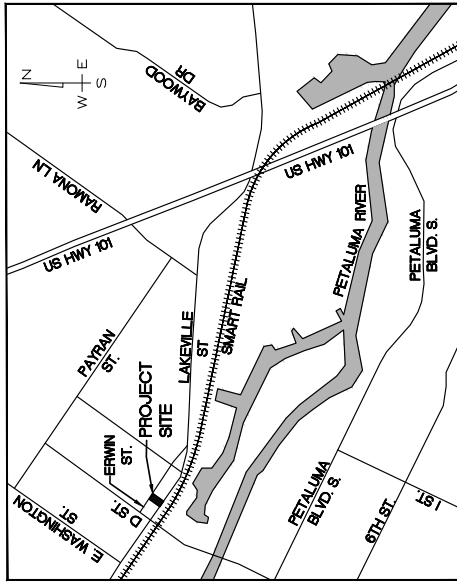


USE PERMIT APPLICATION EXHIBIT
FOR
315 LAKEVILLE STREET
PETALUMA, CA
APN 007-154-013

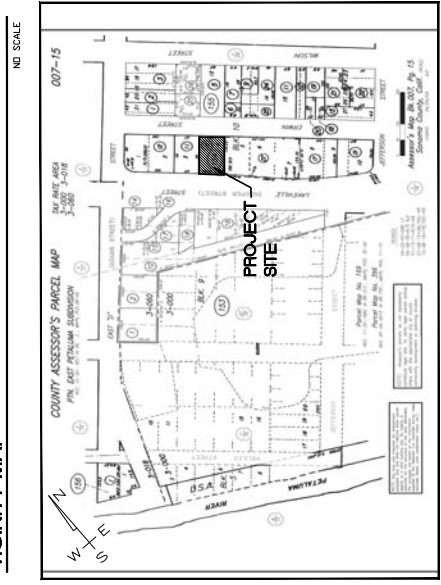
OWNER
JRS IRON RIVER LLC
MUNSELLE CIVIL ENGINEERING/DVC GROUP
510 CENTER STREET
PETALUMA, CA 94952
(707) 392-0948

CONTACT
MUNSELLE CIVIL ENGINEERING/DVC GROUP
510 CENTER STREET
PETALUMA, CA 94952
(707) 392-0948

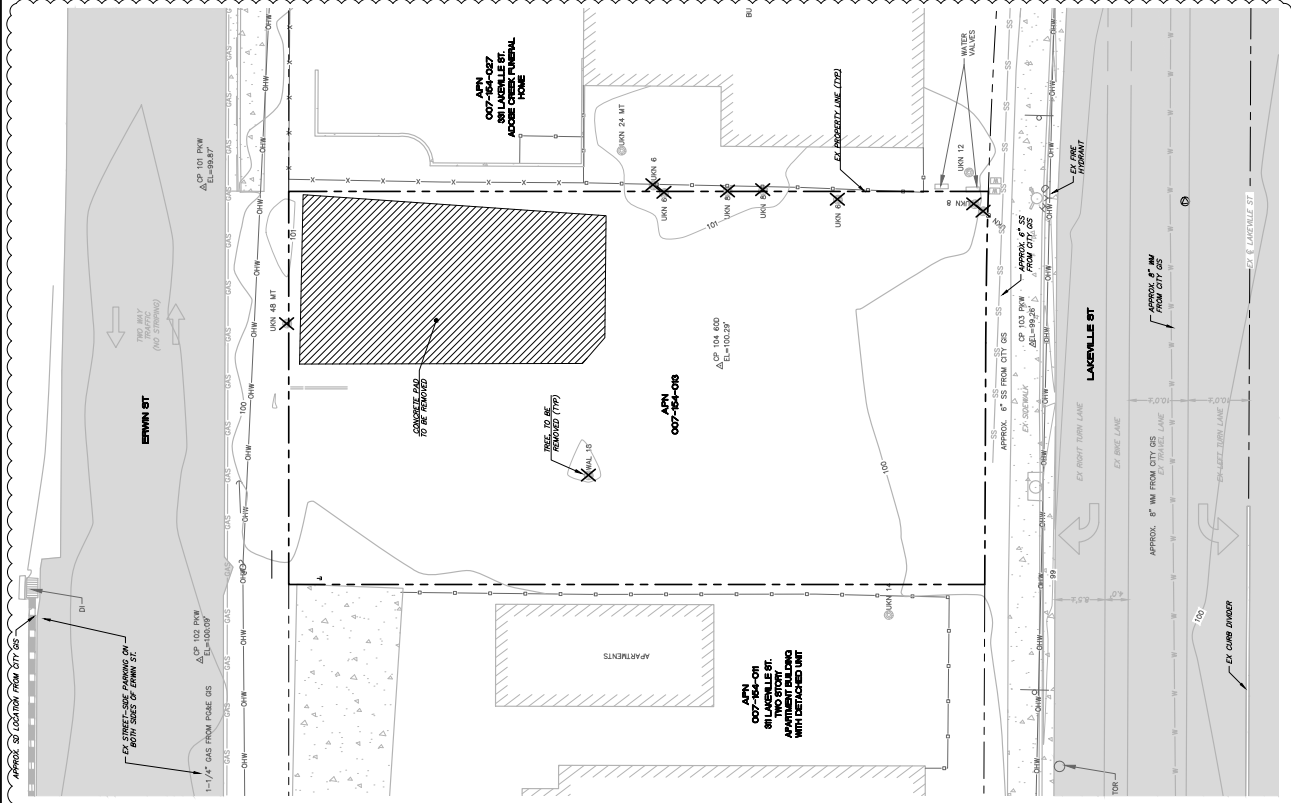
DRAWING INDEX
1 LOCATION AND EXISTING EXHIBITS
2 PROPOSED SITE AND UTILITY PLAN



VICINITY MAP



PARCEL MAP



LEGEND

- TO BE REMOVED
- TO BE REMOVED
- TREE TO BE REMOVED
- TREE TO BE SAVED
- TREE TO BE REMOVED

GENERAL NOTES

BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM RECORD DATA ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL RECORD DATA ONLY AND DOES NOT CONSTITUTE A SURVEY. LOCATION OF UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THE COMPANY OF RECORD.
BASIS OF BEARING/DEGREE/STATION
BETWEEN A FOUND NAIL MONUMENT AND A FOUND 1/2\"/>

NOTE:

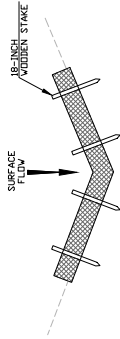
1. DEMONSTRATION WORK IS NOT COVERED UNDER THIS PERMIT AND MAY REQUIRE SEPARATE PERMITS.

NOTES:

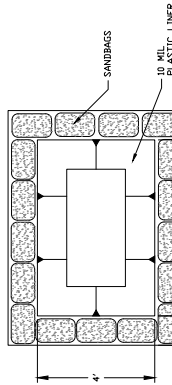
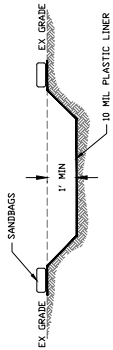
1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
2. EROSION CONTROL MEASURES MUST BE PLACED ON ERODED AREAS WHEN RAIN IS WITHIN A 5 DAY FORECAST.

LEGEND

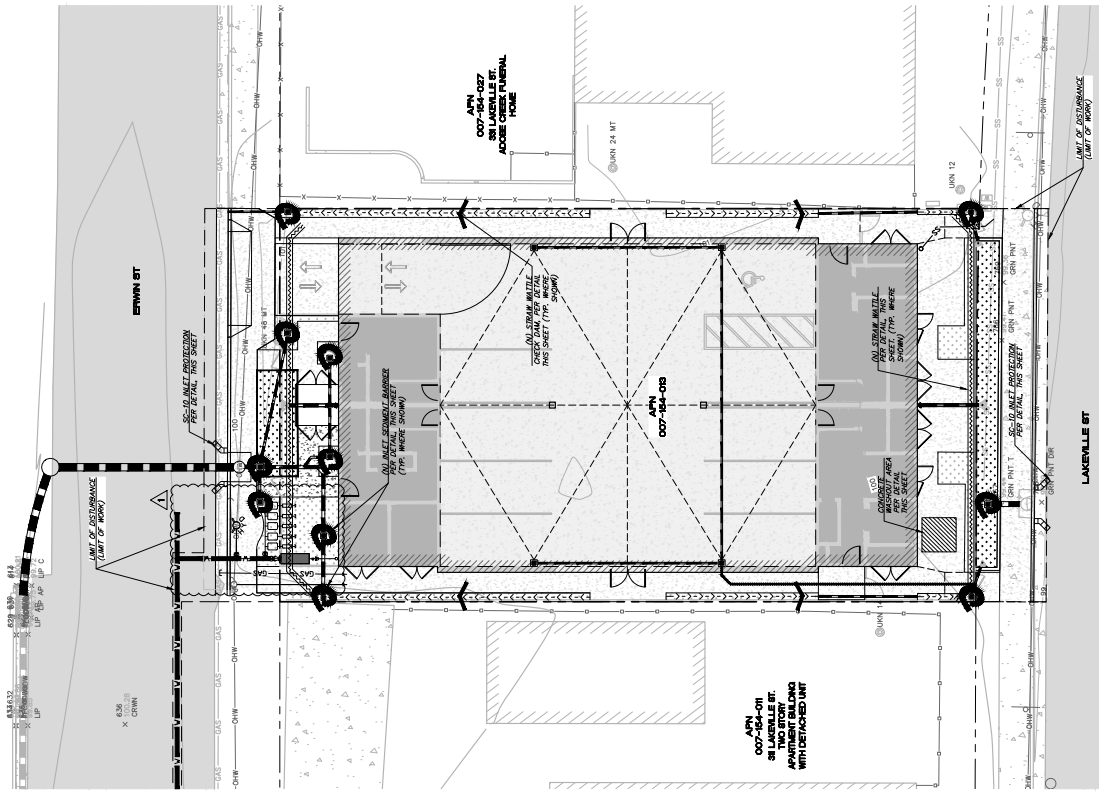
- STRAW WATTLE
- STRAW WATTLE CHECK DAM
- VEGETATED SWALE
- INLET SEDIMENT BARRIER



