

LAKEVILLE RESIDENCE

315 LAKEVILLE STREET
 PATALUMA, CA
 APN: 007-154-013

PROJECT INFORMATION

A THREE STORY BUILDING WITH 4 ATTACHED DWELLING AND 9 OFF-STREET PARKING SPACES.

ZONING: MU1A
 APN: 007-154-013
 EXISTING SITE: 7,963 SF
 FAR: 2.5

UNIT 1A: LEVELS: 3 BEDROOMS:2 BATHROOMS:2 FULL-2 HALF AREA: 2,607 SF	UNIT 1B: LEVELS: 3 BEDROOMS:3 BATHROOMS:2 FULL-2 HALF AREA: 2,607 SF
--	--

UNIT 1C: LEVELS: 3 BEDROOMS:2 BATHROOMS:2 FULL-2 HALF AREA: 2,490 SF	UNIT 1D: LEVELS: 3 BEDROOMS:2 BATHROOMS:2 FULL-2 HALF LEVELS: 2,484 SF
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FAR	MAXIMUM	PROPOSED
	2.5	1.78
	19,907 SF	14,157 SF

LOT COVERAGE	MAXIMUM	PROPOSED
	2.5 FAR	5,713 SF (71.7%)

AREA CALCULATION	
UNIT A:	2,607 SF
UNIT B:	2,607 SF
UNIT C:	2,490 SF
UNIT D:	2,484 SF
TOTAL:	10,188 SF
LANDSCAPE AREA CALCULATION	
UNIT A:	393 SF
UNIT B:	389 SF
UNIT C:	248 SF
UNIT D:	128 SF
TOTAL:	1,158 SF

SETBACKS:	REQUIRED	PROPOSED
LAKEVILLE ST.	0'-0"	7'-7 1/2"
ERWIN ST.	0'-0"	7'-7 1/4"
LEFT	0'-0"	5'-0"
RIGHT	0'-0"	5'-0"

HEIGHT:	REQUIRED	PROPOSED
MAX. HT	30'-0"	30'-0"

PARKING:	REQUIRED	PROPOSED
	9 COVERED	9 COVERED

VICINITY MAP



CONSULTANTS

STRUCTURAL:
 Munselle Civil Engineering
 512 Center Street
 Healdsburg, CA 95448
 (707) 775-8986

LANDSCAPING:
 Regina Design - Regina Rollin
 23030 S Central ave,
 Sonoma, CA 95476
 (707) 694-7922

ACCESSIBILITY:
 Pacific Access Consulting
 1421 Guerneville Road, Suite 230
 Santa Rosa, CA 95403
 (707) 479-3872

ACOUSTIC:
 Illingworth & Rodkin, Inc.
 1 Willowbrook Court, Suite 120
 Petaluma, CA 94954
 (707) 794-0405

ACOUSTICAL INFORMATION

-PROJECT-SPECIFIC ACOUSTICAL ANALYSES SHOULD BE CONDUCTED TO INSURE THAT INTERIOR NOISE LEVELS WILL BE REDUCED TO 45 DBA CNEL OR LESS. RESULTS OF THE ANALYSIS, INCLUDING THE DESCRIPTION OF THE NECESSARY NOISE CONTROL TREATMENTS, WILL BE SUBMITTED TO THE CITY ALONG WITH THE BUILDING PLANS AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. WINDOWS AND DOORS WITH STC RATINGS OF 31 OR GREATER WOULD BE NEEDED TO REDUCE INTERIOR NOISE LEVELS TO 45 DBA CNEL OR LESS TO AND MEET SECTION 10.2 OF THE CITY OF PETALUMA'S GENERAL PLAN.

-ALL PROJECT UNITS SHALL INCLUDE FRESH AIR MECHANICAL VENTILATION, SO THAT WINDOWS MAY BE KEPT CLOSED AT THE OCCUPANT'S DISCRETION TO CONTROL NOISE.

-MECHANICAL EQUIPMENT TO BE LOCATED IN THE CENTER OF THE BUILDING ROOFTOP.

-USE NO MORE THAN EIGHT HVAC UNITS WITH SOUND RATINGS OF 80 DBA LEQ AT A DISTANCE OF 5 FEET.

-IF HVAC UNITS ARE RATED TO GENERATE SOUND LEVELS GREATER THAN 80 DBA LEQ AT A DISTANCE OF 5 FEET, A BARRIER SYSTEM SHOULD BE INSTALLED TO ATTENUATE NOISE TO 60 DBA LEQ AT THE NEARBY RESIDENTIAL RECEPTORS.

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L7	LANDSCAPE - HYDROZONE PLAN

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 PH: 415.378.4337
 nickleearchitecture.com

LAKEVILLE RESIDENCE

315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

No.	Description	Date

COVER SHEET

Date 09.07.17
 Drawn by

A0.0

Scale

USE PERMIT APPLICATION EXHIBIT

FOR
315 LAKEVILLE STREET
 PETALUMA, CA
 APN 007-154-013

OWNER

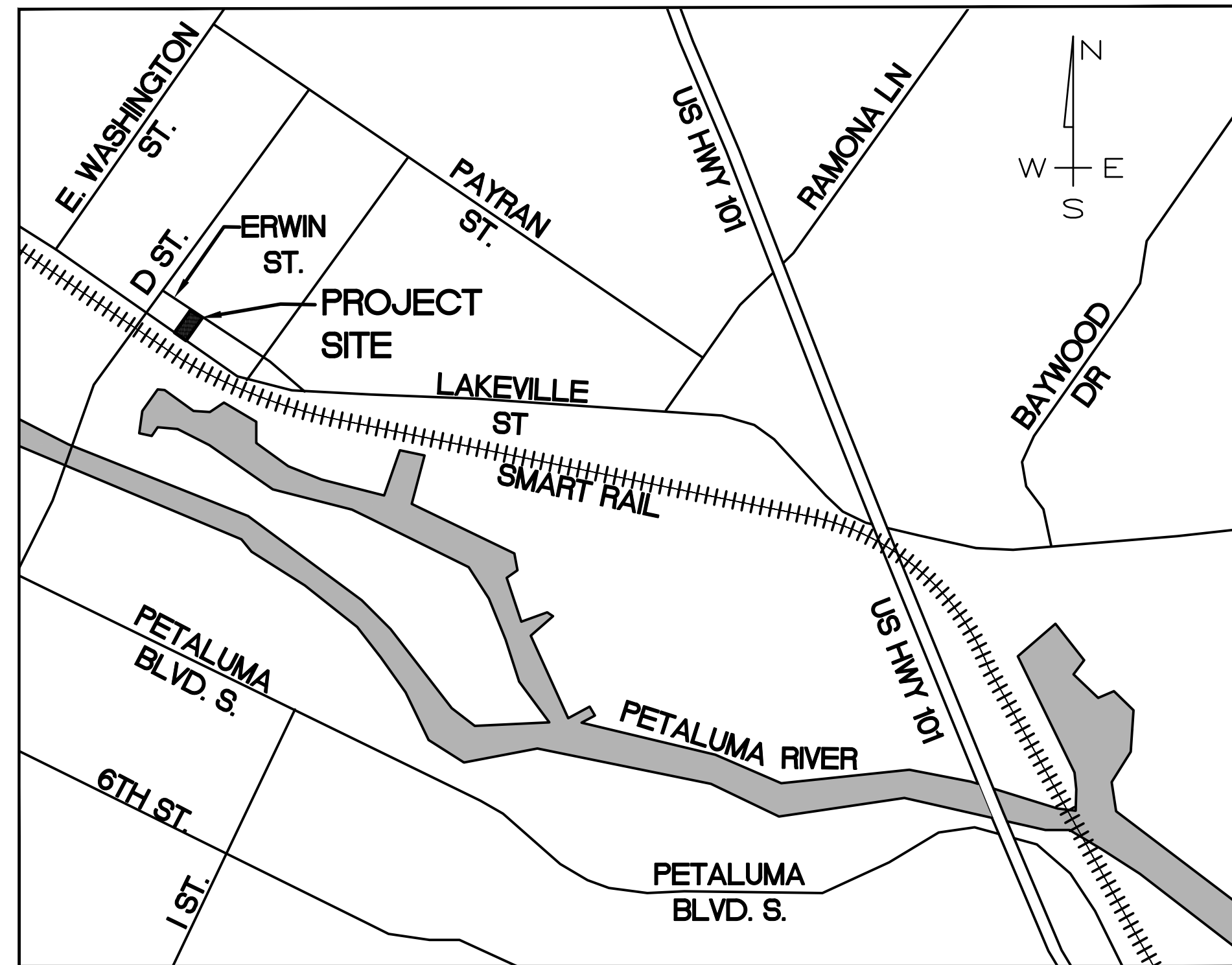
JMS IRON RIVER LLC
 109 G STREET
 PETALUMA, CA 94952

CONTACT

MUNSELLE CIVIL ENGINEERING/DVC GROUP
 DAN HUGHES
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968

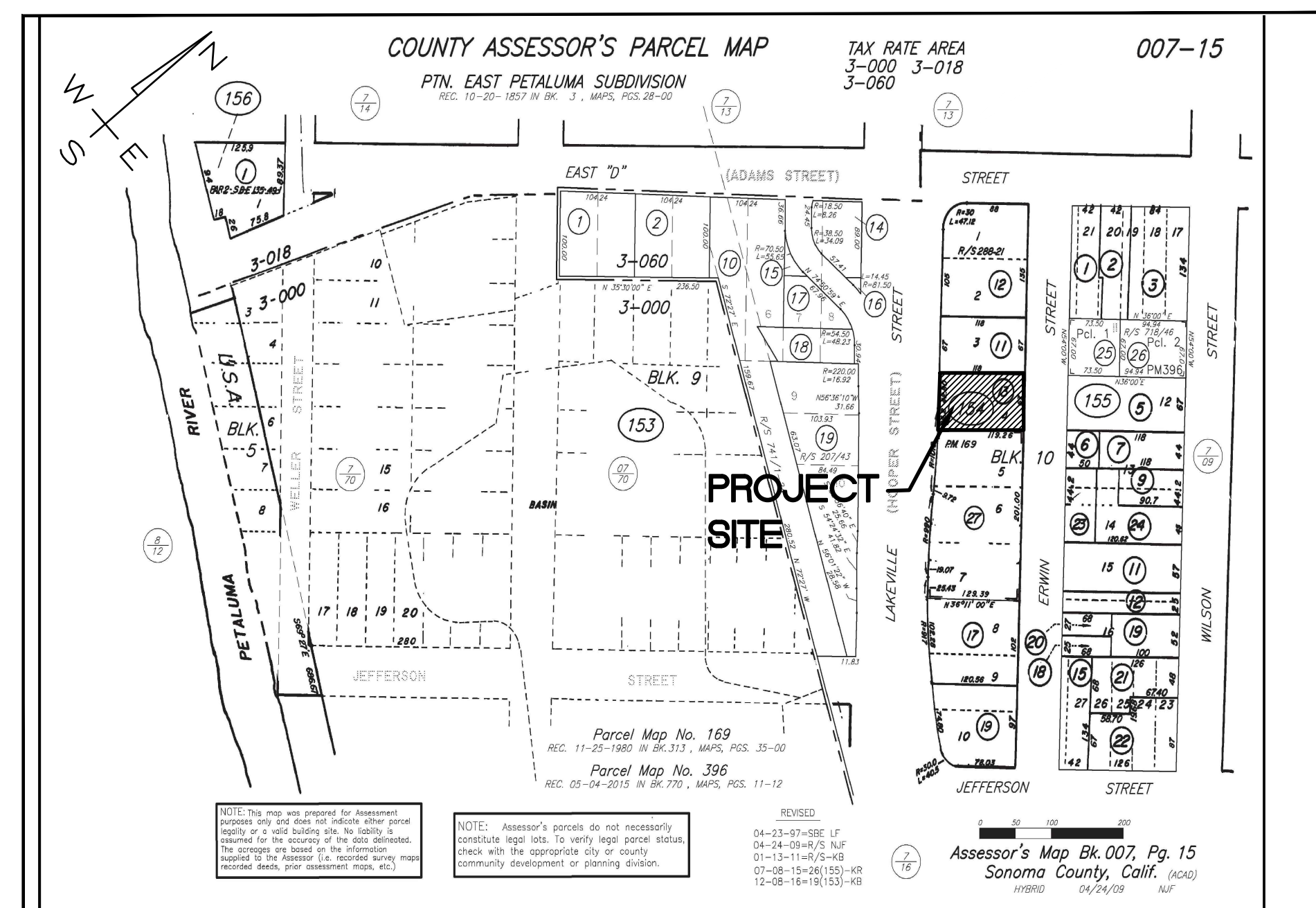
DRAWING INDEX

- 1 LOCATION AND EXISTING EXHIBITS
- 2 PROPOSED SITE AND UTILITY PLAN



VICINITY MAP

NO SCALE



PARCEL MAP

NO SCALE



LEGEND

- TO BE REMOVED
- TO BE REMOVED
- TREE TO BE SAVED
- TREE TO BE REMOVED

GENERAL NOTES

BOUNDARY LINES SHOWN HEREIN ARE DELINEATED FROM RECORD DATA ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

UTILITIES SHOWN HEREIN ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).

BASIS OF BEARINGS: N27°56'51"W BETWEEN A FOUND NAIL MONUMENT AND A FOUND 1/2" IRON PIPE MONUMENT AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 313 OF MAPS AT PAGE 35, SONOMA COUNTY RECORDS.

ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM. BENCHMARK CONTROL POINT #100 SET 60D CONTROL POINT. ELEVATION = 100.00'

NOTE:

- 1. DEMOLITION WORK IS NOT COVERED UNDER GRADING PERMIT AND MAY REQUIRE SEPARATE PERMITS.

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING LAND PLANNING
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968



Dan Hughes
 DANIEL JOHN HUGHES
 PCE 60225

SEPAHER PROJECT
 EXISTING CONDITIONS
 APN 007-154-013
 315 LAKEVILLE STREET
 PETALUMA, CALIFORNIA

SEPTEMBER 07, 2017

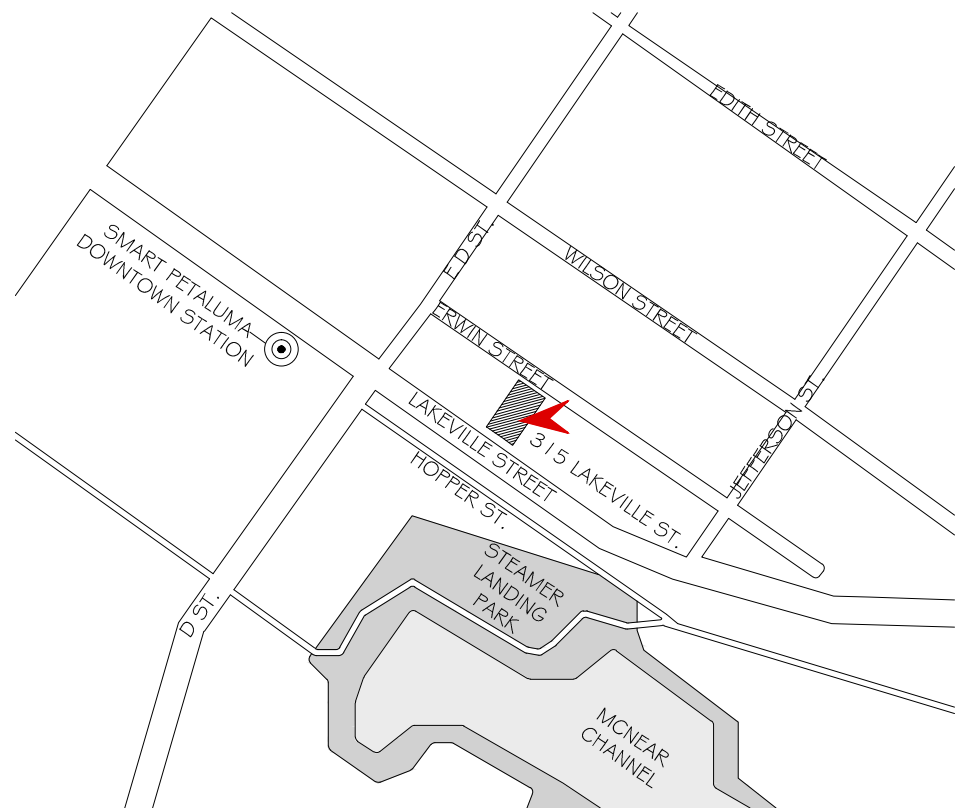
JOB NO.

22-17

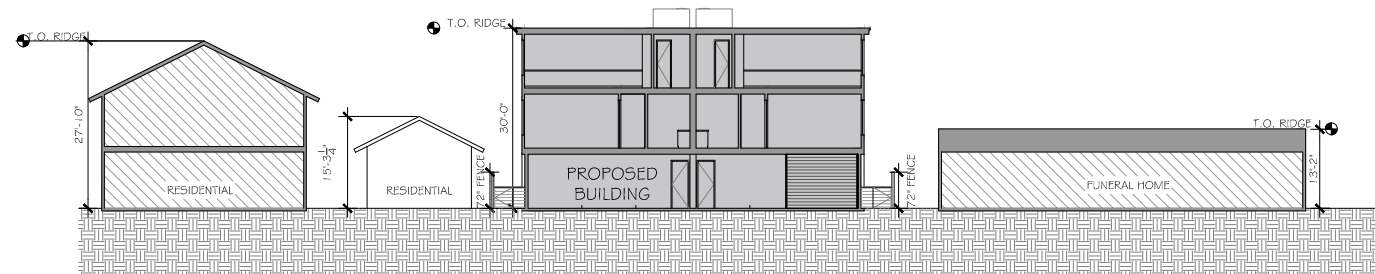
SHEET NO.

