BRIDGITTE GRABISCH
APN 059-340-056

CP #52
CP-MAG
EL 105.26
N 310772.755
E 772031.718

S00°03'39"E 252.58'

LOT 1

CP #53
CP-MAG
EL 107.09
N 310605.302
E 772206.474

KARROB LLC
APN 059-340-055

S89°56'10"W 283.75'

LOT 2
1.53 AC
HYDROLOGIC SOIL GROUP D

ALISHA AND NATASHA PROPERTIES LLC
APN 059-340-056

PACATTE PROPERTIES LLC
APN 059-340-037

S89°27'54"W 280.07'

EX 20' SDE

EX PUE

EX 24' ACCESS ESMT IN FAVOR OF LOT 2

EX ACCESS ESMT AND SDE IN FAVOR OF LOT 1

EX SDE

EX PARKING ESMT IN FAVOR OF LOT 1

EX 15' ACCESS ESMT AND SDE IN FAVOR OF LOT 2

EX PARKING ESMT IN FAVOR OF LOT 1

EX 24' ACCESS ESMT IN FAVOR OF LOT 2

TEMP PARKING ESMT IN FAVOR OF LOT 1

EX PARKING ESMT IN FAVOR OF LOT 1

EX SDE

N00°53'30"W 254.77'

PRIVATE ACCESS DRIVEWAY

CP #50
CP-MAG
EL 105.68
N 310777.474
E 772356.780

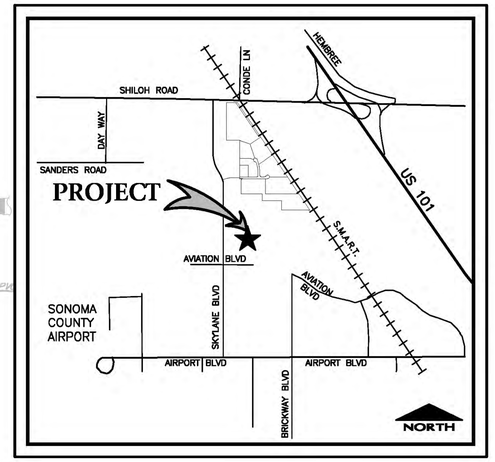
EX PUE

CP #51
CP-MAG
EL 105.67
N 310855.956
E 772286.110

AIRPORT BUSINESS CENTER
APN 059-271-045

(EXISTING NEILMED FACILITY)
ALISHA AND NATASHA PROPERTIES LLC
APN 059-271-044

20 0 20 40
SCALE IN FEET
1" = 20 Ft.



LOCATION MAP
NOT TO SCALE

TAB: C1 - EXISTING CONDITIONS

08-21-19 bailey \4542\dwg\4542 01\4542.01 PLAN.dwg

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STATE OF CALIFORNIA

SEAL

PRELIMINARY DRAWING
SUBJECT TO CHANGE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 8-21-19

NEILMED WAREHOUSE

685 AVIATION BLVD
SANTA ROSA, CA 95403

REV	DATE	DESCRIPTION
PROJECT NO:		1807/4542.01
CAD DWG FILE:		4542.01 PLAN.dwg
DRAWN BY:		DJK
SCALE:		1"=20'

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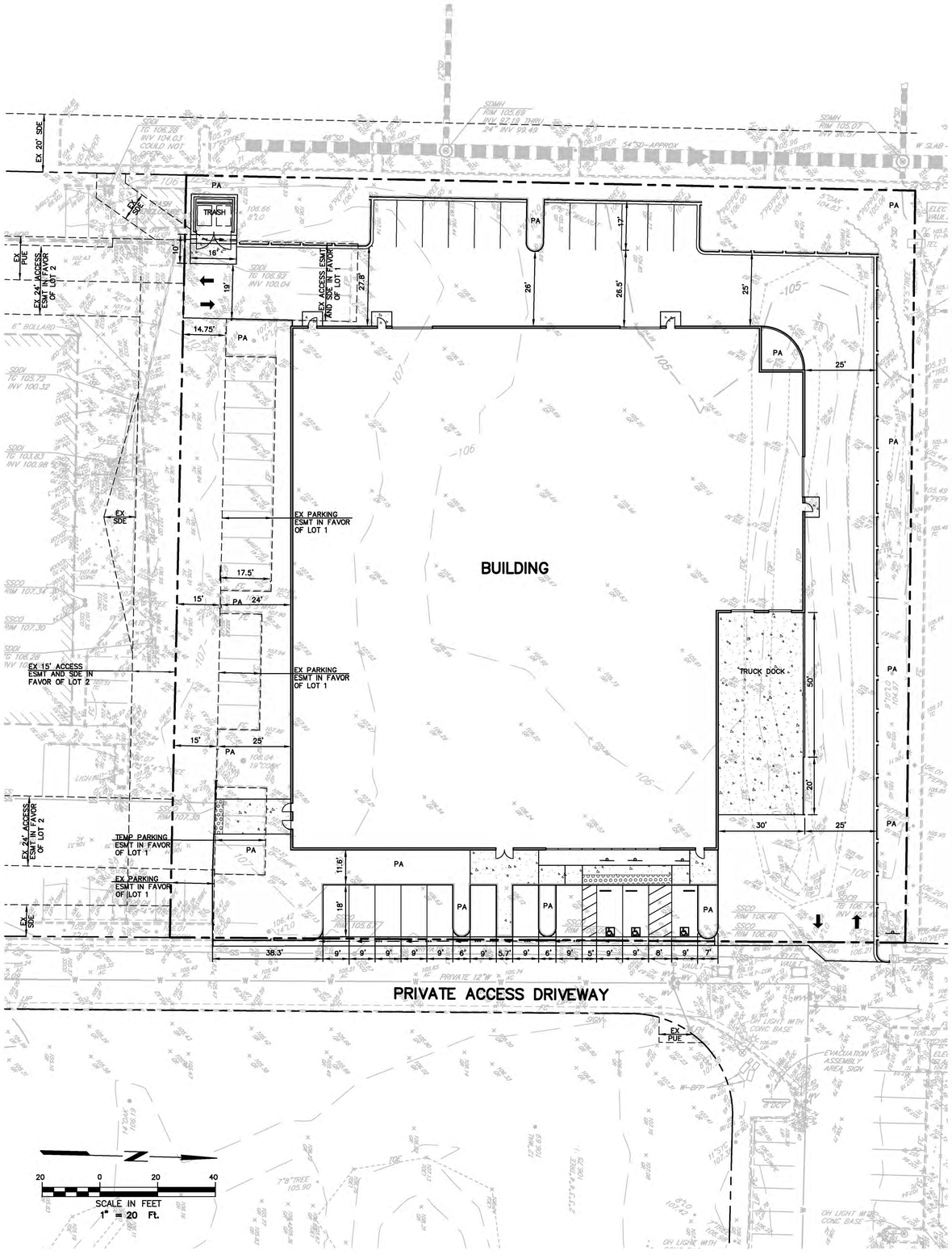
SHEET TITLE

