

WOODMARK APARTMENTS

7760 & 7716 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA
COUNTY OF SONOMA
APN'S: 060-230-067-000 &
004-211-007-000

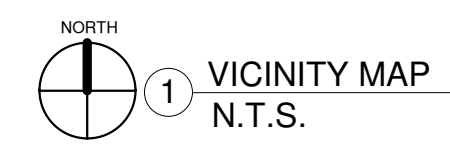
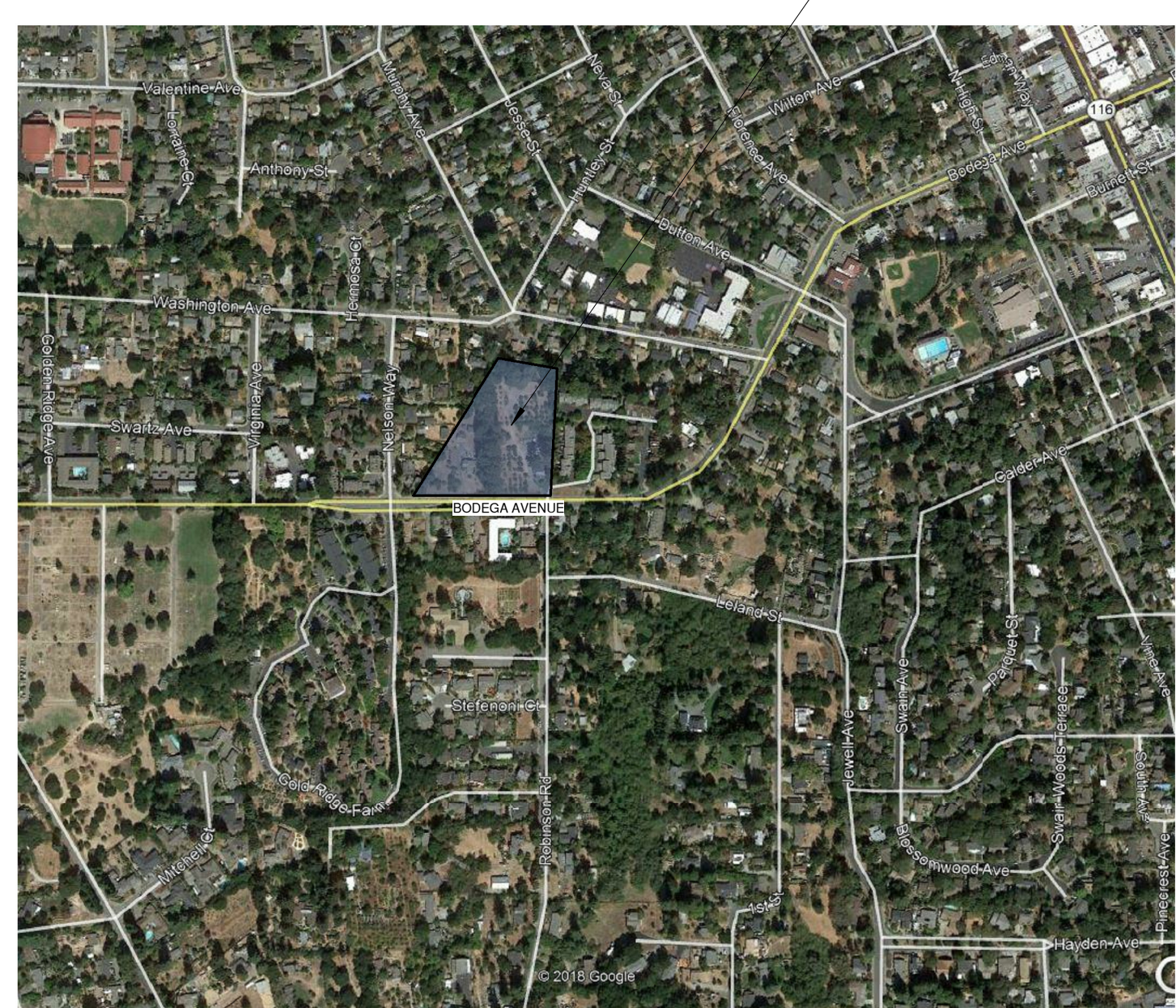
SITE DATA

1. ZONING DISTRICT USE	R7 EXISTING: RURAL RESIDENTIAL/SINGLE FAMILY RESIDENTIAL PROPOSED: AFFORDABLE MULTI-FAMILY RESIDENTIAL
2. LOT SIZE	156,270 S.F. +/- TOTAL FOR BOTH PARCELS OR 3.59 ACRES +/-
3. LOT COVERAGE	EXISTING: 2,731 S.F. +/- OR 1.75% PROPOSED: 36,174 S.F. OR 23.10% MAXIMUM ALLOWED: 40%
4. NUMBER OF UNITS	EXISTING: TWO PROPOSED: 84
5. BUILDING FLOOR AREA:	EXISTING: 2,861 S.F. +/- PROPOSED: 101,071 S.F.
6. FLOOR AREA RATIO (FAR) PARKING SPACES	0.65 EXISTING: N/A (SINGLE FAMILY RESIDENTIAL) PROPOSED: 149 REQUIRED (DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT @ 90% OF 162): 146
7. HEIGHT	EXISTING: VARIES PROPOSED: 39'-6" MAX AT BUILDING TYPE B MAXIMUM ALLOWED: 40'-0"
8. SETBACKS	EXISTING: VARIES PROPOSED: FRONT = 10'-0" REAR = 60'-4" RIGHT SIDE YARD = 79'-0" LEFT SIDE YARD = 58'-5" REQUIRED: FRONT = 10'-0" REAR = 25'-0" SIDE YARD = 9'-0"
9. LANDSCAPING	EXISTING: FRUIT & OTHER TREES AND VARIED GROUND COVER PROPOSED: 46,471 S.F. +/- OR 28.70% PROPOSED FOR REMOVAL: APPROXIMATELY 50 TOTAL TO BE PLANTED: 100, APPROXIMATELY 79 ON-SITE
10. TREES	CUT: 16,400 CY FILL: 3,600 CY OFF-HAUL: 12,800 CY
11. GRADING	REQUIRED: 50 S.F./DU OR 4,200 S.F. REQUIRED (PER 17.20.040(C) 25,541 S.F. COMMON OPEN SPACE S.F. (WHICH MEETS 17.20.040(A) & (C) OPEN SPACE STANDARDS) THIS NUMBER DOES NOT INCLUDE PRIVATE OPEN SPACE OF PATIOS OR BALCONIES WHICH SERVE INDIVIDUAL DWELLING UNITS
12. OPEN SPACE	

APPLICANT
SEBASTOPOL PACIFIC ASSOCIATES
CALEB ROOPE
430 E. STATE STREET, STE 100
EAGLE, IDAHO 83616
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OWNER
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ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
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(208) 461-0022 X3021



ARCHITECTURAL	
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CIVIL	
C1	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
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ELECTRICAL	
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TREE NUMBERING MAP	
2	TREE NUMBERING MAP

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PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

T1.1

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FIRE SPRINKLER
AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (10% TOTAL)	9	10.7%
SENSORY IMPAIRED UNITS (4% TOTAL)	4	4.8%

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(12) 1-BEDROOM UNITS	(12) x 586 S.F. = 7,032 S.F.
(36) 2-BEDROOM UNITS	(36) x 749 S.F. = 26,964 S.F.
(4) 3-BEDROOM B UNITS	(4) x 918 S.F. = 3,672 S.F.
(32) 3-BEDROOM UNITS	(32) x 1,080 S.F. = 34,560 S.F.
(84) UNITS TOTAL	72,228 S.F.

COMMUNITY AREA

COMMUNITY AREA	2,045 S.F.
TOTAL	74,273 S.F.

PARKING SUMMARY

REQUIREMENTS PER SEBASTOPOL 17.110.030

ONE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 12 X 1.5 = 18 SPACES REQUIRED

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 36 X 2 = 72 SPACES REQUIRED

THREE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 36 X 2 = 72 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, PER 17.110.030 = 162 SPACES
DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT = 90% OF REQD
TOTAL PARKING SPACES REQUIRED = 146 SPACES
TOTAL PROVIDED: 149 TOTAL SPACES

	TOTAL	%
STANDARD	87	58.4%
ACCESSIBLE	9	6.0%
COMPACT	53	35.6%
TOTALS	149	100%

20% OF TOTAL PARKING SPACES FOR EV SPACES, OR 31 TOTAL PROVIDED

BICYCLE PARKING CALCULATIONS:
0.5/PER UNIT = 42 BIKE SPACES REQUIRED
DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT = 25% OF REQD
TOTAL BICYCLE PARKING SPACES REQUIRED = 11

TOTAL PROVIDED: 40 SPACES ON (5) BIKE RACKS

SITE SIZE
156,270 S.F. ± (3.59 ACRES ±) TOTAL
23.96 DWELLING UNITS/ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	36,174 S.F.	23.10%
ON-SITE ASPHALT CONCRETE PAVING	56,185 S.F.	36.00%
SITE AMENITIES (PERGOLA, TOT LOT, BOCCO BALL COURT)	2,887 S.F.	1.80%
CONCRETE WALKS & PADS	14,553 S.F.	9.40%
LANDSCAPE, OPEN SPACE	46,471 S.F.	29.70%
TOTAL AREA	156,270 S.F.	100%

NOTE: * ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

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PROJECT
7716 BODEGA AVENUE
SEBASTOPOL, CA

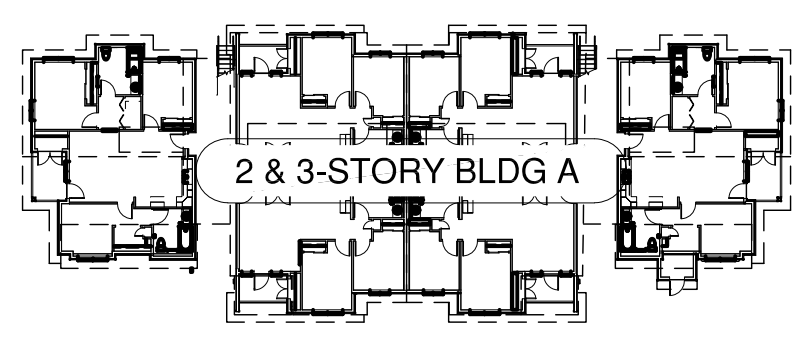
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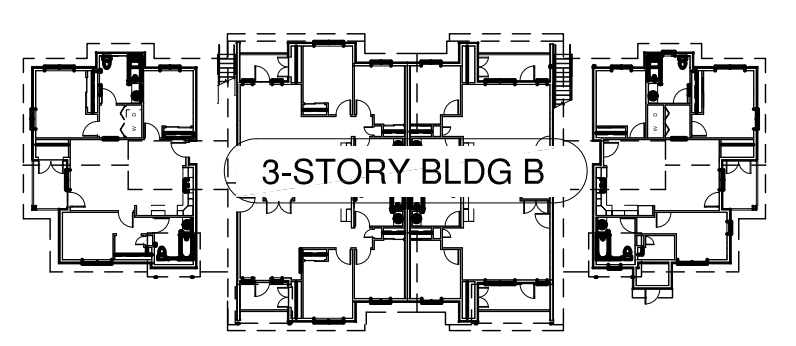
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ARCHITECTURAL SITE PLAN

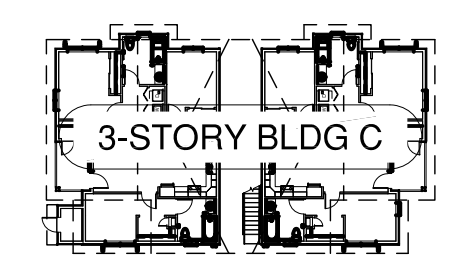
SCHEMATIC SET / NOT FOR CONSTRUCTION



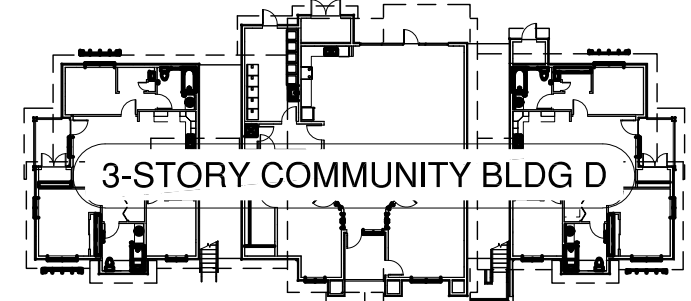
BUILDING A
(2) BLDGS. TOTAL
(4) 3 BEDROOM UNITS, & (12) 2-BEDROOM UNITS PER BLDG.
FOOTPRINT - 7,031 S.F.
TOTAL S.F. - 17,929 S.F.
MAXIMUM HEIGHT - 33'-6"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



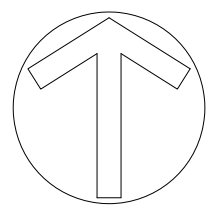
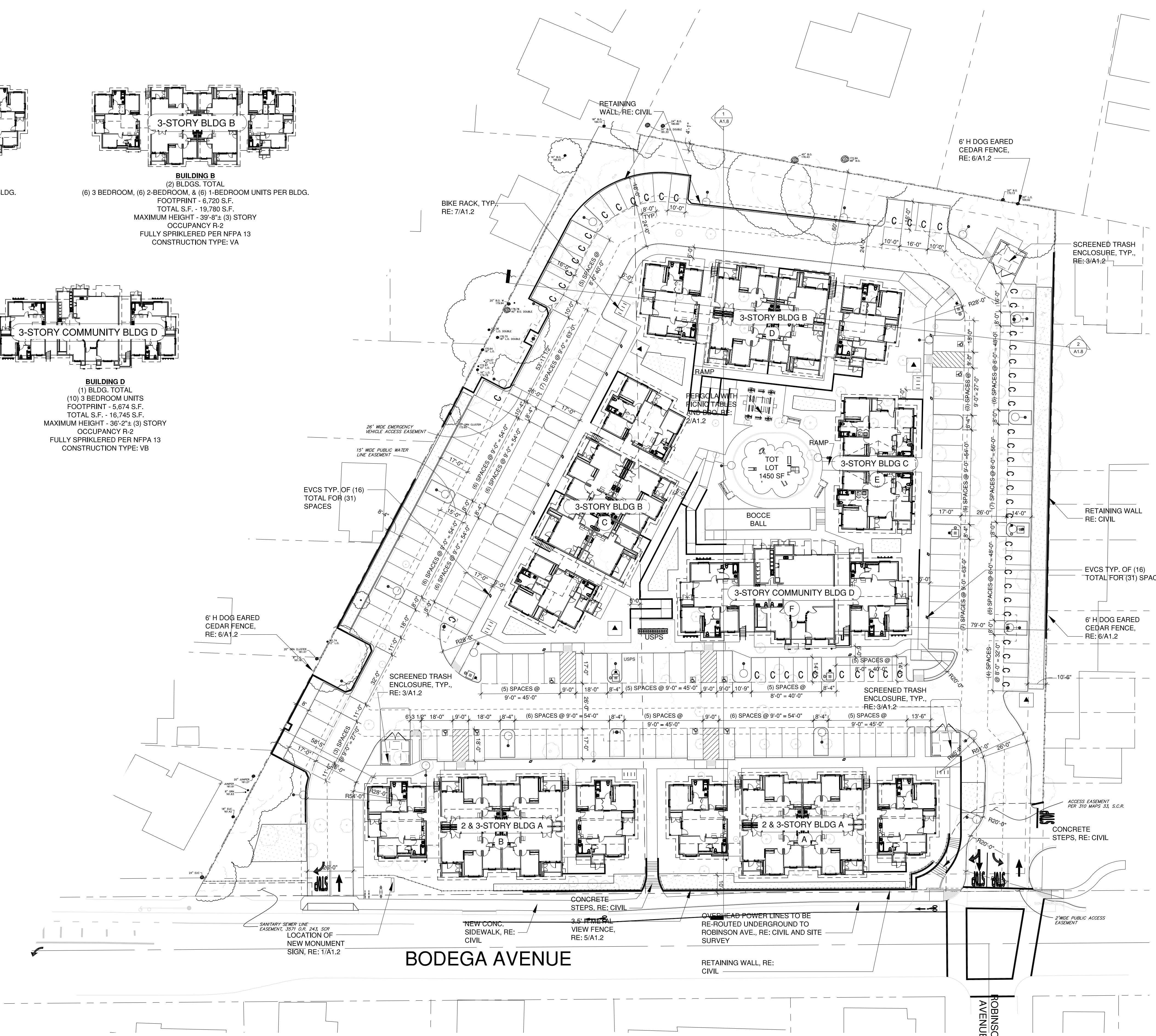
BUILDING B
(2) BLDGS. TOTAL
(6) 3 BEDROOM, (6) 2-BEDROOM, & (6) 1-BEDROOM UNITS PER BLDG.
FOOTPRINT - 6,720 S.F.
TOTAL S.F. - 19,780 S.F.
MAXIMUM HEIGHT - 33'-6"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



BUILDING C
(1) BLDG. TOTAL
(6) 3 BEDROOM UNITS
FOOTPRINT - 2,998 S.F.
TOTAL S.F. - 8,908
MAXIMUM HEIGHT - 33'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



BUILDING D
(1) BLDG. TOTAL
(10) 3 BEDROOM UNITS
FOOTPRINT - 5,674 S.F.
TOTAL S.F. - 16,745 S.F.
MAXIMUM HEIGHT - 33'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



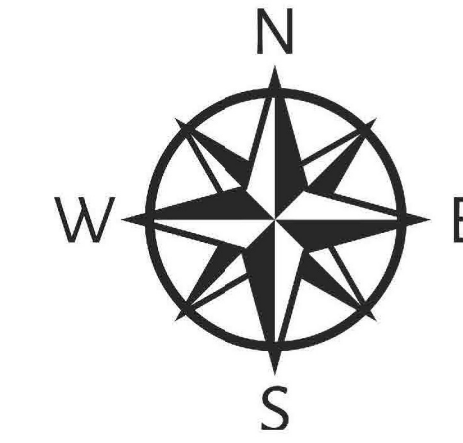
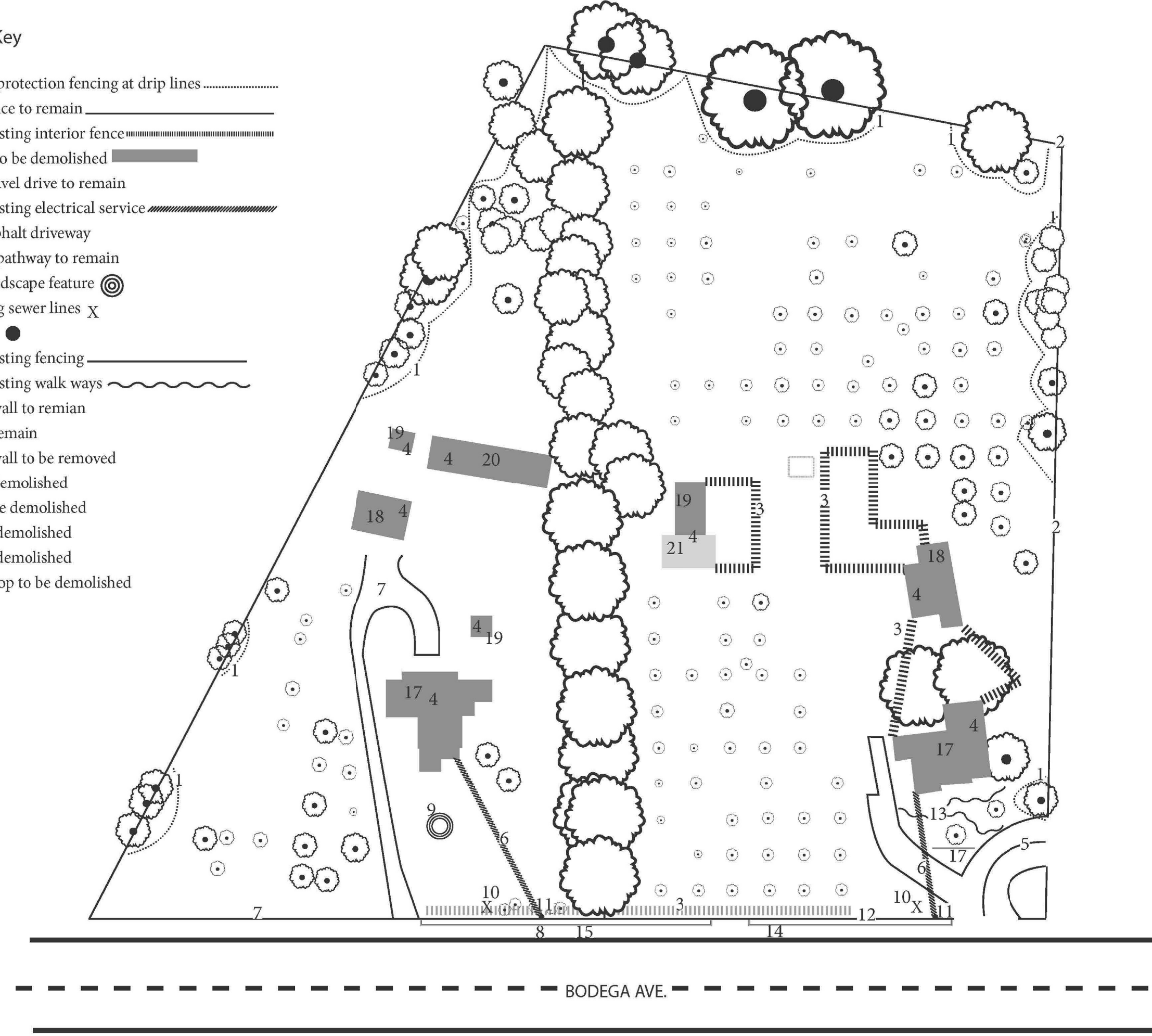
SITE PLAN
SCALE: 1" = 30'-0"



ARCHITECTURAL SITE PLAN

Demolition Key

1. Install tree protection fencing at drip lines
2. Existing fence to remain
3. Remove existing interior fence
4. Structures to be demolished
5. Existing gravel drive to remain
6. Remove existing electrical service
7. Remove asphalt driveway
8. Pedestrian pathway to remain
9. Remove landscape feature
10. Cap existing sewer lines
11. Utility pole
12. Remove existing fencing
13. Remove existing walk ways
14. Retaining wall to remain
15. Railing to remain
16. Retaining wall to be removed
17. SFD to be demolished
18. Garage to be demolished
19. Shed to be demolished
20. Barn to be demolished
21. Chicken coop to be demolished



ADDRESS:
BODEGA AVE
SEBASTOPOL CA 95

OWNER:
LAUREN ALEXANDER
APN:

1" = 15'

① PRELIMINARY DEMOLITION PLAN
N.T.S.

