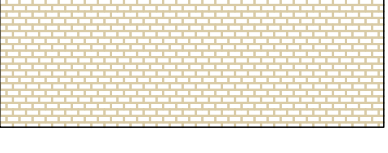
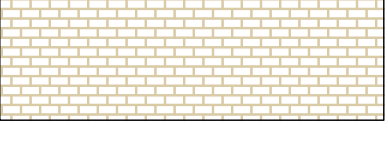
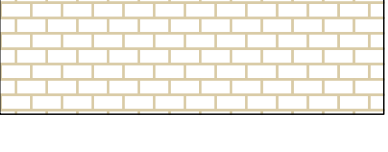



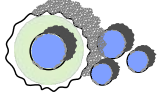
AUGUST 1, 2024

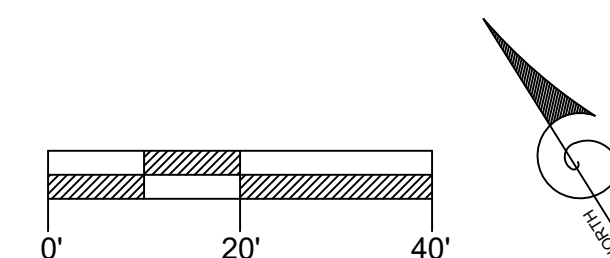


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MATERIALS LEGEND

-  ASPHALT PAVING
-  CONCRETE PAVING
-  PERMEABLE PAVER TYPE 1 VEHICULAR
-  PERMEABLE PAVER TYPE 2 VEHICULAR
-  PERMEABLE PAVER TYPE 3 PEDESTRIAN
-  UNIT PAVER PEDESTRIAN
-  BIORETENTION PLANTING
-  GENERAL PLANTING
-  HEDGE
-  PLANTER POTS



LANDSCAPE ROOF PLAN

L1.1

THE BARLOW HOTEL

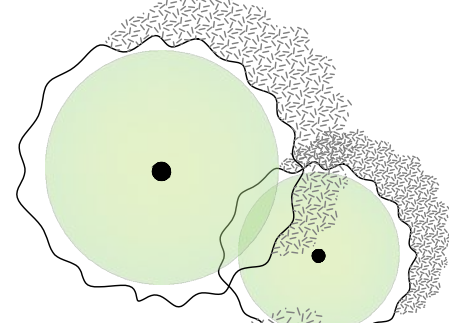
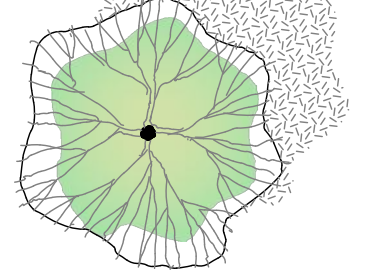
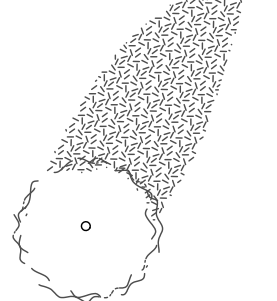
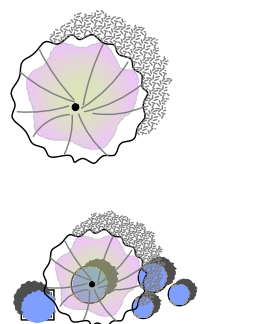
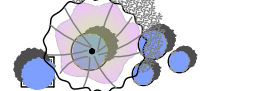



AUGUST 1, 2024



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PLANTING LEGEND

- 
 MAPLE TREES TO MATCH EXISTING
 -24" BOX
 -ACER RUBRUM OCTOBER GLORY
 -ACER COLUMNARE
- 
 SPECIMEN TREE
 -36" BOX
 -PLATANUS ACERIFOLIA
 -OLEA EUROPAEA (NON FRUITING)
 -ULMUS PARVIFOLIA
- 
 COLUMNAR TREE
 -36" BOX
 -MAGNOLIA GRANDIFLORA COUMNARE
 -ACER RUBRUM COLUMNNARE
 -ACER F. ARMSTRONG
- 
 ACCENT TREES
 15 GAL. TO 36" BOX
 -SEE GENERAL PLANTING L2.1
- 
 PLANTER POTS
 -SEE GENERAL PLANTING L2.1
- 
 BIORETENTION PLANTING
 -SEE SHEET L2.1
- 
 GENERAL PLANTING
 -SEE SHEET L2.1
- 
 HEDGE
 -1 TO 5 GAL.
 -BUXUS M. J. WINTER GEM

PLANTING SITE PLAN

L2.0

THE BARLOW HOTEL

AUGUST 1, 2024



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BIORETENTION PLANTING LEGEND

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	BI O	GENERAL DESCRIPTION
TREE LEGEND									
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		N		M B	DE-35H ORG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ACE DAV	ACER DAVIDII	DAVID'S MAPLE	15 GAL	D		N		M B F	DEC 20-35H20-35W SHINY GRN BRK GLOSSY GRN LVS ORG/RED/PURP FALL CLR PT SHADE
AES CAR	AESCULUS CARNEA	RED HORSE CHESTNUT	15 GAL	D		Dr		M B	DEC 25-40H 20-30W FUSCHIA RED FRGT LRG LVS
CER CAN	CERCIS CANADENSIS	REDBUD	15 GAL			Dr		M B F	DEC 20-30H 20-30W PNK
MAG GRA D	MAGNOLIA G. DD BLANCHARD	BLANCHARD MAGNOLIA	15 GAL	D				M B	EV 20-25H10-15W WHT 5" FLWR DK GRN RUST LVS ESPALIER
MAG GRA L	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM MAGNOLIA	15 GAL	D				M B	EV 20-25H10-15W WHT 5" FLWR DK GRN RUST LVS ESPALIER
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	15 GAL	D		N		VL B	EV 50-70H 50-70W RIPARIAN HIGH & BIORETENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	D		N		L B	DEC 70H 70W YEL FALL CL RIPARIAN MD-HIGH & BIORETENTION
SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL			N		H B	DEC 6-50H NARROW ROUNDED LVS STREAM BANKS THICKETS MF CATKINS RIPARIAN LOW-MD-HIGH & BIORETENTION
SAL LAE	SALIX LAEVIGATA	RED WILLOW	15 GAL			N		H B	RIPARIAN LOW-MD-HIGH & BIORETENTION
SHRUB & PERENNIAL									
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N		L B	DEC 4-12H 4-12W RED/BROWN FRAG brd
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D		N		Dr M B F	EV 4-6H 4-6W SNGL WHT SPR-SUM PART SHADE
DES CAE M	DESCHAMPSIA CESPITOSA	PACIFIC HAIRGRASS	1 GAL					Dr L B	2-3"H 8-12"W GRN TO GOL BRN SUN/PT SHD
ELY GLA	ELYMUS GLAUCUS	BLUE LYME GRASS	2" PLUG			N		Dr L B	PER GRAY-GRN FOL
ELY TRI	ELYMUS TRICOIDES	CREEPING WILD RYE	2" PLUG			N		Dr L B	BIORETENTION HIGH & LOW ZONES
EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	4" POT	D		N		Dr L B F	EV 1-3H1-2W CLUMPING RED PT SHD FIRE TOL BUTT HUM BIRDS FALL FLRS
FES RUB	FESTUCA RUBRA	RED FESCUE	SEED					Dr L B	EV SPREADING BY RHIZOMES CAN BE MOWED TO 2" DRK GREEN
HOR BRA	HORDEUM BRACHYANTHERUM	MEADOW BARLEY GRASS	SEED			N		Dr NR B	TOL WET CLAY SOILS & GRAVEL
PHI LEW	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL			N		Dr M B	DEC PT SHD WHT FRAG
PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL	D		N		Dr L B	EV 6-15H VINING PT SHD WHT FRAG BANK COVER
POL CAL	POLYSTICHUM CALIFORNICUM	CALIF. SWORD FERN	1 GAL	D		N		M B F	EV 3H3W SHADE GOOD UNDER OAKS CAN TAKE MOIST SOIL EV 2-4H2-4W LEATHERY DRK GRNSHADE GOOD UNDER OAKS
POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	D		N		M B F	CAN TAKE MOIST SOIL
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	D		E		Dr L B F	EV 1-6H2-8W LAV

