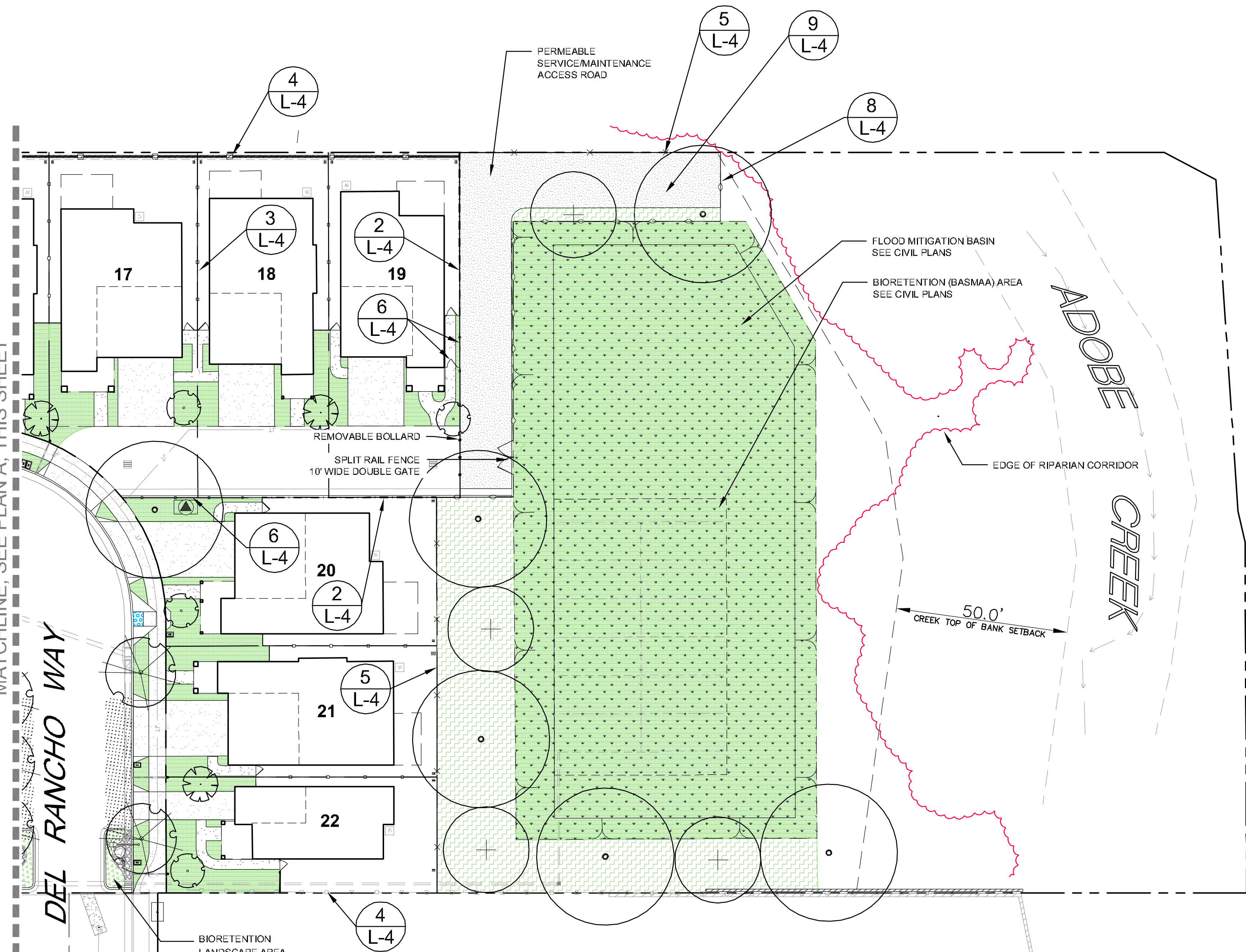


LANDSCAPE PLAN - A



LANDSCAPE PLAN - B

**LANDSCAPE NOTES**

- DESIGNATED LANDSCAPE AREAS (SHOWN AS HATCHED) WILL BE SUBJECTED TO THE APPLICABLE CASA GRANDE PUD GUIDELINES AS THESE AREAS ARE HOA MAINTAINED. PRIVATE PROPERTY NOT DESIGNATED AS LANDSCAPE AREA (NON-HATCHED) WILL NOT BE SUBJECTED TO THE CASA GRANDE PUD GUIDELINES.
- SEE SHEET L-2 FOR TYPICAL PLANTING LAYOUTS AND MORE DETAILED TYPICAL PLANT SCHEDULE.
- SEE SHEET L-3 LANDSCAPE PALETTE FOR IMAGES OF PROPOSED LANDSCAPE IMAGERY.
- SEE SHEET L-4 FOR PRELIMINARY LANDSCAPE DETAILS.
- SEE SHEET L-5 FOR EXISTING TREE REMOVAL AND PRESERVATION.
- WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
- FOR LIGHTING INFORMATION REFER TO THE PHOTOMETRIC PLAN AND ASSOCIATED LIGHTING DETAILS FROM LIGHTING CONSULTANT.
- REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
- REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS.
- ALL PROPOSED LANDSCAPING AND FENCING SHALL BE LOCATED OUTSIDE THE RIPARIAN BOUNDARY. SEE CURRENT ARBORIST REPORT BY BECKY DUCKLES FOR A DESCRIPTION OF TREES WITHIN THE RIPARIAN AREA.

**IRRIGATION NOTES**

**IRRIGATION NOTE:**  
IRRIGATION DESIGN WILL COMPLY WITH CITY OF PETALUMA WATER CONSERVATION REGULATIONS ORDINANCE CHAPTER 15.17 OF THE CITY MUNICIPAL CODE.

**THIS LANDSCAPE PROPOSES TO USE:**

- LOW VOLUME DRIP IRRIGATION SYSTEM
- A CONTROLLER WITH AN ET SENSOR
- TREE BUBBLERS THAT IRRIGATE AT THE TREES ROOT ZONE
- CHECK VALVES AS NEEDED
- FLOW SENSOR
- MASTER CONTROL VALVE
- DROUGHT TOLERANT, MOSTLY LOW WATER USE PLANT MATERIAL
- AT MINIMUM 3" OF BARK MULCH IN ALL LANDSCAPE AREAS WHERE SOIL IS EXPOSED.
- PLANTS WITH SIMILAR WATER REQUIREMENTS WILL GROUPED TOGETHER ON THE SAME VALVES.

**PLANT ABBREVIATIONS**

CN	CALIFORNIA NATIVE
D	DECIDUOUS
E	EVERGREEN
H	HIGH WATER USE
L	LOW WATER USE
M	MODERATE WATER USE
MT	MULCH-TRUNK
NN	NON-NATIVE
PLG	PLUG
SD	SEED
EDB	EDIBLE/FRUITING PLANT
U	UNKNOWN

**\*SEE PLANT ABBREVIATIONS**

**\*\*DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2014.**

**1"=20'**

**GENERAL LEGEND**

**CONCEPTUAL LANDSCAPE LEGEND**

**LANDSCAPE NOTES**

**IRRIGATION NOTES**

**PLANT ABBREVIATIONS**

**\*SEE PLANT ABBREVIATIONS**

**\*\*DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2014.**

**GRAPHIC SCALE**

**STATE OF CALIFORNIA PROFESSIONAL LANDSCAPE ARCHITECT**  
No. 6142  
EXP. 10-31-20

**REVISIONS BY**


**PRELIMINARY LANDSCAPE PLAN**  
CASA GRANDE  
240 & 250 CASA GRANDE ROAD APN 017-040-020 & 059  
PETALUMA CALIFORNIA

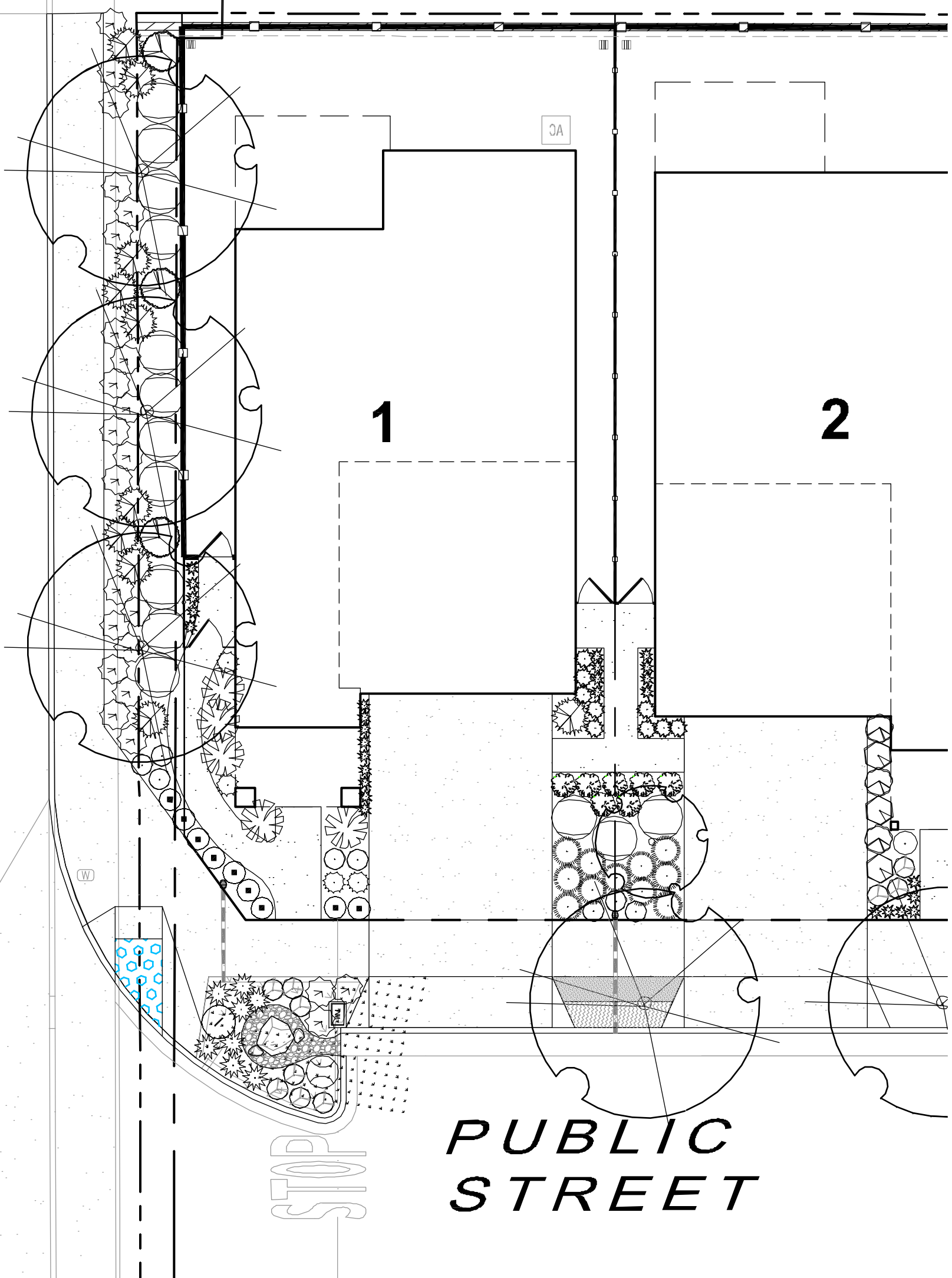
**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
PETALUMA THEATRE SQUARE  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 2020.06.08  
SCALE: 1"=20'  
DESIGN: S.J.L. ADF  
DRAWN: CRK HSM JTG  
CHECK: S.J.L.  
JOB: SRC CASA GRANDE  
JOB No: 182029

