



**City of Sonoma
Design Review and Historic
Preservation Commission
AGENDA**

**Regular Meeting of January 21, 2014 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476**

Meeting Length: **No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM**, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Leslie Tippell, Chair

Commissioners: Tom Anderson
Kelso Barnett
Robert McDonald
Micaelia Randolph
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC

Presentations by audience members on items not appearing on the agenda.

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR

Request:

RECOMMENDED ACTION:

These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Request to install banners on Plaza light standards -- Quarryhill Botanical Gardens.

Approve.

Staff: Wendy Atkins

**ITEM #2 – Sign and Design
Review**

Project Location:

RECOMMENDED ACTION:

REQUEST:

Consideration of a new awning and a sign program for a drive-thru coffee facility (Dutch Bros. Coffee).

711 Broadway

Commission discretion.

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area:

Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

Applicant:

RFJ Enterprises, Inc.
dba Dutch Bros. Coffee

Staff: Wendy Atkins

ITEM #3 –Design Review**REQUEST:**

Consideration of a new Automated Teller Machine (ATM) and external building modifications for a bank (Redwood Credit Union).

Applicant:

Roland Lassarotto

Staff: Wendy Atkins

Project Location:

500 West Napa Street, Suite 500

General Plan Designation:

Commercial (C)

Zoning:**Planning Area:**

West Napa/Sonoma Corridor

Base: Commercial (C)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #4 –Design Review**REQUEST:**

Consideration of outdoor lighting for a commercial building (Roche Winery).

Applicant:

Roche Winery

Staff: Wendy Atkins

Project Location:

122 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:**Planning Area:**

Downtown District

Base:

Medium Density Residential (R-M)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #5 – Design and Landscape Review**REQUEST:**

Consideration of a new awning, outdoor fireplace and arbor, fountain, fence, and landscape plan for a mixed-use building (Williams-Sonoma).

Applicant:

Bud Cope C/O Williams-Sonoma

Staff: Wendy Atkins

Project Location:

599 Broadway

General Plan Designation:

Commercial (C)

Zoning:**Planning Area:**

Broadway Corridor

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ISSUES UPDATE**COMMENTS FROM THE COMMISSION****COMMENTS FROM THE AUDIENCE****ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on January 17, 2014.

ROBIN EVANS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be

made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Memo

DATE: January 21, 2014

TO: Design Review Commissioners

FROM: Wendy Atkins, Associate Planner

SUBJECT: Request to install banners on Plaza light standards—Quarryhill Botanical Garden

The Quarryhill Botanical Gardens is proposing to install banners on Plaza light standards from April 7, 2014, to June 4, 2014. The banners are consistent with the Plaza Banner Administrative Policy approved by the City Council on May 21, 2008.

If approved, the applicant shall submit a fee in the amount of \$1,380 to the City of Sonoma. This fee will cover the costs of installing and removing the banners, the staff time required to support installing and removing banners, and associated City administrative expenses.

Attachments

1. *Plaza Banner Form*
2. *Sample of proposed banners*

cc: Sonoma Valley Film Society
Attn: Mary Catherine Cutcliffe
P.O. Box 1613
Sonoma, CA 95476

Terry Melberg, Parks Supervisor

Colleen Pratt, Public Works Administrative Assistant

City of Sonoma

Planning and Community
Development
No. 1, The Plaza
Sonoma, CA 95476



Plaza Banner Form

Please read the Plaza Banner
Administrative Policy (attached) prior to
filling out form.

Phone: (707) 938-3681 Fax: (707) 938-8775 E-mail: cityhall@sonomacity.org Web: www.sonomacity.org

Please submit completed form to City Hall no later than 90 days prior to the requested banner installation date for new banners and 30 days prior to the requested banner installation date for previously approved banners.

Required banner size: 30" x 94", with 4" stitched pocket with grommet at top and bottom; no text in pocket area.

Date application submitted: 1/2/2014

Applicant Information:

Organization name: Quarryhill Botanical Garden

Contact: Crystal Halmer

Phone number: 707-996 3166

Address: 12841 Sonoma Highway, Glen Ellen CA 95442

Email: chelmer@quarryhillbg.org

Event Name: General

Event Description: NA

Event Sponsor(s): NA

Event Start and End Dates: Start: _____ End: _____

Number of street light poles requested: 21 Other number requested _____
(If other number requested please include justification in project narrative).

Requested 30-day installation period: From: _____ To: _____

Additional desired installation period (maximum period is 60 days, subject to availability):

From: 4/1/14 To: 6/5/14 - okay by Crystal Halmer

New banners: Yes No Or reusing existing banners: Yes No

Please attach proposed banner design(s) (if new), or graphic/photo of existing banner(s). Drawing should be in color and to scale.

I have read and agree to the terms, conditions, and responsibilities outlined in the attached documents:

Signature:  Printed Name and Date: Crystal Helmer 1/2/14

Section for Staff Action / checklist:

Deposit in the amount of \$1,380 received: Date Received: _____

Design Review Commission meeting Date: _____

Design Review Commission Approval: Yes No Date Approved: _____

Installation by: Public Works or other pre-approved qualified installer (please check one)

Encroachment Permit (from installer) received: Yes No Date: _____

Certificate of Liability Insurance (from installer) received: Yes No Date: _____

Additional Insured Endorsement (from installer) received: Yes No Date: _____



VISIT
SONOMA
VALLEY'S
SECRET
GARDEN



Open Daily
9-4 PM
12841 Sonoma Hwy.,
Glen Ellen
707.996.3166

Quarryhill
BOTANICAL GARDEN



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City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

DRHPC Agenda 2
Item:

Meeting Date: 01/21/14

Applicant

RFJ Enterprises, Inc. dba Dutch Bros Coffee

Project Location

711 Broadway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)

Year Built: 1950 This property is listed on the Broadway Street Historic District as a Non-contributor.

Request

Consideration of a new awning and a sign program for a drive-thru coffee facility. (Dutch Bros. Coffee).

Summary

Background: On March 15, 2011, the Design Review Commission approved a sign program associated with the remodeling of the coffee shop and the flower shop. The sign program consisted of two externally illuminated two sided hanging signs (15 square feet in area per side), an externally illuminated two sided freestanding sign (30 square feet in area per side), and a wall-mounted sign (36 square feet in area) for the flower shop. On December 12, 2013, the Planning Commission approved a Use Permit application to allow a formula restaurant on a commercial property located at 711 Broadway. The following is the Planning Commission Condition of Approval relating to site design and architectural review:

- Exterior changes to the building (including new paint colors) and any new or altered landscaping or lighting shall be subject to the review and approval of the Design Review and Historic Preservation Commission (DRHPC). As normally required, the applicant/property owner shall submit a sign permit for the business, subject to review and approval by City Staff or the DRHPC as appropriate. The DRHPC shall carefully scrutinize proposed color changes to ensure compatibility with the character of Broadway and avoid a corporate appearance.

Awning: The proposal involves the installation of three new awnings on the building. The awnings would be installed on a welded aluminum frame above the south, east and north portions of the building. In terms of compatibility, the exterior color scheme of the building is a brown color with Benjamin Moore van Deusen blue (HC-155) fascia. A drawing of the awning (see attached Awning Plan) and samples of awning materials and colors are attached for consideration. The proposed awnings are comprised of three awnings with the following dimensions: 1) south portion (14 feet long and 1 foot 7 inches high); 2) east portion (13 feet long and 1 foot 7 inches high); and, 3) north portion (10 feet long and 1 foot 7 inches high). The awnings would be composed of a blue colored canvas fabric (see attached samples). The awnings would be installed on a grey colored aluminum frame. With regard to Building Code requirements, the vertical clearance from the walking surface, shall be 80 inches (Building Code §1003.3.1). The proposal complies with these standards in that the awning would provide between 88 to 90 inches of clearance above the walkway. It should be noted that none of the awnings will protrude into the drive lane areas. The purpose of the awning is to provide weather and solar related benefits, and architectural and business visibility assets.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

- The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
- On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
- The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
- The project will not impair the historic character of its surroundings.

- The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
- The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
- The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
- The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Signs: The applicant is proposing a new sign program for the building consisting of sixteen signs (including the flower business sign). The following signs shall be included as part of the sign program review:

- 1 each (two-sided) 28 square foot freestanding sign (monument);
- 1 each (one-sided) 6.5 square foot freestanding sign (menu sign at drive-thru);
- 2 each (one-sided) 16 square hanging signs (projecting)
- 2 each (one-sided) 8 square foot wall signs (2) (wall)
- 1 each (one-sided) 36 square foot wall signs (flower shop)
- 2 each (one-sided) 1.6 square foot window signs (“Dutch Bros. coffee”) (illuminated window signs)
- 2 each (one-sided) 1.75 square foot window signs (“open”) (illuminated window signs)
- 1 each (one-sided) 3.75 square foot window sign (at drive-thru window) (window sign)
- 1 each (one-sided) 3.75 square foot wall sign (at walk-up window) (wall sign)
- 3 each (one-sided) 1.1 square foot awning signs (awning sign)

Externally Illuminated Monument Sign (monument): The applicant is proposing to repaint and reface the externally illuminated two-sided existing freestanding (monument) sign with a new sign face 14 square-feet per side (7 feet wide by 2 feet tall). The sign would utilize blue, red, and yellow colored copy with a white background. In terms of construction, the sign would employ raised individual acrylic letters, rerouted ½” thick applied to metal material. The monument sign is proposed to be illuminated with existing landscape floodlights.

Menu Sign at Drive-thru: A one-sided freestanding (monument) sign is proposed in the drive-thru area with an area of 6.5 square feet (2 feet wide by 3.25 feet tall). The sign would utilize multi-colored text on a multi-colored background. In terms of construction, the sign would employ a steel frame, which would be painted to match the existing brown color of the building. The sign face would be composed of press board encased with an all-weather finish.

Freestanding Size and Height Regulations: Externally illuminated signs shall not exceed 32 square feet in area; non-illuminated freestanding signs are limited to 48 square feet in area. Each face of a two-sided interiorly-illuminated sign shall not exceed 18 feet (§18.20.130). Freestanding signs are limited to a maximum height of 12 feet (§18.20.120). The monument sign is consistent with this requirement in that it has an existing area of 28 square feet. The modified monument sign has a height of 7.5 feet and the proposed menu sign has a height of 6 feet 3 inches.

Projecting Signs (hanging signs): Two existing one-sided projecting signs are proposed to be refaced. The projecting signs would have an area of 16 square feet (8 feet wide by 2 feet tall), utilizing blue, red, and yellow text on a white background. In terms of construction, the projecting signs would employ raised individual acrylic letters, routed ½ inch thick on a metal background. The projecting signs are proposed to be located under the existing canopy. The applicant has indicated that illumination is proposed in the form of the existing wall floodlights.

Projecting Sign Regulations: Projecting signs shall not exceed nine square feet in area on each side. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof (§18.20.150). The projecting signs are not consistent with this requirement in that each sign face would have an area of 16 square feet.

Wall Sign (Dutch Bros): Two one-sided wall signs are proposed. The wall signs would have an area of 8 square feet (8 feet wide by 1 foot tall), utilizing blue and red colored letters with a white and yellow outline. The wall signs would be constructed of raised individual acrylic letters, routed ½ inch thick applied to the existing stucco wall. Illumination is proposed in the form of a bronze colored LED gooseneck luminaire (see attached specification sheet).

Wall Sign (flower shop): One one-sided wall sign is proposed. The existing wall sign is 9 feet wide by 4 feet tall (36 square feet in area). Illumination is not proposed.

Wall Sign (at walk-up window): One wall sign is proposed adjacent to the walk-up window (north facing elevation). The wall sign would have an area of 3.75 feet (1.5 feet wide by 2.5 feet tall), utilizing multi-colored text on a multi-colored background. In terms of construction, the sign face would be composed of press board encased with an all-weather finish. Illumination is not proposed.

Wall Sign Regulations (§18.20.190): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The maximum size for an internally illuminated wall sign is 48 square feet. The wall signs comply with this requirement.

Window Sign (at drive-thru window): One window sign is proposed at the drive-thru window. The sign would have an area of 3.75 feet (1.5 feet wide by 2.5 feet tall), utilizing multi-colored text on a multi-colored background. In terms of construction, the sign would be composed of press board encased with an all-weather finish. It would be applied to the window with two sided tape. Illumination is not proposed.

Illuminated Window Signs (open): Two illuminated “open” signs are proposed. The signs would be located on the north and south facing elevations. The signs would have an area of 0.55 square feet (1.33 feet wide by 0.42 feet tall). In terms of color and materials, the neon signs would be red in color.

Illuminated Window Signs (Dutch Bros. Coffee): Two illuminated “Dutch Bros. Coffee” signs are proposed. The signs would be located on the north and south facing elevations. The signs would have an area of 1.64 square feet (1.17 feet wide by 1.40 feet tall). In terms of color and materials, the neon signs would be blue and red in color.

Illuminated Window Sign Regulations (§18.20.130): One illuminated window sign no more than two square feet in area may be permitted. Such a sign shall be counted as one sign, and shall be included in the aggregate sign area. A neon sign shall be considered an illuminated window sign. The proposal does not meet this requirement in that there would be four illuminated window signs for the business.

Window Sign Regulations (§18.20.200): Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs shall require review by the DRHPC, and shall be included in the total aggregate sign area allowable for the site. All four windows have an area of approximately of 15 square feet. The following is a summary of the window coverage ratios:

- South facing window (Dutch Bros. Coffee): this sign would result in ±1.64 square feet of window signage, or a coverage of 11% of the window. This sign meets the requirements
- South facing window (open): this sign would result in 0.55 square feet of window signage, or a coverage of 4% of the window. This sign meets the requirements.
- North facing window (Dutch Bros. Coffee and open): these signs would result in 2.19 square feet of window signage, or a coverage of 15% of the window. This sign meets the requirements.
- East facing window (menu): this sign would result in 3.75 square feet of window signage, or a coverage of 25% of the window. This sign does not meet the requirements.

Awning Signs: Three awning signs are proposed on the north, east, and south facing elevations. The one-sided signs are proposed to have an area of ±1.12 square feet (2.67 feet wide by 0.42 feet tall). The sign is proposed to be painted onto the awning.

The applicant has stated that the surface brightness of all illuminated signs will not be greater than one hundred (100) foot-lamberts.

Aggregate Sign Area: Based on the site’s primary frontage on Broadway (±107 feet) and secondary frontage on Andrieux Street (±140 feet), the property has an allowable aggregate sign area of 76 square feet. The total aggregate sign area for the property would be ±127.24 square feet, including the 2 freestanding signs (28 square feet), 2 projecting signs (32 square feet); 4 wall signs (55.75 square feet), 5 window signs (8.13 square feet), and 3 awning signs (3.36 square feet).

Existing Signs: During the site visit, staff observed an illuminated window sign displayed in the window of the flower shop. This sign has not been approved and should be removed.

Exemption Sign Regulations : (§18.12.080): Identification, directional, or information signs not exceeding one square foot in area, and four in number may be erected without a permit provided they are not illuminated and contain no reflective painted

material. These signs shall not be included in the measurement of total allowable sign area on a site.

Sign Program (18.20.1800: A shopping center may develop a sign program for all tenants within the center which, after approval by the DRHPC, may be administered by the shopping center administrations. Signs not in conformance with the approved program just be reviewed by the planning director or his her designee or the DRHPC.

Other permits required: In addition to the requirements of this title, the project shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit and to the Planning Department before the DRHPC can review the application. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact the Building Department at (707) 938-3681 for information regarding City Encroachment Permits.

Note: The applicant has indicated that the awning will be treated and receive a fire retardant certificate when the material is treated. The Planning and Fire Department shall not approve a building permit application until the Fire Department verifies that the awning meets the NFPA 701 flame propagation standards.

Outdoor Seating: No outdoor seating is proposed. Any future plans for outdoor shall require review by the Planning Department.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. Project narratives
2. Sign pictures
3. Awing pictures
4. Awing sample

cc: RJF Enterprises, Inc.
dba Dutch Bros. Coffee
311 Chico Canyon Road
Chico, CA 95928

Lippow Development Co.
P.O. Box 469
Martinez, CA 94553

Alan Jones, Administrative Captain

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne bowers, via email

City of Sonoma

Uniform Application – Project Narrative December 23, 2013

Design Review Proposal – Add Awnings

**RJF Enterprises, Inc. dba Dutch Bros. Coffee
711 Broadway
Sonoma, CA**

Add Awning to the Building

This is a follow up Design Review Application to the previous Design Review Hearing held on Tuesday, December 17, 2014. At that hearing, paint colors were approved for the canopy and building.

This application consists of a proposal to install three awnings on the south, east and north facing walls of the building. These awnings would be steel frame with canvas in a color matching the Blue Van Deusen trim color previously approved by the Design Review Commission for the building. The awnings would have signage painted on them which is being submitted for approval under a sign permit application.

The purpose of these awnings is as follows:

South Facing Awning

- Break up the “boxy-ness” of the building.
- Sun screen for the south facing windows.
- Weather protection for the service entrance.
- Business visibility.

East Facing Awnings

- Break up the “boxy-ness” of the building.
- Business visibility.

North Facing Awnings

- Break up the “boxy-ness” of the building.
- Weather protection for walk up customers.
- Business visibility.

Besides the obvious weather and solar related benefits of these awnings, both the architectural and business visibility assets are of equal importance. From an architectural standpoint, the Hot Shots Coffee portion of the building is a cube. These awnings will give the building depth and character currently lacking. They will also bring visibility to the buildings which is non-existent nine months of the year due to the heavy foliage from the huge street trees fronting Broadway. By using awnings, as opposed to bright paint colors, the business visibility is enhanced while improving the historical look of the building.

City of Sonoma

Uniform Application – Project Narrative December 23, 2013

Design Review Proposal – Sign Application

**RJF Enterprises, Inc. dba Dutch Bros. Coffee
711 Broadway
Sonoma, CA**

Sign Application

This application covers all signs related to the conversion of the existing Hot Shots Coffee business to a Dutch Bros. Coffee facility. Three previously approved existing signs will be refaced and fall under administrative review. There are five other Hot Shots Coffee signs that have not been approved that will be removed. All signs proposed for this application are listed on the attached Sign Information Schedule.

Exceptions and Variance to the Sign Code

A variance to the Sign Code may be required due the nature of the Dutch Bros. Coffee business and the site characteristics. As a retail business that is based on a drive through “point of sales”, all signage that would typically be on the inside of building needs to be outside. This includes menus, branding, concept and promotional signage that is necessary to successfully operate the business.

