THE VERANO HOTEL

CONSULTANTS

Architect:
James McCalligan Architect
115 4th Street, Suite A
Santa Rosa, CA 95401
(707) 578-4525
jim@mccalligan.com

Land Surveyor:
Aaron Smith
Adobe & Associates, Inc.
1220 N. Dutton Avenue
Santa Rosa, CA 95401
(707) 541-2300
asmith@adobeinc.com

Geotechnical Engineer:
Patrick J. Conway
PJC & Associates, Inc.
800 Martin Ave, Ste 210
Rohnert Park, CA 94928
(707) 584-4804
pat@pjcgeotech.com

Civil Engineer:
David Brown
Adobe & Associates, Inc.
1220 N Dutton Avenue
Santa Rosa, CA 95401
(707) 541-2300
dbrown@adobeinc.com

Landscape Architect:
Lori Cagwin Landscape Architecture
11 Jasmine Street
Yountville, CA 94599
(707) 945-0855
lori@loricagwin.com

Interior Designer:
Stine Funch
Atwater Inc. Studio
18817 Nordhoff St, Ste 10
Northridge, CA 91324
(818) 492-4740
sfunch@atwaterinc.com

Arborist:
Horticulture Assoc.
John Meserve arborist
P.O. Box 1261
Glen Ellen, CA 95442
(707) 484-2883
jcmeserve53@gmail.com

Biologist:
SoilEcology
Dana Riggs Biologist
P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.soilecology.com

Air Quality and GHG:
Illingworth and Rodkin Inc.
Casey Divine & James Reyff
429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400
jilro@illingworthrodkin.com

Traffic:
TJKM
Janice Spuller
(925) 284-5021
10 Fourth Street, Suite 17
Santa Rosa, CA 95401
jspuller@tjkm.com

Utility Designer:
Steve Krinsky
Nor-Coast Utility Design
771 Joni Ct.
Windsor, CA 95492
(707) 838-4492
norcoastutd@comcast.net

PARKING CALCULATION

USE		PARKING SPACES	REQUIRED PARKING	
Hotel	120 rooms	1 space / unit plus 1 space for manager (Sonoma County Code Sec. 26-86-010)	121 spaces	
Employee Parking	25 employees on largest shift	1 space / each 5 employees on largest shift	5 spaces	
		TOTAL PARKING	REQUIRED	PROVIDED
			126	133 (29% compact)

Accessible Parking	132 parking spaces total provided	5 accessible parking spaces required for 101-150 total parking spaces provided (2016 CBC Table 11B-208.2)	REQUIRED	PROVIDED
			5	5 (including 1 van accessible stall)
Electric Vehicle Ready Parking	132 parking spaces total provided	7 electric vehicle ready parking spaces required for 101-150 total parking spaces provided (2016 CALGreen Table 5.106.5.3.3)	REQUIRED	PROVIDED
			7	7 (including 1 van accessible stall)
Clean Air Vehicle Parking	132 parking spaces total provided	11 clean air vehicle parking spaces required for 101-150 total parking spaces provided (2016 CALGreen Table 5.106.5.3)	REQUIRED	PROVIDED
			11	11 (including 7 for EV above)
Short-Term Bicycle Parking	132 auto parking spaces total provided	1 space / 5% total auto parking spaces provided (2016 CALGreen 5.106.4.1.1)	REQUIRED	PROVIDED
			7	12 (plus 8 rental bicycles)
Loading and Deliveries			REQUIRED	PROVIDED
			N/A	1

VICINITY MAP

PROJECT DESCRIPTION

The proposed Verano Hotel is the hotel component of a combined affordable housing and Hotel project. These drawings represent the Hotel Part of the project. Approximately 90% of the the proposed Hotel is three story with a central four-story element. The hotel will be comprised of 120 guest suites, a swimming pool, spa, gym, and four meeting rooms, a wine bar/cafe and breakfast room provided for the hotel's guests. The 4th story will include a rooftop garden, open air observation deck and a lounge and yoga studio.

Address: 155 W. Verano Ave.
Sonoma, CA 95476

Zoning: R

APN: 127-071-003

Lot Size: 2.50 acres

OWNER:
Springs Investors Group, LP
Norman Krug, Chief Executive Officer
William Blum, Project Manager
550 Second Street West
Sonoma, CA 95476
Telephone: (707) 481-9653
email: krugsplace@aol.com

AREA AND HEIGHT

Building Area:

Basement:	1,866 s.f. (basements need not be included in the total allowable floor area of a building provided the total area of such basements does not exceed the area permitted for a one-story above grade plane building.)
1st Floor:	30,609 s.f.
2nd Floor:	29,874 s.f.
3rd Floor:	29,248 s.f.
4th Floor:	2,690 s.f.
Roof Deck:	3,266 s.f.
Total:	92,411 s.f. (excluding Basement and Roof Deck)

Maximum Proposed Building Height:
62'-10" maximum from average of highest and lowest points of lot covered by the structure.

SHEET INDEX

CS	Cover Sheet, Project Information and Vicinity Map, Colored Renderings and Aerial Site Plan
A1	Rendered Site Plan
A1.1	Dimensioned Site Plan
A2.1	1st Floor Plan
A2.2	2nd and 3rd Floor Plan
A2.3	4th Floor and Basement Plan
A3	Rendered Exterior Elevations
A4.1	Building Sections
C3	Colors and Materials
A0	Trash Enclosure, Storage Building, Fences and Monument Signage
E0.01	Site Luminaire Schedule
E1.00	Site Electrical Plan
E1.01	Site Photometrics Plan

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES MCCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

THE VERANO HOTEL
SPRINGS INVESTORS GROUP, LP

Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-20

Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

CS
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY

RENDERED SITE PLAN

SCALE: 1" = 30'

PLAN NORTH

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT JAMES MCCALLIGAN No. C-17891 REN 1-31-21 STATE OF CALIFORNIA

THE VERANO HOTEL
SPRINGS INVESTORS GROUP, LP

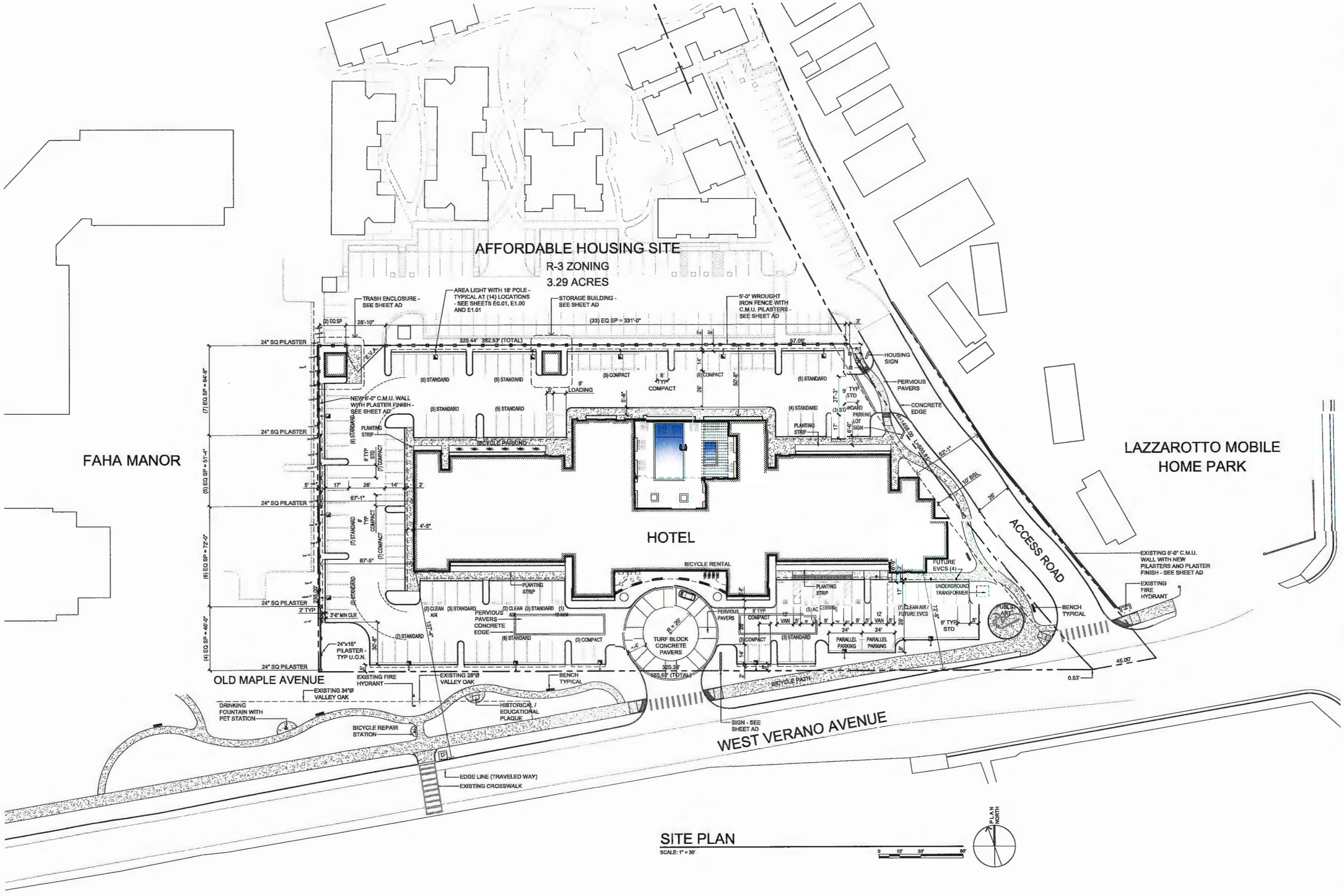
Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-20

#	Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

A1
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY



SITE PLAN

SCALE: 1" = 30'

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

VERANO HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

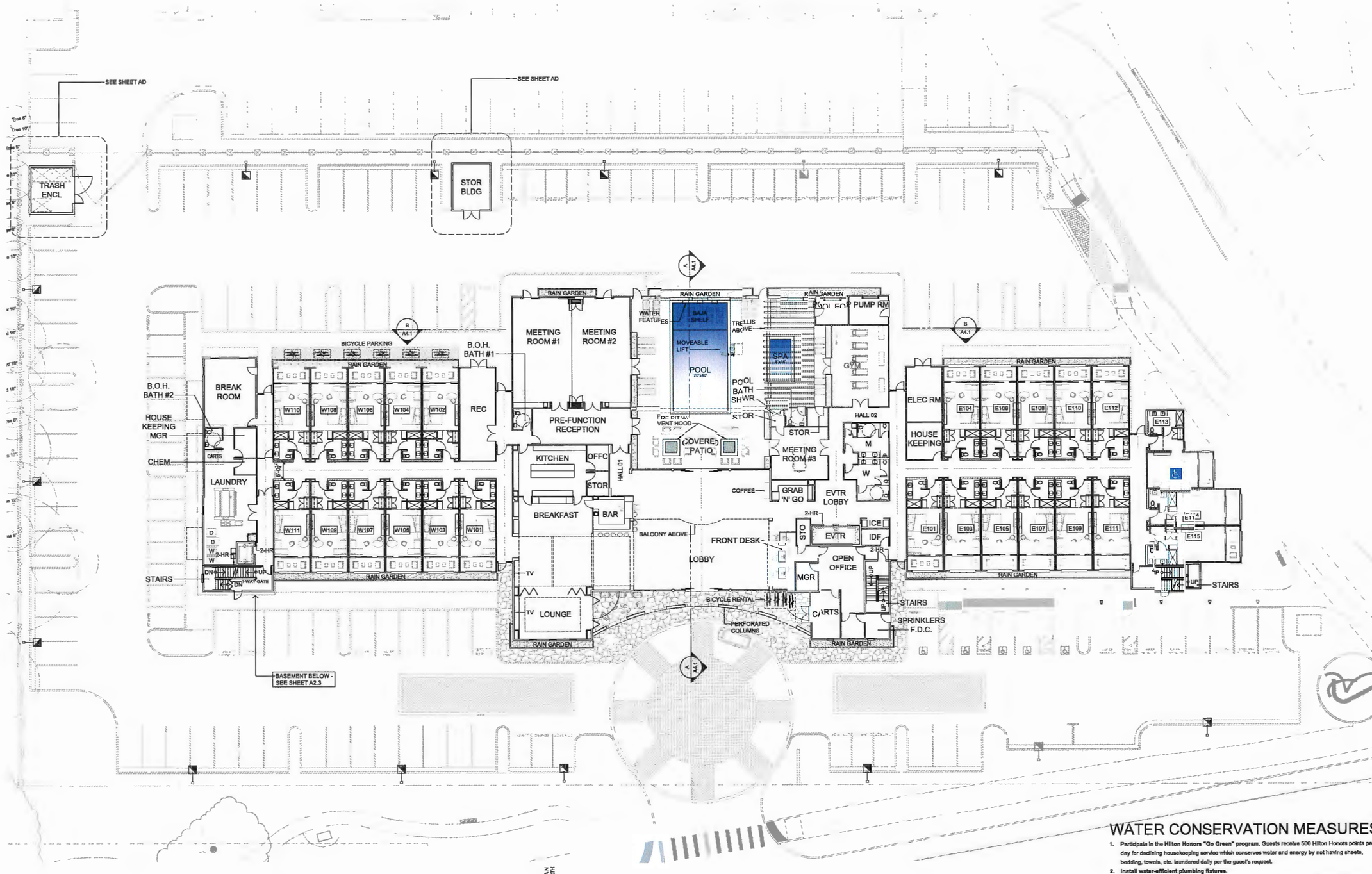
Project Architect:	JAM
Drawn By:	MEN
Date:	3-11-19

Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

A1.1
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY



1st FLOOR PLAN

SCALE: 1/16" = 1'-0"
25 GUEST ROOMS
30,609 SF

BUILDING TOTAL
120 GUEST ROOMS
92, 411 SF PLUS 1,686 SF BASEMENT AND 3,288 SF OCCUPIED ROOF DECK

WATER CONSERVATION MEASURES

1. Participate in the Hilton Honors "Go Green" program. Guests receive 500 Hilton Honors points per day for declining housekeeping service which conserves water and energy by not having sheets, bedding, towels, etc. laundered daily per the guest's request.
2. Install water-efficient plumbing fixtures.
   a. Watersense showerheads in all guest rooms with a maximum flow rate of 1.8 gpm at 80 psi.
   b. Watersense bathroom faucets with a maximum flow rate of 0.5 gpm at 60 psi.
   c. Watersense toilets with a maximum flow rate of 1.28 gpf.
   d. Watersense 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. Kitchen faucets may temporarily increase the flow rate to 2.2 gpm at 60 psi and must default to a maximum of 1.8 gpm at 60 psi.
   f. Water- and energy-efficient dishwashers in the kitchen and bar.
3. Reduce hosing of walkways and patios in favor of sweeping.
4. Provide water conservation information to hotel guests asking them to be conscious of their water use.
5. For drought-tolerant planting and water-efficient irrigation measures, see Landscape drawings.

JMA architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-1742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT JAMES McCALLIGAN No. C-17891 REN 1-31-21 STATE OF CALIFORNIA

THE VERANO HOTEL SPRINGS INVESTORS GROUP, LP

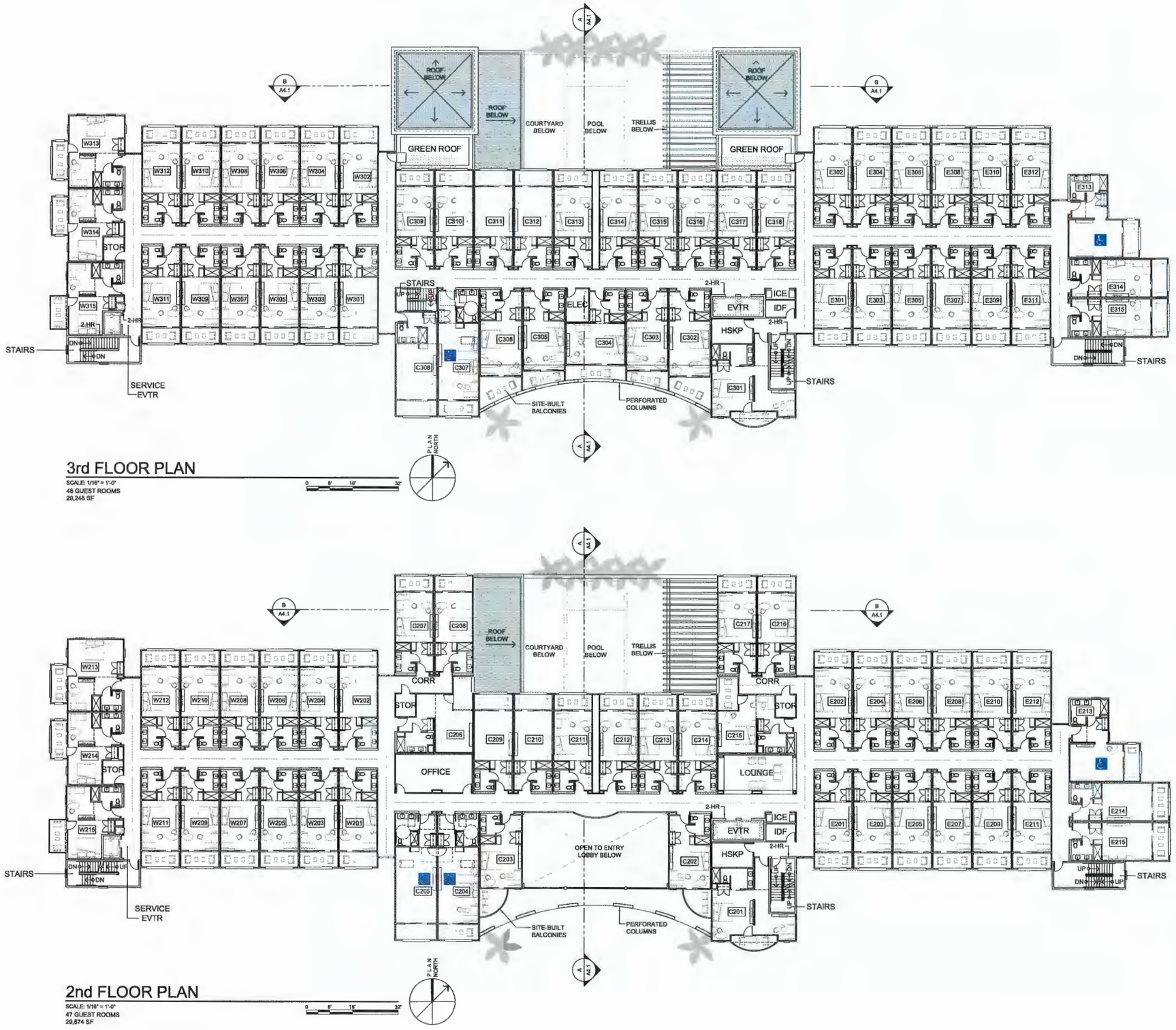
Project Architect:	JAM
Drawn By:	MSH
Date:	3-11-19

Revision	DATE

A SCHEMATIC DESIGN FOR THE VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

A2.1
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY



3rd FLOOR PLAN

SCALE: 1/16" = 1'-0"
46 GUEST ROOMS
29,246 SF

2nd FLOOR PLAN

SCALE: 1/16" = 1'-0"
47 GUEST ROOMS
29,874 SF

JMA
architects
James McCelligan Architect
License No. C17691
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCelligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCELLIGAN
No. C-17891
STATE OF CALIFORNIA
RENEWAL 1-31-21

THE VERANO
HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

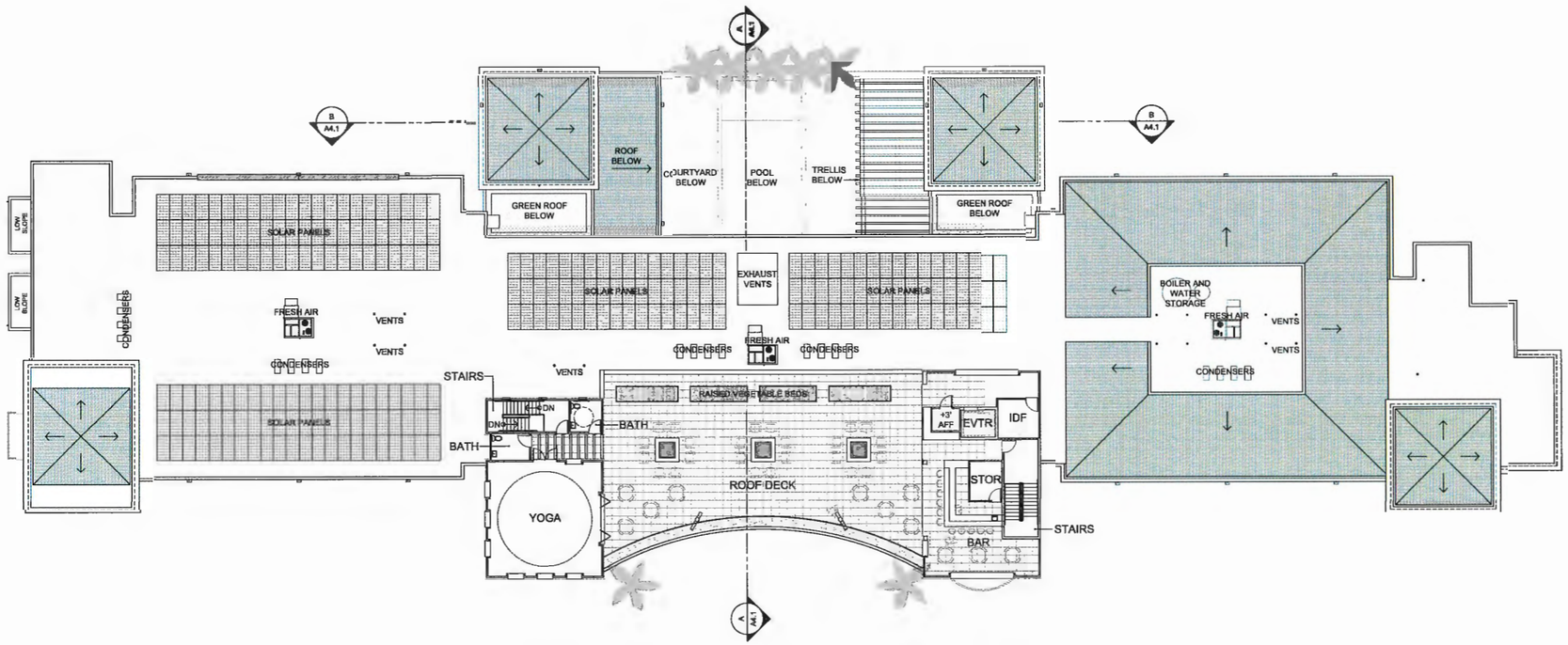
Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-20

	Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
165 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

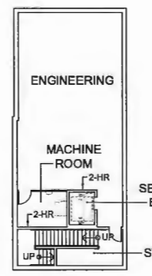
A2.2
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY



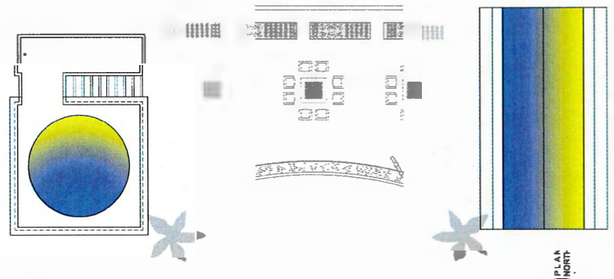
4th FLOOR / ROOF DECK PLAN

SCALE: 1/16" = 1'-0"
2,880 SF (plus 3,288 SF occupied roof deck)



BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"
1,668 SF



UPPER ROOF PLAN

SCALE: 1/16" = 1'-0"

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

THE VERANO
HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-10

Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN# 127-070-003

A2.3
OF SHEETS
JOB NUMBER: 1811

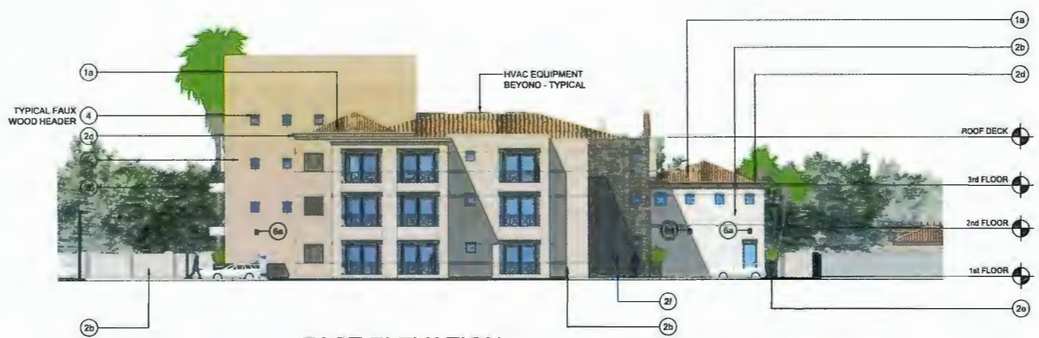
FOR PLAN REVIEW ONLY

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS

- (1a) CONCRETE ROOF TILE: EAGLE "CAPISTRANO" S-PROFILE 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 "STAMPTECH" 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: INTEGRALLY COLORED CONCRETE 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
- (6a) WALL-MOUNTED DOWNCAST LED LIGHT FIXTURE T.B.D. COLOR: DARK BRONZE ANODIZED
- (6b) RECESSED DOWNCAST LED WALL LIGHT T.B.D. COLOR: DARK BRONZE ANODIZED
- (6d) RECESSED LED DOWNLIGHTS IN SOFFIT

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-1742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

THE VERANO
HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

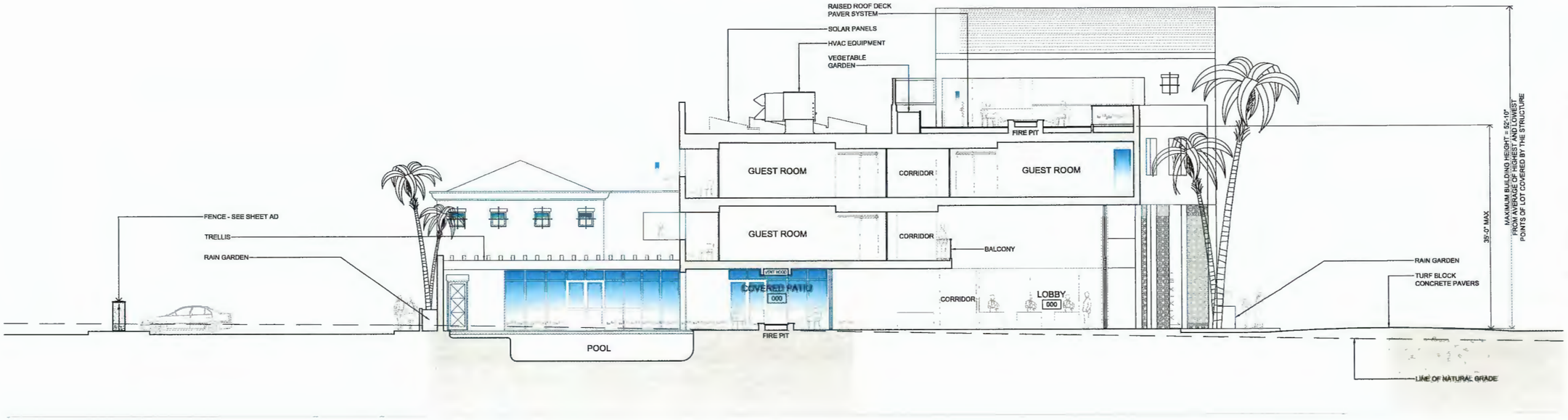
Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-20

Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

A3
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY



A SECTION
SCALE: 1/8"=1'-0"

B SECTION
SCALE: 1/8"=1'-0"

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

THE VERANO
HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

Project Architect:	JAM
Drawn By:	MSW
Date:	3-11-20

	Revision	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN: 127-071-003

A4.1
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY

COLORS AND MATERIALS FOR THE
VERANO HOTEL

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

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

COOL STONE
SOLAR REFLECTANCE: 0.77
SRI VALUE INITIAL: 95
SRI VALUE 3-YEAR AGED: 75

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

ORCHID

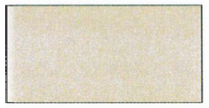
1d. STUCCO ROOF DOME & BALCONY ACCENT WALLS:
OMEGAFLEX FINE SAND TEXTURE ELASTOMERIC FINISH
COLOR: SW6787 FOUNTAIN

SW6787 FOUNTAIN

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

KM4583 CANVAS CLOTH

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


KM4550 CAFE LATTE

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

KM4523 LABYRINTH WALK

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

KM4537 WOVEN NAVAJO

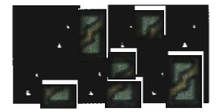
2e. RAISED RAIN GARDEN PLANTER WALLS:
COLOR: KM4533 LEATHER BOUND

KM4533 LEATHER BOUND

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

SHADOW ROCK BRONZE

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


CUSTOM-DESIGNED UNGLAZED CERAMIC TILES AT PERFORATED COLUMNS & SCREENS

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

DARK BRONZE ANODIZED

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

DARK WALNUT

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

B1 SHASTA REDWOOD

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT
JAMES McCALLIGAN
No. C-17891
REN 1-31-21
STATE OF CALIFORNIA

THE VERANO
HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

Project Architect	JAM
Drawn By	MSW
Date	3-11-26

Division	DATE

A SCHEMATIC DESIGN FOR THE
VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN# 127-071-003

CB

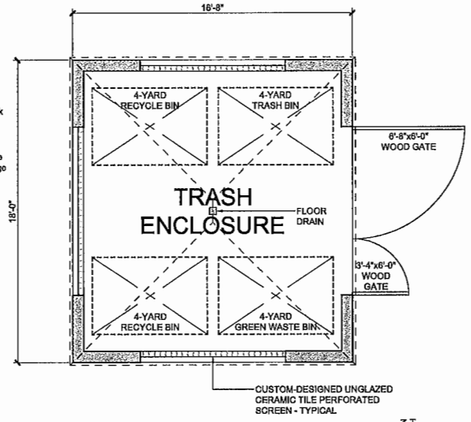
OF SHEETS
JOB NUMBER: 1811

FOR PLAN REVIEW ONLY

WASTE MANAGEMENT CALCULATION

1. Assumed specific weight: 175 lbs / yard
2. Assumed daily total waste: 3 lbs / person per day
3. Weekly waste volume:
   3 lbs / person per day x 175 lbs / yard x 7 days / week
   = 0.120 cubic yards / person per week
4. Weekly waste volume for total population:
   75% occupancy x 120 rooms = 90 rooms
   1.7 people / room = 1.7 people x 90 rooms = 153 people
   153 people x 0.120 yds / week = 18 yds / week of garbage
6. Number of dumpsters:
   Assume 4 yard dumpsters collected once per week
   18 yds of garbage ÷ 4 yard dumpster = 4 dumpsters

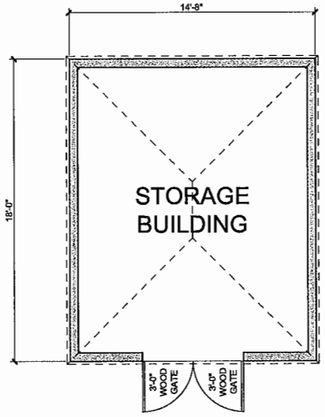
(1) 4 yard trash bin
(2) 4 yard recycle bins
(1) 4 yard green waste bin



TRASH ENCLOSURE

FLOOR PLAN

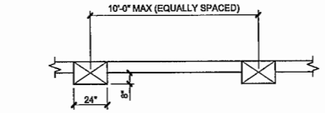
SCALE: 1/4" = 1'-0"



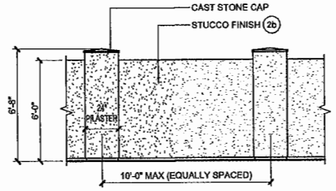
STORAGE BUILDING

FLOOR PLAN

SCALE: 1/4" = 1'-0"



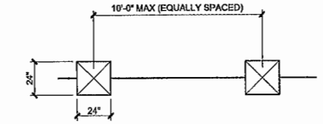
PLAN VIEW



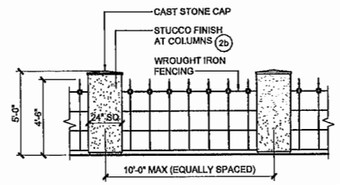
ELEVATION VIEW

EAST & WEST FENCES

SCALE: 1/4" = 1'-0"



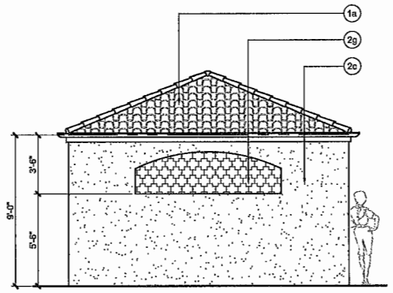
PLAN VIEW



ELEVATION VIEW

NORTH FENCE

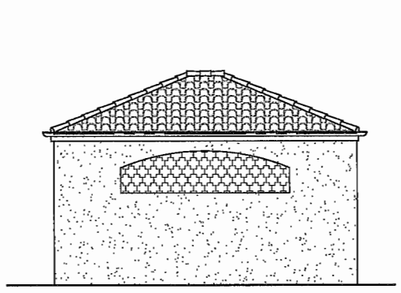
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

NORTH ELEVATION

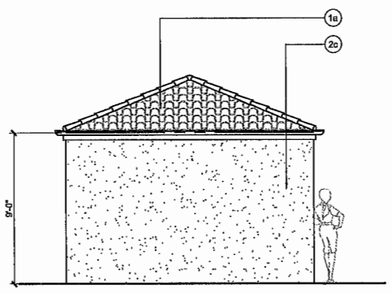
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

WEST ELEVATION

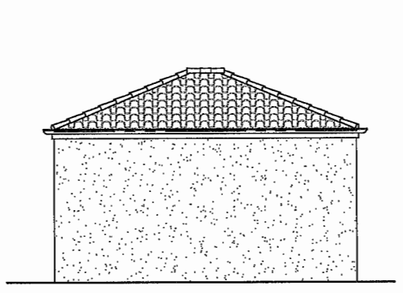
SCALE: 1/4" = 1'-0"



STORAGE BUILDING

NORTH ELEVATION

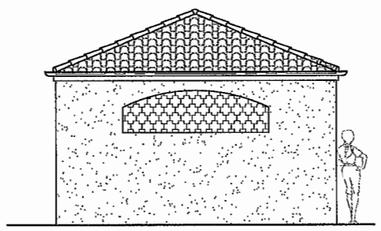
SCALE: 1/4" = 1'-0"



STORAGE BUILDING

WEST ELEVATION

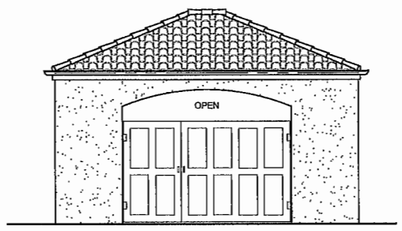
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

