



**TREE TO PARKING STALL RATIO (PROPOSED PROJECT)**  
 PROPOSED TREES = 73 TREES  
 PROPOSED PARKING STALLS = 134 STALLS  
 73/134 = 54%, 1 TREE FOR EVERY 1.8 PARKING STALLS

**LANDSCAPE MATERIAL AREAS BREAKDOWN (PROPOSED PROJECT)**  
**LANDSCAPE SOFTSCAPE AREAS:**  
 \*\* PLANTED AREA (MAXIMUM IRRIGATED) = APPROX. 46,550 SF  
 \*\* ROCK/COBBLE MULCH AREA (NON-IRRIGATED) = 10,151 SF  
 \*\* BARK MULCH (NON-IRRIGATED) = 8,190 SF  
**LANDSCAPE HARDSCAPE AREAS:**  
 \*\* DECOMPOSED GRANITE (PERMEABLE) = 1,112 SF

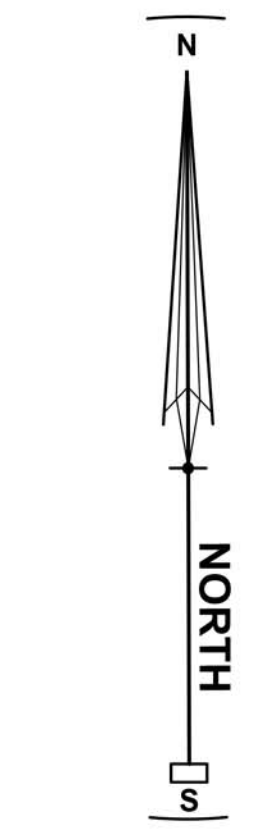
**SHADE COVER OVER PAVING SURFACES (PROPOSED PROJECT)**  
 PROPOSED SHADE COVER AREA = 35,796 SQ. FT.  
 APPROX. PARKING PAVING AREA = 90,000 SQ. FT.  
 35,796/90,000 = 40% SHADE CANOPY COVER OVER PARKING PAVEMENT AREA  
**NOTE: BUILDING NORTH SIDE WILL SHADE MUCH OF THE PAVED DRIVEWAY**

**LANDSCAPE SHEET INDEX**

- L-1.0 OVERALL SITE PLAN (THIS SHEET)
- L-2.0 PRELIMINARY LANDSCAPE PLAN
- L-2.1 FOCAL LANDSCAPE AREA
- L-3 PRELIMINARY LANDSCAPE PALETTE
- L-4 TREE REMOVAL AND PRESERVATION PLAN

**LANDSCAPE REFERENCE NOTES**

1. SEE CIVIL PLANS FOR GRADING, DRAINAGE, AND TREE PROTECTION MEASURES.
2. REFER TO PHOTOMETRIC STUDY AND ARCHITECTURE PLANS FOR LIGHTING. ALSO,
3. SEE LIGHTING CUTSHEETS FOR DETAILED LIGHT FIXTURE INFORMATION.
4. REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
5. SEE SUPPLEMENTAL REPORTS: APPENDIX B: PRELIMINARY RAIN HARVESTING & APPENDIX A: MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS
6. SEE ARBORIST REPORT FOR EXISTING TREE INVENTORY.



REVISIONS	BY

**OVERALL SITE PLAN**  
 LABCON NORTH AMERICA  
 16XX FISHER DRIVE, APN 005-040-039, 005-280-006, -007, -008, -042, -043, -044, -045  
 PETALUMA CALIFORNIA

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LAND PLANNERS - LANDSCAPE ARCHITECTS  
 PETALUMA THEATRE SQUARE  
 140 SECOND STREET, SUITE 312  
 PETALUMA, CALIFORNIA 94952  
 (707) 762-3122 FAX (707) 762-3239

DATE: 09.26.2022  
 SCALE: NOTED  
 DESIGN: AJC  
 DRAWN: DKD  
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 JOB: LABCON2022  
 JOB No: 222290  
 SHEET  
**L-1.0**  
 OF 5 SHEETS



