DRAFT ENTITLEMENT PACKAGE FOR:

QUARRY HEIGHTS

PETALUMA, CA



VICINITY MAP: PROJECT LOCATION Project in a State of the Control of the Control

SCALE: 1" = 200' N

PROJECT TEAM INFO:

<u>Owner</u>

Burbank Housing

Tel: 797.303.1006
Contact: Rich Wallach
rwallach@burbankhousing.com

Architect Dahlin Group

5865 Owens Drive Pleasanton, CA 94588 Tel: 925.251.7200 Contact: Lauri Moffet-Fehlberg Ifehlberg@dahlingroup.com

Civil Engineer

Steven J. Lafranchi &

Associates, Inc.
Petaluma Theatre Square
140 Second Street, Suite 312
Petaluma, California 94952

Contact: Nathan Fishman

nathan@SJLA.com

<u>Landscape</u>

VanderToolen Associates

855 Bordeaux Way, Suite 240 Napa, CA 94558 Tel: 707.224.2299 Contact: Phil Vandetoolen Phil@vandertoolen.com

PROJECT DESCRIPTION:

Fulfilling the affordable housing requirement for the Hines project, the proposed Quarry Heights apartments is new construction of 50 units of garden style affordable housing that will be available to families. The project will include 30% one bedroom units, 40% two bedroom units, and 30% three bedroom units in a predominantly three story building with five units at the third level that include a fourth story bedroom/bathroom suite in a dormer configuration. These dormer features add to the roofline articulation as well as increase the bedroom count of the project. Modeled after the successful Stoddard West project recently completed in Napa, California, the building features a contemporary agrarian style of architecture that is very fitting for Petaluma. The sloping roof forms are reminiscent of barns throughout the region and provide for rooftop solar panels. Exterior materials include stucco walls with bold but earth tone derived color blocking, accented with corrugated metal sections, another regionally appropriate agricultural material. The palette speaks to the rich colors of soil, fall fields and fresh straw.

Each unit includes either a ground level patio area or upper level private balcony to give the residents their own private outdoor space. Community amenities available to all residents include on-site management, social services office, a community room with views to the river and adjacent outdoor deck and bar-b-q, inbuilding laundry, interior trash room, and three flex spaces that will be available for programming for uses such as after school programs, health and wellness coaching, craft classes, or fitness. In addition to the outdoor eating and gathering space next to the community room, outdoor amenities include a children's play area, dog park, community container gardens and walking paths. An easy ¾ mile to Downtown Petaluma with its services and amenities, an interior bike room provides storage for resident's bikes in a secure manner to encourage use of this mode of local transportation. A bus stop directly in front of the site provides convenient access to transit. 67 on-site parking stalls are provided for residents and guests. Eleven tandem stalls will be assigned to specific families in need of two spaces. 2 ADA stalls and 6 EV charging stations will be provided for resident's use.

SHEET INDEX:

ARCHITECTURAL:

- A1.1 TITLE SHEET
- A1.2 AERIAL CONTEXT MAP
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- A1.4 ALLOWABLE ROOF HEIGHT DIAGRAM
- A1.5 SITE PLAN
- A2.1 NORTHEAST BUILDING PERSPECTIVE
- A2.2 SOUTHEAST BUILDING PERSPECTIVE
- A2.3 SOUTWEST BUILDING PERSPECTIVE
- 2.4 NORTHWEST BUILDING PERSPECTIVE
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- A3.2 EXTERIOR ELEVATIONS
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- A4.2 SECOND FLOOR PLAN
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- 4.4 FOURTH FLOOR AND ROOF PLAN
- A5.1 COLOR + MATERIALS BOARD
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- A6.3 PREVIOUS PROJECT IMAGERY
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CIVIL:

- C-1 CONTEXT PLAN
- C-2 EXISTING CONDITIONS
- C-3 TITLE ACTION EXHIBIT
- C-4 GRADING EXHIBIT
- C-5 SECTION AND PROFILE EXHIBIT
- C-6 LID EXHIBIT
- C-7 UTILITY EXHIBIT

LANDSCAPE:

- L-1 OVERALL PRELIMINARY PLAN
- _-2 PLANTING IMAGERY
- L-3 WATER USE CALCULATIONS, NOTES, & DETAILS

TITLE SHEET

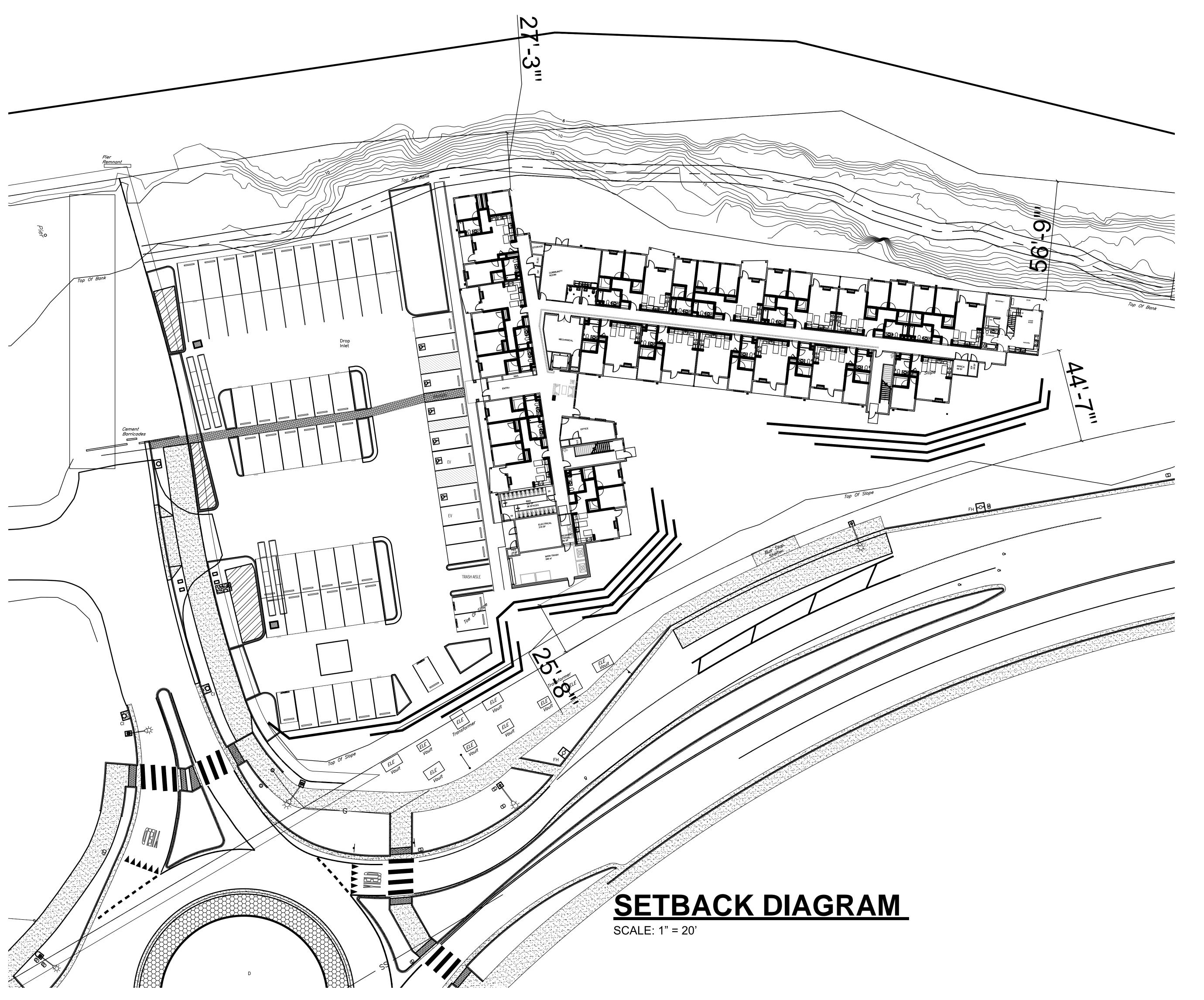
Pleasanton, CA 94588

925-251-7200



AERIAL CONTEXT MAP

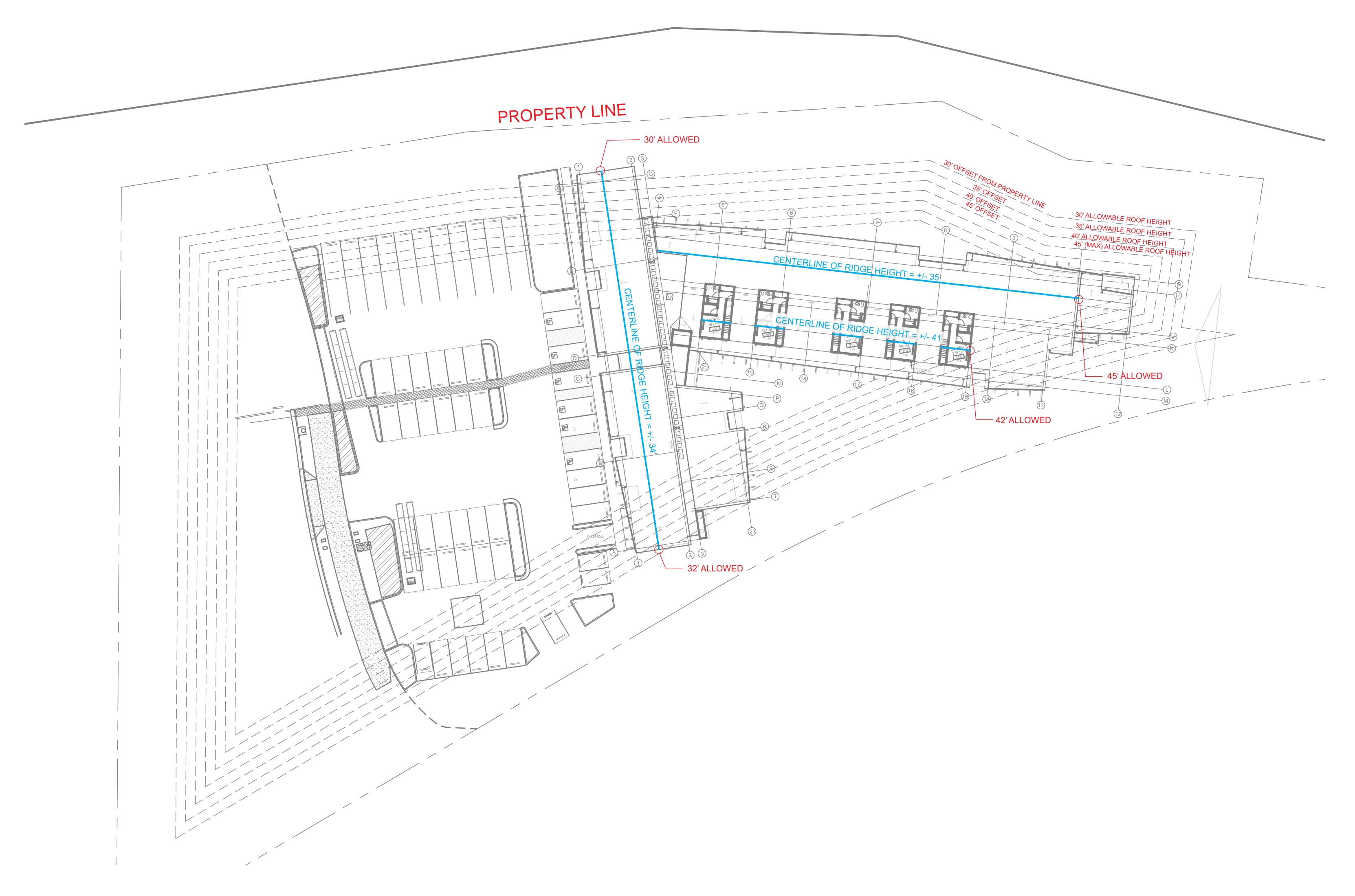




		Quarry Lane
		Quality Earlie
		Petaluma, CA
		1412.005
		Burbank Housing
		Type VA
		019-210-010
		019-210-038
		019-210-039
		MU-1 <i>A</i>
		(
		Square Fee
3.47		151,153
30' + 1' for every	additional 1' > 30' fr	om Setback up to 45
		47,72
		3,027
		4,212
		8,660
		1,985
		65,605
		40.404
		13,466
		1,685 1,346
		3,221
		1,583
		21,301
		_1,00
		16,329
		846
		1,433
		2,667
		201
		21,476
		15,976
		496
		1,433
		2,772
		201
		20,878
		1.050
		1,950
		1,950
		·
		15
		20
		15
SB35 STANDARI)S	50
Ratio	# of units	Total
0.5	15	8
1	20	20
1.5	15	23
		50 67
R:	atio T	Total
		3
		7
		50
		7
		67
0.1	67	7
		38
		TBD
		TBD
		TBD
		TB C 4,212
	3.47 30' + 1' for every SB35 STANDARE Ratio 0.5 1 1.5 Ra 2:50 See A	0.5 15 1 20 1.5 15 Ratio 2:50 + 1 10% See Above

