BOYES SPRINGS MIXED–USE REDEVELOPMENT

18285 SONOMA HIGHWAY, SONOMA, CA 95476

BOYES SPRINGS FOOD CENTER MIXED–USE

PRECISE DEVELOPMENT PLAN

BOYES SPRINGS FOOD CENTER

** 'PERMIT SONOMA' DESIGN REVIEW COMMITTEE SUBMISSION **

PROJECT TEAM / CONTACT INFORMATION :

DRY UTILITY DESIGN: MILLENIUM DESIGN & CONSULTING, INC.
ADDRESS: P.O. BOX 757, ALAMO, CA. 94507
CONTACT: KAHN SENNMANORA
CA LIC.#: –
PHONE: 925.820.8502
EMAIL | FAX: kahn@jointutility.com | 925.820.8407

M/E/P ENGINEER: OMEP ENGINEERS, INC
ADDRESS: 26439 RANCH PARKWAY SOUTH, SUITE 120, LAKE FOREST, CA 92630
CONTACT: DANIEL GODFREY
CA LIC.#: –
PHONE: 949.267.9095
EMAIL | WEB: daniel@gmepe.com | www.gmepe.com

SURVEY/CIVIL ENGINEERS: ADOBE ASSOCIATES INC.
ADDRESS: 1220 N. DUTTON AVE, SANTA ROSA, CA 95401
CONTACT: DAVID R. BROWN, RCE
CA LIC.#: 41833 EXPIRES: 03/31/2022
PHONE: 707.541.2300
EMAIL | WEB: DMcDonald@adobeinc.com | www.adobeinc.com

DEVELOPER/OWNER: KS MATTSON PARTNERS, LP
ADDRESS: PO BOX 5490, VACAVILLE, CA 95696
CONTACT: DANIEL CROWLEY, PROJECT MANAGER
PHONE: 707.387.7967
EMAIL | WEB: dcrowley@lefmo.com | www.lefevermattson.com

FIRE SPRINKLER DESIGN: ALPHA FIRE SUPPRESSION SYSTEMS, INC.
ADDRESS: 2391 CIRCADIAN WAY, SANTA ROSA, CA. 95407
CONTACT: SHANNON HASH
CA LIC.#: C16 670313
PHONE: 707.527.8407
EMAIL | WEB: shannon@alphafiresystems.com | www.alphafiresystems.com

LANDSCAPE ARCHITECT: MACNAIR LANDSCAPE ARCHITECTURE
ADDRESS: P.O. BOX 251, KENWOOD, CA 95452
CONTACT: DON MACNAIR, PLA
CA LIC.#: 2800 EXPIRES: 08/31/2023
PHONE: 707.833.2288
EMAIL | WEB: don@macnairlandscapes.com | www.macnairlandscapes.com

STRUCTURAL ENGINEER: BASE DESIGN, INC.
ADDRESS: 582 MARKET STREET, SUITE 1402, SAN FRANCISCO, CA 94104
CONTACT: KATY BRIGGS, SE
CA LIC.#: 5732 EXPIRES: 12/31/2022
PHONE: 415.466.2997
EMAIL | WEB: katy@basedesigninc.com | www.BASEdesignInc.com

PROJECT ARCHITECT: Inft3 | In feet cubed
ADDRESS: 250 LORRAINE BOULEVARD, SAN LEANDRO, CA 94577
CONTACT: BRYAN J. HASSEMER, AIA
CA LIC.#: C–37092 RENEW: 11/30/2023
PHONE: 530.448.0909
EMAIL | WEB: bryan@inft3.com | www.inft3.com

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

TITLE SHEET

inft3 #:	21–007–01
date:	03/04/2022
drawn:	BJH
page#:	–
	G0.00
scale:	

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

BOYES SPRINGS MIXED-USE REDEVELOPMENT

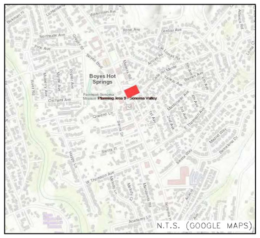
18285 SONOMA HIGHWAY, SONOMA, CA 95476

BOYES SPRINGS FOOD CENTER MIXED–USE

ABBREVIATIONS:

[illegible]

VICINITY MAP :



N.T.S. (GOOGLE MAPS)

TRUE NORTH

SYMBOLS:

GRID LINE INDICATION
- FACE OF
- CENTER OF

ROOM IDENTIFICATION
- EXAM ROOM ← ROOM NAME
- 101 ← ROOM NUMBER

FURNITURE / EQUIPMENT IDENTIFICATION
- CHS M ← FURNITURE / EQUIPMENT CODE

KEYNOTE & DRAWING NOTE IDENTIFICATION
- 10 / 4413.2.2 ← REFERENCE KEYNOTE – SEE SCHEDULE ON SHEETS & SPECIFICATIONS
- .013 ← DRAWING NOTE – SEE SCHEDULE ON SHEETS

ELEVATION
- ELEVATION VIEW NUMBER
- ELEVATION SHEET

SECTION
- A ← SECTION NUMBER
- A5.1 ← SECTION SHEET

DETAIL
- 23 ← DETAIL NUMBER
- A8.1 ← DETAIL SHEET

DOOR NUMBER
- 101A ← BY ROOM NUMBER – REFER TO DOOR SCHEDULE

PARTITION TYPE INDICATOR
- 6A ← REFER TO PARTITION LEGEND

WORK POINT
- (CONTROL or DATUM POINT)

FINISH INDICATOR
- P1 ← FINISH CODE

DIMENSIONS
- 0'-6" ← STANDARD DIMENSION – FACE OF STUD WHERE APPLIED TO WALLS OR PARTITIONS, U.N.O.
- 0'-6" ← FINISH TO FINISH DIMENSION – FACE OF GYP., OR DIMENSIONAL FINISH WHERE APPLIED TO WALLS OR PARTITIONS, U.N.O.

- ' ← INCHES
- " ← FEET
- % ← PERCENT
- & ← AND
- +/– ← PLUS OR MINUS
- # ← NUMBER
- @ ← AT
- > ← GREATER THAN
- < ← LESS THAN
- Ø ← DIAMETER
- ° ← DEGREE
- ∟ ← ANGLE
- ℄ ← CENTERLINE
- PL ← PROPERTY LINE
- FL ← FLOOR LINE

SOLAR REQUIREMENTS / ANALYSIS :

COMMERCIAL REQUIREMENTS:

- **FOOD CENTER BLDG.:** 3.87 kW
- **MIXED–USE BLDG.:** 14.03 kW

RESIDENTIAL REQUIREMENTS:

- **UNIT A** – 0.77 kW @ **EACH** TOWNHOUSE UNIT
- **UNIT B** – 1.36 kW @ **EACH** TOWNHOUSE UNIT
- **UNIT C** – 1.62 kW @ **EACH** TOWNHOUSE UNIT

ZONING CODE & AREA ANALYSIS :

SITE INFORMATION:

APNs:	056–415–016 056–415–017 056–415–018 056–415–020
ZONING:	PCD (PLANNING COMMUNITY DISTRICT)
TOTAL LOT AREA:	54,900 SF 1.26 ACRES

PROJECT SUMMARY:

NO. OF BUILDINGS:	4 TOTAL BUILDING #1: 2–STORY TOWNHOMES BUILDING #2: 3–STORY TOWNHOMES BUILDING #3: FOOD CENTER BUILDING #4: MIXED–USE BUILDING
TOTAL PROJECT GFA:	49,491 SF

TOWNHOMES: (BUILDINGS #1 & #2)

ALLOWABLE HEIGHT:	35' MAX. ABOVE GRADE
PROPOSED HEIGHT:	
BUILDING #1:	25' – 0" MAX. ABOVE GRADE
BUILDING #2:	35' – 0" MAX. ABOVE GRADE
ALLOWABLE STORIES:	3
PROPOSED STORIES:	3
GROSS FLOOR AREA:	14,326 SF
CONSTRUCTION TYPE:	V–B
SPRINKLERED:	YES, PER NFPA 13D
TOTAL # UNITS:	8
UNIT MIX –	
2 BR:	2
3 BR:	2
4 BR:	4
USABLE OPEN SPACE –	
REQUIRED RATIO:	80 SF PER UNIT
TOTAL REQUIRED:	640 SF
OPEN SPACE PROVIDED –	
2 BR:	225 SF EACH (w/ SIDE YARD)
3 BR:	100 SF EACH (ROOFTOP PATIO)
4 BR:	390 SF EACH (ROOFTOP PATIO)
TOTAL:	2,210 SF

FOOD CENTER: (BUILDING #3)

ALLOWABLE HEIGHT:	35' MAX. ABOVE GRADE
PROPOSED HEIGHT:	22'
ALLOWABLE STORIES:	3
PROPOSED STORIES:	2
GROSS FLOOR AREA:	8,131 SF
CONSTRUCTION TYPE:	V–B
SPRINKLERED:	YES, PER NFPA 13
TOTAL # UNITS:	8
UNIT MIX –	
STUDIO:	8
USABLE OPEN SPACE –	
REQUIRED RATIO:	80 SF PER UNIT
TOTAL REQUIRED:	640 SF
TOTAL PROVIDED:	3,885 SF (w/SHARED PATIO @ MUB)

MIXED USE–BUILDING: (BUILDING #4)

ALLOWABLE HEIGHT:	35', MAX. ABOVE AVERAGE GRADE
PROPOSED HEIGHT:	35', MAX. ABOVE AVERAGE GRADE
ALLOWABLE STORIES:	3
PROPOSED STORIES:	3
GROSS FLOOR AREA:	27,034 SF
CONSTRUCTION TYPE:	V–B
SPRINKLERED:	YES, PER NFPA 13
TOTAL # UNITS:	21
UNIT MIX –	
1 BR:	12
2 BR:	8
3 BR:	1
USABLE OPEN SPACE –	
REQUIRED RATIO:	80 SF PER UNIT
TOTAL REQUIRED:	1,680 SF
TOTAL PROVIDED:	3,885 SF (SHARED PATIO AREAS)

PARKING REQUIREMENTS:	**REQUIRED**	**PROVIDED**
TOWNHOMES	(BUILDINGS #1 & #2)	
2BR (2 TOTAL)	2	4
3BR (2 TOTAL)	2	4
4BR (4 TOTAL)	4	8
SUBTOTAL	**8**	**16**
APARTMENTS	(BUILDINGS #3 & #4)	
STUDIOS/1BR <500 SF (20)	20	20
1BR >500 SF (3)	3	3
2BR (6)	12	12
3BR (1)	2	2
SUBTOTAL	**37**	**37**
COMMERCIAL RETAIL (1:200 SF)	24	17
RESTAURANT DINING (1:60 SF)	15	13
RESTAURANT SUPPORT AREA	0	2
TOTAL PARKING ON–SITE	**84**	**85**
TOTAL OFF–SITE PARKING	**0**	**6**

PROJECT DESCRIPTION :

THE FOLLOWING ITEMS ARE PRESENTED TRANSPARENTLY FOR A FOLLOW–UP 'DESIGN REVIEW COMMITTEE' REVIEW BY 'PERMIT SONOMA', DATED 09/21/21:

1. DESIGN(S) REPRESENTED IN THESE DRAWINGS ARE BASED ON THE PREVIOUSLY–APPROVED DEVELOPMENT PLAN RECORDED w/ THE COUNTY OF SONOMA (#PLP18–0013).
2. THE PORTION OF THE PROJECT DESCRIBED BY THESE DRAWINGS INCLUDES:
   - SELECTIVE DEMOLITION OF EXISTING 1–STORY COTTAGES AND SHEDS
   - NEW CONSTRUCTION OF ONE 2–STORY RESIDENTIAL TOWNHOUSE (AKA, BUILDING #1) & ONE 3–STORY RESIDENTIAL TOWNHOUSE (AKA, BUILDING #2) w/14,326 SF, GROSS. RENOVATION OF EXISTING 2–STORY FOOD CENTER BUILDING w/ 8,131 SF, GROSS. (AKA, BUILDING #3: MIXED–USE, RESIDENTIAL OVER GROUND FLOOR RETAIL)
   - NEW CONSTRUCTION OF A 3–STORY MIXED–USE BUILDING w/ 27,034 SF, GROSS. (AKA, BUILDINIG #4: MIXED–USE, RESIDENTIAL OVER 1st FLOOR RETAIL w/PARKING)
   - ASSOCIATED SITE IMPROVEMENTS, DRAINAGE, LANDSAPING, & SURFACE PARKING.
3. ALL PORTIONS OF THIS PROJECT ARE PRIVATELY FUNDED.

TOWNHOMES GFA

NAME	AREA
TOWNHOME A1 – 2BR	
1st FLOOR	427 SF
2nd FLOOR	450 SF
	878 SF
TOWNHOME A2 – 2BR	
1st FLOOR	427 SF
2nd FLOOR	450 SF
	878 SF
TOWNHOME B1 – 3BR	
1st FLOOR	220 SF
2nd FLOOR	721 SF
3rd FLOOR	602 SF
	1543 SF
TOWNHOME B2 – 3BR	
1st FLOOR	220 SF
2nd FLOOR	721 SF
3rd FLOOR	602 SF
	1543 SF
TOWNHOME C1 – 4BR	
1st FLOOR	448 SF
2nd FLOOR	880 SF
3rd FLOOR	396 SF
	1725 SF
TOWNHOME C2 – 4BR	
1st FLOOR	448 SF
2nd FLOOR	880 SF
3rd FLOOR	396 SF
	1725 SF
TOWNHOME C3 – 4BR	
1st FLOOR	448 SF
2nd FLOOR	880 SF
3rd FLOOR	396 SF
	1725 SF
TOWNHOME C4 – 4BR	
1st FLOOR	448 SF
2nd FLOOR	880 SF
3rd FLOOR	396 SF
	1725 SF
TOWNOMES TOTAL	11740 SF

TOWNHOME GARAGE	
GARAGE B1	430 SF
GARAGE B2	430 SF
GARAGE C1	432 SF
GARAGE C2	432 SF
GARAGE C3	432 SF
GARAGE C4	432 SF
GARAGES TOTAL	2586 SF

FOOD CENTER GFA

NAME	BEDS	AREA
APARTMENTS		
UNIT D1	STUDIO	498 SF
UNIT D2	STUDIO	478 SF
UNIT D3	STUDIO	474 SF
UNIT D4	STUDIO	488 SF
UNIT D5	STUDIO	499 SF
UNIT D6	STUDIO	474 SF
UNIT D7	STUDIO	474 SF
UNIT D8	STUDIO	478 SF
		3865 SF
APARTMENTS COMMON AREA		
COMMON AREA	–	1052 SF
		1052 SF
COMMERCIAL RETAIL		
GROCERY	–	2466 SF
		2466 SF
RESTAURANT DINING AREA		
DINING	–	200 SF
		200 SF
RESTAURANT SUPPORT AREA		
KITCHEN	–	548 SF
		548 SF
FOOD CENTER TOTAL		8131 SF

MIXED-USE BUILDING GFA

NAME	BEDS	AREA
APARTMENTS		
UNIT 201	1BR	491 SF
UNIT 202	1BR	492 SF
UNIT 203	2BR	893 SF
UNIT 204	2BR	893 SF
UNIT 205	1BR	492 SF
UNIT 206	1BR	491 SF
UNIT 207	2BR	1197 SF
UNIT 208	1BR	715 SF
UNIT 209	1BR	715 SF
UNIT 210	2BR	1075 SF
UNIT 211	3BR	1373 SF
UNIT 301	1BR	491 SF
UNIT 302	1BR	492 SF
UNIT 303	2BR	893 SF
UNIT 304	2BR	893 SF
UNIT 305	1BR	492 SF
UNIT 306	1BR	491 SF
UNIT 307	2BR	362 SF
UNIT 308	1BR	362 SF
UNIT 309	1BR	362 SF
UNIT 310	2BR	363 SF
		14026 SF
APARTMENTS COMMON AREA		
COMMON AREA	–	3402 SF
PARKING	–	5655 SF
		9058 SF
COMMERCIAL RETAIL		
COMMON AREA	–	402 SF
RETAIL A	–	694 SF
RETAIL B	–	834 SF
RETAIL C	–	416 SF
		2345 SF
RESTAURANT DINING AREA		
DINING	–	700 SF
		700 SF
RESTAURANT SUPPORT AREA		
KITCHEN & BOH	–	905 SF
		905 SF
MIXED–USE BUILDING TOTAL		27034 SF

TOWNHOME TOTALS

USE	AREA
TOWNHOME	11740 SF
TOWNHOME GARAGE	2586 SF
TOWNOMES TOTAL	14326 SF

MIXED-USE TOTALS

USE	AREA
COMMERCIAL AREA	7165 SF
RESIDENTIAL AREA	28000 SF
MIXED–USE TOTAL AREA	35165 SF

AREA PERCENTAGES

COMMERCIAL AREA:	20.4%
RESIDENTIAL AREA:	79.6%
	100.0%

'DESIGN REVIEW' DRAWING INDEX:

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

PROJECT INFORMATION

inft3#:	21–007–01
date:	03/04/2022
drawn:	
page#:	G0.01
scale:	As indicated

DIM. @ LEFT = 1" : DRAWING TO SCALE

CODE COMPLIANCE SUMMARY : MIXED USE BUILDING

GENERAL BUILDING HEIGHT AND AREA REQUIREMENTS

ORIGINAL BASIS OF DESIGN = 2016 CBC, TO BE REVIEWED UNDER 2019 CBC

BUILDING DATA

SEPARATED OCCUPANCY BUILDING (MIXED USE) SECT 508.4

OCCUPANCY CLASSIFICATION: GROUP B / R2

BUILDING USES
- RESIDENTIAL GROUP R2 : GROUND LEVEL
- ASSEMBLY GROUP A2 : GROUND LEVEL
- LOW HAZARD STORAGE S2 : GROUND LEVEL
- BUSINESS GROUP B : GROUND FLOOR
- RESIDENTIAL GROUP R2 : SECOND LEVEL

TYPE OF CONSTRUCTION = V-A

AUTOMATIC FIRE SPRINKLER SYSTEM - YES - NFPA 13

AUTOMATIC SMOKE DETECTION SYSTEM (FIRE ALARM) = YES

BUILDING AREA (GROSS) = 27,681 SF
- GROUND LEVEL = 11,917 SF
- 2ND LEVEL = 10,179 SF
- 3RD LEVEL = 6485 SF

BUILDING AREA - USE BY FLOOR LEVEL

GROUND LEVEL	2ND LEVEL
R2 = 1380 SF	R2 = 10,179 SF
A2 = 1905 SF	
S2 = 5832 SF	3RD LEVEL
B = 1900 SF	R2 = 6485 SF

BUILDING AREA - USE SUMMARY
- A2 = 1905 SF
- S2 = 5832 SF
- B = 1900 SF
- R2 = 18,044 SF

BUILDING FIRE AREA = 20,000 SF (2016 CFC APPENDIX BB104 ?)
- GROUND LEVEL = 12,000 SF
- 2ND LEVEL = 8,000 SF

NUMBER OF STORIES ABOVE GRADE PLANE = 3 STORIES

BUILDING HEIGHT ABOVE GRADE PLANE = 35'-7" FT

BUILDING HEIGHT & STORIES CALCULATIONS

S (W/O AREA INCREASE)

ALLOWABLE HEIGHT TABLE 504.3
- A2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 35'-7" FT ACTUAL = COMPLIES
- S2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 35'-7" FT ACTUAL = COMPLIES
- B OCCUPANCY, TYPE V-A, S = 70 FT ≥ 35'-7" FT ACTUAL = COMPLIES
- R2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 35'-7" FT ACTUAL = COMPLIES

ALLOWABLE STORIES TABLE 504.4
- A2 OCCUPANCY, TYPE V-A, S = 3 STORY ≥ 2 STORY ACTUAL = COMPLIES
- S2 OCCUPANCY, TYPE V-A, S = 5 STORY ≥ 2 STORY ACTUAL = COMPLIES
- B OCCUPANCY, TYPE V-A, S = 4 STORY ≥ 2 STORY ACTUAL = COMPLIES
- R2 OCCUPANCY, TYPE V-A, S = 4 STORY ≥ 2 STORY ACTUAL = COMPLIES

BUILDING AREA DETERMINATION (Aa)

MIXED OCCUPANCY, SM (W/ HEIGHT INCREASE) SECT 506.2.4

Aa = At + (NS x If) SECT 506.2.2, EQUATION 5-1

A2 OCCUPANCY TABLE 506.2
- At = 11,500 SF ≥ 1905 SF ACTUAL = COMPLIES

S2 OCCUPANCY TABLE 506.2
- At = 63,000 SF ≥ 5832 SF ACTUAL = COMPLIES

B OCCUPANCY TABLE 506.2
- At = 54,000 SF ≥ 1900 SF ACTUAL = COMPLIES

R2 OCCUPANCY TABLE 506.2
- At = 12,000 SF
- Aa = 12,000 SF + (12,000 x 0.75) = 21,000 SF ≥ 18,044 SF ACTUAL = COMPLIES

FRONTAGE INCREASE CALCULATION (If)

If = [F / P - 0.25] W / 30 SECT 506.3.3, EQUATION 5-5

W = [(L1 X w1) + (L2 X w2) + ...)] / F SECT 506.3.2, EQUATION 5-4

P = 500 LF
F = 500 LF
W = 500 X 30 / 500 LF = 15000 SF / 500 LF = 30
If = [500/ 500 - 0.25] 30 / 30 = 0.75

MEANS OF EGRESS REQUIREMENTS

EXIT ACCESS & TRAVEL DISTANCE LIMITATIONS

W/ SPRINKLER SYSTEM

COMMON PATH OF EGRESS TRAVEL SECT 1006.2.1 & TABLE 1006.2.1
- A OCCUP = 75 FT MAX
- B OCCUP = 100 FT MAX

EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2
- A OCCUP = 250 FT MAX
- B OCCUP = 300 FT MAX

EXIT & EXIT ACCESS DOORWAYS

SPACES WITH ONE MEANS OF EGRESS TABLE 1006.2.1
- A OCCUP = 49 MAX
- B OCCUP = 49 MAX

TWO EXIT SEPARATION DISTANCE SECT 1007.1.1
- MIN 1/3 THE MAX OVERALL DIAGONAL (W/ SPRINKLER SYSTEM)

CORRIDOR FIRE-RESITANCE RATING

FIRE PARTITION PER SECT 708 SECT 1020 & TABLE 1020.1
- B OCCUP > 49 OL = 1 HR
- E OCCUP > 49 OL = 1 HR

TACTILE EXIT SIGNS SECT 1013.4

(E) "EXIT" AT GRADE LEVEL EXIT DOORS

(ER) "EXIT ROUTE" AT INTERIOR EXIT ACCESS DOORS WHERE MORE THAN ONE EXIT IS REQUIRED

(SD) "EXIT STAIR DOWN" AT STAIRWAY THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(SU) "EXIT STAIR UP" AT STAIRWAY THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(RD) "EXIT RAMP DOWN" AT RAMP THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(RU) "EXIT RAMP UP" AT RAMP THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(TE) "TO EXIT" AT EXIT DOOR THROUGH A HORIZONTAL EXIT PER SECT 1013.1

CODE COMPLIANCE SUMMARY : TOWNHOMES (6BR)

GENERAL BUILDING HEIGHT AND AREA REQUIREMENTS

BASIS OF DESIGN = 2016 CBC

BUILDING DATA

SEPARATED OCCUPANCY BUILDING (MIXED USE) SECT 508.4

OCCUPANCY CLASSIFICATION: GROUP R2

BUILDING USES
- RESIDENTIAL GROUP R2 : GROUND LEVEL, SECOND LEVEL & THIRD LEVEL

TYPE OF CONSTRUCTION = V-A

AUTOMATIC FIRE SPRINKLER SYSTEM = YES - NFPA 13

AUTOMATIC SMOKE DETECTION SYSTEM (FIRE ALARM) = YES

BUILDING AREA (GROSS) = 12,593 SF
- GROUND LEVEL = 4780 SF
- 2ND LEVEL = 4920 SF
- 3RD LEVEL = 2893 SF

BUILDING AREA - USE SUMMARY
- R2 = 12,593 SF

BUILDING FIRE AREA = 20,000 SF (2016 CFC APPENDIX BB104 ?)
- GROUND LEVEL = 12,000 SF
- 2ND LEVEL = 8,000 SF

NUMBER OF STORIES ABOVE GRADE PLANE = 3 STORIES

BUILDING HEIGHT ABOVE GRADE PLANE = 34'-2"

BUILDING HEIGHT & STORIES CALCULATIONS

S (W/O AREA INCREASE)

ALLOWABLE HEIGHT TABLE 504.3
- R2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 34'-2" FT ACTUAL = COMPLIES

ALLOWABLE STORIES TABLE 504.4
- R2 OCCUPANCY, TYPE V-A, S = 4 STORY ≥ 3 STORY ACTUAL = COMPLIES

BUILDING AREA DETERMINATION (Aa)

MIXED OCCUPANCY, SM (W/ HEIGHT INCREASE) SECT 506.2.4

Aa = At + (NS x If) SECT 506.2.2, EQUATION 5-1

R2 OCCUPANCY TABLE 506.2
- At = 12,000 SF
- Aa = 12,000 SF + (12,000 x 0.91) = 22,920 SF ≥ 12,593 SF ACTUAL = COMPLIES

FRONTAGE INCREASE CALCULATION (If)

If = [F / P - 0.25] W / 30 SECT 506.3.3, EQUATION 5-5

W = [(L1 X w1) + (L2 X w2) + ...)] / F SECT 506.3.2, EQUATION 5-4

P = 327 LF
F = 299 LF
W = (172' + 127') 30' / 299 LF = 8970 SF / 299 LF = 30
If = [299/ 327 - 0.25] 30 / 30 = 0.91

MEANS OF EGRESS REQUIREMENTS

EXIT ACCESS & TRAVEL DISTANCE LIMITATIONS

W/ SPRINKLER SYSTEM

COMMON PATH OF EGRESS TRAVEL SECT 1006.2.1 & TABLE 1006.2.1
- A OCCUP = 75 FT MAX
- B OCCUP = 100 FT MAX

EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2
- A OCCUP = 250 FT MAX
- B OCCUP = 300 FT MAX

EXIT & EXIT ACCESS DOORWAYS

SPACES WITH ONE MEANS OF EGRESS TABLE 1006.2.1
- A OCCUP = 49 MAX
- B OCCUP = 49 MAX

TWO EXIT SEPARATION DISTANCE SECT 1007.1.1
- MIN 1/3 THE MAX OVERALL DIAGONAL (W/ SPRINKLER SYSTEM)

CORRIDOR FIRE-RESITANCE RATING

FIRE PARTITION PER SECT 708 SECT 1020 & TABLE 1020.1
- B OCCUP > 49 OL = 1 HR
- E OCCUP > 49 OL = 1 HR

TACTILE EXIT SIGNS SECT 1013.4

(E) "EXIT" AT GRADE LEVEL EXIT DOORS

(ER) "EXIT ROUTE" AT INTERIOR EXIT ACCESS DOORS WHERE MORE THAN ONE EXIT IS REQUIRED

(SD) "EXIT STAIR DOWN" AT STAIRWAY THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(SU) "EXIT STAIR UP" AT STAIRWAY THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(RD) "EXIT RAMP DOWN" AT RAMP THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(RU) "EXIT RAMP UP" AT RAMP THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(TE) "TO EXIT" AT EXIT DOOR THROUGH A HORIZONTAL EXIT PER SECT 1013.1

CODE COMPLIANCE SUMMARY : FOOD CENTER BUILDING

GENERAL BUILDING HEIGHT & AREA REQ'S.

ORIGINAL BASIS OF DESIGN = 2016 CBC, TO BE REVIEWED UNDER 2019 CBC

BUILDING DATA:

SEPARATED OCCUPANCY BUILDING (MIXED USE) SECT 508.4

OCCUPANCY CLASSIFICATION: GROUP B / R2

BUILDING USES
- RESIDENTIAL GROUP R2 : GROUND LEVEL & SECOND LEVEL
- ASSEMBLY GROUP A2 : GROUND LEVEL
- LOW HAZARD STORAGE S2 : GROUND LEVEL
- BUSINESS GROUP B : GROUND FLOOR
- RESIDENTIAL GROUP R2 : SECOND LEVEL

TYPE OF CONSTRUCTION = V-A

AUTOMATIC FIRE SPRINKLER SYSTEM = YES - NFPA 13

AUTOMATIC SMOKE DETECTION SYSTEM (FIRE ALARM) = YES

BUILDING AREA (GROSS) = 8294 SF
- GROUND LEVEL = 4147 SF
- 2ND LEVEL = 4147 SF

BUILDING AREA - USE BY FLOOR LEVEL

GROUND LEVEL	2ND LEVEL
R2 = 776 SF	R2 = 4147 SF
A2 = 528 SF	
S2 = 401 SF	
B = 2442 SF	

BUILDING AREA - USE SUMMARY
- A2 = 528 SF
- S2 = 401 SF
- B = 2442 SF
- R2 = 4923 SF

BUILDING FIRE AREA = 20,000 SF (2019 CFC APPENDIX BB104)
- GROUND LEVEL = 12,000 SF
- 2ND LEVEL = 8,000 SF

NUMBER OF STORIES ABOVE GRADE PLANE = 2 STORIES

BUILDING HEIGHT ABOVE GRADE PLANE = 22'-0" FT

BUILDING HEIGHT & STORIES CALCULATIONS

S (W/O AREA INCREASE)

ALLOWABLE HEIGHT TABLE 504.3
- A2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 22'-0" FT ACTUAL = COMPLIES
- S2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 22'-0FT ACTUAL = COMPLIES
- B OCCUPANCY, TYPE V-A, S = 70 FT ≥ 22'-0" FT ACTUAL = COMPLIES
- R2 OCCUPANCY, TYPE V-A, S = 70 FT ≥ 22'-0FT ACTUAL = COMPLIES

ALLOWABLE STORIES TABLE 504.4
- A2 OCCUPANCY, TYPE V-A, S = 3 STORY ≥ 2 STORY ACTUAL = COMPLIES
- S2 OCCUPANCY, TYPE V-A, S = 5 STORY ≥ 2 STORY ACTUAL = COMPLIES
- B OCCUPANCY, TYPE V-A, S = 4 STORY ≥ 2 STORY ACTUAL = COMPLIES
- R2 OCCUPANCY, TYPE V-A, S = 4 STORY ≥ 2 STORY ACTUAL = COMPLIES

MEANS OF EGRESS REQUIREMENTS

EXIT ACCESS & TRAVEL DISTANCE LIMITATIONS:

W/ SPRINKLER SYSTEM

COMMON PATH OF EGRESS TRAVEL SECT 1006.2.1 & TABLE 1006.2.1
- A OCCUP = 75 FT MAX
- B OCCUP = 100 FT MAX

EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2
- A OCCUP = 250 FT MAX
- B OCCUP = 300 FT MAX

EXIT & EXIT ACCESS DOORWAYS

SPACES WITH ONE MEANS OF EGRESS TABLE 1006.2.1
- A OCCUP = 49 MAX
- B OCCUP = 49 MAX

TWO EXIT SEPARATION DISTANCE SECT 1007.1.1
- MIN 1/3 THE MAX OVERALL DIAGONAL (W/ SPRINKLER SYSTEM)

CORRIDOR FIRE-RESITANCE RATING

FIRE PARTITION PER SECT 708 SECT 1020 & TABLE 1020.1
- B OCCUP > 49 OL = 1 HR
- E OCCUP > 49 OL = 1 HR

TACTILE EXIT SIGNS SECT 1013.4

(E) "EXIT" AT GRADE LEVEL EXIT DOORS

(ER) "EXIT ROUTE" AT INTERIOR EXIT ACCESS DOORS WHERE MORE THAN ONE EXIT IS REQUIRED

(SD) "EXIT STAIR DOWN" AT STAIRWAY THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(SU) "EXIT STAIR UP" AT STAIRWAY THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(RD) "EXIT RAMP DOWN" AT RAMP THAT LEADS DIRECTLY DOWN TO A GRADE LEVEL EXTERIOR EXIT

(RU) "EXIT RAMP UP" AT RAMP THAT LEADS DIRECTLY UP TO A GRADE LEVEL EXTERIOR EXIT

(TE) "TO EXIT" AT EXIT DOOR THROUGH A HORIZONTAL EXIT PER SECT 1013.1

BUILDING AREA DETERMINATION (Aa)

MIXED OCCUPANCY, SM (W/ HEIGHT INCREASE) SECT 506.2.4

Aa = At + (NS x If) SECT 506.2.2, EQUATION 5-1

A2 OCCUPANCY TABLE 506.2
- At = 11,5000 SF ≥ 528 SF ACTUAL = COMPLIES

S2 OCCUPANCY TABLE 506.2
- At = 63,000 SF ≥ 401 SF ACTUAL = COMPLIES

B OCCUPANCY TABLE 506.2
- At = 54,000 SF ≥ 2442 SF ACTUAL = COMPLIES

R2 OCCUPANCY TABLE 506.2
- At = 12,000 SF ≥ 4923 SF ACTUAL = COMPLIES

CODE COMPLIANCE SUMMARY : TOWNHOMES (2BR)

GENERAL BUILDING HEIGHT & AREA REQ'S.

ORIGINAL BASIS OF DESIGN = 2016 CBC, TO BE REVIEWED UNDER 2019 CBC

BUILDING DATA:

- SEPARATED OCCUPANCY BUILDING (MIXED USE) SECT 508.4
- OCCUPANCY CLASSIFICATION: GROUP R2

BUILDING USES
- RESIDENTIAL GROUP R2 — 1st FLOOR & 2nd FLOOR

TYPE OF CONSTRUCTION
- V-A
- AUTOMATIC FIRE SPRINKLER SYSTEM YES / NFPA 13
- AUTOMATIC SMOKE DETECTION SYSTEM YES / FIRE ALARM

BUILDING AREA
- 1st FLOOR: 818 SF
- 2nd FLOOR: 890 SF
- GROSS AREA: 1,708 SF

BUILDING AREA/USE SUMMARY
- R2 = 1,708 SF

BUILDING FIRE AREA (PER 2019 CFC APPENDIX BB104)
- MAX. AREA: 20,000 SF
- 1st FLOOR: 12,000 SF
- 2nd FLOOR: 8,000 SF

NUMBER OF STORIES ABOVE GRADE PLANE = 2—STORY BUILDING

BUILDING HEIGHT ABOVE GRADE PLANE = 25'—0"

BUILDING HEIGHT & STORIES CALCULATIONS

S (W/O AREA INCREASE)

ALLOWABLE HEIGHT (TABLE 504.3)
- R2 OCCUPANCY, TYPE V—A, S = 70 FT ≥ 33'—6" FT ACTUAL --> **COMPLIES**

ALLOWABLE STORIES (TABLE 504.4)
- R2 OCCUPANCY, TYPE V—A, S = 4 STORY ≥ 2 STORY ACTUAL --> **COMPLIES**

BUILDING AREA DETERMINATION (Aa)

MIXED OCCUPANCY, SM (W/ HEIGHT INCREASE) (SECT 506.2.4)

Aa = At + (NS x If) (SECT 506.2.2, EQUATION 5—1)

- R2 OCCUPANCY (TABLE 506.2)
- At = 12,000 SF ≥ 4923 SF ACTUAL --> **COMPLIES**

MEANS OF EGRESS REQUIREMENTS

EXIT ACCESS & TRAVEL DISTANCE LIMITATIONS:

W/ SPRINKLER SYSTEM
- COMMON PATH OF EGRESS TRAVEL (SECT 1006.2.1 & TABLE 1006.2.1)
  - A OCCUP = 75 FT MAX
  - B OCCUP = 100 FT MAX
- EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
  - A OCCUP = 250 FT MAX
  - B OCCUP = 300 FT MAX

EXIT & EXIT ACCESS DOORWAYS
- SPACES WITH ONE MEANS OF EGRESS (TABLE 1006.2.1)
  - A OCCUP = 49 MAX
  - B OCCUP = 49 MAX
- TWO EXIT SEPARATION DISTANCE (SECT 1007.1.1)
  - MIN 1/3 THE OVERALL MAX. DIAGONAL
  - w/ SPRINKLER SYSTEM

CORRIDOR FIRE-RESITANCE RATING
- FIRE PARTITION PER SECT 708 (SECT 1020 & TABLE 1020.1)
  - B OCCUP > 49 OL = 1 HR
  - E OCCUP > 49 OL = 1 HR

TACTILE EXIT SIGNS — LOCATION REQ'D: (SECT 1013.4)

(E) "EXIT" — 1st FLOOR (GRADE LEVEL) EXIT DOORS

(ER) "EXIT ROUTE" — INTERIOR EXIT ACCESS DOORS WHERE MORE THAN ONE EXIT REQ'D

(SD) "EXIT STAIR DOWN" — STAIRWAY LEADING DIRECTLY DOWN TO GRADE—LEVEL EXT. EXIT

(SU) "EXIT STAIR UP" — STAIRWAY LEADING DIRECTLY UP TO GRADE—LEVEL EXT. EXIT

(RD) "EXIT RAMP DOWN" — RAMP LEADING DIRECTLY DOWN TO GRADE—LEVEL EXT. EXIT

(RU) "EXIT RAMP UP" — RAMP LEADING DIRECTLY UP TO GRADE—LEVEL EXT. EXIT

(TE) "TO EXIT" — EXIT DOOR *THROUGH* A HORIZONTAL EXIT, PER SECT 1013.1

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

CODE ANALYSIS

inft3 #:	21-007-01
date:	03/04/2022
drawn:	
page #:	

G0.02

scale: 12" = 1'-0"

1" DIM. Ø LEFT = 1" : DRAWING TO SCALE

DESIGN REVIEW COMMITTEE RECORD OF ACTION
March 7, 2019

Item #: 1
Time 1:30 PM
File No.: PLP18-0013
Applicant: Tim Sloat for KS Mattson Partners LP
Staff: Scott Orr- Project Planner

Con'l'from: Not Applicable
Env. Doc: Not Applicable

Proposal: Conceptual Design Review for a Mixed Use Project for 29 market rate residential units, 8 affordable units, and 7,000 square feet of commercial uses. This project will include the following: (1) General Plan Amendment to add the LC designation to an additional 0.66 acres and to change the residential portion of the site to Medium Density Residential allowing 12 dwelling units per acre; (2) Zone Change from LC/R1 to Planned Community; (3) Major Subdivision to create 11 parcels; (4) Preliminary and Precise Development Plan for Planned Community Zoning; (5) Use Permit; (6) Design Review with Hearing; and (7) Sign Program.

Location: 18285 Sonoma Highway, Sonoma
APN: 056-415-020, -016,-017, 018
Supervisorial District: 1
Zoning: LC (Limited Commercial) TS (Traffic Sensitive), R1 (Low Density Residential), 6S (1 DU (5 Dwelling Units Per Acre), LC/SPR (Local Guidelines/The Springs Highway 12 Corridor), SR (Scenic Resource) and/A (Vacation Rental Exclusion Combining District)

Public Hearing: No

Design Review Committee: Don MacNair, Jim Henderson & Karin Theriault

Staff: Scott Orr-Project Planner

Applicant: Tim Sloat for KS Mattson Partners LP, Karen Massey-Project Planning Consultant, Quadriga Landscape Architects/Rachael McQueen, Adobe Associates/Casey McDonald- Project Civil Engineer

Others:

PROJECT DESIGN: [X] Preliminary Review [ ] Final Review [ ] Referral Only

ACTION:

	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to _____	Bring Back to Staff Prior to Issuance of Building Permit
Site Plan	X				
Architecture	X				
Parking & Circulation		X			
Landscaping & Irrigation		X			
Signs		X			
Grading			X		
Exterior Lighting		X			

VOTE: Don McNair: X Jim Henderson: X Karin Theriault: X

Ayes: 3 **Noes:** 0 **Absent:** 0 **Abstain:** 0

DESIGN REVIEW RECORD OF ACTION
COMMENTS & CONDITIONS

Applicant: Tim Sloat for KS Mattson Partners LP
Address: 18285 Sonoma Highway, Sonoma
File: PLP13-0013
Date: March 7, 2018

NOTE: The applicant is urged to reappad under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Final Design Review.

SITE PLAN

1. Ensure the outdoor seating areas are located outside if the public right-of-way.

Response: Outdoor seating areas are located outside of the public right-of-way.

2. Ensure that the proposed concrete design is retained hrough time and is carried out evenly throughout the new commercial areas.

Response: Decorative paving has been designed to continue around the front of the commercial area.

ARCHITECTURE: Building Elevations, Colors, Materials, etc.

1. Ensure al colors and materials samples are provide for review and approval at the next Design Review Committee meeting.

Response: Color and material boards will be provided at subsequent DRC meeting

2. Consideproviding a trellis area on the roof deck to provide shade/shelter to persons utilizing tat area.

Response: Trells Provided on roof deck

3. Considerlying the plaza area tt the rear portion of the new commercial bulicing.

Response: See L4.0 for "recommended" concept of how landscaped plans ties into the south side of the new commercial building. There are additional landscaped areas to the north of the new building at the apartment entrance. Thereat of the new building is dedicated to parking and driveways.

4. The trast enclosure facing Calle Del Monte should beredesigned to fit in beter with the architectural theme of the proposed project.

Response: Green screen vine trellises added to trash enclosure to hide CMU walls

5. Considereducing the overall height of the new commricial portion of the project.

Response: Overall height has been minimized to the extent possible while keeping interior ceiling heights atan acceptable level fo residentia and commricial spaces.

6. Focus on the northwest entry area of the new commecial portion of project to it is more in keeping with the proposed southwest entry.

Response: Northwest entry enhanced with deeper overhang Mimicking the same expression at the southwest entry as not desirable.

7. Ensure al design elements are n keeping with each cher and reflect the same design era.

Response: Materials, detals and fenestration revised to create more consistent design identity and era

8. Ensure the windows at the reta food center are symmetrical and are in keeping with the design ea.

Response: Window layout revised to be symmetrical with detailing consistent with design era.

9. Considerorienting the west-facing apartment windows to be more horizontal

Response: Orientation of west facing windows has not been changed, however, the Design Team can consider detailing and materials to give a more horizontal expression.

10. The proposed mural should be more balanced with th rest of the building.

Response: Mural reduced in size and changed to show historic view of the project site with more muted color scheme. Actual art and artist selection TBD.

11. Improve he lobby entry to the apartment building.

Response: Lobby revised with more rational, code compliant stair and elevator layout.

PARKING & CIRCULATION

1. Provide a parking space count (including the number of required accessible spaces) that includes the square footage of each existing use to be retained, he square footage of al new uses, and the required number of spaces for each use. Ensure the required number of bicycle parking spaces is included in theparking space count.

