EKN Petaluma LLC

EIR SUPPLEMENT
04/04/2024

EIR INDEX OF DRAWINGS

SHEET NO	SHEET TITLE	ISSUE DATE	REVISED DATE
EIR			
EIR-G0	GENERAL - COVER	04 APRIL 2024	
EIR-1.2	ARCHITECTURAL - SITE PLAN	04 APRIL 2024	
EIR-1.3	CIVIL - CONCEPTUAL SITE PLAN	04 APRIL 2024	
EIR-1.4	CIVIL - CONCEPTUAL UTILITY PLAN	04 APRIL 2024	
EIR-1.5	STREET PLAN	04 APRIL 2024	
EIR-1.6	SITE LANDSCAPE PLAN - LEVEL 01	04 APRIL 2024	
EIR-1.7	SITE LANDSCAPE PLAN - LEVEL 02	04 APRIL 2024	
EIR-1.8	SITE LANDSCAPE PLAN - LEVEL 06	04 APRIL 2024	
EIR-1.9	SITE LANDSCAPE MATERIALS	04 APRIL 2024	
EIR-4.0	ARCHITECTURAL - EXTERIOR ELEVATIONS	04 APRIL 2024	
EIR-4.1	ARCHITECTURAL - EXTERIOR ELEVATIONS	04 APRIL 2024	
EIR-5.0	ARCHITECTURAL - RENDERINGS	04 APRIL 2024	
EIR-5.1	ARCHITECTURAL - RENDERINGS	04 APRIL 2024	
EIR-5.2	ARCHITECTURAL - RENDERINGS	04 APRIL 2024	

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: SIX STORIES ABOVE GRADE, ONE ROOFTOP, ONE STORY BELOW GRADE.

BUILDING HEIGHT ABOVE GRADE: 66' 7" (TOP OF ROOF)

SITE AREA: 14,256.54 SF

FAR: 4.78

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		988
Level 6	4,220	
Event		1372
Pantry		967
Terrace		5514

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"

EKN APPELLATION

2 Petaluma Blvd South
Petaluma, California

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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

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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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858 454 6909

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04/04/2024

Page Project Number 621010

EKN APPELLATION

EIR-G0

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USER NAME: Hotel/621010-A-Petaluma-R23-CENTRAL.rvt
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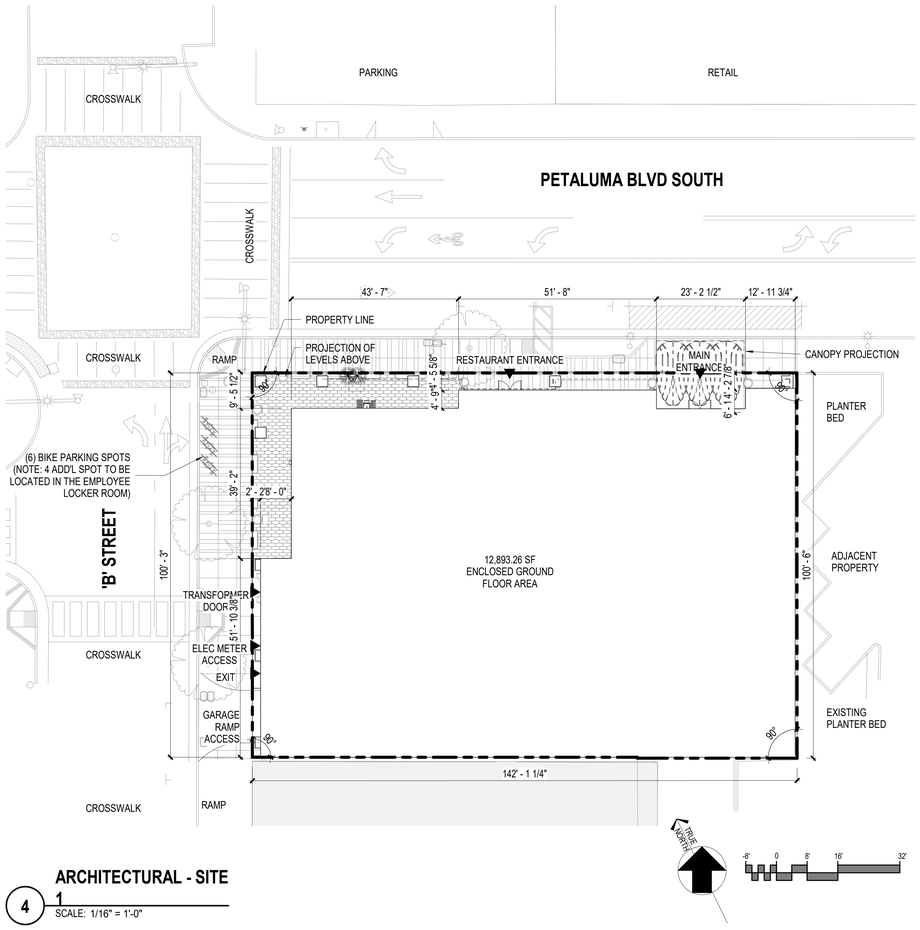
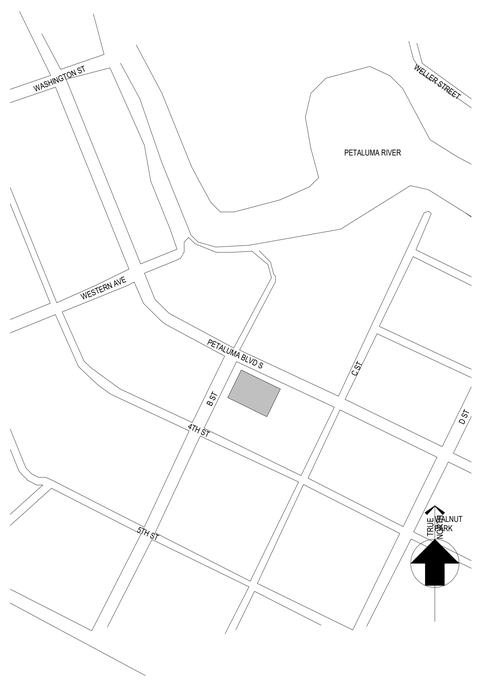