Consideration of the historical nature of the neighborhood had been incorporated into the design of the proposed signs. This has resulted in smaller signs than are typically used in this type of business. Historical looking goose neck fixture are also proposed where illumination of the signs are needed.

The following circumstances contribute to the need for the proposed exception:

- A. There are extraordinary circumstances inherent to the site. It is a drive-through operation which requires menus and other signage to be visible outside the building. Additionally, for nine months of the year, the large street trees block the hanging signs which necessitates the building signage proposed. The business is open at night so illuminated signage is necessary.
- B. Following existing Sign Codes would present hardship to the business. If the menus are not posted, customers will not know the offerings provided by the business. In the early mornings and evenings, customers rely on an illuminated open sign. The illuminated, behind the glass signage also gives the appearance that the business is open. Under the current code, these signs are not allowed.
- C. The proposed signs are the minimum that the business would need to be properly identified. Sizes of all signs have been limited.
- D. The exception does comply with the intent of the Sonoma Sign Code by limiting the size of the signs and using awnings the other architectural features that will enhance the appearance of the facility.
- E. The granting of this variance will promote public interest and the health and welfare by informing the public what the business is and help with vicinity properties by aesthetically improving the look of the building.

Sonoma Dutch Bros. Coffee - Sign Information

Location and Type of Sign	Length (feet)	Height (feet)	Area (SF)	No. of Faces	Letter Height (inches)	Background Color	Trim Color	illumination
Existing Signs to be Refaced								
Hanging Sign North Facing	8.00	2.00	16.00	1	12	Gray	Blue/Red/Yellow	Existing Wall Floods
Hanging Sign South Facing	8.00	2.00	16.00	1	12	Gray	Blue/Red/Yellow	Existing Wall Floods
Monument Sign	7.00	2.00	14.00	2	10	Gray	Blue/Red/Yellow	Existing Landscape Floods
New Signs								
Wall Sign East Facing	8.00	1.00	8.00	1	12	Beige Stucco	Blue/Red/Yellow	Historical Wall Flood
Wall Sign North Facing	8.00	1.00	8.00	1	12	Beige Stucco	Blue/Red/Yellow	Historical Wall Flood
Awning Sign North Facing	2.67	0.42	1.12	1	5	Van Duesen Blue	Blue/Red/Yellow	None
Awning Sign East Facing	2.67	0.42	1.12	1	5	Van Duesen Blue	Blue/Red/Yellow	None
Awning Sign South Facing	2.67	0.42	1.12	1	5	Van Duesen Blue	Blue/Red/Yellow	None
Interior Illuminated Window Sign North Facing	1.17	1.40	1.64	1	6	N.A.	Blue/Red/Yellow	LED Goosehead Lighting
Interior Illuminated Window Sign South Facing	1.17	1.40	1.64	1	6	N.A.	Blue/Red/Yellow	LED Goosehead Lighting
Interior Illuminated Open Sign South Facing	1.33	0.42	0.55	1	5	N.A.	Red	Neon
Interior Illuminated Open Sign North Facing	1.33	0.42	0.55	1	5	N.A.	Red	Neon
Menu Sign Replacement								
Free Standing Menu Sign at Drive Thru	2.00	3.25	6.50	1	N.A.	N.A.	Various	None
Menu Sign at Drive Thru Order Window	1.50	2.50	3.75	1	N.A.	N.A.	Various	None
Menu Sign at Walk Up Window	1.50	2.50	3.75	1	N.A.	Beige Stucco	Various	None
Total Proposed Signage SF								83.74

Existing Sign Area	Length (feet)	Height (feet)	Area (SF)
Existing Monument Sign	7.00	2.00	14.00
Existing Hanging Sign - South Facing	8.00	2.00	16.00
Existing Hanging Sign - North Facing	8.00	2.00	16.00
Existing Menu Sign Drive Thru	9.00	5.00	45.00
Existing Menu Sign Walk Up	3.00	3.50	10.50
Existing Neon Open Sign	0.50	1.50	0.75
Existing Walk Up Window Signage	2.00	3.00	6.00
Total Existing Signage SF			108.25

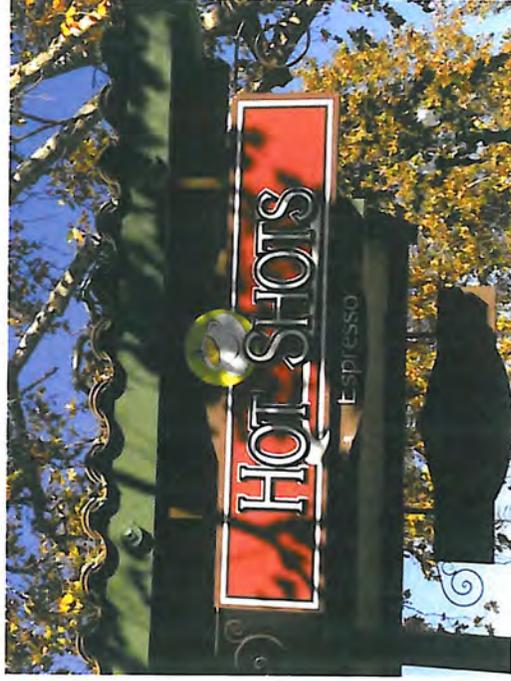
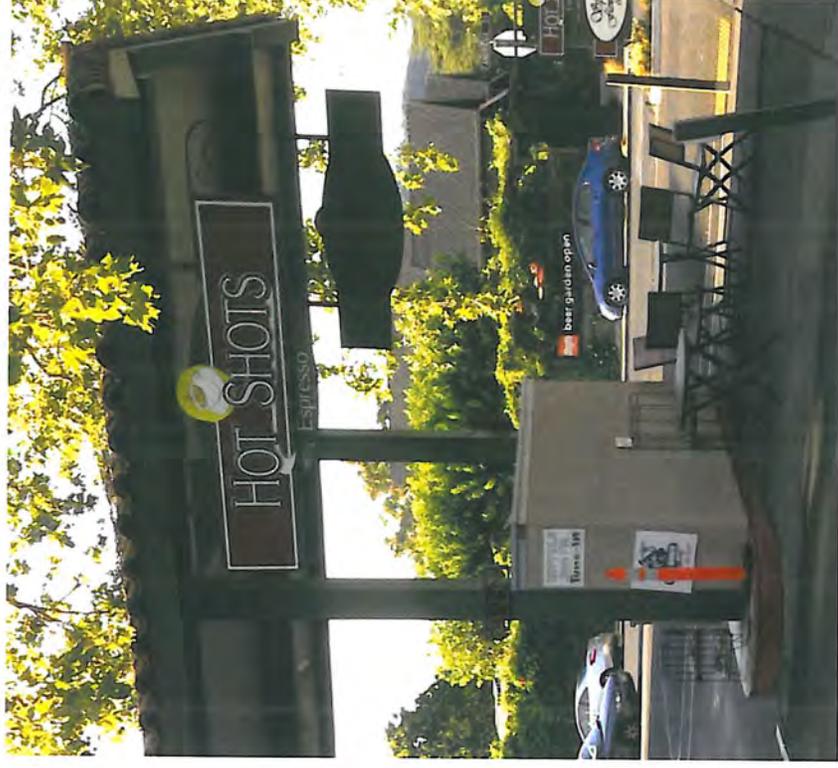


Proposed New Hanging Sign

Size - 8' long x 2' high

Material - Raised individual acrylic letters, routed 1/2" thick applied to metal material.

Lighting - Existing



Existing Signs to be Refaced - North and South Facing

Dutch Bros. Coffee Signage



Existing Signs to be Refaced - Monument Sign



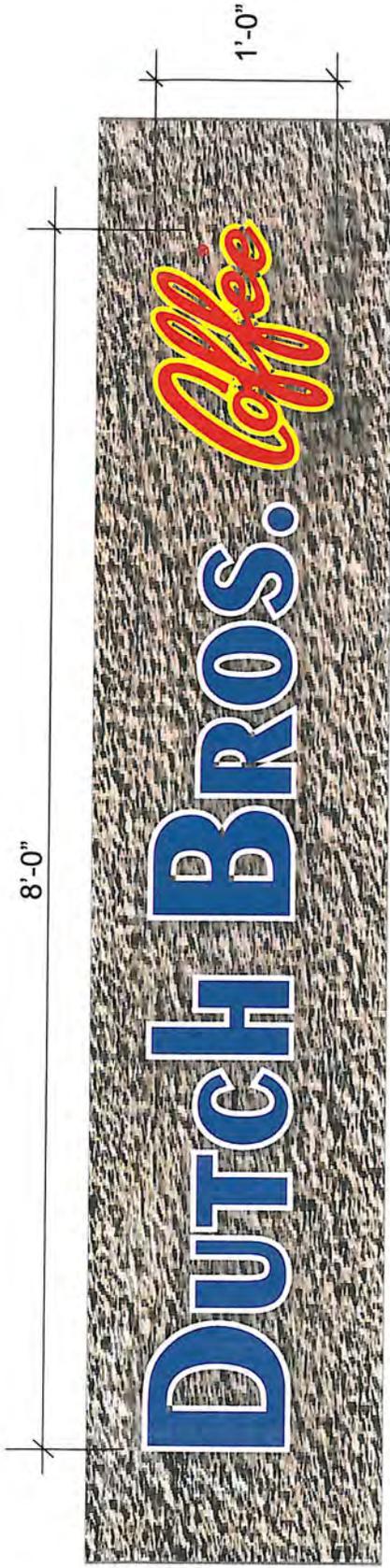
Proposed New Sign

Size - 7' long x 2' high

Material - Raised individual acrylic letters, routed
1/2" thick applied to metal material.

Lighting - Existing

Dutch Bros. Signage

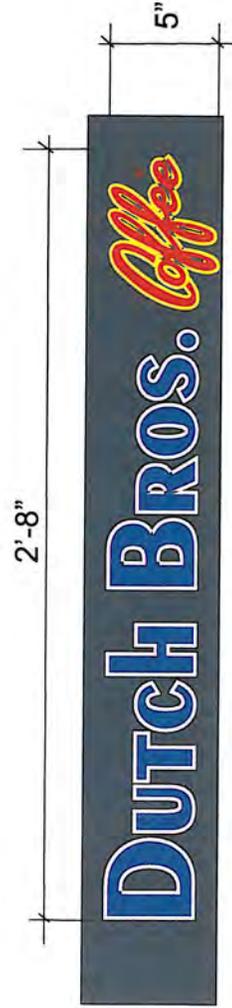


Wall Sign - North and East Facing

Size - 8' long x 1' high

Material - Raised individual acrylic letters, routed 1/2" thick applied to existing stucco.

Lighting - Externally illuminated two historical wall fixtures.



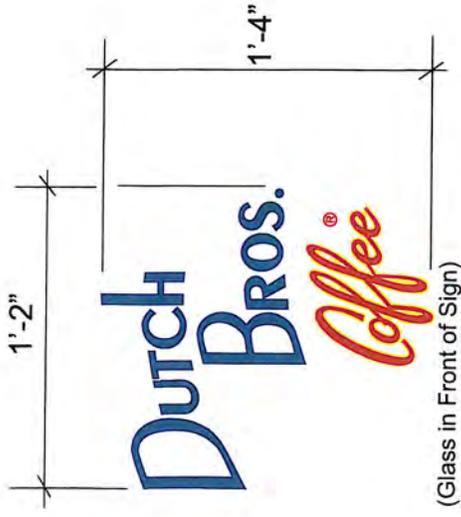
Awning Sign - North, East and South Facing Awnings

Size - 2'8" long x 5" high

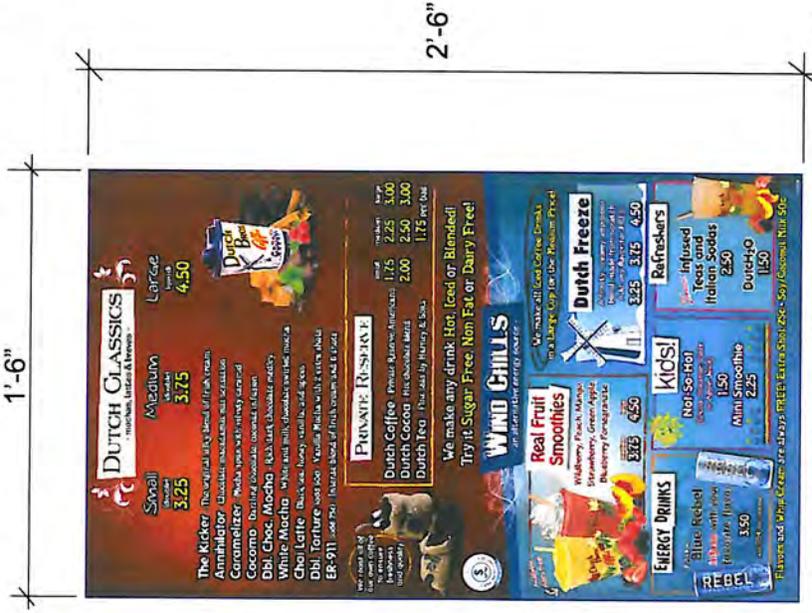
Material - Painted on awning material.

Lighting - None

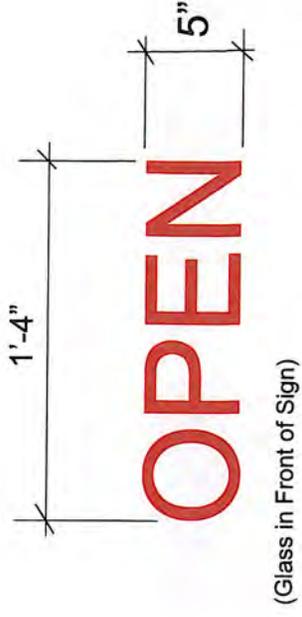
Dutch Bros. Coffee Signage



Interior Illuminated Window Sign North and South Facing



Menu Sign at Walk Up and Drive Thru Order Window



Interior Illuminated Open Sign North and South Facing



Free Standing Menu Sign at Drive Thru

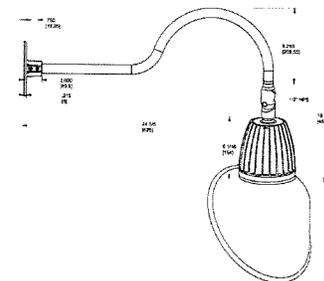
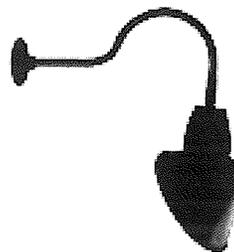
Dutch Bros. Coffee Signage

GN1LED13YRACA

13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with 24" Goose Arm Style 1.

Color: Bronze

Weight: 14.0 lbs



LED Info

Watts: 13W
Color Temp: 3000K (Warm)
Color Accuracy: 87
L70 Lifespan: 100000
LM79 Lumens: 344
Efficacy: 22 LPW

Driver Info

Type: Constant Current
120V: 0.3A
208V: 0.3A
240V: 0.3A
277V: 0.15A
Input Watts: 16W
Efficiency: 83%

Technical Specifications

Color Accuracy (CRI):

CRI can change due to the fixture color. Please contact the RAB Lighting Design department for more details.

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Fixture:

The GN1LED13YRACA comes with the GOOSE1A Arm.

LED:

Single multi-chip, 13W high-output, long-life LED.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Correlated Color Temp. (Nominal CCT):

3000K

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Shades:

15" Angled Cone Shade offered.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Surge Protection:

4kv

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Equivalency:

The GNLED13 is equivalent in delivered lumens to 75W incandescent, 50W MH or 18W CFL.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

California Title 24:

Complies with California Title 24 building and electrical codes.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

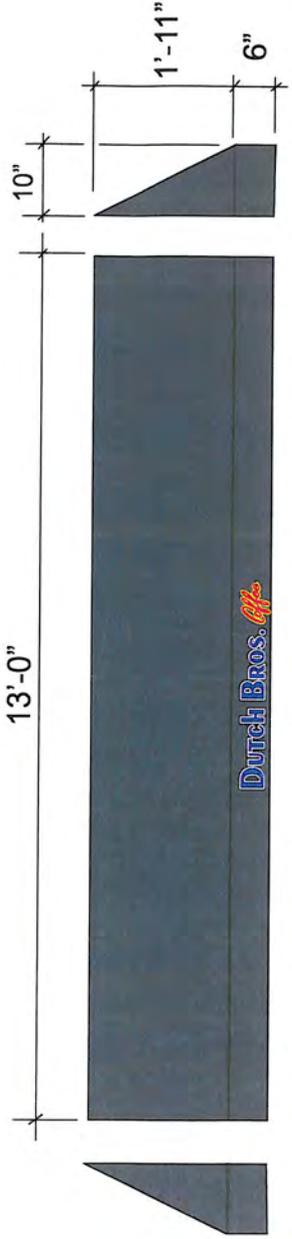


South and East Elevations with Signage and Awning

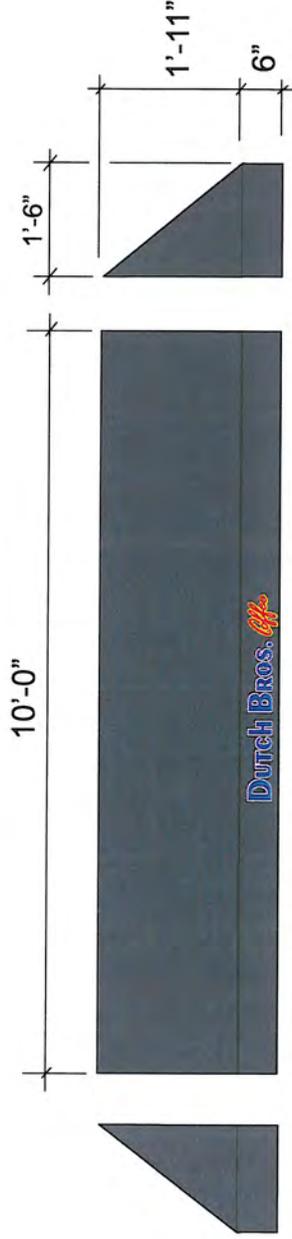
Dutch Bros. Coffee - Sign and Design Review Application



North Elevations with Signage and Awning
Dutch Bros. Coffee - Sign and Design Review Application



