PROJECT DESCRIPTION

SITE CONTEXT
The project is on a small parcel on Court Street. It is transitional between residential properties to the West and commercial to the East. Its neighbors are the un-built Liberty Lofts Residential Mixed Use Project to the South, the rear yards of Howard Street residences to the West, the former Chalet Florist building to the North, and an orthodontist building with a large parking lot to the East. (See the Vicinity Map on this sheet).

ZONING
It is zoned MU2 which allows Live/Work. The General Plan allows 30 Units per acre which = 3 units for this 1/10 acre site. Based on preliminary discussions/feedback with Planning, we are proposing Residential over Parking and Work Spaces along Court Street.

DESIGN
Court Street Live/Work is a modern, 3 Unit Multifamily Project designed to be secure and self sufficient in the city core setting. The project is geared toward people who want to work from home. Each 2 Bedroom / 2 Bath unit has an 1160 SF upper apartment over a 540 SF lower floor 'Flex' space which can be an artist studio, home office, or recreation overflow area for upstairs residents.

Each unit also has a roof deck, balcony, and ground floor patio to comfortably enjoy the outdoors in this urban setting. These are designed sustainably as entirely electric units tapping into the extensive photovoltaic arrays on the roof. There is also a vertical rain catchment system to make use of roof storm water for irrigation.

The landscaping is maximized on the 80% covered parcel by providing 'vertical' greenery such as vine covered living fences and trellis work on the roof.

The hope is that this project can fulfill the tremendous need for housing. The residents will help to revitalize not only the underutilized Court Street but the Downtown in general by living and working in its core.

PROJECT INFORMATION

APN:	006-361-040
ZONING:	MU2
PARCEL SIZE:	4630 = 0.106 ACRES
GP DENSITY:	MU (MIXED USE) = 30 DU / ACRE = 3 UNITS

	ALLOWED	PROJECT
FAR:	2.50 (11575 S.F.)	1.49 (6920 S.F.)
COVERAGE:	80% (3704 S.F.)	79.7% (3689 S.F.)
YARDS:		
FRONT	0' MIN, 10' MAX	4'-2"
SIDE	0' MIN, 10' MAX	2'-0" SOUTH, 0'-0" NORTH
REAR	0'	5'-0"
HEIGHT	45'	25'-6"

OCCUPANCY		CONSTRUCTION TYPE
RESIDENTIAL:	R-2	V-B (NO HOUR RATING)
GARAGES:	U	

SITE COVERAGE:

UNIT 1:	1247 S.F.
UNIT 2:	1221 S.F.
UNIT 3:	+1221 S.F.
PROJECT TOTAL:	**3689 S.F.**

UNIT AREAS (ENCLOSED S.F.):

UNIT 1 - 1ST GARAGE / UTILITY / LOBBY:	590 S.F.
UNIT 1 - 1ST WORK:	568 S.F.
UNIT 1 - 2ND LIVING:	+1166 S.F.
UNIT 1 - TOTAL:	**2324 S.F.**
UNIT 2 - 1ST GARAGE / UTILITY / LOBBY:	590 S.F.
UNIT 2 - 1ST WORK:	542 S.F.
UNIT 2 - 2ND LIVING:	+1166 S.F.
UNIT 2 - TOTAL:	**2298 S.F.**
UNIT 3 - 1ST GARAGE / UTILITY / LOBBY:	590 S.F.
UNIT 3 - 1ST WORK:	542 S.F.
UNIT 3 - 2ND LIVING:	+1166 S.F.
UNIT 3 - TOTAL:	**2298 S.F.**
PROJECT TOTAL:	**6920 S.F.**

DECKS, PATIOS, BALCONIES:

UNIT 1 - 1ST FLOOR:	123 S.F.
UNIT 1 - 2ND FLOOR:	55 S.F.
UNIT 1 - ROOF:	+335 S.F.
UNIT 1 - TOTAL:	**513 S.F.**
UNIT 2 - 1ST FLOOR:	124 S.F.
UNIT 2 - 2ND FLOOR:	55 S.F.
UNIT 2 - ROOF:	+335 S.F.
UNIT 2 - TOTAL:	**514 S.F.**
UNIT 3 - 1ST FLOOR:	119 S.F.
UNIT 3 - 2ND FLOOR:	55 S.F.
UNIT 3 - ROOF:	+335 S.F.
UNIT 3 - TOTAL:	**509 S.F.**
PROJECT TOTAL:	**1536 S.F.**

PROJECT TEAM

OWNER
Mike Omahony and Paul Foley
4280 Redwood Hwy, #7
San Rafael CA 94903
415.451.4841
paul@clmbuilders.net
mike.omahony@comcast.net

ARCHITECT
MAD architecture
Chris Lynch
145 Keller Street
Petaluma, CA 94952
707.765.9222
chris@madarc.com
www.madarc.com

CIVIL ENGINEER / SURVEYOR
Steve Lafranchi
Lafranchi and Associates
140 2nd Street, Suite 312
Petaluma, CA 94952
707.762.3122 office
707.484.7313 cell
steve@sjla.com

DRAWING INDEX

A0	COVER SHEET
A1	SITE PLAN DIAGRAM
A2	SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	SECTION
A9	3D VIEWS
A10	3D VIEWS
A11	SITE PHOTOS
A12	SITE PHOTOS
A13	COLOR AND MATERIALS BOARD
L1	LANDSCAPE PLAN - GROUND LEVEL
L2	LANDSCAPE PLAN - ROOF LEVEL
L3	LANDSCAPE IMAGES
E1	OUTDOOR LIGHTING PLAN
E2	ROOF DECK LIGHTING PLAN
C-1	EXISTING CONDITIONS
C-2	PRELIMINARY GRADING, DRAINAGE & UTILITIES PLAN

