

Vintage Park – Planning Submittal*

04/13/18

Drawings

- 1.1 ILLUSTRATED SITE PLAN
- 1.2 EXISTING SITE
- 1.3 DIMENSIONED SITE PLAN

- 2.1 SENIOR LIVING STREET LEVEL PLAN
- 2.2 SENIOR LIVING SECOND LEVEL PLAN
- 3.1 SENIOR LIVING EXTERIOR ELEVATIONS
- 4.1 SENIOR LIVING ILLUSTRATION

- A-1 BLDG A CLUSTER PLANS
- A-2 BLDG A UNIT PLANS
- A-3 BLDG A EXTERIOR ELEVATIONS
- A-4 BLDG A ILLUSTRATION

- B-1 BLDG B CLUSTER PLANS
- B-2 BLDG B UNIT PLANS
- B-3.1 BLDG B1 EXTERIOR ELEVATIONS
- B-3.2 BLDG B2 EXTERIOR ELEVATIONS
- B-4 BLDG B ILLUSTRATION

*(DEMOLITION SITE & EXTERIOR ELEVATIONS NOT INCLUDED)

PROJECT RESUME

SENIOR LIVING RESIDENTIAL SITE

PARCEL 1 (P1)	1.35 ACRES
PARKING PROVIDED	22 STALLS

BUILDING AREA

STREET LEVEL PLAN	26,890 GSF
SECOND LEVEL PLAN	27,137 GSF
TOTAL	54,027 GSF

UNIT PROVIDED

STUDIO-1A & SIMILAR CUST. UNITS (MEMORY CARE)	20 UNITS
STUDIO-1B & SIMILAR CUST. UNITS (ASSISTED LIVING)	28 UNITS
1 BED ROOM-2A (ASSISTED LIVING)	9 UNITS
1 BED ROOM-2B (ASSISTED LIVING)	16 UNITS
1 BED ROOM-2C & SIMILAR CUST. UNITS (ASSISTED LIVING)	2 UNITS
2 BED ROOM-3A & SIMILAR CUST. UNITS (ASSISTED LIVING)	4 UNITS
2 BED ROOM-3C (ASSISTED LIVING, SIMILAR SIZE)	1 UNITS
TOTAL	80 UNITS

MULTI FAMILY RESIDENTIAL SITE

PARCEL 2 (P2) - 12 UNITS	0.61 ACRES
PARCEL 3 (P3) - 15 UNITS	0.65 ACRES
TOTAL - 27 UNITS	1.26 ACRES
PARKING PROVIDED (INCLUDING BLDGS WITH GARAGES & DRIVEWAYS)	47 STALLS

BUILDING AREA

BLDG A1, A2, & A3 (12 UNITS)	17,892 GSF
BLDG B1 & B2 (15 UNITS)	15,757 GSF*
TOTAL	33,649 GSF

*DOES NOT INCLUDE EXTERIOR STAIRS & BALCONIES



ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE

0' 10' 20' 40'

SHEET

ILLUSTRATED SITE PLAN

PROJECT

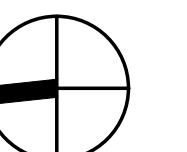
VINTAGE PARK

(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

REF. NORTH

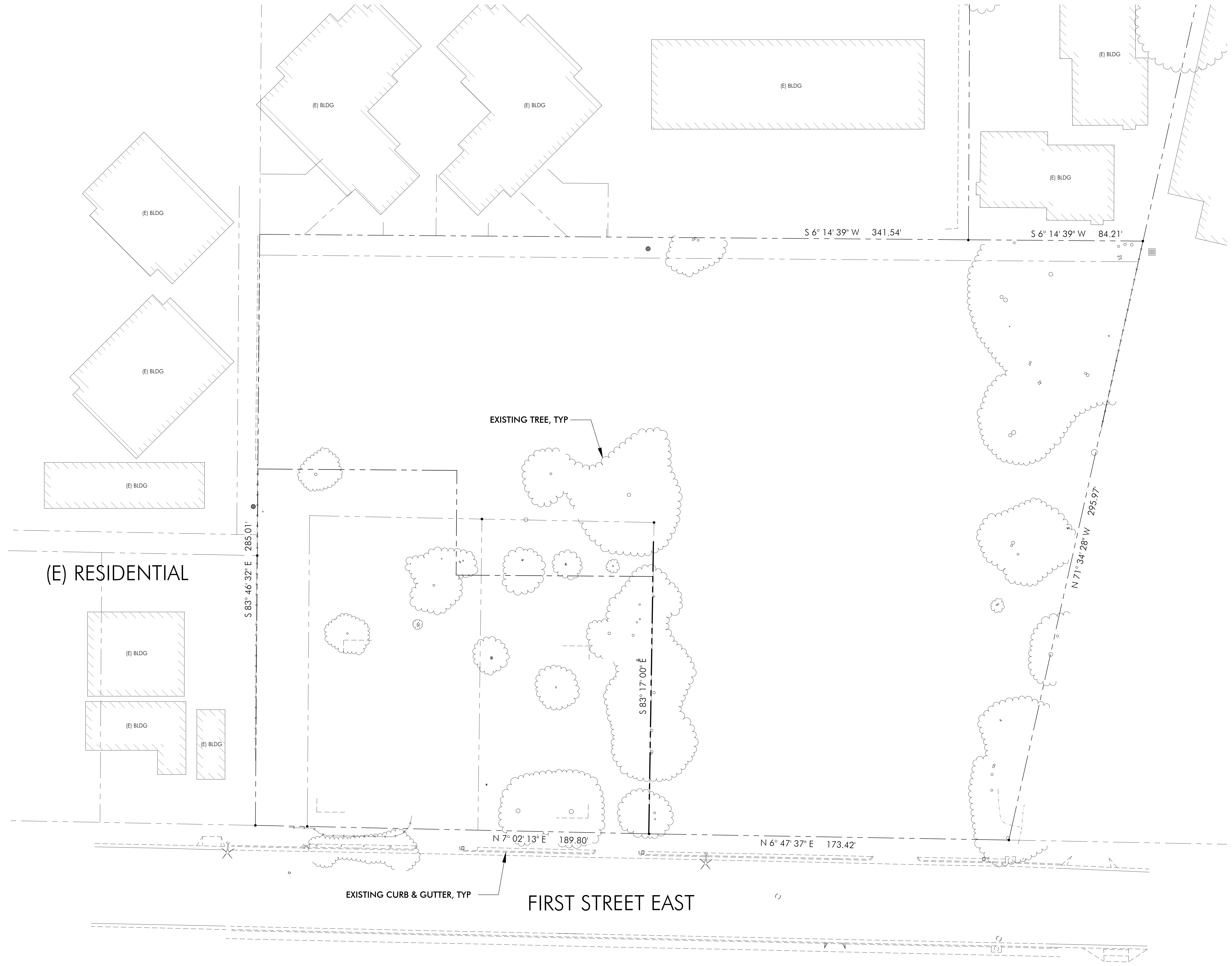


SCALE: 1" = 20'-0"

JOB NO. SON

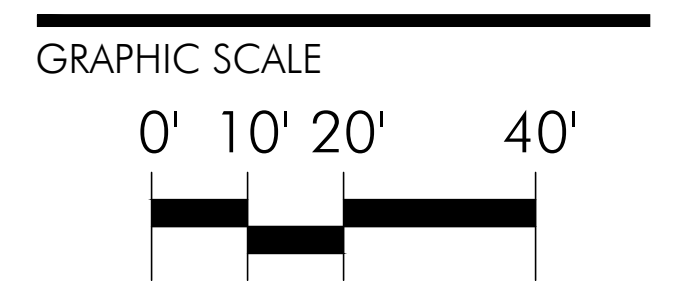
SHEET NO.

1.1



ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



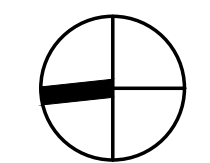
SHEET

EXISTING SITE

PROJECT

VINTAGE PARK
 (FORMERLY KNOWN AS SONOMA ASSISTED LIVING)

FIRST STREET
 SONOMA, CALIFORNIA

REF. NORTH 

SCALE: 1" = 20'-0"

JOB NO. SON

SHEET NO. **1.2**

ONE INCH
 If this line is not one inch long, you have received a drawing that has been reproduced at a scale other than 1 to 1.



ISSUE		
NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

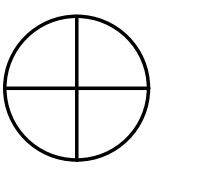
GRAPHIC SCALE

SHEET

**SENIOR LIVING
 RESIDENTIAL -
 ILLUSTRATION**

PROJECT
VINTAGE PARK
 (FORMERLY KNOWN AS
 SONOMA ASSISTED LIVING)
 FIRST STREET
 SONOMA, CALIFORNIA

ONE INCH
 If this line is not one inch long, you have received a drawing
 that has been reproduced at a scale other than 1 to 1.

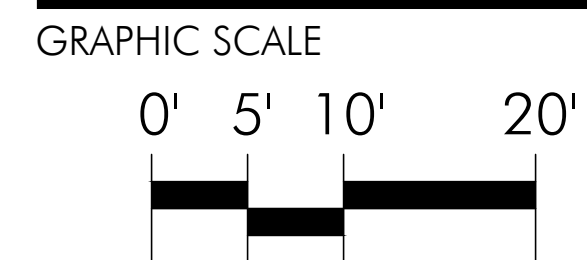
REF. NORTH 

SCALE: NO SCALE

JOB NO. SON

SHEET NO. **4.1**

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



SHEET

SENIOR LIVING RESIDENTIAL - STREET LEVEL PLAN

PROJECT

VINTAGE PARK (FORMERLY KNOWN AS SONOMA ASSISTED LIVING)

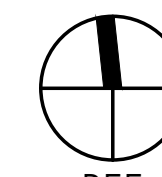
FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing that has been reproduced at a scale other than 1 to 1.

