# BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

# 18285 SONOMA HIGHWAY SONOMA, CA 95476

## **ABBREVIATIONS**

 FIRE DEPARTMENT CONTRACTOR INSTALL FOUNDATION WNER INSTALL FIRE EXTINQUISHER FIRE EXTINQUISHER CABINE CONTRACTOR INSTAL FINISH FLOOR FINISH GRADE FIBERGLASS FIRE HYDRANT FLAT HEAD MACHINE SCREV ANCHOR BOLT ASPHALT CONCRETE - ACCESSIBLE - ASPHALT CONCRETE PAVIN ACOUSTICAL CEILING TILE - FLOOR JOIST - FACE NAIL ADJUSTABLE - FENCE ABOVE FINISHED FLOOR FACE OF BUILDIN - AGGREGATE FACE OF CONCRETE

ALTERNATE APPROXIMATE - ARCHITECT

- CERAMIC TILE - CAST IRON - CONSTRUCTION JOINT

- CEILING JOIST CAULKING - CLOSET - CLEAR CLRSTY - CLERESTORY - CLOSURE CONCRETE MASONRY UN COLUMN - COMBINATION COMPOSITION - CONCRETE - CONNECTION CONSTRUCTION - CONTINUOUS - CORRIDOR

- CENTER - COLD WATER - DRAIN - DOUBLE - DOUBLE CHECK VALVE - DEMOLISH - DEPARTMEN DOUGLAS FIR - DIAMETER DIAGONAL - DIMENSION

- DOOR OPENING DRINKING FOUNTAIL DOWN SPOUT - DRAIN TILE - DETAIL - DETECTABLE WARNING STRIF - FXPANSION BOI

 EXHAUST FAN EXPANSION JOINT ELECTRICAL - ELEVATION - EDGE NAIL - ENCLOSURE - EQUIVALENT - EACH SIDE - EMERGENCY VEHICLE

- EXPOSURE - EXTERIOR - EXTENSION - FIRE ALARM

- FACE BRICK FIBERBOARD FURNISHED BY OTHER - FIBER CEMENT PANEL FLOOR DRAIN

- PROPERTY POUNDS PER SQUARE INCH PAPER TOWEL DISPENSER PRESSURE TREATED PAPER TOWER RECEPTACL POLYVINYL-CHLORIDE

REFERENCE

REFRIGERATOR

ROUND HEAD METAL SCREW

SOUND ATTENUATING BATTS

REINFORCING

ROCK WOOL

RAIN WATER LEADER

SEE ARCHITECTURAL

RESILIENT

PRESSED METAL FRAME

**SYMBOLS** 

**GRID LINE INDICATION** 

ROOM IDENTIFICATION

→ FURNITURE / EQUIPMENT CODE

FURNITURE / EQUIPMENT IDENTIFICATION

KEYNOTE & DRAWING NOTE IDENTIFICATION

DRAWING NOTE - SEE SCHEDULE ON SHEETS

REFERENCE KEYNOTE - SEE SCHEDULE

ON SHEETS & SPECIFICATIONS

**ELEVATION VIEW NUMBER** 

**ELEVATION SHEET** 

SECTION SHEET

DETAIL NUMBER

DETAIL SHEET

DOOR NUMBER

— BY ROOM NUMBER - REFER

PARTITION TYPE INDICATOR

REFER TO PARTITION LEGEND

(CONTROL or DATUM POINT)

STANDARD DIMENSION - FACE OF

OR PARTITIONS, U.N.O.

STUD WHERE APPLIED TO WALLS

GYP., OR DIMENSIONAL FINISH WHERE

APPLIED TO WALLS OR PARTITIONS, U.N.O.

FINISH INDICATOR

<u>DIMENSIONS</u>

0' - 6" FINISH TO FINISH DIMENSION - FACE OF

FINISH CODE

PERCENT

PLUS OR MINUS

GREATER THAN

LESS THAN

→ DIAMETER

→ DEGREE

FACE OF

**CENTER OF** 

ROOM NUMBER

FACE OF STUD FIRE RETARDANT GARBAGE DISPOSA - GLUE LAMINATED BEA

- GALVANIZED GRAB BAR GROUND - GRADE GALVANIZED SHEET METAL GYPSUM BOARD - HORIZONTAL - HIGH POINT

- HOUR

- HEATING

- HOLLOW STRUCTURAL STEEL

- HEATING, VENTILATION & AIR

HVAC

- HOT WATER INSIDE DIAMETER INSULATION - INTERIOR JOIST HANGER - JOINT - KITCHEN

LAG BOLT - LIVE LOAD - LOW POINT LAMINATED STRAND LUMBER - LIGHTING - LOUVER - MATERIAL MACHINE BOLT MEDICINE CABINE - MECHANICAL - MEDIUM - MANUFACTURE

- MASONRY OPENING - MOISTURE RESISTAN - METAL - NORTH - NATURAL - NOT IN CONTRACT - NOMINAL - NOT TO SCALE - OVER OVERALL - OBSCURE - ON CENTER - OUTSIDE DIAMETER OVERFLOW DRAIN

OUTSIDE FACE OF STUD

- POUNDS PER CUBIC FOOT

PANEL EDGE NAIL

- PLASTIC LAMINATE

- POUNDS PER LINEAR FOOT

- PLASTER

- PLANTER

- PLYWOOD

PLWD

- PERFORATED

OPPOSITE OVERFLOW

- OVAL HEAD WOOD SCREW

MINIMUM

VERIFY IN FIFI D VINYL TILE VENT TO ROOF WATER CLOSET WASH FOUNTAIN · WATER HEATER WATER PROOF WATER RESISTANT

WATER RESISTIVE BARRIER

WATER RESISTIVE BARRIER

- SOLID BLOCKING SOLID CORE STORM DRAIN SOAP DISPENSER SEE ELECTRICAL DRAWINGS · SQUARE FOOT (FEET) SHEET SHEET FLOW SHEATHING SIMILAR SINGLE · SHEET METAL SCREW SLAB ON GRADE SOUNDPROOF SPECIFICATION SQUARE SANITARY SEWER

SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE STRUCTURAL DRAWINGS

STORAGE STRUCTURAL - SUSPENDED TOP AND BOTTOM

SUSP **TONGUE & GROOVE** TOOL JOINT TACKBOARD TOE NAIL - TOP OF CURE TOP OF PLATE TOP OF PAVEMENT

TOP OF STEEL TOP OF SLAB ON GRADE TUBE STEEL

TYPICAL UNFINISHED · UNLESS OTHERWISE NOTED

VERTICAL GRAIN VINYL WALL COVERING

→ ANGLE CENTERLINE PROPERTY LINE → FLOOR LINE

## SUMMARY OF WORK

1. THE DESIGN REPRESENTED IN THESE DRAWINGS IS BASED ON THE DEVELOPMENT PLAN APPROVED BY THE COUNTY OF SONOMA (#PLP18-0013).

2. ALL PORTIONS OF THIS PROJECT ARE PRIVATELY FUNDED.

3. THE PORTION OF THE PROJECT DESCRIBED BY THESE DRAWINGS INCLUDES: SELECTIVE DEMOLITION OF EXISTING 1-STORY COTTAGES AND SHEDS

<u>ARCHITECT</u>

TLCD ARCHITECTURE

PHONE: 707.525.5600

520 THIRD STREET, #250

SANTA ROSA, CA 95401

CONTACT: DANIEL BACKMAN

SUMMIT ENGINEERING, INC.

462 AVIATION BLVD, STE 200

SANTA ROSA CA 95403

PHONE: 707.527.0775

CONTACT: ZAK ZAKALIK

<u>ELECTRICAL ENGINEER</u>

 NEW CONSTRUCTION OF TWO 3-STORY TOWNHOUSE BUILDINGS ASSOCIATED SITE IMPROVEMENTS AND SURFACE PARKING

#### **PROJECT TEAM**

PO BOX 5490 VACAVILLE, CA 95696 PHONE: 510.543.6295

**CIVIL ENGINEER** ADOBE ASSOCIATES INC. 1220 N. DUTTON AVE, SANTA ROSA, CA 95401

CONTACT: TIM SLOAT

PHONE: 707.541.2300 CONTACT: CASEY MCDONALD **LANSCAPE ARCHITECT** QUADRIGA

#### SANTA ROSA, CA 95404 PHONE: 707.548.3561 CONTACT: CHRISTINE TALBOT

## ARCHITECTURAL SHEET INDEX

A-101 SITE PLAN A-121 GROUND FLOOR PLAN A-122 SECOND FLOOR PLAN A-123 THIRD FLOOR PLAN A-161 ROOF PLAN A-201 **EXTERIOR ELEVATIONS** A-202 **EXTERIOR ELEVATIONS** A-203 EXTERIOR ELEVATIONS A-204 **EXTERIOR ELEVATIONS** A-205 EXTERIOR ELEVATIONS BUILDING SECTIONS A-302 BUILDING SECTIONS A-401 ENLARGED BUILDING PLANS A-402 ENLARGED BUILDING PLANS A-403 **ENLARGED BUILDING PLANS** A-404 **ENLARGED BUILDING PLANS** A-405 **ENLARGED BUILDING PLANS** A-406 **ENLARGED BUILDING PLANS** A-801 A-802 3D VIEWS A-803 3D VIEWS A-804 3D VIEWS A-805 3D VIEWS A-901 PRELIMINARY LIGHTING PLAN A-902 PHOTOMETRIC LIGHTING PLAN A-903 SIGNAGE PLAN A-904 SIGNAGE TYPES

#### **ZONING CODE ANALYSIS**

056-415-017 PCD (PLANNING COMMUNITY DISTRICT) ZONING: 54.900 SF 1.26 ACRES

> MIXED-USE BUILDING FOOD CENTER **TOWNHOMES A** TOWNHOMES B&C

TOTAL PROJECT GFA: 35' MAX. ABOVE AVERAGE GRADE 35' MAX. ABOVE AVERAGE GRADE

PROPOSED HEIGHT: PROPOSED STORIES: GROSS FLOOR AREA: SPRINKLERED: TOTAL # UNITS: UNIT MIX 1 BR: 2 BR:

**USABLE OPEN SPACE** REQUIRED RATIO: TOTAL REQUIRED: TOTAL PROVIDED:

ALLOWABLE HEIGHT: PROPOSED HEIGHT: ALLOWABLE STORIES: PROPOSED STORIES: GROSS FLOOR AREA: CONSTRUCTION TYPE: SPRINKLERED: TOTAL # UNITS: UNIT MIX

STUDIO: **USABLE OPEN SPACE** REQUIRED RATIO: TOTAL REQUIRED: TOTAL PROVIDED:

**TOWNHOMES** ALLOWABLE HEIGHT: PROPOSED HEIGHT: A UNITS: B & C UNITS: ALLOWABLE STORIES: PROPOSED STORIES: GROSS FLOOR AREA: CONSTRUCTION TYPE: SPRINKLERED: TOTAL # UNITS: UNIT MIX 2 BR: 3 BR: 4 BR: **USABLE OPEN SPACE** 

TOTAL REQUIRED: OPEN SPACE PROVIDED 3 BR: 4 BR: TOTAL:

2,210 SF REQUIRED

3BR (2 TOTAL) 4BR (4 TOTAL) <u>APARTMENTS</u> STUDIOS/1BR <500 SF (20) 1BR >500 SF (3) COMMERCIAL RETAIL (1:200 SF) RESTAURANT DINING (1:60 SF) RESTAURANT SUPPORT AREA

**TOTAL AUTO PARKING** 

PROJECT SUMMARY

ALLOWABLE HEIGHT: YES, PER NFPA 13

80 SF PER UNIT 3,885 SF (SHARED PATIO AREAS)

8,131 SF

80 SF PER UNIT 3,885 SF (SHARED PATIO AREAS AT MUB)

35' MAX. ABOVE GRADE 25' - 0" MAX. ABOVE GRADE 33' - 4" MAX. ABOVE GRADE 14,326 SF YES, PER NFPA 13D REQUIRED RATIO:

225 SF EACH (ENCLOSED SIDE YARD) 100 SF EACH (ROOFTOP PATIO) 390 SF EACH (ROOFTOP PATIO)

**PARKING REQUIREMENTS:** PROVIDED <u>TOWNHOMES</u> 2BR (2 TOTAL)

## MIXED-USE BLDG GFA

**APARTMENTS UNIT 202 UNIT 203** 1197 SF **UNIT 208** 715 SF 715 SF UNIT 210 1075 SF 1373 SF **UNIT 302** 492 SF **UNIT 303 UNIT 304 UNIT 305 UNIT 307** 362 SF **UNIT 308** 362 SF 362 SF **UNIT 310** 363 SF 14026 SF APARTMENTS COMMON AREA COMMON AREA 3402 SF 5655 SF 9058 SF COMMERCIAL RETAIL COMMON AREA RETAIL A RETAIL B 2345 SF RESTAURANT DINING AREA 700 SF RESTAURANT SUPPORT AREA KITCHEN & BOH 905 SF MIXED-USE BUILDING TOTAL 27034 SF

## **FOOD CENTER GFA**

NAME	BEDS	ARE
APARTMENTS		
UNIT D1	STUDIO	498 9
UNIT D2	STUDIO	478 9
UNIT D3	STUDIO	474 9
UNIT D4	STUDIO	488 9
UNIT D5	STUDIO	499 9
UNIT D6	STUDIO	474 9
UNIT D7	STUDIO	474 \$
UNIT D8	STUDIO	478 9
		3865
APARTMENTS COMMON AREA		
COMMON AREA	-	1052
		1052
COMMERCIAL RETAIL		
GROCERY	-	2466
		2466
RESTAURANT DINING AREA		
DINING	-	200 8
		200 9
RESTAURANT SUPPORT AREA		
KITCHEN	-	548 9
		548 9
FOOD CENTER TOTAL		8131

