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July 14, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP26-0012
Applicant Name: Chuck Sanger for COAR Design Group
Owner Name: Sonoma Valley Fire District
Site Address: 9045 Hwy 12, Kenwood
APN: 050-275-049
Zoning: PF, SR

Project Description: Use Permit and Design Review for the modernization of the existing Sonoma Valley Fire Station in Kenwood on a 0.72-acre parcel. The project will include; renovation of approximately 3,530 sq ft of existing building area; construction of approximately 3,630 sq ft of new building additions (approx. 2,885 sq ft of the existing building to remain in use during construction and receive no interior upgrades); new drive-through apparatus bays; new firefighter living quarters and support spaces; utility and infrastructure improvements; and site improvements necessary to support long-term station operations.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by July 28, 2026, and should be sent to the attention of:

PLP26-0012, Levan King Cranston (Levan.KingCranston@sonomacounty.gov). The Project Planner can also be reached at (707) 565-2592. **If no response is received by July 28, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

☐ Fire Prevention
☐ Grading and Storm Water
☐ Management Group
☐ Natural Resources
☐ Road Naming
☐ Well & Septic
☐ Assessor
☐ Dist. 1 Director and Commissioners
☐ SPI (DTPW), Land Development
☐ Treasurer/Special Assessment
☐ Santa Rosa City School District

☐ Sonoma Valley CAC
☐ Valley of the Moon Alliance
☐ Kenwood Press
☐ Local Fire District – Kenwood
☐ Water District – Kenwood/Penngrove
☐ Recology Sonoma Marin (Disposal)
☐ Caltrans-State Dept of Transportation
☐ Regional Water QCB: SF Bay
☐ Sonoma MOAG
☐ Tribal Notification
☐ Oakmont Village Association

Planning Application

PJR-001

Application Type(s):

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

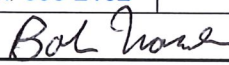
- ☐ Design Review Admin.
☐ Design Review Full
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # _____

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment

- ☒ Use Permit
☐ Variance
☐ Zone Change
☐ Other: _____

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

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name COAR Design Group - Jeff Katz			Name Sonoma Valley Fire District - Bob Norrbom		
Mailing Address 200 E Street			Mailing Address 630 2nd Street West		
City Santa Rosa	State CA	Zip 95404	City Sonoma	State CA	Zip 95476
Day Ph (707) 544-3920	Email jeff@coargroup.com		Day Ph (707) 996-2102	Email bobn@sonomavalleyfire.org	
Signature 		Date 6/1/26	Signature 		Date 6/1/26
Billing Responsible Party (At-Cost Only) ☐ Applicant ☐ Owner ☐ Other: _____					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title Chuck Sanger - COAR project manager			Name/Title _____		
Mailing Address 200 E Street			Mailing Address _____		
City Santa Rosa	State CA	Zip 95404	City _____	State _____	Zip _____
Day Ph (707) 544-2224	Email chuck@coargroup.com		Day Ph () _____	Email _____	
PROJECT INFORMATION					
Address(es) 9045 Highway 12			City Kenwood		
Assessor's Parcel Number(s) 050-275-049					
Project Description This project generally consists of the modernization of, and addition to, the existing Kenwood fire station.					
Acreage 0.72 Acres			Number of new lots proposed _____		
Site Served by Public Water? ☒ Yes ☐ No			Site Served by Public Sewer? ☐ Yes ☒ No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area	Supervisorial District	☐ Critical Habitat	☐ Urban Service	Groundwater	☐ 1 / 2
Current Zoning		☐ NPDES	☐ Williamson Act	Availability	☐ 3 / 4
		Specific/Area Plan		Subject to	☐ EX
General Plan Land Use		Parcel Specific Policy		CEQA	☐ YES
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No. _____	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date _____			
Approved by		Date _____			

BASIS OF DESIGN / PROJECT NARRATIVE

KENWOOD FIRE STATION

9045 Sonoma Highway, Kenwood, California

Remodel and Expansion Project



Sonoma Valley Fire District

05/06/2026

100 % SCHEMATIC DESIGN

Prepared By:
COAR Design Group
200 E Street
Santa Rosa, CA 95404



BASIS OF DESIGN: KENWOOD FIRE STATION

ARCHITECTURAL BASIS OF DESIGN

Fire Station:

1. PROJECT OVERVIEW

The Sonoma Valley Fire District proposes the renovation, partial reconstruction, and expansion of the existing Kenwood Fire Station located at 9045 Sonoma Highway in Kenwood, California. The project is intended to modernize the existing facility, improve firefighter health and safety, enhance emergency response capabilities, and provide accommodations for full-time station staffing.

The existing station was originally developed to support primarily volunteer fire personnel and has undergone several additions and renovations over time. While portions of the facility have been upgraded periodically, the station no longer adequately supports current operational demands, staffing models, building code requirements, or contemporary fire service best practices.

The proposed project includes allowing approximately 2,885 square feet of the existing building to remain in use during construction and receive no interior upgrades; renovation of approximately 3,530 square feet of existing building area; construction of approximately 3,630 square feet of new building additions; new drive-through apparatus bays; new firefighter living quarters and support spaces; utility and infrastructure improvements; and site improvements necessary to support long-term station operations.

The project is intended to allow continued operation of the fire station during construction through phased implementation of improvements.

2. PROJECT PURPOSE AND OPERATIONAL NEED

The purpose of the project is to create a modern fire station capable of supporting continuous emergency response operations and full-time staffing while improving firefighter health, safety, and operational efficiency.

Since Sonoma Valley Fire District assumed operations of the station, the facility has transitioned from a volunteer-oriented station to a continuously staffed station serving regional emergency response needs. Existing building conditions do not adequately support this operational model.

Primary operational goals of the project include improving emergency response readiness; providing code-compliant firefighter accommodations; supporting firefighter health and wellness; improving circulation and response times within the station; separating apparatus-related “dirty” functions from living spaces; providing gender-neutral sleeping and restroom facilities; modernizing building systems and infrastructure; and improving long-term resiliency and service life of the station.

The project is intended to provide a facility capable of serving the community for the next 50-75 years.

3. EXISTING SITE AND FACILITY CONDITIONS

The project site is strategically located to provide emergency response services to the Kenwood area and surrounding community. The existing station is more than 50 years old and has been modified incrementally over time.

Existing deficiencies include an outdated and inefficient floor plan organization; lack of gender-neutral sleeping and restroom facilities; ADA accessibility deficiencies; inadequate decontamination and firefighter wellness provisions; turnout storage areas that do not comply with current NFPA recommendations; aging HVAC, electrical, plumbing, and roofing systems; structural deficiencies relative to current seismic standards; insufficient utility infrastructure; and lack of proper separation between “clean” and “dirty” station functions.

The existing station also does not fully support contemporary “hot zone” fire station design principles intended to reduce firefighter exposure to contaminants following emergency response activities.

4. PROPOSED BUILDING PROGRAM

The proposed project includes renovation and expansion of the station to support modern fire service operations and full-time staffing accommodations.

Key program elements include new drive-through apparatus bays; turnout storage and decontamination facilities; workshop and EMS storage spaces; laundry and equipment cleaning areas; four individual bunk rooms; gender-neutral restroom and shower facilities; kitchen, dining, and day room spaces; upgraded station circulation and response paths; and public and administrative support areas.

The project design emphasizes rapid and efficient movement between living quarters and apparatus bays in order to reduce emergency response times.

The station layout also prioritizes the separation of operational support functions from living and sleeping areas through use of vestibules, controlled circulation, and dedicated decontamination areas consistent with current fire station design best practices.

5. SITE PLANNING AND APPARATUS OPERATIONS

Site planning has been developed to maintain efficient emergency response operations while accommodating the physical constraints of the existing property.

The proposed apparatus bays are designed to support drive-through operations, improving maneuverability, reducing backing movements, and enhancing operational safety.

The site design also incorporates improved firefighter access and circulation; utility upgrades; stormwater management improvements; continued emergency vehicle access during phased construction; and functional separation between public and operational areas.

The project will maintain the station’s existing role as an essential emergency services facility serving the Sonoma Valley region.

6. BUILDING DESIGN APPROACH

The project design approach combines renovation of viable portions of the existing structure with selective replacement and new additions where necessary to achieve operational, structural, and code-compliance objectives.

The design prioritizes durability and long-term maintainability; compatibility with the surrounding community context; efficient operational layouts; improved seismic performance; essential services resiliency; modern building systems and infrastructure; and enhanced firefighter health and wellness.

Portions of the older structure may be removed and reconstructed to address structural limitations and current seismic design requirements. Where existing building elements cannot reasonably or cost-

effectively be upgraded to meet current requirements, replacement with new construction is proposed as the most effective long-term solution.

7. UTILITIES AND INFRASTRUCTURE

The project includes significant upgrades to site utilities and supporting infrastructure.

Improvements are anticipated to include upgraded domestic water service; fire water service improvements; electrical service upgrades; storm drainage improvements; updated HVAC and mechanical systems; modernized plumbing systems; and communications and technology infrastructure improvements.

The existing septic system has recently been upgraded to support the planned expansion.

8. PHASING AND CONTINUED OPERATIONS

The project is anticipated to occur in multiple sub-phases in order to allow continued operation of the fire station during construction.

Construction sequencing will be coordinated to maintain emergency response capability; preserve apparatus access; minimize operational disruption; and protect firefighter safety during construction activities.

The phased approach is considered critical to maintaining uninterrupted emergency services for the community.

9. COMMUNITY COMPATIBILITY

The project is intended to modernize and improve an existing public safety facility while maintaining compatibility with the surrounding community.

The proposed improvements are focused on enhancing emergency response capability and operational safety rather than substantially changing the nature or function of the existing use.

Site and building improvements will be designed to minimize visual impacts where feasible; maintain orderly site circulation; support safe apparatus operations; and preserve the long-term viability of emergency services within the Kenwood community.

10. CONCLUSION

The proposed renovation and expansion of the Kenwood Fire Station represents a long-term investment in public safety infrastructure for the Sonoma Valley region.

The project addresses aging facility conditions, operational deficiencies, and evolving fire service requirements while maintaining the strategic importance of the existing station location.

Upon completion, the renovated and expanded facility will provide a modern, resilient, and code-compliant fire station capable of supporting current and future emergency response operations for decades to come.

Civil Basis of Design:

The civil site work will be designed in accordance with:

- 2025 California Building Code
- 2025 California Plumbing Code
- 2025 California Fire Code
- Sonoma County Municipal Code
- Sonoma County Public Infrastructure Design and Construction Standards
- Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction
- Sonoma Water Flood Management Design Manual

Site Grading Improvements: The site will be graded to provide positive drainage away from building foundations. For all sides, where practical, the site will be graded away at 2% for a minimum distance of 10 feet for impervious surfaces and where pervious surfaces abut the building foundations, these areas are graded away at 5% for a minimum distance of 10 feet.

All new sidewalks, site ramps, and stairs will be graded to meet ADA guidelines.

Roof drainage splash onto the hardscape and allowed to sheet flow to bioretention areas.

The site is not located in the 100-year flood plain or floodway.

Parking Lot: The proposed parking lot will be located on the northerly side of the project site and will include four (4) new standard parking stalls, and one (1) van accessible parking stall. Parking lots will be constructed with a minimum of 3" asphalt concrete over 12" class 2 aggregate base rock section.

Drive Aisles: Drive aisles will connect the site to Randolph Avenue and CA State Highway 12. Drainage from the drive aisles will be collected with curbs and gutter and routed to bioretention areas. Drive aisles will be constructed with a 8" PCC over 12" class 2 aggregate base rock section.

Accessible Parking: Accessible parking will be provided with one (1) van accessible parking stall and will be in the parking lot on the northerly side of the project site. The new accessible parking stalls will be constructed out of concrete to ensure that all grades meet ADA guidelines. Accessible parking will be constructed with a 6" concrete over 6" of class 2 aggregate base rock section.

Accessible Paths of Travel: The accessible path of travel will be from the proposed accessible parking stall to the main entrance to the station. The accessible path of travel will be constructed out of concrete to ensure that all grades meet ADA guidelines. Accessible parking will be constructed with a 5" concrete over 4" of class 2 aggregate base rock section.

Storm Drain: The existing storm water runoff sheet flows to adjacent properties. On the northerly side of the project along Randolph Avenue, the site sheet flows toward the west and into a roadside drainage swale. On the easterly side along CA State Highway 12, the site sheet flows towards the south along the roadside. On the southerly side of the site and on the back side of the existing building, the site sheet flows across the project site and onto neighboring properties towards the south. This is no underground drainage system that services the site.

The proposed improvements will sheet flow and follow existing drainage patterns with flowrates and watersheds being un-altered from pre-development conditions. On the northerly side of the project along Randolph Avenue, stormwater runoff will continue to sheet flow off the project site at the northwesterly corner after being treated in a bioretention area. On the easterly side along CA State Highway 12, stormwater runoff will continue to sheet flow off the project site at the southeasterly corner after being treated in a bioretention area. On the southerly side of the site and on the back side of the existing building, stormwater runoff will continue to sheet flow off the project site along the southerly side of the site. On this side, stormwater will be routed to a bioretention area for treatment prior to outletting into a concrete channel and routed around the existing septic infrastructure into a level dispersion channel.

Storm Water Management: Site drainage improvements will be routed to bioretention areas to treat storm water for quality and quantity from the project site. The bioretention areas will be designed and constructed per Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual.

There are four (4) bioretention areas. The bioretention areas will be located as follows:

- Two will be located along Randolph Avenue adjacent to the parking areas;
- One will be located near the southeasterly corner of the project site along CA State Highway 12; and
- One located at the rear of the project on the westerly side of the site.

The bioretention areas will outfall into existing drainage patterns. Stormwater within the bioretention area will infiltrate into the ground below.

Water Utilities: The project site is serviced by the Penngrove Kenwood Water Company through a 5/8" water meter located at the northwesterly corner of the project site. The existing meter and service will be upgraded to a 2" water meter with a reduced principle backflow device. A new 2" water line will connect the water meter and backflow device to the building.

The Penngrove Kenwood Water Company's 6" water main will be extended towards the north to allow for a new 6" fire sprinkler service to the building. The new fire sprinkler service will include a new 6" double detector check valve, post indicator valve, and fire department connection.

Fire sprinkler service will be provided to each building from the private looped fire service main and include a fire department connection, a post indicator valve, and backflow valve. These items will be located centrally in a landscape island between the new buildings on their southerly side and adjacent to a new hydrant.

The project site will utilize the existing fire hydrant located at the northwest corner of the site along Randolph Avenue.

Sanitary Sewer Utilities: Sanitary sewer will utilize the existing septic system. The new points of connection at the building will be routed to the existing sanitary sewer infrastructure that connects to the existing septic system.

Landscape Basis of Design:

Sonoma County Fire Defensible Space + Firewise Landscaping

As a fire station in the Community of Kenwood, the landscape installation should be an example of how property owners and homeowners should landscape their properties. CALFIRE and Sonoma County Fire have defensible space zones from 0-100 feet from the building that will be developed here. A fire resistant landscape demonstration will be the main focal point of the entire project.

California Model Water Efficient Landscape Ordinance

The purpose of water efficient landscape ordinances is to not only increase water efficiency but to improve environmental conditions in the built environment. Landscaping should be valued beyond the esthetic because landscapes replace habitat lost to development and provide many other related benefits such as improvements to public health and quality of life, climate change mitigation, energy and materials conservation and increased property values.

New development and retrofitted landscape water efficiency standards are governed by the Model Water Efficient Landscape Ordinance (MWELo). The MWELo is also referenced by Title 24, Part 11, Chapters 4 and 5 CalGreen Building Code. All local agencies must adopt, implement, and enforce the MWELo or a local Water Efficient Landscape Ordinance (WELo) that is at least as effective as the MWELo. Usually, local agencies that adopt WELos create a more stringent ordinance than MWELo.

Water Use Classification of Landscape Species (WUCOLS)

WUCOLS IV provides evaluations of the irrigation water needs for over 3,500 taxa (taxonomic plant groups) used in California landscapes. It is based on the observations and extensive field experience of thirty-six landscape horticulturists (see the section "Regional Committees") and provides guidance in the selection and care of landscape plants relative to their water needs.

Water conservation is an essential consideration in the design and management of California landscapes. Effective strategies that increase water use efficiency must be identified and implemented. One key strategy when landscaping is to group plants with similar water requirements. By supplying only the amount of water needed to maintain landscape health and appearance, unnecessary applications that exceed plant needs can be avoided. Doing so, however, requires some knowledge of plant water needs. The WUCOLS searchable database allows you to create your "favorite" plant list by water needs (very low, low, moderate and high) for your climatic region.

CONTEMPLATED IMPROVEMENTS

The following subsections describe the improvements understood to be desired by the City, the existing conditions that surround those improvements, and the limitations and opportunities associated with developing these improvements.

Bicycle Storage

Bike storage will be implemented on site based on Cal Green requirements. Bike racks will be utilized to meet the required amount of bike storage on site. The location of these amenities will be in reasonable proximity to the path of travel and will be easily accessible to visitors. The model of these products will be chosen based on the style and aesthetics of the site.

Planting

Providing fire-wise and LID planting on the site has been identified as a priority. The plant palette will emphasize these requirements by utilizing native, drought tolerant, and fire resilient species of ornamental trees, shrubs, grasses, and groundcovers. Species in bioretention areas will be utilized from Appendix F: Approved Plant List in the Santa Rosa LID Design Manual. Hydroseeding will occur over the on-site septic field to provide landscaping with a non-invasive root system. All planting will be located at least 5 feet away from the building, and a section of gravel will be used between these spaces.

Irrigation

A deep root watering system shall be utilized for watering trees, and drip irrigation shall be used for all other planting areas. Install sleeves for laterals and mainlines in any location where piping will run under hardscape, especially in asphalt and concrete areas. The irrigation system must have a weather-based controller, and weather/soil sensor.

Kenwood Fire Station

Basis of Design 100% Schematic Design

STRUCTURAL BASIS OF DESIGN

The Sonoma Valley Fire District Kenwood Fire Remodel and Expansion is in Kenwood, California. The facility will be designed in accordance with the California Building Code.

DESIGN CRITERIA:

Governing Code:

California Building Code (CBC) 2025

Seismic Design Parameters: ASCE 7-22 as amended by the CBC 2025

Risk Category:	IV
Importance Factor:	1.5
*Site Classification	To be determined by the Geotechnical Engineer
*Spectral Response Accelerations	$S_s = 1.81$ $S_1 = 0.71$ $S_{MS} = 1.9$ $S_{M1} = 1.7$
*Design Spectral Response Accelerations	$S_{DS} = 1.27$ $S_{D1} = 1.13$
*Seismic Design Category (SDC)	Site Class D

*Note: Seismic design parameters above are from ATC Seismic Maps default site class and should be verified by the Geotechnical Engineer prior to seismic design.

