



THE PLAZA
RETAIL/RESTAURANT AND APARTMENT BUILDING
DEVELOPMENT APPLICATION

APN: 001-280-011

W. STOCKTON STREET

SONORA, CA 95370



Architecture • Planning
 Feasibility Studies

494 North Main Street
 P.O. Box 370
 Angels Camp, CA 95222

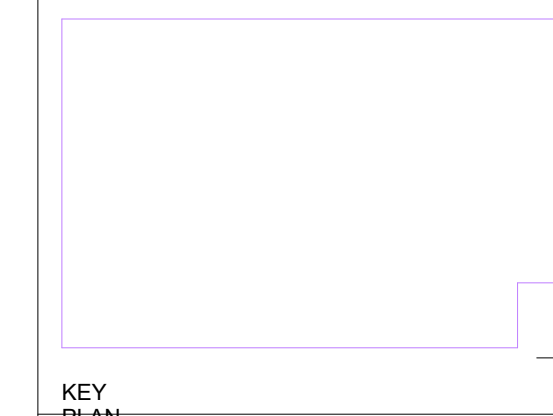
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KEY
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AGENCY APPROVALS

AGENCY NO.

COVER SHEET

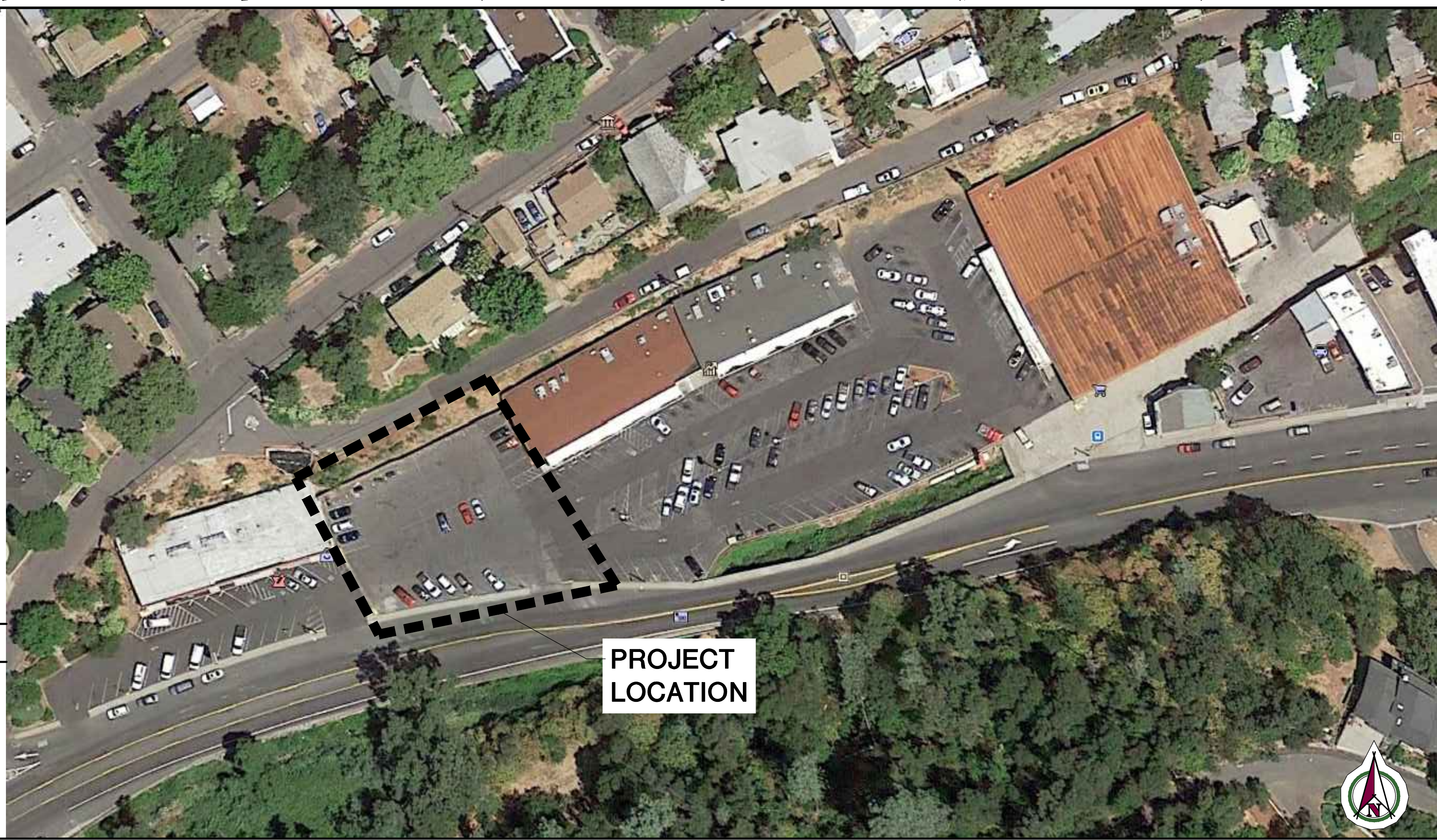
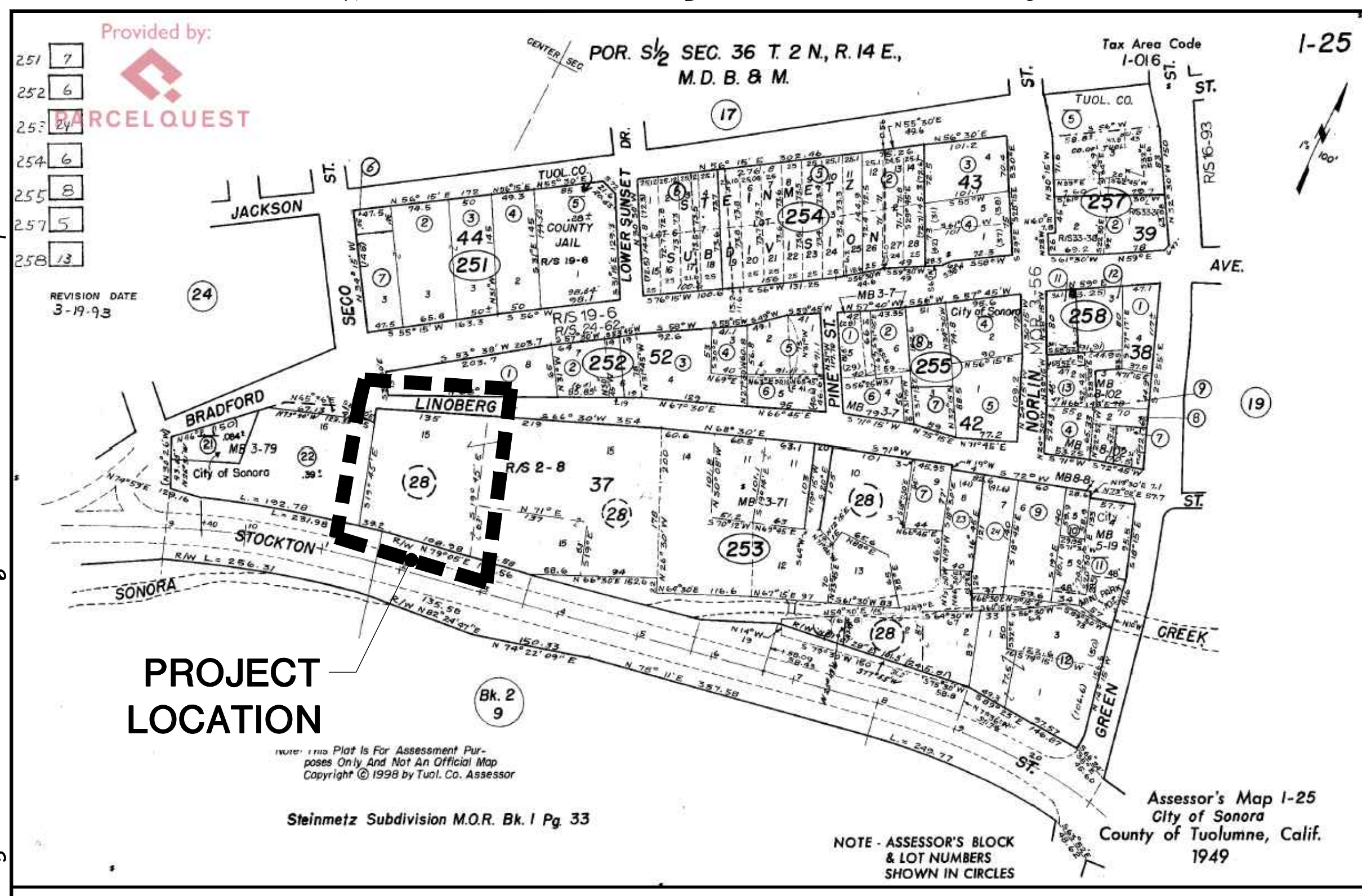
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SHEET NO.

