

# SILK MILL EXPANSION

Petaluma, California



ADDRESS  
1337 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 95401

CONTACT  
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ARRIS-STUDIO.COM

THOMAS E. JESS  
ARCHITECT [CA] #C27068

STEPHEN A. JESS  
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**SILK MILL EXPANSION**  
PETALUMA, CA

**PROJECT DATA**

Date 03/18/2022  
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NOT TO SCALE  
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# SILK MILL EXPANSION

Petaluma, California

## PROJECT STATISTICS

### SITE STATISTICS:

ADDRESS	450 JEFFERSON STREET PETALUMA, CA
ASSESSOR PARCEL NUMBER	007-163-002
SITE AREA	63,504 S.F. (1.46 ACRES)
ZONING	MU2 (MIXED USE)
EXISTING BUILDING FOOTPRINT:	19,800 S.F.
PROPOSED BUILDING FOOTPRINT:	4,330 S.F.
TOTAL BUILDING FOOTPRINT:	24,130 S.F.
EXISTING OUTDOOR AREA:	3,600 S.F.
ALLOWED LOT COVERAGE:	80%
EXISTING LOT COVERAGE:	31% (19,800 S.F. / 63,504 S.F.)
PROPOSED LOT COVERAGE:	38% (24,130 S.F. / 63,504 S.F.)
ALLOWABLE F.A.R.:	2.5
EXISTING F.A.R.:	0.61 (38,556 S.F. / 63,504 S.F.)
PROPOSED F.A.R.:	0.72 (45,780 S.F. / 63,504 S.F.)

### BUILDING STATISTICS:

EXISTING CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED
PROPOSED CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED
EXISTING USE:	HOTEL
PROPOSED USE:	HOTEL
EXISTING OCCUPANCY GROUPS:	R-1 / A-2
PROPOSED OCCUPANCY GROUP:	R-1
EXISTING NUMBER OF STORIES:	2-STORIES
PROPOSED NUMBER OF STORIES:	2 STORIES
ALLOWABLE BUILDING HEIGHT:	45'-0"
EXISTING BUILDING HEIGHT:	38'-0"
PROPOSED BUILDING HEIGHT	34'-4"
EXISTING GUEST ROOMS:	75 ROOMS
PROPOSED GUEST ROOMS:	20 ROOMS
TOTAL (EXISTING + PROPOSED):	95 ROOMS
EXISTING BUILDING AREA:	37,120 S.F.
PROPOSED BUILDING AREA:	8,660 S.F.
TOTAL BUILDING AREA:	45,780 S.F.

### PARKING CALCULATIONS

TOTAL PARKING REQUIRED:	
(1 SPACE/ROOM + 1 SPACE/MANAGER):	96 SPACES
TOTAL PARKING PROVIDED:	77 SPACES*
EXISTING VEHICLE PARKING RATIO	1.0 SPACES PER GUESTROOM
NEW VEHICLE PARKING RATIO	0.8 SPACES PER GUESTROOM
BICYCLE PARKING REQUIRED:	8 (10% OF PARKING SPACES)
BICYCLE PARKING PROVIDED:	8
LOADING BERTHS REQUIRED:	1
LOADING BERTHS PROVIDED:	1
* A PARKING STUDY IS PROVIDED TO DEMONSTRATE THE ADEQUACY OF THE PROPOSED PARKING.	

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES A NEW 2-STORY BUILDING TO EXPAND THE HOTEL SERVICES OF THE EXISTING HAMPTON INN HOTEL AT THE HISTORIC SILK MILL. THE EXISTING NUMBER OF GUEST ROOMS IS 75, AND THIS NEW ADDITION PROPOSES 20 NEW GUEST ROOMS, WHICH BRINGS THE TOTAL COUNT TO 95 GUEST ROOMS.

WE ARE NOT PROPOSING ANY ADDITIONAL PARKING SPACES AND WILL BE REQUESTING A REDUCED PARKING RATIO OF 0.8 PARKING SPACES PER GUESTROOM. A PARKING ANALYSIS HAS BEEN PREPARED TO REFLECT ADEQUACY.

THIS WORK ALSO ENTAILS RELOCATED THE EXISTING PALM TREE TO REMAIN ON-SITE.

THE PROPOSED ADDITION HAS BEEN DESIGNED TO COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC STRUCTURES. A HISTORIC ARCHITECT WILL PREPARE A REPORT DOCUMENTING COMPLIANCE AND MAKING RECOMMENDATIONS.

## PROJECT TEAM

### PROJECT OWNER

**BPR PROPERTIES PETALUMA, LLC**  
953 INDUSTRIAL AVENUE  
PALO ALTO, CA 94303  
TEL: (650) 223-6711  
CONTACT: PERRY PATEL  
EMAIL: ppatel@bprproperties.com

### ARCHITECT

**ARRIS STUDIO ARCHITECTS**  
1327 ARCHER STREET, SUITE 220  
SAN LUIS OBISPO, CA 93401  
TEL: (805) 547-2240  
CONTACT: ADRIANA COOK  
EMAIL: adriana@arris-studio.com

### CIVIL ENGINEER

**RFE ENGINEERING, INC**  
2260 DOUGLAS BLVD., SUITE 160  
ROSEVILLE, CA 95661  
TEL: (916) 772-7800  
CONTACT: BOB EYNCK  
EMAIL: reynck@rfeengineering.com

### LANDSCAPE ARCHITECT

**FIRMA**  
187 TANK FARM RD, SUITE 230  
SAN LUIS OBISPO, CA 93401  
TEL: (805) 781-9800  
CONTACT: LINDSAY CORICA  
E: lindsay@firmaconsultants.com

## SHEET INDEX

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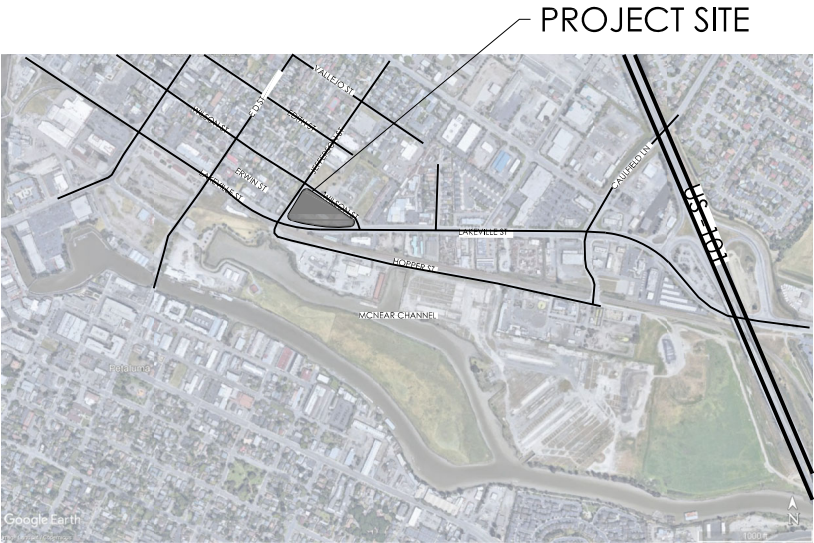
### CIVIL SHEETS

C1	PRELIMINARY SITE PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY WATER & SEWER PLAN

### LANDSCAPE SHEETS

L-1	EXISTING PLANTING PLAN
L-2	CONCEPTUAL LANDSCAPE PLAN

## VICINITY MAP



NORTH



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**A** VIEW OF EXISTING SITE & ADJACENT PROPERTY



**B** VIEW OF ADJACENT RETAIL BUILDING



**D** VIEW AT CORNER OF WILSON ST AND JEFFERSON ST



**C** VIEW OF EXISTING SITE FROM LAKEVILLE ST



**E** VIEW OF EXISTING SITE FROM JEFFERSON ST

**CONTEXTUAL SITE PHOTOS**

**Arris**  
STUDIO ARCHITECTS

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PETALUMA, CA

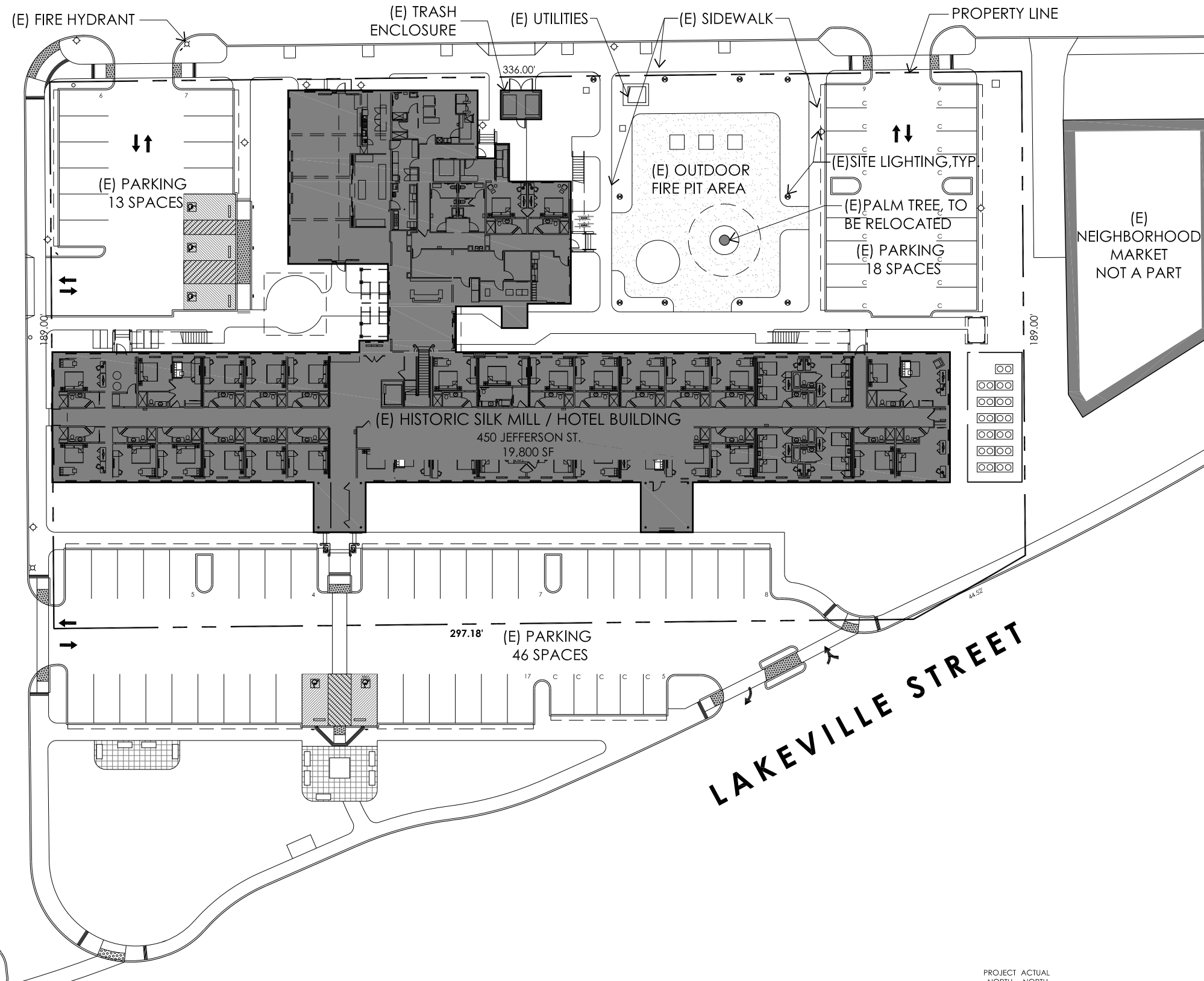
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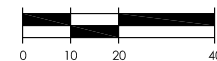
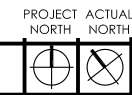