LARGE TREES LEGEND

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	BI O	GENERAL DESCRIPTION
LARGE TREE LEGEND									
ACE FRE A	ACER FREEMANII 'ARMSTRONG'	RED MAPLE ARMSTRONG	24" BOX	D				M	F DEC 40H 15W POOR OR-RD FALL CLR
ACE RUB O	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE OCTOBER GLORY	24" BOX	D				M B	F DEC 60H 40W RED FALL CLR
ACE RUB C	ACER RUBRUM 'COLUMNARE'	RED MAPLE COLUMNAR	24" BOX	D				M	F DEC 30H 10W ORG/RD FALL CLR
MAG GRA D	MAGNOLIA G. DD BLANCHARD	BLANCHARD MAGNOLIA	24" BOX	D				M B	EV 20-25H10-15W WHT 5" FLWR DK GRN RUST LVS ESPALIER
MAG GRA L	MAGNOLIA GRANDIFLORA COLUMNARE LITTLE GEM	LITTLE GEM MAGNOLIA	24" BOX	D				M B	EV 20-25H10-15W WHT 5" FLWR DK GRN RUST LVS ESPALIER
OLEA EUR N	OLEA EUROPA NON FRUITING	NON-FRUITING OLIVE	36" BOX	D				Dr VL	F EV25H25W GREY FOL
PLA ACE B	PLATANUS ACERIFOLIA 'BLOODGOOD'	SYCAMORE	36" BOX					M	F DEC 60H 30W FAST
ULM PAR A	ULMUS PARVIFOLIA 'ALLEE'	EVERGREEN ELM	36" BOX					Dr L	F SEMI EV 70H 60W VASE SHP

GENERAL PLANTING LEGEND

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	BI O	GENERAL DESCRIPTION
ACCENT TREE LEGEND									
AZA GEI ESP	AZALEA GEISHA ESPALIER	GEISHA AZALEA	15 GAL					M	F TALL SPREAD WHT/CHART
COR EDD	CORNUS 'EDDIES WHITE WONDER'	WHITE DOGWOOD	24" BOX						DEC 20-30H 20-30W, WHT
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	D				Dr L	F DEC 25H12W WHT ORG-RED FALL
PIT TEN M	PITTIOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON	15 GAL					Dr M	F EV 8H 8W LVS PALE GREEN VARIAG
PIT TOB V	PITTIOSPORUM TOBIRA VARIAGATA	VARIAGATED PITTIOSPORUM	15 GAL	D				Dr L	F EV 6-15H 6-15W FRAG VAR LVS
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	15 GAL	D				M	EV 20H10-20W COLMNR DRK GRN ESPALIER
VIB PLI M	VIBURNUM PLICATUM TOMENTOSUM 'MARIESI'	VIBURNUM	15 GAL	D				M	DEC 6H 3-4W WHT
SHRUB & VINE LEGEND									
BUX MIC W	BUXUS MICROPHYLLA JAPONICA WINTER GEM	WINTER GEM BOXWOOD	1 GAL	D				M	F EV 2-6H 2W
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N		Dr L	DEC 4-12H 4-12W RED/BROWN FRAG brd
CAM JAP A	CAMELLIA JAPONICA ALBA PLENA	JAPANESE CAMELLIA-EALRY SEASON	5 GAL						F EV 6-12H 6-12W LRG WHT DBL P SHADE
CAM JAP P	CAMELLIA JAPONICA PURITY	JAPANESE CAMELLIA-LATE SEASON	5 GAL						F EV 6-12H6-12W WHT P SHADE
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D		N		Dr M	F EV 4-6H 4-6W SNGL WHT SPR-SUM PART SHADE
CHO TER	CHOISYA TERNATA	MEXICAN ORANGE	5 GAL	D				Dr M	EV 6-8H 6-8W WHT FRAG
CLE SPE	CLEMATIS SPECIES	CLEMATIS	5 GAL						EV & DEC VINES 6-20' ALL TIMES
COR COR C	CORYLUS CORNUTA CALIFORNICA	WESTERN HAZELNUT	5 GAL					N L	F DEC 5-12H 5-12W YEL WTHSTANDS DAMP SOIL EDIBLE NUTS
HYD PAN L	HYDRANGEA PANICULATA 'LIMELIGHT'	HYDRANGEA LIMELIGHT	5 GAL	D				M	F DEC 6-10H10W WHT CONE SFLWR P SHADE
HYD QUE S	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA-QUEEN	5 GAL	D				M	F DEC 5H WHT LRG LVS RED FALL BUT
JAS OFF	JASMINUM OFFICINALE	COMMON JASMINE	1 GAL					L	F EV 12H VINE WHT FRAG
LOR CHI A	LOROPETALUM CHINENSE 'ALBUS'	WHITE LOROPETALUM	5 GAL					M	EV 6H6W FLW WHT SHADE
PAR TRI	PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5 GAL					L	DEC 50H VINE ORG-RED FC
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	5 GAL	D				N DR L	EV 2H1.5W RE ATTRACTS BUT & HUM
PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL					N Dr L	EV 6-15H VINING PT SHD WHT FRAG BANK COVER
PIT TEN M	PITTIOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON	15 GAL					Dr M	F EV 8H 8W LVS PALE GREEN VARIAG
PIT TOB C	PITTIOSPORUM TOBIRA 'CREAM DE MINT'	TOBIRA MINT DWARF	5 GAL					Dr L	F EV 2H2W VARIAGATED MINT WITH CREAMMY WHT FRAG
PIT TOB W	PITTIOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELERS MOCK MORANGE	5 GAL					Dr L	F EV 2-3H4-5W FRAG
ROM COU	ROMNEYA COULTERI	MATILUJA POPPY	5 GAL	D				N Dr VL	F 8H 4W WHT FRA

PLANT LEGENDS

L2.1

THE BARLOW HOTEL

AUGUST 1, 2024



BIORETENTION PLANTING



GENERAL PLANTING



PLANT IMAGES

L2.2

THE BARLOW HOTEL

AUGUST 1, 2024

2



3



4



5



1



6



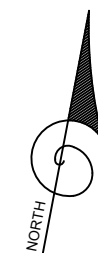
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8



9



KEY MAP-NTS

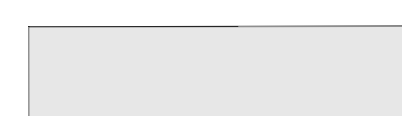


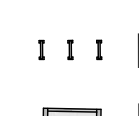


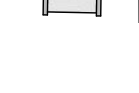
BATCH PLANT PARKING SITE PHOTOS L3.0

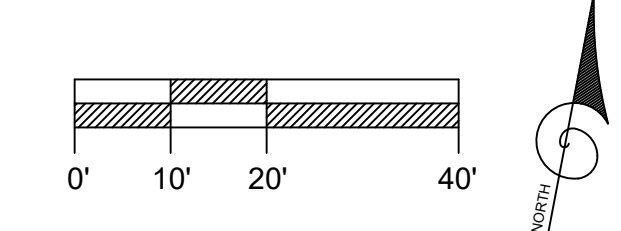
THE BARLOW HOTEL

AUGUST 1, 2024



LEGEND

- | | | | | | | | |
|---|-----------------|--|--------------------------------------|---|--|---|----------------------------|
|  | ASPHALT PAVING |  | BIORETENTION PLANTING SEE SHEET L4.1 |  | LIGHT POLES ELECTRICAL VEHICLE CHARGING STATION 18 TOTAL |  | BIKE RACKS- 20 BIKE SPACES |
|  | CONCRETE PAVING |  | GENERAL PLANTING SEE SHEET L4.1 |  | BENCHES | | |



