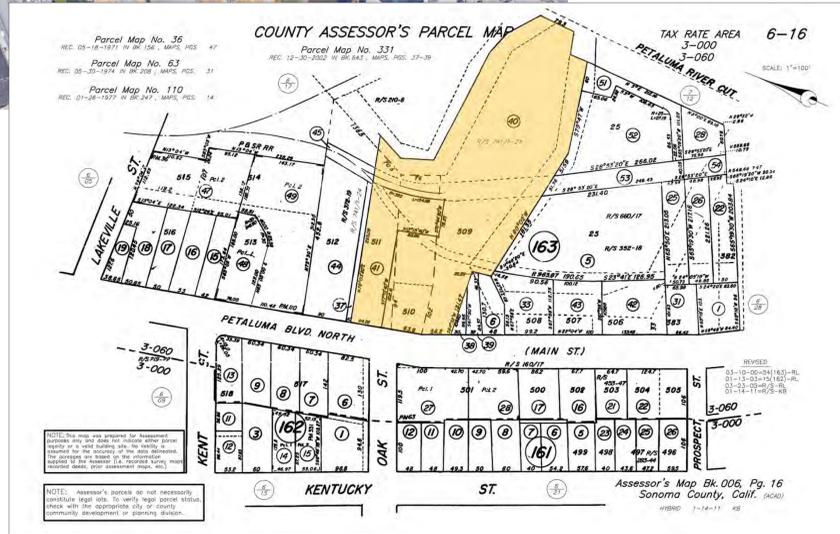


# NORTH RIVER APARTMENTS

SPAR SUBMITTAL - REVISION

DECEMBER 21, 2017





**SITE VICINITY MAP 6**

- HOSE PULL LENGTHS, STANDPIPES, AND FDC LOCATIONS WILL NEED FURTHER DISCUSSION AND INPUT FROM THE FIRE MARSHAL; ADDITIONAL FDCS AND STANDPIPES WILL BE REQUIRED; LOCATION AND NUMBER TO BE DETERMINED.
- THE ELEVATOR MUST MEET ALL REQUIREMENTS OF THE FIRE AND BUILDING CODE AND BE SIZED TO FIT GURNEYS, FIREFIGHTERS/EQUIPMENT, AND WILL NEED TO BE COORDINATED WITH THE FIRE MARSHAL.
- TWO POINTS OF CONNECTION TO THE EXISTING PUBLIC MAINS WILL BE REQUIRED FOR A PROJECT OF THIS SIZE.
- ADDITIONAL ON-SITE FIRE HYDRANTS WILL BE REQUIRED AS FIRE LANES ARE ADDED (MAXIMUM 300 FEET ON CENTER).
- ALL REQUIRED FIRE LANES SHALL BE DESIGNATED BY PAINTING CURBS RED AND STENCILED WITH NO PARKING FIRE LANE AT INTERVALS TO BE DETERMINED BY THE FIRE INSPECTOR DURING INSPECTION. WHERE NO CURBS EXIST, SIGNS INDICATING NO PARKING FIRE LANE SHALL BE INSTALLED.
- STANDPIPES: PURSUANT TO SECTION 905.3.1 (BUILDING HEIGHT) OF THE PETALUMA MUNICIPAL CODE, CLASS I STANDPIPES SHALL BE INSTALLED IN BUILDINGS THREE STORIES OR MORE IN HEIGHT AND/OR IF, IN THE OPINION OF THE FIRE CODE OFFICIAL, A HAZARD OR CONDITION EXISTS IN WHICH THE INSTALLATION OF THE STANDPIPES WOULD IMPROVE FIREFIGHTING OPERATIONS. STANDPIPES SHALL HAVE APPROVED OUTLETS AND BE LOCATED ON EACH FLOOR LEVEL INCLUDING THE ROOF WHEN ROOF ACCESS IS PROVIDED. AT NOTED IN ITEM 4; ADDITIONAL STANDPIPES WILL LIKELY BE REQUIRED.
- INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED PER THE PETALUMA MUNICIPAL CODE. INSTALLATION THE FIRE SPRINKLER SYSTEM REQUIRES APPROVED PLANS AND PERMIT FROM THE FIRE PREVENTION BUREAU PRIOR TO WORK COMMENCING. THE OWNER/CONTRACTOR SHALL SUBMIT A PERMIT APPLICATION WITH THREE (3) SETS OF PLANS, CUT SHEETS, AND CALCULATIONS. THIS SYSTEM MUST COMPLY WITH NFPA 13.
- THE FIRE SPRINKLER SYSTEM SHALL BE MONITORED BY A CENTRAL STATION FIRE ALARM SYSTEM. INSTALLATION OF THE FIRE ALARM SYSTEM MUST BE CONDUCTED WITH APPROVED PLANS AND PERMIT OBTAINED FROM THE FIRE PREVENTION BUREAU PRIOR TO WORK COMMENCING. THE FIRE ALARM SUBMITTAL SHALL INCLUDE A PERMIT APPLICATION WITH THREE (3) SETS OF PLANS, CUT SHEETS, AND CALCULATIONS FOR REVIEW. THIS SYSTEM MUST COMPLY WITH NFPA 72.
- PROVIDE ONE (1) FIRE EXTINGUISHER WITH A MINIMUM 2A10BC-RATING FOR EACH 3000 SQUARE FEET. THERE SHALL BE NO MORE THAN 75-FOOT TRAVEL DISTANCE FROM ANY LOCATION TO A FIRE EXTINGUISHER. THE LOCATION IS TO BE DETERMINED BY THE FIRE INSPECTOR AT TIME OF INSPECTION.
- FIRE EXTINGUISHERS SHALL BE VISIBLE AND EASILY ACCESSIBLE, LOCATED IN EGRESS PATHWAYS, AND MOUNTED NO HIGHER THAN 5' FROM TOP OF EXTINGUISHER TO FINISHED FLOOR.
- PER SECTION 510; THIS BUILDING INCLUDING THE PARKING AREA MAY BE SUBJECT TO EMERGENCY RESPONDER RADIO COVERAGE REQUIREMENTS.

**CONDITIONS OF APPROVAL 5**

**OWNER:**  
THE SPANOS CORPORATION  
10100 TRINITY PARKWAY, FLR 5  
STOCKTON, CA 95219  
P: 209.955.2503  
CONTACT: JEFF MORGAN

P: 209.955.2574  
CONTACT: KAREN GARRETT

**CIVIL:**  
CIVIL DESIGN CONSULTANTS, INC.  
2200 RANGE AVE. STE # 204  
SANTA ROSA, CA 95403  
P: 707.542.4820  
CONTACT: ANDY BORDESSA

**ARCHITECT:**  
BDE ARCHITECTURE  
950 HOWARD STREET  
SAN FRANCISCO, CA 94103  
P: 415.677.0966  
CONTACT: JON ENNIS

**LANDSCAPE ARCHITECT:**  
OMNI-MEANS ENGINEERING SOLUTIONS  
943 RESERVE DR, STE # 100  
ROSEVILLE, CA 95678  
P: 916.782.8688  
CONTACT: SCOTT ROBERTSON

