

ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
SPAR 2 - REV 2	3.22.19
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COVER
SHEET

SHEET TITLE
SCALE
PROJECT NO. 1618 DRAWN BY JP
SHEET SIZE: 30 x 42

HAYSTACK

MIXED-USE DEVELOPMENT

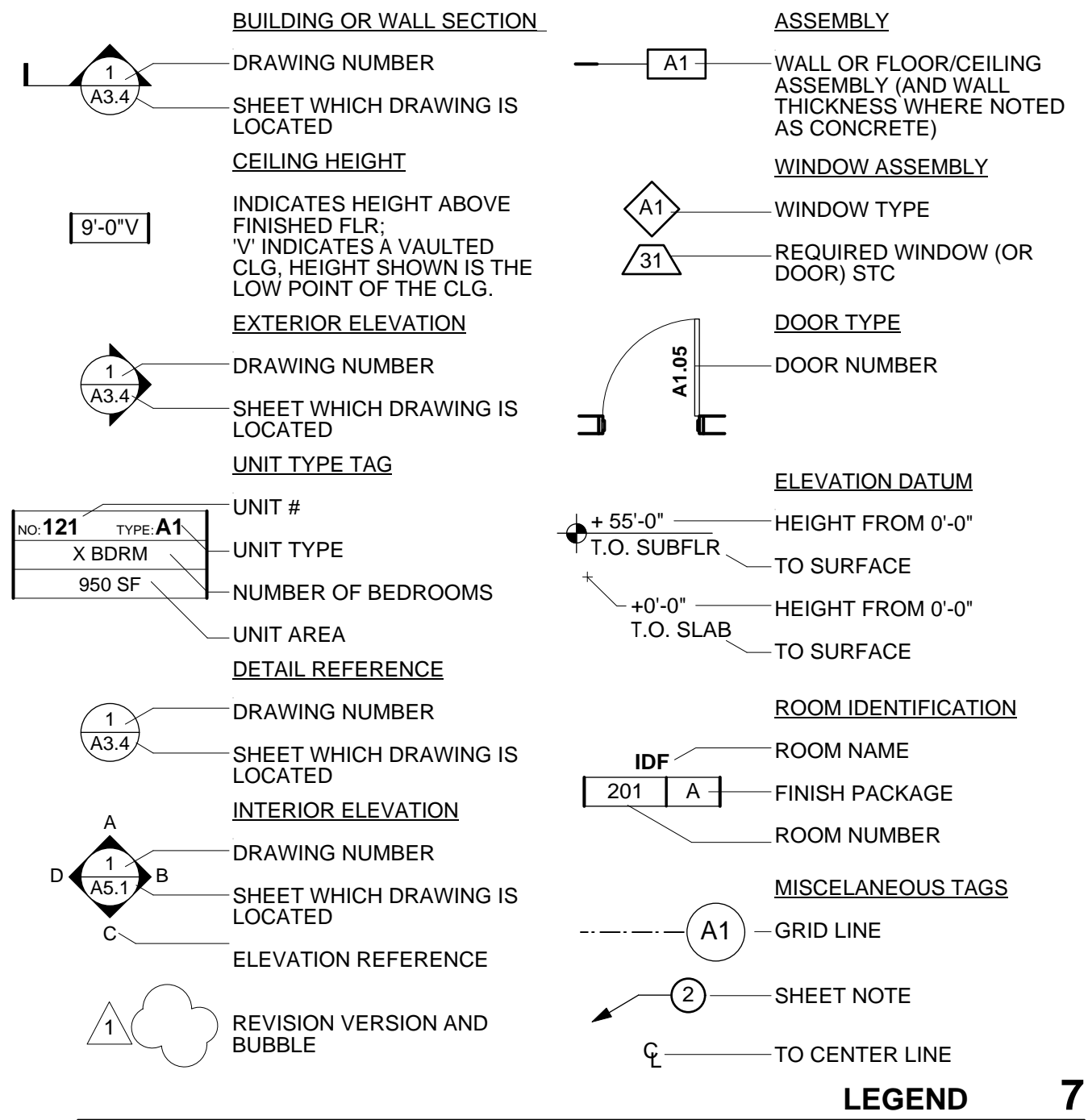
SPAR RE-SUBMITTAL 2 - REV 2

MARCH 22, 2019



PACIFICA
COMPANIES
Shaping real estate globally... since 1978

BDE
ARCHITECTURE



LEGEND 7

ABV	Above	GSM	Galvanized Sheet Metal	RFL	Reflected
AFF	Above Finished Floor	GCMU	Glazed Conc Masonry	REFR	Refrigerator
AP	Access Panel	GD	Grading	REG	Register
ACC	Acoustical	GRN	Gravel	RE	Reinforce (d), (ing)
ADD	Addendum	GVL	Gravel	REM	Remove
ADH	Adhesive	GT	Grout	RES	Resilient
ADJ	Adjacent	GWB	Gypsum Wall Board	RET	Return
ADUT	Adjustable	GYP	Gypsum	RA	Return Air
A/C	Air Conditioning	HDW	Hardware	REV	Revision (s), Revised
ALT	Alternate	HMTL	Hollow Metal	R	Riser
AL	Aluminum	HWD	Hardwood	RD	Roof Drain
AB	Anchor Bolt	HWR	Hardwood	RFH	Roof Hatch
ANOD	Anodized	HDR	Header	RFG	Roofing
APX	Approximate	HTG	Heating	RM	Room
ARCH	Architect (ural)	HVAC	Heating/Ventilation/	RO	Rough Opening
AD	Area Drain	HT	Height	RB	Rubber Base
BSMT	Basement	HC	Hollow Core	RBT	Rain Water Leader
BVL	Beveled	HOR	Horizontal	SAC	Suspended Acoustical
BT	Bituminous	HB	Hose Bib	SG	See Civil (Eng)
BLK	Block	HWH	Hot Water Heater	SCD	Screen
BLKG	Blocking	INCL	Include (d), (ing)	SCD	See Civil (Eng)
BD	Board	ID	Inside Diameter	SCD	See Civil (Eng)
B.O.	Bottom Of	INS	Insulate (d), (ing)	SCD	See Civil (Eng)
BRK	Brick	INT	Interior	SCD	See Civil (Eng)
BLDG	Building	INT	Interior	SCD	See Civil (Eng)
BUR	Built Up Roofing	INV	Invert	SCD	See Civil (Eng)
CAB	Cabinet	JT	Joint	SCD	See Civil (Eng)
CK	Calk (ing) Caulk (ing)	JF	Joint Filler	SCD	See Civil (Eng)
CPT	Carpet (ed)	KP	Kickplate	SCD	See Civil (Eng)
CSMT	Casement	KIT	Kitchen	SCD	See Civil (Eng)
CST	Cast Stone	KO	Knockout	SCD	See Civil (Eng)
CLG	Ceiling	LBL	Label	SCD	See Civil (Eng)
CT	Ceiling Height	LB	Lag Bolt	SCD	See Civil (Eng)
ER	Ceramic	LAM	Laminate (d)	SCD	See Civil (Eng)
CT	Ceramic Tile	LAV	Lavatory	SCD	See Civil (Eng)
CLR	Clear (ance)	LW	Lightweight	SCD	See Civil (Eng)
COL	Column	LWC	Lightweight Concrete	SCD	See Civil (Eng)
CONC	Concrete	LMS	Limestone	SCD	See Civil (Eng)
CMU	Concrete Masonry Unit	LVR	Louver	SCD	See Civil (Eng)
CONST	Construction	LPT	Low Point	SCD	See Civil (Eng)
CONT	Continuous or Continue	LST	Low Point	SCD	See Civil (Eng)
CJ	Control Joint	M	Mirrored	SCD	See Civil (Eng)
CG	Corner Guard	MB	Machine Bolt	SCD	See Civil (Eng)
DP	Dampproofing	MDF	Medium Density Fiberboard	SCD	See Civil (Eng)
DEM	Demolish, Demolition	MH	Manhole	SCD	See Civil (Eng)
DTL	Detail	MFR	Manufacture (r)	SCD	See Civil (Eng)
DIAG	Diagonal	MAS	Masonry	SCD	See Civil (Eng)
DIA	Diameter	MO	Masonry Opening	SCD	See Civil (Eng)
D	Drain	MAX	Maximum	SCD	See Civil (Eng)
DIM	Dimension	MECH	Mechanic (al)	SCD	See Civil (Eng)
DIV	Division	MET	Mechanics Cabinet	SCD	See Civil (Eng)
DH	Double Hung	MT	Millwork	SCD	See Civil (Eng)
DN	Down	MTFR	Metal Furring	SCD	See Civil (Eng)
DS	Downspout	MWK	Millwork	SCD	See Civil (Eng)
DWG	Drawing	MIR	Mirror	SCD	See Civil (Eng)
EF	Each Face	MISC	Miscellaneous	SCD	See Civil (Eng)
ELEC	Electric (al)	MLD	Molding, Moulding	SCD	See Civil (Eng)
EP	Electrical Panelboard	NR	Noise Reduction	SCD	See Civil (Eng)
EL	Elevation	NOM	Nominal	SCD	See Civil (Eng)
ELEV	Elevator	NIC	Not In Contract	SCD	See Civil (Eng)
EMER	Emergency	NTS	Not to Scale	SCD	See Civil (Eng)
EPDM	Ethylene Propylene Diene Monomer	NO (#)	Number	SCD	See Civil (Eng)
EQ	Equal	TW	Top Of Wall	SCD	See Civil (Eng)
EOP	Equipment	TS	Towel Bar	SCD	See Civil (Eng)
EST	Estimate	O/	Over	SCD	See Civil (Eng)
EXH	Exhaust	OBS	Obscure	SCD	See Civil (Eng)
EB	Expansion Bolt	OC	On Center (s)	SCD	See Civil (Eng)
EJ	Expansion Joint	OFS	Over Flow Drain	SCD	See Civil (Eng)
EXP	Exposed	OFS	Overflow Scupper	SCD	See Civil (Eng)
(E)	Existing	OP	Opaque	SCD	See Civil (Eng)
EXT	Exterior	OPG	Opening	SCD	See Civil (Eng)
FC	Fiberglass Clad	OPR	Opposite	SCD	See Civil (Eng)
FOC	Face Of Concrete	OD	Outside Diameter	SCD	See Civil (Eng)
FOF	Face Of Finish	OA	Overall	SCD	See Civil (Eng)
FOM	Face Of Masonry	OH	Overhead	SCD	See Civil (Eng)
FOS	Face Of Studs	PTH	Particle Towel Receptor	SCD	See Civil (Eng)
FF	Finish Floor	PTB	Particle Board	SCD	See Civil (Eng)
FIN	Finish (ed)	PTD	Painted	SCD	See Civil (Eng)
FFE	Finished Floor Elevation	PTN	Partition	SCD	See Civil (Eng)
FA	Fire Alarm	PSD	Particle Board	SCD	See Civil (Eng)
FP	Fireproof	PERF	Perforate (d)	SCD	See Civil (Eng)
FR	Fire-resistant	PERI	Perimeter	SCD	See Civil (Eng)
FRT	Fire-retardant	PLAM	Plastic Laminate	SCD	See Civil (Eng)
FL	Floor	PG	Plate Glass	SCD	See Civil (Eng)
FLR	Floor (ing)	PWD	Plywood	SCD	See Civil (Eng)
FLS	Flashing	PT	Point	SCD	See Civil (Eng)
FD	Floor Drain	PVC	Polyvinyl Chloride	SCD	See Civil (Eng)
FLUR	Fluorescent	PSF	Pounds Per Square Foot	SCD	See Civil (Eng)
FJT	Flush Joint	PSI	Pounds Per Square Inch	SCD	See Civil (Eng)
FTG	Footing	PCC	Precast Concrete	SCD	See Civil (Eng)
FND	Foundation	PFB	Prefabricate (d)	SCD	See Civil (Eng)
FRM	Frame (ing)	PFN	Prefinished	SCD	See Civil (Eng)
FUR	Furred (ing)	PRF	Preformed	SCD	See Civil (Eng)
G	Grade	PL	Property Line	SCD	See Civil (Eng)
GA	Gage, Gauge	PT	Pressure Treated	SCD	See Civil (Eng)
GV	Galvanized	RAD	Radius	SCD	See Civil (Eng)
GC	General Contractor	RWL	Rainwater Leader	SCD	See Civil (Eng)
GL	Glass, Glazing	REC	Recessed	SCD	See Civil (Eng)
GLB	Glass Block	REF	Reference	SCD	See Civil (Eng)

ABBREVIATIONS 6

APPLICABLE BUILDING CODES:

2016 CALIFORNIA BUILDING CODE & AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE & AMENDMENTS
2016 CALIFORNIA PLUMBING CODE & AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE & AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE & AMENDMENTS
2016 CALIFORNIA BUILDING CODE CHAPTER 11A
2016 CALIFORNIA BUILDING CODE CHAPTER 11B
PETALUMA SMART CODE

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING STRUCTURE ON SITE. ON AND OFF-SITE UPGRADES OF UNDERGROUND UTILITIES AND SIDEWALK, INCLUDING STORM DRAIN.
NEW CONSTRUCTION OF MARKET RATE, (3-4) STORY, CONSTRUCTION TYPE VA CONSISTING OF MIXED-USE AROUND (2) STORY TYPE IA OR IIA GARAGE WITH OPEN-AIR COURTYARD ABOVE. SITE IS SUBJECT TO PETALUMA SMART CODE. PROJECT WILL HAVE A MIX OF GROUND FLOOR USES INCLUDING: LIVE/WORK UNITS, COMMERCIAL, LEASING OFFICE AND RESIDENTIAL AMENITIES. FLOORS 2-4 WILL BE RESIDENTIAL DWELLING UNITS; 178 TOTAL DWELLING UNITS (27 DWELLING UNITS WILL BE BELOW MARKET RATE).
PROJECT EXCEEDS MINIMUM PARKING REQUIREMENTS. COMMERCIAL/GUEST PARKING WILL BE LOCATED IN GARAGE AND ON STREET. RESIDENTIAL PARKING WILL BE 100% ASSIGNED PARKING AND ACCESS CONTROLLED (FLOORS 1 AND 2).