### CONCEPTUAL PLANTING LEGEND

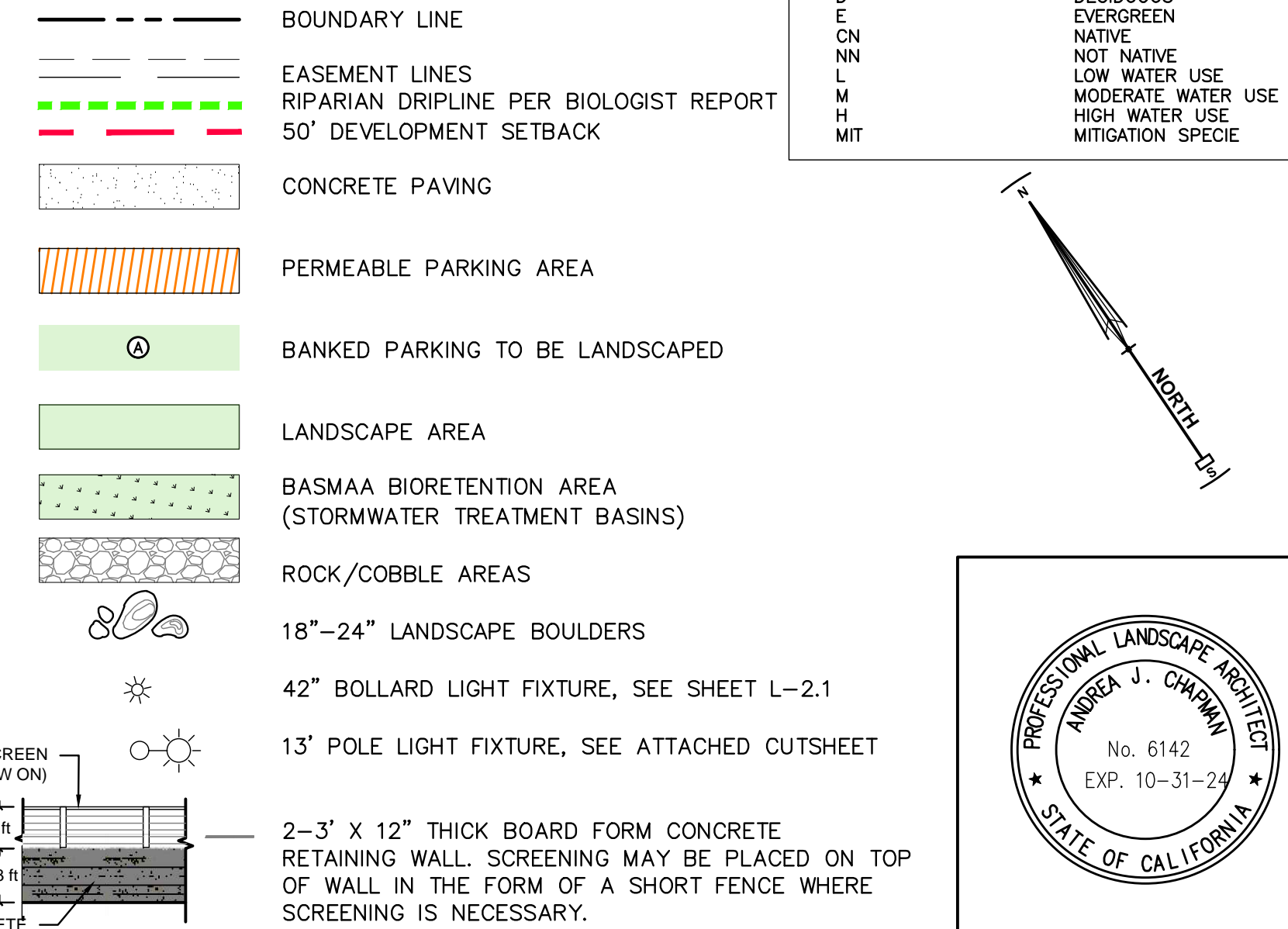
SYMBOL	CALLOUT ID	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	SIZE (HxW)	**WATER USE	REMARKS
<b>MITIGATION TREE SPECIES</b>								
	AE	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	10	15'x20'	L	CN, D, MIT
	PL	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	7	30'x40'	L	CN, E, MIT
	QL	QUERCUS LOBATA	VALLEY OAK	24" BOX	8	40'x40'	L	CN, E, MIT
	QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	34	40'x40'	L	CN, E, MIT CN, E
<b>ORNAMENTAL TREE SPECIES</b>								
	QQ	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	32	15'x10'	L	CN, D
	QT	CHITALPA X TASHKETENSIS 'PINK DAWN'	PINK DAWN CHITALPA	15 GAL	28	25'x25'	L	NN, D
<b>SHRUBS</b>								
	CE	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS MOUNTAIN LILAC	5 GAL		6'x8'	L	CN, E
	CI	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL		1'x4'	L	NN, E
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL		8'x8'	L	CN, E
	RS	RIBES SANGUINEUM	PINK FLOWERING CURRENT	5 GAL		6'x4'	L	NN, D
	AC	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL		4'x4'	L	NN, D
	RC	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL		6'x8'	L	CN, E
<b>PERENNIALS</b>								
	AM	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL		2'x4'	L	NN, D
	EC	ERIOLOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL		1'x3'	L	CN, E
	EG	ERIOGONUM GIGANTEUM	ST. CATHERINE'S LACE	1 GAL		4'x6'	L	CN, E
	ER	ERIOGONUM GRANDE RUBESCENS	RED-FLOWERING BUCKWHEAT	1 GAL		2'x3'	L	CN, E
	ID	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL		1'x2'	L	CN, E
	JP	JUNCUS PATENS 'CARMAN'S GREY'	CARMAN'S GREY BLUE RUSH	1 GAL		2'x2'	L	CN, E
	MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL		2'x3'	L	CN, E
	PH	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP Foothill Penstemon	1 GAL		1'x2'	L	CN, D
	SP	SALVIA 'POZO BLUE'	POZO BLUE SAGE	1 GAL		4'x4'	L	CN, D
	SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL		2'x4'	L	CN, E
<b>GRASSES</b>								
	CX	CAREX BARBARAE	SANTA BARBARA SEDGE	1 GAL		3'x2'	L	CN, E
	CH	CHONDROPETALUM TECTORUM	SMALL GAPE RUSH	5 GAL		3'x3'	L	NN, E
	LO	LOMANDRA CONFERTIFOLIA SSP. RUBIGINO 'SEASCAPE'	SEASCAPE MAT RUSH	1 GAL		1'x2'	L	NN, E
	MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	1 GAL		3'x2'	L	CN, D
	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL		4'x4'	L	CN, D
<b>VINE</b>								
	VC	VITIS CALIFORNICA 'ROGERS RED'	ROGERS RED GRAPE	1 GAL		4'x4'	L	CN, D

\*SEE PLANT ABBREVIATIONS \*\*DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2014.