PARKING

REQUIRED:
MULTIFAMILY IS (1) PARKING SPACE PER BEDROOM

PROPOSED:
(3) 2-BEDROOM UNITS = (6) PARKING SPACES, TANDEM

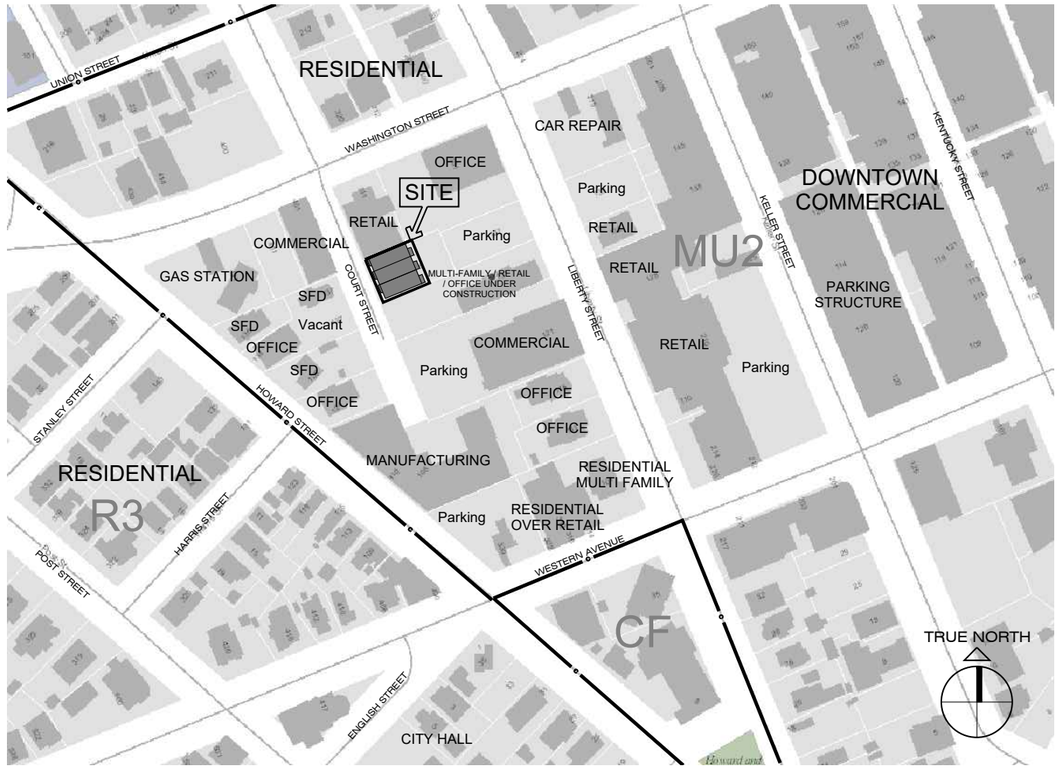
ACCESSIBILITY

PER CBC CHAPTER 11-A, SECTION 1102A.3.1

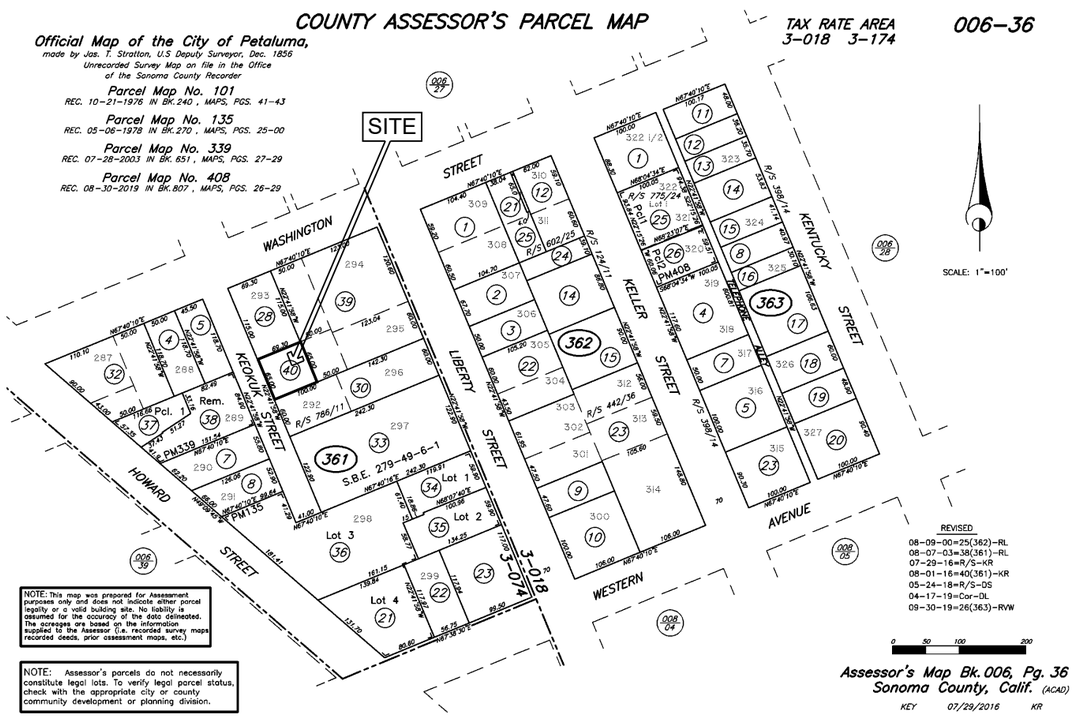
REQUIRED:
IN BUILDINGS WITH (3) OR MORE MULTISTORY DWELLINGS, AT LEAST 10% BUT NOT LESS THAN (1) UNIT SHALL HAVE AN ACCESSIBLE ROUTE OF TRAVEL TO ALL ROOMS AT THE GROUND FLOOR AND ACCESSIBLE BATHROOM AT THE GROUND FLOOR

PROPOSED:
ALL (3) UNITS HAVE FULLY ACCESSIBLE GROUND FLOORS. SEE SHEET A3

VICINITY MAP



PARCEL MAP



MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR
7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

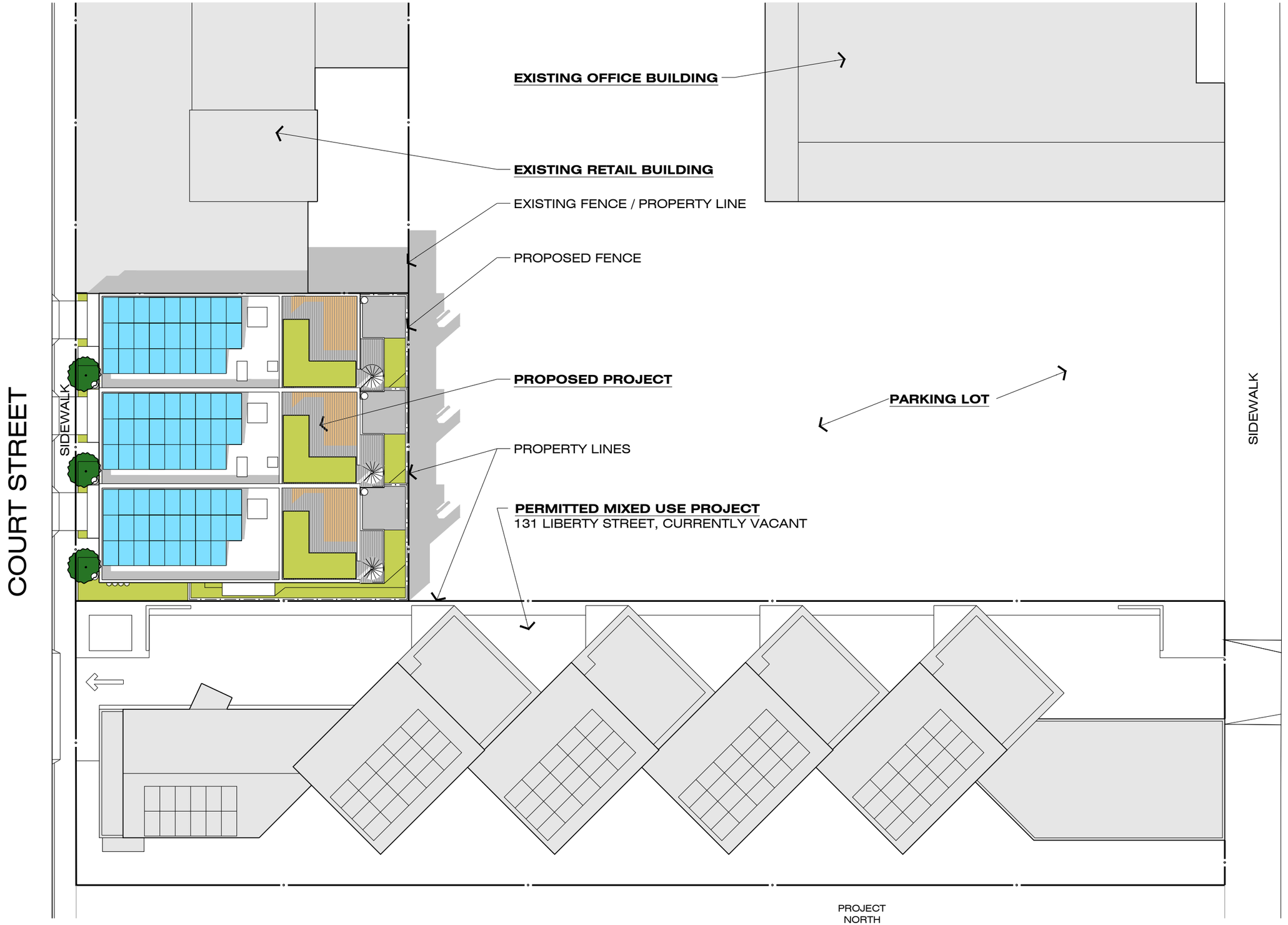
LIVE / WORK PROJECT
136 COURT STREET, PETALUMA CA

COVER SHEET

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A0



SITE PLAN DIAGRAM

SCALE: 1" = 20'-0"

