S I L K  M I L L  E X P A N S I O N
Petaluma, California
PROJECT STATISTICS

SITE STATISTICS:
- ADDRESS: 450 JEFFERSON STREET
  PETALUMA, CA
- ASSESSOR PARCEL NUMBER: 007-143-002
- WS AREA: 63,904 S.F. (40.44 ACRES)
- ZONING: MU-2 (HISTORIC USE)

BUILDING STATISTICS:
- EXISTING BUILDING FOOTPRINT: 19,300 S.F.
- PROPOSED BUILDING FOOTPRINT: 26,330 S.F.
- EXISTING OUTDOOR AREA: 3,000 S.F.

PROPOSED STATISTICS:
- PROPOSED CONSTRUCTION TYPE: TYPE V,A, SPRING (RED)
- PROPOSED USE: HOTEL
- EXISTING OCCUPANCY GROUP: HOTEL
- PROPOSED OCCUPANCY GROUP: HOTEL
- EXISTING NUMBER OF STORIES: 2 STORIES
- PROPOSED NUMBER OF STORIES: 4 STORIES
- ALLOWABLE BUILDING HEIGHT: 45'-0"
- PROPOSED BUILDING HEIGHT: 44'-0"

PARKING CALCULATIONS:
- TOTAL PARKING REQUIRED: 77 SPACEs
- TOTAL PARKING PROVIDED: 78 SPACEs
- EXISTING VEHICLE PARKING RATIO: 1.0 SPACEs PER GUESTROOM
- NEW VEHICLE PARKING RATIO: 0.8 SPACEs PER GUESTROOM
- BIKE PARKING REQUIRED: 6 BIKES
- BIKE PARKING PROVIDED: 6 BIKES
- LOADING BAYS REQUIRED: 1
- LOADING BAYS PROVIDED: 1

* A PAVING STUDY & PROVIDE TO DEMONSTRATE THE ADEQUACY OF THE PROPOSED PARKING.

PROJECT TEAM

PROJECT OWNER
- BPS PROPERTIES PETALUMA, LLC
  952 INDUSTRIAL AVENUE
  PALO ALTO, CA 94303
  TEL: (650) 234-7571
  CONTACT: PETER PATEL
  EMAIL: peter@bpsproperties.com

ARCHITECT
- ARJEE ARCHITECTS
  1327 ARCH STREET, SUITE 220
  SAN LEE, CA 94970
  TEL: (805) 547-2240
  CONTACT: ADHARMA COOK
  EMAIL: adharma@arjee-arch.com

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)
- SITE ENGINEERING, INC.
  2356 SOLSTICE AVENUE, SUITE 160
  ROSEVILLE, CA 95661
  TEL: (916) 792-2000
  CONTACT: PETER PATEL
  EMAIL: mwp@siteengineering.com

LANDSCAPE ARCHITECT
- FENIX
  187-370 FARM ROAD, SUITE 200
  SAN LEE, CA 94970
  TEL: (805) 781-1920
  CONTACT: LINDSAY CORBCA
  EMAIL: lindsay@fenchological.com

SHEET INDEX

ARCHITECTURAL SHEETS
- A0.0 COVER SHEET
- A0.1 TITLE SHEET
- A0.2 CONTEXTUAL PHOTOS
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED GENERAL SITE PLAN
- A1.2 PROPOSED ENLARGED SITE PLAN
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 EXTERIOR ELEVATION
- A3.1 EXTERIOR ELEVATION
- A4.0 PERSPECTIVE RENDERING
- A4.1 PERSPECTIVE RENDERING
- A4.2 PERSPECTIVE RENDERING
- A5.0 PROPOSED HOTEL SECTION 1
- A6.0 PERSPECTIVE RENDERING
- A6.1 PERSPECTIVE RENDERING
- A7.0 COLOR AND MATERIAL BOARD
- E1.0 LIGHTING PLAN

CIVIL SHEETS
- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY WATER & SEWER PLAN

LANDSCAPE SHEETS
- L1 EXISTING PLANTING PLAN
- L2 CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP

PROJECT SITE

PROJECT DATA

THE PROJECT PROPOSES A NEW HOTEL BUILDING TO EXPAND THE EXISTING HISTORIC HOTEL AT THE HISTORIC HAMPTON INN, IN PETALUMA, CA. THE EXISTING NUMBER OF GUEST ROOMS IS 75, AND THE NEW ADDITION PROPOSES 20 NEW GUEST ROOMS, WHICH BRINGS THE TOTAL COUNT TO 95 GUEST ROOMS.