1

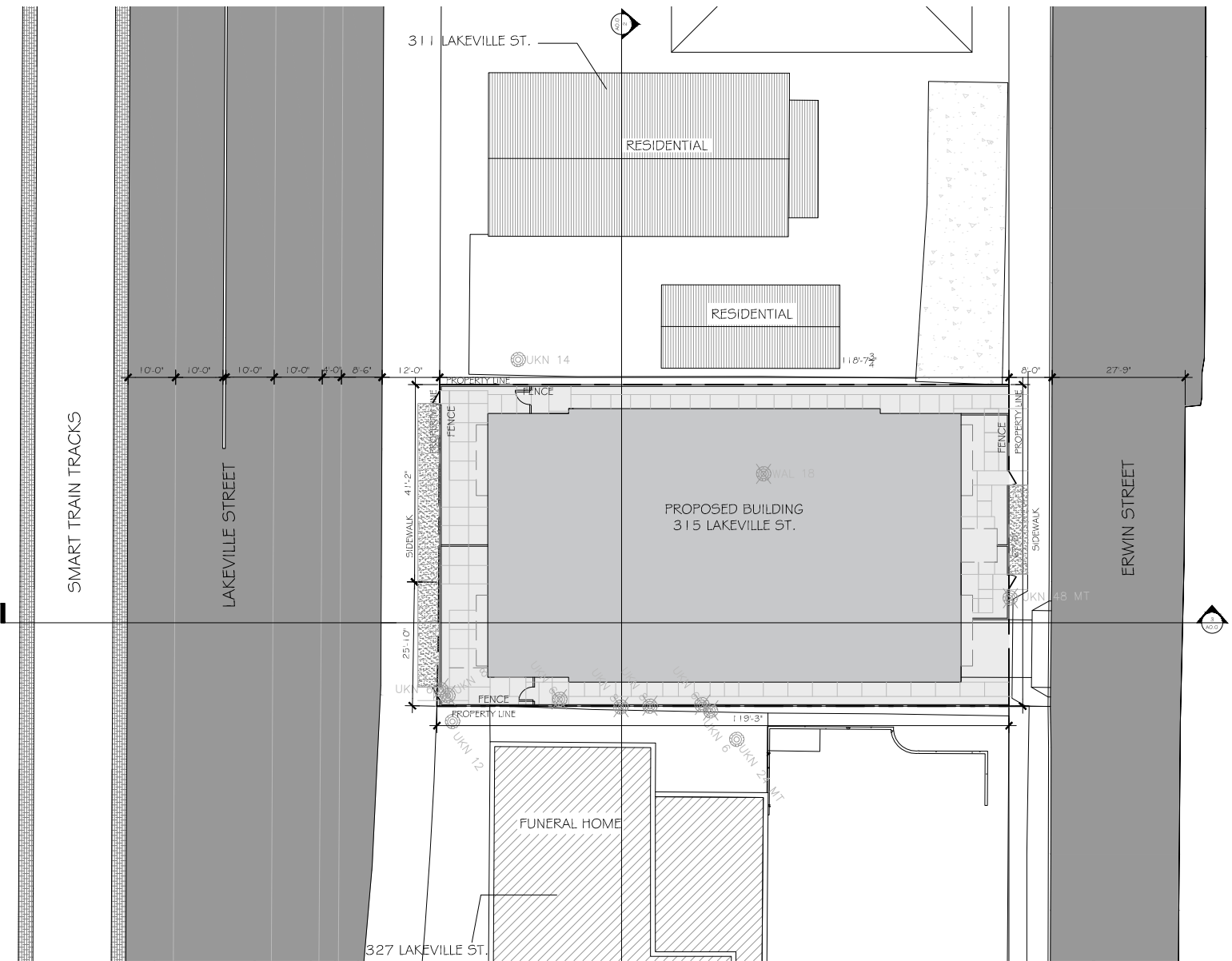
OF 2 SHEETS



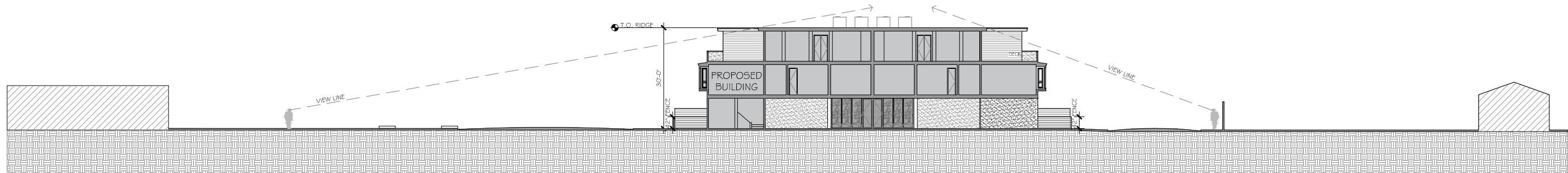
1 VICINITY MAP
A1.0 1" = 400'



2 SITE SECTION
A1.0 1/32" = 1'-0"



4 SITE PLAN
A1.0 1/32" = 1'-0"



3 SITE SECTION
A1.0 1/32" = 1'-0"

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No.	Description	Date

VICINITY MAP / EXISTING SITE PLAN/
SITE SECTIONS

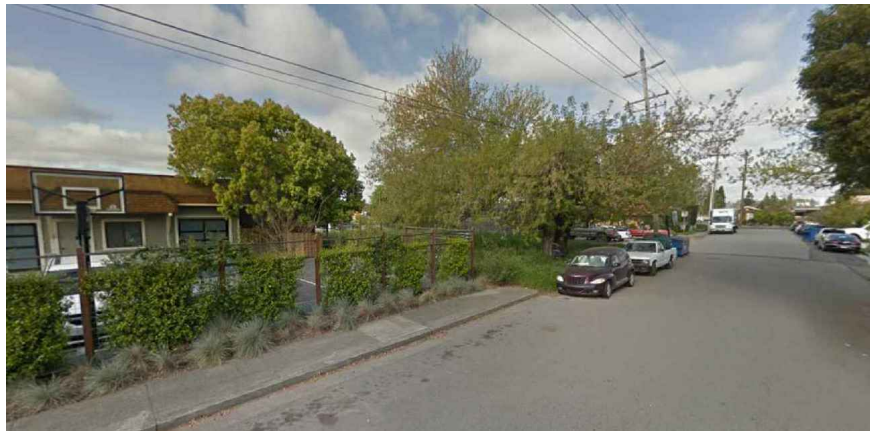
Date 09.07.17
Drawn by

A1.0

Scale AS NOTED



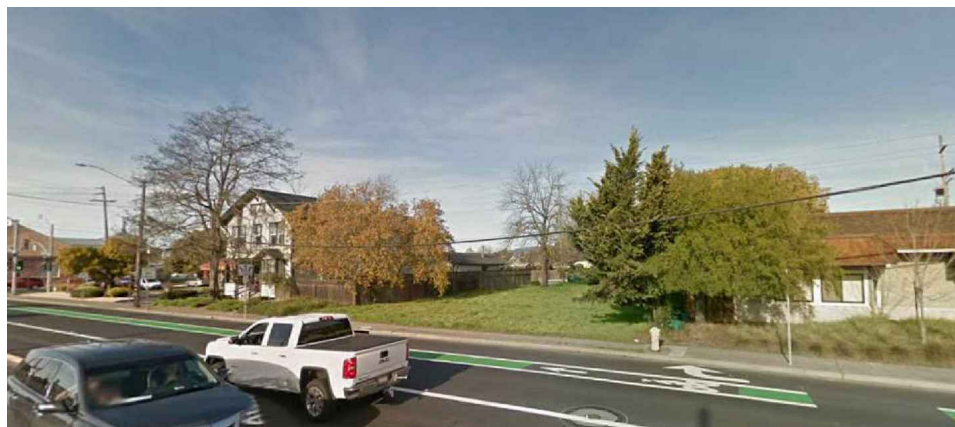
1- VIEW WEST TO SITE FROM LAKEVILLE STREET



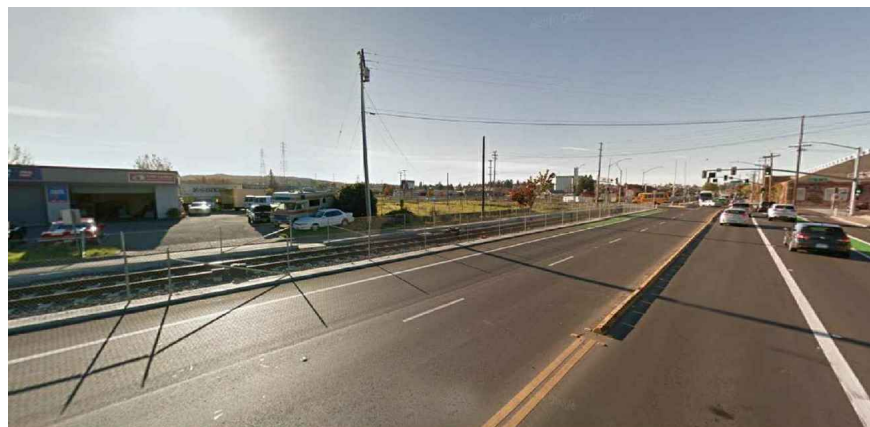
4- VIEW NORTH TO SITE FROM ERWIN STREET



7- VIEW EAST FROM SITE (ERWIN STREET)



2- VIEW SOUTH TO SITE FROM LAKEVILLE STREET



5- VIEW WEST FROM SITE (LAKEVILLE STREET)



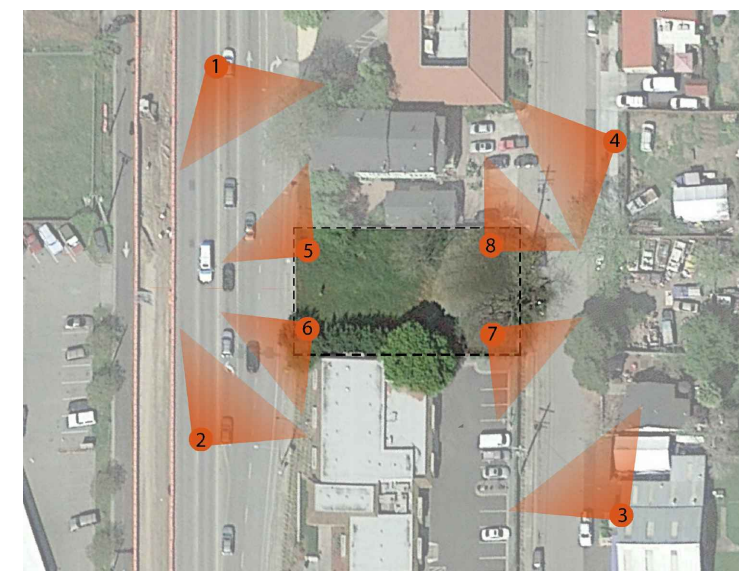
8- VIEW NORTH FROM SITE (ERWIN STREET)



3- VIEW EAST TO SITE FROM ERWIN STREET



6- VIEW SOUTH FROM SITE (LAKEVILLE STREET)



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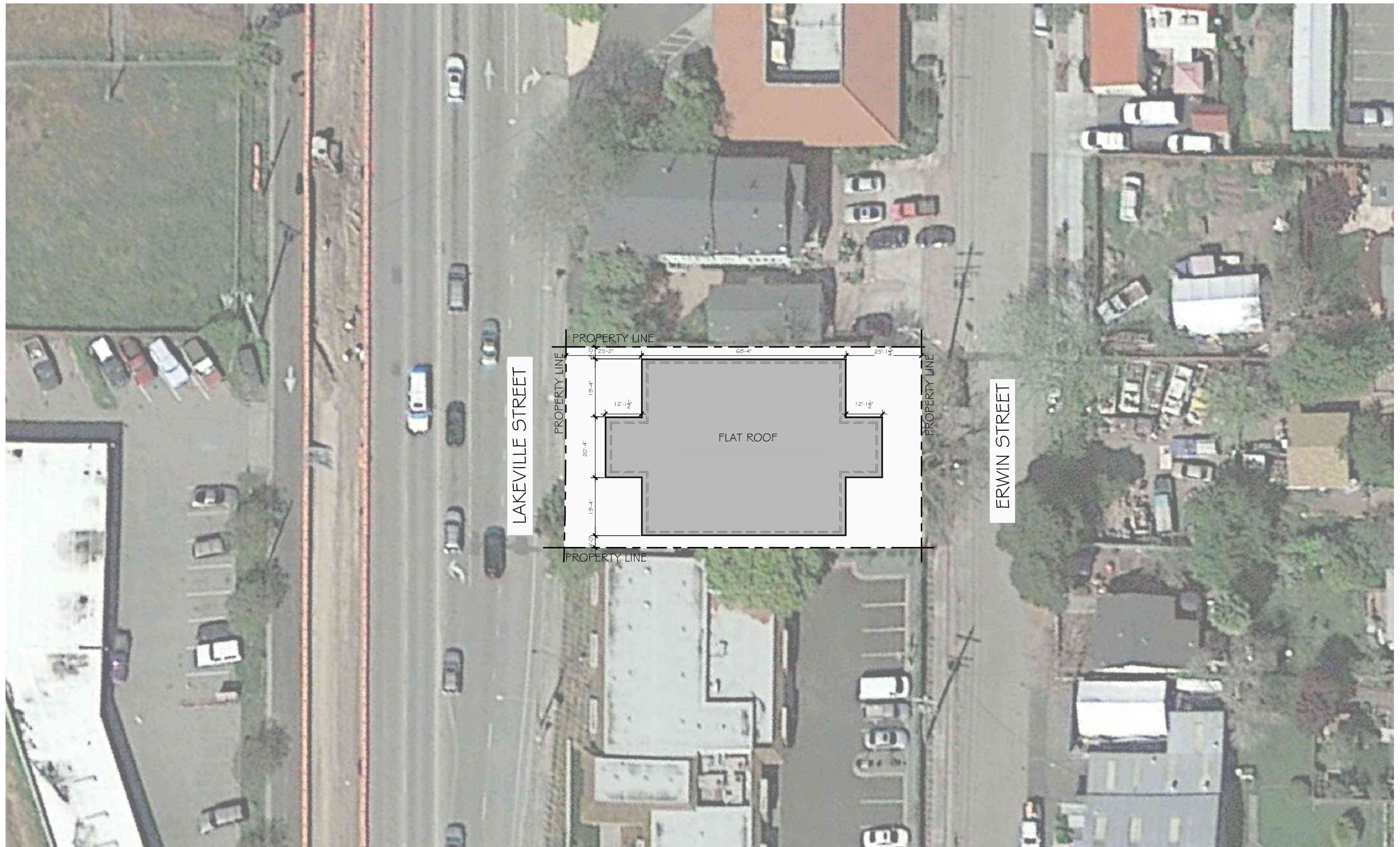
No.	Description	Date

SITE IMAGES

Date 09.07.17
Drawn by

A1.2

Scale



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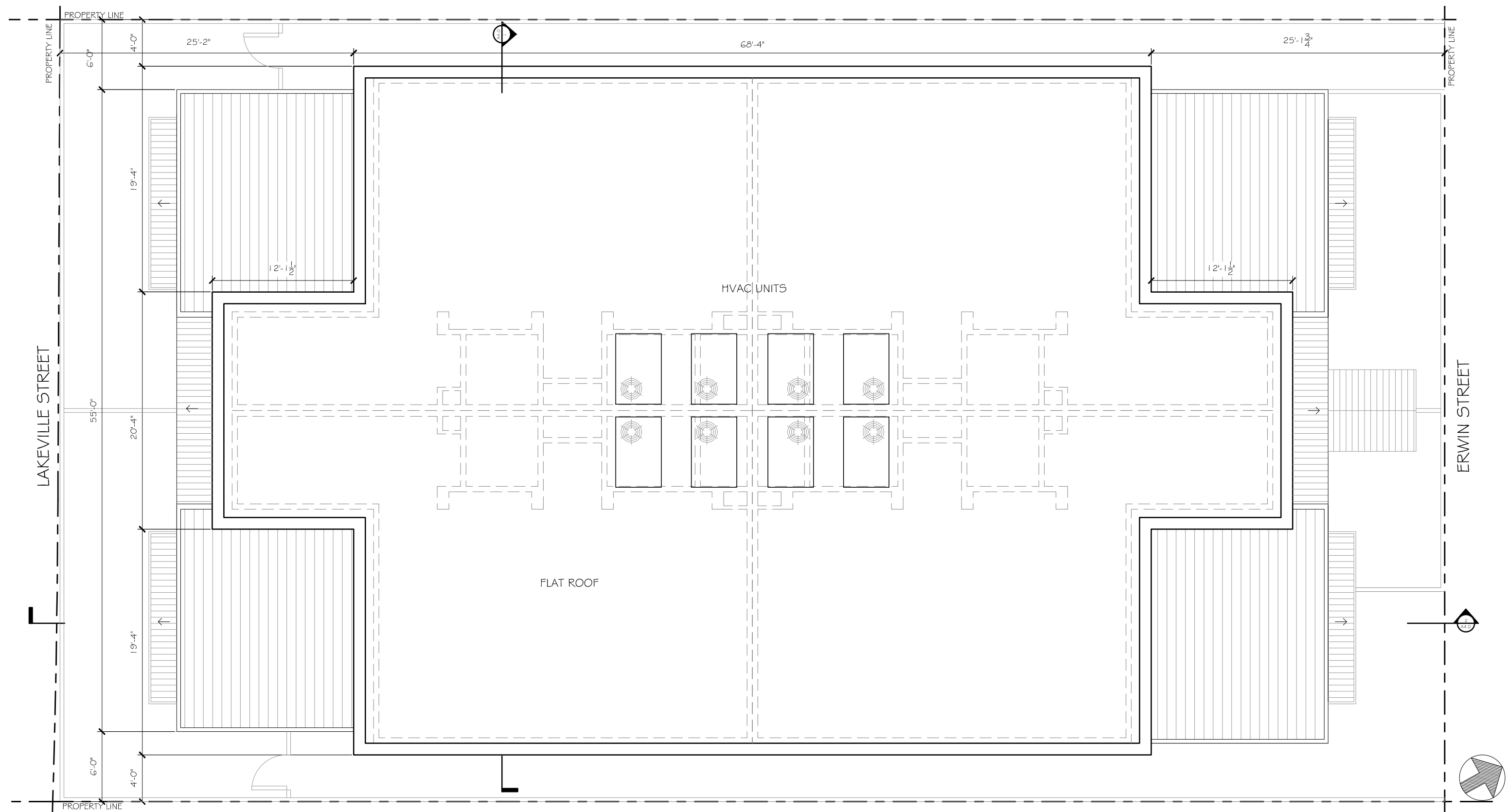
No.	Description	Date

SITE PLAN SKETCH

Date 09.07.17
Drawn by

A1.1

Scale 1/32" = 1'-0"



PROPERTY LINE
 ACOUSTICAL NOTES:
 -IF HVAC UNITS ARE RATED TO GENERATE SOUND LEVELS GREATER THAN 80 DBA LEQ AT A DISTANCE OF 5 FEET, A BARRIER SYSTEM SHOULD BE INSTALLED TO ATTENUATE NOISE TO 60 DBA LEQ AT THE NEARBY RESIDENTIAL RECEPTORS.