**PROJECT TEAM 4**

**PUBLIC BIKE REQUIREMENTS:**

REQUIRED BY PETALUMA BYCYCLE PLAN - 25% OF REQUIRED AUTOMOBILE PARKING:  
15 PARKING SPACES X 25% = 4 BIKES

PROVIDED: 6 BIKES

**PRIVATE / RESIDENTIAL BIKE REQUIREMENTS:**

**A) PETALUMA BICYCLE PLAN REQUIREMENT - 10% OF REQUIRED AUTOMOBILE PARKING:**  
185 UNITS / 185 PARKING SPACES X 10% = 19 BIKES

**B) CALGREEN REQUIREMENT - 50% OF THE UNITS**  
185 UNITS X 50% = 93 BIKES

**C) PROVIDED: MIN 93 BIKES**

**BIKE PARKING REQUIREMENT 3**

**PLANNING & BUILDING CODE SUMMARY**

**PROJECT DESCRIPTION**

THE PRIVATELY FUNDED PROJECT CONSISTS OF TWO RESIDENTIAL, ONE OF THEM BEING MIXED USE. THE TWO TYPE VA THREE & FOUR STORY BUILDINGS RESPECTIVELY SIT ON TOP OF A TYPE IA CONCRETE PODIUM/PARKING GARAGE. ALL BUILDINGS ARE TO BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

**PROJECT LOCATION:** INTERSECTION OF OAK AND PETALUMA, BETWEEN PETALUMA BLVD AND THE RIVER BANK, PETALUMA, CA

**ASSESSOR'S PARCEL NUMBER:** APN: 006-163-040  
006-163-041

**SITE COVERAGE:** 56.5%

**TOTAL SITE AREA:** 170,755 S.F. (3.92 AC)

**BUILDING FOOTPRINTS:** 96,459 S.F. TOTAL

**NUMBER OF UNITS PROPOSED:** 184 UNITS  
47 UNITS PER ACRE

**OCCUPANCY GROUPS:**

PARKING S-2  
RESIDENTIAL R-2  
BUSINESS B  
ASSEMBLY A  
RETAIL M

**ACCESSIBILITY**

100% OF UNITS SHALL BE ADAPTABLE, PER CBC 2013 CHAPTER 11A  
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2013 CHAPTER 11A  
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2013 CHAPTER 11B

**PROJECT INFORMATION 2**

**PROJECT INFORMATION**

- A0.00 PROJECT INFORMATION
- A0.01 PROJECT INFORMATION
- A0.10 EXISTING CONDITION
- A0.20 SMART CODE CONSISTENCY
- A0.21\* SMART CODE CONSISTENCY

**CIVIL**

- C-1 VICINITY MAP, AERIAL CONTEXT MAP, LEGEND, & ABBREV.
- C-2 EXISTING SITE CONDITIONS
- C-2.1 EXISTING SITE PICTURES
- C-3 SITE PLAN
- C-4 GRADING AND DRAINAGE PLAN
- C-5 UTILITY PLAN
- C-6 SITE SECTIONS
- C-7 EMERGENCY VEHICULAR ACCESS PLAN
- C-8 FIRE TRUCK ACCESS
- C-9 SIGHT DISTANCE EXHIBIT

**LANDSCAPE**

- LA1 PRELIMINARY LANDSCAPE PLAN OVERVIEW
- LA2 PRELIMINARY LANDSCAPE PLAN WEST OF WATER STREET
- LA3 PRELIMINARY LANDSCAPE PLAN EAST OF WATER STREET
- LA4 PRELIMINARY COURTYARD ENLARGEMENTS
- LA-5\* PRELIMINARY RIVER OVERLOOK AREA DESIGN STUDY
- TI PRELIMINARY TREE REMOVAL PERMIT EXHIBIT

**ARCHITECTURAL**

- A1.01 SITE PLAN — FLOOR 1
- A1.02 SITE PLAN — FLOOR 2
- A1.03 SITE PLAN — FLOOR 3
- A1.04 SITE PLAN — FLOOR 4
- A1.05 SITE PLAN — FLOOR 5
- A1.06 SITE PLAN — ROOF
- A3.00\* RENDERED EXTERIOR ELEVATIONS
- A3.01\* RENDERED EXTERIOR ELEVATIONS
- A3.02\* RENDERED EXTERIOR ELEVATIONS
- A3.10\* BUILDING RENDERINGS
- A3.20\* BUILDING SECTIONS
- A4.00 UNIT PLAN SAMPLES
- A4.01 UNIT PLAN SAMPLES
- A8.00 DETAILS
- A8.01\* EXTERIOR DETAILS
- A8.02 EXTERIOR DETAILS
- A8.03 EXTERIOR DETAILS

**PHOTOMETRIC**

- E1.0 SYMBOLS LIST, LIGHT FICTURE SCHEDULE
- E2.0 SITE PLAN, PHOTOMETRIC

\* UPDATED SHEETS IN 08.30.17 SUBMITTAL

**SHEET INDEX 1**

ISSUE	DATE
SPAR	08.04.2016
SPAR UPDATE	09.21.2016
SPAR UPDATE	12.12.2016
SPAR UPDATE	05.03.2017
SPAR UPDATE	08.30.2017
SPAR UPDATE	12.21.2017

ALL DRAWINGS AND WRITTEN MATERIAL, INCLUDING THESE SPECIFICATIONS, SHALL BE THE PROPERTY OF BDE ARCHITECTURE AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**PROJECT INFORMATION**

PROJECT NO: 1527 DRAWN BY: XX  
SHEET INDEX: 03 X 43





VIEW 6 - VIEW FROM OAK 2 BLOCKS UP THE STREET 6



VIEW 5 5



VIEW 4 4



VIEW 3 3



AERIAL VIEW 8



VIEW 2 2



VIEW 1 1

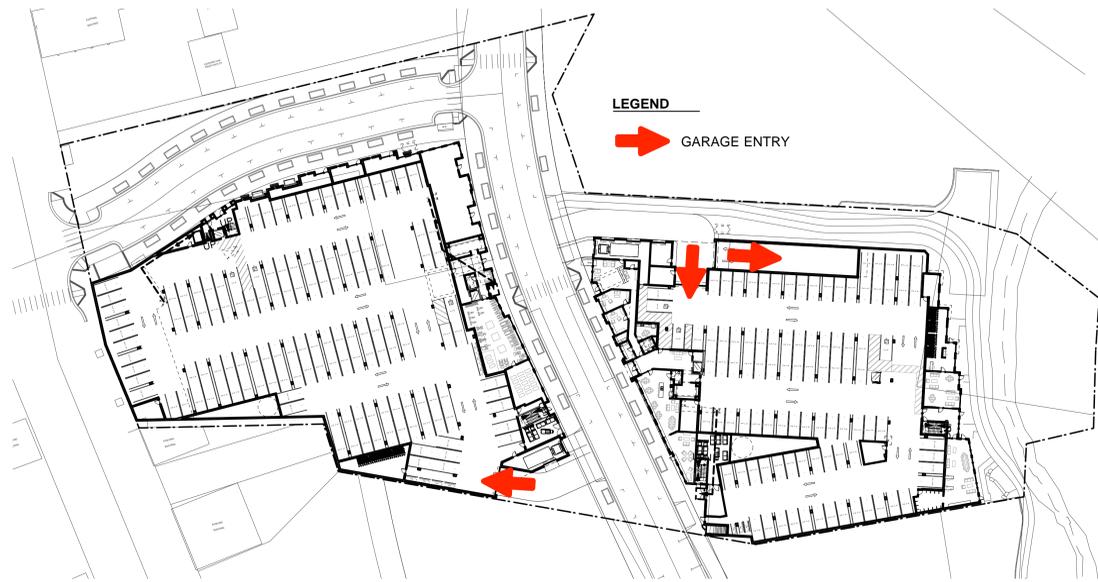


VIEW 7 7

Issue	DATE
SPAR	08.04.2016
SPAR UPDATE	09.21.2016
SPAR UPDATE	12.12.2016
SPAR UPDATE	05.03.2017
SPAR UPDATE	08.30.2017
SPAR UPDATE	12.21.2017
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**EXISTING**  
**CONDITION**