GI-000

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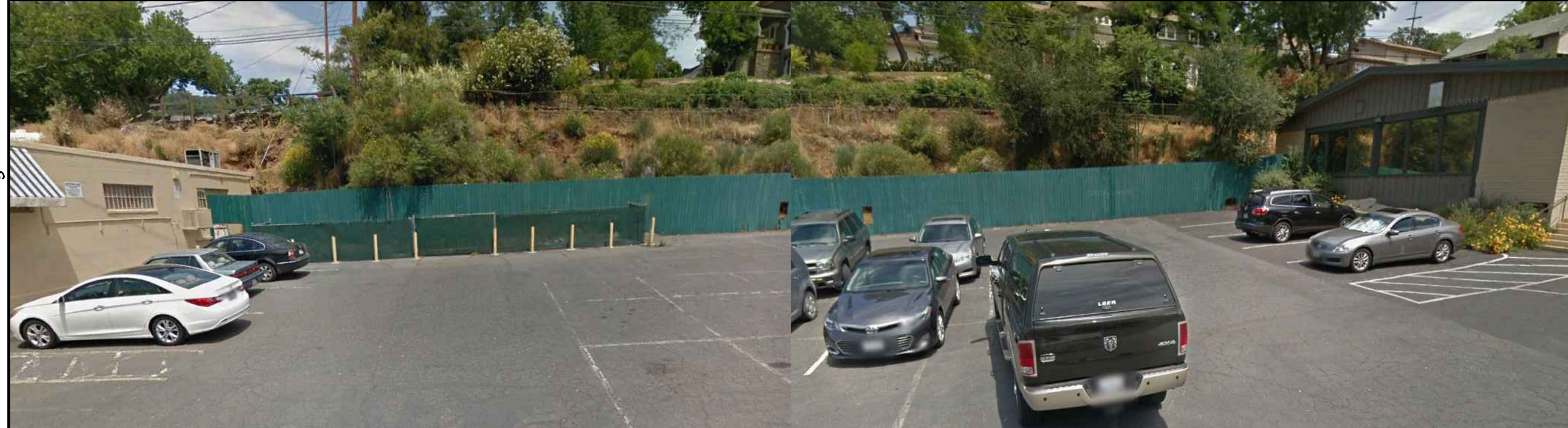
LICENSED ARCHITECT
NATHAN A. MORGAN
RENEWAL 12-31-20
STATE OF CALIFORNIA

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EMAIL: EIVEY@ASA105

PROJECT DIRECTORY



PROJECT SUMMARY:
PROPOSED NEW TWO STORY INFILL BUILDING TO TIE EXISTING SHOPPING CENTER TOGETHER AND TIE IT TO THE HISTORIC WASHINGTON STREET ARCHITECTURE AS A HIGHLY VISIBLE FIRST IMPRESSION TO THE HISTORIC DISTRICT.

