Prepared by EKN Development Group, 8/26/2022

Hotel Weaver – Project Description

The Hotel Weaver is a 93 room, 6-story hotel on top of 1 level of sub-terranean, valet only parking (58 stalls). The parking is designed to include a stacker system to allow 2 parking stalls per bay. The hotel will have a full service, 3-meal restaurant on the ground floor, and a publicly accessible bar and event space on the occupied roof. The hotel when completed will be an upscale, boutique branded hotel, designed to embrace the history of Petaluma.

The ground floor restaurant is proposed to occupy 2,308 interior square feet and 901 exterior square feet and will have seating for 135 guests at the corner of B Street and Petaluma Boulevard. The restaurant will offer beer, wine, and distilled spirits as is customary of a traditional restaurant. This space will be considered a Full-Service Restaurant per IZO Section 8.020. Alcohol service in the restaurant will include both bar service and table service and will be connected to the food service of the restaurant. The rooftop will introduce 1,372 square feet of interior space with sliding glass operable walls, and a 5,514 square feet exterior terrace which will have seating for 60 guests. The rooftop location will not have a standalone kitchen and will have food serviced through a service elevator that leads directly from the ground floor kitchen to the rooftop. Similar to the ground floor restaurant, guests will be able to enjoy beer, wine, and distilled spirits at this location. The rooftop will primarily be serviced through bar service but will also include table service during afternoons and evenings. This space will be considered an Alcohol Beverage Establishment per IZO Section 8.020. In both areas, customers are anticipated to be a mixture of hotel guests and the public. The hotel will require a Type 47 liquor license. Both locations shall be open seven (7) days a week. Hours of operation shall vary during the week per the following schedule:

Restaurant + Restaurant Bar	
Sunday-Thursday	7AM – 12AM
Friday-Saturday	7AM – 12AM
Rooftop Bar + Event Space	
Sunday-Thursday	8AM-12AM
Friday-Saturday	8AM-12AM

The ground floor restaurant shall provide pre-recorded music to guests, at low volume as to not overwhelm guests. The rooftop event space will offer both live music and pre-recorded music. Similar to the ground floor restaurant, the event space will limit the volume of the music in order to reduce noise pollution. The rooftop has incorporated various soundproofing mechanisms into its design in addition to its height which will eliminate the potential for causing noise disruption in the area. There is an acoustical engineer studying the rooftop space and will provide a plan to minimize sound to acceptable city levels.

The Hotel Weaver will employ approximately 80 employees per day when stabilized (year 3), which will be broken up into 8- and 10-hour shifts. The ground-floor restaurant will have 30 total employees, in two shifts (8 hours per shift), including bus boys, waitresses, chefs, bartenders, barbacks, receptionist, and manager. The rooftop space will have a total of 20 employees in two shifts (8 hours per shift). The hotel will employ 30 people.

The hotel will additionally provide several cooking odor preventative measures in the hotel. Included in these provisions will be the HVAC mechanical systems, which will help dissipate and filter the odors. Additionally, the grease-trap / grease interceptor will be vented at the roof to dissipate smell.

The Hotel Weaver project application includes a Major Historic SPAR, two Conditional Use Permits (Alcohol Beverage and Parking Reduction), a Zoning Text Amendments, and an Initial Study.

Tree Mitigation:

There are three trees that will need to be removed and replaced because their current locations will not support the pedestrian improvements the project is proposing. Part of the pedestrian improvements the project is proposing is to move car loading and car site entries away from the corner of B Street and Petaluma Blvd. To do this we are locating the hotel drop off zone as far east on Petaluma Blvd. as possible. The CBC requires an accessible drop off location here which would conflict with the existing tree location. Similarly, to keep the vehicle site entrance away from the corner. The garage entrance will be as far south on B Street as possible. This new driveway location conflicts with one of the trees. Finally, the new alignment of the improved pedestrian crossing on B Street will conflict with a tree.

The project is proposing replacement of the trees that are being removed in-kind. Any additional required mitigation identified by the arborist report will be mitigated by a fee in lieu as per 17.065.

EKN Petaluma LLC

APRIL 8th, 2022

SPAR APPLICATION
APRIL 8th, 2022 (AUGUST 26TH RESUBMISSION)

SPAR - INDEX OF DRAWINGS

SHEET NO	SHEET TITLE	ISSUE DATE	REVISED DATE
SPAR			
SPAR-G0	GENERAL - COVER	08 APRIL 2022	24 JUNE 2022
SPAR-A1	ARCHITECTURAL - SITE PLAN	08 APRIL 2022	24 JUNE 2022
SPAR-A1.1	ARCHITECTURAL - SURVEY	08 APRIL 2022	24 JUNE 2022
SPAR-C1	CIVIL - CONCEPTUAL SITE PLAN	08 APRIL 2022	24 JUNE 2022
SPAR-L1	SITE LANDSCAPE PLAN - LEVEL 01	08 APRIL 2022	24 JUNE 2022
SPAR-L1.1	STREET PLAN	09 JUNE 2022	24 JUNE 2022
SPAR-L2	SITE LANDSCAPE PLAN - LEVEL 02	08 APRIL 2022	24 JUNE 2022
SPAR-L3	SITE LANDSCAPE PLAN - LEVEL 06	08 APRIL 2022	24 JUNE 2022
SPAR-L4	SITE LANDSCAPE MATERIALS	08 APRIL 2022	24 JUNE 2022
SPAR-A2.1	ARCHITECTURAL - HISTORIC ANALYSIS DIAGRAMS	08 APRIL 2022	24 JUNE 2022
SPAR-A2.2	ARCHITECTURAL - HISTORIC ANALYSIS DIAGRAMS	08 APRIL 2022	24 JUNE 2022
SPAR-A2.3	ARCHITECTURAL - HISTORIC ANALYSIS DIAGRAMS	08 APRIL 2022	24 JUNE 2022
SPAR-A2.4	ARCHITECTURAL - HISTORIC ANALYSIS DIAGRAMS	08 APRIL 2022	24 JUNE 2022
SPAR-A2.5	SHADOW STUDY	08 APRIL 2022	24 JUNE 2022
SPAR-A2.6	VIEW ANALYSIS	09 JUNE 2022	24 JUNE 2022
SPAR-A3	ARCHITECTURAL - MASSING ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A4	ARCHITECTURAL - SITE ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A5	ARCHITECTURAL - FLOOR PLAN - BASEMENT	08 APRIL 2022	24 JUNE 2022
SPAR-A6	ARCHITECTURAL - FLOOR PLAN - LEVEL 01	08 APRIL 2022	24 JUNE 2022
SPAR-A6.1	ARCHITECTURAL - FLOOR PLAN - LEVEL 02	08 APRIL 2022	24 JUNE 2022
SPAR-A6.2	ARCHITECTURAL - FLOOR PLAN - LEVEL 03	08 APRIL 2022	24 JUNE 2022
SPAR-A6.3	ARCHITECTURAL - FLOOR PLAN - LEVEL 04	08 APRIL 2022	24 JUNE 2022
SPAR-A6.4	ARCHITECTURAL - FLOOR PLAN - LEVEL 05	08 APRIL 2022	24 JUNE 2022
SPAR-A7	ARCHITECTURAL - FLOOR PLAN - ROOFTOP LEVEL	08 APRIL 2022	24 JUNE 2022
SPAR-A8	ARCHITECTURAL - ROOF PLAN	08 APRIL 2022	24 JUNE 2022
SPAR-A9	ARCHITECTURAL - EXTERIOR ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A10	ARCHITECTURAL - EXTERIOR ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A11	ARCHITECTURAL - EXTERIOR ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A12	ARCHITECTURAL - EXTERIOR ELEVATIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A13	ARCHITECTURAL - RENDERINGS	08 APRIL 2022	24 JUNE 2022
SPAR-A14	ARCHITECTURAL - RENDERINGS	08 APRIL 2022	24 JUNE 2022
SPAR-A15	ARCHITECTURAL - BUILDING SECTIONS	08 APRIL 2022	24 JUNE 2022
SPAR-A16	ARCHITECTURAL - REFLECTED CEILING PLAN - LEVEL 01	08 APRIL 2022	24 JUNE 2022
SPAR-A16.1	ARCHITECTURAL - REFLECTED CEILING PLAN - LEVEL 02	08 APRIL 2022	24 JUNE 2022

SPAR - INDEX OF DRAWINGS

SHEET NO	SHEET TITLE	ISSUE DATE	REVISED DATE
SPAR-A16.2	ARCHITECTURAL - REFLECTED CEILING PLAN - LEVEL 03	08 APRIL 2022	24 JUNE 2022
SPAR-A16.3	ARCHITECTURAL - REFLECTED CEILING PLAN - LEVEL 04	08 APRIL 2022	24 JUNE 2022
SPAR-A16.4	ARCHITECTURAL - REFLECTED CEILING PLAN - LEVEL 05	08 APRIL 2022	24 JUNE 2022
SPAR-A17	ARCHITECTURAL - REFLECTED CEILING PLAN - ROOFTOP LEVEL	08 APRIL 2022	24 JUNE 2022
SPAR-A18	PHOTOMETRIC PLAN - SITE	08 APRIL 2022	24 JUNE 2022
SPAR-A19	PHOTOMETRIC PLAN - ROOF	08 APRIL 2022	24 JUNE 2022
SPAR-A20	ARCHITECTURAL - EXTERIOR SIGNAGE DETAILS	08 APRIL 2022	24 JUNE 2022
Grand total: 41			

PROJECT INFORMATION

PROJECT ADDRESS: 2 PETALUMA BLVD NORTH
PETALUMA, CALIFORNIA

OCCUPANCY TYPE: A-2 RESTAURANTS
R-1 HOTEL GUESTROOMS
S-2 PARKING

APN:

CONSTRUCTION TYPE: I-A

NUMBER OF STORIES: FIVE STORIES ABOVE GRADE, ONE ROOFTOP, ONE STORY BELOW GRADE.

BUILDING HEIGHT ABOVE GRADE: 67'-10"

SITE AREA: 14,256 sf

FAR: 4.55

PROJECT AREA:

	Gross	Net
Basement	13,100	
Parking		9174
Storage		1286
MEP		1082
Ground Floor	12,727	
Restaurant		2308
outdoor seating		901
Kitchen		1832
MEP		1142
trash		176
Hotel		1460
boh		3213
Level 2	12,117	
Guest		6860
Fitness		1283
Balc		508
Terrace		898
Admin		1050
Level 3	12,117	
Guest		9323
Balc		508
Level 4	12,117	
Guest		9323
Balc		508
Level 5	11,502	
Guest		8700
Balc		986
Level 6	4,220	
Event		1372
Pantry		967
Terrace		5514

GUESTROOM SCHEDULE

LEVEL	NAME	COUNT
LEVEL 02		
LEVEL 02	GUESTROOM KING	15
LEVEL 02	GUESTROOM QUEEN	4
LEVEL 02	GUESTROOM SUITE	1
		20
LEVEL 03		
LEVEL 03	GUESTROOM DOUBLE QUEEN	1
LEVEL 03	GUESTROOM KING	20
LEVEL 03	GUESTROOM KING ADA	1
LEVEL 03	GUESTROOM QUEEN	4
LEVEL 03	GUESTROOM SUITE	1
		27
LEVEL 04		
LEVEL 04	GUESTROOM DOUBLE QUEEN	1
LEVEL 04	GUESTROOM KING	20
LEVEL 04	GUESTROOM KING ADA	1
LEVEL 04	GUESTROOM QUEEN	4
LEVEL 04	GUESTROOM SUITE	1
		27
LEVEL 05		
LEVEL 05	GUESTROOM BRIDAL SUITE	1
LEVEL 05	GUESTROOM DELUXE SUITE	1
LEVEL 05	GUESTROOM DOUBLE QUEEN	1
LEVEL 05	GUESTROOM EXECUTIVE SUITE	4
LEVEL 05	GUESTROOM KING	11
LEVEL 05	GUESTROOM KING ADA	1
		19
TOTAL		93

GUESTROOM QUANTITY

GUESTROOM TYPE	COUNT
GUESTROOM BRIDAL SUITE	1
GUESTROOM DELUXE SUITE	1
GUESTROOM DOUBLE QUEEN	3
GUESTROOM EXECUTIVE SUITE	4
GUESTROOM KING	66
GUESTROOM KING ADA	3
GUESTROOM QUEEN	12
GUESTROOM SUITE	3
93	

Total Above Grade Gross (shafts not removed)	64,800
Land area	14,256
FAR	4.55
Site coverage	100%
Keys	93
Building Height (max to top of event roof from ave grade)	67'-10"

HOTEL WEAVER

2 Petaluma Blvd South
Petaluma, California

Page/

Page Southerland Page, Inc.
414 Jackson Street, 4th Floor
San Francisco, CA 94111
pagethink.com

TEL 415.249.0130
FAX 415.249.0132

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Los Angeles, CA
90071
323 536 2362

LANDSCAPE
BRIGHTVIEW
8 Hughes
Ste. 150
Irvine, CA, 4900
949 238 4900

FF&E
DH-COMPANIES
7591 Coppermine Drive
Manassas, VA
20109
703 520 1885

MEP
INTERACE ENGINEERING
601 South Figueroa St
Suite 2750
Los Angeles, CA 90017
213 694 3408

CIVIL
N CONSULTENG
4 Park Plz
Irvine, CA
92614
949 396 1161

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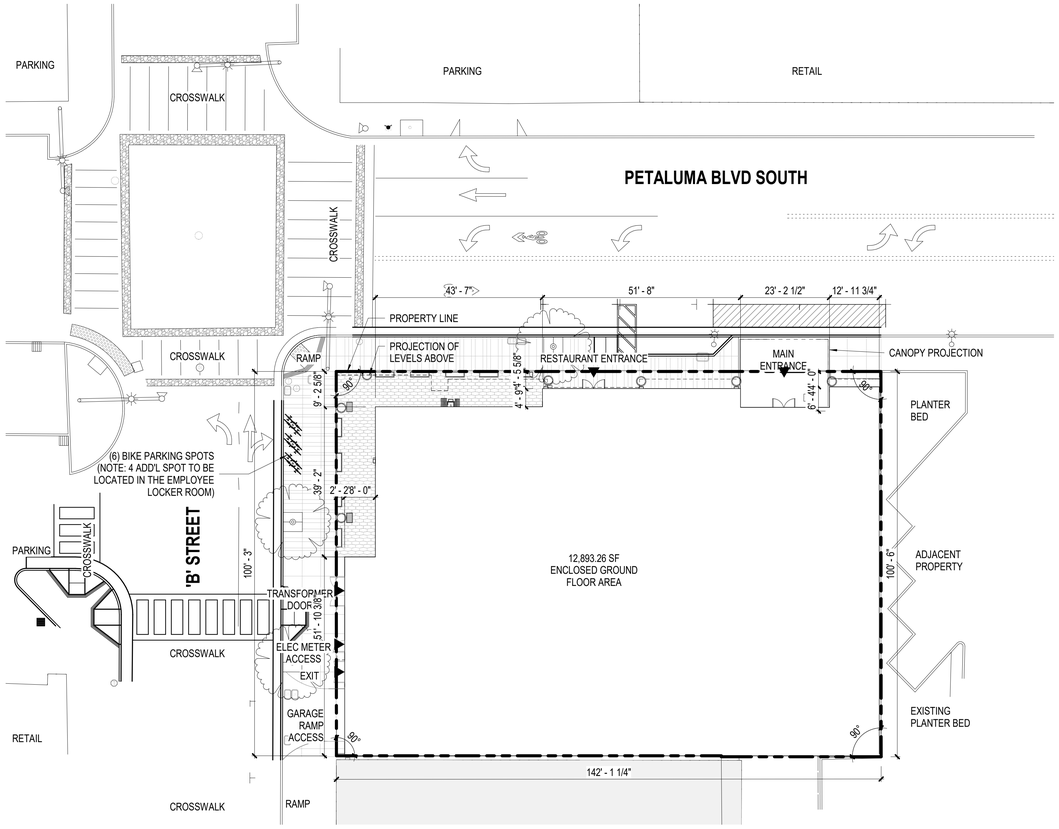
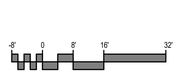
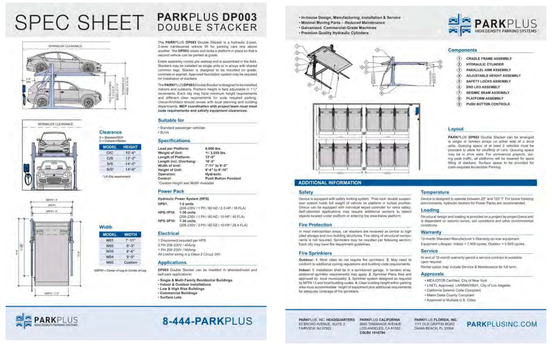
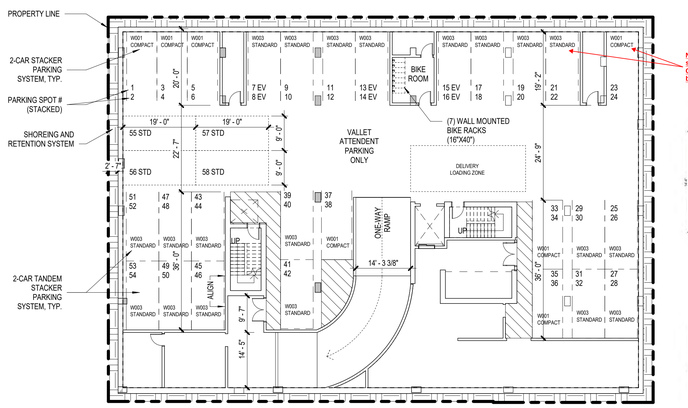
APRIL 8th, 2022
Page Project Number 621010
HOTEL WEAVER
SPAR-G0
FILE NAME: C:\Users\vgonzalez\OneDrive - Page\Documentos\621010-A-Petaluma-R21-CENTRAL_vgonzalez27L75.rvt
USER NAME:
DATE STAMP: 6/24/2022 5:59:40 PM



2 ARCHITECTURAL - SITE
SCALE: 1/16" = 1'-0"

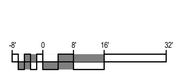






RE. A15 FOR SECTION

1 UNDERGROUND PARKING PLAN
SCALE: 1/16" = 1'-0"

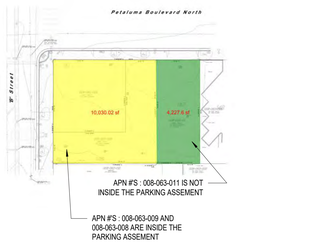


PARKING TABULATIONS:

Parking requirements per Table 11.1 and parking assessment district ratio reduction
Restaurant 135 seats = (135)/(2.5) = 54 spaces
Guest room 93 keys + 1 manager = 94 spaces
Rooftop Bar 60 seats = (60)/(2.5) = 24 spaces
Event Space 1372 sf = (1372)/(60) = 23 spaces

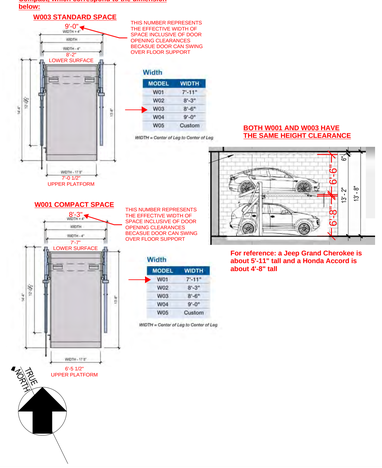
Total = 195 spaces *29.65% (site ratio) = 58 spaces required
58 spaces provided (14 compact)

PARKING ASSESSMENT BOUNDRY CALCULATION:

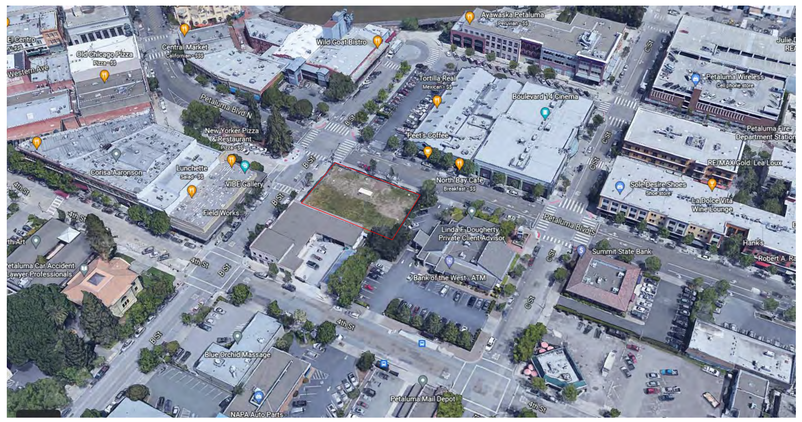


TOTAL SITE AREA	14,256 SF
AREA OUTSIDE OF PARKING ASSEMENT	4,228 SF
RATIO	29.65%

NOTE: The parking plan to the right indicates stalls as being either W003 Standard or W001 Compact, which correspond to the dimension below:



5 VICINITY MAP
SCALE: 1" = 200'-0"


Petaluma Mall Depot
Summit State Bank
Boulevard 14 Cinema
Petaluma Auto Mall
Petaluma Fairgrounds
Petaluma Fairgrounds Department Store
Petaluma Accident Lawyer Professionals
Blue Rabbit Massage
NAPA Auto Parts
Bank of the West - ATM
Petaluma Hotel
Lincoln Theatre
Keller Williams Wine Country
Petaluma Fairgrounds Exhibition Hall
Petaluma Fairgrounds Grandstand
Petaluma Fairgrounds Livestock Pavilion
Petaluma Fairgrounds Poultry Pavilion
Petaluma Fairgrounds Rabbit Barn
Petaluma Fairgrounds Sheep Barn
Petaluma Fairgrounds Swine Barn
Petaluma Fairgrounds Cattle Barn
Petaluma Fairgrounds Horse Barn
Petaluma Fairgrounds Arena
Petaluma Fairgrounds Grounds Office
Petaluma Fairgrounds Maintenance Shop
Petaluma Fairgrounds Restroom
Petaluma Fairgrounds Concession
Petaluma Fairgrounds Ticket Booth
Petaluma Fairgrounds Parking Lot
Petaluma Fairgrounds Entrance
Petaluma Fairgrounds Exit
Petaluma Fairgrounds Gate
Petaluma Fairgrounds Fence
Petaluma Fairgrounds Boundary
Petaluma Fairgrounds Property Line
Petaluma Fairgrounds Building
Petaluma Fairgrounds Structure
Petaluma Fairgrounds Facility
Petaluma Fairgrounds Area
Petaluma Fairgrounds Zone
Petaluma Fairgrounds Section
Petaluma Fairgrounds Block
Petaluma Fairgrounds Lot
Petaluma Fairgrounds Parcel
Petaluma Fairgrounds Tract
Petaluma Fairgrounds Plot
Petaluma Fairgrounds Site
Petaluma Fairgrounds Location
Petaluma Fairgrounds Address
Petaluma Fairgrounds Coordinates
Petaluma Fairgrounds Map
Petaluma Fairgrounds Aerial View
Petaluma Fairgrounds Satellite View
Petaluma Fairgrounds Street View
Petaluma Fairgrounds 360 View
Petaluma Fairgrounds Panorama
Petaluma Fairgrounds Virtual Tour
Petaluma Fairgrounds Video
Petaluma Fairgrounds Photo
Petaluma Fairgrounds Image
Petaluma Fairgrounds Gallery
Petaluma Fairgrounds Slideshow
Petaluma Fairgrounds Presentation
Petaluma Fairgrounds Document
Petaluma Fairgrounds Report
Petaluma Fairgrounds Study
Petaluma Fairgrounds Analysis
Petaluma Fairgrounds Survey
Petaluma Fairgrounds Assessment
Petaluma Fairgrounds Evaluation
Petaluma Fairgrounds Review
Petaluma Fairgrounds Inspection
Petaluma Fairgrounds Audit
Petaluma Fairgrounds Compliance
Petaluma Fairgrounds Permit
Petaluma Fairgrounds License
Petaluma Fairgrounds Certificate
Petaluma Fairgrounds Approval
Petaluma Fairgrounds Authorization
Petaluma Fairgrounds Clearance
Petaluma Fairgrounds Exemption
Petaluma Fairgrounds Waiver
Petaluma Fairgrounds Variance
Petaluma Fairgrounds Conditional Use
Petaluma Fairgrounds Zoning
Petaluma Fairgrounds Land Use
Petaluma Fairgrounds Planning
Petaluma Fairgrounds Development
Petaluma Fairgrounds Construction
Petaluma Fairgrounds Renovation
Petaluma Fairgrounds Demolition
Petaluma Fairgrounds Excavation
Petaluma Fairgrounds Grading
Petaluma Fairgrounds Paving
Petaluma Fairgrounds Landscaping
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Petaluma Fairgrounds Gas
Petaluma Fairgrounds Telecommunications
Petaluma Fairgrounds Internet
Petaluma Fairgrounds Cable
Petaluma Fairgrounds Fiber Optic
Petaluma Fairgrounds Wireless
Petaluma Fairgrounds Antenna
Petaluma Fairgrounds Tower
Petaluma Fairgrounds Pole
Petaluma Fairgrounds Light
Petaluma Fairgrounds Sign
Petaluma Fairgrounds Signage
Petaluma Fairgrounds Graphics
Petaluma Fairgrounds Branding
Petaluma Fairgrounds Marketing
Petaluma Fairgrounds Advertising
Petaluma Fairgrounds Public Relations
Petaluma Fairgrounds Media
Petaluma Fairgrounds Press
Petaluma Fairgrounds News
Petaluma Fairgrounds Event
Petaluma Fairgrounds Festival
Petaluma Fairgrounds Fair
Petaluma Fairgrounds Exhibition
Petaluma Fairgrounds Show
Petaluma Fairgrounds Competition
Petaluma Fairgrounds Contest
Petaluma Fairgrounds Race
Petaluma Fairgrounds Rodeo
Petaluma Fairgrounds Parade
Petaluma Fairgrounds Concert
Petaluma Fairgrounds Performance
Petaluma Fairgrounds Theater
Petaluma Fairgrounds Stage
Petaluma Fairgrounds Arena
Petaluma Fairgrounds Track
Petaluma Fairgrounds Field
Petaluma Fairgrounds Court
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Petaluma Fairgrounds Team
Petaluma Fairgrounds League
Petaluma Fairgrounds Tournament
Petaluma Fairgrounds Match
Petaluma Fairgrounds Game
Petaluma Fairgrounds Practice
Petaluma Fairgrounds Training
Petaluma Fairgrounds Coaching
Petaluma Fairgrounds Instruction
Petaluma Fairgrounds Lesson
Petaluma Fairgrounds Class
Petaluma Fairgrounds Workshop
Petaluma Fairgrounds Seminar
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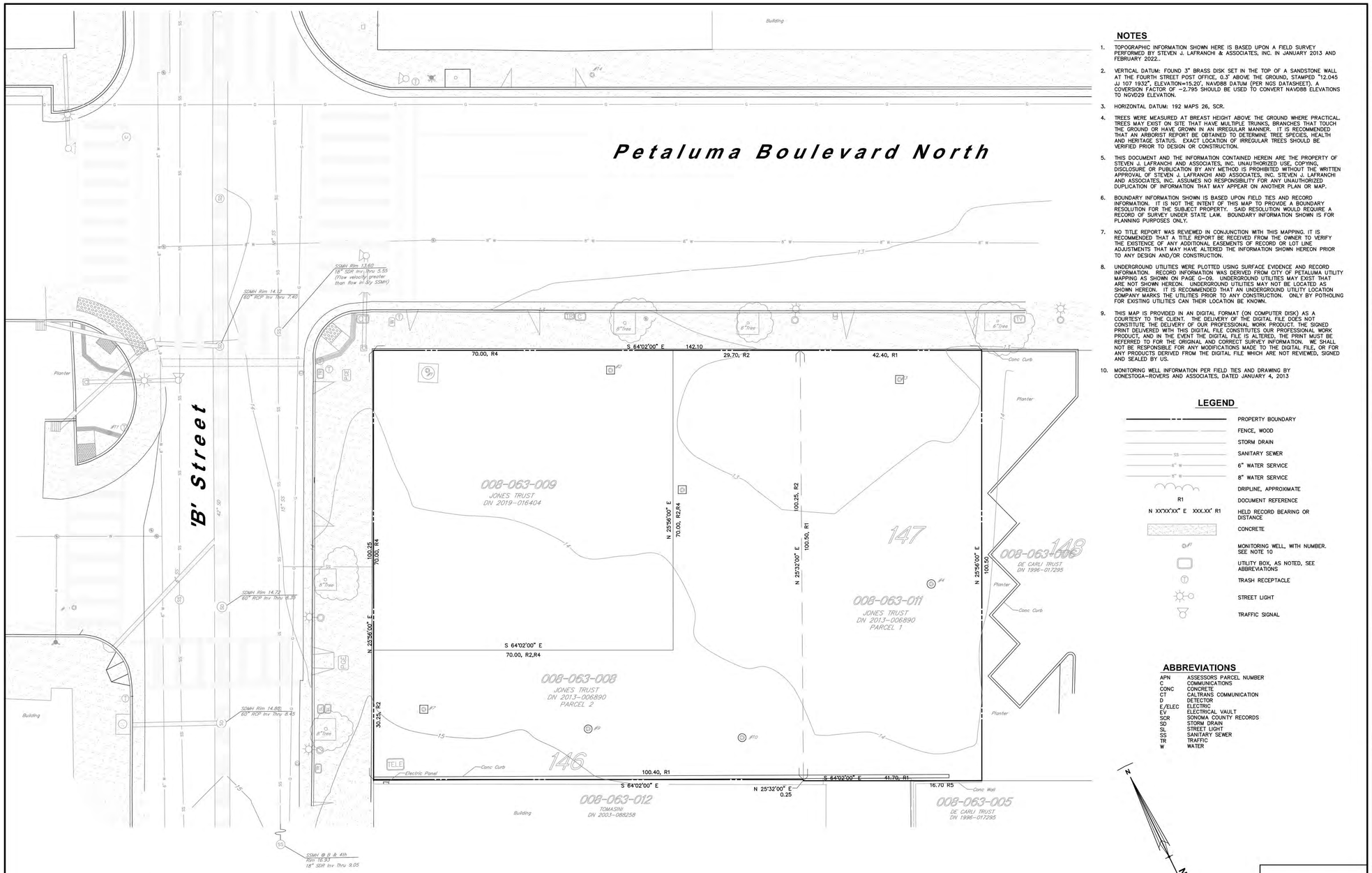
Petaluma Fairgrounds Facility
Petaluma Fairgrounds Building
Petaluma Fairgrounds Structure



NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN JANUARY 2013 AND FEBRUARY 2022..
2. VERTICAL DATUM: FOUND 3" BRASS DISK SET IN THE TOP OF A SANDSTONE WALL AT THE FOURTH STREET POST OFFICE, 0.3' ABOVE THE GROUND, STAMPED "12.045 JJ 107 1932", ELEVATION=15.20', NAVD88 DATUM (PER NGS DATASHEET). A COVERSION FACTOR OF -2.795 SHOULD BE USED TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATION.
3. HORIZONTAL DATUM: 192 MAPS 26, SCR.
4. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
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7. NO TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
8. UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE AND RECORD INFORMATION. RECORD INFORMATION WAS DERIVED FROM CITY OF PETALUMA UTILITY MAPPING AS SHOWN ON PAGE G-09. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES MAY NOT BE LOCATED AS SHOWN HEREON. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY LOCATION COMPANY MARKS THE UTILITIES PRIOR TO ANY CONSTRUCTION. ONLY BY POTHOLING FOR EXISTING UTILITIES CAN THEIR LOCATION BE KNOWN.
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10. MONITORING WELL INFORMATION PER FIELD TIES AND DRAWING BY CONESTOGA-ROVERS AND ASSOCIATES, DATED JANUARY 4, 2013

LEGEND

- PROPERTY BOUNDARY
- FENCE, WOOD
- STORM DRAIN
- SANITARY SEWER
- 6" WATER SERVICE
- 8" WATER SERVICE
- DRIPLINE, APPROXIMATE
- R1 — DOCUMENT REFERENCE
- N XX°XX'XX" E XXX.XX' R1 — HELD RECORD BEARING OR DISTANCE
- CONCRETE
- MONITORING WELL, WITH NUMBER. SEE NOTE 10
- UTILITY BOX, AS NOTED, SEE ABBREVIATIONS
- TRASH RECEPTACLE
- STREET LIGHT
- TRAFFIC SIGNAL

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
C	COMMUNICATIONS
CONC	CONCRETE
CT	CALTRANS COMMUNICATION
D	DETECTOR
E/ELEC	ELECTRIC
EV	ELECTRICAL VAULT
SCR	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TR	TRAFFIC
W	WATER

DOCUMENT REFERENCES

R1	STRATTONS MAP OF THE CITY OF PETALUMA
R2	GRANT DEED TO JONES, DN 2012-078010
R3	GRANT DEED TO TOMASINI, DN 2003-088257
R4	GRANT DEED TO CHEVRON U.S.A., INC., 1990-106804
R5	RECORD OF SURVEY, 192 MAPS 26

REVISIONS	BY

TOPOGRAPHIC MAP

LANDS OF JONES TRUST AND CHEVRON USA, INC.
2 PETALUMA BOULEVARD NORTH APN 008-063-008, -009
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CA 94952
(707) 763-7122 FAX (707) 762-3239

DATE: 2022.05.25
SCALE: 1"=10'
DESIGN:
DRAWN: EJM DJB
CHECK: SJL
JOB: EKN Dev
JOB No: 222288
SHEET 1
OF 1 SHEETS

PROFESSIONAL LAND SURVEYOR STEVEN J. LAFRANCHI No. 6368 STATE OF CALIFORNIA

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858 454 6909

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N CONSULTING ENGINEERS
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Irvine, CA
92614
949 369 1161

EKN Petaluma LLC
HOTEL WEAVER
2 Petaluma Blvd South
Petaluma, California

REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
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ARCHITECTURAL - SURVEY

DRAWN BY: Author	CHECKED BY: Checker
PROJECT NUMBER: 621010	PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A1.1
SHEET NUMBER

FILE PATH: C:\Users\vgonzalez\OneDrive - Page\Documentos\621010-A-Petaluma-R21-CENTRAL_vgonzalez27L75.rvt
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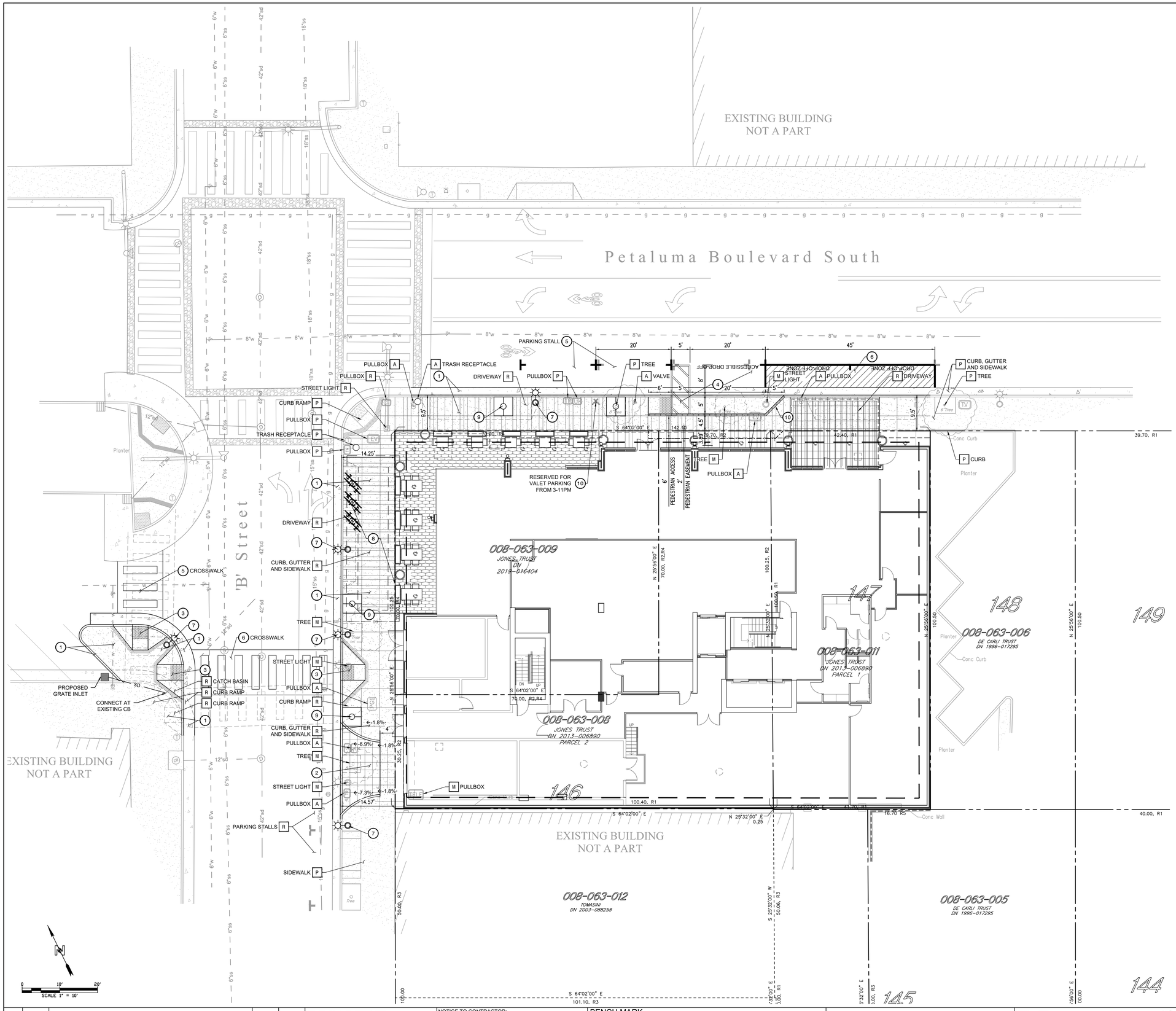

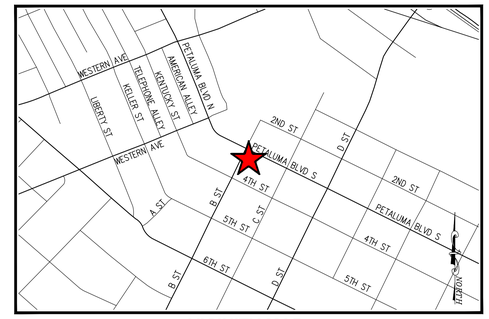

VICINITY MAP

SCALE: 1" = 500'

PROJECT TEAM

OWNER / DEVELOPER

EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660
CONTACT: MIKE JOLLY
PHONE: 310.776.0621

ARCHITECT

PAGE SOUTHERLAND PAGE, INC
414 JACKSON STREET, 4TH FLOOR
SAN FRANCISCO, CA 94111
CONTACT: SAM GELFAND
PHONE: 415.249.0130

CIVIL ENGINEER

N CONSULTING ENGINEERS, INC.
4 PARK PLAZA, SUITE 1750
IRVINE, CA 92614
CONTACT: DEREK KARIMOTO P.E., QSD
PHONE: 714.514.8858

LANDSCAPE ARCHITECT

BRIGHTVIEW
8 HUGHES, STE. 150
IRVINE, CA 92614
CONTACT: MATT DUNCAN
PHONE: 949.396.1161

STRUCTURAL

BUEHLER
444 FLOWER ST 3800
LOS ANGELES, CA 90071
CONTACT:
PHONE: 323.536.2362

MEP

INTERFACE ENGINEERING, INC
601 SOUTH FIGUEROA STREET, SUITE 2750
LOS ANGELES, CA 90017
CONTACT: EUGENE DE SOUZA
PHONE: 213.694.3408

PROJECT DATA

APN(S)	008-063-008, 008-063-009, 008-063-011
ADDRESS	2 PETALUMA BLVD S, PETALUMA, CA 94952
ZONING DESIGNATION	MIXED USE 2 (MU2)
OVERLAY DISTRICT(S)	PARKING ASSESSMENT DISTRICT, THEATER DISTRICT, HISTORIC COMBINING DISTRICT
EXISTING LAND USE	ROUGH GRADED SITE - VACANT LOT
AREA	14,256 SF (0.327 ACRES)

DEMOLITION NOTES

A	ADJUST TO GRADE.	EA
M	MOVE OR RELOCATE.	EA
P	PROTECT IN PLACE.	EA
R	REMOVE AND DISPOSE OF OFF-SITE.	EA

CONSTRUCTION NOTES

1	CONSTRUCT CURB, GUTTER AND SIDEWALK PER CITY OF PETALUMA STANDARD DETAILS 202 AND 203. SEE LANDSCAPE PLAN FOR PATTERN AND COLOR.	LF
2	CONSTRUCT DRIVEWAY PER CITY OF PETALUMA STANDARD DETAIL 203.	EA
3	CONSTRUCT CURB RAMP "CASE A" PER CALTRANS STANDARD PLAN A88A.	EA
4	CONSTRUCT ACCESSIBLE DROP-OFF PER CALTRANS STANDARD PLAN A90B.	EA
5	STRIPE IN-KIND.	LF
6	PAINT 4" WIDE WHITE PAINTED STRIPE (TWO COATS) 45° @ 3' O.C., TYP. STENCIL "DROP-OFF ZONE" IN 12" HIGH LETTERING.	LF
7	INSTALL RELOCATED STREET LIGHT PER CITY OF PETALUMA STANDARD DETAIL 611.	EA
8	INSTALL STORM WATER DETENTION SYSTEM.	EA
9	CONSTRUCT TREE WELL PER LANDSCAPE PLANS.	EA
10	INSTALL HANDRAIL.	LF
11	INSTALL SIGN POST AND SIGNAGE.	EA

LEGEND

- PROPERTY LINE
- EXCAVATION LIMITS
- SAWCUT LINE
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- PEDESTRIAN EASEMENT

EARTHWORK:

CUT:	7136 C.Y.
FILL:	0 C.Y.
IMPORT:	0 C.Y.
EXPORT:	7136 C.Y.

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. NO MATERIAL SHRINKAGE OR EXPANSION FACTOR IS INCLUDED IN THIS ESTIMATE AND DOES NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS.

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTICE TO CONTRACTOR:

1. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. N CONSULTING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF N CONSULTING.

BENCH MARK
FOUND 3" BRASS DISK SET IN THE TOP OF A SANDSTONE WALL AT THE FOURTH STREET POST OFFICE, 0.3' ABOVE THE GROUND, STAMPED "12.045 JJ 107 1932", ELEVATION=15.20', NAVD88 DATUM (PER NGS DATASHEET). A CONVERSION FACTOR OF -2.795 SHOULD BE USED TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATION.

BASIS OF BEARINGS
192 MAPS 26, SCR.

N CONSULTING ENGINEERS
4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

REGISTERED PROFESSIONAL ENGINEER No. 42356 Exp. 3/31/24 CIVIL STATE OF CALIFORNIA

2022-08-26
DEREK H. KARIMOTO DATE

PROJECT ADDRESS: 2 PETALUMA BLVD, PETALUMA, CA 94952
SITE: EKN PETALUMA HOTEL
CLIENT: EKN DEVELOPMENT GROUP, 220 NEWPORT CENTER DRIVE, SUITE 11-262, NEWPORT BEACH, CA 92660
TITLE: CONCEPTUAL SITE PLAN

DRAWN:	SCALE AT D:	DATE:	PROJECT NO:
S.S.	1" = 10'	8/26/2022	21-002
CHECKED:	REV:	COUNT:	SHEET:
D.H.K.	----	1 OF 1 SHEETS	SPAR C1

ISSUE: SPAR APPLICATION SUBMITTAL - 2022-08-26

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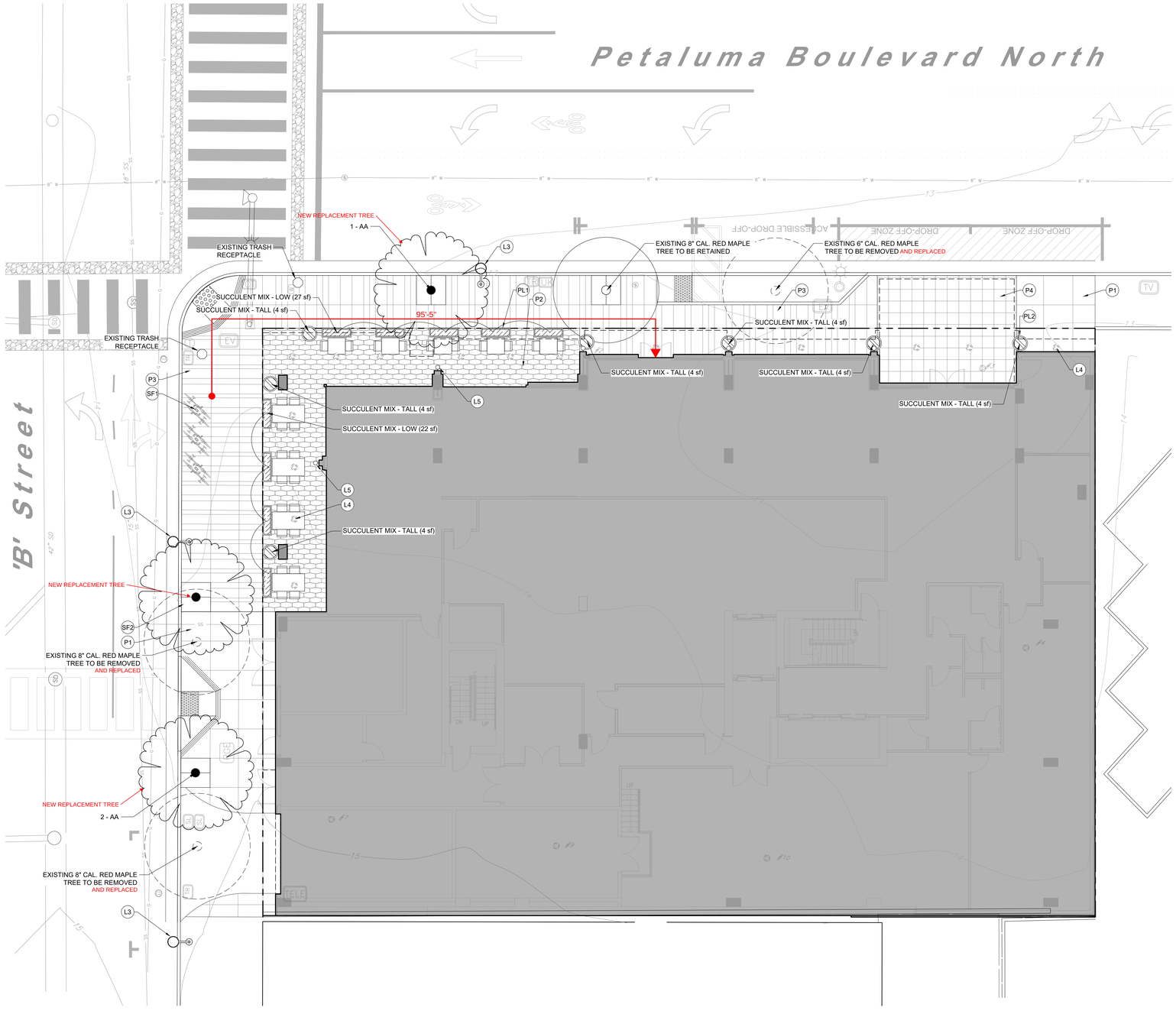


SITE LANDSCAPE PLAN - LEVEL 01

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

NOTES

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
2. ALL PLANT SIZES NOTED ON THE PLANT SCHEDULE ARE MINIMUM SPECIFICATIONS, AND ARE TO BE INCREASED IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
3. ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION WITH COMPOST AT THE RATE OF 4 CU. YD. / 1,000 SF AND INCORPORATED TO A DEPTH OF SIX INCHES. SOIL AMENDMENTS TO BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE REQUIRED SOILS REPORT AND AS APPROPRIATE FOR THE SPECIFIC PLANTS SPECIFIED.
4. A MINIMUM THREE-INCH LAYER OF MULCH TO BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR AS NOTED ON PLANS.
5. ALL LANDSCAPED AREAS AND PLANT MATERIALS TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE TO CONFORM TO REQUIREMENTS FOUND IN THE MUNICIPAL CODE CHAPTER 15.17 - WATER CONSERVATION REGULATIONS.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION BY THE PERMIT HOLDER FOR A PERIOD OF 90 DAYS AFTER RECEIVING AN OCCUPANCY PERMIT. SUCH MAINTENANCE SHALL INCLUDE, WHERE APPROPRIATE, PRUNING, MOWING, WEEDING, CLEANING OF DEBRIS AND TRASH, FERTILIZING AND REGULAR WATERING. WHENEVER NECESSARY, PLANTING SHALL BE REPLACED WITH OTHER PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. REQUIRED IRRIGATION SYSTEMS SHALL BE FULLY MAINTAINED IN SOUND OPERATING CONDITION WITH HEADS PERIODICALLY CLEANED AND REPLACED WHEN MISSING TO ENSURE CONTINUED REGULAR WATERING OF LANDSCAPE AREAS, AND HEALTH AND VITALITY OF LANDSCAPE MATERIALS.
7. HERBICIDES/PESTICIDES SHALL NOT BE APPLIED IN AREAS USED BY PEDESTRIANS/BICYCLISTS WITHIN THE PROJECT WITHOUT FIRST PROVIDING APPROPRIATE SIGNS WARNING OF THE USE OF CHEMICALS. THE PROJECT SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) REGARDING PESTICIDE/HERBICIDE USE AND AS WELL AS INTEGRATED PEST MANAGEMENT TECHNIQUES FOR THE PROTECTION OF BICYCLISTS AND PEDESTRIANS.
8. ALL TREE STAKES AND TIES SHALL BE REMOVED WITHIN ONE YEAR FOLLOWING INSTALLATION OR AS SOON AS TREES ARE ABLE TO STAND ERECT WITHOUT SUPPORT.
9. PRIOR TO PUBLIC IMPROVEMENT PLAN APPROVAL, REGARDING STREET TREES, THE PLAN SET SHALL:
   1) PROVIDE STRUCTURAL SOILS WITHIN ALL TREE WELLS, AND UNDER THE SIDEWALKS FOR A SIX-FOOT MINIMUM DISTANCE BEYOND ANY TREE WELL, FOR A 24-INCH MINIMUM DEPTH, AND FOR A LENGTH OF AT LEAST 8 FEET CENTERED ON EACH STREET TREE; AND
   2) NOTE IRRIGATION, WALK-ON MULCH, AND ROOT BARRIERS WHERE APPROPRIATE.

