

# STARBUCKS DESIGN INTENT PACKAGE

## HWY 12 AND MISSION BLVD

4620 SONOMA HWY  
SANTA ROSA, CA 95409

STORE: #05778  
CPN: #06682-056  
DATE: 2020-08-20

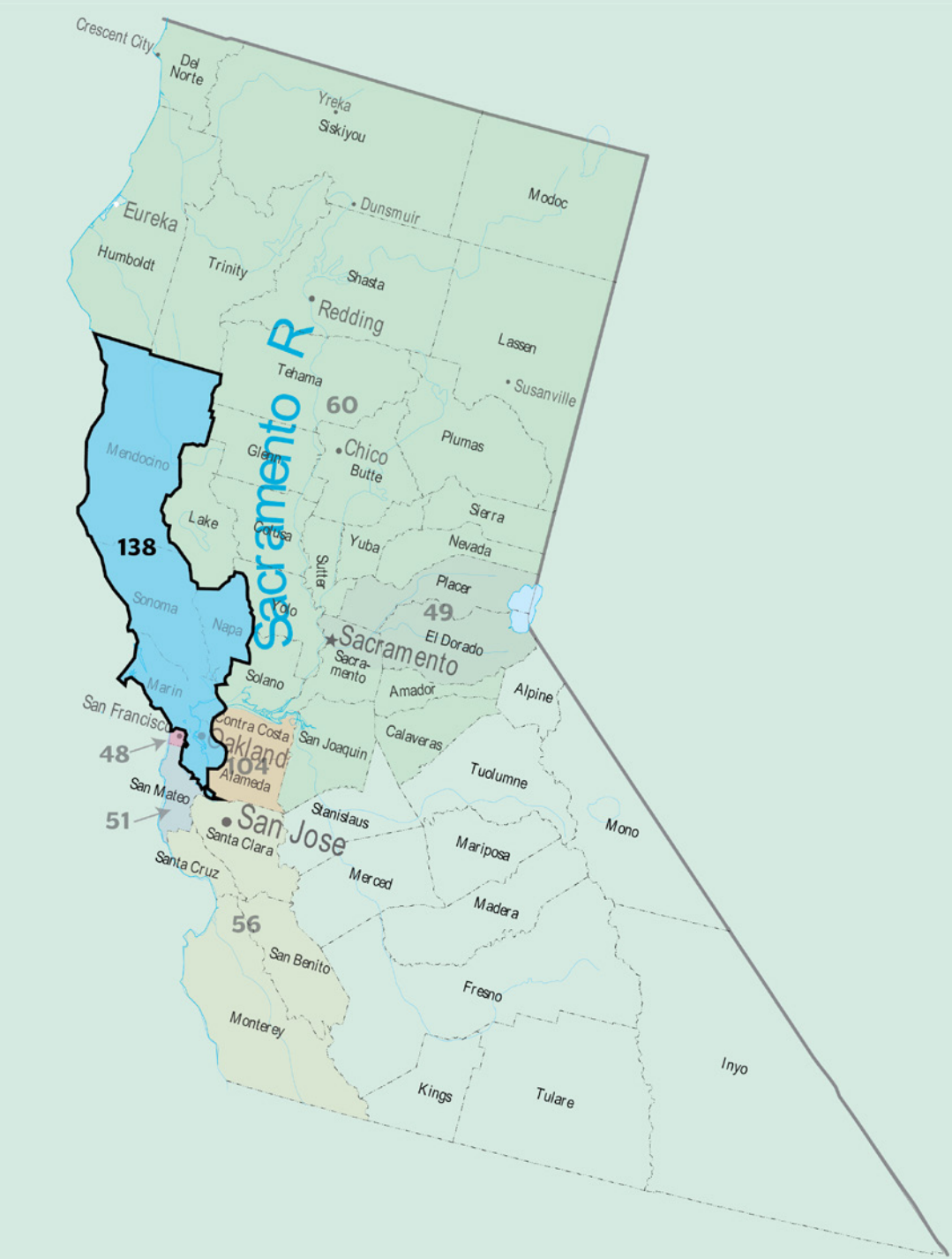
(STUDIO) REGIONAL TEAM  
REAL ESTATE: DOUG MURPHY  
DESIGN: HANNA LEE  
CONSTRUCTION: KELLY DENTINO

PROJECT STATEMENT  
THIS NEW STORE IS A  
RELOCATION OF AN EXISTING  
CAFE. FOCUS ON ELEVATING THE  
3RD PLACE AND IMPROVING  
ENGINE EFFICIENCIES.

- ☐ APPROVED
- ☐ APPROVED W/ NOTES
- ☐ NEEDS WORK...

