

Concept Perspective Petaluma Boulevard N



Project Information

Site Information:

Site Area:	16,351 SF
Site Zoning:	MU1A
Allowable FAR:	2.5
Lot Size	NA
Setbacks	0
Height Limit w/ Modifications to Maximum Height Limit	35'

Project Scope:

Two and Three Story Mixed Use Development with Street-Level Commercial, Shared Common Areas, and a Mix of Residential Units, including Two-Story Lofts and One-Bedroom Flats.

Commercial:	3030 GSF
Residential:	
4 Two-Story Lofts, 3 One-Bedrooms, 1 Two-Room Guest Suite	8 Units
Off-Street Parking:	10 Spaces
Occupancy Classification:	California Building Code - Residential R-2, Business B, Mercantile M
Building Construction Type:	Wood Frame Construction Type VA / Sprinklered

Development Summary:

Building 1w - Petaluma Building

Commercial + 4 Two-Story Lofts (3 @ 800 NSF, 1 @ 1060 NSF)

Ground Level - Commercial	2270 GSF
Second Level Residential	2120 GSF
Third Level Residential (1520 NSF with Lofts)	2120 GSF
Building 1 Total =	6510 GSF

Building 1e - Payran Building

Commercial + Commons + 3 One-Bedroom Units (340 NSF) + 1 Two-Room Guest Suite (340 NSF)

Ground Level - Commercial	760 GSF
Ground Level - Residential Commons	760 GSF
Second Level Residential	1520 GSF
Building 2 Total =	3040 GSF

Building 2 - Workshop

Ground Level	400 GSF
Second Level	320 GSF
Workshop Total =	720 GSF

Total Building Leasible Area = 10,270 GSF

Building 1 - Circulation / Open Space

Ground Level Stairs + Elevator+Trash Area	300 GSF
Second Level Stairs + Elevator + Terrace	1450 GSF
Third Level Stairs + Elevator	350 GSF
Balconies - Buildings 1w & 1e	340 GSF
Building 1e Roof Garden Open Space	1260 GSF
Building 1 Total =	3700 GSF

FAR - Building + Circulation = 12,710 / 16,351 = 0.77

Lot Coverage - Including building footprints/terraces:

5,330 SF / 16,351 SF = 33%

Project Team

Owner:

890 CoOp LLC

Architect & Landscape Architect:
ZGF Architects, LLP

Civil Engineer:
Summit Engineering, Inc.

Development Advisor:
Dave Alden

Geotech Engineer:
Miller Pacific Engineering Group

Structural Engineer:
Madden & Baughman Engineering

Mechanical, Electrical, Plumbing Engineer:
TBD

Sheet List

Sheet:

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- 2 Existing Site Survey
- 3 Site Context / Images
- 4 Site Images

Civil

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- C.2 Preliminary Grading & Drainage Plan
- C.3 Utility Plan

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- A.2 Second Level Floor Plan
- A.3 Third Level Floor Plan
- A.4 Roof Plan
- A.5 Building Elevations
- A.6 Building Elevations
- A.7 Building Sections
- A.8 Site Elevations
- A.9 Concept Perspective - Petaluma Boulevard
- A.10 Concept Perspectives - West Payran Street
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- L.2 Landscape Plan - Roof Level
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- L.4 Preliminary Planting List
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**890
CoOp**

890 CoOp LLC

890 Petaluma Boulevard N
Petaluma, CA

**City of Petaluma
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Cover Sheet



ZGF Architects, LLP

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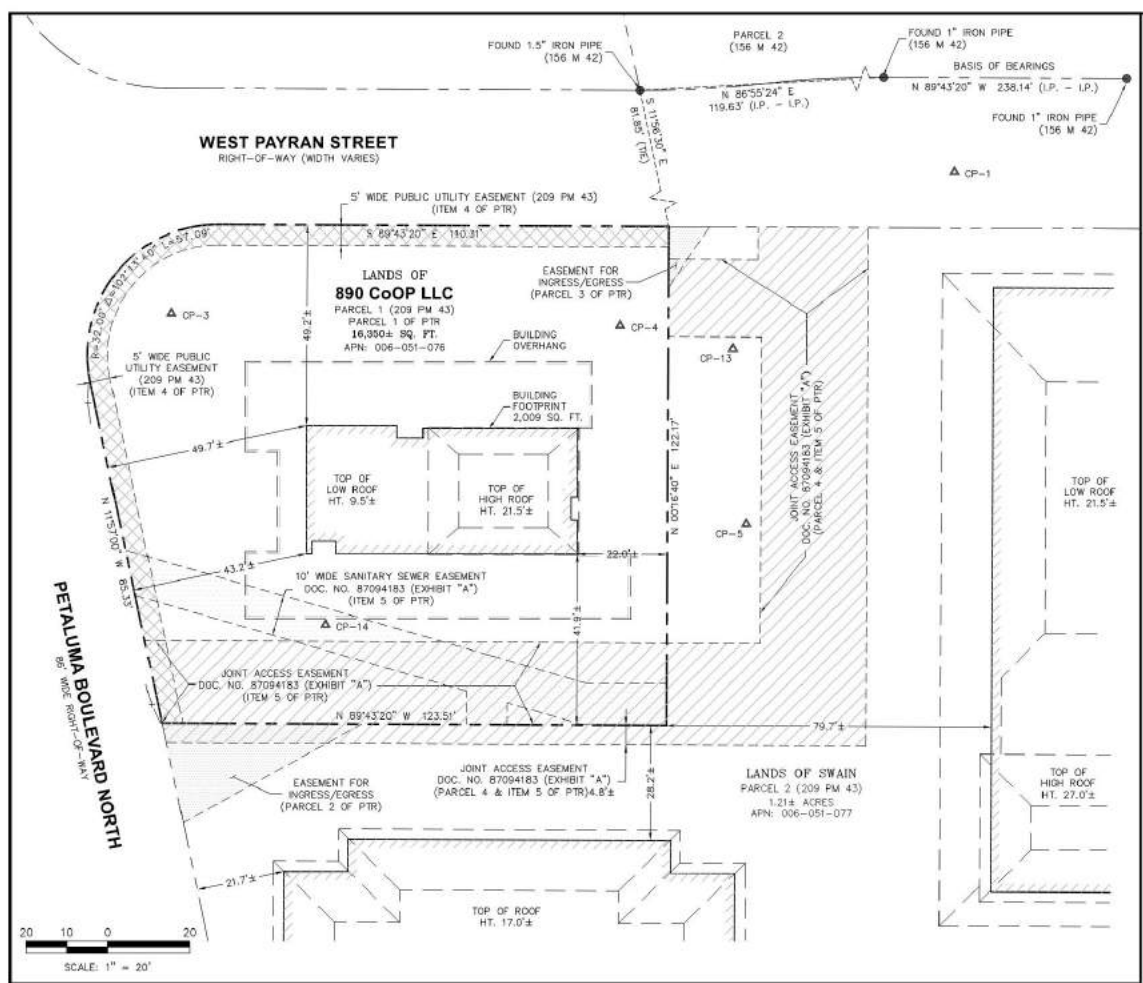
Project Site
Existing Survey



