

# TPC ROVINA LANE

## PETALUMA, CALIFORNIA

### PLANNING RESUBMITTAL 1

#### APRIL 17, 2024

PROJECT DIRECTORY

CLIENT  
PACIFIC WEST COMMUNITIES, INC. DON SLATTERY  
430 EAST STATE ST., SUITE 100 PH: (208) 461-0022  
EAGLE, IDAHO 83616 LAUREN ALEXANDER  
PH: (650) 465-8782

ARCHITECTURE  
SDG ARCHITECTS, INC. LANCE CRANNELL, AIA  
3361 WALNUT BLVD., SUITE 120 PH: (925) 634-7000  
BRENTWOOD, CA 94513 lcrannell@sdgarchitectsinc.com

CIVIL  
ATLAS CIVIL DESIGN A.J. WHITAKER, PE, PLS  
871 HIGUERA ST. PH: (760) 718-8010  
SAN LUIS OBISPO, CA 93401

LANDSCAPE  
IDLA, INC. THOMAS H. PHELPS  
P.O. BOX 170129 PH: (208) 906-1300  
BOISE, ID 83717

PROJECT DATA SUMMARY

ADDRESS: 2 ROVINA LANE  
PETALUMA , CA 94952

APN: 019-210-009  
ZONING: R-4

PROPOSED DEVELOPMENT

TYPE OF CONSTRUCTION : TYPE VB  
OCCUPANCY CLASSIFICATION: R-2  
PROPOSED USE: RESIDENTIAL  
PARKING SUMMARY : SEE SITE PLAN  
BUILDING HEIGHT : SEE ELEVATIONS  
SPRINKLERS : YES

SHEET INDEX

- ARCHITECTURAL
- TS TITLE SHEET
  - G1 REFERENCE ARCHITECTURAL SITE PLAN
  - G2 PROJECT DATA
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  - A02 UNIT 4 FLOOR PLAN
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  - A1.2 BUILDING A - SECOND FLOOR PLAN
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  - A1.4 BUILDING B - FIRST FLOOR PLAN
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  - A3.1 CONCEPTUAL BUILDING SECTION
  - A4.1 TRASH ENCLOSURE & CARPORTS
  - A5.1 COLOR & MATERIALS
  - A5.2 EXISTING SITE PHOTOS

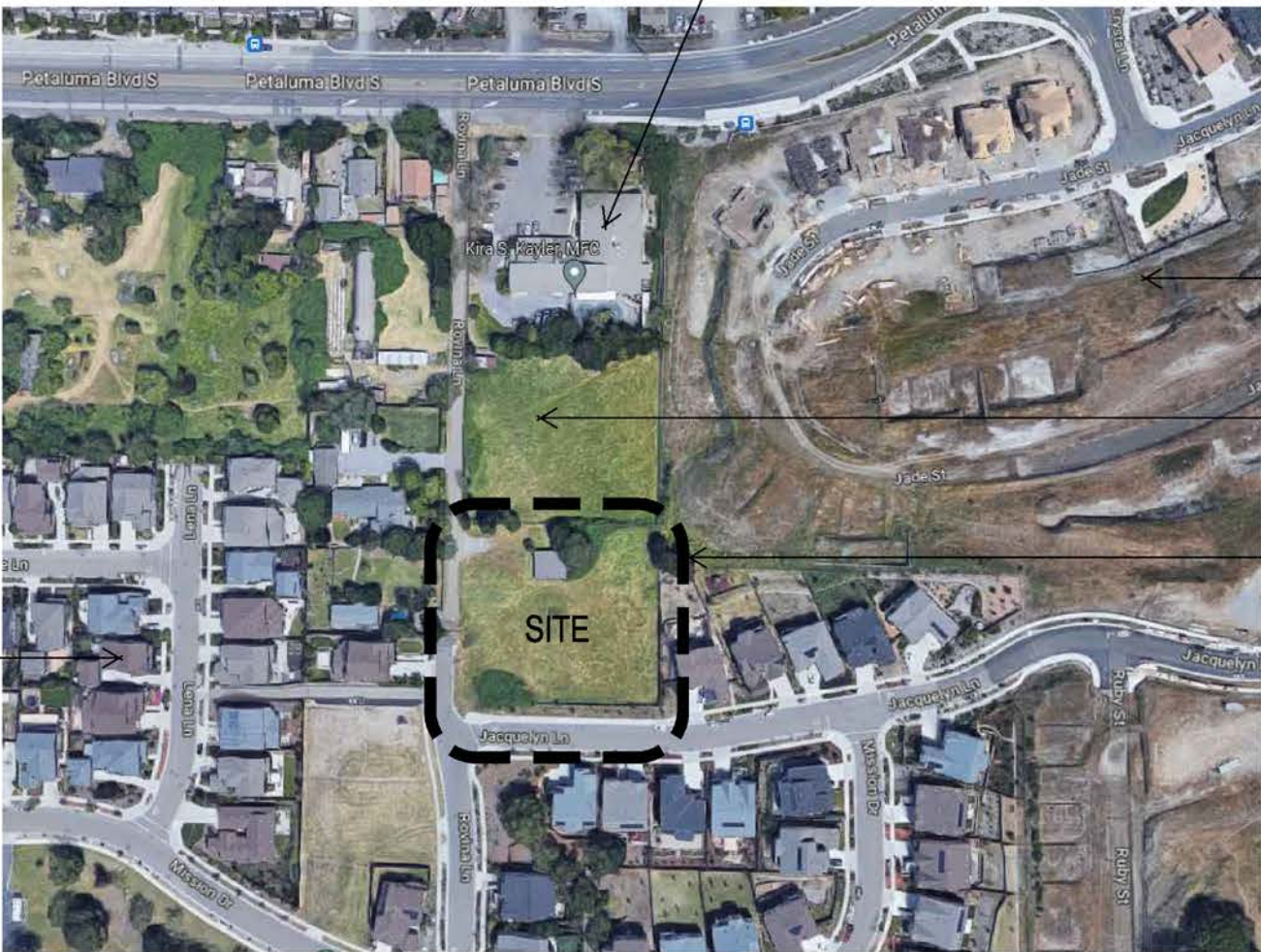
PHOTOMETRIC  
1 of 1 PHOTOMETRIC PLAN

- CIVIL
- 1 of 4 TITLE SHEET - EXISTING CONDITIONS
  - 2 of 4 PRELIMINARY GRADING PLAN
  - 3 of 4 PRELIMINARY UTILITY PLAN
  - 4 of 4 PRELIMINARY CROSS-SECTIONS & DETAILS

LANDSCAPE  
L1 LANDSCAPE PLAN  
L2 LANDSCAPE PLAN



AERIAL CONTEXT MAP



COMMERCIAL FACILITY:  
PETALUMA PEOPLE SERVICE CENTER

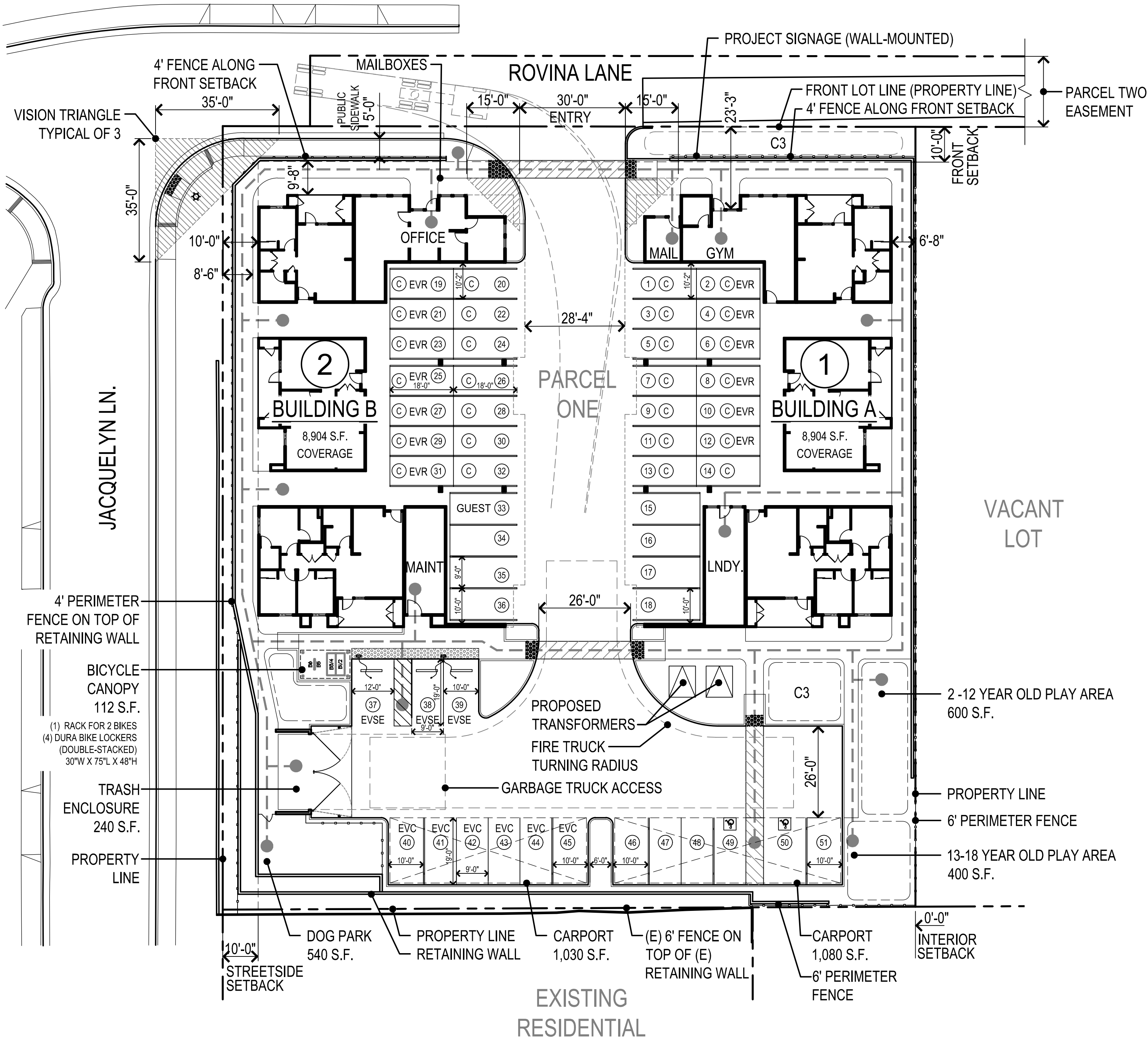
MULTI-FAMILY  
RESIDENTIAL TOWNHOMES

VACANT LOT

2 ROVINA LANE  
PETALUMA, CA 94952

SINGLE-FAMILY  
DETACHED RESIDENTIAL





PROJECT DATA		
Jurisdiction	Petaluma, CA	
Zoning	R4	
Gross Land Area (Including Easements and Dedications)	43,460.47 S.F.	0.997 ACRES
Net Area	42,181.97 S.F.	0.968 ACRES
Total Units Proposed	32	
Density Proposed (DU/AC.)	32.07	

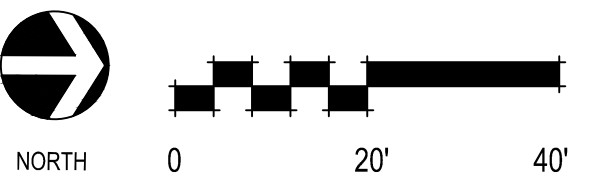
PARKING SUMMARY			
Required - 1 space per bedroom			60
Proposed			
Uncovered Stalls (9'-0" x 19'-0")			3
Covered Standard Stalls (9'-0" x 19'-0")			20
Covered Tandem/Compact Stalls (8'-6" x 36'-0")			28
Covered Accessible Stalls (CBC 1109A.3)			2
Total Proposed			51
Minimum Required - 1.5 space per unit			48

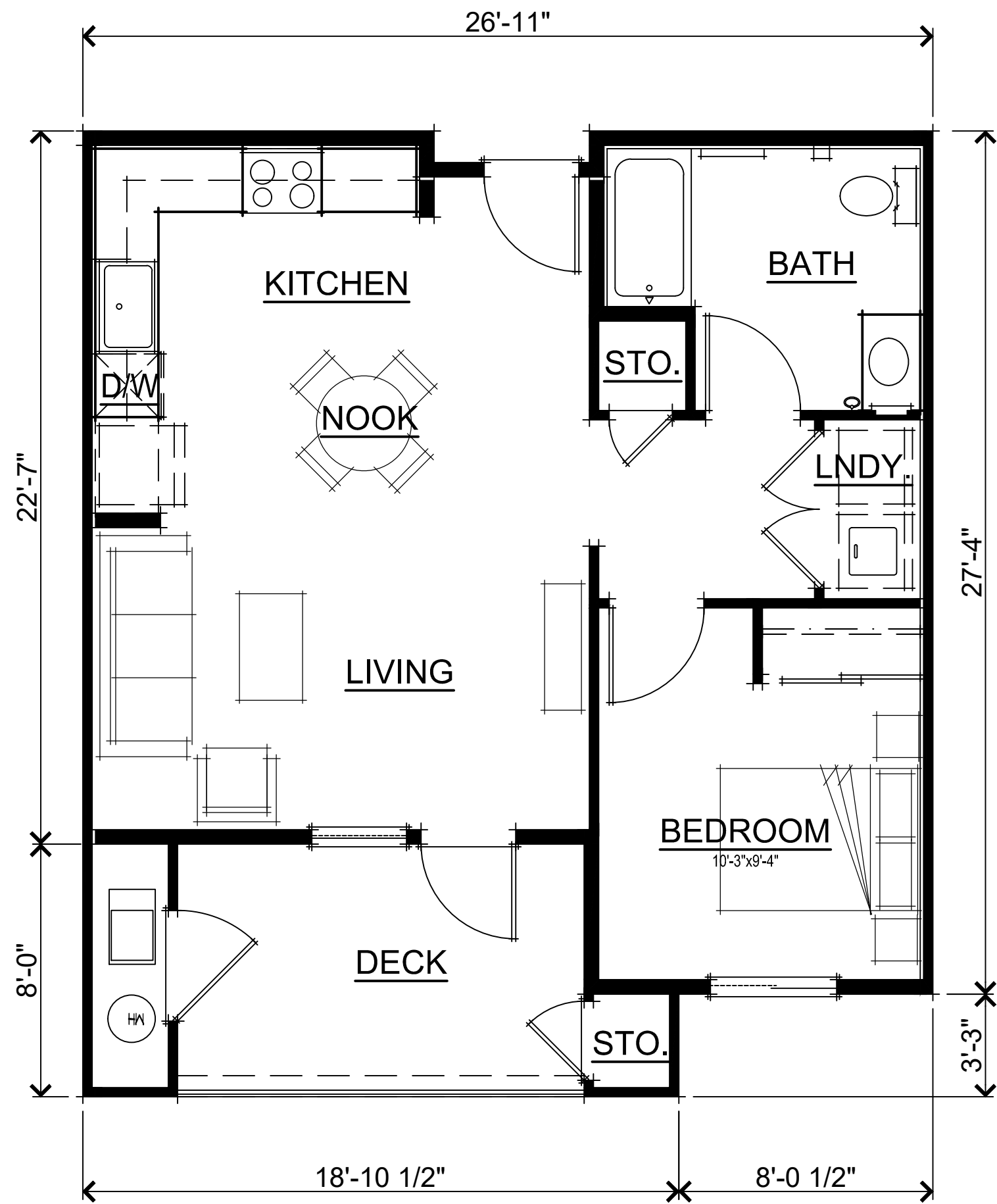
ELECTRIC VEHICLE SPACES		
EV Parking (Calgreen 4.106.4.2.2)	Required	Provided
EV Capable (EVC)	10%	6
EV Ready (EVR)	25%	13
EVCS (Level 2)	5%	3
Total EV Parking Proposed	40%	22

SITE COVERAGE		
Building A Footprint (Includes Tandem Parking)	8,904 S.F.	
Building B Footprint (Includes Tandem Parking)	8,904 S.F.	
Trash Enclosure (T/E)	240 S.F.	
Carports	2,110 S.F.	
Bicycle Canopy	112 S.F.	
Total Proposed	47%	20,270 S.F.
Total Allowed (R4)	60%	26,076 S.F.

NOTE: LANDSCAPE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.

LEGEND	
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	COMPACT PARKING STALL





FLOOR PLAN - UNIT 1

UNIT 1 SQUARE FOOTAGES	
LIVING AREA - GROSS	694 SQ. FT.
DECK	103 SQ. FT.
TOTAL	797 SQ. FT.



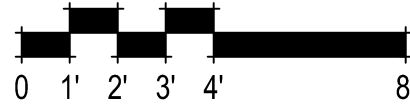
FLOOR PLAN - UNIT 2

UNIT 2 SQUARE FOOTAGES	
LIVING AREA - GROSS	934 SQ. FT.
DECK	118 SQ. FT.
TOTAL	1052 SQ. FT.



FLOOR PLAN - UNIT 3

UNIT 3 SQUARE FOOTAGES	
LIVING AREA - GROSS	1223 SQ. FT.
DECK	126 SQ. FT.
TOTAL	1349 SQ. FT.





BUILDING SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	NUMBER OF UNITS	UNIT %
BLDG A 3 STORY 15 UNITS	1 BED	1	3	20%
	2 BED	2	5	33%
	3 BED	3	5	33%
	3 BED	4	2	14%
	TOTALS		15	100%
BLDG B 3 STORY 17 UNITS	1 BED	1	7	41%
	2 BED	2	5	29%
	3 BED	3	5	29%
	TOTALS		17	100%

PROJECT SUMMARY UNIT MIX			
1 BED	694 S.F.	10	31.25%
2 BED	934 S.F.	10	31.25%
3 BED	1,223 S.F.	10	31.25%
3 BED	1,278 S.F.	2	6.25%
TOTAL UNITS		32	100%

RENTABLE UNIT MIX TOTAL			
1 BED	694 S.F.	10	32.26%
2 BED	934 S.F.	9	29.03%
3 BED	1,223 S.F.	10	32.26%
3 BED	1,278 S.F.	2	6.45%
TOTAL RENTAL UNITS		31	100%

MANAGERS UNIT			
2 BED	934	1	3%
TOTAL MANAGER UNITS		1	3%

BEDROOMS		
	No. of Units	Bedrooms
1 Bedroom	10	10
2 Bedroom	10	20
3 Bedroom	12	36
Total	32	66

UNIT ACCESSIBILITY		
Total Units		32
Required	15%	5
Provided*		6
*All ground floor units are accessible. No additional adaptable or accessible units required.		

OPEN SPACE	
Required Open Space Per Unit (IZO Table 4.9)	300 S.F.
Usable Open Space	
Porches & Decks	3,854 S.F.
Dog Park	540 S.F.
2-12 Year Old Play Area	600 S.F.
13-18 Year Old Play Area	400 S.F.
Total Usable Open Space Per Unit Provided	5,394 S.F.
Open Space Per Unit	169 S.F.

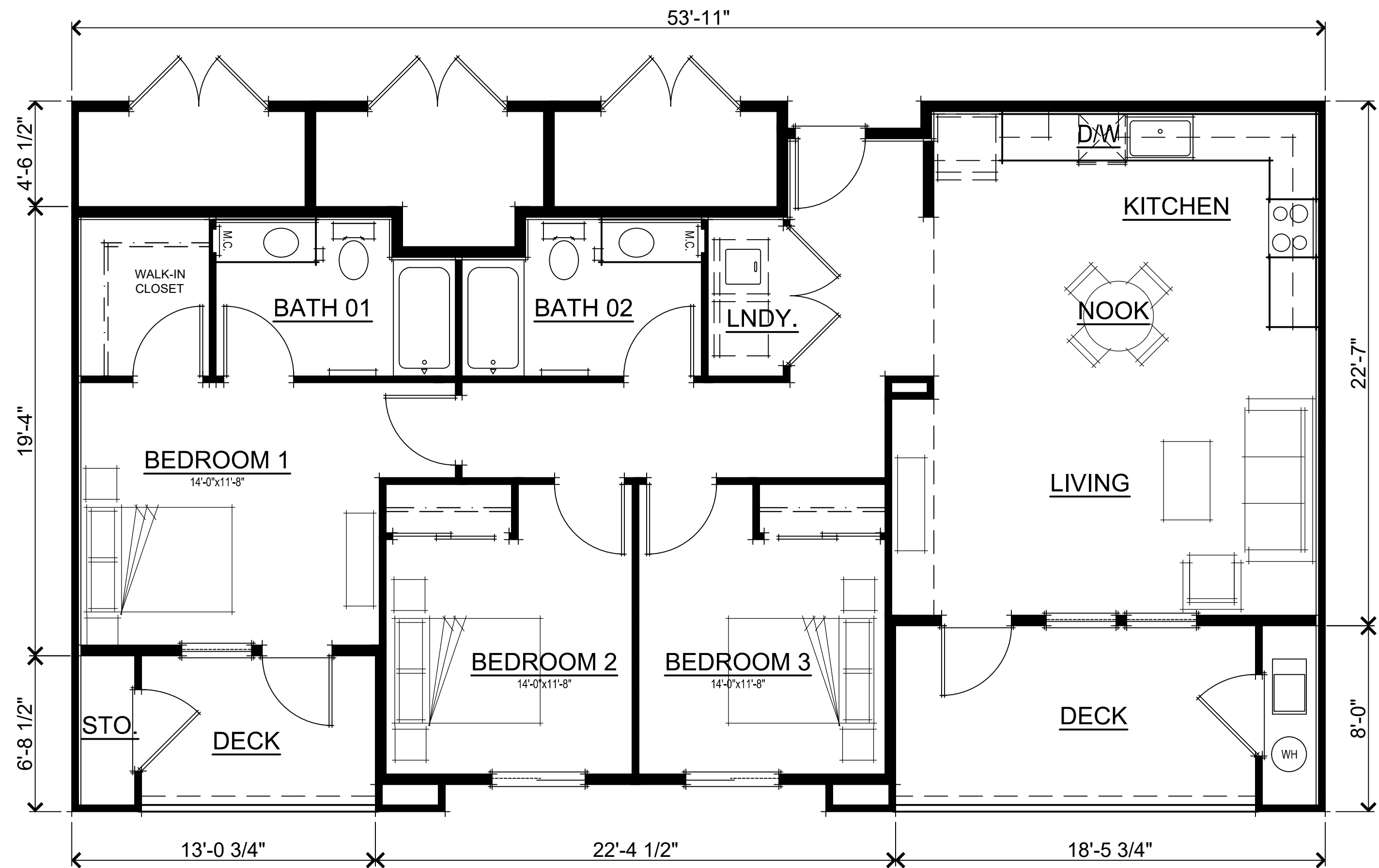
SETBACKS AND HEIGHTS	
Zoning Setbacks	R4
FRONT	10'-0"
SIDE - INTERIOR	0'-0"
SIDE - STREET	10'-0"
REAR	10'-0"
Building Height Limit	35'-0"

LOT COVERAGE				
BUILDING FOOTPRINT PROPOSED				
	BLDG A 3 STORY 15 Units	BLDG B 3 STORY 17 Units		Total
Footprint (sf)	8,904	8,904		
Count	1	1		2
Total	8,904	8,904		17,808
Lot Area				43,460 S.F.
Lot Coverage Proposed (Including Easements and Dedications)				41%

FLOOR AREA PROPOSED (Private Balcony area & Garages Excluded)					
	BLDG A 3 STORY 15 Units	BLDG A CIRCULATION	BLDG B 3 STORY 17 Units	BLDG B CIRCULATION	
Level 1	4,032	1,015	4,136	1,015	
Level 2	6,762	1,114	6,717	1,147	
Level 3	6,762	902	6,717	905	
Building Floor Area	17,556	3,031	17,570	3,067	
Total Gross Floor Area Proposed					41,224

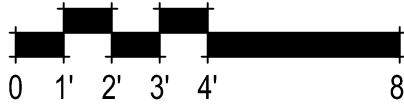
PORCHES & DECKS				
	AREA	BLDG A	BLDG B	
UNIT 1	103 S.F.	309 S.F.	721 S.F.	
UNIT 2	118 S.F.	590 S.F.	590 S.F.	
UNIT 3	126 S.F.	630 S.F.	630 S.F.	
UNIT 4	192 S.F.	384 S.F.	0 S.F.	
TOTAL		1,913 S.F.	1,941 S.F.	3,854 S.F.