IRRIGATION SYSTEM INTENT

THE PRIMARY GOAL OF THE DESIGN OF THE IRRIGATION SYSTEM IS FOR A SYSTEM THAT WILL IRRIGATE THE PLANT MATERIALS WITH FOCUS ON WATER CONSERVATION TECHNOLOGIES AND SYSTEM EFFICIENCY TO GIVE THE OWNER A SYSTEM THAT MINIMIZES WATER CONSUMPTION AND MINIMAL MAINTENANCE COST. WHILE STILL PRELIMINARY IN NATURE AND AS YET NOT DESIGNED, THE SYSTEM WILL BE DESIGNED PER CITY OF PETALUMA STANDARDS AND REGULATIONS AND WILL FEATURE THE FOLLOWING:

1. POINT OF CONNECTION IS EXPECTED TO BE FROM A CITY WATER MAINLINE LOCATED IN EITHER PETALUMA BOULEVARD OR B STREET, WITH A PIPING INFRASTRUCTURE THAT WILL BE DESIGNED TO SUPPLY WATER TO ALL PLANTING AREAS THAT WILL REQUIRE IRRIGATION.
2. THE AUTOMATIC IRRIGATION CONTROLLER WILL BE AN ET BASED CENTRAL CONTROL SYSTEM THAT WILL UTILIZE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
3. PRESSURE REGULATORS WILL BE INSTALLED TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY, SUCH AS A MAINLINE BREAK, OR ROUTINE REPAIR.
5. A BACKFLOW PREVENTION DEVICE WILL BE ISNTALLED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.
6. FLOW SENSORS WILL BE INSTALLED, TO ALLOW DETECTION OF HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTIONS.
7. ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS PER ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD".
8. THE DESIGN OF THE IRRIGATION SYSTEM WILL UTILIZE HYDROZONES PER THE LANDSCAPE PLAN.
9. ALL PLANTINGS AREAS LOCATED WITHIN ABOVE GRADE PLANTERS AT BOTH THE STREET LEVEL AND THE AMENITY DECKS WILL BE IRRIGATED WITH A SUB-SURFACE DRIP SYSTEM. TREES LOCATED WITHIN THESE PLANTERS MAY ALSO FEATURE A BUBBLE OR DRIP TREE-RING SYSTEM, IF NECESSARY TO SUPPLEMENT WATER TO THE TREES.
10. TREES LOCATED AT THE STREET EDGE WITHIN TREE GRATES WILL BE IRRIGATED WITH EITHER A BUBBLE OR DRIP TREE-RING SYSTEM.

SITE LEGEND (THIS SHEET)

CODE	DESCRIPTION
PAVING	
P1	C.I.P. CONCRETE PAVEMENT
P2	PRECAST CONCRETE PAVER - TYPE 1 (ACCENT, DIAMOND, MORTAR SET)
P3	PRECAST CONCRETE PAVER - TYPE 2 (FIELD, RECTANGULAR, MORTAR SET)
P4	PRECAST CONCRETE PAVER - TYPE 3 (ACCENT, SQUARE, MORTAR SET)
PLANTERS	
PL1	FREESTANDING PLANTER - TYPE 1 (METAL, RECTANGULAR)
PL2	FREESTANDING PLANTER - TYPE 2 (FIBERGLASS, ROUND)
SITE FURNISHINGS	
SF1	BIKE RACK "Forms+Surfaces Bike Rack Skoty" (METAL, 2 BICYCLES)
SF2	TREE GRATE (METAL, 5' X 5')
SITE LIGHTING	
L3	STREET/PEDESTRIAN LIGHT
L4	DOWNLIGHT
L5	WALL SCONCE

PRELIMINARY WATER CALCULATIONS

Reference Evapotranspiration (Eto) 39.60 — Private - POC 1 — Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
LOW	0.3	Drip	0.81	0.37	1,363	505	12,394
MEDIUM	0.5	Drip	0.81	0.62	160	99	2,425
HIGH	0.7	Drip	0.81	0.86		-	-
			1	0.00	-	-	-
Regular Landscape Area Totals:					1,523	604	
Special Landscape Area							
			1			-	-
			1			-	-
			1			-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	**14,819**
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					1,523	**MAWA Total:**	**16,827**

[a] Hydrozone #/ Planting Description — *E.g 1.) front lawn; 2.) low water use plantings; 3.) medium water use planting*

[b] Irrigation Method — *overhead spray or drip*

[c] Irrigation Efficiency — *0.75 for spray; 0.81 for drip*

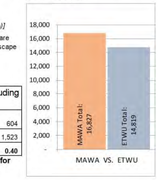
[d] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
w here 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45

[e] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
w here 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	604	Total ETAF x Area	604
Total Area	1,523	Total Area	1,523
Average ETAF	**0.40**	**Sitewide ETAF**	**0.40**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



PLANT SCHEDULE (THIS SHEET)

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	AA	3	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	36" BOX	MED

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING
		45 SF	SUCCULENT MIX - LOW			
	ADE	8	AEONIUM DECORUM PINWHEEL	1 GAL	LOW	15% @ 12" o.c.
	CPE	10	CRASSULA PERFORATA STRING-OF-BUTTONS	1 GAL	LOW	20% @ 12" o.c.
	DPU	10	DUDLEYA PULVERULENTA CHALK LETTUCE	1 GAL	LOW	20% @ 12" o.c.
	STE	38	SEMPERVIVUM TECTORUM HEN-AND-CHICKS	1 GAL	LOW	20% @ 6" o.c.
	SRO	5	SENECIO ROWLEYANUS STRING OF BEADS	1 GAL	LOW	10% @ 12" o.c.
	SSE	8	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	LOW	15% @ 12" o.c.
		28 SF	SUCCULENT MIX - TALL			
	ABG	6	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL	LOW	20% @ 12" o.c.
	SMA	21	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	LOW	40% @ 9" o.c.
	SRA	21	SENECIO RADICANS STRING OF BANANAS	1 GAL	LOW	40% @ 9" o.c.

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EKN Petaluma LLC
Petaluma Hotel
2 Petaluma Blvd North
Petaluma, California

REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

SITE LANDSCAPE PLAN - LEVEL 01

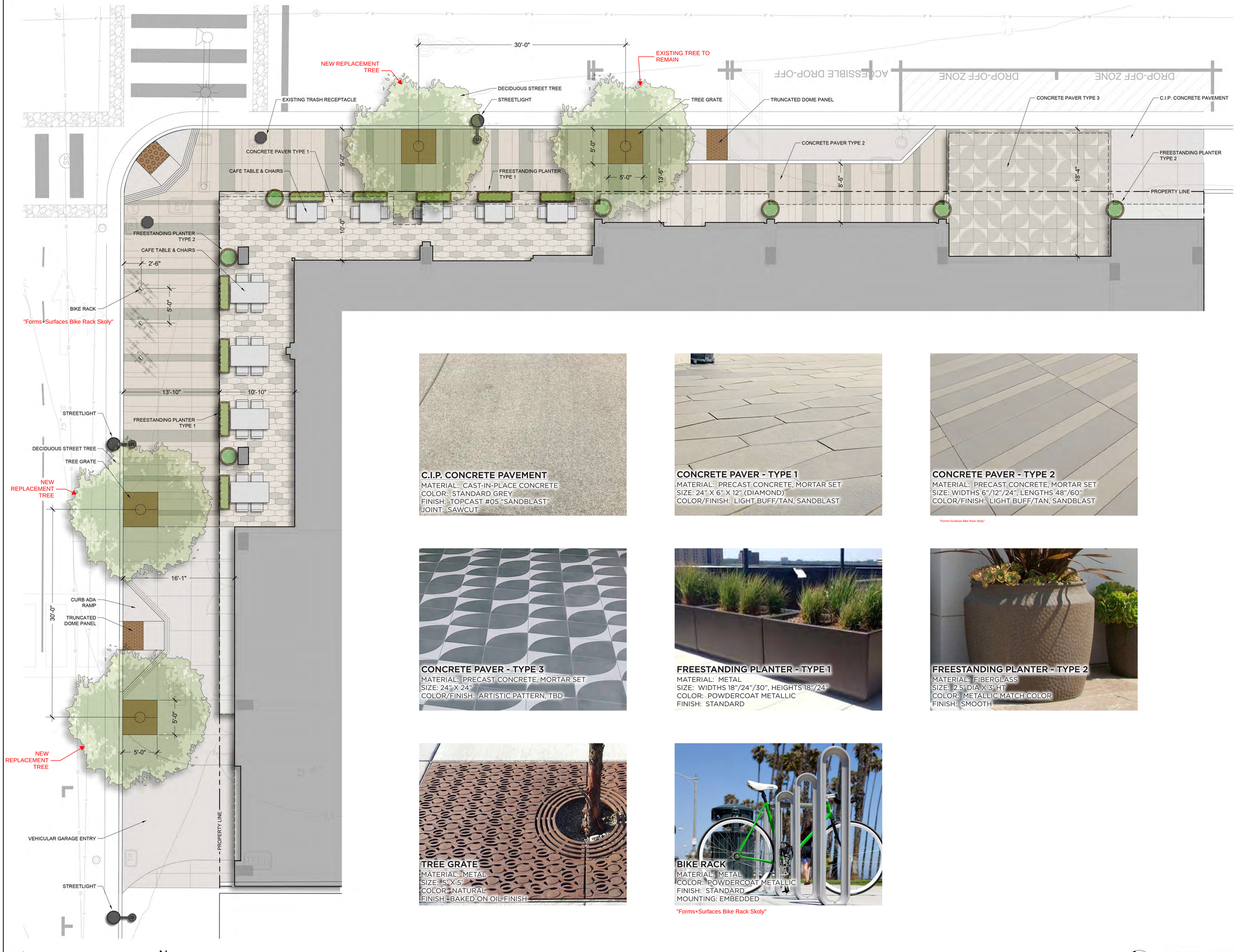
DRAWN BY — CHECKED BY

PROJECT NUMBER: 621010 — PROJECT ABBREVIATION: PH

ORIGINAL ISSUE: SPAR APPLICATION — DATE: 04/04/2022

SPAR L1
SHEET NUMBER

FILE PATH:
USER NAME:
DATE STAMP:



C.I.P. CONCRETE PAVEMENT
MATERIAL: CAST-IN-PLACE CONCRETE
COLOR: STANDARD GREY
FINISH: TOPCAST #05 "SANDBLAST"
JOINT: SAWCUT

CONCRETE PAVER - TYPE 1
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: 24" X 6" X 12" (DIAMOND)
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

CONCRETE PAVER - TYPE 2
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: WIDTHS 6"/12"/24", LENGTHS 48"/60"
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

"Forms+Surfaces Bike Rack Skoly"

CONCRETE PAVER - TYPE 3
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: 24" X 24"
COLOR/FINISH: ARTISTIC PATTERN, TBD

FREESTANDING PLANTER - TYPE 1
MATERIAL: METAL
SIZE: WIDTHS 18"/24"/30", HEIGHTS 18"/24"
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD

FREESTANDING PLANTER - TYPE 2
MATERIAL: FIBERGLASS
SIZE: 2.5' DIA X 3' HT
COLOR: METALLIC MATCH COLOR
FINISH: SMOOTH

TREE GRATE
MATERIAL: METAL
SIZE: 5' X 5'
COLOR: NATURAL
FINISH: BAKED ON OIL FINISH

BIKE RACK
MATERIAL: METAL
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD
MOUNTING: EMBEDDED

"Forms+Surfaces Bike Rack Skoly"

N

0' 5' 10'

SCALE: 1" = 5'-0"

FILE PATH
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1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

STREETSCAPE PLAN

DRAWN BY | CHECKED BY

PROJECT NUMBER: 621010
PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION
DATE: 04/04/2022

SPAR L1.1
SHEET NUMBER

NOTES

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
2. ALL PLANT SIZES NOTED ON THE PLANT SCHEDULE ARE MINIMUM SPECIFICATIONS, AND ARE TO BE INCREASED IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
3. ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION WITH COMPOST AT THE RATE OF 4 CU. YD. / 1,000 SF AND INCORPORATED TO A DEPTH OF SIX INCHES. SOIL AMENDMENTS TO BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE REQUIRED SOILS REPORT AND AS APPROPRIATE FOR THE SPECIFIC PLANTS SPECIFIED.
4. A MINIMUM THREE-INCH LAYER OF MULCH TO BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR AS NOTED ON PLANS.
5. ALL LANDSCAPED AREAS AND PLANT MATERIALS TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE TO CONFORM TO REQUIREMENTS FOUND IN THE MUNICIPAL CODE CHAPTER 15.17 - WATER CONSERVATION REGULATIONS.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION BY THE PERMIT HOLDER FOR A PERIOD OF 90 DAYS AFTER RECEIVING AN OCCUPANCY PERMIT. SUCH MAINTENANCE SHALL INCLUDE, WHERE APPROPRIATE, PRUNING, MOWING, WEEDING, CLEANING OF DEBRIS AND TRASH, FERTILIZING AND REGULAR WATERING. WHENEVER NECESSARY, PLANTING SHALL BE REPLACED WITH OTHER PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. REQUIRED IRRIGATION SYSTEMS SHALL BE FULLY MAINTAINED IN SOUND OPERATING CONDITION WITH HEADS PERIODICALLY CLEANED AND REPLACED WHEN MISSING TO ENSURE CONTINUED REGULAR WATERING OF LANDSCAPE AREAS, AND HEALTH AND VITALITY OF LANDSCAPE MATERIALS.
7. HERBICIDES/PESTICIDES SHALL NOT BE APPLIED IN AREAS USED BY PEDESTRIANS/BICYCLISTS WITHIN THE PROJECT WITHOUT FIRST PROVIDING APPROPRIATE SIGNS WARNING OF THE USE OF CHEMICALS. THE PROJECT SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMPS) REGARDING PESTICIDE/HERBICIDE USE AND AS WELL AS INTEGRATED PEST MANAGEMENT TECHNIQUES FOR THE PROTECTION OF BICYCLISTS AND PEDESTRIANS.
8. ALL TREE STAKES AND TIES SHALL BE REMOVED WITHIN ONE YEAR FOLLOWING INSTALLATION OR AS SOON AS TREES ARE ABLE TO STAND ERECT WITHOUT SUPPORT.
9. PRIOR TO PUBLIC IMPROVEMENT PLAN APPROVAL, REGARDING STREET TREES, THE PLAN SET SHALL:
   1) PROVIDE STRUCTURAL SOILS WITHIN ALL TREE WELLS, AND UNDER THE SIDEWALKS FOR A SIX-FOOT MINIMUM DISTANCE BEYOND ANY TREE WELL, FOR A 24-INCH MINIMUM DEPTH, AND FOR A LENGTH OF AT LEAST 8 FEET CENTERED ON EACH STREET TREE; AND
   2) NOTE IRRIGATION, WALK-ON MULCH, AND ROOT BARRIERS WHERE APPROPRIATE.

IRRIGATION SYSTEM INTENT

THE PRIMARY GOAL OF THE DESIGN OF THE IRRIGATION SYSTEM IS FOR A SYSTEM THAT WILL IRRIGATE THE PLANT MATERIALS WITH FOCUS ON WATER CONSERVATION TECHNOLOGIES AND SYSTEM EFFICIENCY TO GIVE THE OWNER A SYSTEM THAT MINIMIZES WATER CONSUMPTION AND MINIMAL MAINTENANCE COST. WHILE STILL PRELIMINARY IN NATURE AND AS YET NOT DESIGNED, THE SYSTEM WILL BE DESIGNED PER CITY OF PETALUMA STANDARDS AND REGULATIONS AND WILL FEATURE THE FOLLOWING:

1. POINT OF CONNECTION IS EXPECTED TO BE FROM A CITY WATER MAINLINE LOCATED IN EITHER PETALUMA BOULEVARD OR B STREET, WITH A PIPING INFRASTRUCTURE THAT WILL BE DESIGNED TO SUPPLY WATER TO ALL PLANTING AREAS THAT WILL REQUIRE IRRIGATION.
2. THE AUTOMATIC IRRIGATION CONTROLLER WILL BE AN ET BASED CENTRAL CONTROL SYSTEM THAT WILL UTILIZE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
3. PRESSURE REGULATORS WILL BE INSTALLED TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY, SUCH AS A MAINLINE BREAK, OR ROUTINE REPAIR.
5. A BACKFLOW PREVENTION DEVICE WILL BE ISNTALLED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.
6. FLOW SENSORS WILL BE INSTALLED, TO ALLOW DETECTION OF HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTIONS.
7. ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS PER ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD".
8. THE DESIGN OF THE IRRIGATION SYSTEM WILL UTILIZE HYDROZONES PER THE LANDSCAPE PLAN.
9. ALL PLANTINGS AREAS LOCATED WITHIN ABOVE GRADE PLANTERS AT BOTH THE STREET LEVEL AND THE AMENITY DECKS WILL BE IRRIGATED WITH A SUB-SURFACE DRIP SYSTEM. TREES LOCATED WITHIN THESE PLANTERS MAY ALSO FEATURE A BUBBLE OR DRIP TREE-RING SYSTEM, IF NECESSARY TO SUPPLEMENT WATER TO THE TREES.
10. TREES LOCATED AT THE STREET EDGE WITHN TREE GRATES WILL BE IRRIGATED WITH EITHER A BUBBLE OR DRIP TREE-RING SYSTEM.

SITE LEGEND (THIS SHEET)

CODE	DESCRIPTION
PAVING	
P5	PRECAST CONCRETE PAVER - TYPE 4 (FIELD, SQUARE, MORTAR SET)
P6	SYNTHETIC TURF OVER BASE TILE (MORTAR SET)
PLANTERS	
PL1	FREESTANDING PLANTER - TYPE 1 (METAL, RECTANGULAR)
PL3	BUILT-IN PLANTER (METAL, RECTANGULAR)
SITE LIGHTING	
L1	BOLLARD

PRELIMINARY WATER CALCULATIONS

Reference Evapotranspiration (Eto) 39.60 — Private - POC 1 — Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
LOW	0.3	Drip	0.81	0.37	1,363	505	12,394
MEDIUM	0.5	Drip	0.81	0.62	160	99	2,425
HIGH	0.7	Drip	0.81	0.86		-	-
			1	0.00	-	-	-
Regular Landscape Area Totals:					1,523	604	
Special Landscape Area							
				1		-	-
				1		-	-
				1		-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	**14,819**
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					1,523	**MAWA Total:**	**16,827**

[1] ***Hydrozone # / Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[2] ***Irrigation Method***
overhead spray
or drip

[3] ***Irrigation Efficiency***
0.75 for spray
0.81 for drip

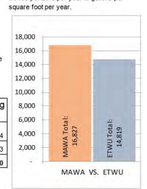
[4] ***ETWU (Annual Gallons Required) =*** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

[5] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	604	Total ETAF x Area	604
Total Area	1,523	Total Area	1,523
Average ETAF	**0.40**	**Sitewide ETAF**	**0.40**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



PLANT SCHEDULE (THIS SHEET)

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
	CO	10	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL.	V LOW	
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**SPACING**
		372 SF	PLANTER MIX			
	AYG	20	ANIGOZANTHOS X 'YELLOW GEM' YELLOW GEM KANGAROO PAW	1 GAL	LOW	20% @ 24" o.c.
	KUV	20	KNIPHOFIA UVARIA RED HOT POKER	1 GAL	LOW	20% @ 24" o.c.
	PDD	9	PHORMIUM X 'DARK DELIGHT' DARK DELIGHT PURPLE FLAX	5 GAL	LOW	20% @ 36" o.c.
	PTW	9	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	5 GAL	LOW	20% @ 36" o.c.
	WFR	9	WESTRINGIA FRUTICOSA 'WES05' TM MUNDI COAST ROSEMARY	5 GAL	LOW	20% @ 36" o.c.
		351 SF	GREEN ROOF - SEDUM MIX			

SITE LANDSCAPE PLAN - LEVEL 02

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

FILE PATH:
USER NAME:
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EKN Petaluma LLC
Petaluma Hotel
2 Petaluma Blvd North
Petaluma, California

REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

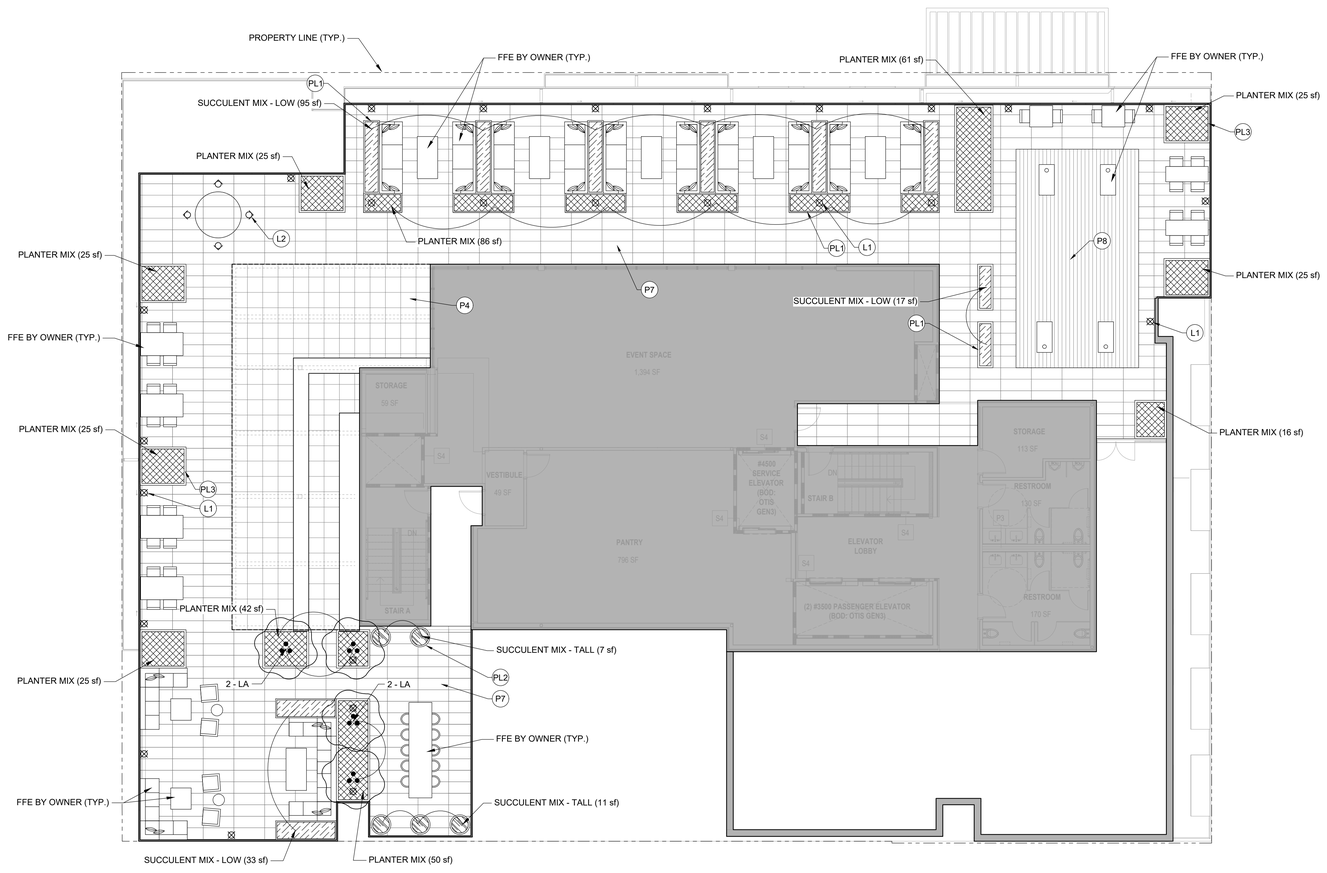
REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

SITE LANDSCAPE PLAN - LEVEL 02

DRAWN BY	CHECKED BY
PROJECT NUMBER: 621010	PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION	DATE: 04/04/2022

SPAR L2
SHEET NUMBER



SITE LANDSCAPE PLAN - LEVEL 06

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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SITE LEGEND (THIS SHEET)

CODE	DESCRIPTION
PAVING	
P4	PRECAST CONCRETE PAVER - TYPE 3 (ACCENT, SQUARE, ON PEDESTAL)
P7	PRECAST CONCRETE PAVER - TYPE 5 (FIELD, RECTANGULAR, ON PEDESTAL)
P8	WOOD TILE PAVER (ACCENT, RECTANGULAR, ON PEDESTAL)
PLANTERS	
PL1	FREESTANDING PLANTER - TYPE 1 (METAL, RECTANGULAR)
PL2	FREESTANDING PLANTER - TYPE 2 (FIBERGLASS, ROUND)
PL3	BUILT-IN PLANTER (METAL, RECTANGULAR)
SITE LIGHTING	
L1	BOLLARD
L2	UPLIGHT

PRELIMINARY WATER CALCULATIONS

Reference Evapotranspiration (Eto) 39.60 | Private - POC 1 | Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
LOW	0.3	Drip	0.81	0.37	1,363	505	12,394
MEDIUM	0.5	Drip	0.81	0.62	160	99	2,425
HIGH	0.7	Drip	0.81	0.86		-	-
			1	0.00	-	-	-
Regular Landscape Area Totals:					1,523	604	
Special Landscape Area							
				1		-	-
				1		-	-
				1		-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	**14,819**
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					1,523	**MAWA Total:**	**16,827**

*[1] **Hydrozone #/ Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*[2] **Irrigation Method***
overhead spray or drip

*[3] **Irrigation Efficiency***
0.75 for spray
0.81 for drip

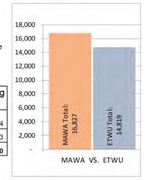
*[4] **MAWA (Annual Gallons Allowed) =** (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45

*[5] **ETWU (Annual Gallons Required) =** Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	604	Total ETAF x Area	604
Total Area	1,523	Total Area	1,523
Average ETAF	**0.40**	**Sitewide ETAF**	**0.40**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



PLANT SCHEDULE (THIS SHEET)

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	LA	4	LUMA APICULATA CHILEAN MYRTLE	15 GAL.	MED

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING
		144 SF	SUCCULENT MIX - LOW			
	ADE	23	AEONIUM DECORUM PINWHEEL	1 GAL	LOW	15% @ 12" o.c.
	CPE	30	CRASSULA PERFORATA STRING-OF-BUTTONS	1 GAL	LOW	20% @ 12" o.c.
	DPU	30	DUDLEYA PULVERULENTA CHALK LETTUCE	1 GAL	LOW	20% @ 12" o.c.
	STE	120	SEMPERVIVUM TECTORUM HEN-AND-CHICKS	1 GAL	LOW	20% @ 6" o.c.
	SRO	15	SENECIO ROWLEYANUS STRING OF BEADS	1 GAL	LOW	10% @ 12" o.c.
	SSE	23	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	LOW	15% @ 12" o.c.
		20 SF	SUCCULENT MIX - TALL			
	ABG	5	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL	LOW	20% @ 12" o.c.
	SMA	15	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL	LOW	40% @ 9" o.c.
	SRA	15	SENECIO RADICANS STRING OF BANANAS	1 GAL	LOW	40% @ 9" o.c.
		403 SF	PLANTER MIX			
	AYG	21	ANIGOZANTHOS X 'YELLOW GEM' YELLOW GEM KANGAROO PAW	1 GAL	LOW	20% @ 24" o.c.
	KUV	21	KNIPHOFIA UVARIA RED HOT POKER	1 GAL	LOW	20% @ 24" o.c.
	PDD	10	PHORMIUM X 'DARK DELIGHT' DARK DELIGHT PURPLE FLAX	5 GAL	LOW	20% @ 36" o.c.
	PTW	10	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	5 GAL	LOW	20% @ 36" o.c.
	WFR	10	WESTRINGIA FRUTICOSA 'WES05' TM MUNDI COAST ROSEMARY	5 GAL	LOW	20% @ 36" o.c.

