

THE CANOPY

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Project Team



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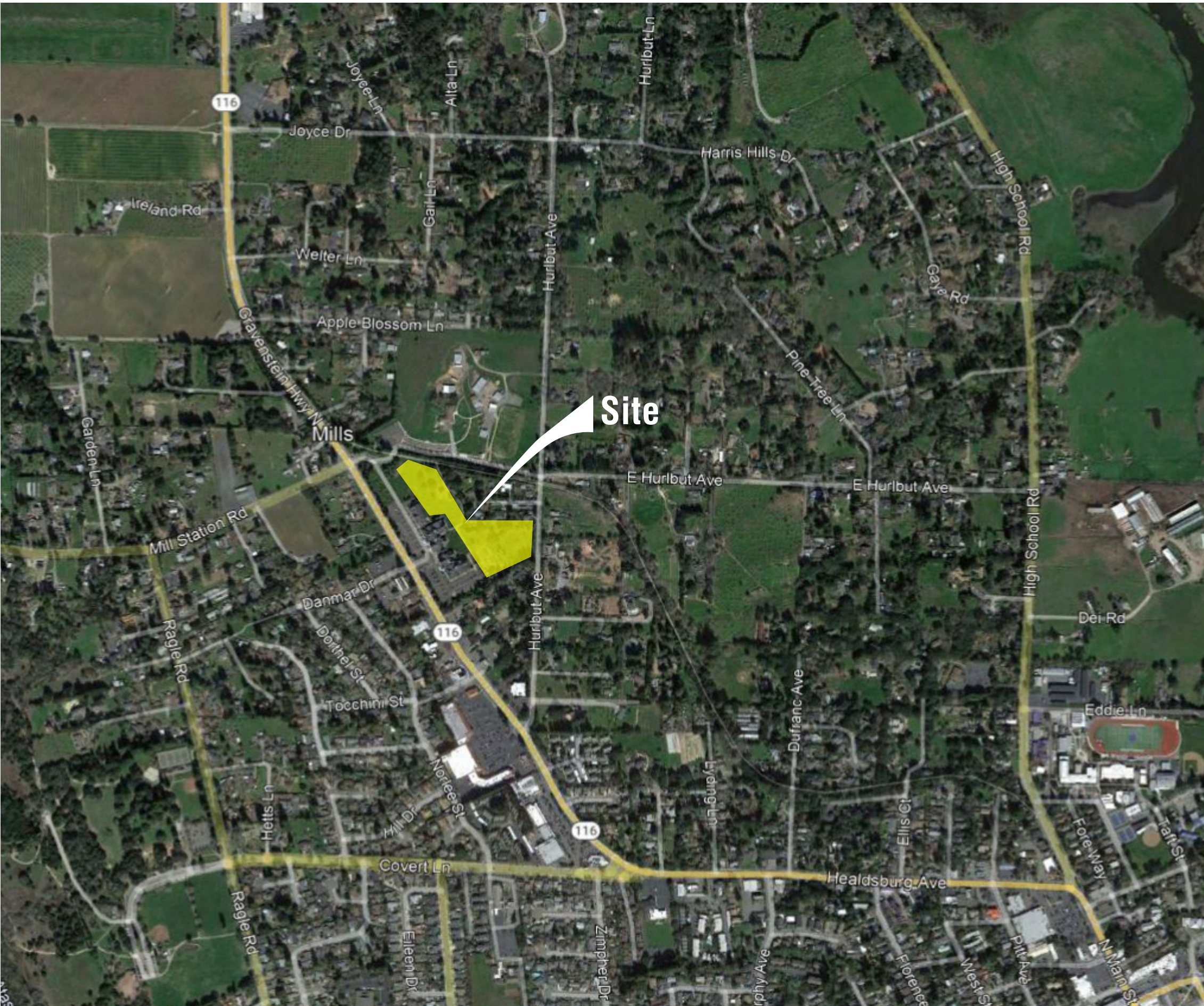
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Project Summary

City Ventures is pleased to provide this project overview for The Canopy Project, located at 1009-1011 Gravenstein Hwy North in Sebastopol, CA. The project site is comprised of a vacant 6.1-acre parcel, located in Northwest Sebastopol. The site is adjacent to the O'Reilly Media Center, to the west, beyond which is Gravenstein Hwy North. To the north is Sebastopol Charter School, to the east are single-family homes, and to the south are existing automotive commercial uses and single-family homes.

Though vacant, the existing site boasts beautiful mature trees and an informal pedestrian pathway that connects the Joe Rodota Trail to the O'Reilly Media Center parking lot. Our vision for The Canopy centers around these two elements—creating urban forestry and bolstering the connection to the Joe Rodota Trail. The project entry is located so that residents and visitors arrive at a magnificent Coast Live Oak, the pinnacle of the project site. Oak trees and redwoods are preserved throughout the site. Additional trees, such as Native Maples, Madrone and Dogwood, are proposed to create onsite ecosystems that attract birds and butterflies. Plants that attract butterflies and bees are also contemplated. Amenities, including gardens, active and passive seating areas, children's play areas, and an area of repose – a meditation hammock garden – are designed around the existing and proposed urban forests. A new, enhanced 6' wide pedestrian pathway is proposed to connect the Joe Rodota Trail out to Gravenstein Highway on the south border of the site. A bicycle repair station has been incorporated at the connection point of the pathway to the Trail.

This project prioritizes pedestrians and bicyclists, thereby facilitating a strong neighborhood feel. Each home would come standard with solar and be all-electric. Ample green space and connectivity emphasizes the environmental focus of this neighborhood. Well-designed internal streets and paseos encourage engaged community living. Members of the community who walk through the site will experience the mature oaks, large redwoods, and health-focused plantings.

The site is zoned Office/Light Industrial, which allows for R7-Multifamily Residential (12.1-25 du/ac). Consistent with existing land use, as well as the forthcoming Housing Element, City Ventures is proposing 80 solar all-electric, three-story townhome-style condominiums, with the potential for ±16 ADA accessible accessory dwelling units (ADUs). The homes are contemplated to have a modern agrarian aesthetic with steep pitched roofs, and materials like lapped and board-and-batten siding. The homes will incorporate a specific focus on healthy, energy efficient living. For-sale homes will range from two to four bedrooms and include rental opportunities by providing options for accessible ground floor Accessory Dwelling Units. Select for-sale homes will have the option for personal elevators and will provide additional ADA accessibility beyond what is required by the building code (±35%, rather than 10% required). The Canopy will have units with accessible/adaptable features in every building, thus an accessible path of travel will connect all buildings. Providing diverse unit types within this development encourages inherent affordability and provides housing opportunities for households at a variety of income levels and life stages. The project proposes onsite parking consistent with the City's municipal code. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan.

City Ventures is providing an SB330 application, and respectfully requesting a Conditional Use Permit, Site Development Review, Vesting Tentative Tract Map, and consideration under state Density Bonus law. The State Density Bonus will allow for a waiver to increase the building height to three stories. No concession is being requested at this time.

City Ventures is looking forward to collaborating with the City of Sebastopol on a project that will bring vibrancy, lush greenery, and much needed housing that complements the neighborhood. We look forward to your comments on our application.

Project Information

Address:	1009-1011 Grevenstein Highway North, Sebastopol		Density	Allowed:	12.1 to 25 DU/acre = 73.8 to 1,525 DU/acre
APN:	060-261-026 & 028			Provided:	13.1 DU/acre
Existing Zoning:	Office/Light Industrial (OLI) - R7 with CUP				
Proposed Zoning:	Office/Light Industrial (OLI) - R7 with CUP		Maximum Height	Allowed:	30' and 2 stories
Total Site Area:	6.1 Acres (265,833 sf)			Provided:	Density Bonus Waiver (Up to 40' +/- and 3 stories)
Lot Coverage			Setbacks	Allowed:	Front: 10'
Allowed:	40% or 106,333 sf				Side: 5'-9'
Provided:	26%or 69,317 sf +/-				Rear: 20'-25' (20% of lot depth)
Open Space				Provided:	Front: 10'
Required:	50 sf/ unit				Side: 9'
Provided:	Common Open Space: 1,340 sf/ unit				Rear: 20'-30' (20% of lot depth)
	Private Open Space at grade: 216 sf/ unit average				2,017 sf
	Private Open Space at upper level decks:				
	75 sf - 230 sf/ unit				
Parking					
Required:	218 spaces				
	(0) Required for Accessory Dwelling Units				
	(22) 3 bedroom x 2 spaces = 44 spaces				
	(56) 4 bedroom x 3 spaces = 174 spaces				
Provided:	214 spaces				
	160 garage spaces				
	39 standard surface spaces				
	15 compact surface spaces				
Electric Vehicle Charging					
	Pre-wire service at all garages				
	10% of on site surface parking (6 spaces) with pre-wire per Cal Green requirement				
Bicycle Parking					
Required:	40 spaces				
	0.5 spaces/ unit				
Provided:	96 spaces				
	80 in garages; each garage to include 1 bicycle rack				
	16 on-site bicycle racks				
Unit Summary:	80 Total Units				
	(11) Plan 1: 3 Bedroom				1,503 sf
	(11) Plan 2: 3 Bedroom				1,354 sf
	(14) Plan 3: 3 Bedroom (Optional Bed 4)				1,773 sf
	(15) Plan 4: 3 Bedroom (Optional Bed 4)				1,736 sf
	(13) Plan 5: 3 Bedroom (Optional Elevator and/or Bed 4)				1,926 sf
	(16) Plan 6: 3 Bedroom (Optional ADU or Bed 4)				2,017 sf

Project and Unit Matrix

Building Type and Unit Summary						
Building Type	Three Bedroom	Four Bedroom	Total Units Per Building	Number of Buildings on Site	Total Three Bedroom	Total Four Bedroom
100	0	3	3	5	0	15
200	2	1	3	4	8	4
300	2	2	4	4	8	8
400	2	3	5	2	4	6
500	0	4	4	2	0	8
600	0	5	5	1	0	5
700	0	8	8	1	0	8
800	2	4	6	1	2	4
Totals				20	22	58
				Total Units: 80		

Building Area Summary						
Buidling Type	First Floor	Second Floor	Third Floor	Total	Number of Buidlings on Site	Totals
100	2,650	2,989	2,936	8,575	5	42,875
200	2,377	2,620	2,490	7,487	4	29,948
300	3,176	3,529	3,376	10,081	4	40,324
400	4,351	4,428	4,008	12,787	2	25,574
500	3,874	3,910	3,440	11,224	2	22,448
600	4,708	4,818	4,238	13,764	1	13,764
700	7,547	7,629	6,693	21,869	1	21,869
800	5,150	5,337	4,894	15,381	1	15,381
				212,183		

Total Ground Floor Footprint	69,317	Floor Area Ratio (FAR)	0.80
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Project Information

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Illustrative Site Plan

The Canopy

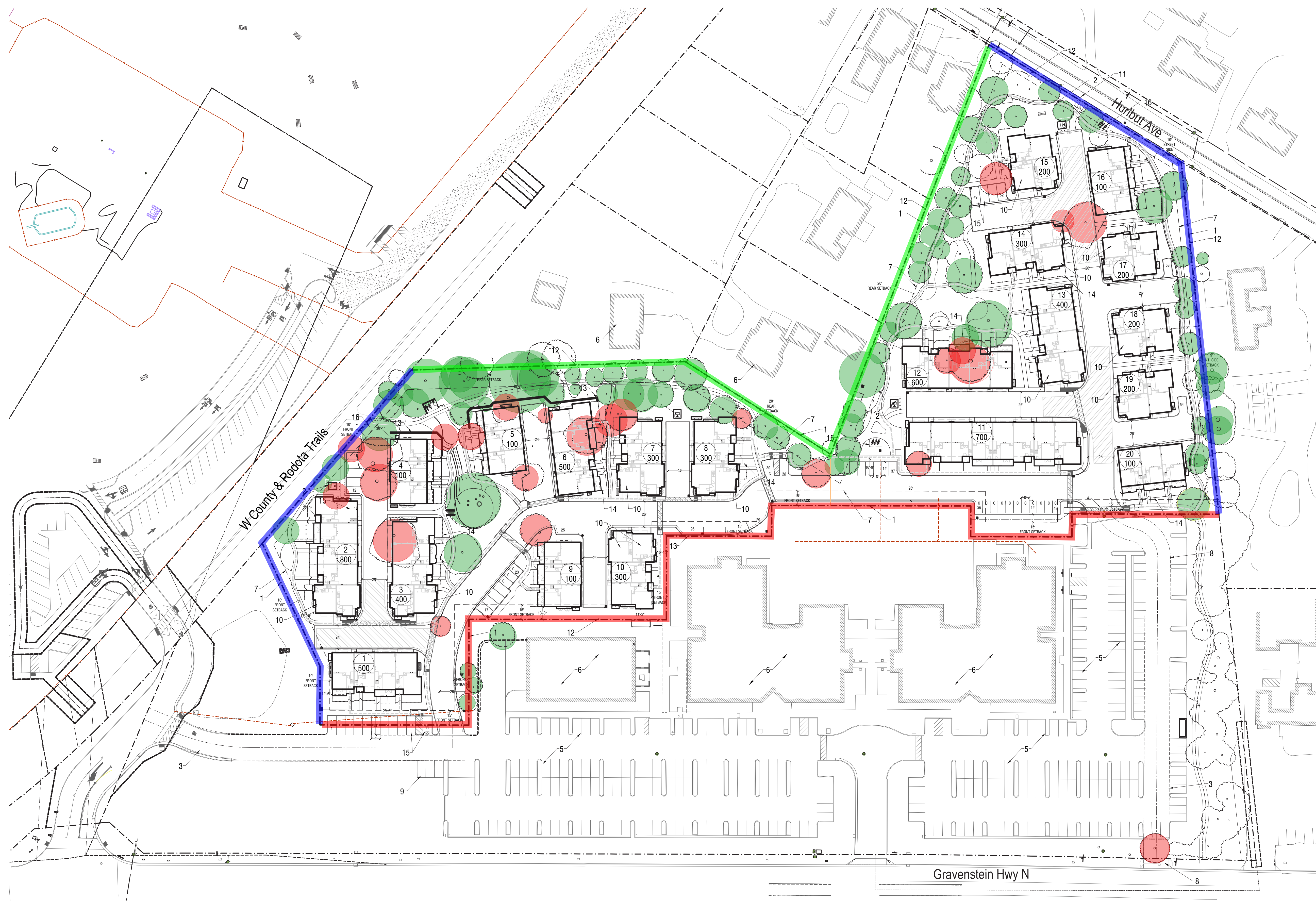
1009 - 1011 Gravenstein Highway North, Sebastopol, CA

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Scale: 1" = 50' = 0"

A2

Design Review Board

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Legend

- Ordinance Tree to Remain
- Ordinance Tree to be Removed
- Emergency Vehicle Hammerhead
- Building Number
300 / Building Type
- Front Setback 10'
- Side Setback 5'-9'
- Rear Setback 20'-30'
- Accessible Path of Travel

Keynotes

- Property Line.
- Transformer.
- New entry, public utility and emergency vehicle access easement. Three parking spaces to be removed.
- EVA Access.
- Existing Parking.
- Existing Building.
- Setback Line.
- New curb cut - remove three parking spaces.
- Three new parking spaces to replace removed parking spaces at new entry.
- Proposed affordable unit location. All BMR units shall be three-bedroom. Any location changes shall be mutually agreed upon by applicant and City.
- Optional future connection to Heribut Ave.
- Perimeter fence - see Landscape drawing L-5.
- Retaining wall.
- Private yard fence with gate - see Landscape drawing L-5.
- Pre-wire for future EV parking.
- Bicycle rack.

Site Plan

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



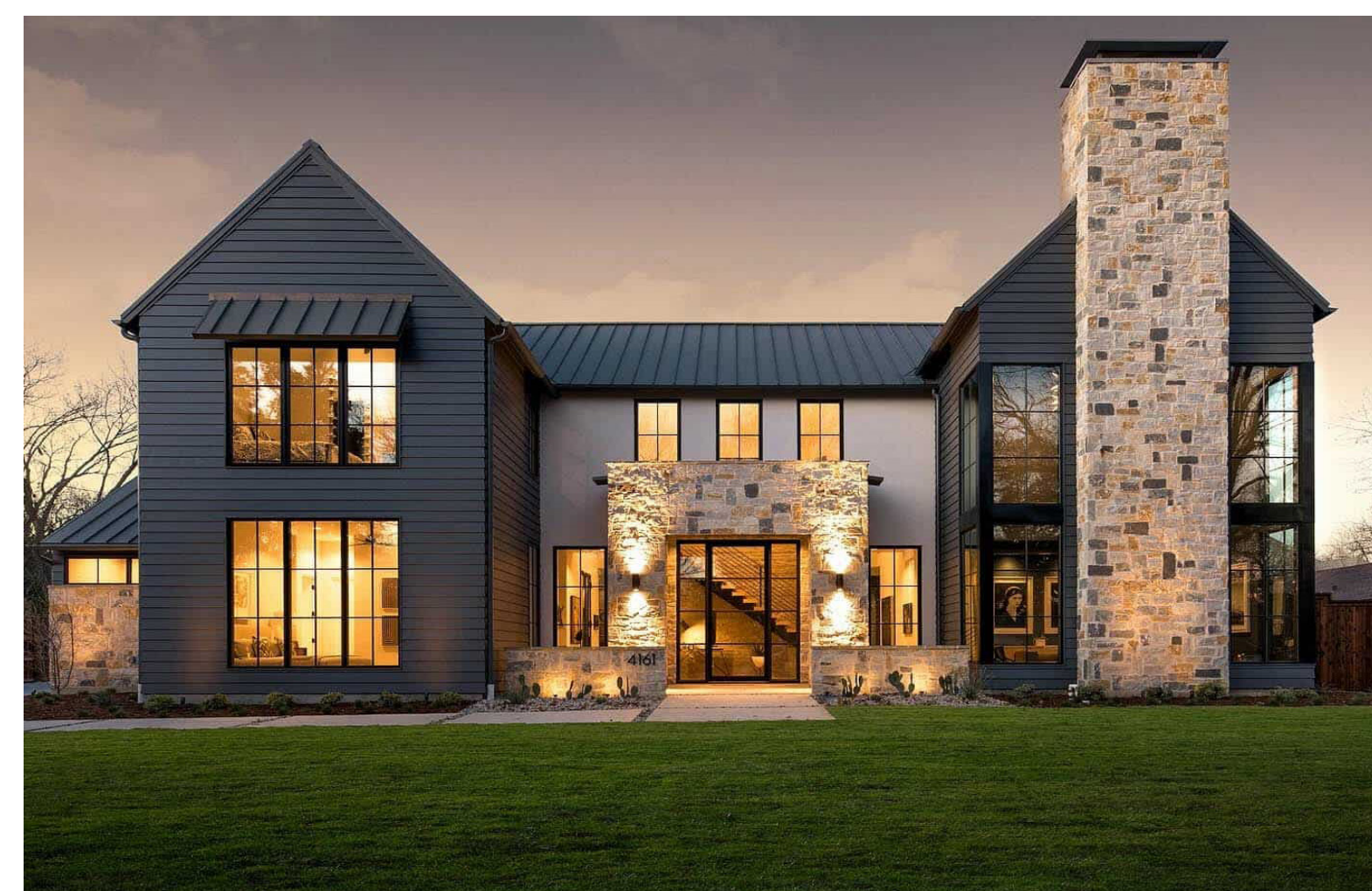
Streetscape Elevation at Gravenstien Highway Looking East

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100 - Conceptual Perspective



Precedent Imagery



Building 100 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

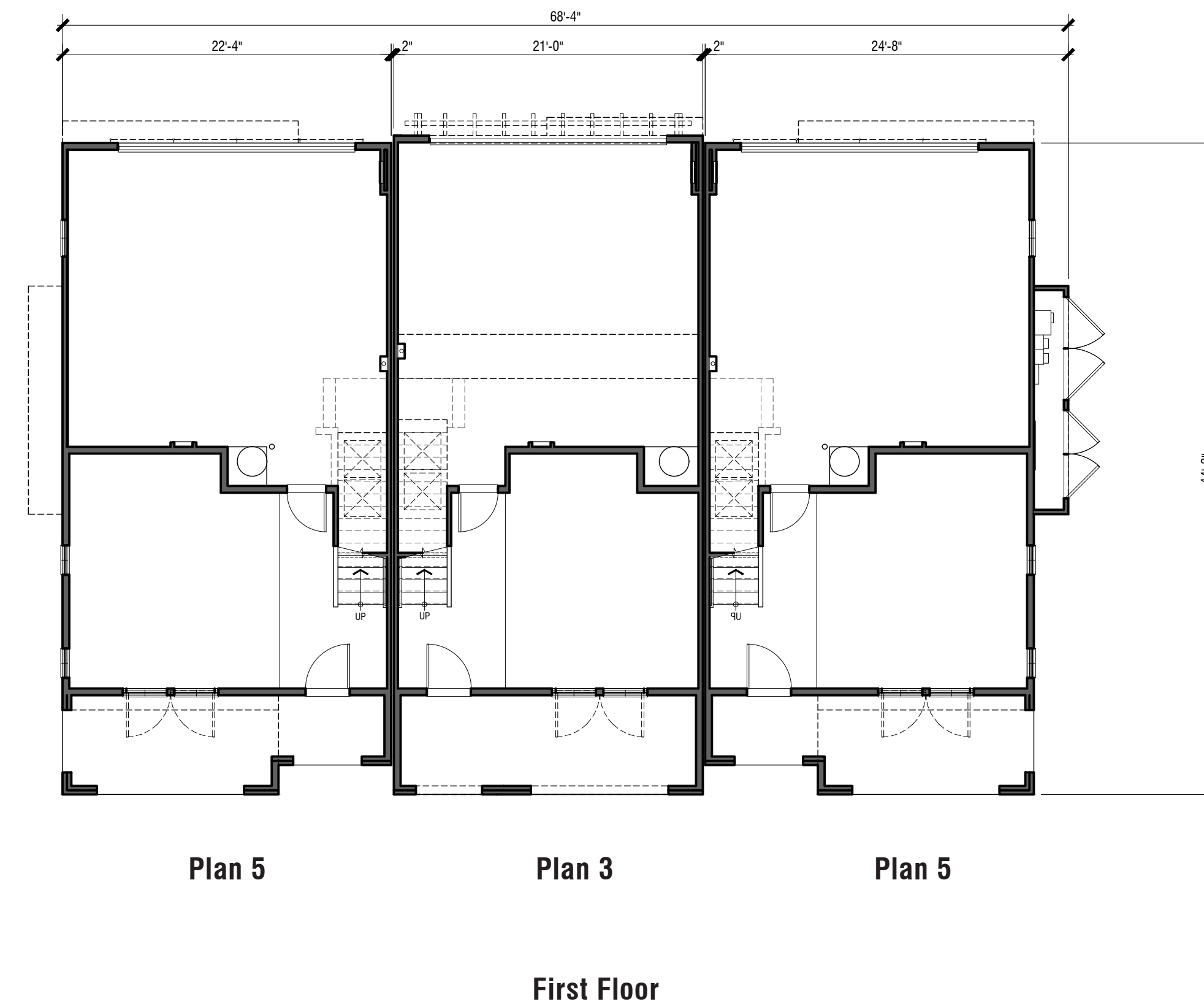
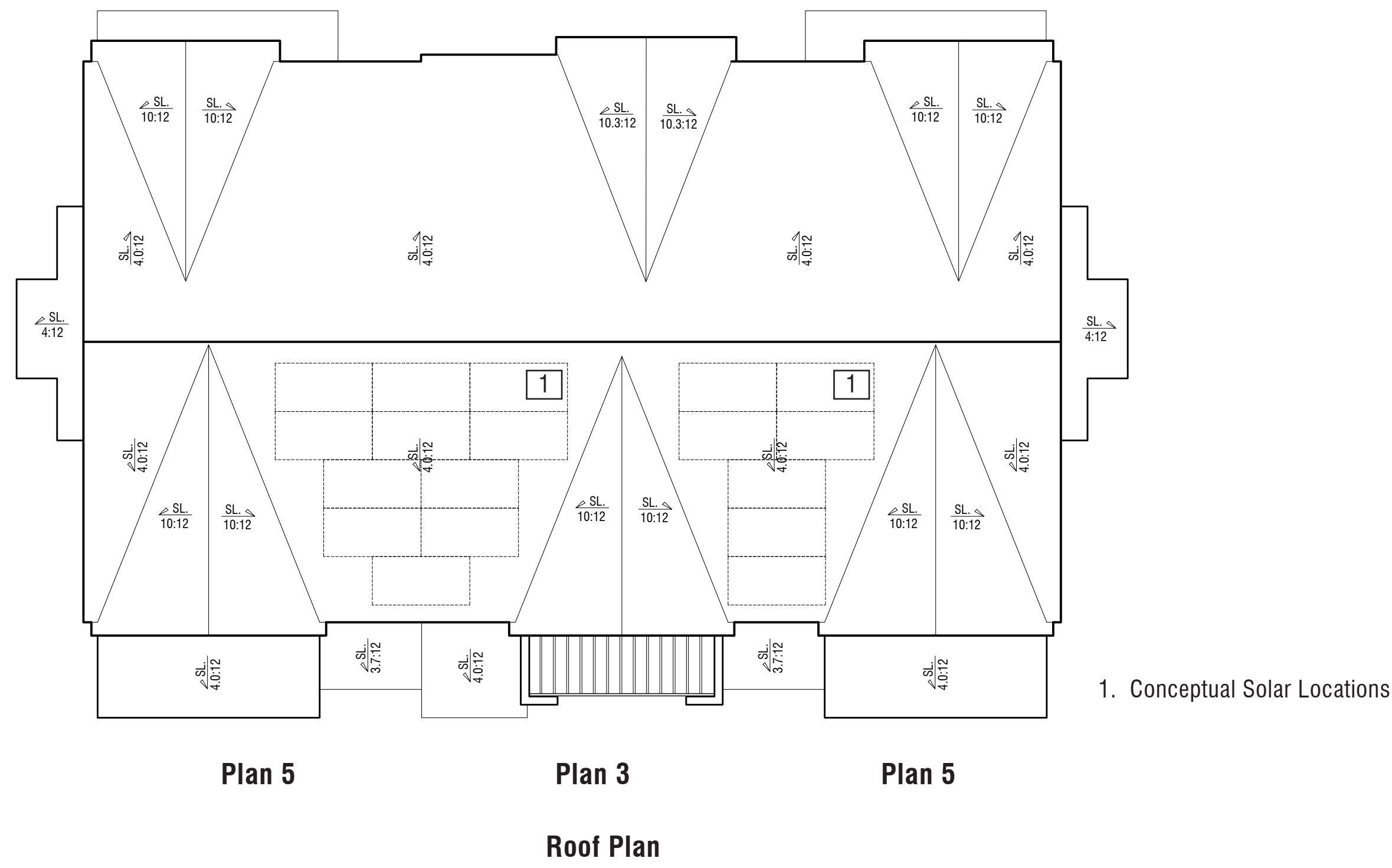


Left Elevation

Building 100 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 100

3 Units
 (1) Plan 3
 (2) Plan 5

First Floor:	2,650 sf
Second Floor:	2,989 sf
Third Floor:	2,936 sf
Total:	8,575 sf