#### MIXED-USE TOTALS

MINED-03E TOTAL		
USE	ARE	
COMMERCIAL AREA	7165 SF	
RESIDENTIAL AREA	28000 SF	
MIXED-USE TOTAL AREA	35165 SF	
RESIDENTIAL AREA:	79.6%	
COMMERCIAL AREA:	20.4%	

### TOWALLONATO OF A

**VICINITY MAP** 

<b>TOWNHOMES GFA</b>		
NAME	AREA	
TOWNHOME A1 - 2BR		
GROUND FLOOR	427 SF	
SECOND FLOOR	450 SF	
T01111110115 10 000	878 SF	
TOWNHOME A2 - 2BR GROUND FLOOR	427 SF	
SECOND FLOOR	450 SF	
OLOGNO I LOGIC	878 SF	
TOWNHOME B1 - 3BR	0.00.	
GROUND FLOOR	220 SF	
SECOND FLOOR	721 SF	
THIRD FLOOR	602 SF	
	1543 SF	
TOWNHOME B2 - 3BR		
GROUND FLOOR	220 SF	
SECOND FLOOR	721 SF	
THIRD FLOOR	602 SF	
	1543 SF	
TOWNHOME C1 - 4BR		
GROUND FLOOR	448 SF	
SECOND FLOOR	880 SF	
THIRD FLOOR	396 SF	
TOWN !! IOM F OO . 4DD	1725 SF	
TOWNHOME C2 - 4BR	440.05	
GROUND FLOOR	448 SF	
SECOND FLOOR THIRD FLOOR	880 SF	
INIKU FLOOR	396 SF 1725 SF	
TOWNHOME C3 - 4BR	1725 55	
GROUND FLOOR	448 SF	
SECOND FLOOR	880 SF	
THIRD FLOOR	396 SF	
	1725 SF	
TOWNHOME C4 - 4BR		
GROUND FLOOR	448 SF	
SECOND FLOOR	880 SF	
THIRD FLOOR	396 SF	
	1725 SF	
TOWNOMES TOTAL	11740 SF	
TOWNHOME GARAGE		
GARAGE B1	430 SF	
GARAGE B2	430 SF	

#### TOWALLOMES TOTALS

432 SF

432 SF

432 SF

432 SF

2586 SF

GARAGE C1

GARAGE C2

GARAGE C3

GARAGE C4

**GARAGES TOTAL** 

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

o: 707.525.5600

TLCDARCHITECTURE

520 Third St. #250 Santa Rosa, CA 95401 f: 707.525.5616 tlcd.com

SCHEMATIC DESIGN

**BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT** 

**18285 SONOMA HIGHWAY** 

SONOMA, CA 95476

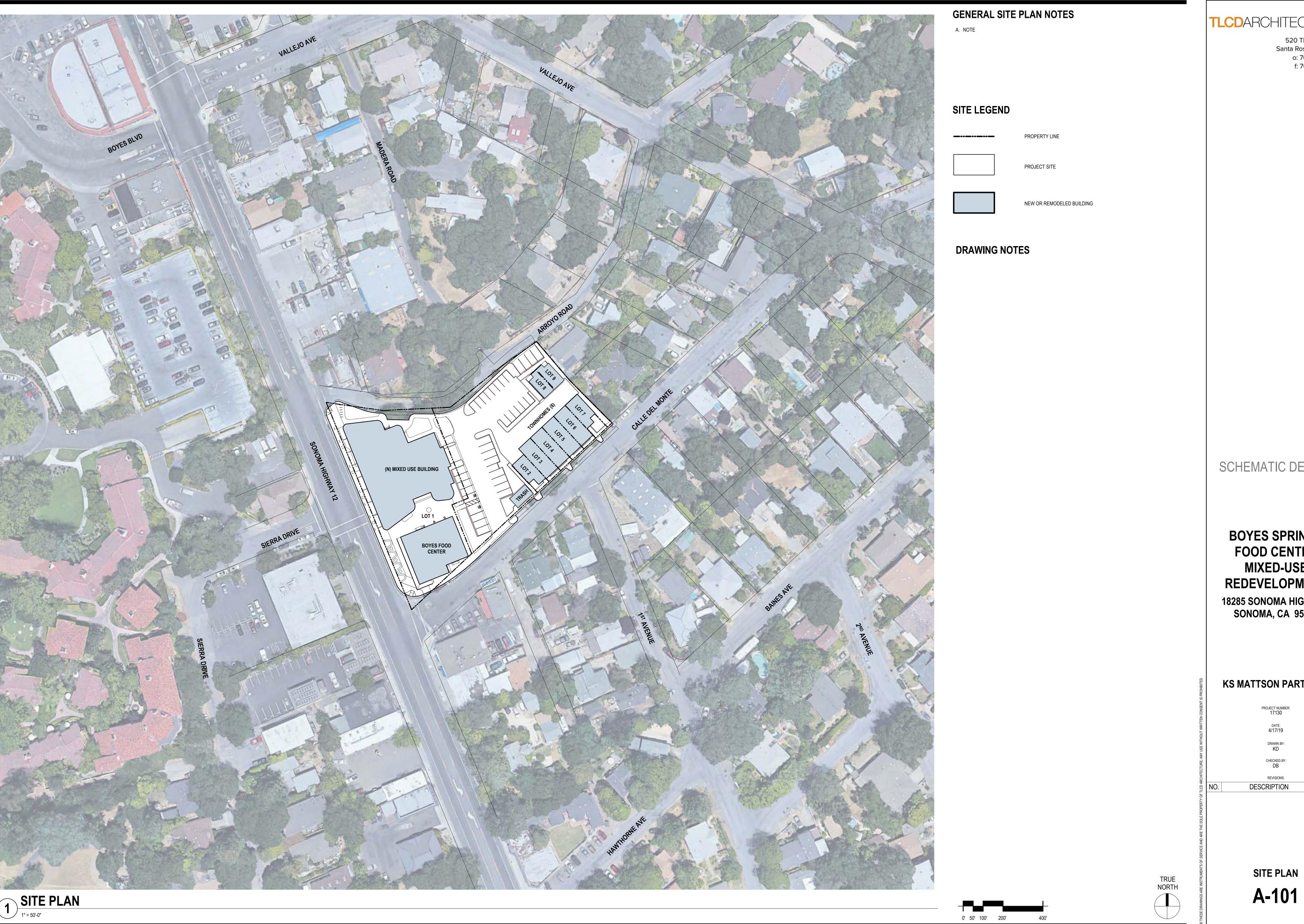
**KS MATTSON PARTNERS** 

17130 4/17/19 DRAWN BY: DB CHECKED BY: DB REVISIONS:

DESCRIPTION

DATE

TITLE SHEET



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**18285 SONOMA HIGHWAY** SONOMA, CA 95476

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CHECKED BY: REVISIONS: DATE

DESCRIPTION

SECOND FLOOR PLAN



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SCHEMATIC DESIGN

BOYES SPRINGS
FOOD CENTER
MIXED-USE
REDEVELOPMENT
18285 SONOMA HIGHWAY

SONOMA, CA 95476

**KS MATTSON PARTNERS** 

PROJECT NUMBER:
17130

DATE:
4/17/19

DRAWN BY:
KD

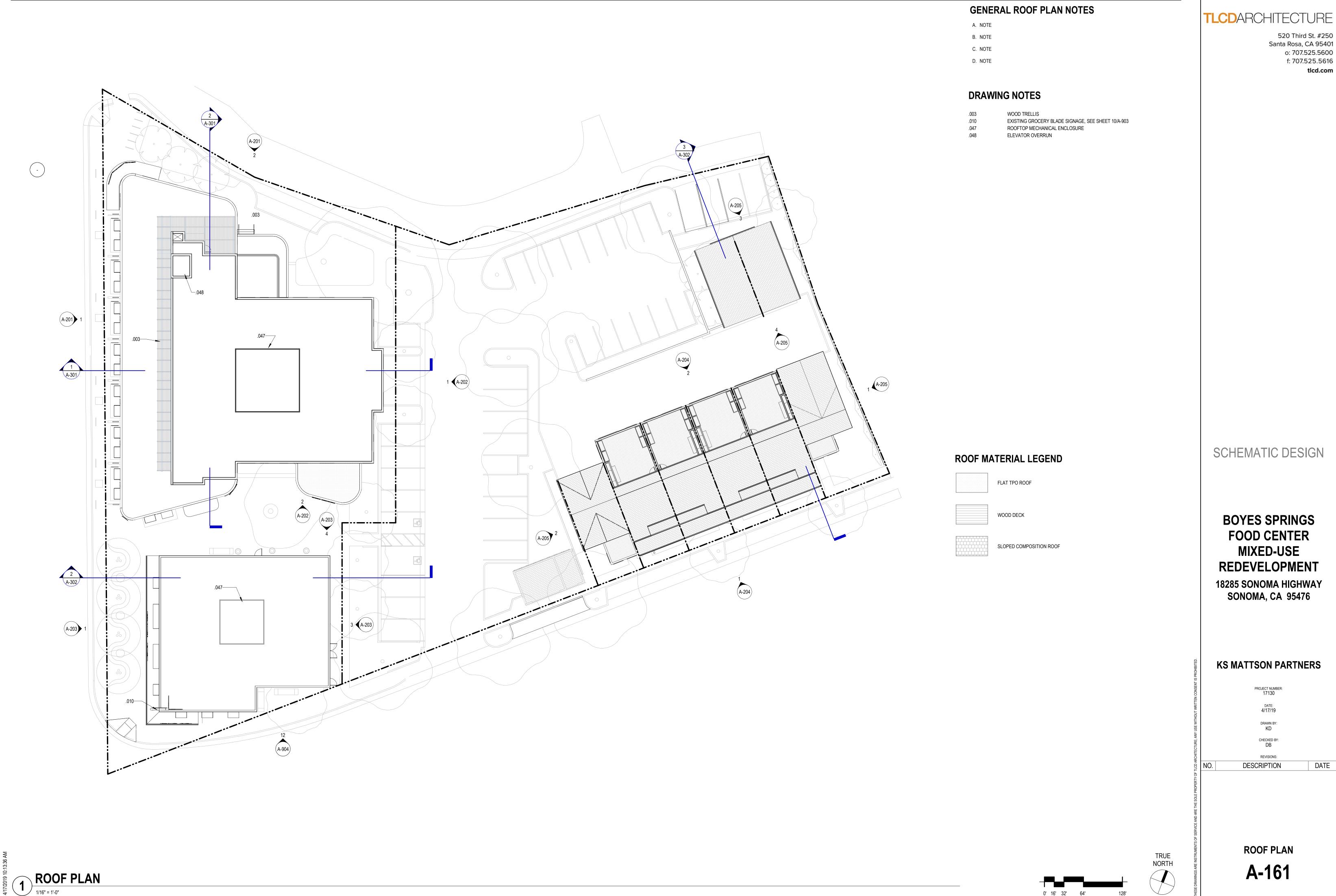
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REVISIONS:

DESCRIPTION

DATE

THIRD FLOOR PLAN



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SCHEMATIC DESIGN

**BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT** 

**18285 SONOMA HIGHWAY** SONOMA, CA 95476

**KS MATTSON PARTNERS** 

DRAWN BY: CHECKED BY: REVISIONS:

DATE

DESCRIPTION

**ROOF PLAN** 



RESIDENTIAL SIGNAGE, SEE SHEET 4/A-903 RETAIL STOREFRONT SIGNAGE, SEE SHEET 1/A-903 PAINTED STEEL CANOPY OVER APARTMENT ENTRANCE PUBLIC ART MURAL CEMENT PLASTER AWNING ROOFTOP EQUIPMENT SCREEN CANVAS AWNING ON PAINTED STEEL FRAME COATED ALUMINUM STOREFRONT FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS ALUMINUM STOREFRONT PAINTED METAL RAILING ROOFTOP MECHANICAL ENCLOSURE **ELEVATOR OVERRUN** CLOCK WALL-MOUNT GOOSENECK LIGHTING WALL-MOUNT SIGN LIGHTING

RETAIL BLADE SIGNAGE, SEE SHEET 2/A-903

## MIXED-USE BUILDING - WEST ELEVATION



MIXED-USE BUILDING - NORTH ELEVATION

1/8" = 1'-0"

## **EXTERIOR FINISH LEGEND**



.004

CEMENT PLASTER COLOR: BONE WHITE



HARDIE PANEL - VERTICAL SIDING PATTERN: BOARD & BATTEN COLOR: COUNTRYLANE RED



HARDIE PANEL - VERTICAL SIDING PATTERN: SHEET PANELING COLOR: RICH EXPRESSO



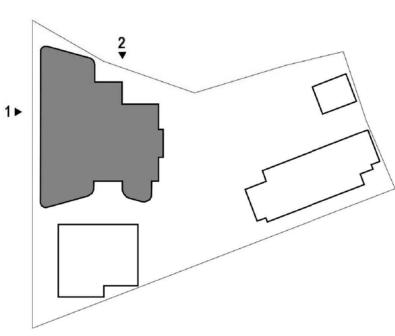
CANVAS AWNING COLOR: SUNBRELLA HAVELOCK BRICK



**CANVAS AWNING** COLOR: TRESCO BRICK

PAINTED METAL TRIM, FRAMES, ETC. COLOR: GRAY

## **KEY PLAN**



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.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