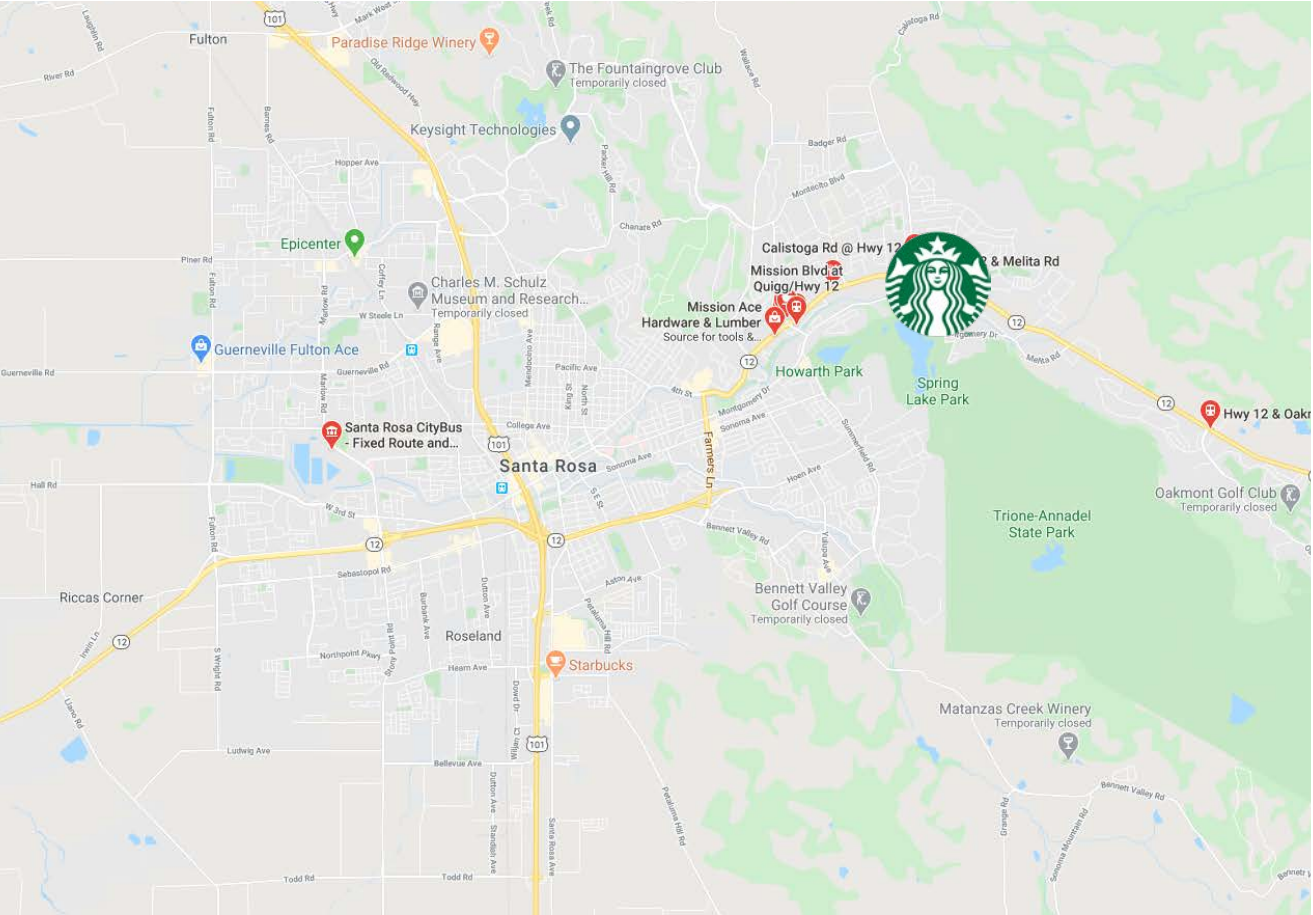
SIGNATURE

DATE

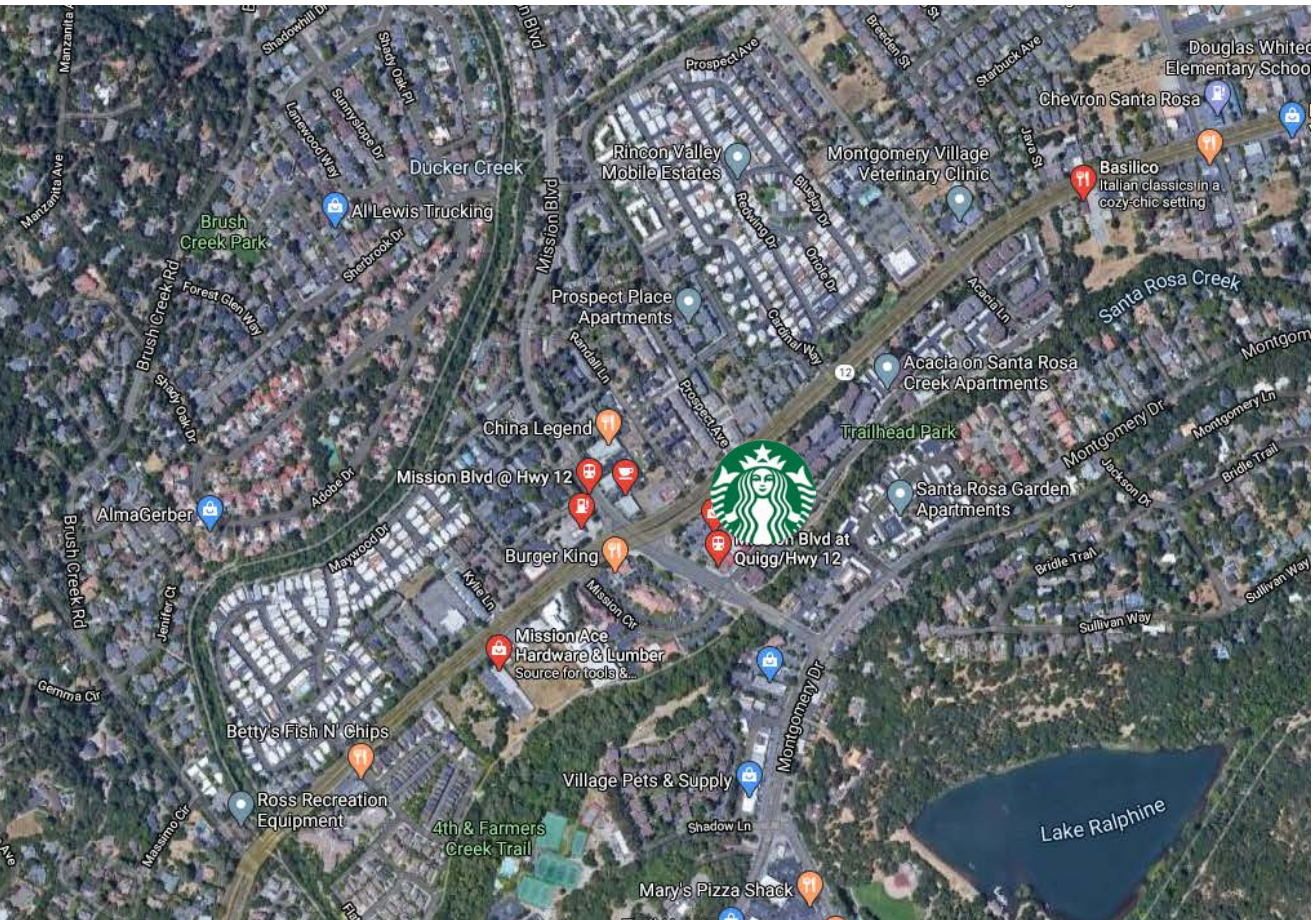


KEY NOTES

- AM TRAFFIC
- PM TRAFFIC



REGIONAL MAP



VICINITY MAP



SITE MAP

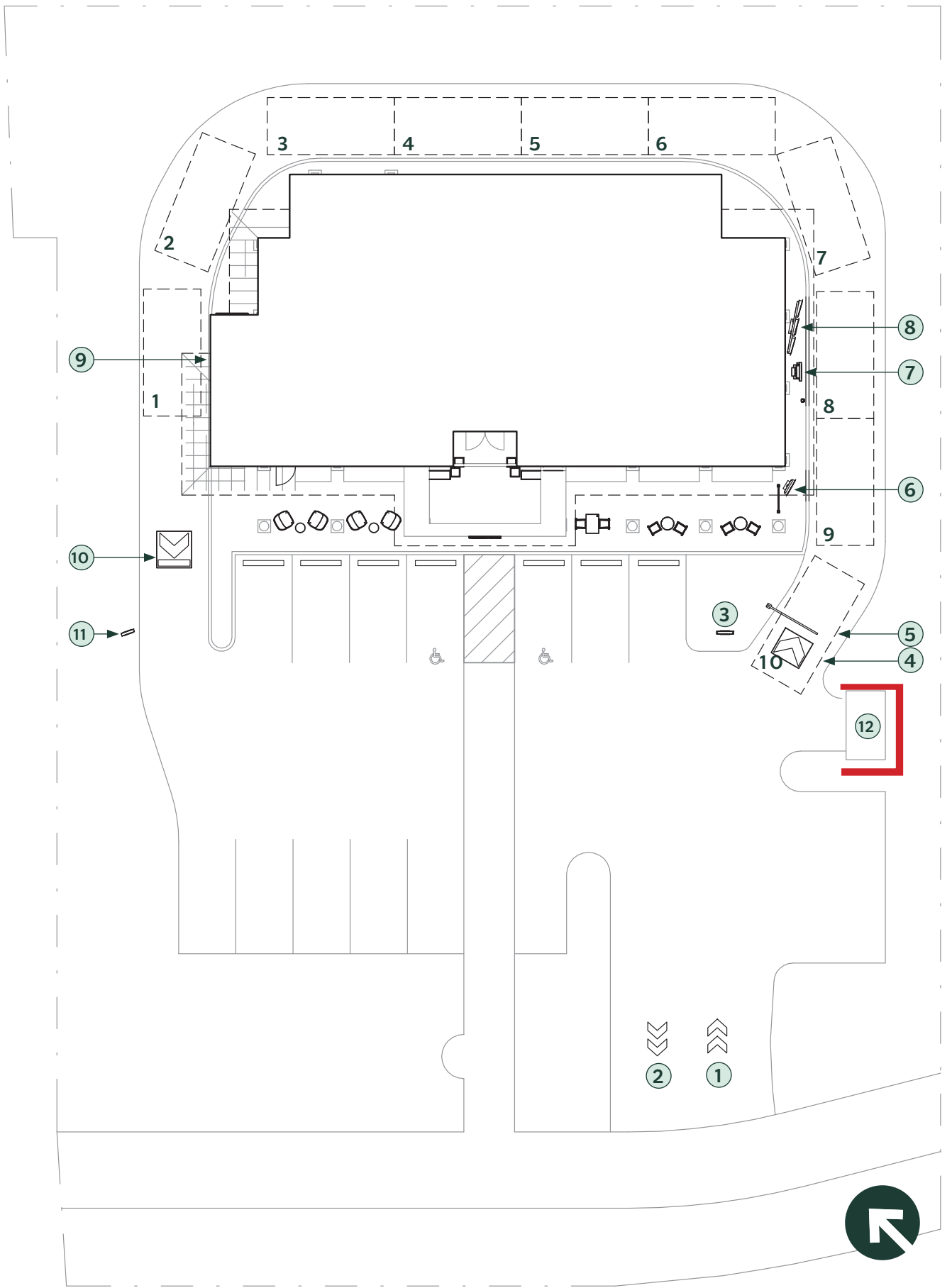
SITE MAPS  
HWY 12 & MISSION

STORE #05778  
CPN# 06682-056  
DATE: 08/20/2020



KEY NOTES

- 1 TORCHDOWN WAYFINDING ARROWS - GREEN
- 2 TORCHDOWN WAYFINDING ARROWS - WHITE