Building 100 Floor & Roof Plans

The Canopy

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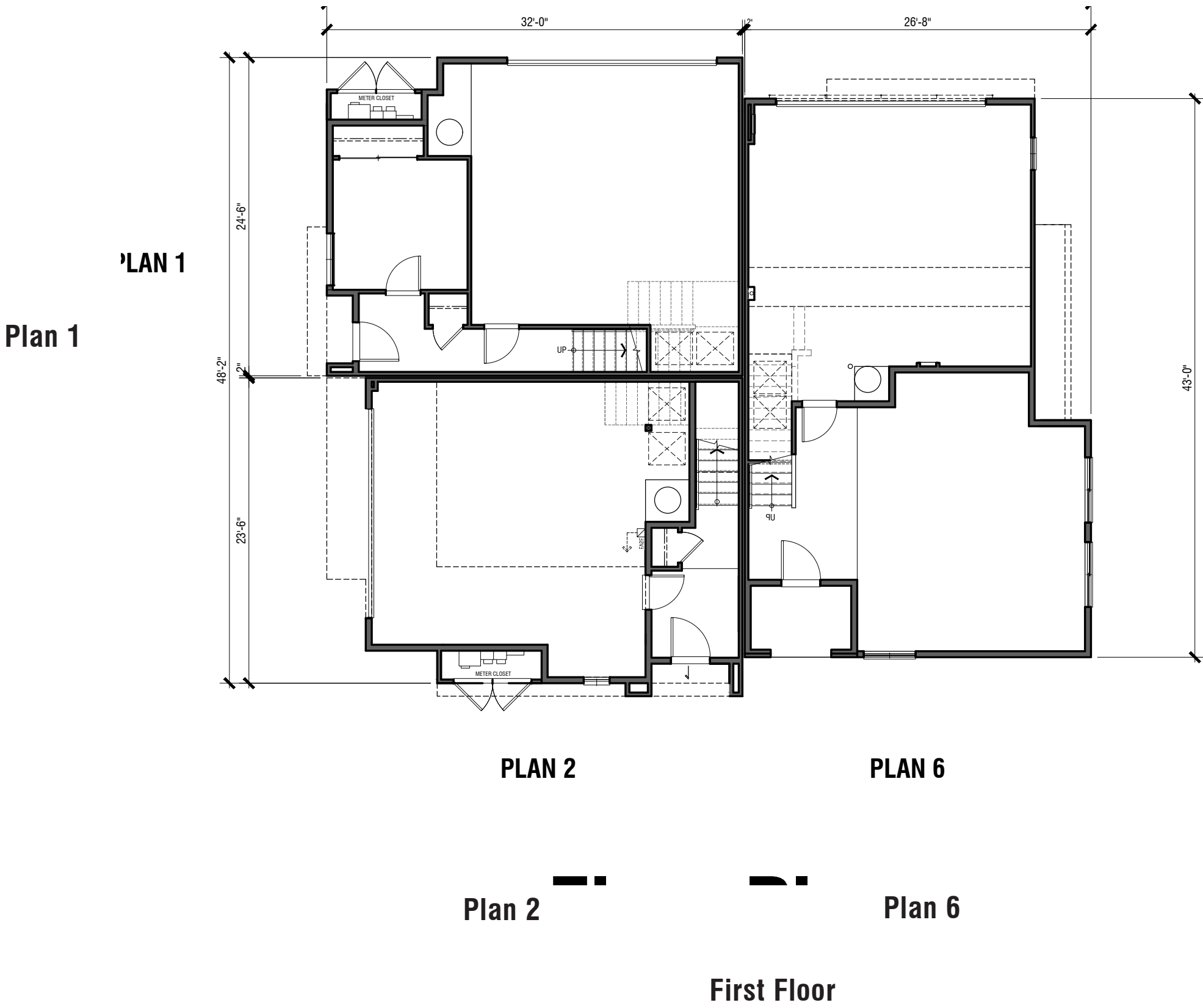
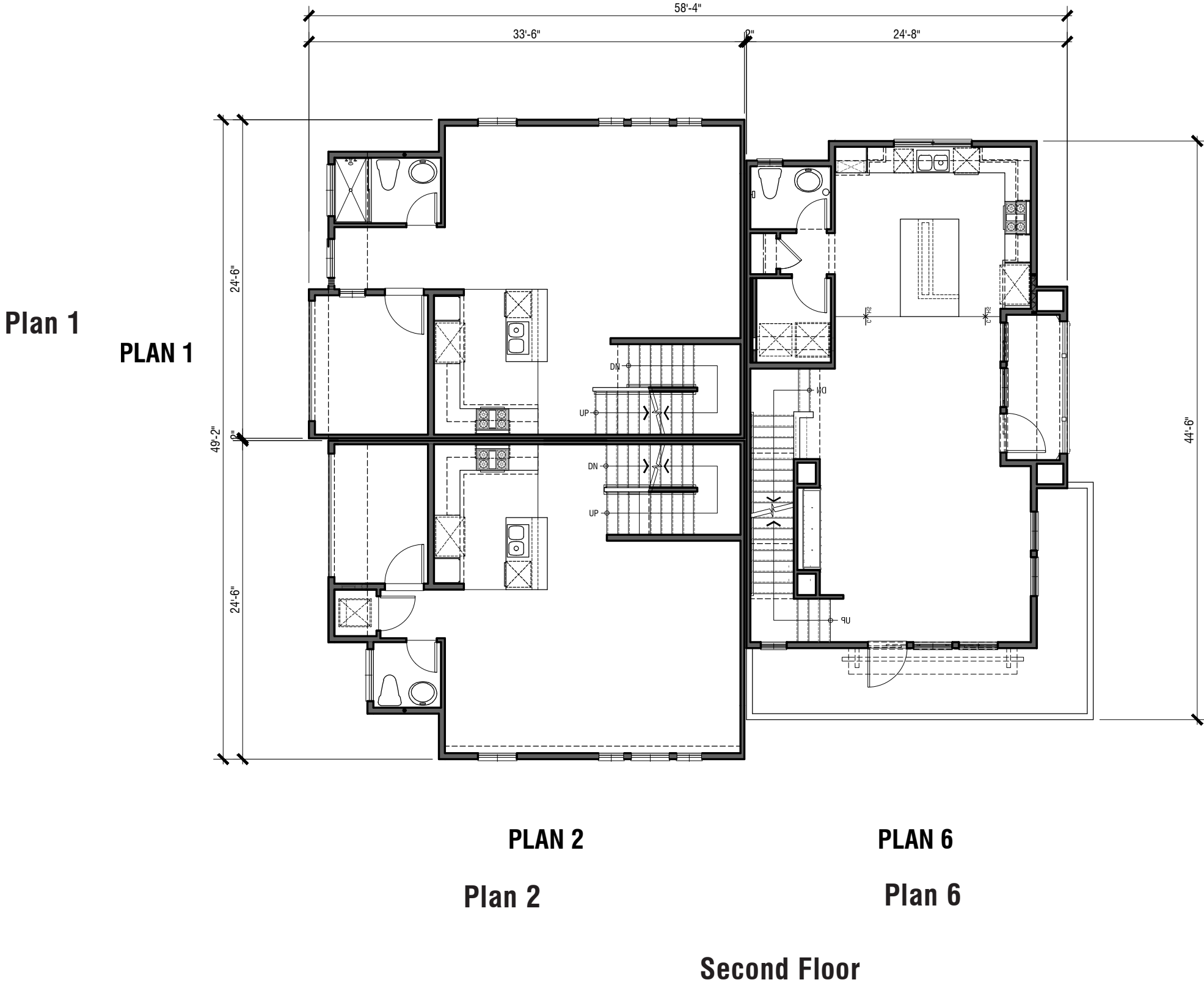
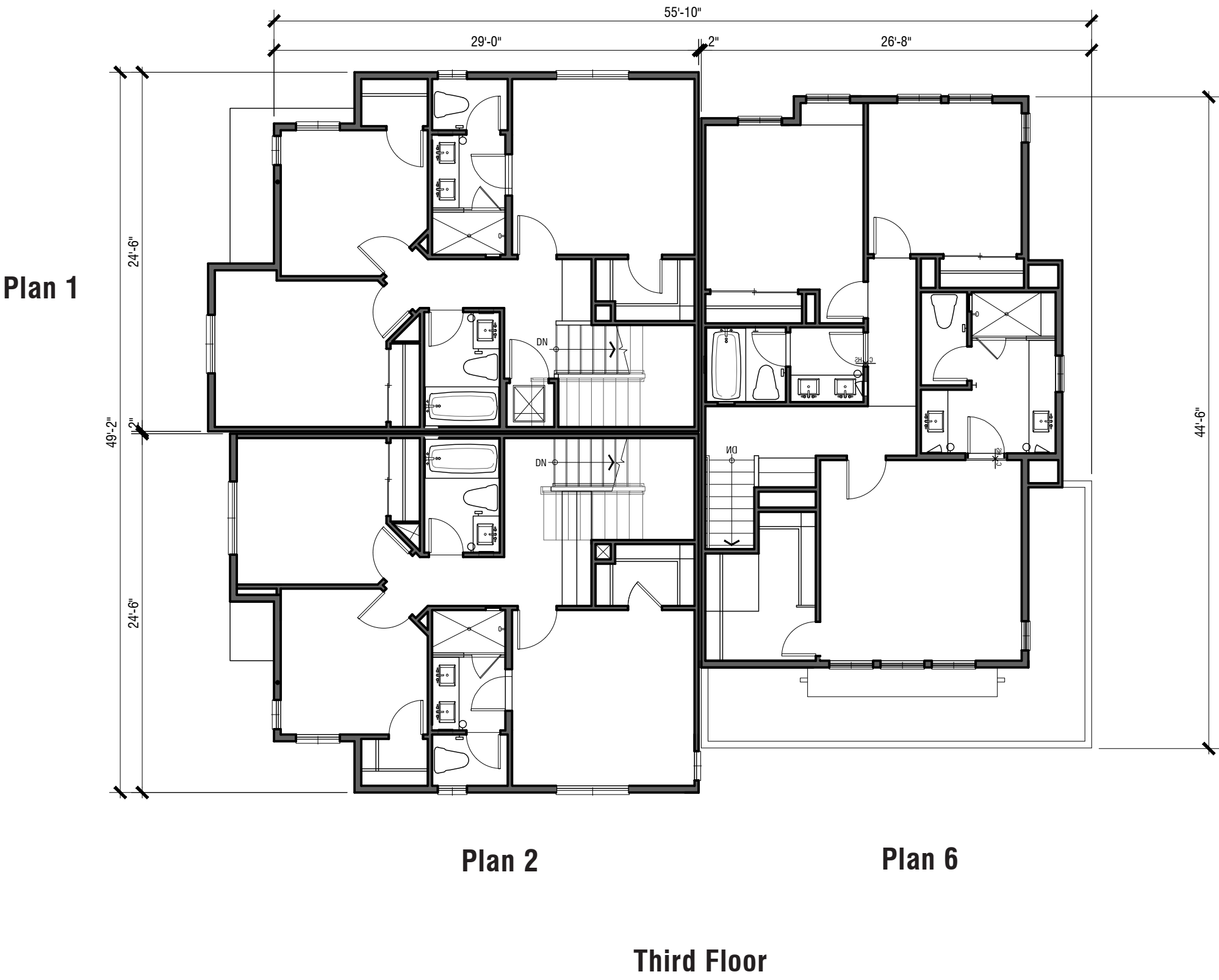
Building 200 Floor Plans

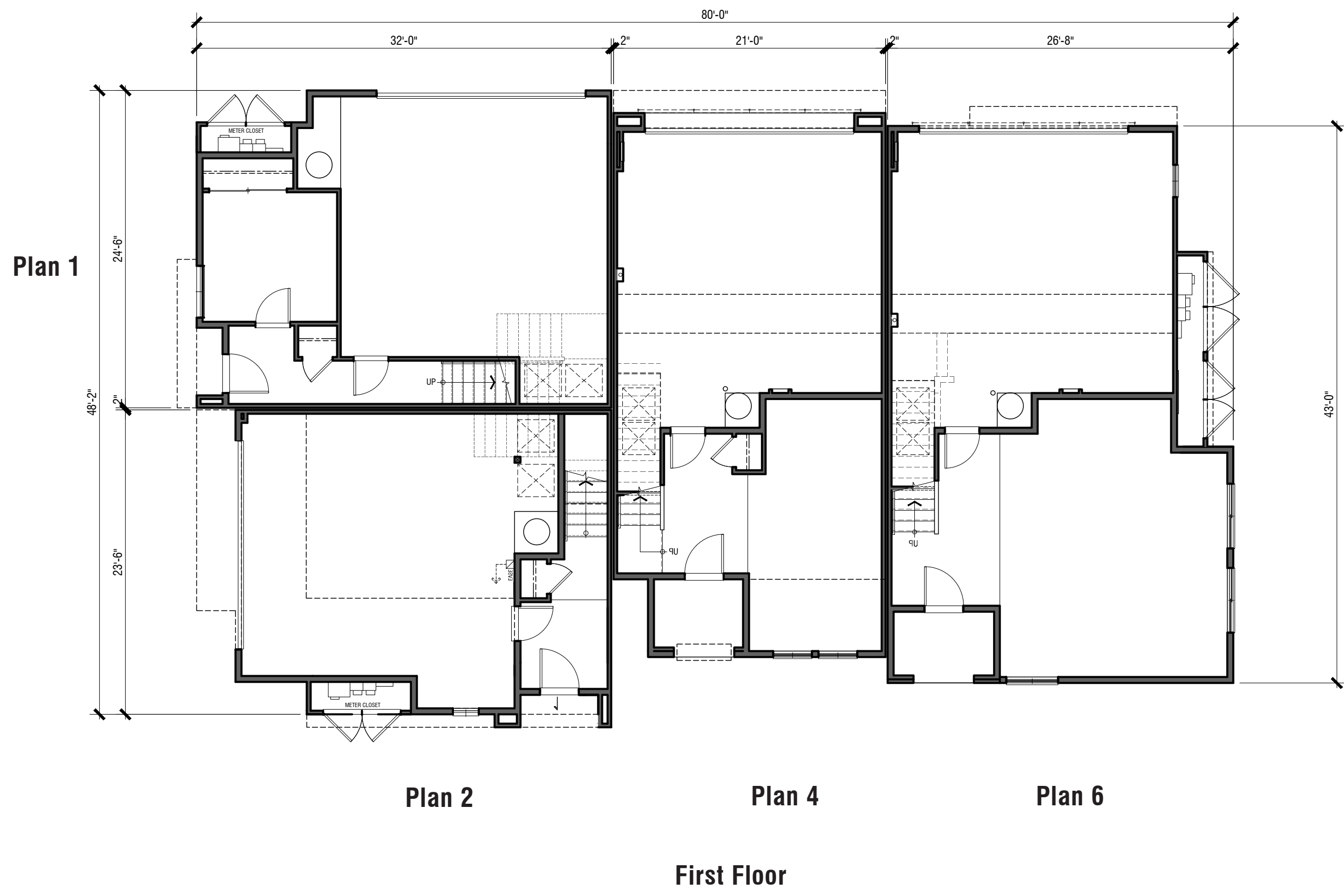
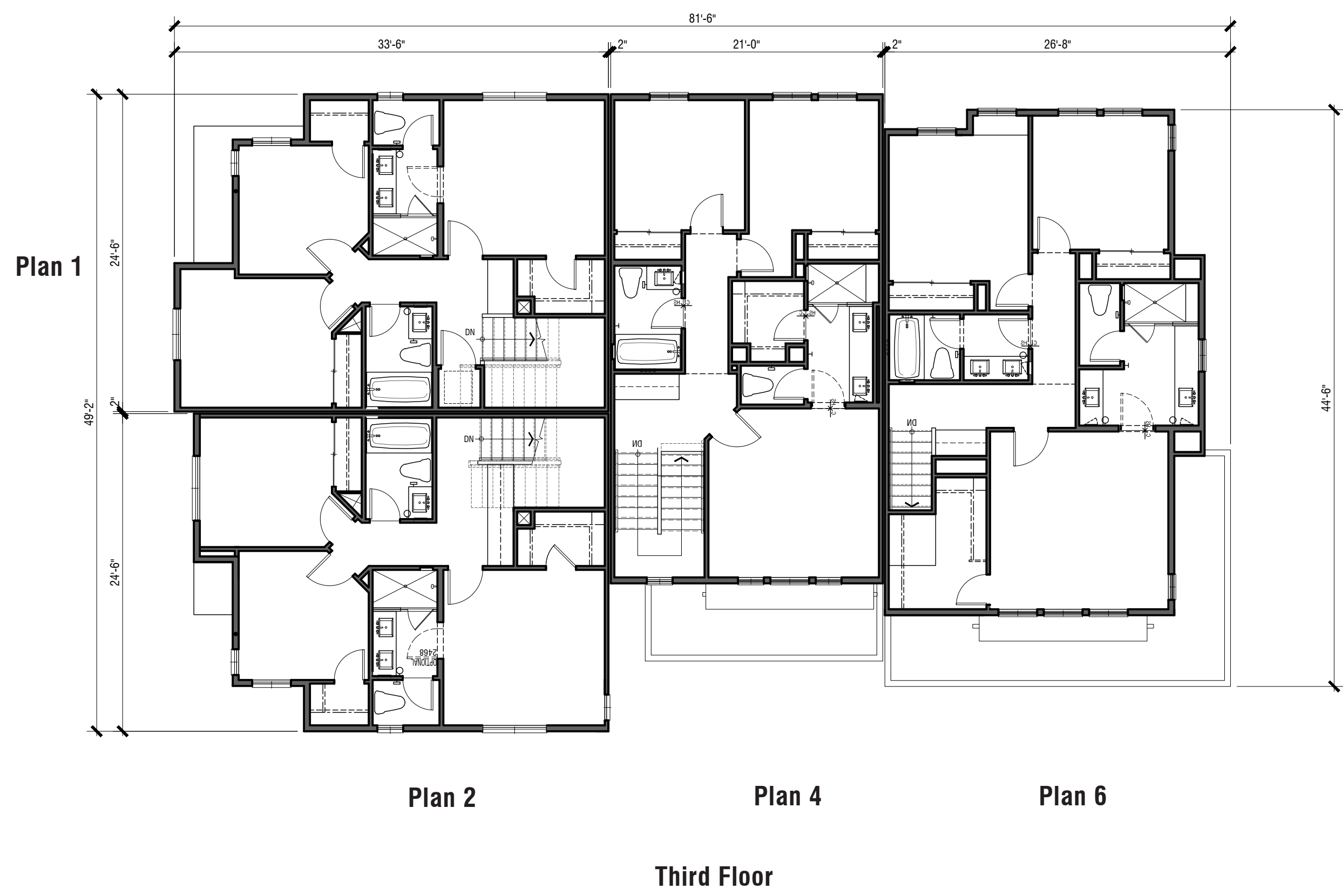
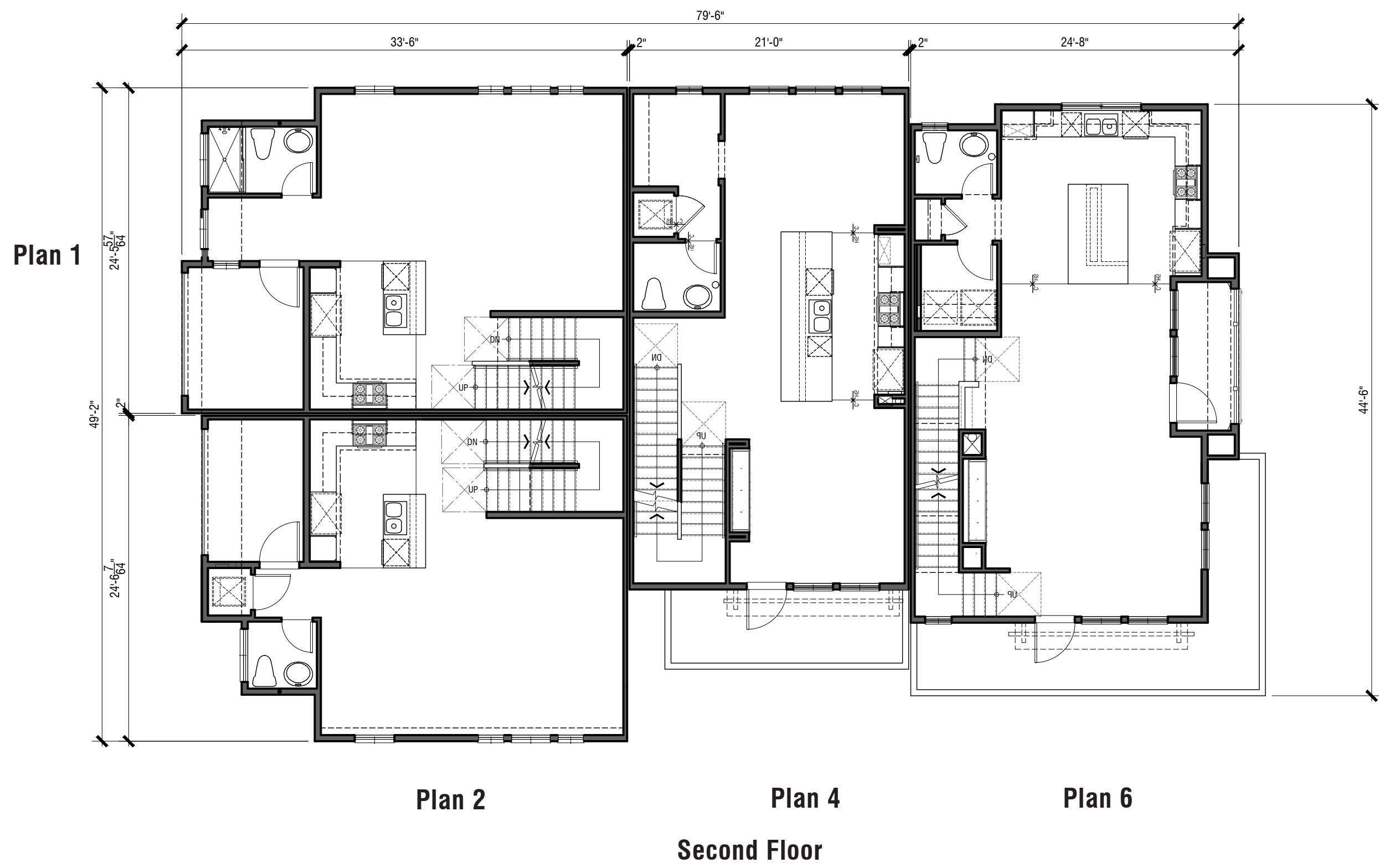
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Building 200
3 Units
(1) Plan 1
(1) Plan 2
(1) Plan 6

First Floor: 2,377 sf
Second Floor: 2,620 sf
Third Floor: 2,490 sf
Total: 7,487 sf





Building 300 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Building 300

4 Units
 (1) Plan 1
 (1) Plan 2
 (1) Plan 4
 (1) Plan 6

First Floor: 3,176 sf
 Second Floor: 3,529 sf
 Third Floor: 3,376 sf
Total: 10,081 sf

0 2 4 8
 Scale: 1/8" = 1' = 0"

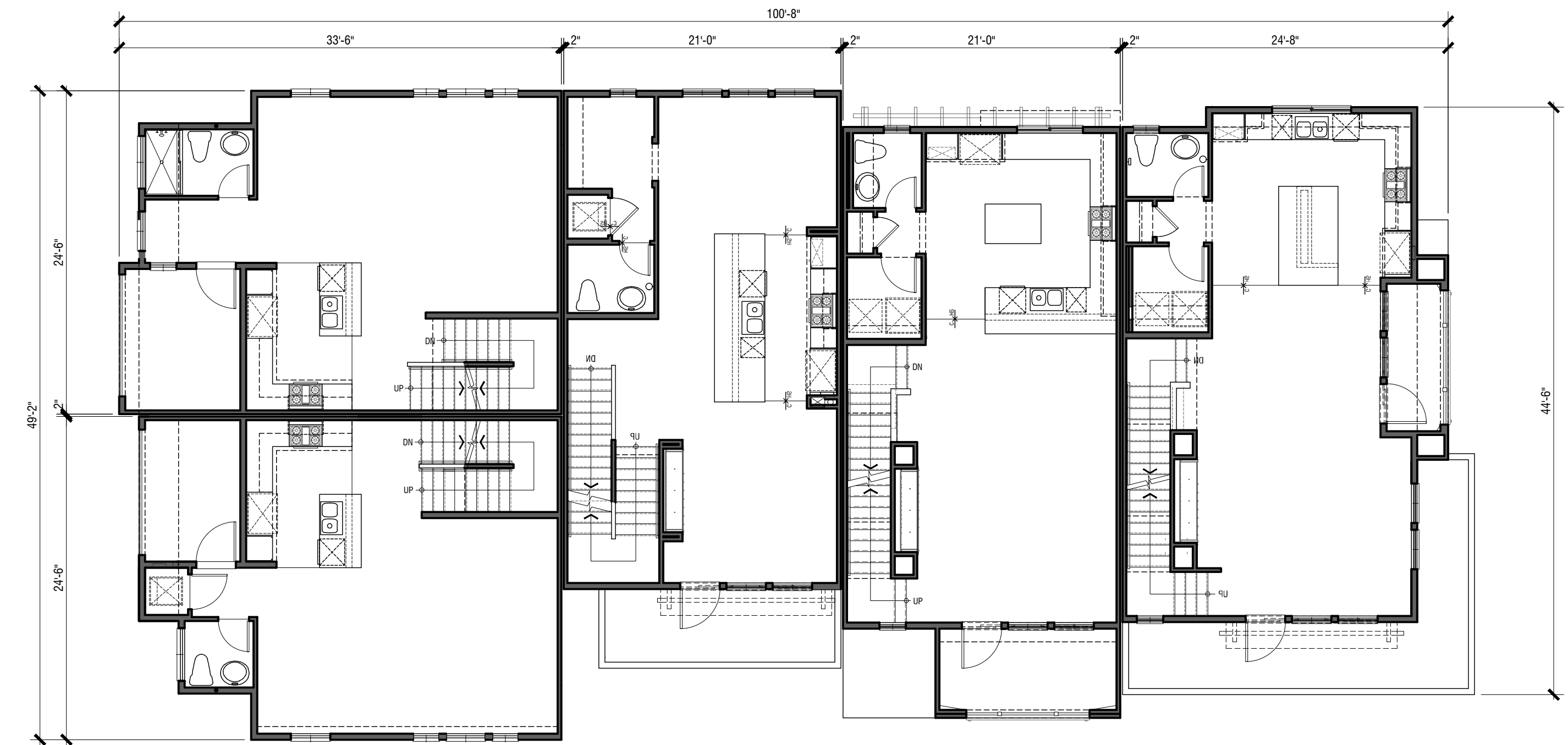
A9

ARCHITECTS - PLANNERS - DESIGNERS
WHA
 ORANGE COUNTY - LOS ANGELES - BAY AREA - SACRAMENTO

Third Application Submittal

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Plan 1



Plan 2

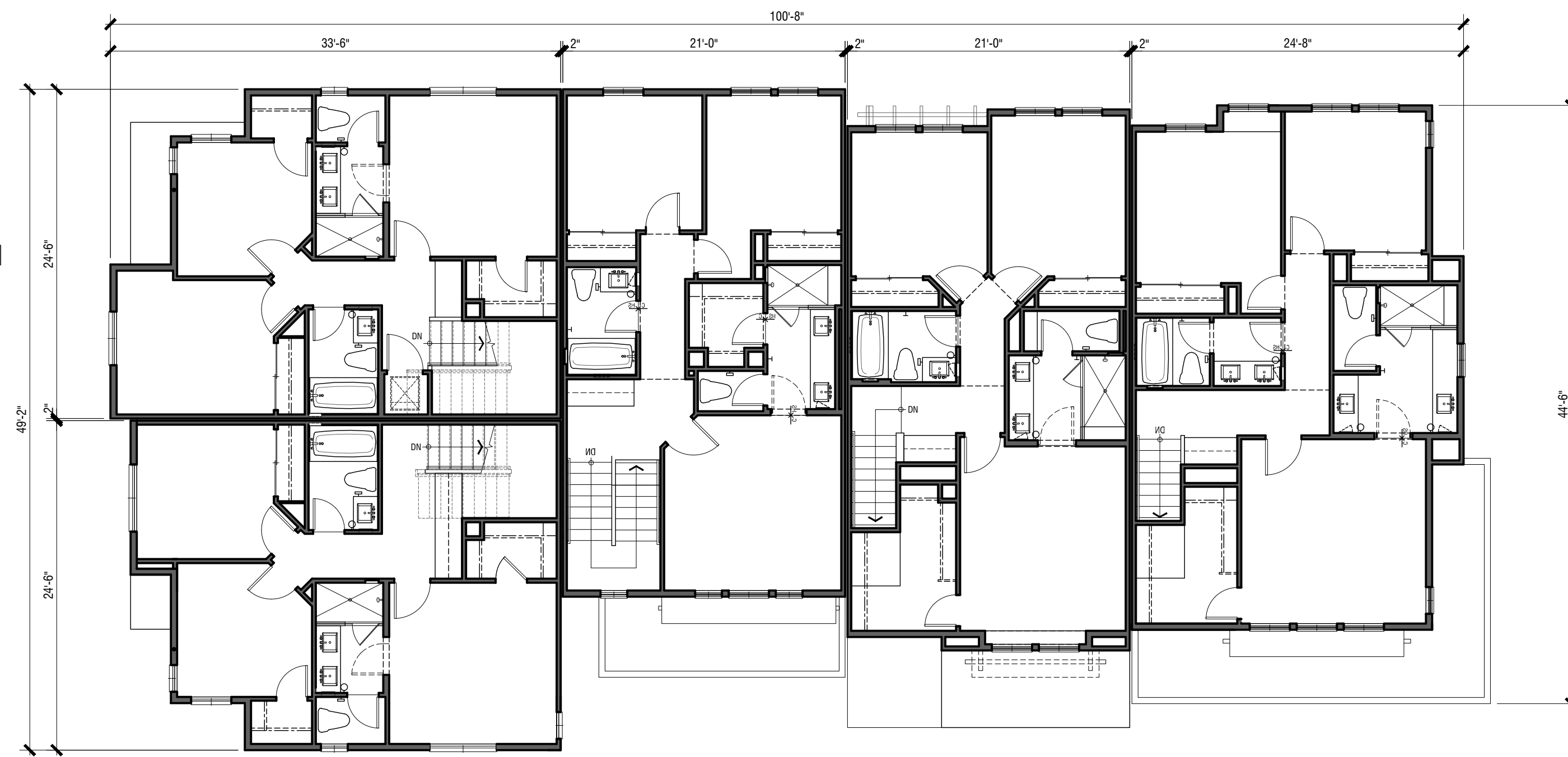
Plan 4

Plan 3

Plan 6

Second Floor

Plan 1



Plan 2

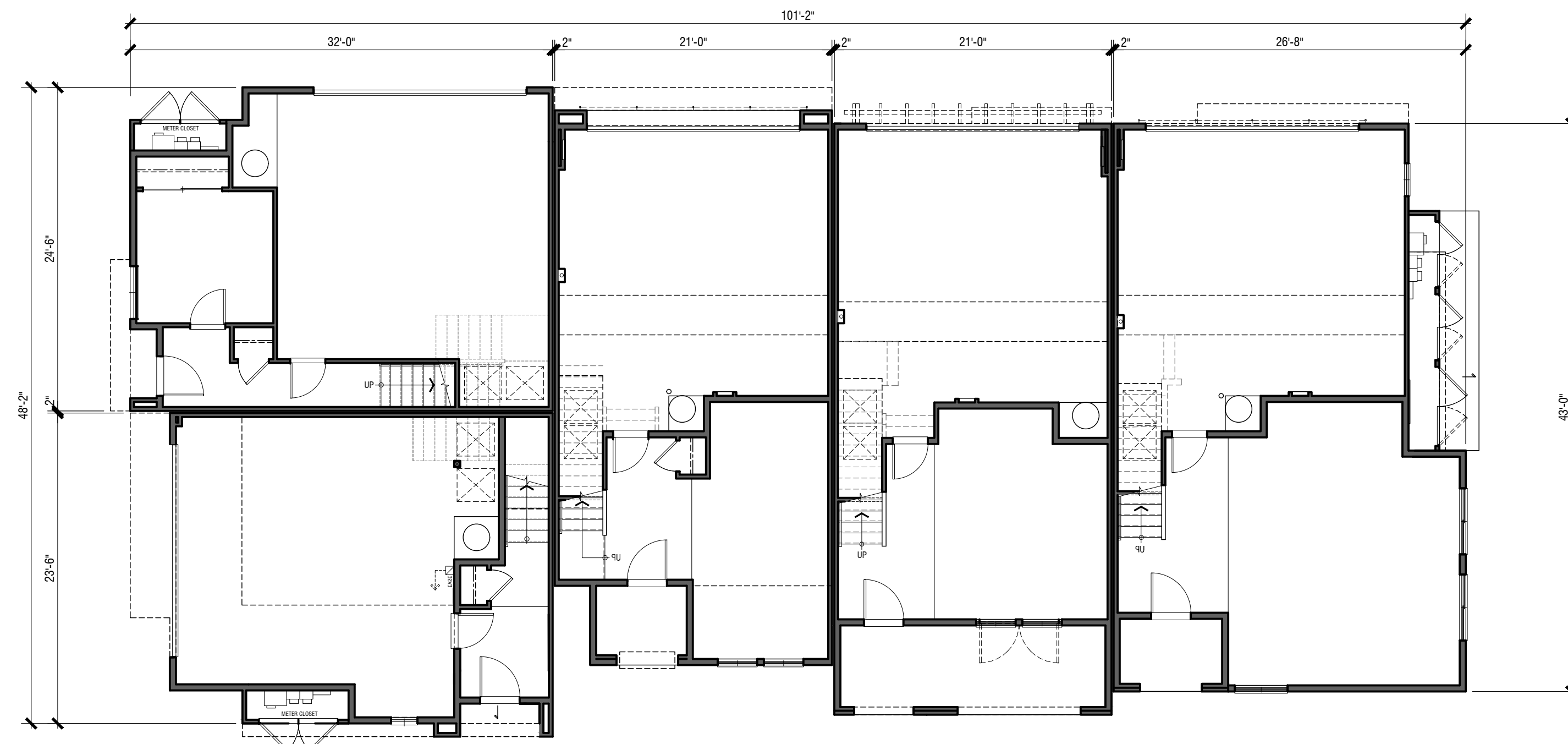
Plan 4

Plan 3

Plan 6

Third Floor

Plan 1



Plan 2

Plan 4

Plan 3

Plan 6

First Floor

Buidling 400 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Building 400

5 Units

- (1) Plan 1
- (1) Plan 2
- (1) Plan 4
- (1) Plan 3
- (1) Plan 6

First Floor:	4,351sf
Second Floor:	4,428sf
Third Floor:	4,008 sf
Total:	12,787 sf

0 2 4 8
Scale: 1/8" = 1' = 0"

A10



Building 500 - Conceptual Perspective



Precedent Imagery

Building 500 The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Front Elevation



