

# PROJECT DESCRIPTION

## SITE CONTEXT

The project is on a small Parcel on the corner of Cherry and Petaluma Blvd North. It is transitional between Residential properties to the West and Commercial to the East. Its neighbors are the Montessori Pre School to the South, Residences to the West and North and Commercial Building Uses to the East across the Blvd. (See attached Vicinity Map).

## ZONING

It is zoned MU1A which allows Multifamily with a CUP. The General Plan allows 30 Units per acre which = 3.4 units for this .115 acre Site. Based on preliminary discussions/feedback with Planning, we are proposing Residential on Upper Floor over private garages and a Flex Space on ground floor.

## DESIGN

Cherry Suites is a modern, 3 Unit Multifamily Project designed to be secure and self sufficient in the city core setting. The project is geared toward people who want to work from home. Each 2 Bedroom / 2 Bath unit has an average 1100 sf Upper apartment over a 510 sf Lower Floor 'Flex' space which can be an Artist Studio, Home office or recreation overflow area for Upstairs Residents.

Each Unit also has a roof deck, balcony and Ground Floor patio to comfortably enjoy the outdoors in this urban setting. These are designed sustainably as entirely electric units tapping into the extensive photovoltaic arrays on the roof. There is also a vertical rain catchment system to make use of roof storm water for irrigation.

The Landscaping is maximized on the 80% covered parcel by providing 'vertical' greenery such as vine covered living fences and trellis work on the roof.

The hope is this project can fulfill the tremendous need for housing.

# PROJECT INFORMATION

AP: 006-092-017  
 ZONING: MU1A  
 PARCEL SIZE: 4,997 SF = 0.115 ACRES  
 GP DENSITY: MU (MIXED USE) = 30 DU / ACRE = 3 UNITS

	ALLOWED	PROJECT
FAR:	2.50 (12,493 S.F.)	1.24 (6,207 S.F.)
COVERAGE:	80%	76% (3,791 S.F.)
YARDS:		
FRONT	0'	5'-3"
SIDE INT.	0'	3'-0"
SIDE ST.	0'	5'-9"
REAR	0'	6'-0"
HEIGHT	30'	28.5'
OCCUPANCY		CONSTRUCTION TYPE
RESIDENTIAL:	R3	V-B (NO HOUR RATING)
GARAGES:	U	

## UNIT AREAS (ENCLOSED S.F.):

UNIT 1 1ST FLOOR, GARAGE: 438 S.F.  
 UNIT 1 1ST FLOOR, FLEX: 510 S.F.  
 UNIT 1 2ND FLOOR: + 1138 S.F.  
**UNIT 1 TOTAL: 2086 S.F.**

UNIT 2 1ST FLOOR, GARAGE: 438 S.F.  
 UNIT 2 1ST FLOOR, FLEX: 510 S.F.  
 UNIT 2 2ND FLOOR: + 1100 S.F.  
**UNIT 2 TOTAL: 2048 S.F.**

UNIT 3 1ST FLOOR, GARAGE: 438 S.F.  
 UNIT 3 1ST FLOOR, FLEX: 510 S.F.  
 UNIT 3 2ND FLOOR: + 1125 S.F.  
**UNIT 3 TOTAL: 2073 S.F.**

**TOTAL 1ST FLOOR: 2844 S.F.**  
**TOTAL 2ND FLOOR: 3363 S.F.**  
**BUILDING TOTAL: 6,207 S.F.**

## DECKS, PATIOS, BALCONIES:

UNIT 1 1ST FLOOR: 191 S.F.  
 UNIT 1 2ND FLOOR: 124 S.F.  
 UNIT 1 ROOF: + 304 S.F.  
**UNIT 1 TOTAL: 619 S.F.**

UNIT 2 1ST FLOOR: 196 S.F.  
 UNIT 2 2ND FLOOR: 124 S.F.  
 UNIT 2 ROOF: + 304 S.F.  
**UNIT 2 TOTAL: 624 S.F.**

UNIT 3 1ST FLOOR: 191 S.F.  
 UNIT 3 2ND FLOOR: 124 S.F.  
 UNIT 3 ROOF: + 304 S.F.  
**UNIT 3 TOTAL: 619 S.F.**

**BUILDING TOTAL: 1,862 S.F.**

# PROJECT TEAM

## OWNER

Fred Khazal  
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 dkhazal@yahoo.com

## ARCHITECT

MAD architecture  
 Chris Lynch  
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## CIVIL ENGINEER / SURVEYOR

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## LANDSCAPE ARCHITECT

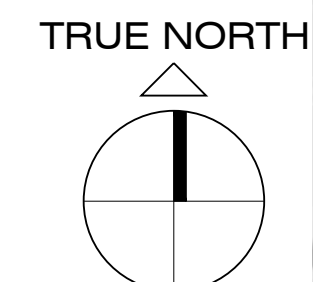
ZAC Landscape Architects  
 Sandy Reed  
 1574 Skillman Lane  
 Petaluma, CA 94952  
 707.696.2967  
 sr@zaandscape.com

## ELECTRICAL ENGINEER

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 Courtney Chuenyane  
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 Rohnert Park, CA 94927  
 707.799.6822  
 courtney.chuenyane@brokawdesign.com

## ARBORIST

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 Consulting Arborist & Landscape Advisor  
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 Sebastopol, CA 95472  
 707.829.0555



## VICINITY MAP

SCALE: 1" = 100'-0"

# DRAWING INDEX

- A0 COVER SHEET
- A1 SITE / ROOF PLAN
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- C-1 EXISTING CONDITIONS EXHIBIT
- C-2 PRELIMINARY GRADING AND UTILITIES
- C-3 SIGNING AND STRIPING PLAN
- C-4 SIGHT DISTANCE EXHIBIT
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# PARKING

REQUIRED:  
 MULTIFAMILY IS (1) PARKING SPACE PER BEDROOM

PROPOSED:  
 (3) 2-BEDROOM UNITS = (6) PARKING SPACES, TANDEM

# ACCESSIBILITY

PER OBC CHAPTER 11-A, SECTION 1102A.3.1

REQUIRED:  
 IN BUILDINGS WITH (3) OR MORE MULTISTORY DWELLINGS, AT LEAST 10% BUT NOT LESS THAN (1) UNIT SHALL HAVE AN ACCESSIBLE ROUTE OF TRAVEL TO ALL ROOMS AT THE GROUND FLOOR AND ACCESSIBLE BATHROOM AT THE GROUND FLOOR

(3) UNITS TOTAL ARE PROPOSED, THEREFORE (1) UNIT IS REQUIRED IN THIS PROJECT

PROPOSED:  
 "UNIT 1" HAS A FULLY ACCESSIBLE GROUND FLOOR. SEE SHEET A2



## AERIAL CONTEXT MAP

SCALE: 1" = 50'-0"

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SPAR / CUP		12.9.20
REVISION		4.1.22



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APN: 125-040-45

**CHERRY SUITES**  
 719 PETALUMA BLVD NORTH  
 PETALUMA CA 94952

**COVER SHEET**

DRAWN BY: CH  
 CHECKED BY: CL

**A0**



**SITE / ROOF PLAN**  
SCALE: 1/8" = 1'-0"

<b>PARCEL SIZE:</b>	4,997 S.F.	
<b>PROPOSED BUILDING AREA:</b> (TO DRIPLINES)	3,791 S.F.	3,791 / 4,997 = 76%
<b>LOT COVERAGE:</b>	EXISTING 0% ALLOWED 80% PROPOSED 76%	

**LIGHTING LEGEND**  
 STEP LIGHT  
 SEE SHEETS A2 AND A3 FOR ADDITIONAL LIGHTING

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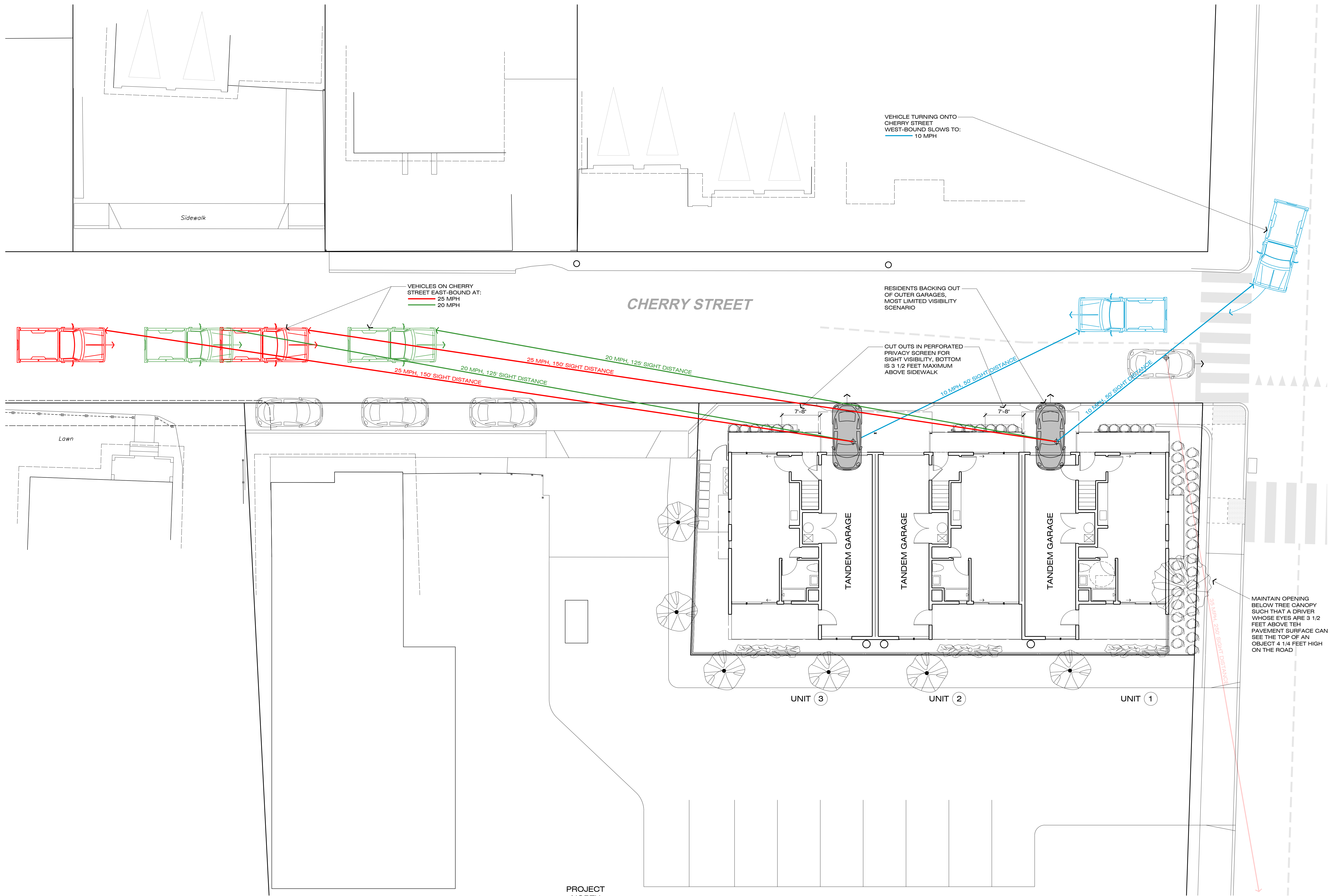
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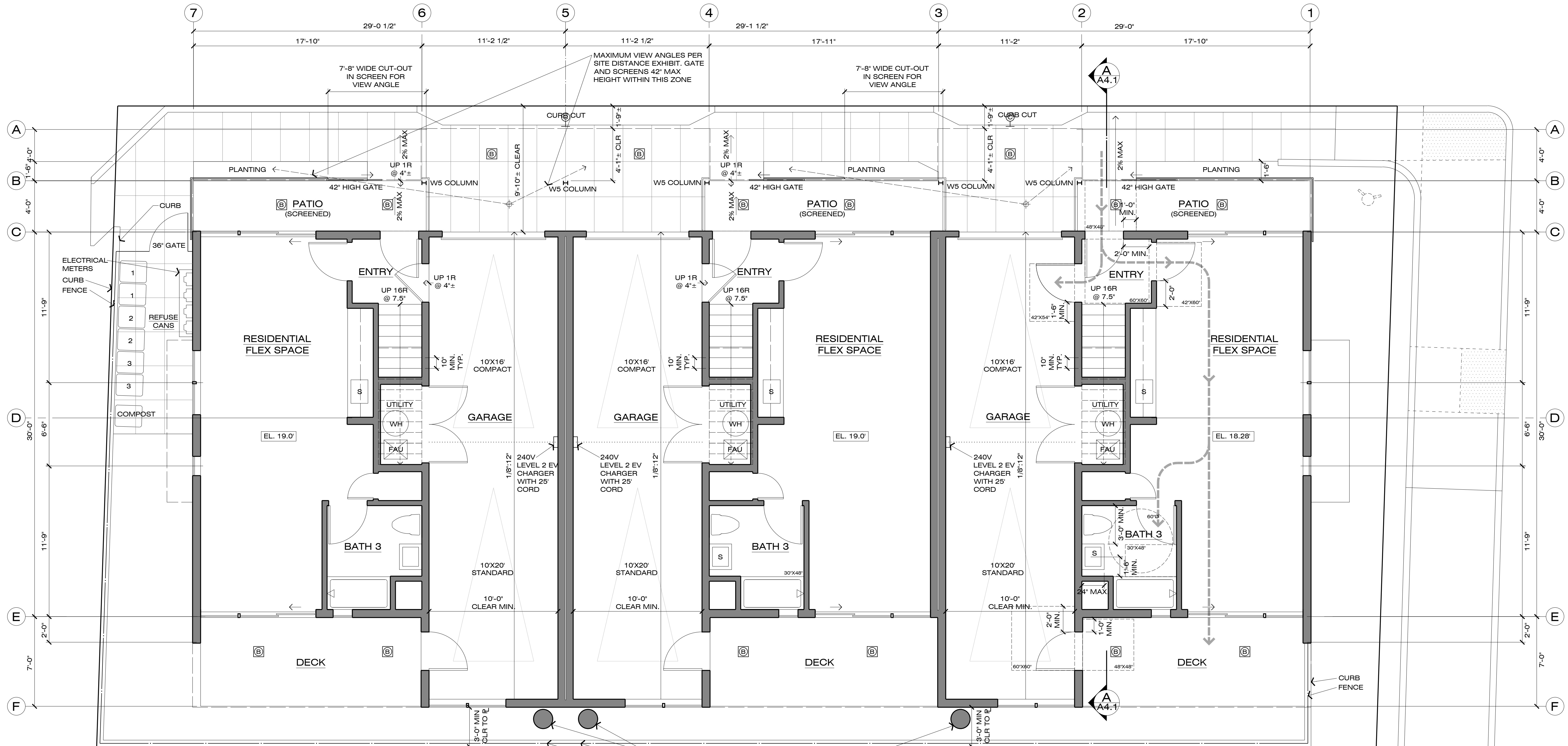
**CHERRY SUITES**  
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**SITE / ROOF PLAN**