EXISTING CONDITIONS EXHIBIT

SHEET NUMBER

C1



ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MISC	MISCELLANEOUS
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
AD	ALGEBRAIC DIFFERENCE	MSL	MEAN SEA LEVEL
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
ADPT	ADAPTER	NO.	NUMBER
AGG	AGGREGATE	NA	NOT APPLICABLE
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
AP	ANGLE POINT	NPT	NATIONAL PIPE THREAD
APN	ASSESSORS PARCEL NUMBER	OC	ON CENTER
APPROX	APPROXIMATE	OD	OUTSIDE DIAMETER
ARV	AIR RELEASE VALVE	OH	OVERHEAD
AVE	AVENUE	OZ	OUNCE
BC	BEGIN HORIZONTAL CURVE	PA	PLANTER AREA
BLDG	BUILDING	PC	POINT OF CURVATURE
BLVD	BOULEVARD	PCC	POINT OF COMPOUND CURVATURE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BO	BLOWOFF	PD	PLANTER DRAIN
BV	BUTTERFLY VALVE	PE	PLAIN END
BVC	BEGIN VERTICAL CURVE	PG	PAD GRADE
BSW	BACK OF SIDEWALK	PIV	POST INDICATOR VALVE
BT	BOTTOM OF TAPER	P	PROPERTY LINE
B&R	BRELJE & RACE	PN	PAVING NOTCH
CAV	COMBINATION AIR AND VACUUM RELEASE VALVE	POC	POINT OF CONNECTION
		POC	POINT ON CURVE
CB	CATCH BASIN	POS	PRIVATE OPEN SPACE
CBC	CALIFORNIA BUILDING CODE	POT	POINT ON TANGENT
CDF	CONTROLLED DENSITY FILL	PP	POWER POLE
CHK	CHECK	PRC	POINT OF REVERSE CURVATURE
CIPP	CAST-IN-PLACE PIPE	PRV	PRESSURE REDUCING VALVE
℄	CENTERLINE	PSI	POUND PER SQUARE INCH
CL	CENTERLINE	PSV	PRESSURE SUSTAINING VALVE
CL	CLASS	PT	POINT OF TANGENCY
CLR	CLEAR	PUE	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CMPA	CORRUGATED METAL PIPE ARCH	PVI	POINT OF VERTICAL INTERSECTION
CO	CLEANOUT	PVMT	PAVEMENT
COAX	COAXIAL CABLE	PWE	PUBLIC WATER EASEMENT
CONC	CONCRETE	R	RADIUS
COND	CONDUIT	RAW	RAW WATER
COTG	CLEANOUT TO GRADE	RC	RELATIVE COMPACTION
CP	CONTROL POINT	RCB	REINFORCED CONCRETE BOX
CPLG	COUPLING	RCP	REINFORCED CONCRETE PIPE
CR	CURB RETURN	RD	ROAD
CSP	CORRUGATED STEEL PIPE	RD	ROOF DRAIN
CTR	CENTER	RED	REDUCER
CY	CUBIC YARDS	REF	REFERENCE
C/C	CENTER TO CENTER	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
C&G	CURB AND GUTTER		
DBL	DOUBLE	RSC	REMOTE SUPERVISORY CONTROL
DCDC	DOUBLE CHECK DETECTOR CHECK	RT	RIGHT
DDC	DOUBLE DETECTOR CHECK	RT	RING TIGHT
DET	DETECTOR	RW	RECYCLED WATER
DI	DROP INLET	RWL	RAIN WATER LEADER
DIA	DIAMETER	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S	SOUTH
DR	DRIVE	S	SLOPE
DS	DOWNSPOUT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DS	DOWNSTREAM	SCADA	SUPERVISORY CONTROL AND DATA ACQUISITION
DWG	DRAWING		
D/W	DRIVEWAY	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EC	END HORIZONTAL CURVE	SDCB	STORM DRAIN CATCH BASIN
ECC	ECCENTRIC	SDCO	STORM DRAIN CLEANOUT
EFFL	EFFLUENT (SEWER)	SDDI	STORM DRAIN DROP INLET
EG	EXISTING GROUND	SDE	STORM DRAIN EASEMENT
EL	ELEVATION	SDMH	STORM DRAIN MANHOLE
ELEC	ELECTRICAL	SE	SEWER EASEMENT
ELL	ELBOW	S.E.D.	SEE ELECTRICAL DRAWINGS
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SG	SUBGRADE
EVC	END VERTICAL CURVE	S.L.D.	SEE LANDSCAPE DRAWINGS
EW	EACH WAY	SOF	SLIP ON FLANGE
EX	EXISTING	SO	SIDE OPENING (SD)
EXIST	EXISTING	S.P.D.	SEE PLUMBING DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FCA	FLANGED COUPLING ADAPTER	SS	STAINLESS STEEL
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FES	FLARED END SECTION	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
℄	FLOWLINE	STA	STATION
FL	FLOWLINE	STD	STANDARD
FLG	FLANGE	STL	STEEL
FLSO	FLOWLINE OF SIDE OPENING	SVC	SERVICE
FLEX	FLEXIBLE	SWE	SIDEWALK EASEMENT
FM	FORCE MAIN (PRESSURE)	SY	SQUARE YARDS
FRP	FIBERGLASS REINFORCED PLASTIC	S/W	SIDEWALK
FT	FEET	T	TANGENT
FTG	FOOTING	TAN	TANGENT
GALV	GALVANIZED	TB	TOP OF BOX
GB	GRADE BREAK	TC	TOP OF CURB
GPM	GALLONS PER MINUTE	TCE	TEMPORARY CONSTRUCTION EASEMENT
GRD	GROUND		
GSP	GALVANIZED STEEL PIPE	TD	TOP OF DIKE
GV	GAS VALVE	TEL	TELEPHONE
GV	GATE VALVE	TEMP	TEMPORARY
HB	HOSE BIBB	TF	TOP OF FOUNDATION
HB	HEADER BOARD	TG	TOP OF GRATE
HDG	HOT DIPPED GALVANIZED	THD	THREADED
HDPE	HIGH DENSITY POLYETHYLENE	TS	TOP OF SLAB
HP	HIGH POINT	TT	TOP OF TAPER
HPG	HIGH PRESSURE GAS	TW	TOP OF WALL
HWY	HIGHWAY	TYP	TYPICAL
ICV	IRRIGATION CONTROL VALVE	UFFG	UNDER FLOOR FINISHED GRADE
ID	INSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
INV	INVERT	VC	VERTICAL CURVE
IP	IRON PIPE	W	WEST
IPS	IRON PIPE SIZE	W	WATER
IRR	IRRIGATION	WM	WATER METER
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	WNF	WELD NECK FLANGE
		WS	WATER SERVICE
JP	JOINT POLE	WT	WEIGHT
JT	JOINT TRENCH	WV	WATER VALVE
L	ARC LENGTH	°	DEGREES
L	LENGTH	'	MINUTES
LF	LINEAL FEET	"	SECONDS
LG	LIP OF GARAGE	Δ	DELTA
LG	LIP OF GUTTER	&	AND
LP	LOW POINT	@	AT
LT	LEFT	#	NUMBER
MAX	MAXIMUM	#	POUNDS
MBGR	METAL BEAM GUARD RAIL	%	PERCENT
MFR	MANUFACTURE		
MG	MILLION GALLONS		
MH	MANHOLE		