# WILSON STREET

# JEFFERSON STREET



## EXISTING SITE PLAN



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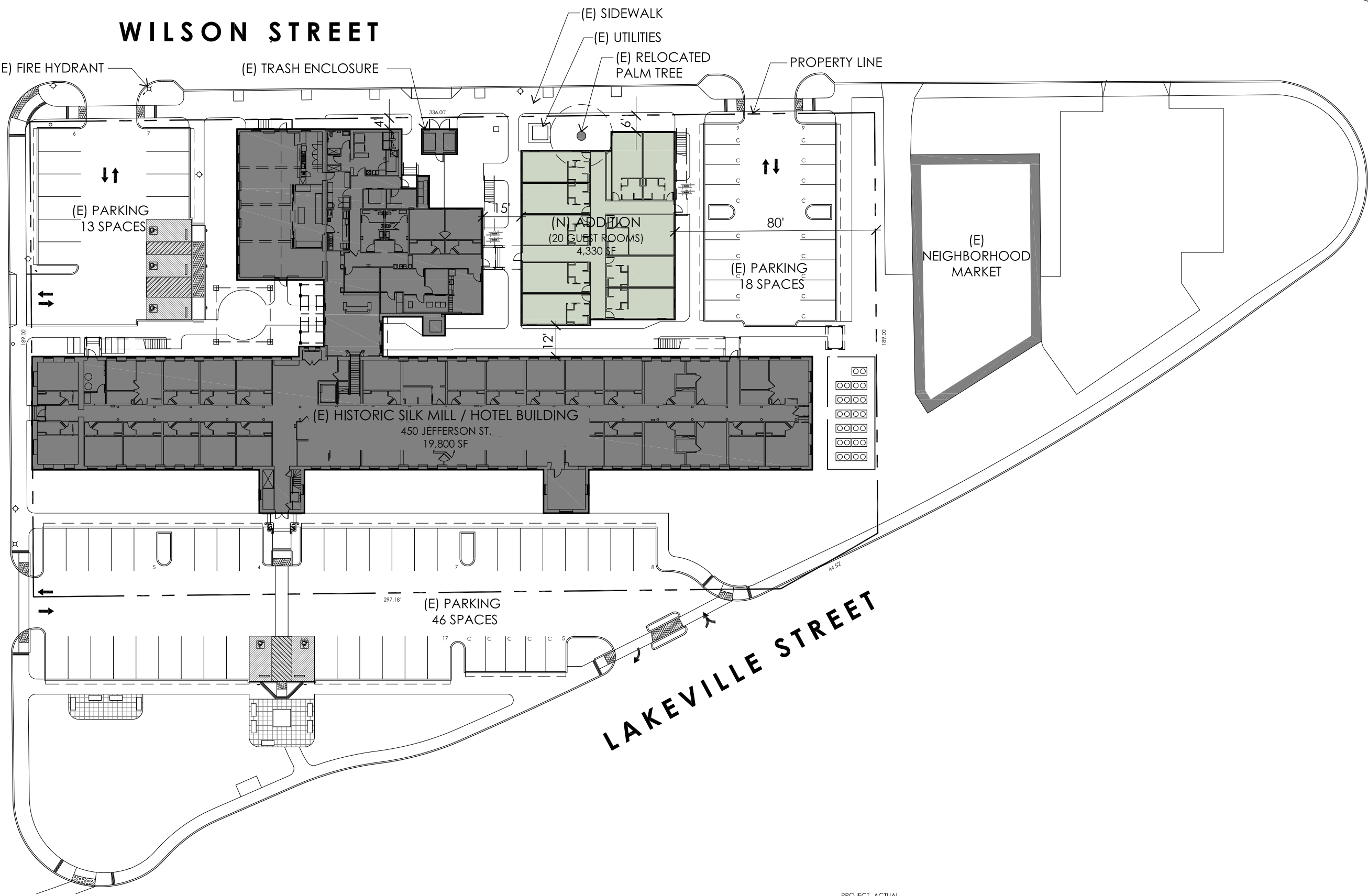
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PETALUMA, CA

**EXISTING SITE PLAN**

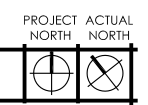
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1" = 20' @ 24x36  
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PROPOSED OVERALL SITE PLAN





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SILK MILL EXPANSION  
PETALUMA, CA

PROPOSED SITE PLAN

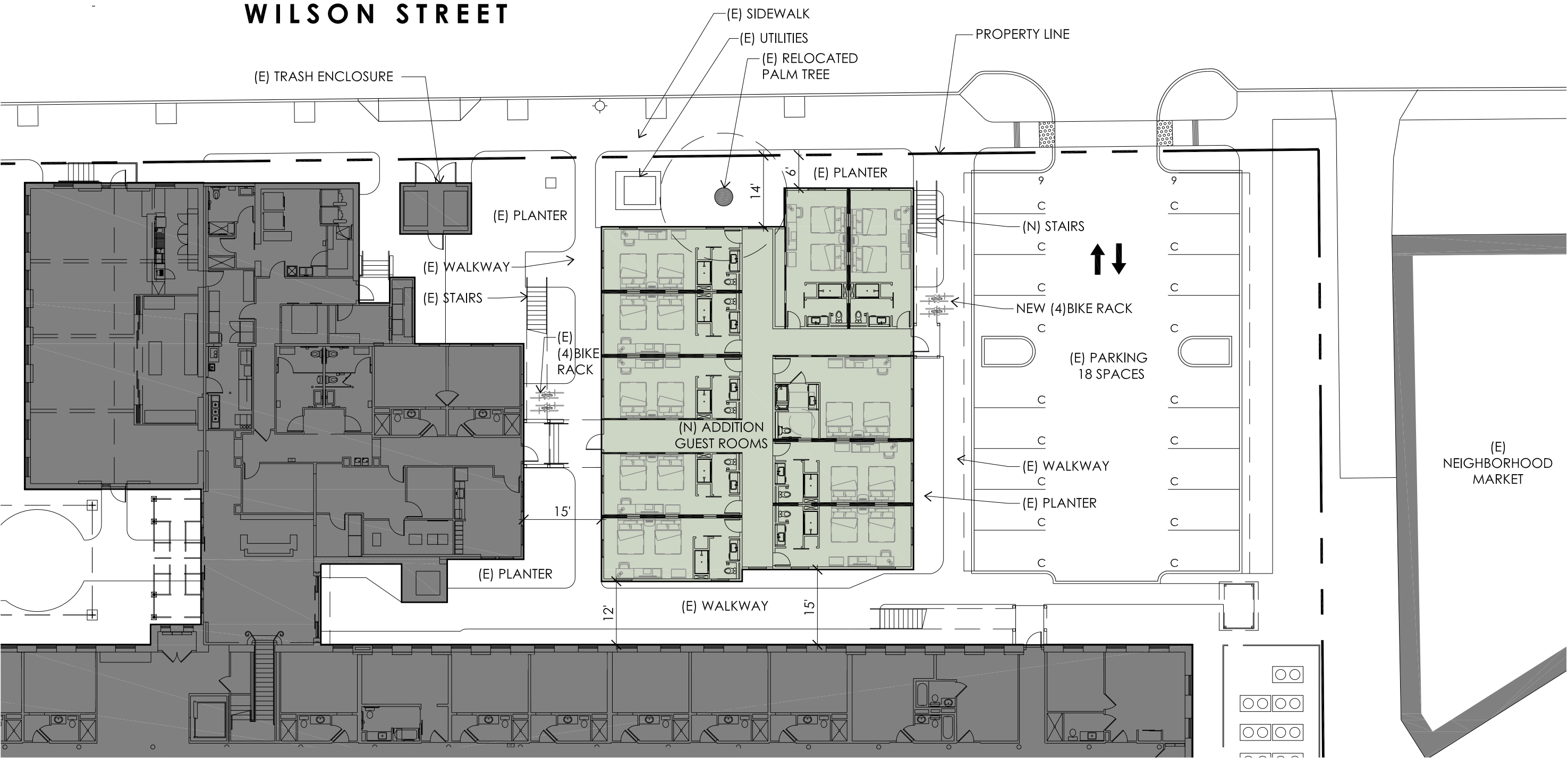
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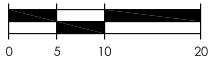
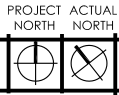
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WILSON STREET