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT

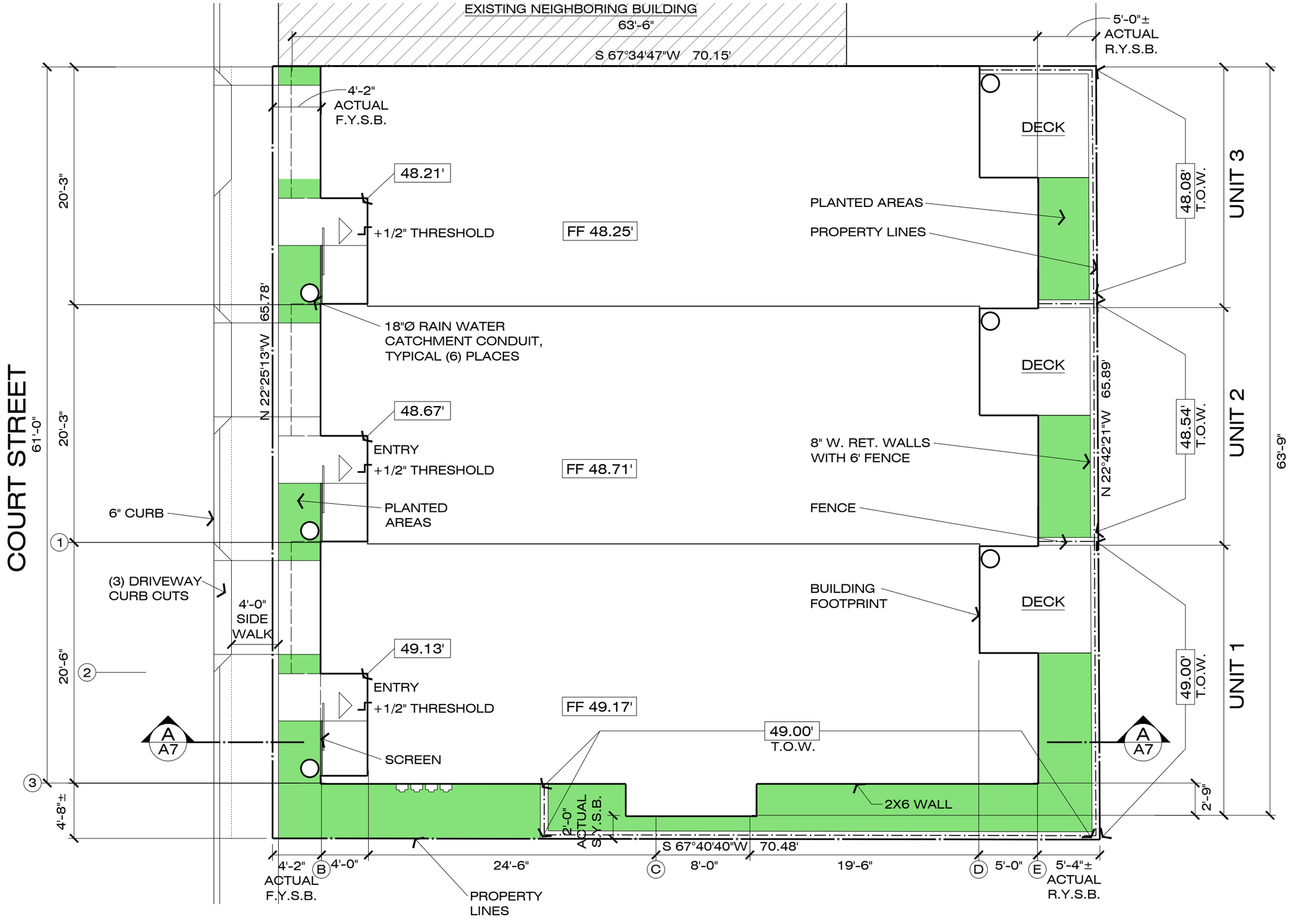
136 COURT STREET, PETALUMA CA

SITE PLAN DIAGRAM

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A1



SITE PLAN

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

PROJECT NORTH

MAD architecture

145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT

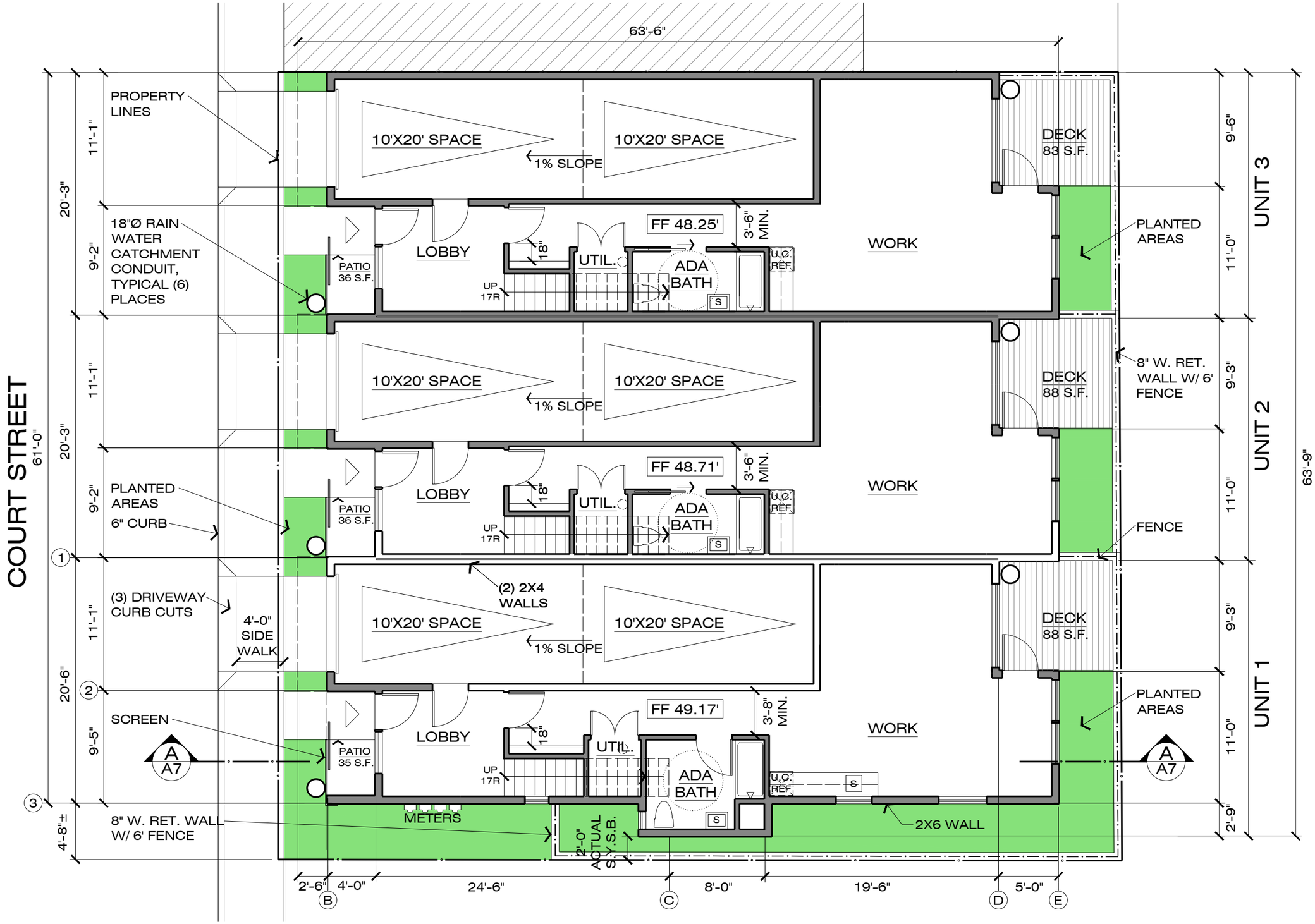
136 COURT STREET, PETALUMA CA

SITE PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A2



FIRST FLOOR PLAN

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

PROJECT NORTH

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER JOHN LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

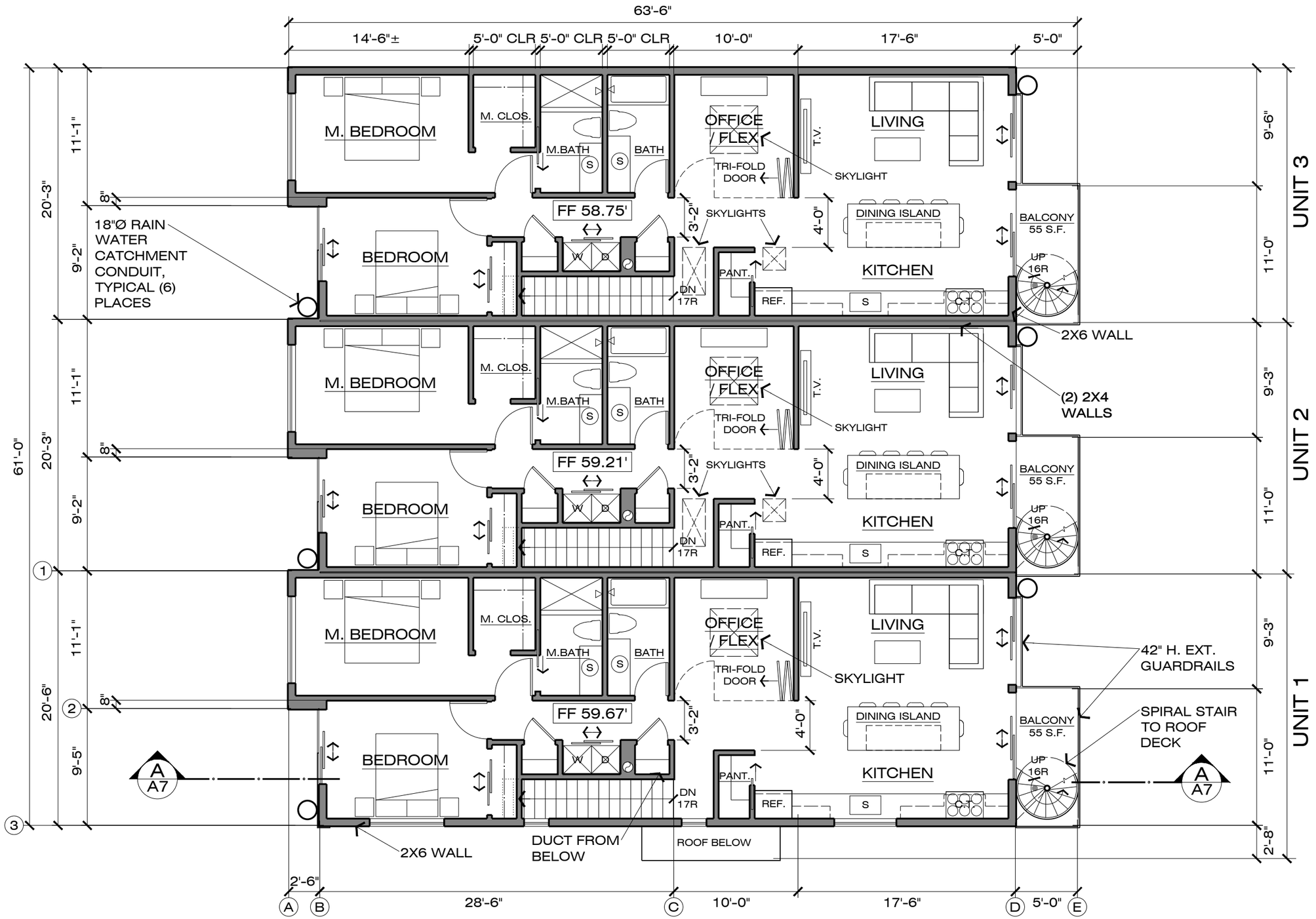
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

