

890 CoOp

890 CoOp LLC
890 Petaluma Boulevard N
Petaluma, CA

City of Petaluma
SPAR Submission
Updated - March 29, 2022

Site & Landscape Plan



Site Landscape Plan

Refer to L.4 - L.5 for Potential Plant List

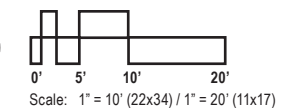
Specific Planting Plan will be developed during Final Design and reviewed with City Staff prior to implementation.

- KEY**
-  Built-In Wood Bench
 -  Asphalt Paving - Parking Area
 -  Sidewalk Paving
 -  Planting and Irrigation Area
 -  Stormwater Planters
 -  Courtyard - Pervious Pavers

Example - Inverted U Bike Rack



Example - Green Screen Fencing
All Fencing to be similar in appearance



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


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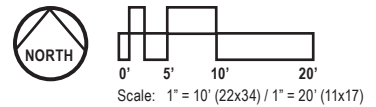


Roof Landscape Plan

Refer to L.4 - L.5 for Potential Plant List

KEY

	Terrace Decking
	Occupied Roof Decking
	Raised Garden Planters



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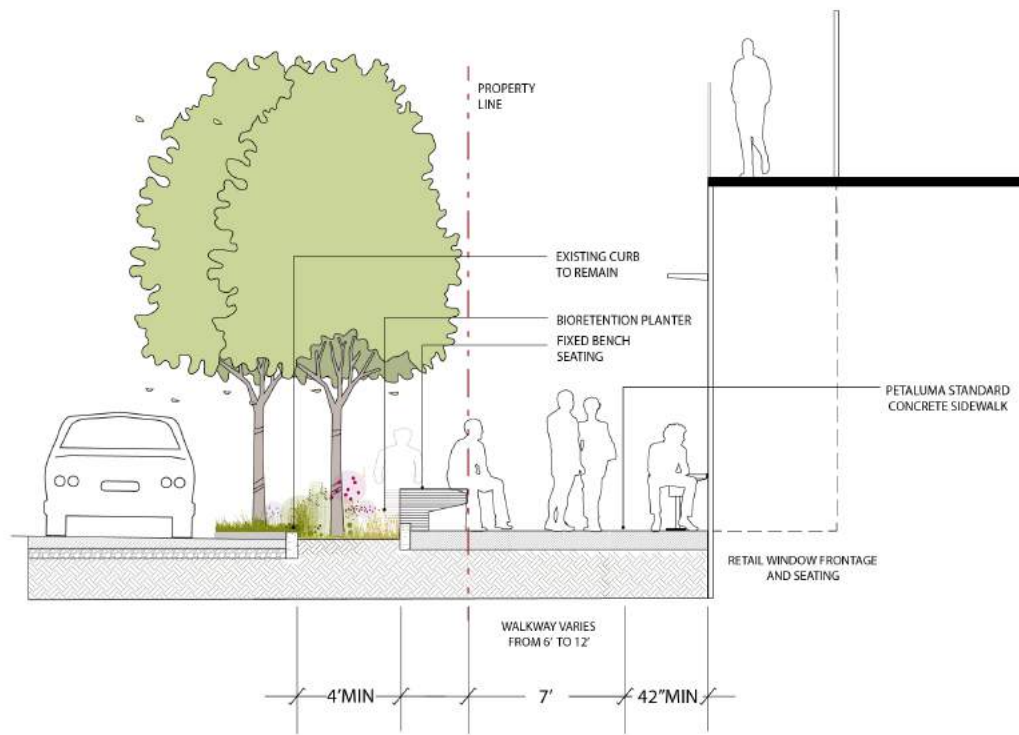
L.2