East Facing (Drive-Thru Window) Awning

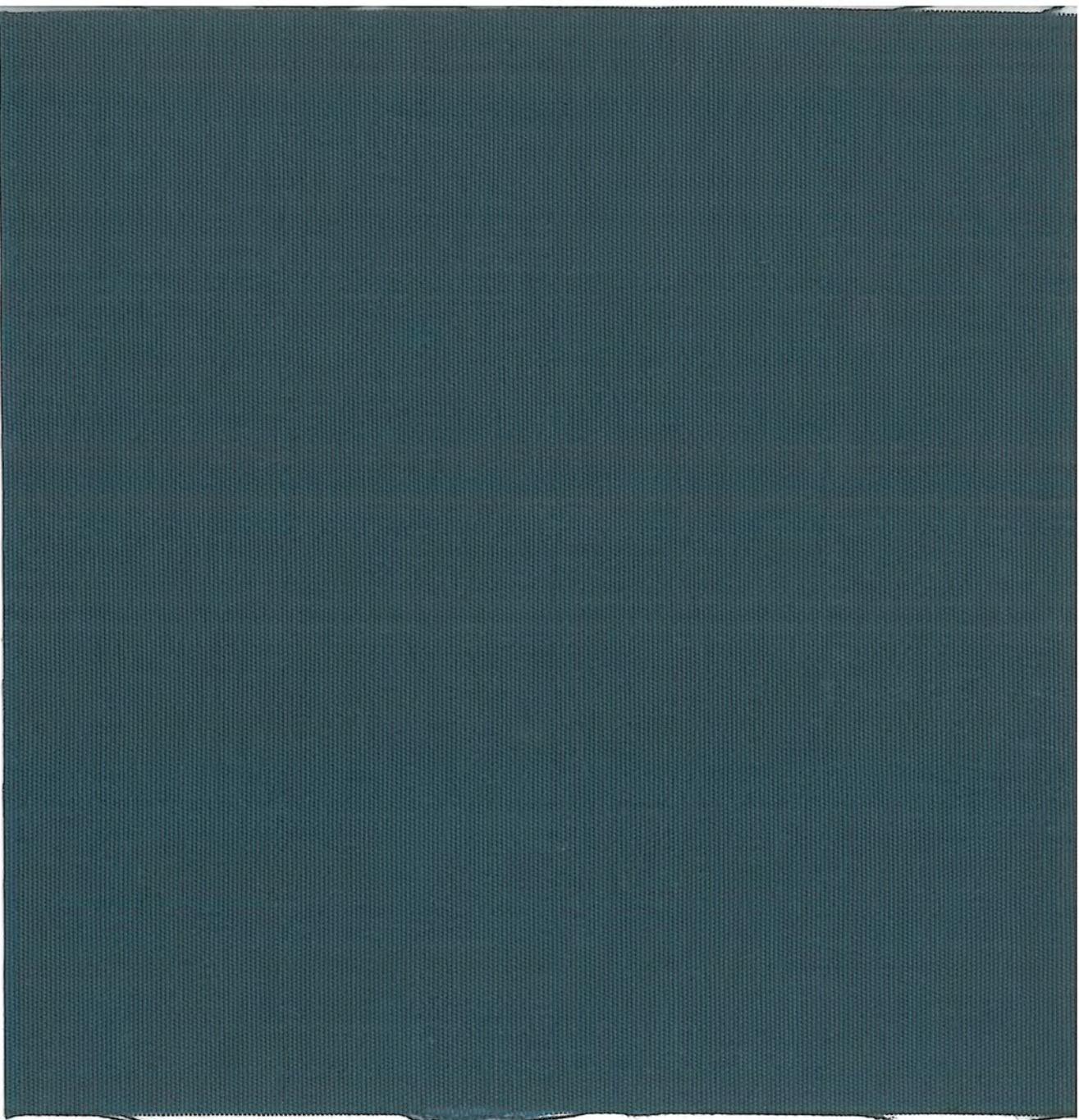


North Facing (Walk-Up Window) Awning



South Facing Awning

Dutch Bros. Coffee - Awning Plan





City of Sonoma
Design Review and Historic
Preservation Commission
Agenda Item Summary

DRHPC Agenda Item: 3

Meeting Date: 01/21/14

Applicant

Roland Lassarotto

Project Location

500 West Napa Street, Suite 500

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district
 - Listed on California Register of Historic Resources
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old
Year built: 1959
-

Request

Consideration of a new Automated Teller Machine and external building modifications for a bank (Redwood Credit Union).

Summary

Redwood Union Bank is in the process of relocating from its current location in suite 542 to suite 500 (previous location of Blockbuster Video).

Façade Improvements: One additional window would be located on the east facing façade (facing Fifth Street West). The windows would consist of Kawneer Trifab 400 features (see attached specification sheet) with an aluminum finish bronze in color (color and material samples will be provided at the DRHPC meeting). In addition, the existing slump block wall will be removed on the east facing elevation.

Entry Modifications: The entry on the south facing elevation of the building would be modified to accommodate an exterior, ATM along with the installation of a new main entrance door. The doors would consist of Kawneer Trifab 400 features (see attached specification sheet) with an aluminum finish bronze in color (color samples will be provided at the DRHPC meeting). This area would be lit by existing lights under the arcade. The ATM also includes built in task lighting and a small internally illuminated sign (see attached photo). The applicant is proposing to relocate the existing ATM machine from its existing location at suite 542 to the proposed location at suite 500.

ATM Sign: a sign is proposed in conjunction with the ATM. A one-sided ATM sign is proposed on the south facing elevation 3 square feet in area (1 foot tall by 3 feet wide). Copy on the sign would consist of green letters on a white background. The applicant has indicated that the ATM sign will be illuminated 24-hours per day.

Note: The door and window finish for existing tenant spaces includes an aluminum finish, which is silver in color. The applicant has indicated that it is the intent of the property owner to replace all door and window finishes with a bronze colored finish sometime in the future. The intent of the color finish color change is to match the bronze color incorporated in the new sign program.

Signs: Signage for the business/property is being finalized and will be submitted for consideration at a future DRHPC meeting. The proposal will likely include a new wall sign on the front facade and an arcade (hanging sign).

Findings for Project Approval: In order to approve any application for site design and architectural review, the DRHPC must make the following findings:

- a. The project complies with applicable policies and regulations, as set forth in this development code (except for approved variances and exceptions), other city ordinances, and the general plan;
- b. On balance, the project is consistent with the intent of applicable design guidelines set forth in this development code; and
- c. The project responds appropriately to the context of adjacent development, as well as existing site conditions and

environmental features.

Other permits required: In addition to the requirements of this title, the awning shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact the Building Department at (707) 933-3681 for information regarding City Encroachment Permits.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. *ATM picture*
2. *Project narrative*
3. *Window and door specification sheets*
4. *Site plan and elevations*

cc: Roland Lazzarotto
564 Boulevard Way
Piedmont, CA 94610-1523

Redwood Credit Union
Attn: Steve Howard
500 West Napa Street, Suite 500
Sonoma, CA 95476

Sonoma Valley Center LLC
P.O. Box 2745
Antioch, CA 94531-2745

500 West Napa Street, Suite 542



16 December 2013

City of Sonoma Design Review Application

Redwood Credit Union 501 W. Napa Street

Project Narrative

The Redwood Credit Union has an existing branch in the shopping center. This project is the relocation of this branch to an existing vacant suite in the same center. The branch is moving from the west side of the center to a slightly larger and more prominent location on W. 5th street. The exterior changes planned for the new location are the addition of two windows on the east facing façade along W. 5th street and the relocation of the existing ATM station to the south facing façade under the building's covered walkway. The windows will match two existing windows and will be centered in the bays of the building. The building currently has a mostly windowless façade on the east and will be more pedestrian friendly with the added windows. The planned new ATM location is currently already lighted and under a roof so no new lighting or canopy is planned.

The new branch location will use the approved design guidelines for signage at the new location.

1. Possible findings

- a. This project has very minor exterior changes and complies with all applicable policies and regulations, codes, ordinances and the general plan.
- b. This project does not change the historical commercial nature of the location and is consistent with the intent of applicable design guidelines.
- c. The project continues the historical context of commercial use. After several commercial retail tenants this is now returning to the original banking use. This project will not have any impact on the site or environmental features.

2. This project is not within the Historic Overlay District.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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Features

- Trifab® 400 is 4" deep with a 1-3/4" sightline
- Center plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block or Stick fabrication
- 1/8", 1/4" or 3/8" infill options
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- GLASSvent™ is easily incorporated

For specific product applications,
Consult your Kawneer representative.

SCALE 3" = 1'-0"

CAD DETAILS = Trifab_400_pg10.dwg (Offset Pivot/Built Hung)

CAD DETAILS = Trifab_400_pg11.dwg (Center Hung)

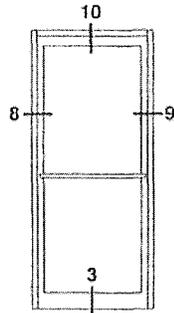
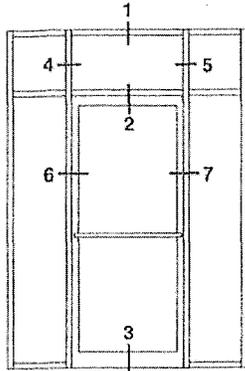
TRIFAB® 400 FRAMING INCORPORATING KAWNEER "190" DOORS.

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

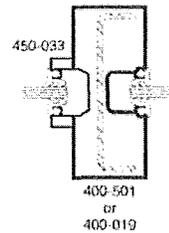
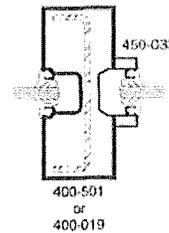
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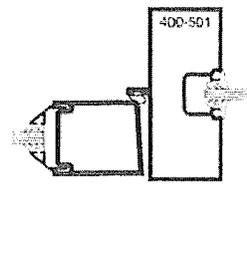
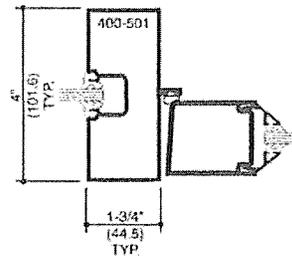
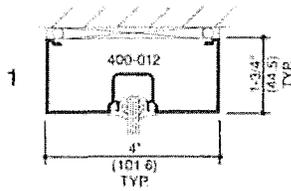


ELEVATIONS ARE NUMBER KEYED TO DETAILS

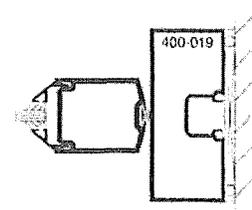
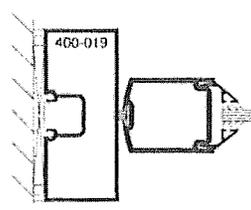
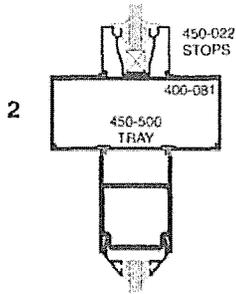
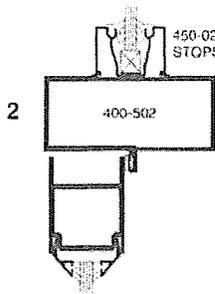


4 TRANSOM AREA 5

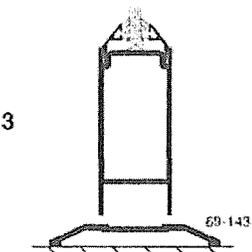
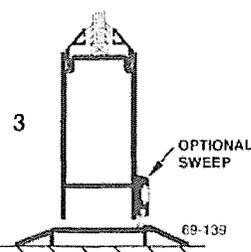
Transom area for both double and single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding Insert 450-033 with or without steel reinforcing. (400-110 Steel Reinforcing shown dashed)



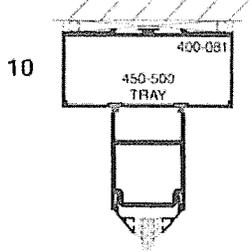
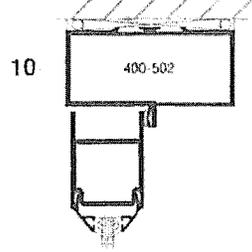
6 SINGLE ACTING DOOR 7



8 DOUBLE ACTING DOOR 9

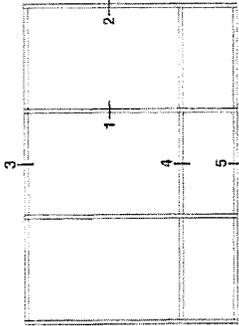


3 SINGLE ACTING DOOR WITH TRANSOM 3 DOUBLE ACTING DOOR WITH TRANSOM



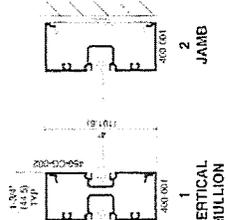
10 SINGLE ACTING DOOR WITHOUT TRANSOM 10 DOUBLE ACTING DOOR WITHOUT TRANSOM

SCALE 3" = 1'-0"

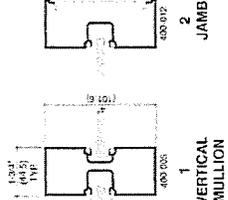


ELEVATION IS NUMBER KEYED TO DETAILS

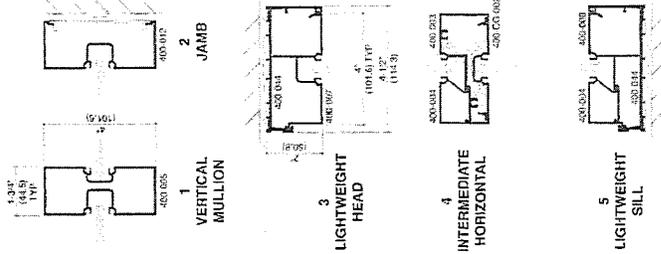
SCREW SPLINE SYSTEM
CAD DETAILS = Trifab_400_pg01.dwg



SHEAR BLOCK SYSTEM
CAD DETAILS = Trifab_400_pg02.dwg



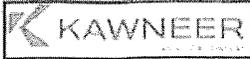
STICK SYSTEM
CAD DETAILS = Trifab_400_pg03.dwg



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Laws and building and safety codes governing the design and use of Kawneer products and their accessories are subject to change without notice. Kawneer does not assume any responsibility for design, installation, or glazing materials and finishes not specifically mentioned.



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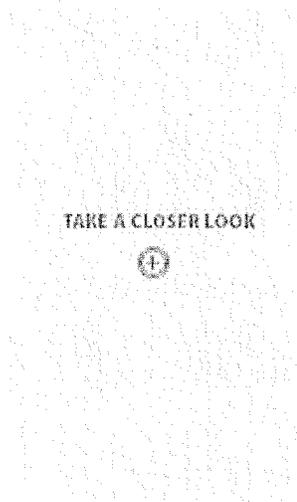
WHEN IT COMES TO INNOVATIVE ALUMINUM FINISHES, WE'VE JUST SCRATCHED THE SURFACE.

Take a closer look at aluminum's natural beauty in Kawneer's Light Satin aluminum finish - the first in our new Architectural Metals series.

Designed to make a striking impression, Kawneer's new series of architectural aluminum finishes highlights the natural beauty of aluminum. The new Light Satin aluminum finish features a chrome-like brightness and a light finished texture. Combining a look similar to stainless steel with the firmness and sharp corner aesthetics of extruded aluminum, the Light Satin finish conveys prestige and sophistication.

Kawneer is the first in the industry to offer this innovative finish for exterior architectural aluminum fenestration.

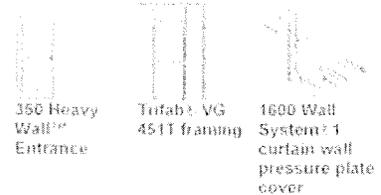
ARCHITECTURAL METALS SERIES Featured aluminum finish: LIGHT SATIN



TAKE A CLOSER LOOK

- Consistent, non-directional longitudinal pattern with a light brushed texture.
- Bright aluminum finish even at angle of viewing.
- An easy-to-maintain, smooth finish that resists surface marks from pest marks.
- Class 1 rating and a finish performance that meets or exceeds AAMA 611 for architectural aluminum.