DRAWN BY: CH  
 CHECKED BY: CL

**A1**



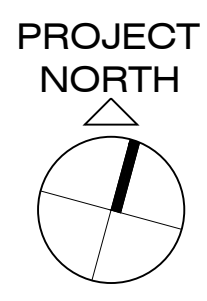


UNIT 3

UNIT 2

UNIT 1

ACCESSIBLE GROUND FLOOR

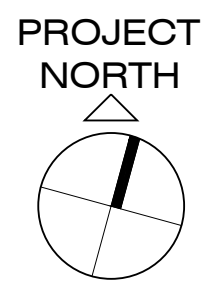
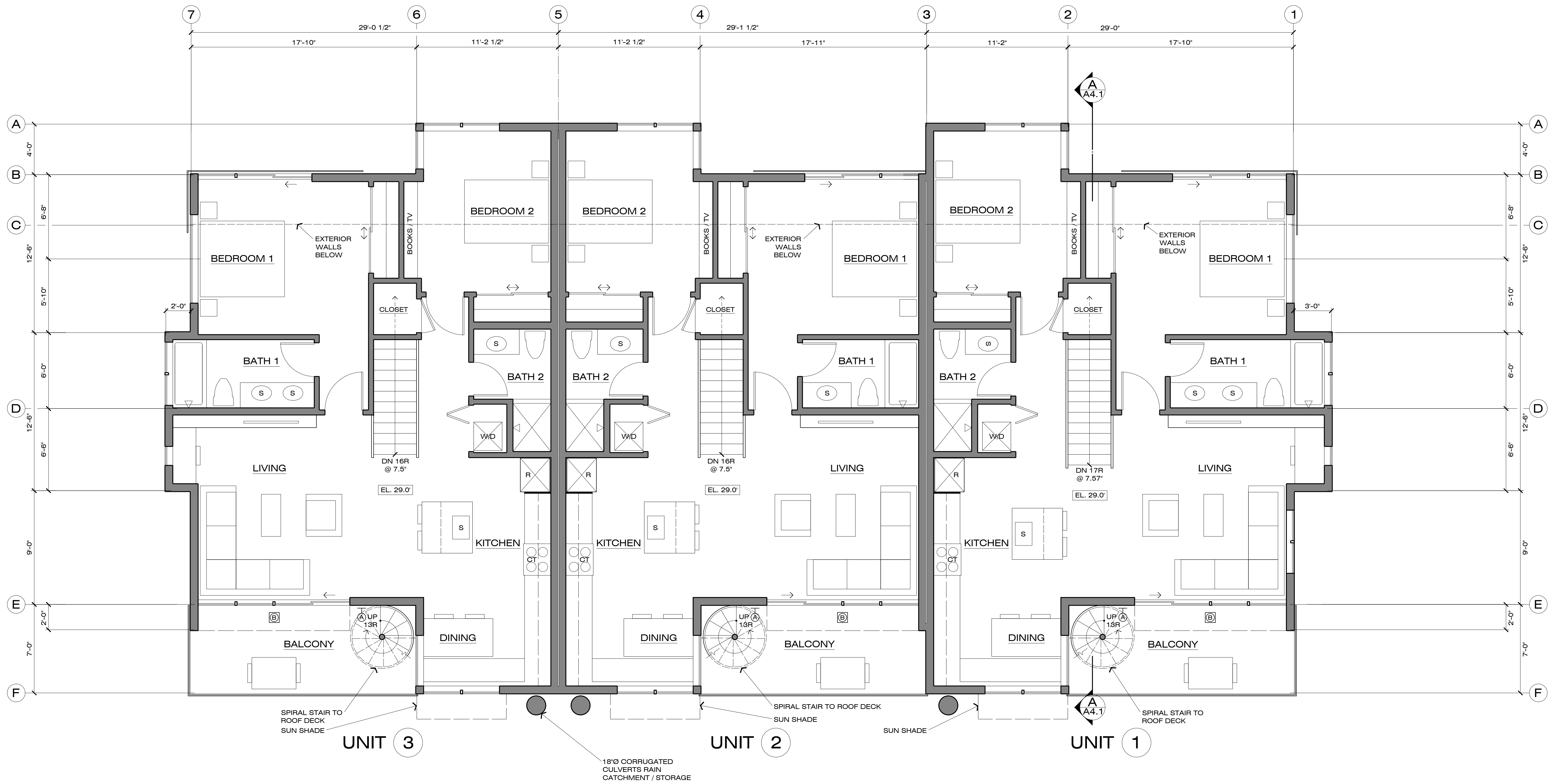


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ACCESSIBLE ROUTE OF TRAVEL

**LIGHTING LEGEND**

- WALL MOUNT LIGHT
- RECESSED CAN LIGHT
- LED BACKOUT WARNING LIGHT



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LIGHTING LEGEND**

- ⊖ WALL MOUNT LIGHT
- Ⓞ RECESSED CAN LIGHT

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**EXTERIOR ELEVATIONS**

DRAWN BY: CH  
CHECKED BY: CL

**A4**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

CORRUGATED METAL CLADDING  
PERFORATED METAL CLADDING T.B.D.  
SUN SHADES

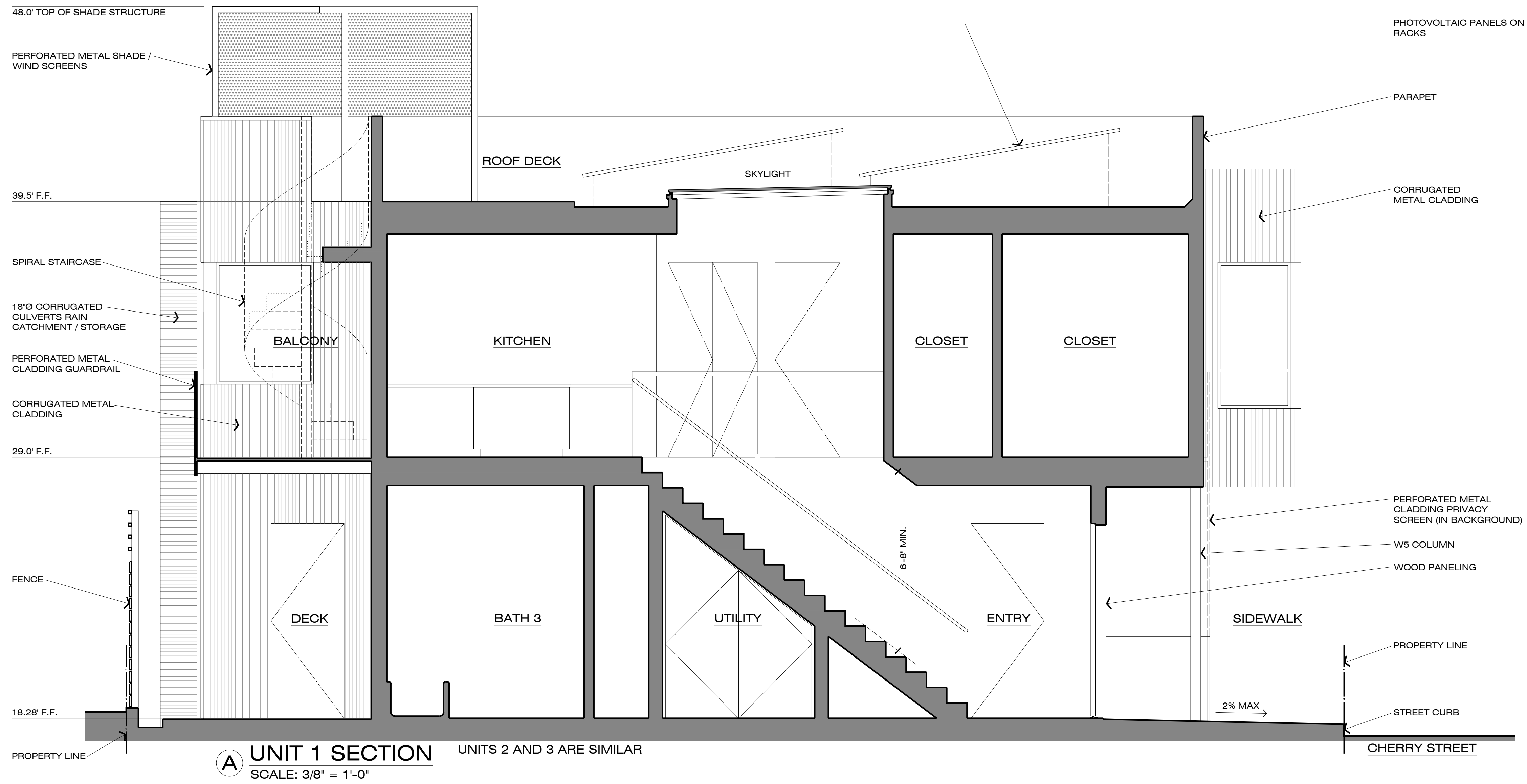
18"Ø CORRUGATED CULVERTS RAIN CATCHMENT / STORAGE  
STEEL SPIRAL STAIRCASE, PAINTED  
CEMENT PLASTER  
ALUMINUM FRAME DOORS  
CEDAR PRIVACY SCREEN  
SIDEWALK  
PETALUMA BLVD NORTH  
CEDAR SLAT FENCE



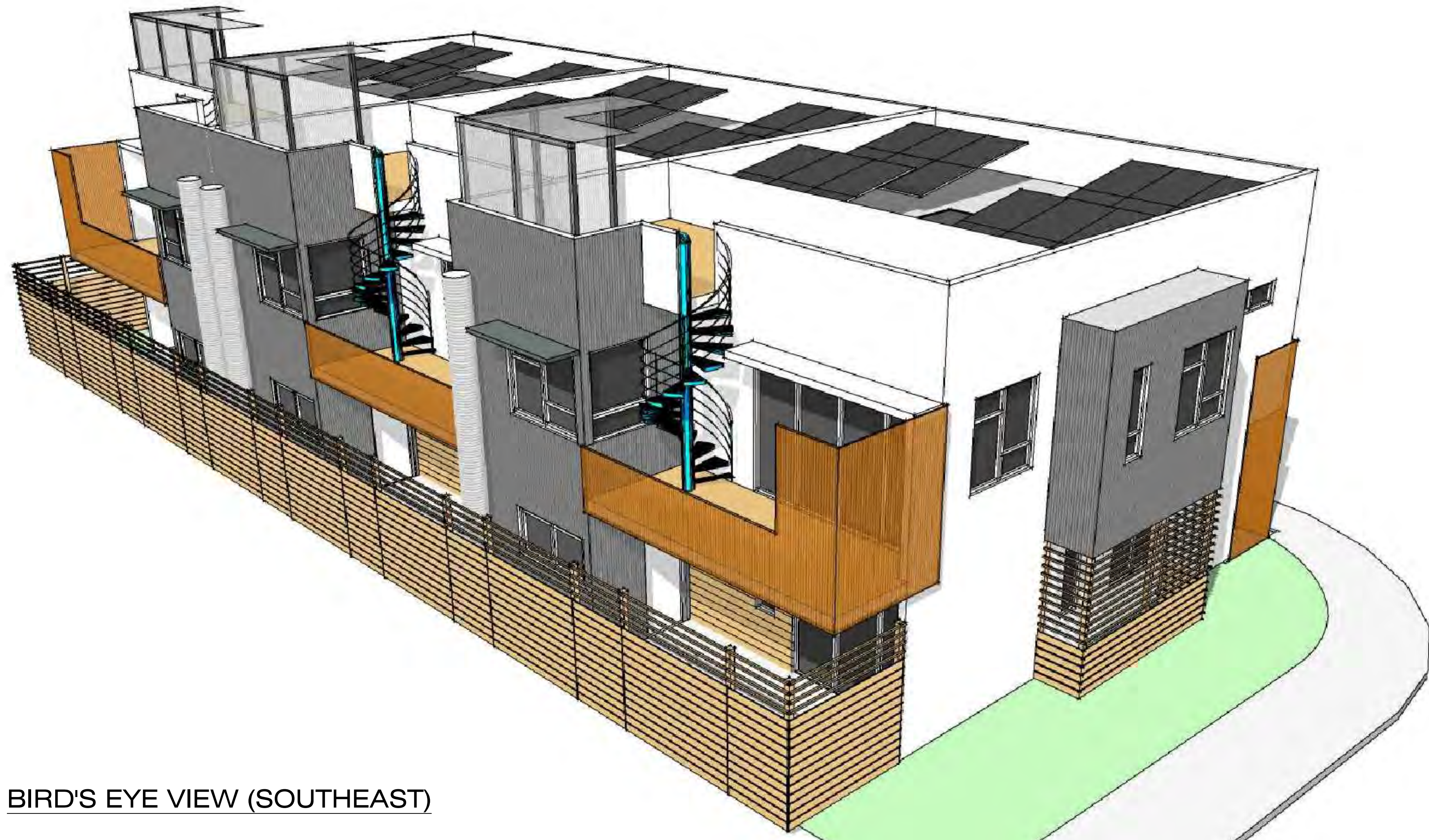
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

CEMENT PLASTER  
ALUMINUM FRAME WINDOWS  
PERFORATED METAL CLADDING T.B.D.