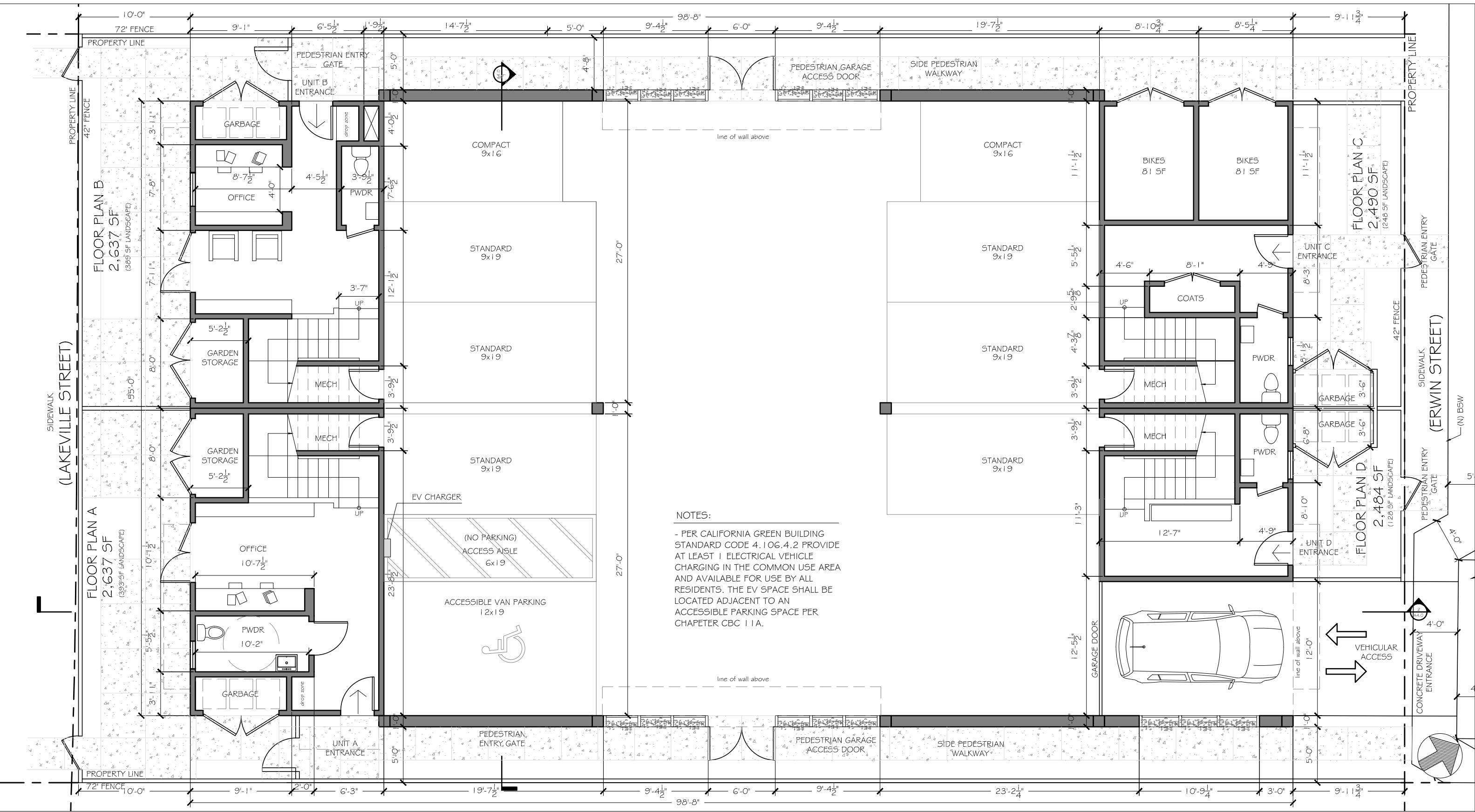
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No.	Description	Date

ROOF PLAN

Date	09.07.17	A2.0
Drawn by		
Scale 1/8" = 1'-0"		



NOTES:
 - PER CALIFORNIA GREEN BUILDING STANDARD CODE 4.106.4.2 PROVIDE AT LEAST 1 ELECTRICAL VEHICLE CHARGING IN THE COMMON USE AREA AND AVAILABLE FOR USE BY ALL RESIDENTS. THE EV SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE PER CHAPTER CBC 11A.

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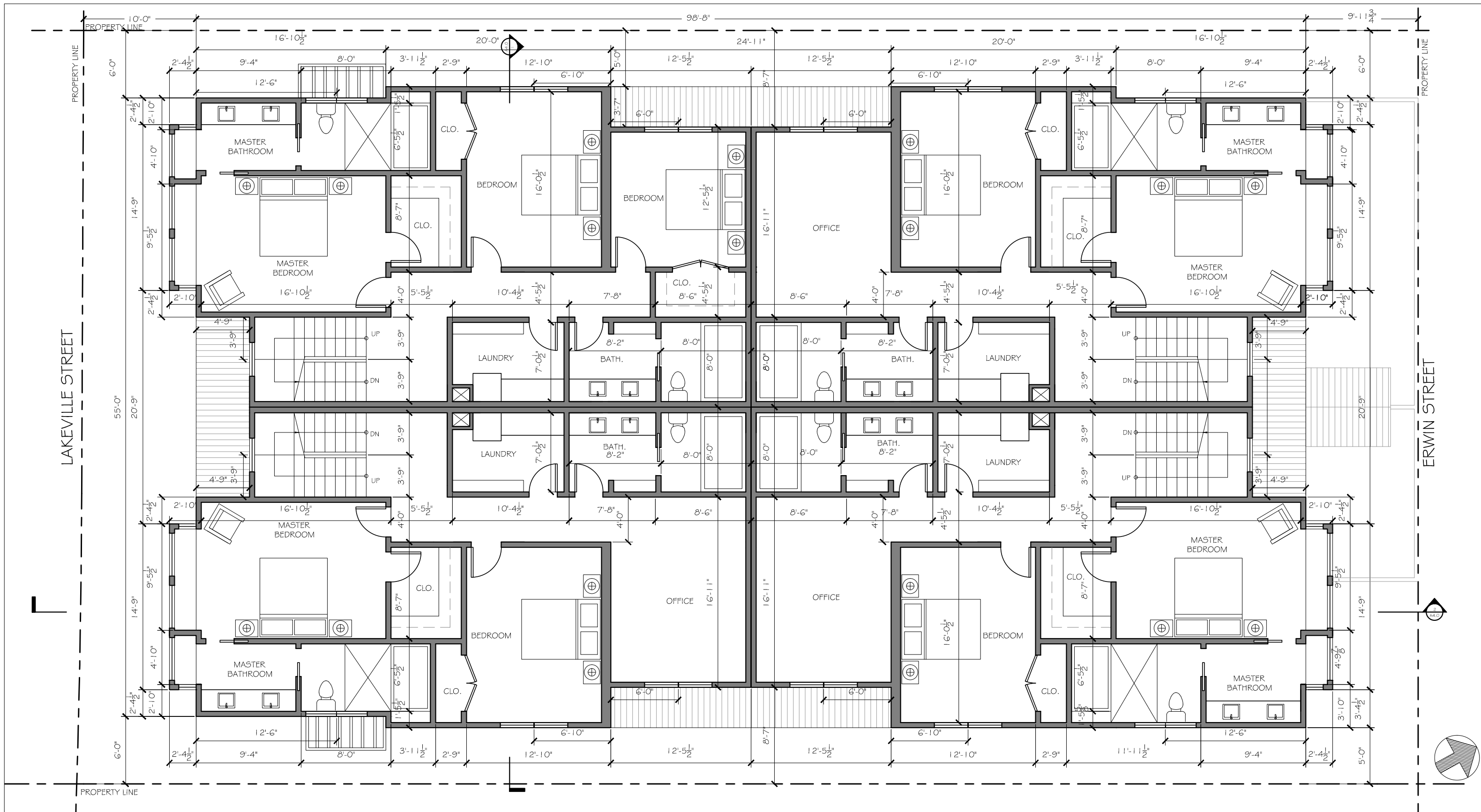
LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
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No.	Description	Date

PROPOSED LOWER FLOOR

Date: 09.07.17
 Drawn by: **A2.1**

Scale 1/8" = 1'-0"



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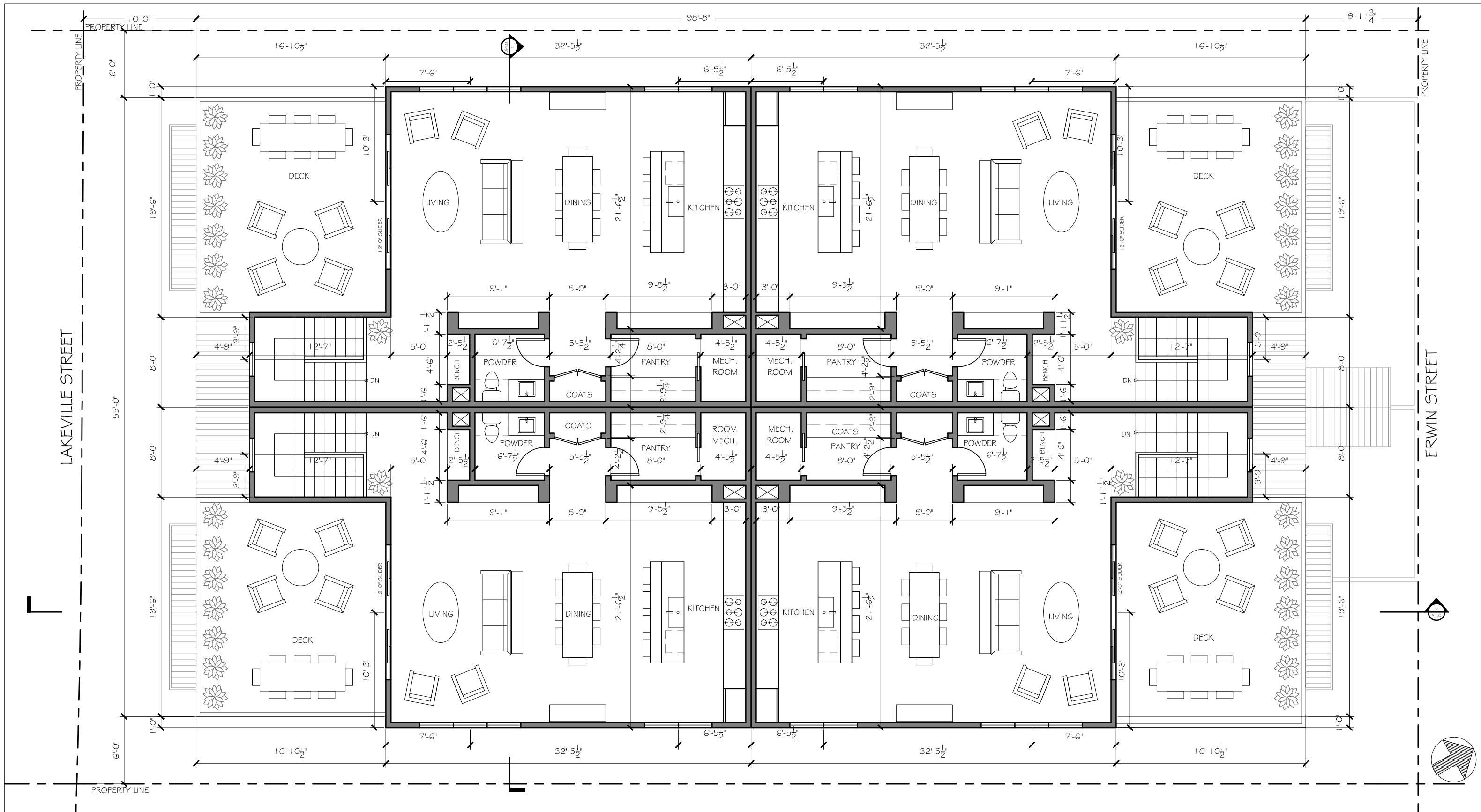
No.	Description	Date

PROPOSED LEVEL 2

Date 09.07.17
 Drawn by

A2.2

Scale 1/8" = 1'-0"



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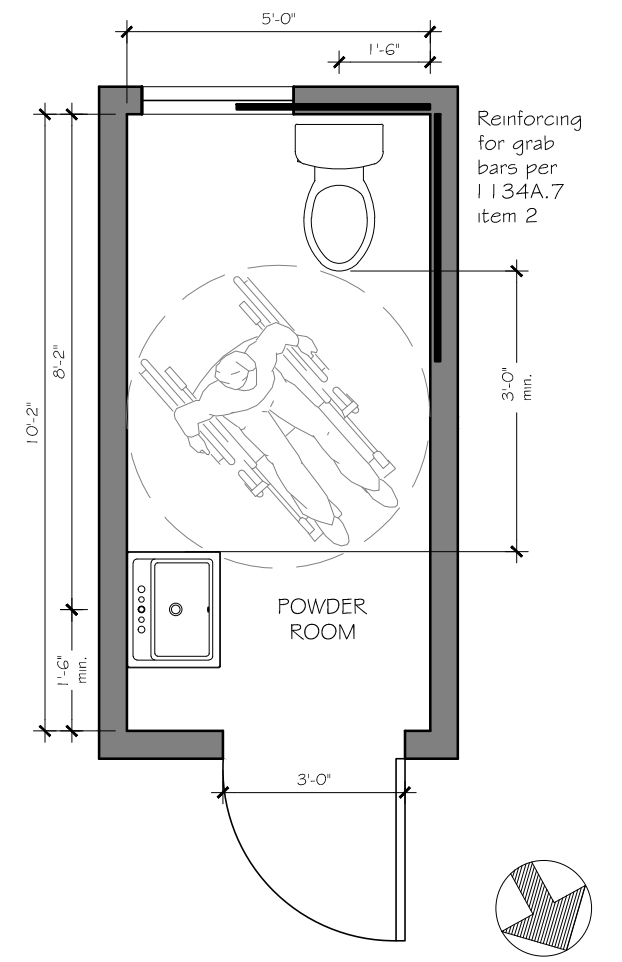
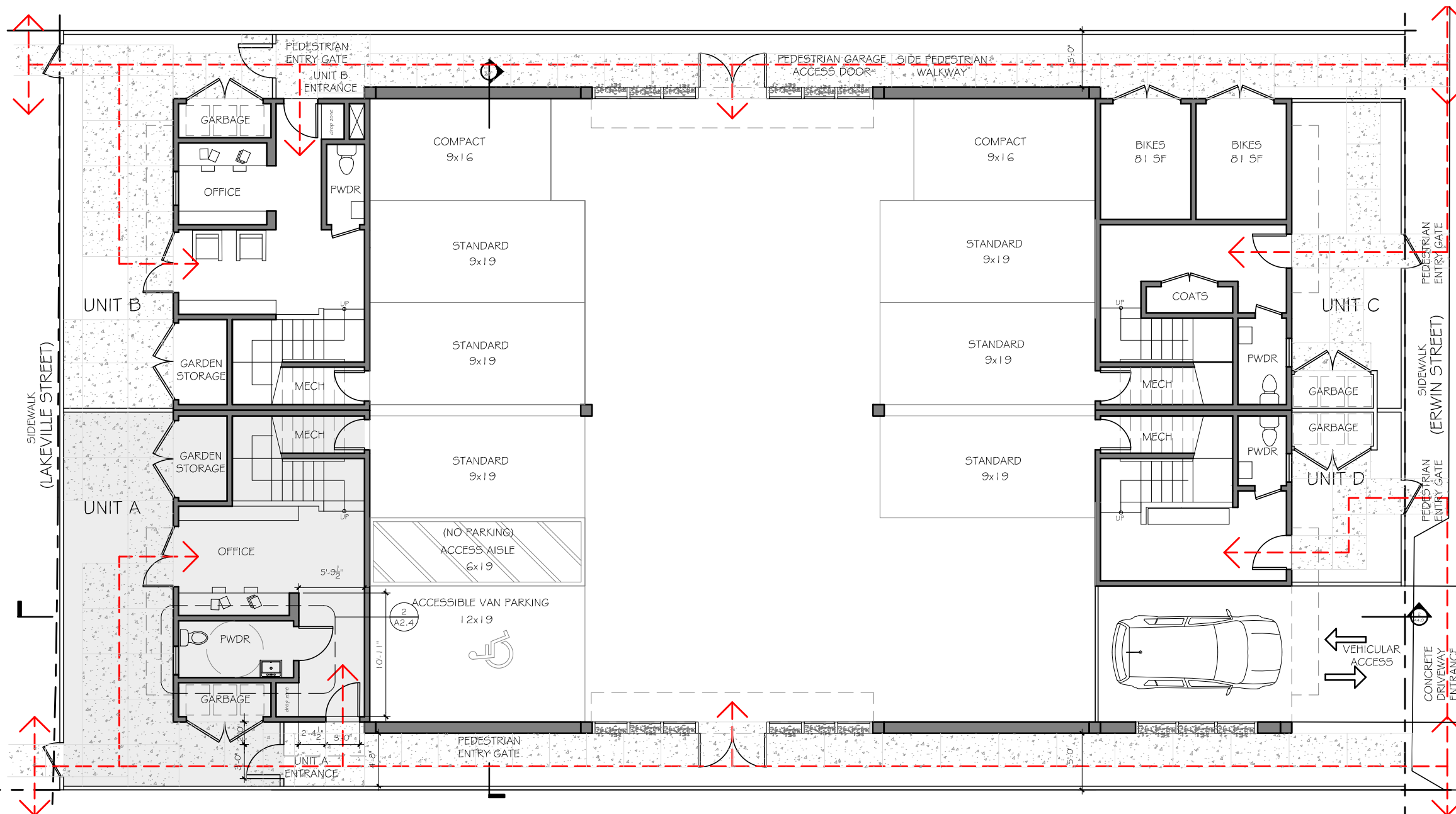
No.	Description	Date

PROPOSED LEVEL 3

Date 09.07.17
 Drawn by

A2.3

Scale 1/8" = 1'-0"



- NOTES:
- All public access doors and gates must be accessible and on an accessible route.
 - Unit A to be adaptable and shall comply with CAC 1104.A.3.1
 - Per 1132A Swinging doors shall provide a net clear opening width of not less than 32 inches measured with the door or doors positioned at an angle of 90 degrees from the closed position.
 - Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches measured at a right angle to the plane of the door in its closed position.

