

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Notice of Meeting and Agenda
September 28, 2016
Sonoma Police Department, Community Room
177 First Street West, Sonoma
6:30 p.m.

Contact: Pat Gilardi, District Director to Supervisor Gorin at pat.gilardi@sonoma-county.org

- | | |
|---|------------|
| 1. Call to Order, Roll Call | |
| 2. Approval of Minutes of the meeting of August 24, 2016 | Resolution |
| 3. Public Comment
(Limited to items not appearing on the agenda) | Receive |
| 4. File Number: DRH16-0006
Applicant Name: Flora Li, Tohigh Investments
Owner Name: Same
Site Address: 900, 1200, 1202, and 1204 Campagna Lane
APN: 051-260-014
Request for Design Review with Courtesy Public Noticing for previously approved Inn, Spa and Restaurant in a new 23,961 square foot building on a 51.9 acre parcel as a Condition of Approval of PLP01-0006 (AKA Sonoma Country Inn). The project is exempt from CEQA because an Environmental Impact Report was prepared and certified in 2004. | Resolution |
| 5. Consideration of items for future agenda | Receive |
| 6. Adjourn | Resolution |

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-A1, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resoluiton, if indicated

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions
City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING AUGUST 24, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm

COMMISSIONERS PRESENT: Margaret Spaulding, Angela White, Cynthia Wood, Gini Dunlap, Sean Bellach, Ditty Vella, Pat Pulvirenti, Mark Bramfitt, Tom Martin, Dick Fogg

EXCUSED: Ryan Lely, Jack Ding

ABSENT: Pat Stevens

1. **Call to Order:** 6:30 pm
2. **Minutes of June 22, 2016 Meeting:** Approved
3. **Public Comment (Limited to items not appearing on the agenda):** None

4. Presentation – Sonoma County General Plan

Dean Parsons, Project Review Manager of PRMD: Overview of General Plans, Area Plans, zoning codes, land entitlement review process, environmental review or CEQA, traffic and housing. California Cities and Counties must have General Plan – state law. Sonoma County has General Plan 2020 adopted in 2008 to plan for future: guide development and services such as traffic, water; provide effective policies to protect and preserve agriculture; provide information to communities, decision makers and hearing bodies; establish goals, objectives and performance measures for growth. Seven mandatory elements: land use, open space, circulation transit, noise, housing, safety and conservation. Sonoma County also has agriculture, air transport, public facilities/services and water resources. All elements and all planning documents must be internally consistent with general plan e.g., Boyes Hot Springs area plan. Decisions on discretionary projects and ministerial must also be consistent - can be updated or amended up to 4x a year. Development application can include general plan amendment such as land use change. Staff through Board of Supervisors can also recommend updating housing element. Updates seek public input or buy-in; new one will begin in 2017/2018.

Another tool for land use is Area Plan or specific plan with various area plans throughout County to provide more specific guidance for development in specific areas. County has several zoning designations: agricultural, commercial, industrial and residential. All include permitted uses, and conditional use permits. Zoning codes include development standards such as structural setbacks, maximum height, light coverage. Entitlements such as conditional use permits are discretionary (don't have to be approved). If not consistent with general, area or zoning plan, could be denied. Purpose is to meet all general plan policies and make it compatible with neighborhood and address physical as well as operating features such as a winery's hours, number of employees and events, traffic, mitigations (traffic, storm water). Use permit as part of condition does allow monitoring of use and periodic review. Staff will review project after 2 years, and if problems, will hold public hearing and take to Board of Zoning Adjustments which could modify conditions or revoke use permit for non-compliance. Use permits run with land, site-specific. If winery is sold, use permit continues on but could be termed such as BR Cohn concerts which were given 5 year term 6 six years ago so now have lapsed and will need to come back to get new use permit for concerts.

Environmental review required by State to evaluate environmental impacts of project: traffic, water, noise, and applies to public and private projects. Improvements in Boyes Hot Springs require environmental review. Environmental review has several different options: can be categorically exempt (less than 5000 sq ft of commercial, single family residence). Others not categorically exempt require negative declaration to determine impacts. If there are impacts, EIR must be prepared such as Sonoma Country Inn when first approved 10 years ago.

General Plan addresses traffic and levels of service, includes roads and intersections: A (free flow/best) to F (worst/breakdown). C for roadways or D for intersections is standard. To mitigate, measures put in place such as turn lane, traffic signal, driveway reconfiguration, extension of existing turn lanes. Part of review process includes requirement for traffic study (frequent for discretionary applications). Guidelines are online. Studies unique to project e.g., road hazards, signal warrants, site distance issues to driveways, neighborhood sensitivities and mitigations

considered. If on state highway, peer review required. Project applicant pays for traffic study – up to standards and submitted to PRMD, County hires peer reviewer for adequacy, can include mitigation measures included as conditions for approval.

Housing is one of required 7 elements, and only one reviewed/certified by HCD (Housing Community Development Department) – must be updated per state mandated schedule (last in 2014). It guides land use decisions, all entitlements, subdivision use permit must be consistent with housing and all other general plan elements; does not modify land use allowances and doesn't specify areas for increased density or make changes to zoning code but looks at adequate sites to accommodate fair share of affordable housing in area. Formulas used to determine RHNA (Regional Housing Need Allocation). Every community in Sonoma County has RHNA set by state, must have means of meeting RHNA number of affordable housing units. 175 units under construction now, looks at variety of housing types, not just low or very low income, but emergency shelters, multi-family, transitional housing, farmworker housing.

Commissioner questions:

Ms. Dunlap: Please elaborate on EIR and CEQA – Sonoma Country Inn as example – also checklist process.

Dean Parsons: Sonoma Country Inn was approved 10 years ago. EIR was certified, entitlement good for 2 years with 1 year extension. During economic recession, state automatic extensions also. Use permit was vested by installing infrastructure and septic exactly as approved. If changes e.g., more rooms, then have to go through whole process again with additional environmental review. EIR with mitigations for traffic improvements still stands for project; work just begun and will come before SVCAC before Design Review. Checklist process: initial study checklist, 35 subjects, 4 choices for impacts that cover range of environmental issues (water, traffic, noise, aesthetics, general plan zoning consistency, geology, earthquake, tsunami). If planner finds impact or needs mitigation or analysis, study is required. If significant impact that can't be mitigated, then EIR required. Applicant pays for EIR consultants chosen by County, then reviewed by Planning Commission and go to public hearing.

Ms. Spaulding: 174 low income units under construction – County wide?

Dean Parsons: Unincorporated County wide.

Ms. Spaulding: How many in Sonoma Valley area? Boyes taking all of it?

Dean Parsons: Boyes taking good chunk, 60.

Mr. Bramfitt: 125 units but not all under construction.

Ms. Spaulding: Impetus for BHS?

Mr. Fogg: Susan Gorin behind it.

Dean Parsons: Area needed focus and assistance: culture/land use transitions, need for economic development and traffic issues. Consultant preparing Area Plan and need to hear from as much of community as possible. Lack of on street parking due to widening of highway; looking for parking lots - will be addressed in Area Plan.

Ms. Spaulding: Official amendment times?

Dean Parsons: Land use section amended 4x a year.

Ms. Spaulding: Hanna Boys putting in housing – general plan amendment and zoning change. Did they have to wait for grouping and accumulation?

Dean Parsons: Residential subdivision, can't remember that one - sometimes need to wait, if 5 for year.

Mr. Fogg: I don't think there was a general plan amendment – approval to build 8 houses, only built 3.

Ms. Spaulding: Change in location – had permission to build 8 in one but sought amendment to build 3 in another.

Ms. Wood: Elaborate on Peer Review Process.

Dean Parsons: Can have on noise, traffic, biotic. Applicant submits studies with application, e.g, traffic study required if on state highway. Our concerns discussed with contracted Peer Reviewer who submits report to staff, back and forth with applicant and consultants to work out issues and make modifications.

Mr. Martin: Area Plan – what is standard or size of area?

Dean Parsons: What's appropriate. Dairy Belt in Petaluma – large area because of large parcels. Springs is smaller land area - all depends on locale.

Mr. Martin: Mid Pen – traffic level of service?

Dean Parsons: Don't remember, but consistent with general plan.

Mr. Martin: Housing element is set of guidelines/policies for public to take action once established, such as voting on Community separators. What's their impact on housing element already developed?

Dean Parsons: Ag zoned, rural areas, very low density – no impact on getting affordable units - ag worker/farmworker housing on site.

Mr. Martin: Traffic element in Springs adopted?

Dean Parson: General plan element for traffic - one of Sonoma County general plan elements with goals, objectives for traffic in County. County wide, not specific to area.

Mr. Bellach: Housing element – more goals than mandates for affordable housing – certain area zoned?

Dean Parsons: Based on demographics, income. State establishes RHNA standards for appropriate zoning: multi family, single family, low, farmworker housing. State monitored for providing requirements – must be in compliance. County has made amendments and changes for affordable housing – our code has lots of flexibility to increase affordable units.

Mr. Bellach: If don't get certified..... Are we meeting goals?

Dean Parsons: If not certified, out of compliance and funding affected. We're doing very well in this economy. Zoning code amended for 2nd dwelling units, incentives to include with new homes.

Mr. Bellach: Please clarify – when is project ripe for our review? Sonoma Country Inn – heard by us already or again?

Dean Parsons: Bylaws for SVCAC and advisory committees discuss when. When application comes in, determination made when complete. Project out for referral to various County departments/SVCAC - agendized for review. We pay close attention to minutes and recommendations. SVCAC process is advisory but carries lot of weight, and may result in significant project changes, then goes to BOZA or Planning Commission. SVCAC minutes attached as exhibit. Sonoma Country Inn project conditionally approved - will be heard by SVCAC due to need for Design Review approval – want public input on design and aesthetics – big project.

Mr. Bellach: Difference between Planning Commission and Board of Zoning Adjustments as related to general plan?

Dean Parsons: BOZA reviews use permits, variances; Planning Commission reviews legislative amendments such as zone changes, general plan amendments, subdivisions, Springs Area Plan and make recommendations to Board of Supervisors.

Ms. Vella: Conditional use permits reviewed after 2 years – how determined?

Dean Parsons: Some are. Winery permits have that requirement now.

Ms. Vella: Would public be able to go to original file? Complaints after project done – do they go into file and looked at at 2 year review?

Dean Parsons: Yes, final conditions of approval. But we may not wait 2 years to address complaints and if not meeting conditions of approval, e.g., hours of operation for bar exceeded –violation of use permit and will hear from County.

Mr. Fogg: 2 year review is from start of project being operative; once opened, not during construction.

Ms. Pulvirenti: Use permit runs with land, if sold, it stays but who educates new owners?

Dean Parsons: Should be part of disclosure process when one owner sells to another – doesn't always happen. County cannot track all land sales, it's property owner's responsibility.

Public Comments:

Frank Windes, Denmark St.: Such a shortage of housing in Valley, when we think we have affordable housing covered, people with money come in and rent and buy for higher prices and destroy the affordable housing we have. How does general plan address preservation of affordable housing? What is the source of population numbers to determine adequate housing and traffic in general plan? Once we have a number of affordable houses in plan, what happens in terms of RHNA? What is the obligation to review as things change, for instance, Google buying in Novato and all those rich people wanting to live in Sonoma and Petaluma?

Dean Parsons: You may be thinking of vacation rentals - when property changes hands, new property owner needs new zoning permit for vacation rental and doesn't run with land. Considerable debate in vacation rental code change update - some areas allowed, some not, mostly for neighborhood compatibility reasons but general plan still has policies to preserve housing and create more affordable housing. Mid Pen in Boyes must be maintained as affordable, cannot change to market rate. If combo, affordable units must remain affordable for 30 year period or longer. It's a big problem to keep affordable housing stock for population that live and work here. Population numbers and what determines RHNA and traffic requirements: Housing review for RHNA looks at demographics, income, ages, population density, and it's the local jurisdiction's responsibility to zone properties appropriately. General plan EIR looks at traffic counts for entire County, makes projections based on land use and population growth for future traffic. Impact to RHNA for affordable housing – if we continue to lose affordable units, will bump up need for more affordable housing in RHNA.

Kathy Pons, Kenwood: When is applicant informed of all regulations/implications to project; how are EIR impacts determined by planner such as aesthetics, traffic study. Re: traffic study, lapse in including for projects not yet built but approved. Sonoma Country Inn, no traffic study – not built yet. If project presented at SVCAC, should Planner be present to answer questions?

Dean Parsons: Applicant finds out all info ahead of time. Sometimes, they pay a pre-application fee to bring up potential issues (voluntary but recommended). Early feedback sometimes determines if project is worth it. Staff explains regulations – covers traffic - and sends out referrals to other departments and gathers feedback to provide to applicant. CEQA Project Planner responsible for initial checklist, noise/traffic/water reviewed by management and decision making body. Traffic study includes traffic from approved projects that aren't built and land uses assigned to various properties within area. Formulas used to develop numbers. Staff not intended to be present for specific projects. SVCAC feedback reviewed.

Julie Leitzell, Sonoma: From Marin, on committee to develop Larkspur Landing - most congested area, may take an hour to get from one side of freeway to other. Prior to building, EIR consultant came up with little to no traffic impacts. Don't rely on consultant for large projects – funding comes from people who hire them. What are specific areas where zoning have been changed? Where is high density being allowed? Have neighborhoods been alerted? How many more

affordable housing is required in Sonoma? RHNA numbers, ask for reasonable numbers, can push back. Second dwelling housing count for low income? I think you cannot take existing building for low income.

Dean Parsons: Last housing element update, there were code element changes to allow for more affordable housing, modifications for 2nd dwelling units which do count towards RHNA numbers and are considered affordable housing by design – practical way for rural community to add housing. Some sites received affordable housing overlay designation – scattered over County. Adjustments made over the years in RHNA numbers.

Iris Lombard, BHS: Traffic: economy better so more traffic on highway – has that been taken into account when studies done? Second dwelling units not affordable housing when charging \$1300 for studio that only 1 person can live in compared to minimum wage here.

Dean Parsons: Traffic study takes into account land use designations, not based on economy. County's opinions on 2nd dwelling – provides housing opportunity for family member.

Veronica Napoles, Greger St.: Copy of level of service analysis for Mid Pen development?

Dean Parsons: Traffic study/analysis at PRMD office.

Frank Windes: When manufactured housing zoning eliminated, didn't that have impact on affordable housing?

Dean Parsons: Manufactured housing is allowed for development, not eliminated – they can be in mobile home parks, single family or agricultural zoned property - no specific zoning.

Commissioner discussions:

Ms. Dunlap: Areas of concentration – process and determinations made as they relate to general plan amendments?

Dean Parsons: No, general plan already raises that as issue.

Ms. Spaulding: Easy to read general plan online. General plan falls short of enforcement. Low income housing and units will change hands – very concerned with enforcement aspect.

Dean Parsons: Make use of Mr. Carr's and Mr. Fogg's expertise.

Mr. Martin: Traffic element studies – not area specific, County wide?

Dean Parsons: County-wide land use designations; looks at current and future traffic, trends, also specific roads and corridors.

Chair White: Water supply, how considered in general plan when new construction approved?

Dean Parsons: Includes goals, objectives, policies, and how to manage County's groundwater. Goals are to conserve, encourage recharge for new development, avoid saltwater intrusion and land subsidence. Staff analyzes through environmental review process groundwater use, a lot of County uses wells and not served by public water. Policies in general plan require groundwater studies for certain areas of County. There are 4 classes – higher elevations where there is more groundwater, often class 4. If in class 3 or 4, must do groundwater study for development – discretionary entitlements, not ministerial. Review process looks at impacts to neighboring wells and diminishing their water availability, adequate natural water recharge and cumulative impacts. General plan guides that, zoning code addresses that and when required for 2nd dwelling units, well ordinance to address groundwater impacts, setback standards, creeks, rivers, requirements for water quality testing and analysis, bacteria nitrates, monitoring of groundwater as condition of approval – in effect for 8 years.

Chair White: School in session, traffic a nightmare. 3 to 6:30 - blends into rush hour traffic, bumper to bumper. More families moving to Sonoma for small town feel and bring more traffic. General plan looks at that?

Dean Parsons: General plan has goals/policies and encourages schools to have traffic management plans. Public schools not permitted. Private schools are encouraged to carpool, use public transport, own bikeways - a challenge.

Mr. Fogg: Largest user of water in County is agriculture – all wells. User of well provides annual reading of water used and levels during year. County has legal right to measure level on user's property twice a year.

Mr. Bellach: Could you please email PowerPoint since it went out to Pat Gilardi?

5. Consideration of items for future agenda

Mr. Martin: Where is Sonoma Country Inn?

Ms. Dunlap: Highway 12 and Lawndale.

Chair White: Next meeting will be hearing. Also on agenda may be General Plan update for City of Sonoma re: housing, traffic, services.

6. Adjourned: 8:20 pm



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

August 4, 2016

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: DRH16-0006
Applicant Name: Flora Li, Tohigh Investments
Owner Name: Same
Site Address: 900, 1200, 1202, and 1204 Campagna Lane
APN: 051-260-014

Project Description: Request for Design Review with Courtesy Public Noticing for previously approved Inn, Spa, and Restaurant in a new 23,961 square foot building on a 51.9 acre parcel as a Condition of Approval of PLP01-0006 (AKA Sonoma Country Inn). The project is exempt from CEQA because an Environmental Impact Report was prepared and certified in 2004.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 26, 2016, and should be sent to the attention of:

DRH16-0006, Melinda Grosch (Melinda.Grosch@sonoma-county.org). The Project Planner can also be reached at 707-565-2397.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| <input checked="" type="checkbox"/> PRMD Management Group | <input type="checkbox"/> LAFCO |
| <input type="checkbox"/> Survey and Land Development | <input type="checkbox"/> ALUC/CLUP |
| <input type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> SVCAC |
| <input type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> SUSMP | <input type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input type="checkbox"/> So. Co. Environmental Health | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Community Development Commission | <input type="checkbox"/> State Dept of Fish and Wildlife |
| <input type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> State Dept of Forestry |
| <input type="checkbox"/> DTPW, Drainage | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input type="checkbox"/> Fire and Emergency Services | <input checked="" type="checkbox"/> Kenwood Community Club |
| <input type="checkbox"/> Local Fire District - | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> Tribal Notification |
| <input type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Oakmont Village Association |
| <input checked="" type="checkbox"/> Economic Development Board | |
| <input checked="" type="checkbox"/> Transit/BPAC | |
| <input checked="" type="checkbox"/> SCTA/RCPA | |
| <input type="checkbox"/> Communications | |
| <input type="checkbox"/> Landmarks Commission | |

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|--|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input checked="" type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # DPH16-0006

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY							
APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name <u>Flora Li, Tohigh Investment</u>				Name			
Mailing Address <u>88 First Street</u>				Mailing Address			
City <u>San Francisco</u>		State <u>CA</u>	Zip <u>94105</u>	City		State	Zip
Day Ph <u>415 4325614</u>		Email <u>flora.li@tohighinvestment.com</u>		Day Ph ()		Email	
Signature <u>[Signature]</u>			Date <u>7/9/2016</u>	Signature			Date
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)							
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City		State	Zip	City		State	Zip
Day Ph ()		Email		Day Ph ()		Email	
Signature			Date	Signature			Date
PROJECT INFORMATION							
Address(es) <u>7935, 7945 Sonoma Highway, Kenwood</u>						City <u>Kenwood</u>	
Assessor's Parcel Number(s) <u>051-260-014</u>							
Project Description <u>SEE attached project res</u>							
Acreage <u>51.90</u>				Number of new lots proposed <u>0</u>			
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
TO BE COMPLETED BY PRMD STAFF							
Planning Area <u>5</u>		Supervisorial District <u>1</u>		Latitude		Longitude	
Current Zoning <u>DA B7 K LG/MTN SR</u>							
General Plan Land Use <u>PA 17 R USC</u>				Specific/Area Plan			
S.P. Land Use				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Previous Files <u>PLP01-0006.</u>							
Application accepted by <u>[Signature]</u>				Date <u>7/1/16</u>			
Approved by				Date			

PLP01-0006

Supplemental Application Information

Existing use of property: Vacant grassland

Acreage: 51.9 acres

Existing structures on property: Well shed.

Proximity to creeks, waterways and impoundment areas: 1/4 - 1/2 mile from Sonoma Creek

Vegetation on site: grassland + trees (mostly oaks)

General topography: 2-5% slopes on the lower portions of the site 5-30% ^{upper} portion

Surrounding uses to (Note: An adjoining road is not a use.) North: Regional Park South: Estate Parcels

East: Estate Parcels West: Estate Parcels

New structures proposed (size, height, type): See approved use permit + attached architect plans.

→ See Approved use permit

Number of employees: Full time: _____ Part time: _____ Seasonal: _____

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: Private water system/well Sewage disposal: Private septic system

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): see approved use permit

Grading proposed: Amount of cut (cu. yds.): 2,500 Amount of fill (cu. yds.): 500 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes X No _____ If Yes, indicate area of disturbance (acres): 380,000 sq. ft. (8.7 acres)

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): sheet flow/storm drain to bio-retention areas

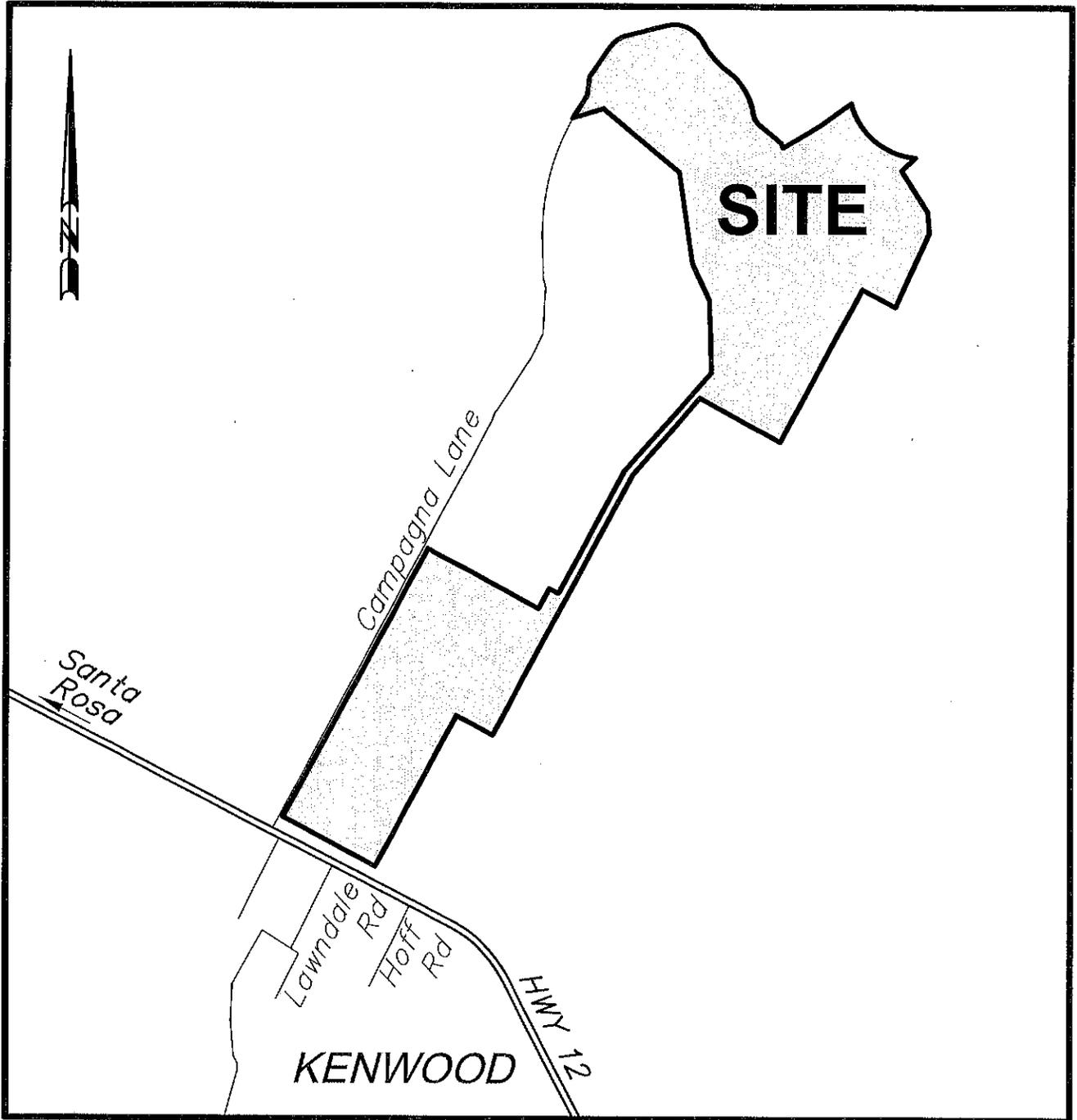
Vegetation to be removed: trees

Will proposal require annexation to a district in order to obtain public services: Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): All have already been installed for the most part.



