



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

**Meeting of December 16, 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 – Kelso Barnett, Chair

Commissioners: Tom Anderson
Robert McDonald
Micaelia Randolph
Leslie Tippell
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meeting of October 21, 2014.

CORRESPONDENCE

ITEM #1 – Continued Sign and Design Review	Project Location: 103 West Napa Street	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of sign review and new awnings for a retail business (Corner 103).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Lloyd Davis	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	
ITEM #2 – Sign Review	Project Location: 19230 Sonoma Highway	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a new wall sign and a new monument sign for a mixed-use building.	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Audrey Lee	Zoning: Planning Area: West Napa/Sonoma Corridor	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: None	

<p>ITEM #3 – Sign Review</p> <p>REQUEST: Consideration of a replacement wall sign for a commercial building (Payless Shoe Source).</p> <p>Applicant: Johnston Sign Company</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 19191 Sonoma Highway #21</p> <p>General Plan Designation: Commercial (C)</p> <p>Zoning: Planning Area: West Napa/Sonoma Corridor Base: Commercial (C) Overlay: None</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #4 –Sign and Design Review</p> <p>REQUEST: Consideration of sign and design review associated with a commercial building (Eraldi’s Mens Wear and Shoes).</p> <p>Applicant: Daniel Eraldi</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 475 First Street West</p> <p>General Plan Designation: Commercial (C)</p> <p>Zoning: Planning Area: Downtown District</p> <p>Base: Commercial (C) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #5 – Landscape Review</p> <p>REQUEST: Consideration of landscape review for a new single-family residence.</p> <p>Applicant: Chris Dluzak</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 1036 Fifth Street East</p> <p>General Plan Designation: Low Density Residential (LR)</p> <p>Zoning: Planning Area: Central-East Area Base: Low Density Residential (R-L) Overlay: None</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>

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 December 12, 2014.

CRISTINA MORRIS, 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 and Historic Preservation 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.



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

DRHPC Agenda Item: 1
Meeting Date: 12/16/14

Applicant

Lloyd Davis

Project Location

103 West Napa 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: 1921
-

Request

Consideration of sign review and new awnings for a retail business (Corner 103) located at 103 West Napa Street.

Summary

Background: On November 18, 2014, the DRHPC considered and approved sign review, new paint colors, new awnings, and new windows for the retail business (Corner 103). The DRHPC approval included the following Conditions of Approval (see attached approval letter):

- The new windows shall feature a wood frame;
- The new windows shall be engineered to slide versus fold;
- The final section of the windows shall require review and approval by staff, and shall be determined to be compatible with the existing windows and building;
- The valance of the awnings shall contain a copper color to match the logo color for the business;
- The text of the awning sign on the valance shall incorporate a charcoal color to match the window trim and front door color.

In addition, if possible, a mullion shall be incorporated into the design of the new windows to integrate them with the existing windows.

The DRHPC also approved a new window trim color and a new front door color consisting of Benjamin Moore Kendall charcoal (HC-166). In addition, the two planter boxes on the second floor corner of Napa Street and First Street West were approved to be changed to match that of the existing building, which is Benjamin Moore nimbus (1465).

Staff administratively approved new exterior windows in the form of fixed wood frame windows with a mahogany finish, as described in the Conditions of Approval. Staff has not approved new doors. If new doors are proposed they shall be subject to review by the DRHPC.

Design Review: At this time, the applicant has returned to the DRHPC with three options for awnings and awning sign colors: Option A; Option B; and, Option C.

- Option A (owner preferred option): The canvas fabric awnings would consist of a Sunbrella slate color installed on the existing frames. The awning sign would consist of hand painted text, copper in color. The copper brand sign would consist of fabricate ½ inch copper finished water jet company branding pinned off new black fascia attached to the canopy.
- Option B (as required in DRHPC Conditions of Approval): The canvas fabric awnings would consist of Sunbrella Slate with a Sunbrella nutmeg valance color. The awning sign would consist of hand painted text, copper in color. The awning valance sign would consist of hand painted text, charcoal grey in color. The copper brand sign would consist of fabricate ½ inch copper finished water jet company branding pinned off new black fascia attached to the canopy.

- Option C: The canvas fabric awnings and valance would consist of Sunbrella Slate on seven awnings. In addition, a portion of two awnings (one facing east and one facing west) would feature a valance with combined Sunbrella slate and Sunbrella nutmeg colors. The awning sign would consist of hand painted text, charcoal grey in color. The copper brand sign would consist of fabricate ½ inch copper finished water jet company branding pinned off new black fascia attached to the canopy.

Awning: The proposal involves installation of a canvas fabric awning on nine existing welded aluminum frames along West Napa Street and First Street West. In terms of compatibility, the exterior color scheme of the building is primarily a grey painted stucco material with charcoal trim. Photographs of the proposed awnings are attached. As of the date of this staff report, awning samples have not been provided for Options B and C. There are four different sized awnings associated with the proposal: (1) 1 awning is 3 feet tall and 13 feet wide; (2) 2 awnings are 3 feet tall and 9 feet wide; (3) 1 awnings is 3 feet tall and 4.5 feet wide; and, (4) 5 awnings are 3 feet tall and 3.5 feet wide. The proposed awnings will match the existing awnings in design; the only differences will be with respect to the color of the awning (see Options above). With regard to Building Code requirements, portions of any awning shall be at least 7 feet above any public walkway (Building Code §3206.4). In addition, awnings may extend over public property not more than 7 feet from the face of a supporting building, but no portion shall extend nearer than 2 feet to the face of the nearest curb line measured horizontally (Building Code §3206.3). The proposal complies with these standards in that the awning would provide at least 7 feet of clearance above the public walkway, and would extend only 3 feet from the face of the building, resulting in 5 feet of clearance on First Street West and 7 feet of clearance on West Napa Street. The purpose of the awning is to provide weather protection for building windows.

Required Findings: As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review, the Design Review Commission must make the following findings:

- 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.
- On balance, the project is consistent with the intent of applicable design guidelines set forth in this 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 is consistent with the Development Code and General Plan including the guidelines for Historic preservation and infill in the Historic Zone. In review of Section 19.54.080.G of the Development Code, there are a number of factors to be considered in design review. In review of the factors staff would like to note that the building is over 50 years old but it is listed as a noncontributing building located in the Plaza Historic District. There are no environmental features on or adjacent to the site. There is no clear architecture established by adjacent development.

Awning Signs:

Option A and Option B: Four lettering signs are proposed to be placed on the awnings along First Street West and West Napa Street as follows:

- Two each “A Sonoma Tasting Experience” signs are proposed 2 square feet in area (4 inches tall by 6 feet wide).
- One each “Corner 103” sign is proposed facing First Street West, 7.5 square feet in area (1.5 feet tall by 5 feet wide).
- One each “Corner 103” sign is proposed facing West Napa Street, 12 square feet in area (2 feet tall by 6 feet wide).

Option C: Five lettering signs are proposed to be placed on the awnings along first Street West and West Napa Street as follows:

- Two each “Corner 103” signs are proposed 6 square feet in area (1.5 feet tall by 4 feet wide).
- Two each “A Sonoma Tasting Experience” signs are proposed 1.06 square feet in area (3 inches tall by 4.25 feet wide).
- One each “Corner 103” sign is proposed facing West Napa Street, 12 square feet in area (2 feet tall by 6 feet wide).

Aggregate Sign Area: Based on the site's primary frontage on West Napa Street (38 feet) and secondary frontage on First Street West (28 feet), the maximum allowable aggregate sign area is 27 square feet. The business would have an aggregate sign area of between ±23.5 and 25.2 square feet, (depending on the Option). The proposal (Options A, B and C) are all consistent with this requirement.

Number of Signs: A maximum of two signs permitted for any one business (§18.16.012 and §18.16.010). The proposed sign permit application does not comply with this requirement in that the applicant is requesting four or five awning signs (depending on the Option) for the business. The applicant is requesting a variance from this requirement.

Variances: As noted above, the proposal would exceed the number of allowable number of signs. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

- Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity.
- Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
- The exception is the minimum necessary to serve its intended use;
- The exception is in conformance with the purpose and intent of this title;
- The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

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. 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. If approved, the applicant should follow up with the Building Department to obtain an Encroachment Permit in order to allow work to be conducted on a public sidewalk.

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. *DRHPC Approval Letter Dated November 20, 2014*
2. *Option A Drawings*
3. *Option B Drawings*
4. *Option C Drawings*

cc: Ingrid Martinez
10 Deer Island Lane
Novato, CA 94945-3465

Lloyd Davis
103 West Napa Street
Sonoma, CA 95476

Strata
Brad Johnson
23562 Arnold Dr.
Sonoma, CA 95476

Robert Saunders, via email

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

City of Sonoma

Sonoma Sister Cities:

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan Egypt
Chambolle-Musigny France
Greve Italy
Kaniv Ukraine
Patzcuaro Mexico
Penglai China
Tokaj Hungary

November 20, 2014

Lloyd Davis
103 West Napa Street
Sonoma, CA 95476

Subject: Consideration of sign review, new paint colors, new awnings, and new windows for a retail business (Corner 103) at 103 West Napa Street (APN 018-251-020).

Dear Mr. Davis:

On Tuesday, November 18, 2014, the Design Review and Historic Preservation Commission (DRHPC) considered sign review, new paint colors, new awnings, and new windows for a retail business (Corner 103) at 103 West Napa Street. After discussion and public testimony, the DRHPC voted 5-0 to approve the proposal with the following conditions:

1. The new windows shall feature a wood frame;
2. The new windows shall be engineered to slide versus fold;
3. The final section of the windows shall require review and approval by staff, and shall be determined to be compatible with the existing windows and building;
4. The valance of the awnings shall contain a copper color to match the logo color for the business.
5. The text of the awning sign on the valance shall incorporate a charcoal color to match the window trim and front door color.

In addition, if possible, a mullion shall be incorporated into the design of the new windows to integrate them with the existing windows.

If you have any questions about this matter, please do not hesitate to call.

Sincerely,

Wendy Atkins
Associate Planner



A SONOMA TASTING EXPERIENCE

103 West Napa St. Sonoma, CA 94576

DESIGN REVIEW (RESUBMITTAL)

Revised awning design based on November 18, 2014 design review meeting comments.

OPTION A (Owner Preferred)

Awning are Sunbrella slate installed on existing frame. Hand painted copper color "A Sonoma tasting Experience" and copper color pinstripe along valance. Hand painted copper color "Corner 103" on awning face.

Entry sign to be fabricated copper letters pined to entry canopy. Canopy to be paned charcoal grey.

Exterior windows and doors revised design to fixed wood frame windows with mahogany finish. Planning department has approved.

OPTION B

Awnings are Sunbrella Slate & Nutmeg installed on existing frame. Hand painted charcoal grey color with nutmeg background "A Sonoma Tasting Experience" on valance. Hand paint copper color "Corner 103" logo on face of awning

OPTION C

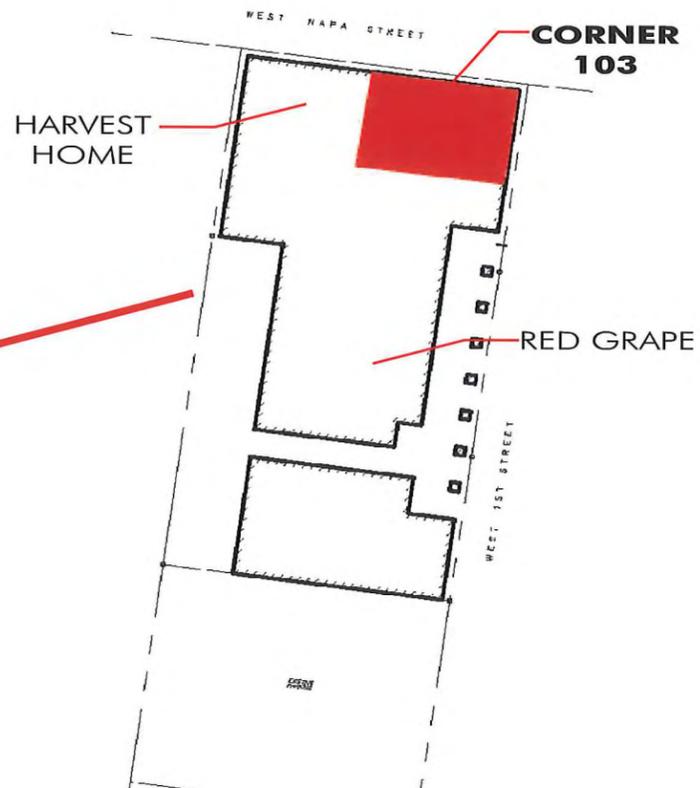
Awnings are Sunbrella Slate & Nutmeg installed on existing frame. Hand painted charcoal grey color "A Sonoma Tasting Experience" on valance with nutmeg background. Hand paint charcoal grey color "Corner 103" logo on face of awning with nutmeg background.

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DEC 09 2014
DEC
DEC 09 2014



VICINITY MAP



SITE PLAN

Corner 103

A SONOMA TASTING EXPERIENCE
DESIGN REVIEW (RESUBMITTAL)
DECEMBER 8, 2014

103 West Napa St.
 Sonoma, CA 94576

Sign Area Calculations:
 North Elevation - 36' of linear wall surface = 20 sqft
 East Elevation - 22' of linear wall surface = 4 sqft
 Total allowable sign sqft = 24 sqft

North Elevation proposed sign sqft = 10.8 sqft
 East Elevations proposed sign sqft = 9.5 sqft
 Total proposed sign sqft = 20.3 sqft



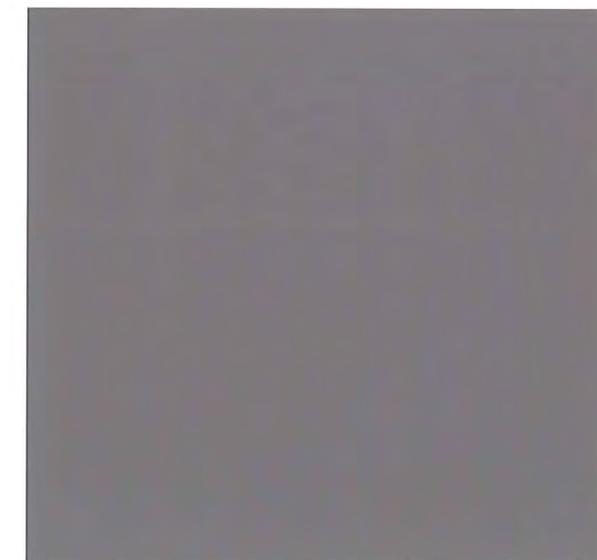
AWNING/SIGN



COPPER LETTERS



KENDALL CHARCOAL
 (WINDOWS/DOORS)

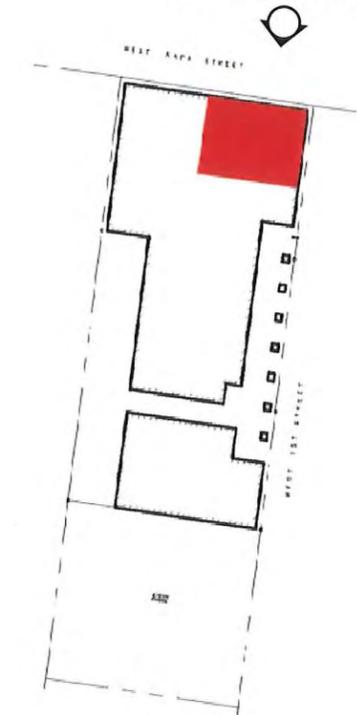


EXISTING PAINT COLOR
 (WALLS)