- NOTES:
- Powder room to comply with CAC 1134A and 1136A
 - Minimum height of water closet seats shall be 15 inches above the floor.
 - Water closet controls shall be mounted no more than 44 inches above the floor.
 - Top of lavatory shall be a maximum of 34 inches above the finished floor. The space beneath the lavatory shall be left clear and unobstructed.
 - Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
 - Electrical receptacle outlets shall be located no more than 48 inches measured from the top of the receptacle outlet box nor less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor.

--- ACCESSIBLE ROUTE
 [Shaded Area] ADAPTABLE UNIT

1 ACCESSIBLE ROUTE OF TRAVEL
 A2.4 3/32" = 1'-0"

2 POWDER ROOM AT ADAPTABLE UNIT
 A2.4 3/8" = 1'-0"

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No.	Description	Date

ACCESSIBILITY PLANS	
Date	09.07.17
Drawn by	
A2.4	
Scale AS NOTED	



FRONT (SOUTHWEST)



REAR (NORTHEAST)

FLOOR PLAN A	
LEVEL 1:	409 SF
LEVEL 2:	1,258 SF
LEVEL 3:	940 SF
TOTAL:	2,607 SF
DECK:	323 SF
LANDSCAPE:	393 SF
UNCONDITIONED:	68 SF

FLOOR PLAN B	
LEVEL 1:	409 SF
LEVEL 2:	1,258 SF
LEVEL 3:	940 SF
TOTAL:	2,607 SF
DECK:	323 SF
LANDSCAPE:	389 SF
UNCONDITIONED:	68 SF

FLOOR PLAN C	
LEVEL 1:	292 SF
LEVEL 2:	1,258 SF
LEVEL 3:	940 SF
TOTAL:	2,490 SF
DECK:	323 SF
LANDSCAPE:	248 SF
UNCONDITIONED:	26 SF

FLOOR PLAN D	
LEVEL 1:	269 SF
LEVEL 2:	1,275 SF
LEVEL 3:	940 SF
TOTAL:	2,484 SF
DECK:	340 SF
LANDSCAPE:	128 SF
UNCONDITIONED:	26 SF

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LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

No.	Description	Date

BUILDING ELEVATIONS

Date	09.07.17	A3.0
Drawn by		
Scale 1/8" = 1'-0"		



RIGHT (SOUTHEAST)



LEFT (NORTHWEST)

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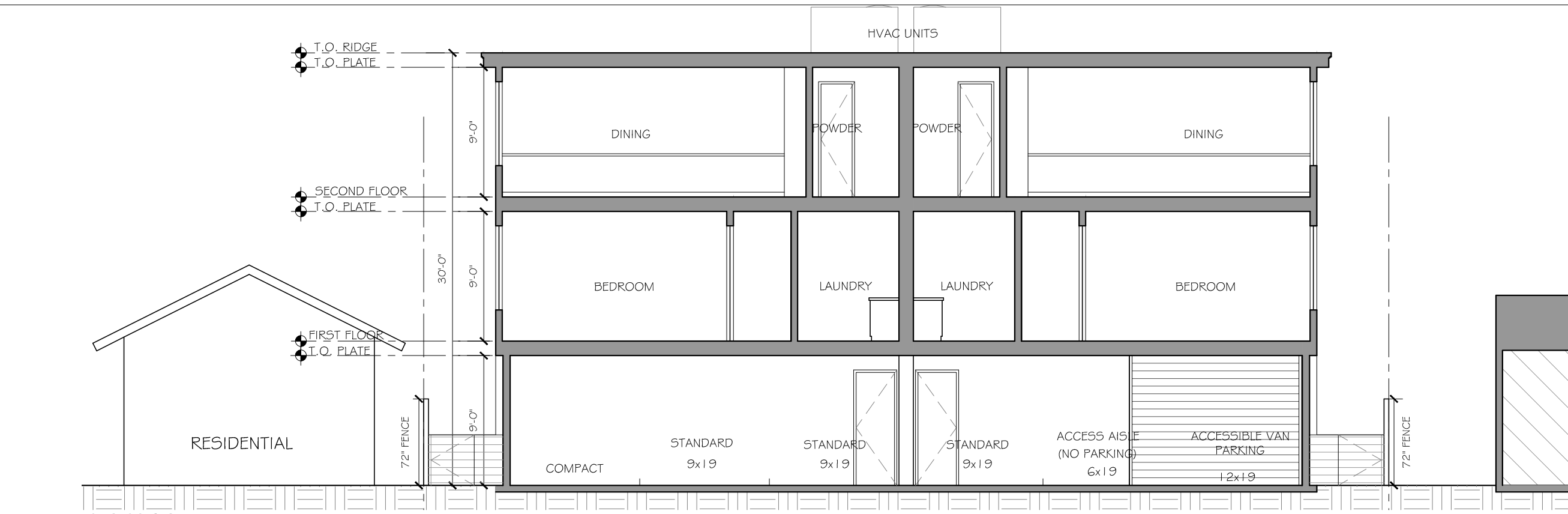
No.	Description	Date

BUILDING ELEVATIONS

Date 09.07.17
 Drawn by

A3.1

Scale 1/8" = 1'-0"



BUILDING SECTION 1



BUILDING SECTION 2

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No.	Description	Date

BUILDING SECTIONS	
Date	09.07.17
Drawn by	
A4.0	
Scale 1/8" = 1'-0"	



VIEW FROM LAKEVILLE STREET



VIEW FROM ERWIN STREET

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No.	Description	Date

RENDERINGS

Date 09.07.17
Drawn by

A5.0

Scale



A- ROOF
 STANDING SEAM METAL ROOF
 BRAND: METAL SALES
 COLOR: DARK BRONZE



B- STUCCO
 BRAND: LAHABRA
 PAREX USA COLOR COLLECTION
 COLOR: BASALT 3015L (29)



C- WOOD SIDING
 SEMI-TRANSPARENT STAIN
 BRAND: PRO-LUX
 COLOR: HICKORY



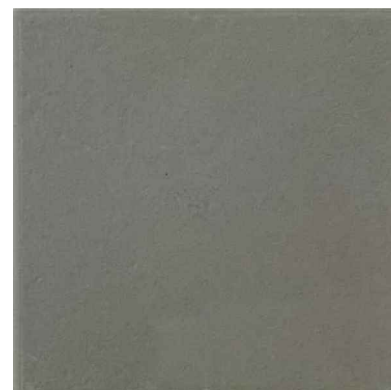
D- EXTERIOR WINDOWS AND DOORS
 ALUMINUM CLAD
 BRAND: ANDERSEN OR EQUAL
 COLOR: DARK BRONZE



LAKEVILLE ELEVATION



E- WOOD BUMP-OUT
 SEMI-TRANSPARENT STAIN
 BRAND: PRO-LUX
 COLOR: HICKORY



F- CONCRETE EXTERIOR FLOORS
 BRAND: DAVIS COLORS
 COLOR: OUTBACK



G- TUBE ARCHITECTURAL- LED WALL MOUNT LIGHT
 BRAND: WAC LIGHTING
 COLOR: GRAPHITE



H- LED GARDEN AND PATHWAY LUMINAIRE
 BRAND: LUMENS
 COLOR: GRAPHITE

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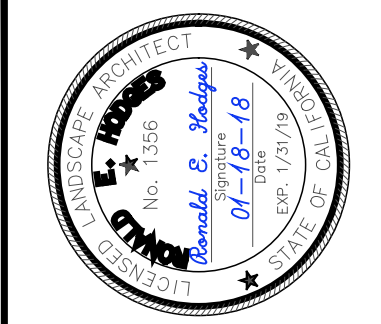
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No.	Description	Date

MATERIALS BOARD

Date	09.07.17	A6.0
Drawn by		
Scale 3/32" = 1'-0"		



Ron Hodges
LandscapeArchitect
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707-481-4500

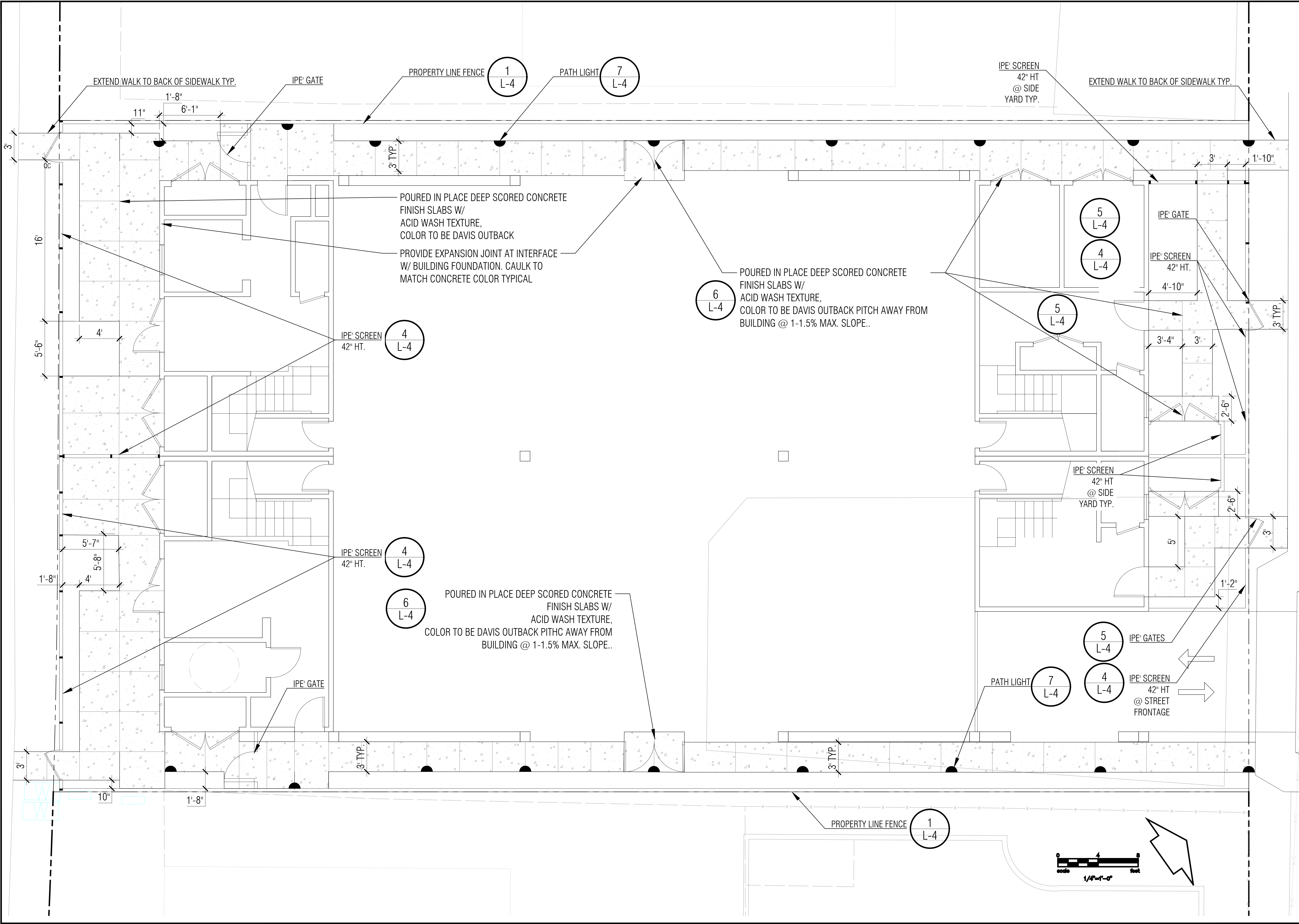
Regina Design
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info@rollinlandscape.com
707-694-7922

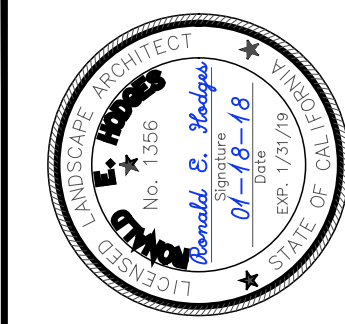
PROJECT
CLIENT: LAKEVILLE RESIDENCES
LOCATION: 315 LAKEVILLE STREET PETALUMA, CA

REVISIONS
02-09-2018

TITLE
LAYOUT PLAN

SHEET
L-1





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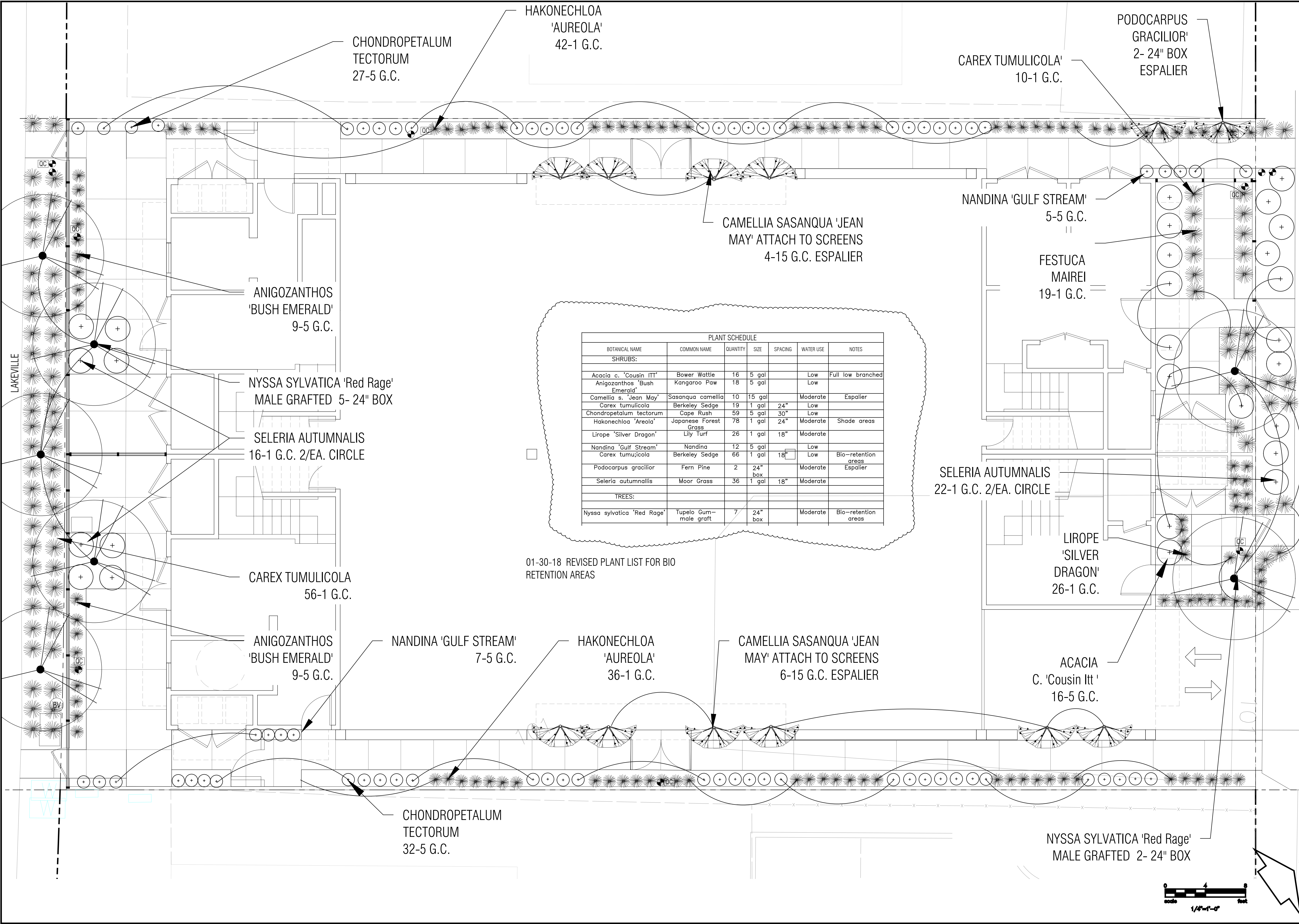
Regina Design
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PROJECT
CLIENT: LAKEVILLE RESIDENCES
LOCATION: 315 LAKEVILLE STREET PETALUMA, CA

REVISIONS
02-09-2018

TITLE
PLANTING PLAN

SHEET
L-2



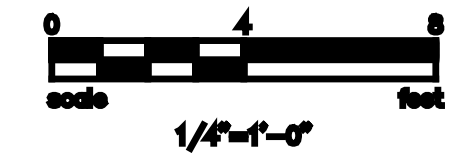
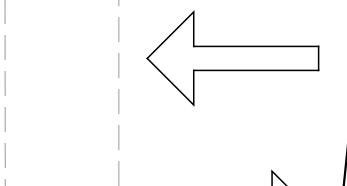
PLANT SCHEDULE