REF. NORTH

SCALE: 1" = 10'-0"

JOB NO. SON



REF NORTH

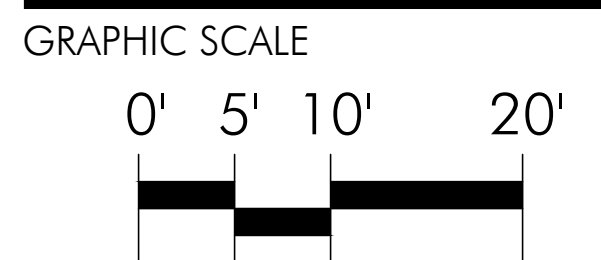
SHEET NO. **2.1**



SENIOR LIVING STANDARD UNIT

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



SHEET

**SENIOR LIVING
RESIDENTIAL -
2nd LEVEL PLAN**

PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

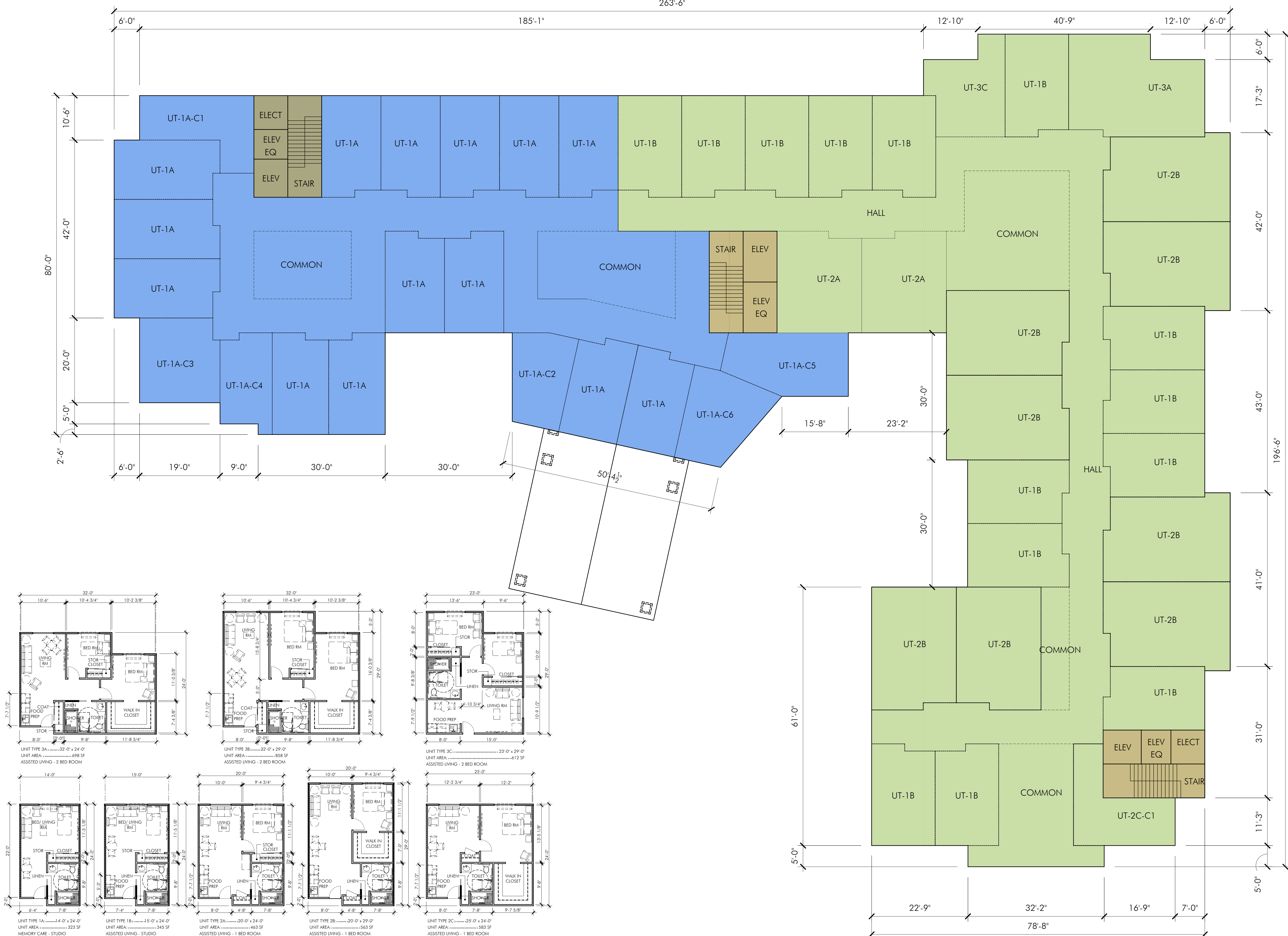
ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

REF. NORTH

SCALE: 1" = 10'-0"

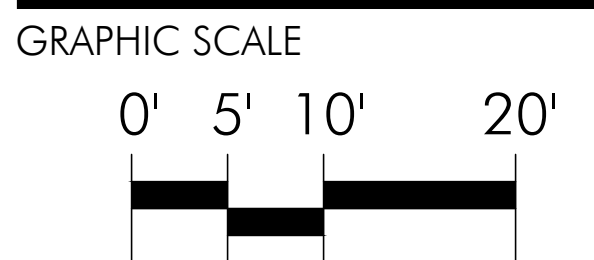
JOB NO. SON REF NORTH

SHEET NO. **2.2**



SENIOR LIVING STANDARD UNIT

ISSUE		
NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



SHEET

**SENIOR LIVING
RESIDENTIAL -
EXT ELEVATIONS**

PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

REF. NORTH

SCALE: 1" = 10'-0"

JOB NO. SON

SHEET NO. **3.1**



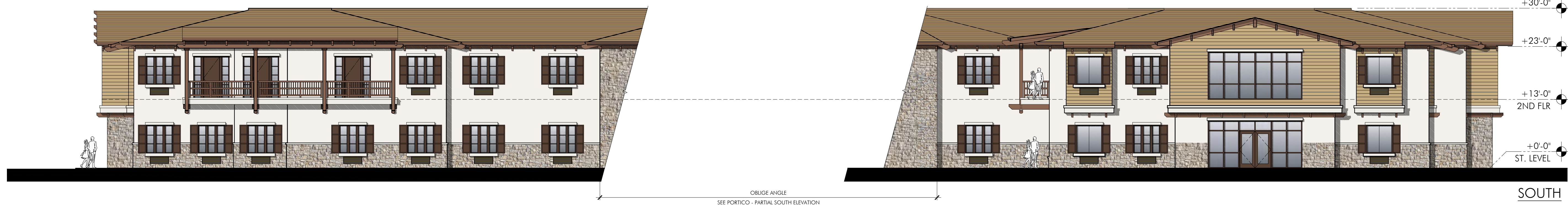
NORTH

LEGEND

- COMPOSITE ROOFING
- STACKED STONE: BASE & BODY
- LAP SIDING
- STUCCO
- ACCENT COLOR #1: FASCIA, GUTTERS, DOWNSPOUTS, COLUMNS & RAILS
- ACCENT COLOR #2: TRIMS
- ANODIZED ALUMINUM STOREFRONT WINDOW / DOOR FRAME, COLOR: DARK BRONZE
- CLEAR VISION GLASS



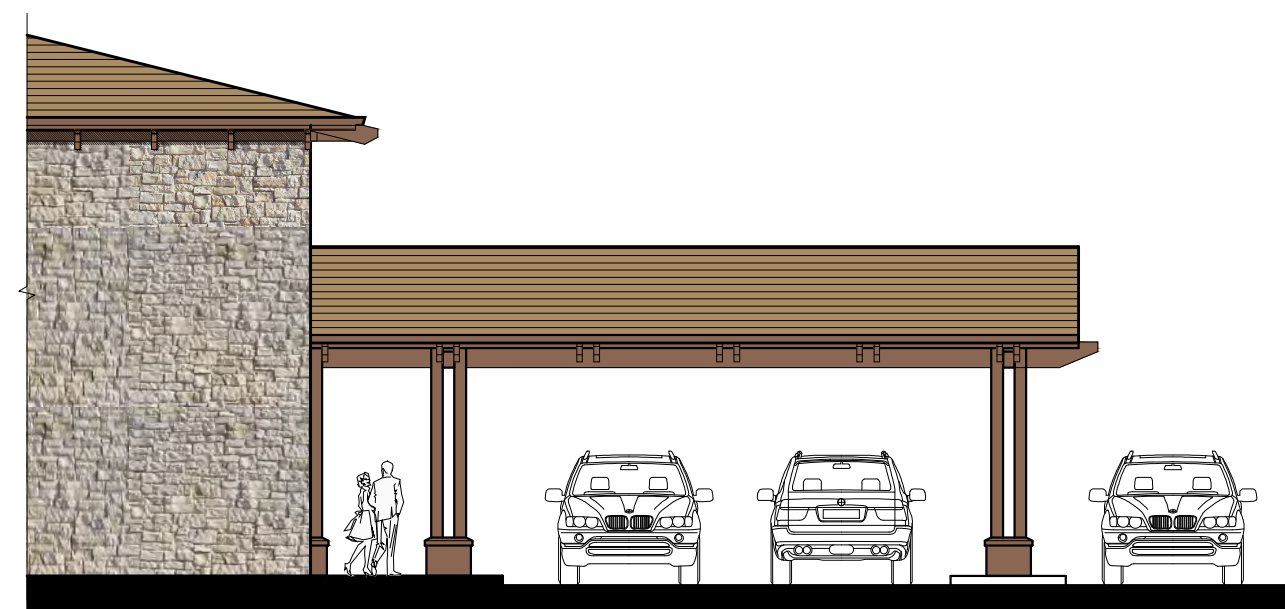
EAST



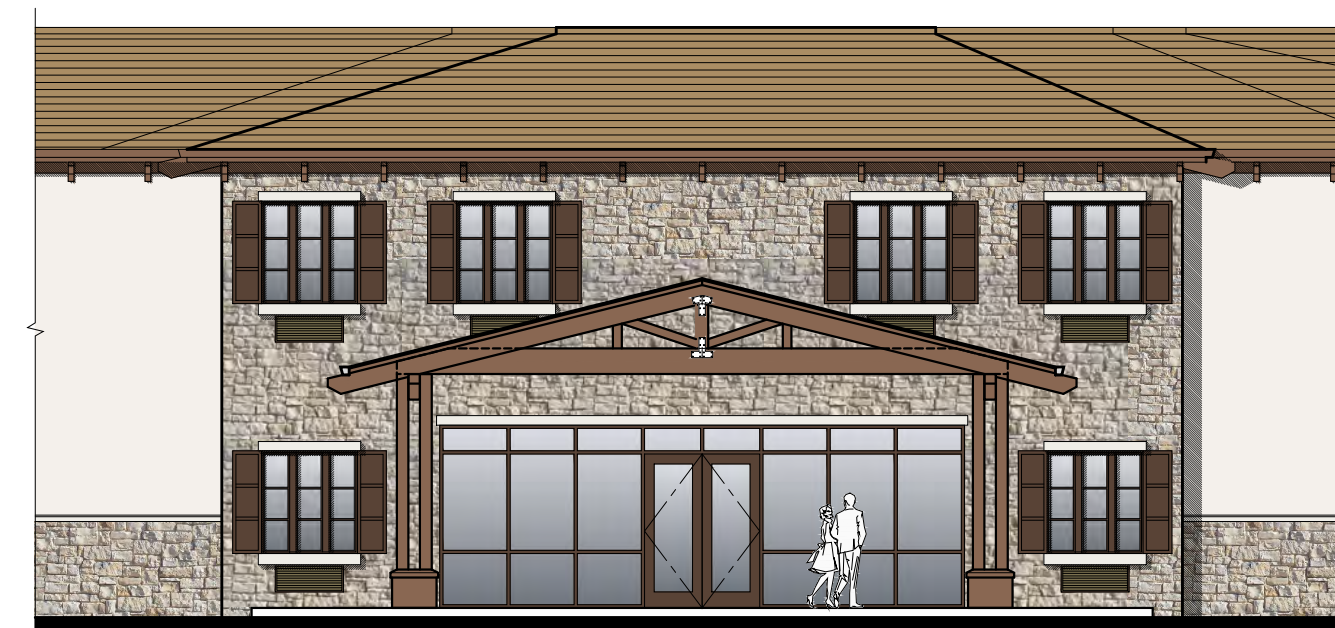
SOUTH



BLDG SECTION & PARTIAL WEST ELEVATION



PORTICO - PARTIAL WEST ELEVATION



PORTICO - PARTIAL SOUTH ELEVATION



PARTIAL WEST ELEVATION



ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE

SHEET

**BUILDINGS A & B
 ILLUSTRATION**

PROJECT

VINTAGE PARK
 (FORMERLY KNOWN AS
 SONOMA ASSISTED LIVING)