Response: Parking count indicated on Title Sheet/L-001. Code complian accessible parking provided for each parking area. Bicycle Parking provided on L1.0

2. Ensure the bicycle racks do not block any valleways or accessibility.

Response: Bicycle racks do not block walkways o accessibility.

LANDSCAPING: Design Plant Types and Sizes, Irrigation, etc.

1. Provide an arborist's report for retention of the existing trees on the subject site.

Response: Arborist's repor has been provided.

2. Consider providing landscape screening or the roof deck to provide shade to persons utilizing trail area.

Response: A trellis has been designed to help provide shade on the roo deck. We are researching options to provide landscape screening to provide additional shade and interest.

3. If the applicant desires to install street trees in the ground at the highway 12 frontage, the proposed buildings will have to be moved farther back onto the sie (to the east) to avoic the Caltrans right-of-way area.

Response: Tree wells and trees along Highway 1 will be proposed to CalTrans for approval. Location, tree well size, and tree type to be determined based on CalTrans advisory.

4. Retaining the existing trees on the site might be difficult during nev site development; the driplines of those trees will have to be avoided and heavily mulched to retain moisture a the roots.

Response: Many of the existing trees have been removed. Refer to Arborist's Report.

5. Consider avoiding the driplines of the existng trees at the new bs-retention areas.

Response: Remaining existing trees will follow mitigation measures outlined in the Arborist's Report.

6. If the existing trees on the site cannot be retained, replace those trees with large, new trees.

Response: Removed trees will be replaced with 3" box oaks. Project seeeking mitigation values for 36" box trees.

7. Consider installing landscaping at the proposed low masonry wallin the parking area.

Response: Landscaping has been proposed in parking area. Vines have been proposed for masonry walls.

8. Provide a landscapeand irrigation plan for review and approval. Ensure all proposed landscaping meets he most current WELC (Water Efficiency Landscape Ordinance) requirements.

Response: Conceptual landscape and irrigation plans have been provided. All landscape areas will meet the most current WELO requirements.

SIGNS

1. Provide the square footage of the existing grocery store sign on tle site to be retained. The Design Review Committee agrees wit the applicant that thexisting grocery store sign should be retained and not included in the overall new sign calculation for the site because the existing sign is considered an iconic neighborhood element and should be retained as is- with no changes. Please note, the sign is **not** considered historic nor does the subject site include a zoning historic designation ("HD"); the request for the existing square footage of the sign is for documentation purposes only.

Response: See 10/A-004 for existing grocery sign.

2. Provide e signage plan and details for all nw sign areas.

Response: Signage plan and details provided on L-903 and A-904

EXTERIOR LIGHTING

1. Provide an exterior lighting plan and cut sheets. Ensure all exterior lighting is Dark-Sky compliant.

Response: See A-901 and L-907 for lighting plan and photometrics. Lighting Cutsheets provided.

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

DESIGN REVIEW – 3/7/18 – RECORD OF ACTION

inft3 #:	21-007-01
date:	03/04/2022
drawn:	BJH
page #:	–
	G1.01
scale:	

© 2022 inft3 – 2/1/2022 5:57:50 PM

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

SONOMA COUNTY PLANNING COMMISSION
DRAFT CONDITIONS OF APPROVAL

Staff: Doug Bush — **File: PLP18-0013**
Applicant: KS Mattson Partners LP — **Address: 18285 Highway 12, Boyes Springs**
Owner: KS Mattson Partners LP — **APN: 056-415-016, -017, -018, -020**
Date: August 6, 2020

This project would redevelop an existing mixed-use development in an urban service area by increasing the total number of housing units and increasing the amount of commercial space on the site. The project is located in the Boyes Springs area, approximately ¾ of a mile north of the City of Sonoma. The site currently has four parcels (APNs 056-415-016, -017, -018, and -020) totaling approximately 1.26 acres located at 18201, 18271, 18275, 18279, and 18285 Highway 12; 30 and 320 Arroyo Road; and 12, 14, 15, and 16 Calle Del Monte, in Boyes Springs. Current uses on the project site include seven single-family residences and the existing 8,000 square foot, two-story Boyes Springs Food Center. The Food Center is currently comprised of 3,000 square feet of commercial retail space plus two studio apartment units on the ground floor and three rental apartment dwelling units plus additional single room occupancy dwelling units on the second floor.

The project would include the following entitlements: A General Plan Amendment to change land use designations from Limited Commercial, Traffic Sensitive, and Urban Residential, 5 units per acre, to Limited Commercial and Urban Residential, 12 units per acre, A Zone Change from Limited Commercial (LC) Traffic Sensitive (TS) and Low Density Residential (R1), to Planned Community (PC), A Major Subdivision to create 11 parcels, Preliminary and Precise Development Plan for Planned Community Zoning, Design Review, and a Sign Program.

The proposed redevelopment of the project site would result in 37 total residential units, including seven for-sale and one for-rent townhome divided between two detached buildings and 29 rental units distributed between two mixed-use buildings. Eight units, or 21.6% of the residential units would be offered at rents affordable to low-income tenants. None of the residential units would be used as vacation rentals. The redevelopment would also include 7,000 square feet of commercial retail/restaurants. This would include 3,000 square feet of existing commercial space on the ground floor of the existing Boyes Springs Food Center building and 4,000 square feet of new commercial retail/restaurant use within a new three-story, mixed-use building. 87 parking spaces would be provided throughout the site, including stacked parking inside the new commercial building. Open space would be provided for all tenants including some private yards, private rooftop patios and shared patio areas. All existing tenants would be relocated as needed to complete construction and would be offered first right of refusal of new units at comparable sizes and rents, as detailed in the affordable housing program submitted with the application.

GENERAL

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of $50.00 for County Clerk processing, and $2,406.75 because a Mitigated Negative Declaration was prepared, for a total of $2456.75 made payable to Sonoma County Clerk and submitted to Permit Sonoma. If the required filing fee is not paid for a project, the project will not be operative, determined to be used in accordance with Sonoma County Code Section 26-92-130, or final, and any local permits issued for the project will be invalid. If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

2. If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

3. This "At Cost" entitlement cannot be determined to be used in accordance with Sonoma County Code Section 26-92-130, until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

4. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

BUILDING

"The conditions below have been satisfied BY ______________________ DATE ________

5. The applicant shall apply for and obtain building related permits from Permit Sonoma for new buildings. The necessary applications appear to be, but may not be limited to accessibility report, site review and building permit(s). Construction inspections shall occur and the building permit(s) finaled prior to occupancy of new or remodeled structure(s).

6. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure. All buildings, structures, sidewalks, curbs, and related facilities, constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and usable by persons with disabilities.
   a. At least ten percent but not less than one of the multi-story dwelling units in apartment buildings with three or more dwelling units or condominiums (i.e. townhouse) with four or more dwelling units shall include a) an entry to the dwelling on an accessible route (unless exempt), b) at least one powder room or bathroom located on the primary entry

level served by an accessible route, c) all rooms or spaces located on the primary entry level (including kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways) shall be accessible, and d) accessible common use areas.
   b. All ground floor dwelling units in non-elevator buildings shall be adaptable and on an accessible route.
   c. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per CBC requirements.
   d. All required paths of travel (parking lots, sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to Permit Sonoma shall include sufficient details of features to validate compliance.

7. Project shall be designed and constructed complying with the Sonoma County Green Building Green Building Standards Code. Plans shall show all required compliance elements.

Advisory Comments:

- Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
- A soils report will be required for this project.
- A demolition permit will be required to remove existing structure(s).

ENVIRONMENTAL HEALTH:

"The conditions below have been satisfied BY ______________________ DATE ________

8. A review and approval of building plans and/or specification sheets is required for the remodel/ addition of any new retail food facility equipment or expansion of any food storage or food processing areas prior to use of this area or equipment.

9. A review and approval of the operational plan is required for the storage and/or composting of food waste material produced from this site. A Solid Waste Facility Permit (SWFP) may be required prior to commencing operations. The SWFP must be consistent with CEQA requirements.

Advisory Comments:

- All owners/operators, managers, supervisors, and employees who sell or serve alcoholic beverages shall complete Responsible Beverage Service (RBS) Training within 90 days from issuance of a new permit and every third year thereafter. All servers/sellers of alcohol hired after the initial 90 day period shall complete the training course within 60 days of employment and every third year thereafter. If alcohol is to be served at special events, all employees and volunteers shall complete special event RBS training prior to the event.

The RBS Training shall meet the standards of the State of California, Department of Alcoholic Beverage Control or other certifying/licensing body which the State may designate. Records of successful completion for each owner/operator, manager, supervisor, employee and volunteer shall be maintained on the premises and shall be presented upon request by a representative of the County or local law enforcement agency.

- A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
- If a retail food facility or wine/beer tasting room is proposed, a Retail Food Facility Permit is required for each facility to store, prepare, package, serve or vend food; however the California Health and Safety Code exempts wine/beer tasting activities, provided the wine/beer tasting activities include no food is being served or sold, with the exception of crackers and pre-packaged non-potentially hazardous beverages. A review and approval of the building plans for each site will be required prior to issuance of a retail food facility permit to operate; or if an exemption is requested, then documents for a wine/beer tasting room exemption shall be submitted and approved prior to concurrence with the exemption and subsequent operation of the facility. Final construction approval is required prior to issuance of a Retail Food Facility Permit.

FIRE

"The conditions below have been satisfied BY ______________________ DATE ________

10. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:
(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)

11. Applicable Fire Code construction permits shall be obtained prior to any construction that would require such permit required by California Fire Code as adopted and amended by Sonoma County Code.

12. Due to the scope of this project a Fire Services Pre-Construction meeting is required.

13. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.

14. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

15. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.

16. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2013 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code official.

Advisory Comments:
- This project is located within the Local Response Area.
- Where no applicable standards or requirements are set forth within the California Fire Code, the Sonoma County Code, or other laws, codes, regulations, and ordinances adopted by the jurisdiction; compliance with applicable standards of the National Fire Protection Association shall be used in addition to the codes, regulations and ordinances adopted by the jurisdiction to meet the intent of the codes.
- Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.
- An annual schedule of special events shall be submitted to Sonoma County Fire and/or the local fire district for each calendar year, including the maximum number of participants, times and dates.
- An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay its costs of that inspection.

GRADING & STORMWATER, SANITATION, & WATER SECTIONS

"The conditions below have been satisfied BY ______________________ DATE ________

Sanitation Conditions:

Sonoma County Water Agency (Water Agency) operates Sonoma Valley County Sanitation District (District) under contract with District. References to District employees are understood to be Water Agency employees acting on behalf of District.

17. Applicant shall obtain a Sonoma County Water Agency **Survey for Commercial/Industrial Wastewater Discharge Requirements** from Permit Sonoma for all business on site and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Engineering Division of Permit Sonoma.

If additional sewer pre-treatment, separate process and domestic wastewater lines, and/or monitoring facilities are required by the Sonoma County Water Agency per this Survey, the Applicant shall comply with the requirements of the Survey prior to occupancy of the proposed commercial space. The issuance of building permits is contingent upon completion of the Survey.

18. **NOTE ON MAP:** "A separate Sewer Connection Permit for each lot in this subdivision shall be

obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building."

19. All easements necessary for the installation of proposed sewer facilities shall be granted to the (District) by separate document, and shall be shown on the required Improvement Plans prior to (approval of the Improvement Plans by the Engineering Division of Permit Sonoma) signing of improvement plans by the Sonoma County Water Agency. A copy of each and any easement for sewer construction shall be submitted with the Improvement Plans for the initial sewer design review.

20. The Applicant shall submit improvement plans to the Sanitation Section of Permit Sonoma for review and approval of the sanitary sewer design. Improvement plans shall be blue line or black line drawings on standard bond paper, 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in accordance with SCWA Design and Construction Standards for Sanitation Facilities. The Applicant shall pay Plan Checking fees to the Sanitation Section of Permit Sonoma prior to the start of Improvement Plan Review.
   a. Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.
   b. The sewer design originals shall be signed by the SCWA Chief Engineer prior to the issuance of any permits for construction of the public sanitary sewer facilities. The design engineer shall submit improvement plans to the Sanitation Section of Permit Sonoma on 24 inch by 36 inch mylar and bond, as required, for signature by SCWA. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of Permit Sonoma prior to the start of construction.

21. The Applicant shall obtain a Sewer Disconnect Permit from the Sanitation Section of Permit Sonoma when obtaining a Building Demolition Permit for the existing structure. Disconnection of the existing structure from the sewer shall be inspected by the Engineering Division of Permit Sonoma to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property.

22. If proposed and approved by the SCWA, the Applicant shall construct sanitary sewer mains and appurtenances or post securities to ensure that sewer facilities are installed in accordance with Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.

23. The Applicant shall obtain a permit to construct sanitary sewer facilities prior to temporary occupancy, or occupancy of the proposed commercial space and residential units. The sewer design, and construction, shall comply with the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities and Sonoma Valley County Sanitation District Sanitations Code Ordinance. All sewer work shall be inspected and accepted by the Engineering Division of Permit Sonoma. If sewer main/s installed, the Record Drawings shall

be accepted by the Sonoma County Water Agency and the Inspector before occupancy or temporary occupancy is approved for this project.

24. At the time of sewer permit issuance, the Applicant shall provide the Sanitation Section of Permit Sonoma with data related to the floor area of the building, differentiating warehouse space, office space, retail, etc., for the purpose of correctly calculating sewer use fees, as defined by Sonoma County Water Agency Sanitation Codes. Sewer use fees (including Connection and Annual Service fees) shall be paid prior to temporary occupancy, occupancy, and building permit final. No connection to sewer or temporary occupancy, or occupancy shall be allowed until the sewer use fees are paid.

25. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the final of the sewer construction permit, unless otherwise specifically approved in advance by the Permit and Resource Management Department. The letter shall be addressed to:

Jay Jasperse
Chief Engineer
Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403

Lynne Roselli and Kathy Badger at the same address shall be cc. Additional ESD may be required.

26. Prior to recording the subdivision map the applicant shall provide a letter to the Sonoma County Water Agency clearly stating how the existing Equivalent Single-family Dwelling sewer billing units (ESD) are to be distributed to the resulting subdivision parcels.

Advisory Comments:
- Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
- All Sewer Fees per Sonoma Valley County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to building permit final, temporary occupancy, or occupancy of the proposed mix used development.

Water Conditions:

27. The applicant shall construct water mains and appurtenances or post securities to insure that water supply facilities are installed in accordance with the Valley of the Moon Water System Standards where applicable, and/or specific details, as shown on approved improvement plans. The Applicant shall submit the improvement plans to the Valley of the Moon water supplier for review and approval. Valley of the Moon shall review and approve water

improvements to the water meter. A signature block of Valley of the Moon shall be placed on the cover sheet of the improvement plans. Improvement plans shall be blue line or black line drawings on standard bond paper, 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California.

28. Prior to recording of the final map, the Applicant shall provide evidence from the Valley of the Moon Water District to the Sanitation Section of Permit Sonoma stating that the Applicant and the water supplier have entered into an agreement for water service.

29. **NOTE ON MAP:** "Water connections for each lot in the subdivision shall be obtained from the Valley of the Moon prior to obtaining building permits."

30. All easements necessary for the installation of proposed water facilities shall be granted to the Valley of the Moon Water District and shall be shown on the required Improvement Plans prior to signing of improvement plans by the Valley of the Moon Water District.

On site water lines and appurtenances (from water meter to structure) shall be permitted under a separate building permit from PRMD Building Department. On-site water lines and appurtenances shown for reference only on the improvements plan shall include said issued building permit number for reference.

31. On site water lines (from meter to structure) shall be inspected by PRMD Building Department. All permit fees paid, all inspection fees shall be paid, and all water inspections finaled prior to occupancy.

ENCROACHMENT CONDITIONS:

32. Prior to the start of construction within the County Right-of-Way of Calle Del Monte, Arroyo Road, the Applicant shall have a licensed general contractor in possession of a valid Public Road bond obtain an Encroachment Permit from the Permit and Resource Management Department (PRMD).

33. Prior to the start of construction within the State Right-of-Way of Hwy 12, the Applicant shall have a licensed general contractor in possession of a valid Encroachment Permit. Encroachment Permits shall be issued by the Caltrans.

Grading & Storm Water Conditions:

34. **NOTE ON MAP:** "Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to the Permit and Resource Management Department (PRMD) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work including earthwork, drainage improvements, erosion prevention/sediment control measures, details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Grading, drainage improvements, and erosion prevention/sediment control measures shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations."

35. **NOTE ON MAP:** "The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of storm water discharges from the lots and public road have been incorporated into the development of the subdivision. These post-construction storm water features shall not be altered or removed in any manner that may compromise their intended design. Prior to any changes to the location or design of the approved post-construction storm water features, the property owner(s) shall submit a revised Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (PRMD) for review. If any changes to the locations of the approved post-construction storm water features are proposed then the property owner(s) shall revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised storm water control plan."

36. **NOTE ON MAP:** "The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of the development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual to the Permit and Resource Management Department (PRMD) for review."

37. Private storm drain easements are required to convey storm drainage through any neighboring private properties. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed subdivision. Storm drain easements shall be shown and noted on the tentative map and subdivision map.

38. The subdivision map shall delineate areas reserved for LID features as required by the approved improvement plans and Storm Water Control Plan (SCP). If any changes to the design or locations of the approved LID features are made after the subdivision map is filed then the applicant shall submit a revised SCP to the Permit and Resource Management Department (PRMD) for review and revise the subdivision map through a certificate of modification to incorporate the approved changes of the revised SCP.

39. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

40. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the improvement plans, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD). The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.

41. The proposed project is subject to storm water Low Impact Development (LID) regulations. Post-construction storm water LID best management practices (BMP's) to mitigate impacts to the quality and quantity of storm water discharges from the project site shall be incorporated into the drainage design of the project. A final Stormwater Control Plan (SCP) in compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) post-construction manual, based upon the approved preliminary SCP dated **08/21/2019**, shall be submitted with the improvement plans, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) prior to the issuance of any grading or building permits. LID BMP's must be installed per approved plans and specifications, and working properly prior to finaling the grading permit and associated building permits.

42. The final Stormwater Control Plan (SCP) shall include, but not limited to, a Maintenance Agreement for Monitoring Storm Water BMP Facilities and Declaration of Covenants (Agreement). The Agreement shall be recorded and filed with Permit and Resource Management Department (PRMD) prior to finalling of the grading permit. Landowner shall accept sole responsibility for all inspection, maintenance, remediation, and replacement of the BMPs including any and all fees and costs arising therefrom. The Agreement shall include at the least the following Exhibits:
   a. legal description of the subject property;
   b. location map of BMPs on legally recorded document size either 8.5" x 14" or 8.5" x 11" that is measurable and legible and will include a site plan and details of BMPs, stamped and signed by a civil engineer, currently registered in the State of California;
   c. an operation and maintenance plan regarding the specific drainage patterns and treatment facilities on the Property (O&M Plan). The O&M Plan will include, but not be limited to the following information:
      i. identify the responsible parties,
      i. figures from the Stormwater Control Plan delineating the Drainage Management Areas on the Property and showing the locations of the bioretention facilities on legally recorded document size either 8.5" x 14" or 8.5" x 11" and that are legible
      ii. copies of final construction drawings on legally recorded document size either 8.5" x 14" or 8.5" x 11", and
      iv. schedule of maintenance activities. If any changes and/or modifications to the design or locations of the approved LID features are made after the Agreement is filed then the applicant shall submit a revised Agreement with the revised SCP to (PRMD) for review and approval. Any approved modifications will need to be incorporated into the final Agreement. Nothing herein shall be construed as a waiver of the other requirements applicant must comply with under the SCP.

43. Landowner shall submit to Permit and Resource Management Department (PRMD) annually the results of the Storm Water BMP inspection. Inspection shall include but is not limited to the Inspection and Maintenance Checklists, photo evidence of BMP existing conditions, and a report of any maintenance activity, remediation, or replacement of BMP features.

44. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the improvement plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management

Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit and Resource Management Department's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

45. The applicant shall provide improvement plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.

46. As part of the improvement plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

47. Drainage easements are required to convey storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the improvement plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless drainage in the right of way is approved by the Department of Transportation and Public Works.

HEALTH

"The conditions below have been satisfied BY ______________________ DATE ________

48. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

49. Prior to the issuance of building permits, noise mitigations shall be photocopied from the Noise Study and attached to the building plans submitted for plan check.

50. Prior to final design review, submit a solid waste management plan calculating the total cubic yards of solid waste generated each week by the residential units (projected at 57 people at maximum occupancy), two retail food facilities, and six retail shops. Trash collection *frequency* shall be included in the Solid Waste Management Plan.

51. Prior to final design review, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the Design Review Committee. Areas within refuse enclosures for food facilities, food retailers, and multiple housing units with seen or more bedrooms shall:
   a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
   b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
   c. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road.
   d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
   e. The trash enclosure shall be covered with a roof or awning. Overhead clearance and overhangs, wiring or other obstructions on the approach to the container area must be at least fourteen feet (14") high and at least nineteen feet (19') high at the location where the bins are tipped. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.
   f. Trash trucks must have at least a 34-foot turning radius at the trash enclosure and the dumpster must have 14 feet of overhead clearance with an additional 5 fee of clearance at the location where the bins are tipped.

52. All garbage and refuse on this site shall be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

53. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department.

Please submit: A letter of approval from the Environmental Health Division to the Project Review Health Specialist verifying compliance with requirements of the California Retail Food Code (CalCode).

OPERATIONAL REQUIREMENTS:

54. A safe, potable water supply shall be provided and maintained.

55. Obtain and maintain all required Food Industry Permits from the Sonoma County

Environmental Health Division prior to serving any food.

56. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any residential or sensitive land use outside the boundaries of the project site:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric[1], dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.

57. The commercial and residential buildings shall be constructed in accordance with the Sound Report by Illingworth and Rodkin dated May 9, 2018. Prior to building occupancy the design and final construction of the sound Mitigation Measures must be approved in writing by the consultant. The Project Review Health Specialist shall receive a letter of clearance from the sound consultant regarding conformance with the design and final construction of the sound mitigations to the Sound Report requirements.

Advisory Comments:

Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans
Amplified sound is prohibited.

SURVEY

"The conditions below have been satisfied BY ______________________ DATE ________

58. A Final Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the Subdivision is valid.

59. This subdivision was approved and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 25 feet from a County maintained road to the subdivision, (2) provide the necessary Public Utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.

60. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
   a) Construct a private road from Calle Del Monte, a public road, through the project to Arroyo Road, including a 'tee-intersection' with a Private Road, to service Lots 3-10, as shown on that Tentative Map and Precise Improvement Plan, prepared as part of the initial submittal to this office and dated February 13, 2018. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for its intended use.
   b) All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
   c) The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
   d) A grading permit shall be obtained prior to the start of any earthwork.
   e) Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the subdivisions improvement plans.

61. Prior to the issuance of a building permit or the recording of the final map, whichever occurs first, all roads necessary to access the subdivision shall be named if they serve 3 parcels or

more (new or existing parcels). All newly named roads must connect to an existing road with an approved name. A road sign shall be posted at all intersections on the existing and/or new access roads. The signs shall meet the Sonoma County Department of Transportation and Public Works standards. All road names and addresses used will have to be approved by the PRMD. This condition may be altered or waived with written approval of the County Fire Chief, the PRMD and the County Surveyor. Any alteration or waiver of this condition may require other conditions to mitigate the required road standards. NOTICE! You will be charged a fee for processing and approval of a road name application.

62. The subdivider shall either complete all required private and public construction or enter into an improvement agreement and post security with the County of Sonoma, prior to the filing of the subdivision map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the subdivision map, the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.

63. The width of this/these roads may be altered (12 feet plus 2 foot shoulders is the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and the County Surveyor, and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.

TRANSPORTATION AND PUBLIC WORKS

"The conditions below have been satisfied BY ______________________ DATE ________

Right of Way Requirements:

64. The Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
   a. As necessary to create public road right-of-way a total of twenty-five (25) feet wide on the Applicant's side of the road, as measured from the centerline of the existing right-of-way, for the full length of the property's frontage on Calle del Monte. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
   b. To create public road right-of-way along the full length of the project frontage with Arroyo Road that shall be located 1-foot behind the face of curb location described below.;
   c. To create public road right-of-way to contain the public road improvements at the northwesterly corner of Lot 1; the Applicant shall dedicate the right-of-way as roadway easement as shown on Tentative Map dated June 12, 2019 and made part of the Boyes Food Center Mixed Use application submittal by separate instrument prior to the recording of the final map. The Applicant shall have prepared an easement deed,

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

'PERMIT SONOMA' CONDITIONS OF APPROVAL

inft3#:	21-007-01
date:	03/04/2022
drawn:	BJH
page#:	–
	G1.02
scale:	

DIM. @ LEFT = 1" : DRAWING TO SCALE

together with the required description and shall submit the document to the County Surveyor for review and approval.

d. To contain the Public drainage facilities located on the northwesterly corner of Lot 1; the Applicant shall dedicate the public storm drain easement as shown on the Tentative Map dated June 12, 2019 and made part of the Bryan Food Center Mixed Use by separate instrument prior to the recording of the final map. The Applicant shall have prepared an easement deed, together with the required description and shall submit the document to the County Surveyor for review and approval.

65. The Applicant shall dedicate County road rights-of-way for Public use on the face of the Final Map and any state right of way by separate document.

Required Improvements:

66. The Applicant shall construct or install improvements described as follows:

a. The Applicant shall reconstruct, to centerline, Calle Del Monte, for the full length of the project's frontage.

b. Supplement the width of Calle Del Monte on the Applicant's side to create the improved roadway described below. The improvements shall extend for the full frontage of the Applicant's property. The road width shall be measured from the existing roadway centerline to new face of curb, a distance of 18 feet, and shall include:

1) 1-eleven (11) foot wide paved travel lane;

2) 1-seven (7) foot wide parking area.

3) County standard concrete curb and gutter; the two (2) foot wide gutter pan may be used as part of the shoulder, but shall not be considered part of the travel lane.

c. The Applicant shall reconstruct the full-width of Arroyo Road for the full length of the project frontage. The minimum centerline radius shall be 75 feet.

d. Supplement the width of Arroyo Road on the Applicant's side to create the improved roadway described below. The improvements shall extend for the full frontage of the Applicant's property. The road width shall be measured from the new edge of pavement to new face of curb, a distance of 20 feet, and shall include:

1) 2-nine (9) foot wide paved travel lanes.

2) County standard concrete curb and gutter on the project side of the road; the two (2) foot wide gutter pan may be used as part of the shoulder, but shall not be considered part of the travel lane.

67. The structural section of all road improvements shall be designed using a soils investigation which provides the basement soil's R-value and Expansion Pressure test results. A copy of

and landscape plans shall detail all tree protection implementation measures.

PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

93. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonable feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and greywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7.03 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

94. The applicant/owner shall be required to maintain in good condition all street frontage improvements along the property to the face of curb, including any landscape areas, sidewalks, or surface drainage contained within the public right-of-way. Landscape plans shall be subject to Design Review approval prior to issuance of grading or building permits. Landscaping shall consist of a mixture of trees, shrubs and groundcover in accordance with an approved landscape plan. All landscaping shall be automatically irrigated with primary irrigation lines and equipment located on private property. An Encroachment Permit and/or a Maintenance Agreement with the County shall be required prior to final of grading or building permits.

95. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two-year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Mitigation Monitoring NOISE-3
Building/grading permits for ground-disturbing activities shall not be approved for issuance by Project Review staff until the above mitigation are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about building material requirements.

Mitigation Measure NOISE-4:
All plans and specifications or construction plans shall include the following notes:

a) All internal combustion engines used during construction of this project would be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.

b) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 5:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. Work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.

c) There will be no start-up of machines nor equipment prior to 7:00 a.m., Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 5:00 p.m. Monday through Friday or prior to 9:00 a.m. nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 5:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.

d) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

e) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring NOISE-4:
Permit Sonoma Planning staff shall ensure that the measures are listed on all site alteration, grading, building, or improvement plans prior to issuance of grading or building permits. Permit Sonoma staff shall inspect the site prior to construction to assure that the signs are in place and the applicable phone numbers are correct. Any noise complaints would be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

the soils report shall be submitted with the first set o improvement plan check prints. The Traffic Index (TI) to be used for the pavement design of Calle Del Monte is 7.0. The TI to be used for the pavement design of Arroyo Road is 6.0. I soils report for public road purposes is not required for a design based on an R-value of 5.4.

68. All public storm drainage facilities shall be designed and constructed in accordance with Sonoma County Water Agency design standards. Public drainage improvements shall be reviewed and cleared by the Grading & Storm Water section of the Permit and Resource Management Department and by the Department of Transportation and Public Works.

69. Perpetual maintenance of LID drainage features located within the public rights-of-way is the responsibility of the property owner. The Applicant shall establish a means, subject to the approval of PRMD and TPW that provides continuous funding for same. The approved mechanism shall be in place prior to issuance of building permits. This condition is void if LID features are located outside public rights-of-way.

70. An approved storm drain label shall be placed on all surface storm drain structures within the public right-of-way. The Permit Sonoma (PRMD) inspector will provide approved labels.

Curb, Gutter and Sidewalk:

71. The Applicant shall construct minimum 5-foot wide sidewalks along the Applicant's frontage on Calle Del Monte and Arroyo Road as shown on the project plans. Refer to County of Sonoma Department of Transportation and Public Works Construction Drawing No. 220.

72. Applicant shall construct minimum 5-foot wide sidewalks along the Applicant's entire frontage on Calle Del Monte and Arroyo Road. Refer to County of Sonoma Department of Transportation and Public Works Construction Drawing No. 220.

73. Sidewalk warps shall be constricted to provide a clear 4-foot walkway around surface obstructions.

74. ADA-compliant pedestrian ramps shall be constructed at all imposed intersections. Refer to Caltrans standard Plan RSP A88A and A88B, and Sonoma County Department of Transportation and Public Works Construction Standards 224A and 224B for details.

75. Concrete valley gutters located within the public rights-of-way shall be constructed per County Construction Standard Drawing 406, width per plan.

Intersections of Roads and Driveways:

76. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, the Applicant shall construct a ramp-type driveway approach with a minimum throat width of 24 feet. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 808 (Urban Driveway-Light Use, Commercial and Residential) for additional details.

Alternatively the Applicant may construct a curb-return-type driveway having a minimum throat width of 24 feet. Refer to County of Sonoma Department of Transportation and Public Works

96. The applicant shall include these Conditions of Approval and Mitigation Measures on separate sheets of plan sets to be submitted for building and grading permit applications.

97. Hours of operation for commercial uses, deliveries, and refusal disposal activities shall be limited to 7 a.m. to 8 p.m. Hours of operation for restaurant uses shall be limited to 6 a.m. to 10 p.m.

98. The project shall obtain Final Design Review Committee review and approval of the project. All items outlined in the Design Review Committee's March 7, 2018 Record of Action shall be addressed.

99. Street trees shall be included in the sidewalk on Highway 12 to the extent feasible as determined by PRMD.

100. Trees shall not be planted within sewer easements. Trees and shrubs planted near such easements shall include a continuous root barrier. The root barrier design detail shall be included on the construction plans.

101. Prior to building permit issuance a landscape permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7.03 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

102. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted.

103. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.

104. The applicant shall demonstrate that the project exceeds 2019 CALGreen + Tier 1 Checklist Requirements by implementing an elective in each category beyond the statutory requirement to comply with General Plan Objective OSRC 14.4 to reduce greenhouse gas emissions.

105. All grading and building permit plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plantsor other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), middens (naturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone-milling equipment, such as mortars and pestles, and certain sites

Mitigation Monitoring NOISE- 1 through 4:
Permit Sonoma Project Review Division staff shall ensure compliance with project mitigations as part of condition review and project monitoring. Any noise complaints will be investigated by Permit Sonoma staff. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma's opinion then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from Permit Sonoma that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards. (Ongoing)

Mitigation Measure UTL-1: The pipeline identified in the report entitled "Sewer Analysis for Bayes Food Center," as prepared by Adobe Associates Inc. is required to be repaired or replaced to eliminate significant inflow and infiltration during wet weather events.

Mitigation Monitoring UTL-1. Prior to building occupancy, the applicant shall provide a letter from Sonoma Water to the Permit Sonoma Stormwater Division, confirming that the proposed replacement or repair has been completed in accordance with the Sonoma County Water Agency requirements to offset new flows from the project.

Construction Standard Drawing 804 (Urban Driveway Heavy Use, Commercial) for additional details.

77. The Applicant shall not construct, install or place any monuments and/or signs resulting from this proposal within the necessary sight distance triangles required to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.

78. The Applicant shall construct a stabilized entrance from site construction activity to meet the following criteria prior to issuance of building permits:

e. The entrance shall be of sufficient width to accommodate two-way traffic.

f. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.

g. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current AASHTO requirements for the speed traveled on the public road(s) providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.

Traffic Control Devices:

79. The Applicant shall install:

a. Street lighting as directed by the DTPW Signal are Lighting Coordinator; the County shall have sole ownership of the street light facilities (excluding the service point) upon activation of the system.

b. The applicant shall install traffic control devices a required by the Department of Transportation and Public Works, including items such as traffic signs, roadway striping, pavement markers, etc.

State Highways:

80. The Applicant shall remove the existing driveway ramp on the project's Highway 12 frontage and replace it with Caltrans A2 6 curb and gutter, and sidewalk to match the width of the adjoining sidewalk. The Applicant shall obtain a State of California Encroachment Permit before making any improvements within State highway right-of-way.

Fees:

81. Plan checking fees and Inspection fees, including those involving off-site frontage improvements, shall be paid to the Permit and Resource Management Department, prior to signature of the Improvement Plans by the Director of the Department of Transportation and Public Works.

82. **Note on Map:** "New construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before

features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD an the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

106. Prior to recording the Final Map, a draft Homeowners' Association Agreement and Covenan, Conditions, and Restrictions (CC&R's), or other legal documents acceptable to County Counsel, shall be prepared by the developer to provide for the long-term maintenance of all common areas and improvements including but not limited to the private roadway, the common recreation area/open space areas, bio-retention ponds and drainage facilities, perimeter fencing, signage and landscaping. The draft Homeowners Association Agreement and CC&R's, or other legal documents acceptable to County Counsel, shall be submitted for review and approval of the PRMD and County Counsel prior to recording the Final Map. The approved Homeowners Association Agreement and the CC&R's, or other legal documents, shall be recorded along with the Final Map. The CC&R's, or other legal documents, shall list the County as a third party beneficiary, with the right but not the obligation to enforce them.

MITIGATION MEASURES

The conditions below have been satisfied BY _____ DATE: _____

Mitigation Measure AIR-1:
The following dust control measures shall be included in the project:

a) Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.

b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c) Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

d) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc.

Mitigation Monitoring AIR-1:
Permit Sonoma staff shall ensure that the measures are listed on all site alteration, grading, building, or improvement plans prior to issuance of grading or building permits.

Mitigation Measure BIO-1:

1. Prior to issuance of building permits or grading permits, a qualified biologist shall conduct a bird-nesting survey no more than seven days prior to ground-disturbing or vegetation removal activities in a specific construction work area, if such work is to occur between January 15 and September 15. The area to be surveyed shall include all construction activity areas, including staging areas, and soils disposal and stockpiling areas, to a distance of 250 feet outside construction areas. Survey results would remain valid for a period of seven days following the date of the survey.

2. If an active nest is found, consult with the California Department of Fish and Wildlife (CDFW) to determine the appropriate buffer size and then establish the buffer zone using fencing, pinflags, yellow caution tape, or other CDFW-approved material. Vegetation clearing and construction activities shall be postponed within the buffer zone; no construction related activity shall be allowed to occur within this area until it is determined that the young have fledged, the nest is vacated, and there is no evidence of second nesting attempts. A qualified biologist shall regularly monitor the buffer area during construction activities to evaluate the nest(s).

3. If an active nest is found within the survey area after the completion of the preconstruction surveys and after construction activities have begun, all construction activities shall cease immediately until a qualified biologist has evaluated the nest and, if required, an agency-approved buffer zone has been created. If establishment of a buffer zone is not feasible, contact Fish and Wildlife for further avoidance and impact minimization guidelines (e.g., acceptable noise and activity guidelines).

Mitigation Monitoring BIO-1:
If nesting surveys are required and sites are identified, Permit Sonoma staff will not issue permits for ground disturbing and vegetation removal activities until after the site has been surveyed by a qualified biologist to ensure fencing and buffers are in place as appropriate.

Mitigation Measure CUL-1:
All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets: "If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma Staff and County Coroner must be notified immediately pursuant to State law so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a Most Likely Descendant can be designated and the appropriate provisions of the California Government Code and California Public Resources Code would be followed."

Mitigation Monitoring CUL-1:
Building/grading permits shall not be approved for issuance by Permit Sonoma Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall notify Permit Sonoma if any human remains are discovered. All appropriate measures shall be undertaken, as required.

Mitigation Measure NOISE-1: The following measures are required to reduce traffic noise impacts on the interior of the proposed development to maximum acceptable levels:

Townhomes. Interior noise levels shall be maintained below 45 dBA L_{dn}. The Townhomes must be constructed using windows and doors with a minimum Sound Transmission Class of 28 and must use an adequate forced air mechanical ventilation system in each residential unit.

issuance of any building permits, as required by Section 26, Article 98 of the Sonoma County Code."

83. The Applicant shall submit payment to the Department of Transportation and Public Works for the total cost of preparation of a no parking ordinance and sign installation to prohibit parking along the project frontage of Arroyo Road and portions of Calle Del Monte where parking is not proposed. Submittal of payment shall be required prior to approval of the improvement plans. Payment amount is subject to Department approval.

Processing:

84. The Applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these Improvement plans shall be a minimum 1 inch equals 40 feet, and shall be submitted on 24-inch by 36-inch sheets for review. The Plans shall include roadway cross-sections, at a maximum interval between cross-sections of 50 feet.

85. Plans for all required improvements shall be submitted to the office of the County Surveyor in Permit Sonoma (PRMD) for review and approval; said office will coordinate review of the plans with DTPW. An initial review by DTPW and agreement in concept for the proposed improvements shall be required prior to the issuance of any grading permit for the project. Either the public road improvement plans shall be signed by the Director of DTPW prior to the issuance of a building permit or the Applicant shall obtain signed approval from the Director of DTPW. The improvement plans shall be signed by the Director of DTPA prior to the issuance of an encroachment permit for public road improvements.

Completion of Required Improvements:

86. Prior to the filing of the Final Map, the Applicant shall either:

a) Complete construction of the required improvements. (If the required construction is completed prior to filing of the subdivision map, the Applicant shall enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year), or,

b) Enter into an Improvement Agreement and post acceptable security with the County of Sonoma, agreeing to complete the required construction within the 24-month period following filing of the Final Map. Included in this Improvement Agreement shall be a requirement that the Applicant enter into an Improvement Maintenance Agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year after acceptance of the improvements as being complete, by the County of Sonoma.

PLANNING:

The conditions below have been satisfied BY _____ DATE: _____

87. This Use Permit allows the applicant to construct the Sonoma Springs Mixed Use project in accordance with the Precise Development Plan and affordable housing program including 37 dwelling units, 8 of which are affordable to low-income households and 7,000 square feet of

commercial space. The development shall be constructed and operated in accordance with the proposal statement and Precise Development Plan located in File No. PLP18-0013 as modified by these conditions. The residential unit mix and affordability levels shall be consistent with the approved affordable housing program.

88. The developer and he County Community Development Commission (CDC) shall enter into and record Affordable Housing Agreements (AHA) for all parcels containing proposed deed restricted affordable housing units. Prior to issuance of building permit or recordation of the Parcel/Final Map, the applicant shall submit a fully executed Affordable Housing Agreement to provide (8) affordable units in accordance with Section 26-89 of the Sonoma County Code. Affordable units shall be deed restricted for a 55-year term, including (1) rental townhome, (5) rental apartments, and (2) ental studios, located throughout the project site and made available to (low) income households, including phased construction and tenant relocation assistance as identified in the approved alternative equivalent action. Low income units shall be restricted to low income households at 80% of Area Median Income.

Following the completion of the entitlement approval process for the development, Permit Sonoma will send the CDC a referral that identifies the specific units that would be restricted as affordable units, the number of bedrooms of each unit, and the income group for which the units would be reserved, the Condition of Approval listing the incentives granted to the project, and any approved variations from the affordability requirements of the Housing Element or Zoning Code.

The CDC shall prepare the AHAs after Permit Sonoma delivers the approved referral and the developer submits a HA applications alongwith the required application fee. The CDC will then provide a copy of the AHAs to the developer for review by its attorney prior to recording.

There is a yearly $75 monitoring fee for each affordable unit under contract.

89. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

90. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of Permit Sonoma or the Planning Commission, as appropriate. Such changes may require a new or modified Use Permit and additional review.

91. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.

92. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading

Grocery and Mixed Use Building. Interior noise levels shall be maintained below 45dba L_{dn}. The following building materials shall be used for the exterior surfaces of the proposed buildings:

- Cement Plaster over Plywood Sheathing at both the refurbished Grocery Building and the two-story portion the mixed-use building facing Highway 12.
- High Pressure Laminate panels over Plywood Sheathing at the three-story portion at the rear of the Mixed Use Building; and a mix of Hardipanel Vertical siding over sheathing for the Townhome buildings.
- STC 34 rated windows will be needed at the second level residences in the mixed use and refurbished grocery buildings closest to Highway 12.
- STC 28 rated windows will be needed at the second level residences in the Mixed Use and refurbished grocery buildings not adjacent to Highway 12, the third level mixed-use building residences in the refurbished grocery building.
- Standard thermal insulating windows, which typically achieve an STC rating of 24 to 26 will be acceptable at all other residences.

Mitigation Monitoring NOISE-1:
Building/grading permits for ground-disturbing activities shall not be approved for issuance by Project Review staff until the above mitigation are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about building material requirements.

Mitigation Measure NOISE-1:

The following mitigation measure is required to mitigate potential noise impacts related to traffic noise exposure on exterior common outdoor use areas of the Mixed Use building, the 3rd floor decks of the six-townhome building, and the outdoor use areas of the double townhome building:

1. A solid perimeter fence/railing of this upper floor outdoor use area deck of the mixed-use building should be built to a height of 42 inches (3 feet 6 inches) above the use area surface.
2. A solid perimeter fence/railing of the decks at the six townhome building should be built to a height of 36 inches (3 feet) above the deck surface.
3. These barriers must be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 2.5 lbs. per sq. ft.

Mitigation Monitoring NOISE -2
Building/grading permits for ground-disturbing activities shall not be approved for issuance by Project Review staff until the above mitigation are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about building material requirements.

Mitigation Measure NOISE-4
Interior areas of commercia buildings shall attenuate noise to meet a 5CIBA standard. Storefront glazing shall be constructed with a minimum STC rating of 26.