SETBACK PLAN & BUILDING SUMMARY



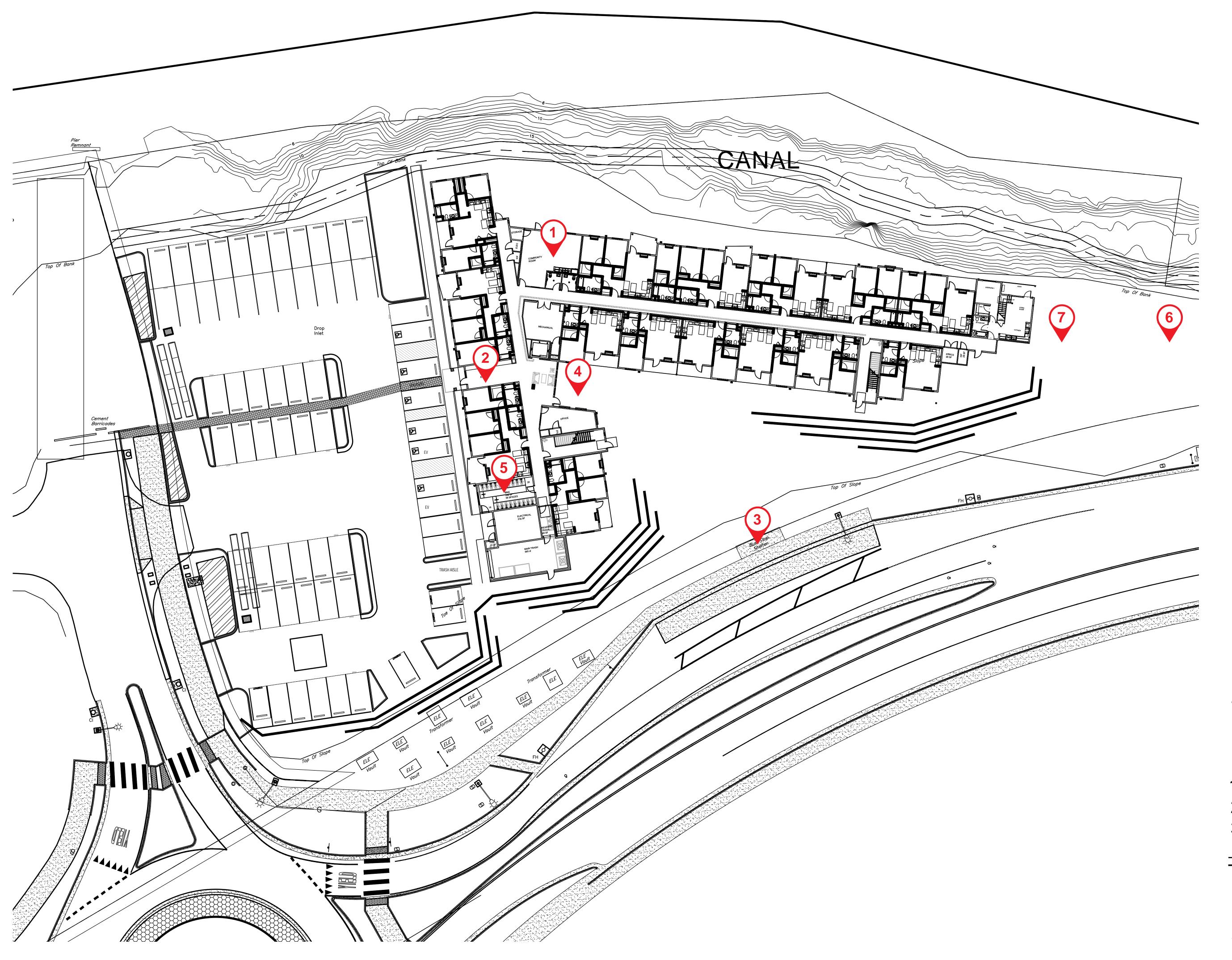


ALLOWABLE ROOF HEIGHT DIAGRAM

SCALE: 1" = 20'

ALLOWABLE ROOF HEIGHT DIAGRAM





PLAN LEGEND:

- 1 COMMUNITY ROOM
- 2 PETALUMA RIVER
- 3 BUS STOP
- 4 PATIO + BARBECUE AREA
- 5 BIKE ROOM
- 6 POTENTIAL DOG RUN, ARRANGEMENT TBD, SEE LANDSCAP[E DRAWINGS
- RAISED GARDEN BEDS, SEE LANDSCAPE DRAWINGS

DEVELOPMENT SUMMARY (3-STORY WALK-UP)

SITE: +/- 3.47 ACRES
UNITS: 50 UNITS
DENSITY: 14.4 DU/AC

1 BEDROOM UNITS (540-588 SF): 15 UNITS (9%) 2 BEDROOM UNITS (827-987 SF): 20 UNITS (40%) 3 BEDROOM UNITS (1033-1073 SF): 15 UNITS (9%)

TOTAL: 50 UNITS

PARKING PROVIDED: 67 SPACES 50 SPACES REQUIRED BY SB 35 STANDARDS

SITE PLAN &
DEVELOPMENT
SUMMARY



SITE PLAN



NORTHEAST BUILDING PERSPECTIVE





SOUTHEAST BUILDING PERSPECTIVE





BUILDING PERSPECTIVE



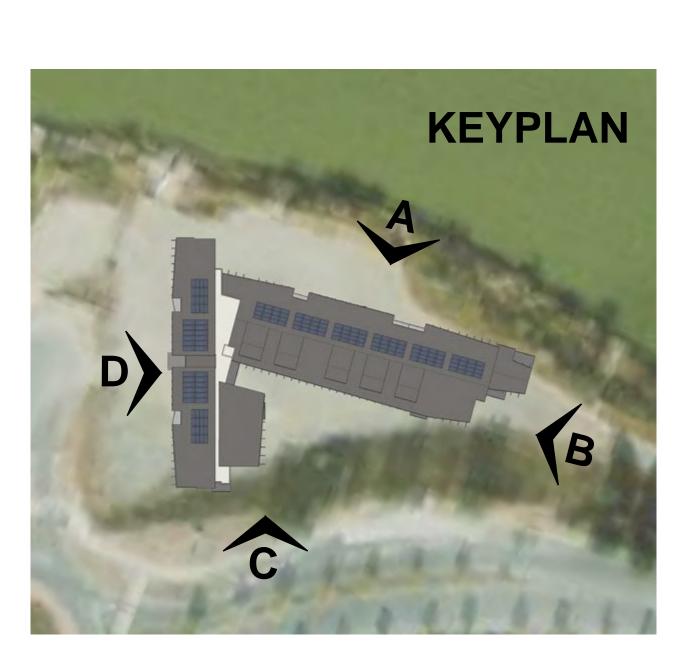


NORTHWEST BUILDING PERSPECTIVE



ELEVATION KEYNOTE LEGEND:

- 1. ASPHALT SHINGLE ROOF
- 2. STANDING SEAM METAL SHED ROOF
- 3. PAINTED STUCCO WITH CONTROL JOINTS TYP.
- 4. CORRUGATED METAL SIDING
- 5. METAL PARAPET CAP
- 6. FIBER CEMENT TRIM
- 7. VINYL FRAME WINDOW TYP.
- 8. METAL DOOR WITH FULL LITE
- 9. METAL GUARD RAIL FINAL DESIGN T.B.D.
- 10. EXPOSED RAFTER TAIL
- 11. METAL ROLL UP DOOR
- 12. SOLAR PANELS









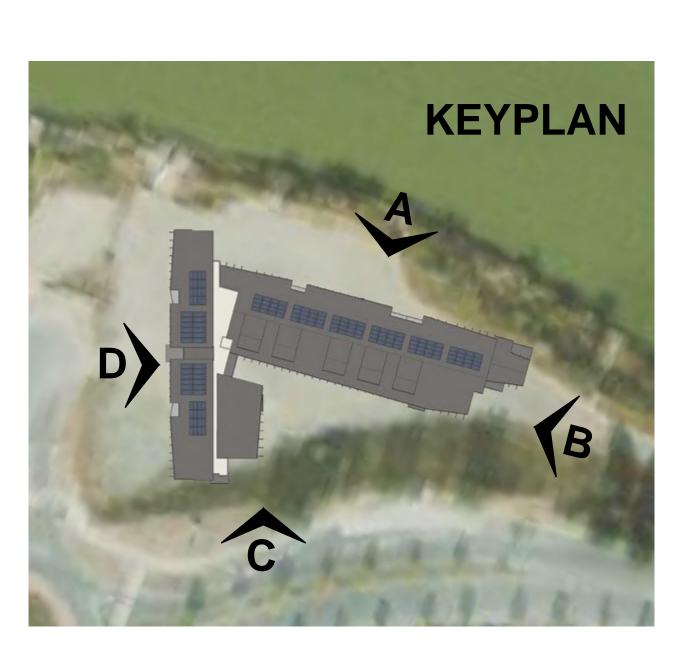
EAST ELEVATION (B)

EXTERIOR ELEVATIONS



ELEVATION KEYNOTE LEGEND:

- 1. ASPHALT SHINGLE ROOF
- 2. STANDING SEAM METAL SHED ROOF
- 3. PAINTED STUCCO WITH CONTROL JOINTS TYP.
- 4. CORRUGATED METAL SIDING
- 5. METAL PARAPET CAP
- 6. FIBER CEMENT TRIM
- 7. VINYL FRAME WINDOW TYP.
- 8. METAL DOOR WITH FULL LITE
- 9. METAL GUARD RAIL FINAL DESIGN T.B.D.
- 10. EXPOSED RAFTER TAIL
- 11. METAL ROLL UP DOOR
- 12. SOLAR PANELS