LOCATION MAP

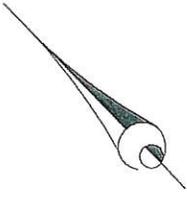
NOT TO SCALE

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
115-003

051-260-

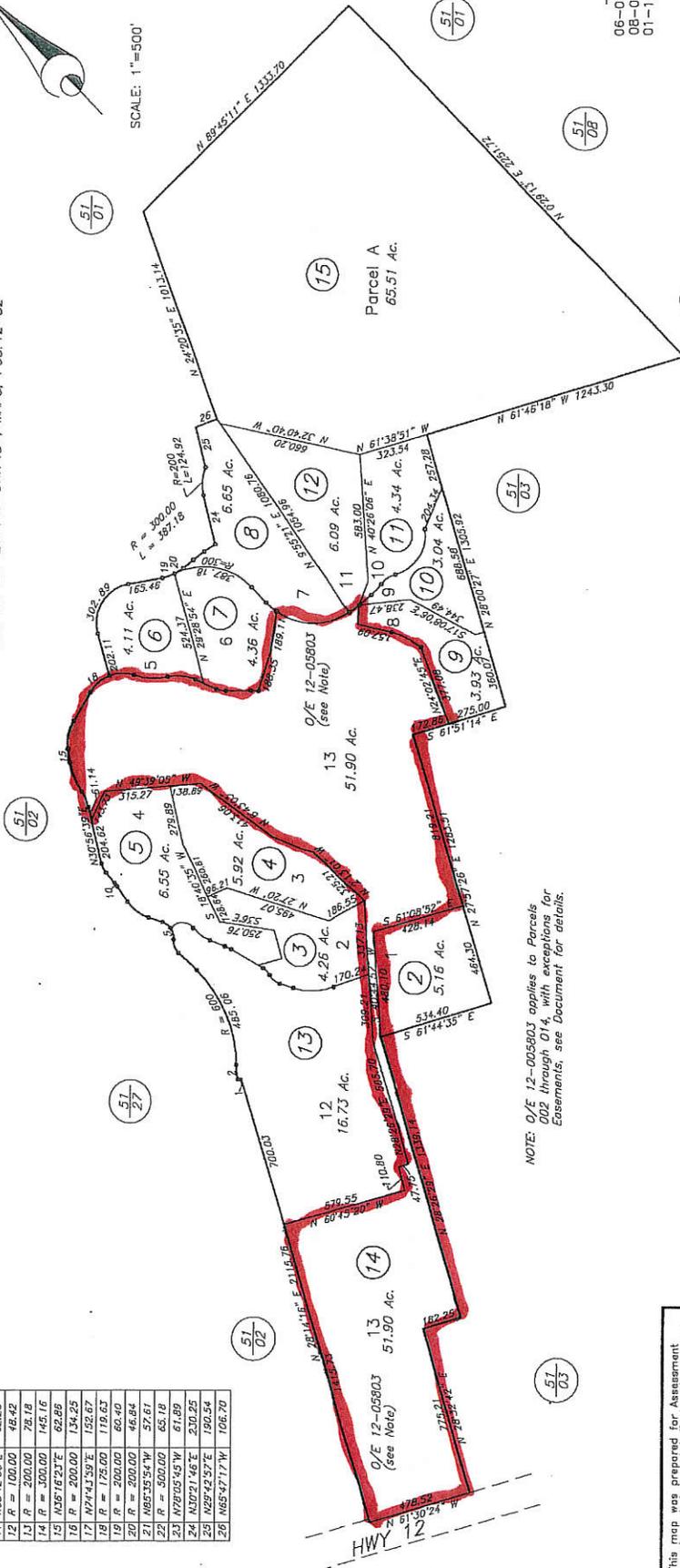
1	N61°35'41"E	15.84
2	R = 250.00	65.84
3	N01°30'58"W	113.64
4	P = 75.00	67.64
5	R = 75.00	53.28
6	R = 75.00	48.75
7	N27°19'40"W	20.15
8	R = 200.00	227.14
9	N09°05'44"E	65.96
10	R = 200.00	20.57
11	N03°12'06"E	62.26
12	R = 100.00	48.42
13	R = 200.00	78.18
14	R = 300.00	145.16
15	N35°16'23"E	82.88
16	R = 200.00	134.25
17	N74°43'39"E	152.67
18	R = 175.00	119.63
19	R = 200.00	60.40
20	R = 200.00	46.84
21	N85°35'54"W	57.61
22	R = 500.00	65.18
23	N78°05'45"W	61.89
24	N30°21'46"E	230.25
25	N29°42'57"E	190.54
26	N65°47'17"W	106.70



SCALE: 1"=500'

SONOMA COUNTRY INN SUBDIVISION

REC. 12-20-2011 IN BK. 748, MAPS, PGS. 12-32



NOTE: O/E 12-005803 applies to Parcels 002 through 014, with exceptions for Easements, see Document for details.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information furnished by the assessor's (county maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED

06-05-12=15 BU
08-09-12=Adj. Pg. BU
01-10-13=O/E BU

Assessor's Map Bk. 051, Pg. 26
Sonoma County, Calif. (A040)

KEY 6/5/12 BU

B A C K E N
G I L L A M
K R O E G E R
a r c h i t e c t s

The Resort at Sonoma Country Inn

7935 & 7945 Sonoma Highway, Kenwood, CA

APN: 051-260-014

Proposal statement to update previously approved Inn, Spa and Restaurant in Use Permit PLP01-0006.

The proposed Main House of the Inn is in the same location as shown in the approved plans. The structure includes Reception, Admin Offices, Meeting Rooms, Retail, Restaurant, Lounge, Garden Terrace, Kitchen and various service functions housed in 23,961 square feet of gross building area. The Main House is clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a darkened steel system. The pitched roofs will be grey slate or non-reflective painted corrugated metal roof. The proposed Main House design is proposed to change from the approved pitched roof to a flat garden roof and terrace to remove the largest continuous field of roofing material from the view from Highway 12. We believe that the planted garden roof and garden terrace of this proposed Main House design will better screen the mass of the Main House from the highway and blend the structure into the surrounding wooded site.

There are no proposed changes to the approved restaurant and lounge programs. There are no proposed changes to the approved operations program. There are no proposed changes to the approved traffic or usage.

The 50 guest rooms of the Inn are spread amongst 19 cottages. The proposed 19 cottages are located in similar locations as the approved plans. The primary proposed change to the cottage locations is to move the cottages located to the west of the pool in the approved plan up to the forested area near the SPA (see building type B in the proposed plans). These cottages were relocated due to the difficulty of developing emergency vehicle access to this point of the site. The 19 cottages are arrayed across 5 floor plan types with varying square footages. Please note that Type A was not used in this proposal. The cottages are clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a darkened steel system. The roofs will be grey slate or non-reflective painted corrugated metal roof.

The SPA is in the same location as the approved plans. The SPA is housed in a collection of small structures connected by covered, outdoor walkways totaling 6,247 square feet with reception, men's and women's locker rooms, 8 treatment cottages, gym, steam rooms, saunas, several pools and hot tubs. The structures are clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a dark steel system. The roofs will be grey slate or non-reflective painted corrugated metal roof. There is an operations support building of 2,598 square feet of gross building area and yoga structure of 832 square feet of gross building area for the hotel sited in close proximity to the spa. Both structures have similar exterior materials as the Spa.

The site has 102 parking spaces with six accessible parking spaces distributed on the site to provide access to the various resort components. The parking is located in a similar area as shown in the approved plans. The primary proposed change from the approved plan is to move 26 of the spaces to a parking area in the northeast portion of the lot under the canopy of the existing trees near Moon Watch Street.

The site plan proposes to maintain as much of the healthy trees on the site by carefully meandering the roadways to avoid the surveyed and evaluated trees. The primary change to the site plan is the addition of a single tennis court set inside the tree line along the northern lot line. The tennis court would not be visible from any other part of the lot.



RESORT AT SONOMA COUNTRY INN

June 30, 2016

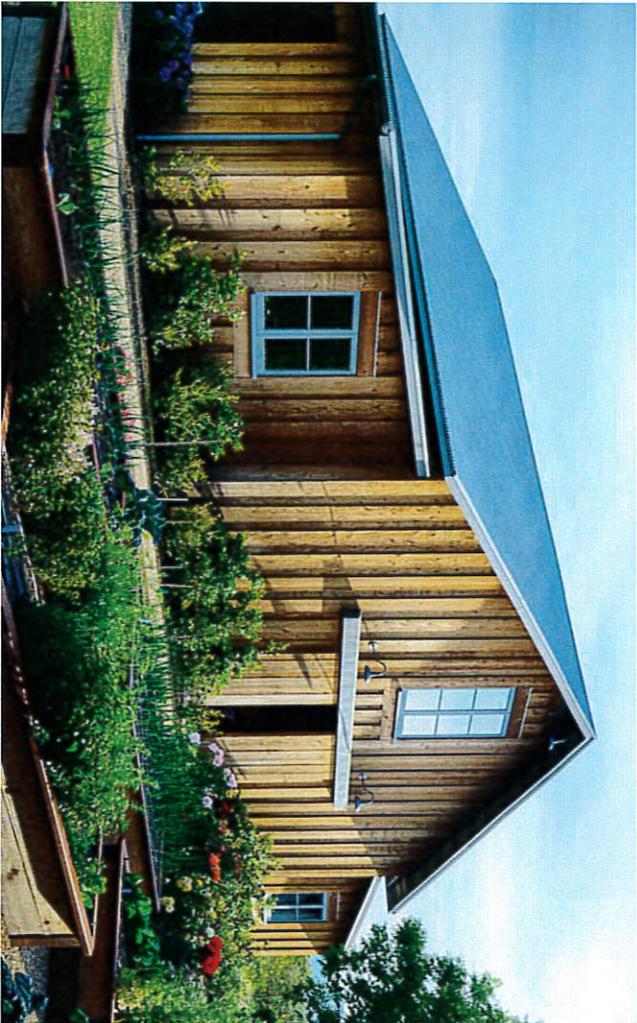
MATERIALS - LOCAL STONE



Toblight Investment
SF LLC

&

B A G R E N
G I L L A M
K R O E G E R
ARCHITECTS



RESORT AT SONOMA COUNTRY INN
June 30, 2016

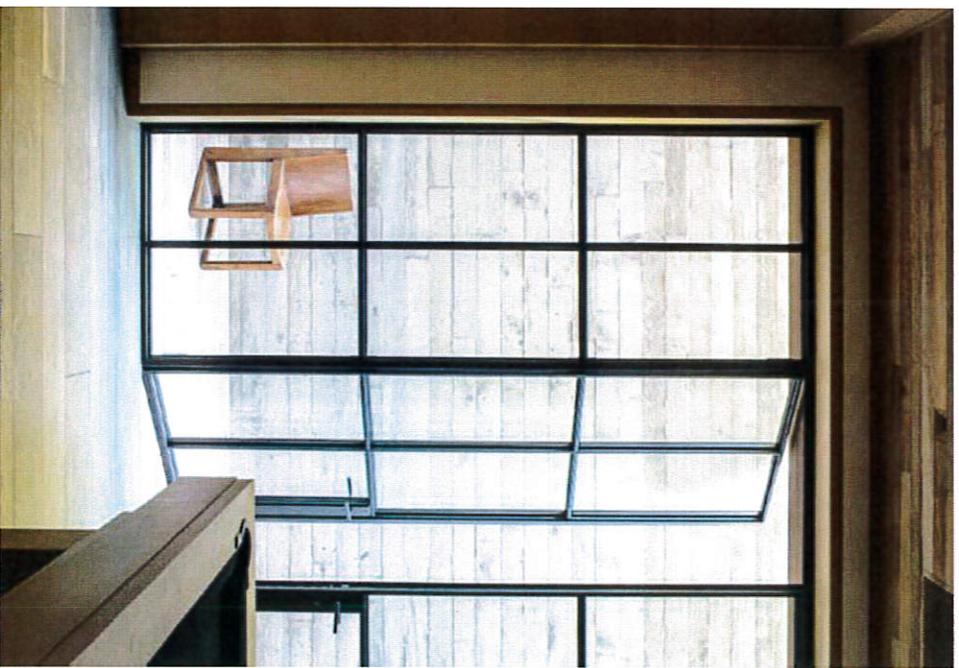
MATERIALS - STAINED HEAVY
BOARD ON BOARD WOOD



B A G R L N
&
G I L L A M
R O E G E R
A R C H I T E C T S



RESORT AT SONOMA COUNTRY INN
June 30, 2016



MATERIALS - DARK STEEL
WINDOWS AND DOORS



Tohigh Investment
SP LLC
&
B A G R E N
G I L L A M
R O E G E R
ARCHITECTS



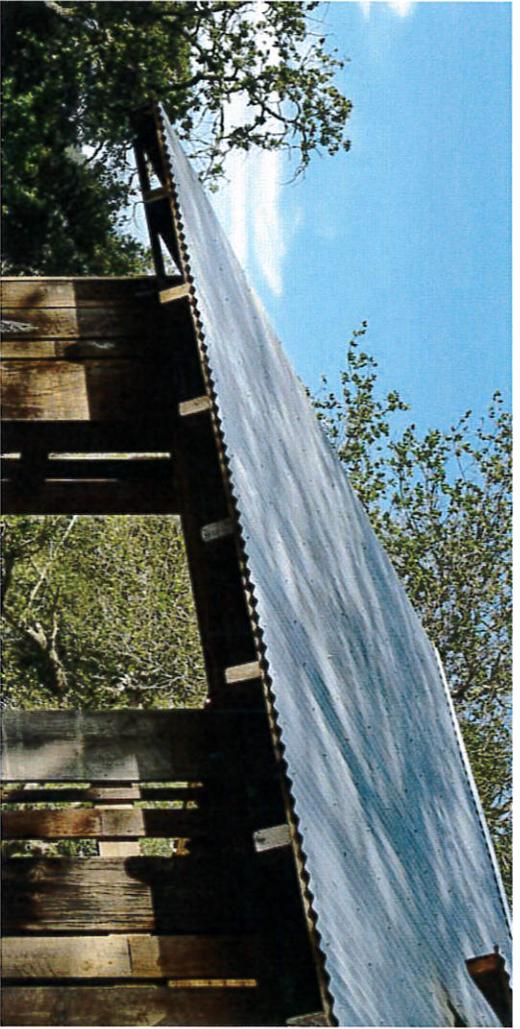
RESORT AT SONOMA COUNTRY INN

June 30, 2016

MATERIALS - SLATE ROOFS



B A G R L N
G I L L A M
K R O E G E R
Tolight Investment
SF LLC
a subsidiary of



RESORT AT SONOMA COUNTRY INN MATERIALS - PAINTED & PATINA CORRUGATED METAL ROOFS

June 30, 2016



Takhigh Investment
SFT LLC

&

B A G R E N
G I L L A M
R R O E G E R

ARCHITECTS



RESORT AT SONOMA COUNTRY INN

June 30, 2016

MATERIALS - METAL TRELLIS



Tehigh Investment
SF LLC

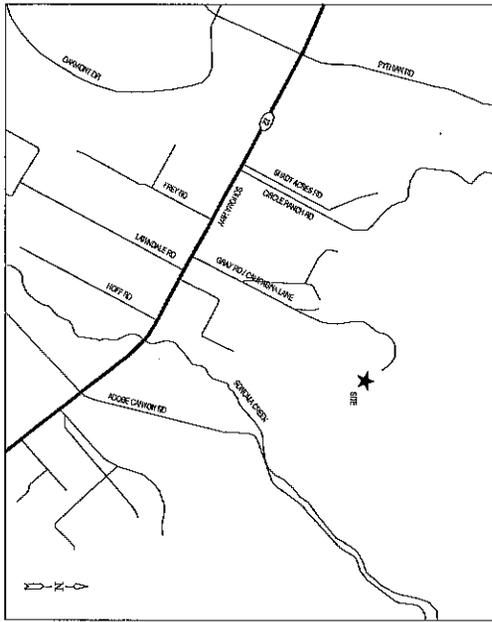


B A G R E N
G I L L A M
K R O E G E R
A R C H I T E C T S

THE RESORT AT SONOMA COUNTRY INN

7935 & 7945 SONOMA HIGHWAY, KENWOOD, CA 95452

LOCATION MAP



PROJECT DIRECTORY

OWNER:
THE RESORT AT SONOMA COUNTRY INN
7935 & 7945 SONOMA HIGHWAY
KENWOOD, CA 95452

ARCHITECT:
BACKEN GILLAM KROEGER ARCHITECTS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.bgkarchitects.com

GENERAL CONTRACTOR:
THE RESORT AT SONOMA COUNTRY INN
7935 & 7945 SONOMA HIGHWAY
KENWOOD, CA 95452

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.landscapearchitects.com

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
M/E/P ENGINEERS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.mepengineers.com

STRUCTURAL ENGINEER:
STRUCTURAL ENGINEERS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.structuralengineers.com

SOILS ENGINEER:
SOILS ENGINEERS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.soilsengineers.com

GEOTECHNICAL ENGINEER:
GEOTECHNICAL ENGINEERS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.geotechnicalengineers.com

PAVING CONTRACTOR:
PAVING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.pavingcontractors.com

CONCRETE CONTRACTOR:
CONCRETE CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.concretecontractors.com

IRONWORK CONTRACTOR:
IRONWORK CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ironworkcontractors.com

STEEL ERECTOR:
STEEL ERECTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.steelerectors.com

WELDING CONTRACTOR:
WELDING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.weldingcontractors.com

PAINT CONTRACTOR:
PAINT CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintcontractors.com

GLASS CONTRACTOR:
GLASS CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.glasscontractors.com

ROOFING CONTRACTOR:
ROOFING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.roofingcontractors.com

DRYWALL CONTRACTOR:
DRYWALL CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.drywallcontractors.com

PLASTER CONTRACTOR:
PLASTER CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.plastercontractors.com

CEILING CONTRACTOR:
CEILING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ceilingcontractors.com

FLOORING CONTRACTOR:
FLOORING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.flooringcontractors.com

PAINTING CONTRACTOR:
PAINTING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintingcontractors.com

WALLPAPER CONTRACTOR:
WALLPAPER CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.wallpapercontractors.com

SCREENING CONTRACTOR:
SCREENING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.screeningcontractors.com

CONCRETE FINISHING CONTRACTOR:
CONCRETE FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.concretefinishingcontractors.com

IRONWORK FINISHING CONTRACTOR:
IRONWORK FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ironworkfinishingcontractors.com

STEEL ERECTOR FINISHING CONTRACTOR:
STEEL ERECTOR FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.steelerectorfinishingcontractors.com

WELDING FINISHING CONTRACTOR:
WELDING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.weldingfinishingcontractors.com

PAINT FINISHING CONTRACTOR:
PAINT FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintfinishingcontractors.com

GLASS FINISHING CONTRACTOR:
GLASS FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.glassfinishingcontractors.com

ROOFING FINISHING CONTRACTOR:
ROOFING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.roofingfinishingcontractors.com

DRYWALL FINISHING CONTRACTOR:
DRYWALL FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.drywallfinishingcontractors.com

PLASTER FINISHING CONTRACTOR:
PLASTER FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.plasterfinishingcontractors.com

CEILING FINISHING CONTRACTOR:
CEILING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ceilingfinishingcontractors.com

FLOORING FINISHING CONTRACTOR:
FLOORING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.flooringfinishingcontractors.com

PAINTING FINISHING CONTRACTOR:
PAINTING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintingfinishingcontractors.com

WALLPAPER FINISHING CONTRACTOR:
WALLPAPER FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.wallpaperfinishingcontractors.com

SCREENING FINISHING CONTRACTOR:
SCREENING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.screeningfinishingcontractors.com

CONCRETE FINISHING CONTRACTOR:
CONCRETE FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.concretefinishingcontractors.com

IRONWORK FINISHING CONTRACTOR:
IRONWORK FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ironworkfinishingcontractors.com

STEEL ERECTOR FINISHING CONTRACTOR:
STEEL ERECTOR FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.steelerectorfinishingcontractors.com

WELDING FINISHING CONTRACTOR:
WELDING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.weldingfinishingcontractors.com

PAINT FINISHING CONTRACTOR:
PAINT FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintfinishingcontractors.com

GLASS FINISHING CONTRACTOR:
GLASS FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.glassfinishingcontractors.com

ROOFING FINISHING CONTRACTOR:
ROOFING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.roofingfinishingcontractors.com

DRYWALL FINISHING CONTRACTOR:
DRYWALL FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.drywallfinishingcontractors.com

PLASTER FINISHING CONTRACTOR:
PLASTER FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.plasterfinishingcontractors.com

CEILING FINISHING CONTRACTOR:
CEILING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.ceilingfinishingcontractors.com

FLOORING FINISHING CONTRACTOR:
FLOORING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.flooringfinishingcontractors.com

PAINTING FINISHING CONTRACTOR:
PAINTING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.paintingfinishingcontractors.com

WALLPAPER FINISHING CONTRACTOR:
WALLPAPER FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.wallpaperfinishingcontractors.com

SCREENING FINISHING CONTRACTOR:
SCREENING FINISHING CONTRACTORS
1000 MARKET STREET
SAN FRANCISCO, CA 94102
415.774.1000
www.screeningfinishingcontractors.com