WALL-MOUNT GOOSENECK LIGHTING

WALL-MOUNT SIGN LIGHTING

MIXED-USE BUILDING - EAST ELEVATION

1/8" = 1'-0"



MIXED-USE BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

#### **EXTERIOR FINISH LEGEND**

CEMENT PLASTER
COLOR: BONE WHITE



HARDIE PANEL - VERTICAL SIDING PATTERN: BOARD & BATTEN COLOR: COUNTRYLANE RED



HARDIE PANEL - VERTICAL SIDING PATTERN: SHEET PANELING COLOR: RICH EXPRESSO



CANVAS AWNING COLOR: SUNBRELLA HAVELOCK BRICK

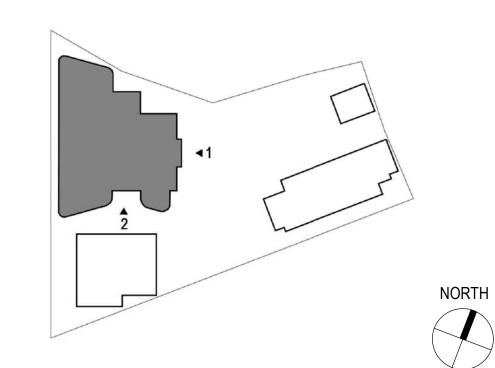


CANVAS AWNING COLOR: TRESCO BRICK



PAINTED METAL TRIM, FRAMES, ETC. COLOR: GRAY

## **KEY PLAN**

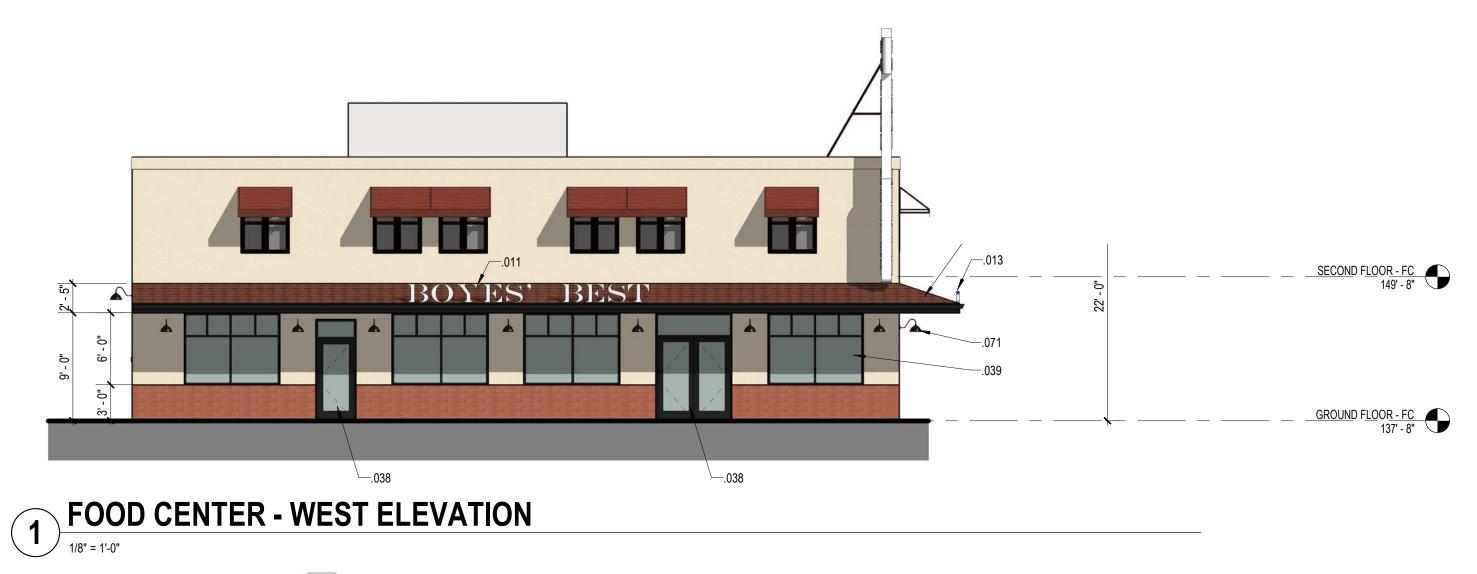


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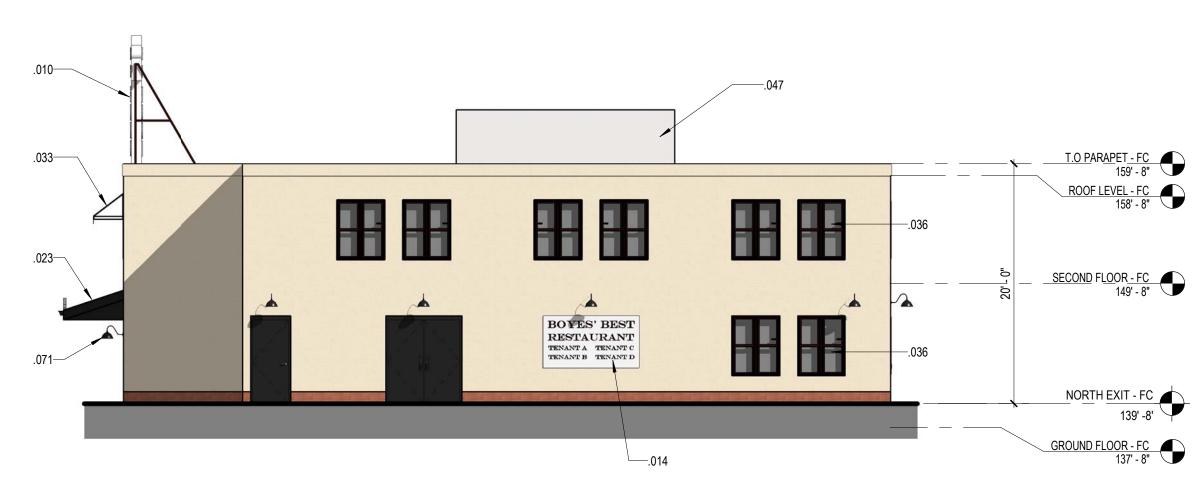
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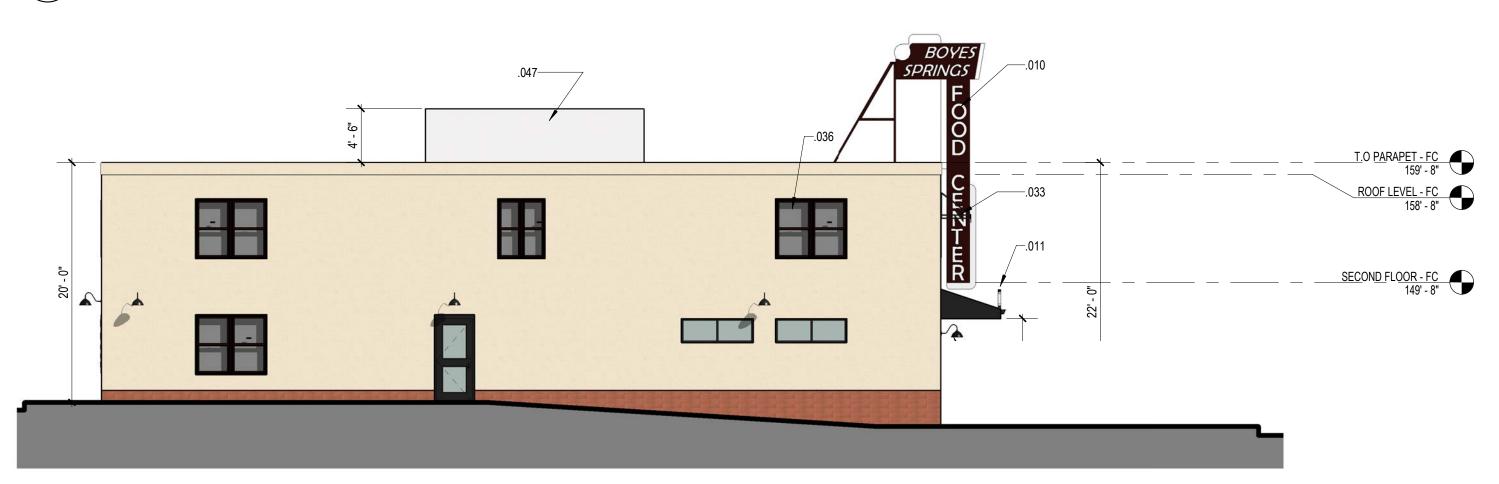




# FOOD CENTER - SOUTH ELEVATION 1/8" = 1'-0"



# FOOD CENTER - EAST ELEVATION 1/8" = 1'-0"



**FOOD CEI**1/8" = 1'-0"

**EXTERIOR FINISH LEGEND** 

PUBLIC ART MURAL

ALUMINUM STOREFRONT

SMALL GROCERY SIGNAGE, SEE SHEET 7/A-9-03

FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS

TENANT ROLL SIGNAGE, SEE SHEET 9/A-903 CANOPY OVER GROCERY STORE ENTRANCE CANVAS AWNING ON PAINTED STEEL FRAME

ALUMINUM STOREFRONT ENTRANCE DOORS

ROOFTOP MECHANICAL ENCLOSURE WALL-MOUNT GOOSENECK LIGHTING

CEMENT PLASTER
COLOR: BONE WHITE



PORCELAIN TILE COLOR: TERRACOTTA



SPANISH TILE COLOR: TERRACOTTA

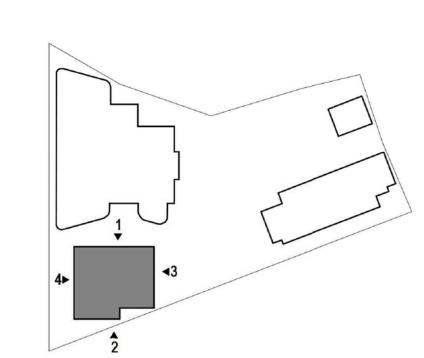


PAINTED METAL TRIM, FRAMES, ETC. COLOR: GRAY



PAINTED METAL TRIM, FRAMES, ETC. COLOR: RED

## **KEY PLAN**



E PROPERTY OF TLCD ARCHITECTURE; ANY USE WITHOUT WRITTEN CONS.

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#### **DRAWING NOTES**

CMU TRASH ENCLOSURE WITH PAINTED METAL GATES AND ROOF FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS

SECTIONAL GARAGE DOOR

PAINTED WOOD RAILING

GREEN SCREEN VINE TRELLIS 8' HIGH CMU PRIVACY WALL

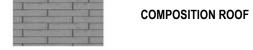
TOWNHOMES - B & C UNITS - SOUTH ELEVATION





**EXTERIOR FINISH LEGEND** 

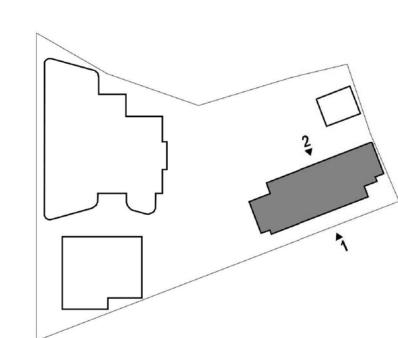








## **KEY PLAN**



**TOWNHOMES - B & C UNITS - NORTH ELEVATION**1/8" = 1'-0"

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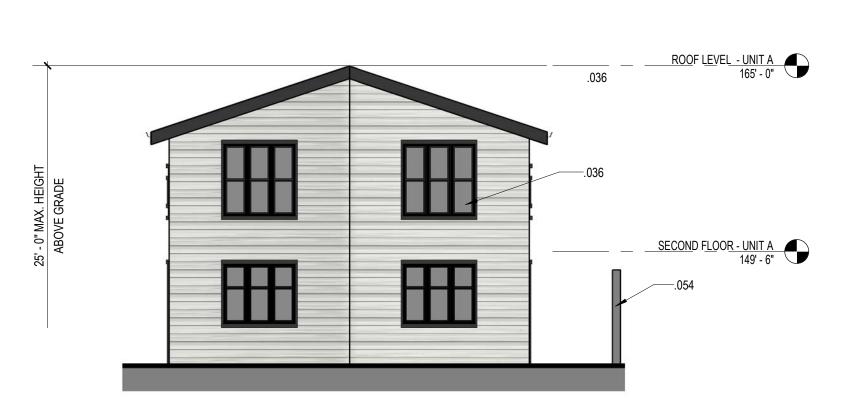
TOWNHOMES - EAST ELEVATION

1/8" = 1'-0"



**TOWNHOMES - WEST ELEVATION**1/8" = 1'-0"





TOWNHOMES - A L

## **DRAWING NOTES**

FIBERGLASS WINDOWS, TYP. FOR RESIDENTIAL UNITS 8' HIGH CMU PRIVACY WALL

**EXTERIOR FINISH LEGEND** 

HARDIE PANEL - VERTICAL SIDING COLOR: COUNTRYLANE RED

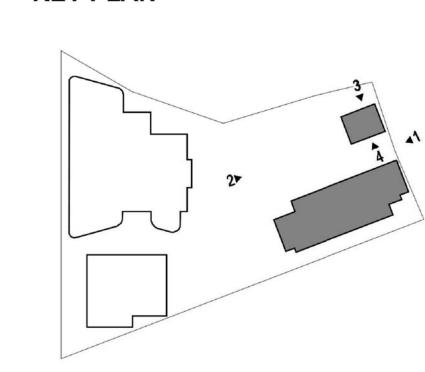
HARDIE PLANK - LAP SIDING COLOR: PEARL GRAY