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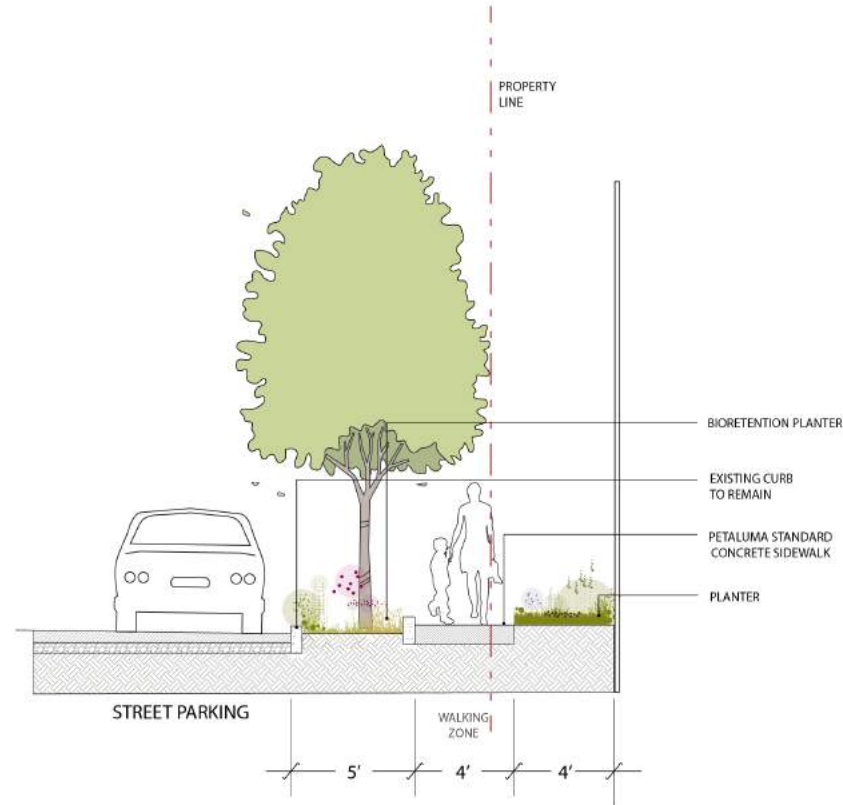
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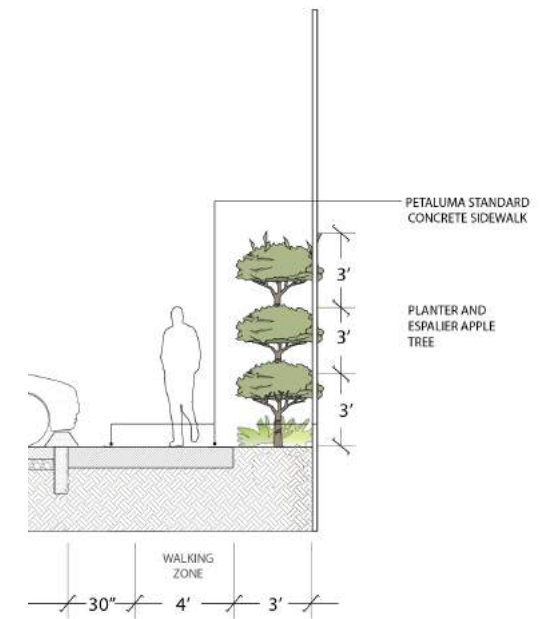
Landscape Perimeter Sidewalk Sections



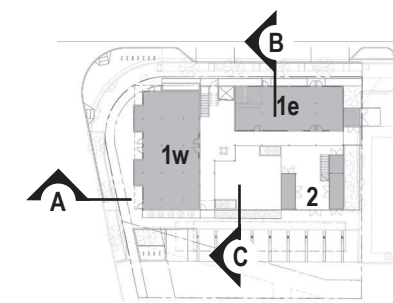
A Sidewalk Section - Petaluma Blvd N Frontage



