

BRETTON WOODS PHASE 1
MAP NO. 5199

KEYNOTES

- 1 PROPOSED CURB RAMP
- 2 PROPOSED VALLEY GUTTER PER DETAIL ON SHEET 3.
- 3 PROPOSED TRASH ENCLOSURE
- 4 PROPOSED VERTICAL CURB PER CITY OF DAVIS STANDARD PLAN 301-1.
- 5 PROPOSED BARRIER CURB (6") PER CITY OF DAVIS STANDARD PLAN 301-2.
- 6 PROPOSED SHORT-TERM BICYCLE PARKING. NUMBER OF STALLS PER PLAN. DASHED LINES INDICATES 6' PARKING ZONE AND 2' LOADING ZONE.
- 7 PROPOSED COVERED LONG-TERM BICYCLE PARKING. NUMBER OF STALLS PER PLAN. DASHED LINES INDICATES 6' PARKING ZONE AND 2' LOADING ZONE.

LEGEND

- XXX PROPOSED FINISHED FLOOR ELEVATION
- E ELECTRIC VEHICLE CHARGING SPACE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE AND PIPE (SIZE, SLOPE PER PLAN)
- R--R-- PROPOSED RIDGE
- PROPOSED AC
- PROPOSED LANDSCAPING

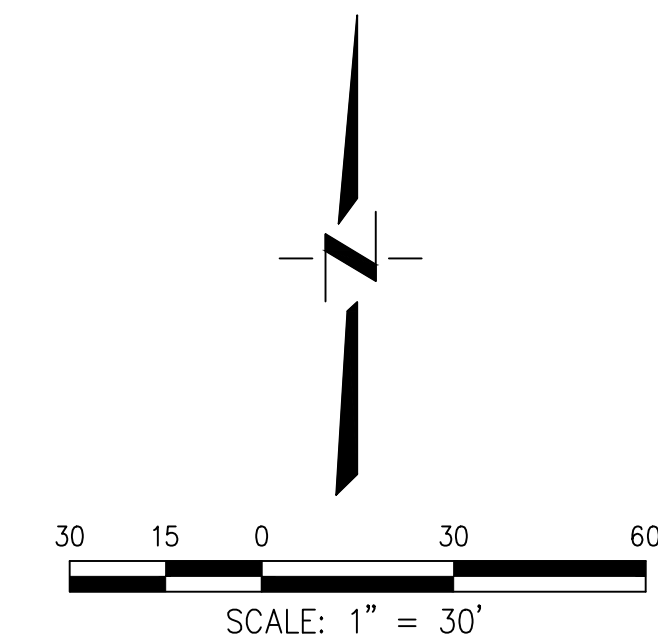
PARKING DIMENSIONS

COMPACT PARKING SPACE*	9' X 16'
STANDARD PARKING SPACE	9' X 18'
STANDARD DRIVE AISLE WIDTH	25'

* 2 SPACES ADJACENT TO THE MIXED-USE/OFFICE BUILDING ARE 8' X 16'.

NOTES

1. ALL SPOT ELEVATIONS ARE CURB FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL AREAS NOT SHOWN AS AC OR LANDSCAPING SHALL BE CONCRETE.
3. THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON THE BRETTON WOODS MASS GRADING PLANS. CONTOUR INTERVAL = 1 FOOT.



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SYCAMORE GROVE

AMENITY

POOL

REMAINDER

THOMSON LOOP

COMMUNITY CLUBHOUSE

MIXED-USE / OFFICE

MIXED-USE / FITNESS CENTER

MIXED-USE / RESTAURANT

COMMUNITY GATHERING PARK

RISLING STREET

TENTATIVE SUBDIVISION MAP NO. 5201
BRETTON WOODS PHASE 3B ACTIVITY & WELLNESS CENTER
PRELIMINARY GRADING PLAN
CITY OF DAVIS CALIFORNIA

SHEET 1 OF 3
DATE: 01/29/2021
JOB NO: 1594.01.23

CECNWEST.COM
Project Planning = Civil Engineering = Landscape Architecture
Davis Office
2940 Spafford Street, Suite 200
Sacramento, CA 95818
(916) 455-2026