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
250 Lorraine Blvd.
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

'PERMIT SONOMA' CONDITIONS OF APPROVAL

inft3 #:	21-007-01
date:	03/04/2022
drawn:	BJH
page #:	–
	G1.03
scale:	

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS

18285 SONOMA HWY, BOYES HOT SPRINGS, CALIFORNIA

APN: 056-415-016, 017, 018, 020

OWNER
MICHELLE SAVAGE LIVING TRUST

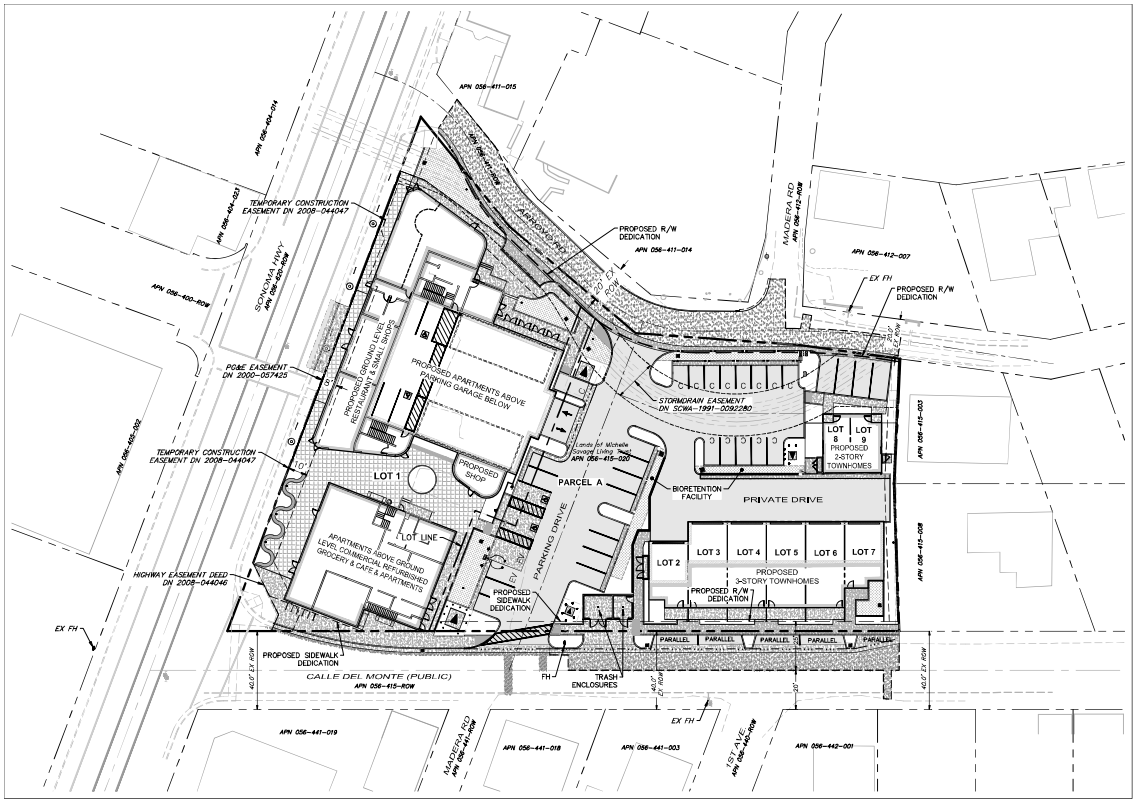
SUBDIVIDER
KS MATTSON PARTNERS LP
P.O. BOX 5490
VACAVILLE CA 95696
CONTACT: BRENDA RAU
BRAU@LEFEVERMATTSON.COM

ARCHITECT
INFT3
250 LORRAINE BOULEVARD
SAN LEANDRO, CA 94577
PHONE: (530) 448-0909
CONTACT: BRYAN HASSEMER, AIA

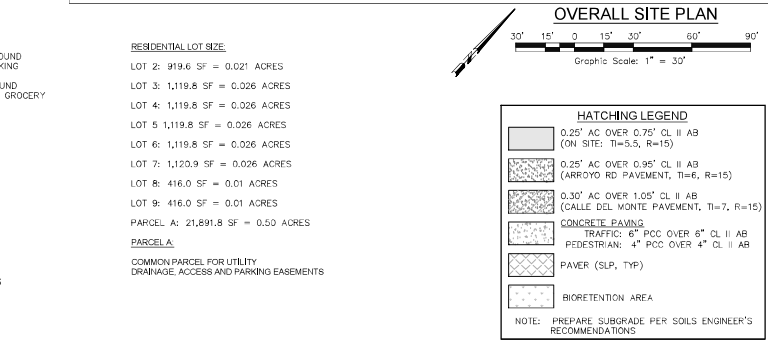
LANDSCAPE ARCHITECT
MACNAIR LANDSCAPE ARCHITECTURE
P.O. BOX 251
KENWOOD, CA 95452
PHONE: (707) 548-3561
CONTACT: DON MACNAIR, RLA

M/E/P ENGINEER
GMEP ENGINEER, INC.
26439 RANCH PWY SOUTH, STE 120
LAKE FOREST, CALIFORNIA 92630
PHONE :(949) 267-9095
CONTACT: DANIEL GODFREY

ENGINEER & SURVEYOR
ADOBE ASSOCIATES, INC.
1220 N DUTTON AVENUE
SANTA ROSA, CALIFORNIA 95401
PHONE: (707) 541-2300
CONTACT: DAVE BROWN, RCE 41833



OVERALL SITE PLAN
30' 15' 0 15' 30' 60' 90'
Graphic Scale: 1" = 30'



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
SSMH		6" SANITARY SEWER (0.003 MIN SLOPE) & MANHOLE
SSCO		4" SANITARY SEWER LATERAL (0.02 MIN SLOPE) & CLEANOUT
DI		STORM DRAIN & DRAIN INLET (DI)
		GATE VALVE
		DOUBLE DETECTOR CHECK VALVE
		WATER METER
		FIRE HYDRANT
		REDUCED PRESSURE BACKFLOW PREVENTER
		FIRE DEPARTMENT CONNECTION
		ROCK RIP-RAP

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	LF	LINEAR FEET
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BLDG	BUILDING	MRR	MEN'S RESTROOM
BM	BENCH MARK	NTS	NOT TO SCALE
C	COMPACT PARKING	NO	NUMBER
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CL	CLASS	PL	PROPERTY LINE
℄	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EL	ELEVATION	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FL	FLOWLINE	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TYP	TYPICAL
FS	FINISHED SURFACE	USP	UNDER SEPARATE PERMIT
FSS	FIRE SAFE STANDARD	W	WATER
GB	GRADE BREAK	WM	WATER METER
GR	GRATE	WRR	WOMEN'S RESTROOM
HC	HANDICAPPED	WV	WATER VALVE
IG	INVERT GRATE		

LOT 1:

21 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL USES & PARKING GARAGE &
8 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL REFURBISHED GROCERY & CAFE.

LOT 2-7:

3-STORY TOWNHOMES

LOT 8 & 9:

2-STORY TOWNHOMES

SITE AREA:

54,902.81 SF = 1.26 ACRES

MIXED USE LOT SIZE:

LOT 1: 25,662 SF = 0.59 ACRES

RESIDENTIAL LOT SIZE:

LOT 2: 919.6 SF = 0.021 ACRES

LOT 3: 1,119.8 SF = 0.026 ACRES

LOT 4: 1,119.8 SF = 0.026 ACRES

LOT 5 1,119.8 SF = 0.026 ACRES

LOT 6: 1,119.8 SF = 0.026 ACRES

LOT 7: 1,120.9 SF = 0.026 ACRES

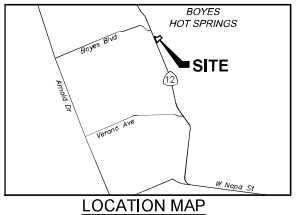
LOT 8: 416.0 SF = 0.01 ACRES

LOT 9: 416.0 SF = 0.01 ACRES

PARCEL A: 21,891.8 SF = 0.50 ACRES

PARCEL A:

COMMON PARCEL FOR UTILITY DRAINAGE, ACCESS AND PARKING EASEMENTS



LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION

THE PROJECT IS A REDEVELOPMENT OF AN EXISTING DEVELOPED SITE BOUNDED BY HIGHWAY 12 ON THE EASTERLY PROPERTY LINE, CALLE DEL MONTE ON THE SOUTHERLY PROPERTY LINE AND ARROYO ROAD ON THE NORTHERLY PROPERTY LINE. THE SITE IS SUBDIVIDED INTO FOUR PARCELS TOTALING TO APPROXIMATELY 1.26 ACRES.

THE PROPOSED REDEVELOPMENT OF THE PROJECT SITE CONSISTS OF 37 RESIDENTIAL UNITS OF APARTMENTS AND TOWNHOMES THAT WILL SERVE A BROAD MIX OF FAMILY SIZES AND INCOME. RESIDENTIAL UNITS WILL SHARE COMMON AMENITIES WHICH INCLUDES PEDESTRIAN PROMENADE, PUBLIC PLAZA, PARKING GARAGE, AND OUTDOOR RECREATION SPACE.

THE SITE ALSO CONSISTS OF 7,000 SQUARE FEET OF COMMERCIAL RETAIL INCLUDING GENERAL RETAIL BUSINESSES, PERSONAL SERVICE ESTABLISHMENTS, AND RESTAURANT USES THAT WILL SERVE THE LOCAL COMMUNITY AND PROVIDE LOCAL JOBS. PEDESTRIAN AMENITIES, PARKING, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS.

THE RESIDENTIAL, RETAILS, AND RESTAURANT USES WILL SHARE COMMON PARKING FACILITIES LOCATED AT THE REAR OF THE EXISTING MIXED USE BUILDINGS.

LOT 1 CONSISTS OF 21 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL USES & PARKING GARAGE &
8 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL REFURBISHED GROCERY & CAFE.

LOTS 2-7 CONSISTS OF THREE-STORY TOWNHOMES.

LOTS 8 & 9 CONSISTS OF TWO-STORY TOWNHOMES.

SHEET INDEX

Revisions

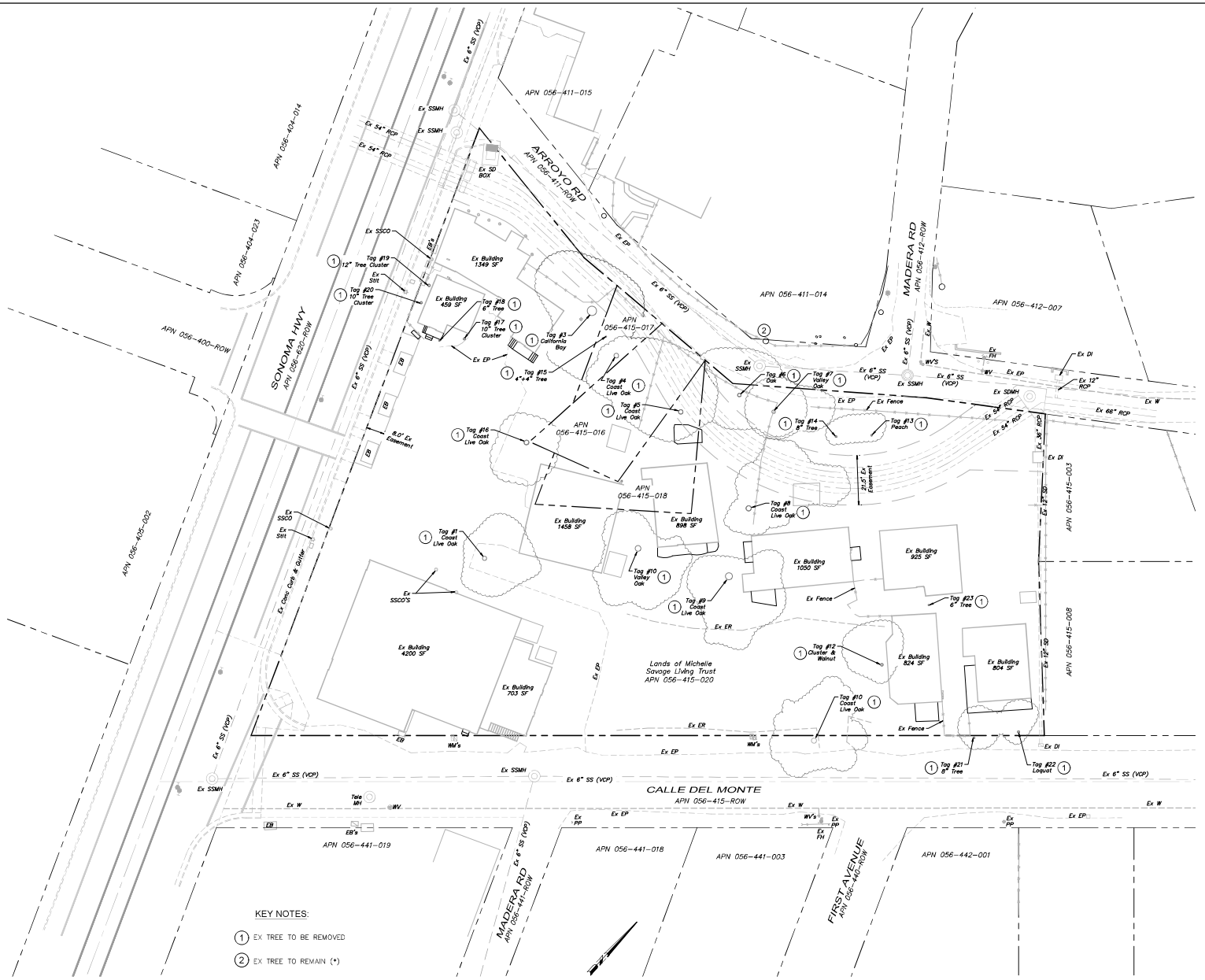
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave, Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
COVER SHEET
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: DRB
Drawn by: AA/SL
Checked by: DRB

Sheet
C1.0
1 of 11 Sheets
Job 17174



Revisions

No.	Date	Description	Approved

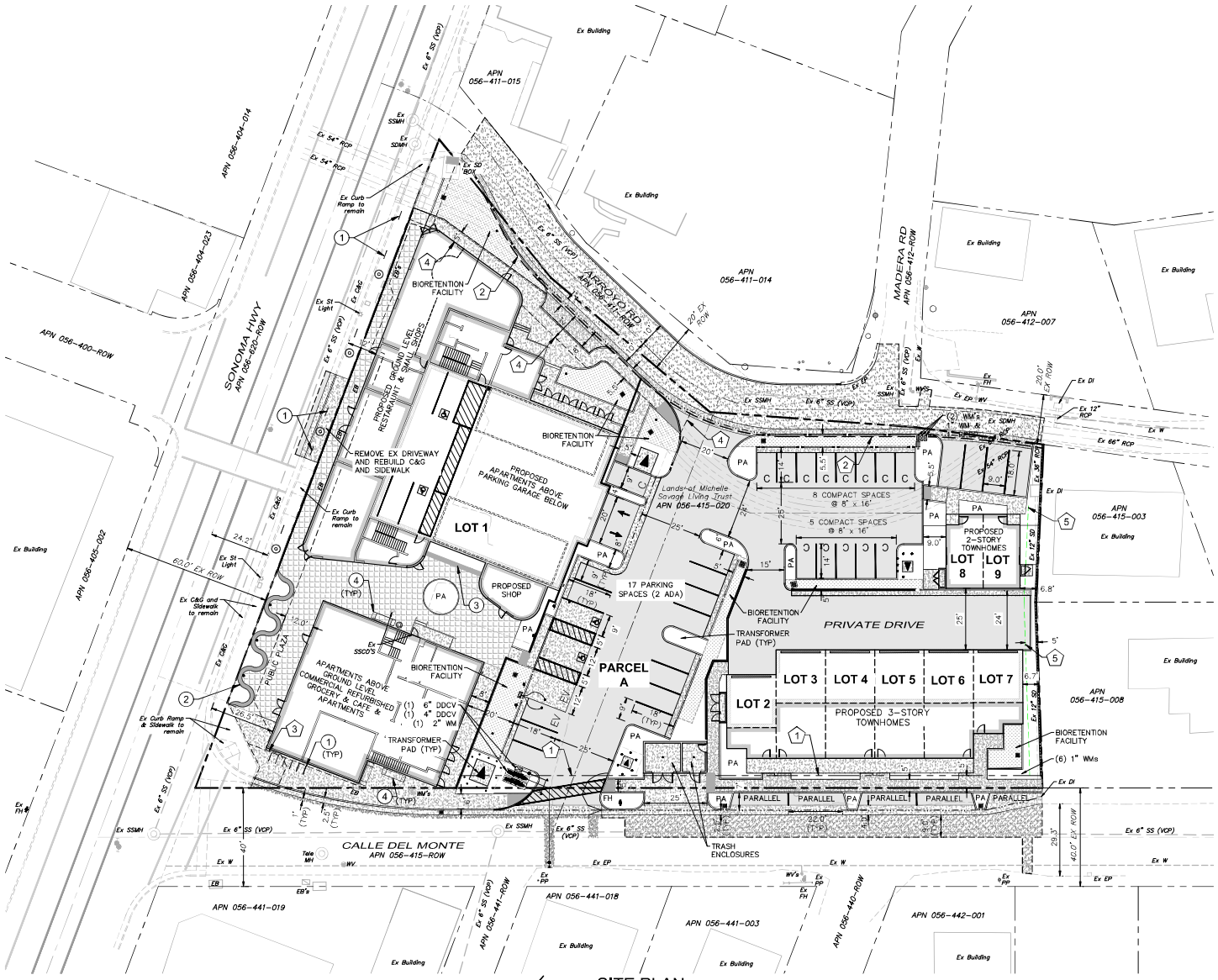
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
EXISTING CONDITION
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: GSM
Drawn by: AA/SC
Checked by: DRB

Sheet
C1.1
2 of 11 Sheets
Job 17174



SITE PLAN

Graphic Scale: 1" = 20'

Revisions			
No.	Date	Description	Approved

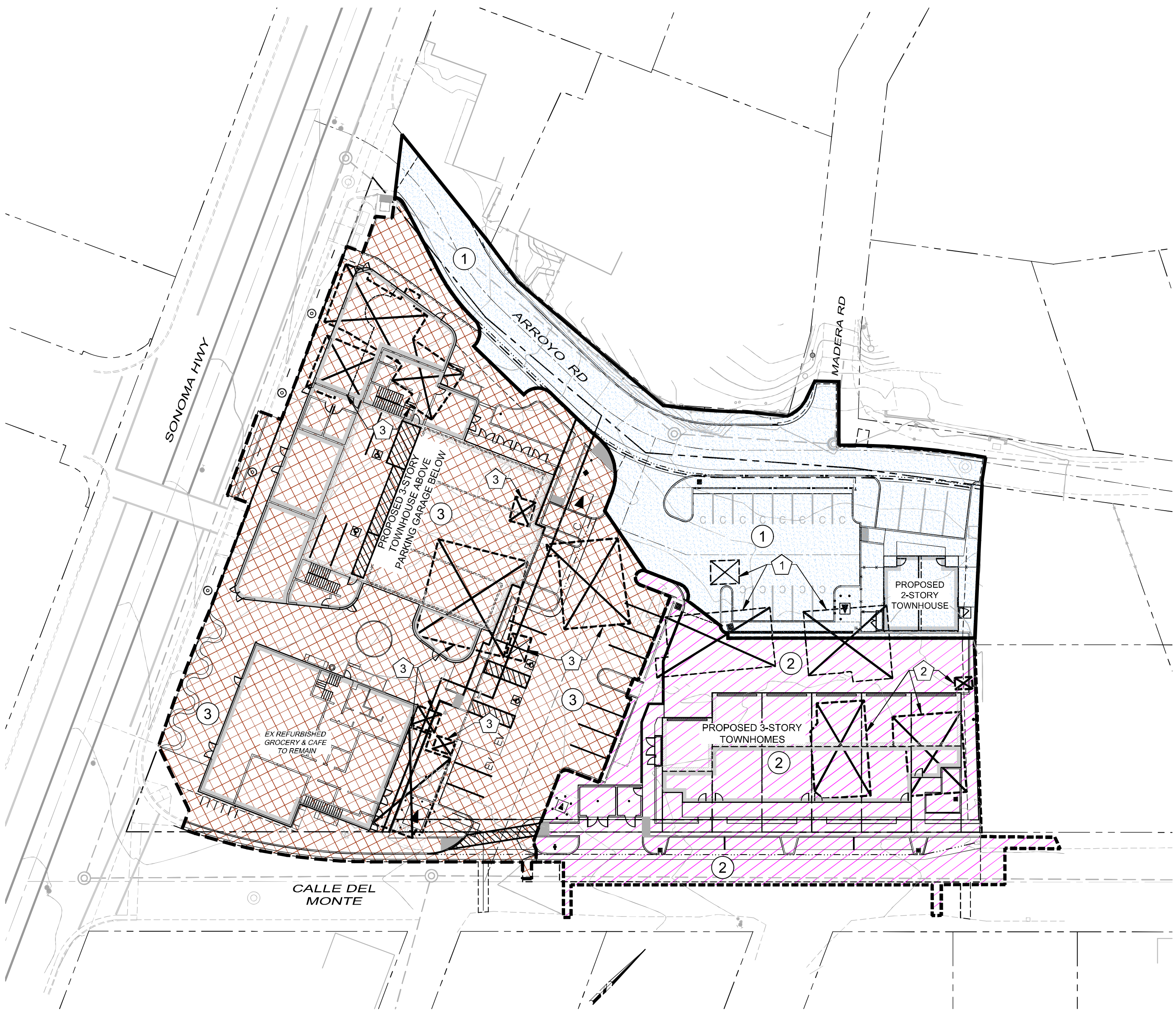
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
SITE PLAN
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: GSM
Drawn by: AA/SC
Checked by: DRB

Sheet
C1.2
3 of 11 Sheets
Job 17174



CONSTRUCTION PHASING LAYOUT

Graphic Scale: 1" = 20'

KEY NOTES:

- (1) PROPOSED PHASE 1 IMPROVEMENTS
- (2) PROPOSED PHASE 2 IMPROVEMENTS
- (3) PROPOSED PHASE 3 IMPROVEMENTS
- ⬠1 BUILDINGS/STRUCTURES TO BE REMOVED IN PHASE 1
- ⬠2 BUILDINGS/STRUCTURES TO BE REMOVED IN PHASE 2
- ⬠3 BUILDINGS/STRUCTURES TO BE REMOVED IN PHASE 3

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

REGISTERED PROFESSIONAL ENGINEER DAVID R. BROWN No. 41833 Exp.3/31/2024 CIVIL STATE OF CALIFORNIA

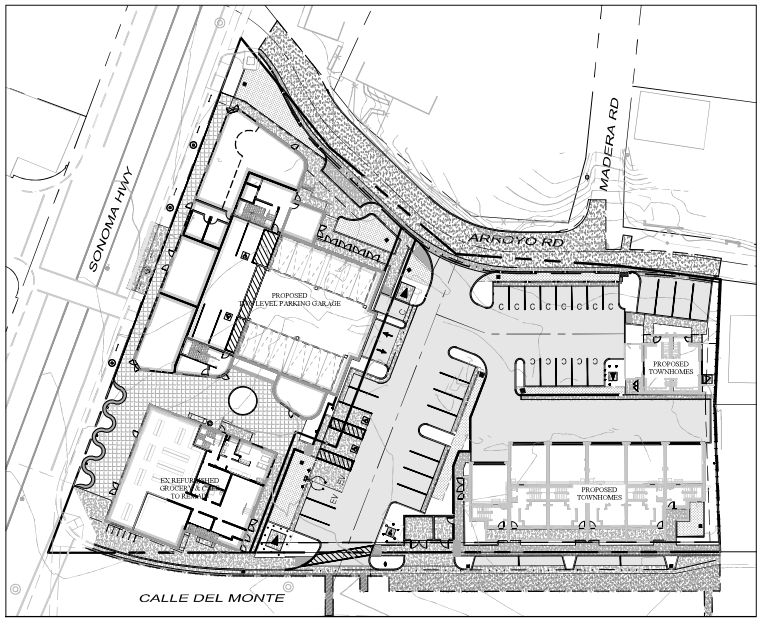
David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE PRELIMINARY IMPROVEMENT PLANS CONSTRUCTION PHASING LAYOUT

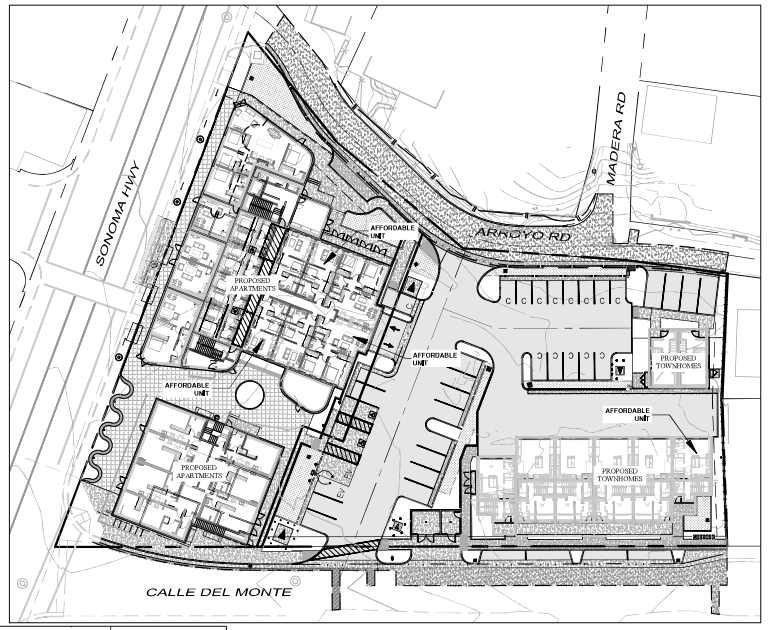
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CSM
Drawn by: AA/SC
Checked by: DRB

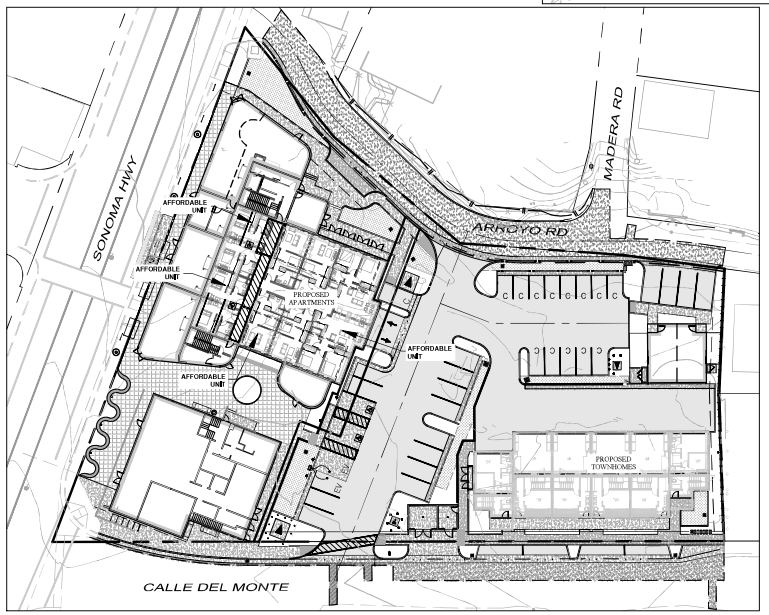
Sheet
C1.3
4 of 11 Sheets
Job 17174



MIXED USE/ RESIDENTIAL
FIRST FLOOR PLAN



MIXED USE/ RESIDENTIAL
SECOND FLOOR PLAN



MIXED USE/ RESIDENTIAL
THIRD FLOOR PLAN

30' 15' 0 15' 30' 60' 90'
Graphic Scale: 1" = 30'

Revisions

No.	Date	Description

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
MIXED USE/ RESIDENTIAL UNITS PLAN & TABLE
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CBM
Drawn by: MVSC
Checked by: DRB

Sheet
C2.0
5 of 11 Sheets
Job 17174

T:\2017 PROJECTS\17174\dwg\Adobe-Design\DRB Improvement Plans\17174 C2.0-2.1 Mixed Residential Plans.dwg, Quan Nguyen, 3/1/2022 11:13:27 AM

BOYES FOOD CENTER DEVELOPMENT

FOR-SALE HOMES		Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit 1	1	End Unit B		1,543	100	2.0	Private 2-car garage	3	0	2	0
Unit 2	1	Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 3	1	Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 4	1	Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 5	1	Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 6	1	End Unit B	yes	1,543	100	2.0	Private 2-car garage	3	0	2	0
Unit 7 (Arroyo Address)	1	Small Unit A		878	225	1.0	Private 1-parking stall	1	1	1	1
Unit 8 (Arroyo Address)	1	Small Unit A		878	225	1.0	Private 1-parking stall	1	1	1	1
Additional / Shared					402	2.0	Guest Parking				
SUB TOTALS:	**8**	**TOTAL UNITS**		**12,214**	2612	16		**20**	**6**	**14**	**6**

APARTMENT HOMES		Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit 201	1	1 Bed/micro		491		1.0	Shared Garage	1	0	1	0
Unit 202	1	1 Bed/micro	yes	492		1.0	Shared Garage	1	0	1	0
Unit 203	1	2 Bed		893		2.0	Shared Garage	2	0	1	0
Unit 204	1	2 Bed	yes	893		2.0	Shared Garage	2	0	1	0
Unit 205	1	1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 206	1	1 Bed/micro	yes	491		1.0	Shared Garage	1	0	1	0
Unit 207	1	2 Bed Deluxe Corner		1,197		2.0	Shared Garage	2	0	2	0
Unit 208	1	1 Bed Deluxe		715		1.5	Shared Garage	1	0	1	0
Unit 209	1	1 Bed Deluxe		715		1.5	Shared Garage	1	0	1	0
Unit 210	1	2 Bed Deluxe In-line		1,075		2.0	Shared Garage	2	0	2	0
Unit 211	1	3 Bed Double Corner		1,373		2.0	Shared Garage	3	0	2	1
Unit 301	1	1 Bed/micro		491		1.0	Shared Garage	1	0	1	0
Unit 302	1	1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 303	1	2 Bed		893		2.0	Shared Garage	2	0	1	0
Unit 304	1	2 Bed	yes	893		2.0	Shared Garage	2	0	1	0
Unit 305	1	1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 306	1	1 Bed/micro	yes	491		1.0	Shared Garage	1	0	1	0
Unit 307	1	Studio/Micro		362		1.0	Shared Garage	2	0	1	0
Unit 308	1	Studio/Micro	yes	362		1.0	Shared Garage	1	0	1	0
Unit 309	1	Studio/Micro		362		1.0	Shared Garage	1	0	1	0
Unit 310	1	Studio/Micro	yes	363		1.0	Shared Garage	2	0	1	0
Additional / Shared					3,845						
SUB TOTALS:	**21**	**TOTAL UNITS**		14,028	3,845	**29**		**29**	**0**	**24**	**1**

STUDIOS @ FOOD CENTER		Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit D1 - Ground Level	1	Studio/Micro		498		1.0	Shared Garage	1	0	1	0
Unit D2 - Second Level	1	Studio/Micro		478		1.0	Shared Garage	1	0	1	0
Unit D3 - Second Level	1	Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D4 - Second Level	1	Studio/Micro		488		1.0	Shared Garage	1	0	1	0
Unit D5 - Second Level	1	Studio/Micro		499		1.0	Shared Garage	1	0	1	0
Unit D6 - Second Level	1	Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D7 - Second Level	1	Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D8 - Second Level	1	Studio/Micro		478		1.0	Shared Garage	1	0	1	0
Additional / Shared					0						
SUB TOTALS:	**8**	**TOTAL UNITS**		**3,863**	**0**	**8**		**8**	**0**	**8**	**0**
PHASE 2&3 SUB TOTAL:	**0**			**17,891**	**3,845**	**37**	**GARAGE SPACES:**	**37**	**0**	**32**	**1**
GRAND TOTALS:				**30,105**	6,457	**53**		**57**	**6**	**46**	**7**
							BEDS:	**63**	**Baths:**	**53**	

LIMIT COMMERCIAL BUILDING INTENSITY

	Building Height	Lot Coverage Area (SF)	Building Height X SF	Weighted Building Height	Total Lot Coverage (%)	Building Intensity: Lot Coverage X Building Height
New Mixed Use Building						
	15 Feet	697 SF	10,455			
	25.5 Feet	3,684 SF	93,942			
	35 Feet	6,552 SF	229,320			
Subtotal		10,933 SF	333,717			
Refurbished Grocery/Café						
Subtotal	22 Feet	4,000 SF	88,000			
Total		**14,933**	**421,717**	**28.24**	**58.19%**	**16.43**

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Revisions

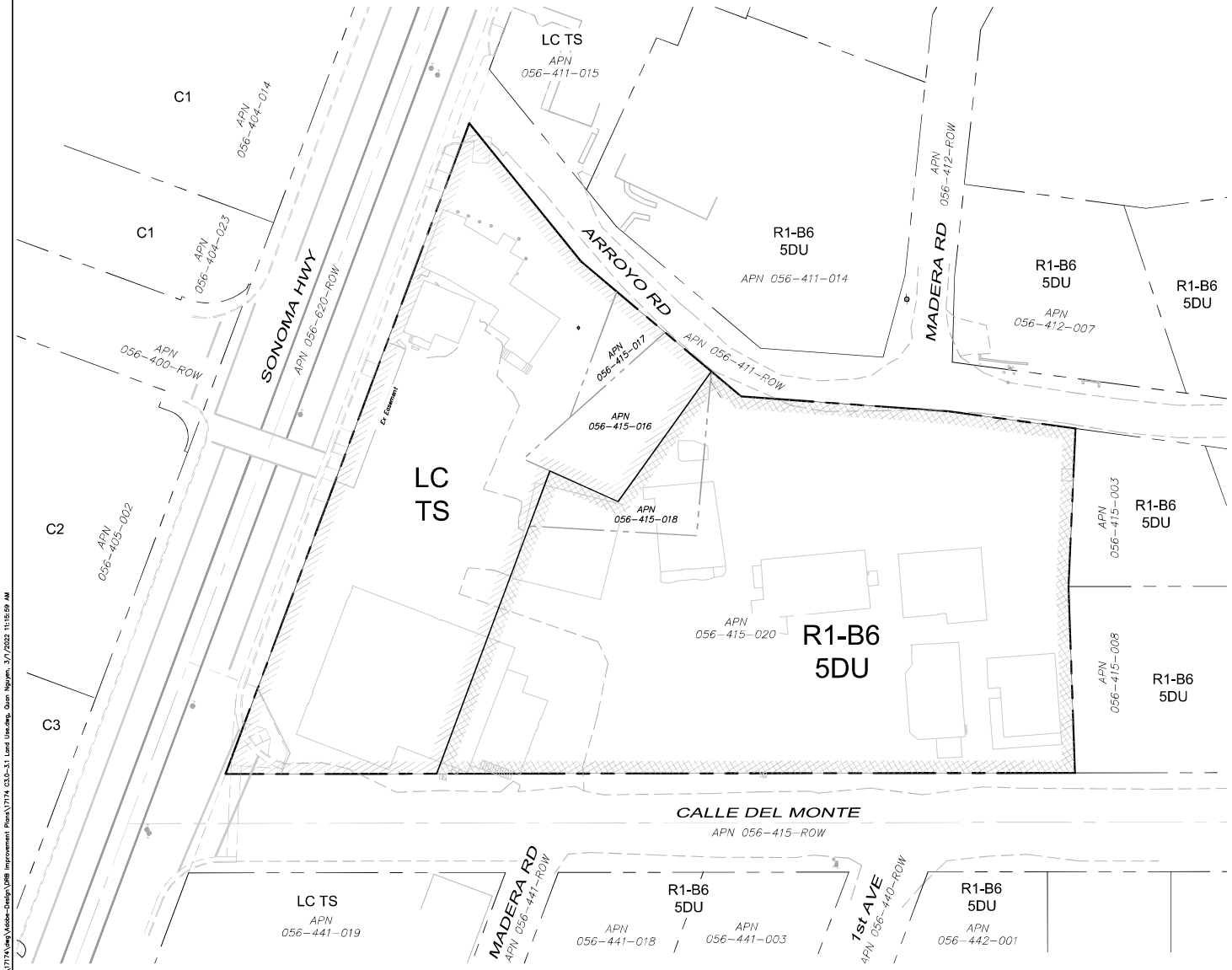
No.	Date	Description

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
MIXED USE/ RESIDENTIAL UNITS TABLE
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CBM
Drawn by: AA/SC
Checked by: DRB

Sheet
C2.1
6 of 11 Sheets
Job 17174



T:\2017 PROJECTS\17174\cadd\Adobe-Design\DRB Improvement Plans\17174 C3.0-3.1 Land Use.dwg, Quoc Nguyen, 3/1/2022 11:15:59 AM

Revisions

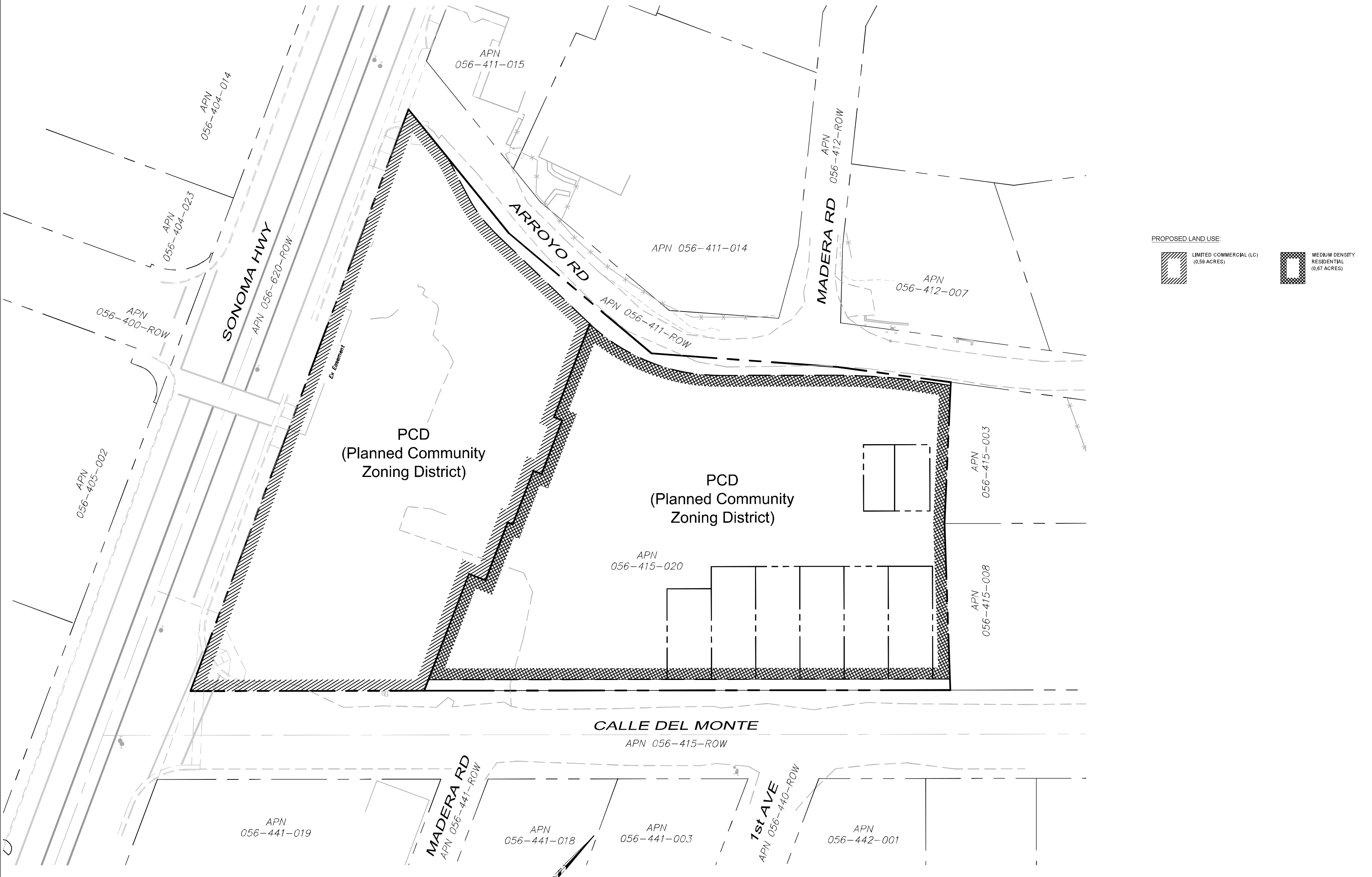
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
EXISTING LAND USE & ZONING
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CBM
Drawn by: MVSc
Checked by: DRB

Sheet
C3.0
7 of 11 Sheets
Job 17174



PROPOSED LAND USE & ZONING

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

T:\2017 PROJECTS\17174\dwg\Adobe-Design\DRB Improvement Plans\17174 C3.0-3.1 Land Use.dwg, Quan Nguyen, 3/1/2022 11:16:23 AM