PROJECT SCOPE:
THE GROUND FLOOR IS TWO TENANT SPACES THAT COULD BE COMBINED OR BROKEN INTO SMALLER SPACES FOR USE AS RETAIL, OFFICE, OR RESTAURANT, DEPENDING UPON THE NEEDS OF TENANTS. THERE ARE FIVE APARTMENTS AT THE UPPER LEVEL; 2- 2 BEDROOM UNITS, 2- 1 BEDROOM UNITS, 1- STUDIO UNIT. THE APARTMENTS ARE ACCESSED BY THE CENTRAL STAIR VESTIBULE. THE 5 TENANT STALLS ARE GATED TO PROVIDE A SECURE PARKING AREA AND PREVENT VAGRANTS FROM USING THE AREA AT NIGHT. THE OTHER SIDE OF THE BUILDING IS GATED AS WELL AS A TENANT GARDEN/PATIO AREA.

PROJECT AREA:
3,840 SQ. FT. - FIRST FLOOR GROSS
4,235 SQ. FT. - SECOND FLOOR GROSS
8,075 SQ. FT. TOTAL NEW BUILDING

SIGNAGE:
UNDER SEPARATE PERMIT

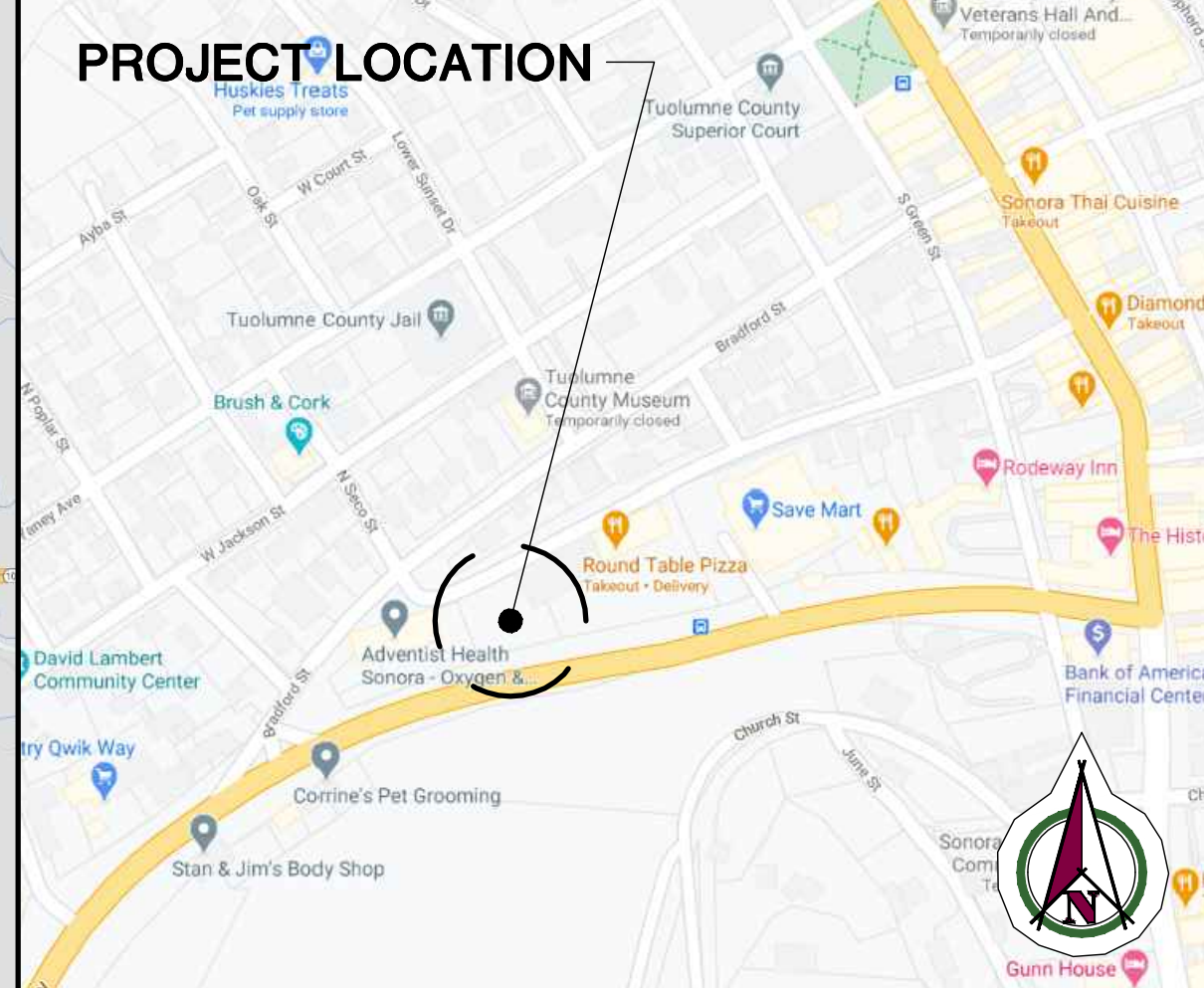
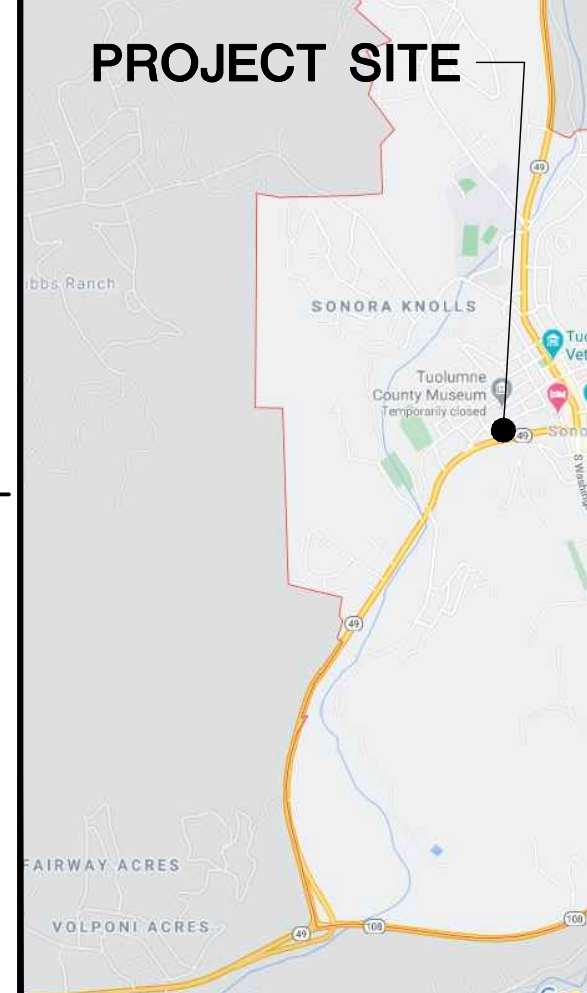
PARCEL NUMBER: 001-280-011
ZONING: C - COMMERCIAL
LOT SIZE: 18,987 SF
CURRENT USE: PARKING LOT