DRAWING INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION
100	TITLE SHEET	310	222 FIRST FLOOR PLAN - MAIN COR
101	GENERAL NOTES	311	222 SECOND FLOOR PLAN - MAIN COR
102	FOUNDATION PLAN	312	222 THIRD FLOOR PLAN - MAIN COR
103	1ST FLOOR PLAN	313	222 FOURTH FLOOR PLAN - MAIN COR
104	2ND FLOOR PLAN	314	222 FIFTH FLOOR PLAN - MAIN COR
105	3RD FLOOR PLAN	315	222 SIXTH FLOOR PLAN - MAIN COR
106	4TH FLOOR PLAN	316	222 SEVENTH FLOOR PLAN - MAIN COR
107	5TH FLOOR PLAN	317	222 EIGHTH FLOOR PLAN - MAIN COR
108	6TH FLOOR PLAN	318	222 NINTH FLOOR PLAN - MAIN COR
109	7TH FLOOR PLAN	319	222 TENTH FLOOR PLAN - MAIN COR
110	8TH FLOOR PLAN	320	222 ELEVENTH FLOOR PLAN - MAIN COR
111	9TH FLOOR PLAN	321	222 TWELFTH FLOOR PLAN - MAIN COR
112	10TH FLOOR PLAN	322	222 THIRTEENTH FLOOR PLAN - MAIN COR
113	11TH FLOOR PLAN	323	222 FOURTEENTH FLOOR PLAN - MAIN COR
114	12TH FLOOR PLAN	324	222 FIFTEENTH FLOOR PLAN - MAIN COR
115	13TH FLOOR PLAN	325	222 SIXTEENTH FLOOR PLAN - MAIN COR
116	14TH FLOOR PLAN	326	222 SEVENTEENTH FLOOR PLAN - MAIN COR
117	15TH FLOOR PLAN	327	222 EIGHTEENTH FLOOR PLAN - MAIN COR
118	16TH FLOOR PLAN	328	222 NINETEENTH FLOOR PLAN - MAIN COR
119	17TH FLOOR PLAN	329	222 TWENTIETH FLOOR PLAN - MAIN COR
120	18TH FLOOR PLAN	330	222 TWENTY-FIRST FLOOR PLAN - MAIN COR
121	19TH FLOOR PLAN	331	222 TWENTY-SECOND FLOOR PLAN - MAIN COR
122	20TH FLOOR PLAN	332	222 TWENTY-THIRD FLOOR PLAN - MAIN COR
123	21ST FLOOR PLAN	333	222 TWENTY-FOURTH FLOOR PLAN - MAIN COR
124	22ND FLOOR PLAN	334	222 TWENTY-FIFTH FLOOR PLAN - MAIN COR
125	23RD FLOOR PLAN	335	222 TWENTY-SIXTH FLOOR PLAN - MAIN COR
126	24TH FLOOR PLAN	336	222 TWENTY-SEVENTH FLOOR PLAN - MAIN COR
127	25TH FLOOR PLAN	337	222 TWENTY-EIGHTH FLOOR PLAN - MAIN COR
128	26TH FLOOR PLAN	338	222 TWENTY-NINTH FLOOR PLAN - MAIN COR
129	27TH FLOOR PLAN	339	222 THIRTIETH FLOOR PLAN - MAIN COR
130	28TH FLOOR PLAN	340	222 THIRTY-FIRST FLOOR PLAN - MAIN COR
131	29TH FLOOR PLAN	341	222 THIRTY-SECOND FLOOR PLAN - MAIN COR
132	30TH FLOOR PLAN	342	222 THIRTY-THIRD FLOOR PLAN - MAIN COR
133	31ST FLOOR PLAN	343	222 THIRTY-FOURTH FLOOR PLAN - MAIN COR
134	32ND FLOOR PLAN	344	222 THIRTY-FIFTH FLOOR PLAN - MAIN COR
135	33RD FLOOR PLAN	345	222 THIRTY-SIXTH FLOOR PLAN - MAIN COR
136	34TH FLOOR PLAN	346	222 THIRTY-SEVENTH FLOOR PLAN - MAIN COR
137	35TH FLOOR PLAN	347	222 THIRTY-EIGHTH FLOOR PLAN - MAIN COR
138	36TH FLOOR PLAN	348	222 THIRTY-NINTH FLOOR PLAN - MAIN COR
139	37TH FLOOR PLAN	349	222 FORTIETH FLOOR PLAN - MAIN COR
140	38TH FLOOR PLAN	350	222 FORTY-FIRST FLOOR PLAN - MAIN COR
141	39TH FLOOR PLAN	351	222 FORTY-SECOND FLOOR PLAN - MAIN COR
142	40TH FLOOR PLAN	352	222 FORTY-THIRD FLOOR PLAN - MAIN COR
143	41ST FLOOR PLAN	353	222 FORTY-FOURTH FLOOR PLAN - MAIN COR
144	42ND FLOOR PLAN	354	222 FORTY-FIFTH FLOOR PLAN - MAIN COR
145	43RD FLOOR PLAN	355	222 FORTY-SIXTH FLOOR PLAN - MAIN COR
146	44TH FLOOR PLAN	356	222 FORTY-SEVENTH FLOOR PLAN - MAIN COR
147	45TH FLOOR PLAN	357	222 FORTY-EIGHTH FLOOR PLAN - MAIN COR
148	46TH FLOOR PLAN	358	222 FORTY-NINTH FLOOR PLAN - MAIN COR
149	47TH FLOOR PLAN	359	222 FIFTIETH FLOOR PLAN - MAIN COR
150	48TH FLOOR PLAN	360	222 FIFTY-FIRST FLOOR PLAN - MAIN COR
151	49TH FLOOR PLAN	361	222 FIFTY-SECOND FLOOR PLAN - MAIN COR
152	50TH FLOOR PLAN	362	222 FIFTY-THIRD FLOOR PLAN - MAIN COR
153	51ST FLOOR PLAN	363	222 FIFTY-FOURTH FLOOR PLAN - MAIN COR
154	52ND FLOOR PLAN	364	222 FIFTY-FIFTH FLOOR PLAN - MAIN COR
155	53RD FLOOR PLAN	365	222 FIFTY-SIXTH FLOOR PLAN - MAIN COR
156	54TH FLOOR PLAN	366	222 FIFTY-SEVENTH FLOOR PLAN - MAIN COR
157	55TH FLOOR PLAN	367	222 FIFTY-EIGHTH FLOOR PLAN - MAIN COR
158	56TH FLOOR PLAN	368	222 FIFTY-NINTH FLOOR PLAN - MAIN COR
159	57TH FLOOR PLAN	369	222 SIXTIETH FLOOR PLAN - MAIN COR
160	58TH FLOOR PLAN	370	222 SIXTY-FIRST FLOOR PLAN - MAIN COR
161	59TH FLOOR PLAN	371	222 SIXTY-SECOND FLOOR PLAN - MAIN COR
162	60TH FLOOR PLAN	372	222 SIXTY-THIRD FLOOR PLAN - MAIN COR
163	61ST FLOOR PLAN	373	222 SIXTY-FOURTH FLOOR PLAN - MAIN COR
164	62ND FLOOR PLAN	374	222 SIXTY-FIFTH FLOOR PLAN - MAIN COR
165	63RD FLOOR PLAN	375	222 SIXTY-SIXTH FLOOR PLAN - MAIN COR
166	64TH FLOOR PLAN	376	222 SIXTY-SEVENTH FLOOR PLAN - MAIN COR
167	65TH FLOOR PLAN	377	222 SIXTY-EIGHTH FLOOR PLAN - MAIN COR
168	66TH FLOOR PLAN	378	222 SIXTY-NINTH FLOOR PLAN - MAIN COR
169	67TH FLOOR PLAN	379	222 SEVENTIETH FLOOR PLAN - MAIN COR
170	68TH FLOOR PLAN	380	222 SEVENTY-FIRST FLOOR PLAN - MAIN COR
171	69TH FLOOR PLAN	381	222 SEVENTY-SECOND FLOOR PLAN - MAIN COR
172	70TH FLOOR PLAN	382	222 SEVENTY-THIRD FLOOR PLAN - MAIN COR
173	71ST FLOOR PLAN	383	222 SEVENTY-FOURTH FLOOR PLAN - MAIN COR
174	72ND FLOOR PLAN	384	222 SEVENTY-FIFTH FLOOR PLAN - MAIN COR
175	73RD FLOOR PLAN	385	222 SEVENTY-SIXTH FLOOR PLAN - MAIN COR
176	74TH FLOOR PLAN	386	222 SEVENTY-SEVENTH FLOOR PLAN - MAIN COR
177	75TH FLOOR PLAN	387	222 SEVENTY-EIGHTH FLOOR PLAN - MAIN COR
178	76TH FLOOR PLAN	388	222 SEVENTY-NINTH FLOOR PLAN - MAIN COR
179	77TH FLOOR PLAN	389	222 EIGHTIETH FLOOR PLAN - MAIN COR
180	78TH FLOOR PLAN	390	222 EIGHTY-FIRST FLOOR PLAN - MAIN COR
181	79TH FLOOR PLAN	391	222 EIGHTY-SECOND FLOOR PLAN - MAIN COR
182	80TH FLOOR PLAN	392	222 EIGHTY-THIRD FLOOR PLAN - MAIN COR
183	81ST FLOOR PLAN	393	222 EIGHTY-FOURTH FLOOR PLAN - MAIN COR
184	82ND FLOOR PLAN	394	222 EIGHTY-FIFTH FLOOR PLAN - MAIN COR
185	83RD FLOOR PLAN	395	222 EIGHTY-SIXTH FLOOR PLAN - MAIN COR
186	84TH FLOOR PLAN	396	222 EIGHTY-SEVENTH FLOOR PLAN - MAIN COR
187	85TH FLOOR PLAN	397	222 EIGHTY-EIGHTH FLOOR PLAN - MAIN COR
188	86TH FLOOR PLAN	398	222 EIGHTY-NINTH FLOOR PLAN - MAIN COR
189	87TH FLOOR PLAN	399	222 NINETYTH FLOOR PLAN - MAIN COR
190	88TH FLOOR PLAN	400	222 NINETY-FIRST FLOOR PLAN - MAIN COR
191	89TH FLOOR PLAN	401	222 NINETY-SECOND FLOOR PLAN - MAIN COR
192	90TH FLOOR PLAN	402	222 NINETY-THIRD FLOOR PLAN - MAIN COR
193	91ST FLOOR PLAN	403	222 NINETY-FOURTH FLOOR PLAN - MAIN COR
194	92ND FLOOR PLAN	404	222 NINETY-FIFTH FLOOR PLAN - MAIN COR
195	93RD FLOOR PLAN	405	222 NINETY-SIXTH FLOOR PLAN - MAIN COR
196	94TH FLOOR PLAN	406	222 NINETY-SEVENTH FLOOR PLAN - MAIN COR
197	95TH FLOOR PLAN	407	222 NINETY-EIGHTH FLOOR PLAN - MAIN COR
198	96TH FLOOR PLAN	408	222 NINETY-NINTH FLOOR PLAN - MAIN COR
199	97TH FLOOR PLAN	409	222 HUNDRETH FLOOR PLAN - MAIN COR
200	98TH FLOOR PLAN	410	222 HUNDRED-FIRST FLOOR PLAN - MAIN COR
201	99TH FLOOR PLAN	411	222 HUNDRED-SECOND FLOOR PLAN - MAIN COR
202	100TH FLOOR PLAN	412	222 HUNDRED-THIRD FLOOR PLAN - MAIN COR
203	101ST FLOOR PLAN	413	222 HUNDRED-FOURTH FLOOR PLAN - MAIN COR
204	102ND FLOOR PLAN	414	222 HUNDRED-FIFTH FLOOR PLAN - MAIN COR
205	103RD FLOOR PLAN	415	222 HUNDRED-SIXTH FLOOR PLAN - MAIN COR
206	104TH FLOOR PLAN	416	222 HUNDRED-SEVENTH FLOOR PLAN - MAIN COR
207	105TH FLOOR PLAN	417	222 HUNDRED-EIGHTH FLOOR PLAN - MAIN COR
208	106TH FLOOR PLAN	418	222 HUNDRED-NINTH FLOOR PLAN - MAIN COR
209	107TH FLOOR PLAN	419	222 HUNDRED-TENTH FLOOR PLAN - MAIN COR
210	108TH FLOOR PLAN	420	222 HUNDRED-ELEVENTH FLOOR PLAN - MAIN COR
211	109TH FLOOR PLAN	421	222 HUNDRED-TWELFTH FLOOR PLAN - MAIN COR
212	110TH FLOOR PLAN	422	222 HUNDRED-THIRTEENTH FLOOR PLAN - MAIN COR
213	111TH FLOOR PLAN	423	222 HUNDRED-FOURTEENTH FLOOR PLAN - MAIN COR
214	112TH FLOOR PLAN	424	222 HUNDRED-FIFTEENTH FLOOR PLAN - MAIN COR
215	113TH FLOOR PLAN	425	222 HUNDRED-SIXTEENTH FLOOR PLAN - MAIN COR
216	114TH FLOOR PLAN	426	222 HUNDRED-SEVENTEENTH FLOOR PLAN - MAIN COR
217	115TH FLOOR PLAN	427	222 HUNDRED-EIGHTEENTH FLOOR PLAN - MAIN COR
218	116TH FLOOR PLAN	428	222 HUNDRED-NINETEENTH FLOOR PLAN - MAIN COR
219	117TH FLOOR PLAN	429	222 HUNDRED-TWENTYTH FLOOR PLAN - MAIN COR
220	118TH FLOOR PLAN	430	222 HUNDRED-TWENTY-FIRST FLOOR PLAN - MAIN COR
221	119TH FLOOR PLAN	431	222 HUNDRED-TWENTY-SECOND FLOOR PLAN - MAIN COR
222	120TH FLOOR PLAN	432	222 HUNDRED-TWENTY-THIRD FLOOR PLAN - MAIN COR
223	121ST FLOOR PLAN	433	222 HUNDRED-TWENTY-FOURTH FLOOR PLAN - MAIN COR
224	122ND FLOOR PLAN	434	222 HUNDRED-TWENTY-FIFTH FLOOR PLAN - MAIN COR
225	123RD FLOOR PLAN	435	222 HUNDRED-TWENTY-SIXTH FLOOR PLAN - MAIN COR
226	124TH FLOOR PLAN	436	222 HUNDRED-TWENTY-SEVENTH FLOOR PLAN - MAIN COR
227	125TH FLOOR PLAN	437	222 HUNDRED-TWENTY-EIGHTH FLOOR PLAN - MAIN COR
228	126TH FLOOR PLAN	438	222 HUNDRED-TWENTY-NINTH FLOOR PLAN - MAIN COR
229	127TH FLOOR PLAN	439	222 HUNDRED-THIRTIETH FLOOR PLAN - MAIN COR
230	128TH FLOOR PLAN	440	222 HUNDRED-THIRTY-FIRST FLOOR PLAN - MAIN COR
231	129TH FLOOR PLAN	441	222 HUNDRED-THIRTY-SECOND FLOOR PLAN - MAIN COR
232	130TH FLOOR PLAN	442	222 HUNDRED-THIRTY-THIRD FLOOR PLAN - MAIN COR
233	131ST FLOOR PLAN	443	222 HUNDRED-THIRTY-FOURTH FLOOR PLAN - MAIN COR
234	132ND FLOOR PLAN	444	222 HUNDRED-THIRTY-FIFTH FLOOR PLAN - MAIN COR
235	133RD FLOOR PLAN	445	222 HUNDRED-THIRTY-SIXTH FLOOR PLAN - MAIN COR
236	134TH FLOOR PLAN	446	222 HUNDRED-THIRTY-SEVENTH FLOOR PLAN - MAIN COR
237	135TH FLOOR PLAN	447	222 HUNDRED-THIRTY-EIGHTH FLOOR PLAN - MAIN COR
238	136TH FLOOR PLAN	448	222 HUNDRED-THIRTY-NINTH FLOOR PLAN - MAIN COR
239	137TH FLOOR PLAN	449	222 HUNDRED-FORTIETH FLOOR PLAN - MAIN COR
240	138TH FLOOR PLAN	450	222 HUNDRED-FORTY-FIRST FLOOR PLAN - MAIN COR
241	139TH FLOOR PLAN	451	222 HUNDRED-FORTY-SECOND FLOOR PLAN - MAIN COR
242	140TH FLOOR PLAN	452	222 HUNDRED-FORTY-THIRD FLOOR PLAN - MAIN COR
243	141ST FLOOR PLAN		

1 SITE FROM SOUTH WEST BIRD'S EYE



A0.0

SCALE: N.A.
RENDERINGS

Project Name	8.13.11.11
Client	SONOMA COUNTRY INN
Project No.	2011.01
Project Title	RENDERINGS
Scale	AS SHOWN
Sheet No.	01
Drawn By	STOURY
Checked By	STOURY
Project Manager	STOURY

NOT FOR CONSTRUCTION
Use only for presentation purposes.

THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

**BACKEN
GILLAM
KROEGER**
architects

2011 MARSHALL WAY
SAN FRANCISCO, CALIFORNIA 94104
TEL: 415.774.4100 FAX: 415.774.4101
WWW.BGKARCHITECTS.COM

1000 W. 14TH AVE. #100
SAN FRANCISCO, CA 94115
TEL: 415.774.4100 FAX: 415.774.4101
WWW.BGKARCHITECTS.COM

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

2
A0.2

UNIT TYPE C ENTRY



1
A0.2

UNIT TYPE C SOUTH FACADE



This document is the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN
GILLAM
KROEGER**
architects

2700 MARSHALL WAY
SAN FRANCISCO, CA 94114
TEL: 415.774.4400 FAX: 415.774.4401
WWW.BGKA.COM

THE RESORT AT
SONOMA COUNTRY INN

KENWOOD, CALIFORNIA

**NOT FOR
CONSTRUCTION**
For Information Only

Project Name	EXTERIOR
Client	SONOMA COUNTRY INN
Designed By	BACKEN GILLAM KROEGER
Drawn By	ARCHITECTS
Date	08/11/11
Scale	AS SHOWN
Sheet No.	A0.2
Sheet Title	UNIT TYPE C SOUTH FACADE
Project No.	116-0000

RENDERINGS

SCALE: N.A.

A0.2

2
A0.3

UNIT TYPE D ENTRY



1
A0.3

UNIT TYPE D SOUTH FACADE



These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN
GILLAM
KROEGER**
architects

**THE RESORT AT
SONOMA COUNTRY INN**
KENWOOD, CALIFORNIA

**NOT FOR
CONSTRUCTION**
For Information Only

Project Name	THE RESORT AT SONOMA COUNTRY INN
Client	SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Project No.	2011-001
Date	02/16/11
Scale	AS SHOWN
Sheet No.	A0.3
Sheet Title	UNIT TYPE D SOUTH FACADE
Drawn By	BARLEY
Checked By	BARLEY
Approved By	BARLEY
Scale	AS SHOWN
Notes	

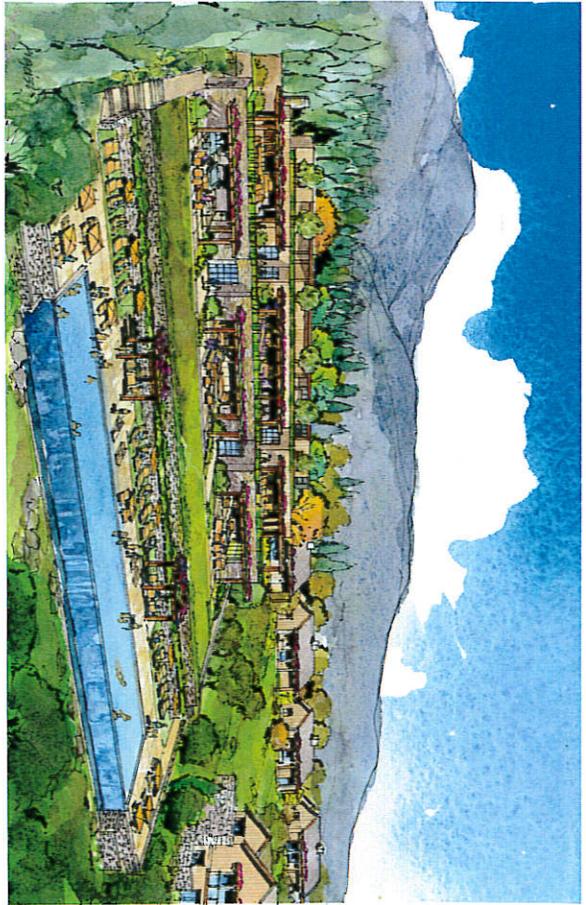
RENDERINGS
SCALE: N/A

A0.3

1
A0.3 MAIN HOUSE RESTAURANT



2
A0.4 MAIN HOUSE SOUTH FACADE AND POOL



A0.4

SCALE: N.A.
RENDERINGS

Project Name	SONOMA
Client	SONOMA
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Project No.	201101
Date	7/1/16
Scale	N.A.
Sheet No.	A0.4

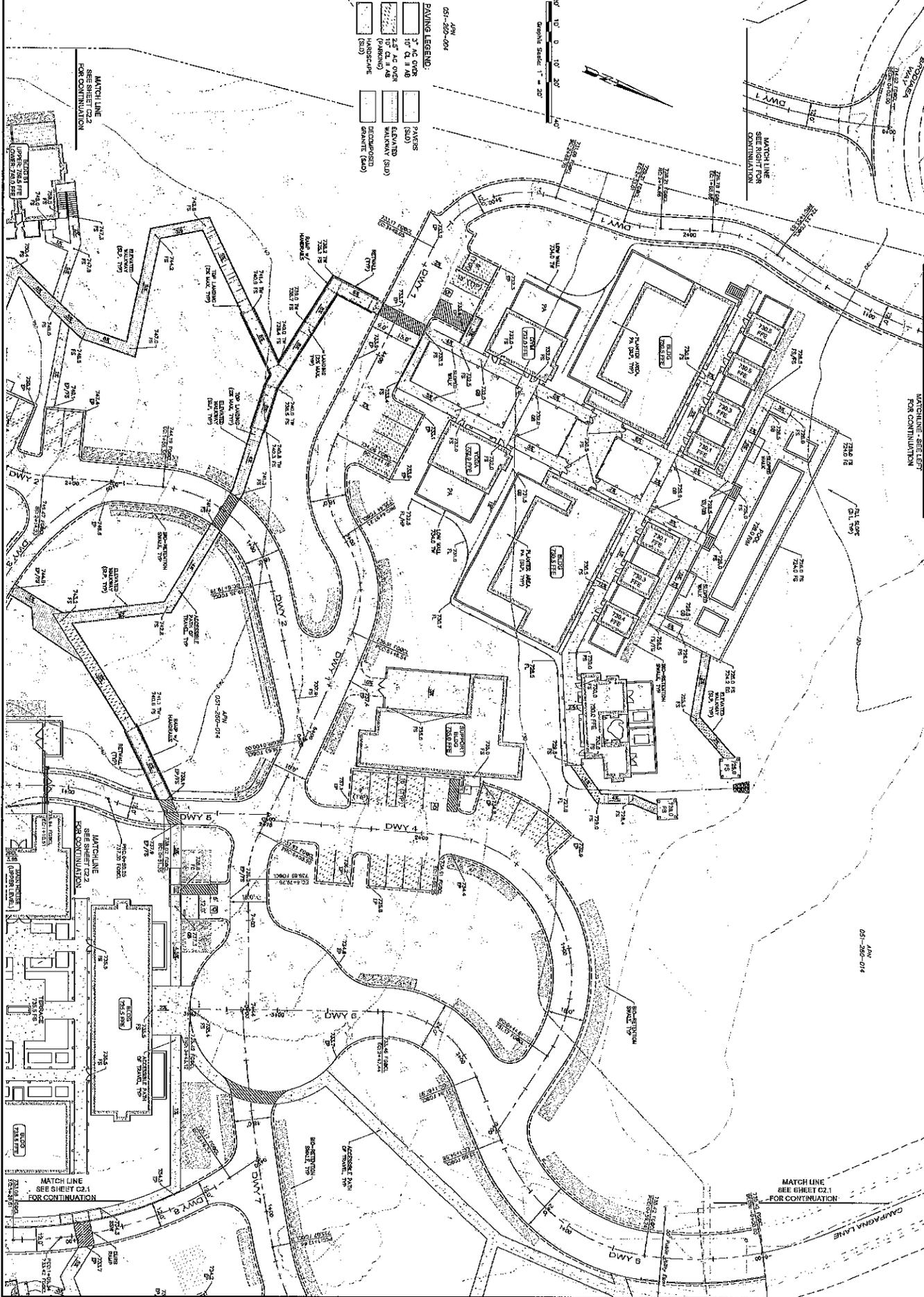
NOT FOR CONSTRUCTION
Architect's Office

THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

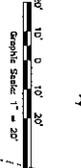
BACKEN
GILLAM
KROEGER
architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

2010 WASHINGTON
1400 AVENUE
SUITE 200
FALLS CHURCH, VA 22034
TEL: 703.441.1000
WWW.BGKARCHITECTS.COM



- PAVING LEGEND:**
- ASPH
 - 051-200-014
 - 3" AC OVER (SUD)
 - 10" CL 11.00 (PARKING)
 - HANDSCAPE (SUD)
 - PAVERS
 - 2" AC OVER (SUD)
 - 10" CL 11.00 (SUD)
 - RECONSTRUCT HANDSCAPE (SUD)
 - GRAVEL (SUD)



C2.0

SCALE: AS NOTED

PRELIMINARY
GRADING
& DRAINAGE PLAN

Plot Date: 04.03.2018
 Checked By: [Signature]
 Project No.: 19200
 Drawing No.: 191



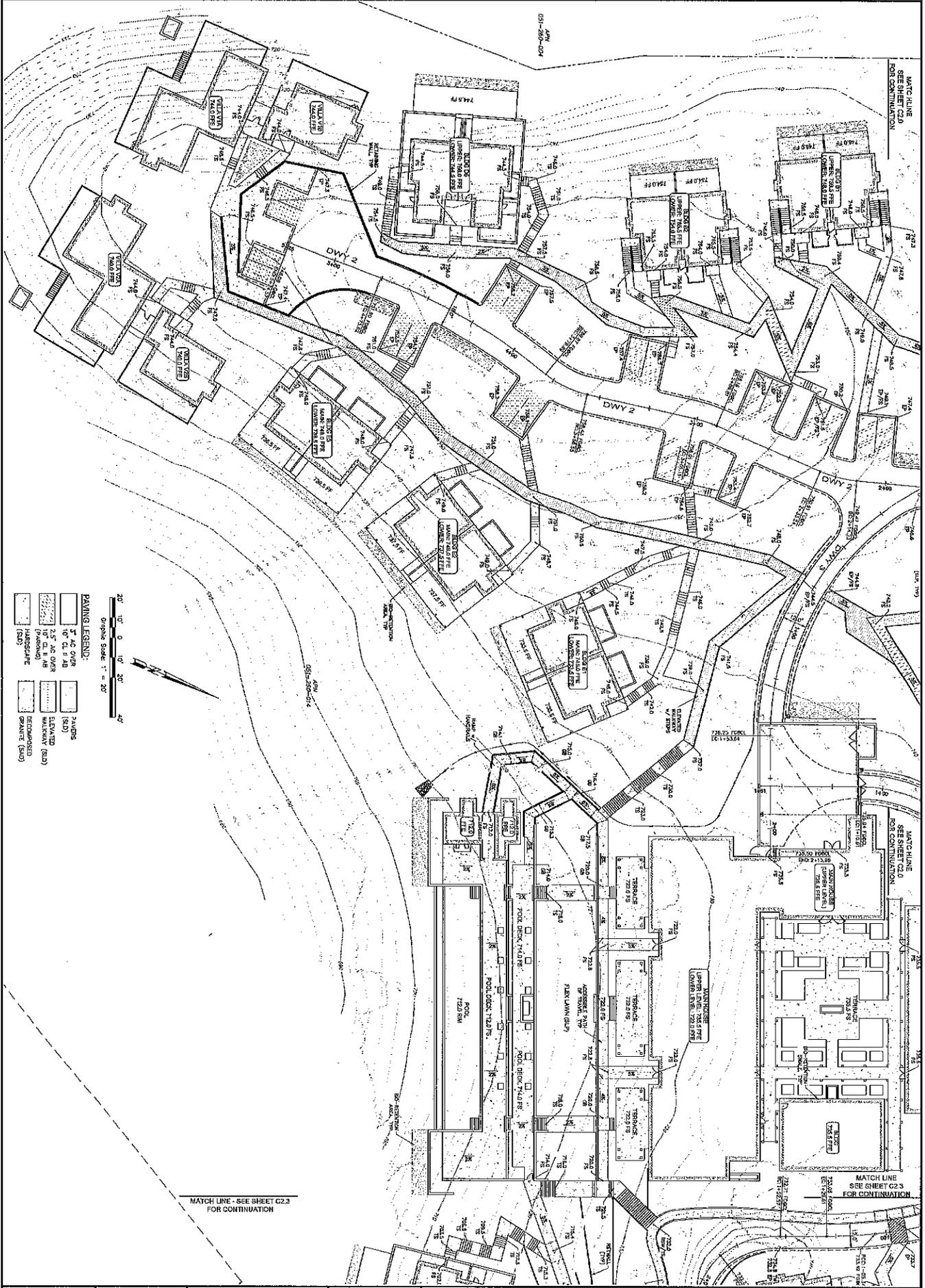
**THE RESORT AT
SONOMA COUNTRY INN**

KENWOOD, CALIFORNIA

**BACKEN
GILLAM
KROEGER**

architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part of any other location.



