AFFORDABLE HOUSING SITE
3.29 ACRES

FINNISH AMERICAN HOME ASSOCIATION (FAHA)

NEW 6' MASONRY WALL WITH PLASTER FINISH IS TO BE PLACED IN CENTER OF SITE FOR MAXIMUM SEPARATION TO ADJACENT NEIGHBORS AND STREET; DISTRIBUTED PARKING TO MINIMIZE THE VISUAL IMPACT OF CARS AND ASPHALT.

DEVELOPER OFFERING TO ENHANCE AND MAINTAIN REMAINING PARKS AT OLD MAPLE WITH "PARKLET" AMENITIES SUCH AS LANDSCAPING, CARE FOR EXISTING OAKS, BIKE PATH, BENCHES, BIKE REPAIR STATION, DRINKING FOUNTAIN AND PLAQUE COMMEMORATING SITE'S HISTORY.

LAZZAROTTO MOBILE HOME PARK

PUBLIC ART

BENCHES ALONG PATH

A100 FAMILY OFFERING TO ENHANCE THE LANDSCAPING ALONG THE BIKE PATH, COMMEMORATING THE MOBILE HOME PARK.

MAXWELL FARMS REGIONAL PARK

WEST VERANO AVENUE

VERANO HOTEL

RENDERED SITE PLAN

SCALE: 1" : 30'
WATER CONSERVATION MEASURES

1. Provide water-efficient plumbing fixtures.
   a. Use low-flow shower heads in all guest rooms with a maximum flow rate of 1.8 gpm at 80 psi.
   b. Install water-saving bathroom faucets with a maximum flow rate of 0.5 gpm at 80 psi.
   c. Water-efficient toilets with a maximum flow rate of 1.28 gpf.
   d. Water-efficient wall-mounted urinals with a maximum flow rate of 0.125 gpf.
   e. Kitchen and bar faucets shall have a maximum flow rate of 1.8 gpm at 60 psi.
   f. Water-efficient dishwashers in the kitchen and bar.

2. Reduce outdoor irrigation of walkways and patios to swabbing.

3. Provide water conservation information to hotel guests asking them to be conscious of water use.

4. For drought-resistant planting and water-efficient irrigation measures, consult with the hotel.

5. For drought-resistant planting and water-efficient irrigation measures, consult with the hotel.

FOR PLAN REVIEW ONLY
EXTERIOR MATERIALS

- SPANISH ROOF TILE
  - Color: 3723 Adobe Blend
  - Type: Faux Wood Header
  - Single-Ply Membrane
    - Solar Reflectance: 0.77
    - Initial SRI Value: 95
    - 3-Year Aged SRI Value: 75
- SLATE DECK CONCRETE PAVERS
  - Color: Orchid
- OMEGAFLEX FINE SANO TEXTURE
  - Color: SW6787 Fountain
- SANO TEXTURE
  - Color: KM4583 Canvas Cloth
- COLOR: KM4523 Labryinth Walk
- COLOR: KM4537 Woven Navajo
- COLOR: KM4533 Leather Bound
- COLOR: BRONZE
- TYPICAL FAUX
  - Color: Dark Bronze Anodized
  - Wood Header
  - Color: Dark Walnut
- COLOR: 81 Shasta Redwood
- ROOF DECK COLOR: Dark Bronze Anodized
- RECESSED LED DOWNLIGHTS IN 3rd FLOOR

Hvac Equipment

- BEYOND TYPICAL ROOF DECK

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Architects

Santa Monica, California

(701) 76-4567

For Plan Review Only
COLORS AND MATERIALS FOR THE
VERANO HOTEL

1a. CONCRETE ROOF TILE:
EAGLE "CAPISTRANO" S-PREFOLE SPANISH ROOF TILE
COLOR: 3723 ADOBE BLEND

1b. SINGLE-PLY MEMBRANE ROOFING:
IB CLASS "A" COOL ROOF 60-MIL PVC SINGLE-PLY
MEMBRANE
SOLAR REFLECTANCE: 0.77
SRI VALUE INITIAL: 95
SRI VALUE 3-YEAR AGED: 75
COLOR: COOL STONE