SOUTH ELEVATION



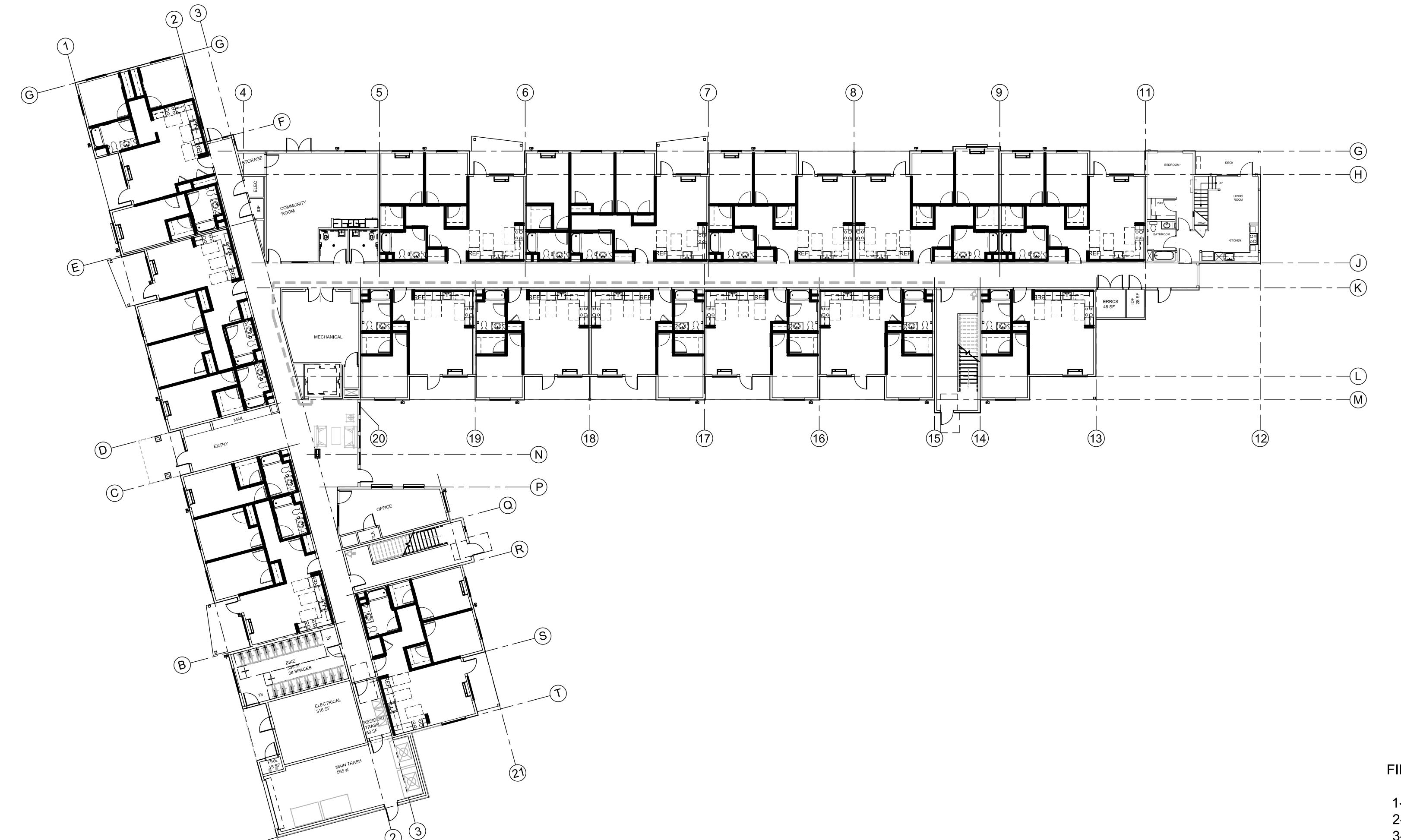
D W

WEST ELEVATION

EXTERIOR ELEVATIONS



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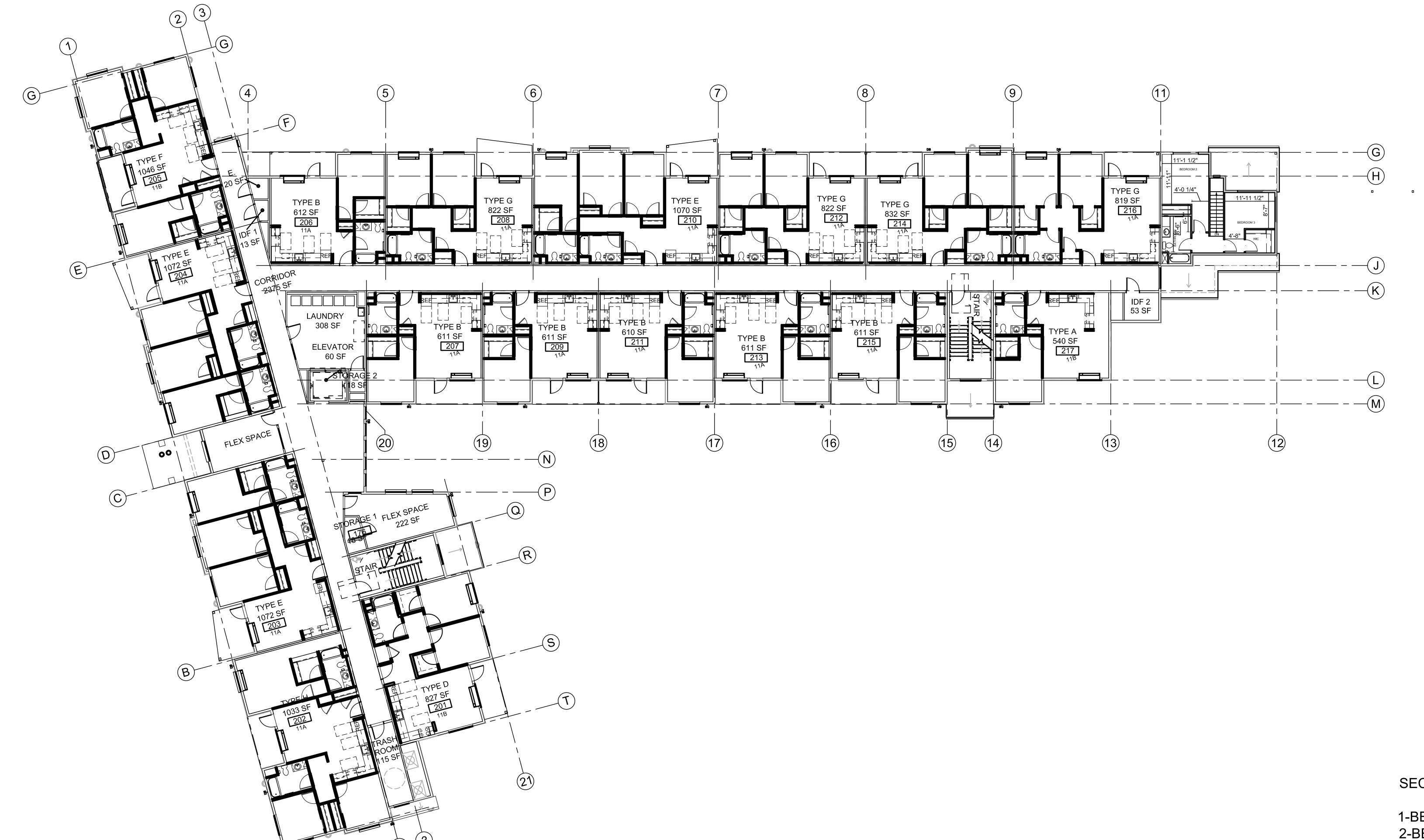


FIRST FLOOR SUMMARY:

1-BEDROOM UNITS: 6 UNITS
2-BEDROOM UNITS: 5 UNITS
3-BEDROOM UNITS: 5 UNITS
TOTAL: 16 UNITS

FIRST FLOOR PLAN



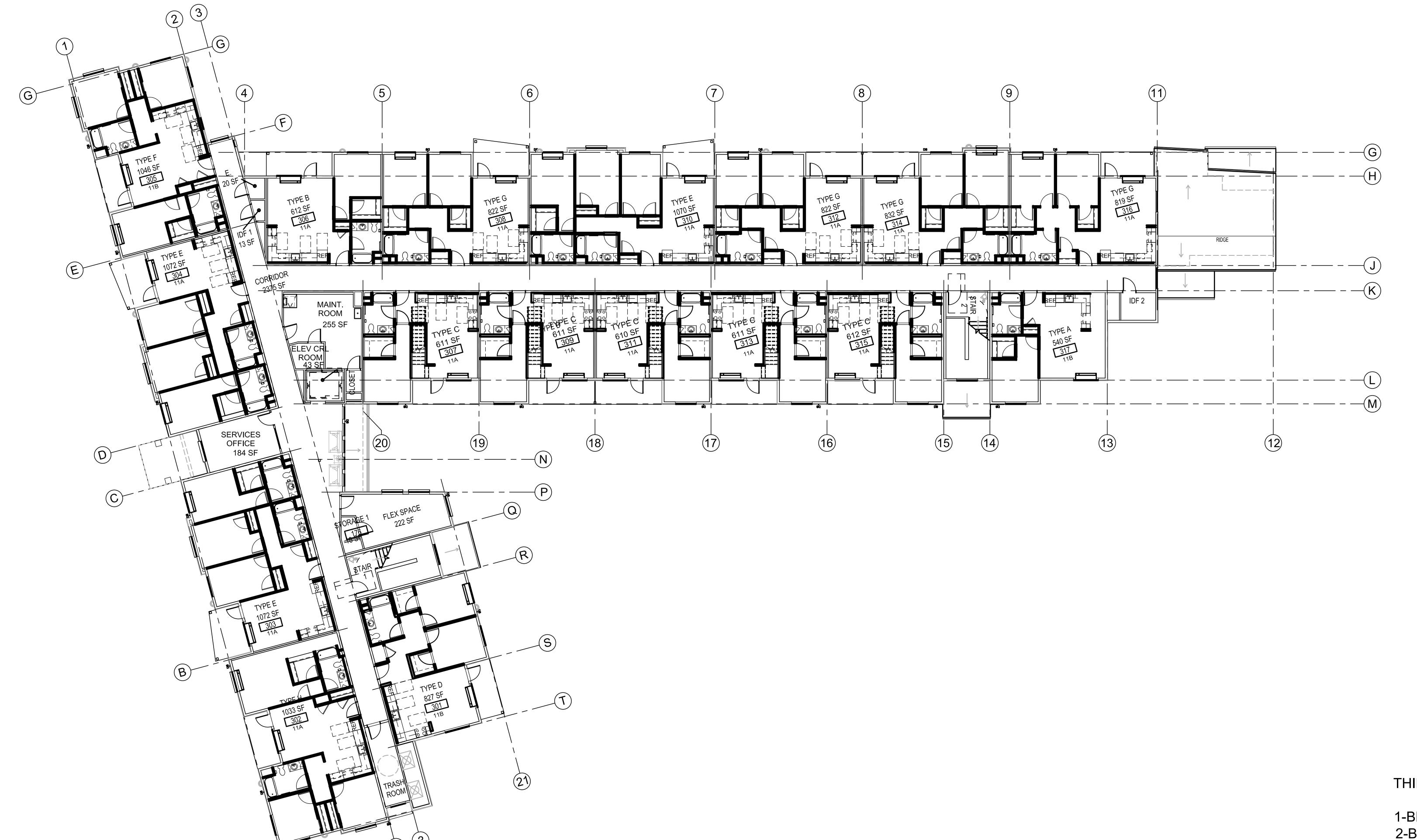


SECOND FLOOR SUMMARY:

1-BEDROOM UNITS: 7 UNITS
2-BEDROOM UNITS: 5 UNITS
3-BEDROOM UNITS: 5 UNITS
TOTAL: 17 UNITS

SECOND FLOOR PLAN



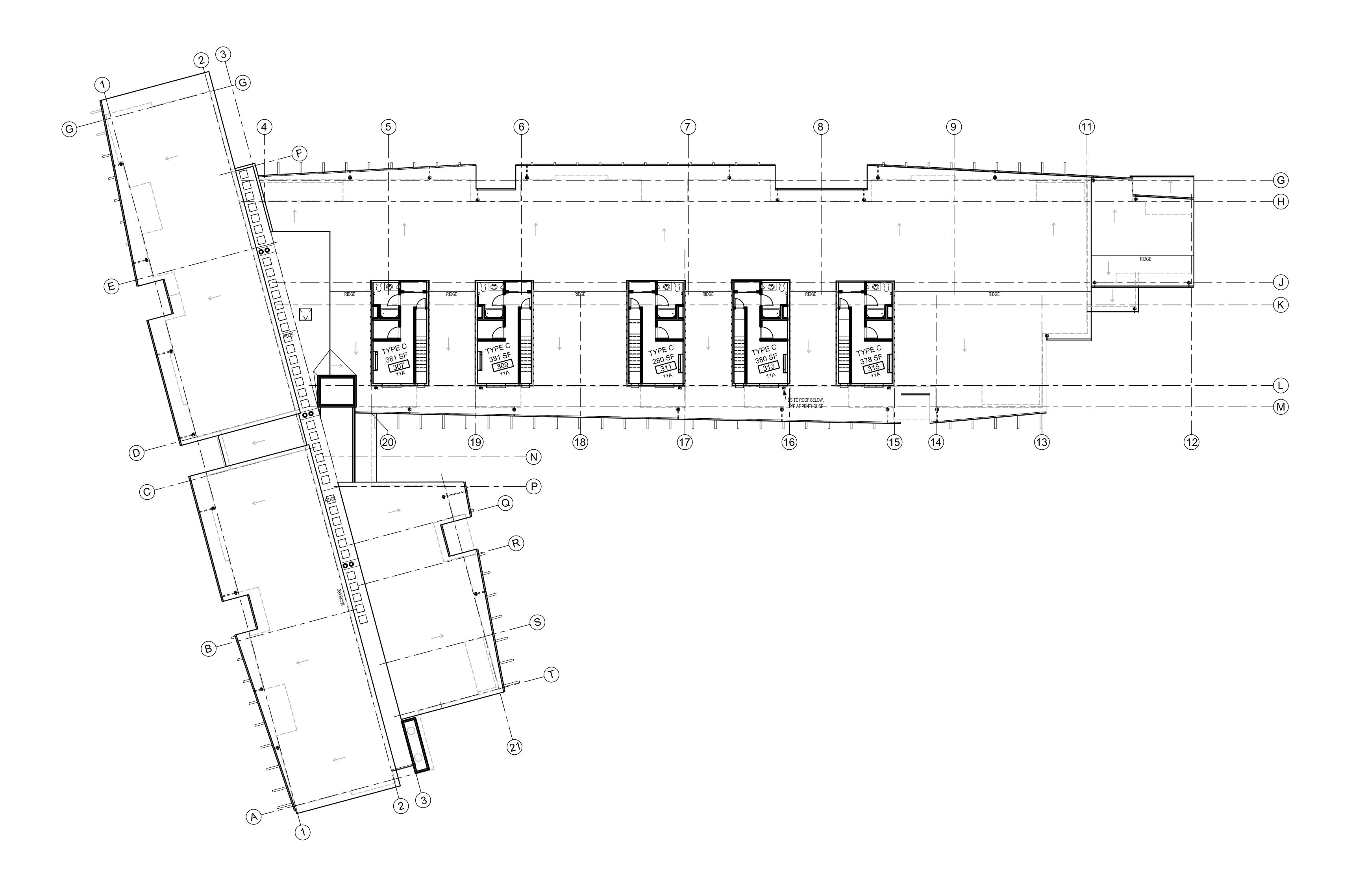


THIRD FLOOR SUMMARY:

1-BEDROOM UNITS: 2 UNITS 2-BEDROOM UNITS: 10 UNITS 3-BEDROOM UNITS: 5 UNITS TOTAL: 17 UNITS

THIRD FLOOR PLAN

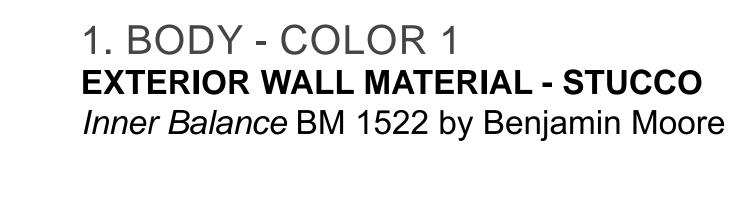




FOURTH FLOOR PLAN











2. BODY - COLOR 2

EXTERIOR WALL MATERIAL - STUCCO

Buttercup BM 2154-30 by Benjamin Moore



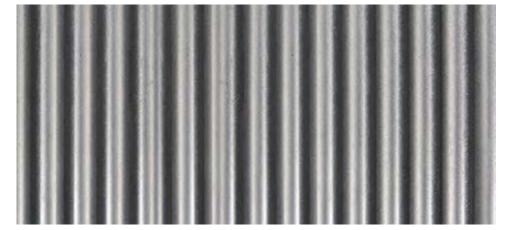
6. ROOFING - COLOR 6
COMPOSITE SHINGLE ROOF
Charcoal Black by Certainteed or Similar