PROJECT INFORMATION 5

HAYSTACK, PETALUMA									
UNIT AND AREA SUMMARY: Unit Measured Centerline Corridor, Demising and Exterior									
CONSTRUCTION TYPE: 4 WOOD AROUND 2 CONCRETE									
FLOORS: Unit Rentable Floor Levels									
UNIT TYPE		SF	1ST	2ND	3RD	4TH	Total	Unit	Rentable Area by Type
STUDIO	S1	STUDIO	574	0	7	7	2	16	9,184
								16	9,076
								16	9,076
								16	9,076
1 BEDROOM	A1.0	1 BED/1 BATH	725	3	7	7	6	23	16,675
	A2.0	1 BED/1 BATH	872	4	4	4	4	0	13,952
	A3.0	1 BED/1 BATH	784	4	4	4	4	16	12,544
								0	0
LIVE/WORK	F1	LIVE/WORK	1,724	1	0	0	0	1	1,724
	F2	LIVE/WORK	1,149	1	0	0	0	1	1,149
	F3	LIVE/WORK	1,057	1	0	0	0	1	1,057
								58	32.6%
2 BEDROOM	B1.0	2 BED/2 BATH	1,057	7	18	18	18	61	64,477
	B2.0	2 BED/2 BATH	1,168	3	11	11	8	0	38,544
								33	38,544
								0	0
3 BEDROOM	C1.0	3 BED/2 BATH	1,338	1	3	3	3	94	52.8%
								10	13,380
								10	5.6%
								178	172,682
TOTAL UNITS		970	25	54	54	45			
Rentable Residential by floor (not incl. decks)			24,970	51,605	51,605	44,506			172,689
Gross Residential (lobby, corridors, stairs, etc.) (incl. decks)			15,691	19,189	18,218	18,218			71,316
Amenity Spaces (Interior Only)			2,467	3,475	1,695	1,695			9,332
Leasing (incl. in-amenity)			4,714						4,714
Commercial			24,855						24,855
Garage (incl. storage, utilities, ...)			38,234	38,479					76,713
Total Gross			115,831	113,748	71,518	64,419			361,616

VEHICLE PARKING		REQUIRED	MARKET RATE (M) 1 DU X 1 STALL AFFORDABLE (A) 1 DU X 0.5 STALL COMMERCIAL (C) 500SF X 1 STALL	
			151 MDU X 1 STALL = 151 27 ADU X 5 STALL = 14 24855SF/500SF X 1 STALL = 50	
		REQUIRED TOTAL	215	PARKING/DU= 0.93 165 STALL/178 DU
		PROVIDED	FLOOR 1 STANDARD 76 TANDEM 2 EV 3 ADA 2 FLOOR TOTAL 83	
		GUEST/COMMERCIAL IN BLDGS	STANDARD 13 EV 2 ADA 2 FLOOR TOTAL 17	
		FLOOR 2	STANDARD 90 TANDEM 2 EV 3 ADA 2 FLOOR TOTAL 97	
		ON STREET	PARALLEL 57	
		PROVIDED TOTAL	254	INT. PARKING/DU= 1.12 197 STALL/178 DU
				ALL PARKING/DU= 1.44 254 STALL/178 DU
AFFORDABLE		15% ON SITE AFFORDABLE	178 DU/155% 26.7	
		PROVIDED	27 ADU	

STATISTICS 7



SITE VICINITY MAP 3

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SFA STRUCTURAL ENGINEERS
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SAN FRANCISCO 94111
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CONTACT: LEROY CHAN

PROJECT TEAM 2

PROJECT INFORMATION

A0.00 PROJECT INFORMATION
A0.01 EXISTING CONDITIONS
A0.02 REGULATING PLAN, ZONES T5 & T6
A0.03 BUILDING FUNCTION DIAGRAMS
A0.04 BUILDING PLACEMENT & CIVIC REQUIREMENTS
A0.05 BUILDING BLOCK DIAGRAM

CIVIL

C-1 TITLE SHEET
C-2 CONTEXT PLAN
C-3 EXISTING CONDITIONS EXHIBIT
C-4 TENTATIVE PARCEL MAP
C-5 PROJECT STREET EXHIBIT
C-6 STREET SECTION - WELLER STREET & E. WASHINGTON STREET
C-7 STREET SECTIONS - COPELAND AND TRANSVERSE STREETS
C-8 STREET SECTIONS - "D" STREET
C-9 OFF-SITE CIRCULATION PLAN
C-10 ON-SITE ADA COMPLIANT ROUTING AND CIRCULATION PLAN
C-11 PRELIMINARY GRADING PLAN - NORTH
C-12 PRELIMINARY GRADING PLAN - SOUTH
C-13 PRELIMINARY UTILITY PLAN
C-14 SIGNING AND STRIPING
C-15 EXISTING PUBLIC ON-STREET PARKING EXHIBIT
C-16 PROJECT PROPOSED PARKING PLAN
C-17 WELLER STREET PARKING EXHIBIT
C-18 PFD LADDER TRUCK STAGING EXHIBIT
C-19 PFD LADDER TRUCK CIRCULATION EXHIBIT
LID-1 STORMWATER MITIGATION PLAN

LANDSCAPE

L-1.1 STREETScape PLAN
L-1.2 ROOFTOP LANDSCAPE PLAN
L-1.3 STREETScape & ROOFTOP RENDERING
L-1.4 PLANT LIST
L-1.5 GROUND FLOOR STORMWATER MANAGEMENT

ARCHITECTURAL

A1.01 BUILDING SITE PLAN, BUILDING FLOOR PLANS 01 & 02
A1.01 BUILDING FLOOR PLANS 03 & 04
A1.02 ROOF PLAN & ELEVATOR/STAIR PLANS
A2.0A BUILDING A - BUILDING PLAN FLOOR 1
A2.0B BUILDING B - BUILDING PLAN FLOOR 1
A2.1A BUILDING A - BUILDING PLAN FLOOR 2
A2.1B BUILDING B - BUILDING PLAN FLOOR 2
A2.2A BUILDING A - BUILDING PLAN FLOOR 3
A2.2B BUILDING B - BUILDING PLAN FLOOR 3
A2.3A BUILDING A - BUILDING PLAN FLOOR 4
A2.3B BUILDING B - BUILDING PLAN FLOOR 4
A2.4A BUILDING A - BUILDING PLAN ROOF
A2.4B BUILDING B - BUILDING PLAN ROOF
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 BLDG SECTIONS
A4.0 TYPICAL UNIT PLANS
A5.0 RENDERING & PRECEDENCE
A5.1 RENDERING & PRECEDENCE
A5.2 RENDERING & PRECEDENCE
A5.3 MATERIALS
A5.4 MATERIALS
A5.5 EXTERIOR DETAILS

CLIENT

CONSULTANT

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PROJECT
INFORMATION

SHEET TITLE

SCALE

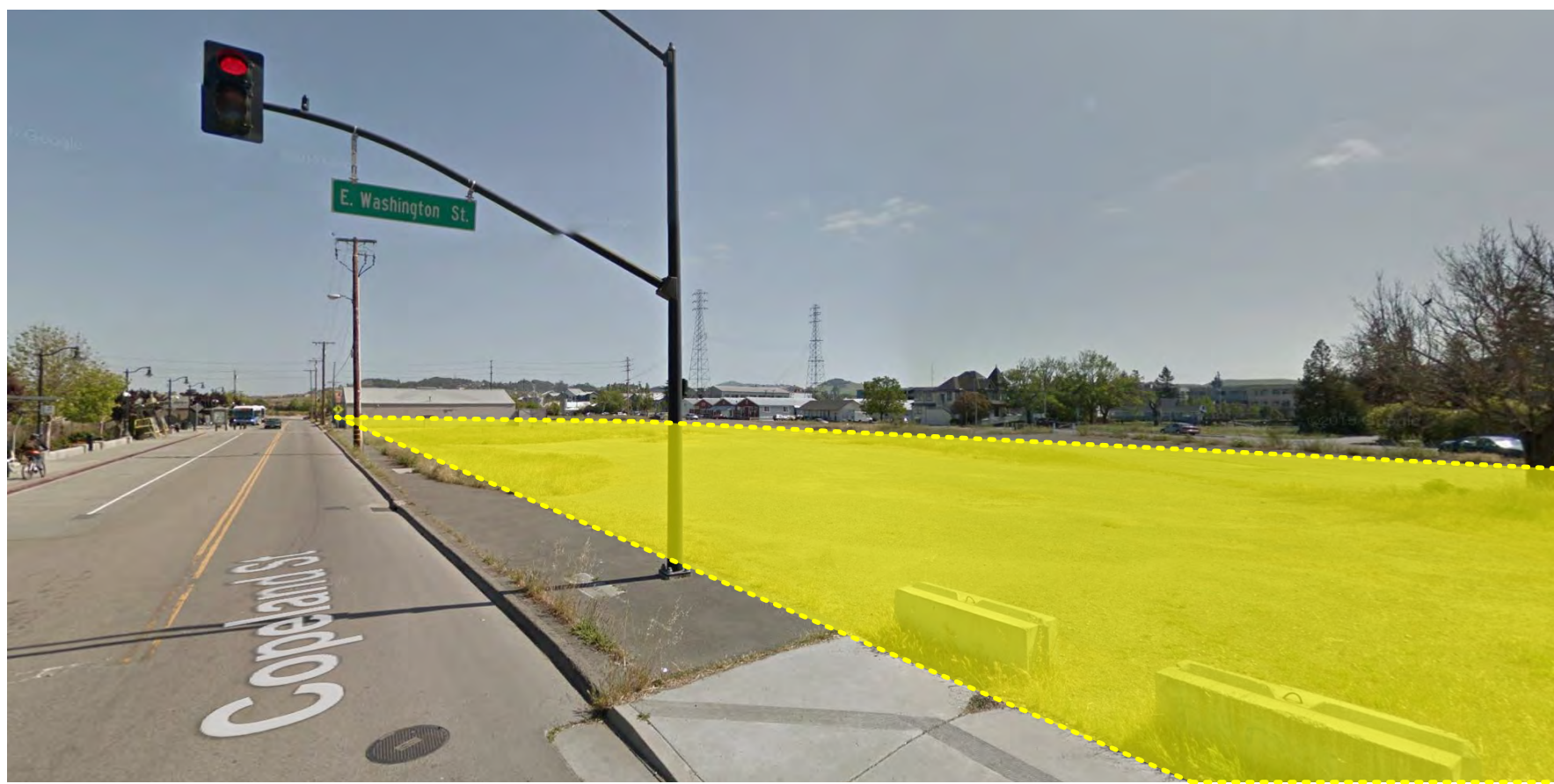
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SHEET SIZE: 30 x 42

SHEET INDEX 1



AERIAL VIEW KEY 9



COPELAND ST 8



D & COPELAND STREET 7



WELLER ST 6



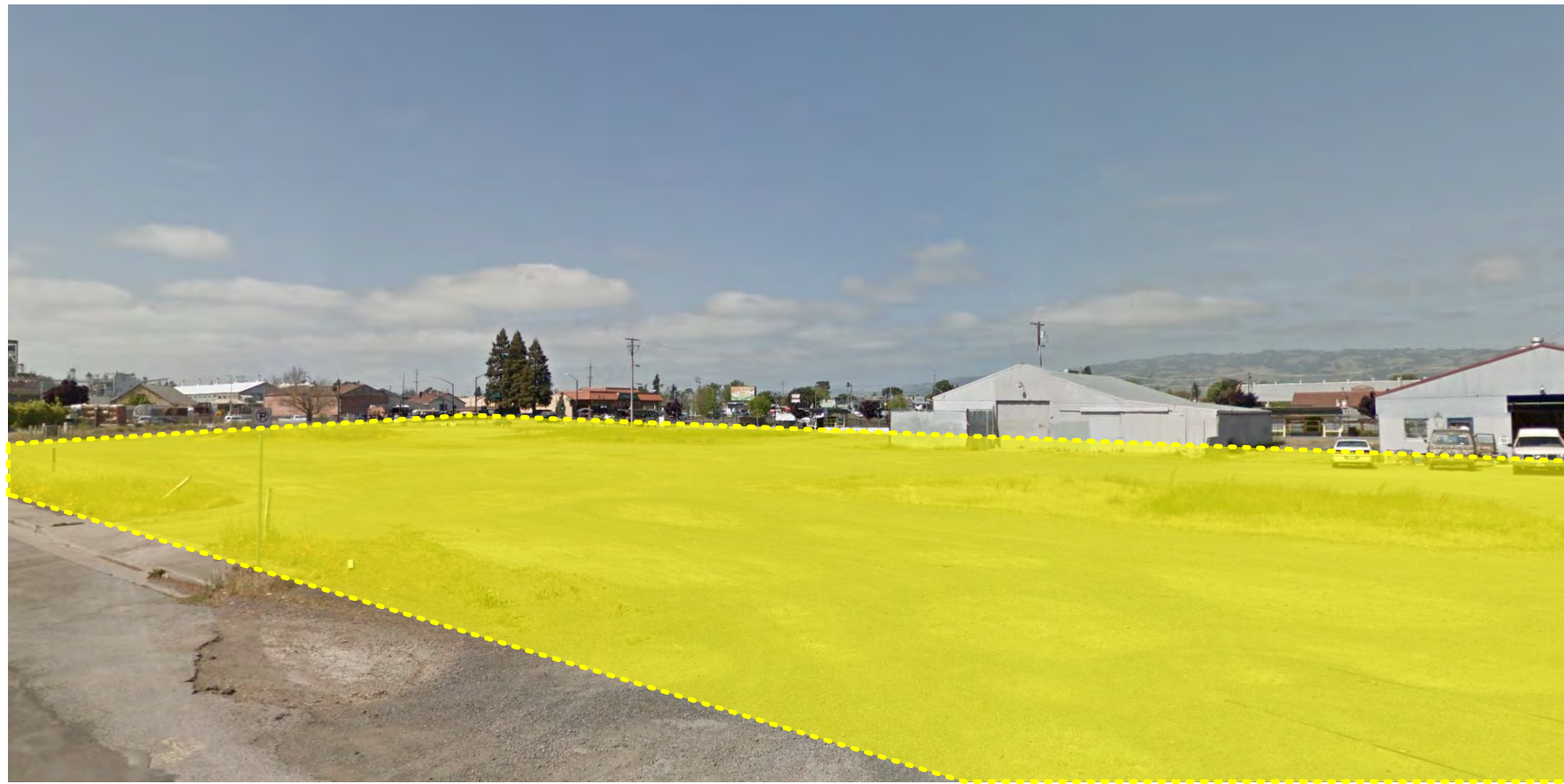
WASHINGTON ST 5



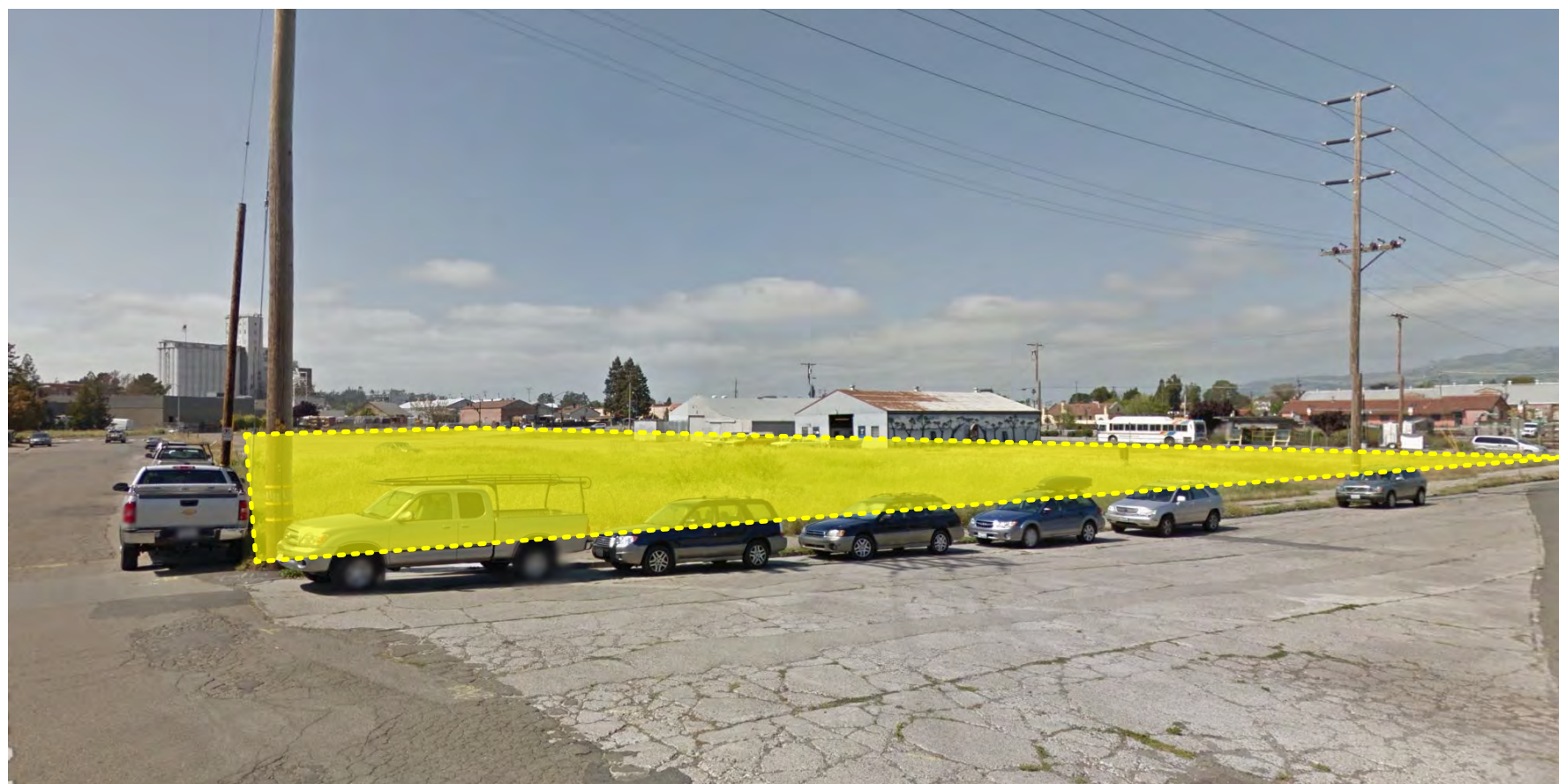
WASHINGTON & WELLER ST 4



WELLER ST NEAR WASHINGTON 3



D STREET 2



D & WELLER STREET 1

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REGULATING
PLAN
ZONES T5 & T6