SOUTH ELEVATION

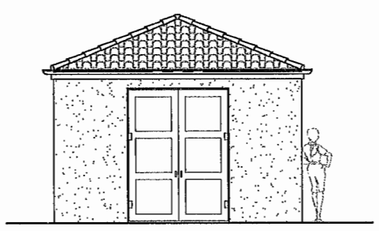
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

EAST ELEVATION

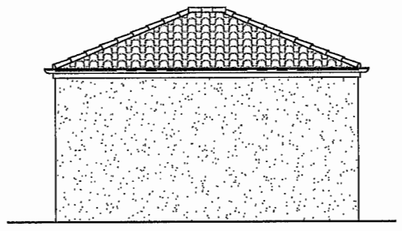
SCALE: 1/4" = 1'-0"



STORAGE BUILDING

SOUTH ELEVATION

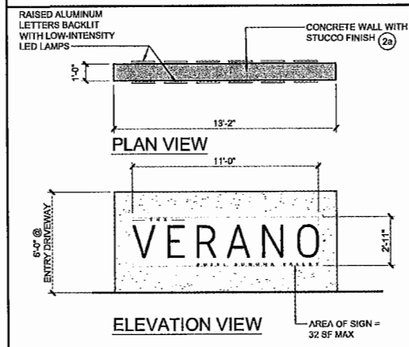
SCALE: 1/4" = 1'-0"



STORAGE BUILDING

EAST ELEVATION

SCALE: 1/4" = 1'-0"



PLAN VIEW

ELEVATION VIEW

MONUMENT SIGN

SCALE: 1/4" = 1'-0"

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

These drawings are an instrument of service and shall not be used, in part or in whole, for any work not specifically contracted with James A. McCalligan Architect.
Copyright 2019

LICENSED ARCHITECT JAMES MCCALLIGAN No. C-17891 REN 1-31-21 STATE OF CALIFORNIA

THE VERANO HOTEL SPRINGS INVESTORS GROUP, LP

Project Architect:	JAM
Drawn By:	NSW
Date:	3-11-20

Revision	DATE

A SCHEMATIC DESIGN FOR THE VERANO HOTEL
155 WEST VERANO AVENUE
SONOMA, CALIFORNIA
APN 127-071-003

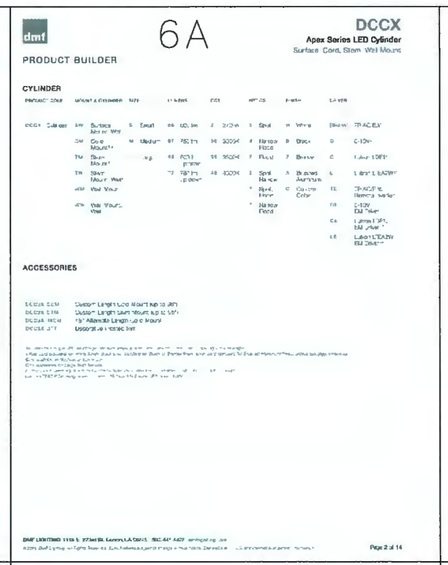
AD

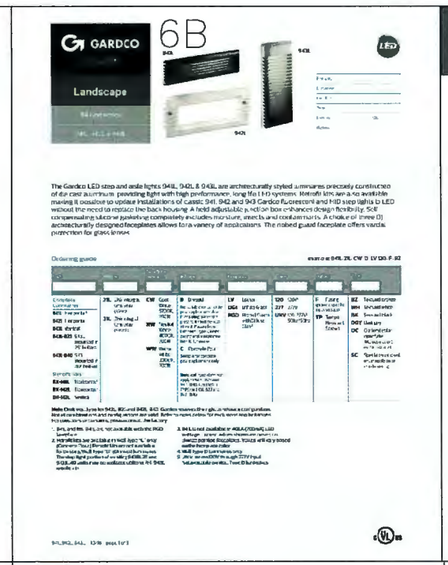
OF SHEETS
JOB NUMBER: 1811

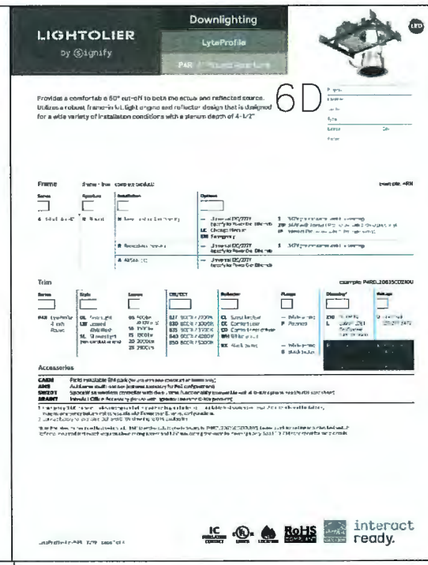
FOR PLAN REVIEW ONLY

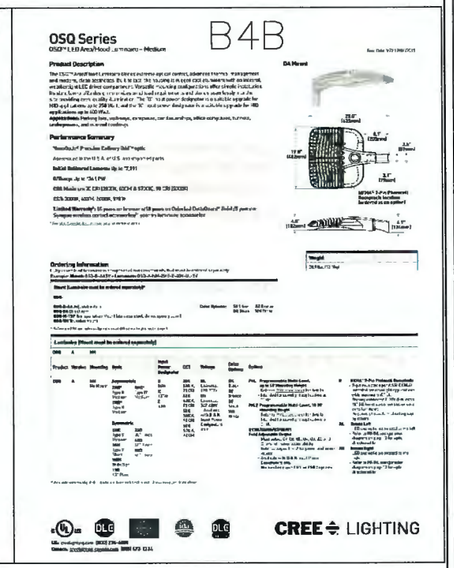
VERANO HOTEL LUMINAIRE SCHEDULE

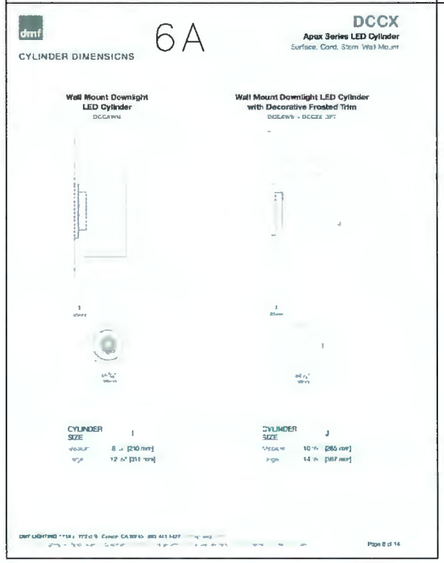
CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	TOTAL VA	VOLTS	NOTES
6A		90 CRI 4000K LED WALL SCONCE	(1) 12.5W LED 4000K, 90 CRI	0–10V	WALL	DMF DCCX WW L 07 30 N B O	12.5	12.5	120V 1P 2W	EXTERIOR WALL SCONCE
6B		HORIZONTAL 4000K LED STEPLIGHT	(1) 21W LED 4000K	ELECTRONIC	SURFACE	GARDCO 941L 21L CW D DG1 120 XX BK	21	21	120V 1P 2W	EXTERIOR STEPLIGHT
6D		4.5" ROUND RECESSED LED DOWNLIGHT	(1) 20W LED 3000K	0–10V	RECESSED	LIGHTOLIER P4RDL25830 XX XX Z10 U	20	20	120V 1P 2W	EXTERIOR
B4B		16' POLE 3000K TYPE IV LED LIGHT FIXTURE WITH BACKLIGHT SHIELD	(1) 86W LED 3000K	0–10V	POLE	CREE LIGHTING OSQ–A–NM–4ME–B–30K–UL–BK–PML OSQ–DA–BK OSQ–BLSMF	86	86	120V 1P 2W	PARKING GARAGE
001LED		4' LINEAR WALL MOUNTED LED, VAPOR TIGHT	(1) 42W 4000K LED	DIMMING	WALL	LITHONIA: VAP–4000LM–FST–WD–MVOLT–GZ10–40K–80CRI	42	42	120V 1P 2W	STORAGE/TRASH ROOM/ELEV PIT











EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

NO.	DATE	DESCRIPTION
		REVISIONS

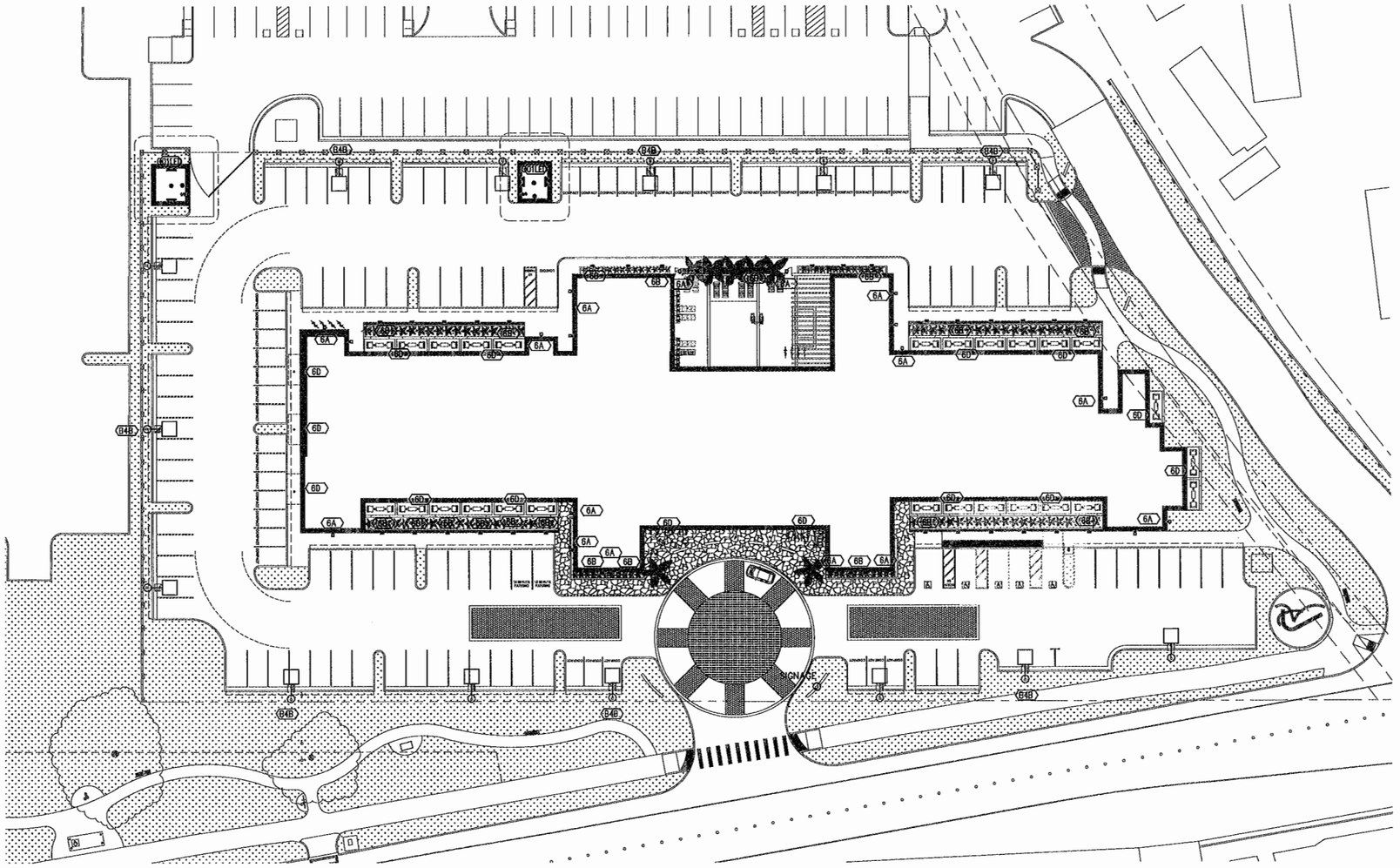
DRAWN:
DESIGNED:
CHECKED:
APPROVED:

PROJECT:
VERANO HOTEL,
SONOMA, CA

DATE: 01/20/20

SHEET TITLE:
LUMINAIRE SCHEDULE

SHEET NO.
E0.01



SITE

LIGHTING PLAN

SCALE: 1" = 25'

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN:

DESIGNED:

CHECKED:

APPROVED:

EMERALD CITY ENGINEERS, INC
21706 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

PROJECT:

VERANO HOTEL,
SONOMA, CA

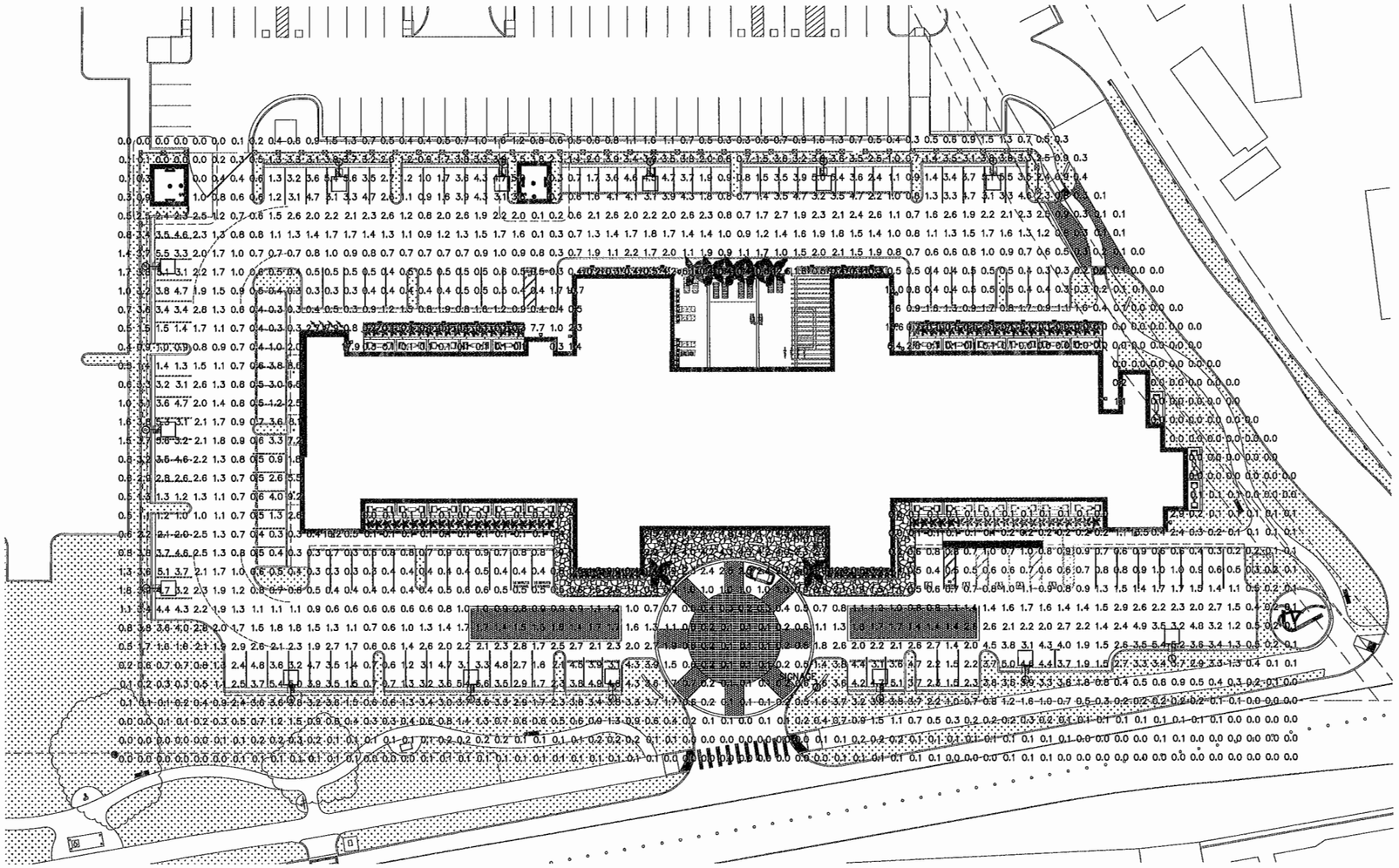
DATE: 01/20/20

SHEET TITLE:

SITE PLAN

SHEET NO.

E1.00



SITE

PHOTOMETRICS PLAN

SCALE: 1" = 25'

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN:

DESIGNED:

CHECKED:

APPROVED:

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

PROJECT:

VERANO HOTEL,
SONOMA, CA

DATE: 01/20/20

SHEET TITLE:

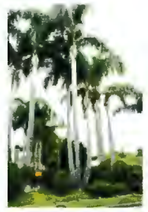
SITE
PHOTOMETRICS
PLAN

SHEET NO.

E1.01

PHOENIX CANARIENSIS

WASHINGTONIA ROBUSTA



ARECASTRUM ROMANSOFFIANA

PALMS

OLEA 'SWAN HILL'

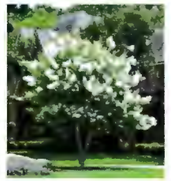
QUERCUS AGRIFOLIA

PISTACIA CHINENSIS 'KEITH DAVIES'

ARBUTUS 'MARINA'

LAURUS NOBILIS 'SARATOGA'

TREES



LAGERSTROEMIA 'NATCHEZ WHITE'

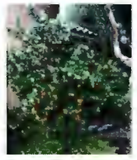
LAGERSTROEMIA 'DYNAMITE'

LAGERSTROEMIA 'MUSKOGII

CERCIS OCCIDENTALIS

TREES

PITTOSPORUM EUGENOIDES



ARBUTUS UNEDO COMPACTA

PRUNUS CAROLINIANA COMPACTA

PITTOSPORUM MARJORIE CHANNON

NERIUM OLEANDER 'SISTER AGNES'

NERIUM O. 'HARDY PINK'

NERIUM O. 'HARDY RED'

LARGE SHRUBS/HEDGING

'ROSA MEIDILAND 'WHITE'

ROSE FLOWER CARPET 'AMBER

ROSA 'MEIDILAND RED

GROUNECOVER SHRUBS

ACACIA REDOLENS

RUDBECKIA HIRTA

PERENNIALS

ACHILLEA MOONSHINE

ACHILEA PAPRIKA

PENSTEMON RED RIDING HOOD

SALVIA HOT LIPS

HESPERALOA PARVIFLORA

ACCENTS

PHORMIUM YELLOW WAVE

PHORMIUM MAORI PRINCESS

PHORMIUM AMAZING RED

ECHIUM FASTUOSUM

SALVIA LEUCANTHA

PEROVSKIA 'LITTLE SPIRE'

PERENNIAL ACCENTS

ARCTOSTAPHYLOS SUNSET

ROSMARINUS TUSCAN BLUE

SALVIA GREGGII 'PURPLE'

SALVIA CHAMAEDRYOIDES

SHRUBS & PERENNIALS

PENSTEMON 'MARGARITA BOP'

CISTUS CORBARIENSIS

CISTUS SUNSET

OLEA 'LITTLE OLLIE'

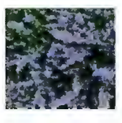
CEANOTHUS THURSIFOLIUS REPENS

CISTUS SALVIFOLIUS PROSTRATUS

GROUNDCOVERS

LAVANDULA S. 'RASPBERRY RUFFLES'

LAVANDULA S.S 'OTTO QUAST'



NEPETA WALKERS LOW

ERIGERON KARVINSKIANA

SHRUBS & PERENNIALS

MYOPORUM PUTAN CREEK

ARCTOSTAPHYLOS 'EMERALD CARPET'

GROUNDCOVERS

LANTANA MONTEVIDENSIS

SEDUM 'VERA JAMESSON'

BOUTELOA 'BLOND AMBITION'

FESTUCA MAIREI

LOMANDRA LONGIFOLIA 'BREEZE'

IRIS DOUGLASIANA

PARKLET MEADOW

CARPENTERIA CALIFORNICA

RHAMNUS CALIFORNICA EVE CASE

MIMULUA JEYY BEANS

VERBENA LILACEA DE LA MINA

CAREX TUMULICOLA

BIOSWALE SHRUBS, PERENNIALS & GRASSES

EQUISETUM HYEMALE

JUNCAS ELKS BLUE

CHONDROPETALUM TECTORUM

CAREX TESTACIA 'PRAIRIE FIRE'

HELICTOTRICHON SEMPERVIRENS

JUNCAS ELKS BLUE

ORNAMENTAL & BIOSWALE GRASSES

LORI CAGWIN LANDSCAPE ARCHITECTURE
11 Jasmine Street Yountville California 94599
707 945 0835 Phone/Facsimile
lori@loricagwin.com

Expiration 3/31/2021

PRELIMINARY PLANTING PALETTE

Verano Hotel
West Verano Avenue Sonoma CA

Revisions

8-20-20
(DRB COMMENTS)

Date 9-13-2019
Drawn By LC
Job. VERANO71519

Sheet
L1.1
of 2 sheets

© 2012 LORI CAGWIN LANDSCAPE ARCHITECTURE. No part of this document can be reproduced without the written permission from LORI CAGWIN LANDSCAPE ARCHITECTURE [11 Jasmine Street, Yountville CA 94599 (707) 945-0835 Phone,Facsimile lori@loricagwin.com]

FAHA MANOR

AFFORDABLE HOUSING SITE

LAZZAROTTO MOBILE HOME PARK

OLD MAPLE AVENUE

WEST VERANO AVENUE

ACCESS ROAD

HOTEL

MEDIUM FALL COLOR TREE
Pistacia chinensis

SMALL BIOSWALE TREE
Laurus nobilis 'Saratoga'

BIOSWALE SHRUB
Rhamnus californica 'Eve Case'
Carpenteria californica 'Elizabeth'

BIOSWALE ORNAMENTAL REED GRASS
Chondropetalum tectorum
Juncus patens 'Elks Blue'
Equisetum scirpoides

5'-0" WROUGHT IRON FENCE WITH C.M.U PILASTERS

EMERGENCY VEHICLE ACCESS

TRASH

STOR BLDG

EVERGREEN HEDGE
Prunus carolinana 'Compacta'
Pittosporum Marjorie Channon
Arbutus unedo 'Compacta'

MEDIUM SPREADING PALM
Phoenix canariensis

VINES
Ficus repens or
Parthenocissus tricuspidata

BIOSWALE PERENNIALS & GRASSES
Verbena lilacina de la Mina
Mimulus 'Jelly Bean'
Achillea millefolium
Chondropetalum tectorum
Carex divulsa

EMPLOYEE BICYLE PARKING

BIOSWALE ORNAMENTAL REED GRASS
Chondropetalum elephantinum
Juncus pallidus 'Javertin'
PLANTING STRIP
Helictotricon sempervirens
Carex testacia 'Prairie Fire'
Festuca 'Blekyou Blue'

SEASONAL VEGGIES & HERBS ROOF GARDEN

CUT FLOWER ROOF GARDEN:
Rosea, Aster, Cereopsis,Rudbeckia, Dephinium, Echinacea
Feny, Penstemon, Rudbeckia Salvia,Veronica, Zinnia

POOL AREA PLANTING
Juncus patens 'Elks Blue'
Equisetum hyemale
Carex tumulicola
Carex testacea 'Prairie Fire'

HOUSING SIGN

PERVIOUS PAVERS

CONCRETE EDGE

HOTEL SIGN

MEDIUM EVERGREEN TREE
Arbutus 'Marina'
Olea 'Swan Hill'

NEW 6'-0" C.M.U. WALL WITH PLASTER FINISH

GROUNDCOVERS & PERENNIALS
Arctostaphylos 'Emerald Carpet'
Ceanothus 'Joyce Coulter'
Myoporum parvifloram
Lantana montevidensis
Acacia redolens
Sedum cooperii

UNDERGROUND TRANSFORMER

EV CHARGER

BENCH TYPICAL

EXISTING FIRE HYDRANT

CLINIC ART

SIGN

EXISTING 28"Ø VALLEY OAK (#131)

HISTORICAL EDUCATIONAL PANEL

PERVIOUS PAVERS

TURF BLOCK CONCRETE PAVERS

PERVIOUS PAVERS

PARALLEL PARKING

PARALLEL PARKING

EXISTING FIRE HYDRANT

EXISTING 34"Ø VALLEY OAK (#132)

BENCH TYPICAL

DRINKING FOUNTAIN w/ PET STATION

"PARKLET PATH HARDSCAPE-TO BE NATURAL OR ADOBE GRANITECRETE w/STEEL HEADERS"

EXISTING CROSSWALK

BICYCLE REPAIR STATION

MEDIUM TREE
Lagerstroemia indica

ACCENT SHRUB
Hesperaloe parviflora
Phormium tenax

BIOSWALE HEDGE
Pittosporum eugenioides 'Column'
EVERGREEN HEDGE
Prunus carolinana 'Compacta'
Nerium oleander

ACCENT PERENNIAL
Salvia leucantha 'Midnight'
Perovskia atriplicifolia 'Blue Spire'
Echium fastuosum 'Blue Dwarf'

MEDIUM SPREADING SHRUB & PERENNIAL
Arctostaphylos 'Howard McMinn','Sunset'
Ceanothus 'Julia Phelps'
Cistus corbariensis, purpureus
Salvia clevelandii 'Pozo Blue'
Salvia 'Hot Lips'
Olea 'Little Ollie'
Rosmarinus 'Tuscan Blue'

SMALL SPREADING SHRUB & PERENNIAL
Achillea 'Moonshine', Paprika, Terra Cotta'
Lavandula stoechas 'Quastil', Raspberry Ruffle'
Penstemon margarita Bop, Red Riding Hood'
Salvia greggii Flame, Nuevo Leon, Salmon'
Mimulus 'Jelly Bean 'Assorted',
Verbena lilacina de la Mina

SMALL FLOWERING TREE
Cercis occidentalis 'Multi'

LARGE EVERGREEN TREE
Quercus agrifolia

TALL NARROW PALM
Washingtonia robusta
Arecastrum romanzoffiana

GRASSES
Bouteloa 'Blond Ambition'
Festuca mairei
Lomandra longifolia 'Breeze'
Iris douglasiana

PRELIMINARY LANDSCAPE NOTES:

1. Plant material to be selected from planting material provided on this plan. Final Planting Plan to provide exact location, WUCOLS rating, size and quantity. Planting palette images provided on Sheet L1.1 .
2. Plant Material to be in compliance with WELO Guidelines, MAWA and WUCOLS low and medium water use plant material.
3. Planting beds to be cleared and grubbed, amended per Soil Testing Lab recommendations, and mulched per WELO guidelines.
4. Plant material to be irrigated with inline and point to point emitters, Smart Controller with Rain Sensor per WELO guidelines and MAWA allowances.
5. Public parklet to be passive for strolling and resting using Natural or Adobe Granitecrete paths with steel headers with site amenities inclusive of benches, water and pet fountain, bike tire changing station and adjacent bus shelter.
6. Bioswale plant material choices to be selected from BASMAA Post Construction Manual Appendix F, Bioretention Facility Plant Matrix dated 6-6-2014 due to MS4 Phase 2 Boundary Mandate.
7. Existing Trees along west property line, #144-#153, to be protected per Mitigation Measures 6 thru 11 during construction operations per Adobe Associates Sheets C1.3, Tree Disposition PLAN & C1.4 , Tree Inventory and Mitigation Table, dated 9-20-2019.

PROPOSED TREES:

31 - 15 gallon or 24" box Trees - 15 or 62 arboreal value points

3 - Specimen Date Palms (36" box or larger) - 6 points or more arboreal value points

14 - Specimen Queen Palms (36" box or larger) - 28 points or more arboreal value points

49 minimum or 96 + maximum total arboreal value

0 10 20 30 60

IORI CAGWIN LANDSCAPE ARCHITECTURE
11 Jasmine Street Yountville California 945.09
(707) 945-0835 Phone/Fax
lori@loricagwin.com

Expiration: 3/31/2021

PRELIMINARY PLANTING PLAN w/PLANT IMAGES

Verano Hotel
West Verano Avenue Sonoma CA

Revisions

8-20-2020 (DRB COMMENTS)

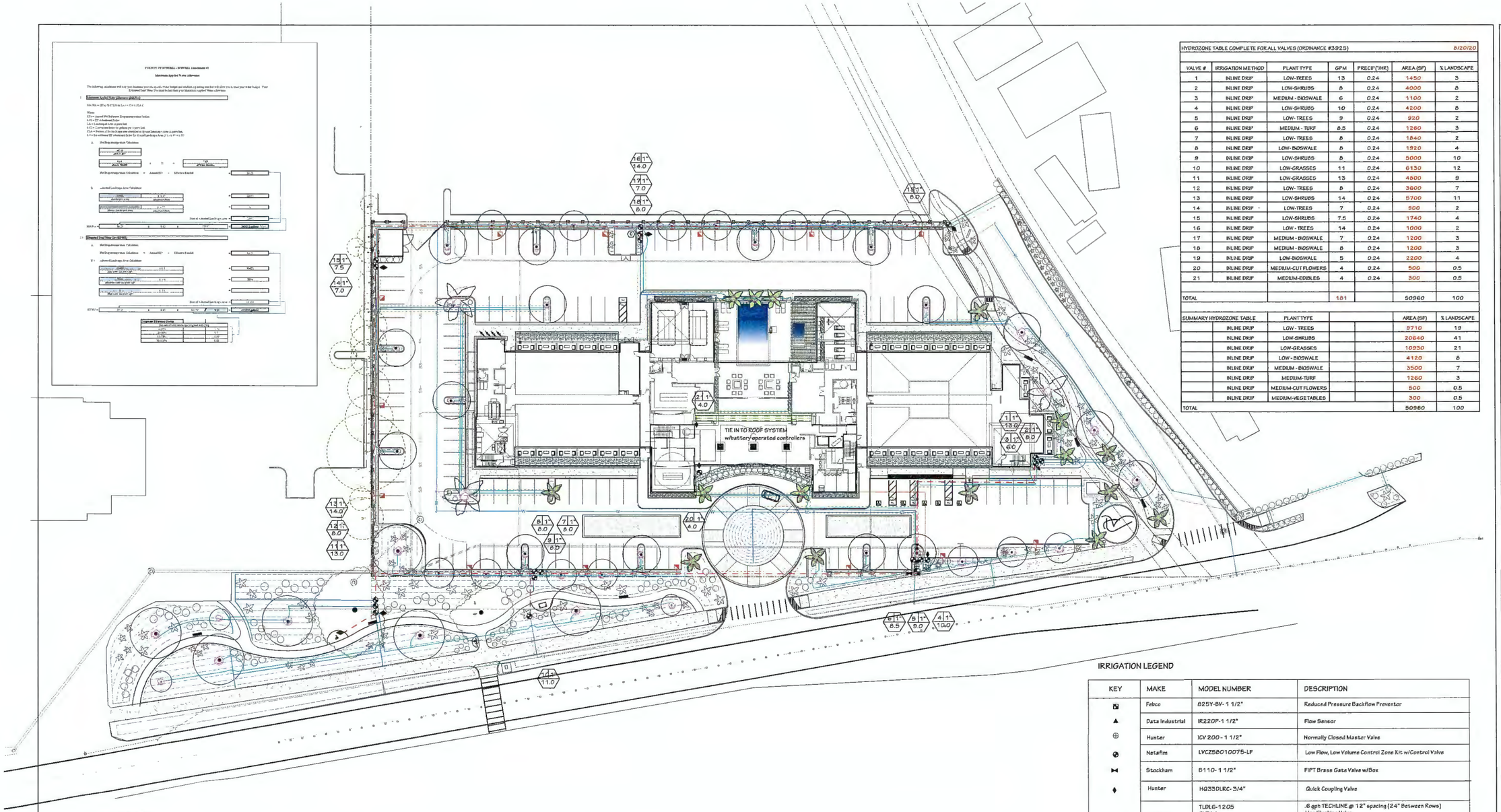
Date: 3-3-2020

Drawn By: LC

Job: VERAN071519

Sheet L1.2 of sheets

© 2012 LORI CAGWIN LANDSCAPE ARCHITECTURE. No part of this document can be reproduced without the written permission from LORI CAGWIN LANDSCAPE ARCHITECTURE [11 Jasmine Street, Yountville CA 94599 (707) 945-0835 Phone,Facsimile lori@loricagwin.com]



HYDROZONE TABLE COMPLETE FOR ALL VALVES (ORDINANCE #3925) 8/20/20

VALVE #	IRRIGATION METHOD	PLANT TYPE	GPM	PRECIP"/HR	AREA (SF)	% LANDSCAPE
1	INLINE DRIP	LOW-TREES	13	0.24	1450	3
2	INLINE DRIP	LOW-SHRUBS	8	0.24	4000	8
3	INLINE DRIP	MEDIUM - BIOSWALE	6	0.24	1100	2
4	INLINE DRIP	LOW-SHRUBS	10	0.24	4200	8
5	INLINE DRIP	LOW- TREES	9	0.24	920	2
6	INLINE DRIP	MEDIUM - TURF	8.5	0.24	1260	3
7	INLINE DRIP	LOW- TREES	8	0.24	1840	2
8	INLINE DRIP	LOW- BIOSWALE	8	0.24	1920	4
9	INLINE DRIP	LOW-SHRUBS	8	0.24	5000	10
10	INLINE DRIP	LOW-GRASSES	11	0.24	6130	12
11	INLINE DRIP	LOW-GRASSES	13	0.24	4800	9
12	INLINE DRIP	LOW- TREES	8	0.24	3600	7
13	INLINE DRIP	LOW-SHRUBS	14	0.24	5700	11
14	INLINE DRIP	LOW-TREES	7	0.24	900	2
15	INLINE DRIP	LOW-SHRUBS	7.5	0.24	1740	4
16	INLINE DRIP	LOW - TREES	14	0.24	1000	2
17	INLINE DRIP	MEDIUM - BIOSWALE	7	0.24	1200	3
18	INLINE DRIP	MEDIUM - BIOSWALE	8	0.24	1200	3
19	INLINE DRIP	LOW-BIOSWALE	5	0.24	2200	4
20	INLINE DRIP	MEDIUM-CUT FLOWERS	4	0.24	500	0.5
21	INLINE DRIP	MEDIUM-EDIBLES	4	0.24	300	0.5
TOTAL			181		50960	100

SUMMARY HYDROZONE TABLE	PLANT TYPE			AREA (SF)	% LANDSCAPE
INLINE DRIP	LOW - TREES			9710	19
INLINE DRIP	LOW-SHRUBS			20640	41
INLINE DRIP	LOW-GRASSES			10930	21
INLINE DRIP	LOW - BIOSWALE			4120	8
INLINE DRIP	MEDIUM - BIOSWALE			3500	7
INLINE DRIP	MEDIUM-TURF			1260	3
INLINE DRIP	MEDIUM-CUT FLOWERS			500	0.5
INLINE DRIP	MEDIUM-VEGETABLES			300	0.5
TOTAL				50960	100

IRRIGATION LEGEND

KEY	MAKE	MODEL NUMBER	DESCRIPTION
	Febco	825Y-BV- 1 1/2"	Reduced Pressure Backflow Preventer
	Data Industrial	IR220P-1 1/2"	Flow Sensor
	Hunter	ICV 200 - 1 1/2"	Normally Closed Master Valve
	Netafim	LVCZSB010075-LF	Low Flow, Low Volume Control Zone Kit w/Control Valve
	Stockham	B110- 1 1/2"	FIPT Brass Gate Valve w/Box
	Hunter	HQ33DLRC- 3/4"	Quick Coupling Valve
	Netafim	TLDL6-1205 TLFV-1 TL56U TLDL010	.6 gph TECHLINE @ 12" spacing (24" Between Rows) Line Flushing Valve Staples @ 4'-0" OC Blank Tubing
	Netafim	TLEZ4-1203 TLFV-1 TL56U	.4 gph TECHLINE EZ @ 12" spacing Line Flushing Valve Staples @ 4'-0" OC 12" Ball Valve per box
	Netafim	TLDL9-1205 TLFV-1 TL56U	.9 gph TECHLINE @ 12" spacing (Wrap 2 or 3 times) Line Flushing Valve Staples @ 4'-0" OC
	Hunter	ICA12-HUB-24/50LSW/SP	ICORE Controller X Station w/Wired Solar Sync. - 24 STATION
	EPCO/Equal	Schedule 40 PVC - 1 1/2"	Mainline (18" Cover)
	EPCO/Equal	Schedule 40 PVC	Sleeve (2 Sizes larger than line held under all paved surfaces)
	EPCO/Equal	Class 200 PVC- 1 1/4",1",3/4"	Lateral Line (12" Cover)
		Valve Number Valve Size Gallons per Minute per Valve	

IRRIGATION NOTES

1. Layout of piping, valves and heads is diagrammatic and may be field adjusted for ease of installation, optimum coverage and maintenance. Trim systems to eliminate wasteful overspray onto paved surfaces or building walls. Layout of mainline, laterals and valves is for visual clarity and should be located in planting beds or lawn areas wherever possible. Parallel pipes may be installed in a common trench. Pipes shall have 2" horizontal separation, and are not to be installed directly above one another.