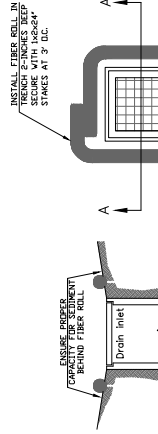
STRAW WATTLE CHECK DAM DETAIL
NOT TO SCALE



CONCRETE WASHOUT DETAIL
NOT TO SCALE

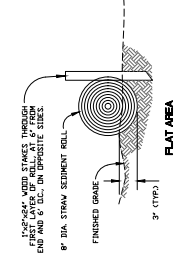
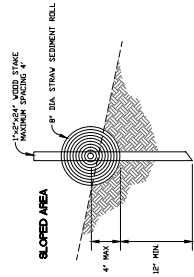


EROSION CONTROL PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



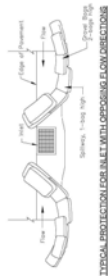
DROP INLET SEDIMENT BARRIER
NOT TO SCALE

STRAW WATTLE DETAIL
NOT TO SCALE

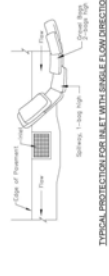


Storm Drain Inlet Protection
SC-10

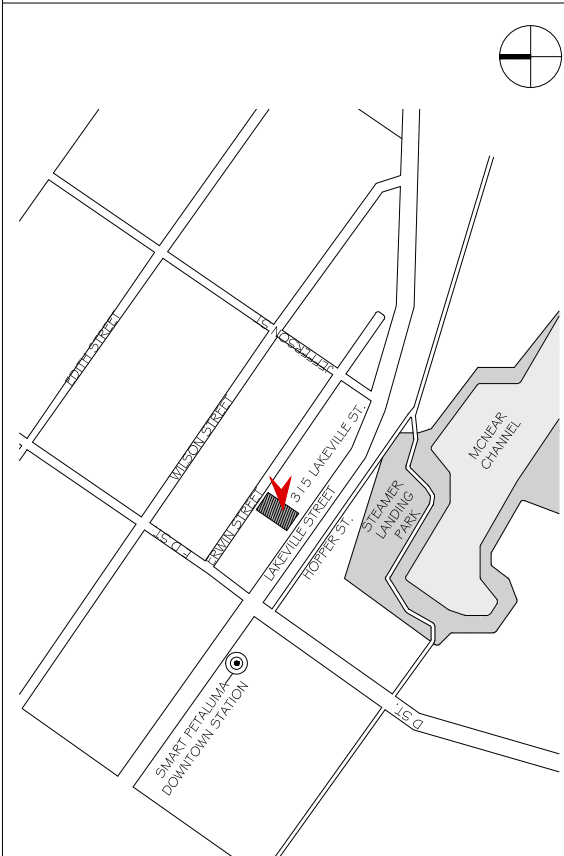
TYPICAL PROTECTION FOR INLET WITH SINGLE ROW PROTECTION



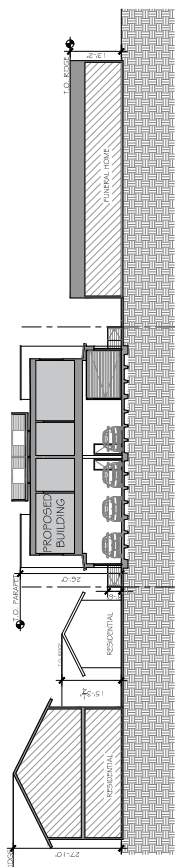
TYPICAL PROTECTION FOR INLET WITH DOUBLE ROW PROTECTION



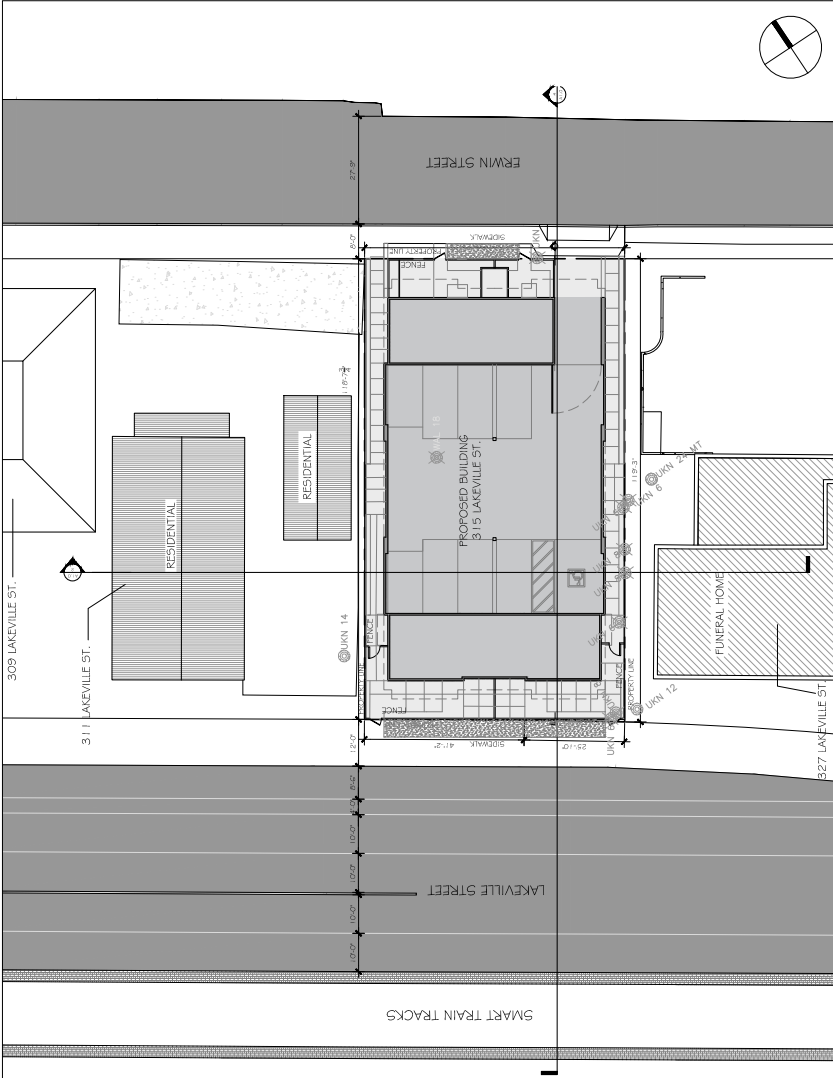
SC-10 INLET PROTECTION
NOT TO SCALE



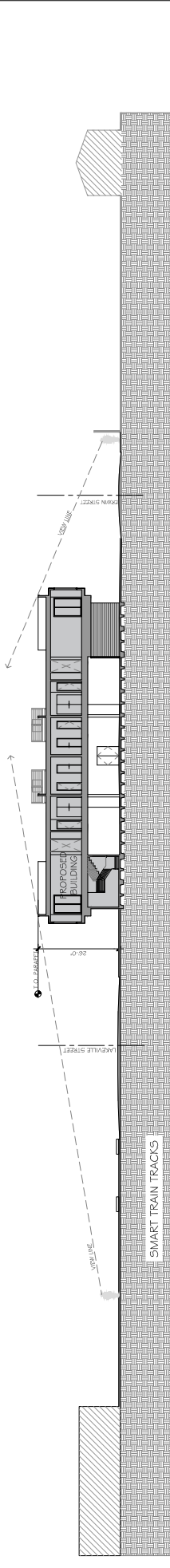
1 VICINITY MAP 1" = 200'



2 SITE SECTION 1/32" = 1'-0"



3 PROPOSED SITE PLAN 1/32" = 1'-0"



4 SITE SECTION 1/32" = 1'-0"

NIA
NICK LEE ARCHITECTURE

LAKEVILLE RESIDENCE
315 LAKEVILLE STREET
PETALUMA, CA
APN: 007-154-013

No.	Description	Date

VICINITY MAP/PROPOSED SITE PLAN/ SITE SECTIONS	
Date	08.26.22
Drawn by	A1.0
Scale	

CONTACT:
NICHOLAS LEE
807 HAIGHT AVE.
ALAMEDA, CA 94501
PH: 415.378.4337
nickleearchitecture.com



I SITE PLAN SKETCH

CONTACT:
 NICHOLAS LEE
 807 HAIGHT AVE.
 ALAMEDA, CA 94501
 PH: 415.378.4337
 nickleearchitecture.com



LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

No.	Description	Date

SITE PLAN SKETCH	
Date	A1.1
Drawn by	Scale





1- VIEW WEST TO SITE FROM LAKEVILLE STREET



4- VIEW NORTH TO SITE FROM ERWIN STREET



7- VIEW EAST FROM SITE (ERWIN STREET)



2- VIEW SOUTH TO SITE FROM LAKEVILLE STREET



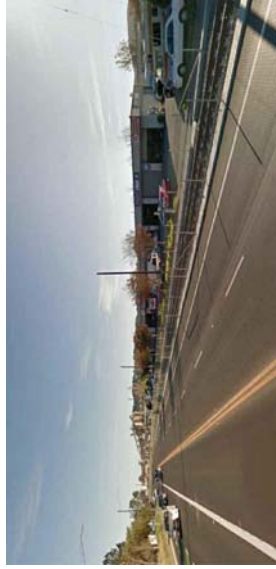
5- VIEW WEST FROM SITE (LAKEVILLE STREET)