Revisions

No	Date	

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

REGISTERED PROFESSIONAL ENGINEER — DAVID R. BROWN — No. 41833 — Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA

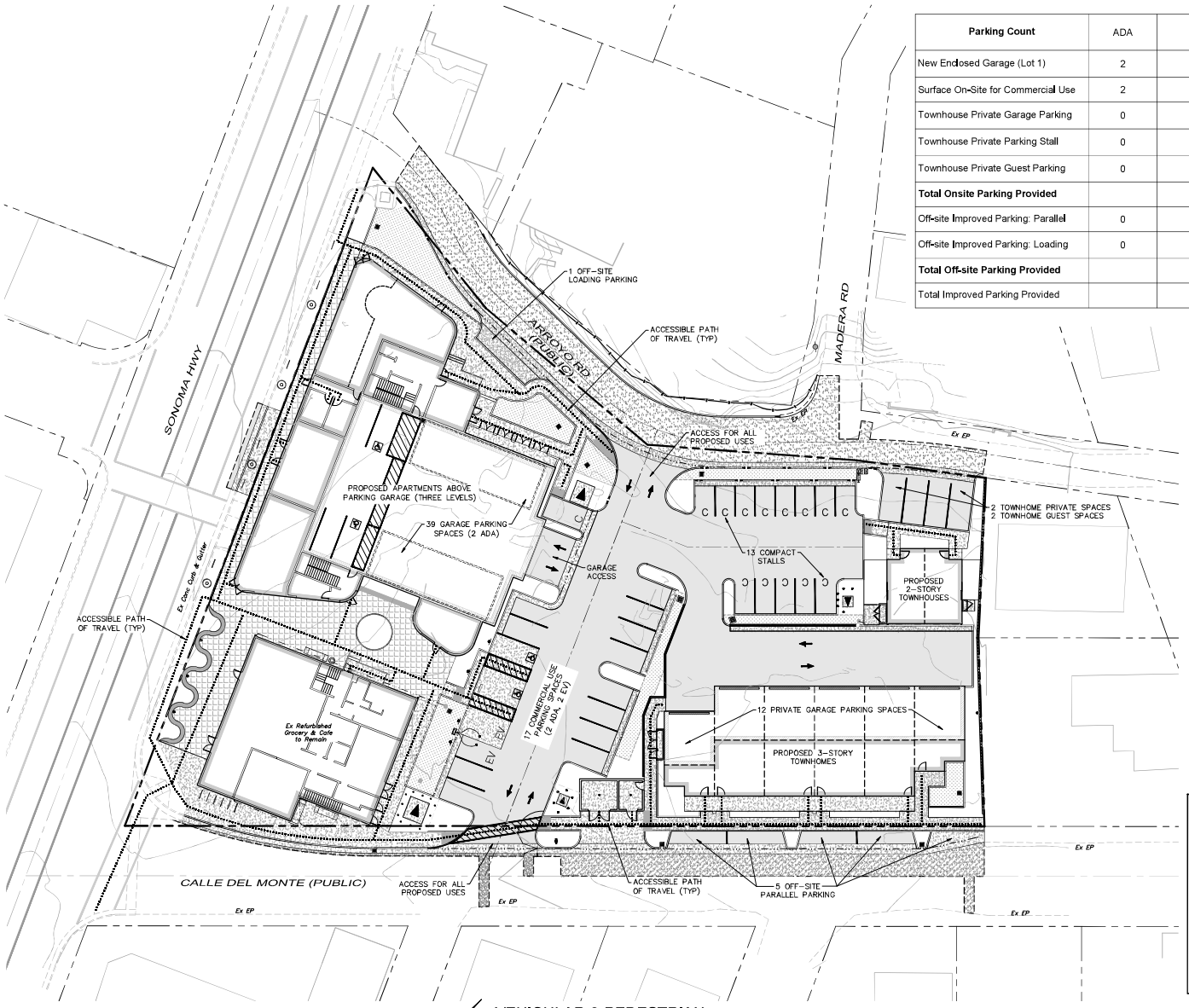
David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
PROPOSED LAND USE & ZONING

18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CSM
Drawn by: AA/SC
Checked by: DRB

Sheet
C3.1
8 of 11 Sheets
Job 17174



Parking Count	ADA	Compact	Standard	Mechanical	Subtotal
New Enclosed Garage (Lot 1)	2	0	1	36	39
Surface On-Site for Commercial Use	2	13	15	0	30
Townhouse Private Garage Parking	0	0	12	0	12
Townhouse Private Parking Stall	0	0	2	0	2
Townhouse Private Guest Parking	0	0	2	0	2
Total Onsite Parking Provided					85
Off-site Improved Parking: Parallel	0	0	5	0	5
Off-site Improved Parking: Loading	0	0	1	0	1
Total Off-site Parking Provided					**6**
Total Improved Parking Provided					91

HATCHING LEGEND

- 0.25' AC OVER 0.75' CL II AB (ON SITE: TI=5.5, R=15)
- 0.25' AC OVER 0.95' CL II AB (ARROYO RD PAVEMENT, TI=6, R=15)
- 0.30' AC OVER 1.05' CL II AB (CALLE DEL MONTE PAVEMENT, TI=7, R=15)
- CONCRETE PAVING — TRAFFIC: 6" PCC OVER 6" CL II AB; PEDESTRIAN: 4" PCC OVER 4" CL II AB
- PAVER (SLP, TYP)
- BIORETENTION AREA

NOTE: PREPARE SUBGRADE PER SOILS ENGINEER'S RECOMMENDATIONS

VEHICULAR & PEDESTRIAN CIRCULATION & PARKING PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

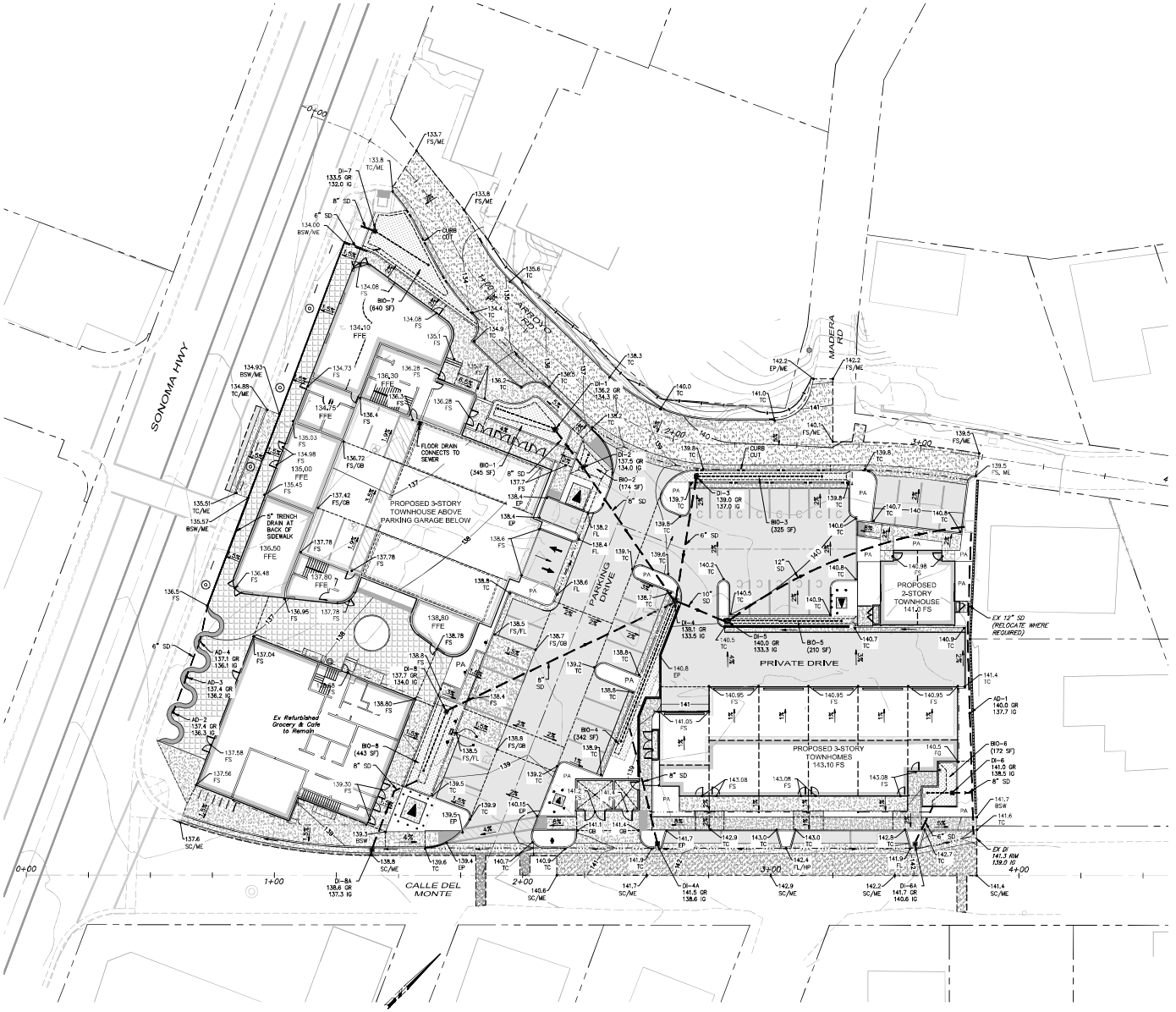
David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
VEHICULAR & PEDESTRIAN CIRCULATION & PARKING PLAN

18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: DRB
Drawn by: AA/BC
Checked by: DRB

Sheet
C4.0
9 of 11 Sheets
Job 17174



PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions

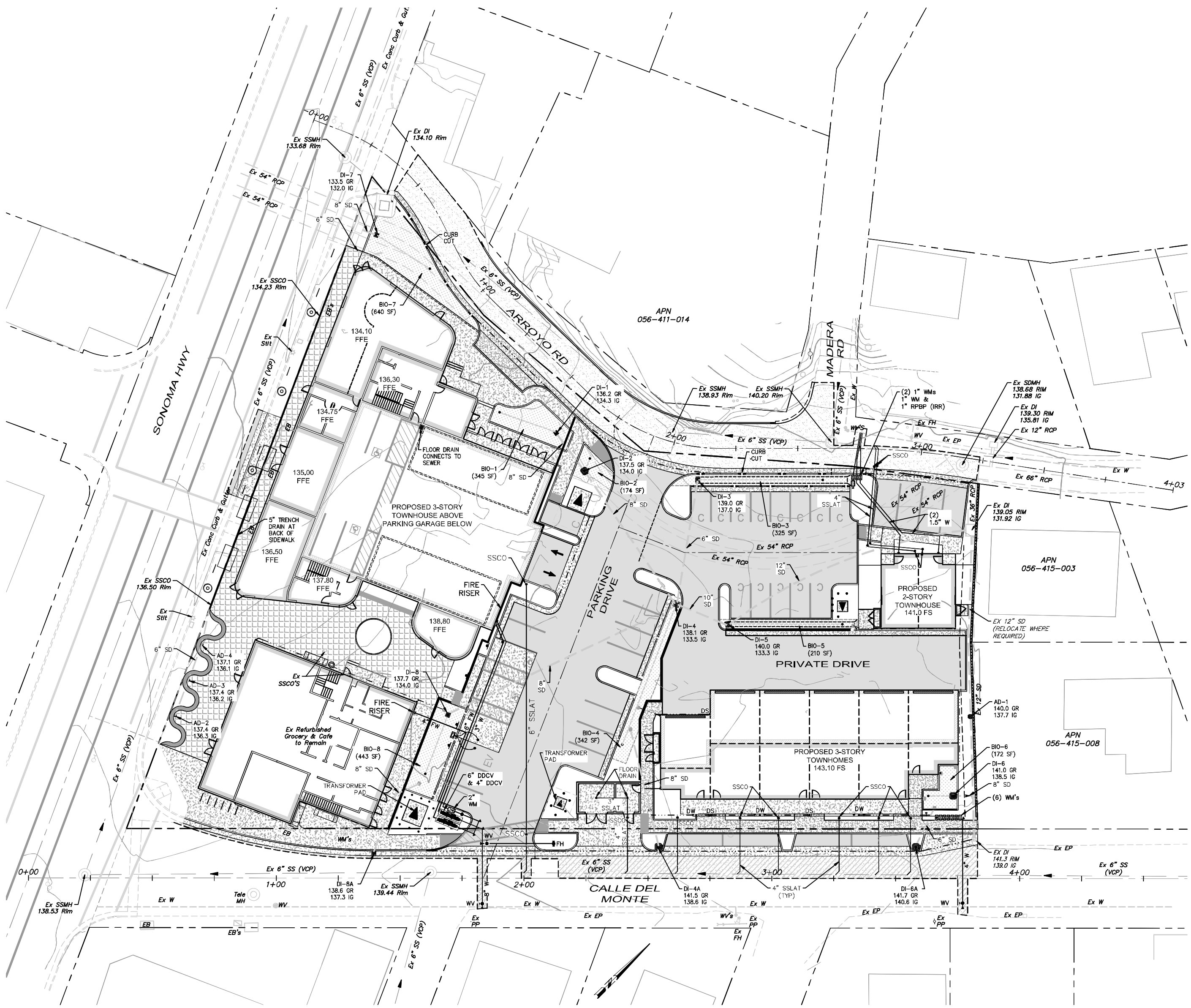
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
PRELIMINARY GRADING & DRAINAGE PLAN
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
Date: March 4, 2022
Design by: CBM
Drawn by: MVSc
Checked by: DRB

Sheet
C5.0
10 of 11 Sheets
Job 17174



PRELIMINARY UTILITY PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

HATCHING LEGEND

- 0.25' AC OVER 0.75' CL II AB (ON SITE: TI=5.5, R=15)
- 0.25' AC OVER 0.95' CL II AB (ARROYO RD PAVEMENT, TI=6, R=15)
- 0.30' AC OVER 1.05' CL II AB (CALLE DEL MONTE PAVEMENT, TI=7, R=15)
- CONCRETE PAVING
  - TRAFFIC: 6" PCC OVER 6" CL II AB
  - PEDESTRIAN: 4" PCC OVER 4" CL II AB
- PAVER (SLP, TYP)
- BIORETENTION AREA

NOTE: PREPARE SUBGRADE PER SOILS ENGINEER'S RECOMMENDATIONS

Revisions

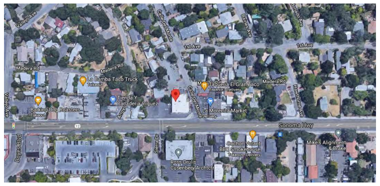
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024

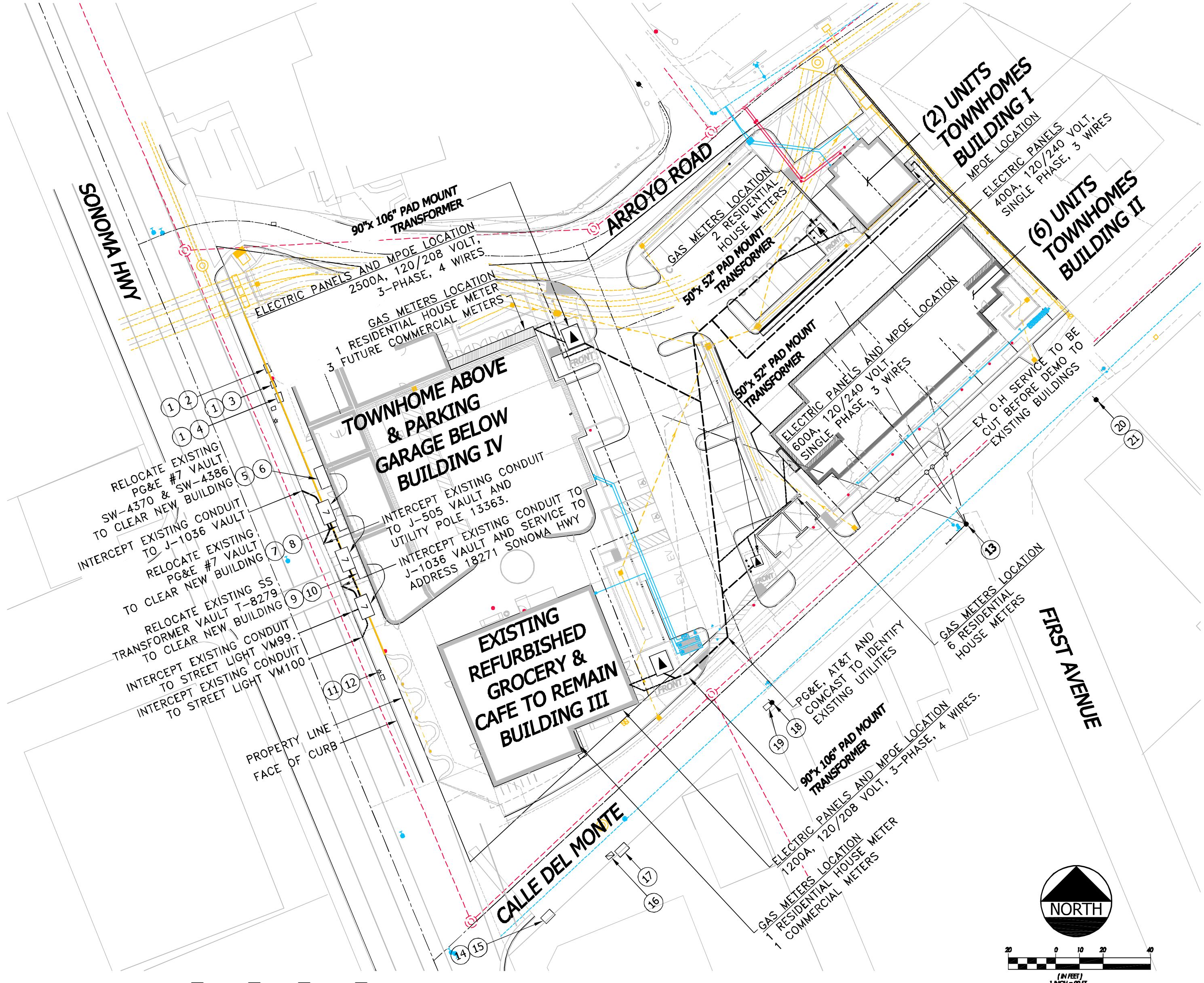
BOYES FOOD CENTER MIXED USE
PRELIMINARY IMPROVEMENT PLANS
PRELIMINARY UTILITY PLAN
18285 Sonoma Highway
Boyes Hot Springs, California
APN 056-415-016, 017, 018, 020

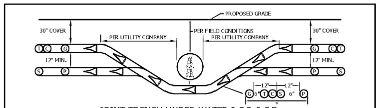
SCALE: AS NOTED
Date: March 4, 2022
Design by: CBM
Drawn by: AA/SK
Checked by: DRB

Sheet
C6.0
11 of 11 Sheets
Job 17174



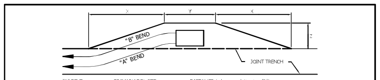
VICINITY MAP - NOT TO SCALE





JOINT TRENCH UNDER WATER & S.S. & S.D.
IN TRACT

JOINT TRENCH OVER WATER & S.S. & S.D.
IN TRACT
* = WIDTH PER SIZE & NUMBER OF EACH UTILITY.
P.G.&E. AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



"A" BEND — PRIMARY BOX SIZE — DISTANCE (when conduit enters "A")

PRIMARY BOX SIZE	"X"	"Y"	"Z"
3' x 5'	24'	7'	5'
4'-6" x 8'-6"	24'	11'	7'

BEND IS 60' RADIUS WITH AN ANGLE OF 10°. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.

"B" BEND — PRIMARY BOX SIZE — DISTANCE (when conduit enters "B")

PRIMARY BOX SIZE	"X"	"Y"	"Z"
3' x 5'	32'	7'	5'
4'-6" x 8'-6"	32'	11'	7'

BEND IS 30' RADIUS WITH AN ANGLE OF 15°. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTIONS FOR EACH BEND SHOWN.

TYPICAL P.G.&E. PRIMARY BOX EXCAVATION USING CONDUIT

1) CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2) TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3) CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

TRENCH TRANSITION DETAIL
(TYPICAL)

SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

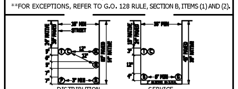
* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)

LBL	UTILITY TYPE	G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	1	1	12	12	12
T	TELEPHONE (DIRECT BURY)	12	1	-	1	12	12	12
C	CATV	12	1	1	-	12	12	12
S	ELECTRIC SECONDARY	6	12	12	12	1.5	3	1.5
P	ELECTRIC PRIMARY	12	12	12	12	3	3	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."

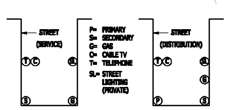
**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



DISTRIBUTION SERVICE

MINIMUM BACKFILL REQUIREMENTS
JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS

NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY.
SIZE AND QUANTITY OF CONDUITS NOT SHOWN.



JOINT UTILITY TRENCH SECTION LEGEND

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#:	21-1272
MDCI PM:	KS
DESIGNED BY:	NK
CHECKED BY:	KS
SCALE:	1"=20'
LAST MODIFIED:	2-24-22

REV	DATE	DESCRIPTION

JOINT TRENCH INTENT
BOYES SPRINGS FOOD CENTER
18285 SONOMA HIGHWAY
SONOMA CALIFORNIA

SHEET NO.
INT
SHEET 1 OF 3
REVISION NUMBER: 0
PLOT DATE: 2-24-22

1

REFER TO PHOTOS
2, 3, & 4

2

EXISTING TELEPHONE BOX

3

EXISTING PG&E #3 BOX

4

EXISTING CATV BOX

5

EXISTING PG&E #7 VAULT
SW-4370 & SW-4386

6

REFER TO PHOTO 5

7

REFER TO PHOTO 5

8

EXISTING PG&E #7 VAULT

9

EXISTING PG&E S.S
TRANSFORMER T-8279 VAULT

10

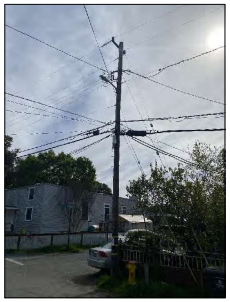
REFER TO PHOTO 9

11

EXISTING PUBLIC
POST TOP STREET
LIGHT VM100

12

REFER TO PHOTO 11



13

EXISTING JOINT UTILITY POLE

14

EXISTING PG&E #5 J-546 VAULT

15

REFER TO PHOTO 14

16

EXISTING CATV BOX

17

EXISTING PG&E #5 VAULT

18

EXISTING JOINT UTILITY POLE

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-9382 FAX: 925-820-8407

MCE JOB#:	21-1272
MCE PM:	KS
DESIGNED BY:	NK
CHECKED BY:	KS
SCALE:	NTS
LAST MODIFIED:	2-24-22

REV	DATE	DESCRIPTION

BOB FREEMAN

PHOTO EXHIBIT

18285 SONOMA HIGHWAY

EL VERANO CALIFORNIA

SHEET NO.

PHO1

SHEET 2 OF 3

REVISION NUMBER: 0

PLOT DATE: 2-24-22

19

EXISTING TELEPHONE BOX

20

EXISTING JOINT UTILITY POLE

21

EXISTING CATV POWER SUPPLY ON JOINT UTILITY POLE. REFER TO PHOTO 20

MILLENNIUM DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-9382 - FAX: 925-820-8407

MCE JOB#:	21-1272
MCE PM:	KS
DESIGNED BY:	NK
CHECKED BY:	KS
SCALE:	NTS
LAST MODIFIED:	2-24-22

REV	DATE	DESCRIPTION

BOB FREEMAN

PHOTO EXHIBIT

18285 SONOMA HIGHWAY

EL VERANO CALIFORNIA

SHEET NO.

PHO2

SHEET 3 OF 3

REVISION NUMBER: 0

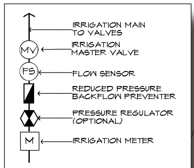
PLOT DATE: 2-24-22

U.S.A NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

BIORETENTION AREAS
SUPPLEMENTAL TEMPORARY IRRIGATION

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF ALL BIO-RETENTION AREAS THROUGH THE SOD OR PLANT ESTABLISHMENT PERIOD. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY, ABOVE GRADE OVERHEAD SPRAY CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO SOD OR PLANTS DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.



IRRIGATION POC SCHEMATIC

IRRIGATION NOTES

1. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
2. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 16 STATIONS. CONTROLLER SHALL BE HUNTER IC-600-M WITH TWO ICM-600 EXPANSION MODULES.
4. ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
8. FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
9. SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE SCH 40 PVC PIPE TO DEPTH AS SPECIFIED.
10. FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
11. ALL WORK SHALL CONFORM TO ALL APPLICABLE SONOMA COUNTY CONSTRUCTION STANDARDS.
12. NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
13. A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GHROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
14. INSTALL 3" WIDE DETECTABLE TAPE (#3" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
15. INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH. INSTALL ALL TUBING 3" BELOW GRADE, PARALLEL AT SPACING INDICATED. USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
16. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE COUNTY OF SONOMA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

MAWA AND ETWU CALCULATIONS

1) Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)]

Where:
ETo = Annual Net Reference Evapotranspiration (Inches)
0.45 = ET Adjustment Factor (Commercial)
0.55 = ET Adjustment Factor (Residential)
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45) (Commercial)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55) (Residential)

Commercial (C) or Residential (R) C

A) Net Evapotranspiration Calculation

Local Reference ETo 39.60

29.65"/yr (Annual Rainfall) x .25 = 7.41 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 32.19

B) Adjusted Landscape Area Calculation

6,182 sf (Landscape Area) x 0.45 Adjustment Factor = 2,781.79 sf

0.00 sf (Special Landscape Area) x 0.55 Adjustment Factor = 0.00 sf

Sum of Adjusted Landscape Area = 2,781.79 sf

MAWA= 32.188 x .62 x 2,782 sf = 55,514 gal/yr

2) Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation = 32.19 sf

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall

B) Adjusted Landscape Area Calculation

224.70 sf Very Low Water Use X.01 22.47 sf

5,900.77 sf Low Water Use X .03 1,770.23 sf

56.30 sf Moderate Water Use X.06 33.78 sf

0.00 sf High Water Use X .8 0.00 sf

Sum of Adjusted Landscape Area = 1,826.48 sf

ETWU = 32.19 x .62 x 1,826 sf / 0.81 = 45,562 gal/yr

Irrigation Efficiency Factor

Square Footage of Landscape on Drip	6,181.77 sf
Square Footage of Landscape on Spray	0.00 sf
Total Square Footage of Landscape	6,181.77 sf
Adjusted Irrigation Efficiency Factor	0.81

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN."

DETAIL HYDROZONE TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
1D	Sub-Surface Dripline	Low	0.3	723.81 sf	11.7%
2E	Eco-Mat	Low	0.3	1,211.43 sf	19.6%
3B	Root Watering System	Low	0.3	112.60 sf	1.8%
4D	Sub-Surface Dripline	Low	0.3	414.42 sf	6.7%
5D	Sub-Surface Dripline	Low	0.3	1,413.87 sf	22.9%
6D	Sub-Surface Dripline	Low	0.3	123.79 sf	2.0%
7D	Sub-Surface Dripline	Low	0.3	99.19 sf	1.6%
8B	Root Watering System	Low	0.3	184.64 sf	3.0%
9B	Root Watering System	Moderate	0.6	56.30 sf	0.9%
10E	Eco-Mat	Low	0.3	1,470.23 sf	23.8%
11B	Root Watering System	Very Low	0.1	84.57 sf	1.4%
12B	Root Watering System	Very Low	0.1	28.03 sf	0.5%
13B	Bubbler	Low	0.3	34.68 sf	0.6%
14B	Root Watering System	Very Low	0.1	112.10 sf	1.8%
15B	Root Watering System	Low	0.3	112.10 sf	1.8%
				6,182 sf	100%

SUMMARY HYDROZONE TABLE

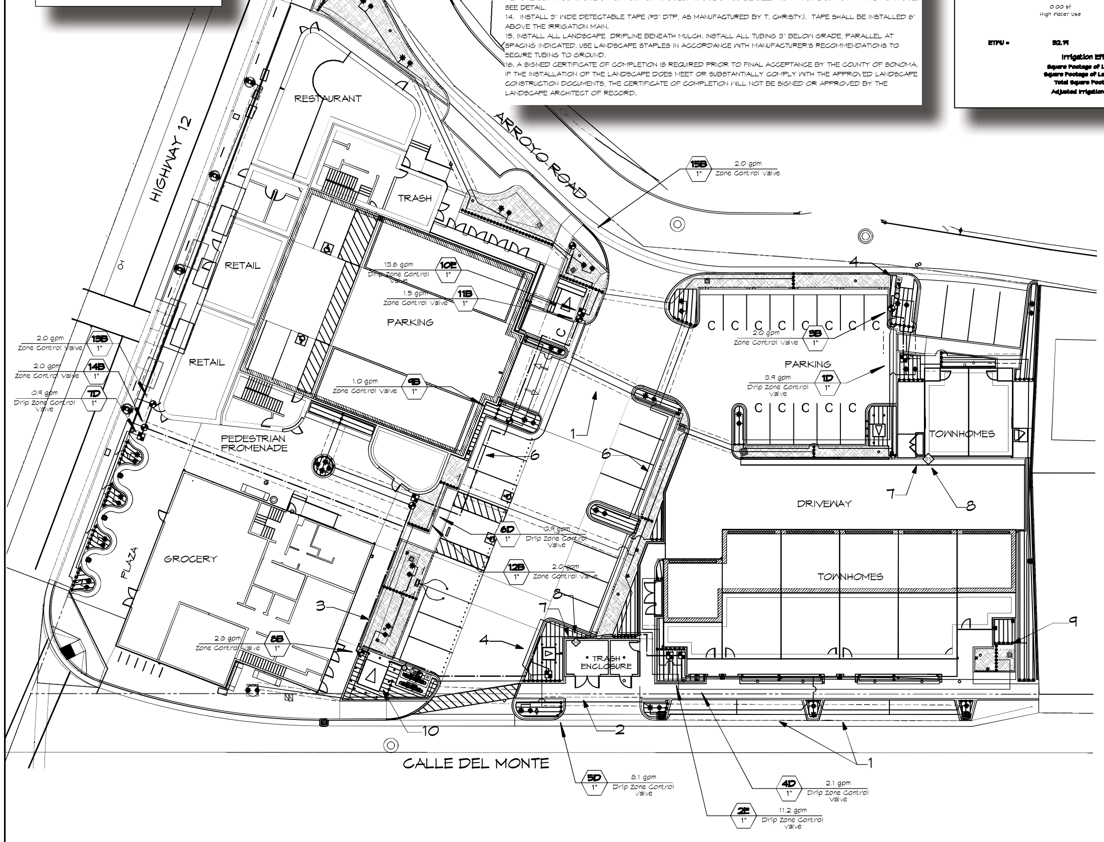
PLANT TYPE	AR	% OF LANDSCAPE
Very Low	224.70	4%
Low	5,900.77	95%
Moderate	56.30	1%
High	0.00	0%
Total	6,181.77	100%

PRECIPITATION RATES BY VALVE

VALVE ID	FLOW IN GPM	PRECIPITATION RATE IN INCHES PER HOUR
1D	3.9 GPM	0.52
2E	11.2 GPM	0.89
3B	2.0 GPM	1.71
4D	2.1 GPM	0.49
5D	8.1 GPM	0.55
6D	0.9 GPM	0.70
7D	0.9 GPM	0.91
8B	2.8 GPM	1.44
9B	1.0 GPM	1.71
10E	13.6 GPM	0.89
11B	1.5 GPM	1.71
12B	2.0 GPM	6.87
13B	2.0 GPM	5.55
14B	2.0 GPM	1.72
15B	2.0 GPM	1.72

IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	6" Pop-Up Stream Bubbler	Hunter	PROS-06-CV-R-PRS30-MSBN-25Q	
	Hunter RZWS-12 Bubbler	Hunter Industries(R)	PCN-25	
	Eco-Mat	Hunter	ECO-MAT 17MM	
	Landscape Dripline	Rain Bird	XFS-06-12	
SEE DETAIL	Automatic Line Flush Valve		AFV-T	INSTALL IN 6" VALVE BOX @ END OF CIRCUIT
SEE DETAIL	Air Relief Valve	Hunter	AVR-075	INSTALL IN 6" VALVE BOX @ HIGH POINT OF CIRCUIT
SEE DETAIL	Continuous Acting Air Vent	Netafim	65ARIS1	INSTALL UPSTREAM FROM SUBMETER
	Zone Control Valve	Hunter Industries(R)	ICV-101G	
M	Master Valve	Hunter Industries(R)	ICV-101G	
	Drip Zone Control Valve	Hunter Industries(R)	ICZ-101-25	
FS	Flow Sensor	CST	ELF-T75-P01	
	Reduced Pressure Backflow Preventer: 1" Size	Febco	860U	
	Irrigation Sleeves	PVC Schedule 40		Size Sleeve Per Pipe Size and Quantity
C	Irrigation Controller	Hunter Industries(R)	IC-600-M	
	6 Station Plug-In Expansion Module	Hunter	ICM-600	3 Total for 24 Stations
SS	Solar Sync Wireless Weather Sensor	Hunter	WSS-SEN	Install on roof with clear view of sky
	Poly to PVC Header			See Detail Sheet L3
	Lateral		PVC Schedule 40	
	Main		PVC Schedule 40	
	VALVE STATION AND SEQUENCE			
	ELECTRIC CONTROL VALVE			
	GALLONS PER MINUTE			



IRRIGATION PLAN
Scale: 1" = 20'-0"

IRRIGATION KEYNOTES

1. TYPICAL IRRIGATION SLEEVE BENEATH PAVEMENT; SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 3" DIAMETER
2. IRRIGATION LATERAL LINE
3. IRRIGATION MAIN LINE
4. POC AT DEDICATED IRRIGATION WATER METER; REFER TO SCHEMATIC DRAWING THIS SHEET
5. ECO-MAT: INSTALL 4" BELOW GRADE IN BIORETENTION AREAS AT 14" OC; LOW WATER USE, TYPICAL
6. IRRIGATION LAYOUT IS DIAGRAMMATIC. INSTALL ALL MAIN LINE, LATERALS AND CONTROL WIRE IN LANDSCAPE AREAS. DO NOT INSTALL IN PUBLIC RIGHT OF WAY. WHEN LAYOUT REQUIRES INSTALLATION UNDER PAVING, USE IRRIGATION SLEEVES PER DETAIL SHEET L-3.
7. CONTROLLER LOCATION: MOUNT AT EYE LEVEL; SUBJECT TO OWNER APPROVAL
8. SOLAR SYNC SENSOR, FENCE OR ROOF MOUNT WITH CLEAR ACCESS TO SKY
9. POLY TUBING TO PVC CONNECTION, TYPICAL
10. PARALLEL LINE HATCH INDICATE LANDSCAPE DRIPLINE ZONES

REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/23
STATE OF CALIFORNIA

MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

IRRIGATION PLAN

BOYES SPRINGS FOOD CENTER
18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: 1" = 20'
DRAWN: DM

L1

SHEET L1 OF 6

U.S.A NOTE
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

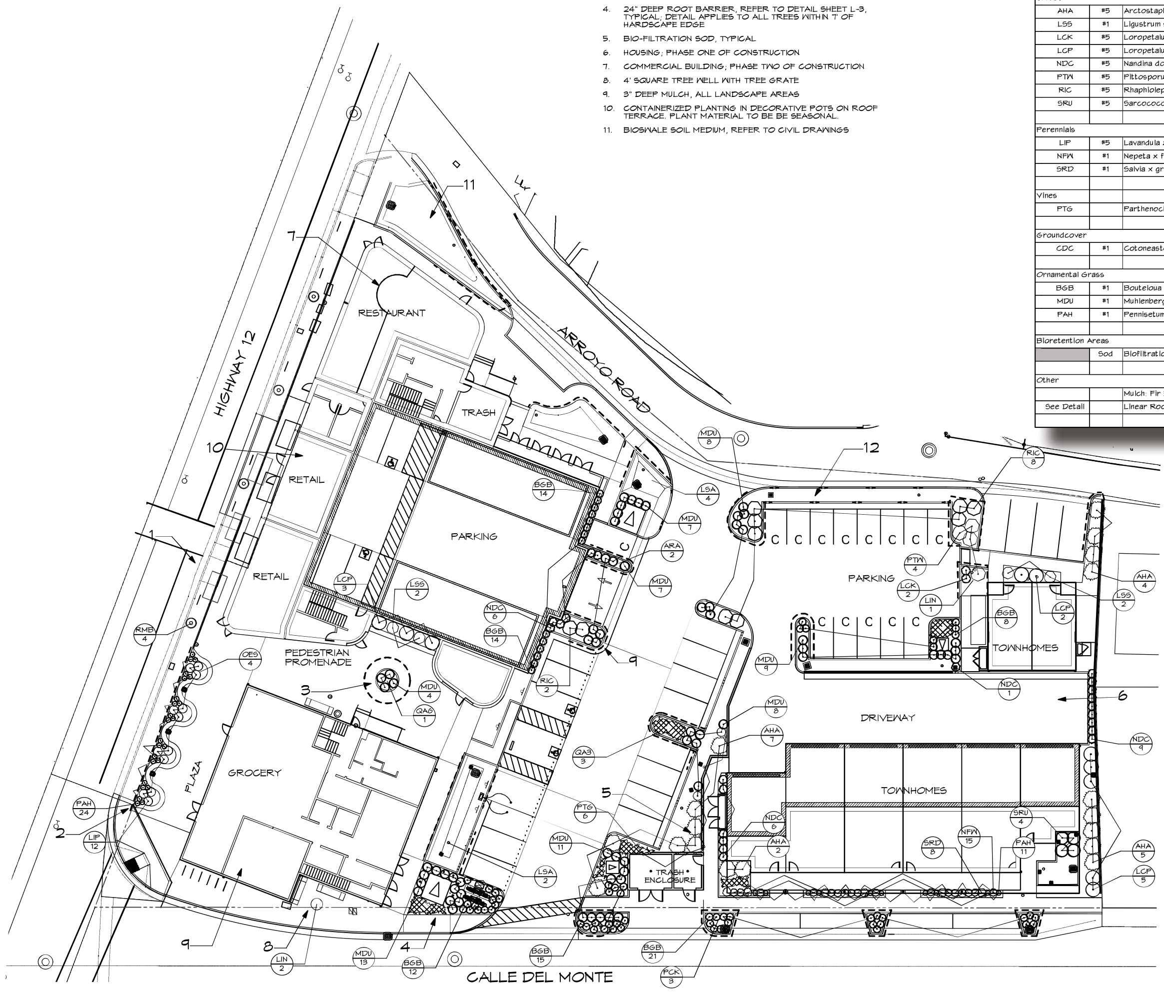
PLANTING KEYNOTES

1. LOW SERPENTINE WALL BETWEEN PLAZA AND SIDEWALK
2. PROPOSED SMALL STATURE BROADLEAF EVERGREEN TREES IN LARGE DECORATIVE POTS ON HIGHWAY 12
3. PROPOSED LARGE SPECIMEN COAST LIVE OAK AT FOCAL POINT TO PROMENADE
4. 24" DEEP ROOT BARRIER, REFER TO DETAIL SHEET L-3, TYPICAL; DETAIL APPLIES TO ALL TREES WITHIN 7' OF HARDSCAPE EDGE
5. BIO-FILTRATION SOD, TYPICAL
6. HOUSING; PHASE ONE OF CONSTRUCTION
7. COMMERCIAL BUILDING; PHASE TWO OF CONSTRUCTION
8. 4' SQUARE TREE WELL WITH TREE GRATE
9. 3" DEEP MULCH, ALL LANDSCAPE AREAS
10. CONTAINERIZED PLANTING IN DECORATIVE POTS ON ROOF TERRACE. PLANT MATERIAL TO BE BE SEASONAL.
11. BIOSWALE SOIL MEDIUM, REFER TO CIVIL DRAWINGS

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN."