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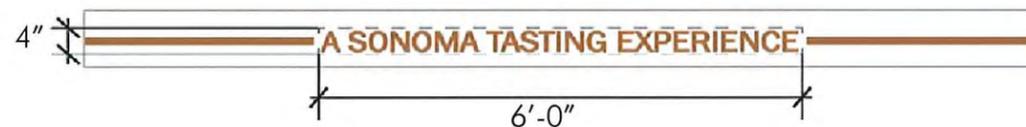
OPTION A

NORTH ELEVATION



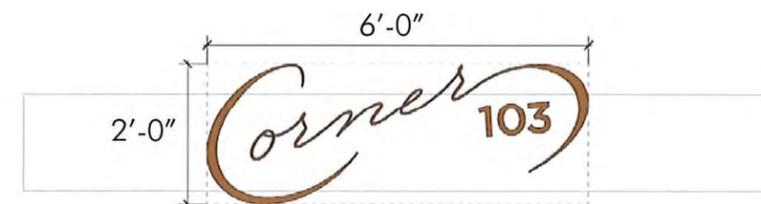
- NEW SUNBRELLA AWNINGS TYPICAL COLOR: SLATE
- RELOCATE "THE FEED STORE" SIGN
- PAINT ALL WINDOW TRIM BENJAMIN MOORE, KENDALL CHARCOAL
- PAINT PLANTERS TO MATCH EXISTING BUILDING COLOR
- PAINT COVERED ENTRY BENJAMIN MOORE, KENDALL CHARCOAL
- COPPER BRAND SIGN
- NEW SUNBRELLA AWNINGS COLOR: SLATE, WITH HAND PAINTED COPPER LETTERING & PINSTRIPE ON VALANCE
- NEW WINDOWS WITH MAHOGANY FINISH

NORTH ELEVATION



NORTH AWNING SIGN - 1.8 SQFT

Fabricate new awning covers (Sunbrella Slate) installed on existing frame. Hand paint copy in copper color "A Sonoma Tasting Experience" on valance. Letter height 4" high x width 6'-0" square footage. Sign area= 1.8 sq ft. Location North elevation



COPPER BRAND SIGN - 12 SQFT

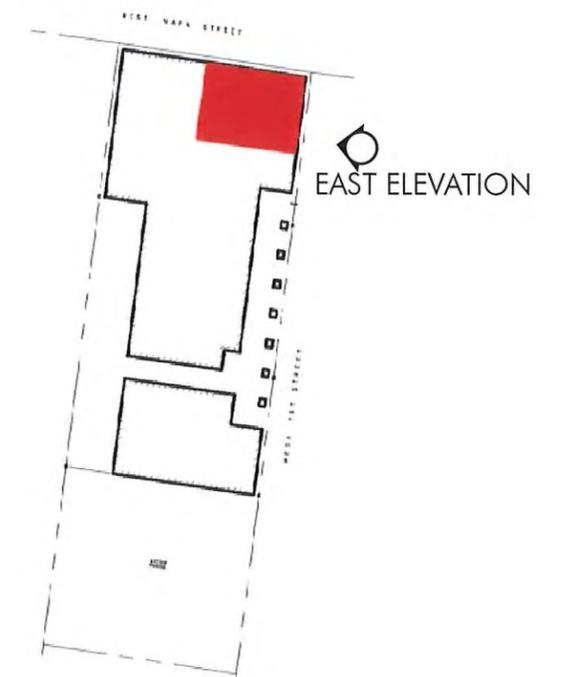
Fabricate 1/2" thick copper finished water jet company branding logo of "Corner 103" (custom script letter form) pinned off new black fascia attached to canopy. Size 18" high x 6'-0" square footage. Sign area= 9 sq ft. location North elevation

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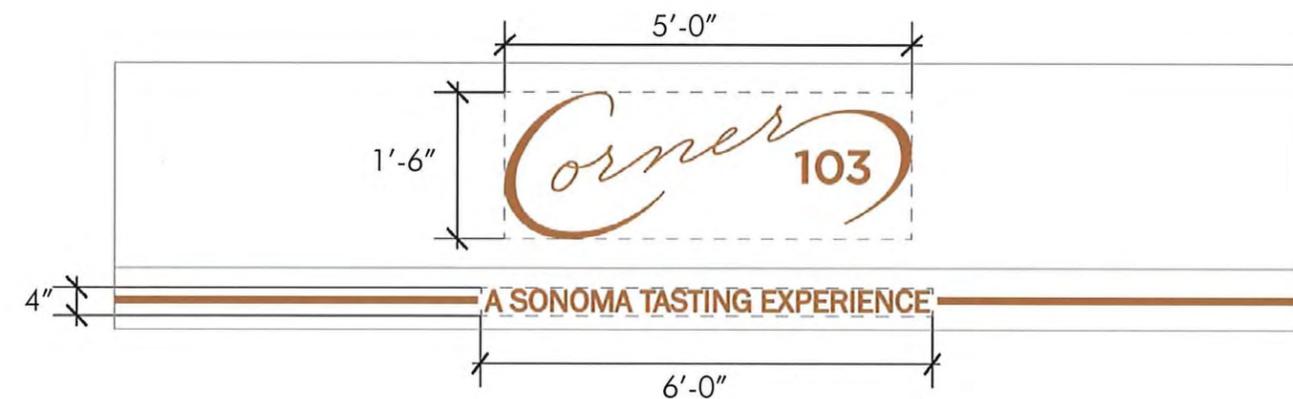
OPTION A



- NEW SUNBRELLA AWNINGS TYPICAL COLOR: SLATE
- PAINT ALL WINDOW TRIM BENJAMIN MOORE, KENDALL CHARCOAL
- PAINT PLANTERS TO MATCH EXISTING BUILDING COLOR
- NEW SUNBRELLA AWNINGS COLOR: SLATE, WITH HAND PAINTED COPPER LETTERING & PIN STRIPE ON VALANCE
- NEW WINDOWS WITH MAHOGANY



EAST ELEVATION



EAST AWNING SIGN - 9.5 SQFT

Fabricate new awning covers (Sunbrella Slate) installed on existing frame. Hand paint copy in copper color "A Sonoma Tasting Experience" on valance. Letter height 4" high x width 6'-0" square footage. Hand paint copy in copper color "Corner 103" logo on face of awning. Letter height 18" high x width 5'-0" square footage. Sign area= 9.5 sq ft. Location East elevation

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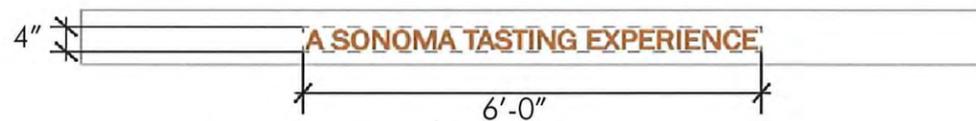
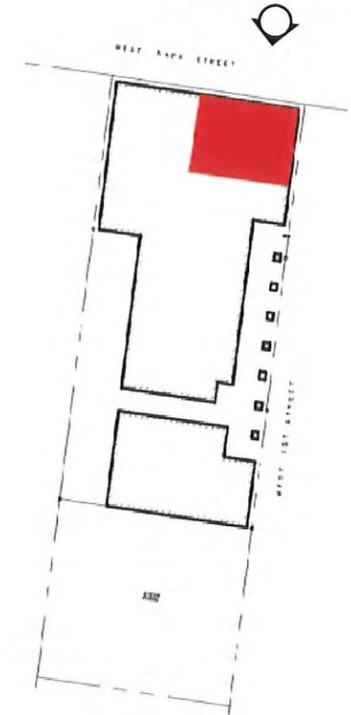


NORTH ELEVATION

- NEW SUNBRELLA AWNINGS TYPICAL COLOR: SLATE
- RELOCATE "THE FEED STORE" SIGN
- PAINT ALL WINDOW TRIM BENJAMIN MOORE, KENDALL CHARCOAL
- PAINT PLANTERS TO MATCH EXISTING BUILDING COLOR
- PAINT COVERED ENTRY BENJAMIN MOORE, KENDALL CHARCOAL W/ COPPER BAND
- COPPER BRAND SIGN
- NEW SUNBRELLA AWNINGS COLOR: SLATE W/ NUTMEG VALENCE AND HAND PAINTED CHARCOAL GREY LETTERING ON VALENCE
- NEW WINDOWS WITH MAHOGANY FINISH

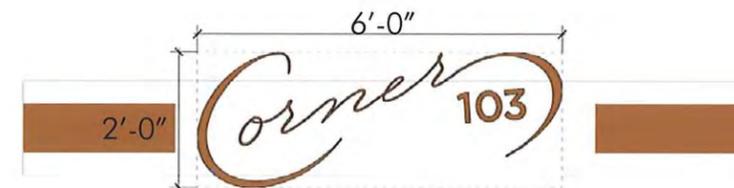
OPTION B

NORTH ELEVATION



NORTH AWNING SIGN - 1.8 SQFT

Fabricate new awning covers (Sunbrella Slate & Nutmeg) installed on existing frame. Hand paint copy in charcoal grey color "A Sonoma Tasting Experience" on valance. Letter height 4" high x width 6'-0" square footage. Sign area= 1.8 sq ft. Location North elevation



COPPER BRAND SIGN - 12 SQFT

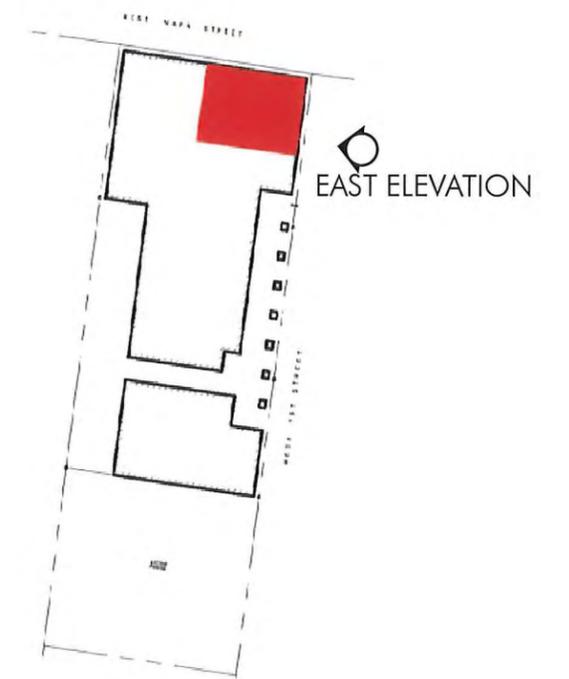
Fabricate 1/2" thick copper finished water jet company branding logo of "Corner 103" (custom script letter form) pinned off new black fascia attached to canopy. Size 18" high x 6'-0" square footage. Sign area= 9 sq ft. location North elevation

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OPTION B



- NEW SUNBRELLA AWNINGS TYPICAL COLOR: SLATE
- PAINT ALL WINDOW TRIM BENJAMIN MOORE, KENDALL CHARCOAL
- PAINT PLANTERS TO MATCH EXISTING BUILDING COLOR
- NEW SUNBRELLA AWNINGS COLOR: SLATE, W/ HAND PAINTED COPPER LOGO & NUTMEG VALENCE W/ HAND PAINTED CHARCOAL GREY LETTERING ON VALANCE
- NEW WINDOWS WITH MAHOGANY



EAST ELEVATION



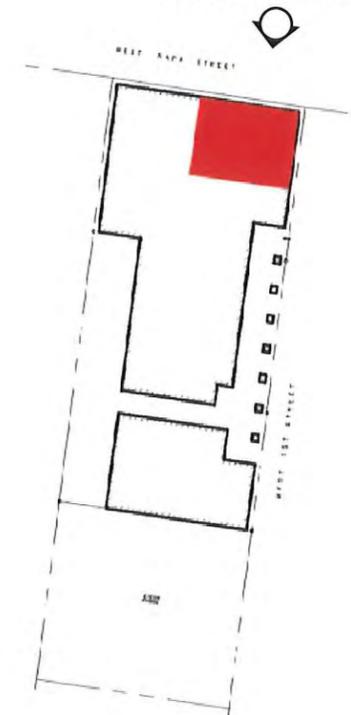
EAST AWNING SIGN - 9.5 SQFT

Fabricate new awning covers (Sunbrella Slate& Nutmeg) installed on existing frame. Hand paint copy in charcoal grey color "A Sonoma Tasting Experience" on valance. Letter height 4" high x width 6'-0" square footage. Hand paint copy in copper color "Corner 103" logo on face of awning. Letter height 18" high x width 5'-0" square footage. Sign area= 9.5 sq ft. Location East elevation

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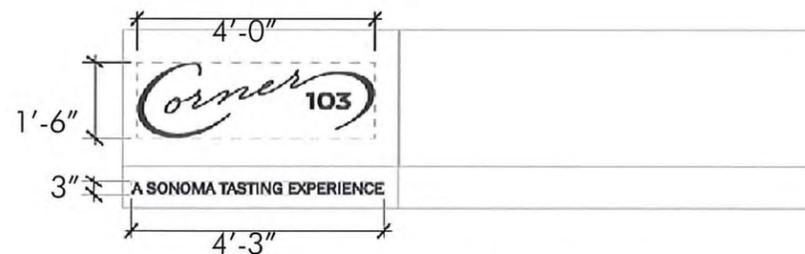
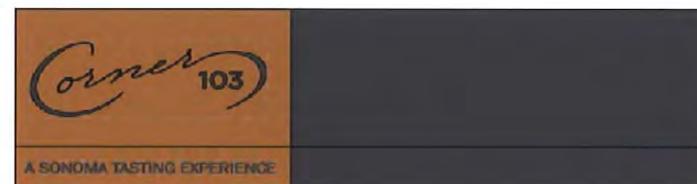
OPTION C

NORTH ELEVATION



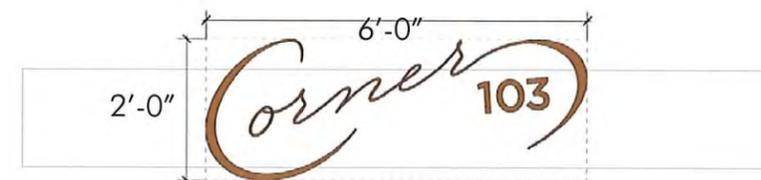
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- NEW SUNBRELLA AWNINGS COLOR: SLATE, WITH HAND PAINTED COPPER LETTERING ON VALANCE
- NEW WINDOWS WITH MAHOGANY FINISH

NORTH ELEVATION



NORTH AWNING SIGN - 7 SQFT

Fabricate new awning covers (Sunbrella Slate & Nutmeg) installed on existing frame. Hand paint copy in charcoal grey color "A Sonoma Tasting Experience" on valance. Letter height 3" high x width 4'-3" square footage. Hand paint copy in charcoal grey color "Corner 103" logo on face of awning. Letter height 18" high x width 4'-0" square footage. Sign area= 7 sq ft. Location East elevation