**NOTE:** SEE SHEET C2.1 FOR ADDITIONAL VIEWS



SECTION 06.10.050 - PARKING ACCESS REQ. ONLY FROM SECONDARY FRONTAGE 3

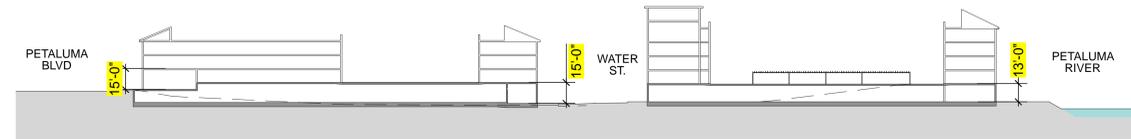


TABLE 4.10.m - GROUND FLOOR CEILING HEIGHT REQ. 2



FLOOR 2



FLOOR 1

SECTION 6.10.020 - LOCATION OF PARKING AND ACTIVE USE 1

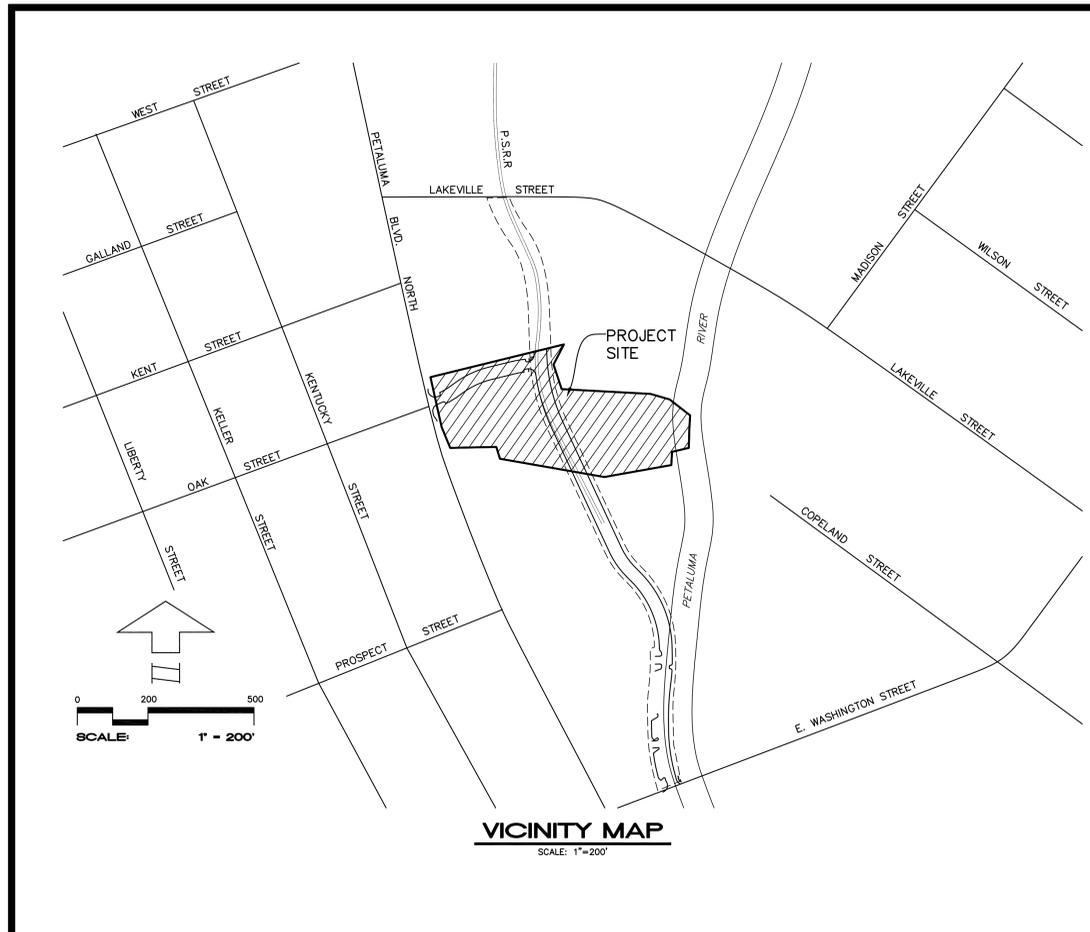
ISSUE	DATE
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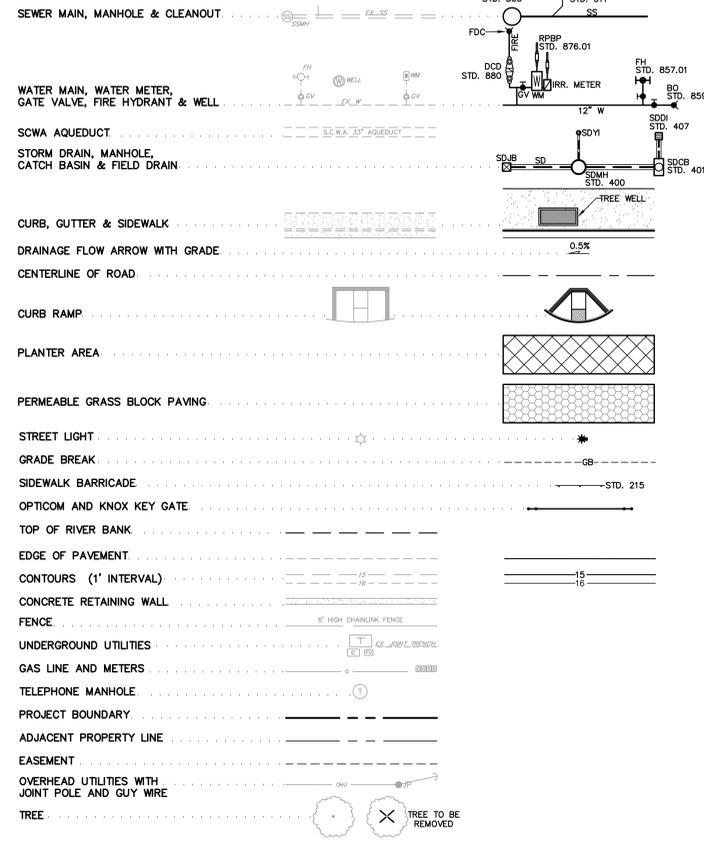
**SMART CODE  
CONSISTENCY**

SHEET TITLE  
SCALE  
PROJECT NO. 1527 DRAWN BY: XX  
SHEET SIZE: 30" x 42"





**LEGEND**



**GENERAL NOTES**

- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ABANDONMENT OF WELLS REQUIRES A PERMIT FROM THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.
- ANY EXISTING WATER OR SEWER SERVICES THAT WILL NOT BE USED MUST BE ABANDONED AT THE MAIN PER CITY STANDARDS.
- REMOVE ALL EXISTING BUILDINGS, FENCES, CONCRETE AND ALL OTHER FEATURES.