SHEET TITLE
SCALE
PROJECT NO. 1818 DRAWN BY JP
SHEET SIZE: 30 x 42

TRANSECT ZONE DESCRIPTIONS

ZONE T5 - URBAN CENTER

- HIGHER DENSITY MIXED-USE BUILDINGS
- RETAIL, OFFICES, ROWHOUSES, APARTMENTS
- TIGHT NETWORK OF STREETS, WIDE SIDEWALKS, STREET TREE PLANTING
- BUILDINGS ARE SET CLOSE TO SIDEWALK

FRONTAGE TYPES:

- STOOPS, SHOPFRONTS, GALLERIES

CIVIC SPACES:

- PARKS, PLAZAS, SQUARES

ZONE T6 - URBAN CORE

- HIGHEST DENSITY AND HEIGHT
- CIVIC BUILDINGS, MIXED USE, ENTERTAINMENT, CULTURAL USES
- LARGER BLOCKS
- STREET TREE PLANTING
- BUILDINGS ARE SET CLOSE TO SIDEWALK
- SHALLOW SETBACKS

FRONTAGE TYPES:

- STOOPS, DOORYARDS, FORECOURTS, SHOPFRONTS, GALLERIES, ARCADES

CIVIC SPACES:

- PARKS, PLAZAS, SQUARES

SECTION 2
2.20 - REGULATING PLAN DOWNTOWN STATION AREA

- URBAN CORE (T6)
- URBAN CORE - OPEN (T6-O)
- URBAN CENTER (T5)
- CORNER ELEMENT REQUIRED

URBAN CORE - OPEN (T6-O)
—ALLOWS ADDITIONAL GROUND FLOOR USES (See Diagram1/A0.03)



SECTION 3
BUILDING FUNCTION STANDARDS
SEE COLOR-CODED TABLE 3.1 (Diagram 1/A0.03)
TABLE DEMONSTRATES ALLOWED BUILDING FUNCTIONS
• TRANSECT ZONES T5 & T6
• USED CATEGORIES:
—ASSEMBLY, RESIDENTIAL, RETAIL, SERVICES, INDUSTRY

SECTION 4
URBAN STANDARDS

REQUIRED 4.40.150: FRONTAGE TYPE REGULATING PLAN DOWNTOWN STATION AREA

- SHOPFRONT, TERRACE, OR GALLERY REQUIRED
- GALLERY REQUIRED
- SHOPFRONT, TERRACE, GALLERY, OR DOORYARD WITH SHOPFRONT REQUIRED
- STOOP OR DOORYARD REQUIRED
- OPEN FRONTAGE (ANY FRONTAGE TYPE ALLOWED PER APPLICABLE TRANSECT ZONES: T5 & T6)

4.40.030: FRONTAGE TYPE OVERVIEW
STOOP: T5

- MAIN FACADE IS NEAR THE FRONTAGE LINE
- ELEVATED STOOP ENGAGES THE SIDEWALK
- STOOP S TO BE ELEVATED ABOVE SIDEWALK
- STAIRS LEAD DIRECTLY TO THE SIDEWALK/ OR SIDE-LOADED

FORECOURT: T5

- MAIN FACADE IS AT OR NEAR FRONTAGE LINE
- SMALL PERCENTAGE OF MAIN FACADE IS SET BACK CREATING THE FORECOURT
- CAN BE USED AS ENTRY COURT, GARDEN, OR ADDITIONAL SHOPPING/RESTAURANT SEATING AREA

SHOPFRONT: T5

- MAIN FACADE IS AT OR NEAR THE FRONTAGE LINE WITH AT-GRADE ACCESS WHILE ACCOMMODATING AT-GRADE CHANGE
- FREQUENT STEPS UP TO THE TERRACE ARE NECESSARY TO AVOID DEAD WALLS AND MAXIMIZE ACCESS

GALLERY: T5 & T6

- MAIN FACADE IS AT THE FRONTAGE LINE, GALLERY ELEMENT OVERLAPS THE SIDEWALK
- INTENDED FOR BUILDING WITH GROUND FLOOR COMMERCIAL USES
- CAN BE ONE OR TWO-STORIES
- PROVIDES PRIMARY CIRCULATION ALONG FRONTAGE
- EXTENDS FAR FROM BUILDING TO PROVIDE ADEQUATE PROTECTION AND CIRCULATION FOR PEDESTRIANS

4.70: STANDARDS FOR SPECIFIC LAND USES

KEY:

PROVIDED FLOOR 01 - LAND USE

- 1. COMMERCIAL
- 2. RESIDENTIAL
- 3. LIVE/WORK
- 4. SEMI-PUBLIC: LEASING, MAIL ROOM, ENTRY
- 5. UTILITIES, STORAGE
- 6. CIRCULATION: STAIRS, ELEVATORS

4.70.020: LIVE/WORK UNITS

- D. NET TOTAL FLOOR AREA OF LIVE/WORK SHALL NOT EXCEED 3,000 SF
- SEPARATION AND ACCESS
- ACCESS TO EACH LIVE/WORK UNIT SHALL BE PROVIDED FROM SHOP FRONTS

4.70.030: MIXED-USE PROJECT

- A. SHALL PROVIDE
- BLEND OF COMMERCIAL SPACE AND RESIDENTIAL UNITS
- CONCENTRATE ON HIGH DENSITY RESIDENTIAL DOWELING AND COMMERCIAL OPERATIONS
- PROVIDE DIVERSE RANGE OF HOUSING TYPES
- PROMOTE CONTINUED ACTIVITY

4.70.040: BUILDING MATERIAL GUIDELINES

- A. BUILDING MATERIALS
- NATURAL MATERIALS THAT AGE GRACEFULLY
- MATERIALS SUCH AS CENTERBOARD/SIDING ARE ALLOWED IF CAN SIMULATE NATURAL MATERIAL AND HAS WEATHERING CHARACTERISTICS

TABLE 3.1: ALLOWED BUILDING FUNCTIONS AND PERMIT REQUIREMENTS

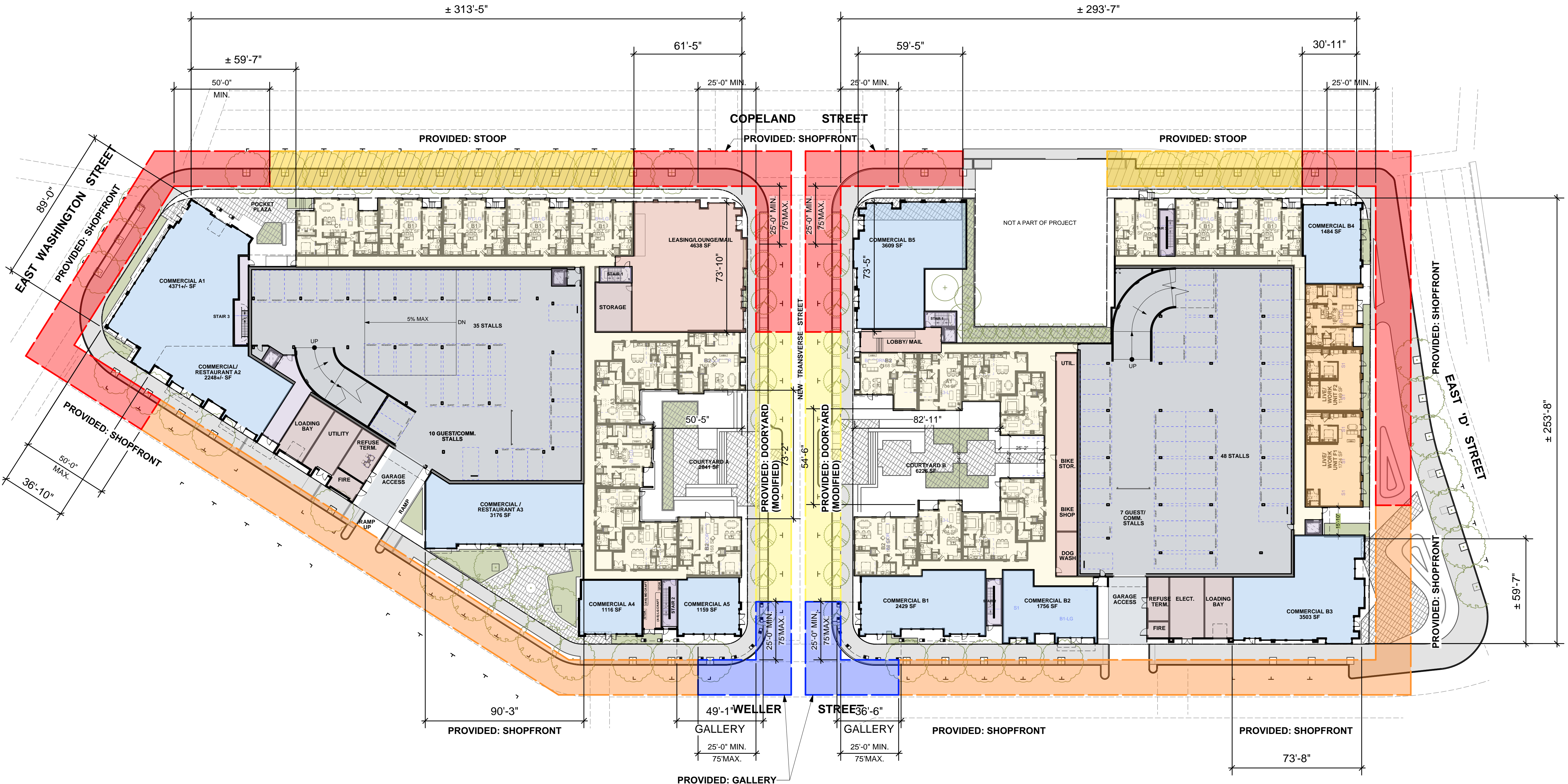
Land Use ¹	T4	T5	T6	T6-0	D1	D1	D1	D1
Assembly								
Bar/nightclub	CUP	CUP	CUP	CUP	—	—	—	CUP
Commercial recreation facility								
Indoor, ≤ 5,000 sf	CUP	MUP ²	MUP ²	MUP	—	—	—	CUP
Indoor, > 5,000 sf	CUP	CUP ³	CUP ³	CUP	—	—	—	CUP
Outdoor	—	—	—	—	—	—	—	CUP
Community meeting facility								
≤10,000 sf	CUP	P	MUP ²	MUP	—	—	—	—
>10,000 sf	CUP	CUP	CUP ³	CUP	—	—	—	—
Conference/convention facility								
≤10,000 sf	P	P ²	MUP ²	MUP	—	—	—	P
>10,000 sf	CUP	CUP	CUP ³	CUP	—	—	—	CUP
Fitness/health facility	P	P	P ²	P	—	—	—	P
Library, museum	P	P	P ²	P	—	—	—	—
School - Specialized education/training	P ²	P ²	P ²	P ²	—	—	—	CUP
Sports and entertainment assembly facility	—	—	—	—	—	—	—	CUP
Studio - Art, dance, martial arts, music, etc.	P	P	MUP	P	—	—	—	P
Theater								
Movie (See Chapter 19.70, Theater Combining District, Petaluma Implementing Zoning Ordinance)	—	P ²	P ²	P ²	—	—	—	—
Live Performance	CUP	CUP	MUP ²	MUP	—	—	—	CUP
Lodging								
Bed and breakfast inn	P	P	P ²	P ²	—	—	—	—
Hotel or motel	—	P ²	P ²	P ²	—	—	—	P
Residential								
Emergency shelter	CUP	CUP	CUP	CUP	—	—	—	CUP
Home occupation	P	P	P	P	—	—	—	P
Live/work unit (See Section 4.70.020)	P	P	CUP ³	MUP	—	—	—	P
Multi-family housing	P ²	P ²	—	—	—	—	—	—
Residential in mixed use building (See Section 4.70.030)	P	P	P	P	—	—	—	P
Single-family dwelling	P ²	P ²	—	—	—	—	—	—
Work/live unit (See Section 4.70.020)	MUP	MUP	CUP	MUP	—	—	—	P
Retail								
Alcoholic beverage sales	CUP	CUP	CUP	CUP	—	—	—	CUP
Artisan shop	P	P	P	P	—	—	—	CUP
Auto parts sales	—	MUP	MUP	MUP	—	—	—	P
Building and landscape materials sales								
Indoor								P
Outdoor								CUP
Drive-through retail								—
Farm supply and feed store	MUP	MUP	—	—	—	—	—	P
Gas station	—	—	—	—	—	—	—	P
General retail -								
≤10,000 sf	MUP	P	P	P	—	—	—	P
>10,000 sf; ≤50,000 sf	—	CUP	CUP	CUP	—	—	—	P
>50,000 sf	—	—	—	—	—	—	—	CUP
Groceries, specialty foods	P	P	P	P	—	—	—	P
>10,000 sf	CUP	MUP	MUP	MUP	—	—	—	P
Restaurant, cafe, coffee shop	P	P	P	P	—	—	—	P
Shopping center	CUP	CUP	CUP	CUP	—	—	—	CUP
Services								
Adult day care								
6 or fewer clients, provided in a home	P	P	P ²	P	P	—	—	P
7 or more clients	CUP	CUP	CUP	CUP	CUP	—	—	P
ATM	CUP	MUP	MUP	MUP	P	—	—	P
Bank, financial services	P	P	P ²	P	P	—	—	P
Business support service	P	P	P ²	P	P	—	—	P
Catering service	P	P	P	P	P	—	—	P
Child day care								
Large or small family day care home	P	P	P ²	P	P	—	—	P
Child day care center	CUP ²	MUP ²	MUP ²	MUP	CUP	—	—	P
Community service organization	CUP	MUP ²	MUP ²	MUP	CUP	—	—	P
Drive-through service	—	—	—	—	—	—	—	—
Equipment rental	—	—	—	—	—	—	—	P
Kennel, animal boarding	—	—	—	—	—	—	—	CUP
Maintenance/repair service								
Equipment, large appliances, etc.	—	CUP	—	—	CUP	—	—	P
Client site services	CUP	MUP ²	MUP ²	MUP ²	P	—	—	P
Medical services								
Clinic, lab, urgent care	—	P ²	—	—	—	—	—	P
Doctor office	P ²	P ²	MUP ²	P	—	—	—	CUP
Mortuary, funeral home	—	—	—	—	CUP	—	—	—
Office								
Business/service/government	CUP	P	P ²	P	P	—	—	P
Office - Processing	—	CUP ²	MUP ²	MUP	CUP	—	—	P
Professional	P ²	P ²	P ²	P	—	—	—	CUP
Personal services								
Non-restricted	P	P	MUP	P	P	—	—	P
Restricted	—	—	—	—	CUP	—	—	P
Public safety facility	CUP	CUP	CUP	CUP	CUP	—	—	CUP
Vehicle services								
Major repair/body work	—	—	—	—	—	—	—	CUP
Minor maintenance/repair	—	CUP	—	—	CUP	—	—	CUP
Veterinary clinic, animal hospital	—	CUP	—	—	CUP	—	—	CUP
Transportation, Communications, & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	—	—	—	—	CUP	CUP	—	CUP
Broadcasting studio	—	CUP	CUP ²	CUP	CUP	CUP	CUP	CUP
Structured parking facility, public or commercial	P	P	P ²	P	CUP	CUP	CUP	CUP
Pipeline, utility transmission or distribution line	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Telecommunications facility	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit station or terminal	—	CUP	CUP	CUP	CUP	CUP	—	CUP
Utility facility (underground and alleys only)	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utility infrastructure (underground and alleys only)	P	P	P	P	P	P	P	P
Rail facility (freight handling & track maintenance)	—	—	—	—	—	—	—	—
Industry, Manufacturing & Processing, Wholesaling								
Agricultural product processing	—	—	CUP ²	CUP ²	P	—	—	P
Artisan/craft product manufacturing	P ²	MUP ²	MUP ²	MUP ²	—	—	—	P
Chemical product manufacturing	—	CUP	MUP ²	CUP ²	CUP	—	—	CUP
Clothing and fabric product manufacturing	CUP	MUP ²	CUP ²	CUP ²	P	—	—	P
Concrete, gypsum, and plaster product manufacturing	—	—	—	—	—	—	—	P
Electronics, equipment, and appliance manufacturing	CUP	CUP ²	CUP ²	CUP ²	CUP	—	—	P
Food and beverage product manufacturing	CUP ²	CUP ²	CUP ²	CUP ²	CUP	—	—	P
Furniture and fixtures manufacturing, cabinet shop	—	CUP ²	CUP ²	CUP ²	CUP	—	—	P
Glass product manufacturing	CUP ²	CUP ²	—	—	—	—	—	P
Laboratory - Medical, analytical, research & development	—	P ²	—	—	P	—	—	P
Laundry, dry cleaning plant	—	—	—	—	CUP	—	—	CUP
Lumber and wood product manufacturing	—	—	CUP ²	CUP ²	CUP	—	—	CUP
Machinery manufacturing	—	—	CUP ²	CUP ²	—	—	—	P
Media production	P ²	P ²	P ²	P ²	P ²	—	—	P
Metal products fabrication, machine or welding shop	—	—	CUP ²	CUP ²	—	—	—	CUP
Motor vehicles and transportation equipment	—	—	—	—	—	—	—	CUP
Paper product manufacturing	—	—	—	—	—	—	—	P
Photocopy processing lab	—	—	CUP ²	CUP ²	—	—	—	CUP
Plastics, synthetics, rubber product manufacturing	—	—	—	—	—	—	—	CUP
Printing and publishing	P ²	P ²	—	—	P	—	—	P
Recycling - Small collection facility	—	—	—	—	—	—	—	CUP
Research and development	P	P ²	P ²	P ²	P	—	—	P
Small product manufacturing	—	MUP ²	MUP ²	MUP ²	P ²	—	—	P
Stone and cut stone product manufacturing	—	—	—	—	—	—	—	P
Storage								
Outdoor storage yard as a primary use	—	—	—	—	—	—	—	CUP
Warehouse, indoor storage	—	—	—	—	—	—	—	P
Structural clay and pottery product manufacturing	—	—	—	—	—	—	—	P
Textile and leather product manufacturing	—	—	CUP ²	CUP ²	—	—	—	P
Wholesaling and distribution	—	—	CUP ²	CUP ²	—	—	—	P