Wind Design Parameters: ASCE 7-22 as amended by the CBC 2025

Basic Wind Speed 103 mph
Exposure Category C

Deflection Criteria:

All structural members will be designed to conform with CBC Table 1604.3

Non-Structural Elements

All elements will be designed for seismic forces per CBC Chapter 16 and ASCE 7-22 Chapter 13.

STRUCTURAL SYSTEM DESCRIPTIONS:

Kenwood Fire Station

Kenwood Fire Station is a single-story wood framed and CMU structure located at 9045 Sonoma Highway in Kenwood, CA. The scope of work for the project consists of remodeling 2800 square feet of the existing 5100 square foot structure in addition to expanding the station with 1600 square feet of living quarters and 2600 square feet of apparatus bays.

Kenwood Fire Station

Basis of Design 100% Schematic Design

The existing building in the area to be remodeled will be reviewed on a line-by-line approach per the California Existing Building Code (CEBC) for alterations. Wall lines that do not conform to the CEBC standard for alterations will be modified or verified for conformance to the current building code. A full seismic retrofit is not assumed to be triggered by the scope of work. Additional structural improvements will be recommended due to the scope of the renovations. All new work will be designed to meet Structural Risk Category IV, which requires designing to higher seismic and wind loading criteria. It will be designed to meet the 2025 California Building Code as well as the 1986 Essential Service Act.

The existing building was built during multiple phases of construction and expansion. The original structural drawings are not available for review. Drawings from retrofit work that may have been completed in 1994 are available, however the extent to which that work was completed is unclear.

Roof Framing:

Roof framing consists of wood framed roof trusses with wood sheathing at both the new and existing roof areas. The thickness and nailing of the existing roof sheathing to be confirmed with additional site investigation.

Wall Framing:

The northern portion of the existing building that includes the current apparatus bays consists of existing perimeter CMU walls. The thickness of the existing walls vary. The extent of the walls that are grouted is unknown. Additional testing and investigation will be required for the existing CMU walls.

The new apparatus bay addition area of the structure will have structural CMU walls consisting of 8 or 12 inch thick fully grouted, double open ended, reinforced concrete masonry units. Wall thickness and reinforcing are determined by wall height.

Special detailing will be provided to satisfy Special Reinforced CMU Shear Wall requirements (see lateral system description for additional information). This will include heavy reinforcement and boundary elements at narrow wall piers or isolated CMU column elements.

Out-of-plane wall anchorage will be provided at all new and existing CMU walls.

The southern portion of the existing building and the new living quarters addition to the structure consist of wood framed interior and exterior stud walls. New wood framed walls will be 2x6 stud walls, except at the new tower element where the new wood framed walls will be 2x8 stud walls.

Seismic Force Resisting Systems:

The lateral force (seismic and wind) resisting system will be existing wood sheathed or new plywood wood diaphragms with plywood sheathed wood framed shear walls and CMU shear walls. At tall narrow CMU wall piers, special reinforcing including boundary elements will be required.

Foundations:

No geotechnical report is available at this point, and no foundation information is

known currently.

Based on the age of the original building the existing foundations are assumed to be shallow continuous footings supported on native soils. Additional site investigation and testing will be required to determine the size and strength of the existing foundations where alterations will impact the foundation systems.

OUTLINE STRUCTURAL MATERIAL SPECIFICATIONS

Concrete:

Foundations	3000 psi at 28 days
Slabs on grade	4000 psi at 56 days
All concrete	25-35% Fly Ash Cement Replacement

Concrete Reinforcing: ASTM A615 Grade 60

Under-slab Vapor Retarder: ASTM E1745 Class A, 15 mil

Concrete Masonry Unit (CMU):

CMU Blocks	2000 psi medium block
CMU Grout	2000 psi
Mortar	1800 psi min, Type M or S

Structural Steel Shapes (AISC):

Wide Flange	ASTM A992 Gr 50
Channels, Angles and Plates	ASTM A36 or A572 Gr 50
HSS	ASTM A500 Gr C

Welding Electrodes: E70

Bolts:

Steel to Steel	ASTM A325
Steel to Wood / Wood to Wood	ASTM A307

Wood (WCLIB/WWPA):

2x material	Douglas Fir Larch No. 2
4x and thicker	Douglas Fir Larch No. 1

Wood Connectors: Simpson Strong Tie

Plywood (APA): CD Exp 1 and Structural 1 per PS-1 and PS-2

Glu Laminated Beams:

Single Span Beams	24F – V4-1.8E
Multi Span Beams	24F – V8-1.8E

Machined Lumber: Redbuilt PSL, LVL, and LSL

SPECIAL INSPECTIONS

Special inspections shall be conducted per CBC Section 1705. Nonstructural special inspections are not covered below. The structural inspections include:

- Steel per CBC Section 1705A.2

Kenwood Fire Station

Basis of Design 100% Schematic Design

- Structural Steel per CBC Section 1705.2.1
 - Structural welds per CBC Section 1705.2.5
- Concrete Foundations per CBC Section 1705.3
- Concrete Masonry Units per CBC Section 1705A.4
- Wood Construction per CBC Section 1705.5
 - Structural glued laminated per CBC Section 1705.5.5
- Soils per CBC Section 1705.6
 - Extents of Special inspections pending geotechnical report
- Seismic Resistance (not including Mechanical/Plumbing/Electrical) per CBC Section 1705.13
 - Seismic Force-Resisting System per CBC Section 1705.13.1
 - Structural Wood per CBC Section 1705.13.3

MECHANICAL BASIS OF DESIGN

Kenwood Fire Station Remodel

April 16, 2026

MECHANICAL

Indoor/Outdoor Design Conditions:

The indoor design conditions for all spaces in the building shall be based upon ASHRAE standards, anticipated occupancy and ventilation rates as prescribed per the most current version of California Mechanical Code and Title-24 Standards. In general, occupied spaces shall be designed to 70 degrees Fahrenheit cooling and 68 degrees Fahrenheit heating. Equipment rooms shall be designed to 72 degrees Fahrenheit cooling. No humidity control will be provided.

The outdoor design conditions to be used in this project are based on ASHRAE 0.5% annual cooling dry bulb and mean coincident wet bulb temperatures, and the 99.6% heating dry bulb temperature.

Codes, Standards, and References:

The HVAC system serving the campus building will be designed observing the following documents:

2025 California Mechanical Code

- 2025 California Energy Efficiency Standards (Title-24)
- ASHRAE 90.1- 2022
- ASHRAE 62.1- 2022
- ASHRAE 55.1- 2023
- ASHRAE Handbook of Fundamentals
- NFPA 30 for Emergency Generator
- 2025 California Fire Code
- 2025 California Green Code
- SMACNA

General Mechanical System Description:

The project includes the design of the heating, ventilating, air conditioning (HVAC) system required to control and maintain space indoor conditions appropriate for occupancy during the cooling and heating seasons at the Kenwood Fire Station Remodel building located in Kenwood, California. This system is comprised of HVAC equipment, air distribution, and controllers as described in the paragraphs below.

Mechanical systems will include the following:

- All spaces within the fire station shall have either conditioned ventilated air, ventilation only, or exhausted.
- All HVAC systems to maintain minimum 70°F cooling and 68°F heating set point.
- All HVAC systems to include low ambient control systems for cooling modes.
- The Air Conditioning base system shall be high-efficiency Variable Refrigerant Flow (VRF) system using indoor fan coils and remote condensing units located away from quiet spaces such as dormitories, day rooms, dining rooms, and offices.
- The Air Conditioning outside air provisions to the bunk rooms and living area restrooms/corridors/support room shall be provided via a dedicated supply fan. Fan coil outside air provisions shall be ducted directly to the roof or building exterior.
- All VRF/split HVAC equipment exposed refrigerant piping shall be metallic aluminum jacket cladding and fittings. All piping shall be supported to alleviate sagging, damage to insulation and low points.
- High efficiency thermal insulation shall be installed to ASTM and California Mechanical Code standards and shall minimize any insulation lining in the air stream.
- The exercise room shall have a separate air conditioning unit.
- Location of outdoor condensing units shall be sound sensitive to site requirements.
- Unit heaters shall be provided for the Apparatus Bay as needed.
- Provide make-up air as required at the Compressor Room to accommodate air volume exhausted.
- Kitchen exhaust for the hood over the stove (residential type) and dedicated make-up air provisions.
- Exhaust and make up air provisions for the laundry, turnout, bathrooms, decon, EMS, and compressor room areas.
- Dryer exhaust from dryer rooms.
- DDC controls for VRF system with remote monitoring capabilities.
- Plymovent Vehicle exhaust for apparatus bay. System will include rails, snorkels, fire truck pneumatic or magnetic tailpipe connections, fan, and controls.
- General Ventilation system for the apparatus bay compromised of louvers and an exhaust fan. Apparatus Bay general exhaust system to have CO/NO2 controls.
- All refrigerant piping, ductwork, distribution, controls and test and balance to ensure a complete and operational system.
- Mechanical outside air provisions for areas adjacent to apparatus bays shall maintain positively pressurized spaces.
- Ventilation systems shall be provided for all areas.
- The project shall employ energy savings equipment and exhibit design features that will reduce energy consumption throughout the life of the building. Design shall encompass the goals of sustainability, reduced operating costs, and a healthy, productive workspace.
- All exterior equipment to be labeled with black engraved plaque with white lettering.
- All equipment in ceilings to have ceilings labeled with equipment location identification.

HVAC Equipment:

The HVAC equipment to be installed as part of this project are selected based upon individual controllability and efficiency and will be comprised for the following systems:

Serving Occupied Conditioned Areas

- Base System: Variable refrigerant flow (VRF) system, which will be comprised of indoor fan coil units and ceiling cassettes with filter boxes, connected to one or more centralized outdoor units. The indoor units will be connected to the centralized outdoor units via refrigerant piping. Among other features, the VRF system has the capability of providing simultaneous heating and cooling as demanded by the individual zones of the building. Outside air will be provided to the indoor fan units by supply fans and dedicated intakes where required.
- All ducted mechanical equipment serving occupied areas shall be provided with Merv 13 filters.

Apparatus Bay Area:

- Ventilation system will be provided by exhaust fan and intake through wall mounted louvers.
- Exhaust and make up air shall be provided for Decon, Turnout, and SCBA adjacent to Apparatus Bay.
- Exhaust air fans will also be installed to discharge environmental air to outdoors, to properly ventilate spaces, and to maintain the proper area pressurization. All areas adjacent to apparatus bays shall maintain positive pressurization.
- Dedicated vehicle tail piece exhaust shall be provided for apparatus bay and shall include all rails, snorkels, connections, fan, and controls.
- Apparatus bay shall be provided with unit heaters unless directed otherwise by Kenwood Fire. The outdoor winter design temperature at ASHRAE 99.6% heating dry bulb temperature is 28.0°F.
- All HVAC systems selected will be designed as mandated by the Standards mentioned above and according to all code and local jurisdictional requirements to ensure a complete, operational, and balanced system.

Air Distribution System:

The air distribution system associated with HVAC equipment will be mainly comprised of sheet metal round/rectangular ductwork, air devices (such as diffusers and grilles), and accessories (such as dampers, louvers, flexible duct, flexible connections, etc.). The ductwork layout will be installed and supported following the design procedures outlined by ASHRAE and SMACNA. Balancing dampers will be incorporated to ensure proper air balance in the spaces. Aluma flex duct is not allowed.

Control System:

In general, the operation of the HVAC system will be controlled by an electronic control system that will allow the scheduling and adjustment of space temperature set points. System will be equipped with remote monitoring capabilities from a centralized location. System shall include the following:

- The central or main controller shall oversee the operation of all HVAC units.
- Each split system unit will be controlled by dedicated/individual electronic controller with the ability to implement the control strategies mentioned above into the operation of the controlled unit.
- Dedicated exhaust fans serving equipment rooms will be controlled by space thermostats.
- Exhaust fan & Supply fan serving the Decon, SCBA, and Turnout will run at all times.
- Exhaust fans serving individual/single restrooms will typically be controlled through corresponding space wall switch or EMS timer controls.
- Kitchen exhaust fan will be controlled by manual switch on hood.
- Window/Door HVAC interlocks shall be provided for all operable windows and hold-open doors.

Test & Balance:

At the completion of the installation, the HVAC system will be tested and balanced according to approved standards such as NEBB and/or AABC. In addition, the performance of the HVAC system will comply with the 2025 California Green Building Code. Test and Balance contractor shall be a third-party contractor.

PLUMBING

Standards References:

- 2025 California Green Building Code
- 2025 California Plumbing Code
- 2025 California Building Code
- 2025 California Building Energy Standards for Residential and Non-Residential Buildings (Title 24)
- IAPMO Installation Standards

Plumbing Project Description:

The project includes the design of plumbing systems required for the operation of the Kenwood Fire Station Remodel located in Kenwood, California. Plumbing will be provided to each building requiring plumbing provisions. The systems are comprised of cold water, hot water, hot water return, waste and vent, condensate, sand oil waste, storm drainage, natural gas and compressed air. Each system shall have all associated supports, valves & equipment to ensure a complete and functional system.

Plumbing Fixtures:

The design does not incorporate LEED initiatives. Plumbing fixtures will comply with maximum flow requirements per CAL Green requirements. Fixtures will include flush valve water closets and /or flush tank water closets, lavatories, kitchen sinks, showers, mop sink, wash box at the clothes washer, catch basin and hose bibb connections at extractors, and hose bibs along the exterior walls within the apparatus bay, at all patios, and roof. Floor drains will be provided in bathing rooms, laundry rooms, janitor / water heater room, and where required per code. Floor sinks will be provided at the air compressor room and decon room at the ice machine. Drainage at the extractors will be a large capacity catch basin connected to the sewer system. A hub drain shall be provided at the base of the fire riser. 5 heavy duty trench drains shall be provided in the apparatus bay and shall drain to a sand-oil interceptor prior to connection to the site sewer system.

Plumbing Systems:

Plumbing systems will consist of domestic hot and cold water, compressed air, condensate, sand-oil waste, storm drainage, natural gas, and sanitary waste and vent systems. The building drain will connect to the sewer main serving site. A water stub out will be provided for the refrigerators and ice makers. Water heaters shall be gas-fired storage type. Compressed air for shop air usage and apparatus bay hose reels will be provided by an air compressor with an air dryer, filters, oil separator and a vertical receiver tank. A sand-oil interceptor will be provided for the trench drains in the apparatus bay and the fox drain. Equipment selections are predicated upon performance, efficiency, and reliability.

Hot Water System:

The hot water system shall be located in the janitor / water heater room and hot water shall be circulated to all fixtures requiring hot water by means of an in-line circulating pump at the water heater. System shall comply with the following requirements:

- Hot water system shall be protected with an expansion tank.
- A thermostatic mixing valve (ASSE certified) will be provided to limit hot water temperature supply to a maximum of 120°F.
- High efficiency storage-type water heater shall be set at 140°.
- All hot water and recirculating piping shall be insulated per current Title-24 requirements.

Gas System:

Gas piping shall be provided from the existing main service entry location to all gas utilizing fixtures for the

building. Pressure regulators shall be furnished as required. Gas will be distributed in Schedule 40 black steel piping with threaded malleable iron fittings. The existing gas service and gas meter will likely need to be relocated away from operable windows and doors.

Water Supply & Distribution System:

The potable water system shall be Type L copper above grade and Type K below grade with soil corrosion protection. Supply pressure shall be designed to remain between 30 and 80 PSI. Maximum pipe velocities shall be as follows:

- Cold: 8 fps
- Hot: 5 fps
- Recirculation: 2 fps

A water meter and backflow preventer shall be coordinated with the project civil engineer and building domestic water demand. System shall include/comply with the following requirements:

- Hose bibs will be provided at a minimum on all exterior facing sides of the building and patio areas.
- Reduced pressure principal backflow preventers for domestic, fire, and pure water system for truck rinse.
- Landscape water shall be supplied from the landscape water meter and be provided with a reduced pressure principal backflow preventer. Landscape assemblies by others.
- The fire station building shall be supplied with a minimum 2" cold water service.
- The ice machine shall be equipped with a filtered water connection.
- The refrigerators shall each be equipped with a water connection with wall shutoff valve.

Drainage System:

Type DWV PVC solid core piping shall be used for sanitary and storm water drainage piping below grade and Cast Iron DWV piping located within the building envelope to limit noise transmission. All sanitary horizontal piping runs shall be provided with clean-out access ports for servicing with drain-cleaning equipment. System shall include/comply with the following requirements:

- The fire station shall be connected to a minimum 4" sanitary sewer.
- Sand/oil clarifier shall be provided on the discharge side of Apparatus Bay drains. Size and quantities shall be for appropriate drainage.

Storm Drainage System:

Storm drainage system shall be sized per 2025 Chapter 11 California Plumbing Code.

Roof Drains

Piping for flat roofs will be hidden within wall cavities and tied directly underground into the storm drain system or deposited per code in a visible location. Flat roof drain and overflow component strainers shall be metallic.

Condensate Waste System:

A condensate drainage system shall be provided for all HVAC and condensing equipment via insulated Type M copper piping. Connections to the units shall be trapped and vented. The system shall discharge to approved receptors.

Compressed Air System:

Air Compressor shall include the following: an ASME certified vertical tank mounted air compressor (150 PSI minimum) complete with pressure regulator and zero air loss electronic drain. All compressed air service to be filtered.

Apparatus bay shall have a minimum of two (5) compressed air hose reel outlets. Workshop shall have a minimum of one (1) miscellaneous air outlet.

Fuel Tank and Concrete Pad:

The existing fuel tank shall be relocated, and a new generator provided. Provide and install all components to ensure a fully functional system to support fuel fill and generator support.

END OF MECHANICAL AND PLUMBING SECTIONS

ELECTRICAL BASIS OF DESIGN

Part 1 – Design Criteria:

- | | | |
|----|---------|---|
| a. | CEC | California Electrical Code 2025 |
| b. | CEC | California Energy Commission T-24 2025 |
| c. | IESNA | Illuminating Engineering Society of North America |
| d. | NFC | National Fire Codes |
| e. | NFPA 70 | National Electrical Code Handbook |
| | | |
| f. | OSHA | Occupational Safety and Health Association |
| | | |
| g. | UL | Underwriters' Laboratories, Inc. |
| | | |
| h. | -- | Electric and Magnetic Field Standards |

Part 2 – Design Approach:

Total area of improvement is 9,995 square feet: Phases 1 and 2.