Right Elevation



Rear Elevation

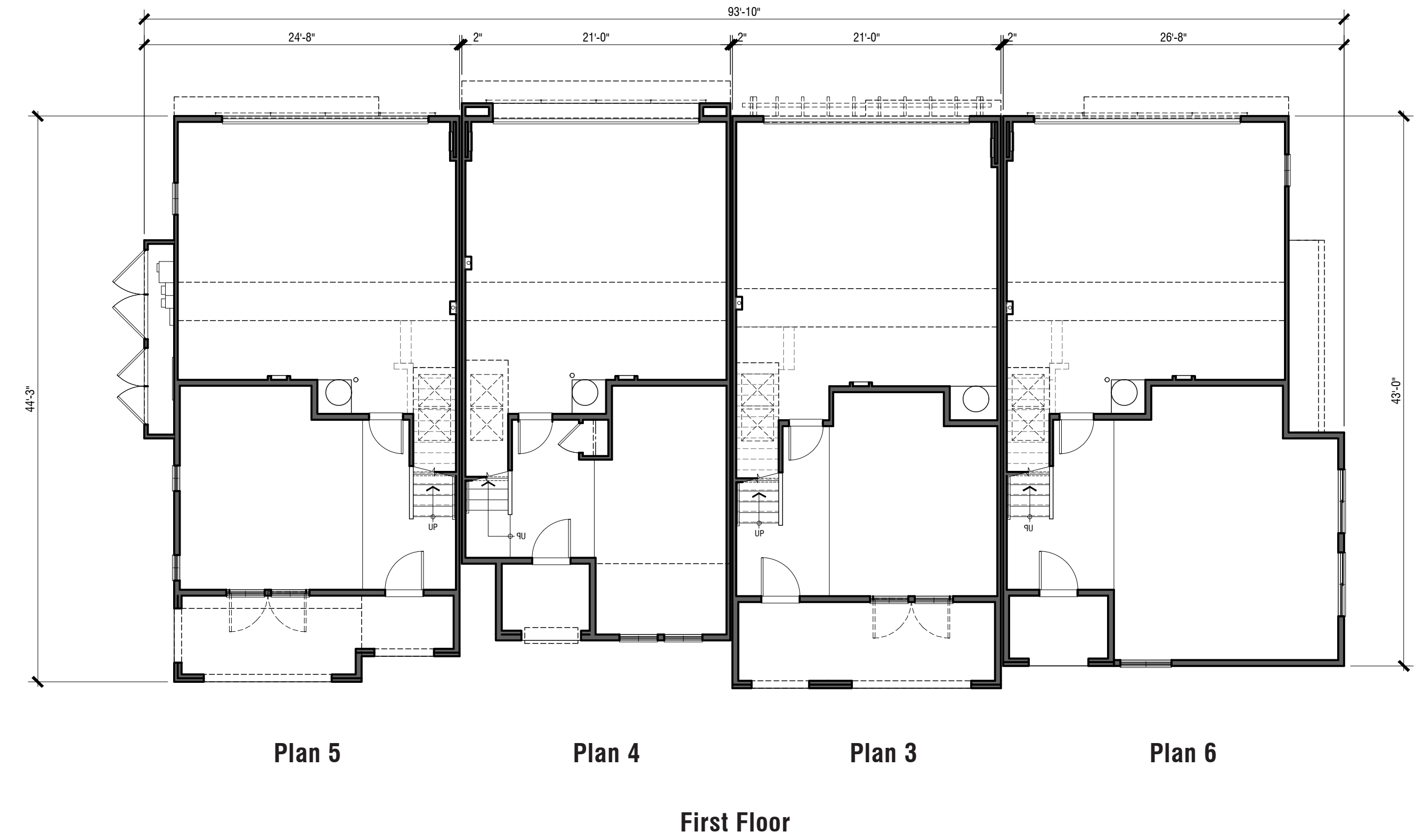
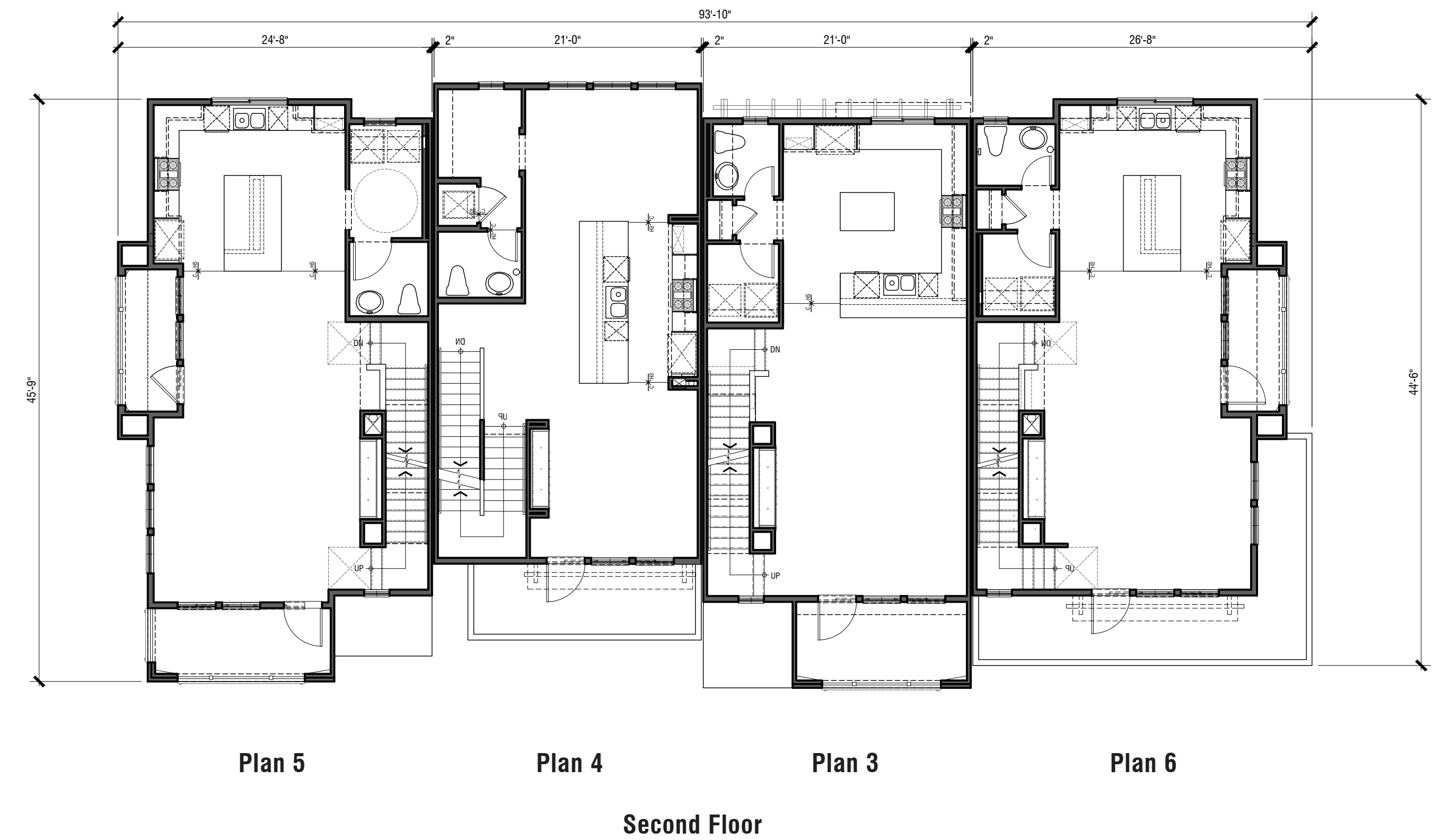
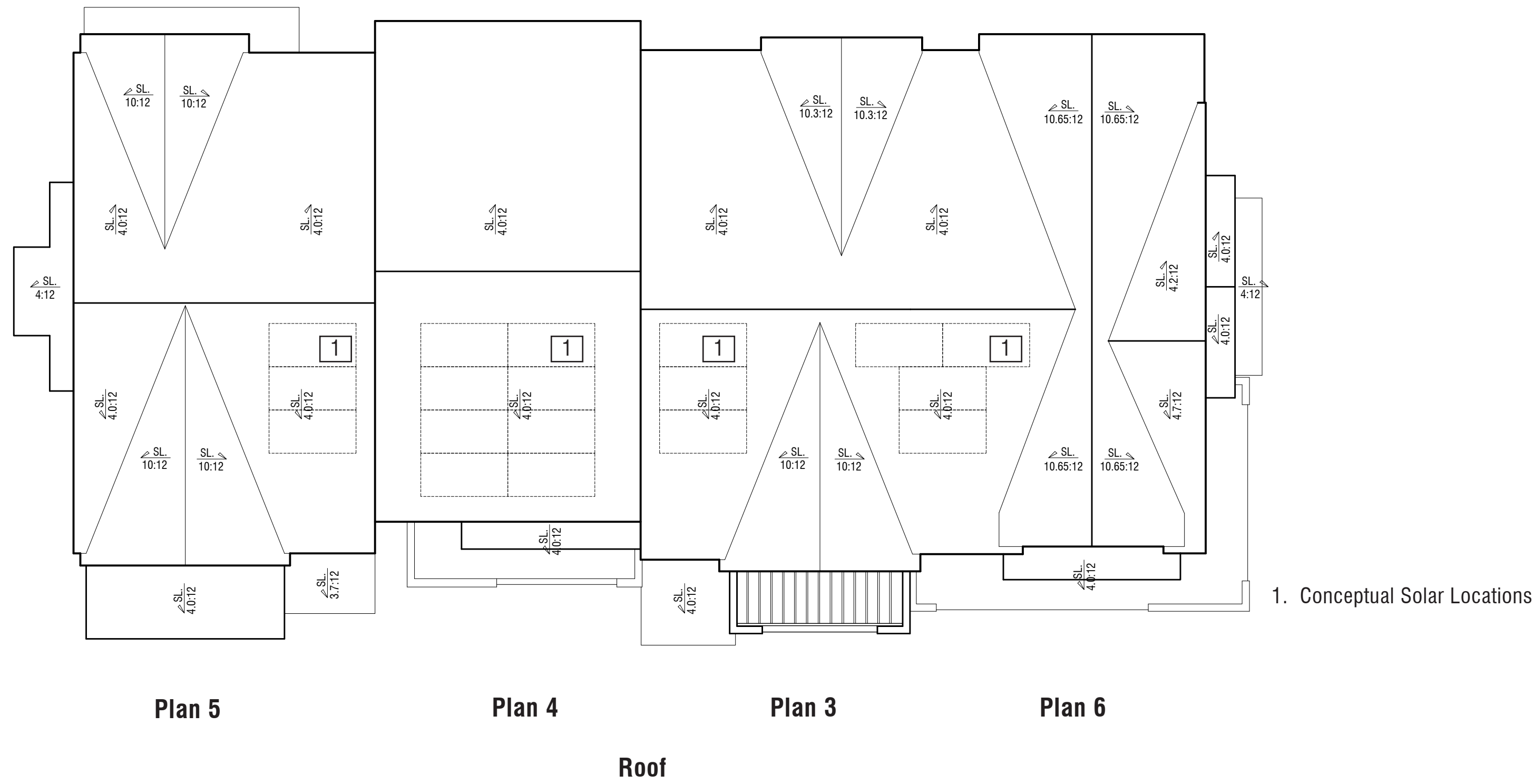


Left Elevation

Building 500 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 500

4 Units

(1) Plan 3

(1) Plan 4

(1) Plan 5

(1) Plan 6

First Floor: 3,874 sf

Second Floor: 3,910 sf

Third Floor: 3,440 sf

Total: 11,224 sf

Building 500 Floor & Roof Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

0 2 4 8
Scale: 1/8" = 1' = 0"

A13

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Building 600 - Conceptual Perspective



Precedent Imagery

Building 600

The Canopy

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Front Elevation



Right Elevation



Rear Elevation

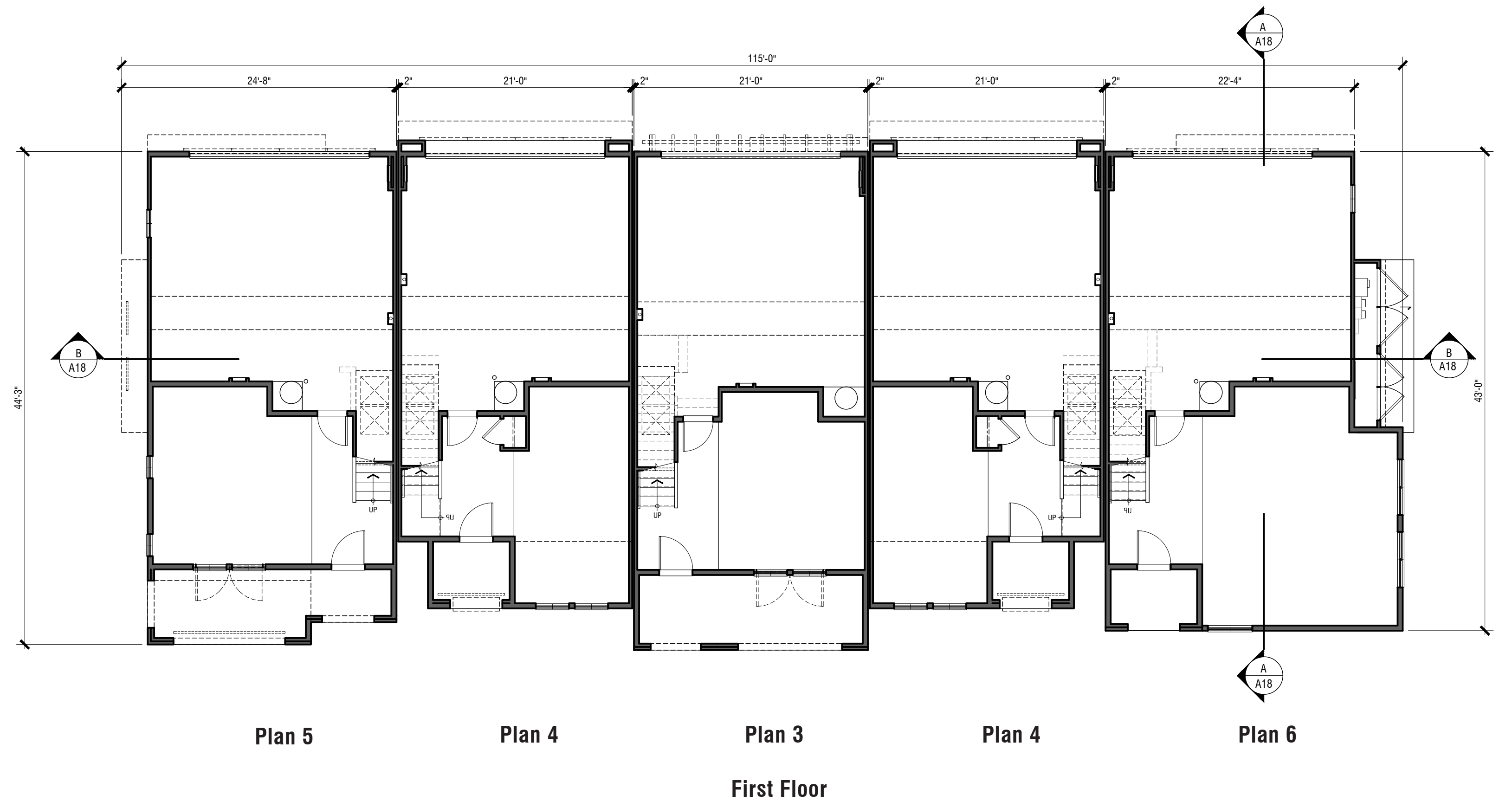
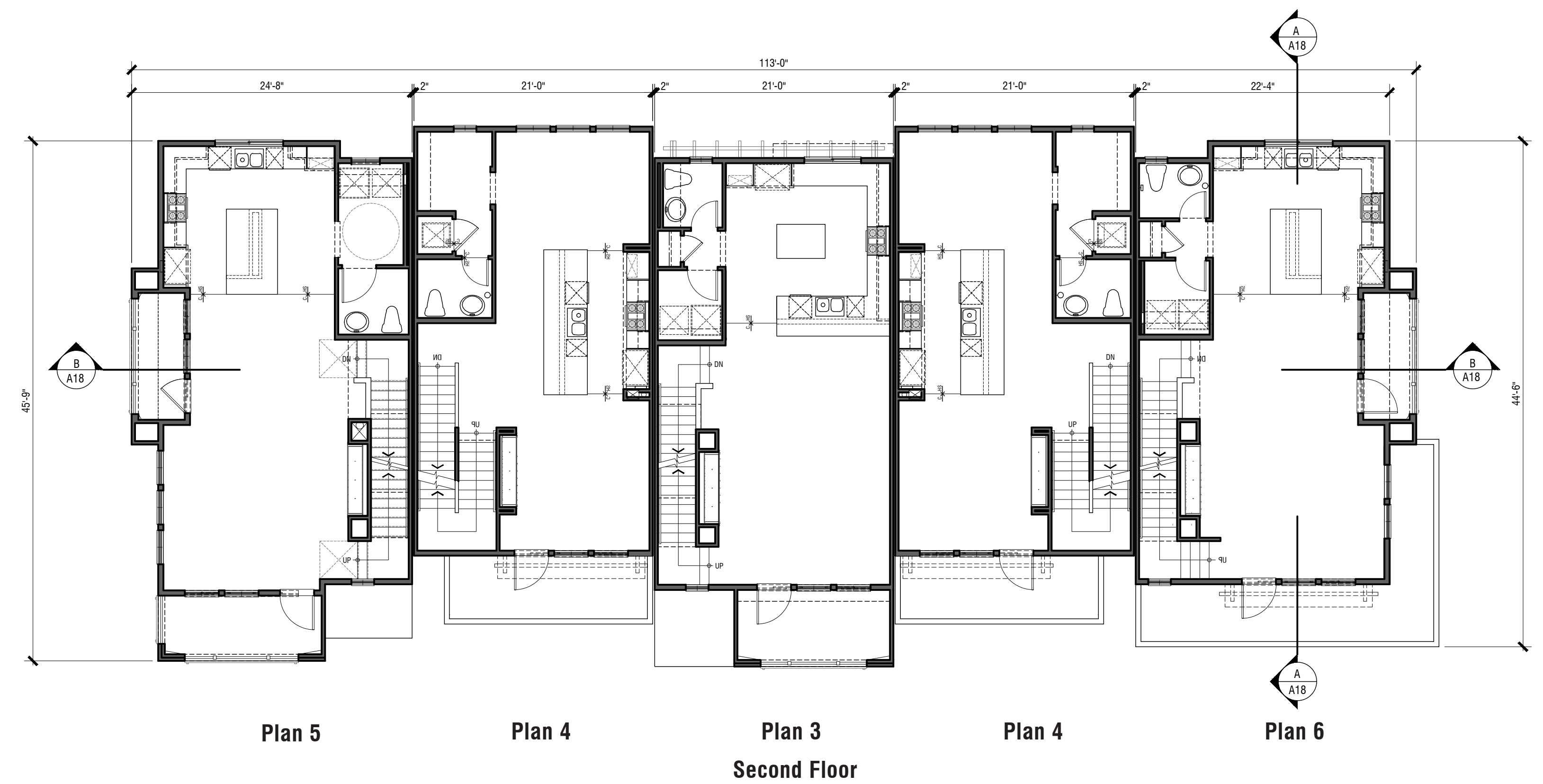
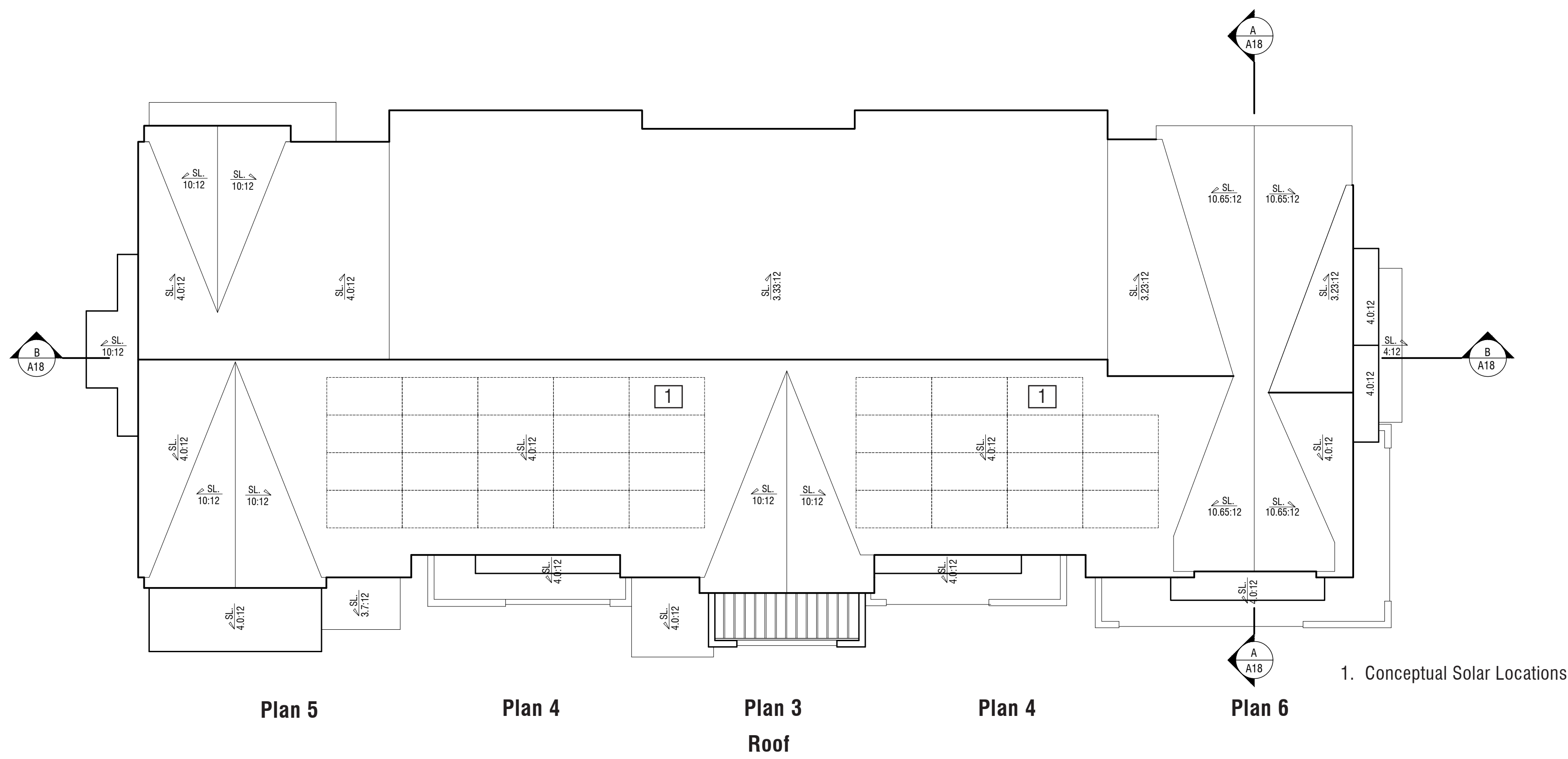


Left Elevation

Building 600 Conceptual Elevations

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Building 600

5 Units

(1) Plan 3

(2) Plan 4

(1) Plan 5

(1) Plan 6

First Floor: 4,708 sf

Second Floor: 4,818 sf

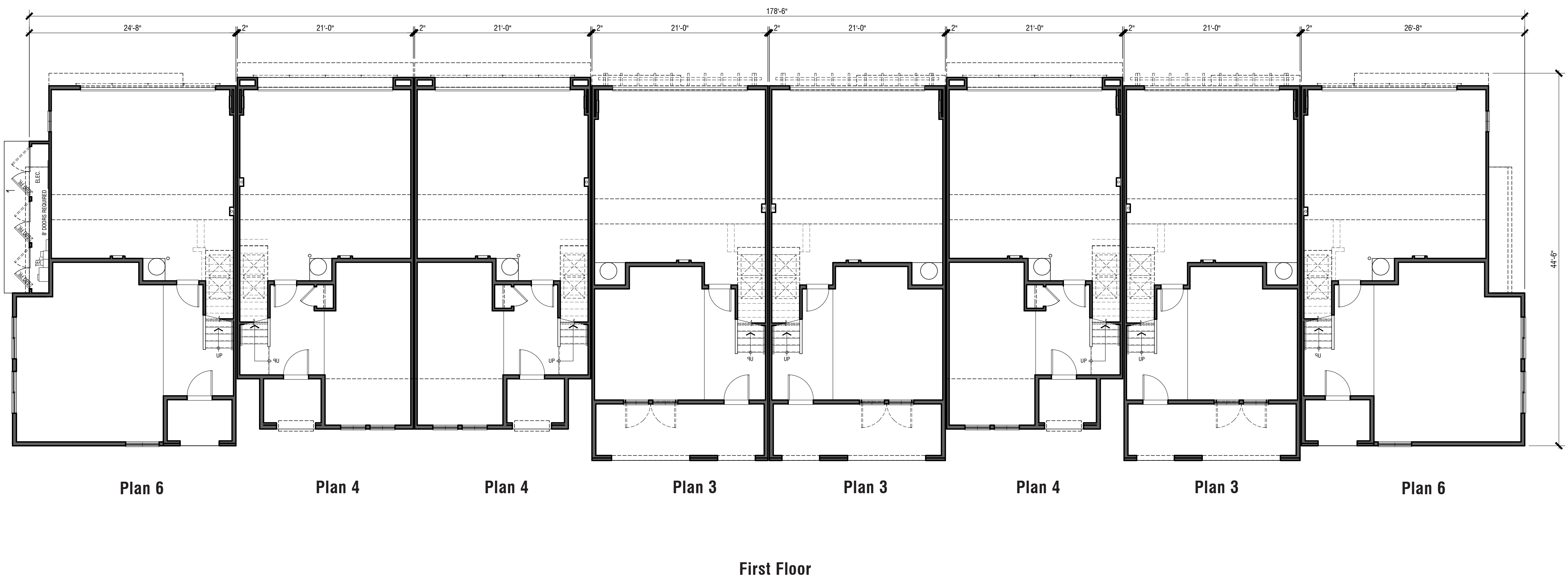
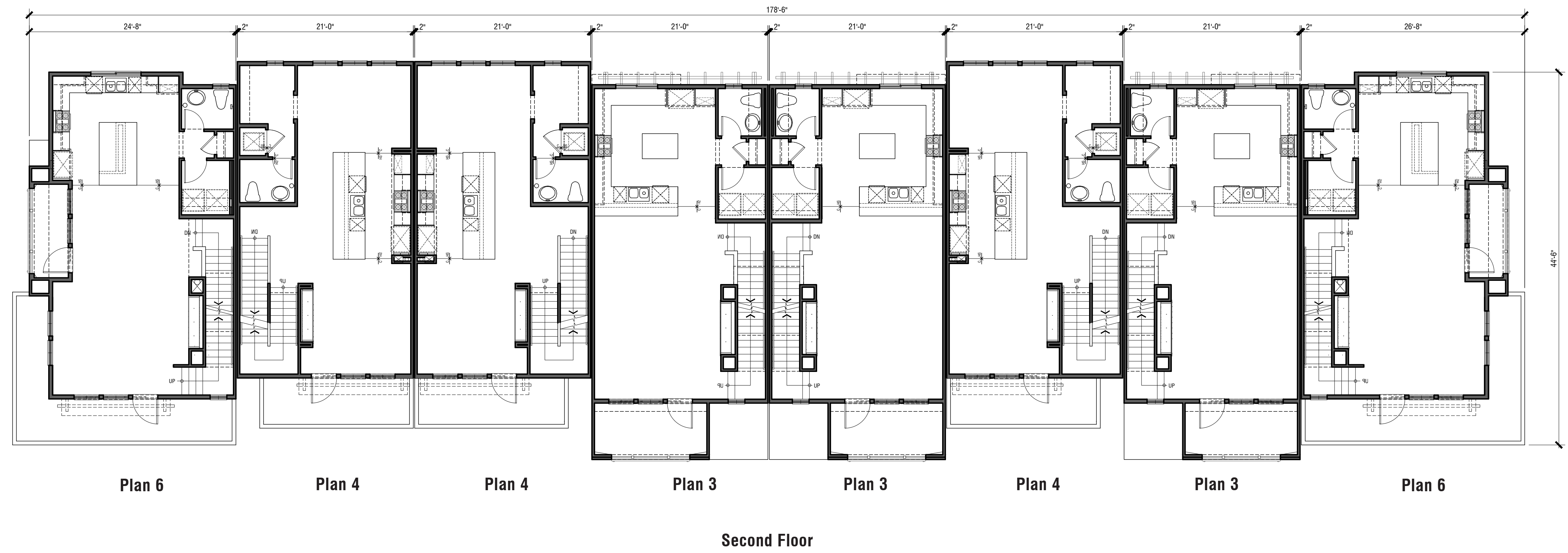
Third Floor: 4,238 sf

Total: 13,764 sf

Building 600 Floor & Roof Plans

The Canopy

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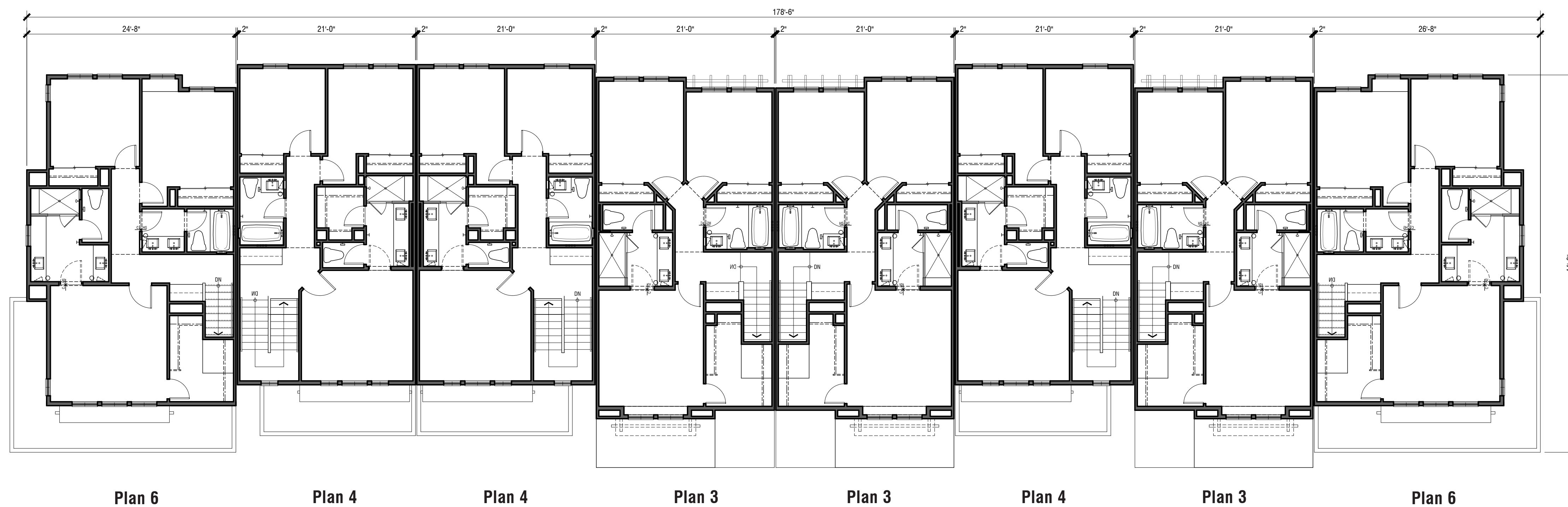


Building 700 Floor Plans

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

Building 700	
8 Units	
(3) Plan 3	
(3) Plan 4	
(2) Plan 6	
First Floor:	7,547 sf
Second Floor:	7,629 sf
Third Floor:	6,693 sf
Total:	21,869 sf



Third Floor

Building 700

8 Units
 (3) Plan 3
 (3) Plan 4
 (2) Plan 6

First Floor:	7,547 sf
Second Floor:	7,629 sf
Third Floor:	6,693 sf
Total:	21,869 sf

Building 700 Floor Plans

The Canopy

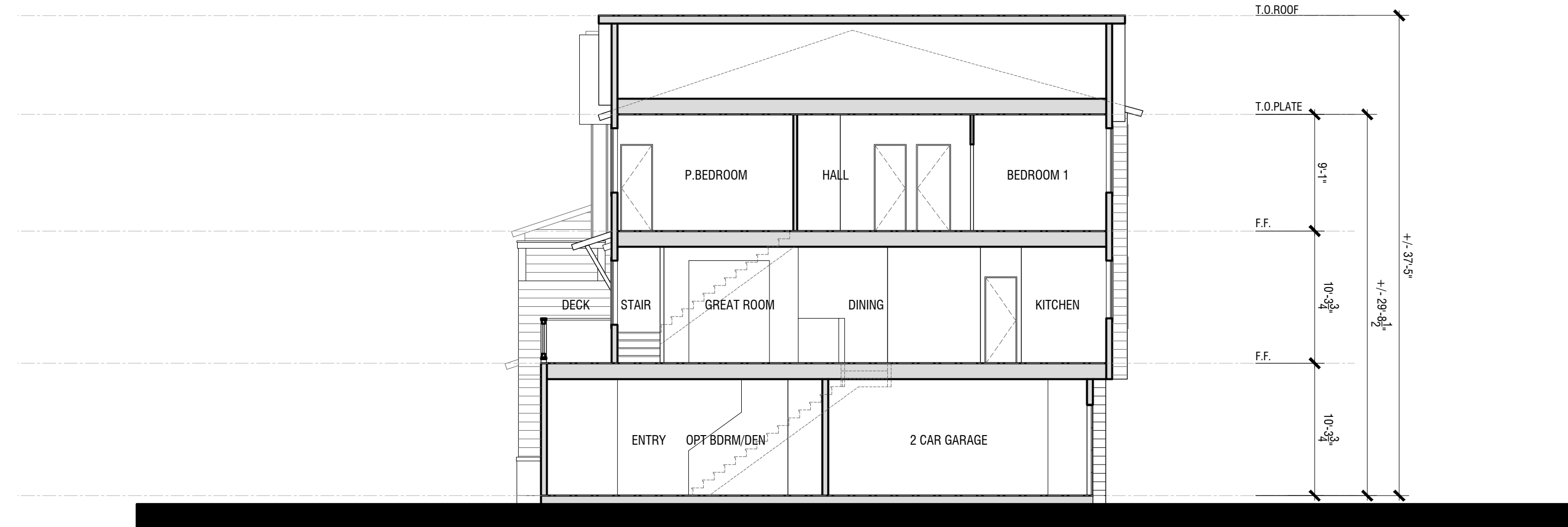
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Plan 6