### CONCEPTUAL LANDSCAPE NOTES

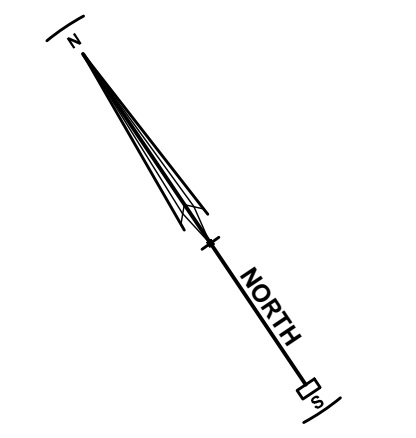
- ALL PLANTING AND IRRIGATION SHALL COMPLY WITH CITY OF PETALUMA LANDSCAPING AND IRRIGATION DESIGN AND CONSTRUCTION STANDARDS. IN ADDITION THE IRRIGATION WILL MEET THE CITY REQUIREMENTS FOR THE RECENTLY ADOPTED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- LANDSCAPE AND IRRIGATION WILL MEET OR EXCEED THE CALGREEN TIER 1 REQUIREMENTS ADOPTED BY THE CITY OF PETALUMA.
- THE PROPOSED IRRIGATION SHALL BE DESIGNED USING LOW VOLUME DRIP ON A AUTOMATIC CONTROLLER WITH A ET SENSOR.
- ALL LANDSCAPE AREAS TO RECEIVE 3" MIN. OF POST CONSUMER ARBOR MULCH, EXCEPT BASMAA BIORETENTION AREAS WHICH ARE TO RECEIVE RIVER ROCK MULCH.
- NOT ALL OF THE PLANTS LISTED IN THE CONCEPTUAL PLANT LIST ARE PROPOSED TO BE USED IN THE FINAL DESIGN, BUT MAY POSSIBLY BE USED IN THE FINAL PLANT PALETTE IF NEEDED.
- ALL PLANTS LISTED WITHIN THE CONCEPTUAL PLANT LIST MAY BE CHANGED TO A DIFFERENT SIMILAR SPECIE, IF DEEMED NECESSARY BY THE PROJECT LANDSCAPE ARCHITECT OR CITY OF PETALUMA.
- SEE ARBORIST REPORT FOR MORE INFORMATION ON TREES. TREES TO BE REMOVED WILL MEET MITIGATION REQUIREMENTS PER CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION REQUIREMENTS. SEE REPLACEMENT SCHEDULE AND MITIGATION TABLES.
- SEE PHOTOMETRIC STUDY FOR LIGHTING PHOTOMETRICS.

### LEGEND



### PLANT ABBREVIATIONS

D	DECIDUOUS
E	EVERGREEN
CN	NATIVE
NN	NOT NATIVE
L	LOW WATER USE
M	MODERATE WATER USE
H	HIGH WATER USE
MIT	MITIGATION SPECIE



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Revised 1-4-2023	

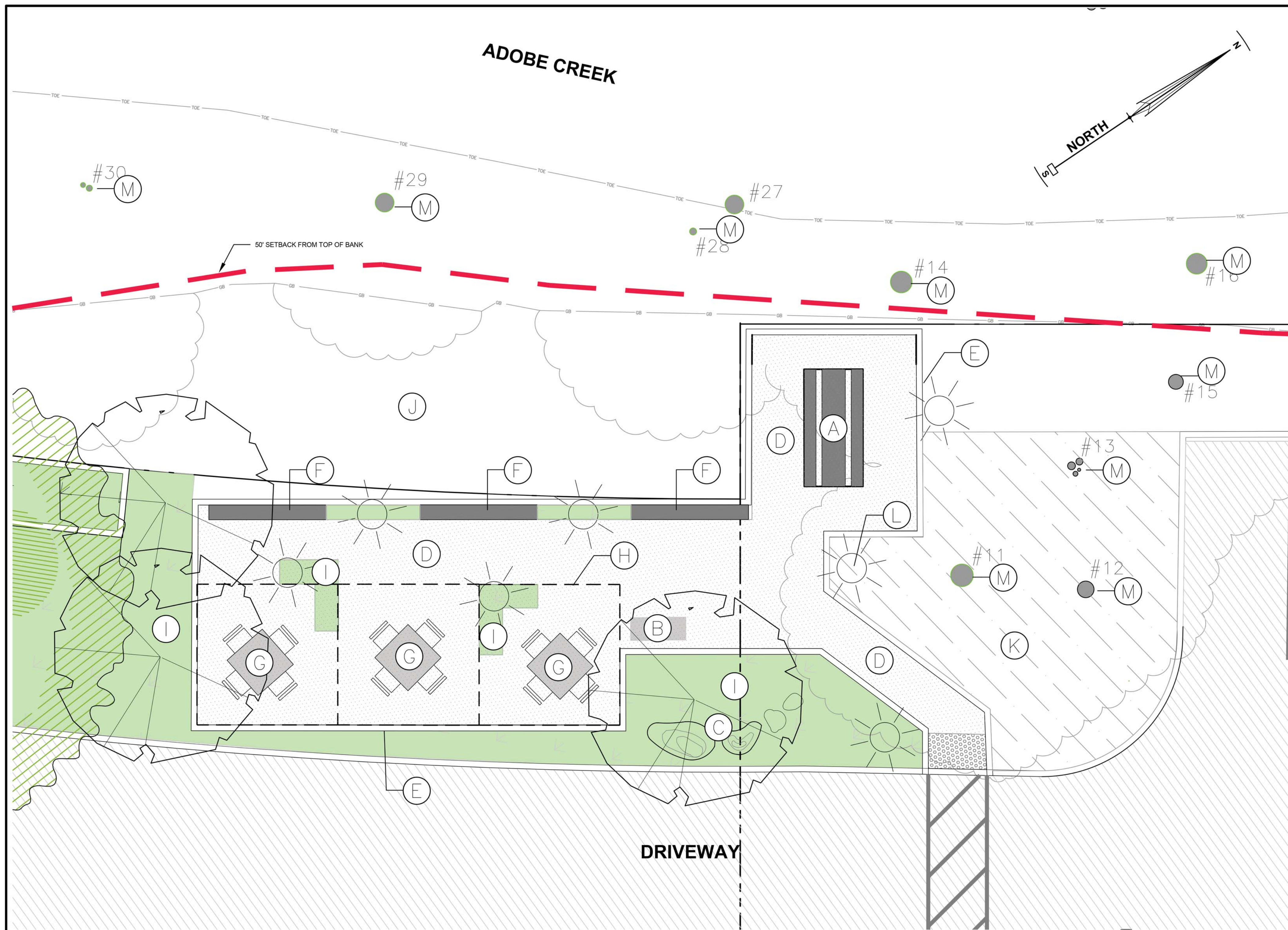
**PRELIMINARY LANDSCAPE PLAN**

LABCON NORTH AMERICA  
16XX FISHER DRIVE, APN 005-040-039, 005-280-006, -007, -008, -042, -043, -044, -045  
PETALUMA CALIFORNIA