**ABBREVIATIONS**

AB	AGGREGATE BASE	FL	FIRE FLOW LINE	R	RADIUS OR RIGHT
AC	ASPHALT CONCRETE	FL	FACE OF CURB	RET	RETAINING
ADA	AMERICANS WITH DISABILITIES ACT	GA	GALVANIZED	RP	REDUCED PRESSURE
ARV	AIR RELEASE VALVE	GB	GRADE BREAK	RSP	REINFORCED CONCRETE PIPE
AWG	AMERICAN WIRE GAUGE	H/C	HANDICAP	RT	REVISION STANDARD PLAN
BC	BEGON CURB	HP	HIGH POINT	RW	RIGHT OF WAY
BCR	BEGON CURB RETURN	HT	HEIGHT	RWL	RECEIVED WATERLINE
BLDG	BUILDING	ID	IDENTIFICATION	S	SLOPE
BO	BLOW-OFF	IFD	IN FAVOR OF	SCWA	SONOMA COUNTY WATER AGENCY
BSL	BUILDING SETBACK LINE	IG	INVERT GRADE	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IRR	IRRIGATION SERVICE	SDAD	STORM DRAIN AREA DRAIN
BRVCS	BEGON REVERSE VERTICAL CURVE	INV	INVERT	SDCB	STORM DRAIN CATCH BASIN
BRVCS	BEGON REVERSE VERTICAL CURVE	L	LENGTH OR LEFT	SDCO	STORM DRAIN CLEANOUT
BUE	BENEFICIAL USE EASEMENT	LAT	LATERAL	SDDI	STORM DRAIN DROP INLET
BVCE	BEGON VERTICAL CURVE	LF	LINEAR FEET	SSE	SANITARY SEWER EASEMENT
CA	CALIFORNIA	LL	LOT LINE	SSD	SONOMA MARRI AREA RAIL TRANSIT
CAV	CABLE TV SERVICE	LME	LANDSCAPE & MAINTENANCE EASEMENT	SSDB	STORM DRAIN JUNCTION BOX
CB	CATCH BASIN	LN	LANE	SSDM	STORM DRAIN MANHOLE
CBC	CALIFORNIA BUILDING CODE	LP	LOW POINT	SSDI	STORM DRAIN DROP INLET
CMU	CONCRETE MASONRY UNIT	LS	LANDSCAPE	SDYI	STORM DRAIN YARD INLET
CIP	CAST IN PLACE PIPE	M	METER	SHEET	SHEET
CL	CLASS OR CENTERLINE	MB	MAIL BOX	SON	SQUARE INCHES
CLR	CLEARANCE	ME	PUBLIC UTILITY MAINTENANCE EASEMENT	SSCO	SANITARY SEWER CLEANOUT
CMP	CORRUGATED METAL PIPE	MHWL	MEAN HIGH WATER LINE	SSE	PUBLIC SANITARY SEWER EASEMENT
CMP	CLEAR OUT	ML	MILLIMETER	SSM	SANITARY SEWER FORCE MAIN
COMB	COMBINATION	MIN	MINIMUM	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	MON	MONUMENT	SS LAT	SANITARY SEWER LATERAL
COR	CORRIDOR	MUTOD	MANUAL OR LINEFORM TRAFFIC CONTROL DEVICES	STA	STATION
CR	CURB RETURN	NEC	NATIONAL ELECTRICAL CODE	STD	STANDARD
C&G	CURB AND GUTTER	NO	NUMBER OR NORTH	SW	SIDEWALK
DCD	DOUBLE CHECK DETECTOR	NSBB	NUTRIENT SEPARATING BAFFLE BOX	SWC	SIDEWALK EASEMENT
DEPT	DEPARTMENT	ON CENTER	ON CENTER	TB	TOP OF BOX
DET	DETAIL	OG	ORIGINAL GROUND	TC	TOP OF CURB
DI	DUCTILE IRON PIPE	OS	OFFSITE	TEL	TELEPHONE
D/W	DRIVEWAY	P	POLE	TEMP	TEMPORARY
EA	EAST	PAE	PRIVATE ACCESS AND MAINTENANCE EASEMENT	TF	TOP OF FOOTING
EC	END CURVE	PC	POINT OF CURVATURE	TG	TOP OF GRADE
ECK	END CURB RETURN	PCF	PORTLAND CEMENT CONCRETE	TI	TRAFFIC INDEX
EG	EXISTING GROUND	PDE	PRIVATE DRAINAGE EASEMENT	TRANS	TRANSFORMER
ELECT	ELECTRICAL	PERF	PERFORATED	TSR	TENSILE STRENGTH RATIO
ELEV	ELEVATION	PG	PAVEMENT GRADE	TW	TOP OF WALL
ENG	ENGINEERING	PGE	OVERHEAD ELECTRIC LINE	TYP	TYPICAL
EP	EDGE OF PAVEMENT	PRWY	PARKWAY	UE	UTILITY EASEMENT
EQ	EQUIVALENT	PL	PROPERTY LINE	UTIL	UTILITIES
ESMT	EASEMENT	PLNTR	PLANTER	W	WATER LINE
ETW	EDGE OF TRAVEL WAY	PP	POWER POLE	W OF WL	WATER LINE
EVA	EMERGENCY VEHICULAR ACCESS	PRG	PROFILE	WLE	PUBLIC WATERLINE EASEMENT
EVCE	END VERTICAL CURVE	PSSE	PUBLIC SANITARY SEWER EASEMENT	WM	WATER METER
EVCS	END VERTICAL CURVE	PSWE	PRIVATE SIDEWALK EASEMENT	WO	WHITE OAK
EX	EXISTING	PT	POINT OF TANGENCY	WS	WATER SERVICE
F	FIRE WATERLINE	PTDF	PRESSURE TREATED DOUGLAS FIR	WWM	WELDED WIRE MESH
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	WY	WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PVC	POLYVINYLCHLORIDE PIPE		
FF	FLARED END SECTION	PVI	POINT OF VERTICAL INTERSECTION		
FG	FINISHED FLOOR	PVT	PRIVATE		
FG	FINISH GRADE				