Phase 2 - Remaining area/remaining systems:

- The existing Fire Station building is served with an existing PG&E 200Amp-240/120V-1Ph-3W service, located on the west corner of the facility. At that location there is a diesel generator rated 63kW/63kVA at 240/120V-1Ph-3W providing a full back of the existing distribution system through a 400Amp-2Pole Auto Transfer Switch (ATS).
- The existing distribution system includes an existing panel "A" in a bunk room (part of phase 2 area), an existing panel "Shop" in the App Bay (part of phase 1) and an existing panel "Fuel" at the storage adjacent to the fuel station/tank (part of phase 1).
- Power and lighting systems in the phase 2 area will remain as is.
- The existing Telephone system comes from the east corner of site. It is underground from an existing power pole. Contractor will need to coordinate with telephone provider to reroute the telephone lines. The new lines should be routed overhead all the way to an existing power pole located on the west side

of the site. The new telephone line will need to replace the existing at the telecommunication backboard and terminate there.

- Telephone/Data systems in the phase 2 area will remain as they are.
- The existing CATV service comes from an existing pole located on the west side of the site and route overhead.
- The CATV system will remain as it is.

Phase 1 - Fire Station Expansion:

- To allow the phase 1/Fire Station expansion work, panel "A" will remain energized from the existing service while panels "Shop" and "Fuel" (in the Phase 2 area) will be disconnected and removed. Contractor will disconnect and remove any abandoned loads branch circuits and may need to utilize panel "A" to back feed any loads that need to be relocated from the phase 1 area to the phase 2 area.
- The phase 1/Fire Station expansion electrical system will be served from a new pad mounted service transformer located within the project site (east corner along Sonoma Highway). New primary conduit will be provided from the existing utility pole.
- From the pad mounted transformer, there will be 2-5" secondary conduits to the service/meter underground pull section.
- The station electrical system will include an 800Amp-208Y/120V-3Ph-4W main service switchboard board. The service switchboard will include utility metering, surge protection unit, line side tap for PV system and feeder circuit breakers.
- The full electrical system for the new station will be backed up with standby power from a 250kW/312kVA Diesel engine generator with an associated sub-base fuel tank. The service will also include a 800Amp-4Pole automatic transfer switch.
- A code minimum Fire Alarm System will be provided. Pull stations, horns, speakers and strobes will be placed per NFPA 72. The fire alarm control panel will be installed in the main telephone room. The remote annunciator will be installed in the lobby. The Fire Alarm System will be interconnected with the existing base-wide FA systems for reporting and monitoring. A sign will be added for the alarm bell indicating "Fire Alarm."

Part 2 – Engineered Solutions:

b. Lighting

- The building interior lighting system for the phase 1/Fire Station expansion will be provided in compliance with RFP and IES recommendations. The lighting calculations will be performed for each different type of space using modern software.
- The interior lighting system will include surface mounted, recessed, and direct/indirect LED light fixtures with energy efficient 0-10V dimming modules.
- Architectural LED lighting fixtures including indirect mounted lights will be provided in the main lobby.
- Exterior Lighting System for building façade, outdoor work areas and parking areas will include pole and building mounted LED type fixtures. Concrete pole bases will be a minimum of 18".
- A red colored light shall be provided at the entrance of the fire station, to be controlled via manual switch and photocell.
- Path of egress and building exits will be illuminated with lighting fixtures and exit signs supplied from the generator and Central Emergency Lighting Inverter.
- Energy saving measures will be used in this project to design in accordance with Title 24 and local ordinances. Systems will include but not be limited to multi-level switching and motion sensors in all areas to include private offices, apparatus bay areas and storage rooms. Light fixtures in open areas will be controlled by multiple day-light sensors. The entire exterior building lighting system will be controlled by a central electronic lighting control system with photocell and time-clock functions. All LED lighting will be provided with dimming capabilities in conformance with 2025 Title-24 requirements.

c. Power for general use

- Branch circuit panels will be provided for lighting, power, kitchen equipment and HVAC loads with copper bussing. All panels will include bolt-on type circuit breakers.

- Exterior weatherproof GFCI outlets will be located around the building perimeter.
- All branch circuit home run wiring for lighting fixtures and outlets will be copper conductors installed in minimum 3/4" conduit. MC cable is anticipated to be utilized for power distribution to lighting and power outlets from boxes with circuit home runs.
- All electrical conductors shall be solid or stranded copper, in conduit. Final motor connections will be made with flexible conduit.
- Room specific power requirements will be provided per the prescriptive requirements of the RFP.
- EVSE station will be provided for the site per Cal Green requirements. Each dual EVSE will require an 80A 2P circuit breaker.

d. Grounding

- Grounding System will be in compliance with NEC Article 250. The system will include a bounding jumper at the main service panel board. A telecommunication Main Ground Bus (TMGB) ground will be provided in the communications room and will be connected to the building grounding system.

e. Low Voltage Systems

- A complete tele/data system will be installed for the station including all components and equipment (with exception of OFCI active equipment such as routers, modems, fire walls, etc) for station operation.
- All systems low voltage systems will be installed in EMT conduit with min. 3/4" conduit size.
- All data and IT cabling will be Category 6A.
- The station will be wired for Wi-Fi capabilities, to include conduit and cable for Wireless Access Points.
- Final design shall consider installation of Access Control System at specified locations as coordinated with City personnel. Electronic hardware will be coordinated and utilized at locations determined to require access control system.

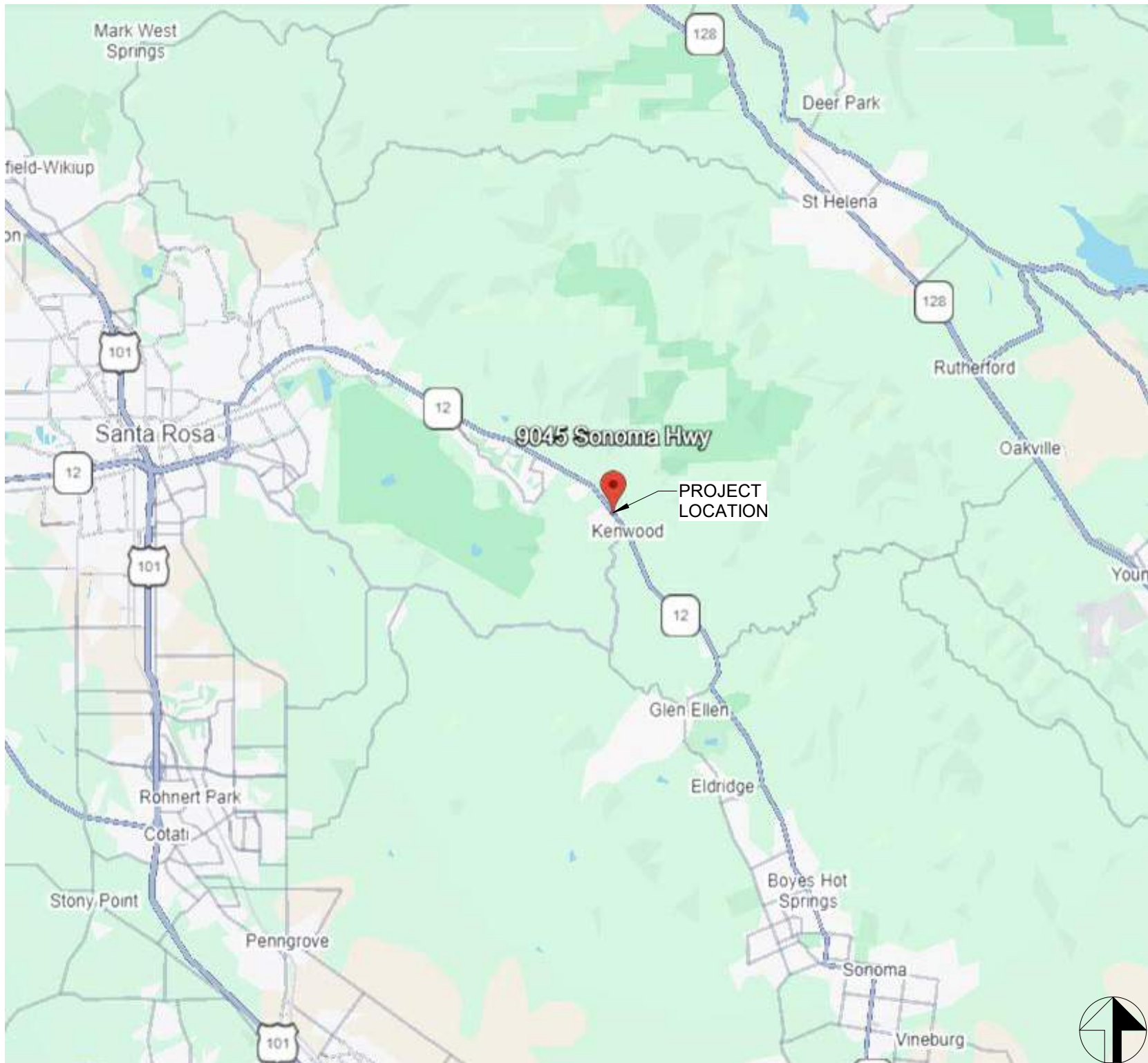
g. Photovoltaic and Battery Energy Storage Systems

- PV and BESS are not required per 2025 CEC Title 24.
- PV and BESS future provisions will be shown to the service gear from a line side tap ahead of the service main and generator distribution.

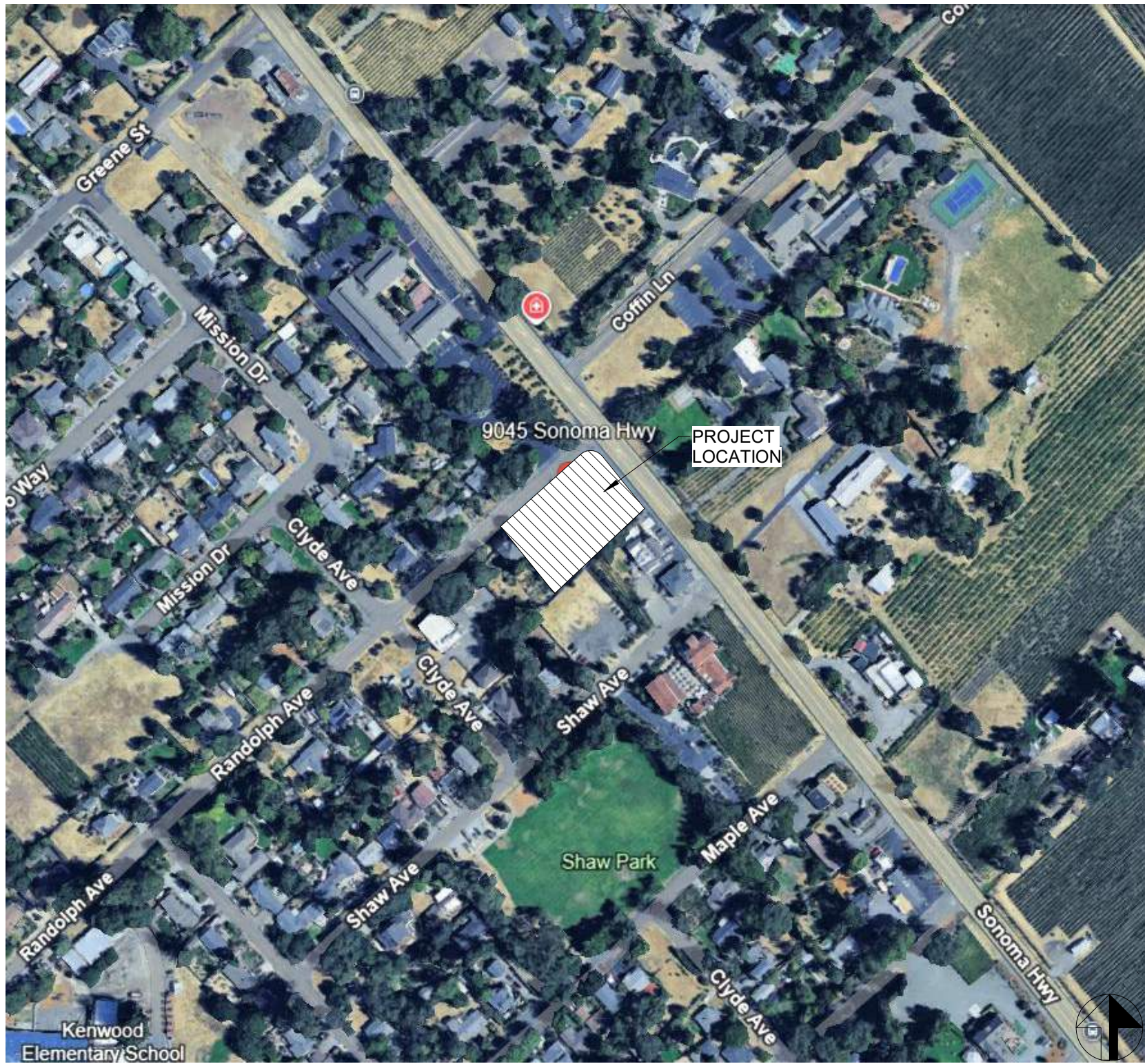
KENWOOD FIRE STATION REMODEL & EXPANSION

9045 HIGHWAY 12
KENWOOD, CA 95452

LOCATION MAP



VICINITY MAP



PROJECT:
SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION: PLANNING PACKAGE
DATE: 05/29/26

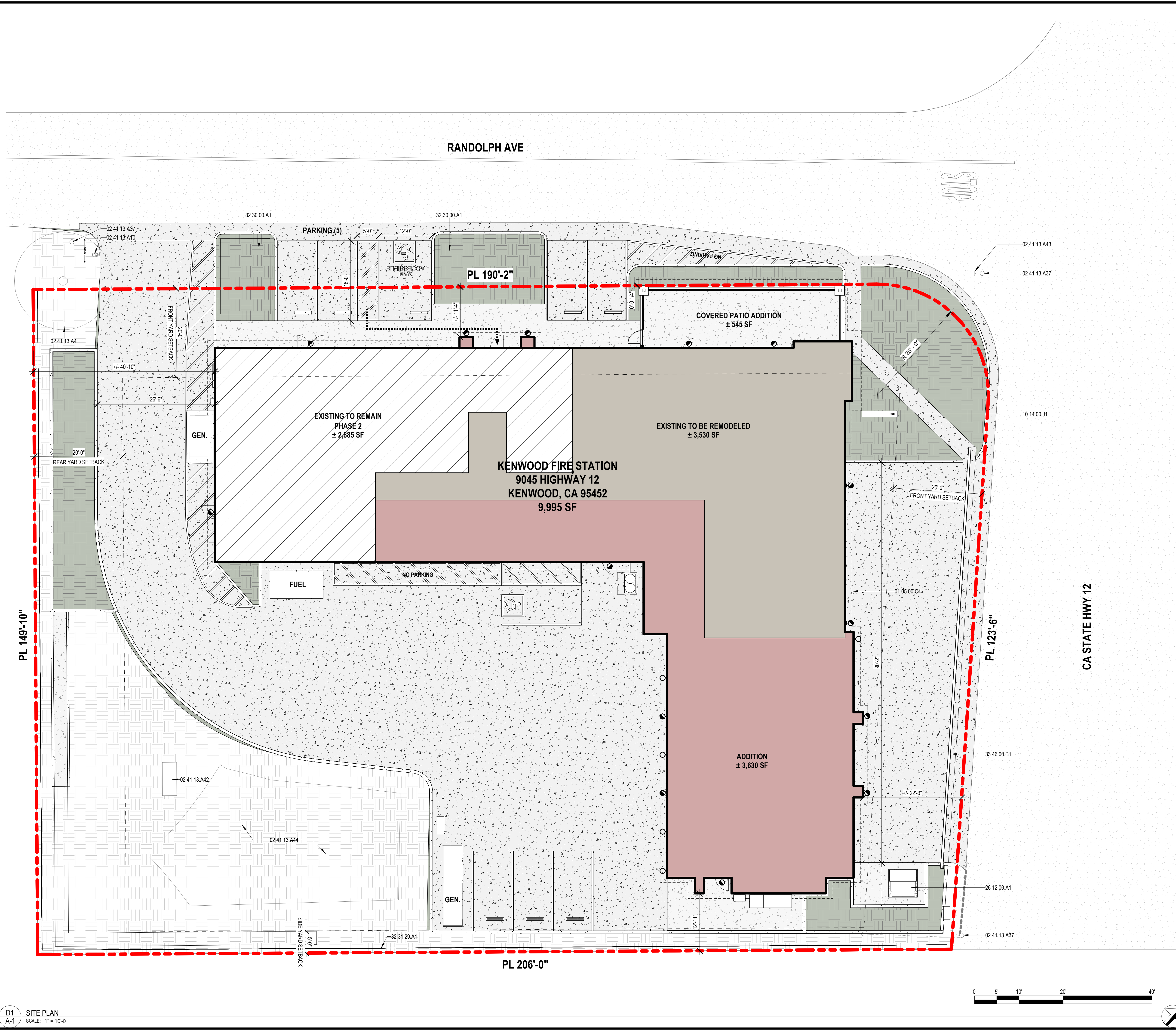
PROJECT DATA		SCOPE OF WORK		PROJECT TEAM		
PROJECT ADDRESS: 9045 HIGHWAY 12 KENWOOD, CA 95452 ASSESSOR'S PARCEL NUMBER: 050-275-049 GOVERNING AGENCY: COUNTY OF SONOMA - PERMIT SONOMA 2650 VENTURA AVENUE SANTA ROSA, CA 95403 GOVERNING CODES: 2025 CALIFORNIA BUILDING CODE 2025 CALIFORNIA FIRE CODE 2025 CALIFORNIA ENERGY CODE 2025 CALIFORNIA GREEN BUILDING STANDARDS 2025 CALIFORNIA ELECTRICAL CODE 2025 CALIFORNIA MECHANICAL CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA EXISTING BUILDING CODE ZONING: PF, SR SITE AREA: 31,465 SF (0.72 ACRES) BUILDING AREA: 9,995 SF FAR: 31.77% BUILDING HEIGHT: 25'-6" 1 STORY CONSTRUCTION TYPE: VB SPRINKLERED: YES OCCUPANCIES: B, R-3, S-2	SCOPE OF WORK: THIS PROJECT GENERALLY CONSISTS OF THE MODERNIZATION OF, AND ADDITION TO, AN EXISTING FIRE STATION.	ARCHITECTURE COAR Design Group 200 E Street Santa Rosa, CA 95404 (707) 544-3500 Contact: Jeff Koltz, AIA jeff@coargroup.com		OWNER Sonoma Valley Fire District 630 2nd Street West Sonoma, CA 95476 (707) 996-2102 Contact: Bob Norbom bobb@sonomavalleyfire.org		STRUCTURAL ZFA Structural Engineers 250 D Street, Suite 200 Santa Rosa, CA 95404 (707) 528-0992 Contact: Luke Wilson, SE lukew@zfa.com
		SHEET INDEX		LANDSCAPE INTEGRA+ 1506 4th Street Santa Rosa, CA 95404 (707) 852-0500 Contact: Michael Cook mike@integrapia.com		ELECTRICAL ELEN Consulting 5473 Kearny Villa Road, Suite 200 San Diego, CA 92123 (619) 550-1085 Contact: Anton Nathanson, PE ANathanson@elenconsulting.com
		T1	TITLE SHEET	MECHANICAL & PLUMBING McParlane & Associates 4830 Viewridge Avenue, Suite A San Diego, CA 92123 (858) 277-9721 Contact: Doug Isaaks, PE disaaks@mcparlane.com		NOTE: A REGISTERED CALIFORNIA ARCHITECT, CIVIL OR STRUCTURAL ENGINEER SHALL OBSERVE THE WORK OF CONSTRUCTION AND SUBMIT AFFIDAVITS ATTESTING TO THE COMPLIANCE OF THE CONSTRUCTION WITH THE APPROVED CONTRACT DOCUMENTS.