LEGEND

LINES

BOUNDARY

PARCEL

CENTER

EASEMENT

UTILITY LINES	EXISTING	PROPOSED
STORM DRAIN	24"SD	24"SD
WATER	8"W	8"W
SEWER	12"SS	12"SS
GAS	3"G	
ELECTRICAL	E	12KV E
TELEPHONE	T	
TELEVISION	TV	
JOINT TRENCH	JT	

TOPOGRAPHY

DROP INLET

DROP INLET WITH SIDE OPENINGS

WATER METER

WATER VALVE

BLOWOFF

FIRE HYDRANT

THRUST BLOCK

GAS METER

STORM DRAIN MANHOLE

STORM DRAIN CATCH BASIN

SEWER MANHOLE

SEWER CLEANOUT

JOINT POLE

LIGHT STANDARD

GUY/ANCHOR

CURB & GUTTER

AC DIKE

FENCE

CHAIN LINK FENCE

DITCH/SWALE

MONUMENT

TREE PROTECTION — TP

TREE TO BE SAVED

TREE TO BE REMOVED

PARKING PROVIDED

	TOTAL
STANDARD	12
STANDARD IN ESMT	9
COMPACT IN ESMT	5
ADA	3
FUTURE EV CHARGING	6
CLEAN AIR VANPOOL/ EV	2
TOTALS	37

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SEAL

PRELIMINARY DRAWING SUBJECT TO CHANGE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 8-21-19

NEILMED WAREHOUSE

685 AVIATION BLVD
SANTA ROSA, CA 95403

REV	DATE	DESCRIPTION

PROJECT NO:	1807/4542.01
CAD DWG FILE:	4542.01 PLAN.dwg
DRAWN BY:	DJK
SCALE:	1"=20'

