CORONA STATION RESIDENCES
ISSUED FOR AB-2162 APPROVAL

PROJECT DESCRIPTION
THE PROJECT IS A mixed-use DEVELOPMENT OF 131 AFFORDABLE HOUSING UNITS, 25% OF WHICH ARE SUPPORTIVE HOUSING UNITS. THE DEVELOPMENT WILL ALSO INCLUDE COMMERCIAL SPACE FOR RESTAURANTS AND SPECIALTY SHOPS. THE RESIDENCES WILL INCLUDE 45,000 SF OF COMMERCIAL SPACE, 5,100 SF OF OFFICE SPACE, AND 130 CAR PARKING SPACES. THE DEVELOPMENT WILL ALSO INCLUDE A PLAYGROUND, A COVERED BIKE SHELTER, AND TRASH AND RECYCLING ENCLOSURES. AMENITIES INCLUDE OPEN GREEN SPACE, A PLAYGROUND, A COVERED BIKE SHELTER, AND TRASH AND RECYCLING ENCLOSURES.

SITE DEVELOPMENT INCLUDES REPLACEMENT OF ROW SIDEWALKS, NEW ACCESS DRIVEWAYS WITH PARKING FOR 130 CARS, COVERED BIKE SHELTERS AND TRASH AND RECYCLING ENCLOSURES.

THE PROPOSED DEVELOPMENT IS ON 5.5 ACRES OF VACANT LAND AND INCLUDES 7 NEW BUILDING STRUCTURES FOR 131 AFFORDABLE HOUSING UNITS. 25% OF THE RESIDENTIAL UNITS ARE SUPPORTIVE HOUSING UNITS. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE SELD ENACTED IN THE 2019 CA REFERENCED STANDARDS CODE. TITLE 24, PART 12 2019 CA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11 2019 CA FIRE CODE, TITLE 24, PART 9 2019 CA ENERGY CODE, TITLE 24, PART 6 2019 CA MECHANICAL CODE, TITLE 24, PART 4 2019 CA ELECTRICAL CODE, TITLE 24, PART 3 2019 CA BUILDING CODE, TITLE 24, PART 2

PROJECT DESCRIPTION:

PROJECT SITE

CORONA STATION RESIDENCES

DRAWING INDEX

PROJECT TRACKING

ISSN #: 2011-0147
PM / PA: JOHN ROWELL
FRANK VISCONTI

DANCO
Petaluma, CA

COVER

A.00
FUTURE TRAIN STATION PARKING LOT: 1.27 ACRES

BUILDING 1: 12 UNITS (UNIT MIX A)
BUILDING 2: 12 UNITS (UNIT MIX A)
BUILDING 3: 12 UNITS (UNIT MIX A)
BUILDING 4: 12 UNITS (UNIT MIX A)
BUILDING 5: 11 UNITS (UNIT MIX B)
BUILDING 6: 8 UNITS (UNIT MIX C)
BUILDING 7: 64 UNITS (UNIT MIX D)

TOTAL UNITS: 131 UNITS
TOTAL BEDS: 233

PARKING:
153 SPACES TOTAL
(153/131 UNITS = 1.2 SPACES/UNIT)

NOTE: 33 SUPPORTIVE HOUSING UNITS ARE EXEMPT FROM PARKING REQUIREMENTS.
TYPICAL EXTERIOR MATERIALS & COLORS

1. **METAL PANEL TYPE A:**
   - Medium gauge vertical box rib metal system
   - Concealed fasteners
   - Color to be gray factory applied warranted finish

2. **METAL PANEL TYPE B:**
   - Medium gauge vertical box rib metal system
   - Accent color to be factory applied warranted finish

3. **TYPICAL WINDOWS:**
   - Vinyl in white finish
   - Accent wood panels with clear stain
   - Painted steel balconies (white)