NOT FOR CONSTRUCTION

PROJECT NUMBER:
251201

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1



CONSTRUCTION NOTES

- 01 05 00.C4 LINE OF ROOF ABOVE
02 41 13.A4 EXISTING TREE TO REMAIN, PROTECT IN PLACE
02 41 13.A10 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE, SEE CIVIL
02 41 13.A37 EXISTING UTILITY POLE TO REMAIN
02 41 13.A42 EXISTING SEPTIC TANK TO REMAIN
02 41 13.A43 EXISTING STOP SIGN
02 41 13.A44 EXISTING SEPTIC AREA TO REMAIN, SEE CIVIL
10 14 00.J1 MONUMENT SIGN, SEE B1/A1.4
26 12 00.A1 TRANSFORMER, SEE ELECTRICAL
32 30 00.A1 BIORETENTION AREA, SEE CIVIL
32 31 29.A1 FENCE
33 46 00.B1 TRENCH DRAIN, SEE CIVIL



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707.544.3500 | www.coargroup.com

PROJECT:
SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION: PLANNING PACKAGE
DATE: 05/29/26

NOTES

1. PROVIDE EV CHARGING AND BICYCLE PARKING

LEGEND

- CONCRETE DRIVEWAY
CONCRETE WALKWAY
LANDSCAPE
EXISTING ASPHALT PAVING TO REMAIN
EXISTING LANDSCAPE TO REMAIN
EXISTING TO REMAIN
PROPERTY LINE
SETBACK LINE
ACCESSIBLE PATH OF TRAVEL

NOT FOR CONSTRUCTION

PROJECT NUMBER:
251201

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A-1

COUNTY ASSESSOR'S PARCEL MAP

Ptn. MAP OF THE TOWN OF KENWOOD

REC. 02-20-1893 IN BK.010 , MAPS, PGS. 12-00
REC. 01-05-1899 IN BK.011 , MAPS, PGS. 23

TAX RATE AREA
115-002

050-27

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PROJECT:

SONOMA VALLEY FIRE
DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION:

DATE:

PLANNING
PACKAGE

05/29/26

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

251201

SHEET TITLE:

ASSESSOR MAP

SHEET NUMBER:

A-2

Parcel Map No. 2640-A
REC. 10-29-1971 IN BK. 163 , MAPS, PGS. 25-00

Parcel Map No. 2816
REC. 02-04-1972 IN BK. 167 , MAPS, PGS. 08-00

Parcel Map No. 2979
REC. 04-24-1972 IN BK. 171 , MAPS, PGS. 05-00

Parcel Map No. 3156
REC. 06-16-1972 IN BK. 173 , MAPS, PGS. 50-00

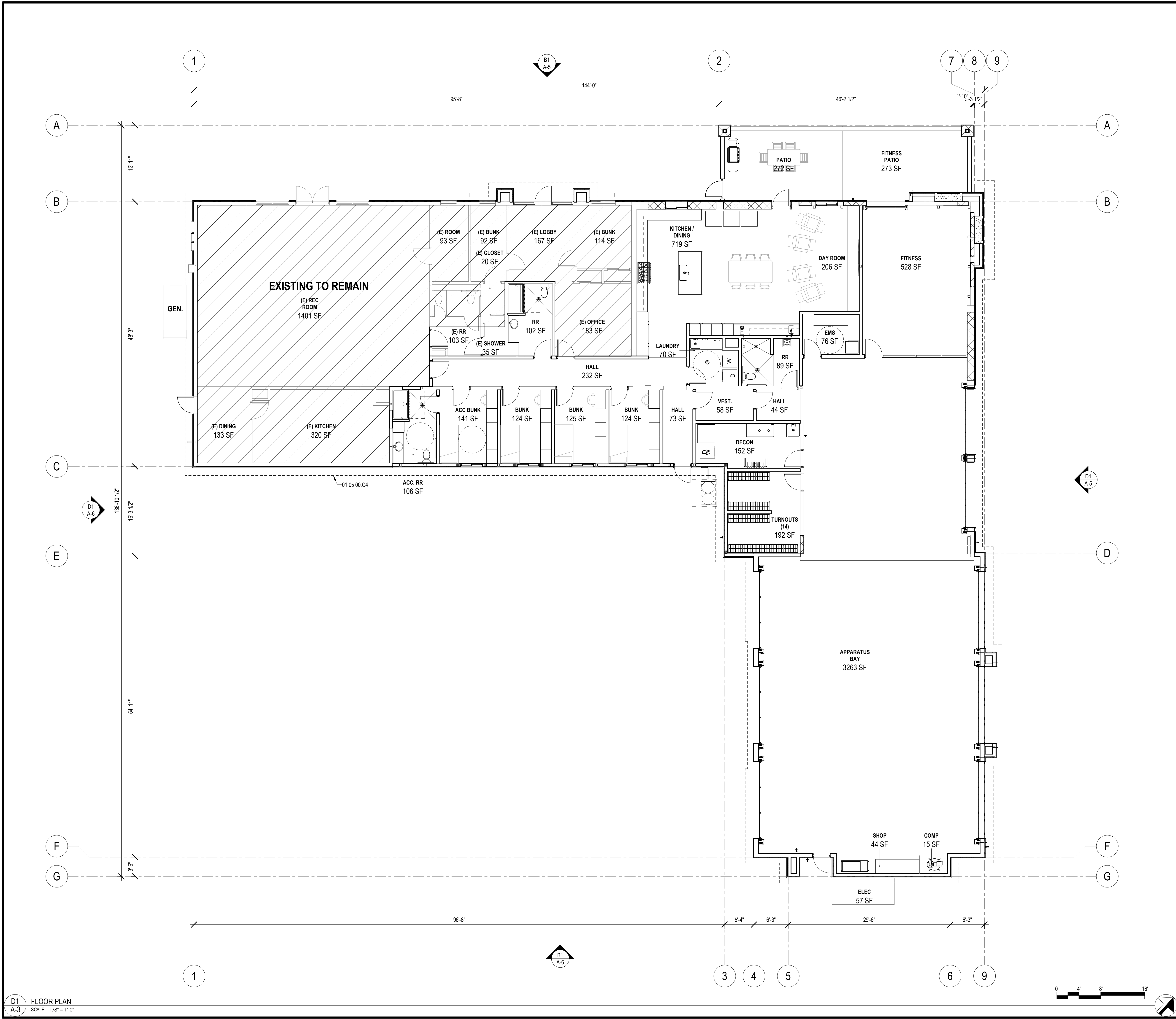
Parcel Map No. 3354
REC. 08-24-1972 IN BK. 177 , MAPS, PGS. 27-00

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 050, Pg. 27
Sonoma County, Calif. (ACAD)

KEY 7/26/10 RL



D1
A-3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

01 05 00.C4 LINE OF ROOF ABOVE

WALL LEGEND

- EXISTING 2x4 STUD WALL
- EXISTING 2x6 STUD WALL
- EXISTING CMU 8" WALL
- EXISTING CMU 16" WALL
- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x8 STUD WALL
- CMU 8" WALL
- CMU 16" WALL



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9045 HIGHWAY 12
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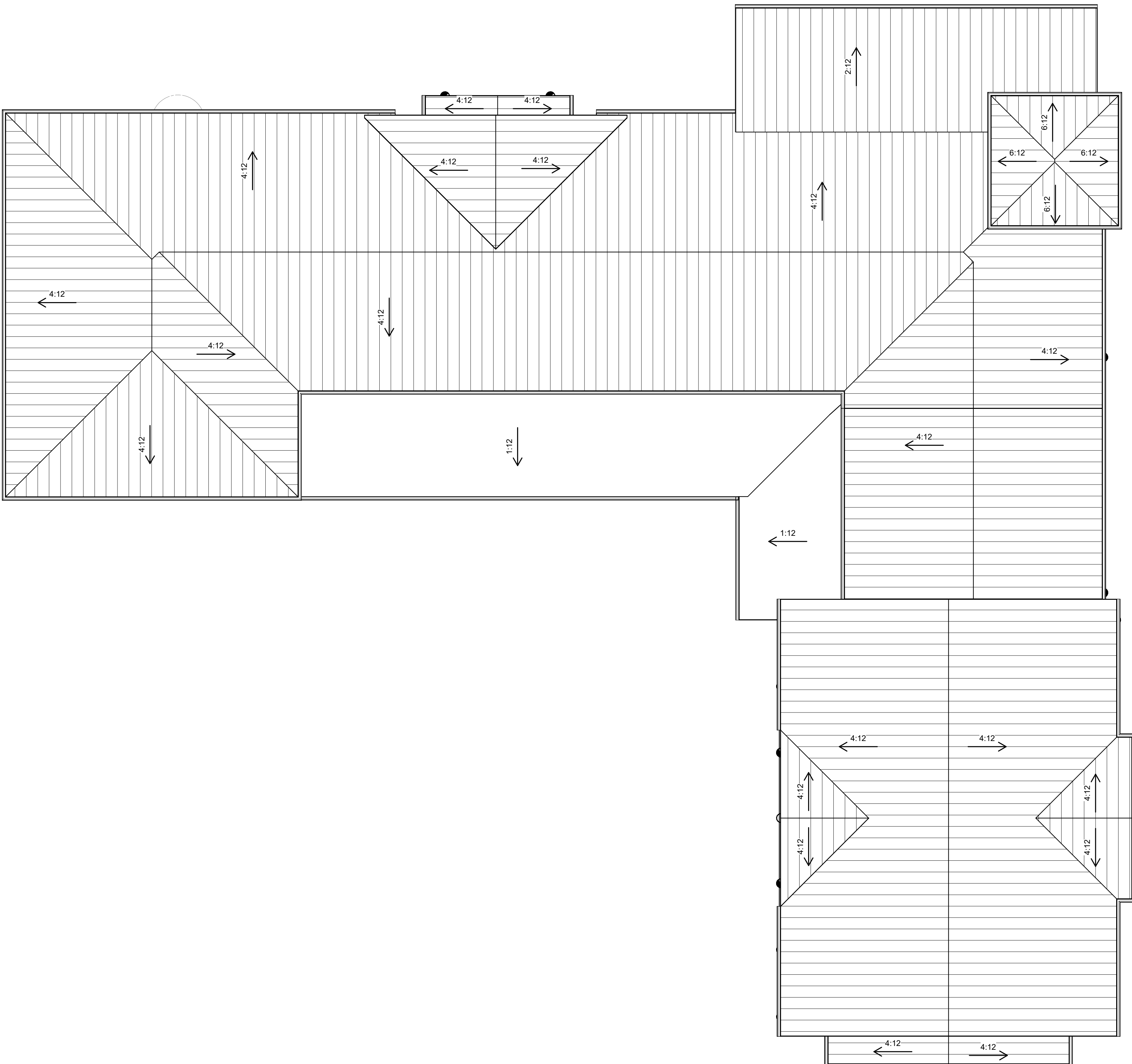
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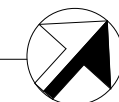
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:

A-3



0 4' 8' 16'



LEGEND



STANDING SEAM METAL ROOF



THERMOPLASTIC MEMBRANE ROOF

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PROJECT:

SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION:

PLANNING
PACKAGE

DATE:

05/29/26

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

251201

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A-4

D1 ROOF PLAN
A-4 SCALE: 1/8" = 1'-0"



B1
A-5 NORTHWEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



D1
A-5 NORTHEAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES



PROJECT:
SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION: PLANNING PACKAGE
DATE: 05/29/26

FINISH SCHEDULE - PLANNING

MATERIAL	TYPE	DESCRIPTION
		NAME
CFB	1	CEMENT FIBER BOARD SIDING
MRP	1	STANDING SEAM METAL ROOF PANEL
S	1	STUCCO
STN	1	STONE VENEER
WD	1	WOOD FENCE
WD	2	WOOD TRIM

NOT FOR CONSTRUCTION
PROJECT NUMBER:
251201
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-5



B1
A-6 SOUTHEAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



D1
A-6 SOUTHWEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

PROJECT:
SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION: PLANNING PACKAGE
DATE: 05/29/26

FINISH SCHEDULE - PLANNING

MATERIAL	TYPE	DESCRIPTION
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CFB	1	CEMENT FIBER BOARD SIDING
MRP	1	STANDING SEAM METAL ROOF PANEL
S	1	STUCCO
STN	1	STONE VENEER
WD	1	WOOD FENCE
WD	2	WOOD TRIM

NOT FOR
CONSTRUCTION
PROJECT NUMBER:
251201
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A-6

CONSTRUCTION NOTES

GRADING AND DRAINAGE INSPECTION NOTES

- A. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, CHAPTER 11 AND CHAPTER 11A OF THE SONOMA COUNTY CODE (SCC), AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY PERMIT SONOMA TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL CONSULT THE PERMIT SONOMA WEBSITE FOR COORDINATION OF INSPECTION REQUESTS.
- B. PRIOR TO THE START OF ANY GRADING WORK, THE PERMITTEE SHALL HAVE A RE-CONSTRUCTION CONSULTATION WITH PERMIT SONOMA STAFF TO DISCUSS THE SCOPE OF THE PROJECT, PERMIT CONDITIONS, REQUIRED INSPECTIONS, APPROPRIATE APPLICATION OF BEST MANAGEMENT PRACTICES (BMPs) AND ANY OTHER CONSTRUCTION ISSUES.
- C. INSPECTION REQUESTS SHALL BE MADE THROUGH THE SONOMA COUNTY AUTOMATED INSPECTION REQUEST SYSTEM.
- D. PERMIT SONOMA MAY REQUIRE PROFESSIONAL INSPECTIONS AND CERTIFICATIONS TO VERIFY PROPER COMPLETION OF WORK. WHERE THE USE OF PROFESSIONAL PERSONNEL IS REQUIRED, THESE PERSONNEL SHALL IMMEDIATELY REPORT IN WRITING TO PERMIT SONOMA AND THE PERMITTEE ANY INSTANCE OF WORK NOT IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, OR ANY PERMIT CONDITIONS. IF PROFESSIONAL PERSONNEL IS CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT INDIVIDUAL HAS NOTIFIED PERMIT SONOMA IN WRITING OF THEIR AGREEMENT TO ACCEPT RESPONSIBILITY FOR APPROVAL OF THE COMPLETED WORK WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE.
- E. PERMIT SONOMA SHALL FINAL A PERMIT WHEN ALL WORK, INCLUDING THE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AND THEIR PROTECTIVE DEVICES, AND ALL STORM WATER BMPs HAVE BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND ALL FINAL REPORTS REQUIRED BY SCC 11.14.040A HAVE BEEN SUBMITTED AND ACCEPTED. FINAL REPORTS MAY INCLUDE: AS-BUILT PLANS, TESTING RECORDS, PROFESSIONAL OPINIONS, AND DECLARATIONS ABOUT COMPLETED WORK FROM PROFESSIONAL PERSONNEL. SIMILAR REPORTS MAY BE REQUIRED AT OTHER STAGES OF THE WORK.
- F. THE PERMITTEE SHALL PROVIDE ADEQUATE AND SAFE ACCESS TO THE PROJECT SITE FOR INSPECTION DURING THE PERFORMANCE OF ALL WORK.
- G. DURING CONSTRUCTION ACTIVITIES, THE PROJECT SITE ADDRESS SHALL BE POSTED AS FOLLOWS:
- THE STREET NUMBERS MUST BE AT LEAST FOUR INCHES TALL, WITH A REFLECTIVE SURFACE.
 - THE ADDRESS MUST BE VISIBLE FROM BOTH DIRECTIONS ALONG THE ROAD.
 - THE ADDRESS MUST BE POSTED AT ALL FORKS IN ANY ACCESS ROAD.

GRADING AND DRAINAGE NOTES

- A. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC), APPLICABLE SONOMA COUNTY REGULATIONS AND, IF APPLICABLE, TO THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY XXXXX TITLED "XXXXXXXXXXXX", DATED XX XX, 2026, JOB NO. XXXXXX.
- B. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF PERMIT SONOMA. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO PERMIT SONOMA IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROPERTY OWNER AND ENGINEER OF RECORD, IF APPLICABLE, UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE APPROVED PLANS. PRIOR TO PROCEEDING, THE PROPERTY OWNER SHALL HAVE THE APPROVED PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. PERMIT SONOME MAY REQUIRE UNAUTHORIZED WORK TO BE REDONE OR REMOVED TO VERIFY COMPLIANCE WITH SCC. PERMIT SONOMA MAY INITIATE ENFORCEMENT ACTION AND SEEK THE IMPOSITION OF CIVIL PENALTIES FOR VIOLATIONS OF SCC.
- C. THE GRADING OR DRAINAGE PERMIT AND A COPY OF THE APPROVED PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- D. PERMIT SONOMA MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CHAPTER 11 AND 11A OF THE SCC, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING OR DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY PERMIT SONOMA IN ACCORDANCE WITH SCC CHAPTER 11.
- E. ISSUANCE OF A GRADING OR DRAINAGE PERMIT BY PERMIT SONOMA DOES NOT ELIMINATE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE USES AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK SHOWN ON THE APPROVED PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM OTHER AGENCIES.
- F. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE AND LOCATED THROUGHOUT THE PROJECT SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE PROJECT SITE ARE LOCATED IN THE COUNTY RIGHT-OF- WAY AND NEED MAINTENANCE, CONTACT SONOMA PUBLIC INFRASTRUCTURE AT (707) 565-2231 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE PROPERTY OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- G. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND SERVICE ALERT (USA), AT 811, AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY USA, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD, IF APPLICABLE, IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. THE EXCAVATOR SHALL DELINEATE WITH PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- H. IN THE EVENT CULTURAL RESOURCES (SUCH AS HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 588-8455. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGISTS RECOMMENDATIONS AND SCC 11.16.050. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (707) 565-5070.
- I. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE CONTAMINATED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- J. RETAINING WALLS, UNLESS EXEMPTED PER CHAPTER 7 OF THE SCC, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
- K. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT A PERMIT SONOMA APPROVED ROILING PERMIT AND BEST MANAGEMENT PRACTICES (SCC CHAPTER 11 AND 23).