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EKN Petaluma LLC
Petaluma Hotel
2 Petaluma Blvd North
Petaluma, California

REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

SITE LANDSCAPE PLAN - LEVEL 06

DRAWN BY | CHECKED BY

PROJECT NUMBER 621010 | PROJECT ABBREVIATION PH

ORIGINAL ISSUE SPAR APPLICATION | DATE 04/04/2022

SPAR L3
SHEET NUMBER

FILE PATH
USER NAME:
DATE STAMP:

SF1 **BIKE RACK**
MATERIAL: METAL
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD
MOUNTING: EMBEDDED

P8 **WOOD TILE PAVER**
MATERIAL: WOOD, PEDESTAL SET
SIZE: 24" X 96"
COLOR/FINISH: STANDARD COLOR RANGE

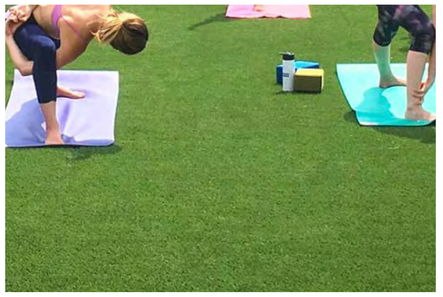
P4 **CONCRETE PAVER - TYPE 3**
MATERIAL: PRECAST CONCRETE, MORTAR/ PEDESTAL SET
SIZE: 24" X 24"
COLOR/FINISH: ARTISTIC PATTERN, TBD

PL3 **BUILT-IN PLANTER**
MATERIAL: METAL
SIZE: 36" HT
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD

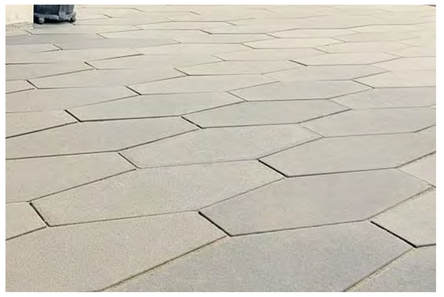
P7 **CONCRETE PAVER - TYPE 5**
MATERIAL: PRECAST CONCRETE, PEDESTAL SET
SIZE: 18" X 48"
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

P3 **CONCRETE PAVER - TYPE 2**
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: WIDTHS 6"/12"/24", LENGTHS 48"/60"
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

PL2 **FREESTANDING PLANTER - TYPE 2**
MATERIAL: FIBERGLASS
SIZE: 2.5' DIA X 3' HT
COLOR: METALLIC MATCH COLOR
FINISH: SMOOTH



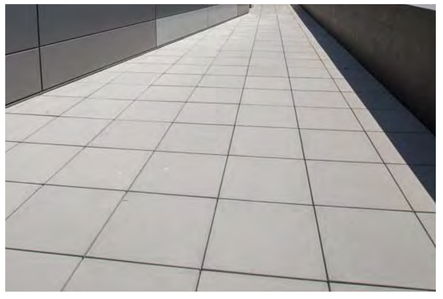
P6 **SYNTHETIC TURF OVER TILE**
MATERIAL: SYN TURF, PEDESTAL SET
SIZE: 24" X 24"
COLOR/FINISH: STANDARD COLOR RANGE



P2 **CONCRETE PAVER - TYPE 1**
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: 24" X 6" X 12" (DIAMOND)
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

SF2 **TREE GRATE**
MATERIAL: METAL
SIZE: 5' X 5'
COLOR: NATURAL
FINISH: BAKED ON OIL FINISH

PL1 **FREESTANDING PLANTER - TYPE 1**
MATERIAL: METAL
SIZE: WIDTHS 18"/24"/30", HEIGHTS 18"/24"
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD



P5 **CONCRETE PAVER - TYPE 4**
MATERIAL: PRECAST CONCRETE, PEDESTAL SET
SIZE: 24" X 24"
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

P1 **C.I.P. CONCRETE PAVEMENT**
MATERIAL: CAST-IN-PLACE CONCRETE
COLOR: STANDARD GREY
FINISH: TOPCAST #05 "SANDBLAST"
JOINT: SAWCUT

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1	SPAR REVISION	24 JUN 2022

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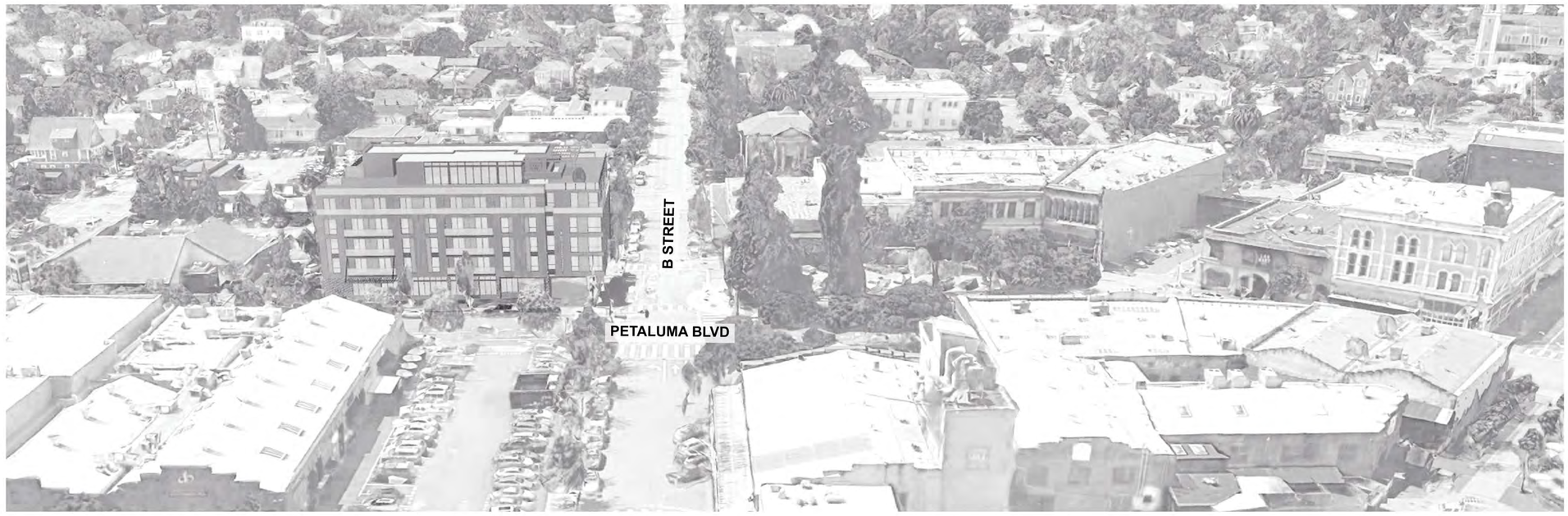
SITE LANDSCAPE MATERIALS

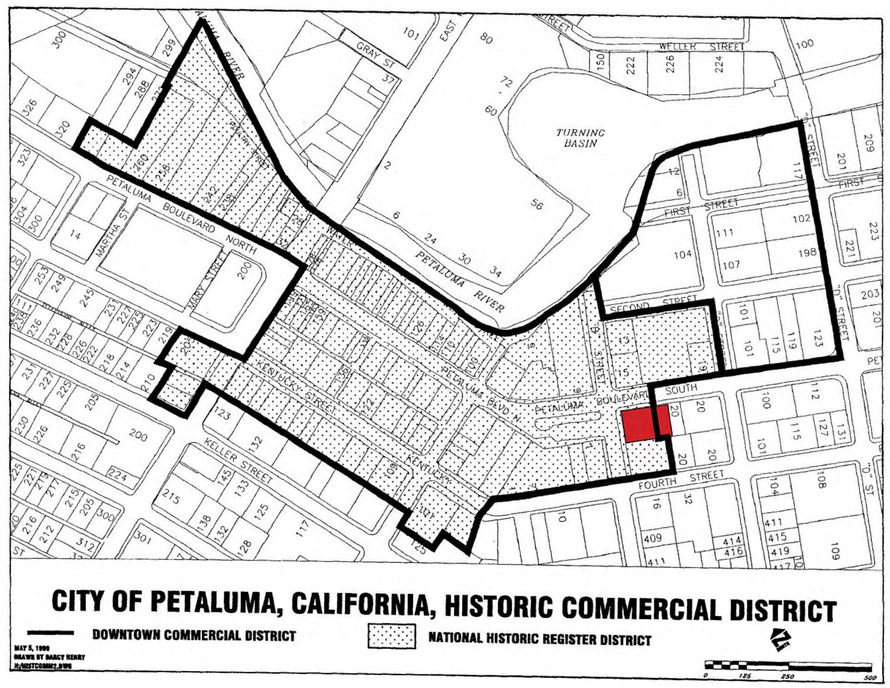
DRAWN BY CHECKED BY

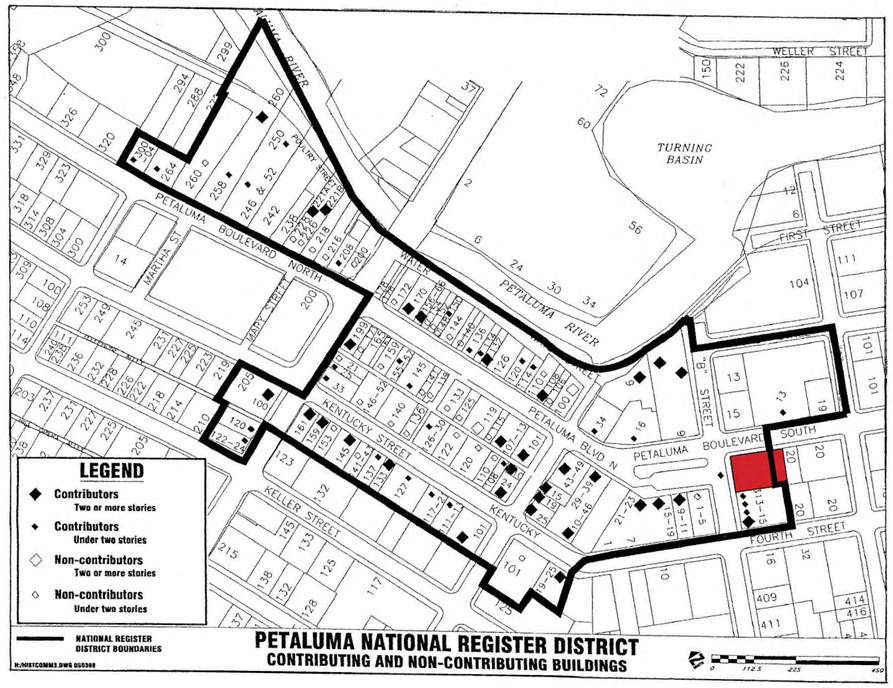
PROJECT NUMBER 62010
PROJECT ABBREVIATION PH

ORIGINAL ISSUE SPAR APPLICATION
DATE 04/04/2022

SPAR L4
SHEET NUMBER







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ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A2.1
SHEET NUMBER

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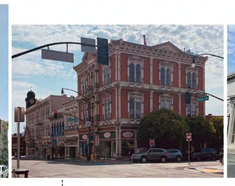

THE WEAVER HOTEL (PROPOSED)
2 PETALUMA BLVD SOUTH
CURRENTLY VACANT LOT
~45’ Street Wall
~68’ TOTAL HT.

1-5 PETALUMA BLVD SOUTH
NON-CONTRIBUTING BUILDING
~24’

9-15 PETALUMA BLVD SOUTH
CONTRIBUTING BUILDING
~31’

MCNEAR’S MYSTIC THEATER
15-23 PETALUMA BLVD SOUTH
CONTRIBUTING BUILDING
~42’

LAN MART BUILDING
29-39 PETALUMA BLVD NORTH
CONTRIBUTING BUILDING
~30’

THE MASONIC BUILDING
43-49 PETALUMA BLVD NORTH
CONTRIBUTING BUILDING
~52’

MUTUAL RELIEF BUILDING
25 WESTERN AVENUE
CONTRIBUTING BUILDING
~63’

AMERICAN TRUST BUILDING
101 PETALUMA BLVD NORTH
CONTRIBUTING BUILDING
~40’

OLD FELLOWS HALL
107-113 PETALUMA BLVD NORTH
CONTRIBUTING BUILDING
~50’

KEIG’S SHOES
115 PETALUMA BLVD NORTH
NON-CONTRIBUTING BUILDING
~32’

SONOMA COUNTY BANK
199 PETALUMA BLVD NORTH
CONTRIBUTING BUILDING
~38’

HOTEL PETALUMA ASCEND HOTEL COLLECTION
205 KENTUCKY STREET
~53’

BANK OF AMERICA FINANCIAL CENTER
200 KENTUCKY STREET
~36’

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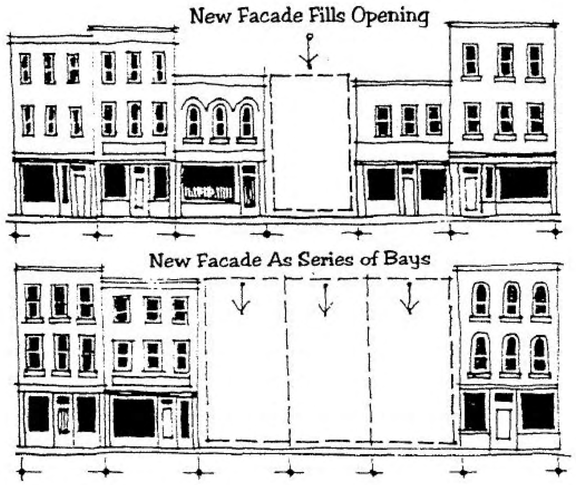
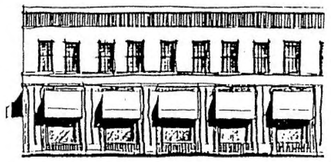
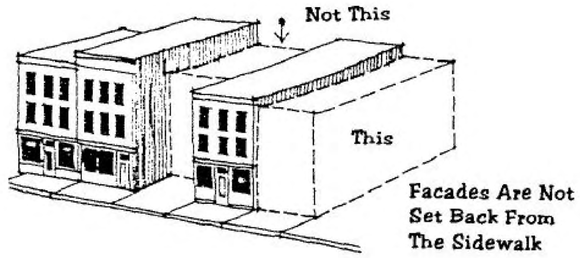


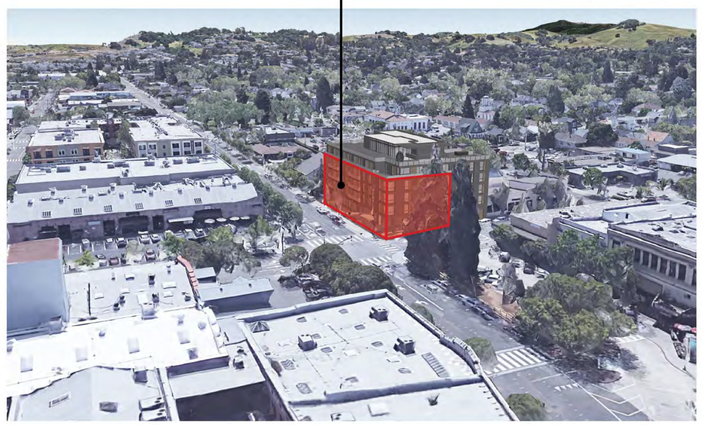
Illustration 2



Separate awnings for each structural bay.



PROPOSED WEAVER HOTEL NORTH ELEVATION



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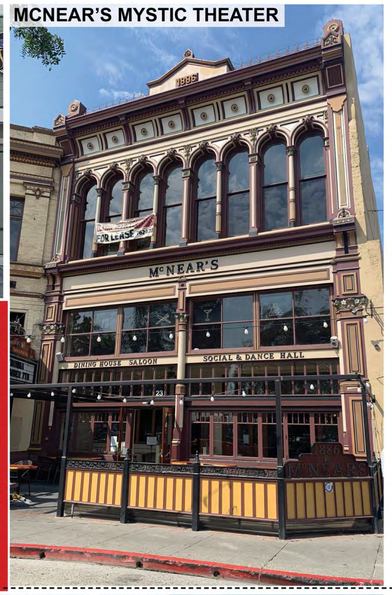
15 WESTERN BUILDING

MCNEAR'S MYSTIC THEATER

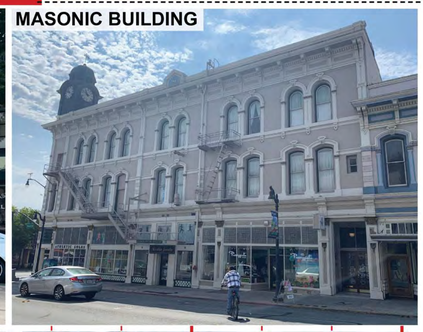


THE WEAVER HOTEL (PROPOSED)

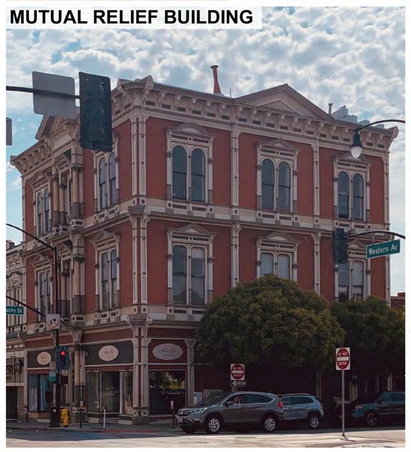
110 PETALUMA BLVD N

5 PETALUMA BLVD S

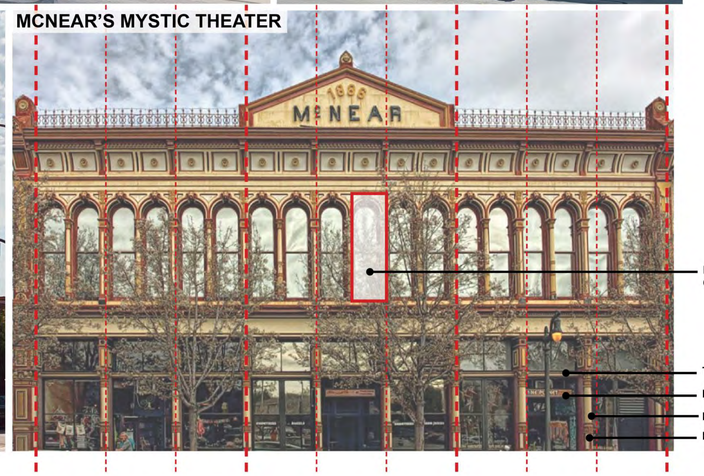
MASONIC BUILDING



MUTUAL RELIEF BUILDING



MCNEAR'S MYSTIC THEATER



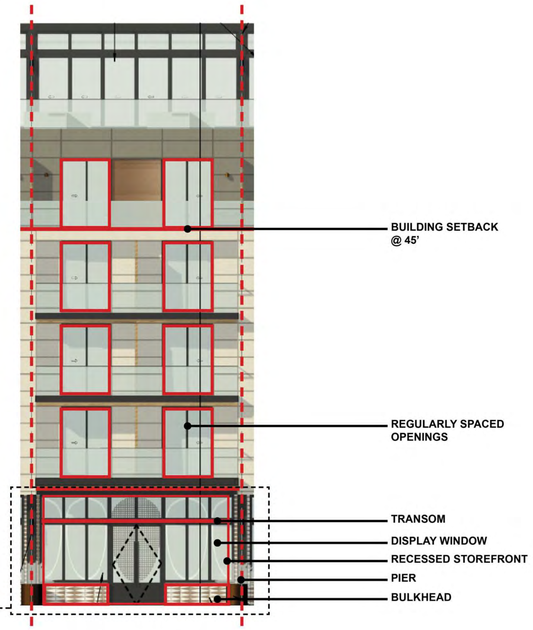
REGULARLY SPACED OPENINGS @ 4:1 RATIO

TRANSOM

DISPLAY WINDOW

RECESSED STOREFRONT

PIER



BUILDING SETBACK @ 45'

REGULARLY SPACED OPENINGS

TRANSOM

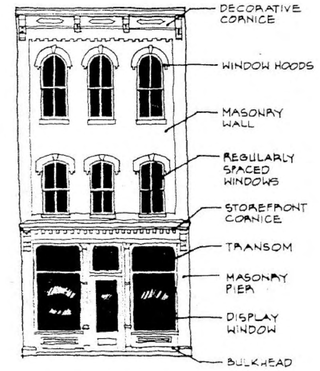
DISPLAY WINDOW

RECESSED STOREFRONT

PIER

BULKHEAD

PROPOSED WEAVER HOTEL PART ELEVATION



DECORATIVE CORNICE

WINDOW HOODS

MASONRY WALL

REGULARLY SPACED WINDOWS

STOREFRONT CORNICE

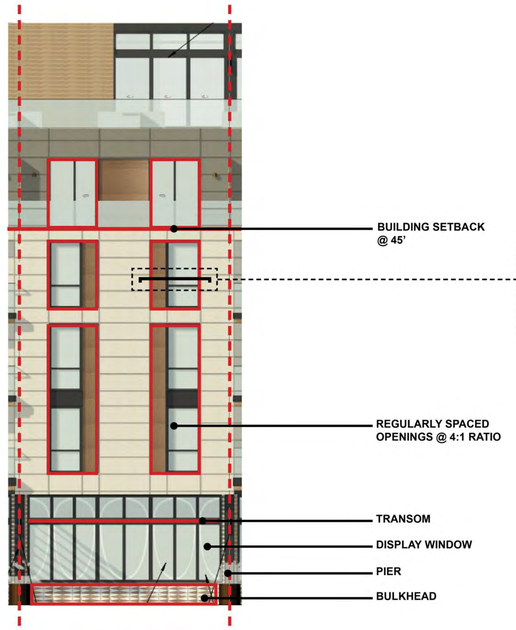
TRANSOM

MASONRY PIER

DISPLAY WINDOW

BULKHEAD

REF: COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES



BUILDING SETBACK @ 45'

REGULARLY SPACED OPENINGS @ 4:1 RATIO

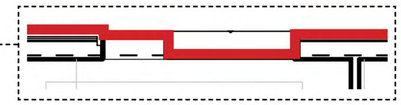
TRANSOM

DISPLAY WINDOW

PIER

BULKHEAD

PROPOSED WEAVER HOTEL PART ELEVATION



ENLARGED PLAN OF RECESSED WINDOW

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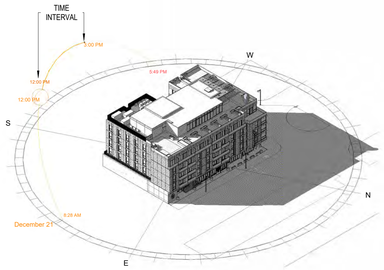

SUN PATH - 21 DEC, 12:00 - 15:00 P.M.