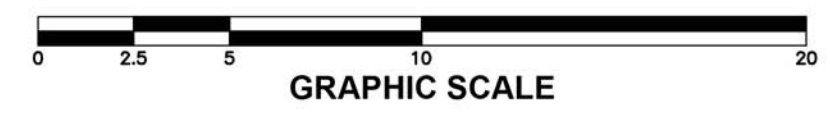
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PETALUMA THEATRE SQUARE  
40 SECOND STREET, SUITE 202  
PETALUMA, CA 94952  
(707) 762-3122 FAX (707) 762-2339

DATE: 09.26.2022  
SCALE: 1"=40'  
DESIGN: AJC  
DRAWN: DKD  
CHECK: AJC  
JOB: LABCON2022  
JOB No: 222290  
SHEET

**L-2.0**  
OF 5 SHEETS



**PLAN VIEW**  
SCALE: 1"=5'



**SITE FURNISHINGS**



(A)



(B)



(C)



(D)



(L)

**KEYNOTES**

- (A) 10' HEAVY DUTY PICNIC TABLE
- (B) TRASH RECEPTACLES
- (C) LANDSCAPE BOULDERS
- (D) DECOMPOSED GRANITE SURFACE.
- (E) RECYCLED PLASTIC TIMBER EDGING.
- (F) HEAVY DUTY WOOD BENCH
- (G) OUTDOOR DINING FURNITURE TBD BY OWNER. IN GROUND MOUNT.
- (H) WOOD PERGOLA WITH STRING LIGHTING
- (I) NATIVE PLANTING AREA.
- (J) CITY PROPERTY—POTENTIAL AREA FOR TREE MITIGATION PLANTING.
- (K) 3" POST CONSUMER ARBOR/BARK MULCH
- (L) 42" PATH LIGHT FIXTURE, SEE LIGHTING CUTSHEETS
- (M) EXISTING TREE TO BE PRESERVED, SEE ARBORIST REPORT FOR MORE INFORMATION

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**FOCAL LANDSCAPE AREA**

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OF 5 SHEETS



(E)



(F)



(G)



(H)

TREES:



*AESCULUS CALIFORNICA*  
CALIFORNIA BUCKEYE



*PLATANUS RACEMOSA*  
CALIFORNIA SYCAMORE



*QUERCUS AGRIFOLIA*  
COAST LIVE OAK



*CERCIS OCCIDENTALIS*  
WESTERN REDBUD



*XCHITALPA TASHKENTENSIS 'PINK DAWN'*



*QUERCUS LOBATA*  
VALLEY OAK

SHRUBS:



*PUNICA GRANATUM NANA*  
DWARF DWARF POMEGRANATE



*MYRTUS COMMUNIS COMPACTA VARIEGATA*  
DWARF SWEET MYRTLE



*CEANOTHUS 'SKYLARK'*  
SKYLARK CEANOTHUS



*HETEROMELES ARBUTIFOLIA*  
TOYON



*RHAMNUS CALIFORNICA* EYECASE"  
EYE CASE COFFEEBERRY

PERENNIALS:



*GISTUS X CYPRIUS 'ELLIPTICUS F. BICOLOR'*  
BICOLOR ROCK ROSE



*SALVIA 'POJO BLUE'*  
POZO BLUE SALVIA



*PENSTEMON 'MARGARITA BOP'*  
FOOTHILL PENSTEMON



*MIMULUS AURANTICUS*  
STICKY MONKEY FLOWER



*EPILOBIUM CANUM*  
CALIFORNIA FUCHSIA



*ERIOGONUM GRANDE RUBESCENS*  
RUBY BUCKWHEAT



*IRIS DOUGLASIANA*  
DOUGLAS IRIS



*ACHILLEA MILLEFOLIUM 'MOONSHINE'*  
MOONSHINE COMMON YARROW



*ERIOGONUM GIGANTEUM*  
ST. CATHERINE'S LACE BUCKWHEAT



*ENCELIA CALIFORNICA*  
CALIFORNIA BUSH SUNFLOWER

GRASSES:



*MUHLENBERGIA RIGENS*  
DEER GRASS



*MUHLENBERGIA CAPILLARIS 'REGAL MIST'*  
PINK MUHLY GRASS



*LOMANDRA CONFERTIFOLIA SSP. RUBIGINOSA 'SEASCAPE'*  
SEASCAPE MAT RUSH



*CHONDRAPETALUM TECORUM*  
SMALL CAPE RUSH



*CAREX BARBAREA*  
SANTA BARBARA SEDGE



*JUNCUS PATENS*  
BLUE RUSH

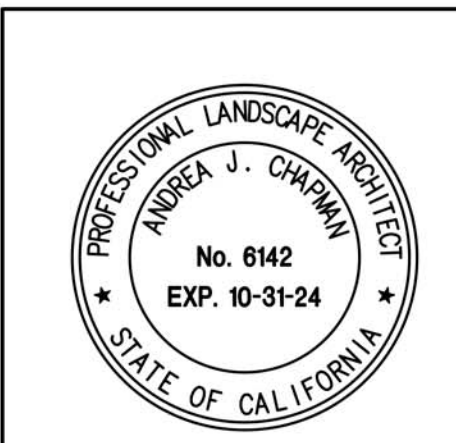
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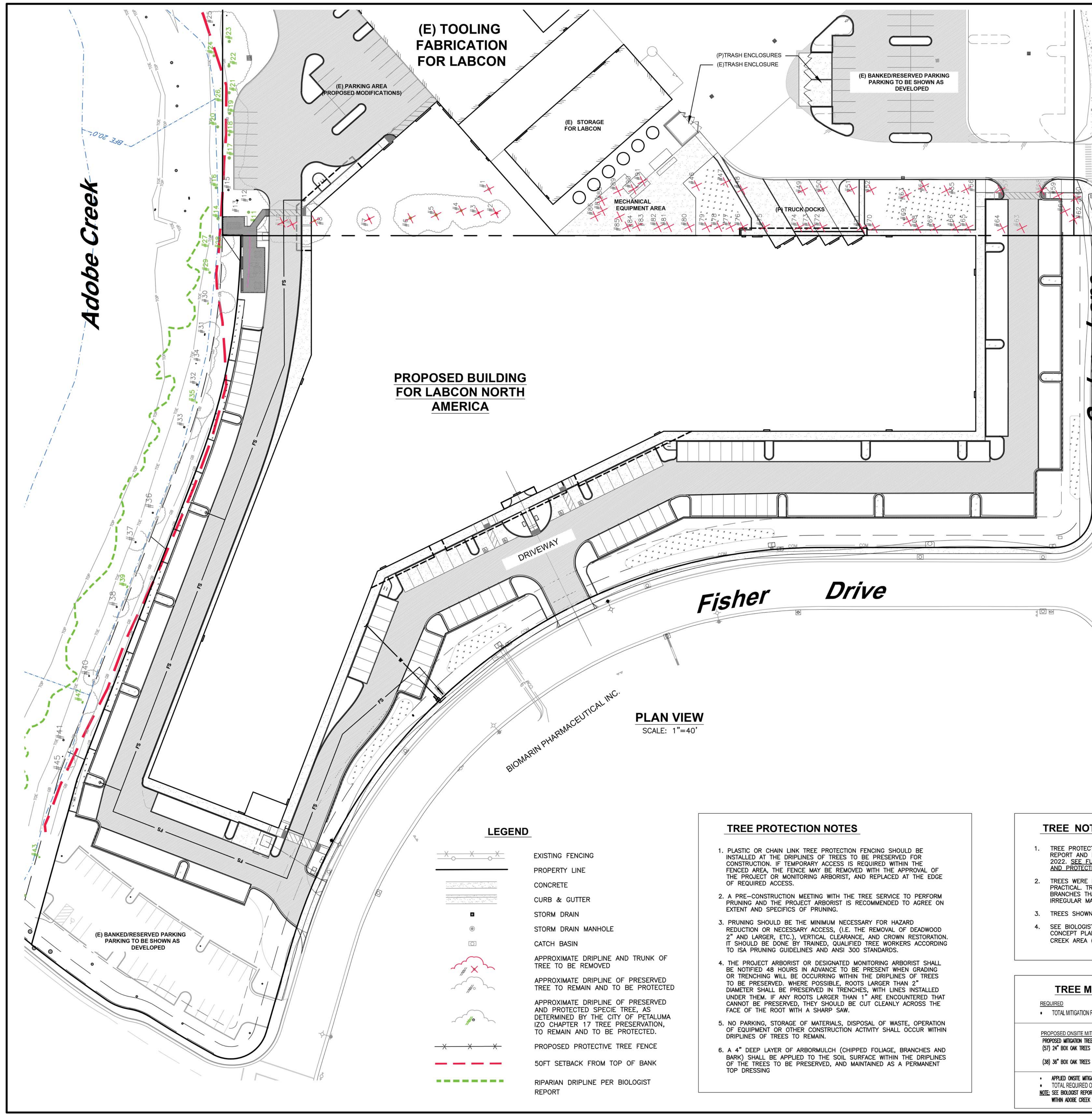
PRELIMINARY LANDSCAPE PALETTE

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**PROPOSED BUILDING FOR LABCON NORTH AMERICA**

**PLAN VIEW**  
SCALE: 1"=40'

**LEGEND**

- EXISTING FENCING
- PROPERTY LINE
- CONCRETE
- CURB & GUTTER
- STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- APPROXIMATE DRIPLINE AND TRUNK OF TREE TO BE REMOVED
- APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
- APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED SPECIE TREE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
- PROPOSED PROTECTIVE TREE FENCE
- SOFT SETBACK FROM TOP OF BANK
- RIPARIAN DRIPLINE PER BIOLOGIST REPORT

**TREE PROTECTION NOTES**

1. PLASTIC OR CHAIN LINK TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIPLINES OF TREES TO BE PRESERVED FOR CONSTRUCTION. IF TEMPORARY ACCESS IS REQUIRED WITHIN THE FENCED AREA, THE FENCE MAY BE REMOVED WITH THE APPROVAL OF THE PROJECT OR MONITORING ARBORIST, AND REPLACED AT THE EDGE OF REQUIRED ACCESS.
2. A PRE-CONSTRUCTION MEETING WITH THE TREE SERVICE TO PERFORM PRUNING AND THE PROJECT ARBORIST IS RECOMMENDED TO AGREE ON EXTENT AND SPECIFICS OF PRUNING.
3. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION OR NECESSARY ACCESS, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.), VERTICAL CLEARANCE, AND CROWN RESTORATION. IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES AND ANSI 300 STANDARDS.
4. THE PROJECT ARBORIST OR DESIGNATED MONITORING ARBORIST SHALL BE NOTIFIED 48 HOURS IN ADVANCE TO BE PRESENT WHEN GRADING OR TRENCHING WILL BE OCCURRING WITHIN THE DRIPLINES OF TREES TO BE PRESERVED. WHERE POSSIBLE, ROOTS LARGER THAN 2" DIAMETER SHALL BE PRESERVED IN TRENCHES, WITH LINES INSTALLED UNDER THEM. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED THAT CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW.
5. NO PARKING, STORAGE OF MATERIALS, DISPOSAL OF WASTE, OPERATION OF EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF TREES TO REMAIN.
6. A 4" DEEP LAYER OF ARBORMULCH (CHIPPED FOLIAGE, BRANCHES AND BARK) SHALL BE APPLIED TO THE SOIL SURFACE WITHIN THE DRIPLINES OF THE TREES TO BE PRESERVED, AND MAINTAINED AS A PERMANENT TOP DRESSING