- 3 ILLUMINATED DT DIRECTIONAL W/ LOGO
- 4 TORCHDOWN WAYFINDING ARROW - ENTRY
- 5 CLEARANCE BAR
- 6 PRE MENU BOARD
- 7 DOS W/ REMOTE CONTROL BOX
- 8 WALL MOUNTED 5-PANEL MENU BOARD
- 9 DT WINDOW
- 10 TORCHDOWN WAYFINDING ARROW - EXIT ARROW
- 11 ILLUMINATED DT DIRECTIONAL - THANK YOU/ EXIT ONLY
- 12 EXPANDED TRASH ENCLOSURE BY LL. ENCLOSURE TO FIT 4CUBIC YARD TRASH , 4 CUBIC YARD RECYCLING, 4X 95 GALLON CONTAINERS CARTS. TRASH WILL BE EMPTIED 4X WEEK, RECYCLING 4X WEEK.



SITE PLAN



SITE PLAN

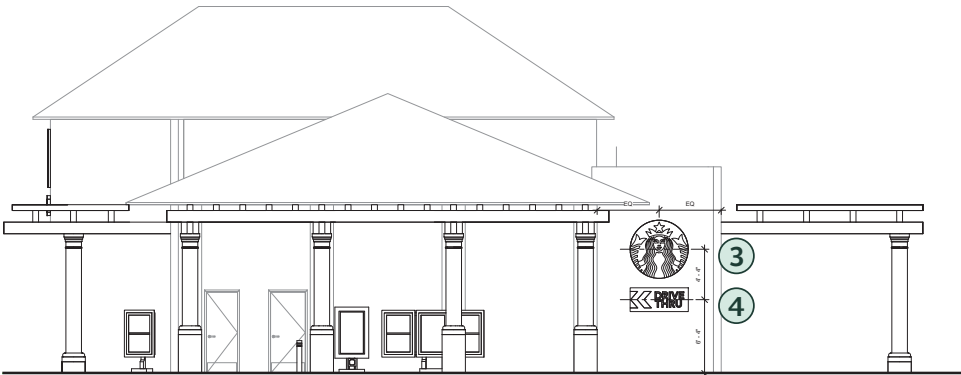


# KEY NOTES

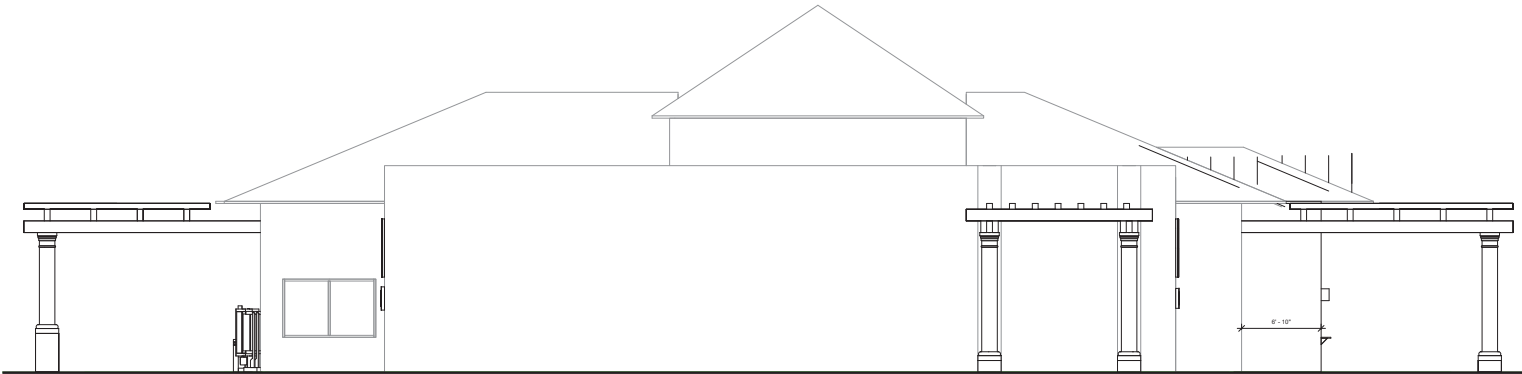
- ① 48IN LOGO DISK
- ② 48IN DT CABINET - RH ARROW
- ③ 60IN LOGO DISK
- ④ 60IN DT CABINET - LH ARROW
- ⑤ 60IN DT CABINET - RH ARROW
- ⑥ (N) STOREFRONT WINDOWS AND DOORS BY LL. REPLACE IN PLACE.