Key P Permitted MUP Minor Use Permit CUP Conditional Use Permit — Prohibited
1 See Section 9 (Glossary) for use type definitions
2 On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.
3 Permitted use (per the permit requirement indicated) if limited to a maximum of 5,000sf on ground floor
4 Permitted use (per the permit requirement indicated) in spaces of greater than 8,000sf on ground floor

ALLOWED BUILDING FUNCTIONS

ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
SPAR 2 - REV 2	3.22.19

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BUILDING FUCTION, FRONTAGE TYPES, & LAND USES

1/32"=1'

4.30: BUILDING PLACEMENT

4.1. COURTYARD

- BUILDING THAT OCCUPIES BOUNDARIES OF ITS LOT
- INTERNALLY DEFINED ONE OR MORE PRIVATE PATIOS
- SHIELDS PRIVATE FROM PUBLIC
- RECOMMENDED FOR WORKSHOPS
- HIGH SECURITY PROVIDED BY CONTINUOUS ENCLOSURE

4.80.030: BUILDING TYPES

COURTYARD BUILDING: T5

- MEDIUM TO LARGE SIZED STRUCTURE
- MULTIPLE SIDE-BY-SIDE /STACKED DWELLING UNITS
- ACCESSED FROM A COURTYARD(S)
- OWN ENTRY OR SHARED ENTRY

MAIN STREET BUILDING: T5 & T6

- SMALL TO MEDIUM SIZED STRUCTURE
- INTENDS TO PROVIDE VERTICAL MIX OF USES
- GROUND FLOOR - COMMERCIAL, SERVICES
- UPPER FLOORS - RESIDENTIAL
- INCLUDES LIVE/WORK UNITS
- PRIMARY COMPONENT OF A NEIGHBORHOOD MAIN STREET
- KEY COMPONENT TO WALKABILITY

4.50.030: CIVIC SPACE TYPES AND REQUIREMENTS

POCKET PLAZA

- FORMAL OPEN SPACE AVAILABLE FOR CIVIC PURPOSES AND COMMERCIAL ACTIVITIES
- TYPICALLY HARDSCAPED
- FORMAL CHARACTER
- 2,000 SF TO 1/2 ACRE

POCKET PARK

- OPEN SPACE AVAILABLE FOR INFORMAL ACTIVITIES IN CLOSE PROXIMITY TO NEIGHBORHOOD RESIDENCES
- 2,000 SF TO 1 ACRE

DOORYARD

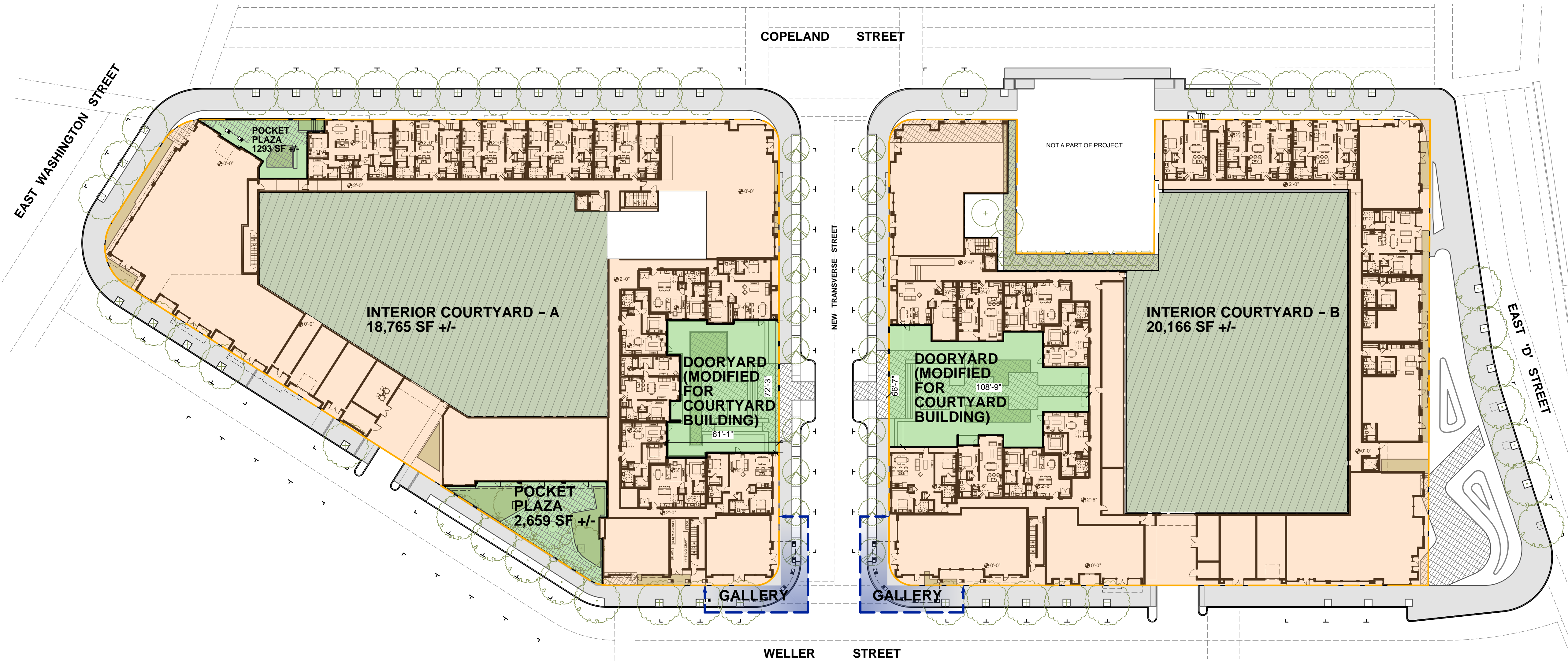
- SMALL OUTDOOR FRONTAGE FOR GROUND FLOOR RESIDENTIAL , LIVE/WORK AND COMMERCIAL ACTIVITIES
- DEPTH : 8' MIN.
- LENGTH: 50' MAX.
- FINISH LEVEL ABOVE SIDEWALK: 3'-6" MAX.

NOTE:

THE MAXIMUM BUILDING HEIGHT IN THE T5 ZONE SHALL BE 4 STORIES
THE PROPOSED BUILDING DOES NOT REQUIRE EXCEPTION

KEY:

- PROPERTY LINE/ END OF SIDEWALK EASEMENT
- CIVIC SPACES: COURTYARDS, POCKET PLAZAS
- BUILDING FOOTPRINT
- INTERIOR COURTYARD
- GALLERY



ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
SPAR 2 - REV 2	3.22.19
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BUILDING
PLACEMENT
& CIVIC REQ'S

SHEET TITLE

SCALE

PROJECT NO. 1818 DRAWN BY JP

SHEET SIZE: 30 x 42

ISSUE	DATE
SPAR SUBMIT	7.28.17
SPAR RESUBMIT 1	6.11.18
SPAR RESUBMIT 2	1.31.19
SPAR 2 - REV 1	2.26.19
SPAR 2 - REV 2	3.22.19
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**4.80.130 - COURTYARD BUILDING: T5
BUILDING 8 & 16**

- GROUPING OF STURCUTRES THAT ARE ORIENTED AROUND A SHARED COURTYARD
- MULTIPLE SIDE BY SIDE/STACKED DWELLING UNITS
- PRIMARY ACCESS FROM COURTYARD

MAIN BODY:
• WIDTH - 100'
• DEPTH - 40'

FRONTAGES:
• STOOP, FORECOURT, SHOPFRONT, GALLERY

COURTYARD:
• WIDTH - 50' MAX
WIDTH TO HEIGHT RATIO: 1:2 MIN, 2:1 MAX
• DEPTH - 150' MAX
DEPTH TO HEIGHT RATIO: 1:1 MIN, 3:1 MAX

**4.80.140 - MAIN STREET BUILDING: T5&T6
ALL OTHER BUILDINGS**

- SMALL TO MEDIUM-SIZED STRUCTURE
- PROVIDES VERTICAL MIX OF USES
GROUND FLOOR - COMMERCIAL, SERVICE, RETAIL
UPPER FLOORS - RESIDENTIAL, LIVE/WORK
- KEY COMPONENT IS TO PROVIDE WALKABILITY

MAIN BODY:
• WIDTH - 150'
• DEPTH - 65'



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(calgaze@pacificacompanies.com)

C-1	TITLE SHEET
C-2	CONTEXT PLAN
C-3	EXISTING CONDITIONS EXHIBIT
C-4	TENTATIVE PARCEL MAP
C-5	PROJECT STREETS EXHIBIT
C-6	STREET SECTIONS – WELLER STREET & E. WASHINGTON STREET
C-7	STREET SECTIONS – COPELAND AND TRANSVERSE STREETS
C-8	STREET SECTIONS – 'D' STREET
C-9	OFF-SITE CIRCULATION PLAN
C-10	ON-SITE ADA COMPLIANT ROUTING AND CIRCULATION PLAN
C-11	PRELIMINARY GRADING PLAN – NORTH
C-12	PRELIMINARY GRADING PLAN – SOUTH
C-13	PRELIMINARY UTILITY PLAN
C-14	SIGNING AND STRIPING PLAN
C-15	EXISTING PUBLIC ON-STREET PARKING EXHIBIT
C-16	PROJECT PROPOSED PARKING PLAN
C-17	WELLER STREET PARKING EXHIBIT
C-18	PFD LADDER TRUCK STAGING EXHIBIT
C-19	PFD LADDER TRUCK CIRCULATION EXHIBIT
LID-1	STORMWATER MITIGATION PLAN

COVER
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
PAR RESUBMIT 2	1.31.19



C-1

NOTES

ent Title _____

ator AG 280MM _____

Serial No. 121559 Drawn By HSM _____

Sheet Size 30 x 42 _____



LEGEND

T-5 [MU] — ZONING DISTRICT

— LAND USE CLASSIFICATION

— PROJECT BOUNDARY

--- CPSP ZONING LIMIT LINE

--- APPROXIMATE ADJOINING LOT LINE

ZONING DISTRICTS

T-5 URBAN CENTER

T-6 URBAN CORE

T-6-O URBAN CORE - OPEN

D-2 RAILROAD DISTRICT

D-3 RIVER DEPENDANT INDUSTRIAL

CS CIVIC SPACE

LAND USE CLASSIFICATIONS

MU MIXED USE

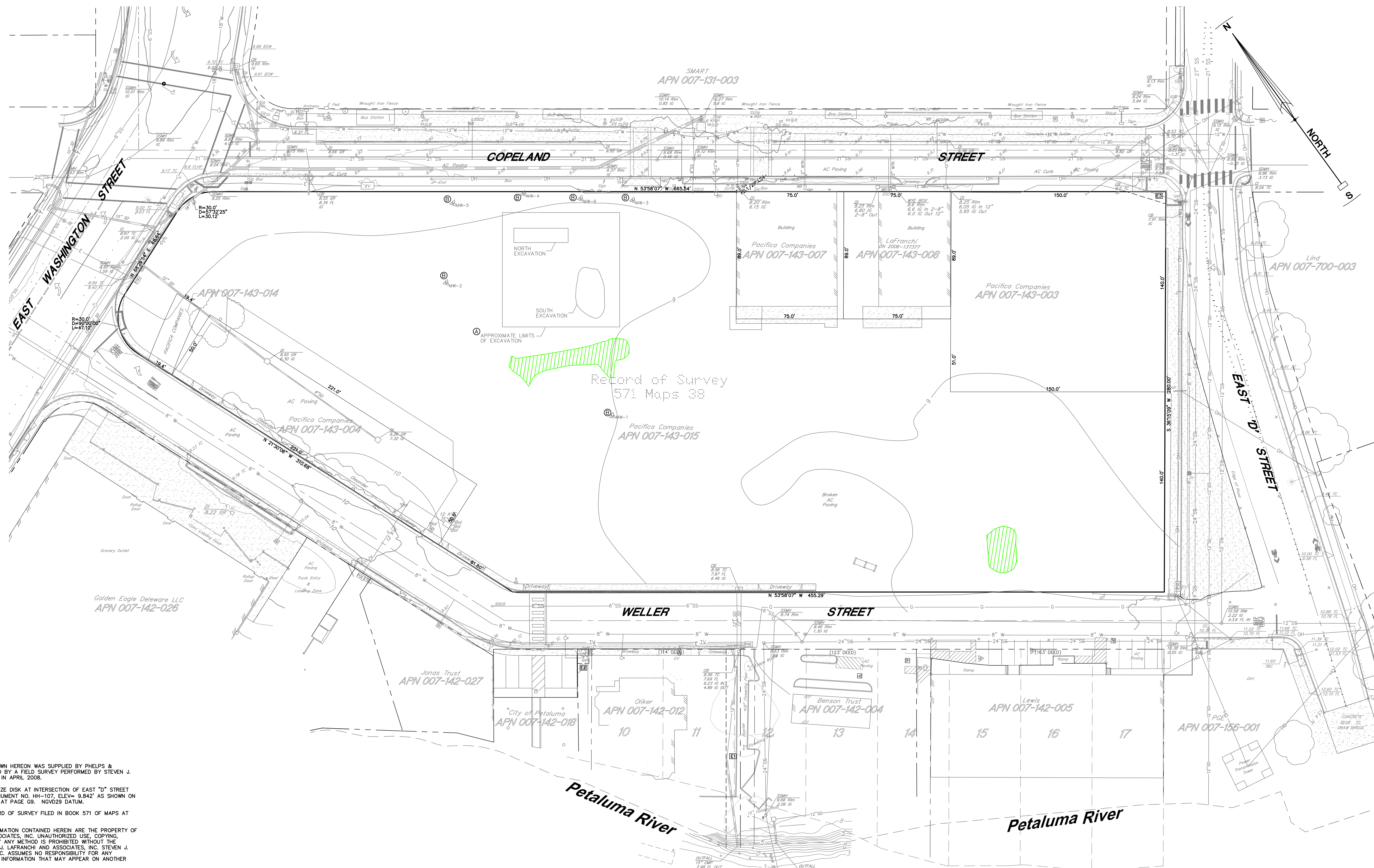
RDI RIVER DEPENDANT INDUSTRIAL

[] LAND USE DESIGNATION

NOTES

- AERIAL DATE: MAY 20, 2013
SOURCE: GOOGLE EARTH PRO
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF PETALUMA STATION AREA MASTER PLAN CPSP ZONING MAP APPENDIX A JULY 1, 2013
 - LAND USE DESIGNATIONS SHOWN HEREON ARE PER THE CITY OF PETALUMA CPSP LAND USE MAP FOR THE PETALUMA GENERAL PLAN 2025.