PARCEL INFORMATION

BUILDING	GROSS SQUARE FOOTAGE	PARKING REQUIRED
PROPOSED RETAIL:	3,272 5F	1:200= 16 STALLS
PROPOSED APARTMENTS:	#5	1/UNIT= 5 STALLS

21 STALLS REQUIRED; 21 STALLS PROVIDED
(INCLUDING 5 COMPACT STALLS)
(INCLUDING 2 ACC. STALLS, W/ 1 VAN)

SITE IMAGES



PROJECT NARRATIVE

PARKING ANALYSIS

GENERAL
G1-000 COVER SHEET
G1-001 GENERAL INFORMATION
G1-002 COLOR BOARD

ARCHITECTURAL
A-100 SITE PLAN
A-200 FIRST FLOOR PLAN
A-201 SECOND FLOOR PLAN
A-400 SOUTH ELEVATION
A-401 WEST ELEVATION
A-402 EAST ELEVATION
A-403 NORTH ELEVATION

VICINITY MAP

AREA MAP

PROJECT LOCATION

DRAWING INDEX

GI-001

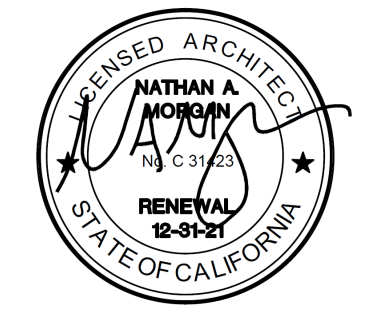
DWARES GROUP
THE PLAZA
PROPOSED MIXED USE BUILDING
WEST STOCKTON STREET
SONORA, CA 95370

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KEY PLAN

AGENCY APPROVALS
AGENCY NO:

COLOR BOARD

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ISSUE DATE

GI-002

SHEET NO:

HALF ROUND SHINGLES PAINTED WITH GREEN SHOWN ON THIS SHEET



HARDIESHINGLE® SIDING
HALF-ROUNDS
Clad in scalloped-edge shingles, vacation homes and everyday abodes look equally quaint. Our half-rounds are available in Dream Collection products or primed for paint.

ELASTOMERIC GREEN PAINT - DUNN EDWARDS - KEMP KELLY - HISTORIC COLOR

KEMP KELLY DET526 PAINT COLOR



Kemp Kelly
DET526 RL#R23
Lime Greens, Greens, Spanish-Mediterranean / Craftsman / Victorian, Then, Now & Forever®
LRV 15 Interior Use Only Historic
Munsell: HUE=5.6G / VALUE=4.5 / CHROMA=6.1

ELASTOMERIC WHITE PAINT - DUNN EDWARDS - JEFFERSON CREAM - HISTORIC COLOR

JEFFERSON CREAM DET666 PAINT COLOR



Jefferson Cream
DET666 RL#R10
Warm Neutrals, Spanish-Mediterranean / Craftsman / Victorian, Then, Now & Forever®
LRV 77 Historic
Munsell: HUE=2.2Y / VALUE=9.0 / CHROMA=2.0