- L. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM LAKES, PONDS, STREAMS, AND WETLANDS IN COMPLIANCE WITH CHAPTER 11 OF THE SCC. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.
- M. EXCESS SOIL SHALL BE REMOVED FROM THE PROJECT SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY CHAPTER 11 OF THE SCC.
- N. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF FIVE FEET TO BLEND WITH THE NATURAL TERRAIN.
- O. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS, NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN SIX INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING EIGHT INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
- P. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- Q. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50 PERCENT).
- R. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
- S. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS:
- FILL GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER.
 - FILLS NO GREATER THAN THREE FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

MISCELLANEOUS

- A. ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (CURRENT EDITION).
- B. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- C. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- D. TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS.
- E. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMPs) TO MINIMIZE ANY IMPACTS ON THE STREAM BED DURING CONSTRUCTION AND GRADING.
- F. CONTRACTOR SHALL UTILIZE EXISTING DRIVEWAY AS STAGING AREA. APPROPRIATE BMPs SHALL BE INSTALLED IN STAGING AREA.
- G. ALL EXCESS SOIL MATERIAL, STUMPS, AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PERMIT AND RESOURCE MANAGEMENT DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
- H. IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1ST OR LATER THAN OCTOBER 1ST IN ANY GIVEN YEAR, AN APPROVED EROSION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
- I. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- J. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
- K. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- L. IN THE EVENT THAT DEWATERING IS REQUIRED OF THE STREAM DURING THE EXCAVATION AND/OR CONSTRUCTION OPERATIONS, SEEPAGE FLOWS SHALL BE DIVERTED USING TEMPORARY CULVERTS/PIPES OR PUMPED AROUND THE WORK SITE WITH THE USE OF HOSES, TO ISOLATE THE WORK AREA, WATER TIGHT COFFER DAMS SHALL BE CONSTRUCTED UPSTREAM AND DOWNSTREAM OF THE WORK AREA AND WATER DIVERTED THROUGH A SUITABLY SIZED PIPE FROM UPSTREAM OF THE UPSTREAM COFFER DAM AND DISCHARGED DOWNSTREAM OF THE DOWNSTREAM COFFER DAM.
- M. COFFER DAMS SHALL BE CONSTRUCTED OF A NON-ERODIBLE MATERIAL WHICH DOES NOT CONTAIN SOIL OR FINE SEDIMENT.
- N. COFFER DAMS AND THE STREAM DIVERSION SYSTEM SHALL REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD. IF THE COFFER DAMS OR STREAM DIVERSION SYSTEM FAILS, THEY SHALL BE REPAIRED IMMEDIATELY.
- O. THE CONTRACTOR SHALL CHECK DAILY FOR STRANDED AQUATIC LIFE AS THE WATER LEVEL IN THE DEWATERING AREA DROPS. ALL REASONABLE EFFORTS SHALL BE MADE TO CAPTURE AND MOVE ALL STRANDED AND AQUATIC LIFE OBSERVED IN THE DEWATERING AREAS. CAPTURED AQUATIC LIFE SHALL BE RELEASED IMMEDIATELY IN THE CLOSEST BODY OF WATER ADJACENT TO THE WORK SITE.
- P. ANY TEMPORARY DAM OR ARTIFICIAL OBSTRUCTION SHALL ONLY BE BUILT FROM MATERIALS SUCH AS SANDBAGS OR CLEAN GRAVEL WHICH WILL CAUSE LITTLE OR NO SILTATION.
- Q. NO OTHER DIVERSION METHOD SHALL BE USED WITHOUT AUTHORIZATION OF THE ENGINEER AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME.
- R. NORMAL FLOWS SHALL BE RESTORED TO THE AFFECTED STREAM IMMEDIATELY UPON COMPLETION OF WORK AT THAT AREA.
- S. ANY DEWATERING OCCURRING IN THE CONSTRUCTION AREA SHALL NOT BE DISPERSED DIRECTLY INTO THE STREAM. BEST MANAGEMENT PRACTICES SHALL BE USED.
- T. CONTRACTOR SHALL REFER TO THE STREAMBED ALTERATION AGREEMENT FOR THE PROJECT PRIOR TO CONSTRUCTION AND SHALL MAKE THEMSELVES AWARE OF ANY SPECIAL PROVISIONS OF THE PERMIT.

EROSION CONTROL NOTES

GENERAL

- A. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CHAPTER 11 AND 11A OF THE SONOMA COUNTY CODE (SCC).
- B. THE APPROVED PLANS SHALL CONFORM TO THE PERMIT SONOMA EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) GUIDE AS POSTED ON THE PERMIT SONOMA WEBSITE.
- C. THE PROPERTY OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION PREVENTION AND/OR SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER AND/OR ADDITIONAL INSPECTION FEES TO VERIFY COMPLIANCE WITH SCC.
- D. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED ON THE APPROVED PLANS OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- E. AT ALL TIMES THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBING ACTIVITIES SUCH AS CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
- F. THE PROPERTY OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30). GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC.
- G. DURING THE RAINY SEASON, STORM WATER BMPs REFERENCED OR DETAILED IN PERMIT SONOMA'S BMPs GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES AND THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED ONE ACRE OR 20 PERCENT OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- H. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30 PERCENT OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPs REFERENCED OR DETAILED IN PERMIT SONOMA'S BMPs GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPs SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- I. EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED BY THE PROPERTY OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE BMPs ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL BMPs THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- J. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING TREES AND OTHER VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- K. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS IF THE ALTERNATIVE BMPs ARE EQUIVALENT OR MORE PROTECTIVE THAN THE BMPs SHOWN ON THE APPROVED PLANS. ALTERNATIVE BMPs ARE SUBJECT TO REVIEW AND APPROVAL BY PERMIT SONOMA STAFF.
- L. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- M. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF- WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN, AS NECESSARY.
- N. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION BMPs TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS, OR MATS. TEMPORARY REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 1. PERMANENT REVEGETATION OR LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
- O. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION BMPs ON EXPOSED SLOPES, SEDIMENT CONTROL BMPs SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
- P. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
- APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY SIX TO EIGHT INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
BROMUS MOLLIS (BLANDO BROME)	40
TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER
*NON-ASPHALTIC, DERIVED FROM PLANTS	

- Q. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- R. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION IS COMPLETE.
- S. ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIIVE STORM WATER FLOW.
- T. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED WITH PLASTIC COVERS OR EQUIVALENT BMPs TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- U. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
- V. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL. CONCRETE WASTE SHALL BE PROPERLY DISPOSED.
- W. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- X. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
- Y. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.



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PROJECT:

SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION

9045 SONOMA HIGHWAY
KENWOOD, CA 95452



DESCRIPTION:

DATE:

SCHEMATIC
DESIGN

04/17/26

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

251201

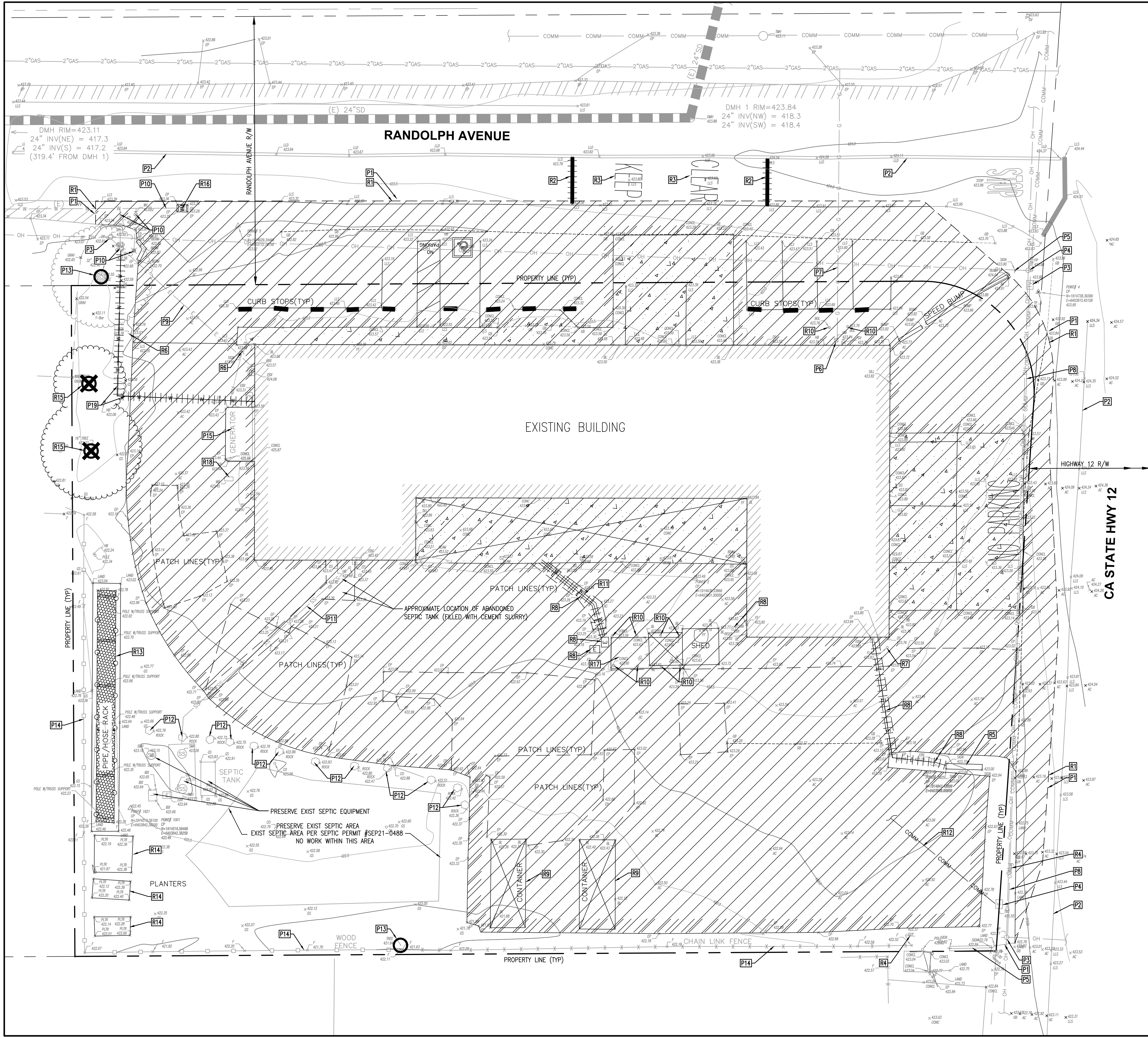
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GENERAL NOTES

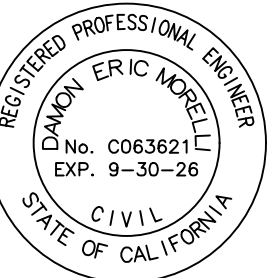
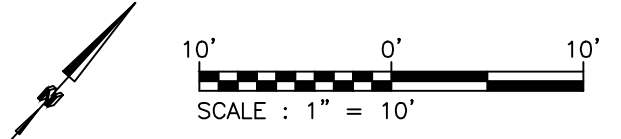
- 1. ALL BUILDING DEMOLITION SHALL BE COORDINATED WITH THE ARCHITECTURAL DEMOLITION PLAN.
- 2. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
- 3. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
- 4. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS.
- 5. ALL WORK WITHIN THE CALTRANS RIGHT-OF-WAY SHALL BE COMPLETED UNDER CALTRANS ENCROACHMENT PERMIT.
- 6. ALL WORK WITHIN RANDOLPH AVENUE RIGHT-OF-WAY SHALL BE COMPLETED UNDER COUNTY OF SONOMA ENCROACHMENT PERMIT.

KEYNOTES

- R1 SAWCUT EXIST PAVEMENT / CONCRETE
- R2 REMOVE EXIST STRIPING BY GRINDING
- R3 REMOVE EXIST STRIPING LEGEND BY GRINDING
- R4 EXIST GUY TO BE RELOCATED BY PG&E. CONTRACTOR TO COORDINATE RELOCATION WITH PG&E.
- R5 EXIST SIGN TO BE RELOCATED. COORDINATE WITH ARCHITECTURAL PLANS.
- R6 REMOVE EXIST SIGN, POLE, AND FOUNDATION.
- R7 REMOVE EXIST FLAG POLE AND FOUNDATION.
- R8 EXIST ELECTRICAL TO BE REMOVED. COORDINATE WITH ELECTRICAL PLANS.
- R9 EXIST STORAGE CONTAINERS TO BE RELOCATED BY OTHERS
- R10 REMOVE EXIST BOLLARD
- R11 REMOVE EXIST WATER
- R12 EXIST COMMUNICATION SERVICE TO BE REMOVED. COORDINATE WITH ELECTRICAL PLANS.
- R13 EXIST HOSE RACK TO BE RELOCATED. COORDINATE WITH ARCHITECTURAL PLANS.
- R14 REMOVE EXIST PLANTERS
- R15 REMOVE EXIST TREE
- R16 REMOVE EXIST BLOW-OFF ASSEMBLY
- R17 EXIST FUEL TANKS TO BE RELOCATED. COORDINATE WITH ARCHITECTURAL PLANS.
- R18 REMOVE EXIST MAILBOX
- R19 REMOVE EXIST WATER SERVICE FOR LIMITS SHOWN. HAND DIG WITHIN THE LIMITS OF THE TREE DRIP LINE.
- P1 PRESERVE EXIST AC / CONCRETE
- P2 PRESERVE EXIST STRIPING
- P3 PRESERVE EXIST JOINT POLE
- P4 PRESERVE EXIST UTILITY
- P5 PRESERVE EXIST SIGN
- P6 PRESERVE EXIST GAS METER
- P7 PRESERVE GAS SERVICE
- P8 PRESERVE EXIST UNDERGROUND COMMUNICATIONS
- P9 PRESERVE EXIST UNDERGROUND ELECTRIC
- P10 PRESERVE EXIST WATER
- P11 PRESERVE EXIST SANITARY SEWER AND ELECTRIC SERVICE
- P12 PRESERVE EXIST BOULDERS
- P13 PRESERVE EXIST TREE
- P14 PRESERVE EXIST FENCE
- P15 PRESERVE EXIST GENERATOR

LEGEND

- [Hatched Box] REMOVE EXIST ASPHALT CONCRETE, CONCRETE, SIDEWALK, CURB & GUTTER, VERTICAL CURB, BUILDING STRUCTURE, BUILDING STRUCTURE FOUNDATION & ASSOCIATED APPURTENANCES, WHEEL STOPS, AND MISCELLANEOUS DEBRIS.
- [++++++] REMOVE EXIST STRUCTURE / UTILITY FOR LIMITS SHOWN
- [X] REMOVE EXISTING TREE
- [O] PRESERVE EXISTING TREE
- [X] REFER TO KEYNOTE



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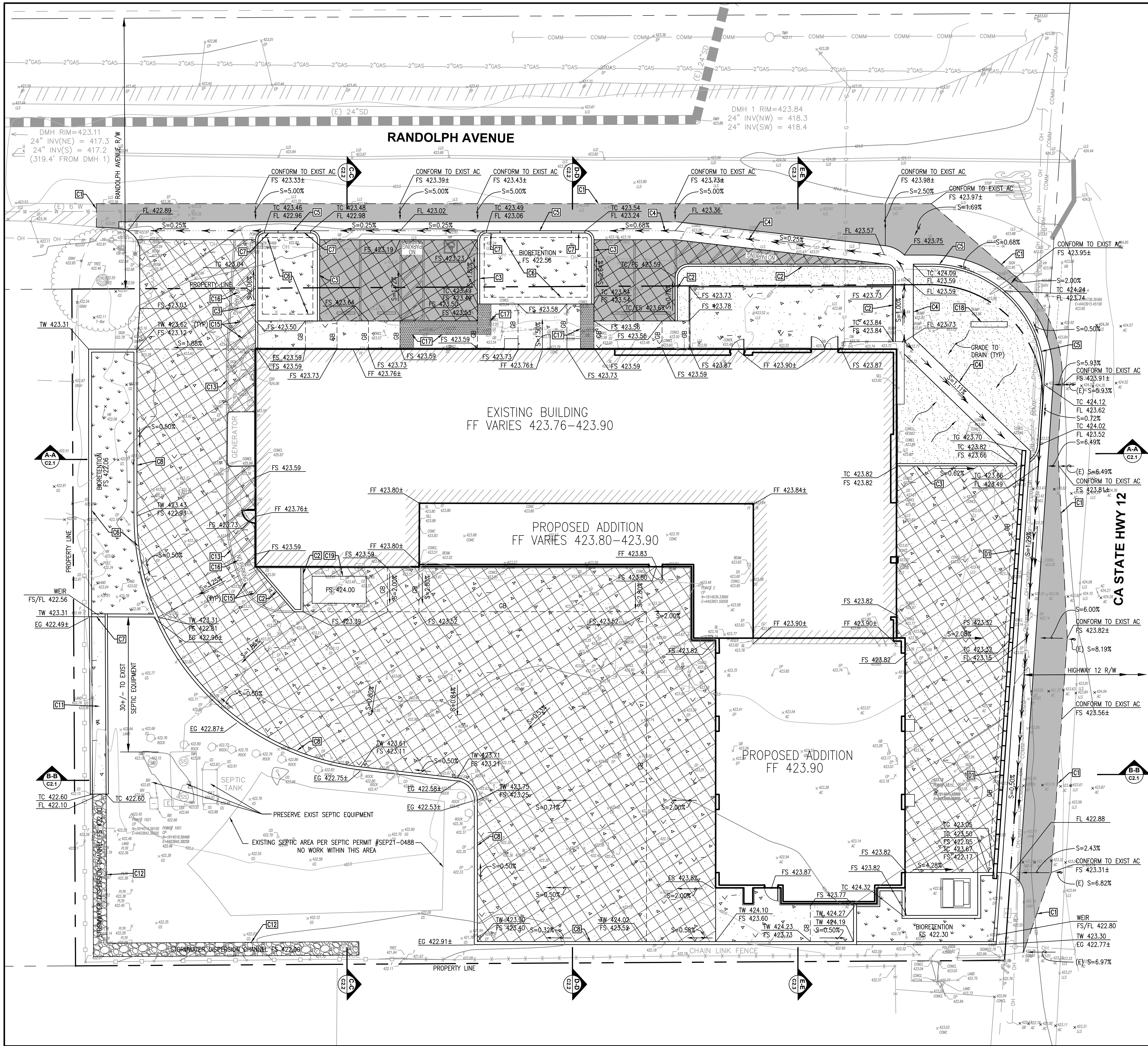


PROJECT:
**SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION**
9045 SONOMA HIGHWAY
KENWOOD, CA 95452



DESCRIPTION: SCHEMATIC DESIGN
DATE: 04/17/26

NOT FOR CONSTRUCTION
PROJECT NUMBER: 251201
SHEET TITLE: EXISTING CONDITIONS / SITE DEMOLITION PLAN
SHEET NUMBER: C1.0



GENERAL NOTES

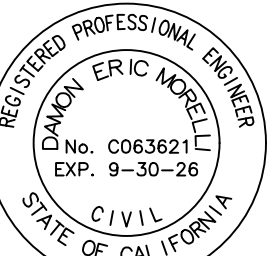
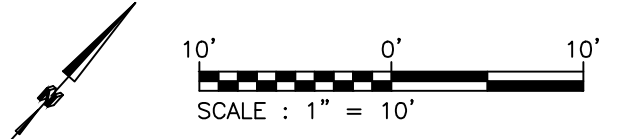
1. ALL EARTHWORK AND TRENCHING SHALL BE PERFORMED TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL INVESTIGATION. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS.
4. ALL WORK WITHIN THE CALTRANS RIGHT-OF-WAY SHALL BE COMPLETED UNDER CALTRANS ENCROACHMENT PERMIT.
5. ALL WORK WITHIN RANDOLPH AVENUE RIGHT-OF-WAY SHALL BE COMPLETED UNDER COUNTY OF SONOMA ENCROACHMENT PERMIT.