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
Trees						
ARA	#24	Acer rubrum 'Armstrong'	Armstrong Maple	.6	2	
LIN	#24	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	.3	3	
LSA	#24	Laurus 'Saratoga'	Saratoga Laurel	.3	6	
OES	#24	Olea europaea ' Swan Hill'	Fruitless Olive	.1	4	
PCK	#24	Pistacia chinensis 'Keith Davey'	Chinese pistache	.3	6	
QA3	#36	Quercus agrifolia	Coast live oak	.1	3	Field Grown
QA6	#72	Quercus agrifolia	Coast live oak	.1	1	Field Grown
RMB	#24	Rhaphiolepis x 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	.3	4	Plant in Container / CALTRANS may not allow permanent, in-ground planting.
Shrubs						
AHA	#5	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	18	
LSS	#1	Ligustrum sinense 'Sunshine'	Sunshine Chinese Privet	.3	4	
LCK	#5	Loropetalum chinense 'Kurenai'	Jazz Hands® Dwarf Pink Chinese Fringe-flower	.3	2	
LCP	#5	Loropetalum chinense 'Pipa's Red'	Pipa's Red Chinese Fringe Flower	.3	10	
NDC	#5	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	.3	22	
PTW	#5	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	.3	4	
RIC	#5	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	.3	10	
SRU	#5	Sarcococca ruscifolia	Fragrant Sweet Box	.3	4	
Perennials						
LIP	#5	Lavandula x intermedia 'Phenomenal'	Phenomenal French Lavender	.3	12	
NFW	#1	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	.3	15	
SRD	#1	Salvia x greggii 'Raspberry Delight'	Raspberry Delight Sage	.3	8	
Vines						
PTG		Parthenocissus tricuspidata 'Green Showers'	Green Showers Boston Ivy	.3	6	Train on wall
Groundcover						
CDC	#1	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	.3	5	6' OC, Triangular Spacing
Ornamental Grass						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	71	
MDU	#1	Muhlenbergia dubia	Pine Muhly	.3	67	
PAH	#1	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	.3	35	
Bioretention Areas						
	Sod	Biofiltration Sod	"Biofiltration Sod"	0.3	2867 sft	Biofiltration Sod
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions, or Equal			24" Depth, Continuous



PLANTING PLAN
Scale: 1" = 20'-0"

PLANTING NOTES

1. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
2. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
3. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
4. BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT
5. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
7. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.
8. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING SONOMA COUNTY CONSTRUCTION STANDARDS.
9. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE COUNTY OF SONOMA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/23
STATE OF CALIFORNIA

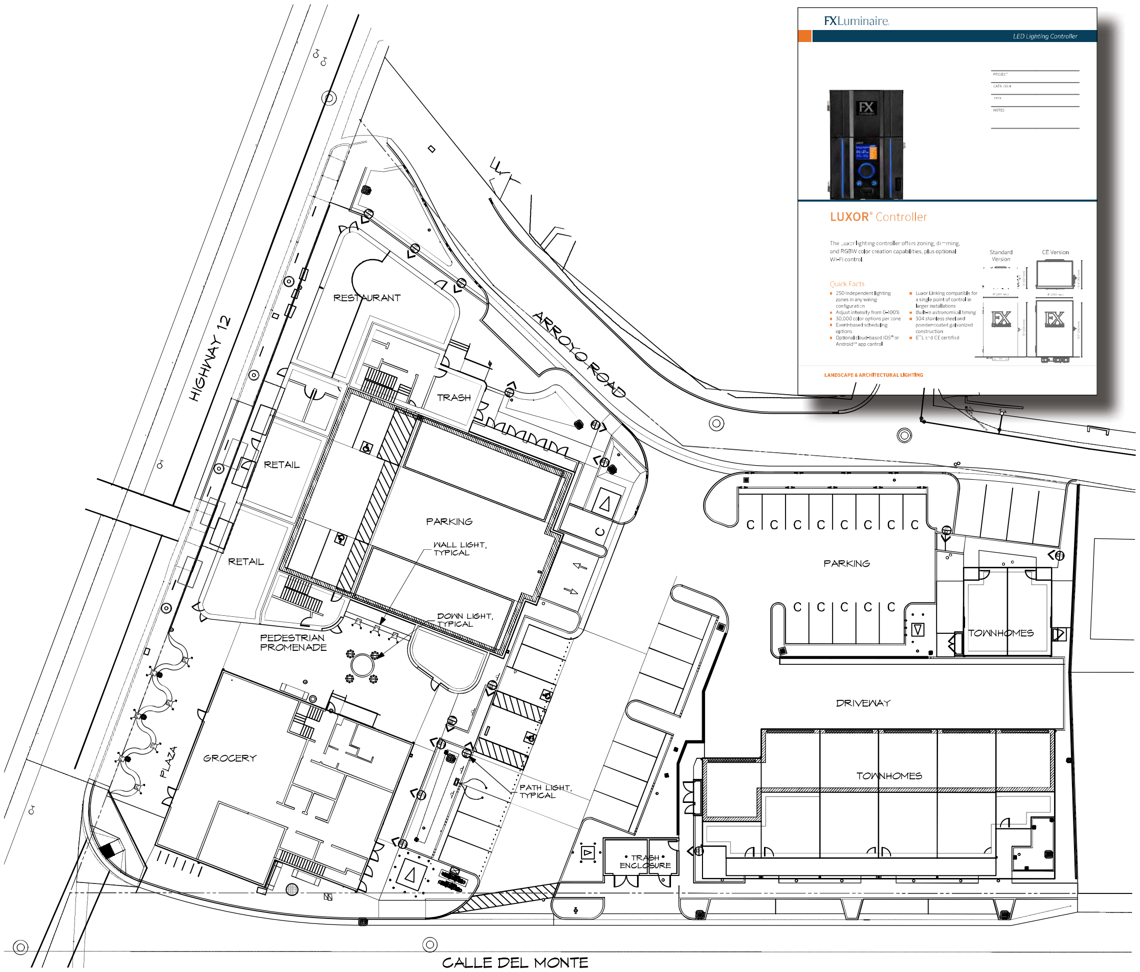
MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

PLANTING PLAN

BOYES SPRINGS FOOD CENTER
18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: 1" = 20'
DRAWN: DM

L2.1



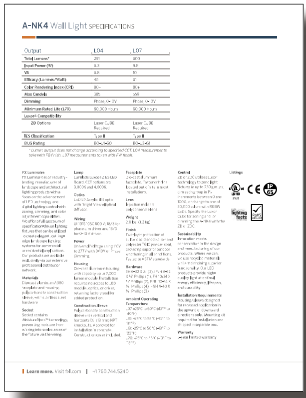
LANDSCAPE LIGHTING

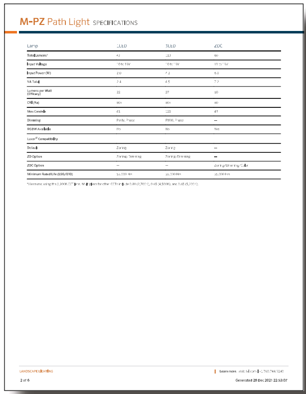
Scale: 1" = 20'-0"

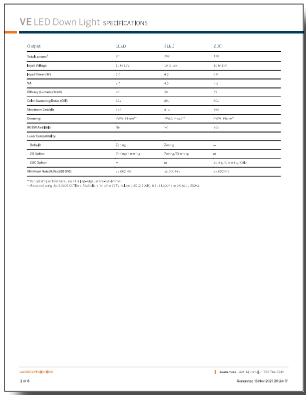
LANDSCAPE LIGHTING

Symbol	Description	Manufacturer	Model #	Quantity	Ordering Configuration	Finish	Lamp	Voltage	Dark Sky Compliant
	Wall Light	FX Luminaire	A-NK4	10	A-NK4-UV-L04-K30-FR-FB-MKNK4	Black	LED	110V	Yes
	Path Light	FX Luminaire	M-PZ	15	M-PZ-ZD-3LED-FB	Black	LED	12V	Yes
	Down Light	FX Luminaire	VE	4	VE-ZD-3LED-PS	Black	LED	10-15V	Yes

** **Note:** No uplighting to be used. **







REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/23
STATE OF CALIFORNIA

MACNAIR
LANDSCAPE ARCHITECTURE

POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452

TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

LANDSCAPE LIGHTING

BOYES SPRINGS FOOD CENTER

18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: 1" = 20'
DRAWN: DM

L2.2

SHEET L2.2 OF 6

TREE LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
Trees						
ARA	#24	Acer rubrum 'Armstrong'	Armstrong Maple	.6	2.0	
LIN	#24	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	.3	3.0	
LSA	#24	Laurus 'Saratoga'	Saratoga Laurel	.3	6.0	
OES	#24	Olea europaea ' Swan Hill'	Fruitless Olive	.1	4.0	
PCK	#24	Pistacia chinensis 'Keith Davey'	Chinese pistache	.3	6.0	
QAS	#36	Quercus agrifolia	Coast live oak	.1	3.0	Field Grown
QA6	#12	Quercus agrifolia	Coast live oak	.1	1.0	Field Grown
RMB	#24	Rhaphiolepis x 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	.3	4.0	Plant in Container
					0.0	

RAPHIOLEPIS 'MAJESTIC BEAUTY'

LAURUS 'SARATOGA'

ACER RUBRUM 'ARMSTRONG'

QUERCUS AGRIFOLIA

OLEA EUROPAEA 'SWAN HILL'

LAGERSTROMIA INDICA 'NATCHEZ'

TREE IMAGES

Scale: 1" = 20'-0"

PISTACIA CHINENSIS 'KEITH DAVEY'

REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/23
STATE OF CALIFORNIA

MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

TREE IMAGES

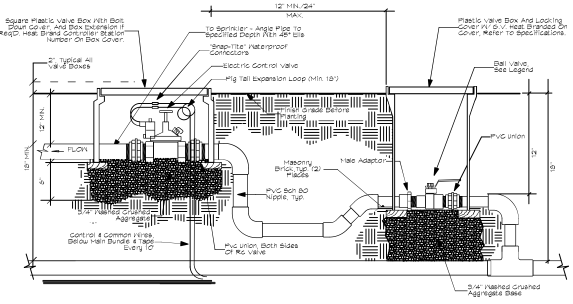
BOYES SPRINGS FOOD CENTER

18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: 1" = 20'
DRAWN: DM

L2.3

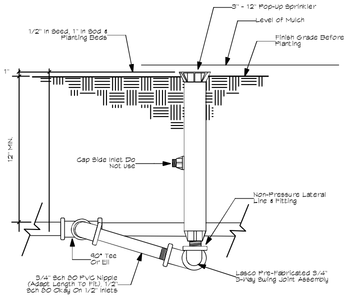
SHEET L2.3 OF 6



NOTES:
1) INSTALL CONTROL VALVES A MINIMUM OF 18" FROM STRUCTURES OR HARDSCAPING.
2) INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE.
3) PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4) INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5) PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
6) INSTALL VALVE BOXES SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE.
7) INSTALL ONE BALL VALVE IN BOX IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE.

A / L3 ELECTRIC CONTROL VALVE WITH SHUT OFF

NTS

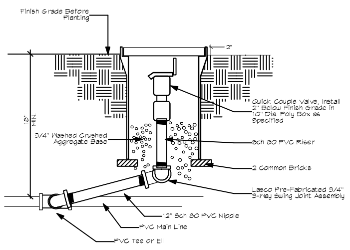


NOTES
1) LOCATE HEAD 6" FROM ALL EDGES IN LAWN AREAS. LOCATE HEAD 12" FROM ALL EDGES IN SHRUB AREAS.
2) LOCATE STREAM SPRAY AND BUBBLERS HEADS 6" FROM ALL EDGES.
3) USE TEFLON PASTE ON ALL MALE THREADS.

B / L3 POP-UP SPRINKLER DETAIL

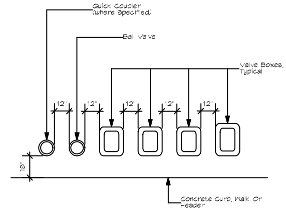
INCLUDES 4", 6" AND 12"

NTS



C / L3 QUICK COUPLER DETAIL

NTS

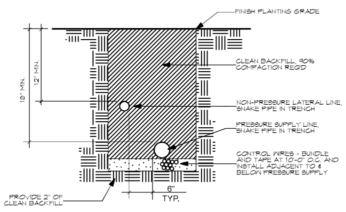


PLAN VIEW

NOTES:
1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D / L3 VALVE BOX LAYOUT

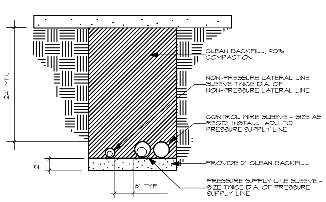
NTS



NOTE:
1) PIGTAIL AND LOOP CONTROL WIRE AT ALL CHANGES IN DIRECTION.
2) PROVIDE 18" EXPANSION LOOP AT ALL 90° ANGLES, AND EVERY 100' OF STRAIGHT CURVE RUN.

E / L3 PIPE INSTALLATION IN PLANTED AREA

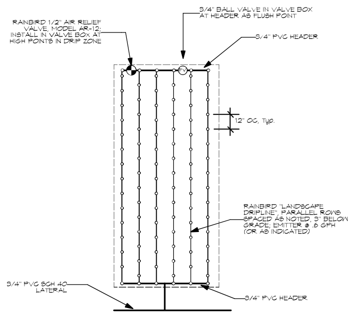
NTS



NOTES:
1) ALL SLEEVES TO BE SCH 40 PVC.
2) EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.

F / L3 PIPE INSTALLATION UNDER PAVING

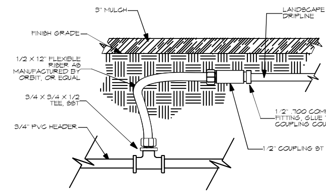
NTS



PLAN

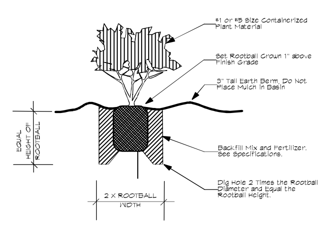
G / L3 DRIP CIRCUIT LAYOUT

NTS



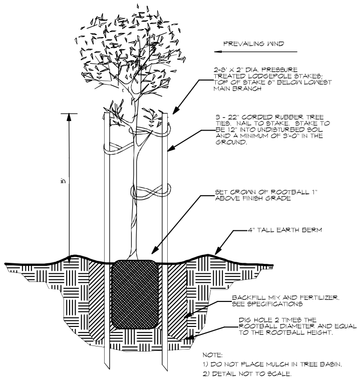
H / L3 POLY TO PVC COMPRESSION FITTING DETAIL

NTS



I / L3 SHRUB PLANTING DETAIL

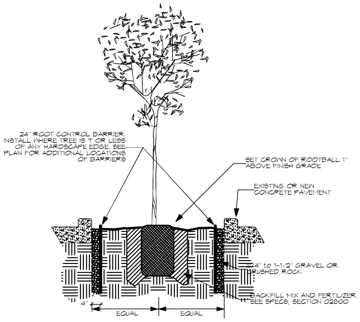
NTS



NOTE:
1) DO NOT PLACE MULCH IN TREE BASIN.
2) DETAIL NOT TO SCALE.

J / L3 TREE PLANTING DETAIL

NTS



NOTE:
1) DO NOT PLACE MULCH IN TREE BASIN.
2) PLANTING HOLE TO BE TESTED FOR DRAINAGE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN WITHIN 4 HOURS CONTACT LANDSCAPE ARCHITECT.
3) INSTALL ROOT BARRIER ON ALL FOUR SIDES OF PLANTER.

K / L3 TREE WELL WITH ROOT BARRIER

NTS

MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

LANDSCAPE DETAILS

BOYES SPRINGS FOOD CENTER

18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: As Shown
DRAWN: DM

L3

SHEET L3 OF 6

DIVISION 2 SITE WORK
SECTION 02750

UNDERGROUND IRRIGATION SYSTEM

PART 1 GENERAL

1.01 SCOPE

A. Work Included: perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Furnish and install complete irrigation system.
2. Trenching and backfilling.
3. Sleeves for irrigation piping and remote control valve wiring under pavements and walls as noted.

B. Related Work in Other Sections: The following items of associated work are included in other sections of these specifications:

1. Landscaping, Section 02800

C. By Others: The following items of work will be performed by others and are not included in the contract.

1. Electrical stub-out for irrigation controller.
2. Irrigation water meter.
3. Water stub-out(s) for irrigation system.

1.02 INSPECTION OF CONDITIONS: Examine related work and surfaces before starting work of this section. Report to the landscape architect, in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the landscape architect constitutes acceptance of conditions by the contractor. Any required removal, repair, or replacement of this work caused by unsuitable conditions to be done at no additional cost to the owner.

1.03 CODES, RULES AND SAFETY ORDERS

A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of Division of Industrial Safety; the Uniform Plumbing Code published by the Western Plumbing Officials' Association; and other applicable laws or regulations, including the presiding local plumbing code. Nothing in these drawings or specifications is to be construed to permit work not conforming to these codes. Should the construction documents, or instructions, be at variance with the aforementioned rules and regulations, notify the landscape architect and get instructions before proceeding with the work affected.

B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc., as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

C. Contact U.S.A. for location of underground utilities.

1.04 STANDARDS: American Society of Testing and Materials (ASTM).

1.05 PERMITS AND FEES: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Arrange inspections required by local agencies and ordinances during the course of construction as required.

1.06 APPROVAL: Wherever the terms "approve", "approval", or "approved" are used in the specifications, they mean approval of landscape architect in writing.

1.07 WORK SCHEDULE: Submit a proposed work schedule to landscape architect at least 5 days prior to start of work under this Section. After approval, no modification shall be made to this schedule with out written authorization by the landscape architect.

1.08 OBSERVATION SCHEDULE
Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job start meeting

The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

B. Irrigation installation and hydrostatic tests

Observation of installation and hydrostatic test results to be made by the landscape architect prior to backfilling of trenches.

C. Pre-maintenance

When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

D. Final Observation

Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.09 SUBSTITUTIONS

A. Specific reference to manufacturer's names and products specified in this Section are used as standards, but this implies no right to substitute other material or methods without written approval of the landscape architect.

B. Installation of any approved substitution is contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the landscape architect and without additional cost to the owner.

1.10 PROTECTION OF EXISTING CONDITIONS

A. Contractor shall acquaint themself with all site conditions. Should utilities or other work not shown on the plans be found during excavations, contractor shall promptly notify landscape architect for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from their operations subsequent to discovery of such utilities not shown on plans.

1.11 COORDINATION: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.12 PRODUCT HANDLING: Protect work and materials under this Section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Beds on which PVC is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by the landscape architect. Rejected material shall be removed from the site immediately and replaced at the contractors expense. Cost of testing materials not meeting specifications shall be paid by contractor.

1.14 HYDROSTATIC TESTS
A. Make hydrostatic tests when welded PVC joints have cured at least 24 hours. Apply continuous static water pressure of 100 psi as follows:

1. All piping on the pressure side of control valves shall be tested for two hours.
2. At completion of hydrostatic test, mainline shall be opened at farthest most point from the location of the pump to verify continuity of the mainline.

B. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.

1.15 "AS-BUILT" IRRIGATION DRAWINGS: Contractor shall furnish Record Drawings of the complete irrigation system. Procure from the landscape architect full sized sepias of Contract Drawings. Construction drawings shall be on the construction site at all times while the irrigation system is being installed. Actual location of valves and all irrigation and drainage piping shall be shown on the prints by dimensions from easily identified permanent features, such as buildings, curbs, fences, walks or property lines. Drawings shall show approved substitutions, if any, of material including manufacturer's name and catalog number. The drawings shall be at scale and all indications shall be neat. All information noted on the print shall be transferred to the prints by contractor and all indications shall be recorded in a neat, orderly way. The record drawings shall be turned over to the landscape architect at or before the Final Acceptance of the project.

1.16 CONTROLLER CHARTS

1. As-built drawings shall be approved by the landscape architect before charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by automatic controller and shall be the maximum size controller door will allow.
4. The chart is to be reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. Chart shall be black line print and a different color shall be used to show area of coverage for each station.
6. The chart shall be mounted using Velcro, or an approved equal.
7.When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick.
8. These charts shall be completed and approved prior to final inspection of the irrigation system.

1.17 MATERIALS TO BE FURNISHED

A. Prior to final inspection the contractor shall furnish the following materials to the owner:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for each automatic controller.
3. Four keys for loose key hose bibs and/or hose bibs.
4. Twelve 12 inch pop-up sprinkler bodies.

1.18 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all debris from the entire work area prior to Final Acceptance to satisfaction of landscape architect.

1.19 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work. Upon Final Acceptance, owner will assume responsibility for maintenance of the work. Said assumption does not relieve contractor of obligations under Warranty.

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

PART 2 MATERIALS

2.01 GENERAL: Materials throughout the system shall be new and in perfect condition. At least 14 days prior to beginning work, submit for approval 2 copies of manufacturer's catalog cuts, specifications, and operating instructions of the complete list of materials and assemblies to be installed. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed. The decision of the landscape architect shall be final in the determination of the quality of materials and equipment.

2.02 WATER METERS: Shall be provided by others.

2.03 PIPE

A. Mainline piping on pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2672-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.
3. Galvanized Steel: Standard wall, Schedule 40, capable of working pressure up to 600 psi shall run from the point of connection to back flow prevention device.
4. Piping from the point of connection to the back flow prevention device shall be as approved by local code.

B. Lateral line piping on non-pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2672-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.

2.04 FITTINGS

A. PVC Fittings: Schedule 40, Polyvinyl Chloride, high impact weight, as manufactured by Sloane, Lasco, medium or approved equal.

B. Fittings for Galvanized Steel Pipe: Schedule 40, standard weight as manufactured by Grinnell, or approved equal.

C. Connections between main and valves shall be PVC Schedule 80 nipples and fittings.

2.05 SLEEVE MATERIALS

A. For Control Wires: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

B. For Water Lines: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

2.06 IRRIGATION CONTROLLERS

A. Controller to be as shown on plans and is to be installed as per detail and manufacturer's specifications.

2.07 IRRIGATION CONTROL VALVES

A. Remote Control Valves: Valves to be as shown on plans and installed per details and manufacturer's specifications.

2.08 CONTROL WIRE

A. Wire: Solid copper wire, U.L. approved for direct burial in ground. Minimum gauge: #14. Common ground wire shall be white.

B. Splicing Materials: Wire connectors shall be Pentite or snap connectors.

C. All wires shall be labeled with the valve number at the controller and valve.

D. 120 wiring shall be as required by local code and installed by an electrician. It shall not be on a switched circuit.

E. Common wire shall be white. Control wires shall be other than white. Use a different color control wire for each controller.

2.09 VALVE BOXES

A. Remote Control Valves: To be Brooks, Green or approved equal, one per valve.

B. Gate Valves and Control Wire Stub-out Locations: To be Brooks, Green or approved equal, one per valve or stub-out location.

2.10 QUICK-COUPLING VALVES

A. Quick coupling valves to be as per plans and details.

B. Furnish 2 valve keys fitted with hose valve assembly.

C. All valve boxes shall be purple in color or clearly labeled by the manufacturer to designate reclaimed water.

2.11 LANDSCAPE DRIP-LINE: Tubing as shown in legend and drawings.

A. Install in parallel and consistent rows at spacing indicated in all specified areas.

B. Install 3" below grade.

2.12 SPRINKLER HEADS

A. Heads as shown in legend and drawings.

2.13 BACK-FLOW PREVENTION ASSEMBLIES

A. Back-flow prevention device as shown in legend and drawings.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout work as accurately as possible to drawings. Drawings are diagrammatic to the extent that swing joints, offsets and all fittings are not shown.

B. Full and complete coverage is required. Contractor shall make any necessary minor adjustments to layout required to achieve full coverage of irrigated areas at no additional cost to owner.

C. Dig trenches wide enough to allow a minimum of 6 in. between parallel pipe lines. Trenches shall be of sufficient depth to provide minimum cover from finish grade as follows:

1. Over PVC pipe on pressure side of irrigation control valve, control wires and quick coupling valves: 18 inches.
2. Over pipe on non-pressure side of irrigation control valve: 12 inches.

3.03 BACK FLOW PREVENTION DEVICE INSTALLATION

A. Install according to local code and manufacturer's instructions.

B. Install with union on discharge side for servicing, or with flanges, as required.

3.04 SLEEVING

A. Where pipes or wires must be installed under paving place them in sleeves with a 24" minimum depth and sufficient size to accommodate irrigation lines and/or wires.

B. Lack of pipe chase coordination does not relieve the contractor from installing the pipes and control wire shown on the drawing. In the event pipe chases were not installed prior to paving the contractor shall bore under the paving to accommodate pipes and wires.

C. All control wire shall be in Schedule 40 conduit from trench to controller. When valves are grouped together allow 12" between valve boxes, each valve in a separate box, (not to be placed in drainage swales, but kept in ground cover areas.)

3.05 PIPE LINE ASSEMBLY

A. Install pipe in accordance with manufacturer's instructions.

B. Solvent weld all PVC pipe and fittings using solvents (including primer) and methods as recommended by the manufacturer, except where screw connections are required. Clean pipe and fittings of dirt and moisture before assembly. PVC pipe may be assembled on ground surface beside trench. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between PVC pipe and metal valves or pipe with threaded fittings using PVC male adapters.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at ells and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal water pressure.

3.06 IRRIGATION CONTROL VALVES:

A. Install control valves in valve boxes where shown and group together where practical. Place no closer than 18 in. to walk edges, buildings and walls and other valves. Valve boxes shall be placed in relation to finish grade as follows:

1. 1" above grade when no mulch is used
2. 1/2" with seeded lawn
3. 1 1/2" with sod lawn
4. 2" with plant beds

B. The contractor shall paint on the cover of each valve box in 2" white stenciled letters with the value number as designated on the plan.

C. Clearance between the highest part of the valve and the bottom of the valve box lid shall be 2" minimum and 4" maximum. (Lid must not rest on any part of valve and valves must not be buried too deep for convenient access.)

D. Clearance between the top of the piping and the bottom of the valve box and/or the valve box knock outs, shall be a minimum of 2". (The box must not rest on the piping.)

E. Clearance between the valve and the sides of the valve box shall be a minimum of 3".

3.07 SPRINKLER HEADS

A. Install heads as per details.

B. Nozzles may be changed to control precipitation rate and G.P.M. with approval from the landscape architect.

3.08 QUICK COUPLING VALVES: Quick coupling valves to be installed as per detail.

3.09 AUTOMATIC CONTROLLER

A. Install per local code and manufacturer's instructions.

B. Grounding of Irrigation controller shall be as per manufacturer's recommendations and as per local code.

3.10 CONTROL WIRING

A. Install control wires with sprinkler mains and laterals in common trenches wherever possible. Lay to the side of pipe line. Provide looped slack at valves of 18" and snake wires in trench to allow for contraction of wires. Tie wires in bundles at 10 ft. intervals. Provide expansion loop at all 90 degree angles, and every 100' of straight wire run.

B. Control wire splices at remote control valves to be crimped and sealed with specified splicing materials. Line splices will be allowed only on runs of more than 500 ft. All line splices to be in separate valve box.

C. Install one continuous ground wire and one extra wire to all valves.

3.11 CLOSING OF PIPE AND FLUSHING OF LINES

A. Thoroughly flush out all water lines before installing heads, valves and other hydrants.

B. Test as specified.

3.12 PRESSURE TESTS

A. The contractor shall partially backfill, leaving all fittings exposed before testing.

B. Cap all valve openings and test the mainline pipe at full line working pressure and visually check all fittings.

3.13 BACKFILL AND COMPACTING

A. After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. All pipe shall have a bedding of 2" under and 4" over of select, rock free backfill.

B. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 95% density under pavements, 85% under planted areas.

C. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.

D. Dress off all areas to finish grades.

E. Any settling more than 1" which may occur during the guarantee period shall be brought to finish grade by the contractor at his expense.

END OF SECTION 02750

SECTION 02800
LANDSCAPING

PART 1 GENERAL

1.01 SCOPE

A. Work Included: Perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Site preparation including weed and rubble removal.
2. Laboratory soil analysis.
3. Furnishing and spreading topsoil.
4. Finish grading of planted areas.
5. Soil amendment.
6. Planting.

B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 02750: Underground Irrigation System.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at ells and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 02750: Underground Irrigation System.

C. By Others: The following items of work will be performed by others and are not included in the contract.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by federal, state, and local authorities in furnishing, transporting and installing materials.

B. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with landscape architect after acceptance of material. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

1.03 SELECTION, TAGGING AND ORDERING OF PLANT MATERIAL

A. Submit documentation to landscape architect at least 7 days prior to start of work under this section that all plant material has been ordered. Arrange procedure for observation with landscape architect at time of submission.

B. Plants shall be subject to observation and approval by landscape architect at place of growth or upon delivery for conformity to specifications. Such approval shall not impair the right of observation and rejection during progress of the work. Submit written request for observation of plant material at place of growth to landscape architect. Written request shall state the place of growth and the quantity and variety of plants to be observed. Landscape architect reserves the right to refuse observation at this time if, in his judgment, a sufficient number of plants are not available for observation or not in the landscape architect's contract.

C. Substitution of plant material will not be permitted unless authorized in writing by landscape architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

1.04 COORDINATION: Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.05 INSPECTION OF SITE: Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work.

1.06 INTENT OF DRAWINGS AND SPECIFICATIONS: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work. Written dimensions take precedence over scale dimensions.

1.07 APPROVAL: Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of landscape architect in writing.

1.08 PRODUCT HANDLING

A. Furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

1.10 GRADING

A. Prior to planting grading will be brought to within .10 + foot of finish grade with soil suitable for planting by the landscape contractor. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.

B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. In lawn areas, sodded areas shall be 2 inches and seeded areas shall be 1 inch below sidewalks, header boards, or mow strips and examined by the landscape architect, owner, or his representative.

1.11 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting and maintenance operations. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of landscape architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any prior work done by another party or obstructions on the site which the contractor feels precludes establishing proper drainage shall be brought to the attention of the landscape architect, owner or his representative for correction or the relief of responsibility.

1.12 SAMPLES, TESTS AND SUBMITTALS: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the landscape architect. Rejected materials shall be immediately removed from the site at contractor's expense. The cost of testing materials not meeting specifications shall be paid by the contractor.

1.13 PROJECT SCHEDULE: Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.

1.14 OBSERVATION SCHEDULE: Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job Start Meeting
The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.
B. Planting - Fine Grading and Soil Preparation
The fine grading and soil preparation of all planting areas must be observed prior to installation of plant material.
C. Plant Material
Landscape architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and condition of ball and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.
D. Plant Layout
Layout plants (in containers) in locations shown on drawings. Landscape architect will check location of plants in the field and adjust to exact position before planting begins. Landscape architect reserves the right to refuse inspection if, in his opinion, an insufficient quantity of plants is available for layout check.
E. Pre-maintenance
When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.
F. Final Observation
Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.15 MAINTENANCE

A. All landscape areas shall be substantially weed free at beginning of maintenance period and at final acceptance.

B. Begin maintenance after each plant and each portion of lawn or ground cover is installed and continue until Final Acceptance.

C. Maintenance Period shall begin upon inspection and approval by landscape architect and shall be for 90 calendar days.

D. Maintenance of new planting shall consist of watering, cultivating, weeding, fertilizing, mulching, re-staking, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of the plant saucer, and furnishing and applying such sprays and fertilizers as are necessary to keep the plants free of insects and disease and in thriving condition.

E. Protect planting areas and plants at all times against damage of all kinds for duration of maintenance period. Maintenance includes temporary protection fences, barriers and signs as required for protection. If any plants become damaged or injured, treat or replace as directed by landscape architect at no additional cost to owner.

1.16 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work, including maintenance, but exclusive of replacement of plant materials under the Warranty Period. Upon Final Acceptance, the owner will assume responsibility for maintenance of the work.

1.17 WARRANTY PERIOD AND REPLACEMENTS

A. Contractor shall warrant that all plant material except annual color planted under this contract will be healthy and in flourishing condition of active growth one year from date of Final Acceptance.

B. Any delay in completion of planting operations which extends the planting period shall extend the Maintenance and Warranty Periods correspondingly.

C. Replace, without cost to owner, and as soon as weather conditions permit, all dead plants and all plants not in vigorous, thriving condition, as determined by landscape architect during and at the end of Warranty Period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of a normal density, size and color. Replacements shall closely match adjacent specimens of the same species and shall be subject to all requirements of this specification.

D. Contractor shall not be held responsible for failures due to neglect by owner, vandalism, or acts of god, etc., during Warranty Period. Report such conditions to landscape architect in writing.

PART 2 MATERIALS

2.01 PLANTS

A. Plant Quality: Plants shall be fresh, well established, vigorous, of normal habit of growth, free of disease, insects, insect eggs and larvae. Roots shall be healthy and extend to the bottom and sides of the container, and rooting shall be extensive enough to hold the rood ball together during planting, but not so dense as to discourage root establishment into surrounding soils. Roots shall not show any signs of restriction due to kinked, circular, or distorted growth. No trees will be accepted that will not stand on their own trunks after the nursery stakes have been removed. All plants will be inspected prior to planting and may be rejected if noted quality standards are not met.

B. Plant Quantity: Plant materials shall be furnished in size, quantities, species and at the spacing indicated or as noted on the plans. Ground cover material shall be provided in quantity adequate to fill the entire ground cover areas at the spacing shown.

C. Plant Spacing: No planting, except for ground covers, espaliers and vines shall be placed closer than two feet to pavement, structures or other landscape edges. Ground covers adjacent to pavement, structures or landscape edges shall be no closer to these than 75% of their spacing. No plants that would obstruct the sprinkler coverage shall be placed closer than 30% of the radius of the sprinkler throw as specified by the sprinkler manufacturer at the optimum operating pressure unless approved by the landscape architect.

2.02 LANDSCAPE AREA PLANTING SOILS

A. Soil to be tested by testing agency as per specifications.

B. All landscape area planting soils shall be equal or coarser in texture to the original on-site topsoil. All landscape area soils shall be free from stones larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, weeds, sticks, or other extraneous material. All landscape area soils shall be tested by an approved soils laboratory for horticultural suitability and verified to be capable of sustaining healthy plant life. Landscape area planting soils may be obtained through stockpiling of existing topsoil or imported soil of equal texture and quality as determined by approved soil laboratory analysis.

C. Soil Chemistry: All planting soils shall meet the following soil chemistry parameters.

1. Reaction - pH of saturated paste = 5.5 to 7.5
2. Salinity (Electrical conductivity in mmho/cm) = <4.0
3. Sodium Adsorption Ratio (SAR) = <6.0
4. Sodium = <5.0 milliequivalents per liter
5. Chloride = <5.0 milliequivalents per liter
6. Boron (Parts Per Million in extract) = <1.0

D. Soil Fertility: Adequate amounts of nitrogen, potassium, phosphorus, calcium, and magnesium shall be available to support healthy plant growth. Soil shall be analyzed for fertility and any deficiencies shall be treated with inorganic fertilizer amendments prior to planting.

E. Lime Treated Soil: If lime is used for soil compaction in landscape areas, all lime treated soil shall be removed to a depth equal or more to the depth of the treated soil. Soil shall be replaced with import soil as described in the landscape specifications.

2.03 PREPARATION OF LANDSCAPE AREA PLANTING SOILS

A. Prior to any work in planting areas all construction debris shall be removed.

B. Structural fill and/or compacted engineered fill and/or any other soil deemed unsuitable for horticultural use as defined by Sections 2.2-A, 2.2-B and 2.2-C, shall be excavated and removed to a depth of 12 inches in landscape planting areas by the landscape contractor. Replacement planting soil shall be equal or coarser to the on-site soil in texture. This may be obtained through stockpiling of existing topsoil or imported soil of equal quality as determined by approved soil laboratory analysis. It shall be free from stones larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, weeds, sticks, or other extraneous material. It shall be capable of sustaining healthy plant life.

C. All landscape area soils shall be ripped in two directions to a depth of 12 inches. In areas not accessible by large equipment, ripping shall be accomplished by small backhoe or manually to thoroughly cultivate the soil to a depth of 12 inches.

D. Landscape area planting soil, imported or otherwise, shall be spread evenly over the site. Minimum depth of friable soil shall be 12 inches deep in all landscape planting areas and finish surface shall be within one inch of finish grade. Import topsoil shall be supplied by the landscape contractor to meet this requirement and shall meet all specifications as defined Sections 2.2-A, 2.2-B and 2.2-C. Imported landscape area planting soils shall be compacted to 85%± relative compaction. Never apply the topsoil when the site or the topsoil is wet.

2.04 COMMERCIAL FERTILIZER

A. Pre-plant fertilizer for soil incorporation shall consist of the following percent by weight

6% Nitrogen
20% Phosphoric Acid
20% Potash

B. Post Planting/Surface Application Fertilizer:

16% Nitrogen
8% Phosphoric Acid
8% Potash

C. Fertilizer requirement is subject to change based on soil testing for horticultural suitability.

2.05 SOIL AMENDMENTS

A. Organic Amendment: Shall be nitrolized and derived from fir wood residuals.

B. Physical Properties: 1/2" minus fir bark, nitrolized fortified or entranced.

C. Chemical Amendments: As required by soil analysis with approval of landscape architect.

2.06 STAKING MATERIALS

A. Contractor shall use staking materials necessary to meet requirements of specifications, subject to approval of landscape architect.

B. Tree Stakes: 2" x 2" X 8' lodgepole pine pressure treated stakes. Construction heart grade. (Do not drive stakes through the rootball). Use 2 stakes per tree.

C. Tree Ties: Corded rubber tree ties, 18" without wire.

2.07 ROOT BARRIERS

A. "Root Solutions" control planter, or equal. Install according to local code and manufacturer's instructions. Use in all areas where tree is within 7 feet of any walkway, wall, building or other structural edge. Linear type barrier shall be used in all cases. Linear barriers shall be installed a minimum of 7 feet to either side of tree's relative position to sidewalk or structural edge.

B. All root barriers to be 24" deep, interlocking linear panels.

C. All root barriers shall be installed 4" from the back of curb or other hardscape edge with 4" of 3/4" gravel drain rock 24" deep on the root barrier side away from the tree.

2.08 WATER: Furnished by owner. Transport as required.

2.09 MULCH: Fir bark 1" to 2", free of sticks, dirt, dust and other debris, as approved, to a depth of 3" to be placed in all landscaped areas except where flats have been planted or annual beds and drainage swales. Fir bark, 1/2" minus, free of sticks, dirt, dust and other debris, as approved, to a depth of 1" to be placed in all landscaped areas where flats have been planted or in annual beds. Shredded bark mulch shall be used in conjunction with jute netting on all slopes greater than 6:1.

2.10 PRE-EMERGENT WEED CONTROL: All herbicides used to control weeds shall comply with all governmental regulations and shall be appropriate to weed species. Contact the local county agricultural agent or pest control advisor for proper herbicide recommendations. Follow manufacturers instructions carefully

PART 3 EXECUTION

3.01 HANDLING OF PLANT MATERIAL

A. Canned stock shall be removed carefully after cans have been cut on two sides. Do not use spade to cut cans. Do not lift or handle container plants by tops, stems, or trunks at any time.

3.02 PREPARATION OF SUB-GRADE AND/OR EXISTING SOILS

A. Prior to any work in planting areas by landscape contractor, the general contractor shall clear all construction debris from planting areas.

B. Soil shall be ripped in two directions to a depth of 12". In areas not accessible by large equipment, ripping shall be accomplished by small backhoe or manually.

3.03 SPREADING OF TOPSOIL

A. After sub-grade has been prepared, the landscape contractor shall be responsible for furnishing and installing topsoil to within (1) inches of finish grade.

B. Topsoil should be spread evenly over the site. Minimum depth of friable to be 12 inches within five feet of all structures and 24 inches deep in all other areas. If this condition does not exist on the site, the balance of topsoil shall be imported by the landscape contractor to meet this requirement. Import soil shall be compacted to 85% relative compaction. Never apply the topsoil when the site or the topsoil is wet.

3.04 AMENDMENT OF SOIL

A. Apply amendments to all planting and lawn areas at the following rates per 1,000 sq.ft. at zero to eight inches depth:

8 cubic yards organic amendment as specified.
20 pounds pre-plant fertilizer
Additional amendments as determined from soil test

B. Incorporate thoroughly with top 8 in. soil layer and remove stones over 1 in. in diameter, roots, clods, weeds, and other extraneous material. Bring amended soil to finish grades and elevations shown on Contract Documents. Do not work soils under frozen or muddy conditions.

3.05 SURFACE DRAINAGE OF PLANTED AREAS: Landscape Contractor shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings or specifications, obstructions on the site, or prior work done by another party, which contractor feels precludes establishing proper drainage shall be bought to the attention of landscape architect in writing for correction or relief of said responsibility.

3.06 EXCAVATION OF PLANTING AREAS

A. Excavate container grown tree, shrub, and vine pits to the following dimensions:

1. Two times as large in diameter as the original growing container (Rhododendron and azaleas 3 times the diameter)
2. The depth should be equal to the root ball height.

B. Scarify all sides of planting hole. Auger through structural fill, compacted soil or hardpan if encountered or as directed by landscape architect.

3.07 DRAINAGE, DETRIMENTAL SOIL AND OBSTRUCTIONS

A. Notify landscape architect in writing of all soil or drainage conditions contractor considers detrimental to growth of plant material. State condition and submit proposal and cost estimate for correcting condition.

3.08 PLANTING OPERATIONS

A. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and shall be kept well watered.

B. Planting Soil (excluding trees):

2/3 Existing Soil
1/3 Organic Amendments

C. Prior to planting test hole for drainage by filling with water, if hole does not drain within four hours, do not plant. Contact landscape architect.

D. Use planting soil to backfill plant pits. Crown of root ball shall be 1" above finished grade. Set plant plumb and brace rigidly in position until planting soil has been tamped solidly around the ball and roots. When plant pits have been backfilled approximately 2/3 full, water thoroughly, saturating rootball, before installing remainder of the planting soil to top of pit, eliminating all air pockets.

E. Smooth planting areas to conform to specified grades after full settlement has occurred.

F. Form saucer with 4 in. high berm around tree and shrub pits 12 inches wider that the root ball diameter.

G. Water all plants immediately after planting.

3.09 STAKING

A. Staking shall be completed immediately after planting. Plants shall stand plumb after staking.

B. Locate stakes in position relative to the prevailing wind as shown on detail.

C. Attach tree straps as per details.

D. Need for auxiliary stake shall be determined in the field by the landscape architect and shall only be used when trees are exceptionally spindly. If necessary, place auxiliary stake adjacent to tree leader and tie with polyethylene nursery tape at 10 inch intervals. Auxiliary stake to be bamboo or equal.

3.10 PRUNING: Prune plants only at the time of planting and according to standard horticultural practices to preserve the natural character of the plant. Trees shall be pruned at the direction of the landscape architect in accordance with current I.S.A. Standards. Remove all dead wood, suckers and broken or badly bruised branches. Use only clean sharp tools. Do not prune to compensate for root loss. Landscape contractor is responsible for replacement of all improperly pruned plant material.

3.11 GROUND COVER PLANTING

A. Plant ground cover plant at optimum depth for proper growth. Do not bury deeper than the original soil level which was established in the nursery can. Avoid air pockets.

B. Apply post plant or surface application fertilizer at the rate of 5 lbs. per 1000 sq.ft. Water bed thoroughly after fertilizer application. Wash all fertilizer from leaves of plant materials.

3.11 BIOSWALE SOD

A. To be "Biofiltration Sod" as produced by Delta Bluegrass Company, or approved equal.

3.12 SOD BED PREPARATION

A. Roll amended soil with 200 lb. water ballast roller.

B. Sod immediately thereafter, provided the sod bed has remained in a friable condition.

3.13 SODDING OPERATIONS

A. Sod must be delivered to site within 24 hours of cutting. Lay sod so that adjacent strips butt tightly with no spaces between strips. Lay sod on slopes and mounds with strips parallel to contours. Stagger joints and do not overlap seams. Sodded areas shall be flush with adjoining seeded areas.

B. Tamp and roll sod thoroughly to make contact with sod bed.

C. Apply post planting fertilizer at a rate of 5 lbs. per 1000 s.f.

D. Water sod thoroughly.

E. No portion of the sod lawn will be allowed to dry out until the sod is well rooted.

F. Supplemental Temporary Irrigation: Contractor shall be responsible for temporary supplemental irrigation of all bio-retention areas through the sod establishment period. Method of irrigation application is discretionary and may include hand watering or installation of a temporary, above grade overhead spray circuit. Any replacement of sod necessary for loss or damage to sod due to lack of water shall be the responsibility of the contractor at contractor's expense.

PART 4 TREE PRESERVATION

4.01 CONSTRUCTION IMPACT: The impact of construction within the project area will be minimal when appropriate protection measures are implemented. The following specifications have been developed to minimize impact on the area.

A. The landscape architect shall be called to inspect and verify staked location of trenches within the project zone. No trenching, pruning or tree removal shall take place without the approval of the landscape architect.

B. The smallest possible equipment shall be used for all construction work to minimize damage to the existing trees.

C. If the installation of storm drains or irrigation lines is to occur within the drip line of any major tree, a professional arborist shall be called upon to inspect the tree and determine whether head pruning will be necessary to balance the projected loss of roots.

D. Following completion of grading, all soil shall be brought back to original grade. No additional soil shall be allowed to remain at the base of any shrub or tree, and grade shall not be changed to allow collection of surface drainage at the base of any shrub or tree.

E. Minimal disturbance to the natural setting is to occur during trenching and installation of pipe lines. The mainlines are to be set 18" below grade.

F. Trenches shall be the minimum width possible to accommodate the specified diameter of pipe.

G. Existing foliage shall be preserved wherever possible. When it becomes necessary to remove any limbs from remaining trees the following guidelines shall be followed:

1. No branches shall be damaged or broken.
2. Prior to installation of lines it shall be determined what foliage needs to be removed and pruning shall be done using a sharp saw.
3. Limbs shall be removed back to the nearest lateral branch or trunk, using a flush cut.
4. All cuts shall be painted with a commercial asphaltic compound designed specifically for covering pruning wounds.

H. No roots over 2" in diameter shall be torn or damaged. When it becomes necessary to remove any major roots over 2" in diameter, a sharp saw shall be used and the wound treated as described in G-4 above.

I. Following the installation of the pipelines all soil from the trenches shall be brought back to the original grade. No soil shall be allowed to remain at the base of any tree or shrub, and grade shall not be changed to allow collection of surface drainage at the base of any tree or shrub.

J. All pruning and plant debris associated with the installation shall be removed from the site and disposed in an appropriate manner.

4.02 IMPACT OF GRADING :Protection of all existing trees within the construction zone is to be given the highest priority. As described in the following section, the trees within the project area will be protected by a temporary construction fence during all construction phases, including rough and final grading. Grade changes will be prevented around the base of these trees by this fence, and the impact of grading will be negligible as it will occur outside the drip line of all trees.