COMPOSITION ROOF

**PAINTED METAL TRIM, FRAMES, ETC.** COLOR: GRAY

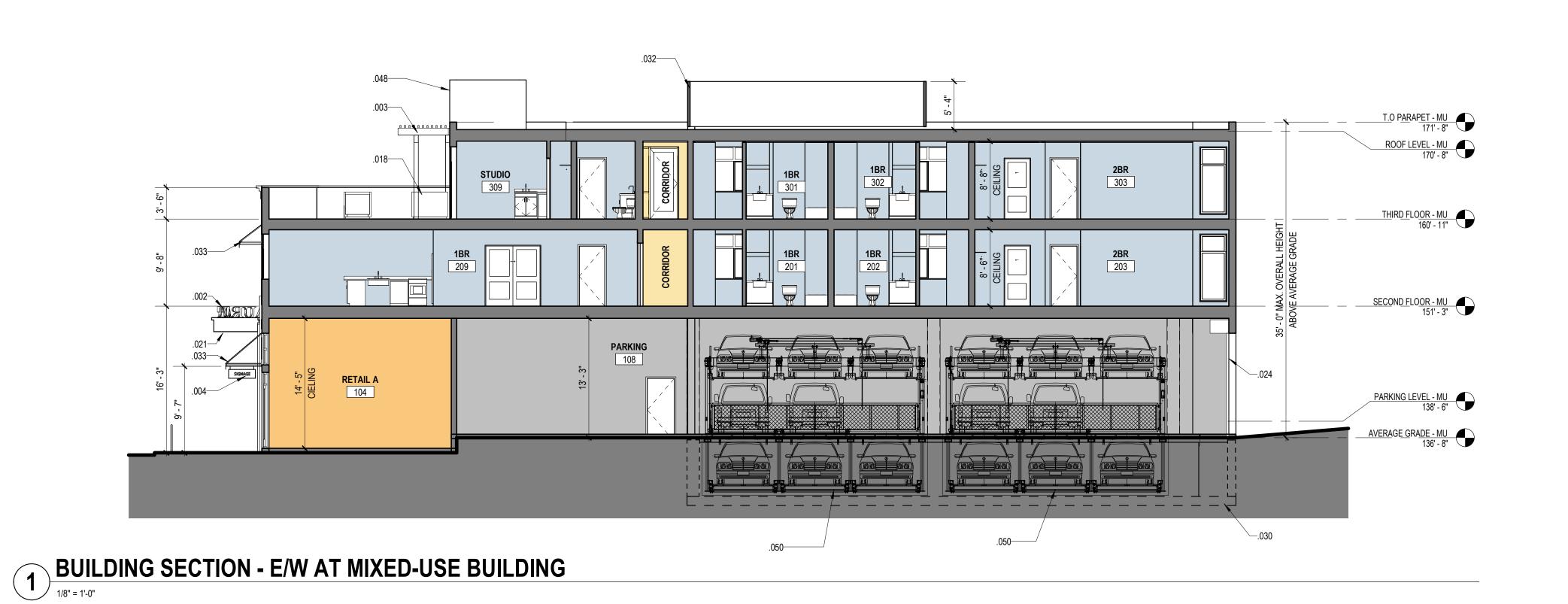
CONCRETE MASONRY UNIT (CMU)
COLOR: TO MATCH COUNTRYLANE RED

**KEY PLAN** 



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182



ROOF LEVEL - MU 170' - 8" THIRD FLOOR - MU 160' - 11" SECOND FLOOR - MU 151' - 3" PARKING LEVEL - MU 138' - 6" AVERAGE GRADE - MU 136' - 8" RESTAURANT LEVEL - MU 134' - 9" <sup>\</sup>—.030

**BUILDING SECTION - N/W AT MIXED-USE BUILDING**1/8" = 1'-0"

#### **GENERAL SHEET NOTES**

A. NOTE

B. NOTE

#### **DRAWING NOTES**

RESTAURANT SIGNAGE, SEE SHEET 3/A-903 WOOD TRELLIS RETAIL BLADE SIGNAGE, SEE SHEET 2/A-903 RAISED PLANTER BOX CEMENT PLASTER AWNING OVERHEAD ROLLING GARAGE DOOR PARKING STACKER PIT BEYOND

ROOFTOP EQUIPMENT SCREEN CANVAS AWNING ON PAINTED STEEL FRAME **ELEVATOR OVERRUN** THREE LEVEL PUZZLE PARKING LIFT W/ PIT

#### **LEGEND**

PROPERTY LINE RESTAURANT / DINING AREA KITCHEN / RESTAURANT BACK OF HOUSE PARKING RESIDENTIAL PATIO / USABLE OPEN SPACE PLANTED AREA

COMMON AREA

SCHEMATIC DESIGN

TLCDARCHITECTURE

520 Third St. #250

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tlcd.com

Santa Rosa, CA 95401

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**18285 SONOMA HIGHWAY** SONOMA, CA 95476

### **KS MATTSON PARTNERS**

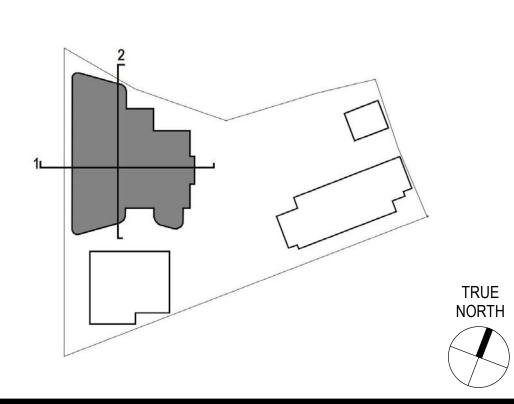
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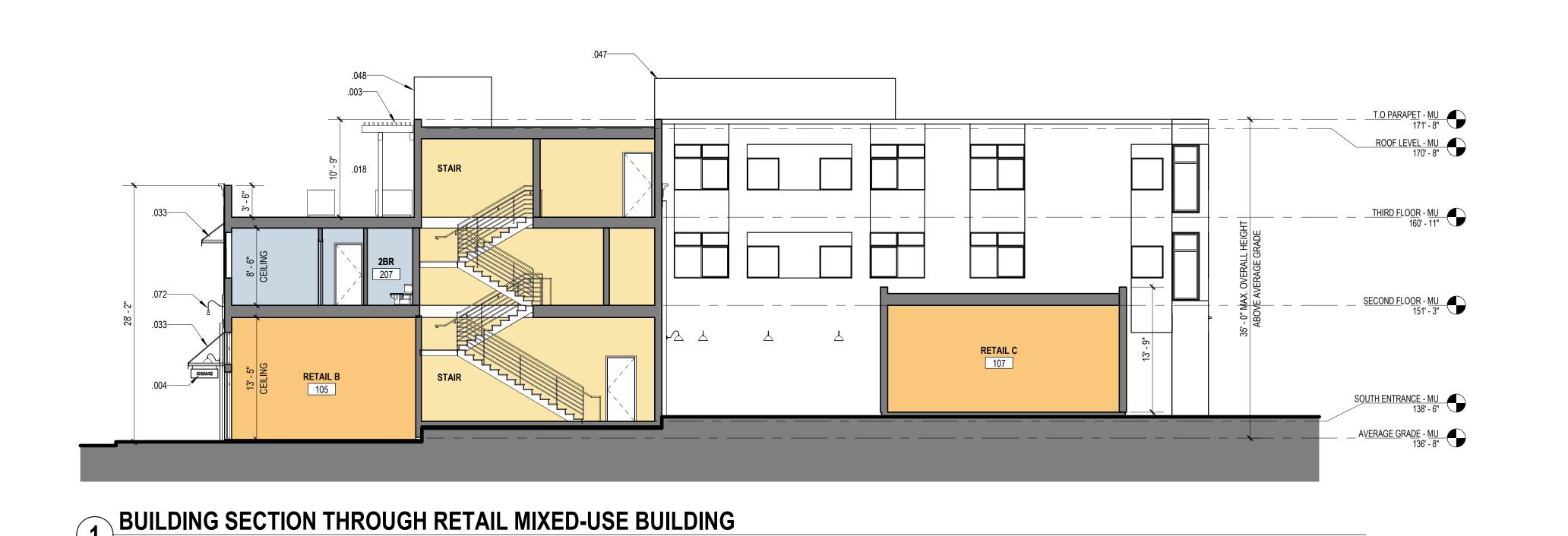
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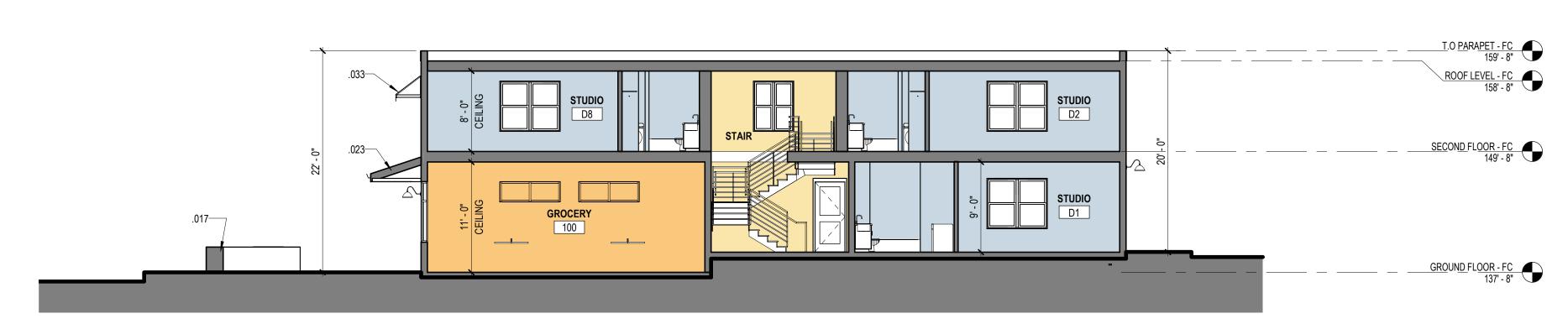
**BUILDING SECTIONS** 

A-301

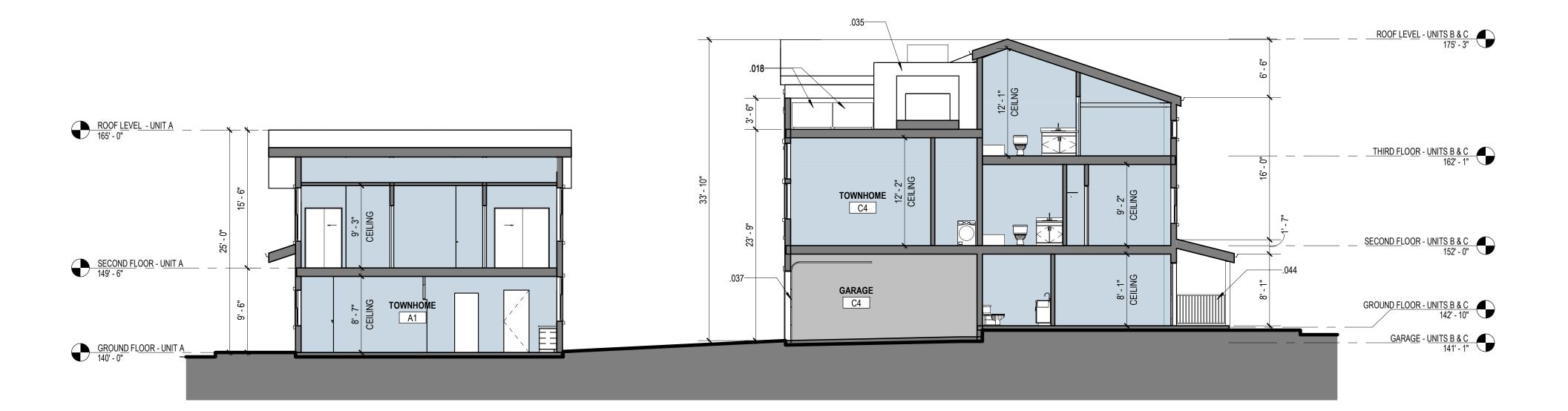
**KEY PLAN** 







# **BUILDING SECTION OF FOOD CENTER**1/8" = 1'-0"



BUILDING SECTION N/S THROUGH TOWNHOMES

1/8" = 1'-0"

#### **GENERAL SHEET NOTES**

A. NOTE

B. NOTE

### **DRAWING NOTES**

WOOD TRELLIS RETAIL BLADE SIGNAGE, SEE SHEET 2/A-903 SEAT WALL WITH AT GRADE PLANTER, SLD RAISED PLANTER BOX

CANOPY OVER GROCERY STORE ENTRANCE CANVAS AWNING ON PAINTED STEEL FRAME OUTDOOR FIREPLACE AND HEARTH SECTIONAL GARAGE DOOR

WOOD RAILING ROOFTOP MECHANICAL ENCLOSURE ELEVATOR OVERRUN WALL-MOUNT SIGN LIGHTING

#### **LEGEND**

PROPERTY LINE RESTAURANT / DINING AREA

KITCHEN / RESTAURANT BACK OF HOUSE

PARKING

RESIDENTIAL

PATIO / USABLE OPEN SPACE PLANTED AREA

COMMON AREA

SCHEMATIC DESIGN

TLCDARCHITECTURE

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**BOYES SPRINGS FOOD CENTER MIXED-USE** REDEVELOPMENT

**18285 SONOMA HIGHWAY** SONOMA, CA 95476

## **KS MATTSON PARTNERS**

DATE: 4/17/19 DRAWN BY: CHECKED BY:

REVISIONS: DESCRIPTION

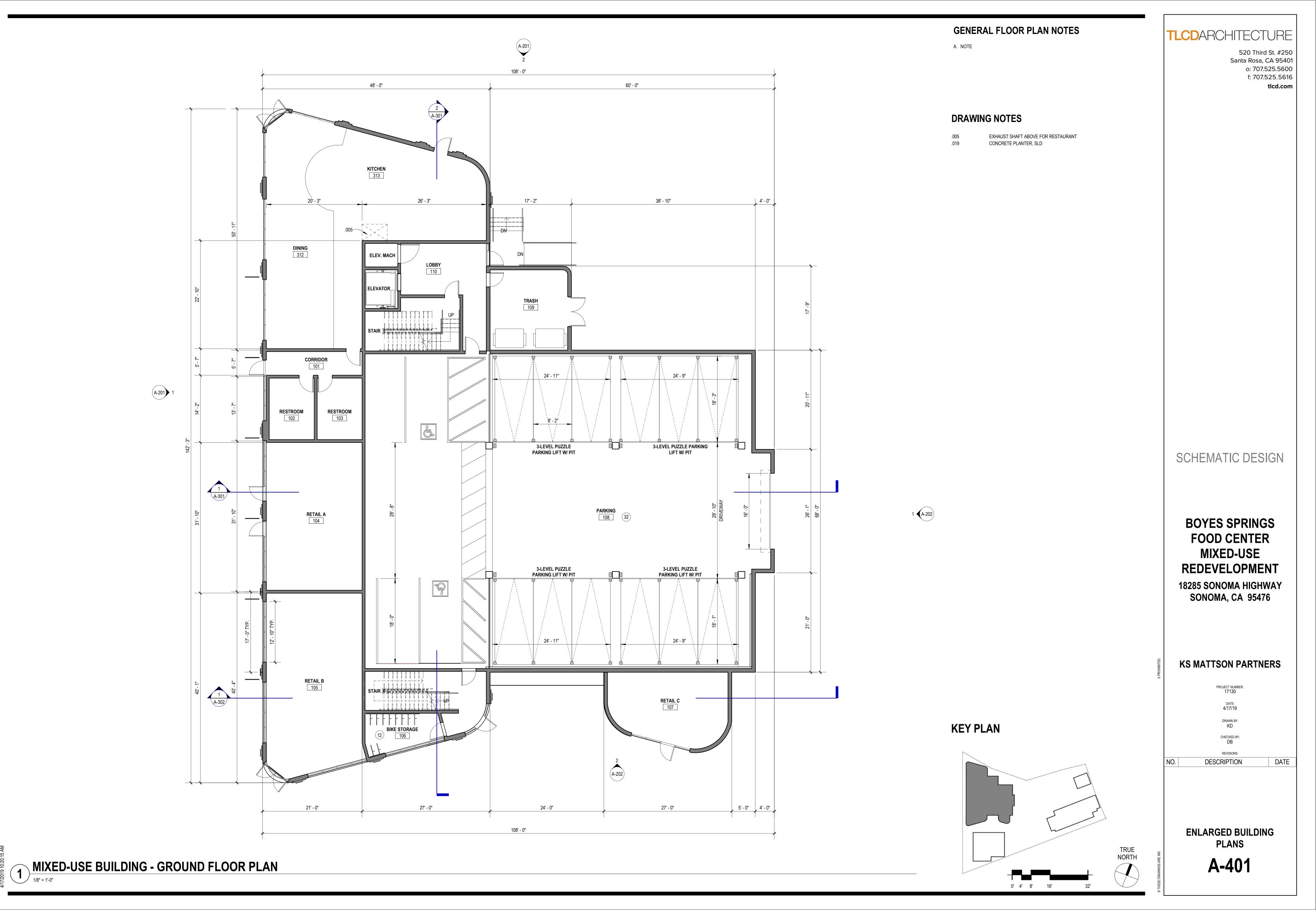
**BUILDING SECTIONS** 

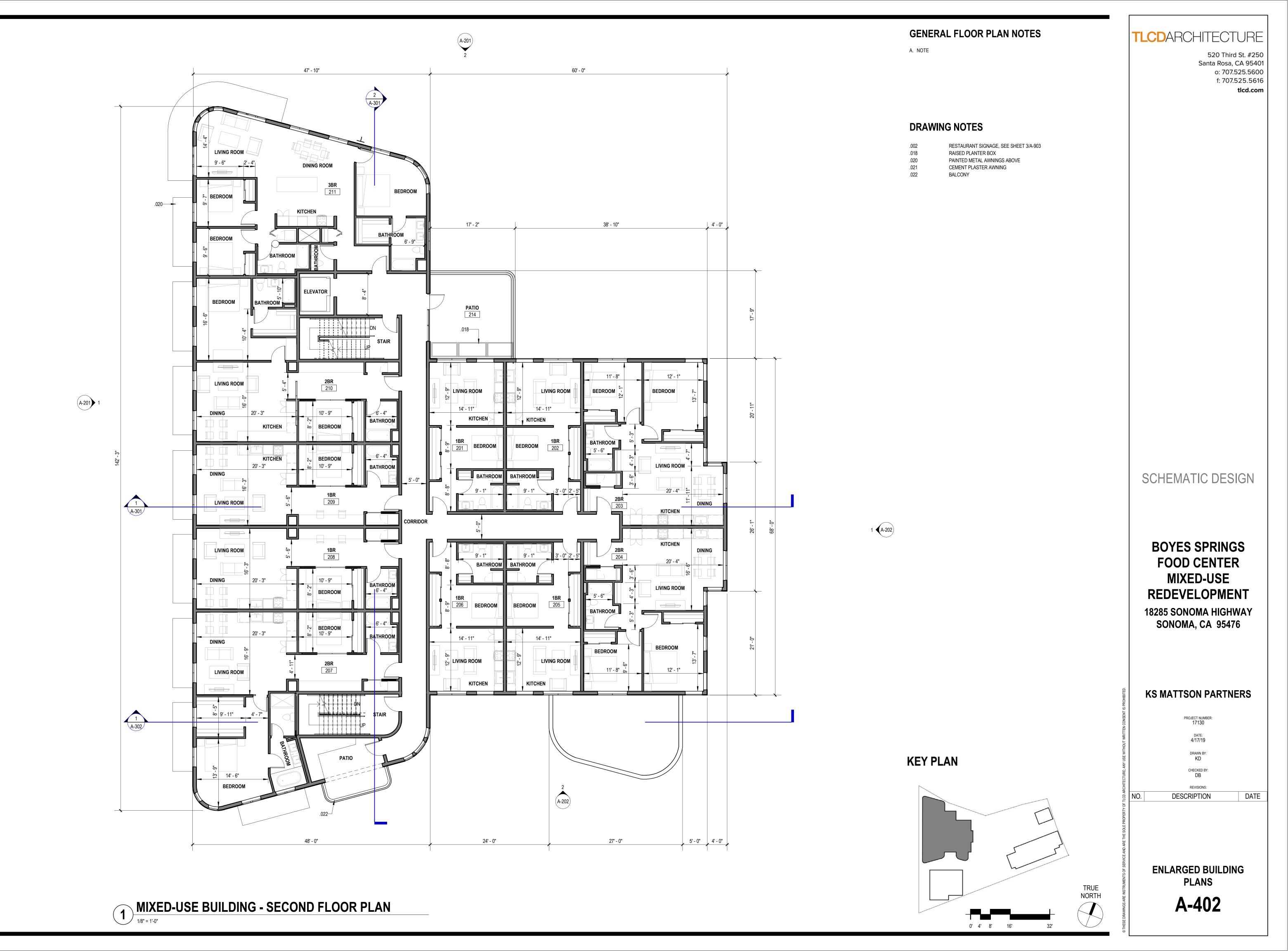
DATE

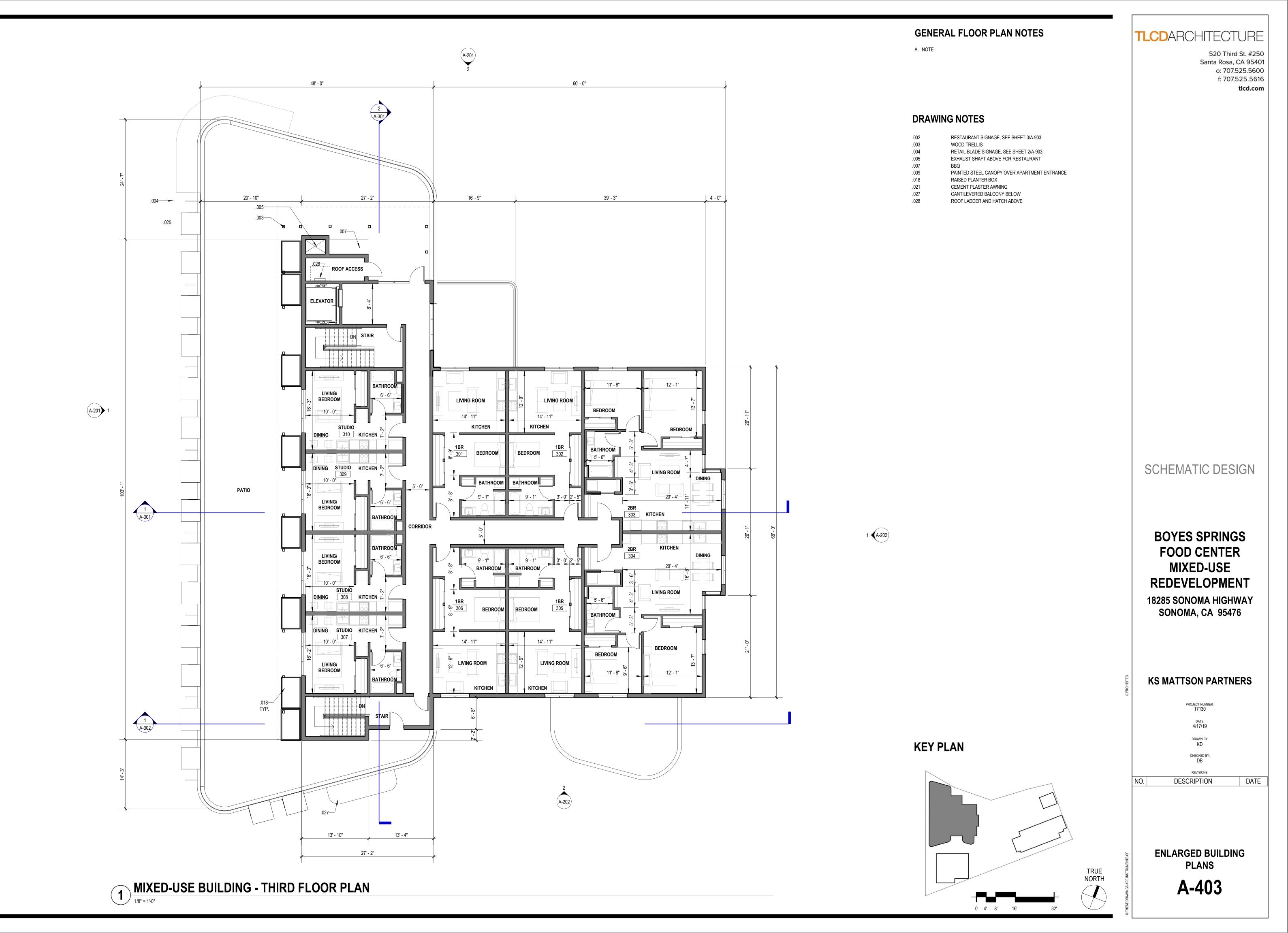
A-302

**KEY PLAN** 

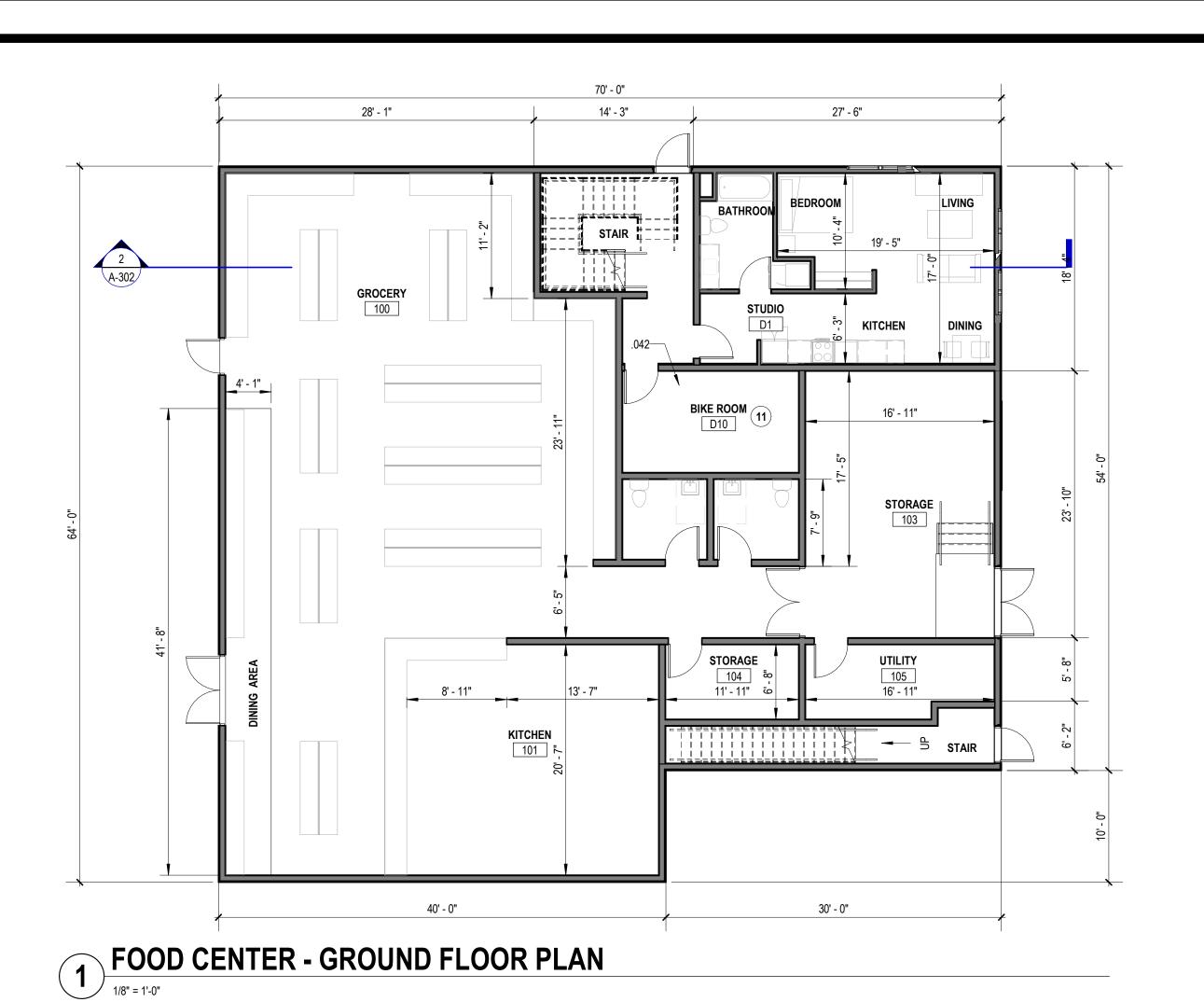
TRUE NORTH

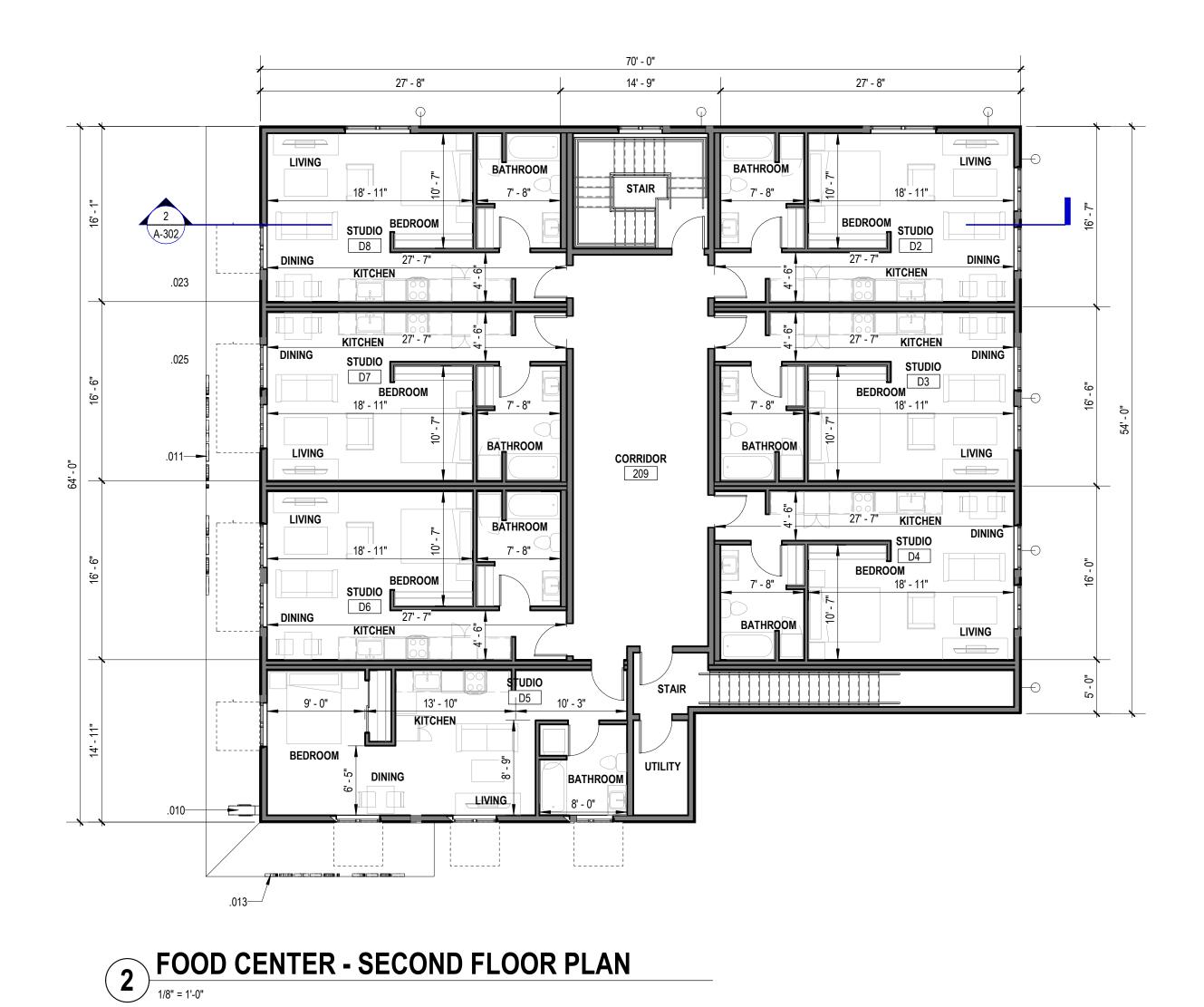






01/00/10





## **GENERAL FLOOR PLAN NOTES**

A. NOTE

#### **DRAWING NOTES**

EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10/A-903
LARGE GROCERY SIGNAGE, SEE SHEET 6/A-903
SMALL GROCERY SIGNAGE, SEE SHEET 7/A-9-03

**BIKE REPAIR STATION** 

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BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

18285 SONOMA HIGHWAY SONOMA, CA 95476

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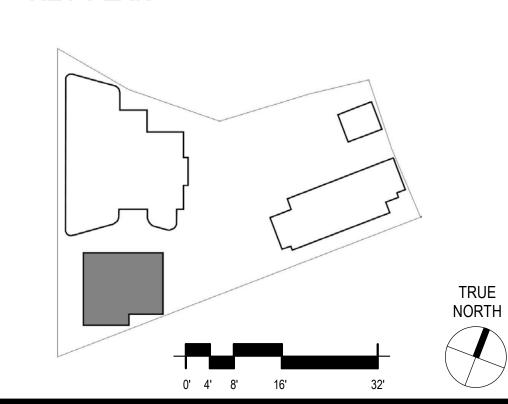