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WOODMARK APARTMENTS

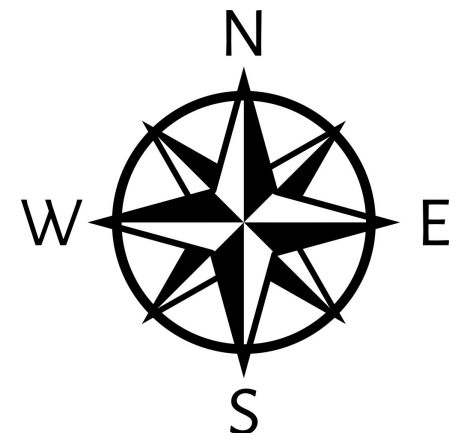
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A1.1D

Demolition Key

- 1. Existing fence to remain _____
- 2. Remove existing interior fence
- 3. Structures to be demolished [shaded box]
- 4. Existing gravel drive to remain
- 5. Remove existing electrical service //////////////
- 6. Remove asphalt driveway
- 7. Pedestrian pathway to remain
- 8. Remove landscape feature (⊙)
- 9. Cap existing sewer lines X
- 10. Utility pole (●)
- 11. Remove existing fencing _____
- 12. Remove existing walk ways ~~~~~
- 13. Retaining wall to remain
- 14. Railing to remain
- 15. Retaining wall to be removed
- 16. SFD to be demolished
- 17. Garage to be demolished
- 18. Shed to be demolished
- 19. Barn to be demolished
- 20. Chicken coop to be demolished

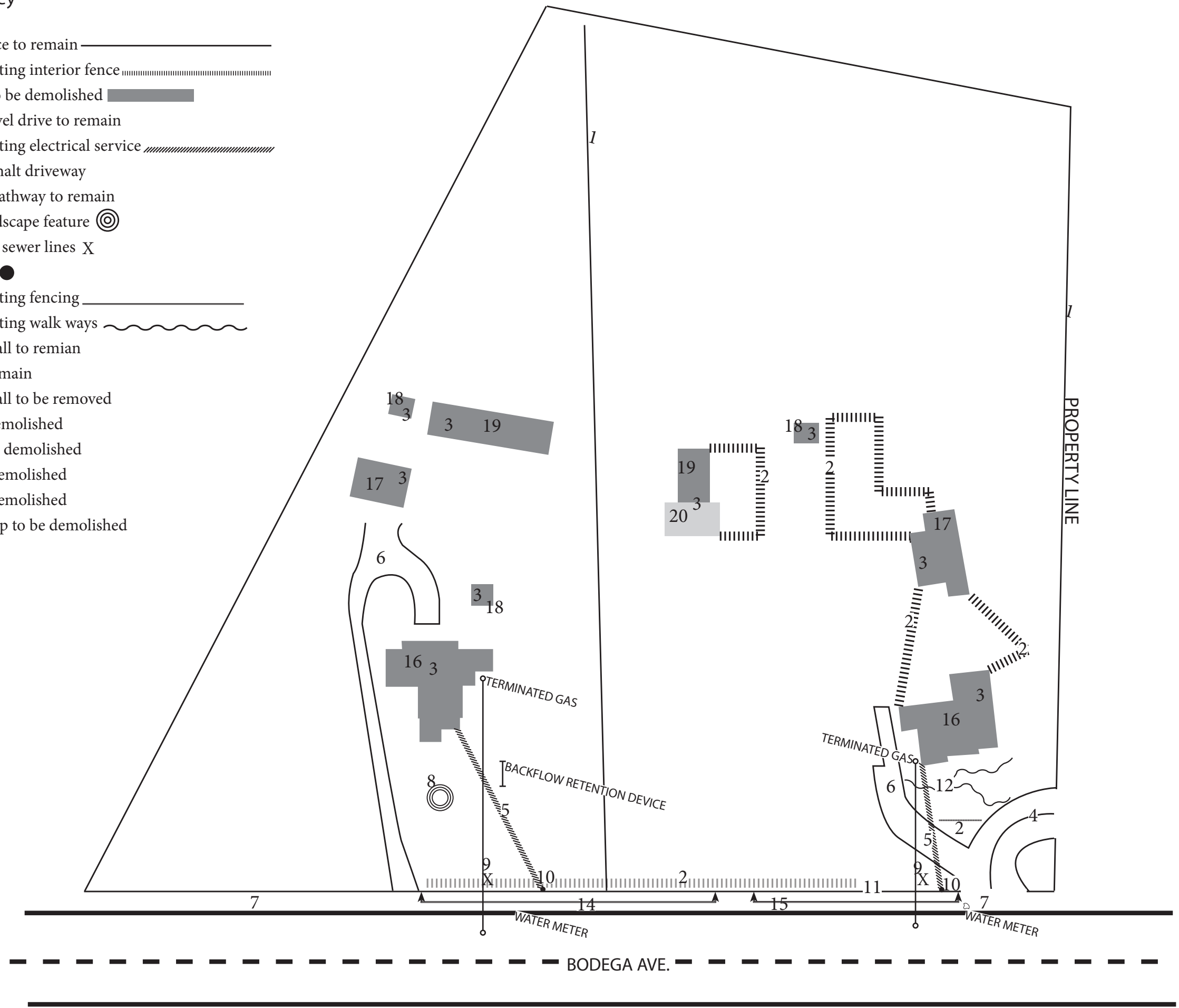


ADDRESS:
 77160 & 7760 Bodega Ave
 Sebastopol, CA 95472

OWNER:
 Pacific West Communities, Inc.
 430 E. State St., Suite 100
 Eagle, ID 83616

APN:
 004-211-007
 060-230-067

1" = 15'



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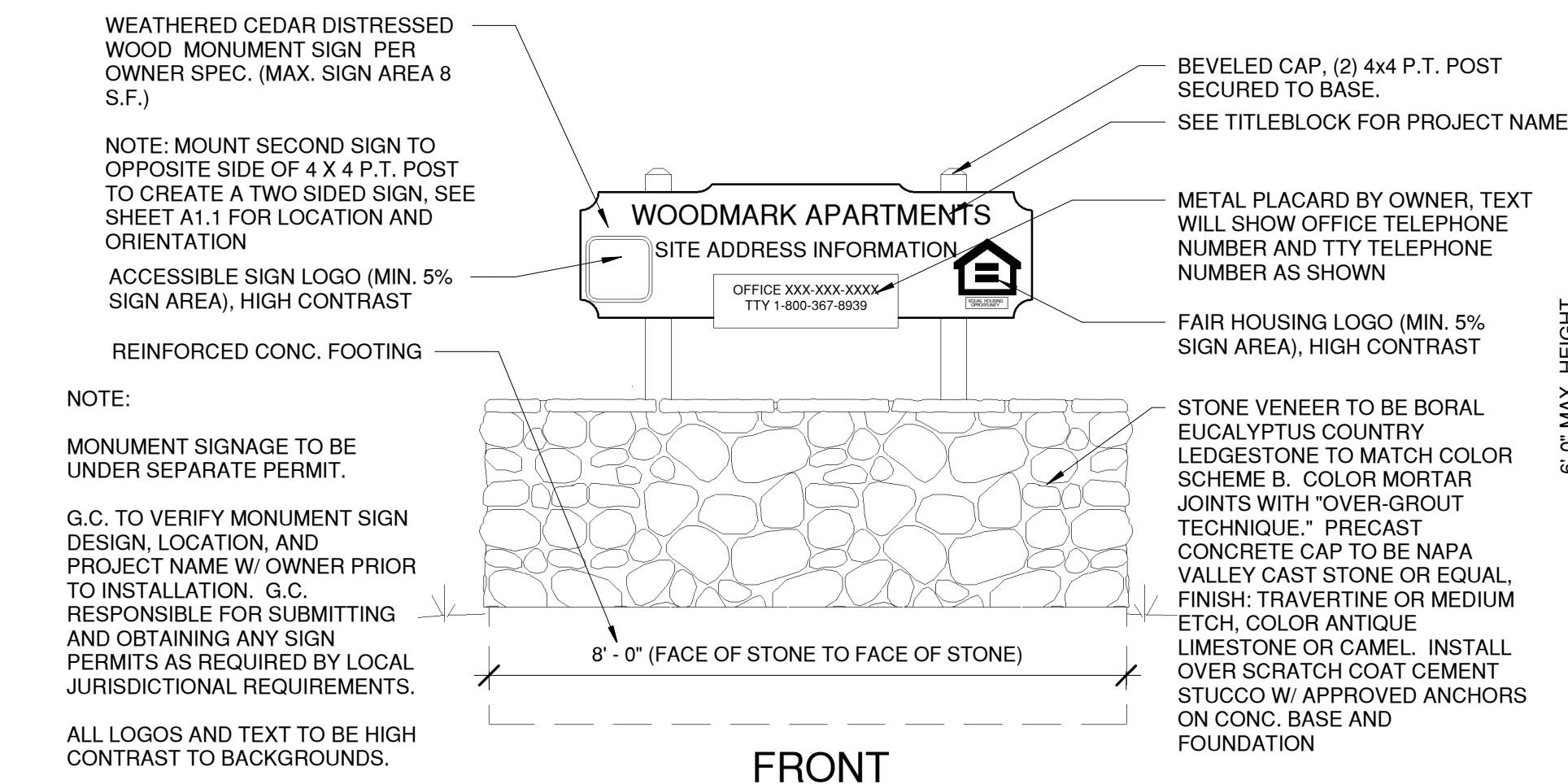


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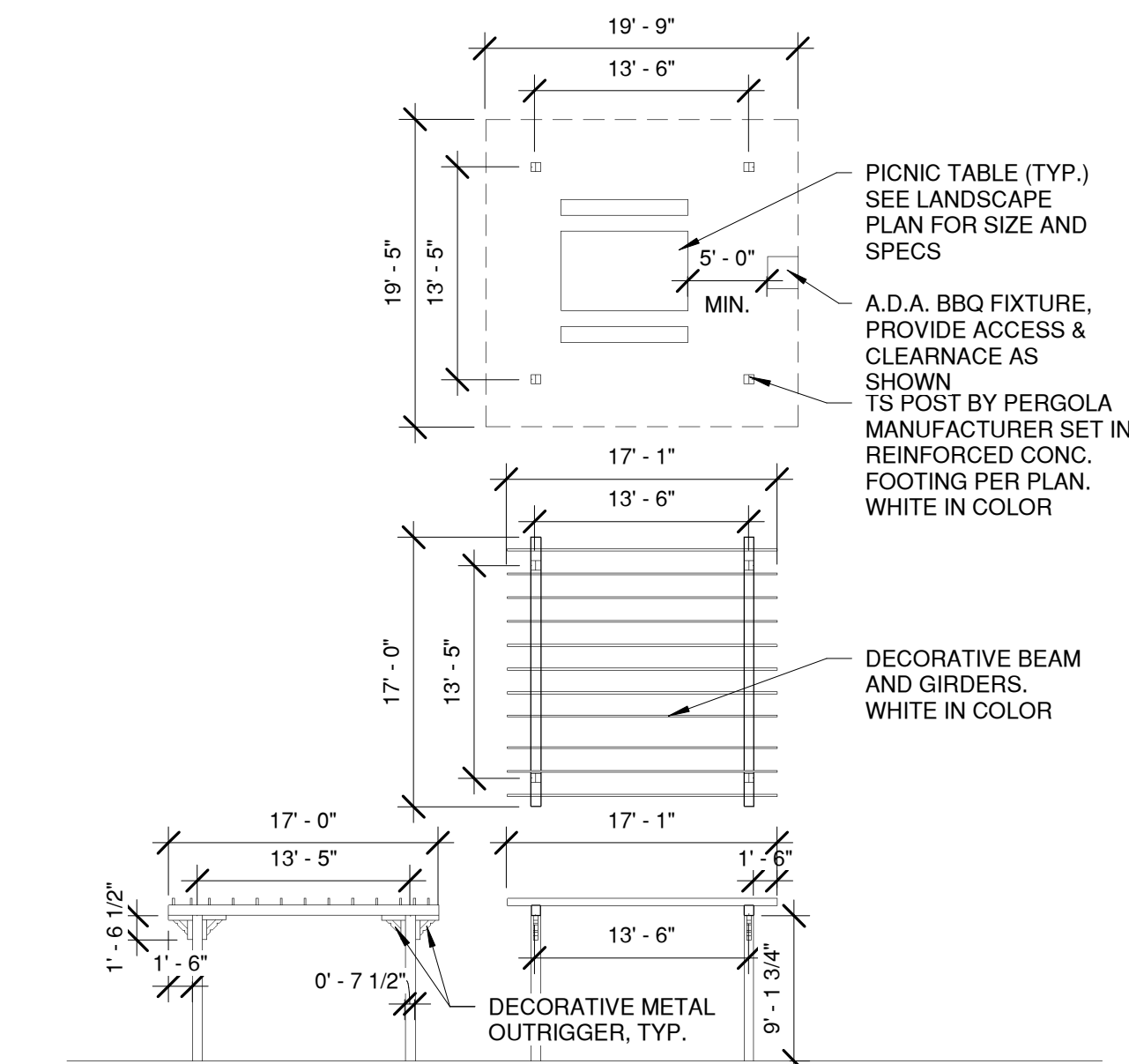
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7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