4.03 MEASURES TO PROTECT VEGETATION FROM CONSTRUCTION ACTIVITIES: A minimum six foot cyclone fence shall be erected aRound the drip line of all trees located within the project area prior to the beginning of any construction activities, including grading. General Contractor shall direct all equipment, subcontractors and personnel to remain outside the fenced area. Warning signs shall be posted on the fence indicating a protected area. As shown on the irrigation plan the cyclone fence will be placed around all existing trees to be saved. The purpose of this fence is to discourage the parking of vehicles under the trees and prevent grading or storage of material too close to the tree trunks.

END OF SECTION 02800

REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/23
STATE OF CALIFORNIA

MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

LANDSCAPE SPECIFICATIONS

BOYES SPRINGS FOOD CENTER

18285 SONOMA HIGHWAY
SONOMA, CA 95476

DATE: 3/1/22
MLA JOB #: 2021-18
SCALE: N/A
DRAWN: DM

L4

SHEET L4 OF 6

1 AERIAL SITE OVERVIEW
1" = 50'-0"

GENERAL SITE PLAN NOTES

A. NONE

SITE LEGEND

PROPERTY LINE

PROJECT SITE

NEW OR REMODELED BUILDING

DRAWING KEYNOTES

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed-Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

AERIAL SITE OVERVIEW

inft3 #:	21-007-01
date:	03/04/2022
drawn:	JS/BJH
page#:	–
	A0.01
scale:	As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

1 OVERALL – 1st FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES:

A. -

LEGEND:

— — —	PROPERTY LINE
🟪	RESTAURANT / DINING AREA
🟪	KITCHEN / RESTAURANT BACK OF HOUSE
🟧	RETAIL
⬜	PARKING
🟦	RESIDENTIAL
🟩	PATIO / USABLE OPEN SPACE
⬜	PLANTED AREA
🟨	COMMON AREA

DRAWING KEYNOTES

inft3
sensible | modern architecture & design™
www.inft3.com

architect:

Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	SITE PLAN COORD'	07/19/21
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

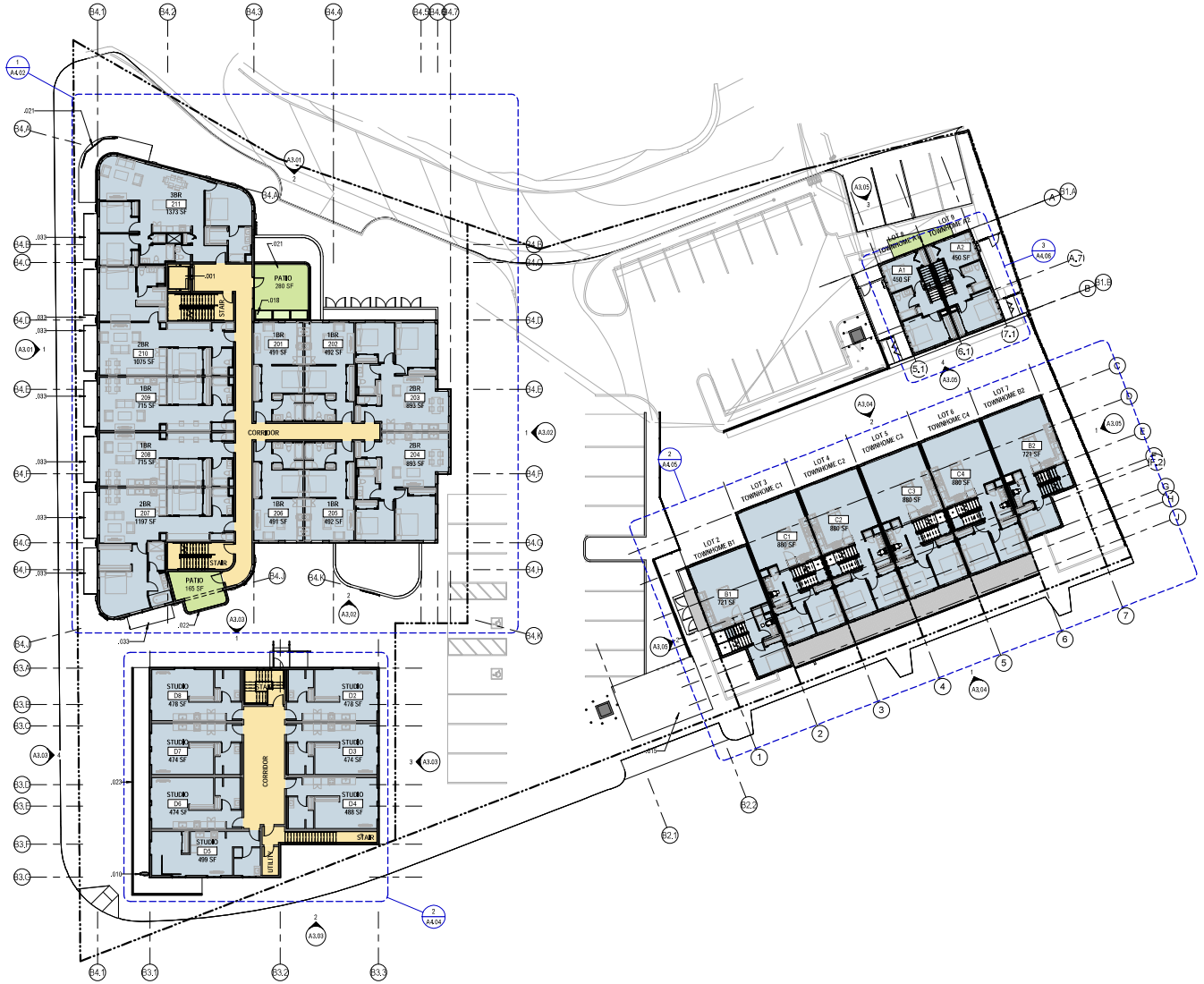
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

OVERALL – 1st FLOOR

inft3#:	21-007-01
date:	03/04/2022
drawn:	
page#:	
	A1.01
scale:	As indicated

DIM. @ LEFT = 1" : DRAWING TO SCALE



GENERAL NOTES:

A .

LEGEND:

- PROPERTY LINE
- RESTAURANT / DINING AREA
- KITCHEN / RESTAURANT BACK OF HOUSE
- RETAIL
- PARKING
- RESIDENTIAL
- PATIO / USABLE OPEN SPACE
- PLANTED AREA
- COMMON AREA

DRAWING KEYNOTES

.001	ELEVATOR
.010	EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10A-003
.011	LARGE GROCERY SIGNAGE, SEE SHEET 6A-003
.013	SMALL GROCERY SIGNAGE, SEE SHEET 7A-3-03
.015	CMU TRASH ENCLOSURE WITH PAINTED METAL GATES AND ROOF
.018	RAISED PLANTER BOX
.021	CEMENT PLASTER AWNING
.022	BALCONY
.023	CANOPY OVER GROCERY STORE ENTRANCE
.033	CANVAS AWNING ON PAINTED STEEL FRAME

1 OVERALL – 2nd FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

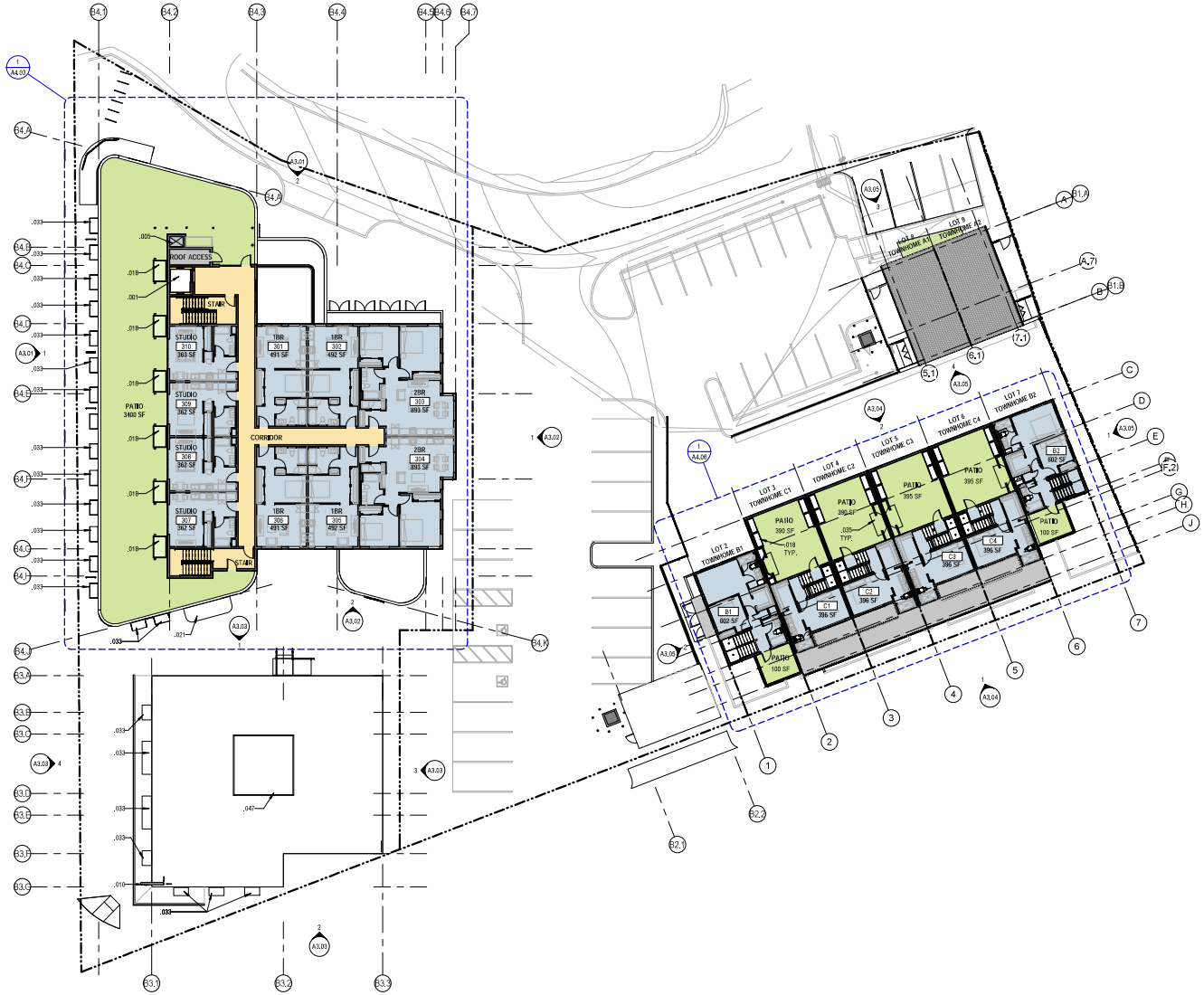
OVERALL – 2nd FLOOR

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	

A1.02

scale: As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE



1 OVERALL – 3rd FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES:

A .

LEGEND:

- PROPERTY LINE
- RESTAURANT / DINING AREA
- KITCHEN / RESTAURANT BACK OF HOUSE
- RETAIL
- PARKING
- RESIDENTIAL
- PATIO / USABLE OPEN SPACE
- PLANTED AREA
- COMMON AREA

DRAWING KEYNOTES

.001	ELEVATOR
.005	EXHAUST SHAFT ABOVE FOR RESTAURANT
.010	EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10A-903
.018	RAISED PLANTER BOX
.021	CEMENT PLASTER AWNING
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.035	OUTDOOR FIREPLACE AND HEARTH
.047	ROOFTOP MECHANICAL ENCLOSURE

0' 4' 8' 16' 32'

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

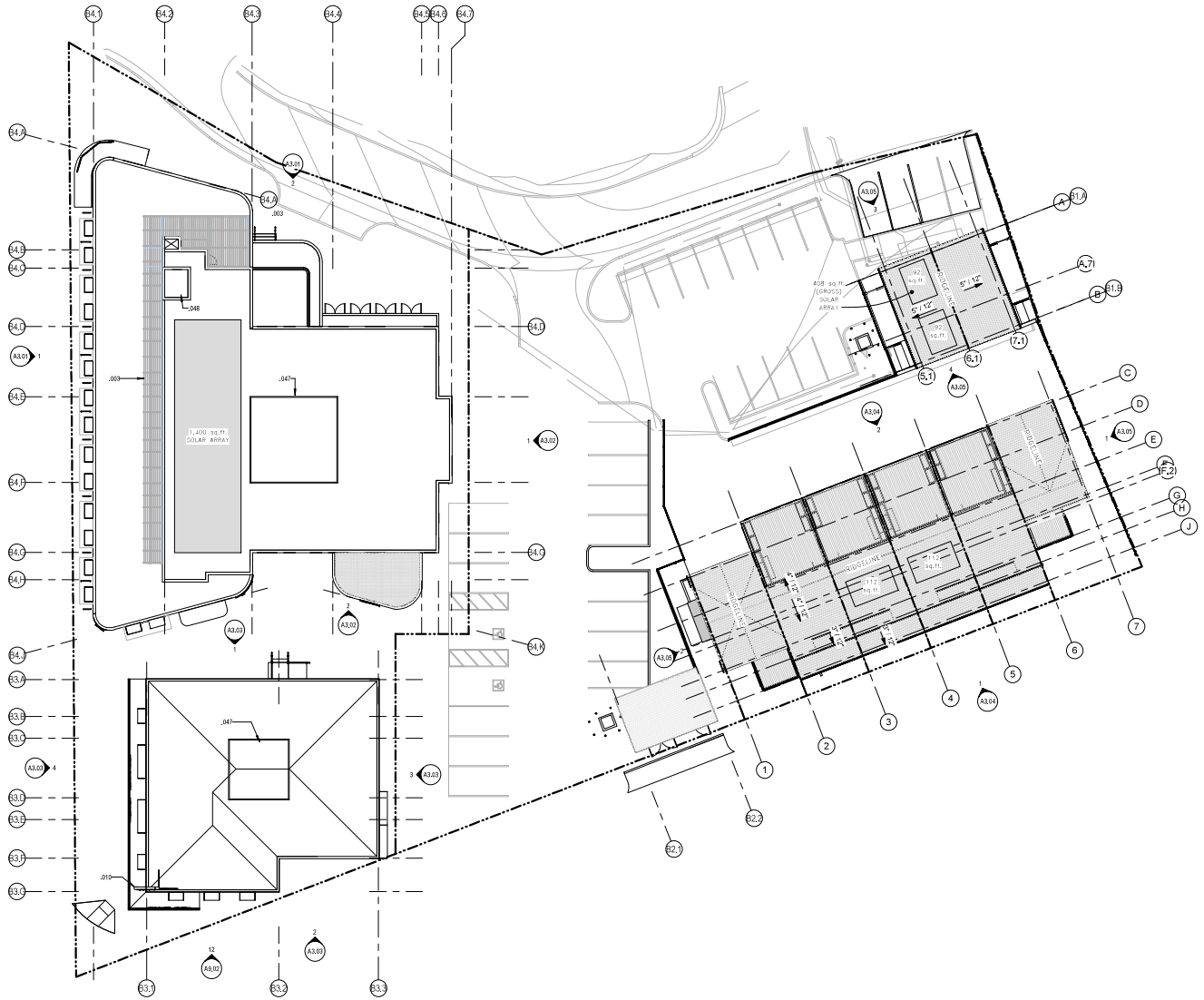
MIXED-USE REDEVELOPMENT

OVERALL – 3rd FLOOR

inft3 #:	21-007-01
date:	03/04/2022
drawn:	
page#:	
scale:	As indicated

A1.03

1" DIM. @ LEFT = 1" : DRAWING TO SCALE



1 OVERALL – ROOF PLAN
1/16" = 1'-0"

GENERAL ROOF PLAN NOTES

A -

ROOF MATERIAL LEGEND

- FLAT TPO ROOF
- WOOD DECK
- SLOPED COMPOSITION ROOF

DRAWING KEYNOTES

.003	WOOD TRELLIS
.010	EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10A-903
.047	ROOFTOP MECHANICAL ENCLOSURE
.048	ELEVATOR OVERRUN

2 ROOFTOP TRELLIS
1/2" = 1'-0"

0' 4' 8' 16' 32'

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Inft3 architecture
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

OVERALL – ROOF PLAN

inft3 #:	21-007-01
date:	03/04/2022
drawn:	BJH
page#:	A1.42
scale:	As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

2 MIXED–USE BUILDING – NORTH ELEVATION
1/8" = 1'–0"

1A TYP. RETAIL LIGHTING
1/2" = 1'–0"

1 MIXED–USE BUILDING – WEST ELEVATION
1/8" = 1'–0"

GENERAL NOTES:

A. PROSPECTIVE ARTISTS' DRAFT & FINAL MURAL TO BE PRESENTED ONCE SELECTED.

B. ALL MATERIALS & SAMPLES ARE PENDING MANUFACTURER & VENDOR AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED IN THE EVENT OF MATERIAL SHORTAGES, COMMON THROUGHOUT THE BUILDING INDUSTRY SINCE 2020.

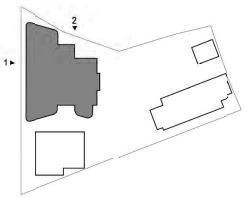
EXTERIOR FINISH LEGEND:

- CEMENT PLASTER — COLOR: BONE WHITE
- ALLURA PANEL - VERTICAL SIDING PANELS — PATTERN: SMOOTH WITH BATTENS — COLOR: AUTUMN RED
- ALLURA PANEL - VERTICAL PANEL — PATTERN: SHEET PANELING — COLOR: KNIGHT'S ARMOR
- CANVAS AWNING — COLOR: SUNBRELLA HAVELOCK BRICK
- CANVAS AWNING — COLOR: TRESCO BRICK
- PAINTED METAL TRIM, FRAMES, ETC. — COLOR: GRAY

DRAWING KEYNOTES

.002	RESTAURANT SIGNAGE, SEE SHEET 3/A-003
.003	WOOD TRELLIS
.004	RETAIL BLADE SIGNAGE, SEE SHEET 2/A-003
.006	RESIDENTIAL SIGNAGE, SEE SHEET 4/A-003
.008	RETAIL STOREFRONT SIGNAGE, SEE SHEET 1/A-003
.009	PAINTED STEEL CANOPY OVER APARTMENT ENTRANCE
.012	PUBLIC ART MURAL
.021	CEMENT PLASTER AWNING
.032	ROOFTOP EQUIPMENT SCREEN
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.034	COATED ALUMINUM STOREFRONT
.036	FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS
.039	ALUMINUM STOREFRONT
.040	PAINTED METAL RAILING
.047	ROOFTOP MECHANICAL ENCLOSURE
.048	ELEVATOR OVERRUN
.051	CLOCK
.071	WALL-MOUNT GOOSENECK LIGHTING
.072	WALL-MOUNT SIGN LIGHTING

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

EXTERIOR ELEVATIONS

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page #:	A3.01
scale:	As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

2 MIXED–USE BUILDING – SOUTH ELEVATION
1/8" = 1'–0"

3 MIXED–USE THIRD FLOOR PERSPECTIVE
12" = 1'–0"

1 MIXED–USE BUILDING – EAST ELEVATION
1/8" = 1'–0"

GENERAL NOTES:

A. PROSPECTIVE ARTISTS' DRAFT & FINAL MURAL TO BE PRESENTED ONCE SELECTED.

B. ALL MATERIALS & SAMPLES ARE PENDING MANUFACTURER & VENDOR AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED IN THE EVENT OF MATERIAL SHORTAGES, COMMON THROUGHOUT THE BUILDING INDUSTRY SINCE 2020.

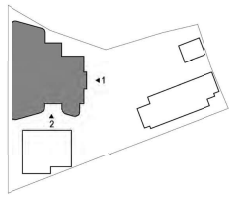
EXTERIOR FINISH LEGEND:

- CEMENT PLASTER — COLOR: BONE WHITE
- ALLURA PANEL • VERTICAL SIDING PANELS — PATTERN: SMOOTH WITH BATTENS — COLOR: AUTUMN RED
- ALLURA PANEL • VERTICAL PANEL — PATTERN: SHEET PANELING — COLOR: KNIGHT'S ARMOR
- CANVAS AWNING — COLOR: SUNBRELLA HAVELOCK BRICK
- CANVAS AWNING — COLOR: TRESCO BRICK
- PAINTED METAL TRIM, FRAMES, ETC. — COLOR: GRAY

DRAWING KEYNOTES

.002	RESTAURANT SIGNAGE, SEE SHEET 3/A-903
.003	WOOD TRELLIS
.006	RESIDENTIAL SIGNAGE, SEE SHEET 4/A-903
.009	PAINTED STEEL CANOPY OVER APARTMENT ENTRANCE
.012	PUBLIC ART MURAL
.021	CEMENT PLASTER AWNING
.022	BALCONY
.024	OVERHEAD ROLLING GARAGE DOOR
.025	LOUVER VENT
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.034	COATED ALUMINUM STOREFRONT
.036	FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS
.038	ALUMINUM STOREFRONT ENTRANCE DOORS
.047	ROOFTOP MECHANICAL ENCLOSURE
.048	ELEVATOR OVERRUN
.051	CLOCK
.071	WALL-MOUNT GOOSENECK LIGHTING
.072	WALL-MOUNT SIGN LIGHTING

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

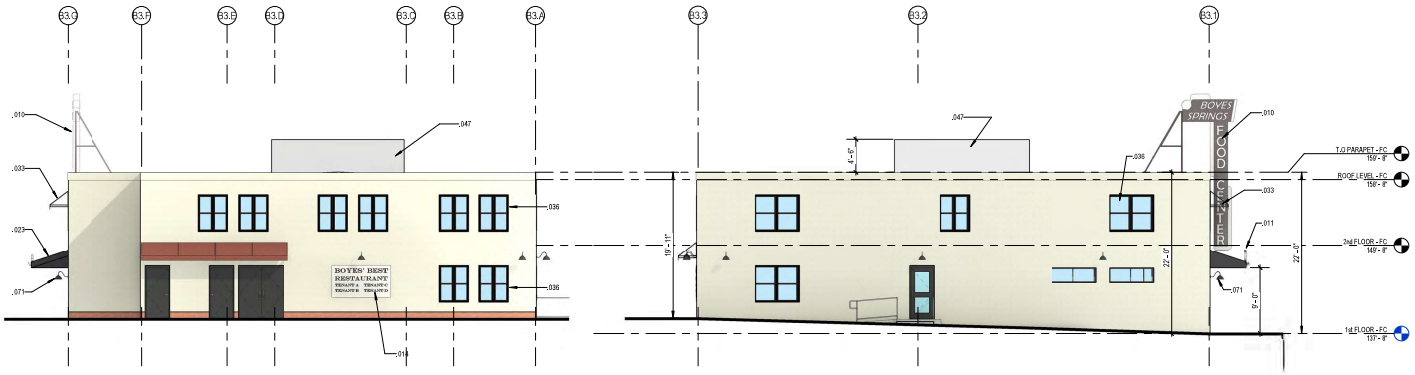
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

EXTERIOR ELEVATIONS

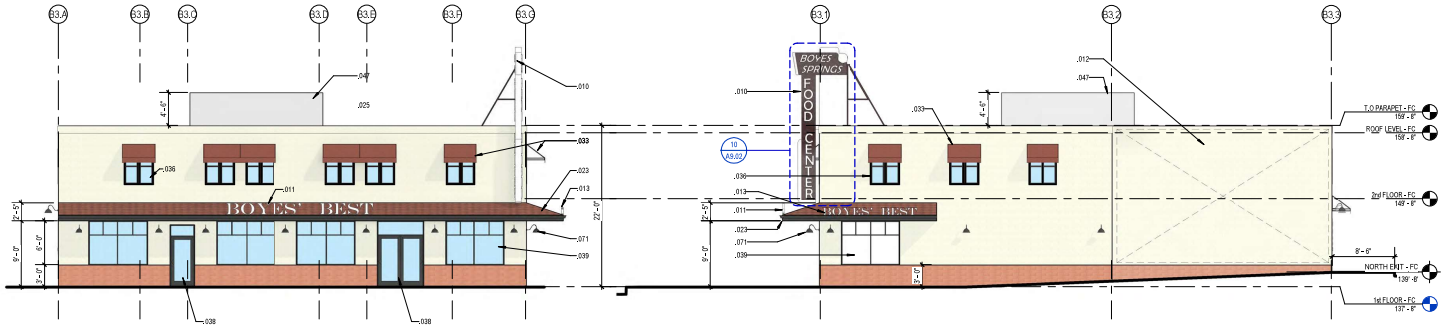
inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page #:	A3.02
scale:	As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE



3 FOOD CENTER – EAST ELEVATION
1/8" = 1'–0"

1 FOOD CENTER – NORTH ELEVATION
1/8" = 1'–0"



4 FOOD CENTER – WEST ELEVATION
1/8" = 1'–0"

2 FOOD CENTER – SOUTH ELEVATION
1/8" = 1'–0"

GENERAL NOTES:

A. PROSPECTIVE ARTISTS' DRAFT & FINAL MURAL TO BE PRESENTED ONCE SELECTED.

B. ALL MATERIALS & SAMPLES ARE PENDING MANUFACTURER & VENDOR AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED IN THE EVENT OF MATERIAL SHORTAGES, COMMON THROUGHOUT THE BUILDING INDUSTRY SINCE 2020.

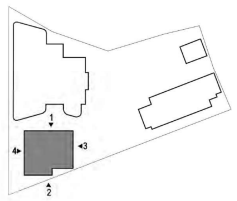
EXTERIOR FINISH LEGEND

- CEMENT PLASTER — COLOR: BONE WHITE
- PORCELAIN TILE — COLOR: TERRACOTTA
- SPANISH TILE — COLOR: TERRACOTTA
- PAINTED METAL TRIM, FRAMES, ETC. — COLOR: GRAY
- PAINTED METAL TRIM, FRAMES, ETC. — COLOR: RED

DRAWING KEYNOTES

.010	EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10/A-003
.011	LARGE GROCERY SIGNAGE, SEE SHEET 6/A-003
.012	PUBLIC ART MURAL
.013	SMALL GROCERY SIGNAGE, SEE SHEET 7/A-3-03
.014	TENANT ROLL SIGNAGE, SEE SHEET 9/A-003
.023	CANOPY OVER GROCERY STORE ENTRANCE
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.036	FIBERGLASS WINDOWS, TYP., FOR RESIDENTIAL UNITS
.038	ALUMINUM STOREFRONT ENTRANCE DOORS
.039	ALUMINUM STOREFRONT
.047	ROOFTOP MECHANICAL ENCLOSURE
.071	WALL-MOUNT GOOSENECK LIGHTING

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

EXTERIOR ELEVATIONS – FOOD CENTER

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	
	A3.03
scale:	1/8" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

2 TOWNHOMES – B & C UNITS – NORTH ELEVATION

1/8" = 1'–0"

1 TOWNHOMES – B & C UNITS – SOUTH ELEVATION

1/8" = 1'–0"

GENERAL NOTES:

A. PROSPECTIVE ARTISTS' DRAFT & FINAL MURAL TO BE PRESENTED ONCE SELECTED.

B. ALL MATERIALS & SAMPLES ARE PENDING MANUFACTURER & VENDOR AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED IN THE EVENT OF MATERIAL SHORTAGES, COMMON THROUGHOUT THE BUILDING INDUSTRY SINCE 2020.

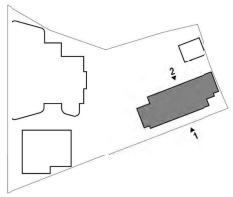
EXTERIOR FINISH LEGEND

- **ALLURA PANEL • VERTICAL SIDING PANELS** PATTERN: SMOOTH WITH BATTENS COLOR: AUTUMN RED
- **ALLURA PANEL • VERTICAL PANEL** PATTERN: SHEET PANELING COLOR: KNIGHT'S ARMOR
- **HARDIE PLANK • LAP SIDING** COLOR: PEARL GRAY
- **COMPOSITION ROOF**
- **PAINTED METAL TRIM, FRAMES, ETC.** COLOR: GRAY
- **CONCRETE MASONRY UNIT (CMU)** COLOR: TO MATCH COUNTRYLANE RED
- **BOARDFORMED CONCRETE**

DRAWING KEYNOTES

.015	CMU TRASH ENCLOSURE WITH PAINTED METAL GATES AND ROOF
.036	FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS
.037	SECTIONAL GARAGE DOOR
.053	GREEN SCREEN VINE TRELLIS
.054	8' HIGH CMU PRIVACY WALL

KEY PLAN



inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

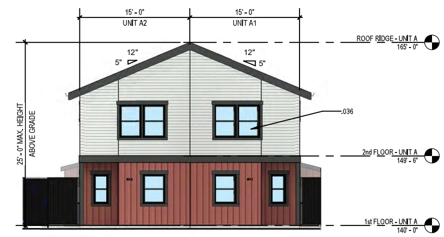
MIXED–USE REDEVELOPMENT

EXTERIOR ELEVATIONS

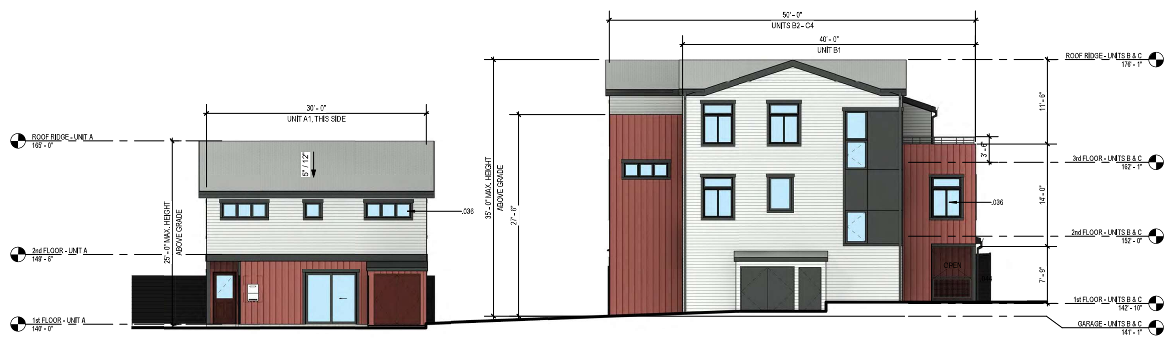
inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page #:	A3.04
scale:	1/8" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

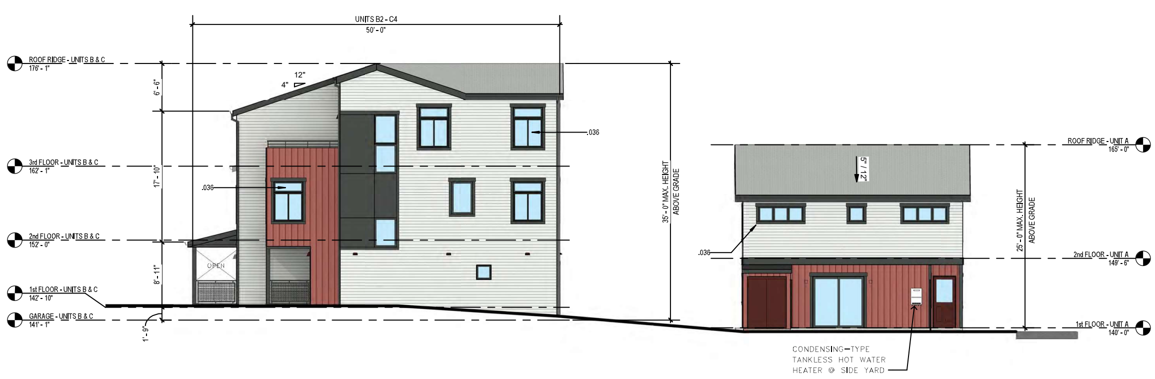
4 TOWNHOMES – A UNITS – SOUTH ELEVATION
1/8" = 1'-0"



3 TOWNHOMES – A UNITS– NORTH ELEVATION
1/8" = 1'-0"



2 TOWNHOMES – WEST ELEVATION
1/8" = 1'-0"



1 TOWNHOMES – EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

A. PROSPECTIVE ARTISTS' DRAFT & FINAL MURAL TO BE PRESENTED ONCE SELECTED.

B. ALL MATERIALS & SAMPLES ARE PENDING MANUFACTURER & VENDOR AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED IN THE EVENT OF MATERIAL SHORTAGES, COMMON THROUGHOUT THE BUILDING INDUSTRY SINCE 2020.

EXTERIOR FINISH LEGEND

ALLURA PANEL - VERTICAL SIDING PANELS
PATTERN: SMOOTH WITH BATTENS
COLOR: AUTUMN RED

ALLURA PANEL - VERTICAL PANEL
PATTERN: SHEET PANELING
COLOR: KNIGHT'S ARMOR

HARDIE PLANK - LAP SIDING
COLOR: PEARL GRAY

COMPOSITION ROOF

PAINTED METAL TRIM, FRAMES, ETC.
COLOR: GRAY

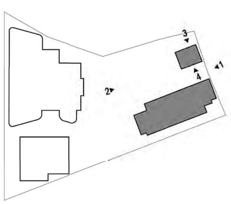
CONCRETE MASONRY UNIT (CMU)
COLOR: TO MATCH COUNTRYLANE RED

BOARDFORMED CONCRETE

DRAWING KEYNOTES

.036 FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS
.054 8' HIGH CMU PRIVACY WALL

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION
Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

EXTERIOR ELEVATIONS

inft3#:	21-007-01
date:	03/04/2022
drawn:	
page#:	A3.05
scale:	1/8" = 1'-0"

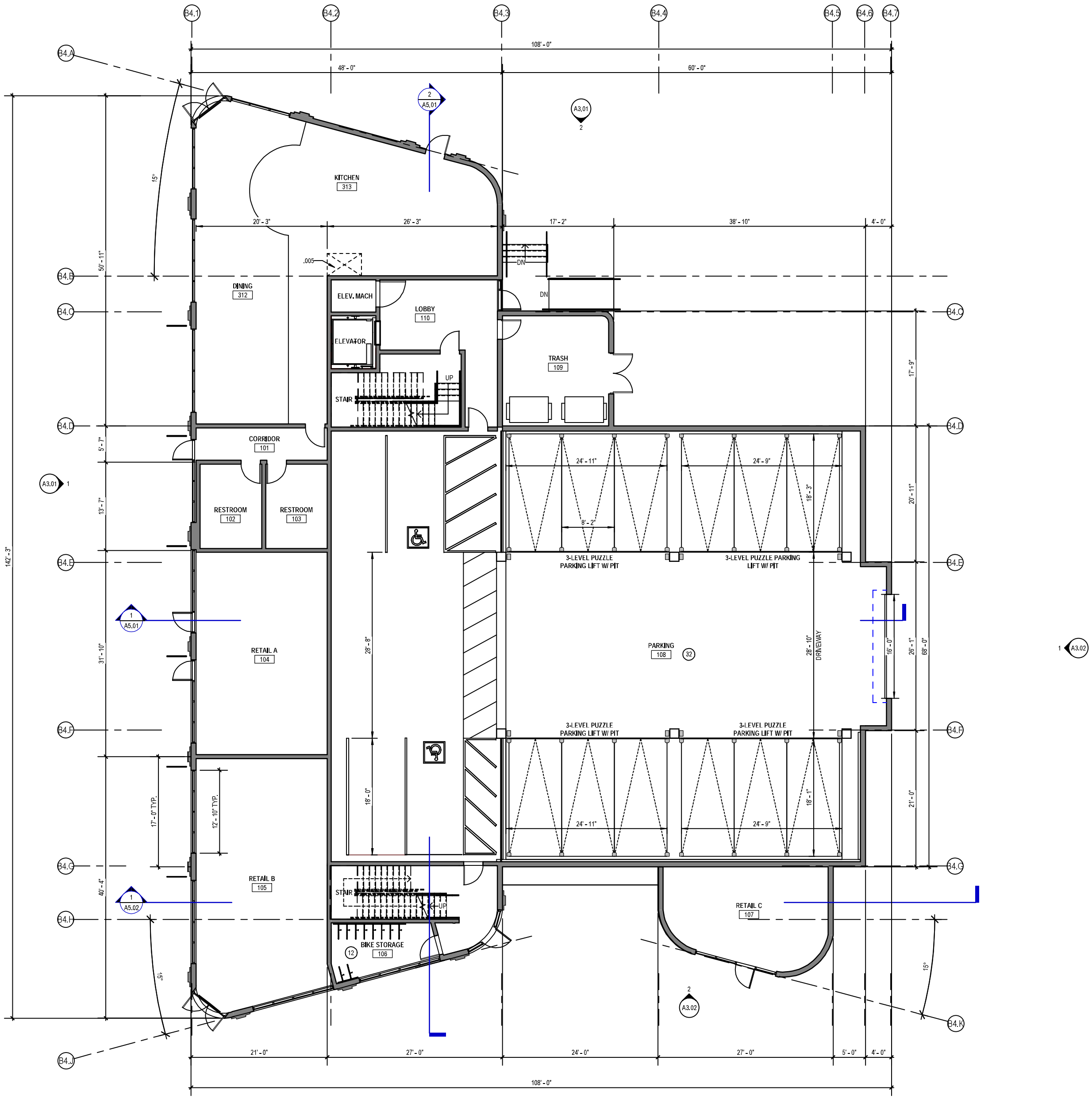
DIM. @ LEFT = 1" : DRAWING TO SCALE

GENERAL NOTES:

A. -

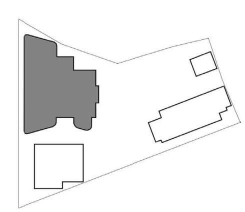
DRAWING KEYNOTES

.005 EXHAUST SHAFT ABOVE FOR RESTAURANT
.019 CONCRETE PLANTER, SLD



1 MIXED-USE BUILDING – 1st FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *
Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

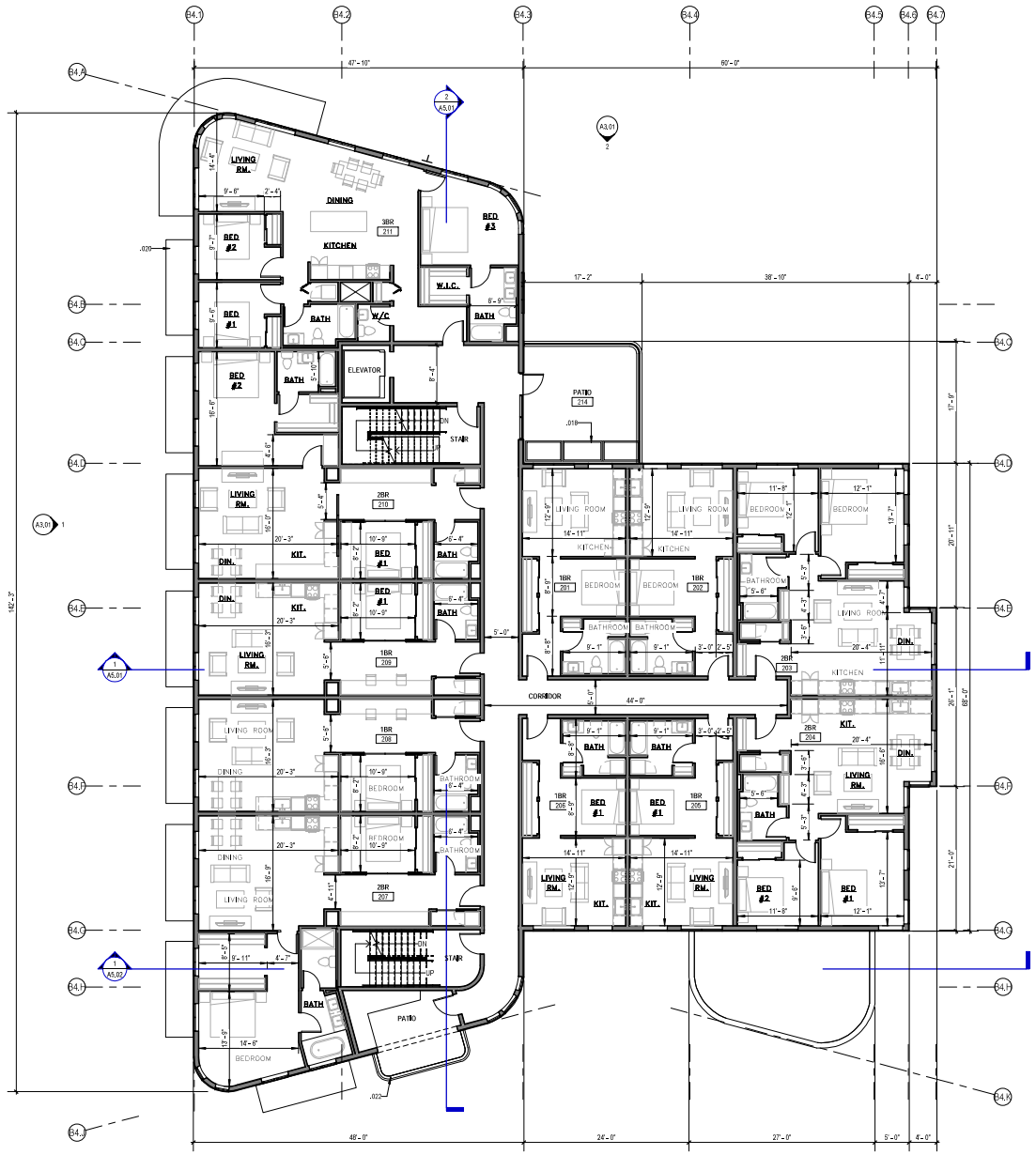
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

MIXED-USE – 1st FLOOR ENLARGED PLAN

inft3#:	21-007-01
date:	03/04/2022
drawn:	
page#:	
	A4.01
scale:	1/8" = 1'-0"

DIM. @ LEFT = 1" : DRAWING TO SCALE



1 MIXED-USE BUILDING - 2nd FLOOR PLAN
1/8" = 1'-0"

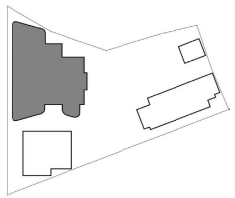
GENERAL NOTES:

A. -

DRAWING KEYNOTES

.002	RESTAURANT SIGNAGE, SEE SHEET 3/A-603
.018	RAISED PLANTER BOX
.020	PAINTED METAL AWNINGS ABOVE
.021	CEMENT PLASTER AWNING
.022	BALCONY