1c. ROOF DECK PAVERS:
TILETECH "STAMPECH" SLATE DESIGN RAISED DECK
CONCRETE PAVERS
COLOR: ORCHID

1d. STUCCO ROOF DOME & BALCONY ACCENT WALLS:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: SW6787 FOUNTAIN

2a. STUCCO WALLS:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: KM4583 CANVAS CLOTH

2b. STUCCO WALLS:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: KM4550 CAFE LATTE

2c. STUCCO WALLS:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: KM4523 LABYRINTH WALK

2d. STUCCO CORNICES:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: KM4537 WOVEN NAVAJO

2e. RAISED RAIN GARDEN PLANTER WALLS:
COLOR: KM4533 LEATHER BOUND

2f. STONE VENEER WALLS:
EL DORADO STONE "SHADOW ROCK"
COLOR: BRONZE

2g. PERFORATED COLUMNS & SCREENS:
CUSTOM-DESIGNED UNGLAZED CERAMIC TILES

3. STOREFRONT WINDOWS AND DOORS:
ALUMINUM STOREFRONT FRAMES
COLOR: DARK BRONZE ANODIZED

4. FAUX WOOD HEADERS:
POLYURETHANE FAUX WOOD HEADERS
COLOR: DARK WALNUT

5. PERVIOUS SITE PAVERS:
PACIFIC INTERLOCK "HYDRO-FLO" RUSTIC COBBLE
COLOR: B1 SHASTA REDWOOD

ARCHITECTS
Lauren McCelgen
4th Street, Suite
Santa Barbara, California
(107) 158 - 7827

FOR PLAN REVIEW ONLY
WASTE MANAGEMENT CALCULATION

1. Assumed garbage weight: 176 lbs/yard^3
2. Assumed daily total waste: 3 lbs/person per day
3. Weekly waste volume: (3 lbs/person per day) * 7 days/week = 0.120 cubic yards/person per week
4. Weekly waste volume for total population: 76% occupancy * 120 rooms = 90 rooms
   1.7 people/room = 153 people
   153 people * 0.120 yds/week = 18 yds/week of garbage

PLAN VIEW

1. Number of dumpsters:
   - 4 yard dumpsters collected once per week
   - 18 yards of garbage + 4 yard dumpsters = 4 dumpsters

STORAGE:

1. 4 yard trash bin
2. 4 yard recycling bin
3. 4 yard green waste bin

BUILDING:

- CAST STONE CAP
- STUCCO FINISH
- CUSTOM-DESIGNED UNGLazed CERAMIC TILE PERFORATED SCREEN

TRASH ENCLOSURE

- NORTH ELEVATION
- WEST ELEVATION
- SOUTH ELEVATION
- EAST ELEVATION

MONUMENT SIGN

- NORTH EAST & WEST FENCES
- ELEVATION VIEW

SOUTH ELEVATION

EAST ELEVATION

SCALE: 1/4" = 1'-0"
PRELIMINARY LANDSCAPE NOTES:
1. Plant material to be selected from plant (ng material provided on this plan. Final Planting Plan to provide exact locations, plant labels, and quantities. Planting palette images provided in Sheet 1.
2. Plant Material to be installed in accordance with WELO Guidelines, MAWA, and WUCOLS allowances.
3. Irrigation to be provided with in-line and point-to-point emitters. Smart Controller with Rain Sensor per WELO guidelines.
4. Tree selection to be based on original survey or per survey, from Construction anguish Focus per WUCOLS and WELO Guidelines.
5. Public gardens to be planted for illustrative and decorative purposes, in native shrubbery or native trees. All plant material to be selected in accordance with the above guidelines.
6. Benchmark plants should not exceed the height of the structure for Hardwood trees. Benchmark plants should be 6-10 feet taller than the structure.
7. Tree selection to be made in accordance with WELO Guidelines, MAWA, and WUCOLS allowances.
8. Tree labels to be provided in accordance with WELO Guidelines, MAWA, and WUCOLS allowances.