PERFORATED METAL SHADE / WIND SCREENS  
CORRUGATED METAL CLADDING  
STEEL SPIRAL STAIRCASE, PAINTED  
SUN SHADES  
18"Ø CORRUGATED CULVERTS RAIN CATCHMENT / STORAGE  
PERFORATED METAL CLADDING T.B.D.  
CEDAR SLAT FENCE



**UNIT 1 SECTION** UNITS 2 AND 3 ARE SIMILAR  
 SCALE: 3/8" = 1'-0"



**BIRD'S EYE VIEW (SOUTHEAST)**

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**UNIT 1 SECTION AND  
 BIRD'S EYE VIEW**

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NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

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3D VIEWS

DRAWN BY: CH  
CHECKED BY: CL

**A7**



(A) SITE LOOKING NORTH



(B) SITE LOOKING SOUTH



(C) SITE LOOKING SOUTHWEST



(D) SITE LOOKING WEST



(E) PET. BLVD. LOOKING SOUTH



(F) PET. BLVD. LOOKING NORTH



(G) PET. BLVD. NORTHEAST SIDE



(H) PET. BLVD. SOUTHEAST SIDE



(I) CHERRY ST. NORTH SIDE



(J) CHERRY ST. NORTH SIDE



(K) CHERRY ST. NORTH SIDE



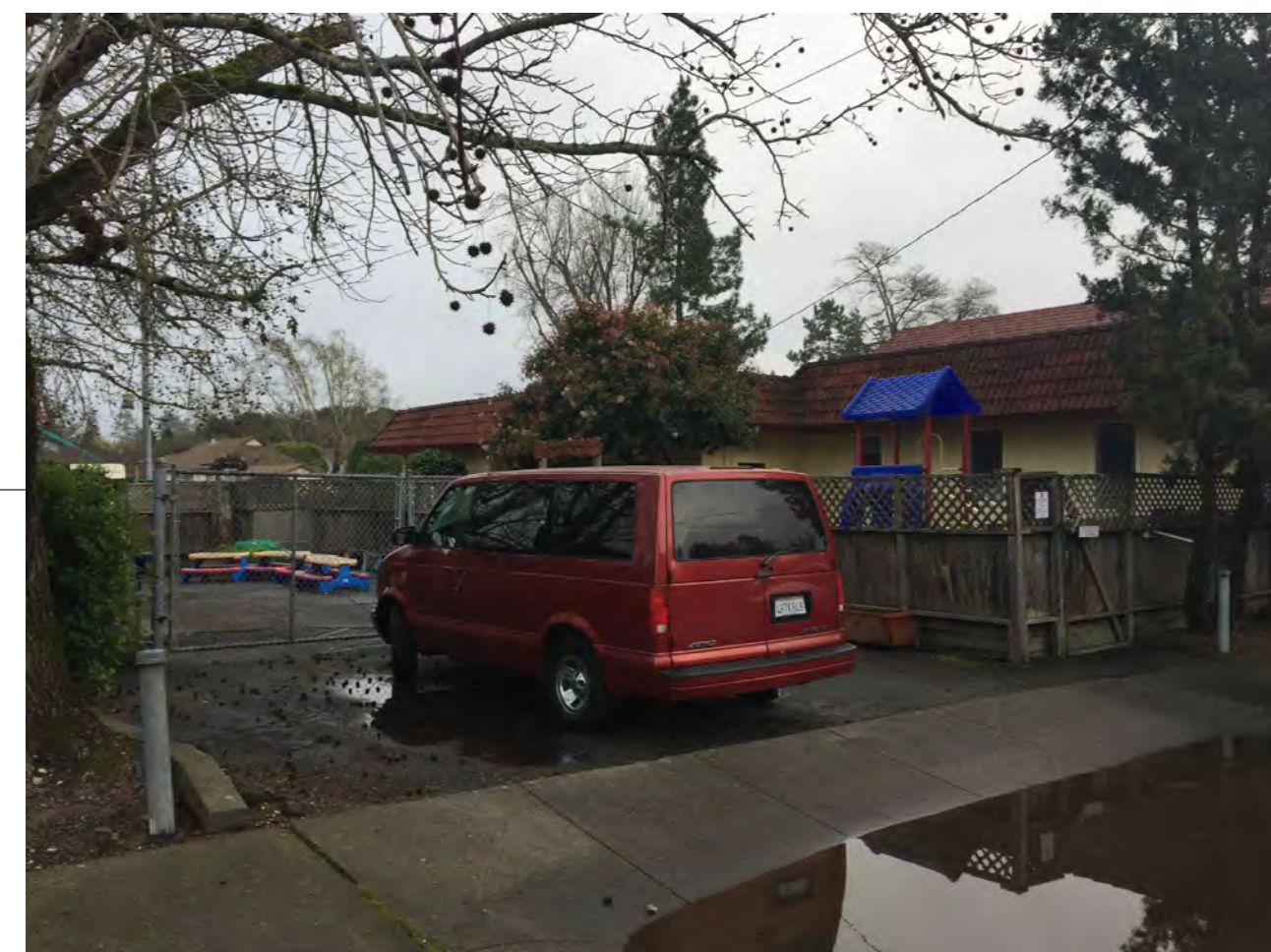
(L) CHERRY ST. NORTH SIDE



(M) SITE REAR CORNER



(N) CHERRY ST. LOOKING EAST

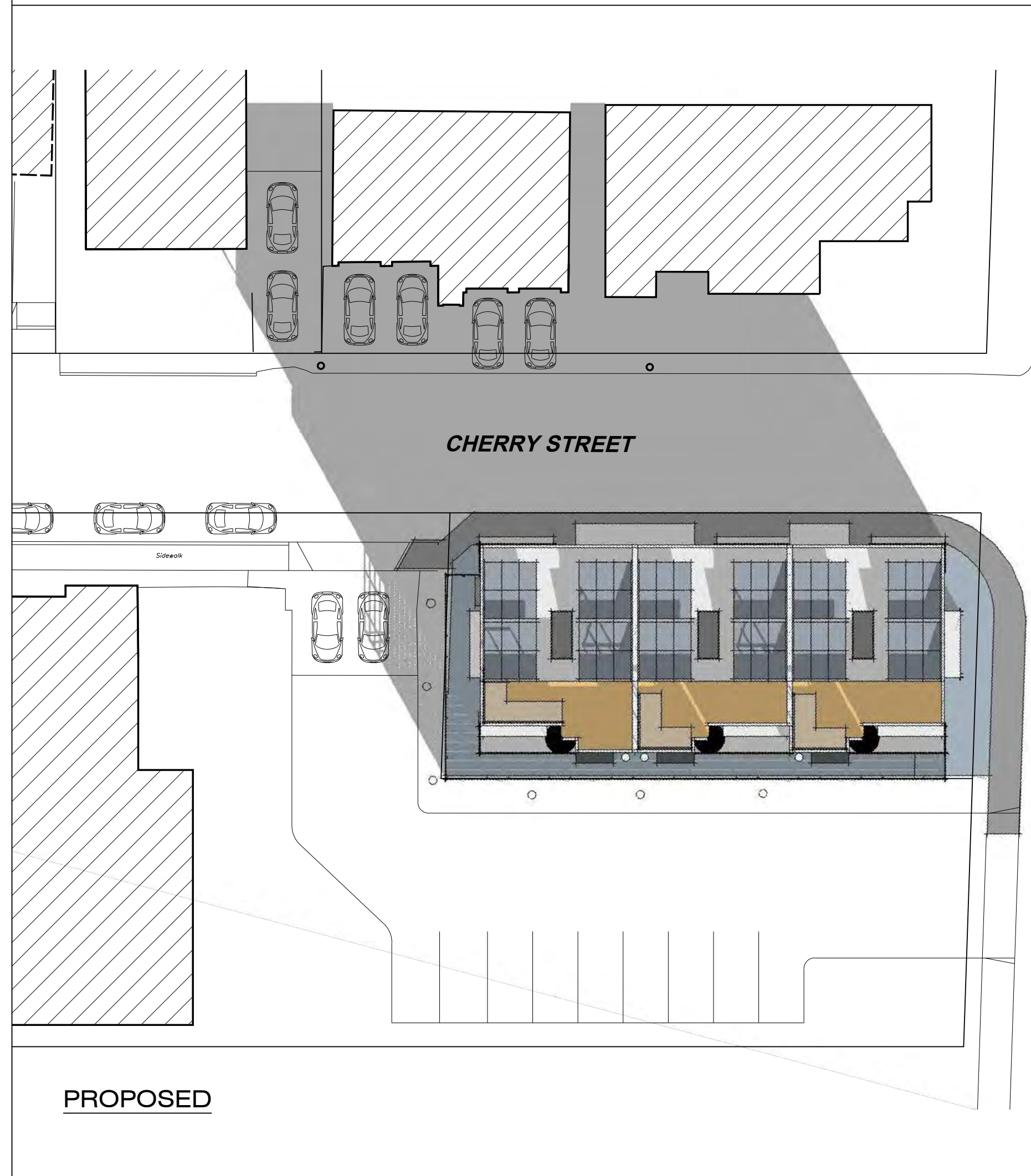


(O) CHERRY ST. SCHOOL ENTRY

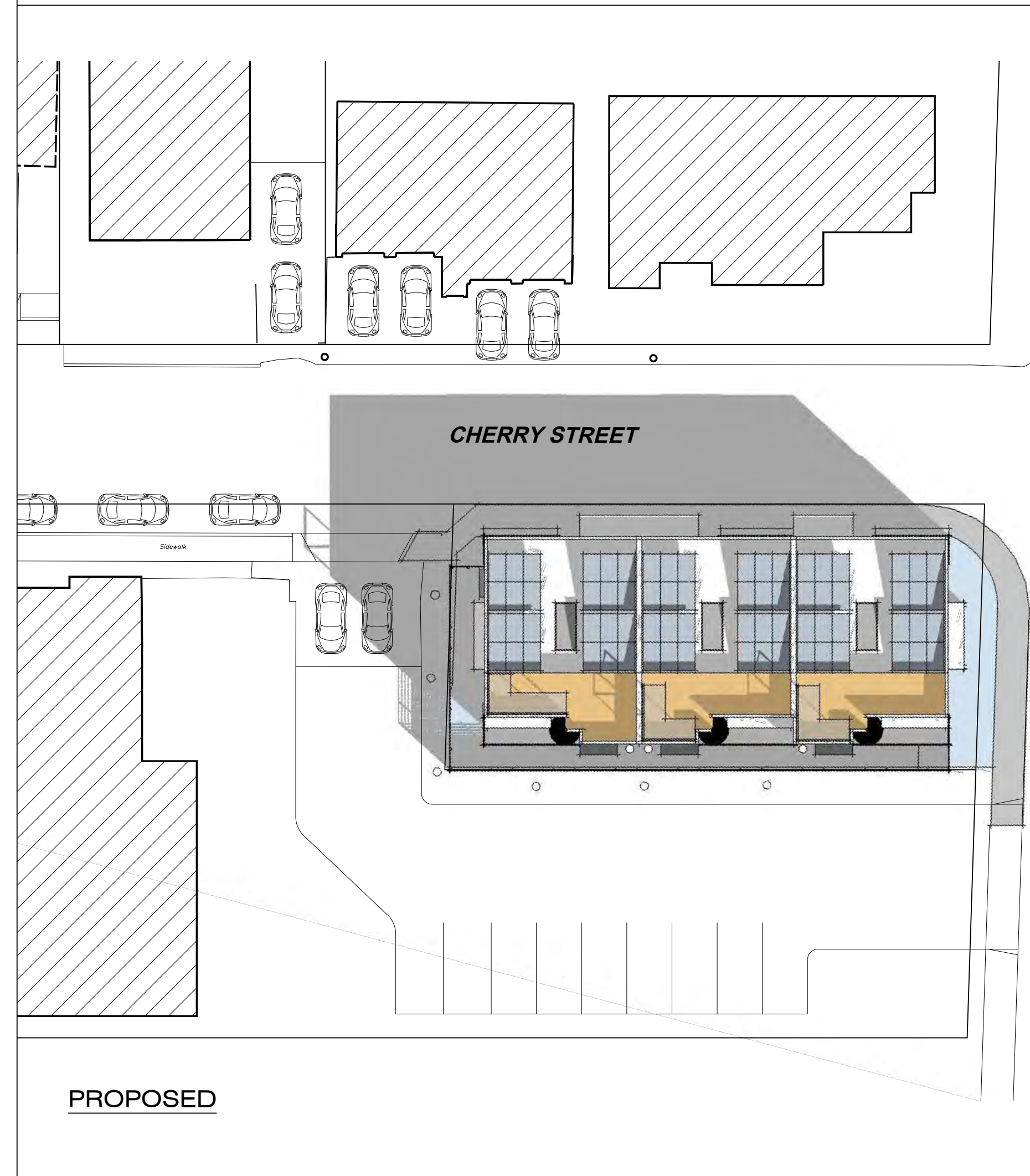
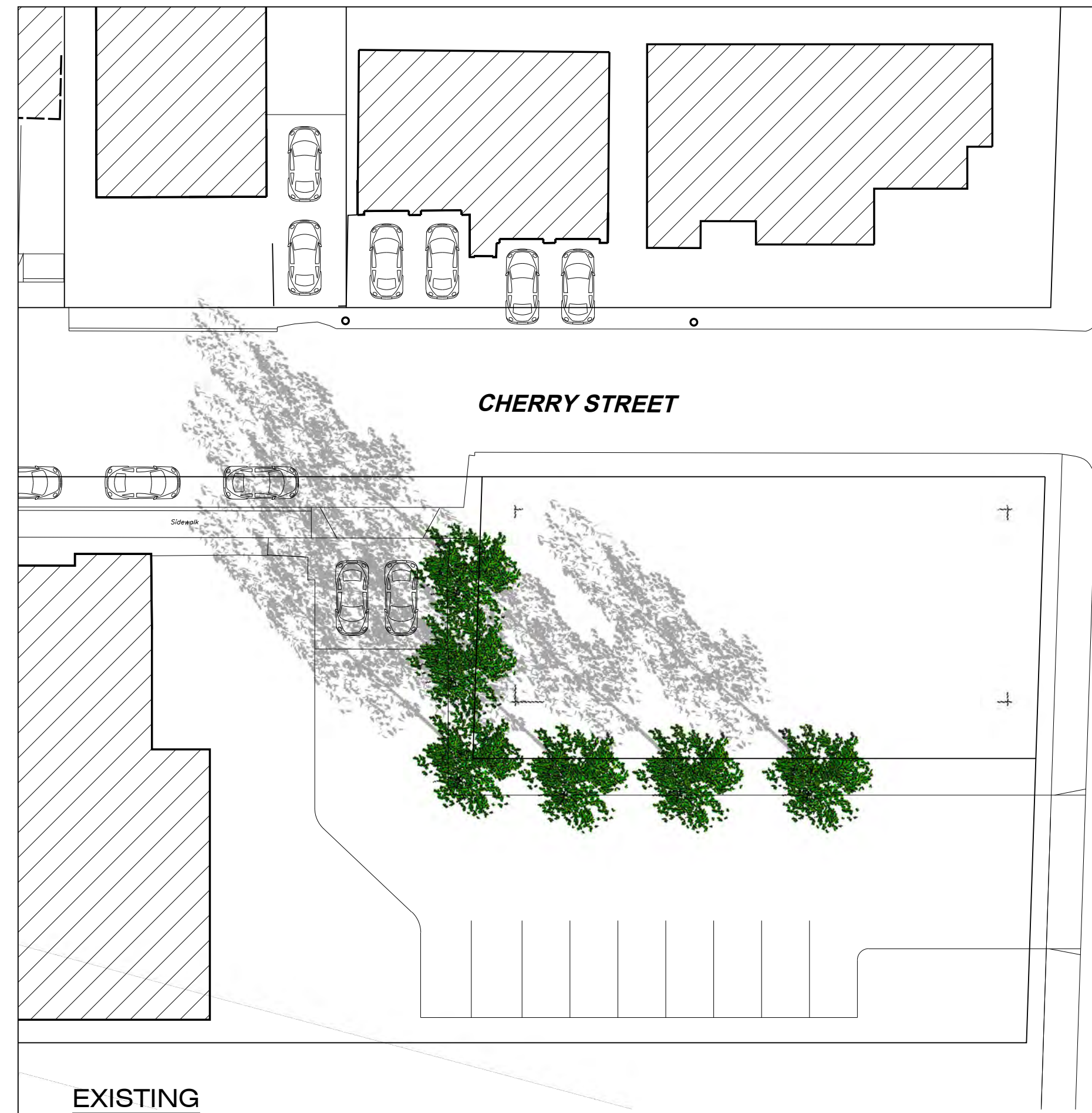


(P) CHERRY ST. SCHOOL BLDG.

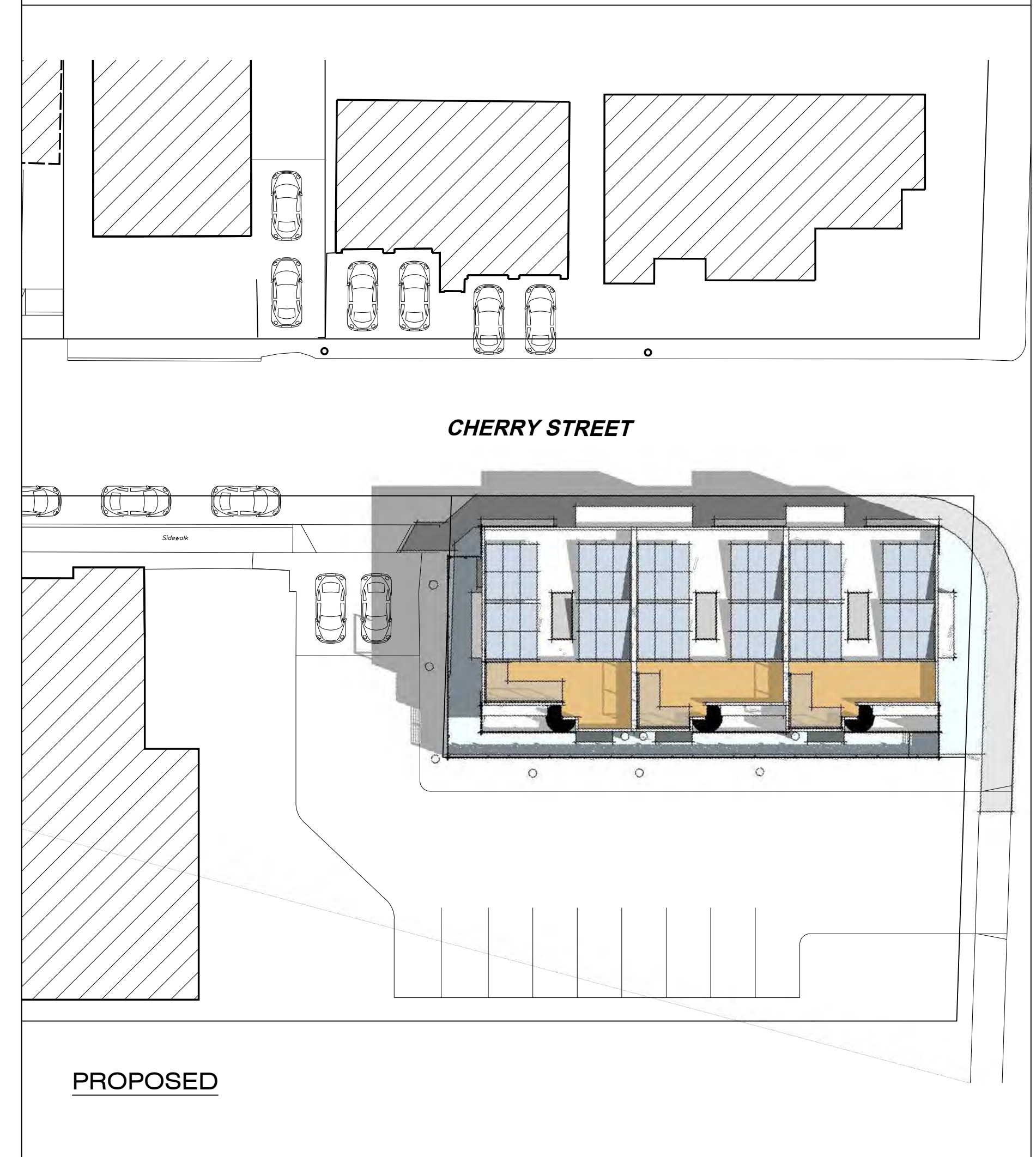
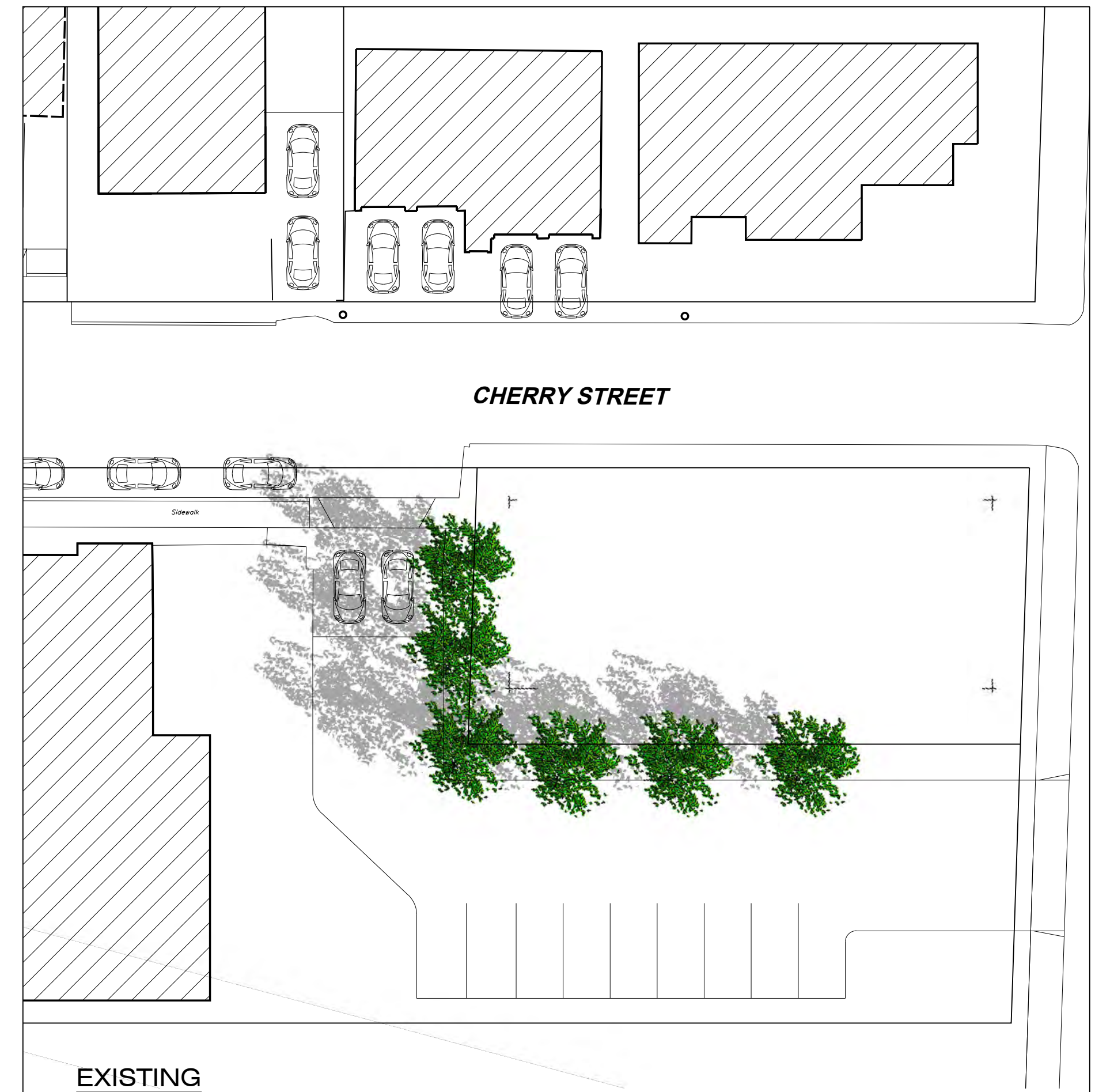