Kawneer products available in the Light Satin finish include:



350 Heavy WallSM Entrance

Trifab[®] VG 451T framing

1600 Wall System[®] 1 curtain wall pressure plate cover

- [350 Heavy WallSM Entrances - Flyer](#)
- [Trifab[®] VersaGlaze[®] 451/451T - Flyer](#)
- [1600 Wall System[®] 1 Curtain Wall - Flyer](#)
- [Light Satin Aluminum Finish - Flyer](#)

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Roland E.
Lazzarotto
Architect

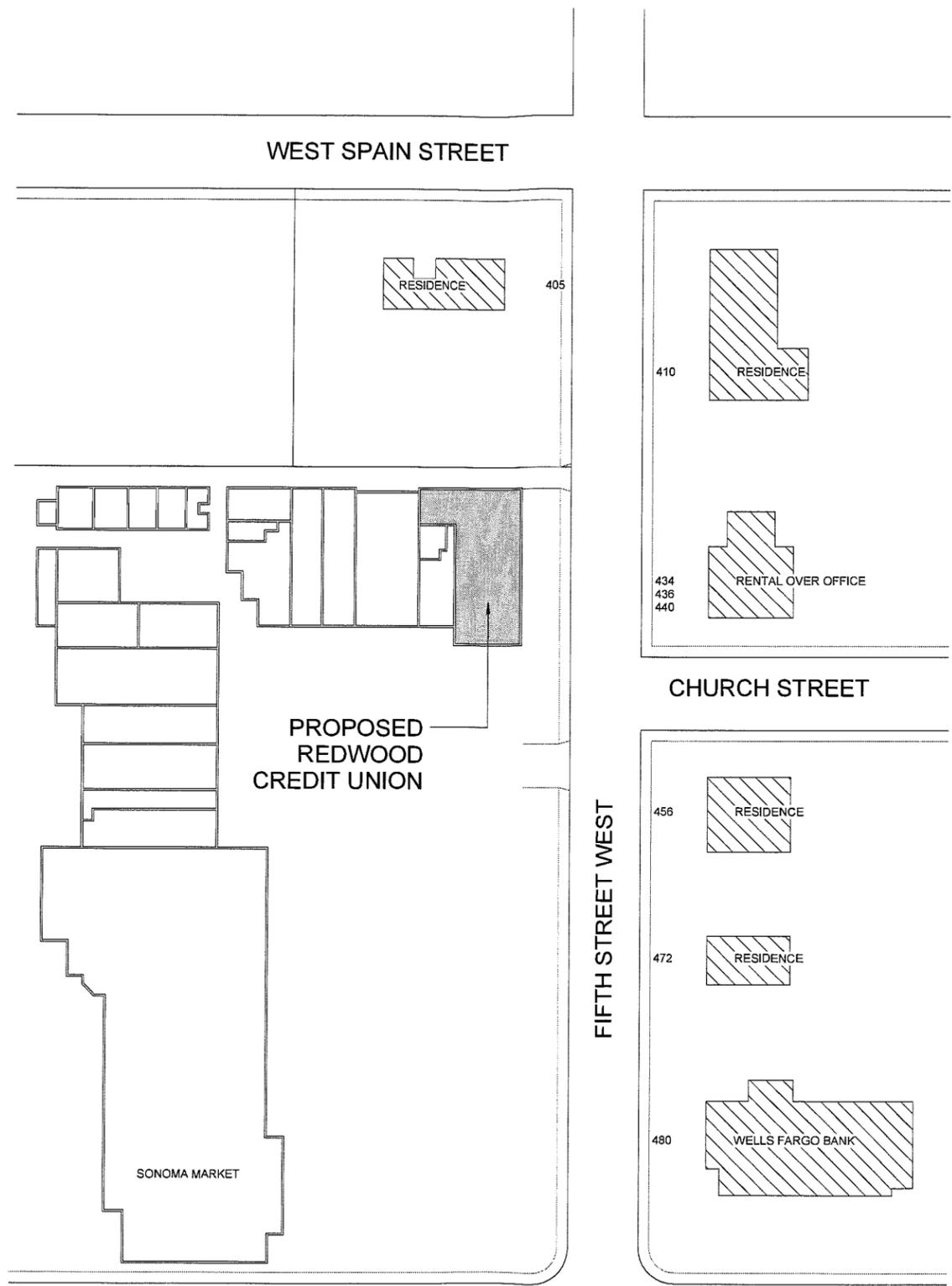
Revision Schedule		
Revision Number	Revision Description	Revision Date

**REDWOOD CREDIT
UNION BRANCH**
SONOMA, CALIFORNIA

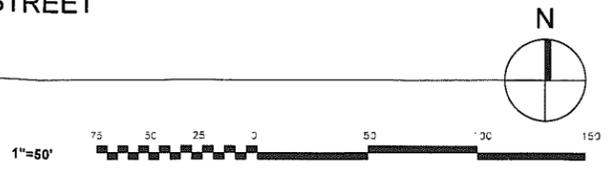
SHEET ISSUE DATE:
12/18/13

SITE PLAN

SD-1



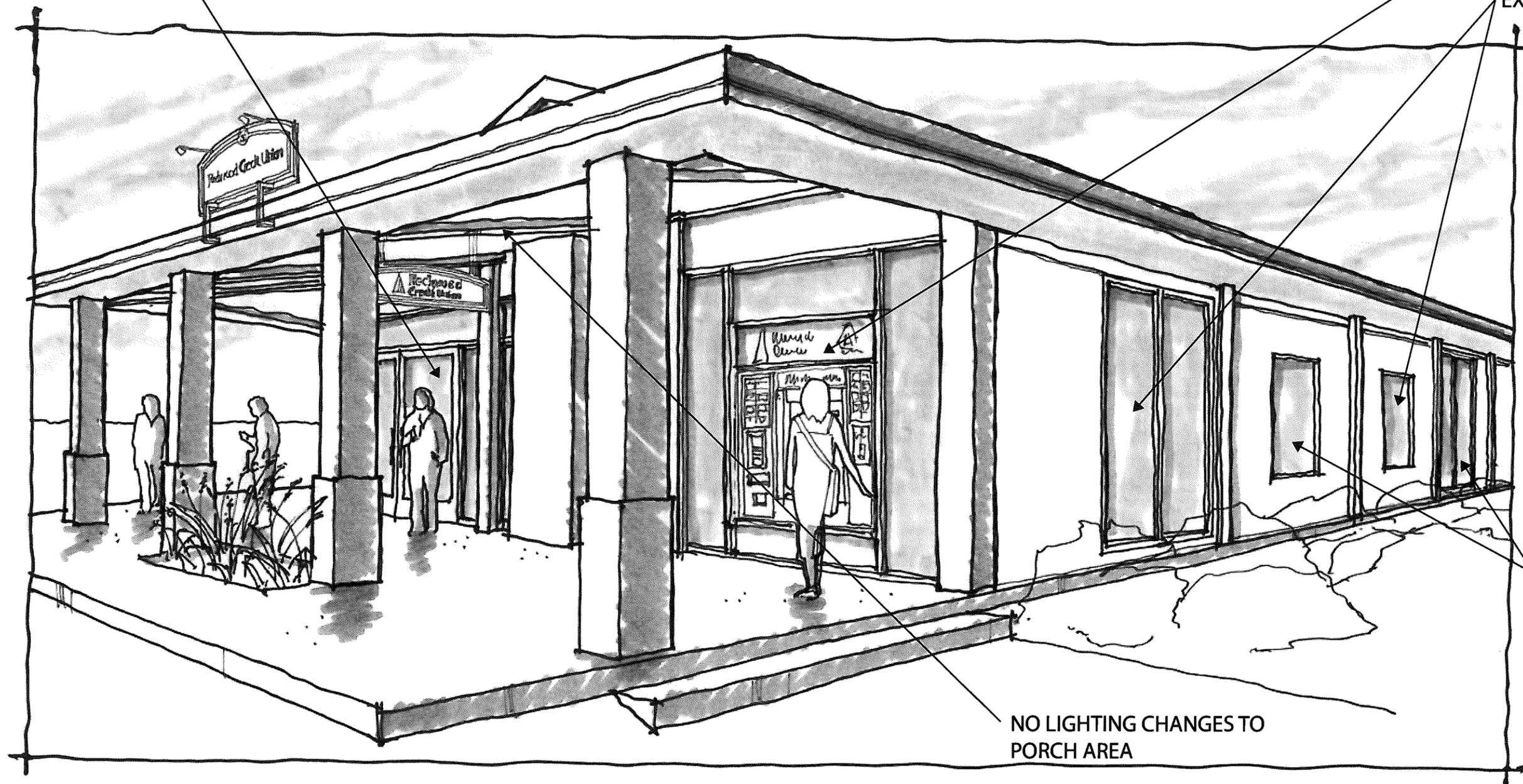
1 SITE PLAN
SCALE: 1" = 50'-0"



NEW STOREFRONT ENTRANCE

EXISTING ATM TO BE RELOCATED

EXISTING WINDOWS



NEW WINDOWS

NO LIGHTING CHANGES TO PORCH AREA



City of Sonoma
Design Review and Historic
Preservation Commission
Agenda Item Summary

DRHPC Agenda Item: 4

Meeting Date: 01/21/14

Applicant

Roche Winery, LLC

Project Location

122 West Spain Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year Built: Circa 1920
-

Request

Consideration of outdoor lighting for a commercial building (Roche Winery).

Summary

Background: On December 20, 2011, the Design Review Commission approved outdoor lighting for the property. At this time the applicant is returning the DRHPC with a revised design for outdoor lighting.

Exterior Light Poles: The applicant is proposing to place four decorative gas lamps along the front of the property north of the existing landscape area (see attached drawings). The proposed lamps would be attached to in-ground concrete footings and mounted on a cast iron black post. The purpose of the lamps is to add charm to the property and add a minimal amount of light. The applicant is proposing to illuminate the lamps from sundown to 10 p.m. seven days per week. Normal business hours are from 10 a.m. to 10 p.m. seven days per week. A lighting plan has not been provided by the applicant. The Development Code requires that an electrical or lighting plan demonstrate that the dispersal of light on the ground surface eliminate light spillage beyond the project's boundaries. (§19.40.030.B).

Required Findings: For projects within the Historic Overlay zone, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in the Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

Other permits required: In addition to the requirements of this title, all lighting shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications*Attachments:*

1. *Historic Resource Inventory*
2. *Light drawing*
3. *Site plan and light drawing*

cc: Roche Winery
 122 West Span Street
 Sonoma, CA 95476

George "N" Green
C/O Orion Property Management
470 First Street East
Sonoma, CA 95476

Robert Sanders & Co.
P.O. Box 1356
Sonoma, CA 95476

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Sit _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

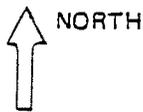
- Common name: _____
- Historic name, if known: _____
- Street or rural address 122 West Spain Street
 City: Sonoma ZIP: 95476 County: Sonoma
- Present owner, if known: Rich Kirchhoffer Address: 122 West Spain Street
 City: Sonoma ZIP: 95476 Ownership is: Public Private
- Present Use: Residence Original Use: Residence
 Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 This is one-story California Bungalow style with gentle gable roof and a simple barge board on an over-extended eaves. Has some purlins at the gable and air vents. Has a trellis of small square woodboard hanging from the beam of front entrance porch, acting as a screen.

 Tall green edge and large tree hides the front of the house. A picket fence separates the yard from the sidewalk.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



UTM (SONOMA QUAD)
 10/546,020/4,239,320
 10/548,540/4,239,050
 10/548,420/4,238,220
 10/545,950/4,238,530

- Approximate property size:
 Lot size (in feet): Frontage 64'
 Depth 80'
 or approx. acreage _____
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other _____
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other _____

13. Date(s) of enclosed photograph(s): 1979

NOTE: The following (Items 14-19) are for structures only.

Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

16. Year of initial construction 1922 This date is: a. Factual b. Estimated

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Garage in the back i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This is a support building to this area and part of a cluster that was built in the 20's around the Old Sonoma Hotel.

It should be considered in the bungalow group of which there are several side by side on West Spain and First Street West next to the Hotel.

As with many other properties in the area, this building belonged to Samuele Sebastiani, (see form) from the '20's.

Essential to the cluster of this corner street which edges the Plaza of Sonoma.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interview with Sabine Sebastiani.

23. Date form prepared: 1979 By (name): Carla De Petris
Address: 384 Chase Street City Sonoma ZIP: 95476
Phone: 938-5348 Organization: Sonoma League for Historic Preservation

(State Use Only)

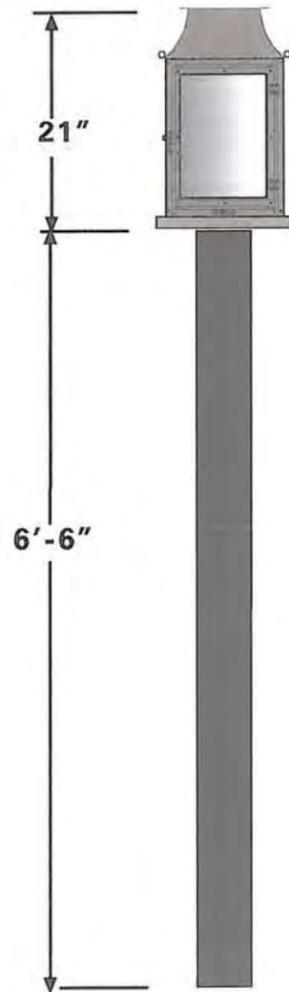


Roche Winery: Gas Lamps in Patio

**Project Location:
122 West Spain St.**

ROCHE WINERY PROPOSES 4 individual New Orleans hand crafted copper Gas Lamps(The Original New Orleans French Quarter antique lamp manufactured by Bevolo located in French Quarter) mounted on powder coated post.

- Lamps meet building code requirements and are attached to in-ground concrete footings
- Gas Lamps emit a low level ambience light (25 WATT) provided by flame
- Gas Lamps are low energy
- Gas Lamps tie into old style Sonoma historical character



Client
Roche Winery, LLC
935-7115

Project Consultants
Design Prepared by
Robert Sanders & Co.

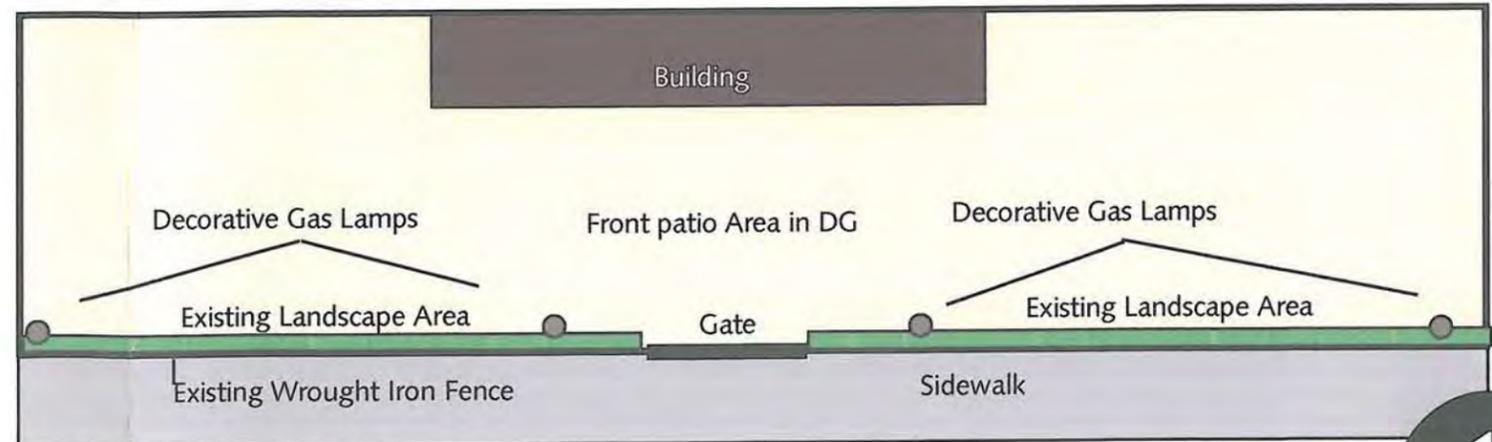
Roche Winery: Gas Lamps in Patio

122 West Spain St.



Location of Four Proposed Gas Lamps

Location of four gas lamps



Dec. 15, 2013

Roche Winery: Gas Lamps in Patio

122 West Spain St.

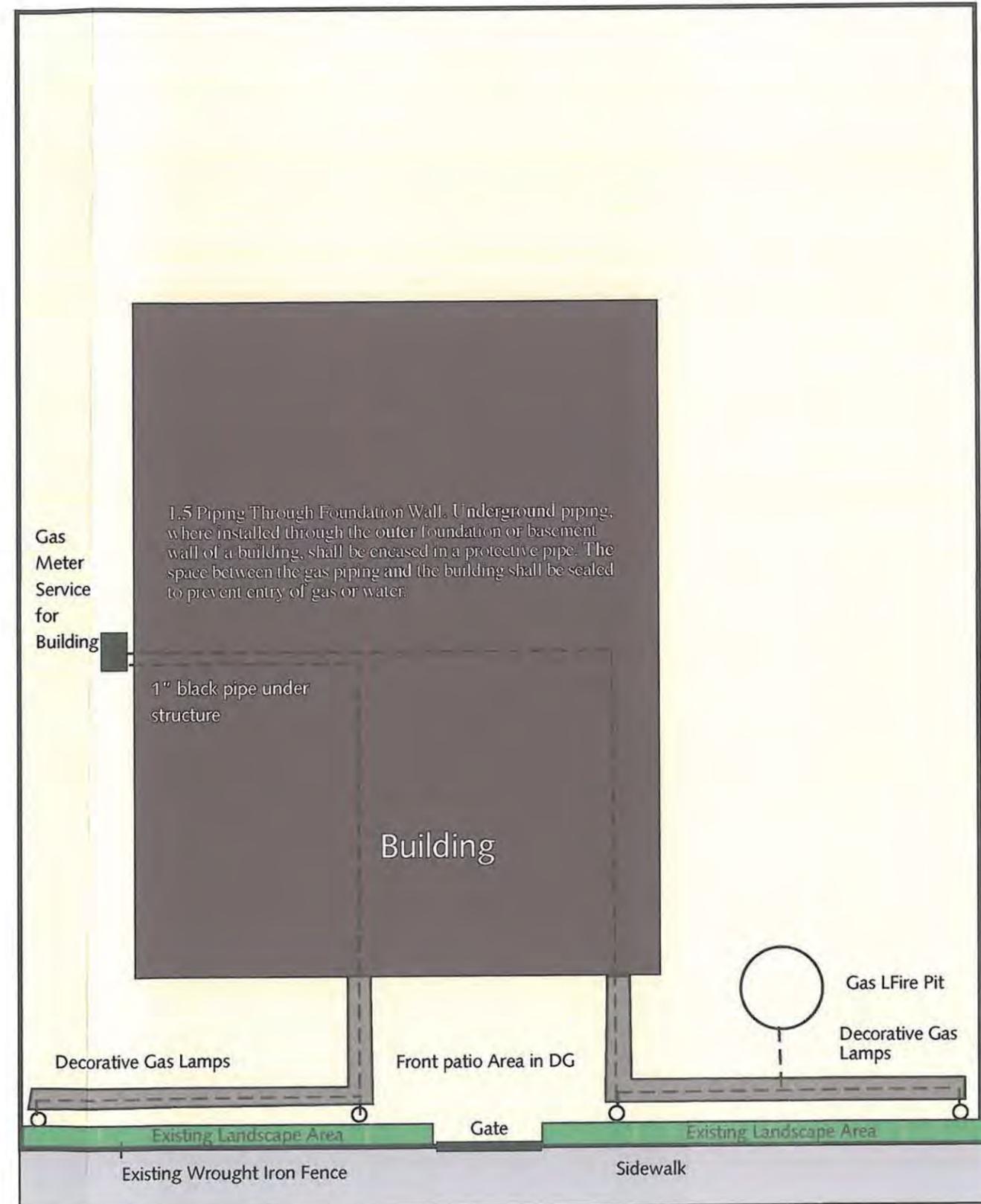
1. New Gas Lines

Licensed plumbing contractor to install black pipe under building and polypropylene in underground trench to run gas to new gas lamps and existing fire pit. The lines should protrude from the ground in the center of the location for the post.