**FIRST STREET
 SONOMA, CALIFORNIA**

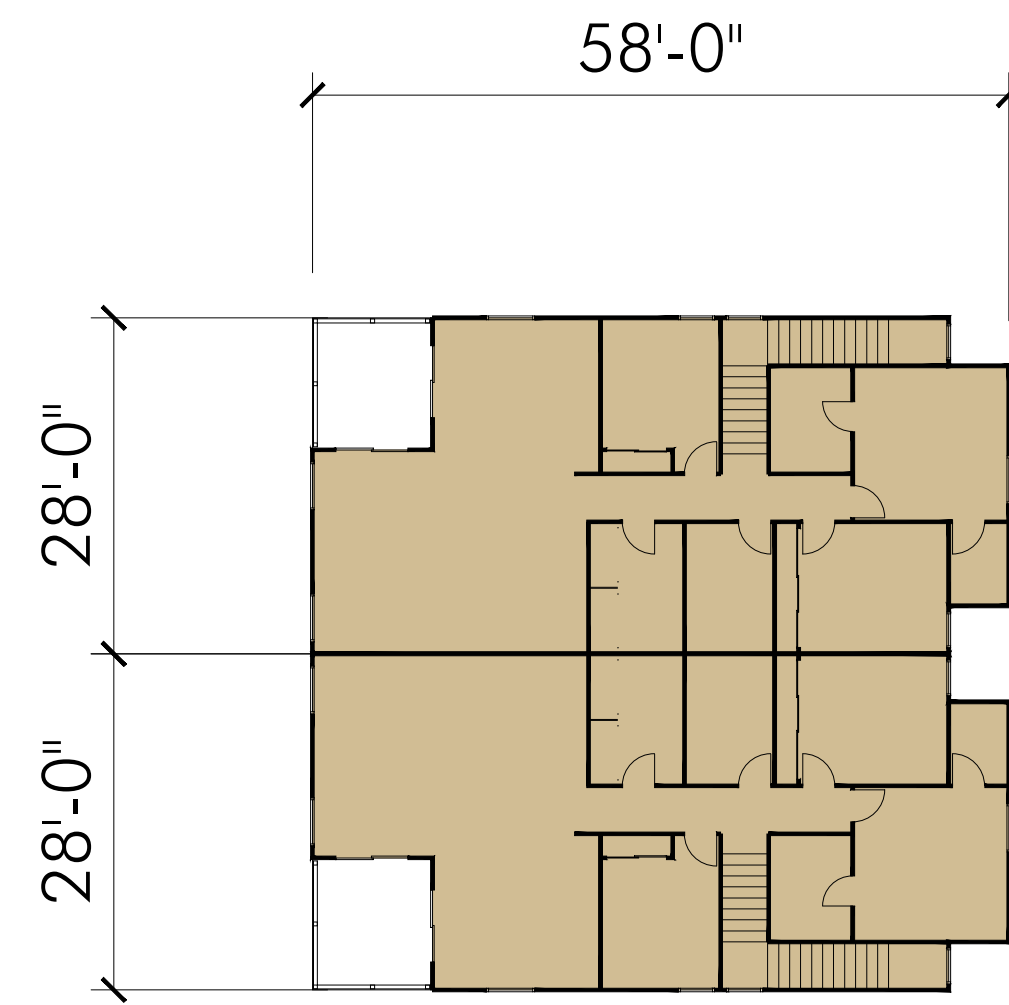
ONE INCH
 If this line is not one inch long, you have received a drawing
 that has been reproduced at a scale other than 1 to 1.