**SHADOWS - WINTER, 9 AM**  
SCALE: 1" = 20'-0"

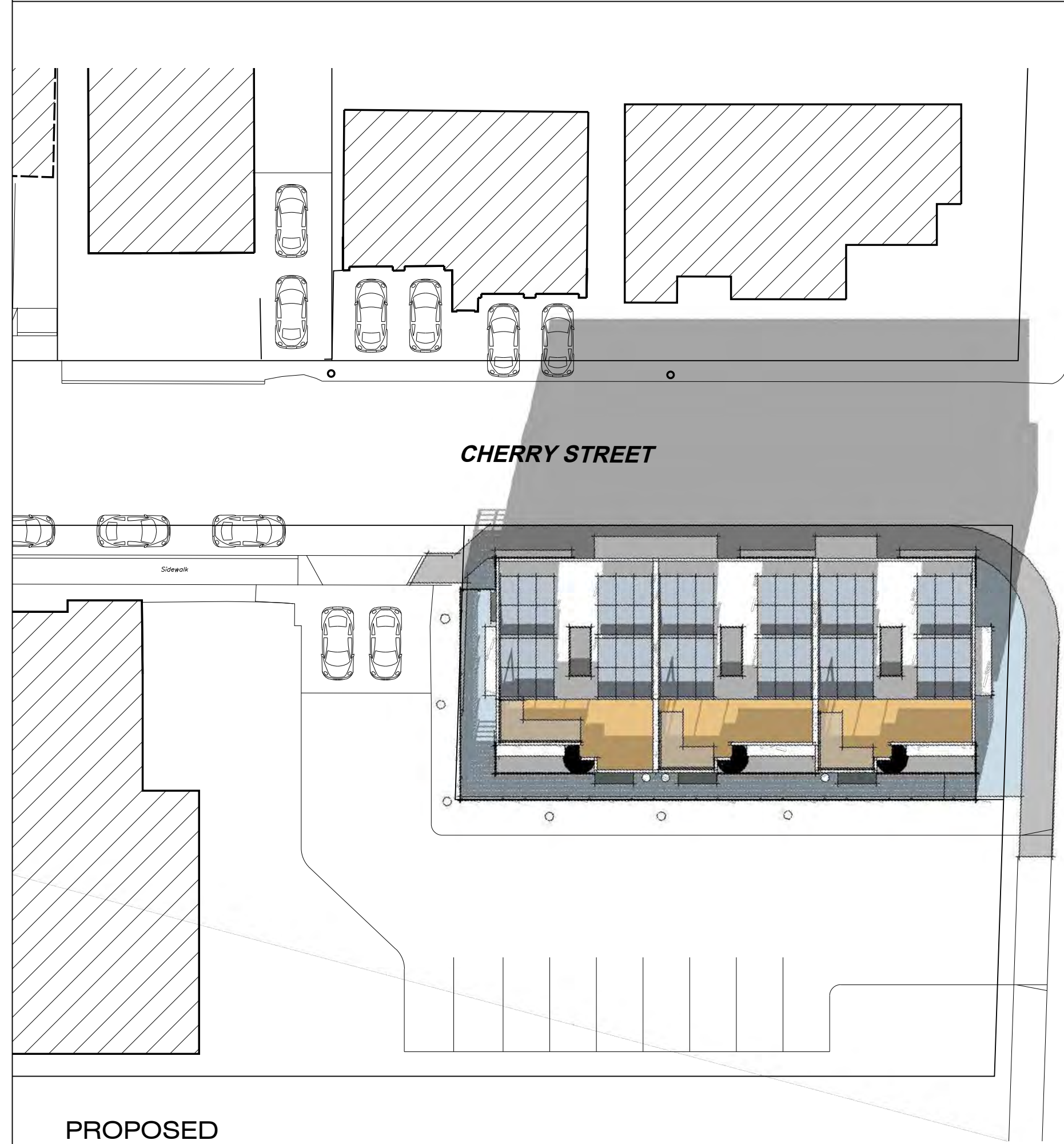
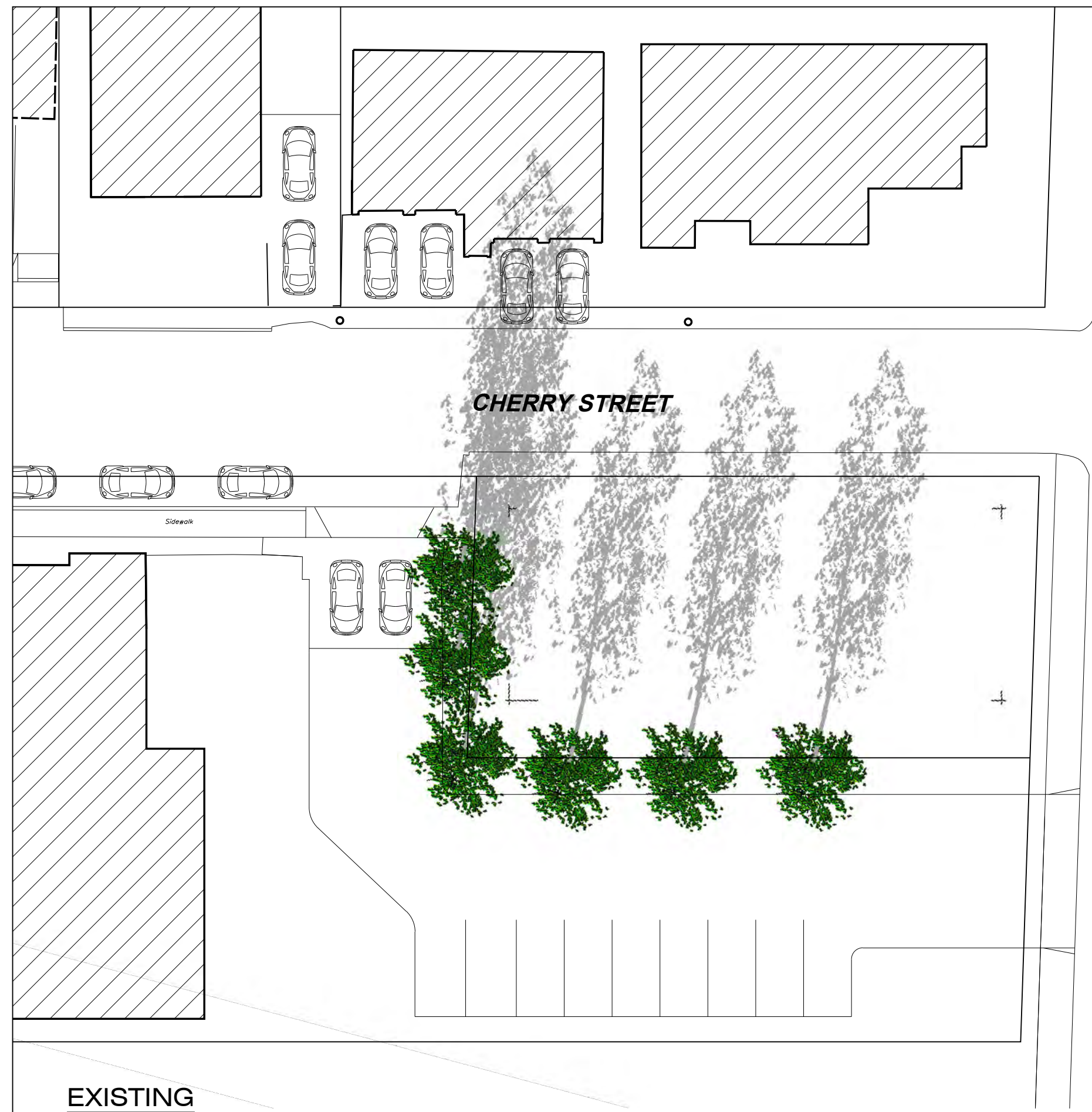


**SHADOWS - SPRING/FALL, 9 AM**  
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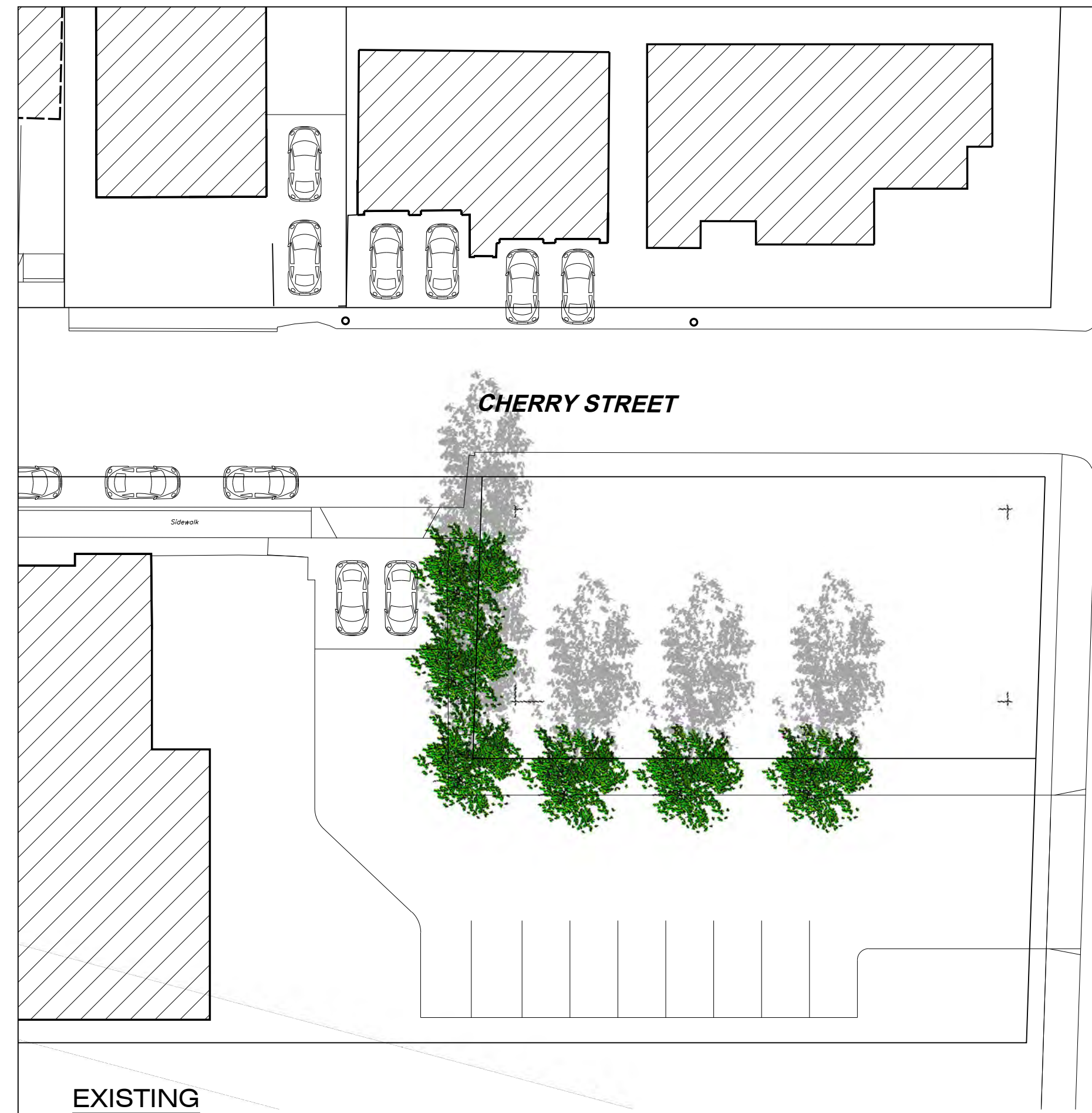


**SHADOWS - SUMMER, 9 AM**  
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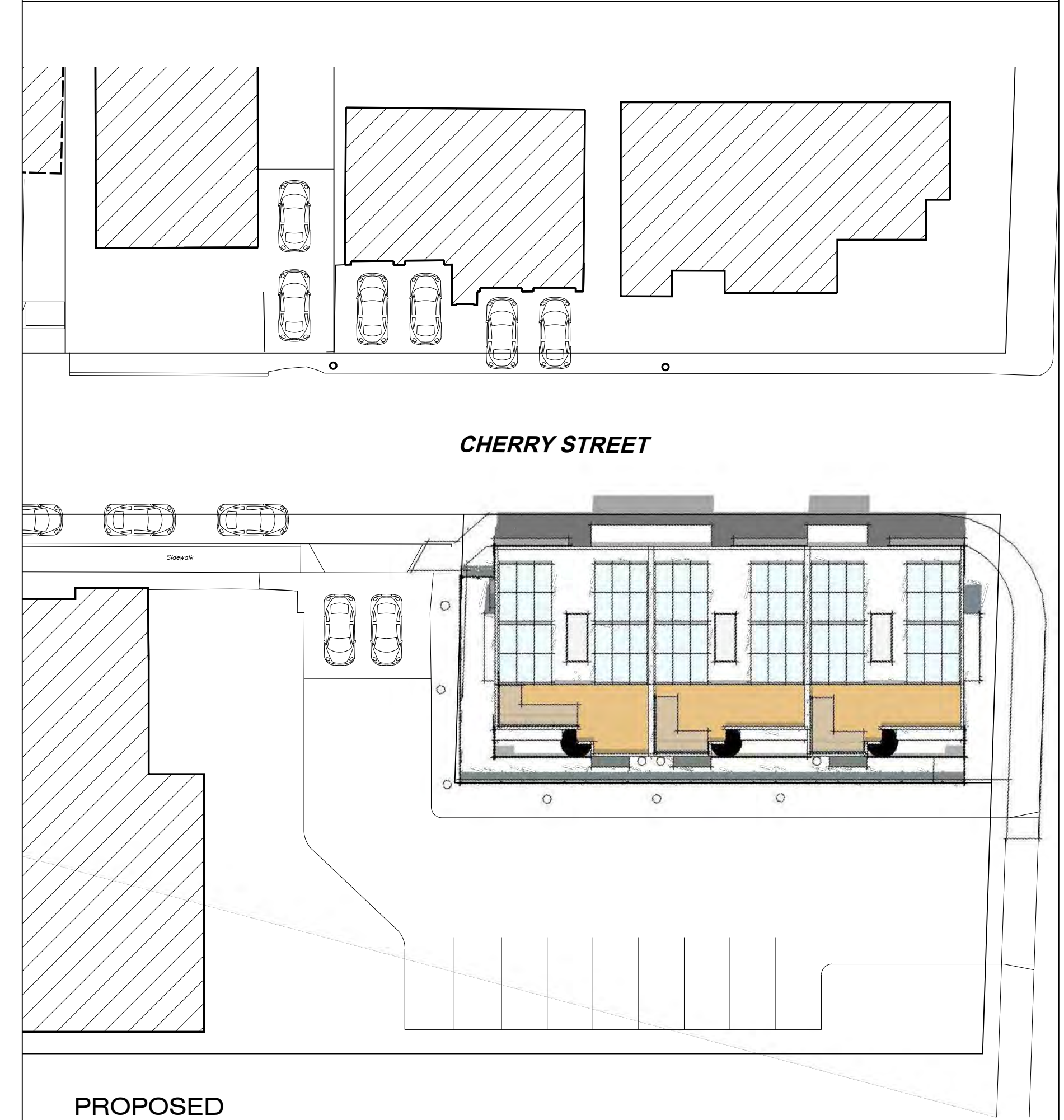
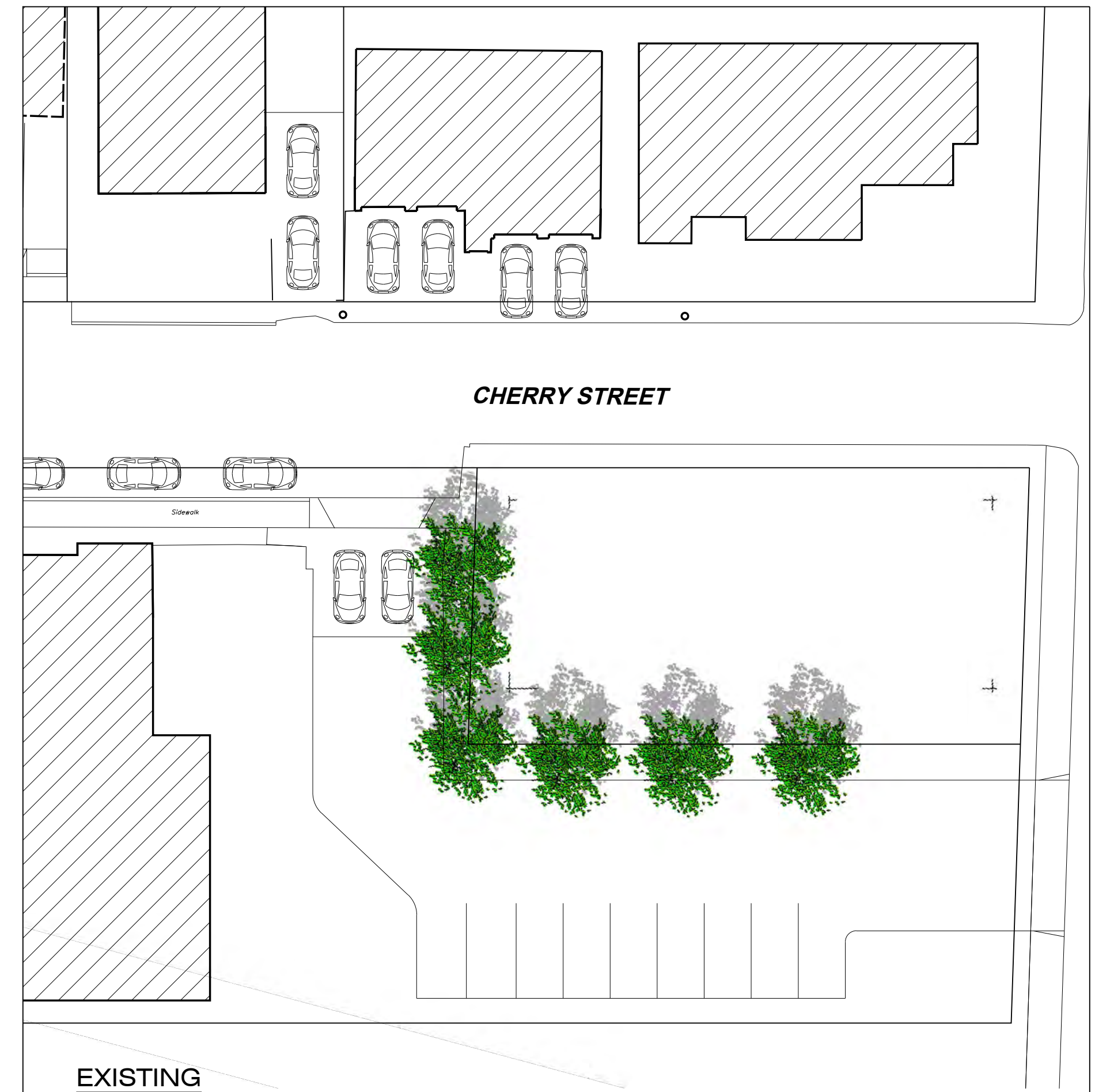