8- VIEW NORTH FROM SITE (ERWIN STREET)



3- VIEW EAST TO SITE FROM ERWIN STREET



6- VIEW SOUTH FROM SITE (LAKEVILLE STREET)

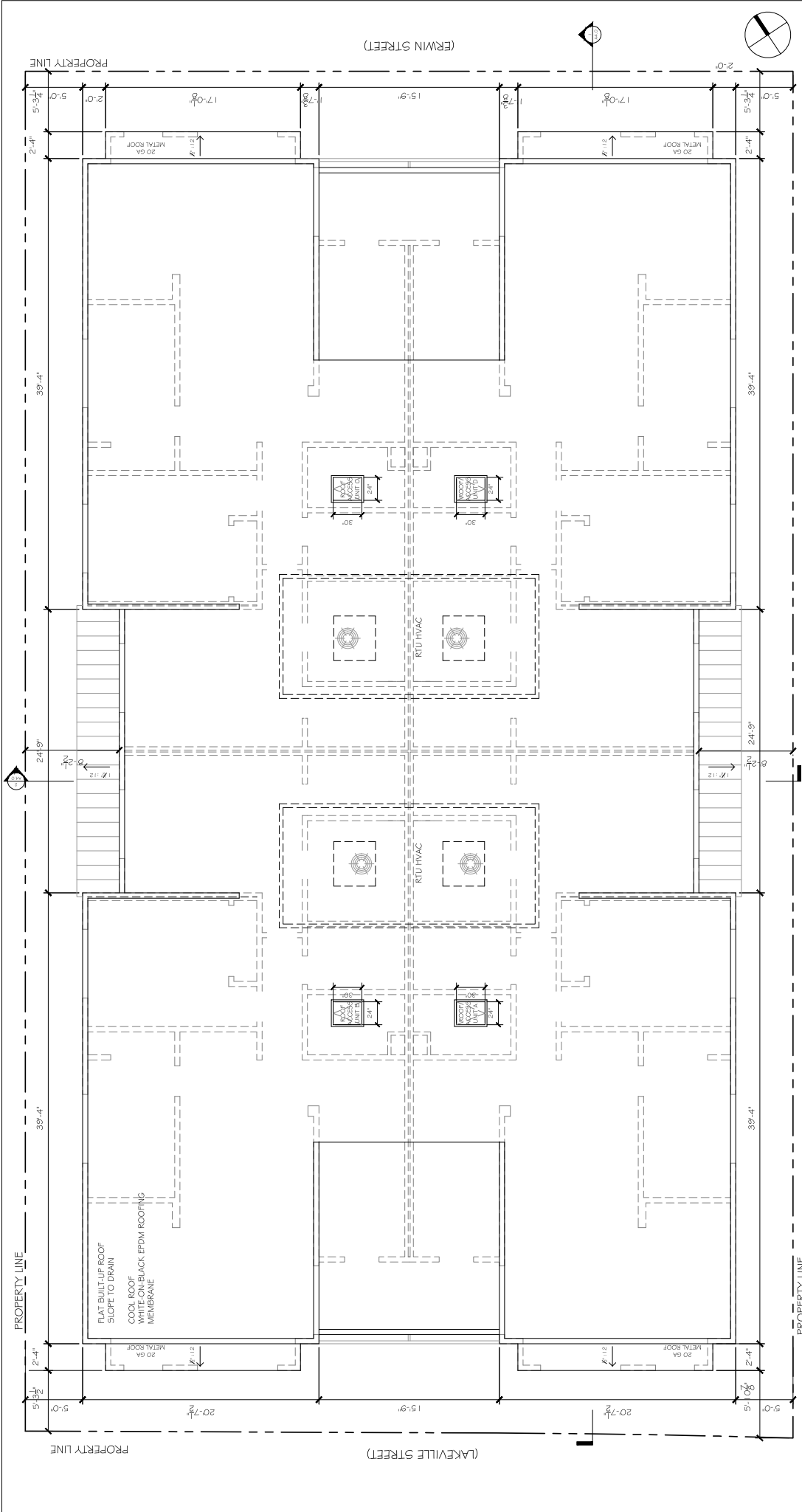


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LAKEVILLE RESIDENCE
315 LAKEVILLE STREET
PETALUMA, CA
APN: 007-154-013

No.	Description	Date

SITE IMAGES	
Date	08.26.22
Drawn by	
Scale	A1.2



1 ROOF PLAN 1/8" = 1'-0"

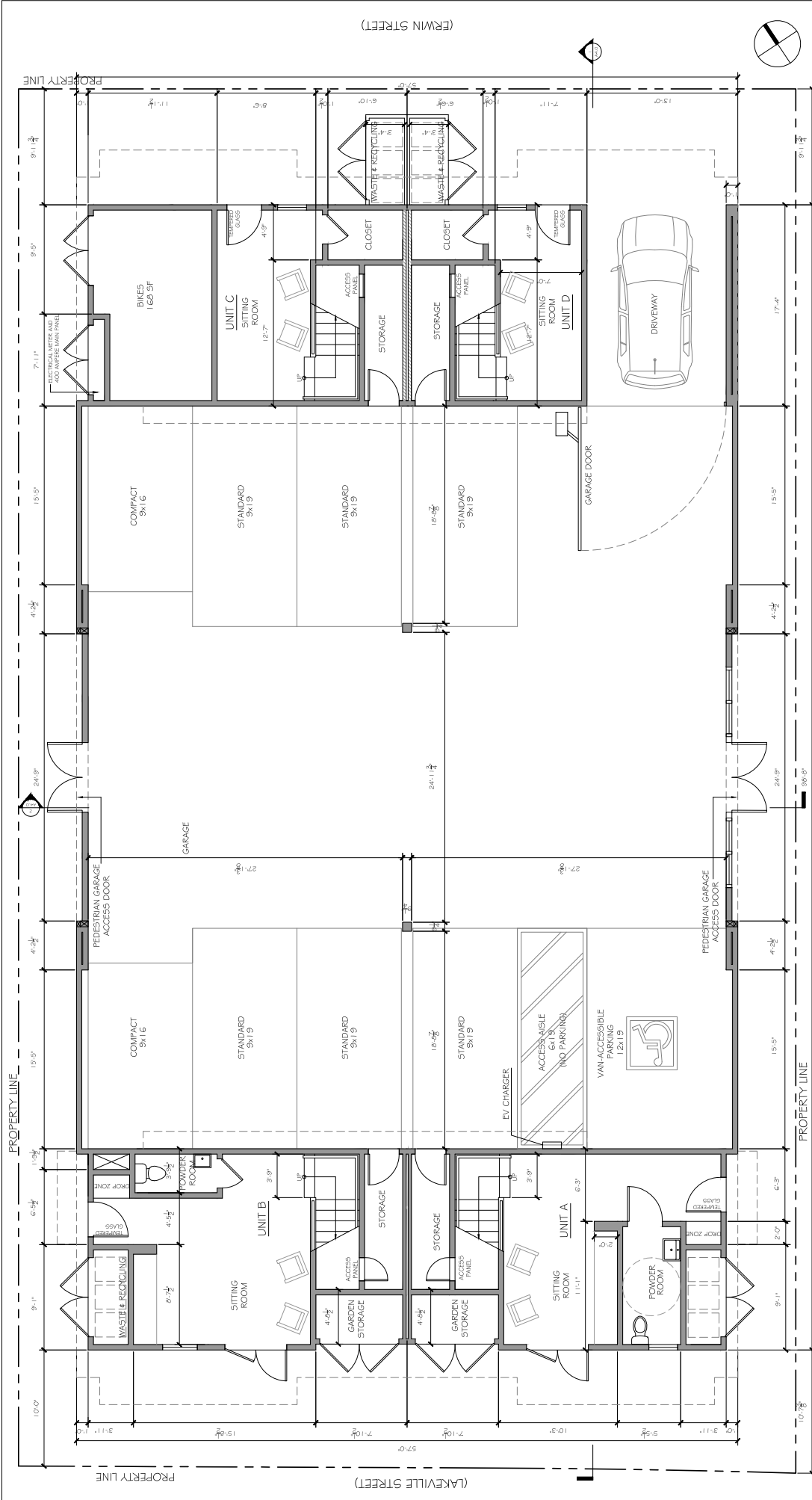
ROOF PLAN	
Date	08.26.22
Drawn by	
Scale	

No.	Description	Date

LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

CONTACT:
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 ALAMEDA, CA 94501
 PH: 415.378.4337
 nickleearchitecture.com





