

inft3 / in feet cubed
250 Lorraine Blvd.
San Leandro, CA 94577

03/04/2022

The items listed below serve as the written feedback, received **10/18/21**, to the September 2021 revisions reviewed by Doug Bush of Permit Sonoma with regard for the previously-approved Development Plan for improvements proposed at 18285 Sonoma Highway, Sonoma, CA 95476, aka *Boyes Springs Food Center Mixed-Use Redevelopment*. Revisions have been made as noted below.

Mr. Bush's notes / feedback are as follows:

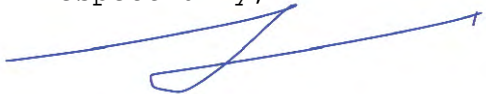
- I see tree protection details in the arborist's letter but please include the general location of roots and notes about protection within one of the landscaping sheets.
 - *Response: The plan does not include saving any of the existing trees based on the impacts of development across the site. All trees proposed will be 'box' trees. Refer to Sheet L3, Details 'I', 'J', & 'K' for landscape details regarding root balls and root protection for the proposed plantings.*
- Permanent trees are encouraged along Highway 12 frontage if feasible w/Caltrans, please note this on plans.
 - *Response: Refer to Sheet L2.1, Tree 'RMB' includes comment, "DRC preference toward permanent planting along Highway 12."*
- One sheet referred to "tree feature lighting" - please clarify on plans that no uplighting will be used.

- Response: Refer to Sheet L2.2 for proposed landscape lighting cut sheets and notes, 'Landscape Lighting', "NO UPLIGHTING TO BE USED."
- Include fence detail @ eastern border w/ neighboring lots.
 - Response: Refer to Sheets A8.06, A8.07, & A8.08 for 'Knotwood' fence renderings in 'Black Ash / Midnight Black' along the eastern site border and throughout the project site. Areas of board-formed concrete are also called out, to be formed & placed by GC. Refer to Sheet A8.09 for Knotwood's Spec' sheet.
- A9.01, the sign type 1 and 2 are swapped in the key.
 - Response: Refer to Sheet A9.01 for the revised keynotes.
- A9.01 - 'Reduce Facade Signage'
 - Retail A space w/ 2 wall mounted signs & [...] 2 blade signs.
 - Response: Refer to Sheets A3.01. Facade signage has been reduced w/ redundant signage locations removed.
 - Retail B space has 3 wall mounted signs & [...] 2 blade signs.
 - Response: Refer to Sheets A3.01. Facade signage has been reduced w/ redundant signage locations removed.
 - The restrooms also have [...] a] blade and wall-mounted sign.
 - Response: Refer to Sheets A3.01. Facade signage has been removed from above the restroom entrance bay. A blade sign is provided for wayfinding to the restrooms beneath the awning / canopy.
 - At present, the number of signs aren't proportional to the number of tenant spaces.
 - Response: Refer to Sheets A3.01 & A3.02. Facade signage has been reduced w/ redundant signage locations removed.
 - Staff would support 1 wall mounted sign per tenant (2 for corner tenants) and 1 blade sign per tenant for the mixed-use building.

- Response: Refer to Sheets A3.01 & A3.02. Facade signage has been reduced and removed from redundant locations to be coordinated w/ the store entrances along Hwy. 12 and each building corner. (1) wall-mounted sign and (1) blade sign are provided for tenants of the mixed-use building.
- Please include all available cut sheets for lighting, especially the 16' pole lights.
 - Response: Refer to Sheets A3.01 and A9.03 for the building facade lighting call-outs and Sheet A9.04, A9.05 for cut sheets. Refer to Sheet L2.2 for the landscape lighting cut sheets. Refer to Sheet A9.06 for the pole lighting cut sheets.
- Specify color temps for all lights if available. If not, specify range that will be used (e.g. 2000-4000k)
 - Response: Project design intent utilizes a color temperature range of 2700-3000k. All lights will be coordinated as one color temperature, depending on availability.

Please review for associated scope of work and return any updates to your consultant drawings / plans / specifications.

Respectfully,



Bryan J. Hassemer, AIA, in feet cubed
bryan@inft3.com
530.448.0909