REF. NORTH 

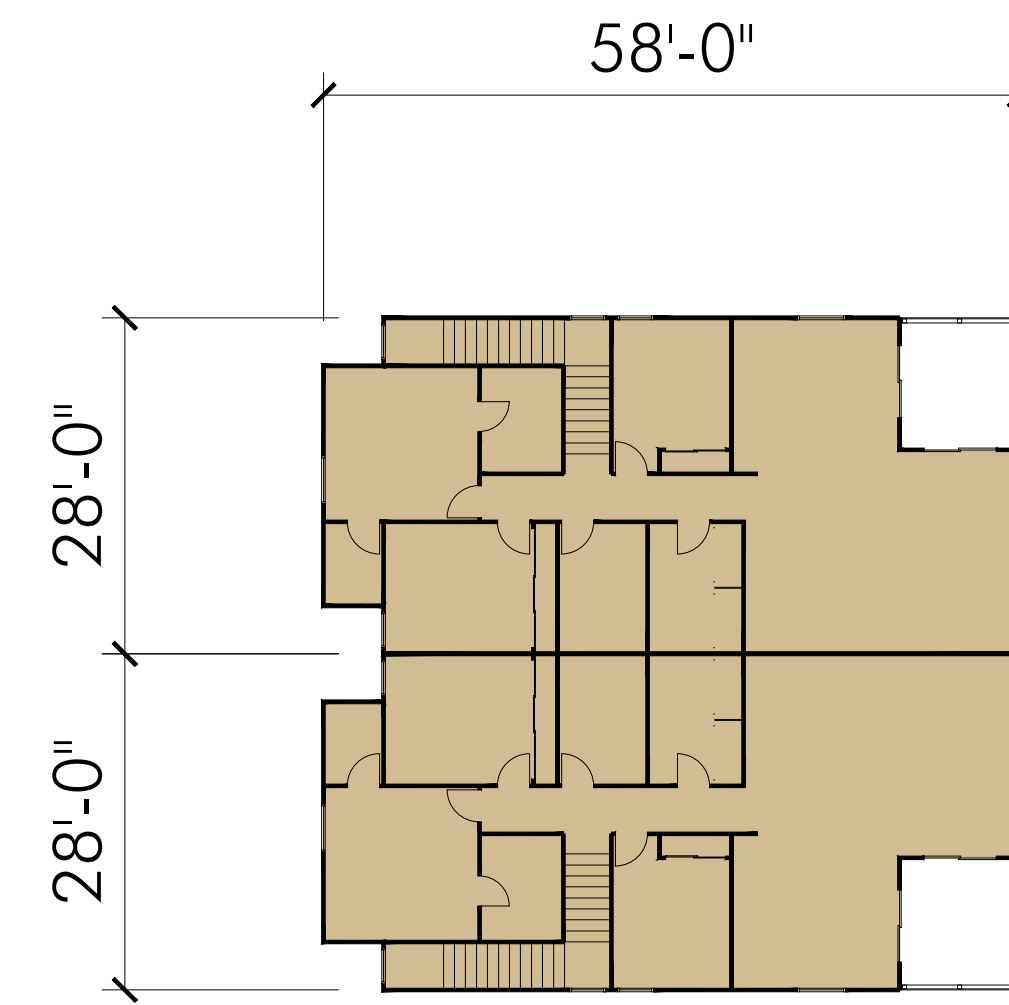
SCALE: NO SCALE

JOB NO. SON

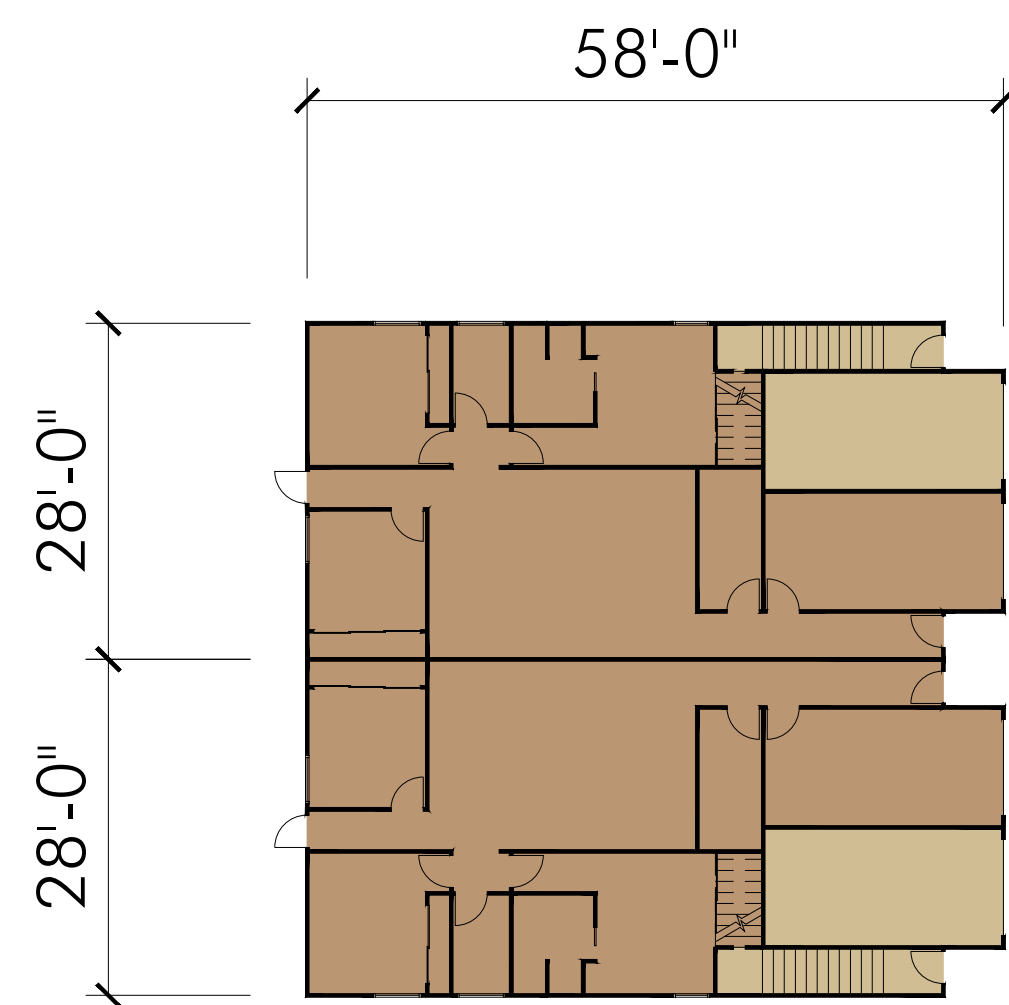
SHEET NO. **A-4**



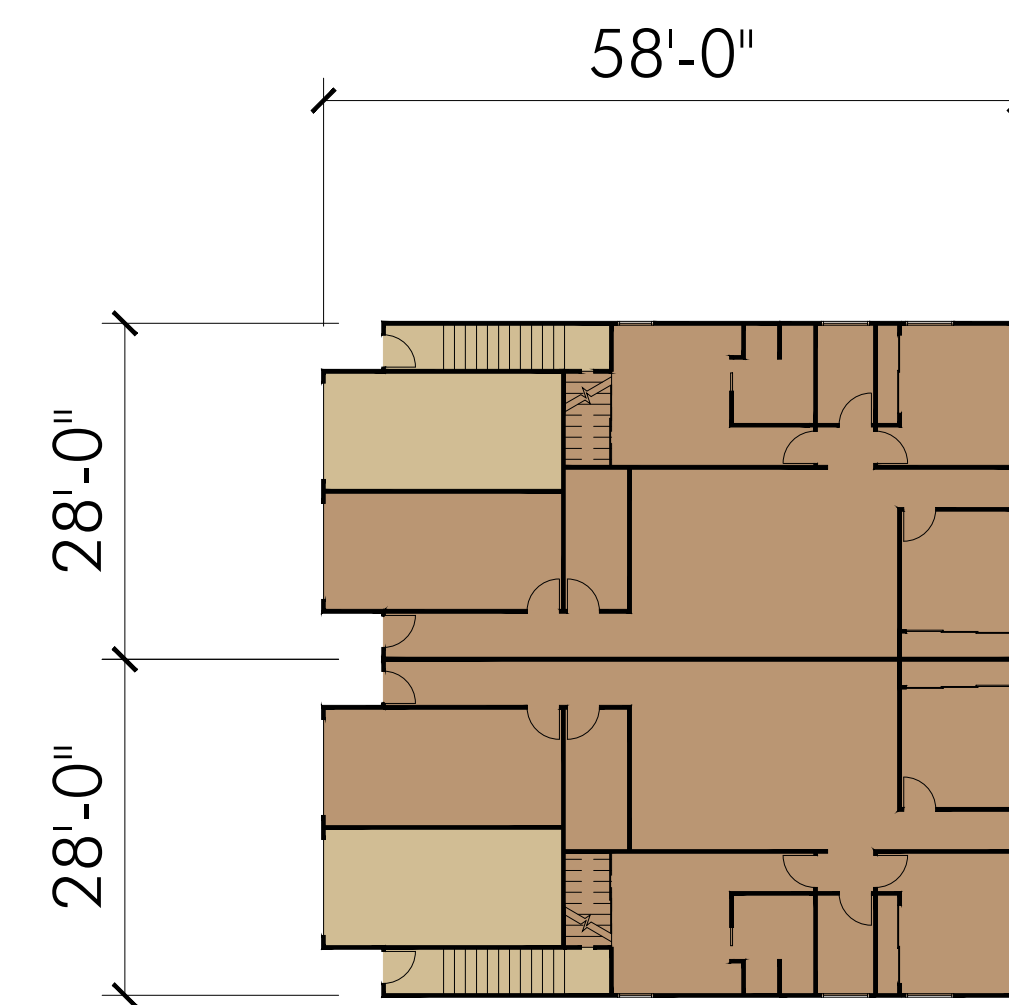
**SECOND LEVEL
BUILDING A3 CLUSTER PLAN**



**SECOND LEVEL
BUILDINGS A1 & A2 CLUSTER PLAN**



**GROUND LEVEL
BUILDING A3 CLUSTER PLAN**

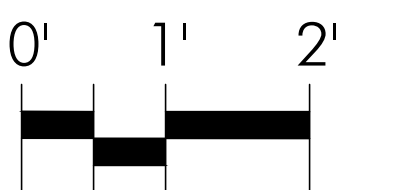


**GROUND LEVEL
BUILDINGS A1 & A2 CLUSTER PLAN**

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE



SHEET

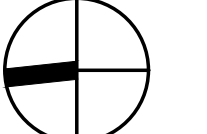
**BUILDINGS
A1, A2 & A3 -
CLUSTER PLANS**

PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

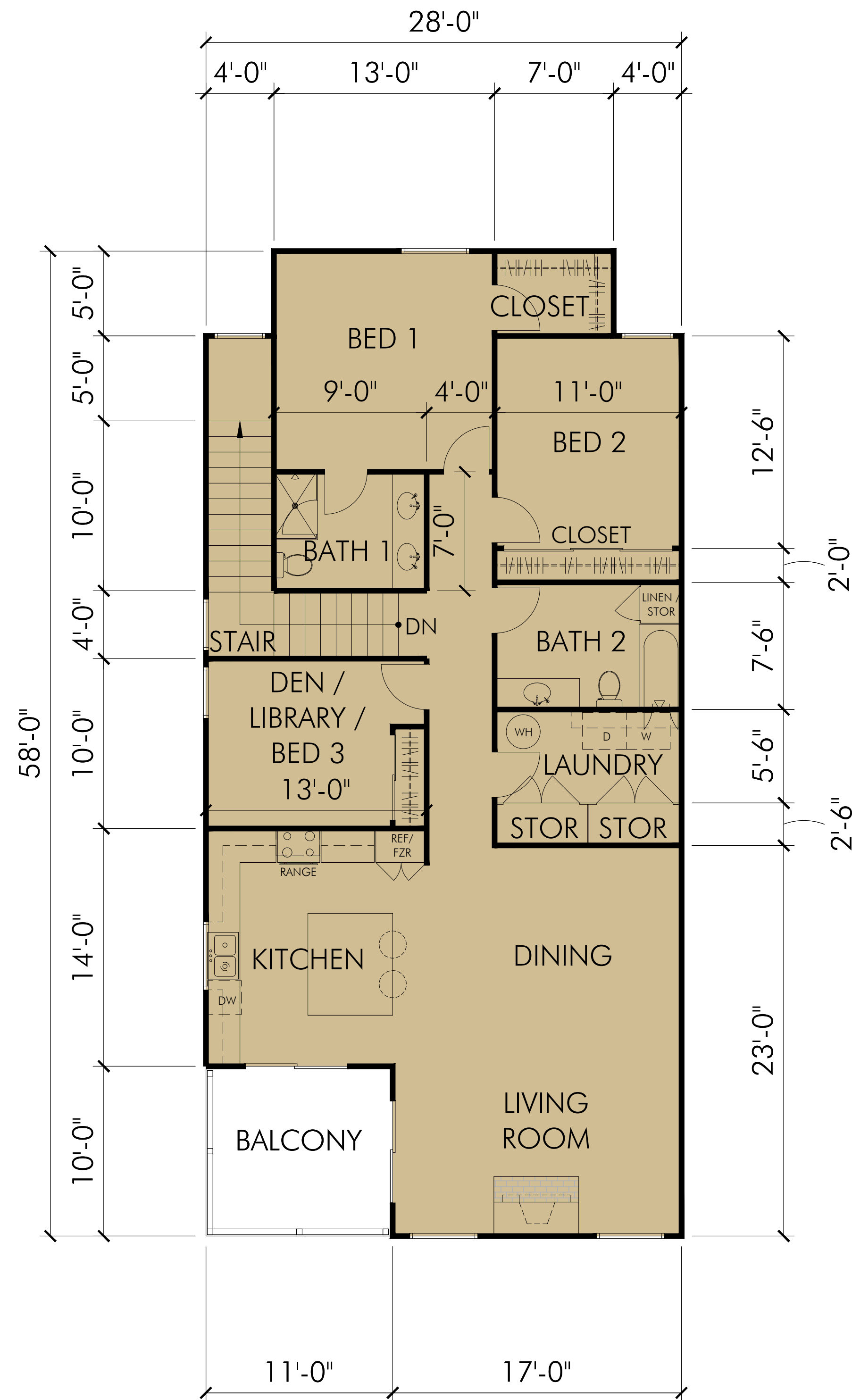
ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

REF. NORTH 

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

JOB NO. SON

SHEET NO. **A-1**



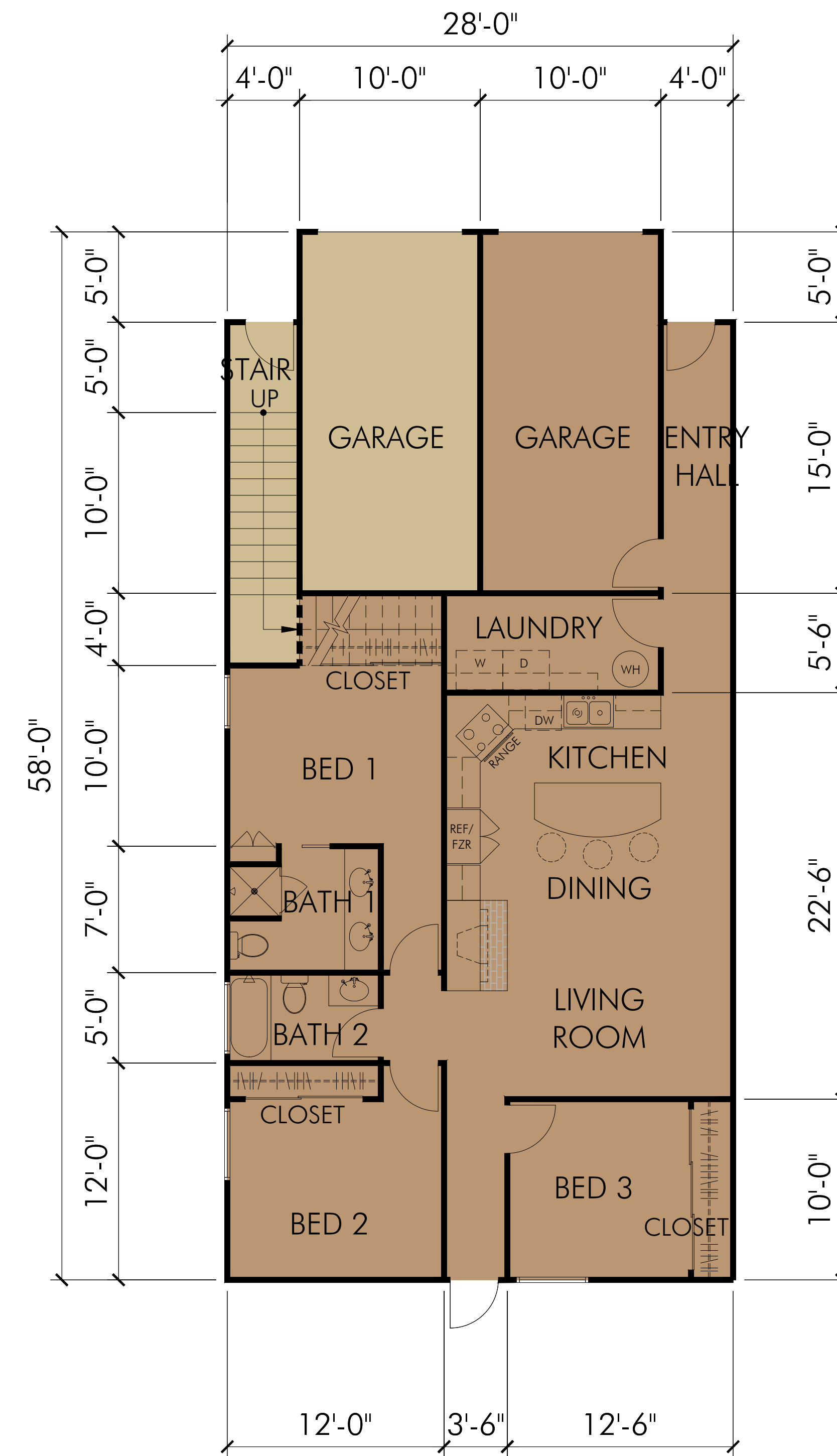
SECOND LEVEL UNIT

LIVING AREA	1,474 SF
1-CAR GARAGE	200 SF
TOTAL	1,674 SF

BALCONY 110 SF

SECOND LEVEL UNIT PLAN

(SEE SITE PLAN FOR UNIT ORIENTATION)