2. The contractor shall verify all existing conditions, access sleeving, water pressure, and controller location. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.

3. All irrigation material to be installed per the County of Sonoma guidelines, current IBC (International Building Code)and UPC (Uniform Plumbing Code) with California Amendments. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.

4. Trenching is to be of sufficient depth to provide 24" of cover over mainlines and 12" of cover over lateral lines. During trenching operations, all underground utilities must not be disturbed or damaged. Contact appropriate agencies, Underground Utilities Alert (1-800 642-2444), to locate utilities prior to start of work. All trenching adjacent to existing trees shall be approved by the Landscape Architect prior to start of trenching operations.

5. All backfill material for mainlines and lateral lines shall be free of rocks and debris and compacted to original soil density. All sleeves to be two sizes larger than the line(s) held and shall extend 12" beyond paving edges. Sleeves shall be bedded in a sand or fine granular material envelope 4" on all sides of pipe. All excavations are to be backfilled to 90% compaction, minimum. Contractor to repair all settled trenches promptly for a period of one year after completion of the work.

6. Flush lateral lines prior to the installation of irrigation heads. Install spray heads 6" to 8" from the building or fence and within 2" of pavement, curbs or header edges. Contractor to make minor adjustments in head locations, and adjust heads for radius and arc to provide optimum coverage, and to minimize the spraying of water onto pavement, buildings or adjacent areas.

7. The mainline tie-in location requires an available pressure of 50 to 55 PSI

8. The Irrigation Point of Connection should have an adjusted static pressure of 50 PSI
Lateral lines are sized for 2.7 PSI per 100 Lineal Feet. Allowable loss with the minimum and maximum gallonage is as indicated below:
3/4" - 1 to 7 GPM 1" - 8 to 14 GPM 1 1/4" - 15 to 25 GPM 1 1/2" - 26 to 35 GPM

9. The proposed location of the 'Smart' Irrigation Controller with Rain Sensor will be wall mounted in the equipment area as shown on the drawings and field verified. A 110 V power source shall be provided to the Landscape Contractor prior to start of planting operations.

10. All valve control wire shall be #14 AWG Copper UL approved for direct burial in ground. Run one extra control wire of a different color through all valve locations to controller. Each wire @ valve shall have a 24" excess coiled loop in each valve box. One controller will irrigate the well water and cgreywater systems.

11. The Landscape Contractor shall maintain an accurate As-Built Drawing of the irrigation system for all changes in mainlines, sleeves, lateral lines, drip lines, valves and heads. A reproducible drawing, provided to the Landscape Contractor, shall be used to transfer all As-Built changes to the Irrigation Plan. A final As-Built Drawing will be provided to the owner upon project completion.

12. All material and workmanship shall be guaranteed by the Landscape Contractor for a period of one year from Final Acceptance.

13. See Sheet L2.1 for additional Notes and Details.

14. Irrigation design shall conform to the County of Sonoma Ordinance # 05-2010 Water Efficient Landscape Guidelines.

15. Per County of Sonoma 2016 Appendix A Commercial MAWA Spreadsheet (31.49 " Annual Rainfall) (46.1 Annual ETO), and an ET adjustment factor of 45, the Maximum Allowable Water Allowance (MAWA) including tree canopies for 50,960 SF of Proposed Planting Area is 543,512 gallons per year. The Estimated Total Water Use (ETWU) for 42,190 SF of low water use plant material and 8420 SF of moderate water use plant material is 472,794 gallons per year.

LORI CAGWIN LANDSCAPE ARCHITECTURE
11 Jasmine Street Yountville California 94599
707 945.0835 Planner@att.blackberry.net
lori@loricagwin.com www.loricagwin.com

8-14-2020
Expiration: 3/31/2021

PRELIMINARY
IRRIGATION PLAN

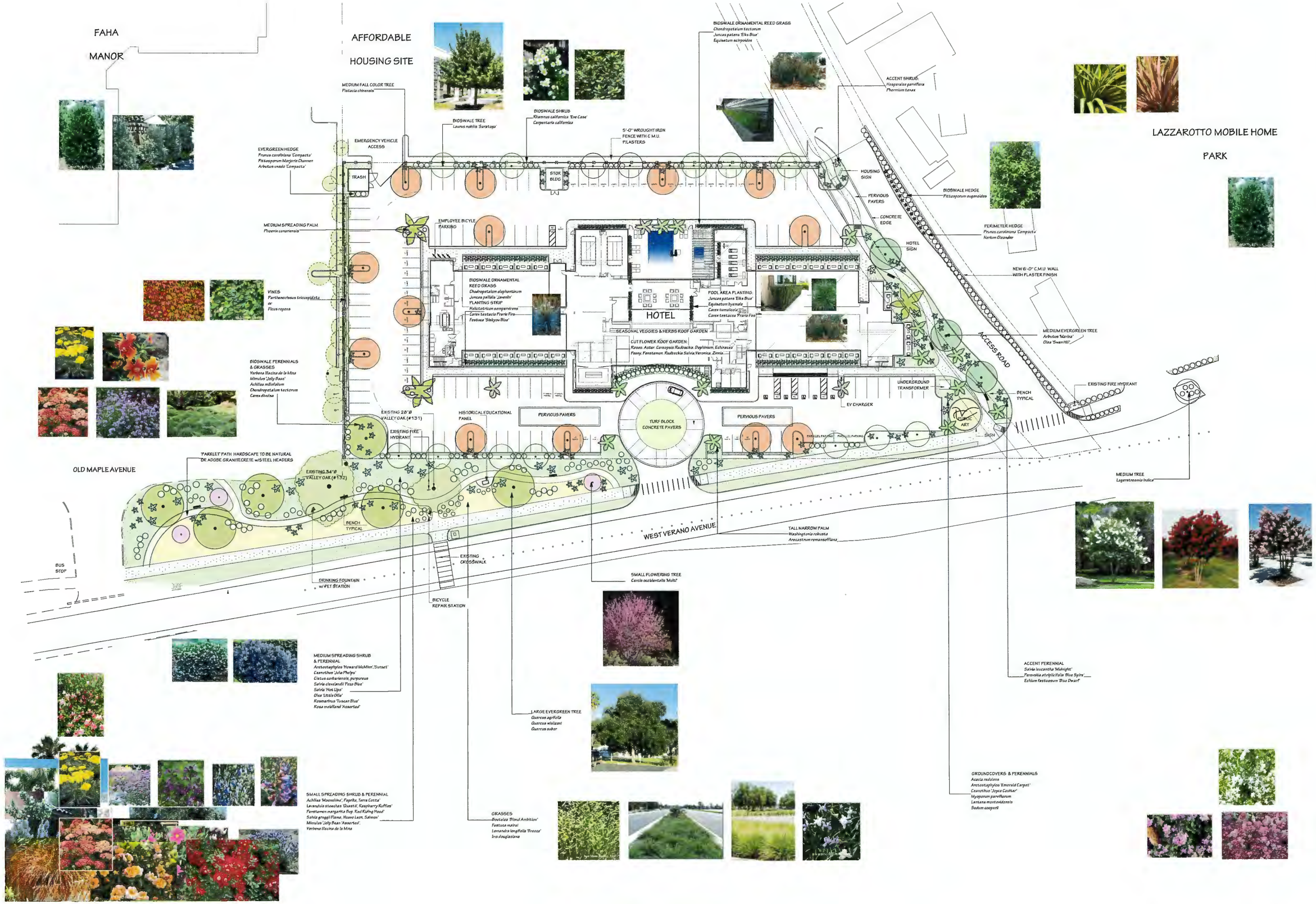
Verano Hotel
West Verano Avenue Sonoma CA

Revisions
12-6-19
[MAWA CHART ATTACHED]
3-3-2020
(WEST FL SIGNAGE)
8-20-2020
(DRB Comments)

Date: 3-3-2020
Drawn By: LC
Job: VERANO71519

Sheet
L2.0
of 3 sheets

© 2012 LORI CAGWIN LANDSCAPE ARCHITECTURE. No part of this document can be reproduced without the written permission from LORI CAGWIN LANDSCAPE ARCHITECTURE [11 Jasmine Street, Yountville CA 94599 (707) 945-0835 Phone,Facsimile lori@loricagwin.com]


FAHA
MANOR
AFFORDABLE
HOUSING SITE
LAZZAROTTO MOBILE HOME
PARK
OLD MAPLE AVENUE
WEST VERANO AVENUE
ACCESS ROAD
HOTEL
TRASH
STOR BLDG
PERVIOUS PAVERS
TURF BLOCK CONCRETE PAVERS
PERVIOUS PAVERS
EMERGENCY VEHICLE ACCESS
EVERGREEN HEDGE
Prunus caroliniana 'Compacta'
Pittosporum Marjorie Channon
Arbutus unedo 'Compacta'
MEDIUM FALL COLOR TREE
Pistacia chinensis
BIOSWALE TREE
Laurus nobilis 'Saratoga'
BIOSWALE SHRUB
Rhamnus californica 'Eve Case'
Carpentaria californica
5'-0" WROUGHT IRON FENCE WITH C.M.U. PILASTERS
BIOSWALE ORNAMENTAL REED GRASS
Chondropetalum tectorum
Juncus patens 'Elks Blue'
Equisetum scirpoides
ACCENT SHRUB:
Hesperaloe parviflora
Phormium tenax
HOUSING SIGN
PERVIOUS PAVERS
CONCRETE EDGE
HOTEL SIGN
BIOSWALE HEDGE
Pittosporum eugenioides
PERIMETER HEDGE
Prunus caroliniana 'Compacta'
Nerium Oleander
NEW 6'-0" C.M.U. WALL WITH PLASTER FINISH
MEDIUM EVERGREEN TREE
Arbutus 'Marina'
Olea 'Swan Hill'
EXISTING FIRE HYDRANT
BENCH TYPICAL
UNDERGROUND TRANSFORMER
EV CHARGER
PUBLIC ART
SIGN
MEDIUM TREE
Lagerstroemia indica
MEDIUM SPREADING PALM
Phoenix canariensis
EMPLOYEE BICYCLE PARKING
BIOSWALE ORNAMENTAL REED GRASS
Chondropetalum elephantinum
Juncus pallidus 'Javenlin'
PLANTING STRIP
Helictotricon sempervirens
Carex testacea 'Prairie Fire'
Festuca 'Siskiyou Blue'
POOL AREA PLANTING:
Juncus patens 'Elks Blue'
Equisetum hyemale
Carex tumulicola
Carex testacea 'Prairie Fire'
SEASONAL VEGGIES & HERBS ROOF GARDEN
CUT FLOWER ROOF GARDEN:
Roses, Aster, Coreopsis, Rudbeckia, Dephinium, Echinacea
Penny, Penstemon, Rudbeckia, Salvia, Veronica, Zinnia
VINES
Parthenocissus tricuspidata
or
Ficus repens
BIOSWALE PERENNIALS & GRASSES
Verbena lilacina de la Mina
Mimulus 'Jolly Bean'
Achillea millefolium
Chondropetalum tectorum
Carex divulsa
EXISTING 28"Ø VALLEY OAK (#131)
EXISTING FIRE HYDRANT
HISTORICAL EDUCATIONAL PANEL
'PARKLET' PATH HARDSCAPE TO BE NATURAL OR ADOBE GRANITECRETE w/STEEL HEADERS
EXISTING 34"Ø VALLEY OAK (#132)
BENCH TYPICAL
BUS STOP
DRINKING FOUNTAIN w/ PET STATION
EXISTING CROSSWALK
BICYCLE REPAIR STATION
TALL NARROW PALM
Washingtonia robusta
Arecastrum romansoffiana
SMALL FLOWERING TREE
Cercis occidentalis 'Multi'
MEDIUM SPREADING SHRUB & PERENNIAL
Arctostaphylos 'Howard McMinn', 'Sunset'
Ceanothus 'Julia Phelps'
Cistus corbariensis, purpureus
Salvia clevelandii 'Pozo Blue'
Salvia 'Hot Lips'
Olea 'Little Ollie'
Rosmarinus 'Tuscan Blue'
Rosa meidiland 'Assorted'
LARGE EVERGREEN TREE
Quercus agrifolia
Quercus wislizeni
Quercus suber
ACCENT PERENNIAL
Salvia leucantha 'Midnight'
Perovskia atriplicifolia 'Blue Spire'
Echium fastuosum 'Blue Dwarf'
SMALL SPREADING SHRUB & PERENNIAL
Achillea 'Moonshine', 'Paprika, Terra Cotta'
Lavandula stoechas 'Quasti', 'Raspberry Ruffles'
Penstemon margarita Bop, Red Riding Hood'
Salvia greggii Flame, Nuevo Leon, Salmon'
Mimulus 'Jolly Bean 'Assorted',
Verbena lilacina de la Mina
GRASSES
Bouteloa 'Blond Ambition'
Festuca mairei
Lomandra longifolia 'Breeze'
Iris douglasiana
GROUNDCOVERS & PERENNIALS
Acacia redolens
Arctostaphylos 'Emerald Carpet'
Ceanothus 'Joyce Coulter'
Myoporum parviflorum
Lantana montevidensis
Sedum cooperii

PHOENIX CANARIENSIS

WASHINGTONIA ROBUSTA

ARECASTRUM ROMANSOFFIANA

PALMS

QUERCUS AGRIFOLIA

OLEA 'SWAN HILL'

LARGE TREES

ARBUTUS 'MARINA'

PISTACIA CHINENSIS 'KEITH DAVIES'

LAURUS NOBILIS 'SARATOGA'

LAGERSTROEMIA 'NATCHEZ WHITE'

LAGERSTROEMIA 'DYNAMITE'

LAGERSTROEMIA 'MUSKOGII

MEDIUM TREES

CERCIS OCCIDENTALIS

SMALL FLOWERING TREE

VERANO HOTEL WEST VERANO AVENUE SONOMA CA

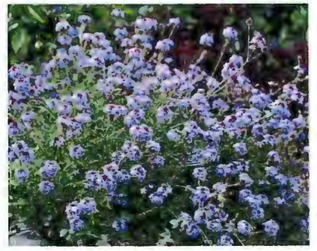
PRELIMINARY PLANTING PALETTE - PALMS & TREES

PITTOSPORUM EUGENIOIDES

CARPENTERIA CALIFORNICA

RHAMNIUS CALIFORNICA EVE CASE

MIMULUS 'JELLY BEANS '



VERBENA LILACEA DE LA MINA

CAREX TUMULICOLA

BIOSWALE SHRUBS,PERENNIALS & GRASSES

EQUISETUM HYEMALE

JUNCAS ELKS BLUE

CHONDROPETALUM TECTORUM

CAREX TESTACIA 'PRARIE FIRE'

HELICTOTRICHON SEMPERVIRENS

JUNCAS ELKS BLUE

BOUTELOA 'BLOND AMBITION'

FESTUCA MAIREI

LOMANDRA LONGIFOLIA 'BREEZE'

IRIS DOUGLASIANA

PARKLET MEADOW

VERANO HOTEL WEST VERANO AVENUE SONOMA CA

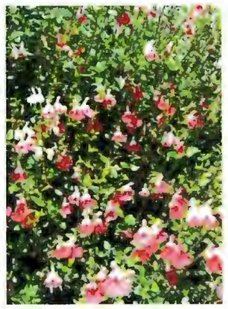
PRELIMINARY PLANTING PALETTE - BIOSWALE PLANTING

SALVIA LEUCANTHA

PEROVSKIA 'LITTLE SPIRE'

LAVANDULA S.S 'OTTO QUAST'

LAVANDULA S. 'RASPBERRY RUFFLES'



SALVIA HOT LIPS

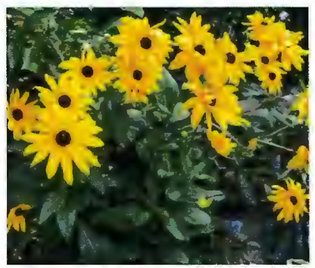
PENSTEMON RED RIDING HOOD

PERENNIALS

'ROSA MEIDILAND 'WHITE'

ROSE FLOWER CARPET 'AMBER

ROSA 'MEIDILAND RED



RUDBECKIA HIRTA

ACHILLEA MOONSHINE

ACHILEA PAPRIKA

GROUNDCOVERS

PERENNIALS

SALVIA GREGGII PURPLE

SALVIA CHAMAEDRYOIDES

PENSTEMON MARGARITA BOP

NEPETA WALKERS LOW

ERIGERON KARVINSKIANA

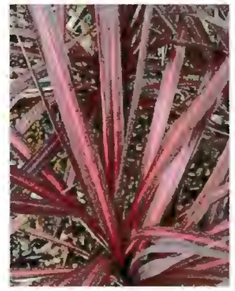
PERENNIALS

VERANO HOTEL WEST VERANO AVENUE SONOMA CA

PRELIMINARY PLANTING PALETTE -GROUNDCOVERS & PERENNIALS

PHORMIUM YELLOW WAVE

PHORMIUM MAORI PRINCESS



PHORMIUM AMAZING RED

HESPERALOA PARVIFLORA

ECHIUM FASTUOSUM

ACCENTS

ARBUTUS UNEDO COMPACTA

PRUNUS CAROLINIANA COMPACTA

PITTOSPORUM MARJORIE CHANNON

NERIUM OLEANDER 'SISTER AGNES'

NERIUM O. 'HARDY PINK'

NERIUM O. 'HARDY RED'

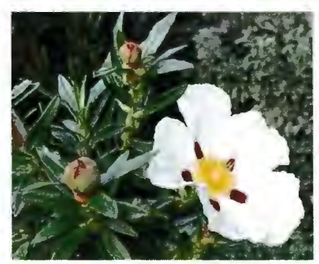
LARGE SHRUBS

ARCTOSTAPHYLOS SUNSET

ROSMARINUS TUSCAN BLUE

OLEA 'LITTLE OLLIE'

CISTUS SUNSET



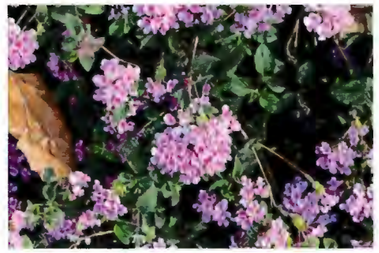
CISTUS CORBARIENSIS

MEDIUM SHRUBS

VERANO HOTEL WEST VERANO AVENUE SONOMA CA

PRELIMINARY PLANTING PALETTE -ACCENTS & SHRUBS

GROUNDCOVERS



PARTHENOCISSUS TRICUSPIDATA

WALL VINES

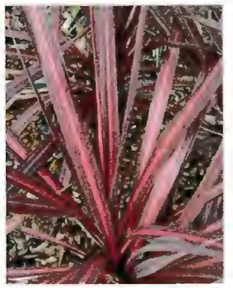
FICUS REPENS

SEDUM 'VERA JAMESSON'

ACCENTS

PHORMIUM TENAX 'YELLOW WAVE'

'MAORI PRINCESS OR JESTER'



AMAZING RED

VERANO HOTEL WEST VERANO AVENUE SONOMA CA

PRELIMINARY PLANTING PALETTE -GROUNDCOVERS & VINES

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

Verano Family Housing

PLANNING RE-SUBMITTAL
MARCH 23, 2020

ORIGINAL SHEET SIZE 36" X 24"
© Mithun, All Rights Reserved / mithun.com

3/23/2020 6:44:15 PM

SHEET INDEX - ENTITLEMENTS

Sheet Number	Sheet Name
GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G0.03	SITE AND SURROUNDING AREA PHOTOS
G0.04	RENDERINGS, COLORS & MATERIALS
G4.00	3D SITE VIEWS
CIVIL	
C1.0	TITLE SHEET & OVERALL SITE PLAN
C1.1	SITE LAYOUT - HOTEL SITE
C1.2	SITE LAYOUT - HOUSING SITE
C1.3	TREE DISPOSITION PLAN
C1.4	TREE INVENTORY & MITIGATION TABLE
C2.0 - C2.1	GRADING & DRAINAGE PLAN
C3.0 - C3.1	PRELIMINARY UTILITY PLAN
C4.0	SITE SECTIONS
C5.0	TYPICAL DETAILS
C6.0	STORMWATER CONTROL PLAN - HOTEL SITE
C6.1	STORMWATER CONTROL PLAN - HOUSING SITE
LANDSCAPE ARCHITECTURAL	
L1.00	SITE PLAN RENDERING
L2.00	TREE PROTECTION PLAN
L3.00	MATERIALS & LAYOUT PLAN
L3.01	SECTION DETAILS
L4.00	ROUGH GRADING
L5.00	TREE PLANTING PLAN
L5.01	UNDERSTORY PLANTING PLAN
L5.02	PLANT PALETTE BIORETENTION
L5.03	PLANT PALETTE EROSION CONTROL
L5.04	PLANT PALETTE LOW IGNITION RATE
L6.00	IRRIGATION HYDROZONE PLAN
ARCHITECTURE	
A1.01	ARCHITECTURAL SITE PLAN
A1.02	OVERALL PLANS - LEVEL 1
A1.03	OVERALL PLANS - LEVEL 2
A1.04	OVERALL PLANS - LEVEL 3
A1.05	OVERALL PLANS - ROOF
A2.01	UNIT TYPES
A2.02	UNIT TYPES
A2.03	UNIT TYPES & NON RESIDENTIAL PROGRAM
A2.04	NON RESIDENTIAL PROGRAM
A2.05	NON RESIDENTIAL PROGRAM
A3.01	SITE ELEVATIONS
A3.02	SITE ELEVATIONS
A3.10	SITE SECTIONS
A3.11	SITE SECTIONS
A3.12	B1 ELEVATIONS
A3.13	B2 ELEVATIONS
A3.14	B3 ELEVATIONS
A3.15	B4 ELEVATIONS
A3.16	B5 ELEVATIONS
A3.17	B6 ELEVATIONS
A4.00	SIGNAGE
ELECTRICAL	
E1.01	LEVEL 1 SITE PLAN - ELECTRICAL
E4.01	SITE LIGHTING PLAN - PHOTOMETRIC CALCULATIONS

PROJECT TEAM

DEVELOPER: MIDPEN HOUSING
350 COLLEGE AVENUE SUITE 250
SANTA ROSA, CA 95401
CONTACT: KIMBERLY STEPHENSON
707.237.2154

ARCHITECT: MITHUN SOLOMON
660 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94104
415.956.0688
CONTACT: KRISTEN BELT,
ALLISON KINST
KRISTENBELT@MITHUN.COM

LANDSCAPE ARCHITECT: MITHUN SOLOMON
660 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94104
415.956.0688
CONTACT: TIM MOLLETTE-PARKS,
MARIANA URGO
TIMM@MITHUN.COM

CIVIL: ADOBE ASSOCIATES
1220 N DUTTON AVE
SANTA ROSA, CA 95401
(707) 541-2300
CONTACT: DAVID BROWN
CASEY MCDONALD
DBROWN@ADOBEINC.COM

STRUCTURAL: IDA STRUCTURAL ENGINEERS
1629 TELEGRAPH AVENUE, SUITE 300
OAKLAND, CA 94612-2114
(510) 834-1629
CONTACT: STEVEN DEJESSE
SRDEJESSE@IDA-SE.COM

MEP: GUTTMANN & BLAEVOET CONSULTING ENGINEERS
2351 POWELL STREET
SAN FRANCISCO, CALIFORNIA, 94133
415.655.4000
CONTACT: JEFF BLAEVOET
DEMIAN VONDER KUHLEN
ROM DELA CRUZ
TED TIFFANY
JBLAEVOET@GB-ENG.COM

PROJECT DESCRIPTION

72 UNITS OF AFFORDABLE HOUSING AND ASSOCIATED AMENITY SPACES WITH 96 SURFACE PARKING SPACES ON THE REAR PORTION OF THE SITE AT 175 W. VERANO AVENUE.
THE SITE WAS FORMERLY THE HOME TO A SMALL RESORT, WITH STRUCTURES SCATTERED THROUGH THE SITE. THE STRUCTRUES HAVE ALL BURNED DOWN AND DEBRIS HAS LARGELY BEEN CLEARED FROM THE SITE. ONLY REMNANTS OF FOUNDATIONS AND RETAINING WALLS ARE CURRENTLY ON THE SITE.
THE HOUSING IS BEING DEVELOPED BY MIDPEN HOUSING CORPORATION, IN PARTNERSHIP WITH THE KRUG FAMILY WHO IS DEVELOPING A HOTEL AT THE FRONT OF THE SITE.

ZONING SUMMARY

ASSESOR'S PARCEL NUMBER:

SITE AREA: 133,803 (3.07 ACRES)

ZONING DESIGNATION: R-3

	REQUIRED/ALLOWED	PROPOSED	CODE SECTION
DENSITY: BASE ZONING (PER DRAFT PLAN) HOUSING OPP. PROGRAM	16 DU/ ACRE (48.5 UNITS) 32 DU/ ACRE (97 UNITS)	23.5 DU/ ACRE 16.45 DU/ACRE W/ DENSITY UNIT EQUIVOLENTS	26-24-030 (a) 26-89-050, TABLE 4
BUILDING HEIGHT:	3 STORIES, 40'	3 STORIES, 43'	26-24-030 (b)
LOT COVERAGE:	60% MAX (80,282 SF)	19% (25,945 SF)	26-24-030 (e)
SETBACKS FRONT: SIDE: REAR:	15' 5' 10'	77' 5' 70'	26-24-030 (f)
OPEN SPACE:	150 SF/ UNIT (10,800 SF)	34,580 SF	26-24-030 (i.10)
PARKING:	117 SPACES - MULTIFAMILY 112 SPACES- AFFORDABLE	96 SPACES	26-86-010(b)
BIKE PARKING:	1 per 5 REQ. CAR PARKING SPACES; 23 SPACES	72 SPACES	26-86-010(a)

UNIT MIX

1 BEDROOM	32
2 BEDROOM	22
3 BEDROOM	18
TOTAL	72

DETAILED PARKING COUNTS:

STANDARD	44
COMPACT	44
ADA	8
TOTAL	96

BUILDING FOOTPRINTS (INCLUDING STAIRS, BIKE STORAGE, ETC.):

BUILDING 1	3992
BUILDING 2	4388
BUILDING 3	2997
BUILDING 4	4431
BUILDING 5	4613
BUILDING 6	3712
BUILDING 7	1812
TOTAL	25,945 SF

BUILDING SUMMARY

CONSTRUCTION TYPE: TYPE VA

OCCUPANCIES: R-2, B, A-2

FIRE PROTECTION: SPRINKLERS DESIGNED TO NFPA 13R STANDARDS

BUILDING AREAS:
INTERIOR ONLY; EXCLUDES STAIRS, LANDINGS, AND BIKE SHEDS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
BUILDING 1	2927 SF	2927 SF	2927 SF	8781 SF
BUILDING 2	3828 SF	3628 SF	3628 SF	10,884 SF
BUILDING 3	2692 SF	2484 SF	2484 SF	7660 SF
BUILDING 4	4041 SF	3806 SF	3806 SF	11653 SF
BUILDING 5	4041 SF	3806 SF	3806 SF	11653 SF
BUILDING 6	3344 SF	3136 SF	3136 SF	9616 SF
BUILDING 7	993 SF	1490 SF		2483 SF
TOTAL				62730 SF

SUSTAINABILITY

PROJECT WILL USE GREEN POINT RATING SYSTEM AND BE DESIGNED TO BE CERTIFIABLE
PROJECT WILL BE ALL ELECTRIC, TO BE FOSSIL-FUEL FREE AND ALLOW FOR ALL RENEWABLE ENERGY SOURCES
SOLAR PANELS WILL BE PROVIDED FOR ALL BUILDINGS TO SUPPORT HIGH ENERGY PERFORMANCE OF THE PROJECT
PROJECT IS DESIGNED FOR WATER USE EFFICIENCY USING THE FOLLOWING MEASURES:

Verano Family Housing Water Use Efficiency Measures	
C1. Plants Grouped by Water Needs (Hydrozoning)	√
C2. Three Inches of Mulch in Planting Beds	√
C3. Resource Efficient Landscapes	
C3.1 No Invasive Species Listed by Cal-IPC	√
C3.2 Plants Chosen and Located to Grow to Natural Size	√
C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	√
C4. Minimal Turf in Landscape	
C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	√
C4.2 Turf on a Small Percentage of Landscaped Area	√
C6. High-Efficiency Irrigation System	√
C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	√
C10. Submeter or Dedicated Meter for Landscape Irrigation	√
C11. Landscape Meets Water Budget	√
G2. Install Water-Efficient Fixtures	
G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	√
G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	√
G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	√
G6. Submeter Water for Tenants	√

FIRE SUMMARY

DUE TO SITE CHALLENGES, THE PROJECT IS NOT ABLE TO FULLY COMPLY WITH 2019 CFC APPENDIX D105 - AERIAL FIRE APPARATUS ACCESS ROADS. AFTER TALKING WITH SONOMA VALLEY FIRE RESCUE AUTHORITY. WE WILL BE PURSUING ALTERNATIVE MEANS OF COMPLIANCE WITH A FULL NFPA 13 SPRINKLER SYSTEM, AND SMOKE AND HEAT VENTS FOR BUILDINGS NOT COMPLYING WITH AERIAL ACCESS (BUILDINGS 3, 4, 5 AND 6). SEE MEMO FROM SONOMA VALLEY FIRE RESCUE AUTHORITY, ON PAGE G0.02

SURROUNDING LAND USES

VICINITY MAP

SITE

NOTE: THIS SET REPRESENTS THE TEAM'S DESIGN INTENT TO THE HIGHEST DEGREE POSSIBLE GIVEN THE STAGE OF THE PROJECT DEVELOPMENT. COORDINATION WITH CONSULTANTS IS LIKELY TO AFFECT SOME ASPECTS OF THE DESIGN AESTHETIC, BUT THE OVERALL CHARACTER AND FEEL OF THE PLACE WILL BE RETAINED.

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688
LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150
mithun.com

VERANO

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS STATE OF WASHINGTON

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.

TITLE
PROJECT INFORMATION

PROJECT NO.
1824500
DATE
03/23/20

ORIGINAL SHEET SIZE 24" x 36"

SHEET NUMBER
G0.01

PLANNING RESUBMITTAL

© 2018 MITHUN, INC.

Sonoma Valley Fire Rescue Authority
Fire Prevention Office

To: Sonoma County PRMD Plan Review Division
Applicant

From: Trevor Smith, Acting Fire Marshal
Sonoma Valley Fire Rescue Authority/Valley of the Moon
630 Second Street West
Sonoma, CA 95476
707-996-2102 trevors@svfra.org

Date: March 18, 2020

Scope: REQUEST FOR ALTERNATE MEANS OF PROTECTION (19 CFC 1.11.2.4)

Location: 18273 Verano Ave – Hotel / Housing Project – EVA limitations

Regarding our teleconference today surrounding the issue of not being able to meet the minimum requirements of the 2019 CFC Appendix D105 - AERIAL FIRE APPARATUS ACCESS ROADS. Specifically D105.1 & D105.3

The Sonoma Valley Fire & Rescue Authority will consider your request to not meet the above mentioned conditions.

Alternate means to consider:

- NFPA13 compliant sprinkler system installation [2016 NFPA 13]
- Smoke and heat vents [2019 CFC 910.3]
  The design and installation of smoke and heat vents shall be in accordance with Sections 910.3.1 through 910.3.3.
- Ladder placement positions for each roof in 2 positions per affected building (on the same roof plane) at a height of not greater than 30 feet to a structural section of the roof as measured from the grade plane (five feet from exterior wall). Every effort shall be made to limit placement over building entrances and openings.

General Submission & Final Approval: - Required submittal

1.11.2.4 Request for Alternate Means of Protection

Sonoma Valley Fire Rescue Authority
Fire Prevention Office

Requests for approval to use an alternative 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 enforcing agency may require tests and the submission of a test report from an approved testing organization as set forth in California Code of Regulations, Title 19, to substantiate the equivalency of the proposed alternative means of protection.

When a request for alternate means of protection involves hazardous materials, the authority having jurisdiction may consider implementation of the findings and recommendations identified in a Risk Management Plan (RMP) developed in accordance with Title 19, Division 2, Chapter 4.5, Article 3.

Approval of a request for use of an alternative material, assembly of materials, equipment, method of construction, method of installation of equipment or means of protection made pursuant to these provisions shall be limited to the particular case covered by request and shall not be construed as establishing any precedent for any future request.

Additional recommendations and/or requirements may be made upon review of more detailed plans or site inspections. This letter and information serves as the opinion of the SVFRA 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 time of project final SVFRA impact fees may be applicable to this project.

630 Second Street West, Sonoma CA 95476 Phone (707) 996-2102 Fax (707) 996-2102 www.svfra.org

3/23/2020 6:44:16 PM

MIthun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ due to draft form or may be revised at any time. Accordingly, MIthun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the standard signed documents, the information on the signed documents is to be interpreted as correct. MIthun, Inc. and its consultants can be inadvertently translated into electronic media by differing hardware, software and operators.

All information presented in the electronic data prepared by MIthun, Inc. are instruments of service and the property of MIthun, Inc. which expressly reserves all ownership rights including any common law, statutory or copyrights. The electronic data is intended for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the same building (or existing) or for any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of MIthun, Inc. The drawings and/or data contained herein conform to MIthun, Inc.'s standard specifications for uniformity and the format. MIthun, Inc. will not be responsible for any alterations made by the recipient without authorization from MIthun, Inc. The agreement to release, indemnify and hold harmless MIthun, Inc. from any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom shall be executed by the recipient of any portion or entirety of the information contained herein prior to release of same by MIthun, Inc. The recipient agrees to indemnify and hold harmless MIthun, Inc. for any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom, whether or not a suit is filed, except for claims arising out of the sole negligence of MIthun, Inc. The recipient's name, by the mere act of the transmission of any project or execution and within the boundaries of MIthun, Inc.'s site construction, does not make it remotely associated with any of projects.