GRADE SCALE: 1" = 20'

PAVING LEGEND:

[Symbol]	1" AC ASP	[Symbol]	3 INDS
[Symbol]	10" CL # 48	[Symbol]	ELEVATED (SUD)
[Symbol]	2.5" AS OVER	[Symbol]	WALKWAY (SUD)
[Symbol]	10" CL # 48	[Symbol]	IMPROVED
[Symbol]	(PARKING)	[Symbol]	GRANITE (SUD)
[Symbol]	(SUD)		

C2.2

SCALE: AS NOTED

PRELIMINARY
GRADING
& DRAINAGE PLAN

Project Name	06.02.2016
Client	THE RESORT AT SONOMA COUNTRY INN
Design	15209
Sheet	C2.2
Date	07/26/2016
Drawn	SKW/XX
Checked	SKW/XX
Approved	



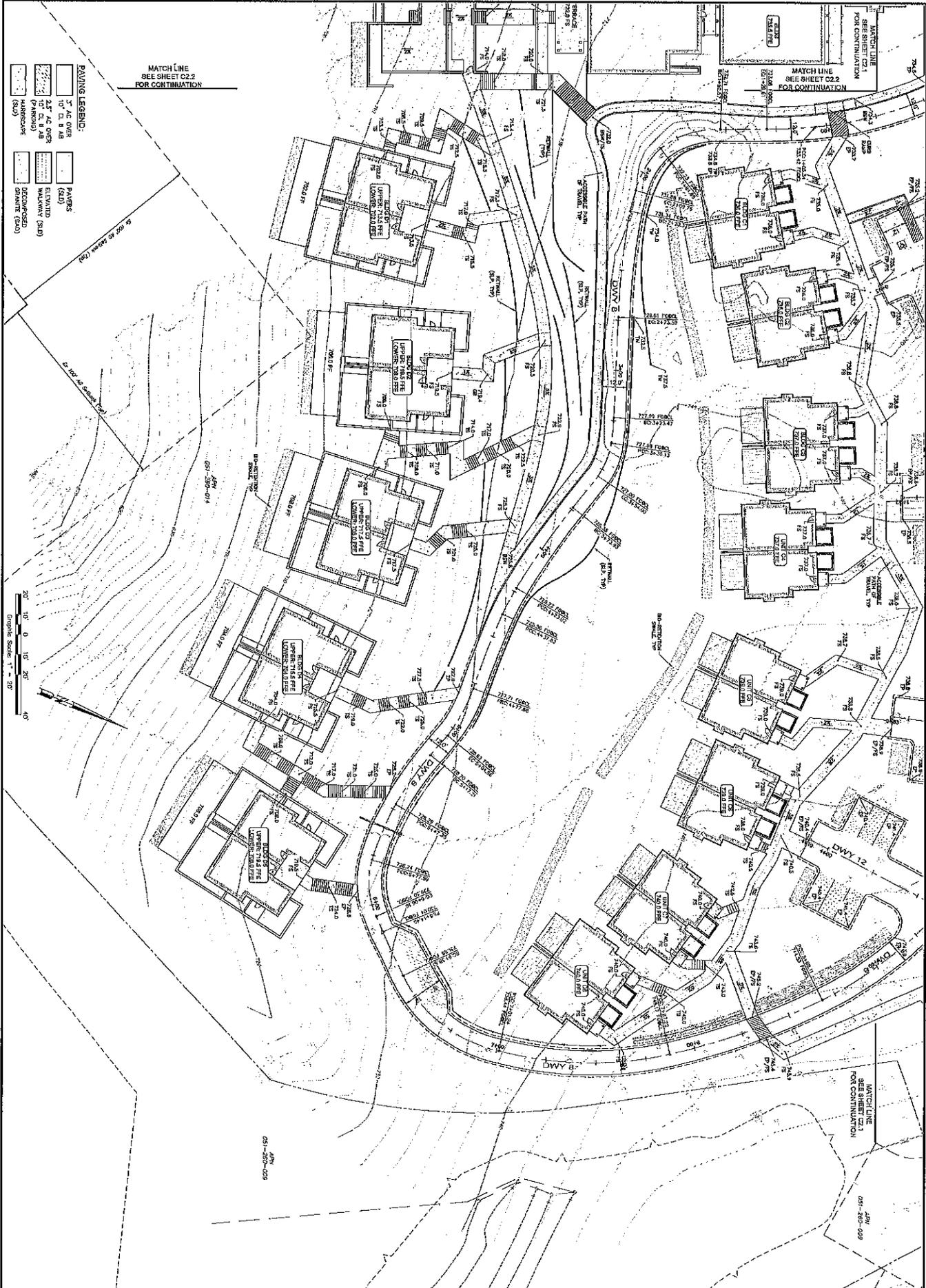
**THE RESORT AT
SONOMA COUNTRY INN**

KENWOOD, CALIFORNIA

**BACKEN
GILLAM
KROEGER**

architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.



PAVING LEGEND:

	2\"/> AC OVER 1\"/> CL, B, M		PAVERS
	2.5\"/> AC OVER 1\"/> CL, B, M		ELEVATED (SLO)
	PAVING		ELEVATED (SLO)
	LANDSCAPE (SLO)		RECYCLED (SLO)
	LANDSCAPE (SLO)		RECYCLED (SLO)

MATCH LINE
SEE SHEET C2.2
FOR CONTINUATION

MATCH LINE
SEE SHEET C2.2
FOR CONTINUATION



C2.3

SCALE: AS NOTED

PRELIMINARY
GRADING
& DRAINAGE PLAN

DATE: 06/30/2016
DRAWN BY: NGUYEN
CHECKED BY: NGUYEN
DATE: 06/30/2016



**THE RESORT AT
SONOMA COUNTRY INN**
KENWOOD, CALIFORNIA

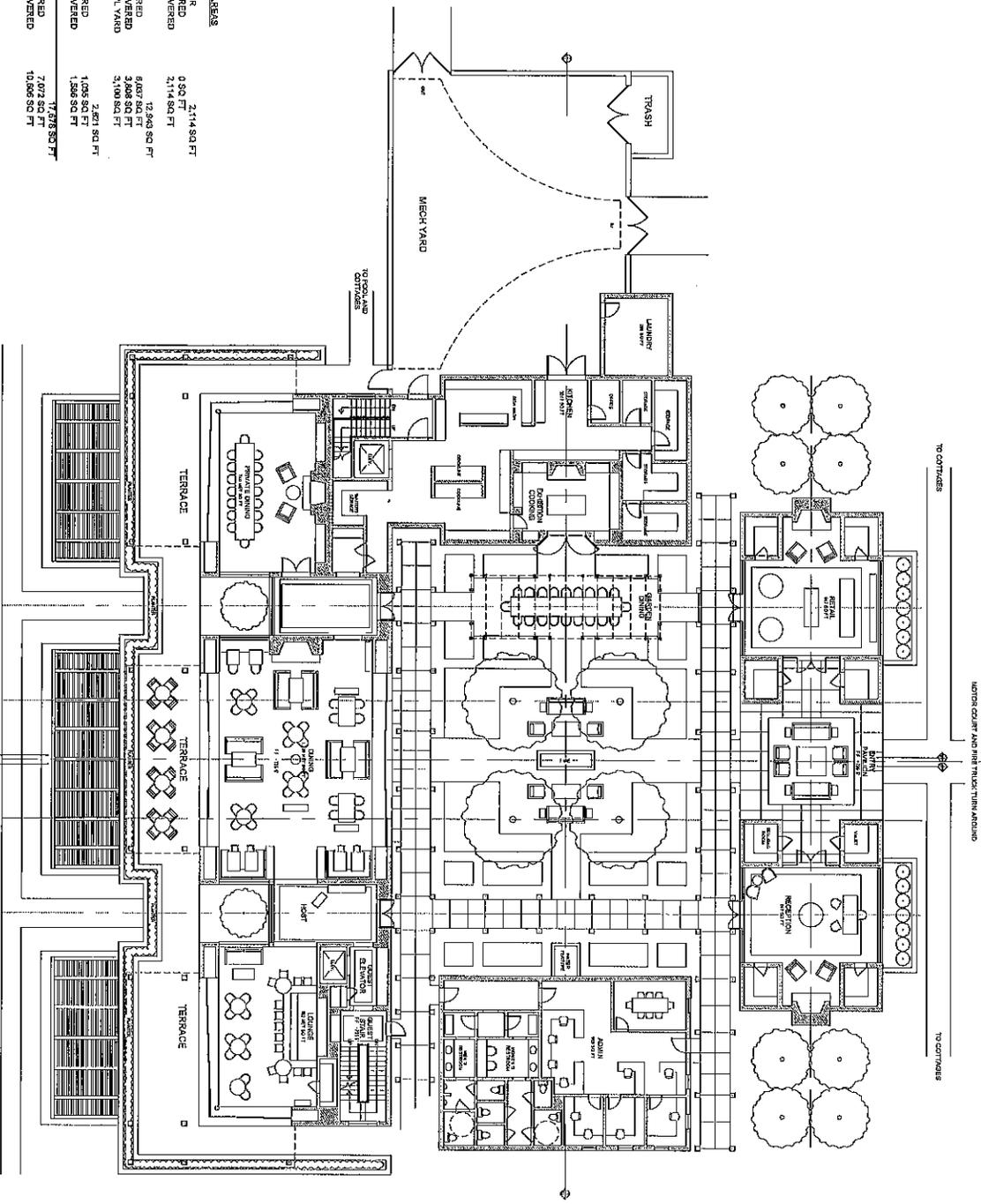
**BACKEN
GILLAM
KROEGER**
ARCHITECTS

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

EXTERIOR AREAS

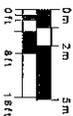
FIRST FLOOR	2,114 SQ. FT.
COVERED	0 SQ. FT.
UNCOVERED	2,114 SQ. FT.
SECOND	12,843 SQ. FT.
COVERED	9,847 SQ. FT.
UNCOVERED	3,006 SQ. FT.
MESH YARD	2,190 SQ. FT.
ROOF TOP	2,461 SQ. FT.
COVERED	1,035 SQ. FT.
UNCOVERED	1,426 SQ. FT.
TOTAL	17,978 SQ. FT.
COVERED	7,072 SQ. FT.
UNCOVERED	10,906 SQ. FT.

1 SECOND FLOOR PLAN
A2.1



GRASS BUILDING AREAS

FIRST FLOOR	11,123 SQ. FT.
CONDITIONED	9,132 SQ. FT.
UNCONDITIONED	2,091 SQ. FT.
SECOND	11,820 SQ. FT.
CONDITIONED	11,820 SQ. FT.
UNCONDITIONED	0 SQ. FT.
ROOF TOP	1,374 SQ. FT.
CONDITIONED	0 SQ. FT.
UNCONDITIONED	1,374 SQ. FT.
TOTAL	23,943 SQ. FT.
CONDITIONED	23,943 SQ. FT.
UNCONDITIONED	0 SQ. FT.



A2.1

SCALE: 3/32" = 1'-0"
SECOND FLOOR
PLAN - MAIN
HOUSE

FILED	DATE	BY
CHANGED	DATE	BY
ISSUED	DATE	BY
DATE	BY	
DATE	BY	
DATE	BY	

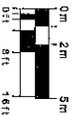
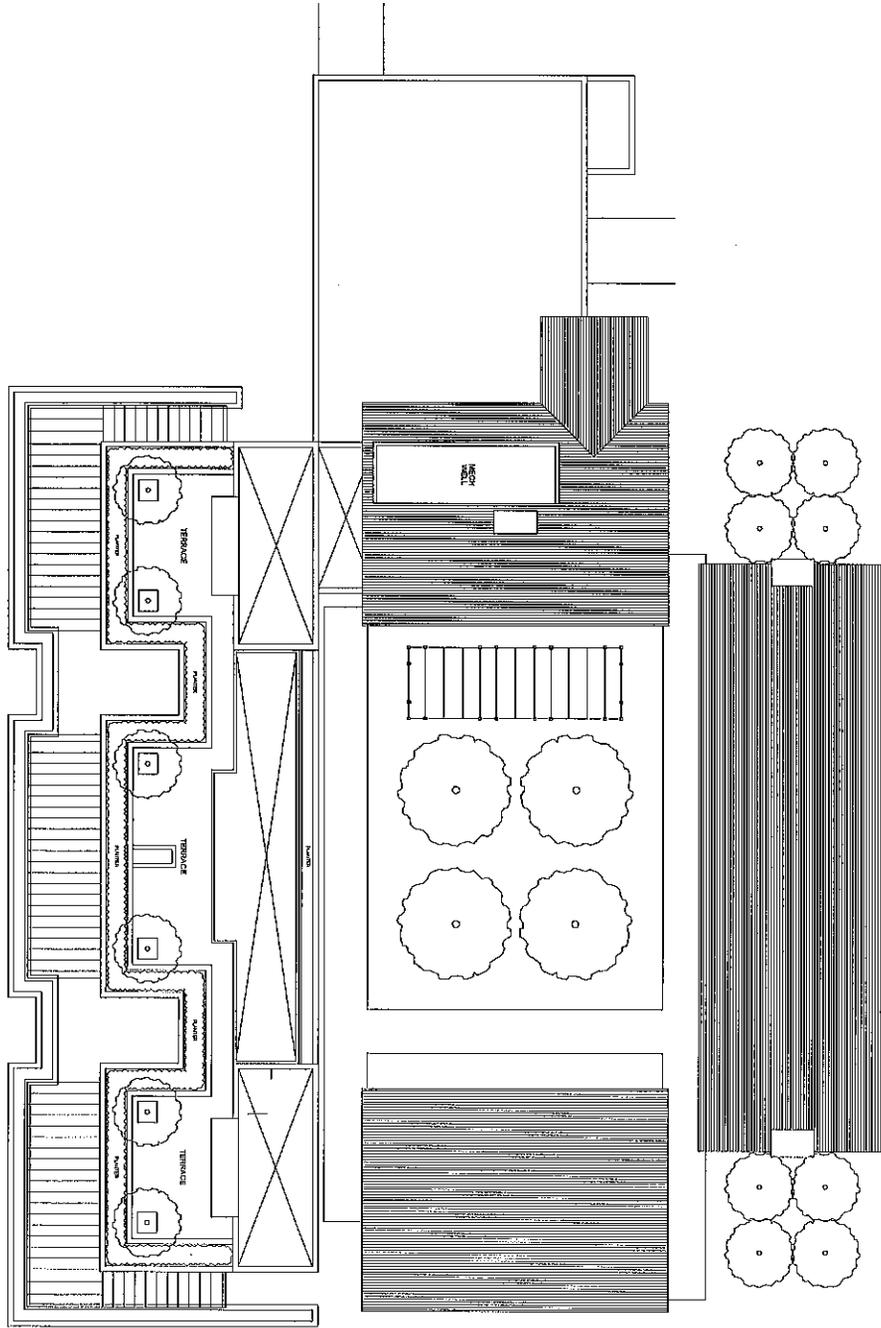
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

**BACKEN
GILLAM
KROEGER**
architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for any documents if used without its print or any other liability.

1
A2.3
ROOF PLAN



A2.3

SCALE: 3/32" = 1'-0"

ROOF PLAN
MAIN HOUSE

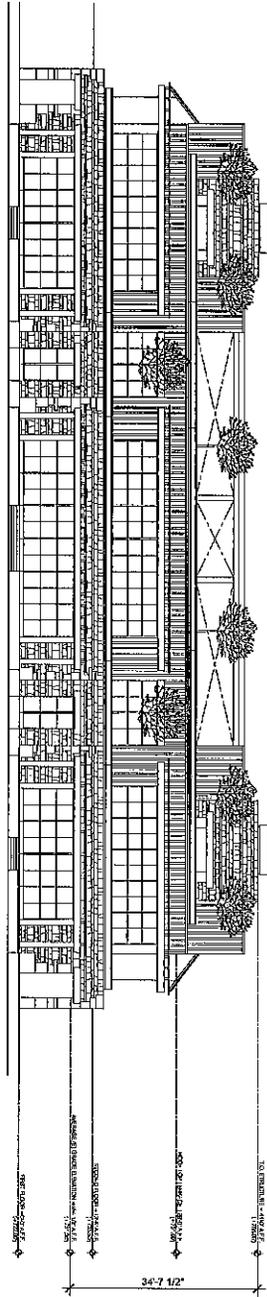
Project No.	13201316
Client	THE RESORT AT SONOMA COUNTRY INN
Location	KENWOOD, CALIFORNIA
Phase	CONCEPTUAL
Scale	3/32" = 1'-0"
Author	SGM
Checked By	SGM
Date	03/10/11

NOT FOR CONSTRUCTION
See construction file

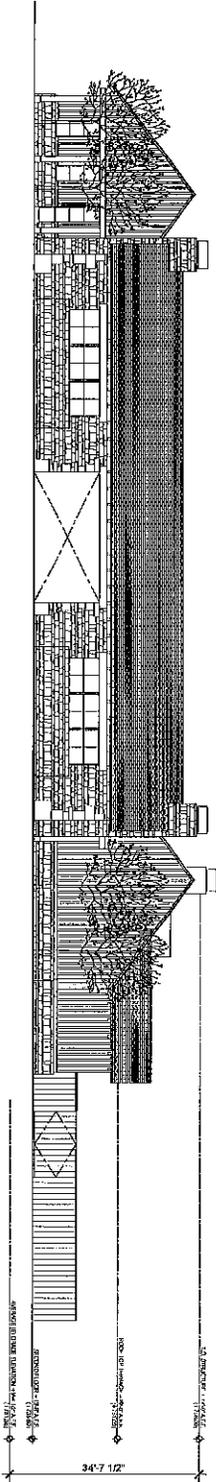
THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

BACKEN
GILLAM
KROEGER
architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part in any other fashion.

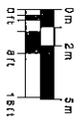


1 MAIN HOUSE SOUTH ELEVATION -- AT TERRACES



2 MAIN HOUSE NORTH ELEVATION -- AT ARRIVAL

EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 FLOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



NOT FOR CONSTRUCTION
 For Contract Use Only

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

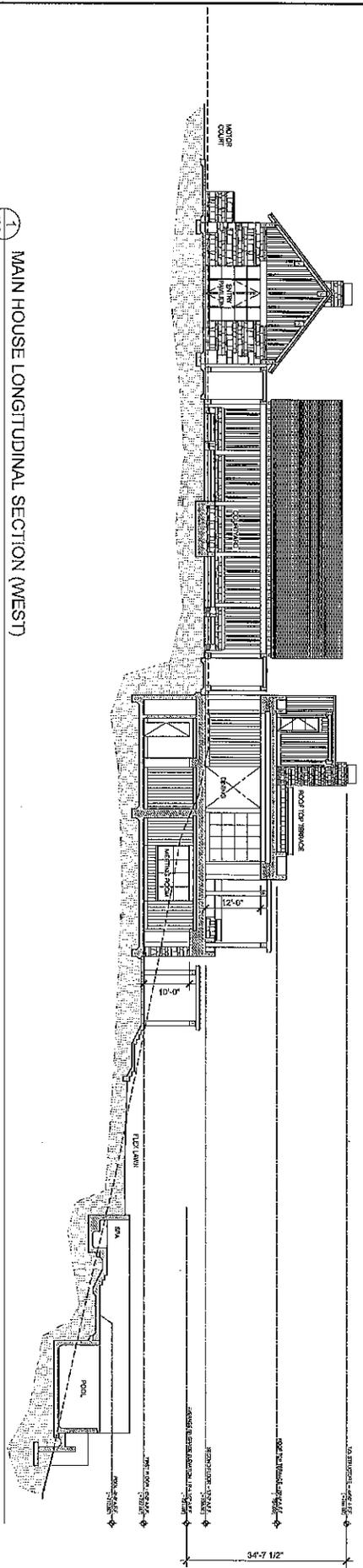
BACKEN GILLAM KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

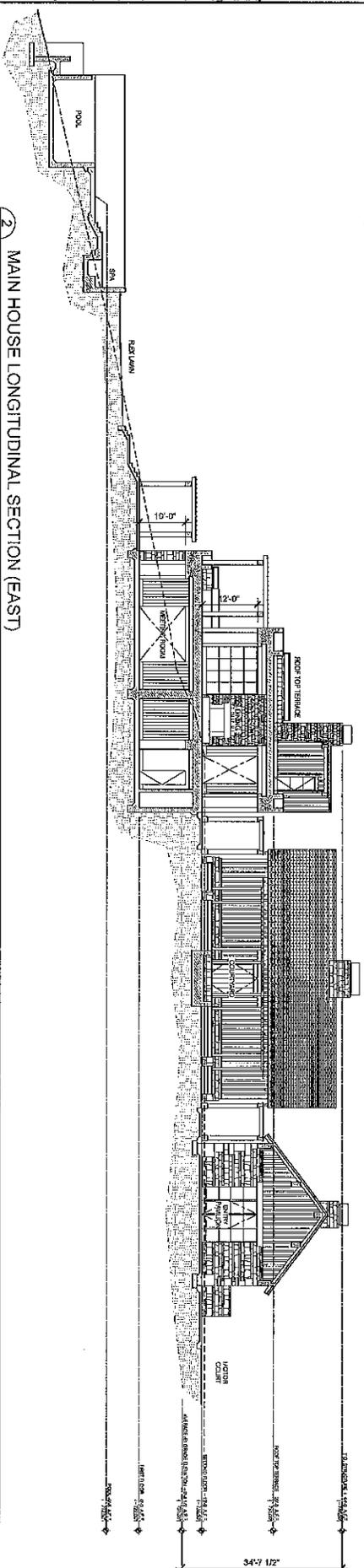
A3.0

SCALE: 3/32" = 1'-0"

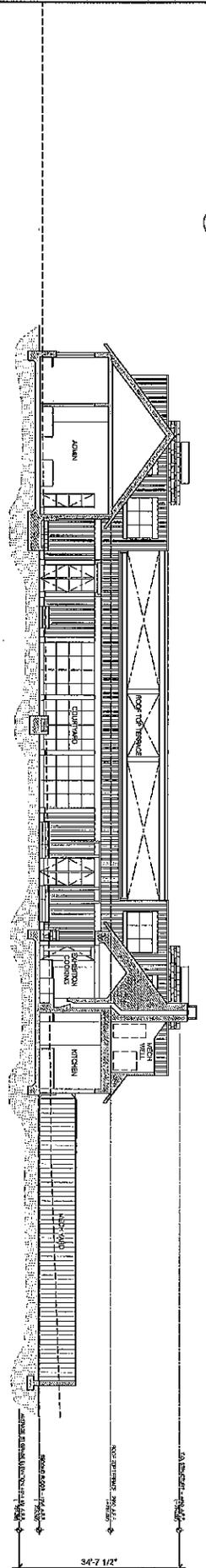
ELEVATIONS - MAIN HOUSE



1 MAIN HOUSE LONGITUDINAL SECTION (WEST)

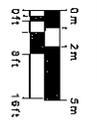


2 MAIN HOUSE LONGITUDINAL SECTION (EAST)



3 MAIN HOUSE CROSS SECTION (SOUTH)

EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STUCCO OR PAINTED CONCRETE, TYP.
 FLOORS: POLISHED CONCRETE, TYP.
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



SCALE: 1/8\"/>

SECTIONS -
 MAIN HOUSE

Project No.	501015-8
Client	THE RESORT AT SONOMA COUNTRY INN
Location	KENWOOD, CALIFORNIA
Scale	1/8\"/>
Drawn By	ARCHITECTS
Checked By	ARCHITECTS
Date	10/14/10
Sheet No.	A3.2
Sheet Title	SECTIONS - MAIN HOUSE

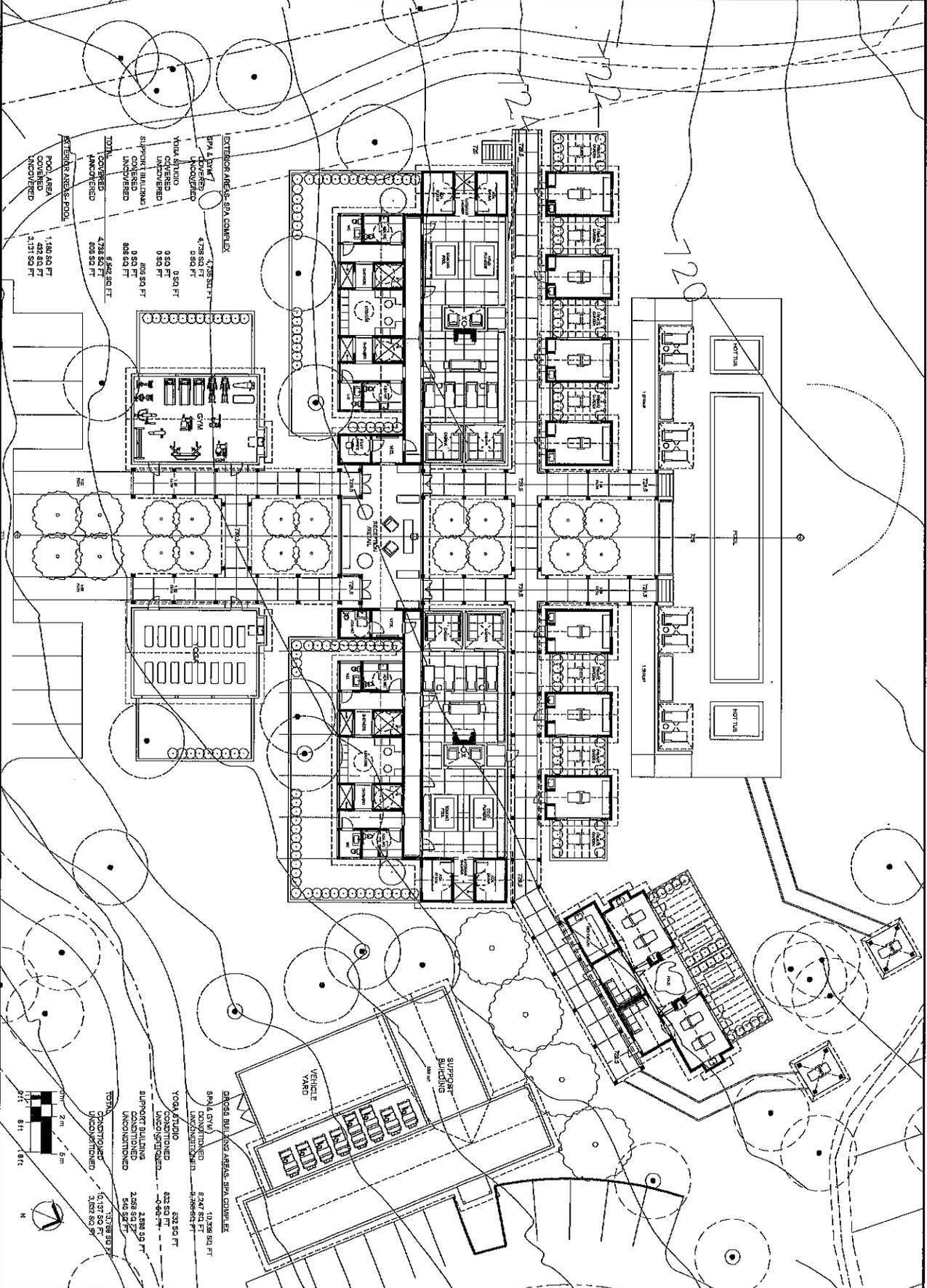
NOT FOR CONSTRUCTION
 See A3.1 for details

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN
 GILLAM
 KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the appropriateness of use of these documents in any other location.

A3.2



S1

SPA PLAN

2022' x 14' 0"

Room	Area
SPA 1 SPA	4,775 SQ. FT.
SPA 2 SPA	4,775 SQ. FT.
YOGA STUDIO	2,520 SQ. FT.
SUPPLEMENT BUILDING	2,520 SQ. FT.
VEHICLE YARD	2,520 SQ. FT.
POOL AREA	1,180 SQ. FT.
HOT TUB	2,137 SQ. FT.
TOTAL	23,327 SQ. FT.