GROUND LEVEL UNIT

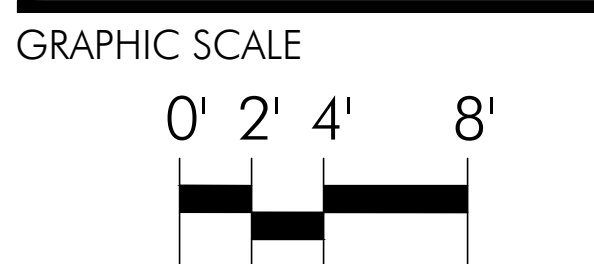
LIVING AREA	1,108 SF
1-CAR GARAGE	200 SF
TOTAL	1,308 SF

GROUND LEVEL UNIT PLAN

(SEE SITE PLAN FOR UNIT ORIENTATION)

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



SHEET

BUILDING A - TYPICAL UNIT PLANS

PROJECT

VINTAGE PARK
 (FORMERLY KNOWN AS SONOMA ASSISTED LIVING)



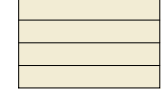





FIRST STREET
 SONOMA, CALIFORNIA

ONE INCH
 If this line is not one inch long, you have received a drawing that has been reproduced at a scale other than 1 to 1.

REF. NORTH
 SCALE: 3/16" = 1'-0"
 JOB NO. SON NORTH

SHEET NO. **A-2**

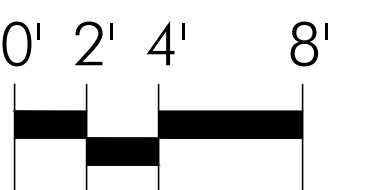
LEGEND

-  COMPOSITE ROOFING
-  STACKED STONE: BASE & BODY
-  LAP SIDING
-  STUCCO
-  ACCENT COLOR #1: FASCIA, GUTTERS, DOWNSPOUTS, COLUMNS & RAILS
-  ACCENT COLOR #2: TRIMS
-  ANODIZED ALUMINUM STOREFRONT WINDOW / DOOR FRAME, COLOR: DARK BRONZE
-  CLEAR VISION GLASS

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE



SHEET

BUILDING A - EXTERIOR ELEVATIONS

PROJECT

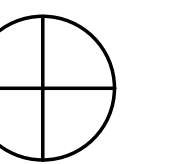
VINTAGE PARK

(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

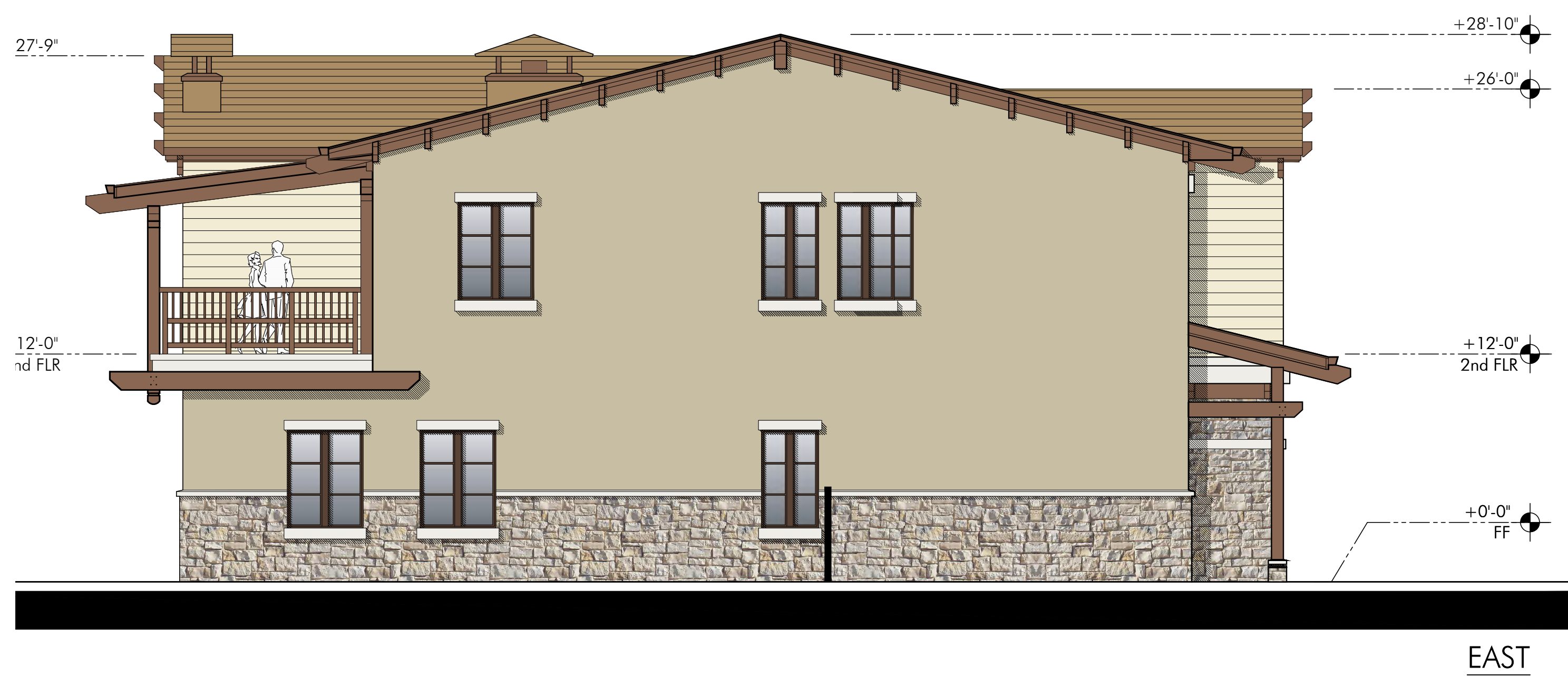
REF. NORTH



SCALE: 3/16" = 1'-0"

JOB NO. SON

SHEET NO. **A-3**





ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE

SHEET

**BUILDINGS B1 & B2
FROM 1ST ST. EAST
ILLUSTRATION**

PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

**FIRST STREET
SONOMA, CALIFORNIA**

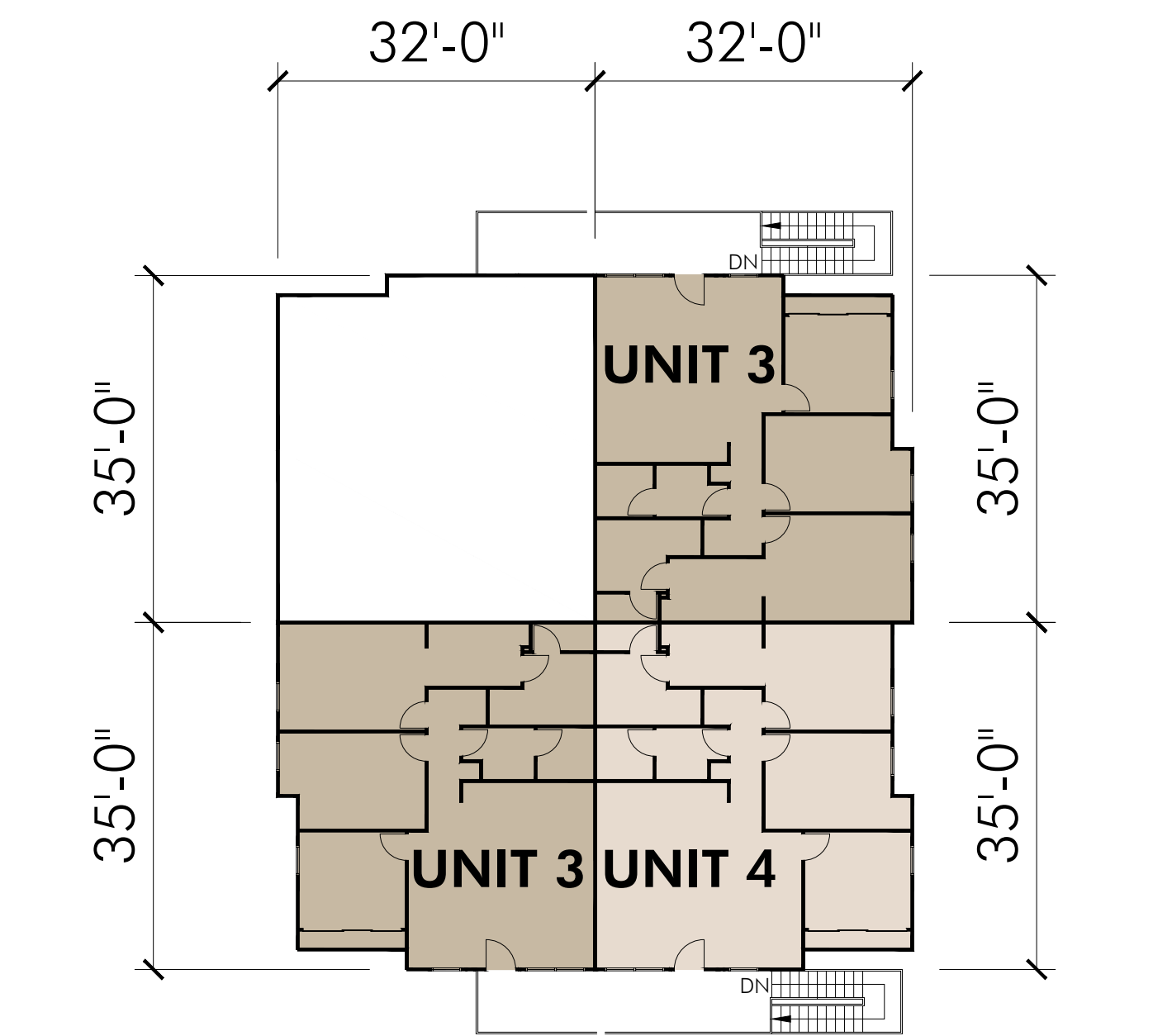
ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