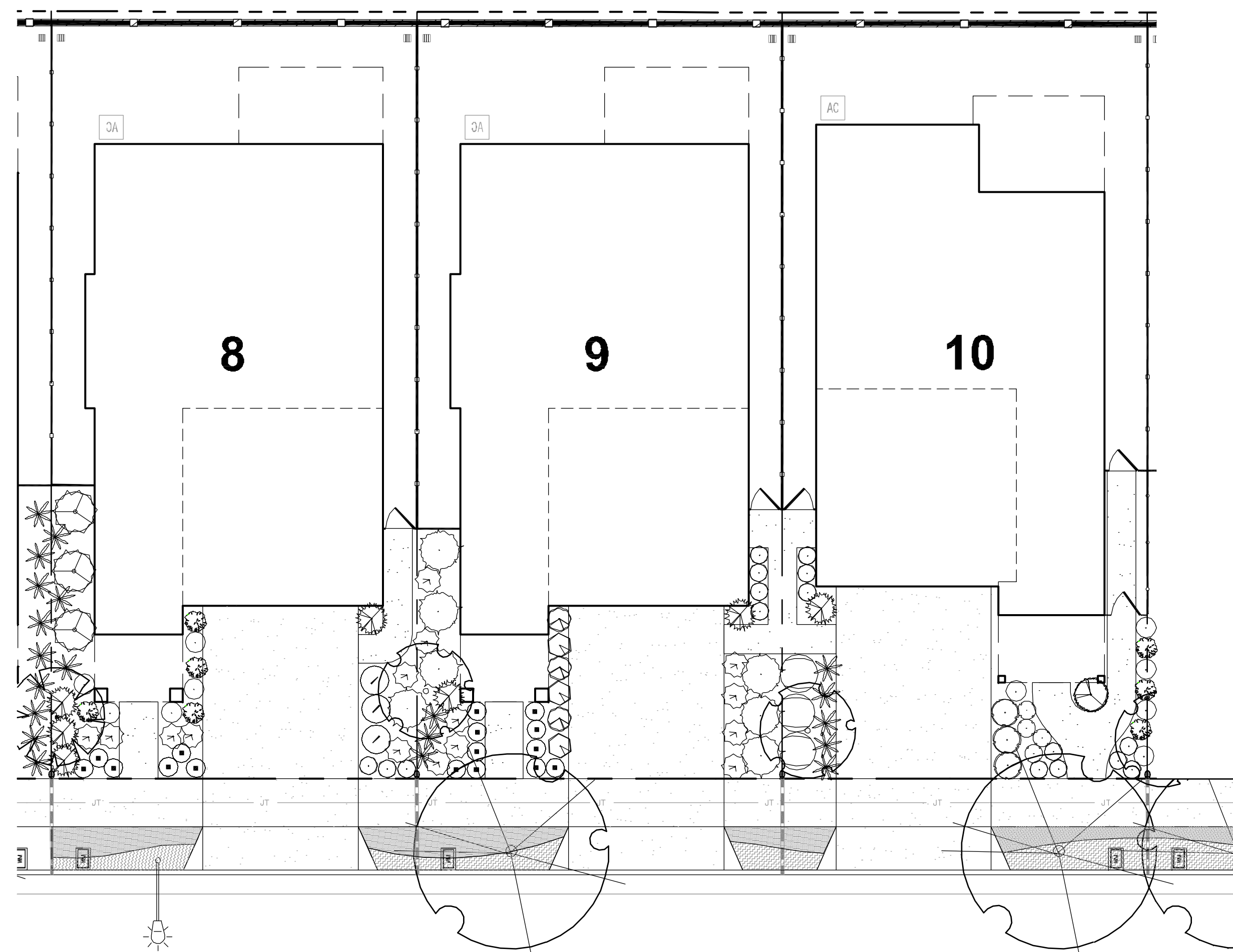
SHEET **L-1**  
OF 24 SHEETS



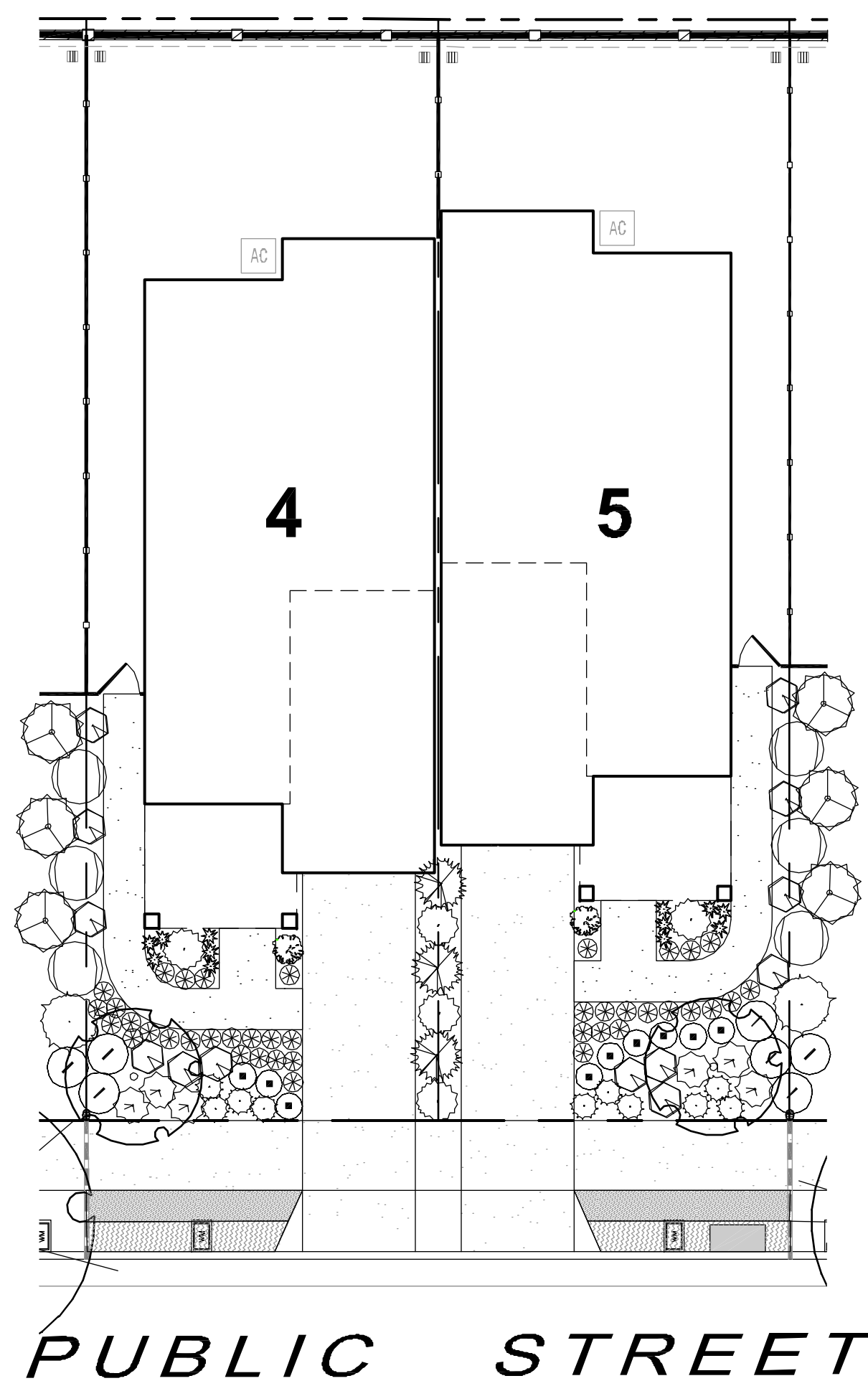
CASA GRANDE ROAD



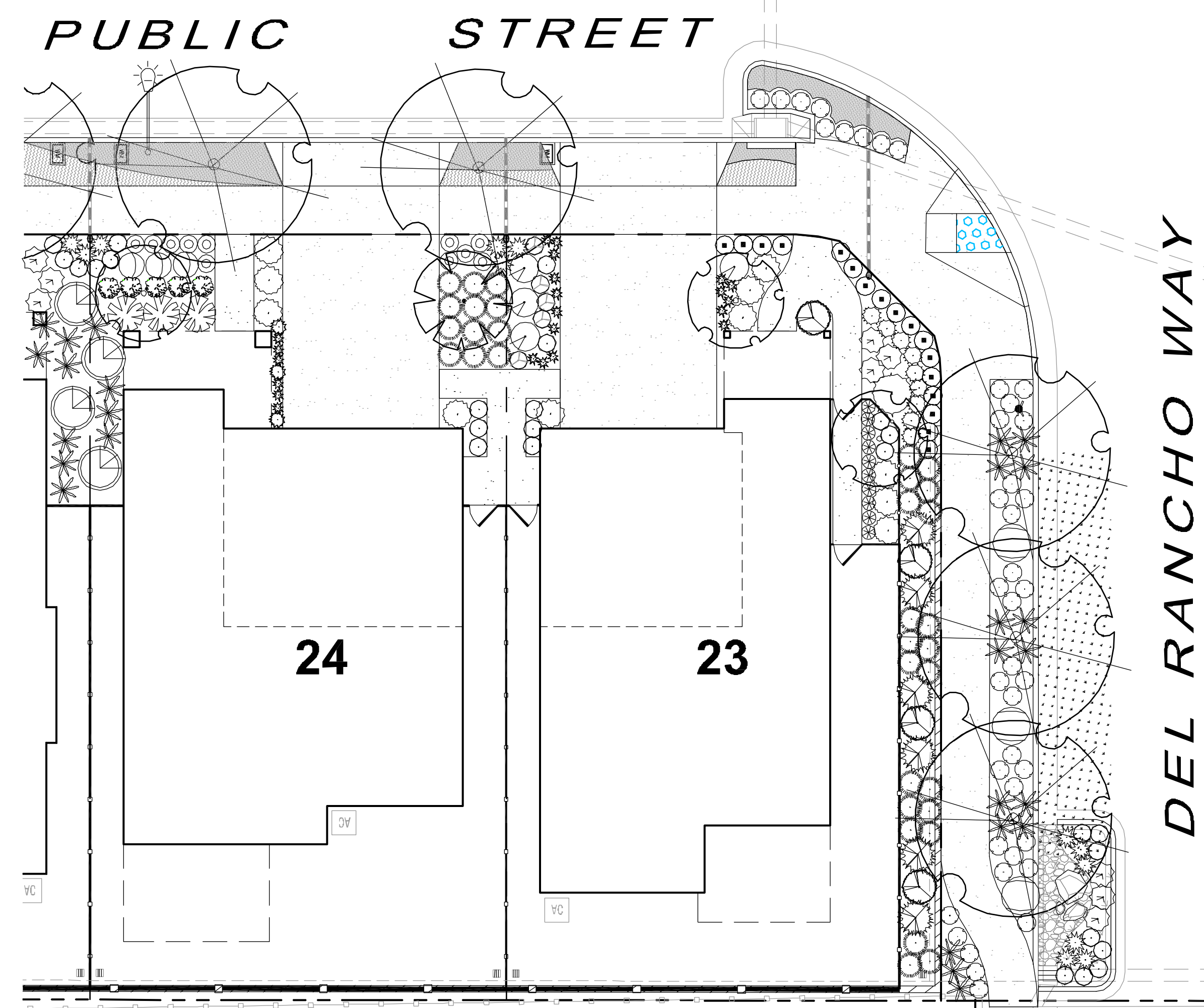
PLAN A - TYPICAL LOT 1



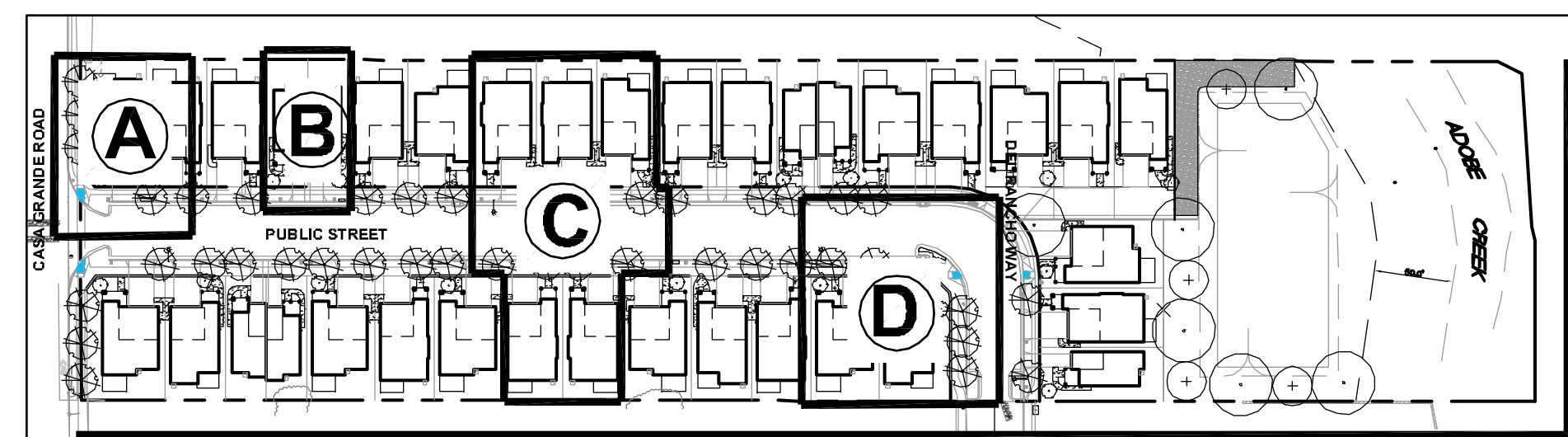
PLAN B - TYPICAL LOTS 8, 9, 10, 28 & 29



PLAN B - TYPICAL DUET LOTS



PLAN C - TYPICAL LOTS 22 & 23



KEY MAP  
Scale: 1"=100'



CONCEPTUAL LANDSCAPE LEGEND (SEE SHEET L-1 FOR PROPOSED SITE TREES)