2. A hole on the side of the post at the bottom for making any necessary connections and providing water drain access.

3. Post mounted in 36" deep concrete post hole

- Column gas lamp ETL listed (16" x 10" x 9") mounted to Steel square tube post with top mounting plate assembly 6"-6" from grade, overall height 8'-3", mounted in ground in a 3'-0" x 18" concrete footing. Natural gas BTU 800-1200
- Gas lamp mounted to top plate with 4 nuts and bolts, top plate assembly screwed to post. Lamp attached to galvanized 1" pipe gas line inside post.
- Gas shut-off valve mounted at base of post. Installed to National Fuel Gas Code ANSI Z223.1 (NFPA 54),



Client

Roche Winery, LLC
935-7115

Project Consultants

Design Prepared by
Robert Sanders & Co.



City of Sonoma
Design Review and Historic
Preservation Commission
Agenda Item Summary

DRHPC Agenda 5
Item:

Meeting Date: 01/21/14

Applicant

BVD Cope C/O Williams-Sonoma

Project Location

599 Broadway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year Built: 1950
-

Request

Consideration of a new awning, outdoor fireplace and arbor, fountain, fence, and landscape plan for a mixed-use building. (Williams-Sonoma).

Summary

Background: On October 10, 2013, the Planning Commission approved a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within the existing building located at 599 Broadway (the building has historically been used for general retail, a catering business, and a restaurant). On November 19, 2013, the Design Review Commission approved building elevation details, exterior colors and materials, lighting, trash enclosure, and a bicycle rack for the building. At this time the applicant is before the Design Review and Historic Preservation Commission for consideration of a new awning, an outdoor fireplace and arbor, a fountain, a fence, and a landscape plan.

Awning: The proposal involves the installation of a new awning on the building. The awning would be installed on a welded aluminum frame above the Broadway entrance of the building. The awning “eyebrow” is proposed to be painted Benjamin Moore mountain peak white (OC-121), which would match the white color in the awning stripe. In terms of compatibility, the exterior color scheme of the building is a white color [Benjamin Moore mountain peak white (OC121)]. A drawing of the awning (see attached page A3.1) and samples of awning materials and colors are attached for consideration. The proposed awning is comprised of one awning approximately 12.6 feet long and 3.5 feet high (including the awning “eyebrow”). The awning would be composed of a black and white colored canvas fabric (see attached samples). The awning would be installed on a black colored aluminum frame. With regard to Building Code requirements, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (Building Code §3202.2.3). In addition, awnings may extend over public property not more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line (Building Code §3202.3.1). The proposal complies with these standards in that the awning would provide 9.5 feet of clearance above the public walkway, and would extend only 2 feet 8 inches from the face of the building resulting in 12.5 feet of clearance from the end of the awning to the face of the curb. The purpose of the awning is to provide weather protection for the store entrance.

Outdoor fireplace and arbor: An outdoor fireplace and cooking area is proposed along the northern portion of the property (near the center of the property). The fireplace would have a height of approximately twelve feet and would consist of a Napa ledge stone veneer finish. It should be noted that the outdoor fireplace and trellis must be setback at least five feet from the north property line. In addition, a 9 foot tall (414 square foot) timber arbor is proposed south of the outdoor fireplace and cooking area.

Fountain: A 16 foot long fountain is proposed to the west of the outdoor fireplace and arbor area. The fountain would be constructed of a Napa ledge stone veneer finish and would include a seven foot tall wall, which would allow water to lightly trickle down the face over an irregular stone finish. The fountain basin would be illuminated with one uplights onto the wall and culinary center logo. The proposed lighting feature is a Hydrel 4800 LED base or yoke mount fountain fixture (see

attached specification sheet).

Fence: A 6.5 foot tall fence is proposed on the north and south property lines. On the north property line the fencing would run from the proposed stone wall (near the fountain) east to the culinary center building and continue west to be in line with the front of the home to the north. On the south property line the fencing would run from the new garden entry to the building wall of the residence. The fence would be constructed of wood in a lap joint design.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Signs: Any proposed signs shall be subject to DRC review or staff review, as applicable.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant six capital pear trees, one Chinese pistache, two swan hill fruitless olive trees, and one crape myrtle, which would be supplemented with shrubs, grasses, vines and espaliers, and groundcovers. In addition, the landscape area will include four sections of permeable quarry stone (sequoia sandstone in color). All landscaping proposed in the public right-of-way shall require approval by the Public Works Department and Caltrans.

Water Efficient Landscape Ordinance: Although not required (as the property is a historical site registered in the California Register or the National Register of Historic Places), but encouraged, the applicant has submitted WELO documentation. A legend listing proposed species and planting sizes is provided for reference. In addition, water budget calculations prepared by the landscape architect (attached) demonstrate compliance with Sonoma Municipal Code §14.32, Water Efficient Landscaping. The calculations indicate that the proposed landscaping would utilize 55,596 gallons or 98% of the associated annual water budget allotment of 56,545 gallons.

Other permits required: In addition to the requirements of this title, the project shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit and to the Planning Department before the Design Review and Historic Preservation Commission can review the application. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact the Building Department at (707) 938-3681 for information regarding City Encroachment Permits. In addition, The applicant/business shall obtain a Sidewalk Seating Permit from the Planning Department for seating proposed on the sidewalk directly in front of the business on Broadway. The sidewalk seating shall comply with the standards and limitations set forth under Chapter 12.06 of the Sonoma Municipal Code, including proof of insurance (sidewalks along State Highway 12 may be subject to Caltrans requirements).

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or ModificationsAttachments

1. *Project narrative*
2. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
3. *Fountain lighting specification sheet (Hydrel 4800)*
4. *Awning sample*
5. *Flame propagation standards*
6. *Permeable quarry stone specification sheet*
7. *Landscape plan (dated January 10, 2014)*
8. *Awning elevation and plan*
9. *Certificate of Flame Retardance*
10. *Awning detail*
11. *Landscape plan*
12. *Planting plan*
13. *Irrigation plan*
14. *Irrigation legend and notes*
15. *Irrigation details*
16. *Site details & elevations*

cc: BVD Cope
 C/O Williams-Sonoma
 3250 Van Ness Avenue
 San Francisco, CA 94109

Williams-Sonoma Inc.
3250 Van Ness Avenue
San Francisco, CA 94109

Crane Architecture
905 Fourth Street
San Rafael, CA 94901

Alan Jones, Administrative Captain

Kara Lilledahl, via email

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne bowers, via email

CITY OF SONOMA
MAXIMUM APPLIED WATER ALLOWANCE FORM

Revised: 12/15/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Maximum Applied Water Allowance (MAWA) Calculations

The project's MAWA is calculated as follows:

$$\text{MAWA} = (\text{ETo})(0.62) \times [(\text{ETAF} \times \text{LA}) + (0.3 \times \text{SLA})]$$

where:

- MAWA = Maximum Applied Water Allowance, or Water Budget (gallons/year)
- ETo = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- ETAF = ET adjustment factor for Sonoma, or 0.60
- LA = Landscaped Area, including SLA (square feet)
- SLA = Portion of the LA identified as Special Landscape Area (square feet)

Show calculations:

$$\text{MAWA} = 28.58 \times \left[(0.60 \times \frac{3215}{\text{LA}}) + (0.3 \times \frac{165}{\text{SLA}}) \right] = \underline{56,545} \text{ gallons/year}$$

**CITY OF SONOMA
HYDROZONE TABLE FORM**

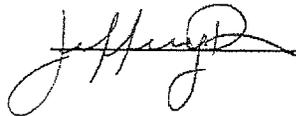
Revised: 11/11/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
High water use	C-3	BUBBLER-SHUBS	10 ^{sq ft}	0.3%
High water use				
Medium water use	C4-C5, C6, C7	DRIP-SHUBS	1303 sq ft	40.6%
Medium water use	C-10	SPRAY-GRASS	187 sq ft	5.9%
Low water use	C1-C2	DRIP-SHUBS	481 sq ft	15%
Low water use				
Medium Water Use	C-8	DRIP-VEGIE	165 sq ft	5.1%
Medium Water Use	C11, C-12	BUBBLER-TREE	1069 sq ft	33.2%
		Total	3215 sq ft	100%

Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use	10	0.3
High water use		
Medium water use	2559	79.60
Medium water use	165	5.1
Low water use	481	15
Low water use		
Total	3215	100%

Submitted by: Jeffrey Dias (Print)

 (Signature)

1/13/14 (Date)

Estimated Total Water Use Calculations

The project's Estimated Total Water Use is calculated as follows:

$$ETWU = (ETo)(0.62)[(PF \times HA)/IE] + SLA$$

where:

- ETWU = Estimated total water use per year (gallons/year)
- ETo = Reference Evapotranspiration for Sonoma, or 46.1 (Inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- PF = Plant Factor from WUCOLS as follows: 0.30 for Low water-use plantings; 0.6 for Medium; 1.0 for High
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet) – see Hydrozone Table Form
- SLA = Special Landscape Area (square feet)
- IE

Irrigation Efficiency (IE) Table	
Percent of total landscape irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)					
PF	HA Sq. Ft.	IE (See IE Table)	$\frac{PF \times HA}{IE}$ IE (a)	SLA Sq. Ft. (b)	$ETWU = 28.58 \times \frac{PF \times HA}{IE} + 28.58 \times SLA$
0.3	481	0.85	169.76	—	$(28.58 \times \frac{169.76}{0.85}) + (28.58 \times \frac{—}{—}) = 4851$ gallons/year
0.5	2724	0.85	1602.35	—	$(28.58 \times \frac{1602.35}{0.85}) + (28.58 \times \frac{—}{—}) = 45,795$ gallons/year
0.7	10	0.85	8.23	—	$(28.58 \times \frac{8.23}{0.85}) + (28.58 \times \frac{—}{—}) = 235$ gallons/year
0.5	165	0.85	0	165	$(28.58 \times \frac{0}{0.85}) + (28.58 \times 165) = 4715$ gallons/year
ETWU					Sum of above = 55,596 gallons/year

Statement of Compliance:

This MAWA Form has been prepared by me or under my general direction. As required under the City's Water Efficient Landscape Ordinance, the landscaping and irrigation system has been designed such that the Estimated Total Water Use for the landscaped area is less than the Maximum Applied Water Allowance (i.e., "water budget").

Jeffrey Dias (Print)

Jeffrey Dias (Signature)

1/14/14 (Date)



An **Acuity** Brands Company

4800 LED BASE OR YOKE MOUNT

LINE OR LOW VOLTAGE FOUNTAIN FIXTURE

DESCRIPTION

The 4800 Series Base or Yoke mounted fixture is smaller in size than other conventional units, and can operate in as little as 10" of water. It uses 12 Volt or 120 Volt 9 Watt LED Array. Rock guard is standard and lamp is included.

FEATURES & SPECIFICATIONS

FIXTURE HOUSING & ROCK GUARD: Stainless steel housing with heavy wall cast bronze rock guard door assembly. Yoke and base are heavy wall cast bronze.

LAMP: 9 Watt LED

LENS: 3 1/8" diameter tempered borosilicate, clear standard. Frosted, amber, blue, green or red lenses also available.

GASKET: Single piece U-shaped molded silicone.

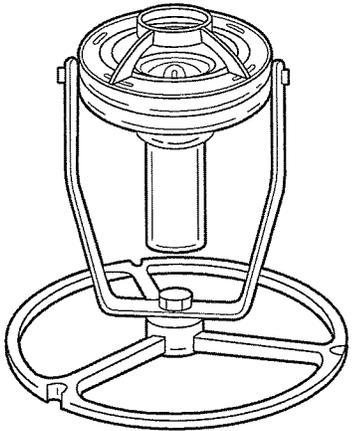
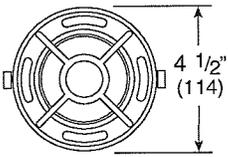
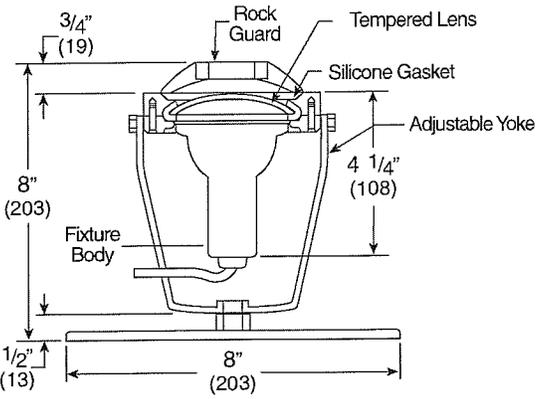
CORD: Minimum of 10' of #16-3ST submersible rated cord for US standard, 3m of H07RN-F-2x4mm² submersible rated cord for European standard. **Cord length must be specified.**

FASTENERS: Stainless steel.

LISTING: CSA_{US}, CSA

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

IP68 ∇ 4M   

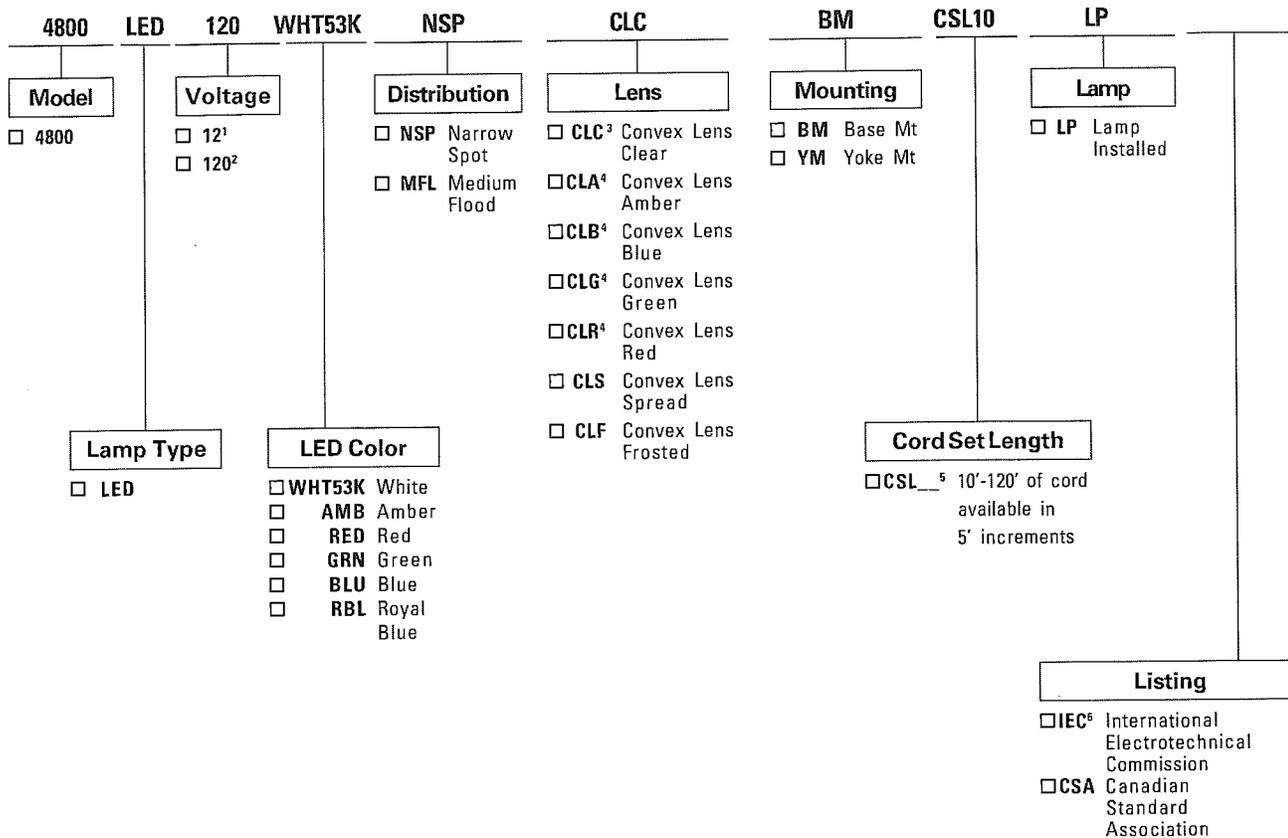
TYPE	JOB NAME							
PART NUMBER								
<u>Model</u>	<u>Lamp Type</u>	<u>Voltage</u>	<u>Distribution</u>	<u>Lens</u>	<u>Mounting</u>	<u>Cord</u>	<u>Lamp</u>	<u>Options</u>
								
								
								
APPROVALS								

4800 ORDERING INFORMATION

50Hz/60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.



Notes:

- ¹ Transformer not included, sold separately.
- ² Internal transformer included.
- ³ CLC will be used if no lens is chosen.
- ⁴ Colored lenses not available with AMB, BLU, GRN, RED, or RBL LED colors.
- ⁵ CSL50 is the maximum cord length for 12V fixtures.
- ⁶ Only available with 12V.