0 50 100 200
GRAPHIC SCALE



NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS SUPPLIED BY PHELPS & ASSOCIATES AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN APRIL 2008.
2. VERTICAL DATUM: TOP OF BRONZE DISK AT INTERSECTION OF EAST "D" STREET AND WELLER STREET, USGS MONUMENT NO. HH-107, ELEV= 9,842' AS SHOWN ON PETALUMA MONUMENT MAPPING AT PAGE 38. NAVD83 DATUM.
3. HORIZONTAL DATUM: PER RECORD OF SURVEY FILED IN BOOK 571 OF MAPS AT PAGE 38.
4. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI & ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI & ASSOCIATES, INC. STEVEN J. LAFRANCHI & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
5. BOUNDARY INFORMATION SHOWN IS BASED UPON INFORMATION PROVIDED TO SJLA BY PHELPS AND ASSOCIATES. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION WOULD REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY.
6. SURFACE UTILITIES WERE PLOTTED USING CITY OF PETALUMA UTILITY MAPPING AT PAGE G-05. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY COMPANY BE CONTACTED BEFORE ANY IMPROVEMENTS ARE DONE ON SITE.
7. FIRST AMERICAN PRELIMINARY TITLE REPORT, ORDER NO. 2102-2950535, DATED MAY 22, 2008 WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
8. A COURTESY TO THE CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.
9. SUBJECT PARCEL IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 060379 0005C, REVISED SEPTEMBER 29, 1989. NEW FEMA COMMUNITY PANEL, 060379C 0002C, EFFECTIVE DECEMBER 2, 2009 IS AVAILABLE. SAID COMMUNITY PANEL HAS BEEN CONVERTED TO NAVD83 VERTICAL DATUM. BENCHMARKS ON THIS DATUM DO NOT EXIST IN PETALUMA.
10. WETLANDS BOUNDARIES AND AREAS WERE PROVIDED BY WRA ENVIRONMENTAL CONSULTANTS, DATED JULY 2017.

LEGEND

SPOT ELEVATION	SSMH
CONTOUR	DI
FEATURES	MONITORING WELL
TOE/TOP OF SLOPE	BENCH MARK
WIRE FENCE	WATER METER
PROPERTY LINE	FIRE HYDRANT
ADJOINER LINE	GATE VALVE
COBBLE CURB	CONTROL POINT
CONCRETE	BRUSH/DRIPLINE
CURB & GUTTER	BOLLARD
EDGE OF PAVEMENT	STREETLIGHT
PUBLIC STORM DRAIN	TRAFFIC SIGNAL
PUBLIC SANITARY SEWER	
PUBLIC WATER LINE	
OVERHEAD UTILITY	
OVERHEAD HIGH VOLTAGE LINES	
SEE KEYNOTE ③	

ABBREVIATIONS

AC	ASPHALT CONCRETE	GR	GROUND
APN	ASSESSOR'S PARCEL NUMBER	GV	GATE VALVE
BFE	BASE FLOOD ELEVATION	HB	HOSE BIB
BLDG	BUILDING	INV	INVERT
BSW	BACK OF SIDEWALK	LAT	LATERAL
DI	DROP INLET	OH	OVERHEAD UTILITY
DS	DOWN SPOUT	TC	TOP OF CURB
DW	DRIVEWAY	SD	STORM DRAIN
EL	ELEVATION	SSMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FBO	FOR THE BENEFIT OF		

WETLAND AREA

SEASONAL WETLANDS
APPROX. LOCATION
AREA 1742 S.F.
SEE NOTE 10

KEYNOTES

- ① APPROXIMATE LIMITS OF EXCAVATION, SOURCE SITE PLAN BY JOHN H. DAILEY, GEOTECHNICAL ENGINEER, DATED MARCH 2003.
- ② MONITORING WELL, LOCATION PROVIDED BY PHELPS AND ASSOCIATES
- ③ THE VERTICAL AND HORIZONTAL POSITION OF THE HIGH VOLTAGE OVERHEAD POWER LINES ALONG D STREET WERE SURVEYED BY TERRESTRIAL LIDAR ON PROJECT DATUM AND MAPPED IN 3D WHICH INCLUDED LINE SAG SPECIFIC TO EACH LINE.
- ④ 10' STORM DRAIN EASEMENT PER 3477 OR 102-107 (PARCEL ONE) FBO CITY OF PETALUMA
- ⑤ FIRE HYDRANT EASEMENT PER 3477 OR 102-107 (PARCEL TWO) FBO CITY OF PETALUMA
- ⑥ PG&E EASEMENT PER DN 2006-105062, SCR

EASEMENT DESIGNATIONS

- ① 10' STORM DRAIN EASEMENT PER 3477 OR 102-107 (PARCEL ONE) FBO CITY OF PETALUMA
- ② FIRE HYDRANT EASEMENT PER 3477 OR 102-107 (PARCEL TWO) FBO CITY OF PETALUMA
- ③ PG&E EASEMENT PER DN 2006-105062, SCR

GRAPHIC SCALE



All drawings and notes created electronically using AutoCAD and plotted using a wide format plotter. The original paper set shall be available upon request or provided without the written consent of the architect.

Consultant

STEVEN J. LAFRANCHI
& ASSOCIATES, INC.
CIVIL ENGINEERS
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LAND PLANNERS
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(707) 762-3122 FAX (707) 762-3229TENTATIVE PARCEL MAP
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19
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C-4

TENTATIVE PARCEL MAP

Sheet Title

Scale: AS SHOWN

Project No. 157558

Sheet No. 30 of 42

APN
007-072-004

APN 007-122-003

EAST WASHINGTON STREET

Golden Eagle Delaware LLC
APN 007-142-026Jonas Trust
APN 007-142-027City of Petaluma
APN 007-142-018Oliker
APN 007-142-012Benson Trust
APN 007-142-004Lewis
APN 007-142-005PCE
APN 007-156-001

Petaluma River

Petaluma River

EASEMENT DESIGNATIONS

- [E] EXISTING 10' STORM DRAIN EASEMENT PER 3477 OR 102-107 (PARCEL ONE) FBO CITY OF PETALUMA
- [E2] EXISTING FIRE HYDRANT EASEMENT PER 3477 OR 102-107 (PARCEL TWO) FBO CITY OF PETALUMA
- [E3] EXISTING PG&E EASEMENT PER DN 2006-105062, SCR

COURSE DATA

LINE	DISTANCE	BEARING
L1	16.14	S 28°16'55" W
CURVE	RADIUS	LENGTH
C1	15.0	21.5
C2	15.0	28.3
C3	18.0	28.3
C4	25.0	25.1
C5	25.0	39.3
C6	23.0	13.0
C7	18.0	28.3
C8	15.0	28.3
C9	30.0	47.1
C10	30.0	30.1

KEYNOTES

- (A) PROPOSED PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT. WIDTH VARIES. SEE SHEETS C-6 THRU C-8 FOR THOROUGHFARE DESIGNATIONS AND TYPICAL STREET SECTIONS.
- (B) PROPOSED PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF PETALUMA. SEE SHEETS C-6 THRU C-8 FOR THOROUGHFARE DESIGNATIONS AND TYPICAL STREET SECTIONS. TOTAL AREA TO BE DEDICATED = 25001 S.F./0.57 ACRES.
- (C) PARCEL "A" DEDICATED TO THE CITY OF PETALUMA 873 S.F. (0.02 AC)
- (D) PARCEL "B" DEDICATED TO THE CITY OF PETALUMA 2820 S.F. (0.06 AC)

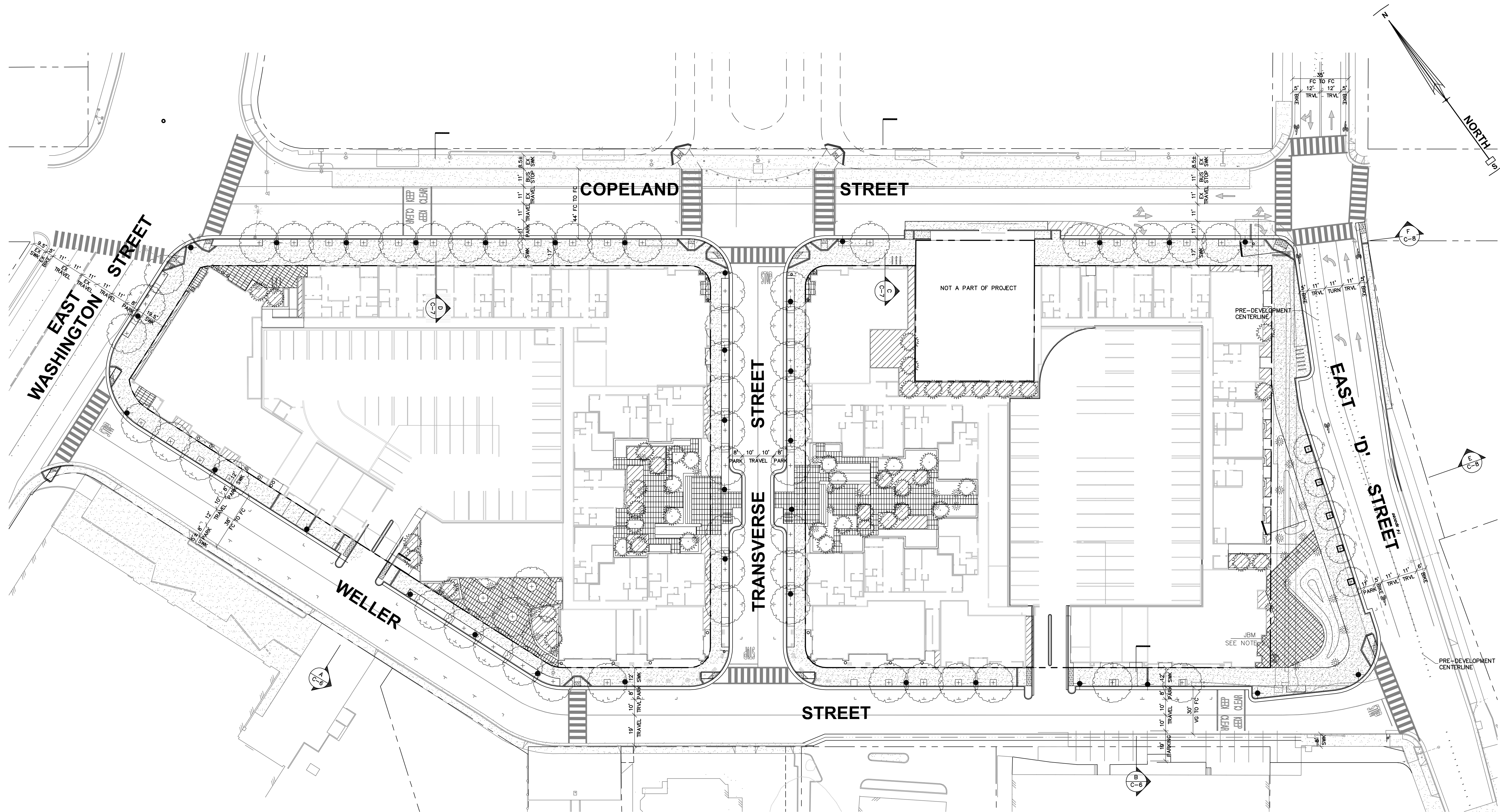
NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED UPON INFORMATION PROVIDED TO SJA BY PHELPS AND ASSOCIATES. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION WOULD REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY.
2. FIRST AMERICAN PRELIMINARY TITLE REPORT, ORDER NO. 2102-2950535, DATED MAY 22, 2008 WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
3. ALL SETBACKS ARE SUBJECT TO CENTRAL PETALUMA SPECIFIC PLAN.
4. EXCLUSIVE COMMON AREAS WITHIN AND OUTSIDE OF BUILDINGS TO BE DETERMINED.
5. CONDOMINIUM PLANS NOT A PART OF THE ENTITLEMENT APPLICATION.
6. ALL EASEMENTS, DEDICATIONS AND PARCELS ARE SUBJECT TO CHANGE.