ARCHITECTURAL - SITE 1

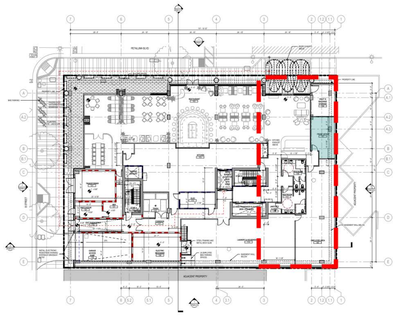
4 SCALE: 1/16" = 1'-0"



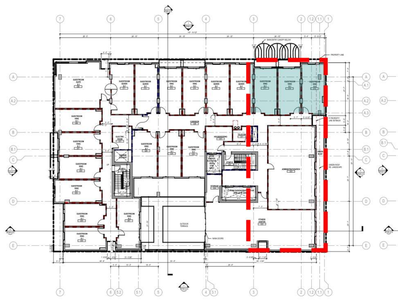
1 **VICINITY MAP 1**
SCALE: 1" = 200'-0"

2 **SITE - PHOTOS 1**
SCALE: 1" = 160'-0"

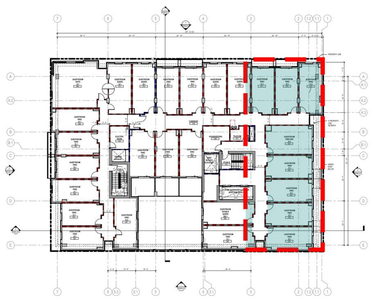
PROGRAM OUTSIDE OF PARKING DISTRICT:



LEVEL 1:
HOTEL LOBBY - No parking required for this use under Table 11.1
HOTEL BOH - No parking required for these uses under Table 11.1
(1) Parking space required for manager per Table 11.1



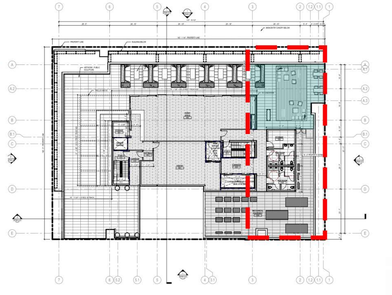
LEVEL 2:
Hotel admin - No parking required for this use under Table 11.1
Hotel gym - No parking required for this use under Table 11.1
(4) Guest room outside of parking district = (4) parking spaces required



LEVEL 3:
(11) Guest room outside of parking district = (11) parking spaces required

LEVEL 4:
(11) Guest room outside of parking district = (11) parking spaces required

LEVEL 5:
(10) Guest room outside of parking district = (10) parking spaces required



LEVEL 6:
(25) Bar seats (1 space/2.5 seats) = (10) spaces
92 sf of event space (1 space/60sf) = (1) space

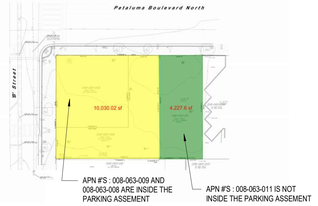
PARKING TABULATIONS:

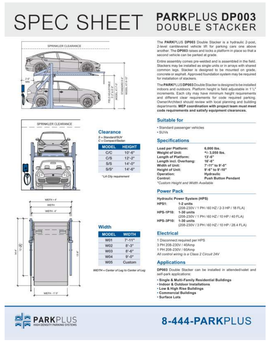
Parking requirements per Table 11.1 for program outside of Parking District (no parking required for program inside of district)

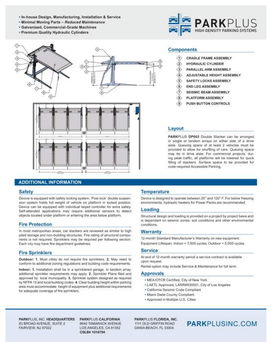
LEVEL 1: 1
LEVEL 2: 4
LEVEL 3: 11
LEVEL 4: 11
LEVEL 5: 11
LEVEL 6: 11

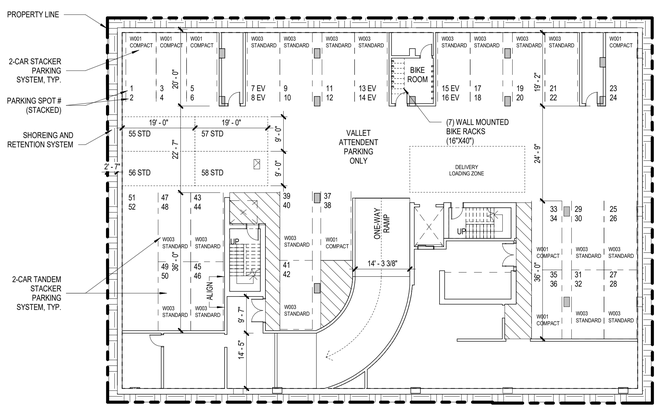
49 Spaces required
58 spaces provided (14 compact)

PARKING ASSESMENT BOUNDRY CALCULATION:



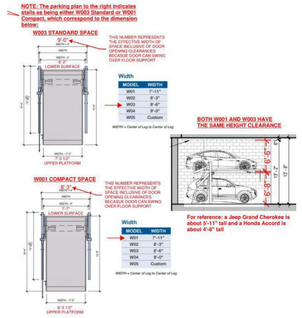






RE. A15 FOR SECTION

3 **PARKING SUMMARY 1**
SCALE: 1/16" = 1'-0"



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2 Petaluma Blvd South
Petaluma, California