PRELIMINARY PLANTING PLAN:

1. 31 - 15 gallon or 24" trunk trees, 15 or 20 arboreal value points
2. 6 specimens (36" trunk) - 28 or more arboreal value points
3. 1 specimen (48" trunk) - 60 or more arboreal value points

Verano Hotel
West Terrace Avenue
Sonoma CA

Designed by: Lori Cagwin Landscaping

Scale: 60' = 1'-0"
IRRIGATION LEGEND

A. PREPARE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE COUNTY OF SONOMA ORDINANCE 13925, NURSERY WAREHOUSE STANDARDS, AND LOCAL CODES.

B. IRIGATION DESIGN SHALL CONFORM TO THE COUNTY OF SONOMA ORDINANCE 5, ALL BACKFILL MATERIAL FOR MAINLINES OR LATERALS SHALL BE FREE OF ROCKS AND DEBRIS. CONTRACTOR IS LIABLE FOR DAMAGE TO UNDERGROUND UTILITIES AND THE REPLACEMENT OF ANY SUCH UTILITY THAT MAY BE DAMAGED OR DESTROYED DURING TRENCHING OPERATIONS. J I II UNDERGROUND UTILITIES MUST NOT BE DISTURBED OR DAMAGED DURING THE PERFORMANCE OF THIS WORK. PROOF OF DEFECT MUST BE IN PLAIN SIGHT OF CONTRACTOR. THE symmetry of irrigation supply and demand, including the use of mainline and lateral irrigation systems, shall be maintained to ensure adequate water delivery and efficient water use. LATERAL LINES WILL BE INSTALLED PER THE COUNTY OF SONOMA ORDINANCE 5.

C. 7. All material and workmanship shall be guaranteed for a period of one year from Final Acceptance.

D. TRIM irrigation heads to eliminate wasteful overspray and to minimize the spraying of pavement, buildings or adjacent areas.

E. LOW-TREES, LOW-SHRUBS, LOW-TREES

F. The proposed location of the Smart Irrigation Controller with Rain Sensor will be final and in accordance with the placement shown on the design plans.

G. The final As-Built Drawing will be provided to the owner upon project completion.

H. A valve layout of piping, paved areas, and laterals lines will be free of rocks and debris.

I. The contractor shall verify all existing conditions, including the use of mainline and lateral irrigation systems, underlyig dry, and existing water lines to ensure adequate water delivery and efficient water use. LATERAL LINES WILL BE INSTALLED PER THE COUNTY OF SONOMA ORDINANCE 5.

J. The contractor shall verify the location of all underground utility lines, including the use of mainline and lateral irrigation systems, underlyig dry, and existing water lines to ensure adequate water delivery and efficient water use. LATERAL LINES WILL BE INSTALLED PER THE COUNTY OF SONOMA ORDINANCE 5.

K. The diameter of piping and materials shall be designed and sized based on the billed performance of each irrigation system. Protections may be warranted to accommodate growth and to avoid potential conflicts with existing utility lines or other structures.

L. The final As-Built Drawing will be provided to the owner upon project completion.

M. The contractor shall verify all existing conditions, including the use of mainline and lateral irrigation systems, underlyig dry, and existing water lines to ensure adequate water delivery and efficient water use. LATERAL LINES WILL BE INSTALLED PER THE COUNTY OF SONOMA ORDINANCE 5.

N. All material and workmanship shall be guaranteed for a period of one year from Final Acceptance.

O. The Smart Irrigation Controller with Rain Sensor will be final and in accordance with the placement shown on the design plans.

P. A final As-Built Drawing will be provided to the owner upon project completion.
PHOENIX CANARIENSIS
WASHINGTONIA ROBUSTA
ARECASYTRUM ROMANOSPIFFIANA
QUERCUS AGRIPOLEA
OLEA ‘SWAN HILL’

PALMS

LARGE TREES

ARBUTUS ‘MARINA’
PISTACIA CHINENSIS ‘KEITH DAVIES’
LAURUS NOBILIS ‘SARATOGA’
LAGERSTREOMA NATCHez WHITE’
LAGERSTREOMA ‘DYNAHTE’
LAGERSTREOMA ‘MUSKOGII’