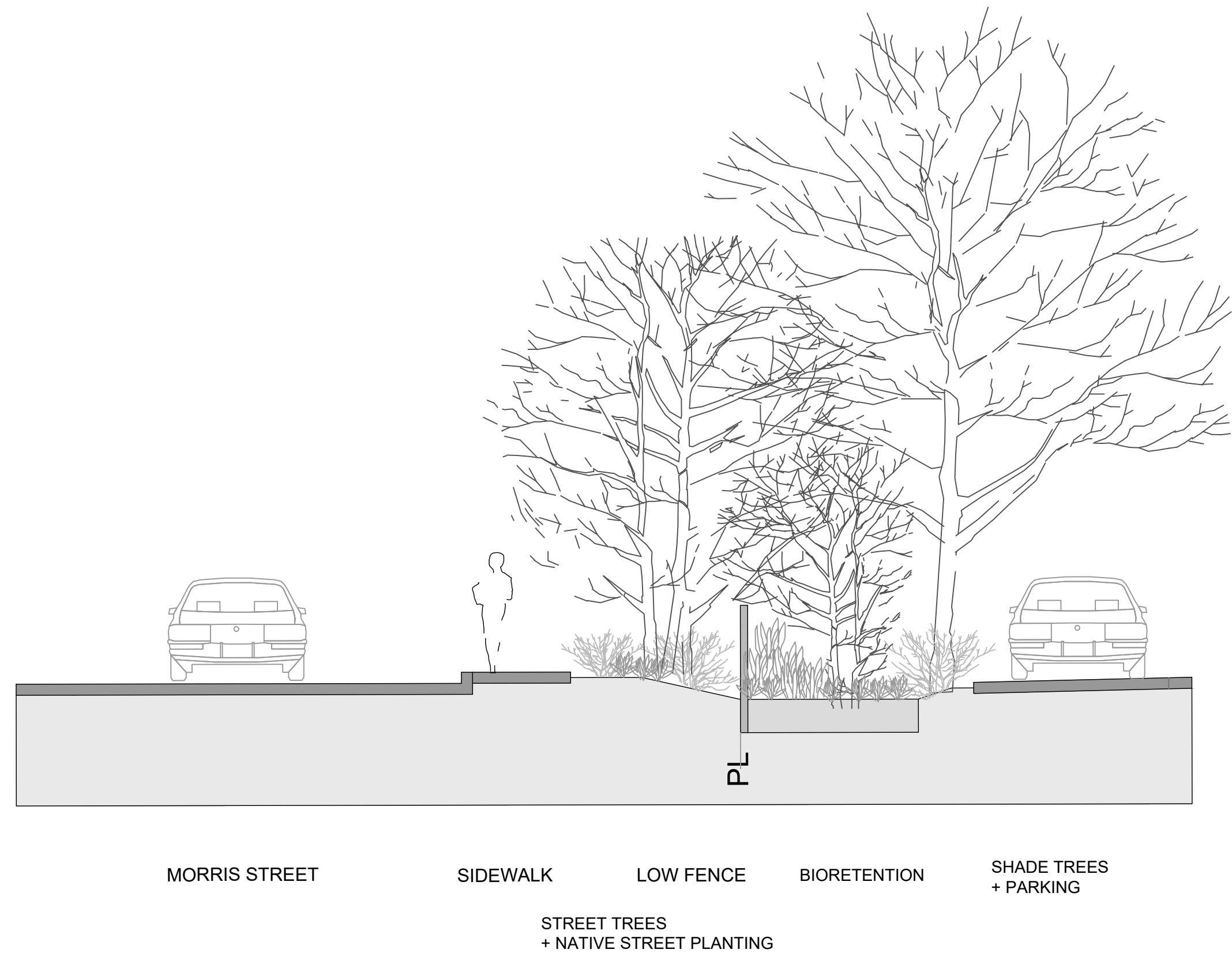
BATCH PLANT PARKING LANDSCAPE PLAN L3.1



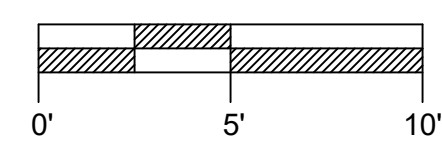
THE BARLOW HOTEL

AUGUST 1, 2024

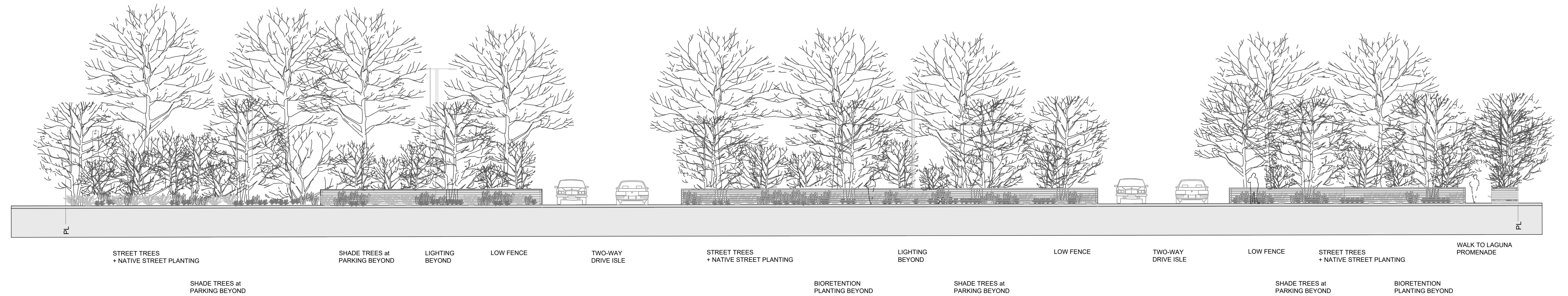
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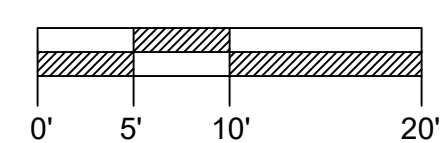
SECTION at MORRIS STREET



EXISTING CONDITIONS at MORRIS STREET



MORRIS STREET ELEVATION



BATCH PLANT PARKING MORRIS STREETScape L3.3

THE BARLOW HOTEL

AUGUST 1, 2024



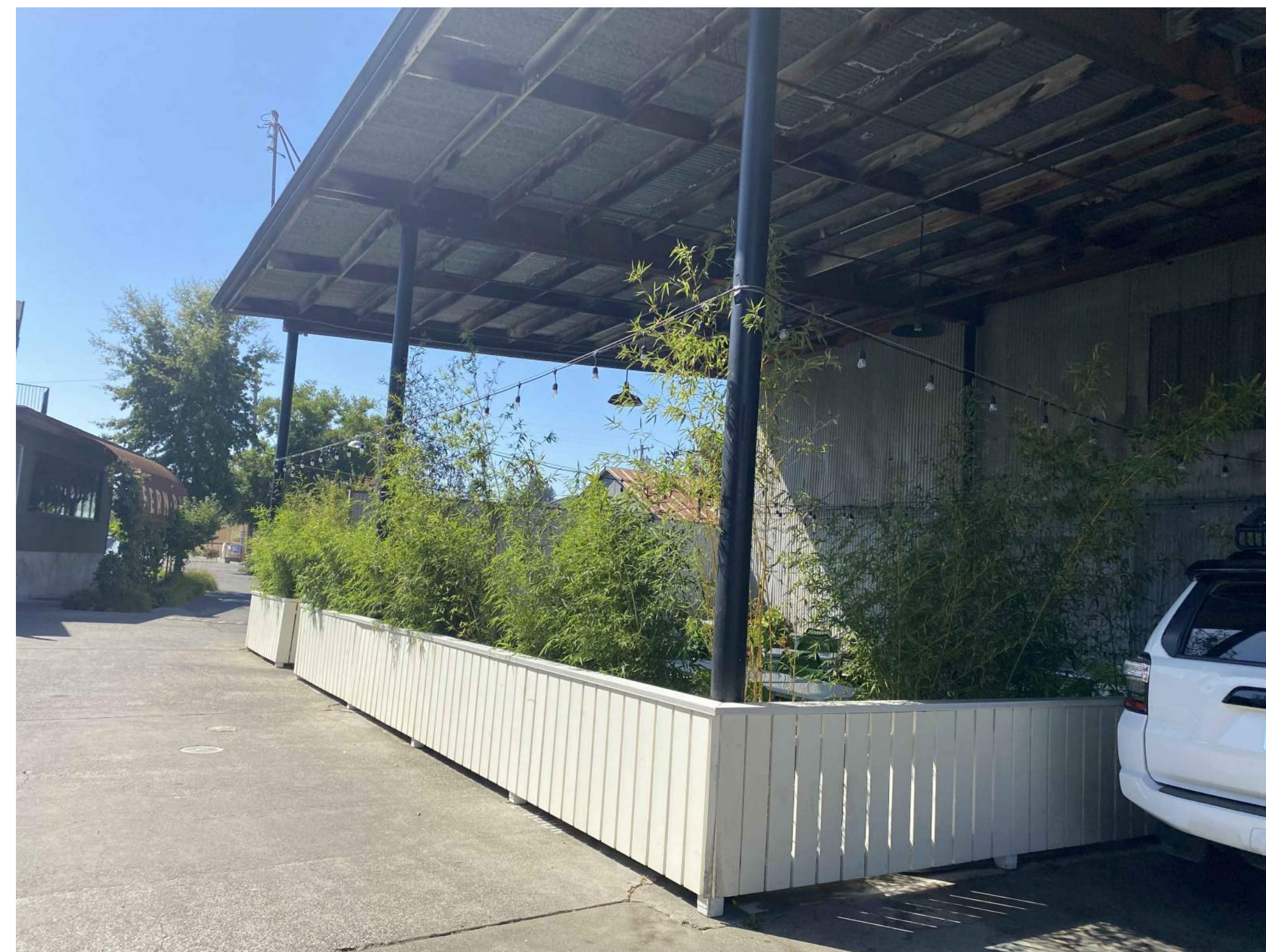
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BIKE RACK
BY SPORT WORKS
INVERTED U MODEL

