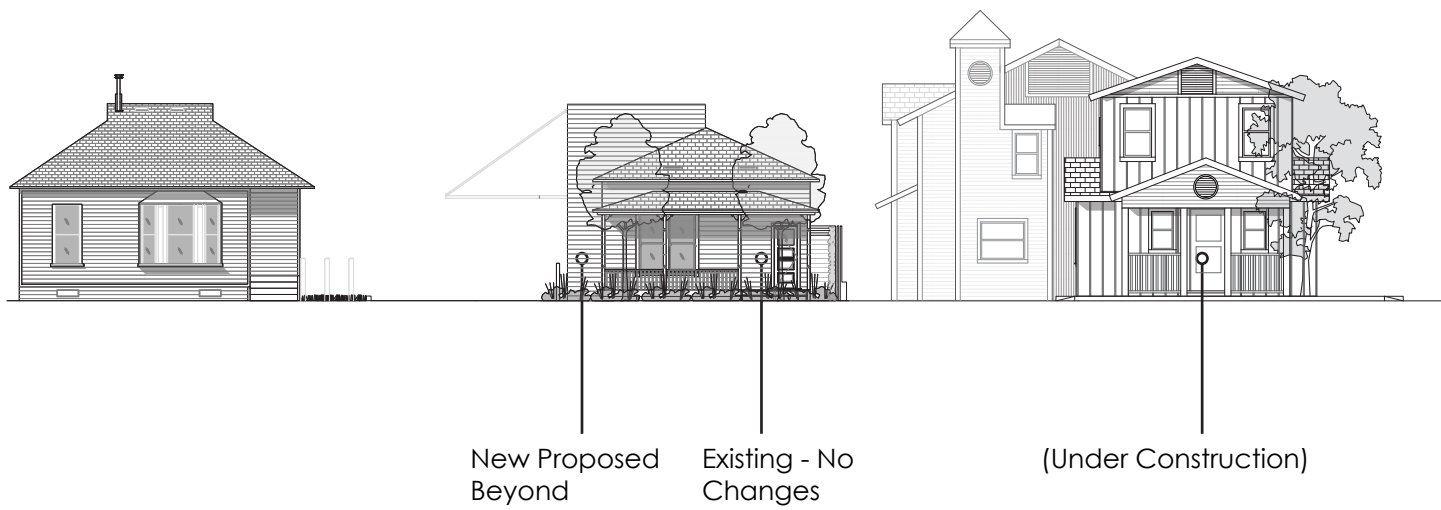


-  Historic Overlay Zone
-  Sonoma Plaza National Register
-  Downtown Planning District

Minimal Visual Impact | View From Broadway





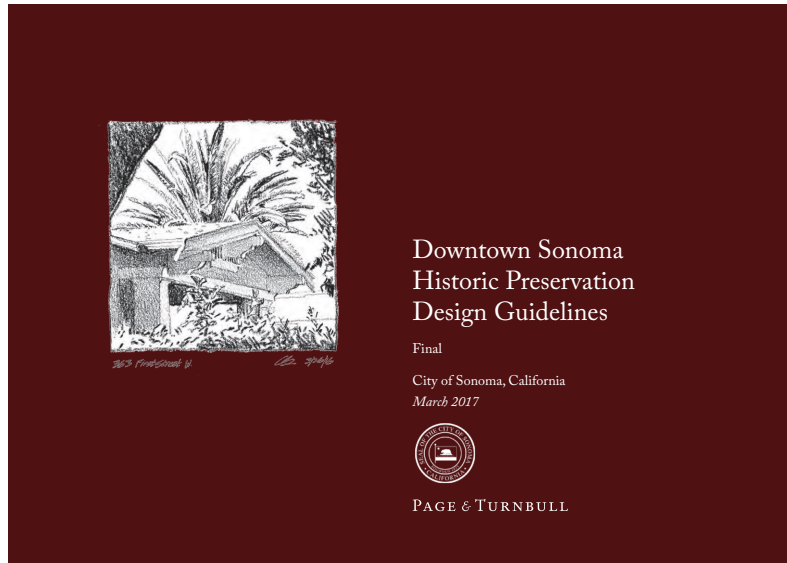
Proposed



Existing Street Elevation



Existing Street Elevation



Taken from the Downtown Sonoma Historic Preservation Design Guidelines.