4 SHADOW STUDY @ 15 HRS
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2 SHADOW STUDY 13PM
SCALE: 3/64" = 1'-0"

3 SHADOW STUDY 14PM
SCALE: 3/64" = 1'-0"

1 SHADOW STUDY 12PM
SCALE: 3/64" = 1'-0"

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KEY MAP

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REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

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VIEW ANALYSIS

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621010	PH
ORIGINAL ISSUE	DATE
	09 JUNE 2022

SPAR-A2.6
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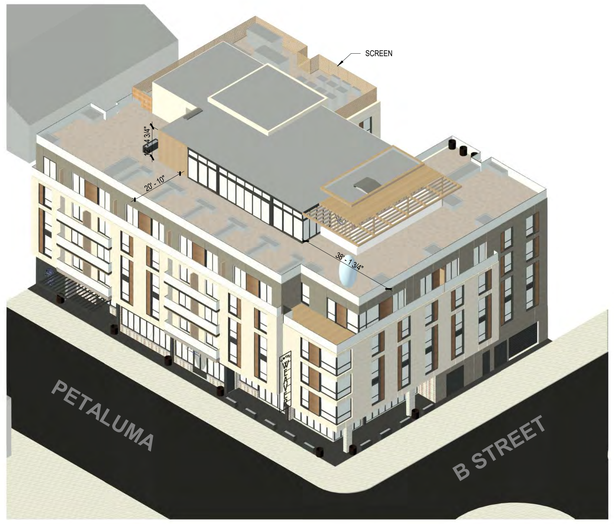
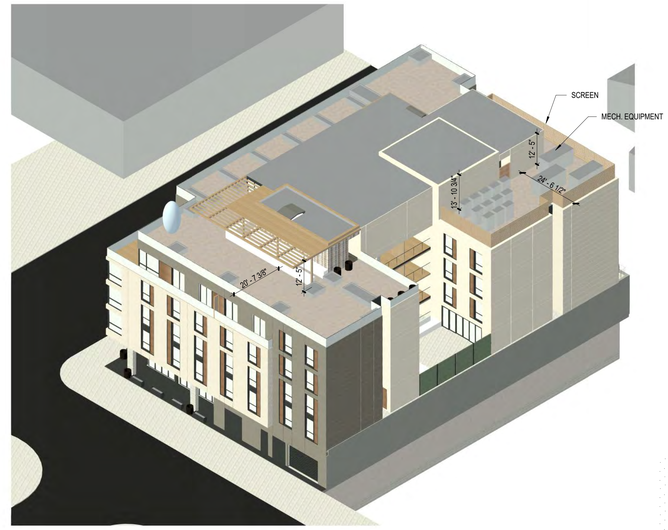
AXONOMETRIC VIEW - PETALUMA BLVD



AXONOMETRIC VIEW- PETALUMA BLVD & B STREET



AXONOMETRIC VIEW - B STREET

2 WEST ELEVATION - CONCEPTUAL MASSING - TO B STREET
SCALE: 1/8" = 1'-0"

1 MAIN ENTRY - NORTH ELEVATION - CONCEPTUAL MASSING - TO PETALUMA BLVD
SCALE: 1/8" = 1'-0"

-4' 0 4' 8' 16'

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ARCHITECTURAL - MASSING ELEVATIONS

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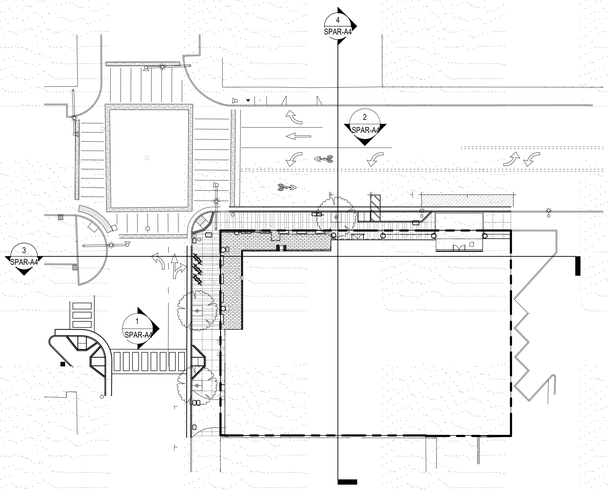
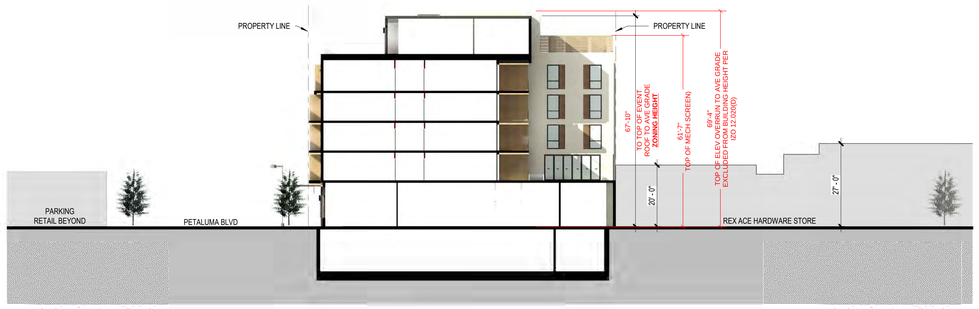
ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

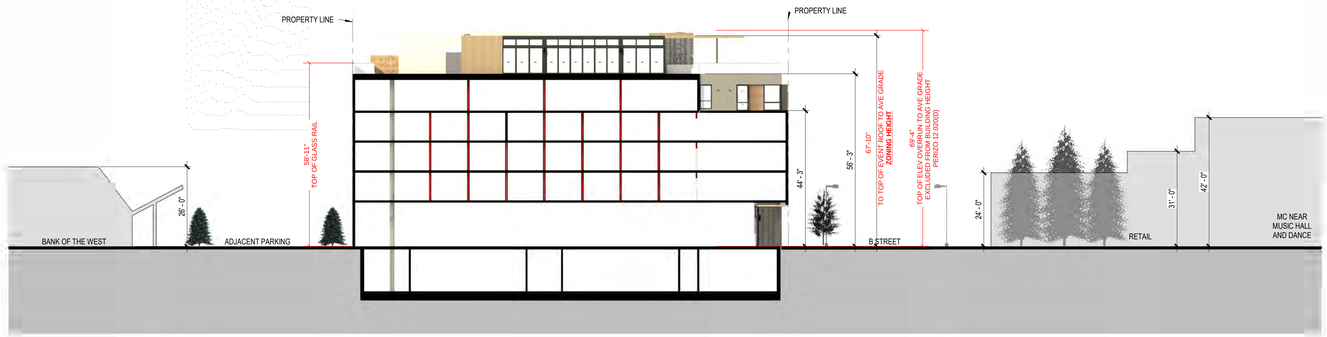
SPAR-A3
SHEET NUMBER



5 KEY PLAN - SITE
SCALE: 1" = 30'-0"



4 SECTION - PETALUMA BLVD
SCALE: 1" = 20'-0"



3 SECTION - B STREET
SCALE: 1" = 20'-0"

2 ELEVATION - PETALUMA STREET MASSING
SCALE: 1" = 20'-0"

1 ELEVATION - B STREET
SCALE: 1" = 20'-0"

-4' 0 4' 8' 16'

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ARCHITECTURAL - SITE ELEVATIONS

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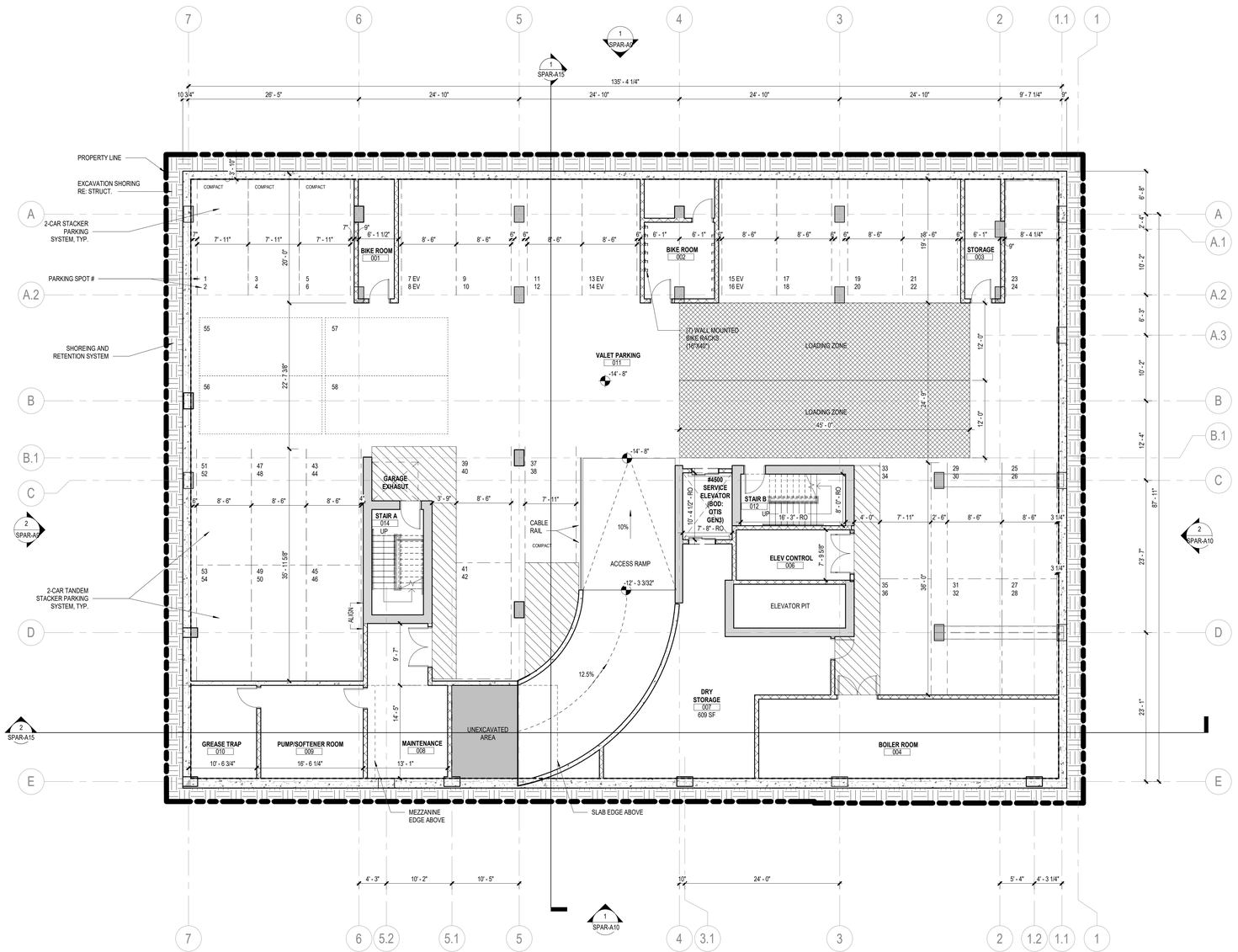

1 FLOOR PLAN - BASEMENT LEVEL

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE A3. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
3. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
5. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
6. REFER TO A6 SERIES FOR ALL PARTITIONS, DOORS, WINDOWS, AND ACCESSORIES.
7. INSTALL APPROPRIATE MANUFACTURED EXPANSION JOINT COVERS AT ALL VISIBLE BUILDING EXPANSION JOINTS. TOP OF COVER OF FLOOR EXPANSION JOINT COVERS TO BE FLUSH WITH TOP OF FINISHED FLOOR.
8. ALL PARTITION DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF COLUMNS AND TO THE DRYWALL FACE.
9. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
10. AT ALL SPANDREL GLASS LOCATIONS, FACE OF INTERIOR WALL TO BE CONTINUOUS WITH ADJACENT WALL.
11. REFER TO A-551 FOR INTERIOR EXPANSION JOINT DETAILS.
12. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT GIVEN IN DETAILING FOR CLARIFICATION REQUIRED.

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01 / A101	MATCH LINE / SHEET REFERENCE
04 21 13.13.A01	KEYED NOTE / KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG / REFER TO PARTITION SCHEDULE
1 / A-301	BUILDING SECTION TAG / WALL SECTION TAG
1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME / 101	ROOM NAME / ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
28	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

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ARCHITECTURAL - FLOOR PLAN - BASEMENT

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ORIGINAL ISSUE	DATE
SPAR APPLICATION	08 APRIL 2022

SPAR-A5
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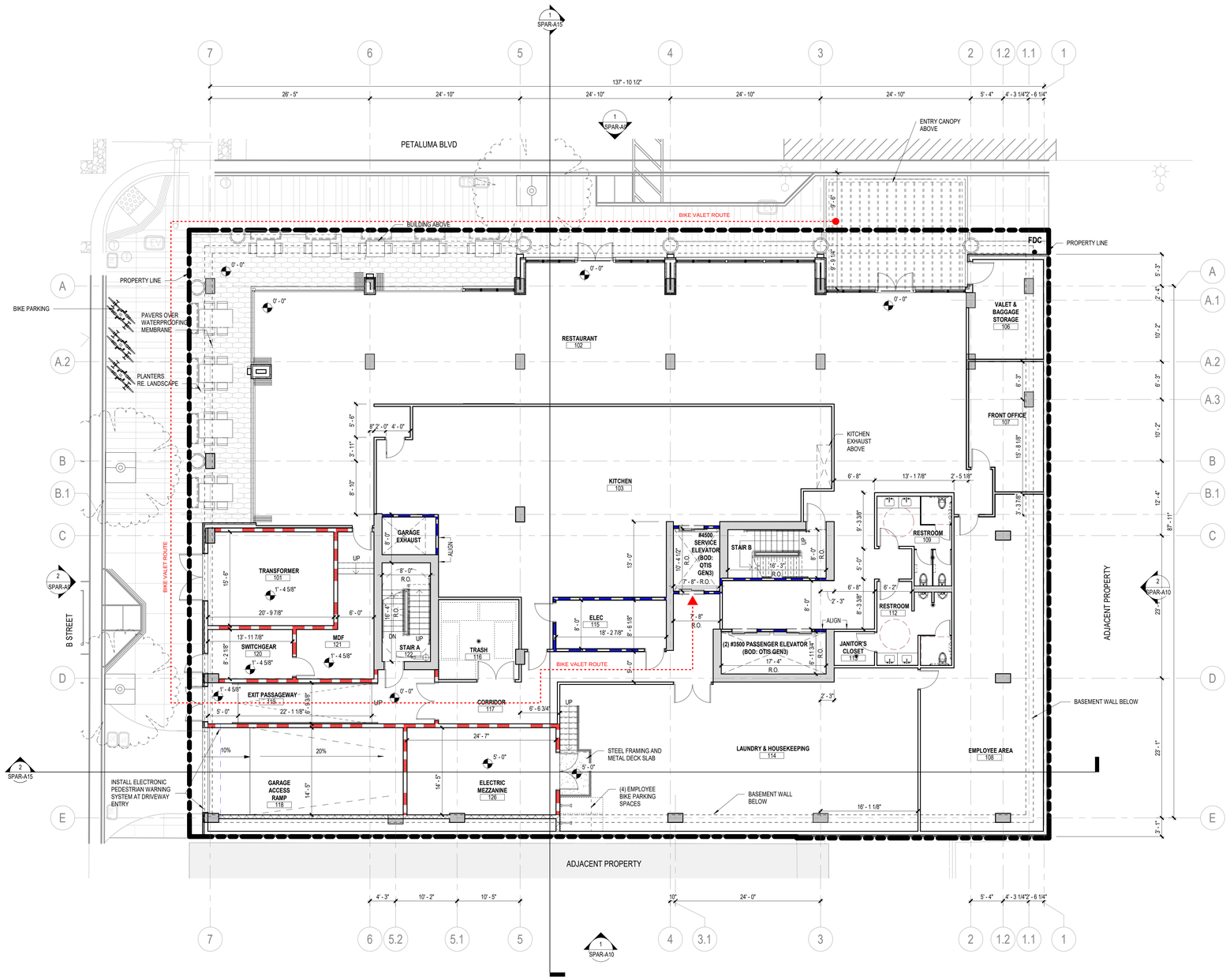

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE A3. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
3. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
5. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
6. REFER TO A6 SERIES FOR ALL PARTITIONS, DOORS, WINDOWS, AND ACCESSORIES.
7. INSTALL APPROPRIATE MANUFACTURED EXPANSION JOINT COVERS AT ALL VISIBLE BUILDING EXPANSION JOINTS. TOP OF COVER OF FLOOR EXPANSION JOINT COVERS TO BE FLUSH WITH TOP OF FINISHED FLOOR.
8. ALL PARTITION DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF COLUMNS AND TO THE DRYWALL FACE.
9. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
10. AT ALL SPANDREL GLASS LOCATIONS, FACE OF INTERIOR WALL TO BE CONTINUOUS WITH ADJACENT WALL.
11. REFER TO A-551 FOR INTERIOR EXPANSION JOINT DETAILS.
12. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT GIVEN IN DETAILING FOR CLARIFICATION REQUIRED.

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01/A101	MATCH LINE / SHEET REFERENCE
04 21 13.13.A01	KEYED NOTE / KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG / REFER TO PARTITION SCHEDULE
1 / A-301	BUILDING SECTION TAG / WALL SECTION TAG
1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME 101	ROOM NAME / ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
26	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

-4' 0 4' 8' 16'

TRUE NORTH

1 **FLOOR PLAN - LEVEL 01**
SCALE: 1/8" = 1'-0"

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ARCHITECTURAL - FLOOR PLAN - LEVEL 01

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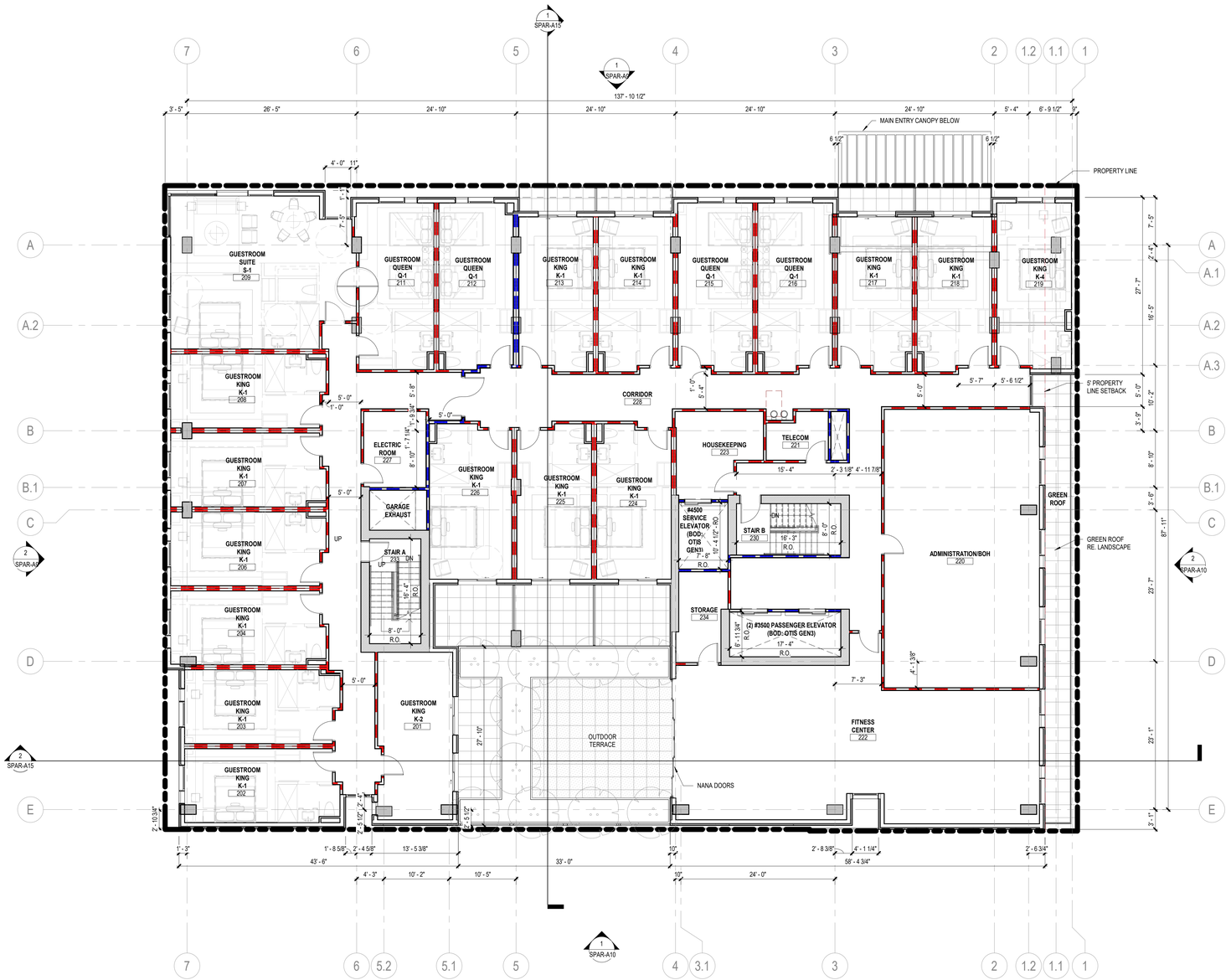
SPAR-A6
SHEET NUMBER



FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE A3. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
3. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
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SYMBOL	DESCRIPTION
MATCHLINE / REF 01/A101	MATCH LINE / SHEET REFERENCE
04 21 13.A01	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
1 / A-301	BUILDING SECTION TAG WALL SECTION TAG
1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
20	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

1 **FLOOR PLAN - LEVEL 02**
SCALE: 1/8" = 1'-0"

-4' 0 4' 8' 16'

TRUE NORTH

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ARCHITECTURAL - FLOOR PLAN - LEVEL 02

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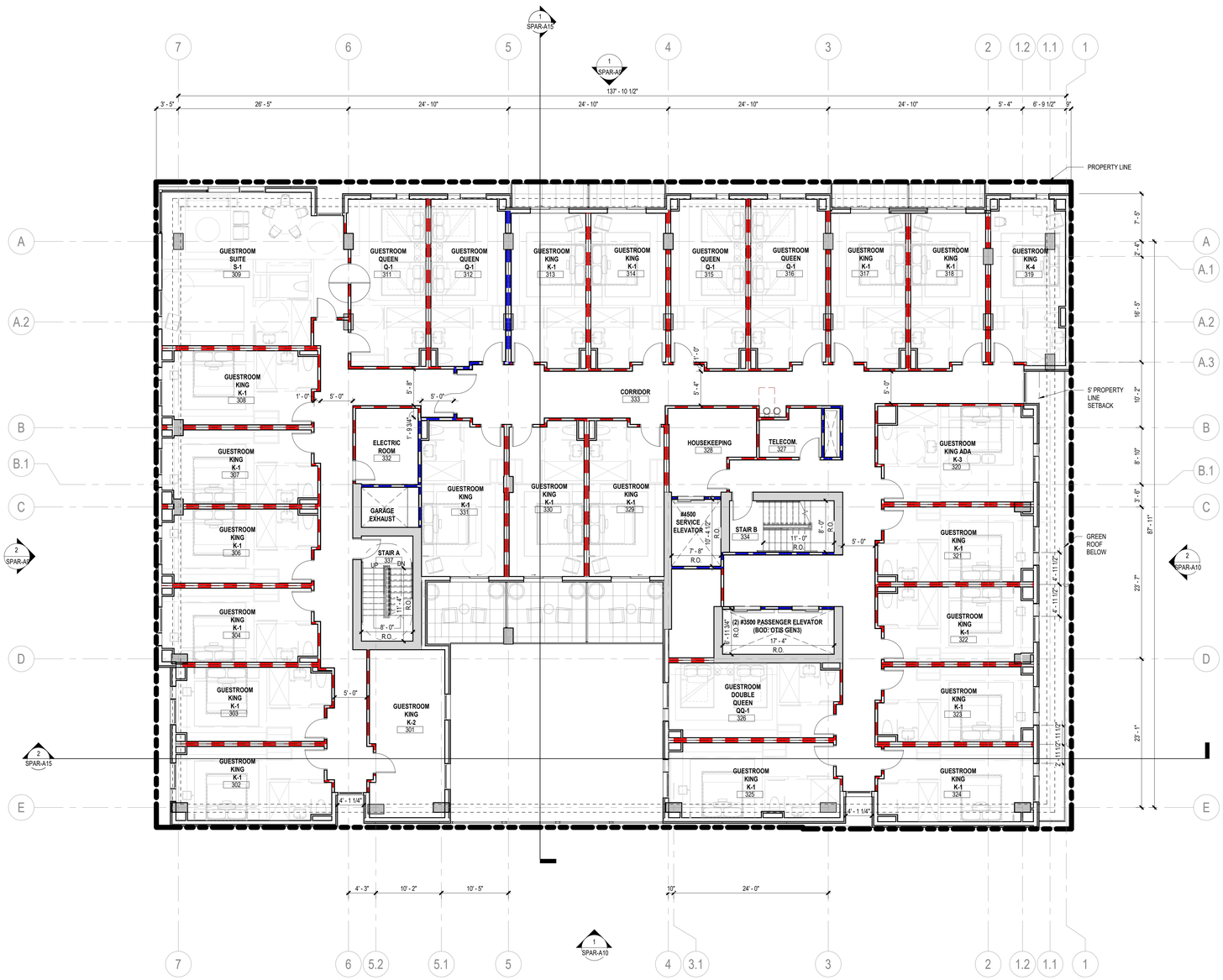

1 **FLOOR PLAN - LEVEL 03**
SCALE: 1/8" = 1'-0"

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1. ALL UNMARKED PARTITIONS ARE TYPE A3. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
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4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
5. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
6. REFER TO A6 SERIES FOR ALL PARTITIONS, DOORS, WINDOWS, AND ACCESSORIES.
7. INSTALL APPROPRIATE MANUFACTURED EXPANSION JOINT COVERS AT ALL VISIBLE BUILDING EXPANSION JOINTS. TOP OF COVER OF FLOOR EXPANSION JOINT COVERS TO BE FLUSH WITH TOP OF FINISHED FLOOR.
8. ALL PARTITION DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF COLUMNS AND TO THE DRYWALL FACE.
9. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
10. AT ALL SPANDREL GLASS LOCATIONS, FACE OF INTERIOR WALL TO BE CONTINUOUS WITH ADJACENT WALL.
11. REFER TO A-551 FOR INTERIOR EXPANSION JOINT DETAILS.
12. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT GIVEN IN DETAILING FOR CLARIFICATION REQUIRED.