WILLAIM SONOMA WATER USE CALCULATIONS

1. Hydrozone Table
2. Maximum Applied Water Use (MAWA)
3. Estimated Total Water Use (ETWU)
4. Summary Hydrozone Table
5. Statement of Compliance

1. HYDROZONE CALCULATION TABLE

ETO= 46.1

VALVE #	IRRIGATION TYPE	HYDROZONE	IRRIGATION EFFICIENCY (IE)	PLANT FACTOR (PF)	AREA (HA) (SQ. FT)	PF x HA	ETWU
C-1	DRIP	SHRUB-LOW	0.85	0.3	246	74	2482
C-2	DRIP	SHRUB-LOW	0.85	0.3	235	71	2371
C-3	BUBBLER	SHRUB-HIGH	0.85	0.7	10	7	235
C-4	DRIP	SHRUB-MED	0.85	0.5	26	13	437
C-5	DRIP	SHRUB-MED	0.85	0.5	169	85	2841
C-6	DRIP	SHRUB-MED	0.85	0.5	200	100	3363
C-7	DRIP	SHRUB-MED	0.85	0.5	415	208	6977
C-8	DRIP	VEGGIE-MED	0.85	0.5	165	83	2774
C-9	DRIP	SHRUB-MED	0.85	0.5	493	247	8289
C-10	SPRAY	GRASS-MED	0.71	0.5	187	94	3764
C-11	BUBBLER	TREE-MED	0.85	0.5	546	273	9180
C-12	BUBBLER	TREE-MED	0.85	0.5	523	262	8793
Total sq. ft:					3215	Total ETWU:	51506

2. MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (46.1)(0.62)((3215*0.6)+(0.3*165)) =

56549

Maximum Applied Water Allowance (MAWA) Gallons Per Year

MAWA = (ETo)(0.62)[(LA * 0.6) + (0.3 * SLA)]

ETo = Reference evapotranspiration

0.6= ET adjustment factor

LA=Landscaped Area (square feet)

0.62 = Conversion factor (gallons per square foot per year)

3. ESTIMATED TOTAL WATER USE (ETWU) = *SEE HYDROZONE TABLE FOR CALCUALTIONS =

51506

Estimated Total Water Use (ETWU) Gallons Per Year

ETWU= ((ETo)(.62)(PF(HA/IE) + SLA))

ETo = Reference evapotranspiration

PF = Plant factor for hydrozones

HA = Hydrozone area (square feet)

0.62 = Conversion factor (gallons per square foot per year)

IE = Irrigation efficiency (0.71) overhead spray

IE = Irrigation efficiency (0.85) bubbler/drip

SLA = Special Landscaped Area

4. SUMMARY HYDROZONE TABLE

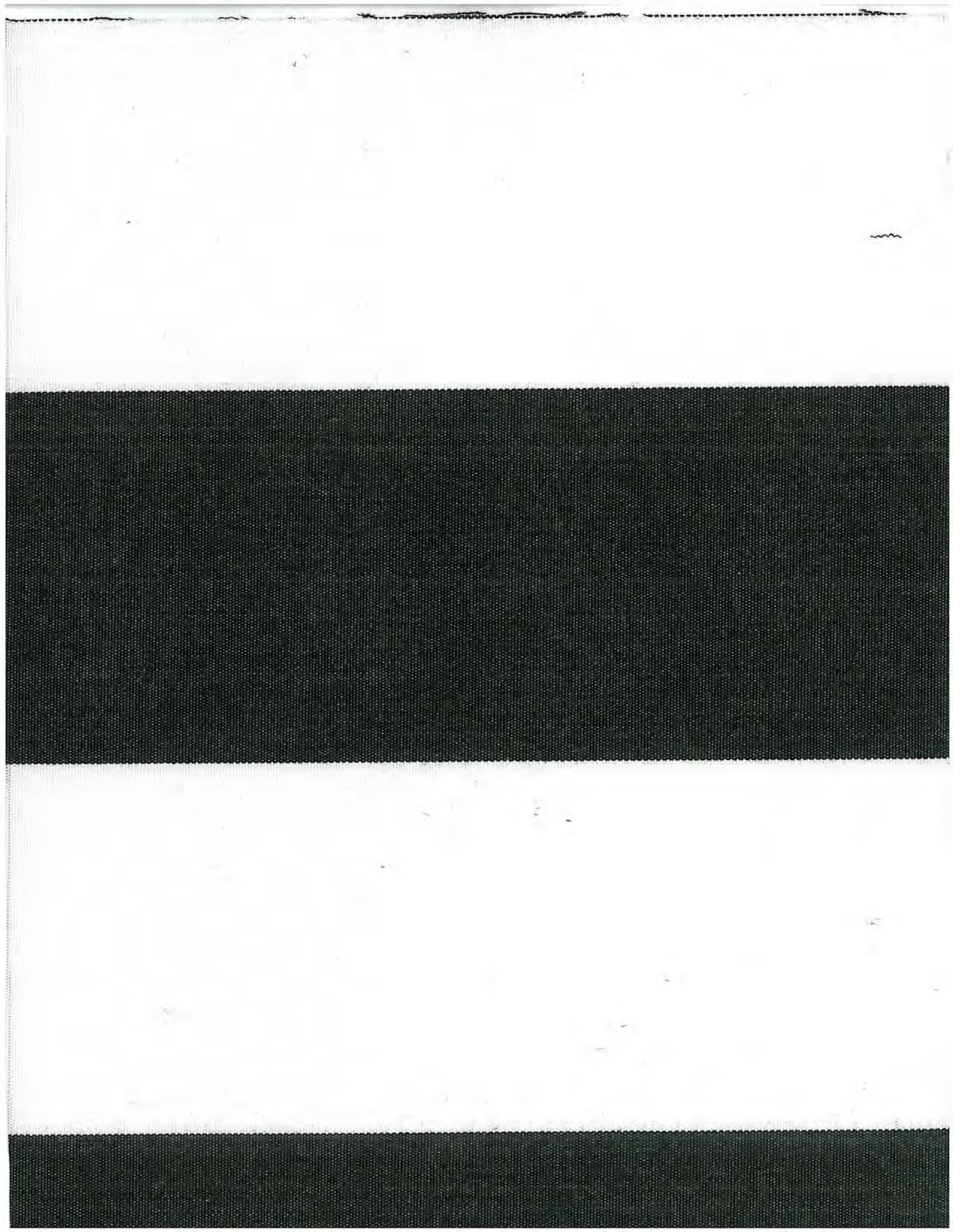
Hydrozone	Area	% of Landscape
High water use	10	0.3%
Medium water use	2559	79.6%
Low water use	481	15.0%
Special landscape area	165	5.1%
Total	3215	100%

5. STATEMENT OF COMPLIANCE

This MAWA form has been prepared by me or under my general direction. As required under the City's Water Efficient Landscape Ordinance, the landscaping and irrigation system has been designed such that the Estimated Total Water Use for the landscape area is less than the Maximum Applied Water Allowance (i.e., "water budget")

Jeffrey Dias (Print)

Jeffrey Dias (Signature) 1-7-14 (Date)



800.372.8377

PERMEABLE QUARRY STONE

» PAVING STONES

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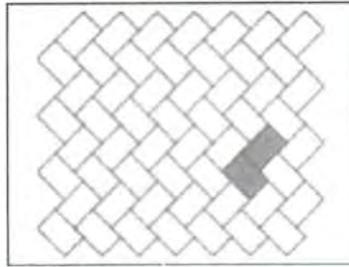
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SEQUIOA SANDSTONE



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Permeable Quarry Stone

Permeable pavers help the environment by protecting the quality of our water supplies. They reduce the amount of storm water runoff entering our natural waterways and carrying with it contaminants and

pollutants. The water can naturally drain into the surface through the spaces in the pavers. Permeable pavers also will help with erosion control, and flooding issues.

PAVING STONES COLLECTION

[Antiqued Cobble \(/paving-stones/antiqued-cobble\)](#)

[Belgian Stone \(/paving-stones/belgian-stone\)](#)

[Bull Nose \(/paving-stones/bull-nose\)](#)

[Classic Cobble \(/paving-stones/classic-cobble\)](#)

[Permeable 4x8 \(/paving-stones/permeable-4x8\)](#)

[Quarry Stone \(/paving-stones/quarry-stone\)](#)

[Symetry \(/paving-stones/symetry\)](#)

[Antiqued Mission \(/paving-stones/antiqued-mission\)](#)

[Bishop's Hat \(/paving-stones/bishops-hat\)](#)

[California Flagstone \(/paving-stones/california-flagstone\)](#)

[Mission \(/paving-stones/mission\)](#)

3 / 9

[Permeable Quarry Stone \(/paving-stones/permeable-quarry-stone\)](#)

[Quarry Stone Versailles \(/paving-stones/quarry-stone-versailles\)](#)

[Turfstone \(/paving-stones/turfstone\)](#)

Details:

Component Name	Image	Nominal Size Inch	Stones Per Square Foot	Stones Per Pallet	Square Feet Per Pallet
Permeable Stone Quarry		6x9	2.8	210	87

[Design Details \(/design-details\)](#)



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599 Broadway
Sonoma, CA 95476

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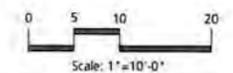
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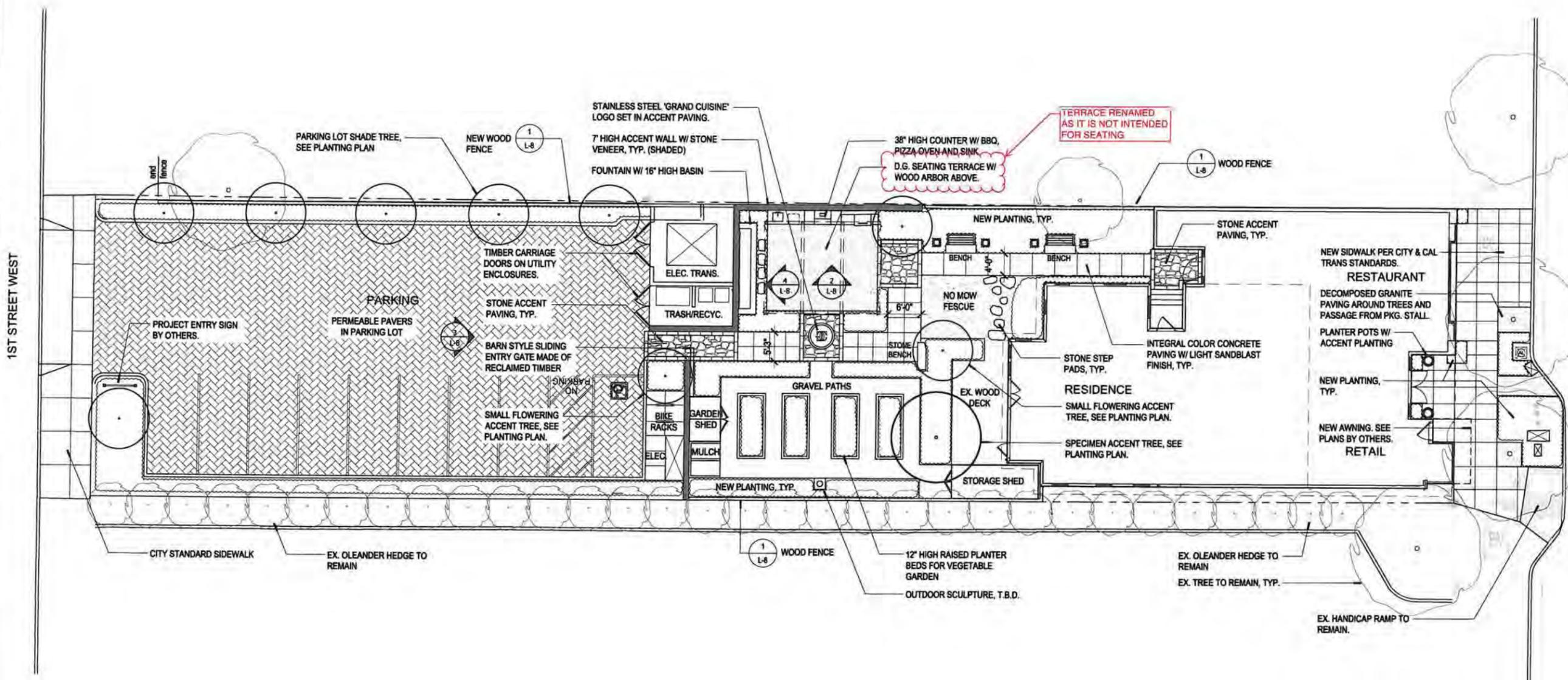
LANDSCAPE PLAN

Date:

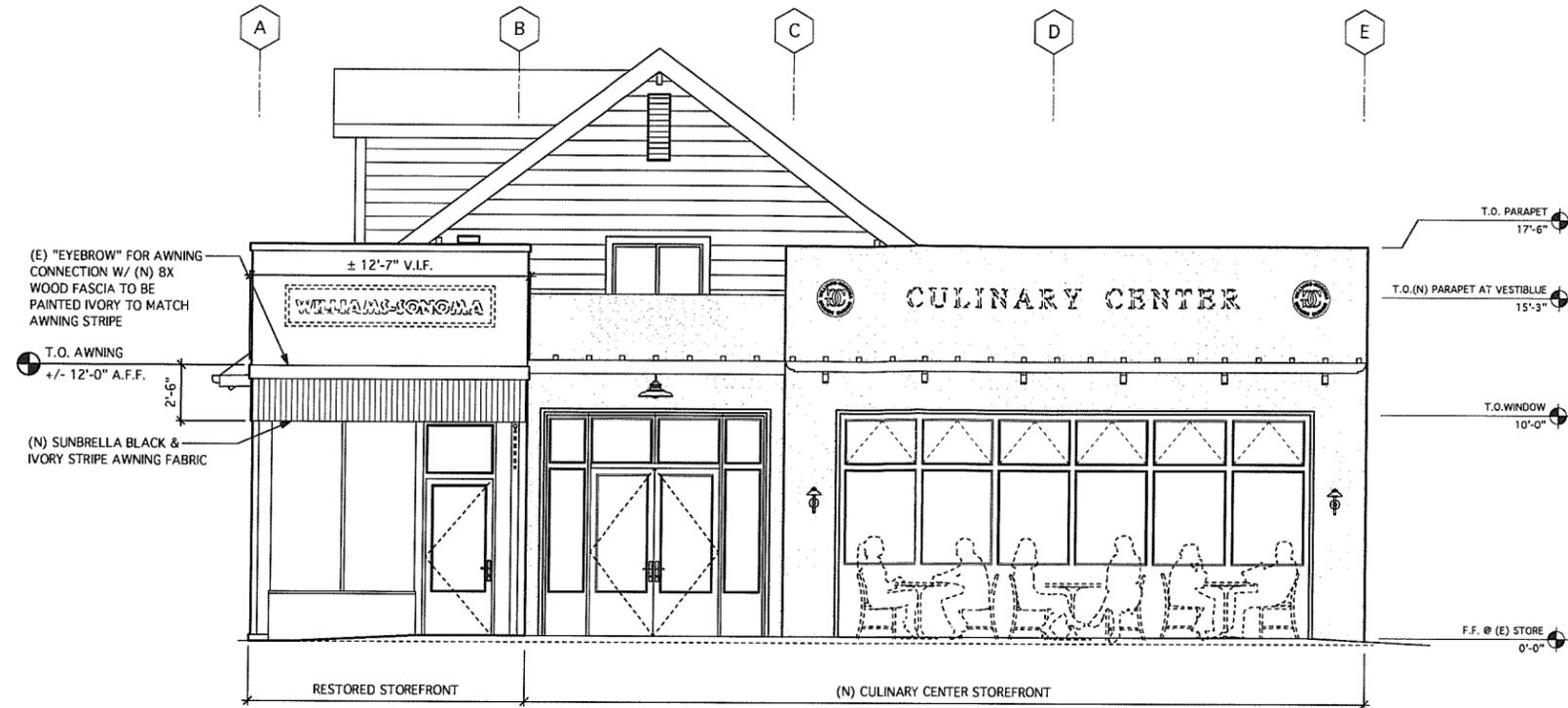


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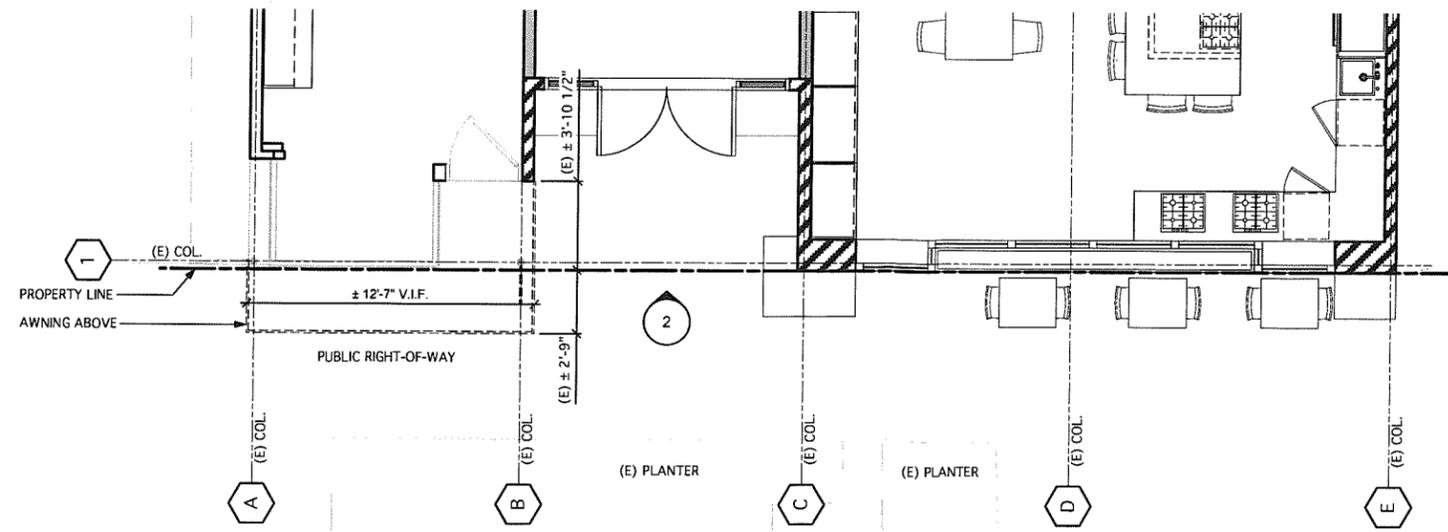
L-1



1ST STREET WEST



2 STOREFRONT - EAST ELEVATION
 1/8"=1'-0"



1 STOREFRONT - PLAN VIEW
 1/8"=1'-0"

01 10 2014

JG|LA

JEFF GEORGE
57 SCENIC AVENUE
SAN ANSELMO
CA 94960
415.705.8860

LANDSCAPE ARCHITECTURE + DESIGN

Williams Sonoma

Store, Cooking School &
Cafe
599 Broadway
Sonoma, CA 95476

Owner:

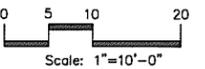
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Irrigation Plan

Date:



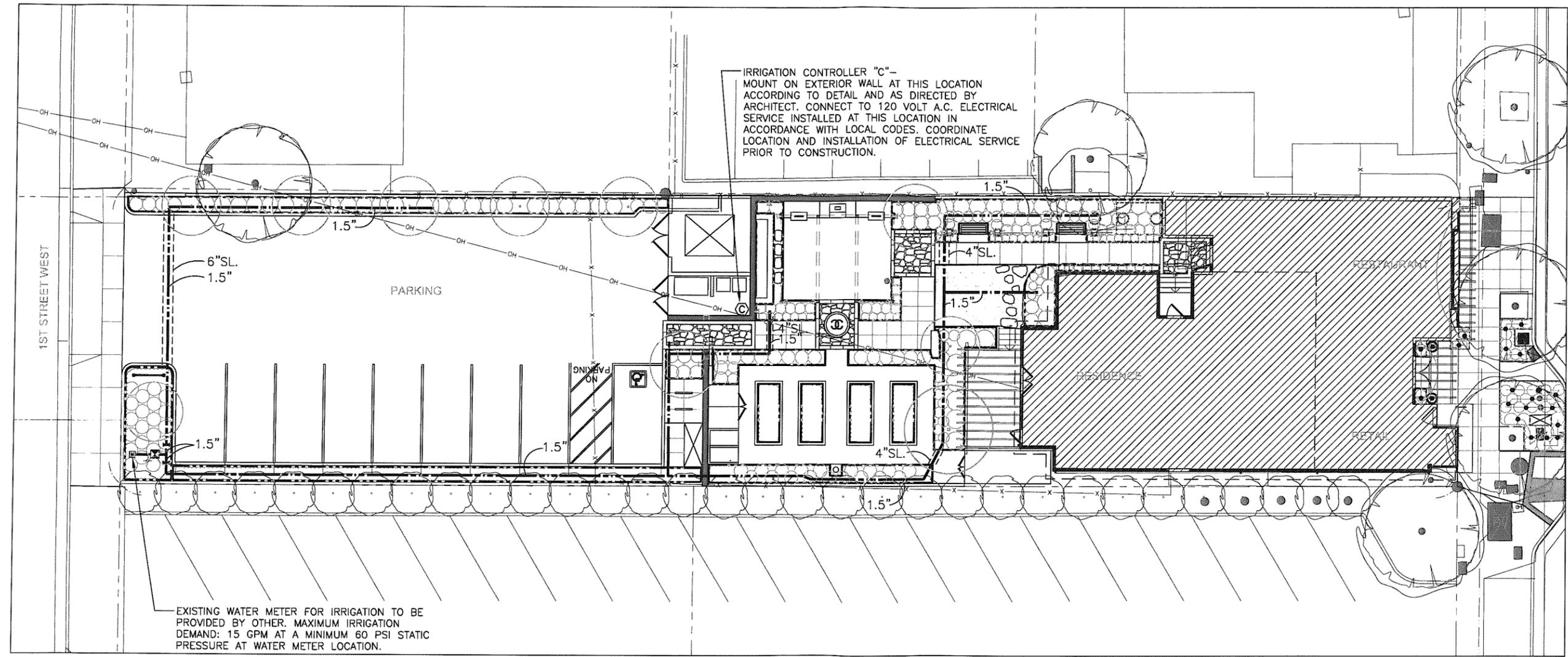
Scale: 1"=10'-0"

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

L-3

IRRIGATION CONTROLLER "C"-
MOUNT ON EXTERIOR WALL AT THIS LOCATION
ACCORDING TO DETAIL AND AS DIRECTED BY
ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL
SERVICE INSTALLED AT THIS LOCATION IN
ACCORDANCE WITH LOCAL CODES. COORDINATE
LOCATION AND INSTALLATION OF ELECTRICAL SERVICE
PRIOR TO CONSTRUCTION.

EXISTING WATER METER FOR IRRIGATION TO BE
PROVIDED BY OTHER. MAXIMUM IRRIGATION
DEMAND: 15 GPM AT A MINIMUM 60 PSI STATIC
PRESSURE AT WATER METER LOCATION.



IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. PAINT ROOTS ONE (1) INCH AND LARGER IN DIAMETER WITH TWO COATS OF TREE SEAL, OR EQUAL. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
●	Q1633	JAIN QUADRA BUBBLER, BLUE	0.1633	30	DRIP
■	FB-50-PC	TORO BUBBLER, 2 PER TREE	0.5	30	TRICKLE
➔	T-YD-500-34	TORO AIR RELIEF VALVE			
⊕	FCH-H-FIPT	TORO FLUSH VALVE			
⊠	T-DL-MP9	TORO DRIP ZONE INDICATOR			
⊕	P-220-27 SERIES	TORO REMOTE CONTROL VALVE WITH PRESSURE REGULATOR			
⊕	DZK-TPV-1-MF	TORO REMOTE CONTROL VALVE DRIP ZONE KIT			
➔	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
➔	T113-K	NIBCO GATE VALVE (LINE SIZE)			
⊠	975XLSEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
⊕	MC-18E	IRRITROL MC-E CONTROLLER IN A WALL MOUNTED ENCLOSURE WITH MAINTENANCE REMOTE AND FLOW SENSOR. USE IN CONJUNCTION WITH CLIMATE LOGIC WEATHER SENSING SYSTEM.			
WS	CL-100-WIRELESS/ R-100-KIT	IRRITROL CLIMATE LOGIC WEATHER SENSING SYSTEM. AUTOMATICALLY GATHERS ON-SITE WEATHER INFORMATION AND CALCULATES WATER REQUIREMENTS AND WATERING SCHEDULES.			
⊕		CONTROLLER/WIRE PATH AND STATION NUMBER			
---		FLOW (GPM)			
---		REMOTE CONTROL VALVE SIZE (IN INCHES)			
---		MAIN LINE: 1.5" THROUGHOUT: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER, 24" UNDER PAVING.			
---		LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER, 24" UNDER PAVING.			
---		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
---		DRIP ZONE: TORO DL2000 SERIES DRIPLINE, PART #RGP-212-05. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SEE DETAILS FOR FURTHER INFORMATION.			



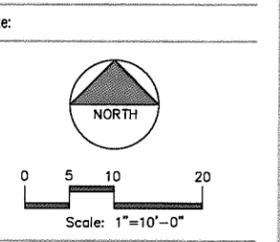
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Store, Cooking School & Cafe
599 Broadway
Sonoma, CA 95476

Owner:
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3250 Van Ness Ave.
San Francisco, CA 94109



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Irrigation Legend and Notes



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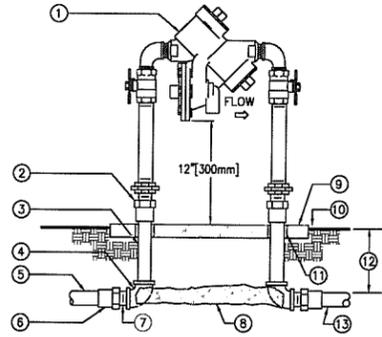
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Irrigation Details

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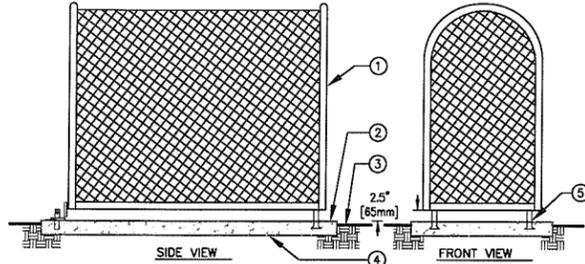


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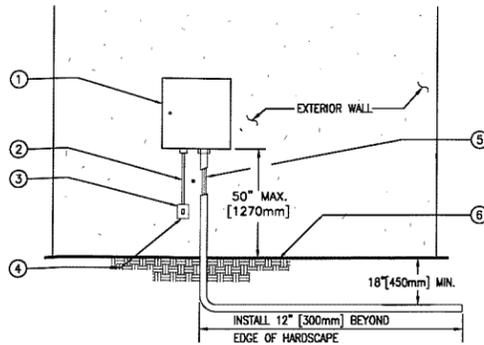


- ① REDUCED PRESSURE BACKFLOW ASSEMBLY.
- ② WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
- ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- ④ WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
- ⑤ PVC MAIN LINE TO POINT OF CONNECTION.
- ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
- ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
- ⑧ CONCRETE SUPPORT BLOCK.
- ⑨ CONCRETE PAD-SEE ENCLOSURE DETAIL AS REQUIRED).
- ⑩ FINISH GRADE.
- ⑪ PVC SLEEVE BOTH SIDES.
- ⑫ REFER TO IRRIGATION LEGEND
- ⑬ PVC MAIN LINE TO IRRIGATION SYSTEM.

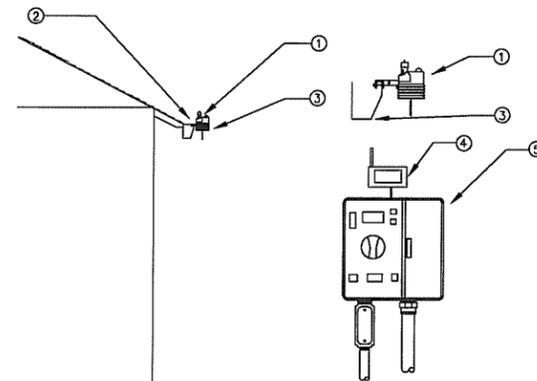
- NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



- ① STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- ② SET PAD 1/2" [13MM] ABOVE FINISH GRADE
- ③ FINISH GRADE
- ④ 6" [150MM] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150MM] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- ⑤ MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.



- ① IRRIGATION CONTROLLER.
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
- ③ 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
- ⑤ LOW VOLTAGE WIRE IN GRAY SCHEDULE 40 PVC CONDUIT.
- ⑥ FINISH GRADE OR HARDSCAPE.



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

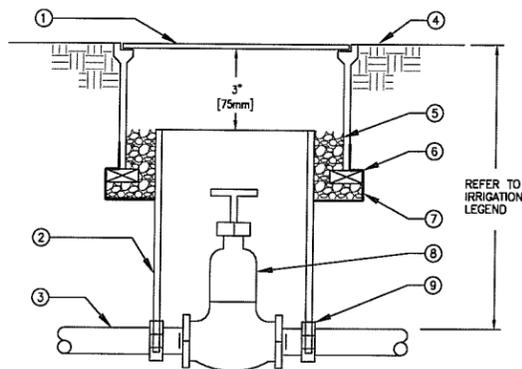
- ① WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED)
- ② MOUNT SENSOR ON GUTTER/EVE
- ③ GUTTER/EVE
- ④ SENSOR RECEIVER
- ⑤ CONTROLLER

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE
DET: RPB-1

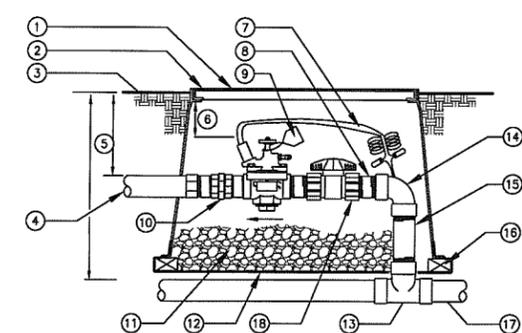
2 BACKFLOW ASSEMBLY ENCLOSURE
3" [75mm] AND SMALLER
SCALE: NONE
DET: ENC-SMOOTH

3 CONTROLLER - EXTERIOR WALL MOUNTED
SCALE: NONE
DET: EXT-COAT

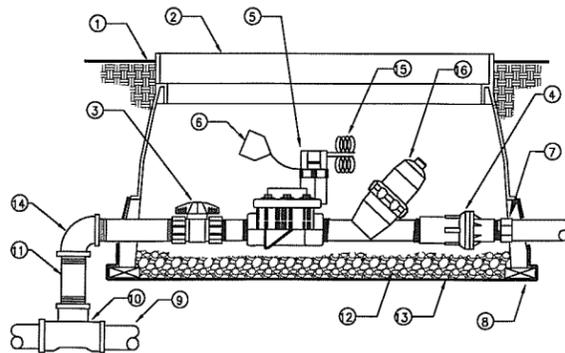
4 WIRELESS WEATHER SENSOR
SCALE: NONE
DET: CL-W



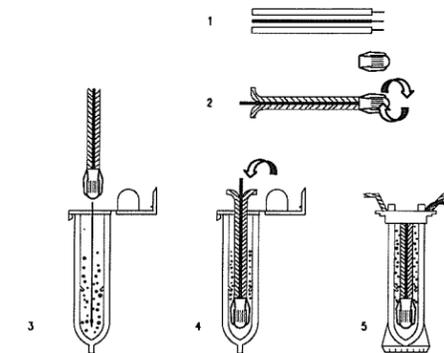
- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- ② 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- ③ PVC MAIN LINE.
- ④ FINISH GRADE.
- ⑤ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
- ⑥ BRICK-2 TOTAL
- ⑦ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑧ GATE VALVE.
- ⑨ SCHEDULE 40 PVC MALE ADAPTER.



- ① REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- ② 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ FINISH GRADE.
- ④ PVC LATERAL LINE.
- ⑤ REFER TO IRRIGATION SPECS.
- ⑥ 3" [75mm] MIN, 6" [150mm] MAX.
- ⑦ VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑧ SCHEDULE 80 PVC NIPPLE (4 TOTAL).
- ⑨ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- ⑩ SCHEDULE 80 PVC THREADED UNION.
- ⑪ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑫ 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- ⑬ UPC APPROVED SCHEDULE 40 PVC TEE.
- ⑭ SCHEDULE 80 PVC 90° ELBOW (TXT).
- ⑮ SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- ⑯ BRICK-1 EACH CORNER.
- ⑰ PVC MAIN LINE.
- ⑱ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).



- ① FINISH GRADE
- ② JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- ④ PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- ⑤ REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- ⑥ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- ⑦ SCHEDULE 40 MALE ADAPTER
- ⑧ BRICK-1 EACH CORNER.
- ⑨ PVC MAIN LINE.
- ⑩ UPC APPROVED SCHEDULE 40 PVC TEE.
- ⑪ SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
- ⑫ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑬ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑭ SCHEDULE 80 PVC 90° ELBOW (TXT).
- ⑮ VALVE CONTROL WIRE- PROVIDE 3M-OBV SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑯ Y-FILTER (INCLUDED IN DRIP ZONE KIT)



- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

5 GATE VALVE - 3" [75mm] AND SMALLER
SCALE: NONE
DET: SGVD

6 REMOTE CONTROL VALVE
SCALE: NONE
DET: RCV-UN-BV

7 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE
DET: RCV-FILTER4

8 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE
DET: WIRE-SPL

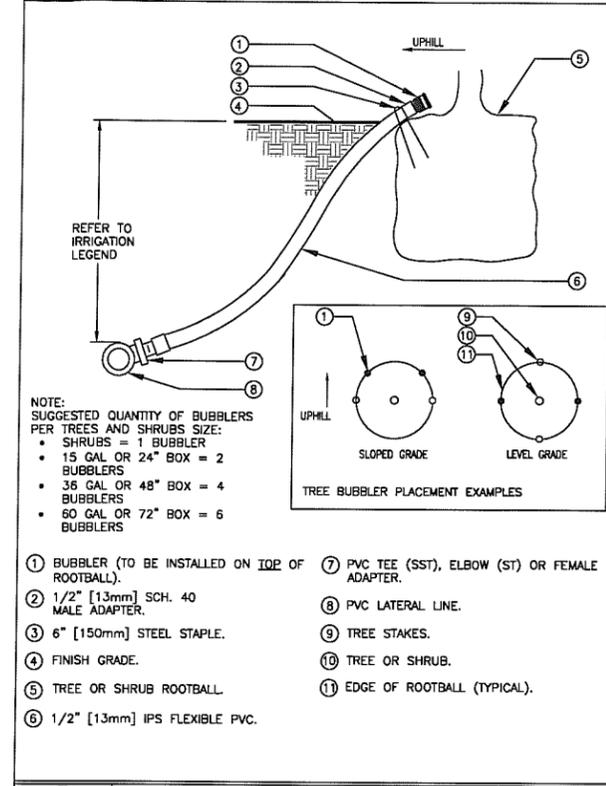
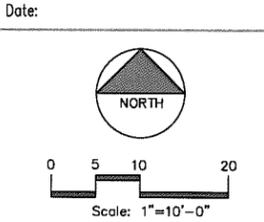
Williams Sonoma
Store, Cooking School & Cafe
599 Broadway
Sonoma, CA 95476