BRICK - CORONADO STONE - WEATHERED BRICK - ANTIQUE RED



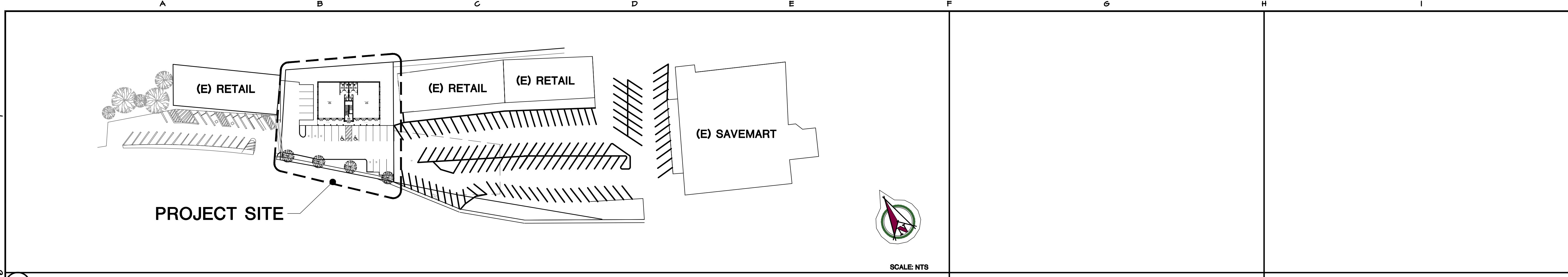
3" x 10" Weathered Brick - Antique Red

SIDES ELASTOMERIC PAINTED CEMENT PLASTER - DUNN EDWARDS - RED CRAFT - HISTORIC COLOR

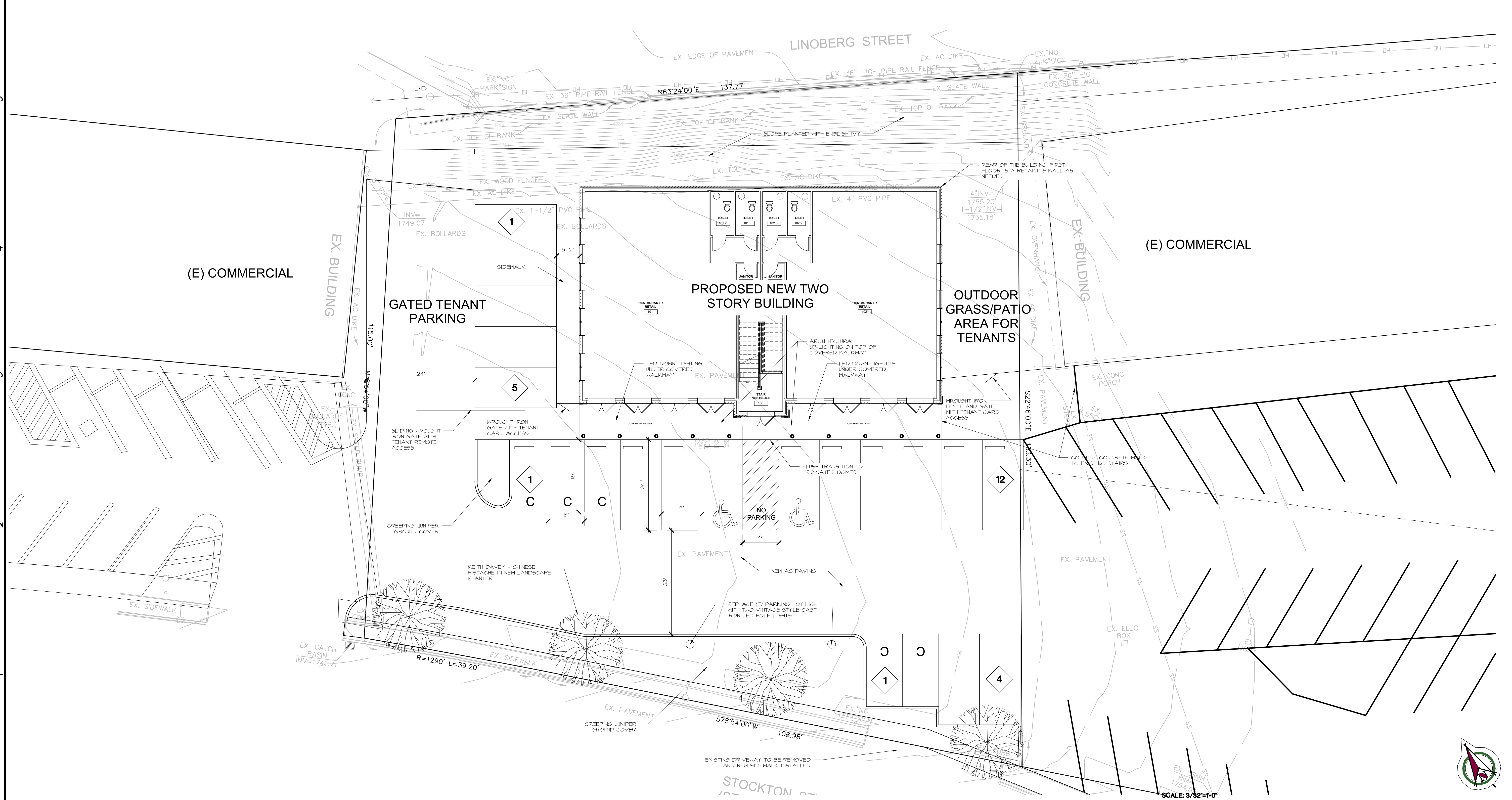
RED CRAFT DET423 PAINT COLOR



Red Craft
DET423 RL#R20
Magentas, Reds, Pinks, Architectural Styles, Spanish-Mediterranean / Craftsman / Victorian, Then, Now & Forever®
LRV 10 Alkali Sensitive Historic
Munsell: HUE=6.8R / VALUE=3.8 / CHROMA=7.1

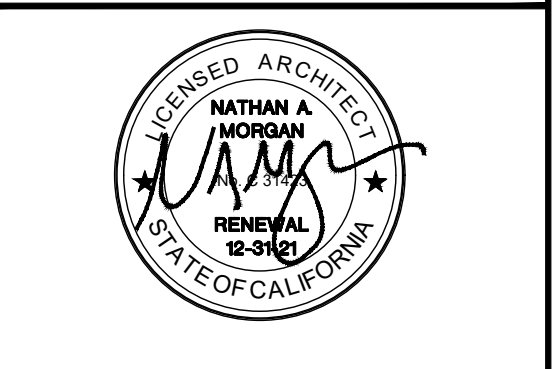


17 OVERALL SHOPPING CENTER SITE PLAN



20 SITE PLAN

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AGENCY APPROVAL STAMP

AGENCY NO. 218043.04

ASA1 PROJECT NO.