COPPER BRAND SIGN - 12 SQFT

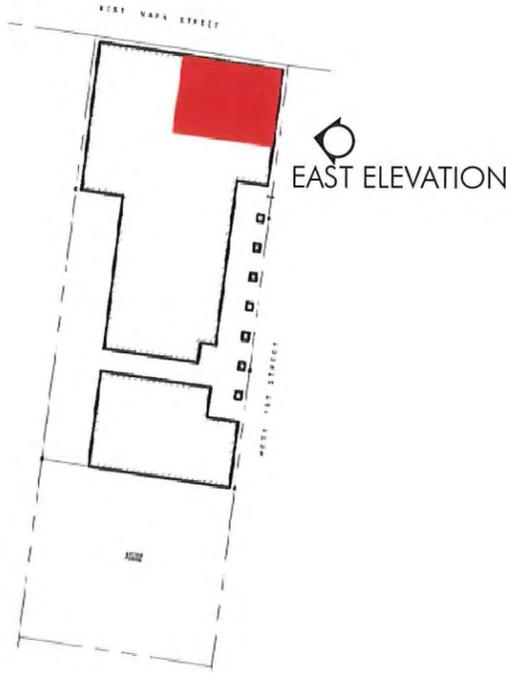
Fabricated 1/2" thick copper finished water jet company branding logo of "Corner 103" (custom script letter form) pinned off new black fascia attached to canopy. Size 18" high x 6'-0" square footage. Sign area= 9 sq ft. location North elevation

robert sanders & co.
environmental graphic design
signage
exhibits
identity
P.O. Box 1356 • Sonoma, CA 95476
707 576-1411/996-3532 • fax 996-2937
email: robsand@vom.com
robertsanders.com
cell: 707 326-5851

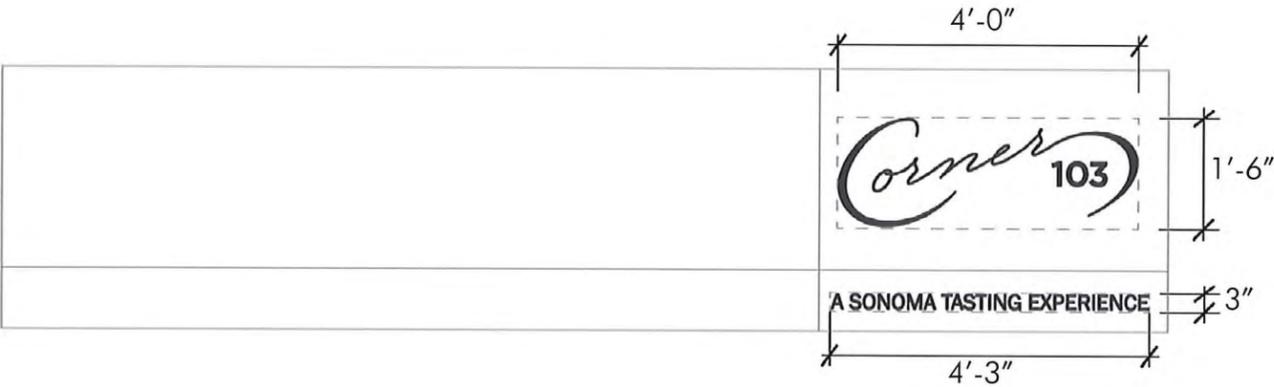
OPTION C



- NEW SUNBRELLA AWNINGS TYPICAL COLOR: SLATE
- PAIN T ALL WINDOW TRIM BENJAMIN MOORE, KENDALL CHARCOAL
- PAIN T PLANTERS TO MATCH EXISTING BUILDING COLOR
- NEW SUNBRELLA AWNINGS COLOR: SLATE & NUTMEG WITH HAND PAINTED CHARCOAL GREY LETTERS
- NEW WINDOWS WITH MAHOGANY



EAST ELEVATION



EAST AWNING SIGN - 7 SQFT

Fabricate new awning covers (Sunbrella Slate & Nutmeg) installed on existing frame. Hand paint copy in charcoal grey color "A Sonoma Tasting Experience" on valance. Letter height 3" high x width 4'-3" square footage. Hand paint copy in charcoal grey color "Corner 103" logo on face of awning. Letter height 18" high x width 4'-0" square footage. Sign area= 7 sq ft. Location East elevation

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 cell: 707 326-5851



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

DRHPC Agenda Item: 2

Meeting Date: 12/16/14

Applicant

Audrey Lee

Project Location

19230 Sonoma Highway

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: 2003
-

Request

Consideration of a new wall sign and a new monument sign for a mixed use building located at 19230 Sonoma Highway.

Summary

Wall sign: A one-sided wall sign is proposed on the west facing elevation adjacent to Sonoma Highway. The proposed sign is 8.75 square feet in area (1.25 feet tall by 7 feet wide). The sign would consist of an aluminum sign face with raised aluminum and vinyl letters and graphics. Copy on the sign would consist of burgundy lettering on a yellow background with a black border.

Wall Sign Regulations (§18.20.180): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

Illuminated Monument Sign: A new, one-sided monument sign 30 square feet in area per side (5 feet tall by 6 feet wide) is proposed in a landscaped area just south of the building on the Sonoma Highway frontage. The 90 degree angled sign would be located adjacent to Sonoma Highway and the driveway entrance (just north of the driveway entrance). The sign would be mounted on an aluminum sign face, featuring raised aluminum ½ inch thick letters, and would be mounted on metal posts. Copy on the sign would consist of burgundy lettering, on a white background, with a gold border, and white posts. Illumination is proposed in the form of one 26 watt energy efficient floodlight. The applicant has stated that the sign will be illuminated from 7 p.m. to 10:00 p.m. and normal business hours for the commercial tenant are 8 a.m. to 9:00 p.m.

Monument Sign Regulations (18.20.120): Freestanding signs shall be limited to one per parcel or property. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of any vehicular right-of-way and not over any part of the public pedestrian walkway. The proposal is not consistent with this requirement in that the freestanding sign would be located adjacent to the driveway located on the property. The applicant is requesting a variance from this requirement. Note: the Public Work Director has reviewed the proposed location of the sign has indicated that the sign should not be an obstruction to traffic sight lines.

Aggregate Sign Area: Based on the property's frontage on Sonoma Highway (100 feet), the maximum aggregate sign area allowed for the parcel is 46 square feet. The total aggregate sign area for the property would be ±38.75 square feet, including the proposed wall sign (8.75 square feet) and monument sign (30 square feet). It should be noted that multisided signs other than double-faced signs, constructed with faces at any angle, shall be counted as one sign per face (§18.16.021). The proposal is consistent with this requirement in that the total aggregate area would be 38.75 square feet.

Size Limitations: No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement in the wall sign would have an area of 8.75 square feet and the freestanding sign would have an area of 30 square feet.

Number of Signs: Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is consistent with these requirements.

Variations: As noted above, the proposed freestanding sign would be located closer to six feet from a vehicular right-of-way. The DRHPC may grant variations from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity;
2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
3. The exception is the minimum necessary to serve its intended use;
4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Other permits required: In addition to the requirements of this title, all signs and building improvements 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. *Sign drawings*

cc: Audrey Lee
3020 Bridgeway # 201
Sausalito, CA 94966

Robert Saunders, via email

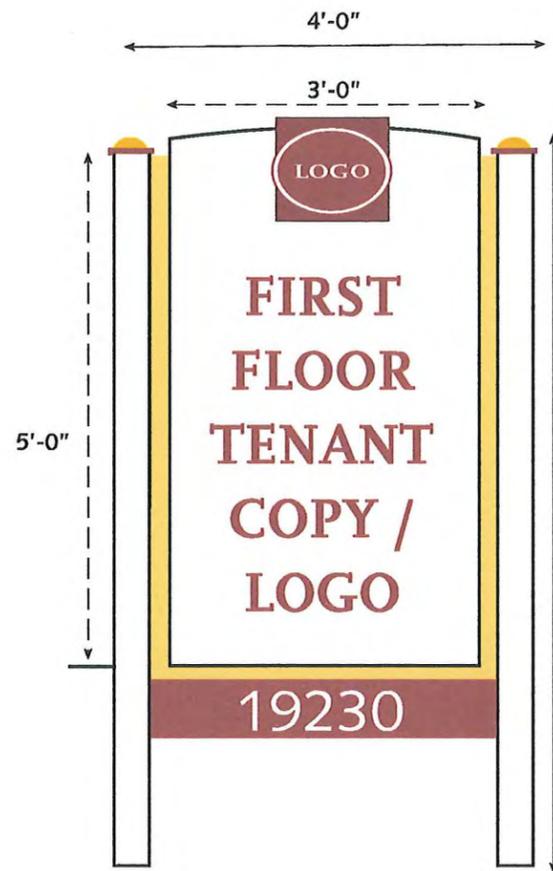
Signage 19230 Sonoma Highway Commercial Building

Client
Audrey Lee
Sausalito, CA

Project Consultant

Signage Design

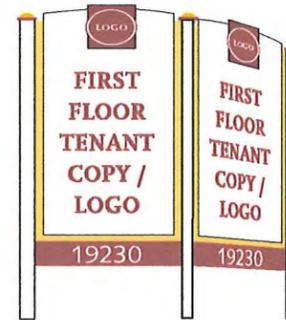
Robert Sanders & Co.
signage/design/fabrication
19615 Eighth St., East Sonoma, Ca
Mailing Address: P.O. Box 1356
707-996-3532
fax: 996-2937



Sign A

Double-faced Freestanding Sign

Freestanding sign at 90 degree angle made of metal posts, aluminum sign faces, raised aluminum 1/2" thick /8" high letters and address no.s, 9" high. painted in high quality architectural paint colors coordinated with existing building theme. Installed in 2 concrete post holes 30" deep. External light fixture in ground.



Sign A
Area 3" x 5" = 15 sq. ft. per side

Sign B
Area 15" x 7' = 8.75 sq. ft.

Street Frontage=100 ft.

Sign B



Wall sign 15" w x 7'-0" h, made of aluminum sign face, raised aluminum 1/2" thick /8" high letters and vinyl letters and graphics, painted in high quality architectural paint colors coordinated with existing building theme. Mounted on wall with bolts.



South Elevation

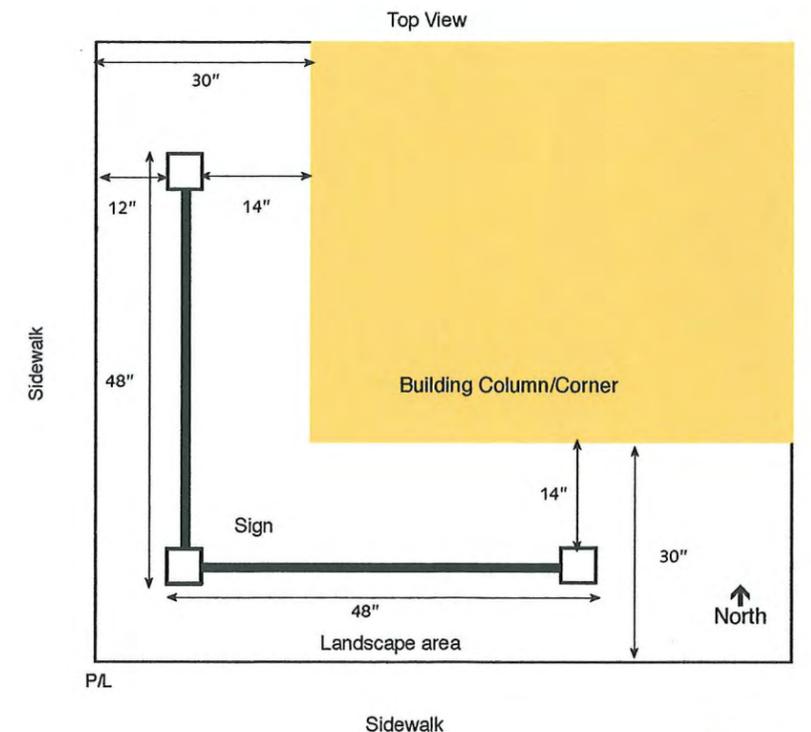


West Elevation



19230 Sonoma Highway Commercial Building Site Location

Site Plan/Location



Freestanding sign in landscape area/set back 12" from p/l.

DEC 03 2014



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

DRHPC Agenda Item:	3
Meeting Date:	12/16/14

Applicant Johnston Sign Company	Project Location 19191 Sonoma Highway
---	---

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: 1988

Request

Consideration of a replacement wall sign for Payless Shoe Source located in the Maxwell Village Shopping Center located at 19191 Sonoma Highway.

Summary

Background:

In 1988, the Architectural Review Commission approved a sign program for the Maxwell Village shopping center. The sign program allows for the subject tenant space to have a sign that includes interiorly illuminated channel letters placed directly on the wall of the building.

At this time, the applicant is proposing a wall sign for an existing tenant, Payless Shoe Source. The wall sign would be one-sided, with an approximate area of ±24 square feet (±16 feet wide by ±1.5 feet high). The sign face would be constructed of a white acrylic material with surface applied translucent orange and blue vinyl.

Wall Sign Regulations (§18.20.180): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

Other permits required: In addition to the requirements of this title, all signs and building improvements 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. *Sign drawings*

cc: Johnston Sign Company
3595 Gravenstein Highway So.
Sebastopol, CA 95472

Niles Company
Attn: Tina Luther
P.O. Box 298
Sonoma, CA 95476

Payless Shoe Source
19191 Sonoma Highway
Sonoma, CA 95476



STORE #03160
Maxwell Village

19191 Sonoma Hwy.,
Space 21
Sonoma, CA 95476



8959 TYLER BLVD.
MENTOR, OHIO 44060

PH. 440-209-6200
FAX 440-209-6277

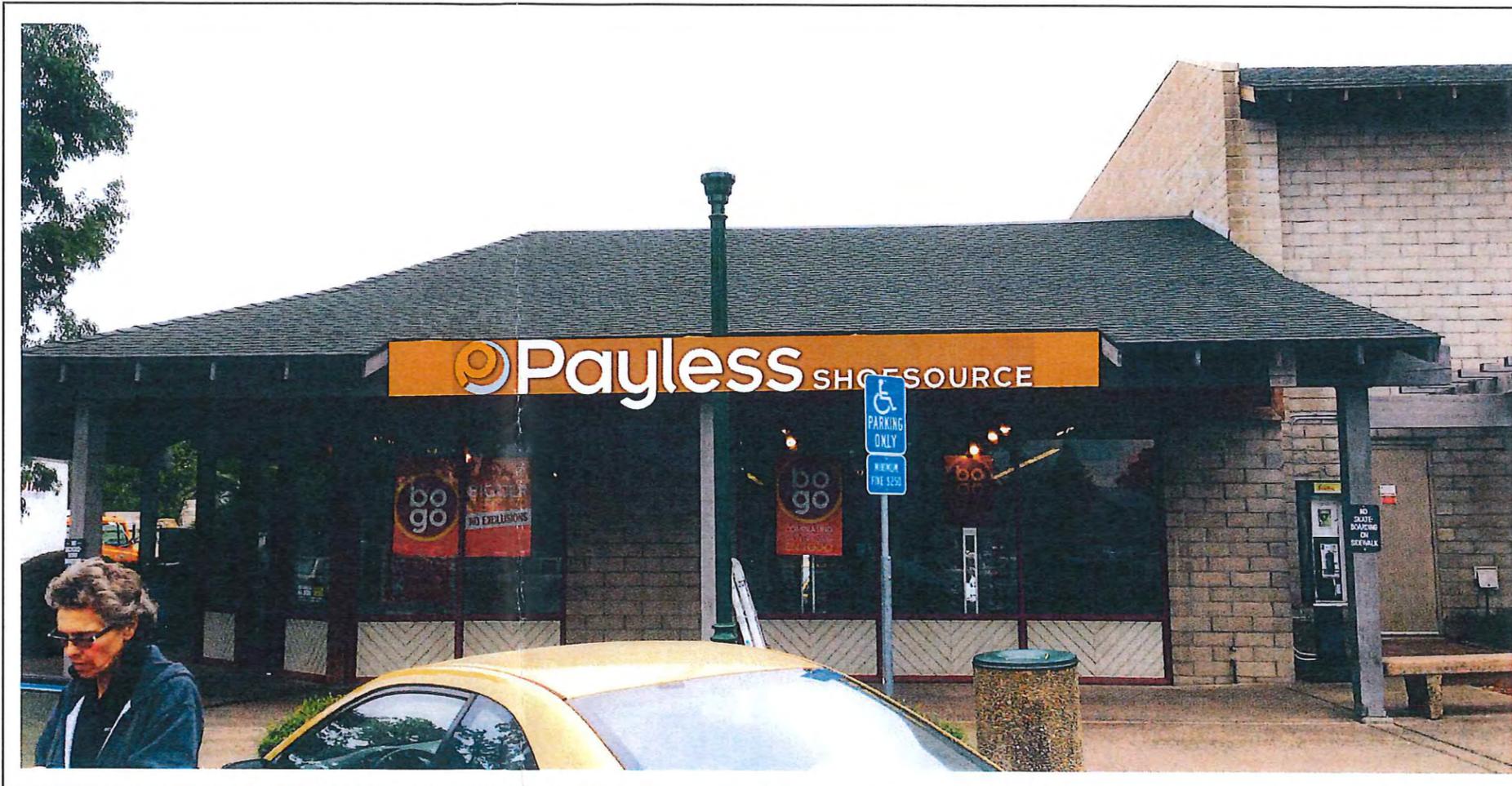
www.mcsign.com

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PROPOSED STOREFRONT:



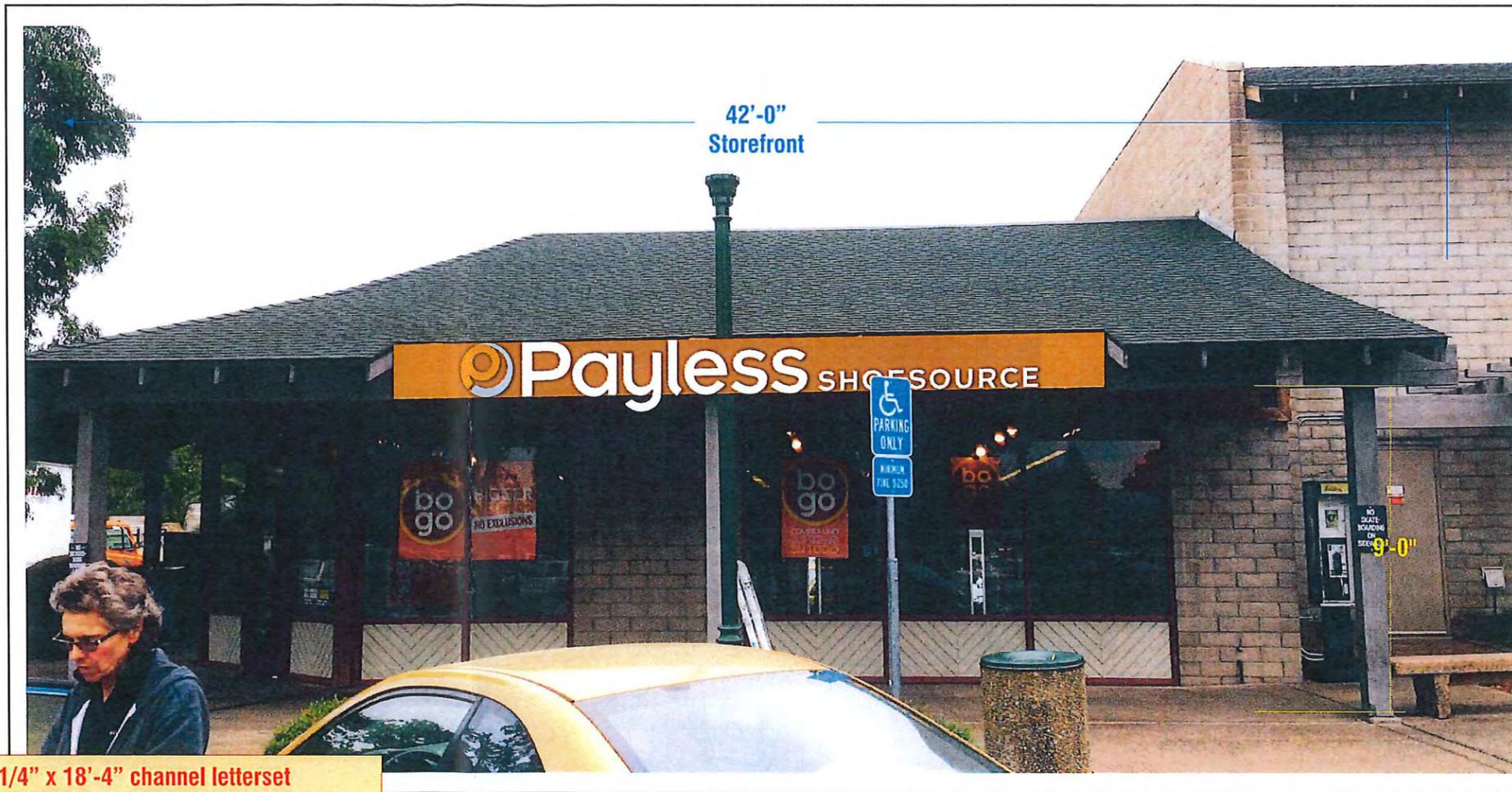
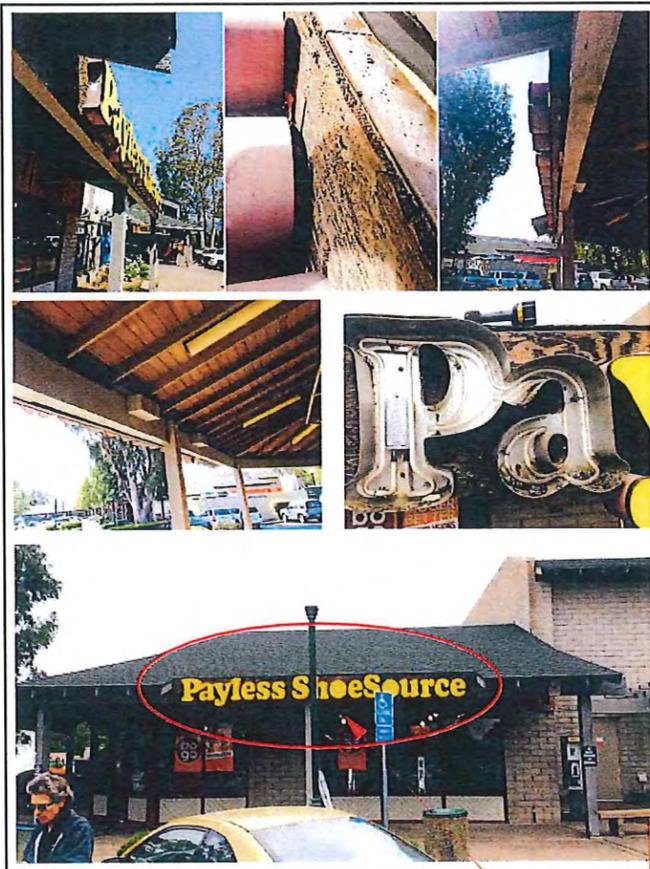
PROPOSED STOREFRONT ELEVATION

Proposed Storefront

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

Existing Conditions

For Reference Only



Existing 17-1/4" x 18'-4" channel letterset to be removed; Wood panel to be removed and replaced by others as required prior to installation of new channel letters and new alum. backer panel

COMPLETE FIELD SURVEY REQUIRED TO ENSURE WOOD BACKER PANEL WILL SUPPORT WEIGHT OF RACEWAY MOUNTED CHANNEL LETTER SIGNAGE!



**8959 TYLER BLVD.
MENTOR, OHIO 44060**

PH. 440-209-6200
FAX 440-209-6277
www.mcsign.com

CLIENT: Payless SHOESOURCE

ADDRESS: STORE #03160 - MAXWELL VILLAGE
19191 SONOMA HWY, SPACE 21
SONOMA, CA 95476

PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
3	321026	10/13/14	11/5/14 SI	Revised to show raceway behind backer panel
PROJECT MANAGER:		DESIGNER:		
MEGAN BARBIS		SI		
ELECTRONIC FILE NAME:				
PAYLESS\2014 LOCS\CA\03160 - SONOMA				

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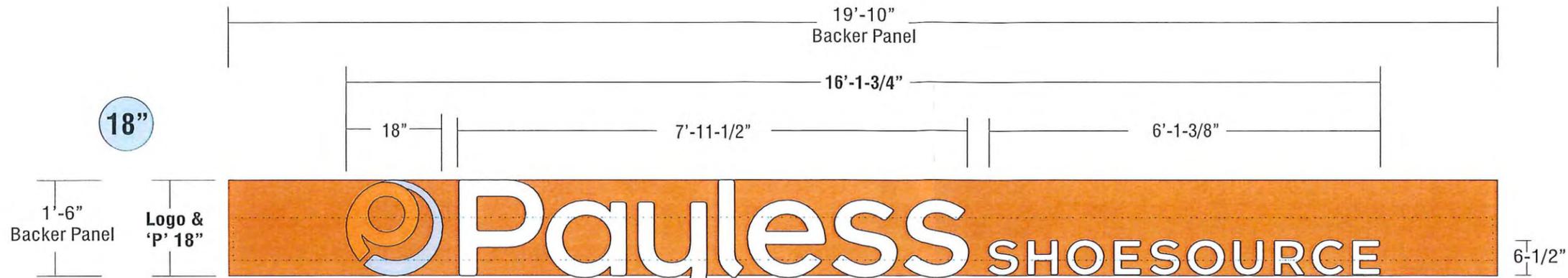


CLIENT SIGNATURE & APPROVAL DATE:

LED CHANNEL LETTERS

Scale: 1/2" = 1'-0"

24.2 Square Feet



Back of letter 'y' to be painted matte black to match returns due to overhanging sign bkgd.

DOTTED LINE REPRESENTS RACEWAY BEHIND BACKER PANEL
RACEWAY NOT TO EXTEND BEYOND BACKER -
will not be visible from front view!

- LOGO FACE:** 1/8" #7328 White acrylic w/ surface applied Translucent Orange & Blue vinyl as req'd
- LETTER FACES:** 1/8" #7328 White acrylic
- TRIMCAP:** 3/4" Black jewelite
- LOGO & PAYLESS RETURNS:** 5" deep .040 alum. - painted Matte Black
- SHOE SOURCE RETURNS:** 3-1/2" deep .040 alum. - painted Matte Black
- BACKS:** .040 Alum. - pre-painted White; Back of letter 'y' to be painted Matte black
- BACKER:** .090 Alum. mounted to raceway as required; Panel to be painted SW 6635 Determined orange
- ILLUMINATION:** Sloan VL Plus White Short Modules
- MOUNTING:** Standard 8" x 8" raceway - to house all electrical; Painted to match wall surface; Raceway to be mounted flush to wall behind backer panel - not visible from front view!

JOB NOTE: Wood panel to be replaced by others as required prior to installation of new signage

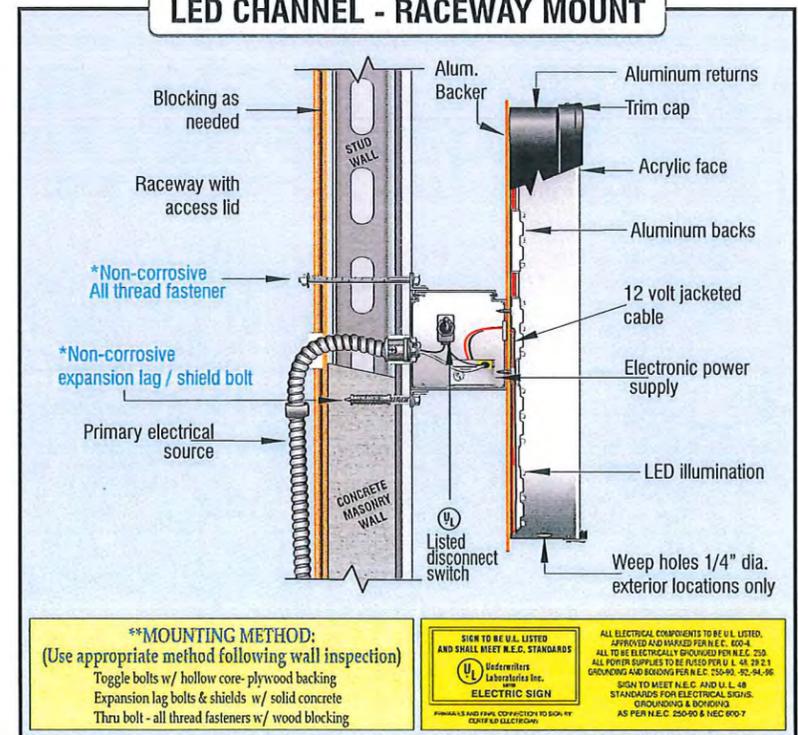
COLOR MATCHING

	Pantone 158 Orange 3M 3630-84 Tangerine
	Pantone 277 Blue Avery 9502-T
	#7328 White Acrylic
	Matte Black
	BACKER: SW 6635 Determined Orange
	RACEWAY COLOR TO BE FIELD VERIFIED!

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

SEE FOLLOWING PAGE FOR PROPOSED ELEVATIONS!

LED CHANNEL - RACEWAY MOUNT



SIGN TO ME U.L. LISTED AND SHALL MEET N.E.C. STANDARDS
Underwriters Laboratories Inc. ELECTRIC SIGN
ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4 ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250 ALL POWER SUPPLIES TO BE RATED PER U.L. 48 20 21 GROUNDING AND BONDING PER N.E.C. 250-40, 42, 24, 46 SIGN TO MEET N.E.C. AND U.L. L-48 STANDARDS FOR ELECTRICAL SIGNS. SIGNING & BOYD'S AS PER N.E.C. 250-90 & NEC 800-7



8959 TYLER BLVD.
MENTOR, OHIO 44060

PH. 440-209-6200
FAX 440-209-6277
www.mcsign.com

CLIENT:

ADDRESS: STORE #03160 - MAXWELL VILLAGE
19191 SONOMA HWY, SPACE 21
SONOMA, CA 95476

PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
2	321026	10/13/14	11/5/14 SI	Revised to show raceway behind backer panel; revised backer to .090 alum.
PROJECT MANAGER:		DESIGNER:		
MEGAN BARBIS		SI		
ELECTRONIC FILE NAME:				
PAYLESS\2014 LOCS\CA\03160 - SONOMA				

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CLIENT SIGNATURE & APPROVAL DATE:



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

DRHPC Agenda
Item: 4

Meeting Date: 12/16/14

Applicant

Daniel Eraldi

Project Location

475 First Street West

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: 1959

Request

Application for sign review and design review of new paint colors associated with a commercial building (Eraldi's Mens Wear and Shoes) located at 475 First Street West.

Summary

Background: On September 23, 2014, the DRHPC continued a request for new paint colors to a future meeting with the recommendation that the applicant revise the color scheme and present photo renderings.

Sign Review:

Roof sign: The applicant is proposing to reface the existing roof sign. A new push-through letter sign face will replace the existing acrylic sign face 27 square feet in area (3 feet tall by 9 feet wide). The new sign face will be constructed of an aluminum material. Copy on the sign will consist of painted white lettering on a painted dark maroon background. The existing sign cabinet is proposed to be painted black.