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT QUANTITIES - INDIVIDUAL LOTS					**WATER USE	CONTAINER SIZE	SIZE (HxW)	REMARKS
			1	9	23	23	5				
<b>SHRUBS:</b>											
	MYRTUS COMMUNIS 'COMPACTA VAREGATA'	VAREGATED DWARF MYRTLE	4		1			L 5 GAL	3'x2'	E, NN	
	COPROSMA REPENS 'PACIFIC SUNSET'	PACIFIC SUNSET MIRROR PLANT			7	4		M 5 GAL	5'x3'	E, NN	
	DAPHNE ODOREA 'AUREO-MARGINATA'	WINTER VAREGATED DAPHNE			1			L 5 GAL	4'x3'	E, NN	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH						L 5 GAL	12'x8'	E, NN	
	LEUCOMYSSUS JAPONICA 'GREEN SPIRES'	GREEN SPIRES JAPANESE SPINDLE						L 5 GAL	6'x2'	E, NN	
	LAGERSTROEMIA INDICA 'RED FILL'	RED FILL CRAPPE MYRTLE			41			L 5 GAL	2'x3'	D, NN	
	LOROPETALUM 'ORISON FIRE'	DWARF CHINESE FRINGE FLOWER	5	5				L 5 GAL	4'x4'	E, NN	
	MANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5	10				M 5 GAL	2'x2'	E, NN	
	ROSA X CARPET 'AMBER'	AMBER CARPET ROSE						M 5 GAL	2.5'x3'	D, NN	
	SPIRAEA X BUNALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA			4			M 5 GAL	4'x3'	D, NN	
	ROSA CALIFORNICA	CALIFORNIA ROSE						L 1 GAL	3'x9'	CN, D	
	PODOCARPUS ELONGATUS 'MONMAY'	ICEE BLUE YELLOW-WOOD	3		4			U 15 GAL	8'x5'	NN, E	
	OLEA EUROPEA 'LITTLE OLLIE'	DWARF OLIVE			3			L 15 GAL	6'x4'	NN, E	
	HETEROMELES ARBUTIFOLIA	TOYON			4			L 5 GAL	8'x8'	CN, E	
<b>GRASSES:</b>											
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	7	2	5			M 1 GAL	2'x2'	NN	
	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY RUSH	8		7			L 1 GAL	2'x2'	CN	
	LOMANDRA CONFERTIFOLIA SSP. RUBIGINO 'SEASCAPE'	SEASCAPE MAT RUSH	7	7	13			L 5 GAL	1'x2'	NN	
	MULLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	5	10	21			L 1 OR 5 GAL	3'x3'	NN	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3					M 1 GAL	3'x2'	NN	
	MULLENBERGIA RIGENS	DEER GRASS	3	15				L 1 OR 5 GAL	3'x3'	CN	
<b>PERENNIALS:</b>											
	ACHILLEA 'MOONSHINE'	YARROW	1		4			L 1 GAL	1.5'x2'	CN	
	AGAPANTHUS 'TINKER BELL'	VAREGATED LILY OF THE NILE		13	16	6		M 1 GAL	1'x1'	NN	
	PHORMIUM 'MAORI MAIDEN'	MAORI MAIDEN FLAX	10	2	6	3		L 5 GAL	1.5'x1.5'	NN	
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	24	9	6	3		L 5 GAL	2'x3'	CN	
	EUPHORBIA X MARTINI 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	4		9	6		L 1 GAL	2'x2'	NN	
	IRIS DOUGLASSIANA	PACIFIC COAST IRIS						L 1 GAL	2'x2'	CN	
	LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS'	GHOSTLY PRINCESS SPANISH LAVENDER	3		7			L 1 GAL	3'x3'	NN	
	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	3					L 1 GAL	3'x3'	CN	
	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMBS EARS	6	10	17			L 1 GAL	1'x2'	NN	
	SALVIA 'POZZO BLUE'	GREY MUSK SAGE	6	1	1			L 1 GAL	4'x8'	CN	
	TEUCHRUM CHAMAEDRYD	WALL GERMANDER	9	10	17	6		L 1 GAL	2'x3'	CN	
	EUPATORIUM PURPUREUM 'BABY JOE'	DWARF JOE PYE WEED	1					M 1 GAL	4'x3'	NN	
	SOLIDAGO CALIFORNICA	GOLDENROD						M 1 GAL	3'x3'	CN	
<b>GROUNDCOVERS:</b>											
	FESTUCA GLAUCA	BLUE FESCUE		35	28	21	15		L 1 GAL	1'x1.5'	NN SPACE 18"O.C.
	GAZANIA 'KISS WHITE'	KISS WHITE GAZANIA		53	53	20	24		L 1 GAL	6"X12"	NN SPACE 12"O.C.
	SEDUM SPURSUM 'VOODOO'	VOODOO STONEDROP						L 1 GAL	6"X24"	NN SPACE 24"O.C.	

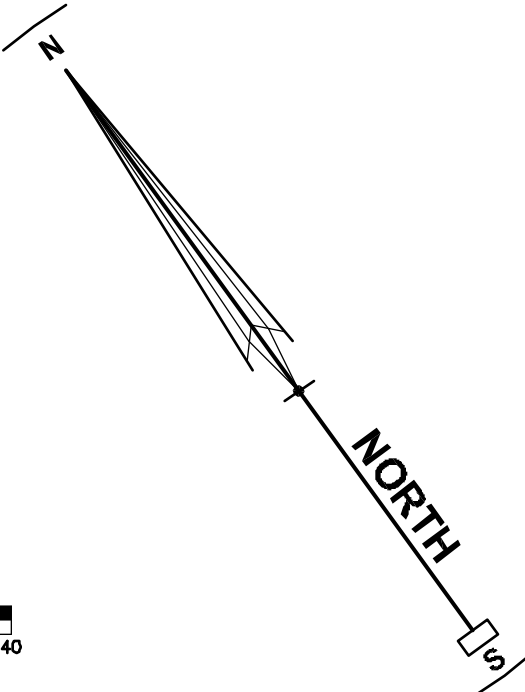
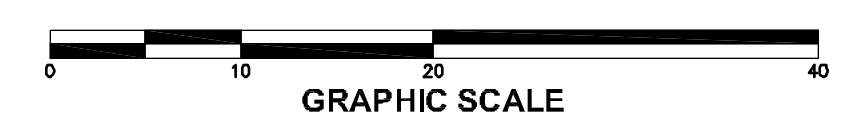
\*\*DETERMINED BY MUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2014.  
\*SEE PLANT ABBREVIATIONS

LANDSCAPE NOTES

- SEE SHEET L-3 LANDSCAPE PALETTE FOR LANDSCAPE IMAGERY.
- SEE SHEET L-4 FOR PRELIMINARY LANDSCAPE DETAILS.
- SEE SHEET L-5 FOR EXISTING TREE REMOVAL AND PRESERVATION.
- WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
- FOR LIGHTING INFORMATION REFER TO THE PHOTOMETRIC PLAN AND ASSOCIATED LIGHTING DETAILS FROM LIGHTING CONSULTANT.
- REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
- REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS.
- PLANT QUANTITIES SHOWN ON THIS SHEET ARE REPRESENTING SOME OF THE TYPICAL LOTS SHOWN AND ONLY A FRACTION OF WHAT THE TOTAL PLANT QUANTITIES WOULD BE FOR THE SITE. THE PLANT LEGEND DEPICTS THE PLANTS PROPOSED TO BE USED THROUGHOUT THE ENTIRE SITE.
- SEE SHEET L-1 FOR PROPOSED TREE INFORMATION AND QUANTITIES.

PLANT ABBREVIATIONS

CN	CALIFORNIA NATIVE
D	DECIDUOUS
E	EVERGREEN
H	HIGH WATER USE
L	LOW WATER USE
M	MODERATE WATER USE
MT	MUL-T-TRUNK
NN	NON-NATIVE
PLC	PLUG
SEED	SEED
EDB	EDIBLE/FRUITING PLANT
U	UNKNOWN



REVISIONS BY


TYPICAL LOTS LANDSCAPE PLAN  
CASA GRANDE  
240 & 250 CASA GRANDE ROAD APN 017-040-020 & 059  
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
PETALUMA THEATRE SQUARE  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3539

DATE: 2020.06.08  
SCALE: 1"=10'  
DESIGN: S.J.L. ADF  
DRAWN: CRK HSM JTG  
CHECK: S.J.  
JOB: SRC CASA GRANDE  
JOB No: 182029  
SHEET  
**L-2**  
OF 24 SHEETS





**PLANT PALETTE**

**TREES:**



*QUERCUS AGRIFOLIA*  
COAST LIVE OAK



*CERCIS X 'MERLOT'*  
FOREST PANSY MERLOT REDBUD



*AESCULUS CALIFORNICA*  
CALIFORNIA BUCKEYE



*ACER RUBRUM 'OCTOBER GLORY'*  
RED MAPLE



*PISTACHIA CHINENSIS* (STREET TREE OPTION IN LIEU OF ACER RUBRUM)  
CHINESE PISTACHE



*LAGERSTROEMIA INDICA*  
CREPE MYRTLE

**SHRUBS:**



*DAPHNE ODORA 'AURO-MARGINATA'*  
WINTER VARIEGATED DAPHNE



*MYRTUS COMMUNIS 'COMPACTA VARIEGATA'*  
DWARF VARIEGATED MYRTLE



*NANDINA NANA 'FIREPOWER'*  
FIREPOWER HEAVENLY BAMBOO



*ROSA X CARPET 'AMBER'*  
AMBER CARPET ROSE



*LAGERSTROEMIA INDICA 'RED FILL'*  
RED FILL GRAPE MYRTLE



*LOROPETALUM 'CRIMSON FIRE'*  
DWARF CHINESE FRINGE FLOWER



*COPROSMA 'PACIFIC SUNSET'*  
MIRROR PLANT



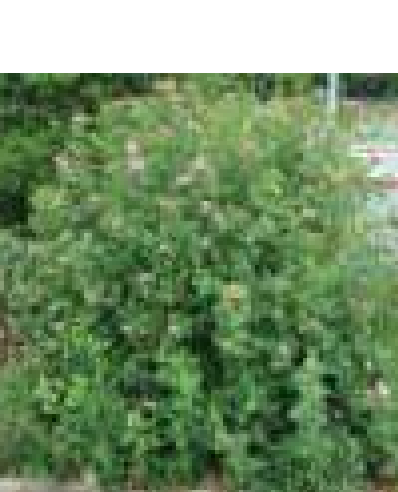
*SPIRAEA X BUMALDA*  
GOLDFLAME SPIRAEA



*EUONYMUS JAPONICA 'GREEN SPIRES'*  
JAPANESE SPINDLE



*DODONAEA VISCOSEA 'PURPUREA'*  
PURPLE HOPSEED BUSH



*ROSA CALIFORNICA*  
CALIFORNIA ROSE



*HETEROMELES ARBUTIFOLIA*  
TOYON

**GRASSES:**



*CAREX TESTACEA 'PRAIRIE FIRE'*  
ORANGE SEDGE



*JUNCUS PATENS 'CARMENS GRAY'*  
CARMENS GRAY JUNCUS



*LOMANDRA CONFERTIFOLIA* SSP. RUBIGINO 'SEASCAPE'  
SEASCAPE MAT RUSH



*MUELENBERGIA CAPILLARIS 'REGAL MIST'*  
PINK MUHLY GRASS



*MUELENBERGIA RIENSIS*  
DEER GRASS



*FESTUCA GLAUCA 'ELVA BLUE'*  
BLUE FESCUE



*PANICUM VIRGATUM 'HEAVY METAL'*  
HEAVY METAL BLUE SWITCH GRASS

**PERENNIALS:**



*EUPATORIUM PURPUREUM 'BABY JOE'*  
DWARF JOE PYE WEEED



*ACHILLEA MILLEFOLIUM 'MOONSHINE'*  
YARROW



*AGAPANTHUS 'TINKER BELL'*  
VARIEGATED LILY OF THE NILE



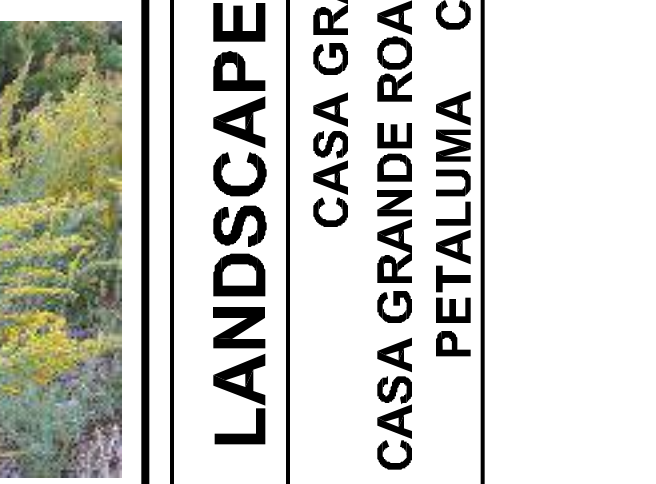
*PHORMIUM TENAX 'JACK SPRATT'*  
JACK SPRATT NEW ZEALAND FLAX



*EUPHORBIA X MARTINI 'ASCOT RAINBOW'*  
ASCOT RAINBOW SPURGE



*IRIS DOUGLASSIANA*  
PACIFIC COAST IRIS



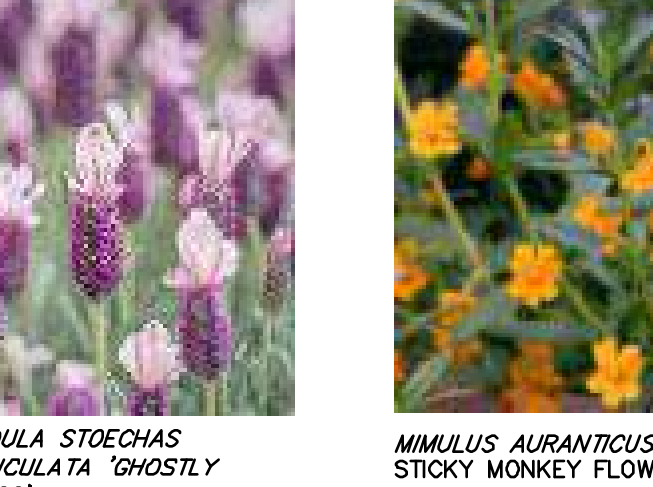
*SOLIDAGO CALIFORNICA*  
CALIFORNIA GOLDENROD