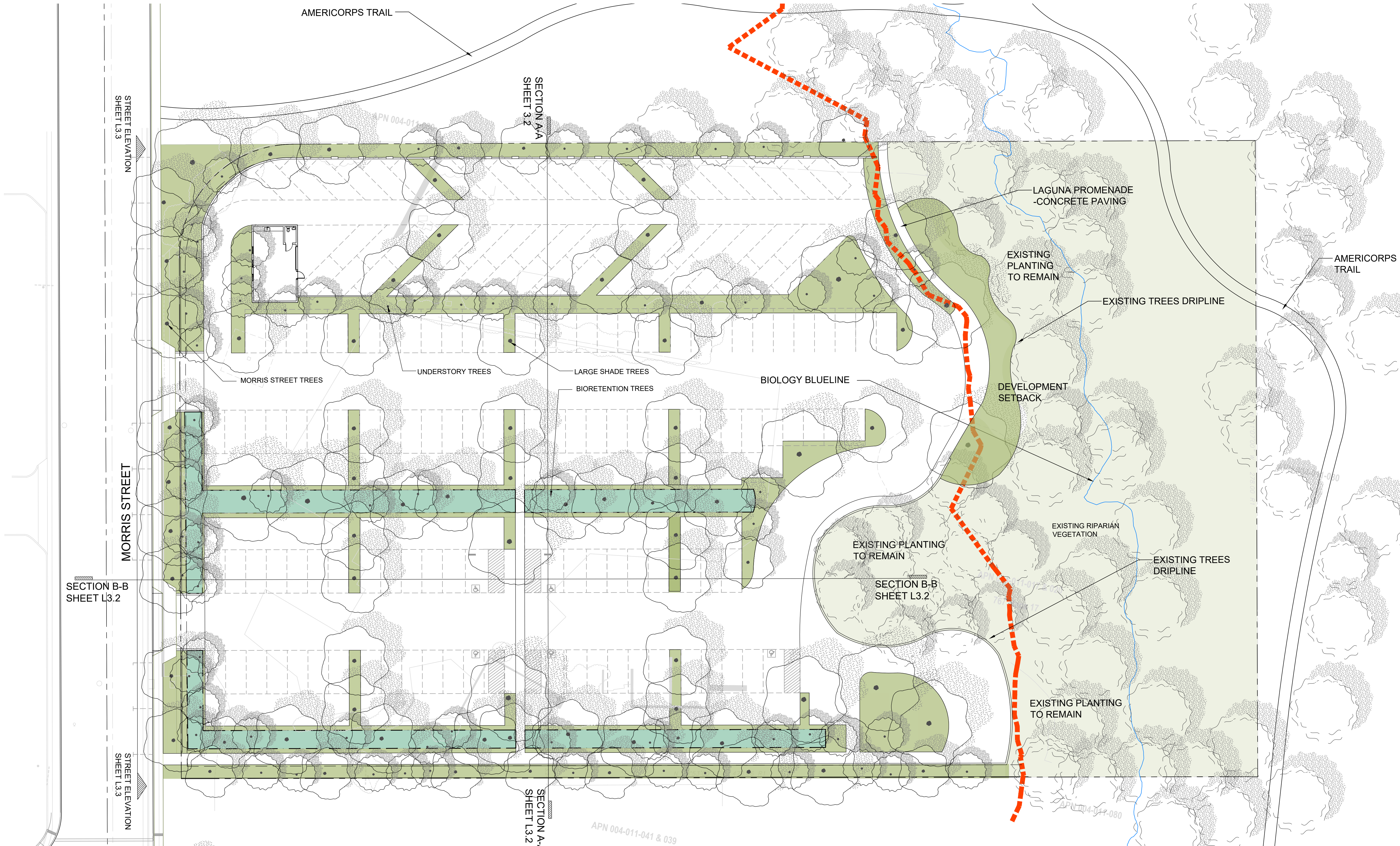


BENCH
BY LANDSCAPES FORMS
VILLAGE GREEN MODEL

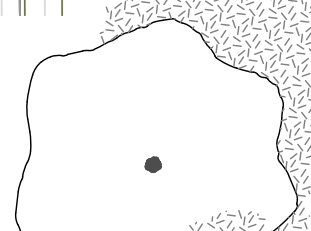



LOW WOOD FENCING AT STREET
SLIDING GATES SIMILAR

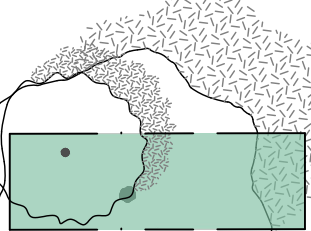
BATCH PLANT PARKING PRECEDENT IMAGES L3.4

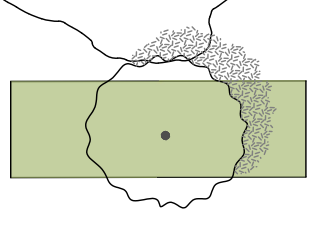



LEGEND


- 

MORRIS STREET TREES
-QUERCUS LOBATA
- 

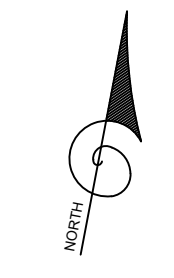
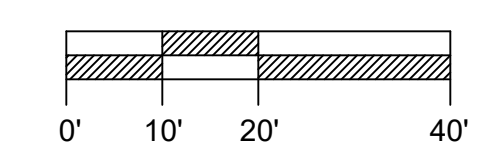
LARGE SHADE TREES
-QUERCUS AGRIFOLIA
-QUERCUS LOBATA
- 