DESIGNED BY	BF
DRAWN BY	LE
CHECKED BY	BF
SCALE	AS NOTED
NO.	DATE
REVISIONS	BY
APPROVED	

BRETTON WOODS PHASE 1
MAP NO. 5199

SYCAMORE GROVE

AMENITY

POOL

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- STORM KEYNOTES**
- D1 INSTALL STORM DRAIN MAINTENANCE HOLE PER CITY OF DAVIS.
 - D2 INSTALL DROP INLET PER CITY OF DAVIS STANDARDS PLAN 401-1. ELEVATION SHOWN IS TOP OF STRUCTURE. CONSTRUCT LOCALIZED DEPRESSION AT CURB INLET PER CITY STANDARD 401-1.
 - D3 INSTALL 24"x24" PRECAST CONCRETE AREA DRAIN INLET, CENTRAL PRECAST CP2424 OR APPROVED EQUAL.
 - D4 INSTALL SDR 26 PVC STORM DRAIN PIPE PER CITY OF DAVIS STANDARD PLAN 201-1. SIZE, LENGTH, AND SLOPE PER PLAN.
 - D5 PROVIDE STUB FOR FUTURE CONNECTION. CAP OR PLUG PIPE PER CITY STANDARDS.

- WATER KEYNOTES**
- W1 PLACE WATER PIPE PER CITY OF DAVIS STANDARD PLAN 201-1. SIZE PER PLAN.
 - W2 INSTALL WATER VALVE AND VALVE BOX PER CITY OF DAVIS STANDARD PLAN 101-2 (SIZE TO MATCH PIPE).
 - W3 INSTALL WATER METER AND BACKFLOW PREVENTION ASSEMBLY PER CITY OF DAVIS STANDARD PLANS 101-6 AND 101-11 (SIZE TO MATCH PIPE).
 - W4 INSTALL 2" DOMESTIC WATER SERVICE TO WITHIN 5 FEET OF THE BUILDING PER CITY OF DAVIS STANDARD PLAN 101-5.
 - W5 PROVIDE HOT AND COLD WATER SERVICES TO TRASH ENCLOSURE.

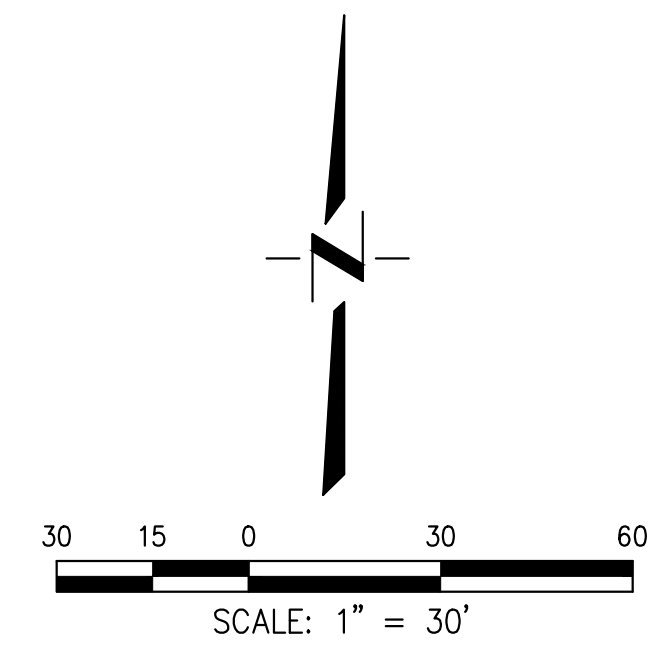
- FIRE KEYNOTES**
- F1 INSTALL FIRE HYDRANT AND VALVE PER CITY OF DAVIS STANDARD PLAN 101-1.
 - F2 PLACE 8" FIRE WATER PIPE PER CITY OF DAVIS STANDARD PLAN 201-1.
 - F3 INSTALL DOUBLE CHECK BACKFLOW ASSEMBLY PER CITY OF DAVIS STANDARD PLAN 101-9.
 - F4 INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL ON SHEET 3. MAINTAIN 36" COVER.
 - F5 INSTALL FIRE WATER SERVICE AND GATE VALVE PER DETAIL ON SHEET 3. CONTRACTOR TO VERIFY SIZE, NUMBER, AND LOCATIONS OF THE BUILDING POINTS OF CONNECTION WITH PLUMBING PLANS.
 - F6 INSTALL 6" FIRE WATER LINE BETWEEN THE FIRE DEPARTMENT CONNECTION AND THE FIRE WATER SERVICE TO THE BUILDING PAST THE POST INDICATOR VALVE PER DETAIL ON SHEET 3. MAINTAIN 36" MINIMUM COVER.