MEDIUM TREES

VERANO HOTEL
WEST VERANO AVENUE SONOMA CA
PRELIMINARY PLANTING PALETTE - PALMS & TREES

CERCIS OGDENTALIS
SMALL FLOWERING TREE
Bioswale shrubs, perennials & grasses

Pittosporum Euginoides
Carpenteria Californica
Rhododendron Calycophyllum eves Case
Mimulus 'Jelly Beans'
Veronica Lilacea de la Mina
Carex Tumulicola

Equisetum Hyemale
Juncas Elks Blue
Chondropetalum Tectorum
Carex Testacea 'Prairie Fire'
Hectoctrichon Semprevirens
Juncas Elks Blue

Bouteloua 'Blond Ambition'
Festuca Mairei
Lomandra Longifolia 'Breeze'
Iris douglasiana

Parklet Meadow

Verano Hotel  West Verano Avenue  Sonoma CA

Preliminary planting palette - bioswale planting
VERANO HOTEL  WEST VERANO AVENUE  SONOMA CA

PRELIMINARY PLANTING PALETTE - GROUNDCOVERS & PERENNIALS
VERANO HOTEL WEST VERANO AVENUE SONOMA CA

PRELIMINARY PLANTING PALETTE - ACCENTS & SHRUBS
VERANO HOTEL  WEST VERANO AVENUE  SONOMA CA
PRELIMINARY PLANTING PALETTE - GROUNDCOVERS & VINES
Verano Family Housing

PLANNING RE-SUBMITTAL
MARCH 23, 2020
Requests for approval to use an alternate material, assembly or materials, equipment, method of construction, method of installation of equipment or means of protection shall be made in writing to the enforcing agency by the owner or the owner’s authorized representative and shall be accompanied by a full statement of the conditions, sufficient evidence or proof shall be submitted to substantiate any claim that may be made regarding its conformance. The resultant report may be incorporated into the California Code of Regulations, Title 19, Division 2, Chapter 4.5, Article 3. Approval of a request for use of an alternative material, assembly, equipment, method of construction, method of installation of equipment or means of protection made pursuant to these regulations and requirements will be required as part of the project approval.

Additional recommendations and/or requirements may be made upon review of the engineering, inspections, detailed plans or surveys. This Letter and Information serves as the opinion of the Sonoma Valley Fire & Rescue Authority in relation to the issues surrounding Appendix D in the 2019 CFC. Additional review and requirements will be required as part of the project approval.

At the date of project final SVFRA impact fees may be applicable to this project.
GENERAL COLOR CONCEPTS

THE COLORS AND MATERIALS ARE DESIGNED TO BLEND INTO THE NATURAL LANDSCAPE OF THE VALLEY OAKS THAT SPRUNKLE THE SITE. A BRICK RED ACCENT COLOR IS USED TO BRING A BIT OF VIBRANCY AND CONTRAST TO THE TANS AND GRAYS USED FOR THE MAJORITY OF THE BUILDINGS. GLULAM BEAMS USED TO FRAME THE STAIR OPENINGS ARE LEFT EXPOSED TO BRING THE WARMTH OF NATURAL WOOD WHILE MINIMIZING FIRE RISK. THE BOARD AND BATTEN AND SHED ROOFS REFER BACK TO THE SHED STRUCTURES TYPICAL OF SONOMA VALLEY. THE ROOFS ARE ALSO DESIGNED TO MAXIMIZE SOLAR PANEL CAPACITY AND ORIENTATION.
CHART INFORMATION ABOVE TAKEN FROM ARBORIST REPORT