B Sidewalk Section - West Payran Street Frontage



C Sidewalk Section - South Parking



Section Key



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PLANTING SCHEDULE		CODE	BOTANICAL NAME	COMMON NAME	SIZE		NOTES	
	BIORETENTION TREE	AR	Acer rubrum	Red Maple	24" box			
		LN	Laurus nobilis 'saratoga'	Saratoga Bay Laurel	24" box			
		PA	Platanus x acerfolia 'bloodgood'	Bloodgood London Plane Tree	24" box			
BIORETENTION SHRUBS, GRASSES, AND GROUND COVER	CT	Carex tumulicola	Berkeley Sedge	5 gal	24"			
	JP	Juncus patens	Spreading Rush	5 gal	24"			
	GR	Geranium x 'Rozanne	Rozanne Cranesbill	5 gal	24"			
	AM	Achillea millefolium	Yarrow	1 gal	24"			
	AP	Agrostis pallens	Bentgrass	1 gal	24"			
	CT	Chondropetalum tectorum	Cape Rush	1 gal	24"			
	ID	Iris douglasiana	Douglasiana Iris	1 gal	24"			
	MA	Mimulus aurantiacus	Orange Monkey-Flower	1 gal	24"			
PS	Penstemon strictus	Beard Tongue	1 gal	24"				
ESPALIER TREE	GA	Malus gravenstein	'Gravenstein' Apple	24" box			Pruned and tiered horizontal	
	NM	Malus domestica 'McIntosh'	'McIntosh' Apple	24" box			Pruned and tiered horizontal	
ACCENT TREE	AP	Acer palmatum	Japanese Maple	15 gal				
	GB	Ginkgo biloba 'Saratoga'	'Saratoga' Ginkgo	15 gal				
	TL	Tristaniopsis laurina	Water Gum	15 gal				
DROUGHT TOLERANT SHRUBS, GRASSES, AND GROUND COVER	AT	Achillea tomentosa	Woolly Yarrow	5 gal	24"			
	AUM	Arctostaphylos uva-ursi 'Massachusetts'	Kinninick	5 gal	24"			
	CS	Cistus x skanbergii	Pink Rockrose	5 gal	36"			
	TV	Thymus vulgaris	Common Thyme	5 gal	24"			
	ZCM	Zauschneria californica mexicana	California Fuchsia	5 gal	24"			
	AH	Asarum hartwegii	Sierra Wild Ginger	1 gal	16"			
	CC	Cornus canadensis	Bunchberry	1 gal	12"			
	HO	Helleborus orientalis	Lenten Rose	5 gal	24"			
	LM	Liriope muscari	Blue Lily Turf	1 gal	12"			
	MR	Mahonia repens	Creeping Mahonia	5 gal	24"			
	PS	Penstemon spectabilis	Showy Penstemon	5 gal	24"			
PST	Penstemon strictus	Desert Beard Tongue	5 gal	24"				
PM	Polystichum munitum	Swordfern	5 gal	24"				
VERTICAL GARDEN VINES	CR	Campsis radicans	Trumpet Creeper	1 gal	24"		Vines on fencing, exterior-facing workshop walls	
	CM	Calystegia macrostegia	Morning Glory	1 gal	24"			
	FP	Ficus pumila	Creeping Fig	1 gal	24"		Vines on fencing, exterior-facing workshop walls	
	LJ	Lonicera japonica	Hall's Honeysuckle	1 gal	24"			
	MU	Macfadyena unfuis-cati	Cats Claw Vine	1 gal	24"		Vines on fencing, exterior-facing workshop walls	

Landscape Planting - Conceptual Approach

Specific Planting Plan will be developed during Final Design and reviewed with City Staff prior to implementation.

General Notes

- SHEETS L.4 & L.5 PROVIDE DESIGN INTENT FOR SITE LANDSCAPE. PLANTS FOR THE FINAL PLANTING PLAN WILL BE SELECTED FROM THIS LIST, AND MAY NOT INCLUDE ALL LISTED PLANTS.
- SITE LIGHTING WILL UTILIZE FULL CUTOFF LIGHTING FIXTURES.
- THE SOILS IN PLANTING AREAS SHALL BE TESTED BY AN APPROVED TESTING LAB FOR AGRICULTURAL SUITABILITY.
- ADD SOIL AMENDMENTS ACCORDING TO LAB RECOMMENDATIONS AND FINAL PLANT LIST REQUIREMENTS.

- SOIL AMENDMENTS SHALL BE MIXED THOROUGHLY AND APPLIED TO A MINIMUM DEPTH OF 12" IN ALL PLANTING AREAS.
- BIORETENTION PLANTERS WILL HAVE SPECIAL SOIL, DRAINAGE, AND FILTRATION REQUIREMENTS (TBD).
- MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. DEPTH OF MULCH IN PLANTING AREAS TBD.
- CONTRACTOR RESPONSIBLE TO PROVIDE PLANT QUANTITIES TO FILL ALL PLANT AREAS PER SPACING SPECIFIED IN FINAL PLANTING PLAN.

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Landscape
Preliminary
Potential Plant List