Plan 5

Plan 4

Plan 3

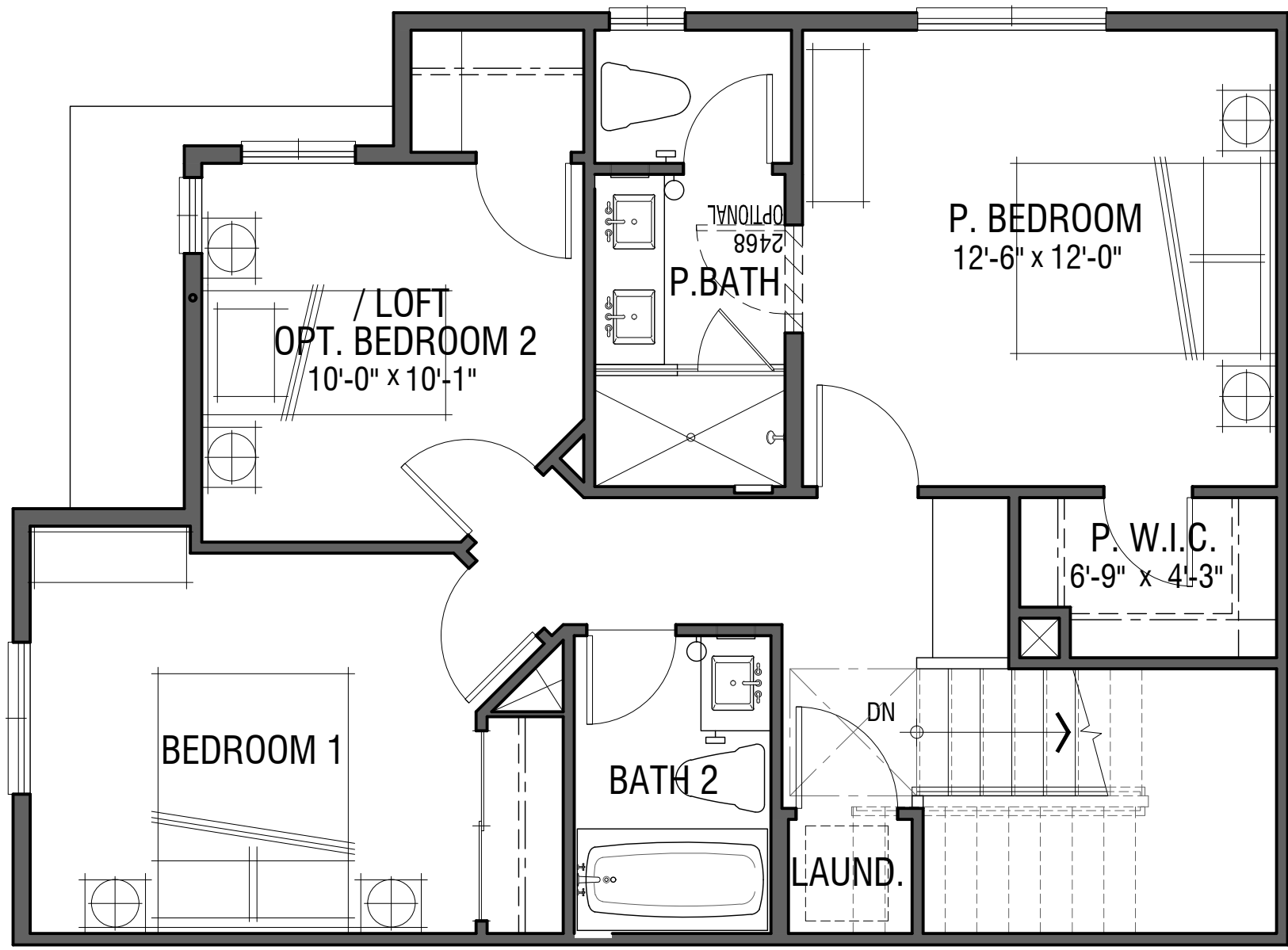
Plan 4

Plan 6

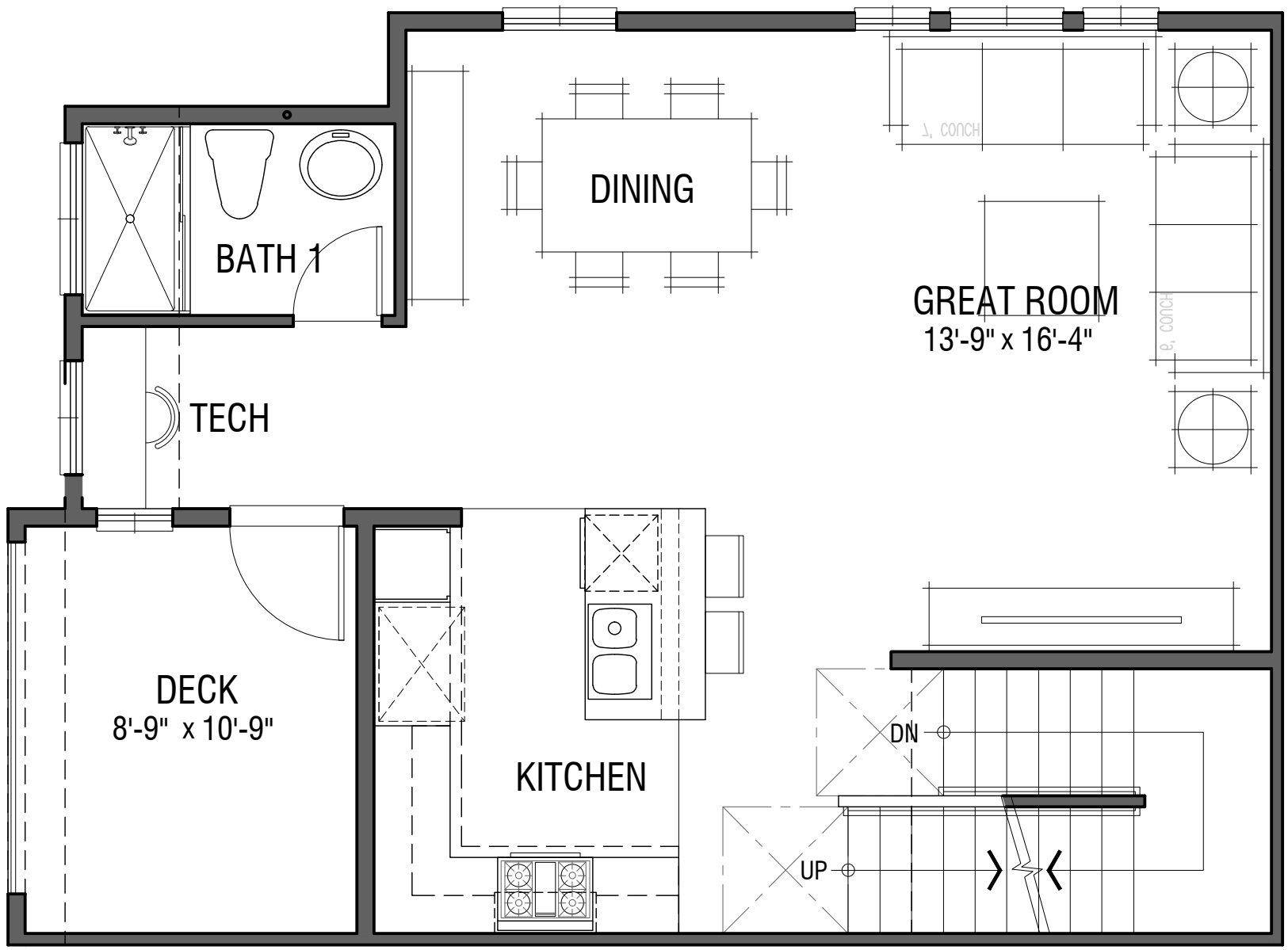
Representative Building Sections

The Canopy

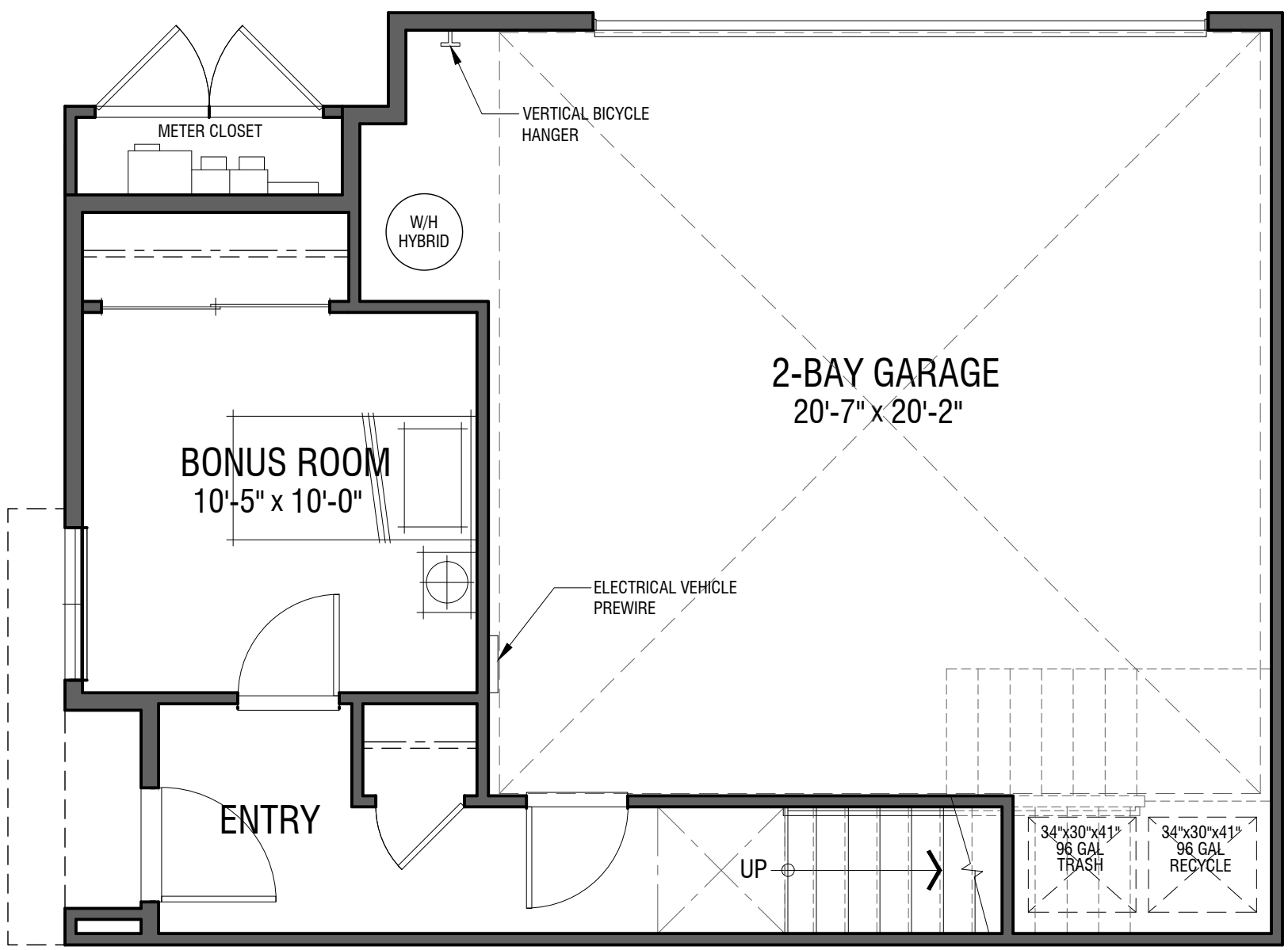
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor

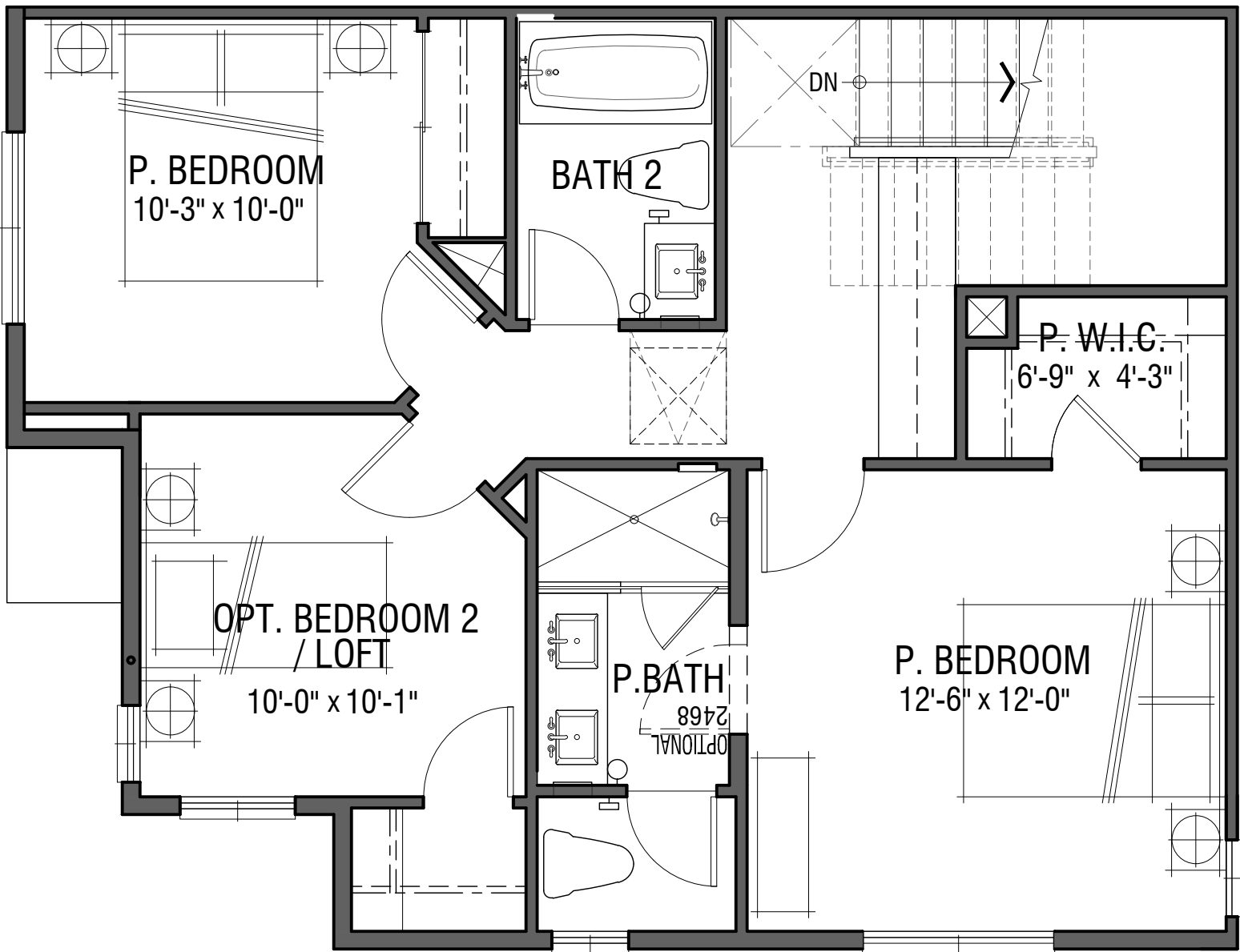


First Floor

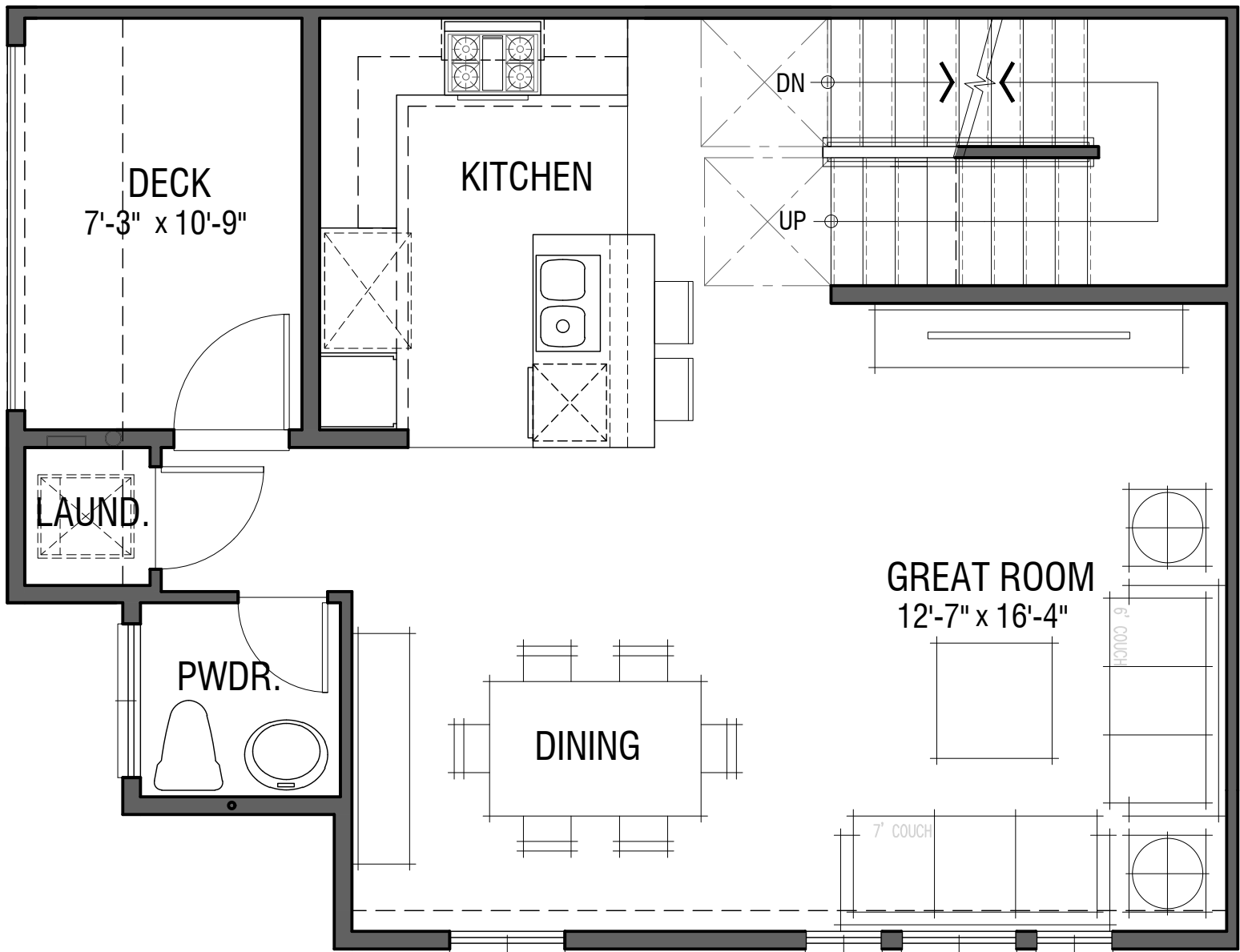
Plan 1 3 Bedroom | 3 Bath 1 Optional Room / Den 2 Car Garage 1,503 sf

The Canopy

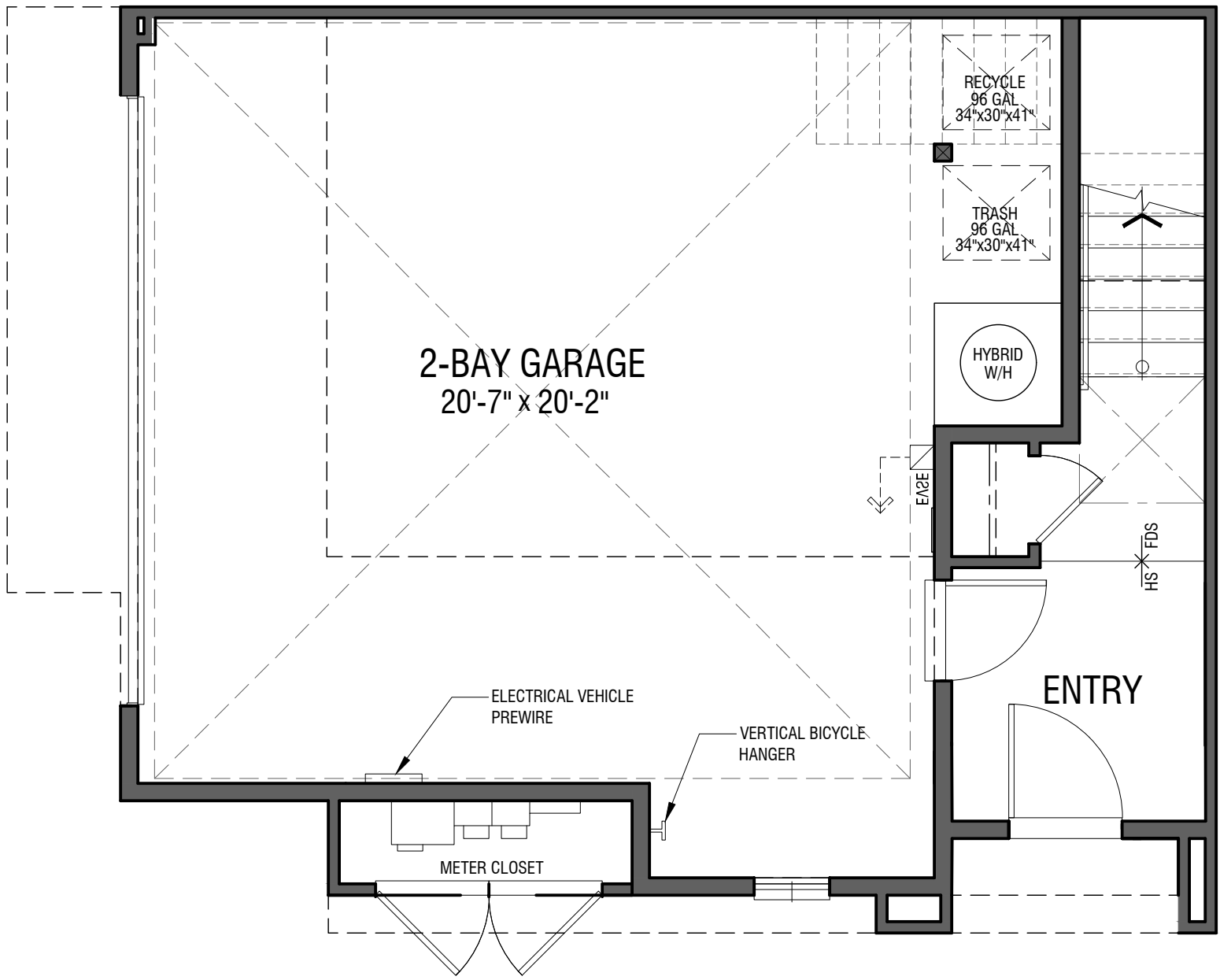
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



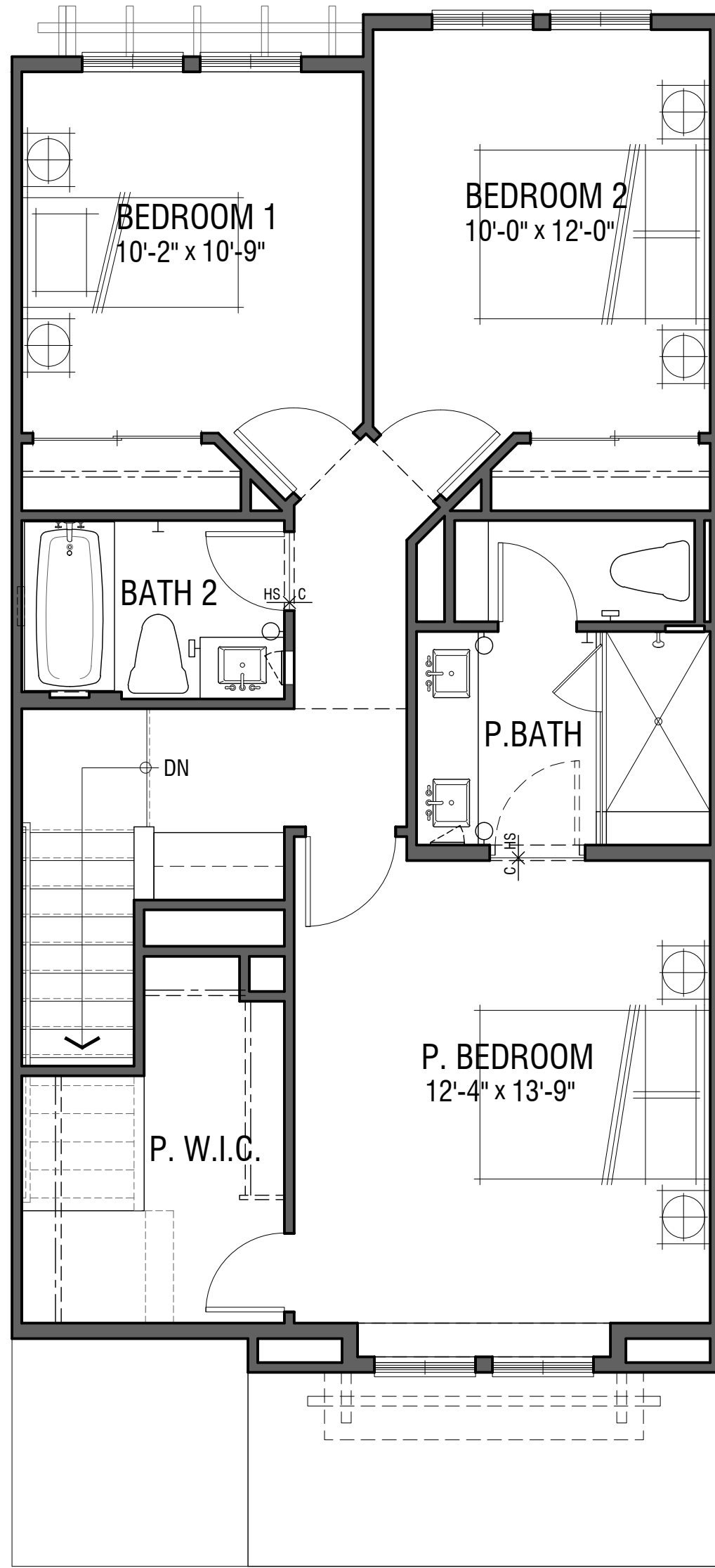
First Floor

Plan 2

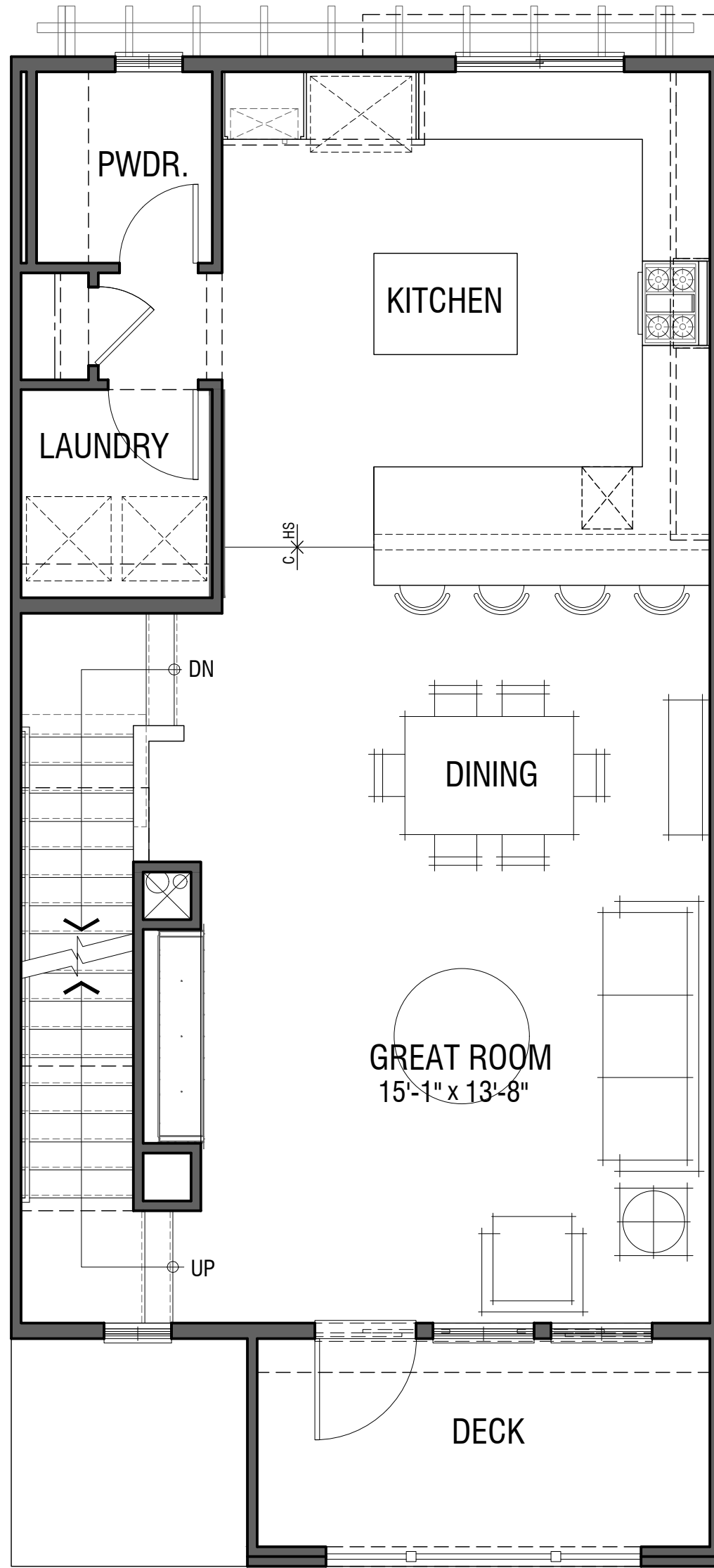
3 Bedroom | 2.5 Bath
2 Car Garage
1,354 sf

The Canopy

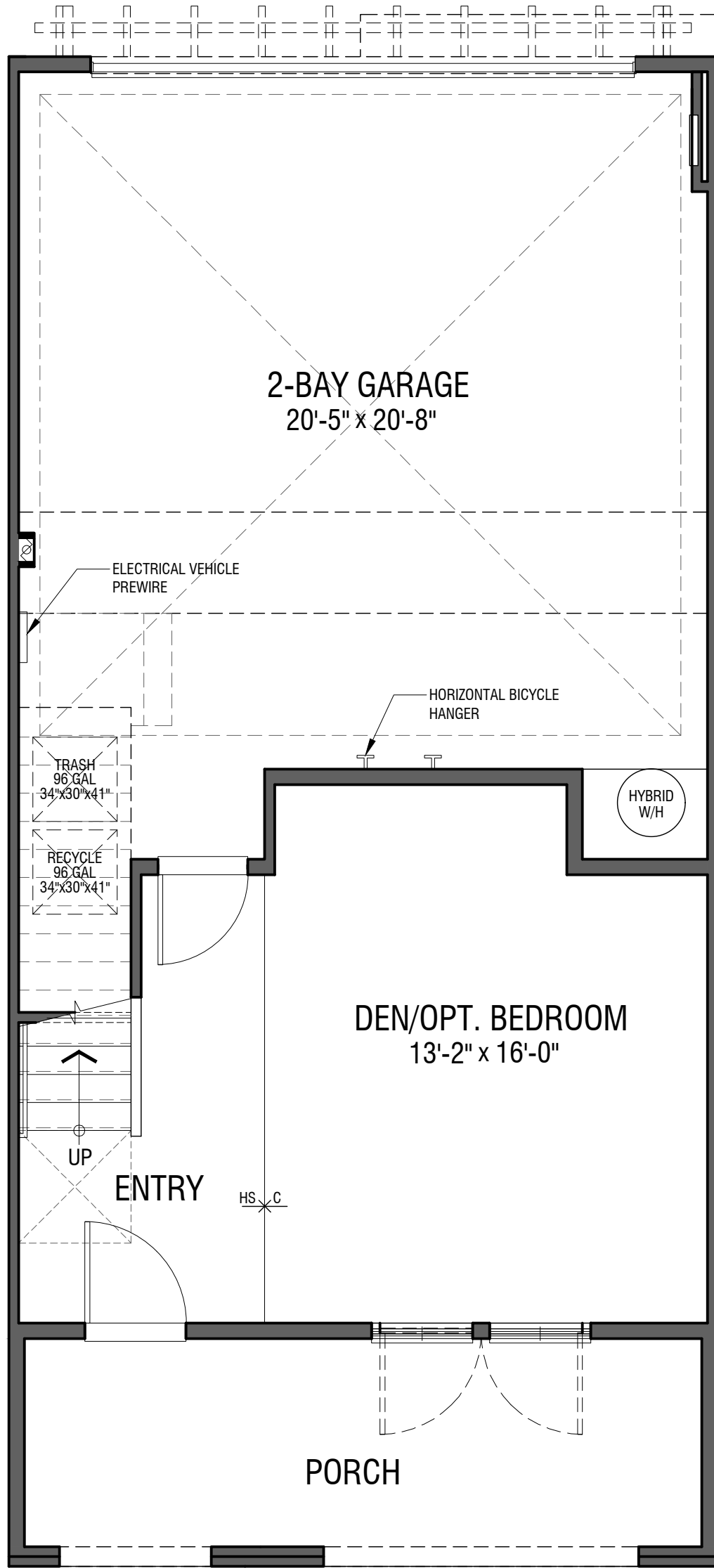
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