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SHEET TITLE

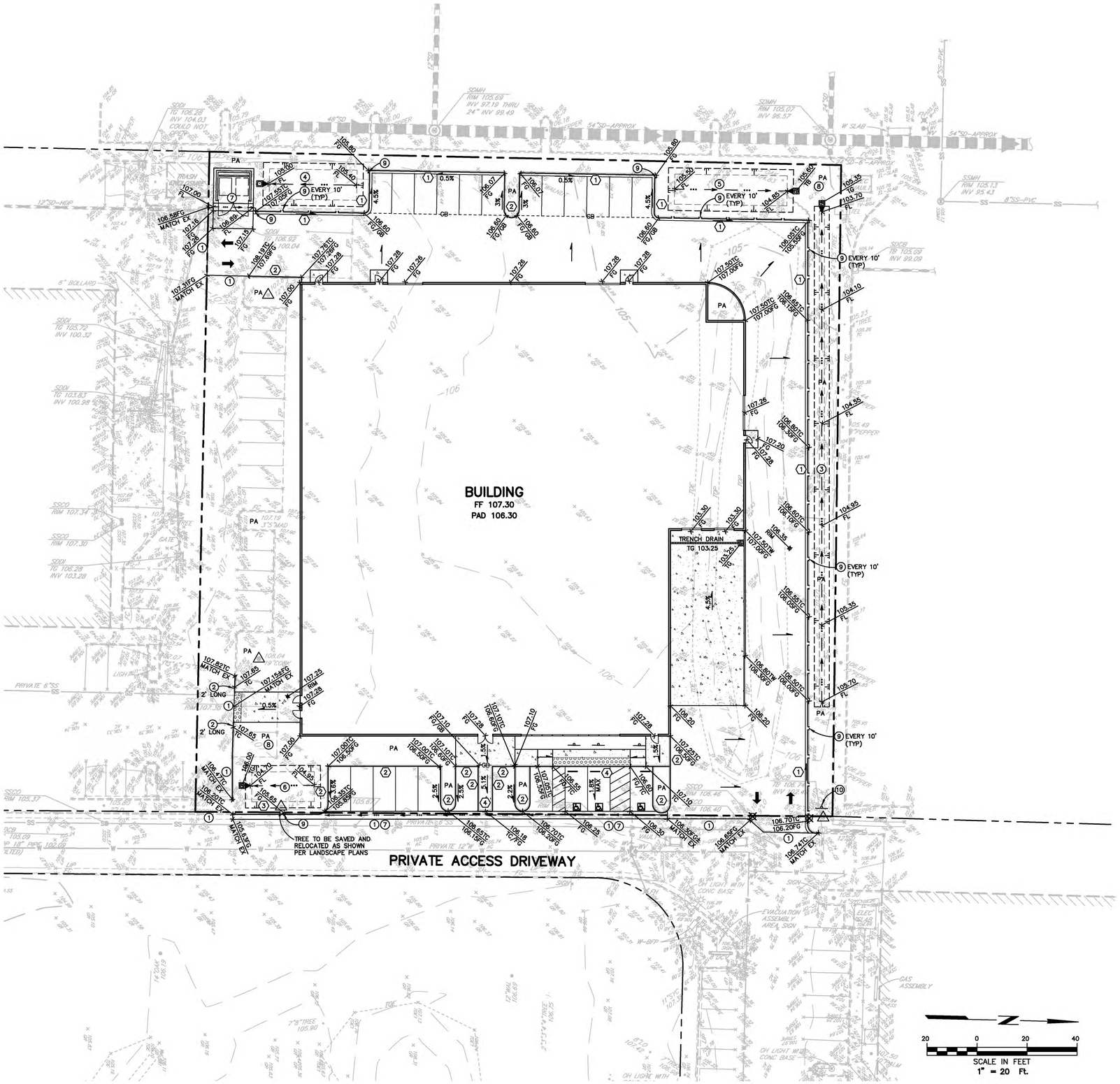
PRELIMINARY SITE PLAN

SHEET NUMBER

C2

TAB: C2--PRELIMINARY SITE

09-21-19 bailey \4542\dwg\4542 01\4542.01 PLAN.dwg



GRADING NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

1. MATCH EXISTING IMPROVEMENTS.
2. CURB TRANSITION PER DETAIL SHEET C6.
3. BIORETENTION SWALE 6'X200'X3' PER DETAIL SHEET C6.
4. BIORETENTION SWALE 17'X40'X4' PER DETAIL SHEET C6.
5. BIORETENTION SWALE 17'X50'X3' PER DETAIL SHEET C6.
6. BIORETENTION SWALE 17'X30'X3' PER DETAIL SHEET C6.
7. INSTALL VALLEY GUTTER PER DETAIL SHEET C6
8. GRADE LANDSCAPE AREA TO DRAIN TO STORM DRAIN INLET AT MIN 1% SLOPE.
9. 1' CURB OPENING PER DETAIL SHEET C6.
10. ACCESSIBLE PARKING SIGN R100B (CA) PER DETAIL SHEET C7

LEGEND

- TREE TO BE REMOVED.
- TREE TO BE SAVED.
- 1 2 3 4 CURB TYPES PER DETAILS SHEET C6.

NOTES

1. THIS SITE IS LOCATED IN A FEMA FLOOD ZONE X. AREA OF MINIMAL FLOOD HAZARD. APPLICABLE FIRM FOR THIS SITE IS NO. 06097C0568E. DATED DECEMBER 2, 2008.