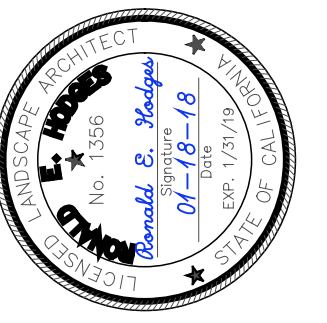
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	WATER USE	NOTES
SHRUBS:						
Acacia c. 'Cousin ITT'	Bower Wattle	16	5 gal		Low	Full low branched
Anigozanthos 'Bush Emerald'	Kangaroo Paw	18	5 gal		Low	
Camellia s. 'Jean May'	Sasanqua camellia	10	15 gal		Moderate	Espalier
Carex tumulicola	Berkeley Sedge	19	1 gal	24"	Low	
Chondropetalum tectorum	Cape Rush	59	5 gal	30"	Low	
Hakonechloa 'Aureola'	Japanese Forest Grass	78	1 gal	24"	Moderate	Shade areas
Lirope 'Silver Dragon'	Lily Turf	26	1 gal	18"	Moderate	
Nandina 'Gulf Stream'	Nandina	12	5 gal		Low	Bio-retention areas
Carex tumulicola	Berkeley Sedge	66	1 gal	18"	Low	Espalier
Podocarpus gracilior	Fern Pine	2	24" box		Moderate	
Seleria autumnalis	Moor Grass	36	1 gal	18"	Moderate	
TREES:						
Nyssa sylvatica 'Red Rage'	Tupelo Gum-male graft	7	24" box		Moderate	Bio-retention areas

01-30-18 REVISED PLANT LIST FOR BIO RETENTION AREAS

LAKEVILLE

IRWIN





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PROJECT
CLIENT: LAKEVILLE RESIDENCES
LOCATION: 315 LAKEVILLE STREET PETALUMA, CA

REVISIONS
02-09-2018

TITLE
EXISTING
TREES &
TREE REMOVAL
NOTES

SHEET
L-3

PYRUS CALLERIANA
BRADFORD PEAR
ON ADJACENT PROPERTY

NOTE:
ALL EXISTING TREES ON THE SITE
ARE TO BE REMOVED WITHIN
PROPERTY LINES. ALL EXISTING TREES ARE
UNDESIRABLE SPECIES.
THE PROPOSED LAYOUT OF THE
STRUCTURES WILL REQUIRE REMOVAL
OF THE EXISTING ON SITE TREES. ALL
ROOTS AND STUMPS TO BE FULLY REMOVED

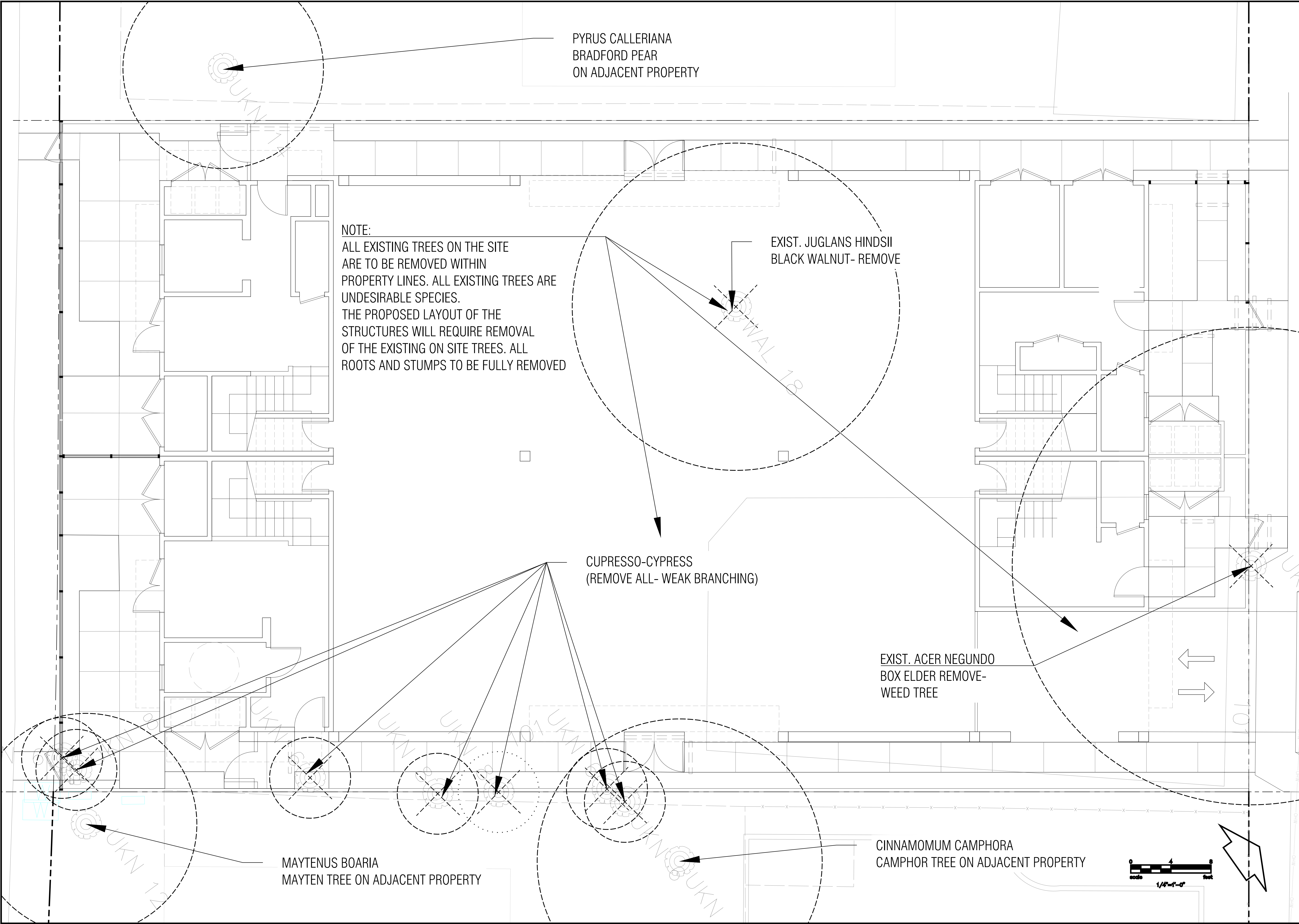
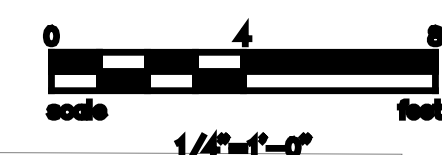
EXIST. JUGLANS HINDSII
BLACK WALNUT- REMOVE

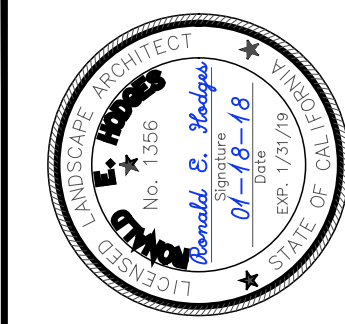
CUPRESSO-CYPRESS
(REMOVE ALL- WEAK BRANCHING)

EXIST. ACER NEGUNDO
BOX ELDER REMOVE-
WEED TREE

MAYTENUS BOARIA
MAYTEN TREE ON ADJACENT PROPERTY

CINNAMOMUM CAMPHORA
CAMPHOR TREE ON ADJACENT PROPERTY





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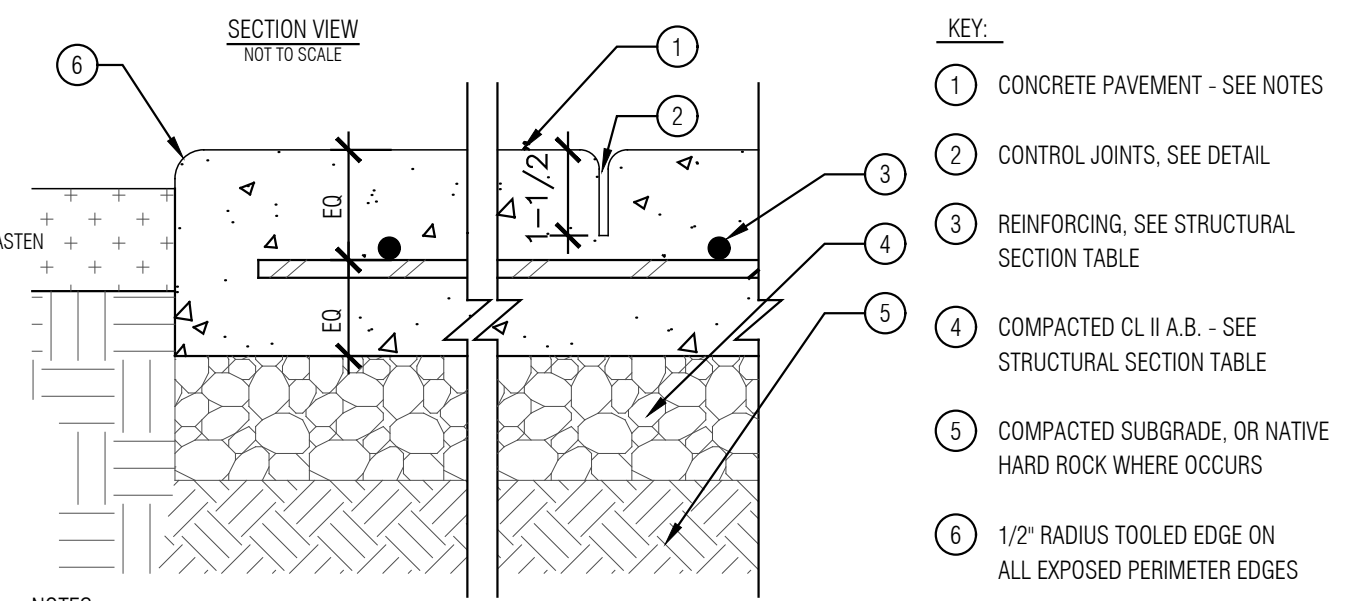
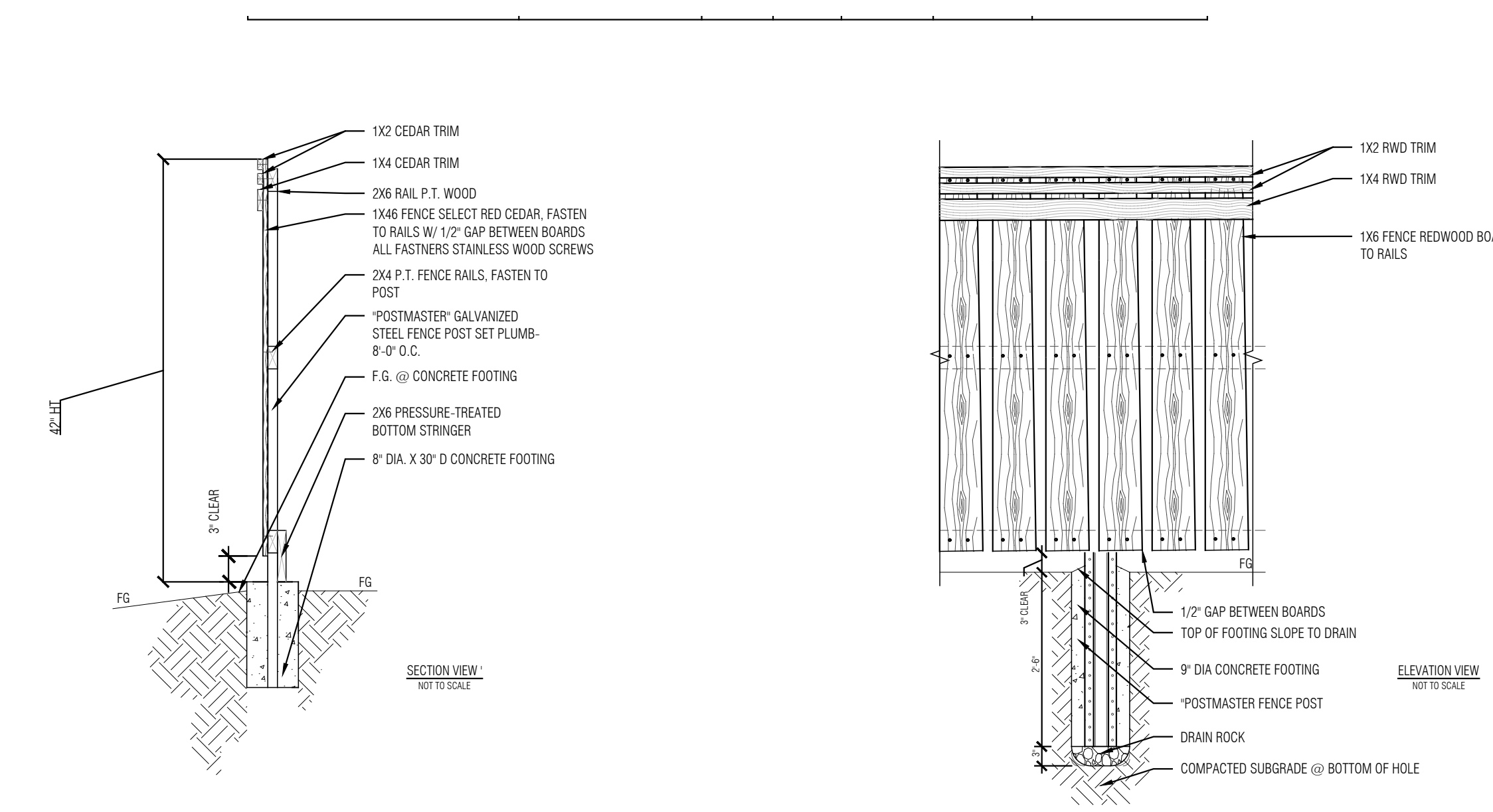
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TITLE

DETAILS & NOTES

SHEET

L-4

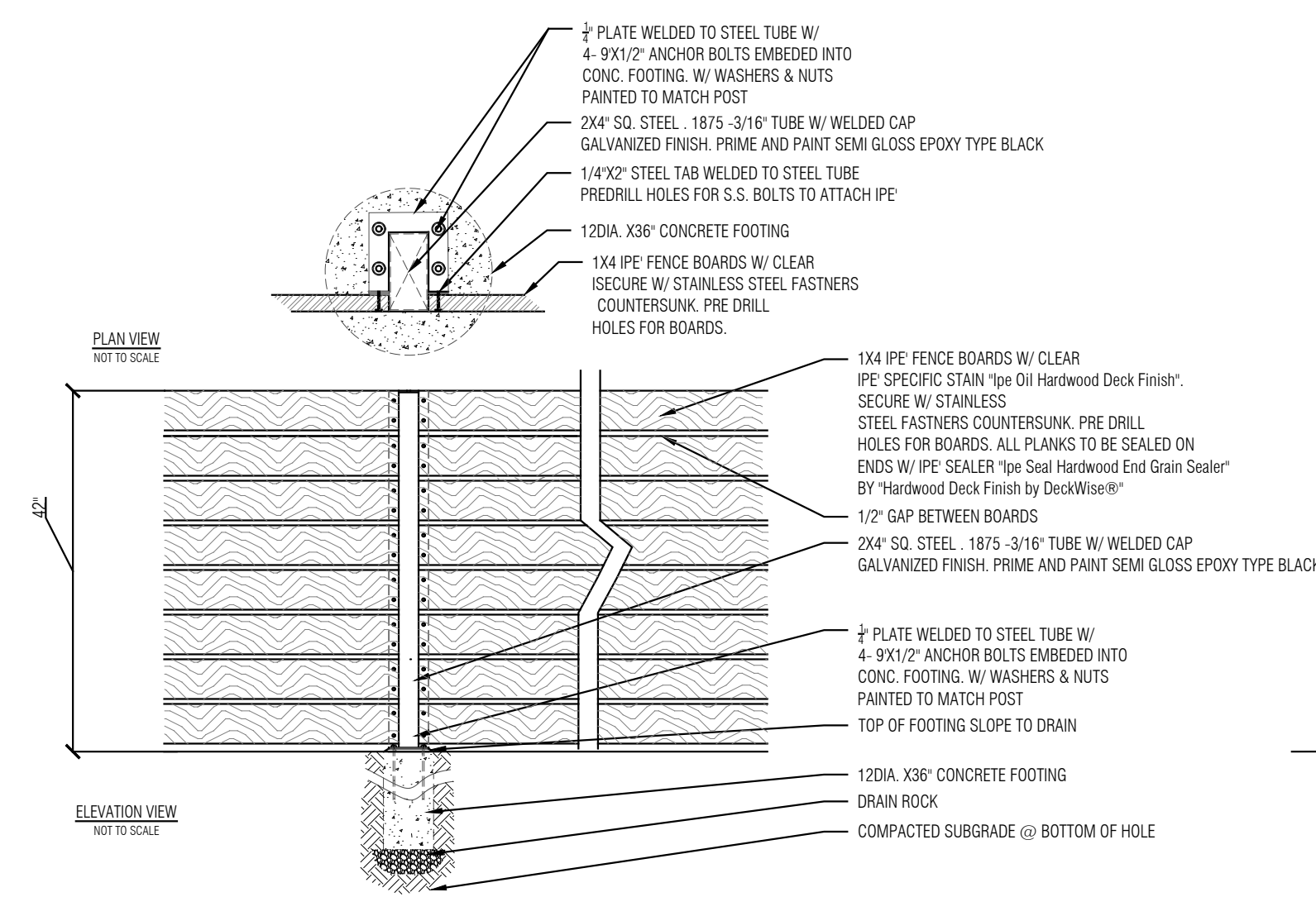


- NOTES:
1. CONCRETE SHALL BE CLASS A P.C.C. - 3000 PSI @ 28 DAYS, MEDIUM-FINE AGG. 4" SLUMP W/ INT COLOR DAVIS OUTBACK W/ ACID WASH FINISH.
 2. PAVEMENT AND JOINT LAYOUT SHALL BE AS SHOWN ON PLAN. WHERE SIDEWALK JOINTS ARE NOT SHOWN, SPACING SHALL BE EQUAL TO THE WIDTH OF THE WALK (12" MAX).
 3. INSTALL EXPANSION JOINTS AT INTERFACES WITH WALLS OR FOUNDATIONS, AND IN WALKWAYS AT +/- 30' SPACINGS OR AS SHOWN - SEE DETAIL.
 4. SLOPE FINISH SURFACE TO DRAIN, AS SHOWN ON GRADING PLANS.
 5. PAVEMENT SURFACE TO HAVE MEDIUM BROOM FINISH, BRUSH STROKES PERPENDICULAR TO DIRECTION OF TRAVEL.
 6. SEE PLANS AND/OR SPECIFICATIONS FOR INTEGRAL COLOR AND OTHER ADD-MIXTURES.
 7. PAVEMENTS LARGER THAN 12' IN TWO DIRECTIONS SHALL HAVE THICKENED EDGE - SEE DETAIL.
 8. SEE ADDITIONAL DETAILS FOR CONTROL JOINT TOOLING, EXPANSION JOINTS, DOWELLING, KEYED COLD JOINTS, AND THICKENED EDGE, WHERE REQUIRED.
 9. PITCH 1-1.5% AWAY FROM BUILDING.
 10. PROVIDE EXPANSION JOINT @ INTERFACE W/ BUILDING FOUNDATION. CAULK JOINT TO MATCH CONCRETE.