FIRST FLOOR PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A3



SECOND FLOOR PLAN

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

PROJECT NORTH

MAD architecture

145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER CHARLES LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT

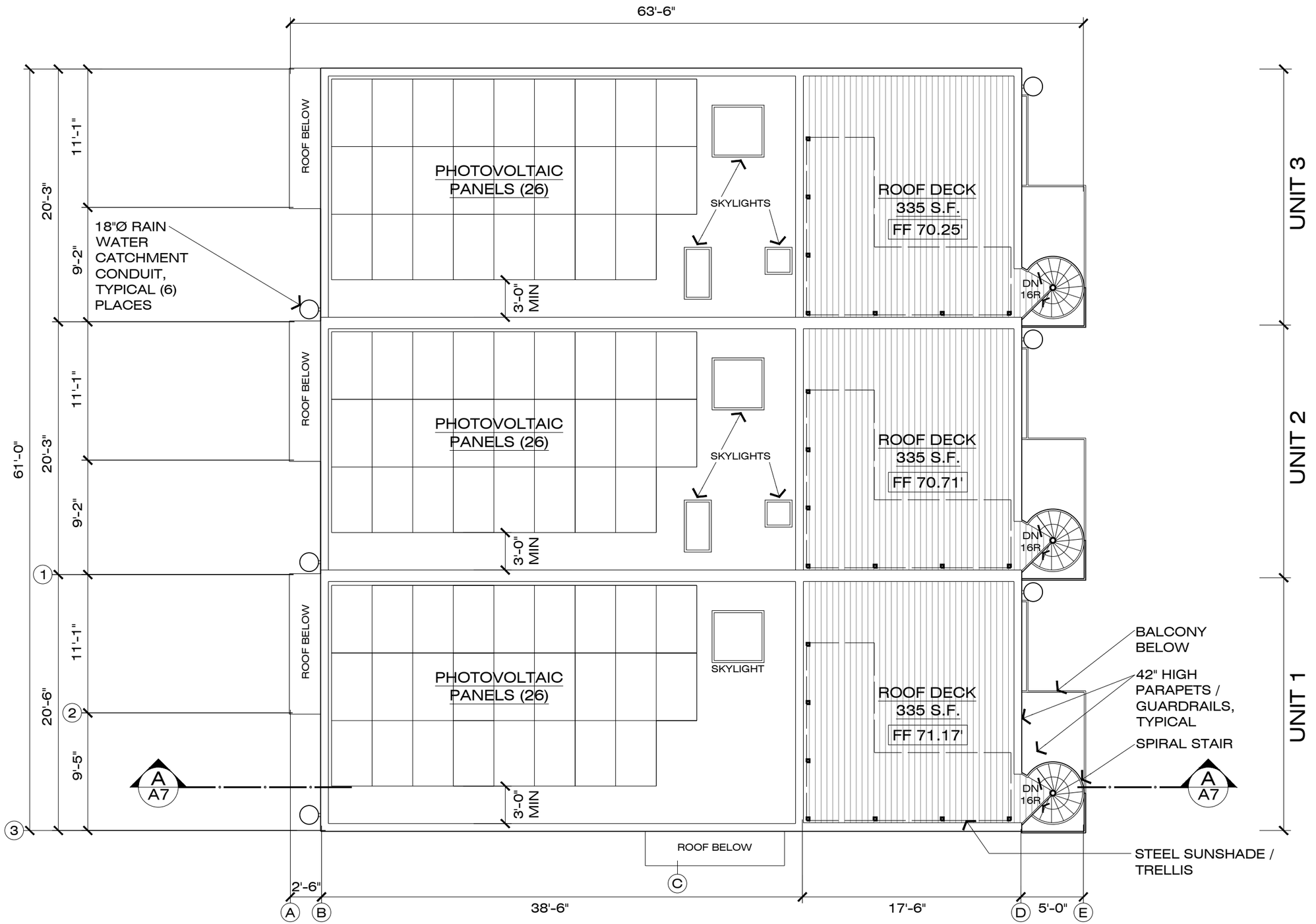
136 COURT STREET, PETALUMA CA

SECOND FLOOR PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A4



ROOF PLAN

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

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

ROOF PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A5

WEST ELEVATION

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

SOUTH ELEVATION (UNIT 1)

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

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

EXTERIOR ELEVATIONS

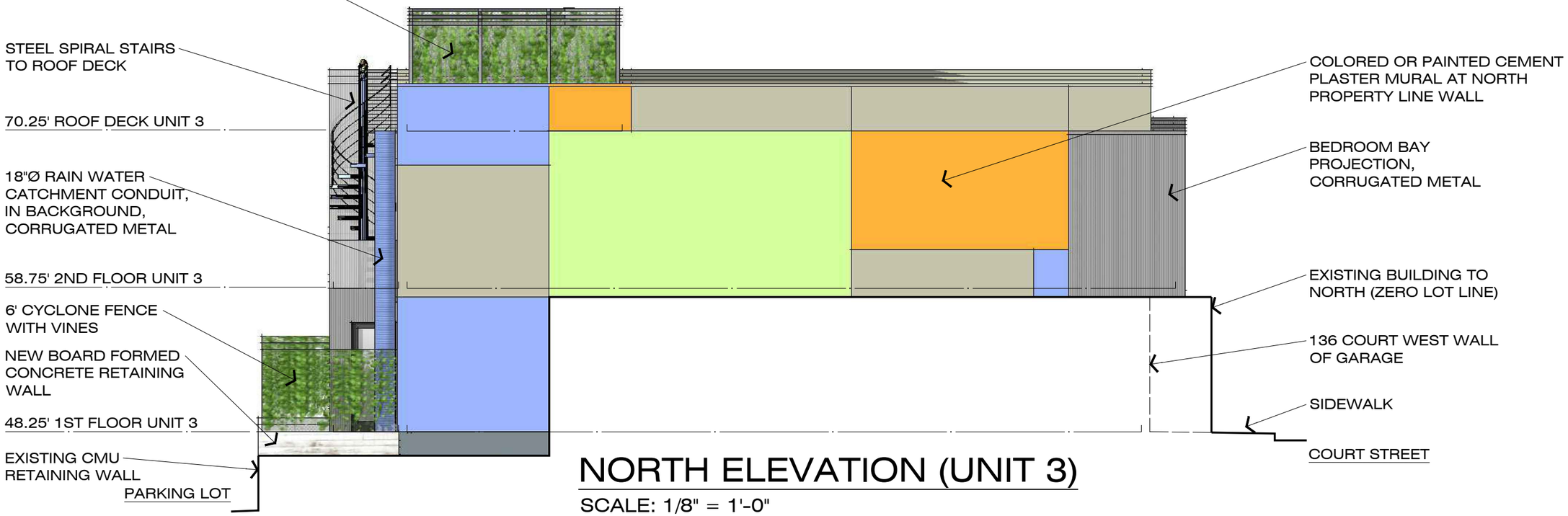
DRAWN BY: CH
CHK: CL

APN: 006-361-040

A6

EAST ELEVATION

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



NORTH ELEVATION (UNIT 3)