BIORETENTION TREES
SEE SHEET L4.1
- 

UNDERSTORY TREES
SEE SHEET L4.1
- 

BIORETENTION PLANTING
SEE SHEET L4.1
- 

GENERAL PLANTING
SEE SHEET L4.1



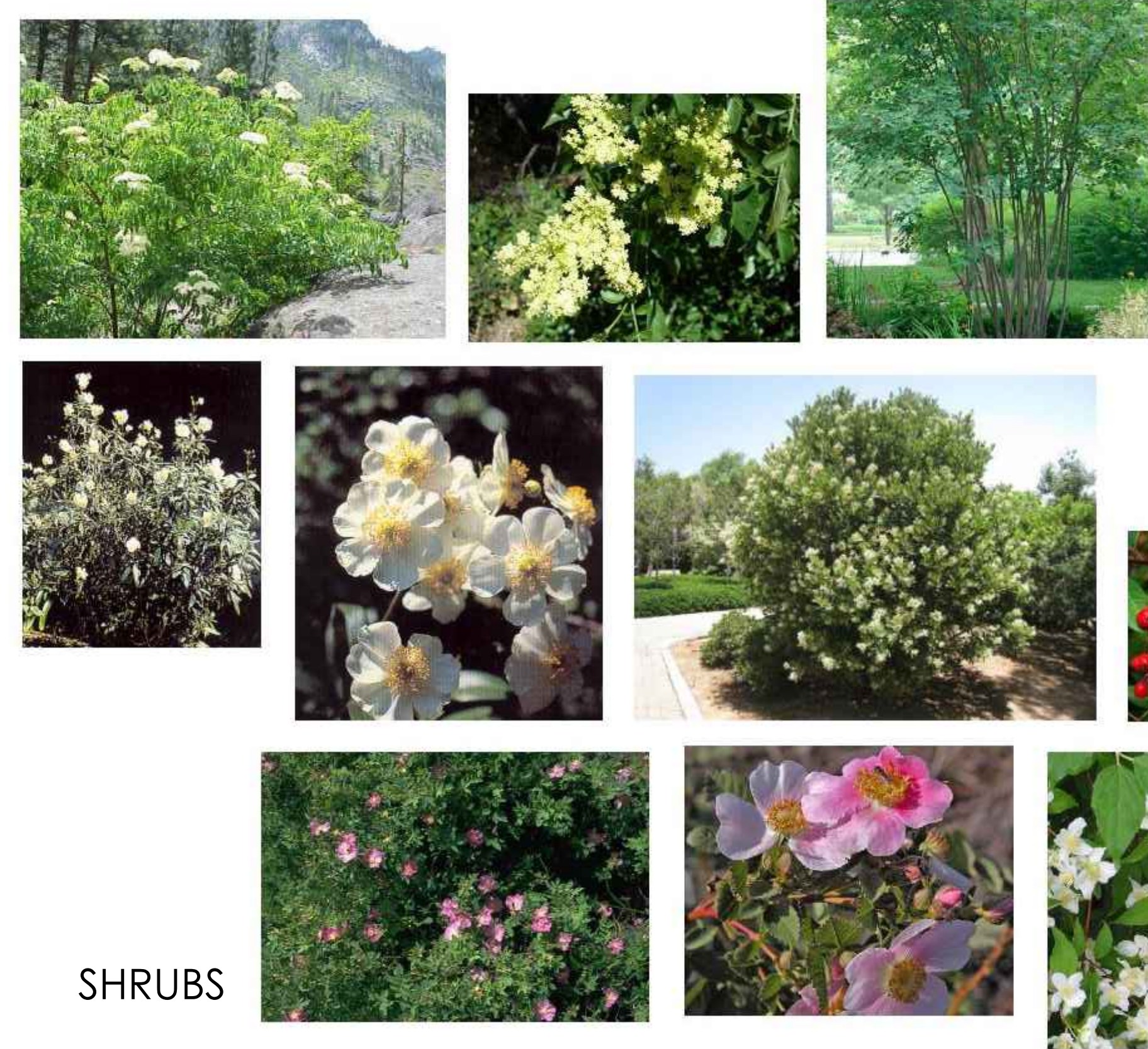
BATCH PLANT PARKING PLANTING PLAN L4.0



TREES

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
TREE LEGEND								
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D	N	M		DEC 5-35H CRG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ACE MAC	ACER MACROPHYLLUM	BIG LEAF MAPLE	15 GAL		N			DEC 50-80H 25-60W YL FALL CLR RIPARIAN
AES CAL	AESOLLUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D	N	Dr	VL	DEC 15-4H 20-50W WHT FRGT RIPARIAN HIGH & BIORETENTION
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	15 GAL	D	N	Dr	VL	EV 50-70H 50-70W RIPARIAN HIGH & BIORETENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	D	N	Dr	L	DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION
SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL		N			DEC 8-50H NARROW ROUNDED LVS STREAM BANKS THICKETS MF CATKINS RIPARIAN LOW-MID-HIGH & BIORETENTION
SAL LAE	SALIX LAEVIGATA	RED WILLOW	15 GAL		N	H		RIPARIAN LOW-MID-HIGH & BIORETENTION
SHRUB & PERENNIAL								
AME ALN	AMELANCHIER ALNFOLIA	WESTERN SERVICEBERRY	5 GAL	E	N	L		DEC 10H 0W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MED-CNL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEGE-WINDBREAK BIORETENTION HIGH & LOW ZONES
ELY TRI	ELYMUS TRICOIDES	CREeping WILD RYE			N	Dr	L	BIORETENTION HIGH & LOW ZONES
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	D	N	Dr	L B B	EV 6-18H 5-15W WHT PT SHD RED FRT BRD RIPARIAN
HOL DIS	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	D		Dr	L	DEC 3-8H 4W WHT 1' LONG CLUSTER BRDS
JUN PAT	JUNCUS PATENS	WIPE GRASS	1 GAL	D	N	Dr	L	1-2H 1-2W BLUSH LVS WET AREA TOL DROUGHT
PHI LEW	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL		N	Dr	M	DEC PT SHD WHT FRAG
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	N		L		EV 5-8H 8-10W SUN-SHD RED BLU FRT BUT BRD
RIB AUR	RIBES AUREUM	GOLDEN CURRANT	5 GAL	D	N	DR	L	DEC 3-9H 4W YEL FRAGRANT LIGHT GRN LVS FRUIT YEL-RED-BLK
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL		N	Dr	L	DEC 3-9H 4W PN RED FRT BRD
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL	E	N	Dr	L	DEC 10-25H 20W LT GRN CRM WHT BLUBLK FRUIT EDIBL ALONG STREAMS PRUNE TO KEEP COMPACT



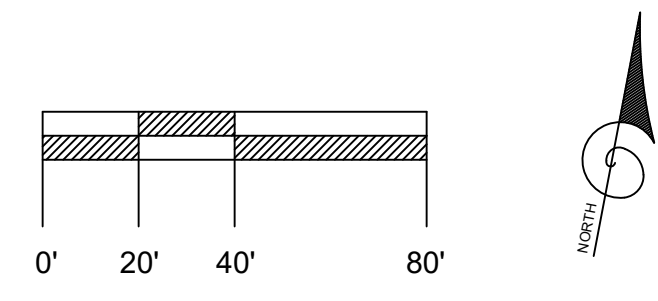
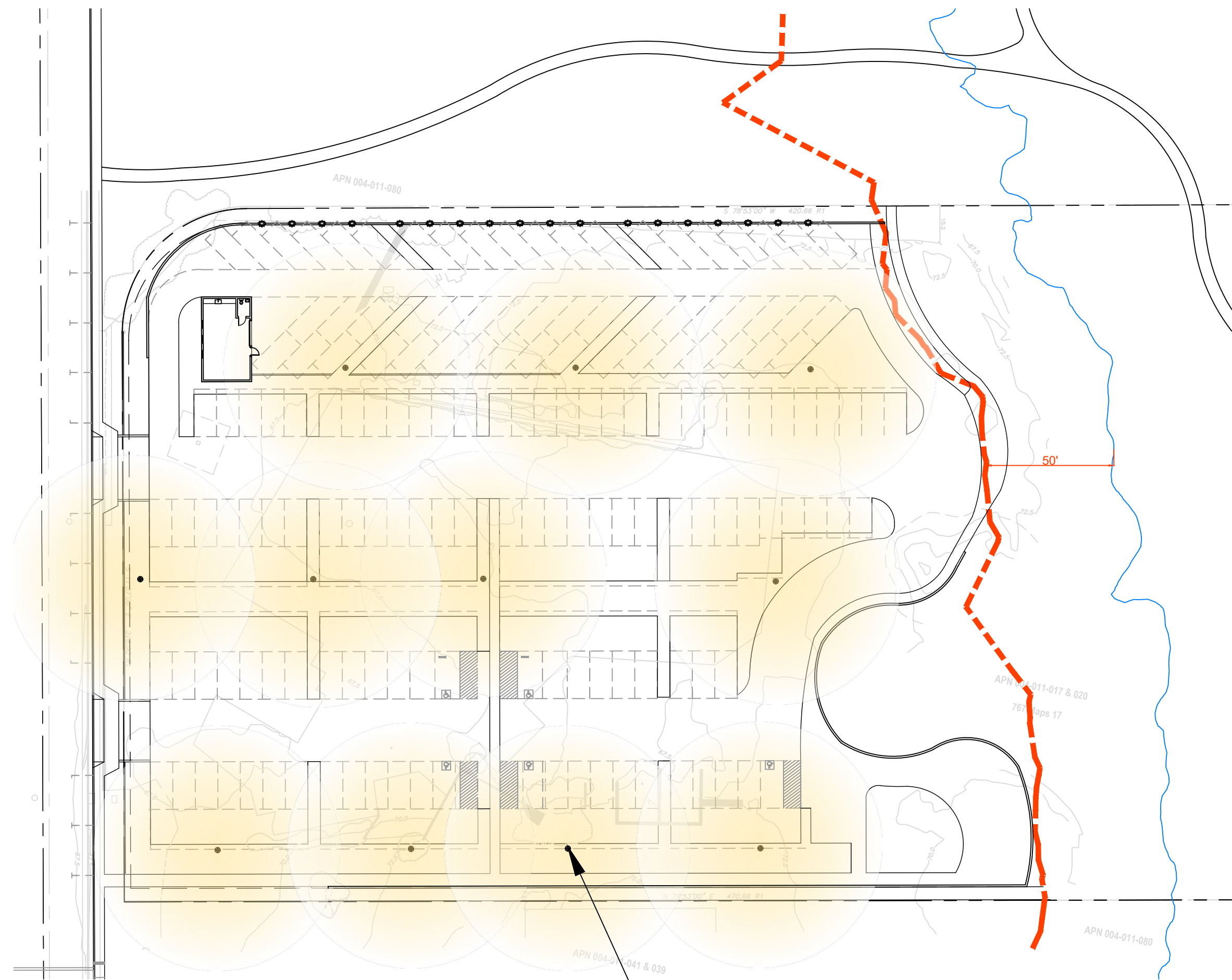
SHRUBS



PERENNIALS

BATCH PLANT PARKING PLANT LEGENDS

L4.1



LIGHT POLES

NOTE:
PHOTOMETRIC PLAN TO FOLLOW
- FIXTURE LAYOUT MAY BE ADJUSTED PER PHOTOMETRIC REVIEW



- E-EF LUMINAIRES = CONSIDER THE NIGHT ENVIRONMENT + INUNDATED SITES
- WE-EF LIGHTING
- POLE LIGHT-PFL540 LED -

IP66. Class 1. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. RFC® Reflection Free Contour main lens. CAD-optimized optics for superior illumination and glare control. Integral driver in thermally separated compartment. OLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. The luminaire is factory-sealed, factory-wired and supplied with 33' of black, three conductor, flexible SEOW cord for power connection at pole-base hand hole.