PROPOSED ENLARGED SITE PLAN

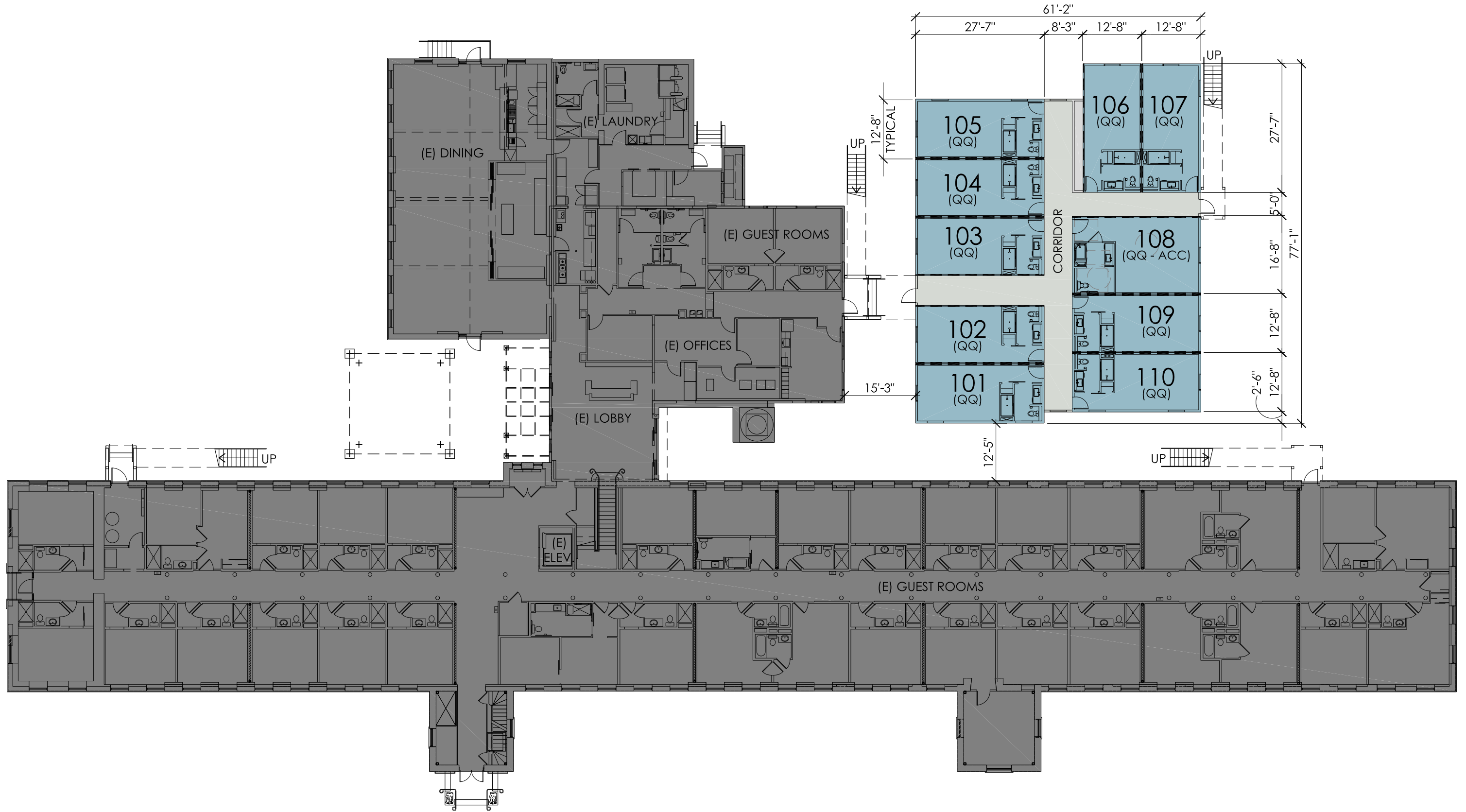


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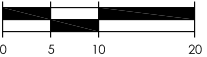
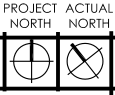
**SILK MILL EXPANSION**  
PETALUMA, CA  
**PROPOSED SITE PLAN**

Date 03/18/2022  
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1" = 10' @ 24x36  
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PROPOSED FIRST FLOOR PLAN

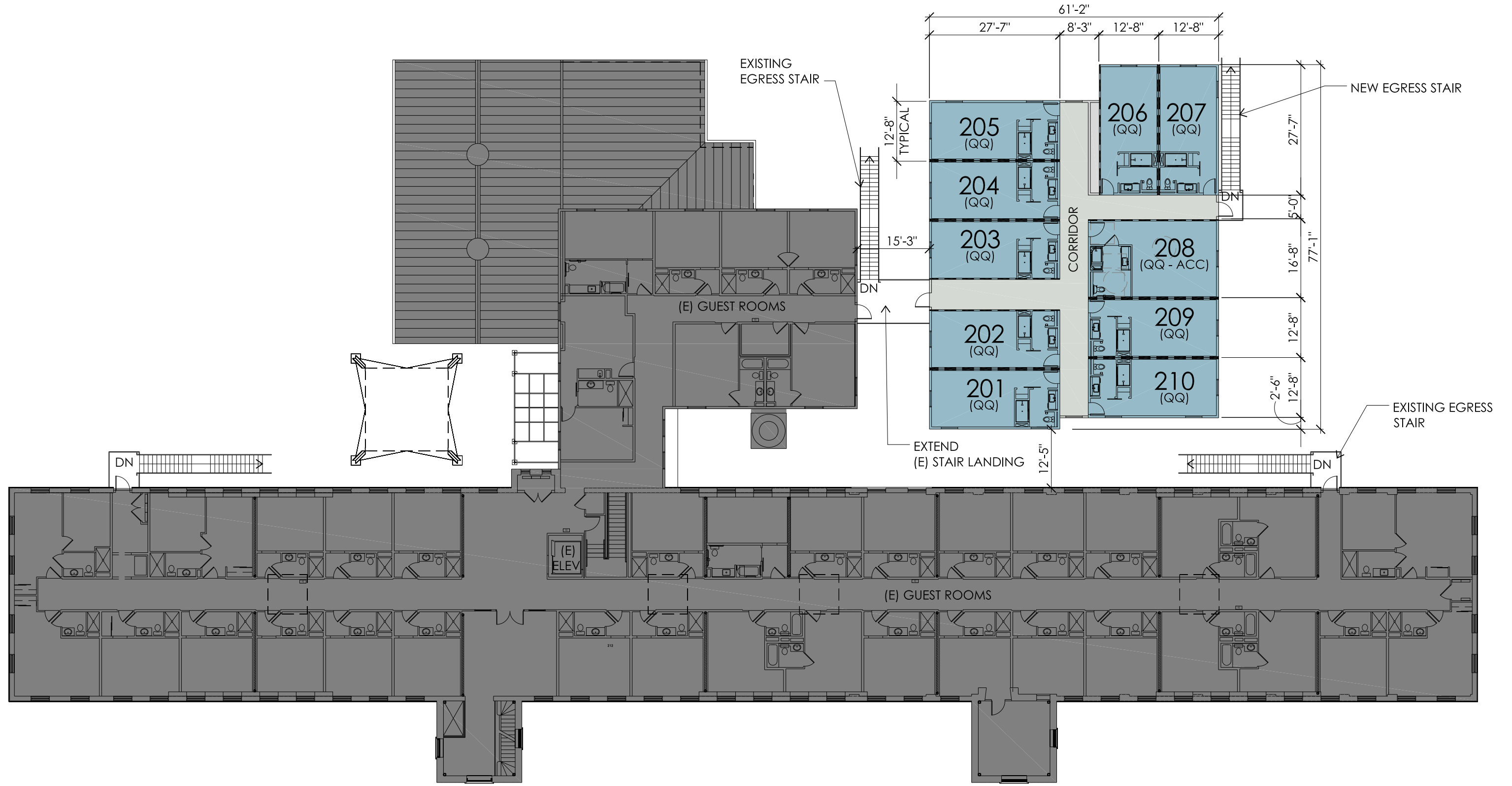


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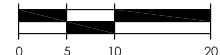
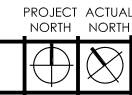
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PETALUMA, CA  
**FIRST FLOOR PLAN**

Date 03/18/2022  
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PROPOSED SECOND FLOOR PLAN

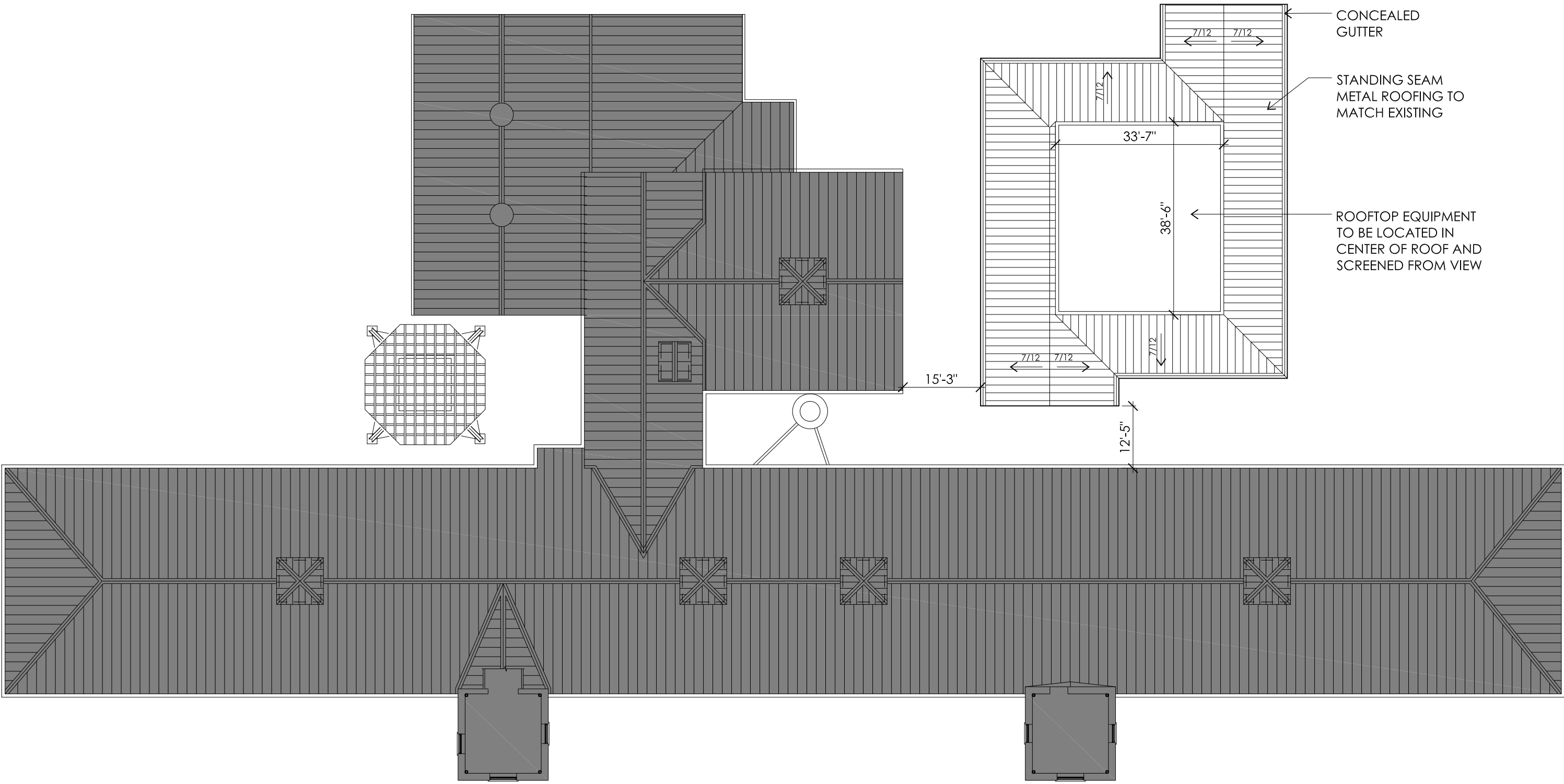


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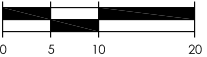
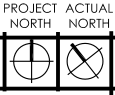
**SILK MILL EXPANSION**  
PETALUMA, CA  
**SECOND FLOOR PLAN**

Date 03/18/2022  
Scale 1" = 20' @ 11x17  
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Sheet **A2.1**





PROPOSED ROOF PLAN



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SILK MILL EXPANSION  
PETALUMA, CA  
SECOND  
FLOOR PLAN

Date 03/18/2022  
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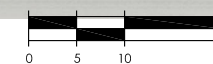




**NORTH / WILSON STREET ELEVATION**



**EAST ELEVATION**



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**SILK MILL EXPANSION**  
PETALUMA, CA