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01 / A101	MATCH LINE SHEET REFERENCE
04 21 13.13.A01	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
1 / A-301	BUILDING SECTION TAG WALL SECTION TAG
1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
	SMOKE PARTITION 1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 1-HOUR FIRE-RATED SMOKE BARRIER 2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 2-HOUR FIRE-RATED SMOKE BARRIER 3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
20	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

-4' 0 4' 8' 16'

TRUE NORTH

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REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW
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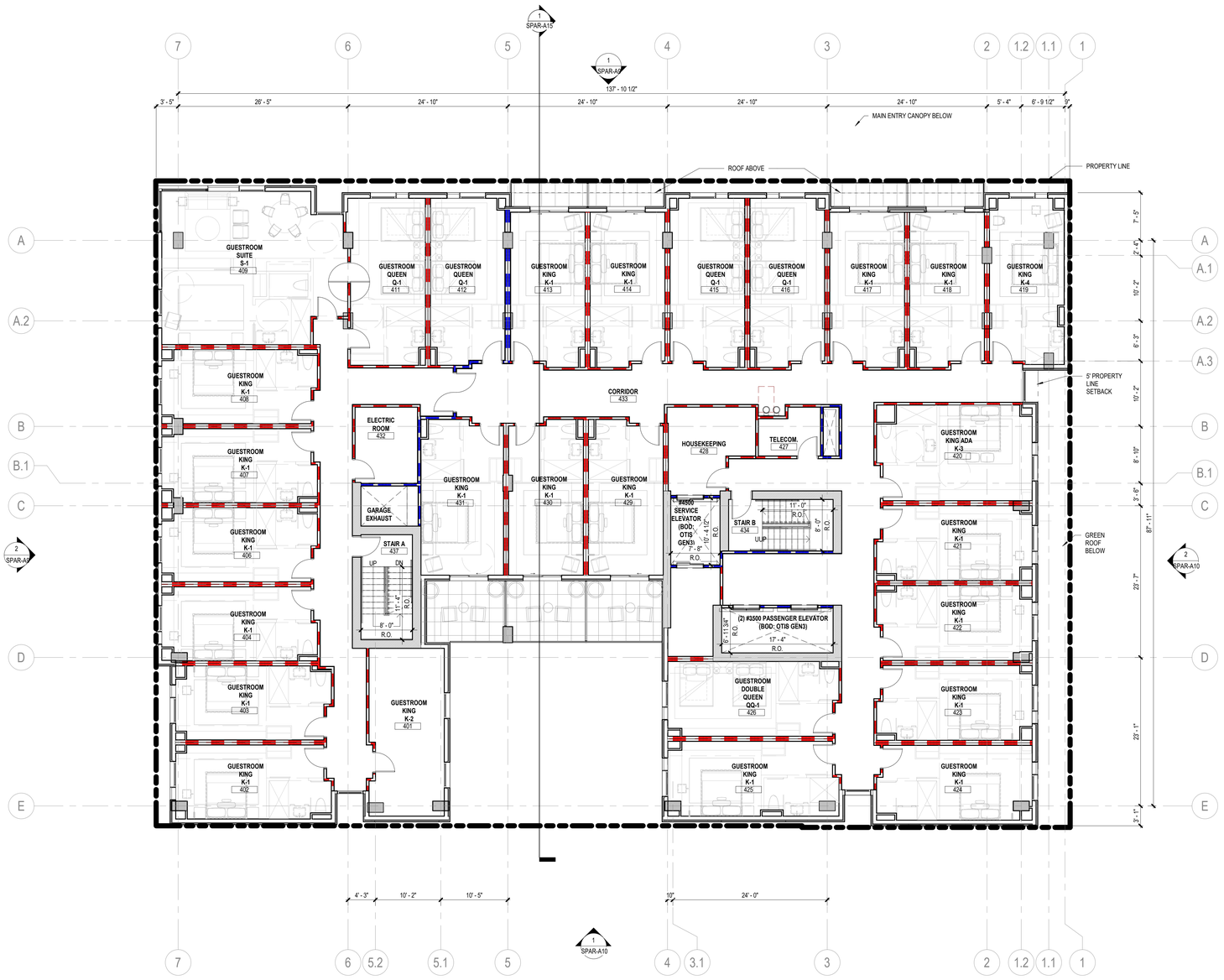
ARCHITECTURAL - FLOOR PLAN - LEVEL 03

DRAWN BY: Author	CHECKED BY: Checker
PROJECT NUMBER: 621010	PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A6.2
SHEET NUMBER



1 FLOOR PLAN - LEVEL 04

SCALE: 1/8" = 1'-0"

-4' 0 4' 8' 16'

TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE A3. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
3. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
5. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
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11. REFER TO A-551 FOR INTERIOR EXPANSION JOINT DETAILS.
12. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT GIVEN IN DETAILING FOR CLARIFICATION REQUIRED.

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1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME 101	ROOM NAME / ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

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1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

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ARCHITECTURAL - FLOOR PLAN - LEVEL 04

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Author	Checker
PROJECT NUMBER	PROJECT ABBREVIATION
621010	PH
ORIGINAL ISSUE	DATE
SPAR APPLICATION	08 APRIL 2022

SPAR-A6.3
SHEET NUMBER

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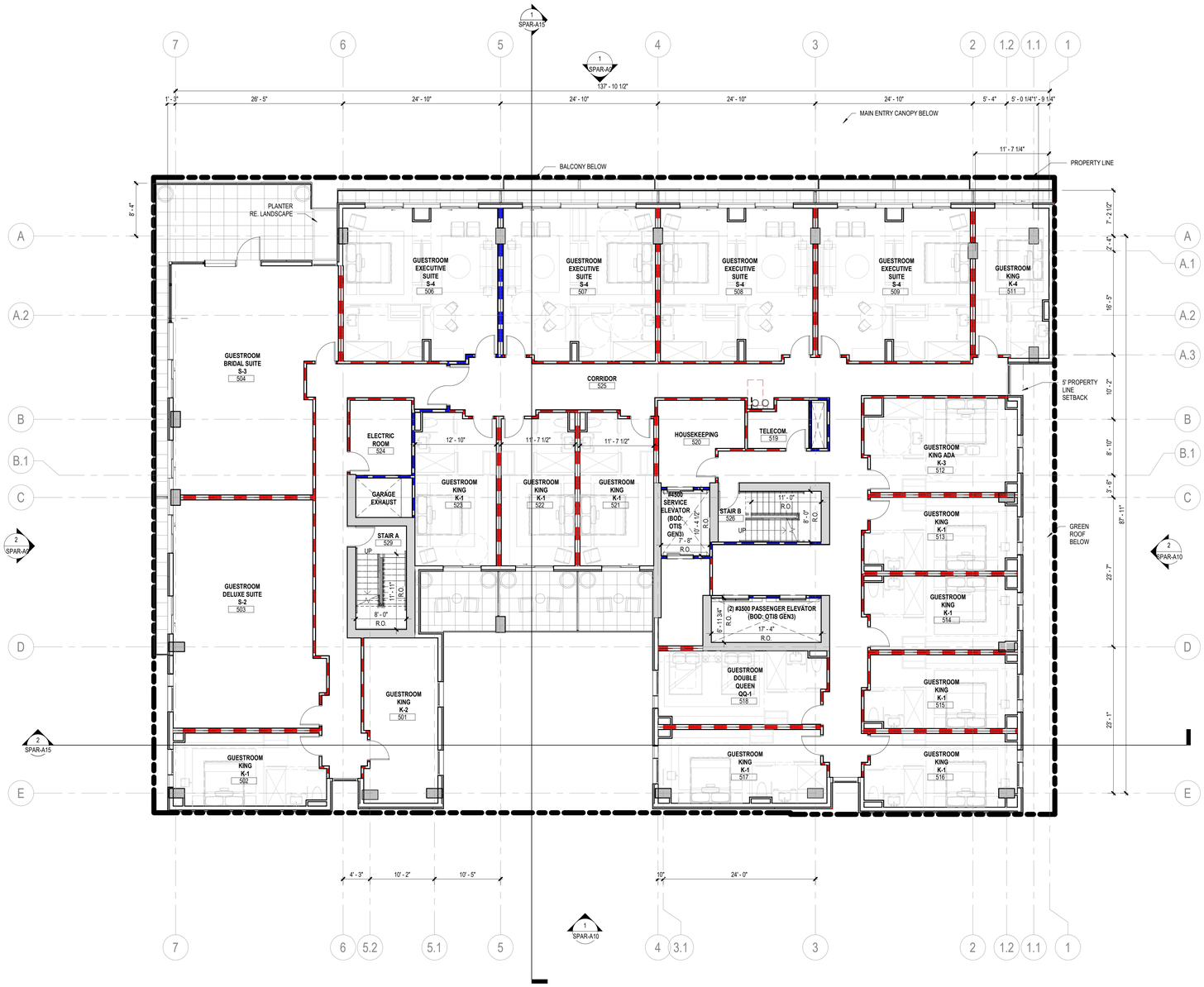

1 **FLOOR PLAN - LEVEL 05**
SCALE: 1/8" = 1'-0"

-4' 0 4' 8' 16'

TRUE NORTH

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1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME 101	ROOM NAME / ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
28	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

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1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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ARCHITECTURAL - FLOOR PLAN - LEVEL 05

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Author	Checker
PROJECT NUMBER	PROJECT ABBREVIATION
621010	PH
ORIGINAL ISSUE	DATE
SPAR APPLICATION	08 APRIL 2022

SPAR-A6.4
SHEET NUMBER

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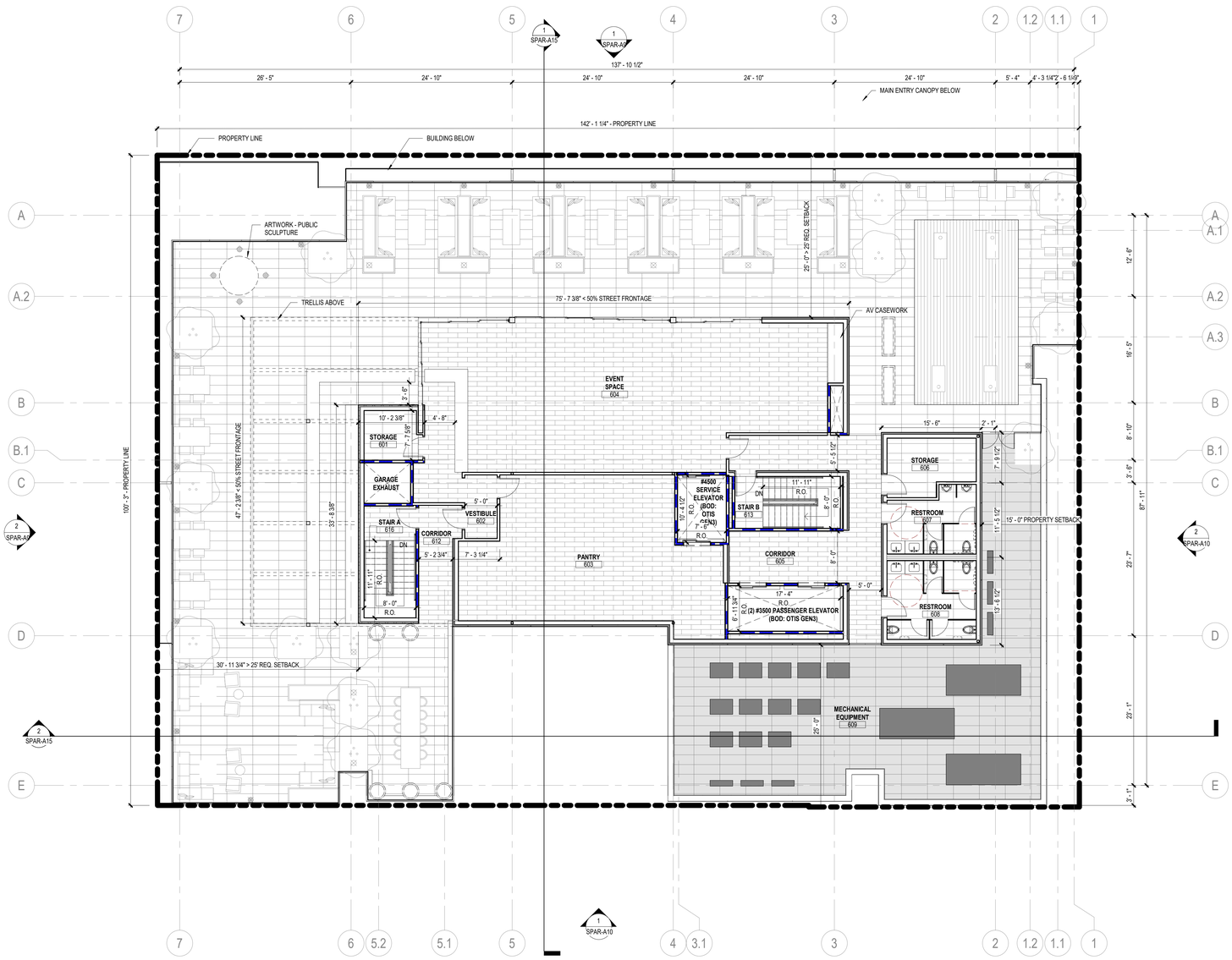

FLOOR PLAN GENERAL NOTES

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1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
	SMOKE PARTITION
	1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	1-HOUR FIRE-RATED SMOKE BARRIER
	2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	2-HOUR FIRE-RATED SMOKE BARRIER
	3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
08	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

TRUE NORTH

-4' 0 4' 8' 16'

1 **FLOOR PLAN - ROOFTOP PLAN**
SCALE: 1/8" = 1'-0"

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REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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ARCHITECTURAL - FLOOR PLAN - ROOFTOP LEVEL

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Author	Checker
PROJECT NUMBER	PROJECT ABBREVIATION
621010	PH
ORIGINAL ISSUE	DATE
SPAR APPLICATION	08 APRIL 2022

SPAR-A7
SHEET NUMBER

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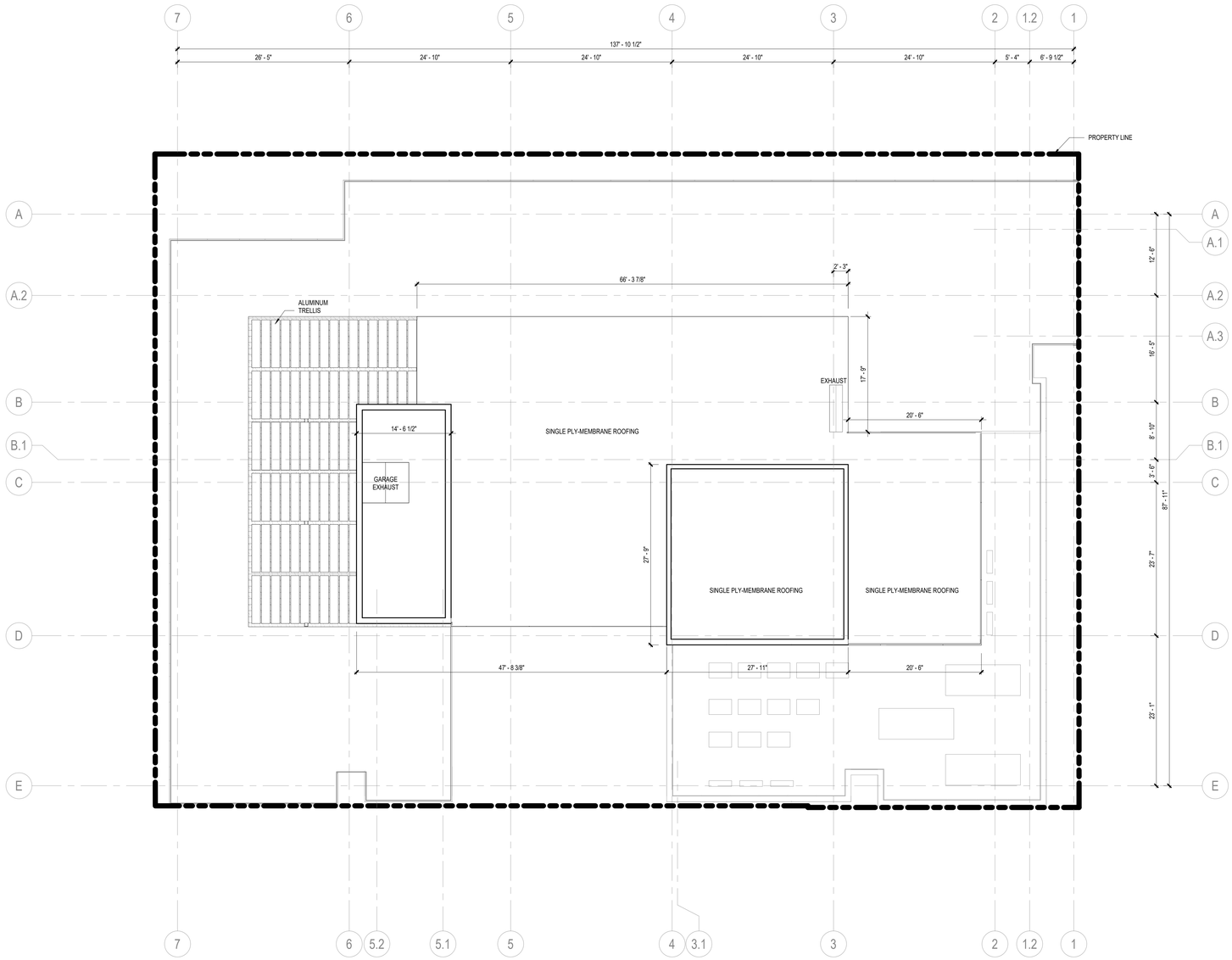

1 **TOP OF ROOF**
SCALE: 1/8" = 1'-0"

4' 0 4' 8' 16'

TRUE NORTH

FILE PATH: C:\Users\vgonzalez\OneDrive - Page\Documentos\621010-A-Petaluma-R21-CENTRAL_vgonzalez27L75.rvt
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DATE STAMP: 6/24/2022 1:09:01 PM

FLOOR PLAN GENERAL NOTES

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	2-HOUR FIRE-RATED SMOKE BARRIER
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	SHEAR WALL -RE: STRUCT
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
03	NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS
A	COLUMN GRID DESIGNATIONS

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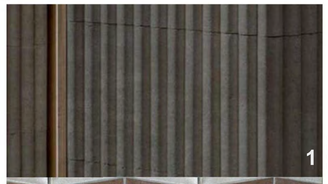
ARCHITECTURAL - ROOF PLAN

DRAWN BY: Author	CHECKED BY: Checker
PROJECT NUMBER: 621010	PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A8
SHEET NUMBER



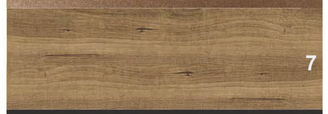
1 CLADDING - DECORATIVE TILE 01 - DIMENSIONAL CONCRETE TILE DARK GRAY
LOCATION: LEVEL 1 EXTERIOR FINISH

2 CLADDING - DECORATIVE TILE 02- DIMENSIONAL ANGLED TRIANGLE TILE - TWO TONE
LOCATION: LEVEL 1 EXTERIOR FINISH - BELOW STOREFRONT

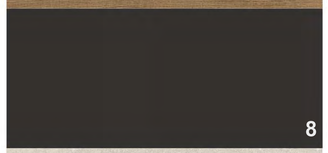
3 CLADDING - PORCELANOSA MAKER ROPE
LOCATION: GENERAL MASS EXTERIOR FINISH

4 CLADDING - PORCELANOSA MAKER SMOKE
LOCATION: TOP MASS (LEVEL 05) EXTERIOR FINISH

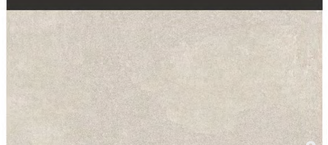
6 CUSTOM CUT METAL PANEL - BRONZe
LOCATION: PANEL NEXT TO TYP. WINDOWS AND BALCONY DIVIDERS



7 CLADDING - PORCELANOSA MANHATTAN COGNAC
LOCATION: BALCONY SOFFIT

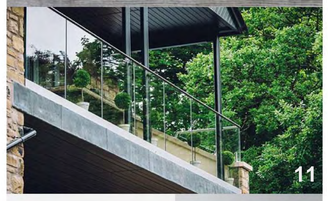


8 METAL - DARK BROZE
LOCATION: ALL METAL FRAMES

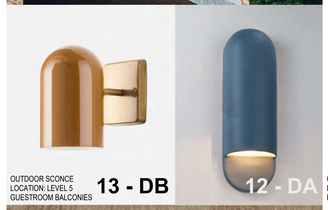


9 STUCCO - COLOR TO MATCH PORCELANOSA MAKER ROPE
LOCATION: SOUTH ELEVATION

10 BOARD FORMED CONCRETE COLUMNS
LOCATION: LEVEL 01
EXPOSED COLUMNS

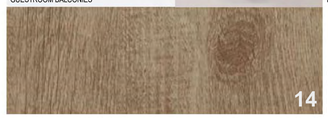


11 RAILING - STRUCTURAL GLASS
LOCATION: ALL RAILINGS



OUTDOOR SCONCE
LOCATION: LEVEL 5
GUESTROOM BALCONIES
13 - DB

12 - DA OUTDOOR SCONCE
LOCATION: LEVEL 1
RESTAURANT



14 CLADDING - ALUMINUM WOODGRAIN
KNOTWOOD DRIFTWOOD
LOCATION: EXTERIOR
ROOFTOP WALL FINISH

2 **ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

1 **ELEVATION - MAIN ENTRY - NORTH**
SCALE: 1/8" = 1'-0"

-4' 0 4' 8' 16'

EXTERIOR GENERAL NOTES

1. FOR ALL EXTERIOR MATERALS SEE MATERIALS BOARD.

2. ALL MATERIALS NEED TO BE APPROVED.

NOTE: FLOOR DIMENSIONS ARE FROM 1ST FLOOR TOP OF SLAB AND NOT AVE GRADE

KEYED NOTES

NUMBER	DESCRIPTION

WINDOW TYPE LEYEND

TYPE 01: FIXED WINDOWS

TYPE 02: STRORERFRONT.

TYPE 03: STACKING OPERABLE PANELS IN STOREFRONT.

TYPE 04: SLIDING OPERABLE PANELS IN STOREFRONT.

TYPE 05: FULL HEIGHT ONE SLIDING PANEL.

TYPE 06: SLIDING OPERABLE WALL.

*ALL WINDOWS TO BE IN CLEAR GLASS AND DARK BRONZE METAL.

EXTERIOR ELEVATION LEGEND

1. CLADDING - DECORATIVE TILE 01 - DIMENSIONAL CONCRETE TILE - DARK GRAY.
2. CLADDING - DECORATIVE TILE 02 - DIMENSIONAL ANGLED TRIANGLE TILE - TWO TONE.
3. CLADDING - PORCELANOSA - MAKER ROPE.
4. CLADDING - PORCELANOSA - MAKER SMOKE.
5. GLASS - CLEAR.
6. CUSTOM CUT METAL PANEL - BRONZE.
7. CLADDING - PORCELANOSA MANHATTAN COGNAC.
8. METAL - DARK BRONZE.
9. STUCCO - COLOR TO MATCH PORCELANOSA MAKER ROPE.
10. BOARD FORMED CONCRETE COLUMNS.
11. RAILING - STRUCTURAL GLASS.
12. DA - LIGHTING FIXTURE SCONCE - BLUE RENZO
13. DB - LIGHTING FIXTURE OUTDOOR SCONCE.
14. CLADDING - ALUMINUM WOODGRAIN.

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1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

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ARCHITECTURAL - EXTERIOR ELEVATIONS

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PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: SPAR APPLICATION
DATE: 08 APRIL 2022

SPAR-A9
SHEET NUMBER

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1 CLADDING - DECORATIVE TILE 01 - DIMENSIONAL CONCRETE TILE DARK GRAY
LOCATION: LEVEL 1 EXTERIOR FINISH

2 CLADDING - DECORATIVE TILE 02- DIMENSIONAL ANGLED TRIANGLE TILE - TWO TONE
LOCATION: LEVEL 1 EXTERIOR FINISH - BELOW STOREFRONT

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LOCATION: TOP MASS (LEVEL 05) EXTERIOR FINISH

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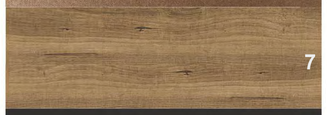
LOCATION: PANEL NEXT TO TYP. WINDOWS AND BALCONY DIVIDERS



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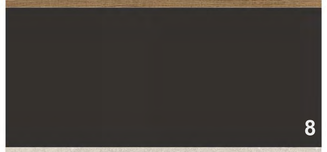
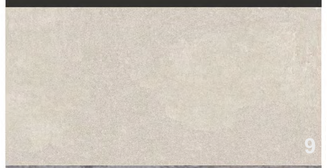
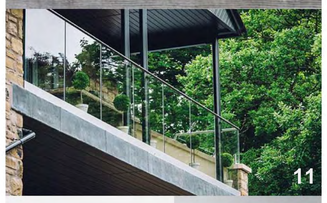


8 METAL - DARK BROZE
LOCATION: ALL METAL FRAMES

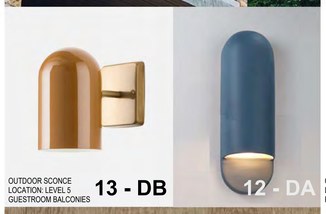


9 STUCCO - COLOR TO MATCH PORCELANOSA MAKER ROPE
LOCATION: SOUTH ELEVATION

10 BOARD FORMED CONCRETE COLUMNS
LOCATION: LEVEL 01 EXPOSED COLUMNS



11 RAILING - STRUCTURAL GLASS
LOCATION: ALL RAILINGS



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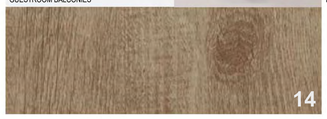
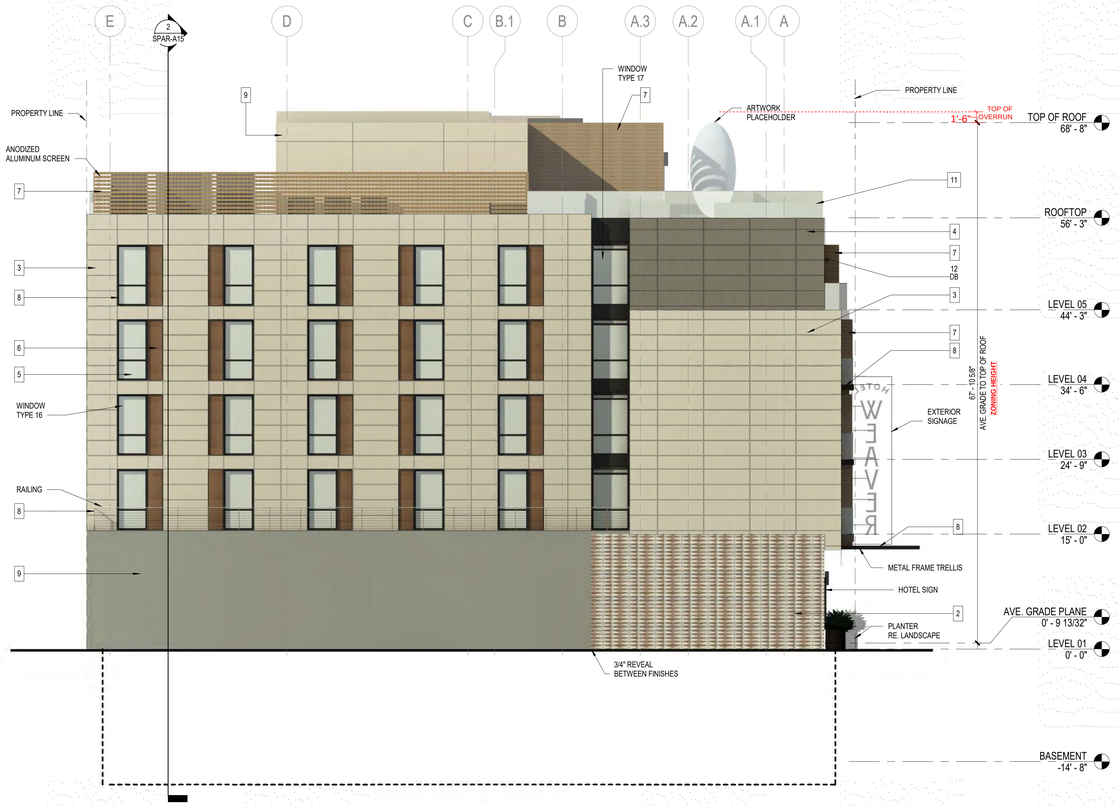
LOCATION: LEVEL 5
GUESTROOM BALCONIES
13 - DB