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

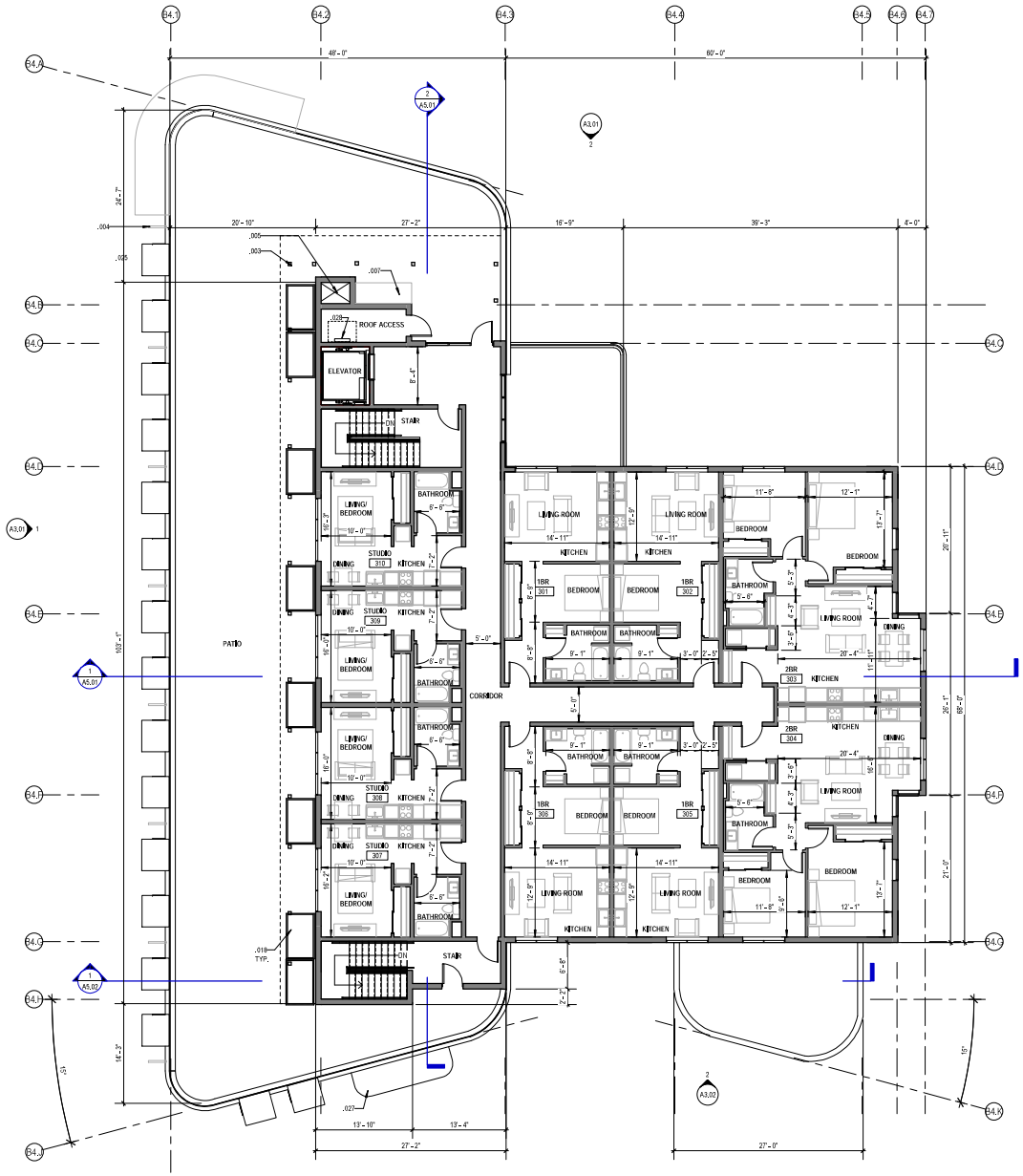
Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

MIXED-USE - 2nd FLOOR ENLARGED PLAN

inft3 #:	21-007-01
date:	03/04/2022
drawn:	
page #:	A4.02
scale:	1/8" = 1'-0"



1 MIXED-USE BUILDING - 3rd FLOOR PLAN
1/8" = 1'-0"

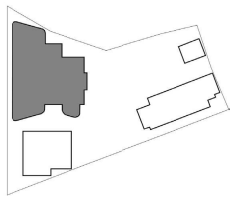
GENERAL NOTES:

A. -

DRAWING KEYNOTES

.002	RESTAURANT SIGNAGE, SEE SHEET 3/A-003
.003	WOOD TRELLIS
.004	RETAIL BLADE SIGNAGE, SEE SHEET 2/A-003
.005	EXHAUST SHAFT ABOVE FOR RESTAURANT
.007	BBQ
.009	PAINTED STEEL CANOPY OVER APARTMENT ENTRANCE
.018	RAISED PLANTER BOX
.021	CEMENT PLASTER AWNING
.027	CANTILEVERED BALCONY BELOW
.028	ROOF LADDER AND HATCH ABOVE

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

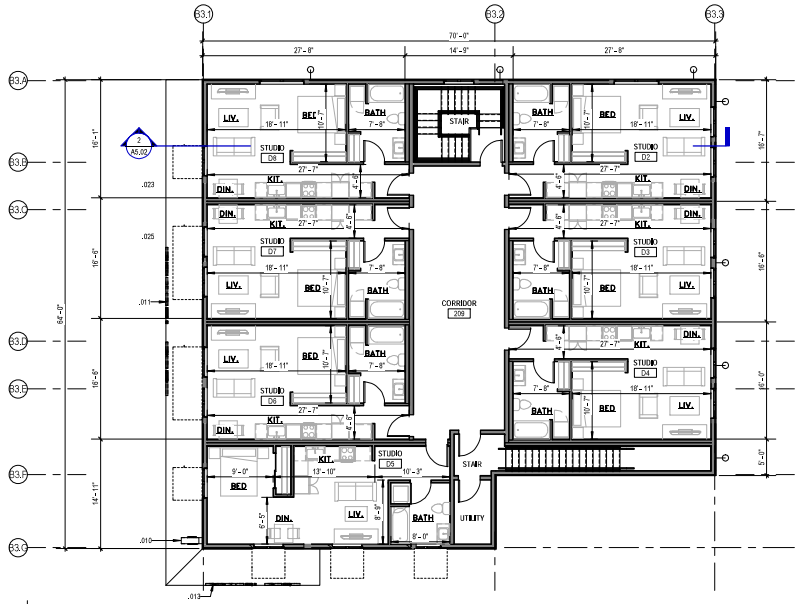
Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

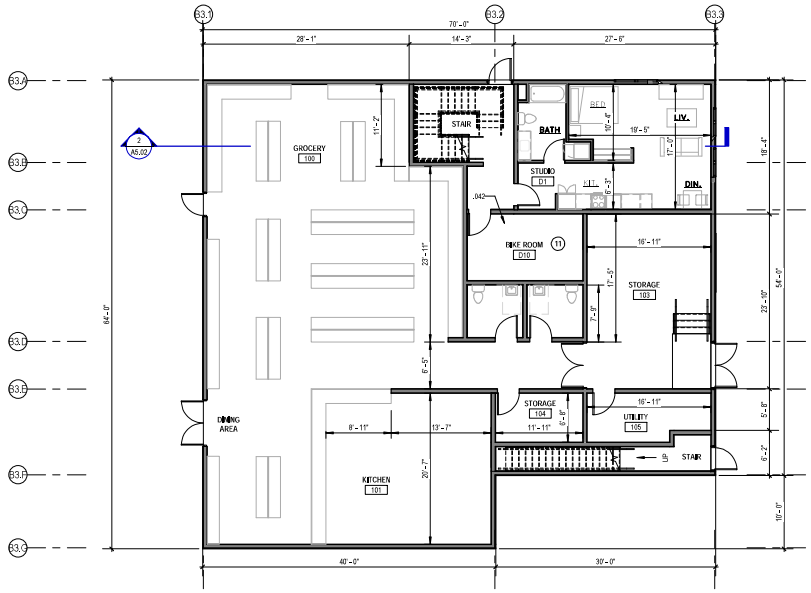
MIXED-USE - 3rd FLOOR ENLARGED PLAN

inft3 #:	21-007-01
date:	03/04/2022
drawn:	
page #:	A4.03
scale:	1/8" = 1'-0"



2 FOOD CENTER – 2nd FLOOR PLAN

1/8" = 1'–0"



1 FOOD CENTER – 1st FLOOR PLAN

1/8" = 1'–0"

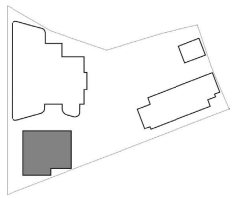
GENERAL NOTES:

A -

DRAWING KEYNOTES

.010	EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10A-803
.011	LARGE GROCERY SIGNAGE, SEE SHEET 6A-803
.013	SMALL GROCERY SIGNAGE, SEE SHEET 7A-803
.042	BIKE REPAIR STATION

KEY PLAN



inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

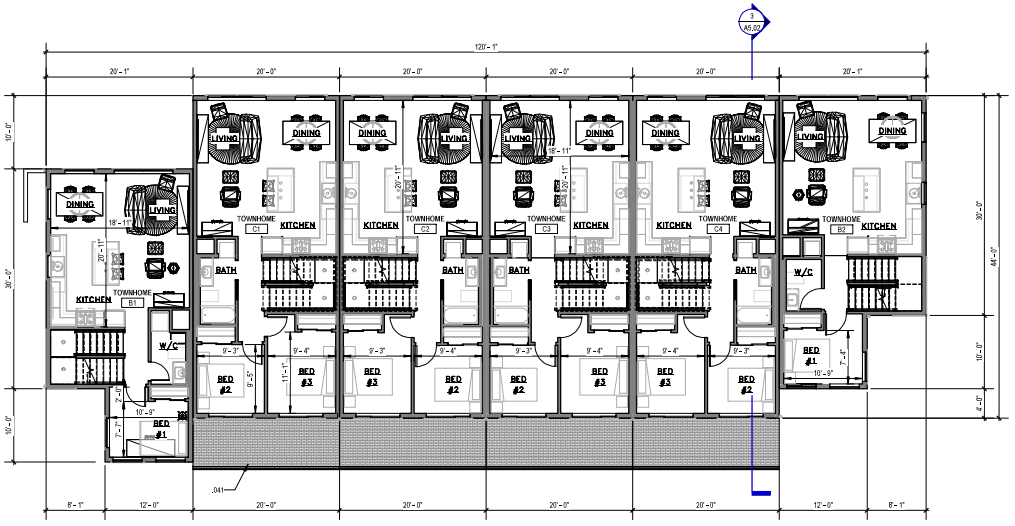
Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

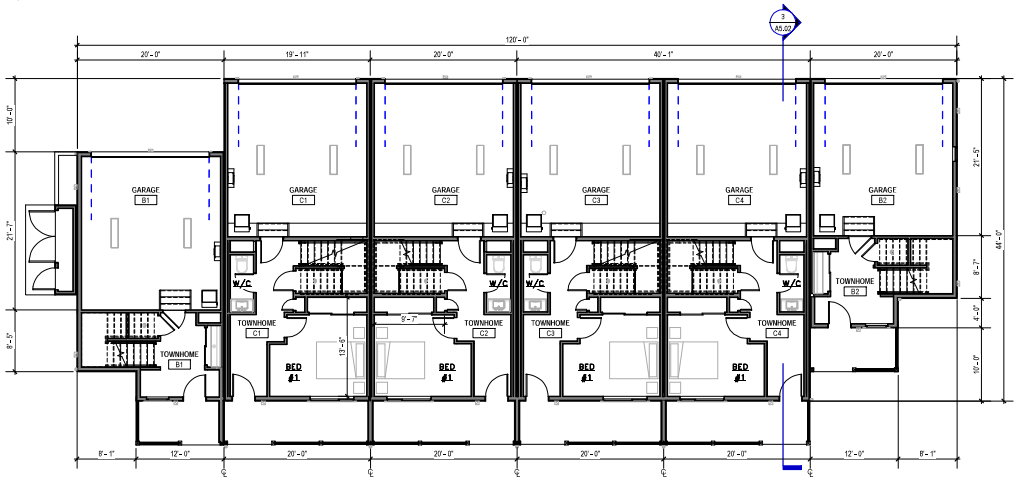
FOOD CENTER – 1st & 2nd FLOOR ENLARGED PLANS

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	A4.04
scale:	1/8" = 1'–0"



2 B & C–UNIT TOWNHOMES – 2nd FLOOR PLAN

1/8" = 1'–0"



1 B & C–UNIT TOWNHOMES – 1st FLOOR PLAN

1/8" = 1'–0"

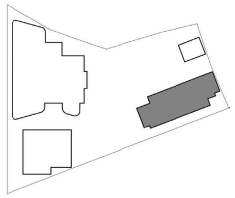
GENERAL NOTES:

A. -

DRAWING KEYNOTES

.041 PORCH OVERHANG BELOW

KEY PLAN



inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Inft3 Architecture
530.448.0909

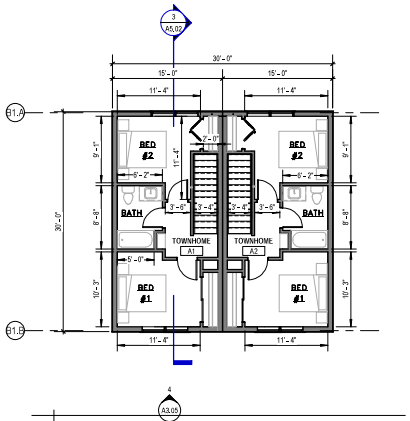
KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

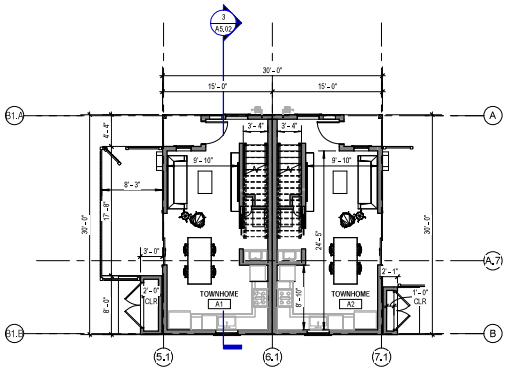
TOWNHOMES – ENLARGED FLOOR PLANS

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	A4.05
scale:	1/8" = 1'–0"

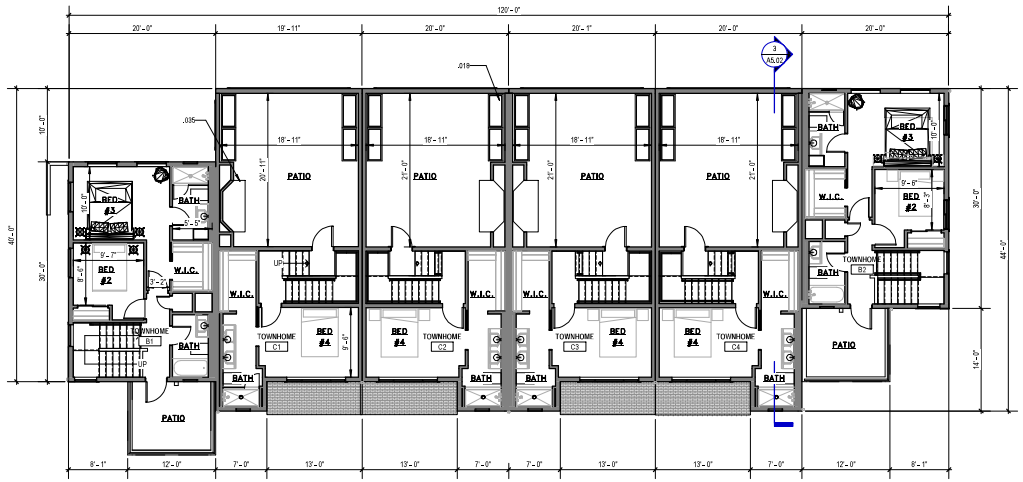
1" DIM. @ LEFT = 1" : DRAWING TO SCALE



3 A–UNIT TOWNHOMES – 2nd FLOOR PLAN
1/8" = 1'–0"



2 A–UNIT TOWNHOMES – 1st FLOOR PLAN
1/8" = 1'–0"



1 B & C–UNIT TOWNHOMES – 3rd FLOOR PLAN
1/8" = 1'–0"

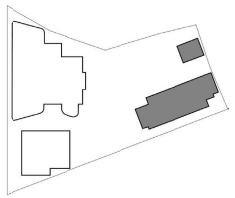
GENERAL NOTES:

A -

DRAWING KEYNOTES

.018	RAISED PLANTER BOX
.035	OUTDOOR FIREPLACE AND HEARTH

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3 | sensible | modern architecture & design™
530.448.0909

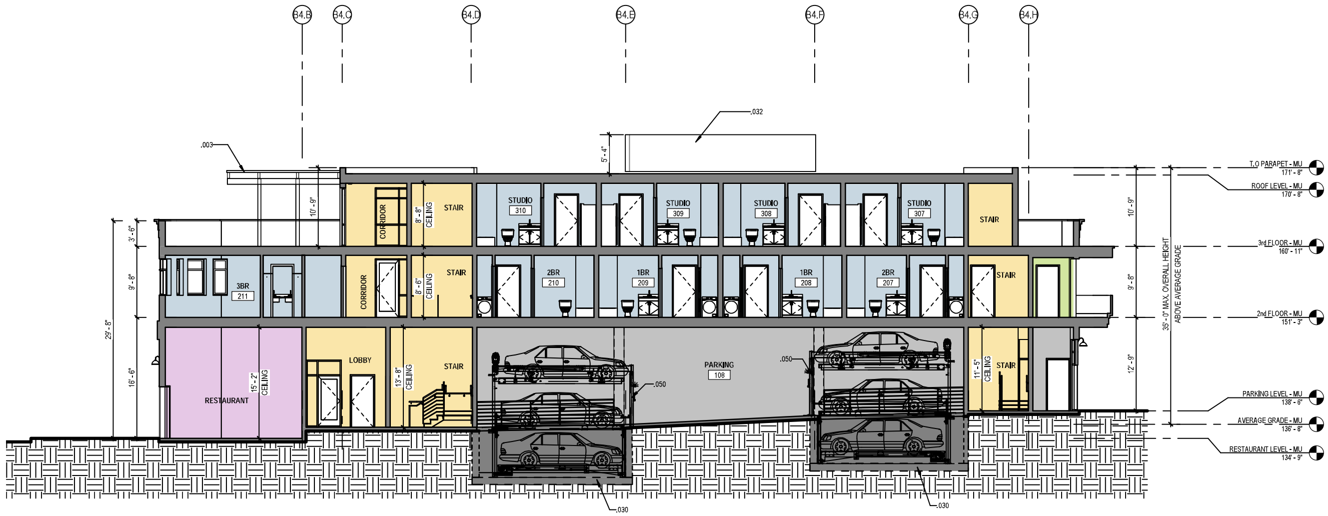
KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

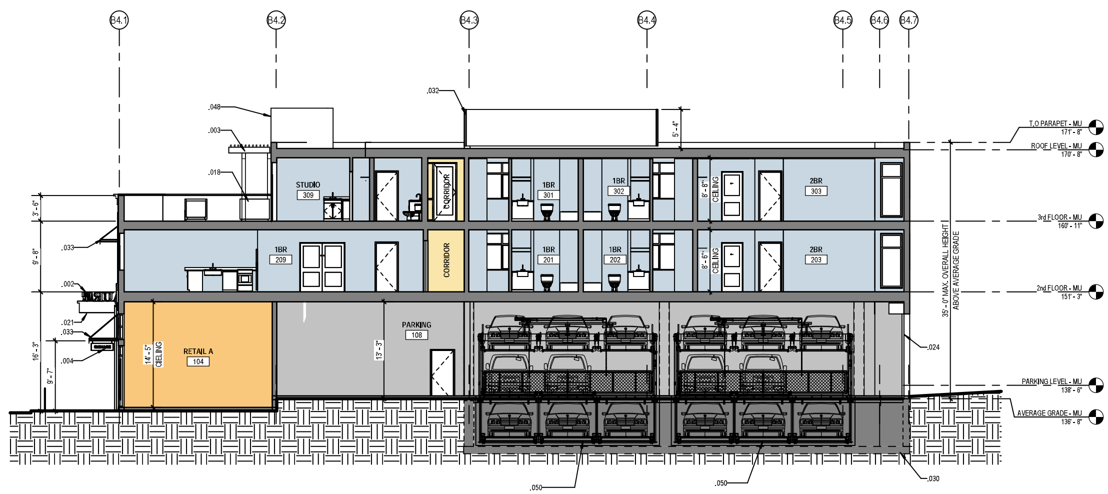
TOWNHOMES – ENLARGED FLOOR PLANS

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	A4.06
scale:	1/8" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE



2 BUILDING SECTION – N/W AT MIXED–USE BUILDING
1/8" = 1'–0"



1 BUILDING SECTION – E/W AT MIXED–USE BUILDING
1/8" = 1'–0"

GENERAL NOTES:

A. -

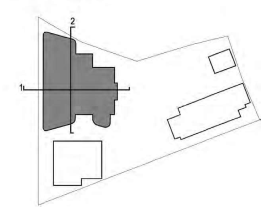
LEGEND:

– – –	PROPERTY LINE
🟪	RESTAURANT / DINING AREA
🟪	KITCHEN / RESTAURANT BACK OF HOUSE
🟧	RETAIL
⬜	PARKING
🟦	RESIDENTIAL
🟩	PATIO / USABLE OPEN SPACE
⬜	PLANTED AREA
🟨	COMMON AREA

DRAWING KEYNOTES

.002	RESTAURANT SIGNAGE, SEE SHEET 3/A-903
.003	WOOD TRELLIS
.004	RETAIL BLADE SIGNAGE, SEE SHEET 2/A-903
.018	RAISED PLANTER BOX
.021	CEMENT PLASTER AWNING
.024	OVERHEAD ROLLING GARAGE DOOR
.030	PARKING STACKER PIT BEYOND
.032	ROOFTOP EQUIPMENT SCREEN
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.048	ELEVATOR OVERRUN
.050	THREE LEVEL PUZZLE PARKING LIFT W/ PIT

KEY PLAN



inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION
* * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

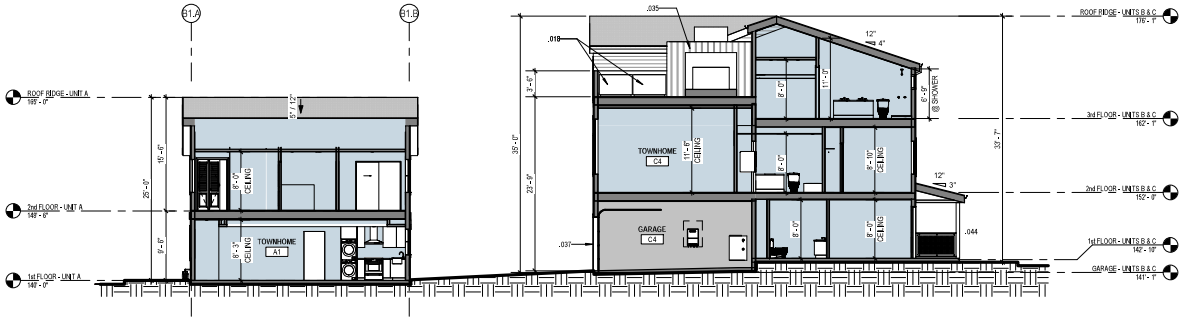
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

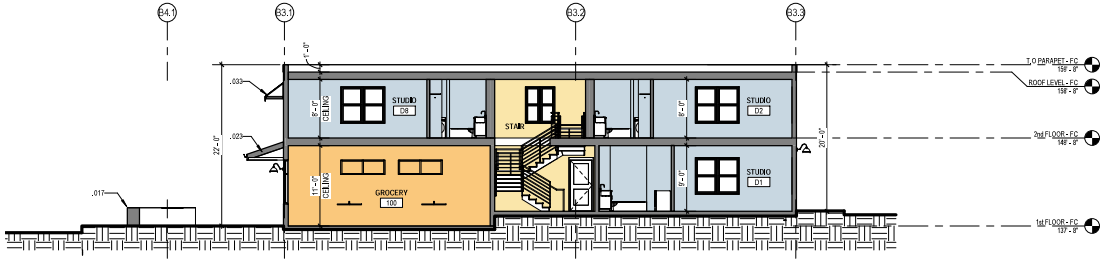
BUILDING SECTIONS

inft3#:	21–007–01
date:	03/04/2022
drawn:	
page#:	
	A5.01
scale:	1/8" = 1'–0"

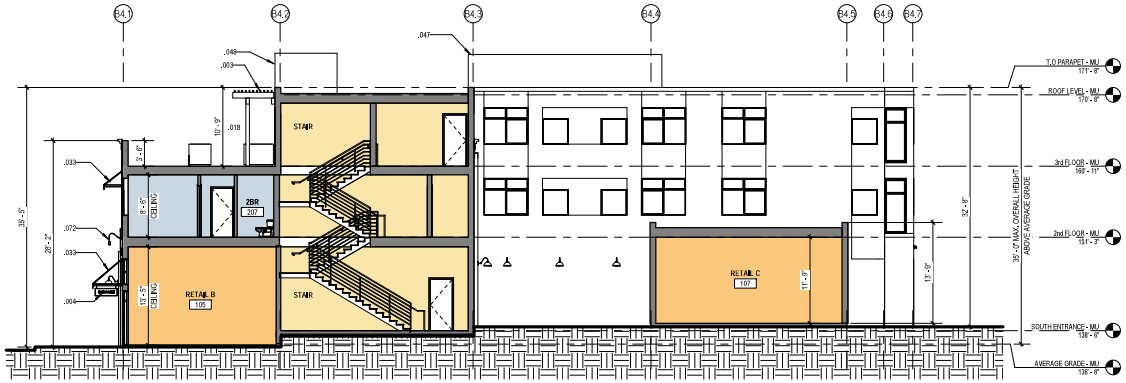
1" DIM. @ LEFT = 1" : DRAWING TO SCALE



3 BUILDING SECTION N/S THROUGH TOWNHOMES
1/8" = 1'-0"



2 BUILDING SECTION OF FOOD CENTER
1/8" = 1'-0"



1 BUILDING SECTION THROUGH RETAIL MIXED-USE BUILDING
1/8" = 1'-0"

GENERAL NOTES:

A. -

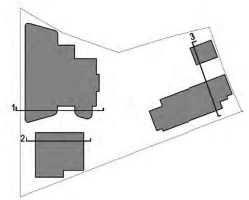
LEGEND:

- PROPERTY LINE
- RESTAURANT / DINING AREA
- KITCHEN / RESTAURANT BACK OF HOUSE
- RETAIL
- PARKING
- RESIDENTIAL
- PATIO / USABLE OPEN SPACE
- PLANTED AREA
- COMMON AREA

DRAWING KEYNOTES

.003	WOOD TRELLIS
.004	RETAIL BLADE SIGNAGE, SEE SHEET 2/A-003
.017	SEAT WALL WITH AT GRADE PLANTER, SLD
.018	RAISED PLANTER BOX
.023	CANOPY OVER GROCERY STORE ENTRANCE
.033	CANVAS AWNING ON PAINTED STEEL FRAME
.035	OUTDOOR FIREPLACE AND HEARTH
.037	SECTIONAL GARAGE DOOR
.047	ROOFTOP MECHANICAL ENCLOSURE
.048	ELEVATOR OVERRUN
.072	WALL-MOUNT SIGN LIGHTING

KEY PLAN



inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC RESUBMISSION	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

BUILDING SECTIONS

inft3 #:	21-007-01
date:	03/04/2022
drawn:	JS/BJH
page #:	A5.02
scale:	1/8" = 1'-0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

1 VIEW FROM SOUTHWEST
12" = 1'-0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Licensed Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

3D VIEWS - FROM SOUTHWEST CORNER

inft3 #:	21-007-01
date:	03/04/2022
drawn:	
page#:	
	A8.01
scale:	12" = 1'-0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

1 VIEW OF PEDESTRIAN PROMENADE FROM HIGHWAY 12
12" = 1'–0"

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

3D VIEWS – PEDESTRIAN PROMENADE

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	A8.02
scale:	12" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

1 VIEWS OF MIXED-USE BUILDING FROM NORTHWEST
12" = 1'-0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

3D VIEWS - NORTHWEST CORNER @ ARROYO

inft3 #:	21-007-01
date:	03/04/2022
drawn:	JS/BJH
page#:	A8.03
scale:	12" = 1'-0"

1 VIEW OF MIXED–USE BUILDING FROM ARROYO
12" = 1'–0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

3D VIEWS – MIXED–USE FROM ARROYO RD.

inft3 #:	21–007–01
date:	03/04/2022
drawn:	
page#:	A8.04
scale:	12" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

1 VIEW OF TOWNHOMES FROM SOUTHWEST
12" = 1'-0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

3D VIEWS - BUILDING #2
@ CALLE de MONTE

inft3#:	21-007-01
date:	03/04/2022
drawn:	
page#:	A8.05
scale:	12" = 1'-0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

PARKING PRIVACY SCREENS:

ALUMINUM FENCE SYSTEM – ***HORIZONTAL*** SLATS w/ GAP, UP TO 6'–6" HEIGHT, W/ VINE SCREENING; MNF: (KNOTWOOD),COLOR: (MIDNIGHT BLACK)

2" BOARD–FORMED CONCRETE, TYP.

VIEW FROM PARKING LOT LOOKING SOUTH EAST

PARKING PRIVACY SCREENS:

ALUMINUM FENCE SYSTEM – ***HORIZONTAL*** SLATS w/ GAP, UP TO 6'–6" HEIGHT, W/ VINE SCREENING; MNF: (KNOTWOOD), COLOR: (MIDNIGHT BLACK)

2" BOARD–FORMED CONCRETE TYP.

VIEW FROM PARKING LOT LOOKING EAST

PRIVACY SCREEN ALONG EAST PROPERTY LINE:

ALUMINUM FENCE SYSTEM – ***HORIZONTAL*** SLATS w/ NO or MIN. AIR SPACE BTWN SLATS, UP TO 6'–6" HEIGHT. (KNOTWOOD SYSTEM) SHOWN IN (MIDNIGHT BLACK) SLATS WITH BLACK POST.

BLDG. #1 PRIVACY FENCE:

3" BOARD–FORMED CONCRETE TYP.

ALUMINUM FENCE SYSTEM – ***VERTICAL*** SLATS w/ NO AIR SPACE BTWN. SLATS UP TO 6'–6" HEIGHT, GATE TO MATCH MNF: (KNOTWOOD), COLOR: (MIDNIGHT BLACK)

VIEW FROM ARROYO ROAD LOOKING SOUTH

BLDG. #1 PRIVACY FENCE:

3" BOARD–FORMED CONCRETE TYP.

ALUMINUM FENCE SYSTEM – ***VERTICAL*** SLATS w/ NO AIR SPACE BTWN. SLATS UP TO 6'–6" HEIGHT, GATE TO MATCH MNF: (KNOTWOOD), COLOR: (MIDNIGHT BLACK)

PARKING PRIVACY SCREENS

ALUMINUM FENCE SYSTEM – ***HORIZONTAL*** SLATS w/ GAP, UP TO 6'–6" HEIGHT, W/ VINE SCREENING; MNF: (KNOTWOOD), COLOR: (MIDNIGHT BLACK)

2" BOARD–FORMED CONCRETE TYP.

VIEW FROM BLDG. #2 PARKING ENTRY LOOKING SOUTH EAST

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

3D VIEWS – LOW WALLS & FENCING

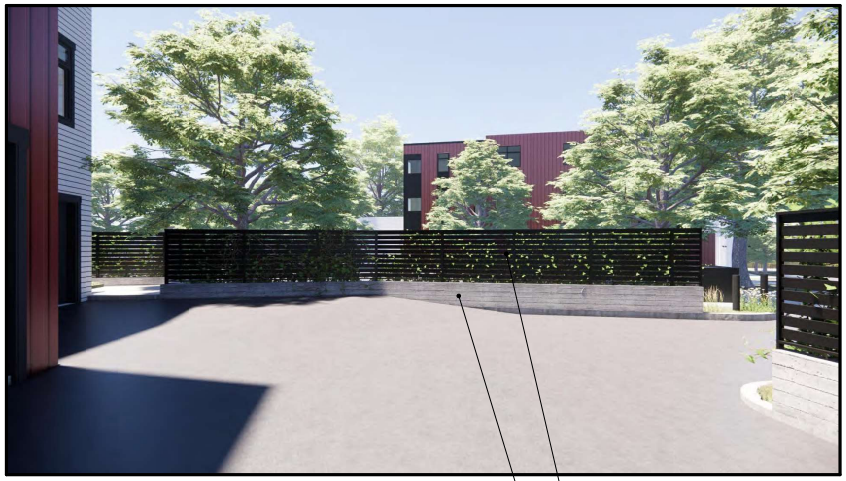
inft3 #:	21–007–01
date:	03/04/2022
drawn:	JS
page#:	BH
	A8.06
scale:	12" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

VIEW FROM PARKING LOT LOOKING SOUTH EAST

VIEW FROM PRIVATE PARKING LOT LOOKING NORTH EAST

VIEW FROM PRIVATE PARKING LOOKING NORTH



VIEW FROM PRIVATE PARKING LOT LOOKING NORTH WEST

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3 architecture
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

3D VIEWS – LOW WALLS & FENCING

inft3 #:	21–007–01
date:	03/04/2022
drawn:	JS
page#:	BH
	A8.07
scale:	12" = 1'–0"

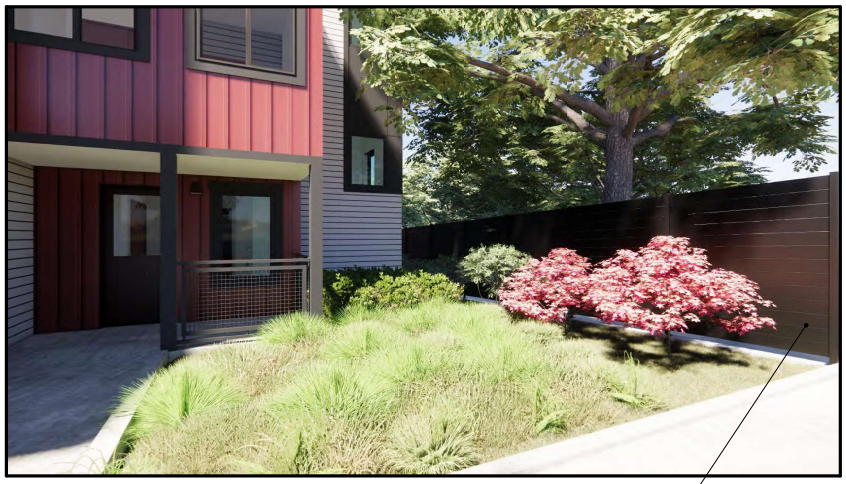
1" DIM. @ LEFT = 1" : DRAWING TO SCALE

PARKING PRIVACY SCREENS @ BUILDING #2:

ALUMINUM FENCE SYSTEM – HORIZONTAL SLATS W/ GAP, UP TO 6'–6" HEIGHT, W/ VINE SCREENING; MNF: (KNOTWOOD). COLOR: (MIDNIGHT BLACK)

2' BOARD–FORMED CONCRETE TYP.

VIEW FROM BLDG. #2 WEST SIDEWALK LOOKING NORTHWEST



PRIVACY SCREEN ALONG EAST PROPERTY LINE:

ALUMINUM FENCE SYSTEM – HORIZONTAL SLATS W/ NO AIR SPACE (OR MIN. ALLOWED BY MANUF.) BTWN SLATS, UP TO 6'–6" HEIGHT, (KNOTWOOD SYSTEM) SHOWN IN (MIDNIGHT BLACK) SLATS WITH BLACK POST.

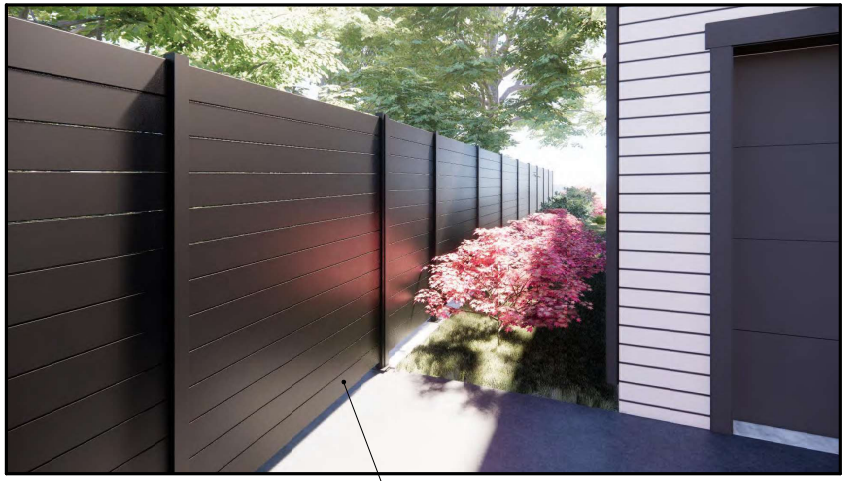
VIEW FROM CALLE DEL MONTE ST. LOOKING NORTHEAST

DECORATIVE BOLLARD w/LED DOWN LIGHT @ RAISED CURB ALONG BUILDING #1, TYP.

PRIVACY SCREEN ALONG EAST PROPERTY LINE:

ALUMINUM FENCE SYSTEM – HORIZONTAL SLATS W/ NO AIR SPACE (OR MIN. ALLOWED BY MANUF.) BTWN SLATS, UP TO 6'–6" HEIGHT, (KNOTWOOD SYSTEM) SHOWN IN (MIDNIGHT BLACK) SLATS WITH BLACK POST.

VIEW FROM BLDG. #2 PARKING LOOKING EAST



PRIVACY SCREEN ALONG EAST PROPERTY LINE:

ALUMINUM FENCE SYSTEM – HORIZONTAL SLATS W/ NO AIR SPACE (OR MIN. ALLOWED BY MANUF.) BTWN SLATS, UP TO 6'–6" HEIGHT, (KNOTWOOD SYSTEM) SHOWN IN (MIDNIGHT BLACK) SLATS WITH BLACK POST.

VIEW FROM BLDG. #2 PROPERTY LINE LOOKING SOUTHEAST

inft3

sensible | modern architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal Architect
530.448.0909

KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

3D VIEWS – LOW WALLS & FENCING

inft3 #:	21–007–01
date:	03/04/2022
drawn:	JS
page#:	BH
	A8.08
scale:	12" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

REFER TO SHEETS A8.06 – A8.08 FOR SLAT ORIENTATION, SPACING, AND FENCE HEIGHT(S), TYP.

03 Solid fence panel – Hawaii, USA

This amazingly well-executed project really highlights that simplicity is king. The simple clean lines and a wide slat form a seemingly impenetrable barrier that not only provides security but finishes the street view of the house spectacularly. The matching gate and solid construction are this project's apex.

EXAMPLE OF SOLID PANEL FENCING w/o PANEL GAPS; REFER TO SHEET A8.06 – A8.08 FOR FENCING TYPES, TYP.

'BLACK ASH' FINISH w/ 6" x 5/8" PLANKS & 4" x 4" POSTS – OR APPROVED EQUAL, TYP.

KNOTWOOD™ SPECIFICATION DATA SHEET

1. PRODUCT NAME

KNOTWOOD™
Fence System

2. MANUFACTURER

OmniMax International
30 Technology Pkwy. S, Suite 400
Peachtree Corners, GA 30092
Phone: 855.566.8966

3. PRODUCT DESCRIPTION

Knotwood™ Fences are made from 100% aluminum protected by a durable powder coat finish. It's immune to fire, rust, rot, insects and will never warp, split or crack. Even extreme heat or freezing cold can't damage Knotwood™. Sublimated in Knotwood's award winning woodgrain finish or custom solid color coated, it meets the highest finishing standards in the world.

Knotwood™ Fencing is 50% lighter per square foot than treated pine which means a less back-breaking burden transporting materials off and on site.

Knotwood's unique hidden fastener system creates a clean finish. In addition, Knotwood™ Fences require next to no maintenance.

Slat Sizes:
~~1.5" x 5/8", 2.5" x 5/8", 4" x 5/8"~~, 6" x 5/8"

Post Sizes:
~~2.5" x 2.5"~~, 4' x 4'

Colors:
A wide variety of over 30 woodgrain colors as well as solid and custom color options.

4. TECHNICAL DATA

Material/Paint & Coatings Data:
- 100% Recyclable
- VOC-free coatings
- Lead free finishes
- LEED Certified Green Building Material

Non-Combustible Ratings:
- ASTM E84
- ASTM E84-17
- Class A Rating

5. INSTALLATION

Knotwood™ has specifically designed fence components that make installation simple. With no need for pre-drilling, utilizing our hidden fastener and spacer system means no more unsightly screws or rivets. The use of clip together U-channels make installing on a grade or uneven terrain a breeze.

6. AVAILABILITY & COST

Availbility:
Fence systems are available through Knotwood™ distributors. A complete line of related Knotwood™ systems are available to complete any fence system. In addtion, custom color matching is available.

Cost:
Contact Knotwood™ product distributors for current pricing. ***Contact at - www.knotwood.com/contact-us***

7. WARRANTY

Knotwood™ expressly warrants for a limited lifetime that its aluminum products are free from manufacturing defects in material or workmanship when installed according to Knotwood™ specifications and properly maintained. The warranty provides for a 15-year warranty for the Knotwood™ finish, including checking/cracking, chalking, color change, gloss retention and adhesion of finish.

The full warranty details are provided at www.knotwood.com/warranty

8. MAINTENANCE

Our products are designed to be effortless and low maintenance. Wash the surface with a mild solution of pure soap or mild non-abrasive kitchen detergent in warm water. Application should be with a sponge, soft cloth or soft bristle nylon brush, and should be gentle to prevent shiny spots. If cared for in this way, your Knotwood™ application should give many years of easy maintenance life.

9. TECHNICAL SERVICES

Complete technical information and literature available at ***www.knotwood.com/architects - Click here.***

CLADDING • BATTENS • DECKING • RAILING • GATES • FENCING
ENCLOSURES • SCREENS • PERGOAS • CABANAS

REFER TO SHEETS A8.06 – A8.08 FOR SLAT ORIENTATION, SPACING, AND FENCE HEIGHT(S), TYP.

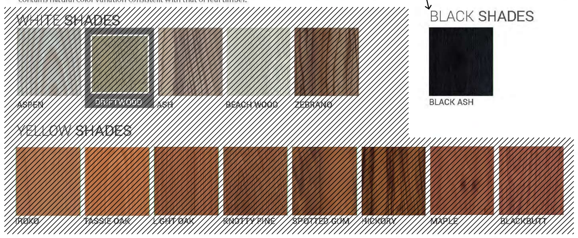
Our RANGE

Knotwood Colors

All Knotwood colors have been tested to withstand the most extreme environments and uphold the highest finishing standards in the world including the Australian, American and European standards. Backed by a limited lifetime warranty, it's no wonder Knotwood's award winning finish is coveted the world over. With a full range of color matched accessories available you can ensure a clean, uniform finish that will leave you breathless.