PROJECT PROTECTION LEGEND

TREE PROTECTION NOTES
1. REFER TO CIVIL DRAWINGS FOR FULL TREE INVENTORY, MITIGATION TABLE AND DISPOSITION PLAN DRAWINGS.
2. REFER TO SONOMA COUNTY TREE PROTECTION ORDINANCE, SECTION 26.88.010 FOR ADDITIONAL INFORMATION.
3. REFER TO THE TREE INVENTORY ARBORIST REPORT PREPARED BY JOHN C. MESSERVE OF HORTICULTURAL ASSOCIATES DATED JANUARY 2, 2019 FOR ADDITIONAL INFORMATION.
4. TAKE PRECAUTIONS TO AVOID TRAFFIC, CONSTRUCTION VEHICLES OR STOCKPILING WITHIN TREE DRIP ZONES.
5. INSTALL TEMPORARY 4-FOOT HIGH ORANGE PLASTIC FENCE AT DRIP LINE OF EXISTING TREES.
6. PRUNING OF EXISTING TREES TO BE DONE AT THE INSTRUCTION OF AN ON SITE CERTIFIED ARBORIST.
7. ANY TRENCHING REQUIRED, INCLUDING IRRIGATION, WITHIN THE ROOT ZONE SHALL BE DONE BY HAND AIR SPADING AND AS OBSERVED BY AN ON SITE ARBORIST. ROOTS GREATER THAN 2" SHOULD NOT BE CUT.
NOTE: TREES SHOWN HERE ARE NOT ACTUAL PHOTOS. THEY ACCURATELY REPRESENT THE TREES SIZE, TREE HEIGHT AND CANOPY WIDTH.

BUILDING 6 COMMUNITY ROOM
(5) OAK TREE TYP EXISTING TOP OF BANK
PROPOSED GRADE IS DASHED LINE
NO WALK TO LOWER LEVEL
FITNESS ROOM, MAX MAX
RETAILING BOULDERS

SECTION DETAILS

SCALE 1"=1'-0" (E) GRADES TO REMAIN UNDISTURBED GRADE CUT GRADE FILL NO WORK BEYOND CREEK SETBACK

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
TREE PLANTING LEGEND

- LARGE NATIVE TREE
- SMALL TREE
- NATIVE OR ADAPTED
- EXISTING TREE CANOPY
- REFER TO SHEET L2.00 FOR TREE PROTECTION
- TAGGED EXISTING TREE TO BE REMOVED. NUMBER CORRESPONDING WITH ARBORIST REPORT

NOTES:
1. REFER TO SHEET L2.01 FOR UNDERSTORY PLANTING.
2. TREES APPEAR IN COLORED WHEN VIEWED PRINTED IN COLORED.

RECORD DRAWINGS

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TREE PLANTING PLAN

PREPARED FOR:

VERANO FAMILY HOUSING
LOCATION:
VERANO AVENUE
SONOMA, CA

PREPARED FOR:

RECORD DRAWINGS

NOT FOR CONSTRUCTION
PROPOSED PLANT PALETTE bioretention (4)

- **Cape Rush**
  - Chondropetalum tectorum 'El Campo'

- **Idaho Fescue**
  - Festuca idahoensis 'Siskiyou Blue'

- **California Grey Rush**
  - Juncus patens

- **Dwarf Mat Rush**
  - Lomandra longifolia 'Breeze'

- **Sticky Monkey Flower**
  - Mimulus aurantiacus

- **Hummingbird Sage**
  - Salvia spathacea
PROPOSED PLANT PALETTE  erosion control (1)

Common Yarrow  
Achillea millefolium

Buckwheat  
Eragrostis umbellata

Aromatic Sumac  
Rhus aromatica "Gro-low"

Autumn Sage  
Salvia greggii

PROPOSED PLANT PALETTE  California native sod (5)

Native Mow Sod Mix  
Festuca idahoensis, festuca rubra, festuca occidentalis
PROPOSED PLANT PALETTE  low ignition rate (2)

Madrone  
Arbutus menziesii

Manzanita  
Arctostaphylos bakeri 'Louis Edmunds'

Coyote Bush  
Baccharis pilularis

California Lilac  
Ceanothus griseus horizontalis

Lantana  
Lantana montevidensis

Monkeyflower  
Mimulus spp.