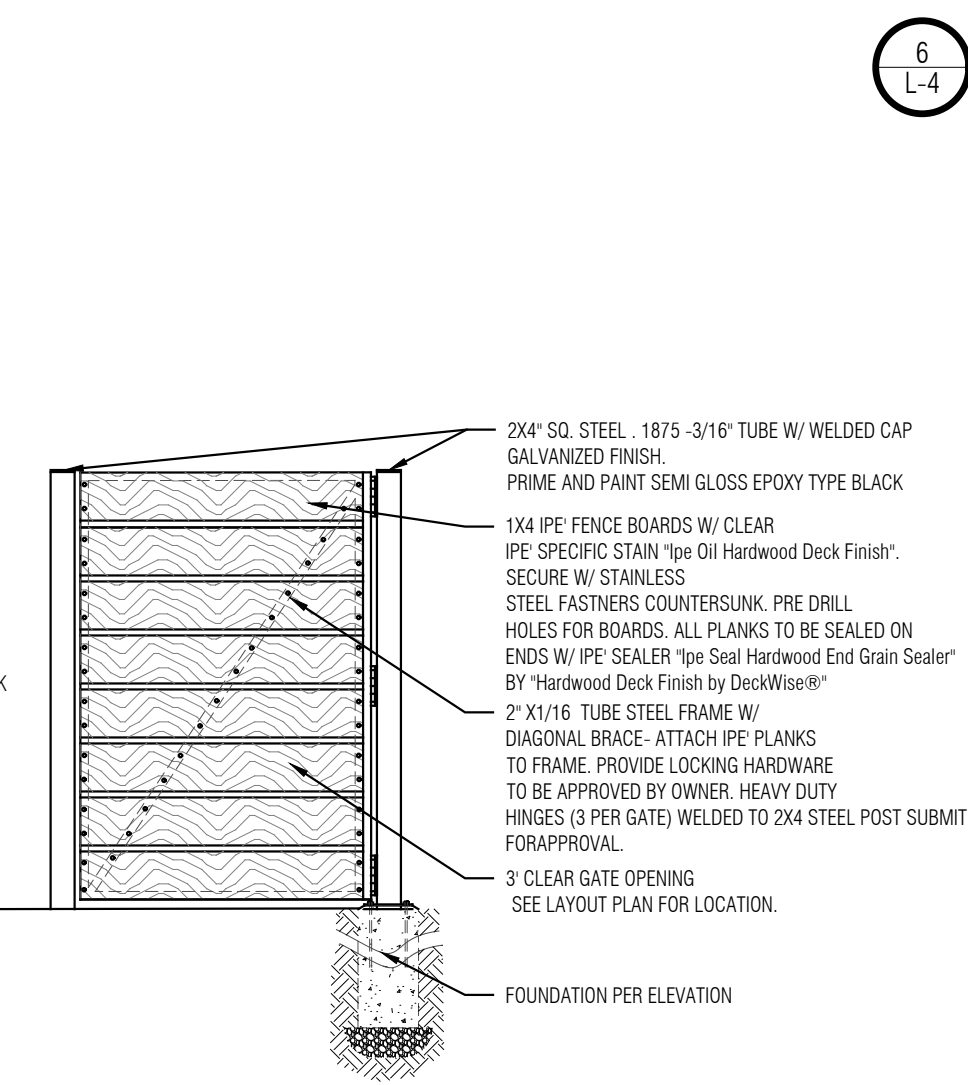
RATING:	PEDESTRIAN	H5	H10	H20
CONCRETE	4"	X	X	X
CL II A.B.	4"	X	X	X
REIN	#3 @ 18" BOTH WAYS*	X	X	X
SUBGRADE	92% R.C.	X	X	X

*FOR WALKWAYS 6' WIDE AND LESS, INSTALL REBAR IN LONG DIRECTION ONLY

1 L-4 PROPERTY LINE FENCE

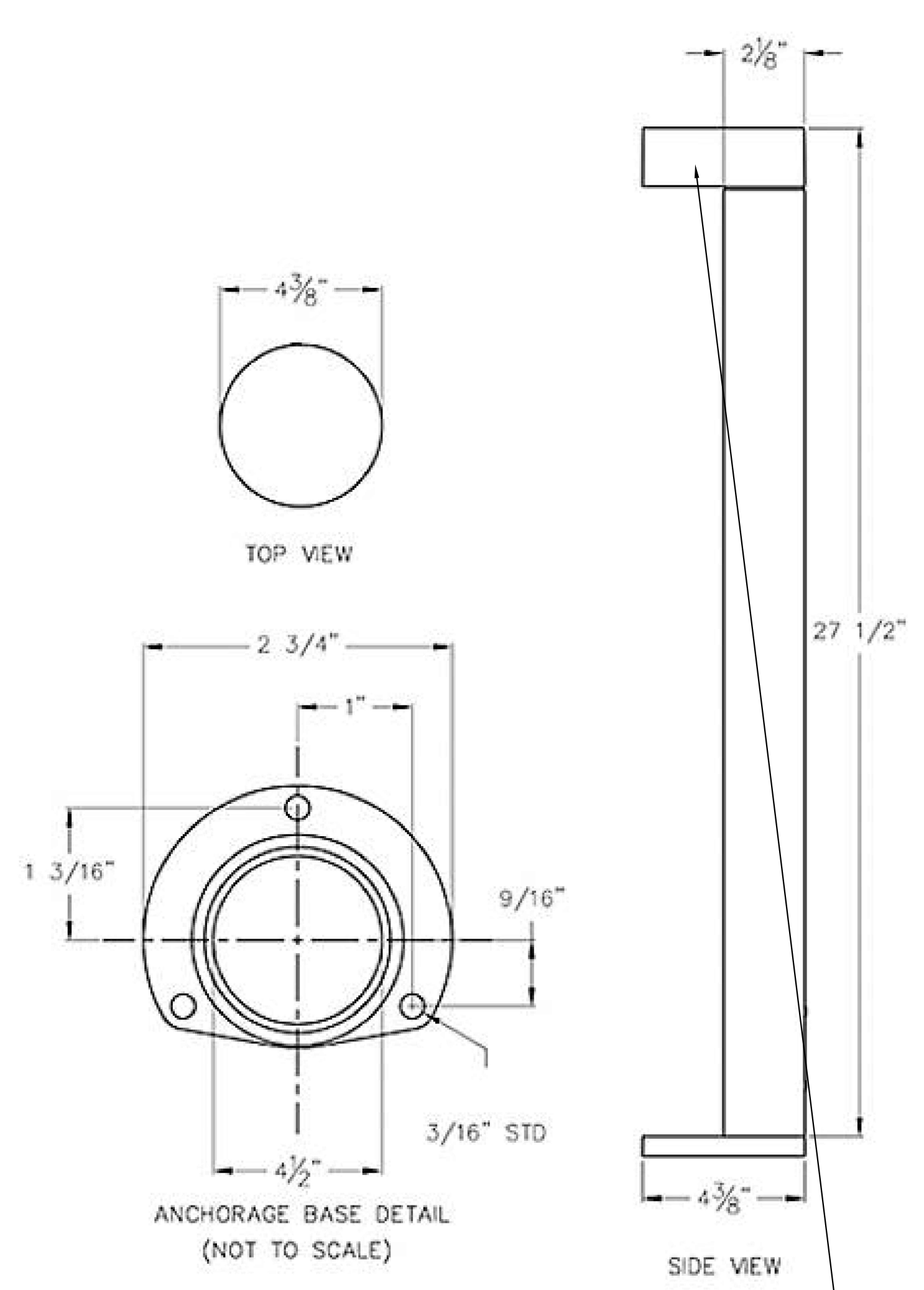


4 L-4 IPE SCREEN PANELS



5 L-4 IPE GATE

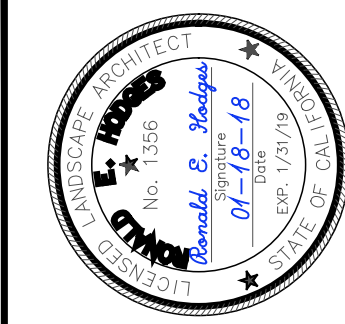
6 L-4 CONCRETE PAVING



7 L-4 PATH LIGHT

LED Garden and Pathway Luminaire - 7263/7264
By BEGA AVAL. FROM <https://www.lumens.com>
FINISH GRAPHITE. LOW VOLTAGE LIGHT W/
12 V. TRANSFORMER REQUIRED, SURFACE MOUNT ON WALKWAY
CONCRETE

Lumens.com



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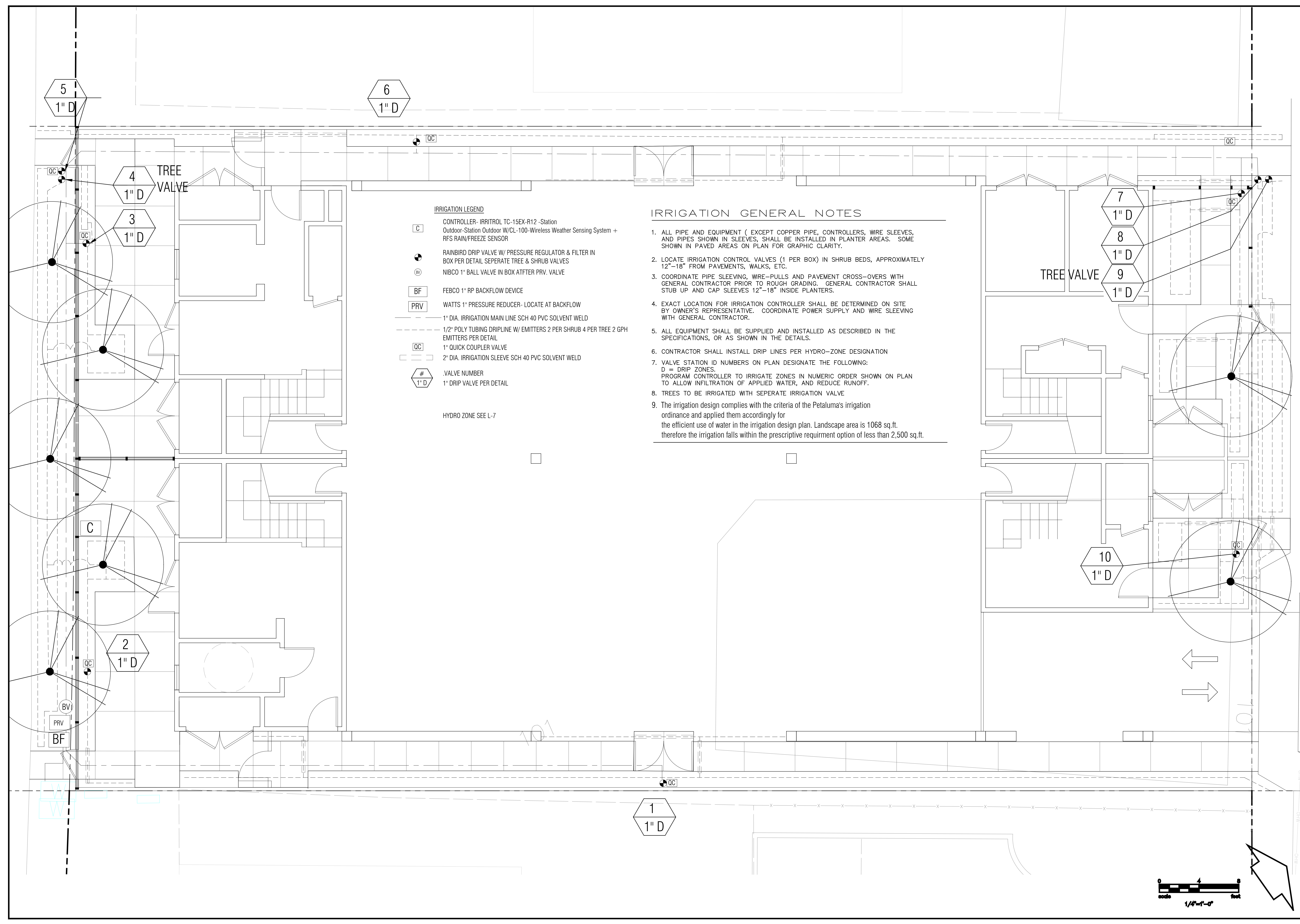
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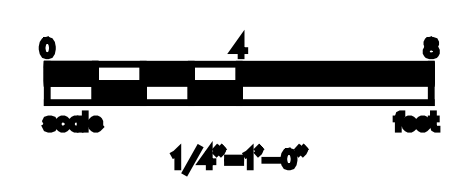
TITLE
IRRIGATION PLAN

SHEET
L-5



- IRRIGATION LEGEND**
- CONTROLLER- IRRITROL TC-15EX-R12 -Station Outdoor-Station Outdoor W/CL-100-Wireless Weather Sensing System + RFS RAIN/FREEZE SENSOR
 - RAINBIRD DRIP VALVE W/ PRESSURE REGULATOR & FILTER IN BOX PER DETAIL. SEPERATE TREE & SHRUB VALVES
 - NIBCO 1" BALL VALVE IN BOX ATFTER PRV. VALVE
 - FEBCO 1" RP BACKFLOW DEVICE
 - WATTS 1" PRESSURE REDUCER- LOCATE AT BACKFLOW
 - 1" DIA. IRRIGATION MAIN LINE SCH 40 PVC SOLVENT WELD
 - 1/2" POLY TUBING DRIPLINE W/ EMITTERS 2 PER SHRUB 4 PER TREE 2 GPH EMITTERS PER DETAIL
 - 1" QUICK COUPLER VALVE
 - 2" DIA. IRRIGATION SLEEVE SCH 40 PVC SOLVENT WELD
 - .VALVE NUMBER
 - 1" DRIP VALVE PER DETAIL
- HYDRO ZONE SEE L-7

