

[illegible]

1 ADA VAN SPACE
16 STANDARD PARKING SPACES
24 BSE PARKING SPACES

AREA OF LOT: 1.45 ACRES
AREA OF IMPROVED COVERAGE: 13,134 SQUARE FEET (0.30 ACRE)
PERCENTAGE OF IMPROVED COVERAGE: 21.1%
DISTURBED AREA: 20,130 SQUARE FEET (0.46 ACRE)

AREA OF LOT: 220 ACRES
AREA OF IMPERVIOUS COVERAGE: 597 SQUARE FEET (0.01 ACRE)
PERCENTAGE OF IMPERVIOUS COVERAGE: 0.4%
DISTURBED AREA: 4286 SQUARE FEET (0.10 ACRE)

 EXISTING TREE TO REMAIN

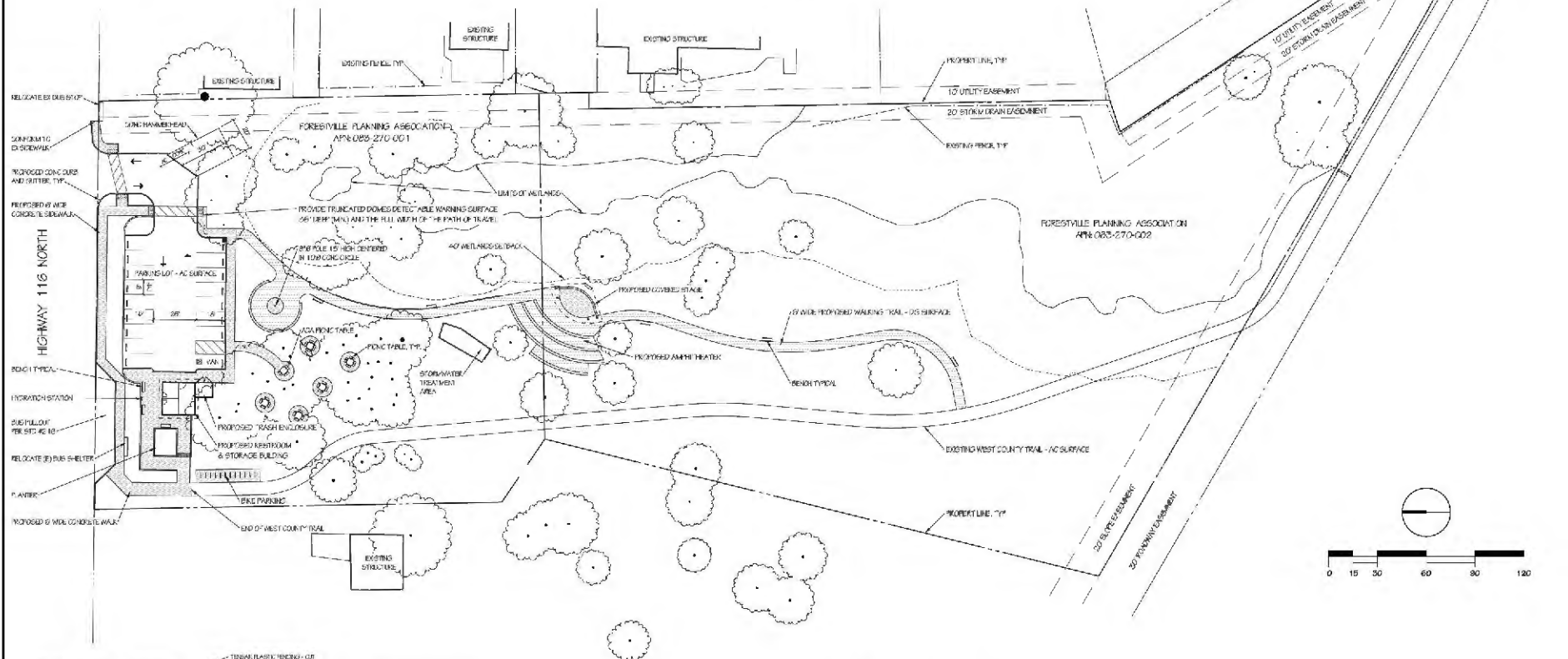
SITE FURNITURE DATA:

BIKE PARKING RACK SHALL BE ULINE SINGLE LOOP MODEL H-2892 BLACK IN COLOR, OR APPROVED EQUAL.