Monterey Colonial

Character Defining Features include:

- Two story height
- Low pitched roof
- Second story balcony
- Wood cladding
- Full height fenestration

Spanish Colonial

Character Defining Features include:

- One-to-two stories in height
- Linear plan or courtyard plan
- Small windows
- Full width porches
- Ground level arcade
- Multiple entrances

Mission Revival

Character Defining Features include:

- Low pitched or flat roofs
- Arcades/ arcaded porches
- Lack of decorative detailing





Presidio of Sonoma
5729, 20 E Spain St
Sonoma, CA 95476

Spanish Colonial (Adobe)
-Linear Plan with Courtyard
-Small Windows
-Flat or Low pitch roofs



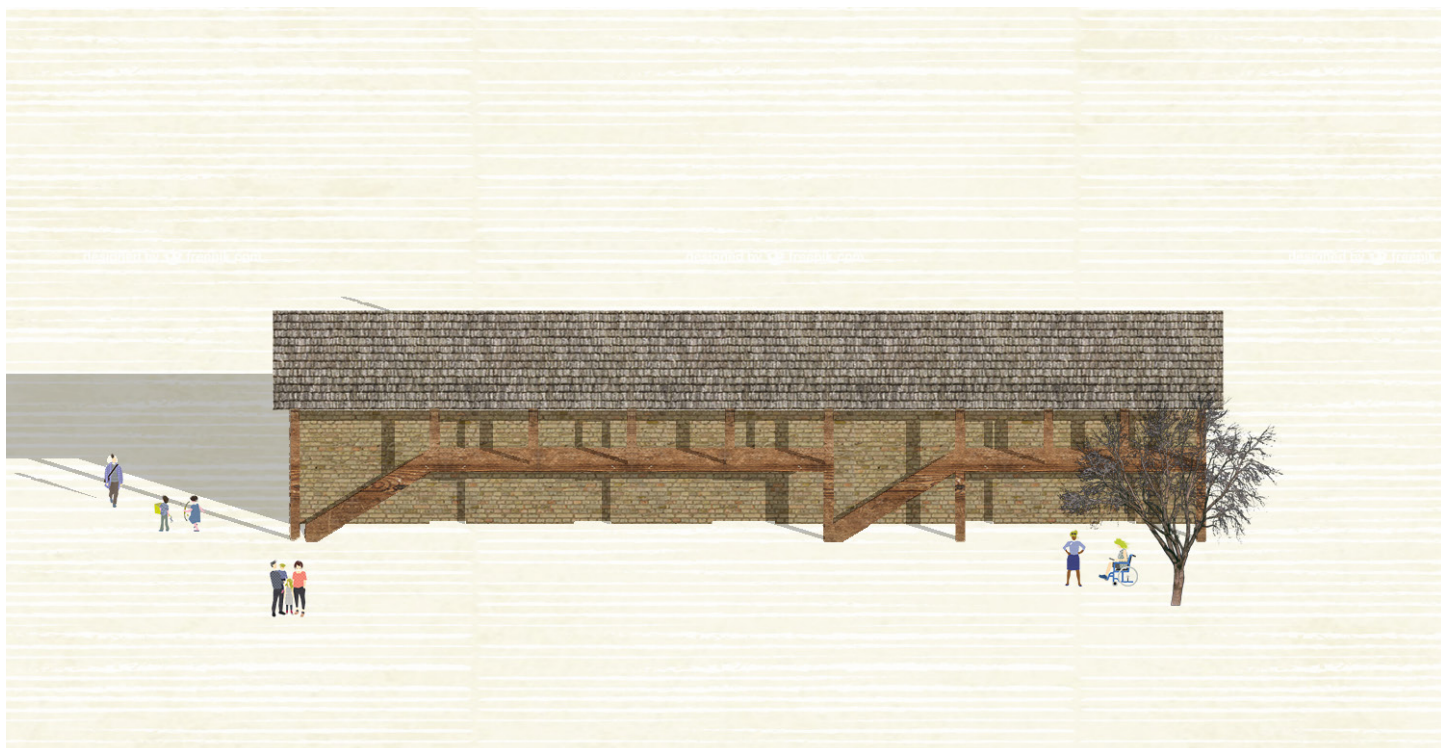
Blue Wing Inn
131 E Spain St
Sonoma, CA 95476