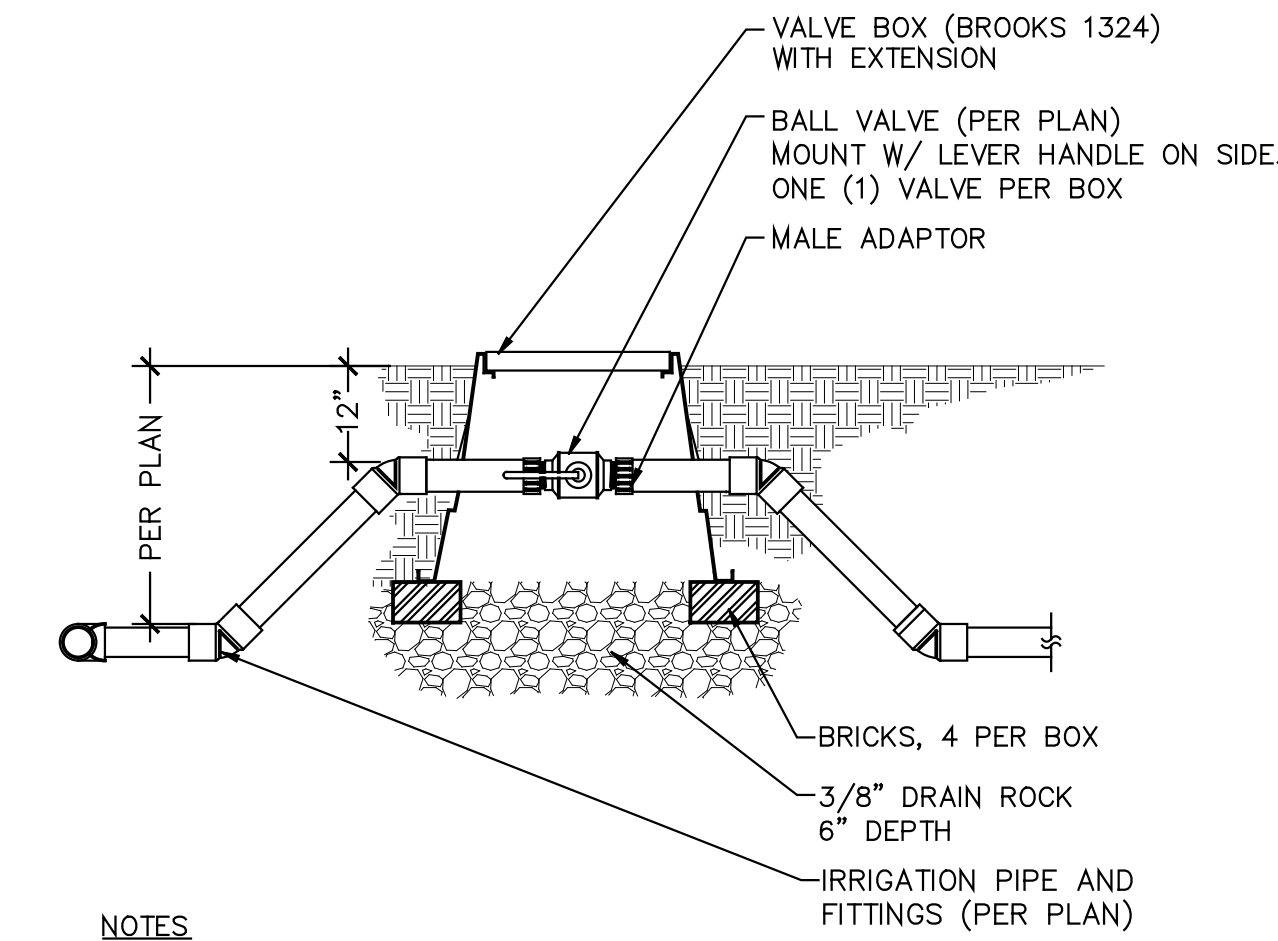
- IRRIGATION GENERAL NOTES**
1. ALL PIPE AND EQUIPMENT (EXCEPT COPPER PIPE, CONTROLLERS, WIRE SLEEVES, AND PIPES SHOWN IN SLEEVES, SHALL BE INSTALLED IN PLANTER AREAS. SOME SHOWN IN PAVED AREAS ON PLAN FOR GRAPHIC CLARITY.
 2. LOCATE IRRIGATION CONTROL VALVES (1 PER BOX) IN SHRUB BEDS, APPROXIMATELY 12"-18" FROM PAVEMENTS, WALKS, ETC.
 3. COORDINATE PIPE SLEEVING, WIRE-PULLS AND PAVEMENT CROSS-OVERS WITH GENERAL CONTRACTOR PRIOR TO ROUGH GRADING. GENERAL CONTRACTOR SHALL STUB UP AND CAP SLEEVES 12"-18" INSIDE PLANTERS.
 4. EXACT LOCATION FOR IRRIGATION CONTROLLER SHALL BE DETERMINED ON SITE BY OWNER'S REPRESENTATIVE. COORDINATE POWER SUPPLY AND WIRE SLEEVING WITH GENERAL CONTRACTOR.
 5. ALL EQUIPMENT SHALL BE SUPPLIED AND INSTALLED AS DESCRIBED IN THE SPECIFICATIONS, OR AS SHOWN IN THE DETAILS.
 6. CONTRACTOR SHALL INSTALL DRIP LINES PER HYDRO-ZONE DESIGNATION
 7. VALVE STATION ID NUMBERS ON PLAN DESIGNATE THE FOLLOWING:
D = DRIP ZONES.
PROGRAM CONTROLLER TO IRRIGATE ZONES IN NUMERIC ORDER SHOWN ON PLAN TO ALLOW INFILTRATION OF APPLIED WATER, AND REDUCE RUNOFF.
 8. TREES TO BE IRRIGATED WITH SEPERATE IRRIGATION VALVE
 9. The irrigation design complies with the criteria of the Petaluma's irrigation ordinance and applied them accordingly for the efficient use of water in the irrigation design plan. Landscape area is 1068 sq.ft. therefore the irrigation falls within the prescriptive requirement option of less than 2,500 sq.ft.



PLANTING NOTES

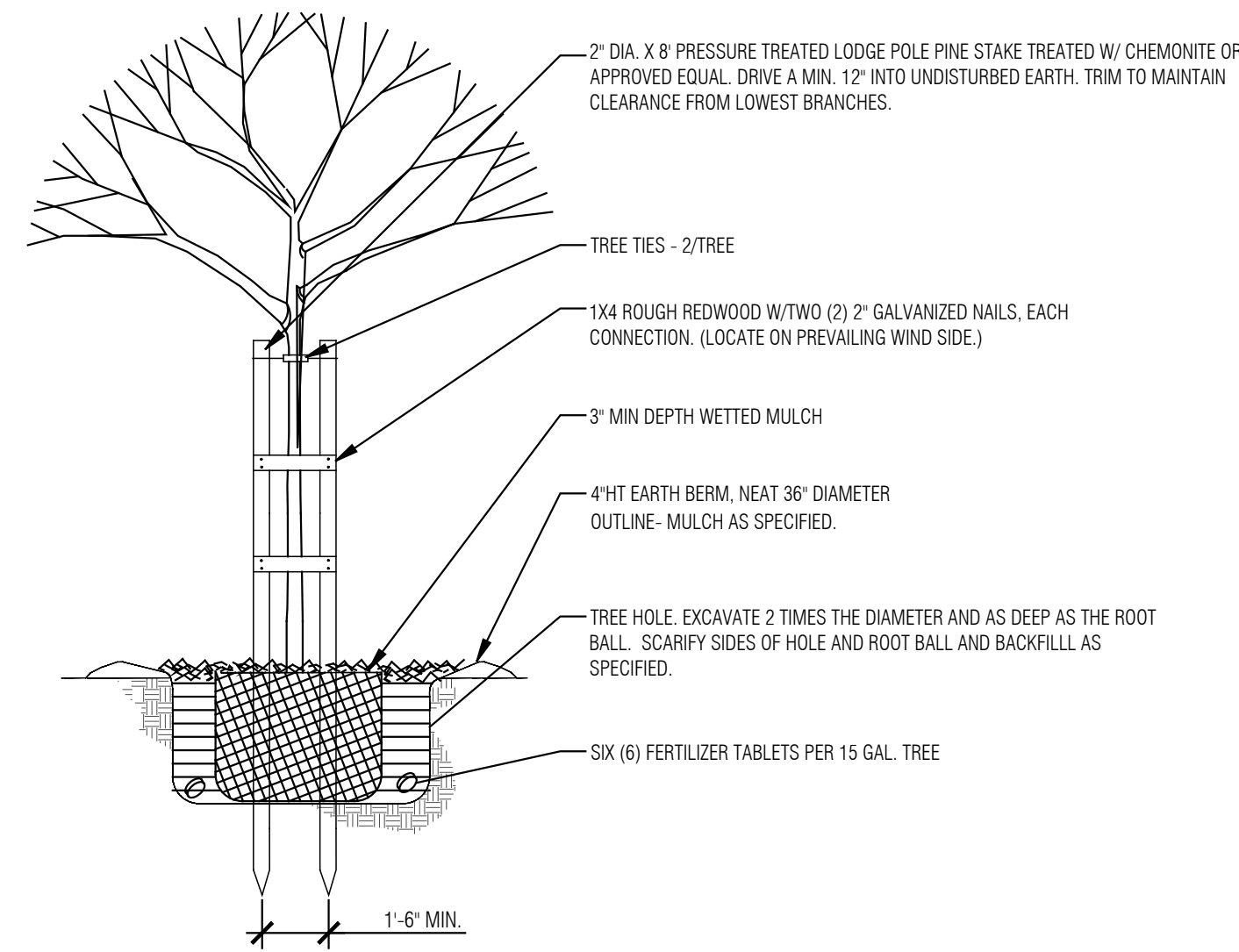
- INSTALL PLANT MATERIALS AS SHOWN IN THE PLANTING DETAILS. NOTE THE SPECIAL DETAIL FOR ACID LOVING PLANTS
- PLANT QUANTITIES ON LEGEND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LISTED QUANTITIES, THE PLAN SHALL GOVERN.
- NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES THAT CAN NOT SUPPORT THEMSELVES WHEN STAKED OR GUYED PER DETAIL SHALL BE REJECTED.
- TREES TO BE PLANTED WITHIN 4' OF ANY CURBS, PAVEMENTS, OR WALLS MUST BE INSTALLED WITH ROOT BARRIERS
- FERTILIZER TABLETS
ADD 21 GRAM FERTILIZER TABLETS (20-10-5) ANALYSIS TO ALL TREE, SHRUB & GROUND COVER PLANTINGS AT THE FOLLOWING RATES (EXCEPT AS SPECIFIED ON PLANT LEGEND):

SPECIMEN TREES.....	6 TABLETS/ INCH OF CALIPER (DBH)
15 GALLON PLANTS.....	8 TABLETS
5 GALLON PLANTS.....	4 TABLETS
1 GALLON PLANTS.....	2 TABLETS
4 INCH POTS.....	1 TABLET
- ALL UN-PAVED AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF RECYCLED MULCH SUBMIT FOR APPROVAL
- CONTRACTOR TO OBTAIN A HORTICULTURAL SOILS REPORT AND AMEND THE EXISTING SITE SOIL PER THE RECOMMENDATION OF THE REPORT. MINIMAL SOIL AMENDMENT SHALL INCLUDE 4 YD./ 1000 SQ.FT. OF RECYCLED COMPOSTED SOIL AMENDMENT. INCORPORATE AMENDMENT INTO TOP 6" OF SITE SOIL. INCORPORATE FERTILIZERS PER RECCOMENDATION OF SOILS REPORT

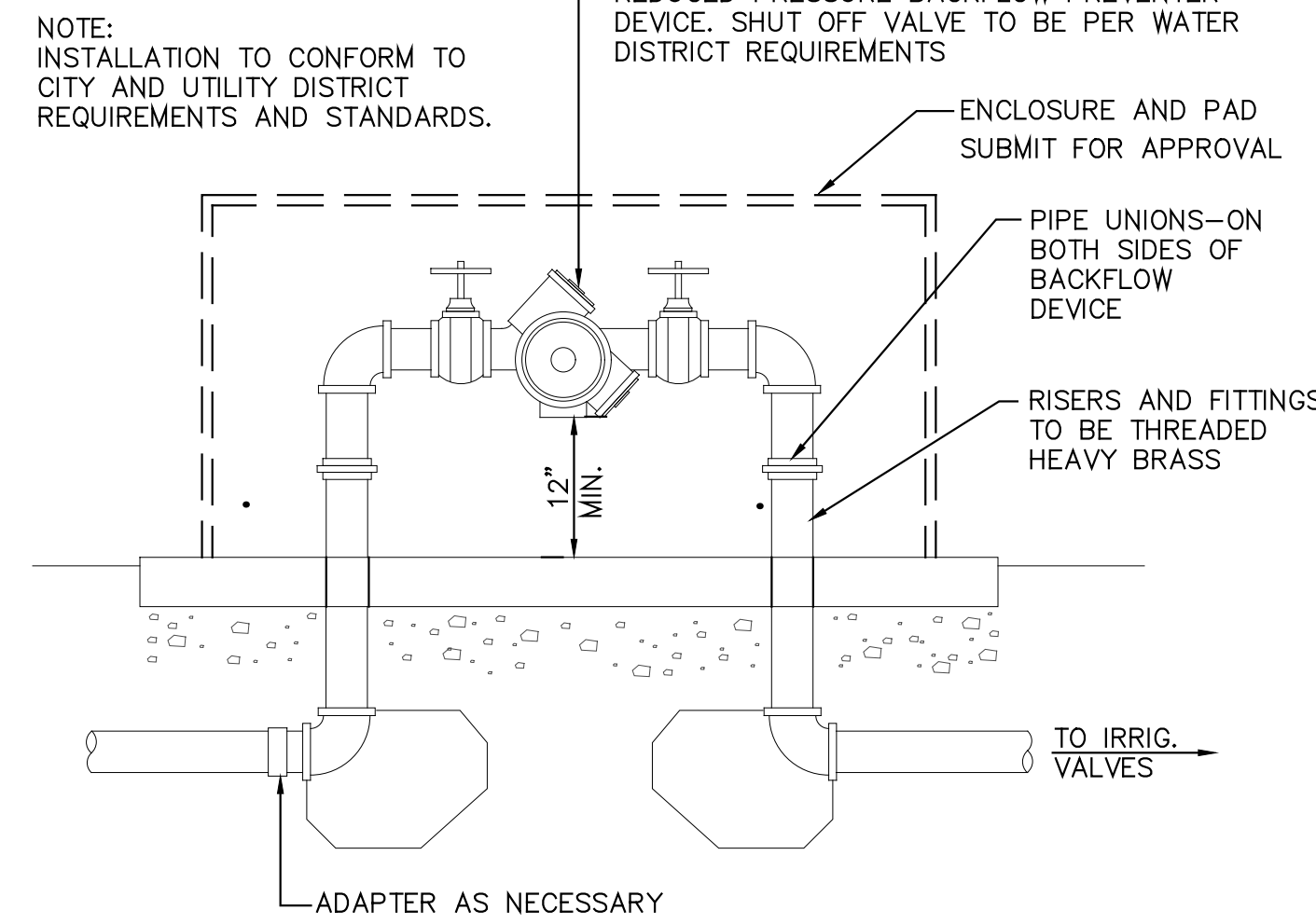


- NOTES
- SLIP FITTINGS TO BE SOLVENT WELDED
 - THE VALVE BOX SHALL NOT REST ON MAIN LINE PIPE.
 - VALVE BOX SHALL BE SET 2" ABOVE FINISH IN MULCH AREAS.
 - USE TEFLON TAPE ON THREADED CONNECTIONS.
 - NO SOIL SHALL BE ALLOWED IN CONTACT WITH VALVE.

7 BALL VALVE
L-6

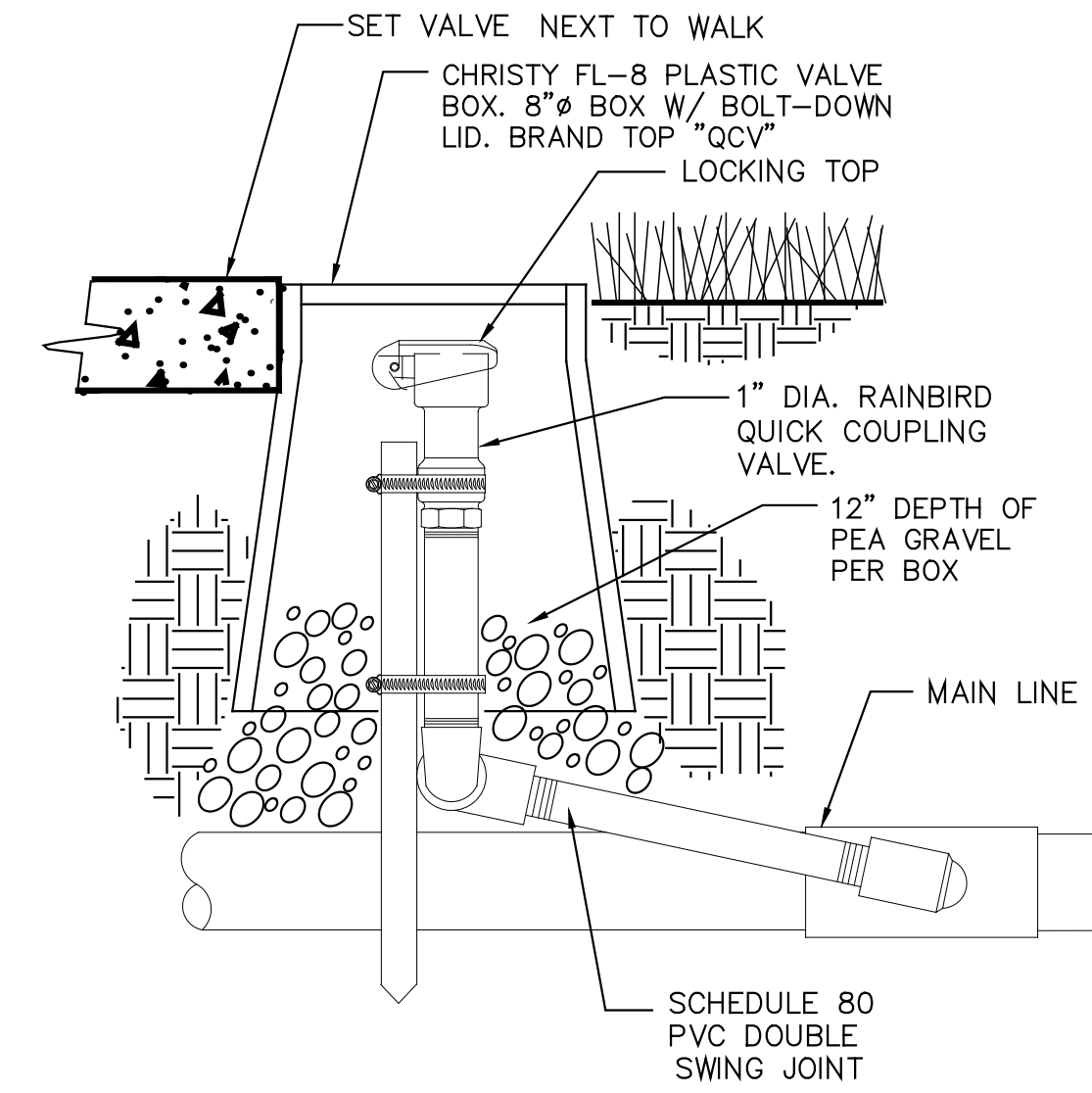


1 TREE PLANTING
L-6

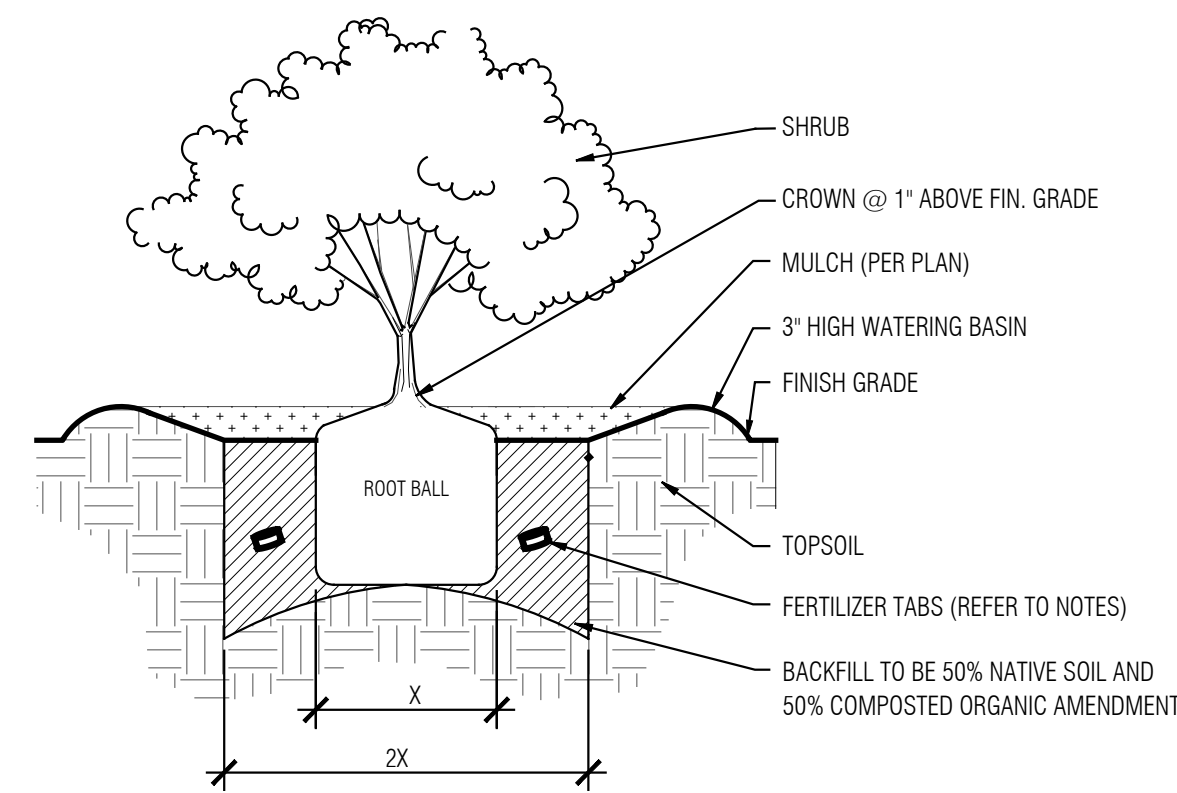


NOTE:
INSTALLATION TO CONFORM TO CITY AND UTILITY DISTRICT REQUIREMENTS AND STANDARDS.