**BUILDING  
ELEVATIONS**

Date 03/18/2022

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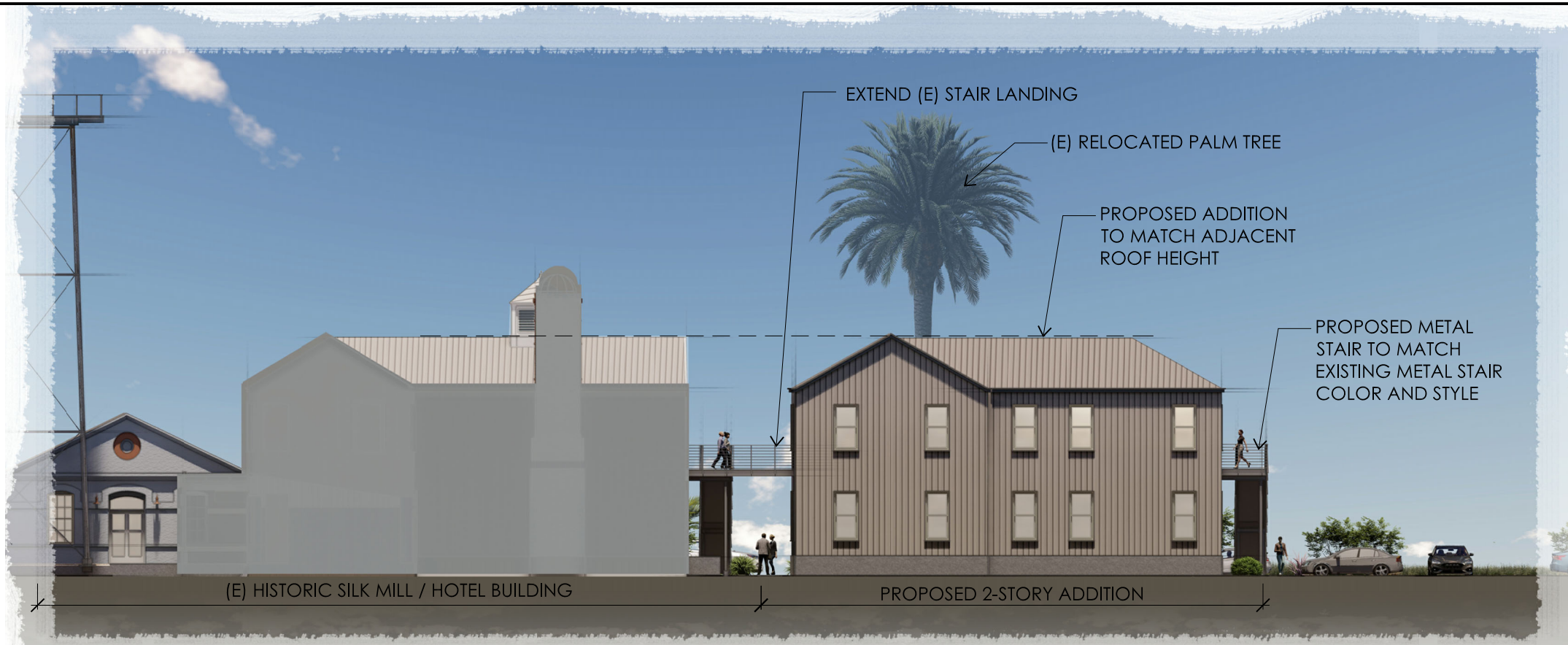
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**WEST ELEVATION**



**SOUTH ELEVATION**



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**SILK MILL EXPANSION**  
PETALUMA, CA  
**BUILDING  
ELEVATIONS**

Date 03/18/2022  
Scale 1" = 20' @ 11x17  
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Sheet  
**A3.1**





PERSPECTIVE VIEW - CORNER OF JEFFERSON STREET AND WILSON STREET



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ARCHITECT [CA] #C33672

**SILK MILL EXPANSION**  
PETALUMA, CA

**CONCEPTUAL  
PERSPECTIVES**

Date 03/18/2022

Scale  
1" = 20' @ 11x17  
1" = 10' @ 24x36

Sheet

**A4.0**





PERSPECTIVE VIEW - NORTHEAST / WILSON STREET



ADDRESS  
1227 ARCHER STREET, STE. 220  
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**SILK MILL EXPANSION**  
PETALUMA, CA

**CONCEPTUAL  
PERSPECTIVES**

Date 03/18/2022

Scale  
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Sheet  
**A4.1**





PERSPECTIVE VIEW - NORTHWEST / WILSON STREET



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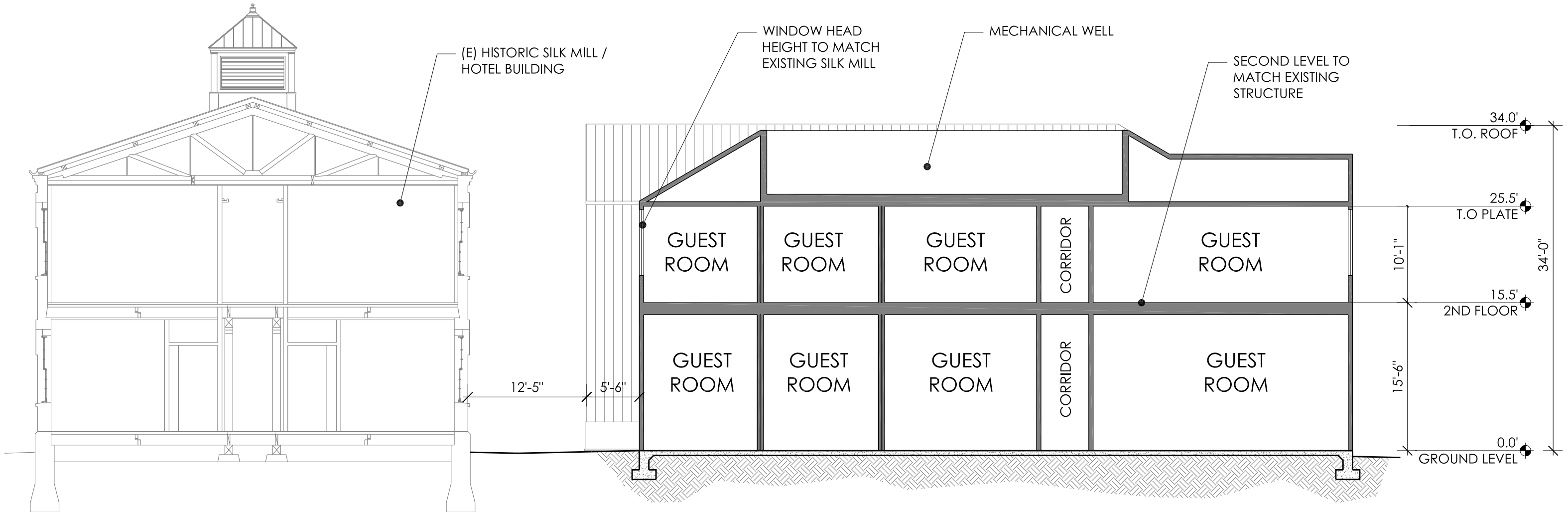
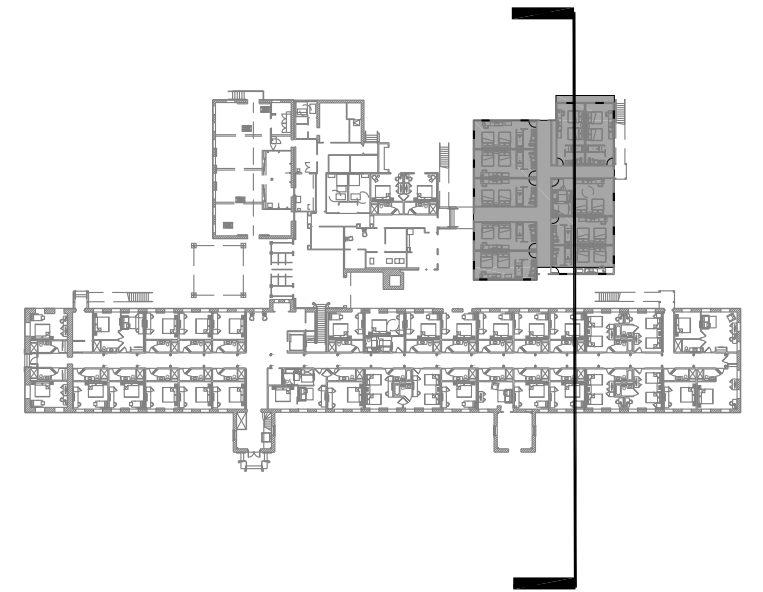
**SILK MILL EXPANSION**  
PETALUMA, CA

**CONCEPTUAL  
PERSPECTIVES**

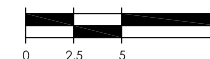
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PROPOSED SECTION 1



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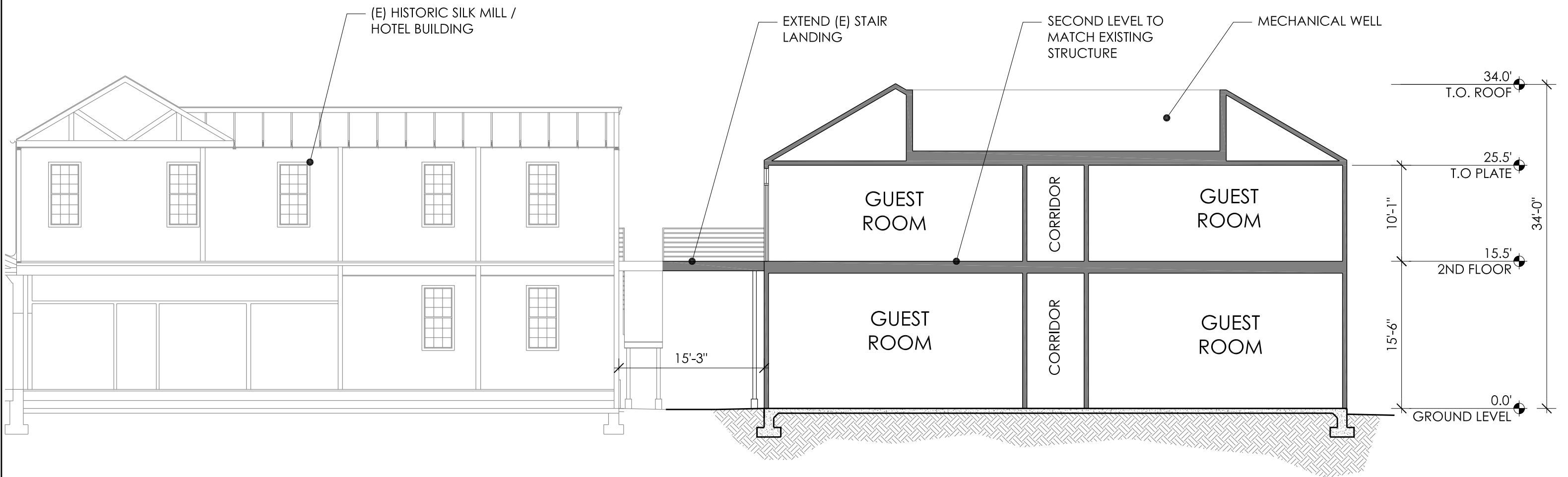
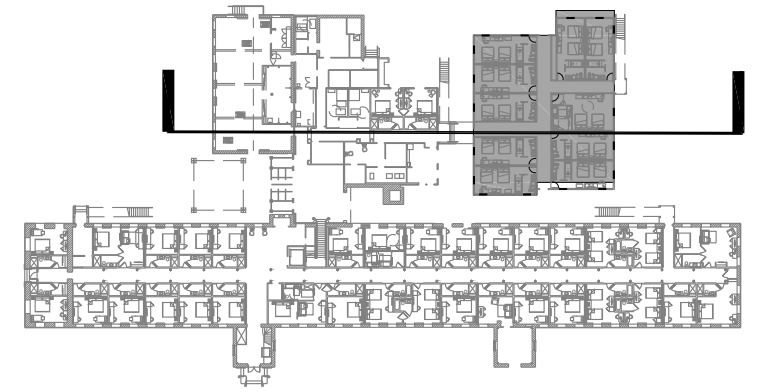
**SILK MILL EXPANSION**  
PETALUMA, CA