*LANTANA 'RADIATION'*  
LANTANA



*TEUCHRUM CHAMAEDRIS*  
GERMANDER



*LAVANDULA STOECHAS PENQUINCULATA 'GHOSTLY PRINCESS'*  
GHOSTLY PRINCESS SPANISH LAVENDER



*MIKALIS AURANTICUS*  
STICKY MONKEY FLOWER



*STACHYS BYZANTINA 'BIG EARS'*  
BIG EARS LAMBS EARS



*SALVIA 'POZO BLUE'*  
GREY MUSH SAGE

**GROUNDCOVERS:**



*SEDUM SPURSUM 'VOODOO'*  
VOODOO STONECROP



*FESTUCA GLAUCA 'ELVA BLUE'*  
BLUE FESCUE

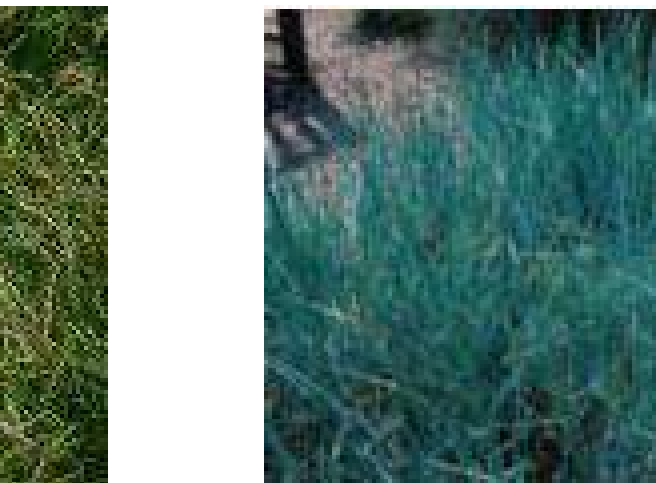


*GAZANIA 'KISS WHITE'*  
GAZANIA

**SEED MIX FOR BIORETENTION BASIN:**



CALIFORNIA BROME



CALIFORNIA BLUE WILDRYE



CALIFORNIA POPPY

**FRONT YARD LANDSCAPE MATERIALS**



MULCH  
BROWN COLOR MULCH



GRAVEL MULCH  
RIVER COBBLE MULCH

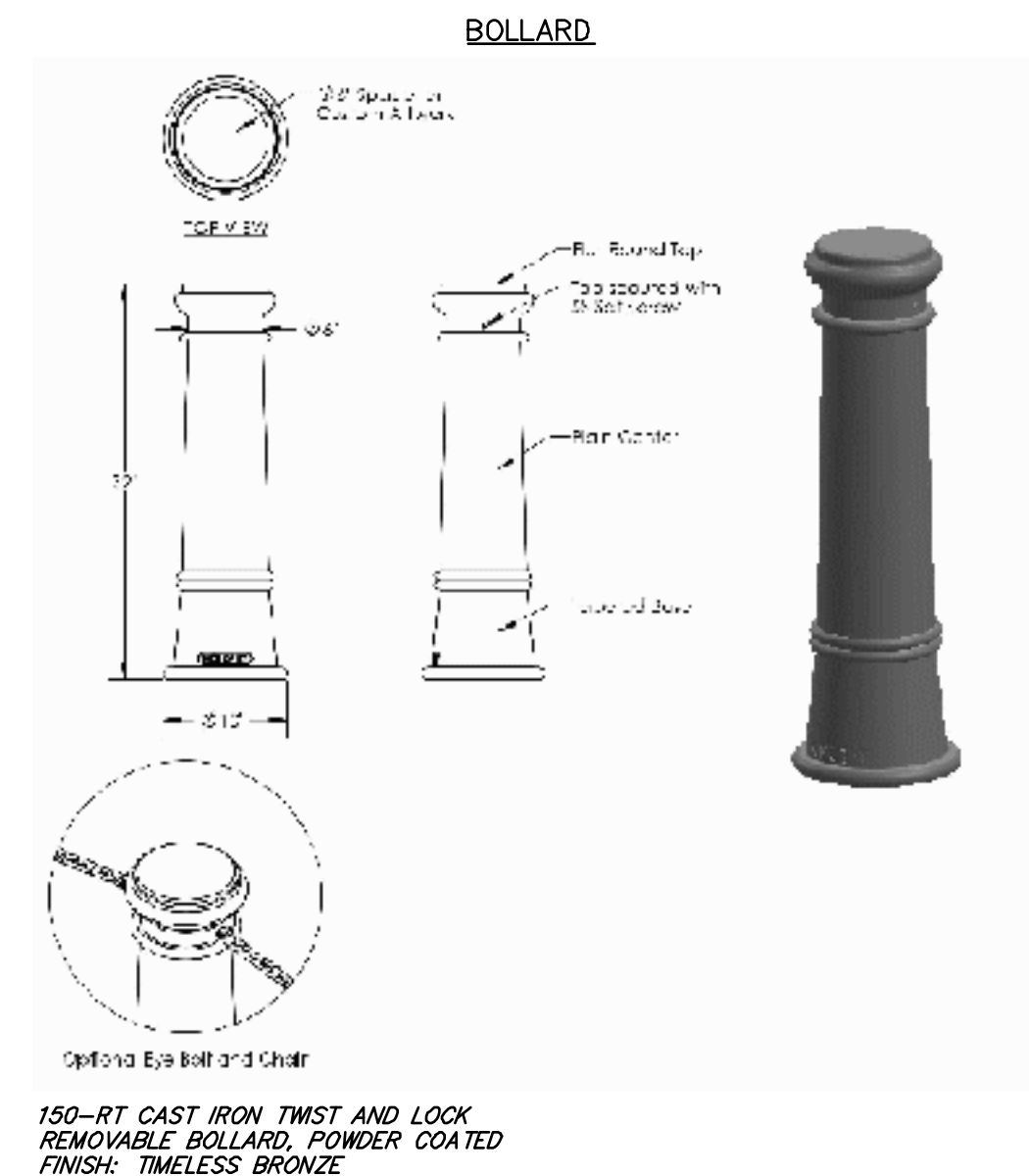


SIDE YARD ACCESS PATHS  
SALT FINISH CONCRETE  
FINISH FOR CONCRETE PATHS



LANDSCAPE BOULDER  
SONOMA BOULDER

**COMMON PARCEL LANDSCAPE MATERIALS**



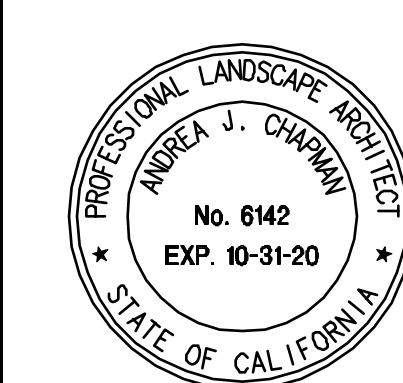
**SITE FURNISHINGS**  
6" CAST ALUMINUM FRAME AND RECYCLED PLASTIC SLATS BENCH



**PAVING OPTIONS**  
GRANITECRETE - NATURAL TAN



**FENCING AT BIORETENTION BASIN**  
SPLIT RAIL FENCE



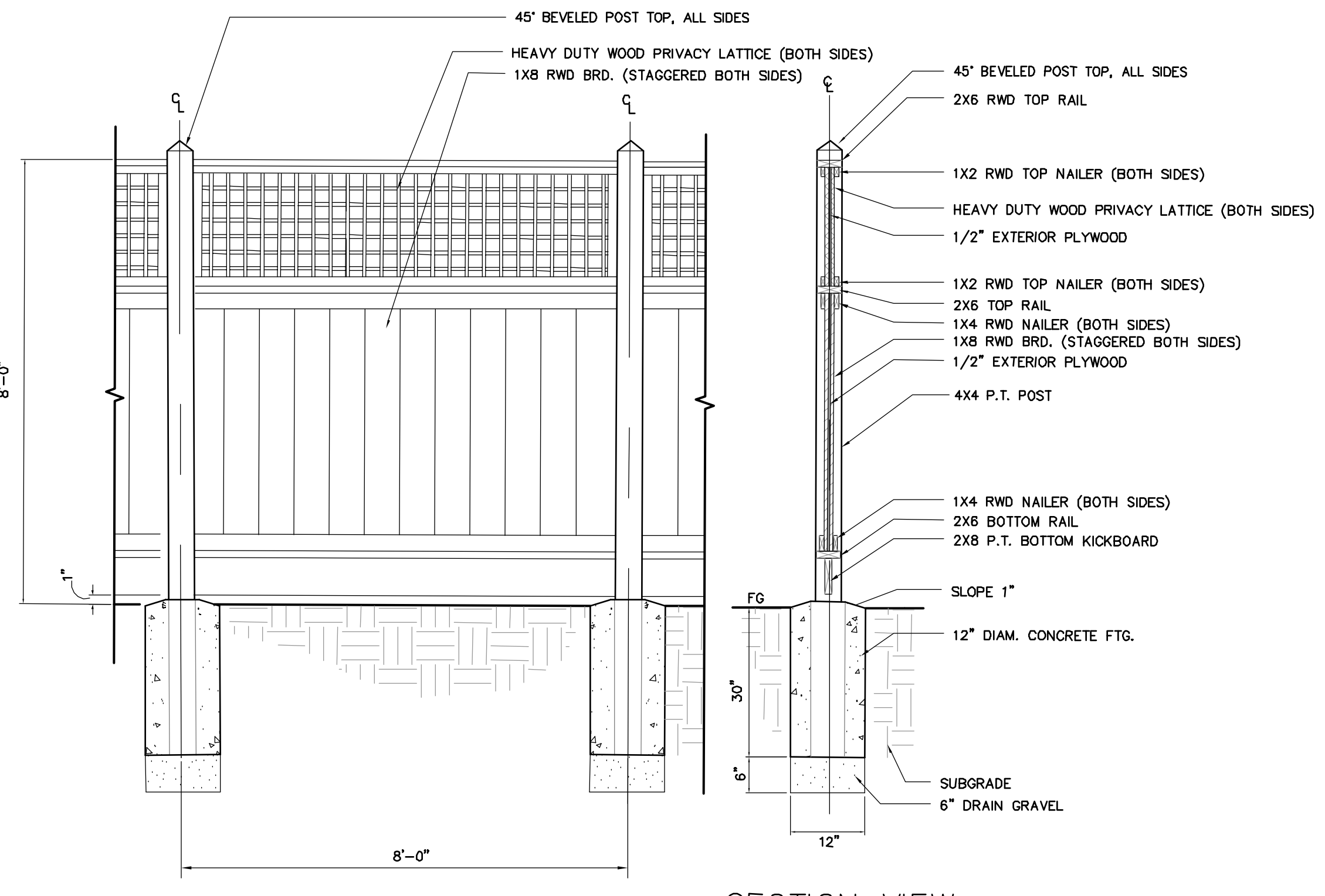
REVISIONS BY	

**LANDSCAPE PALETTE**  
CASA GRANDE  
240 & 250 CASA GRANDE ROAD APN 017-040-020 & 059  
PETALUMA CALIFORNIA

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

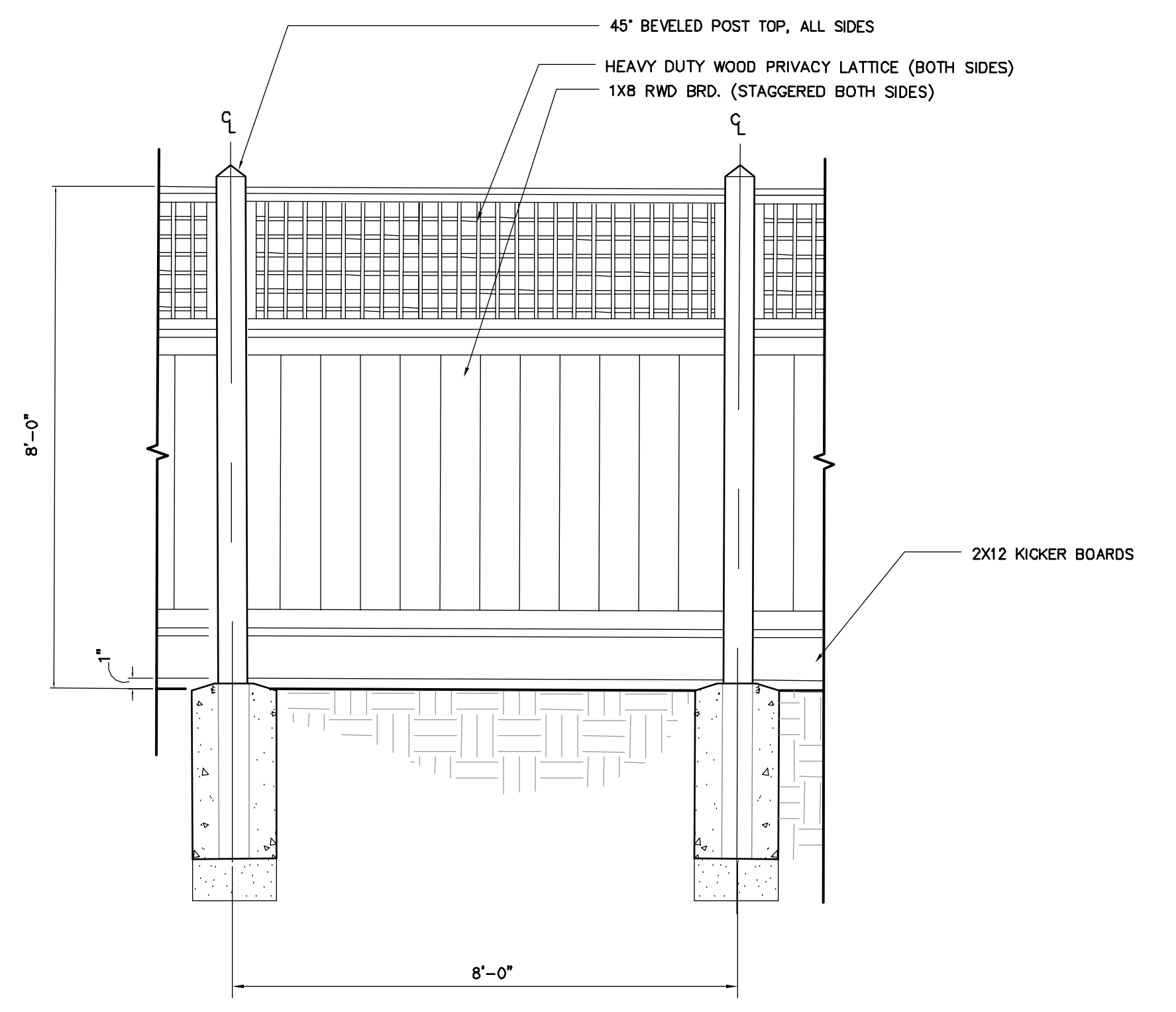
DATE:	2020.06.08
SCALE:	NONE
DESIGN:	S.J.L. ADF
DRAWING:	CRK HSM JTG
CHECK:	S.J.L.
JOB:	DRG CASA GRANDE
JOB No:	182029
SHEET	<b>L-3</b>
OF	24 SHEETS