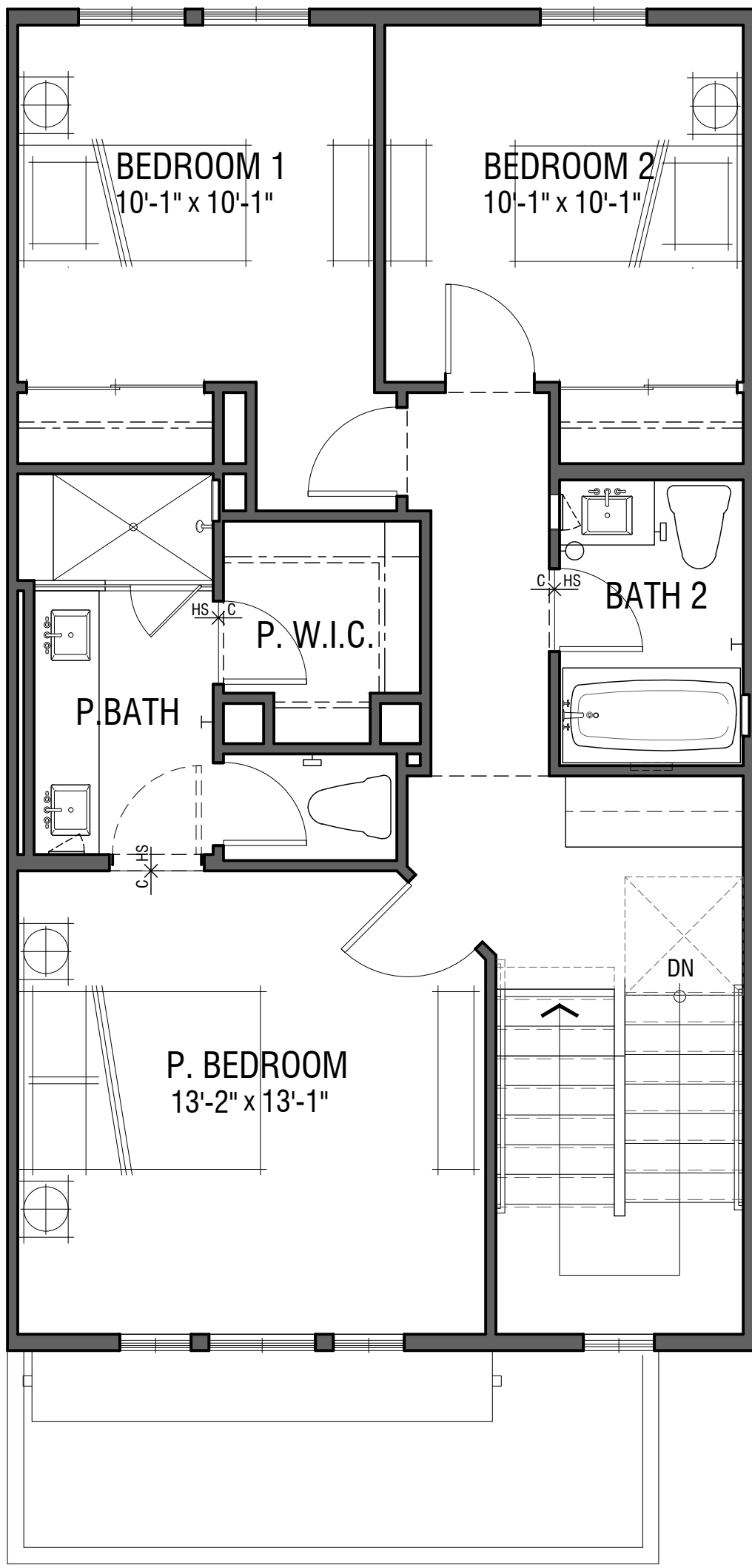
First Floor

Plan 3 3 Bedroom | 2.5 Bath 1 Optional Room / Den 2 Car Garage 1,773 sf

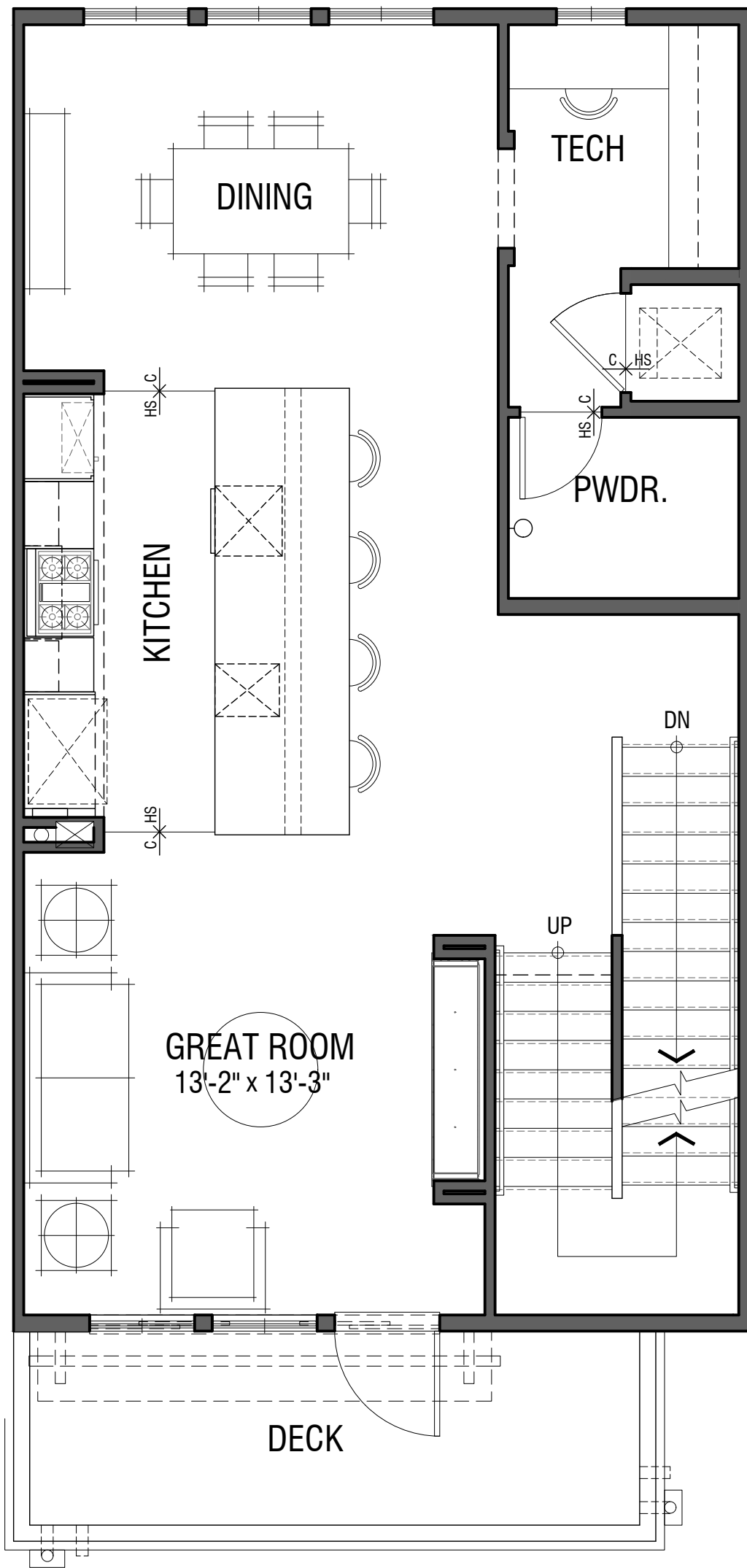
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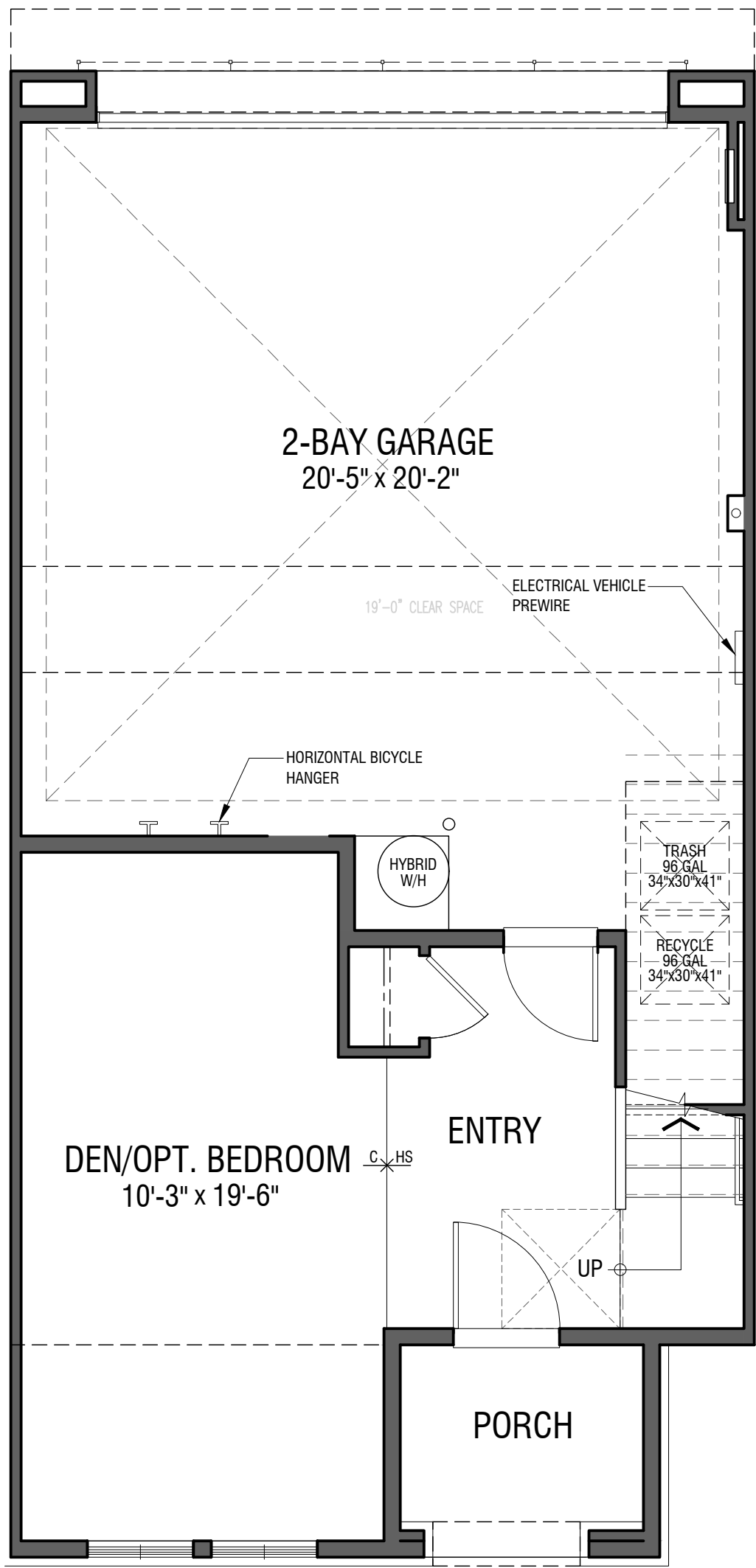




Third Floor



Second Floor



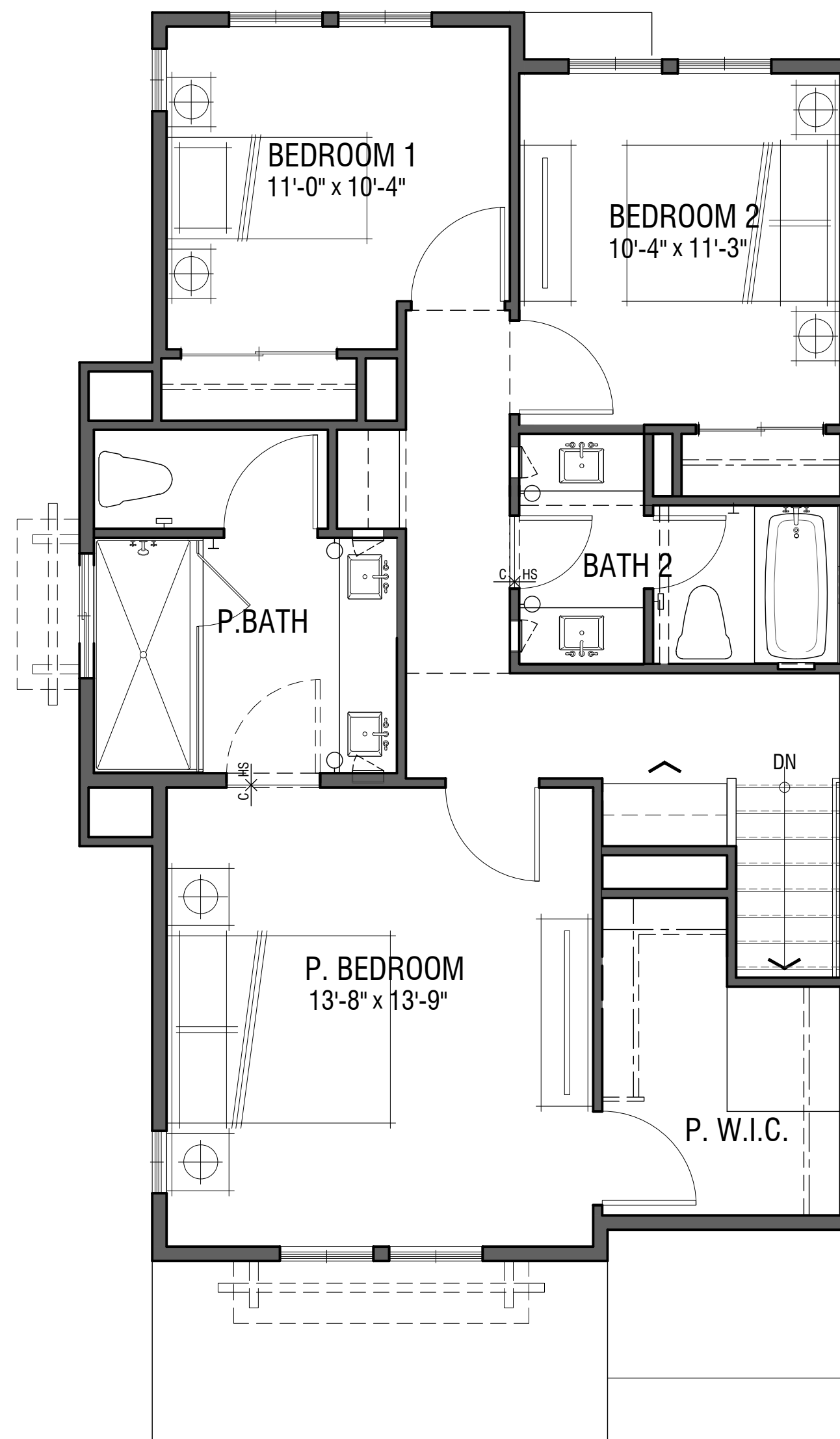
First Floor

Plan 4

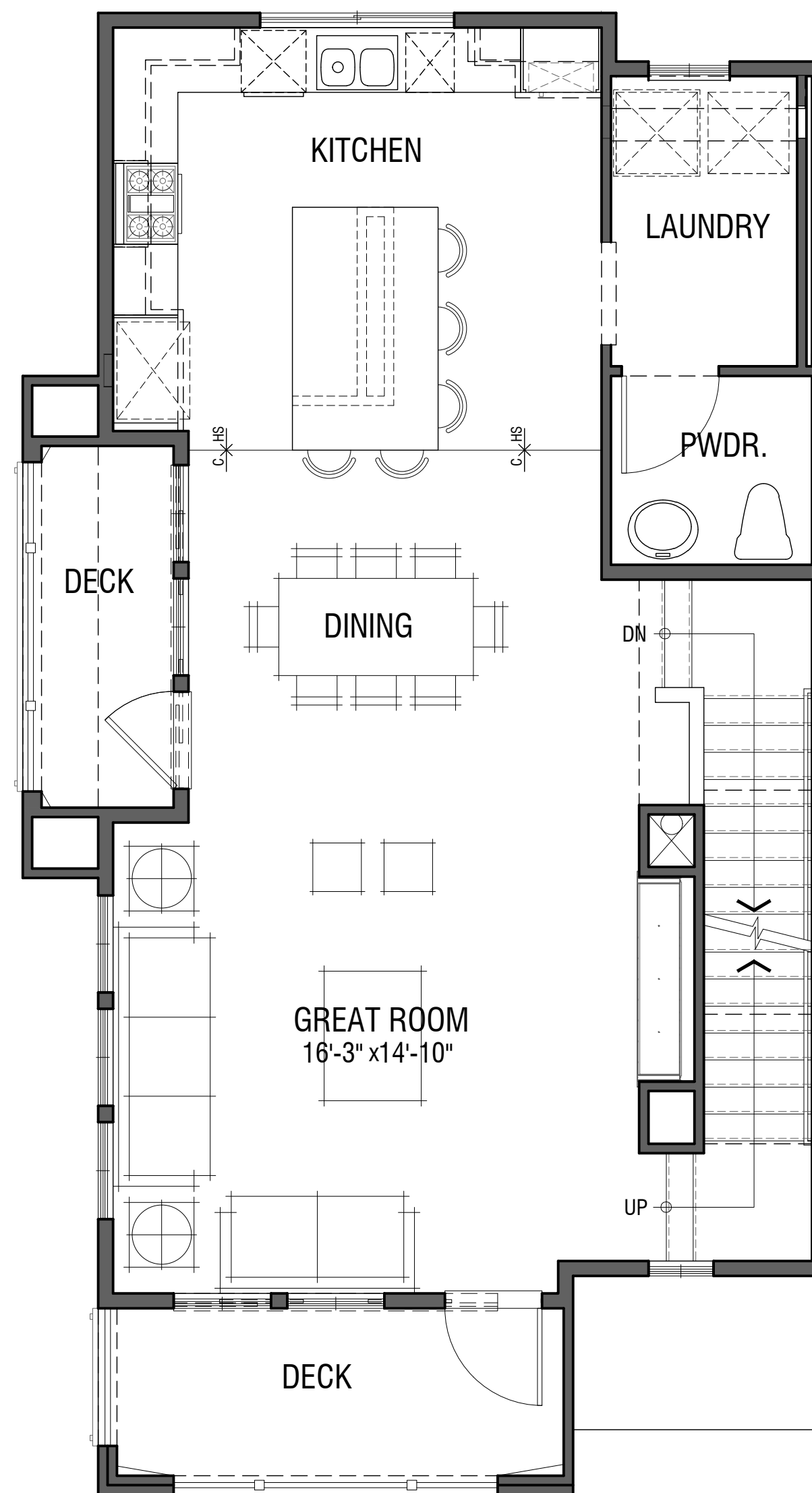
3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,736 sf

The Canopy

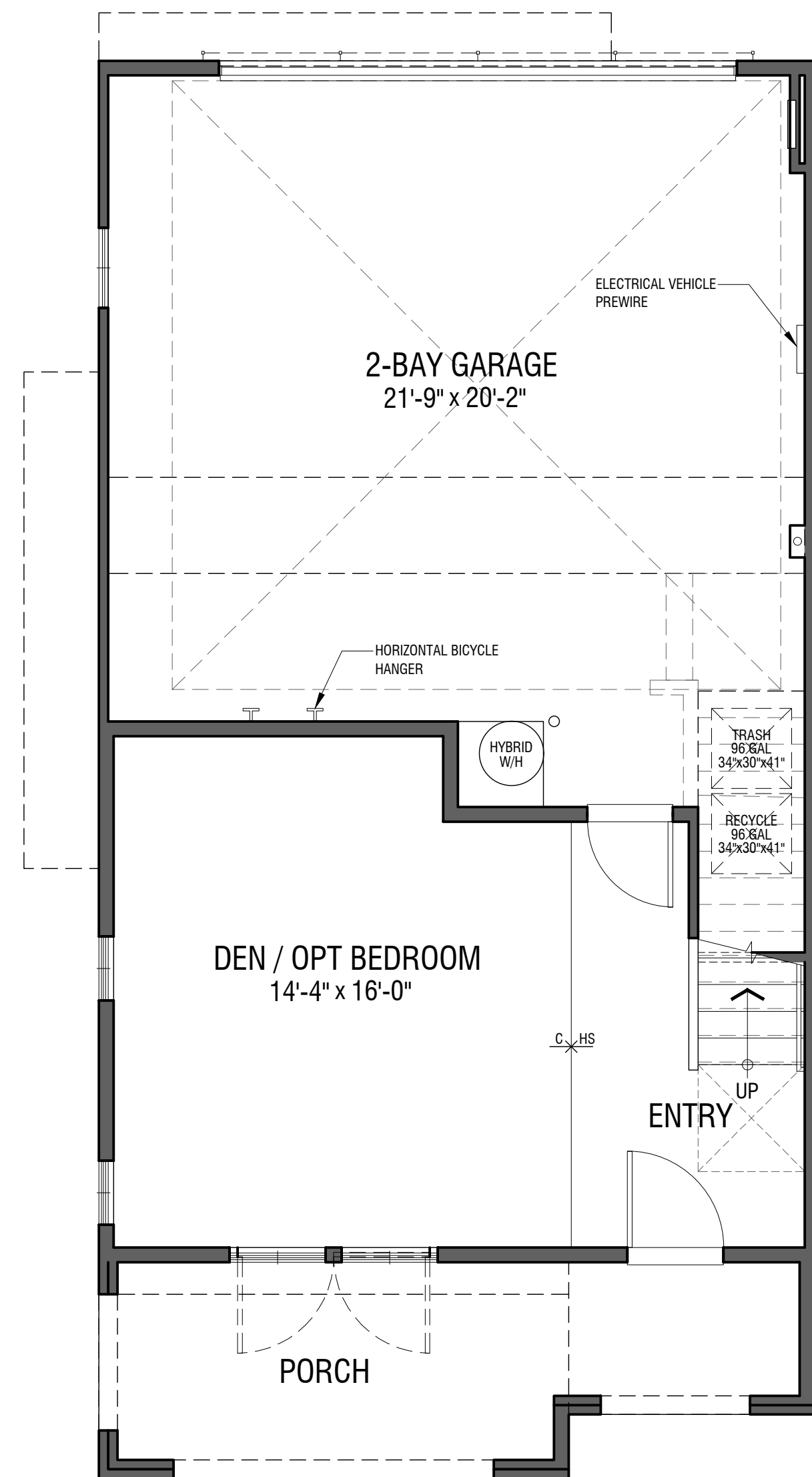
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



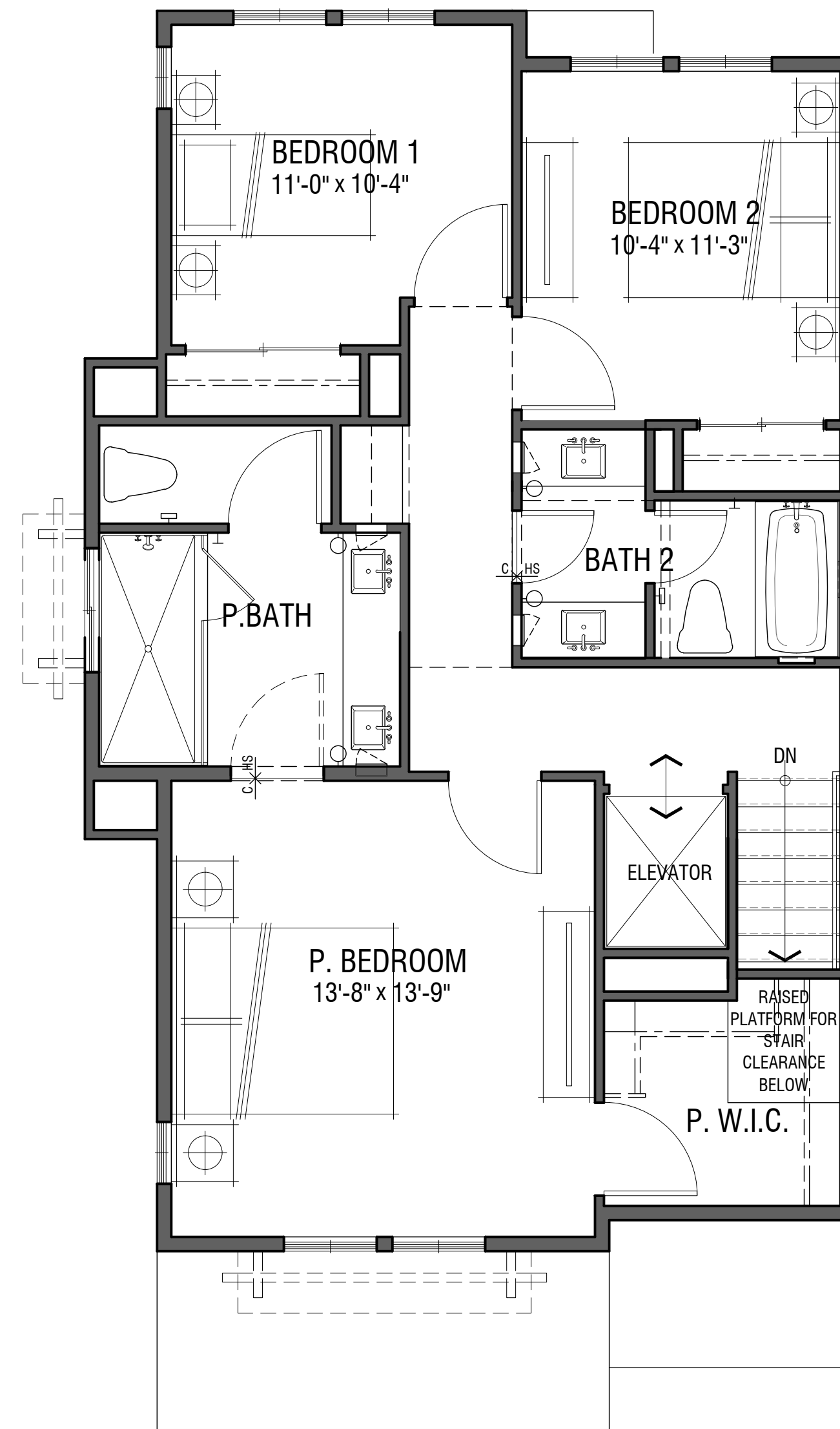
Note: For personal elevator option, see Sheet A24.

First Floor

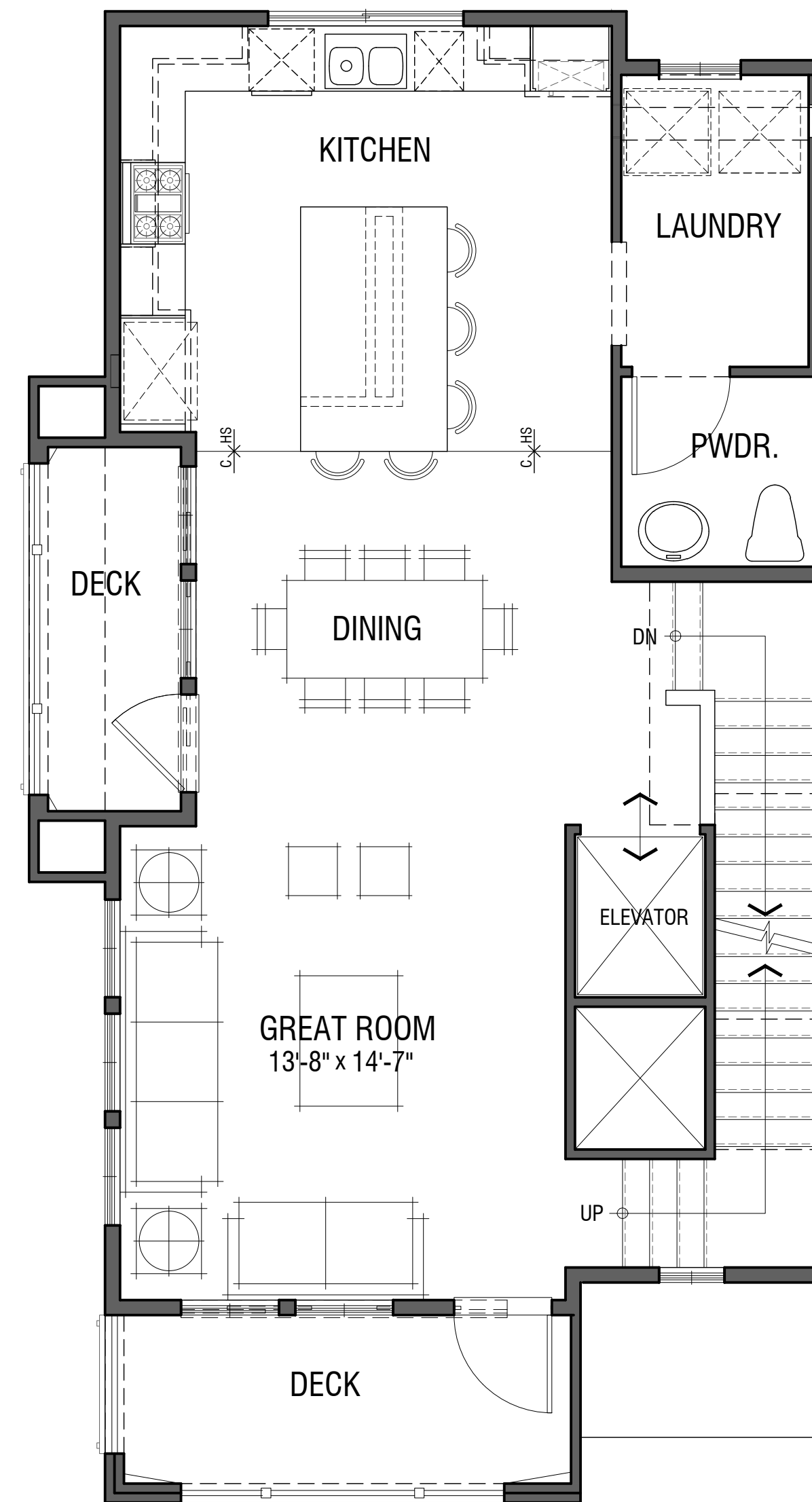
Plan 5
 3 Bedroom | 2.5 Bath
 1 Optional Room / Den
 2 Car Garage
 1,926 sf