You are also acknowledge that, while every reasonable effort has been made to ensure that these electronic files are complete and accurate upon receipt by the recipient, after such time, MIthun, Inc. and its consultants will not be responsible for any modifications to the electronic files after the initial transmission by MIthun, Inc. to the recipient. All hardcopy documents stamped "Record Drawings" shall be considered the only true and accurate representation of the project.

MIthun, Inc. and its consultants shall not be liable for any damages arising out of any unauthorized use, reuse or modification of the electronic files for any other project, modification or extension to this project or any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of MIthun, Inc. The drawings and/or data contained herein conform to MIthun, Inc.'s standard specifications for uniformity and the format. MIthun, Inc. will not be responsible for any alterations made by the recipient without authorization from MIthun, Inc. The agreement to release, indemnify and hold harmless MIthun, Inc. from any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom shall be executed by the recipient of any portion or entirety of the information contained herein prior to release of same by MIthun, Inc. The recipient agrees to indemnify and hold harmless MIthun, Inc. for any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom, whether or not a suit is filed, except for claims arising out of the sole negligence of MIthun, Inc. The recipient's name, by the mere act of the transmission of any project or execution and within the boundaries of MIthun, Inc.'s site construction, does not make it remotely associated with any of projects.

You are also acknowledge that, while every reasonable effort has been made to ensure that these electronic files are complete and accurate upon receipt by the recipient, after such time, MIthun, Inc. and its consultants will not be responsible for any modifications to the electronic files after the initial transmission by MIthun, Inc. to the recipient. All hardcopy documents stamped "Record Drawings" shall be considered the only true and accurate representation of the project.

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 550 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture
planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
PRE-APPLICATION LETTERS

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
G0.02

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

8

4

7

3

6

2

11

10

9

5

1

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0668

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
SITE AND SURROUNDING AREA PHOTOS

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
G0.03

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ from the signed documents to be determined as correct. In addition, errors and discrepancies may be inadvertently introduced into electronic media by different hardware and operators.

All information contained in the electronic files prepared by Mithun, Inc., or its consultants and employees, is the property of Mithun, Inc., which expressly reserves all ownership, copyright (including any common law), statutory or other rights. This electronic data is intended for use on the project specified, and shall not be used for other projects in part or in whole, for any future work on the same building (e.g. addition) or for any other project. Any recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. This drawings and/or data contained herein conform to Mithun, Inc.'s standard specifications for software and file format. Mithun, Inc. will never be responsible for providing data in a different file format(s) if such is required in order to verify the original content. Such a request may be considered to be a change in services.

The recipient agrees, by the full extent permitted by law, to indemnify, and hold Mithun, Inc., its shareholders and employees, harmless from and against any claims, liability, damages, losses, expenses or costs (including attorney's fees and defense costs, whether or not a suit is filed) arising out of any unauthorized uses, reuses or modification of or any way connected with, the incompatibility, inaccuracy, or unreliability of the information contained herein by the recipient of any portion or entity that acquires or obtains this information between from the recipient without written authorization from Mithun, Inc. This agreement is in effect, indemnity and hold harmless shall survive the termination of Mithun, Inc.'s for the electronic files and/or any portion thereof.

Mithun, Inc. further will require that the use of the information for any portion of construction will relieve Mithun, Inc. from the necessity of preparing working drawings in connection with such a project.

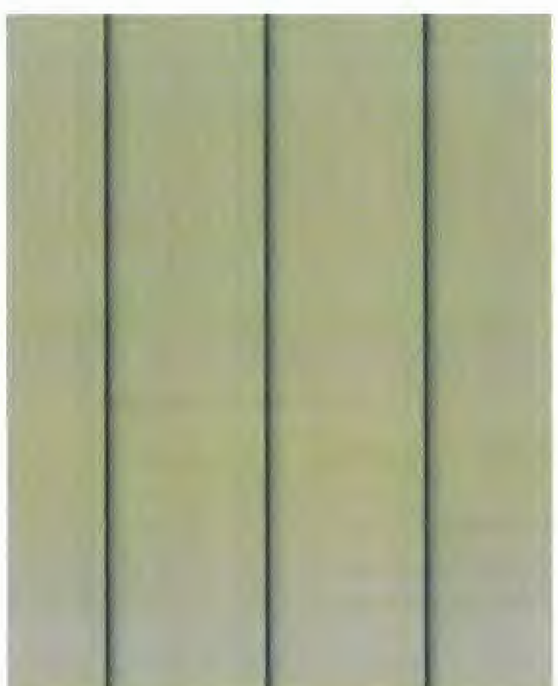
Click here if this disclaimer/boilerplate is missing, and contact us so we can prepare a file for you.

3/23/2020 6:44:16 PM

3/23/2020 6:44:16 PM

GENERAL COLOR CONCEPTS

THE COLORS AND MATERIALS ARE DESIGNED TO BLEND INTO THE NATURAL LANDSCAPE OF THE VALLEY OAKS THAT SPRINKLE 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.


PAINTED BOARD & BATTEN IN BENJAMIN MOORE COLOR "INDIAN RIVER". MAIN BODY COLOR AT BUILDINGS 1, 2, 4, 5 AND PART OF 6

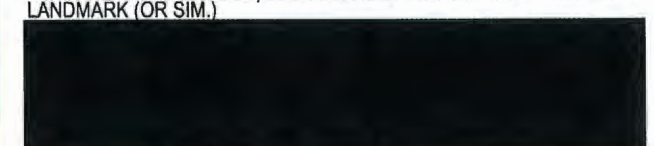
PAINTED BOARD & BATTEN IN BENJAMIN MOORE COLOR "BEAR CREEK". MAIN BODY COLOR AT BUILDING 3

"BEAR CREEK" WINDOW SPANDRELS & MAIN BODY COLOR COMMUNITY ROOM, BUILDING 6

BENJAMIN MOORE COLOR "COVERED BRIDGE" HARDIE PANEL AT REAR WALL OF STAIR RECESSES

"COVERED BRIDGE" METAL TRIM AT, GROUND LEVEL UNIT ENTRIES, & RAILINGS FOR BUILDINGS 1 & 2

ASPHALT SHINGLE ROOF, IN COLOR DRIFTWOOD BY CERTAINTEED LANDMARK (OR SIM.)


VINYL WINDOW IN COLOR "BRONZE"

DARK BRONZE ANNODIZED STOREFRONT

PSL GLULAM BEAMS

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

ARCHITECT SEAL
3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
RENDERINGS, COLORS & MATERIALS

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
G0.04
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

1. GATHERING AREA / BBQ
2. PASSIVE PLAY
3. COMMUNAL PICNIC TABLE
4. BIORETENTION, TYP.
5. INFORMAL HANGOUT
6. EXISTING OAK GROVE
7. PET RELIEF AREA
8. COUNCIL RING
9. TERRACE WITH INFORMAL STEPS
10. INTERPRETATIVE NATURE AREA / NURSING LOG
11. CREEKSIDE PATIO
12. TERRACE WITH INFORMAL STEPS & BIORETENTION
13. TOT PLAY AREA
14. ALTERNATE TOT PLAY AREA LOCATION
15. COMMUNITY GARDEN BEDS
16. ENTRY PLAZA
17. EMERGENCY VEHICLE ACCESS
18. TRASH COLLECTION
19. PHOTOVOLTAIC PANELS ABOVE PARKING
20. ELECTRICAL TRANSFORMERS

0' 20' 40' 80'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP

JMA
architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

RECORD DRAWINGS

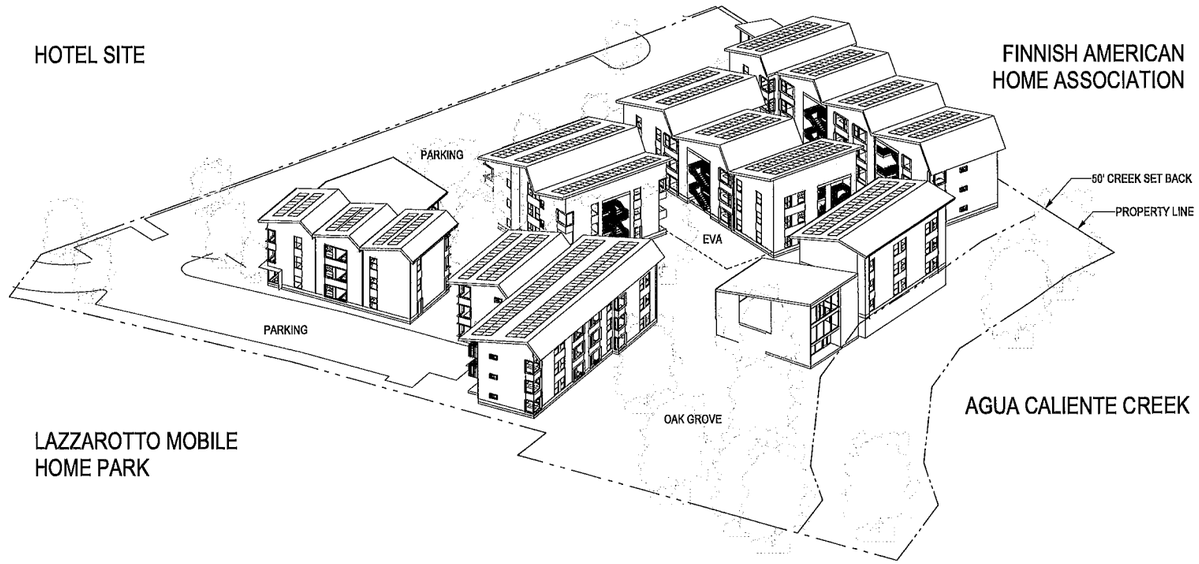
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY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

TITLE
SITE PLAN RENDERING

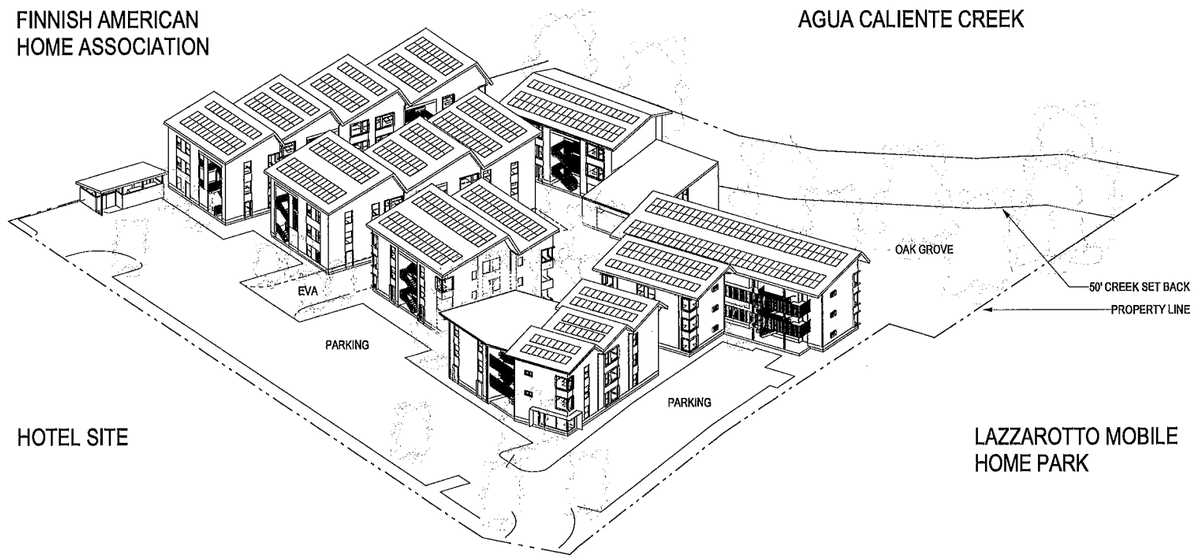
PROJECT NO.
1824500
DATE
03/23/19

SHEET NUMBER
L1.00
PLANNING RE-SUBMITTAL

© 2018 MITHUN, INC.



2 SITE AXON 2



1 SITE AXON 1

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO HOTEL SONOMA VALLEY
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
3D SITE VIEWS

PROJECT NO.
1924500
DATE
03/23/20

SHEET NUMBER
G4.00
PLANNING RESUBMITTAL

ORIGINAL SHEET SIZE 24" x 36"

© 2016 MITHUN, INC.

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ in its draft form or may be revised at any time. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the hard copy of the signed documents, the information on the signed documents is to be interpreted as correct. In addition, errors and discrepancies can be inadvertently introduced into electronic media by differing hardware, software and operators.

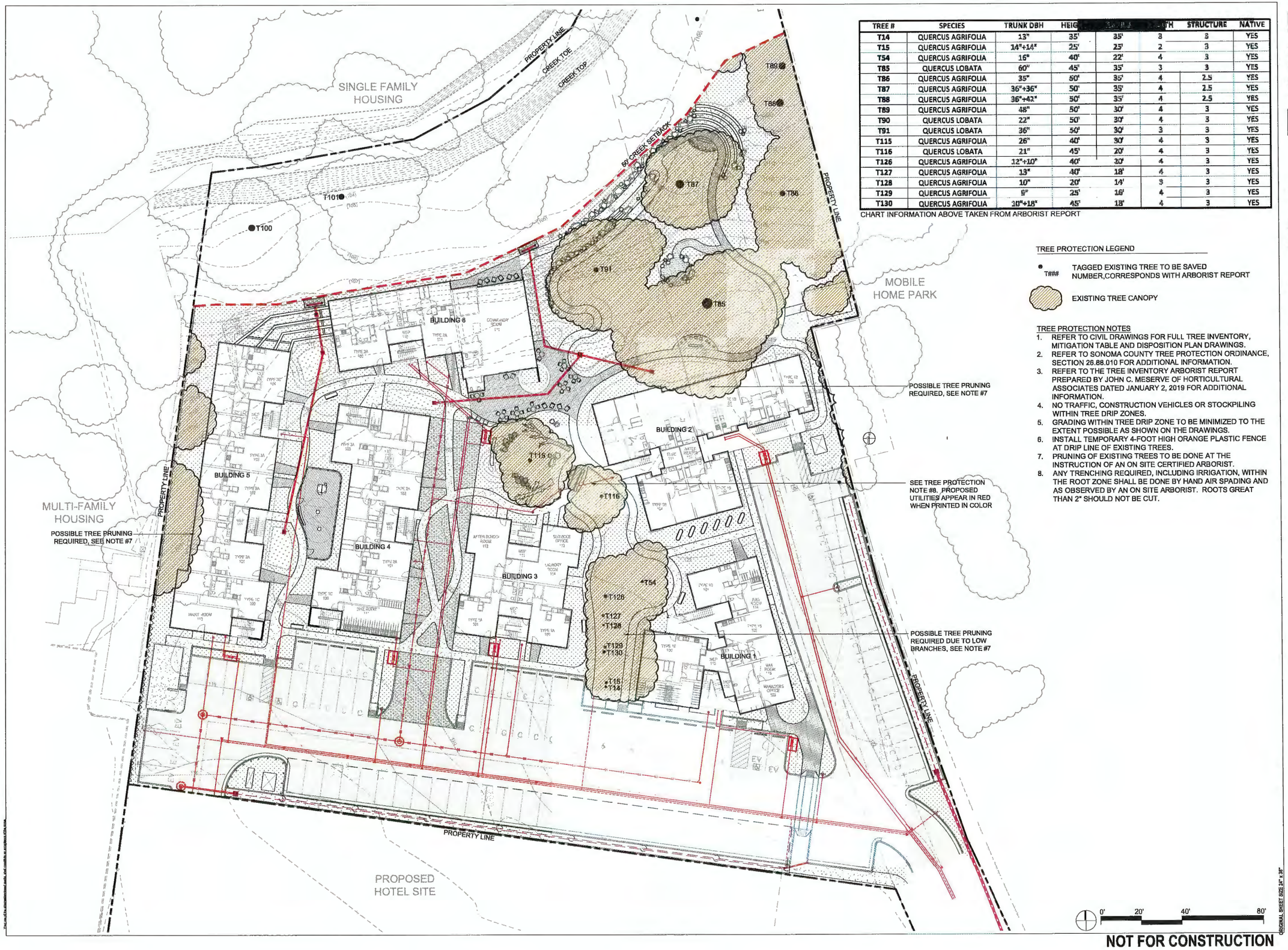
All information contained in this electronic data is the property of Mithun, Inc., which expressly reserves all ownership, rights including any common law, statutory or copyrights. The electronic data is intended for use on the project identified, and shall not be used or relied upon in part or whole for any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc.'s standard specifications for software and file format. Mithun, Inc. will not review any modifications made to the information contained herein by the recipient or any person or entity that acquires or obtains the information thereon from the recipient without written authorization from Mithun, Inc. The agreement is evidenced, transmitted and read.

The recipient agrees, by the further downloading (or use, in whatever form) of any of the information contained herein by the recipient or any person or entity that acquires or obtains the information thereon from the recipient without written authorization from Mithun, Inc., to indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claims, liability, damages, losses, costs, expenses, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising out of or allegedly arising out of any unauthorized use, reuse or modification of this or any information contained herein by the recipient or any person or entity that acquires or obtains the information thereon from the recipient without written authorization from Mithun, Inc. The recipient shall defend Mithun, Inc. in the event that any claim or suit is brought against Mithun, Inc. with respect to the foregoing, and shall pay all costs and attorneys' fees and all judgments against Mithun, Inc. with respect to the foregoing.

Mithun, Inc. makes no warranties, express or implied, as to the completeness, accuracy, or content of any electronic data. Mithun, Inc. makes no warranties that the electronic data is free of viruses, worms, Trojan horses, or other harmful components. Mithun, Inc. does not warrant that the electronic data will be compatible with the recipient's computer hardware and software. Mithun, Inc. will not be liable for any damages, including loss of data, lost profits, lost savings, or any other incidental or consequential damages suffered by the recipient or any third party as a result of the recipient's use of the electronic data. The recipient's sole remedy in the event of any defect in the electronic data is expressly limited to correction of such defect at Mithun, Inc.'s option within a reasonable period of time.

You agree that any electronic data is a component of the project.

3/23/2020 8:44:33 PM



TREE #	SPECIES	TRUNK DBH	HEIG		TH	STRUCTURE	NATIVE
T14	QUERCUS AGRIFOLIA	13"	35'	35'	3	3	YES
T15	QUERCUS AGRIFOLIA	14"+14"	25'	25'	2	3	YES
T54	QUERCUS AGRIFOLIA	16"	40'	22'	4	3	YES
T85	QUERCUS LOBATA	60"	45'	35'	3	3	YES
T86	QUERCUS AGRIFOLIA	35"	50'	35'	4	2.5	YES
T87	QUERCUS AGRIFOLIA	36"+36"	50'	35'	4	2.5	YES
T88	QUERCUS AGRIFOLIA	36"+42"	50'	35'	4	2.5	YES
T89	QUERCUS AGRIFOLIA	48"	50'	30'	4	3	YES
T90	QUERCUS LOBATA	22"	50'	30'	4	3	YES
T91	QUERCUS LOBATA	36"	50'	30'	3	3	YES
T115	QUERCUS AGRIFOLIA	26"	40'	30'	4	3	YES
T116	QUERCUS LOBATA	21"	45'	20'	4	3	YES
T126	QUERCUS AGRIFOLIA	12"+10"	40'	20'	4	3	YES
T127	QUERCUS AGRIFOLIA	13"	40'	18'	4	3	YES
T128	QUERCUS AGRIFOLIA	10"	20'	14'	3	3	YES
T129	QUERCUS AGRIFOLIA	9"	25'	16'	4	3	YES
T130	QUERCUS AGRIFOLIA	10"+18"	45'	18'	4	3	YES

CHART INFORMATION ABOVE TAKEN FROM ARBORIST REPORT

TREE PROTECTION LEGEND

- T### — TAGGED EXISTING TREE TO BE SAVED NUMBER,CORRESPONDS WITH ARBORIST REPORT
- EXISTING TREE CANOPY

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. MESERVE OF HORTICULTURAL ASSOCIATES DATED JANUARY 2, 2019 FOR ADDITIONAL INFORMATION.
4. NO TRAFFIC, CONSTRUCTION VEHICLES OR STOCKPILING WITHIN TREE DRIP ZONES.
5. GRADING WITHIN TREE DRIP ZONE TO BE MINIMIZED TO THE EXTENT POSSIBLE AS SHOWN ON THE DRAWINGS.
6. INSTALL TEMPORARY 4-FOOT HIGH ORANGE PLASTIC FENCE AT DRIP LINE OF EXISTING TREES.
7. PRUNING OF EXISTING TREES TO BE DONE AT THE INSTRUCTION OF AN ON SITE CERTIFIED ARBORIST.
8. 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 GREAT THAN 2" SHOULD NOT BE CUT.

NOT FOR CONSTRUCTION

MITHUN
SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 683 Market Street, #300 San Francisco, CA 94104 / 415.956 0888
LOS ANGELES / 5817 Adams Blvd Culver City, CA 90232 / 323.937.2150
mithun.com

VERANO SPRINGS INVESTORS GROUP | JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP DATE	ISSUE

NO.	DATE	REVISION

DESIGN PHOTOS
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

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.

TITLE
TREE PROTECTION PLAN

PROJECT NO.
1824500
DATE
03/23/19
SHEET NUMBER
L2.00
PLANNING RE-SUBMITTAL

ORIGINAL SHEET SIZE 24" x 36"

© 2018 MITHUN, INC.

Any information published in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may either be in part lost or may be incorrect over time. Accordingly, Mithun, Inc. makes no representations as to the accuracy of the information. If for any reason a conflict exists between information contained in these electronic files and the hard copy versions of the same documents prepared by Mithun, Inc., the hard copy versions shall control. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses, including attorneys' fees, arising out of or resulting from changes made to these electronic files by anyone other than Mithun, Inc. or changes made by Mithun, Inc. at the direction of anyone other than the recipient.
All information published in this electronic data prepared by Mithun, Inc. is the property of Mithun, Inc. and is protected by all copyrights, rights including any moral rights, and other intellectual property rights as may exist now or hereafter come into existence, and all rights therein are reserved by Mithun, Inc. unless such rights are expressly granted in writing. Recipient may not remove any boilerplate or boilerplate notices contained in these electronic files. Recipient may not reuse any of the information contained in these electronic files for purposes other than those for which the information was originally prepared by Mithun, Inc. without the express written permission of Mithun, Inc. Recipient may not provide any of the information contained in these electronic files to any third party without the express written permission of Mithun, Inc. Any unauthorized reuse or modification of the information contained in these electronic files is at recipient's sole risk and without liability to Mithun, Inc. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses, including attorneys' fees, arising out of or resulting from changes made to these electronic files by anyone other than Mithun, Inc. or changes made by Mithun, Inc. at the direction of anyone other than the recipient.
The recipient waives, to the fullest extent permitted by law, its moral rights or any other rights in connection with these electronic files that may be known as "droit moral" or the like in countries other than the United States. If recipient uses these electronic files in connection with the preparation or completion of any project or construction, recipient agrees that Mithun, Inc. shall be identified as the author of the design of the project or construction to the fullest extent reasonably practicable and consistent with such project.
CAD Files: Recipient acknowledges that CAD files are provided solely as a convenience to the recipient, and that any reliance on such files is at the recipient's own risk. Recipient agrees that Mithun, Inc. has no responsibility to maintain CAD files after the completion of the project.

SITE LEGEND

- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING EMERGENCY VEHICLE ACCESS
- SPECIAL PAVING
- TRUNCATED DOMES AT PEDESTRIAN CURB RAMPS
- GRANITE CRETE ADA COMPLIANT & PERMEABLE
- INVISIBLE GRASS PAVER, PERVIOUS EMERGENCY VEHICLE ACCESS
- VEHICULAR ASPHALT PAVING PARKING LOT
- ARTIFICIAL TURF PLAY SURFACING WITH FALL ATTENUATION AT TOT PLAY
- PLANTING
- BIO-00 BIORETENTION
- BIORETENTION OVERFLOW DRAIN
- FIRE HYDRANT
- COMPACT PARKING SPACE
- EV ELECTRICAL VEHICLE CHARGING STATION
- ELECTRICAL SWITCHBOARD 10'X3'X7.5' 4' CLR OF OBSTRUCTIONS
- ELECTRICAL TRANSFORMER 90"X106" 8' CLR IN FRONT, 3' CLR REMAINDER BOLLARDS ON VEHICULAR SIDES
- EXISTING TREE CANOPY
- OT## TAGGED EXISTING TREE NUMBER, CORRESPONDS WITH ARBORIST REPORT
- 4' HIGH FENCE AT PLAY AREA: DECORATIVE METAL AT DOG RELIEF AREA: BLACK VINYL CHAIN-LINK
- 6' HIGH CEDAR FENCE ALONG WEST PROPERTY LINE
- 6' HIGH FENCE TO MATCH HOTEL SITE FENCE ALONG WEST PROPERTY LINE
- COMMUNAL WOOD PICNIC TABLE
- BBQ STATION
- SONOMA FIELD STONE BOULDERS
- TOT PLAY EQUIPMENT W/FALL ZONES SHOWN (1) PLAY HOUSE (2) SPINNER BOWLS
- PATHSIDE SEATING W/BACKS
- STEPPING LOGS AT INFORMAL NATURE PLAY
- RECLAIMED WOOD AT INFORMAL NATURE PLAY
- STEEL PLANTER TROUGH GARDEN PLANTER
- LIMIT OF WORK
- 50 FOOT CREEK SETBACK
- CREEK TOE/TOP

0' 20' 40' 80'

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO — SPRINGS INVESTORS GROUP, LP

JMA architecture planning·design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

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 ONISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

TITLE
MATERIALS & LAYOUT PLAN

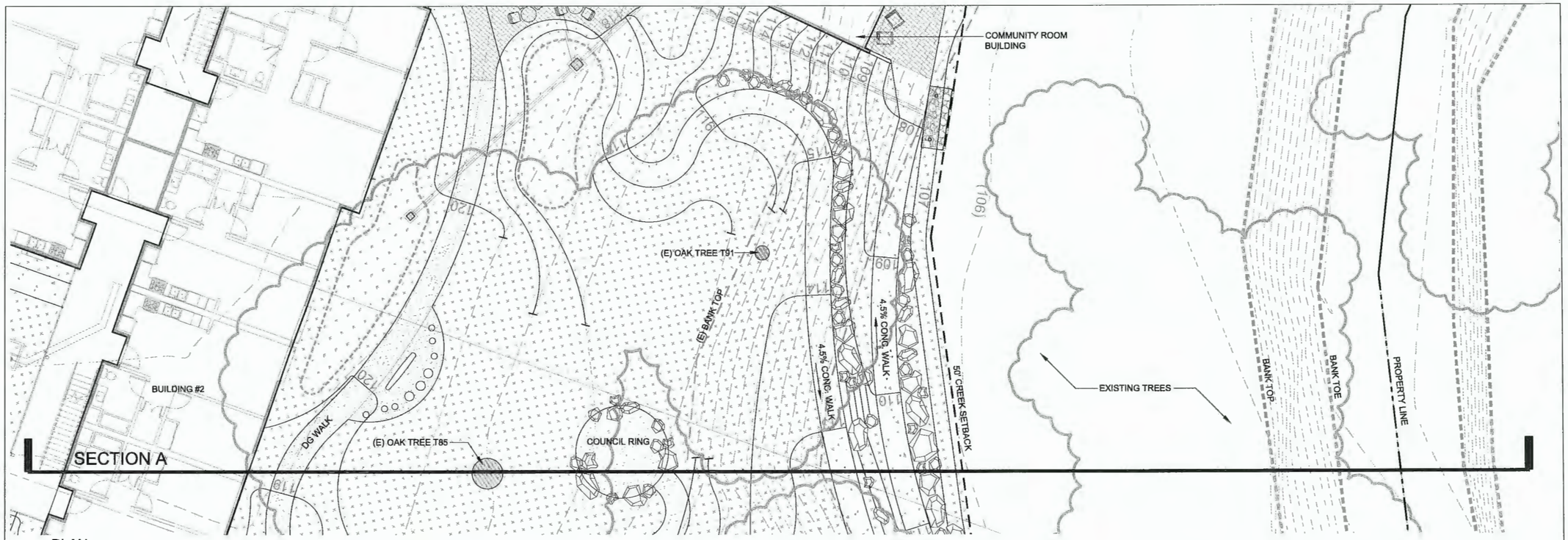
PROJECT NO.
1824500

DATE
03/23/19

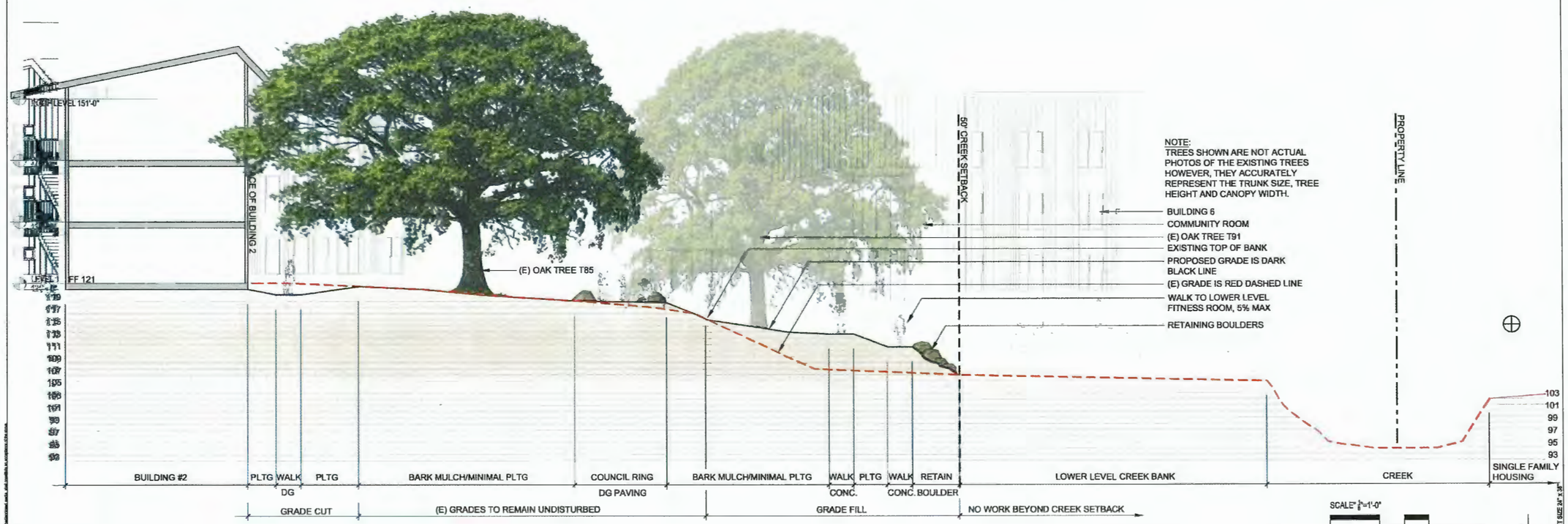
SHEET NUMBER
L3.00

PLANNING RE-SUBMITTAL

© 2016 MITHUN, INC.



PLAN



SECTION A

SCALE: 1/8"=1'-0"

8 0 4 8 16

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 680 Market Street, #300
San Francisco, CA 94104 / 415.896.0888

LOS ANGELES / 5637 Adams Blvd
Culver City, CA 90232 / 323.837.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

ADDENDUM DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

TITLE
SECTION DETAILS

PROJECT NO.
1824500

DATE
12/20/19

SHEET NUMBER
L3.01

100% SCHEMATIC DESIGN

© 2018 MITHUN, INC.

SITE LEGEND

- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING EMERGENCY VEHICLE ACCESS
- SPECIAL PAVING
- TRUNCATED DOMES AT PEDESTRIAN CURB RAMPS
- GRANITE CRETE ADA COMPLIANT & PERMEABLE
- INVISIBLE GRASS PAVER, PERVIOUS EMERGENCY VEHICLE ACCESS
- VEHICULAR ASPHALT PAVING PARKING LOT
- ARTIFICIAL TURF PLAY SURFACING WITH FALL ATTENUATION AT TOT PLAY
- PLANTING
- BIORETENTION
- BIORETENTION OVERFLOW DRAIN
- FIRE HYDRANT
- C — COMPACT PARKING SPACE
- EV — ELECTRICAL VEHICLE CHARGING STATION
- ELECTRICAL SWITCHBOARD 10'X3'X7.5' 4' CLR OF OBSTRUCTIONS
- ELECTRICAL TRANSFORMER 90"X106" 8' CLR IN FRONT, 3' CLR REMAINDER BOLLARDS ON VEHICULAR SIDES
- EXISTING TREE CANOPY
- OT## — TAGGED EXISTING TREE NUMBER, CORRESPONDS WITH ARBORIST REPORT
- 4' HIGH FENCE AT PLAY AREA: DECORATIVE METAL AT DOG RELIEF AREA: BLACK VINYL CHAIN-LINK
- 6' HIGH CEDAR FENCE ALONG WEST PROPERTY LINE
- 6' HIGH FENCE TO MATCH HOTEL SITE FENCE ALONG WEST PROPERTY LINE
- COMMUNAL WOOD PICNIC TABLE
- BBQ STATION
- SONOMA FIELD STONE BOULDERS
- TOT PLAY EQUIPMENT W/FALL ZONES SHOWN (1) PLAY HOUSE (2) SPINNER BOWLS
- PATHSIDE SEATING W/BACKS
- STEPPING LOGS AT INFORMAL NATURE PLAY
- RECLAIMED WOOD AT INFORMAL NATURE PLAY
- STEEL PLANTER TROUGH GARDEN PLANTER
- LIMIT OF WORK
- 50 FOOT CREEK SETBACK
- CREEK TOE/TOP

0' 20' 40' 80'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0959
LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150
mithun.com

VERANO — SPRINGS INVESTORS GROUP
JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

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.

TITLE
ROUGH GRADING PLAN

PROJECT NO.
1824500
DATE
03/23/19

SHEET NUMBER
L4.00
PLANNING RE-SUBMITTAL

© 2018 MITHUN, INC.

TREE PLANTING LEGEND

- LARGE NATIVE TREE
- SMALL TREE NATIVE OR ADAPTED
- EXISTING TREE CANOPY REFER TO SHEET L2.00 FOR TREE PROTECTION
- T### TAGGED EXISTING TREE TO BE SAVED. NUMBER,CORRESPONDS WITH ARBORIST REPORT

NOTES
1. REFER TO SHEET L5.01 FOR UNDERSTORY PLANTING.
2. TREES APPEAR IN COLOR WHEN VIEWED/PRINTED IN COLOR.

NOT FOR CONSTRUCTION

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.958.0888

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.837.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP DATE	ISSUE
NO.	DATE / REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

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.

TITLE
TREE PLANTING PLAN

PROJECT NO.
1824500
DATE
03/23/19

SHEET NUMBER
L5.00
PLANNING RE-SUBMITTAL

ORIGINAL SHEET SIZE: 24" x 36"

© 2018 MITHUN, INC.