Coffeeberry  
Rhonas californica

Sugarbush  
Ribes ova
ta

Evergreen Currant  
Ribes viburnifolium

Salvia  
Salvia leucantha

RECORD DRAWINGS
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MITHÜN

Madrone Manzanita Coyote Bush California Lilac Lantana

PLANT PALETTE
LOW IGNITION RATE

PROJECT
VERANO FAMILY HOUSING
LOCATION
VERANO AVENUE SONOMA CA
PREPARED FOR

VERANO

PLANNING RE-SUBMITAL
NOT FOR CONSTRUCTION
HYDROZONE LEGEND

LOW WATER USE
17,276 SF

MODERATE WATER USE
19,244 SF

IRRIGATION MAINLINE
REFER TO SHEET L2.00 FOR TRENCHING REQUIREMENTS NEAR EXISTING TREES

NOTES
1. IRRIGATION DESIGN AND WATER USE TO MEET THE SONOMA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 7D3.
2. WATER EFFICIENT STRATEGIES TO BE USED:
   a. USE OF NATIVE OR ADAPTIVE MODERATE OR LOW WATER USE PLANTS.
   b. MINIMUM 3" MULCH LAYER ON ALL PLANTED AREAS.
   c. PLANTS GROUPED TOGETHER WITH SIMILAR WATER NEEDS IN DISTINCT HYDROZONES.
   d. INSTALLATION OF FLOW SENSOR, ISOLATION VALVES, RAIN SENSOR AND WEATHER-BASED CONTROLLER.
   e. USE OF LOW VOLUME, DRIP, OR BUBBLER IRRIGATION.
   f. INSTALL OF A DEDICATED IRRIGATION WATER METER.
   g. LIMITED OR NO IRRIGATION UNDER THE CANOPY OF EXISTING OAK TREES.

20' 40' 80' L6.00

L6.00 PLANNING SUBMITTAL

MITHUN

PROJECT VERANO FAMILY HOUSING
GEOLOGY VERANO AVENUE
SONOMA CA

PREPARED FOR

HYDROZONE PLAN

VERANO FAMILY HOUSING

MITHUN

PREPARED FOR

HYDROZONE PLAN

VERANO AVENUE
SONOMA CA

PREPARED FOR

HYDROZONE PLAN

VERANO FAMILY HOUSING

MITHUN
TRASH ENCLOSURE
- 7' TALL CMU WALLS, PT WOOD POSTS WITH WOOD SLAT SCREEN WALLS, AND FLOATING SLOPED ROOF

RECORD DRAWINGS
- CMU WALL WITH STUCCO CLADDINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAVE NOT VERIFIED THE ACCURACY AND COMPLETENESS OF INFORMATION AND FOR USE BY EMERGENCY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

PAD MOUNTED TRANSFORMER
- OF CARPORT IF REQUIRED

ARCHITECTURAL SITE PLAN
- BUILDINGS ARE LOCATED ON ST TO ALLOW PRESERVATION OF AS MANY EXISTING LARGE OAK TREES AS POSSIBLE

* POSSIBLE FUTURE LOCATION OF CARPORT IF REQUIRED

ARCHITECTURAL SITE PLAN - ENTITLEMENTS

1 ARCHITECTURAL SITE PLAN

1-30'-0"
PROJECT: VERANO FAMILY HOUSING
LOCATION: VERANO AVENUE SONOMA CA
PREPARED FOR: MIDPEN HOUSING

LOWER LEVEL- FITNESS ROOM
1/16" = 1'-0'

RECORD DRAWINGS
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PARKING
TRASH ENCLOSURE, 7' TALL CMU WALL WITH SLOPED FLOATING ROOF

LEVEL 1 PLAN
1/16" = 1'-0'

BUILDINGS ARE LOCATED ON SITE TO ALLOW PRESERVATION OF AS MANY EXISTING LIVING OAK TREES AS POSSIBLE

NOT FOR CONSTRUCTION
PROJECT:
VERANO FAMILY HOUSING
LOCATION:
VERANO AVENUE
SONOMA CA

PREPARED FOR:
MIDPEN HOUSING

RECORD DRAWINGS
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OVERALL PLANS - LEVEL 3