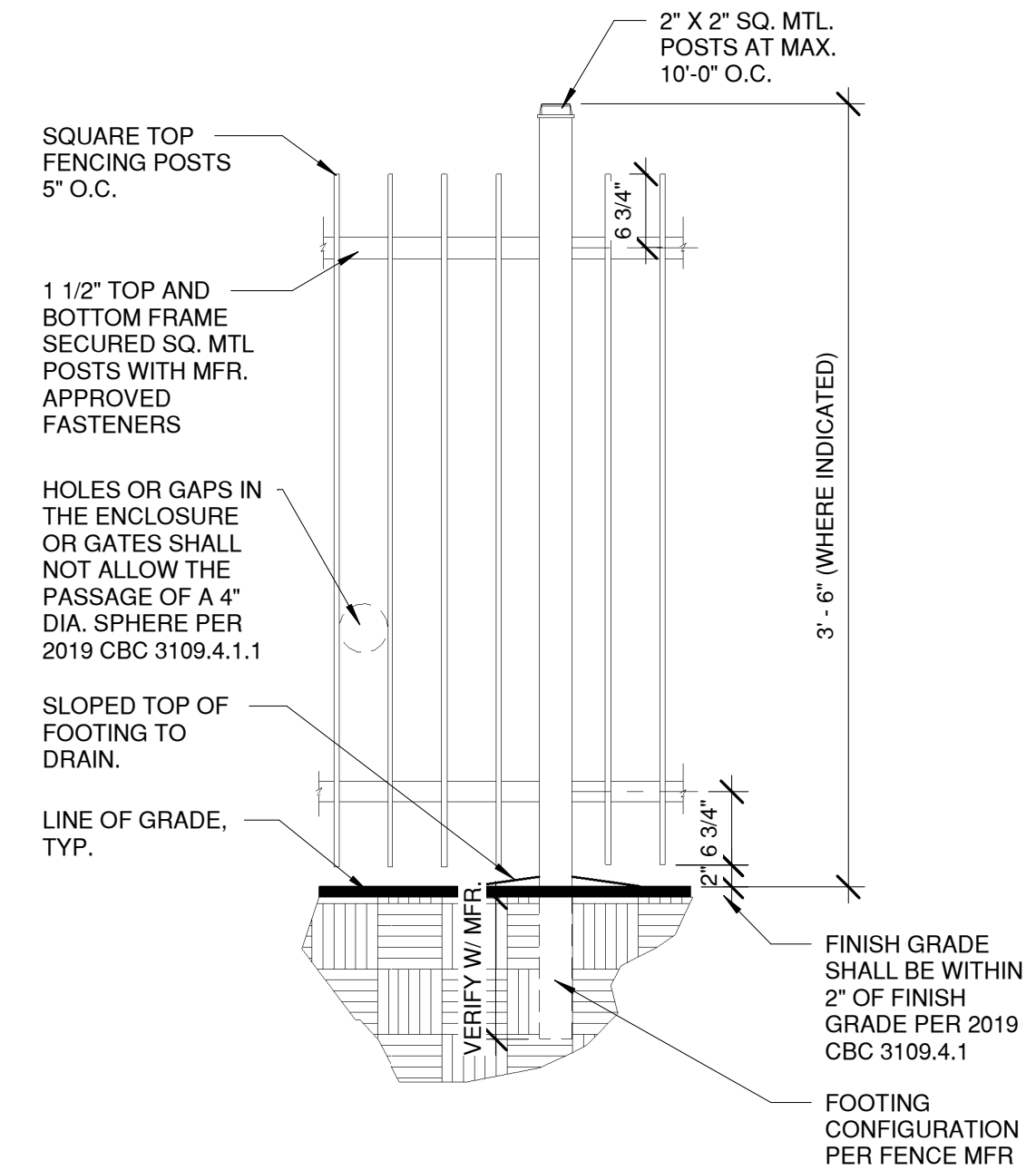
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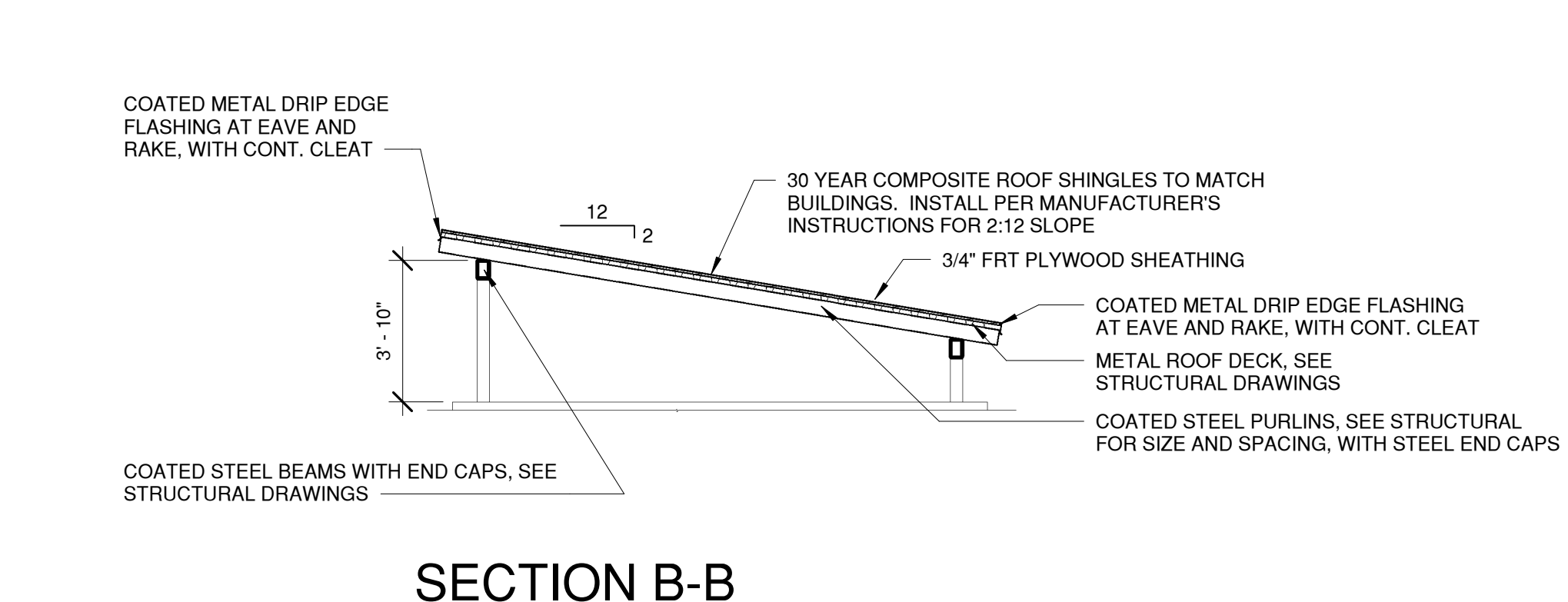
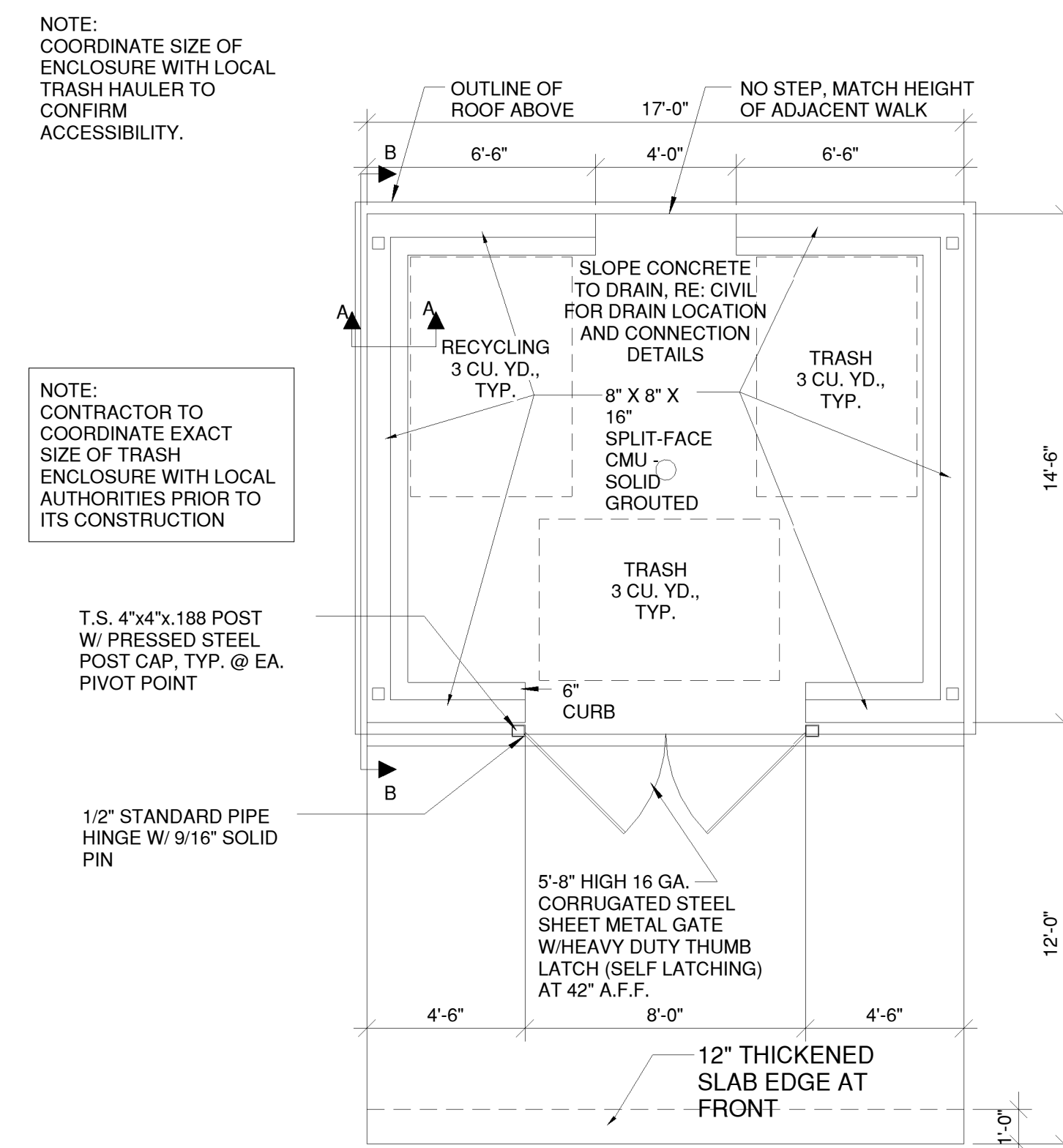
1 MONUMENT SIGN
1/2" = 1'-0"



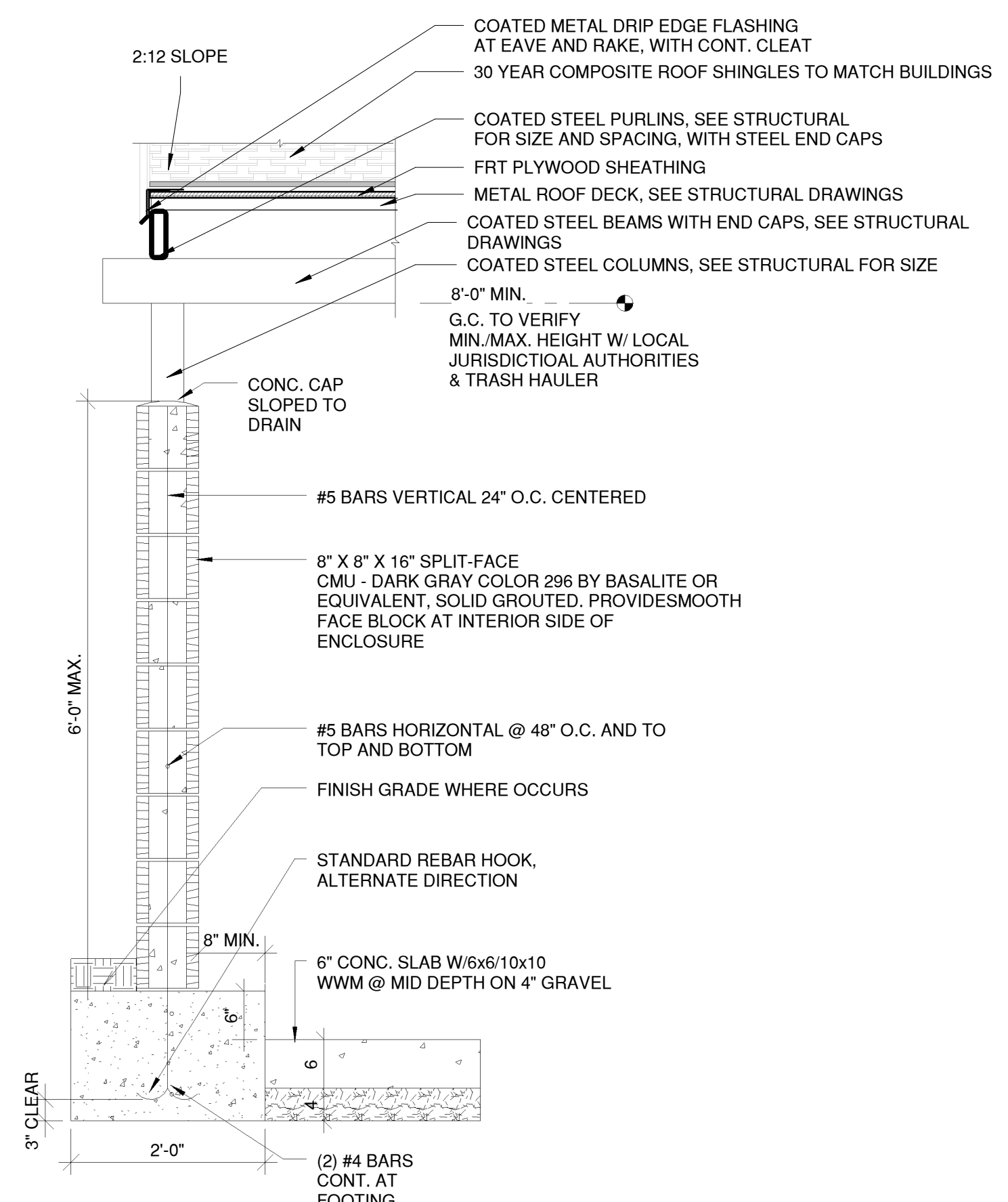
2 OPEN PICNIC PERGOLA - SINGLE
3/32" = 1'-0"



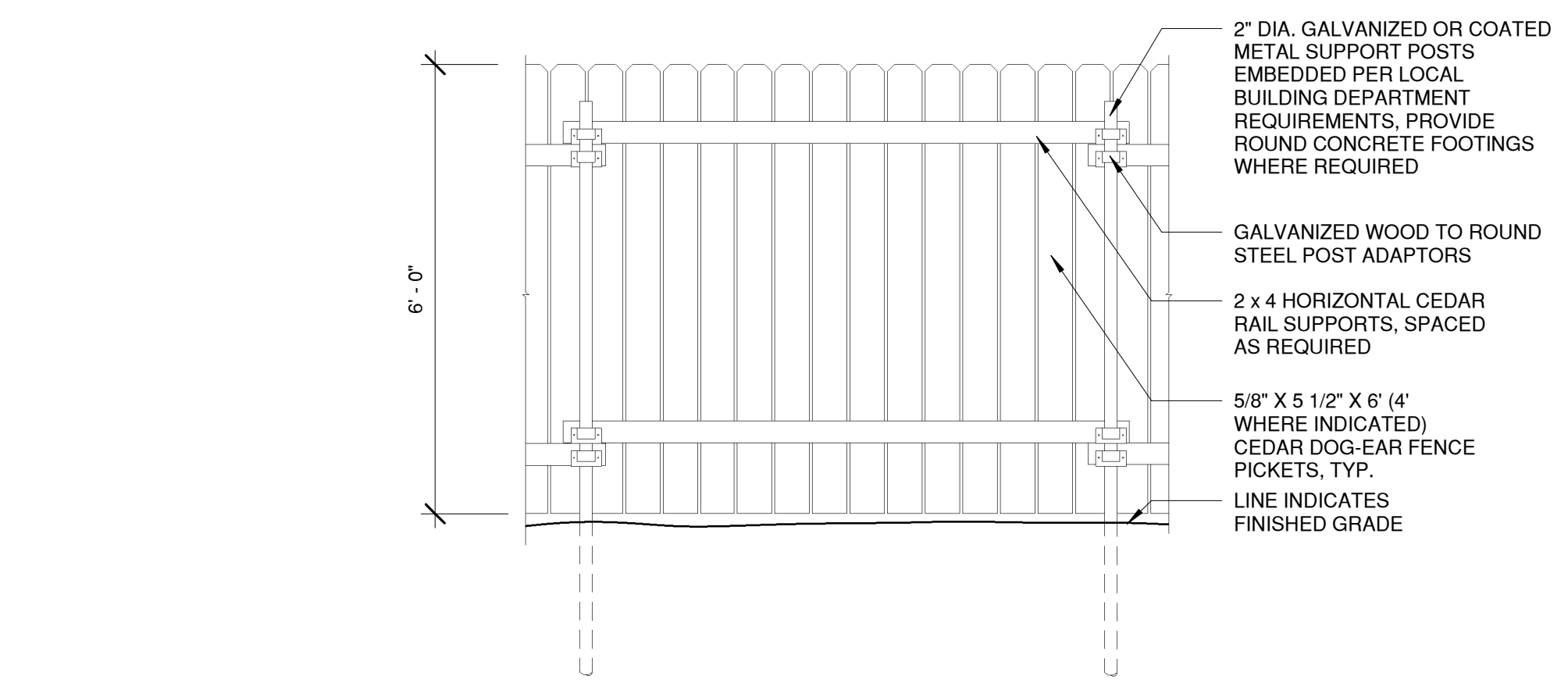
5 METAL FENCING
3/4" = 1'-0"



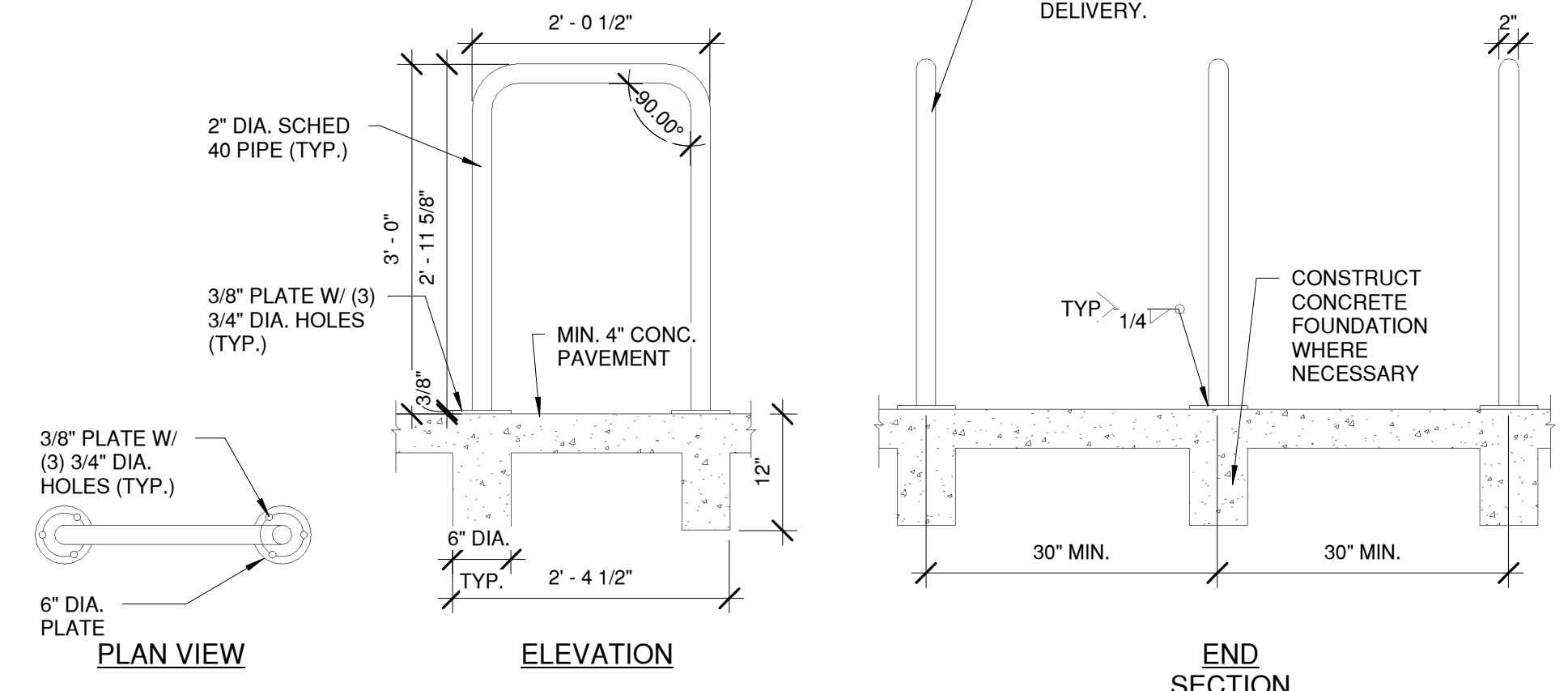
3 TRASH & RECYCLING ENCLOSURE
1/4" = 1'-0"



4 TRASH & RECYCLING ENCLOSURE
SECTION A-A
3/4" = 1'-0"



6 CEDAR FENCE DETAIL (AT REAR ELEVATION)
1/2" = 1'-0"

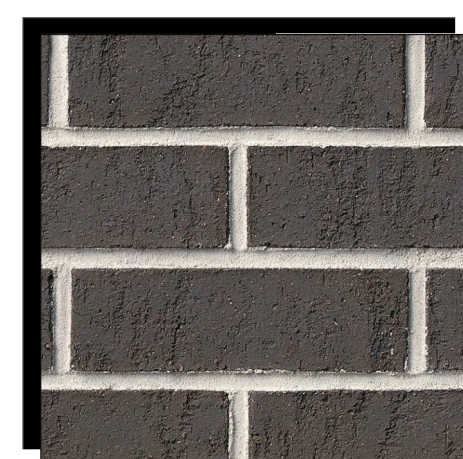


7 BICYCLE RACK DETAIL
3/4" = 1'-0"



① BUILDING B - FRONT ELEVATION - COLOR SCHEME A
1/4" = 1'-0"

COLOR SCHEME A (FOR ONE EACH OF BUILDING TYPES A, & B AS WELL AS FOR BUILDING C)



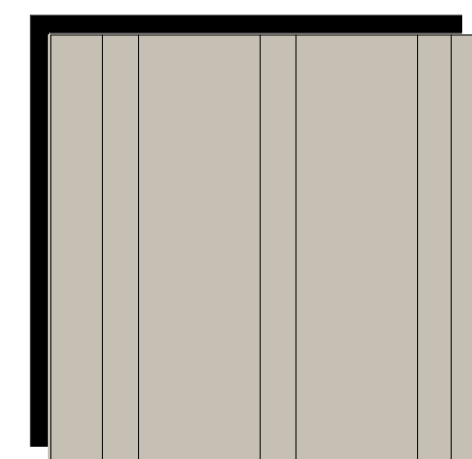
A THIN BRICK VENEER
AMARO BY BORAL - STANDARD
MODULAR SIZE



B CEMENTITIOUS 7"
CLAPBOARD SIDING
POLISHED MAHOGANY SW 2838



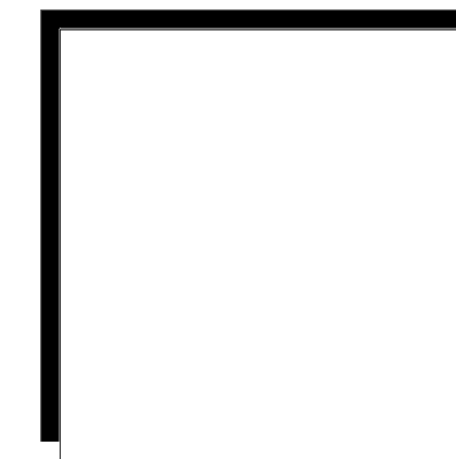
C CEMENTITIOUS 7"
CLAPBOARD SIDING
URBANE BRONZE SW 7048



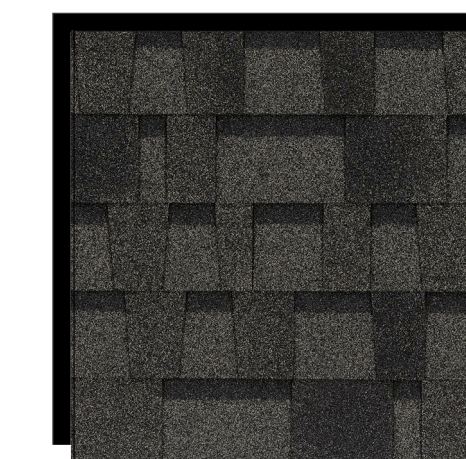
D CEMENTITIOUS BOARD
& BATTEN SIDING
SKYLINE STEEL SW 1015



E TRIM
WORDLY GRAY SW 7043



F VINYL WINDOWS
WHITE



G 30 YEAR COMPOSITE
SHINGLE
PABCO PEWTER GRAY

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7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.4