WE-EF has a consistent focus on sustainability – from luminaires that are designed to last and environmentally-friendly production to the ultimate recycling as the majority of the materials used are recyclable. However, it is during their use that the luminaires have the greatest impact on the environment, due to the power they consume over the years and the way that light has a direct impact on people and nature. It is here that a paradigm shift is needed – greater awareness of the way that light is used at night.

WE-EF balances the non-visual, biological effects of light on humans as well as the impact on the natural environment, animals and plants, and the night sky.

WE-EF certified luminaires comply with Dark Sky. The luminaires are specifically designed to prevent user and installation errors such as incorrect alignment or orientation. Precision and minimizing stray light is a focus of the lighting.

The lighting luminaires enable light to be projected precisely and without stray light for impressive light effects, with a minimal impact on the environment.

BATCH PLANT PARKING LIGHTING PLAN

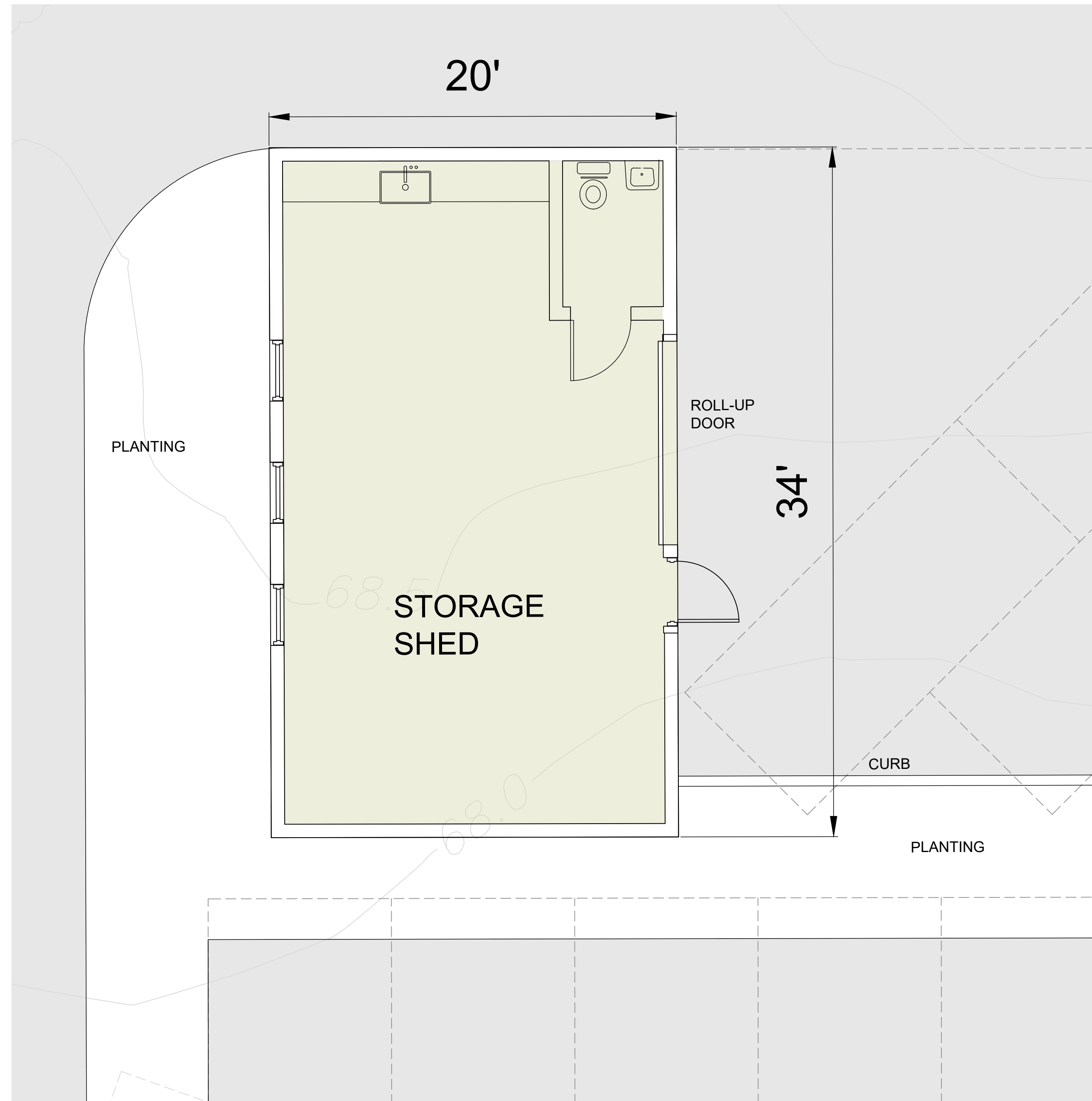
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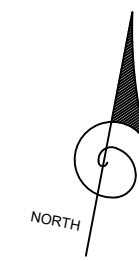
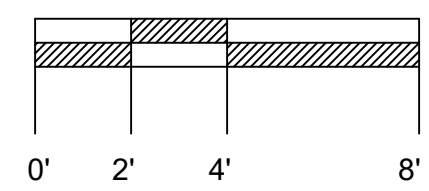
THE BARLOW HOTEL

AUGUST 1, 2024

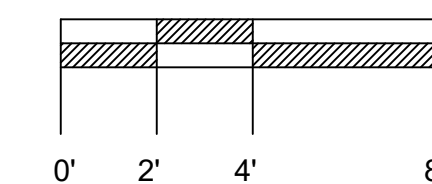
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CONCEPTUAL PLAN



EAST ELEVATION



NOTE:
ARCHITECTURAL STYLE AND MATERIALS TO MATCH THE BARLOW

BATCH PLANT STORAGE SHED

L6.0



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MOULE AND POLYZOIDES

ARCHITECT

OWNER / DEVELOPER

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NO.	DATE	ISSUE / REVISION	ISSUED BY

PROJECT

OVERALL PLAN LEVEL 1

DRAWING TITLE

PROJECT NO.