- SEWER KEYNOTES**
- S1 CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF DAVIS STANDARD PLAN 201-2.
 - S2 PLACE SANITARY SEWER PIPE PER CITY STANDARD PLAN 201-1. SIZE, LENGTH, AND SLOPE PER PLAN.
 - S3 INSTALL SANITARY SEWER SERVICE AND CLEANOUT TO WITHIN 5 FEET OF BUILDING WALL PER CITY STANDARD DETAILS 201-4 & 201-6. SIZE PER PLAN.
 - S4 INSTALL 4" SANITARY SEWER SERVICE FOR TRASH ENCLOSURE FLOOR DRAIN.
 - S5 INSTALL 3" SANITARY SEWER SERVICE FOR POOL DRAIN SYSTEM.

- IRRIGATION KEYNOTES**
- I1 INSTALL A 1/2" IRRIGATION BACKFLOW PREVENTION ASSEMBLY PER CITY OF DAVIS STANDARD PLAN 101-11. PROVIDE 1 1/2" STUB.

LEGEND

- 8"S (●) PROPOSED SANITARY SEWER MANHOLE AND PIPE (SIZE PER PLAN)
- 12"D (●) PROPOSED SANITARY SEWER SERVICE LOCATION
- 8"W (—) PROPOSED WATER VALVE AND PIPE
- 12"D (—) PROPOSED WATER SERVICE LOCATION
- (D3) (■) PROPOSED STORM DRAIN INLET
- 12"D (●) PROPOSED STORM DRAIN MANHOLE AND PIPE (SIZE PER PLAN)
- (F4) (●) PROPOSED FIRE DEPARTMENT CONNECTION
- FW (—) PROPOSED FIRE WATER PIPE
- (CV) (■) PROPOSED CHECK VALVE



DESIGNED BY	BF	DRAWN BY	LE	CHECKED BY	BF	SCALE	AS NOTED
APPROVED		BY		REVISIONS			
NO.	DATE						

CUNNINGHAM ENGINEERS

Project Planning • Civil Engineering • Landscape Architecture

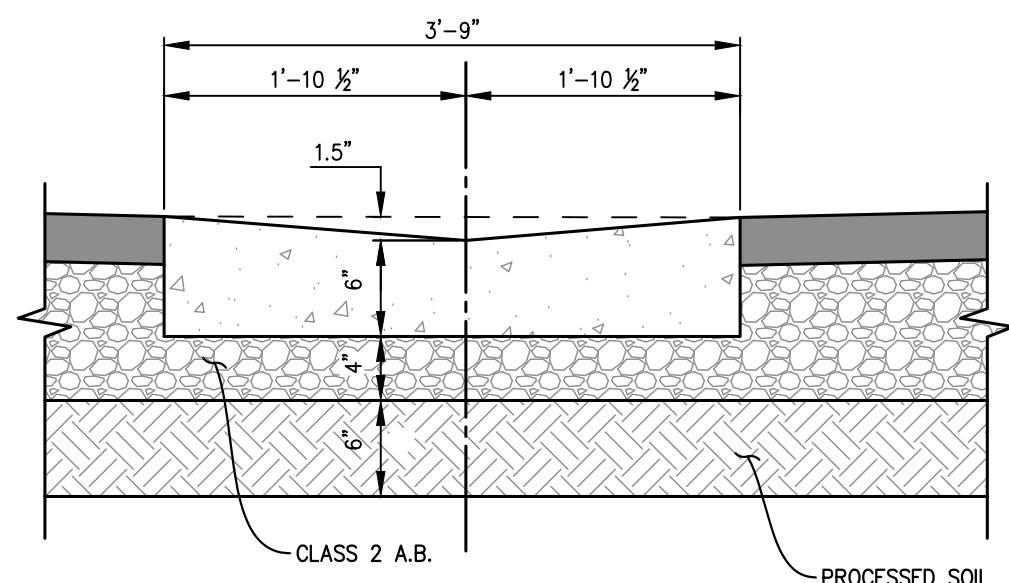
1 Davis Office
2840 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026