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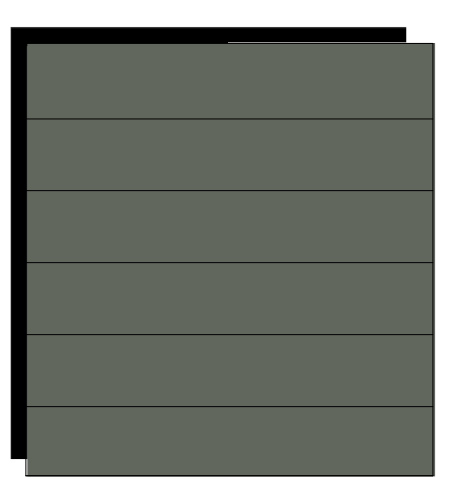


1 BUILDING A - FRONT ELEVATION - COLOR SCHEME B
 1/4" = 1'-0"

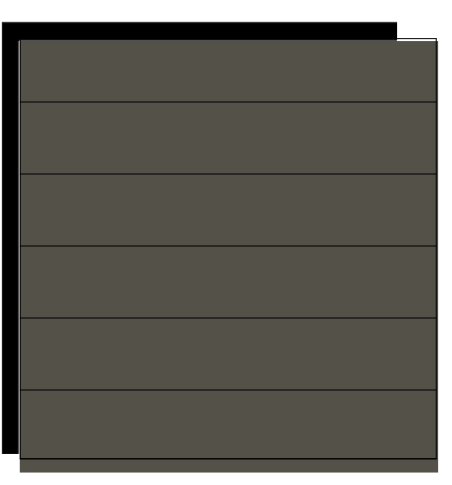
COLOR SCHEME B (COMMUNITY BUILDING D, AND ONE EACH OF BUILDING TYPES A, & B)



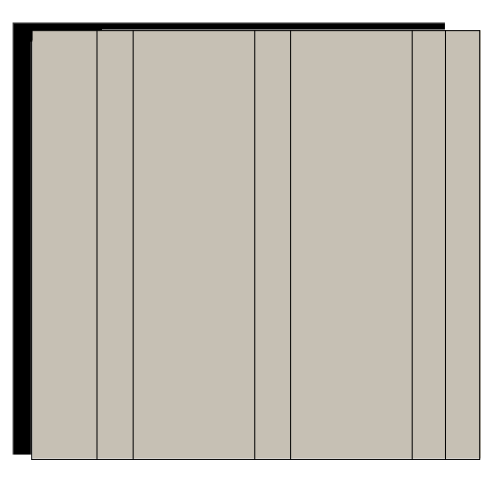
A LIMESTONE
 BORAL EUCALYPTUS COUNTRY LEDGESTONE



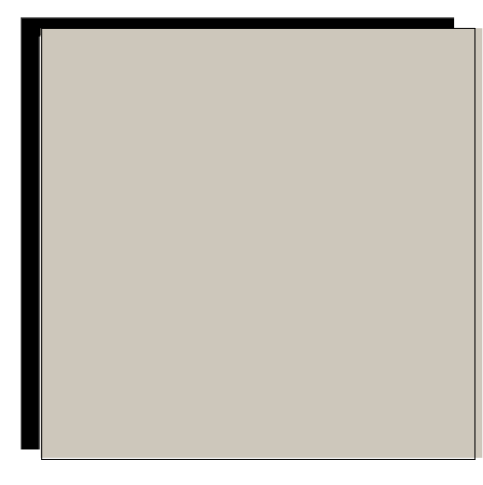
B CEMENTITIOUS 7" CLAPBOARD SIDING
 NIGHT OWL SW 7061



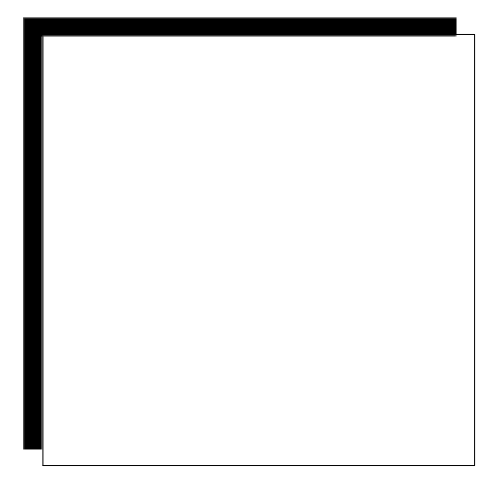
C CEMENTITIOUS 7" CLAPBOARD SIDING
 URBANE BRONZE SW 7048



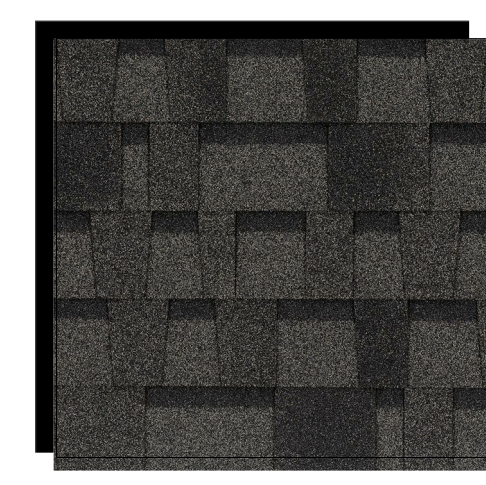
D CEMENTITIOUS BOARD & BATTEN SIDING
 SKYLINE STEEL SW 1015



E TRIM
 WORDLY GRAY SW 7043



F VINYL WINDOWS
 WHITE



G 30 YEAR COMPOSITE SHINGLE
 FABCO PEWTER GRAY



⑥ 3D VIEW LOOING NORTH EAST FROM WESTERLY DRIVEWAY AT BODEGA AVENUE
3/8" = 1'-0"



⑤ 3D VIEW FROM COURTYARD AMENITIES TO COMMUNITY BUILDING
3/8" = 1'-0"



④ 3D STREET PERSPECTIVE AT BUILDING A LOOKING WEST AT BODEGA AVENUE EASTERLY DRIVEWAY
N.T.S.



⑦ 3D VIEW AT COMMON COURTYARD AMENITIES
3/8" = 1'-0"



② 3D VIEW LOOKING SOUTHEAST AT BUILDING B & DRIVE AISLE FROM NW CORNER OF SITE
N.T.S.

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7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.6

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



① STREETScape ELEVATION PERSPECTIVE
N.T.S.

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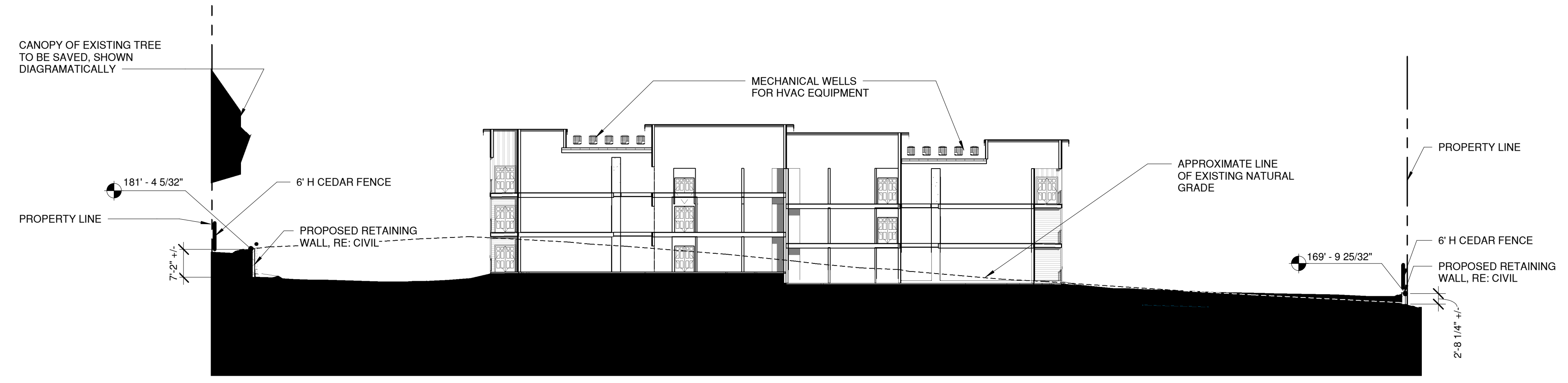
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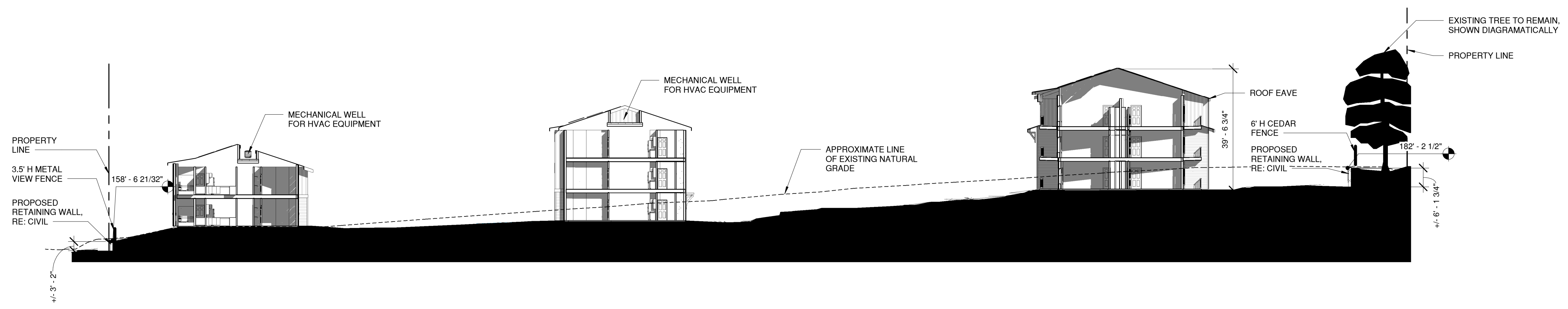
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A1.7



② BUILDING AND SITE SECTION/DIAGRAM - LOOKING NORTH
1" = 20'-0"



① BUILDING & SITE SECTION/DIAGRAM - LOOKING WEST
1" = 20'-0"

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A1.8

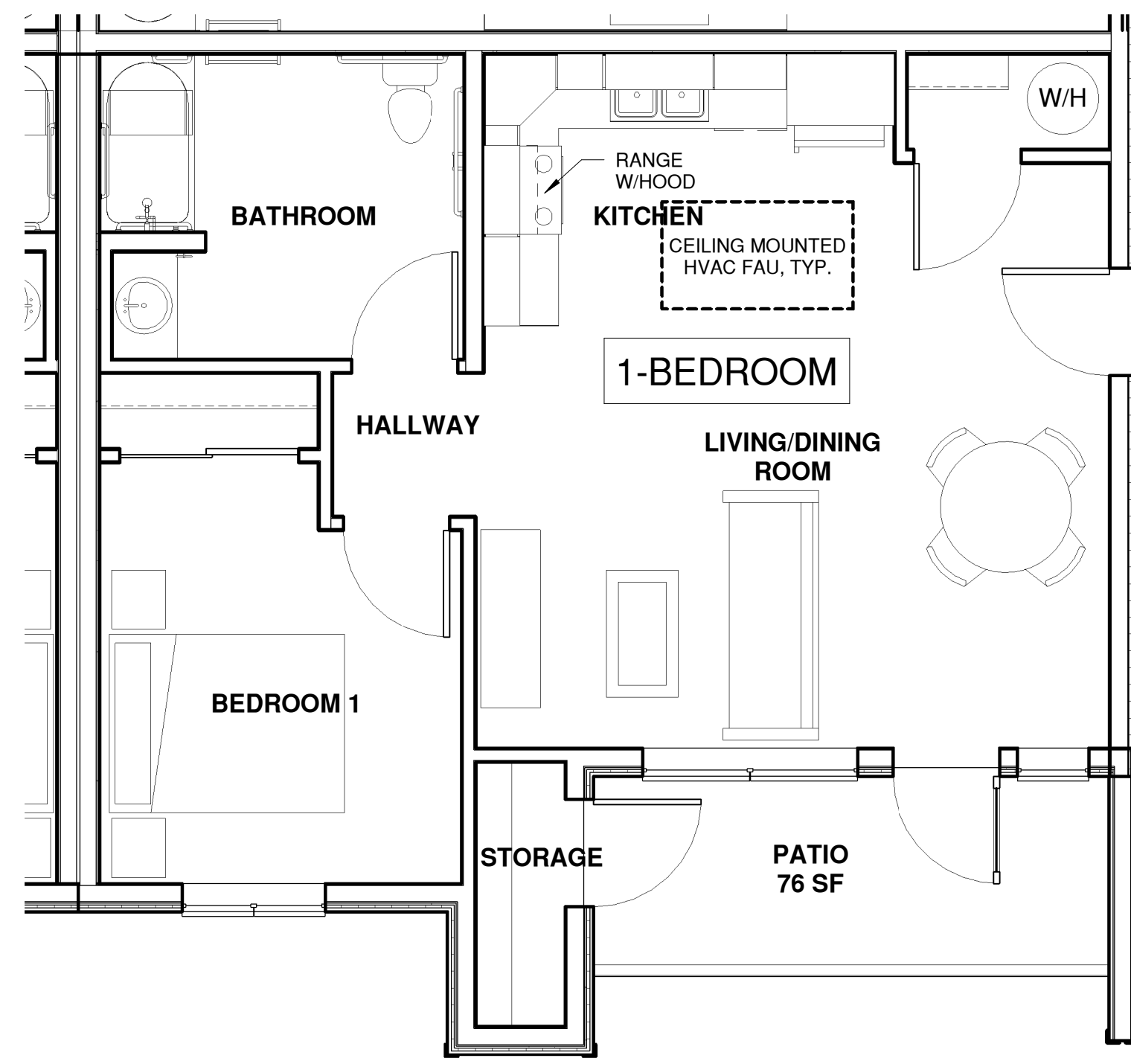
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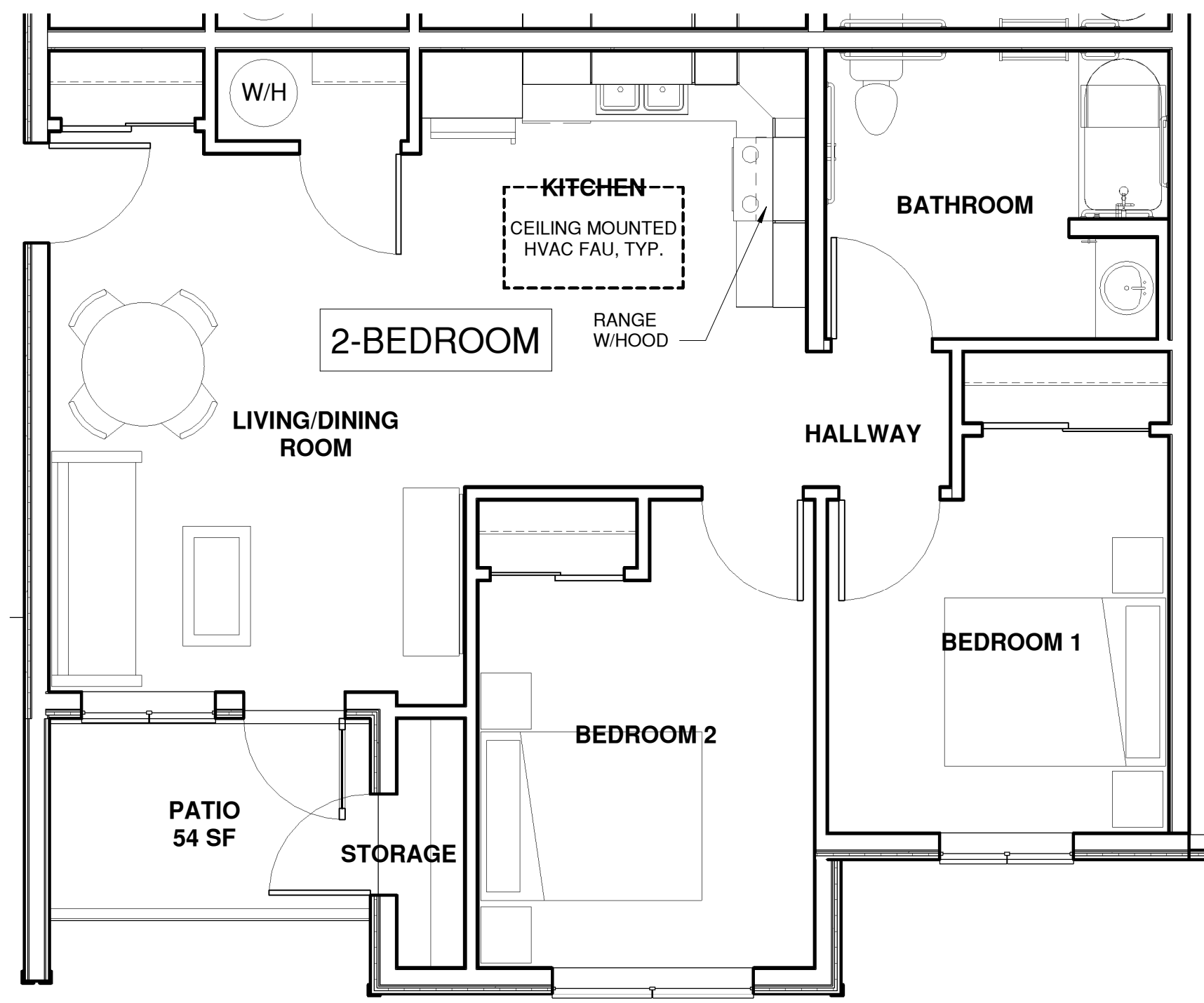
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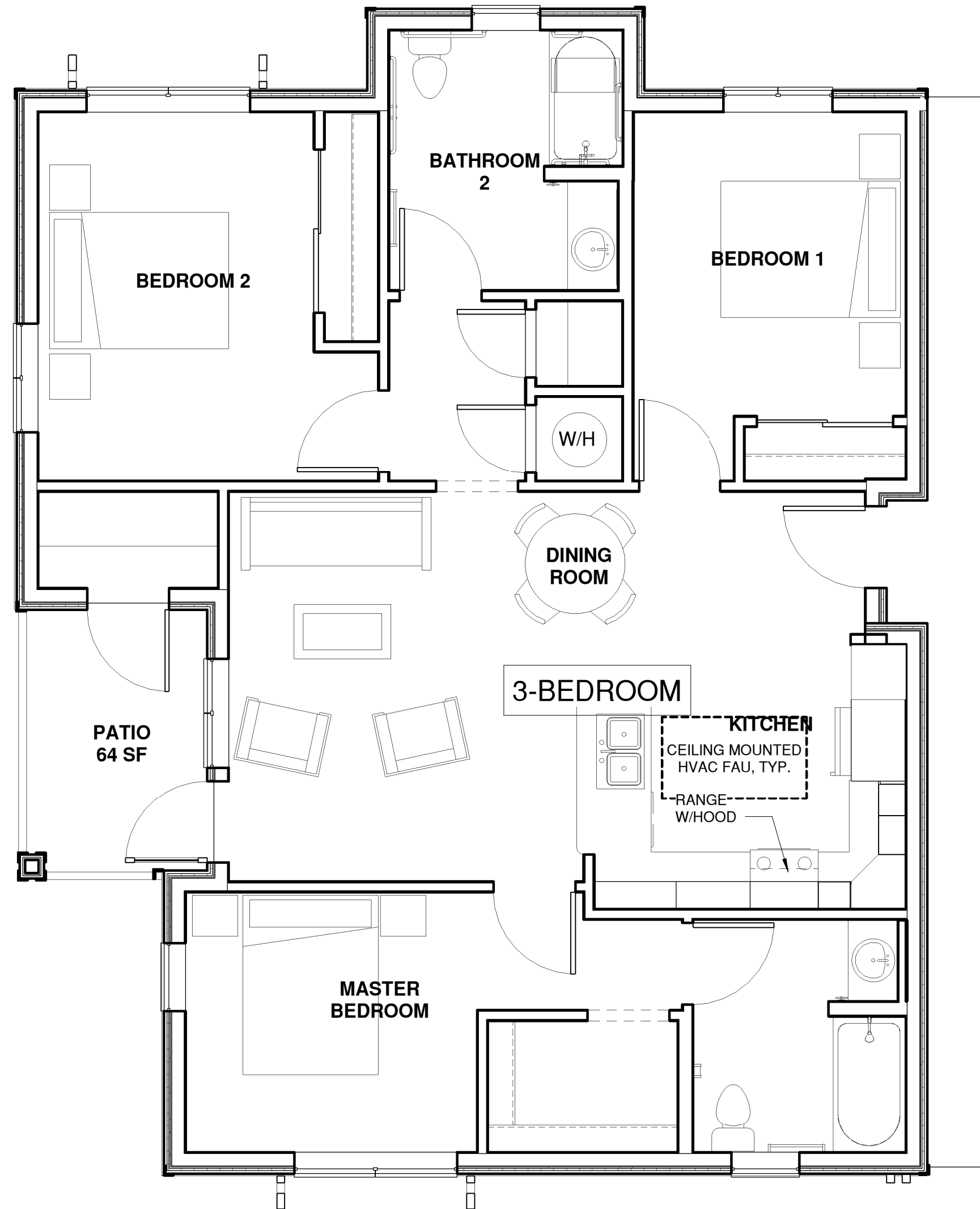
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