**BENCHMARK**

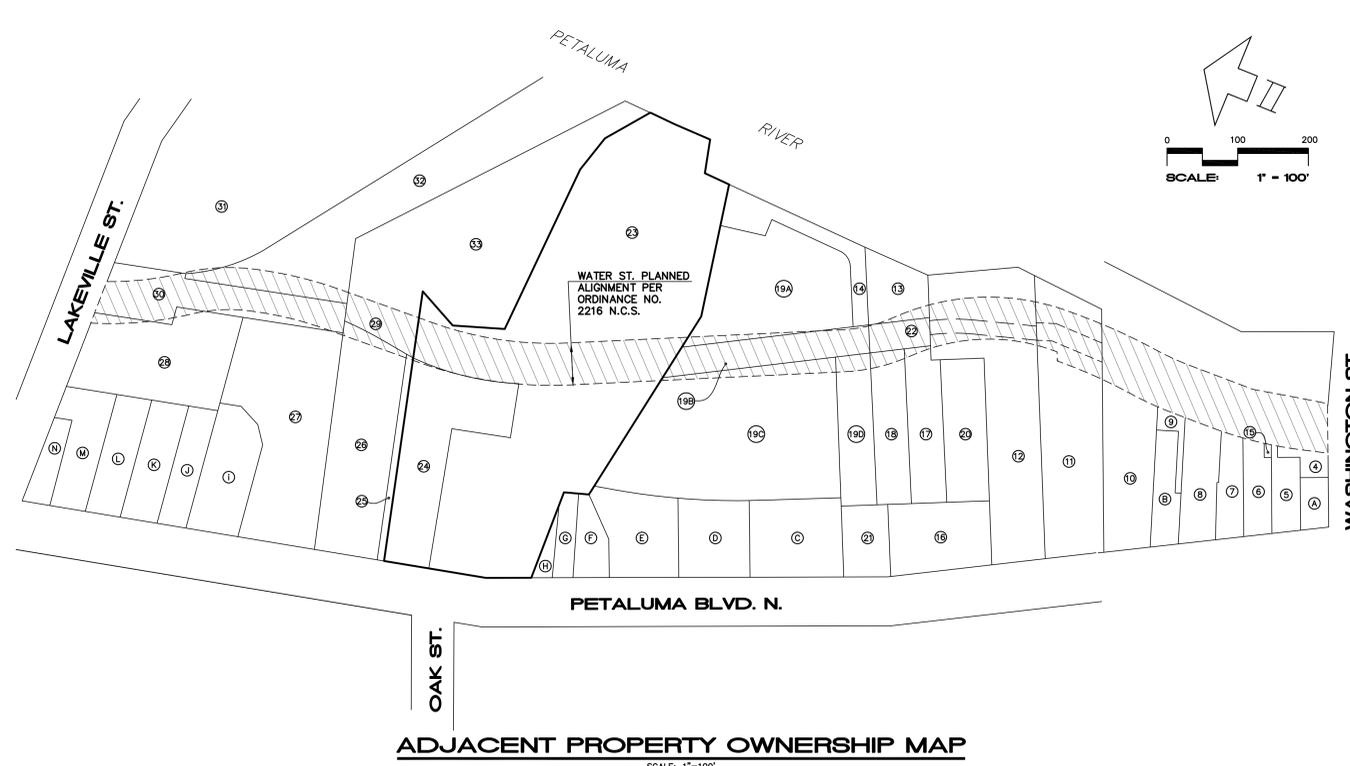
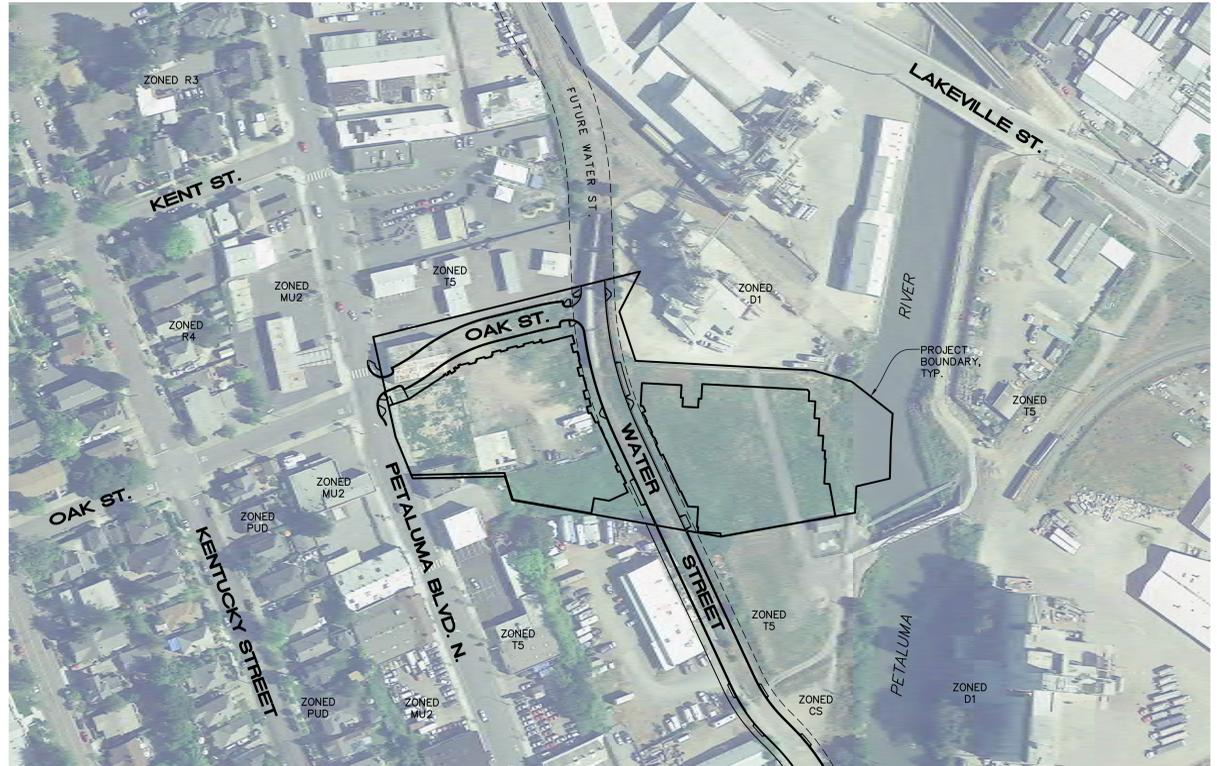
BEING SMART CONTROL POINT 230, A 2 INCH ALUMINUM DISK SET IN THE SIDEWALK NEXT TO THE PETALUMA TRAIN STATION.  
ELEVATION = 15.984 NAVD 1988

**CIVIL SHEET INDEX**

- C1 VICINITY MAP, AERIAL CONTEXT MAP, ADJACENT OWNERSHIP MAP, LEGEND AND ABBREVIATIONS
- C2 EXISTING SITE CONDITIONS
- C2.1 SITE PLAN
- C3 SITE PLAN PICTURES
- C4 GRADING AND DRAINAGE PLAN
- C5 UTILITY PLAN
- C6 SITE SECTIONS
- C7 WATER STREET - GRADING, DRAINAGE & UTILITY PLAN
- C8 FIRE TRUCK ACCESS
- C9 SIGHT DISTANCE EXHIBIT



**CIVIL DESIGN CONSULTANTS, INC.**  
2000 Range Avenue, Suite 204  
Petaluma, CA 94953  
(707) 542-4820



**ZONING:**

CS	CIVIC SPACE
D1	H.A.S. DISTRICT
MU2	MIXED USE 2
PUD	PLANNED UNIT DEVELOPMENT
R3	DIVERSE, LOW DENSITY RESIDENTIAL
R4	MEDIUM DENSITY RESIDENTIAL
T5	URBAN CENTER