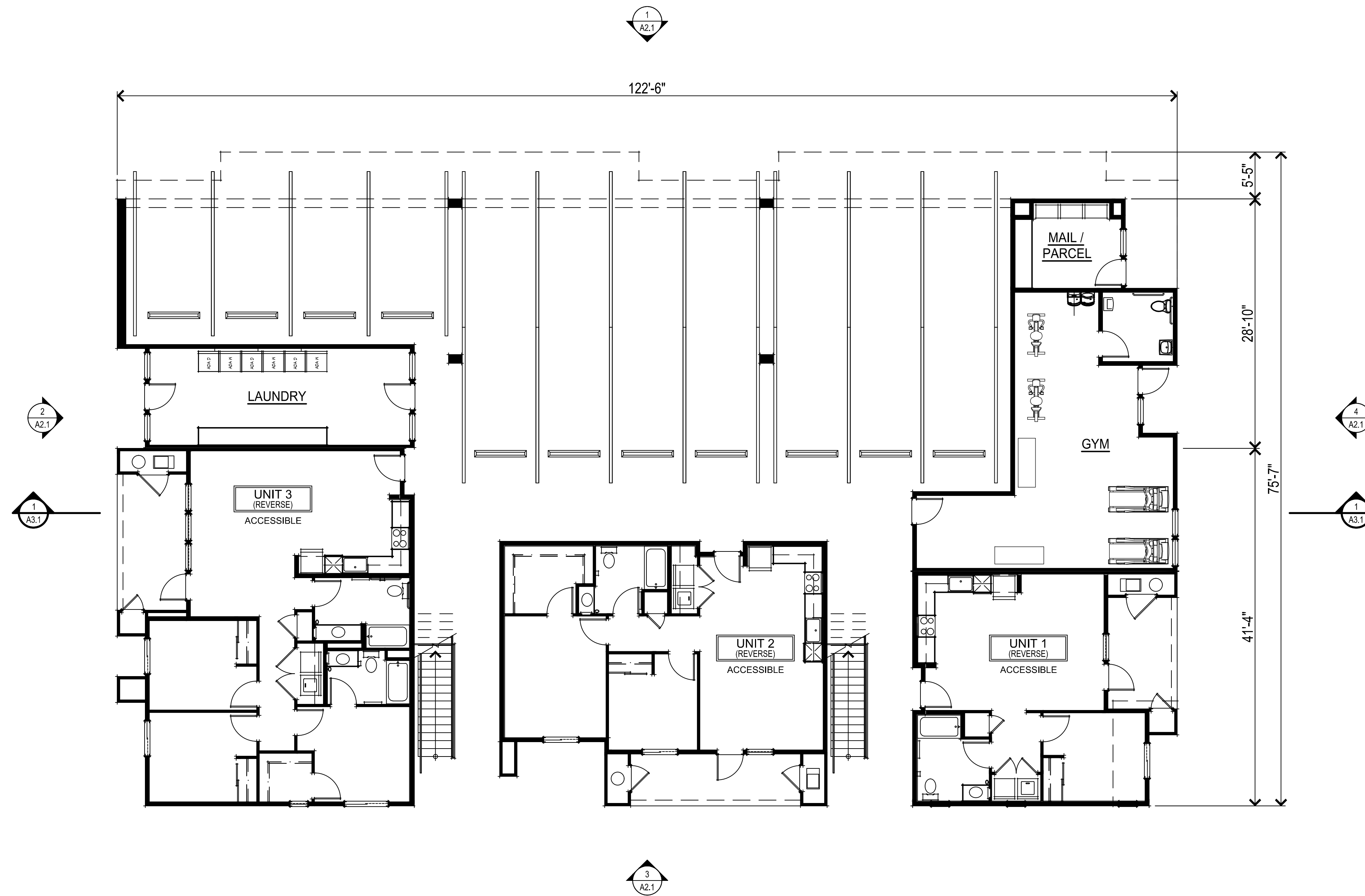


FLOOR PLAN - UNIT 4

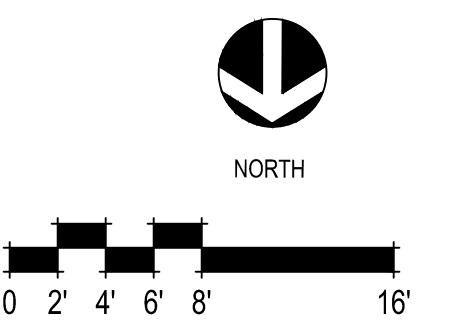
UNIT 4 SQUARE FOOTAGES	
LIVING AREA - GROSS	1278 SQ. FT.
DECK 1	124 SQ. FT.
DECK 2	68 SQ. FT.
TOTAL	1470 SQ. FT.





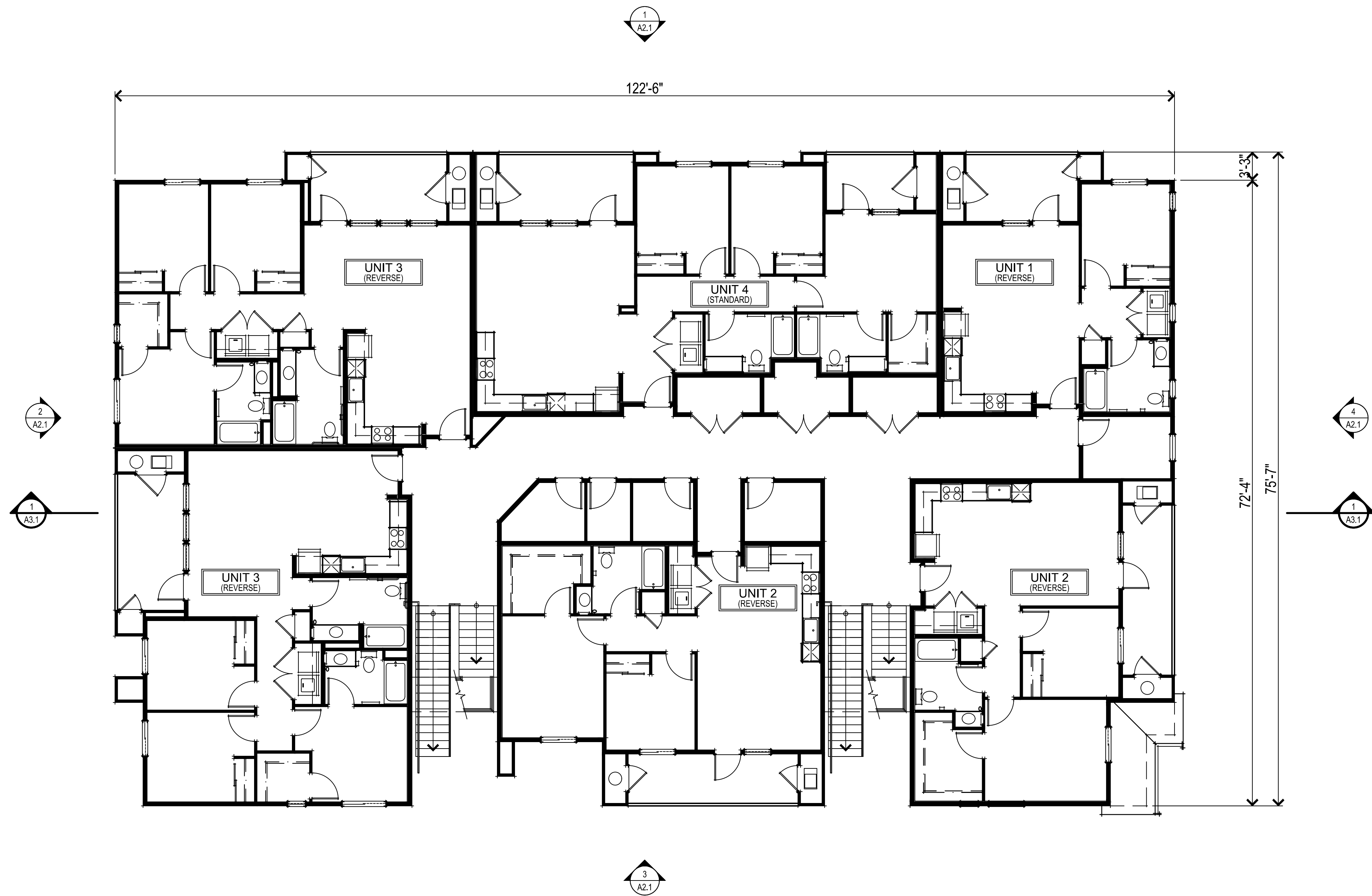


BUILDING TYPE A (15 UNIT BLDG) - FIRST FLOOR PLAN



BUILDING A - FIRST FLOOR PLAN  
A1.1



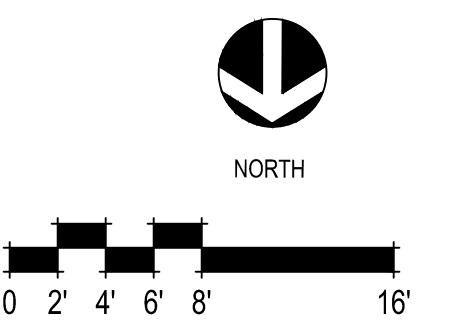


BUILDING TYPE A (15 UNIT BLDG) - SECOND FLOOR PLAN

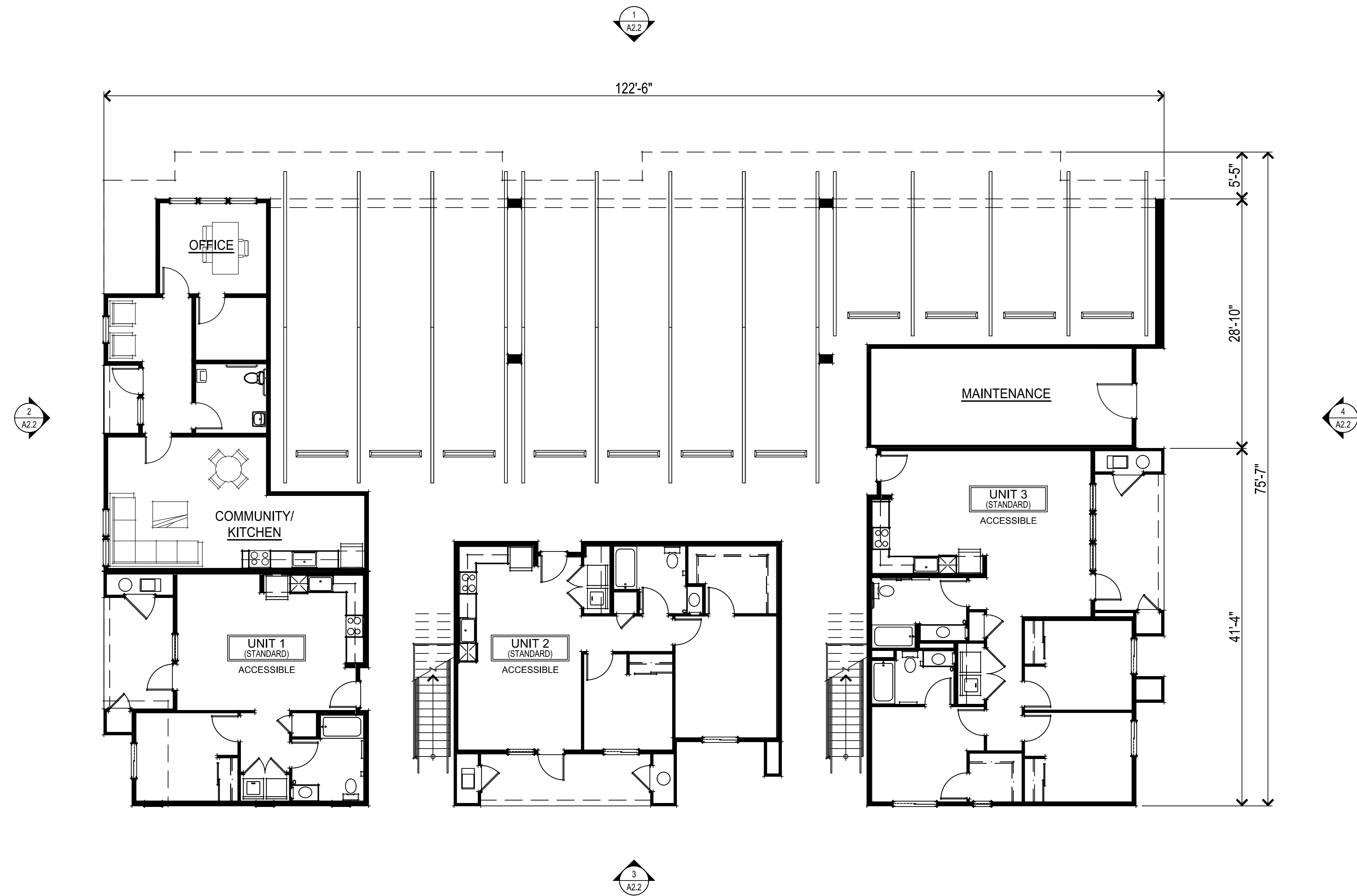




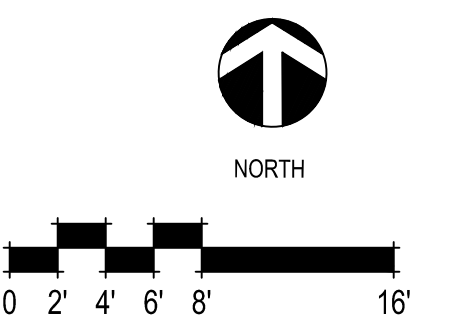
BUILDING TYPE A (15 UNIT BLDG) - THIRD FLOOR PLAN



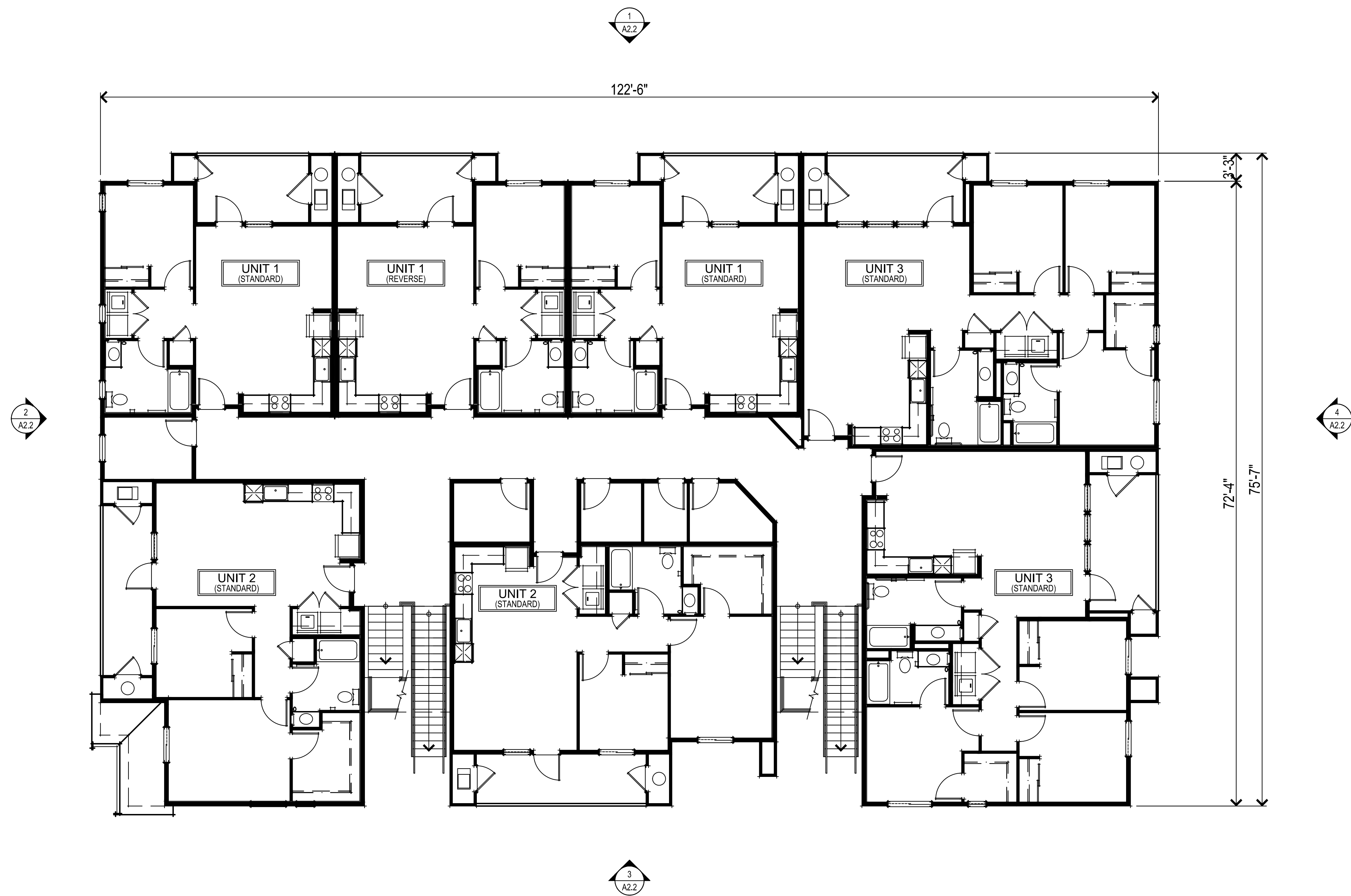




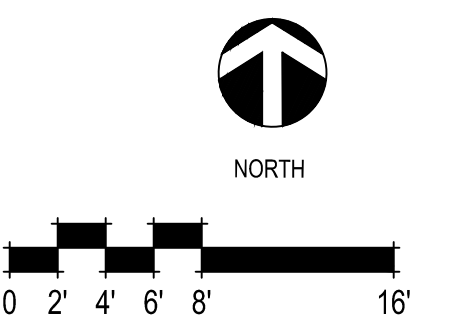
BUILDING TYPE B (17 UNIT BLDG) - FIRST FLOOR PLAN