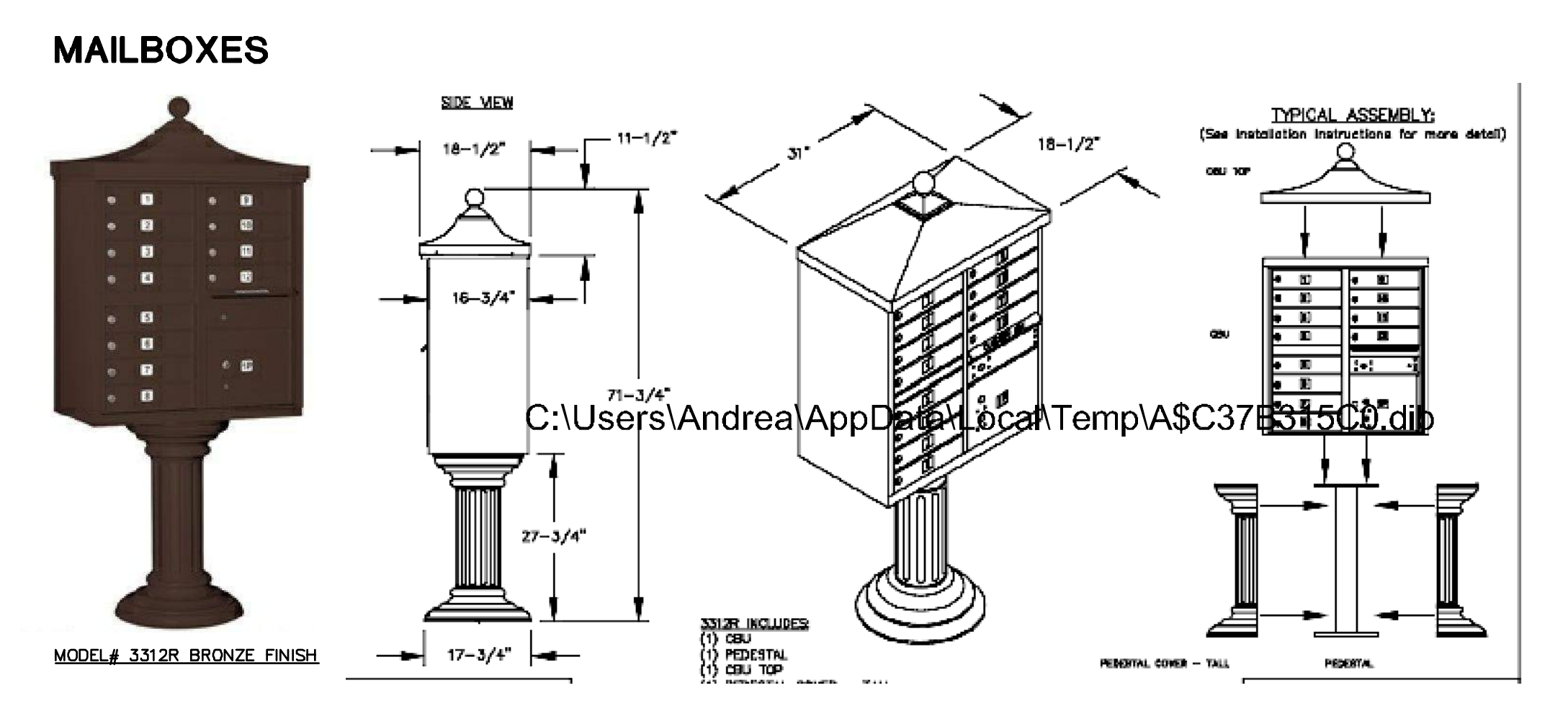
NOTE: STAIN AND SEAL WOOD WITH STAIN (COLOR: TBD)  
SECTION VIEW  
ELEVATION VIEW

1 8' WOOD DOUBLE SIDED FENCE WITH LATTICE PRIVACY SCREEN N.T.S.

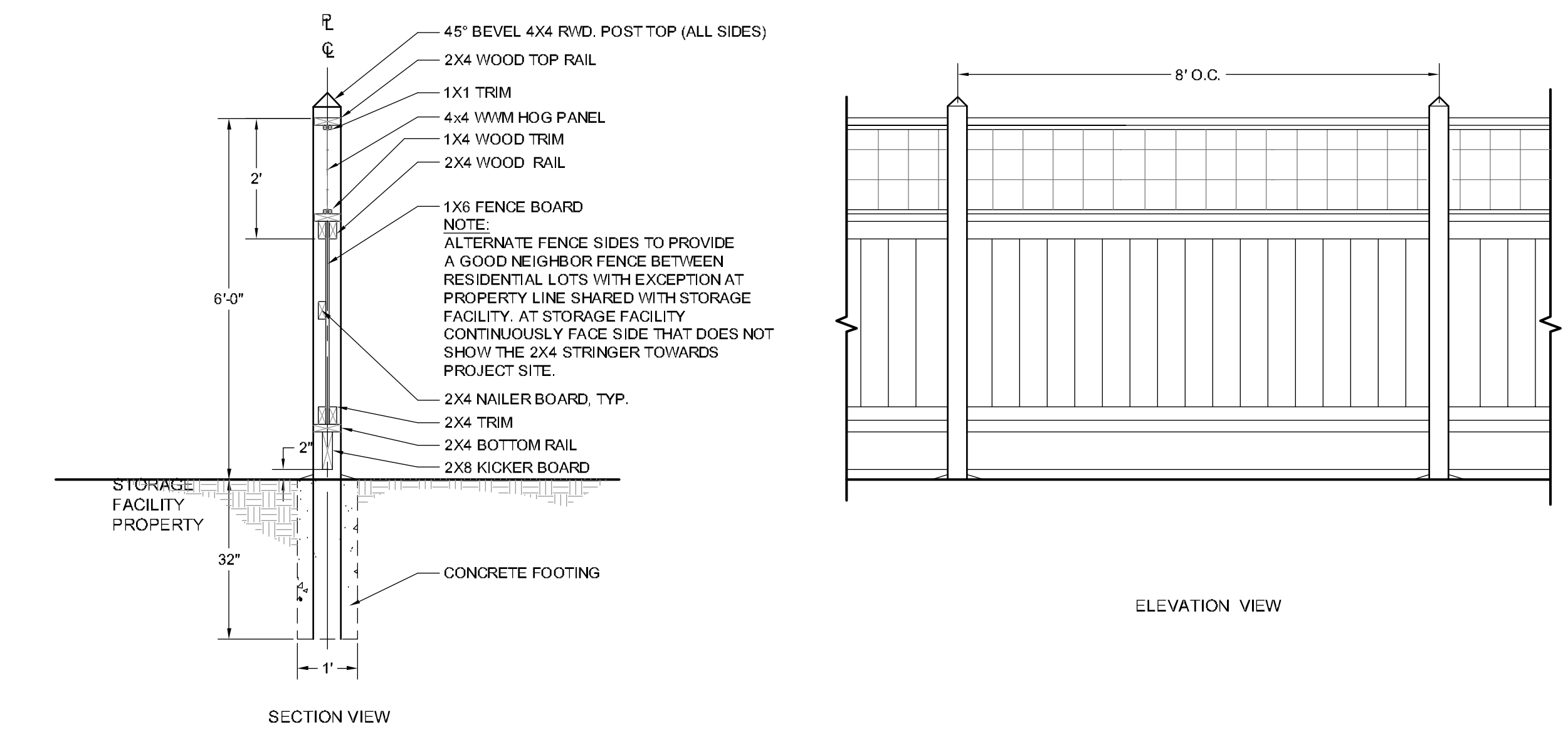


NOTE: STAIN AND SEAL WOOD WITH STAIN (COLOR: TBD)  
ELEVATION VIEW

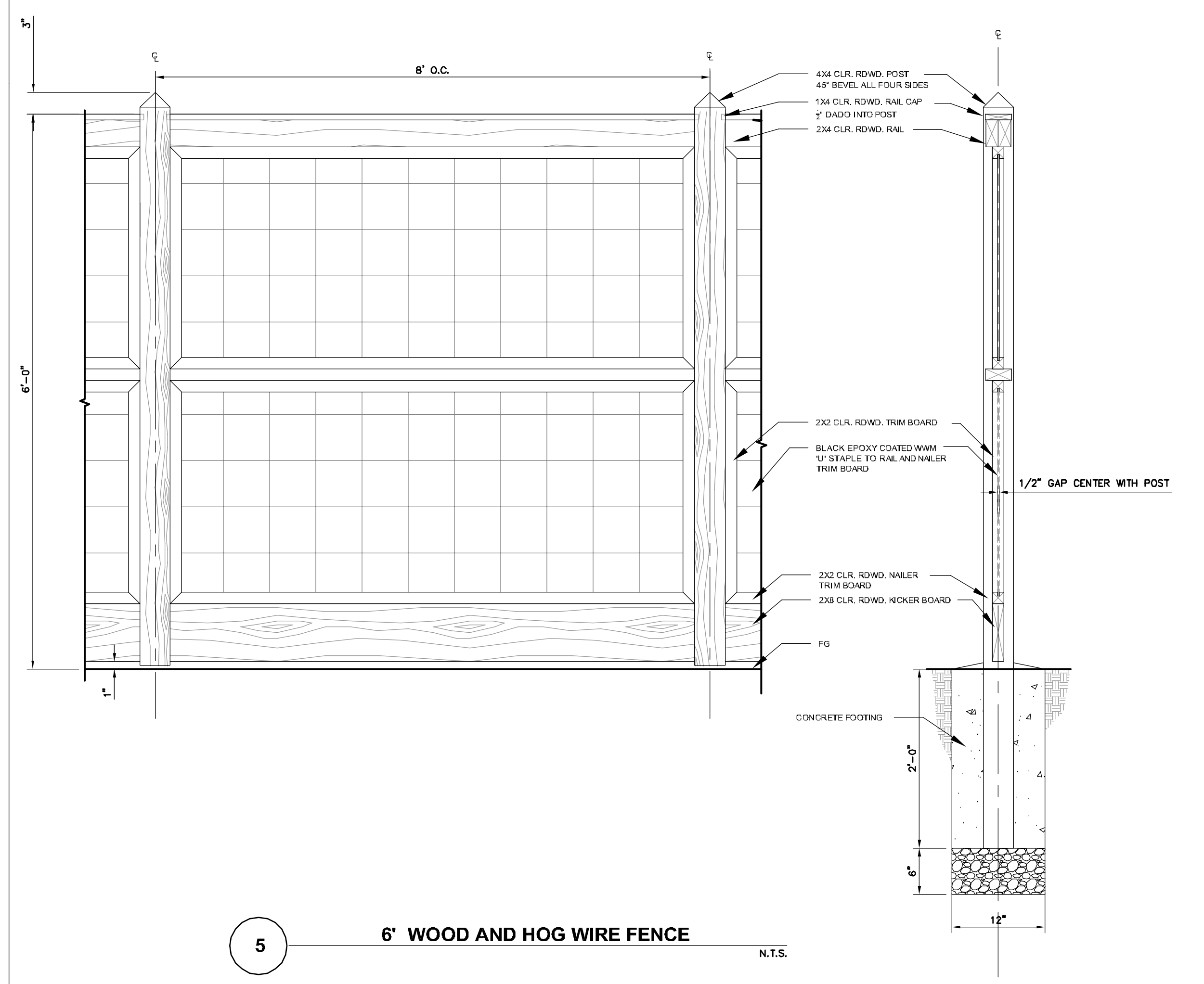
4 8' WOOD PRIVACY FENCE WITH LATTICE PRIVACY SCREEN N.T.S.



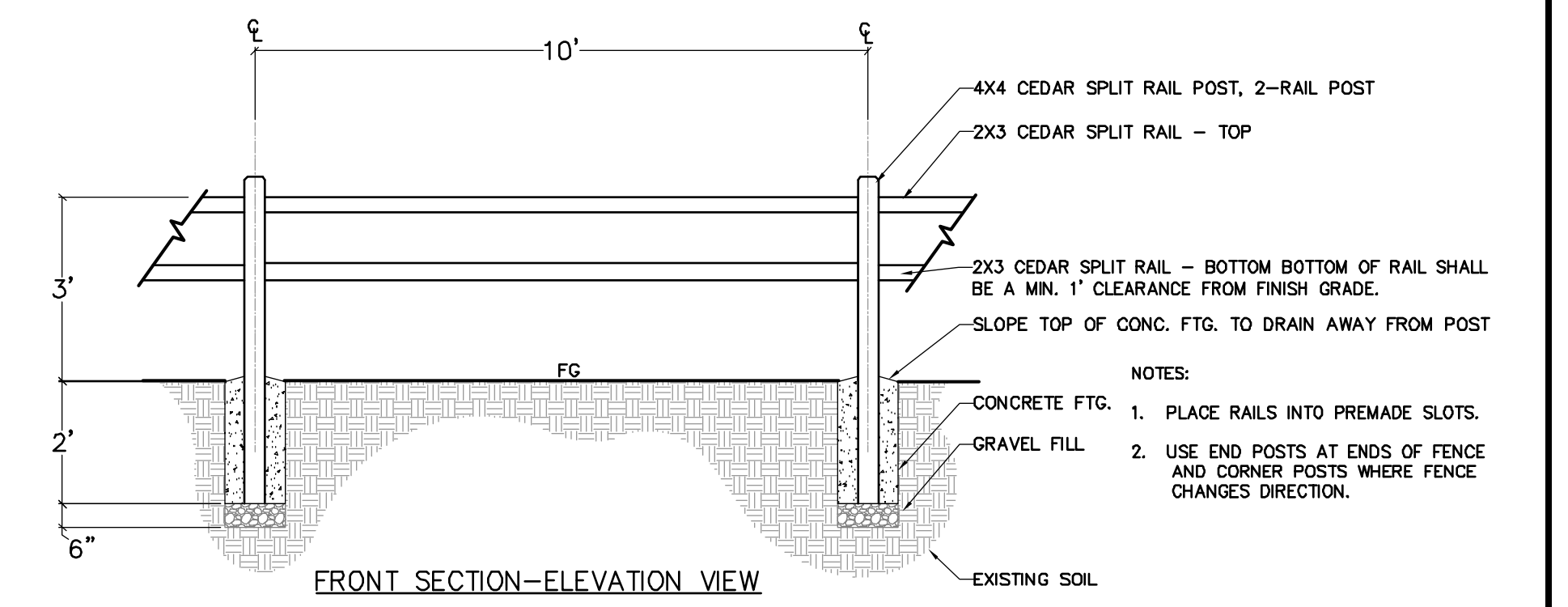
7 DECORATIVE CLUSTER 16 MAILBOX UNIT - SALSBUURY REGENCY N.T.S.