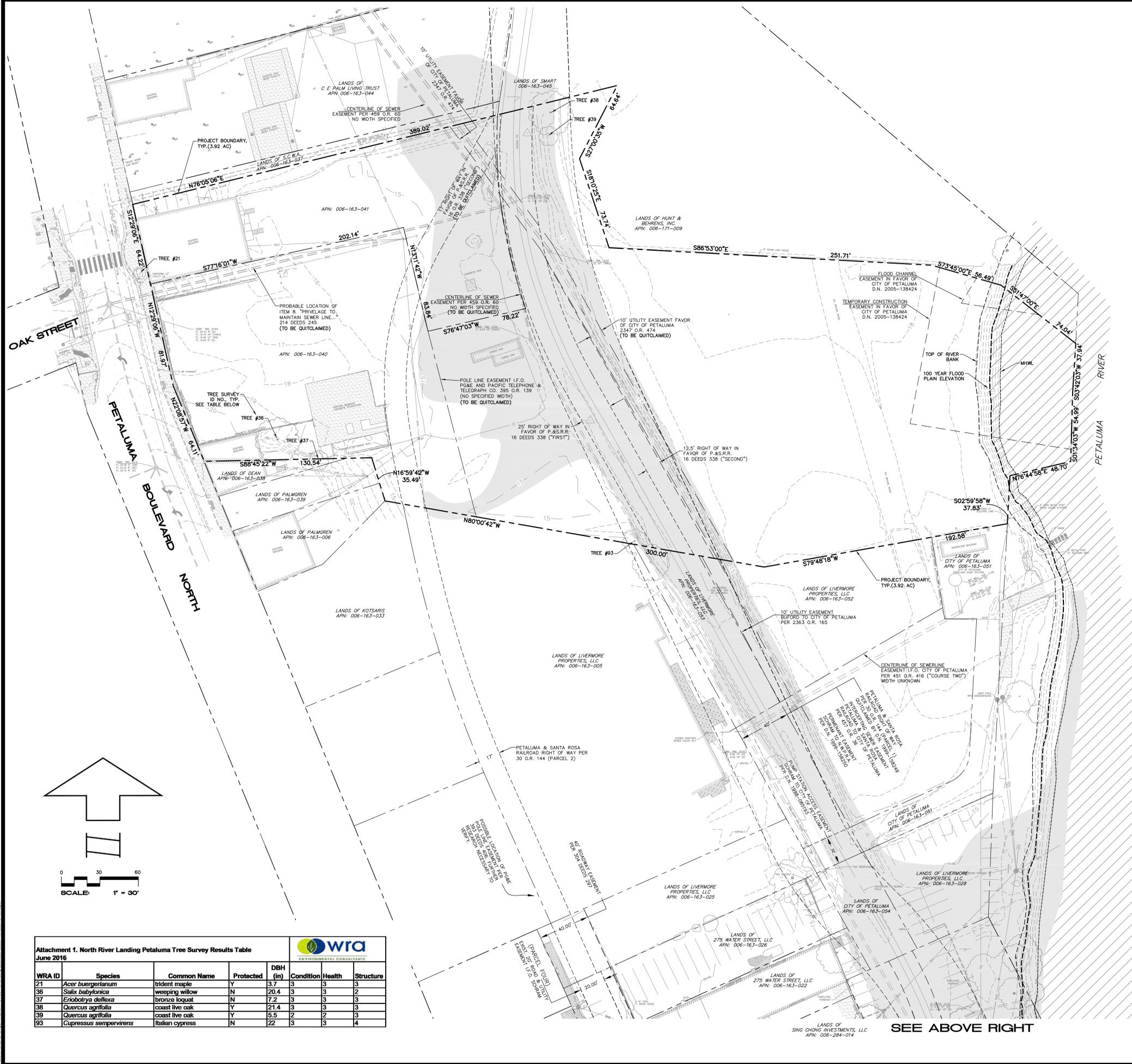
**AERIAL CONTEXT MAP**  
SCALE: 1"=100'

NO.	APN	OWNER'S NAME	OWNER'S ADDRESS
4	006-284-030	BILLY J. FORMAN TR	1205 GOSBAGE AVE., PETALUMA, CA 94952
5	006-284-041	BILLY J. FORMAN TR	1205 GOSBAGE AVE., PETALUMA, CA 94952
6	006-284-039	ETHEL FORMAN TR	2375 RANGE AVE., SANTA ROSA, CA 95403
7	006-284-038	ETHEL FORMAN TR	2375 RANGE AVE., SANTA ROSA, CA 95403
8	006-284-042	80 E. CHONGA AGENT	3 DOVE ROAD PL., BELLEVILLE, CA 94920
9	006-284-029	246 PETALUMA BLVD. NORTH LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
10	006-284-010	246 PETALUMA BLVD. NORTH LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
11	006-284-018	246 PETALUMA BLVD. NORTH LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
12	006-284-036	JANISSA GOTTI	4175 PRESLEY RD., SANTA ROSA, CA 95404
13	006-163-028	LIVERMORE PROPERTIES, LLC	126 THUNDERBIRD CT., NOVATO, CA 94949
14	006-163-051	CITY OF PETALUMA	P.O. BOX 61, PETALUMA, CA 94952
15	006-284-037	ETHEL FORMAN TR	2375 RANGE AVE., SANTA ROSA, CA 95403
16	006-163-001	854 PBN LLC	4879 GROVE ST., SONOMA, CA 94970
17	006-163-022	275 WATER STREET LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
18	006-163-026	275 WATER STREET LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
19A	006-163-052	LIVERMORE PROPERTIES, LLC	855 LAKEVILLE STREET, STE. 200, PETALUMA, CA 94952

NO.	APN	OWNER'S NAME	OWNER'S ADDRESS
19B	006-163-053	LIVERMORE PROPERTIES, LLC	855 LAKEVILLE STREET, SUITE 200, PETALUMA, CA 94952
19C	006-163-052	LIVERMORE PROPERTIES, LLC	855 LAKEVILLE STREET, SUITE 200, PETALUMA, CA 94952
19D	006-163-025	LIVERMORE PROPERTIES, LLC	855 LAKEVILLE STREET, SUITE 200, PETALUMA, CA 94952
20	006-284-014	SING CHONG INVESTMENTS, LLC	932 GRANT AVE., SAN FRANCISCO, CA 94108
21	006-163-031	NATALIE R. NUNAMARK TR	P.O. BOX 875, COBB, CA 94528
22	006-163-054	CITY OF PETALUMA	P.O. BOX 61, PETALUMA, CA 94952
23	006-163-040	THE SPANOS CORPORATION	10100 TRINITY PARKWAY, 5TH FLOOR, STOCKTON, CA 95219
24	006-163-041	THE SPANOS CORPORATION	10100 TRINITY PARKWAY, 5TH FLOOR, STOCKTON, CA 95219
25	006-163-037	S M A R T	404 AVIATION BLVD., SANTA ROSA, CA 95403
26	006-163-044	S M A R T	267 WESTBROOK LN., PETALUMA, CA 94952
27	006-163-048	RAINBOW CAR WASH INC.	420 PETALUMA BLVD. N., PETALUMA, CA 94952
28	006-163-047	MALCOLM E. SMITH	1772 INDIAN VALLEY RD., NOVATO, CA 94947
29	006-163-045	S M A R T	5401 OLD REDWOOD HWY., STE. 200, PETALUMA, CA 94954
30	006-171-016	S M A R T	5401 OLD REDWOOD HWY., STE. 200, PETALUMA, CA 94954
31	006-171-028	HUNT & BEHRENS INC.	P.O. BOX 3242, PETALUMA, CA 94953
32	006-171-027	S M A R T	5401 OLD REDWOOD HWY., STE. 200, PETALUMA, CA 94954