NOT FOR CONSTRUCTION

Architect: BACKEN GILLAM KROEGER ARCHITECTS
 Project No.: 01004651001020110
 Date: 01/11/11
 Scale: AS SHOWN

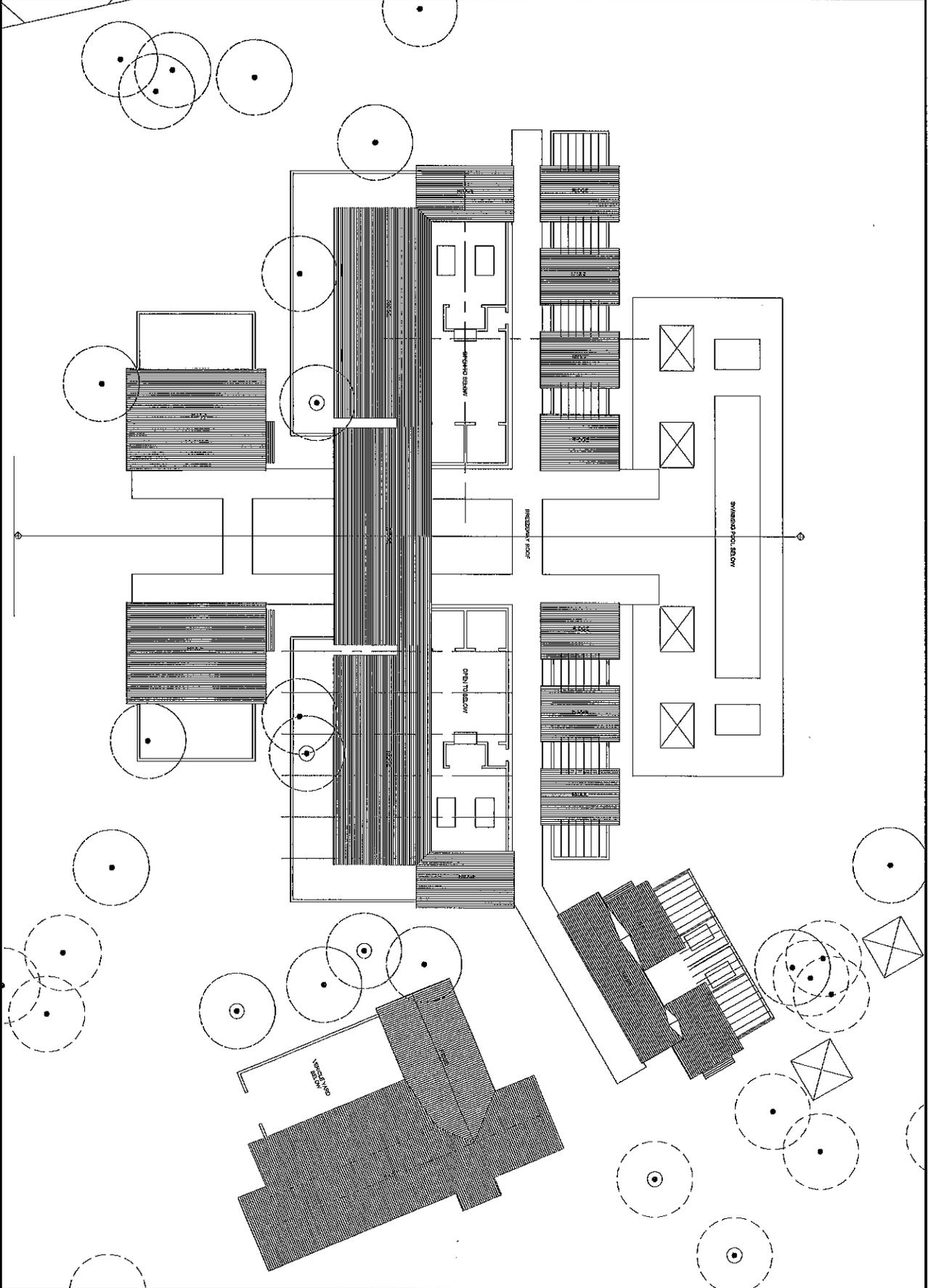
THE RESORT AT SONOMA COUNTRY INN

KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER

architects

This document is the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the accuracy or use of this document in any other location.



S2

SPA ROOF PLAN
5/27/11 TYP

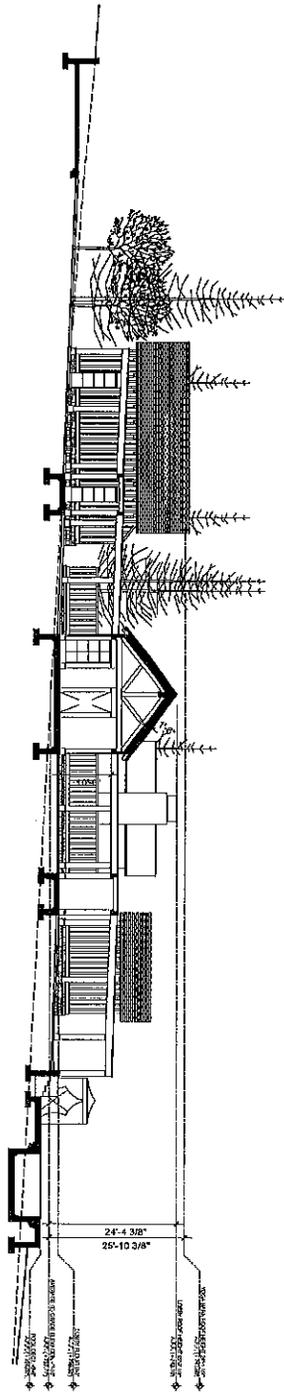
Project No.	5-1000
Client	THE RESORT AT SONOMA COUNTRY INN
Project Name	SPA ROOF PLAN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Scale	AS SHOWN
Date	5/27/11
Drawn By	JK
Checked By	JK
Project Manager	JK
Architect of Record	JK
City	SONOMA, CA
State	CA
Country	USA

NOT FOR CONSTRUCTION
See specification for details

THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

BACKEN
GILLAM
KROEGER
architects

These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any reproduction without the written consent is prohibited by law. BACKEN GILLAM KROEGER ARCHITECTS shall not be responsible for the documents if used where or in part at any other location.



S4

SPA SECTIONS
 3/28/11 1:42"

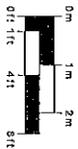
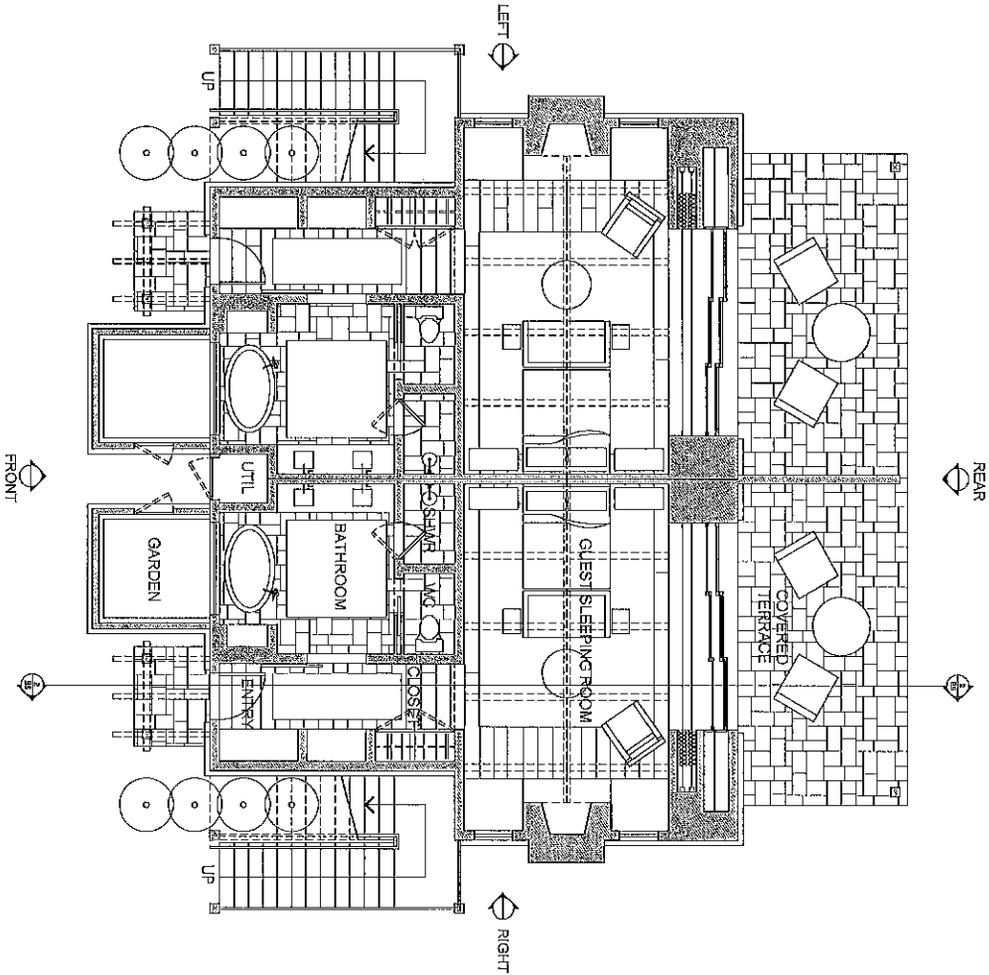
Project No.	11-001
Client	SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Scale	1/4" = 1'-0"
Date	3/28/11
Drawn by	JK
Checked by	JK
Approved by	JK

NOT FOR CONSTRUCTION
 See Project No. 11-001

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN
 GILLAM
 KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the statements or omissions in this drawing in any other location.



BUILDING AREAS

INTERIOR	3287 SQ. FT.
UNCONDITIONED	368 SQ. FT.
EXTERIOR COVERED	812 SQ. FT.
UNCOVERED	817 SQ. FT.

B1

UNIT TYPE B
 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

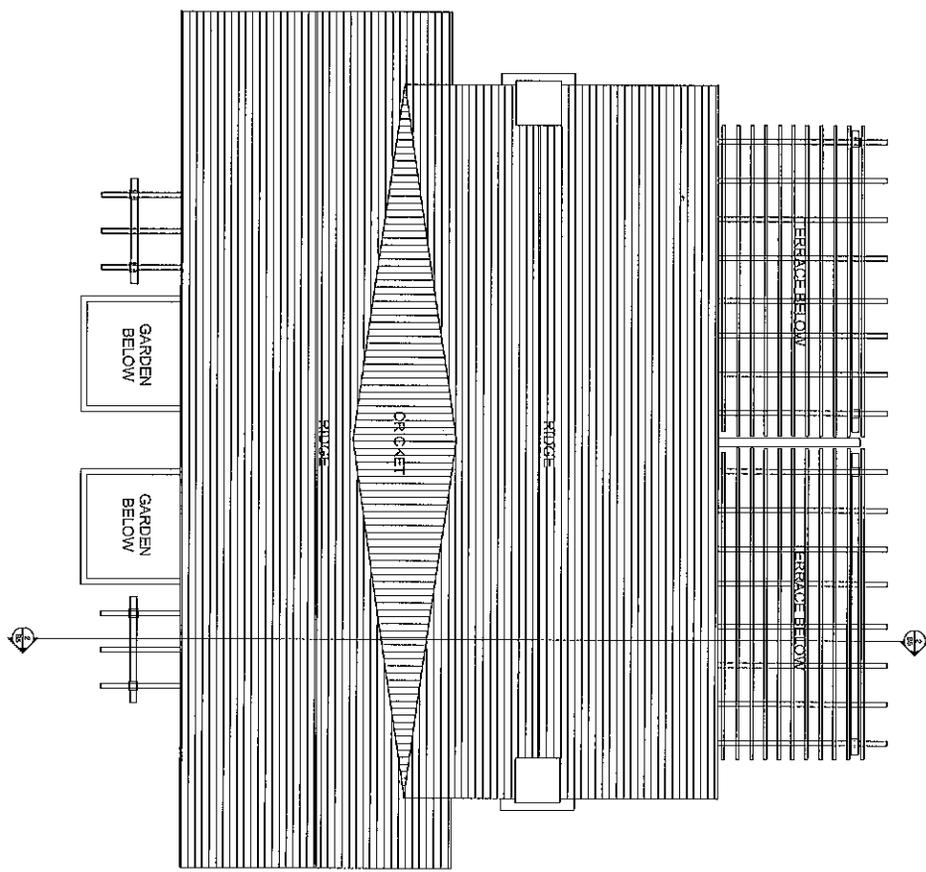
PROJECT	THE RESORT AT SONOMA COUNTRY INN
DATE	03/14/11
DESIGNED BY	BACKEN GILLAM KROEGER ARCHITECTS
CHECKED BY	
DATE	
SCALE	1/8"=1'-0"

NOT FOR CONSTRUCTION
 ALL CONSTRUCTION PERMITS

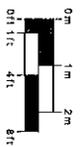
THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the consequences of any use made or any other location.



EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 TRUSS AND PERSOLS: STAINED WOOD, TYP.



B3

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

UNIT TYPE B
 ROOF PLAN

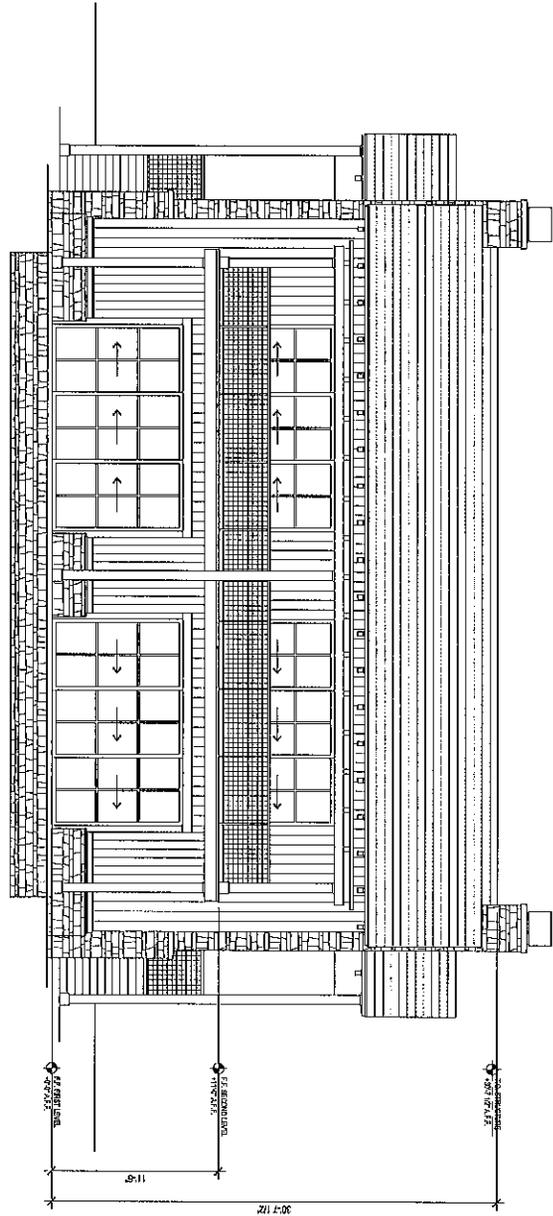
Project No.	37716
Client	THE RESORT AT SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Date	02/20/11
Sheet No.	B3
Sheet Title	UNIT TYPE B ROOF PLAN

NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY

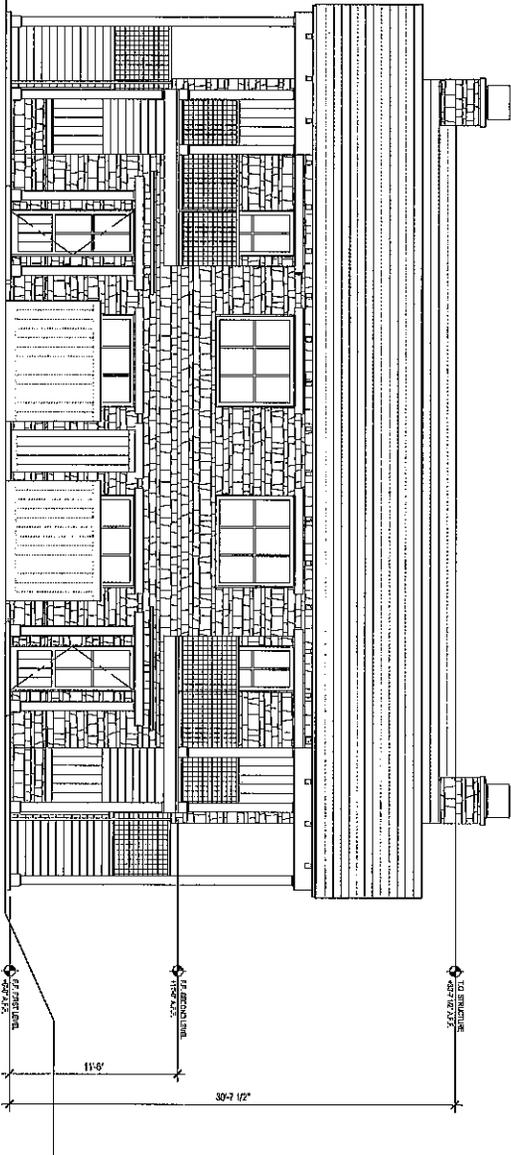
THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN
 GILLAM
 KROEGER
 architects

This document is the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the dimensions & area which is a part of this sheet unless.



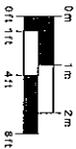
1 REAR EXTERIOR ELEVATION



2 FRONT EXTERIOR ELEVATION

EXTERIOR MATERIALS

- ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
- WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
- TRIM AND ARCHES: STEEL WITH LOW REFLECTIVE GLASS, TYP.
- SCREENS AND SHUTTERS: STAINED WOOD, TYP.
- FENCES: STAINED WOOD, TYP.



NOT FOR CONSTRUCTION

THE RESORT AT SONOMA COUNTRY INN

KENWOOD, CALIFORNIA

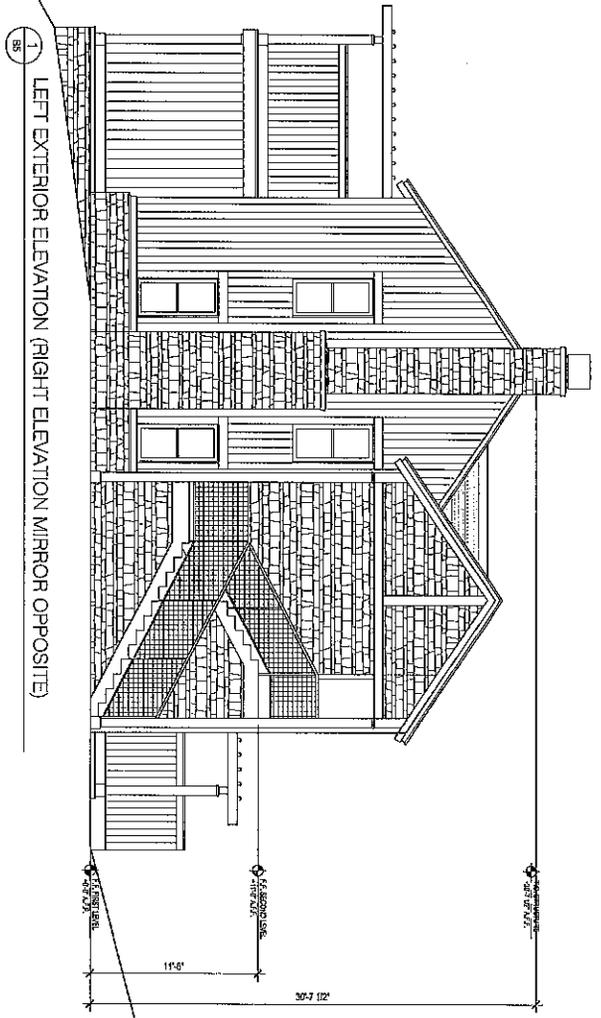
BACKEN GILLAM KROEGER architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without their written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims any responsibility for the documents if used whole or in part at any later date.

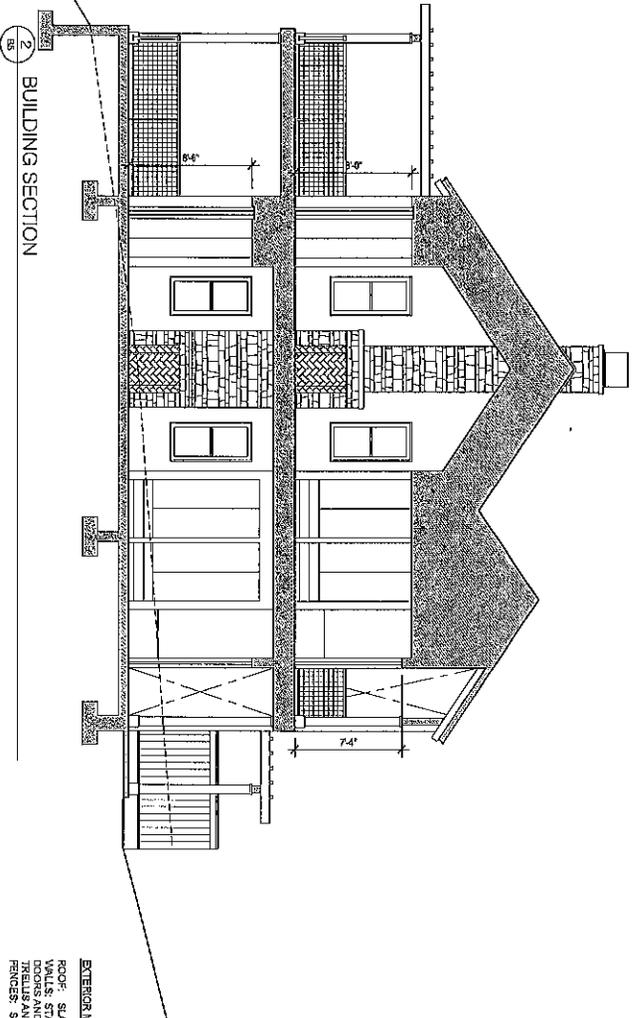
UNIT TYPE B ELEVATIONS

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

B4



1 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)



2 BUILDING SECTION

EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRILLES AND PORCHES: STAINED WOOD, TYP.
 FENCES: STAINED WOOD, TYP.



THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN
 GILLAM
 KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use, without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims any responsibility for the documents if used outside of its print at any other location.

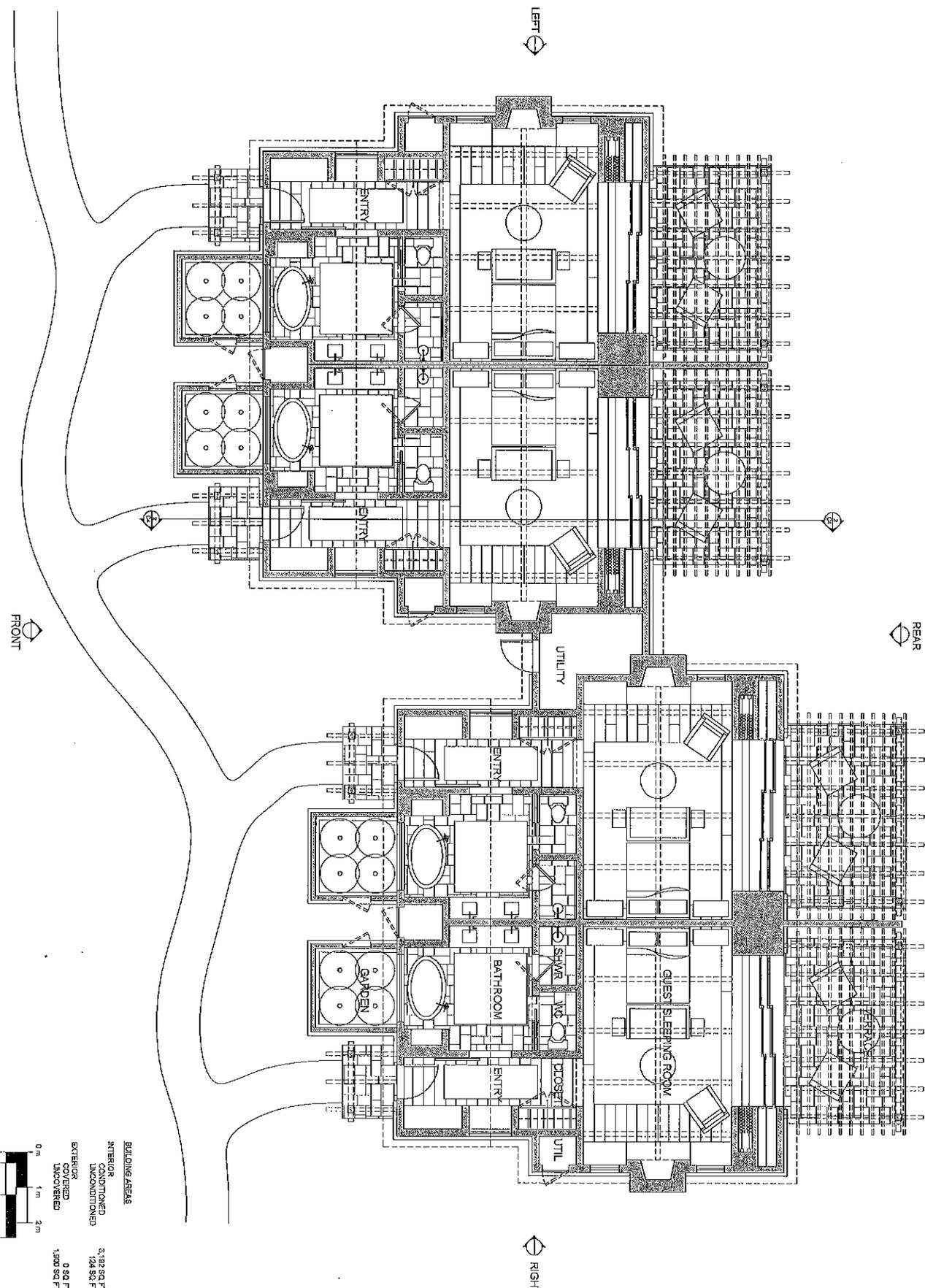
NOT FOR CONSTRUCTION
 An unapproved copy

Revision table with columns for No., Date, Description, and initials.