LEGEND

- EXISTING BOUNDARY
PROPOSED BOUNDARY
ADJOINER LINE
EXISTING EASEMENT LINE
PROPOSED PUBLIC UTILITY EASEMENT (PUE) AND PUBLIC SIDEWALK
TOTAL AREA = 10,059 S.F./0.23 ACRES
PROPOSED DEDICATION TO THE CITY OF PETALUMA
TOTAL AREA = 25,001 S.F./0.57 ACRES

0 15 30 60 90 120
GRAPHIC SCALE

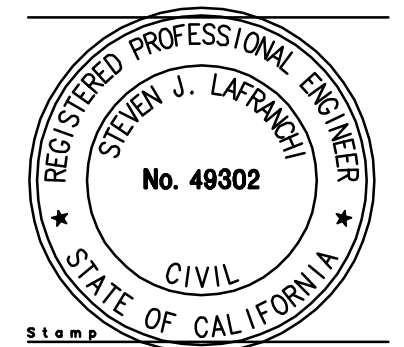


NOTE
SEE SHEETS C-6 THRU C-8 FOR
THOROUGHFARE DESIGNATIONS AND TYPICAL STREET SECTIONS

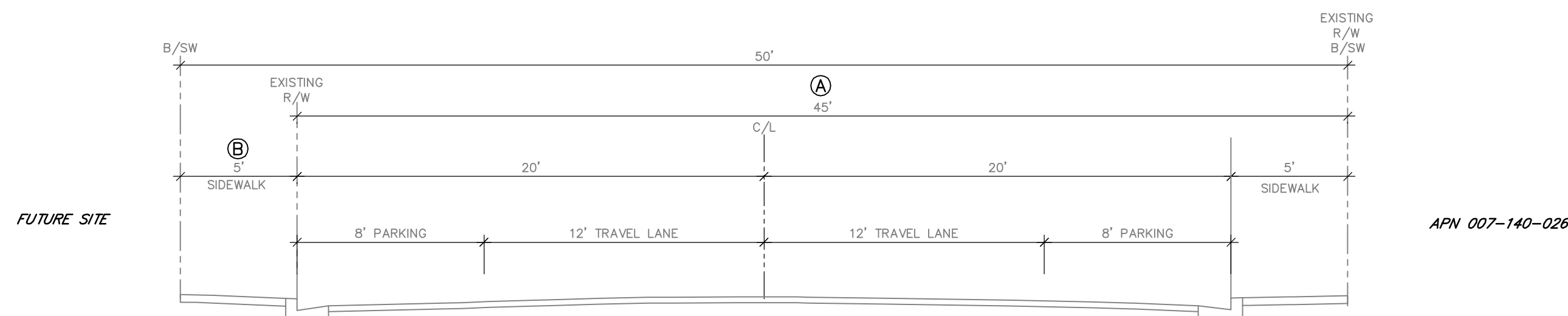


PROJECT STREETS EXHIBIT
HAYSTACK
PETALUMA, CALIFORNIA

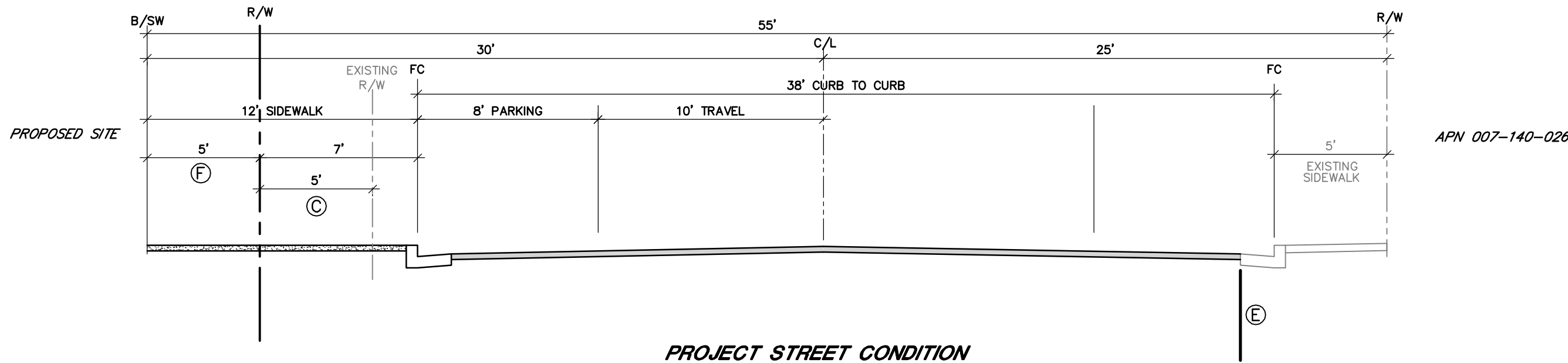
Issue	Date
SPAR RESUBMIT	1.31.19



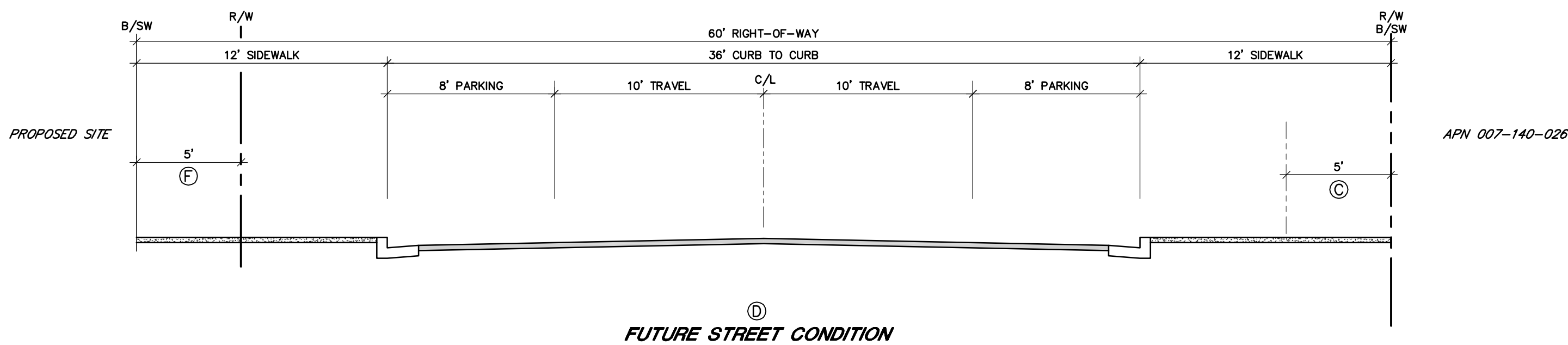
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EXISTING STREET CONDITION



PROJECT STREET CONDITION



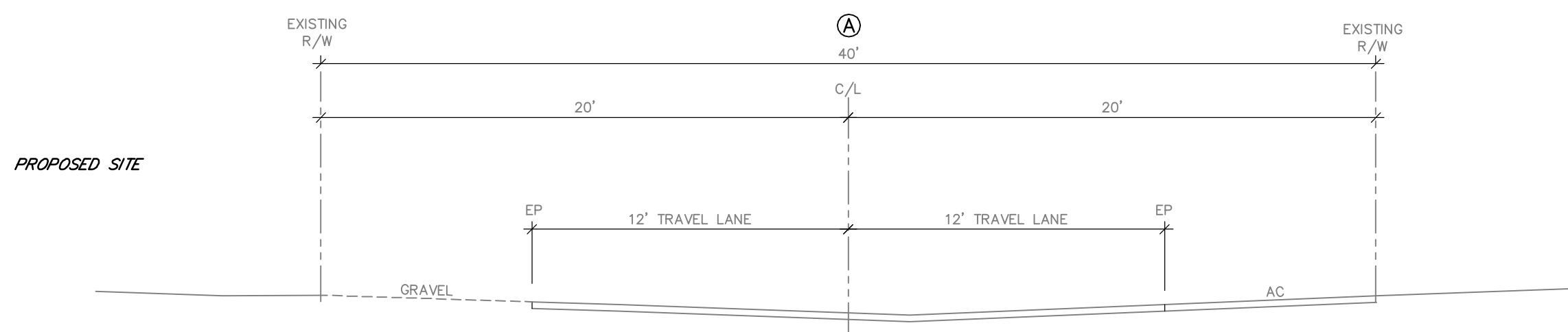
FUTURE STREET CONDITION

KEYNOTES

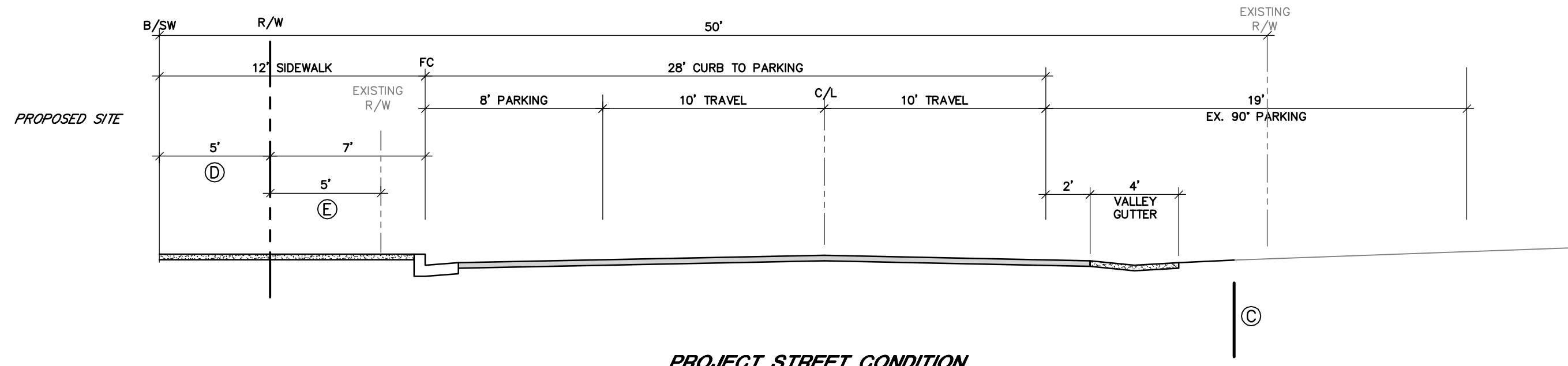
- Ⓐ RIGHT OF WAY PER 256 MAPS 26
- Ⓑ 5' DEDICATION PER THIS PROJECT
- Ⓒ DEDICATION FOR STREET RIGHT-OF-WAY
- Ⓓ STREET SECTION PER SAMP DATED JULY 1, 2013
- Ⓔ LIMITS OF STREET CONSTRUCTION
- Ⓕ PROPOSED PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT

SECTIONS A - WELLER STREET

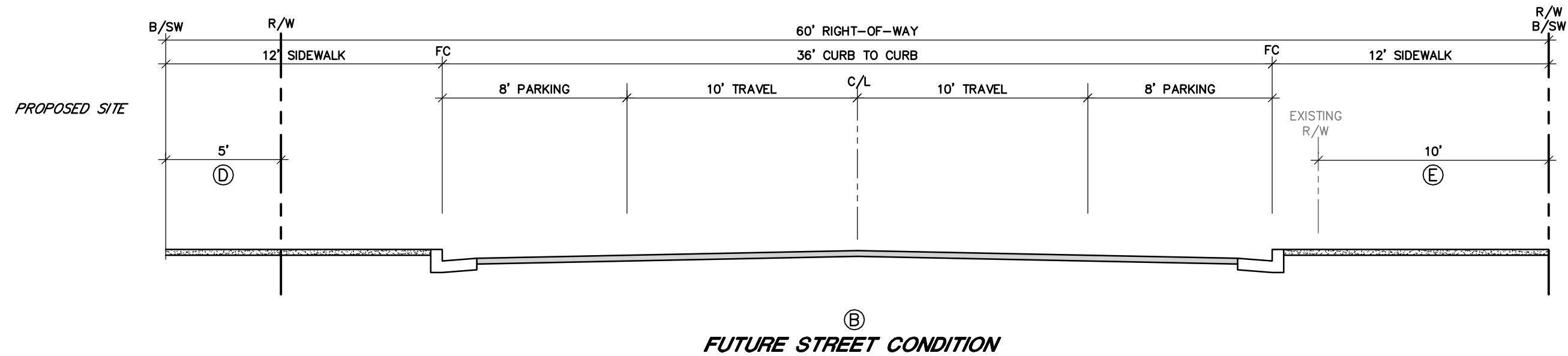
SCALE: 1"=5' H & V



EXISTING - CONDITION



PROJECT STREET CONDITION



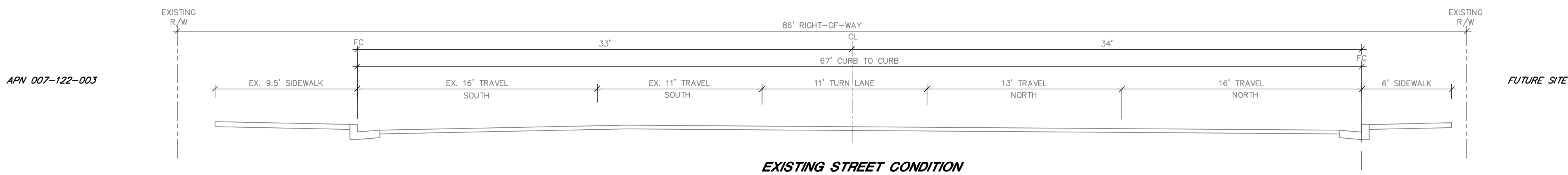
FUTURE STREET CONDITION

SECTIONS B - WELLER STREET

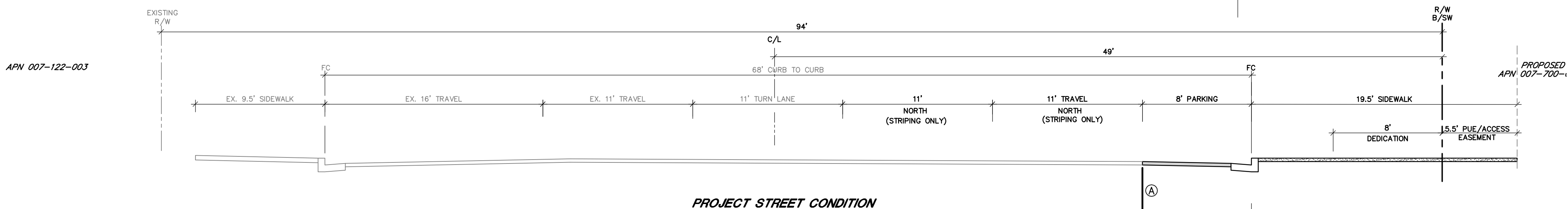
SCALE: 1"=5' H & V

KEYNOTES

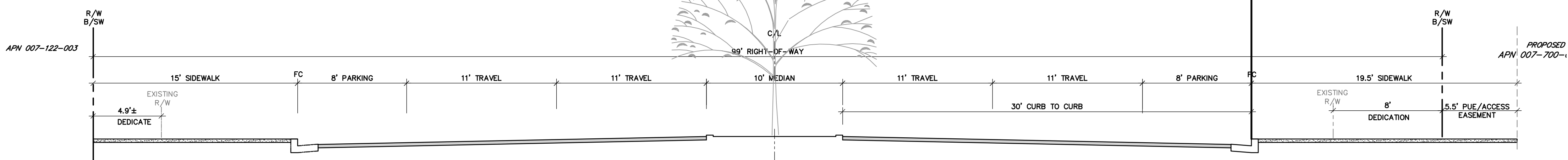
- Ⓐ RIGHT OF WAY PER 3 MAPS 24
- Ⓑ STREET SECTION PER SAMP DATED JULY 1, 2013
- Ⓒ LIMITS OF STREET CONSTRUCTION
- Ⓓ PROPOSED PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT
- Ⓔ DEDICATION FOR STREET RIGHT-OF-WAY