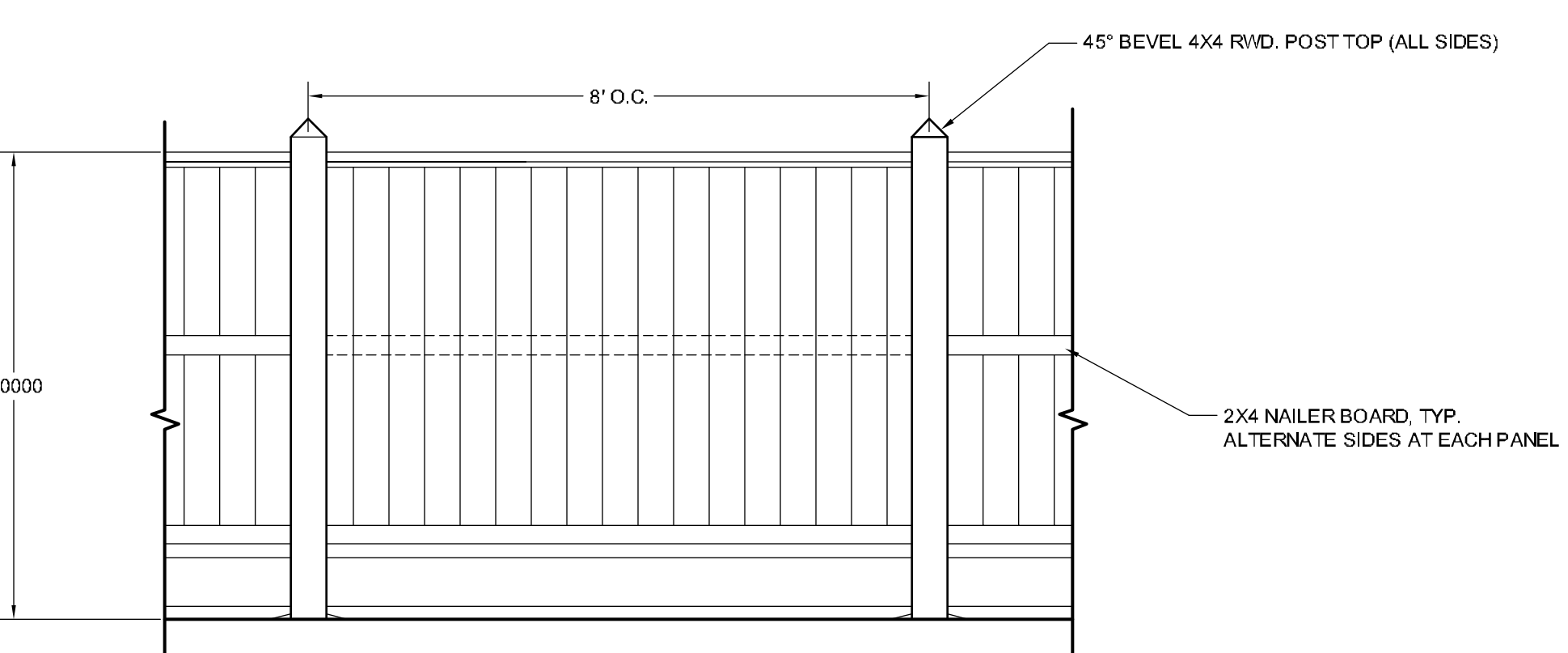
2 6' WOOD FENCE WITH HOG PANEL WIRE PRIVACY SCREEN N.T.S.



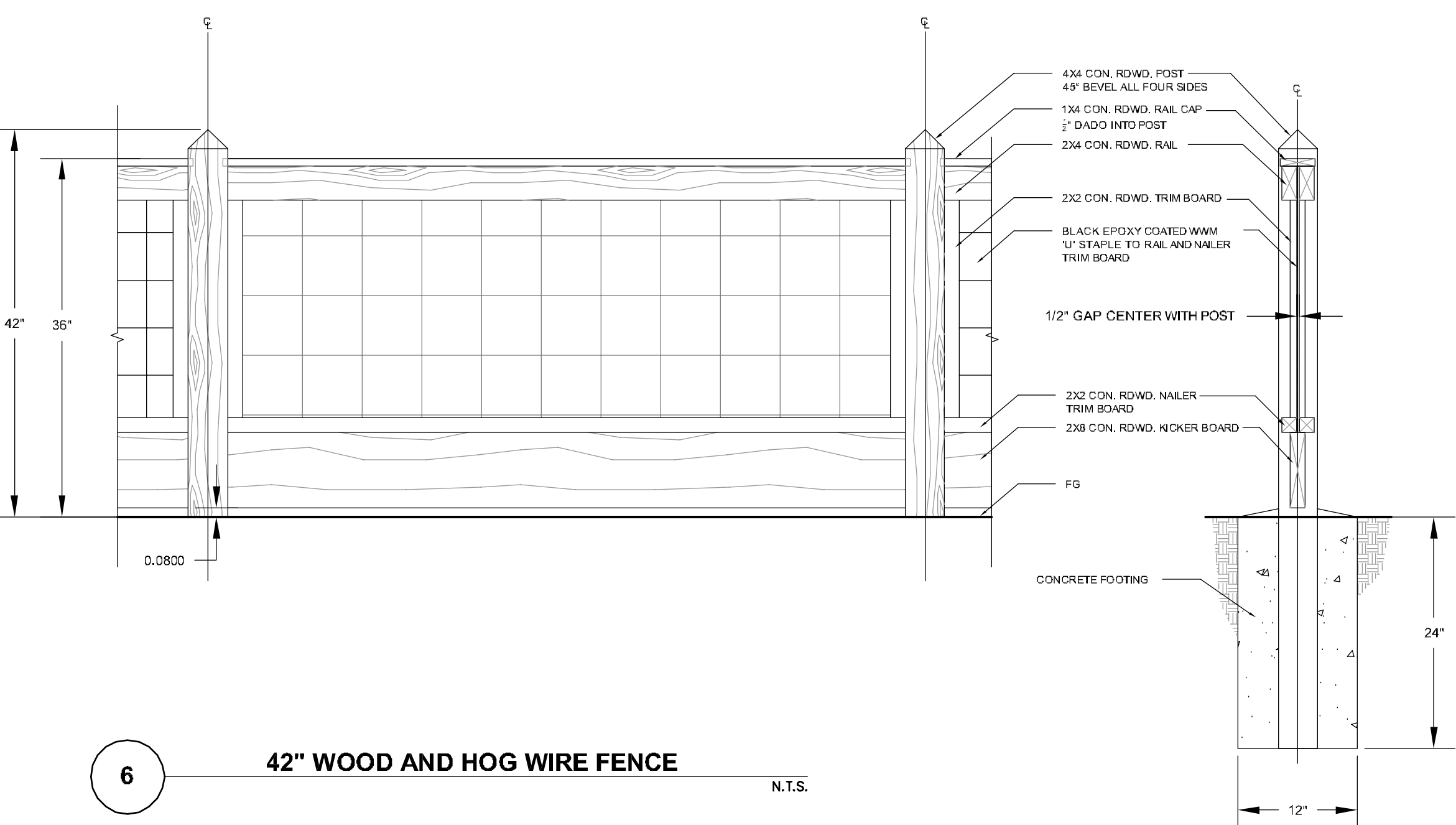
5 6' WOOD AND HOG WIRE FENCE N.T.S.



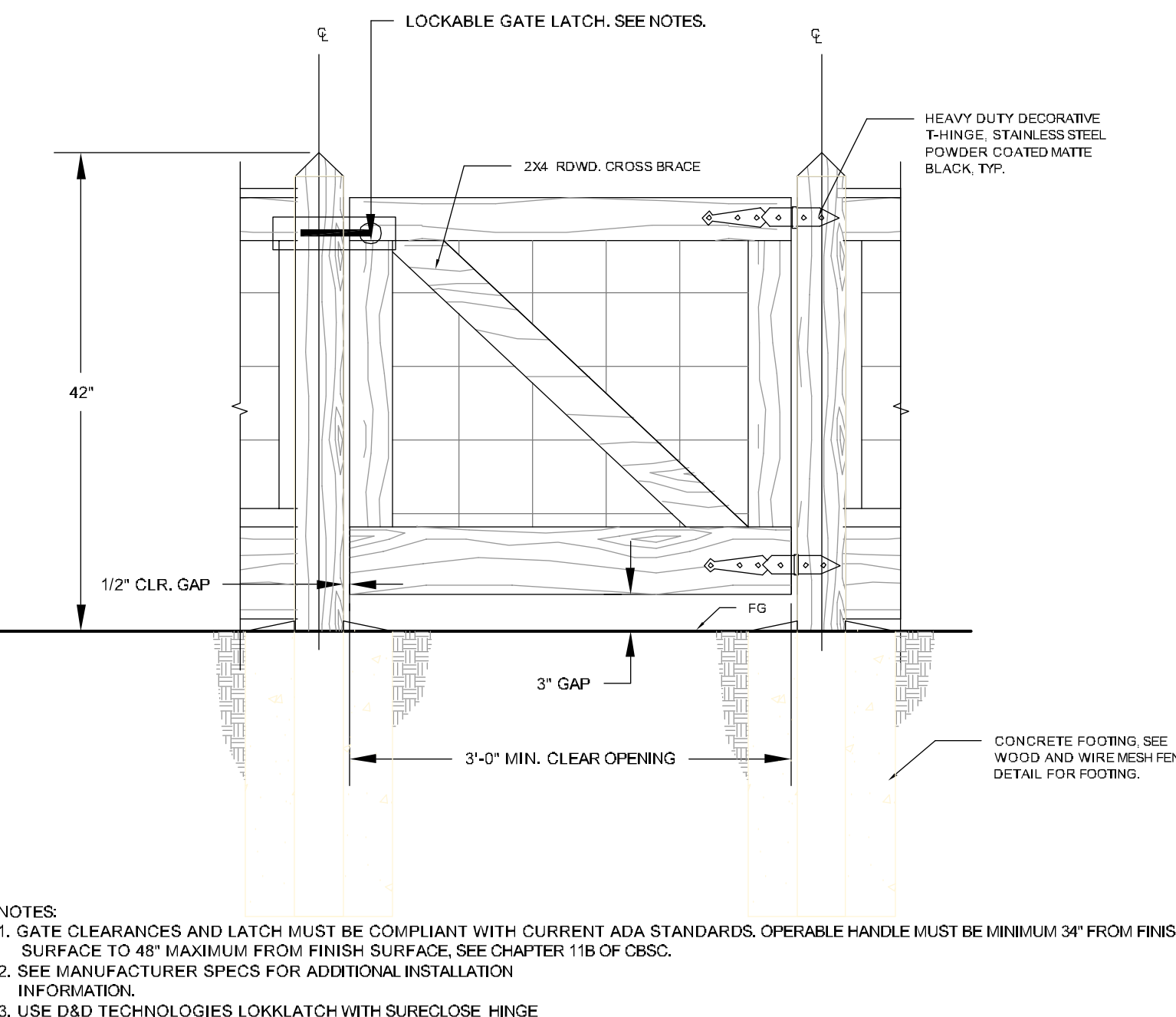
8 3' CEDAR SPLIT RAIL FENCE N.T.S.



3 6' WOOD INTERIOR LOT FENCING (GOOD NEIGHBOR FENCING TYPE) N.T.S.



6 42\"/>



NOTES:  
1. GATE CLEARANCES AND LATCH MUST BE COMPLIANT WITH CURRENT ADA STANDARDS. OPERABLE HANDLE MUST BE MINIMUM 3\"/>



9 GRANITE CRETE PAVING N.T.S.



REVISIONS	BY

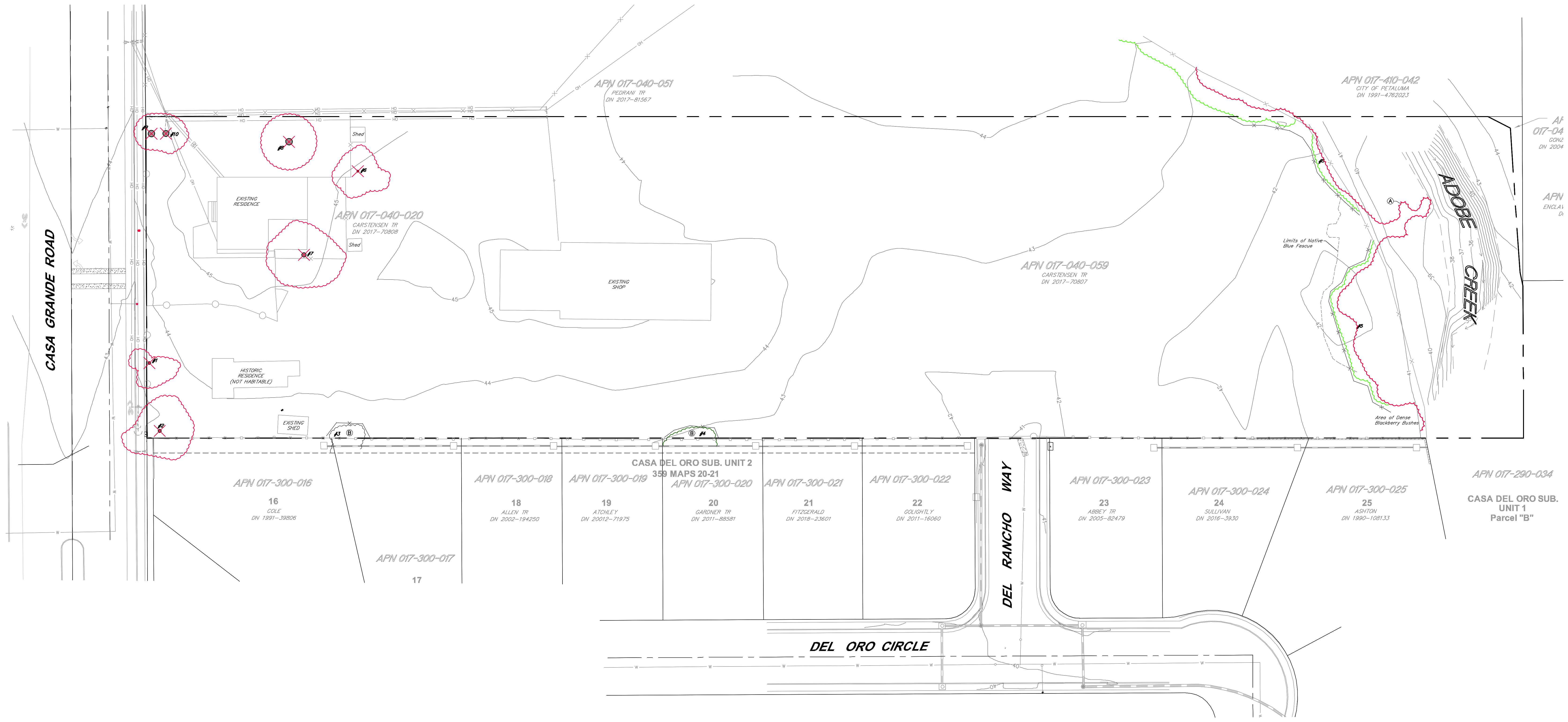
PRELIMINARY LANDSCAPE DETAILS  
CASA GRANDE  
240 & 250 CASA GRANDE ROAD APN 017-040-020 & 059  
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
PETALUMA THEATRE SQUARE  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 2020.06.08  
SCALE: NONE  
DESIGN: S.J.L. ADF  
DRAWING: CRK. HSM. JTG  
CHECK: S.J.L.  
JOB: DRG CASA GRANDE  
JOB No: 182029  
SHEET  
L-4  
OF 24 SHEETS