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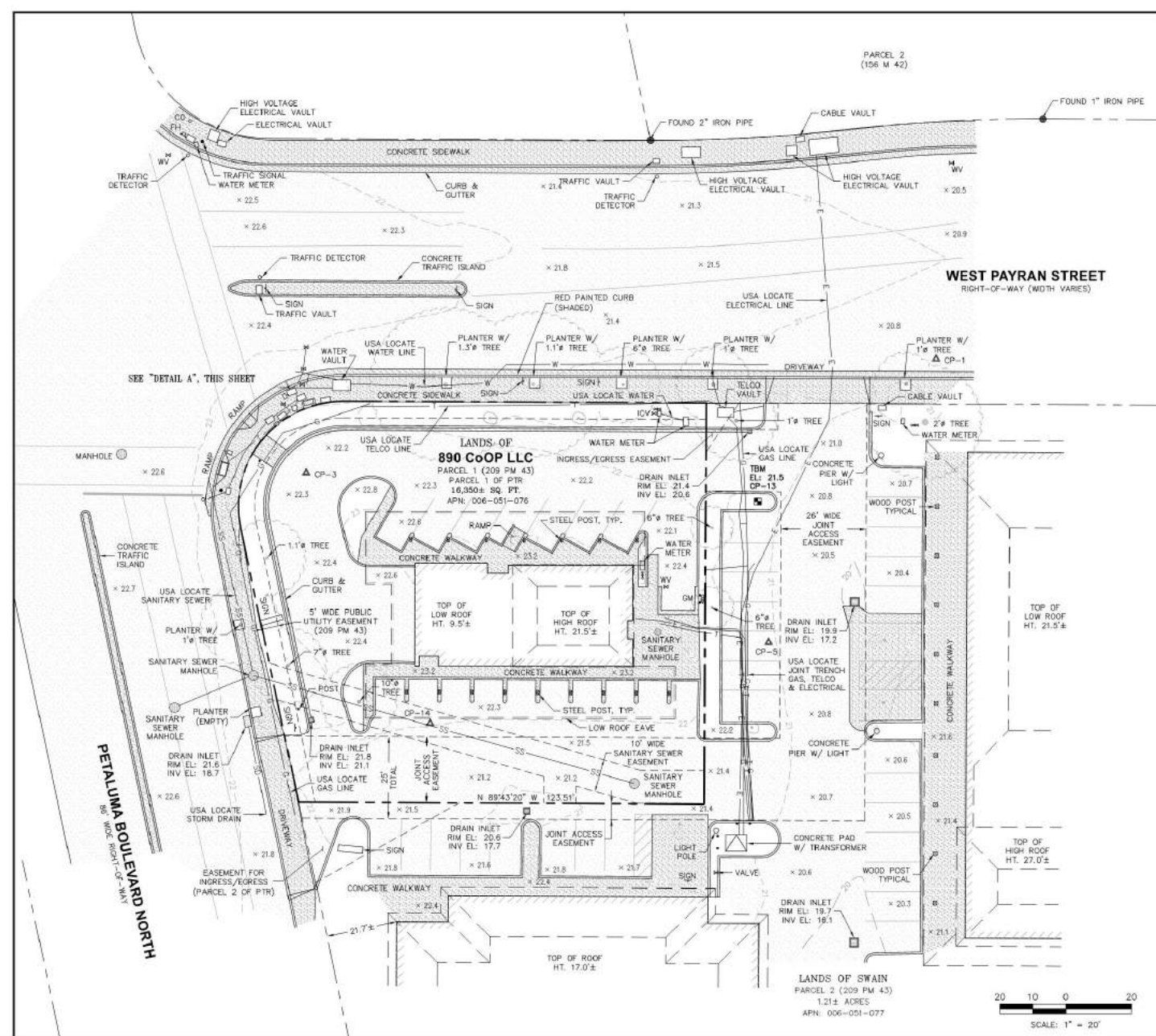
- ### NOTES
- 1.) THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT.
 - 2.) TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY OLD REPUBLIC TITLE COMPANY, REPORT NO. 0812018509-JT, DATED AS OF MAY 8, 2020.
 - 3.) DATE OF FIELD SURVEY: AUGUST 4, 2020
 - 4.) PROJECT BENCHMARK: CP-13 SET CUT NAIL AND SHINER IN LANDSCAPE ISLAND LOCATED NEAR THE WEST PAYRAN STREET ENTRANCE SHOWN AS (TBM) HAVING AN ELEVATION OF 21.52 (NAVD88)
 - 5.) CONTOURS AS SHOWN HEREON ONE FOOT (1')
 - 6.) UNDERGROUND UTILITY LOCATIONS NOTE: THE UNDERGROUND UTILITY LINE LOCATIONS AS SHOWN HEREON ARE BASED ON A FIELD SURVEY OF EXISTING PAINT MARKINGS AS MADE BY OTHERS AND FOUND ON THE SITE ON THE DATE OF THE FIELD SURVEY. ZGFS ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR THE ACCURACY/INACCURACY OF THE MARKINGS, IDENTIFICATION OF THE TYPE OF UTILITY, COMPLETENESS/ERRORS/EMISSIONS OF UTILITIES ON SITE, OR THE DEPTHS OF THE LINES, IF NOTED.
 - 7.) FEMA FLOODZONE DESIGNATION: ZONE X - AREAS OF MINIMAL FLOOD HAZARD. COUNTY: SONOMA. COMMUNITY PANEL NUMBER: 06097C-0982-G. PANEL DATED: OCTOBER 2, 2015



TOPOGRAPHIC SURVEY

LANDS OF 890 CoOp LLC
PARCEL 1 (209 PM 43)
890 PETALUMA BOULEVARD NORTH

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: AS NOTED AUGUST 2020



BASIS OF BEARINGS

PARCEL MAP NO. 34 FILED IN BOOK 156 OF PARCEL MAPS AT PAGE 42 IN THE RECORDS OF SONOMA COUNTY, AND TWO FOUND IRON PIPE MONUMENTS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST PAYRAN STREET TAKEN AS NORTH 89°43'20" WEST.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHX900-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

LEGEND

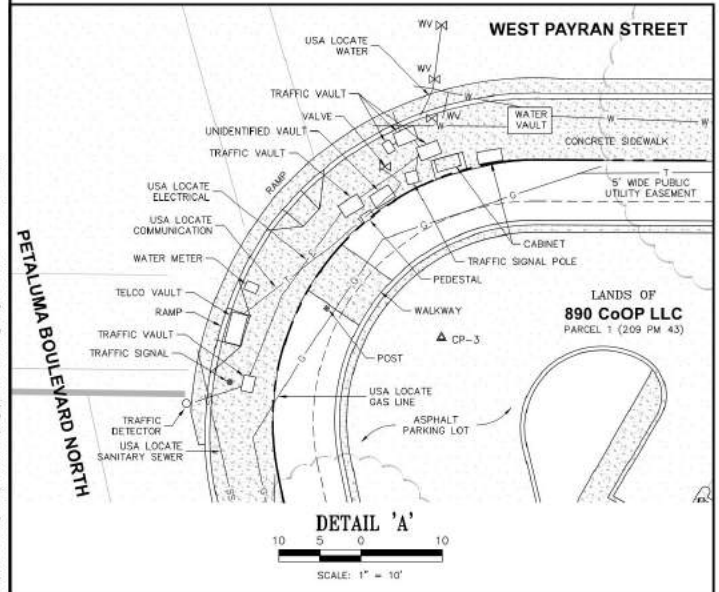
---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
-X-X-	EXISTING FENCE LINE
-E-	UNDERGROUND ELECTRICAL LOCATION
-W-	UNDERGROUND WATER LOCATION
-G-	UNDERGROUND GAS LOCATION
-T-	UNDERGROUND COMMUNICATION LOCATION
-SD-	UNDERGROUND STORM DRAIN LOCATION
-SS-	UNDERGROUND SANITARY SEWER LOCATION
-PTR	PRELIMINARY TITLE REPORT (SEE NOTE 2)
---	BUILDING FOOTPRINT
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
WM	WATER VALVE
GM	GAS METER
CO	CLEAN OUT DRAIN
× 20.8	SPOT ELEVATION
○	BACKFLOW PREVENTION DEVICE
○	SAPLING

SURVEYOR'S STATEMENT

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED AUGUST 4, 2020 BY OUR COMPANY FIELD CREW AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



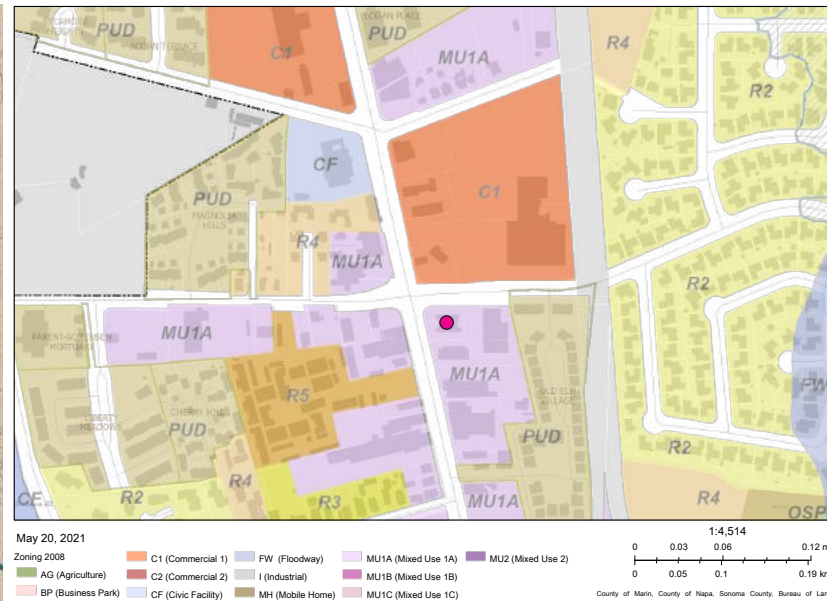
KEVIN M. MCGUIRE, CA PLS #6437
8/11/20
DATE