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REVISION	DESCRIPTION	DATE

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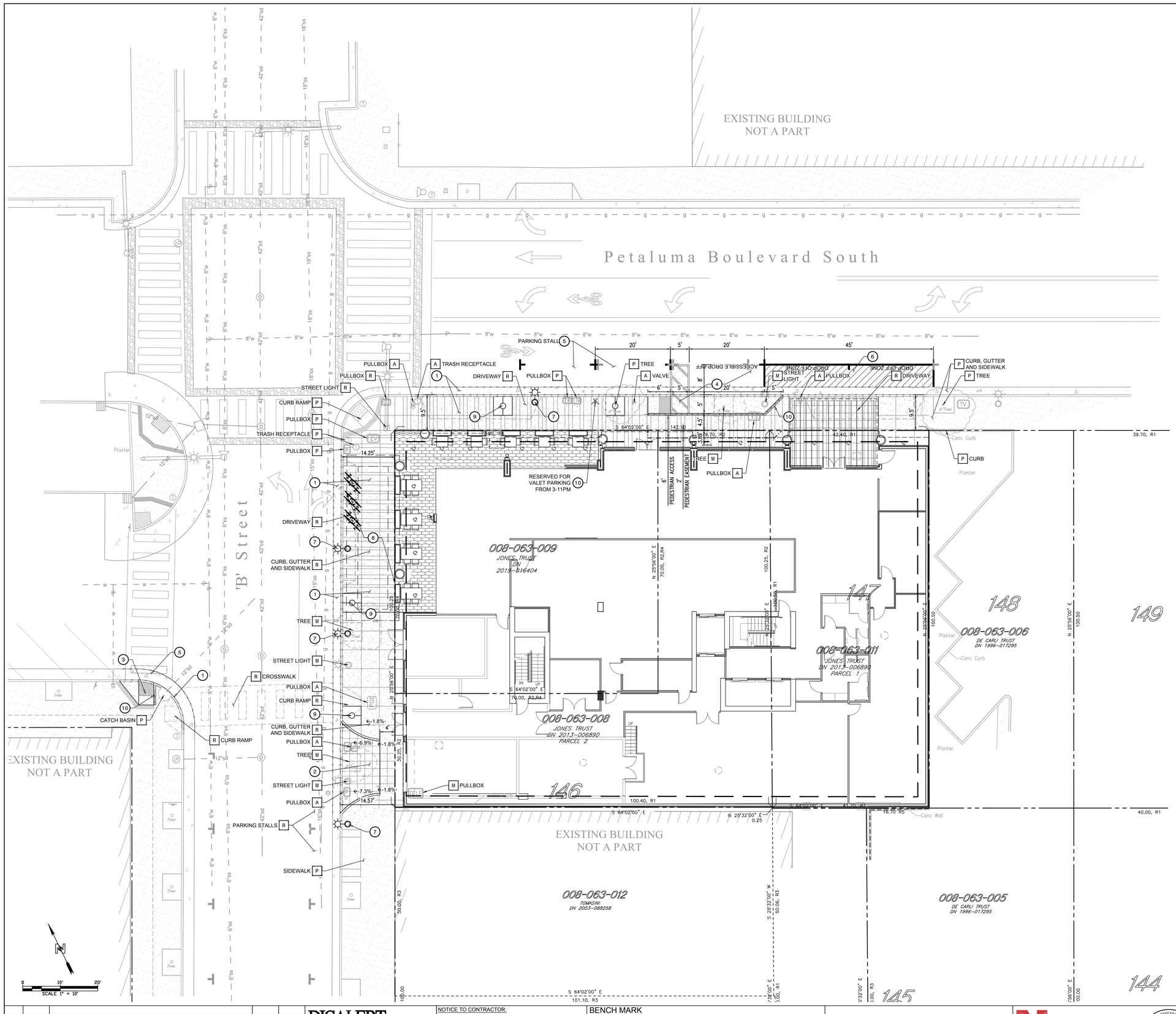
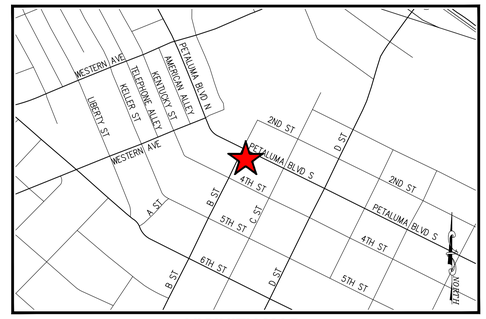
ARCHITECTURAL - SITE PLAN

DRAWN BY	CHECKED BY
PROJECT NUMBER	PROJECT ABBREVIATION
621010	PH
ORIGINAL ISSUE	DATE
EIR SUPPLEMENT	04 APRIL 2024

EIR-1.2
SHEET NUMBER





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
- g — EXISTING GAS
- sd — EXISTING STORM DRAIN
- ss — EXISTING SANITARY SEWER
- w — 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.

CIVIL - CONCEPTUAL SITE PLAN

DRAWN BY	CHECKED BY
PROJECT NUMBER 621010	PROJECT ABBREVIATION PH
ORIGINAL ISSUE EIR SUPPLEMENT	DATE 04 APRIL 2024

EIR-1.3
SHEET NUMBER

NO.	DATE	REVISION DESCRIPTION	BY	DATE

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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.
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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
17780 Fitch
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

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

DEREK H. KARIMOTO DATE

PROJECT ADDRESS:
2 PETALUMA BLVD
PETALUMA, CA 94952

CLIENT:
EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE: SPAR APPLICATION SUBMITTAL - 2022-08-26

SITE: APPELLATION HOTEL

TITLE: CONCEPTUAL SITE PLAN

DRAWN:	SCALE AT D:	DATE:	PROJECT NO:
S.S.	1" = 10'	3/30/2023	21-002
CHECKED: D.H.K.	REV: ----	COUNT: 1 OF 1 SHEETS	SHEET: SPAR C1