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

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

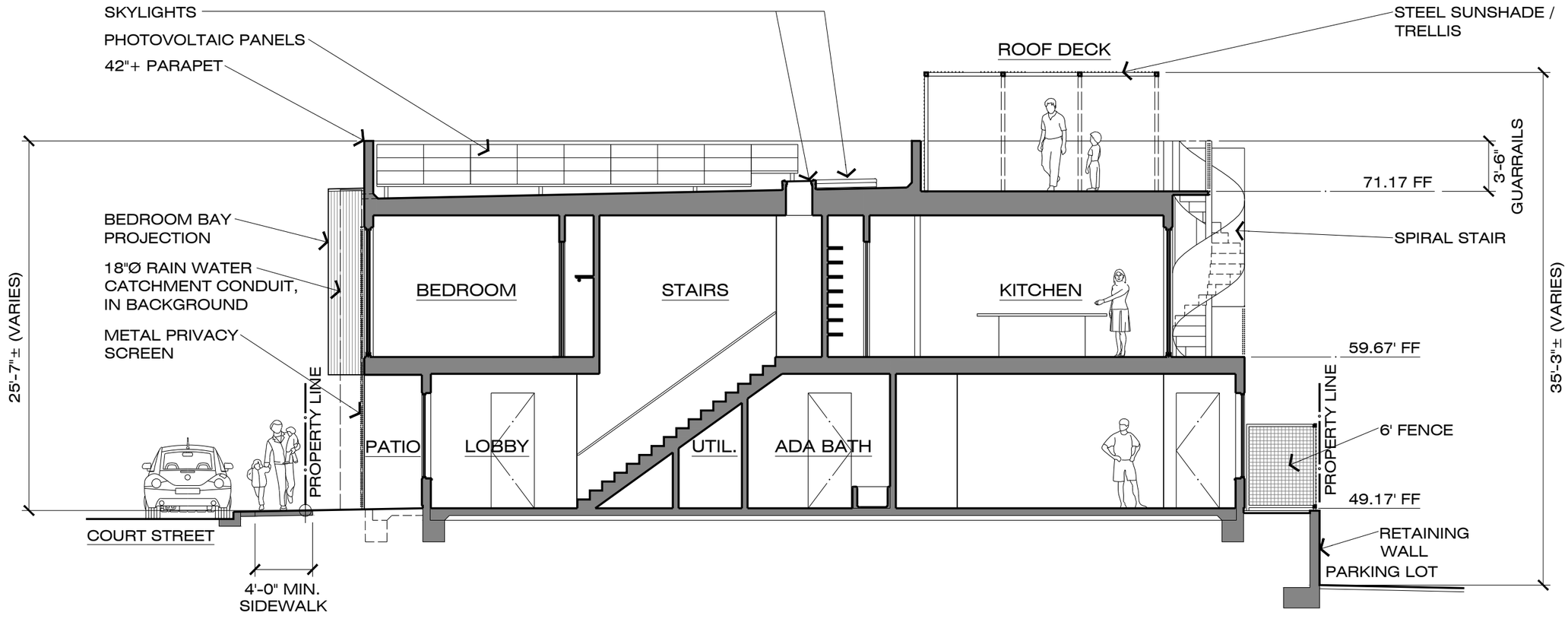
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

EXTERIOR ELEVATIONS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A7



SECTION A

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

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER CHARLES LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

SECTIONS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A8

SOUTHWEST

NORTHWEST

MAD
architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

3D VIEWS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A9

NORTHEAST

SOUTHEAST

MAD
architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER JOHN LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

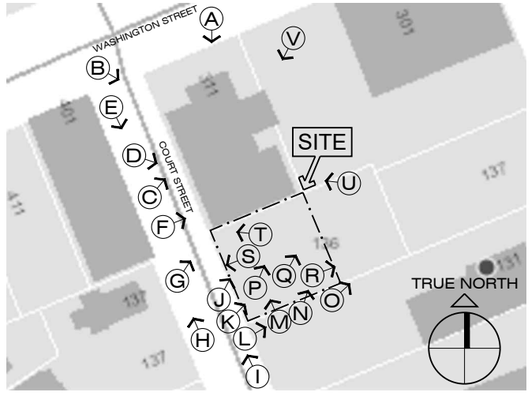
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

3D VIEWS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A10



SITE PLAN KEY TO PHOTOS

A WASHINGTON ST.
LOOKING SOUTH

B WASHINGTON & COURT
LOOKING SOUTHEAST

C COURT ST.
LOOKING EAST

D COURT ST.
LOOKING SOUTHEAST

E COURT ST.
LOOKING SOUTH

F COURT ST.
LOOKING EAST

G COURT ST.
LOOKING NORTHEAST

H COURT ST.
LOOKING NORTH

I COURT ST.
LOOKING NORTH

J COURT ST. / SITE
LOOKING NORTHEAST

K COURT ST. / SITE
LOOKING NORTHEAST

MAD
architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE / WORK PROJECT
136 COURT STREET, PETALUMA CA

SITE PHOTOS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A11

L COURT ST. / SITE
LOOKING EAST

M SITE
LOOKING NORTH

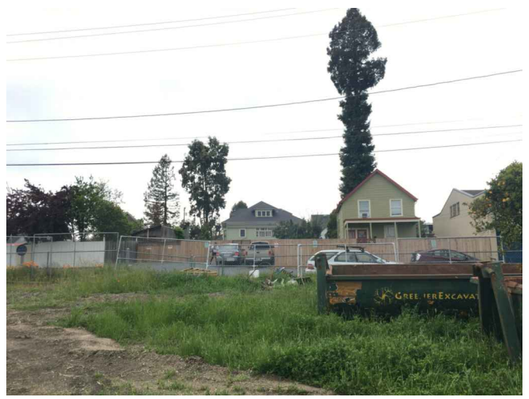
N SITE
LOOKING NORTH

O SITE
LOOKING NORTHEAST

P SITE
LOOKING NORTHEAST

Q SITE
LOOKING NORTHEAST

R SITE
LOOKING EAST



S SITE
LOOKING SOUTHWEST

T SITE
LOOKING WEST

U PARKING NORTH OF SITE
LOOKING WEST

V PARKING NORTH OF SITE
LOOKING SOUTHWEST

MAD
architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER JOHN LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