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L.4

**Accent / Espalier Trees
And Vertical Garden
Vines**



Malus sp.
'Mcintosh'/'Gravenstein' Apple



Tristanopsis laurina
Water Gum



Acer palmatum
Japanese Maple



Ginkgo biloba 'Saratoga'
'Saratoga' Ginkgo



Campsis radicans
Trumpet Creeper



Lonicera japonica
Hall's Honeysuckle



Ficus pumila
Creeping Fig

**Bioretention Planter
Trees, Shrubs, Grasses
and Groundcover**



Acer rubrum
Red Maple



Laurus nobilis 'saratoga'
Saratoga Bay Laurel



Platanus x acerfolia 'bloodgood'
Bloodgood London Plane Tree



Achillea tomentosa
Woolly Yarrow



Agrostis pallens
Bentgrass



Chondropetalum tectorum
Cape Rush



Carex tumulicola
Berkeley Sedge



Mimulus aurantiacus
Orange Monkey-Flower



Penstemon strictus
Beard Tongue



Geranium x 'Rozanne'
Rozanne Cranesbill



Iris douglasiana
Douglasiana Iris

**Drought Tolerant
Shrubs, Grasses and
Groundcover**



Achillea tomentosa
Woolly Yarrow



Arctostaphylos uva-ursi
'massachusetts' Kinninnick



Zauschneria californica mexicana
California Fuchsia



Asarum hartwegii
Sierra Wild Ginger



Cornus canadensis
Bunchberry



Helleborus orientalis
Lenten Rose



Cistus x skanbergii
Pink Rockrose



Penstemon strictus
Desert Beard Tongue



Polystichum munitum
Swordfern



Thymus vulgaris
Common Thyme



Liriope muscari
Blue Lily Turf



Mahonia repens
Creeping Mahonia



Penstemon spectabilis
Showy Penstemon

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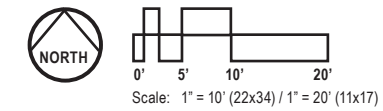
Ground Level - Hydrozone Diagram

Landscape Irrigation - Conceptual Approach

1. ALL TREE, ON GRADE PLANTING AREAS AND ROOF PLANTING AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE OF ALL PLANTING LANDSCAPE AREAS.
2. THE IRRIGATION SYSTEM SHALL BE SEPARATED INTO HYDROZONES OF PLANTS WITH SIMILAR WATER REQUIREMENTS.
3. TREES WITHIN HYDROZONES SHALL BE IRRIGATED AS THEIR OWN HYDROZONE (VALVE) SEPARATE FROM SHRUBS, VINES, AND GROUNDCOVERS.
4. THE FINAL PLANTING PLAN SHALL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND HAS APPLIED THE ORDINANCE FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLAN.
5. THE IRRIGATION PLAN SHALL COMPLY ALL WITH ALL REQUIRED WATER EFFICIENT LANDSCAPE ORDINANCES AND REGULATIONS.



Roof and Second Level - Hydrozone Diagram



890 COOP - LANDSCAPE HYDROZONE / PRELIMINARY WATER BUDGET

HYDROZONE (VALVE)	USE TYPE	PLANT FACTOR	IRRIGATION METHOD	AREA (SQ FT)	PERCENT OF LANDSCAPE AREA	NOTES
G-1	MODERATE	0.4 TO 0.6	DRIP	365	20%	WEST PAYRAN FRONTAGE
G-2	MODERATE	0.4 TO 0.6	DRIP	620	34%	EAST SIDE - 4 TREES
G-3	LOW	0 TO 0.3	DRIP	100	5%	COURTYARD STORMWATER RAIN GARDENS
G-4	MODERATE	0.4 TO 0.6	DRIP	290	16%	SOUTH SIDE ESPALIER - 7 TREES
G-5	MODERATE	0.4 TO 0.6	DRIP	85	5%	PARKING AREA LANDSCAPE - 1 TREE
T-1	MODERATE	0.4 TO 0.6	DRIP	80	4%	TERRACE DECK PLANTERS
R-1	MODERATE	0.4 TO 0.6	DRIP	300	16%	ROOF DECK RAISED PLANTERS

TOTAL LANDSCAPE AREA				1840	100%
DRIP IRRIGATION AREA				1840	100%
SUMMARY					
A	HIGH WATER USE			0	0
B	MODERATE WATER USE			1740	95%
C	LOW WATER USE			100	5%
TOTAL AREA				1840	100%

THE MWELO WATER BUDGET CALCULATOR FOR THE 890 COOP REGULAR AND SPECIAL LANDSCAPE AREAS:

MAWA = 30,890
 ETWU = 32,028
 ETFA = 0.59

SPECIAL LANDSCAPE AREA (EDIBLES) INCLUDED = 590 SF

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Landscape Irrigation Conceptual Approach



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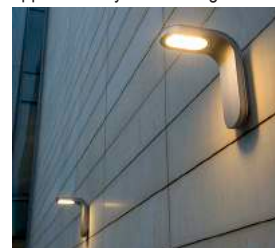


**Site Lighting
Concept Plan**

- KEY**
LED LIGHTING WILL BE DESIGNED TO MEET CITY REQUIREMENTS, FULL CUT-OFF PRINCIPLES AND BEST PRACTICE SAFETY STRATEGIES.
- Canopy/Custom Art Signage Lighting - Petaluma Retail Frontage and Main Residential Entry
 - Downlight - Wall/Post Mounted
 - Landscape Bollard

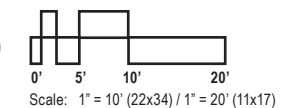
Example - Contemporary Downlight Wall/Post Mounted

Landscape Forms Torres - Fixture is intended to provide pedestrian lighting with a mounting height of approximately 12' above ground



Example - Bollard Solar LED, with Motion Detection

Specific light will be determined based on light-level evaluation during final design/construction



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Site Lighting Concept Plan



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