3. BODY - COLOR 3 **EXTERIOR WALL MATERIAL - STUCCO** *Wheat Penny* SW 7705 by Sherwin Williams



7. ROOFING - COLOR 7
STANDING SEAM METAL ROOF
Zinc Grey by AEP Span or Similar



4. BODY - COLOR 4
EXTERIOR WALL MATERIAL CORRUGATED METAL
Clear, Annodized



8. METAL GUARD RAIL COLOR 8
FINAL DESIGN TO BE
DETERMINED

COLORS AND MATERIALS





PREVIOUS PROJECT IMAGERY





PREVIOUS PROJECT **IMAGERY**





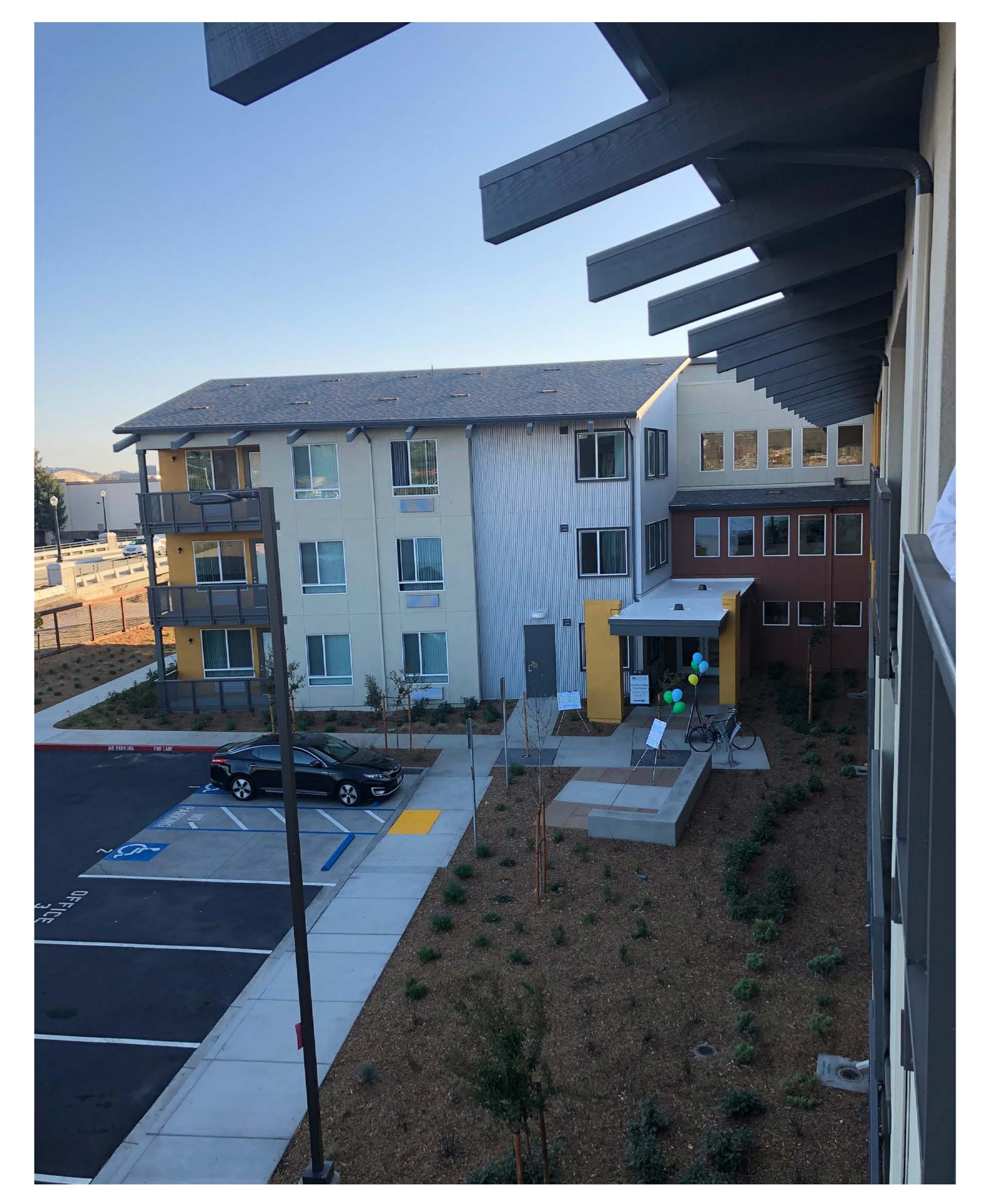