**TREE NOTES**

1. TREE PROTECTION INFORMATION SHOWN IS BASED ON THE ARBORIST REPORT AND INVENTORY PREPARED BY BECKY DUCKLES, DATED JULY 2022. SEE FULL ARBORIST REPORT FOR MORE DETAILED PRESERVATION AND PROTECTION, OBSERVATIONS, AND MITIGATION RECOMMENDATIONS.
2. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER.
3. TREES SHOWN IN RED REPRESENT EXISTING TREE TO BE REMOVED.
4. SEE BIOLOGIST REPORT, DATED SEPTEMBER 2022 FOR ALTERNATIVE CONCEPT PLAN FOR POTENTIAL MITIGATION PLANTINGS WITHIN ADOBE CREEK AREA (CITY OWNED PROPERTY).

**TREE MITIGATION SUMMARY**

**REQUIRED**

- TOTAL MITIGATION REQUIRED = 163 IN OF TRUNK DIAMETER MUST BE REPLACED

**PROPOSED ONSITE MITIGATION**

PROPOSED MITIGATION TREES:

(57) 24" BOX OAK TREES [24" BOX TREE = 2" OF REPLACEMENT DBH]

OR

(36) 36" BOX OAK TREES [36" BOX TREE = 3" OF REPLACEMENT DBH]

• APPLIED ONSITE MITIGATION = 112" TOTAL

• TOTAL REQUIRED ONSITE MITIGATION IS ( FULFILLED)

NOTE: SEE BIOLOGIST REPORT, DATED SEPTEMBER 2022 FOR ALTERNATIVE CONCEPT PLAN FOR POTENTIAL MITIGATION PLANTINGS WITHIN ADOBE CREEK AREA (CITY OWNED PROPERTY).