NO.	APN	OWNER'S NAME	OWNER'S ADDRESS
33	006-171-039	PLANT & BEHRENS, INC.	P.O. BOX 2008, PETALUMA, CA 94954
34	006-284-019	CITY OF PETALUMA	P.O. BOX 61, PETALUMA, CA 94952
35	006-284-008	246 PETALUMA BLVD. NORTH LLC	125 THUNDERBIRD CT., NOVATO, CA 94949
36	006-163-042	GLIS & MARY KOTISARIS	640 MIDDLEFIELD DR., PETALUMA, CA 94952
37	006-163-043	BRADLEY N. KOTISARIS	14 KOTISARIS CT., PETALUMA, CA 94954
38	006-163-033	BRADLEY N. KOTISARIS	14 KOTISARIS CT., PETALUMA, CA 94954
39	006-163-026	CARL T. & RUTH E. PALMGREEN	3121 SKILLMAN LN., PETALUMA, CA 94952
40	006-163-039	CARL T. & RUTH E. PALMGREEN	3121 SKILLMAN LN., PETALUMA, CA 94952
41	006-163-038	RALPH DEAN	308 ACADIA DR., PETALUMA, CA 94954
42	006-163-046	JAN E. FRYM	426 PETALUMA BLVD. N., PETALUMA, CA 94954
43	006-163-015	LOIS JEAN PASINI	426 PETALUMA BLVD. N., PETALUMA, CA 94952
44	006-163-016	JOHN T. KOSEWIC ET AL.	430 PETALUMA BLVD. N., PETALUMA, CA 94952
45	006-163-017	DINO E. & LORE L. GROSSI, TR	477 RONSHIERER RD., PENNGROVE, CA 94951
46	006-163-018	DINO E. & LORE L. GROSSI, TR	477 RONSHIERER RD., PENNGROVE, CA 94951
47	006-163-019	KO-RI INC.	423 HAIGHT ST. SAN FRANCISCO CA 94117

VICINITY MAP, AERIAL CONTEXT MAP, LEGEND AND ABBREVIATIONS  
**NORTH RIVER APARTMENTS**  
968 AND 402 PETALUMA BLVD. N.  
PETALUMA, CALIFORNIA  
AFN 006-163-040, 041  
DOC NO 2015-12247  
DOC NO 2015-12248  
DECEMBER 21, 2017  
JOB NO. 15-104  
SHEET NO. C1  
OF 10 SHEETS



**PROJECT PARCEL**

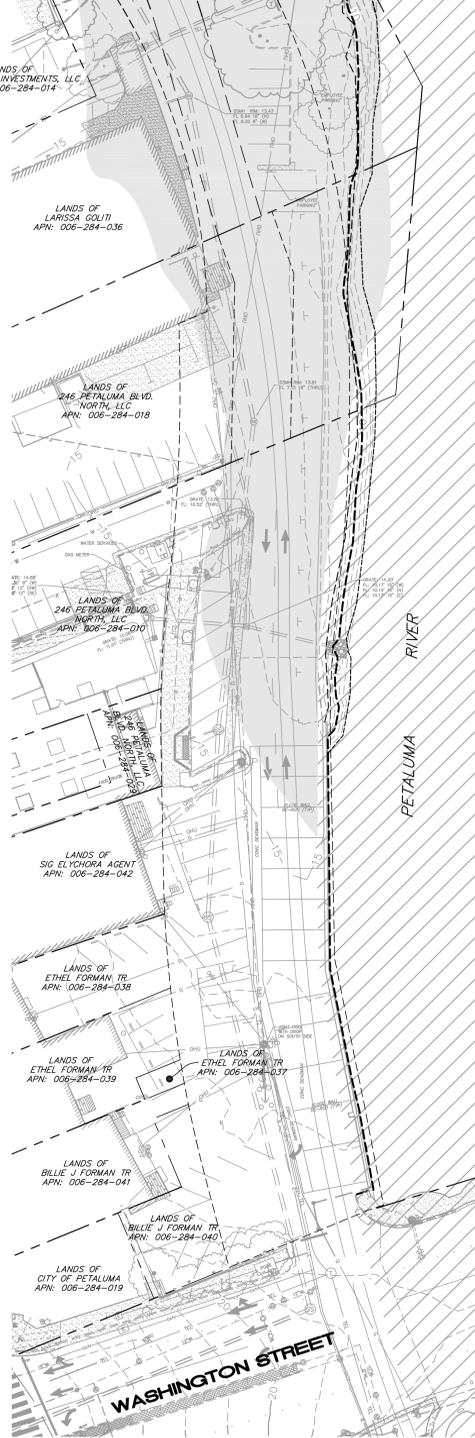
EX. NATIVE GRASSES	3.33 ACRES	(145,055 SF)	8.93%
EX. IMPERVIOUS SURFACE (BUILDINGS)	0.13 ACRES	(5,495 SF)	56.38%
EX. IMPERVIOUS SURFACE (HARDSCAPE)	0.46 ACRES	(20,247 SF)	34.69%
<b>TOTAL AREA</b>	<b>3.92 ACRES</b>	<b>(170,816 SF)</b>	<b>100%</b>

**LEGEND**

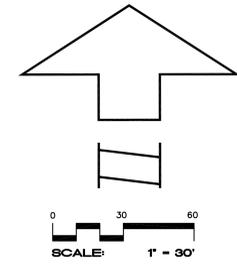
SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FEMA MAP NUMBER 06097C0982G, DATED OCTOBER 2, 2015

0.2% ANNUAL CHANCE FLOOD HAZARD AREA (500 YEAR FLOOD), AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE PER FEMA MAP NUMBER 06097C0982G, DATED OCTOBER 2, 2015

SEE BELOW LEFT



SEE ABOVE RIGHT



**Attachment 1. North River Landing Petaluma Tree Survey Results Table**  
June 2016

WRA ID	Species	Common Name	Protected	DBH (in)	Condition	Health	Structure
21	<i>Acer buergerianum</i>	trident maple	Y	3.7	3	3	3
36	<i>Salix babingtonia</i>	weeping willow	N	20.4	3	3	2
37	<i>Ericobotrys difflera</i>	bronze lequat	N	7.2	3	3	3
38	<i>Quercus agrifolia</i>	coast live oak	Y	21.4	3	3	3
39	<i>Quercus agrifolia</i>	coast live oak	Y	5.5	2	2	3
93	<i>Cupressus sempervirens</i>	Italian cypress	N	22	3	3	4



**CIVIL DESIGN CONSULTANTS, INC.**  
2000 Range Avenue, Suite 204  
San Diego, CA 92108  
(760) 542-4820

APN 006-163-040, 041  
DOC NO 2015-12247  
DOC NO 2015-12248

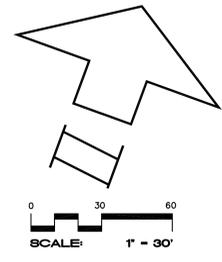
**NORTH RIVER APARTMENTS**  
368 AND 402 PETALUMA BLVD. N.  
PETALUMA, CALIFORNIA

EXISTING SITE CONDITIONS  
DECEMBER 21, 2017

JOB NO. 15-104

SHEET NO.