1210 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026

TENTATIVE SUBDIVISION MAP NO. 5201
BRETTON WOODS PHASE 3B ACTIVITY &
WELLNESS CENTER
PRELIMINARY UTILITY PLAN

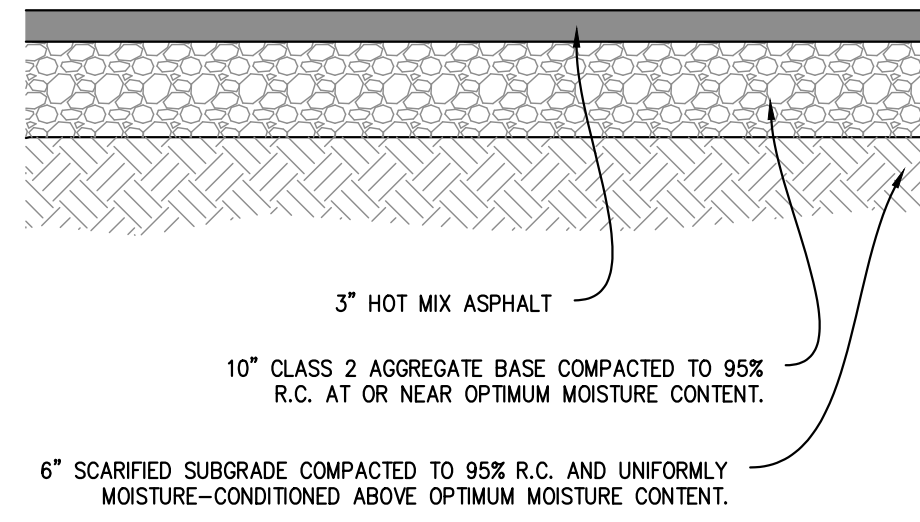
CITY OF DAVIS CALIFORNIA

SHEET	2
OF	3
DATE:	01/29/2021
JOB NO:	1594.01.23

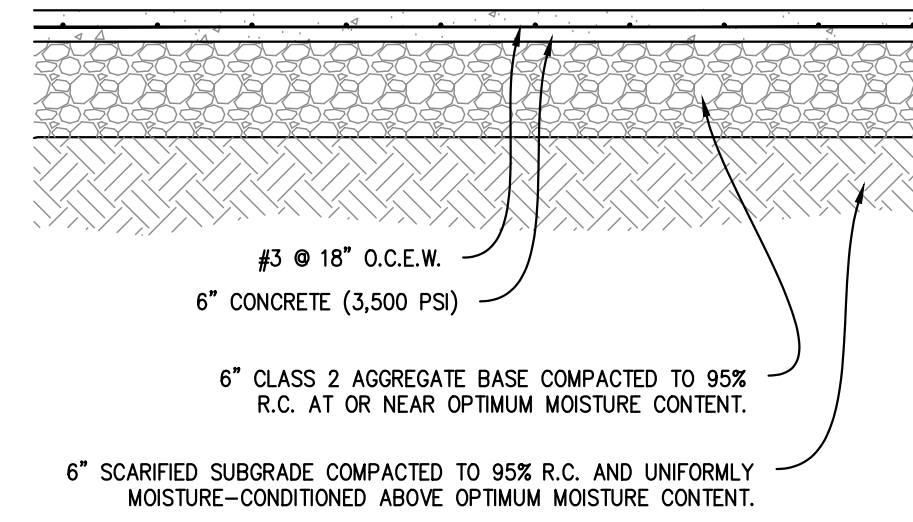


- NOTES:
1. PROVIDE 1/4" ROUND FILLET OR CHAMFER ON ALL EDGES.
 2. SURFACE FINISH SHALL BE LIGHT DELAYED BROOMING.
 3. PREMOULDED EXPANSION JOINTS SHALL BE PLACED AT 50 FOOT INTERVALS ALONG GUTTER WITH SCORED CRACK CONTROL JOINTS (1" DEEP) AT 10 FEET INTERVALS.