1 LOWER LEVEL FLOOR PLAN 1/8" = 1'-0"

LOWER LEVEL FLOOR PLAN

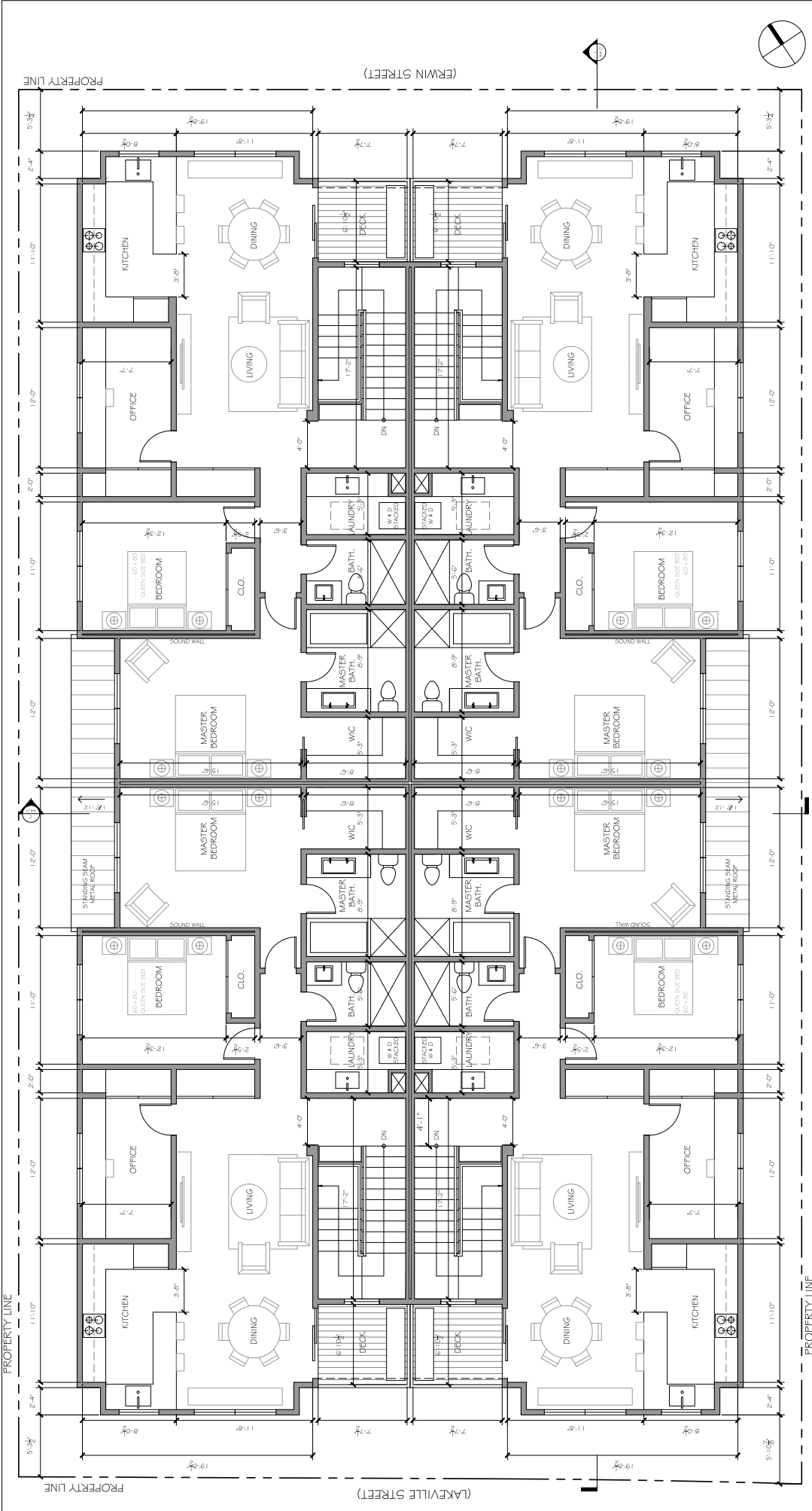
Date	08.26.22
Drawn by	
Scale	

No.	Description	Date

LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

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1 UPPER LEVEL FLOOR PLAN 1/8" = 1'-0"

UPPER LEVEL FLOOR PLAN

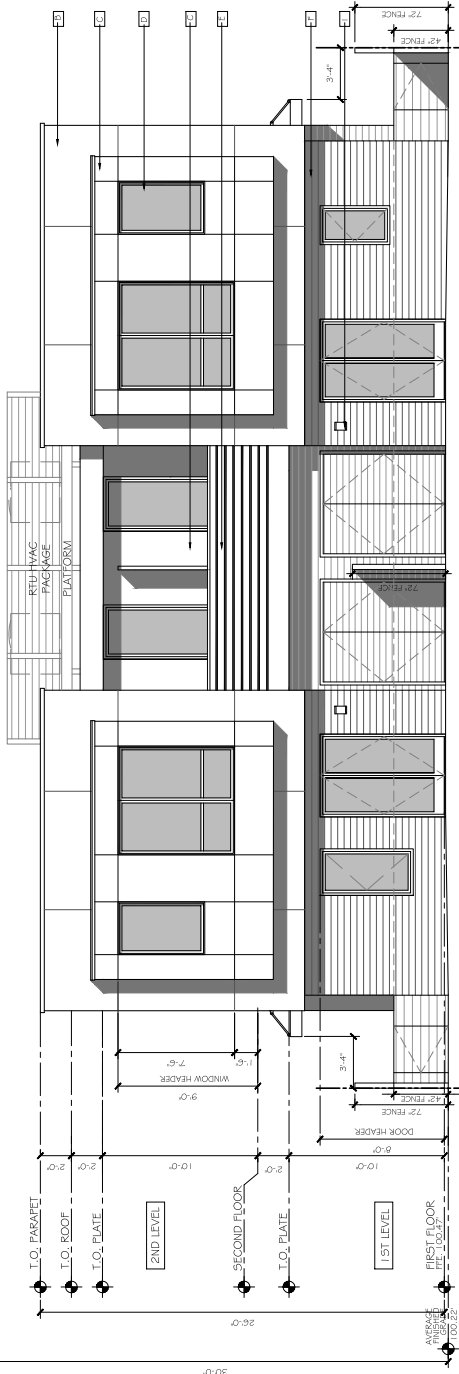
Date	08.26.22
Drawn by	A2.2
Scale	

No.	Description	Date

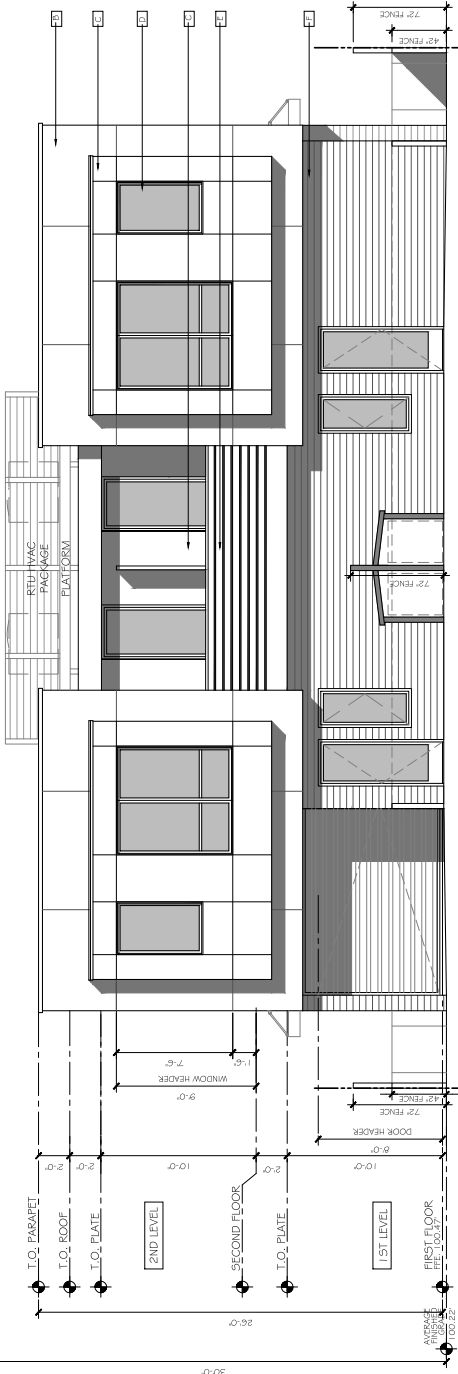
LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

CONTACT:
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 807 HAIGHT AVE.
 ALAMEDA, CA 94501
 PH: 415.378.4337
 nickleearchitecture.com





1 FRONT ELEVATION (LAKEVILLE STREET)



2 REAR ELEVATION (ERWIN STREET)

MATERIALS LIST

- ROOFING: STANDING SEAM METAL ROOF, DARK BRONZE
- HARDIE ARCHITECTURAL PANEL, JAMES HARDIE - FINE SAND-GROOVED, COLOR: ARCTIC WHITE
- HARDIE ARCHITECTURAL PANEL, JAMES HARDIE - FINE SAND-GROOVED, COLOR: IRON GRAY
- EXTERIOR WINDOWS AND DOORS: WOOD CLAD ALUMINUM, ANDERSEN OR EQUAL, BLACK
- WOOD RAILING: STAINED TO MATCH THE HARDIE PANELS, COLOR: IRON GRAY
- HARDIE PLANK LAP SIDING, JAMES HARDIE - SELECT CEDALMILL, COLOR: AGED PEWTER
- HARDIE SOFFIT PANELS, JAMES HARDIE - CEDALMILL, COLOR: AGED PEWTER
- CONCRETE EXTERIOR FLOORS, DAVIS COLORS, COLOR: OUTBACK
- WAC LIGHTING TUBE, ARCHITECTURAL DOWNLIGHT

CONTACT:
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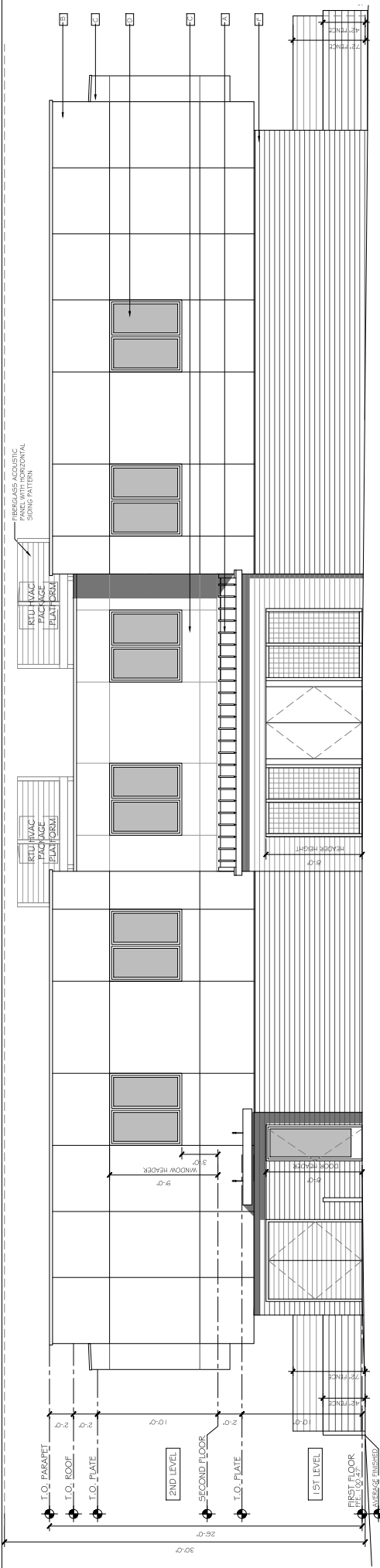
LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