SITE PHOTOS

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A12

CEMENT PLASTER

MATERIAL

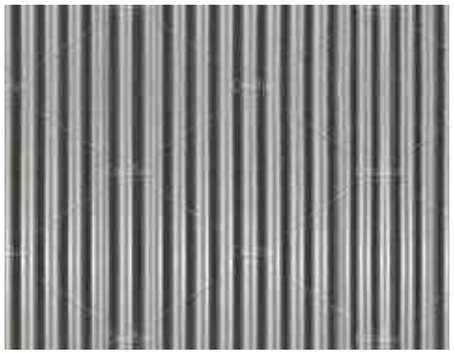
BUILT EXAMPLE 1

BUILT EXAMPLE 2

CHAIN LINK FENCE WITH IVY

BUILT EXAMPLE

CORRUGATED METAL



MATERIAL

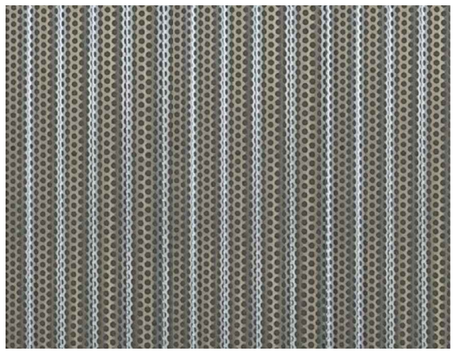
BUILT EXAMPLE

LOCAL EXAMPLE, 131 COURT STREET

BUILDING SCREEN MESH

MATERIAL

PERFORATED / CORRUGATED METAL

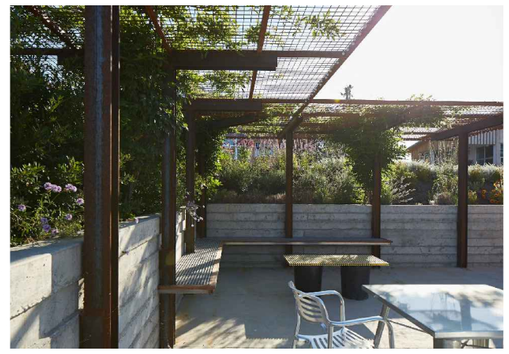


MATERIAL

BUILT EXAMPLE 1

BUILT EXAMPLE 2

ROOFTOP SHADE / WIND SCREEN



BUILT EXAMPLE

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

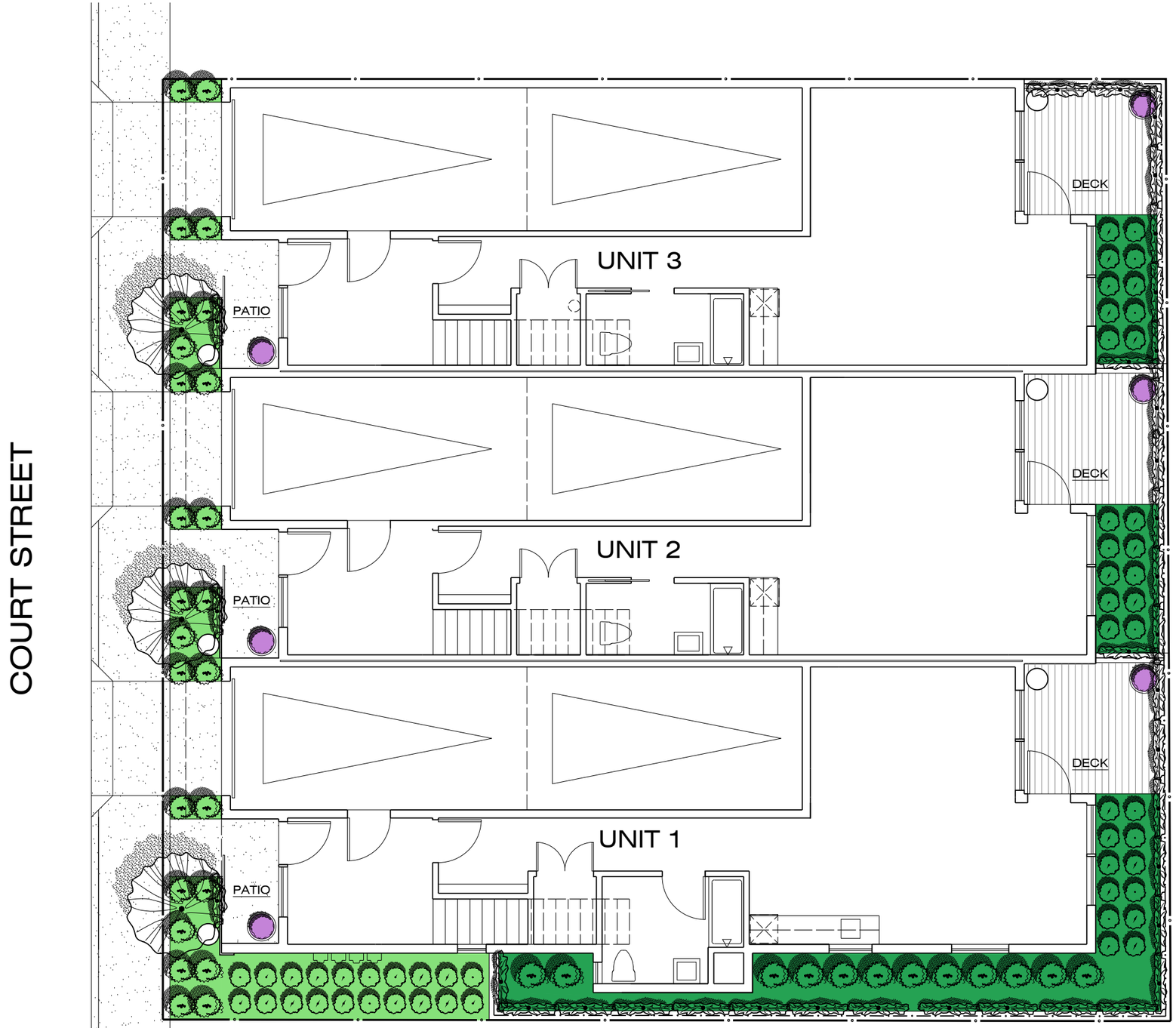
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

COLOR AND MATERIALS BOARD

DRAWN BY: CH
CHK: CL

APN: 006-361-040

A13



LEGEND

- CONCRETE PAVING
- DECK
- PUBLIC LANDSCAPE
- PRIVATE LANDSCAPE
- PROPOSED FLOWERING TREE
- PROPOSED DEER GRASS
- PROPOSED SEDGE
- PROPOSED VINES
- PROPOSED PLANTERS

LANDSCAPE PLAN - GROUND LEVEL

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

PROJECT NORTH

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

LANDSCAPE PLAN - GROUND LEVEL

DRAWN BY: CH
CHK: CL

APN: 006-361-040

L1

LANDSCAPE PLAN - ROOF LEVEL

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

PROJECT NORTH

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER JOHN LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

LANDSCAPE PLAN - ROOF LEVEL

DRAWN BY: CH
CHK: CL

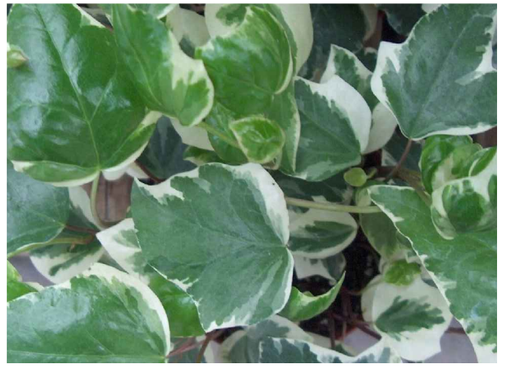
APN: 006-361-040

L2

PROPOSED FLOWERING TREE
-LIGUSTRUM JAPONICUM (WAX LEAF PRIVET) 'TEXANUM'
-24" BOX

PROPOSED VINES

COURT STREET AND ROOF SCREENS:
-DISTICTIS LAXIFLORA (VANILLA TRUMPET VINE)
-5 GALLON



PROPOSED VINES

PROPERTY LINE FENCES:
-HEDERA CANARIENSIS VARIEGATA (VARIEGATED ALGERIAN IVY)
-5 GALLON

PROPOSED DEER GRASS
-MUHLENGBERGIA RIGENS (DEER GRASS)
-5 GALLON

PROPOSED SEDGE
-CAREX TESTACEA (ORANGE NEW ZEALAND SEDGE)
-5 GALLON

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

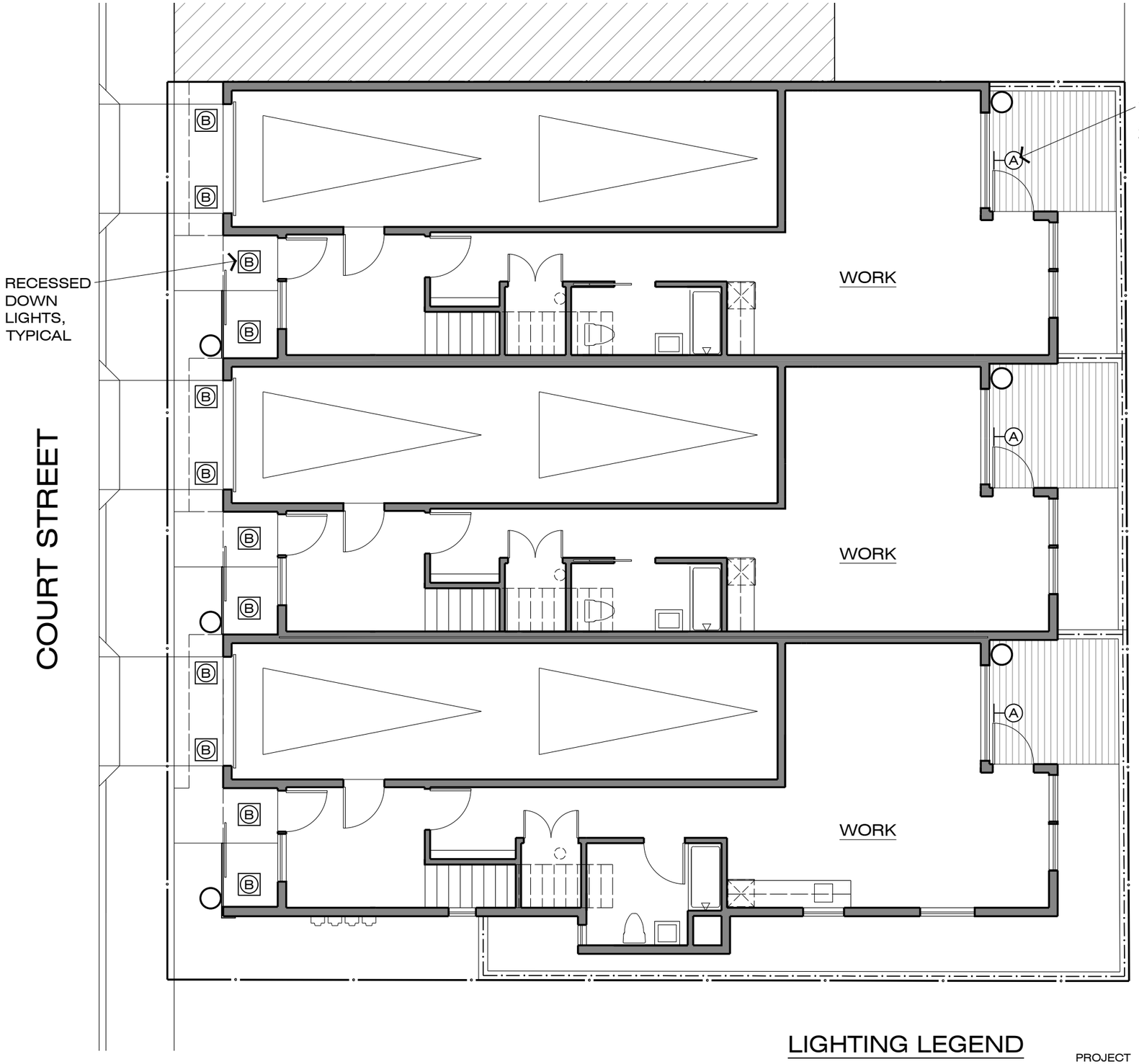
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