C:\Users\Projects\890\2021\Map\890\2021\Map Aug. 19, 2020 - 11:30am Owner



Neighborhood Context - Project Site
City of Petaluma



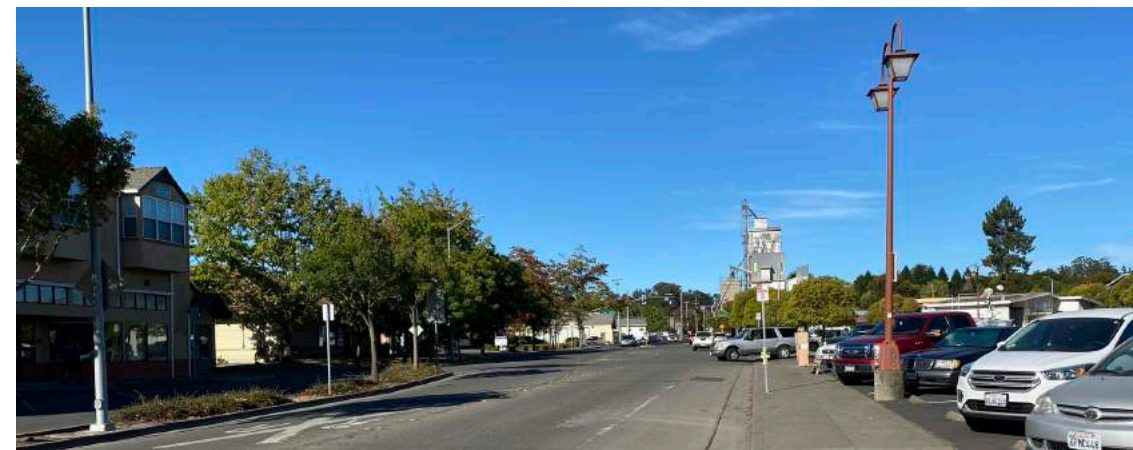
Land Use Zoning - Project Site
City of Petaluma



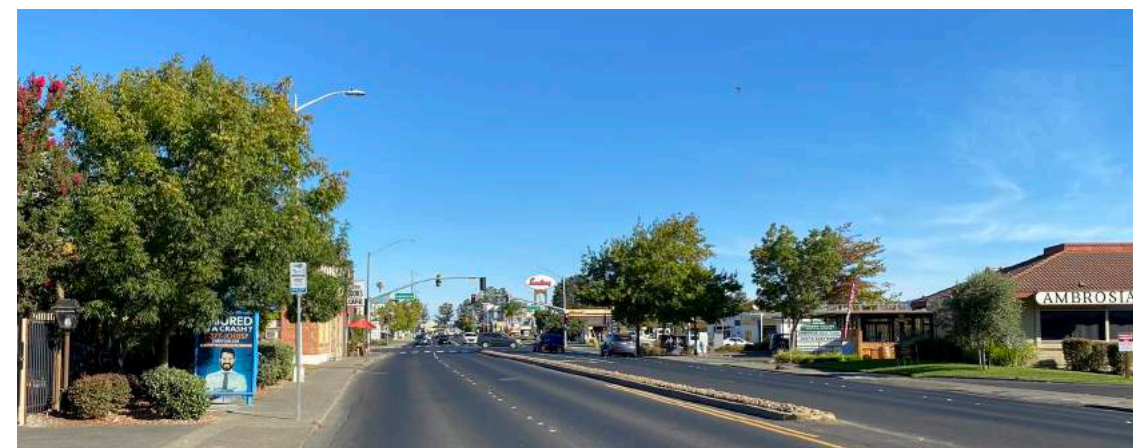
1 View From West



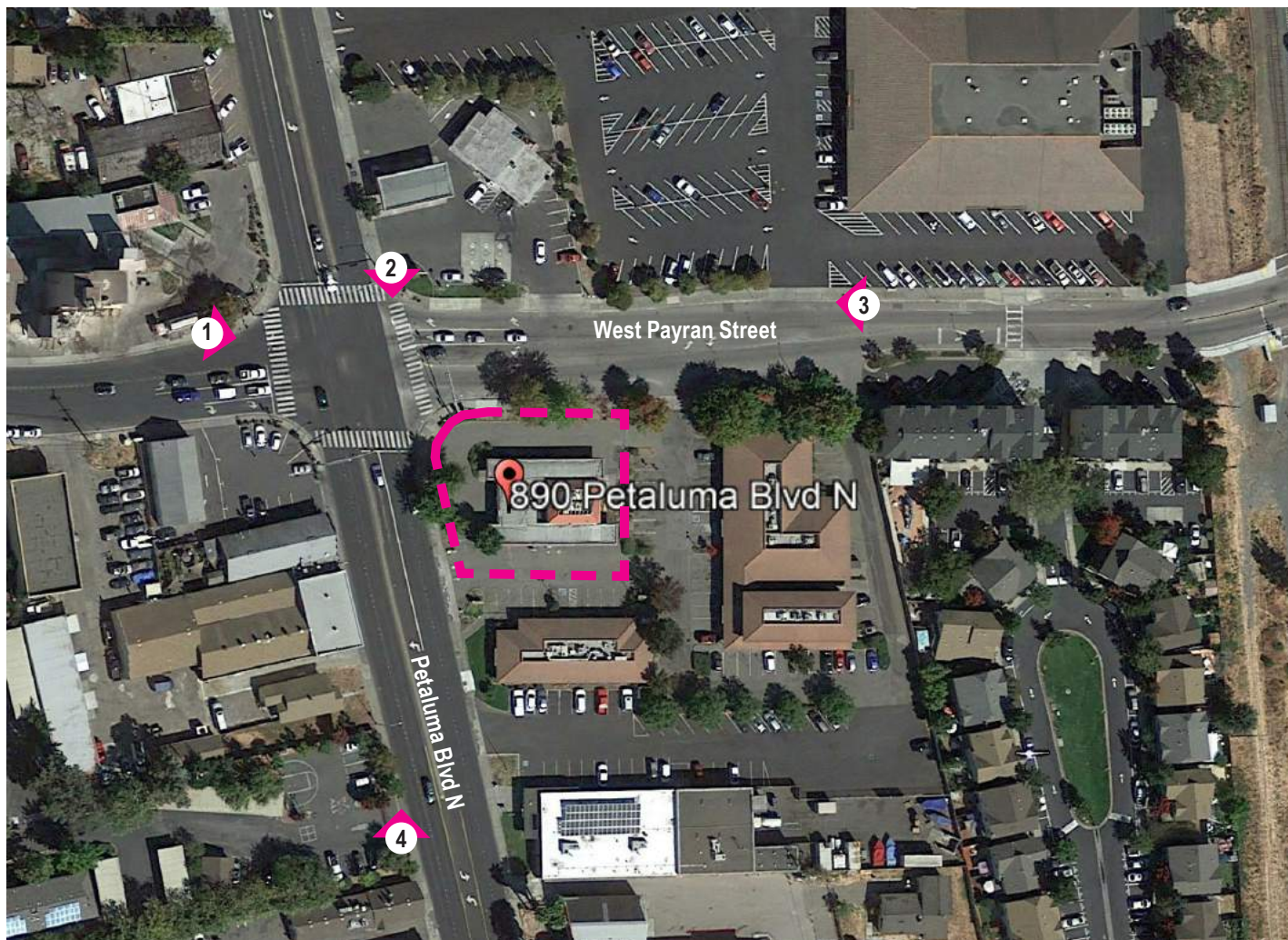
2 View From North



3 View from East



4 View from South



Site Context & Views
NTS



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Project Site Area Context



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Key for Site Images NTS



1 View of corner at Petaluma Blvd N and West Payran Street intersection



2 View of West Payran Street frontage



3 View of West Payran Street frontage from corner



4 View of corner from sidewalk



5 View of Petaluma Blvd N Frontage from corner



6 View of Petaluma Blvd N frontage from south drive aisle



7 View of drive aisle and parking canopy from south east



8 View of east side of building (rear side)

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Project Site Existing Development