No.	Description	Date

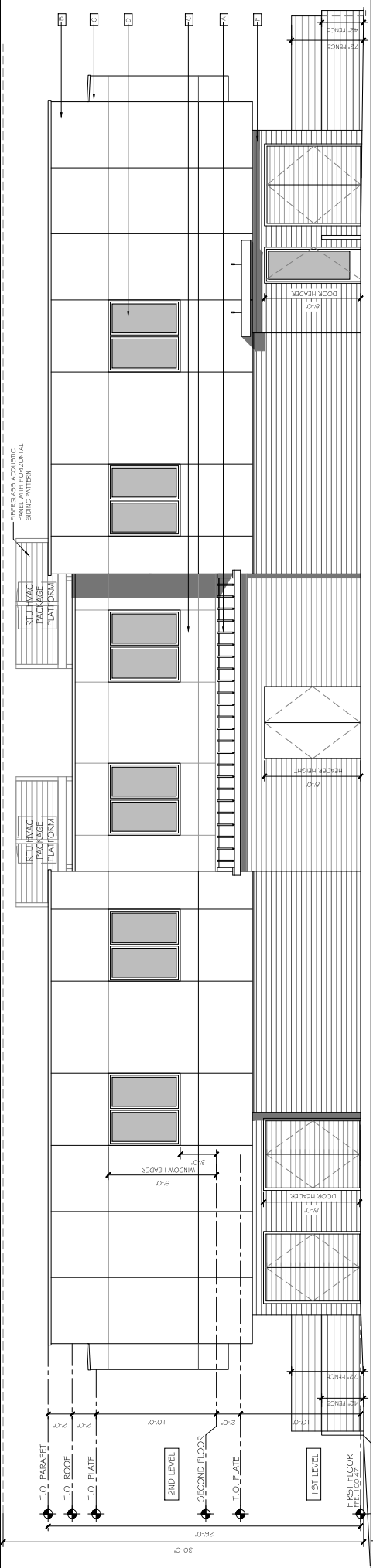
BUILDING ELEVATIONS

Date: 08.26.22
 Drawn by: [Signature]

Scale: **A3.0**



1 RIGHT ELEVATION 1/8" = 1'-0"



2 LEFT ELEVATION 1/8" = 1'-0"

MATERIALS LIST

- ROOFING: STANDING
- SEAM METAL ROOF.
- DARK BRONZE
- HARDIE ARCHITECTURAL PANEL
- JAMES HARDIE - FINE SAND-GROOVED
- COLOR: ARCTIC WHITE
- EXTERIOR WINDOWS AND DOORS:
- WOOD CLAD ALUMINUM
- ANDERSEN OR EQUAL. BLACK
- WOOD RAILING:
- STAINED TO MATCH THE HARDIE PANELS.
- COLOR: IRON GRAY
- HARDIE PLANK LAP SINGING
- JAMES HARDIE - SELECT CEDALMILL
- COLOR: AGED PEWTER
- RTU HVAC PACKAGE PLAT FORM
- FIBERGLASS ACOUSTIC DOWNLIGHT SINGING PATTERN
- CONCRETE EXTERIOR FLOORS
- DAVIS COLORS
- COLOR: OUTBACK
- WAG LIGHTING TUBE
- ARCHITECTURAL DOWNLIGHT

CONTACT:
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 PH: 415.378.4337
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LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

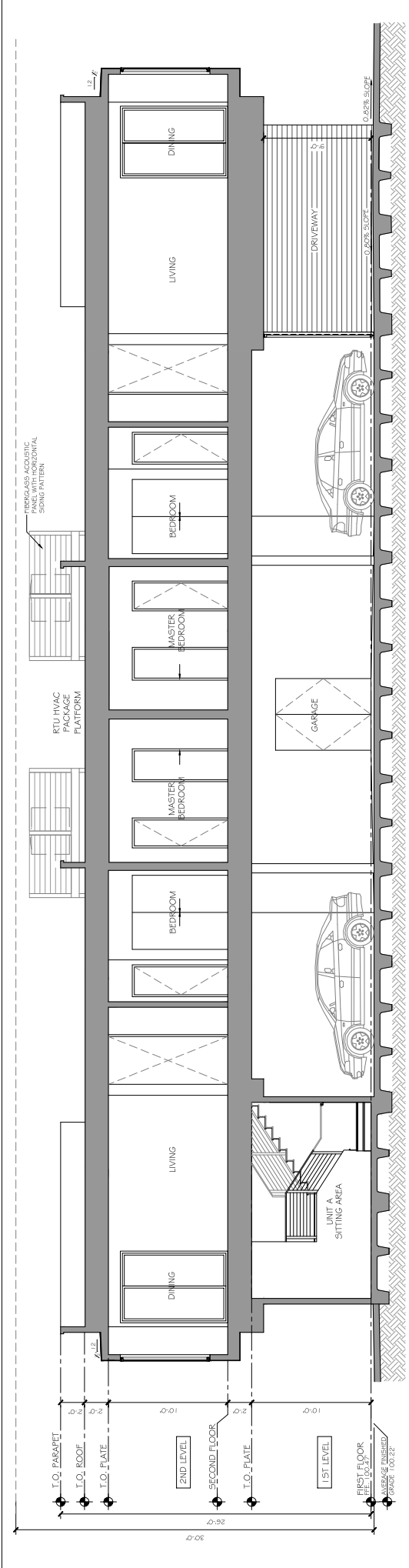
No.	Description	Date

BUILDING ELEVATIONS

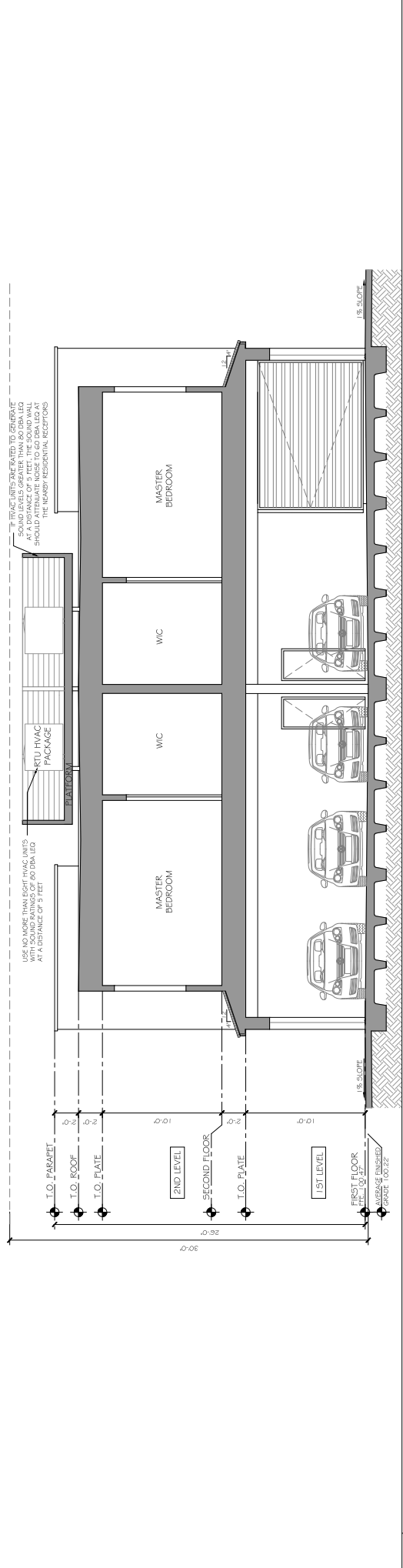
Date 08.26.22
 Drawn by

A3.1

Scale



1 BUILDING SECTION 1/8" = 1'-0"



2 BUILDING SECTION 1/8" = 1'-0"

LAKEVILLE RESIDENCE
315 LAKEVILLE STREET
PETALUMA, CA
APN: 007-154-013

BUILDING SECTIONS

Date: 08.26.22
Drawn by: [Name]

Scale

CONTACT:
NICHOLAS LEE
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ALAMEDA, CA 94501
PH: 415.378.4337
nickleearchitecture.com

NLA
NICK LEE ARCHITECTURE



VIEW FROM LAKEVILLE STREET



VIEW FROM ERWIN STREET

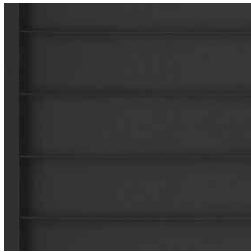


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LAKEVILLE RESIDENCE
 315 LAKEVILLE STREET
 PETALUMA, CA
 APN: 007-154-013

No.	Description	Date

RENDERINGS	
Date	A5.0
Drawn by	Scale



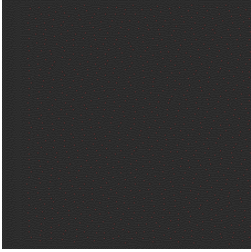
[A] ROOF OVER GARAGE DOORS
STANDING SEAM METAL ROOF
BRAND: METAL SALES
COLOR: BLACK