PREVIOUS PROJECT IMAGERY





PREVIOUS PROJECT IMAGERY

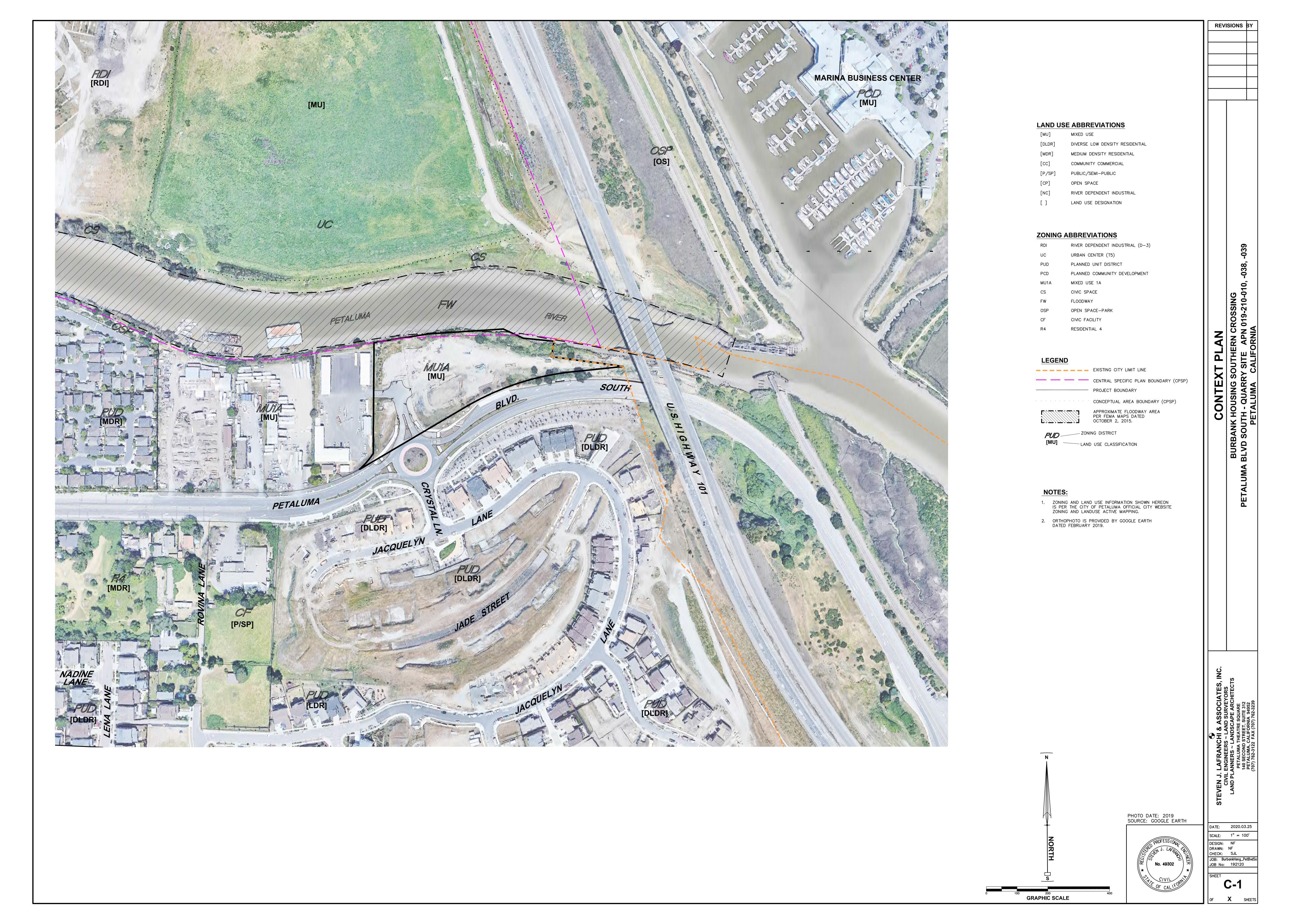


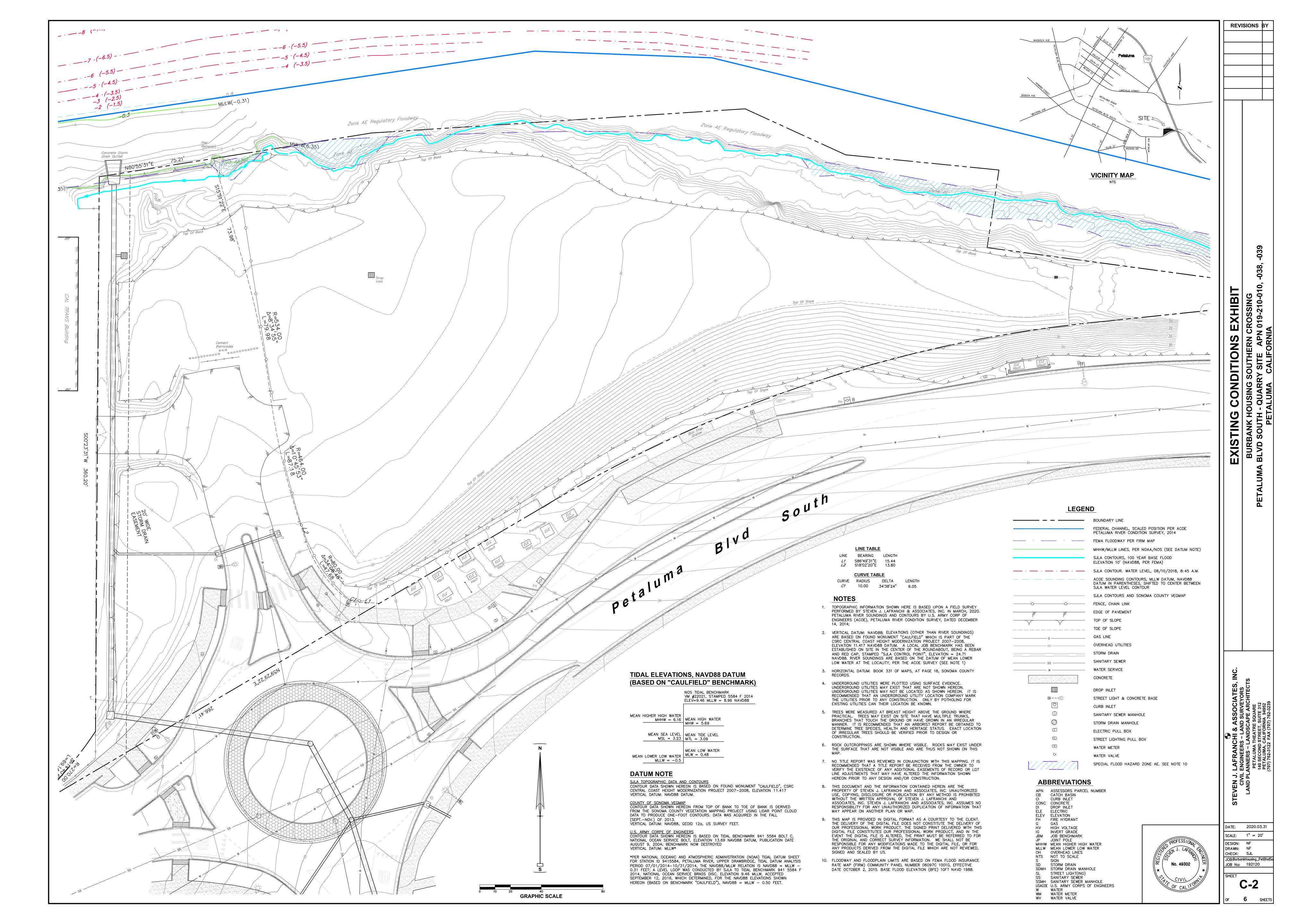


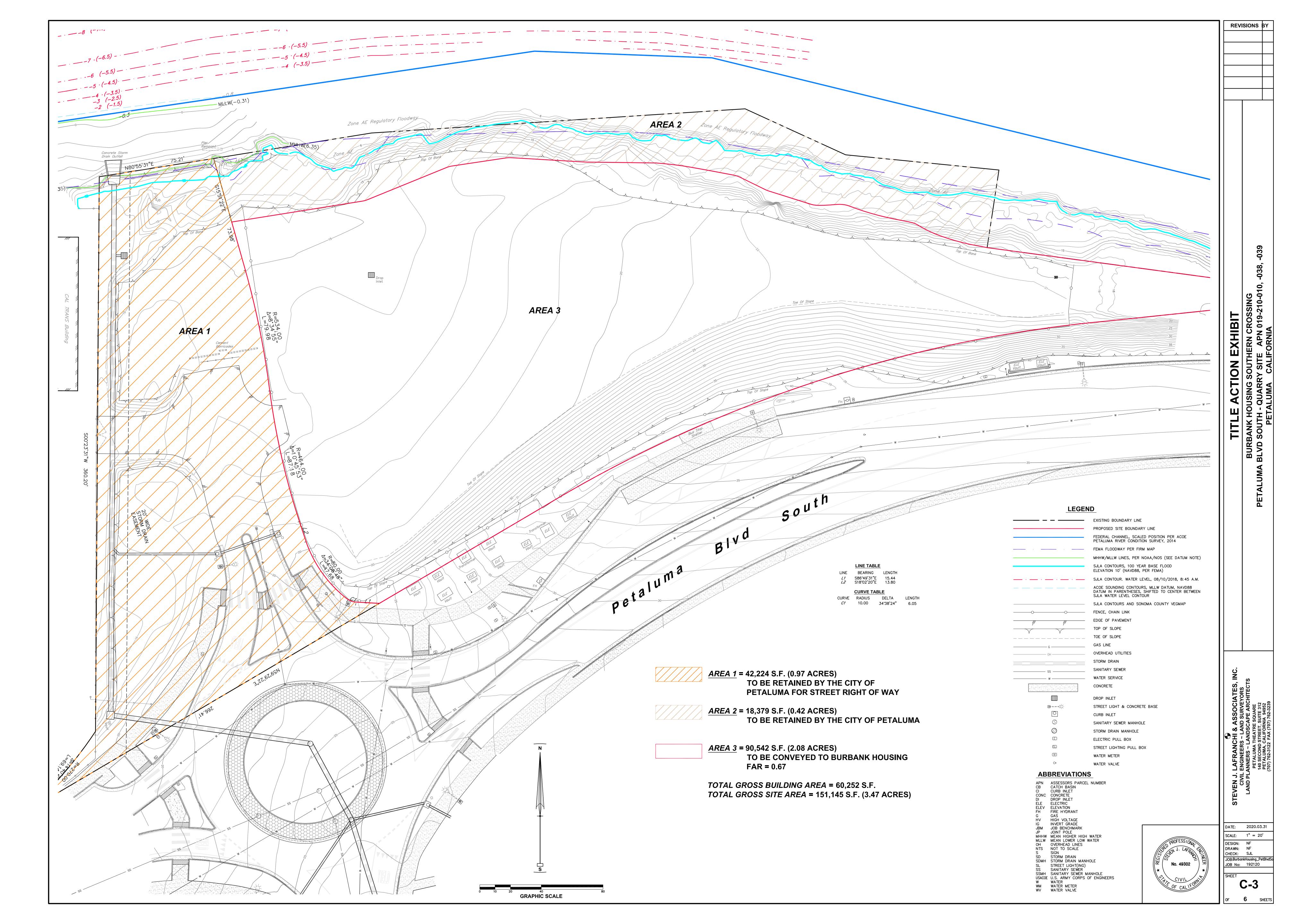


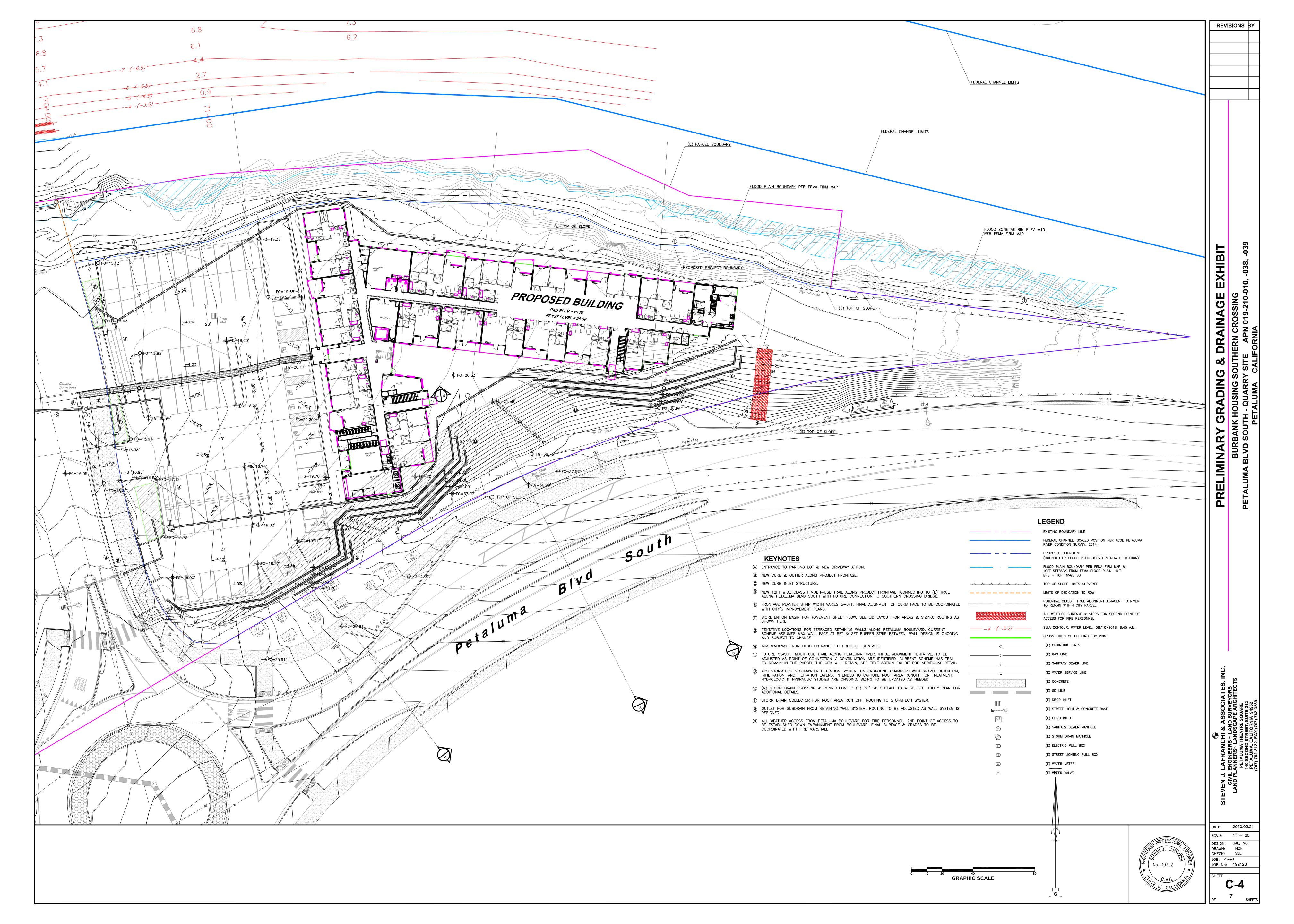
PREVIOUS PROJECT IMAGERY

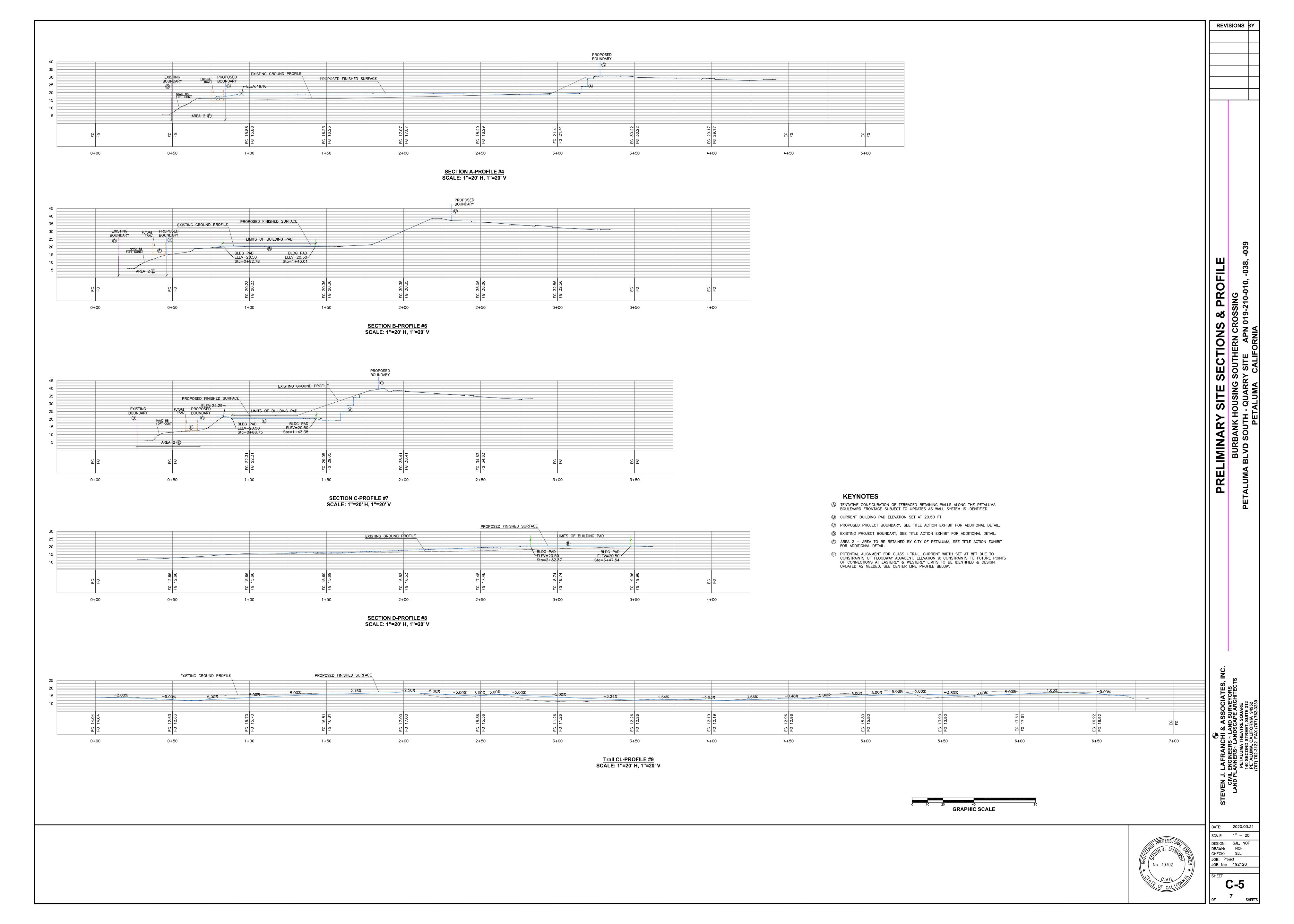


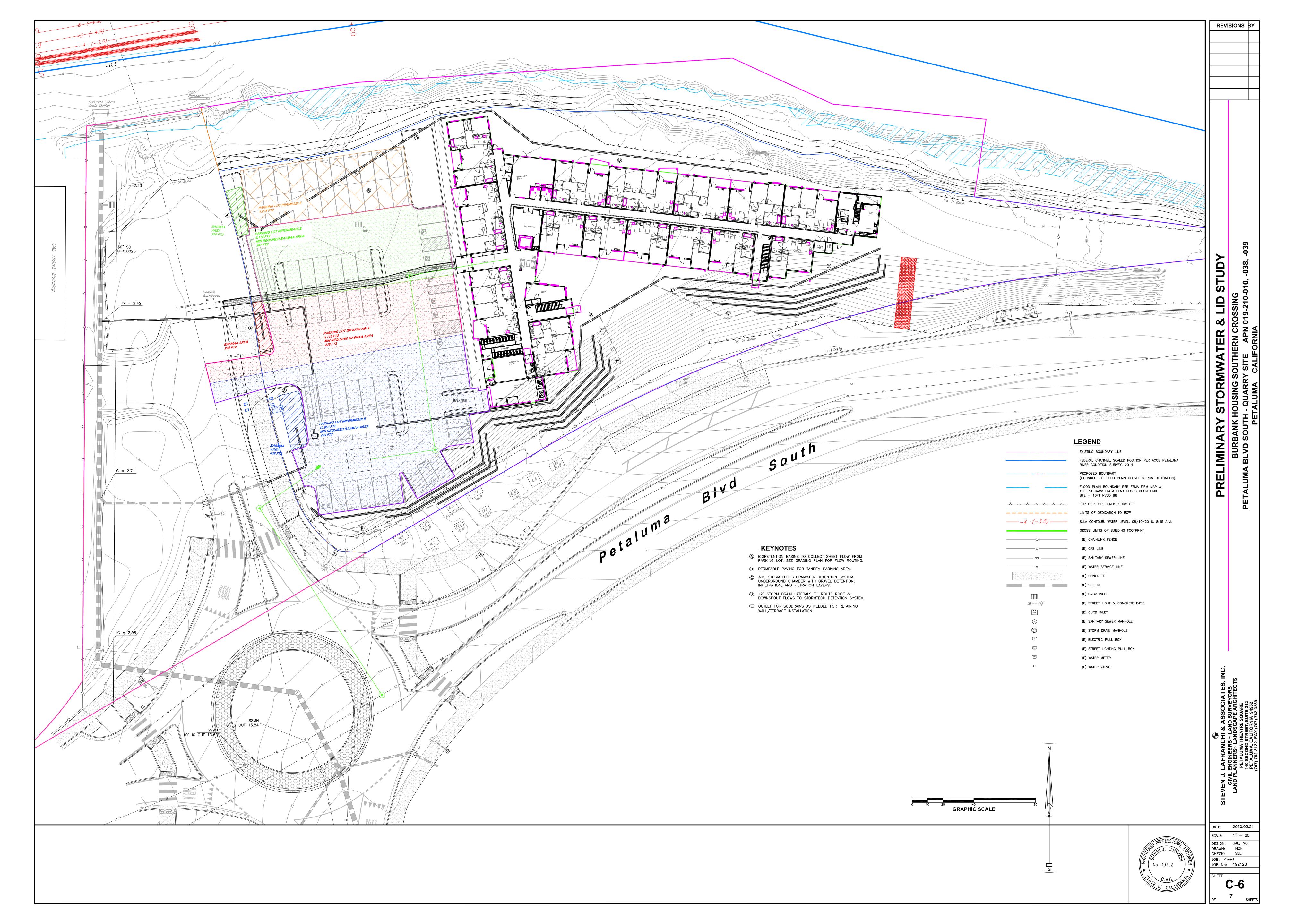


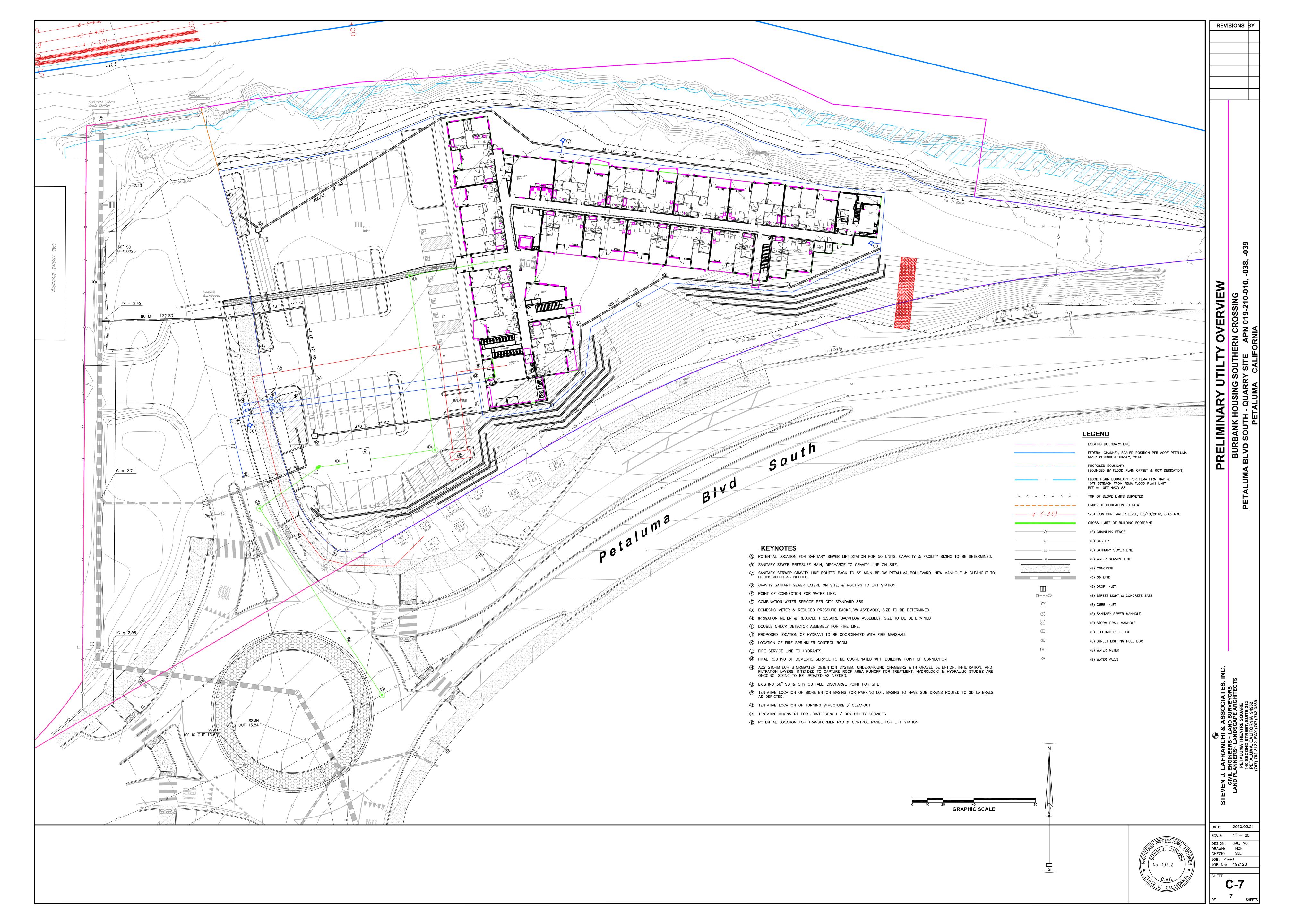


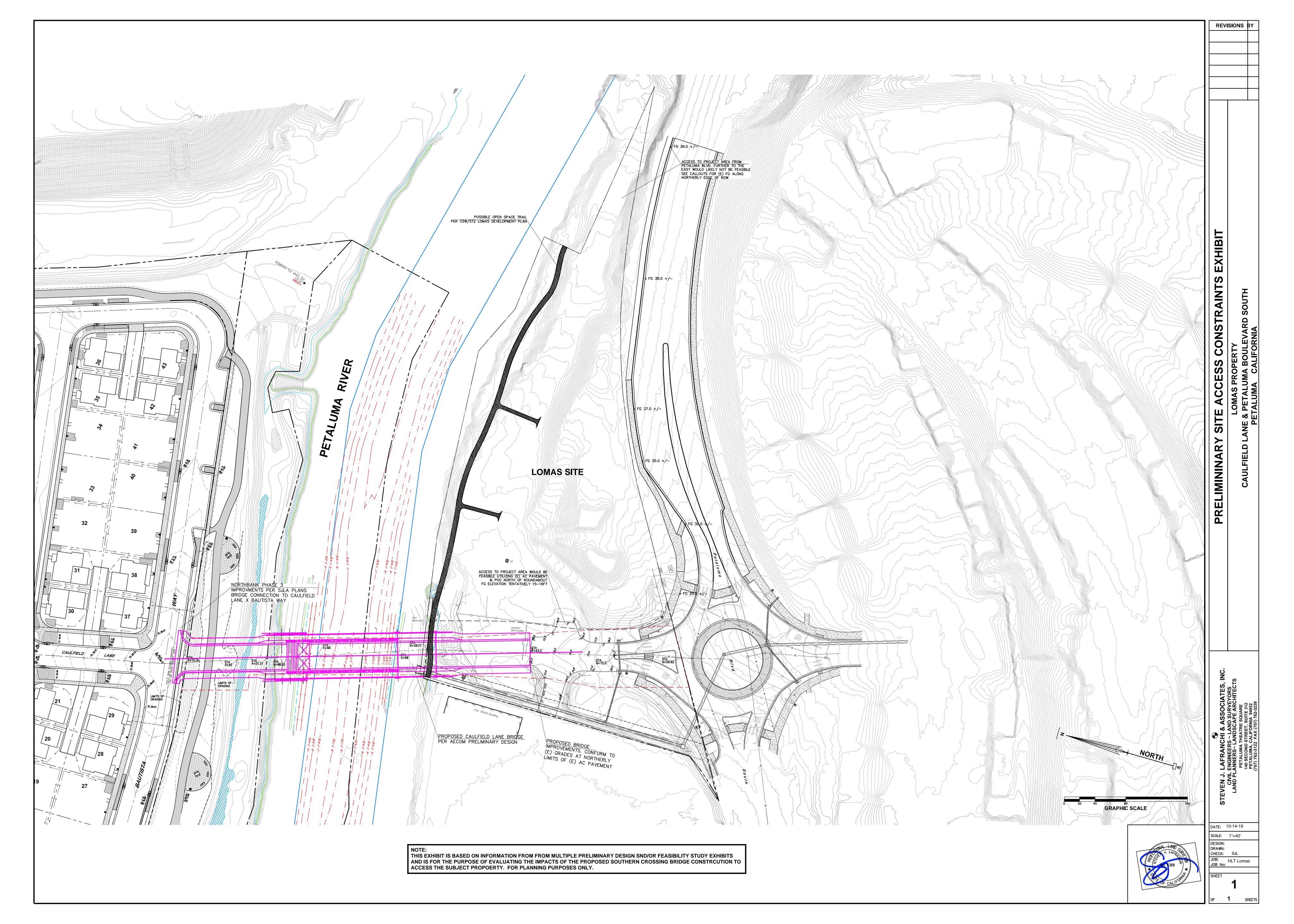