Roof sign regulations (§18.20.160): Roof signs shall only be permitted when the silhouette of the sign is not in conflict with the silhouette of the rooflines of the building. Roof signs on flat roofs are prohibited. No roof sign shall be more than two feet in height. The top of a roof sign shall not exceed or rise above the lowest 25 percent of the height of the roof. The proposal is not consistent with this requirement in that the height of the roof is 9 feet and the height of the sign is 3 feet, resulting in a rise of 33 percent of the height of the roof. The proposal is not consistent with this requirement. The applicant is requesting a variance from this requirement.

Wall signs: Two wall signs are proposed. The existing brown "Eraldi's" sign 10.35 square feet in area (2.3 feet tall by 4.5 feet wide) would be painted a white color. A new one sided wall sign "Since 1922" is proposed underneath the existing "Eraldi's" sign, 1.33 square feet in area (8 inches tall by 2 feet wide). The sign would consist of an aluminum material. Copy on the sign will consist of white vinyl lettering on a dark maroon background.

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 sign complies with this requirement.

Projecting sign: A two-sided projecting sign 2.8 square feet in area (1 foot tall by 3 feet wide) is proposed on the front of the building under the existing eave. The sign would be located perpendicular to First Street West. The face of the sign would consist of an aluminum material. Copy on the sign would consist of white vinyl lettering, on a dark maroon background, with a black border.

Projecting Sign Regulations (§18.20.150): 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 building having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private

walkway or walk area shall have an overhead clearance of at least seven feet. The proposal is consistent with these requirements.

Aggregate Sign Area: Based on the property's frontage on First Street East (33 feet), the maximum aggregate sign area allowed for the parcel is 19.2 square feet. The total aggregate sign area for the property would be ± 42.88 square feet, including the roof sign (27 square feet of aggregate sign area) the two wall signs (11.68 square feet of aggregate sign area), and one projecting sign (4.2 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this requirement.

Size Limitations: Each face of a one-sided sign shall not exceed 48 square feet in area (§18.16.022). The proposal is consistent with this requirement.

Number of Signs: A maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that four signs are proposed. The applicant is requesting a variance from this requirement.

Variances: The proposal would exceed the aggregate sign area allowed for the parcel, exceed the number of signs normally permitted for any one business, and exceed the roof sign rise regulations. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity;
2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
3. The exception is the minimum necessary to serve its intended use;
4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Design Review:

The applicant is proposing a new color scheme for the existing building. The applicant is proposing to paint the exterior of buildings as follows (see attached rendering and color samples):

- The front gutter is proposed to be painted calcite (Benjamin Moore CW-110).
- The front posts are proposed to be painted calcite (Benjamin Moore CW-110).
- The window trim is proposed to be painted calcite (Benjamin Moore CW-110).
- The front door is proposed to be painted dinner party (Benjamin Moore AF-300).
- The front door trim is proposed to be painted black beauty (Benjamin Moore 2128-10).
- The wood area behind the front door is proposed to be painted stormy sky (Benjamin Moore 1616).
- The wood area under the roof eaves is proposed to be painted calcite (Benjamin Moore CW-110).

In addition, new planters are proposed be placed in front of the business and will consist of a natural rust color.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the DRHPC 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.

Other permits required: In addition to the requirements of this title, all signs and building improvements 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 Lisa Sevilla at (707) 933-2205 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. *Project narrative*
2. *Roof sign drawings*
3. *Color samples*
4. *Photo renderings*

cc: Daniel Eraldi
425 First Street West
Sonoma, CA 95476

Robert Sanders, via email

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

ERALDI'S MEN'S STOREFRONT PAINT AND SIGN PROJECT Statement

Eraldi's Men's Store is proposing an upgrade for the building facade located on Sonoma Square, 475 First St. West. Eraldi's has been an important part of Sonoma's retail community since 1922, with three generations of family involved in the business. Eraldi's is participating in the City of Sonoma's Business Improvement Facade Program.

New paint colors have been selected to provide an elegant solution for both the current and future men's store image and branding... greys, deep maroon and ivory. The color program also blends well with the beige/brown slumpstone walls. New planters in natural rust will replace existing wood planters. The door color is designed to draw you into store. (See rendering)

The signage will be upgraded to coordinate with the color program as shown on our rendering.

The existing roof sign will be refurbished-

- New push-thru letter, face style sign(eliminating out of date acrylic sign face)
- Same continuity of logo type and copy
- Routed face dark maroon with ivory push thru 1/2" thick letters and opaque background
- Existing cabinet reprinted Black Beauty 2128-10
- Internal lighting updated

The existing wall sign will be repainted-

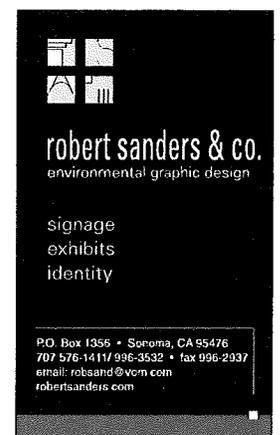
- Existing cabinet reprinted Calcite CW-110
- Since 1922 sign added Calcite CW-110/Dinner Party AF-300

New double-sided hanging sign will be added under eave for pedestrian level identification-

- Perpendicular hanging sign under eave 12" h x 36" w
Colors match roof sign/aluminum sign materials

Building Element Colors

1. Sign on roof
Calcite CW-110
Black Beauty 2128-10
Dinner Party AF-300
2. Sign on building front
Calcite CW-110
3. Sign building front "Since 1922"
Calcite CW-110
Dinner Party AF-300
4. Gutter front
Calcite CW-110
5. Front posts
Calcite CW-110
6. Window trim
Calcite CW-110
7. Entrance door
Dinner Party AF-300
8. Entrance door trim
Black Beauty 2128-10
9. Wood behind door
Stormy Sky 1616
10. Address
Calcite CW-110
Black Beauty 2128-10
Dinner Party AF-300
11. Planters
Natural rust
12. Wood under roof/eaves
Calcite CW-110
13. Sign under eaves
Calcite CW-110
Black Beauty 2128-10
Dinner Party AF-300

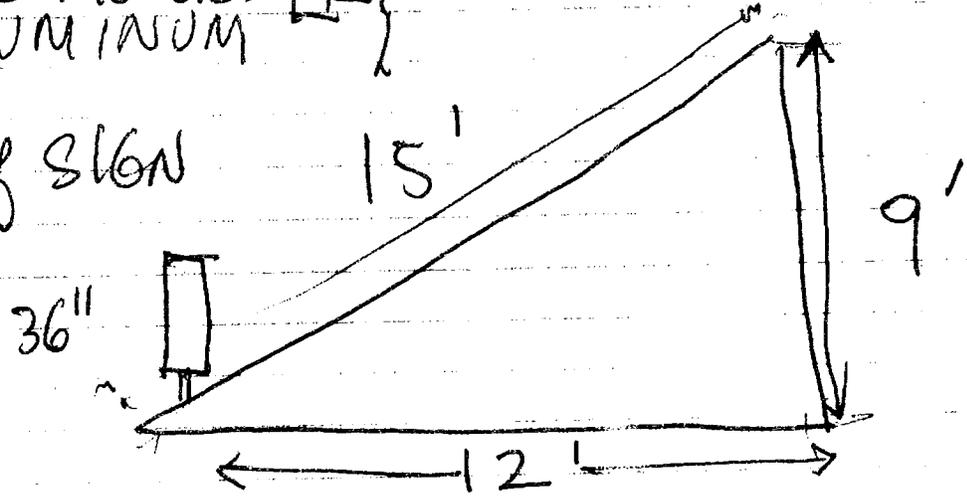


SINCE 1922

STUD MOUNTED ALUMINUM

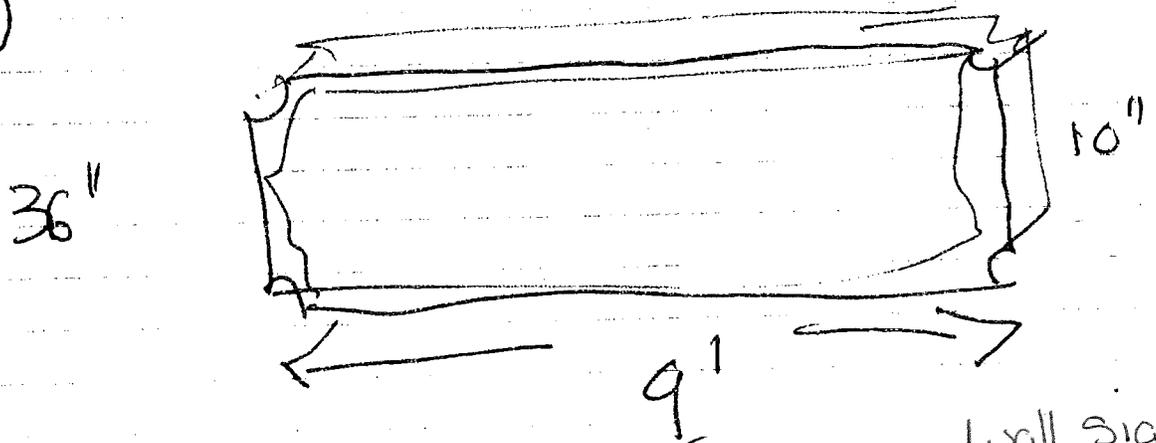
EMERALD'S STORE FRONT INFO

① Roof SIGN

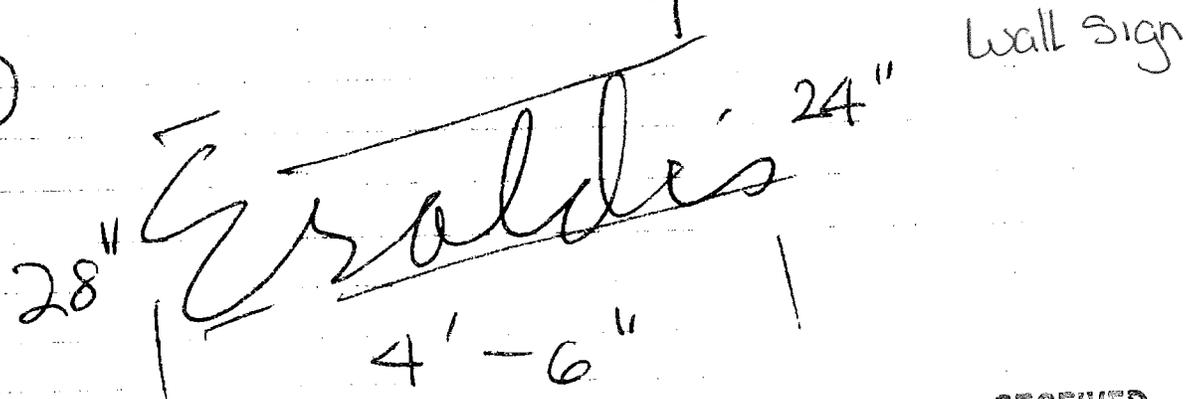


$36'' \text{ or } 3' = 20\% \text{ of } 15'$

②



③



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DEC 09 2014

CITY OF SONOMA

ERALDI'S COLOR SAMPLES FOR STOREFRONT PAINT AND SIGN PROJECT



NOV 21 2014



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

DRHPC Agenda Item: 5

Meeting Date: 12/16/13

Applicant

Chris Dluzak

Project Location

1036 Fifth Street East

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: In process
-

Request

Consideration of a landscape plan for a new single family residence.

Summary

Background: On November 18, 2014, the Design Review and Historic Preservation Commission (DRHPC) considered and approved design review for a new detached single family residence. The applicant is now returning for consideration of the required landscape plan.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant two 24-inch box size golden rain trees, supplemented with shrubs and perennials. Per the conditions of approval (attached), the project shall be subject to the following requirements related to tree preservation, mitigation, and replacement:

- a. Trees removed from the site shall be replaced at a 2:1 ratio with 15-gallon trees or a lesser ratio if 24-inch box size replacement trees are used.
- b. The developer shall adhere to the tree protection measures included within the arborist report.
- c. Any replacement trees planted along the property frontages shall be consistent with the City's Street Tree Planting Program, including the District Tree List.
- d. The driveway shall be relocated away from the drip line of the large valley oak growing along the north boundary near Fifth Street East as shown on the approved site plan. Special protection measures, including the use of CU Structural Material, identified in the arborist report shall be applied. The project arborist, Sherby Sanborn, shall review the grading and improvement plans for compliance with tree protection measures and shall be on site during construction activities occurring in proximity to the tree.

These conditions have been met on the landscape plan.

Water Efficient Landscape Ordinance: 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 21,149 gallons or 86% of the associated annual water budget allotment of 24,556 gallons.

Exterior Lighting: A lighting plan will be submitted by the applicant at a future date.

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. *Arborist Report 1036 Fifth Street East*
2. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
3. *Conditions of Approval*
4. *Landscape Planting plan*
5. *Site Plan*
6. *Irrigation plan*

cc: Chris Dluzak, via email

1028 & 1036 Fifth St E LLC
1415 Fulton RD #205
Santa Rosa, CA 95403-7661

Charlie and Cindy Wiles
20148 Fifth Street East
Sonoma, CA 95476

Jennifer Arnold and George Greene
501 Este Madera Lane
Sonoma, CA 95476

Carol Schantz
476 Pear Tree Court
Sonoma, CA 95476

Bella Fox
511 Este Madera Lane

Sonoma, CA 95476

Peter and Deanna LaVault
568 Este Madera Drive
Sonoma, CA 95476

Dan Meader
19745 Eighth Street East
Sonoma, CA 95476

Charles Boles
474 Denmark Street
Sonoma, CA 95476

Suzi Pignataro
502 Este Madera Lane
Sonoma, CA 95476

The Hardister Family
515 Este Madera Lane
Sonoma, CA 95476

Robert Felder
1025 Fifth Street East
Sonoma, CA 95476

**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	Valve	Irrigation Method	Area	% of Landscape Area
Medium Water Use	1	Bubblers	155	10.8
Low Water Use	2	Drip	174	12.2
Low Water Use	3	Crip	216	15.1
Medium Water Use	4	Drip	211	14.7
Low Water Use	5	Drip	75	5.3
Medium Water Use	6	Drip	152	10.6
Low Water Use	7	Drip	78	5.4
Medium Water Use	8	Drip	58	4.1
Low Water Use	9	Drip	224	15.6
Medium Water Use	10	Drip	89	6.2
TOTALS			1432	100 %

Summary Hydrozone Table		
Hydrozone	Area (Square Feet)	% of Landscape Area
High Water Use	0	0
Medium Water Use	665	46.4
Low Water Use	767	53.6
TOTAL		100 %

Submitted by: Gary Balcerak (Print)



(Signature)

12/3/14 (Date)

1036 Fifth Street East, Sonoma

DEC 05 2014

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:

$$\text{MAWA} = 28.58 \times \left[\left(0.60 \times \frac{1432}{\text{LA}} \right) + \left(0.3 \times \frac{0}{\text{SLA}} \right) \right] = \underline{24,556} \text{ gallons/year}$$

1036 Fifth Street East, Sonoma

Estimated Total Water Use Calculations

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

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

where:

- ETWU = Estimated total water use per year (gallons/year)
- ET_o = 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)	PF x HA IE (a)	SLA Sq. Ft. (b)	ETWU = 28.58 x $\frac{PF \times HA}{IE}$ + 28.58 x SLA
0.3	767	.85	271	0	$(28.58 \times \frac{271}{.85}) + (28.58 \times \frac{0}{.85}) = 7,745$ gallons/year
0.6	665	.85	469	0	$(28.58 \times \frac{469}{.85}) + (28.58 \times \frac{0}{.85}) = 13,404$ gallons/year
					$(28.58 \times \frac{\quad}{.85}) + (28.58 \times \frac{\quad}{.85}) = \quad$ gallons/year
					$(28.58 \times \frac{\quad}{.85}) + (28.58 \times \frac{\quad}{.85}) = \quad$ gallons/year
ETWU					Sum of above = 21,149 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").