[B] HARDIE ARCHITECTURAL PANEL
BRAND: JAMES HARDIE
FINE SAND-GROOVED
COLOR: ARCTIC WHITE



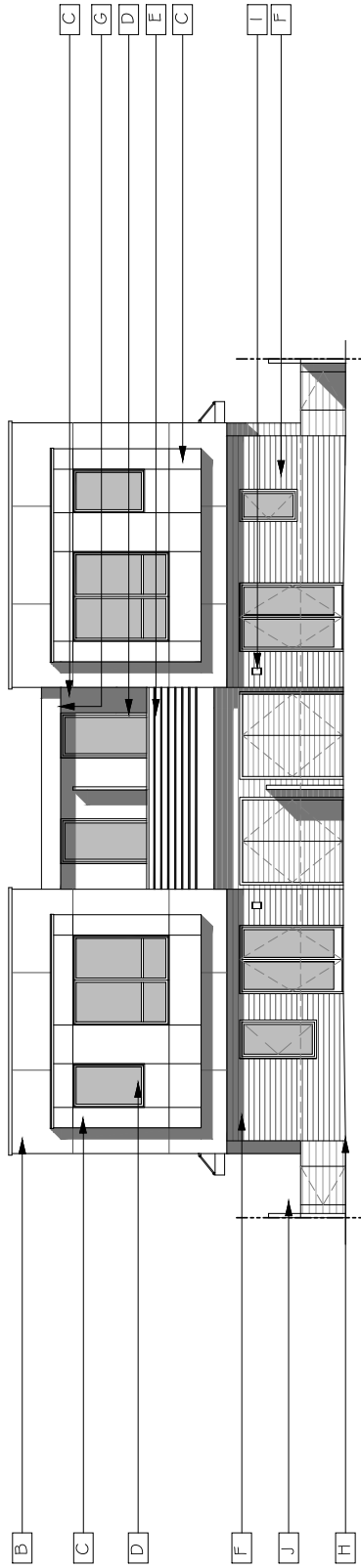
[C] HARDIE ARCHITECTURAL PANEL
BRAND: JAMES HARDIE
FINE SAND-GROOVED
COLOR: IRON GRAY



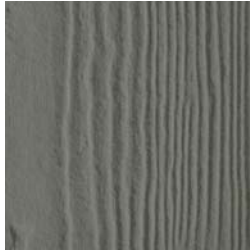
[D] EXTERIOR WINDOWS AND DOORS
ALUMINIUM CLAD
BRAND: ANDERSEN OR EQUAL
COLOR: BLACK



[E] WOOD RAILING
STAINED TO MATCH THE HARDIE PANELS
COLOR: IRON GRAY



[F] HARDIE PLANK LAP SIDING
BRAND: JAMES HARDIE
SELECT CEDARMILL
COLOR: AGED PEWTER



[G] HARDIE SOFFIT PANELS
BRAND: JAMES HARDIE
CEDARMILL
COLOR: AGED PEWTER



[H] CONCRETE EXTERIOR FLOORS
BRAND: DAVIS COLORS
COLOR: OUTBACK



[I] TUBE ARCHITECTURAL-
LED WALL MOUNT LIGHT
BRAND: WAC LIGHTING
COLOR: GRAPHITE



[J] LED GARDEN AND
PATHWAY LUMINAIRE
BRAND: LUMENS
COLOR: GRAPHITE



CONTACT:
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LAKEVILLE RESIDENCE
315 LAKEVILLE STREET
PETALUMA, CA
APN: 007-154-013

No.	Description	Date

MATERIAL BOARD

A6.0

Date 08.26.22
Drawn by

Scale

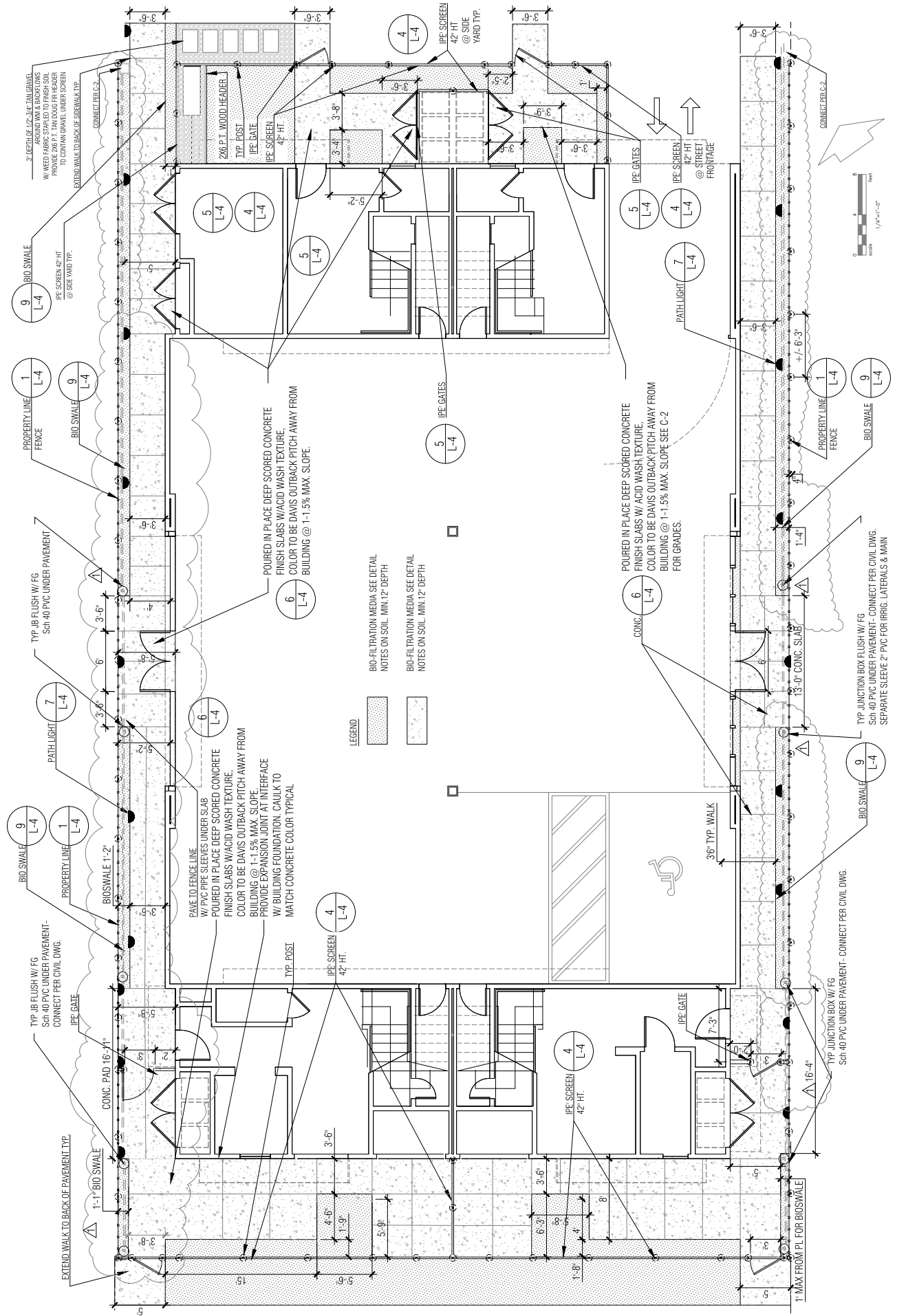


RONALD HODGES
 LANDSCAPE ARCHITECT
 707-481-4500
 ronhodgeh@gmail.com

PROJECT
 CLIENT: Lakeville Residences
 LOCATION: 315 Lakeville Street, Petaluma

REVISIONS
 11-09-17 Light shaded
 03-13-20 P.C. Comments
 07-09-20 P.C. Comments
 03-17-21 P.C. Comments
 08-03-21 Revisions