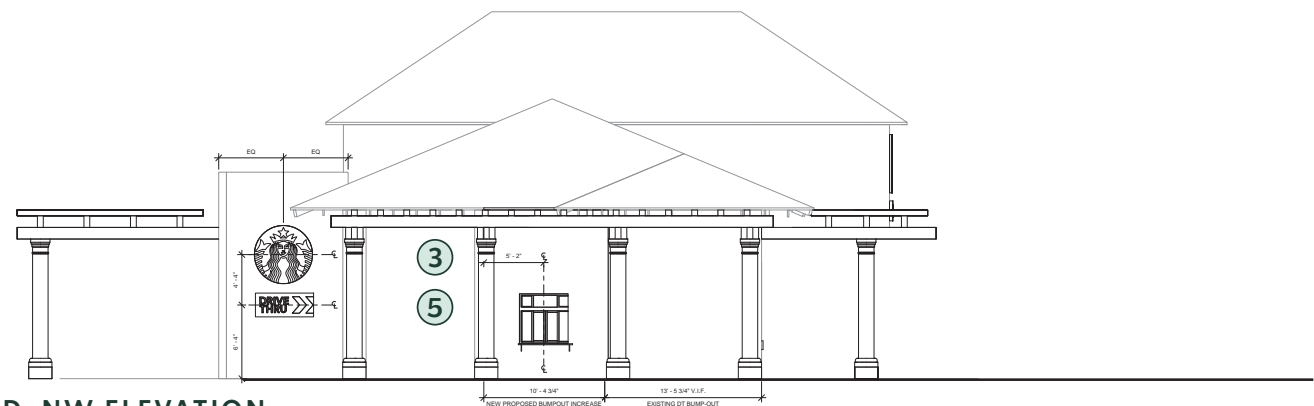
A. SW ELEVATION



B. SE ELEVATION



C. NE ELEVATION



D. NW ELEVATION



KEY PLAN



★ MONUMENT SIGN A



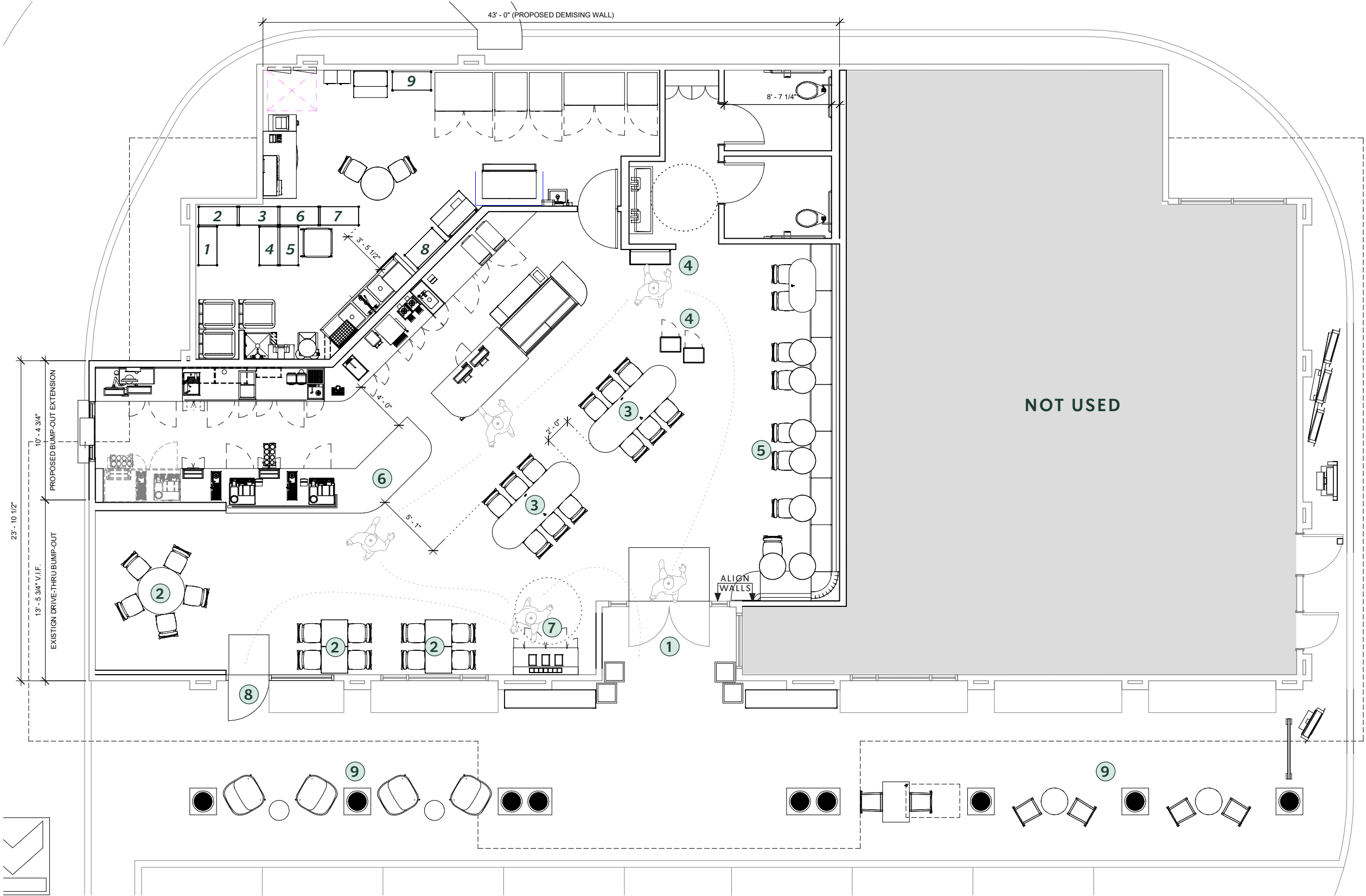
★ MONUMENT SIGN B

KEY NOTES

- 1 MAIN ENTRANCE
- 2 BAR HT SEATING
- 3 COUNTER HEIGHT SEATING
- 4 MERCH UNITS
- 5 BANQUETTE SEATING
- 6 HOP/MOP
- 7 CONDIMENT CART
- 8 2ND EXIT - EXIT ONLY DOOR
- 9 PATIO SEATING