REF. NORTH 

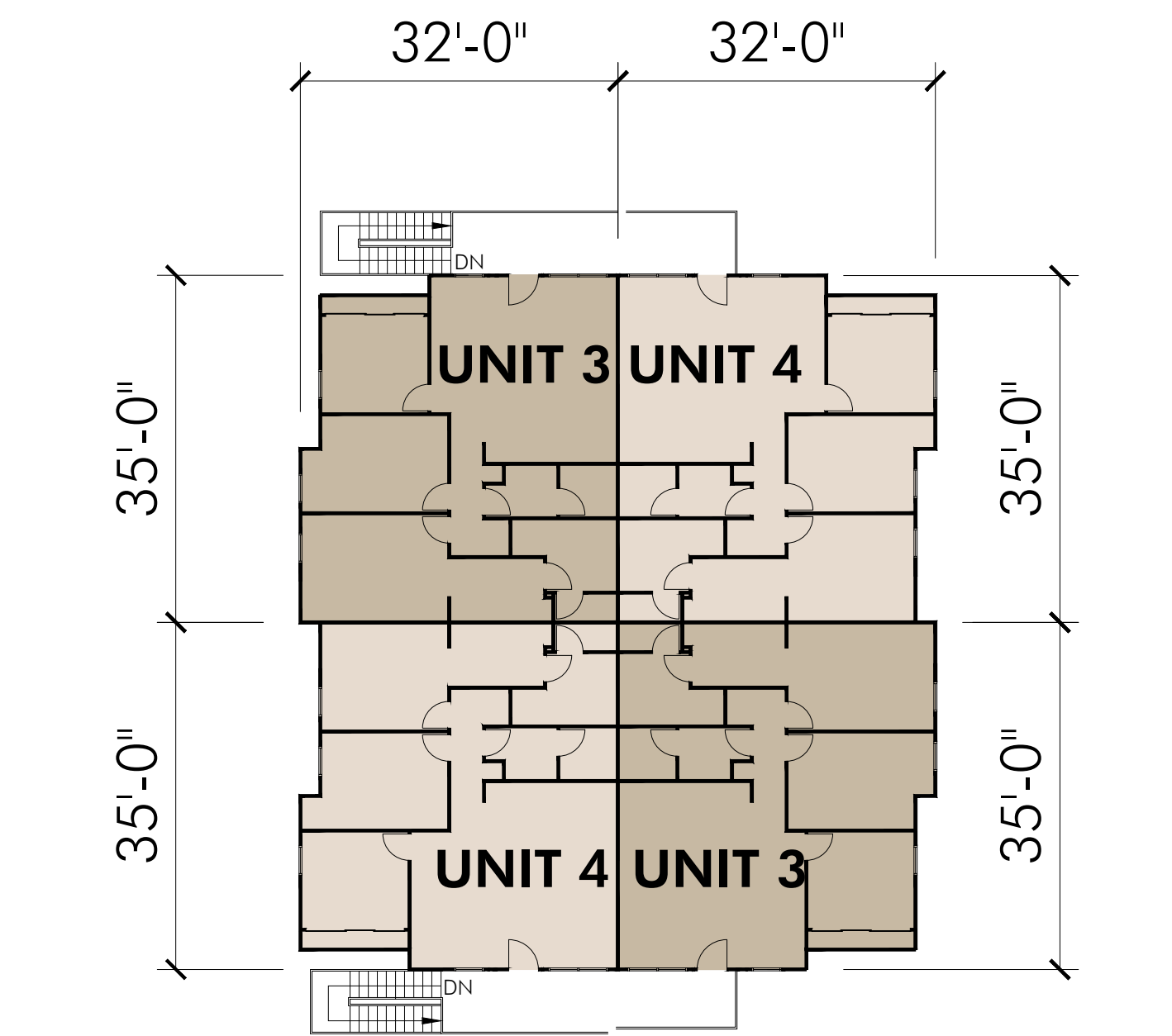
SCALE: NO SCALE

JOB NO. SON

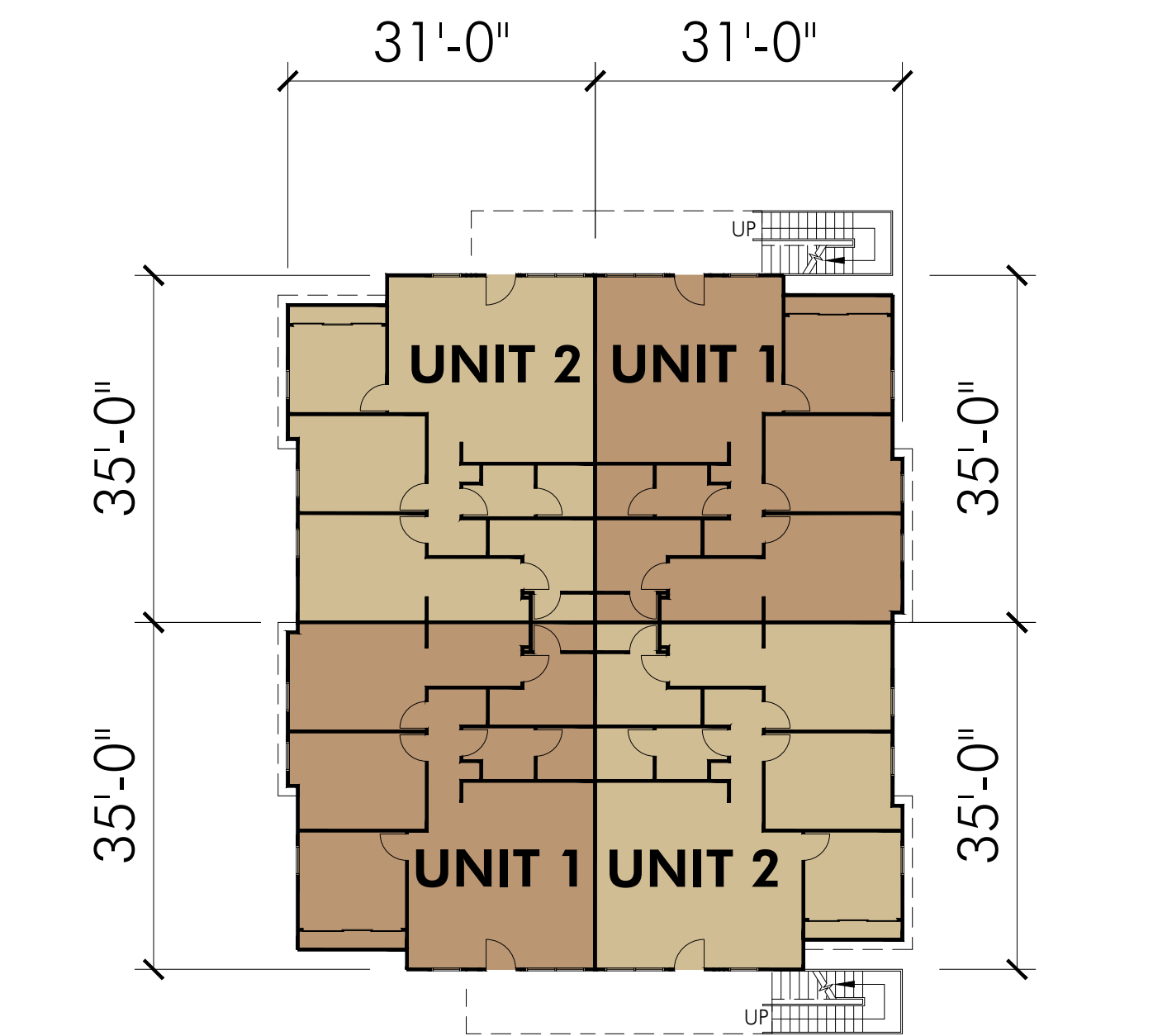
SHEET NO. **B-4**



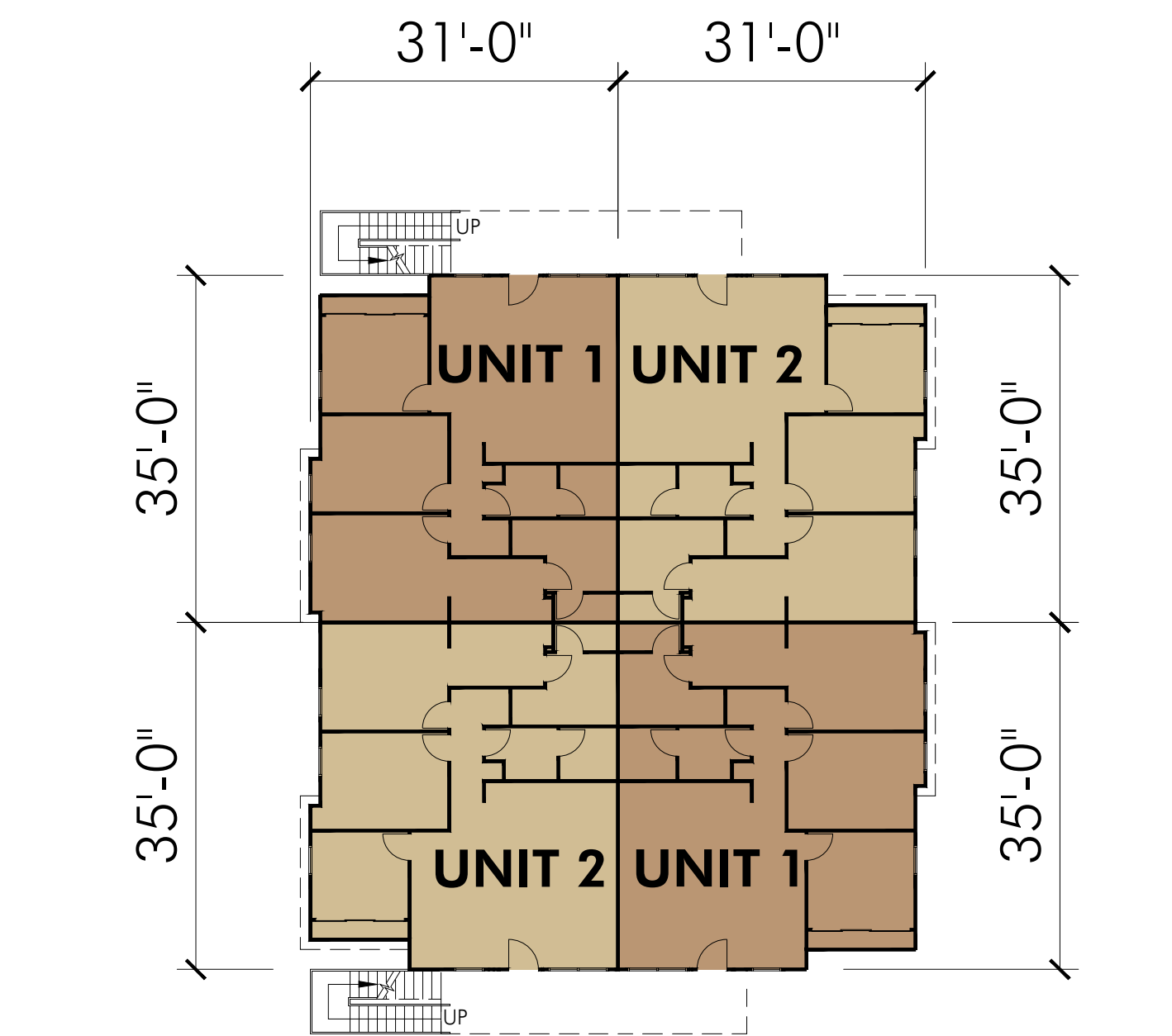
**SECOND LEVEL
BUILDING B1 CLUSTER PLAN**