SITE PLAN

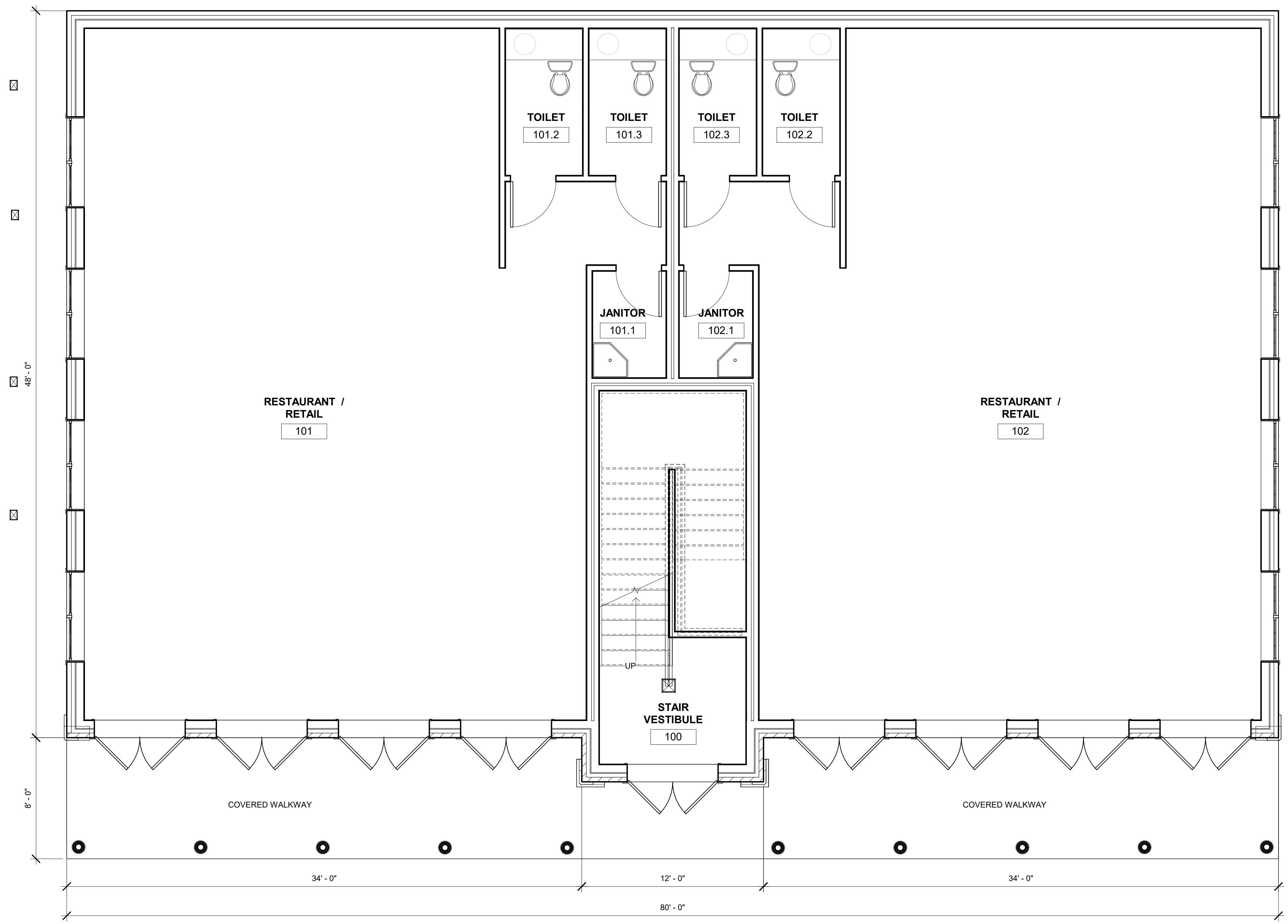
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A-100

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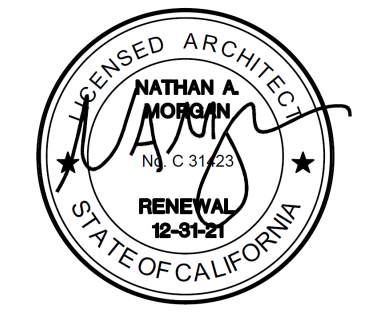
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1 FIRST FLOOR
1/4" = 1'-0"



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FIRST FLOOR PLAN

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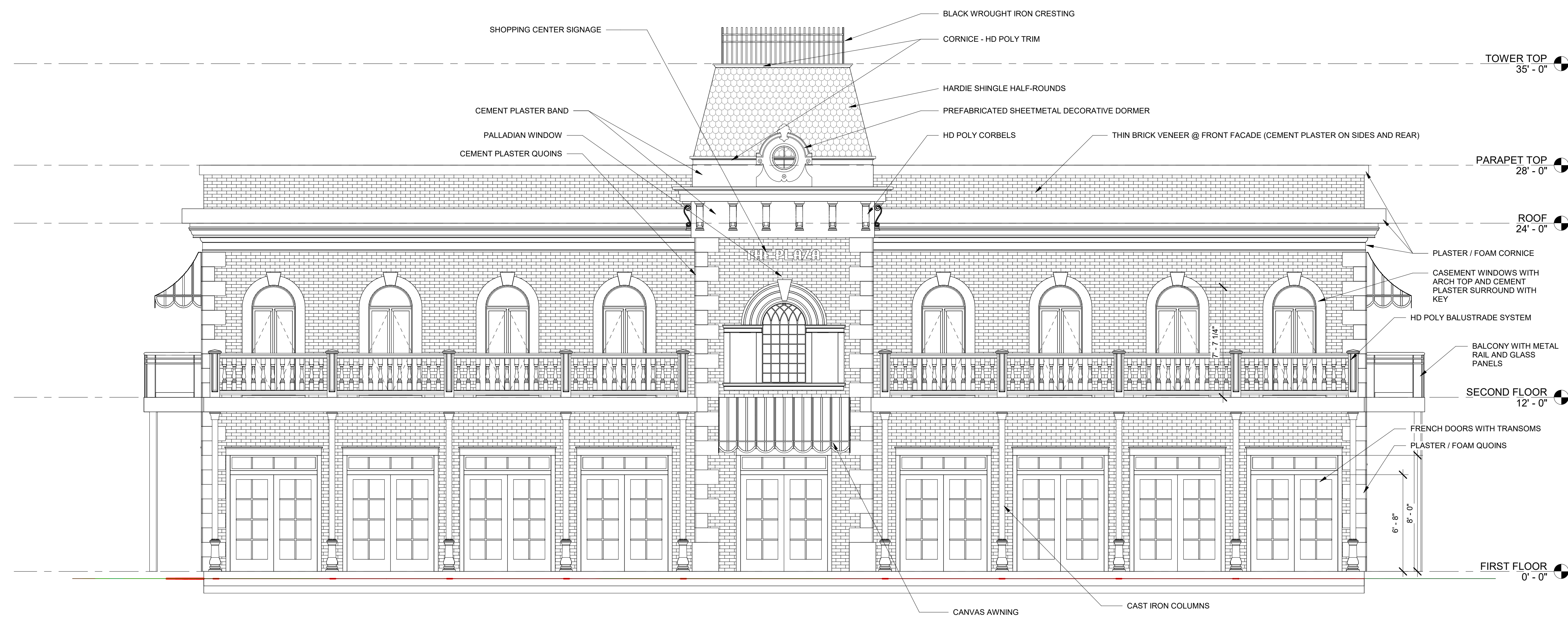
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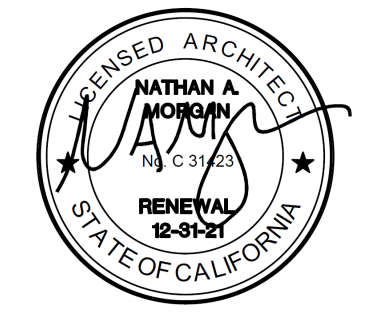
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4 SOUTH ELEVATION
1/4" = 1'-0"