**TREE LIST**

#	TREE DESCRIPTION	TRUNK DIAMETER	GENERAL HEALTH	STRUCTURAL INTEGRITY	STATUS	RECOMMENDATION
1	APPLE	<3"(MULTIPLE)	FAIR/GOOD	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
2	COAST REDWOOD	12",15"	FAIR/GOOD	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
3	COAST REDWOOD	12"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
4	COAST REDWOOD	22"	GOOD	GOOD/EXCELLENT	PROTECTED	REMOVE FOR CONSTRUCTION
5	COAST REDWOOD	24"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	REMOVE FOR CONSTRUCTION
6	COAST REDWOOD	20"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	REMOVE FOR CONSTRUCTION - ROOTS DESTROYING PAVEMENT
7	COAST REDWOOD	17"	FAIR/GOOD	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION - TOP DIED, DECLINING TREE
8	COAST REDWOOD	20"	GOOD	GOOD	PROTECTED	REMOVE FOR CONSTRUCTION, ROOTS DESTROYING PAVEMENT
9	WILLOW	14",17"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
10	COAST REDWOOD	21"	GOOD	GOOD	PROTECTED	REMOVE FOR CONSTRUCTION
11	COAST REDWOOD	23"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
12	COAST REDWOOD	17"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	PRESERVE TREE
13	COAST REDWOOD	3",5",7",8"	FAIR	FAIR	UNPROTECTED	PRESERVE TREE
14	COAST REDWOOD	22"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
15	COAST REDWOOD	13"	FAIR	FAIR	UNPROTECTED	PRESERVE TREE
16	COAST REDWOOD	21"	GOOD	GOOD	PROTECTED	PRESERVE TREE
17	COAST REDWOOD	24"	GOOD	GOOD	PROTECTED	PRESERVE TREE
18	COAST REDWOOD	20"	FAIR	FAIR/GOOD	PROTECTED	PRESERVE TREE
19	COAST REDWOOD	23"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
20	COAST REDWOOD	22"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
21	COAST REDWOOD	22"	GOOD	FAIR/GOOD	PROTECTED	PRESERVE TREE
22	COAST REDWOOD	12",23"	FAIR/GOOD	POOR	PROTECTED	PRESERVE TREE
23	COAST REDWOOD	22"	FAIR/GOOD	FAIR/GOOD	PROTECTED	PRESERVE TREE
24	COAST REDWOOD	20"	GOOD	GOOD	PROTECTED	PRESERVE TREE
25	COAST REDWOOD	14"	GOOD	GOOD	UNPROTECTED	PRESERVE TREE
26	COAST LIVE OAK	6"	GOOD	GOOD	PROTECTED	PRESERVE TREE
27	COAST REDWOOD	19"	FAIR/GOOD	FAIR/GOOD	PROTECTED	PRESERVE TREE
28	COAST LIVE OAK	7"	GOOD	FAIR/GOOD	PROTECTED	PRESERVE TREE
29	COAST REDWOOD	19"	GOOD	GOOD	PROTECTED	PRESERVE TREE
30	STRAWBERRY TREE	5,8"	FAIR	FAIR	UNPROTECTED	PRESERVE TREE
31	BOX ELDER	8",9"	FAIR	FAIR	UNPROTECTED	PRESERVE TREE
32	COAST REDWOOD	16"	GOOD	FAIR/GOOD	UNPROTECTED	PRESERVE TREE
33	COAST REDWOOD	16"	GOOD	GOOD	UNPROTECTED	PRESERVE TREE
34	OREGON ASH	6"	GOOD	GOOD	UNPROTECTED	PRESERVE TREE
35	COAST LIVE OAK	13"	EXCELLENT	EXCELLENT	PROTECTED	PRESERVE TREE
36	COAST REDWOOD	13"	GOOD	GOOD	UNPROTECTED	PRESERVE TREE
37	COAST REDWOOD	13"	GOOD	GOOD	UNPROTECTED	PRESERVE TREE
38	COAST REDWOOD	13"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	PRESERVE TREE
39	COAST LIVE OAK	8",10"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
40	COAST REDWOOD	12"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	PRESERVE TREE
41	COAST REDWOOD	15"	GOOD/EXCELLENT	FAIR/GOOD	UNPROTECTED	PRESERVE TREE
42	COAST LIVE OAK	3"Ø3",12"	GOOD/EXCELLENT	EXCELLENT	PROTECTED	PRESERVE TREE, CO-DOMINANT LEADERS (WEAK ATTACHMENT)
43	COAST LIVE OAK	5",6",7"	EXCELLENT	FAIR/GOOD	PROTECTED	PRESERVE TREE
44	COAST REDWOOD	21"	GOOD/EXCELLENT	GOOD/EXCELLENT	PROTECTED	PRESERVE TREE
45	OREGON ASH	7"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	PRESERVE TREE
46	LAUREL	<3"(MULTIPLE)	GOOD	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION (SHRUB)
47	CHINESE PISTACHE	1-1/2"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
48	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
49	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
50	CHINESE PISTACHE	1"	FAIR/GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
51	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
52	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
53	LAUREL	2",3"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
54	CHINESE PISTACHE	1"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
55	CHINESE PISTACHE	1-1/2"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
56	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
57	CHINESE PISTACHE	1"	FAIR/GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
58	CHINESE PISTACHE	1"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
59	CHINESE PISTACHE	1"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
60	HOLLY OAK	1"	EXCELLENT	EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
61	CANARY ISLAND PINE	1"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
62	CANARY ISLAND PINE	1"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
63	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
64	CANARY ISLAND PINE	1-1/2"	FAIR/GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
65	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
66	CANARY ISLAND PINE	3"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
67	CANARY ISLAND PINE	1"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
68	CANARY ISLAND PINE	1"	FAIR	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
69	CANARY ISLAND PINE	1",1",1"	FAIR/GOOD	POOR	UNPROTECTED	REMOVE FOR CONSTRUCTION
70	CANARY ISLAND PINE	3"	GOOD	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
71	CANARY ISLAND PINE	2"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
72	CANARY ISLAND PINE	3"	FAIR/GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
73	CANARY ISLAND PINE	3"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
74	CANARY ISLAND PINE	3"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
75	CANARY ISLAND PINE	2"	GOOD	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
76	CANARY ISLAND PINE	1"	FAIR	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
77	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
78	CANARY ISLAND PINE	3"	GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
79	CANARY ISLAND PINE	4"	GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
80	CANARY ISLAND PINE	2"	FAIR/GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
81	CANARY ISLAND PINE	1"	FAIR/GOOD	FAIR	UNPROTECTED	REMOVE FOR CONSTRUCTION
82	CANARY ISLAND PINE	3"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
83	CANARY ISLAND PINE	3"	FAIR/GOOD	FAIR/GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION
84	CANARY ISLAND PINE	1"	FAIR/GOOD	POOR	UNPROTECTED	REMOVE FOR CONSTRUCTION
85	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
86	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
87	CANARY ISLAND PINE	4"	GOOD/EXCELLENT	EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
88	CANARY ISLAND PINE	4"	EXCELLENT	EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
89	CANARY ISLAND PINE	3"	GOOD	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
90	CANARY ISLAND PINE	3"	GOOD/EXCELLENT	GOOD/EXCELLENT	UNPROTECTED	REMOVE FOR CONSTRUCTION
91	CANARY ISLAND PINE	3"	GOOD	GOOD	UNPROTECTED	REMOVE FOR CONSTRUCTION

**NOTE:**

\* = ANY EXISTING TREE DESIGNATED AS A PROTECTED SPECIES UNDER THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION

**TREE REMOVAL SUMMARY**

PROTECTED TREES PROPOSED FOR REMOVAL = 5  
UNPROTECTED TREES PROPOSED FOR REMOVAL = 51  
TOTAL TREES PROPOSED FOR REMOVAL = 56



REVISIONS BY

**TREE REMOVAL AND PRESERVATION PLAN**

LABCON NORTH AMERICA  
16XX FISHER DRIVE, APN 005-040-039, 005-280-006, -007, -008, -042, -043, -044, -045  
PETALUMA CALIFORNIA