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685 AVIATION BLVD
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REV	DATE	DESCRIPTION

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SHEET TITLE

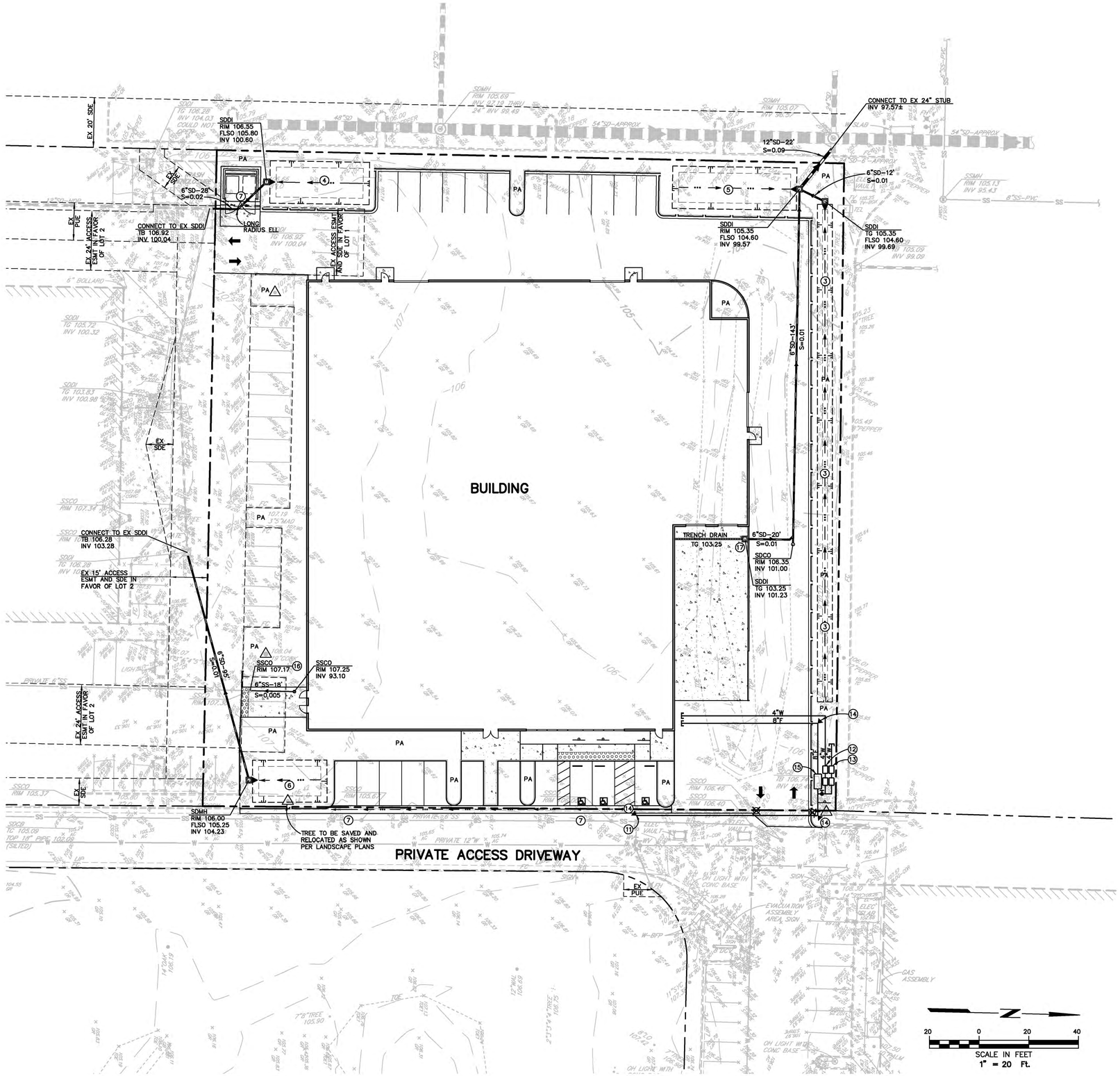
PRELIMINARY GRADING PLAN

SHEET NUMBER

C3

TAB: C3-PRELIMINARY GRADING

08-21-19 bailey \4542\dwg\4542 01\4542.01 PLAN.dwg



UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

3. BIORETENTION SWALE 6'X200'X3' PER DETAIL SHEET C6.
4. BIORETENTION SWALE 17'X40'X4' PER DETAIL SHEET C6.
5. BIORETENTION SWALE 17'X50'X3' PER DETAIL SHEET C6.
6. BIORETENTION SWALE 17'X30'X3' PER DETAIL SHEET C6.
7. INSTALL VALLEY GUTTER PER DETAIL SHEET C6
11. CONNECT TO EXISTING 8" WATER.
12. WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER TOWN OF WINDSOR STD #509 AND #510.
13. IRRIGATION METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER TOWN OF WINDSOR STD #509 AND #510.
14. INSTALL CONCRETE THRUST BLOCK PER DETAIL SHEET C6
15. 8" DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION PER TOWN OF WINDSOR STD #511.
16. EXISTING SEWER CLEANOUT. LOWER TO GRADE.
17. INSTALL 27" TRENCH DRAIN PER DETAIL SHEET C6.

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SCALE:		1"=20'