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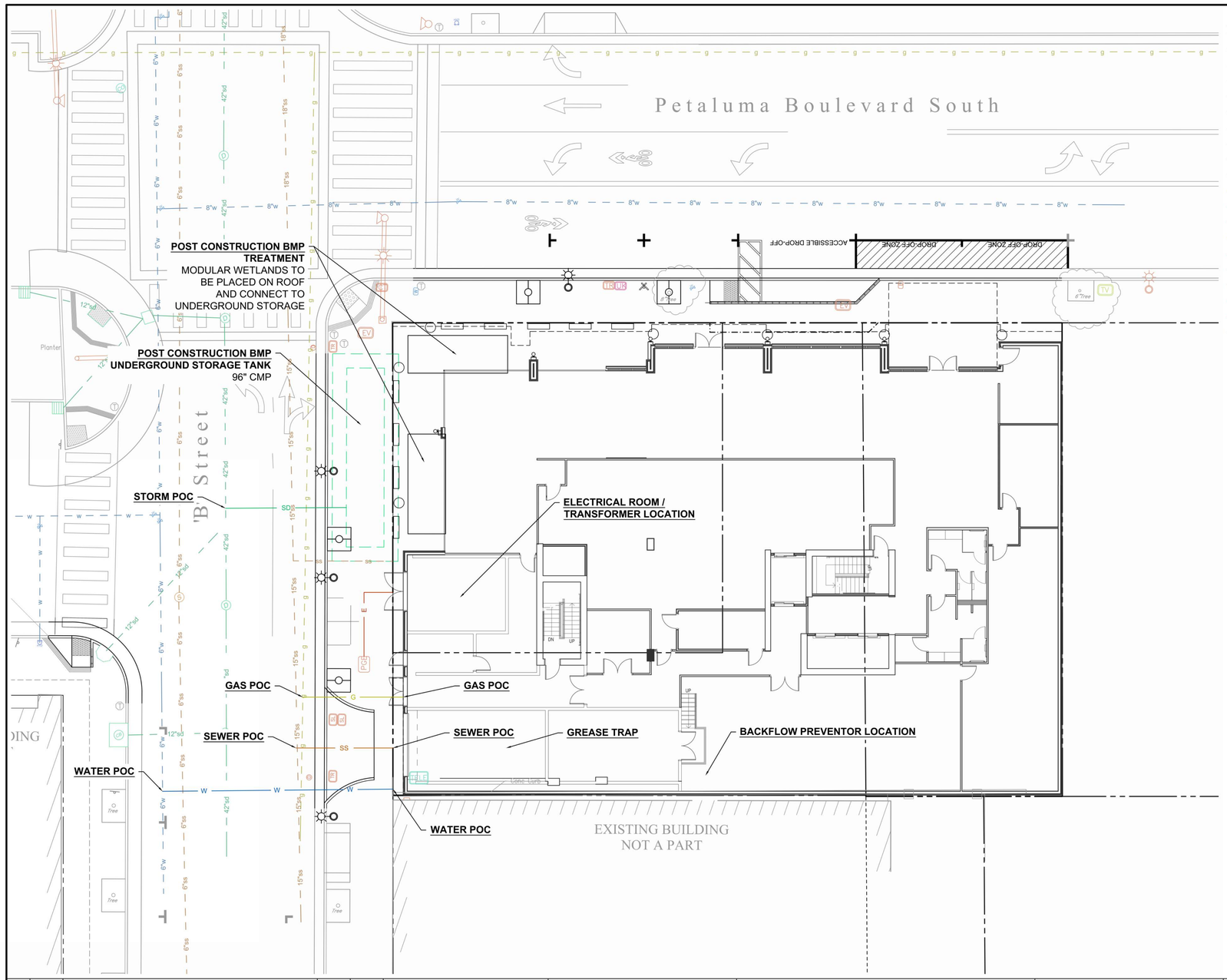

LEGEND

ca	EXISTING UNDERGROUND CABLE
c	EXISTING UNDERGROUND COMMUNICATION
e	EXISTING UNDERGROUND POWER
g	EXISTING NATURAL GAS
ir	EXISTING IRRIGATION
sd	EXISTING STORM DRAIN
ss	EXISTING SANITARY SEWER
t	EXISTING TELEPHONE
ut	EXISTING GENERAL UTILITIES
w	EXISTING WATER
CA	PROPOSED UNDERGROUND CABLE
C	PROPOSED UNDERGROUND COMMUNICATION
E	PROPOSED UNDERGROUND POWER
G	PROPOSED NATURAL GAS
IR	PROPOSED IRRIGATION
SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
T	PROPOSED TELEPHONE
UT	PROPOSED GENERAL UTILITIES
W	PROPOSED WATER

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	BY	DATE

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BASIS OF BEARINGS:
192 MAPS 26, SCR.

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PHONE: 949.396.1161
www.nconsulteng.com

ISSUE: ----
PROJECT ADDRESS: 2 PETALUMA BLVD PETALUMA, CA 94952
CLIENT: EKN DEVELOPMENT GROUP 220 NEWPORT CENTER DRIVE, SUITE 11-262 NEWPORT BEACH, CA 92660

SITE: EKN PETALUMA
TITLE: CONCEPTUAL UTILITY PLAN

DRAWN:	SCALE AT D:	DATE:	PROJECT NO:
S.S.	1" = 10'	9/15/2023	21-002
CHECKED:	REV:	COUNT:	SHEET:
D.H.K.	----	1 OF 1 SHEETS	EXH11

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San Francisco, CA 94103
213 694 3408

FF&E
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Manassas, VA, 20109

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La Jolla, CA
92037
858 454 6909

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N CONSULTING ENGINEERS
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Irvine, CA
92614
949 369 1161

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Petaluma, California

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REVISION	DESCRIPTION	DATE

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CIVIL - CONCEPTUAL UTILITY PLAN