KEYNOTES

- | | | |
|-----|---|---|
| C1 | CONFORM TO EXIST AC / CONCRETE | X |
| C2 | CONSTRUCT FLUSH CURB PER | X |
| C3 | CONSTRUCT VERTICAL CURB PER | X |
| C4 | INSTALL CONCRETE VALLEY GUTTER PER | X |
| C5 | INSTALL CURB AND GUTTER PER CALTRANS STD XXX | X |
| C6 | INSTALL BIORETENTION BASIN PER | X |
| C7 | PROVIDE OPENING FOR DRAINAGE PER | X |
| C8 | RETAINING WALL PER STRUCTURAL PLANS | X |
| C9 | INSTALL VAN ACCESSIBLE PARKING STALL PER | X |
| C10 | GRADING LIMITS | X |
| C11 | CONCRETE CHANNEL PER | X |
| C12 | STORMWATER DISPERSION CHANNEL PER | X |
| C13 | 4" WHITE PAINT | X |
| C14 | 4" WIDE WHITE FOG LINE PER CALTRANS STANDARD PLAN XXX | X |
| C15 | 4" WHITE PAINT @ 36" O.C. | X |
| C16 | 12" HIGH "NO PARKING", WHITE PAINT | X |
| C17 | INSTALL TRUNCATED DOMES PER | X |
| C18 | MONUMENT SIGN PER ARCHITECTURAL PLANS | X |
| C19 | FUEL TANK PAD PER ARCHITECTURAL PLANS | X |
| D1 | INSTALL TRENCH DRAIN PER AND MANUFACTURER'S RECOMMENDATIONS | X |

LEGEND

- | | | |
|--|--|---|
| | RANDOLPH AVENUE STRUCTURAL SECTION PER | X |
| | HIGHWAY 12 STRUCTURAL SECTION PER | X |
| | 6" CONCRETE PAVING SECTION PER | X |
| | 8" CONCRETE PAVING SECTION PER | X |
| | CONCRETE SIDEWALK PER | X |
| | BIORETENTION AREA PER | X |
| | STORMWATER DISPERSION CHANNEL PER | X |
| | GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS | X |
| | ACCESSIBLE PATH OF OF TRAVEL | X |
| | REFER TO KEYNOTE | X |



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TEL: (707) 544-0784

PROJECT:

SONOMA VALLEY FIRE
DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 SONOMA HIGHWAY
KENWOOD, CA 95452



DESCRIPTION:

SCHEMATIC
DESIGN

DATE:

04/17/26

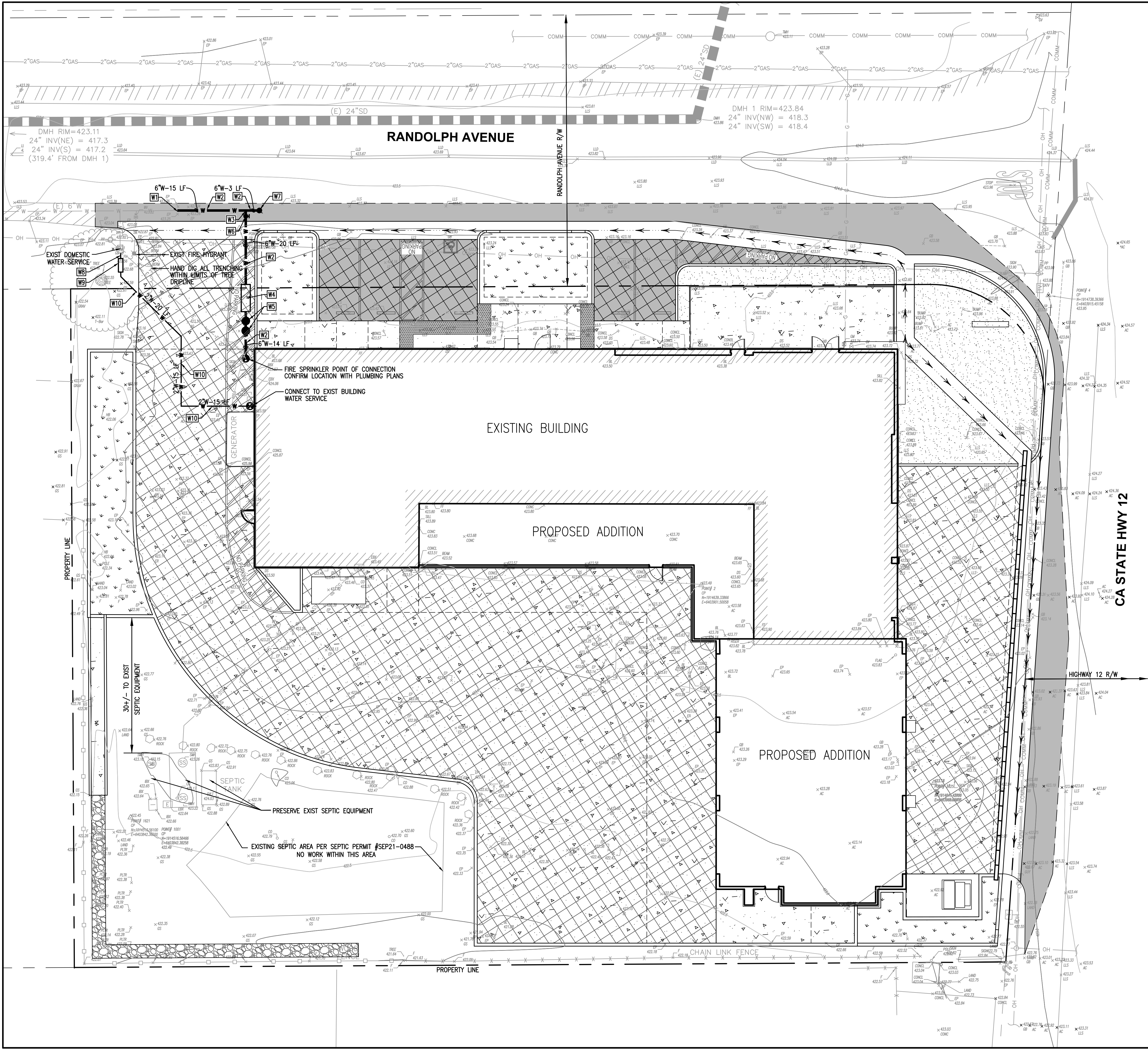
NOT FOR
CONSTRUCTION

PROJECT NUMBER:
251201

SHEET TITLE:
GRADING
PLAN

SHEET NUMBER:

C2.0



GENERAL NOTES

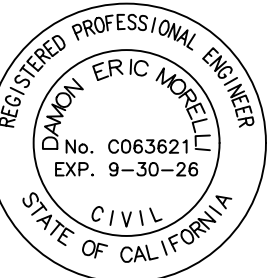
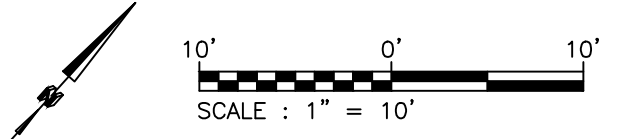
1. ALL EARTHWORK AND TRENCHING SHALL BE PERFORMED TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL INVESTIGATION.
2. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
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6. ALL WORK WITHIN RANDOLPH AVENUE RIGHT-OF-WAY SHALL BE COMPLETED UNDER COUNTY OF SONOMA ENCROACHMENT PERMIT.

KEYNOTES

- | | |
|-----|---|
| W1 | REMOVE EXIST BLOW-OFF AND BOX. CONNECT TO EXIST 6" WATER MAIN UNDER KENWOOD WATER COMPANY INSPECTION. |
| W2 | INSTALL C900 PVC, CLASS 200 WATER MAIN PER KENWOOD WATER COMPANY STANDARDS |
| W3 | INSTALL 6"x6"x6" TEE WITH THRUST BLOCKING PER KENWOOD WATER COMPANY STANDARDS |
| W4 | INSTALL 6" DOUBLE DETECTOR CHECK VALVE BACKFLOW PER KENWOOD WATER COMPANY STANDARDS |
| W5 | INSTALL FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE |
| W6 | INSTALL 6" GATE VALVE PER KENWOOD WATER COMPANY STANDARDS |
| W7 | INSTALL BLOW-OFF PER KENWOOD WATER COMPANY STANDARDS |
| W8 | CONNECT TO EXIST WATER SERVICE AT BACK OF EXISTING METER |
| W9 | INSTALL REDUCED PRESSURE BACKFLOW DEVICE PER KENWOOD WATER COMPANY STANDARDS |
| W10 | INSTALL 2" PVC SCHEDULE 80 WATER SERVICE |

LEGEND

- | | |
|--|------------------------------------|
| | RANDOLPH AVENUE STRUCTURAL SECTION |
| | HIGHWAY 12 STRUCTURAL SECTION |
| | 6" CONCRETE PAVING SECTION |
| | 8" CONCRETE PAVING SECTION |
| | CONCRETE SIDEWALK |
| | BIORETENTION AREA |
| | STORMWATER DISPERSION CHANNEL |
| | GRADED AREAS |
| | REFER TO KEYNOTE |



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PROJECT:

SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 SONOMA HIGHWAY
KENWOOD, CA 95452



DESCRIPTION:

SCHEMATIC DESIGN

DATE:

04/17/26

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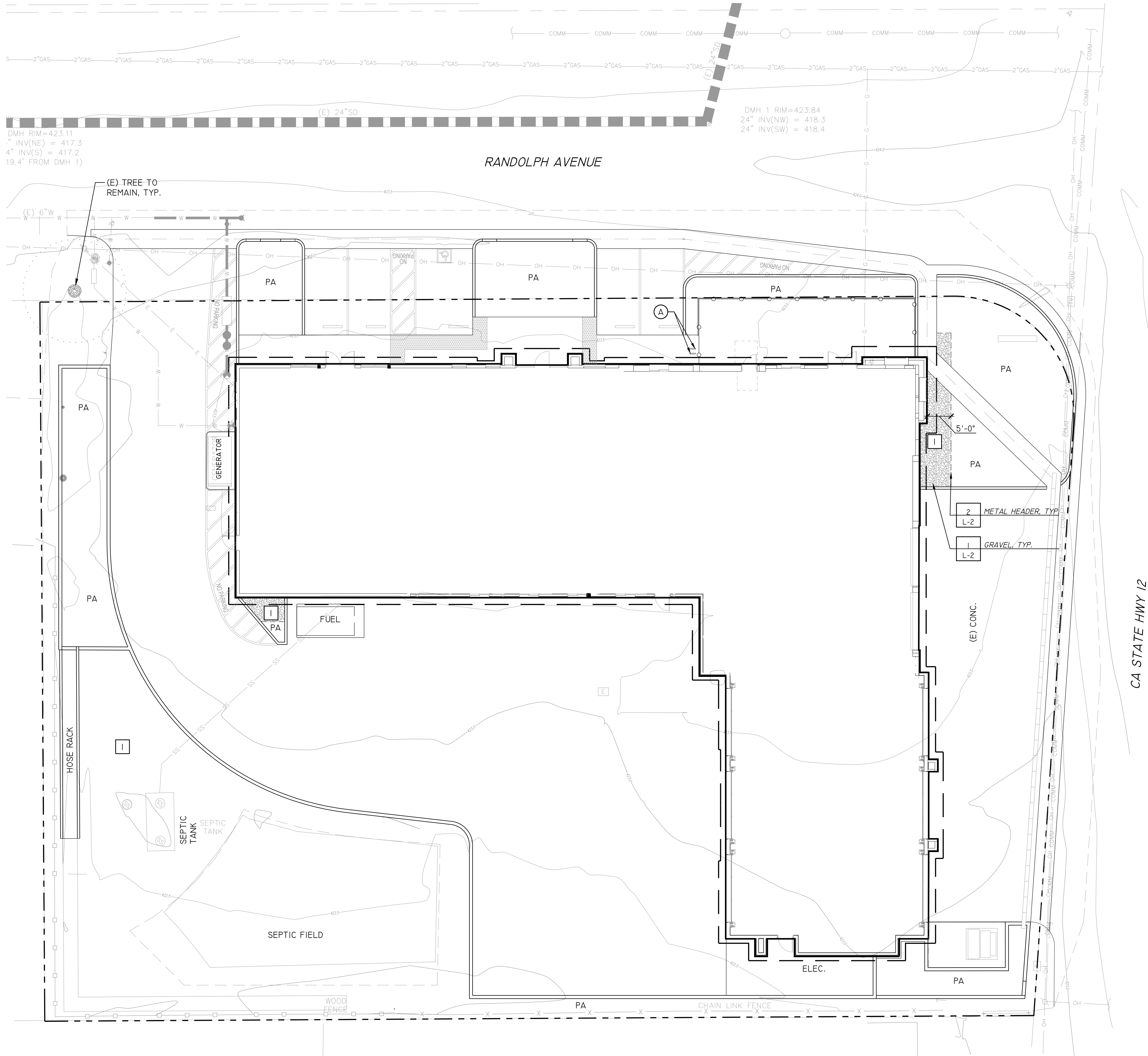
PROJECT NUMBER:
251201

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

C3.0

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CONSTRUCTION LEGEND

- ALIGN CENTER LINE
- PA PLANTING AREA
- R RADIUS
- TYP. TYPICAL
- DETAIL REFERENCE
- L.I.0 SHEET NUMBER
- REFER TO MATERIAL SCHEDULE
- REFER TO AMENITIES SCHEDULE

MATERIAL SCHEDULE

- GRAVEL - 3/8" DECORATIVE ROCK, TBD, SEE DETAIL 1/L-2

AMENITIES SCHEDULE

- BIKE RACK - BELSON 2 BIKE 'U' BIKE RACK, MODEL #CBBR-2URI-BK COLOR TBD, (TYP. OF 2). SEE DETAIL 5/L-2

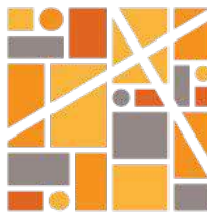
- 6'-0" HOGWIRE FENCE - SEE DETAIL 3/L-2

NOTES

- REFER TO ARCHITECTURE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO SHEET L-2 FOR DETAILS.