WE ARE NOT PROPOSING ANY ADDITIONAL PARKING SPACES AND WILL BE REQUESTING A REDUCED PARKING RATIO OF 0.8 SPACES PER GUESTROOM. A PAVING ANALYSIS HAS BEEN PREPARED TO RECOGNIZE ADEQUACY.

THE WORK ALSO INCLUDED A RELOCATED EXISTING PARKING LOT TO REMAIN ON-SITE.

THE PROPOSED ADDITION HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF HISTORIC DISTRICTS. A HISTORIC ARCHITECT WILL PREPARE A REPORT DOCUMENTING COMPLIANCE AND MAKING RECOMMENDATIONS.
PRELIMINARY IMPROVEMENT PLANS FOR
SILK MILL EXPANSION
450 JEFFERSON STREET
PETALUMA, CA
APN: 007-163-002

PAVING LEGEND:
REGISTERED PVC
LANDSCAPE
SURFACE FLOW
DIRECTION

PRELIMINARY IMPROVEMENT PLANS FOR
SILK MILL EXPANSION
450 JEFFERSON STREET
PETALUMA, CA
APN: 007-163-002

See landscape plans

Know what's below.
Call before you dig.
or (800) 227-2600
PRELIMINARY IMPROVEMENT PLANS FOR
SILK MILL EXPANSION
450 JEFFERSON STREET
PETALUMA, CA
APN: 007-163-002

SANITARY SEWER CONSTRUCTION KEYNOTES:
- INSTALL SANITARY SEWER CLEANOUT AT RIGHT OF WAY.
- INSTALL SANITARY SEWER POINT OF CONNECTION.
- MAINTAIN 4" SEWER SERVICE FOR TRASH ENCLOSURE.
- INSTALL SANITARY PIPE AND CLEANOUT.
- INSTALL DOMESTIC WATER SERVICE.
- INSTALL DOMESTIC WATER METER.
- INSTALL DOMESTIC WATER RPPA.
- DOMESTIC WATER POINT OF CONNECTION TO BUILDING.
- INSTALL NEW 6" SANITARY SEWER SERVICE.
- INSTALL SANITARY SEWER CLEANOUT AT RIGHT-OF-WAY.
- NEW BUILDING SANITARY SEWER POINT OF CONNECTION.
- MAINTAIN 4" SEWER SERVICE FOR TRASH ENCLOSURE.
- INSTALL SANITARY PIPE AND CLEANOUT.
- INSTALL DOMESTIC WATER SERVICE.
- INSTALL DOMESTIC WATER METER.
- INSTALL DOMESTIC WATER RPPA.
- DOMESTIC WATER POINT OF CONNECTION TO BUILDING.

WATER CONSTRUCTION KEYNOTES:
- INSTALL FIRE SPRINKLER JOINT WITH PLC.
- INSTALL FIRE SPRINKLER SERVICE.
- INSTALL FIRE HYDRANT SERVICE.
- INSTALL DOMESTIC WATER SERVICE.
- INSTALL DOMESTIC WATER METER.
- INSTALL DOMESTIC WATER RPPA.
- DOMESTIC WATER POINT OF CONNECTION TO BUILDING.

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**NOTES:**

1. PROJECT PROPOSES TO IMPLEMENT A FILTERRA BIOSCAPE VAULT AS AN EXCEPTION TO STANDARD BIORETENTION PER SECTION 3-5 OF THE BASMAA MANUAL. SUBJECT SITE CREATES LESS THAN ONE ACRE OF IMPERVIOUS AREA. THERE IS LIMITED AREA AVAILABLE FOR CONVENTIONAL BIORETENTION AND THE AREA THAT IS AVAILABLE IS NEXT TO THE PROPOSED STRUCTURE WHICH IS NOT CONDUCIVE FOR BIORETENTION. THE FILTERRA BIOSCAPE VAULT SATISFIES THE TECHNICAL CRITERIA FOR NON-LID TREATMENT FACILITIES PER THE BASMAA MANUAL. SEE BELOW FOR STANDARD DETAILS OF THE BIOSCAPE VAULT.