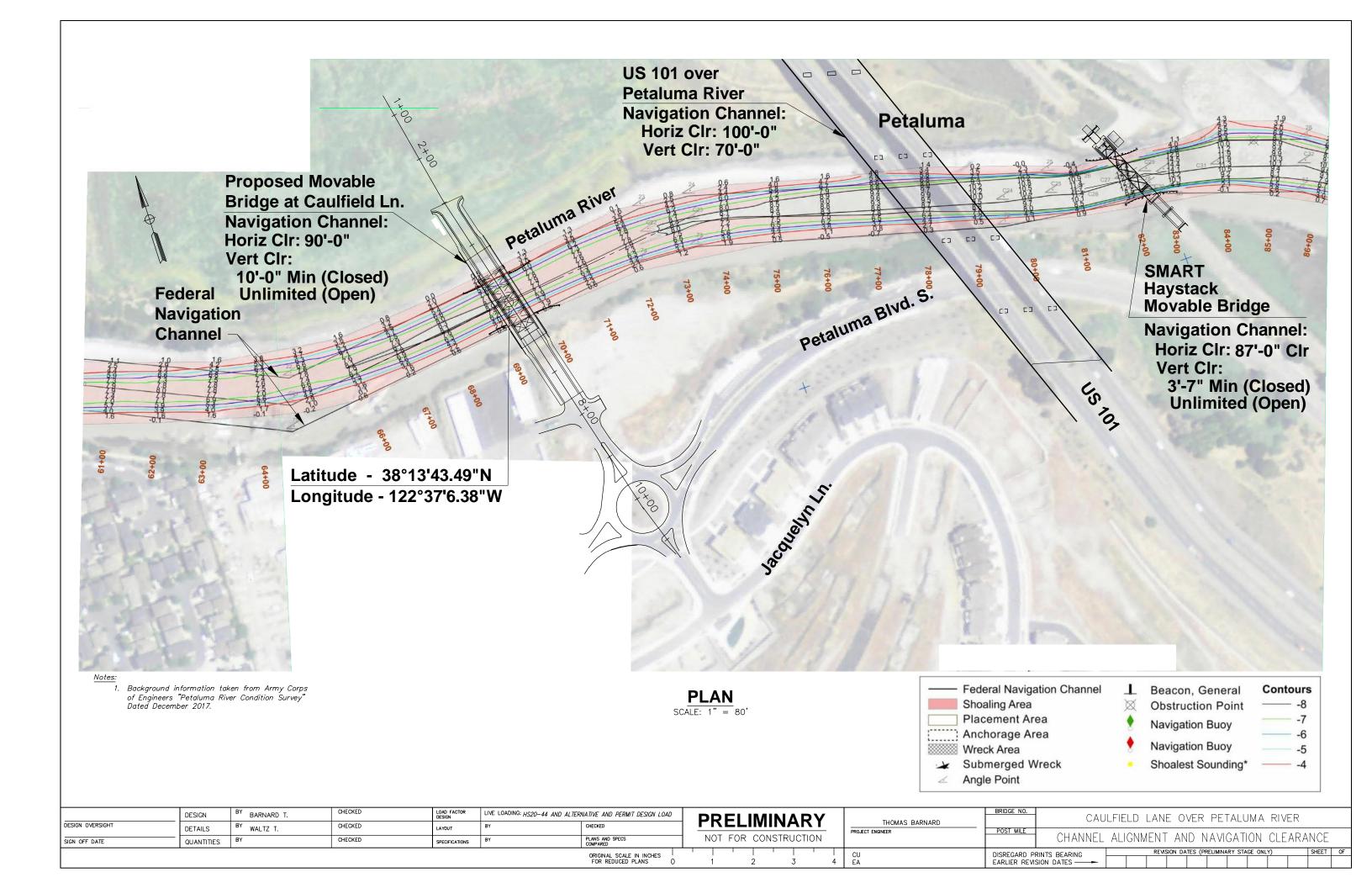


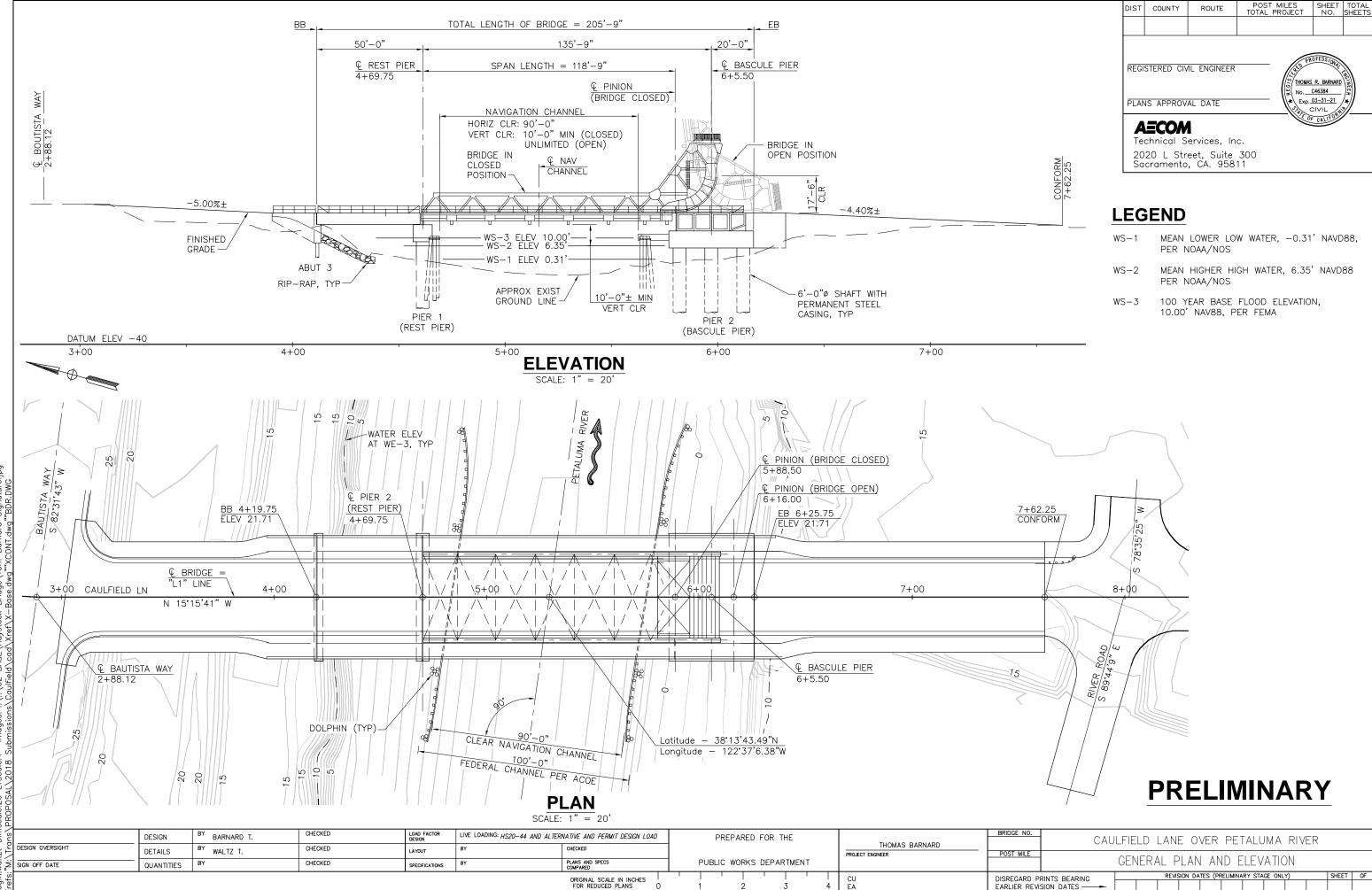












EETS\S-01-C.DWG River .\02

DIST COUNTY ROUTE POST MILES SHEET TOTAL PROJECT NO. SHEETS

REGISTERED CIVIL ENGINEER

THOMAS R. BARNARD

No. C46384

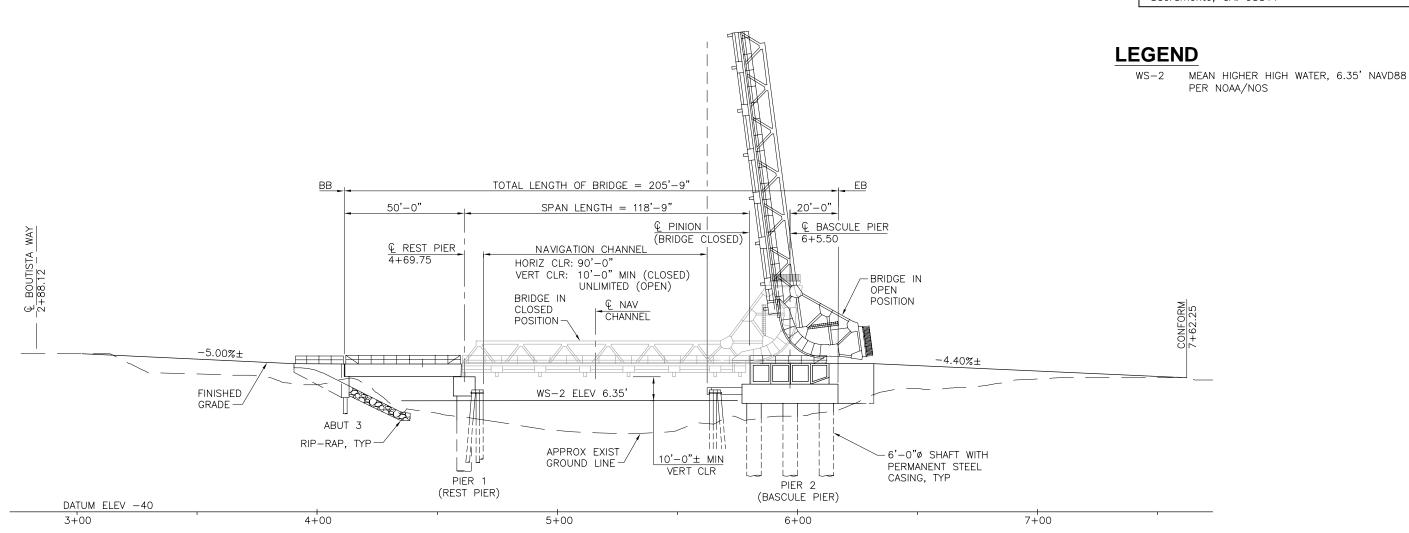
Exp. 03-31-21

CIVIL

AECOM

PLANS APPROVAL DATE

Technical Services, Inc. 2020 L Street, Suite 300 Sacramento, CA. 95811



ELEVATION SCALE: 1" = 20'