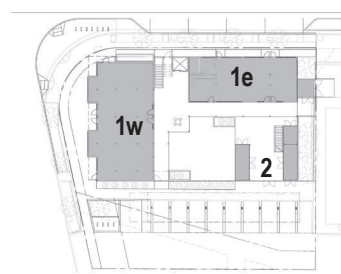
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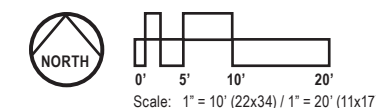


Ground Level Plan

#1w Petaluma Building	
Commercial	2270 GSF
#1e Payran Building	
CoOp Commons	760 GSF
Commercial	760 GSF
#2 Workshop	400 GSF



Plan Key



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**Site /
Ground
Level Plan**

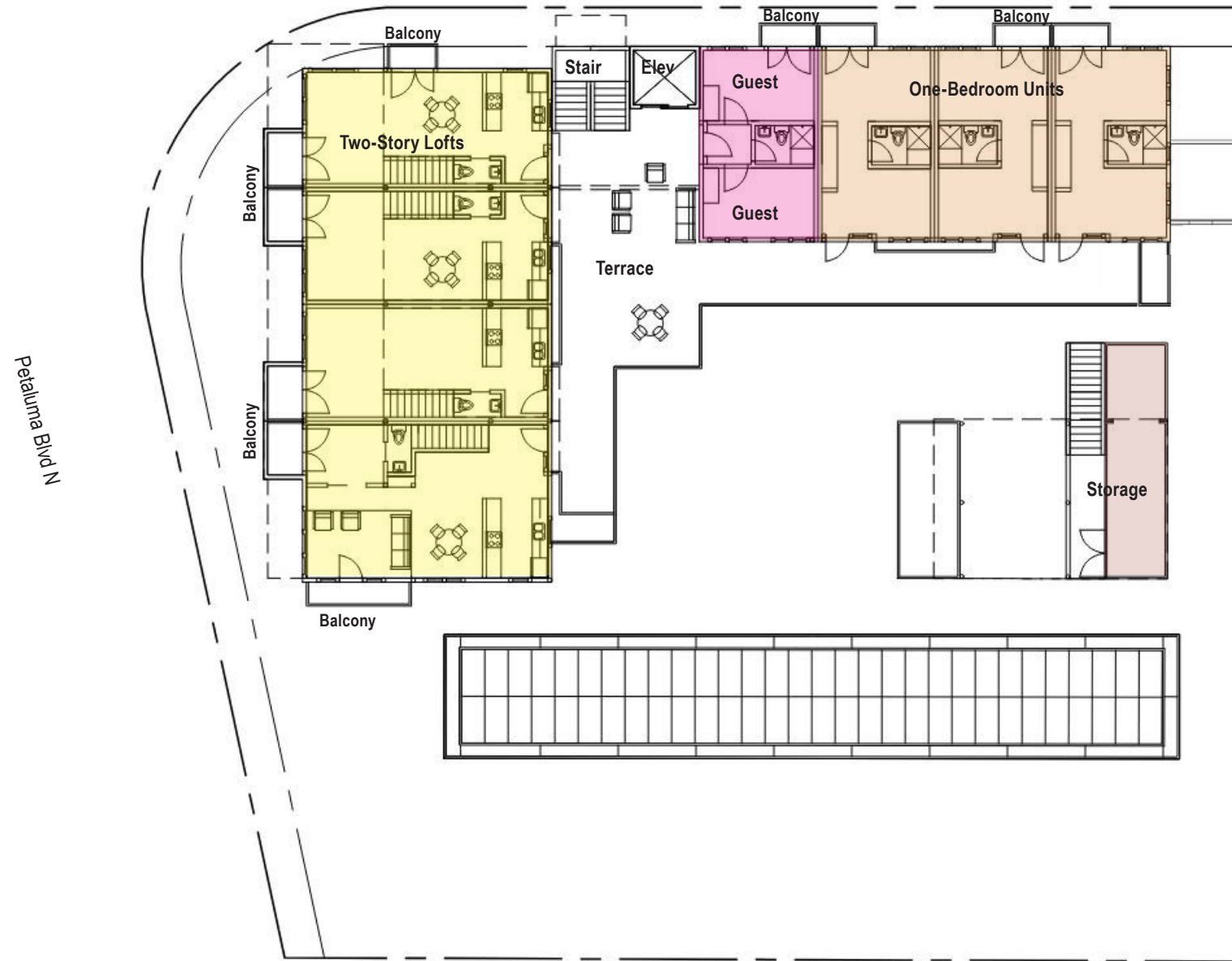


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A.1

West Payran Street



Second Level Plan

#1w Petaluma Building

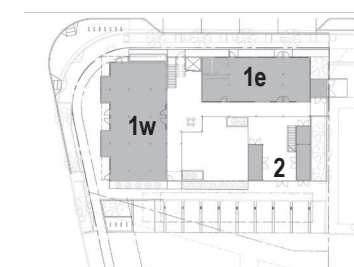
4 x Two-Story Lofts 2120 GSF

#1e Payran Building

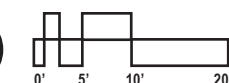
3 x 1 Bedroom Units
1 Guest Suite with 2 Rooms
1520 GSF

#2 Workshop

Resident Storage 340 GSF



Plan Key



Scale: 1" = 10' (22x34) / 1" = 20' (11x17)

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Second Level Floor Plan



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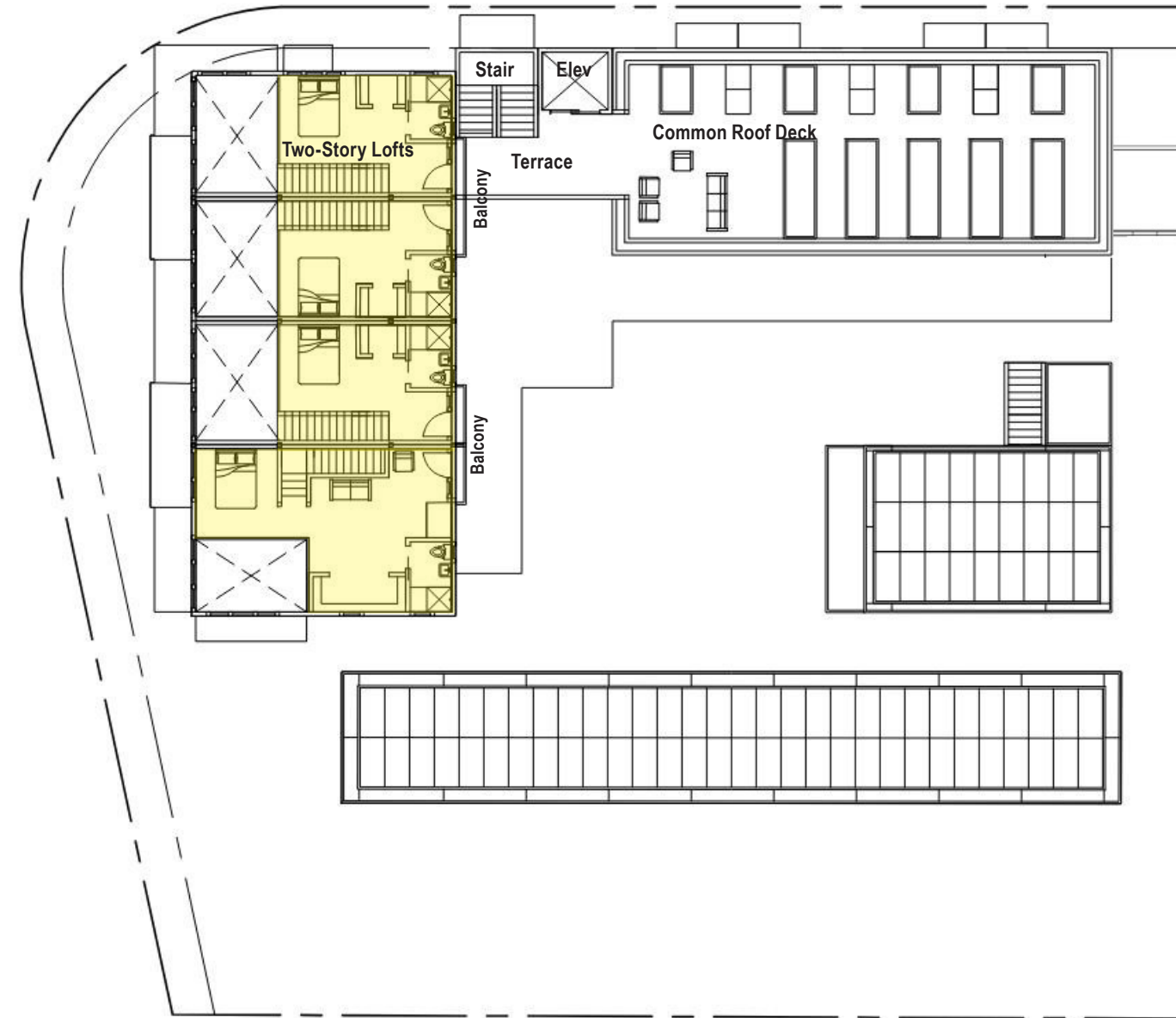
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A.2