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SHEET TITLE

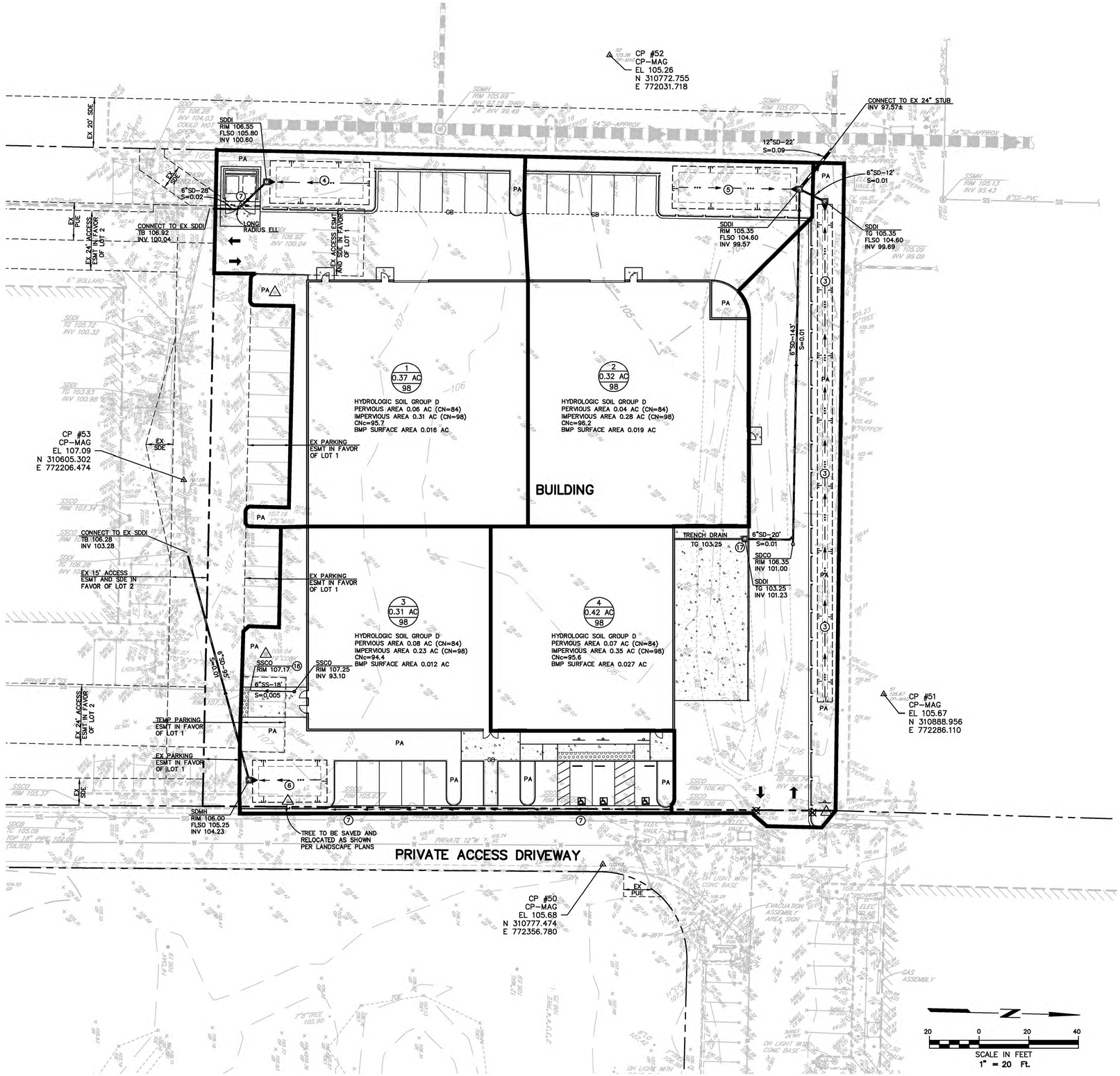
PRELIMINARY UTILITY PLAN

SHEET NUMBER

C4

TAB: C4-PRELIMINARY UTILITY

08-21-19 bailey \4542\dwg\4542 01\4542.01 PLAN.dwg



LEGEND

1 / 0.10 AC / 98 — BMP ID / DRAINAGE AREA IN ACRES / POST CONSTRUCTION CURVE NUMBER

BMP AREA BOUNDARY

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REV	DATE	DESCRIPTION
PROJECT NO:		1807/4542.01
CAD DWG FILE:		4542.01 PLAN.dwg
DRAWN BY:		DJK
SCALE:		1"=20'

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SHEET TITLE

PROPOSED SWLID EXHIBIT

SHEET NUMBER

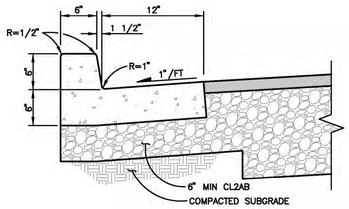
C5

TAB: C5–PRELIMINARY SWLID

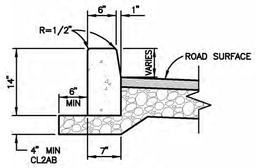
08–21–19 bailey \4542\dwg\4542 01\4542.01 PLAN.dwg

CURB AND GUTTER NOTES

1. SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
3. CONCRETE SHALL BE CLASS B, CONTAINING NOT LESS THAN 5 SACKS CEMENT PER CUBIC YARD.
4. FINISHED PAVEMENT GRADE SHALL BE 1/4" ABOVE LIP OF GUTTER.
5. EXPANSION JOINTS, 1/4 INCH WIDE, SHALL BE INSTALLED AT EACH SIDE OF STRUCTURES, AT ENDS OF CURB RETURNS AND AT THE TOP OF DRIVEWAY TAPERS.
6. EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS, WITH WEAKENED PLANE JOINTS EVERY 15 FEET.
7. GUTTER SLOPE SHALL BE 5% MAXIMUM (9/16" PER FOOT) AT ALL WALKWAYS FOR ADA COMPLIANCE.