EXISTING STREET CONDITION



PROJECT STREET CONDITION



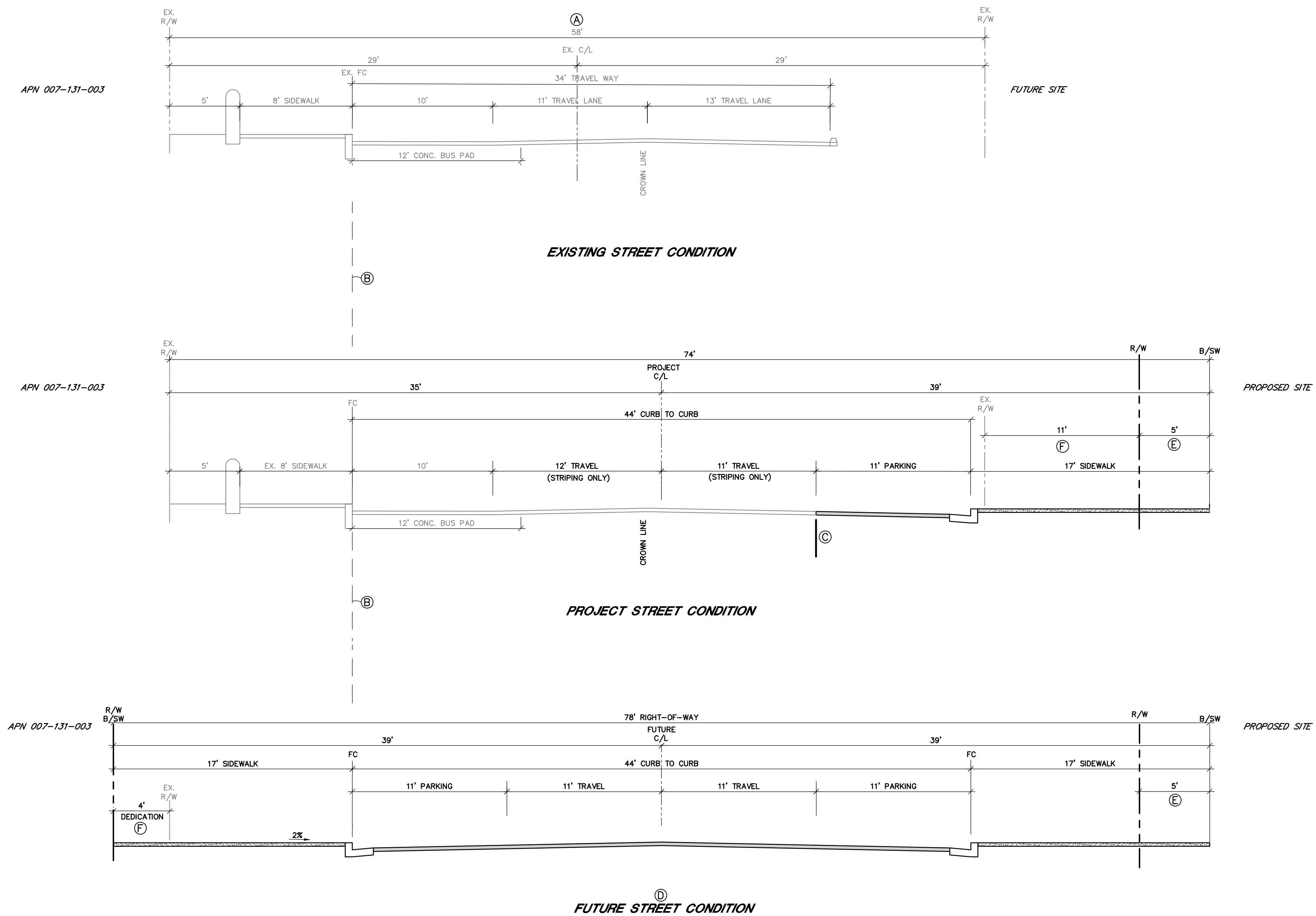
FUTURE STREET CONDITION

EAST WASHINGTON STREET

SCALE: 1"=5' H & V

KEYNOTES

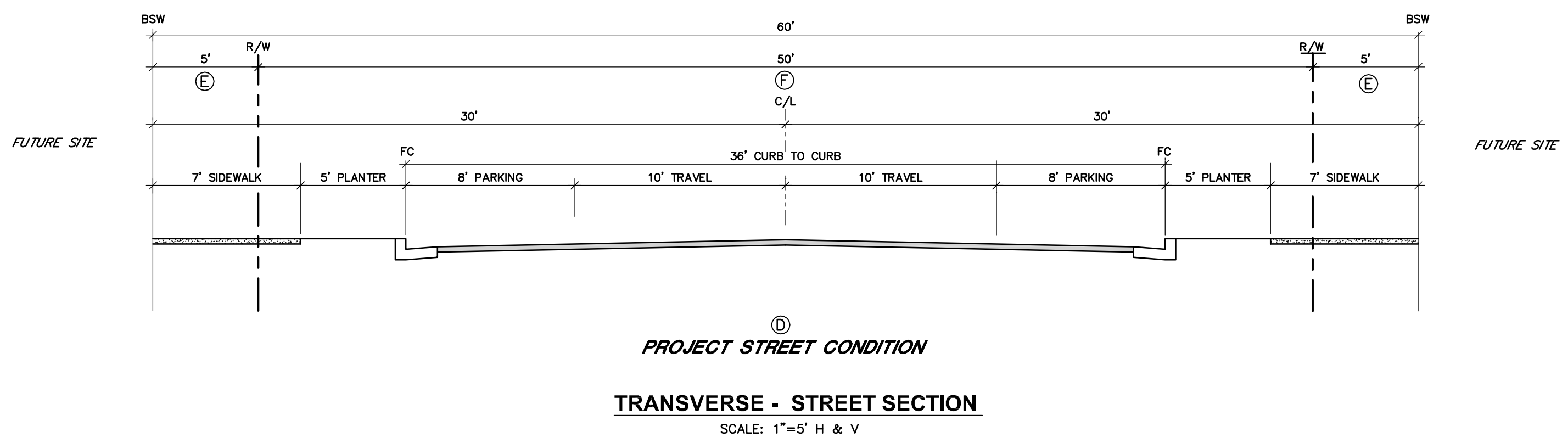
- Ⓐ LIMITS OF STREET CONSTRUCTION
- Ⓑ STREET SECTION PER SAMP DATED JULY 1, 2013.



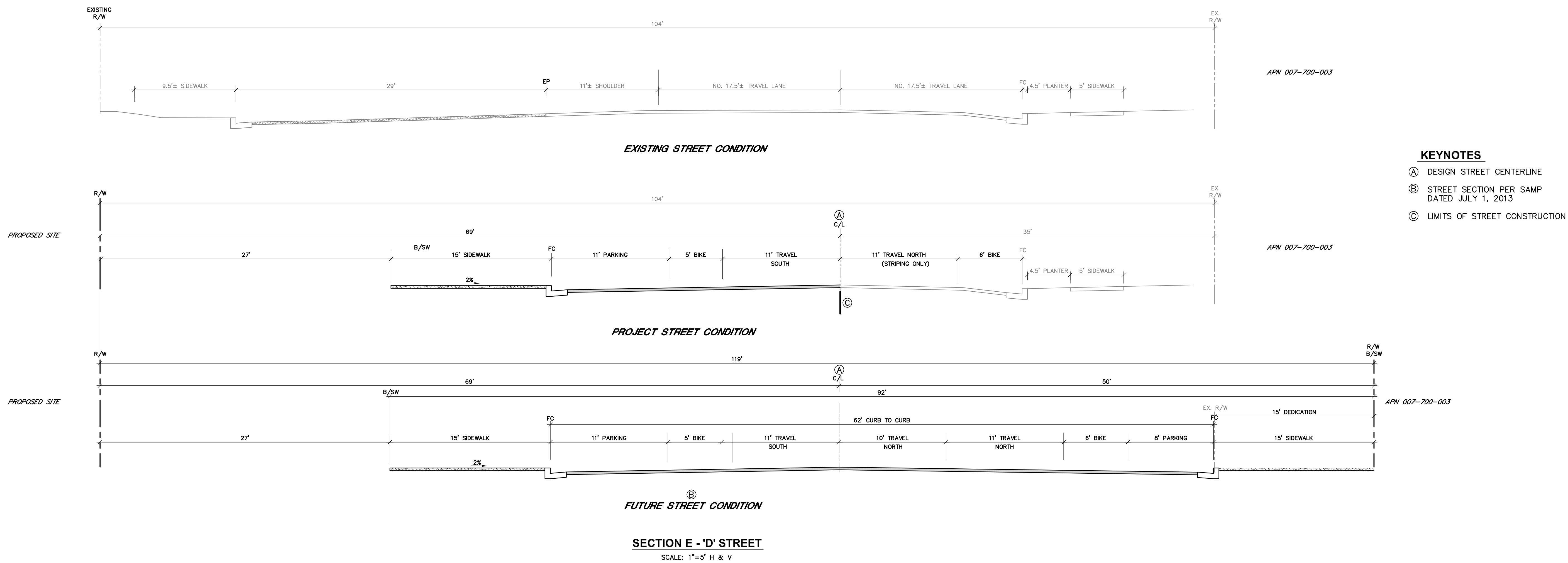
SECTIONS C AND D - COPELAND STREET
SCALE: 1"=5' H & V

KEYNOTES

- Ⓐ RIGHT OF WAY PER 3 MAPS 24
- Ⓑ HOLD EXISTING FACE OF CURB ON TRANSIT SIDE FOR FUTURE SECTION.
- Ⓒ LIMITS OF PROPOSED STREET CONSTRUCTION
- Ⓓ STREET SECTION PER SAMP DATED JULY 1, 2013
- Ⓔ PROPOSED PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT
- Ⓕ DEDICATION FOR STREET RIGHT-OF-WAY

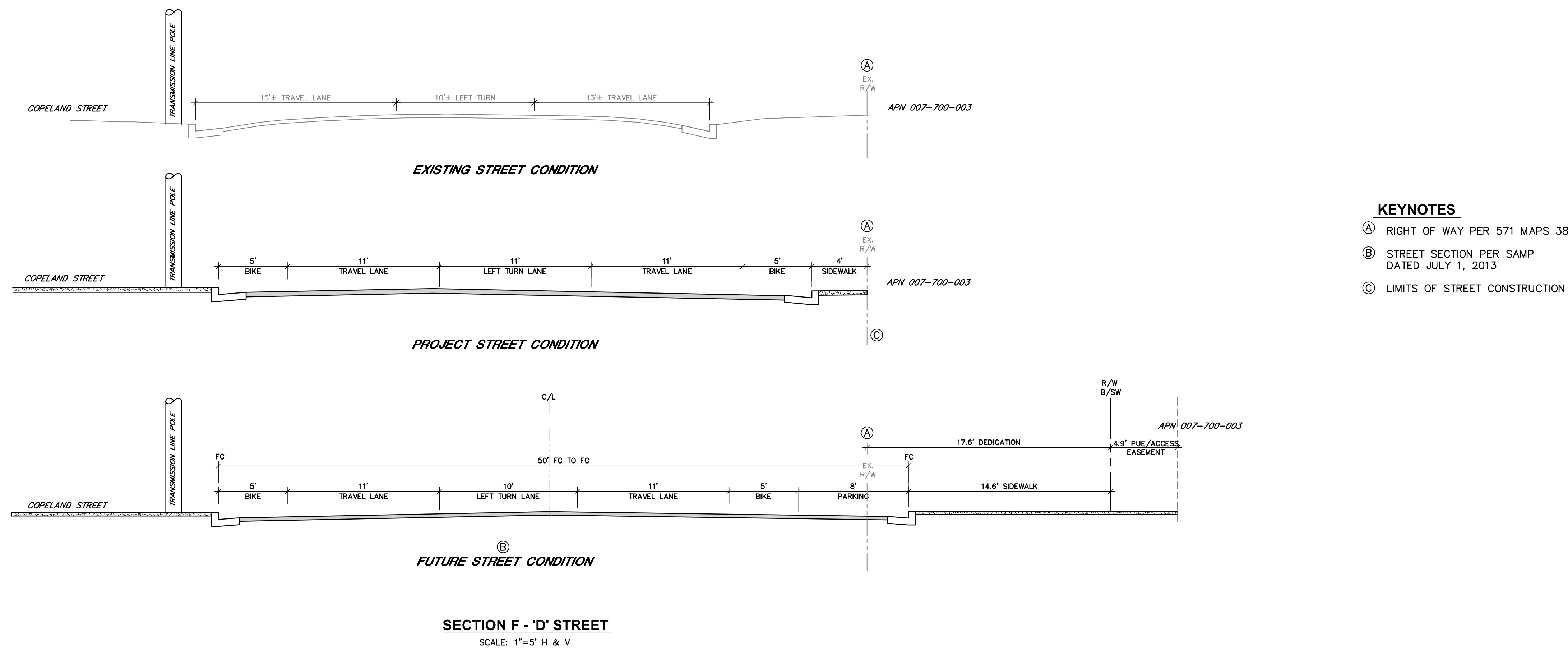


TRANSVERSE - STREET SECTION
SCALE: 1"=5' H & V



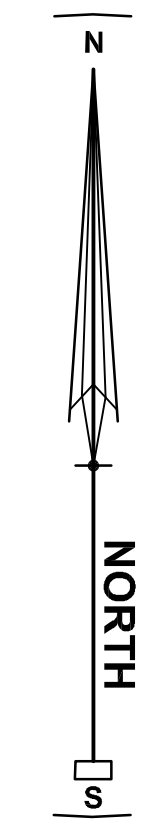
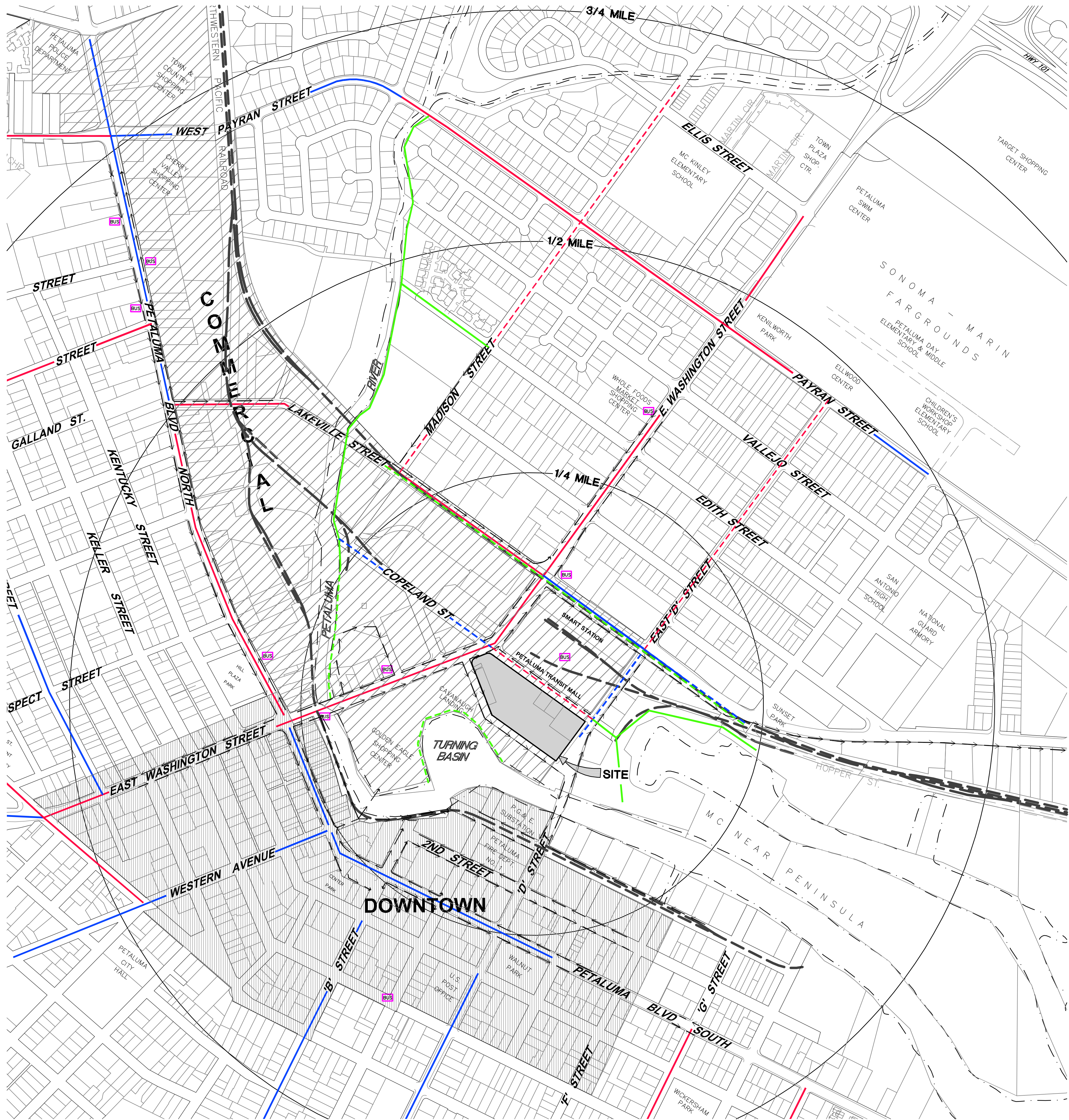
KEYNOTES

(A) DESIGN STREET CENTERLINE
(B) STREET SECTION PER SAMP DATED JULY 1, 2013
(C) LIMITS OF STREET CONSTRUCTION



KEYNOTES

(A) RIGHT OF WAY PER 571 MAPS 38
(B) STREET SECTION PER SAMP DATED JULY 1, 2013
(C) LIMITS OF STREET CONSTRUCTION



LEGEND

PEDESTRIAN
--- ACCESSIBILITY TO COMMERCIAL

BICYCLE
--- CLASS I EXISTING
--- CLASS I PROPOSED
--- CLASS II EXISTING
--- CLASS II PROPOSED
--- CLASS III EXISTING
--- CLASS III PROPOSED

RAILROAD/SMART
--- RAILROAD TRACKS

BUS STOP LOCATION
BS

NOTES:
1. SEE SHEET C-10 FOR ON-SITE CIRCULATION INFORMATION.
2. INFORMATION FOR CIRCULATION IS BASED ON THE CITY OF PETALUMA BICYCLE AND PEDESTRIAN FACILITIES MAP DATED FEBRUARY 13, 2014.