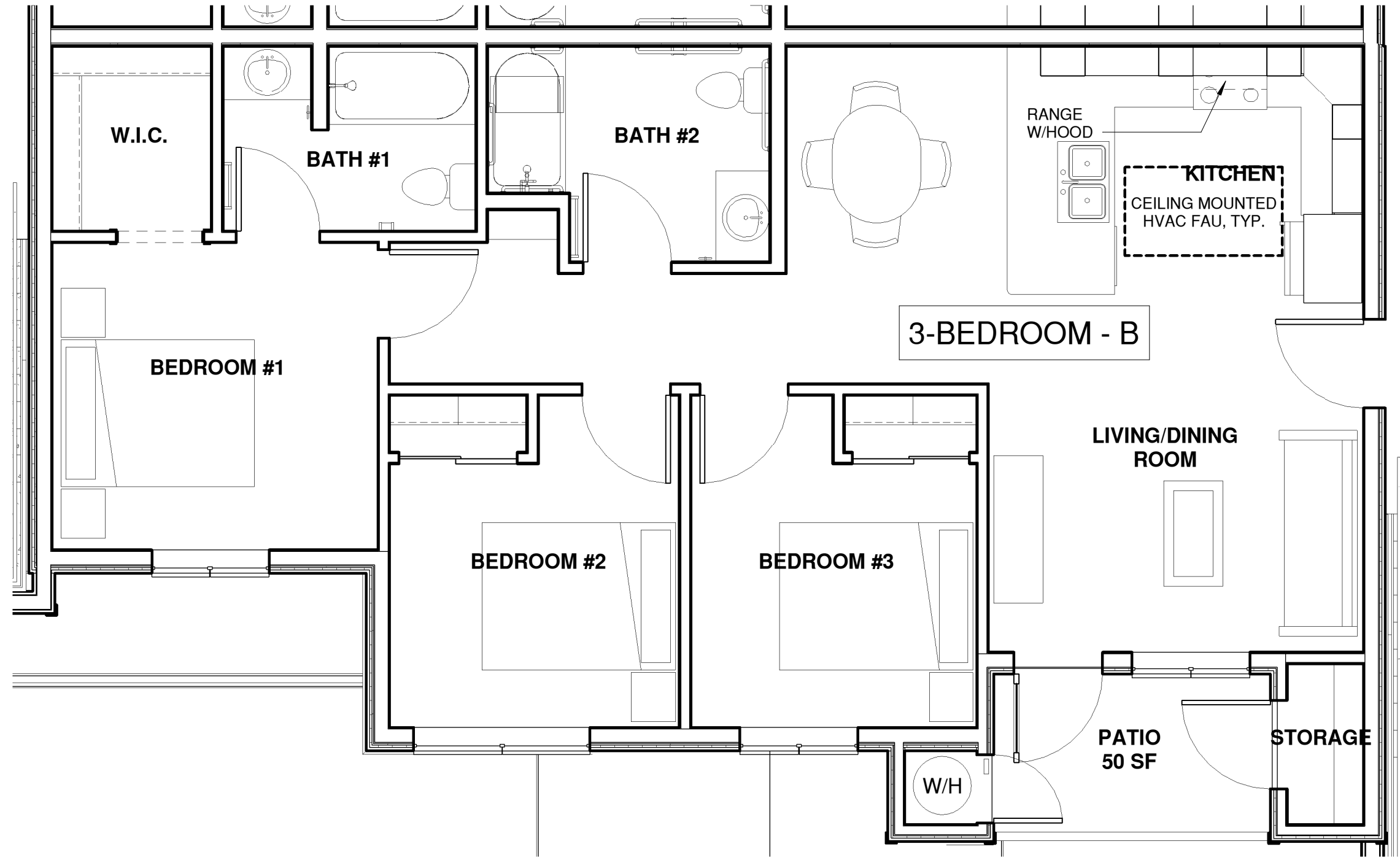
1 1-BEDROOM UNIT PLAN
1/4" = 1'-0" 586 S.F. CONDITIONED



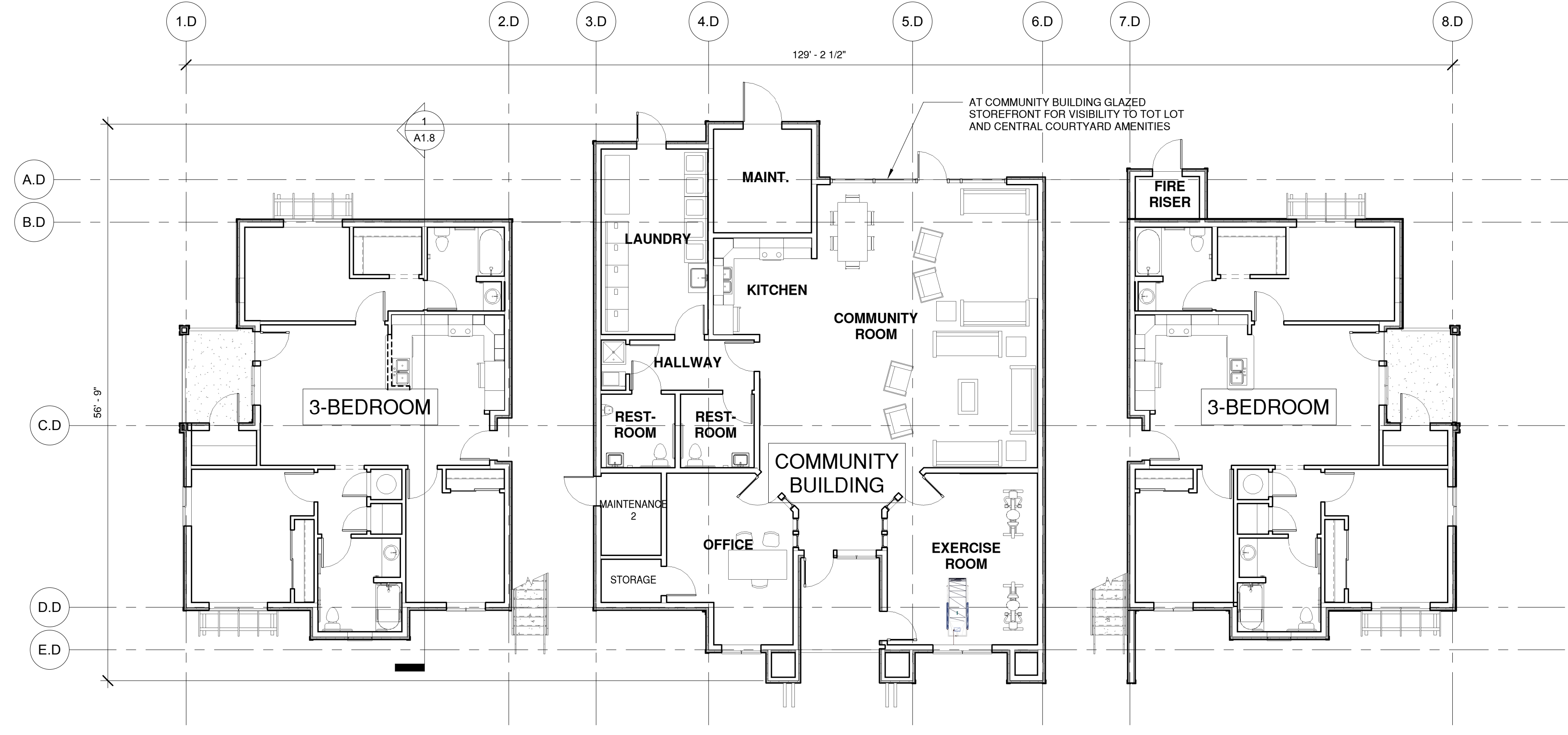
2 2-BEDROOM UNIT PLAN
1/4" = 1'-0" 749 S.F. CONDITIONED



3 3-BEDROOM - A UNIT PLAN
1/4" = 1'-0" 1080 S.F. CONDITIONED



4 3-BEDROOM - B UNIT PLAN
1/4" = 1'-0" 928 S.F. CONDITIONED



1 COMMUNITY BUILDING D FIRST FLOOR PLAN
1/8" = 1'-0"

2,045 S.F. CONDITIONED FOR COMMUNITY BUILDING
5,674 S.F. TOTAL FIRST FLOOR - BUILDING D

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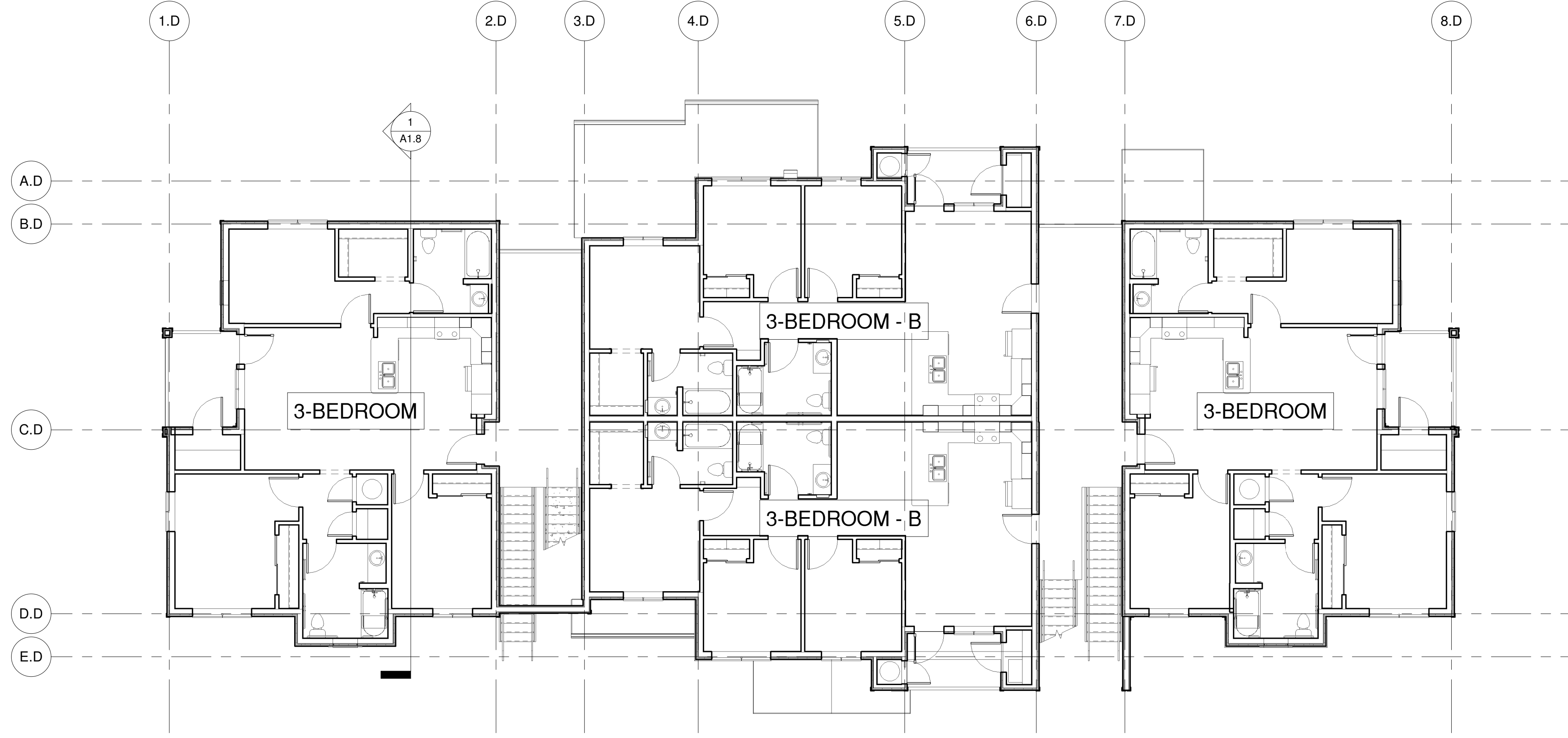
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A3.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



1 COMMUNITY BUILDING TYPE D - SECOND FLOOR PLAN
1/8" = 1'-0"

5,548 S.F. TOTAL SECOND FLOOR - BUILDING D

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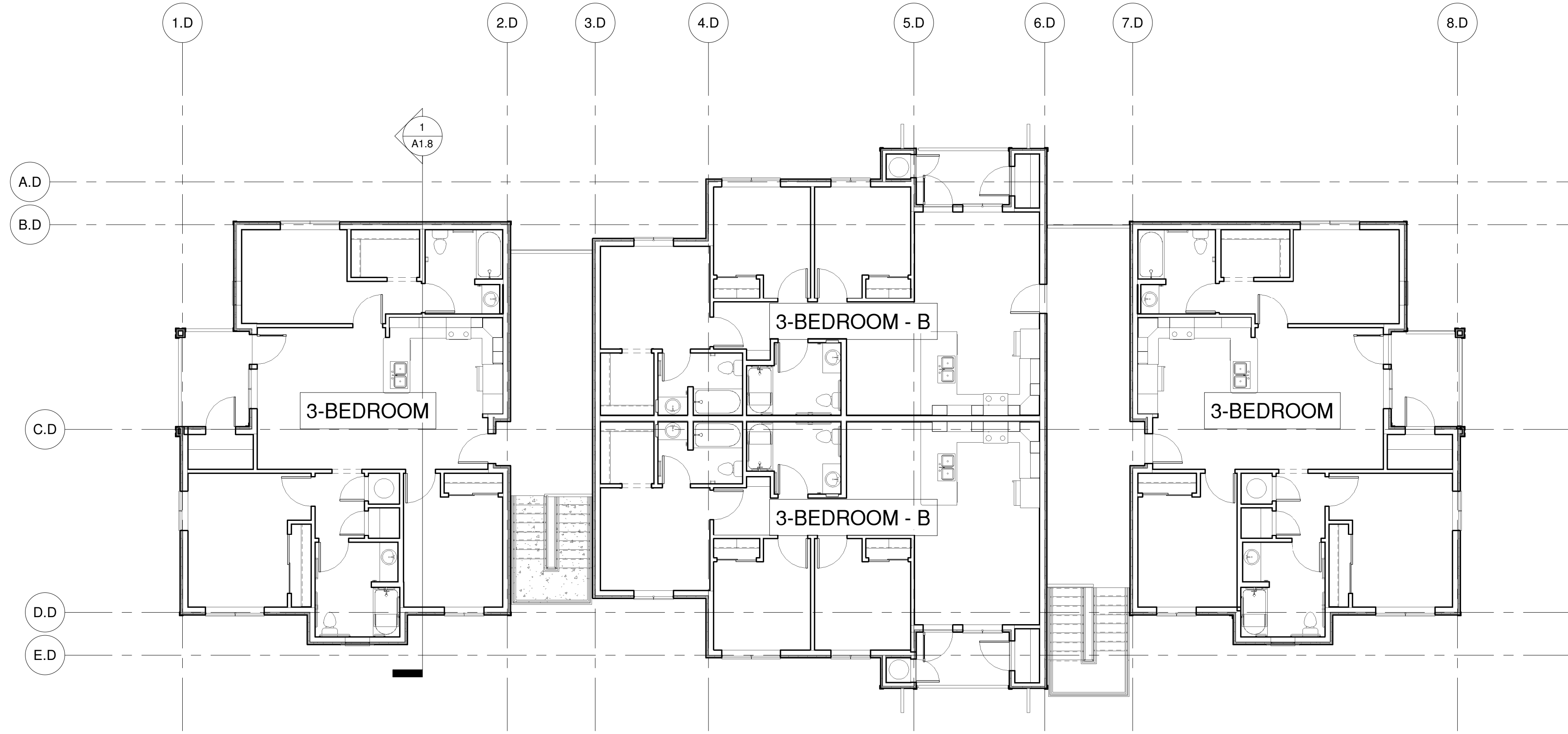
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A3.2



1 COMMUNITY BUILDING TYPE D - THIRD FLOOR PLAN
1/8" = 1'-0"

5,523 S.F. TOTAL THIRD FLOOR - BUILDING D

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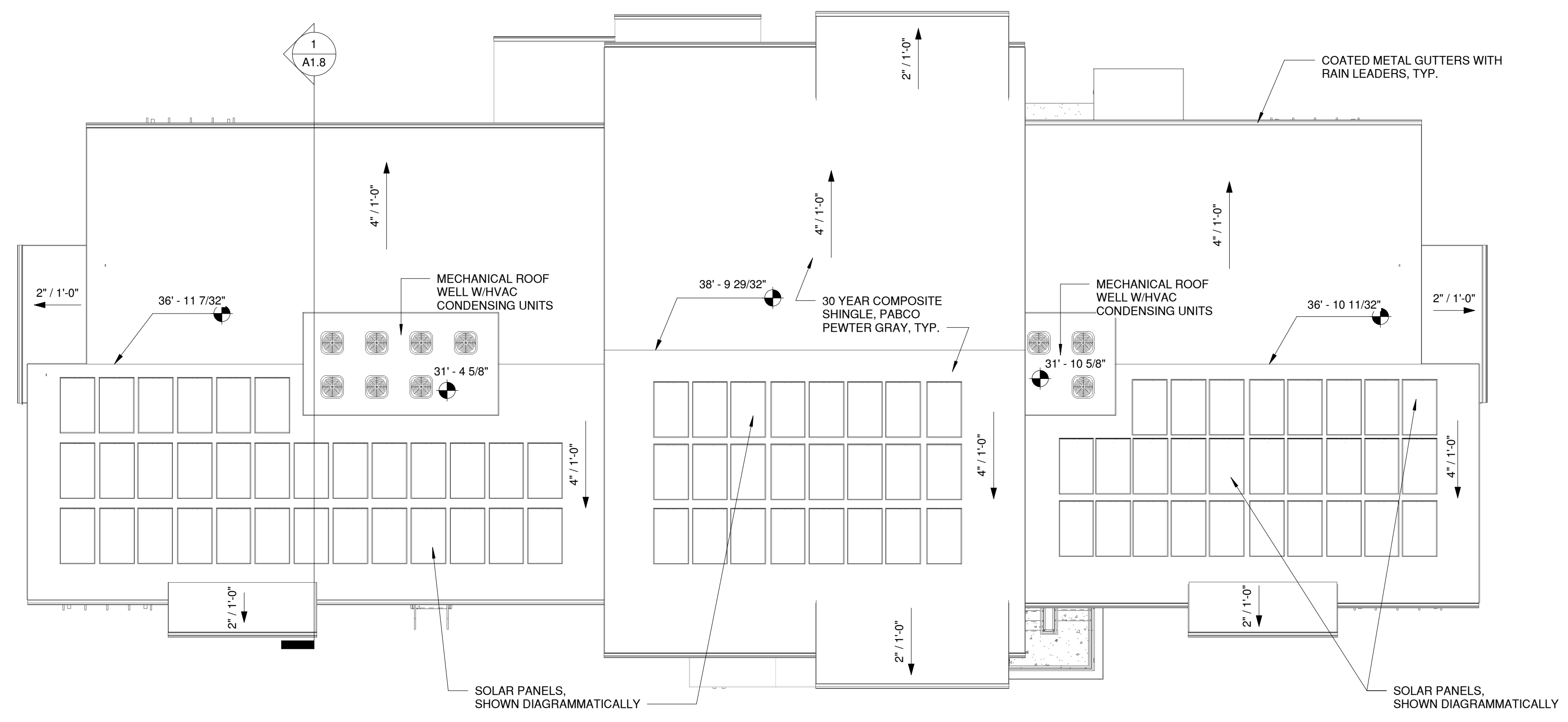
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7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