2 BACKFLOW DETAIL
L-6



3 QUICK COUPLER DETAIL
L-6

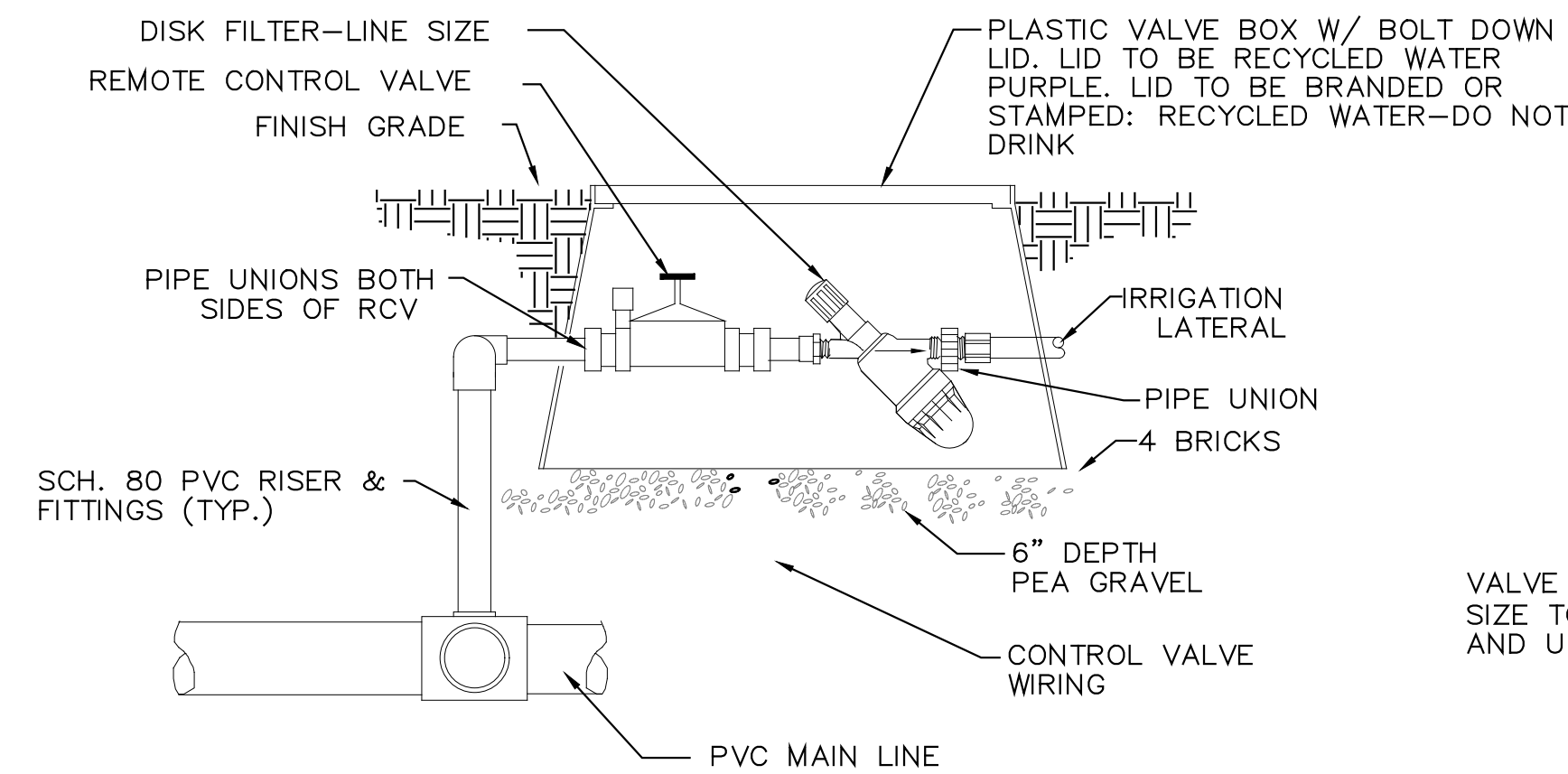


- NOTES:
- SCARIFY BOTTOM & SIDES OF PLANTING HOLE.
 - LOOSEN ROOTBALL, CUT CIRCLING ROOTS.

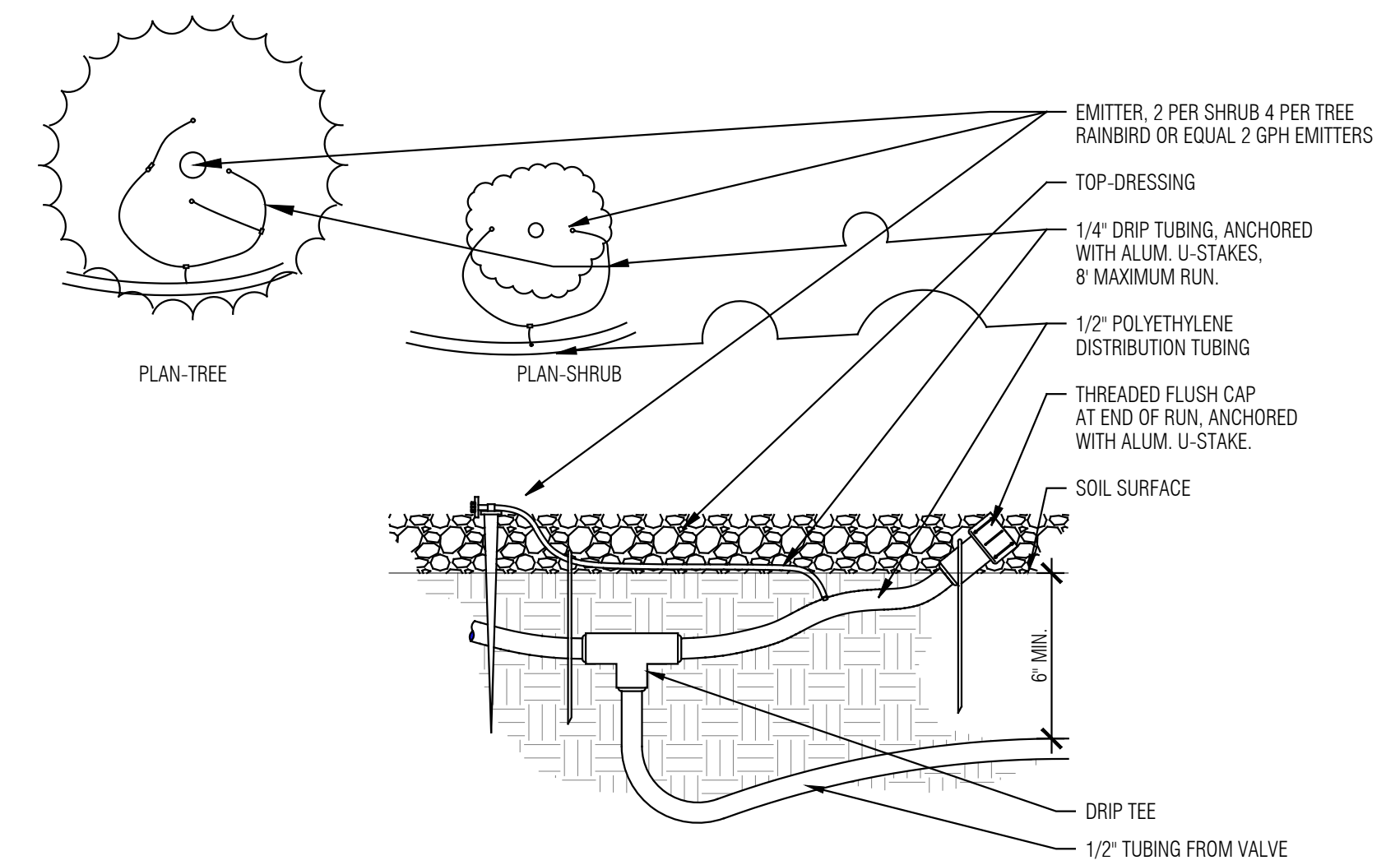
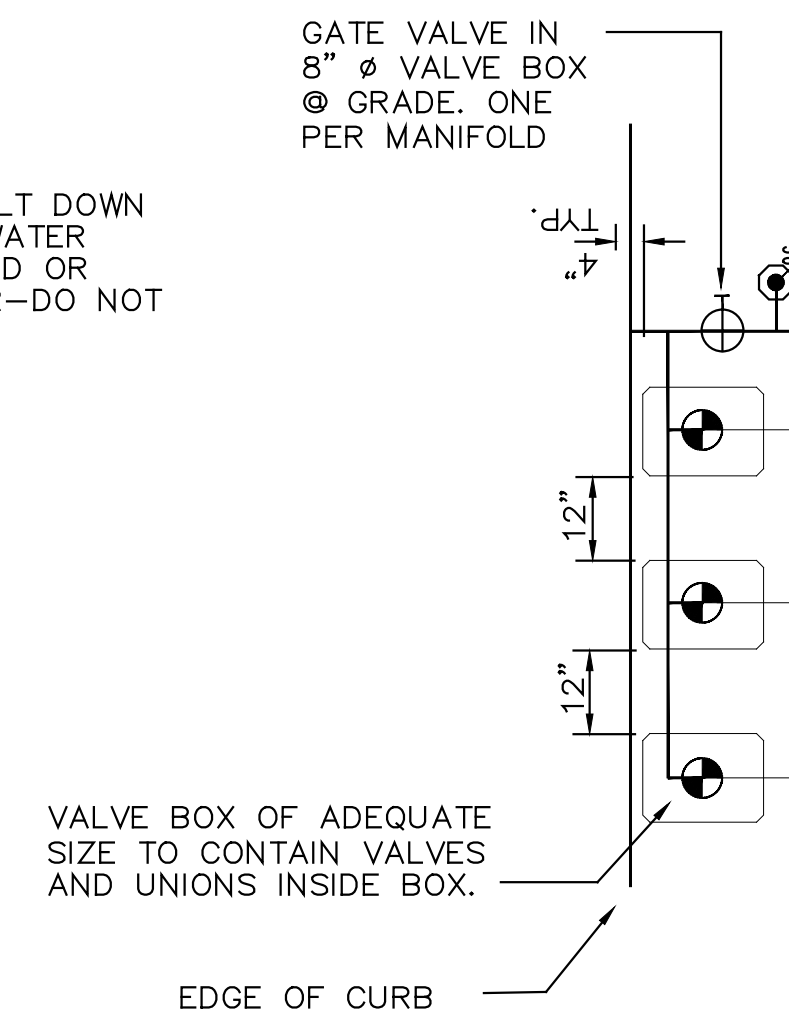
4 SHRUB PLANTING
L-6

NOTES:

- INSTALL WIRE PER CODE.
- TAPE AND BUNDLE WIRE @ 10' O.C.
- COIL WIRE 24" MIN. @ EA. WIRE CONNECTION IN BOX.
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE.
- SET BOXES PARALLEL TO EACH OTHER
- AVOID HEAVY COMPACTING OF SOIL AROUND BOXES TO PREVENT COLLAPSE OF SIDES.



5 IRRIGATION VALVE
L-6



6 IRRIGATION DRIP DETAIL
L-6



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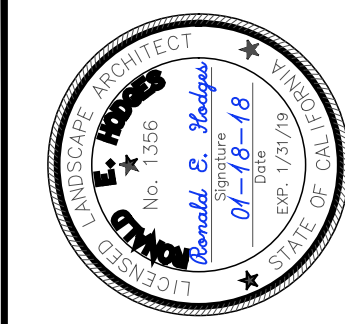
02-09-2018

TITLE

IRRIGATION & PLANTING DETAILS & NOTES

SHEET

L-6



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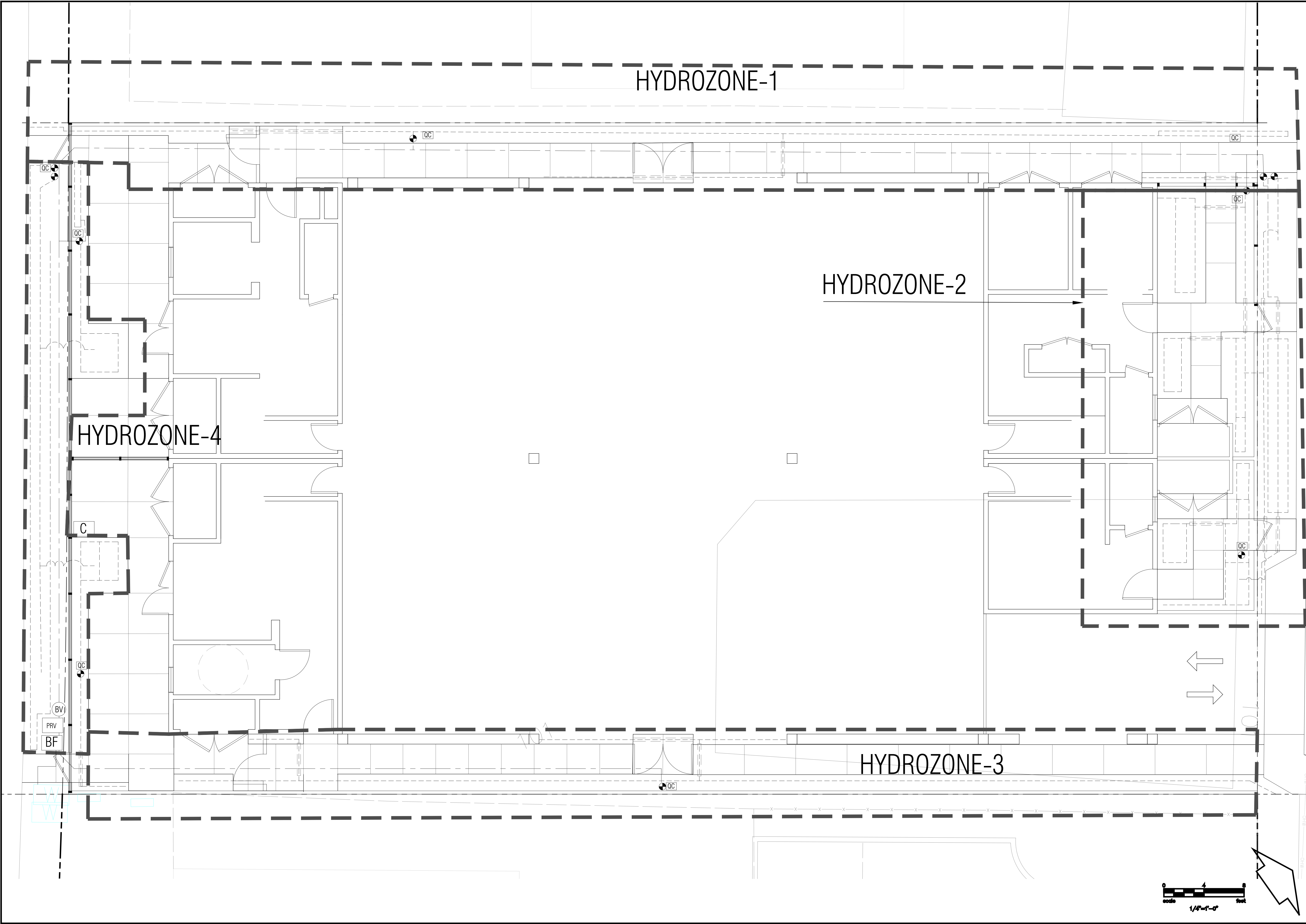
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TITLE
HYDROZONE
PLAN

SHEET
L-7



HYDROZONE-1

HYDROZONE-2

HYDROZONE-4

HYDROZONE-3

0 4 8
feet
1/4"=1'-0"