4. **METAL DOORS:**
   - With white finish

5. **TYPICAL ROOF:**
   - Metal standing seam with concealed fasteners
   - Color to be light gray factory applied warranted finish

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**PROJECT TRACKING**

- **RBA #:**
- **P.I.C:**
- **PM / PA:**
- **DATE STAMP:**
- **REV. DATE:**
- **DESCRIPTION:**

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**A.16**

**MATERIALS & COLOR SELECTIONS**

- **CORONA STATION**
- **PETALUMA CA**

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**ROWELL BROKAHW**

- **3530 Marketeer Street**
- **Suite 330**
- **Fremont, ON: 94536**
- **949-655-9000**
- **www.rowellbrokaw.com**

**DANCO-PETALUMA BUILDINGS 1, 2, 3, 4**

- **Corona Station**
- **Petaluma CA**
EXISTING CONDITIONS

1. PORTIONS OF PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS.

2. PROJECT IS SUBJECT TO REQUIREMENTS OF THE FLOODWAY AND FLOOD PLAIN DISTRICTS.

3. FLOODPLAIN AREA IS BASED ON CITY OF PETALUMA GIS INFORMATION AND FIRM 060379-0894-F EFFECTIVE DATE 2/19/2014

4. PER CH 6 FLOODWAY AND FLOODPLAIN DISTRICTS, 6.070 GENERAL PROVISIONS: RESIDENTIAL CONSTRUCTION AND NON-RESIDENTIAL CONSTRUCTION SHALL HAVE LOWEST HABITABLE FLOOR ELEVATED AT LEAST 12 ABOVE BASE FLOOD ELEVATION

5. AREAS OF WATER DEPTHS WITHIN SPECIAL FLOOD HAZARD AREA ARE ESTIMATED TO BE LESS THAN ONE FOOT.

6. DEVELOPMENT IS EXPECTED TO BE SUBJECT TO STORMWATER DETENTION THAT MITIGATES ANY INCREASES IN FLOW RATES FROM A 10-YEAR STORM EVENT.

7. DETENTION IS EXPECTED TO BE ACHIEVED THROUGH INCREASED STORM DRAIN PIPES OR BELOW GROUND STORAGE LOCATED IN DRIVES AND PARKING AREAS.

8. STORMWATER TREATMENT IS EXPECTED TO BE ACHIEVED THROUGH BIORETENTION TYPE TREATMENT MEASURES.

9. STORMWATER TREATMENT AREA TO BE APPROXIMATELY 4-PERCENT OF THE IMPERVIOUS SURFACES.
LEGEND

AC Pavement
See Sheet C7.0 / Detail 1

Vehicular Concrete Pavement
See Sheet C7.0 / Detail 2

Concrete Walk
See Sheet C7.0 / Detail 3

CITY STREET MONUMENT PER C.O.P.S. 214.1, 2, AND 3

FIRE HYDRANT & BLUE MARKER
See Sheet C7.0 / Detail 1

KEYNOTES

Fence. See Landscape Plans for Details.

Transformer Pad, Case F Access Compliant Ramp per Caltrans Std. Plan A88A

Case A Access Compliant Ramp per Caltrans Std. Plan A88A

Double Accessible Parking Stalls (1 Van, 1 Standard) with Case C Access Compliant Ramp

Street & Stop Sign

4' White Standard Crosswalk (6' Wide) Unless Noted Otherwise.

12' White Standard Crosswalk (8' Wide) Otherwise.

Onsite Light Standard

Retaining Wall Per Caltrans Std. L1 - Built Type 1.

Prepared Under the Direction of:

California State Of Sonoma County Of Petaluma

DANCO (APN 137-061-19)

CORONA STATION RESIDENCES

Sheet Plan File:

Project Number: 20.10.128

Scale: 1" = 20'

Date: 10/07/2020

Rev Date Description Designed Drawn Checked

- 10/28/2020 INITIAL SUBMITTAL TO CITY

PRELIMINARY