Please note: These colors are a guide only contact our office for samples. Please be aware that Knotwood contains natural color variation consistent with that of real timber.

Stock Colors
Colors with a grey background are the Knotwood stock colors.



1 FENCING – KNOTWOOD SPEC'
12" = 1'–0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

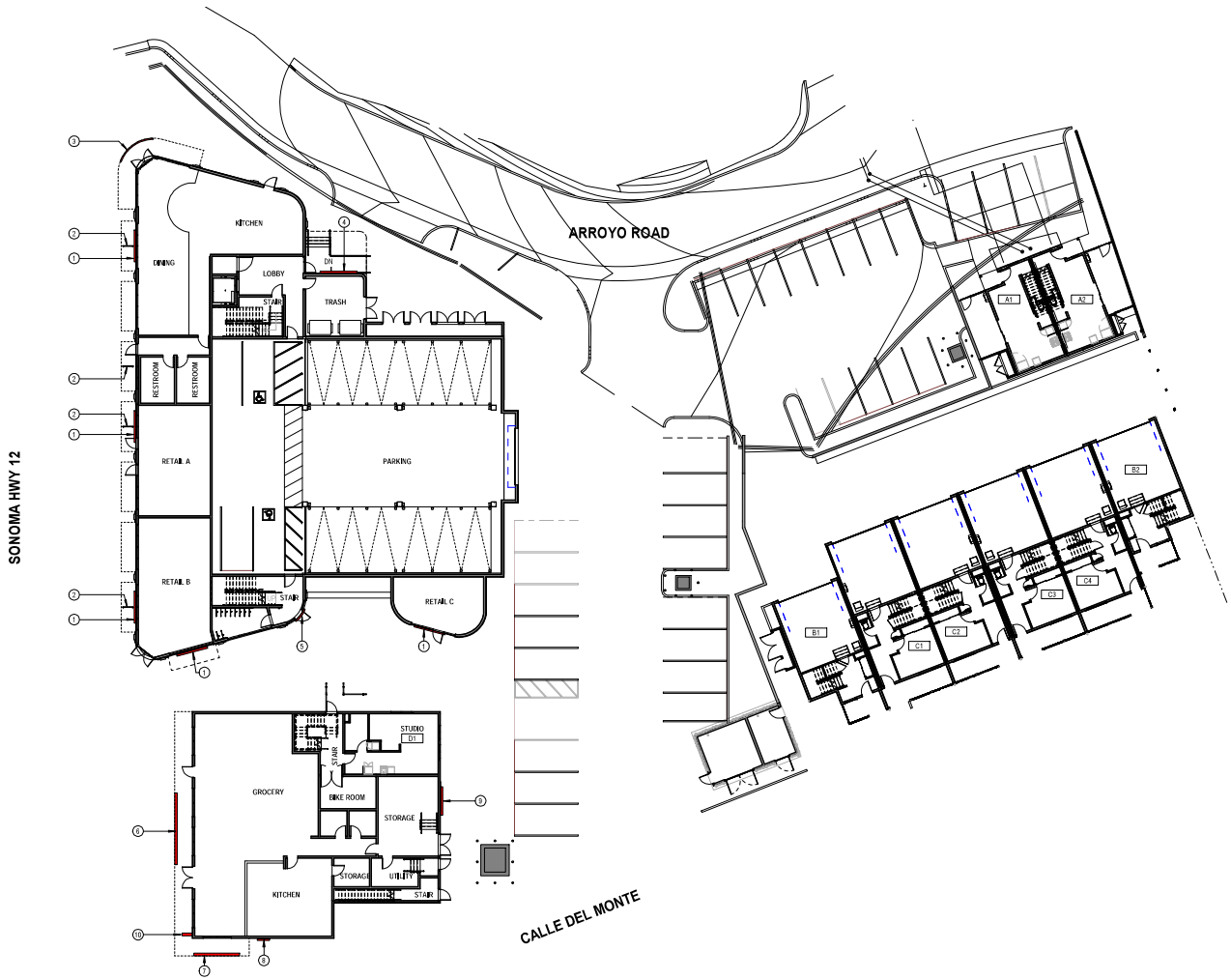
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

FENCING – KNOTWOOD SPEC'

inft3#:	21–007–01
date:	03/04/2022
drawn:	BJH
page#:	–
	A8.09
scale:	12" = 1'–0"

DIM. @ LEFT = 1" : DRAWING TO SCALE



GENERAL SIGNAGE NOTES

A. SEE SHEET A9.03 FOR SIGNAGE DETAIL, CODE REQUIREMENTS AND SCHEDULE.

B. FINAL SIGN DESIGN PENDING MANUFACTURER & VENDOR AVAILABILITY OF MATERIALS.

SIGNAGE PLAN LEGEND

1. WALL MOUNTED SHOP SIGNAGE
2. SHOP BLADE SIGNAGE
3. CORNER RESTAURANT
4. APARTMENT ENTRY SIGN - LARGE
5. APARTMENT ENTRY SIGN - SMALL
6. AWNING SIGN - LARGE
7. AWNING SIGN - SMALL
8. PARKING DIRECTION SIGN
9. TENANT ROLL SIGN
10. EXISTING GROCERY BLADE SIGN

1 SIGNAGE PLAN – GROUND FLOOR PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Licensed Architect
530.448.0909

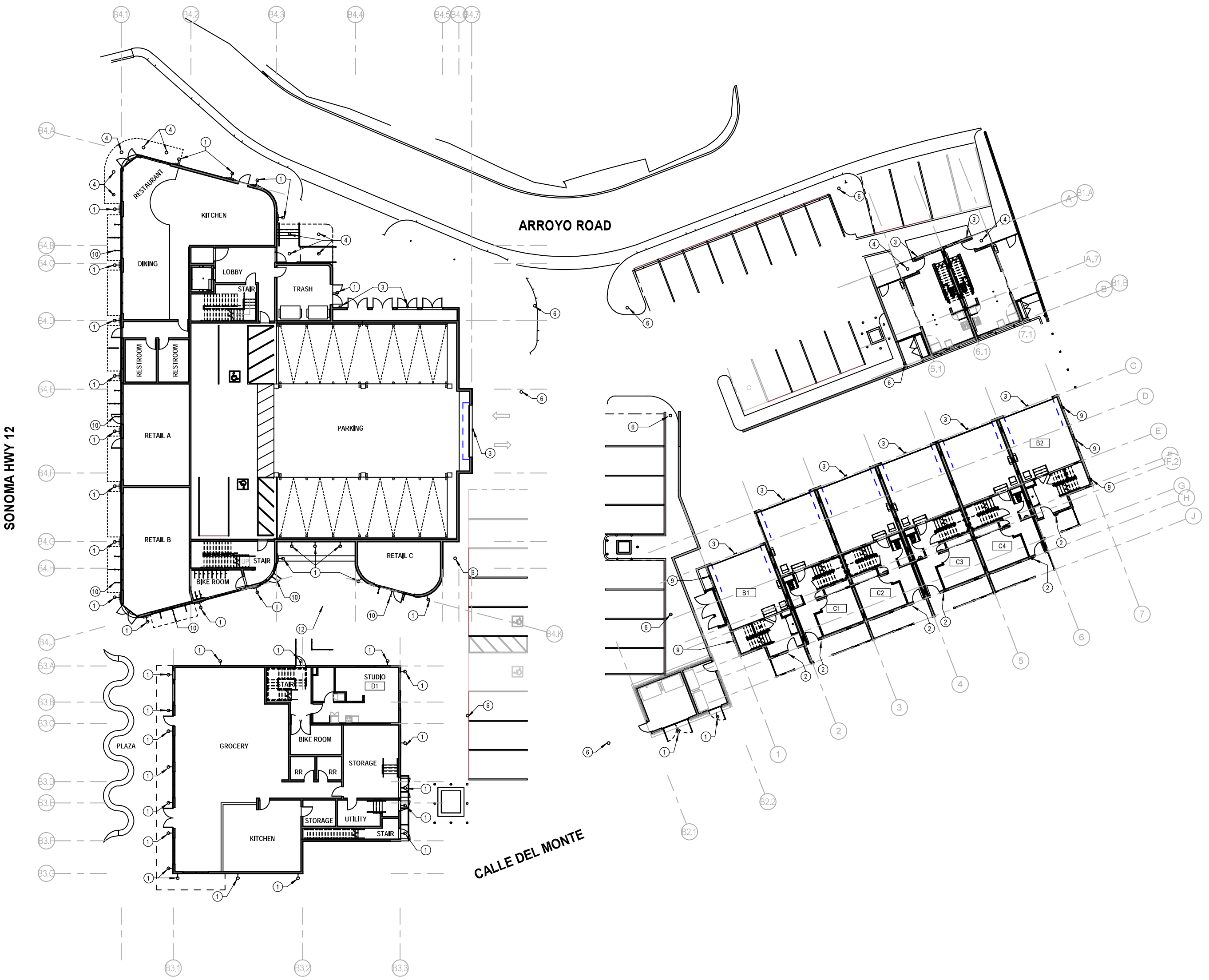
KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

SIGNAGE PLAN

inft3 #:	21-007-01
date:	03/04/2022
drawn:	BJH
page#:	A9.01
scale:	As indicated

1" DIM. @ LEFT = 1" : DRAWING TO SCALE



1 LIGHTING PLAN – 1st FLOOR
1/16" = 1'-0"

GENERAL LIGHTING NOTES

A. REFER TO SHEET E-3.0 FOR SITE LIGHTING LEVELS, DETAILS & A FIXTURE SCHEDULE.

B. FINAL FIXTURE SELETIONS TO BE PROVIDED, PENDING MANUFACTURER AVAILABILITY.

SITE & EXTERIOR LIGHTING LEGEND

1. ART DECO, WALL-MOUNTED GOOSENECK LED @ +8' (SIDEWALK AND FACADE ILLUMINATION ALONG STREET FRONTAGE)
2. WALL SCONCE LED AT RESIDENTIAL ENTRIES @ +7'
3. WALL-MOUNTED LED ABOVE GARAGE DOOR @ +9' (PROVIDE LIGHTING FOR TOWNHOME DRIVEWAY)
4. RECESSED LED DOWNLIGHT IN AWNING @ +12'
5. TYP. COMMERCIAL WALL MOUNT @ +8' ("BACK OF HOUSE" LIGHTING AT MIXED USE BUILDING)
6. LIGHT POLE FOR PARKING LOT ILLUMINATION @ +16' (WALL MOUNT WHERE APPROPRIATE)
7. STEP LIGHTING FOR ROOF DECK PARAPET @ +27' (+2' A.F.F)
8. WALL MOUNTED ROOF DECK LIGHTING @ +32' (+7' A.F.F)
9. WALL MOUNTED, LOW LEVEL SECURITY LIGHTING @ +8'
10. WALL-MOUTNED LED SIGN LIGHTING @ +16' (3 LIGHTS PER BAY, TYP.)
11. EXISTING STREET LIGHT
12. TREE FEATURE LIGHTING; SEE LANDSCAPE DRAWINGS

0' 4' 8' 16' 32'

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center Mixed-Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED-USE REDEVELOPMENT

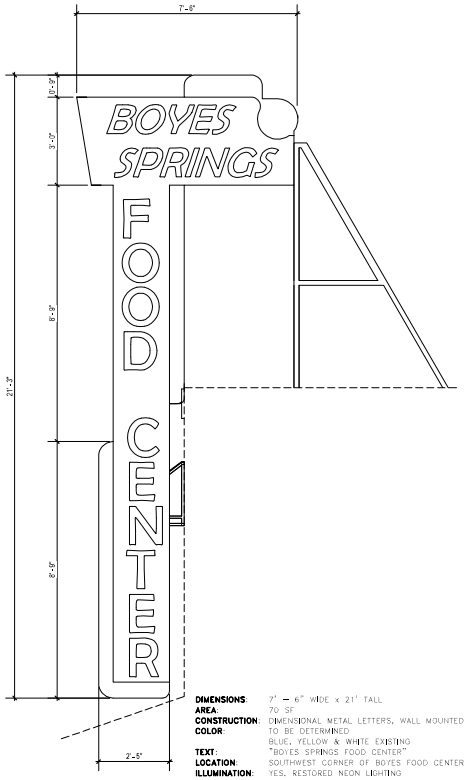
SITE LIGHTING PLAN

inft3#: 21-007-01
date: 03/04/2022
drawn:
page#:

A9.03

scale: As indicated

DIM. @ LEFT = 1" : DRAWING TO SCALE

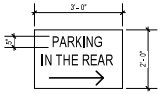


DIMENSIONS: 7' – 6" WIDE x 21' TALL
AREA: 70 SF
CONSTRUCTION: DIMENSIONAL METAL LETTERS, WALL MOUNTED
COLOR: TO BE DETERMINED
BLUE, YELLOW & WHITE EXISTING
TEXT: "BOYES SPRINGS FOOD CENTER"
LOCATION: SOUTHWEST CORNER OF BOYES FOOD CENTER
ILLUMINATION: YES, RESTORED NEON LIGHTING
NOTES:
1. RESTORATION OF EXISTING SIGN WITH REPAIRS TO SIGN PANELS, NEW ANCHORAGE TO STRUCTURE, RESTORATION OF NEON LIGHTING AND REPAINTING WITH LETTERING TO MATCH EXISTING BUT POTENTIAL FOR NEW BACKGROUND AND ACCENT COLORS
2. PER DRC RECORD OF ACTION FROM 3/7/18, THIS SIGN IS NOT INCLUDED IN THE OVERALL NEW SIGN CALCULATION.
3. SIGN LETTERING MAY BE REPAINTED BUT THE TEXT "BOYES SPRINGS FOOD CENTER" SHALL BE PRESERVED. ***** THE SIGN SHALL NOT BE USED TO ADVERTISE ANY NEW BUSINESS *****

10 TYPE #10 – EXISTING BLADE SIGN
1/2" = 1'–0"

SIGN TYPE: APPURTENANT
DIMENSIONS: 16' MAX. WIDTH x 1' – 3" MAX. LETTERING
AREA: 20 SF
CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING
COLOR: TO BE DETERMINED BY TENANT
TEXT: BOYES BEST (EXAMPLE TEXT, SUBJECT TO CHANGE)
LOCATION: NORTHWEST FACING AWNING AT CORNER RESTAURANT
ILLUMINATION: YES, INTERNAL ILLUMINATION, TBD BY TENANT
NOTES: NONE

3 TYPE #3 – CORNER RESTAURANT SIGNAGE
1/2" = 1'–0"



SIGN TYPE: ON–SITE INFORMATIONAL
DIMENSIONS: 3' WIDE x 2' TALL
AREA: 6 SF
CONSTRUCTION: PANEL SIGNAGE ATTACHED TO WALL
COLOR: BLACK LETTERS ON WHITE PANEL
TEXT: "PARKING IN THE REAR"
LOCATION: SOUTH FACED OF BOYES FOOD CENTER
ILLUMINATION: NONE
NOTES: NONE

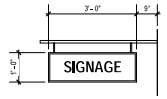
8 TYPE #8 – PARKING SIGN
1/2" = 1'–0"

SIGN TYPE: #9 – APPURTENANT
DIMENSIONS: 8' WIDE x 4' TALL
AREA: 32 SF
CONSTRUCTION: PANEL SIGNAGE ATTACHED TO WALL
COLOR: TO BE DETERMINED
TEXT: LIST OF TENANTS NAMES, GROCERY AND RESTAURANT WITH 8" LETTERS, ALL OTHER TENANTS IN 4" LETTERS
LOCATION: EAST FACADE OF BOYES FOOD CENTER
ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN
NOTES: NONE

9 TYPE #9 – TENANT ROLL SIGN
1/2" = 1'–0"

SIGN TYPE: ON–SITE INFORMATIONAL
DIMENSIONS: 5' WIDE x 1' – 2" TALL
AREA: 6 SF
CONSTRUCTION: DIMENSIONAL METAL LETTERS, WALL MOUNTED
COLOR: GREEN & BROWN (EXAMPLE COLOR, SUBJECT TO CHANGE)
TEXT: ARROYO OAKS APARTMENT HOMES
(EXAMPLE TEXT, SUBJECT TO CHANGE)
LOCATION: APARTMENT BUILDING SECONDARY ENTRANCE
ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN
NOTES: NONE

5 TYPE #5 – APARTMENT ENTRY (SMALL)
1/2" = 1'–0"



SIGN TYPE: ON–SITE INFORMATIONAL
DIMENSIONS: 3" WIDE x 1' TALL
AREA: 3 SF
CONSTRUCTION: APPLIED GRAPHICS OVER PAINTED METAL SIGN PANEL HUNG FROM AWNING STRUCTURE
COLOR: TO BE DETERMINED BY FUTURE TENANT
TEXT: TO BE DETERMINED BY FUTURE TENANT
LOCATION: BELOW AWNINGS ALONG HIGHWAY 12
ILLUMINATION: NONE
NOTES: ONLY BUSINESS NAME, ADDRESS, SYMBOL AND DIRECTIONAL ARROW ALLOWED ON SIGN.
*** NO ADVERTISING ALLOWED ***

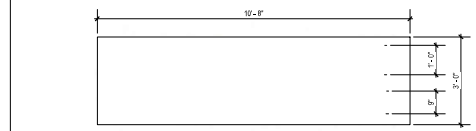
2 TYPE #2 – HANGING AWNING SIGN
1/2" = 1'–0"

SIGN TYPE: APPURTENANT
DIMENSIONS: 16' MAX WIDTH x 1' MAX LETTERING
AREA: 18 SF
CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING
COLOR: TO BE DETERMINED BY TENANT
TEXT: BOYES' BEST (EXAMPLE TEXT, SUBJECT TO CHANGE)
LOCATION: SOUTH FACING AWNING AT BOYES FOOD CENTER
ILLUMINATION: NONE
NOTES: NONE

7 TYPE #7 – AWNING SIGN (SMALL)
1/2" = 1'–0"

SIGN TYPE: APPURTENANT–
MAX. DIMENSIONS: 21' MAX. WIDTH x 1.5" MAX LETTERING
MAX. AREA: 32 SF
CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING
COLOR: TO BE DETERMINED BY TENANT
TEXT: BOYES' BEST (EXAMPLE TEXT, SUBJECT TO CHANGE)
LOCATION: WEST FACING AWNING AT BOYES FOOD CENTER BUILDING
ILLUMINATION: NONE
NOTES: NONE

6 TYPE #6 – AWNING SIGN (LARGE)
1/2" = 1'–0"



SIGN TYPE: APPURTENANT
DIMENSIONS: 10' – 8" WIDE x 3' TALL
AREA: 32 SF
CONSTRUCTION: DIMENSIONAL METAL LETTERS ON PANEL, WALL MOUNTED
COLOR: GREEN & BROWN (EXAMPLE COLOR, SUBJECT TO CHANGE)
TEXT: ARROYO OAKS APARTMENT HOMES (EXAMPLE TEXT, SUBJECT TO CHANGE)
LOCATION: APARTMENT BUILDING MAIN ENTRANCE
ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN
NOTES: NONE

4 TYPE #4 – APARTMENT ENTRY (LARGE)
1/2" = 1'–0"

SIGN TYPE: APPURTENANT
MAX. DIMENSIONS: 13' – 2" MAX. WIDTH x 1' – 8" HIGH (12" MAX. LETTERING)
MAX. AREA: 22 SF
CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO FACE OF WALL
COLOR: TO BE DETERMINED BY FUTURE TENANT
TEXT: TO BE DETERMINED BY FUTURE TENANT
LOCATION: ABOVE SHOP STOREFRONTS
ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN
NOTES:
ALL "TYPE #1" SIGNS SHALL ADHERE TO THE FOLLOWING SIGNAGE STANDARDS:
- ALL SIGNAGE TO BE CENTERED HORIZONTALLY WITHIN THE SIGNAGE AREA
- BASELINE OF LETTERS WILL BE 10' ABOVE THE BOTTOM EDGE OF STUCCO (S' ABOVE THE BASE OF THE SIGN AREA)
- STANDARD LETTERING TO HAVE 8" HEIGHT, PLUS –4" FOR CAP HEIGHT, & –4" FOR DESCENDER HEIGHT.
- ALL–CAPS LETTERING TO BE 12" TALL TO MATCH
- ANY DEVIATIONS FROM THE ABOVE STANDARDS, EXCEPT THE TOTAL SIGNAGE AREA ALLOWED, MUST BE APPROVED BY THE OWNER IN WRITING.

1 TYPE #1 – SHOP WALL SIGNAGE
1/2" = 1'–0"

SIGNAGE SCHEDULE

EXISTING SIGNAGE:

SIGN TYPE:	AREA:	QUANTITY:	AREA TOTAL:
10*	70 SF	1	70 SF

NEW SIGNAGE:

SIGN TYPE:	AREA:	QUANTITY:	AREA TOTAL:
1	22 SF	11	242 SF
2	3 SF	7	21 SF
3	20 SF	1	20 SF
4	32 SF	1	32 SF
5	6 SF	1	6 SF
6	32 SF	1	32 SF
7	16 SF	1	16 SF
8	6 SF	1	6 SF
9	32 SF	1	32 SF
TOTAL	25		407 SF

NOTES:
a.) SIGN 'TYPE 10' NOT INCLUDED IN OVERALL SIGNAGE TABULATION PER DRC RECORD OF ACTION, DATED 03/07/2018

SIGNAGE CODE REQUIREMENTS

PER SONOMA COUNTY MUNCIPAL CODE CHAPTER 26, ARTICLE 84 – SIGN REGULATIONS

SIGN LOCATION:	SIGN TYPE PER ZONING CODE:	SIGN TYPE:	PROPOSED AREA:	ALLOWABLE AREA:
MIXED–USE BLDG. WEST	APPURTENANT	1	176 SF TOTAL	NA*
MIXED–USE BLDG. WEST	ON–SITE INFO	2	21 SF TOTAL	NA*
MIXED–USE BLDG. WEST	APPURTENANT	3	20 SF	32 SF
MIXED–USE BLDG. SOUTH	APPURTENANT	1	44 SF TOTAL	NA*
MIXED–USE BLDG. SOUTH	ON–SITE INFO	5	6 SF	6 SF
MIXED–USE BLDG. EAST	APPURTENANT	1	22 SF	32 SF
MIXED–USE BLDG. NORTH	APPURTENANT	4	32 SF	32 SF
FOOD CENTER, WEST	APPURTENANT	6	32 SF	32 SF
FOOD CENTER, SOUTH	APPURTENANT	7	16 SF	32 SF
FOOD CENTER, SOUTH	ON–SITE INFO	8	6 SF	6 SF
FOOD CENTER, EAST	APPURTENANT	9	32 SF	32 SF

NOTES:
a.) SIGNAGE PROGRAM FOR MULTIPLE OCCUPANCY BUILDING PER SEC. 26–84–030(e)(2)
b.) SIGN 'TYPE 10' NOT SUBJECT TO SIGN REGULATIONS PER DRC RECORD OF ACTION FROM 3/7/18

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	09/21/21
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
inft3
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

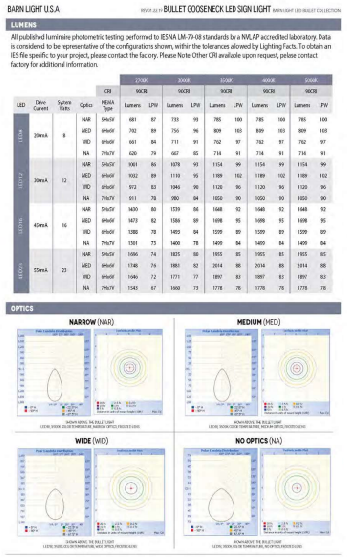
SIGN TYPE SCHEDULE & CODE REQUIREMENTS

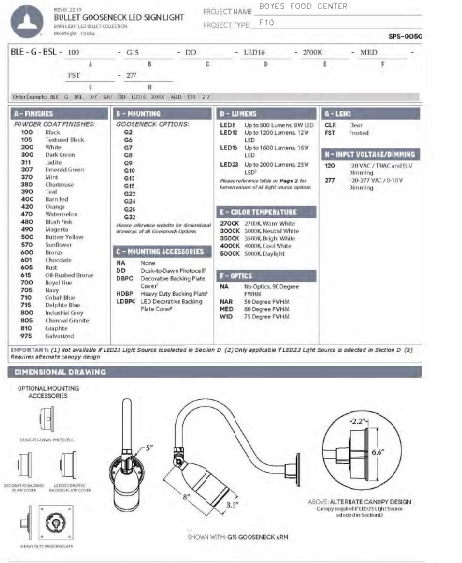
inft3#:	21–007–01
date:	03/04/2022
drawn:	
page#:	A9.02
scale:	1/2" = 1'–0"

1" DIM. @ LEFT = 1" : DRAWING TO SCALE

BARN LIGHT CO. : BULLET FIXTURE

BARN LIGHT CO. : FIRE CHIEF FIXTURE (ALTERNATE)

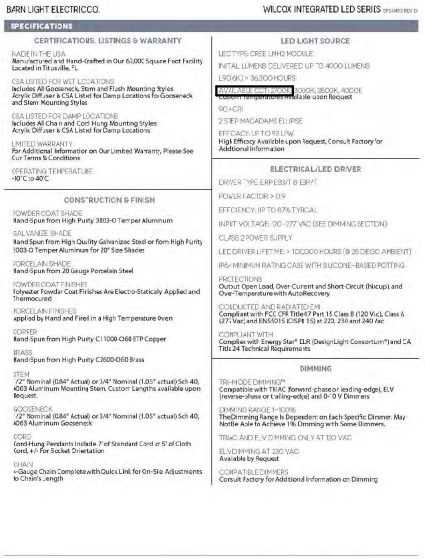


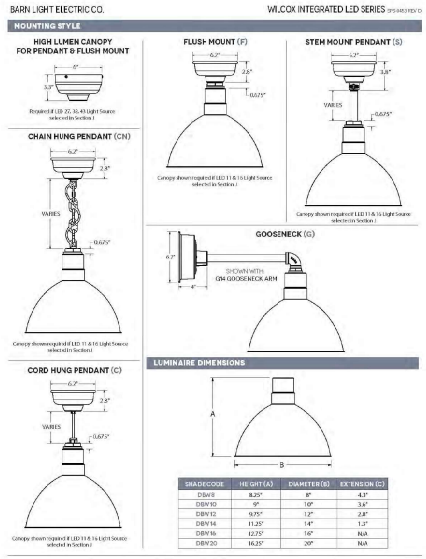


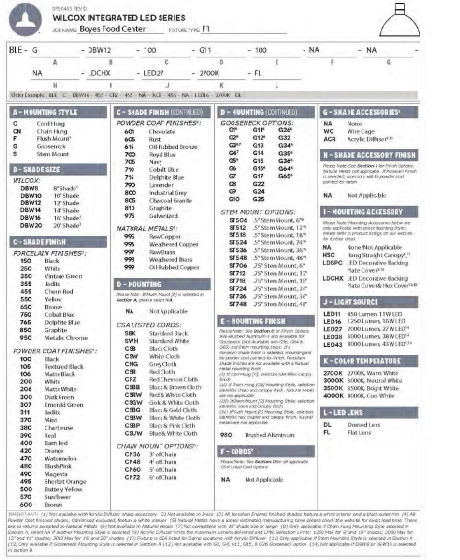
2 F10 – BARNLIGHT CO : BULLET/FIRE CHIEF

12" = 1'-0"

BARN LIGHT CO. : WILCOX FIXTURE







1 F1 – BARNLIGHT CO : WILCOX

12" = 1'-0"

infl3
sensible | modern architecture & design™
www.infl3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@infl3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal
530.448.0909

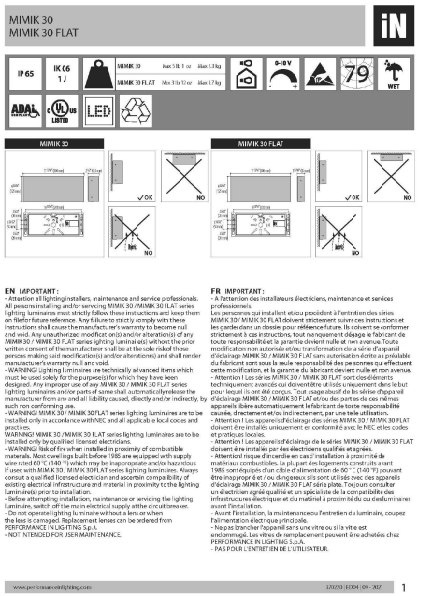
KS MATTSON PARTNERS:
BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

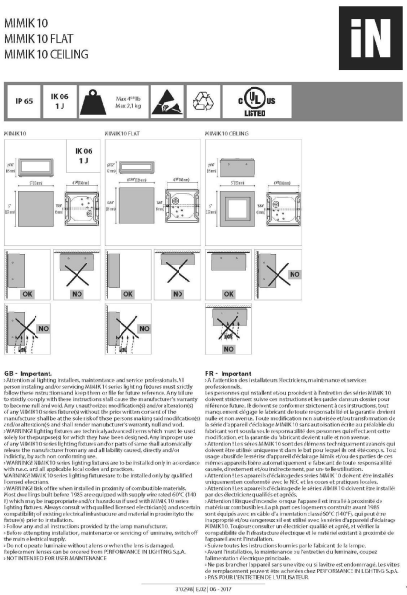
LIGHTING CUT SHEETS – COMMERCIAL FACADES

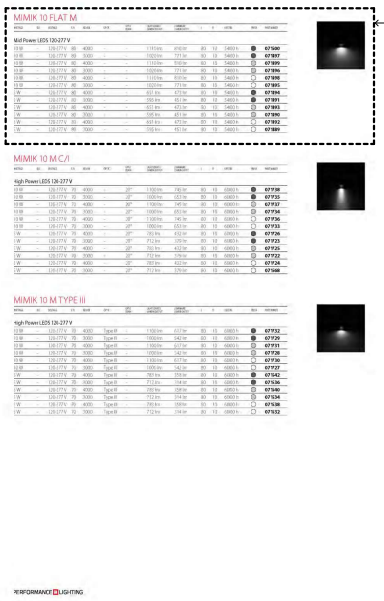
infl3 #:	21–007–01
date:	03/04/2022
drawn:	BJH
page#:	–
	A9.04
scale:	12" = 1'-0"

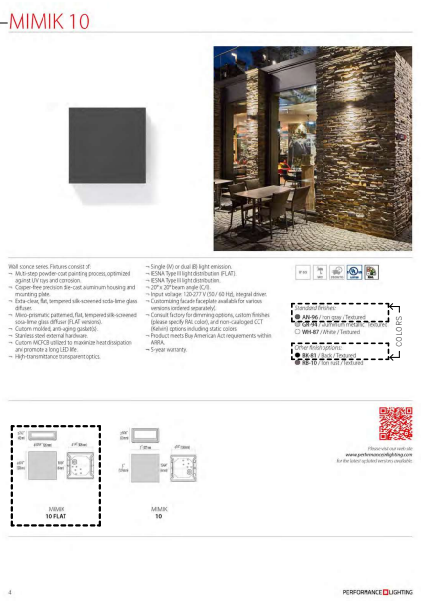
1" DIM. @ LEFT = 1" : DRAWING TO SCALE



2 F3 – PERFORMANCE IN LIGHTING : MIMIK 30 FLAT M
12" = 1'–0"







1 F2 – PERFORMANCE IN LIGHTING : MIMIK 10 FLAT M
12" = 1'–0"

inft3
sensible | modern architecture & design™
www.inft3.com

architect:
Bryan J. Hassemer, AIA
250 Lorraine Blvd.
San Leandro, CA 94577
bryan@inft3.com
530.448.0909

project:
Boyes Springs Food Center
Mixed–Use Redevelopment
18285 Sonoma Highway
Sonoma, CA 95476

client:
KS Mattson Partners LP
P.O. Box 5490
Vacaville, CA 95696
c/o Daniel Crowley
707.387.7967

contractor:
TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION

Bryan J. Hassemer, AIA
Principal
530.448.0909

KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

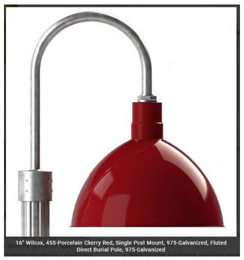
MIXED–USE REDEVELOPMENT

LIGHTING CUT SHEETS – RESIDENTIAL FACADES

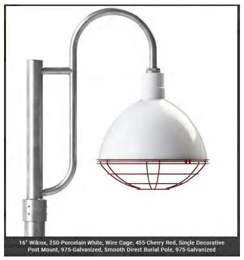
inft3 #:	21–007–01
date:	03/04/2022
drawn:	BJH
page #:	–
	A9.05
scale:	12" = 1'–0"

© 2022 inft3 – 2/1/2022 11:18:58 AM

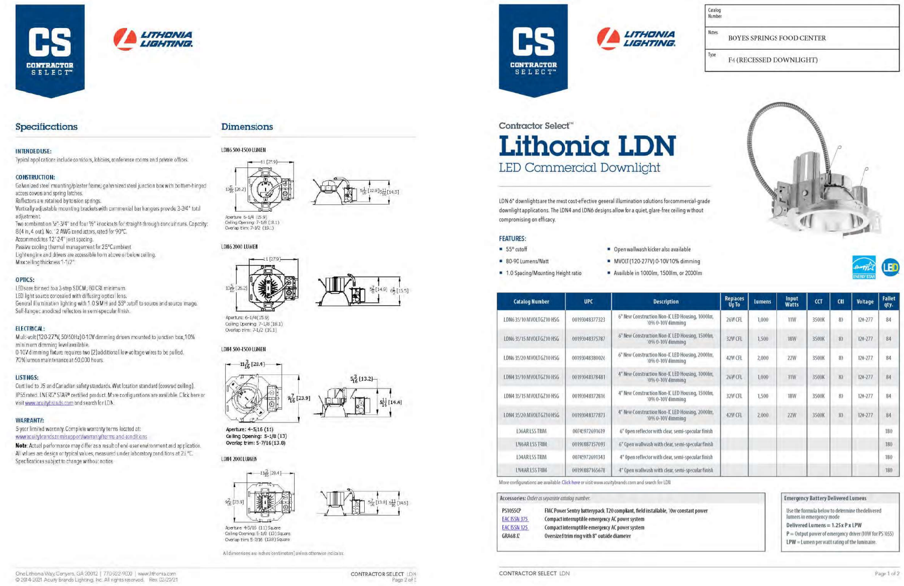
1" DIM. @ LEFT = 1" : DRAWING TO SCALE



F6 / SINGLE POST–MOUNT, TBD

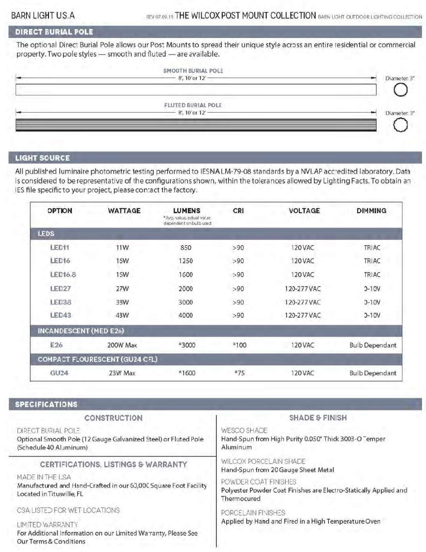


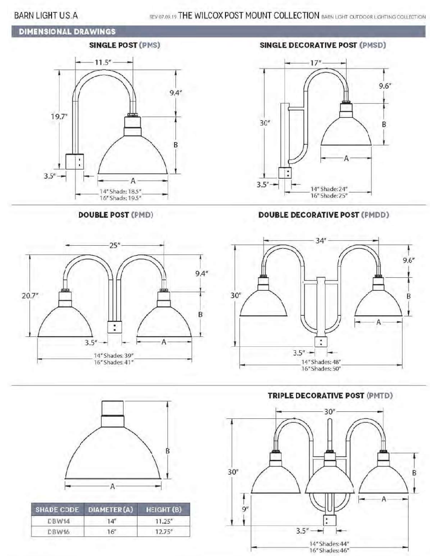
F6 / SINGLE, DECORATIVE POST–MOUNT, TBD

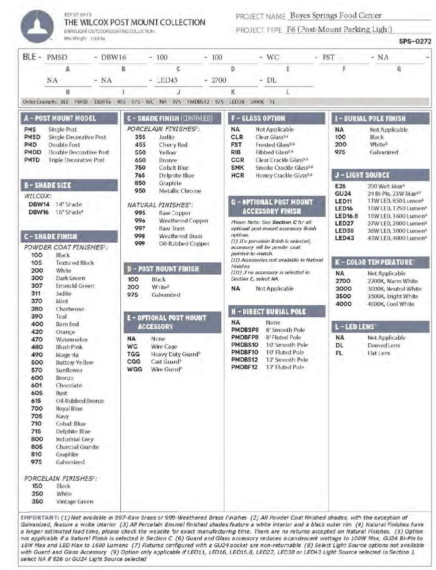


2 F4 – LITHONIA : LDN6, RECESSED DOWNLIGHT

12" = 1'–0"







1 F6 – BARNLIGHT CO : WILCOX, POLE–MOUNTED

12" = 1'–0"

inft3

sensible | modern
architecture & design™

www.inft3.com

architect:

Bryan J. Hassemer, AIA

250 Lorraine Blvd.
San Leandro, CA 94577

bryan@inft3.com
530.448.0909

project:

Boyes Springs Food Center
Mixed–Use Redevelopment

18285 Sonoma Highway
Sonoma, CA 95476

client:

KS Mattson Partners LP

P.O. Box 5490
Vacaville, CA 95696

c/o Daniel Crowley
707.387.7967

contractor:

TBD

revisions:

No.	Description	Date
	DRC DRAFT REVIEW	03/04/22

NOT FOR CONSTRUCTION * * *

Bryan J. Hassemer, AIA
bryan@inft3.com
530.448.0909

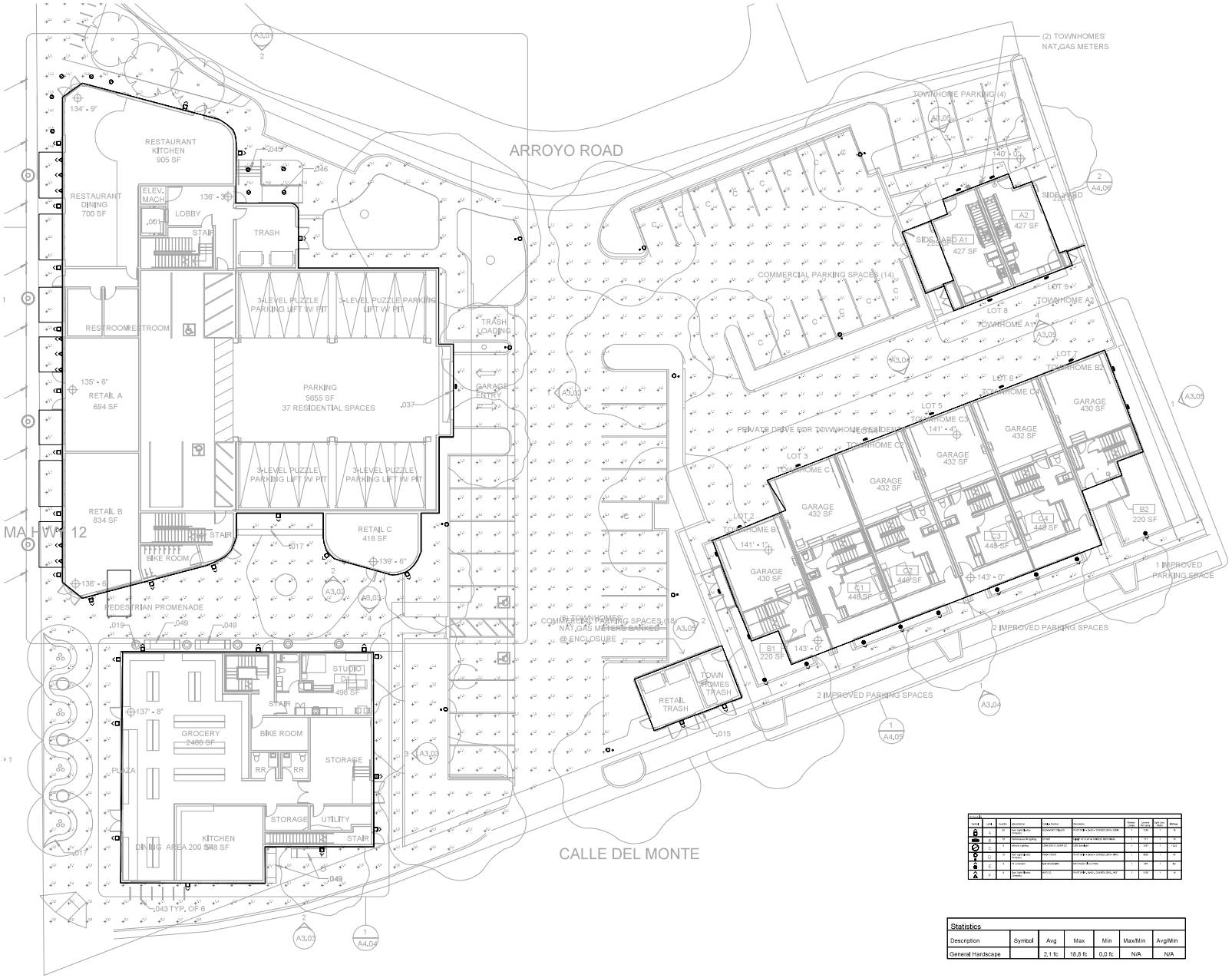
KS MATTSON PARTNERS: BOYES SPRINGS FOOD CENTER

MIXED–USE REDEVELOPMENT

LIGHTING CUT SHEETS – COMMERCIAL LIGHTING

inft3#:	21–007–01
date:	03/04/2022
drawn:	BJH
page#:	–
	A9.06
scale:	12" = 1'–0"

DIM. @ LEFT = 1" : DRAWING TO SCALE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
General Hardscape		2.1 fc	18.8 fc	0.0 fc	N/A	N/A

ELECTRICAL - SITE PHOTOMETRIC PLAN (FULL SITE)

SCALE:3/32"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

GMEP ENGINEERS
26439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095

PROJECT:

BOYES SPRINGS MIXED USE TOWN HOMES
18285 SONOMA HIGHWAY
SONOMA, CALIFORNIA 95476

SHEET TITLE

ELECTRICAL
SITE PHOTOMETRIC PLAN

PROGESS SET
NOT FOR BID OR PLAN CHECK

DRAWN GMEP
CHECKED GMEP
DATE 09/09/2021
SCALE AS NOTED
JOB NO. 21-353
SHEET

E-3.0