DRAWN

APPROVED

DATE

SCALE

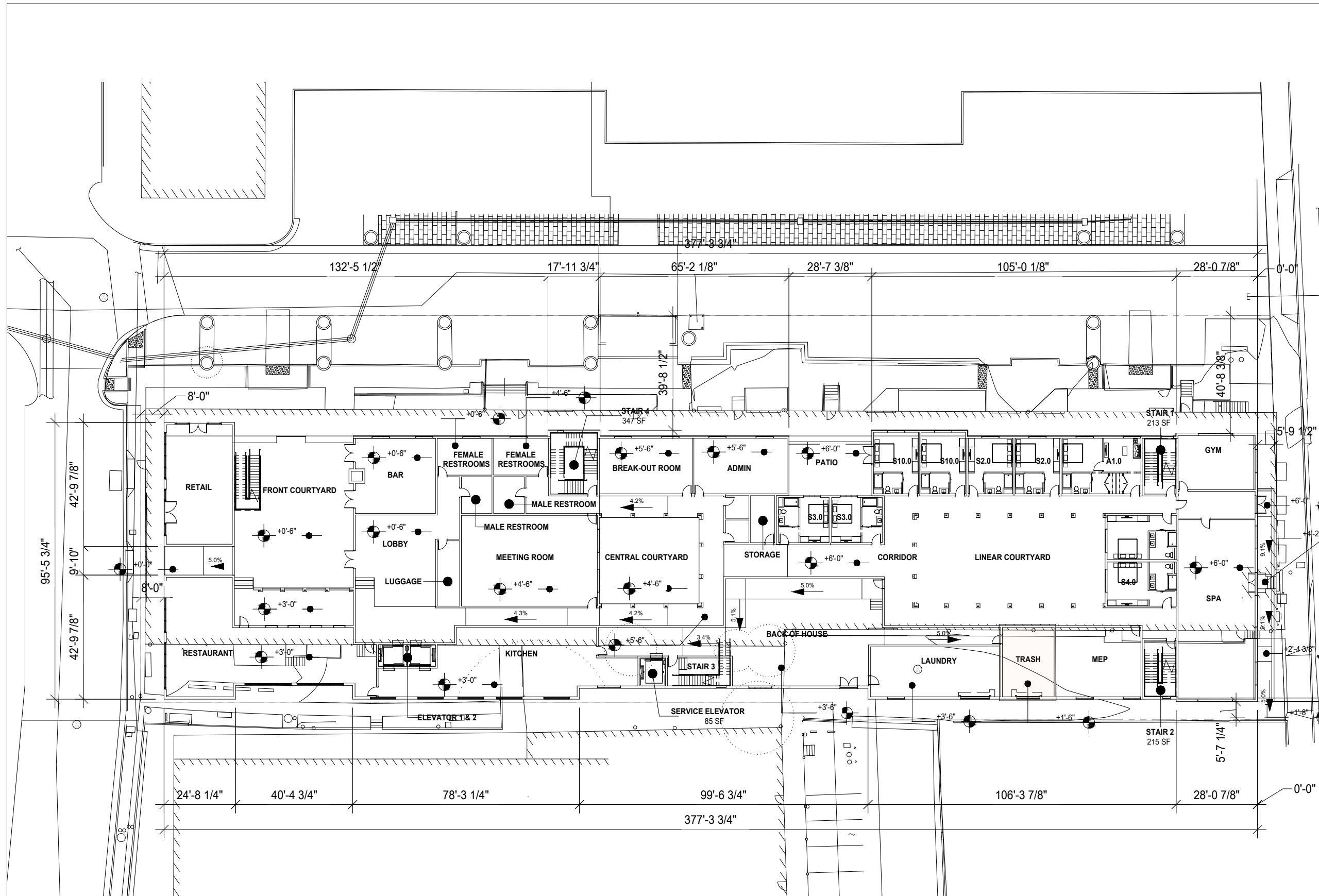
DRAWING NO.

PK

08/02/2024

1/16"=1'-0"

T0.1



OVERALL PLAN LEVEL 1



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TRASH COLLECTION ROOM-
 LOOSE OPTION

PROJECT NO.	DRAWING NO.
DRAWN PK	T0.2
APPROVED	
DATE 08/02/2024	
SCALE 1/16"=1'-0"	

SHEET NOTES:

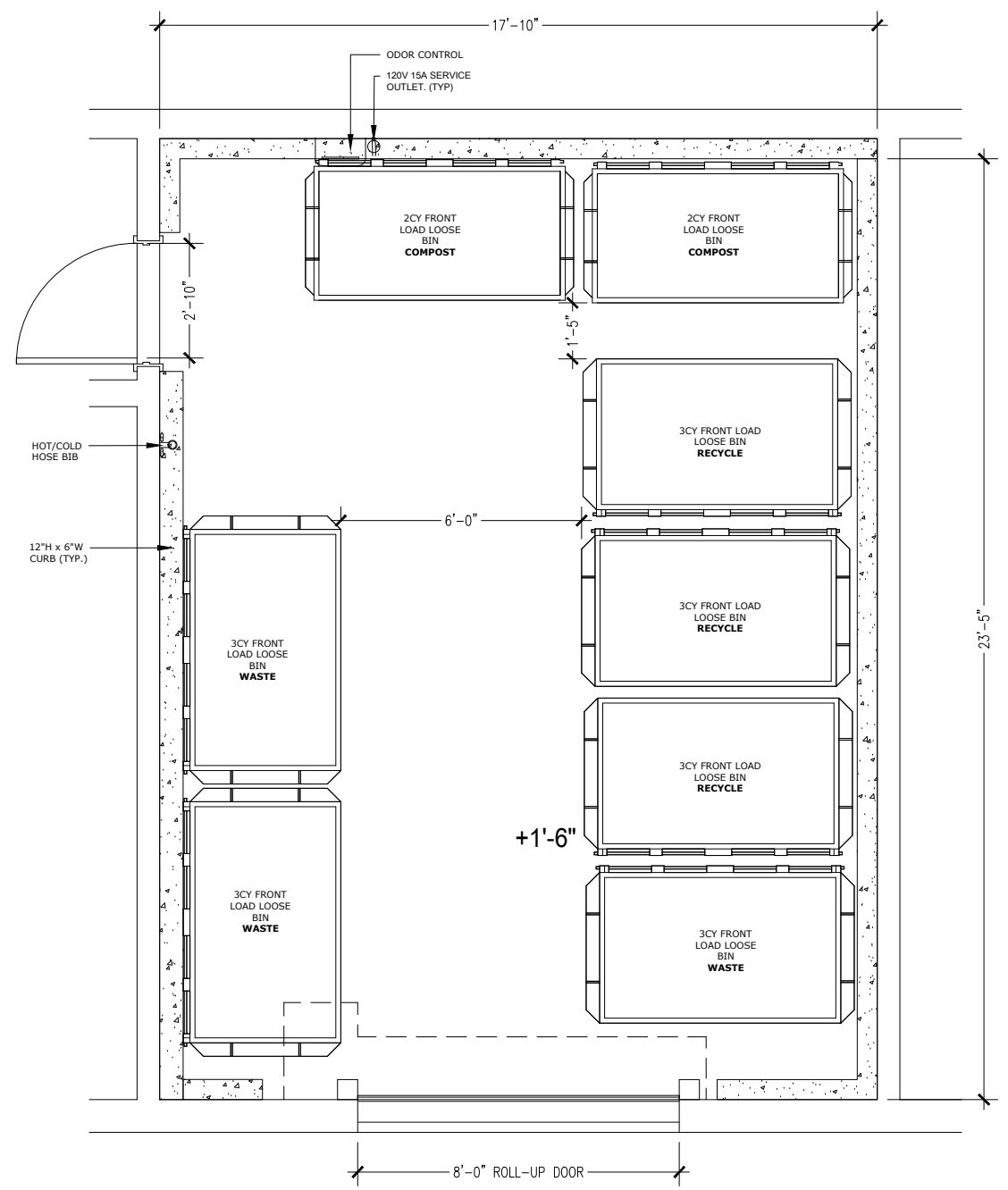
TRASH COLLECTION ROOM: LEVEL 1

1. TRASH COLLECTION ROOM IS A 2HR FIRE-RATED ROOM - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH ELASTO-DECK 6001 AL-HT DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"H x 6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
5. 8'-0" ROLL UP DOOR AND 3'-0" ACCESS DOORS.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SQ.FT PER 2016 CBC.
7. PROVIDE (3) 3CY LOOSE FL CONTAINERS FOR WASTE, (3) 3CY CONTAINERS FOR RECYCLING AND (2) 2CY CONTAINER FOR COMPOST.
8. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
9. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
10. PROVIDE ELECTRIC Waste Caddy HD FOR TRANSFERRING TOWABLE CONTAINERS.
11. 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).