Gary Balcerak - RLA 3704 (Print)

 (Signature)

12/3/14 (Date)

1036 Fifth Street East, Sonoma

EXHIBIT A

As revised by the City Council on December 15, 2010

City of Sonoma Planning Commission
**CONDITIONS OF PROJECT APPROVAL AND
MITIGATION MONITORING PROGRAM**
Fichtenberg 4-lot Subdivision – 20144 Fifth Street East

December 15, 2010

1. The following are required by the City and other affected agencies prior to the approval of the Parcel Map.
 - a. A Parcel Map shall be prepared and submitted to the City Engineer and Planning Director for review and approval along with the following supporting data: a current (within the most recent three months) Preliminary Title Report, Joint Access Easement Agreement, Private Storm Drain Easement, private utility easements (for separate water, sewer and public utility services), closure calculations, copies of existing easements, and copies of records used to prepare survey (such as deeds and easements, filed maps, etc.). Upon approval and acceptance by the City, the map will be released to the Applicant's title company for filing at the office of the Sonoma County Recorder. The Applicant shall provide the number and types of copies to the City as directed by the City Engineer.
 - b. The applicant shall submit a copy of the Joint Access Easement Agreement to provide for access to Lots 1, 2, 3, and 4. Said agreement shall provide for maintenance of the access and is subject to review and approval of the City.
 - c. All required sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required and shown on the Parcel Map.
 - d. Three-quarter inch iron pipe monuments shall be set at all tract corners and at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. Prior to recordation of the map, applicant's Surveyor shall certify that all monuments have been set to the satisfaction of the City Engineer. The applicant may post a bond for setting interior monuments after the recordation of the map but prior to issuance of a building permit. Bond amount is hereby established at \$500 per lot and will be released upon submittal of certification by applicant's Surveyor.
 - e. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to Parcel Map recordation.

Enforcement Responsibility: Planning Administrator; City Engineer
Timing: Prior to approval of the Parcel Map

2. Prior to approval of the Parcel Map, Applicant shall submit Improvement Plans to the City Engineer and Planning Director (for arborist review) for review and approval. The Improvement Plans shall be prepared by a registered civil engineer and all public improvements shall meet City standards. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria." Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency for review and approval. The following public improvements shall be required and shown on the Improvement Plans:
 - a. Driveway approaches and any non-conforming sidewalk shall be removed and replaced to meet City and Federal ADA standards. Existing curb, gutter, and sidewalk that are damaged or deemed by the City Engineer to be in disrepair shall be removed and replaced to City standards.
 - b. Street widening and street frontage improvements for Fifth Street East including but not limited to, storm drainage, paving, conform paving, curb gutter, sidewalk, street lighting, fire hydrant, striping and signage, in accordance with City Standards. The design of the sidewalk shall accommodate the valley oak tree located adjacent to Lot 1.
 - c. Street paving requirements for both Fifth Street East and the private driveway shall be identified in the geotechnical report and structural section for the pavement shall be in conformance with the report recommendations or City standards, whichever applies.
 - d. A drainage plan for proposed private storm drain lines and facilities shall be included in the Improvement Plans. No lot-to-lot drainage is allowed unless a private storm drain easement is acquired. The Drainage plan shall be referred to the Sonoma County Water Agency for review and approval.
 - e. Proposed sewer services serving each lot. Applicant shall submit sewer service connection plans directly to the Sonoma County Water Agency for review and approval.
 - f. Separate water services and meters serving each lot. Backflow assemblies as required by the Fire Department and/or the State of California shall also be shown on the improvement plans.
 - g. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.

- h. Utility trenching shall not occur within the drip line of the valley oak adjacent to Lot 1.

Enforcement Responsibility: City Engineer; Sonoma County Water Agency
Timing: Prior to the approval of the Parcel Map

3. Prior to approval of the Parcel Map, the Applicant shall install improvements in accordance with the City-approved Improvement Plans.

Enforcement Responsibility: City Engineer
Timing: Prior to the approval of the Parcel Map

4. All existing and proposed utility distribution facilities for the subdivision, including electric, telecommunications, cable TV, etc., shall be undergrounded.

Enforcement Responsibility: City Engineer
Timing: Prior to the approval of the Parcel Map

5. All Fire Department and Building Code requirements shall be satisfied, including signing or striping the driveway as an emergency access lane to prohibit parking, except in specifically designated areas.

Enforcement Responsibility: Fire Department; Public Works; Building Division
Timing: Prior to recording the Parcel Map

6. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project.

Enforcement Responsibility: Public Works; Building Division; Affected Agencies
Timing: Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above

7. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to approval of the Parcel Map, including the payment of applicable fees:

- a. Sonoma County Water Agency. *[For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans]*

Enforcement Responsibility: City Engineer
Timing: Prior to the approval of the Parcel Map

8. A sewer clearance shall be provided to the City Engineer and Building Division verifying that all applicable sewer fees have been paid prior to approval of the Parcel Map. Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.

Enforcement Responsibility: City Engineer; Building Division
Timing: Prior to the approval of the Parcel Map

9. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans]
- b. Sonoma Valley Unified School District [For school impact fees]
- c. Sonoma County Department of Environmental Health [For abandonment of wells]

Enforcement Responsibility: Building Division; Public Works Division
Timing: Prior to issuance of a building permit

10. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.

Enforcement Responsibility: Building Division; Fire Department; Planning Division; Public Works
Timing: Prior to the issuance of any building permit; Ongoing

11. Any wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or equipped with a back-flow prevention device as approved by the City Engineer. Wells that will remain shall be plumbed to irrigation system only and not for domestic use.

Enforcement Responsibility: City Engineer
Timing: Prior to approval of the Grading Plans and Improvement Plans

12. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required prior to the issuance of a grading permit and/or approval

of the improvement plans, as determined by the City Engineer. Recommendations identified in the report shall consider the recommendations provided in the geotechnical investigation prepared for the development and shall be incorporated into the construction plans for the project and into the building permits.

Enforcement Responsibility: Building Division; City Engineer
Timing: Prior to issuance of a grading permit and/or approval of improvement plans

13. All Building Division and Building Code requirements shall be met. A building permit shall be required.

Enforcement Responsibility: Building Division
Timing: Prior to construction

14. The applicant shall submit a Water Conservation Plan to the City Engineer for review and approval. The Plan shall include conservation measures for indoor and outdoor water use and shall be consistent with the City's water conservation and landscape efficiency ordinances.

Enforcement Responsibility: City Engineer
Timing: Prior to issuance of a building permit

15. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation, and replacement:

- a. Trees removed from the site shall be replaced at a 2:1 ratio with 15-gallon trees or a lesser ratio if 24-inch box size replacement trees are used.
- b. The developer shall adhere to the tree protection measures included within the arborist report.
- c. Any replacement trees planted along the property frontages shall be consistent with the City's Street Tree Planting Program, including the District Tree List.
- d. The driveway shall be relocated away from the drip line of the large valley oak growing along the north boundary near Fifth Street East as shown on the approved site plan. Special protection measures, including the use of CU Structural Material, identified in the arborist report shall be applied. The project arborist, Sherby Sanborn, shall review the grading and improvement plans for compliance with tree protection measures and shall be on site during construction activities occurring in proximity to the tree.

Enforcement Responsibility: Planning Division; Design Review Commission
Timing: Prior to the issuance of any occupancy permit

16. The development shall be subject to the review and approval of the Design Review Commission (DRC). This review shall encompass site plan adjustments as required by these conditions or as deemed necessary by the DRC (except no modifications substantially altering the approved site plan or at variance with the conditions of approval shall be made), and review of elevation details, exterior materials and colors. The site plan shall indicate the exact locations of all utilities for the individual lots. The DRC shall give consideration to window placement, the scale and orientation of any second-floor elements, and other design details in order to maximize visual compatibility and minimize privacy impacts on adjoining properties.

Enforcement Responsibility: Planning Division; DRC
Timing: Prior to the issuance of any building permit

17. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC). The plan shall address site landscaping, fencing/walls, hardscape improvements, required tree plantings. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls), and 19.40.060 (Landscape Standards) and shall provide for plantings along the northern and southern property lines in order to minimize privacy impacts on adjoining properties.

Enforcement Responsibility: Planning Division; Design Review Commission
Timing: Prior to the issuance of any occupancy permit

18. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review Commission (DRC). All proposed exterior lighting for the site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

Enforcement Responsibility: Planning Division; Design Review Commission
Timing: Prior to the issuance of any occupancy permit

19. Prior to the issuance of any building permit, a water demand analysis, prepared by a licensed civil engineer, shall be submitted by the applicant and shall be subject to the review and approval of the City Engineer. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-

serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

Enforcement Responsibility: City Engineer
Timing: Prior to issuance of any building permit

20. The following dust control measures shall be implemented as necessary during the construction phase of the project: 1) all exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector, 2) exposed soil stockpiles shall be enclosed, covered, or watered twice daily; and 3) streets adjoining the project site (Fifth Street East) shall be swept daily, if visible soil material is deposited onto the road.

Enforcement Responsibility: Building Department
Timing: Ongoing during construction

21. If archaeological remains or a dense concentration of historic period site indicators are uncovered, work at the place of the discovery shall be halted immediately until a qualified archaeologist can evaluate the finds. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Enforcement Responsibility: Building Department; Planning Department; Public Works Department
Timing: Ongoing during construction

22. The Society of Vertebrate Paleontology, a national scientific organization of professional vertebrate paleontologists, has established standard guidelines that outline acceptable professional practices in the conduct of paleontological resource assessments and surveys, monitoring and mitigation, data and fossil recovery, sampling procedures, specimen preparation, analysis, and curation. Most practicing professional paleontologists in the nation adhere to the Society of Vertebrate Paleontology assessment, mitigation, and monitoring requirements, as specifically spelled out in its standard guidelines. If paleontological resources are identified during construction activities, all work in the immediate area will cease until a qualified paleontologist has evaluated the finds in accordance with the standard guidelines established by the Society of Vertebrate Paleontology. If the paleontological resources are considered to be significant, a data recovery program will be implemented in accordance with the guidelines established by the Society of

Vertebrate Paleontology. Data recovery will reduce all impacts to a less-than-significant level.

Enforcement Responsibility: Building Department; Planning
Department; Public Works Department
Timing: Ongoing during construction

23. If human remains are encountered, excavation or disturbance of the location shall be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

Enforcement Responsibility: Building Department; Planning
Department; Public Works Department;
Coroner
Timing: Ongoing during construction

24. Post Construction Best Management Practices to control the quality of surface water runoff from the site shall be used throughout the site to capture and filter surface runoff prior to its leaving the site or entering the storm drainage system. Acceptable methods of capturing and filtering water pollution can be found in the SUSMP guidelines (i.e., Guidelines for the Standard Urban Storm Water Mitigation Plan for the Santa Rosa Area and Unincorporated Areas around Petaluma and Sonoma dated June 2005) including the use of filters, grease traps, interceptors and biotechnical solutions (grass-lined swales and filtering basins in landscaped areas surrounding parking areas) which shall be implemented as feasible. The civil engineer for the project shall incorporate these measures into the engineering plans for the project site and shall be subject to the approval of the City Engineer. In addition, the applicant shall comply with the City of Sonoma Stormwater Best Management Plan. The applicant shall submit a preliminary and final storm water mitigation plan (AMP) in compliance with the 2005 SUSMP guidelines herein referenced to the City Engineer for review and approval.

Enforcement Responsibility: City Engineer; Public Works Department;
Building Department
Timing: Prior to issuance of any building permit;
Ongoing during construction

25. All construction equipment shall be maintained and operated so as not to generate unacceptable noise levels in the vicinity of the project site. Stationary construction equipment (e.g., compressors) shall be situated as far as possible from inhabited areas, and equipment not actively in use shall be shut down to reduce unnecessary noise. The contractor shall be responsible to insure that all construction equipment

is equipped with manufacturer-approved mufflers/baffles. Noise-producing construction activities and materials delivery shall comply with the limitation of the City's Noise Ordinance.

Enforcement Responsibility: *Building Department; Planning
Department; Public Works Department;*
Timing: *Ongoing during construction*

26. The applicant shall arrange with the local garbage company to collect garbage from the area in front of lot 1.

Enforcement Responsibility: *Planning Department*
Timing: *Ongoing*

27. The applicant/developer shall comply with all requirements of the County of Sonoma Permit and Resource Management Department (PRMD) as outlined in the following:

- a. The Applicant shall initiate proceedings with the Permit and Resource Management Department (P.R.M.D.) to annex property to the Sonoma Valley County Sanitation District. Prior to obtaining a permit to construct sanitary sewer facilities for development of the subject property, the Applicant shall submit a copy of the Sonoma Local Agency Formation Commission (L.A.F.C.O.) Certificate of Completion of Annexation to the Sanitation Section of P.R.M.D.
- b. NOTE ON MAP: "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot". All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building.
- c. The Applicant shall construct a new sanitary sewer main and appurtenances or post securities with the City of Sonoma to ensure that sewer facilities are installed in accordance with Sonoma County Water Agency (S.C.W.A.) Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.
- d. The Applicant shall construct a new water main and appurtenances or post securities with the City of Sonoma to ensure that water supply facilities are installed in accordance with City of Sonoma Water System Standards where applicable, and/or specific details, as shown on approved improvement plans.
- e. The Applicant shall submit improvement plans to the Sanitation Section of P.R.M.D. for review and approval of the sanitary sewer design. Improvement plans shall be blue line or black line drawings on standard bond paper, 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of

California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in accordance with S.C.W.A. Design and Construction Standards for Sanitation Facilities. The Applicant shall pay Plan Checking fees to the Sanitation Section of P.R.M.D. prior to the start of Improvement Plan Review.

Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.

The sewer design originals shall be signed by the S.C.W.A. Chief Engineer prior to the issuance of any permits for construction of the sanitary sewer facilities. The design engineer shall submit improvement plans to the Sanitation Section of P.R.M.D. on 24 inch by 36 inch mylar or vellum originals for signature by S.C.W.A. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of P.R.M.D. prior to the start of construction.

- f. The Applicant shall grant a public sewer easement to the Sonoma Valley County Sanitation District.
- g. The easement shall be a minimum of 15 feet in width, and shall be granted to the sanitation district by separate document. The easement shall be shown on the subdivision map and on the improvement plans prior to approval of the improvement plans by the Engineering Division of P.R.M.D. A copy of the easement shall be submitted with the improvement plans for the initial sewer design plan check.
- h. No building shall be connected to the newly constructed sewer main until the sewer main has been inspected and accepted by the Engineering Division of P.R.M.D., and a Sewer Connection Permit has been issued for the building. A Sewer Completion Notice is required PRIOR to Occupancy.
- i. Prior to connection of the existing residence to the public sewer system, the Applicant shall obtain a Septic Tank Destruct permit from the Sanitation Section of P.R.M.D. The septic tank abandonment shall be inspected and approved by the Engineering Division of P.R.M.D. when the residence is connected to the sewer system.
- j. Prior to the start of sewer construction within the City of Sonoma's Right-of-way of Fifth Street East, the Applicant shall obtain a City of Sonoma Encroachment Permit. A copy of the issued Encroachment Permit and five (5) copies of signed improvement plans shall be provided to P.R.M.D. when obtaining the sewer construction permit.
- k. The Applicant shall obtain a permit to construct sanitary sewer facilities for the proposed subdivision prior to the start of construction. All sewer work shall be inspected and accepted by the Engineering Division of P.R.M.D., and a Sewer

Completion Notice shall be issued by the Inspector before occupancy is granted for any building in the subdivision.