LANDSCAPE IMAGES

DRAWN BY: CH
CHK: CL

APN: 006-361-040

L3



OUTDOOR LIGHTING PLAN

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

LIGHTING LEGEND

- (A) WALL MOUNT LIGHT
- (B) RECESSED CAN LIGHT
- (C) STEP LIGHT

PROJECT NORTH

A - WALL MOUNT

TECH LIGHTING 'PITCH' LED,
DARK BRONZE

B - RECESSED CAN

HALO 'RSQ4' LED,
DARK BRONZE

C - STEP LIGHT

TECH LIGHTING 'WEND' LED,
DARK BRONZE

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

LICENSED ARCHITECT CHRISTOPHER JOHN LYNCH REN. 5-31-21 STATE OF CALIFORNIA

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

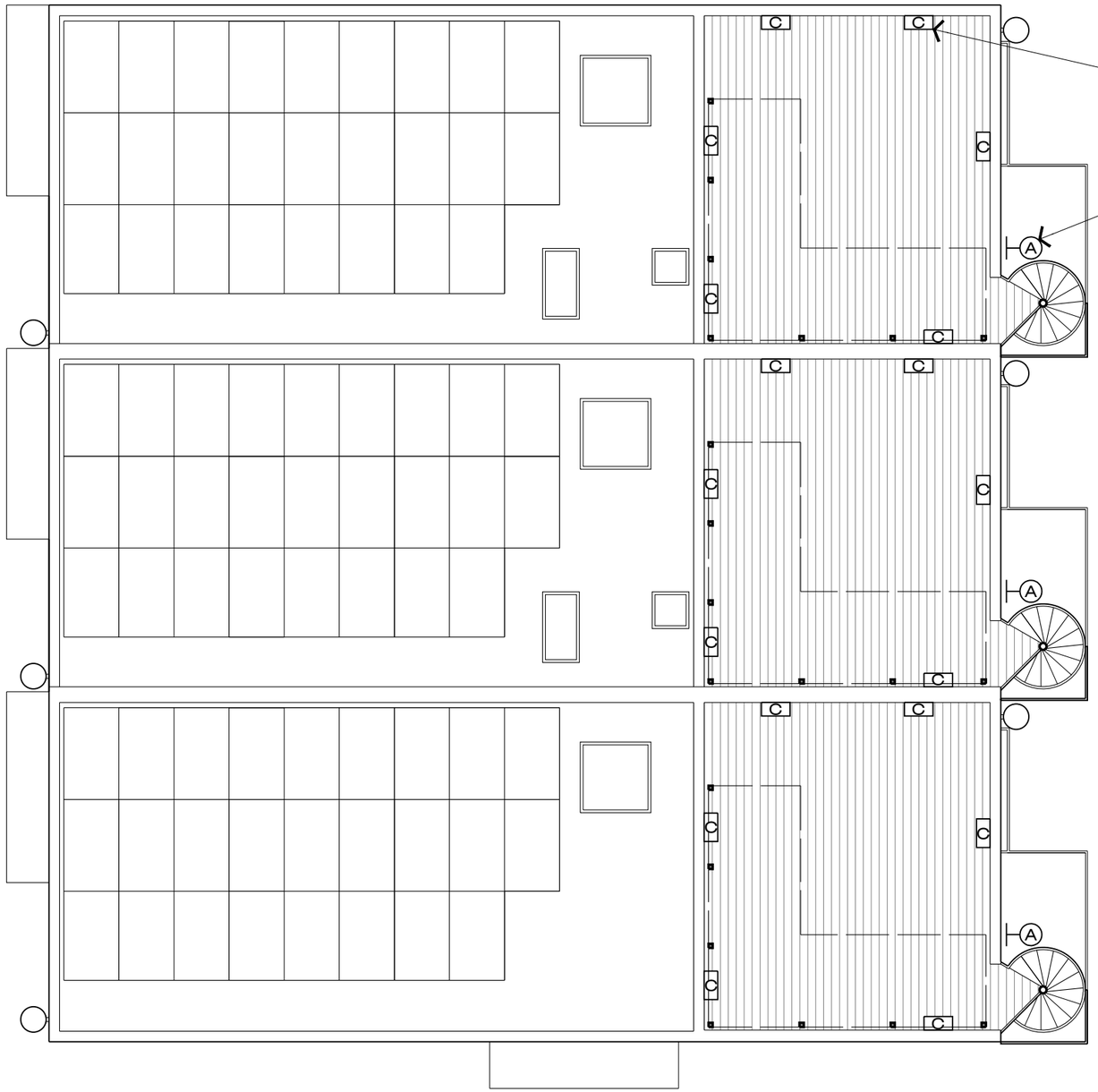
LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

OUTDOOR LIGHTING PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

E1



ROOF DECK LIGHTING PLAN

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

LIGHTING LEGEND

- (A) WALL MOUNT LIGHT
- (B) RECESSED CAN LIGHT
- (C) STEP LIGHT

PROJECT NORTH

MAD architecture
145 KELLER STREET
PETALUMA, CA 94952
TEL: 707 - 765 - 9222
WWW.MADARC.COM

SPAR

7/21/20

No.	Description	Date
	Revision	1/4/21

Seals & Signatures:

This document and the information contained herein are the property of MAD Architecture. Unauthorized use, copying, disclosure or publication by any method is prohibited without the written approval of MAD Architecture.

LIVE/WORK PROJECT
136 COURT STREET, PETALUMA CA

ROOF DECK LIGHTING PLAN

DRAWN BY: CH
CHK: CL

APN: 006-361-040

E2

NOTES

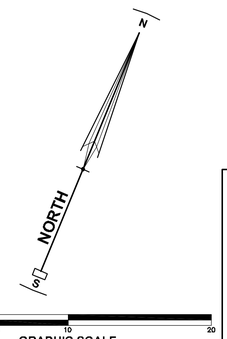
1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN FEBRUARY 2017 AND SUPPLEMENTED IN APRIL 2020.
2. VERTICAL DATUM: CITY OF PETALUMA MONUMENT MAP, BRASS DISC LOCATED ON WING WALL OF WASHINGTON BRIDGE, STAMPED "DEPARTMENT OF ENGINEERING, SAN FRANCISCO, NO. 6" ELEVATION = 14.78, NGVD29 DATUM; ADDED 2.70 (VERTCON) ELEVATION = 17.48, NAVD88 DATUM.
3. HORIZONTAL DATUM: CURRENTLY BASED UPON THAT PARCEL MAP FILED IN BOOK 651, AT PAGES 27–29, SCR. A RECORD OF SURVEY IS IN PROGRESS AND WILL BE FILED WITH THE COUNTY. REFER TO SAID RECORD OF SURVEY FOR ALL BOUNDARY QUESTIONS.
4. 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.
5. 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.
6. UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE AND RECORD INFORMATION. RECORD INFORMATION WAS DERIVED FROM CITY OF PETALUMA UTILITY MAPPING AS SHOWN ON PAGE T10. 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.
7. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. STEVEN J. LAFRANCHI AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
8. THIS MAP IS PROVIDED IN DIGITAL FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE DIGITAL FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS DIGITAL FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE DIGITAL FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE DIGITAL FILE, OR FOR ANY PRODUCTS DERIVED FROM THE DIGITAL FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

- PARCEL BOUNDARY
- FENCE, CHAIN LINK
- BUILDING LINE
- EDGE OF PAVEMENT
- GAS SERVICE
- OH — OVERHEAD UTILITIES
- SS — SANITARY SEWER
- W — WATER SERVICE
- CINDER BLOCK WALL
- CONCRETE
- FIRE HYDRANT
- JOINT UTILITY DUCT BANK
- G — GAS METER
- SS — SANITARY SEWER PUMP SYSTEM
- STREET LIGHT ON JOINT UTILITY POLE
- MONITORING WELL
- WATER VALVE
- TREE, TO SCALE WITH DRIPLINE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
BW	BOTTOM OF WALL
C	COMMUNICATIONS
CONC	CONCRETE
CI	CURB INLET
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
G	GAS
INV	INVERT GRADE
JBM	JOB BENCHMARK
JP	JOINT POLE
OH	OVERHEAD LINES
NTS	NOT TO SCALE
S	SIGN
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
T	TREE
TW	TOP OF WALL
W	WATER