SEATING

43 INTERIOR SEATS  
10 PATIO SEATS



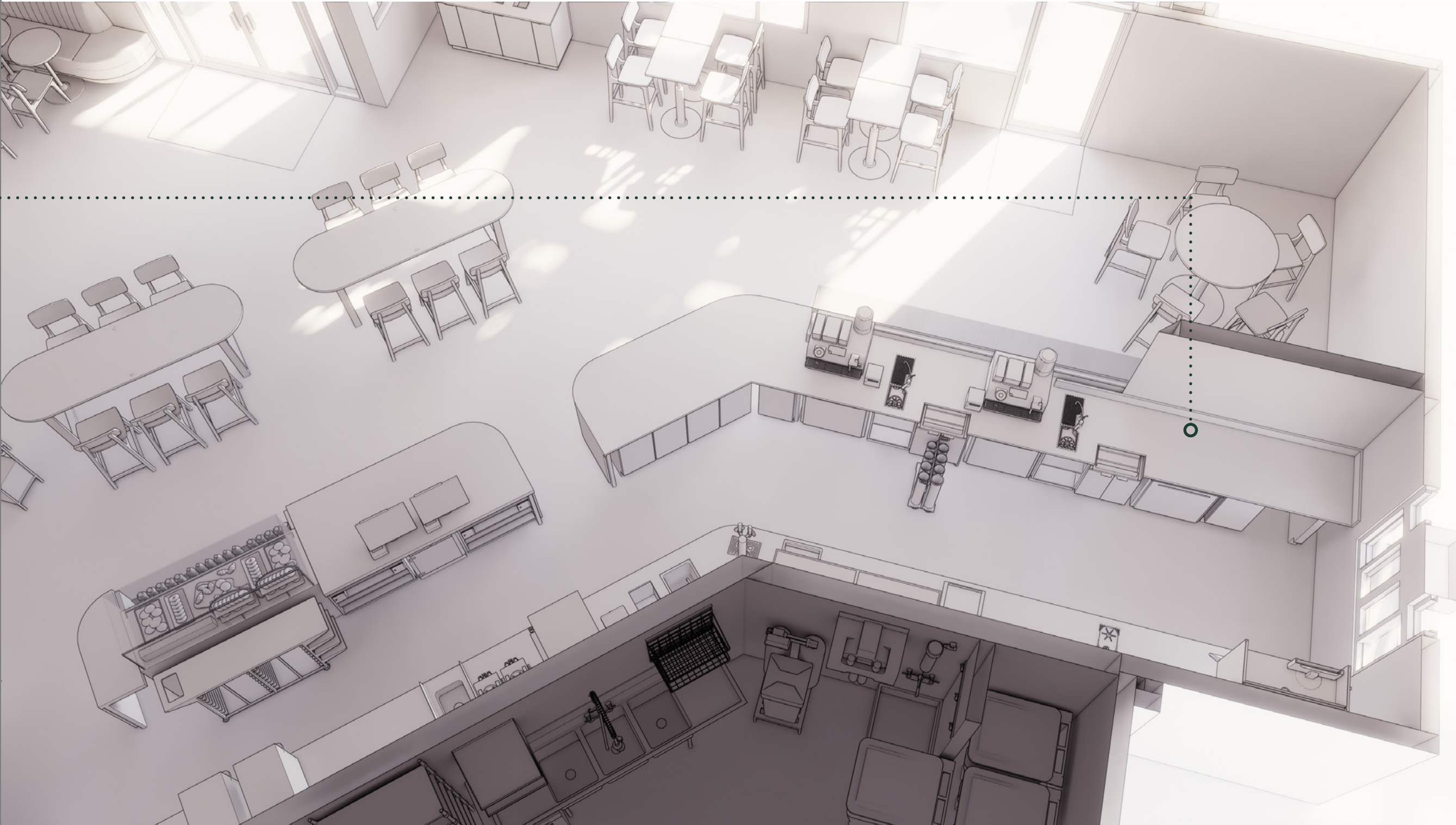