Monterey Colonial
-Linear Plan with Courtyard
-Full Height Fenestration
-Second Story Balcony



Mission San Francisco Solano
114 E Spain St
Sonoma, CA 95476

Spanish Colonial (Adobe)
-Linear Plan with Courtyard
-Small Windows
-Flat or Low pitch roofs



Servant Quarters
5729, 20 E Spain St
Sonoma, CA 95476

Monterey Colonial
-Linear Plan with Courtyard
-Full Height Fenestration
-Second Story Balcony



Workforce Housing
1211 Broadway Street,
Sonoma, CA 95476

1211 Broadway
-Linear Plan with Courtyards
-Full Height Fenestration
-Flat Roofs

*For most recent project planting scheme see landscape plans



Matching wood siding:
sub area 2 (dominant
materials include
horizontal wood siding...)



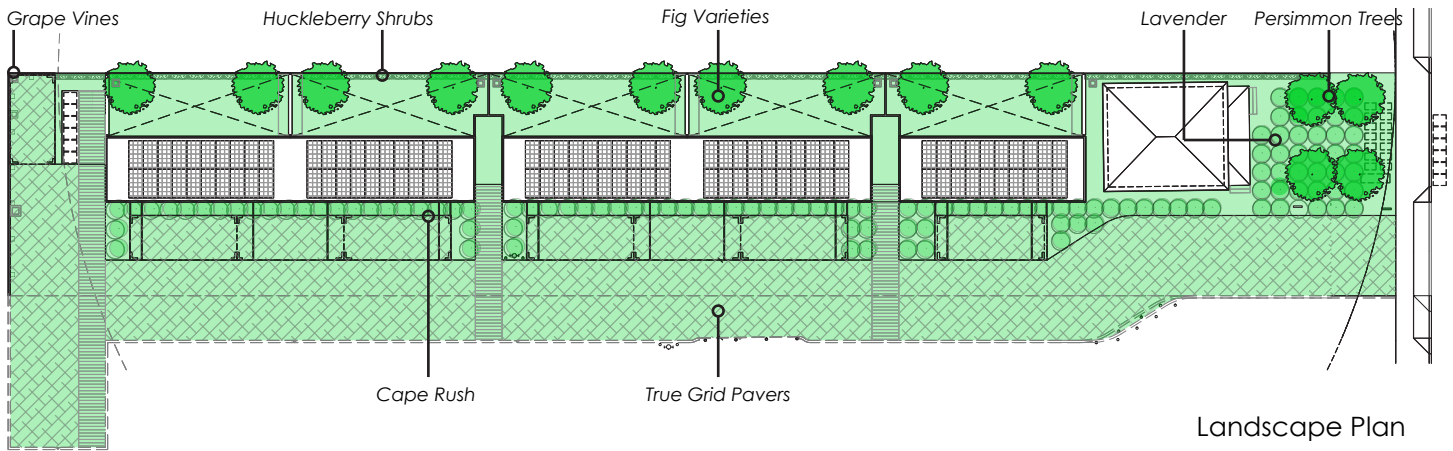
*For most recent project planting scheme see landscape plans