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A3.3



1 ROOF PLAN - COMMUNITY BLDG D
1/8" = 1'-0"

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1 COMMUNITY BUILDING D - FRONT ELEVATION
1/8" = 1'-0"



2 COMMUNITY BUILDING D - LEFT ELEVATION
1/8" = 1'-0"



3 COMMUNITY BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"



4 COMMUNITY BUILDING D - REAR ELEVATION
1/8" = 1'-0"

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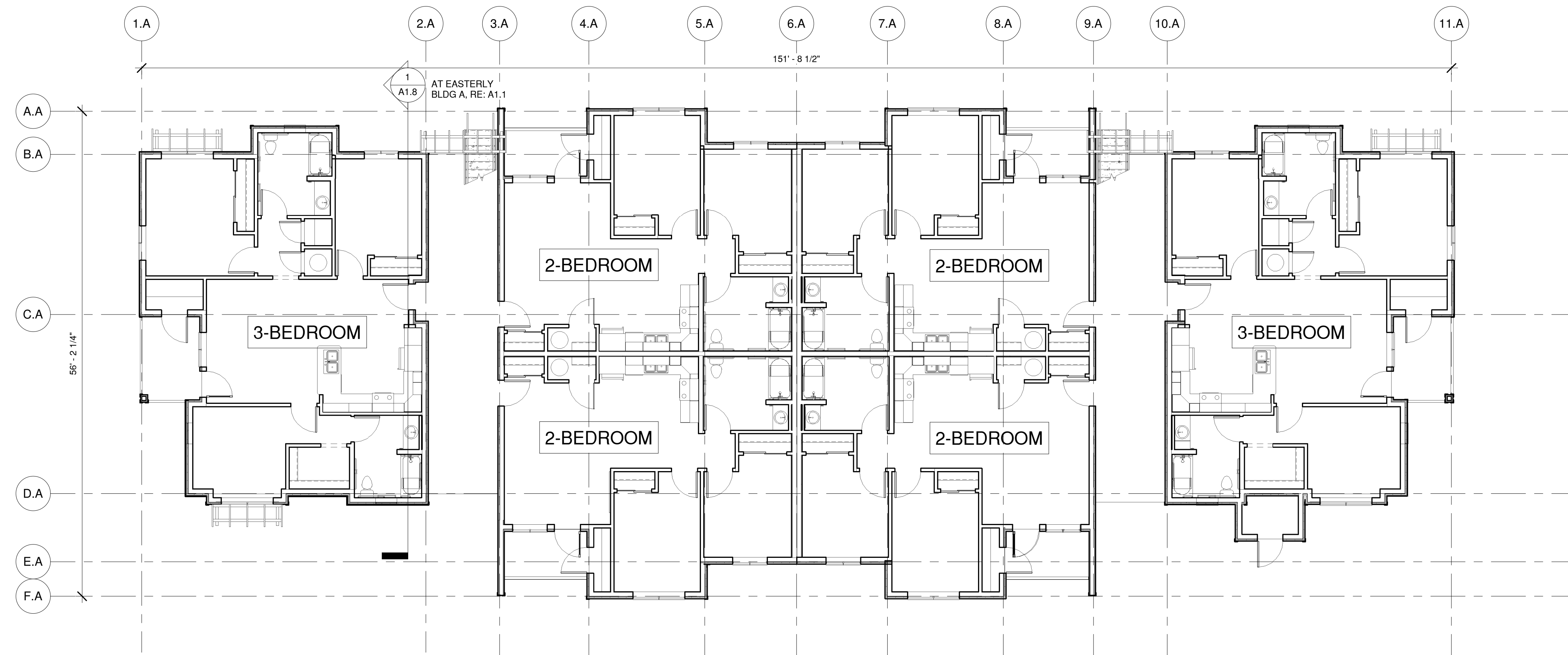
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A3.5



① BUILDING TYPE A - FIRST FLOOR PLAN
1/8" = 1'-0"

7,031 S.F. TOTAL FIRST FLOOR - BUILDING A

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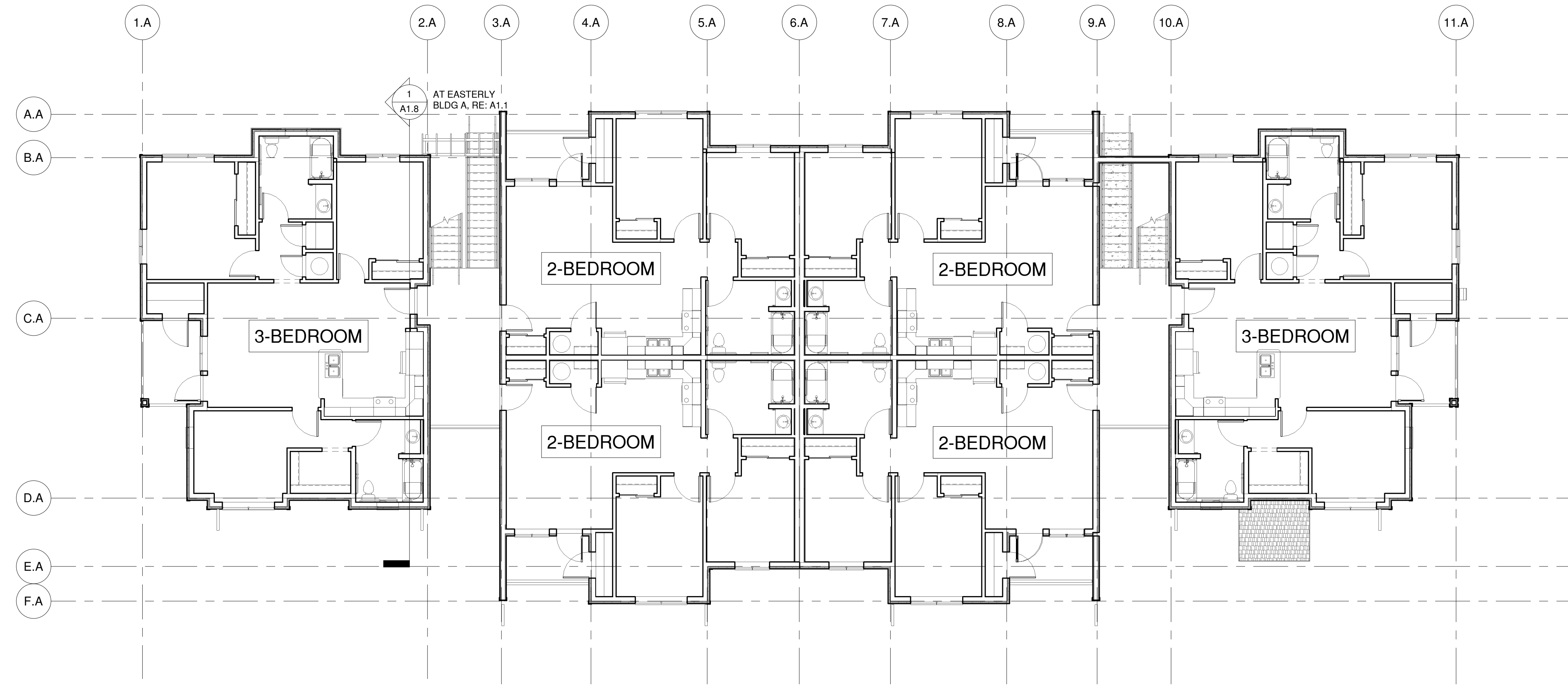
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A4.1



1 BUILDING TYPE A - SECOND FLOOR PLAN
1/8" = 1'-0"

6,821 S.F. TOTAL SECOND FLOOR - BUILDING A

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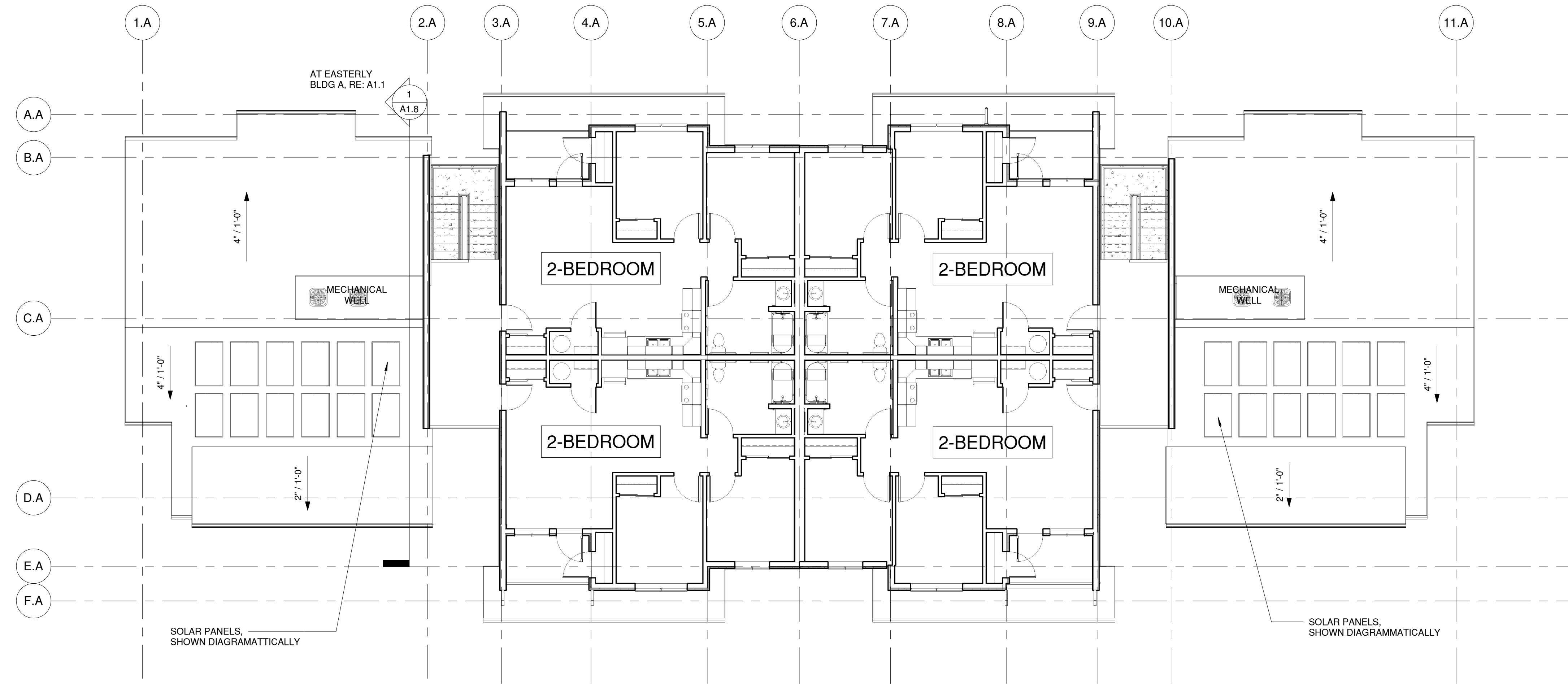
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A4.2



1 BUILDING TYPE A - THIRD FLOOR PLAN
1/8" = 1'-0"

4,077 S.F. TOTAL THIRD FLOOR - BUILDING A

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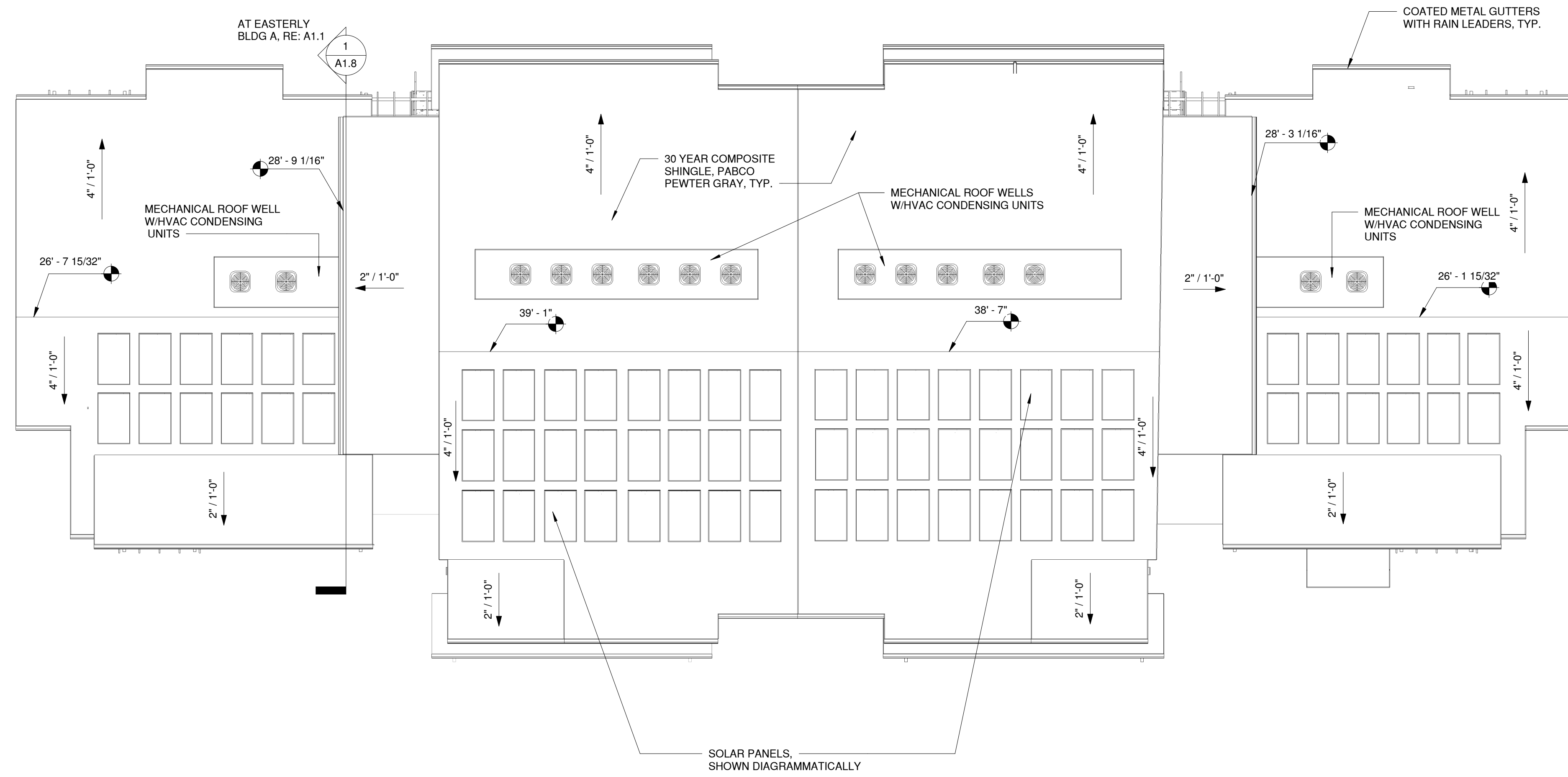
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A4.3



1 ROOF PLAN - BUILDING A
1/8" = 1'-0"

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A4.4

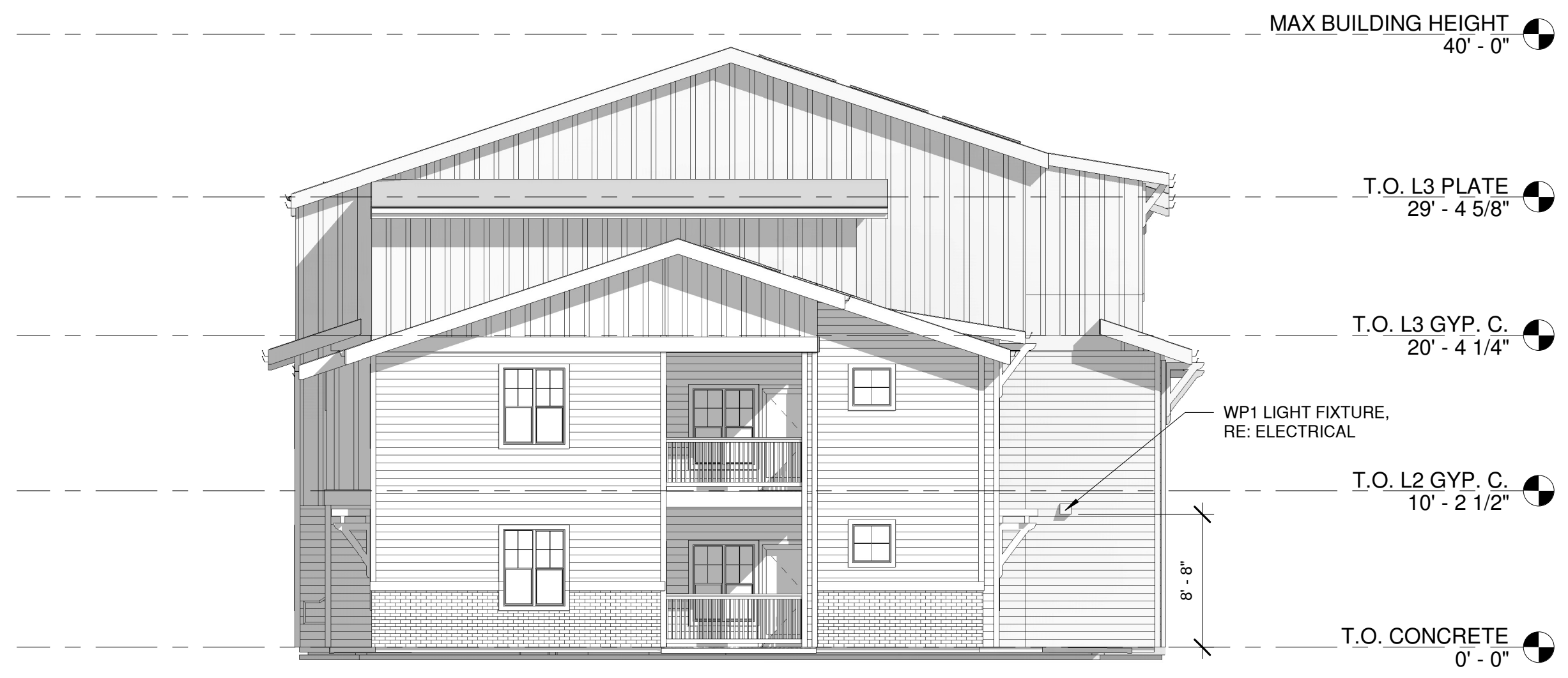
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1 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"