- l. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the issuance of a Sewer Completion Notice, unless otherwise specifically approved in advance by P.R.M.D.

- m. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the S.C.W.A. Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Engineering Division of P.R.M.D. for review and approval prior to acceptance of the sanitary sewer facilities.

Enforcement Responsibility: City Engineer; Public Works Department;
Planning Department; PRMD

Timing: Prior to final occupancy

BALCERAK DESIGN

LANDSCAPE ARCHITECTURE • URBAN FORESTRY
608 Beaver Street Santa Rosa, CA 95404 (707)573-8234

ARBORIST'S REPORT

1036 FIFTH STREET EAST

SONOMA, CALIFORNIA

November 11, 2014

NOV 18 2014

BALCERAK DESIGN

LANDSCAPE ARCHITECTURE • URBAN FORESTRY

608 Beaver Street Santa Rosa, CA 95404 (707)573-8234

November 11, 2014

Chris Dluzak
1028 & 1036 Fifth Street East, LLC
1036 Fifth Street East
Sonoma, CA 95476

INTRODUCTION

This Report has been prepared to address the City of Sonoma's Tree Ordinance as specified in Chapter 12.08 of the Sonoma Municipal Code. The property at 1036 Fifth Street East is currently an undeveloped lot. The subject property is part of a four-lot subdivision, and is also known as Lot 3. The development proposal is to construct a single-family residence, with attached garage, and associated improvements.

Sherby Sanborn prepared an Arborist Report on June 19, 2010, for the original subdivision improvements. This Report has been developed to address the existing trees on the subject property and the probable impacts to them resulting from the proposed development plan. For consistency the tree numbers from the Sanborn Report have been used in this document.

All living trees over four-inch in diameter at DBH, which would be impacted by the proposed construction, were evaluated for this Report including trees in severe decline and moribund trees. The construction impacts are based upon the Site Plan prepared by Avila-Bunch Architects, Inc., dated October 2014.

A detailed description of each tree can be found in the Tree Evaluation section of this Report. A Tree Exhibit showing the location of the existing trees and their identification numbers has been provided for reference. A definition of terms used is provided at the end of this Report.

METHODS

A field observation of the trees was performed on November 5, 2014. The species identification was determined based upon visual analysis of the features present at the time of the observation. All tree diameters were recorded using a standard diameter tape with units in feet and tenths of feet. When a tree had a crotch below 54-inches, the smallest trunk diameter below the crotch was measured and its height above natural grade was recorded. When the tree had more than one discrete trunk each trunk was measured individually. See the Tree Exhibit for the location of the trees and their tree number corresponding to the Tree Evaluations.

A detailed analysis was not requested nor performed. No crown explorations, climbing inspections, or below ground inspections were performed. The Tree Evaluations are based upon a visual inspection of the trees, from ground level, and the external defects present at the time of the observation. Therefore, the analysis is not exhaustive.

The overall condition of each tree is represented by its vigor and structure. Vigor is an indication of the overall health and relative capacity of that tree to increase in size. Vigor is determined by an examination of the crown size, architecture, and its quality. Vigor is influenced by competition of adjacent plants, site conditions and cultural care. Structure refers to the physical form of the tree, this includes branch attachment, and presence of decay, or mechanical damage the tree has suffered. Structure is an evaluation of the risk potential of parts of the tree, however it should not be confused with a Risk Analysis, which is a far more extensive inspection of a tree. Each tree has been rated, in each category, using a value of good, fair, or poor.

SPECIES ENCOUNTERED

The Japanese Maple (*Acer palmatum*) is native to Japan and Korea. It is a slow growing deciduous tree to 20 feet high with equal or greater spread. Normally a multi-trunked tree, but can be pruned into a variety of forms, it is a common subject for bonsai. Beyond its natural beauty this tree is particularly important to California gardeners, as it is resistant to Oak Root Rot (*Armillaria mellea*).

RESULTS

A total of two trees have been evaluated for this Report, both are Japanese Maple (*Acer palmatum*); this is not a tree native to California.

Neither of the trees observed were of a size to qualify them as a "*significant private tree*" as defined in the Tree Ordinance.

Both trees are proposed to be removed to allow for the construction of the proposed residence.

Please feel free to contact me if further discussion of these items is necessary, or if you have any questions.

Respectfully,
BALCERAK DESIGN



Gary Balcerak
Landscape Architect C-3704
Certified Arborist WE-3069A
Certified Urban Forester 125

TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
9	Japanese Maple (<i>Acer palmatum</i>)	5.5" @ 36", 6.0" @ 36", 9.1" @16" above grade	Good	Fair	Remove	Three main stems arise at the same point, structurally weak union. At this location a ± 6"Ø stem was lost previously, no callous wood noted, slime flux was noted at this location. Root loss associated with driveway construction work. There will be more root loss associated with the driveway for the subject property.
12	Japanese Maple (<i>Acer palmatum</i>)	13.3" @ 9" above grade	Poor	Fair	Remove	Several codominate leaders arise just above the point of measurement for the trunk diameter. This tree is moribund. Approximately 80% of the tree is dead. Several main stems are so desiccated that the bark is delaminating from the xylem. It appears that severe drought stress was the cause of mortality.

Definition of Terms

Abiotic: nonliving

Adventitious: appearing in abnormal or unusual position or place.

Aerobic: living or acting only in the presence of air (oxygen).

Allelopathy: the chemical process by which a plant suppresses competing plants

Anaerobic: living or acting only in the absence of air (oxygen).

Appressed: pressed closely to, but not fused.

Bifurcation: natural division of a branch or stem into two or more stems or parts.

Biotic: pertaining to living organisms.

Boundary tree: said of a tree when a property line crosses through the trunk.

Branch bark ridge: swelling of bark tissue on the upper side of the branch junction; normal pattern of development (contrast with embedded and included bark).

Branch collar: wood that forms around a branch attachment, frequently more pronounced below the branch.

Buttress root: a large woody root located at the base of the trunk (the root crown), which helps to support the tree.

Cambium: a layer several cells thick between the wood and the bark. This is the tissue that gives trunks the ability to grow in circumference.

Canker: a necrotic lesion in the bark of the stem or root; also, the scar left after shedding of bark tissues killed by localized disease or environmental injury.

Chlorosis: lacking in chlorophyll, typically yellow in color.

Codominate: equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown; in the context of crown class, trees whose crowns form the bulk of the upper layer of the canopy but which are crowded by adjacent trees.

Compartmentalization: physiological process which creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Conk: fruiting or spore producing body of a group of fungi.

Crotch: the point (or angle) at which two branches (or branch and the leader) meet.

Crown: parts of the tree above the trunk, including leaves, and branches.

DBH: diameter of the trunk, measured at breast height (54 inches above the ground).

Dripline: the width of the crown, as measured by the lateral extent of the foliage.

Epicormic: shoots, which result from adventitious or latent buds.

Excurrent: crown form where a strong central leader is present (contrast with decurrent) to the top of the tree.

Exotic: introduced from another place or region; non-native.

Exudate: bleeding or oozing.

Flush cut: pruning cut where the branch collar is removed, causing unnecessary injury to the trunk or parent stem.

Frass: fecal material and/or wood shavings produced by insects.

Gall: a plants response to irritation from an insect, fungus, or a virus on the foliage, branches, or roots; producing growth, which isolates the irritation.

Girdling root: root that encircles all or part of the trunk, or other roots, which constricts the vascular tissue and inhibits secondary growth and the movement of materials.

Habit: the general characteristic appearance of a plant.

Heading: pruning technique where the cut is made to a bud, weak lateral branch not large enough to assume the role as a leader, or stub.

Herbaceous: a perennial plant that is not woody.

Hybrid: the offspring of two plants of different varieties, species, or genera.

Included bark: pattern of development at branch junctions where bark is turned inward rather than pushed out.

Inflorescence: the part of the plant responsible for the flowers.

Internode: the space between two nodes.

Latent bud: a bud that is more than one year old, which has grown enough to be located just below the surface of the bark.

Lenticel: a small opening in the bark that permits the exchange of gasses between the tree and the air.

Mechanical damage: injury caused by human activities as opposed to natural forces like wind, snow, or ice loads.

Moribund: nearly dead; having lost all vitality.

Necrotic: dead

Node: the often swollen or modified part of the stem that normally bears a bud.

Odoriferous: giving off an odor or scent or fragrance.

Parasite: an organism that grows in or on a host, getting all or part of its nutrients from the host.

Pathogen: any agent that causes disease, usually refers to microorganisms.

Pollarding: pruning technique where young trees or branches are initially headed, then re-headed on an annual (or regular) basis without disturbing the callus knob (knuckle).

Reaction wood: specialized secondary wood, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Saprophyte: an organism that gets nourishment from dead or decaying matter.

Scaffold limb: primary structural branch of the crown.

Structural Root: the large lateral roots that are responsible for anchoring the tree into the ground and allowing it to remain upright; these roots also store materials for the tree's later use.

Suppressed: trees which have been overtopped and whose crown development is restricted from above by the canopies of adjacent trees.

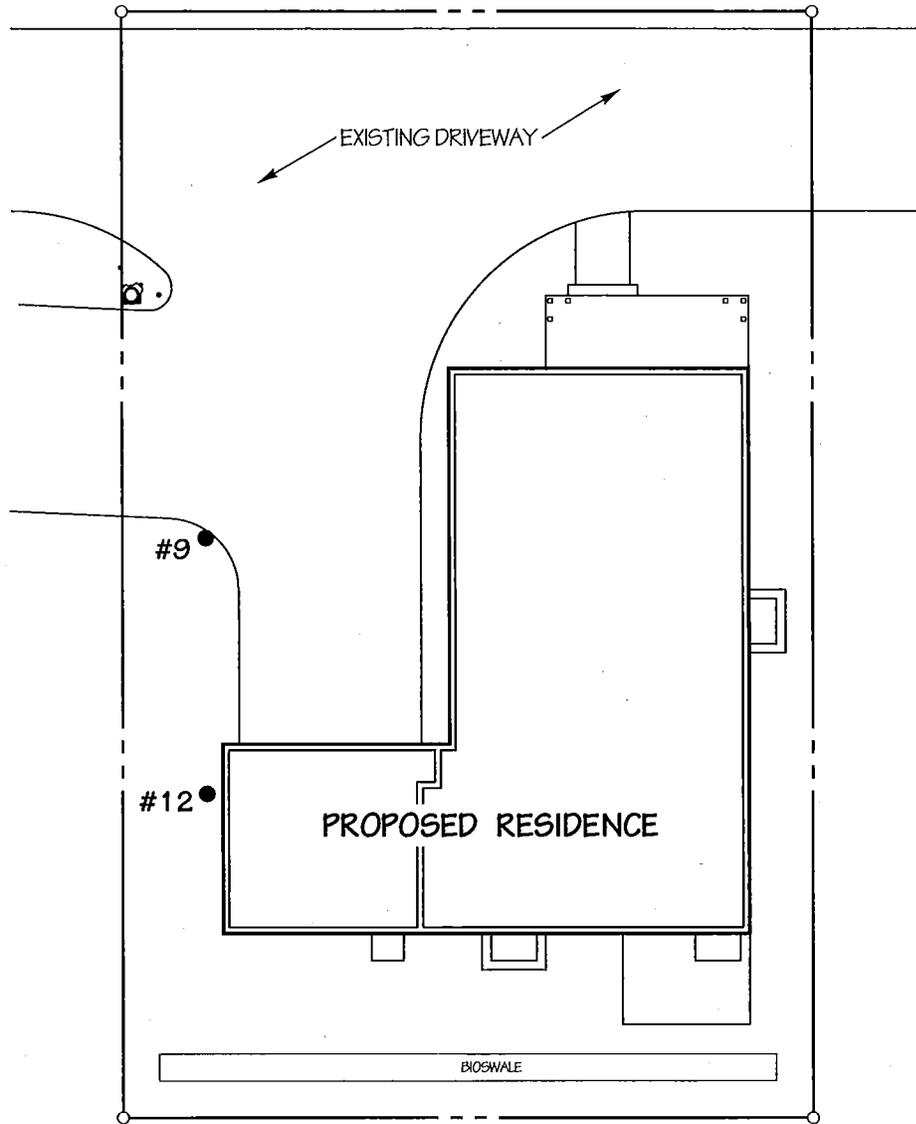
Watersprout: upright, epicormic shoot arising from the trunk or branches of a plant above the soil.

Wetwood: a clear, watery liquid that originates from infections of the heartwood and inner sapwood by common soil-inhabiting bacteria. It normally flows to the wounded bark surface where it changes to brown, slimy ooze as a result of feeding by fungi, bacteria, and insects.

Wetwood infected wood is resistant to decay by fungi.

Woundwood: lignified, partially differentiated tissue that develops from the callus associated with wounds.

Xylem: tissue produced by the cambium that functions to transport and store water and mineral elements, as well as provide support; wood.