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SOUTH ELEVATION

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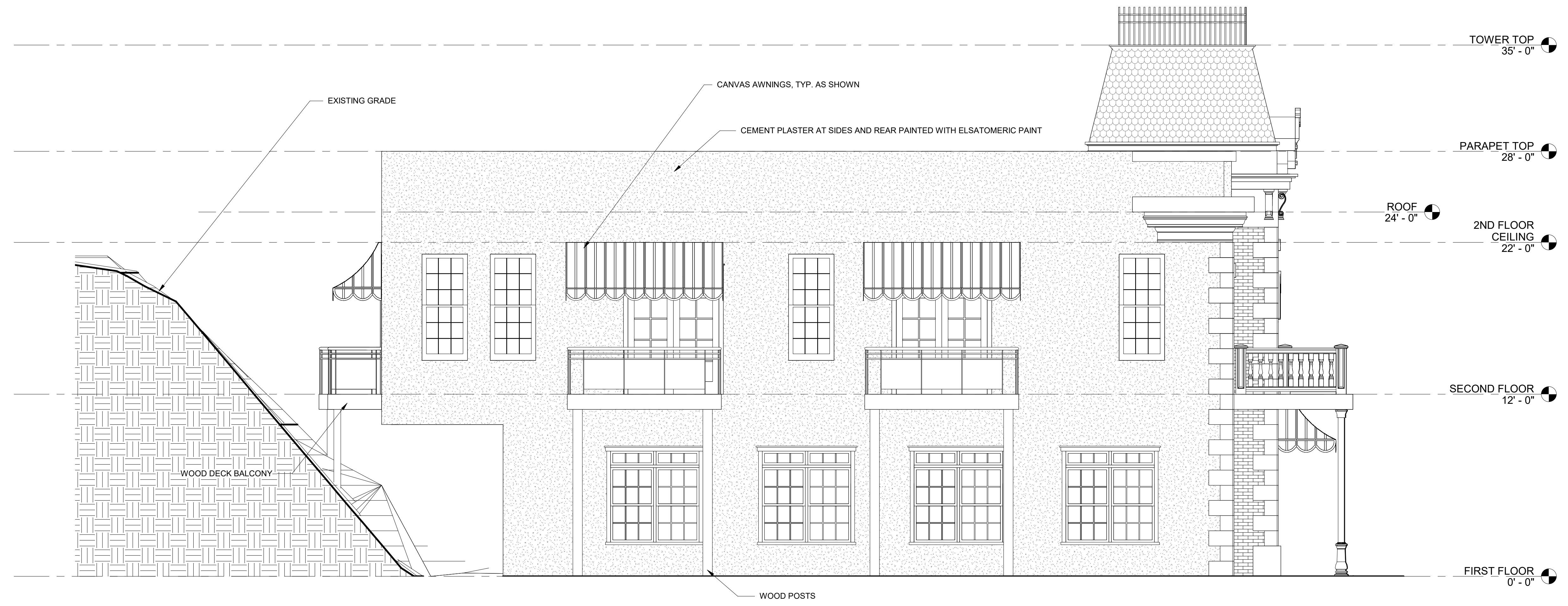
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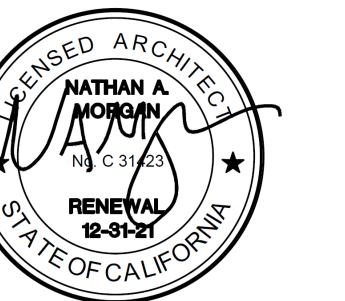
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1 WEST ELEVATION
1/4" = 1'-0"