UNIT TYPE B
 ELEVATION
 AND SECTION

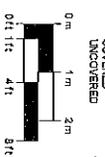
SCALE 1/8"=1'-0"

BS



BUILDING AREAS

INTERIOR UNCONDITIONED	5,199 SQ FT
INTERIOR CONDITIONED	124 SQ FT
EXTERIOR COVERED	0 SQ FT
EXTERIOR UNCOVERED	1,300 SQ FT



NOT FOR CONSTRUCTION
 An extension of the
 contract documents

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER
 architects

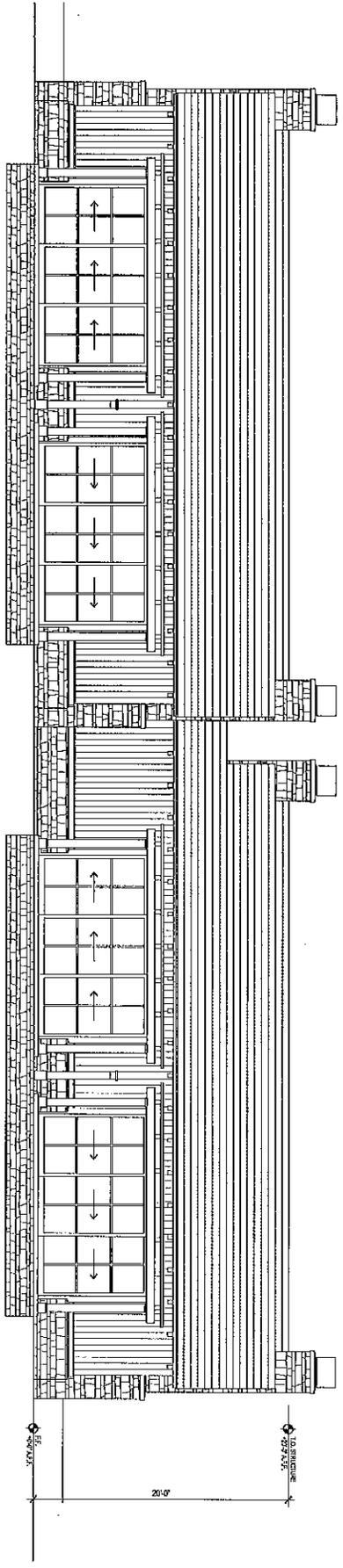
These documents are the property of Backen Gillam Kroeger Architects. Any uncontrolled use, release or other reuse is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents kept aside or in part at any other location.

C1

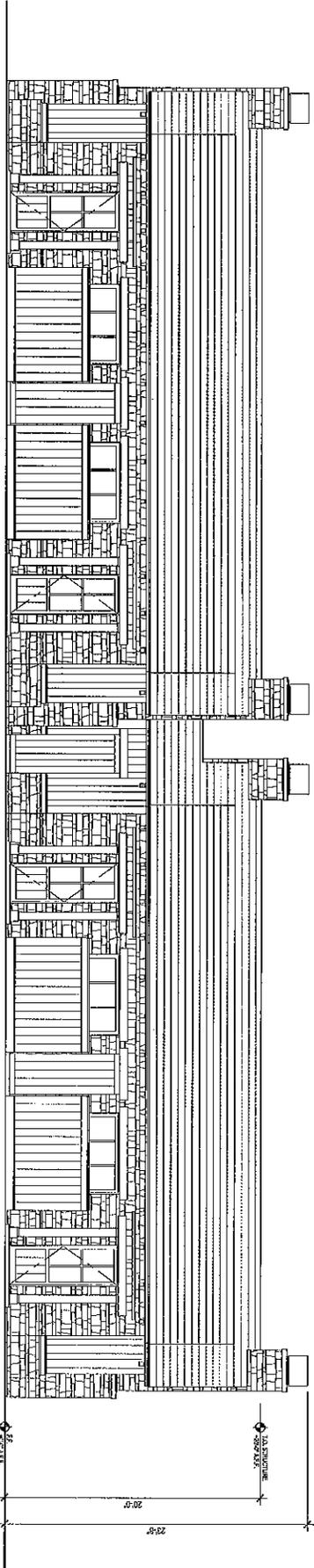
SCALE: 1/4"=1'-0"
 UNIT TYPE C PLAN

Project No.	R30145-0012010116
Client	SONOMA COUNTRY INN
Location	KENWOOD, CALIFORNIA
Phase	CONSTRUCTION
Date	02/20/11
Drawn By	BACKEN GILLAM KROEGER
Checked By	BACKEN GILLAM KROEGER
Scale	1/4"=1'-0"
Unit	FEET
Notes	

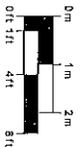
1 REAR EXTERIOR ELEVATION



2 FRONT EXTERIOR ELEVATION



EXTERIOR MATERIALS
 ROOF - SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS - STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS - STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRELLIS AND PERGOLAS - STAINED WOOD, TYP.



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

UNIT TYPE C
 ELEVATIONS

Project No.	15201516
Client	THE RESORT AT SONOMA COUNTRY INN
Location	KENWOOD, CALIFORNIA
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Date	02/19/10

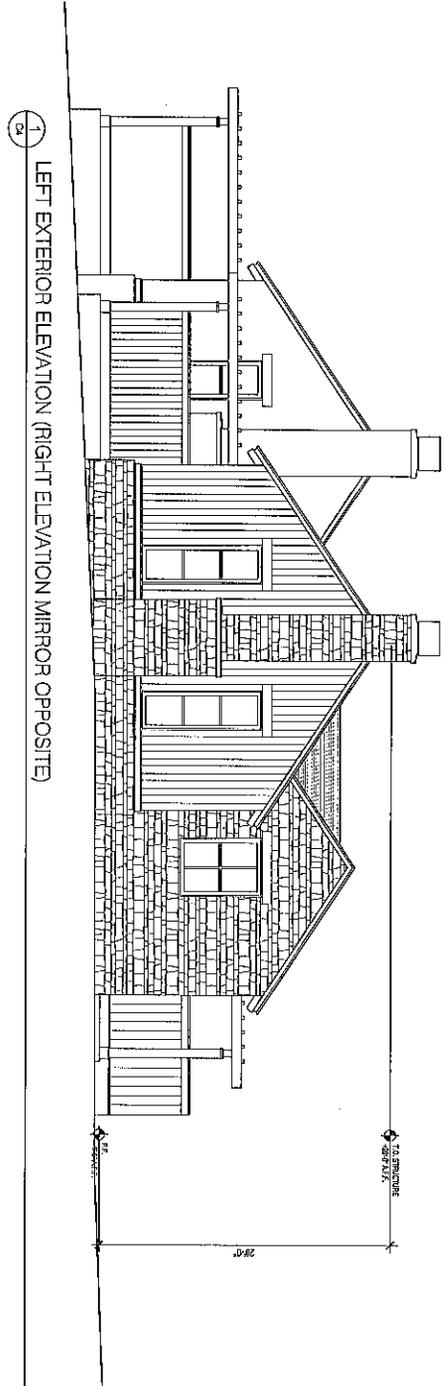
NOT FOR CONSTRUCTION
 See Construction Notes

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

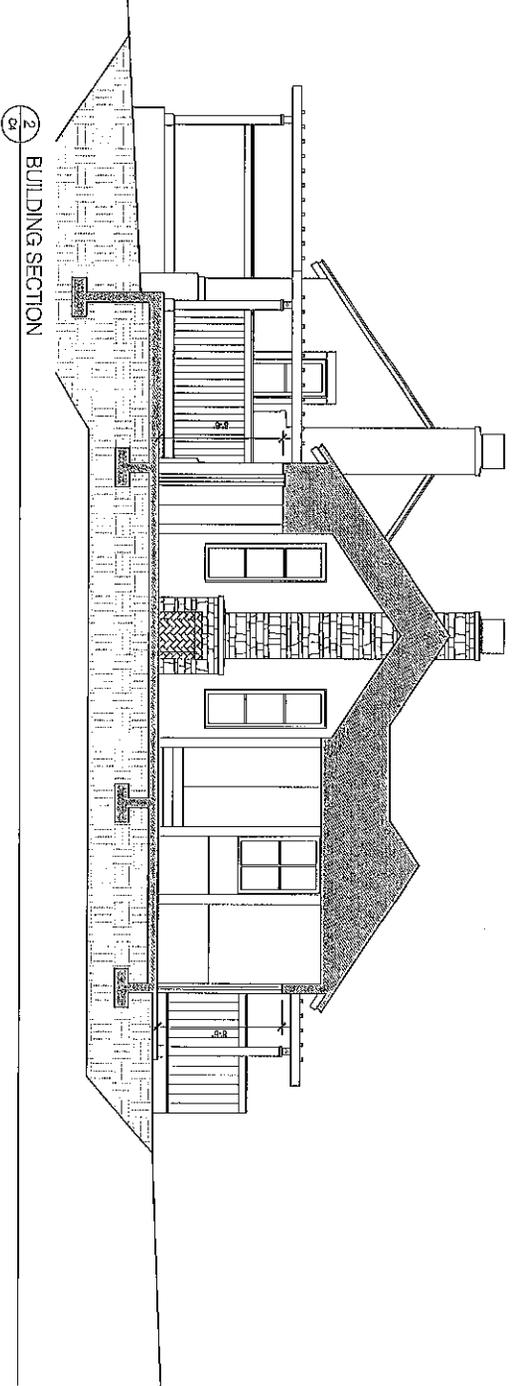
BACKEN
 GILLAM
 KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.



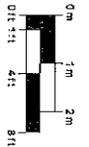


1 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)



2 BUILDING SECTION

EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRUSS AND PENCILES: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects retains responsibility for the documents if used in whole or in part at any other location.

**BACKEN
 GILLAM
 KROEGER**
 architects

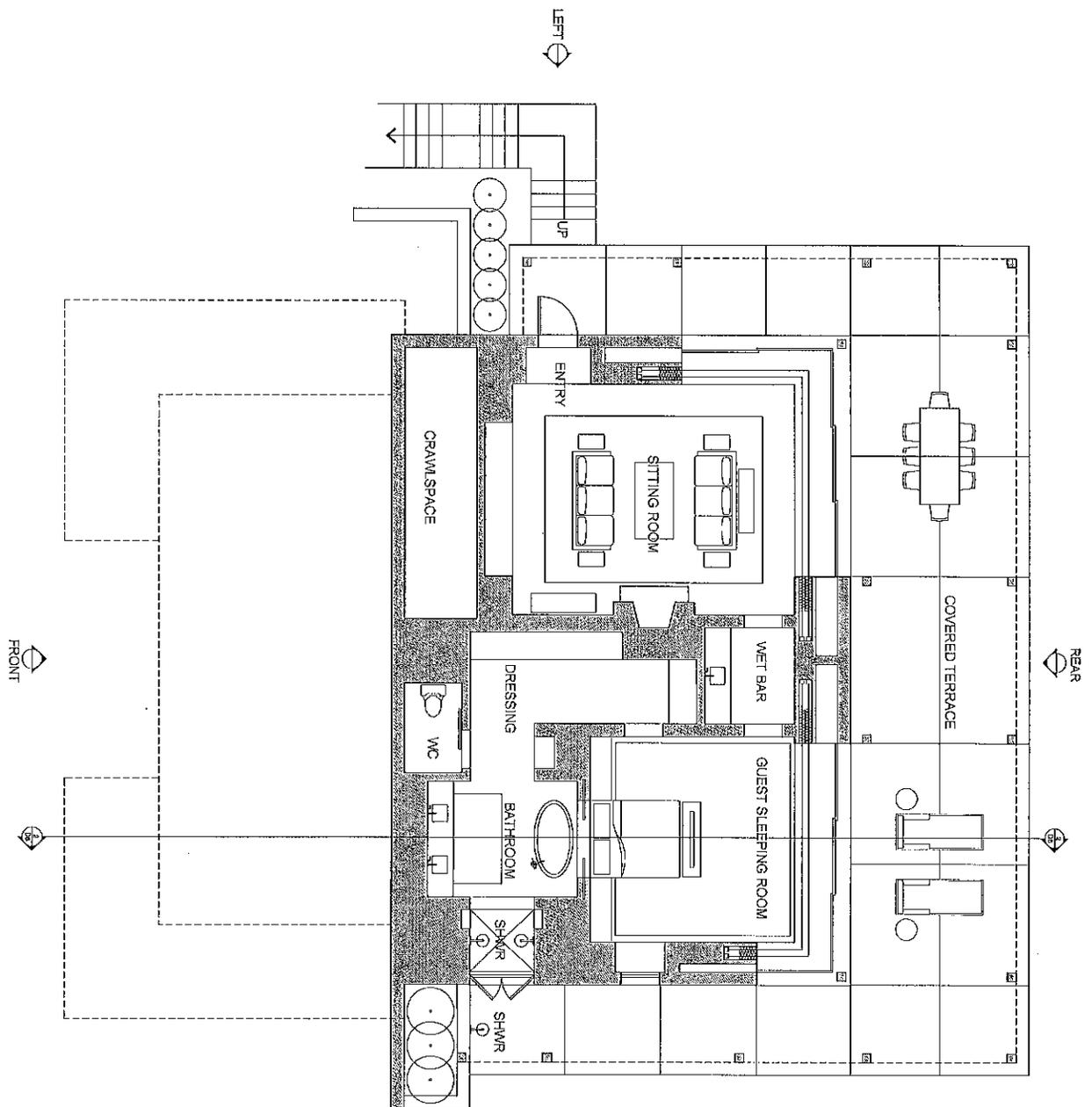
THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

**NOT FOR
 CONSTRUCTION**
For information only

Project No.	15001
Drawn by	JK
Checked by	JK
Date	08/20/10
Scale	AS SHOWN
Sheet No.	01
Total Sheets	01
Discipline	ARCHITECTURE
Phase	CONCEPTUAL

SCALE: 1/8"=1'-0"
 UNIT TYPE C
 ELEVATION
 AND SECTION

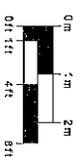
C4



GROSS BUILDING AREAS

INTERIOR	3,387 SQ. FT.
CONDITIONED	1,789 SQ. FT.
UNCONDITIONED	
EXTERIOR	0.864 SQ. FT.
COVERED	2,697 SQ. FT.
UNCOVERED	

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



D1

UNIT TYPE D
 FIRST FLOOR PLAN

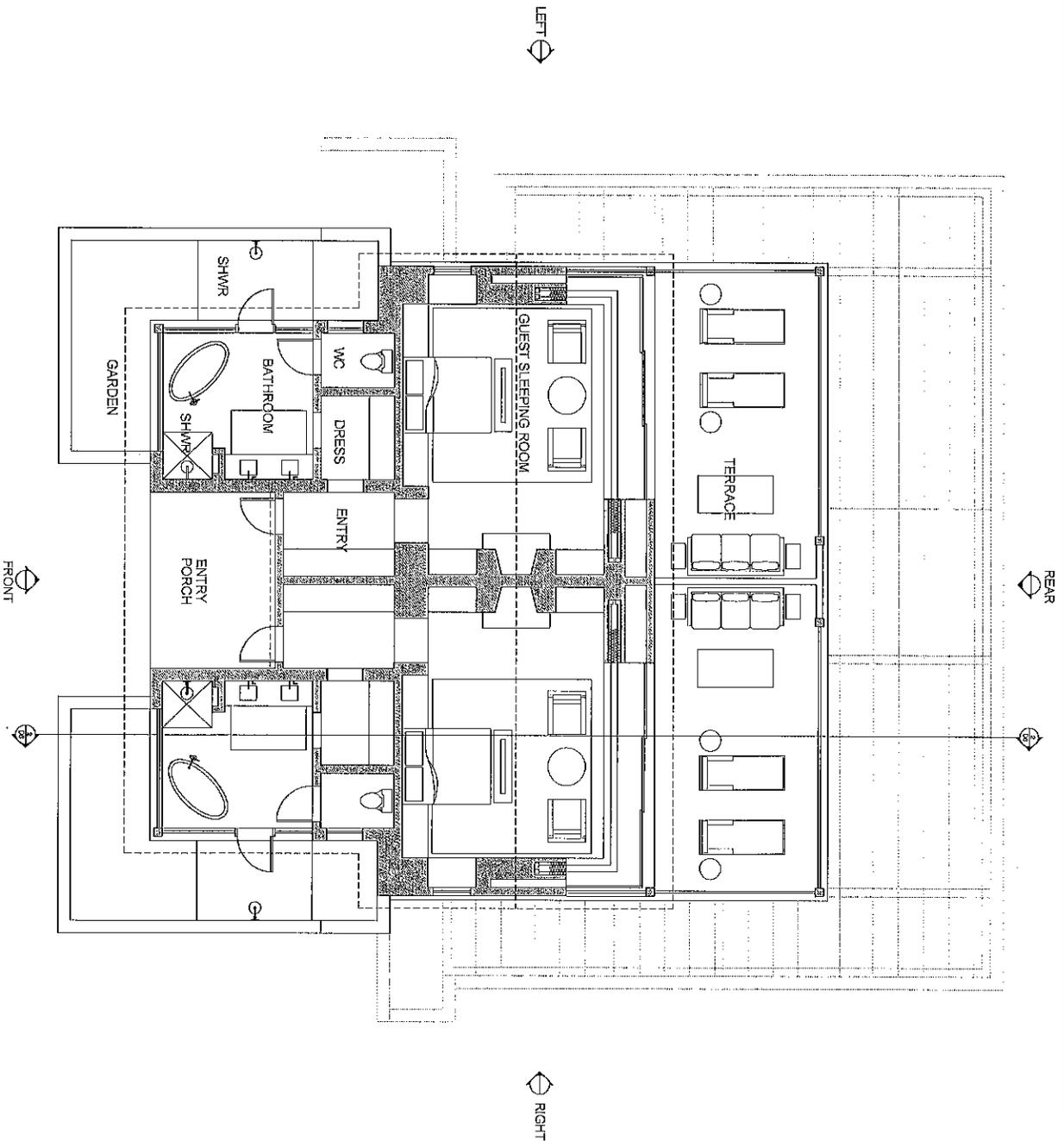
Project Name	THE RESORT AT SONOMA COUNTRY INN
Client	SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Scale	1/4" = 1'-0"
Date	01/11/11
Drawn By	DAVID GILLAM
Checked By	DAVID GILLAM
Scale	1/4" = 1'-0"
Date	01/11/11
Drawn By	DAVID GILLAM
Checked By	DAVID GILLAM

NOT FOR CONSTRUCTION
 Use as indicated only.

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects reserves responsibility for the documents if used while on in print at any other location.



D2

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

UNIT TYPE D
SECOND
FLOOR PLAN

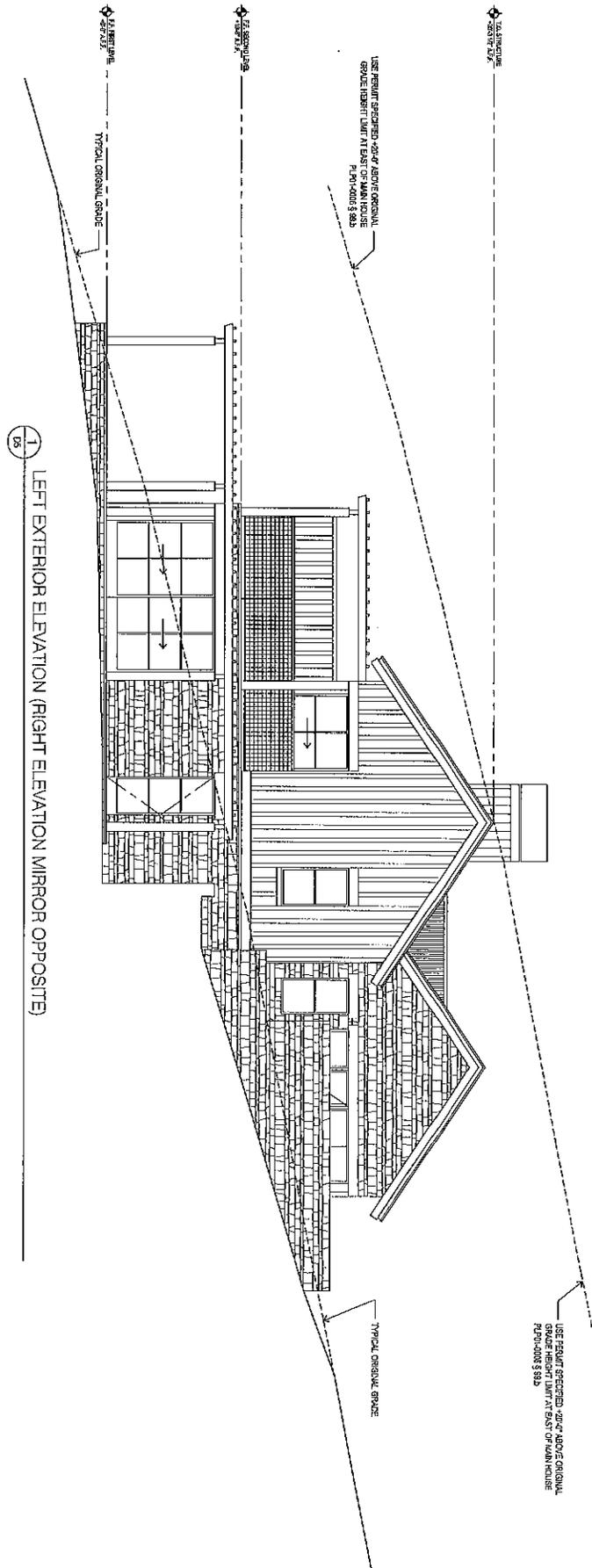
Project No.	02011512015201515
Client	THE RESORT AT SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Project Name	THE RESORT AT SONOMA COUNTRY INN
Sheet No.	D201151201515
Date	02/01/11
Drawn By	DRG
Checked By	DRG
Approved By	DRG

NOT FOR CONSTRUCTION
(no dimensions and notes)

THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

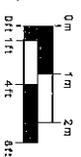
BACKEN
GILLAM
KROEGER
architects

This document is the property of Backen Gillam Kroeger Architects. Any use thereof without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims any responsibility for the construction of this building or project at any other location.

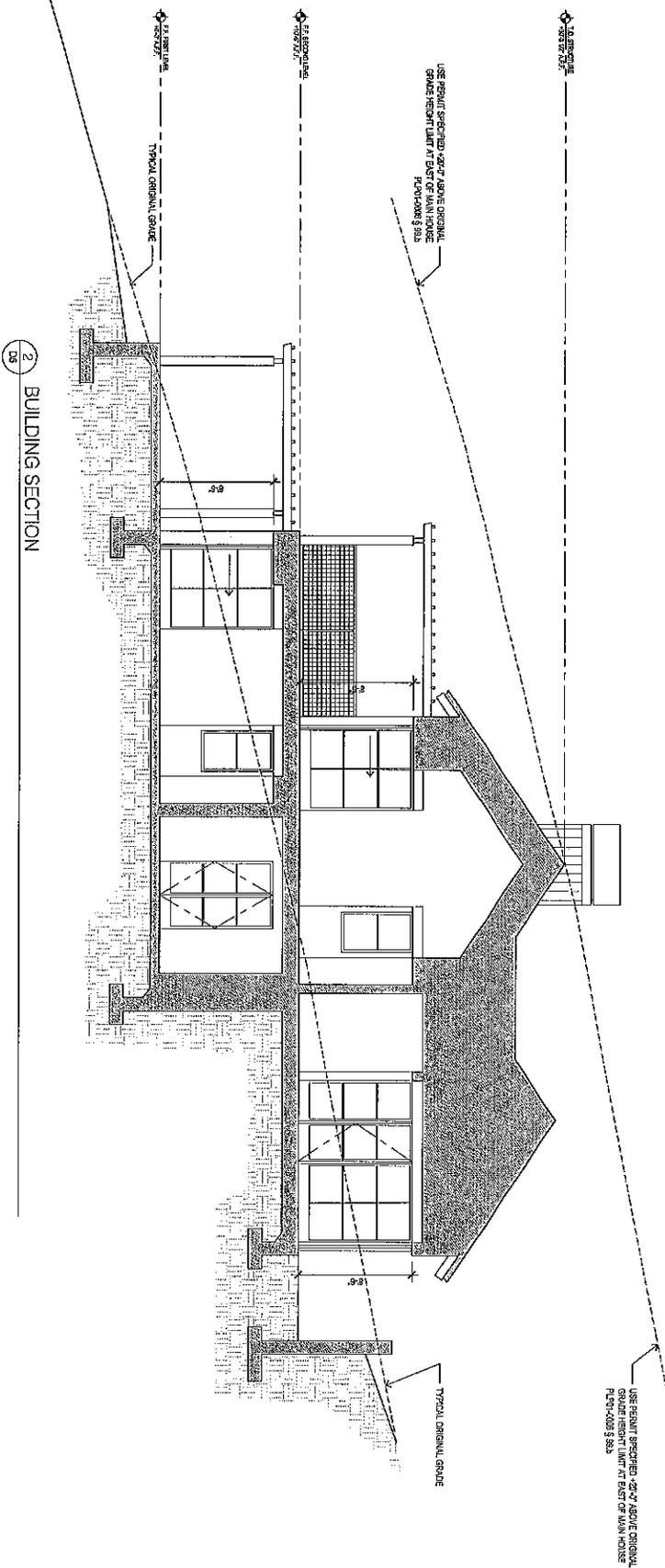


1 D5 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)

EXTERIOR MATERIALS
 ROOF - SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS - STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS - STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRELLIS AND PERGOLAS - STAINED WOOD, TYP.