DRAWN BY
CHECKED BY
PROJECT NUMBER: 621010
PROJECT ABBREVIATION: PH
ORIGINAL ISSUE: EIR SUPPLEMENT
DATE: 04 APRIL 2024

EIR-1.4
SHEET NUMBER

FILE PATH: Autodesk Docs://621010-Petaluma Hotel/621010-A-Petaluma-R23-CENTRAL.rvt
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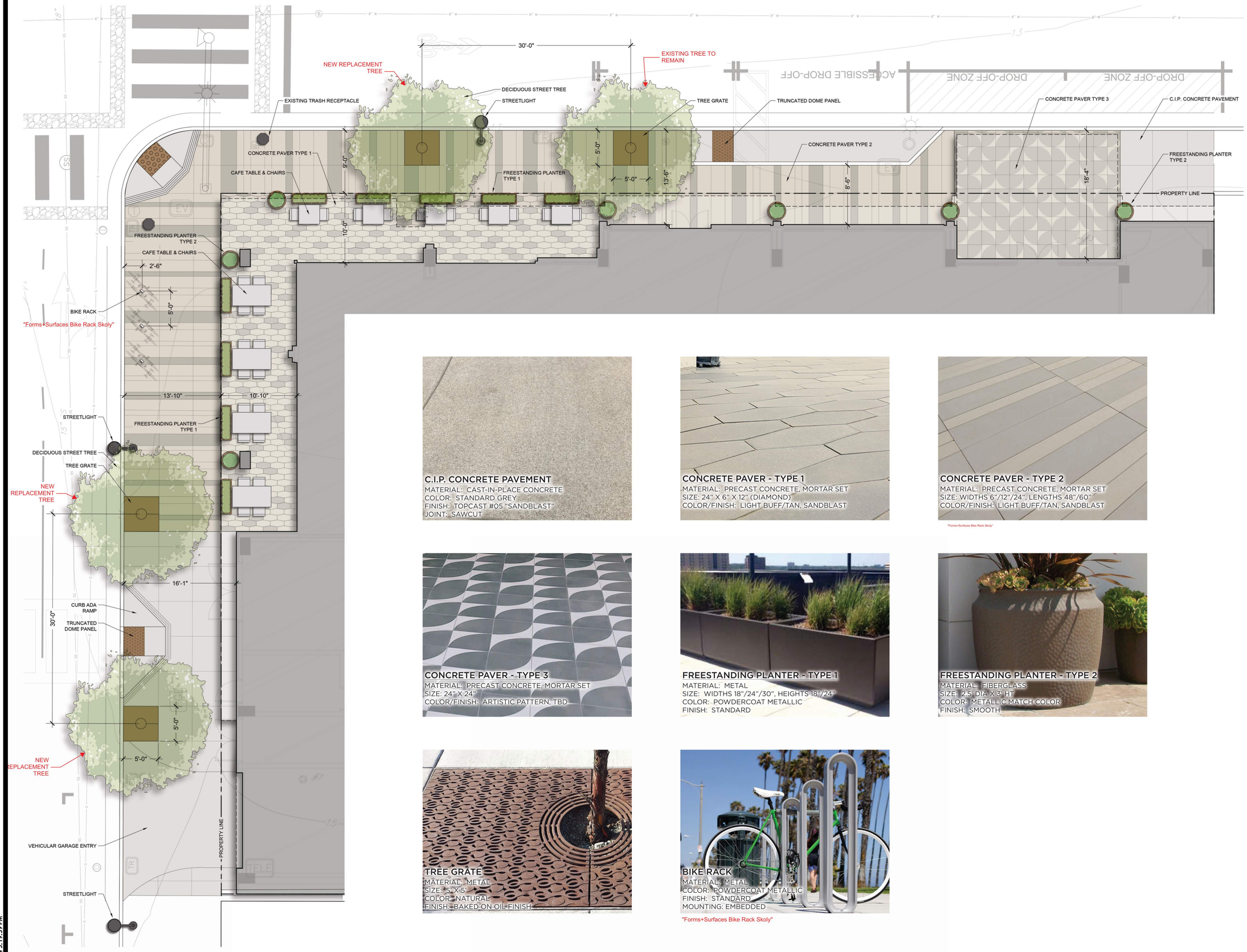

C.I.P. CONCRETE PAVEMENT
MATERIAL: CAST-IN-PLACE CONCRETE
COLOR: STANDARD GREY
FINISH: TOPCAST #05 "SANDBLAST"
JOINT: SAWCUT

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"

0' 5' 10'
SCALE: 1" = 5'-0"

FILE PATH: Autodesk Docs://62101O-Petaluma Hotel/62101O-A-Petaluma-R23-CENTRAL.rvt
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N CONSULTING ENGINEERS
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Irvine, CA
92614
949 369 1161