PROPOSED FLOOR PLAN - WARMING FORWARD

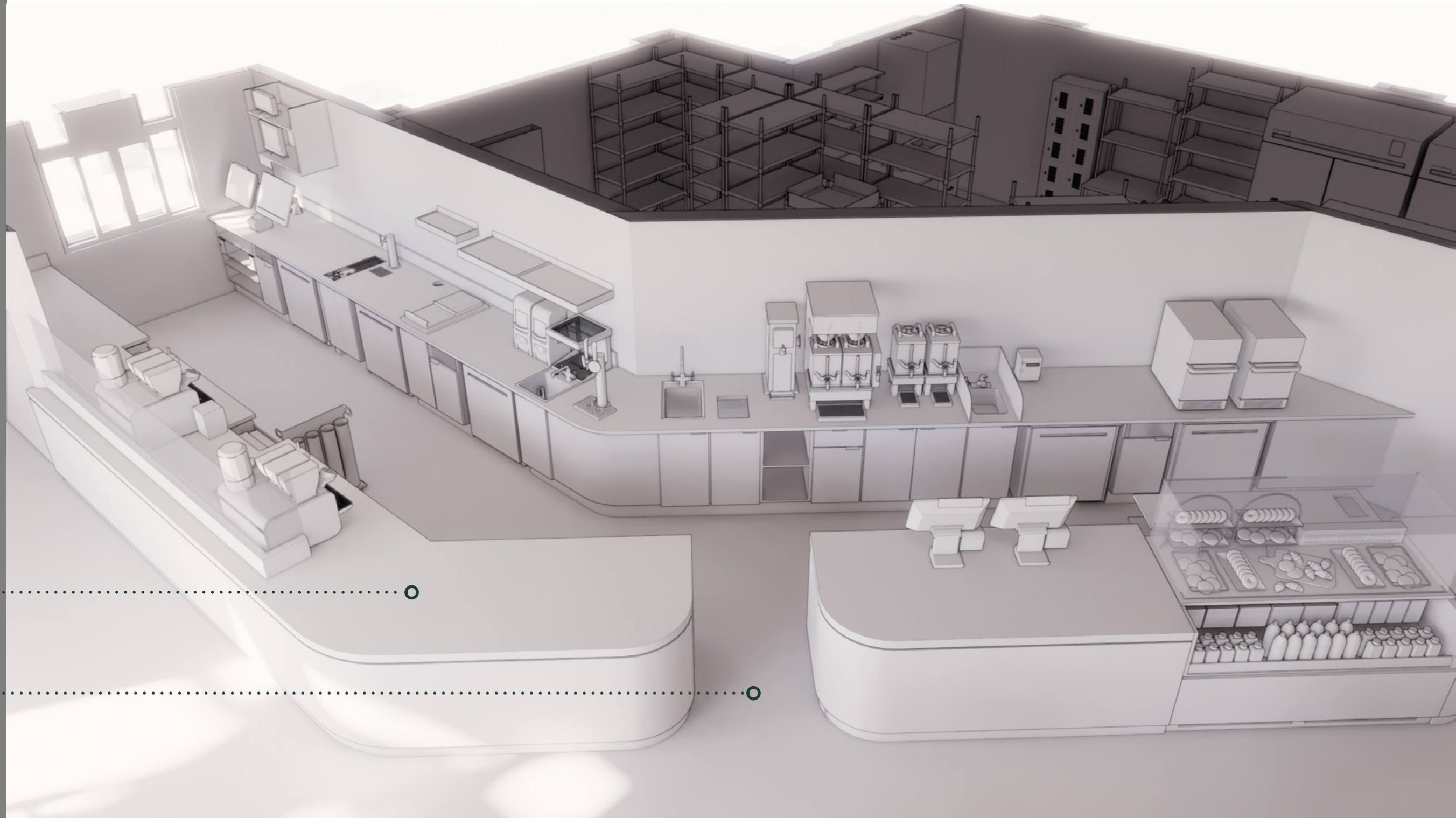


FREESTANDING MERCH UNITS.....