TITLE
 LAYOUT PLAN
 SHEET
 L-1





RLA 1356
ronal.hodges@gmail.com
707-481-4500

Ron Hodges
Landscape Architect

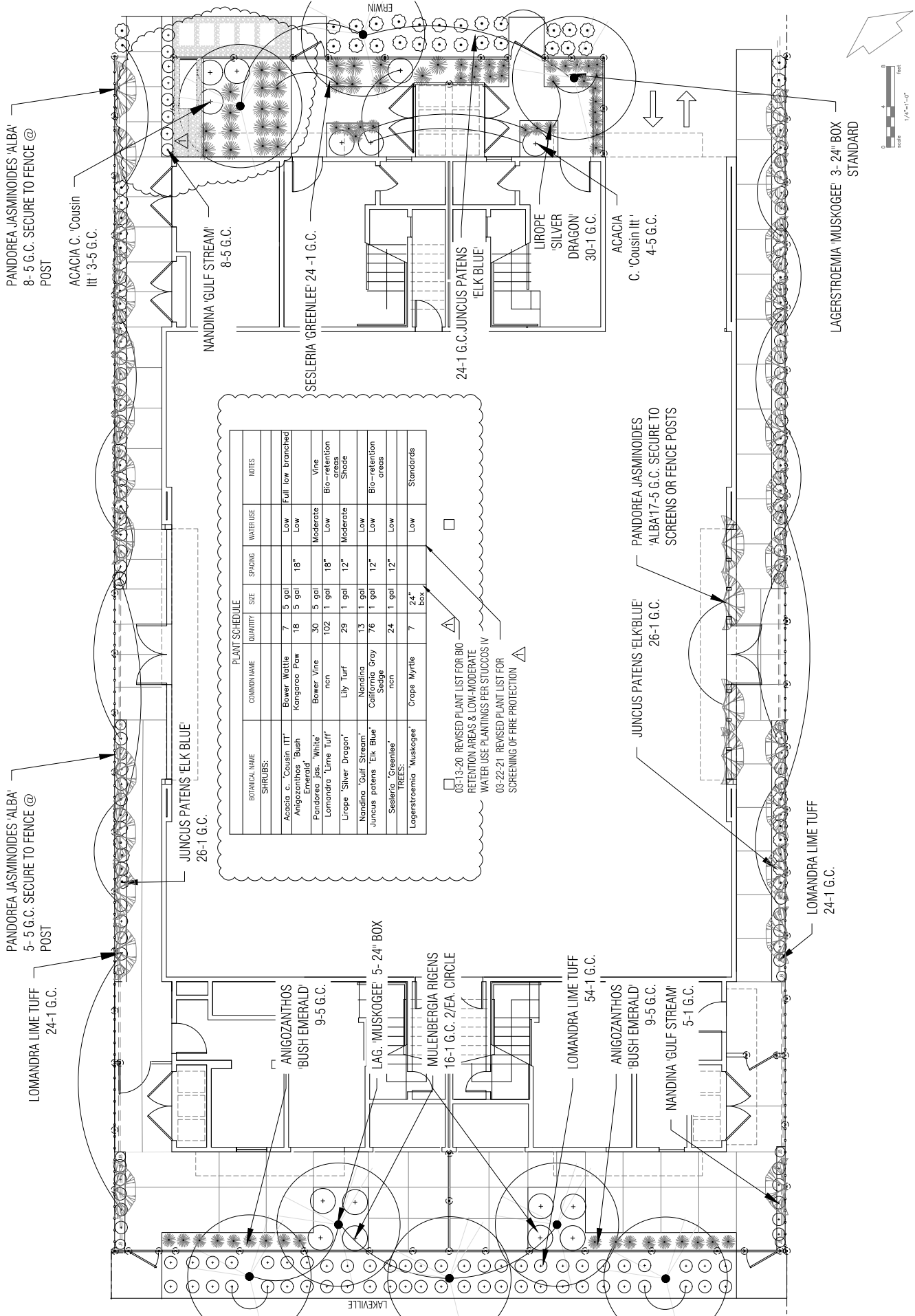
PROJECT
CLIENT: Lakeville Residences
LOCATION: 315 Lakeville Street, Petaluma

REVISIONS

11-09-17	Light edit
03-13-20	P.C. Comments
07-09-20	P.C. Comments
03-17-21	P.C. Comments
03-17-21	P.C. Comments
08-03-21	Revisions

TITLE
PLANNING
PLAN

SHEET
L-2

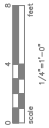


PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	WATER USE	NOTES
SHRUBS:						
Acacia c. 'Cousin Itt'	Bower Wattle	7	5 gal	18"	Low	Full low branched
Anigozanthos 'Bush Emerald'	Kangaroo Paw	18	5 gal	18"	Low	
Pandorea Jas. 'White'	Bower Vine	30	5 gal	18"	Moderate	Vine
Lomandra 'Lime Tuff'	n/n	102	1 gal	18"	Low	Bio-retention Shade
Lirope 'Silver Dragon'	Lily Turf	29	1 gal	12"	Moderate	Shade
Nandina 'Gulf Stream'	Nandina	13	1 gal	12"	Low	Bio-retention areas
Juncus patens 'Elk Blue'	California Grey Sedge	76	1 gal	12"	Low	
Sesleria 'Greenlee'	n/n	24	1 gal	12"	Low	
Lagerstroemia 'Muskogee'	Crape Myrtle	7	24" box		Low	Standards

03-13-20 REVISED PLANT LIST FOR BIO RETENTION AREAS & LOW-MODERATE WATER USE PLANTINGS PER STUCCOS IV

03-22-21 REVISED PLANT LIST FOR SCREENING OF FIRE PROTECTION





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707-481-4500

Ron Hodges
Landscape Architect

PROJECT
CLIENT: Lakeville Residences
LOCATION: 315 Lakeville Street Petaluma

REVISIONS

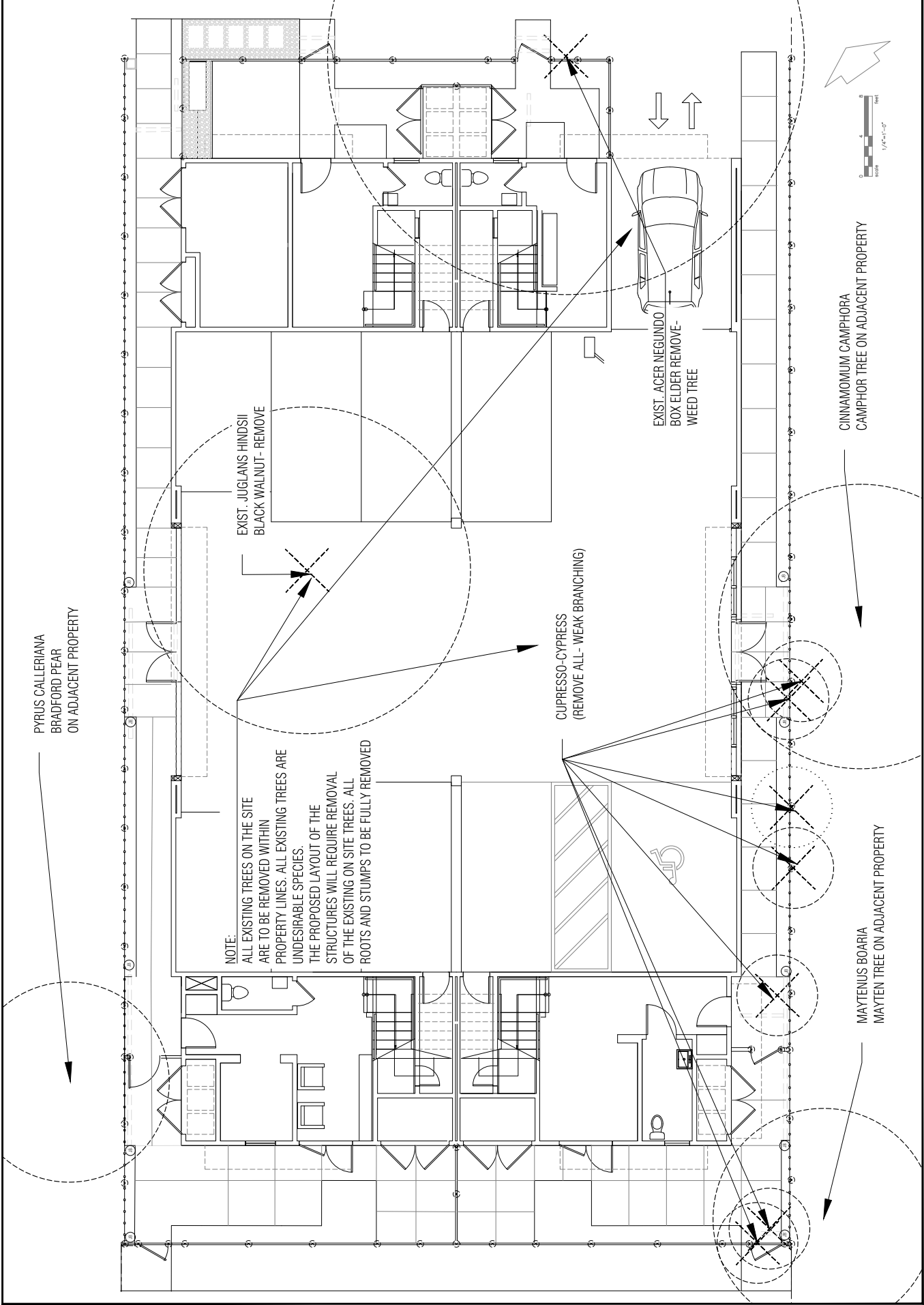
- 11-09-17 Light add/del
- 03-13-20 P.C. Comments
- 07-09-20 P.C. Comments
- 03-17-21 P.C. Comments
- 03-17-21 P.C. Comments

07-17-21 Revisions

TITLE

EXISTING
TREES &
TREE REMOVAL
NOTES

SHEET
L-3



NOTE:
ALL EXISTING TREES ON THE SITE
ARE TO BE REMOVED WITHIN
PROPERTY LINES. ALL EXISTING TREES ARE
UNDESIRABLE SPECIES.
THE PROPOSED LAYOUT OF THE
STRUCTURES WILL REQUIRE REMOVAL
OF THE EXISTING ON SITE TREES. ALL
ROOTS AND STUMPS TO BE FULLY REMOVED

EXIST. JUGLANS HINDSII
BLACK WALNUT- REMOVE

CUPRESSO-CYPRESS
(REMOVE ALL- WEAK BRANCHING)

EXIST. ACER NEGUNDO
BOX ELDER REMOVE-
WEED TREE

PYRUS CALLERIANA
BRADFORD PEAR
ON ADJACENT PROPERTY

CINNAMOMUM CAMPHORA
CAMPHOR TREE ON ADJACENT PROPERTY

MAYTENUS BOARIA
MAYTEN TREE ON ADJACENT PROPERTY



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PROJECT
CLIENT: Lakeville Residences
LOCATION: 315 Lakeville Street, Petaluma