4 BUILDING A - REAR ELEVATION
1/8" = 1'-0"

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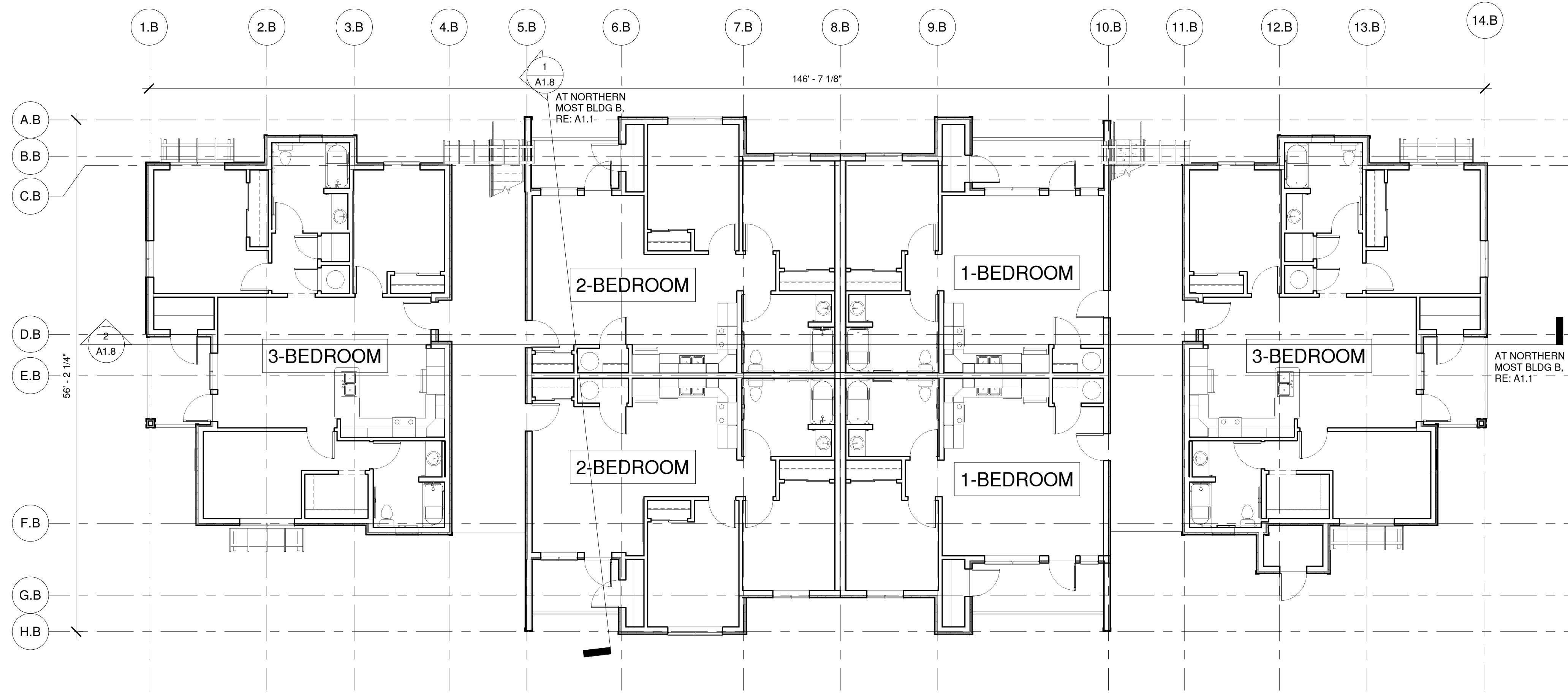
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A4.5

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1 BUILDING TYPE B - FIRST FLOOR PLAN
1/8" = 1'-0"

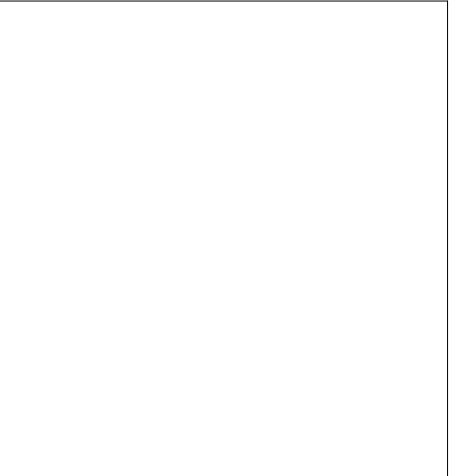
6,720 S.F. TOTAL FIRST FLOOR BUILDING B

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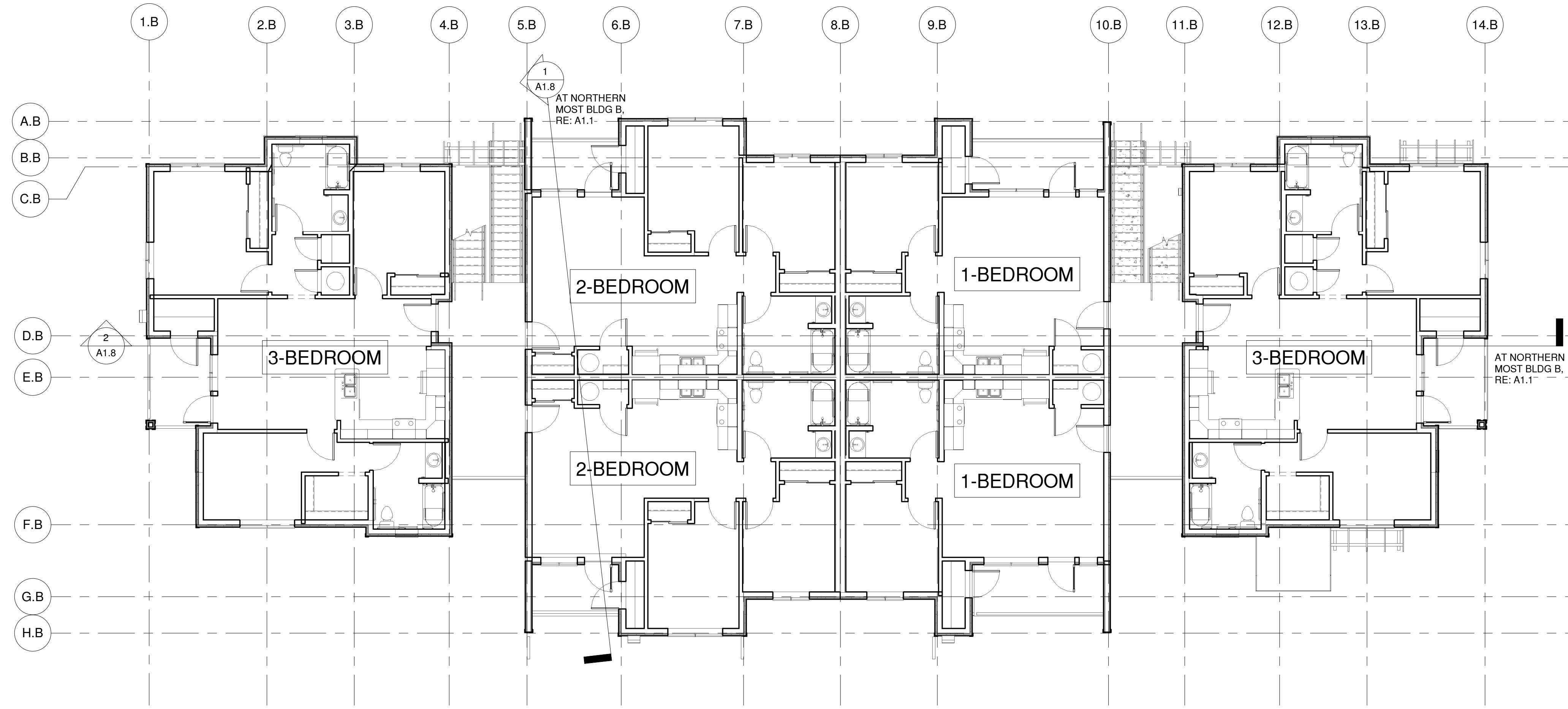
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A5.1



1 BUILDING TYPE B - SECOND FLOOR PLAN
1/8" = 1'-0"

6,560 S.F. TOTAL SECOND FLOOR BUILDING B

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SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

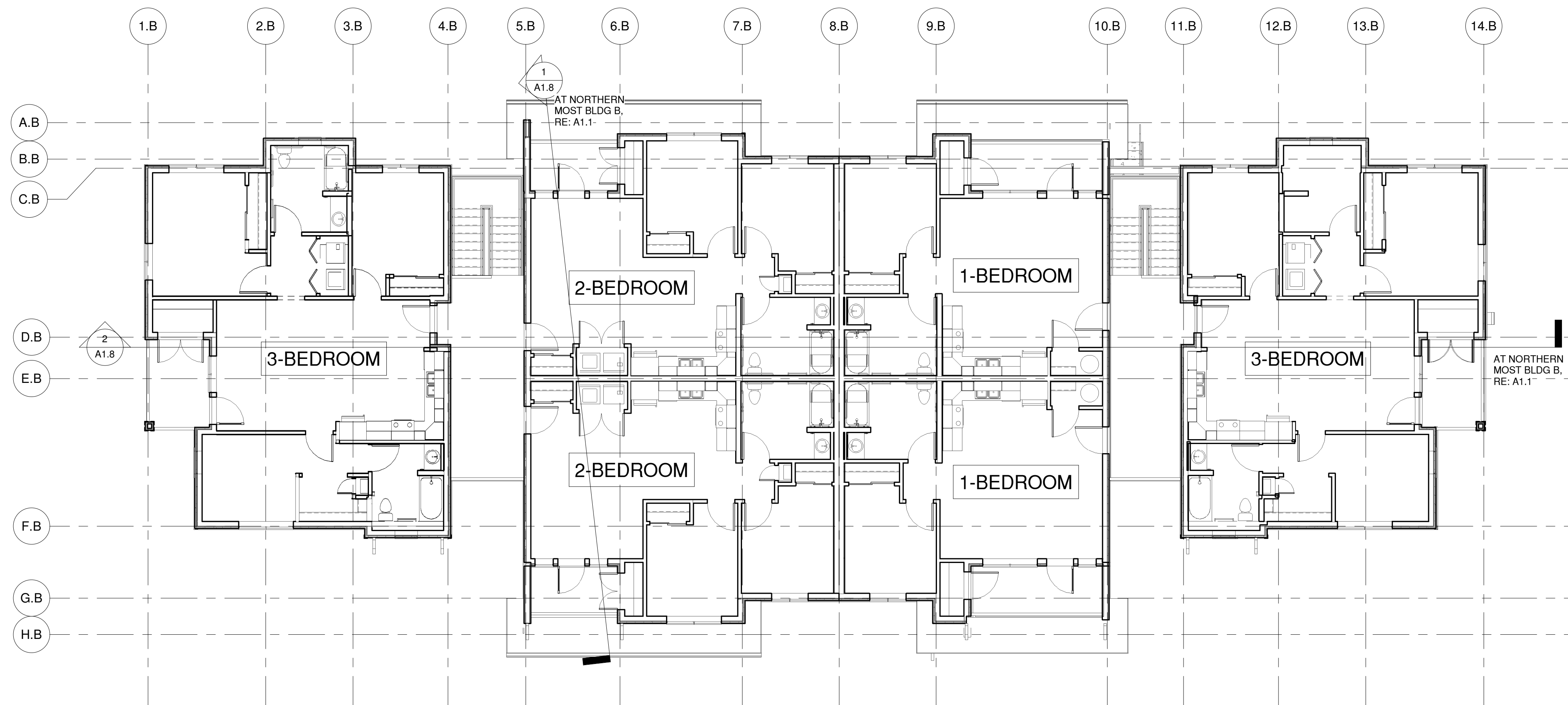
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A5.2



1 BUILDING TYPE B - THIRD FLOOR PLAN
1/8" = 1'-0"

6,500 S.F. TOTAL THIRD FLOOR BUILDING B

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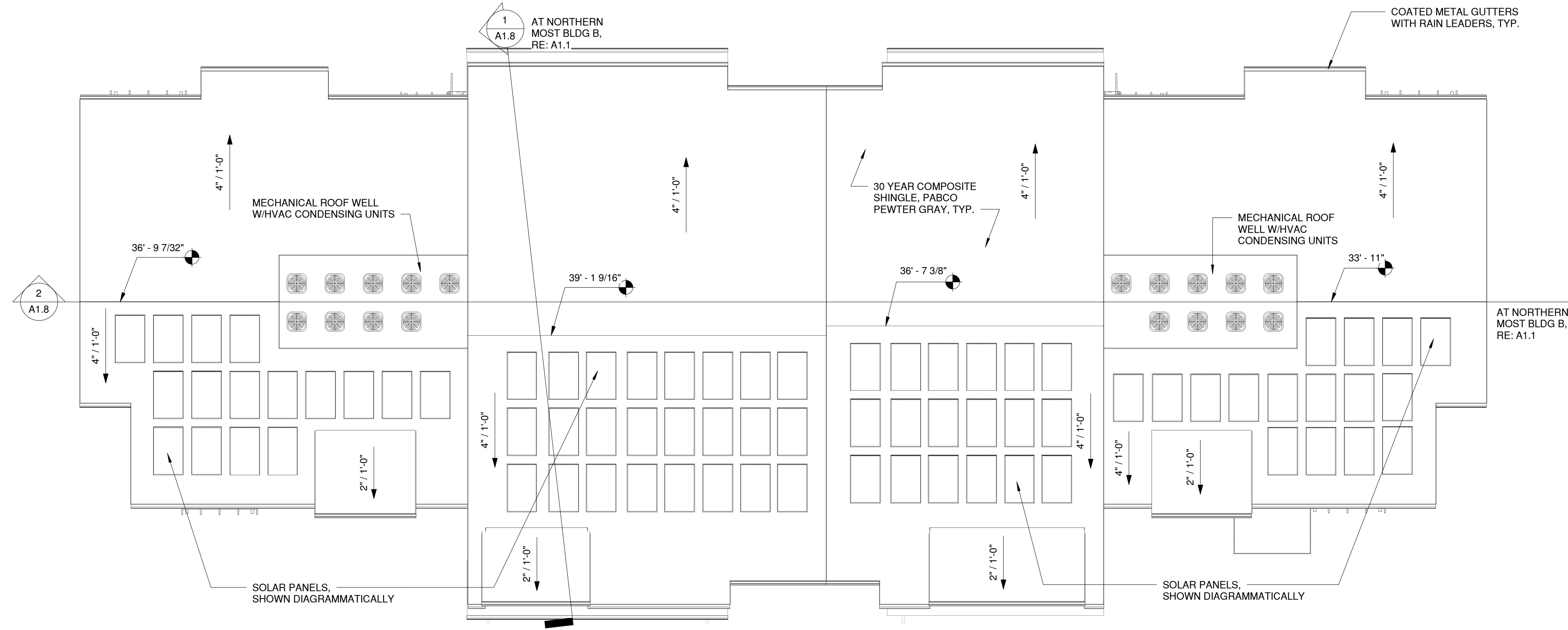
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A5.3



1 ROOF PLAN - BUILDING B
1/8" = 1'-0"

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A5.4

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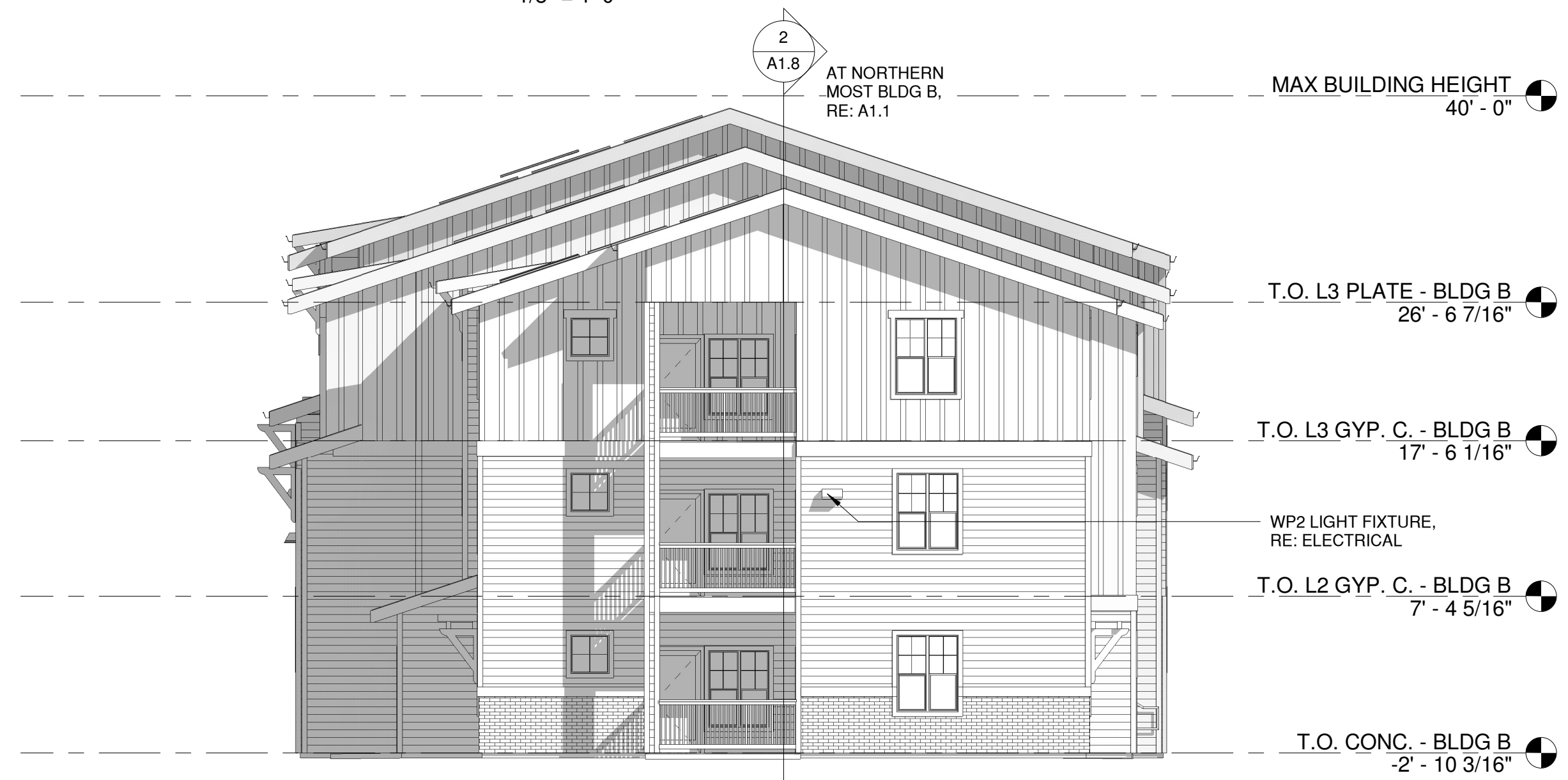
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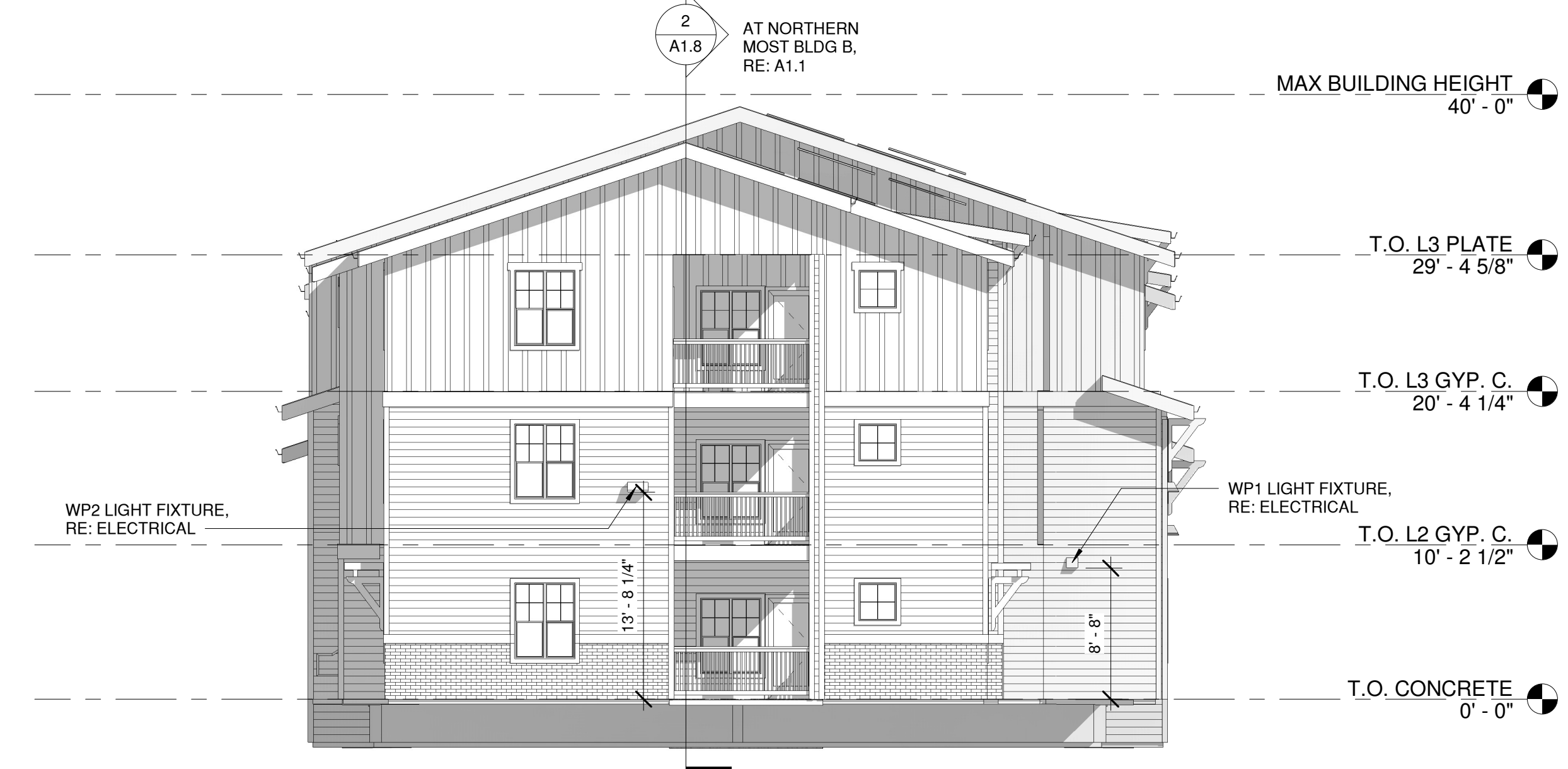
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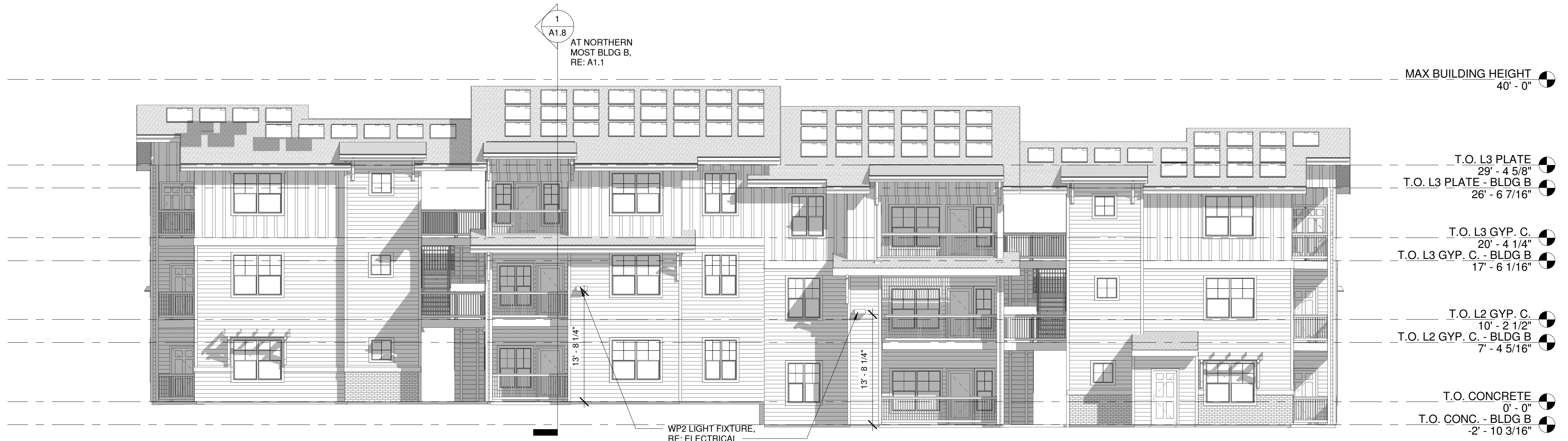
1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