GENERAL NOTES:

1. THIS DRAWINGS IS NOT DRAWN TO SCALE.
2. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
3. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

SERVICE	M	T	W	T	F	S	SU
WASTE (3CY LOOSE)	3		2		3		
RECYCLE (3CY LOOSE)	3		3		3	2	
COMPOST (2CY LOOSE)	2				2		
TOTAL BINS	8		5		8	2	



TRASH COLLECTION ROOM - LOOSE OPTION



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TRASH COLLECTION ROOM-
 COMPACTED OPTION

PROJECT NO.	DRAWING NO.
DRAWN PK	T0.3
APPROVED	
DATE 08/02/2024	
SCALE 1/16"=1'-0"	

SHEET NOTES:

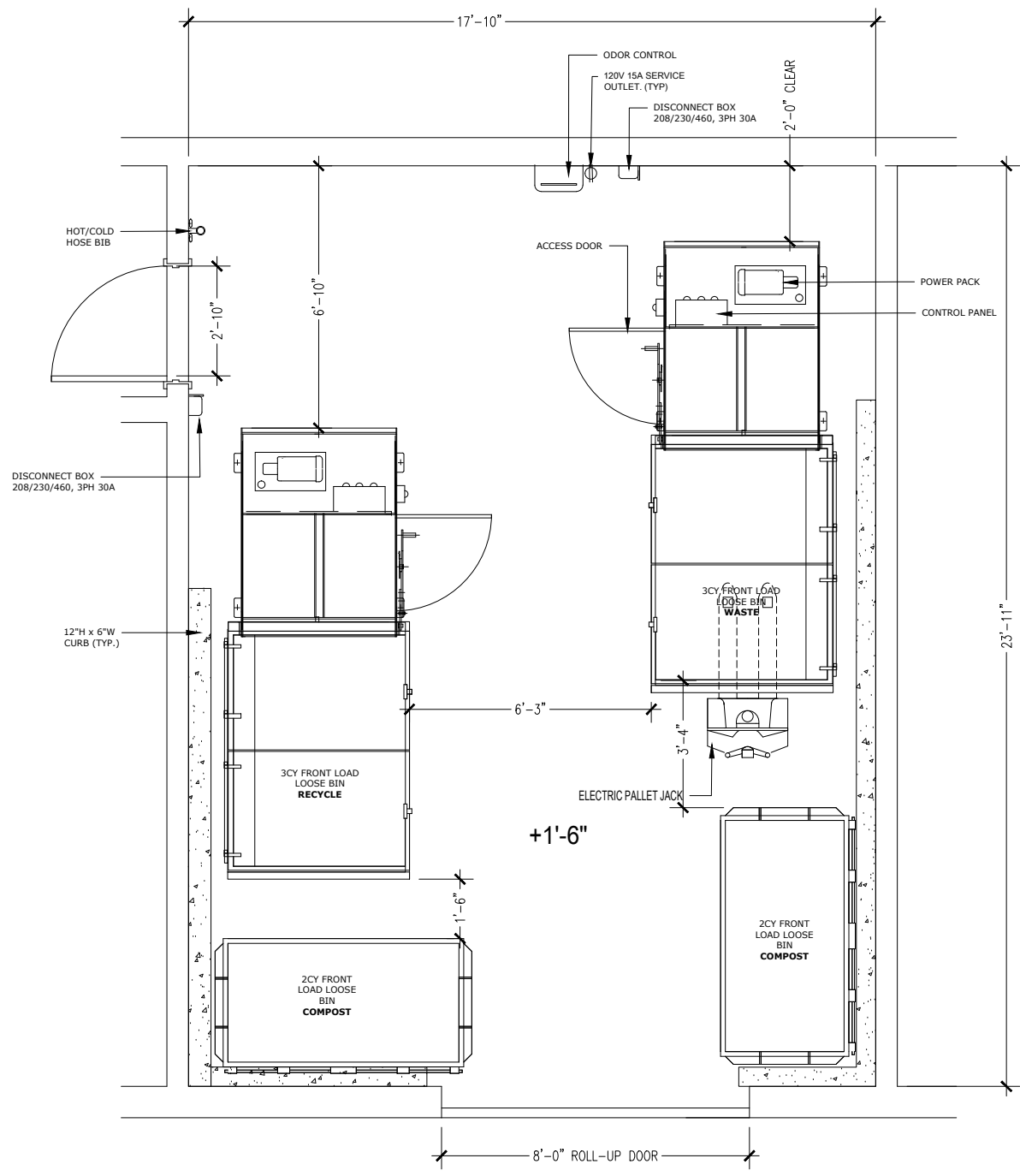
TRASH COLLECTION ROOM: LEVEL 1

- TRASH COLLECTION ROOM IS A 2HR FIRE-RATED ROOM - RESTRICTED ACCESS.
- FLOOR SHALL BE FINISHED WITH ELASTO-DECK 6001 AL-HT DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
- INSTALL WALL PROTECTION: 12"H x 6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
- 8'-0" ROLL UP DOOR AND 3'-0" ACCESS DOORS.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SQ.FT PER 2016 CBC.
- (2) A1000 1CY COMPACTORS WITH INTERNAL POWER PACKS FOR WASTE AND RECYCLING. PROVIDE (2) 4CY COMPACTION CONTAINERS. (2) 2CY CONTAINERS FOR COMPOST.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE ELECTRIC Waste Caddy HD FOR TRANSFERRING TOWABLE CONTAINERS.
- 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).

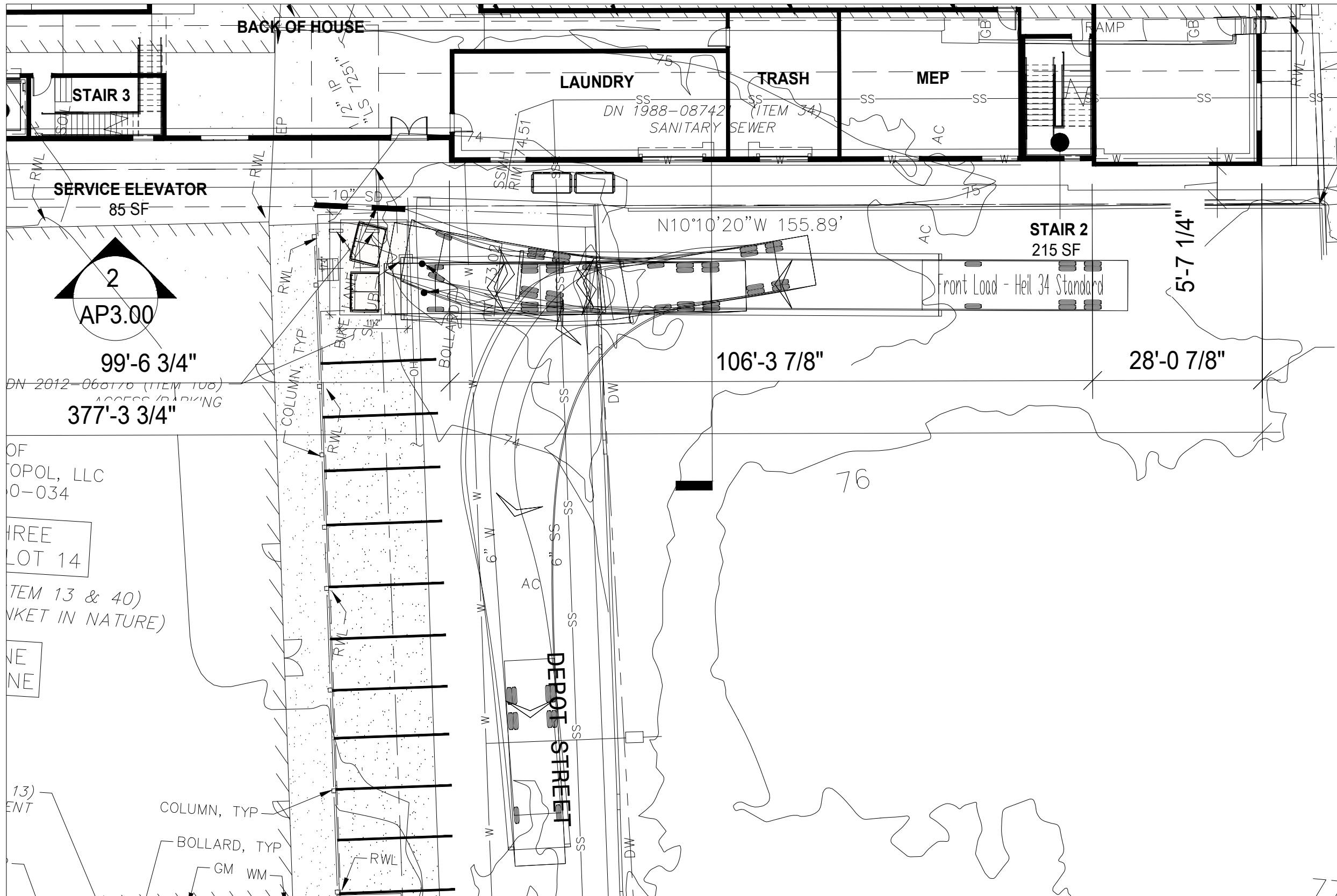
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(COMPACTED) TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE (3CY COMPACT)	1				1		
RECYCLE (3CY COMPACT)	1		1		1		
COMPOST (2CY LOOSE)	2				2		
TOTAL BINS	4		1		4		



TRASH COLLECTION ROOM - COMPACTED OPTION



STAGING - COMPACTED BINS



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STAGING
 DRAWING TITLE

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DRAWN PK	T0.4
APPROVED	
DATE 08/02/2024	
SCALE 1/16"=1'-0"	