2. DMAs 2 AND 3 WILL REMAIN UNCHANGED FROM THE PRE-CONSTRUCTION CONDITION.

**CALCULATIONS:**

**WATER QUALITY TREATMENT FLOWRATE REQUIRED**

\[
Q (FLOWRATE, CFS) = C (RUNOFF COEFFICIENT) \times I (RAINFALL INTENSITY) \times A (AREA IN ACRES)
\]

- \(C = 1.0\) (PER BASMAA MANUAL TABLE 4.1)
- \(I = 0.2\) IN./HR.
- \(A = 0.334\) ACRES

\[
Q = 0.067 \text{ CFS}
\]

THE FILTERRA BIOSCAPE VAULT SELECTED IS A 6'x4' UNIT WHICH IS CAPABLE OF TREATING 0.078 IN./HR., THEREBY SATISFYING THE TREATMENT REQUIREMENT.

---

### POST-CONSTRUCTION DRAINAGE MANAGEMENT AREAS (SQ FEET)

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<th>TOTAL</th>
<th>% IMPERVIOUS</th>
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<td>DMA-1</td>
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<td>2083</td>
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<td>DMA-2</td>
<td>11845</td>
<td>2725</td>
<td>14570</td>
<td>81.30%</td>
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<td>DMA-3</td>
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<td>1464</td>
<td>6630</td>
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<tr>
<td>TOTAL</td>
<td>20261</td>
<td>6272</td>
<td>26533</td>
<td>76.36%</td>
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</tbody>
</table>
Limit of work for proposed Silk Mill Hotel Expansion. Refer to Sheet L-2 and Architect Site Plan.

NOTE: REFERENCED PLANTING PLAN FROM APPROVED LANDSCAPE SET DATED MARCH 2017.
Conceptual Landscape Plan
Silk Mill Hotel Expansion Petaluma CA

MWELO COMPLIANCE

The proposed Landscape Area is 1,270 SF of Low (0.3 PF) water use plants.

MWA = 10,161 Gallons/Year
ETWU = 8,363 Gallons/Year

ETWU is 83% of MWA and is in compliance.

WATER CONSERVATION NOTES

Planting and irrigation shall be designed to conserve water, the following factors have been incorporated into the elements of this project:

1.) Irrigation system to be a fully automatic underground system utilizing either low precipitation spray heads, bubblers, or drip emitters, or a combination thereof. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.
2.) Irrigation controller shall be weather (E.T.) based and designed to automatically adjust irrigation in response to changes in the plants water needs as weather conditions change.
3.) Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.
4.) All planters shall be mulched with a 3" minimum layer of organic mulch throughout.
5.) Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.
6.) Water needs of plant materials proposed have been evaluated utilizing the MUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1990. All plant materials proposed are selected for low to moderate water needs in this climate.

NOTES:
1. Refer to Civil Grading and Drainage Plan for proposed Grading.
2. Refer to Sheet L-1 for Existing Conditions from Approved Landscape Set

PROPOSED PLANT MATERIALS

TREES (15 GALLON MIN.)

- Phoenix canariensis / Canary Island Date Palm
- Colunus coggygria / Smoke Tree Multitrunk

SHRUBS / HEDGES (5 GALLON MIN.)

- Artemesia 'Powis Castle' / Wormwood
- Carex divulsa / Berkley Sedge
- Lomandra 'Platinum Beauty' / Platinum Beauty Matt Rush
- Agave 'Blue Glow' / Blue Glow Agave

AGAVE / ALOES (5 GALLON MIN.)

- Agave 'Blue Glow' / Blue Glow Agave
- Aloe striata / Coral Aloe

GRASSES AND GROUNDCOVER (1 GALLON MIN.)

- Artemesia 'Powis Castle' / Wormwood
- Carex divulsa / Berkley Sedge
- Lomandra 'Platinum Beauty' / Platinum Beauty Matt Rush
- Penisetum orientale / Fountain Grass

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE 2015 (WELO)

PROPOSED PLANT MATERIALS

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NOTES:
1. Refer to Civil Grading and Drainage Plan for proposed Grading.
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PLANT IMAGERY

Phoenix canariensis / Canary Island Date Palm
Colunus coggygria / Smoke Tree Multitrunk
Artemesia 'Powis Castle' / Wormwood
Lomandra 'Platinum Beauty' / Platinum Beauty Matt Rush