**SHADOWS - WINTER, 12 PM**  
SCALE: 1" = 20'-0"



**SHADOWS - SPRING/FALL, 12 PM**  
SCALE: 1" = 20'-0"



**SHADOWS - SUMMER, 12 PM**  
SCALE: 1" = 20'-0"



## CEMENT PLASTER



MATERIAL



BUILT EXAMPLE



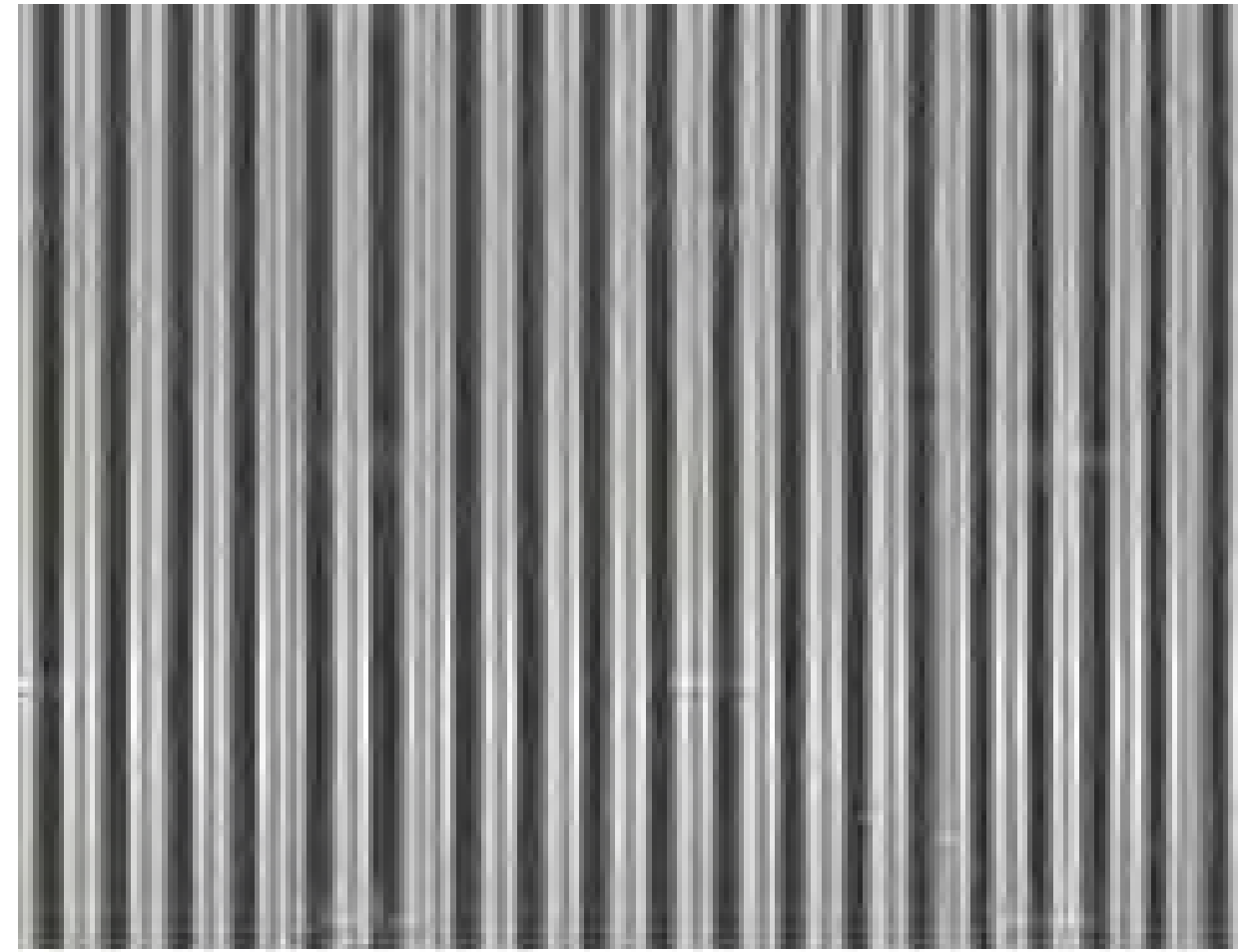
BUILT EXAMPLE

## WOOD SLAT FENCE



BUILT EXAMPLE

## CORRUGATED METAL



MATERIAL



BUILT EXAMPLE



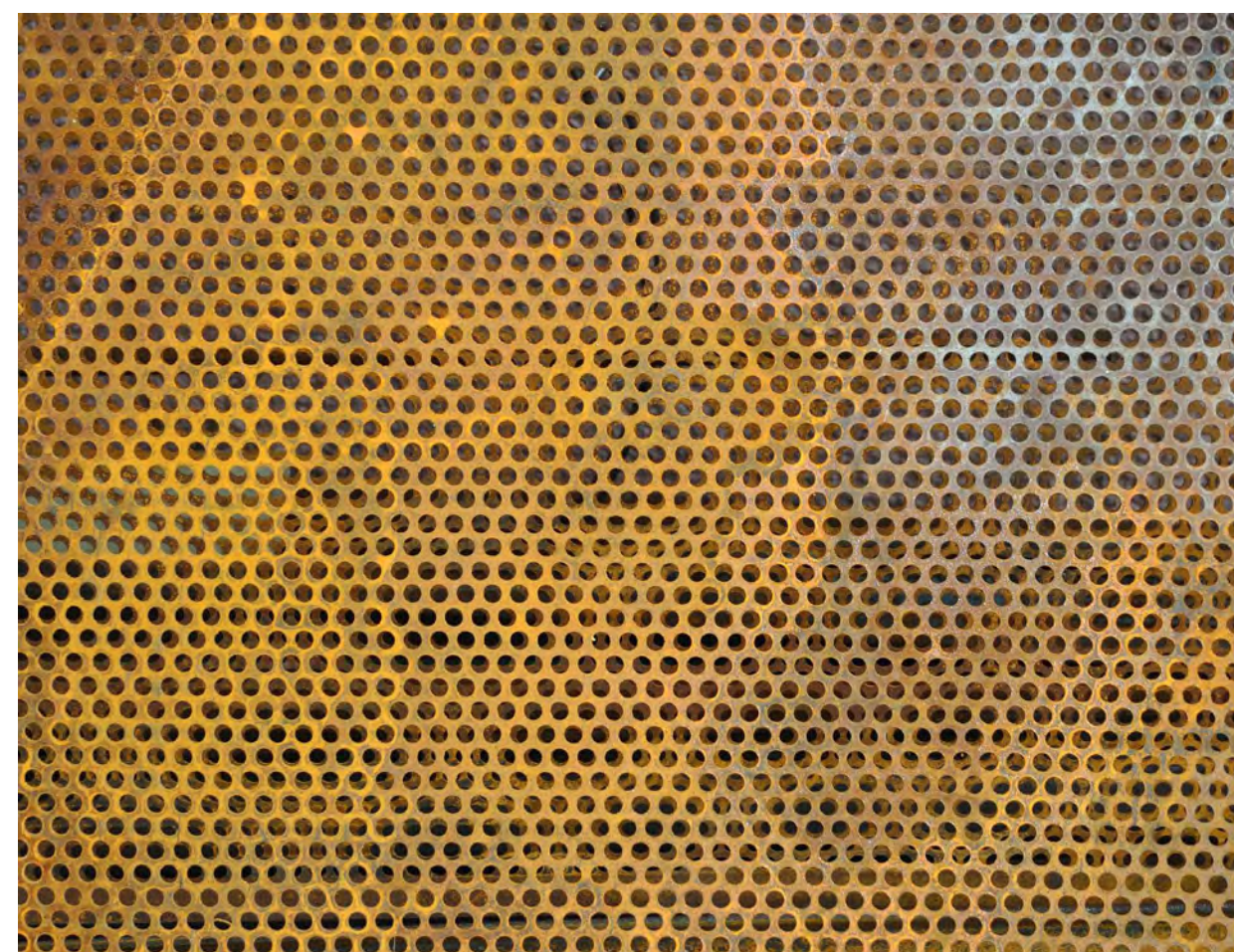
LOCAL EXAMPLE, 909 PETALUMA BLVD. N.