GRAPHIC SCALE
0 5 10 20

REVISIONS	BY

EXISTING CONDITIONS

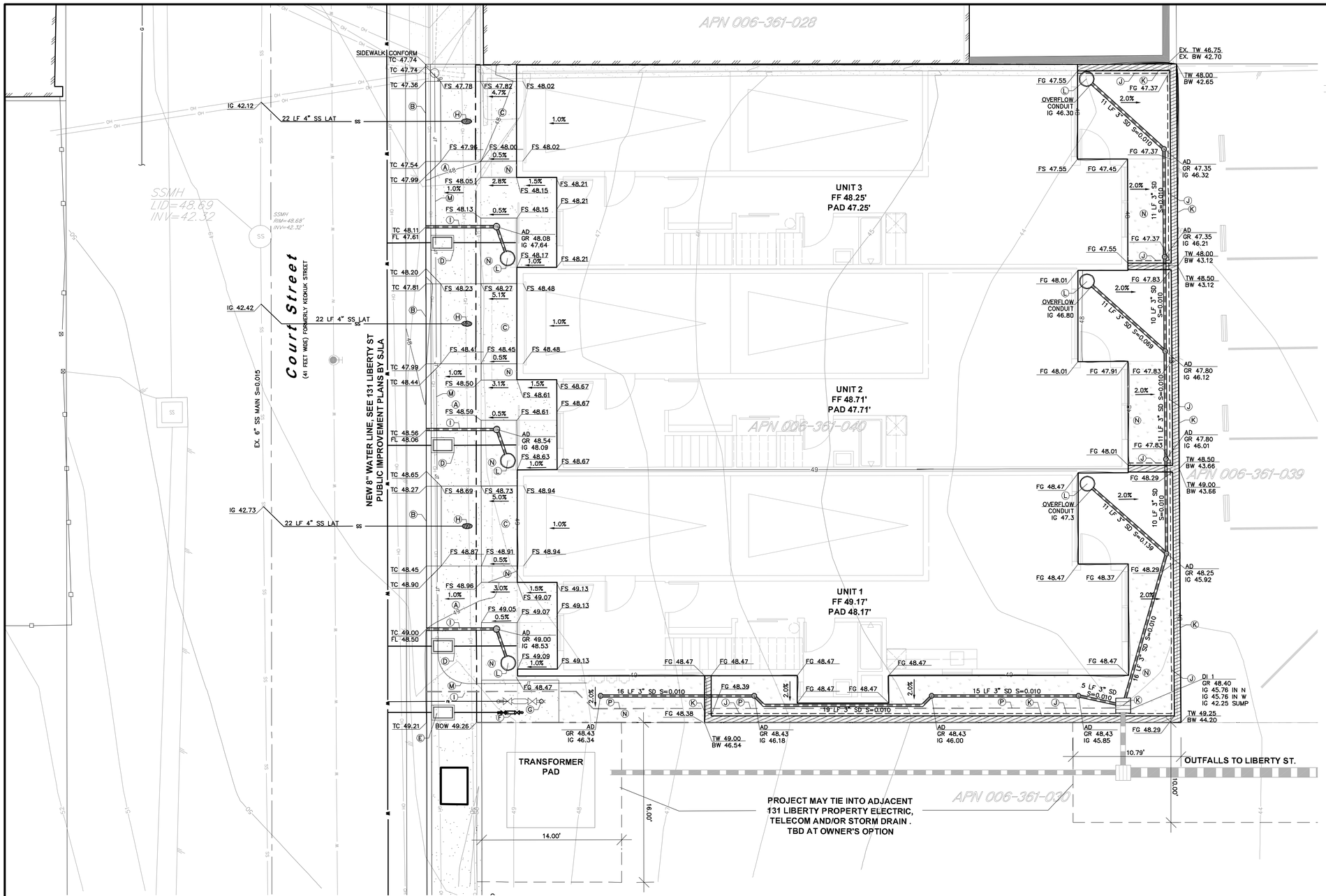
COURT STREET LIVE/WORK
136 COURT STREET APN 006-361-040
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA OFFICE
140 SECOND STREET, SUITE 312
PETALUMA, CA 94952
(707) 762-3122 FAX (707) 762-3239

DATE:	01.04.2021
SCALE:	1" = 5'
DESIGN:	CRK
DRAWN:	CRK
CHECK:	SJL
JOB:	COURT ST
JOB No:	202156

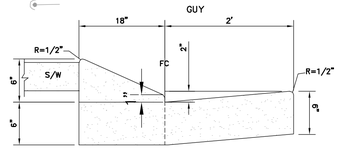
SHEET **C-1** OF 2 SHEETS

J:\Court Street Mixed Use\dwg\SHARD\202156 C-1 Existing Conditions.dwg, 1/4/2021 8:57:39 AM, Chris



LEGEND

EXISTING	PROPOSED	
16	16	CONTOUR
		TOE/TOP OF SLOPE
		FENCE
		EXTERIOR PROPERTY LINE
		EASEMENT LINE
		CONCRETE
		CURB & GUTTER
		ASPHALT CONCRETE
		LANDSCAPE AREA
		RETAINING WALL
		STORM DRAIN
		STORM DRAIN MANHOLE
		DROP INLET
		AREA DRAIN
		4" PERFORATED SUBDRAIN
		1.5" SUMP PUMP DISCHARGE
		18" DIAMETER RAINWATER CATCHMENT
8"W	W	WATER LINE
	JT	JOINT TRENCH
8"SS	SS	SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN OUT
		CATCH BASIN
		WATER METER/BACKFLOW PREVENTER
		JOINT POLE
		GATE VALVE
		STREET LIGHT
		GUY



18"WEDGE CURB & GUTTER
N.T.S.

NOTES

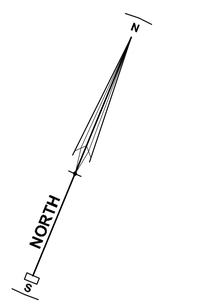
1. SEE SHEET C-1 FOR EXISTING CONDITIONS.
2. SEE 131 LIBERTY STREET PUBLIC IMPROVEMENT PLANS FOR 8" WATER LINE, SIDEWALK CONFORM AND IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY.
3. OWNER TO DETERMINE DRAINAGE OPTION BETWEEN SUMP PUMP TO COURT ST OR TIE INTO 131 LIBERTY SD NETWORK.

KEYNOTES

- (A) CONCRETE SIDEWALK PER C.O.P. STD 202.
- (B) 18" WEDGE CURB & GUTTER AT DRIVEWAY. SEE DETAIL THIS SHEET.
- (C) 6" CONCRETE OVER 6" CL2 AB AT DRIVEWAY APRON.
- (D) RESIDENTIAL WATER METER.
- (E) IRRIGATION METER.
- (F) IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
- (G) FIRE SERVICE DOUBLE DETECTOR CHECK VALVE WITH FIRE DEPARTMENT CONNECTION.
- (H) 4" SANITARY SEWER LATERAL AND CLEANOUT.
- (I) 3" SIDEWALK UNDERDRAIN PER C.O.P. STD. 404.
- (J) 4" PERFORATED SUBDRAIN FOR RETAINING WALL,
- (K) 8" WIDE RETAINING WALL WITH 6' FENCE.
- (L) 18" DIAMETER RAINWATER CATCHMENT. SEE ARCHITECTURAL PLANS.
- (M) JOINT TRENCH, SEE PLANS BY OTHERS.
- (N) LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- (O) WATER POWERED SUMP PUMP BY LIBERTY PUMPS OR APPROVED ALTERNATE.
- (P) SUMP PUMP DISCHARGE LINE.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
BOW	BACK OF WALK
BW	BOTTOM OF WALL
C	COMMUNICATIONS
CONC	CONCRETE
CI	CURB INLET
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
G	GAS
GR	GRATE
IG	INVERT GRADE
JBM	JOB BENCHMARK
JP	JOINT POLE
OH	OVERHEAD LINES
NTS	NOT TO SCALE
S	SIGN
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
T	TREE
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER



REVISIONS	BY

PRELIMINARY GRADING, DRAINAGE & UTILITIES PLAN

COURT STREET LIVE/WORK
136 COURT STREET APN 006-361-040
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA, CALIFORNIA
140 SECOND STREET, SUITE 312
PETALUMA, CA 94952
(707) 762-3122 FAX (707) 762-3239

DATE:	01.04.2021
SCALE:	1" = 5'
DESIGN:	CRK
DRAWN:	CRK
CHECK:	SJL
JOB:	COURT ST
JOB No:	202156
SHEET	C-2
OF	2 SHEETS

J:\Court Street Files\Live\SPA\2020\156 C-2 Grading & Drainage.dwg, 1/4/2021 9:19:48 AM, Chris