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PROJECT:

SONOMA VALLEY FIRE DISTRICT
KENWOOD FIRE STATION
REMODEL & EXPANSION
9045 HIGHWAY 12
KENWOOD, CA 95452



DESCRIPTION:

SCHEMATIC
DESIGN

DATE:

04/17/26

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CONSTRUCTION

PROJECT NUMBER:

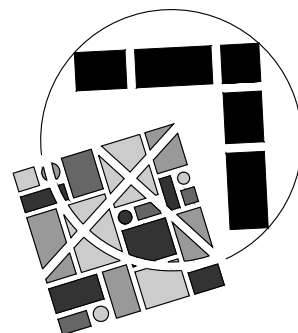
251201

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

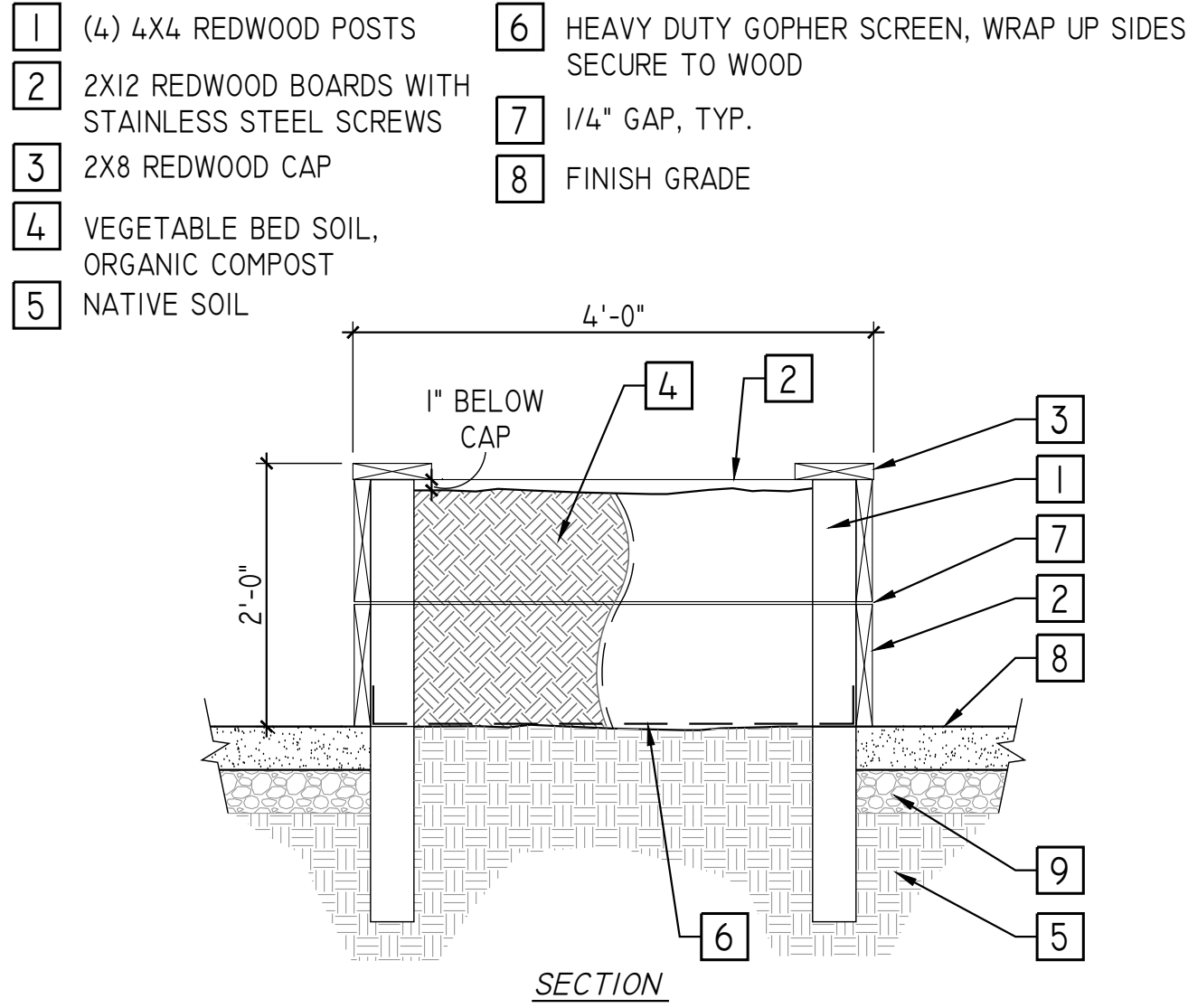
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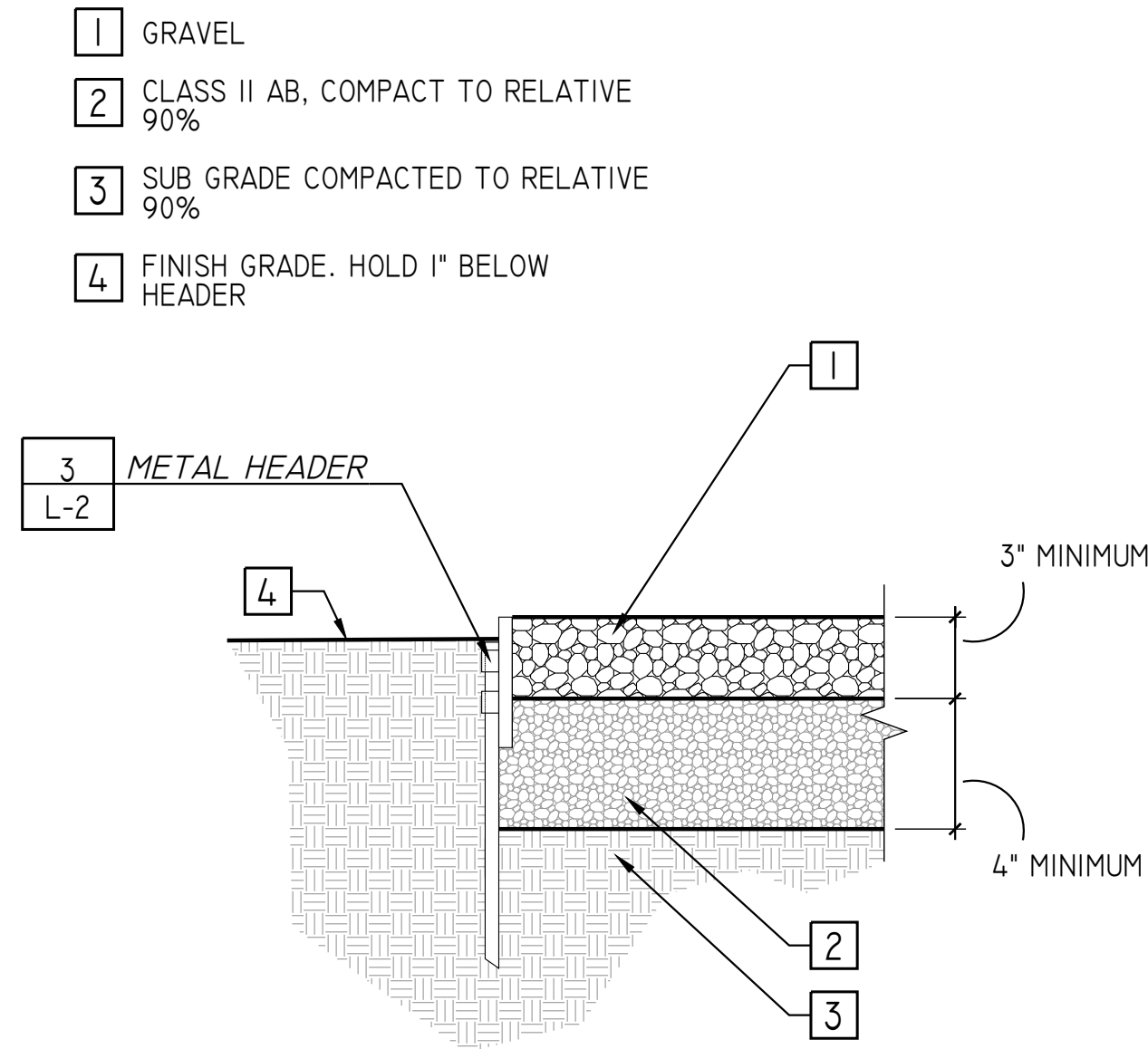
GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT

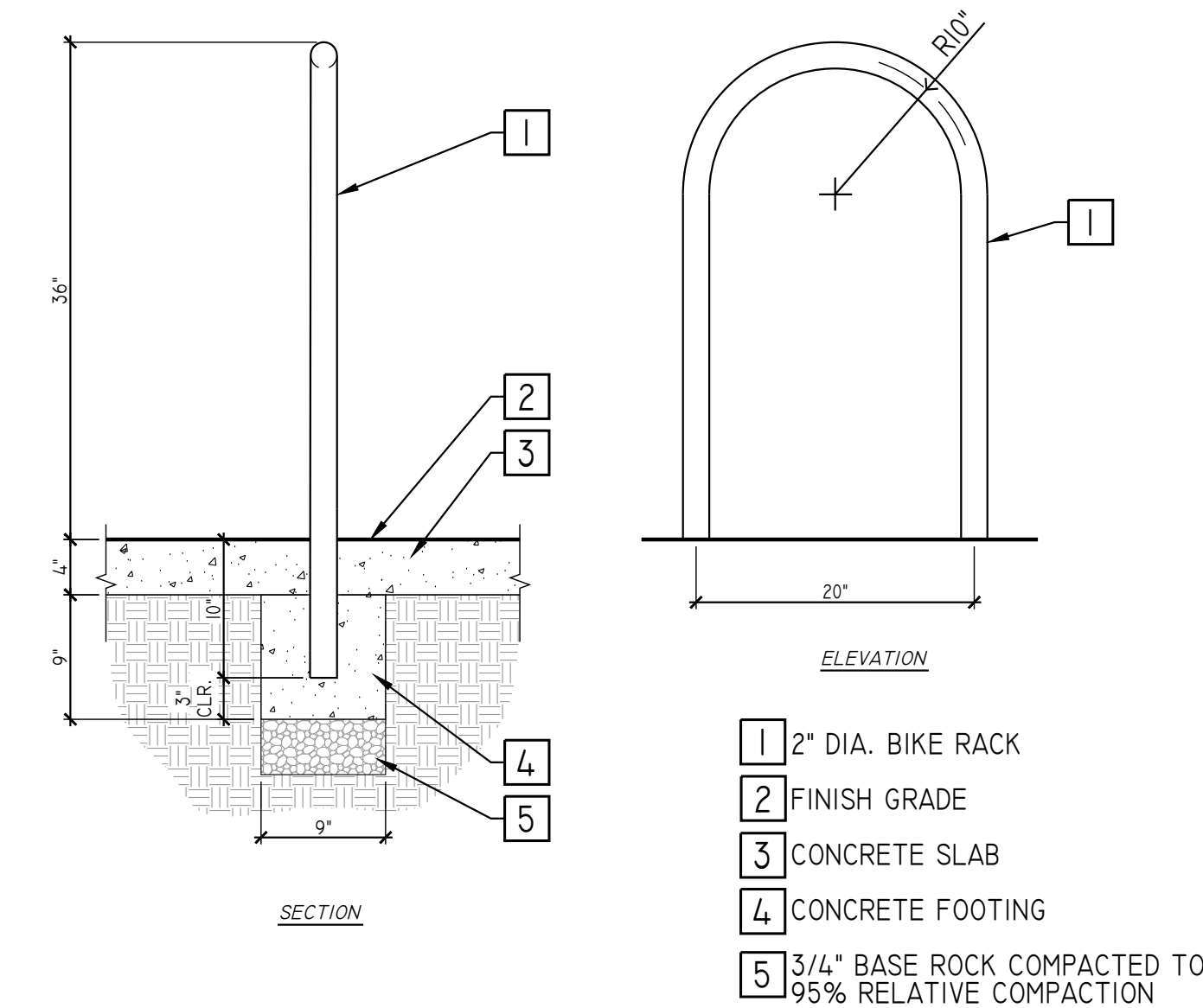
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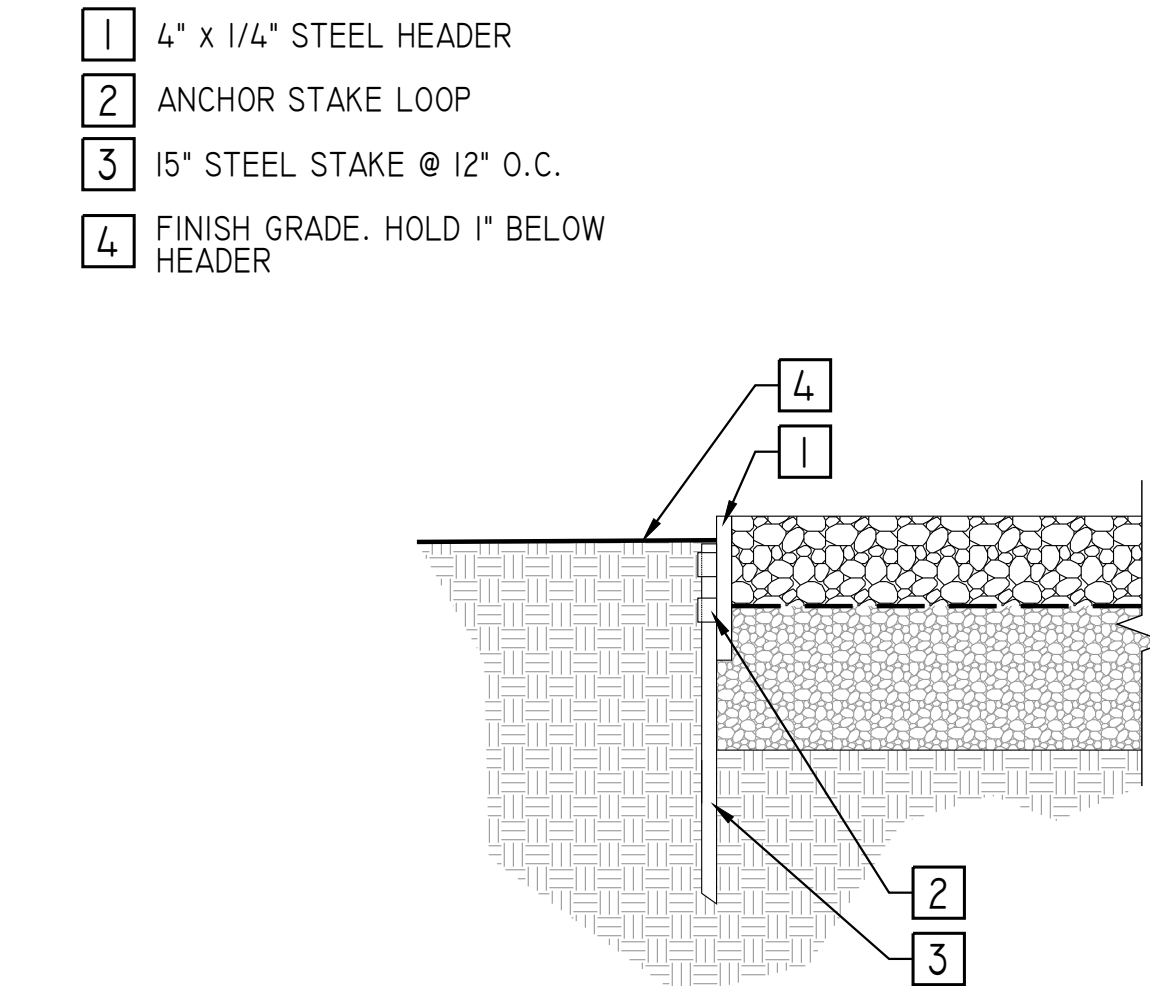
4 WOOD VEGETABLE PLANTER
SCALE: 3/4" = 1'-0"



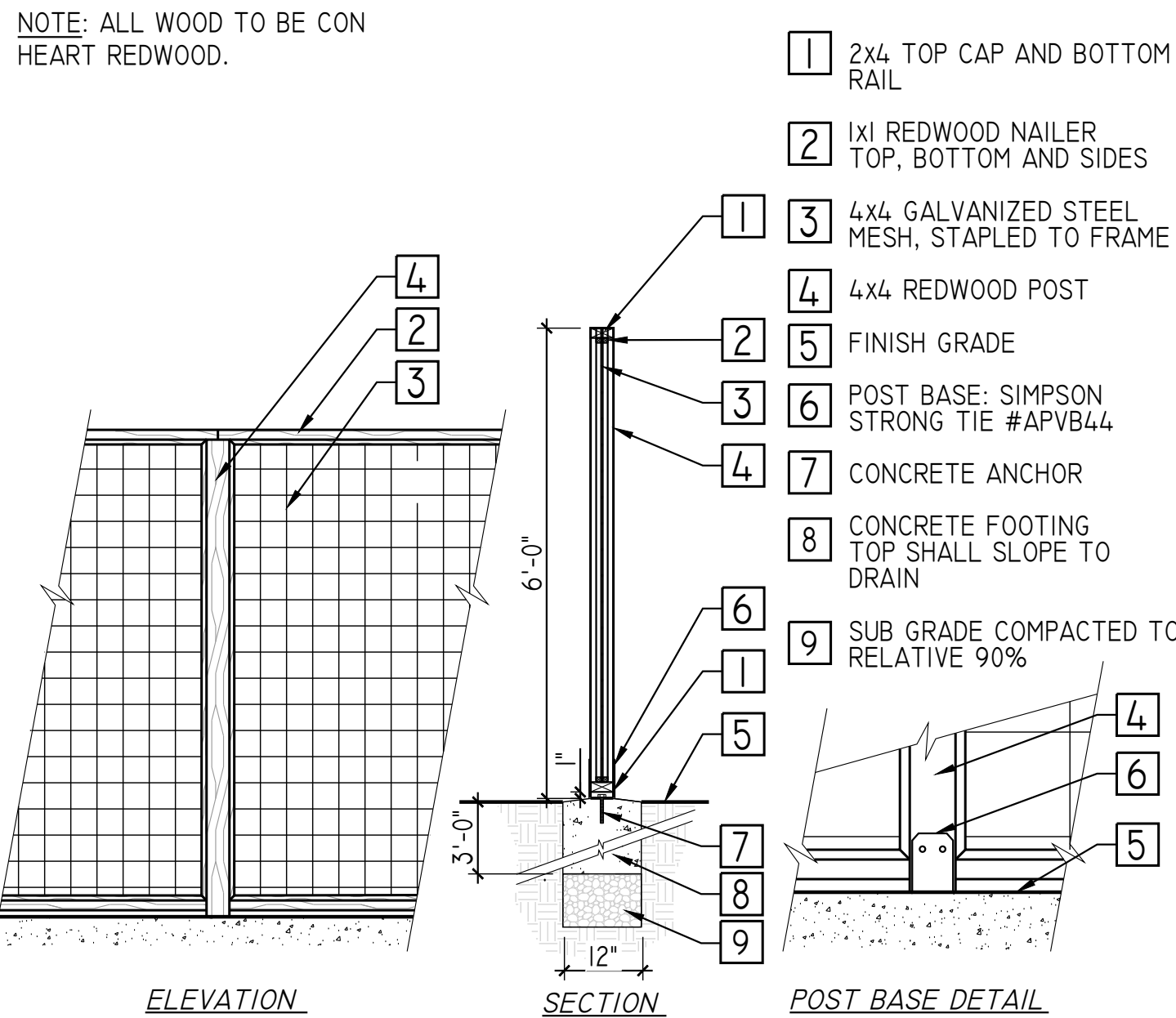
1 GRAVEL
SCALE: 1/2" = 1'-0"