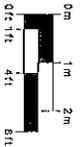


<p>D5</p>	<p>SCALE: 1/4"=1'-0"</p>	<p>UNIT TYPE D ELEVATION</p>	<p>NOT FOR CONSTRUCTION Use only for reference</p>	<p>THE RESORT AT SONOMA COUNTRY INN KENWOOD, CALIFORNIA</p>	<p>BACKEN GILLAM KROEGER architects</p>	<p><small>These documents are the property of Backen Gillam Kroeger Architects. Any use or disclosure without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims any responsibility for the documents if used whole or in part at any other location.</small></p>
------------------	--------------------------	----------------------------------	---	---	---	---



2 BUILDING SECTION

EXTERIOR MATERIALS
 ROOF - SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS - STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS - STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRELLIS AND PERGOLAS - STAINED WOOD, TYP.



NOT FOR CONSTRUCTION
 See schedule on sheet 001

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER architects

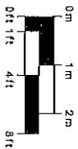
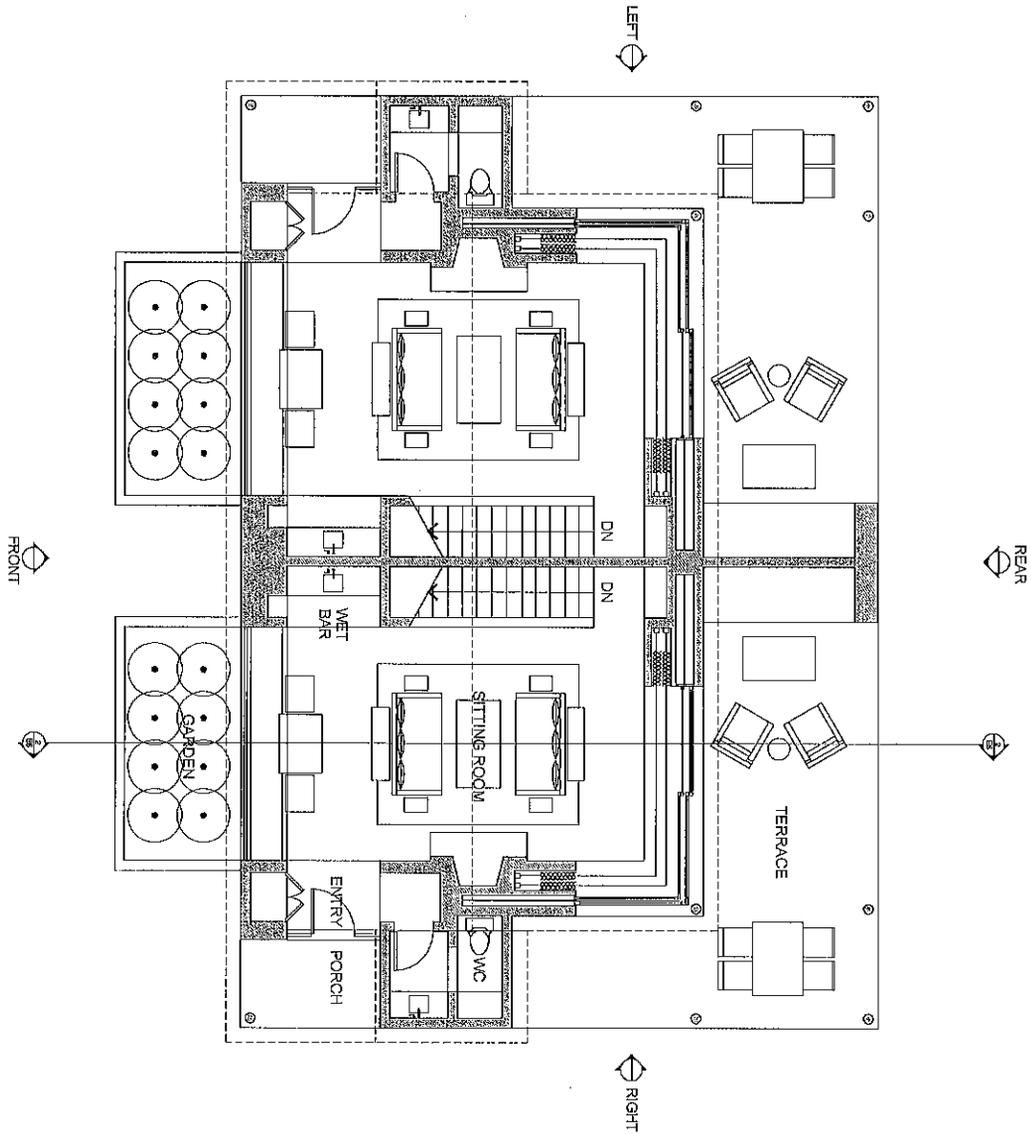
These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the accuracy of any information.

D6

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

UNIT TYPE D SECTION

Project No.	809 (25/20) (05/10) 15
Client	THE RESORT AT SONOMA COUNTRY INN
Architect	BACKEN GILLAM KROEGER ARCHITECTS
Scale	1/4"=1'-0"
Date	05/10/11
Drawn	DKR/ESB/NTL
Checked	DKR/ESB/NTL
Approved	DKR/ESB/NTL
Disc. Essential	



E2

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

UNIT TYPE E
SECOND
FLOOR PLAN

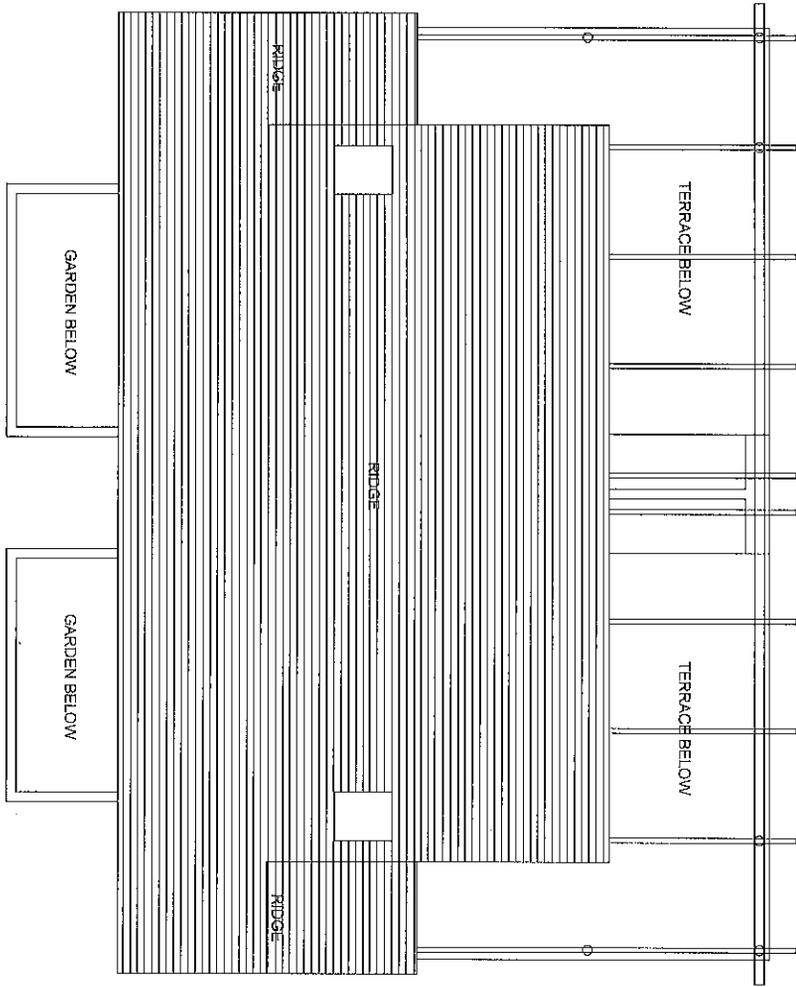
Project No.	02-16-15
Drawn By	JK
Checked By	JK
Date	02/16/15
Sheet No.	02/16-15-01
Revision	02/16/15
Discipline	ARCHITECTURAL

**NOT FOR
CONSTRUCTION**
For information only

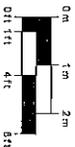
THE RESORT AT
SONOMA COUNTRY INN
KEMWOOD, CALIFORNIA

**BACKEN
GILLAM
KROEGER**
architects

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used without its part of any other location.



EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 TRILLS AND TERRACES: METAL AND STAINED WOOD, TYP.



NOT FOR CONSTRUCTION
 For Information Only

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN
 GILLAM
 KROEGER
 architects

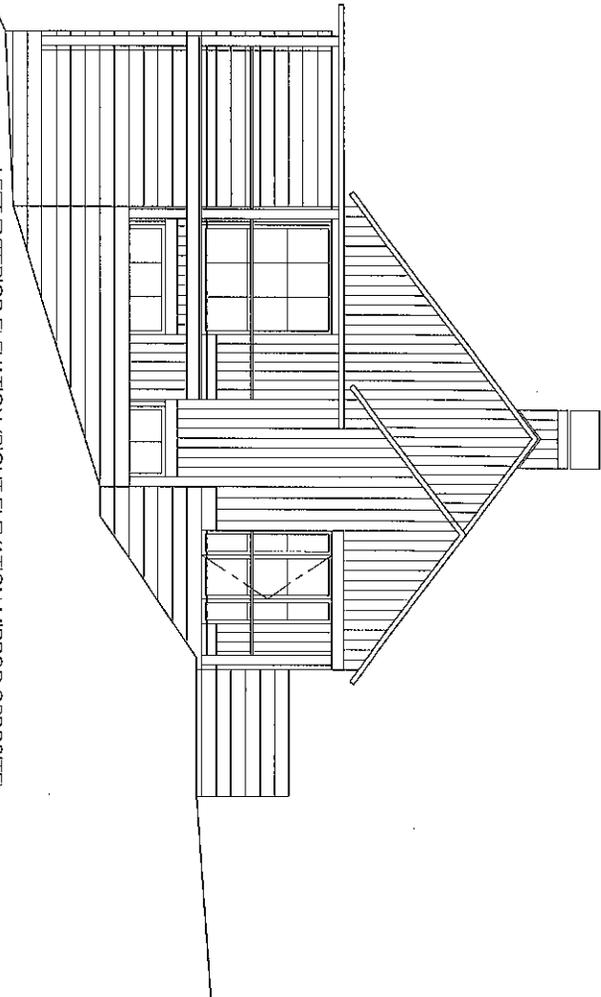
These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if inserted into or in part of any other location.

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

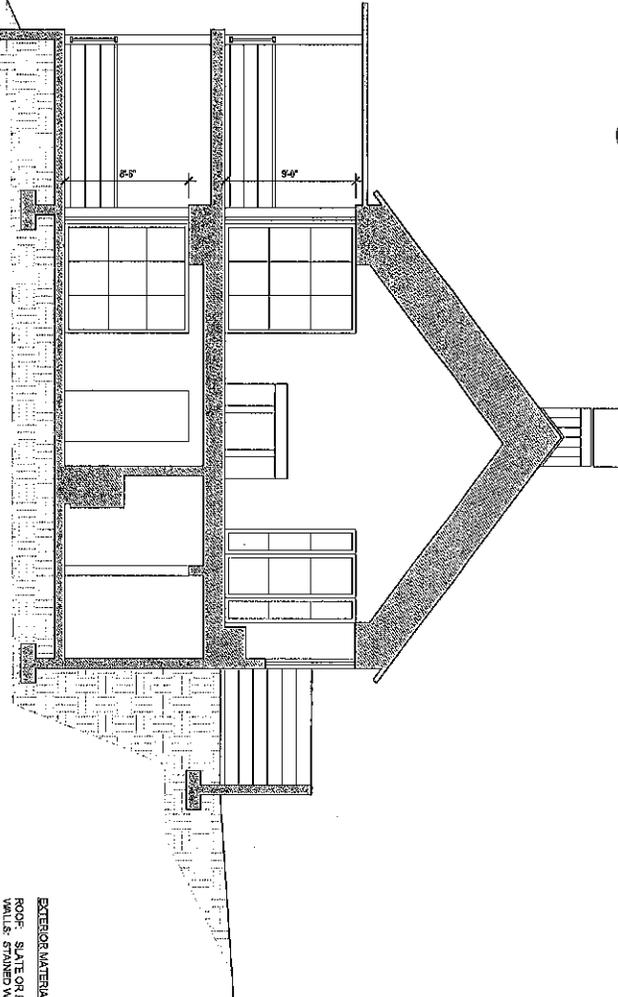
UNIT TYPE E
 ROOF PLAN

E3

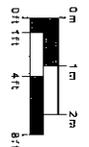
1 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)



2 BUILDING SECTION



EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS: STEEL WITH LEAD BEHEMOTHE GLASS, TYP.
 TRIMMS AND FENCEWORK: STAINED WOOD, TYP.



NOT FOR CONSTRUCTION

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER ARCHITECTS

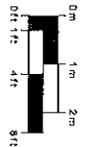
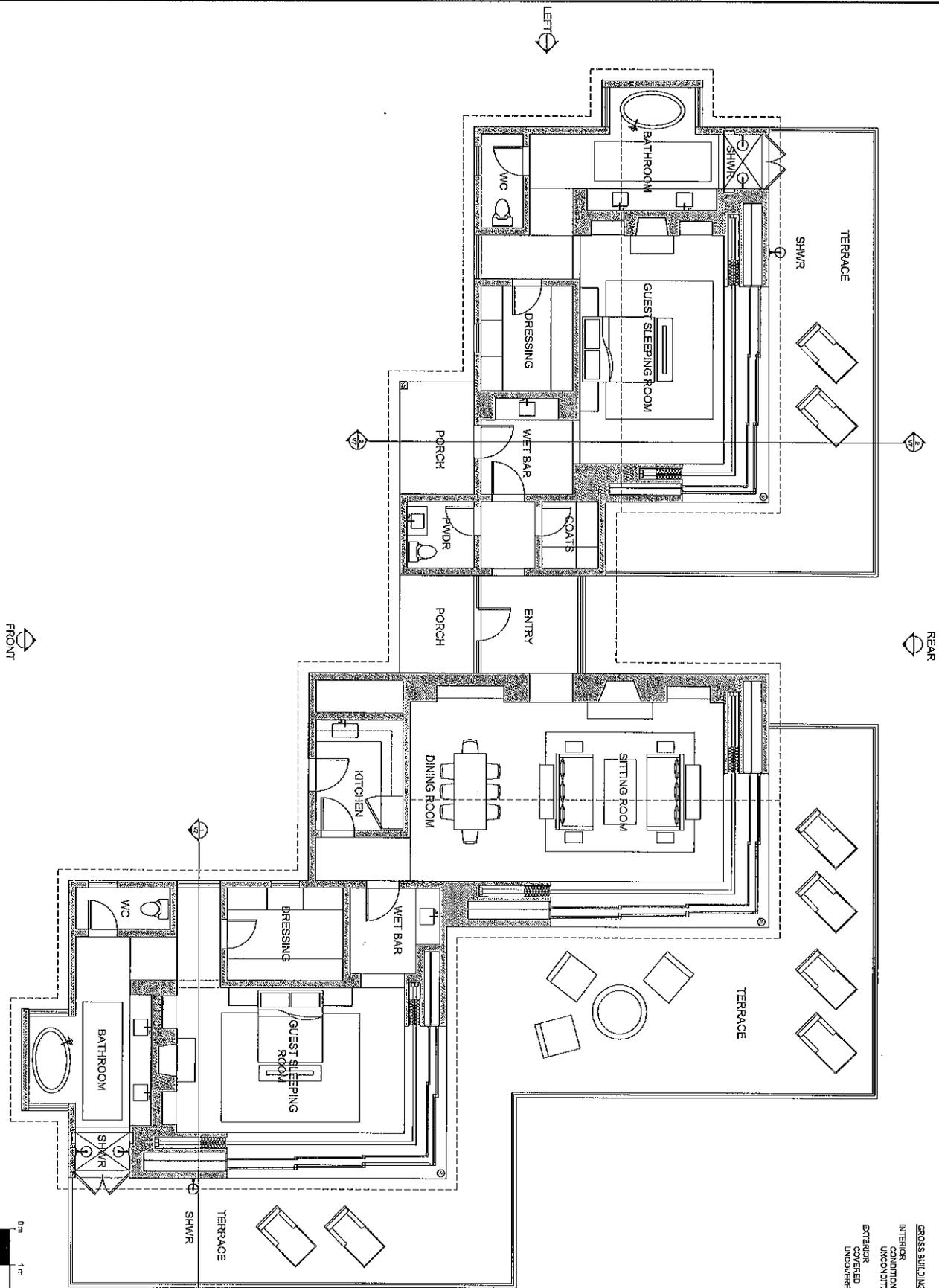
These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the accuracy of any information or report of any other location.

E5

UNIT TYPE E ELEVATION AND SECTION

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

Project No.	DATE	BY	CHECKED
Drawn by	DATE	BY	CHECKED
Checked by	DATE	BY	CHECKED
Date	DATE	BY	CHECKED
Scale	DATE	BY	CHECKED
Sheet No.	DATE	BY	CHECKED
Total Sheets	DATE	BY	CHECKED
Project Name	DATE	BY	CHECKED
Client Name	DATE	BY	CHECKED
Architect Name	DATE	BY	CHECKED
Address	DATE	BY	CHECKED
City	DATE	BY	CHECKED
State	DATE	BY	CHECKED
Zip	DATE	BY	CHECKED
Phone	DATE	BY	CHECKED
Fax	DATE	BY	CHECKED
E-mail	DATE	BY	CHECKED
Website	DATE	BY	CHECKED



GROSS BUILDING AREAS	
INTERIOR	3,106 SQ. FT.
CONDITIONED	38 SQ. FT.
UNCONDITIONED	0 SQ. FT.
EXTERIOR COVERED	1,223 SQ. FT.
UNCOVERED	

V1

SCALE: 1/8"=1'-0"
VILLA FLOOR PLAN

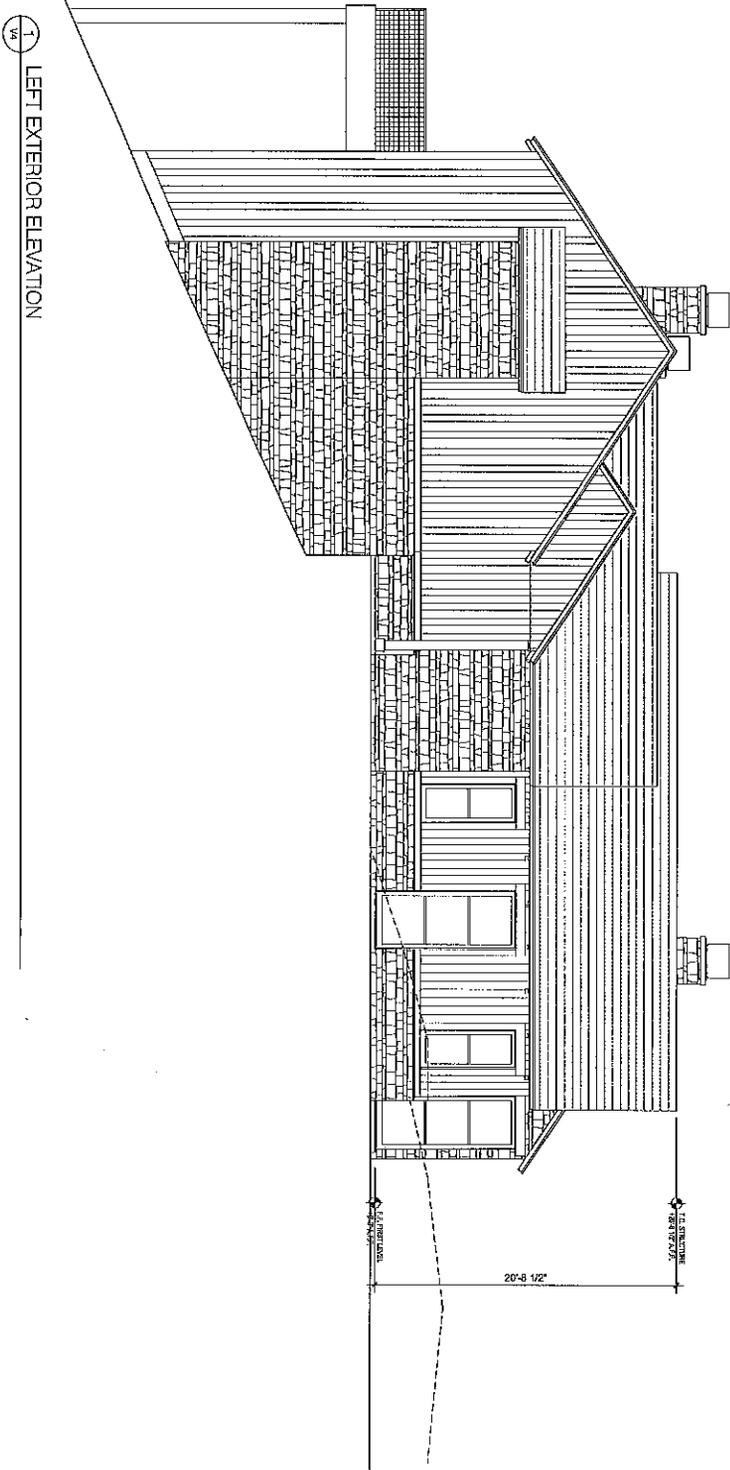
Project No.	15201516
Client Name	THE RESORT AT SONOMA COUNTRY INN
Site No.	15201516
Date	02/09/16
Drawn By	DRG/REB/STL
Checked By	
Scale	1/8"=1'-0"
Sheet No.	01
Total Sheets	01

NOT FOR CONSTRUCTION
For information only

THE RESORT AT SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

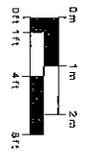
BACKEN GILLAM KROEGER architects

This document is the property of Backen Gillam Kroeger Architects. Any use or disclosure without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the accuracy of the information shown on this drawing. It is used as a part of the project record.



1
VS
LEFT EXTERIOR ELEVATION

EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS: 5 EEL WITH LOW REFLECTIVE GLASS, TYP.
 TRILUS AND FIBROUR, STAINED WOOD, TYP.



VILLA
 ELEVATION

Project No.	515-0004
Drawn By	J.D. Duran
Checked By	J.D. Duran
Approved By	J.D. Duran
Date	5/9/16
Discipline	ARCHITECTURAL
Issue	01

NOT FOR CONSTRUCTION
 For information only

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

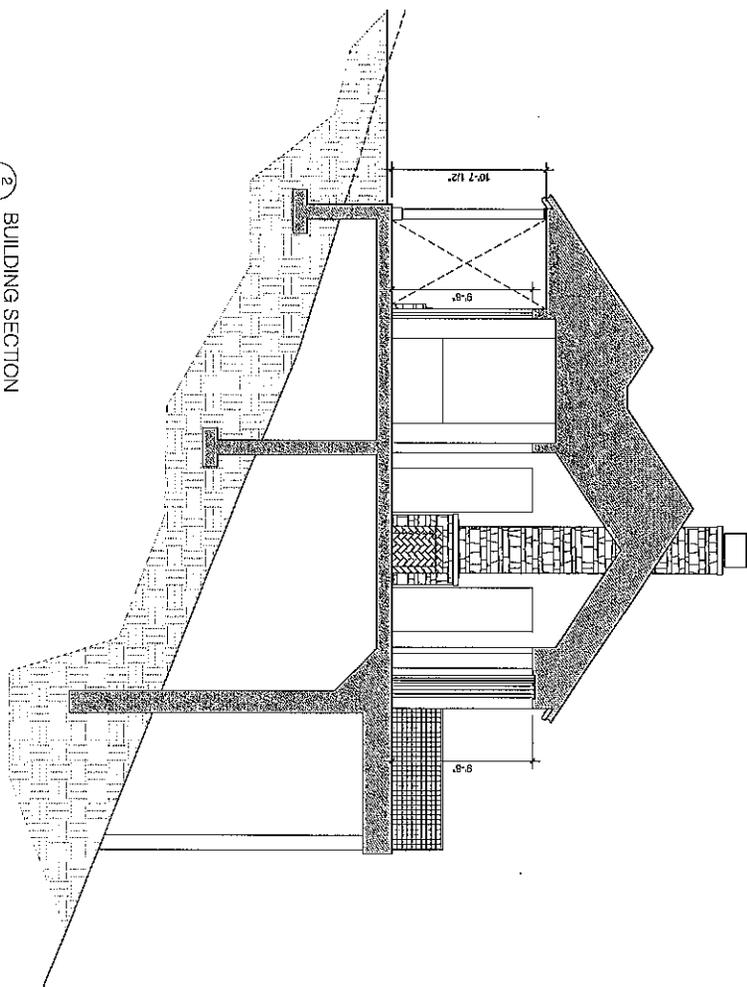
BACKEN
 GILLAM
 KROEGER
 architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used in whole or in part at any other location.

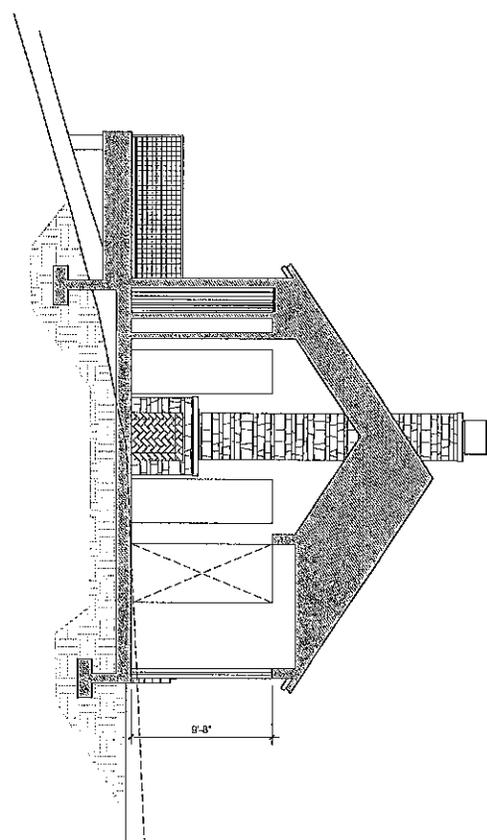
V4

SCALE: 3/8"=1'-0"

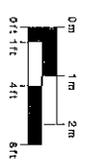
2 BUILDING SECTION



1 BUILDING SECTION



EXTERIOR MATERIALS
 ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.
 TRILLES AND PERGOLAS: STAINED WOOD, TYP.