**SECOND LEVEL
BUILDING B2 CLUSTER PLAN**



**GROUND LEVEL
BUILDING B1 CLUSTER PLAN**

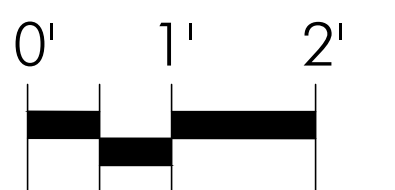


**GROUND LEVEL
BUILDING B2 CLUSTER PLAN**

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE



SHEET

**BUILDINGS
B1 & B2 -
CLUSTER PLANS**

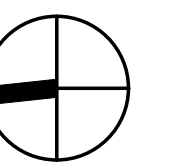
PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

**FIRST STREET
SONOMA, CALIFORNIA**

ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

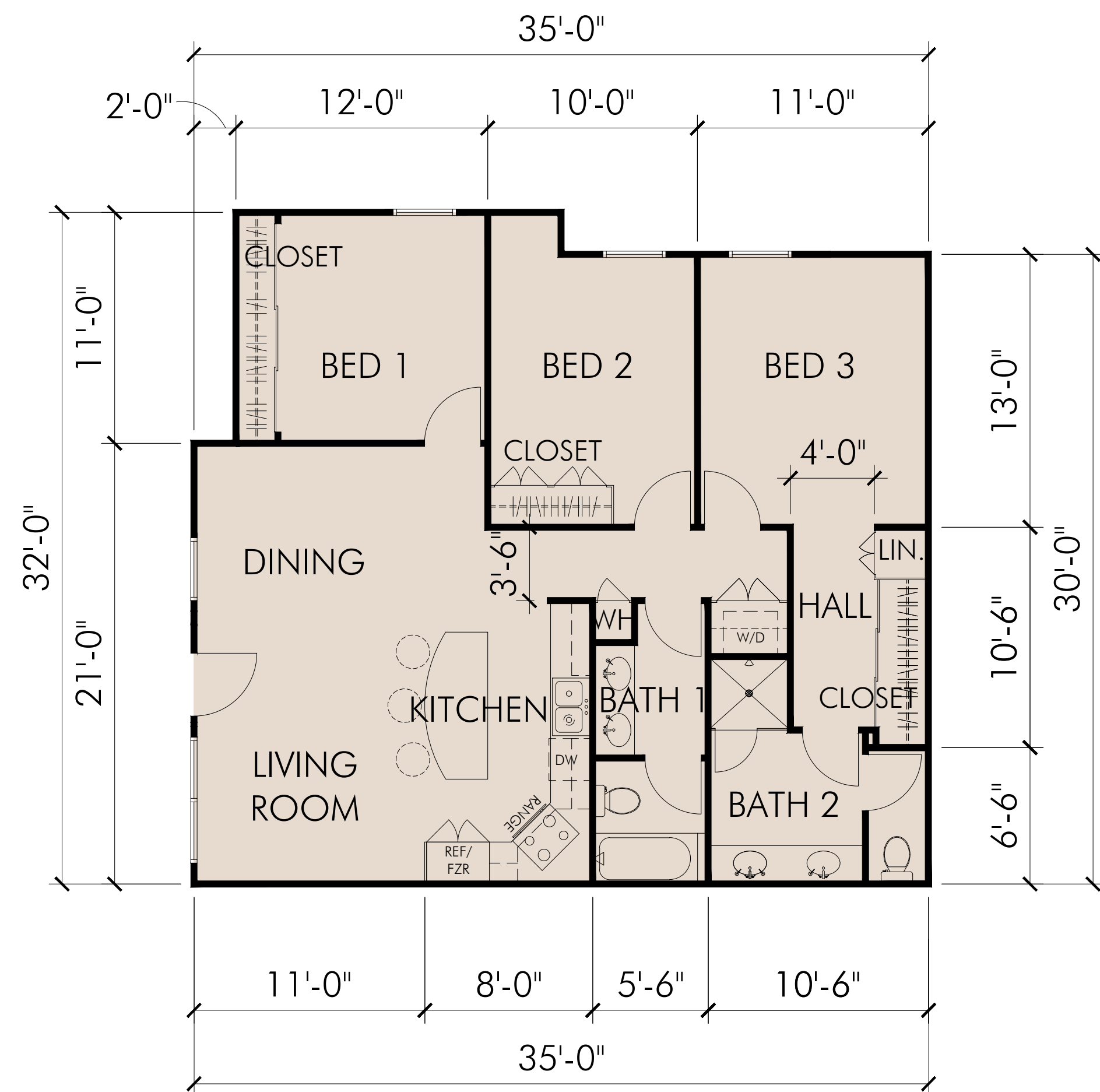
REF. NORTH



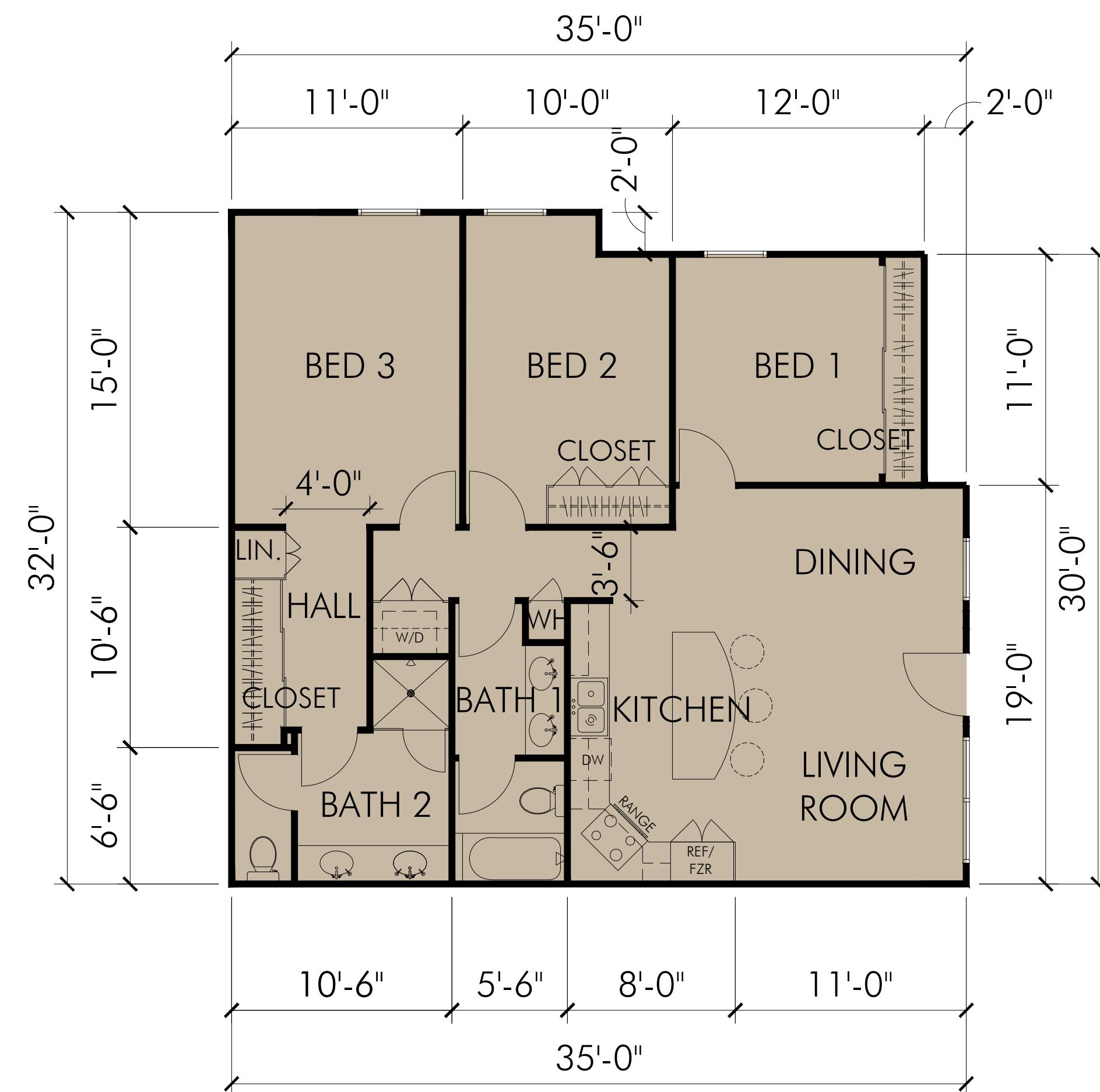
SCALE: 1/16" = 1'-0"