**PROPOSED SECTION**

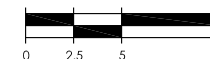
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**A6.1**





PROPOSED SECTION 2



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**SILK MILL EXPANSION**  
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**PROPOSED SECTION**

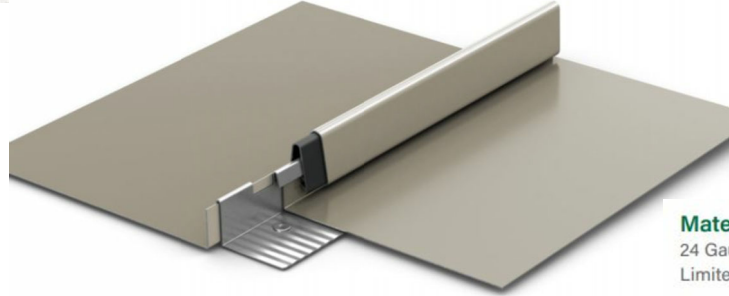
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**A6.1**





**W1**  
**WOOD CLAD WINDOWS**  
 MILGARD ESSENCE SERIES DOUBLE HUNG  
 COLOR: FOG  
 (TO MATCH EXISTING WINDOWS & COLOR)



**M1**  
**METAL ROOFING/ WALL SYSTEM**  
 (TO MATCH EXISTING STANDING  
 SEAM METAL ROOFING)  
 BERRIDGE: TEE-PANEL  
 "CHAMPAGNE"

**Materials**  
 24 Gauge Steel  
 Limited Availability: 22 Gauge Steel, 0.032 Aluminum

**Specifications**  
 Uses: Roof, Fascia  
 Coverage: 12 3/4"  
 Finishes: Smooth  
 Fasteners: Concealed  
 Applications: Solid sheathing  
 Seam: 1" snap-on with extruded vinyl weatherseal



**EXISTING METAL ROOF**  
 NEW ROOF TO MATCH COLOR AND SPACING OF RIBS  
 - VERIFY SAMPLE PRIOR TO INSTALL



**EXISTING METAL STAIR**  
 NEW STAIR TO MATCH COLOR AND DESIGN OF EXISTING  
 - SUBMIT SHOP DRAWINGS TO VERIFY



**EXISTING EAVE AND GUTTER**  
 NEW EAVE/GUTTER TO HAVE SAME OVERHANG DEPTH

## COLOR AND MATERIALS BOARD

**arris**  
 STUDIO ARCHITECTS

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 1337 ARCHER STREET, STE. 220  
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 ARRESTUDIO.COM

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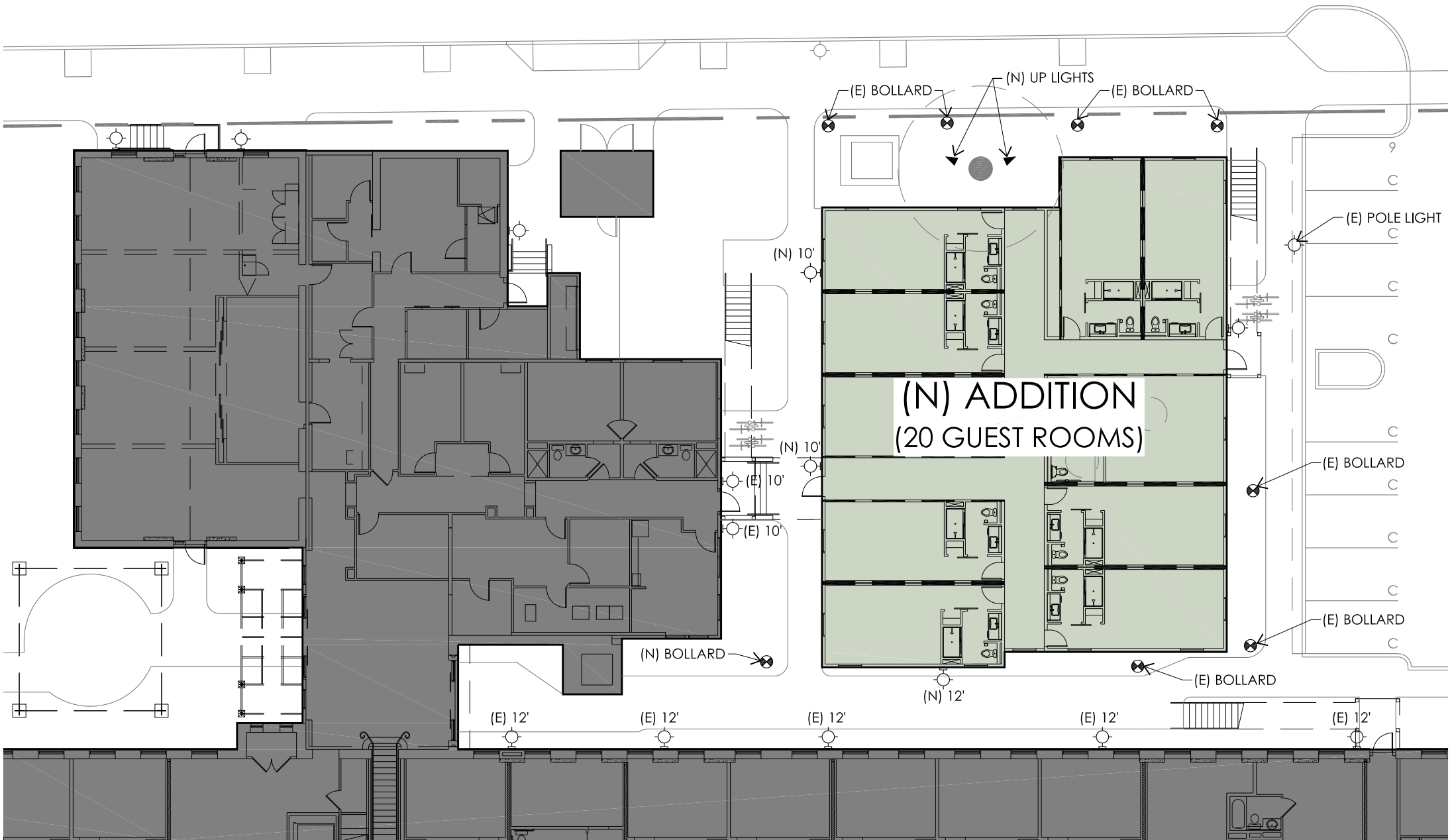
**SILK MILL EXPANSION**  
 PETALUMA, CA

**COLOR & MATERIALS**

Date 03/18/2022  
 Scale N.T.S.  
 Sheet **A7.0**



# WILSON STREET



PROPOSED SITE LIGHTING PLAN

## SITE LIGHTING NOTES

- ⊗ BOLLARD LIGHT
- ⊙ WALL MOUNTED LIGHT
- ◀ UP LIGHTING

## FIXTURES TYPES



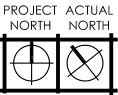
**WALL MOUNTED LIGHT**  
(TO MATCH EXISTING)  
KICHLER  
MODEL: NORTHLAND 1 LIGHT WALL  
LIGHT BLACK 49776BK



**BOLLARD LIGHT**  
(TO MATCH EXISTING)  
FOCUS INDUSTRIES  
MODEL: LED BOLLARD PATH  
LIGHT FOC P97728



**PALM TREE UPLIGHT**  
(FOCUSED ON PALM/TRUNK)  
KICHLER  
MODEL: 12V LED SMALL  
ACCENT, BLACK - 16015 BKT 27  
SMALL 15° SPOT, WARM WHITE



**ARRIS**  
STUDIO ARCHITECTS

ADDRESS  
1327 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 95401

CONTACT  
805.547.2240  
ARRISSTUDIO.COM

THOMAS E. JESS  
ARCHITECT (CA) #C27068

STEPHEN A. JESS  
ARCHITECT (CA) #C33672

**SILK MILL EXPANSION**  
PETALUMA, CA

**PROPOSED SITE LIGHTING**

Date 03/18/2022  
Scale 1" = 40' @ 11x17  
1" = 20' @ 24x36  
Sheet

**E1.0**

Z:\2021 Projects\21-203 450 Jefferson St. Petaluma\Working CAD\ Preliminary\01 PRELIM SITE PLAN.dwg Apr 06, 2022 08:31 am

DESCRIPTION	LEGEND EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	XX"G	XX"G
TELEPHONE MH	○	○
SDMH	⊙	⊙
DROP INLET	■	■
2'x3' DROP INLET	■	■
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
SSMH	○	○
SSCO	○	○
FIRE HYDRANT	○	○
PIV	○	○
FDC	○	○
WATER VALVE	○	○
WATER METER	WM	WM
CONCENTRIC REDUCER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	RP	RP
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
MONUMENT WELL	○	○
BOLLARD	○	○
GAS VALVE	○	○
UTILITY POLE	○	○
UTILITY POLE WITH LIGHT	○	○
STREET LIGHT	○	○
DOUBLE POST TOP STREET LIGHT	○	○
FENCE	X	X
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	PB	PB
GRADE BREAK LINE	GB	GB
TREE & DRIP	○	REMOVAL
PIPE CAP	○	○
HANDICAP RAMP	○	○
CONTROL POINT	100 100.00 PK	100 100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)	13.61 AC MATCH (E)
TRUNCATED DOMES	○	○
BUILDING	---	---
DOOR	---	---

## BULK AREA REQUIREMENTS

LOCATION: 450 JEFFERSON STREET, PETALUMA, CA

APN: 007-163-002

ZONE: MU2 (MIXED USE)

USE: HOTEL & RESTAURANT

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	0' MIN; 10' MAX	6.5'
MINIMUM INTERIOR SIDE SETBACK	0' MIN; 10' MAX	
MINIMUM REAR SETBACK	0'	
MAXIMUM BUILDING HEIGHT	45'	34'-4"
FLOOR AREA RATIO	2.5 MAX	0.72
SITE COVERAGE	80% MAX	38%