PRELIMINARY

oima		DESIGN	BY BARNARD T.	CHECKED	LOAD FACTOR DESIGN	LIVE LOADING: HS20-44 AND ALTERNATIVE AND PERMIT DESIGN LOAD	PREPARED FOR THE	THOMAS DARWARD	BRIDGE NO.	CAULFIELD LANE OVER PETALUMA RIVER		
2 <u>₹</u> 2	DESIGN OVERSIGHT SIGN OFF DATE	DETAILS QUANTITIES	BY WALTZ T.	CHECKED	LAYOUT SPECIFICATIONS	BY CHECKED BY PLANS AND SPECS COMPARED	PUBLIC WORKS DEPARTMENT	THOMAS BARNARD PROJECT ENGINEER	POST MILE	VERTICAL CLEARANCE ELEVATION		
?:\605 -ogin:w Krefs:"I		QO/IIVIIIIES				ORIGINAL SCALE IN INCHES FOR REDUCED PLANS O	1 2 3 4	CU EA	DISREGARD P EARLIER REVI	RINTS BEARING REVISION DATES (PRELIMINARY STAGE ONLY) SHEET OF SION DATES		

Movable Bridge Over Petaluma River Study\900_CAD-GIS\910_CAD\008-STRUCTURAL\20-SHEFTS\S-01-C.DWG cale:20 LTScale:1 Images:"..\.\02 BASE\Haystack Bridge\Tom Barnard Signature.jpg PROPOSAL\2018 Submissions\Caulfield\cad\Xref\X-Base.dwg""XCONT.dwg""BDR.DWG



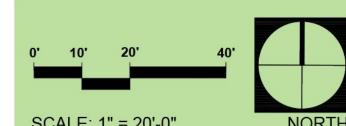


QUARRY HEIGHTS

Petaluma, California

OVERALL PRELIMINARY PLAN
CONCEPTUAL LANDSCAPE PLAN





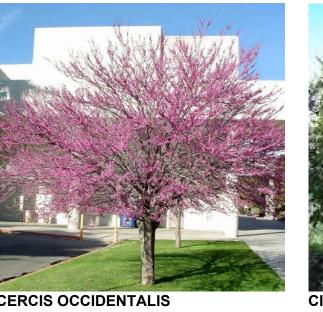


APRIL 1, 2020

TREES











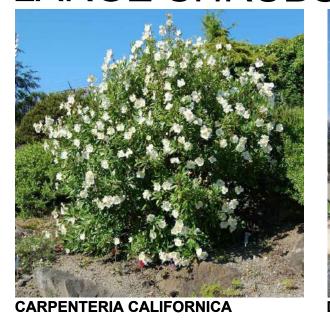




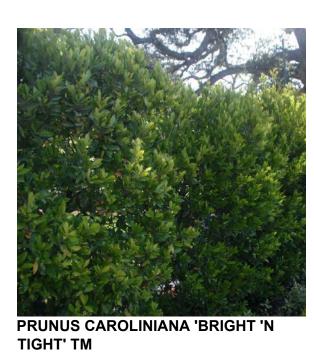


SHRUB & GROUNDCOVER PLANTING AREAS

LARGE SHRUBS







MEDIUM SHRUBS





SMALL SHRUBS/ GROUNDCOVERS







GRASSES

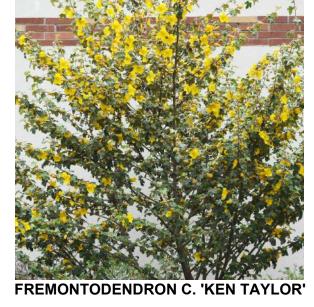


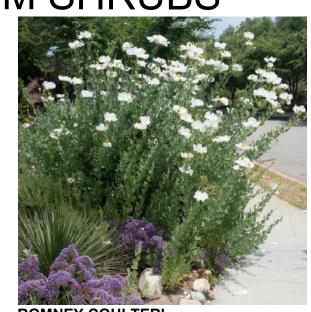


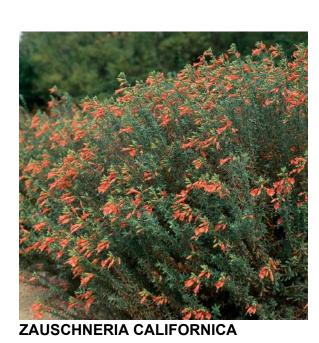


SLOPED PLANTING AREAS

LARGE/ MEDIUM SHRUBS

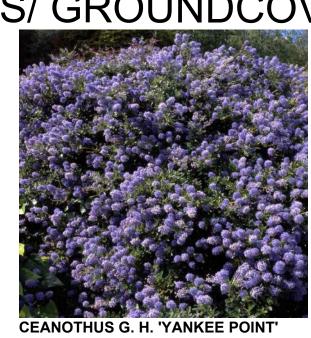


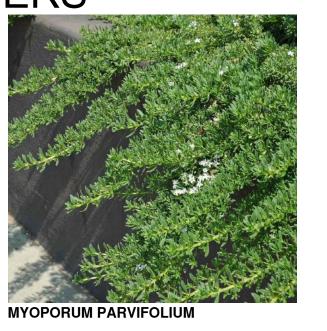




SMALL SHRUBS/ GROUNDCOVERS







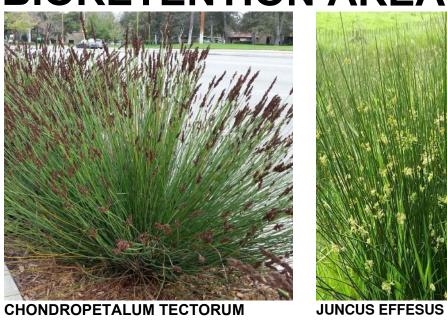
PETALUMA RIVER BUFFER PLANTING*







BIORETENTION AREA*







15' X 15' WESTERN REDBUD V. LOW 10' X 12' PLATANUS RACEMOSA 60' X 35' PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE 24"BOX MOD SHRUB & GROUNDCOVER PLANTING AREAS **CUPRESSUS S. 'TINY TOWER'** LOW 20' X 3' **TINY TOWER ITALIAN CYPRESS PURPLE HOPSEED BUSH** 5 GAL LOW 12' X 8' DODONAEA VISCOSA 'PURPUREA' **OLEA EUROPEA 'LITTLE OLLIE' NEW ZEALAND FLAX** 5 GAL LOW 6' X 5' LITTLE OLLIE OLIVE LOW 6' X 6' 5 GAL **DWARF CAROLINA LAUREL CHERRY** LOW 8' X 4' 5 GAL XYLOSMA CONGESTUM LOW 8' X 8' ROCKROSE LOW 3' X 4' FRINGE FLOWER LOW 4' X 5' LOROPETALUM 'RAZZLEBERRI' MAHONIA E. 'SOFT CARESS' **MAHONIA SOFT CARESS** LOW 3' X 3' **NEW ZEALAND FLAX** LOW 5' X 4' LOW 5' X 5' LOW 4' X 5' **MEXICAN SAGE** SALVIA LEUCANTHA LOW 4' X 6' COAST ROSEMARY **WESTRINGIA FRUTICOSA** SMALL SHRUBS/GROUNDCOVERS **RIVER WATTLE ACACIA COGNATA 'COUSIN ITT'** LOW 2.5' X 4' LOW 2.5' X 2.5' LOW 3' X 3' **RED KANGAROO PAW** ANIGOZANTHOS RUFUS 'BACKDRAFT' FORTNIGHT LILY DIETES BICOLOR LOW 6" X 3' **HELIANTHEMUM NUMMULARIUM** LOW 2' X 3' **GARDEN PENSTEMON** PENSTEMON SPP. LOW 1.5' X 1.5' SALVIA MYCROPHYLLA 'LITTLE KISS' LITTLE KISS SAGE SCAEVOLA 'MAUVE CLUSTERS' **PURPLE SCAEVOLA** LOW 6" X 4' **BLUE GAMMA GRASS ATLAS FESCUE** 1 GAL LOW 2.5' X 2.5' LEYMUS 'CANYON PRINCE' **BLUE WILD RYE** V. LOW 2.5' X 2.5' **MUHLENBERGIA RIGENS** DEER GRASS LOW 3' X 3' STIPA ARUNDINACEA **PHEASANT GRASS** V. LOW 3' X 4' **SLOPED PLANTING AREAS BUSH ANENOME** LOW 7' X 5' 5 GAL LOW 3' X 4' ROCKROSE CEANOTHUS G. H. 'YANKEE POINT' **CALIFORNIA FLANNEL BUSH** 5 GAL V. LOW 5' X 8' FREMONTODENDRON C. 'KEN TAYLOR' **CALIFORNIA LILAC** LOW 2.5' X 8' V. LOW 4' X 6' **PROSTRATE MYOPORUM** LOW 1' X 10' LOW 1.5' X 6' **ROSMARINUS 'HUNTINGTON CARPET' DWARF ROSEMARY** 1 GAL LOW 3' X 3' ZAUSCHNERIA CALIFORNICA **CALIFORNIA FUCHSIA** PETALUMA RIVER BUFFER PLANTING* CAREX PANSA **DUNE SEDGE** LOW 2' X 2' **HEUCHERA MICRANTHA ISLAND ALUM ROOT** 1 GAL LOW 2' X 1.5' **MIMULUS AURANTIACUS COMMON MONKEYFLOWER** 5 GAL LOW 3' X 3' **MUHLENBERGIA RIGENS** LOW 3' X 3' **DEERGRASS BIORETENTION AREA***

PROPOSED PLANT PALETTE

ACER RUBRUM 'RED SUNSET'

PLANTING NOTES

CALIFORNIA BROME

SMALL CAPE RUSH

BLUE EYED GRASS

COMMON RUSH

* PETALUMA RIVER BUFFER PLANTING AND BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
- 2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW
- 3. PROPOSED TREE CANOPIES ARE SHOWN AT 75% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS

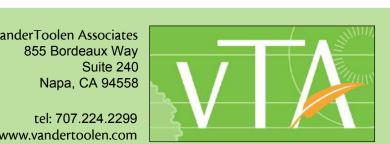


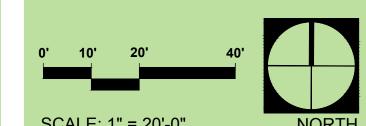
BROMUS CARINATUS

SISYRINCHIUM BELLUM

JUNCUS EFFUSUS

CHONDROPETALUM TECTORUM





LOW 2' X 1'

LOW 4' X 3'

LOW 1' X 1'

LOW 2.5' X 2.5'