LEVEL 3 PLAN

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
SITE ELEVATION - HOTEL

SITE ELEVATION - LAZZAROTTO

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

NOT FOR CONSTRUCTION
SITE PLAN

MATERIALS

1. BOARD AND BATTEN HARDIE SIDING
2. POWDERCOATED BREAK METAL TRIM
3. CORDUROY CEILING WITH CONCEALED FASTENERS
4. EXPOSED CEDAR GLULAM POSTS
5. EXPOSED CEDAR GLULAM BEAM
6. ASPHALT SINGLE ROOF
7. DARK BRONZE ANODIZED STOREFRONT
8. VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
9. RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10. RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11. FIREGUARD GLAZED ENTRY DOOR

PROJECT DARK BRONZE ANODIZED STOREFRONT

VERANO FAMILY

VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR

PREPARED FOR

FIBERGLASS GLAZED ENRTY DOOR

NOT FOR CONSTRUCTION
SITE PLAN

MATERIALS

1. BOARD AND BATTEN HARDIE SIDING
2. POWDER COATED BREAK METAL TRIM
3. HARDIE PANELS WITH CONCEALED FASTENERS
4. EXPOSED CEDAR GLULAM POSTS
5. EXPOSED CEDAR GLULAM BEAMS
6. ASPHALT SHINGLED ROOF
7. DARK BRONZE ANODIZED STOREFRONT
8. POWDER COATED BREAK METAL TRIM
9. HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
10. EXPOSED CEDAR GLULAM POSTS
11. EXPOSED CEDAR GLULAM BEAMS

MITHUN
SEATTLE / Pier 56, 1201 NW, 1120
56
at
Seattle, WA 98101 / 206.623.3344

MITHUN
SAN FRANCISCO / 660 Madison St
San Francisco, CA 94103 / 415.892.0092

MITHUN
CURV/ 6837 Adams Street
Culver City, CA 90232 / 323.981.7250

MITHUN.COM

MITHUN

VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE

LOCATION
VERANO AVENUE
SONOMA CA

RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)

RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR

PREPARED FOR FIBERGLASS GLAZED ENTRY DOOR

NEED TO KNOW

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS, THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

B2 ELEVATIONS

NOTE: THE DRAWINGS ON THIS SHEET ARE NOT FOR CONSTRUCTION.

Panels:
- B2 ELEVATION 1
- B2 ELEVATION 2
- B2 ELEVATION 3
- B2 ELEVATION 4

NOT FOR CONSTRUCTION
TO BE DEVELOPED IN COLLABORATION WITH FIRE DEPARTMENT THROUGH CONSTRUCTION DOCUMENTS

SITE PLAN: SIGNAGE

1. SITE PLAN - SIGNAGE
2. DIRECTIONAL SIGN
3. MONUMENT SIGN
4. BUILDING SIGN A
5. DRAWING #700

NOT FOR CONSTRUCTION
Verano Family Housing
Solid Waste Management Plan

The following is a Solid Waste Management Plan for Verano Family Housing. The plan uses Recology's recommended allowances to calculate capacity.

Maximum Occupancy:
The number of occupants for the project is calculated at 240 occupants, as shown below:

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OCC.</td>
<td>64</td>
<td>77</td>
<td>240</td>
</tr>
</tbody>
</table>

Waste Volume Calculation:
Assume 0.120 cubic yards per person, per week
240 occupants x 0.120 cy/周 = 29 cubic yards per week

Waste Collection Calculation:
Assume 2 times per week collection
Assume 4 yard bins
29 yards / 2 pick-ups per week / 4 yards per bin = (4) total 4-yard bins

Mid-Pen Housing's standards, based on 8500 units in 106 properties, assume (1) 3-cubic yard per 20 units, with 2 times per week pick-up, which amounts to (3) 3-cubic yard bins for the property rather than (4) 4-cubic yard bins.

While we have sized the enclosure for (4) 4-cubic yard bins for garbage and (2) 4-cubic yard bins for recycling, we're hoping to be able to start with (4) 3-yard bins, in line with our standards, and only add a 4-yard if required down the road.

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS, THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

TRASH ENCLOSURE
CORRUGATED METAL TRASH ENCLOSURE
ROOF PAINTED CHARCOAL SLATE TO MATCH BUILDING TRIM
32'-101/2" L
A4.01 TRASH ENCLOSURE
1/8" = 1'-0" (LIML40)
NOT FOR CONSTRUCTION