EKN Petaluma LLC
EKN APPELLATION
2 Petaluma Blvd South
Petaluma, California

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW
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*** choose ARCHITECT or ENGINEER ***
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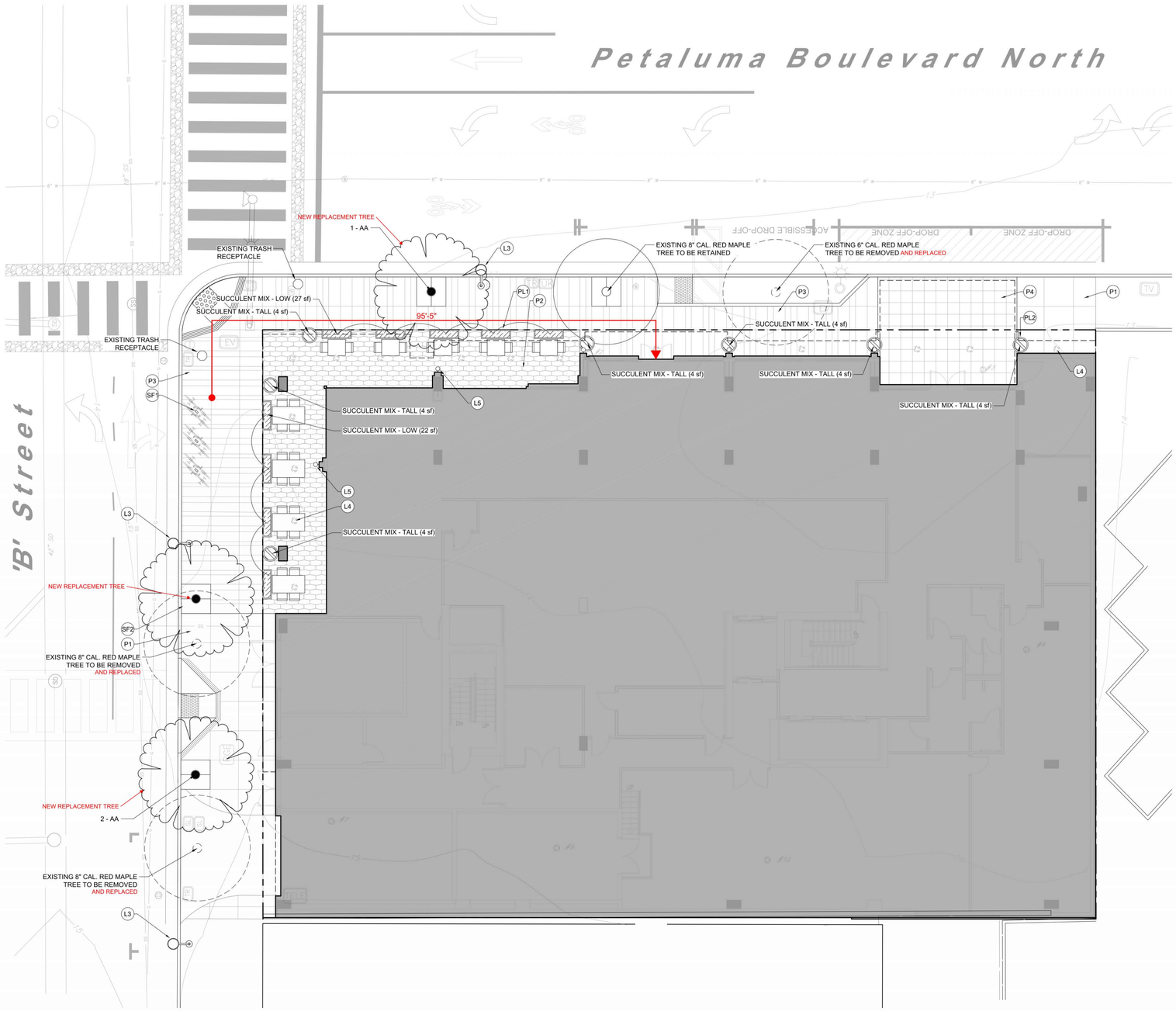
STREET PLAN

DRAWN BY
CHECKED BY

PROJECT NUMBER 621010
PROJECT ABBREVIATION PH

ORIGINAL ISSUE EIR SUPPLEMENT
DATE 04 APRIL 2024

EIR-1.5
SHEET NUMBER



SITE LANDSCAPE PLAN - LEVEL 01

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

NOTES

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
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   2) NOTE IRRIGATION, WALK-ON MULCH, AND ROOT BARRIERS WHERE APPROPRIATE.

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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.
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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

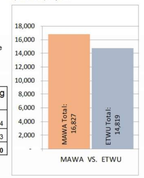
[d] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
w here 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and 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
EKN APPELLATION
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Petaluma, California

REVISION HISTORY

REVISION	DESCRIPTION	DATE

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SITE LANDSCAPE PLAN - LEVEL 01

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CHECKED BY
PROJECT NUMBER 621010
PROJECT ABBREVIATION PH
ORIGINAL ISSUE EIR SUPPLEMENT
DATE 04 APRIL 2024

EIR-1.6
SHEET NUMBER

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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)
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Regular Landscape Area Totals:					1,523	604	
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				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

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overhead spray
or drip

[c] ***Irrigation Efficiency***
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0.81 for drip

[d] ***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.

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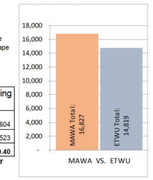
ETAF Calculations

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			

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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92037
858 454 6909

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EKN APPELLATION
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Petaluma, California

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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SITE LANDSCAPE PLAN - LEVEL 02

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PROJECT NUMBER 621010
PROJECT ABBREVIATION PH
ORIGINAL ISSUE EIR SUPPLEMENT
DATE 04 APRIL 2024

EIR-1.7
SHEET NUMBER

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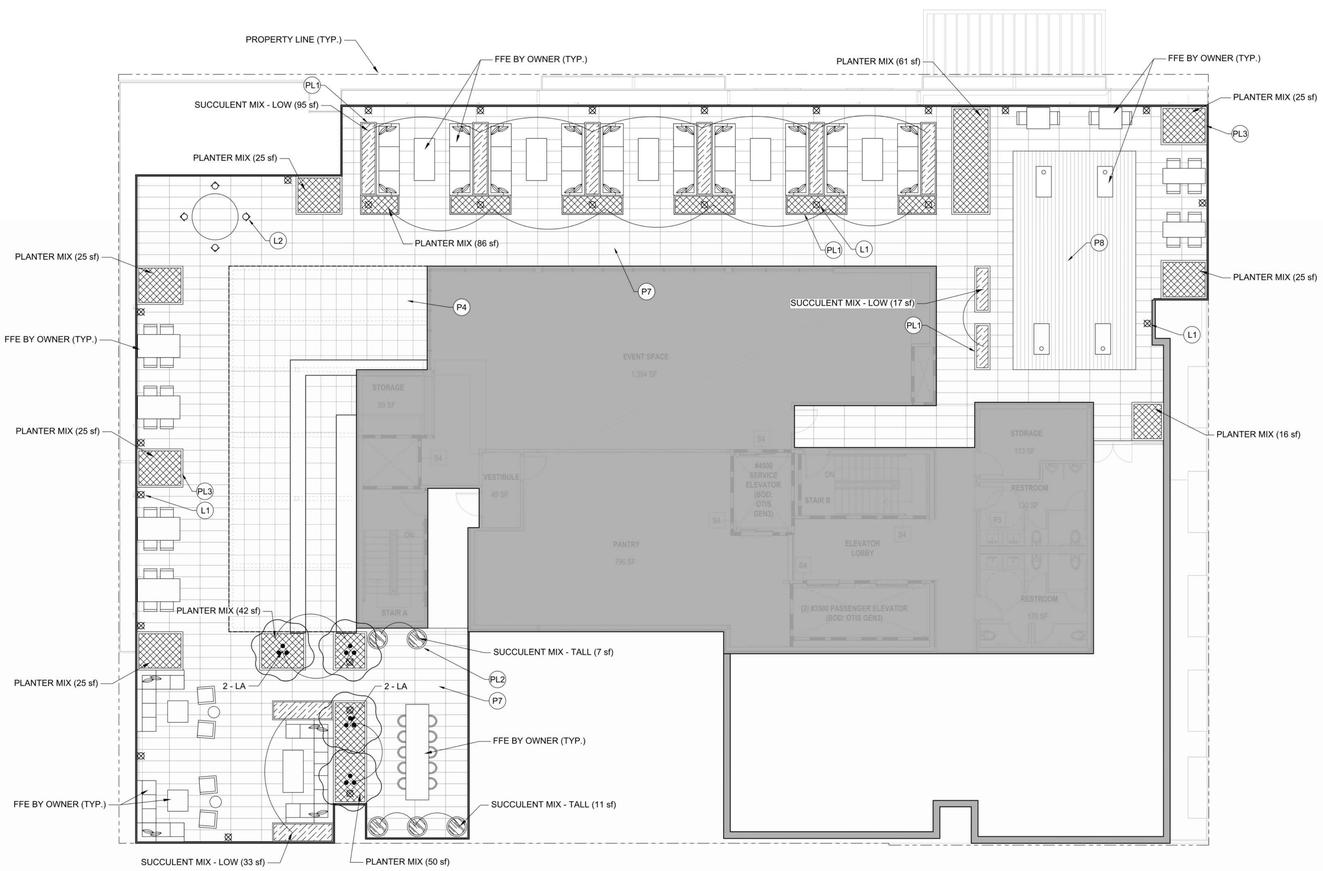