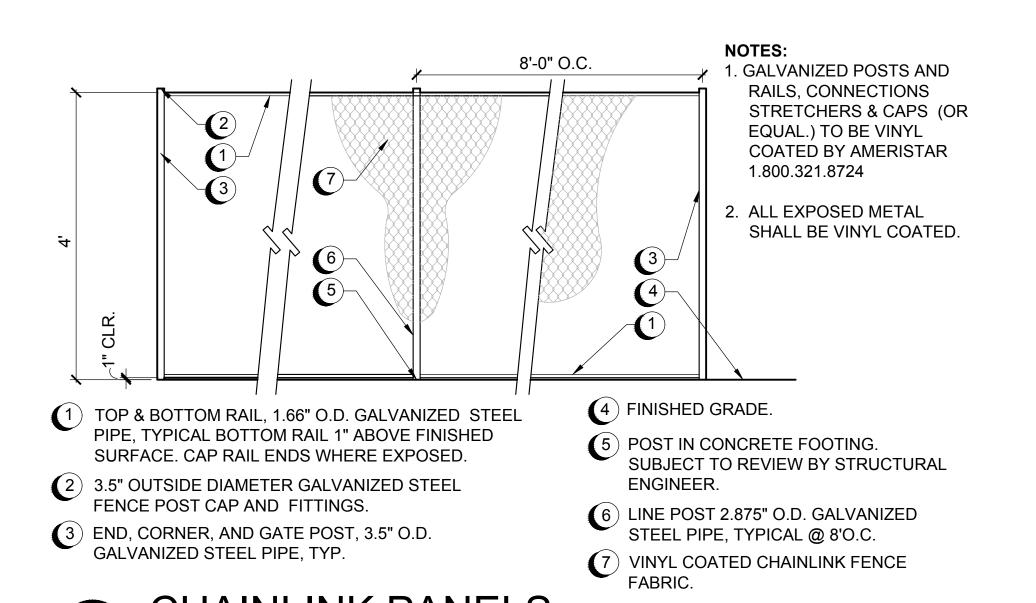
5 GAL

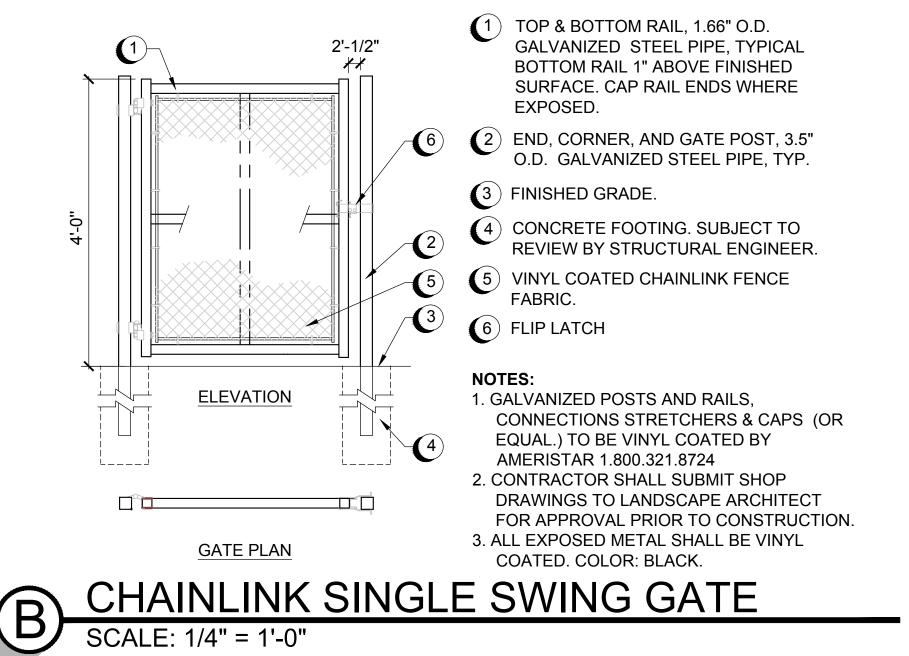
5 GAL

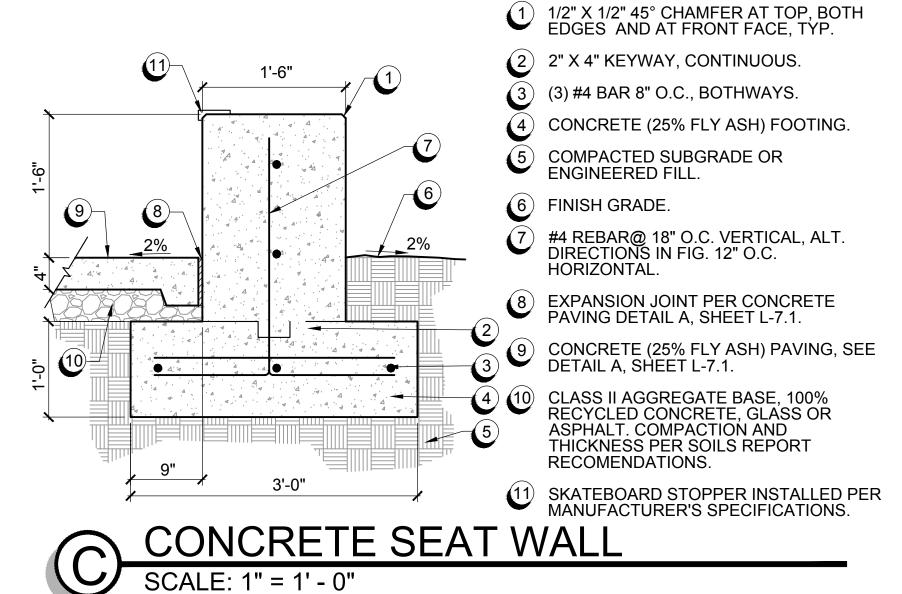
HEIGHT &

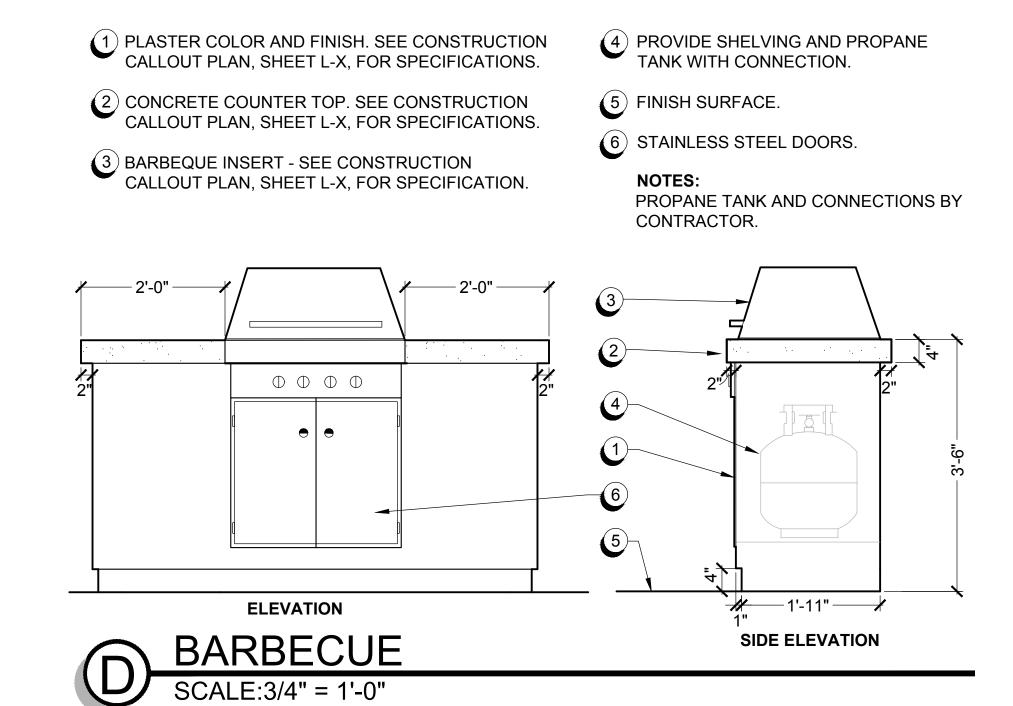
MIN. SIZE WUCOLS

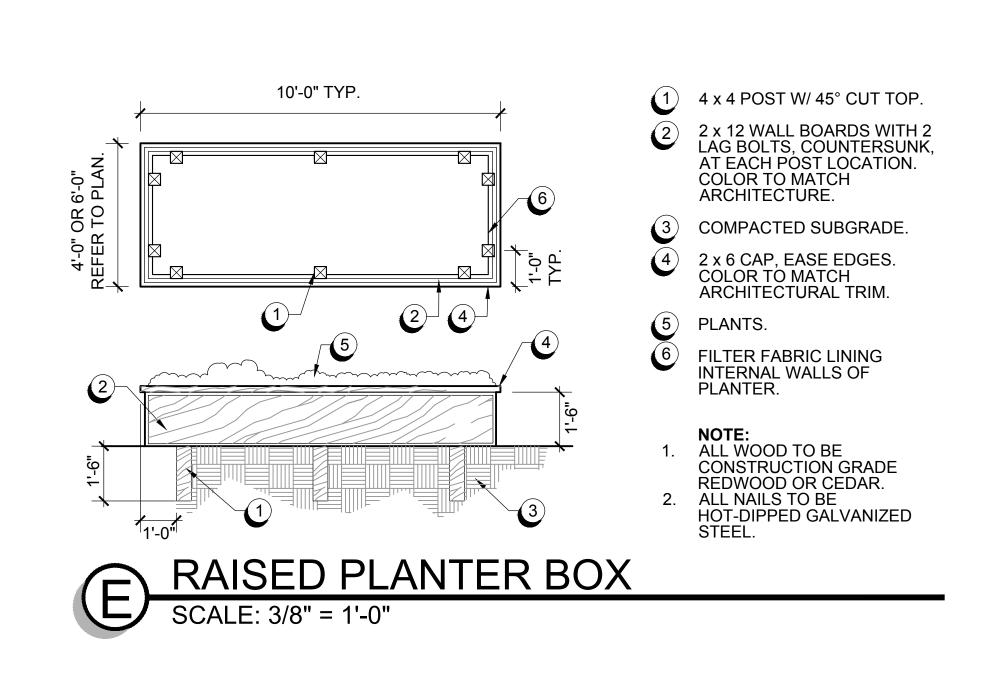
SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.



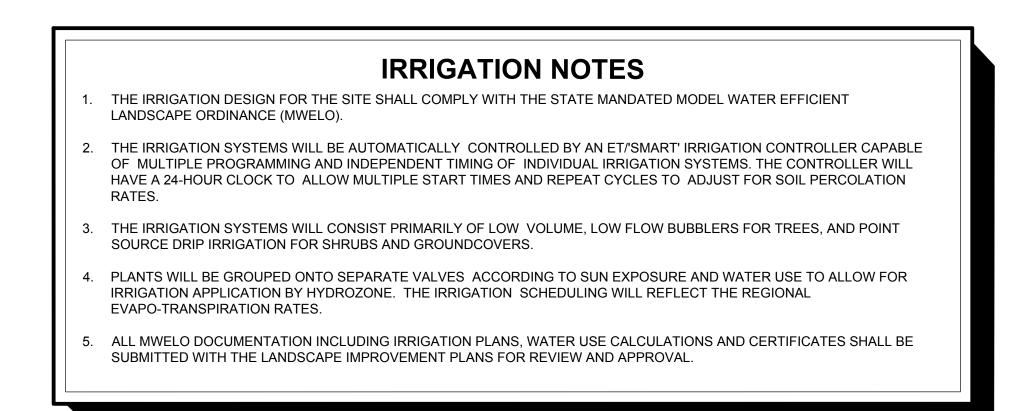


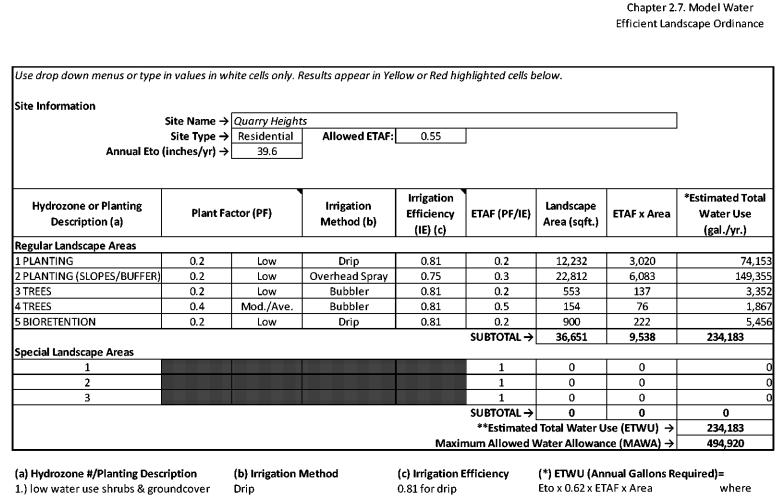












Water Efficient

Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2,

3 TREES	0.2	Low	Bubbler	0.81	0.2	553	137	3,3	
4 TREES	0.4	Mod./Ave.	Bubbler	0.81	0.5	154	76	1,8	
5 BIORETENTION	0.2	Low	Drip	0.81	0.2	900	222	5,4	
					SUBTOTAL →	36,651	9,538	234,183	
Special Landscape Areas			•						
1					1	0	0		
2					1	0	0		
3					1	0	0		
					SUBTOTAL →		0	0	
					**Estimate	234,183			
				Maxi	mum Allowed '	Water Allowan	ce (MAWA) →	494,920	
/-> (!a!	/I= \ 1! == 4! =	8.0 - AlI	(- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	F661 -1	(#) ====================================	I C-II D		
(a) Hydrozone #/Planting Description		(b) Irrigation Method		(c) Irrigation Efficiency		(*) ETWU (Annual Gallons Required)=			
1.) low water use shrubs & groundcover		Drip		0.81 for drip		Eto x 0.62 x ETAF x Area where			
2.) low water use shrubs & groundcover		Overhead Spray 0.75 for spray head		0.62 is a conversion factor that converts acre-					
3.) low water use trees		Bubbler 0.81 for bubblers				inches per acre per year to gallons per square			
4.) moderate water use trees		Bubbler 0.81 for bubblers		lers	foot per year				
5.) bioretention areas		Drip		0.81 for drip					
(**) MAWA (Annual Gallons Al (Eto) x (0.62) x [(ETAF x LA) + ((•	Δ)1							
	•								
where U.67 is a conversion factor		51 65 46.6							
where 0.62 is a conversion factor inches per acre per year to gallo		re foot per							
inches per acre per year to gallo	ons per squa								
inches per acre per year to gallo year, LA is the total landscape a	ons per squa irea in squar	e feet, and							
inches per acre per year to gallo year, LA is the total landscape a ETAF is 0.55 for residential area	ons per squa irea in squar	e feet, and							
inches per acre per year to gallo year, LA is the total landscape a ETAF is 0.55 for residential area	ons per squa irea in squar	e feet, and							
inches per acre per year to gallo year, LA is the total landscape a ETAF is 0.55 for residential area residential areas.	ons per squa irea in squar	e feet, and		1	Notes:				
inches per acre per year to gallo year, LA is the total landscape a	ons per squa irea in squar	e feet, and		7	Notes:				
inches per acre per year to gallo year, LA is the total landscape a ETAF is 0.55 for residential area residential areas. ETAF Calculations Regular Landscape Areas	ons per squa irea in squar	e feet, and or non-	9,538]		· (ET adjustmer	nt Factor) for Regi	ular Landscape	

elow for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015

This calculator is for estimating purposes only.

0.26





G DOG PICK-UP STATION H BENCH



WATER USE CALCULATIONS

Average ETAF

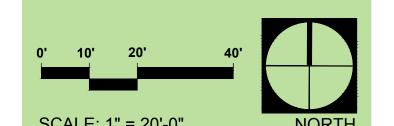
Total ETAF x Area



QUARRY HEIGHTS

RC2 Labeling on Band MIXED RECYCLING

Petaluma, California



All Landscape Areas