West Payran Street

Petaluma Blvd N



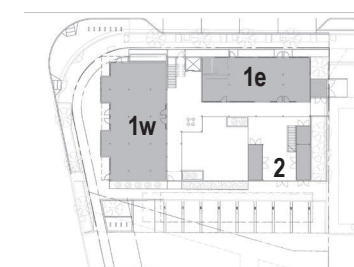
Third Level Plan

#1w Petaluma Building

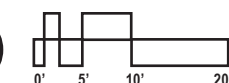
4 x Two-Story Loft Upper Floor
1580 GSF

#1e Payran Building

Common Roof Deck 1260 GSF
Raised Garden Beds
Rooftop HVAC Units



Plan Key



Scale: 1" = 10' (22x34) / 1" = 20' (11x17)

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Third Level Floor Plan



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A.3



Roof Level Plan

#1w Petaluma Building

PV Solar Panels
Rooftop HVAC Units

#1e Payran Building

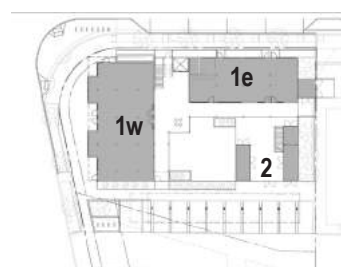
Common Roof Deck
Raised Garden Beds
Rooftop HVAC Units

#2 Workshop

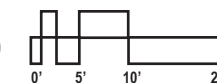
PV Solar Canopy

Note: Vapor Mitigation

Vapor Mitigation Design will be developed during Final Design and reviewed with City Staff. Design Intent is to locate any required vent stacks on roof of Building 1W in locations with minimal impact to occupied exterior spaces and to reduce visibility from Petaluma and Payran Street frontages.



Plan Key



Scale: 1" = 10' (22x34) / 1" = 20' (11x17)

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Roof Level Plan



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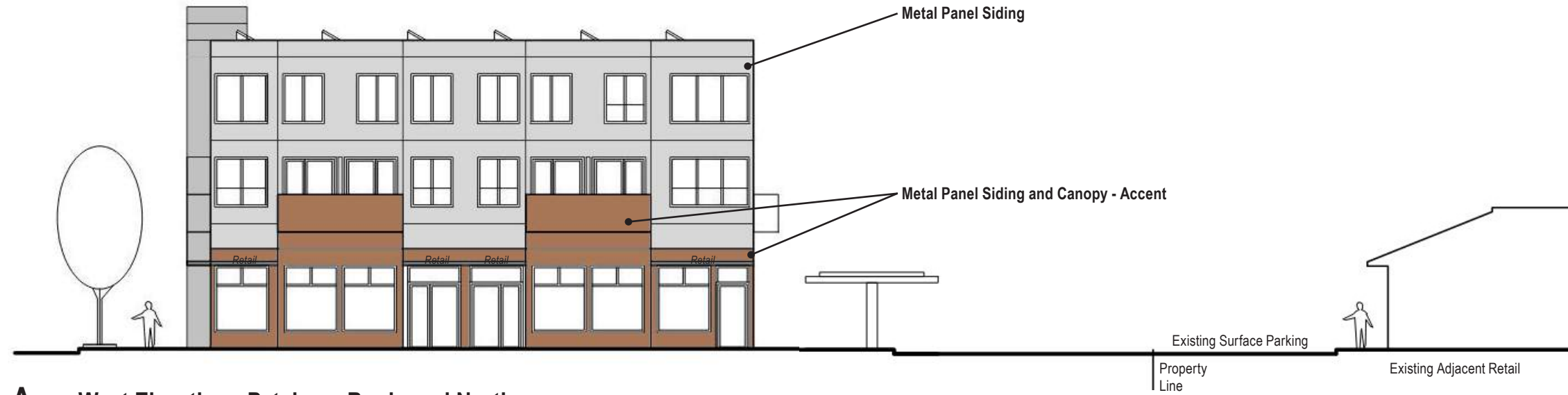
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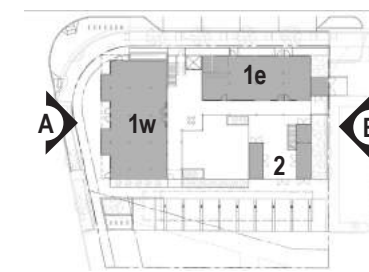
Building Elevations



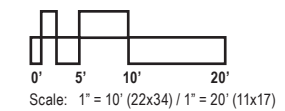
A West Elevation - Petaluma Boulevard North



B East Elevation



Elevation Key



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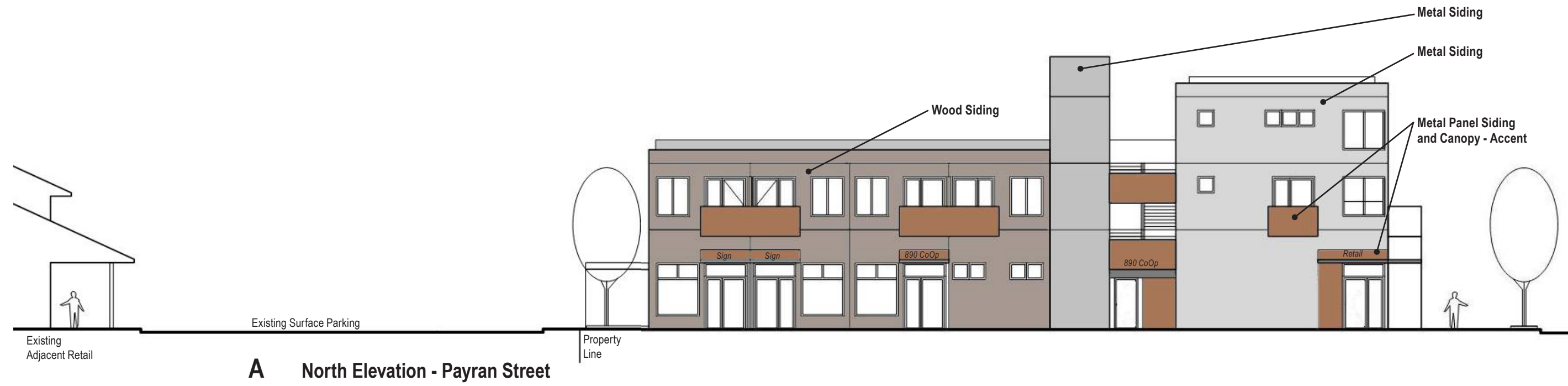
Building Elevations