The Canopy

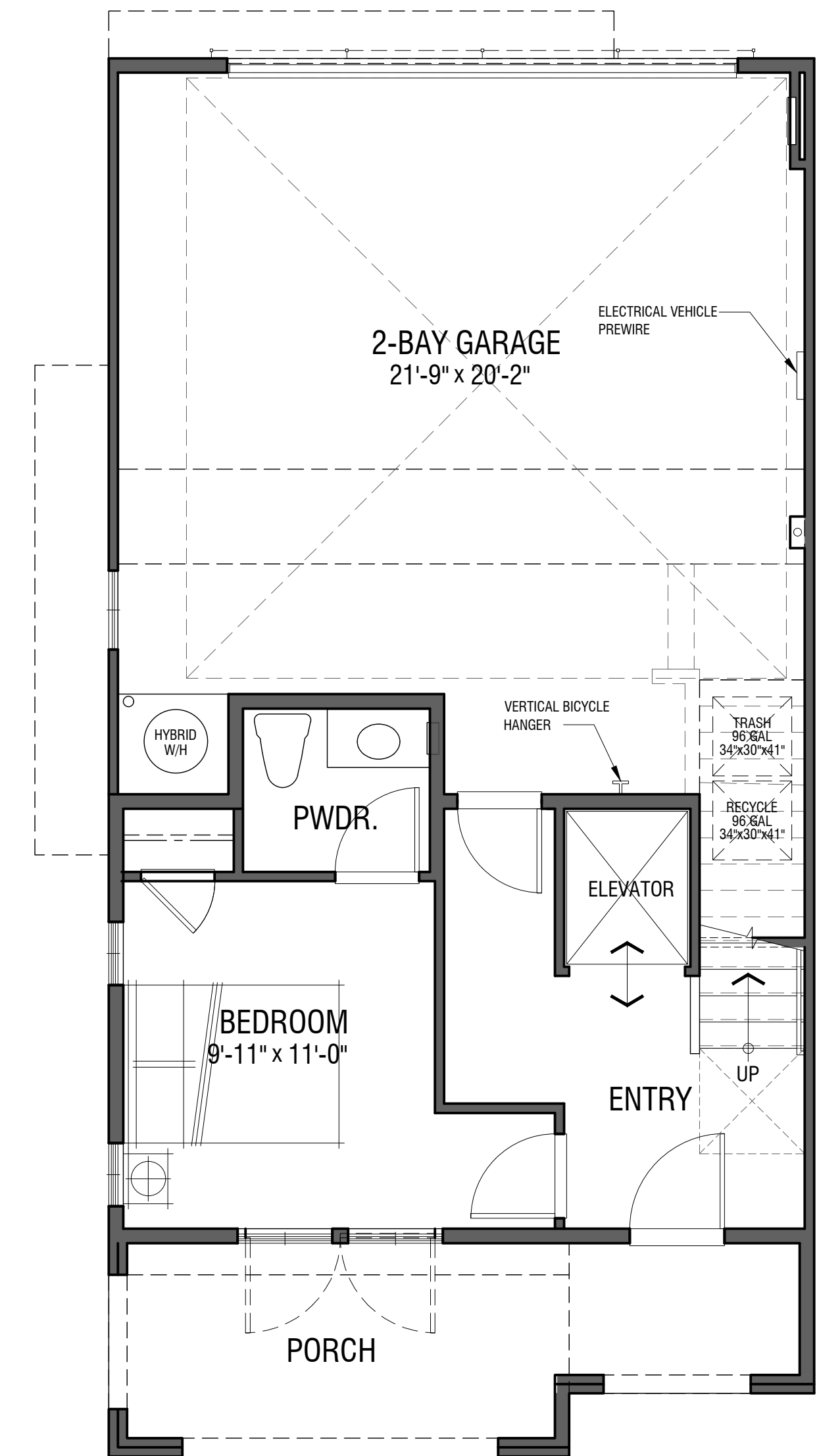
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



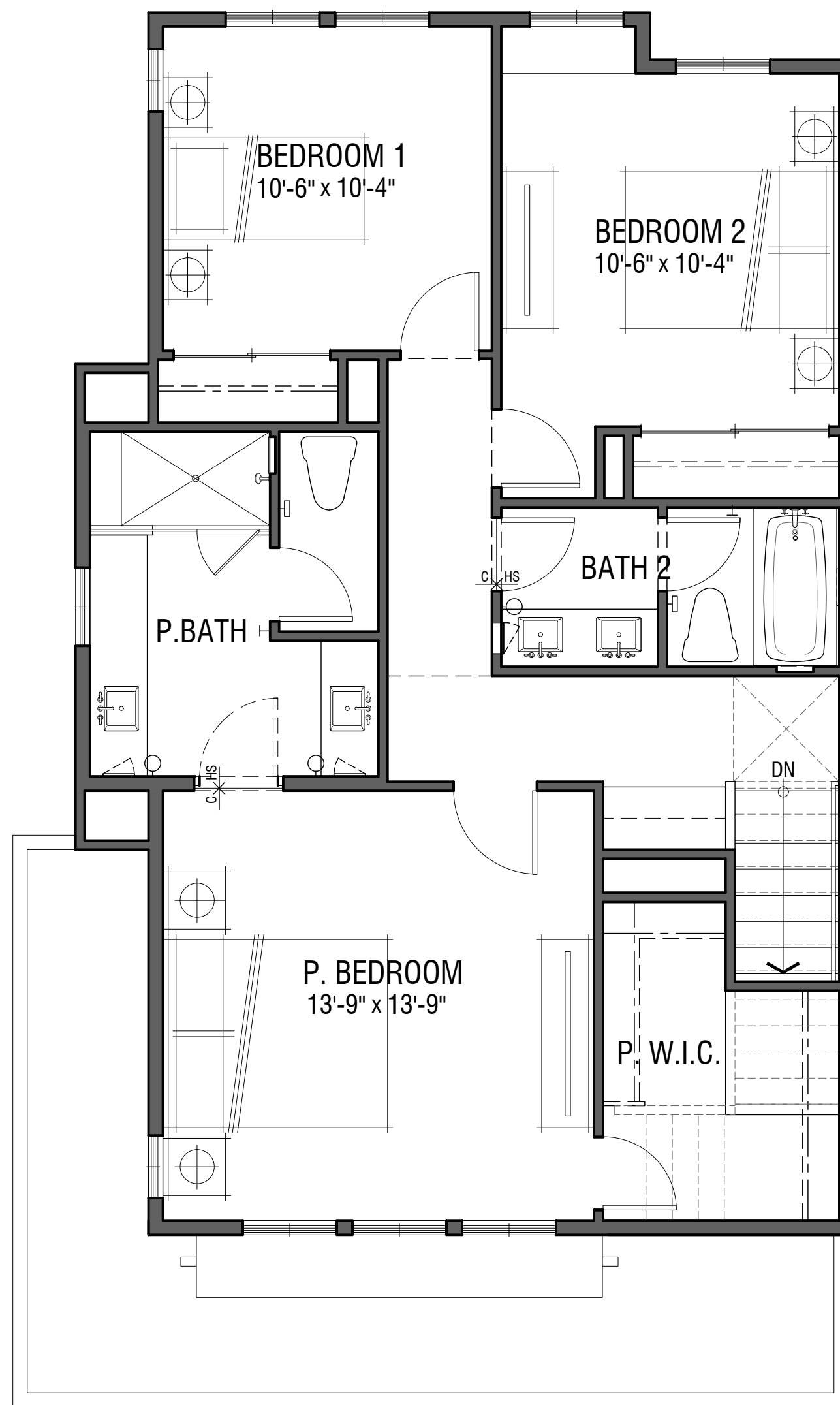
First Floor

Plan 5 with Personal Elevator Option

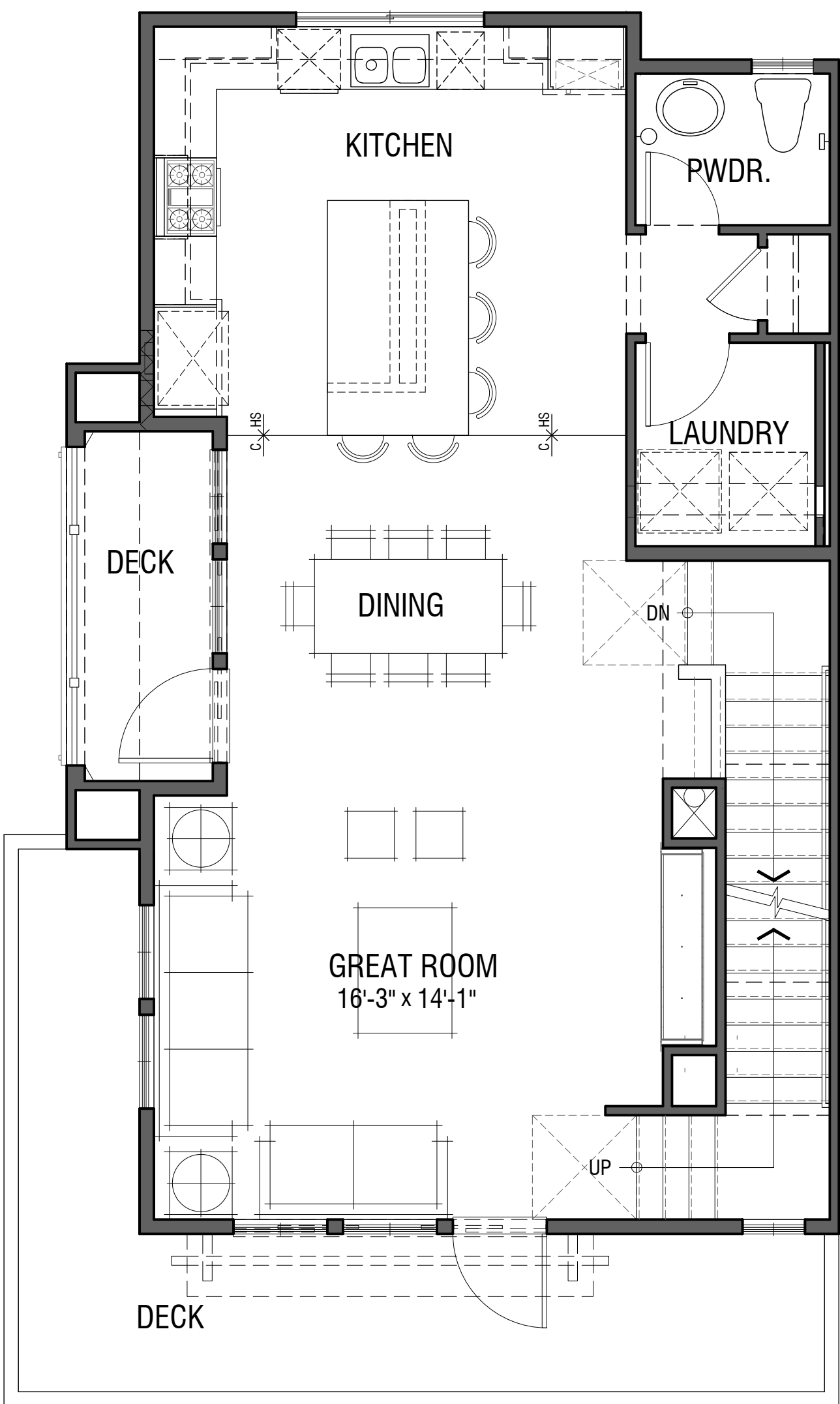
4 Bedroom | 2.5 Bath
2 Car Garage
1,926 sf

The Canopy

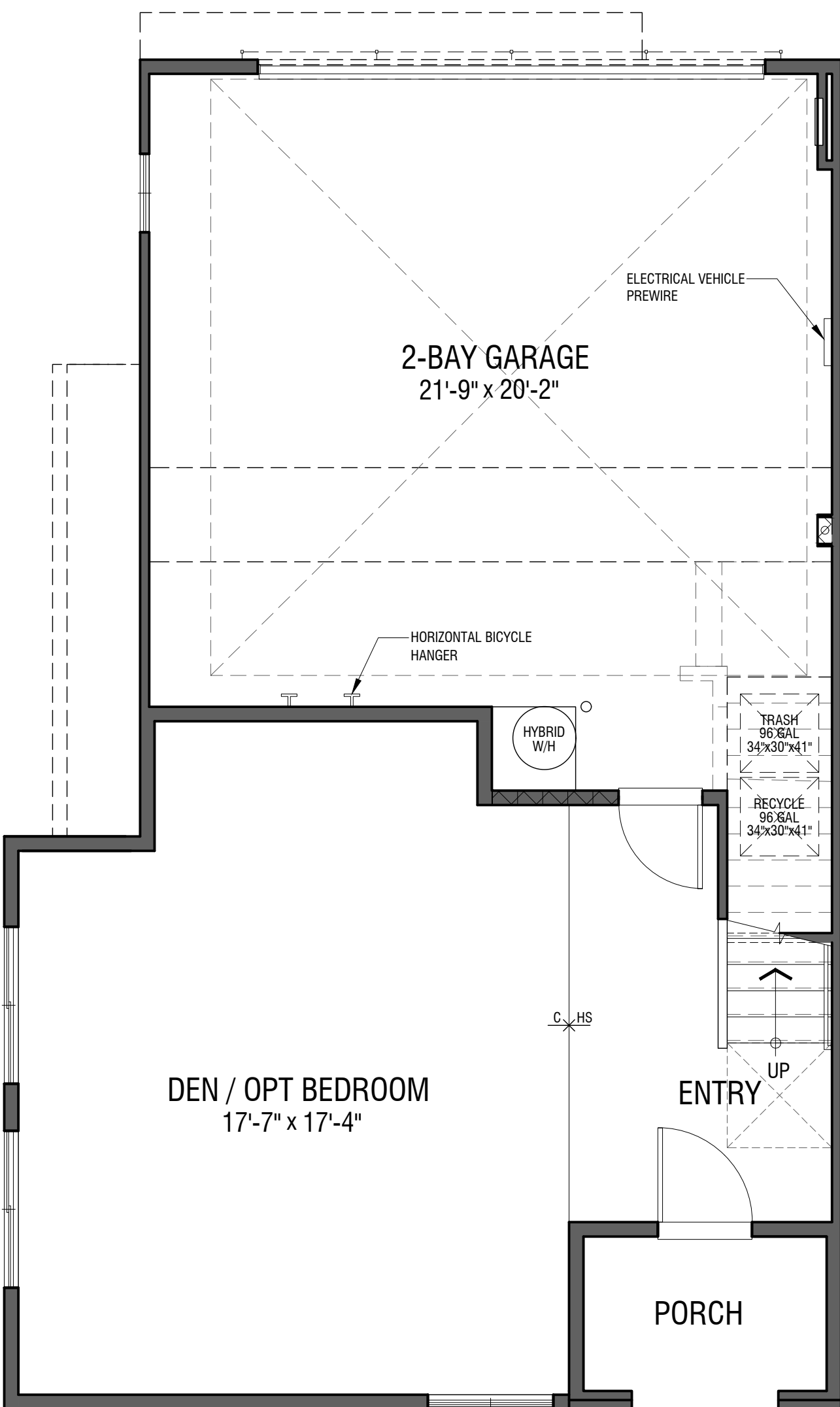
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Third Floor



Second Floor



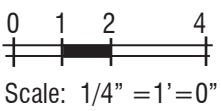
First Floor

Note: For Accessory Dwelling Unit Option
See sheet A25.

Plan 6
3 Bedroom | 2.5 Bath
1 Optional Room / Den
2 Car Garage
2017 sf

The Canopy

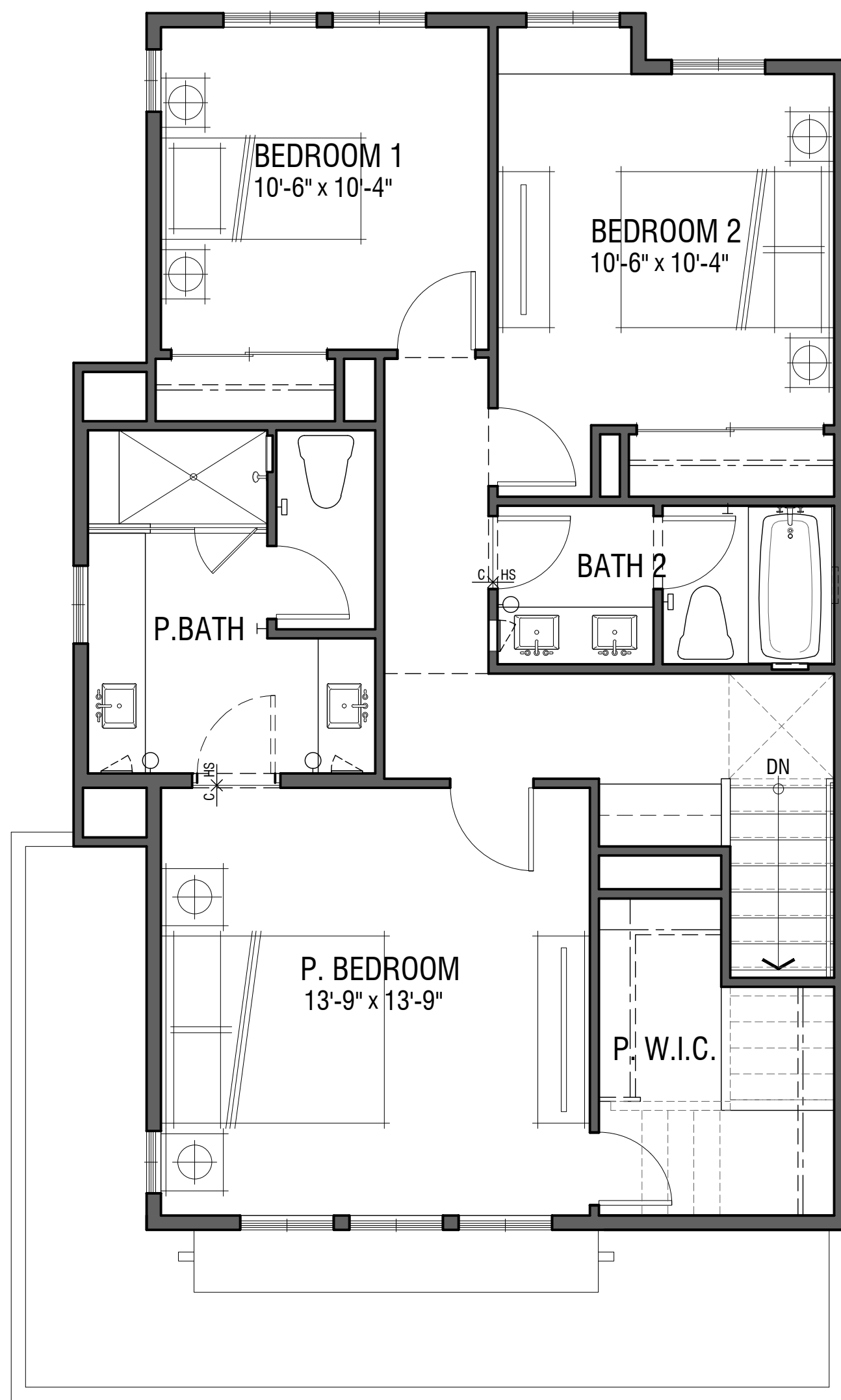
1009 - 1011 Gravenstein Highway North, Sebastopol, CA



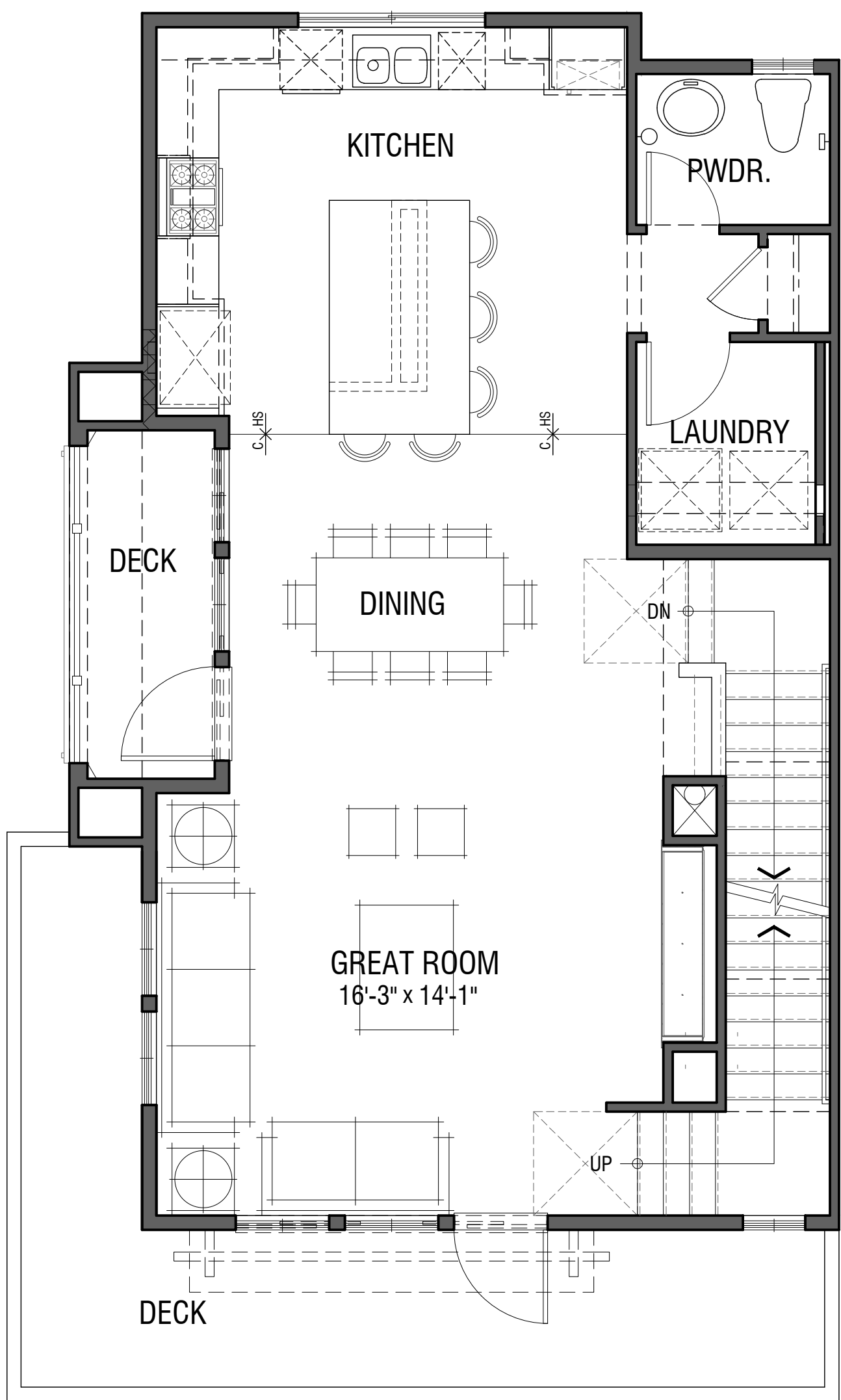
A26

Third Application Submittal

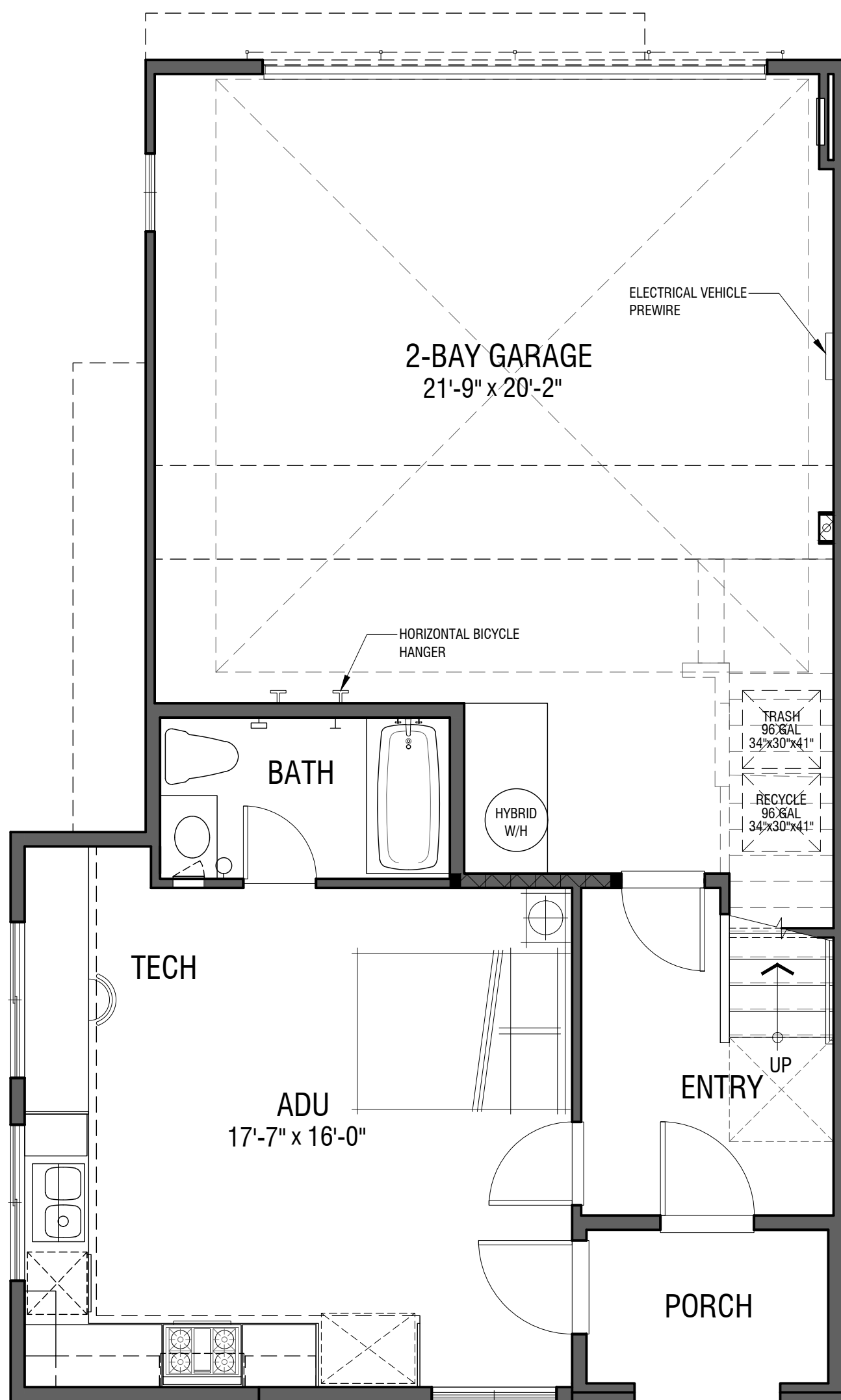
© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019091 | APRIL 21, 2023



Third Floor



Second Floor



First Floor

Plan 6 with Accessory Dwelling Unit option

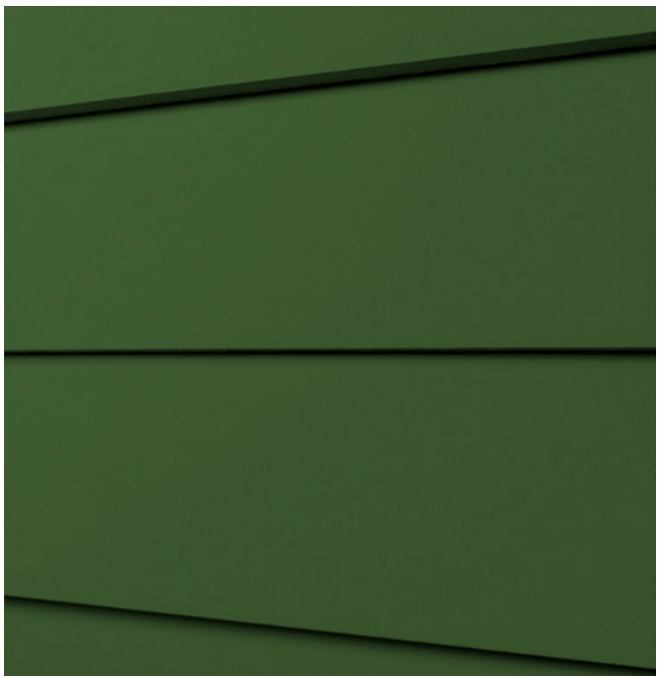
3 Bedroom | 2.5 Bath
 Accessory Dwelling Unit with Bathroom
 2 Car Garage
 2,017 sf

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Area Lights - See Sheet L-6



Fiber Cement Lap Siding



Composition Shingle Roof



Bracing



Area Lights - See Sheet L-6



Building 100 Front Elevation



Trellis



Ashbery Path Light



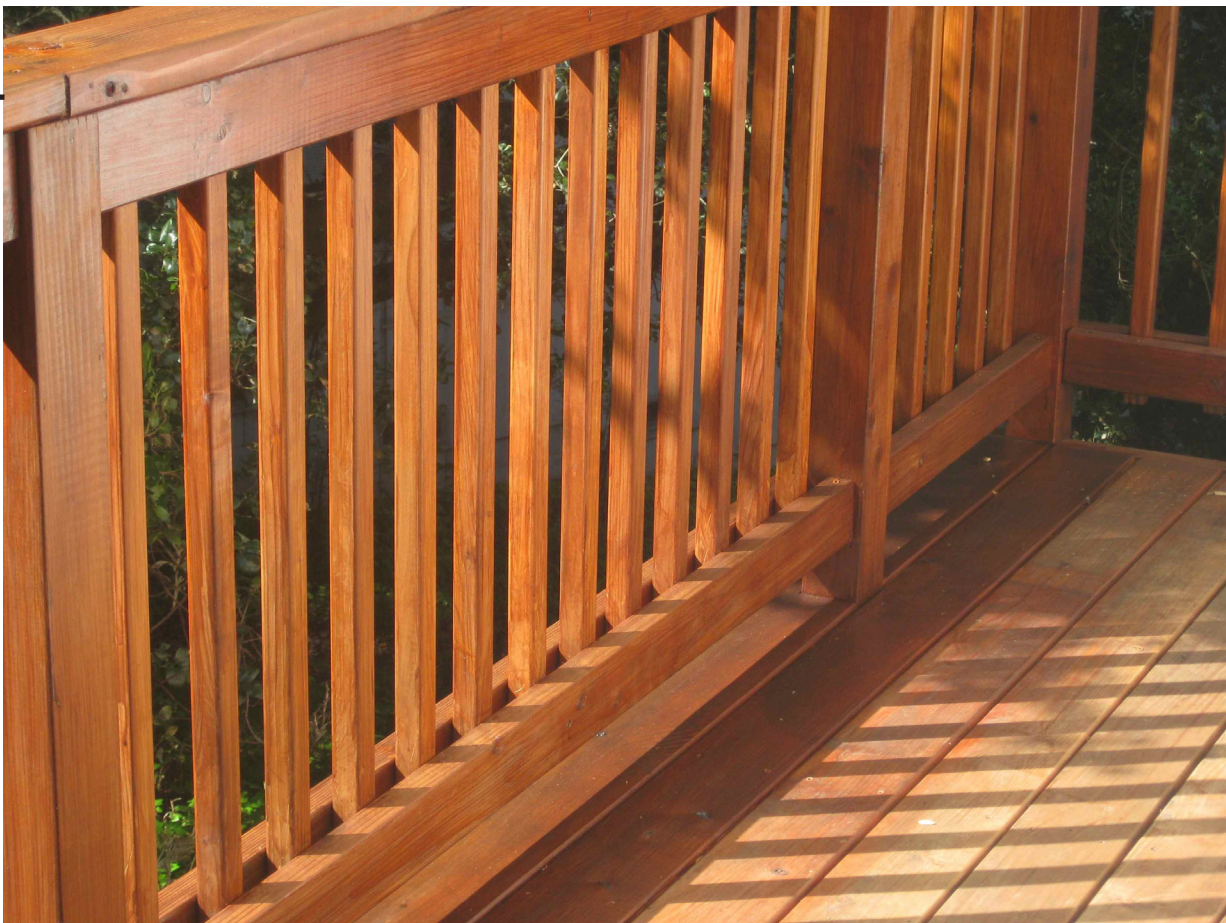
Dark Vinyl Windows with White Fiber Cement Trim



Colored Doors with White Fiber Cement Trim



White Exterior Decorative Shutters



Guardrail

Conceptual Colors and Materials

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Conceptual Inspiration Images

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Conceptual Inspiration Images