Any information contained in these electronic files is for informational purposes only. Original acknowledgments and other information provided herein may either be omitted from or may be incorrect as to form. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between the information contained in these electronic files and the original documents, the original documents shall govern. The recipient of this information should not rely on it without verification of its accuracy. Mithun, Inc. shall not be liable for any inaccuracies or omissions in this information, whether caused by Mithun, Inc. or its consultants, and shall not be responsible for any damages resulting therefrom. The electronic data is intended for use as the project existed as of the date of original publication, and shall not be updated or revised to reflect changes made subsequent to that date. Mithun, Inc. makes no warranties, express or implied, including without limitation the implied warranties of merchantability and fitness for a particular purpose, with respect to the electronic data. Under no circumstances shall Mithun, Inc. be liable for any indirect, special, incidental, or consequential damages with respect to any claim arising out of or in connection with the use of the electronic data. The recipient agrees to indemnify and hold harmless Mithun, Inc. from any and all claims, losses, liabilities, damages, and expenses, including attorneys' fees, arising out of or in connection with the recipient's use of the electronic data. The recipient agrees to assume responsibility for testing the electronic data for viruses upon receipt. The recipient of the electronic data shall not copy, use or modify the electronic data in any way without written authorization from Mithun, Inc. The recipient shall not transfer the electronic data to any third party without the prior written authorization of Mithun, Inc. The agreement shall be governed by and construed in accordance with the laws of the State of Washington, without regard to its conflict of law principles. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Any dispute, controversy, or claim arising out of or relating to this agreement, or the breach, termination or validity thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association then in effect. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitrator shall have no authority to award punitive or any other type of damages not measured by the prevailing party's actual damages, except that punitive damages may be awarded by a court of competent jurisdiction in lieu of arbitration. The parties expressly waive their right to file a class action or seek relief on a class basis. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with a final award, the other party is entitled to costs of suit, including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award. This agreement is governed by the laws of the State of Washington. Any dispute arising out of or relating to this agreement shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The arbitration shall be conducted in Seattle, Washington. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitrator shall have no authority to award punitive or any other type of damages not measured by the prevailing party's actual damages, except that punitive damages may be awarded by a court of competent jurisdiction in lieu of arbitration. The parties expressly waive their right to file a class action or seek relief on a class basis. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with a final award, the other party is entitled to costs of suit, including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award. This agreement is governed by the laws of the State of Washington, without regard to its conflict of law principles. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Any dispute, controversy, or claim arising out of or relating to this agreement, or the breach, termination or validity thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association then in effect. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitrator shall have no authority to award punitive or any other type of damages not measured by the prevailing party's actual damages, except that punitive damages may be awarded by a court of competent jurisdiction in lieu of arbitration. The parties expressly waive their right to file a class action or seek relief on a class basis. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with a final award, the other party is entitled to costs of suit, including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award. This agreement is governed by the laws of the State of Washington, without regard to its conflict of law principles.

UNDERSTORY PLANTING LEGEND

- (1) EROSION CONTROL PLANTING
- (2) LOW IGNITION PLANTING
- (5) NATIVE SOD GRASSES
- (3) BARK MULCH/MINIMAL OAK FRIENDLY UNDERSTORY PLANTING
- BIO-# BIORETENTION PLANTING

NOTES
1. REFER TO SHEET L5.00 FOR TREE PLANTING.

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.837.2150

mithun.com

VERANO

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

TITLE
UNDERSTORY PLANTING PLAN

PROJECT NO.
1824500
DATE
03/23/19

SHEET NUMBER
L5.01

PLANNING RE-SUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

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

Any information contained in this electronic data file is for informational purposes only. Earthpen acknowledges that the information contained herein may either be in hard form or may be entered at any time. Accordingly, MIthun, Inc. makes no representations as to the accuracy of the information. If for any reason a conflict exists between information contained hereto and the drawings, the drawings shall govern. Earthpen shall not be responsible for any modifications made to the electronic data file after the original has been delivered.

All information contained in this electronic data file prepared by MIthun, Inc. is the property of MIthun, Inc. Unless expressly licensed, all copyrights apply including but not limited to, electronic or microfiche. This electronic data is intended for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the project or for any other project without the express written consent of MIthun, Inc. The drawings shall be considered the only accurate depiction of the information contained therein. Any changes made to these documents by the recipient or any person or entity that acquires or obtains this information (hereto from the recipient without written authorization from MIthun, Inc. The recipient shall indemnify and hold harmless MIthun, Inc. from any claims, liability, damages, losses, expenses, or suits arising out of any unauthorized use, reuse or modification of this or any data contained on this data file.

The recipient agrees, by the fullest extent permitted by law, to indemnify, and hold MIthun, Inc. its shareholders and employees, harmless from and against any claims, liability, damages, losses, expenses, or suits (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, reuse or modification of this or any data contained on this data file. Any such unauthorized use, reuse or modification shall be at the recipient's sole risk and without liability to MIthun, Inc. The recipient shall defend, with counsel reasonably acceptable to MIthun, Inc. the indemnified claim brought against it. The terms of this boilerplate shall survive the termination of MIthun, Inc.'s services with respect to this project.

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 680 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5237 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRING'S INVESTORS GROUP

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

TITLE
PLANT PALETTE BIORETENTION

PROJECT NO.
1824500

DATE
03/23/19

SHEET NUMBER
L5.02

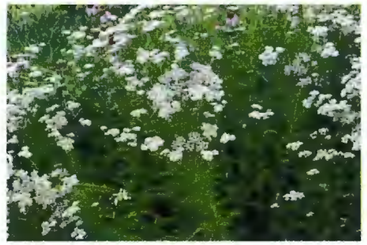
PLANNING RE-SUBMITTAL

© 2018 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

PROPOSED PLANT PALETTE erosion control (1)



Common Yarrow
Achillea millefolium

Buckwheat
Eriogonum umbellatum

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

NOT FOR CONSTRUCTION

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.823.3344

SAN FRANCISCO / 680 Market Street, #300
San Francisco, CA 94104 / 415.956.0888

LOS ANGELES / 5237 Adams Blvd
Culver City CA 90232 / 323.537.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP

DATE ISSUE

NO. DATE REVISION

DESIGN PHOTOS

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

TITLE
PLANT PALETTE EROSION CONTROL

PROJECT NO.
1824500

DATE
03/23/19

SHEET NUMBER
L5.03

PLANNING RE-SUBMITTAL

© 2018 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

Any information contained in these sections files is for informational purposes only. Recipient acknowledges that the information contained herein may either be in draft form or may be revised at any time. Accordingly, Mithun, Inc. makes no representations as to the accuracy of the information. If for any reason a conflict exists between information contained in these sections files and the hard copy documents signed by Mithun, Inc., the hard copy documents will govern. All information contained in these sections files is the property of Mithun, Inc. and is protected by federal copyright laws. Mithun, Inc. reserves all rights not specifically granted herein, including any common law, statutory or equitable. This electronic data is intended for use on the project specified, and shall not be used in whole or in part on any other project without the prior written authorization of Mithun, Inc. The recipient of this information shall not copy, use or modify the information without the prior written authorization of Mithun, Inc. The recipient shall not transfer, loan, rent, sell, license or otherwise dispose of the information contained herein to any person or entity that acquires or obtains this information directly from the recipient without written authorization from Mithun, Inc. The recipient agrees, by the fullest extent permitted by law, to defend, indemnify, and hold Mithun, Inc. its shareholders and employees, harmless from and against any claims, liability, damages, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising out of any unauthorized use, reuse or modification of or any loss connected with, the incompatibility, reliability, or accuracy of the information contained herein by the recipient or any person or entity that acquires or obtains this information directly from the recipient without written authorization from Mithun, Inc. The agreement defined herein supersedes any terms in any purchase order or contract between the businesses of Mithun, Inc. or the construction phase services normally associated with such a project.

Mithun, Inc. reserves also applies to the use of the information in any project in connection with or without the involvement of Mithun, Inc. or the construction phase services normally associated with such a project.

Your use of this information means that you accept these terms, and conditions as a condition of its use.

PROPOSED PLANT PALETTE low ignition rate (2)

Madrone
Arbutus menziesii

Manzanita
Arctostaphylos bakeri 'Louis Edmunds'

Coyote Bush
Baccharis pilularis

California Lilac
Ceanothus griseus horizontalis.

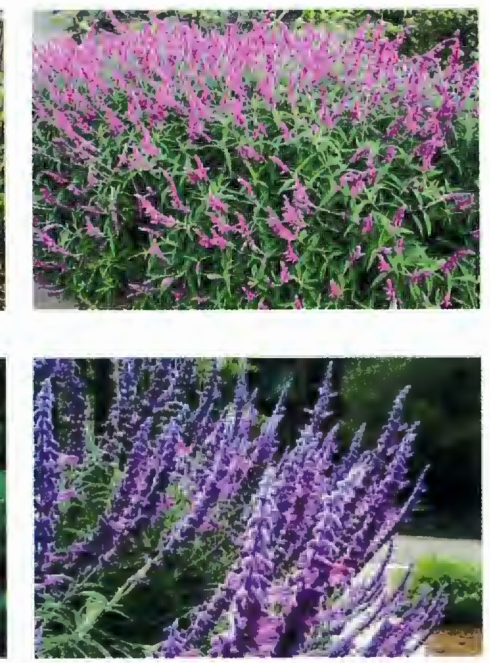
Lantana
Lantana montevidensis

Monkeyflower
Mimulus spp.

Coffeeberry
Rhamus californica

Sugarbush
Rhus ovata

Evergreen Currant
Ribes viburnifolium



Salvia
Salvia leucantha

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP

JMA
architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

TITLE
PLANT PALETTE LOW IGNITION RATE

PROJECT NO.
1824500
DATE
03/23/19

ORIGINAL SHEET SIZE 24" x 36"

SHEET NUMBER
L5.04
PLANNING RE-SUBMITTAL

© 2015 MITHUN, INC.

NOT FOR CONSTRUCTION

Maximum Applied Water Allowance
SONOMA

1.) Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.6 x LA) + (0.4 x SLA)]

Where: Sonoma CA
ETo = Annual Net Reference Evapotranspiration (inches)
0.6 = ET Adjustment Factor
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)
0.4 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.6 = 0.4)

A.) Net Evapotranspiration Calculation

46.10 (Annual ETo)

31.00 (Annual Rainfall) x .25 = 7.75 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 38.35

B.) Adjusted Landscape Area Calculation

36,520 (Landscaped Area) x 0.6 (Adjustment Factor) = 21,912

0 (Special Landscaped Area) x 0.4 (Adjustment Factor) = 0

Sum of Adjusted Landscape Area = 21,912

MAWA = 38.35 x 0.62 x 21,912 = 521,0?? gallons

= 697 CCFs

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 38.35

B.) Adjusted Landscape Area Calculation

17,276 (Low water use plant sqft) x 0.3 = 5,183

19,244 (Moderate water use plant sqft) x 0.6 = 11,546

0 (High water use plant sqft) x 1.0 = 0

Sum of Adjusted Landscape Area = 16,729

ETWU = 38.35 x 0.62 x 16,729 / 0.85 = ??,??? gallons

= 6?6 CCFs

% of Total Landscape Irrigated with Drip	Irrigation Efficiency Factor
0-25%	enter 0.71 above
26-50%	enter 0.75 above
51-75%	enter 0.80 above
76-100%	enter 0.85 above

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.

WATER EFFICIENT STRATEGIES TO BE USED

1. USE OF NATIVE OR ADAPTIVE MODERATE OR LOW WATER USE PLANTS.
2. MINIMUM 3" MULCH LAYER ON ALL PLANTED AREAS.
3. PLANTS GROUPED TOGETHER WITH SIMILAR WATER NEEDS IN DISTINCT HYDROZONES.
4. RECOMMENDATIONS MADE BY A SOILS LABORATORY REPORT.
5. USE OF FLOW SENSOR, ISOLATION VALVES, RAIN SENSOR AND WEATHER-BASED CONTROLLER.
6. USE OF LOW VOLUME, DRIP, OR BUBBLER IRRIGATION. LIMITED OR NO USE OF OVERHEAD SPRAY.
7. TREES LOCATED ON SEPARATE IRRIGATION VALVES.
8. USE OF DRIP CHECK VALVES TO PREVENT LOW-HEAD DRAINAGE.
9. INSTALL OF A DEDICATED IRRIGATION WATER METER.
10. LIMITED OR NO IRRIGATION UNDER THE CANOPY OF EXISTING OAK TREES.

0' 20' 40' 80'

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA
architecture
planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR

MidPen HOUSING

KEYMAP
DATE
ISSUE

NO DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

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.

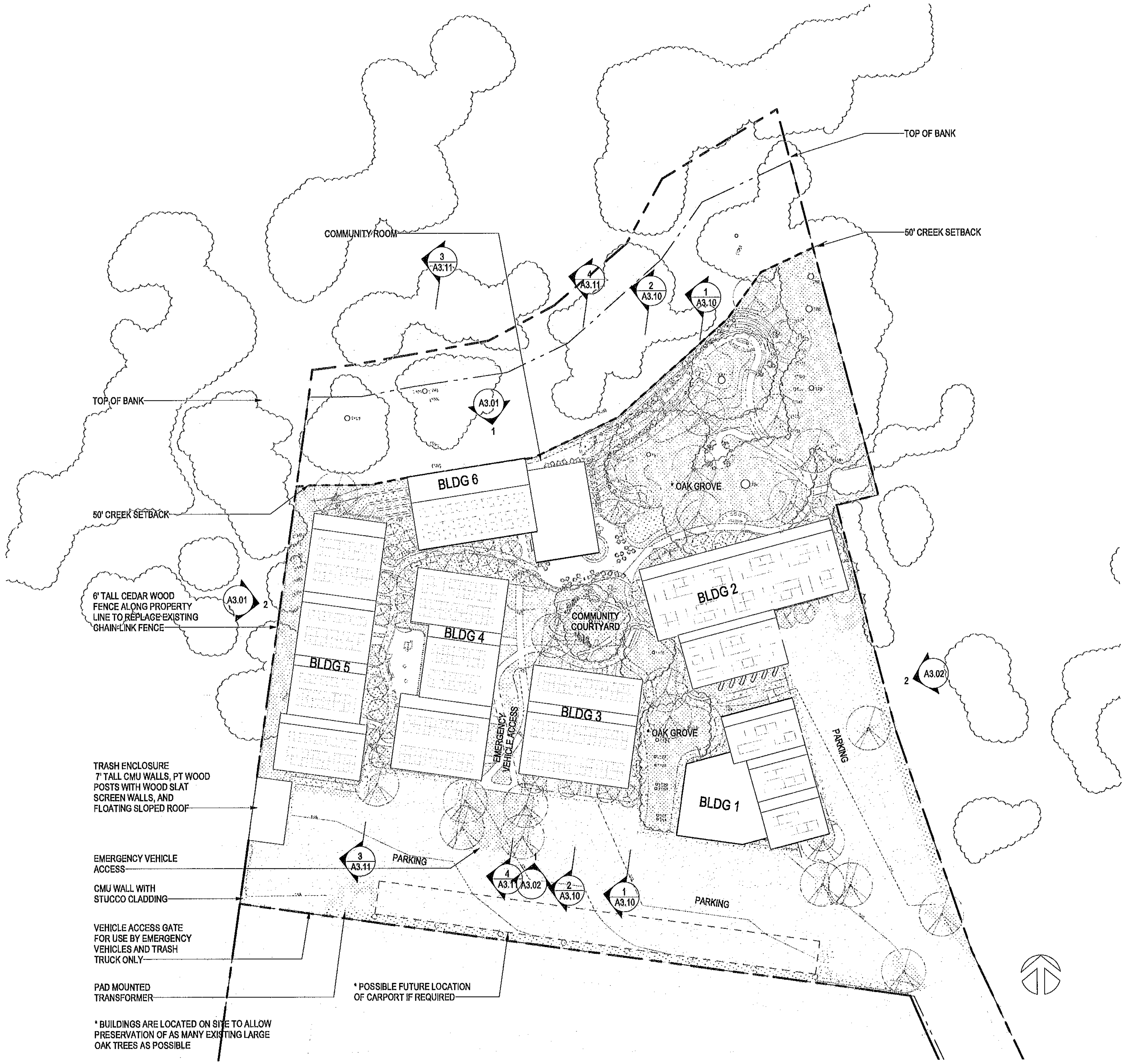
TITLE
IRRIGATION HYDROZONE PLAN

PROJECT NO.
1824500
DATE
03/23/19

SHEET NUMBER
L6.00
PLANNING RE-SUBMITTAL

© 2016 MITHUN, INC.

3/23/2020 6:15:31 PM



1 ARCHITECTURAL SITE PLAN - ENTITLEMENTS
1" = 30'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.637.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

ARCHITECT SEAL
3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
ARCHITECTURAL SITE PLAN

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A1.01
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

3/23/2020 6:15:40 PM

©Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ in its content or may be revised at any time. Accordingly, Mithun, Inc. makes no representation as to the accuracy of the information. For any reason a conflict exists between information contained herein and the hard copy (stamped, signed, dated original) maintained by Mithun, Inc., the hard copy shall govern. Recipient shall not modify the information contained herein and shall not transmit any modified version of the information without the express written consent of Mithun, Inc. Recipient shall indemnify, defend and hold harmless Mithun, Inc. from any claims, damages, losses, expenses, including attorney's fees, arising out of or resulting from any modification of the information contained herein by Recipient or any person or entity that acquires or obtains the information from Recipient without written authorization from Mithun, Inc.

All information contained in the electronic data prepared by Mithun, Inc., and instruments of service are the property of Mithun, Inc., which reserves all ownership rights including any common law, statutory or copyright rights. This electronic data is intended for use on this project specified, and shall not be used or relied upon in part or in whole, or any future work on this or any other project without the prior written authorization of Mithun, Inc. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc.'s standard specification for software and file format. Mithun, Inc. will review any request for providing data to a different file format(s) if such a request is made in writing by the original recipient. Such a request may be considered to be a change in services.

The recipient agrees, to the fullest extent permitted by law, to indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claim, liability, or cost arising or allegedly arising out of any unauthorized use, misuse or modification of or any reliance on the transmitted electronic files by the intended recipient or any person or entity that acquires or obtains the information hereto by the intended recipient or any person or entity that acquires or obtains the information hereto from the recipient without written authorization from Mithun, Inc. The recipient agrees to defend, indemnify and hold Mithun, Inc.

3/23/2020 6:15:49 PM

MIthun, Inc. Disclaimer

Any information contained in this electronic file is for informational purposes only. Recipient acknowledges that the information contained herein may reflect the architectural intent only and that there may be inaccuracies or errors as created during the design development, construction documents, and construction phases. Recipient agrees that MIthun, Inc. shall not be responsible for any inaccuracies or errors contained in this electronic file and that it is the recipient's responsibility to verify the accuracy of the information contained herein. Recipient agrees that MIthun, Inc. shall not be responsible for any changes made to this electronic file after it has been transmitted to the recipient.

All information contained in this electronic data is property of MIthun, Inc. and a statement of service are the property of MIthun, Inc. which expressly reserves all ownership rights including common law, statutory or copyright. The electronic data is transmitted for use on the project specified, and shall not be reused on other projects by the recipient without written authorization from MIthun, Inc. The drawings and/or data contained herein conform to MIthun, Inc's standard specifications for software and file format. MIthun, Inc. will never warrant the accuracy or completeness of any electronic data transmitted to others for use on different software and/or computer systems. Recipient agrees to indemnify and hold MIthun, Inc. harmless from any claim, liability or expense arising out of any such use.

The recipient agrees, by the initial acceptance of this electronic data, to indemnify and hold MIthun, Inc., its shareholders and employees, harmless from and against any claim, liability, expense, damage, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, reuse or modification of or to any version of this electronic data by the recipient or any party not employed by MIthun, Inc. for the intended purpose stated by the recipient in writing.

Recipient also acknowledges that it understands the above terms and conditions and that it has the authority to enter into this agreement on behalf of the recipient.

1 LEVEL 2 PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.896.0588

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER:
PROJECT MANAGER:
PROJECT ARCHITECT:
PROJECT DESIGNER:
PROJECT TEAM MEMBERS:
CHECK:

ARCHITECT SEAL:

3699 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
OVERALL PLANS - LEVEL 2

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A1.03
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE: 24" x 36"

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may either be a draft form or may be revised at any time, according to Mithun, Inc.'s written, errors and discrepancies are the responsibility of the recipient to correct. In addition, errors and discrepancies can be identified by physical inspection of the electronic media by differing hardware, software and operations.

Any information contained in these electronic files shall not be used for any purpose by the recipient without the prior written authorization of Mithun, Inc. This electronic data is intended for use on the project specified, and shall not be used or distributed for any other purpose without the prior written authorization of Mithun, Inc. The recipient shall indemnify Mithun, Inc. and its consultants against any claims, damages, losses or expenses arising out of any unauthorized use, reuse or modification of the electronic files by the recipient or any party connected with, or having gained access to the information through the recipient.

This electronic media, or the information contained herein, or the transmission of the information shall not create any warranties, express or implied, of merchantability or fitness for a particular purpose, or any warranty that the information is complete or accurate for the recipient's intended use, or that the use of the information will not infringe any patent, copyright, trademark or other proprietary right. Mithun, Inc. shall not be liable for any special, incidental, consequential, punitive or exemplary damages resulting, in whole or in part, from the recipient's use of or reliance upon the information contained in the electronic media or the transmission thereof. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses arising out of or resulting therefrom. Any person receiving these electronic files should have the ability to test for and correct inaccuracies, errors and discrepancies in the files, and should perform such tests and corrections prior to beginning any use of the files. Any files transmitted to a design professional or contractor should be tested and corrected as required prior to the preparation of shop drawings, fabrication or construction. Mithun, Inc. is not responsible for any modifications to the electronic files after the files have been released for use by the recipient. In the event that any person alters or modifies the files after release for use by the recipient, such person shall remove Mithun, Inc.'s name and all identification of the files, and shall indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses arising out of or resulting therefrom. Electronic files will be provided only in the formats indicated in the project scope. Mithun, Inc. is not responsible for adapting the files to any other formats or for any other changes that may occur in the electronic media during the course of transmission, receipt or use by the recipient. Any data contained on any electronic files provided by Mithun, Inc. but not expressly required by the contract documents for the project shall be for the recipient's convenience only, and the accuracy of any such data is the responsibility of the recipient. Any conclusions or information derived or obtained by the recipient shall be the responsibility of the recipient, and Mithun, Inc. shall not be liable for any damages arising out of any unauthorized use, reuse or modification of the electronic files.

Mithun, Inc. Copyright

The electronic media, or the information contained herein, or the transmission of the information shall not create any warranties, express or implied, of merchantability or fitness for a particular purpose, or any warranty that the information is complete or accurate for the recipient's intended use, or that the use of the information will not infringe any patent, copyright, trademark or other proprietary right. Mithun, Inc. shall not be liable for any special, incidental, consequential, punitive or exemplary damages resulting, in whole or in part, from the recipient's use of or reliance upon the information contained in the electronic media or the transmission thereof. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses arising out of or resulting therefrom. Any person receiving these electronic files should have the ability to test for and correct inaccuracies, errors and discrepancies in the files, and should perform such tests and corrections prior to beginning any use of the files. Any files transmitted to a design professional or contractor should be tested and corrected as required prior to the preparation of shop drawings, fabrication or construction. Mithun, Inc. is not responsible for any modifications to the electronic files after the files have been released for use by the recipient. In the event that any person alters or modifies the files after release for use by the recipient, such person shall remove Mithun, Inc.'s name and all identification of the files, and shall indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses arising out of or resulting therefrom. Electronic files will be provided only in the formats indicated in the project scope. Mithun, Inc. is not responsible for adapting the files to any other formats or for any other changes that may occur in the electronic media during the course of transmission, receipt or use by the recipient. Any data contained on any electronic files provided by Mithun, Inc. but not expressly required by the contract documents for the project shall be for the recipient's convenience only, and the accuracy of any such data is the responsibility of the recipient. Any conclusions or information derived or obtained by the recipient shall be the responsibility of the recipient, and Mithun, Inc. shall not be liable for any damages arising out of any unauthorized use, reuse or modification of the electronic files.

3/23/2020 6:15:58 PM

3/23/2020 6:16:07 PM

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

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
OVERALL PLANS - ROOF

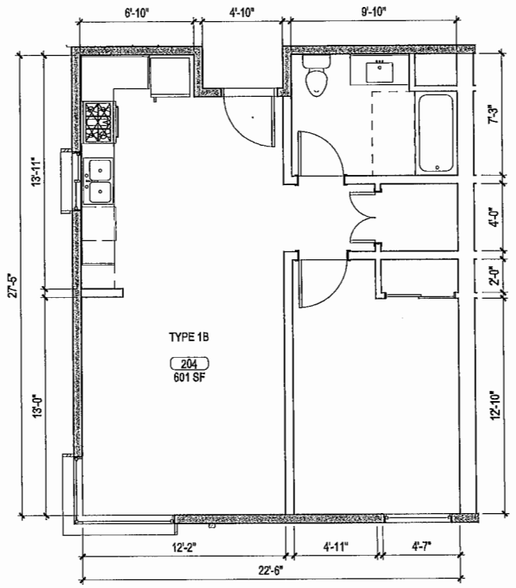
PROJECT NO.
1824500

DATE
03/23/20

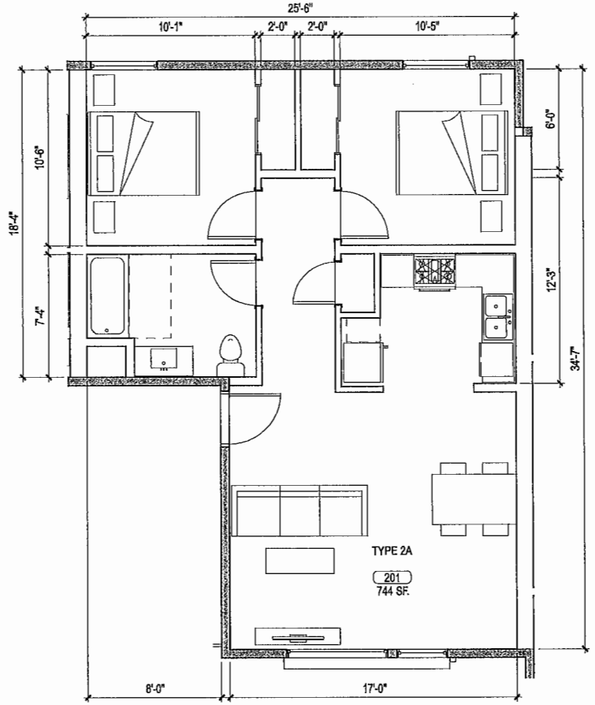
SHEET NUMBER
A1.05

PLANNING RESUBMITTAL

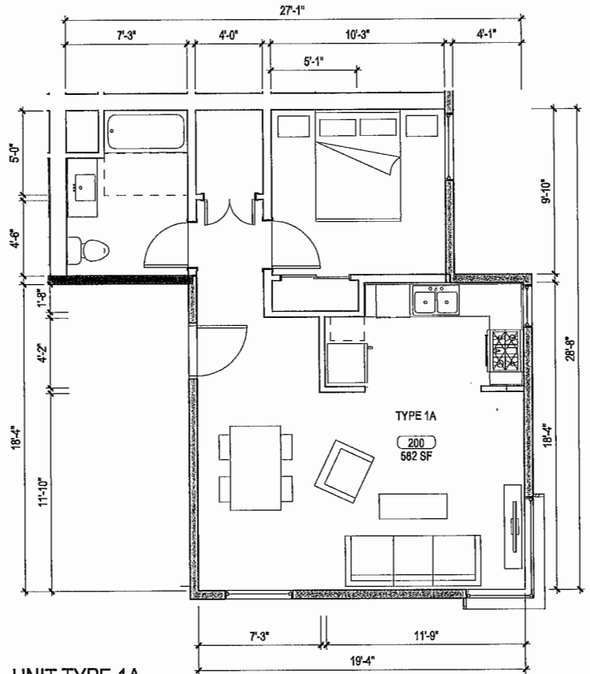
© 2016 MITHUN, INC.



2 UNIT TYPE 1B
1/4" = 1'-0" | 1/A1.03



3 UNIT TYPE 2A
1/4" = 1'-0" | 1/A1.03



1 UNIT TYPE 1A
1/4" = 1'-0" | 1/A1.03

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.2344

SAN FRANCISCO / 550 Market Street, #300
San Francisco, CA 94104 / 415.956.0668

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAMMEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
UNIT TYPES

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
A2.01

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

3/23/2020 6:16:09 PM

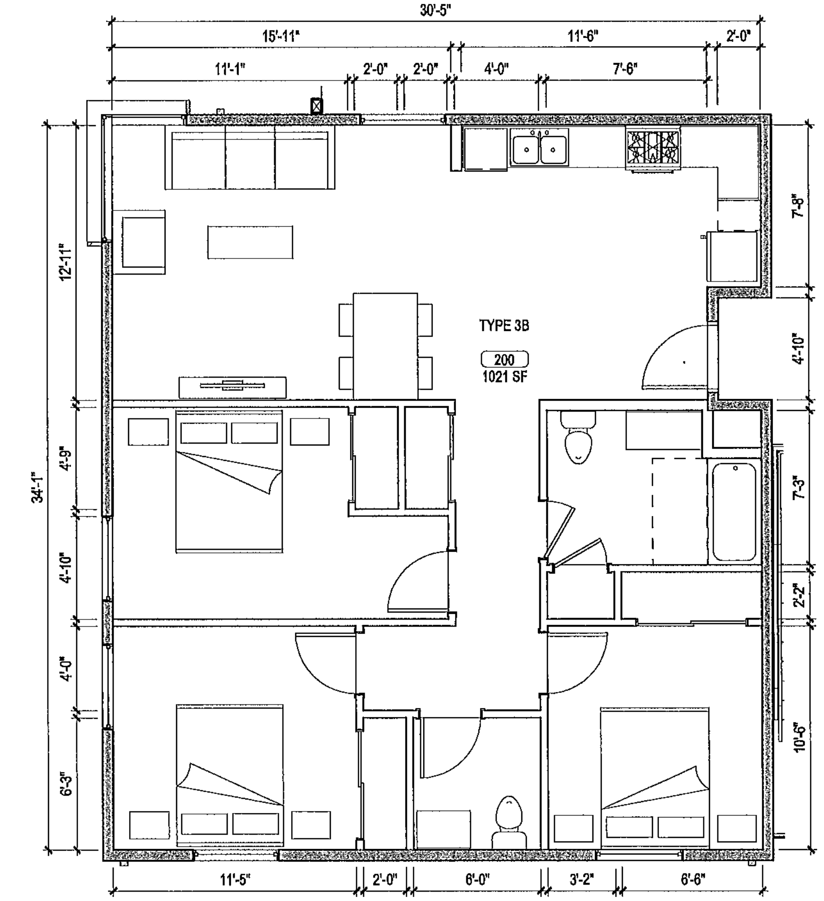
Mithun, Inc. Disclaimer

Any information included in these electronic files is for informational purposes only. Recipient acknowledges that it is Mithun's sole responsibility to ensure that any drawings, specifications, or other documents contained herein and the information contained therein are correct, complete, and accurate for any particular project. Mithun, Inc. makes no representation as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the information contained in the hard copy, use of the hard copy shall govern. Mithun, Inc. shall not be responsible for any modifications made to this information after the date of delivery. Any reuse or modification of this information without the prior written authorization of Mithun, Inc. is prohibited. The drawings and/or data contained herein shall not be used, in whole or in part, for any other project without the prior written authorization of Mithun, Inc. Any such unauthorized use, reuse or modification shall be at the user's sole risk and without liability to Mithun, Inc. and the user shall indemnify and hold harmless Mithun, Inc. from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such unauthorized use, reuse or modification shall also constitute the user's acceptance of the foregoing and the user's agreement to defend, indemnify and hold harmless Mithun, Inc. from any and all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such unauthorized use, reuse or modification shall also constitute the user's acceptance of the foregoing and the user's agreement to defend, indemnify and hold harmless Mithun, Inc. from any and all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting therefrom.

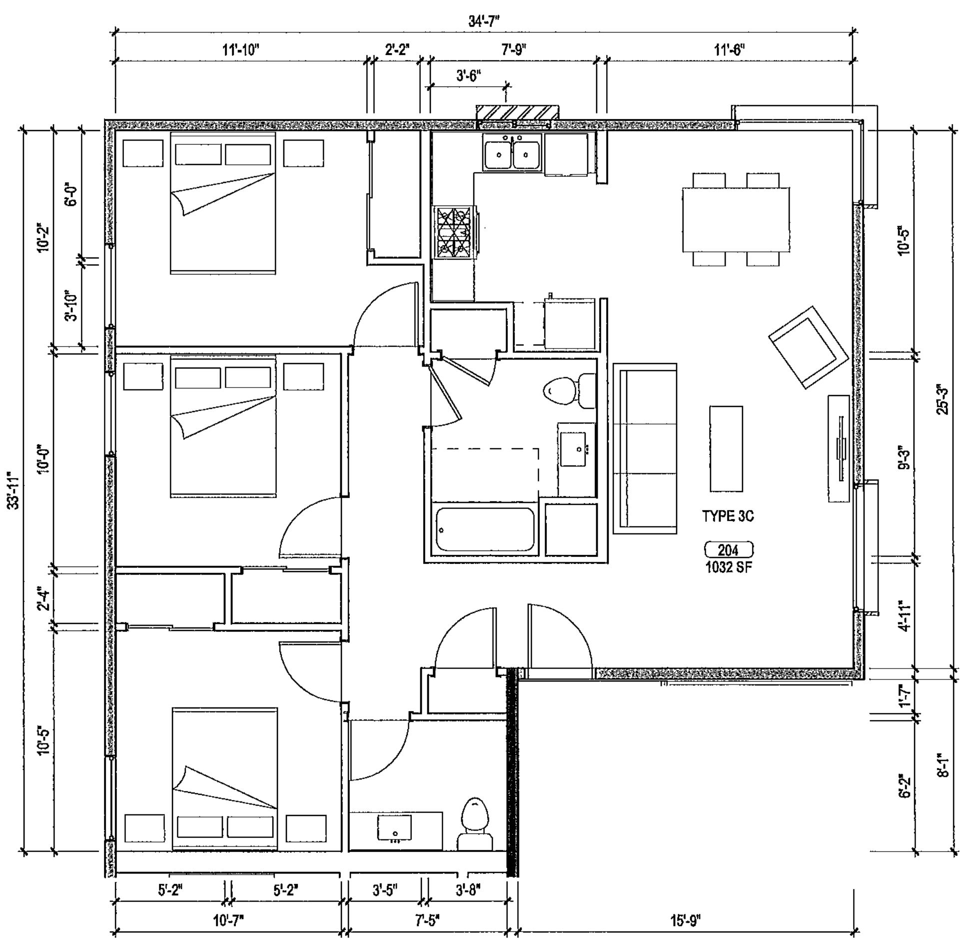
The recipient agrees, to the fullest extent permitted by law, to indemnify, and hold Mithun, Inc., its shareholders and employees, harmless from and against any claim, liability, damage, loss, cost or expense (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, reuse or modification of this information or any work connected with, the incompatibility, inaccuracy, or invalidity of the information contained herein by the recipient or any person or entity that acquires or obtains this information from the recipient without written authorization from Mithun, Inc. This agreement to defend, indemnify and hold Mithun, Inc. harmless also applies to the use of the information on any project or construction site without the involvement of Mithun, Inc. in the construction phase services normally associated with such a project.