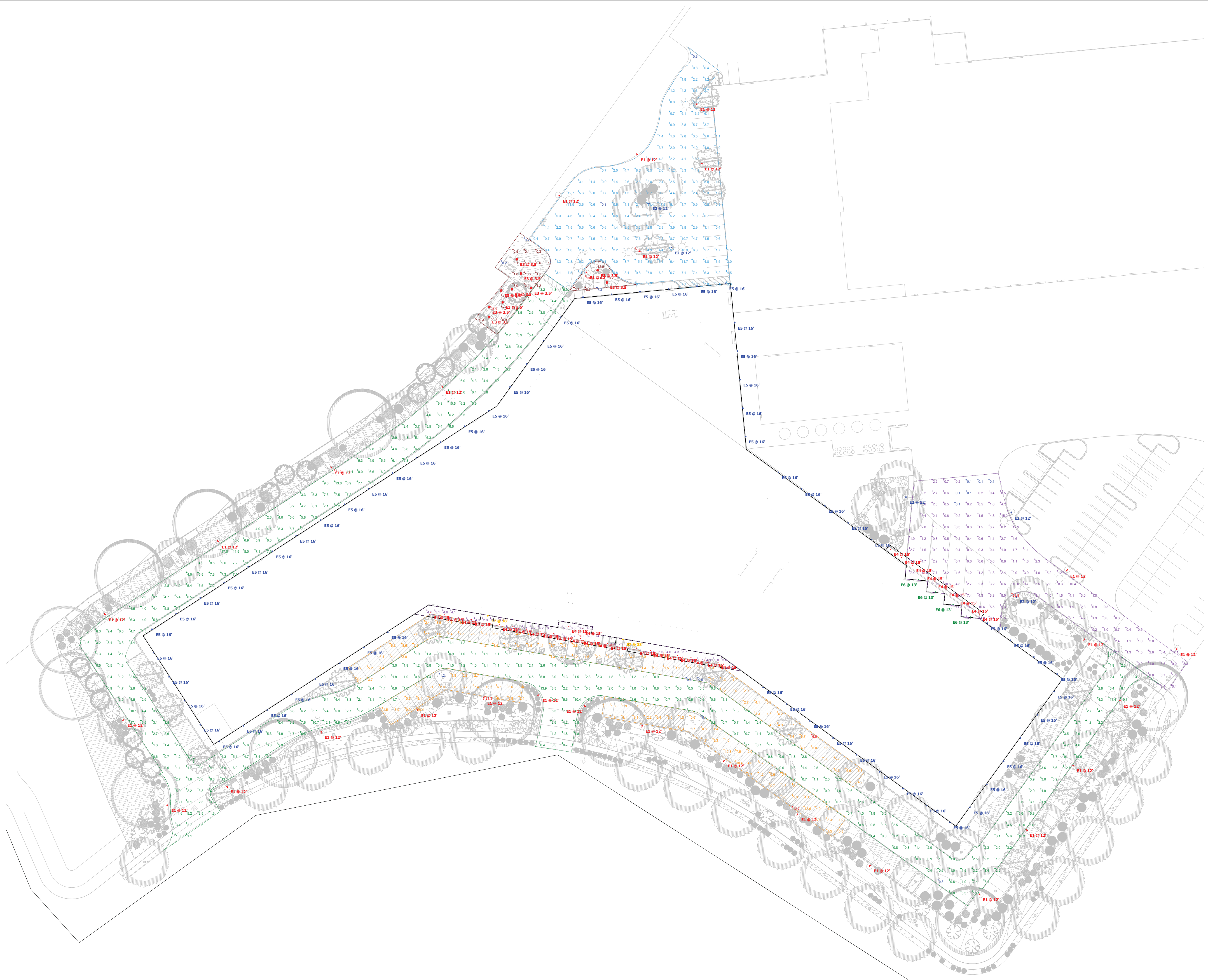
STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
140 SECOND STREET, SUITE 212  
PETALUMA, CA 94954  
(707) 762-3122 FAX (707) 762-3239

DATE: 09.26.2022  
SCALE: NOTED  
DESIGN: A/C  
DRAWN: DKD  
CHECK: A/C

JOB: LABCON2022  
JOB No: 222290  
SHEET

**L-4**

OF 5 SHEETS



Plan View

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6. Therefore, this proposal includes:

- SOLUTION: This proposal includes a complete lighting and control system either as an alternative to that specified, or as a recommendation based on the information provided, subject to your review and approval.
- SUPPLEMENT: This proposal includes lighting as requested/specified, as well as a proposed lighting control system for your review and approval.
- ALERT: This proposal includes only lighting as requested/specified; however, the application itself requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control questionnaire at your request.
  - Manual Switch(es)
  - Automatic time switch (photometric)
  - Occupancy Sensor(s)
  - Photosensor(s) / daylight sensor(s)
  - Demand response / load shedding
  - Controlled Receptacle(s)
  - Motion Sensor(s) - Outdoor

sixteen5hundred

Ceiling Height: N/A  
 Luminaire Mounting Height: As noted  
 Calculation Point Height: As noted  
 Finish reflectance values: Ground Floor 20%, Building 30%

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	29	LIGMAN	SE-90002-T3-W30+POLE		LED	6251	0.85	104
	E2	5	LIGMAN	SE-90004-T4-W30+POLE		LED	6366	0.85	104
	E3	10	Tech Lighting	7000BSTR42SC1UNV830 C		LED	1254	0.85	19.4
	E4	31	Indy	SD4SD 15LM 30K MWOLT G6 80CRI ZT + SD4SD D CS		LED	1100	0.85	16.58
	E5	66	Lithonia Lighting	WDGE3 LED P2 70CRI R3 30K	MOD FROM 70CRI TO 80CRI-0.89	LED	7851	0.85	59.2761
	E6	4	Lithonia Lighting	WDGE2 LED P4 30K 80CRI VF		LED	4247	0.85	34.96
	E7	2	Lithonia Lighting	WDGE4 LED P2 70CRI RFT 30K	MOD FROM 70CRI TO 80CRI-0.89	LED	14868	0.85	109.02

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Employee Parking @ ground	+	4.3 fc	18.5 fc	0.3 fc	61.7:1	14.3:1
Loading Docks @ ground	+	3.6 fc	23.5 fc	0.1 fc	235.0:1	36.0:1
Main Entrance Pathway	+	4.7 fc	8.0 fc	1.4 fc	5.7:1	3.4:1
North Visitor Parking @ ground	+	3.2 fc	6.5 fc	0.6 fc	10.8:1	5.3:1
Planting by employee parking @ ground	+	10.4 fc	19.5 fc	7.3 fc	2.7:1	1.4:1
Seating Area @ ground	+	4.8 fc	32.6 fc	0.2 fc	163.0:1	24.0:1
South East Visitor Parking @ ground	+	3.6 fc	12.7 fc	0.4 fc	31.8:1	9.0:1
South West Visitor Parking @ ground	+	5.7 fc	21.3 fc	1.2 fc	17.8:1	4.8:1
Driveway @ ground	+	4.0 fc	21.3 fc	0.3 fc	71.0:1	13.3:1

LABCON NORTH AMERICA  
 PC # 22-25374  
 CLIENT: STEVEN J LAFRANCHI & ASSOCIATES