REVISIONS	BY



**PRELIMINARY TREE LIST**

TREE ID NO.	TREE DESCRIPTION	TRUNK RADIUS	TRUNK DIAMETER	CONDITION & STRUCTURE 1-5	STATUS
1	BOX ELDER/ASER NEGUNDO	6.91"	2	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
2	SIBERIAN-HEMLOCK/AMALIA	17.16"	3	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
3	CORKSCREW WILLOW/SALIX TORULOSA	NA	3	UNPROTECTED, TO BE PRESERVED	
4	COAST REDWOOD/SEQUOIA SEMPERVIRENS	NA	4	TO BE PRESERVED	
5	ADOBE CREEK BANKS - WHEAT REPAIRMAN	NA	2 TO 5	PROTECTED, TO BE PRESERVED	
6	ENGLISH-WALNUT/JUGLANS HINDSI	14"	5	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
7	BOX ELDER/ASER NEGUNDO	30"	5	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
8	GIANT SEQUOIA/SEQUOIA GIGANTEA	17"	5	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
9	GIANT SEQUOIA/SEQUOIA GIGANTEA	24"	4	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	
10	GIANT SEQUOIA/SEQUOIA GIGANTEA	27"	4	NOT A PROTECTED TREE - TO BE REMOVED FOR CONSTRUCTION	

NOTES:  
 1. TREE INFORMATION SHOWN HEREON PROVIDED BY THE PROJECT ARBORIST REPORT BY BECKY DUCKLES (707) 823-0555, DATED OCTOBER 2019.  
 2. TREES SHOWN IN RED REPRESENT EXISTING TREE TO BE REMOVED.

**KEY NOTE**

- (A) LIMITS OF RIPARIAN TREE PRESERVATION AREA. SEE ARBORIST'S DETAILED DESCRIPTION OF THE TREE SPECIES AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.
- (B) DRIPLINE OF ADJACENT NEIGHBOR TREES TO BE PROTECTED.

**TREE PROTECTION NOTES**

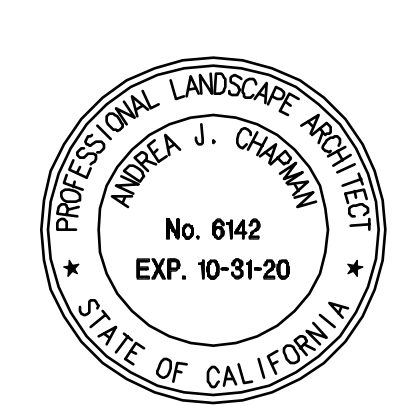
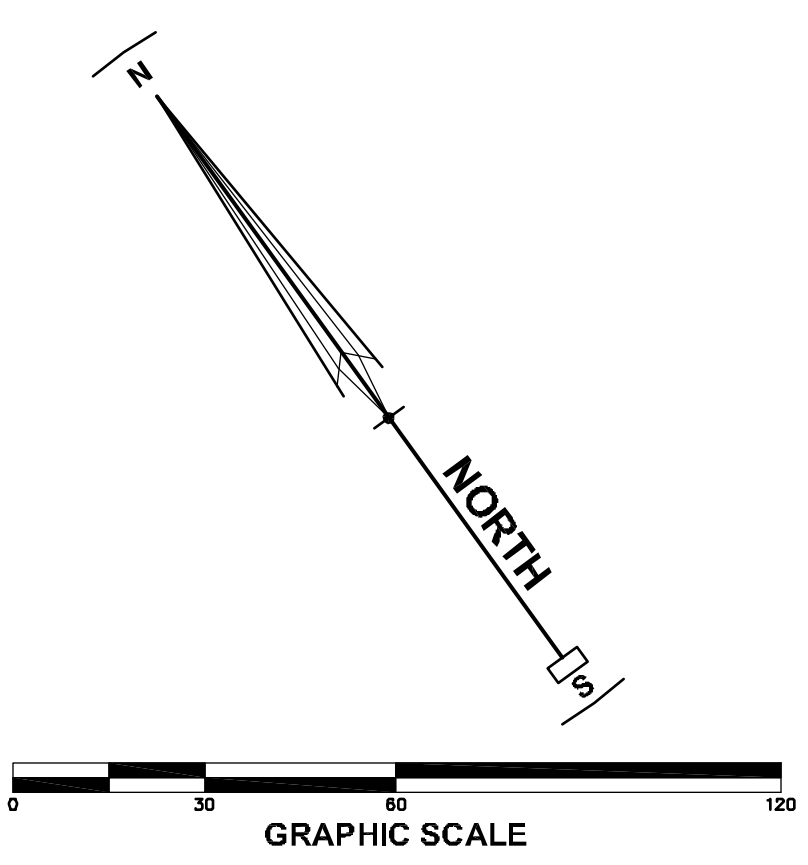
- TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIPLINES OF TREES TO BE PRESERVED, AS PER CITY OF PETALUMA STANDARD DETAIL. IF TEMPORARY ACCESS IS REQUIRED WITHIN THE FENCED AREA, THE FENCE MAY BE REMOVED WITH THE APPROVAL OF THE PROJECT OR MONITORING ARBORIST, AND REPLACED AT THE EDGE OF REQUIRED ACCESS. ON THIS PROJECT, THIS WILL BE AT THE TOP OF THE ADOBE CREEK BANK ON THE SOUTH END OF THE SITE, AND WHERE TREE BRANCHES OVERHANG THE FENCE ON THE WEST PROPERTY LINE. WHEN WORK WILL BE REQUIRED WITHIN THESE TWO AREAS, A MONITORING ARBORIST SHALL BE PRESENT WHEN FENCING IS REMOVED, AND TO OVERSEE CLEARANCE PRUNING AND WORK WITHIN ROOTZONES (WITHIN DRIPLINES) ON THE WEST SIDE. IF ROOTS 2" AND LARGER ARE FOUND WITHIN THIS AREA, THEY SHOULD BE CAREFULLY EXPOSED BY HAND DIGGING AND THE USE OF EQUIPMENT TO REVEAL THEIR LOCATIONS AND SIZE. DEPENDING ON REQUIREMENTS FOR GRADING, TRENCHING OR CONSTRUCTION IN THOSE AREAS, THE ARBORIST MAY RECOMMEND PRUNING OF OVERHANGING BRANCHES AND ROOTS WHICH CANNOT BE PRESERVED.
- PRUNING SHOULD BE THE MINIMUM NECESSARY FOR NECESSARY ACCESS, VERTICAL CLEARANCE, AND CROWN RESTORATION. IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES AND ANSI 300 STANDARDS.
- THE PROJECT ARBORIST OR DESIGNATED MONITORING ARBORIST SHALL BE NOTIFIED 48 HOURS IN ADVANCE TO BE PRESENT WHEN GRADING OR TRENCHING WILL BE OCCURRING WITHIN THE DRIPLINES OF TREES TO BE PRESERVED.
- NO PARKING, STORAGE OF MATERIALS, DISPOSAL OF WASTE, OPERATION OF EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF TREES TO REMAIN EXCEPT AS ADVISED BY THE PROJECT ARBORIST.

**TREE NOTES**

- TREE PROTECTION INFORMATION SHOWN IS BASED ON THE ARBORIST REPORT AND INVENTORY PREPARED BY BECKY DUCKLES DATED OCTOBER 2019.
- 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.

**LEGEND**

- EXISTING FENCING
- EASEMENT LINE
- PROPERTY LINE
- CONCRETE
- CURB & GUTTER
- STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- CONTOURS PER TOPOGRAPHIC SURVEY BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. ON SEPTEMBER 6, 2018.
- APPROXIMATE DRIPLINE AND TRUNK OF TREE TO BE REMOVED
- APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
- APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED SPECIE TREE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
- PROPOSED PROTECTIVE TREE FENCE



**TREE REMOVAL AND PROTECTION PLAN**  
 CASA GRANDE  
 240 & 250 CASA GRANDE ROAD APN 017-040-020 & 059  
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LAND PLANNERS - LANDSCAPE ARCHITECTS  
 LAND ARCHITECTS  
 PETALUMA THEATRE SQUARE  
 PETALUMA, CALIFORNIA 94952  
 (707) 762-3122 FAX (707) 762-3239

DATE: 2020.06.08  
 SCALE: 1"=30'  
 DESIGN: S.J.L., ADF  
 DRAWN: CRK, HSM, JTG  
 CHECK: S.J.L.  
 JOB: DRG CASA GRANDE  
 JOB No: 182029  
 SHEET  
**L-5**  
 OF 24 SHEETS





Plan 3 Traditional  
(Lot 12)

Plan 1 Spanish  
(Lot 13)

Plan 4 Craftsman  
(Lot 14)

Plan 2 Craftsman  
(Lot 15)

Plan 4 Bungalow  
(Lot 16)

Plan 3 Craftsman  
(Lot 17)

Plan 2 Bungalow  
(Lot 18)

Public Street - North Side



Plan 2 Bungalow  
(Lot 1)

Plan 3 Craftsman  
(Lot 2)

Plan 3 Spanish  
(Lot 3)

Plan 1 Traditional  
(Lot 4)

Plan 2 Craftsman  
(Lot 5)

Plan 4 Bungalow  
(Lot 6)

Plan 2 Bungalow  
(Lot 7)

Plan 3 Spanish  
(Lot 8)

Plan 3 Craftsman  
(Lot 9)

Plan 2 Craftsman  
(Lot 10)

Plan 3 Traditional  
(Lot 11)

Public Street - North Side

Conceptual Street Scenes





Plan 3 Traditional (Lot 23)      Plan 4 Bungalow (Lot 24)      Plan 3 Spanish (Lot 25)      Plan 2 Craftman (Lot 26)

Public Street - South Side



Plan 2 Craftman (Lot 26)      Plan 4 Craftman (Lot 27)      Plan 3 Traditional (Lot 28)      Plan 2 Craftman (Lot 29)      Plan 4 Bungalow (Lot 30)      Plan 3 Spanish (Lot 31)      Plan 3 Craftman (Lot 32)      Plan 3 Spanish (Lot 34)      Plan 2 Craftman (Lot 35)      Plan 4 Bungalow (Lot 36)

Public Street - South Side

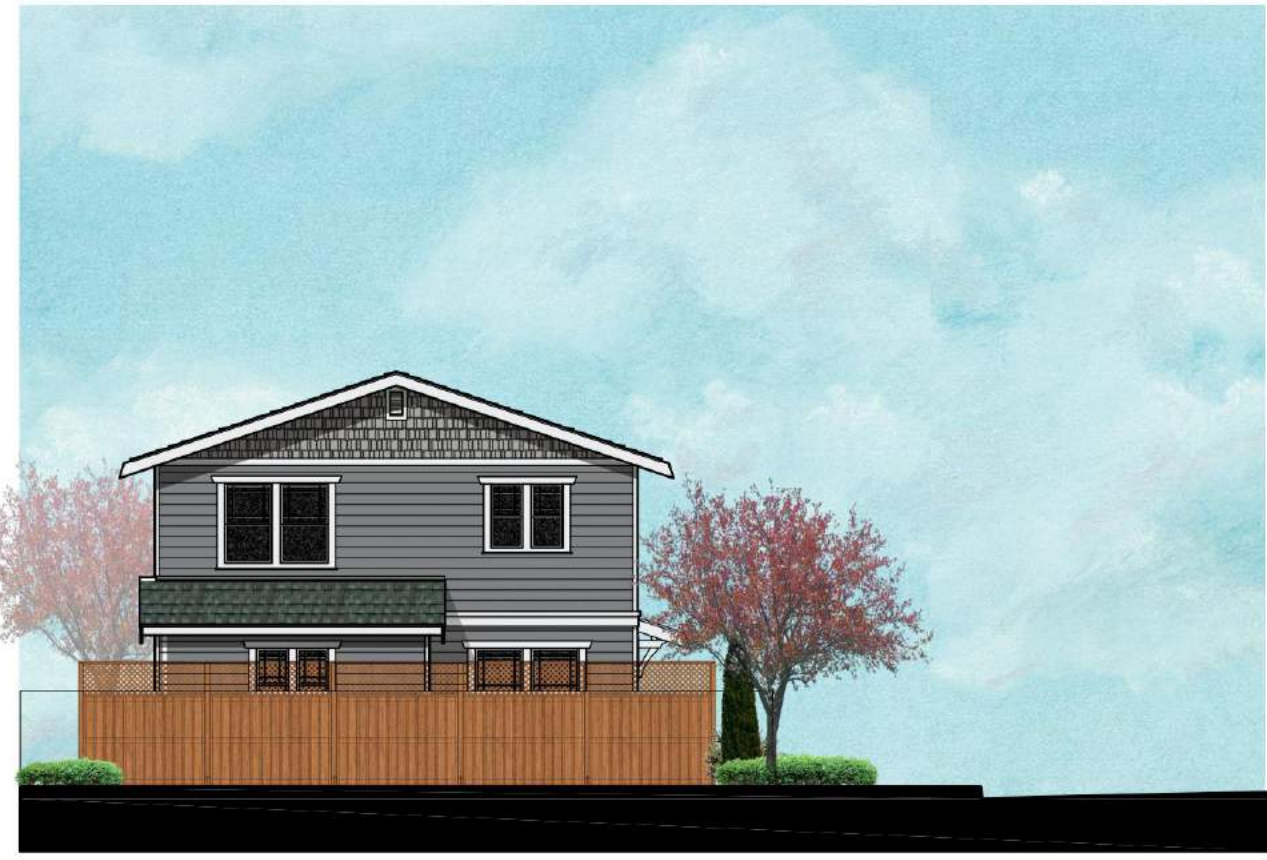
Conceptual Street Scenes

0 6 12 24  
 SCALE: 1" = 12'  
 February 3, 2020  
 Rev. August 25, 2020

Casa Grande  
 Petaluma, California  
 DRG Builders

edward c. novak ARCHITECT <small>153 GILLETTE PLACE #108 LIVERMORE, CA 94550          phone: 714 323-6396 email: ed@ecnovak.com</small>	SS2
---	-----