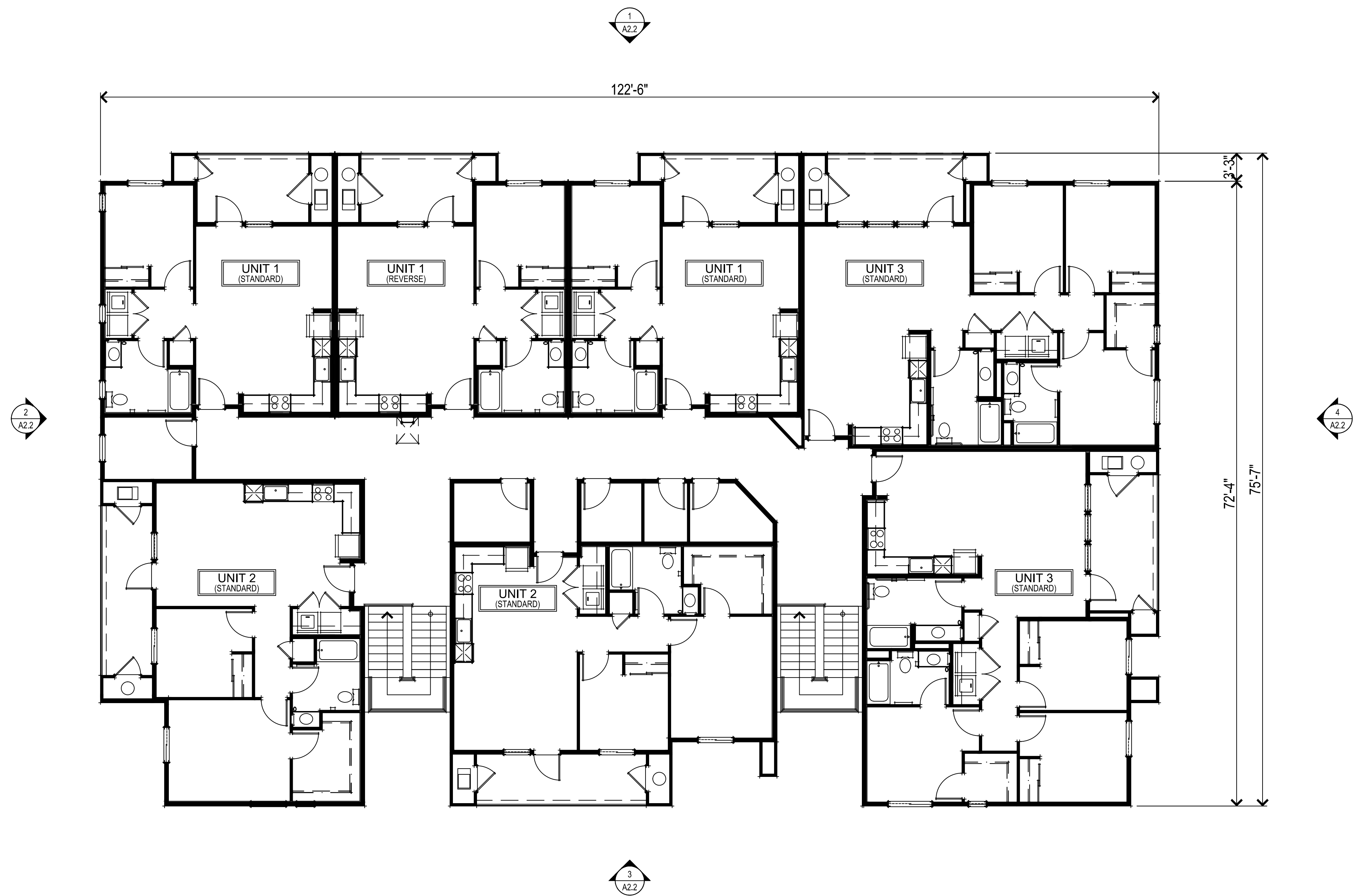




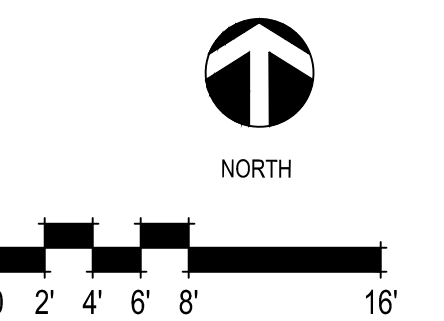
BUILDING TYPE B (17 UNIT BLDG) - SECOND FLOOR PLAN



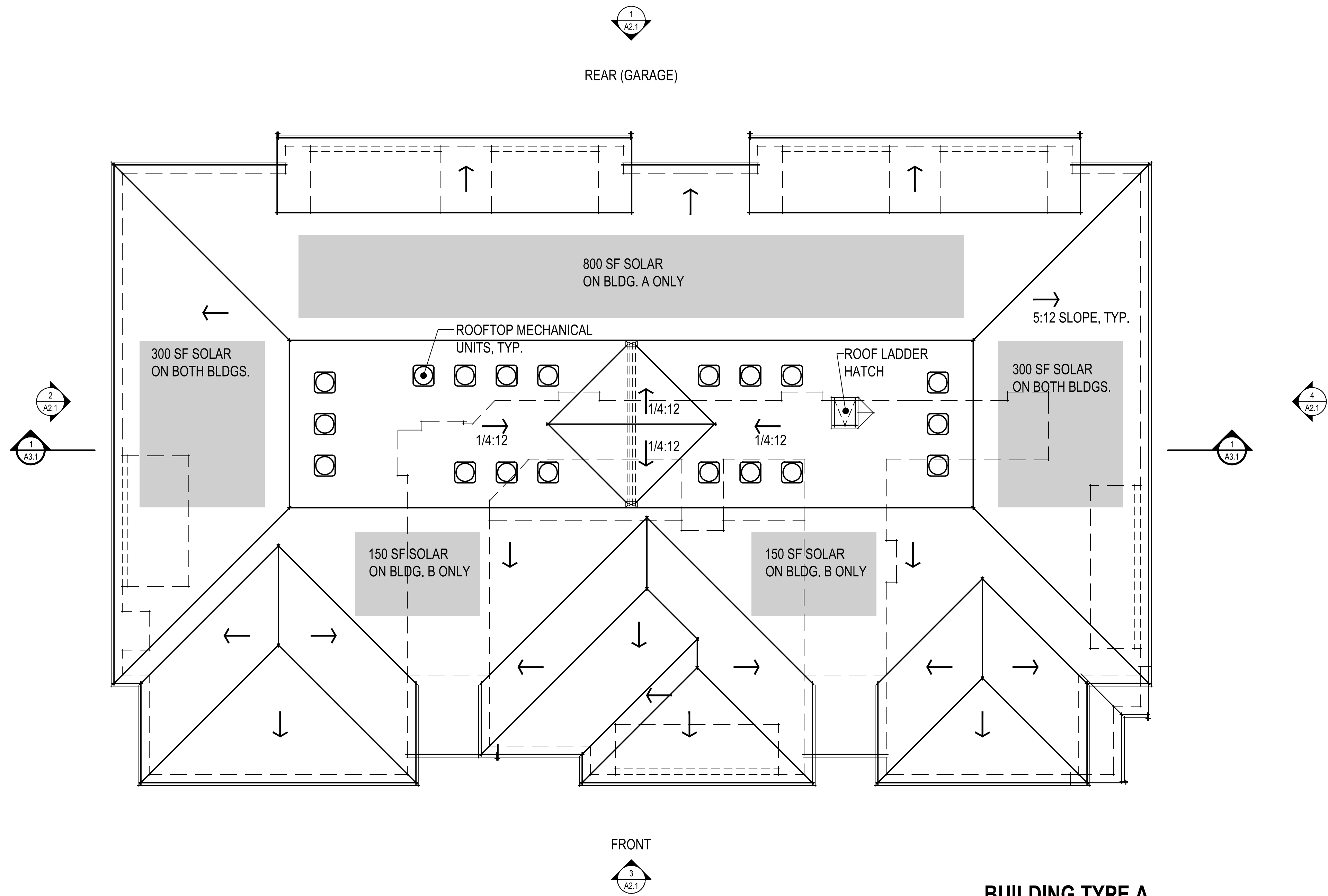




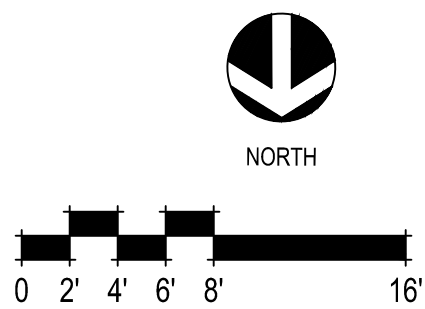
BUILDING TYPE B (17 UNIT BLDG) - THIRD FLOOR PLAN







**BUILDING TYPE A**  
(BUILDING TYPE B MIRRORED)



CONCEPTUAL ROOF PLAN  
A1.7





① SOUTH ELEVATION



③ NORTH ELEVATION

## EXTERIOR COLOR KEY NOTES

H1	HORIZONTAL SIDING - FIBER CEMENT COLOR: SHERWIN WILLIAMS - SW 7565 OYSTER BAR	A1	ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY
V1	VERTICAL SIDING / RAILING - FIBER CEMENT BOARD & BATTENS WITH TRIM AT CORNERS COLOR: SHERWIN WILLIAMS - SW 7539 CORK WEDGE	R1	ROOFING - CERTAINTED COMPOSITION SHINGLE COLOR: WEATHERED WOOD
F1	FASCIA / TRIM COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY	ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES. SEE SHEET A8.1 FOR EXTERIOR COLORS & MATERIALS.	



② WEST ELEVATION



④ EAST ELEVATION







① NORTH ELEVATION



③ SOUTH ELEVATION

## EXTERIOR COLOR KEY NOTES

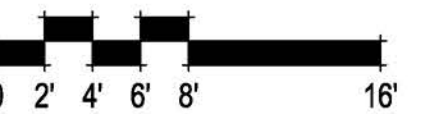
- |   |  |
|---|--|
| <p><b>H1</b> HORIZONTAL SIDING - FIBER CEMENT<br/>COLOR: SHERWIN WILLIAMS - SW 7565 OYSTER BAR</p> <p><b>V1</b> VERTICAL SIDING / RAILING - FIBER CEMENT BOARD &amp; BATTENS WITH TRIM AT CORNERS<br/>COLOR: SHERWIN WILLIAMS - SW 7539 CORK WEDGE</p> <p><b>F1</b> FASCIA / TRIM<br/>COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY</p> | <p><b>A1</b> ENTRY DOORS / ACCENTS<br/>COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY</p> <p><b>R1</b> ROOFING - CERTAINTED COMPOSITION SHINGLE<br/>COLOR: WEATHERED WOOD</p> <p>ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.<br/>SEE SHEET A8.1 FOR EXTERIOR COLORS &amp; MATERIALS.</p> |
|---|--|



② WEST ELEVATION



④ EAST ELEVATION





TYPICAL ROOFTOP CONDENSER UNIT

**GH5S**  
Single-Stage Heat Pump  
with Puron® Refrigerant  
1-1/2 To 5 Tons



Product Data

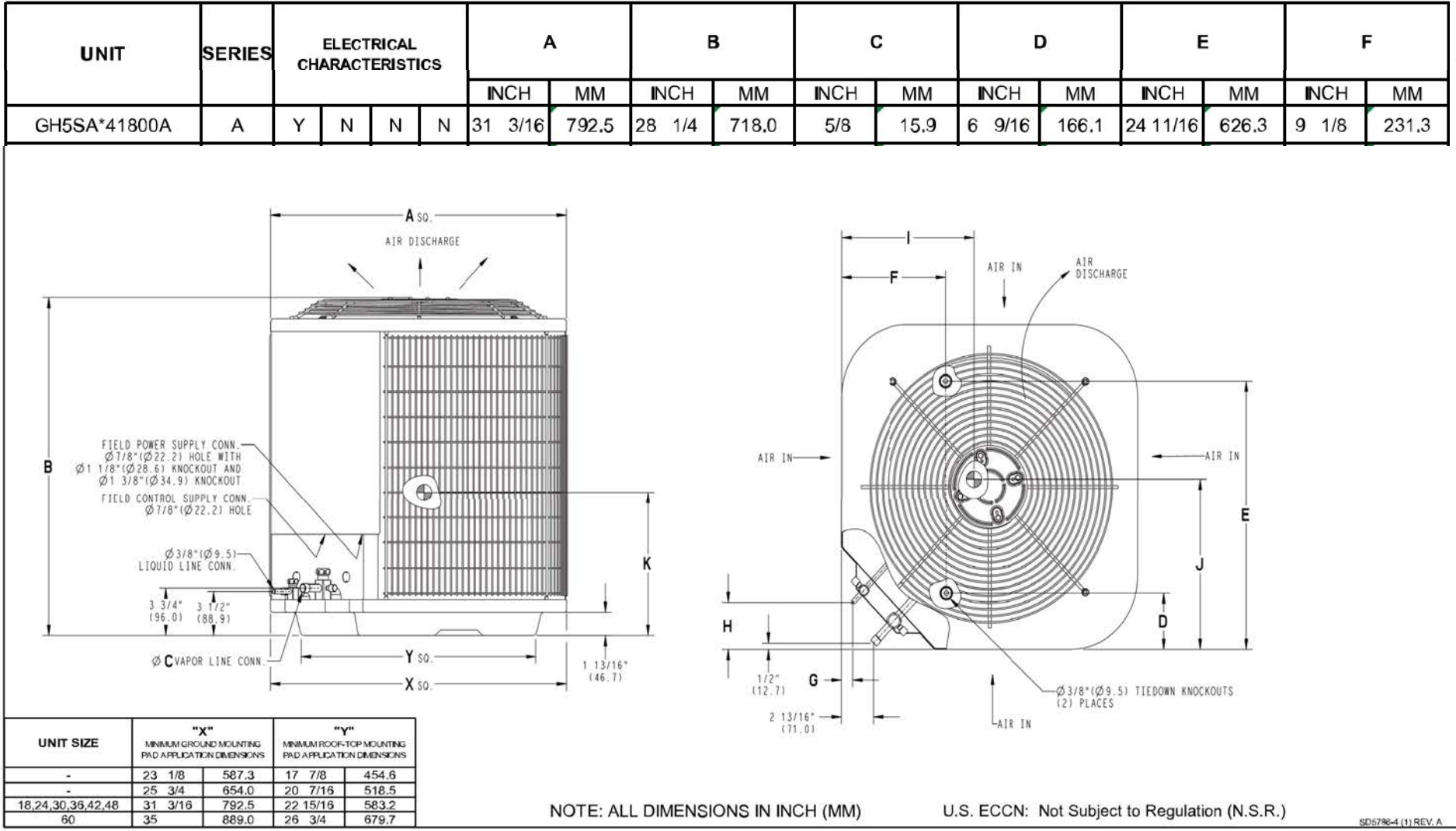


Industry leading  
Features / Benefits

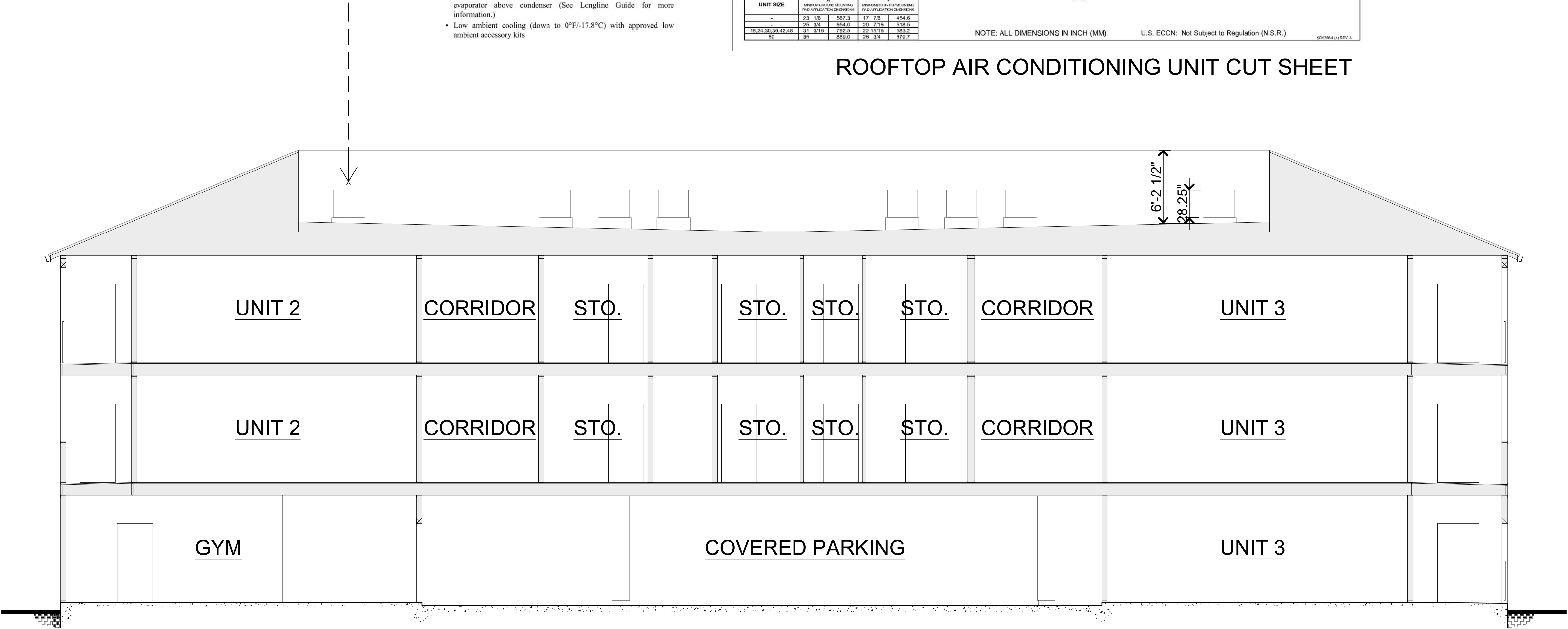
- Efficiency**
- 14.3 - 15.2 SEER2 / 11.0 - 12.5 EER2 / 7.5 - 8.1 HSPF2 (depending on unit size and indoor combination installed)
  - Microtube technology refrigeration system
  - Indoor air quality accessories available
- Sound**
- Sound levels as low as 69 dBA with accessory sound blanket
- Comfort**
- System supports programmable or standard thermostat controls
- Reliability**
- Non-ozone depleting Puron® refrigerant
  - Scroll compressor
  - Internal pressure relief valve
  - Internal thermal overload
  - Loss of charge switch
  - Filter drier
  - Balanced refrigeration system for maximum reliability
- Durability**
- Protection Package:
- Solid, durable sheet metal construction
  - Dense wire coil guard
- Applications**
- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
  - Low ambient cooling (down to 0°F/-17.8°C) with approved low ambient accessory kits

This unit has been designed utilizing Bryant's non-ozone depleting Puron® refrigerant. Heat pumps with Puron® refrigerant provide a collection of features unmatched by any other family of equipment.  
**NOTE:** Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory ([www.ahridirectory.org](http://www.ahridirectory.org)) for the most up-to-date ratings information.