12 - DA OUTDOOR SCONCE
LOCATION: LEVEL 1
RESTAURANT



14 CLADDING - ALUMINUM WOODGRAIN
KNOTWOOD DRIFTWOOD
LOCATION: EXTERIOR ROOFTOP WALL FINISH



2 ARCHITECTURAL - EAST ELEVATIONS
SCALE: 1/8" = 1'-0"

1 ARCHITECTURAL - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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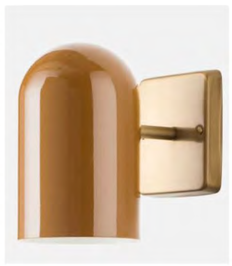
CLADDING - PORCELANOSA MAKER ROPE

CLADDING - PORCELANOSA MANHATTAN COGNAC

CUSTOM CUT METAL PANEL - BRONZE

METAL - DARK BROZE

BOARD FORMED CONCRETE COLUMNS



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SPAR-A11
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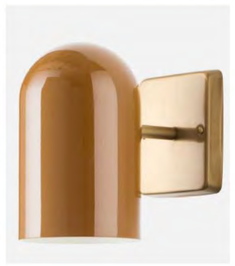
CUSTOM CUT METAL PANEL - BRONZE

METAL - DARK BROZE

BOARD FORMED CONCRETE COLUMNS



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ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A13
SHEET NUMBER

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ORIGINAL ISSUE: SPAR APPLICATION	DATE: 08 APRIL 2022

SPAR-A14
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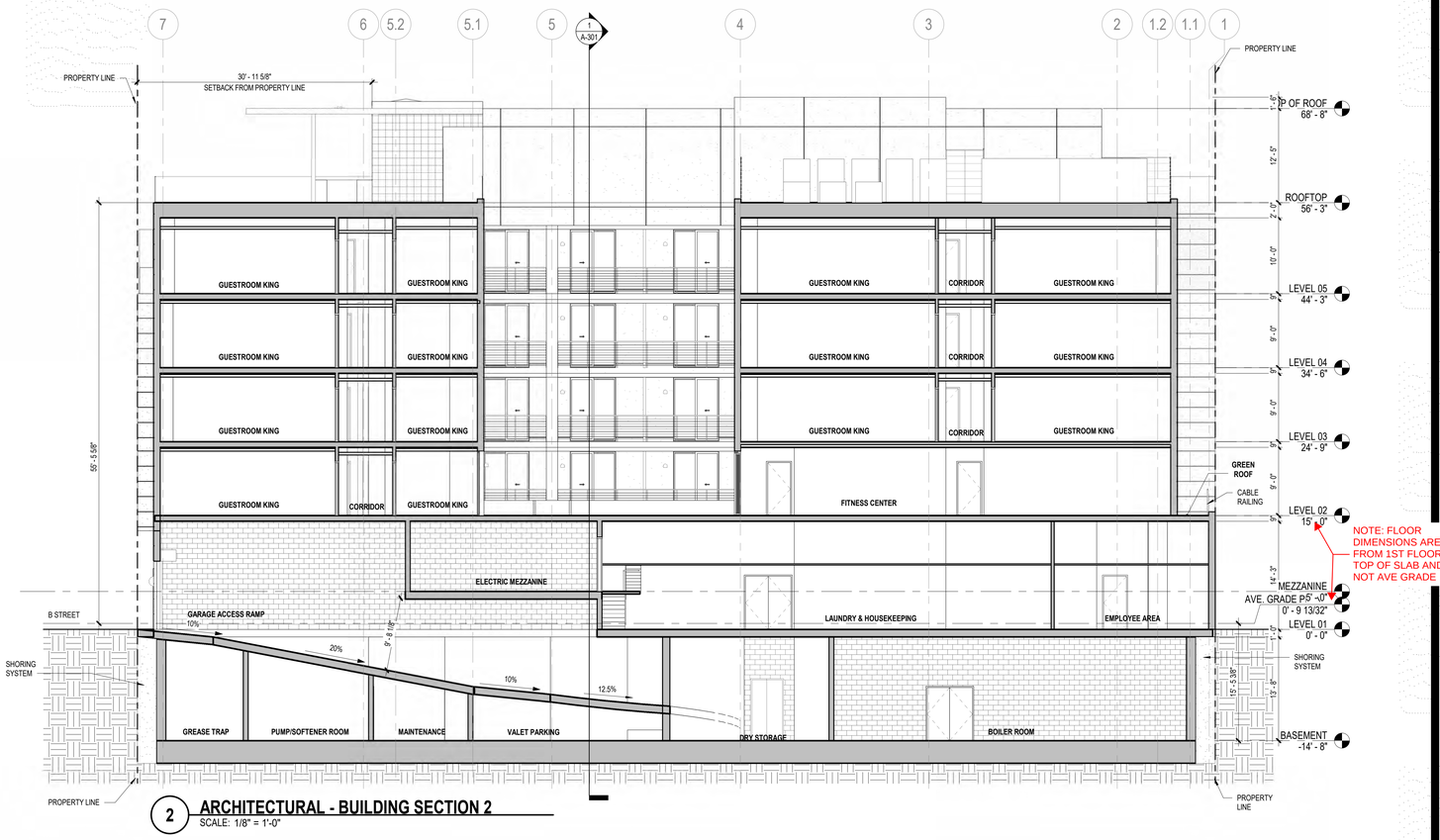

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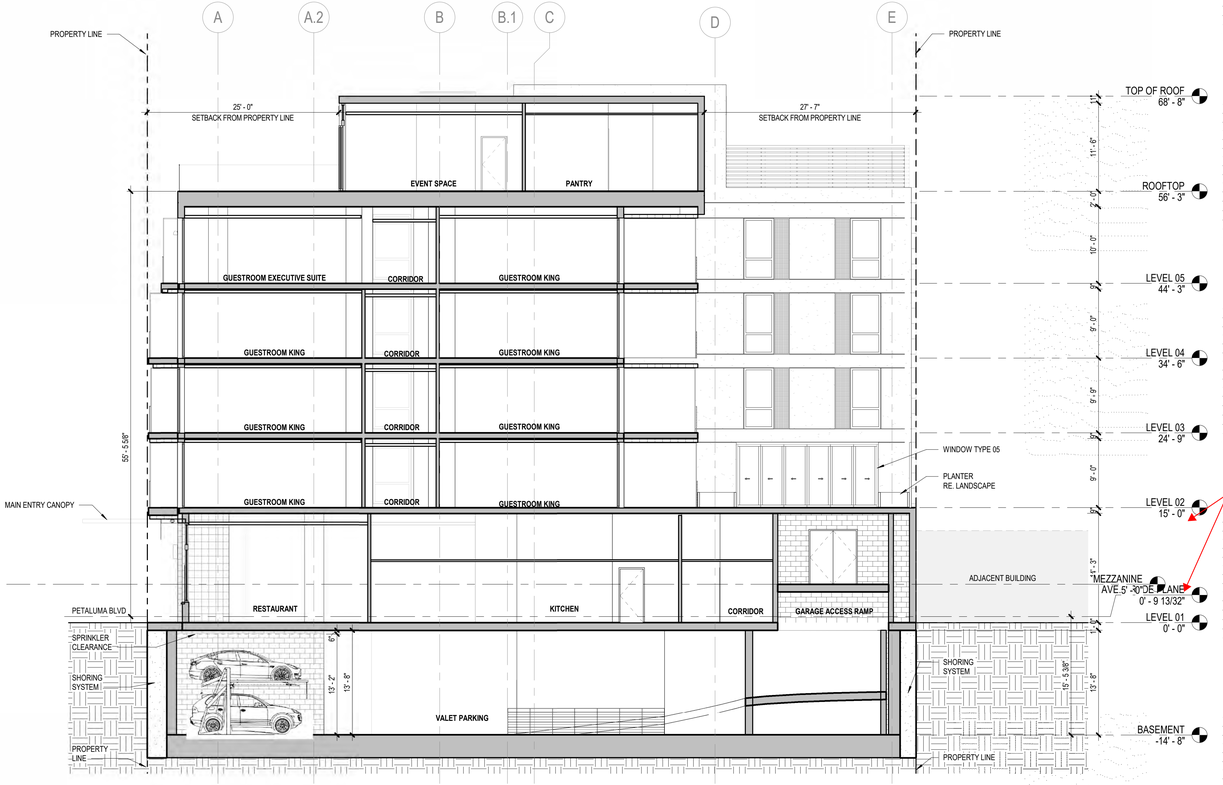

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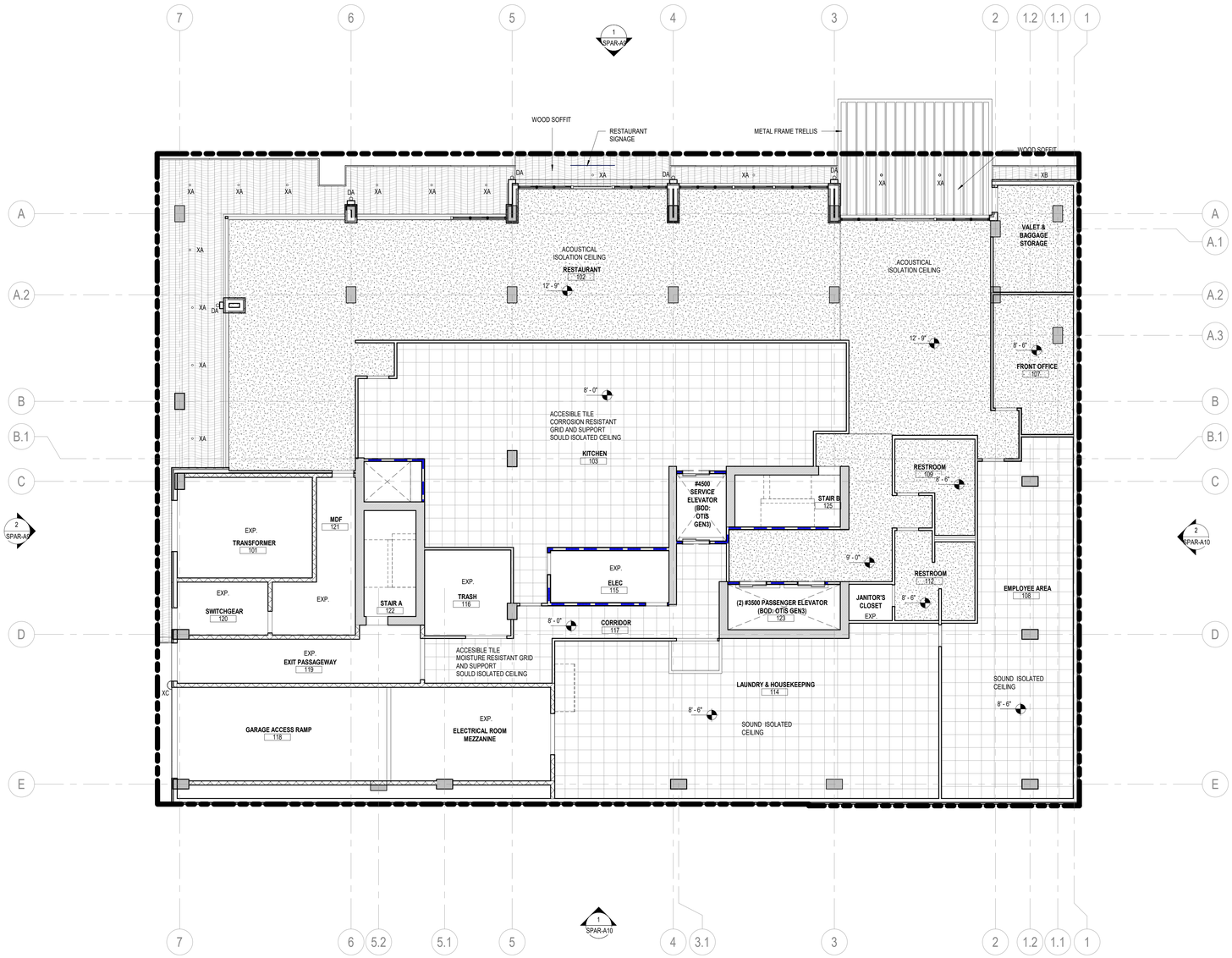

CEILING PLAN GENERAL NOTES

1. ALL CEILINGS HEIGHTS IN "CORRIDORS/HALLS" SHALL BE 9'-0" AFF UNLESS NOTED OTHERWISE.
2. ALL ACOUSTICAL CEILING GRIDS TO BE CENTERED WITHIN ROOM UNLESS NOTED OTHERWISE.
3. ALL CORRIDOR ACOUSTICAL CEILING GRIDS TO BE CENTERED WITHIN THE CORRIDOR, UNLESS NOTED OTHERWISE.
4. ALL 'CAN' LIGHT FIXTURES TO BE CENTERED WITHIN ACOUSTICAL CEILING TILES.
5. ALL 'CAN' LIGHT FIXTURES IN TOILET ROOMS TO BE CENTERED.
6. ALL GYP. BOARD FURRDOWN TO BE 7'-2" AFF; REFER TO A-2 SERIES FOR INTERIOR ELEVATIONS.
7. PROVIDE CONTINUOUS R19 BATT INSULATION ABOVE PARKING AREA CEILING EXCEPT AT LOCATIONS DESIGNATED "INSULATED CEILING TILES".
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KEYED NOTES

NUMBER	DESCRIPTION

EXTERIOR CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	XA - EXTERIOR DOWNLIGHT
	XB - EXTERIOR WALL WASHER
	XC - EXTERIOR EGRESS SCONCE
	DA - EXTERIOR SCONCE A
	DB - EXTERIOR SCONCE B
	DC - LINEAR LIGHTING

TRUE NORTH

-4' 0 4' 8' 16'

1 REFLECTED CEILING PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

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SHEET NUMBER

1 REFLECTED CEILING PLAN - LEVEL 02
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TRUE NORTH

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CEILING PLAN GENERAL NOTES

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KEYED NOTES

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	DA - EXTERIOR SCONCE A
	DB - EXTERIOR SCONCE B
	DC - LINEAR LIGHTING

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SPAR-A16.1
SHEET NUMBER

1 **REFLECTED CEILING PLAN - LEVEL 03**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

TRUE NORTH

CEILING PLAN GENERAL NOTES

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KEYED NOTES

NUMBER	DESCRIPTION

EXTERIOR CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
o	XA - EXTERIOR DOWNLIGHT
○	XB - EXTERIOR WALL WASHER
D	XC - EXTERIOR EGRESS SCONCE
♀	DA - EXTERIOR SCONCE A
♀	DB - EXTERIOR SCONCE B
- - - - -	DC - LINEAR LIGHTING

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CEILING PLAN GENERAL NOTES

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	XC - EXTERIOR EGRESS SCONCE
	DA - EXTERIOR SCONCE A
	DB - EXTERIOR SCONCE B
	DC - LINEAR LIGHTING

0' 4' 8' 16' 32'

TRUE NORTH

1 REFLECTED CEILING PLAN - LEVEL 04

SCALE: 1/8" = 1'-0"

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SPAR-A16.3
SHEET NUMBER

1 **REFLECTED CEILING PLAN - LEVEL 05**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

TRUE NORTH

CEILING PLAN GENERAL NOTES

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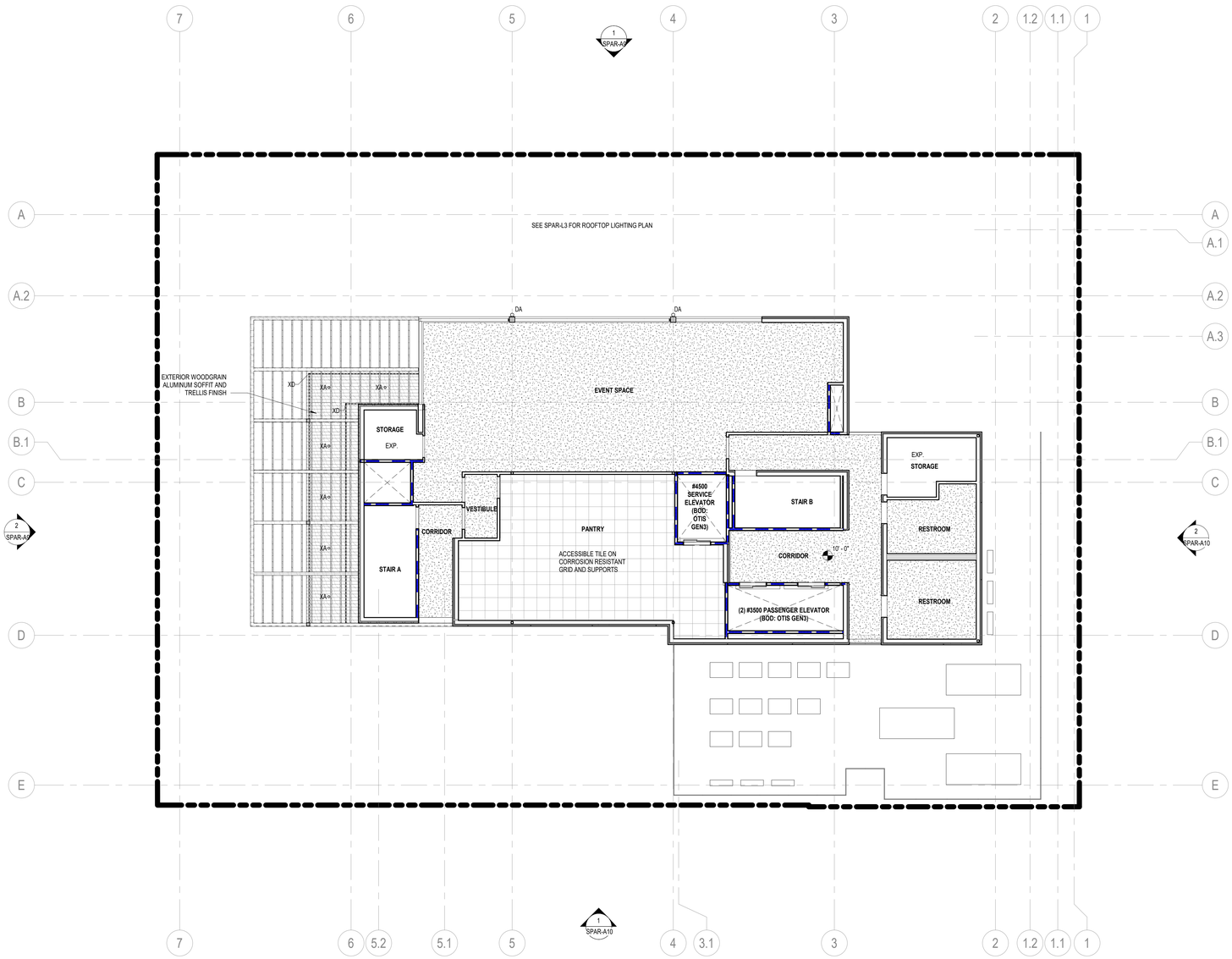

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858 454 6909

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Irvine, CA
92614
949 369 1161

EKN Petaluma LLC
HOTEL WEAVER
2 Petaluma Blvd South
Petaluma, California

REVISION HISTORY

1	SPAR REVISION	24 JUN 2022

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

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ARCHITECTURAL - REFLECTED CEILING PLAN - ROOFTOP LEVEL

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621010	PH
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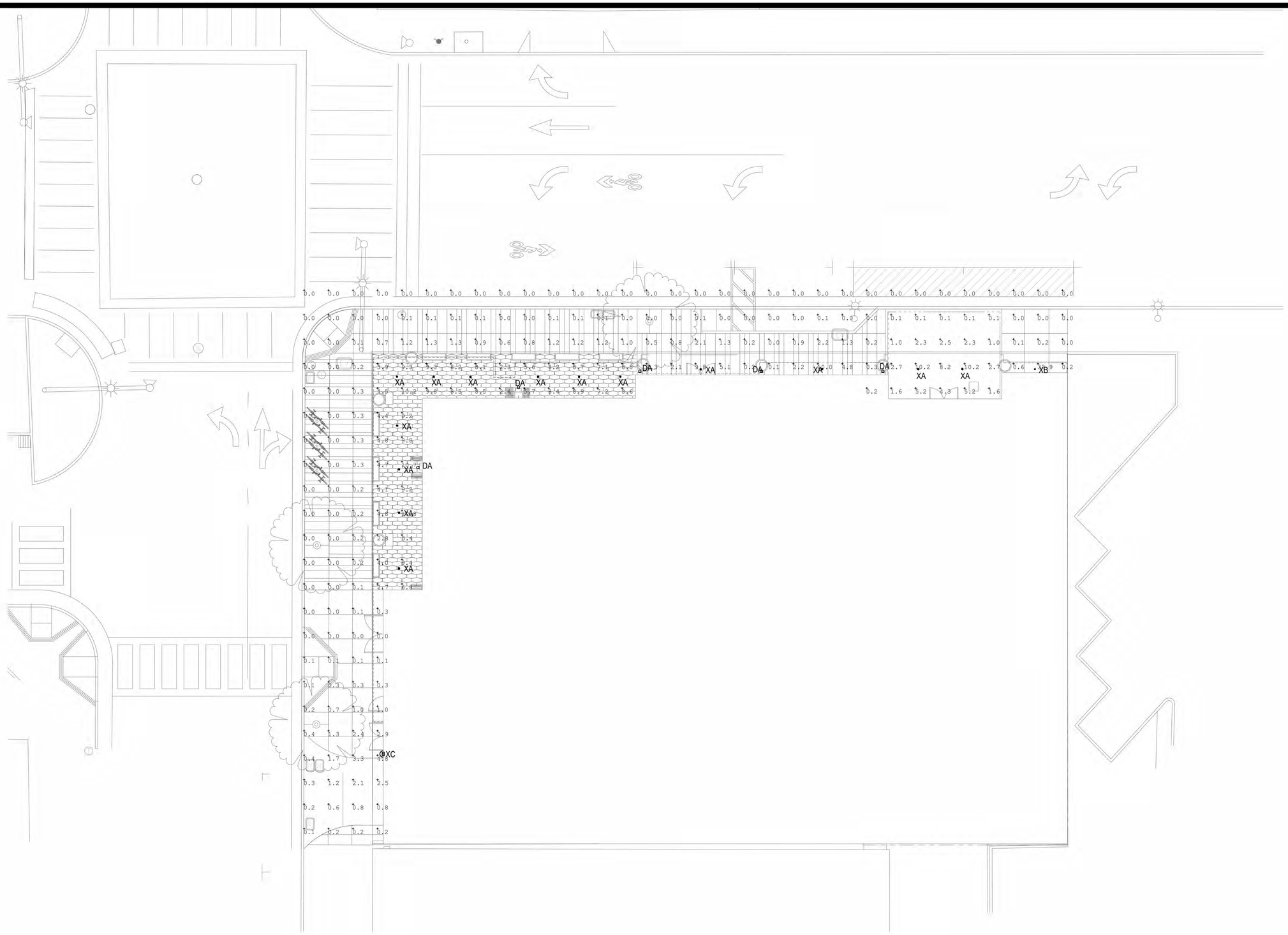

Calculation Summary							
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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	14	B3SD-09X3-30KS-40-S-MOD	Single	CRT1809251256-004-001-P7, Model_ B3SDF-20X3-30KS-40-NCIC-UNV-D6E MOD to 9W		0.850	947	9	126
	1	CLMDBSPL030_101_1xLED-LBD20B0	Single	CLMDBSPL030_101_1xLED-LBD20B00		0.850	616	9	9
	1	WDGE2_LED_P1_27K_90CRI_VW	Single	WDGE2_LED_P1_27K_90CRI_VW		0.850	1012	9.81	9.81