V7

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

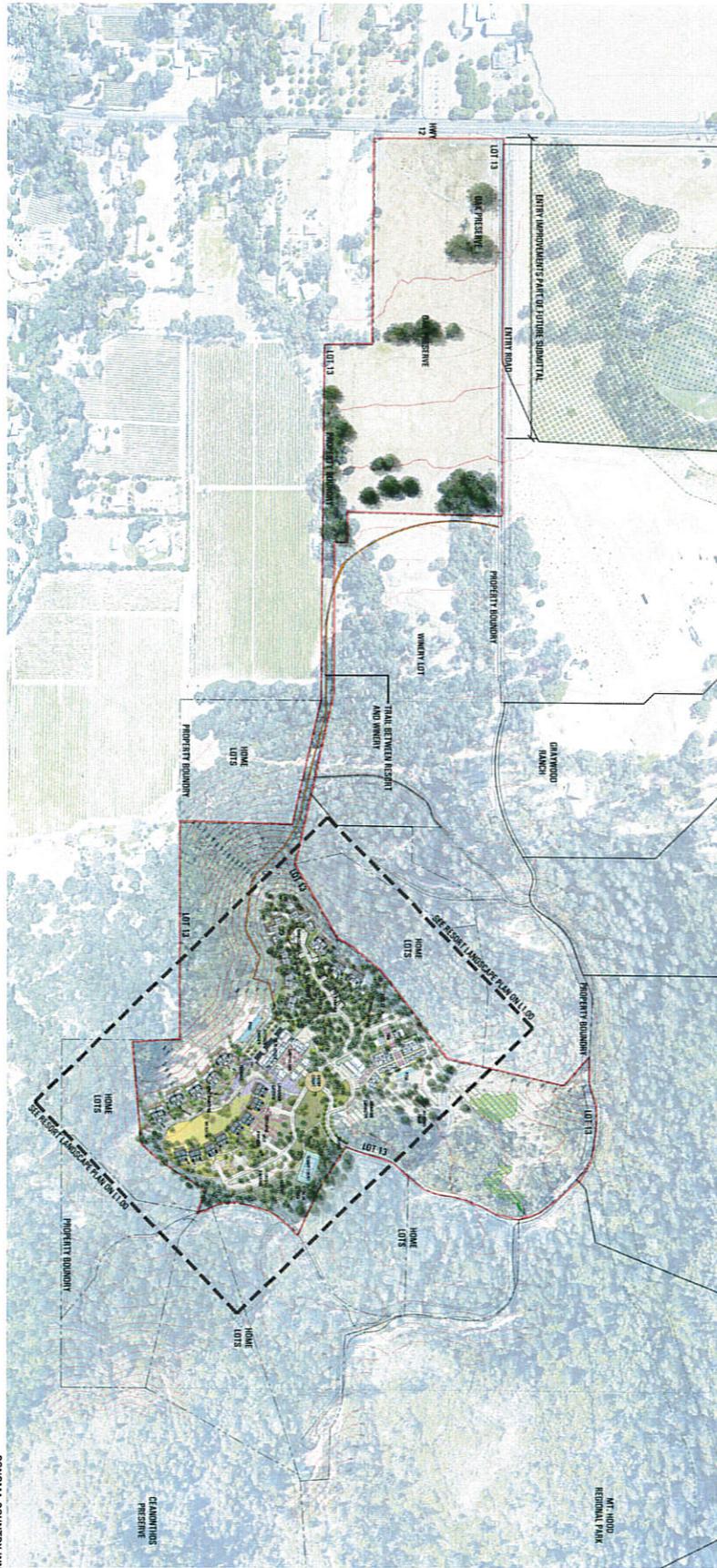
Project No.	6177408
Drawn By	SK/ML
Checked By	SK/ML
Date	02/01/11
Scale	AS SHOWN
Notes	PRELIMINARY

NOT FOR CONSTRUCTION
 Use for construction per

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

BACKEN GILLAM KROEGER architects

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used without consent of any other location.



SONOMA COUNTRY INN
LOT 13 PRELIMINARY LANDSCAPE PLAN



PRELIMINARY OVERALL
LANDSCAPE PLAN
L1.00

Project	THE RESORT AT SONOMA COUNTRY INN
Client	SONOMA COUNTRY INN
Architect	BACKEN GILMAN KRISGER ARCHITECTS
Site No.	02.0116
Scale	AS SHOWN
Date	07/20/16
Drawn by	REP: SONOMA INN
Checked by	
Approved by	



THE RESORT AT
SONOMA COUNTRY INN
KENWOOD, CALIFORNIA

LANDSCAPE ARCHITECT: **swa**
301 Battery Street
2nd Floor
San Francisco, California
94111-2222
United States
www.swagroup.com
+1.415.698.8770 x

These documents are the property of Backen Gilman Krueger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gilman Krueger Architects disclaims responsibility for the documents if used whole or in part at any time.



RESORT LANDSCAPE REFERENCE IMAGES

RESORT PLANT LIST

BOTANICAL NAME	COMMON NAME	WATER USE
GREYHORN TREES		
ACER MARGRAPHIIANUM	BIG LEAF MAPLE	LOW
QUERCUS UBERA	VALLEY OAK	VERY LOW
LYNCHOTRICHUM FLORENSISSIMUM	CALIFORNIA REDWOOD	LOW
QUERCUS BELLOSIO	BLACK OAK	LOW
ABUTILON MENZESII	WADROBE	LOW
ASCLEPIAS CALIFORNICANA	CALIFORNIA BUCKEYE	LOW
ORNAMENTAL TREES		
DIPSACUS KAKI	PERUVIANUM	LOW
CERES OCCIDENTALIS	WESTERN RHODOD	LOW
OLEA EUROPAEA	OLIVE	VERY LOW
SHRUBS		
RHAMNUS CALIFORNICUM	CORTEZEBERRY	VERY LOW
LEUCODENDRON DISCOLOR	YELLOW CORNBUSH	LOW
ROMEXIA CALIFORNI	MALVA PEPPY	LOW
JUSTICIA CALIFORNICA	CANBERRA	VERY LOW
WARICKIA CALIFORNICA	PACIFIC WAX MYRTLE	LOW
LEUCOPHYLLA GAMBELII	GREY PIN	LOW
ESCALONIA WAPLE BLOSSOM	ESCALONIA	LOW
AGAVE ATTENUATA	AGAVE	VERY LOW
REES SPECIOSISSIMA	CALIFORNIA LILAC	LOW
CELANOPIUS	BIG LEAF RHODOD	LOW
RHODODENDRON	WESTERN AZALEA	MEDIUM
RHODODENDRON OCCIDENTALE	WAX MYRTLE	LOW
HYDRANGEA QUERCIFOLIA	QUERCIFOLIA	LOW
HELENIOPSIS ARBUTIFOLIA	TOUCH	LOW
CALYPTROPHE BICOLOR	BUSH MONARD	LOW
LAVANDULA ANGIUSTYLOIA	ENGLISH LAVENDER	MEDIUM
RAIN GARDEN PLANTING		
LETMUS CONDENSATUS	WILD RICE	LOW
CANTHUS PRINCE	SPREADING ROSE	LOW
JUNCUS PALFURI	SPREADING ROSE	LOW
SALVIA SPATHACEA	HUMBOLDT SAGE	LOW
RIS DOLICISSIMA	DOLICISSIMA	LOW
LIANUM PERZEI	SEA LAVENDER	LOW
GROUNDCOVERS		
FARCTISPARTIS UVA-URS	WINTERGREEN	LOW
FRAXINIA CALIFORNICA	BEACH STRAWBERRY	LOW
PLANTAGO BICOLOR	CALIFORNIA PLANTAIN	LOW
LUPINE HYBRIDUS	LUPINE	LOW
DICENTRA FORBOSA	PACIFIC BLEEDING HEART	LOW
LUPINUS BICOLOR	MINIATURE LUPINE	LOW
SEDUM SPATHULIFOLIUM	STONE CRAP	LOW
GRASSES		
HELIOPSIS SCABERRIMA	BLUE OAT GRASS	LOW
FESTUCA RUBRA	WILD RED FESCUE	LOW
NESSLELLA PULCHRA	PRINCE NEDERGRASS	LOW
MULLEBERGIA TORRIS	DEER GRASS	LOW
SESTERA AUTUMNALIS	WOOD GRASS	LOW
SESTERA CREPULA HYBRID	WOOD GRASS	LOW
WINES		
VITIS PUMILA	CREeping VINE	LOW
WESTERNA ELEMENDA	WESTERNA	LOW

These documents are the property of Backen Gilman Krueger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gilman Krueger Architects disclaims responsibility for the accuracy of used whole or in part at the discretion of the user.

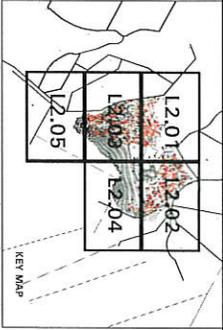
swa
 LANDSCAPE ARCHITECT
 303 Battery Street
 2nd Floor
 San Francisco, California
 94111-3212
 United States
 www.swagroup.com
 +1.415.681.8700

THE RESORT AT
 SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

NOT FOR CONSTRUCTION
 for construction only

DATE: 07/29/16	BY: [Signature]
REVISION: 07/29/16	BY: [Signature]
DATE: 07/29/16	BY: [Signature]

PLANT LIST AND REFERENCE IMAGES
L1.02



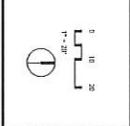
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE

MATCHLINE LX-XX
 MATCHLINE LX-XX

MATCHLINE LX-XX
 MATCHLINE LX-XX

L2.01
 TREE PROTECTION PLAN



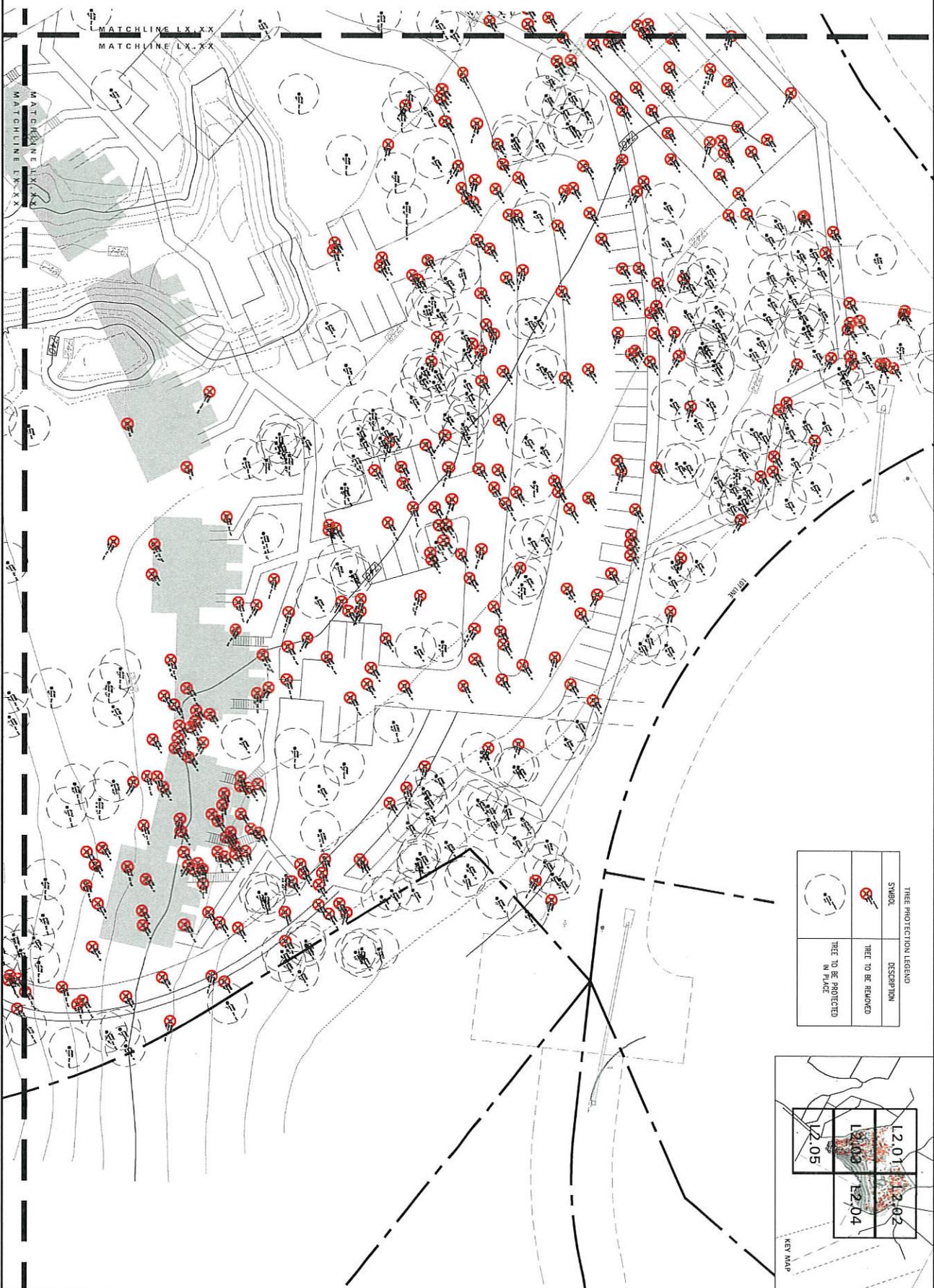
Project:	THE RESORT AT SONOMA COUNTRY INN
Client:	SONOMA COUNTRY INN
Location:	SONOMA COUNTRY INN
Date:	6/29/16
Drawn by:	BACKEN GILLAN KROEGER ARCHITECTS
Checked by:	BACKEN GILLAN KROEGER ARCHITECTS
Approved by:	BACKEN GILLAN KROEGER ARCHITECTS

NOT FOR CONSTRUCTION

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

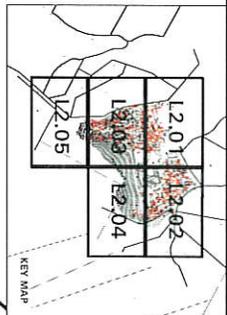
LANDSCAPE ARCHITECT: **swa**
 302 Battery Street
 2 Mezzanine
 San Francisco, California
 94111-9212
 United States
 www.swaprof.com
 415.435.8770

These documents are the property of Backen Gillan Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillan Kroeger Architects accepts responsibility for the documents if used whole or in part as

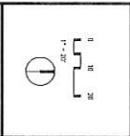


TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE



L2.02
 TREE PROTECTION PLAN



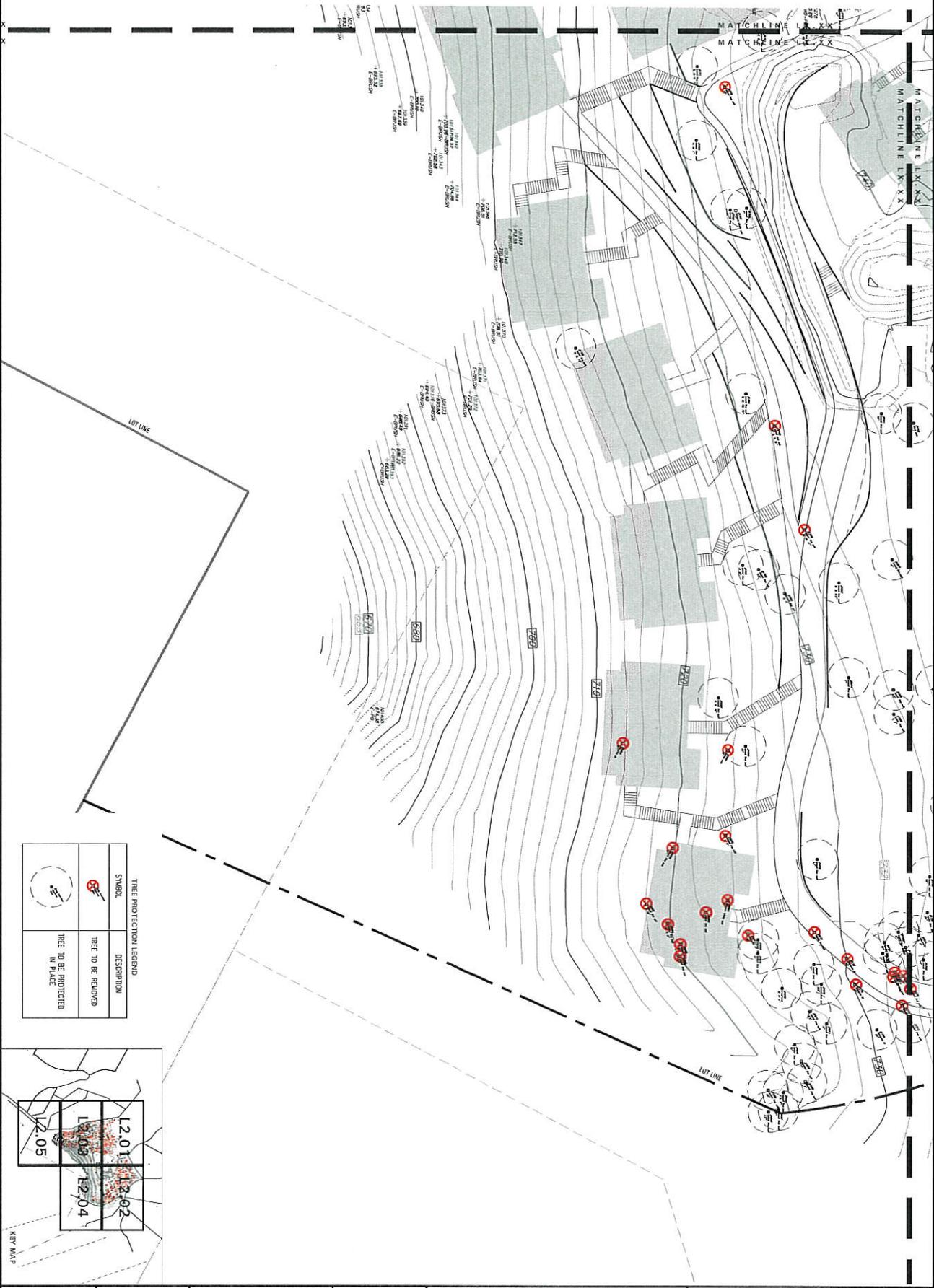
Project:	THE RESORT AT SONOMA COUNTRY INN
Client:	SONOMA COUNTRY INN
Project:	RENOVATION
Scale:	AS SHOWN
Date:	01/28/16
Drawn by:	JK
Checked by:	JK
Approved by:	JK

NOT FOR CONSTRUCTION
 Use of this drawing is prohibited without the written consent of Backen Gillan Kroeger Architects, Inc.

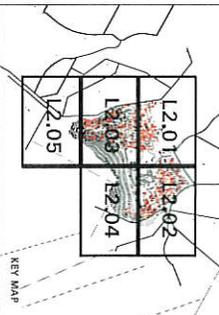
THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

LANDSCAPE ARCHITECT: **swa**
 305 Battery Street
 2 Mezzanine
 San Francisco, California
 94111-3512
 United States
 www.swagroup.com
 +1.415.455.8770

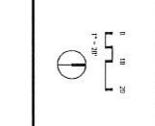
These documents are the property of Backen Gillan Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillan Kroeger Architects disclaims responsibility for the documents if used whole or in part.



TREE PROTECTION LEGEND	
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE



L2.04
TREE PROTECTION PLAN



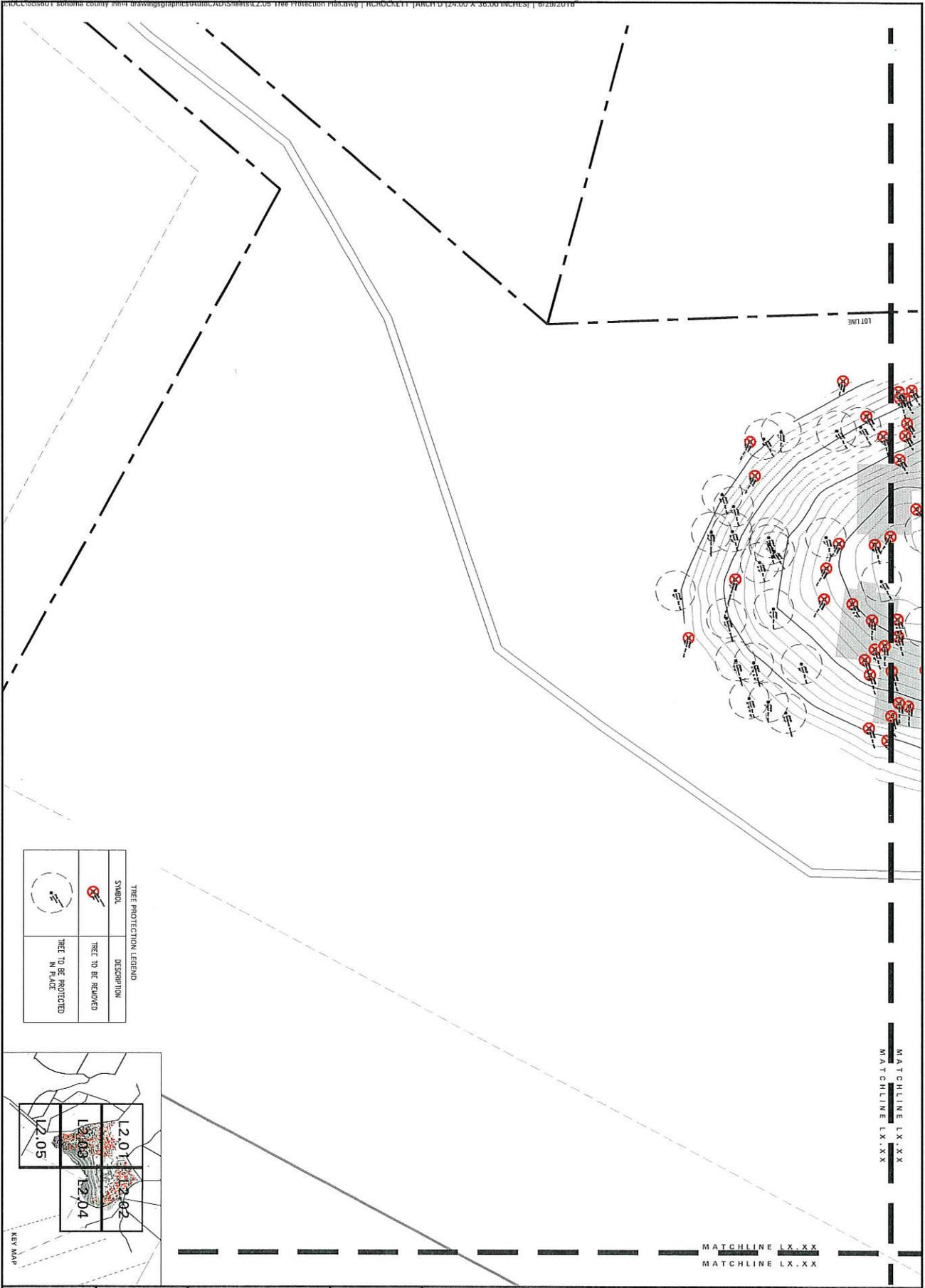
Project:	THE RESORT AT SONOMA COUNTRY INN
Client:	SONOMA COUNTRY INN
Architect:	BAKKEN GILLMAN KRUEGER ARCHITECTS
Scale:	AS SHOWN
Date:	6/29/16
Sheet:	L2.04
Drawn by:	[Name]
Checked by:	[Name]
Approved by:	[Name]

NOT FOR CONSTRUCTION

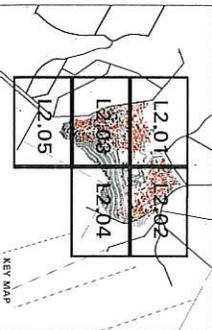
THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

LANDSCAPE ARCHITECT: **swa**
 301 Battery Street
 2, Pezanne
 San Francisco, California
 94111-3212
 United States
 www.swagroup.com
 +1 415 636 8770

These documents are the property of Bakken Gillman Krueger Architects. Any unauthorized use without the written consent is prohibited by law. Bakken Gillman Krueger Architects disclaims responsibility for the documents if used whole or in part at



TREE PROTECTION LEGEND	
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE



L2.05
TREE PROTECTION PLAN



Project	RESORT AT SONOMA COUNTRY INN
Client	SONOMA COUNTRY INN
Site	SONOMA COUNTRY INN
Phase	LANDSCAPE ARCHITECTURE
Scale	AS SHOWN
Date	6/29/16
Drawn by	SWA
Checked by	SWA
Approved by	SWA
Discipline	LANDSCAPE ARCHITECTURE
Sheet	L2.05

NOT FOR CONSTRUCTION
 swa.com

THE RESORT AT SONOMA COUNTRY INN
 KENWOOD, CALIFORNIA

LANDSCAPE ARCHITECT: **swa**
 200 Battery Street
 2nd Floor
 San Francisco, California
 94111-3122
 United States
 www.swagroup.com
 +1.415.838.8770

These documents are the property of Backen Gilman Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gilman Kroeger Architects disclaims responsibility for the documents if used whole or in part at