REVISIONS:

DESCRIPTION DATE

ENLARGED BUILDING PLANS

**A-404** 

**KEY PLAN** 





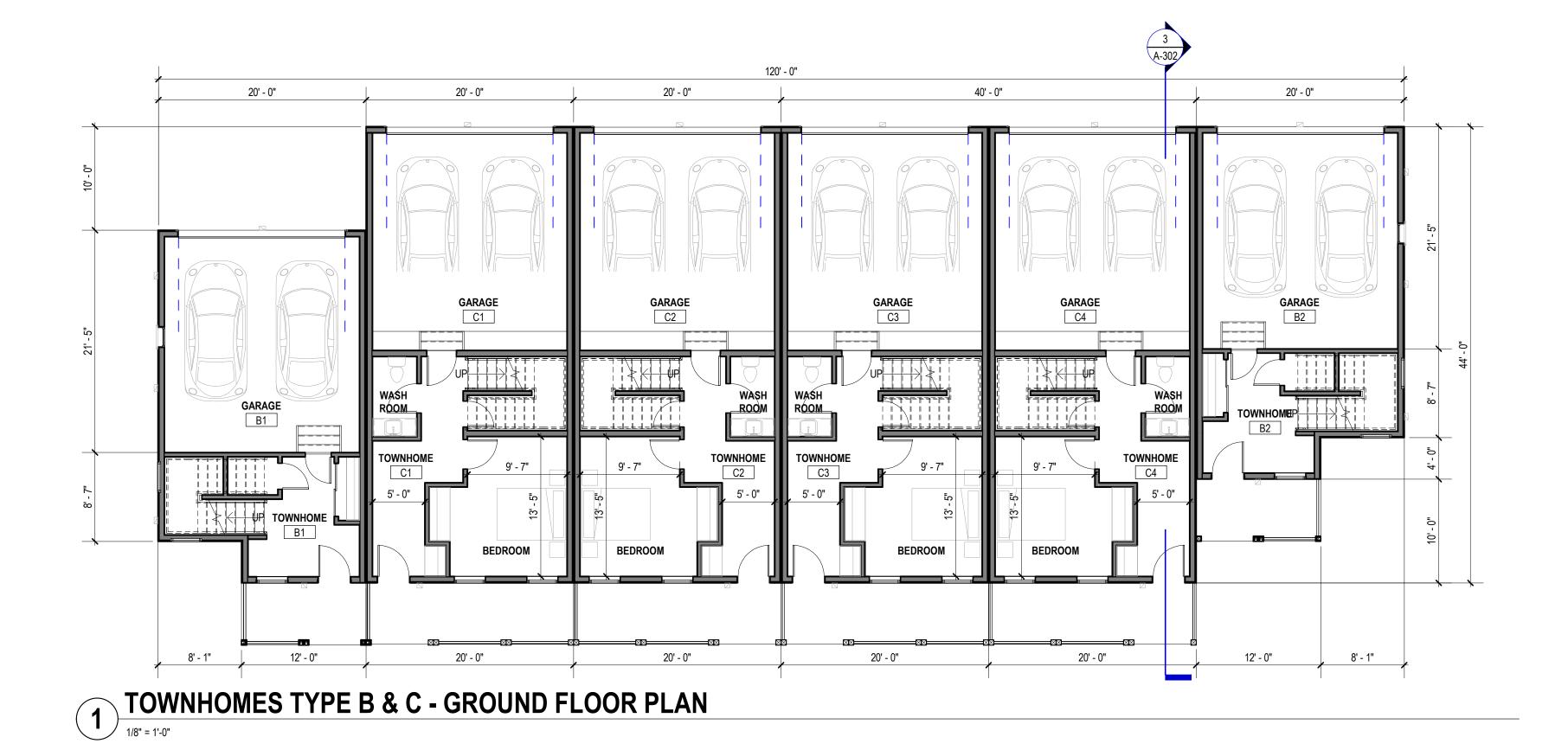
A. NOTE



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#### **DRAWING NOTES**

PORCH OVERHANG BELOW



120' - 0" 20' - 0" 40' - 0" 20' - 0" 20' - 0" LIVING ROOM LIVING ROOM LIVING ROOM LIVING ROOM LIVING ROOM KITCHEN TOILET 9' - 2" BEDROOM BEDROOM BEDROOM BEDROOM

TOWNHOMES TYPE B & C - SECOND FLOOR PLAN

1/8" = 1'-0"

TRUE NORTH

**KEY PLAN** 

SCHEMATIC DESIGN

BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

18285 SONOMA HIGHWAY SONOMA, CA 95476

**KS MATTSON PARTNERS** 

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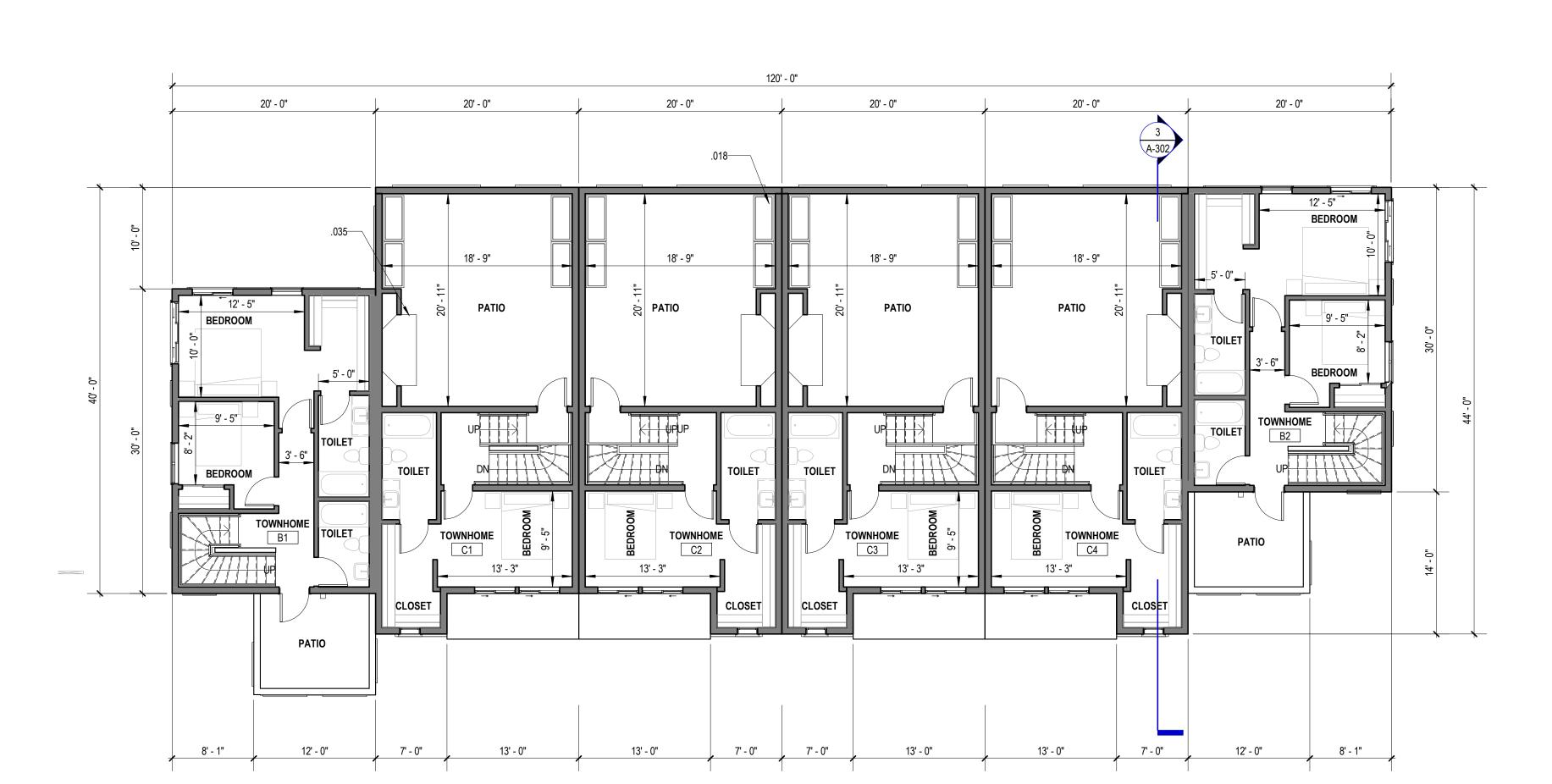
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KD