NOTES

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	
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**

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

Irrigation Method
overhead spray or drip

Irrigation Efficiency
0.75 for spray
0.81 for drip

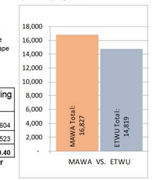
MAWA (Annual Gallons Allowed) *= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is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

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.

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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SITE LANDSCAPE PLAN - LEVEL 06

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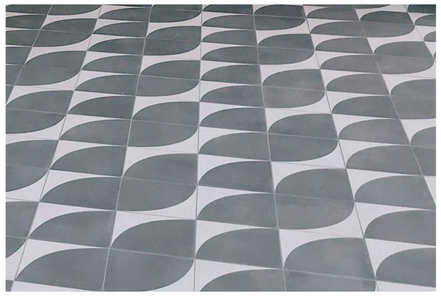
FILE PATH
USER NAME: Autodesk Docs://621010-Petaluma Hotel/621010-A-Petaluma-R23-CENTRAL.rvt
DATE STAMP: 4/4/2024 3:20:44 PM

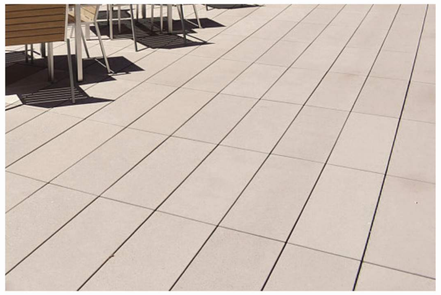
SF1 BIKE RACK
MATERIAL: METAL
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD
MOUNTING: EMBEDDED

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

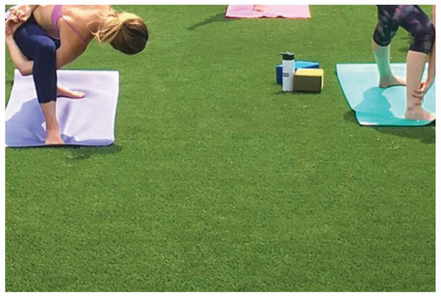
PL3 BUILT-IN PLANTER
MATERIAL: METAL
SIZE: 36" HT
COLOR: POWDERCOAT METALLIC
FINISH: STANDARD



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

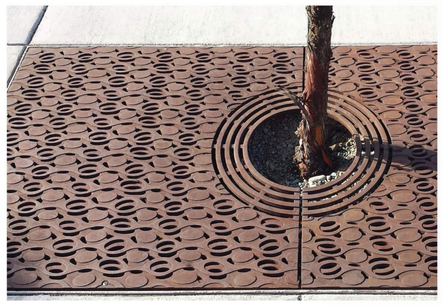
P3 CONCRETE PAVER - TYPE 2
MATERIAL: PRECAST CONCRETE, MORTAR SET
SIZE: WIDTHS 6"/12"/24", LENGTHS 48"/60"
COLOR/FINISH: LIGHT BUFF/TAN, SANDBLAST

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



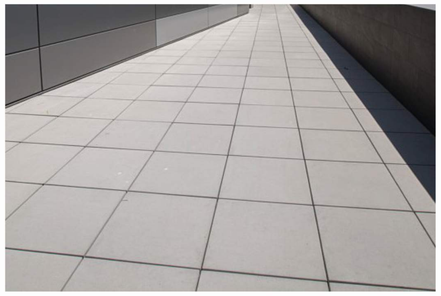
P6 SYNTHETIC TURF OVER TILE
MATERIAL: SYN TURF, PEDESTAL SET
SIZE: 24" X 24"
COLOR/FINISH: STANDARD COLOR RANGE

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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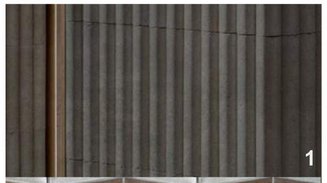
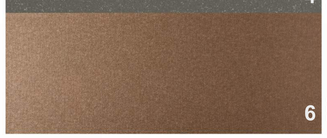


1 — CLADDING - DECORATIVE TILE 01 - DIMENSIONAL CONCRETE TILE DARK GRAY
LOCATION: LEVEL 1 EXTERIOR FINISH

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

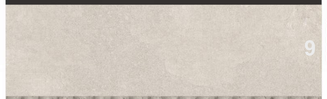
4 — CLADDING - PORCELANOSA MAKER SMOKE
LOCATION: TOP MASS (LEVEL 05) EXTERIOR FINISH



6 — CUSTOM CUT METAL PANEL - BRONZE
LOCATION: ENTRY CANOPY

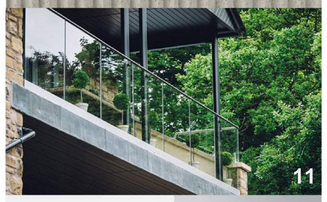
7 — NOT USED

8 — METAL - DARK BRONZE
LOCATION: ALL METAL FRAMES



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

10 — FLUTED CORNICE TILE
LOCATION: NORTH, EAST AND WEST ELEVATIONS



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.