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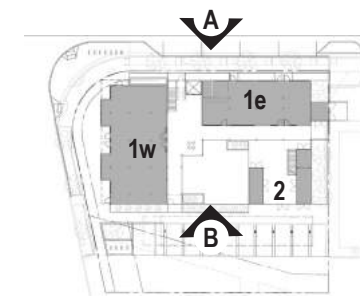
A.6



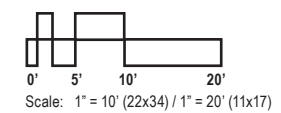
A North Elevation - Payran Street



B South Elevation



Elevation Key

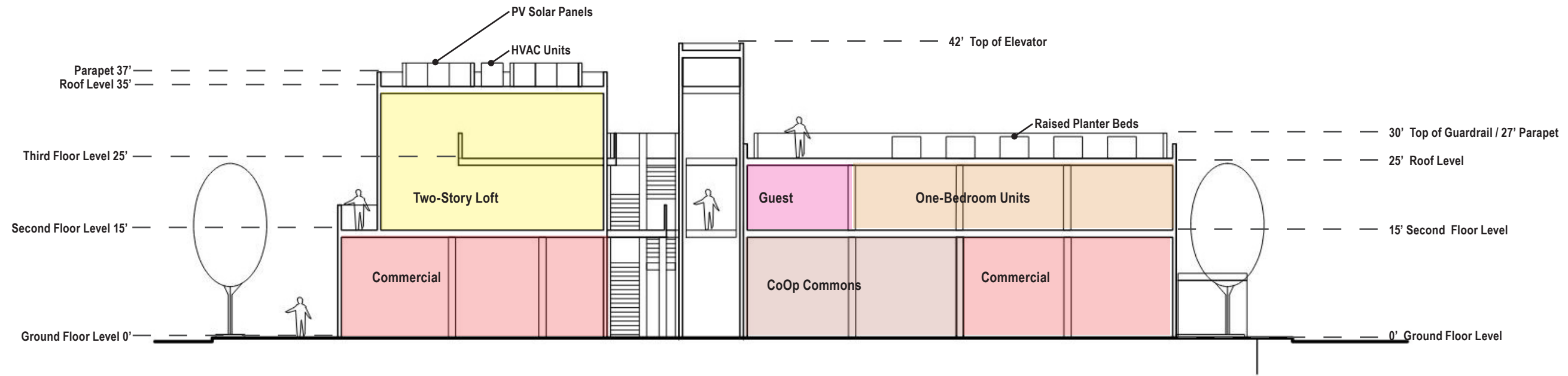


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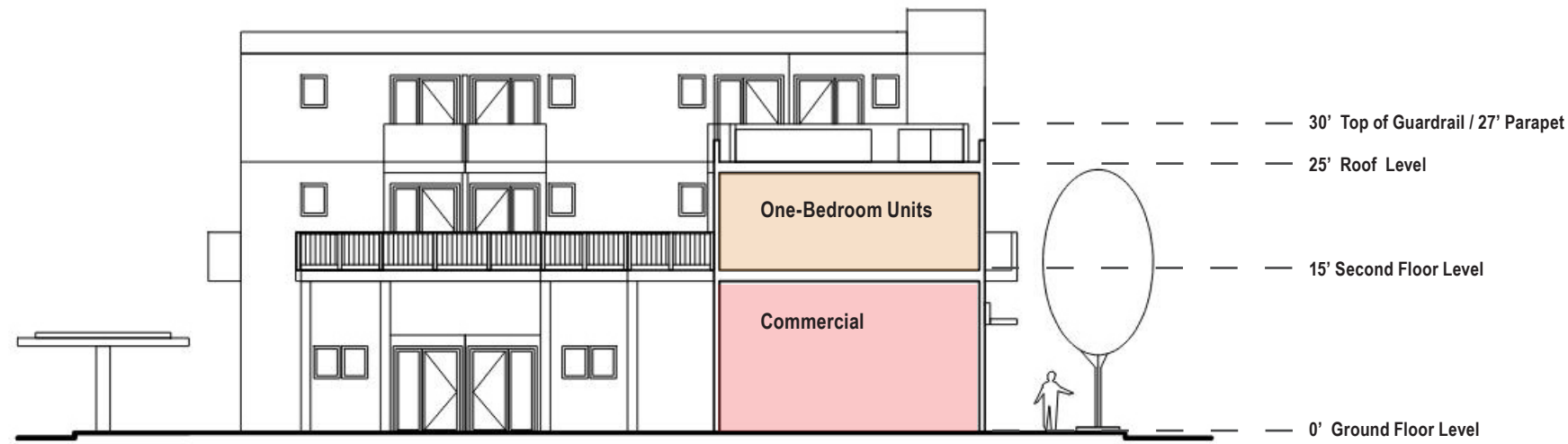
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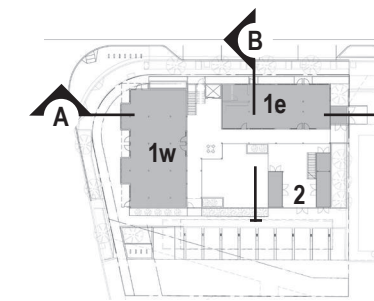
Building Sections



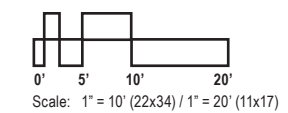
A Building Section - West/East



B Building Section - South/North



Section Key



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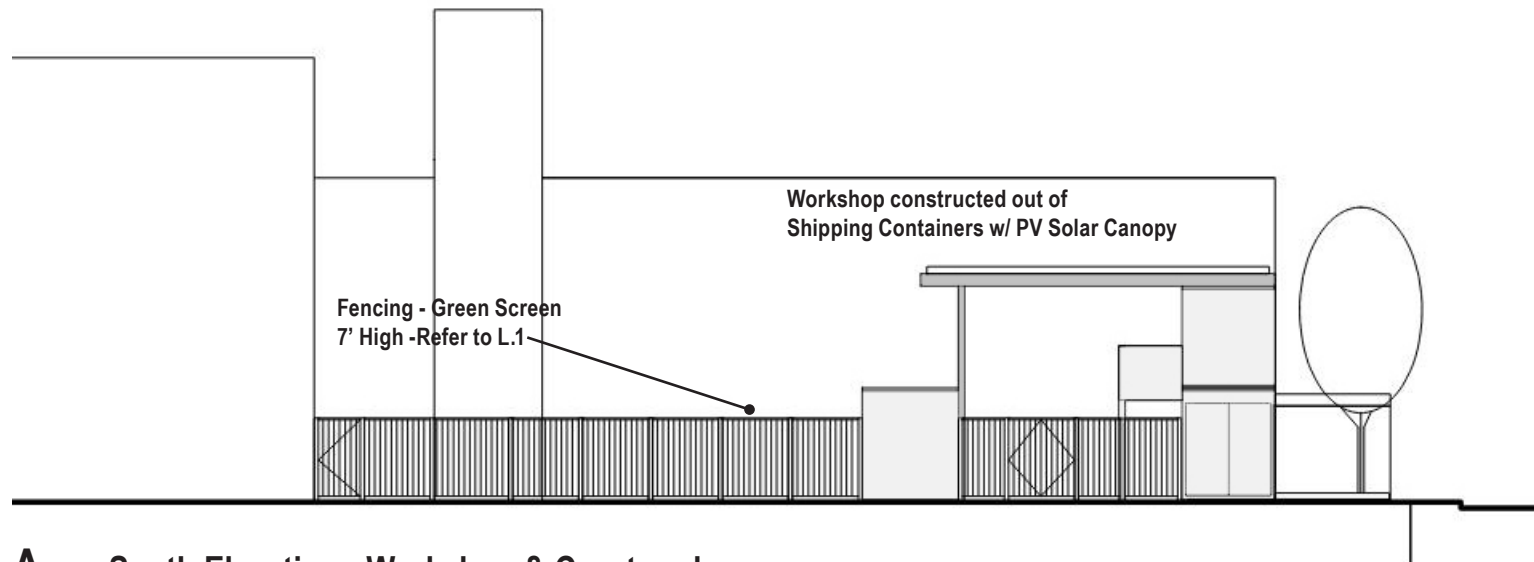
A.7