JOB NO. SON

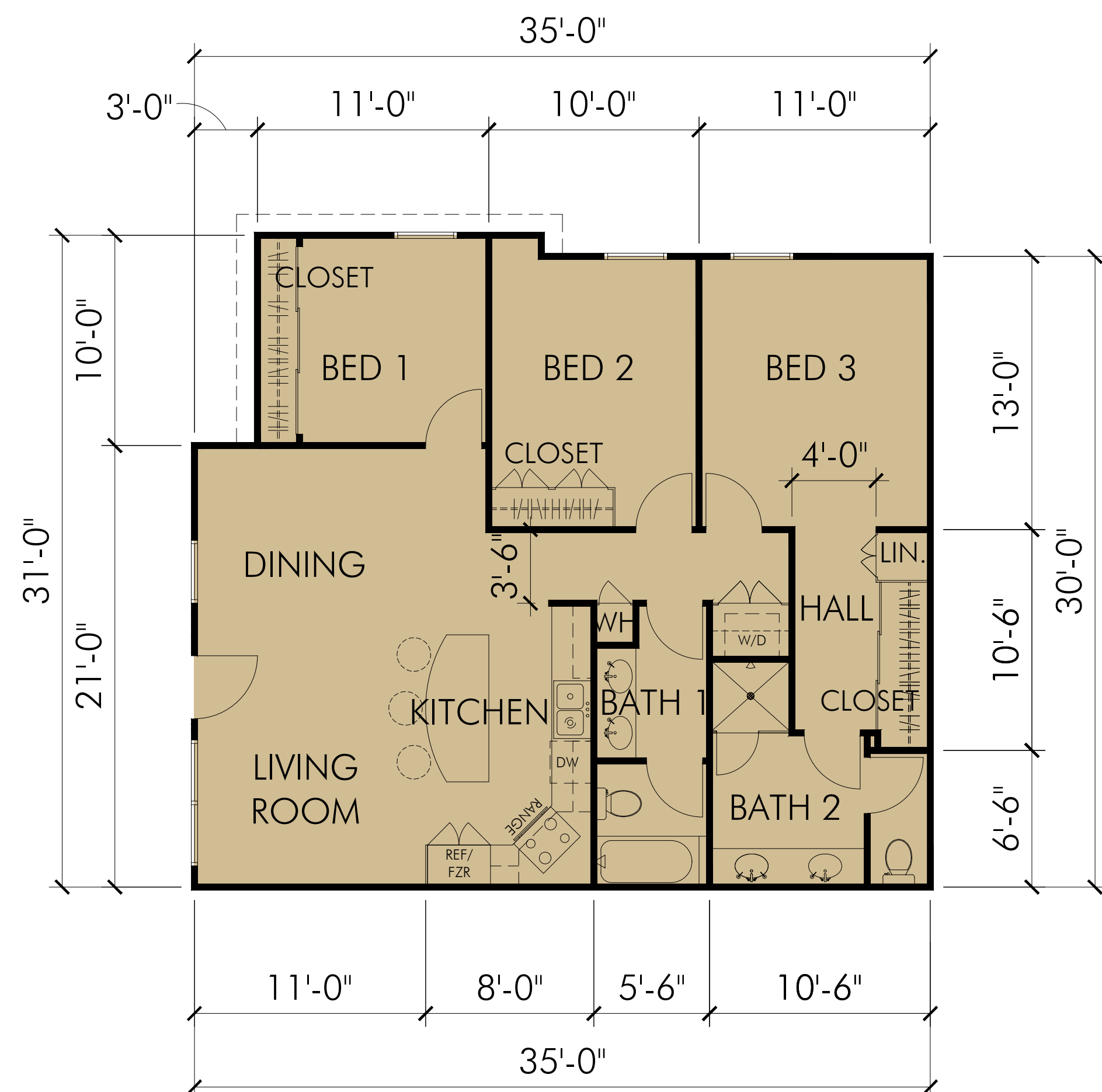
SHEET NO. **B-1**



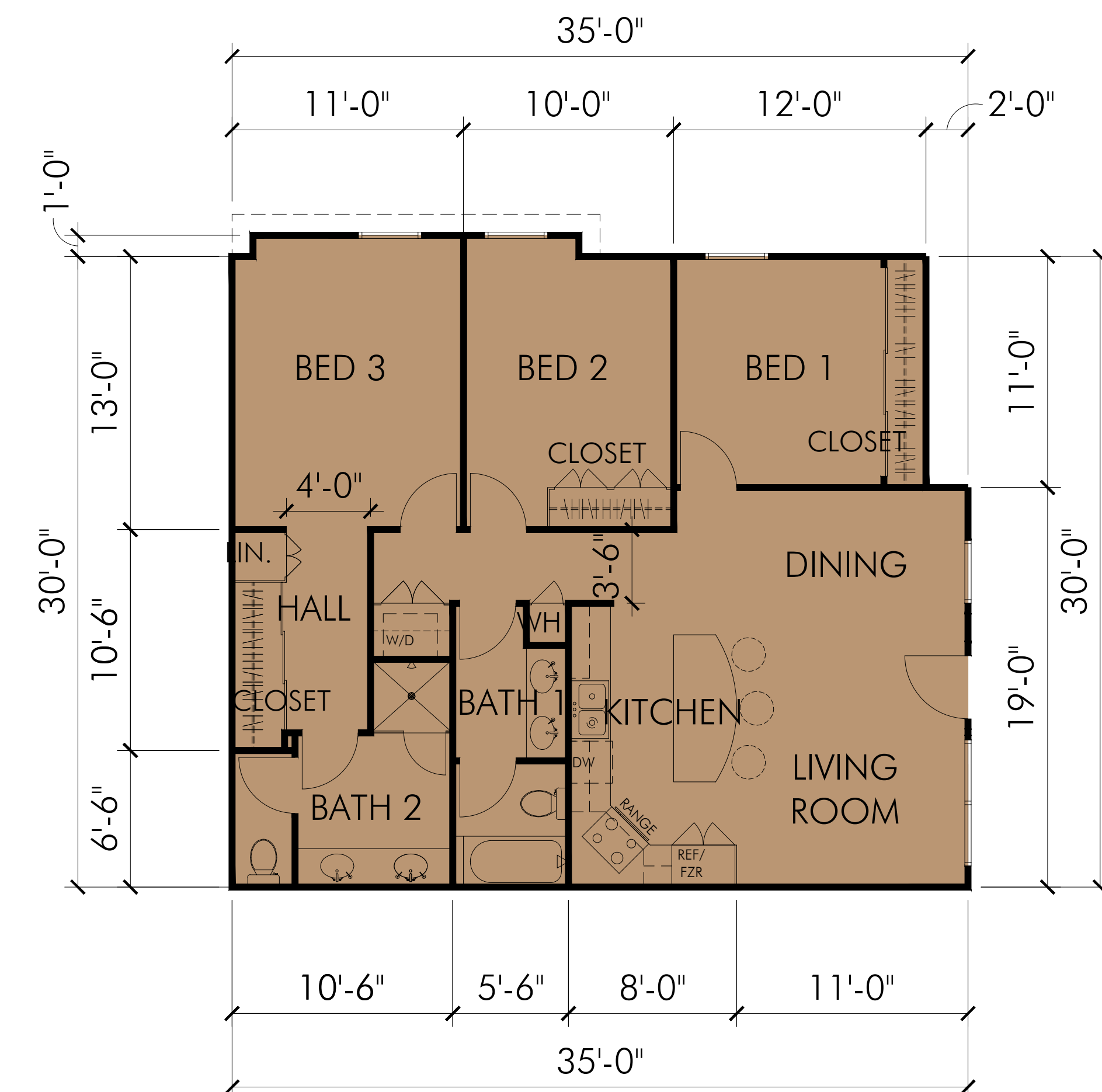
SECOND LEVEL - UNIT 4
TOTAL LIVING AREA 1,063 SF
(SEE SITE PLAN FOR UNIT ORIENTATION)



SECOND LEVEL - UNIT 3
TOTAL LIVING AREA 1,063 SF
(SEE SITE PLAN FOR UNIT ORIENTATION)



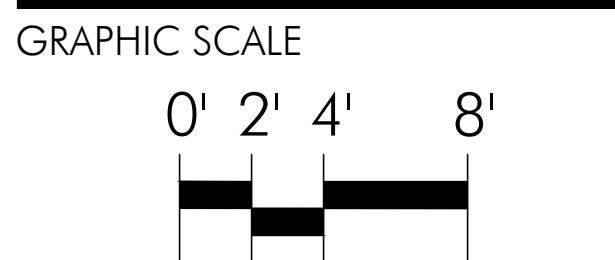
GROUND LEVEL - UNIT 2
TOTAL LIVING AREA 1,036 SF
(SEE SITE PLAN FOR UNIT ORIENTATION)



GROUND LEVEL - UNIT 1
TOTAL LIVING AREA 1,043 SF
(SEE SITE PLAN FOR UNIT ORIENTATION)

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL



SHEET

**BUILDING B -
TYPICAL
UNIT PLANS**

PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing that has been reproduced at a scale other than 1 to 1.

REF. NORTH
SCALE: 3/16" = 1'-0"
JOB NO. SON NORTH

SHEET NO. **B-2**



SOUTH



SOUTH

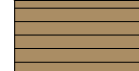

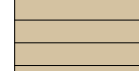
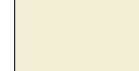

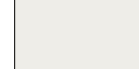
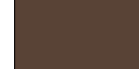



EAST



WEST

LEGEND

-  COMPOSITE ROOFING
-  RUBBLE STONE: BASE & BODY
-  LAP SIDING
-  STUCCO
-  ACCENT COLOR #1: FASCIA, GUTTERS, DOWNSPOUTS, COLUMNS, STAIRS, RAILS, & TRIMS
-  ACCENT COLOR #2: TRIMS
-  ANODIZED ALUMINUM STOREFRONT WINDOW / DOOR FRAME, COLOR: DARK BRONZE
-  CLEAR VISION GLASS

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE



SHEET

BUILDING B1 - EXTERIOR ELEVATIONS

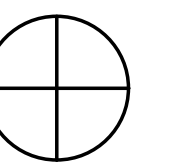
PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing that has been reproduced at a scale other than 1 to 1.

REF. NORTH



SCALE: 3/16" = 1'-0"

JOB NO. SON

SHEET NO.

B-3.1



NORTH



SOUTH

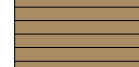

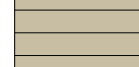
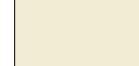






EAST



WEST

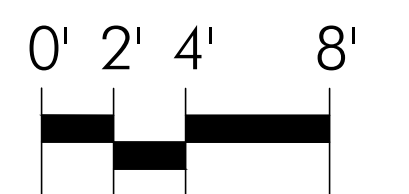
LEGEND

-  COMPOSITE ROOFING
-  STACKED STONE: BASE & BODY
-  LAP SIDING
-  STUCCO
-  ACCENT COLOR #1: FASCIA, GUTTERS, DOWNSPOUTS, COLUMNS, STAIRS, RAILS, & TRIMS
-  ACCENT COLOR #2: TRIMS
-  ANODIZED ALUMINUM STOREFRONT WINDOW / DOOR FRAME, COLOR: DARK BRONZE
-  CLEAR VISION GLASS

ISSUE

NO.	DATE	DESCRIPTION
1	03/26/18	PLANNING REVIEW
2	04/16/18	PLANNING SUBMITTAL

GRAPHIC SCALE



SHEET

BUILDING B2 - EXTERIOR ELEVATIONS

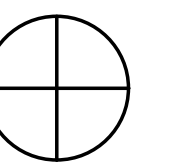
PROJECT

VINTAGE PARK
(FORMERLY KNOWN AS
SONOMA ASSISTED LIVING)

FIRST STREET
SONOMA, CALIFORNIA

ONE INCH
If this line is not one inch long, you have received a drawing
that has been reproduced at a scale other than 1 to 1.

REF. NORTH



SCALE: 3/16" = 1'-0"

JOB NO. SON

SHEET NO.

B-3.2