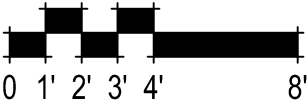
Dimensions



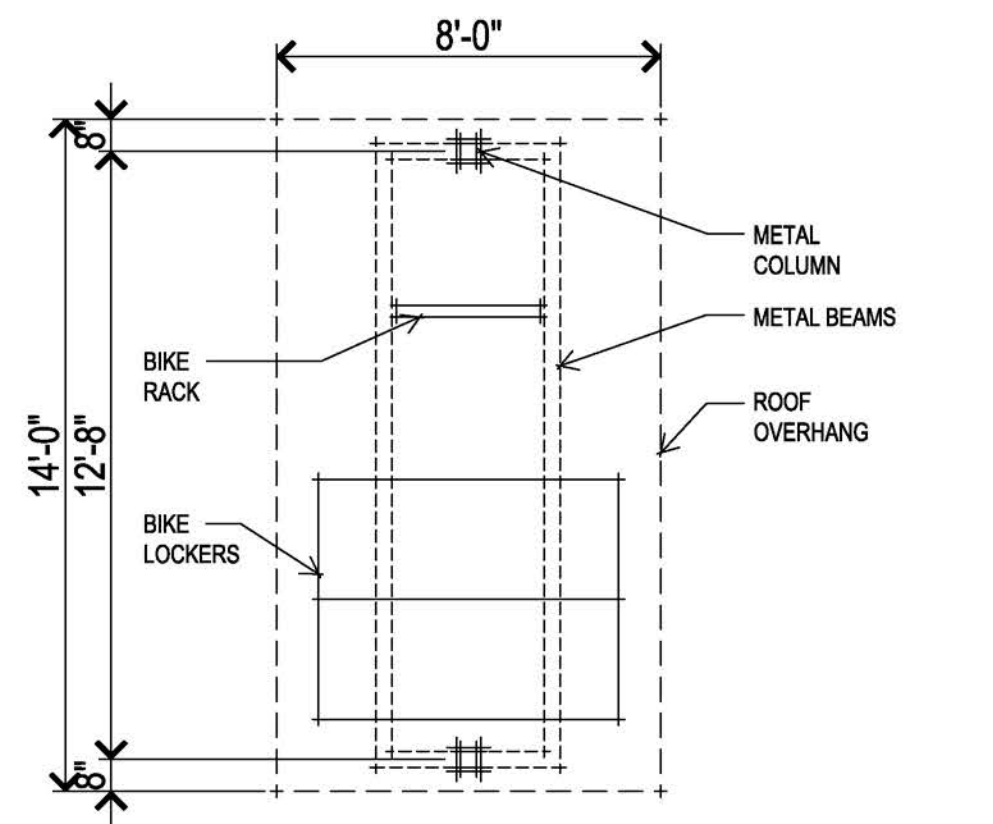
ROOFTOP AIR CONDITIONING UNIT CUT SHEET



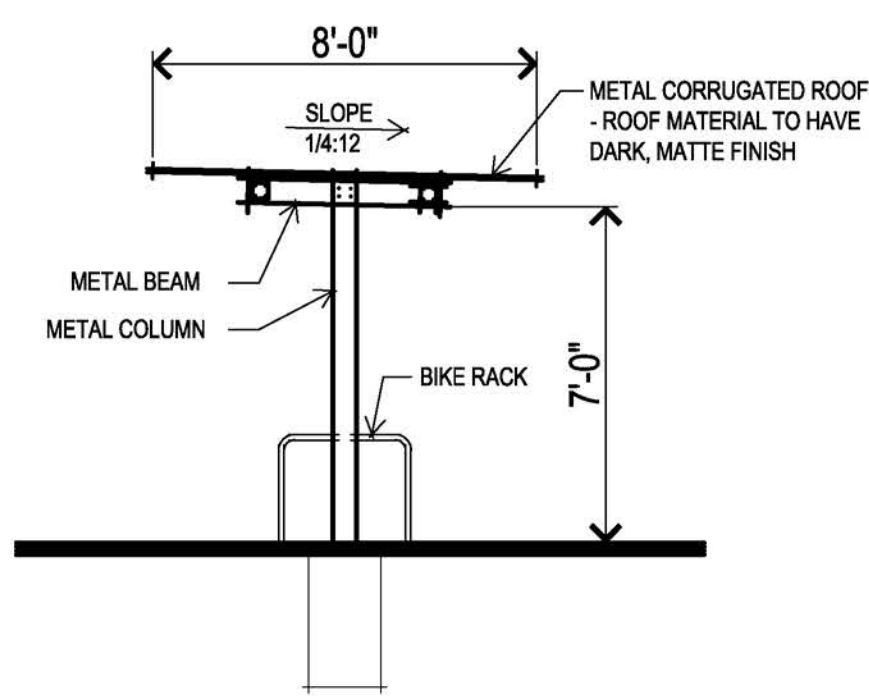
① CONCEPTUAL BUILDING SECTION





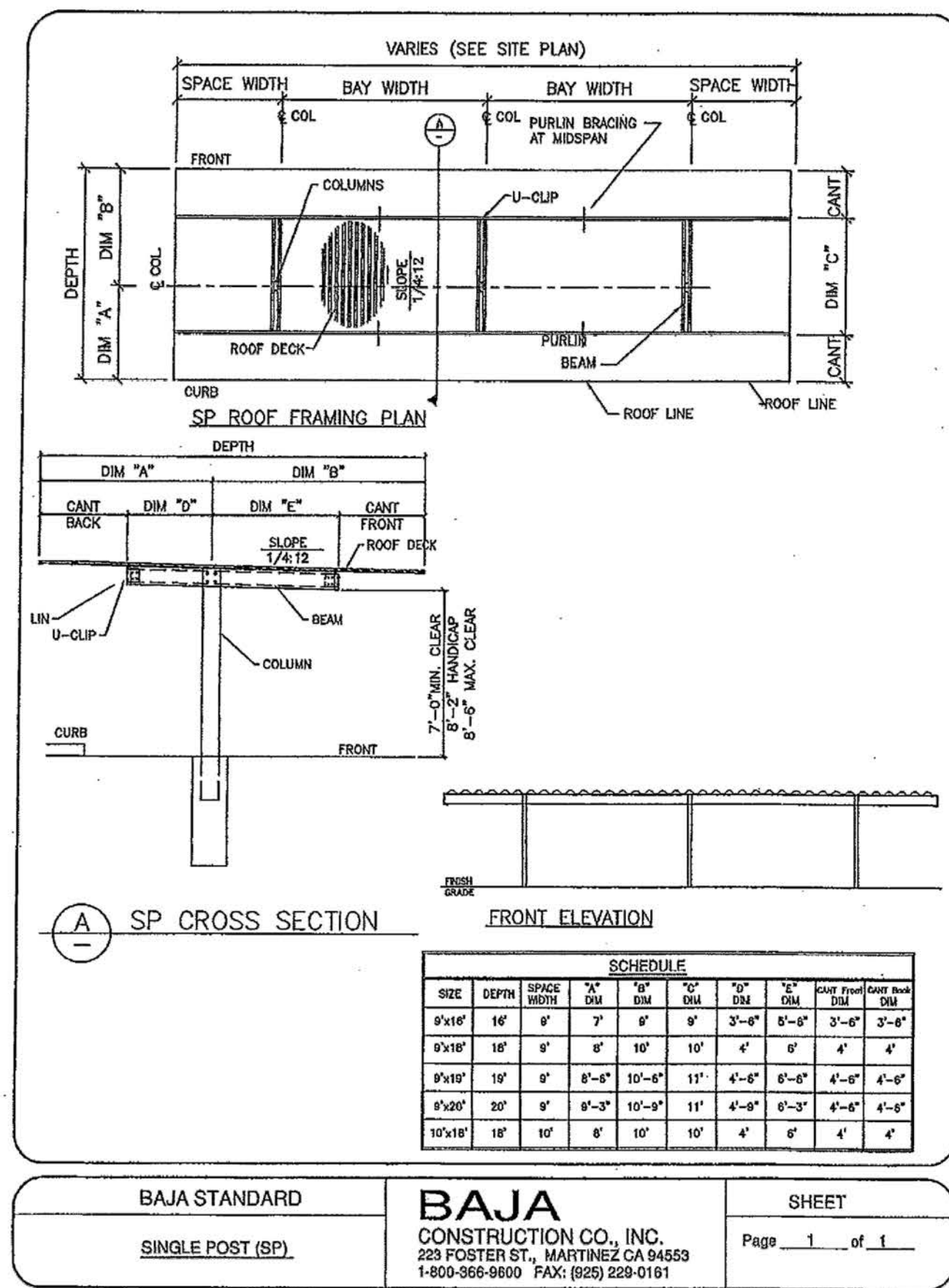


PLAN



ELEVATION

BICYCLE CANOPY  
TYPICAL DETAIL

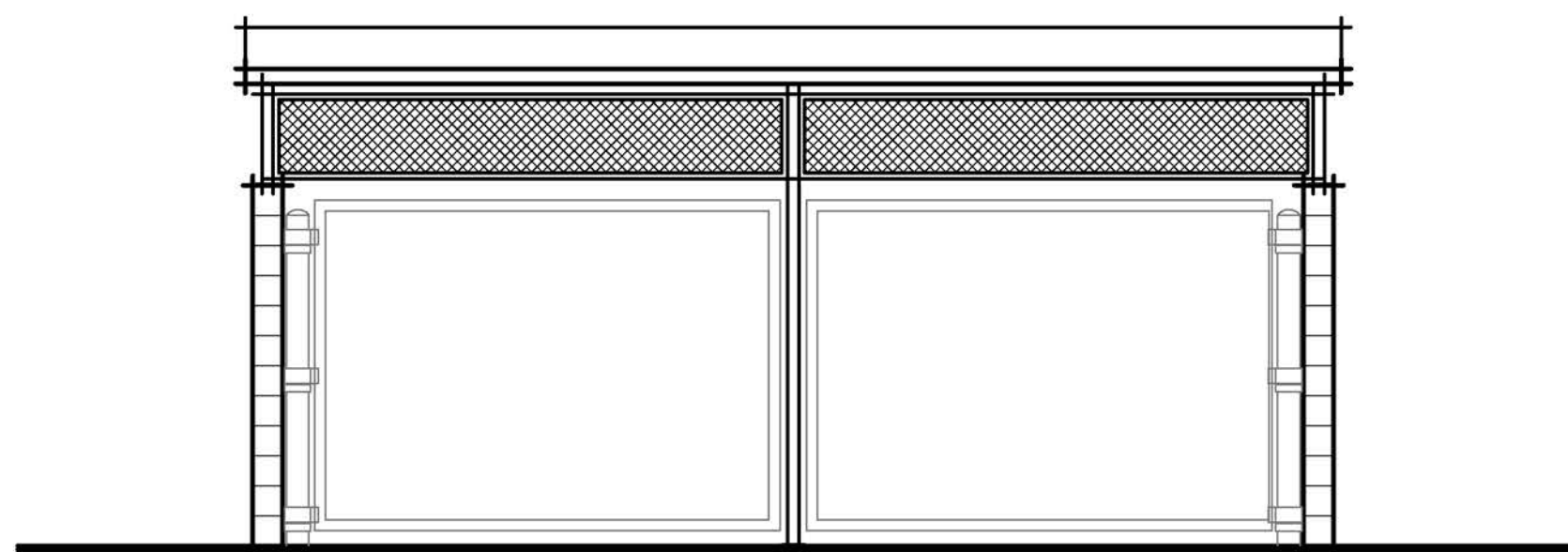


CARPORT TYPICAL DETAIL

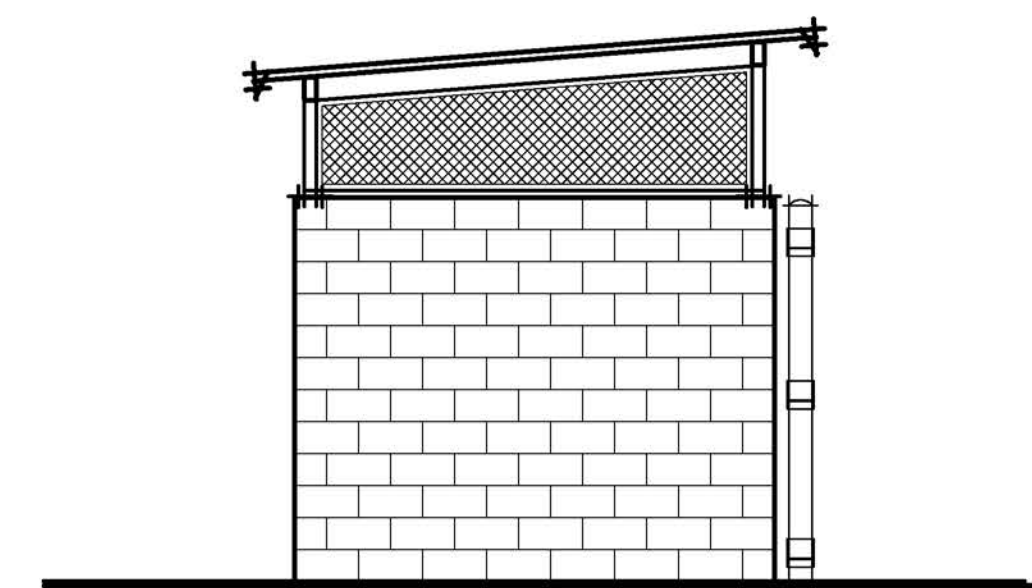


CARPORT EXAMPLE PHOTO  
PAINT ALL SURFACES TO MATCH ACCENT COLOR (F1) - SEE SHEET A5.1

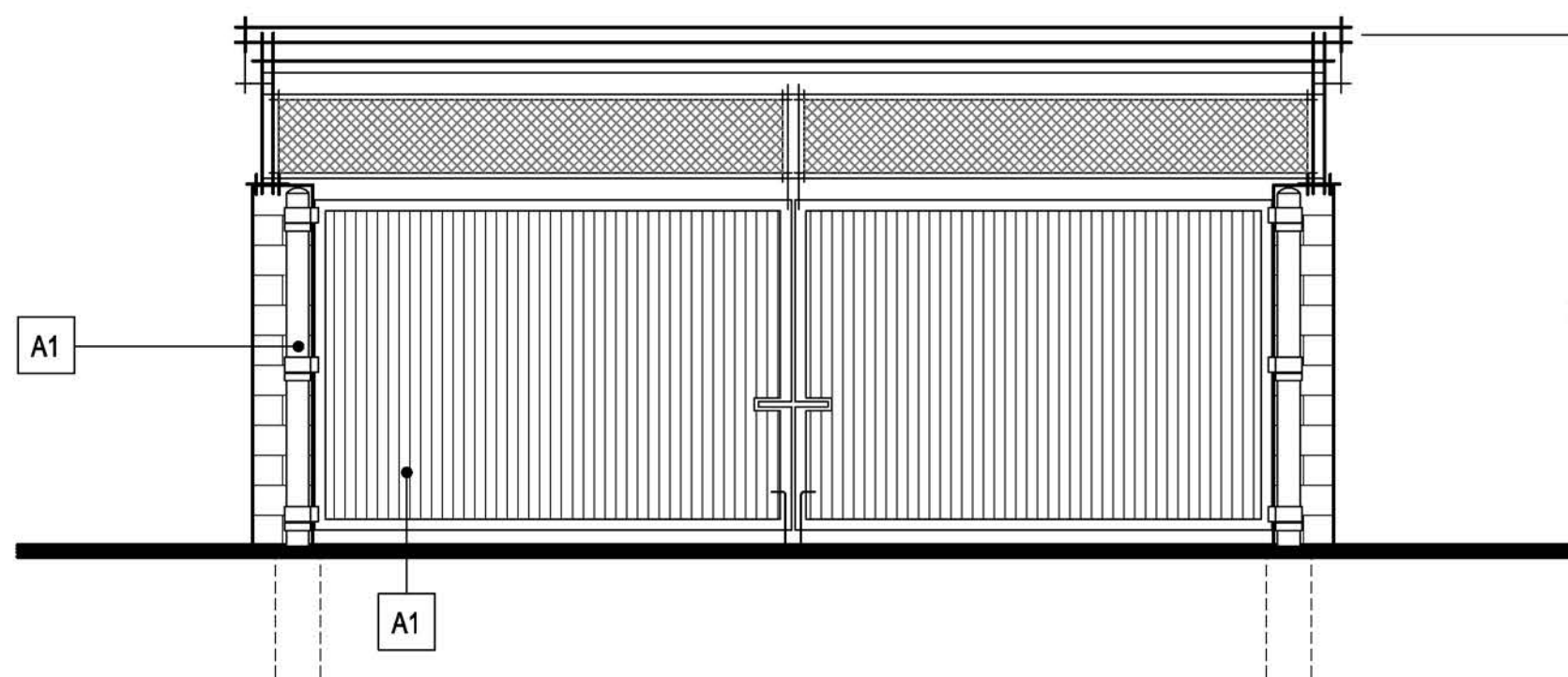
PAIR OF TRASH ENCLOSURE  
METAL GATES TO BE HEAVY  
GAUGE METAL PER SPAR  
APPENDIX B, CONSTRUCTION  
DETAIL STANDARD 6



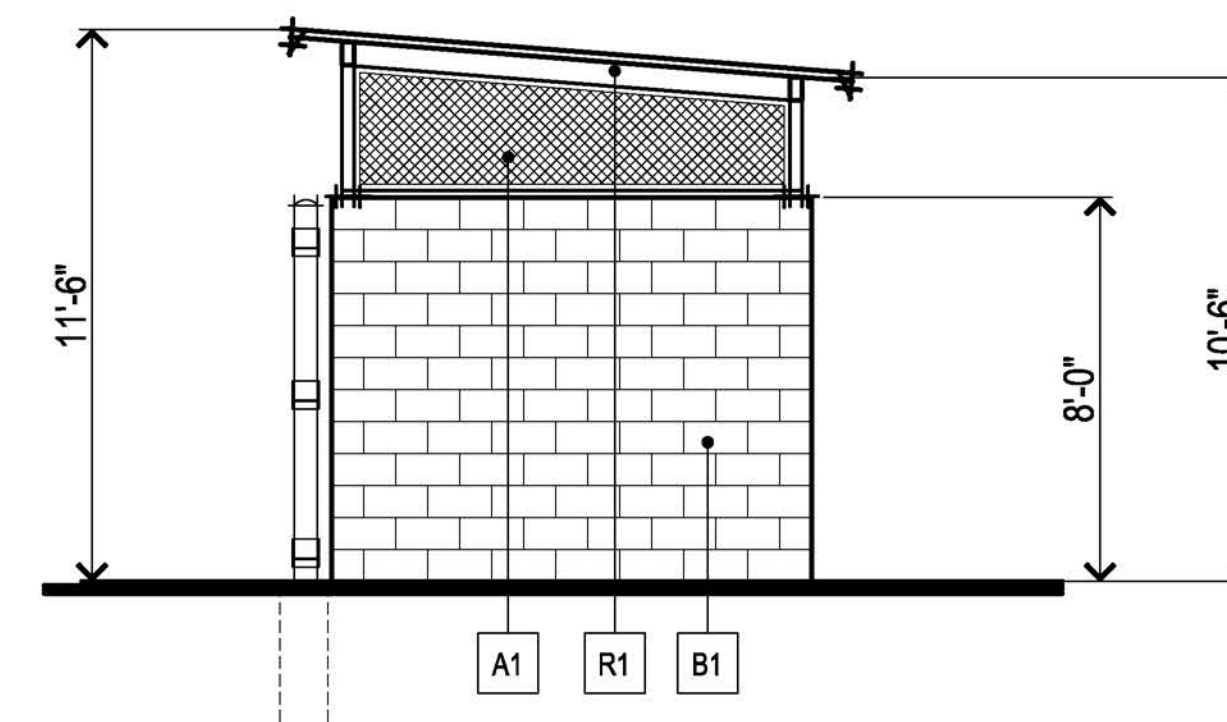
REAR ELEVATION



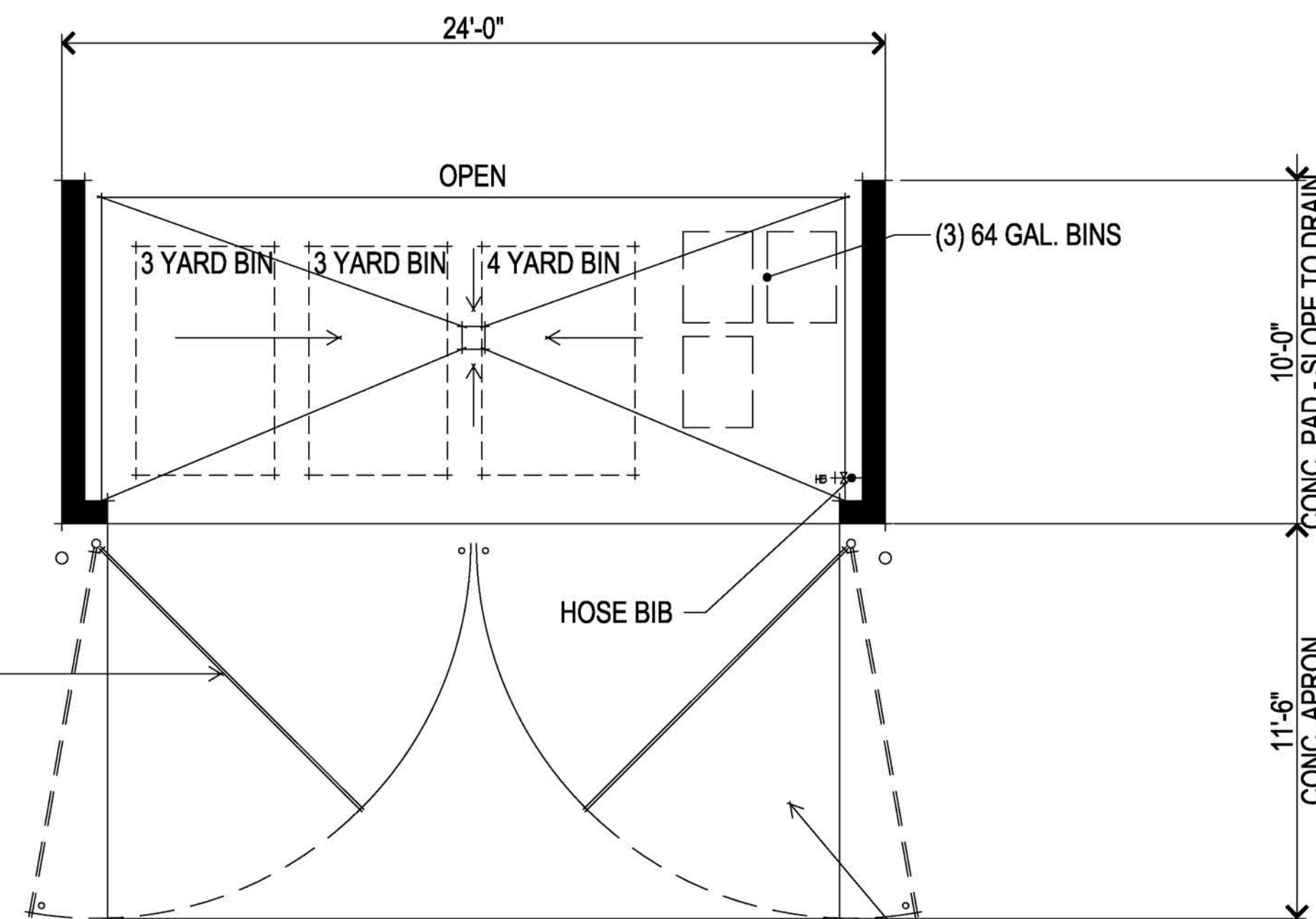
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



TRASH ENCLOSURE PLAN  
PER SPAR TRASH ENCLOSURE STANDARDS

## EXTERIOR COLOR KEY NOTES

- A1 DOORS / METAL ACCENTS COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY METAL
- B1 SPLIT-FACE CMU TAN, TO MATCH VERTICAL SIDING (V1)
- R1 ROOFING DARK MATTE FINISH TO MATCH CARPORT STRUCTURE

ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES. SEE SHEET A8.1 FOR EXTERIOR COLORS & MATERIALS.

## TRASH BIN CALCULATION

1.5 CUBIC YARDS OF WASTE CONTAINER  
PER 5 UNITS x 32 UNITS =  
9.6 CUBIC YARDS

**9.6 CUBIC YARDS REQUIRED**

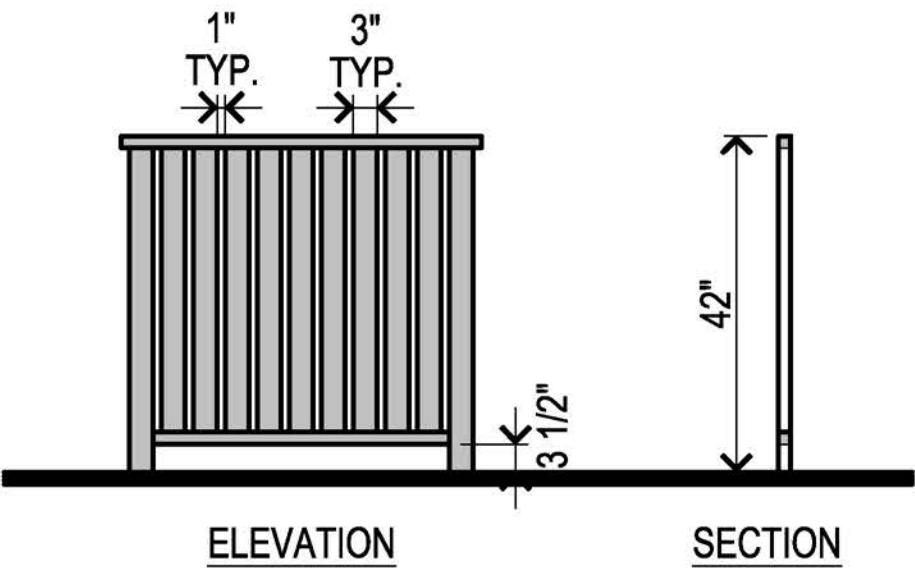
(2) 3 CUBIC YARD BINS  
(1) 4 CUBIC YARD BIN  
**10 CUBIC YARDS PROVIDED**



## TRASH ENCLOSURE & CARPORTS

A4.1





ELEVATION

SECTION

DECK RAILING DETAIL  
1/2" = 1'-0"



FRONT ELEVATION

COLOR SCHEME



R1 ROOFING  
CERTAINTED  
COLOR: WEATHERED WOOD

ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING  
APPLIED TO BUILDING SURFACES.  
SEE SHEET A8.1 FOR EXTERIOR COLORS & MATERIALS.