## SHADE / WIND SCREEN



BUILT EXAMPLE

## PERFORATED METAL



MATERIAL, FLAT



MATERIAL, CORRUGATED



BUILT EXAMPLE, FLAT



BUILT EXAMPLE, CORRUGATED



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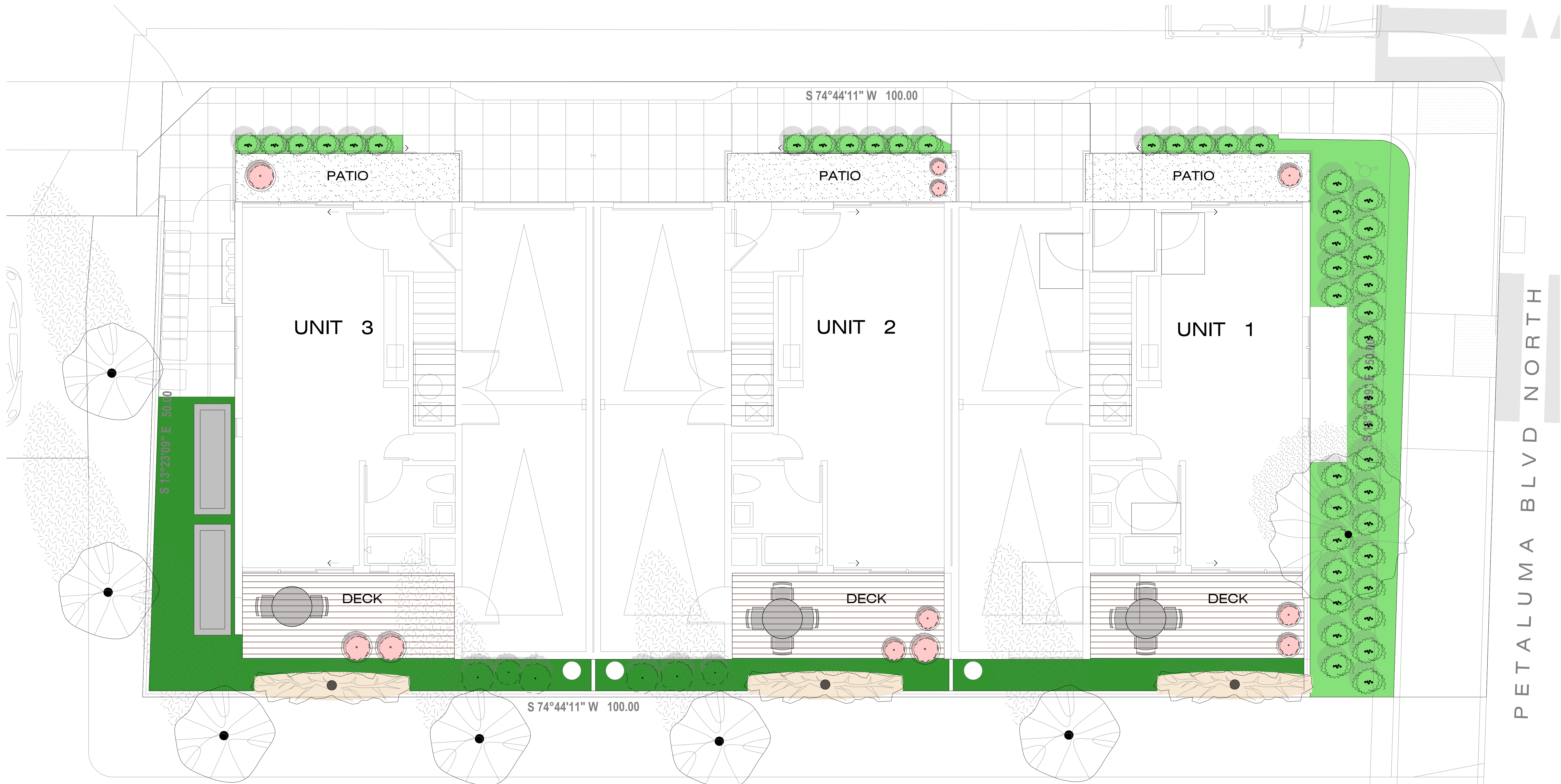
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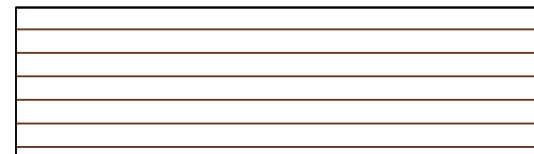
COLOR BOARD



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CHECKED BY: CL


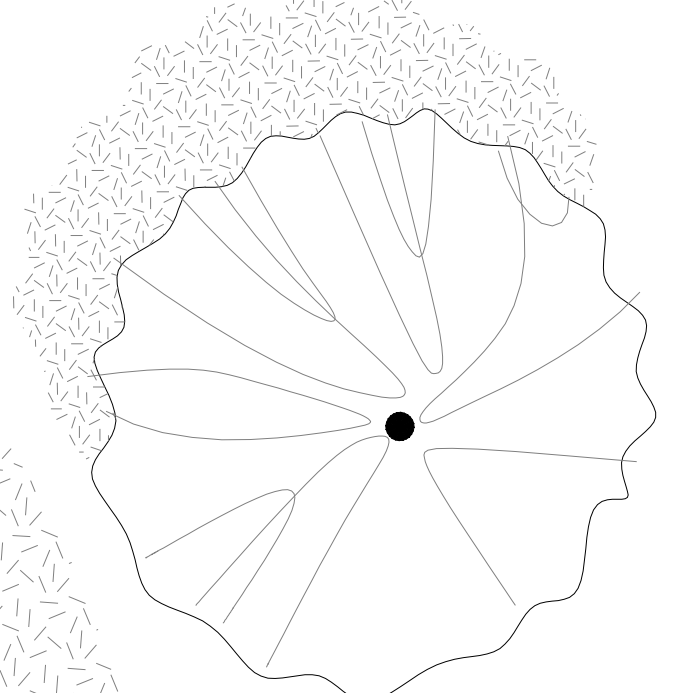
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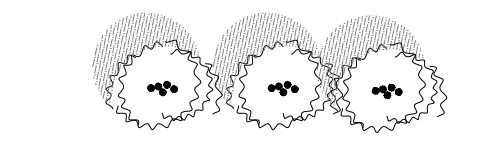
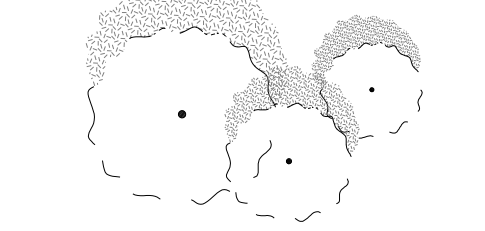
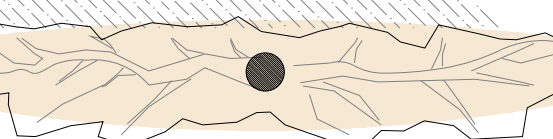



**LEGEND**

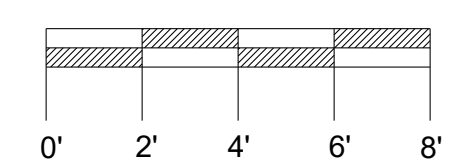
-  CONCRETE PAVING
-  DECK

-  PUBLIC LANDSCAPE
-  PRIVATE LANDSCAPE

-  PROPOSED REPLACEMENT TREES
-  PROPOSED FLOWERING TREE

-  PROPOSED BAMBOO
-  PROPOSED SHRUBS
-  PROPOSED VINES
-  PROPOSED PLANTERS

PROJECT NORTH  
 LANDSCAPE PLAN  
 SCALE: 1/4" = 1'-0"



**EXISTING PARKING LOT**

PETALUMA BLVD NORTH

**ZAC**  
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 (707) 696-2967  
 sr@zaclandscape.com



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SHEET TITLE:

LANDSCAPE PLAN

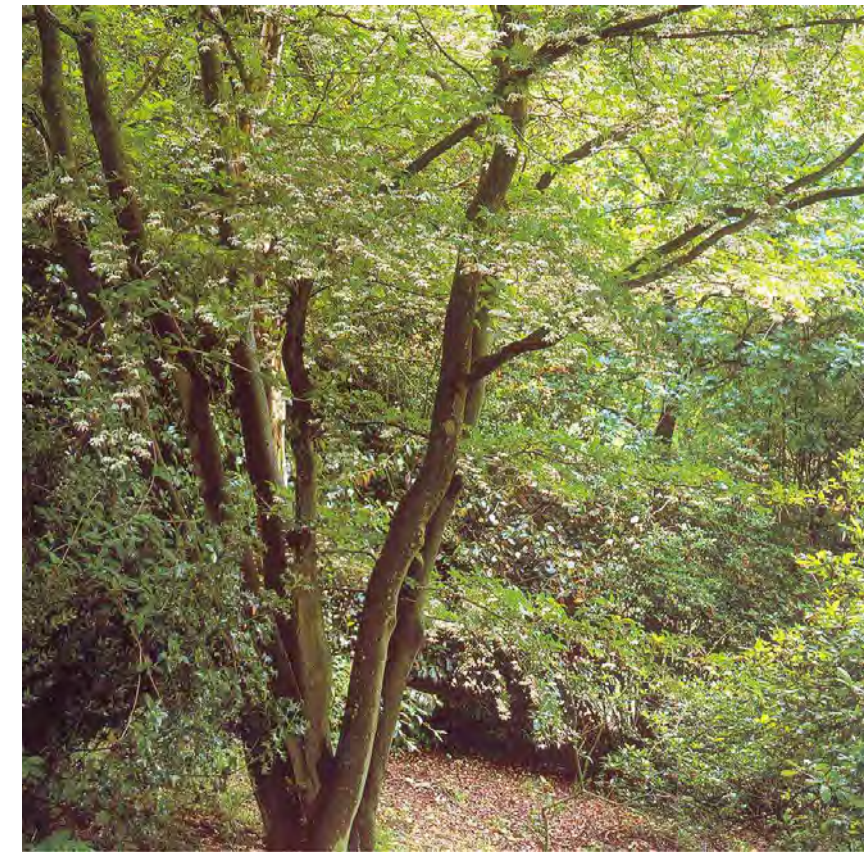
NO.	REVISIONS	DATE

PROJECT NO: CHE1901  
 ISSUE: REVISION 4-1-2022

SHEET NO:  
**L1.0**



REPLACEMENT TREE  
 -ACER RUBRUM ARMSTRONG  
 -24" BOX



FLOWERING TREE  
 -STYRAX JAPONICA  
 -24" BOX



DWARF BAMBOO  
 -SASA PALMATA NEBULON  
 -5 GALLON



SHRUB  
 -SYRINGA VULGARIS  
 -15 GALLON



SHRUB  
 -VIBURNUM SUSPENDUM  
 -5 GALLON



SHRUB  
 -CISTUS HYBRIDUS



SHRUB  
 -WATSONIA BORBONIA SNOWQUEEN  
 -5 GALLON



VINE  
 -CLEMATIS HENRYI  
 -5 GALLON



Landscape Architects, Inc.  
 145 Keller Street  
 Petaluma, California 94952  
 (707) 696-2967  
 sr@zlandscape.com



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 PETALUMA, CA 94952

SHEET TITLE:

LANDSCAPE IMAGES

NO.	REVISIONS	DATE

PROJECT NO: CHE1901  
 ISSUE: REVISION 4-1-2022

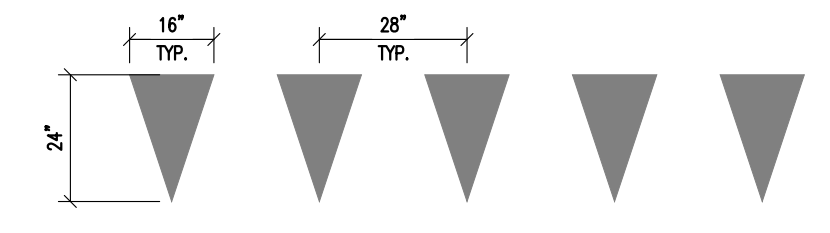
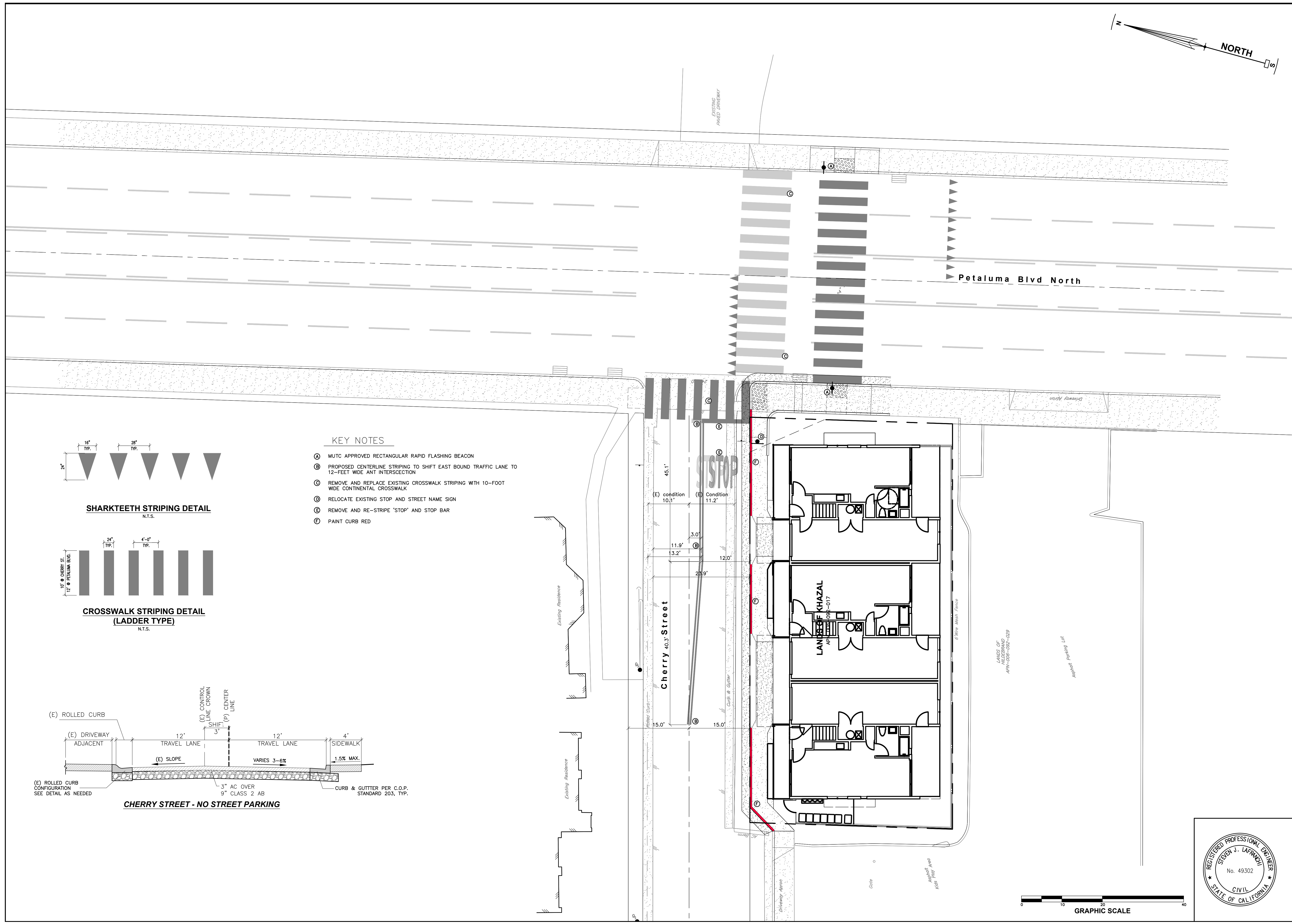
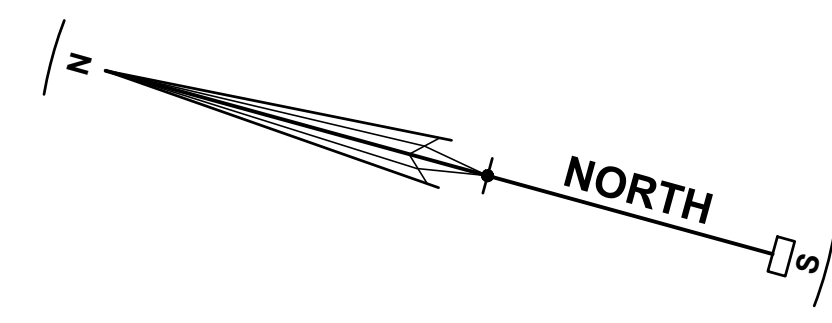
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L1.1