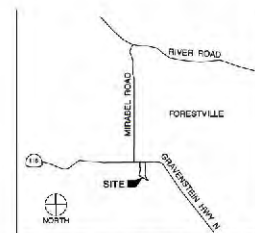
HYDRATION STATION SHALL BE ELRAY OUTDOOR H2120, OR APPROVED EQUAL.

BENCH SHALL BE ULINE 45" SQUARE MODEL H-7591 BLACK IN COLOR, OR APPROVED EQUAL.

BENCH SHALL BE ULINE MODEL H-7569 BLACK IN COLOR, OR APPROVED EQUAL.



1. THE APPLICANT MUST PREPARE AND FILE A CRISP, DETAILED DRAFT WITHIN 20, 2020 NO ADDITIONAL INFORMATION, NO FEES ARE PROPOSED TO BE REMOVED.
2. "THE TREE PROTECTION REVIEWING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY." THE PROTECTION SHALL DEPEND ON THE "EXTENT OF WORK." FOR PHASE 1, THE TREE SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO STARTING ANY CONSTRUCTION.
3. THE TREE PROTECTION REVIEWING SHALL NOT BE A "PERMIT WITHOUT WRITTEN APPROVAL FROM THE PROJECT ARCHITECT."
4. NO PRUNING OF THE EXISTING TREES IS ANTICIPATED PRIOR TO THE CONSTRUCTION OF "THIS PROJECT." SHOULD PRUNING BE REQUIRED THE PROJECT ARCHITECT SHALL NOTIFY FOR APPROVAL PRIOR TO "CONSTRUCTING ANY BUILDING."
5. NOTIFY PROJECT ARCHITECT, IN ANY CASE WHERE CONTRACTOR NEEDS GRADING OR OTHER DISTURBANCE CALLER FOR PROJECT DETERMINATION, SHALL ANALYZE PROJECTS TREES "NOT TO BE MAINTAINED."
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING ALL SUBCONTRACTORS AND MATERIALS W/ ALL MAINT WORKING ON OR, "THE TREE PROTECTION REQUIREMENTS AND CAUTIONS FOR THE PROJECT."



VICINITY MAP
NOT TO SCALE

SP1.0 SITE PLAN
C1.0 PRELIMINARY GRADING & DRAINAGE PLAN
L1.0 PLANTING PLAN
L2.0 PLANT LEGEND AND MAWA CALCULATIONS
A-1 PHOTOSHOP RENDERINGS
A-2 BUILDING PLANS AND ELEVATIONS
A-3 PARTIAL SITE PLAN

OWNER
FORESTVIEW PLANNING ASSOCIATION
PRESIDENT: MICHAEL CLOMO
4700 ANDERSON ROAD
FORESTVILLE, CA 95738
mc.clo@gmail.com

PROJECT MANAGER
BONOS LAND PLANNING
DINO BONOS
252 COLLEGE AVENUE, SUITE D
SANTA ROSA, CA 95404
dono@bonosland.com

CIVIL / LANDSCAPE ARCHITECTURE / ARBORIST
BALCRAK DESIGN
GARY BALCRAK
460 BEAVER STREET
SANTA ROSA, CA 95404
balcra@comcast.net

ARCHITECTURAL DESIGN
KEEN SMITH
60M 1ST STREET
FORESTVILLE, CA 95435

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
608 Becker Street, Suite 205, CA 95040
Phone (707) 573-8224
email: balcerak@bcsnet.net



SITE PLAN

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
APN: 083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date	No.	Revision