5 BIKE RACK
SCALE: 1" = 1'-0"

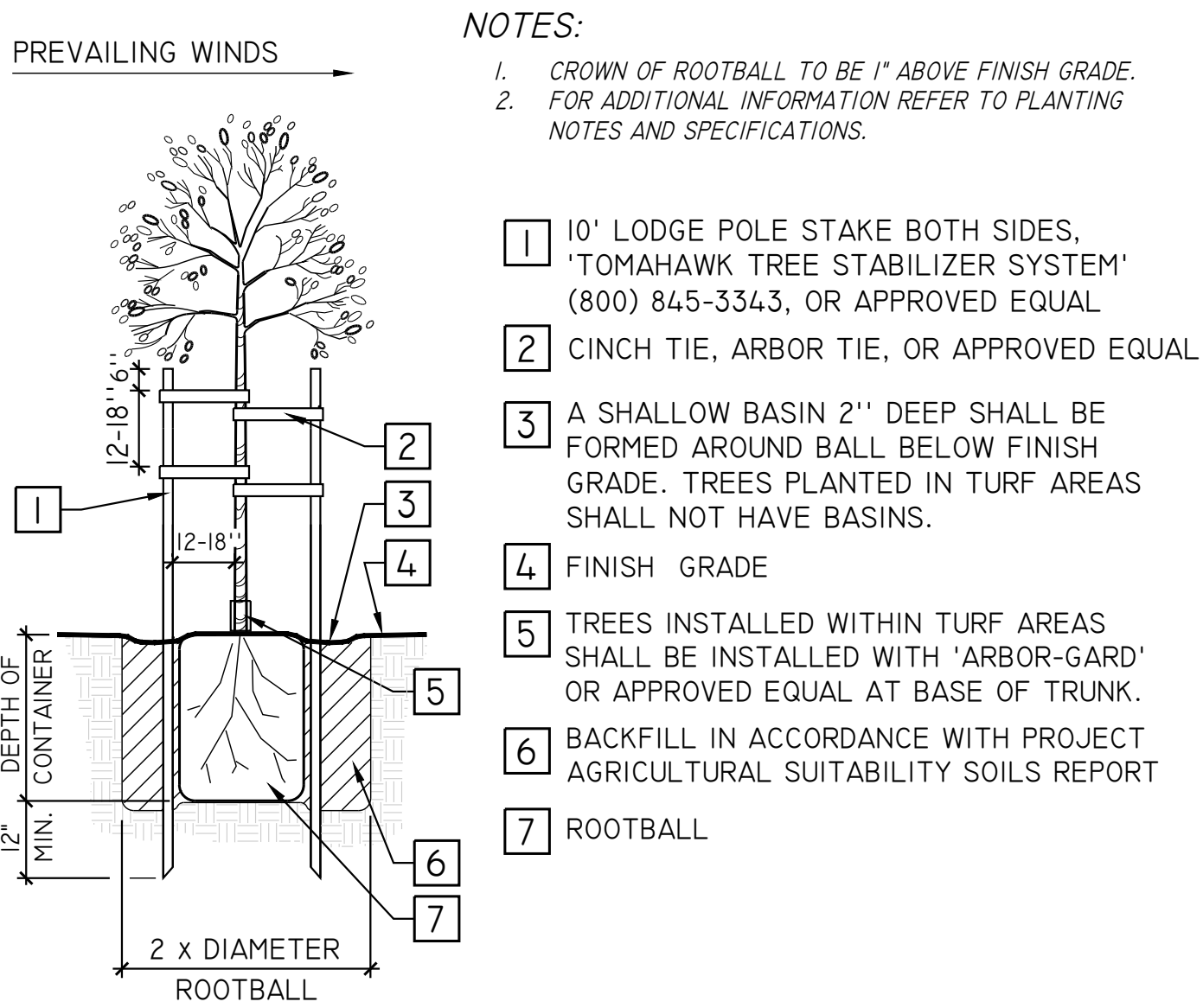


2 METAL HEADER
SCALE: 1/2" = 1'-0"



3 OPEN WIRE PANEL FENCE
SCALE: 1/2" = 1'-0"

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NOTES:

1. CROWN OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

- 1 10' LODGE POLE STAKE BOTH SIDES, 'TOMAHAWK TREE STABILIZER SYSTEM' (800) 845-3343, OR APPROVED EQUAL
- 2 CINCH TIE, ARBOR TIE, OR APPROVED EQUAL
- 3 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
- 4 FINISH GRADE
- 5 TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' OR APPROVED EQUAL AT BASE OF TRUNK.
- 6 BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
- 7 ROOTBALL

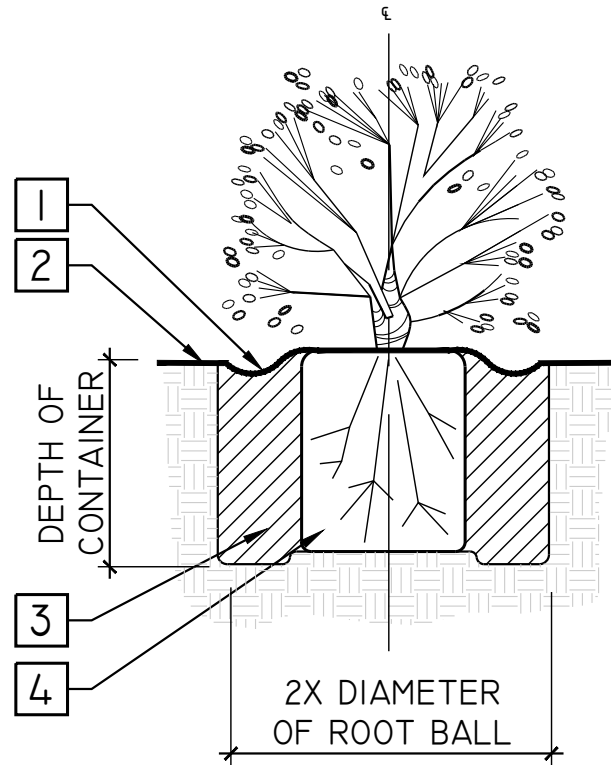
1 TREE PLANTING

SCALE: N.T.S.

(DOUBLE STAKE - 15 GAL. & 24" BOX)

NOTES:

1. CROWN OF ROOTBALL TO BE 1/2"-1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.



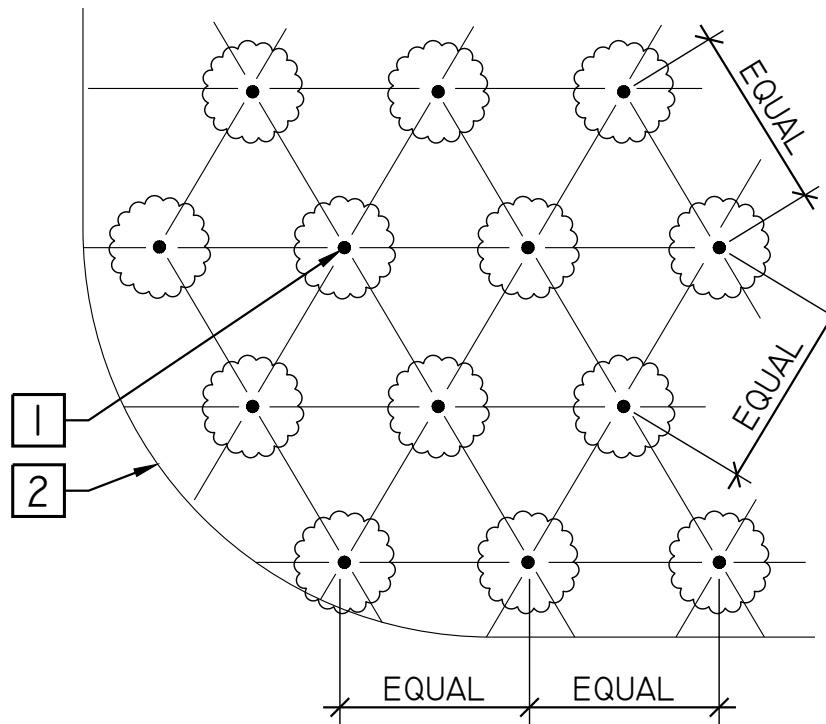
- 1 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
- 2 FINISH GRADE
- 3 BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
- 4 ROOTBALL

2 SHRUB PLANTING

SCALE: 1" = 1'-0"

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
2. AS APPROPRIATE, CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.



3 GROUNDCOVER SPACING

SCALE: N.T.S.

ACCENT TREE PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
ARB MAR	ARBUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	-	SINGLE TRUNK
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	24" BOX	-	MULTI TRUNK

FIRE-WISE PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
SHRUBS						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	-	2' O.C. SPACING
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL.	-	4' O.C. SPACING
EPI CAN	EPILOBIUM CANUM	CAL. FUCHSIA	L	5 GAL.	-	4' O.C. SPACING
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER	L	5 GAL.	-	5' O.C. SPACING
PHO GUA	PHORMIUM 'GUARDSMAN'	NEW ZEALAND FLAX	L	5 GAL.	-	6' O.C. SPACING
ROS CAL	ROSA CALIFORNICA	CAL. WILD ROSE	L	5 GAL.	-	5' O.C. SPACING
SAL MES	SALVIA 'MESA AZURE'	BABY SAGE	L	1 GAL.	-	2' O.C. SPACING

GRASSES/GRASSLIKE						
FES IDA	FESTUCA CALIFORNICA	CAL. FESCUE	VL	1 GAL.	-	4' O.C. SPACING
LOM ARC	LOMANDRA 'ARCTIC FROST'	VAR. MAT RUSH	L	1 GAL.	-	3' O.C. SPACING

GROUNDCOVERS						
CEA CEN	CEANOTHUS 'CENTENNIAL'	CREEPING LILAC	L	1 GAL.	-	5' O.C. SPACING
NEP WAL	NEPETA X 'WALKER'S LOW'	CATMINT	L	1 GAL.	-	3' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	-	4' O.C. SPACING

SEPTIC FIELD PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
SHRUBS						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	-	2' O.C. SPACING
DIE VEG	DIETES VEGETA	BUTTERFLY IRIS	L	1 GAL.	-	3' O.C. SPACING
EPI CAN	EPILOBIUM CANUM	CAL. FUCHSIA	L	5 GAL.	-	4' O.C. SPACING
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER	L	5 GAL.	-	5' O.C. SPACING
OEN SPE	OENOTHERA 'SISKIYOU'	EVENING PRIMROSE	L	1 GAL.	-	3' O.C. SPACING
STA BYZ	STACHYS BYZANTINA	LAMB'S EAR	L	1 GAL.	-	18" O.C. SPACING
VER BON	VERBENA BONARIENSIS	VERBENA	L	1 GAL.	-	2' O.C. SPACING

GRASSES/GRASSLIKE						
BOU GRA	BOUTELLOUA GRACILIS	BLUE GRAMA	L	1 GAL.	25	3' O.C. SPACING
LOM ARC	LOMANDRA 'ARCTIC FROST'	VAR. MAT RUSH	L	1 GAL.	38	3' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	L	5 GAL.	40	3' O.C. SPACING

GROUNDCOVERS						
ERI KAR	ERIGERON KARVINSKIANUS	FLEABANE	L	1 GAL.	-	18" O.C. SPACING
FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	M	1 GAL.	-	3' O.C. SPACING
NEP WAL	NEPETA X 'WALKER'S LOW'	CATMINT	L	1 GAL.	-	3' O.C. SPACING

BIORETENTION PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
SHRUBS						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	-	2' O.C. SPACING
EPI CAN	EPILOBIUM CANUM	CAL. FUCHSIA	L	5 GAL.	-	4' O.C. SPACING
MIM GUT	MIMULUS GUTTANUS	SEEP MONKEY FLOWER	M	1 GAL.	-	2' O.C. SPACING
ROS CAL	ROSA CALIFORNICA	CAL. WILD ROSE	L	5 GAL.	-	5' O.C. SPACING

GRASSES/GRASSLIKE						
CAR PAN	CAREX DIVULSA	BERKELEY SEDGE	L	1 GAL.	-	18" O.C. SPACING
JUN PAT	JUNCUS PATENS	BLUE RUSH	L	1 GAL.	-	4' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	L	5 GAL.	-	3' O.C. SPACING

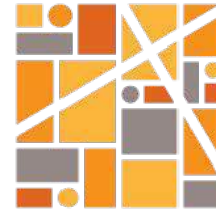
GROUNDCOVERS						
ARC UVA	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	MANZANITA	L	1 GAL.	-	8' O.C. SPACING
CEA CEN	CEANOTHUS 'CENTENNIAL'	CREEPING LILAC	L	1 GAL.	-	5' O.C. SPACING
FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	M	1 GAL.	-	3' O.C. SPACING

PLANTING NOTES

1. CONTRACTOR SHALL BID AND INSTALL PLANTING MATERIALS PER THESE PLANS AND SPECIFICATIONS, UNLESS GIVEN FURTHER WRITTEN INSTRUCTIONS, OR WRITTEN INSTRUCTION BY LANDSCAPE ARCHITECT. WORK INCLUDES, BUT IS NOT LIMITED TO ALL LABOR, GENERAL LIABILITY INSURANCE, WORKMAN'S COMPENSATION, EQUIPMENT, AND MATERIALS NECESSARY TO FURNISH, INSTALL AND GUARANTEE PLANTING, AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. COORDINATE FIELD OBSERVATIONS WITH LANDSCAPE ARCHITECT (MINIMUM 2 VISITS), CALL TO PROVIDE 48 HOUR NOTICE.
 - A. REVIEW FINISHED GRADE W/ LANDSCAPE ARCHITECT PRIOR TO PLANT PLACEMENT. ALL PLANTS SHALL BE INSPECTED BY ARBORIST/ LANDSCAPE ARCHITECT FOR HEALTH, PESTS AND SIZE PRIOR TO LAYOUT.
 - B. LAYOUT PLANTINGS FOR APPROVAL IN FULL QUANTITIES, PRIOR TO DIGGING HOLES. ADJUST LAYOUT AS DIRECTED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PROVIDE SUBMITTALS/SAMPLES TO LANDSCAPE ARCHITECT OF ALL SPECIMEN TREES (PHOTOGRAPHS WITH HUMAN SCALE), SOIL, MULCH, STAKES, TIES, AGRIFORM TABLETS, GRASS PAVE MATERIALS, STEEL EDGING, AND OTHER MATERIALS.
4. ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE SONOMA COUNTY WATER AGENCY ORDINANCES RELATING TO PLANTING AND IRRIGATION. ALL PLANT MATERIALS TO BE INSTALLED PER SONOMA COUNTY FIRE DISTRICT STANDARDS AND PLANTING DETAILS. THE PLANT MATERIALS SHALL CONFORM TO THE PLANT LEGEND SPECIFICATION FOR SIZE & LATEST EDITION OF THE AMERICAN NURSERYMAN STANDARDS.
5. PRIOR TO REMOVING ANY PLANTS, CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SPECIMENS TO REMAIN OR BE TRANSPLANTED. ALL PLANTING AREAS ARE TO BE FREE OF DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING.
6. A SOIL FERTILITY TEST SHALL BE REQUIRED FOR REVIEW BY THE LANDSCAPE ARCHITECT AFTER GRADING IS COMPLETE AND BEFORE ANY PLANT WORK. A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT CONDUCTED BY WAYPOINT ANALYTICAL, (408) 727-0330, UNLESS OTHERWISE APPROVED) MUST CONTAIN THE FOLLOWING INFORMATION:
 - A. SOIL PERMEABILITY RATE IN INCHES PER HOUR
 - B. SOIL TEXTURE TEST
 - C. CATION EXCHANGE CAPACITY
 - D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER
 - E. TOTAL SOLUBLE SALTS AND SODIUM CONTENT
 - F. CONTRACTOR TO REQUEST A "BAY-FRIENDLY" RECOMMENDATION FOR AMENDMENTS TO THE PLANTING AREA SOIL
7. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. WITHIN THE LIMITS OF NEW PLANTING AREAS, THE TOP 12" OF EXISTING SOIL OR TO THE EXTENT OF EXISTING TOPSOIL, WHICH EVER IS LESS, SHALL BE STRIPPED AND STOCKPILED ON THE SITE FOR RE-USE. ALL PLANTING AREAS TO BE FILLED SO THAT SOIL IS LOOSE AND NOT COMPACTED. ALL PLANTING BEDS TO RECEIVE A MINIMUM OF 12" OF APPROVED TOPSOIL. TO PREPARE PLANTING BEDS AND LAWN AREAS, CULTIVATE INTO TOP 12" OF SOIL. 6 CUBIC YARDS OF ORGANIC COMPOST PER 1,000 SQUARE FEET. COMPOST IS TO HAVE THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE (STA) AND THE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) LISTING. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT. ANY ADDITIONAL AMENDMENTS SHALL BE CERTIFIED ORGANIC BY OMRI.
8. ALL PLANT LOCATIONS TO BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS TO COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THIS PLAN. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED PLANTING AND SITE UTILITIES OR LIGHTING TO BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. LAYOUT OF PLANTINGS IS DIAGRAMMATIC AND MAY NEED FIELD ADJUSTMENT FOR EXISTING SITE CONDITIONS NOT SHOWN ON PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ADJUSTMENTS WILL BE MADE FOR VIEWS, ACCESS, ETC. ALL PLANTINGS SHALL BE FIELD ADJUSTED TO MEET THE MINIMUM STATE REGULATIONS FOR PLANTING AND MAINTAINING A FIRE DEFENSIBLE SPACE, DEPT. OF FORESTRY. PLANT QUANTITIES ARE FOR INFORMATIONAL USE ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AS SHOWN ON THE DRAWINGS.
10. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES.
11. ALL PLANTS SHALL BE PLACED IN A TRIANGULAR SPACED PATTERN, UNLESS OTHERWISE SPECIFIED.
12. EXCAVATE PLANTING PITS 1" LESS THAN THE DEPTH OF THE PLANT CONTAINER AND TWO TIMES THE WIDTH OF THE PLANT CONTAINER. PREPARE HOLE BACKFILL MATERIAL BY USING 1 PART EXISTING SOIL TO 1 PART ORGANIC COMPOST. THOROUGHLY MIX THIS COMBINATION BEFORE BACKFILLING. SET PLANT PLUMB IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS. PLACE TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE. (SEE PLANTING DETAILS FOR TREES, SHRUBS AND GROUNDCOVERS ON THIS SHEET). DO NOT OVER COMPACT SOIL.
13. ALL TREES ARE TO BE STAKED AND TREES AND SHRUBS ARE TO HAVE WATERING BASINS. ALL TREES CLOSER THAN 8'-0" TO BUILDINGS, WALKS, PAVING, CURBS OR FOOTINGS SHALL BE INSTALLED WITH A DEEP ROOT BARRIER. USE DEEP ROOT BARRIER, TYPE UB 24-2 PER MANUFACTURER'S RECOMMENDATIONS.
14. AFTER PLANTING, WATER NEW PLANTINGS DEEPLY AND THOROUGHLY.
15. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS. MULCH SHALL BE "ARBOR MULCH" FROM UNITED FOREST PRODUCTS (707-585-6056), NATURAL COLOR.
16. THE CONTRACTOR SHALL MAINTAIN THE PLANTING AND IRRIGATION INSTALLATIONS FOR 60 DAYS FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.

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PROJECT:

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KENWOOD FIRE STATION
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DESCRIPTION: DATE:
SCHEMATIC DESIGN 04/17/26

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
251201

SHEET TITLE:
**PLANTING
LEGEND,
NOTES, AND
DETAILS**

SHEET NUMBER:

L-4