H1 HORIZONTAL SIDING - FIBER CEMENT  
COLOR: SHERWIN WILLIAMS - SW 7565 OYSTER BAR

V1 VERTICAL SIDING / RAILING - FIBER CEMENT BOARD & BATTENS  
WITH TRIM AT CORNERS  
COLOR: SHERWIN WILLIAMS - SW 7539 CORK WEDGE

F1 FASCIA / TRIM / METAL RAILING  
COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY

A1 ENTRY DOORS / ACCENTS  
COLOR: SHERWIN WILLIAMS - SW 0077 CLASSIC FRENCH GRAY



RETAINING WALL FINISH  
SPLIT FACE CMU - BEIGE





VIEW 1



VIEW 2



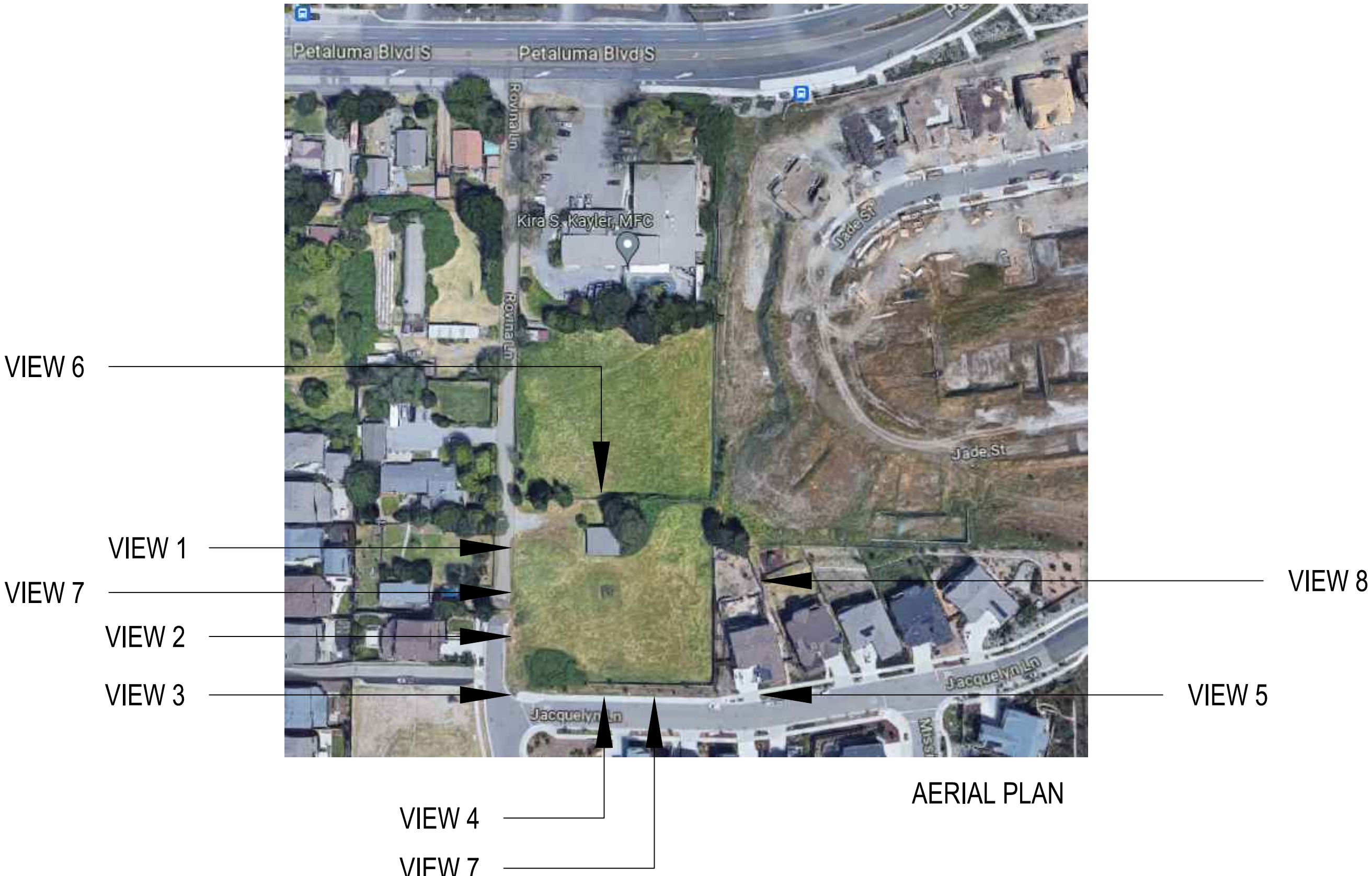
VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7

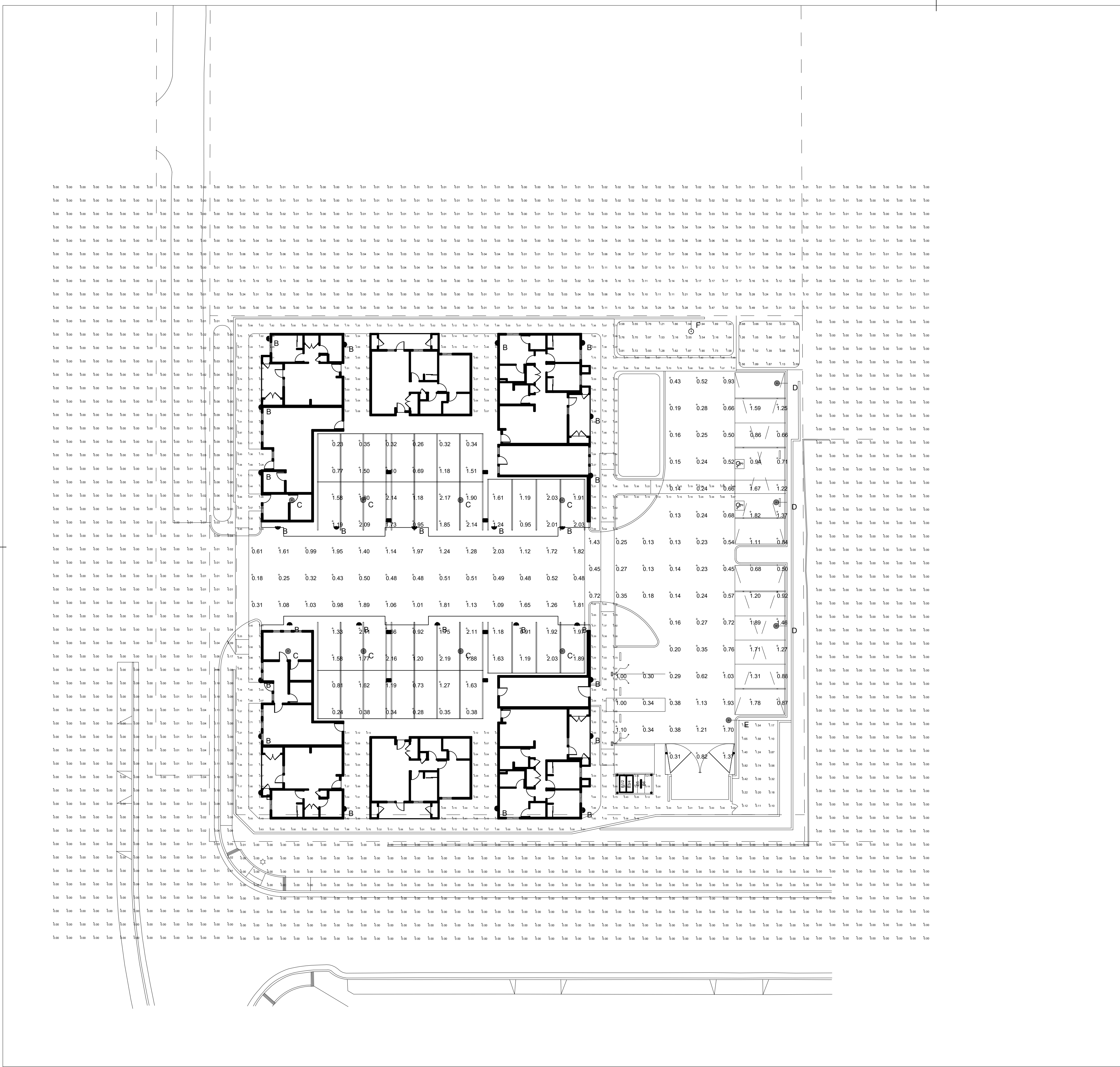


VIEW 8



VIEW 9





Luminaire Schedule - LED								
Project: TCP ROVINA - PETALUMA								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	26	B	Single	0.900	1024	20.5	BEGA 22 360 - MTG HT VARIES	22360_BEGA_IES.ies
	8	C	Single	0.900	2395	21	GARDCO SVPG-A01-840-G2-5RD @ 9'	SVPG-A01-840-5RD.ies
	3	D	Single	0.900	1860	19.8	STERNBERG GL1960-12L40T4-MDL006-SV1-BLOC @ 14'	GL1960-12L40T4-MDL006-SV1-BLOC.IES
	1	E	Single	0.900	2639	19.8	STERNBERG GL1960-12L40T5-MDL006-SV1 @ 14'	GL1960-12L40T5-MDL006-SV1.IES
	1	F	Single	0.900	1767	19.8	STERNBERG GL1960-12L40T3-MDL006-SV1-BLOC @ 14'	GL1960-12L40T3-MDL006-SV1-BLOC.IES

Calculation Summary							
Project: TCP ROVINA - PETALUMA							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING AND CENTER DRIVE AREAS	Illuminance	Fc	1.22	2.19	0.18	6.78	12.17
DOG PARK	Illuminance	Fc	0.77	1.65	0.10	7.70	16.50
EXTERIOR REAR PARKING AREAS	Illuminance	Fc	0.71	1.93	0.13	5.46	14.85
PATHWAYS	Illuminance	Fc	0.98	4.57	0.00	N.A.	N.A.
PLAY AREA	Illuminance	Fc	1.24	2.55	0.20	6.20	12.75
SPILL LIGHT EAST	Illuminance	Fc	0.00	0.00	0.00	N.A.	N.A.
SPILL LIGHT NORTH	Illuminance	Fc	0.04	0.53	0.00	N.A.	N.A.
SPILL LIGHT SOUTH	Illuminance	Fc	0.00	0.01	0.00	N.A.	N.A.
SPILL LIGHT WEST	Illuminance	Fc	0.01	0.17	0.00	N.A.	N.A.

LED wall luminaire - light output on one side

BEGA

**Application**  
This LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Type:  
BEGA Product:  
Project:  
Modified:

**Materials**  
Luminaire housing and constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
Matte safety glass  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 4.2 lbs

**Electrical**  
Operating voltage 120-277VAC  
Minimum start temperature -20°C  
LED module wattage 15.4W  
System wattage 20.5W  
Controllability 0-10V, TRIAC, and ELV dimmable  
Color rendering index Ra>90  
Luminaire lumens 1024 lumens (9000K)  
LED service life (L70) 80,000 hours

**LED color temperature**  
☐ 4000K - Product number - **K4**  
☐ 3500K - Product number - **K35**  
☐ 3000K - Product number - **K3 (EXPRESS)**  
☐ 2700K - Product number - **K27**  
☐ Amber - Product number - **AMB**

**Wildlife friendly amber LED - Optional**  
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.  
LED module wattage 12.0W (Amber)  
System wattage 15.0W (Amber)  
Luminaire lumens 243 lumens (Amber)  
**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:  
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:




LED wall luminaire - light output on one side				
	LED	A	B	C
22 360	15.4 W	12 1/2"	4 1/2"	4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
© copyright BEGA 2018 Updated 03/18/19


ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

\*\*\*\*\*  
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.  
\*\*\*\*\*

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



ASSOCIATED LIGHTING REPRESENTATIVES, INC  
7777 PARDEE LANE  
P.O. BOX 2265  
OAKLAND, CA 94621  
PHONE: (510) 638-0158 - FAX (510) 638-2908



Lighting Analysts  
illumination engineering software  
www.agi32.com

REPORT FOR: SDG ARCHITECTS  
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA  
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

PROJECT DESCRIPTION

TCP ROVINA LANE  
CITY OF PETALUMA

DRAWING NO. / INPUT FILE  
2218REY-R3.DWG / 2218REY-R3.A32

SCALE  
1" = 20'

SHEET  
1 OF 1

DATE  
03.06.2024

REV  
3



RECORD LEGEND

- xx A BEARING OR DIMENSION THAT IS MEASURED OR CALCULATED.  
R1 RECORD DATA PER RIVERVIEW SUBDIVISION BK 698 PGS 27-32.  
R2 RECORD DATA PER ROS 634/49-50.  
R3 RECORD DATA PER TITLE REPORT - LEGAL DESCRIPTION.

PRELIMINARY IMPROVEMENT PLANS

2 ROVINA LANE, PETALUMA, CA 94952

OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 7 WEST, M.D.M., IN THE CITY OF PETALUMA, STATE OF CALIFORNIA.

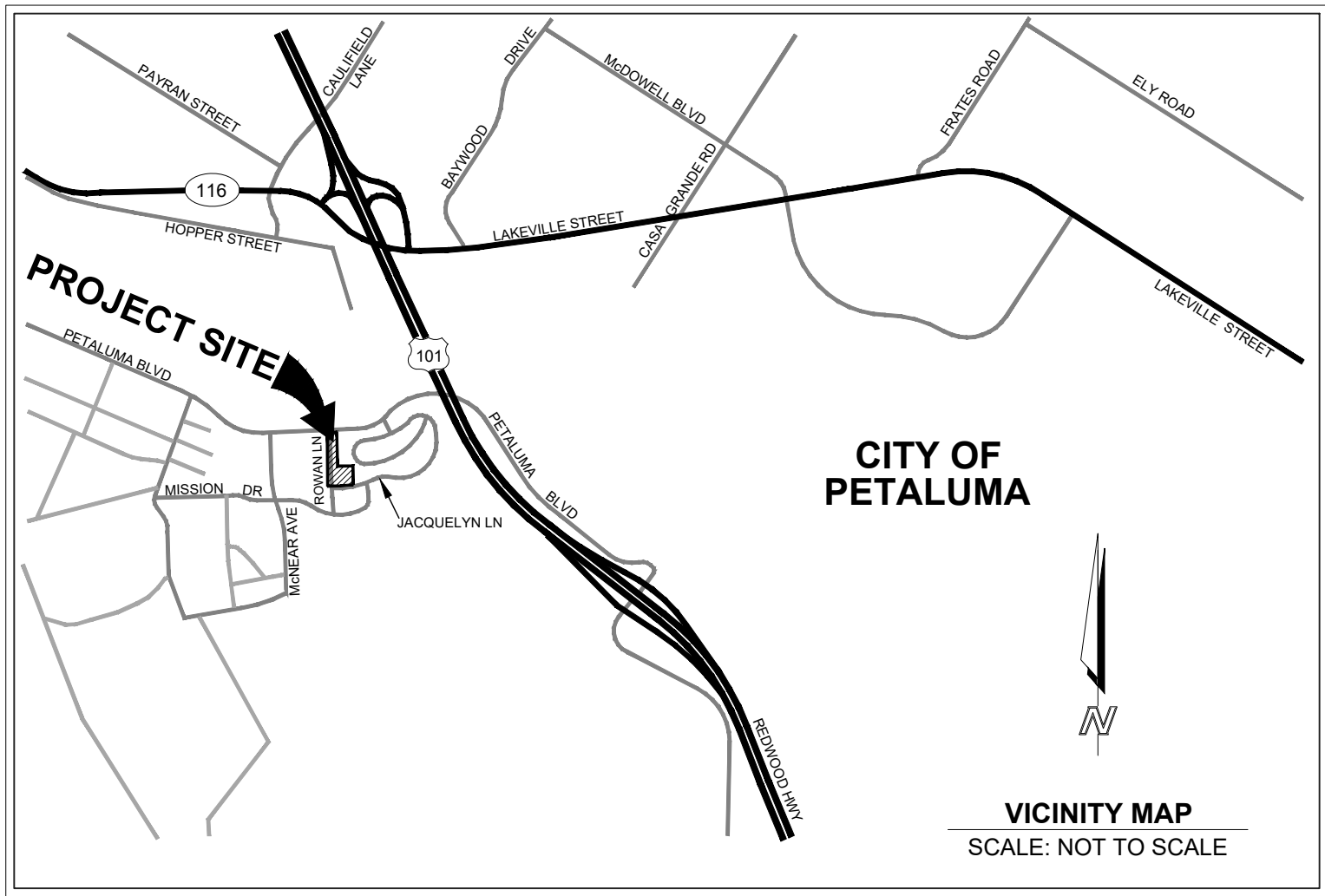
TREE SPECIES LEGEND SHOWN FOR REFERENCE ONLY. REFER TO ARBORIST REPORT PREPARED BY HORTICULTURAL ASSOCIATES, DATED NOV. 9, 2023

ID	COMMON NAME	TRUNK DIA.	HEIGHT	RADIUS	PROTECT
T1	DECODAR CEDAR	24"	70'	24'	NO
T2	MONTEREY PINE	11.5"	22'	17'	NO
T3	MONTEREY PINE	16"	23'	16'	NO
T4	MONTEREY PINE	24"	22'	17'	NO
T5	VALLEY OAK	16" + 16"	30'	24'	NO
T6	COAST LIVE OAK	8.5"+6"+5"+2"+2"	26'	15'	NO
T8	COAST LIVE OAK	7"+4"	22'	14'	NO
T9	COAST LIVE OAK	14"	29'	26'	NO
T10	COAST LIVE OAK	9"	16'	12'	NO
T11	COAST LIVE OAK	16"	29'	15'	NO
T12	MONTEREY PINE	31"	31'	34'	NO
T13	COAST LIVE OAK	13"+12"+10"+8"	31'	16'	NO

ID	COMMON NAME	TRUNK DIA.	HEIGHT	RADIUS	PROTECT
T14	COAST LIVE OAK	5.5"+6"	15'	13'	NO
T15	VALLEY OAK	12"	32'	20'	NO
T16	LOMBARDY POPLAR	15"+12"+5"+3"+4"+2"+2"+2"	54'	12'	NO
T17	LOMBARDY POPLAR	8"+6"+6"+6"+3"	33'	10'	NO
T18	CANARY ISLAND DATE PALM	32"	17'	13'	NO
T24	VALLEY OAK	6"	14'	8'	YES
T25	INTERIOR LIVE OAK	8"	16'	12'	YES
T26	INTERIOR LIVE OAK	8"	18'	12'	YES
T27	VALLEY OAK	8"	15'	12'	YES
T28	INTERIOR LIVE OAK	5"	10'	4'	YES
T29	BUCKEYE	3"	8'	6'	YES

TOPOGRAPHY LEGEND NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

---	PROPERTY BOUNDARY LINE	APN	ASSESSORS PARCEL NUMBER	⊕	FIRE HYDRANT
---	PROPOSED LEASE AREA	R.O.W.	RIGHT OF WAY	⊕	LIGHT WITH CONCRETE BASE
---	CENTERLINE	PL	PROPERTY LINE	⊕	WATER VALVE
---	RIGHT OF WAY LINE	CL	CENTER LINE	⊕	GAS VALVE
---	INDETERMINATE BOUNDARY LINE	FC	FACE OF CURB	⊕	STORM DRAIN MANHOLE
---	EASEMENT LINE	WL	WALL	⊕	SANITARY SEWER MANHOLE
---	EXISTING CONTOURS	FN	FENCE	⊕	SEWER CLEANOUT
---	OVERHEAD ELECTRICAL LINE	INV	INVERT	⊕	GREASE INTERCEPTOR MANHOLE
---	EXISTING CHAIN LINK FENCE	ICV	IRRIGATION CONTROL VALVE	⊕	COMMUNICATION MANHOLE
---	EXISTING WROUGHT IRON FENCE	PBX	PULLBOX	⊕	SPOT ELEVATIONS
---	BLOCK WALL	FDC	FIRE DEPARTMENT CONNECTION	⊕	STREET SIGN
---	INDICATES RESTRICTED ACCESS	PV	POST INDICATOR VALVE	⊕	UTILITY POLE
---	ZONING BOUNDARY	BFP	BACKFLOW PREVENTOR	⊕	GUY WIRE
---	EXISTING BUILDING WITH OVERHANG	ELEC	ELECTRIC	⊕	EXISTING BOLLARD
---	FOUND MONUMENT AS DESCRIBED	COMM	COMMUNICATION	⊕	TRAFFIC SIGNAL/LIGHTPOLE
---		X=BHL	BUILDING HEIGHT LOCATION	⊕	FOUND BRASS DISC IN WELL PER R1 HELD TO ESTABLISH CL



PROJECT CONTACTS

OWNER/DEVELOPER PACIFIC WEST COMMUNITIES, INC. 430 E. STATE ST., SUITE 100 EAGLE, ID 83616 TEL: (208) 908-4873	ARCHITECT SDG ARCHITECTS, INC. 3361 WALNUT BLVD., SUITE 120 BRENTWOOD, CA 94513 LANCE CRANNELL TEL: (925) 634-7000	CIVIL ENGINEER ATLAS CIVIL DESIGN, INC. 8722 HIGUERA STREET SAN LUIS OBISPO, CA 93401 TYLER JOHNSON TEL: (213) 810-8470
--	---	--

PROJECT STATISTICS

SUBJECT PARCEL

SITE ADDRESS:  
2 ROVINA LANE  
PETALUMA, CA 94952  
PARCEL 1  
GROSS AREA = 43,460.47 SF / 0.997 AC  
ROW DEDICATION = 1,278.50 SF / 0.029 AC  
NET AREA = 42,181.97 SF / 0.968 AC  
TOTAL IMPERVIOUS AREA = 35,701.00  
TOTAL AREA OF DISTURBANCE = 43,460.47 / 0.997 AC

UTILITY PURVEYORS:

ELECTRIC - PACIFIC GAS & ELECTRIC  
GAS - PACIFIC GAS & ELECTRIC  
TELEPHONE - AT&T  
SEWER - CITY OF PETALUMA  
WATER - CITY OF PETALUMA  
CABLE - AT&T

PARCEL 2  
GROSS AREA = 12,089.10 SF / 0.277 AC  
NET AREA = 12,089.10 SF / 0.277 AC  
TOTAL IMPERVIOUS AREA = 11,364.15 SF / 0.277 AC  
TOTAL AREA OF DISTURBANCE = 12,089.10 SF / 0.277 AC

ZONING & SETBACKS

PARCEL ONE  
FRONT: TO FEET  
REAR: 10 FEET  
SIDES: 0 FEET / INTERIOR SIDE: 0 FEET / STREET SIDE: 10 FEET

MAX BUILDING HEIGHT:  
PRINCIPAL BUILDING = 35 FEET  
ACCESSORY STRUCTURE = 25 FEET

MAX SITE COVERAGE:  
PRIMARY STRUCTURE = 60%  
ACCESSORY STRUCTURE (DETACHED) = 10% OF REQUIRED SETBACK AREA OR 500 SF, WHICHEVER IS GREATER

ZONE: R4 (MEDIUM DENSITY RESIDENTIAL)

NOTES:  
1. NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT TO THE SURVEYOR. ALL SETBACK INFORMATION WAS PROVIDED BY THE CITY OF PETALUMA PLANNING DEPARTMENT WEBSITE <HTTP://CITYOFPETALUMA.ORG>. ANY QUESTIONS OR DISCREPANCIES SHOULD BE DIRECTED TO THE CITY AT PHONE NUMBER 707-778-4470, OR AT THE COUNTER AT 11 ENGLISH STREET, PETALUMA, CA, 94952. IT IS NOT OUR POLICY TO MAKE CALCULATIONS TO DETERMINE REQUIREMENTS FOR THE SITE, BUT ONLY TO REPORT INFORMATION AS DISCOVERED.

2. NO SUBDIVISION OR RE-PLAT IS REQUIRED TO CONVEY THE SURVEYED PROPERTY.  
3. THERE ARE NO DESIGNATED PARKING STALLS ON THE SURVEYED PROPERTY.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06097C1001G PROJECT SITE LIES IN FLOOD ZONE "X".

FLOOD "X" DESIGNATION IS DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN." PER THE FEMA WEB SITE, MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

LEGAL DESCRIPTION

PARCEL ONE  
BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SEC 3, T4N, R7W, M.D.M.  
APN: 019-210-009-000

PARCEL TWO  
A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES.