4 BUILDING B - REAR ELEVATION
1/8" = 1'-0"

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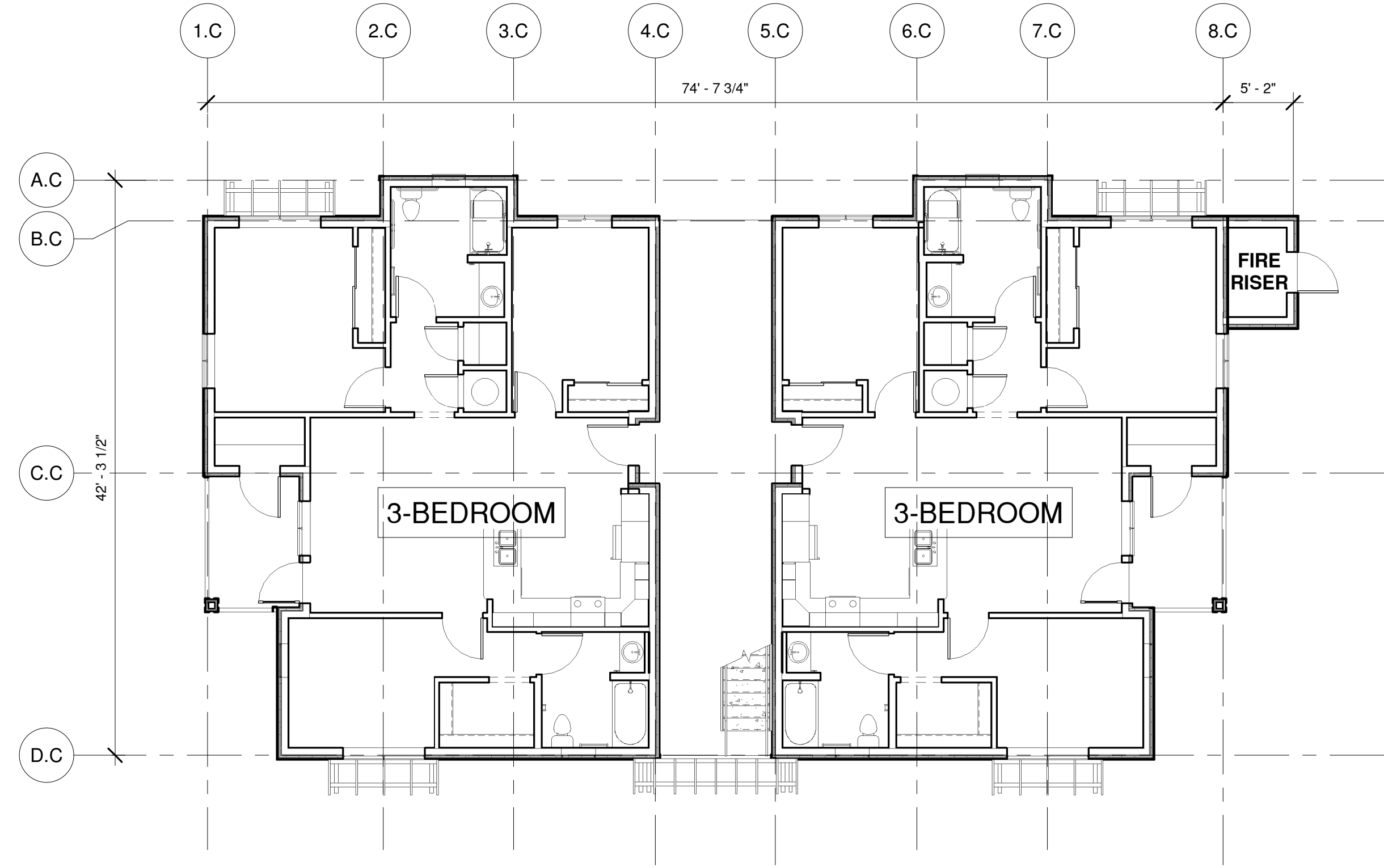
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A5.5

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



1 BUILDING TYPE C - FIRST FLOOR PLAN
1/8" = 1'-0"

2,998 S.F. TOTAL FIRST FLOOR BUILDING C

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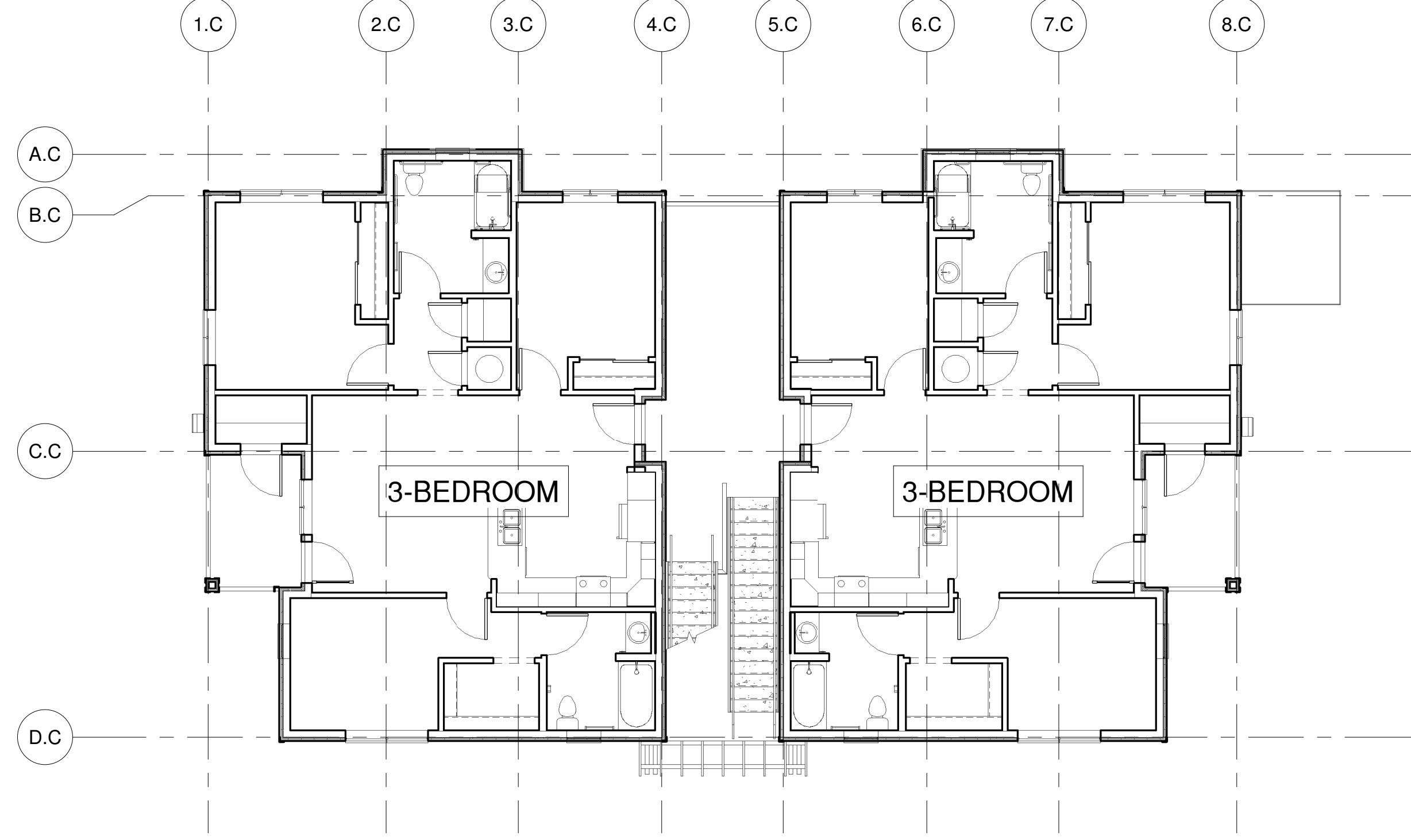
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7716 BODEGA AVENUE SEBASTOPOLE, CALIFORNIA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A6.1



1 BUILDING TYPE C - SECOND FLOOR PLAN
1/8" = 1'-0"

2,955 S.F. TOTAL SECOND FLOOR BUILDING C

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A6.2



1 BUILDING TYPE C - THIRD FLOOR PLAN
1/8" = 1'-0"

2,955 S.F. TOTAL THIRD FLOOR BUILDING C

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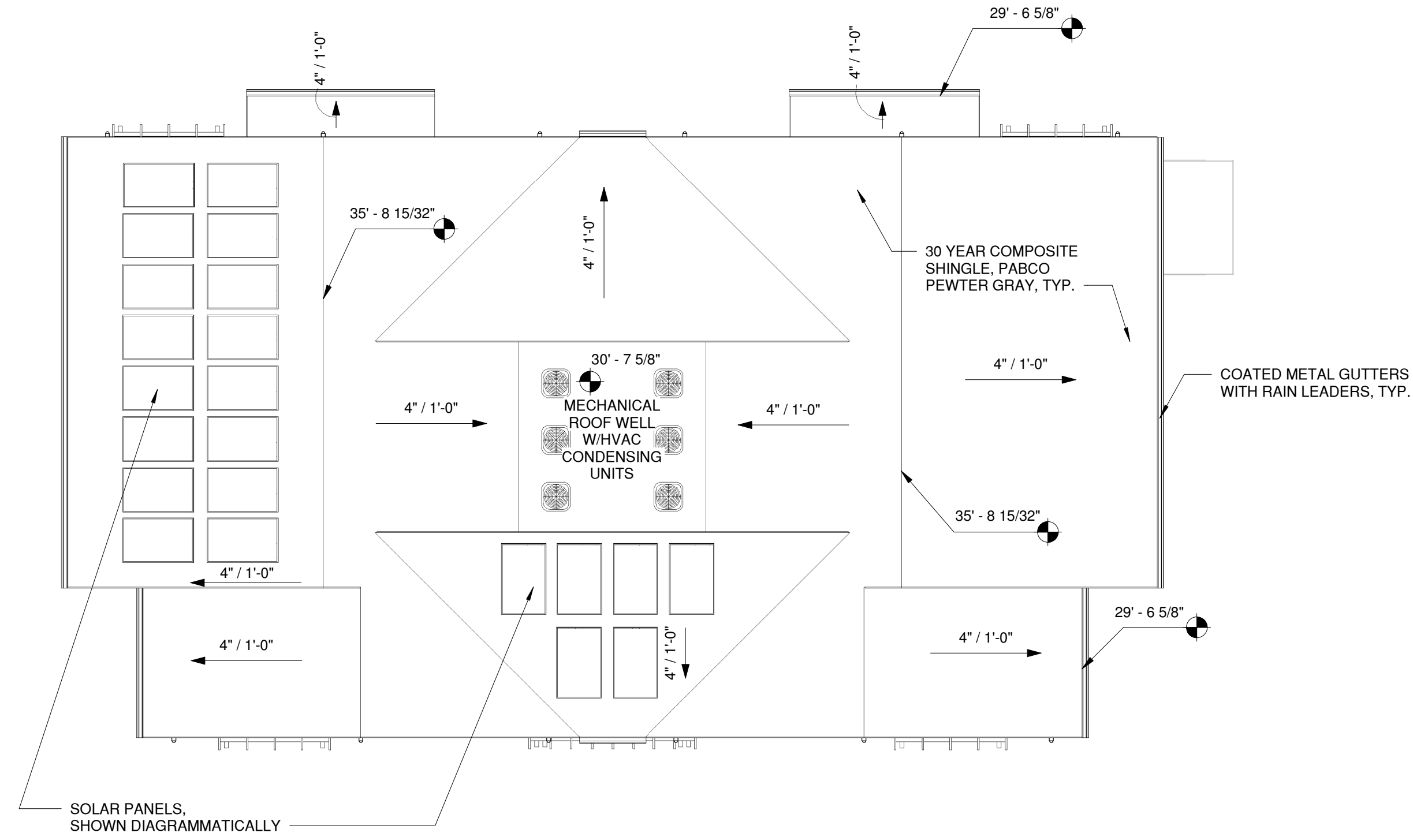
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A6.3



1 ROOF PLAN - BUILDING C
1/8" = 1'-0"

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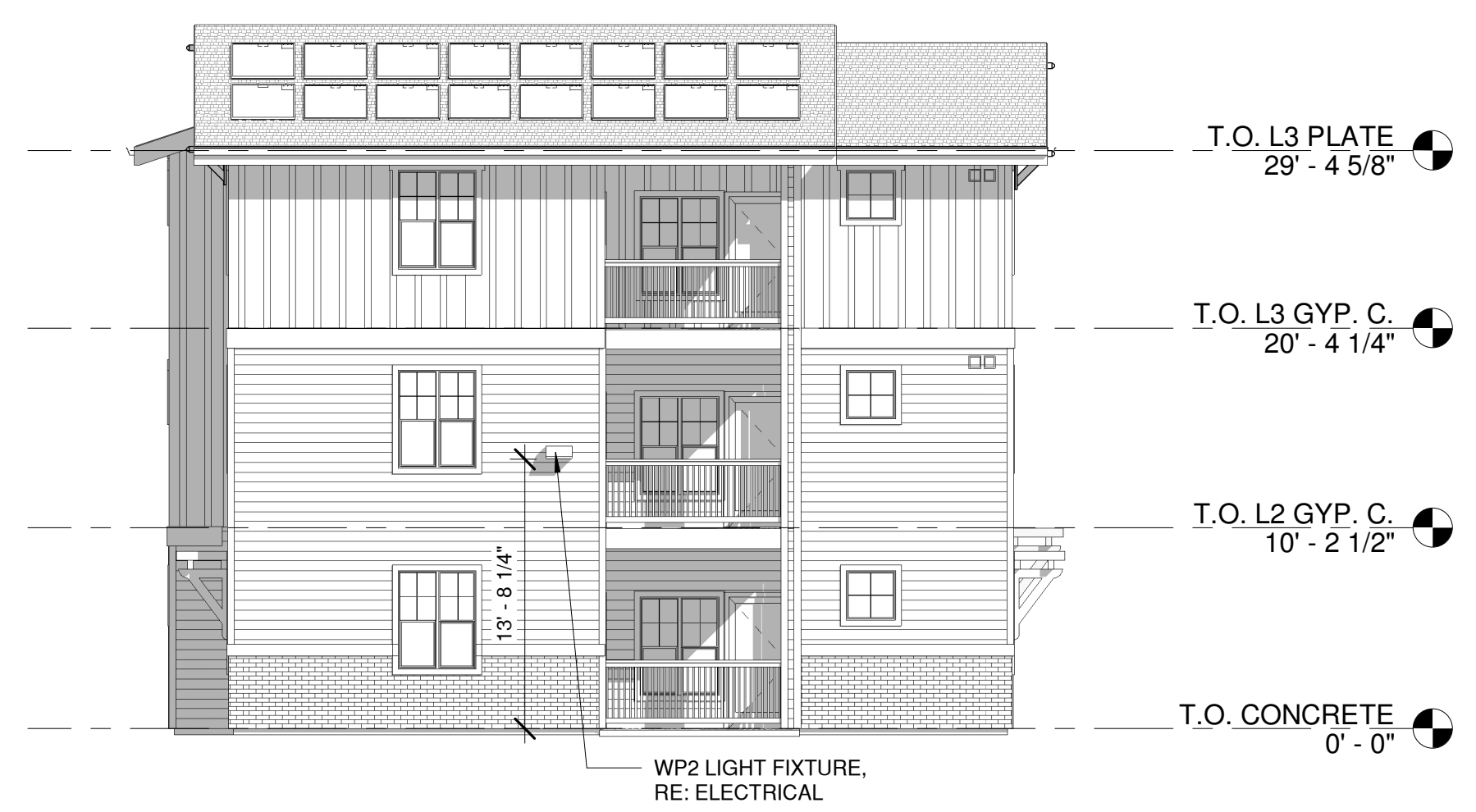
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A6.4



1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"



5 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR ELEVATION
1/8" = 1'-0"

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A6.5