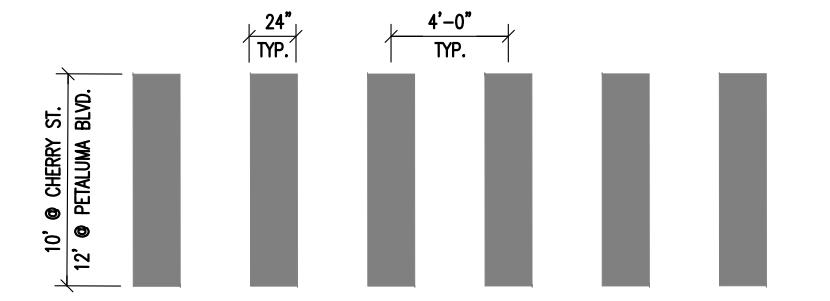






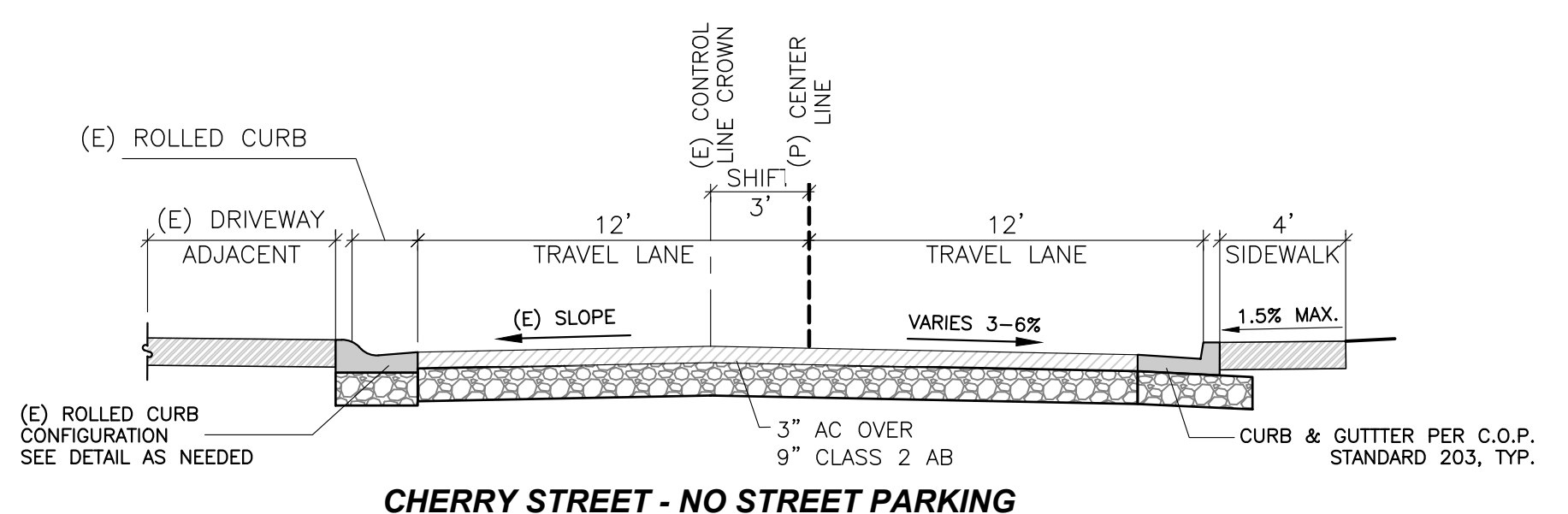


**SHARKTEETH STRIPING DETAIL**  
N.T.S.



**CROSSWALK STRIPING DETAIL (LADDER TYPE)**  
N.T.S.

- KEY NOTES**
- Ⓐ MUTC APPROVED RECTANGULAR RAPID FLASHING BEACON
  - Ⓑ PROPOSED CENTERLINE STRIPING TO SHIFT EAST BOUND TRAFFIC LANE TO 12-FOOT WIDE ANT INTERSECTION
  - Ⓒ REMOVE AND REPLACE EXISTING CROSSWALK STRIPING WITH 10-FOOT WIDE CONTINENTAL CROSSWALK
  - Ⓓ RELOCATE EXISTING STOP AND STREET NAME SIGN
  - Ⓔ REMOVE AND RE-STRIPES 'STOP' AND STOP BAR
  - Ⓕ PAINT CURB RED



**CHERRY STREET - NO STREET PARKING**

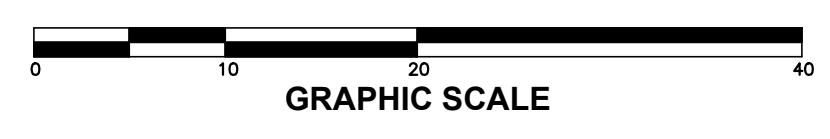
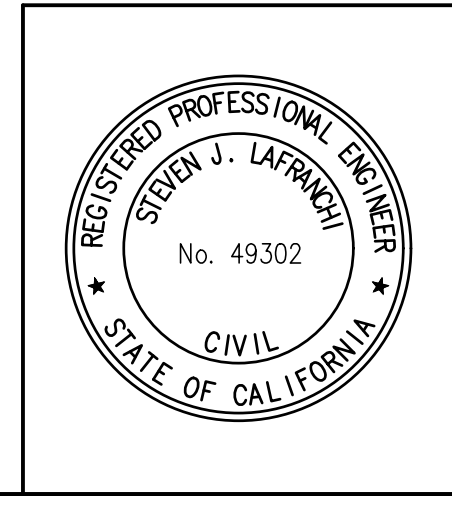
REVISIONS	BY

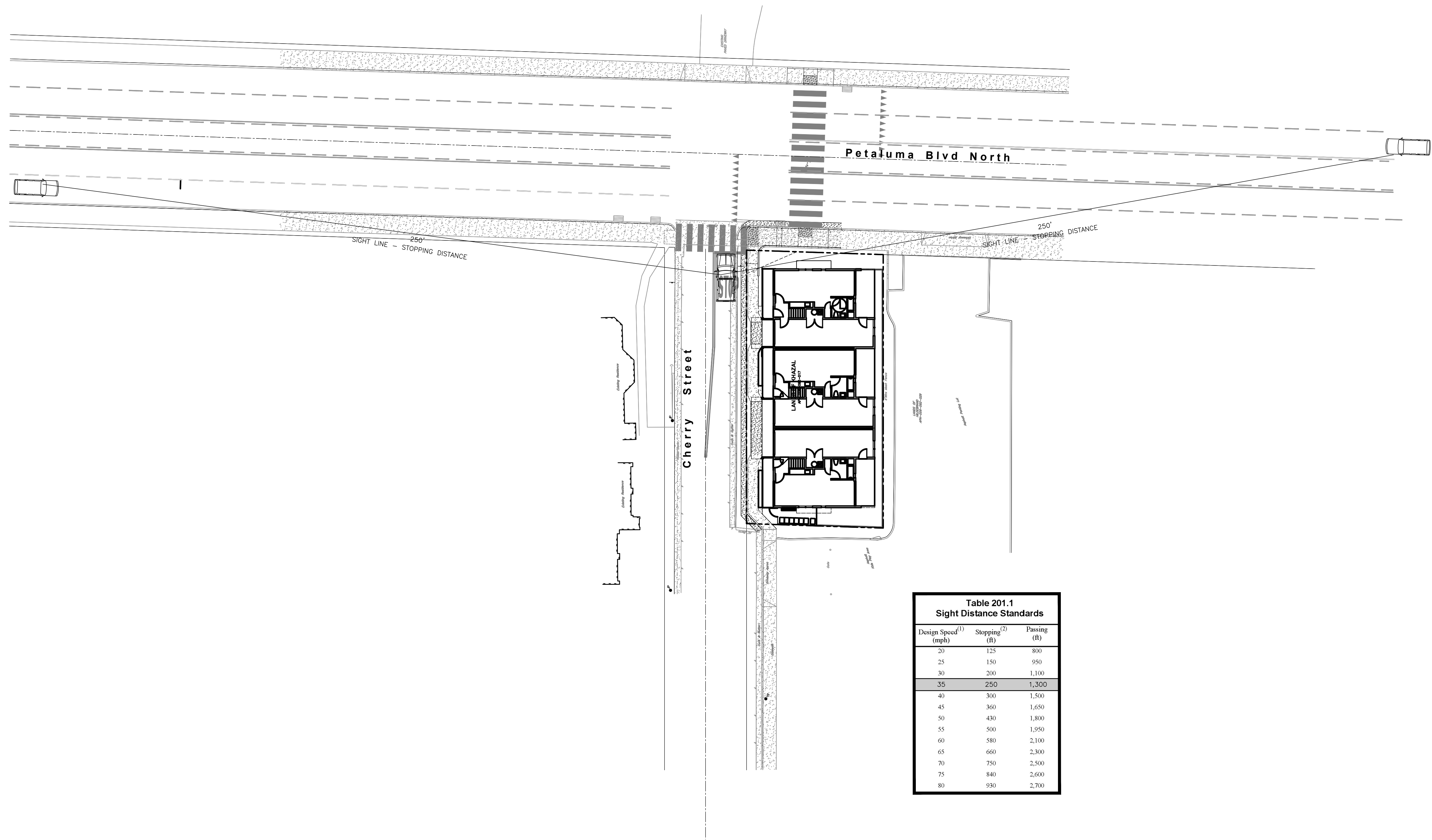
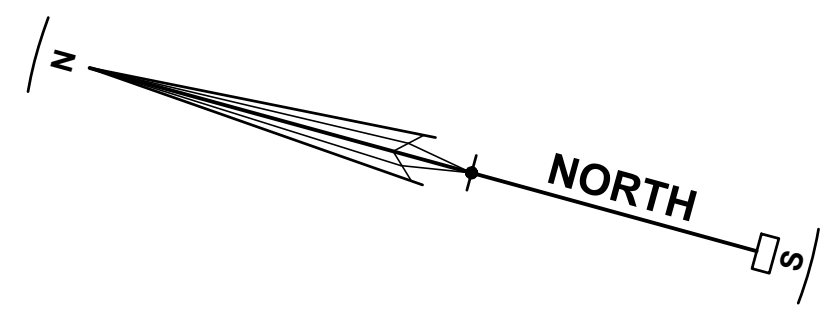
**SIGNING AND STRIPING PLAN**

CHERRY SUITES  
719 PETALUMA BOULEVARD NORTH APN 006-092-017  
PETALUMA CALIFORNIA

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
LANDSCAPE ARCHITECTURE - LAND PLANNERS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CA 94952  
(707) 782-3122 FAX (707) 782-3239

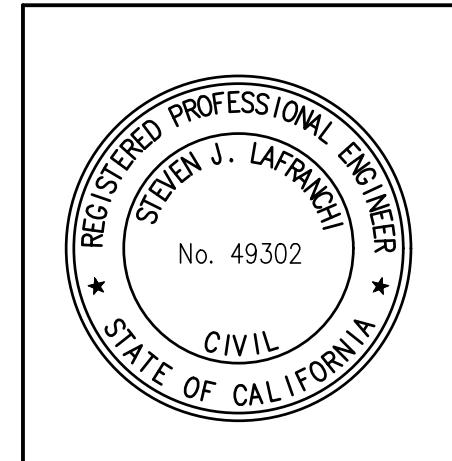
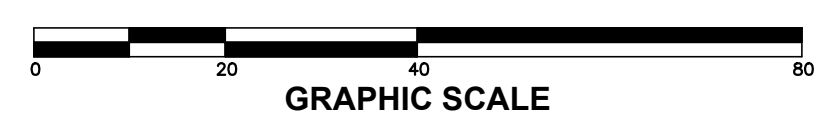
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SCALE: 1" = 10'  
DESIGN: ADF  
DRAWN: ADF  
CHECK: SJL  
JOB: KHAZAL  
JOB No: 192109  
SHEET





**Table 201.1  
Sight Distance Standards**

Design Speed <sup>(1)</sup> (mph)	Stopping <sup>(2)</sup> (ft)	Passing (ft)
20	125	800
25	150	950
30	200	1,100
<b>35</b>	<b>250</b>	<b>1,300</b>
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700



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**SIGHT DISTANCE EXHIBIT**

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140 SECOND STREET, SUITE 312  
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(707) 762-3122 FAX (707) 762-3239

DATE: 2022.03.28  
SCALE: 1" = 20'  
DESIGN: ADF  
DRAWN: ADF  
CHECK: SJL  
JOB: KHAZAL  
JOB No: 192109  
SHEET  
**C-4**  
OF 5 SHEETS