TYPE ① CURB AND GUTTER
NOT TO SCALE



TYPE ② STANDARD VERTICAL CURB
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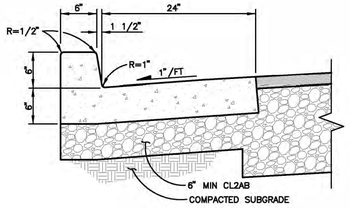

TYPE ③ CURB AND GUTTER
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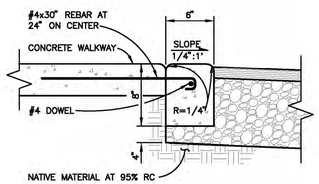

TYPE ④ FLUSH CURB
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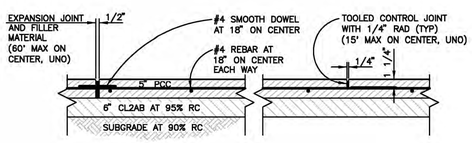
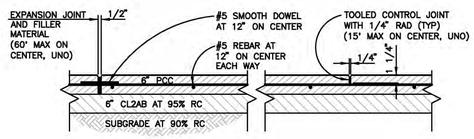


CONCRETE (LIGHT DUTY–ADA)
NOT TO SCALE



CONCRETE (HEAVY DUTY)
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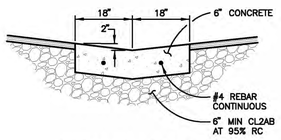
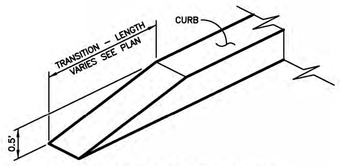


VALLEY GUTTER
NOT TO SCALE



CURB TRANSITION
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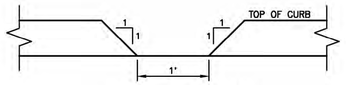
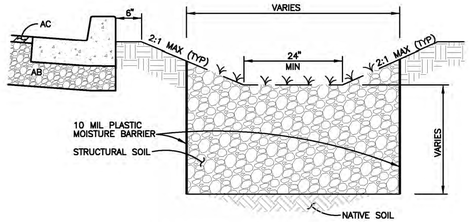
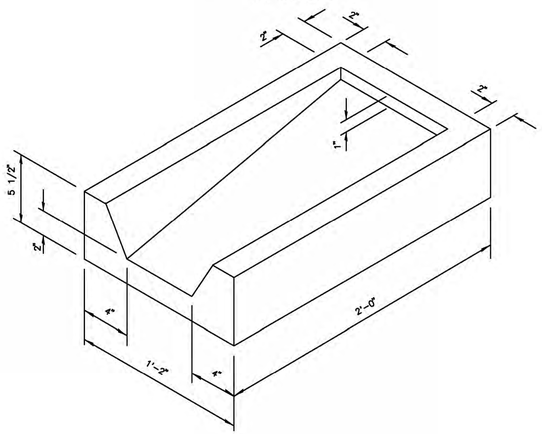


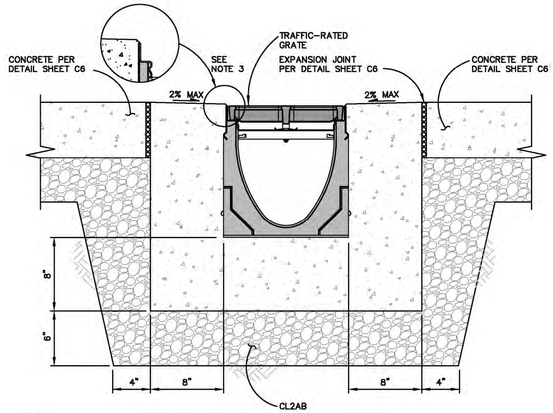
CURB OPENING
NOT TO SCALE



BIORETENTION SWALE
NOT TO SCALE

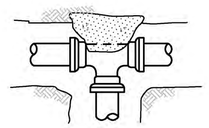


CONCRETE SPLASH BLOCK
NOT TO SCALE

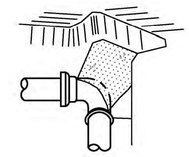


NOTES
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS ARE ACHIEVED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATE 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

TRENCH DRAIN (KS200–KLASSIKDRAIN)
NOT TO SCALE

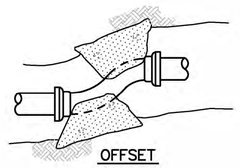


TEE

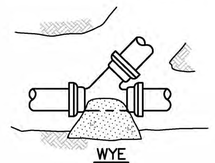


BEND

TYPICAL CONC. BLOCKING SHOWN IN PERSPECTIVE



OFFSET



WYE

MIN REQUIRED BEARING AREA IN SF PER 100 PSI TEST PRESSURE *						
PIPE SIZE	SOIL BEARING CAPACITY	HARNESS BLOCKS **	TEES & DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS
6"	2000	2	2	3	2	1
8"	2000	4	4	5	3	2
12"	2000	8	8	11	6	3
14"	2000	11	11	15	8	4
18"	2000	14	14	21	14	7

* MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100.
** BEARING AREA BELOW BOTTOM OF TRENCH AGAINST UNDISTURBED GROUND.

NOTES
1. SAFE BEARING LOAD OF SOIL FOR HORIZONTAL THRUST SHALL NOT BE EXCEEDED.
2. CONCRETE BLOCKING, CAST–IN–PLACE, TO EXTEND FROM BELLS OF FITTINGS TO UNDISTURBED SOIL AND ENTIRE BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
3. IN USING THE THRUST BLOCKING TABLE, ASSUME 2000 P.S.F. BEARING CAPACITY UNLESS OTHERWISE SHOWN ON THE PLANS. THE DESIGN ENGINEER SHALL SPECIFY THRUST BLOCKING REQUIREMENTS FOR ALL OTHER SOIL BEARING CONDITIONS.
4. FOR PLUGGED LEG(S) OF TEE OR CROSS, USE HARNESS TYPE BLOCKING AND CONCRETE BLOCKING INDICATED IN TABLE.