You can see all the electronic files, including the terms and conditions for their use, by visiting Mithun's web site at www.mithun.com and following the links to Terms of Use.

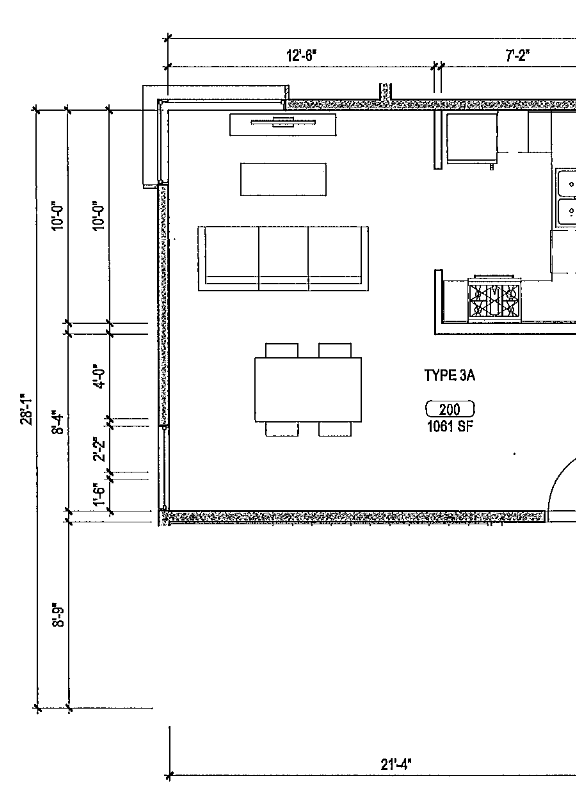
3/23/2020 6:16:12 PM



2 UNIT TYPE 3B
1/4" = 1'-0" | 1/A1.03



3 UNIT TYPE 3C
1/4" = 1'-0" | 1/A1.03



1 UNIT TYPE 3A
1/4" = 1'-0" | 1/A1.03

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA
architecture
planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE
SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen
HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689
REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

RECORD DRAWINGS

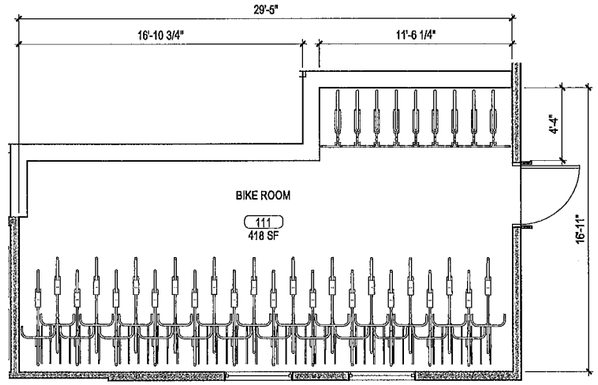
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY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

TITLE
UNIT TYPES

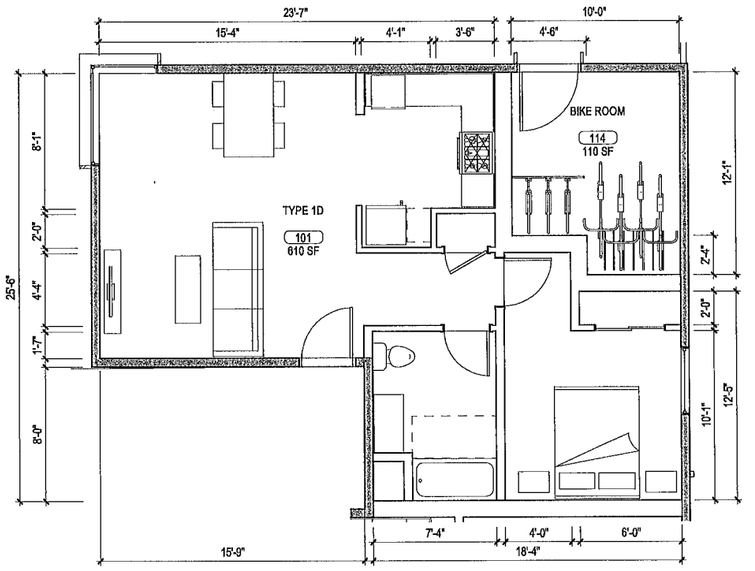
PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A2.02
PLANNING RESUBMITTAL

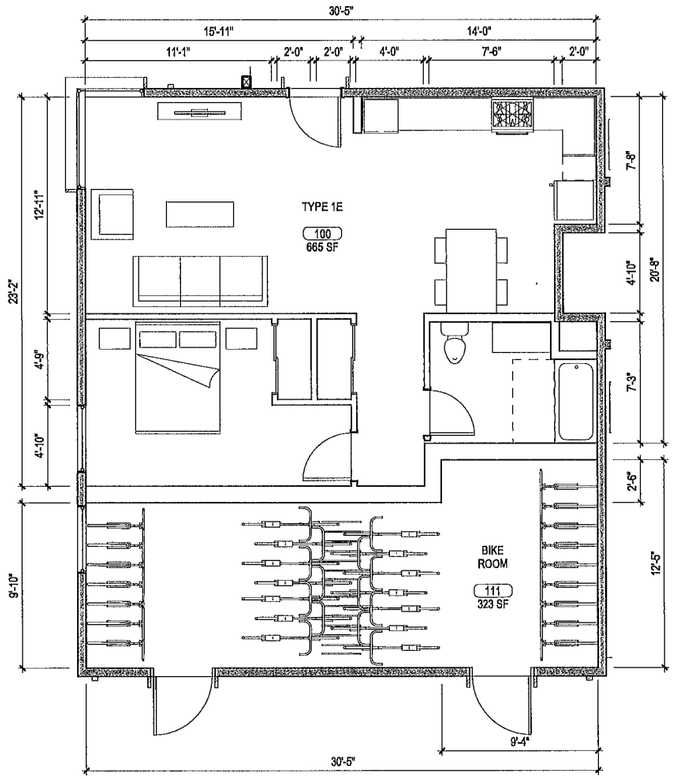
© 2016 MITHUN, INC.



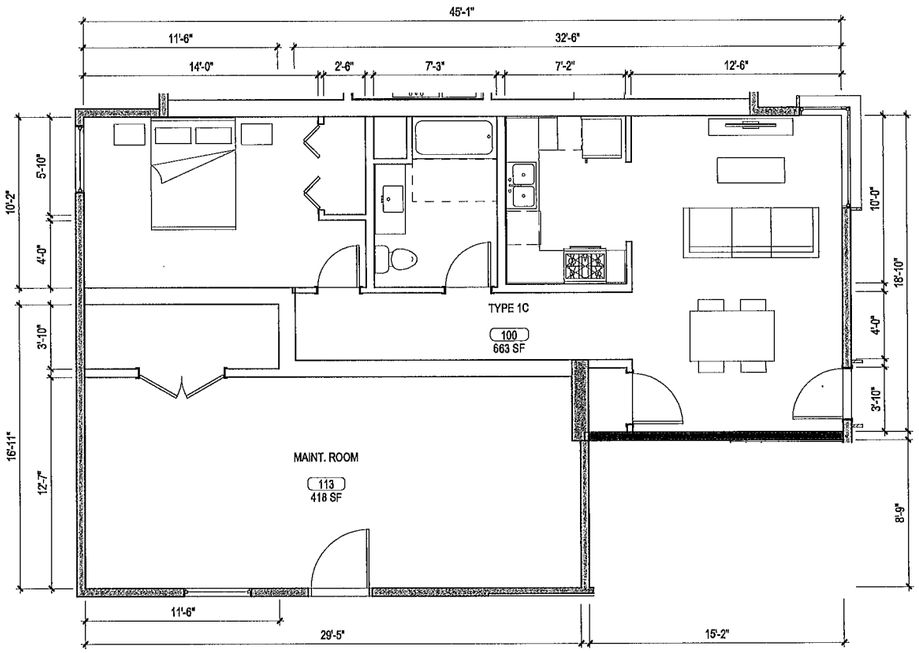
4 BIKE ROOM
1/4" = 1'-0" | 1/A1.02



2 UNIT TYPE 1D & BIKE ROOM
1/4" = 1'-0" | 1/A1.02



3 UNIT TYPE 1E & BIKE ROOM
1/4" = 1'-0" | 1/A1.02



1 UNIT TYPES 1C & MAINTENANCE ROOM
1/4" = 1'-0" | 1/A1.02

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ due to rounding or may be revised at any time. Accordingly, Mithun, Inc. makes no representations as to the accuracy of the information. If for any reason a conflict exists between information contained herein and the signed documents, the signed documents shall govern. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, losses or damages arising out of or resulting from the use of the information contained herein.

All information contained in the electronic data prepared by Mithun, Inc. is the property of Mithun, Inc. which expressly reserves all common law copyright and other property rights in the data. No part of the information shall be changed or erased, and no portion thereof shall be released, published or otherwise used by any party for any purpose without the prior written authorization of Mithun, Inc. The drawings and/or data are not to be used on any other project, and are not to be used, in whole or in part, for any additional phases or extensions of this project, or for completion of this project by others, unless specifically agreed to in writing by Mithun, Inc. The recipient agrees to hold Mithun, Inc. harmless from any claims, losses or damages arising out of or resulting from the unauthorized use of the information contained herein. Any such use or reliance shall be at the recipient's sole risk. The recipient agrees to assume all liability for claims, losses or damages arising out of the recipient's unauthorized use of the information contained herein. The recipient agrees to indemnify Mithun, Inc. and its officers, directors, employees and agents against all such claims, losses or damages, including attorney's fees and defense costs, whether or not a suit is filed, arising or allegedly arising out of any unauthorized use, reuse or modification of the information contained herein by the recipient or any person or entity that acquires or obtains the information from or through the recipient without the prior written authorization of Mithun, Inc. The recipient agrees to delete, forthwith and at its own cost, all electronic files upon the completion of the project specified, or upon the termination of the recipient's contract with Mithun, Inc., whichever occurs first. The recipient agrees that its retention, use or dissemination of the information after the completion of the project specified, or after the termination of the recipient's contract with Mithun, Inc., shall not constitute a waiver of any of Mithun, Inc.'s rights or prevent Mithun, Inc. from asserting any and all rights and claims it may have against the recipient with respect to the information contained herein. The recipient agrees that any dispute between the recipient and Mithun, Inc. shall be governed by the laws of the State of Washington. The recipient agrees that any dispute between the recipient and Mithun, Inc. shall be litigated exclusively in the federal or state courts in Washington, and the recipient consents to the jurisdiction of such courts over the recipient. The recipient agrees that if any portion of this boilerplate is found to be void or unenforceable, the remaining provisions shall remain in full force and effect.

3/23/2020 6:16:17 PM

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYNAME DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
UNIT TYPES & NON RESIDENTIAL PROGRAM

PROJECT NO.
1824500

DATE
03/23/20

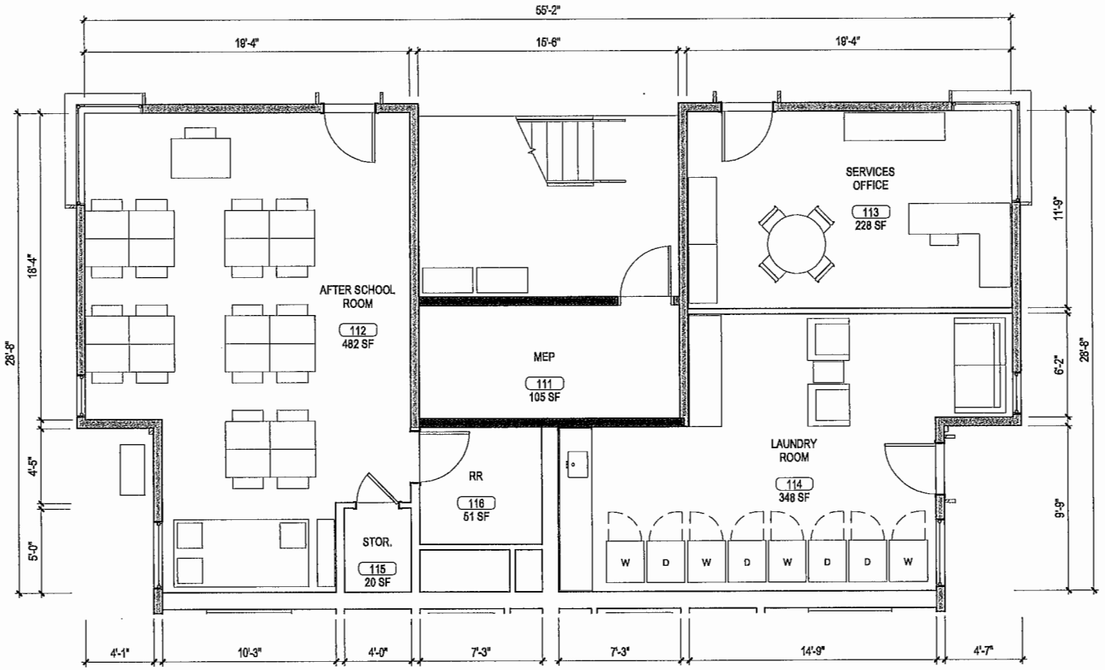
SHEET NUMBER
A2.03

PLANNING RESUBMITTAL

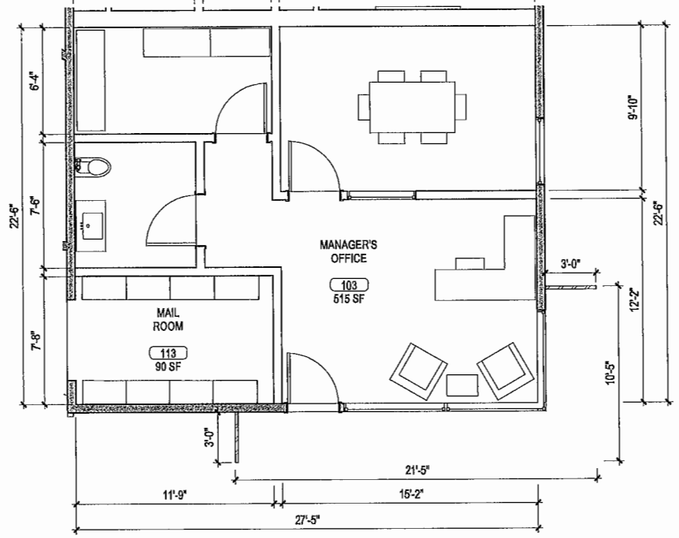
© 2018 MITHUN, INC.

ORIGINAL SHEET SIZE: 24" x 36"

NOT FOR CONSTRUCTION



1 AFTER SCHOOL ROOM, LAUNDRY ROOM & SERVICES OFFICE
1/4" = 1'-0" | 1/A1.02



2 MANAGERS OFFICE & MAIL ROOM
1/4" = 1'-0" | 1/A1.02

3/23/2020 6:16:20 PM

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ due to conflicts between the signed documents or to be incorrect, or incomplete. Mithun, Inc. makes no representation as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the signed documents, the signed documents shall control. Recipient is responsible for field verifying all information contained herein prior to any fabrication. Mithun, Inc. assumes no responsibility for any discrepancies that may exist between these electronic files and the signed documents, or for any errors or omissions which may be incorporated into these electronic files by others. Recipient agrees to indemnify and hold harmless Mithun, Inc. from any claims, damages, losses or expenses, including attorney's fees, arising out of or resulting from the use of these electronic files.

All information contained in this electronic data file is proprietary to Mithun, Inc. and is delivered as a service per the property of Mithun, Inc. and/or expressly reserves ownership of ownership rights including any common law, statutory or copyrights. The materials data is licensed for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the same building(s) or site(s) or for any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc's standard specifications for software and file formats. Mithun, Inc. will release any licensed or providing data in a different file format(s) if such a request has been made in writing by the original recipient. Such a request may be considered to be a change to services.

The recipient agrees, to the fullest extent permitted by law, to indemnify, reasonably and hold Mithun, Inc., its shareholders and employees, harmless from and against any costs, liability, demands, losses, damages, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, reuse or modification of or any way connected with, the incompatibility, inoperability, or unavailability of the information contained herein by the recipient or any persons or entity that acquires or obtains this information from the recipient without written authorization from Mithun, Inc. This agreement to defend, indemnify and hold Mithun, Inc. harmless also applies to the use of the information on any project or construction site related to Movement of Mithun, Inc. to the construction documents normally associated with such a project.

You can view the entire disclaimer at www.mithun.com/terms_and_conditions_and_agreements/disclaimer

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0566

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
NON RESIDENTIAL PROGRAM

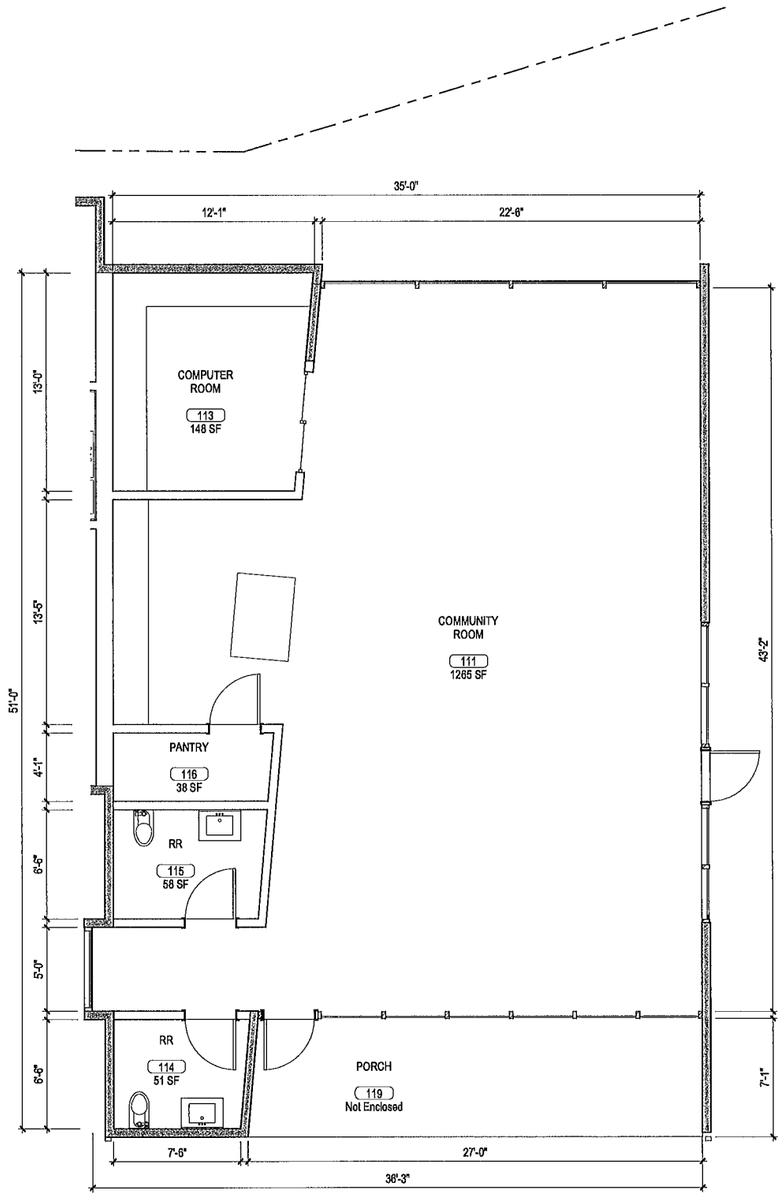
PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A2.04
PLANNING RESUBMITTAL

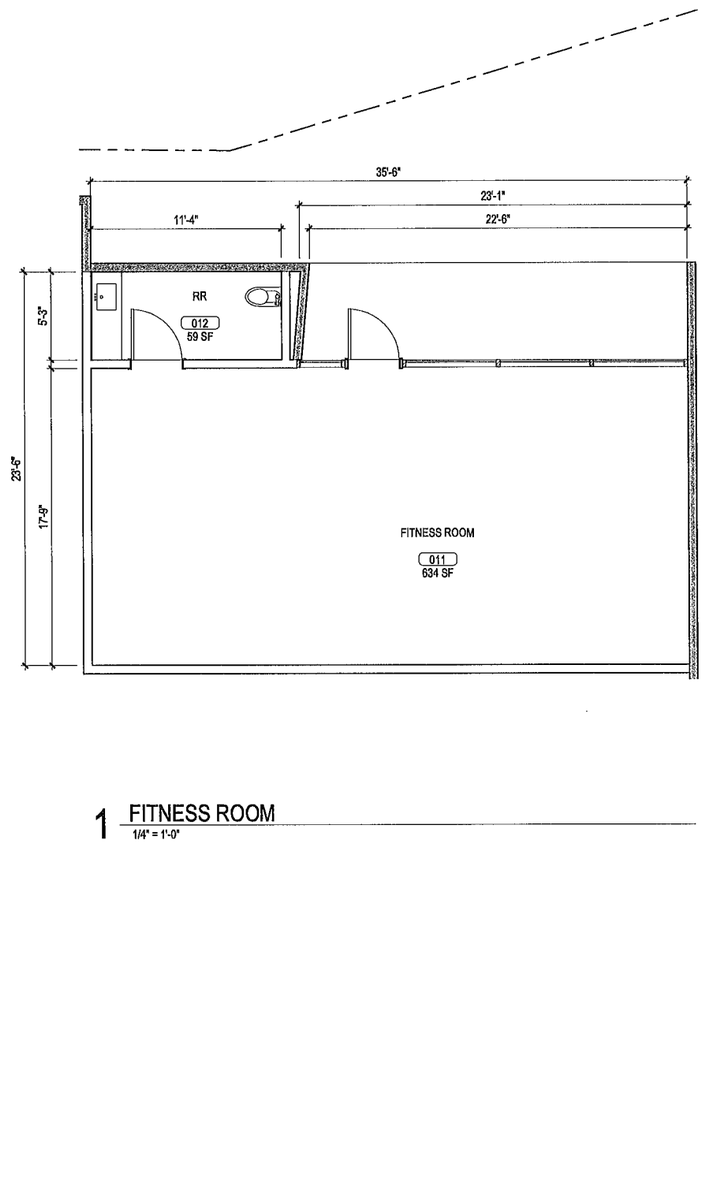
© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION



2 COMMUNITY ROOM
1/4" = 1'-0"



1 FITNESS ROOM
1/4" = 1'-0"

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. The printed paper copy is the final, signed document. In the event of any discrepancies between the information contained herein and the signed document, the latter shall govern. Accordingly, Mithun, Inc. makes no representations as to the accuracy of the information. If a user receives a conflict exists between the information contained herein and the signed document, the user is responsible for bringing any such conflict to the attention of Mithun, Inc. prior to relying on the information contained herein. Mithun, Inc. makes no representations as to the accuracy of the information. If a user receives a conflict exists between the information contained herein and the signed document, the user is responsible for bringing any such conflict to the attention of Mithun, Inc. prior to relying on the information contained herein.

All information contained in this electronic data prepared by Mithun, Inc. are instruments of service and the property of Mithun, Inc., which expressly reserves all ownership, rights including any common law, statutory or copyrights. This electronic data is intended for use on the project specified, and shall not be used or relied upon in part or whole for any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc.'s standard specifications for software and file format. Mithun, Inc. will neither any request for providing data in a different file format or for making it compatible with a particular platform or software application. If such a request is made by the original recipient, such a request may be considered to be a change in services.

The recipient agrees, to the fullest extent permitted by law, to indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claim, liability, damages, losses, expenses, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising out of or allegedly arising out of any unauthorized use, reuse or modification of or any way connected with, the transmittal of Mithun, Inc.'s file or electronic data or any reliance on or misuse by the recipient or any person or entity that acquires or obtains this information (herein from the recipient without written authorization from Mithun, Inc. The agreement to defend, indemnify and hold Mithun, Inc. harmless also applies to the use of this information in any project or construction not specifically contemplated as the intended purpose (including, without limitation, use by any subsequent owners of the project).

You can view the complete terms of use at www.mithun.com/terms_of_use.pdf, including the complete list of licensed software.

3/23/2020 6:16:22 PM

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.656.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEY/NO	DATE	ISSUE

NO.	DATE	REVISION

DESIGN FARCHER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM REMARKS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
NON RESIDENTIAL PROGRAM

PROJECT NO.
1624500

DATE
03/23/20

SHEET NUMBER
A2.05

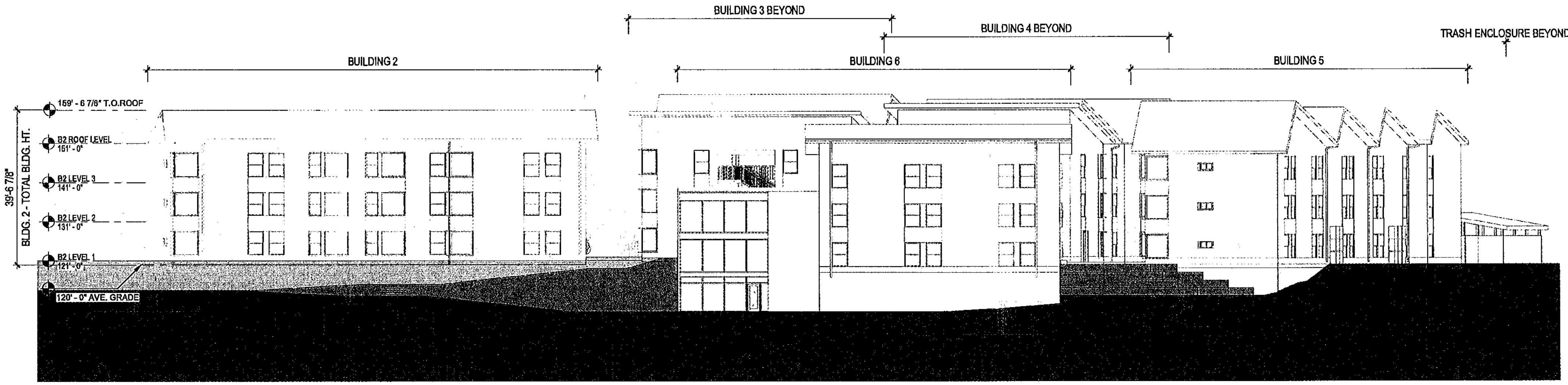
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

ORIGINAL SHEET SIZE 24" x 36"

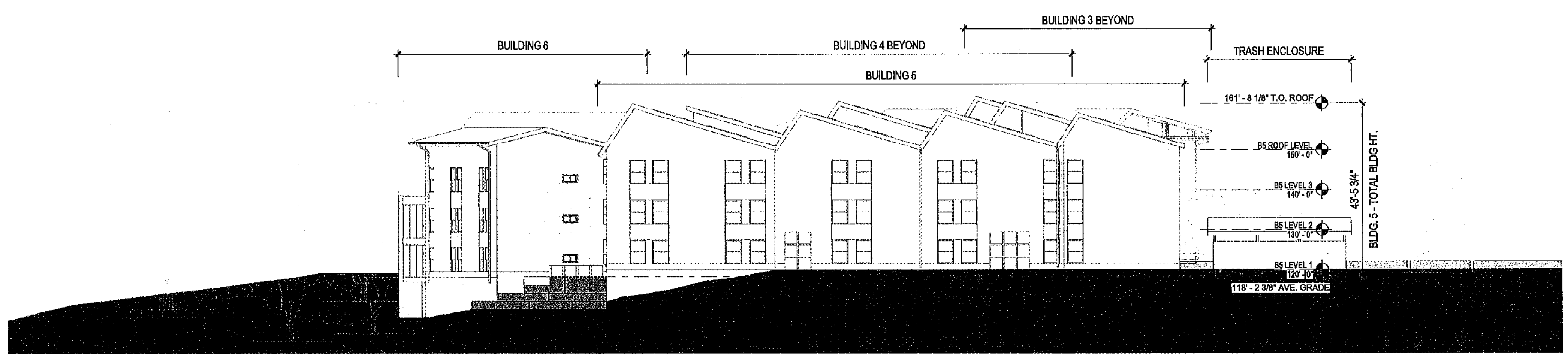
NOT FOR CONSTRUCTION

3/23/2020 6:17:19 PM



1 SITE ELEVATION- CREEK

1/16" = 1'-0" | 1/A1.01



2 SITE ELEVATION- FAHA

1/16" = 1'-0" | 1/A1.01

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.837.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
SITE ELEVATIONS

PROJECT NO.
1824500

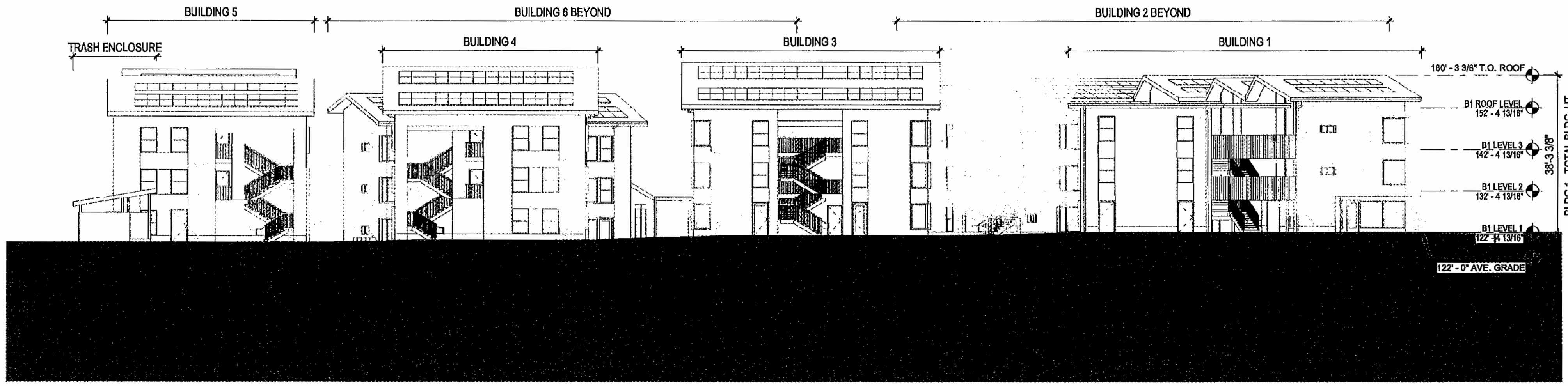
DATE
03/23/20

SHEET NUMBER
A3.01

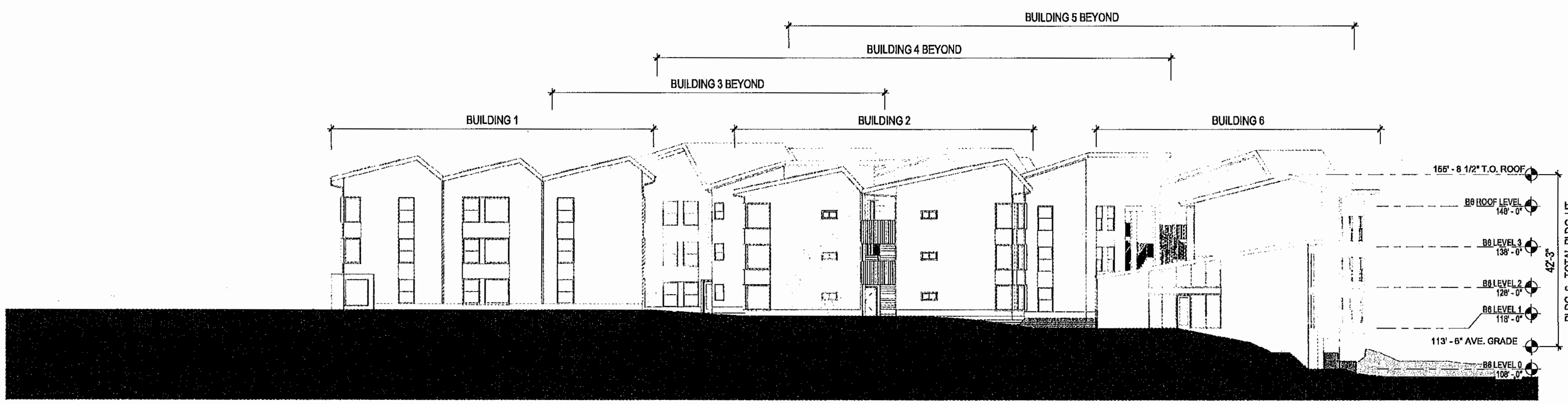
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

3/23/2020 6:18:12 PM



1 SITE ELEVATION- HOTEL
1/16" = 1'-0" | 1/A1.01



2 SITE ELEVATION- LAZZAROTTO
1/16" = 1'-0" | 1/A1.01

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

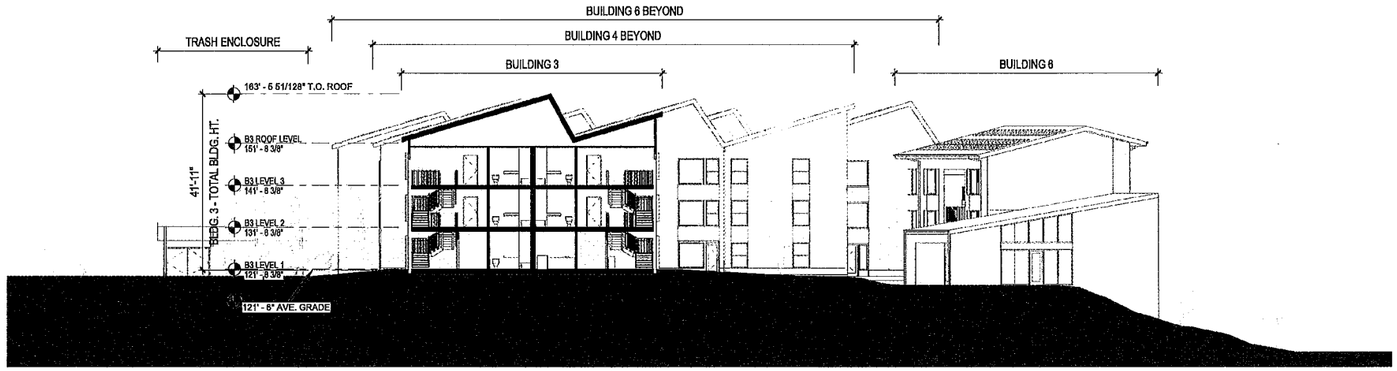
TITLE
SITE ELEVATIONS

PROJECT NO.
1824500
DATE
03/23/20

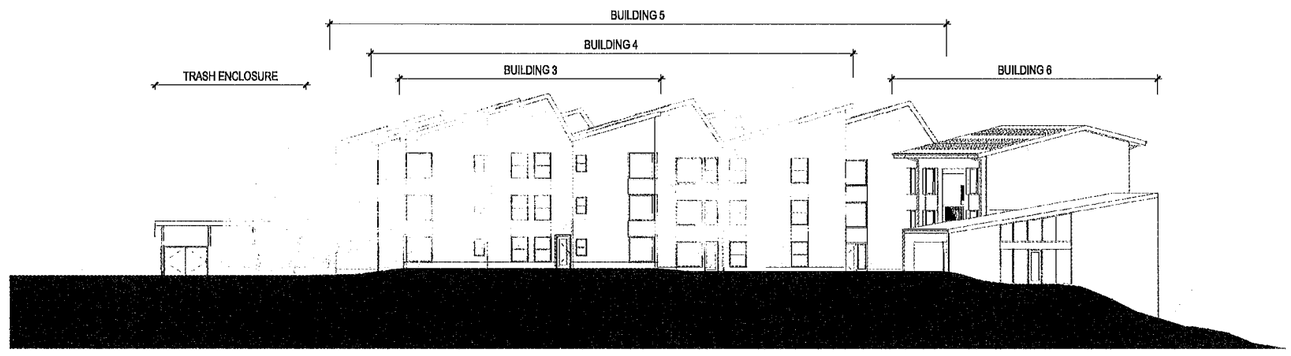
SHEET NUMBER
A3.02

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.