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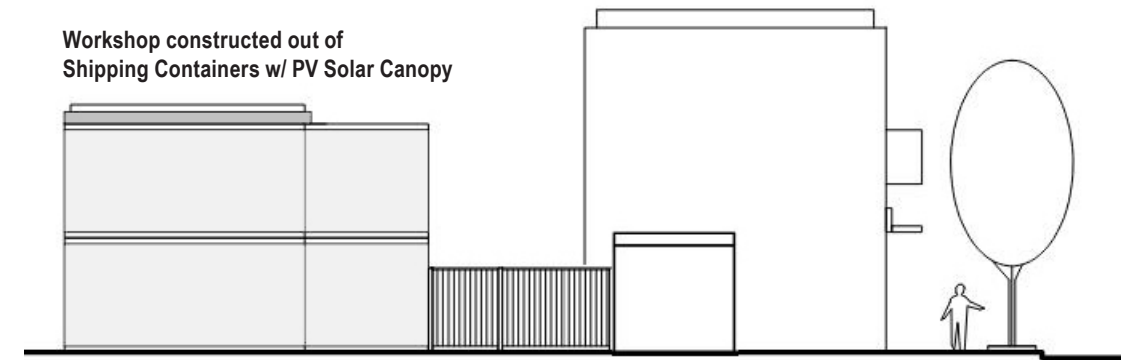
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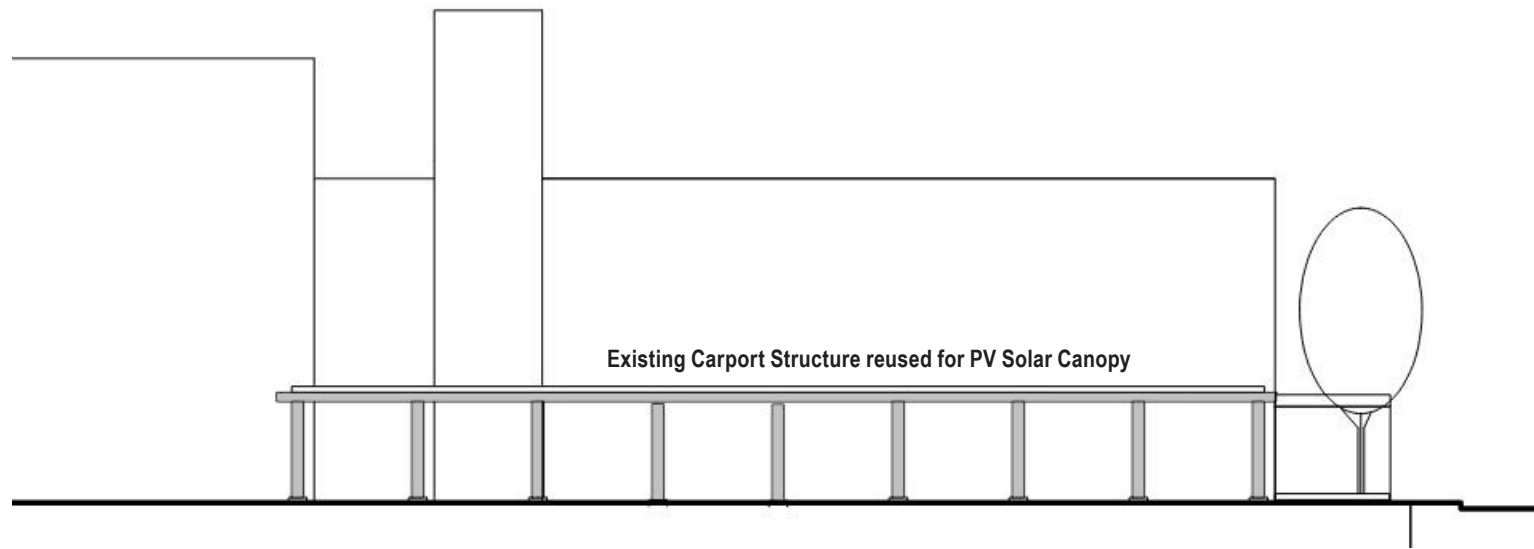
Site Elevations



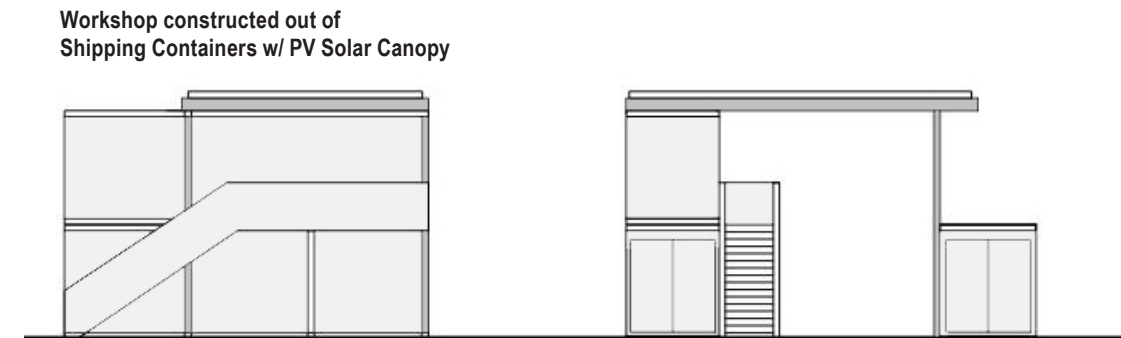
A South Elevation - Workshop & Courtyard



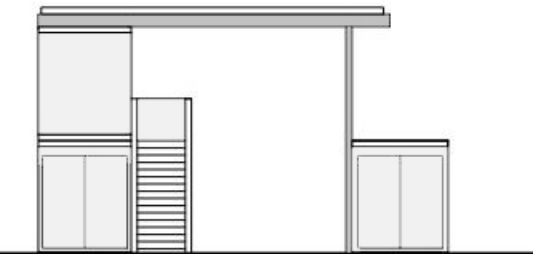
B East Elevation - Workshop & Courtyard



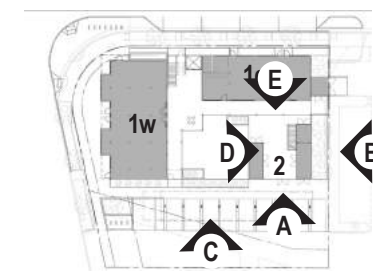
C PV Canopy - Reused Parking Shade Structure



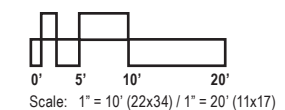
D Workshop - Interior Elevation



E Workshop - Interior Elevation



Elevation Key



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**Concept
Perspective**

**Petaluma
Boulevard N**



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A.9

Concept Perspective

View of Project Looking North on Petaluma Boulevard N.

Proposed (above), Existing (right)



Concept Perspective

View of Project Looking South on Petaluma Boulevard N.

Proposed (above), Existing (right)





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Concept Perspectives

West Payran Street



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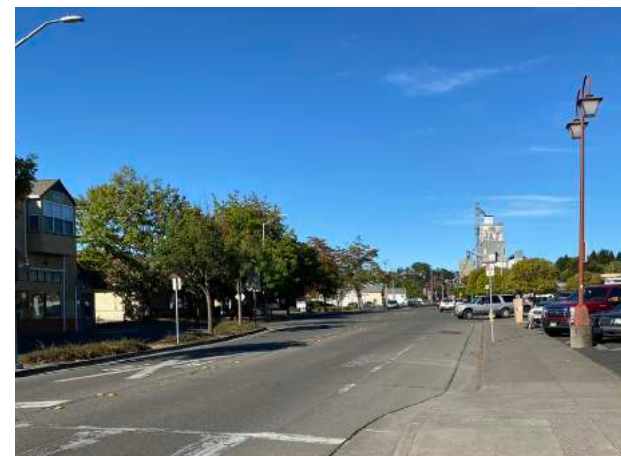
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A.10