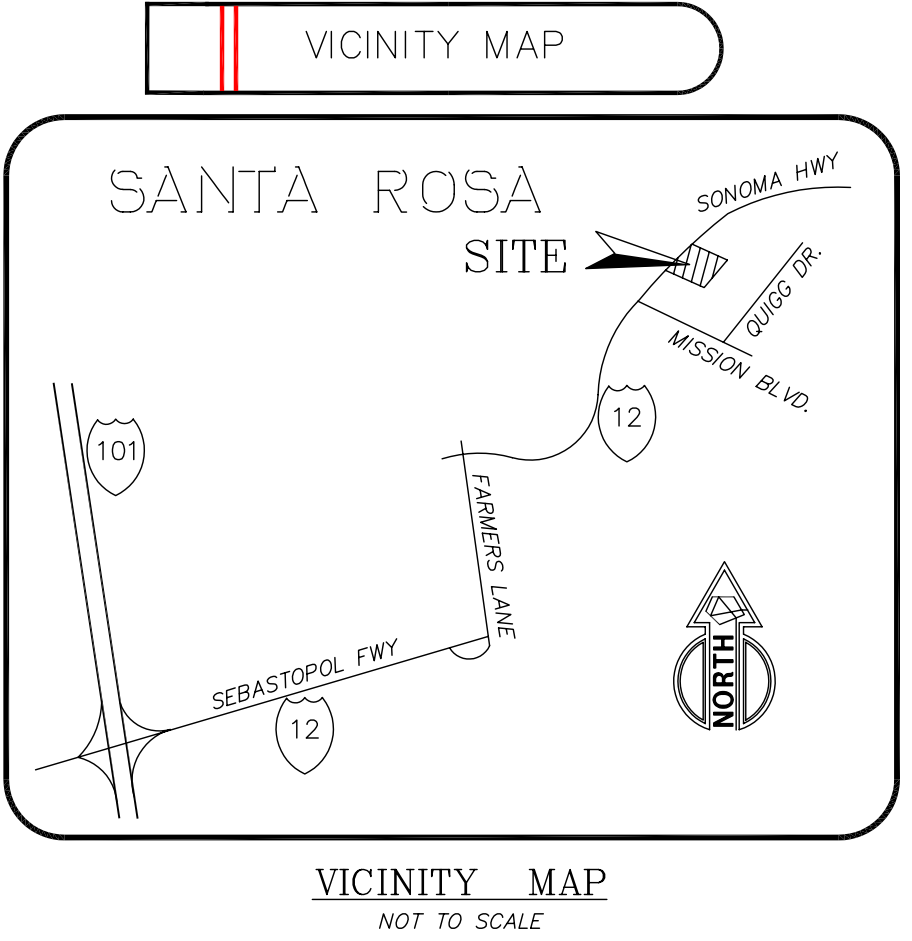
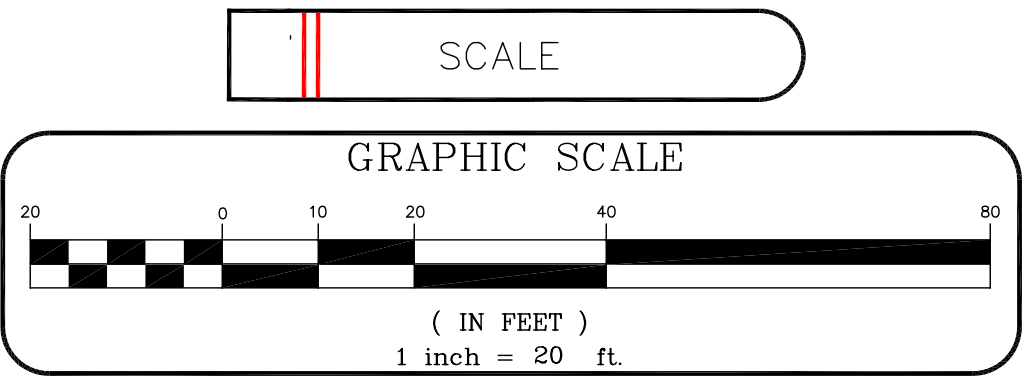
PREPPED FOR FUTURE THIRD





HOP/MOP .....

ADDITIONAL ESCAPE FOR ESPRESSO AND DT PARTNERS .....



ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF SANTA ROSA PLANNING DIVISION 100 SANTA ROSA AVENUE, ROOM 3 SANTA ROSA, CA 95402 TEL: (707) 543-3265 WWW.CI.SANTA-ROSA.CA.US

ZONE PD, PLANNED DEVELOPMENT

SETBACKS

FRONT PER DEVELOPMENT PLAN

SIDE PER DEVELOPMENT PLAN

REAR PER DEVELOPMENT PLAN

HEIGHT PER DEVELOPMENT PLAN: 45'

LOT COVERAGE PER DEVELOPMENT PLAN: 85%

PARKING PER DEVELOPMENT PLAN: 1/250 SQ. FT. FOR THE ENTIRE SHOPPING CENTER

\*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- LEGEND
- AC ASPHALT
- APN ASSESSOR PARCEL NUMBER
- BFP BACK FLOW PREVENTOR
- BLDG BUILDING
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CL CENTERLINE
- CP CONCRETE PAD
- DCV DOUBLE CHECK VALVE
- DWY DRIVEWAY
- EB ELECTRICAL BOX
- EC ELECTRICAL CABINET
- EV ELECTRICAL VAULT
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- MH MANHOLE
- MW MONITORING WELL
- PIV POST INDICATOR VALVE
- PLTR PLANTER
- PM PARKING METER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- T TANGENT
- TE TRASH ENCLOSURE
- TEL TELEPHONE
- TRANS TRANSFORMER
- TSB TRAFFIC SIGNAL BOX
- VT VAULT
- WM WATER METER
- WV WATER VALVE
- YL YARD LIGHT
- ENCLOSURE DENOTES ENCROACHMENTS CORRESPONDS TO SCHEDULE B

BASIS OF BEARING

THE SOUTHWEST PROPERTY LINE OF PARCEL "C", S55°47'24"E, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON FEBRUARY 19, 1999 IN BOOK 588 OF MAPS, PAGES 49 AND 50, RECORDS OF SONOMA COUNTY WAS USED AS THE BASIS OF BEARINGS.

BUILDING HEIGHT

32.3', 1 STORY

LAND AREA

28,610 SQ. FT.  
0.6568 ACRES

FLOOD INFORMATION

By graphic plotting only, this property is in Zone(s) \_\_\_\_\_ of the Flood Insurance Rate Map, Community Panel No. \_\_\_\_\_, which bears an effective date of \_\_\_\_\_, and is not in a Special Flood Hazard Area. By telephone call dated 12/18/2008 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

Project Address:  
4620 SONOMA HIGHWAY

Project Location:  
SANTA ROSA, CA