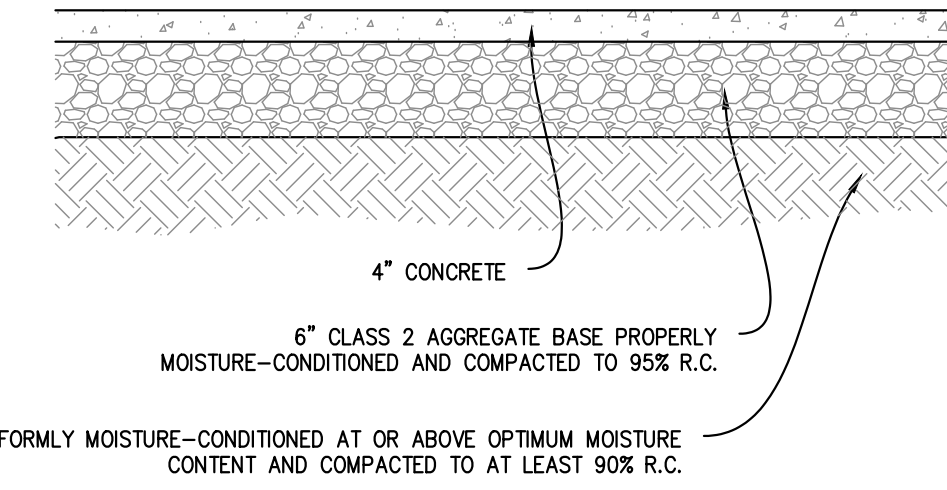
CONCRETE VALLEY GUTTER
NTS



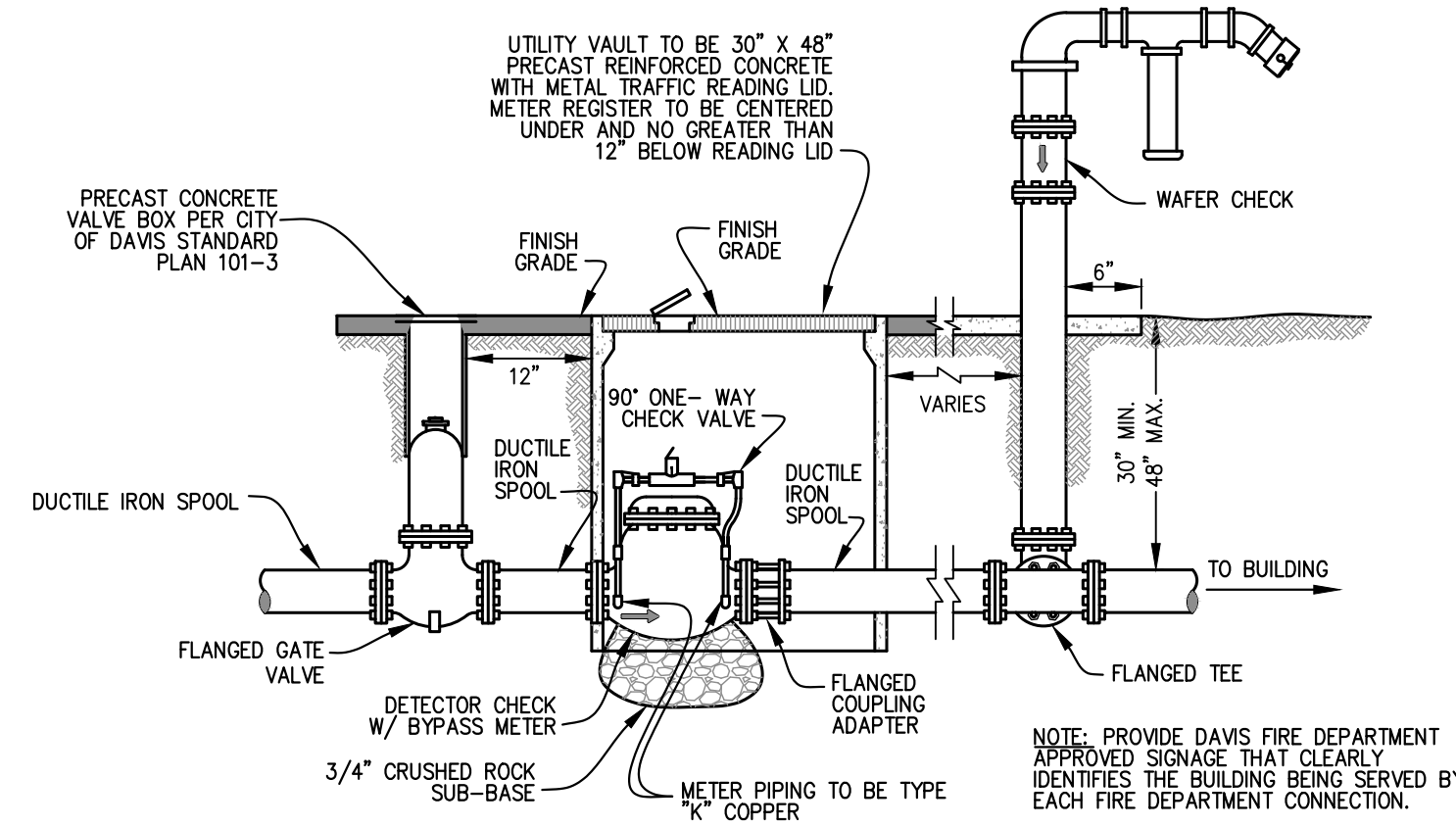
ASPHALT PAVEMENT
NTS



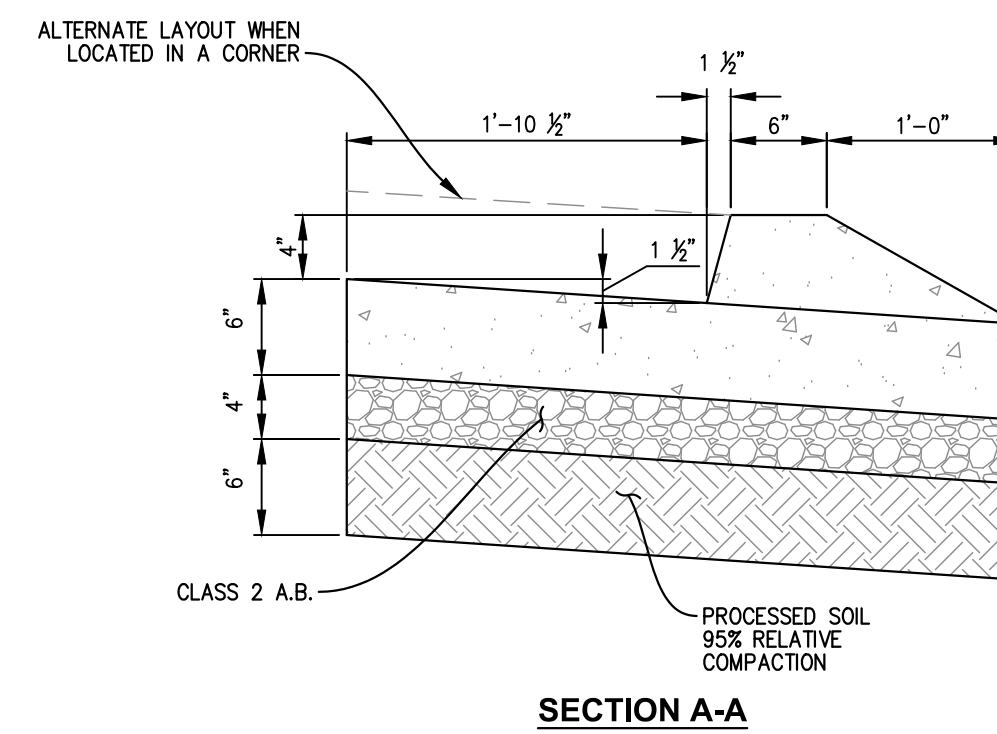
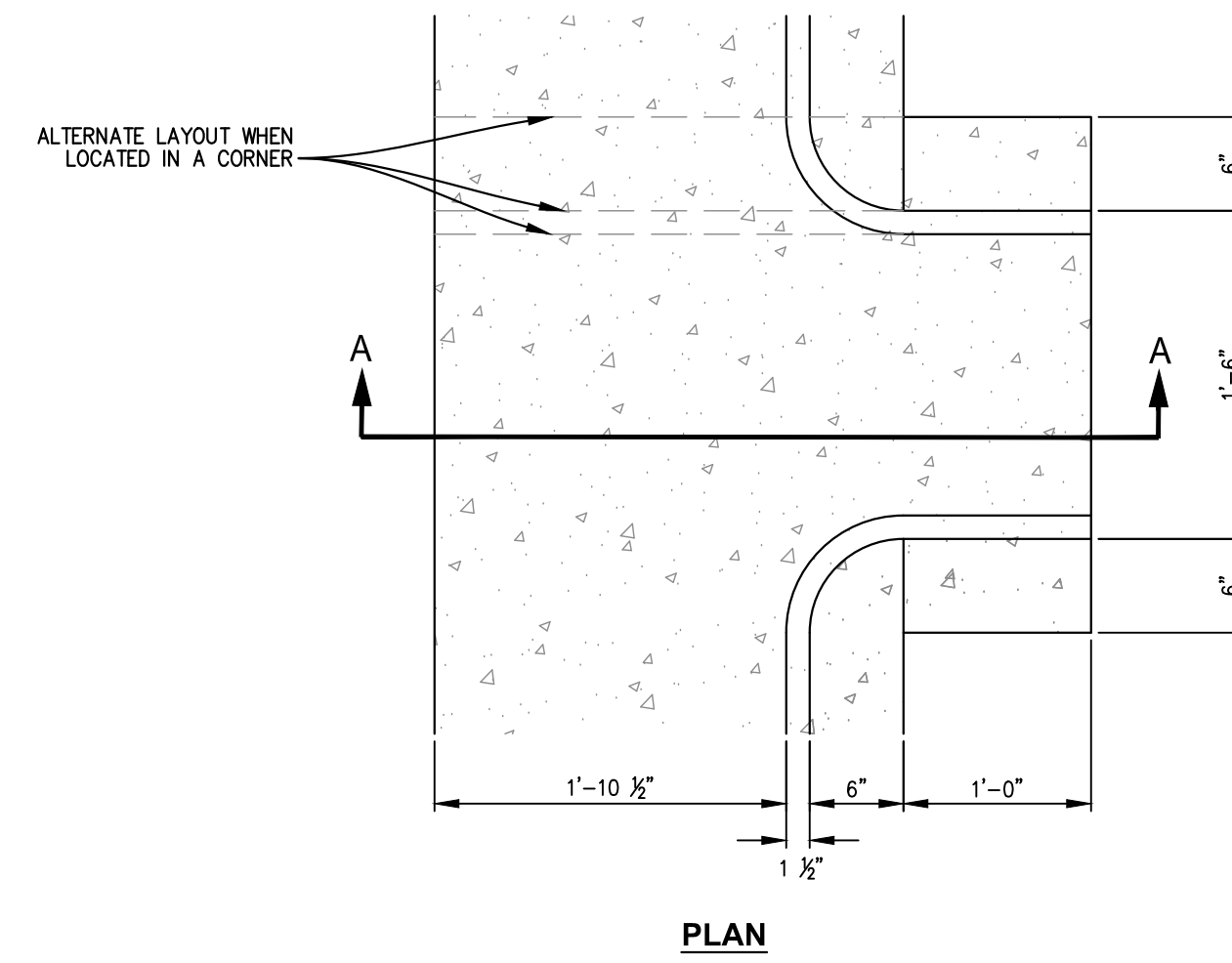
CONCRETE PAVEMENT - VEHICULAR
NTS



CONCRETE PAVEMENT - PEDESTRIAN
NTS



FIRE DEPARTMENT CONNECTION
NTS



- NOTES:
1. PROVIDE 1/4" ROUND FILLET OR CHAMFER ON ALL EDGES.
 2. SURFACE FINISH SHALL BE LIGHT DELAYED BROOMING.
 3. OPENING TO BE POURER MONOLITHICALLY.
- CONCRETE CURB OPENING DETAIL**
NTS

NO.	DATE	REVISIONS	BY	APPD.	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
<p>CECWEST.COM</p> <p>Project Planning = Civil Engineering = Landscape Architecture</p> <p>2120 20th Street, Suite 200 Sacramento, CA 95818 (916) 455-2026</p> <p>2840 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026</p>								
<p>TENTATIVE SUBDIVISION MAP NO. 5201 BRETTON WOODS PHASE 3B ACTIVITY & WELLNESS CENTER DETAILS</p>								
<p>CITY OF DAVIS CALIFORNIA</p>								
<p>SHEET 3 OF 3</p>								
<p>DATE: 01/29/2021</p>								
<p>JOB NO: 1594.01.23</p>								
<p>AS NOTED</p>								

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