CONCRETE THRUST BLOCKING
NOT TO SCALE

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SEAL

PRELIMINARY DRAWING SUBJECT TO CHANGE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 8-21-19

NEILMED WAREHOUSE

685 AVIATION BLVD
SANTA ROSA, CA 95403

REV	DATE	DESCRIPTION
PROJECT NO:		1807/4542.01
CAD DWG FILE:		4542.01 DETAIL.dwg
DRAWN BY:		DJK
SCALE:		AS SHOWN

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SHEET TITLE

DETAILS

SHEET NUMBER

C6

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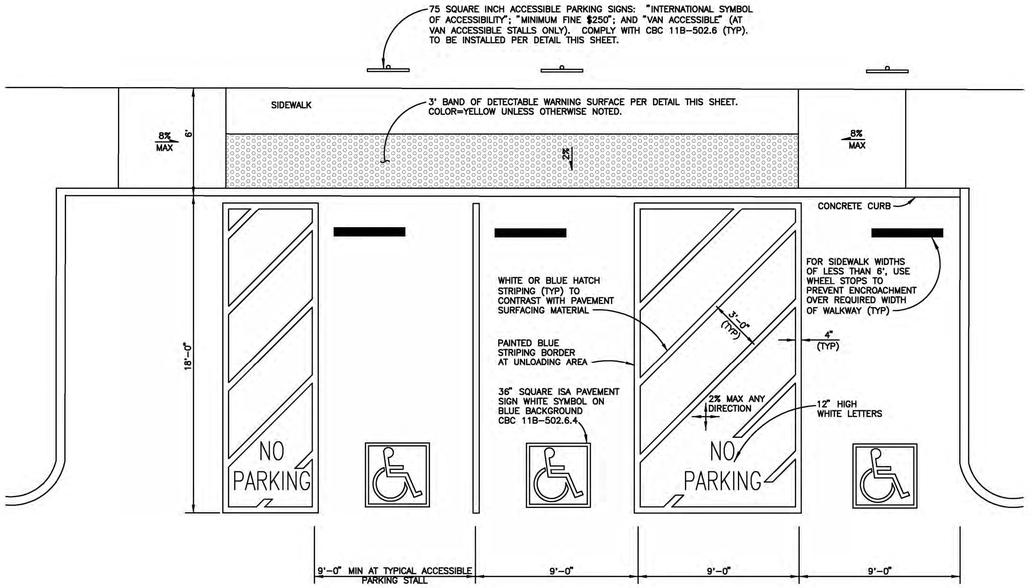
08–21–19 bailey \4542\dwg\4542 01\4542.01 DETAIL.dwg



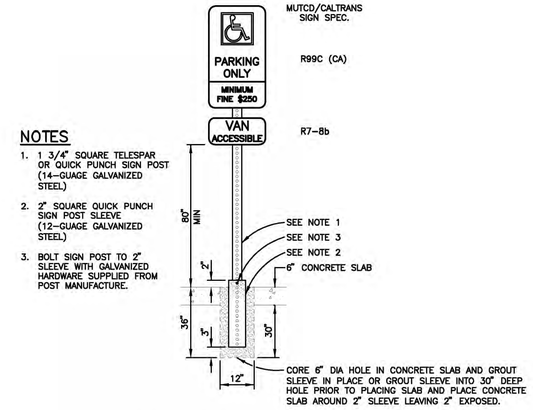
ACCESSIBLE PARKING STALLS

SCALE: 1/4" = 1'



ACCESSIBLE PARKING SIGNS

NOT TO SCALE



ACCESSIBLE PARKING SIGN

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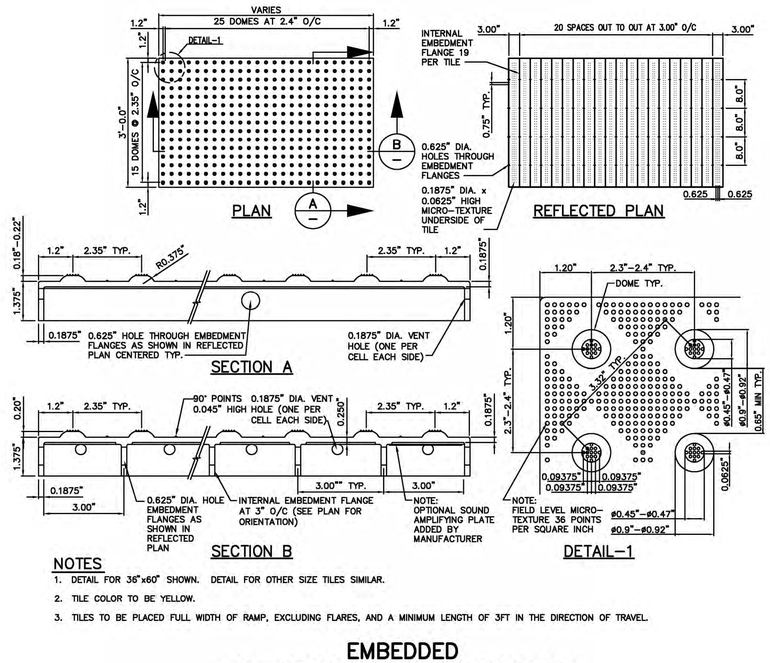

NOTES

1. DETAIL FOR 36"x60" SHOWN. DETAIL FOR OTHER SIZE TILES SIMILAR.
2. TILE COLOR TO BE YELLOW.
3. TILES TO BE PLACED FULL WIDTH OF RAMP, EXCLUDING FLARES, AND A MINIMUM LENGTH OF 3FT IN THE DIRECTION OF TRAVEL.

EMBEDDED DETECTABLE WARNING SURFACE

NOT TO SCALE

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SHEET TITLE

DETAILS

SHEET NUMBER

C7

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