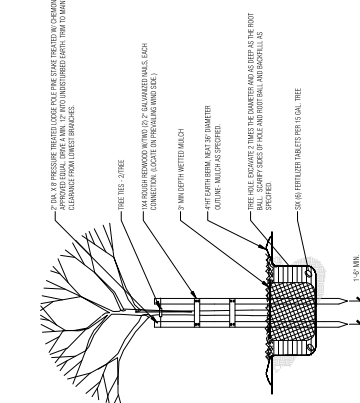
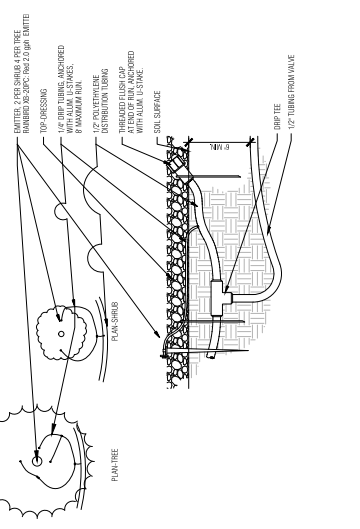
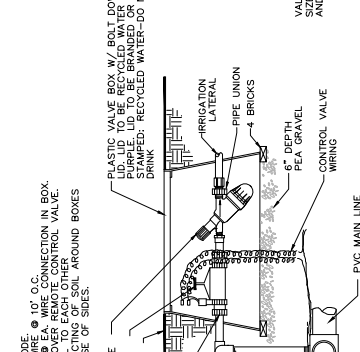
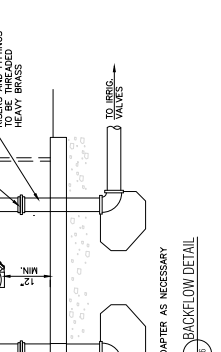
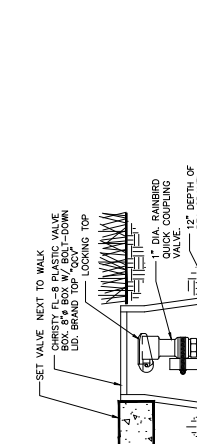
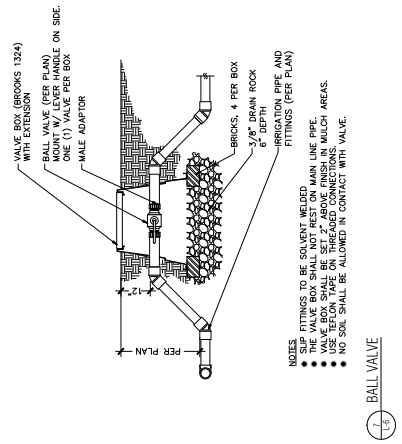
REVISIONS
11-09-17 Light add'd
07-09-20 P.C. Comments
03-17-21 P.C. Comments
03-17-21 P.C. Comments
07-17-21 Revisions

TITLE
IRRIGATION & PLANTING DETAILS & NOTES

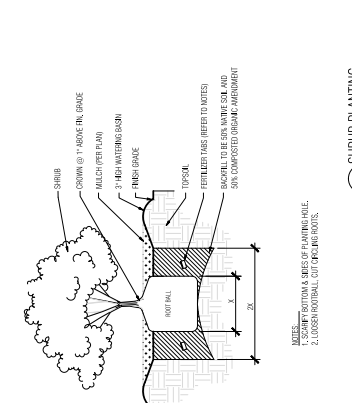
SHEET
L-6

PLANTING NOTES

- INSTALL PLANT MATERIALS AS SHOWN IN THE PLANTING DETAILS. NOTE THE SPECIAL DETAIL FOR ADD LIVING PLANTS
- PLANT QUANTITIES ON LEGEND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LEGEND AND THE PLANTING PLAN, THE PLANTING COVER SHALL PREVAIL.
- MATURE TREES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES THAT CAN NOT SUPPORT THEMSELVES WHEN STAKED OR GUYPED PER DETAIL SHALL BE REJECTED.
- TREES TO BE PLANTED WITHIN 4" OF ANY CURBS, PAVEMENTS, OR WALLS MUST BE INSTALLED WITH ROOT BARRIERS
- FERTILIZER TABLETS (20--10--5) ANALYSIS TO ALL TREE, SHRUB & GROUND COVER PLANTINGS AT THE FOLLOWING RATES (EXCEPT AS SPECIFIED ON PLANT LEGEND):
SPECIMEN TREES: 1 TABLET (MINOR OF CALIBER (DBH))
5 GALLON PLANTS: 1 TABLET
1 GALLON PLANTS: 1 TABLET
4 INCH POTS: 1 TABLET
- ALL UN-PAVED PLANTED AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF RECYCLED MULCH. SUBMIT FOR APPROVAL
- CONTRACTOR TO OBTAIN A HORTICULTURAL SOILS REPORT AND AMEND THE SOIL TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
MINIMAL SOIL AMENDMENT SHALL INCLUDE A 10/1000 SOFT. OF RECYCLED COMPOSTED SOIL AMENDMENT. INCORPORATE AMENDMENT INTO TOP 12" OF SOIL. PROVIDE PROPER COMPACTION AND PENETRATION OF SOILS REPORT 1. TILL SOIL TO FULL 6" DEPTH TO ALLOW WATER PENETRATION



1 TREE PLANTING



2 SHRUB PLANTING

6 IRRIGATION DRIP DETAIL

4 IRRIGATION VALVE

2 SHRUB PLANTING

1 TREE PLANTING

3 BALL VALVE

5 QUICK COUPLER DETAIL



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PROJECT
CLIENT: Lakeville Residences
LOCATION: 315 Lakeville Street Petaluma

REVISIONS

11-09-17	Light adjust
03-13-20	P.C. Comments
07-09-20	P.C. Comments
03-17-21	P.C. Comments
03-17-21	P.C. Comments
07-17-21	Revisions

TITLE

HYDROZONE
PLAN

SHEET
L-7

1" LANDSCAPE IRRIGATION METER
W/ BACKFLOW DEVICE AND PRESSURE REGULATOR
SEE CIVIL ENGINEERING C-2
& DIMENSIONAL SCHEDULE VARY

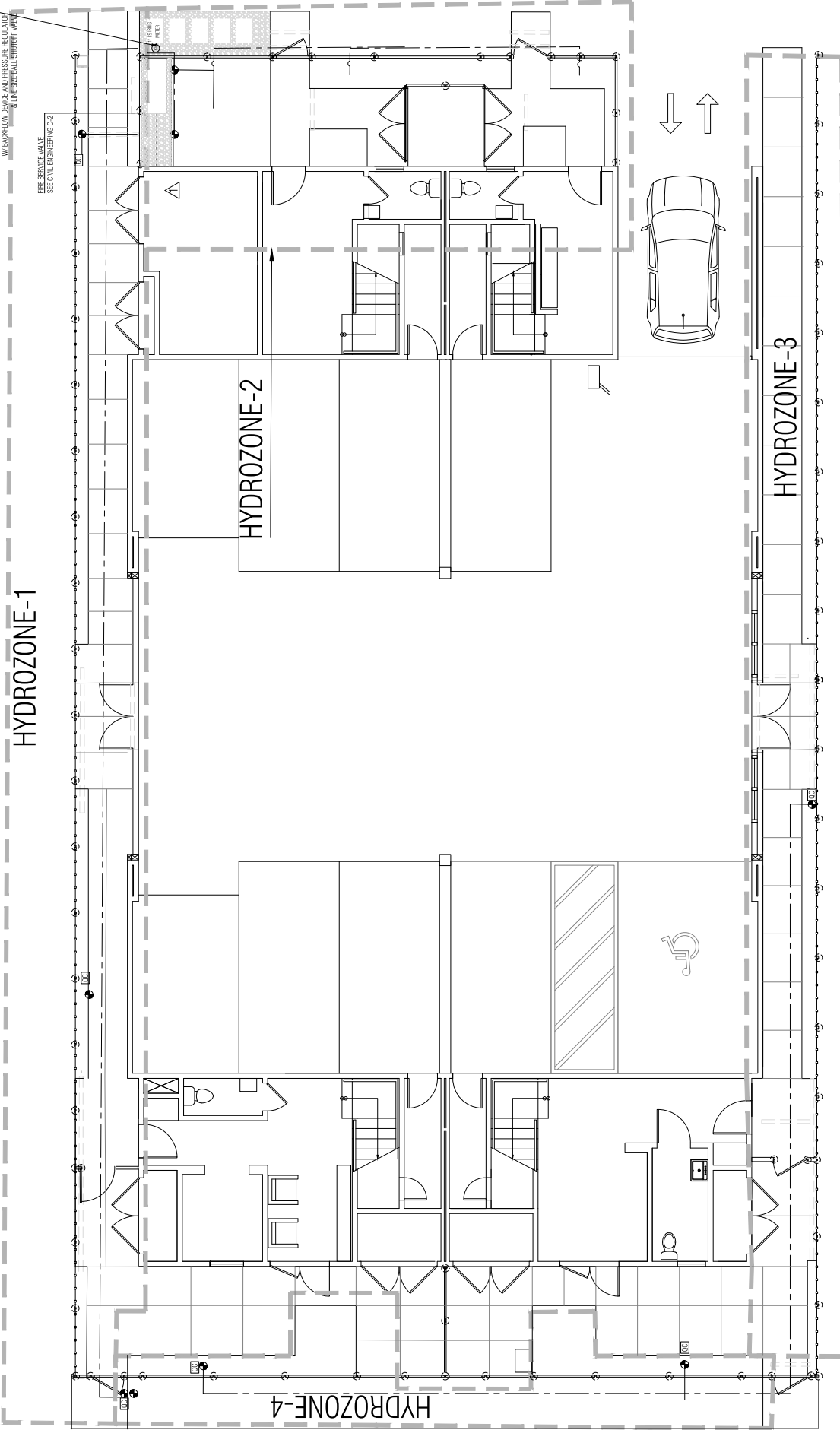
SEE SERVICE VALVE
SEE CIVIL ENGINEERING C-2

HYDROZONE-1

HYDROZONE-2

HYDROZONE-3

HYDROZONE-4



NOTE:
HYDROZONES ARE TO BE VALVED WITH SEPARATE
IRRIGATION VALVES