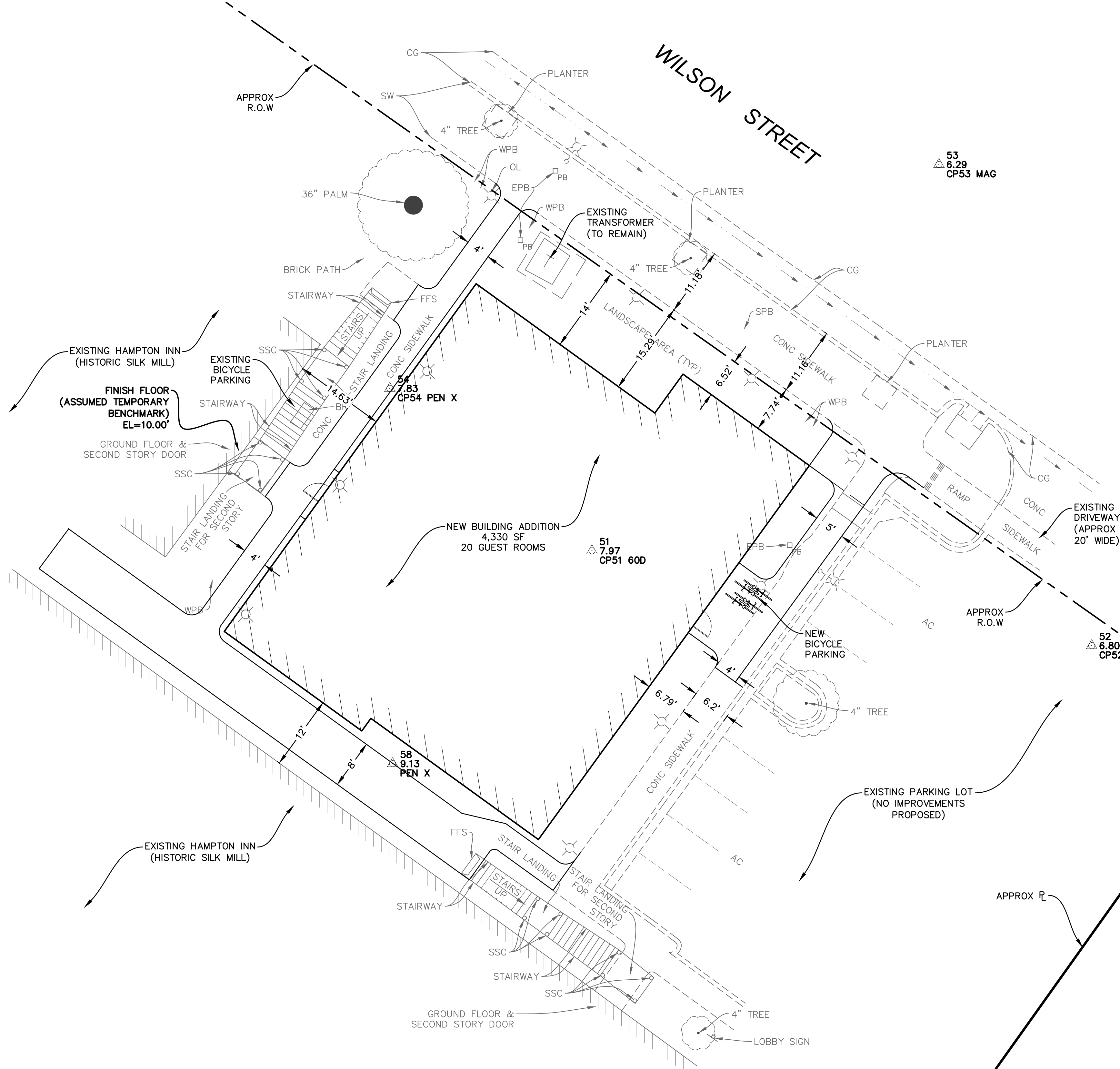
PROPERTY AREA: 1.46 ACRES ±

REFERENCE IS MADE TO THE CITY OF PETALUMA, CA MUNICIPAL CODE

## UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

# PRELIMINARY IMPROVEMENT PLANS FOR SILK MILL EXPANSION 450 JEFFERSON STREET PETALUMA, CA APN: 007-163-002

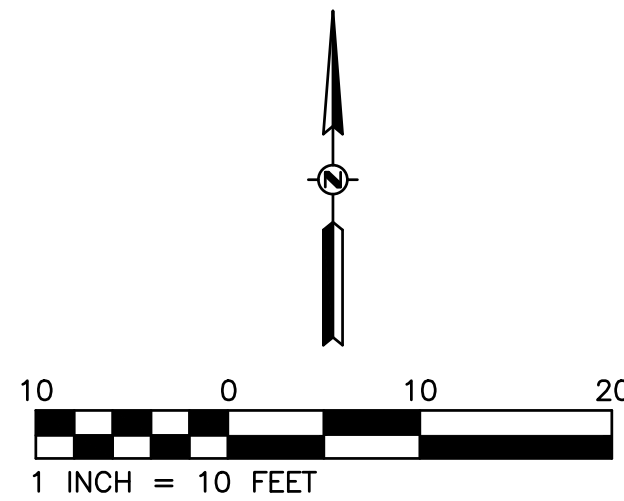


TOTAL AREA DISTURBED: 0.165 ACRES

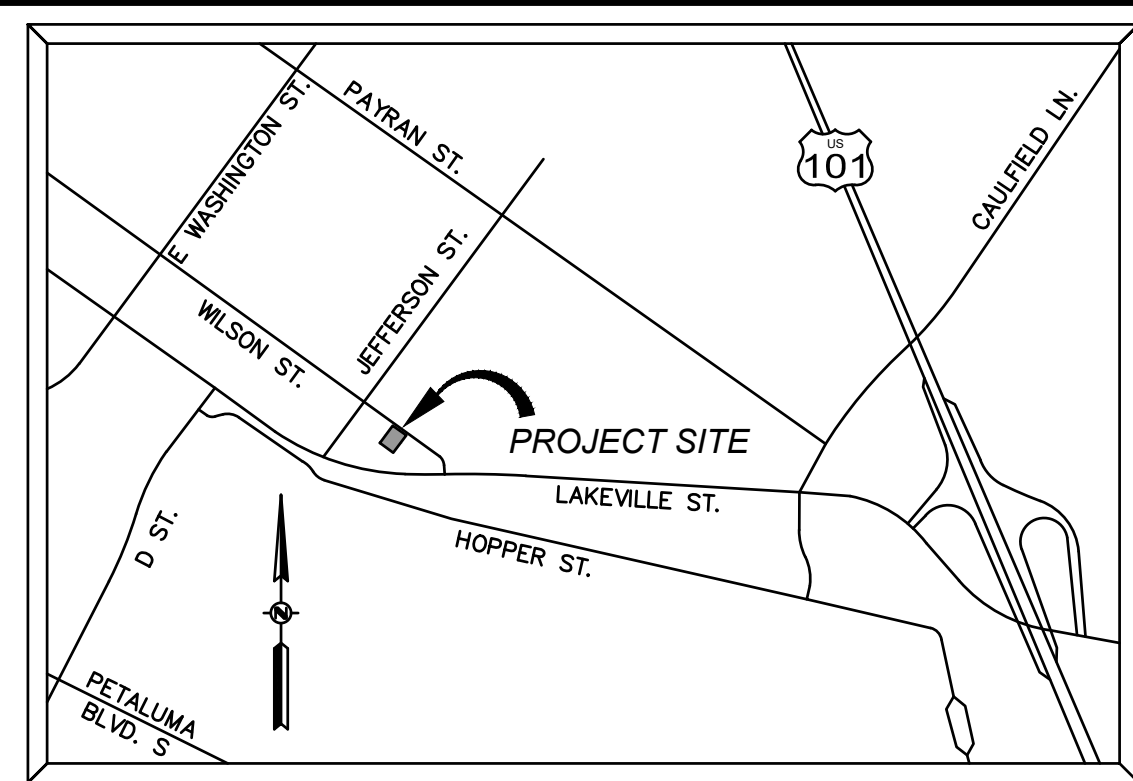
## PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 350 CY  
FILL: 310 CY  
NET: 40 CY (NET IMPORT)

NOTE:  
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.



Call before you dig.  
or (800) 227-2600



VICINITY MAP  
NOT TO SCALE

## SHEET INDEX:

### CIVIL

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C3 PRELIMINARY WATER AND SEWER PLAN

## DATE OF FIELD SURVEY:

DECEMBER 3, 2021

## TEMPORARY BENCHMARK (TBM):

NO OFFICIAL BENCHMARK USED FOR THIS TOPOGRAPHIC SURVEY. THE TEMPORARY BENCHMARK USED IN THIS TOPOGRAPHIC SURVEY IS THE FINISH FLOOR OF THE BUILDING SHOWN HEREON AND IN THE LOCATION AS SHOWN HEREON.

## BASIS OF BEARINGS:

NO OFFICIAL BASIS OF BEARING USED FOR THIS TOPOGRAPHIC SURVEY

## FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06097C0982G DATED: 10/02/2015

## JURISDICTION:

CITY OF PETALUMA

## OWNER/DEVELOPER:

BPR PROPERTIES PETALUMA, LLC  
953 INDUSTRIAL AVENUE  
PALO ALTO, CA 94303  
(650) 223-6711

UTILITY REPRESENTATIVES			
UTILITY	COMPANY	CONTACT	PHONE
GAS	PG&E		877-743-7782
ELECTRIC	PG&E		877-743-7782
TELEPHONE / INTERNET	COMCAST		925-424-0278
TELEPHONE / INTERNET	AT&T	MARSHALL JOHNSON	213-633-3122
WATER	CITY OF PETALUMA	RAELYN CALDWELL	707-776-3623
SEWER	CITY OF PETALUMA	RAELYN CALDWELL	707-776-3623
DRAINAGE	CITY OF PETALUMA	RAELYN CALDWELL	707-776-3623
U.S.A.			800-227-2600
FIRE	JESSICA POWER		707-778-4485