2 Section 2
1/16" = 1'-0" | 1/A1.01



1 Section 1
1/16" = 1'-0" | 1/A1.01

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Portland acknowledges that this information contained herein may either be in hard form or may be instead of any files. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between this written contained herein and the electronic media, the written version shall govern.

All information contained in this electronic data property of Mithun, Inc., as instruments of service are the property of Mithun, Inc., which expressly reserves all ownership rights including any common law, statutory or copyrights. This electronic data is intended for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the same building(s) or adding on to the project, or for any other project. The recipient of this information shall not copy, use or modify the information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein are Mithun, Inc.'s standard specification for software and file format. Mithun, Inc. will review any request for providing data in a different file format only if such a request is made in writing by the original recipient. Such a request may be considered to be a change in services.

The recipient agrees, to the fullest extent permitted by law, to indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claim, liability, demands, losses, damages, penalties or cost (including attorney's fees and systems cost), whether or not a suit is filed, arising or allegedly arising out of any unauthorized use, reuse or modification of these electronic files or any errors or omissions in the information contained therein. Any such use, reuse or modification or any changes to the information contained herein by the recipient without written authorization from Mithun, Inc. This agreement is deemed, notwithstanding any oral representations to the contrary, to be executed by the recipient upon the recipient's first use of any of the information contained herein.

Your use of the information contained herein, will constitute an acceptance of the above.

3/23/2020 6:18:43 PM

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.656.0668

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

XX/XX/XX DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

RECORD DRAWINGS

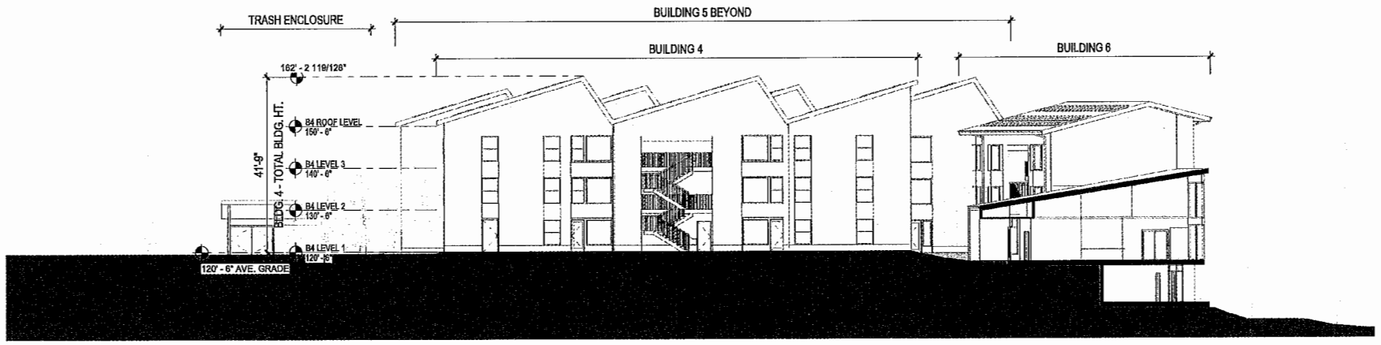
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE CONSULTANTS HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY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

TITLE
SITE SECTIONS

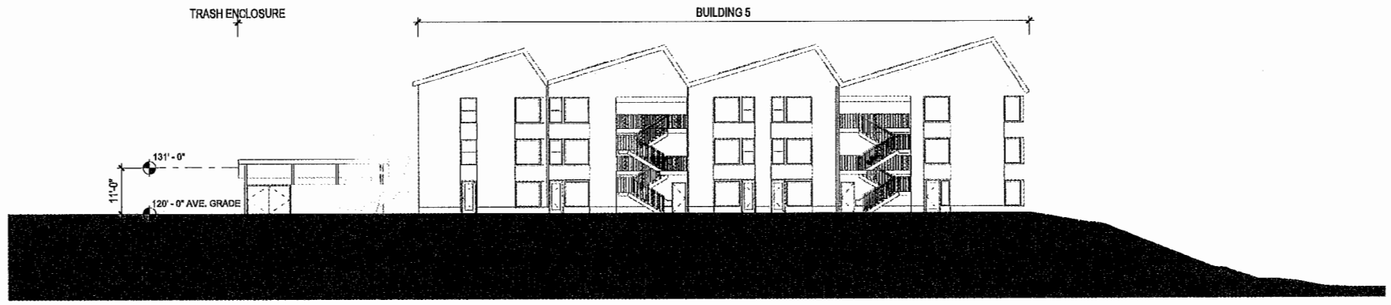
PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A3.10
PLANNING RESUBMITTAL

© 2018 MITHUN, INC.



4 Section 4
1/16" = 1'-0" | 1/A1.01



3 Section 3
1/16" = 1'-0" | 1/A1.01

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 590 Market Street, #300
San Francisco, CA 94104 / 415.656.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2160

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
SITE SECTIONS

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A3.11
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

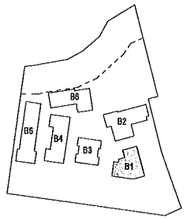
ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

Mithun, Inc Disclaimer
Any information contained in these electronic files is for information purposes only. Recipient acknowledges that this information contained herein may change and that recipient is responsible for confirming the accuracy of this information. Files are not to be changed or copied to any other format or modified without the written permission of Mithun, Inc. Mithun, Inc. makes no representations as to the accuracy of this information. If any errors or omissions are found, please notify Mithun, Inc. at once. Mithun, Inc. is not liable for any consequential damages that may result from the use of, or reliance upon, information contained in these electronic files. Mithun, Inc. is not liable for any damages resulting from the unauthorized use of these files. The recipient of this information shall not copy or use it with any information related to any other architect/engineer/consultant without the prior written authorization of Mithun, Inc. The recipient agrees to indemnify and hold Mithun, Inc. harmless from any claim, liability or expense arising from any unauthorized use, unauthorized modification or unauthorized distribution of this information.
All information contained in these electronic files is owned by Mithun, Inc. and is protected by applicable state and federal laws governing intellectual property rights and unfair competition. Persons receiving these electronic files agree to use the information contained therein for the purposes of the project only. Unless otherwise provided in a written agreement between Mithun, Inc. and the receiving party, no other party may copy, reproduce, distribute, or make derivative works from these electronic files for any purpose whatsoever. No portion of these electronic files may be reproduced, incorporated into, stored in, or transmitted by any other electronic drawing, computer system, or other device without the written permission of Mithun, Inc. Any reproduction, distribution, or transmission of these electronic files without the written permission of Mithun, Inc. is prohibited by federal copyright laws and may subject the violator to civil and criminal penalties including monetary damages and attorney's fees.
The recipient agrees, to the fullest extent permitted by law, to indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claims, liabilities, damages, losses, and expenses, including but not limited to attorney's fees and costs of defense, arising out of or in any way connected with, the unauthorized use, modification, reproduction, or ownership of the information contained herein by the recipient or any person or entity that acquires or obtains this information through the recipient, whether or not such use, modification, reproduction, or ownership is caused in whole or in part by the negligence, gross negligence, or intentional misconduct of Mithun, Inc. or its consultants.
Mithun, Inc. hereby also applies to the use of this information the copyright protection afforded the Architect of Mithun, Inc. in the construction plans pursuant to the Architectural Works Copyright Protection Act of 1990.

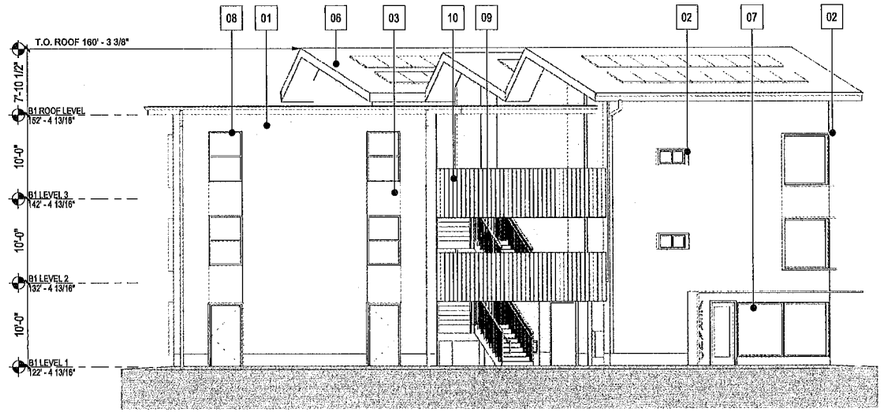
3/23/2020 6:19:03 PM

SITE PLAN

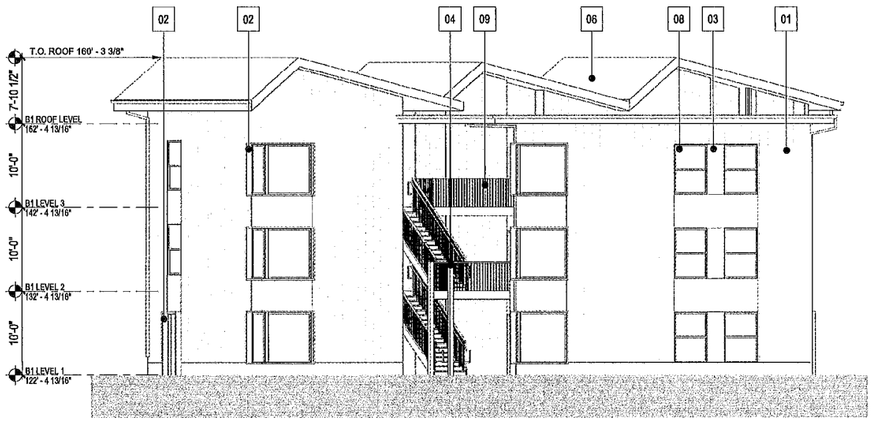


MATERIALS

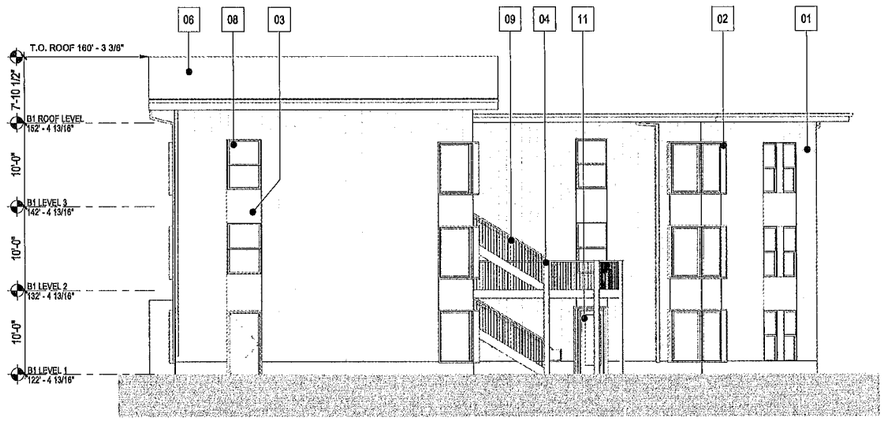
01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR



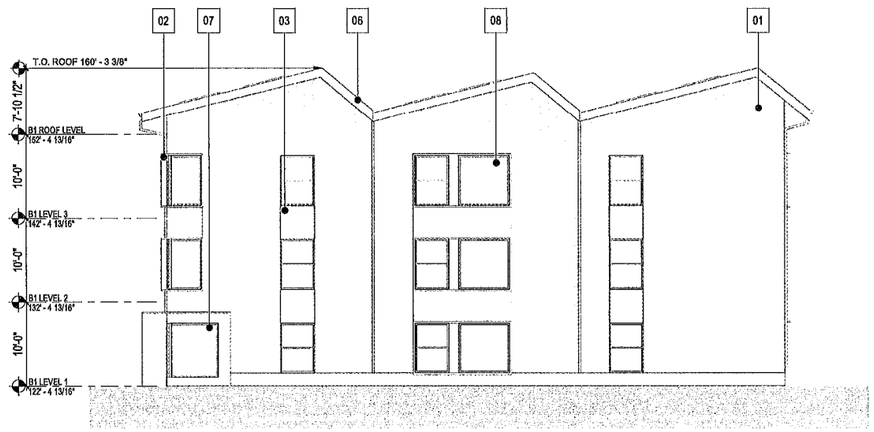
5 B1 - ELEVATION 5
1/8" = 1'-0" | 1/A1.02



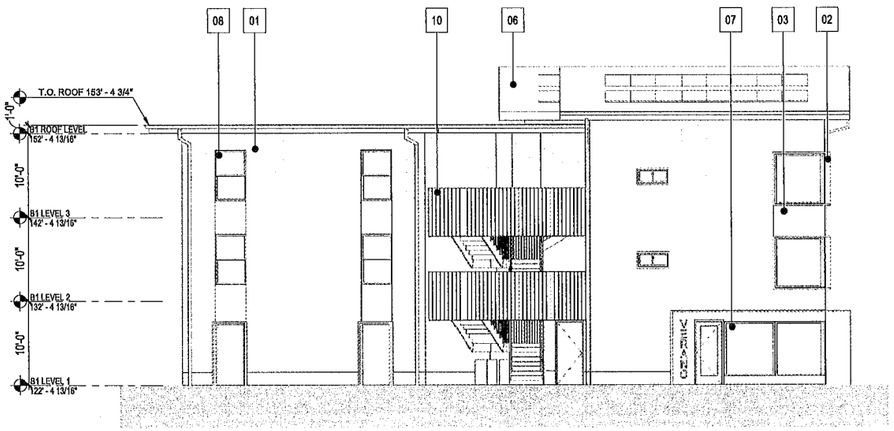
4 B1 - ELEVATION 4
1/8" = 1'-0" | 1/A1.02



3 B1 - ELEVATION 3
1/8" = 1'-0" | 1/A1.02



2 B1 - ELEVATION 2
1/8" = 1'-0" | 1/A1.02



1 B1 - ELEVATION 1
1/8" = 1'-0" | 1/A1.02

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO — SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYNAME	ISSUE
DATE	

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBER

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT BRUCE L. WILLIAMS STATE OF WASHINGTON

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.

TITLE
B1 ELEVATIONS

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
A3.12

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may alter or be in conflict with or may be omitted in any One, Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the hard copy, the hard copy shall govern.

All information contained in this electronic data prepared by Mithun, Inc. is a statement of service and the property of Mithun, Inc. which expressly reserves all ownership rights including any common law, statutory or copyrights. The electronic data is intended for use on the project specified, and shall not be used or relied upon by any person or entity for any purpose or extension to this project without written authorization from Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc.'s standard specifications for software and do not guarantee, warrant or represent that the information contained herein is compatible with any software, hardware and operation.

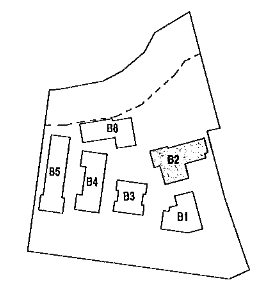
The recipient agrees, by the fact of either downloading or using the data, that it will indemnify and hold Mithun, Inc. its shareholders, employees, licensees and agents harmless from and against any loss, liability, damages, claims, costs, expenses, or causes of action (including attorney's fees and defense costs, whether or not a suit is filed) arising or claimed arising out of any unauthorized use, reuse or modification of the electronic data by the recipient or any party to whom the recipient transfers the data, whether or not with permission from Mithun, Inc. The recipient agrees that any such unauthorized use, reuse or modification will be at the recipient's sole risk and without liability to Mithun, Inc. to the maximum extent permitted by law. The recipient also agrees to assume all liability resulting from any damages caused by an error or omission in the data due to the recipient's modification of the data.

You can view a PDF version of this Mithun Standard Terms & Conditions for the acceptance of Data Notice.

3/23/2020 6:19:35 PM

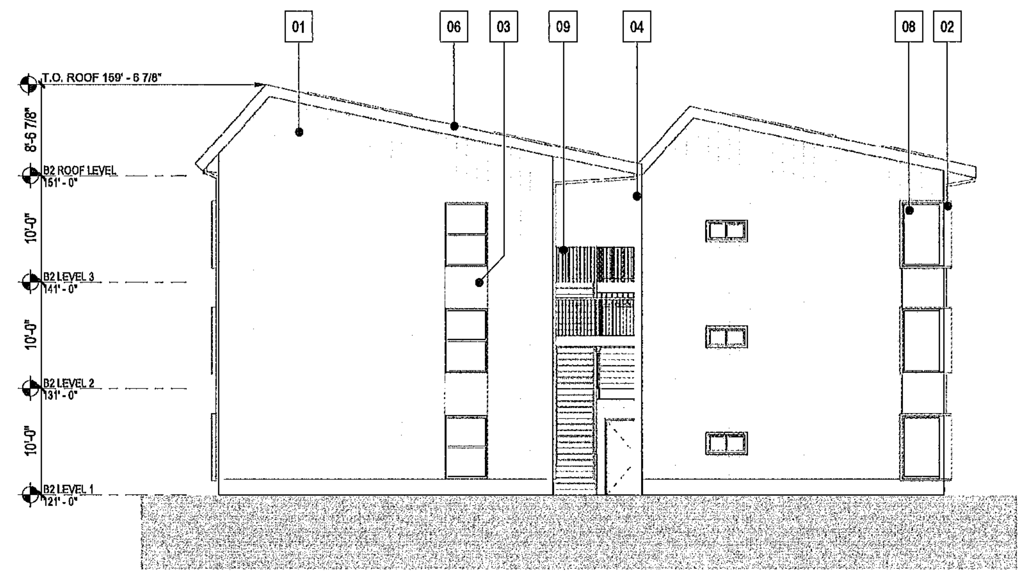
3/23/2020 6:20:03 PM

SITE PLAN

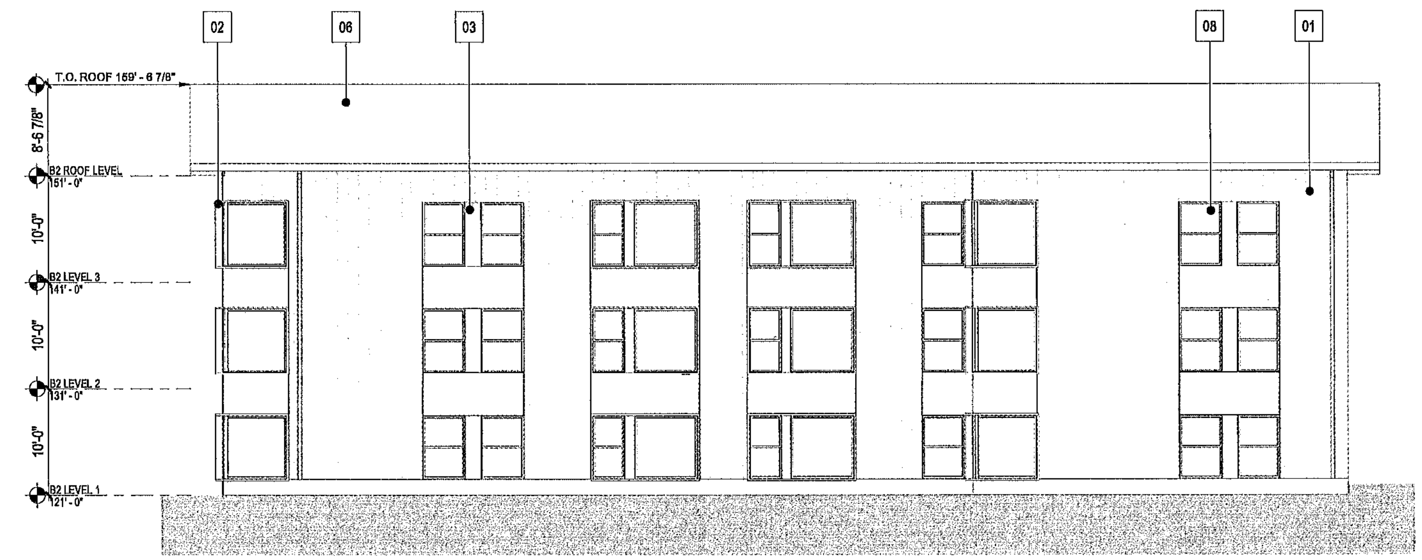


MATERIALS

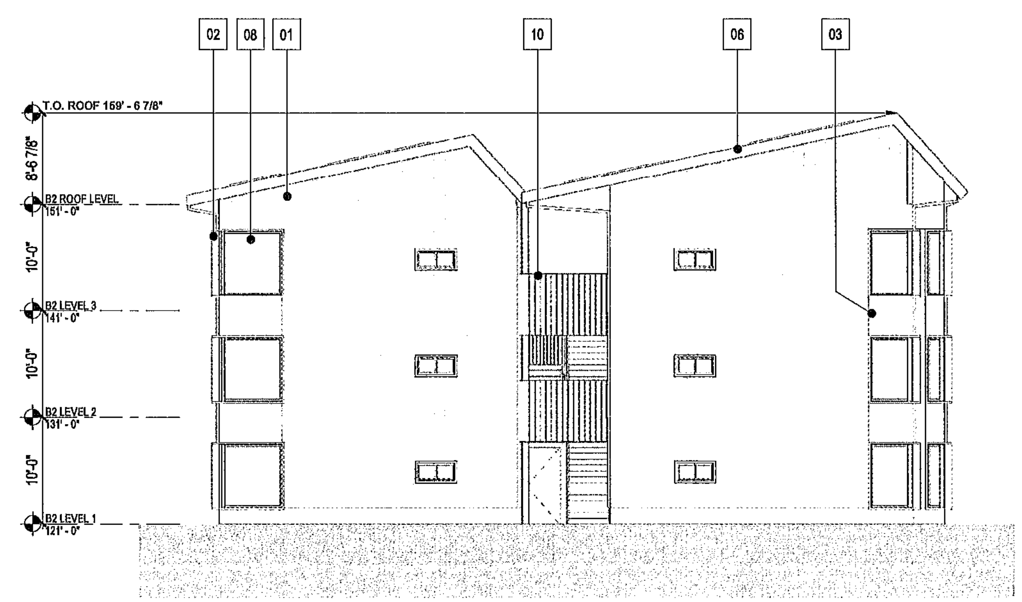
01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR



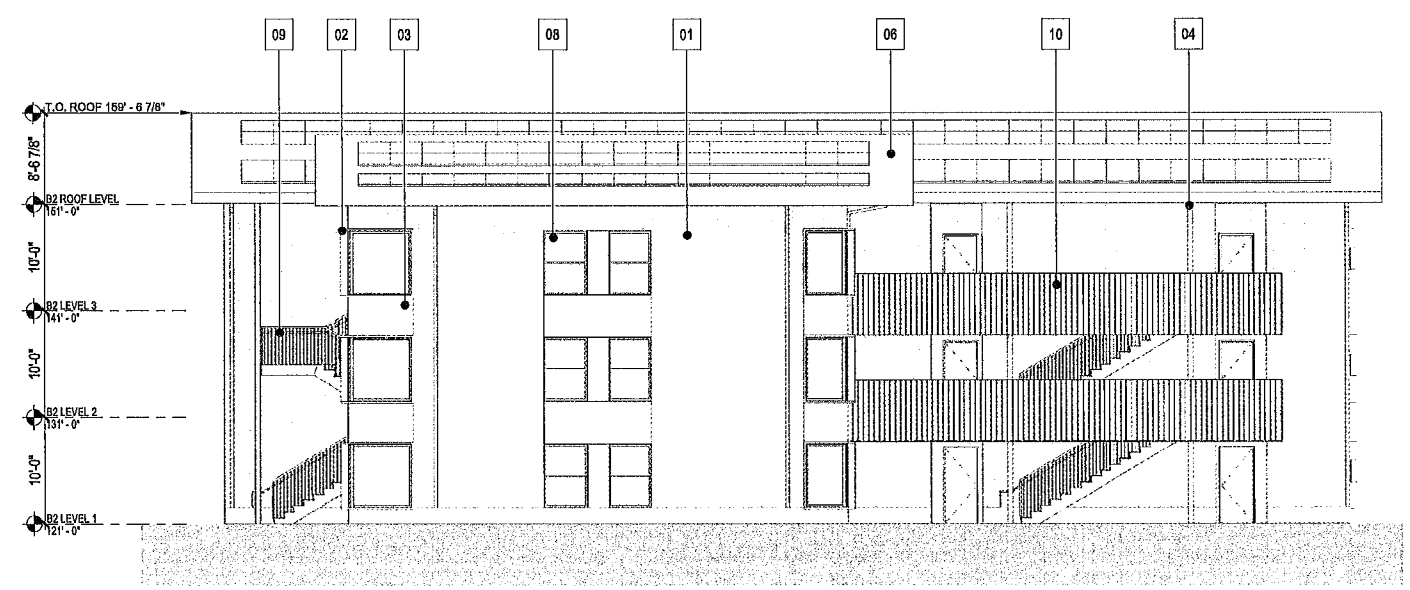
4 B2 - ELEVATION 4
1/8" = 1'-0" | 1/A1.02



3 B2 - ELEVATION 3
1/8" = 1'-0" | 1/A1.02



2 B2 - ELEVATION 2
1/8" = 1'-0" | 1/A1.02



1 B2 - ELEVATION 1
1/8" = 1'-0" | 1/A1.02

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO
SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
B2 ELEVATIONS

PROJECT NO.
1824500

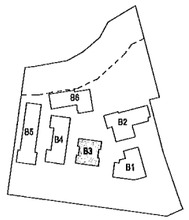
DATE
03/23/20

SHEET NUMBER
A3.13

PLANNING RESUBMITTAL

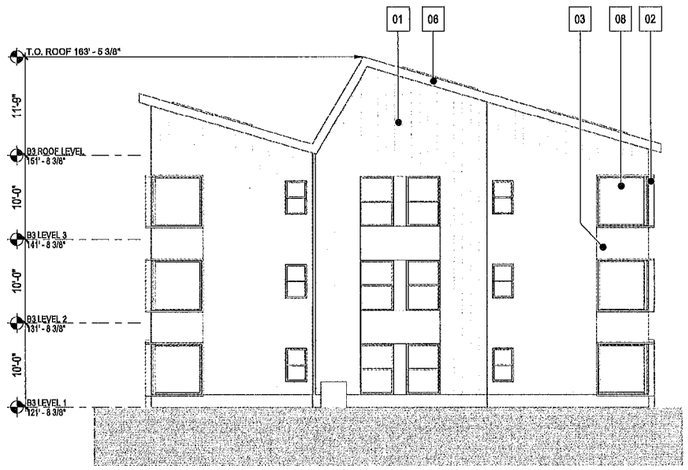
© 2016 MITHUN, INC.

SITE PLAN

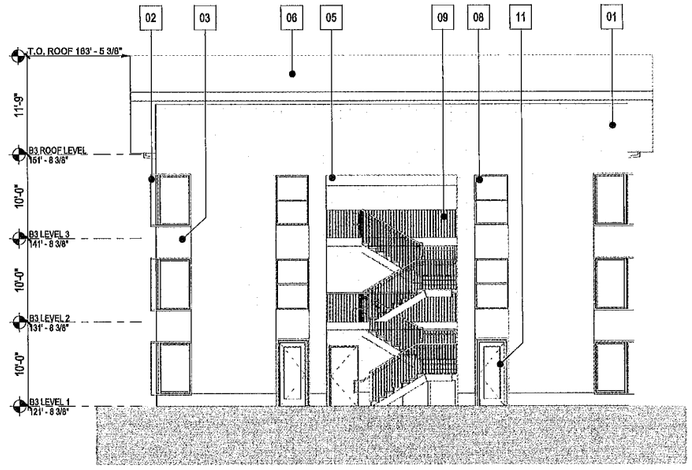


MATERIALS

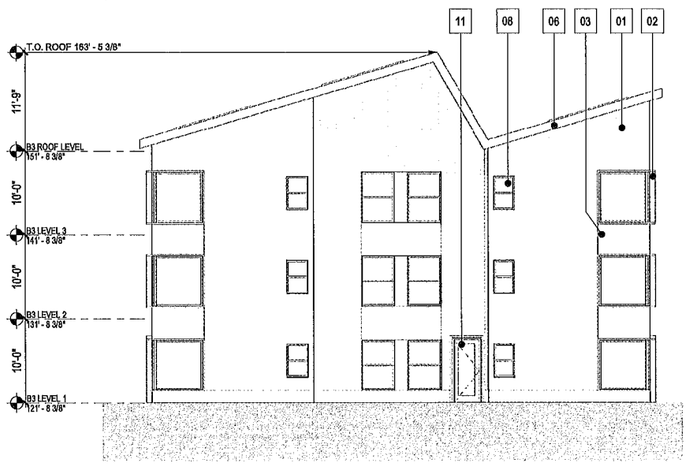
01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR



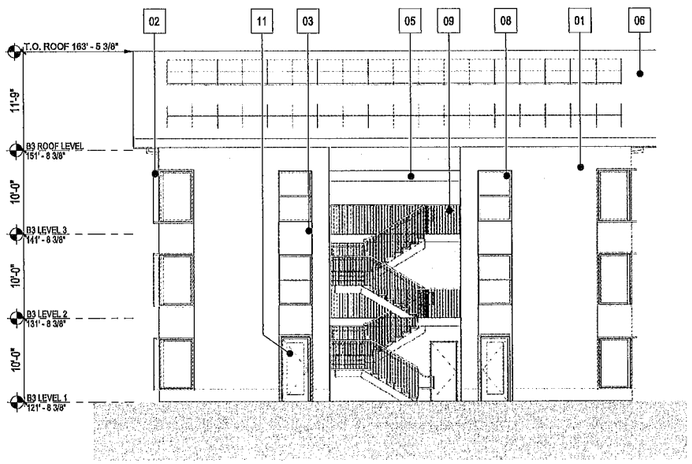
4 B3 - ELEVATION 4
1/8" = 1'-0" | 1/A1.02



3 B3 - ELEVATION 3
1/8" = 1'-0" | 1/A1.02



2 B3 - ELEVATION 2
1/8" = 1'-0" | 1/A1.02



1 B3 - ELEVATION 1
1/8" = 1'-0" | 1/A1.02

NOT FOR CONSTRUCTION

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 860 Market Street, #300
San Francisco, CA 94104 / 415.956.0585

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SENIOR HOUSING PHASE 1
SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP	
DATE	ISSUE
NO.	DATE / REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689
REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
B3 ELEVATIONS

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
A3.14

PLANNING RESUBMITTAL

ORIGINAL SHEET SIZE 24" x 36"

© 2016 MITHUN, INC.

Mithun, Inc. Disclaimer

Any information contained in these electronic files is for informational purposes only. Persistent embeddings that the information contained herein may either be in electronic or may be marked up on the. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and information contained in the hard copy (printed) version of the same drawings, the hard copy version shall govern.

All information contained in this electronic data, prepared by Mithun, Inc., as instruments of service are the property of Mithun, Inc., which expressly reserves all ownership rights including any common law, statutory or copyrights. The electronic data is released for use on the project specified, and shall not be used or make copies in part or in whole, for any future work on this project or any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The recipient shall indemnify and hold harmless Mithun, Inc. from any claims, losses or modification of it or any work connected with, the incompatibility, reliability, or suitability of the information contained herein by the recipient or any person or entity that acquires or obtains this information however from the recipient without written authorization from Mithun, Inc. The agreement to indemnify and hold harmless Mithun, Inc. shall include but not be limited to attorney's fees.

The recipient agrees, by the actions stated and identified by law, (a) stated, indemnify and hold Mithun, Inc., its shareholders and employees, harmless from and against any claim, liability, demands, losses, damages, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, reuse or modification of it or any work connected with, the incompatibility, reliability, or suitability of the information contained herein by the recipient or any person or entity that acquires or obtains this information however from the recipient without written authorization from Mithun, Inc. The agreement to indemnify and hold harmless Mithun, Inc. shall include but not be limited to attorney's fees.

Mithun, Inc. Disclaimer

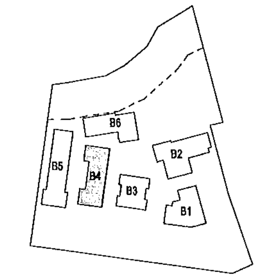
Any information contained in these electronic files is for informational purposes only. Persistent embeddings that the information contained herein may either be in electronic or may be marked up on the. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and information contained in the hard copy (printed) version of the same drawings, the hard copy version shall govern.

All information contained in this electronic data, prepared by Mithun, Inc., as instruments of service are the property of Mithun, Inc., which expressly reserves all ownership rights including any common law, statutory or copyrights. The electronic data is released for use on the project specified, and shall not be used or make copies in part or in whole, for any future work on this project or any other project. The recipient of this information shall not copy, use or modify this information without the prior written authorization of Mithun, Inc. The recipient shall indemnify and hold harmless Mithun, Inc. from any claims, losses or modification of it or any work connected with, the incompatibility, reliability, or suitability of the information contained herein by the recipient or any person or entity that acquires or obtains this information however from the recipient without written authorization from Mithun, Inc. The agreement to indemnify and hold harmless Mithun, Inc. shall include but not be limited to attorney's fees.