Concept Perspective View of Project Looking West on West Payran Street

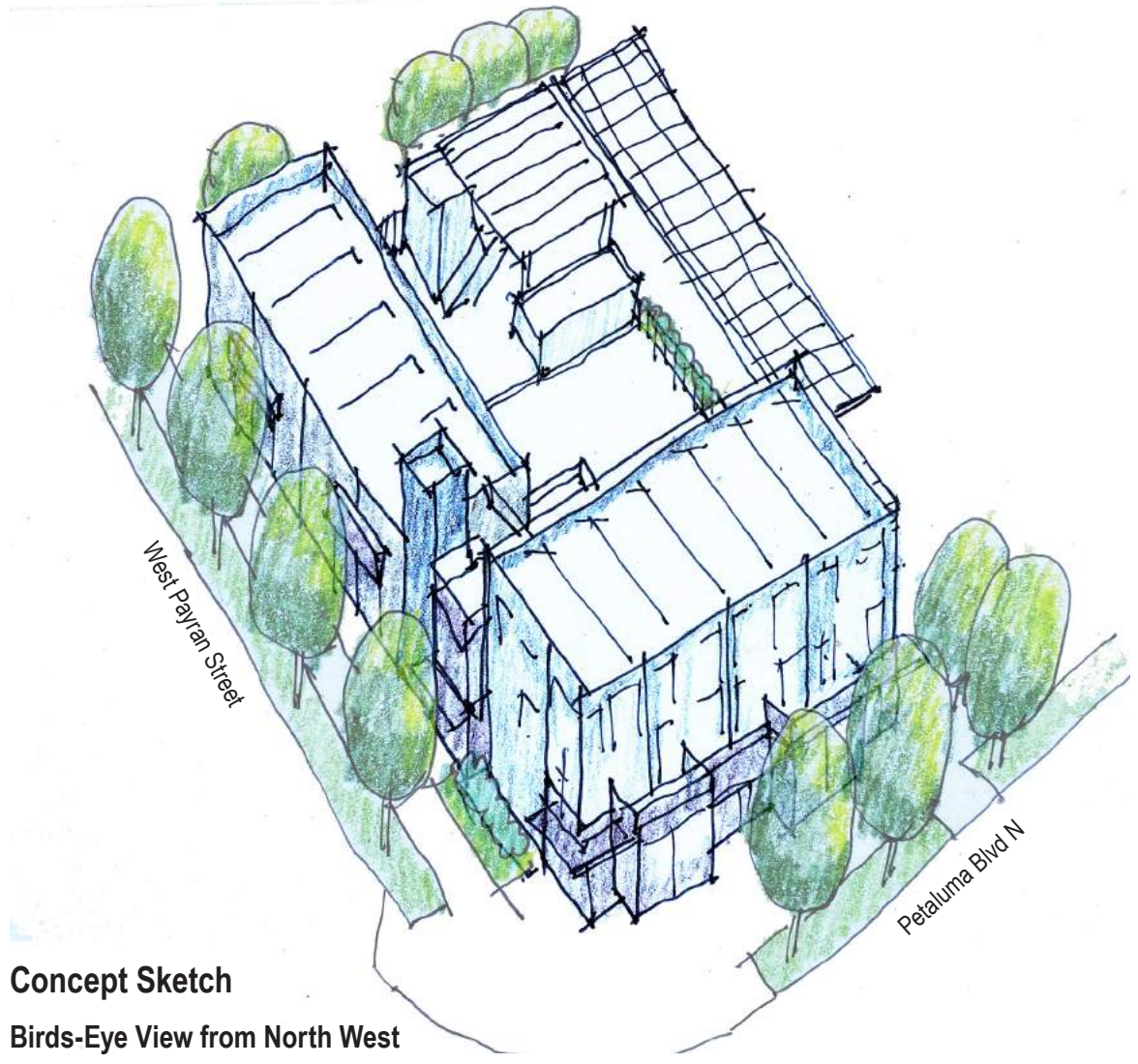
Proposed (above), Existing (right)



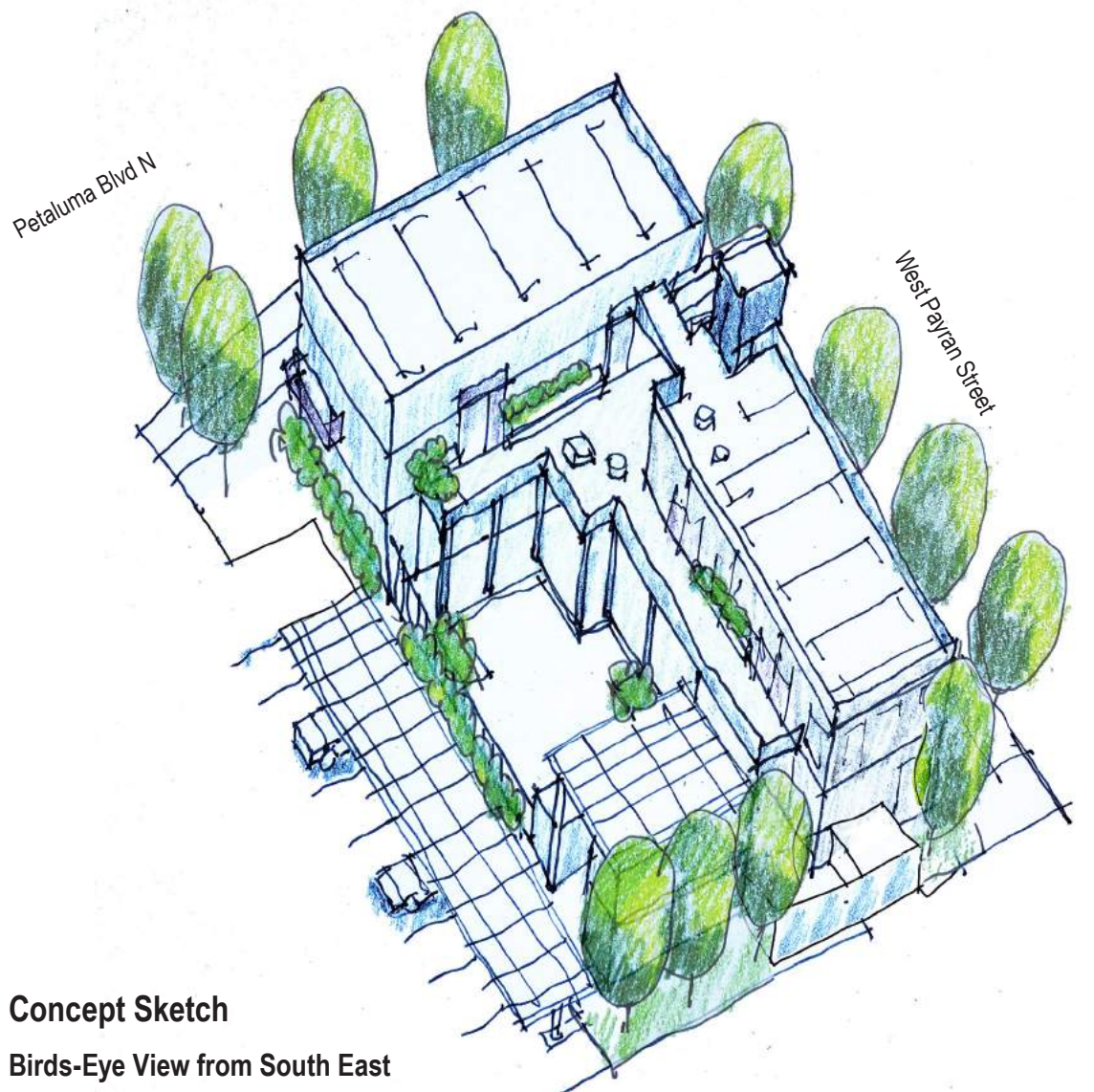
Concept Perspective View of Project Looking East on West Payran Street .

Proposed (above), Existing (right)





Concept Sketch
Birds-Eye View from North West



Concept Sketch
Birds-Eye View from South East

890 CoOp

890 CoOp LLC
890 Petaluma Boulevard N
Petaluma, CA

**City of Petaluma
SPAR Submission**
Updated - March 29, 2022

**Concept
Sketches**

**Material
Design Intent**



Context: RO Shelling Grain & Feed, 847 Petaluma Blvd N



Material Examples - Metal Siding, Weathering Steel, Charred Wood Siding, Mass Timber Interiors, Landscape



Architectural Design - Material Intent:

Metal Siding, Weathering Steel Accents, Charred Wood Siding, Mass Timber Interior, Agricultural Landscape Features



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