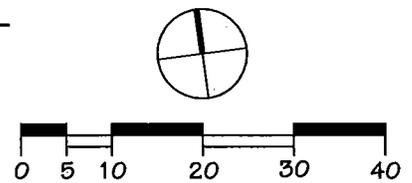


1036 FIFTH STREET EAST - TREE EXHIBIT

THIS PLAN IS FROM
 INFORMATION PROVIDED BY:
AVILA-BUNCH ARCHITECTS
 5850 COMMERCE BLVD.
 ROHNERT PARK, CALIFORNIA
 (707) 585-3711

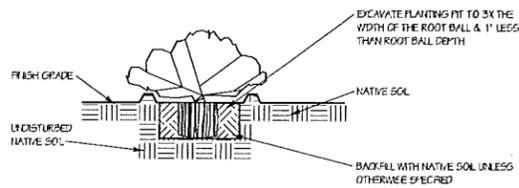
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SHEET 1 OF 1

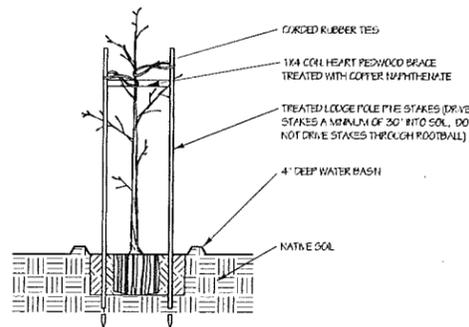


PLANTING LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE
TREES					
KFA	24" BOX	KOELREUTERIA PANICULATA	GOLDENRAIN TREE		MEDIUM
SHRUBS					
DYS	#5	DODONAEA VISCOSA 'SARATOGA'	HOPSEED BUSH		LOW
HSY	#5	HIBISCUS SYRIACUS	ROSE OF SHARON		LOW
HMA	#5	HYDRANGEA MACROPHYLLA	GARDEN HYDRANGEA		MEDIUM
HHI	#5	HYPERICUM 'HIDCOTE'	NO COMMON NAME		MEDIUM
IKN	#5	ILEX VOMITORIA 'NANA'	DWARF CHINESE HOLLY		LOW
LLB	#5	LONICERA NITIDA 'LEMON BEAUTY'	BOX HONEYSUCKLE		LOW
RRA	#5	RHODODENDRON X 'RAMAPO'	RHODODENDRON		MEDIUM
RGY	#5	ROSA GYMNOCARPA	WOOD ROSE		LOW
SAL	#5	SYMPHORICARPOS ALBUS	SNOWBERRY		LOW
VOY	#5	VACCINIUM OYATUM	EVERGREEN HUCKLEBERRY		MEDIUM
VTS	#5	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS		MEDIUM
PERENNIALS					
AXM	#1	ACHILLEA X 'MOONSHINE'	YARROW		LOW
ABG	#1	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW		LOW
LMB	#1	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF		MEDIUM
SGI	#1	STIPA GIGANTEA	GIANT FEATHER GRASS		MEDIUM
GROUNDCOVERS					
ACS	#1	ARCTOSTAPHYLOS EDMUNDSONII 'CARMEL SUR'	CARMEL SUR MANZANITA	4" O.C. TRI. SPACING	LOW
CDI	#1	CAREX OIVLSA	BERKELEY SEDGE	2" O.C. TRI. SPACING	LOW

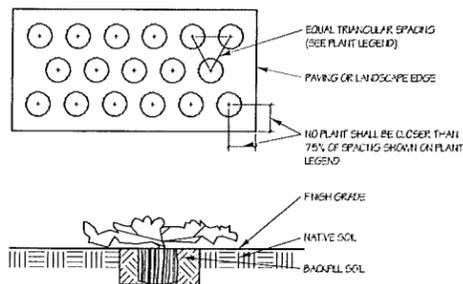


SHRUB PLANTING DETAIL



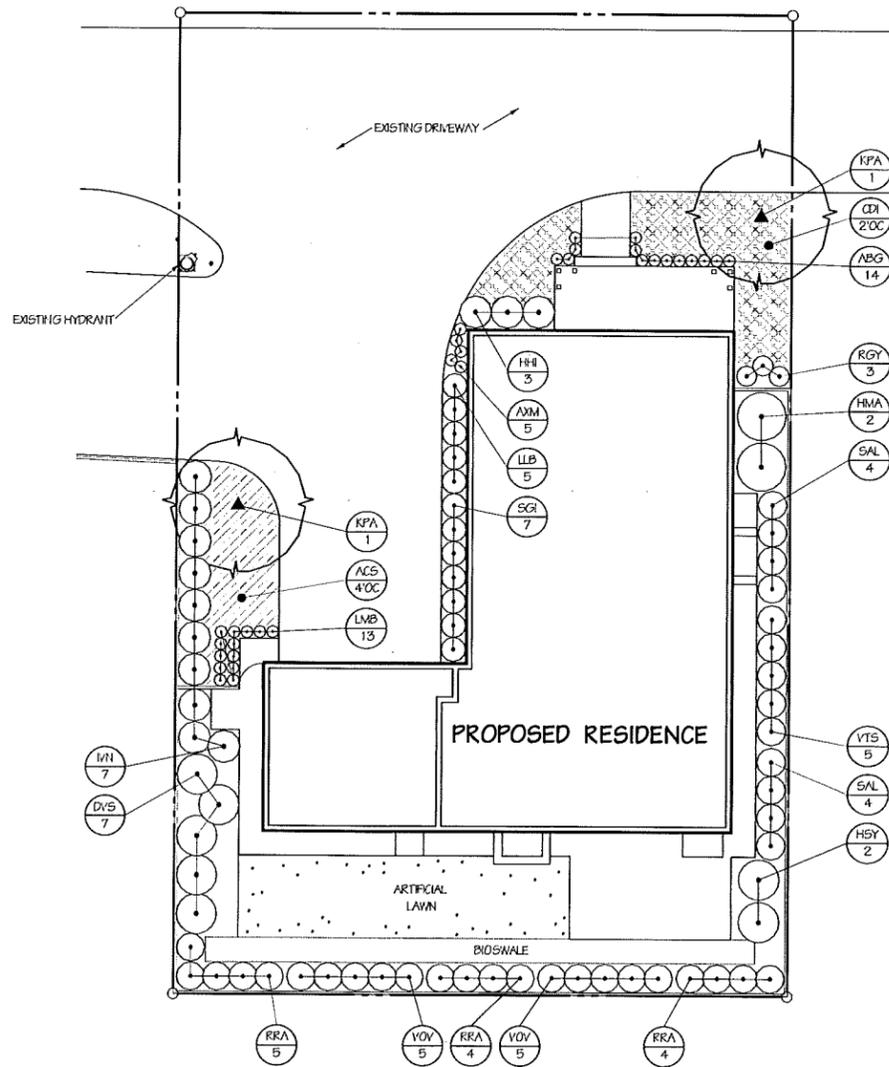
NOTES:

- NO TREES ARE TO BE STAKED EXCEPT AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. NO TREES SHALL BE PRUNED EXCEPT AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- TREES REQUIRING STAKES SHALL BE STAKED AT THE LOWEST POSSIBLE POINT ON THE TRUNK AT WHICH THE TRUNK WILL RETURN TO A VERTICAL POSITION AFTER BEING DISTURBED. THE STAKES SHALL BE CUT OFF 3" ABOVE TREE TIES.
- PLANTING HOLE SHALL BE TWICE THE WIDTH OF THE ROOT BALL. ALL SIDES OF PLANTING HOLE SHALL BE SCARIFIED. ROOTBALL SHALL BEAR ON UNDISTURBED SOIL. BACKFILL SOIL SHALL BE NOT LESS THAN 75% NATIVE SOIL.
- BREAK THROUGH HARD PAUL, STRUCTURAL FILL, OR ANY OTHER DRAINAGE EOLLS.



GROUNDCOVER DETAIL

TREE STAKING DETAIL



PLANTING NOTES
1. A MINIMUM LAYER OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. RECYCLED COMPOST INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET IN ALL PLANTING AREAS.
3. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2" OF MULCH.

PLANTING PLAN



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PLANTING PLAN,
LEGEND,
AND DETAILS

LOT 3
1036 FIFTH STREET EAST
SONOMA, CALIFORNIA

Date	No.	Revision

Date: 12/3/14
Scale: 1" = 10'-0"
Drawn: GPB
Job: 1415
Sheet

L-2
Of 2 Sheets



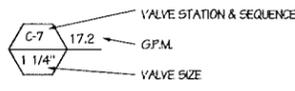
**IRRIGATION PLAN,
 LEGEND,
 AND DETAILS**

LOT 3
 1036 FIFTH STREET EAST
 SONOMA, CALIFORNIA

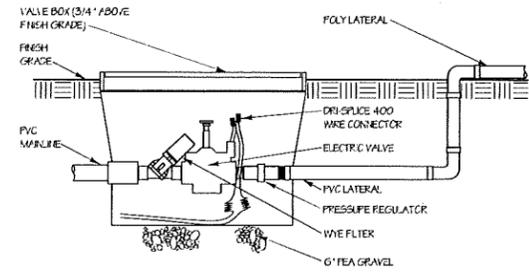
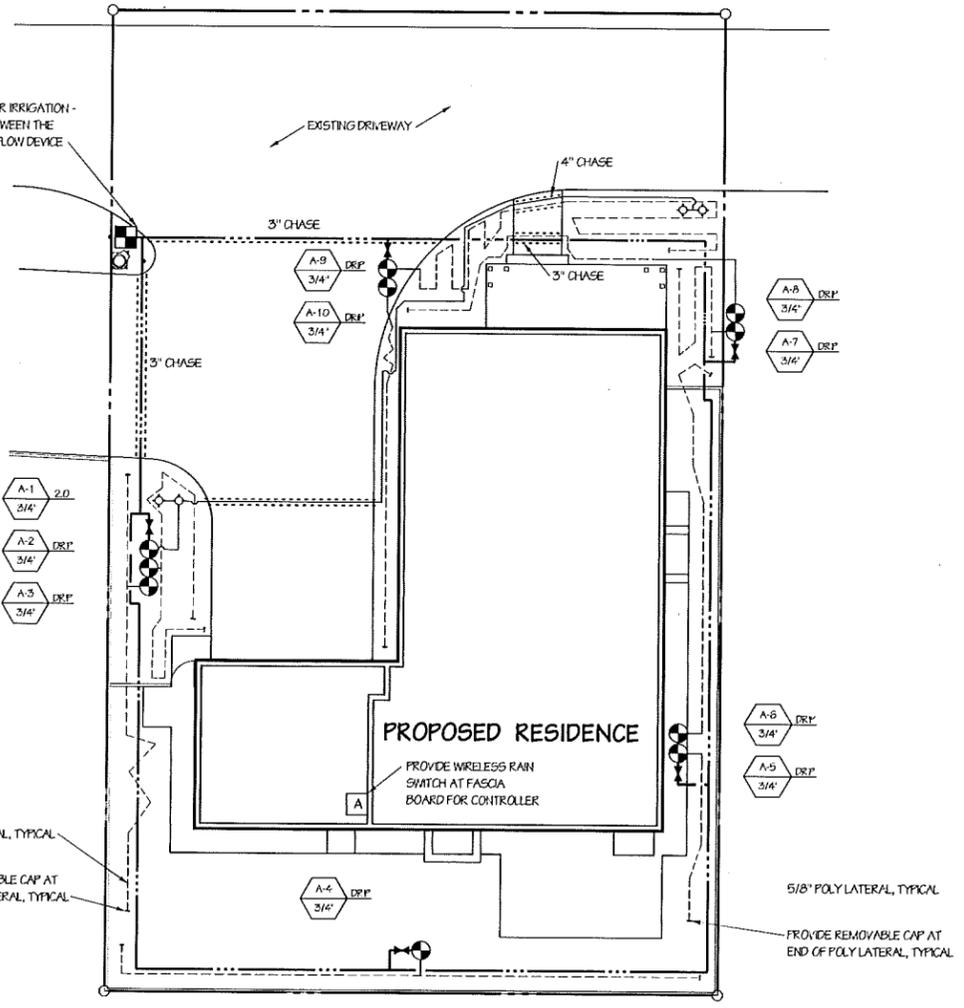
Date	No.	Revision

Date: 12/3/14
 Scale: 1" = 10'-0"
 Drawn: GFB
 Job: 1415
 Sheet
L-3
 Of Sheets

KEY	TYPE OF EQUIPMENT	MANUFACT.	LAWN	SHRUB	ARC	PSI	GPM	RAD	REMARKS
◀	BRASS GATE VALVE								MATCH LINE SIZE
---	LATERAL								SEE SPECIFICATIONS
----	MAINLINE								SEE SPECIFICATIONS
----	IRRIGATION CHASE								SEE SPECIFICATIONS
◻	DOUBLE CHECK BACKFLOW	FERCO		805Y					3/4" SIZE
⊕	WYE FILTER	TORO		T-ALF575160-S					SEE VALVE DETAIL
⊕	PRESSURE REGULATOR	TORO		T-FMR164F					SEE VALVE DETAIL
⊕	ELECTRIC VALVE	IRRITROL		700-B-.75					
⊕	CONTROLLER	IRRITROL		1C-12IN-R					INTERIOR WALL MOUNT
⊕	FLOOD BUBBLER	TORO		670Z-6P-XF-COM-FB-50	30	0.50			NOZZLE MFR PLUS WITH PFD

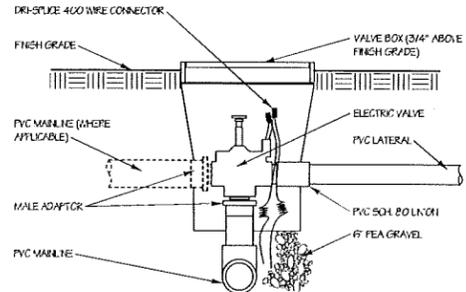


TEE OFF DOMESTIC WATER SERVICE FOR IRRIGATION - NO CONNECTIONS SHALL BE MADE BETWEEN THE DOMESTIC WATER LINE AND THE BACKFLOW DEVICE



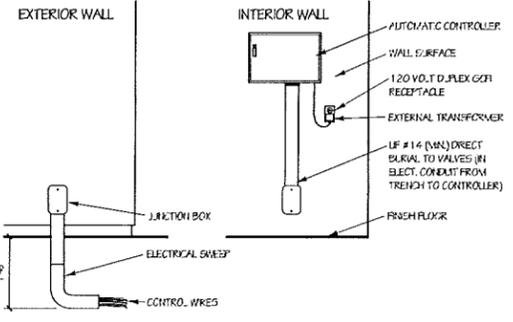
- NOTES:
 1. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
 2. PROVIDE 18" EXPANSION LOOP AT VALVE. BUNDLE AND TAPE CONTROL WIRES EVERY 10."

ELECTRIC DRIP VALVE DETAIL



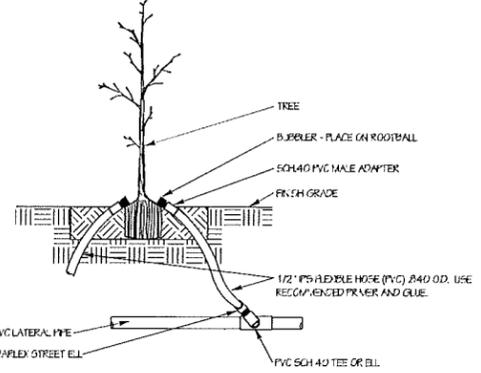
- NOTES:
 1. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
 2. PROVIDE 18" EXPANSION LOOP AT VALVE. BUNDLE AND TAPE CONTROL WIRES EVERY 10."

ELECTRIC VALVE DETAIL

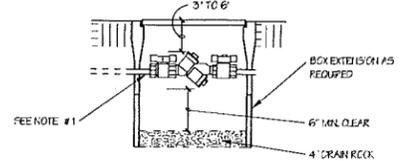


- NOTE:
 1. ALL WIRING SHALL BE INSTALLED PER CODE

CONTROLLER DETAIL



TREE BUBBLER



- NOTE:
 1. MINIMUM 6" CLEARANCE FROM THE EDGE OF THE BOX TO THE VALVES SHALL BE MAINTAINED.
 2. APPROVED DOUBLE CHECK BACKFLOW ASSEMBLIES SHALL BE AS SHOWN OR LIST OF APPROVED BACKFLOW DEVICES OF LATEST REVISION BY THE LANDSCAPE ARCHITECT OR THE LANDSCAPE ARCHITECT'S CONSULTANT OR FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

DOUBLE CHECK VALVE ASSEMBLY

- IRRIGATION NOTES**
- PRIOR TO BEGINNING ANY WORK CONTRACTOR SHALL TEST THE DYNAMIC WATER PRESSURE AT OUTFLOW SIDE OF THE BACKFLOW PREVENTER. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT, IN WRITING, THE RESULTS OF THIS TEST.
 - ALL MAINLINE SHALL BE 1" B.U.G.H.
 - ALL LATERALS SHALL BE 3/4" O.D.U.G.H.
 - ALL CHASES SHALL BE 2" O.D.U.G.H.
 - EACH #1 SIZE PLANT SHALL RECEIVE (2) 1GPM EMITTERS, EACH #5 SIZE PLANT SHALL RECEIVE (2) 2GPM EMITTERS. EMITTERS SHALL BE SELF-FLUSHING AS MANUFACTURED BY AGR-FM OR APPROVED EQUAL. EMITTERS SHALL BE INSTALLED AT OPPOSITE SIDES OF THE ROOTBALL, FLUSH WITH THE FINISHED GRADE.

IRRIGATION PLAN