Interiors





Edible Landscape | Providing Lush and Historic Greenery



Landscape Plan

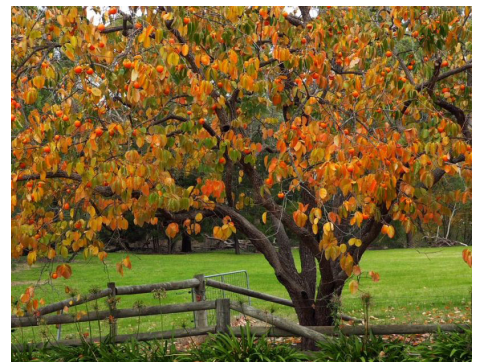
Fig Trees



Cape Rush



Persimmon Trees



Lavender



Fig Varieties



Fall Color



Huckleberry Shrubs



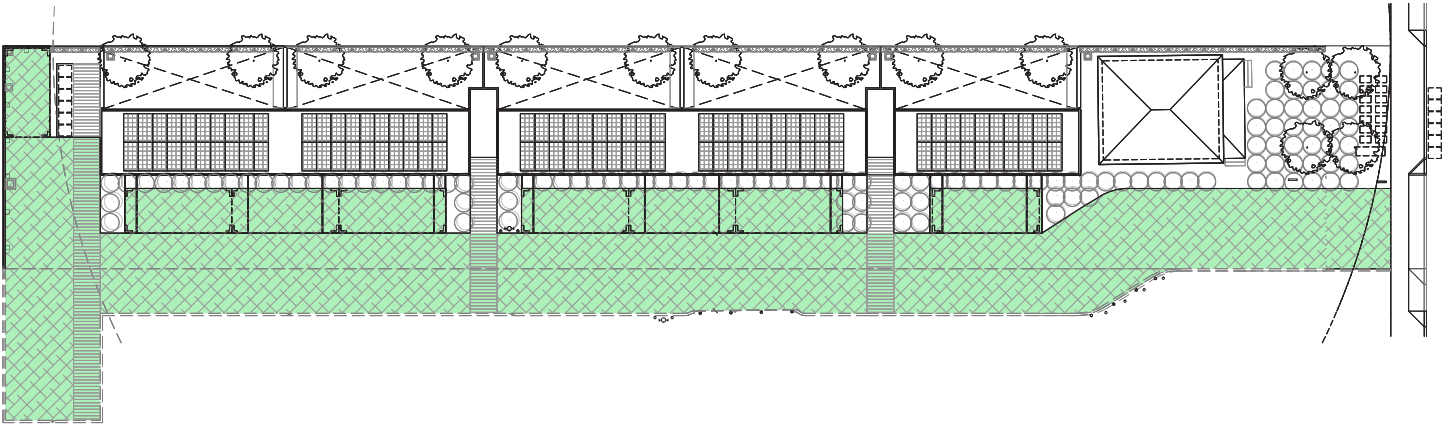
True Grid Pavers (Gravel)



Grape Vines



Site Coverage | Permeable Paving and Enhanced Drainage



8.2.1.2 Consider alternative options that include semi-permeable materials or arrangements, which provide environmental and aesthetic.

TRUEGRID[®]

True to your project. True to the environment.

MADE IN



U. S. A.

TRUEGRID PRO PLUS 24" X 24" X 1.8"

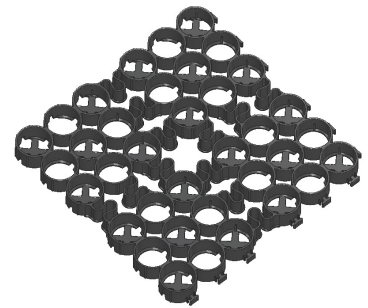
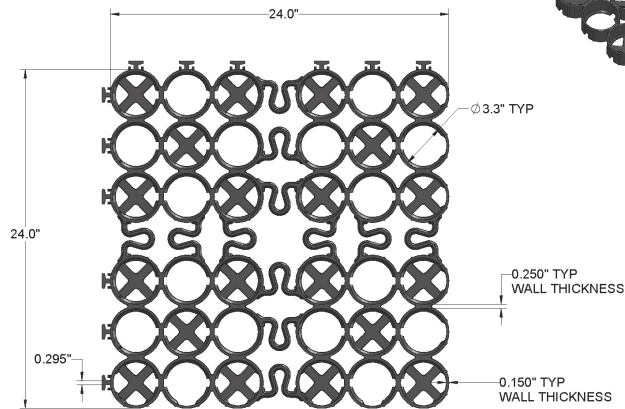
US PATENT NO. 8,734,049

PROPRIETARY FEATURES:

- 1) X-ANCHORS (NO STAKING NEEDED)
- 2) 3 POINT MALE/FEMALE LOCKING TABS
- 3) S-FLEX JOINTS (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES)
- 4) HOOP STRENGTH DESIGN

OTHER:

- 1) 100% POST-CONSUMER RECYCLED HDPE.
- 2) DELIVERED IN PREASSEMBLED 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED.



Beneficial Designs Inc.