Date: 12/11/20
Scale: 1" = 30'-0"
Drawn: GIB
Job: 1607
Sheet:
SP 1.0
Of 1 Sheet

HIGHWAY 116 NORTH

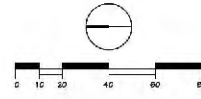
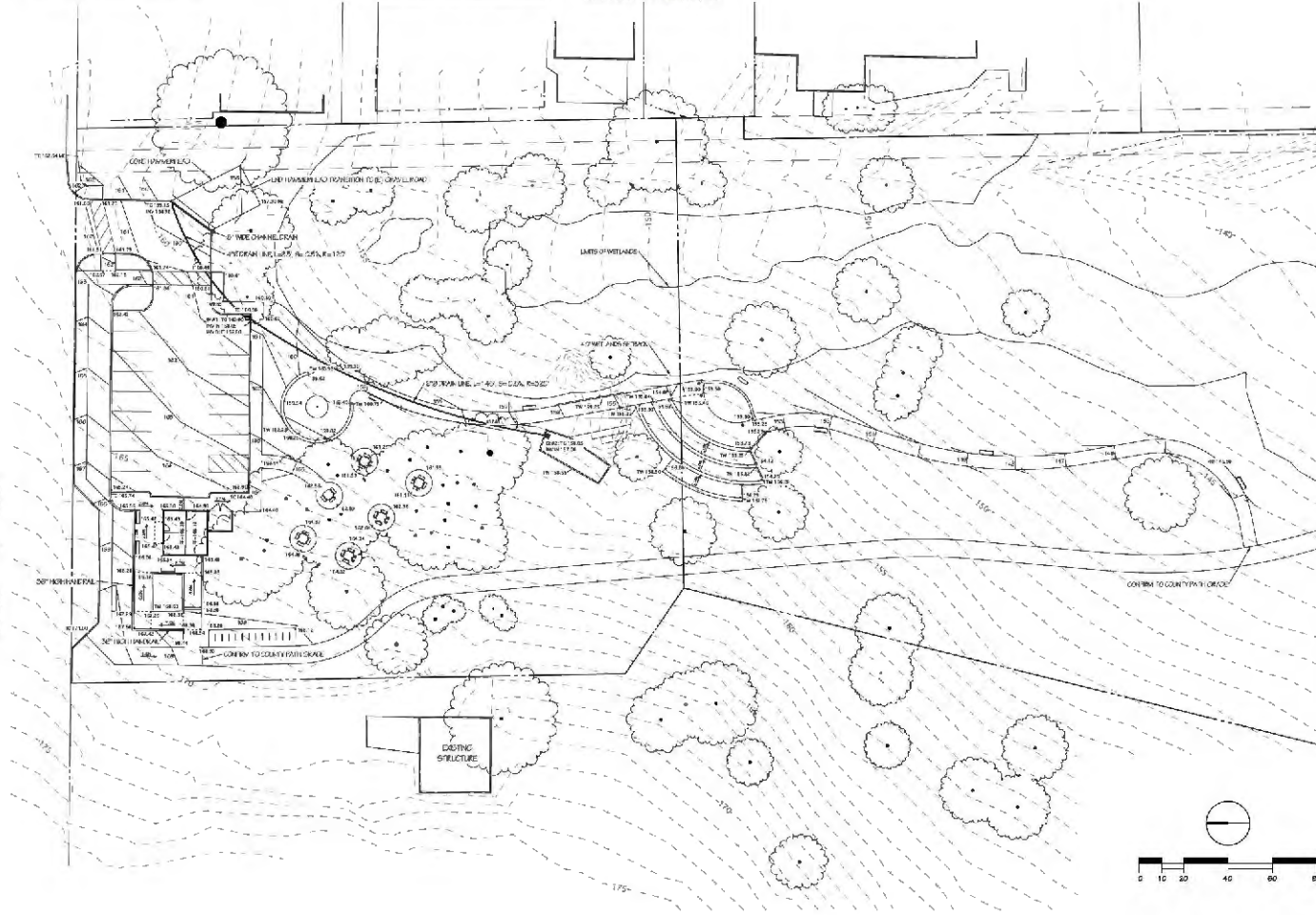
LOT CALCULATIONS	
AREA OF LOT 17120 SQUARE FEET (10' X 16' X 100')	
AREA OF IMPERVIOUS COVER (SLOPE 10% FILL)	
PERCENTAGE OF IMPERVIOUS COVER (10%)	

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR

STORM DRAIN SCHEDULE	
CHANNEL	NDS PRO SERIES CHANNEL DRAIN WITH GRAVEL (MODEL 500)
DIP#1	OLDCASTLE MODEL 24 12 12
DIP#2	OLDCASTLE MODEL 24 12 12 (NO BOTTOM FILL WITH CLASS 1 AG)

GRADING CALCULATIONS	
DOT	275.07 CFT
REL	1.04 CFT/PI
TOTAL	700.00 CFT

QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, MEANS AND METHODS, ETC. CAN RESULT IN DIFFERENT ACTUAL VALUES.