KEYED NOTES

NUMBER	DESCRIPTION

WINDOW TYPE LEYEND

TYPE 01: FIXED WINDOWS
TYPE 02: STOREFRONT.
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. DECORATIVE CORNICE TILE.
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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ARCHITECTURAL - EXTERIOR ELEVATIONS

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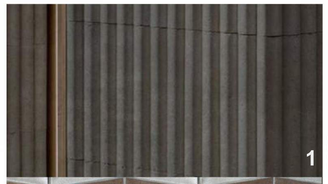
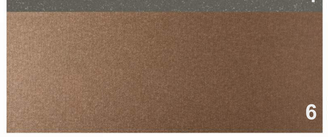


1 CLADDING - DECORATIVE TILE 01 - DIMENSIONAL CONCRETE TILE DARK GRAY
LOCATION: LEVEL 1 EXTERIOR FINISH

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

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

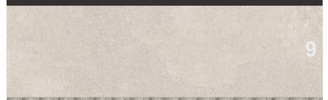
4 CLADDING - PORCELANOSA MAKER SMOKE
LOCATION: TOP MASS (LEVEL 05) EXTERIOR FINISH



6 CUSTOM CUT METAL PANEL - BRONZE
LOCATION: ENTRY CANOPY

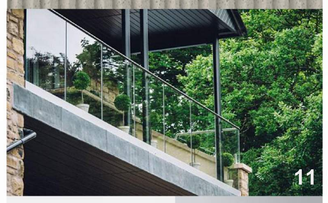
7 NOT USED

8 METAL - DARK BRONZE
LOCATION: ALL METAL FRAMES

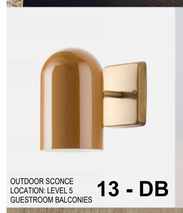


9 STUCCO - COLOR TO MATCH PORCELANOSA MAKER ROPE
LOCATION: SOUTH ELEVATION

10 FLUTED CORNICE TILE
LOCATION: NORTH, EAST AND WEST ELEVATIONS



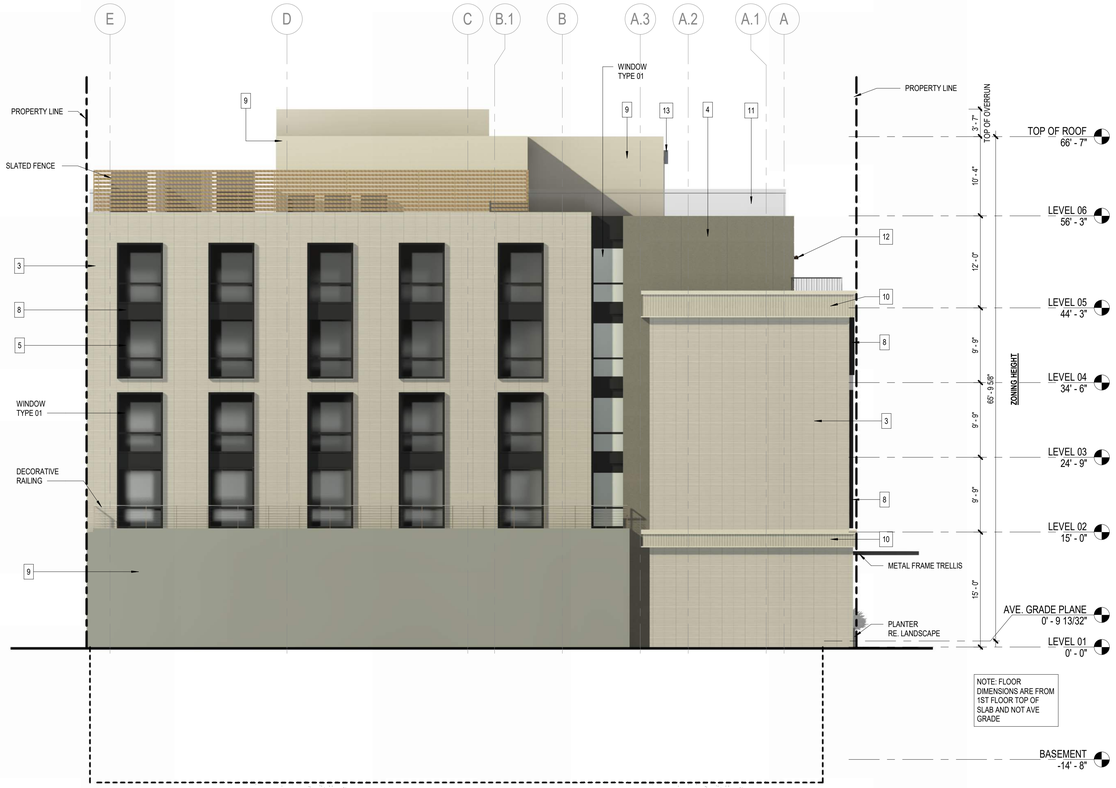
11 RAILING - STRUCTURAL GLASS
LOCATION: ALL RAILINGS



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



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

2 ARCHITECTURAL - SOUTH ELEVATION
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.

KEYED NOTES

NUMBER	DESCRIPTION

WINDOW TYPE LEYEND

TYPE 01: FIXED WINDOWS
TYPE 02: STOREFRONT.
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.
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