2240 Meridian Blvd, Suite C
Minden NV 89423
775.783.8822 voice
775.783.8823 fax

ASTM F 1951-14 Surface Testing Report

Standard Specification for Determination of Accessibility of
Surface Systems Under and Around Playground Equipment

SUMMARY OF RESULTS

Beneficial Designs, Inc. received a surfacing sample from **TRUEGRID Permeable Pavers** classified as subsurface structure with the brand name **TrueGrid Pro Plus**. This sample of TrueGrid Pro Plus met the maneuverability performance requirements of ASTM F 1951-14.

Report prepared by:


Peter Axelson, Testing Supervisor

7 June 2019

Date

TEST SPECIMEN

Manufacturer **TRUEGRID Permeable Pavers**

Name **TrueGrid Pro Plus**

Type subsurface structure

Source

Mfr's lot no. 011902080

Date of manufacture

Thickness 2

TEST DATE

30 May 2019

TESTING CONDITIONS

Surface temperature 70 deg F

Atmospheric temperature 63 deg F

Relative humidity 35 %

INSTALLATION, LEVELING & COMPACTION

Excavate test bed area to 10 inches below grade, Fill excavated area with 5 to 6 inches of #2 road base, Rake until level, Compact to a depth of 4 inches, add 5 to 6 inches of #2 road base, compact to a total road base depth of 8 inches, Place Truegrid product on top of compacted #2 road base, Fill grid with 3/4 crushed washed angular stone, Rake to fill evenly to top of grid, Rake excess stone off of grid.

TEST WHEELCHAIR & RIDER

Manufacturer Sunrise Medical/Quickie

ID no. none

Model Quickie II

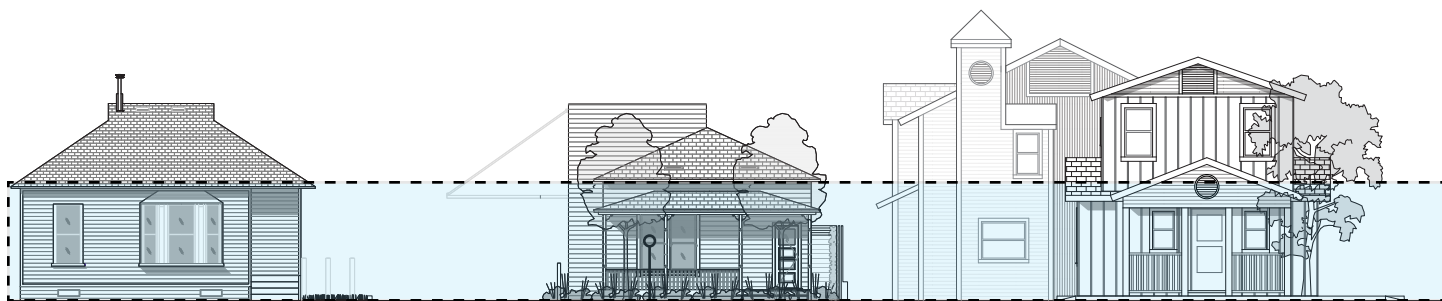
Weight 31.5 lb.

Weight of test wheelchair rider 165 lb.

Front-to-rear weight distribution
of wheelchair-rider system 40% - 60 %

Improved Accessibility to National River Area using TrueGrid Pavers: <https://www.access-board.gov/news/1495-boy-scouts-improve-accessibility-at-national-river-area?highlight=WyJuYXRp-b25hbCByaXZlciJd>

Scale and Streetscape | Emphasizing the Historical Structure



2.2 While it is recognized that the most new development will likely be larger than one or two stories, every effort should be made to integrate new construction with the surrounding neighborhood and to enhance the aesthetic appeal of the entire neighborhood.



19.42.050 ... these guide lines are intended to promote the visual variety that is characteristic of Sonoma, to allow for contemporary architectural designs, and to provide reasonable flexibility in accommodating the tastes, preferences and creativity of applicants proposing new development.

Garbage Collection

Sonoma Garbage Collectors, Inc.
P.O Box 400
EL Verano Ca 95433
707 996-7555
sonomagarbage@gmail.com

03/20/19

1211 BROADWAY PROJECT
SONOMA CA 95476

Regarding the 6 units at 1211 Broadway, we recommend 3 96 gallon garbage cans for shared garbage curbside pickup for the occupants. The cans would need to be placed on the curb the night before pickup.

Thank you,

Sonoma Garbage Collectors