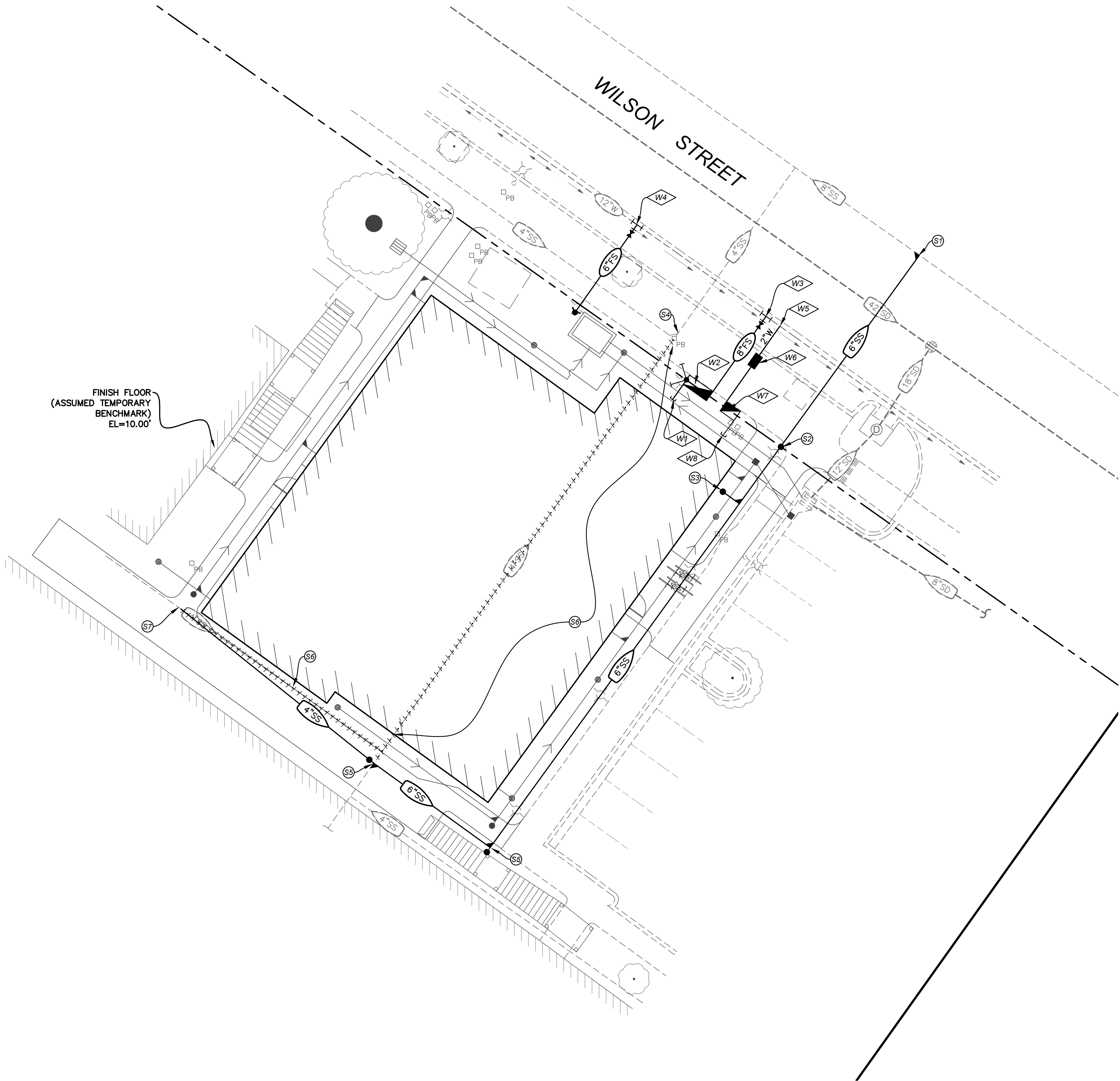
APPROVED	BY	DATE	REVISION	CHECK NO.	BY	DATE	DESIGN	DRAWN	QUANT.	ORIGINAL SCALE IS IN INCHES
										0 1 2
<div><div>REGISTERED PROFESSIONAL ENGINEER ANTHONY S. MCCREARY No. C90888 PRELIMINARY NOT FOR CONSTRUCTION OF CALIF.</div><div><div><b>RFE ENGINEERING, INC.</b> Civil Engineers • Planners • Surveyors 2260 Douglas Blvd., Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com</div><div><b>BPR PROPERTIES PETALUMA, LLC</b> 953 INDUSTRIAL AVENUE PALO ALTO, CA 94303 CONTACT: BILLY J. HAMIL PHONE: (650) 223-6711</div></div><div><div><b>SILK MILL EXPANSION 450 JEFFERSON STREET PETALUMA, CA</b></div><div><b>PRELIMINARY SITE PLAN</b></div></div><div>Sheet <b>C1</b> 1 of 4 04/06/2022</div></div>										





Z:\2021 Projects\21-203\_450 Jefferson St Petaluma\WORKING CAD\ Preliminary\03 PRELIM WATER & SEWER PLAN.dwg Apr 06, 2022-08:32 am

PRELIMINARY IMPROVEMENT PLANS FOR  
**SILK MILL EXPANSION**  
450 JEFFERSON STREET  
PETALUMA, CA  
APN: 007-163-002



**SANITARY SEWER CONSTRUCTION KEYNOTES:**

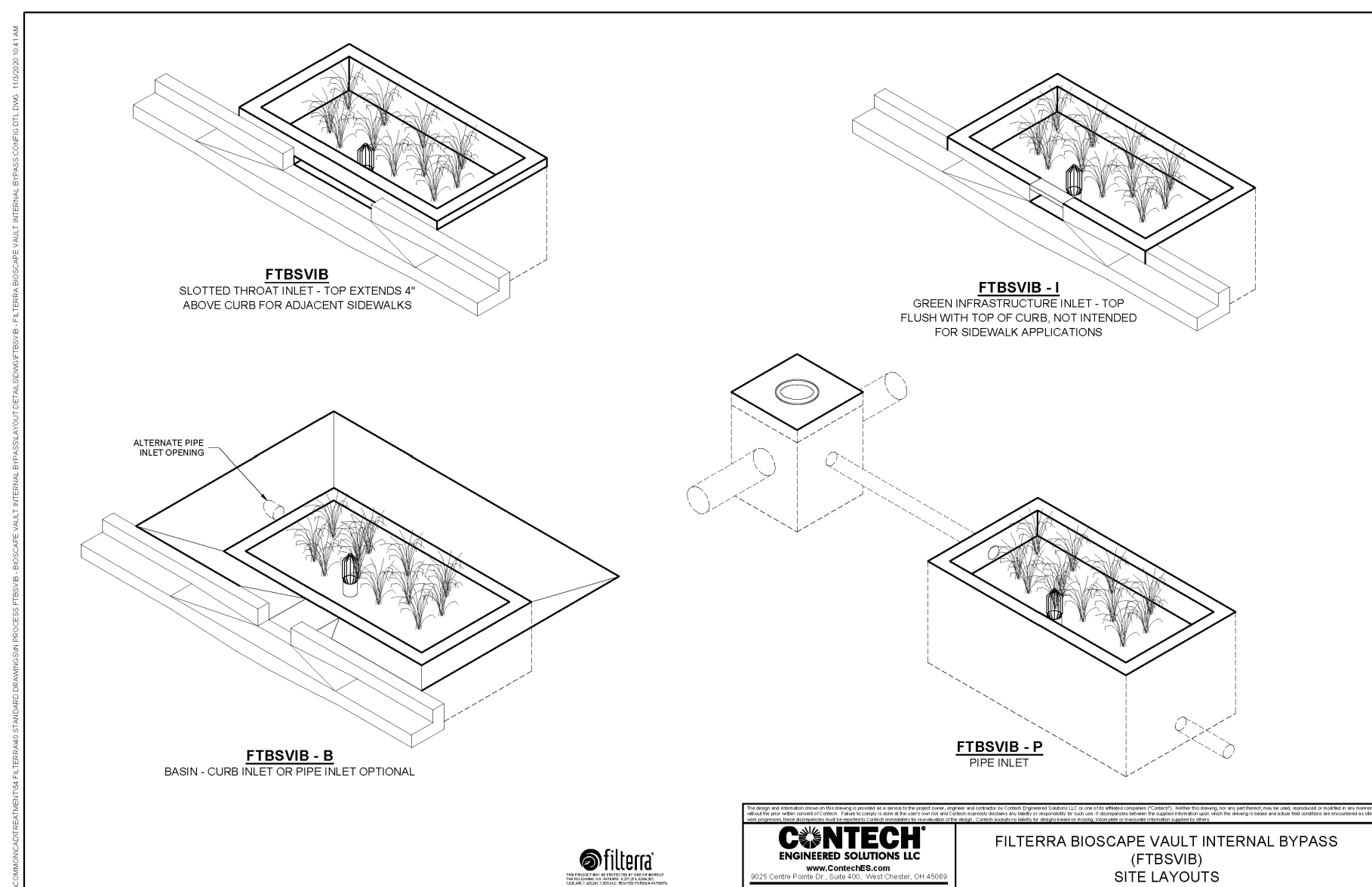
- (S1) INSTALL NEW 6" SANITARY SEWER SERVICE.
- (S2) INSTALL SANITARY SEWER CLEANOUT AT RIGHT-OF-WAY.
- (S3) NEW BUILDING SANITARY SEWER POINT OF CONNECTION.
- (S4) MAINTAIN 4" SEWER SERVICE FOR TRASH ENCLOSURE.
- (S5) INSTALL SANITARY WYE AND CLEANOUT.
- (S6) REMOVED EXISTING 4" SANITARY SEWER LINE.
- (S7) CONNECT TO EXISTING SEWER AND REALIGN AS SHOWN.

**WATER CONSTRUCTION KEYNOTES:**

- (W1) FIRE SPRINKLER POINT OF CONNECTION TO BUILDING.
- (W2) INSTALL FIRE SPRINKLER DCDA WITH FDC.
- (W3) INSTALL FIRE SPRINKLER SERVICE.
- (W4) INSTALL FIRE HYDRANT SERVICE.
- (W5) INSTALL DOMESTIC WATER SERVICE.
- (W6) INSTALL DOMESTIC WATER METER.
- (W7) INSTALL DOMESTIC WATER RPPA.
- (W8) DOMESTIC WATER POINT OF CONNECTION TO BUILDING.

Sheet <b>C3</b>		3 of 4		04/06/2022	
SILK MILL EXPANSION 450 JEFFERSON STREET PETALUMA, CA <b>PRELIMINARY WATER &amp; SEWER PLAN</b>		BPR PROPERTIES PETALUMA, LLC 963 INDUSTRIAL AVENUE PALO ALTO, CA 94303 CONTACT: BILLY ZIEGLER PHONE: (650) 223-8711		RFE ENGINEERING, INC. Civil Engineers • Planners • Surveyors 2260 Douglas Blvd, Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEengineering.com	
ANTHONY S. MCCARTHY No. C90888 PRELIMINARY NOT FOR CONSTRUCTION OF CA		REVISION		APPRVD	
BY	CHECK	NO.	DATE	BY	APPRVD
DESIGN	TSM	RFE			
DRAWN	TSM	RFE			
QUANT.					
0	1	2			
ORIGINAL SCALE IS IN INCHES					





POST-CONSTRUCTION DRAINAGE MANAGEMENT AREAS (SQUARE FEET)				
SHED	IMPERVIOUS	PERVIOUS	TOTAL	% IMPERVIOUS
DMA-1	3250	2083	5333	60.94%
DMA-2	11845	2725	14570	81.30%
DMA-3	5166	1464	6630	77.92%
TOTAL	20261	6272	26533	76.36%

**LEGEND**

DRAINAGE AREA  
DESIGNATIONS  
AND AREA

DRAINAGE AREA  
BOUNDARY

BIO-RETENTION

The legend is located in the bottom right corner of the map. It contains three entries: 1. 'DRAINAGE AREA DESIGNATIONS AND AREA' with a symbol of an oval containing the text 'DMA-1' and '1,577 AC'. 2. 'DRAINAGE AREA BOUNDARY' with a symbol of a blue dashed line. 3. 'BIO-RETENTION' with a symbol of a green hatched rectangular area.