BASIS OF BEARING

BEING THE EAST LINE OF A 20 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES PER BOOK 903, PAGE 98 AS SHOWN ON RECORD OF SURVEY 634/49-50, HAVING A BEARING OF N00°20'18"W.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON OPUS, POINT 1  
ELEVATION = 39.73 FEET

ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN OPUS RAPID STATIC PROCESSING, NAVD88.

EASEMENT NOTES

- 20' R/W EASEMENT FOR ROAD AND UTILITY PURPOSES PER BK. 903, O.R., PAGE 98, S.C.R.
- 25' R/W EASEMENT PER BK 178, PG. 7, O.R. S.C.R. APPURTENANT TO LOT 3, BK. 176, MAPS, PG. 7, S.C.R.
- 5.7' PUB. SEWER, DRAINAGE, STORM DRAIN, PEDESTRIAN, UTILITY, EMERGENCY ACCESS & MAINTENANCE PER BK. 698, MAPS, PG. 27-32, S.C.R.
- 14.30' PUB. SEWER, DRAINAGE, STORM DRAIN, PEDESTRIAN, UTILITY, EMERGENCY ACCESS & MAINTENANCE PER DOC. NO. 2006-92555.
- VARIABLE WIDTH PUBLIC UTILITY & SIDEWALK EASEMENT PER DOC. 2006-92554, S.C.R.
- 23' WIDE PRIVATE ACCESS EASEMENT PER PARCEL MAP 372, BK. 764, PG. 20-22, S.C.R.
- 5' WIDE PUBLIC UTILITY EASEMENT PER PARCEL MAP 372, BK. 764, PG. 20-22, S.C.R.

EARTHWORKS

TOTAL CUT: 4,700 CY  
TOTAL FILL: 1,600 CY  
NET: 3,100 CY (EXPORT)

SHEET INDEX

SHEET	TITLE
1	TITLE SHEET - EXISTING CONDITIONS
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY CROSS-SECTIONS & DETAILS

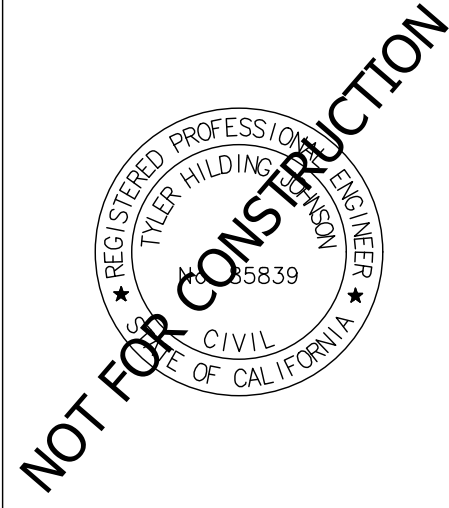
PRELIMINARY IMPROVEMENT PLANS

2 ROVINA LANE  
PETALUMA, CA 94952

TITLE SHEET  
EXISTING CONDITIONS

PROJECT NUMBER: 23-027  
PREPARED ON: 9/6/23  
REVISED ON: 4/17/24  
PREPARED BY: C.Rogers  
CHECKED BY: THJ

SHEET  
1 OF 4



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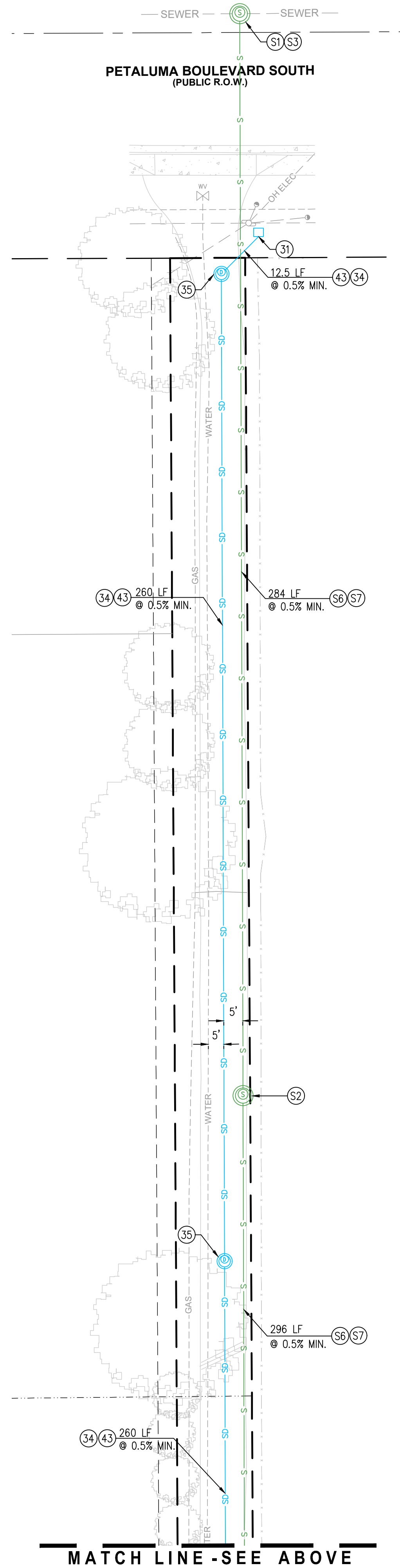
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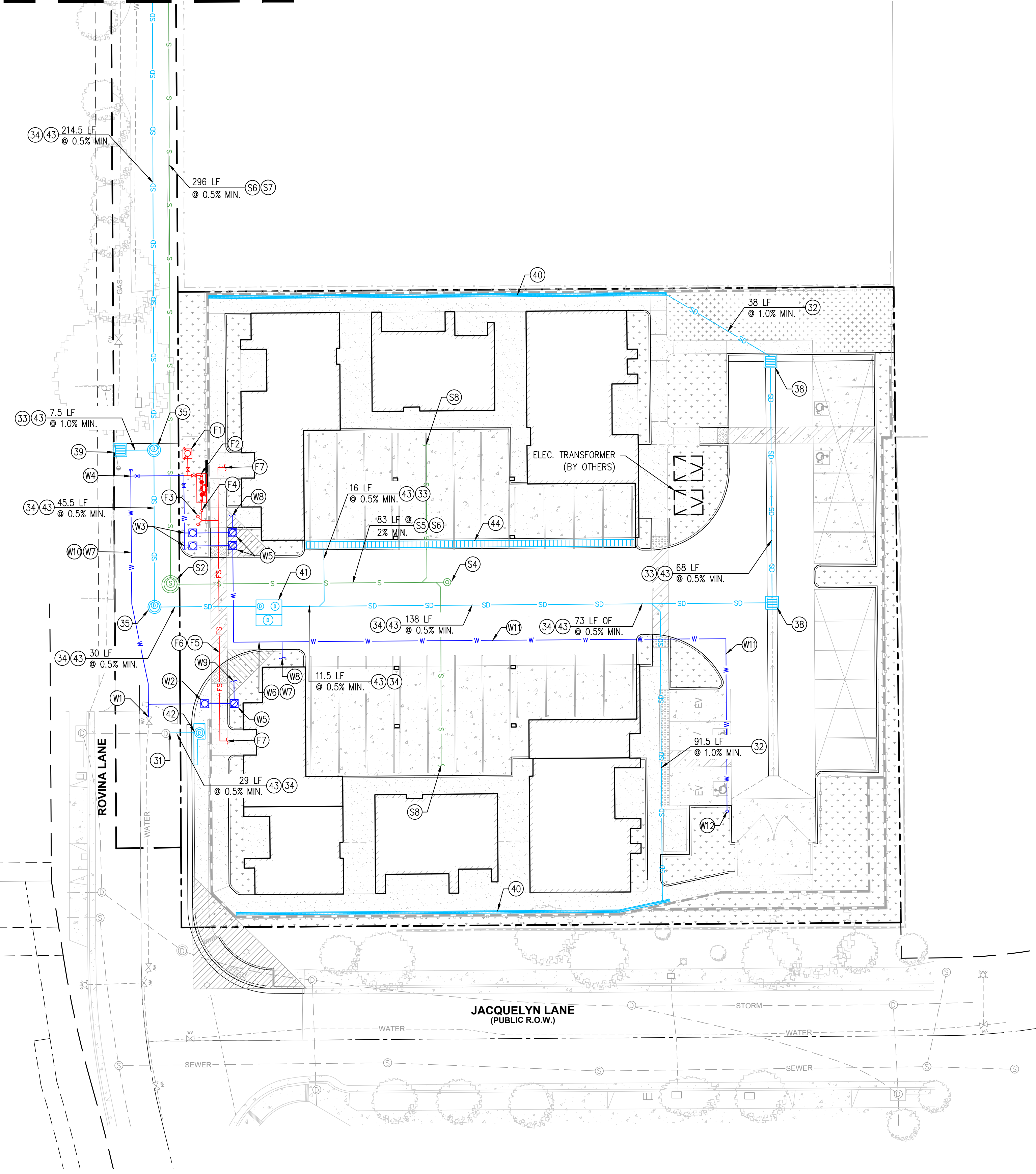




S:\2023\23-027 PETALUMA MULTIFAMILY CIVIL DWG (PRELIMINARY) IMPROVEMENT PLANS\23-027 PP03 - UTILITY DWG - PLOT DATE: April 16, 2024



MATCH LINE - SEE BELOW



#### LEGEND

- FS FIRE WATER SERVICE LINE
- S SANITARY SEWER LINE
- IRR IRRIGATION WATER SERVICE LINE
- W DOMESTIC WATER SERVICE LINE
- SD STORM DRAIN LINE
- SEWER STRUCTURE
- WATER METER
- RP BACKFLOW DEVICE
- WATER VALVE
- DCDA BACKFLOW DEVICE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- STORM STRUCTURE
- TRENCH DRAIN

#### DRAINAGE CONSTRUCTION NOTES

- CONNECT TO EXISTING STORM DRAIN STRUCTURE.
- INSTALL 6" PVC STORM DRAIN PIPE.
- INSTALL 12" PVC STORM DRAIN PIPE.
- INSTALL 18" HDPE STORM DRAIN PIPE.
- CONSTRUCT STANDARD PRECAST CONCRETE STORM DRAIN MANHOLE PER CITY STD. PLAN 401.1
- NOT USED.
- CONSTRUCT STANDARD TYPE "B" CAST IN PLACE DRAINAGE INLET PER CITY STD. PLAN 408.1
- CONSTRUCT STANDARD TYPE "G1" DRAINAGE INLET PER CITY STD. PLAN 416.1 AND FILTER INSERT BY FLOWGARD OR APPROVED EQUAL.
- INSTALL 6" WIDE TRENCH DRAIN WITH ADA RATED GRATE AND FILTER INSERT BY FLOWGARD OR APPROVED EQUAL.
- INSTALL 8'x8'x4' DEEP MODULAR WETLAND STORMWATER BIOFILTRATION SYSTEM BY CONTECH (OR APPROVED EQUAL), SEE SHEET DETAIL 1, SHEET 4 FOR DETAIL.
- CONSTRUCT TYPE "A" STANDARD PRECAST CONCRETE CURB INLET PER CITY STD. PLAN 407.1
- TRENCHING AND BACKFILL PER CITY STD. PLANS 219.1-219.3
- INSTALL 12" WIDE TRENCH DRAIN WITH TRAFFIC RATED GRATE AND FILTER INSERT BY FLOWGARD OR APPROVED EQUAL.

#### SEWER CONSTRUCTION NOTES

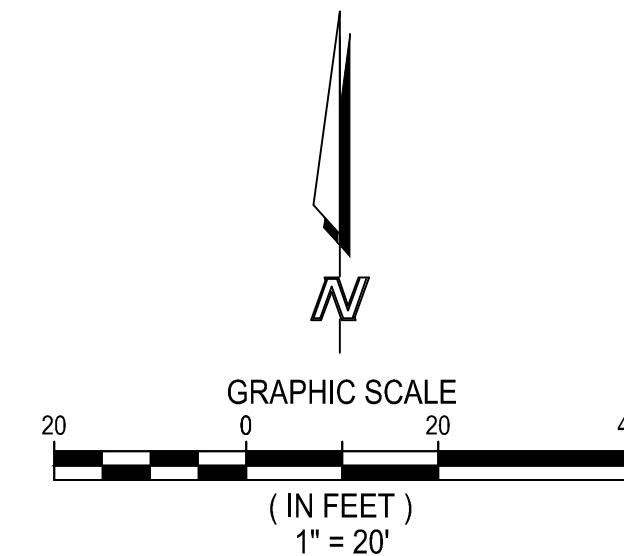
- CONNECT TO EXISTING SEWER MAIN.
- CONSTRUCT 48" PRECAST CONCENTRIC CONE CONCRETE MANHOLE PER CITY STD. PLAN 500.
- CONSTRUCT 60" PRECAST ECCENTRIC CONE CONCRETE MANHOLE PER CITY STD. PLAN 501.
- INSTALL SEWER CLEANOUT PER CITY STD. PLAN 506.0
- INSTALL 6" SDR-35 PVC SEWER PIPE.
- INSTALL 8" SDR-35 PVC SEWER PIPE.
- TRENCH AND BACKFILL PER CITY STD. PLANS 219.1 - 219.3
- CONTINUATION PER PLUMBING PLANS.

#### WATER CONSTRUCTION NOTES

- CONNECT TO EXISTING WATER MAIN.
- INSTALL 1-1/2" IRRIGATION WATER SERVICE AND 1-1/2" METER PER CITY STD. PLAN 864.
- INSTALL 2" DOMESTIC WATER SERVICE & 2" METER PER CITY STD. PLAN 865.
- INSTALL COMBINATION WATER SERVICE PER CITY STD. PLANS 870.01 - 870.02
- INSTALL ABOVE GROUND REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY PER CITY STD. PLAN 876.
- INSTALL 2" SCH. 80 PVC PIPE.
- TRENCH AND BACKFILL PER CITY STD. PLANS 219.1 - 219.3
- CONTINUATION PER PLUMBING PLAN.
- CONTINUATION PER LANDSCAPE AND IRRIGATION PLANS.
- INSTALL 8" PVC WATER MAIN.
- INSTALL 1" PVC WATER LATERAL
- INSTALL HOSE BIB PER SPAR APPENDIX B, CONSTRUCTION DETAIL 3

#### FIRE CONSTRUCTION NOTES

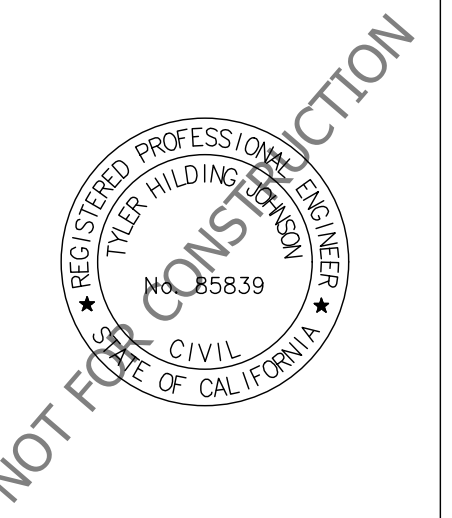
- INSTALL FIRE HYDRANT PER CITY STD. PLAN 857.01
- INSTALL 8" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY PER CITY STD. PLAN 880.01 - 880.02
- FIRE DEPT. CONNECTION.
- POST INDICATOR CHECK VALVE.
- INSTALL 8" C-900 PVC FIRE WATER LINE.
- TRENCH AND BACKFILL PER CITY STD. PLANS 219.1 - 219.3.
- CONTINUATION PER FIRE SPRINKLER PLAN.



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DATE	BY	REVISIONS	

PRELIMINARY IMPROVEMENT PLANS

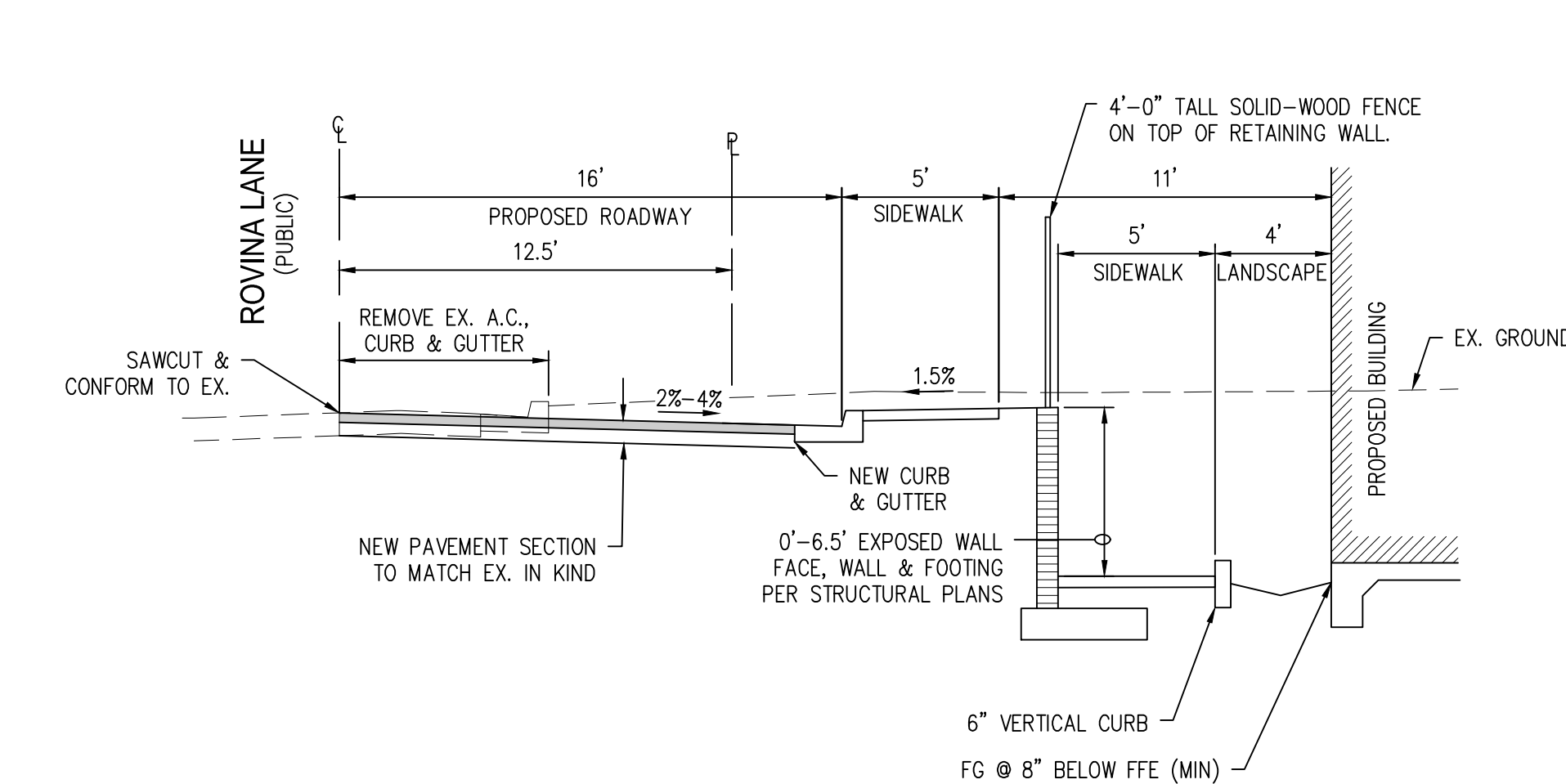
2 ROVINA LANE  
PETALUMA, CA 94952

PRELIMINARY UTILITY PLAN

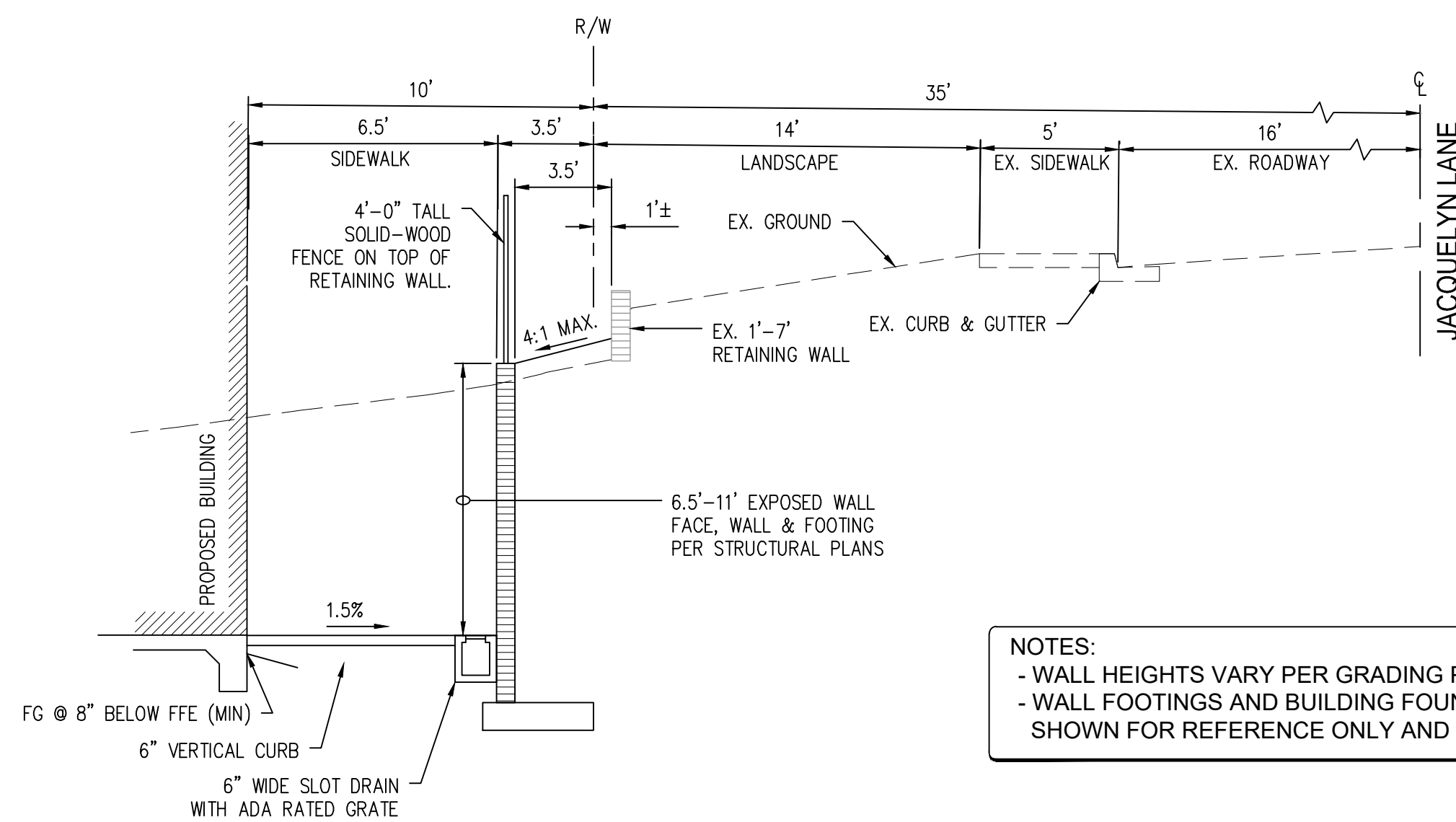
PROJECT NUMBER: 23-027  
PREPARED ON: 9/6/23  
REVISED ON: 4/17/24  
PREPARED BY: C.Rogers  
CHECKED BY: THJ