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PHOTOMETRIC PLAN - SITE

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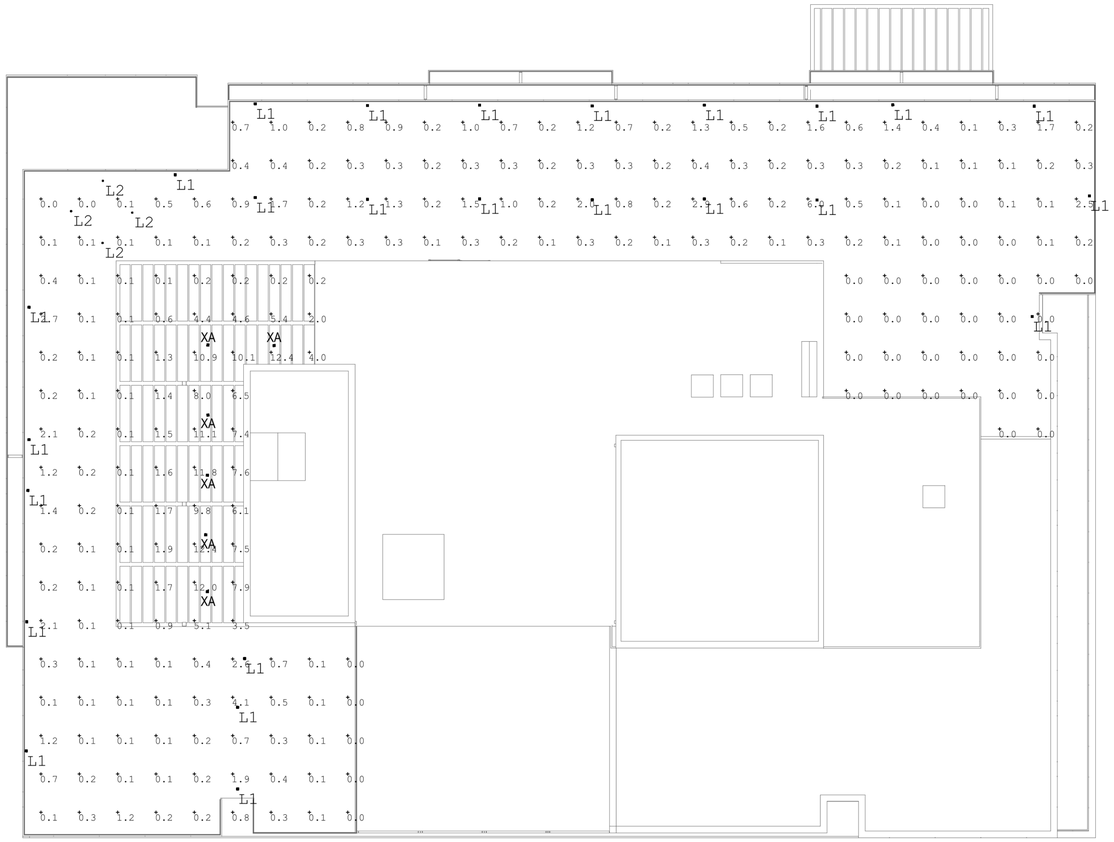

Calculation Summary							
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
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	4	2134x212	Single	213 4x 212		0.850	144	5	20
	6	B3SD-09X3-30KS-40-S-MOD	Single	CRT1809251256-004-001-P7, Model B3SDP-20X3-30KS-40-NCIC-UNV-D6E MOD to 9W		0.850	947	9	54

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PHOTOMETRIC PLAN - ROOF

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PROJECT ABBREVIATION	PH
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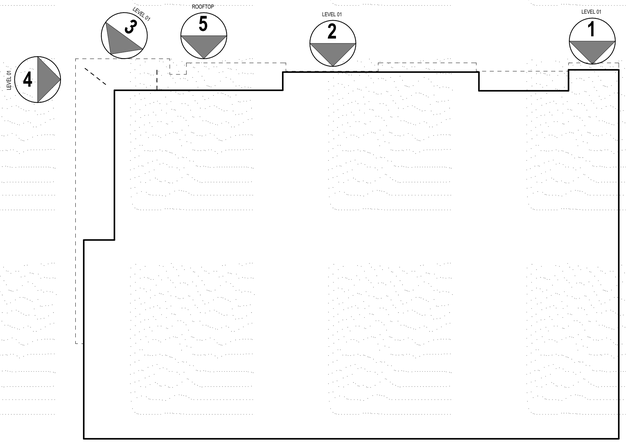
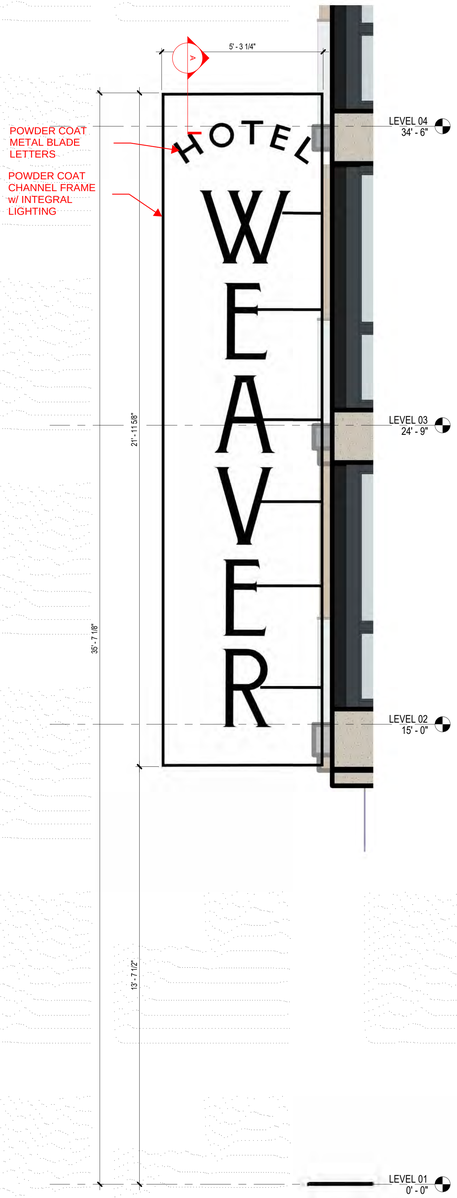


6 **KEY PLAN**
SCALE: 1/16" = 1'-0"

INTEGRAL LIGHT DETAIL DETAIL 'A'



4 **ELEVATION - WEST - VERTICAL BUILDING SIGNAGE**
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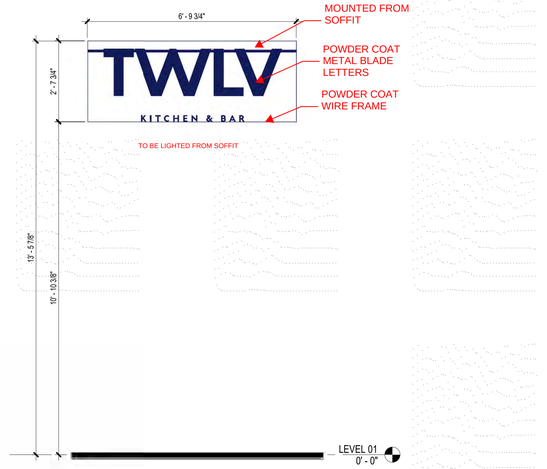

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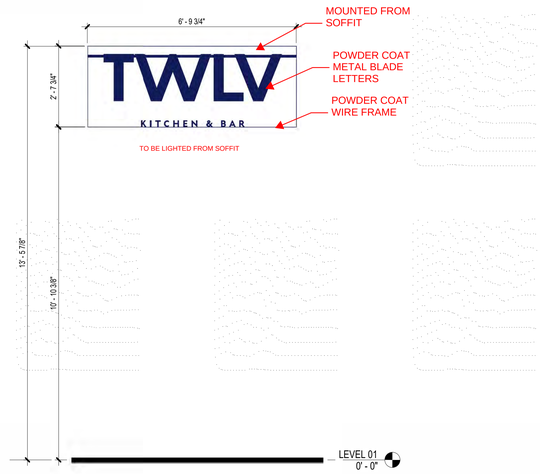

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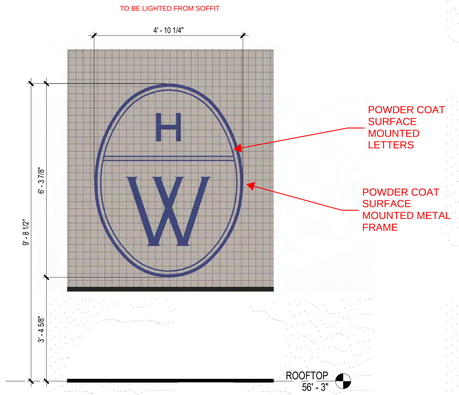

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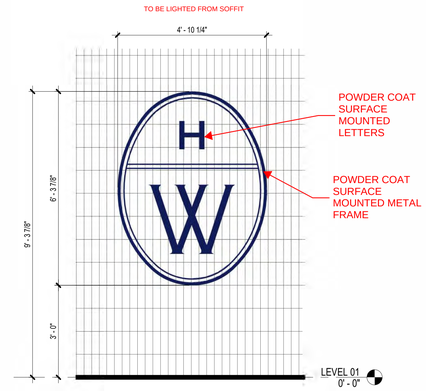

1 **ELEVATION - MAIN ENTRY - NORTH - LEVEL 01 SIGNAGE**
SCALE: 1/2" = 1'-0"

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Hotel Weaver Valet Operations Plan

Overview

The Hotel Weaver will provide professional and qualified valets to oversee and manage all aspects of the valet operations at 2 Petaluma Boulevard South, providing efficient pick-up and drop-off services, and ensuring successful safety policies. In addition to qualified valets, the Hotel Weaver's on-site subterranean parking garage utilizes a stackable parking system to maximize the garage's capacity. The Hotel Weaver, during operations, will maintain hourly records of car counts to better understand peak hours and trends to improve efficiency.

Staffing

The Hotel Weaver's parking and valet services will operate to always maintain guest satisfaction and offer the best service possible. In order to operate the 24/7 valet service, the Hotel Weaver will always have staff allocated to valet guest vehicles during off-hours. During peak hours, the Hotel Weaver will have three (3) to four (4) dedicated valets to handle both pick-up and drop-off services. One (1) supervisor will oversee the operations during peak hours to ensure efficient operations and guest satisfaction.

On-Site Parking

Hotel and restaurant guests will drop-off and pick-up vehicles in front of the hotel entrance of Petaluma Boulevard South (See Exhibit 1 & 2). To minimize curbside and public right of way congestion, valets will receive vehicles at the drop-off location and immediately drive the prescribed route to the sub-terranean parking garage. The estimated travel time for vehicle drop off is 2-minutes spanning less than ¼ mile, and the estimated travel time for pick-up is 1-minute spanning 900 feet. The pick-up location is separated from the drop-off zone in order to avoid any disruptions to the flow of valet and traffic. During peak drop-off and pick-up periods, valets will utilize all available on-site garage capacity for parking vehicles. Valets will prioritize short-stay-guest vehicles in easily accessible parking stalls and utilize the upper lifts for long-stay-guest vehicles.

The Hotel Weaver's parking, which includes 58 parking stalls, utilizes a stackable parking system to maximize the amount of parking the project can incorporate. The planned stackable parking system utilizes a lift mechanism allowing for two cars to be parked in the area of one typical parking stall. With the use of the stackable parking system, the parking garage shall be a valet only operation. The stackable parking system allows for seamless parking for all vehicle types. The lower level of the lift is accessible to SUV type vehicles (1/2 of the available parking spaces), and all available parking spaces are accessible by sedan type vehicles.

In addition to vehicular valet parking, the Hotel Weaver shall offer guests and locals a bicycle valet service. Similar to the vehicular valet, the bicycle valet will offer visitors to the hotel and restaurants a method for temporarily storing their bicycles in a secure, locked room in the parking garage. There shall be one (1) valet dedicated to servicing the bicycle riding guests when the street-level bike parking is full.

Exhibit 1: Circulation plan detailing vehicular pick-up and drop-off.

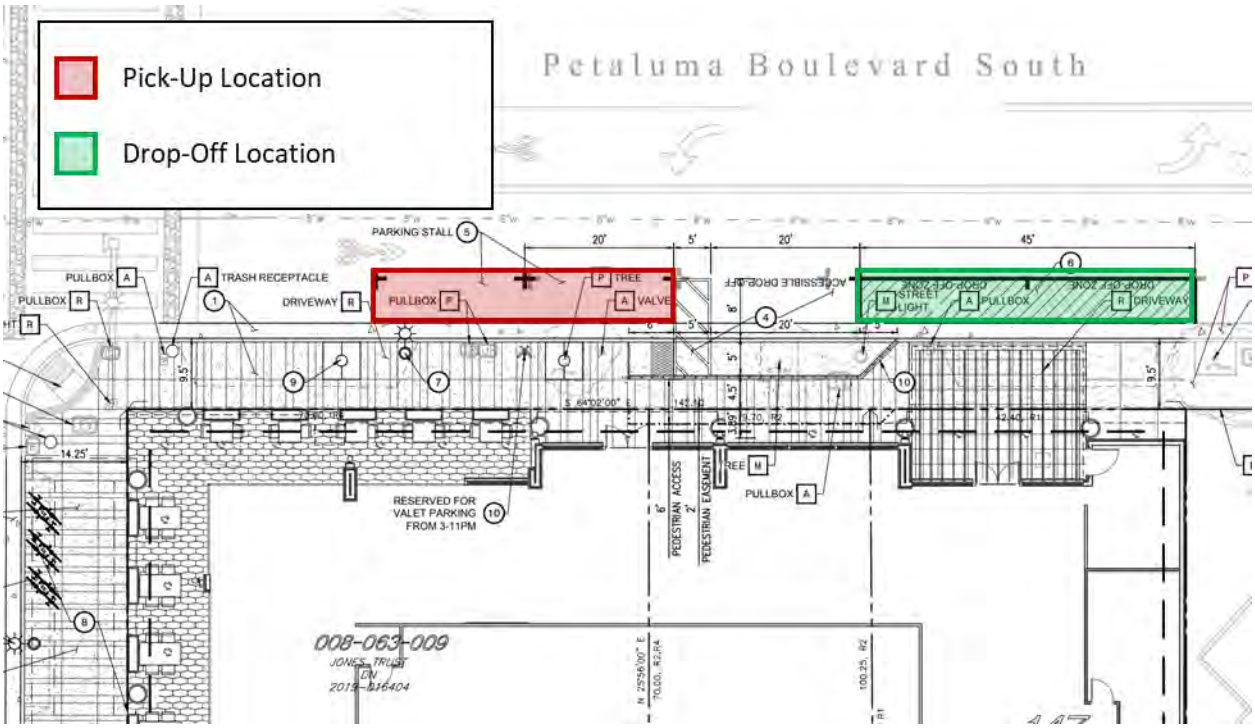

Exhibit 2: Site Plan detail highlighting the vehicular pick-up and drop-off location.

Off-Site Parking

EKN Petaluma, LLC is in the process of attempting to source an additional 30 parking stalls in an off-site location. The Off-Site parking will be primarily self-parking and will only be available by valets upon request during non-peak hours to relieve any pressure of the valet parking operations. Guests will be able to use one of the valet drop-off locations to check in luggage prior to driving to the off-site parking location. Alternatively, during non-peak hours, guests may use the valet service during their check-in process prior to moving their vehicles to the off-site parking location. The off-site parking will be encouraged for guests staying for longer durations and is offered to guests for free.

EKN Petaluma, LLC has identified three potential locations to serve as its off-site parking locations. The first, located at 29 Keller Street (see Exhibit 3), was identified in the W-Trans Transportation Memorandum prepared in December 2019. Conveniently situated three blocks from the project site, 29 Keller Street is located 0.3 miles from the project site and can accommodate thirty (30) vehicles.

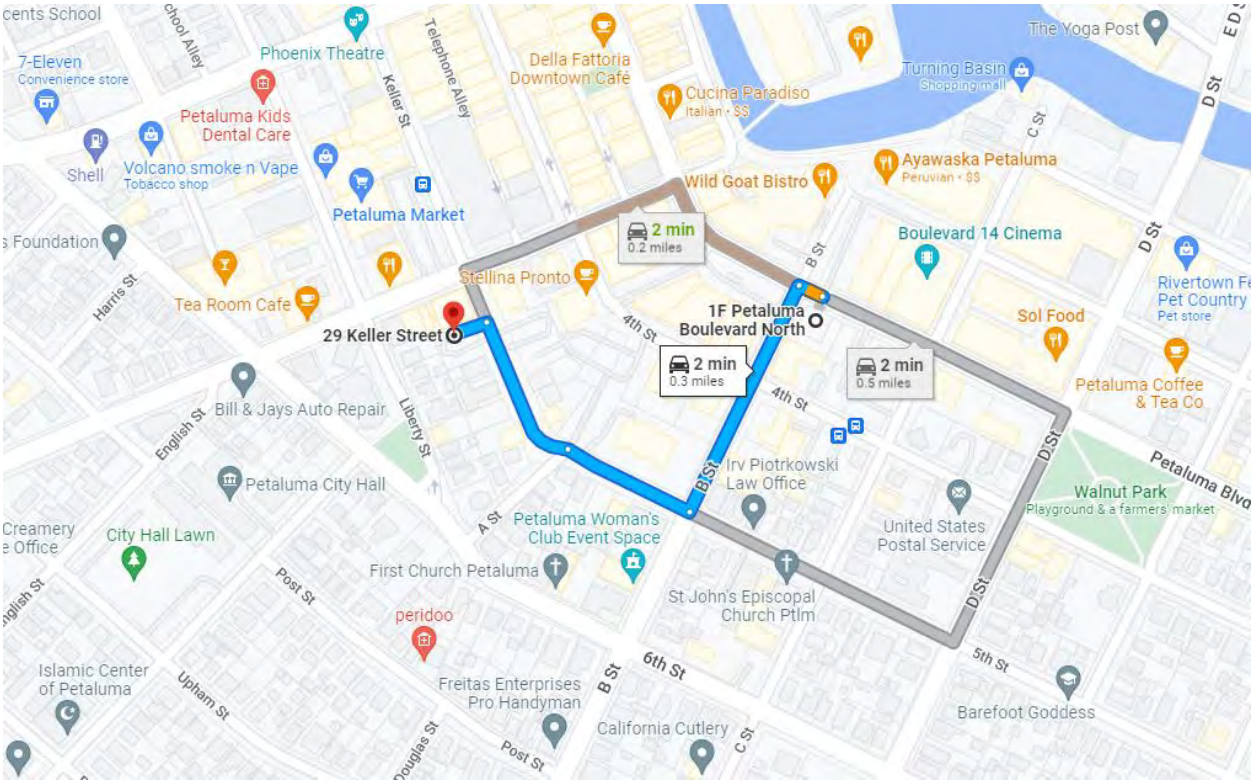

Exhibit 3: Circulation plan between 2 Petaluma Boulevard South and 29 Keller Street

The second location identified by EKN Petaluma, LLC is the Keller Street Parking Garage (see Exhibit 4), located at 114 Keller Street. Similar to the previous off-site parking location, the Keller Street Parking Garage is situated 5 blocks from the project location. This location is 0.4 miles from the Hotel Weaver and can accommodate thirty (30) or more vehicles to augment the hotel's parking.

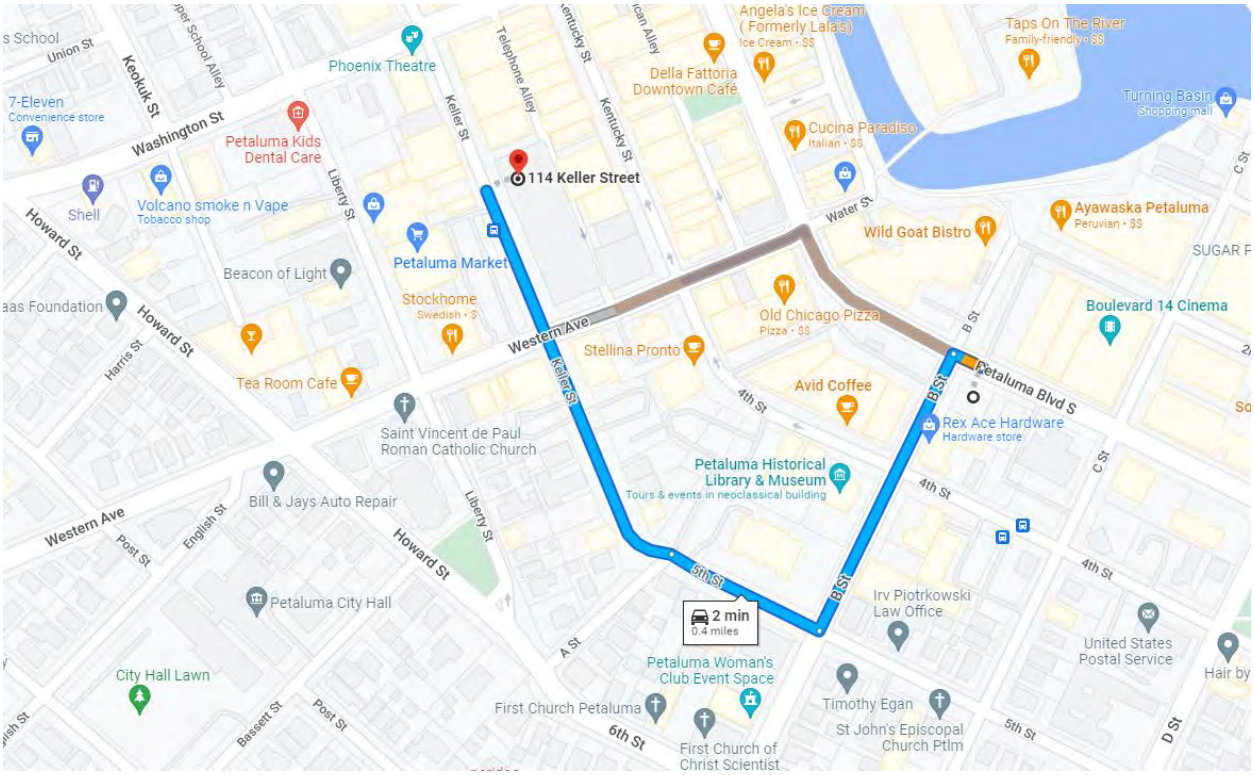

Exhibit 4: Circulation plan between 2 Petaluma Boulevard South and the Keller Street Parking Garage

The third location identified by EKN Petaluma, LLC is the Theatre District Parking Garage (See Exhibit 5), located off of C Street. This location, while the most convenient location, located less than 2 blocks away from the Hotel Weaver, is the least likely as it is the free parking location for the Theatre District. This location is 500 feet from the Hotel Entrance and would be able to accommodate thirty (30) or more vehicles.

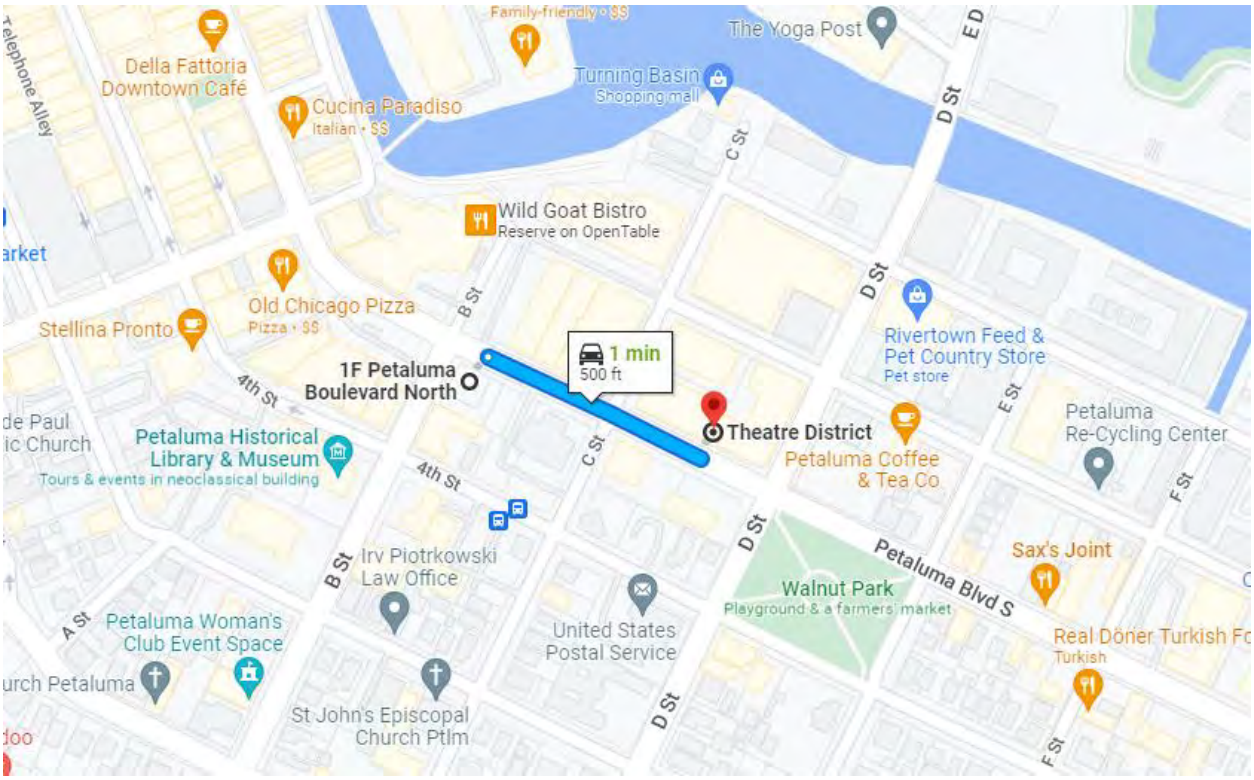

Exhibit 5: Circulation plan between 2 Petaluma Boulevard South and the Theatre District Parking Garage.

Prepared by EKN Development Group, 8/26/2022

Off-Street Loading Berth Operations Plan

The loading birth indicated in the architectural plans is located opposite the elevators and provides direct access to the service elevator and dry storage room. The loading zone, when in use, shall impact 22 parking stalls located on the eastern side of the parking lot. The stalls will only be temporarily impacted while the deliveries are being unloaded.

In order to minimize any impacts to the parking, EKN Petaluma, LLC plans to schedule deliveries only in the non-peak hours to mitigate any delays. If deliveries arrive during peak hours, valets will be able to move the delivery vehicle to allow cars in the effected parking areas to exit and enter easily. By focusing on the scheduling of delivery vehicles, the Hotel Weaver will be able to maintain a seamless valet and delivery operation. As the loading birth is located in the parking garage, there will be no noise disruption during these hours.

Additionally, the height of the parking garage will allow a variety of delivery vehicles sizes (small to large vans) without difficulty.

Petaluma Hotel
Material Boards

TILE 01
Porcelanosa - Bottega Caliza

TILE 02
Porcelanosa - Bottega Topo

WOOD 01
Porcelanosa - Tanzania Almond

PAVER 01
XXX- XXX

PAVER 02
XXX - XXX

DECORATIVE TILE 01
XXX - XXX

DECORATIVE TILE 02
XXX - XXX

METAL 01
Copper

METAL 02
Statuary Bronze

PAVER 03
XXX - XXX