# NOTES:

1. PROJECT PROPOSES TO IMPLEMENT A FILTERRA BIOSCAPE VAULT BIORETENTION DEVICE AS AN EXCEPTION TO STANDARD BIORETENTION (PER SECTION 3-5 OF THE BASMAA MANUAL). SUBJECT SITE CREATES LESS THAN ONE ACRE OF IMPERVIOUS AREA. THERE IS LIMITED AREA AVAILABLE FOR CONVENTIONAL BIORETENTION AND THE AREA THAT IS AVAILABLE IS NEXT TO THE PROPOSED STRUCTURE WHICH IS NOT CONDUCTIVE FOR BIORETENTION. THE FILTERRA BIOSCAPE VAULT SATISFIES THE TECHNICAL CRITERIA FOR NON-LID TREATMENT FACILITIES PER THE BASMAA MANUAL. SEE BELOW FOR STANDARD DETAILS OF THE BIOSCAPE VAULT.
2. DMA#s 2 and 3 WILL REMAIN UNCHANGED FROM THE PRE-CONSTRUCTION CONDITION.

## CALCULATIONS:

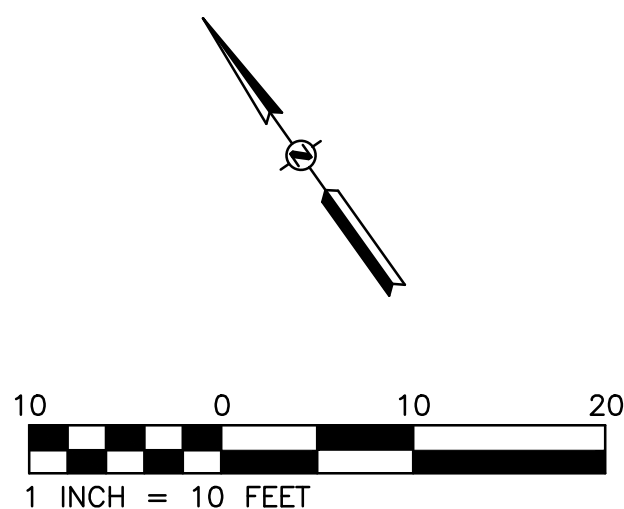
WATER QUALITY TREATMENT FLOWRATE REQUIRED

$$Q (\text{FLOWRATE, CFS}) = C (\text{RUNOFF COEFFICIENT}) \times I (\text{RAINFALL INTENSITY}) \times A (\text{AREA IN ACRES})$$

C = 1.0 (PER BASMAA MANUAL TABLE 4.1)  
 I = 0.2 IN./HR.  
 A = 0.334 ACRES

$$Q = 0.067 \text{ CFS}$$

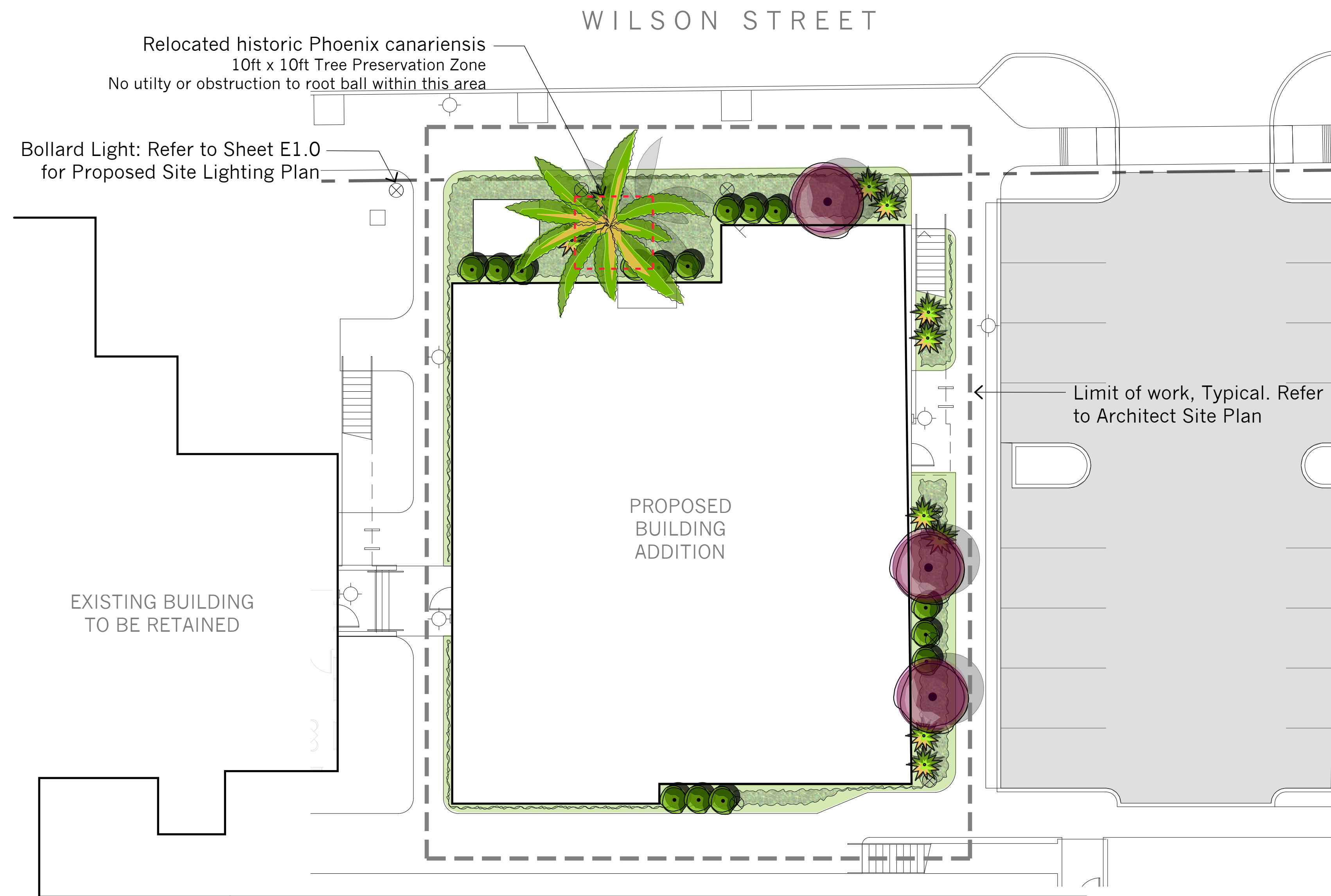
THE FILTERRA BIOSCAPE VAULT SELECTED IS A 6'x4' UNIT WHICH IS CAPABLE OF TREATING 0.078 IN./HR., THEREBY SATISFYING THE TREATMENT REQUIREMENT.











## PROPOSED PLANT MATERIALS



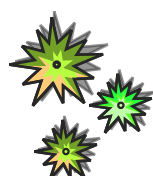
### TREES (15 GALLON MIN.)

PHOENIX CANARIENSIS / CANARY ISLAND PALM  
COTINUS COGGYGRIA / SMOKE TREE MULTITRUNK



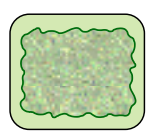
### SHRUBS / HEDGES (5 GALLON MIN.)

ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY  
MYRTUS COMMUNIS / TRUE MYRTLE  
NERIUM OLEANDER 'PETITE SALMON' / PETITE OLEANDER



### AGAVE / ALOES (5 GALLON MIN.)

AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE  
AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE  
ALOE STRIATA / CORAL ALOE

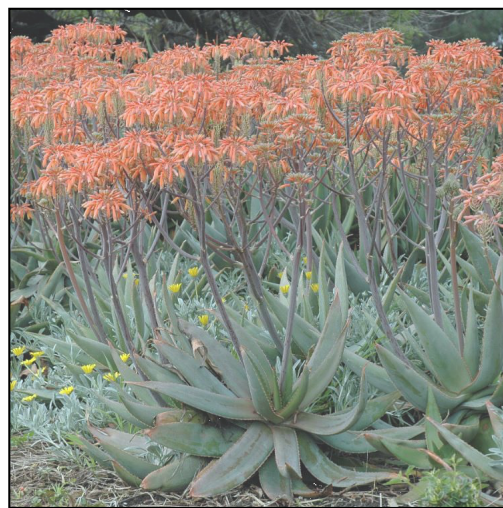


### GRASSES AND GROUNDCOVER (1 GALLON MIN.)

ARTEMESIA 'POWIS CASTLE' / WORMWOOD (30" O.C.)  
CAREX DIVULSA / BERKLEY SEDGE (24" O.C.)  
CEANOTHUS MARITIMUS 'ANCHOR BAY' / CEANOTHUS (6" O.C.)  
DIANELLA CAERULEA 'INDIGO BELLS' / FLAX LILY (24" O.C.)  
LOMANDRA 'PLATINUM BEAUTY' / MATT RUSH (30" O.C.)  
PENNISETUM ORIENTALIS / FOUNTAIN GRASS (36" O.C.)

### NOTES:

1. Refer to Civil Grading and Drainage Plan for proposed Grading.
2. Refer to Sheet L-1 for Existing Conditions from Approved Landscape Set



Aloe striata / Coral Aloe



Agave attenuata 'Nova' /  
Nova Foxtail Agave



Agave 'Blue Glow' /  
Blue Glow Agave



Carex divulsa /  
Berkley Sedge



Pennisetum orientale/  
Oriental Fountain Grass



Artemisia 'Powis Castle' / Wormwood



Lomandra 'Platinum Beauty' /  
Platinum Beauty Matt Rush

### WATER CONSERVATION NOTES

Planting and irrigation shall be designed to conserve water. the following factors have been incorporated to aid in the success of the project landscape:

- 1.) Irrigation system to be a fully automatic underground system utilizing either low-precipitation spray heads, bubblers, or drip emitters, or a combination thereof. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.
- 2.) Irrigation controller shall be weather (E.T.) based and designed to automatically adjust irrigation in response to changes in the plant's water needs as weather conditions change.
- 3.) Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.
- 4.) All planters shall be mulched with a 3" minimum layer of organic mulch throughout.
- 5.) Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.
- 6.) Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.

### MWEO COMPLIANCE

The proposed Landscape Area is 1,270 SF of Low (0.3 PF) water use plants.  
MAWA = 10,161 Gallons/Year  
ETWU= 8.363 Gallons/ Year

ETWU is 83% of MAWA and is in compliance.

### PLANT IMAGERY



Phoenix canariensis /Canary Island Date Palm



Cotinus coggygria / Smoke Tree