SHEET  
3 OF 4

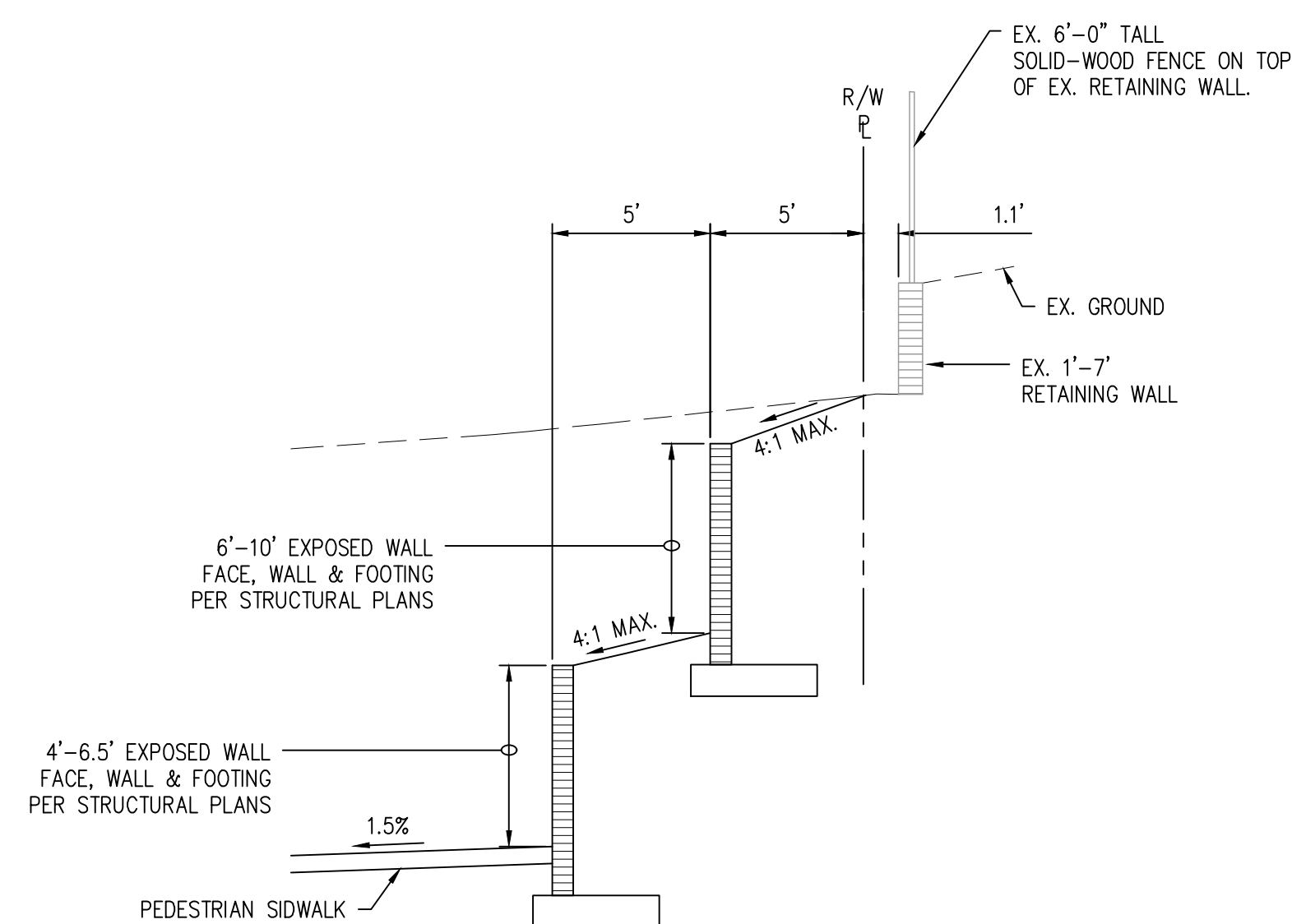




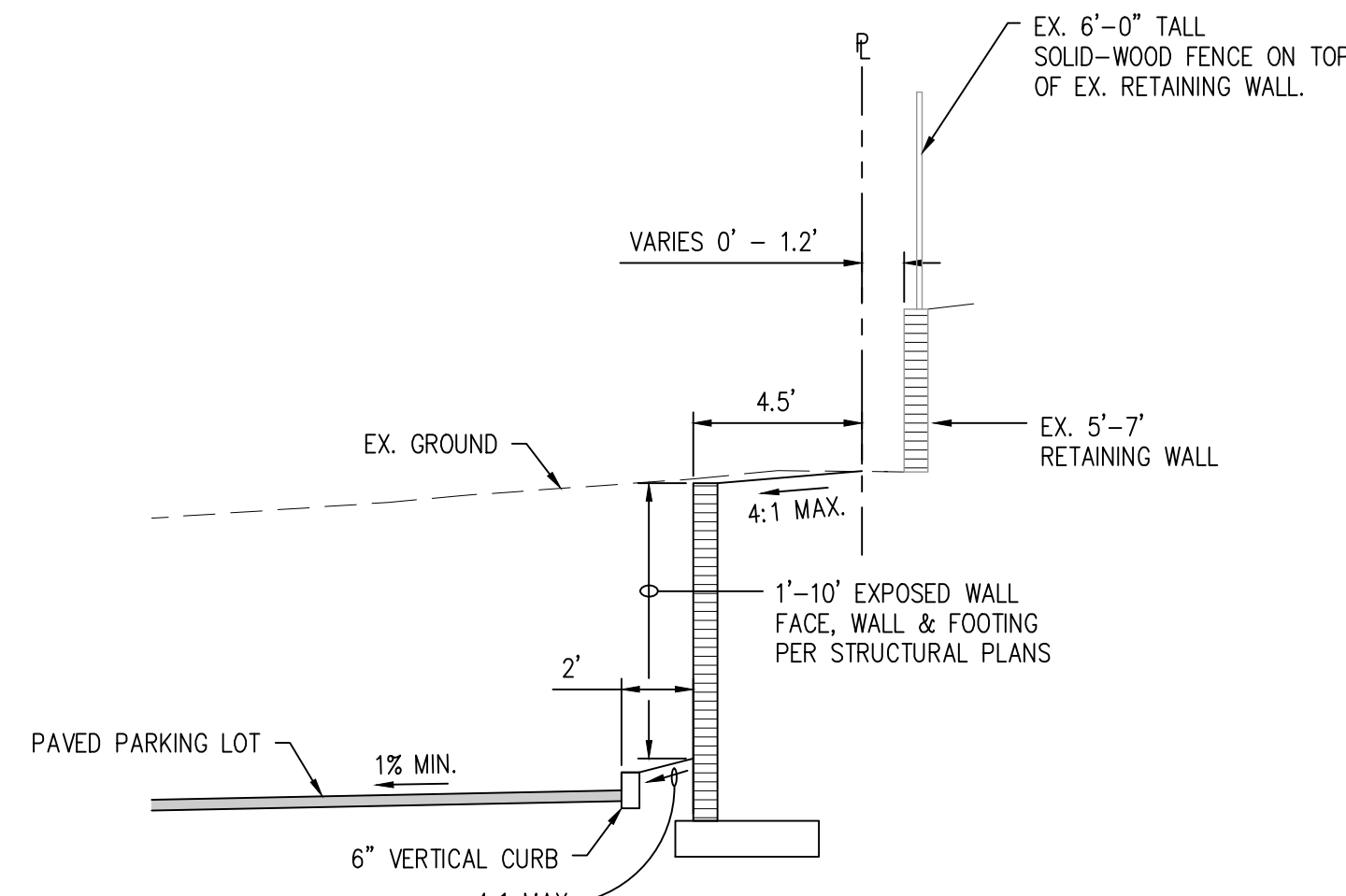
**SECTION VIEW - WESTERLY PROPERTY LINE (SOUTH)**  
SCALE: 1" = 5'



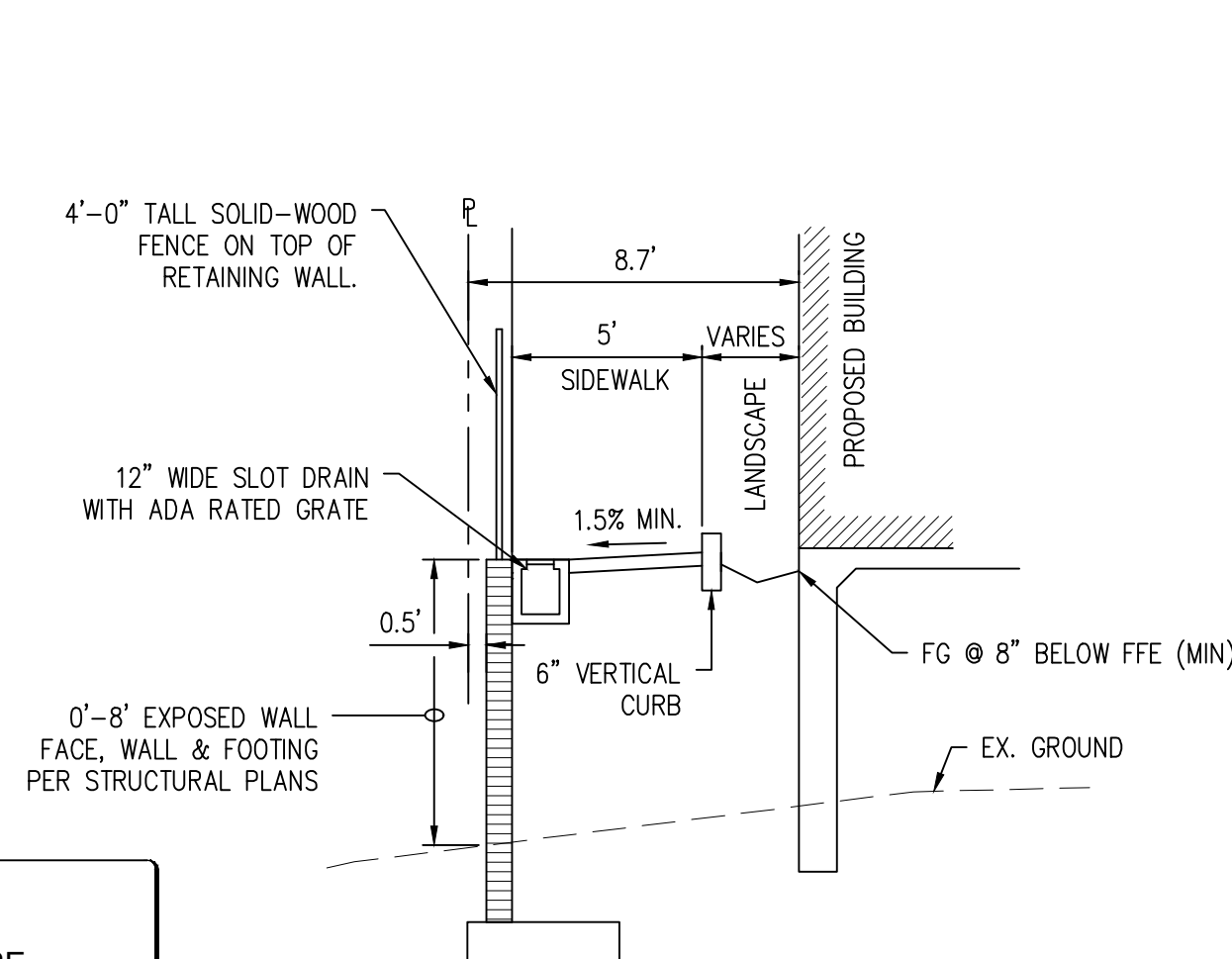
**SECTION VIEW - SOUTHERLY PROPERTY LINE**  
SCALE: 1" = 5'



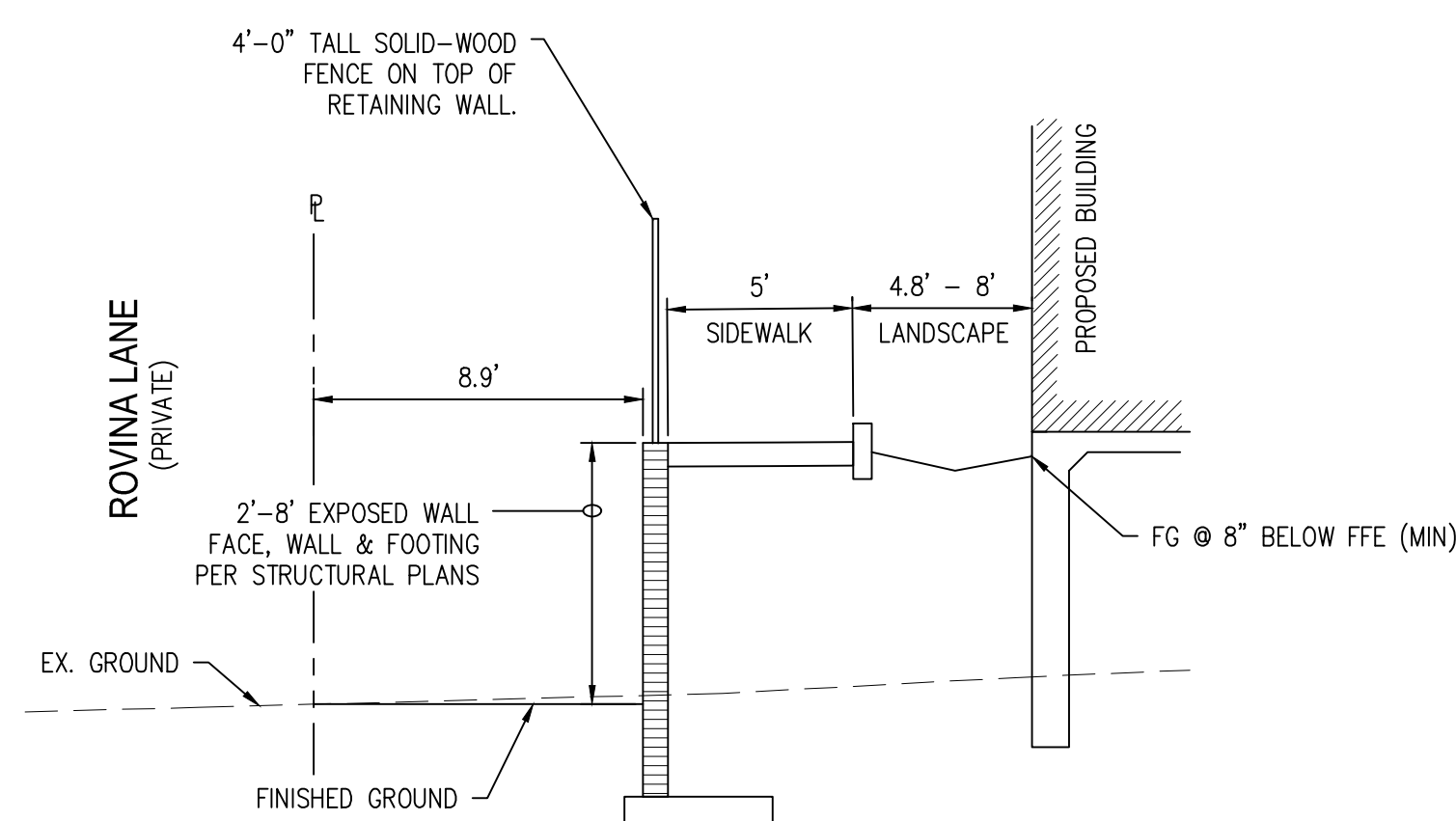
**C** SECTION VIEW - SOUTHERLY & EASTERLY PROPERTY LINE  
SCALE: 1" = 5'



**D** SECTION VIEW - EASTERLY PROPERTY LINE  
SCALE: 1" = 5'



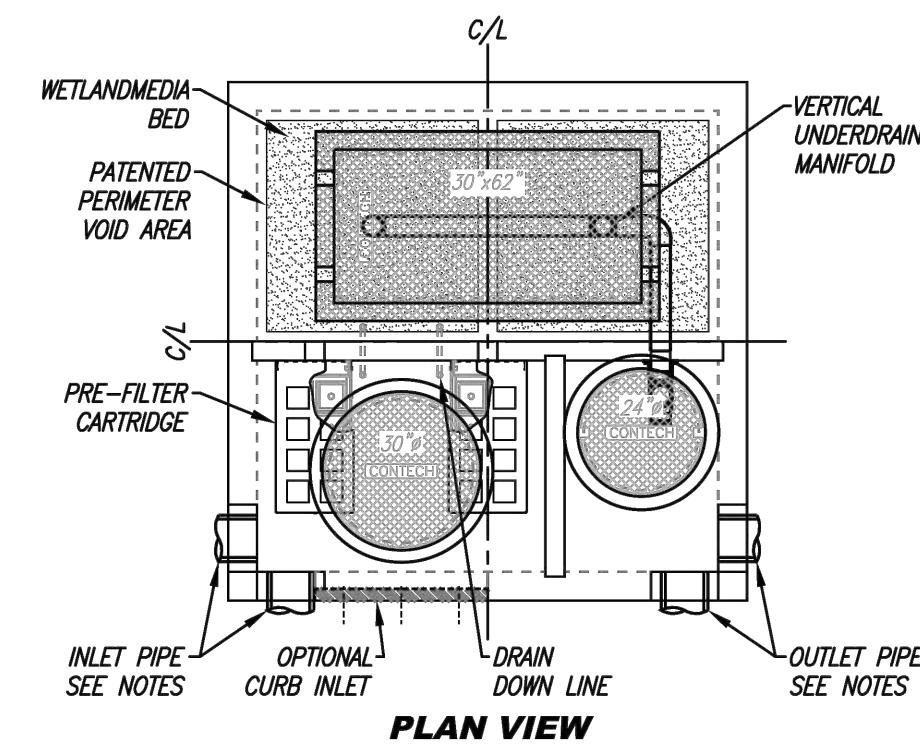
**E** SECTION VIEW - NORTHERLY PROPERTY LINE  
SCALE: 1" = 5'



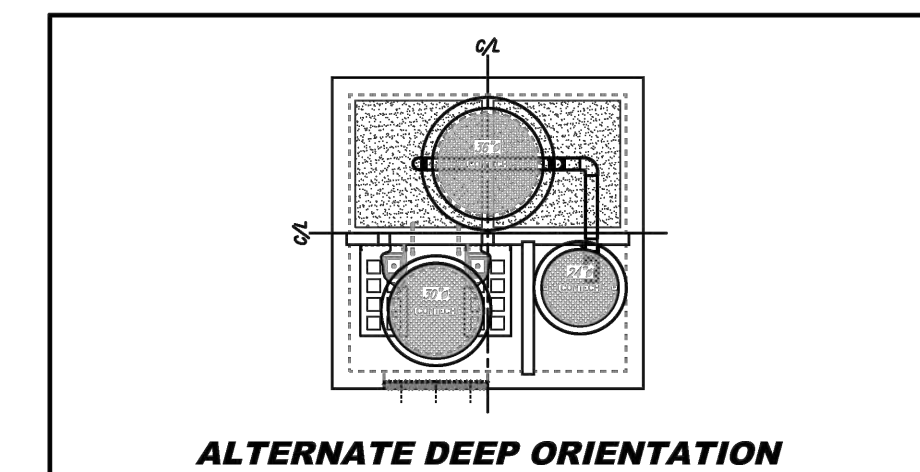
**F** SECTION VIEW - WESTERLY PROPERTY LINE (NORTH)  
SCALE: 1" = 5'

## INSTALLATION NOTES

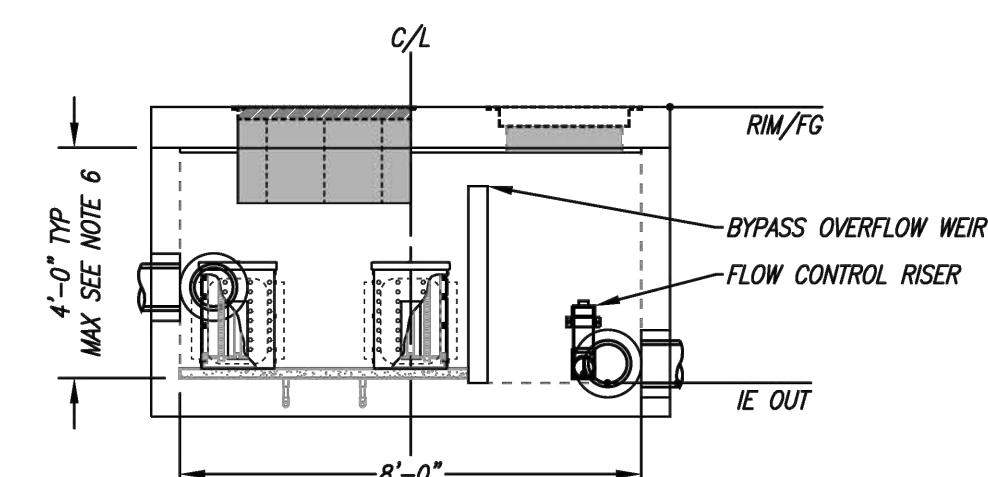
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL SLAB. MANUFACTURER RECOMMENDS A MINIMUM 8" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. CONCRETE MUST NOT INTRUDE BEYOND FLUSH). INLET OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY THE CONTRACT REPRESENTATIVE.
5. AFTER A DEEP FLOOD, CONCRETE GROUTING USED WHEN CEILING TO MEDIA DISTANCE IS 2.5' OR GREATER.
6. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