Owner:
WILLIAMS-SONOMA, INC.
3250 Van Ness Ave.
San Francisco, CA 94109

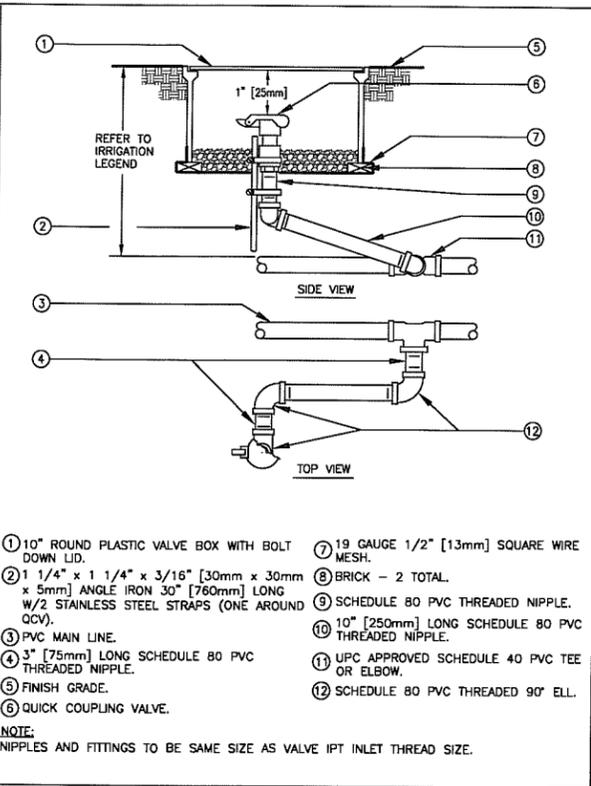


12.16.13 - Design Review

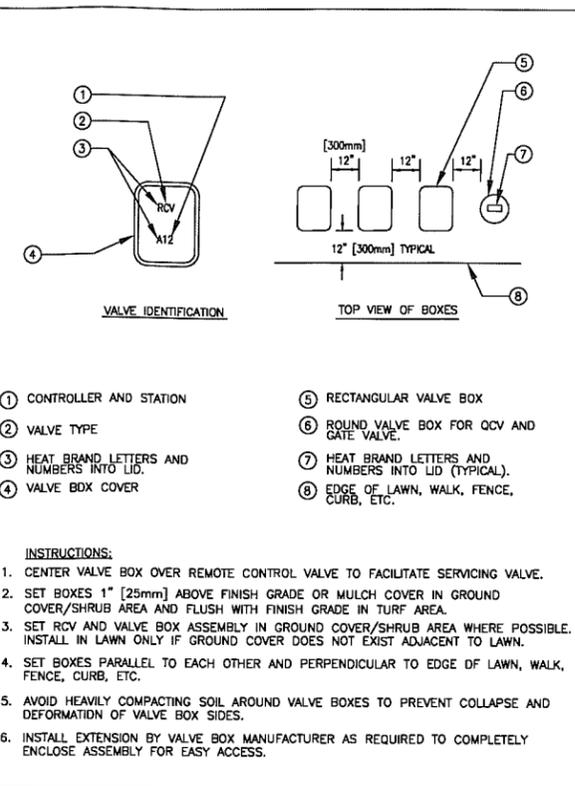
Irrigation Details



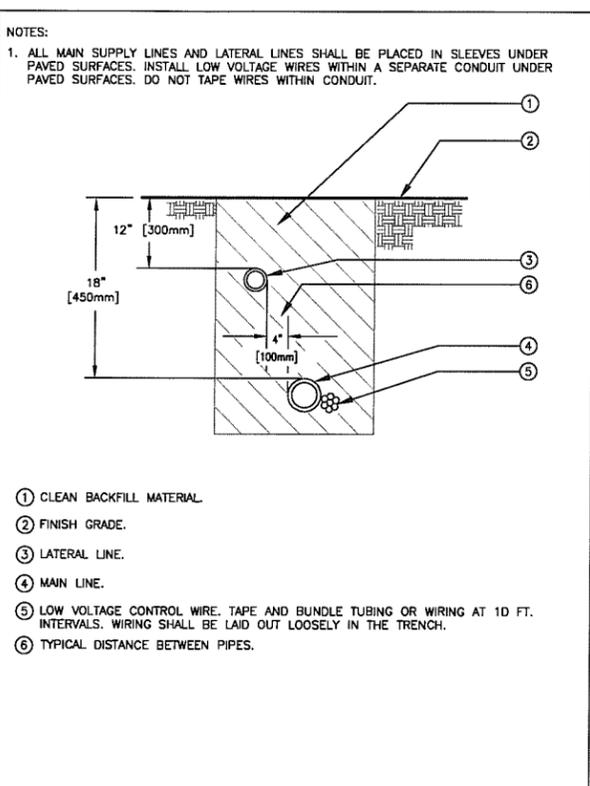
1 TREE AND SHRUB BUBBLER
SCALE: NONE
DET: TREE-SBUB



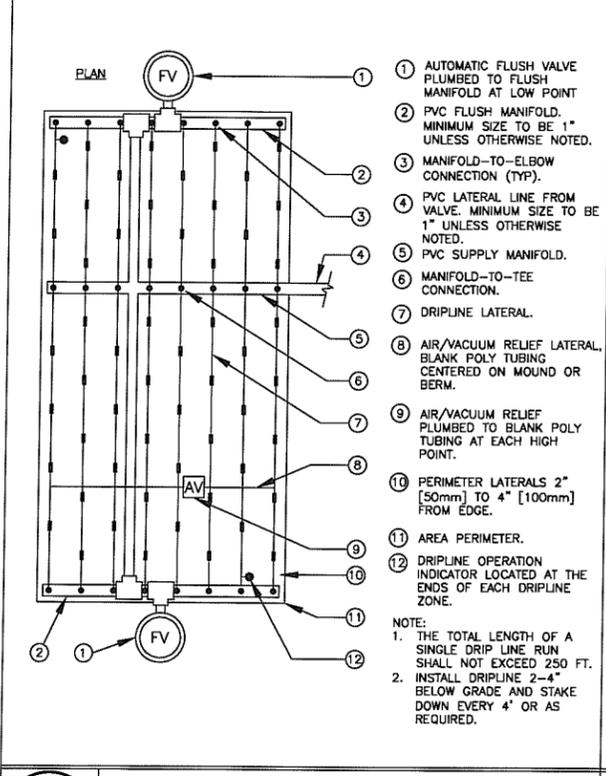
2 QUICK COUPLING VALVE
SCALE: NONE
DET: QUICK-C2



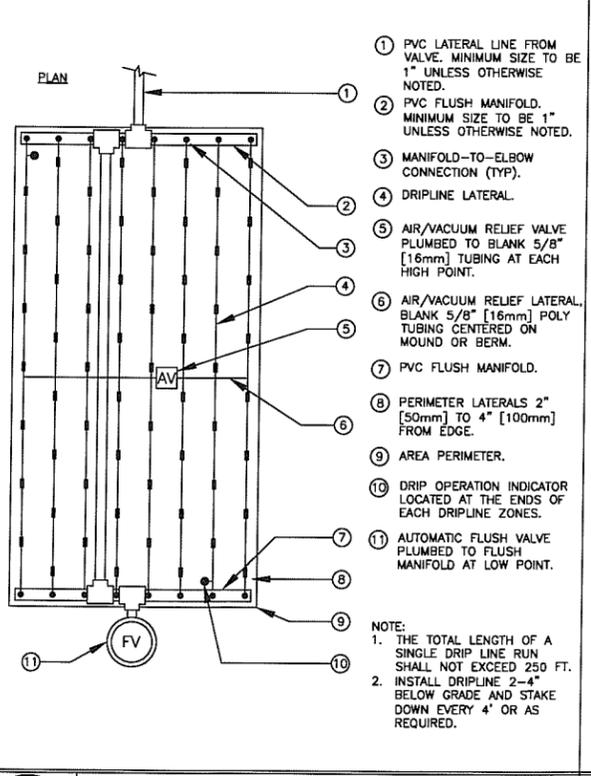
3 VALVE BOX INSTALLATION
SCALE: NONE
DET: VALVE-B1



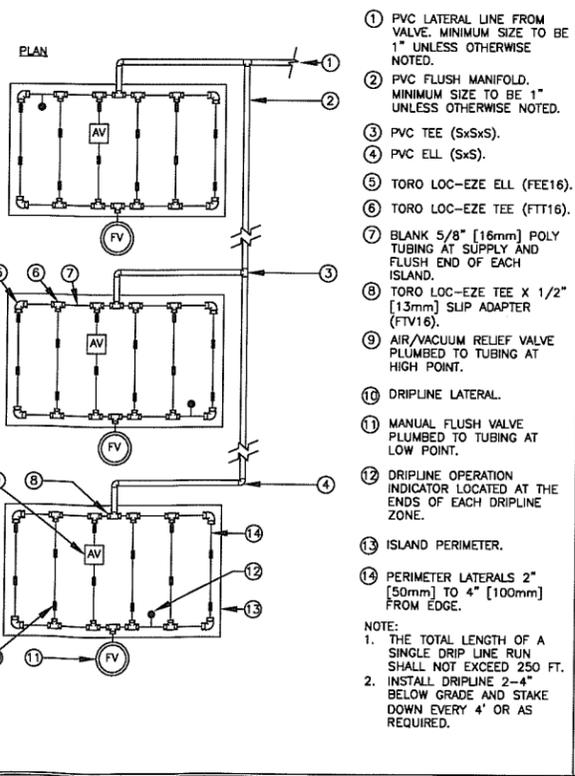
4 TRENCHING
SCALE: NONE
DET: TRENCH



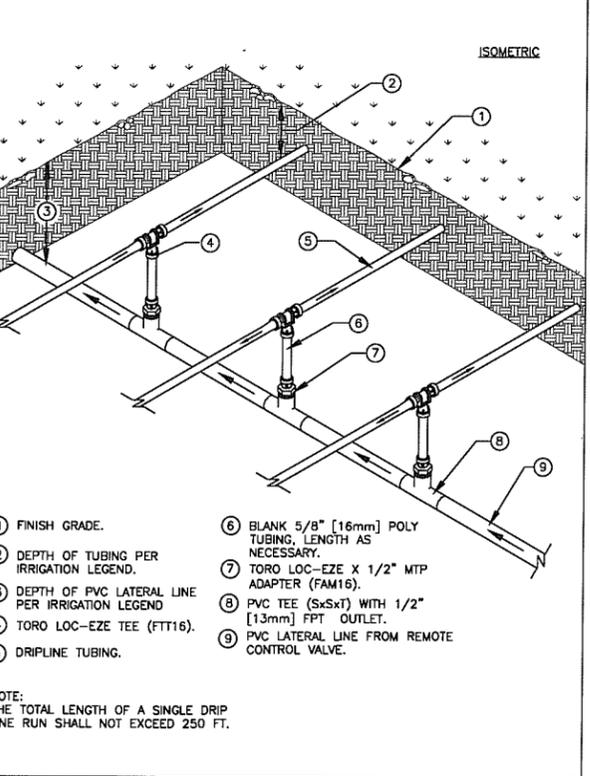
5 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



6 TORO DL 2000 END FEED LAYOUT
SCALE: NONE



7 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



8 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE

Williams Sonoma
 Store, Cooking School & Cafe
 599 Broadway
 Sonoma, CA 95476

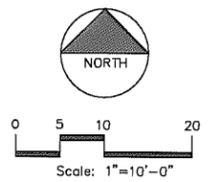
Owner:
 WILLIAMS-SONOMA, INC.
 3250 Van Ness Ave.
 San Francisco, CA 94109



12.16.13 - Design Review

Irrigation Details

Date: _____



L-7

SECTION/ELEVATION

- ① 1" [25mm] ABOVE FINISH GRADE.
- ② NATIVE SOIL.
- ③ FINISH GRADE.
- ④ FLUSH VALVE.
- ⑤ ROUND PLASTIC VALVE BOX. REFER TO IRRIGATION SPECS FOR BOX SIZE. HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
- ⑥ 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
- ⑦ BRICK - 2 TOTAL
- ⑧ PEA GRAVEL 18" (450mm) DEEP.
- ⑨ PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
- ⑩ PVC PIPING.
- ⑪ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.

NOTE:
 USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

SECTION/ELEVATION

- ① 1" ABOVE FINISH GRADE.
- ② FINISH GRADE.
- ③ 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
- ④ TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
- ⑤ TORO LOC-EZE X 1/2" FPT TEE (FTF16).
- ⑥ TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
- ⑦ PEA GRAVEL SUMP (6" DEEP).
- ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- ⑨ NATIVE SOIL PER SPECIFICATIONS.

NOTE:
 USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

SECTION/ELEVATION

- ① FINISH GRADE.
- ② SOIL BACKFILL.
- ③ DRIPLINE.
- ④ OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
- ⑤ 2"-3" [50mm - 75mm] ABOVE FINISH GRADE.
- ⑥ REFER TO IRRIGATION LEGEND.

TUBE PLACEMENT

① 12" SLOPE

2 DISTRIBUTION TUBES PER SHRUB

NOTES:
 1. USE OUTLET PLUGS AS REQUIRED FOR UNUSED OUTLETS.
 2. INSTALL BUG PLUG AT END OF DISTRIBUTION TUBING OVER ROOTBALL ON UP-HILL SIDE OF PLANTS.

- ① QB2-16 PEPCO QUADRA BUBBLER.
- ② DISTRIBUTION TUBING UNDER SPECIFIED MULCH (TYP)
- ③ FINISH GRADE
- ④ TUBING STAKE (TYP)
- ⑤ EDGE OF ROOTBALL (TYP)
- ⑥ BACKFILL MATERIAL (TYP)
- ⑦ 1/2" IPS FLEXIBLE PVC
- ⑧ PVC SCHEDULE 40 TEE (SxSxT) OR 90 DEGREE ELL. (SxT)
- ⑨ LATERAL LINE

REFER TO IRRIGATION LEGEND

1 TORO DL 2000 FLUSH VALVE (PVC TEE)
 SCALE: NONE

2 TORO DL 2000 AIR VACUUM RELIEF VALVE
 SCALE: NONE

3 TORO DL 2000 OPERATION INDICATOR
 SCALE: NONE

4 PEPCO QUADRA BUBBLER
 SCALE: NONE

Williams Sonoma

1. Hydrozone Table
2. Maximum Applied Water Use
3. Estimated Total Water Use

1. HYDROZONE CALCULATION TABLE
 ETO= 48.1

HYDROZONE	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	PLANT FACTOR (PF)	AREA (HA) (SQ. FT)	PF x HA	ETWU
TREE-LOW	BUBBLER	0.85	0.3	432	130	4358
TREE-MEDIUM	BUBBLER	0.85	0.6	637	382	12852
SHRUB-LOW	DRIP	0.85	0.3	246	74	2482
SHRUB-MEDIUM	DRIP	0.85	0.6	1509	905	30445
				Total	ETWU:	45778
Total sq. ft.:				2824		

2. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)= 49,844

Maximum Applied Water Allowance (MAWA) Gallons Per Year
 MAWA = (ETo)(0.62)[(LA * 0.6) + (0.3 * SLA)]

ETo = Reference evapotranspiration
 0.6 = ET adjustment factor
 LA = Landscaped Area (square feet)
 0.62 = Conversion factor (gallons per square foot per year)

3. ESTIMATED TOTAL WATER USE (ETWU) (gallons)= 45,778

Estimated Total Water Use (ETWU) Gallons Per Year
 ETWU = ((ETo)(.62)(PF)(HA/IE)

ETo = Reference evapotranspiration
 PF = Plant factor for hydrozones
 HA = Hydrozone area (square feet)
 0.62 = Conversion factor (gallons per square foot per year)
 IE = Irrigation efficiency (0.90) bubbler/drip

CERTIFICATE OF FLAME RETARDANCE

ISSUED TO: THE CHISM CO.
8310 BROADWAY STREET
SAN ANTONIO, TX 78209
NUMBER: 54206

DATE: 3-03-2011

THIS CERTIFICATE OF COMPLIANCE IS ISSUED TO VERIFY THAT THE ITEMS OR AREAS DESCRIBED BELOW ON THIS CERTIFICATE HAVE BEEN TREATED WITH FLAME COAT™.

FLAME COAT™ IS A CLASS A FIRE RETARDANT.

Description of Material, Structure, etc.

75	YARDS SUNBRELLA #6008, JET BLACK, TREATED W/FLAMECOAT
	N.F.P.A. 701 SMALL SCALE, CLASS A. A.S.T.M.E-84, FLAME SPREAD: 10 SMOKE DENSITY: 25,
	AFTER FLAME AVERAGE:0.0 sec, CALIFORNIA TITLE 19 SECTION 1237, CALIFORNIA TB 117E
	PERMENANT TREATMENT/WILL NOT WASH OFF, FOR INTERIOR & EXTERIOR USE
	3-03-2011

ISSUED BY:

AF American
Flamecoat
Inc.

521-F Eagleton Downs Drive
Pineville, NC 28134
(704) 543-0903



A handwritten signature in black ink, appearing to read "John J. [unclear]", is written over a horizontal line.

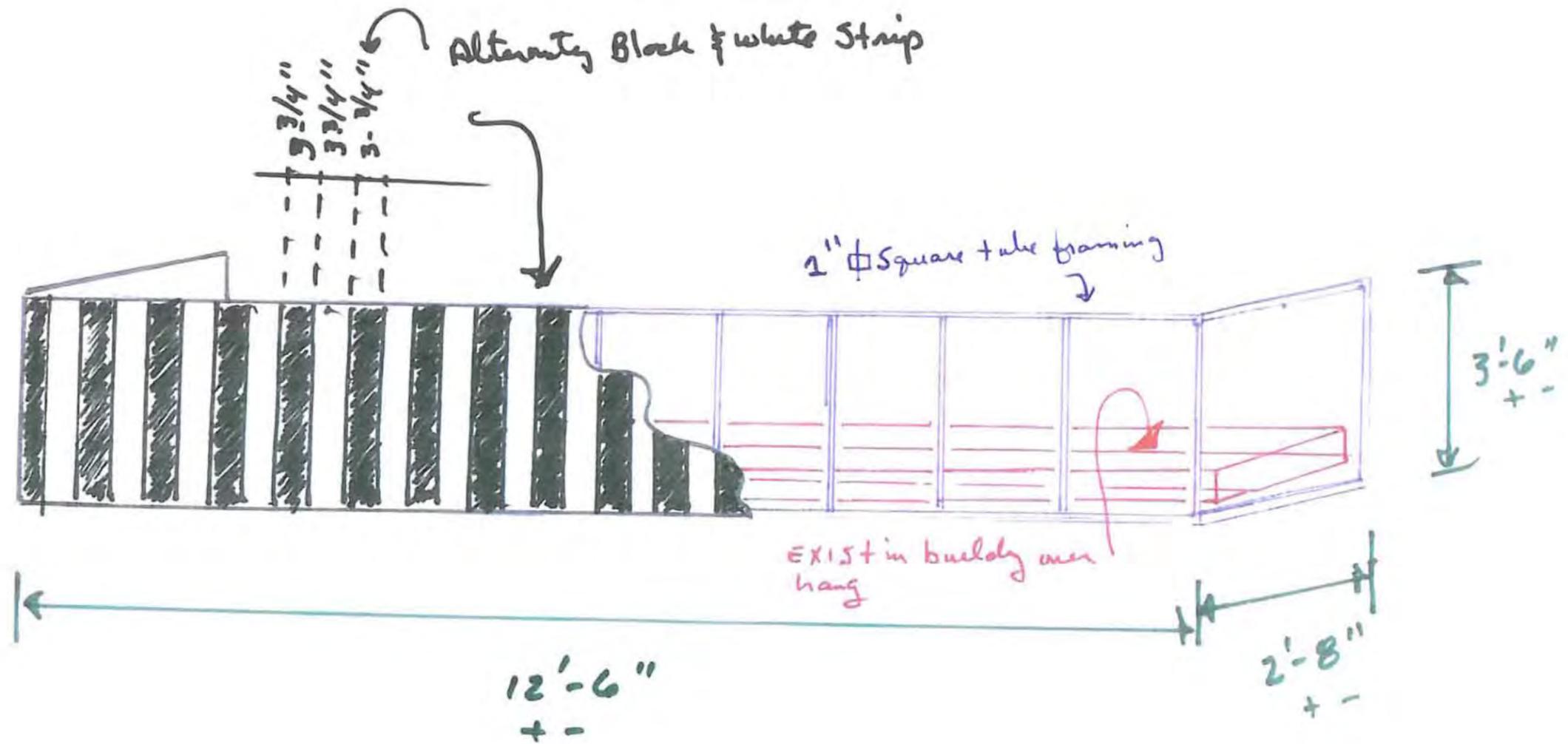
Director GA-1201.01
(General)

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated. Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. We do state that when it leaves our facility, it meets the stated code. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.

Williams Sonoma
Culinary Center
Sonoma, CA

one rectangular Box Awning

12-17-13



NTS Michael

Zebra Awning Co, Inc.
888 Innes Ave.
San Francisco, CA 94124
Tel: (415) 821-4000
Fax: (415) 821-4001