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



1



2



3



4



5



6



7



8



9



10



Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



11



12



13



14



15



16



Existing Site Photos

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA



Legend



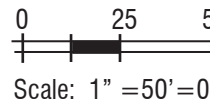
Ordinance Tree to Remain



Ordinance Tree to be Removed

Tree Exhibit
The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

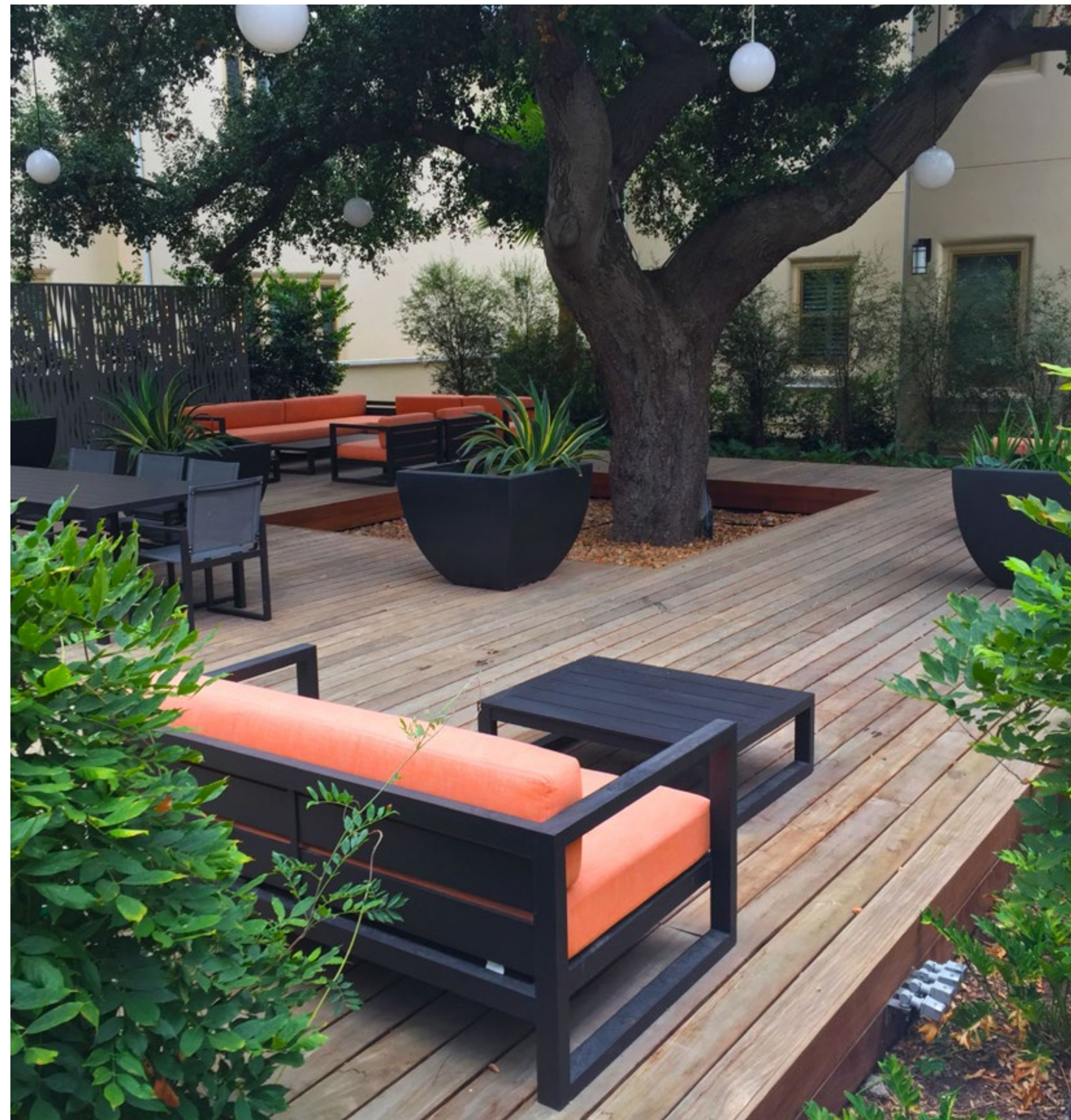


A33

Design Review Board

REVISED: FEBRUARY 20, 2024 © 2022 WILLIAM HEZMALHALGH ARCHITECTS, INC. DBA WHA | 2019091 | MAY 14, 2024





CONCEPTUAL DESIGN IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-1

Conceptual Landscape Package
MAY 15TH, 2024





LEGEND

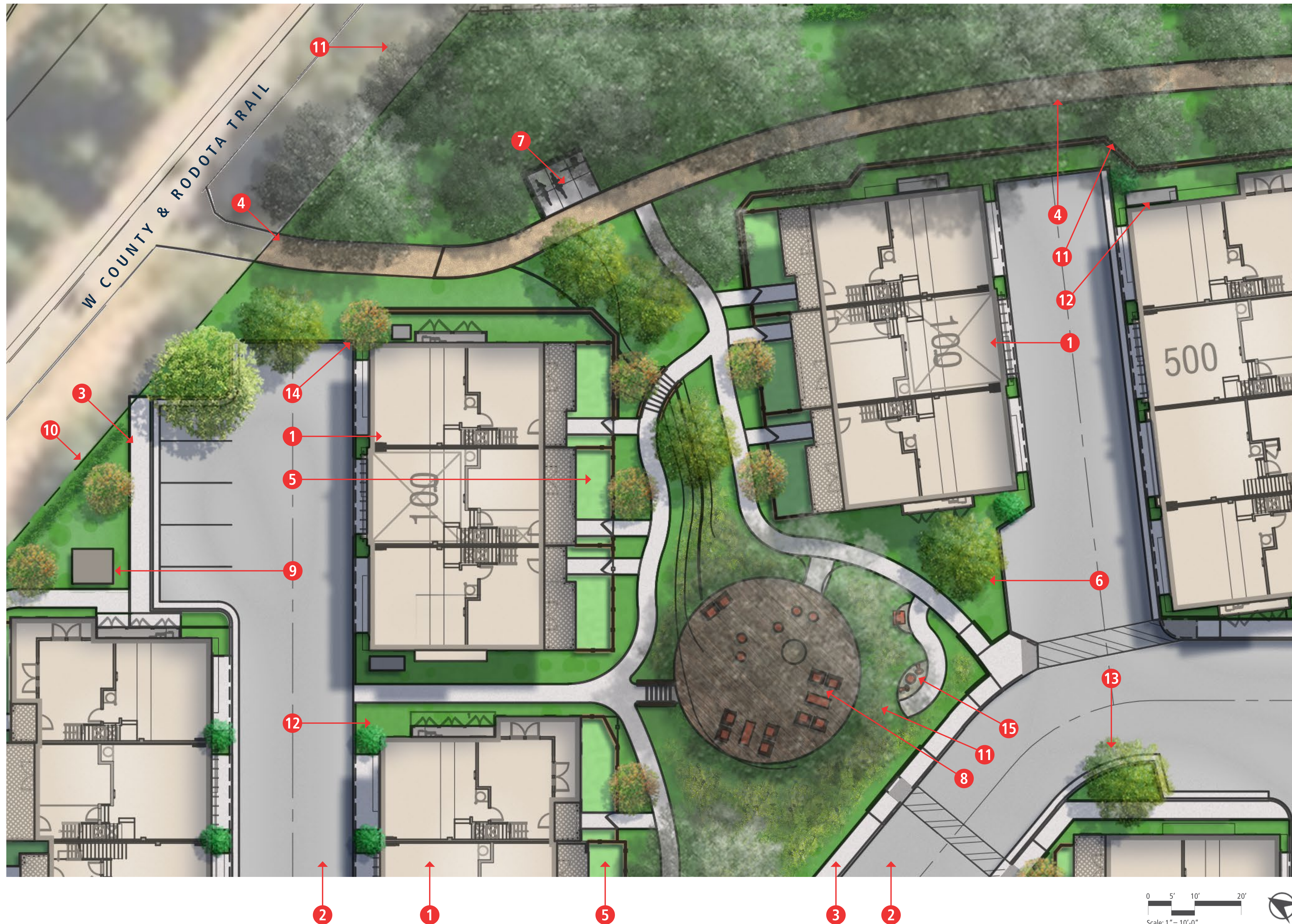
- 1 Homes per Architect
- 2 Primary Entry - Through existing parking lot.
- 3 Secondary Entry - Off existing road.
- 4 Street per Civil Engineer.
- 5 Common Area Walks (4' Wide)
- 6 Amenity Path (6' Wide)
- 7 Private Yards
- 8 Common Area Landscape
- 9 Bicycle Repair Station and Racks
- 10 Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
 - Kid's Sound Garden
- 11 Social Space (Small)
 - Wood Deck
 - Bench (or Chair Seating)
- 12 Mailbox Plaza
 - Cluster Box Units
 - Heritage Tree
- 13 Recreation Area (See Sheet L-4)
- 14 Fog Catchers
- 15 Bench
- 16 Transformer
- 17 Vegetated Buffer Zone (Stormwater Swale)
- 18 Property Line
- 19 Existing Trees to Remain
- 20 Street Trees
- 21 Accent Trees
- 22 Pedestrian Access Sign
- 23 Pedestrian Gate to Hurlbut Ave.
- 24 Bike Rack
- 25 Screen Trees

CONCEPTUAL SITE PLAN The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-2

Conceptual Landscape Package
MAY 15TH, 2024



LEGEND

- 1** Homes per Architect
- 2** Street per Civil Engineer
- 3** Common Area Walks (4' Wide)
- 4** Amenity Path (6' Wide)
- 5** Private Yards
- 6** Common Area Landscape
- 7** Bicycle Repair Station and Racks
- 8** Social Space (Large)
 - Deck
 - Soft Seating
 - Decorative Down Lights in Heritage Tree
- 9** Transformer
- 10** Property Line
- 11** Existing Trees to Remain
- 12** A/C Units
- 13** Street Trees
- 14** Accent Trees
- 15** Kid's Sound Garden



CONCEPTUAL HERITAGE TREE SOCIAL SPACE AND AMENITY PATH CONNECTION

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-3

Conceptual Landscape Package
MAY 15TH, 2024





LEGEND

- 1** Homes per Architect
- 2** Street per Civil Engineer
- 3** Common Area Walks (4' Wide)
- 4** Private Yards
- 5** Common Area Landscape
- 6** Recreation Area
 - Organic Children's Play Area
 - Hammock Garden
 - Seating
- 7** Fog Catchers
- 8** Property Line
- 9** Existing Tree to Remain
- 10** A/C Units
- 11** Vegetated Buffer Zone
- 12** Accent Trees
- 13** Existing Oak Tree



CONCEPTUAL RECREATION AREA

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-4

Conceptual Landscape Package
MAY 15TH, 2024



LEGEND

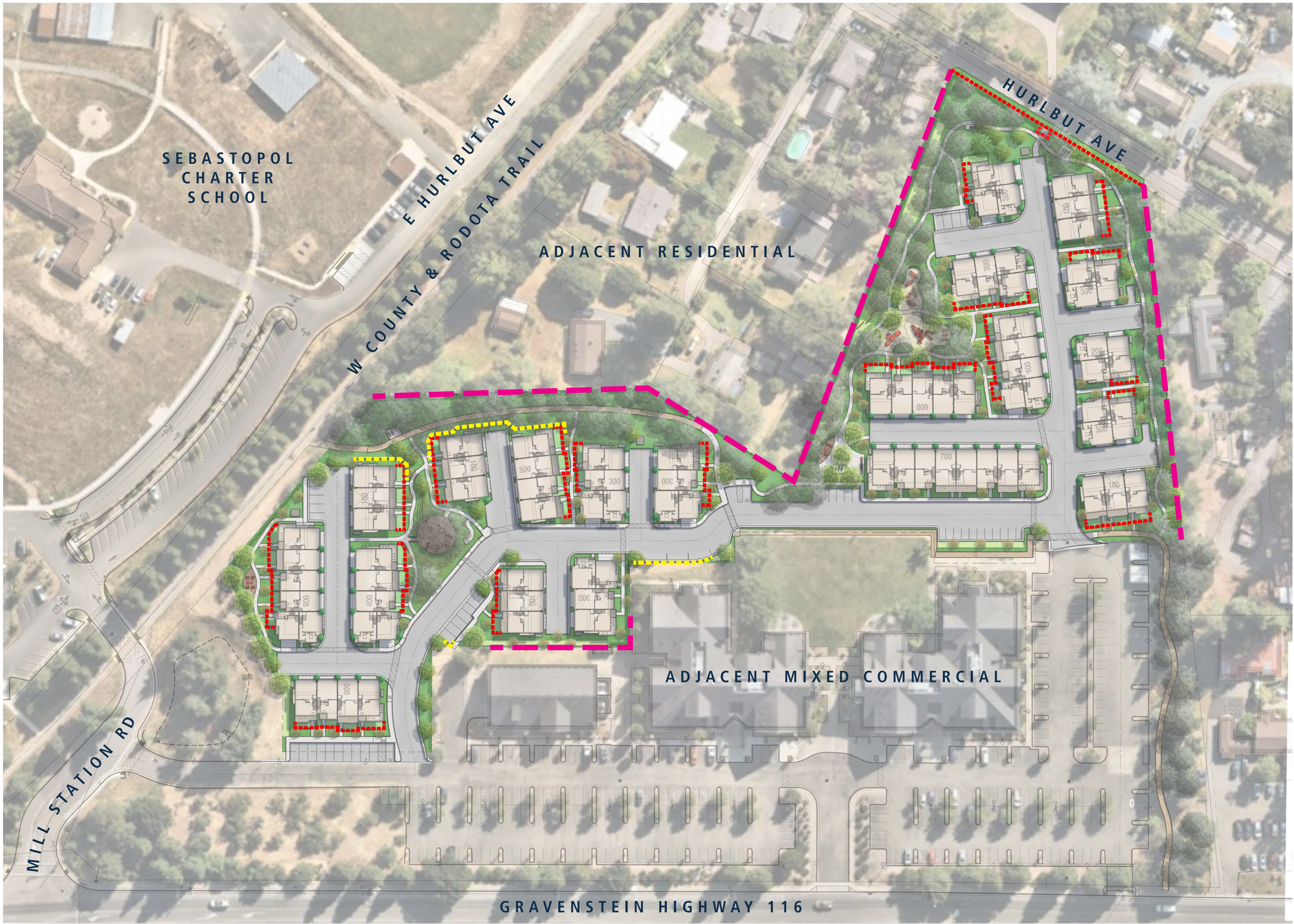
- 1 Homes per Architect
- 2 Street per Civil Engineer
- 3 Common Area Walks (4' Wide)
- 4 Private Yards
- 5 Common Area Landscape
- 6 Pedestrian Gate to Hurlbut Ave
- 7 Pedestrian Gate Vestibule
- 8 Park Bench
- 9 Bike Racks
- 10 Property Line
- 11 Existing Trees to Remain
- 12 Transformer
- 13 Vegetated Buffer Zone
- 14 Accent Trees

PEDESTRIAN ACCESS TO HURLBUT AVE

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-5



LEGEND

-  Fence
(6' HT, ~1,750 Linear Feet)
(Opt. 8' HT if City Requests)
-  Private Yard Fence and Gate
(42" HT, ~1,800 Linear Feet)
-  Retaining Wall (per Civil)
(3' HT, ~330 Linear Feet)



Fence (6' HT.)



Fence with optional 2' Lattice (8' total HT.)



Private Yard Fence and Gate (42" HT.)

CONCEPTUAL WALL AND FENCE PLAN

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

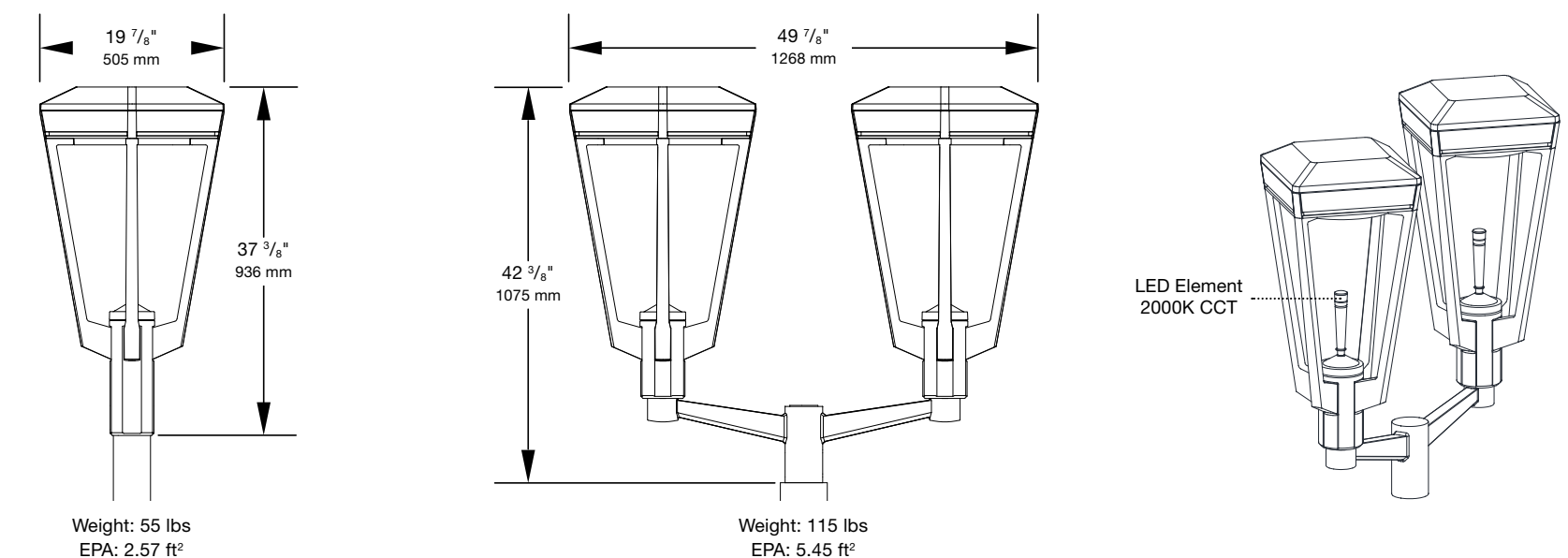
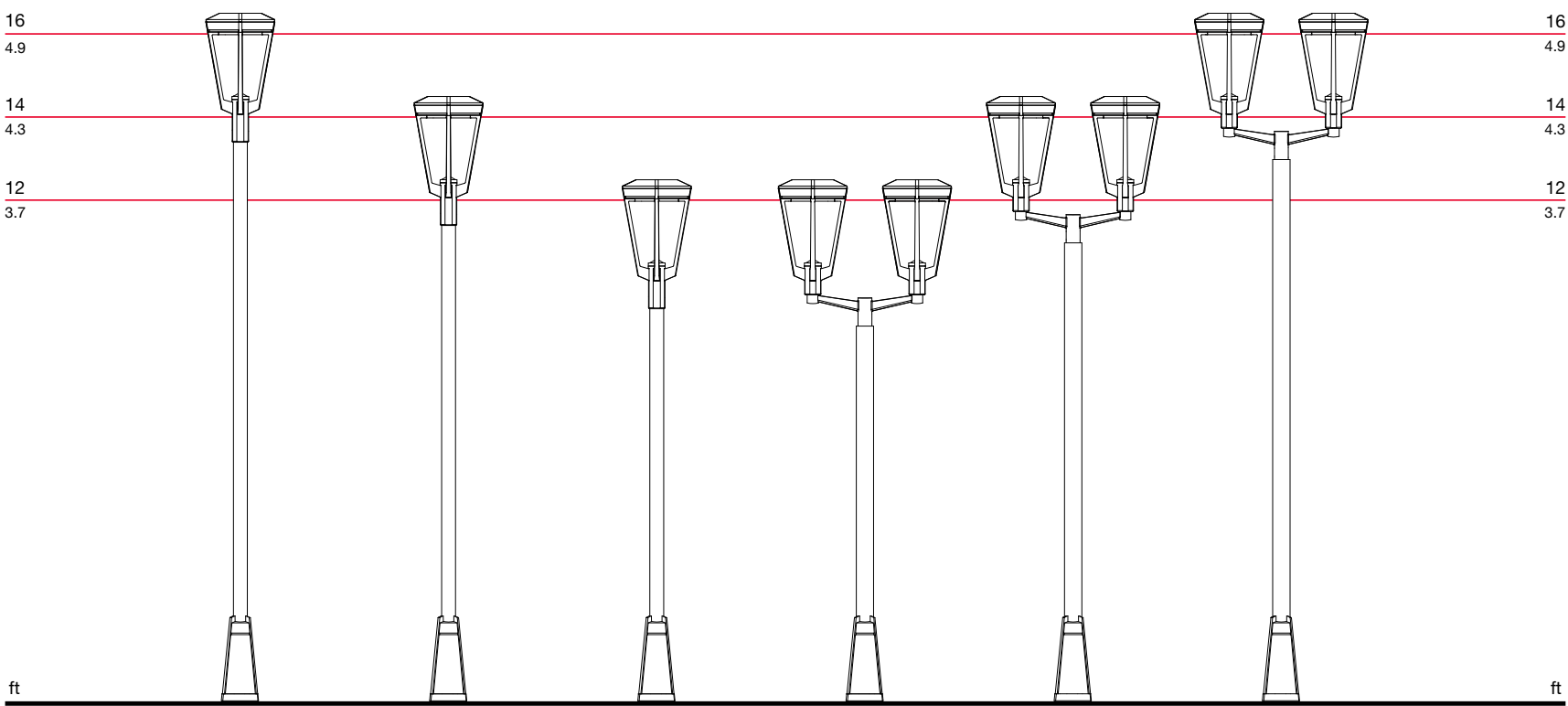
L-6

Conceptual Landscape Package
MAY 15TH, 2024

Ashbery Area Light

Product Data Sheet

landscapeforms



2 Revised September 22, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



Ashbery Path Light

Product Data Sheet

landscapeforms



Finish
Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	SM (Surface Mount)
	35K (3500K)				
	30K (3000K)				
	27K (2700K)				

EXAMPLE: AP – 006L4 – 035F – UV1 – SM – Powdercoat Color

Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

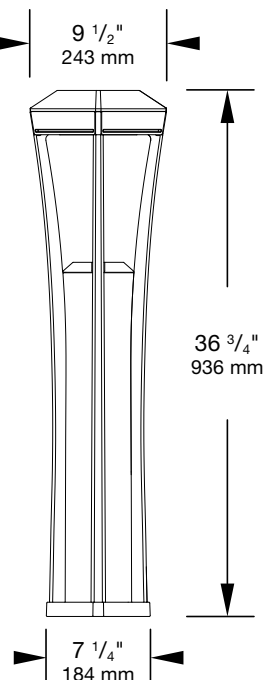
Warranty
LED lighting products are warranted for six years.

Certifications
UL Listed, CE, RoHS Compliant, Dark-Sky Approved



Ashbery is designed by Robert A.M. Stern Architects

[Click here](#) for patent information related to this product.



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2 Revised July 05, 2022 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



CONCEPTUAL POLE LIGHT [OR EQUAL]

SCALE: NTS

CONCEPTUAL BOLLARD LIGHT [OR EQUAL]

SCALE: NTS

NOTE: PROJECT TO MEET ALL PHOTOMETRIC REQUIREMENTS OF CITY. FULL LIGHTING AND PHOTOMETRIC PLANS WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENT PHASE.

CONCEPTUAL LIGHTING DETAILS

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

L-7

CONCEPTUAL PLANT PALETTE

EXISTING TREES

SCIENTIFIC NAME

Alnus rhombifolia
Calocedrus decurrens
Cedrus deodara
Pinus radiata
Pinus spp.
Pseudotsuga menziesii
Quercus agrifolia
Quercus kelloggi
Quercus lobata
Salix matsudana "Tortuosa"
Sequoia sempervirens
Ulmus americana

COMMON NAME

Alder
Incense Cedar
Deodar Cedar
Monterey Pine
Pine
Douglas-Fir
Coast Live Oak
Black Oak
Valley Oak
Curly Willow
Coast Redwood
American Elm

PROPOSED TREES

SCIENTIFIC NAME

Acer macrophyllum
Apple 'Gravenstein'
Arbutus menziesii
Betula spp.
Cercis canadensis
Cercis occidentalis
Cornus florida 'Rubra'
Ginkgo biloba 'Goldspine'
Laurus nobilis
Pittosporum eugenoides
Platanus x acerifolia 'Columbia'
Prunus caroliniana
Tristania laurina

COMMON NAME

Big-leaf Maple
Gravenstein Apple
Madrone
Birch
Eastern Rosebud
Western Redbud
Pink Flowering Dogwood
Autumn Gold Maidenhair Tree
Bay Laurel
Lemonwood
London Plane Tree
Carolina Cherry Laurel
Water Gum

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Arctostaphylos spp.
Calycanthus occidentalis
Camellia spp.
Carex tumulicola
Ceanothus spp.
Cornus sericea
Cornus sericea ssp. Occidentails
Dianella spp.
Equisetum hyemale
Feijoa sellowiana
Frangula californica
Grevillea spp.
Heuchera spp.
Heteromeles arbutifolia
Ilex spp.
Iris douglasiana
Juncus patens
Lavandula ssp.
Leymus condensatus 'Canyon Prince'
Lomandra sp.
Lonicera ssp.
Mimulus sp.
Muhlenbergia ssp.
Myoporum p. 'Putah Creek'
Olea europaea 'Little Ollie'
Pittosporum spp.
Podocarpus elongatus 'Icee Blue'
Polystichum munitum
Prunus ilicifolia
Rhamnus alaternus
Rhododendron occidentale
Rosa spp.
Rosmarinus officinalis
Sedum spp.
Woodwardia ambriata
Westringia sp.
Turf Grass

COMMON NAME

Manzanita
Spice Bush
Camellia
Foothill Sedge
Wild Lilac
Creek Dogwood
Western Dogwood
Flax Lily
Horsetail
Pineapple Guava
Coffeeberry
Grevillea
Coral Bells
Toyon
Holly
Douglas' Iris
California Gray Rush
Lavender
Canyon Prince Wild Rye
Dwarf Mat Rush
Honeysuckle
Monkey Flower
Deer Grass
Creeping Myoporum
Little Ollie Dwarf Olive
Pittosporum
Icee Blue Yellow-wood
Western Sword Fern
Hollyleaf Cherry
Italian buckthorn
Western Azalae
Rose
Rosemary
Stonecrop
Giant Chain Fern
Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Eriobotrya ssp.
Lonicera japonica 'Halliana'
Rosa banksiae
Vitis 'Rogers Red'

COMMON NAME

Loquat
Hall's Honeysuckle
Lady Banks' Rose
Roger's Red Grape

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



CONCEPTUAL PLANT PALETTE AND IMAGERY

The Canopy

1009 - 1011 Gravenstein Highway North, Sebastopol, CA

APPLICANT
City Ventures Homebuilding LLC
444 Spear Street, Suite 200
San Francisco, CA 94105
(646) 522-4260

ARCHITECT
William Hezmalhach Architects
1201 J Street, Suite 200
Sacramento, CA, 95814
Phone: (949) 622-8737

LANDSCAPE
C2 Collaborative
100 Avenida Miramar
San Clemente, CA 92672
Phone: (949) 366-6624

ENGINEER
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1220 N Dutton Avenue
Santa Rosa, CA 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

SURVEYOR
Aaron R Smith PLS 7901
Adobe Associates, Inc.
1220 N Dutton Avenue
Santa Rosa, CA 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

GRADING QUANTITIES:
Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
4,549 CY	7,211 CY	2,662 CY	2,002 CY

Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project.
Soils Engineer: Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.
Area of Disturbance = 5.35 Acres

LEGEND

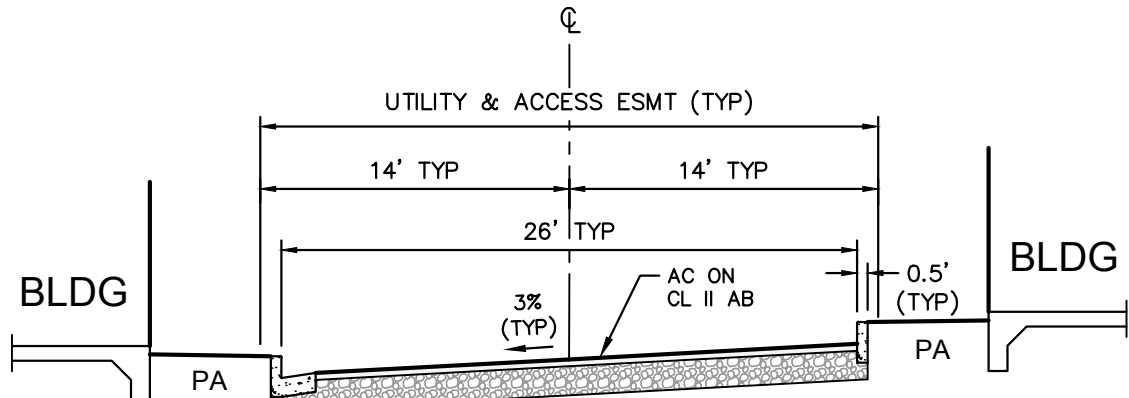
PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
---	---	SANITARY SEWER & MANHOLE
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT
---	---	PATH OF VEHICLE TRAVEL
---	---	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED APRIL 10, 2019.