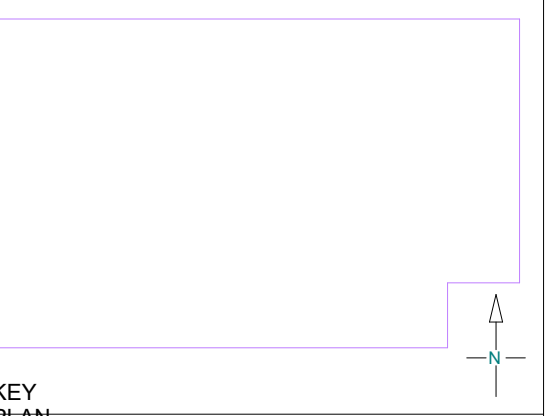


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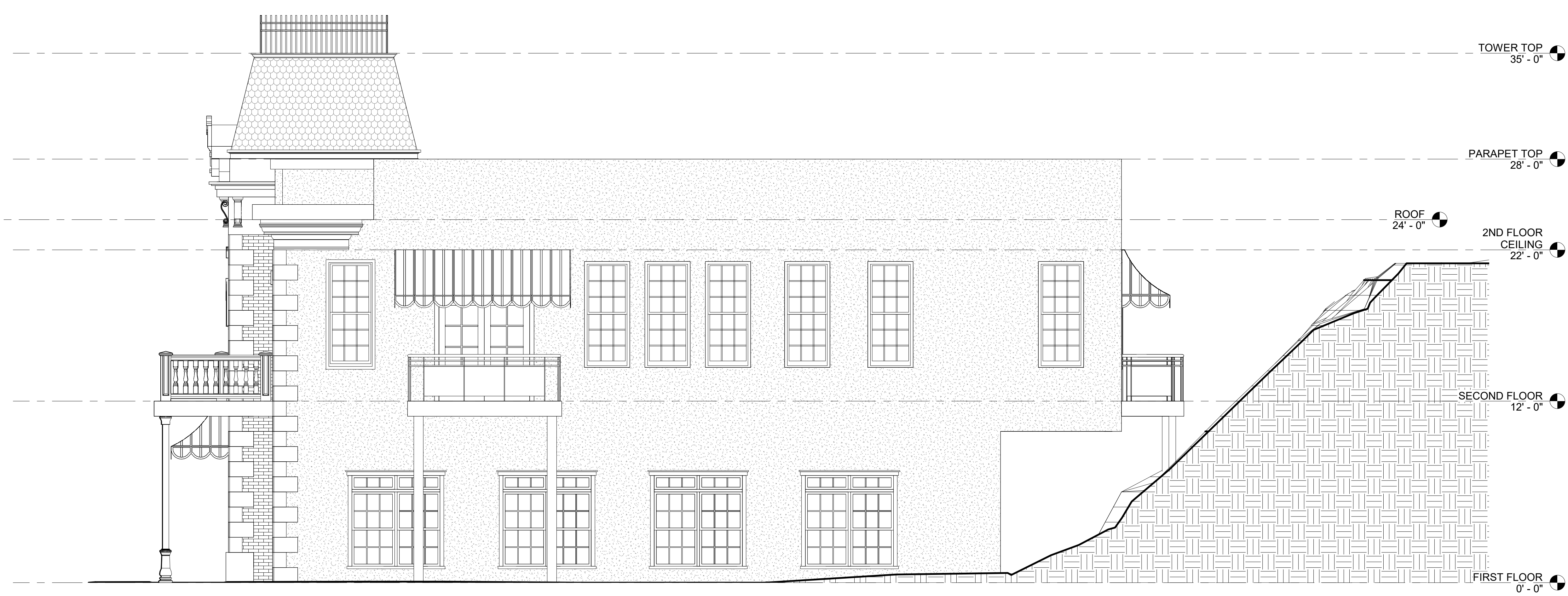
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8



1 EAST ELEVATION
1/4" = 1'-0"

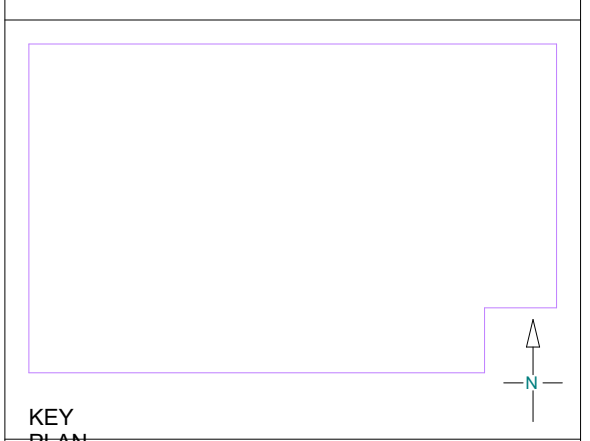


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EAST ELEVATION

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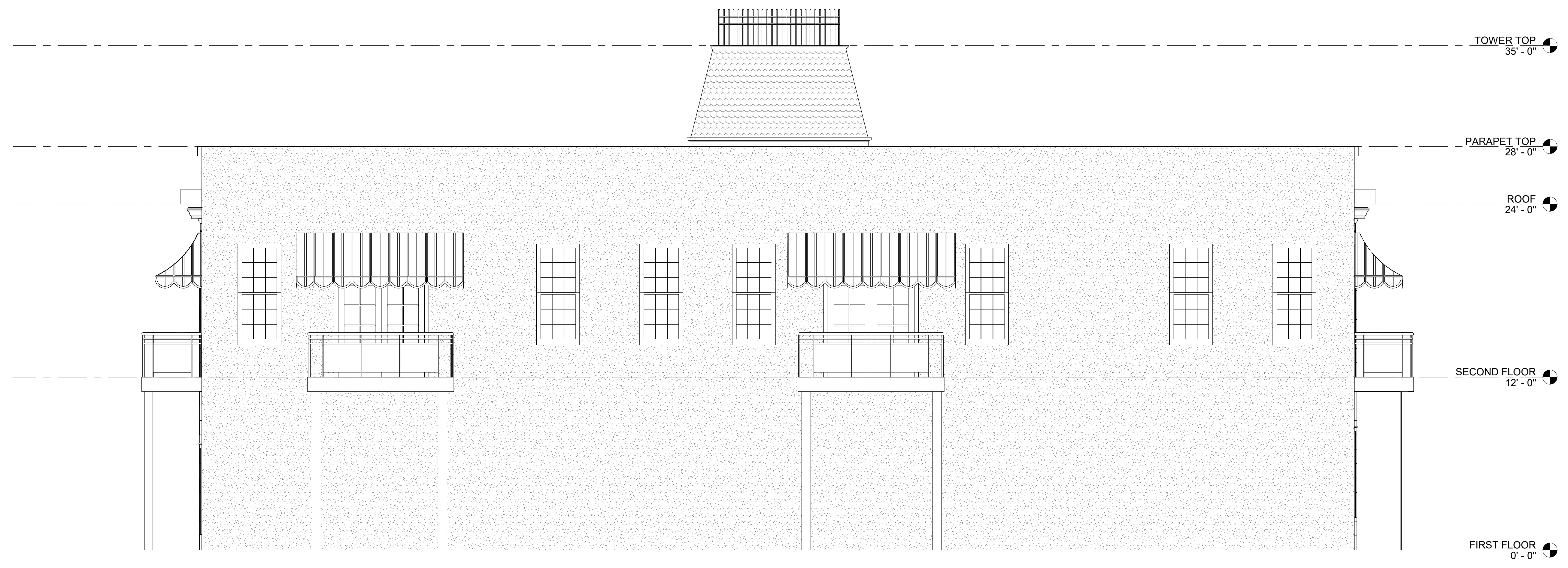
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NORTH ELEVATION

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1 NORTH ELEVATION
1/4" = 1'-0"