Plan 2 Craftsman  
(Lot 23)

Private Property Adjacent



Plan 2 Craftsman  
(Lot 23)

Del Rancho Way - West Side



Plan 3 Craftsman  
(Lot 20)

Plan 2 Bungalow  
(Lot 21)

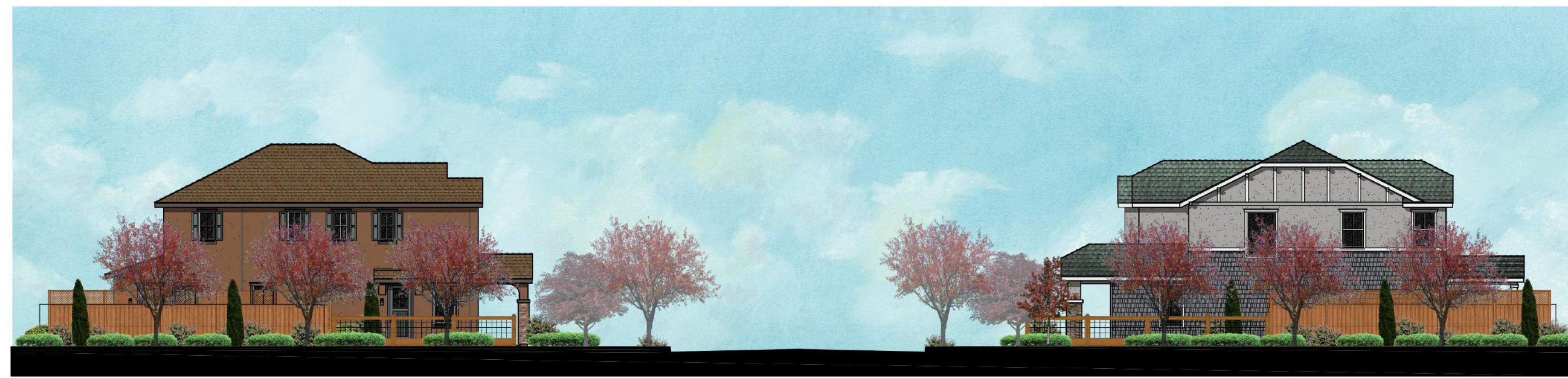
Plan 1 Traditional  
(Lot 22)

Del Rancho Way - East Side



Plan 2 Bungalow  
(Lot 1)

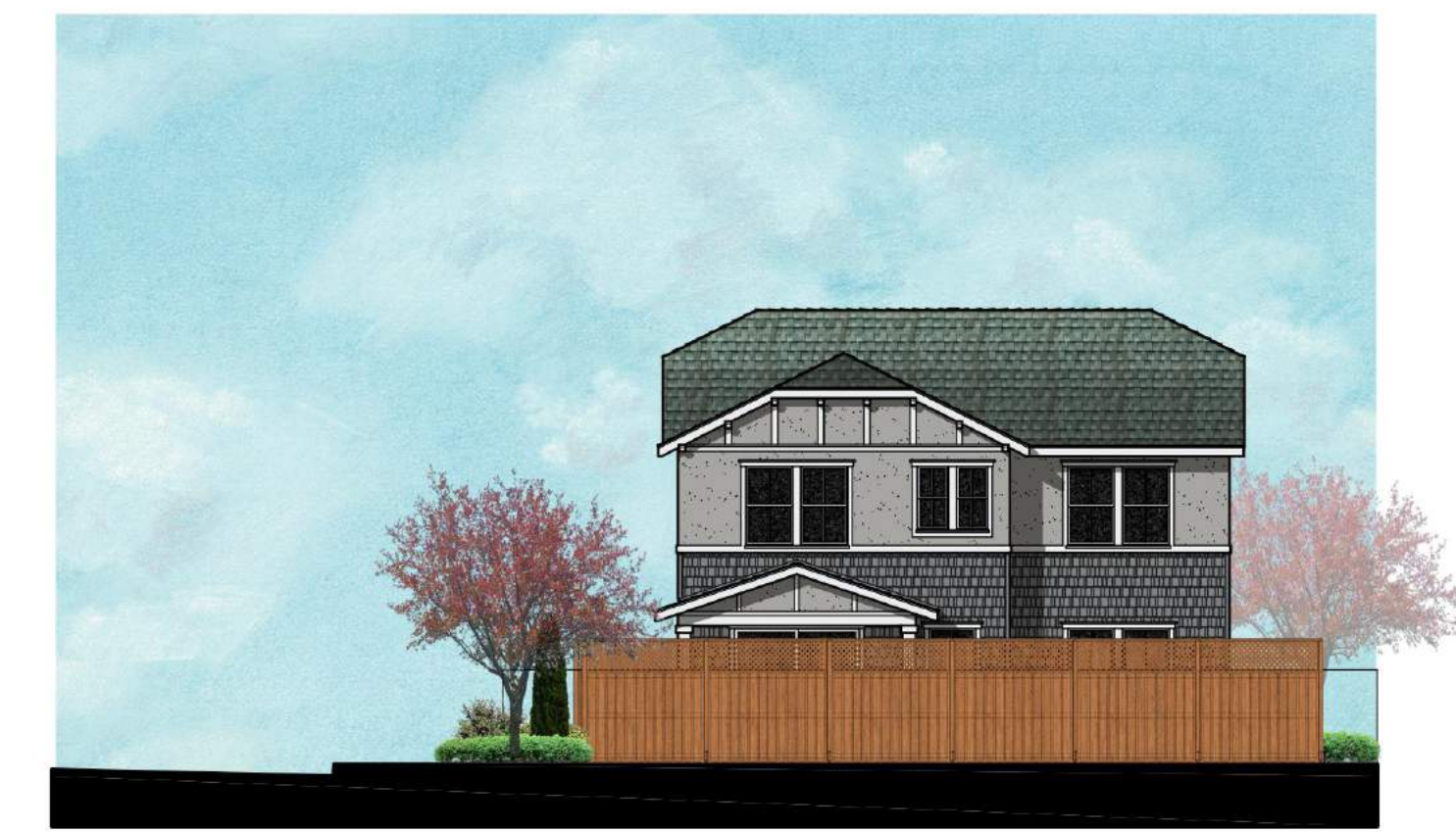
Private Property Adjacent



Plan 2 Bungalow  
(Lot 1)

Casa Grande Road

Plan 4 Bungalow  
(Lot 35)



Plan 4 Bungalow  
(Lot 35)

Private Property Adjacent

Conceptual Street Scenes

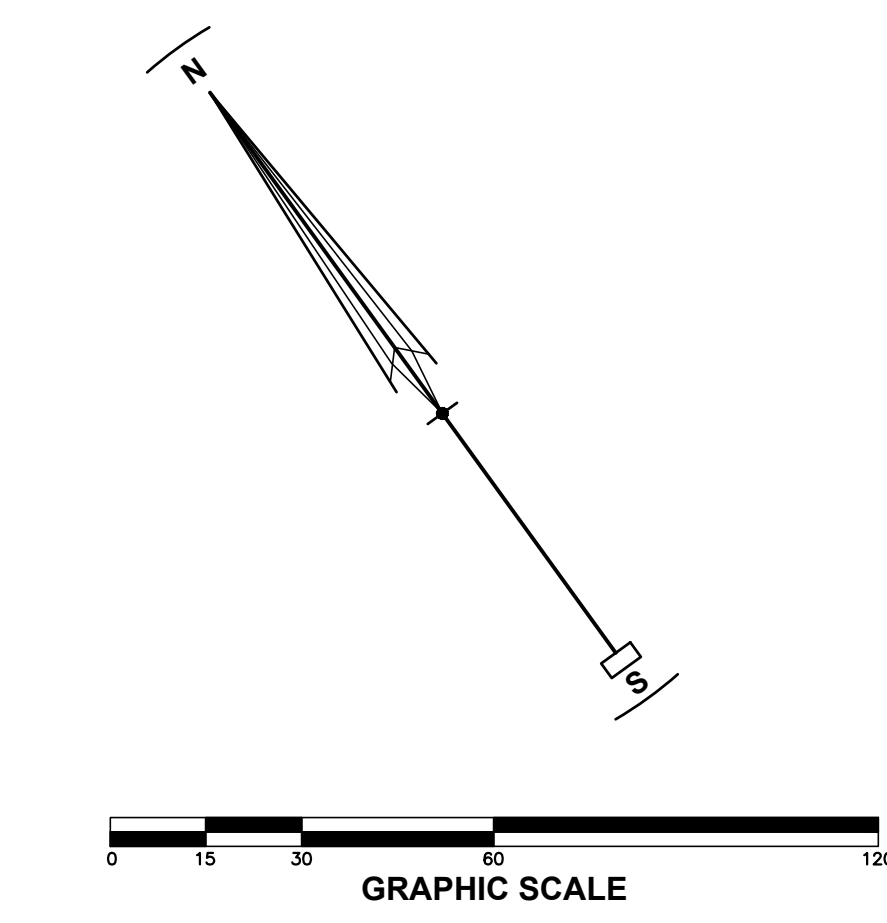




Lot Data Table

Lot #	Plan Type	Elevation Style	BR./BA.	Unit S.F.	Color Scheme
1	2 Reverse	Bungalow	2 1/2.5	1,760/317	6
2	3	Craftsman	4 1/3	2,121	4
3	3	Spanish	4 1/3	2,121	2
4	1 Reverse	Traditional	3 1/2.5	1,395	3
5	1	Traditional	3 1/2.5	1,395	1
6	2 Reverse	Craftsman	2 1/2.5	1,760/317	5
7	4	Bungalow	3 1/3	2,380	4
8	2	Bungalow	2 1/2.5	1,760/317	6
9	3 Reverse	Spanish	4 1/3	2,121	3
10	3	Craftsman	4 1/3	2,121	5
11	2 Reverse	Craftsman	2 1/2.5	1,760/317	4
12	3	Traditional	4 1/3	2,121	1
13	1 Reverse	Spanish	3 1/2.5	1,395	2
14	1	Spanish	3 1/2.5	1,395	3
15	4 Reverse	Craftsman	3 1/3	2,380	6
16	2	Craftsman	2 1/2.5	1,760/317	4
17	4 Reverse	Bungalow	3 1/3	2,380	5
18	3	Craftsman	4 1/3	2,121	6
19	2	Bungalow	2 1/2.5	1,760/317	5
20	4	Craftsman	3 1/3	2,380	4
21	2 Reverse	Bungalow	2 1/2.5	1,760/317	6
22	1	Traditional	3 1/2.5	1,395	3
23	2 Reverse	Craftsman	2 1/2.5	1,760/317	5
24	4	Bungalow	3 1/3	2,380	4
25	3 Reverse	Spanish	4 1/3	2,121	3
26	2	Bungalow	2 1/2.5	1,760/317	6
27	4 Reverse	Craftsman	3 1/3	2,380	5
28	3	Traditional	4 1/3	2,121	2
29	2 Reverse	Craftsman	2 1/2.5	1,760/317	4
30	4	Bungalow	3 1/3	2,380	6
31	3 Reverse	Spanish	4 1/3	2,121	1
32	4	Craftsman	3 1/3	2,380	4
33	1 Reverse	Spanish	3 1/2.5	1,395	2
34	1	Spanish	3 1/2.5	1,395	3
35	2 Reverse	Craftsman	2 1/2.5	1,760/317	4
36	4	Bungalow	3 1/3	2,380	5

1) This plan features a 317 sq. ft. lock-out studio apartment (ADU).  
 2) This plan features a bedroom and full bath on downstairs.  
 3) In addition to the three bedrooms this plan also features a Den downstairs and a medium size loft space upstairs.



Legend

- WF Inclusionary Housing
- Jr. ADU Junior Accessory Dwelling Unit
- Enhanced Side or Rear Elevation
- Pre-Plot California Room Option
- Plan 1 Spanish 4
- Plan 1 Traditional 3
- Plan 2 Bungalow 5
- Plan 2 Craftsman 6
- Plan 3 Craftsman 3
- Plan 3 Spanish 3
- Plan 3 Traditional 3
- Plan 4 Bungalow 5
- Plan 4 Craftsman 4

Architectural Site Plan

Casa Grande  
 Petaluma, California  
 DRG Builders

edward c. novak  
 ARCHITECT  
 153 GILLETTE PLACE #108 LIVERMORE, CA 94550  
 phone: 714 323-8396 email: ed@ecnaarchitecture.com

AS1





Bird's Eye View from the Northeast