HATCHING LEGEND:

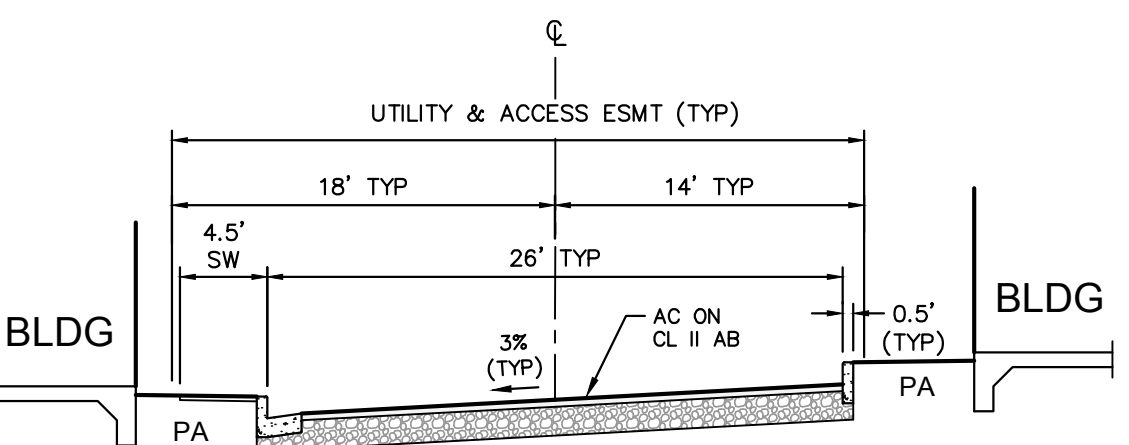
---	EXISTING/ALTERNATE ACCESS
-----	---------------------------

ABBREVIATIONS

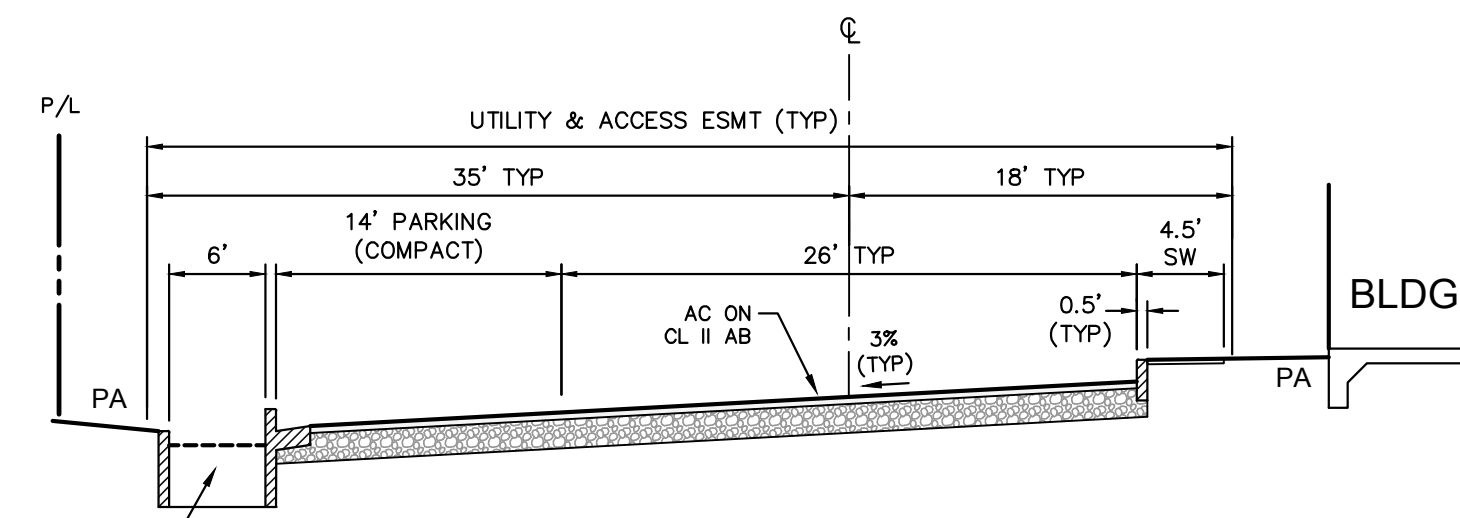
AAI	ADOBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
CL	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SPV	SEE PLAN VIEW
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	STA	STATION
FS	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	SWE	SIDEWALK EASEMENT
GR	GRATE	TC	TOP OF CURB
IG	INVERT GRADE	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER
LF	LINEAR FEET	WE	WATER EASEMENT
MAX	MAXIMUM	WS	WATER SERVICE
MH	MANHOLE		



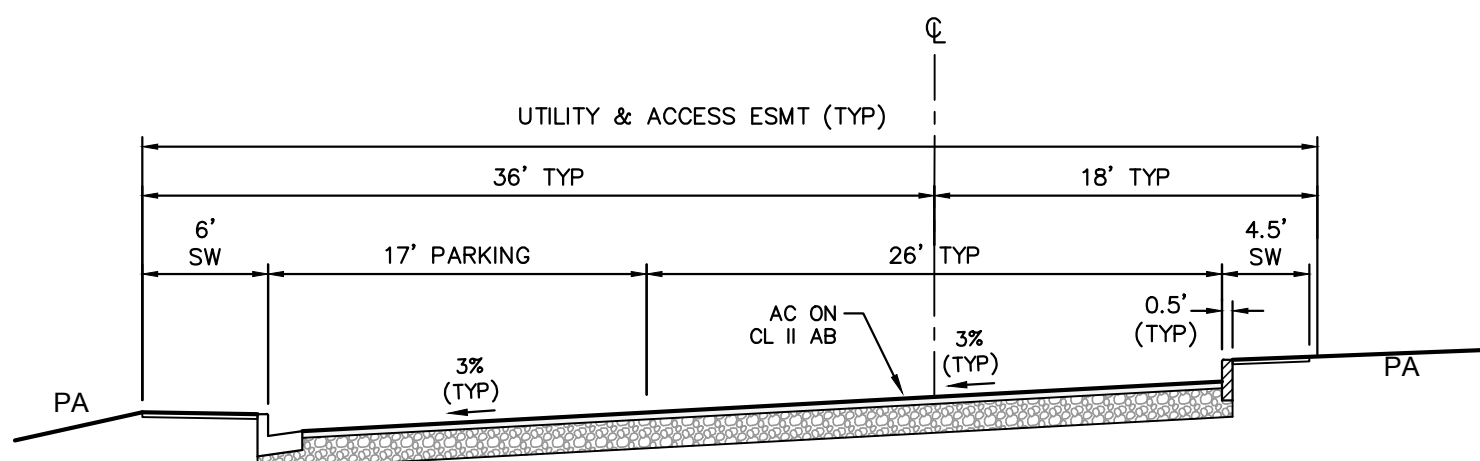
STREET A - TYPICAL SECTION
(NO SIDEWALK)



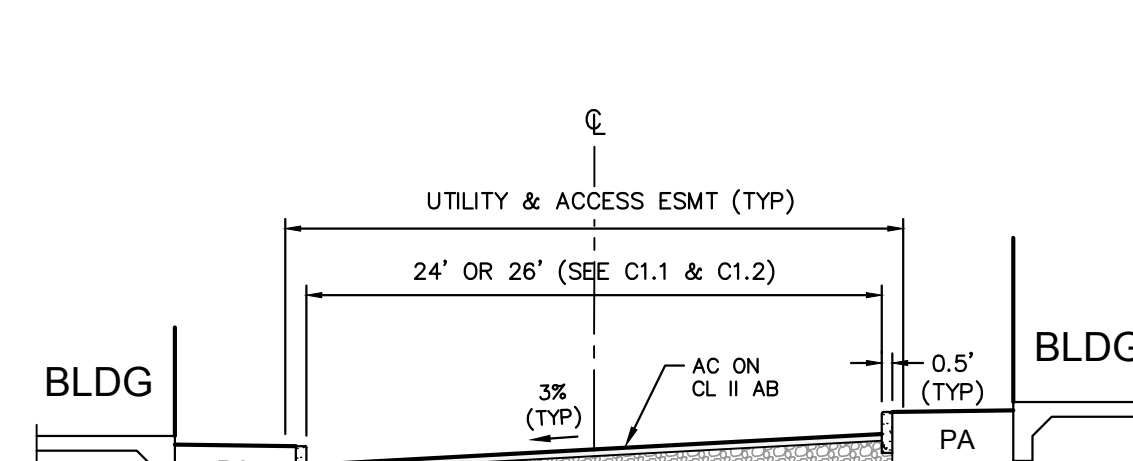
STREET A - TYPICAL SECTION
(WITH SIDEWALK)



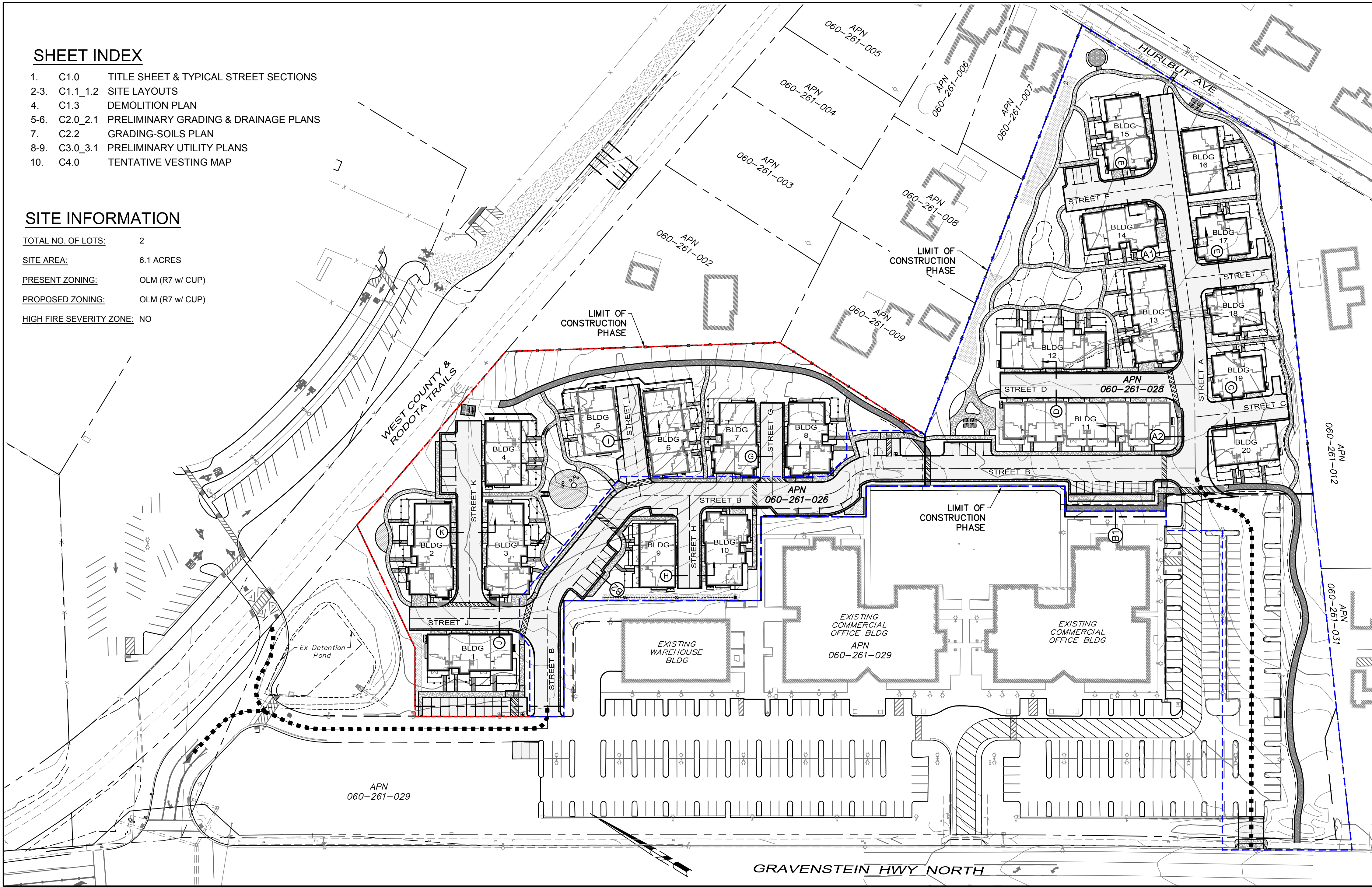
STREET B - TYPICAL SECTION



STREET B - TYPICAL SECTION



TYPICAL STREET SECTION
(STREET C ~ K)



OVERALL SITE PLAN

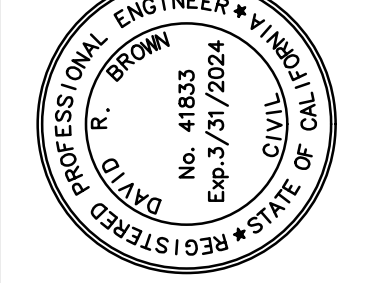
SCALE : 1" = 60'

T:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181 C1.0 Title Sheet.dwg, Quan Nguyen, 4/21/2023 1:11:11 PM

Revisions	No.	Date	Description	Approved

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

David R. Brown, RCE 41833
My license expires 3/31/2024



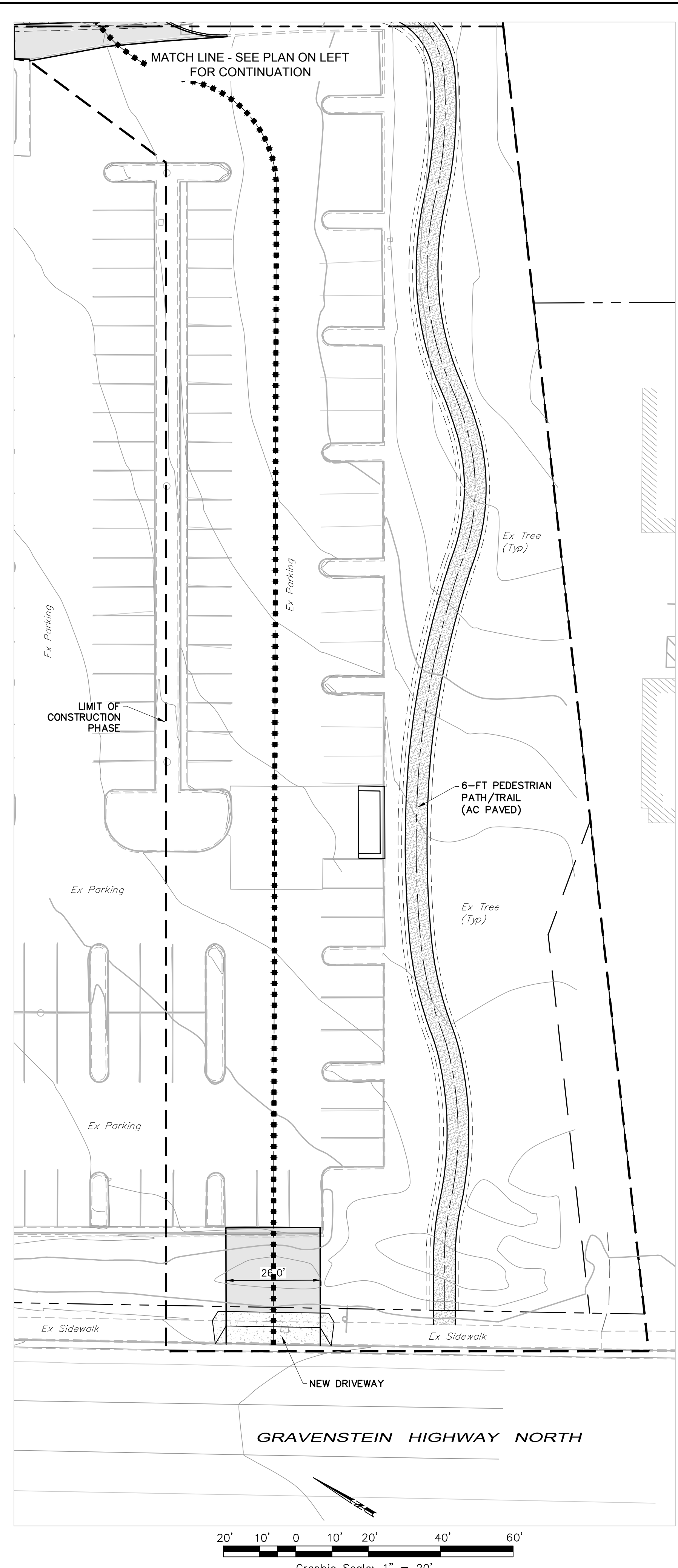
THE CANOPY
VESTING TENTATIVE MAP PACKAGE
TITLE SHEET & TYPICAL STREET SECTIONS
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & -028

SCALE: AS NOTED
Date: April 2023
Design by: CM/AN
Drawn by: AN
Checked by: DSP

Sheet
C1.0
1 of 10 Sheets
Job 22181

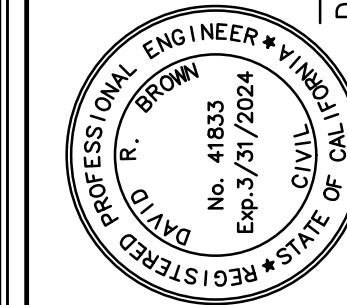
TENTATIVE MAP - NOT FOR CONSTRUCTION

F:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181_C1.1_1.2 Site Layout.dwg, Quan Nguyen, 4/21/2023 12:18:59 PM



SCALE: AS NOTED
Date: April 2023
Design by: CM/AN
Drawn by: AN
Checked by: DRP
Sheet
C1.1
2 of 10 Sheets
Job 22181

THE CANOPY
VESTING TENTATIVE MAP PACKAGE
SITE LAYOUT
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028



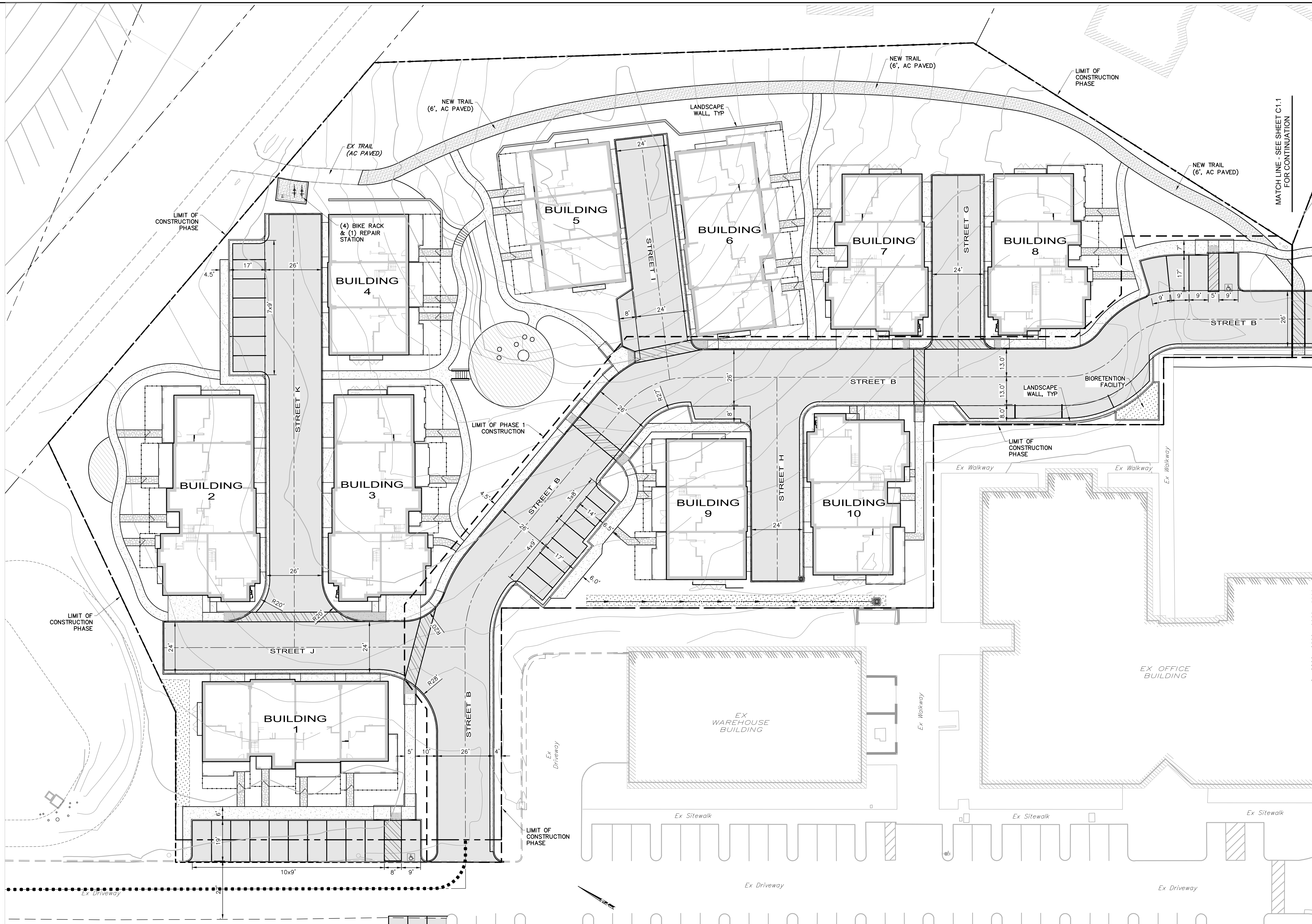
David R. Brown, RCE 41833
My license expires 3/31/2024

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Revisions			No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

F:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181_C1.1_1.2_Site Layout.dwg, Quan Nguyen, 4/21/2023 12:18:35 PM



SCALE: AS NOTED

Date: April 2023

Design by: CM/AN

Drawn by: AN

Checked by: DRP

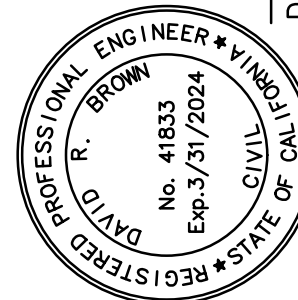
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C1.2

3 of 10 Sheets
Job 22181

THE CANOPY VESTING TENTATIVE MAP PACKAGE SITE LAYOUT

1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028



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SCALE: AS NOTED

Date: April 2023

Design by: CM/GRN

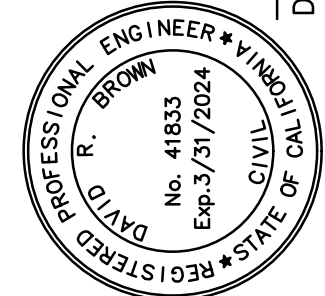
Drawn by: GRN

Checked by: DRP

Sheet
C2.0

5 of 10 Sheets
Job 22181

THE CANOPY
VESTING TENTATIVE MAP PACKAGE
PRELIMINARY GRADING & DRAINAGE PLAN
1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028



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LEGEND

..... ADA ACCESSIBLE PATH
OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED; AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.



THE CANOPY VESTING TENTATIVE MAP PACKAGE PRELIMINARY GRADING & DRAINAGE PLAN

1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

SCALE: AS NOTED

Date: April 2023

Design by: CM/GRN

Drawn by: GRN

Checked by: DRP

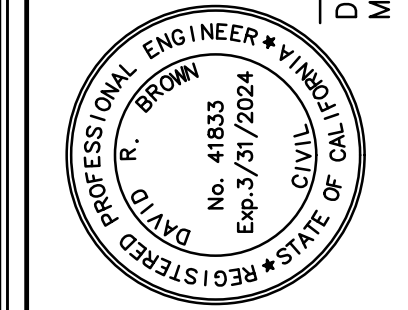
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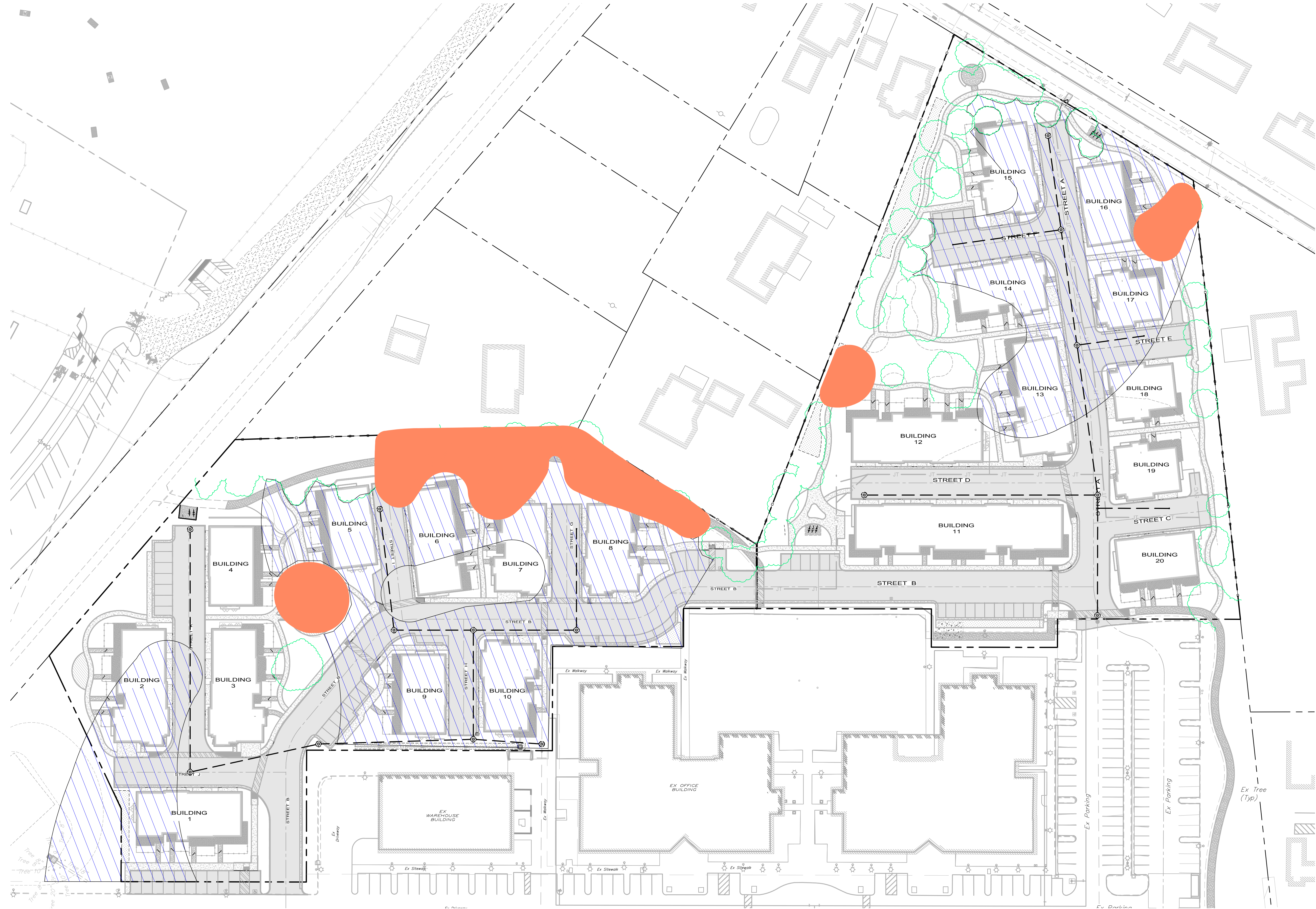
No.	Date	Description	Approved

TENTATIVE MAP - NOT FOR CONSTRUCTION

F:\2022 PROJECTS\22181\dwg\Adobe-Design\Tentative Map\22181_C2.2 Grading Soils Plan.dwg, Quan Nguyen, 4/21/2023 1:01:37 PM

HATCHING LEGEND

- ASPHALT PAVING
- HARDSCAPE (SLD)
- WOOD DECK (SLD)
- PAVING
- LANDSCAPE/VEGETATED AREA
- 6" CLEAN SOIL CAP
- AREA OF SOIL TO BE CAPPED
- DRIPLINE, AREA WITH EXISTING TREES TO REMAIN



GRADING-SOILS PLAN

40' 20' 0 20' 40' 80' 120'
Graphic Scale: 1" = 40'

THE CANOPY VESTING TENTATIVE MAP PACKAGE GRADING SOILS PLAN

1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

SCALE: AS NOTED

Date: April 2023
Design by: CM/AN
Drawn by: AN
Checked by: DSP

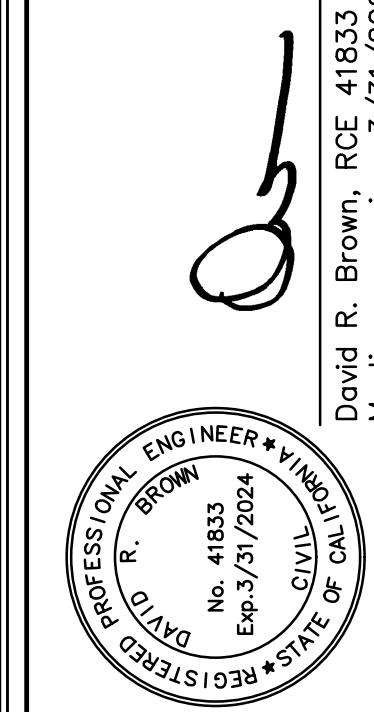
Sheet
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UTILITY KEY NOTES

SEWER:

- SEWER MANHOLE PER SCWA STD.-100A
- END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
- BUILDING SEWER CLEANOUT PER SCWA STD.-121
- 4" SEWER LATERAL (s=0.02 MIN, TYP)
- SEWER LINE TRENCHING PER SCWA STD.-107

WATER:

- FIRE HYDRANT PER SCWA STD.-212
- WATER LINE TRENCHING PER SCWA STD.-200
- WATER VALVE PER SCWA STD.-208
- BLOW-OFF VALVE PER SCWA STD.-210
- 1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

THE CANOPY VESTING TENTATIVE MAP PACKAGE PRELIMINARY UTILITY PLAN

1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

SCALE: AS NOTED

Date: April 2023

Design by: CM/GRN

Drawn by: GRN

Checked by: DRP

Sheet
C3.0

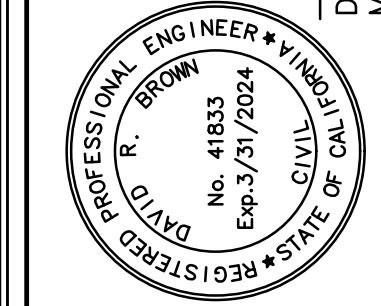
8 of 10 Sheets
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TENTATIVE MAP - NOT FOR CONSTRUCTION

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UTILITY KEY NOTES

SEWER:

- ① SEWER MANHOLE PER SCWA STD.-100A
- ② END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106
- ③ BUILDING SEWER CLEANOUT PER SCWA STD.-121
- ④ 4" SEWER LATERAL (s=0.02 MIN, TYP)
- ⑤ SEWER LINE TRENCHING PER SCWA STD.-107

WATER:

- ⑥ FIRE HYDRANT PER SCWA STD.-212
- ⑦ WATER LINE TRENCHING PER SCWA STD.-200
- ⑧ WATER VALVE PER SCWA STD.-208
- ⑨ BLOW-OFF VALVE PER SCWA STD.-210
- ⑩ 1.5" WATER SERVICE ON 2" W PER SCWA STD.-203

THE CANOPY VESTING TENTATIVE MAP PACKAGE PRELIMINARY UTILITY PLAN

1009 & 1011 Gravenstein Highway North
Sebastopol, California
APN 060-261-026 & .028

SCALE: AS NOTED

Date: April 2023

Design by: CM/AN

Drawn by: AN

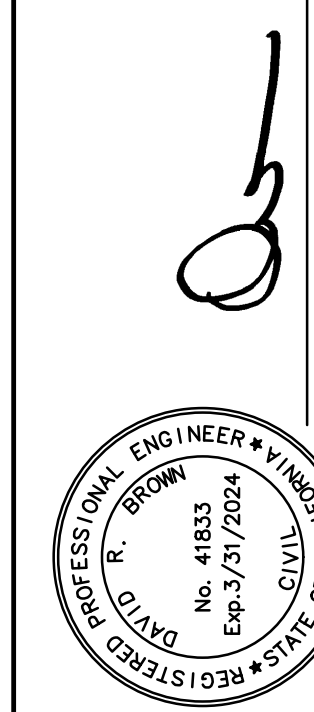
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9 of 10 Sheets
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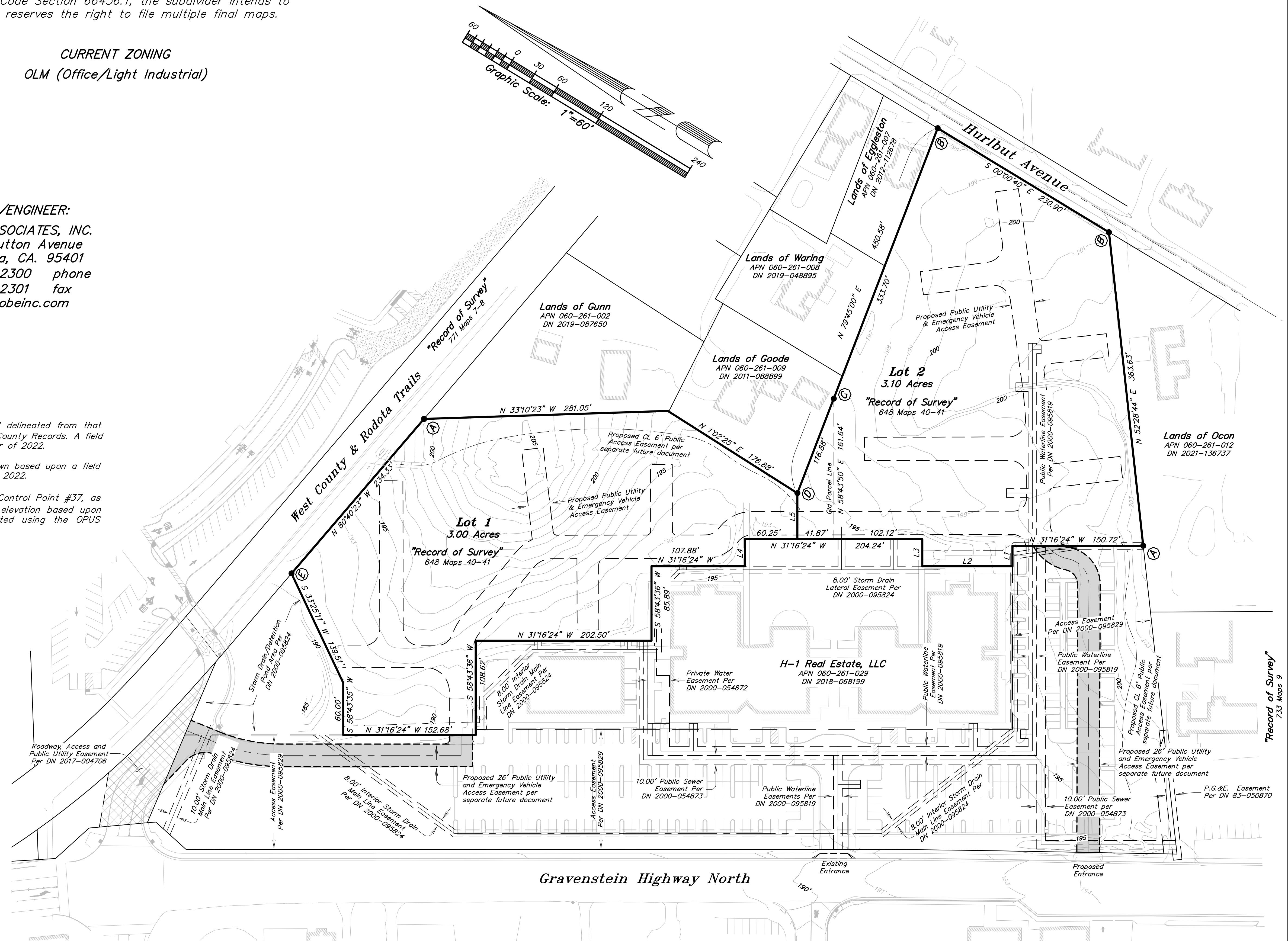
Location Map
not to scale

CURRENT ZONING
OLM (Office/Light Industrial)

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax
asmith@adobeinc.com

Bench Mark: Set "Mag" Nail & Flagging, Adobe Associates, Inc. Control Point #37, as shown hereon. Elevation = 198.0' This elevation is a GPS NAVD 88 elevation based upon static GPS measurements collected September 7, 2022 and adjusted using the OPUS Adjustment tool according to Geoid 18.

Line Table		
No.	Direction	Length
L1	S 58°43'36" W	23.50'
L2	N 31°16'24" W	103.88'
L3	N 58°43'36" E	31.50'
L4	S 58°43'36" W	31.50'
L5	N 58°43'36" E	52.68'



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Aaron R. Smith
Aaron R. Smith, PLS 7901

City Ventures Homebuilding LLC
1009 & 1011 Gravenstein Highway North, Sebastopol, Ca.
Assessor's Parcel Number 060-261-026 & 028

Scale: 1" = 60'

Date: April 2023
Design by: Jaggs
Drawn by: Jaggs
Checked by: ARS

10 of 10 sheet
Job No. 22181