CHECKED BY:
DB

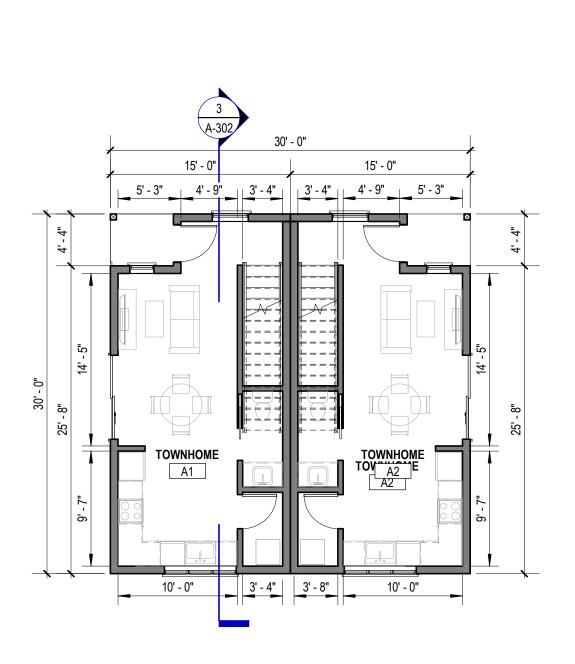
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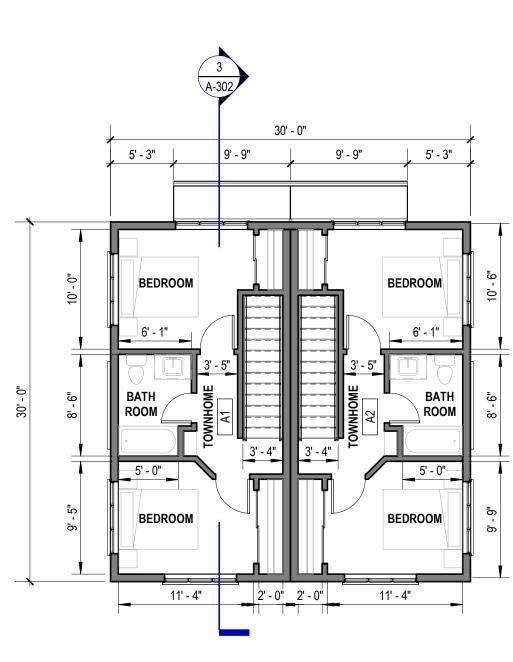
NO. DESCRIPTION DATE

ENLARGED BUILDING PLANS



# TOWNHOMES TYPE B & C - THIRD FLOOR PLAN





TOWNHOMES TYPE A - GROUND FLOOR PLAN

1/8" = 1'-0"

TOWNHOMES TYPE A - SECOND FLOOR PLAN

1/8" = 1'-0"

#### **GENERAL FLOOR PLAN NOTES**

A. NOTE

#### **DRAWING NOTES**

**KEY PLAN** 

018 RAISED PLANTER BOX
035 OUTDOOR FIREPLACE AND HEARTH

SCHEMATIC DESIGN

TLCDARCHITECTURE

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BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

18285 SONOMA HIGHWAY SONOMA, CA 95476

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DB

REVISIONS:

NO. DESCRIPTION DATE

ENLARGED BUILDING

**PLANS** 

**A-406** 

TRUE NORTH



SCHEMATIC DESIGN

## BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

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**3D VIEWS** 



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SCHEMATIC DESIGN

## **BOYES SPRINGS FOOD CENTER MIXED-USE** REDEVELOPMENT

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DESCRIPTION	DATE

DESCRIPTION

A-802

**3D VIEWS** 

1 VIEW OF PEDESTRIAN PROMENADE FROM HIGHWAY 12



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SCHEMATIC DESIGN

## **BOYES SPRINGS FOOD CENTER MIXED-USE** REDEVELOPMENT

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## **KS MATTSON PARTNERS**

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DATE

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**3D VIEWS** 

A-803

1 VIEW OF MIXED-USE BUILDING FROM NORTHWEST



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SCHEMATIC DESIGN

## **BOYES SPRINGS FOOD CENTER MIXED-USE** REDEVELOPMENT

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#### **KS MATTSON PARTNERS**

DATE: 4/17/19 DRAWN BY:
Author

CHECKED BY: Checker

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A-804

**3D VIEWS** 



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SCHEMATIC DESIGN

## BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

18285 SONOMA HIGHWAY SONOMA, CA 95476

## **KS MATTSON PARTNERS**

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NO. DESCRIPTION

A-805

**3D VIEWS** 

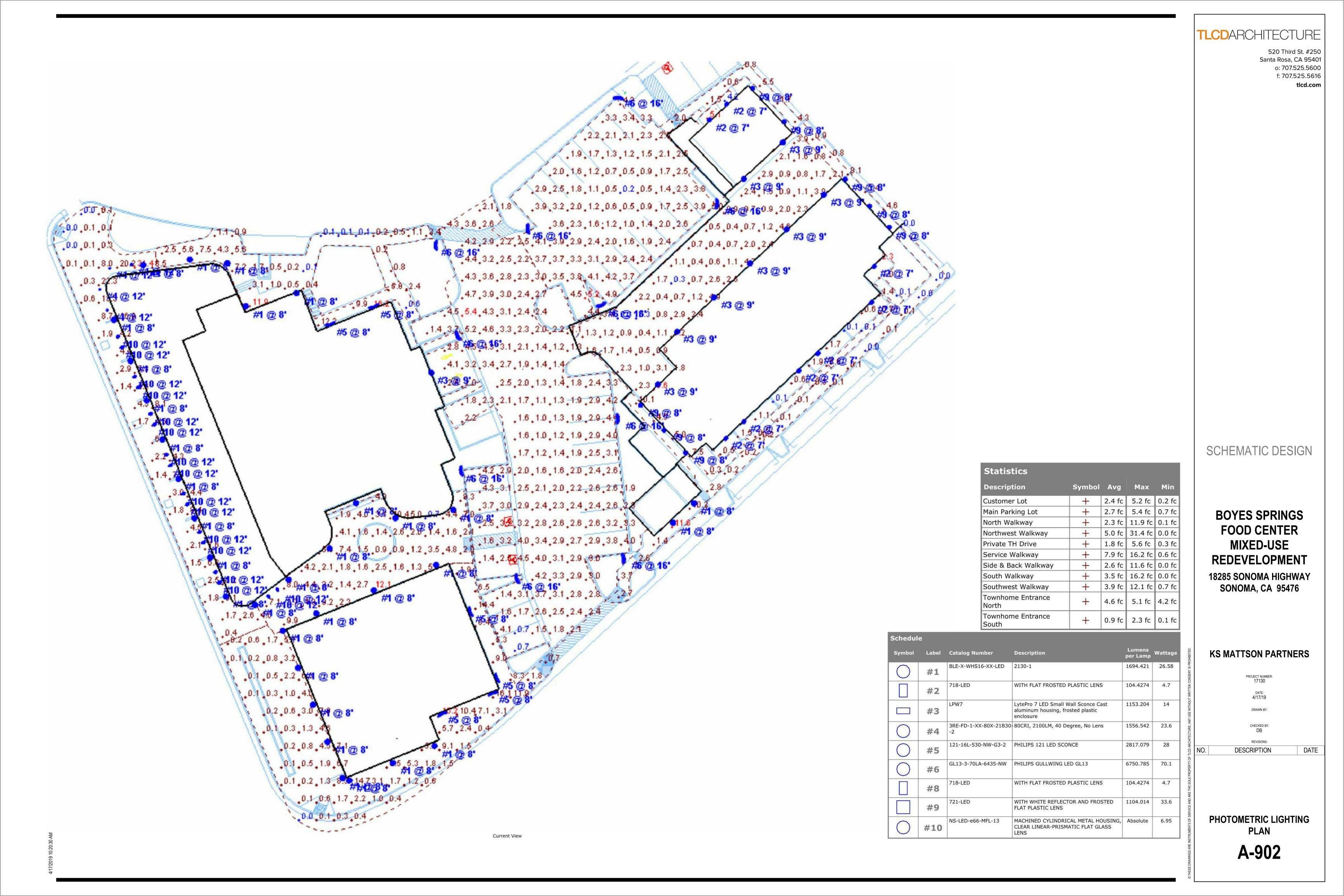
1 VIEW OF TOWNHOMES FROM SOUTHWEST

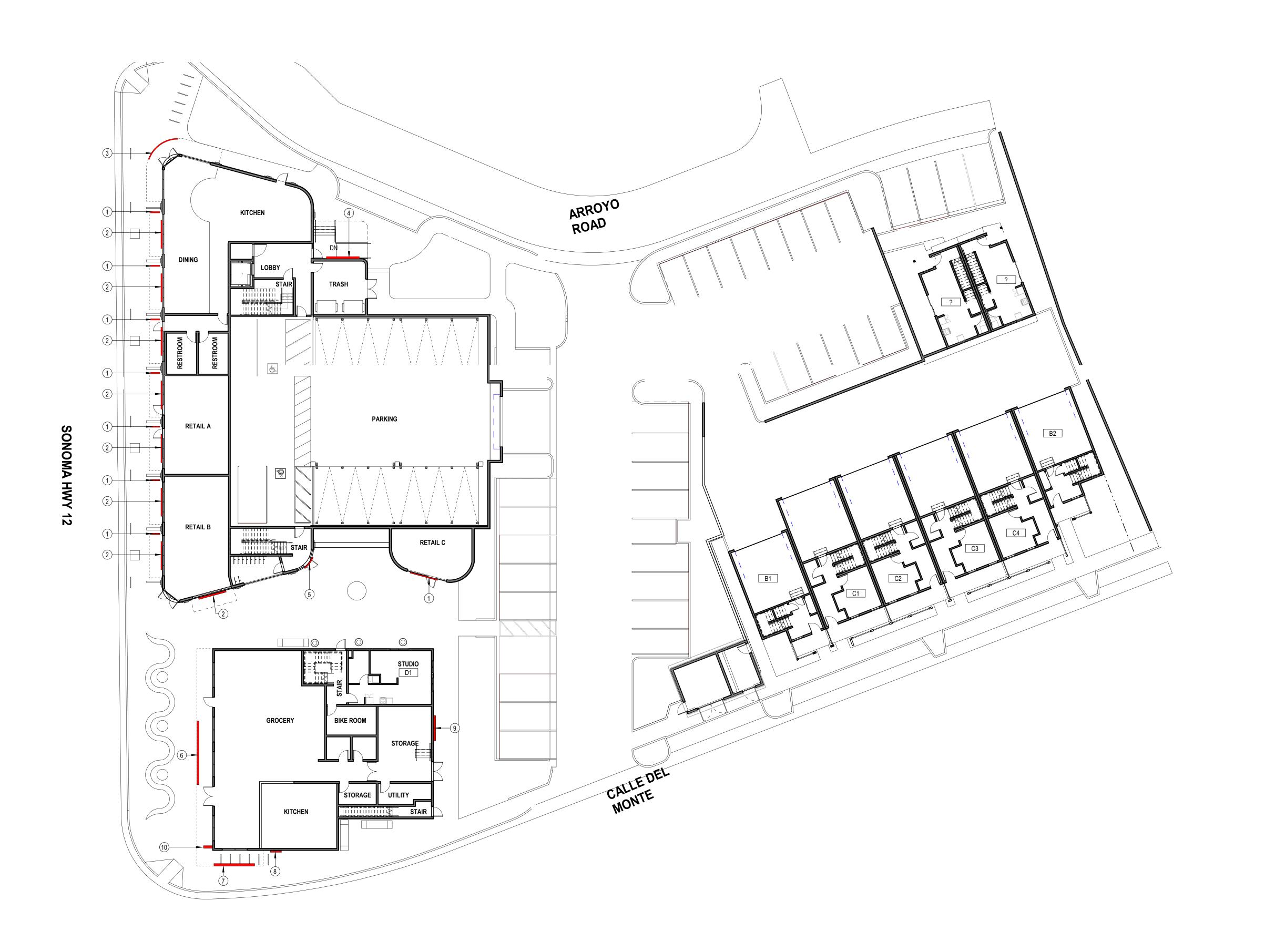
## REFERENCE KEYNOTE

### SITE & EXTERIOR LIGHTING LEGEND

- 1 ART DECO STYLE WALL MOUNTED LIGHT @ +8'
  (SIDEWALK AND FACADE ILLUMINATION ALONG STREET FRONTAGE)
- WALL SCONCE AT RESIDENTIAL ENTRIES @ +7'
- WALL MOUNTED LIGHT ABOVE GARAGE DOOR @ +9' (PROVIDE LIGHTING FOR TOWNHOME DRIVEWAY)
- 4 RECESSED CAN DOWNLIGHT IN AWNING @ +12'
- TYP. COMMERCIAL WALL MOUNT @ +8'
  ("BACK OF HOUSE" LIGHTING AT MIXED USE BUILDING)
- LIGHT POLE FOR PARKING LOT ILLUMINATION @+16' (WALL MOUNT WHERE APPROPRIATE)
- 7 STEP LIGHTING FOR ROOF DECK PARAPET @ +27' (+2' A.F.F)
- WALL MOUNTED ROOF DECK LIGHTING @ +32' (+7' A.F.F)
- WALL MOUNTED, LOW LEVEL SECURITY LIGHTING @ +8'
- WALL MOUTNED SIGN LIGHTING @ +16' (3 LIGHTS PER BAY, TYP.)
- (11) EXISTING STREET LIGHT 12 TREE FEATURE LIGHTING