This is a preliminary plan and not a final plan. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The designer is not responsible for any errors or omissions in this plan.

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
505 Broom Street, Suite 200, CA 94060
Phone: (415) 731-2274 Email: info@balcerak.com

PRELIMINARY GRADING AND DRAINAGE PLAN

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date	By	Revision

Date: 07/11/20
Scale: 1" = 20'-0"
Drawn: JPM
No. 10017
Sheet: **C1.0**
of 17



PLANTING PLAN

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date	No.	Revision

Date: 7/7/20
Scale: 1" = 20'-0"
Drawn: GFB
Job: 1807
Sheet:
L1.0
Of 3 Sheets



The photo for this photoshop rendering was taken in front of Canetti's Restaurant



The photo for this photoshop rendering was taken in front of Fred's Liquor Store



Phases of the moon design for north side of cupola



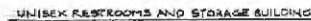
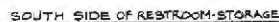
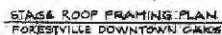
Sunrise and Sunset design for east & west sides



Sun design for south side of the cupola



FORESTVILLE DOWNTOWN OAKS 6710 & 6720 HIGHWAY 116 NORTH OAKS-270-001 & OAKS-270-002 FORESTVILLE, CALIFORNIA	PHOTOSHOP RENDERINGS	KEN SMITH DESIGN (FURNITURE ARCHITECT OF 35 YEARS) 10001-11-5125	REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504
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	REVISED	BY
KEN SMITH DESIGN FOURIER LICENCE ARCHITECT OF 88 YEARS kensmithsong.net 707-27-9723		

**BUILDING PLANS
AND ELEVATIONS**

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-270-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date 6-21-2

Scale

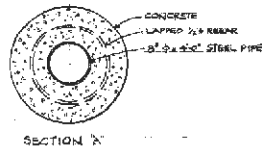
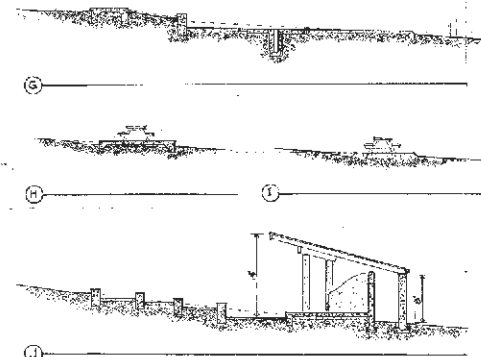
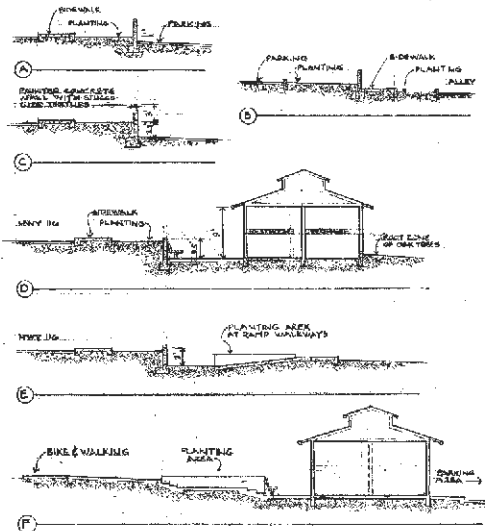
Drawn

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KEN SMITH DESIGN
(FORMER LICENSE ARCHITECT ON 30 YEARS)
KSMITHDESIGN@GMAIL.COM 707-431-9725
Ken Smith

PARTIAL SITE PLAN
SECTIONS & DETAILS

FORESTVILLE DOWNTOWN OAKS
6710 & 6720 HIGHWAY 116 NORTH
083-170-001 & 083-270-002
FORESTVILLE, CALIFORNIA

Date 6-21-21
 Name _____
 Room _____
 Job _____
 Sheet 3
 of 3 Sheets