3/23/2020 6:20:23 PM

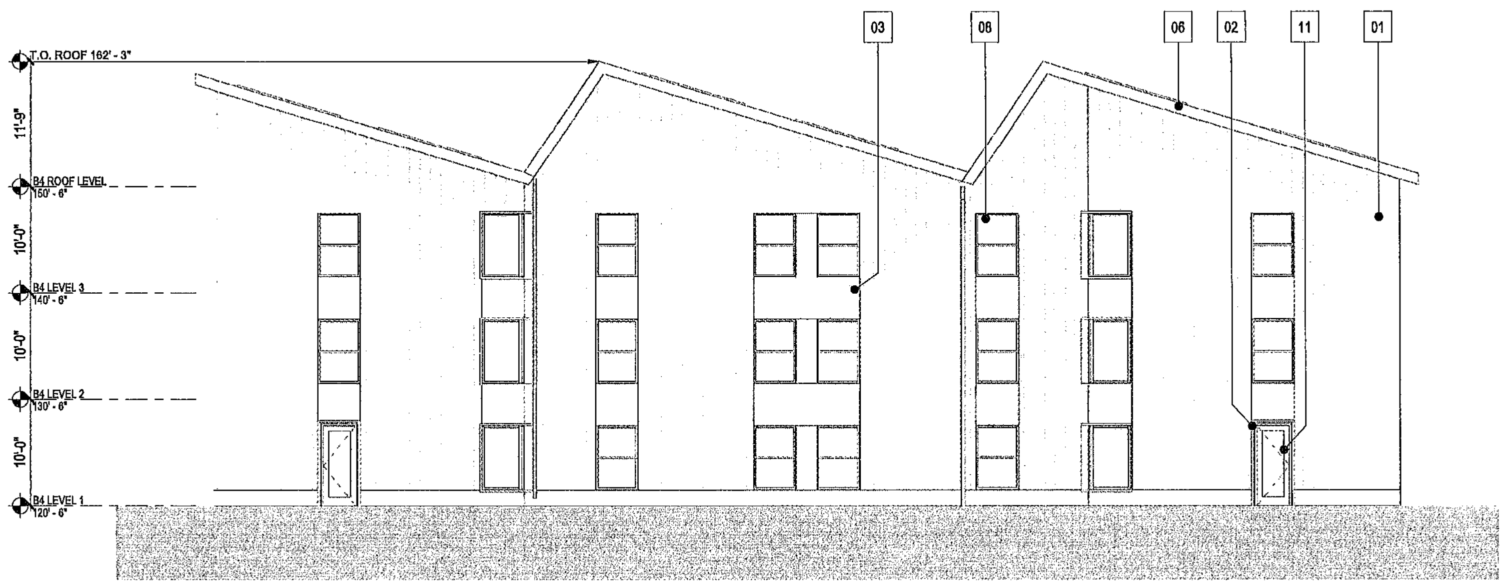
3/23/2020 6:20:47 PM

SITE PLAN



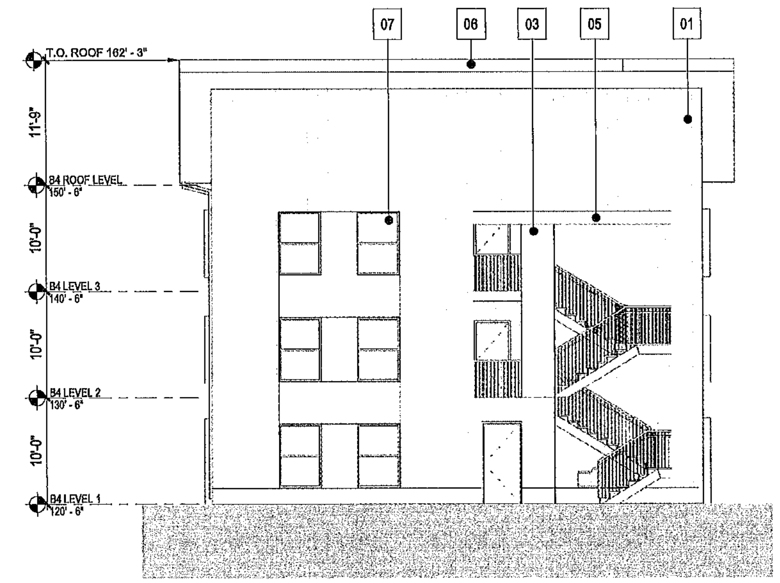
MATERIALS

01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR



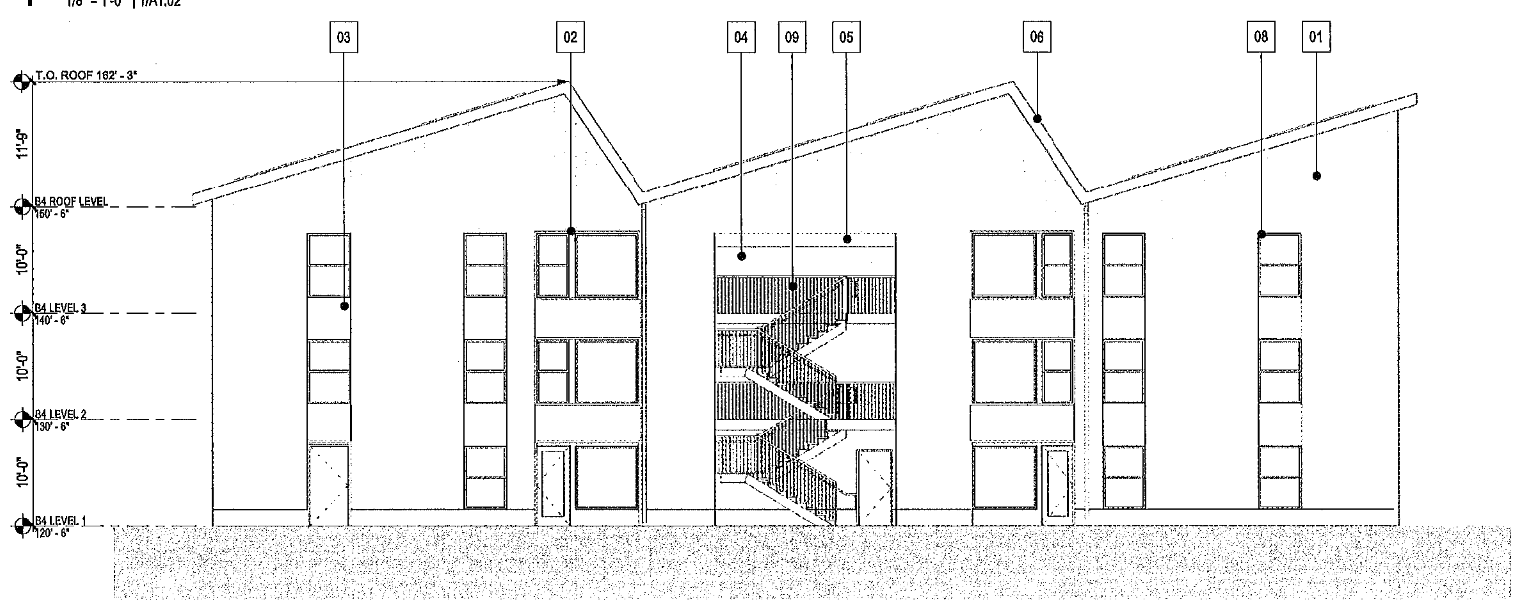
4 B4 - ELEVATION 4

1/8" = 1'-0" | 1/A1.02



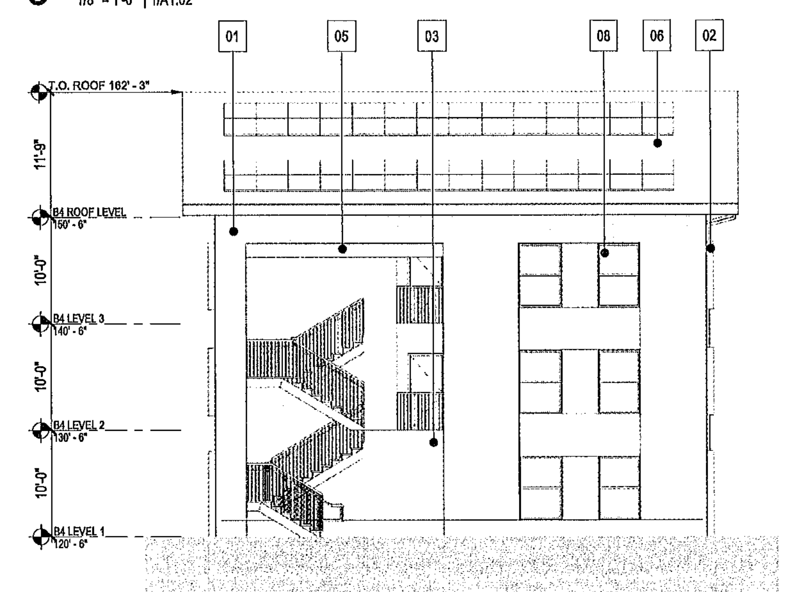
3 B4 - ELEVATION 3

1/8" = 1'-0" | 1/A1.02



2 B4 - ELEVATION 2

1/8" = 1'-0" | 1/A1.02



1 B4 - ELEVATION 1

1/8" = 1'-0" | 1/A1.02

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning/design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
B4 ELEVATIONS

PROJECT NO.
1824500

DATE
03/23/20

SHEET NUMBER
A3.15

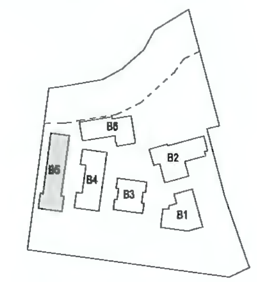
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

Mithun, Inc. Disclaimer

3/23/2020 6:21:18 PM

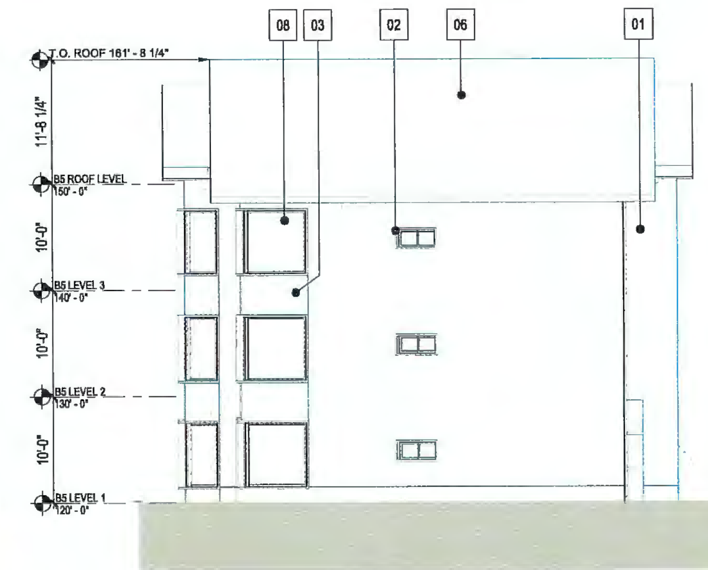
SITE PLAN



MATERIALS

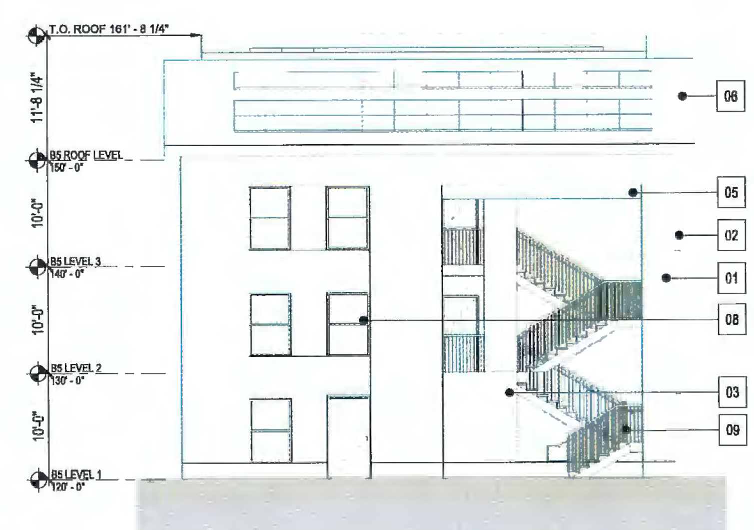
01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR

4 B5 - ELEVATION 4
1/8" = 1'-0" | 1/A1.02



3 B5 - ELEVATION 3
1/8" = 1'-0" | 1/A1.02

2 B5 - ELEVATION 2
1/8" = 1'-0" | 1/A1.02



1 B5 - ELEVATION 1
1/8" = 1'-0" | 1/A1.02

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 24" x 36"

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP
DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
B5 ELEVATIONS

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A3.16
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

Any information contained in these electronic files prepared by MithUn, Inc. are instruments of service are the property of MithUn, Inc., which expressly reserves all ownership rights including any common law, statutory or copyright. This electronic data is intended for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on this project or any other project. The recipient of this information shall not copy, use or modify the information without the prior written authorization of MithUn, Inc. The drawings and/or data contained herein conform to MithUn, Inc.'s standard specifications for software and file format. MithUn, Inc. will neither be responsible for providing data in a different file format(s) if such a request is made by the original recipient, nor is it responsible for any changes to the data by a third party.

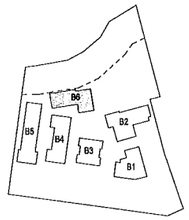
The recipient agrees, by the full retention of the files, to indemnify and hold MithUn, Inc., its shareholders and employees, harmless from and against any claim, liability, damages, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising or allegedly arising out of any unauthorized use, misuse or modification of the information contained herein by the recipient of any present or empty void recipient or claims by the third parties that may result from any such use, misuse or modification or in any way connected with, the incompatibility, inaccuracy or unreliability of the information contained herein by the recipient without written authorization from MithUn, Inc. This agreement is binding, in any and all future agreements between the parties, and shall be governed by the laws of the State of Washington.

MithUn, Inc. Disclaimer

In the event of a conflict between the signed documents and electronic files or any discrepancies between them, the signed documents shall govern. For the purposes hereof, "electronic files" shall mean information recorded in a form readable only by electronic means, such as computer hard disks, magnetic tapes, electronic memory chips, CD-ROM discs, or computer networks. Any electronic files provided by MithUn, Inc. are for informational purposes only. The electronic files are not contract documents. The signed hard-copy plans and specifications shall govern over any discrepancies with the electronic files. In the event of any conflict between the signed contract documents and the electronic files, or any discrepancies between them, the signed contract documents shall govern. Because data stored on electronic media can be inadvertently modified or corrupted, MithUn, Inc. makes no representations as to the accuracy of the information. It is the responsibility of the recipient to verify the accuracy and completeness of all such information. Any errors or omissions discovered must be reported immediately to MithUn, Inc. MithUn, Inc. will not be responsible for any modifications to the information contained herein made by any party other than MithUn, Inc. or its consultants. Any such modifications are made at the sole risk of the person making the modifications, and without liability to MithUn, Inc. and its consultants.

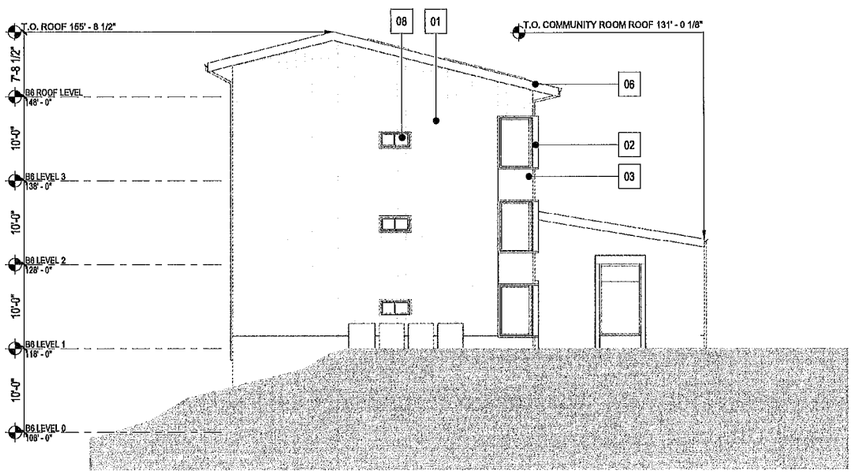
3/23/2020 8:21:41 PM

SITE PLAN

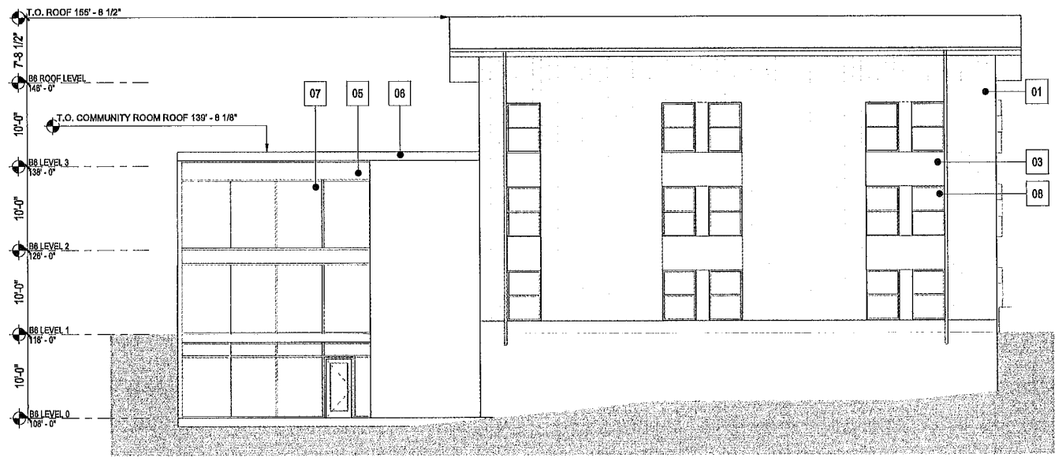


MATERIALS

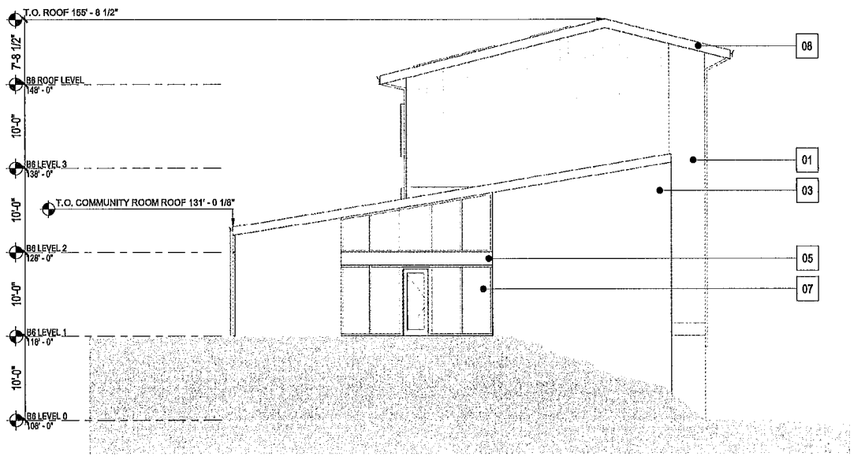
01	BOARD AND BATTEN HARDIE SIDING
02	POWDER COATED BREAK METAL TRIM
03	HARDIE REVEAL PANEL WITH CONCEALED FASTENERS
04	EXPOSED CEDAR GLU-LAM POSTS
05	EXPOSED CEDAR GLULAM BEAM
06	ASPHALT SHINGLE ROOF
07	DARK BRONZE ANNODIZED STOREFRONT
08	VINYL WINDOWS IN PREMIUM COLOR SIMILAR TO DARK BRONZE ANODIZED STOREFRONT COLOR
09	RAILING 1: METAL PICKET RAILING PAINTED BLACK (OR 90% GRAY)
10	RAILING 2: WOOD SLAT RAILING PAINTED IN BRICK RED ACCENT COLOR
11	FIBERGLASS GLAZED ENRTY DOOR



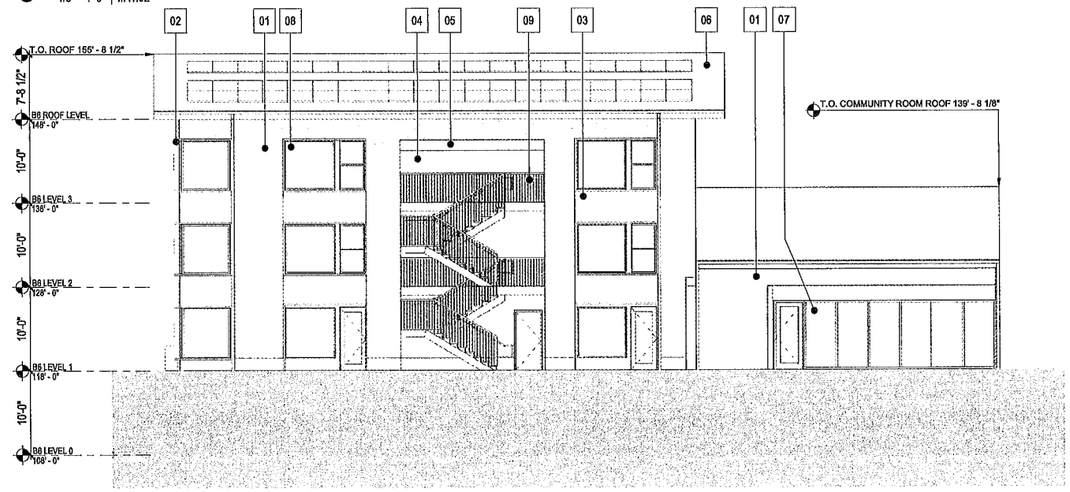
4 B6 - ELEVATION 4
1/8" = 1'-0" | 1/A1.02



3 B6 - ELEVATION 3
1/8" = 1'-0" | 1/A1.02



2 B6 - ELEVATION 2
1/8" = 1'-0" | 1/A1.02



1 B6 - ELEVATION 1
1/8" = 1'-0" | 1/A1.02

ORIGINAL SHEET SIZE 24" x 36"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2159

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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.

TITLE
B6 ELEVATIONS

PROJECT NO.
1824500

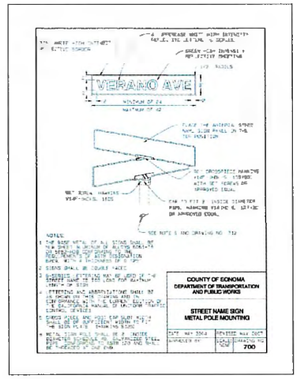
DATE
03/23/20

SHEET NUMBER
A3.17

PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

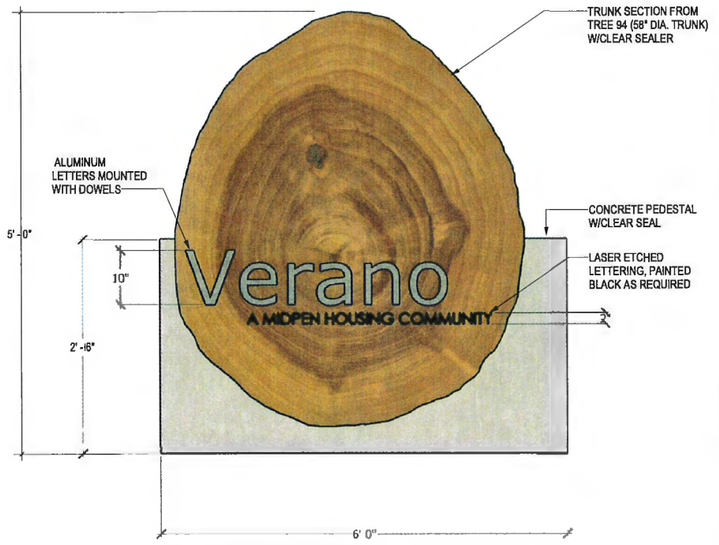
1 SITE PLAN- SIGNAGE
1" = 30'-0"



5 DRAWING #700
NTS

TO BE DEVELOPED IN COLLABORATION WITH FIRE DEPARTMENT THROUGH CONSTRUCTION DOCUMENTS

4 BUILDING SIGN A
1" = 1'-0"

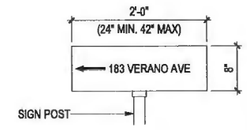


3 MONUMENT SIGN
1" = 1'-0"

EXACT ADDRESS TBD IN COLLABORATION WITH FIRE DEPARTMENT

SIGN COLORS, MATERIALS, AND DIMENSIONS TO CONFORM TO COUNTY OF SONOMA, DEPT. OF TRANSPORTATION AND PUBLIC WORKS DRAWING #700 (SEE 5/A4.00) WITH THE EXCEPTION OF THE SIGN BACKGROUND COLOR.

SIGN SUGGESTED TO BE WHITE BACKGROUND RATHER THAN GREEN TO DIFFERENTIATE FROM PUBLIC STREET SIGNS



2 DIRECTIONAL SIGN
1" = 1'-0"

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 550 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

VERANO SPRINGS INVESTORS GROUP, LP

JMA architecture planning design

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

ARCHITECT SEAL
3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS STATE OF WASHINGTON

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.

TITLE
SIGNAGE

PROJECT NO.
1824500
DATE
03/23/20

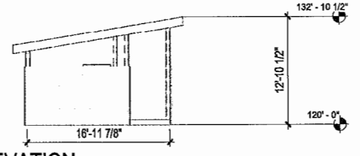
SHEET NUMBER
A4.00
PLANNING RESUBMITTAL

© 2016 MITHUN, INC.

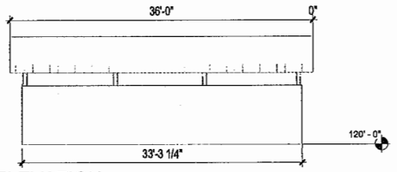
ORIGINAL SHEET SIZE 24" x 36"

3/23/2020 6:44:15 PM
Mithun, Inc. Disclaimer
Any information contained in these electronic files is for informational purposes only. Recipient acknowledges that the information contained herein may differ from it's hard form or may be revised at any time. Accordingly, Mithun, Inc. makes no representations as to the accuracy of this information. If for any reason a conflict exists between information contained herein and the printed, signed, sealed, and dated hard copy, the hard copy shall govern. Mithun, Inc. makes no representations as to the functionality of electronic media by differing hardware, software and operation.
All information contained in the electronic data prepared by Mithun, Inc. on behalf of the Client is the property of Mithun, Inc. which expressly reserves all ownership rights including any common law, statutory or copyrights. The electronic data is licensed for use on the project specified, and shall not be used or relied upon in part or in whole, for any future work on the same building or on any other project. The recipient of this information shall not copy, use or modify the information without the prior written authorization of Mithun, Inc. The drawings and/or data contained herein conform to Mithun, Inc.'s standard specifications for software and the format. Mithun, Inc. will never sign required for providing data in a different file format(s) if such a request is made in writing by the original recipient. Such a request may be considered to be a change in services.
The recipient agrees, to the fullest extent permitted by law, to indemnify, and hold Mithun, Inc., its shareholders and employees, harmless from and against and claim, liability, expenses, losses, damages, penalties or cost (including attorney's fees and defense costs, whether or not a suit is filed) arising or alleging arising out of any unauthorized use, reuse or modification or in any way connected with, the transmission of media, and constitutes an assumption of risk by the recipient.
Version of this electronic/electronic media, shall constitute an assumption of risk by the recipient.

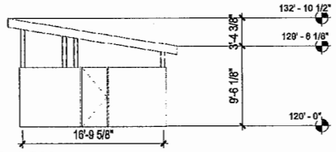
Mithun, Inc. Disclaimer
Any information contained in these electronic files is for informational purposes only. Digitized conveyances and the information contained herein may alter during the course of the project. Any variance between information contained herein and the signed documents on the signed documents are to be interpreted as correct. In addition, errors and discrepancies can be inadvertently introduced via electronic media by differing hardware, software and operation.
All electronic information is the property of Mithun, Inc. and is protected by copyright and other intellectual property laws. Mithun, Inc. grants permission for the use of this information by the recipient for the project identified herein. Any other use, retransmission, or reproduction of this information without the prior written authorization of Mithun, Inc. is prohibited. The recipient of this information shall not copy, use or modify the information without the prior written authorization of Mithun, Inc. The drawings and/or models are protected from unauthorized use by the Architectural Works Copyright Protection Act of 1990 (17 USC 102). Any unauthorized use, reuse or modification of the drawings and/or models without the prior written consent of Mithun, Inc. is illegal and will be subject to prosecution to the fullest extent of the law. Mithun, Inc. shall be indemnified, held harmless and defended by the recipient against any and all claims, damages, losses and expenses, including attorney's fees, arising out of any unauthorized use, reuse or modification of the drawings and/or models or any portion thereof, including but not limited to infringement of copyright. The recipient agrees to indemnify and hold harmless Mithun, Inc. from any damages, losses or expenses, including attorney's fees, arising out of or resulting from the recipient's reuse of the information contained herein for the recipient's own purposes, and shall include in any such indemnification the principals, officers, employees and agents of Mithun, Inc. This agreement is binding on the recipient, its successors, assigns and personal representatives. Mithun, Inc. is not responsible for any changes made to the drawings and/or models by any party other than Mithun, Inc. Any changes made by anyone other than Mithun, Inc. are the responsibility of the party making such changes and Mithun, Inc. shall not be liable for any claims or losses arising out of any unauthorized use, reuse or modification or in any way connected with, the incompatibility, readability, or durability of the information contained herein by the recipient or any person or entity that acquires or obtains the information from the recipient without written authorization from Mithun, Inc. This agreement is binding on the recipient, its successors, assigns and personal representatives. Mithun, Inc. is not responsible for any changes made to the drawings and/or models by any party other than Mithun, Inc. Any changes made by anyone other than Mithun, Inc. are the responsibility of the party making such changes and Mithun, Inc. shall not be liable for any claims or losses arising out of any unauthorized use, reuse or modification or in any way connected with, the incompatibility, readability, or durability of the information contained herein by the recipient or any person or entity that acquires or obtains the information from the recipient without written authorization from Mithun, Inc. This agreement is binding on the recipient, its successors, assigns and personal representatives.
3/23/2020 6:21:56 PM
You can of the information or any project or construction site without the involvement of Mithun, Inc. In the immediate place we have expressly executed with our signature.



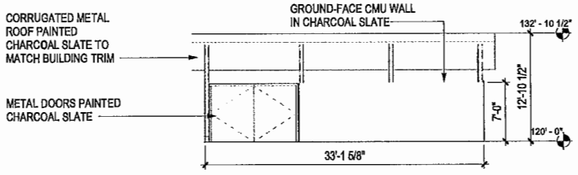
5 SOUTH ELEVATION
1/8" = 1'-0" | 1/A4.01



4 WEST ELEVATION
1/8" = 1'-0" | 1/A4.01



3 NORTH ELEVATION
1/8" = 1'-0" | 1/A4.01



2 EAST ELEVATION
1/8" = 1'-0" | 1/A4.01

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.

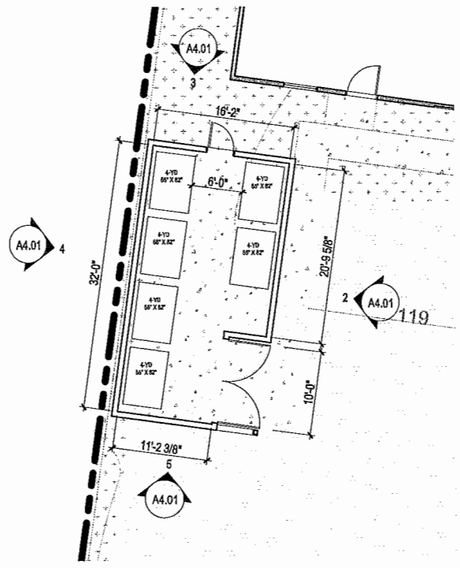
Maximum Occupancy:
The maximum occupancy for the project is calculated at 240 occupants, as shown below:

UNIT SIZE	UNIT #	MAX OCC.	TOTAL OCC.
1-BED	32	2	64
2-BED	22	3.5	77
3-BED	18	5.5	99
		TOTAL	240

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

Waste Collection Calculation:
Assume 2 times per week pick up
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 (4) 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 4th if required down the road.



1 TRASH ENCLOSURE
1/8" = 1'-0" | 1/A1.02

NOT FOR CONSTRUCTION

MITHUN
SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 550 Market Street, #300
San Francisco, CA 94104 / 415.956.0668
LOS ANGELES / 5627 Adams Blvd
Culver City, CA 90232 / 323.937.2150
mithun.com

VERANO
SPRING2 INVESTORS GROUP, LP

JMA architecture

PROJECT
VERANO FAMILY HOUSING

LOCATION
VERANO AVENUE SONOMA CA

PREPARED FOR
MIDPEN HOUSING

MidPen HOUSING

KEYMAP DATE	ISSUE

NO.	DATE	REVISION

DESIGN MANAGER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DRAFTER
PROJECT TEAM MEMBERS
CHECK
ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS STATE OF WASHINGTON

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.

TITLE
TRASH ENCLOSURE

PROJECT NO.
1824500
DATE
03/23/20

SHEET NUMBER
A4.01
PLANNING RESUBMITTAL

ORIGINAL SHEET SIZE 24" x 36"

© 2016 MITHUN, INC.

1 LEVEL 1 PLAN - ELCTRICAL
SCALE: 3/32" = 1'-0"

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

MITHŪN

BEATTLE / Pier 58, 1301 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Mariel Street, #200
San Francisco, CA 94104 / 415.956.0886

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.837.2100

mithun.com

LAEVOET
CONSULTING ENGINEERS
2351 Powell Street
San Francisco, CA. 94133-1449
P 415 655 4000 F 415 655 4001
E gib@gb-eng.com

PROJECT
VERANO FAMILY HOUSING

LOCATION
Place Address Here
Line 2
Line 3

PREPARED FOR
MIDPEN HOUSING

NO.	DATE	REVISION
	12.20.19	SCHEMATIC DESIGN

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBER
CHECK

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

TITLE
LEVEL 1 SITE PLAN - ELECTRICAL

PROJECT NO.
1824500
DATE
12-20-2019

SHEET NUMBER
E1.01
ENTITLEMENTS PACKAGE

© 2019 MITHUN, INC.

Login: MIGUEL MARTINEZ Drawing File:MIT001zE101.dwg Plotting Date: 3/10/2020 1:47 PM Last saved by: MMARTINEZ Tuesday, March 10, 2020 8:38:46 AM

1 SITE PLAN - LIGHTING PHOTOMETRIC ANALYSIS
SCALE: 1/16" = 1'-0"

Luminaire Schedule										
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
	9	F1	GARDCO ELA16-144L-700-NW-G2-4 @ 16' AFF	169.4	15764	0.944	0.900	1.000	0.850	ELA16-144L-700-NW-G2-4.ies
	51	F2	STONCO LPW-16-20-NW-G3-4 @ 8' AFF	22.3	2242	0.944	0.900	1.000	0.850	LPW16-20-NW-G3-4-UNV.ies
	22	F3	GARDCO PBL-14L-200-NW-G2-5-UNV 3' AFF	10.6	1055	0.944	0.900	1.000	0.850	PBL-14L-200-NW-G2-5-UNV.ies

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	Grid Z
Parking Driveway	Illuminance	Fc	3.38	7.8	0.4	8.45	19.50	IES RP-8-14: Drive Aisles - 0.2fc Min, Max to Min < 20:1	0
Parking Stalls	Illuminance	Fc	4.06	8.1	1.0	4.06	8.10	IES RP-8-14: Parking Lot - 1fc Min, Max to Min < 15:1	0
Site Walkway	Illuminance	Fc	3.85	10.2	0.8	4.81	12.75	IES RP-8-14: Pedestrian Area - 0.5fc Avg, 0.2fc Min, Avg to Min < 4:1	0

Login: MIGUEL MARTINEZ Drawing File:MIT001zE401.dwg Plotting Date: 3/10/2020 1:49 PM Last saved by: MMARTINEZ Tuesday, March 10, 2020 1:48:27 PM

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

MITHŪN

BEATTLE / Pier 56, 1201 Alaskan Way, 8200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, 8300
San Francisco, CA 94104 / 415.956.2888

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

GUTTMANN & BLAEVOET
CONSULTING ENGINEERS
2351 Powell Street
San Francisco, CA 94133-1449
P 415 655 4000 F 415 655 4001
E gab@gb-eng.com

PROJECT
VERANO FAMILY HOUSING

LOCATION
Place Address Here
Line 2
Line 3

PREPARED FOR
MIDPEN HOUSING

NO.	DATE	REVISION
	12-20-19	SCHEMATIC REVIEW

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBER
CHECK

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

TITLE
SITE PLAN - LIGHTING PHOTOMETRIC ANALYSIS

PROJECT NO.
1824500
DATE
12-20-2019

SHEET NUMBER
E4.01
ENTITLEMENTS PACKAGE

© 2019 MITHUN, INC.

ORIGINAL SHEET SIZE 30" x 42"