182





#### REFERENCE KEYNOTE

#### 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

SCHEMATIC DESIGN

BOYES SPRINGS FOOD CENTER MIXED-USE REDEVELOPMENT

18285 SONOMA HIGHWAY SONOMA, CA 95476

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SIGNAGE PLAN

A-903

6' 32' 64' 128'

TRUE NORTH

**DIMENSIONS:** TEXT:

LOCATION:

ON-SITE INFORMATIONAL 3' WIDE x 2' TALL

CONSTRUCTION: PANEL SIGNAGE ATTACHED TO WALL BLACK LETTERS ON WHITE PANEL "PARKING IN THE REAR" SOUTH FACED OF BOYES FOOD CENTER **ILLUMINATION**: NONE

## SIGN TYPE 8 - PARKING SIGN

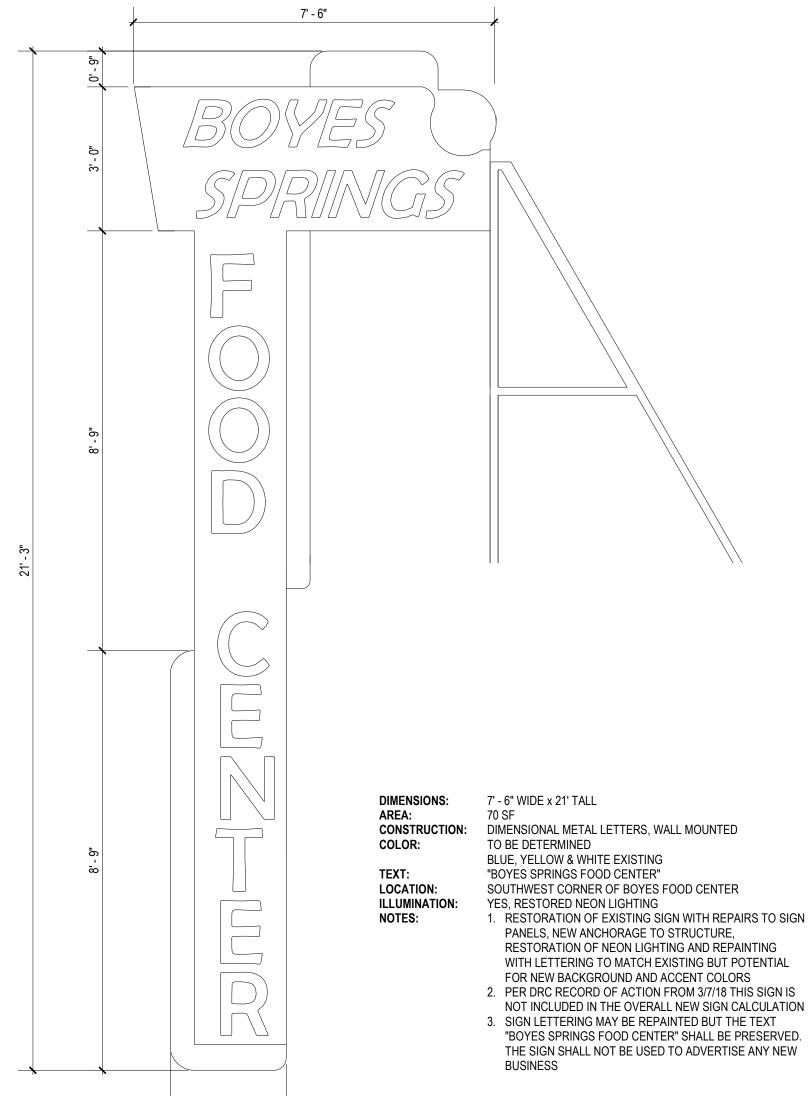
8' - 0" MAX. **BOYES' BEST** RESTAURANT TENANT SIGN - TENANT SIGN TENANT SIGN - TENANT SIGN

COLOR:

8' WIDE x 4' TALL 32 SF CONSTRUCTION: PANEL SIGNAGE ATTACHED TO WALL

LIST OF TENANTS NAMES, GROCERY AND RESTAURANT WITH 8" LETTERS, ALL OTHER TENANTS IN 4" LETTERS EAST FACADE OF BOYES FOOD CENTER ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN

## SIGN TYPE 9 - TENANT ROLL SIGN



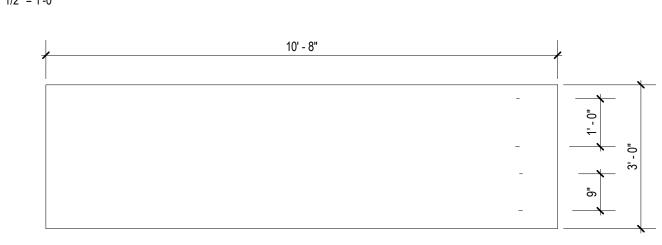
# 16' - 0" RESTAURANT

16' MAX. WIDTH x 1' - 3" MAX. LETTERING 20 SF

CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING TO BE DETERMINED BY TENANT

COLOR: BOYES BEST (EXAMPLE TEXT, SUBJECT TO CHANGE) TEXT: NORTHWEST FACING AWNING AT CORNER RESTAURANT LOCATION: **ILLUMINATION:** YES, INTERNAL ILLUMINATION, TBD BY TENANT

## SIGN TYPE 3 - CORNER RESTAURANT SIGNAGE



LOCATION:

10' - 8" WIDE x 3' TALL CONSTRUCTION: DIMENSIONAL METAL LETTERS ON PANEL, WALL MOUNTED GREEN & BROWN (EXAMPLE COLOR, SUBJECT TO CHANGE) ARROYO OAKS APARTMENT HOMES (EXAMPLE TEXT, SUBJECT TO CHANGE) APARTMENT BUILDING MAIN ENTRANCE ILLUMINATION: YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN

## SIGN TYPE 4 - APARTMENT ENTRY SIGN - LARGE

ON-SITE INFORMATIONAL DIMENSIONS: 5' WIDE x 1' - 2" TALL

CONSTRUCTION: DIMENSIONAL METAL LETTERS, WALL MOUNTED GREEN & BROWN (EXAMPLE COLOR, SUBJECT TO CHANGE) ARROYO OAKS APARTMENT HOMES (EXAMPLE TEXT, SUBJECT TO CHANGE) APARTMENT BUILDING SECONDARY ENTRANCE **ILLUMINATION:** YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN

# SIGN TYPE 5 - APARTMENT ENTRY SIGN - SMALL

BOYES' BEST

21' - 0" MAX. WIDTH

**SIGN TYPE**: APPURTENANT MAX. DIMENSIONS: 21' MAX. WIDTH x 1.5' MAX LETTERING **CONSTRUCTION:** SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING TO BE DETERMINED BY TENANT BOYES' BEST (EXAMPLE TEXT, SUBJECT TO CHANGE) WEST FACING AWNING AT BOYES FOOD CENTER BUILDING

## $_{\wedge}$ SIGN TYPE 6 - AWNING SIGN - LARGE

16' - 0" MAX. WIDTH BOYES' BEST

APPURTENANT 16' MAX WIDTH x 1' MAX LETTERING CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO TOP OF AWNING TO BE DETERMINED BY TENANT BOYES' BEST (EXAMPLE TEXT, SUBJECT TO CHANGE) SOUTH FACING AWNING AT BOYES FOOD CENTER LOCATION: ILLUMINATION: NONE NOTES:

## SIGN TYPE 7 - AWNING SIGN - SMALL

## SIGNAGE SCHEDULE

NEW SIGNS SIGN TYPE	AREA	QUANTITY	TYPE 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 FROM 3/7/18

#### SIGNAGE CODE REQUIREMENTS

PER SONOMA COUNTY MUNCIPAL CODE CHAPTER 26, ARTICLE 84 - SIGN REGULATIONS

TYPE TOTAL

SIGN LOCATION	SIGN TYPE PER ZONING CODE	SIGN TYPE	PROPOSED AREA	ALLOWABLE AREA
MIXED-USE BLDG, WEST MIXED-USE BLDG, WEST MIXED-USE BLDG, WEST	APPURTENANT ON-SITE INFO APPURTENANT	1 2 3	176 SF TOTAL 21 SF TOTAL 20 SF	NA <sup>a</sup> NA <sup>a</sup> 32 SF
MIXED-USE BLDG, SOUTH MIXED-USE BLDG, SOUTH	APPURTENANT ON-SITE INFO	1 5	44 SF TOTAL 6 SF	NA <sup>a</sup> 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 FOOD CENTER, SOUTH	APPURTENANT ON-SITE INFO	7 8	16 SF 6 SF	32 SF 6 SF
FOOD CENTER, EAST	APPURTENANT	9	32 SF	32 SF

a.) SIGNAGE PROGRAM FOR MULTIPLE OCCUPANCY BUILDING PER SEC. 26-84-030(d)(2) b.) SIGN TYPE 10 NOT SUBJECT TO SIGN REGULATIONS PER DRC RECORD OF ACTION FROM 3/7/18

## 13' - 2" MAX. SHOP SIGNAGE

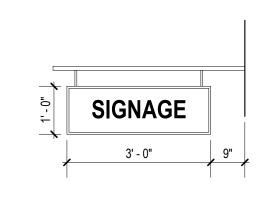
APPURTENANT MAX. DIMENSIONS: 13' - 2" MAX. WIDTH x 1' - 8" HIGH (12" MAX. LETTERING) 22 SF

CONSTRUCTION: SIGN PANEL OR DIMENSIONAL LETTERS MOUNTED TO FACE OF WALL TO BE DETERMINED BY FUTURE TENANT TO BE DETERMINED BY FUTURE TENANT TEXT: ABOVE SHOP STOREFRONTS ILLUMINATION:

YES, LIGHTING TYPE 10, SEE PRELIMINARY LIGHTING PLAN 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 (5" ABOVE THE BASE OF THE SIGN AREA) • STANDARD LETTERING TO HAVE 8" HEIGHT, PLUS ~4" FOR CAP HEIGHT, AND ~4" FOR

DESCENDER HEIGHT. ALL-CAPS LETTERING TO BE 12" TALL TO MATCH ANY DEVIATIONS TO THE ABOVE STANDARDS, EXCEPT THE TOTAL SIGNAGE AREA ALLOWED, MUST BE APPROVED BY THE OWNER IN WRITING.

## SIGN TYPE 1 - SHOP WALL SIGNAGE



**DIMENSIONS:** 

ON-SITE INFORMATIONAL 3' WIDE x 1' TALL

CONSTRUCTION: APPLIED GRAPHICS OVER PAINTED METAL SIGN PANEL HUNG FROM AWNING STRUCTURE TO BE DETERMINED BY FUTURE TENANT TO BE DETERMINED BY FUTURE TENANT BELOW AWNINGS ALONG HIGHWAY 12 ILLUMINATION:

ONLY BUSINESS NAME, ADDRESS, SYMBOL AND DIRECTIONAL ARROW ALLOWED ON SIGN. NO ADVERTISING ALLOWED

2 SIGN TYPE 2 - HANGING AWNING SIGN

1/2" = 1'-0"

SCHEMATIC DESIGN

**TLCD**ARCHITECTURE

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**BOYES SPRINGS** FOOD CENTER **MIXED-USE** REDEVELOPMENT

**18285 SONOMA HIGHWAY** SONOMA, CA 95476

### **KS MATTSON PARTNERS**

17130 4/17/19 KD CHECKED BY: DB REVISIONS: DATE DESCRIPTION

**SIGNAGE TYPES** 

A-904

2' - 5"