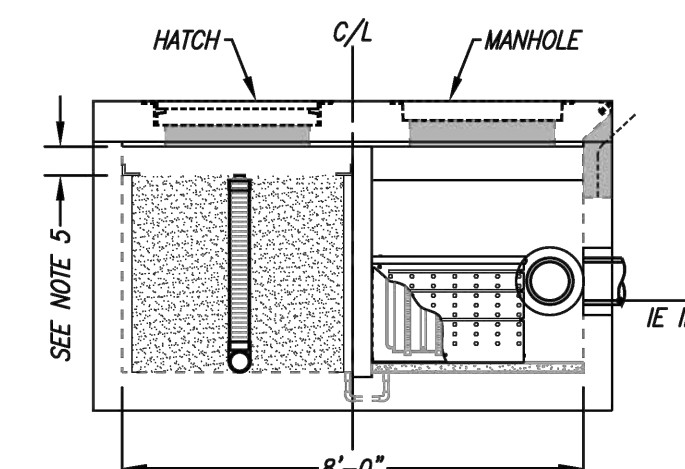
### PLAN VIEW



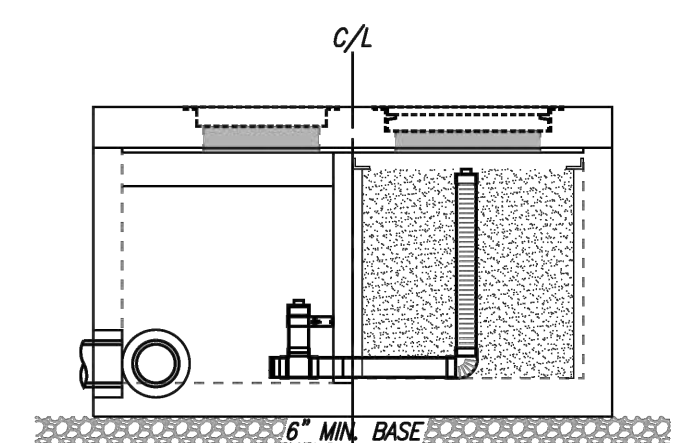
### **ALTERNATE DEEP ORIENTATION**



**ELEVATION VIEW**



**LEFT END VIEW**



**RIGHT END VIEW**

NOT TO SCALE

SITE SPECIFIC DATA			
PROJECT NUMBER	23 - 037		
PROJECT NAME	2 Rovina Lane		
PROJECT LOCATION	Petaluma, CA		
STRUCTURE ID	BMP-1		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			0.190
PRETREATMENT LOADING RATE (GPM/SF)			3.0 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	OFFLINE		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	0.00	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	-1.33'	HDPE	18"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	HS-20		
NOTES:			
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION			



**REGIONAL ACCESSIBILITY MAP**  
NOT TO SCALE



## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION		
1	BENCH - 6' WITH BACK 'ULINE #H-2294' BEIGE COLOR	8	EXISTING TREE TO BE REMOVED, TYP. REFER TO THE ARBORIST REPORT AND CIVIL ENGINEER PLANS. TREE #'S AND SPECIES CORRESPOND TO THE ARBORIST REPORT
2	TRASH RECEPTACLE - 'ULINE TERRACE RECPATACLE #H-1234' BLACK COLOR	9	DOG WASTE SYSTEM DISPENSER - 'ULINE #H-2891' WITH DOG WASTE SYSTEM SIGN #H-5342
3	'U' BICYCLE RACK - 'ULINE 1-LOOP #H-2892BL' 3 BIKE CAPACITY, GALVANIZED COLOR. DASHED LINES INDICATE THE 2'X6' ACCESS AREA PER CITY GUIDELINES	10	DECOMPOSED GRANITE DOG RUN AREA
4	3-5 YR OLD USER PLAYGROUND EQUIPMENT. DEFERRED SUBMITTAL FOR OWNER APPROVAL	11	PER SPAR APPENDIX C, LANDSCAPE DESIGN STANDARD 28, LANDSCAPING SHALL NOT BE LOCATED WHERE IT WILL BLOCK VISIBILITY AND CREATE TRAFFIC HAZARDS OR SIGHT DISTANCE PROBLEMS (IMPLEMENTING ZONING ORDINANCE CHAPTER 14.030). DEMONSTRATE STREET TREES ARE NOT IN THE 15'-FOOT INTERSECTION VISION TRIANGLE PURSUANT TO LDS 28, IZO FIGURE 13.1, AND IZO 14.030.D.
5	CMU RETAINING WALL, SEE CIVIL DWGS,	12	4'-0" TALL GUARDRAIL FENCE ON TOP OF RETAINING WALL
6	6' HIGH TUBULAR STEEL FENCE. BLACK. SEE ARCH PLANS	13	EXISTING 6' WOOD FENCE ON TOP OF THE RETAINING WALL
7	PICNIC TABLE - 6' RECTANGLE 'ULINE #H-2128' BEIGE COLOR		

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
<b>TREES</b>								
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX		1	VERY LOW	10 - 20 FT. HT.	20 - 30 FT. W.
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	15 GAL	STANDARD	1	LOW	15 - 25FT. HT.	15 - 25FT. W.
	QUERCUS RUBRA	RED OAK	24" BOX		5	MEDIUM	40 - 65FT. HT.	40 - 65FT. W.
	QUERCUS WISLIZENI	INTERIOR LIVE OAK	24" BOX		2	VERY LOW	25 - ' HT.	25 - ' W.
<b>SHRUBS</b>								
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL		35	LOW	18 - 36IN. HT.	1 - 3FT. W.
	CEANOTHUS X 'JULIA PHELPS'	JULIA PHELPS CALIFORNIA LILAC	5 GAL		1	LOW	6 - 10FT. HT.	6 - 10 FT. W.
	COFROSMA KIRKII	CREEPING MIRROR PLANT	1 GAL		146	LOW	6 - 18IN. HT.	3 - 6FT. W.
	ESCALLONIA RUBRA 'COMPAKTA'	RED ESCALLONIA	5 GAL		12	MEDIUM	2 - 3FT. HT.	2 - 3FT. W.
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL		30	LOW	6 - 18IN. HT.	3 - 6FT. W.
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL		81	LOW	6 - 18IN. HT.	1 - 3FT. W.
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL		41	LOW	3 - 6FT. HT.	3 - 6FT. W.
	PITTOSPORUM TENUIFOLIUM 'WRINKLED BLUE'	WRINKLED BLUE TAUHIHI	15 GAL		21	MEDIUM	10 - 15FT. HT.	3 - 6FT. W.
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	5 GAL		3	LOW	6 - 10FT. HT.	3 - 6FT. W.
<b>PERENNIALS</b>								
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL		14	LOW	18 - 36IN. HT.	1 - 3FT. W.
	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL		20	MEDIUM	6 - 18IN. HT.	< - 3' W.
	SALVIA GREGGII 'DEEP RED'	AUTUMN SAGE	1 GAL		13	LOW	18 - 36IN. HT.	1 - 3FT. W.
	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	1 GAL		31	LOW	6 - ' HT.	1 - 3FT. W.
<b>VINES</b>								
	FICUS PUMILA	CREEPING FIG	5 GAL	STAKED	21	MEDIUM	6 - 18IN. HT.	10 - 15FT. W.
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	5 GAL		1	MEDIUM	15 - 25FT. HT.	10 - 15FT. W.
<b>SYMBOL BOTANICAL NAME COMMON NAME SIZE CONTAINER SPACING QTY</b>								
	'SONOMA GOLD' 1/2" MINUS CRUSHED ROCK INSTALL OVER LANDSCAPE FABRIC. NON COMBUSTIBLE MULCH OVER ALL PLANTING AREAS.		3" DEPTH	---				
	DECOMPOSED GRANITE		4" DEPTH	---		542 SF		
	TURF ARTIFICIAL SYNLAWN FALL ZONE		SYNTHETIC TURF FALL ZONE	---		525 SF		

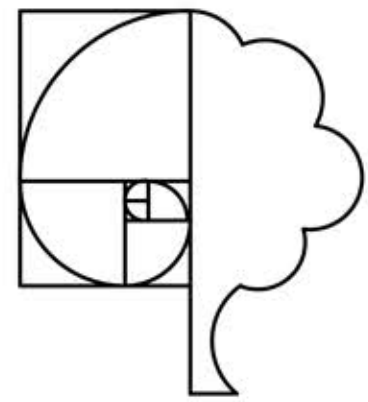
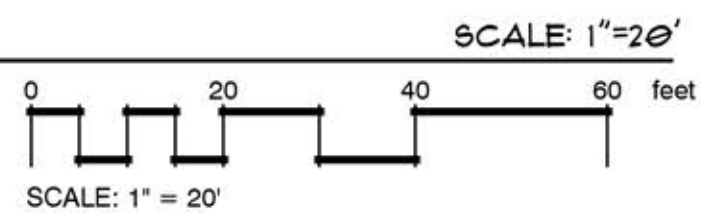
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- 8,118 SF OF OPEN SPACE / 500 SF = 16 TREES REQUIRED. 15 TREES PROVIDED, LESS REQUIRED STREET TREES = 13 TREES TOWARDS THE OPEN SPACE REQUIREMENT

OPEN SPACE AREA BREAKDOWN:	
• LANDSCAPE PLANTED AREA	1,000 SF
• SOFTSCAPE (ROCK AND PLAY AREA)	1,118 SF
• CONCRETE WALKS	6,222 SF
TOTAL	14,340 SF



LANDSCAPE MASTER PLAN



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
IDLA, INC.  
California Landscape Architect #4122  
ID #LA-16771 \* HI #LA-16112  
AZ #76633

P.O. BOX 170129  
Boise, Idaho 83717  
thp@idlainc.net  
(208) 906-1300

THE PACIFIC COMPANIES  
LANDSCAPE IMPROVEMENT PLANS  
2 ROVINA LANE  
PETALUMA, CALIFORNIA

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Sheet Title

LANDSCAPE PLAN

Seal



No.

Date

Revision

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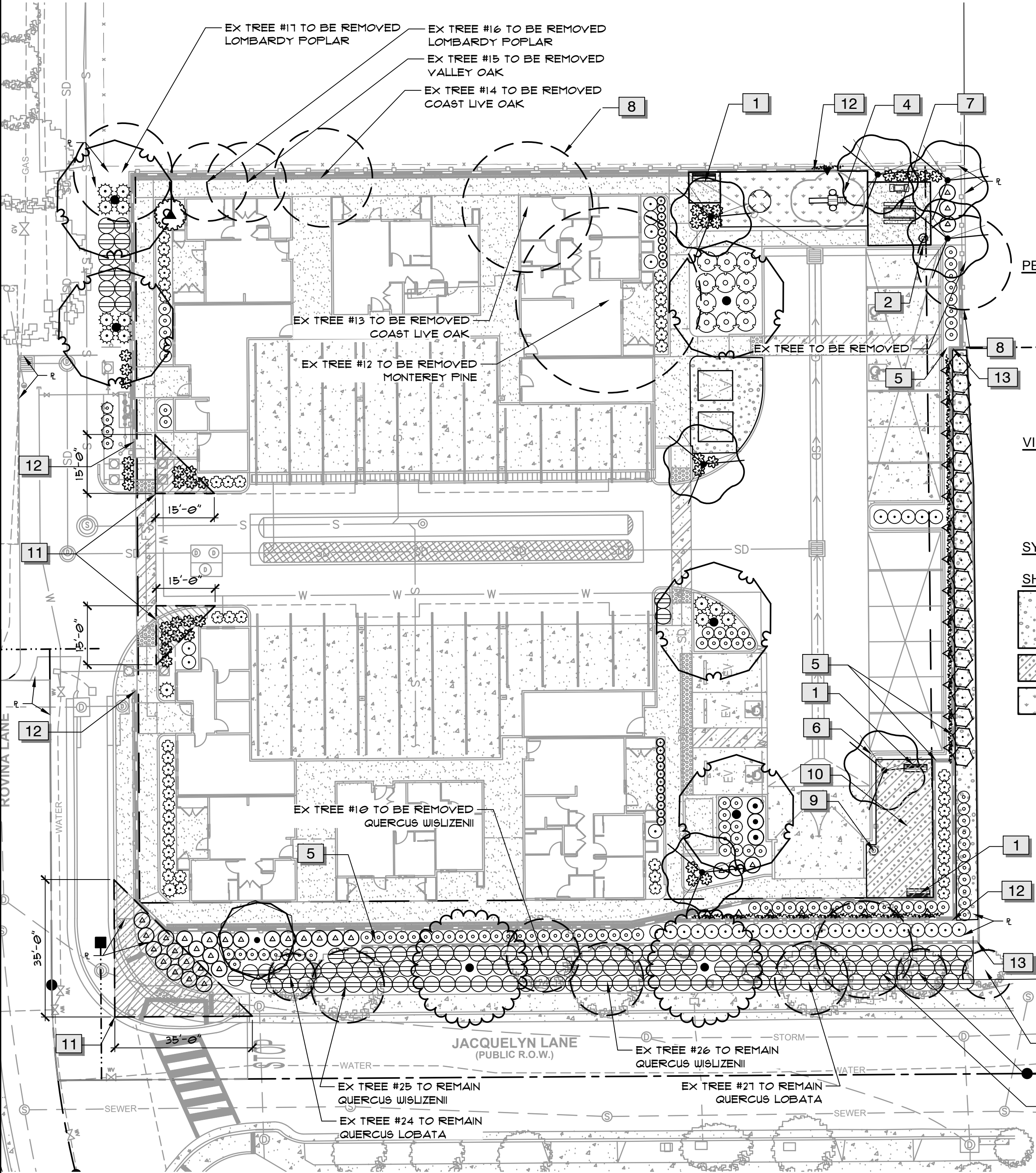
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REFERENCE NOTES SCHEDULE

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9	DOG WASTE SYSTEM DISPENSER - 'ULINE #H-289T' WITH DOG WASTE SYSTEM SIGN #H-5942
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LANDSCAPE MASTER PLAN

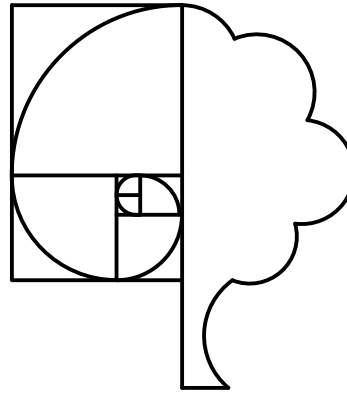
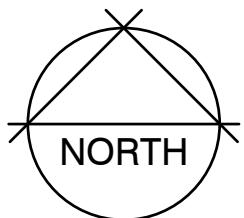
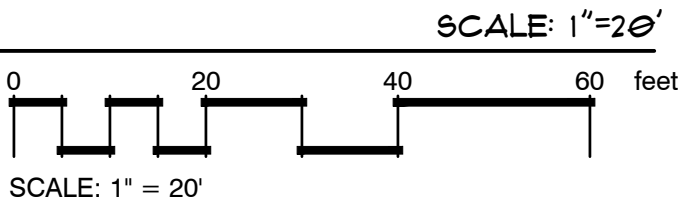
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SHRUB AREAS								
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	DECOMPOSED GRANITE	4" DEPTH	---		542 SF			
	TURF ARTIFICIAL SYNLAWN FALL ZONE	SYNTHETIC TURF FALL ZONE	---		525 SF			

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P.O. BOX 170129  
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thp@idlainc.net  
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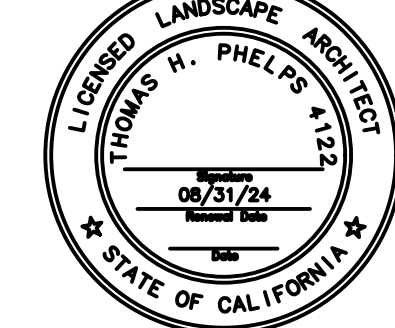
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Sheet Title

LANDSCAPE PLAN

Seal



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Date

04/17/24

Scale

1"=20'

Project Mgr: THP

Drawn By: THP

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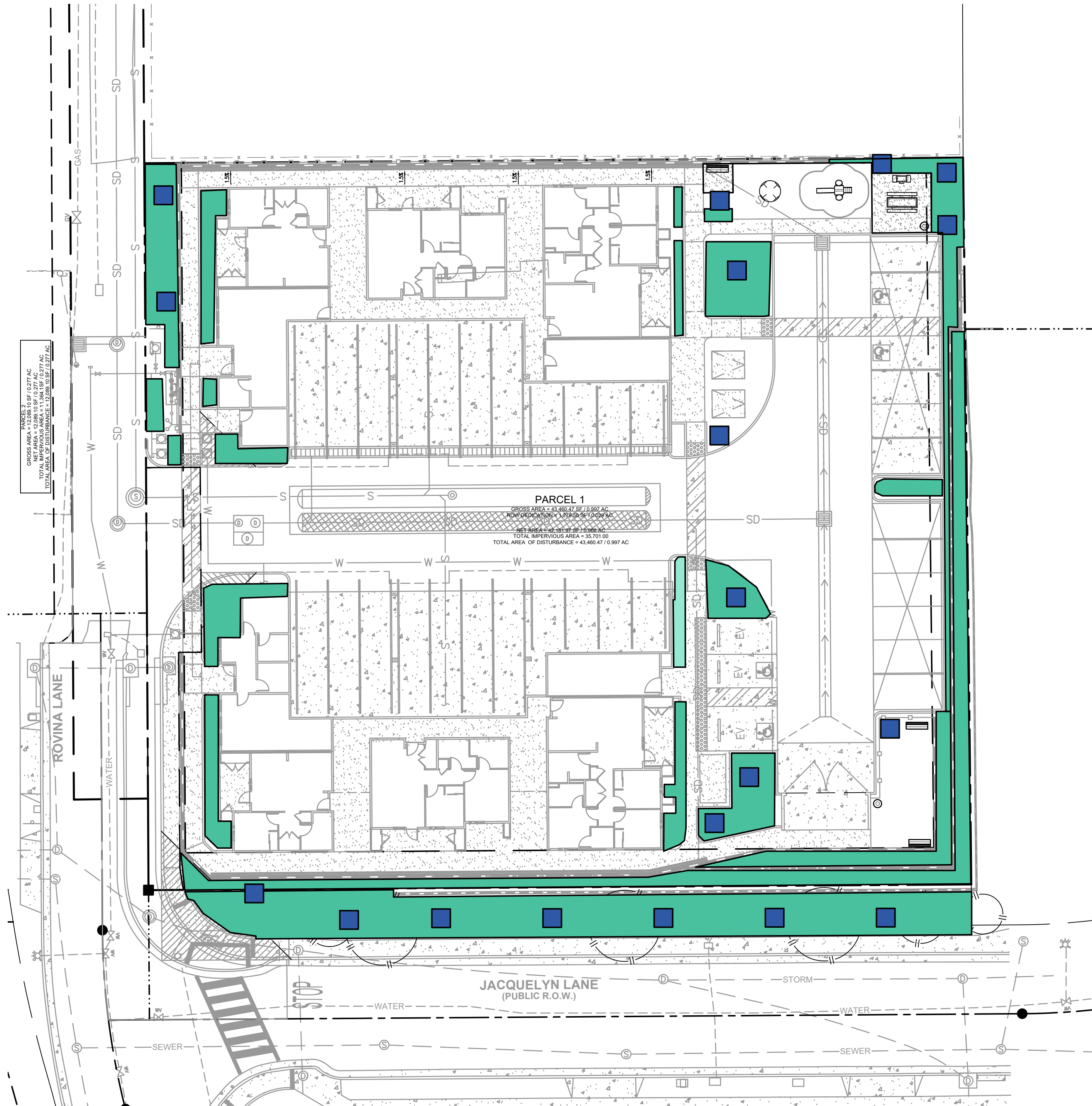
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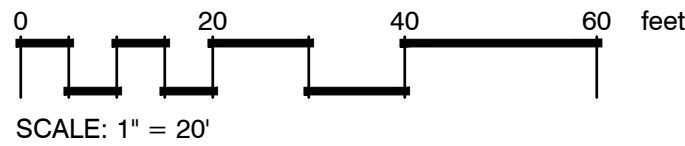
IRRIGATION:

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.



SCHEMATIC IRRIGATION HYDROZONE PLAN

SCALE: 1"=20'



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	COST	TOTAL
	LOW - SHRUB DRIFLINE 0.9 GPH @ 18" O.C. DRIFLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. LOW WATER USE PLANTINGS	6,910 S.F.	0.64 IN/H	25	46		
	MED - SHRUB DRIFLINE 0.9 GPH @ 18" O.C. DRIFLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	90.2 S.F.	0.64 IN/H	25	1		
	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE. MEDIUM & LOW WATER USE	400 S.F.	1 IN/H	30	4		
	Valve Callout						
	Valve Number						
	Valve Flow						
	Valve Size						

MWELO WATER USE CALCULATIONS

Job Name: Rovina Lane, Petaluma CA									
Date: 09/1/23									
California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET <sub>a</sub> )		39.6		Project Type		Residential		0.55	
Rain Fall (Inches)				Usable Rain Fall (Inches)		0			
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	Gallons Per Minute GPM	% Landscape Area
Zone# Regular Landscape Areas									
1 SHRUB-L	0.2	Drip	0.81	0.25	6,534	1613	39611	43.00	70.42%
2 SHRUB-M	0.4	Drip	0.81	0.49	944	466	11445	6.00	10.17%
3 TREE - M	0.4	Drip	0.81	0.49	1,800	889	21824	9.00	19.40%
					Totals	9278	2968	72880	58.00
					Totals	0	0	0	100.00%
							ETWU Total	72880	
							Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	125286	
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		2968		<div>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.</div>				72880	
Total Area		9278						ETWU GALLONS	
Average ETAF		0.30						MAWA GALLONS	
All Landscape Areas									
Total ETAF x Area		2968		<div>% ETWU OF MAWA</div>				0.58	
Total Area		9278						PASS:	
Average ETAF		0.30						YES	

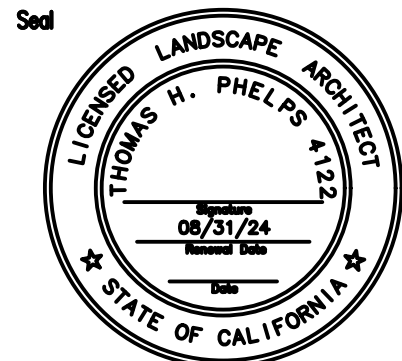
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Seal



No.

Date

Revision

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Sheet No.:

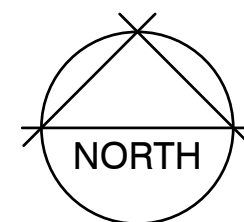
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SHEET ISSUANCE