**C2**  
OF 10 SHEETS



12/18/17  
 No. 3498  
 Andrew Bordessa  
 CIVIL ENGINEER  
 CIVIL  
 1961 STATE ST. SUITE 204  
 PETALUMA, CA 94954



**CIVIL DESIGN CONSULTANTS, INC.**  
 204 Range Avenue, Suite 204  
 Petaluma, CA 94954  
 (707) 542-4820

APN 006-163-040, 041  
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 DOC NO 2015-12248

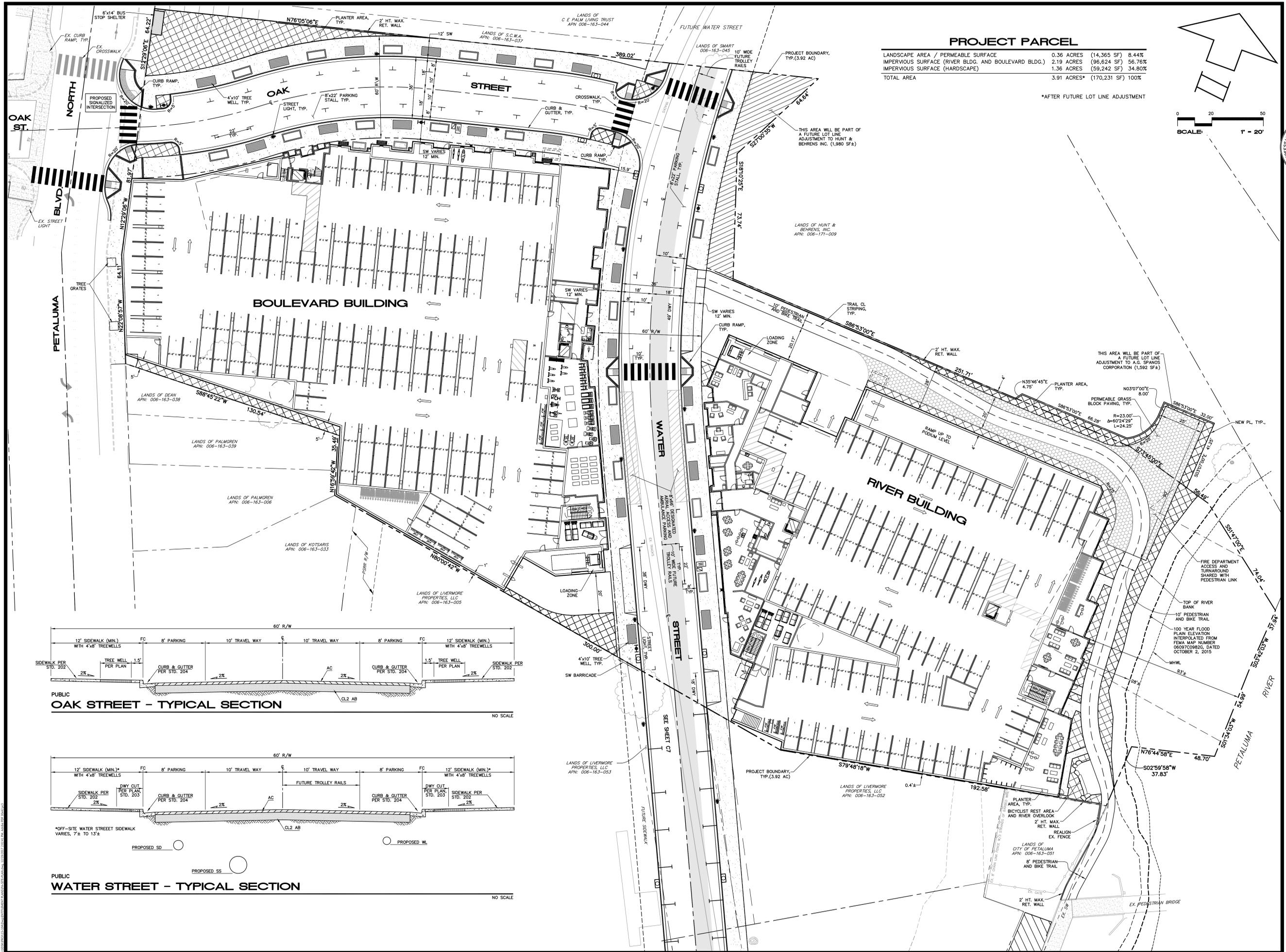
**NORTH RIVER APARTMENTS**  
 368 AND 402 PETALUMA BLVD. N.  
 PETALUMA, CALIFORNIA

DECEMBER 21, 2017

JOB NO.  
 15-104

SHEET NO.

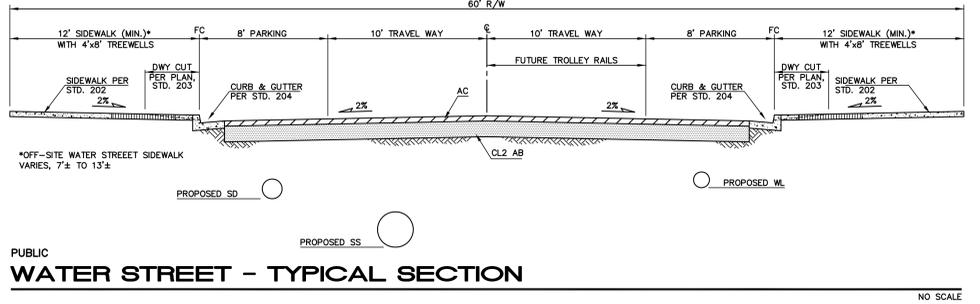
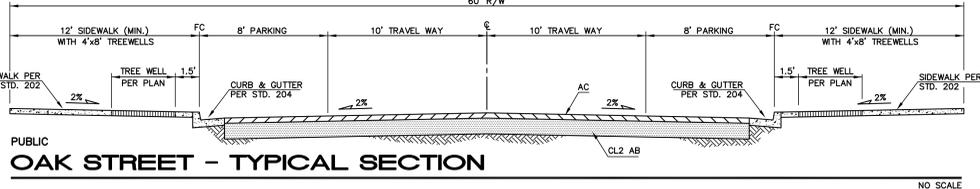
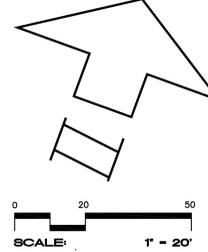
**C2.1**  
 OF 10 SHEETS



**PROJECT PARCEL**

LANDSCAPE AREA / PERMEABLE SURFACE	0.36 ACRES	(14,365 SF)	8.44%
IMPERVIOUS SURFACE (RIVER BLDG. AND BOULEVARD BLDG.)	2.19 ACRES	(96,824 SF)	56.76%
IMPERVIOUS SURFACE (HARDSCAPE)	1.36 ACRES	(59,242 SF)	34.80%
TOTAL AREA	3.91 ACRES*	(170,231 SF)	100%

\*AFTER FUTURE LOT LINE ADJUSTMENT



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DOC NO 2015-12248

**SITE PLAN**  
**NORTH RIVER APARTMENTS**  
968 AND 402 PETALUMA BLVD. N.  
PETALUMA, CALIFORNIA

DECEMBER 21, 2017

JOB NO.  
15-104

SHEET NO.

**C3**  
OF 10 SHEETS