OFF-SITE CIRCULATION PLAN
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19



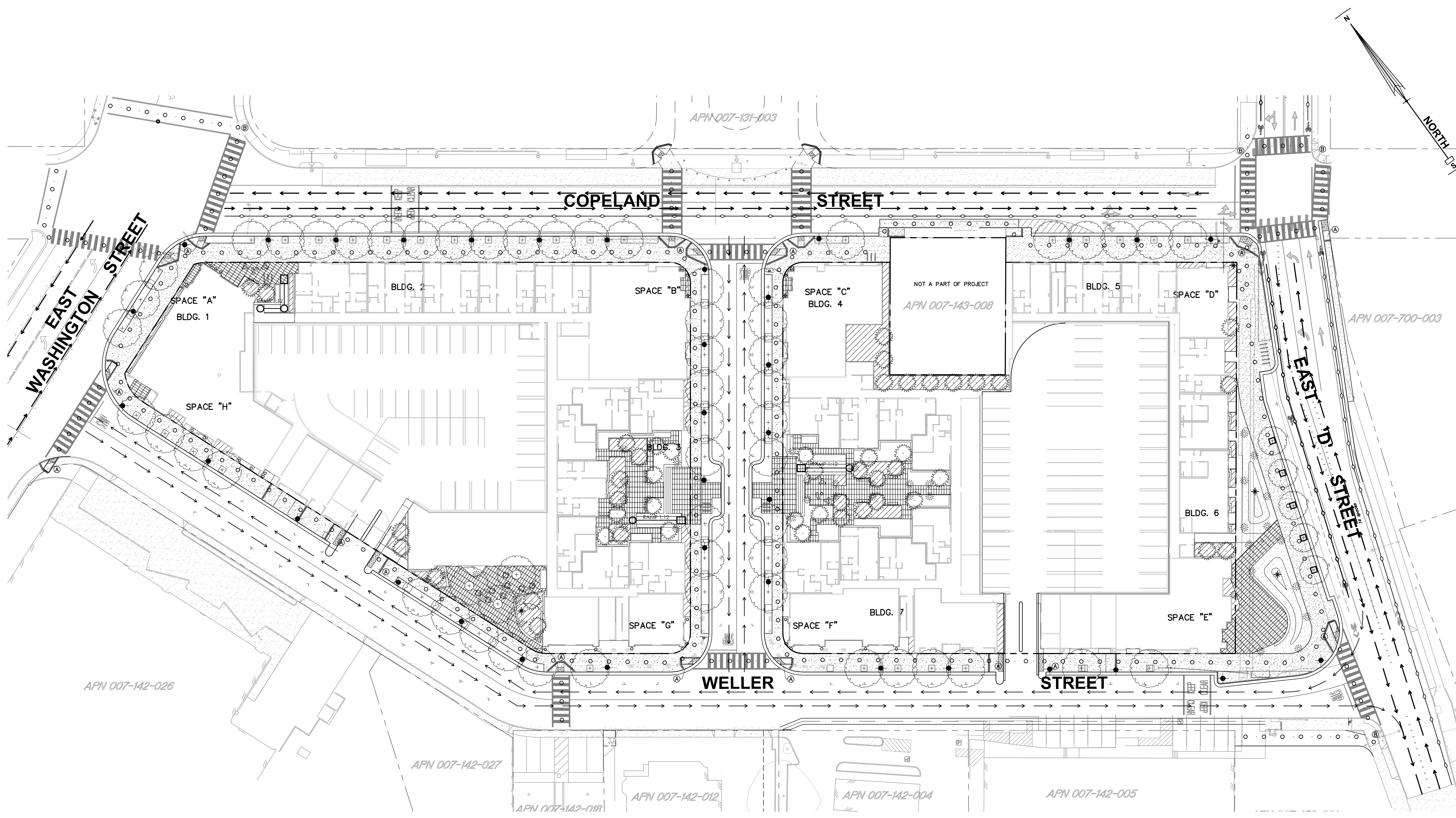
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ON-SITE ROUTING AND CIRCULATION PLAN
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19



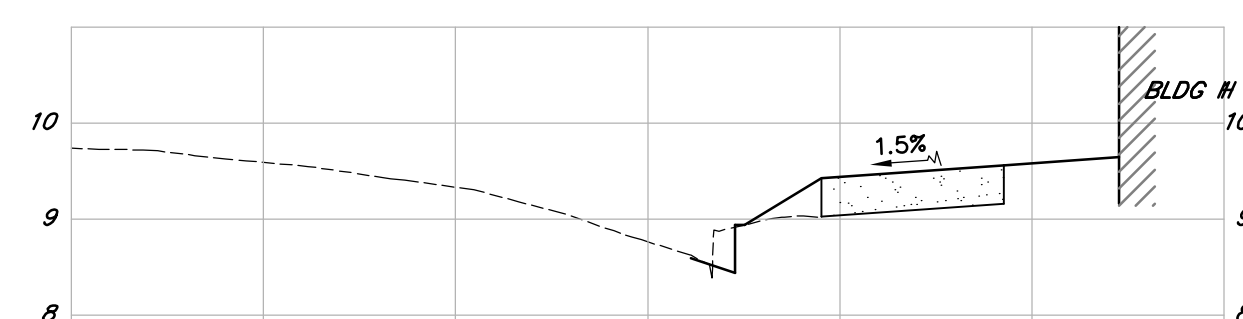
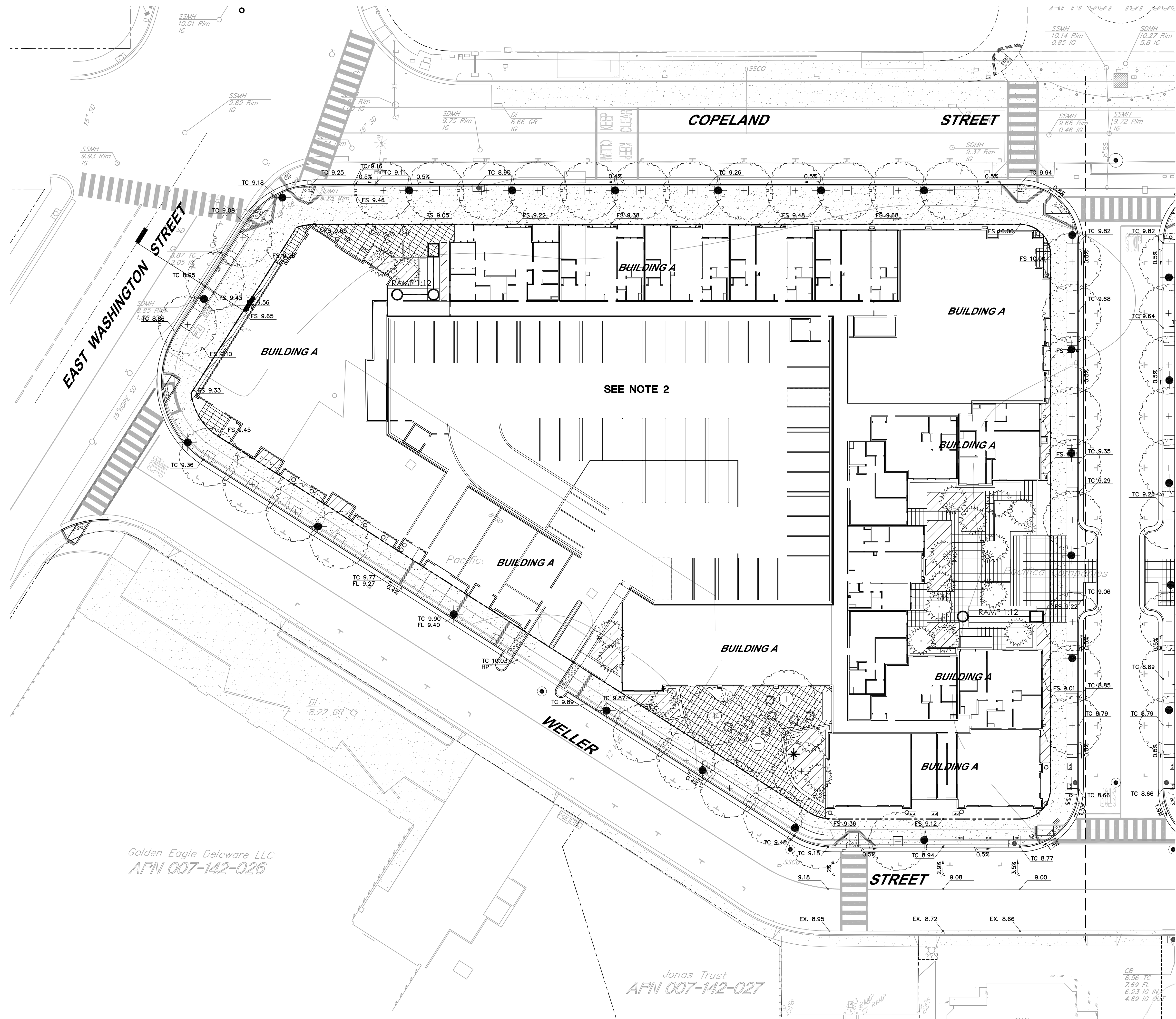
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- KEYNOTES**
- Ⓐ NEW ADA COMPLIANT RAMP
 - Ⓑ EXISTING ADA COMPLIANT RAMP TO REMAIN
- LEGEND**
- MAJOR VEHICULAR ACCESS
 - MINOR VEHICULAR ACCESS
 - CLASS II BIKE PATH
 - CLASS III BIKE PATH
 - ADA PEDESTRIAN CIRCULATION

- NOTES:**
- SEE SHEET C-9 FOR OFF-SITE CIRCULATION INFORMATION.
 - INFORMATION FOR CIRCULATION IS BASED ON PETALUMA SMART RAIL STATION AREA MASTER PLAN THOROUGHFARE STANDARDS APPENDIX A DATED JULY 1, 2013.





SECTION A-A
SCALE: 1"=10'H, 1"=2'V

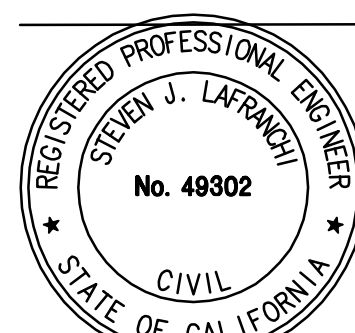


NOTES

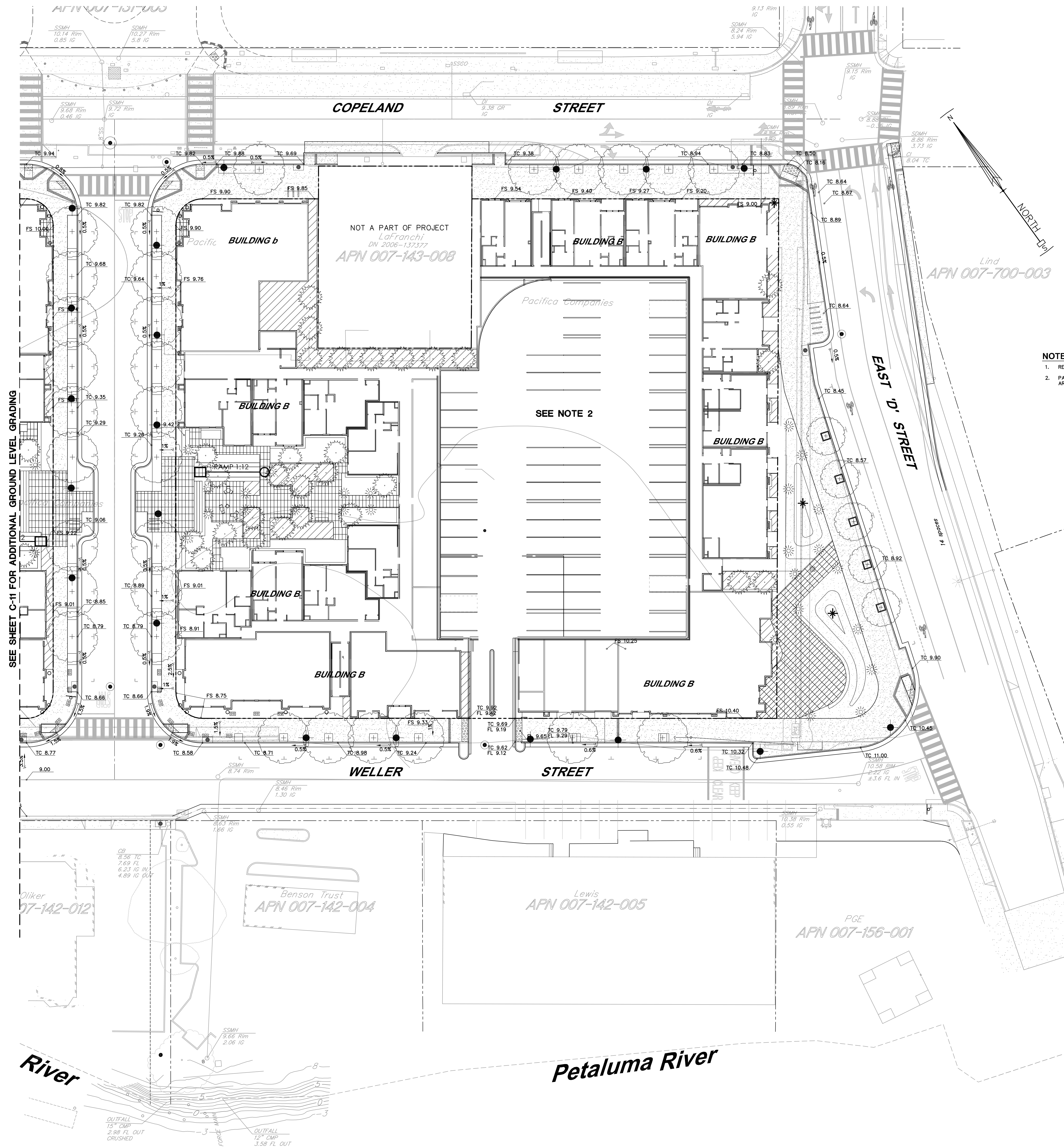
1. REFER TO LANDSCAPE PLANS FOR STREET LIGHT INFORMATION.
2. PARKING STRUCTURE NOT A PART OF CIVIL PLANS. REFER TO ARCHITECTURAL PLANS FOR ALL INFORMATION.

PRELIMINARY GRADING NORTH
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19



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SEE SHEET C-11 FOR ADDITIONAL GROUND LEVEL GRADING

- NOTES**
1. REFER TO LANDSCAPE PLANS FOR STREET LIGHT INFORMATION.
 2. PARKING STRUCTURE NOT A PART OF CIVIL PLANS. REFER TO ARCHITECTURAL PLANS FOR ALL INFORMATION.

PRELIMINARY GRADING SOUTH
HAYSTACK
PETALUMA, CALIFORNIA

Issue	Date
SPAR RESUBMIT	1.31.19



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PRELIMINARY UTILITY PLAN

HAYSTACK
PETALUMA, CALIFORNIA

