

City of Sebastopol Design Review Board/Tree Board Staff Report

<u>Meeting Date</u> : <u>Agenda Item</u> : <u>To</u> : <u>From</u> :	December 19 th , 2023 7A Design Review Board John Jay, Associate Planner
<u>Subject</u> : <u>Recommendation</u> : Applicant/Owner:	Preliminary Review None Jack Tibbett/Society of St. Vincent DePaul
File Number:	2023-049
Address:	845 Gravenstein Highway North
CEQA Status:	Exempt
General Plan:	Office Commercial (CO)
Zoning:	General Commercial (CG)

Introduction:

The applicant, St Vincent De Paul is seeking feedback from the Design Review Board on the proposed project at 845 Gravenstein Highway North. This item is a preliminary review with the Design Review Board and no decision will be made. This is an opportunity for the applicant to introduce the project to the Board and receive feedback on the project. The project is for a one-story residential housing development at 845 Gravenstein Highway North. The project proposes to create 22 residential units of affordable housing on a .95 acre site The project is only subject to a Design Review permit as the project is located within the General Commercial zoning district and 100% affordable housing projects are permitted by right in compliance with the Sebastopol Municipal Code (SMC) Table 12.25-1.

Project Description:

The City of Sebastopol has received an application from The Society of St. Vincent DePaul (SVDP) for development of a one-story residential housing development at 845 Gravenstein Highway North. The project proposes to create 22 residential units of extremely low income (30% of Average Medium Income) which also includes supportive services for the residents.

The site is approximately .95 acre (41,382 SF) that is vacant, and previously had an "Amerigas" store. The site is surrounded by commercial uses to the west and north, and residential to the northeast (the site directly to the north has both commercial in front and residential behind) and to the east and south, with the east and south parcels within the County's jurisdiction with access from Hurlbut Ave.

Site/Project Background:

The site at 845 Gravenstein Highway North was purchased by St Vincent de Paul (SVDP), a non-profit organization, with the goal of developing the site as affordable housing. The Society of St. Vincent de Paul District Council of Sonoma, Incorporated (SVDP), a local 501(c)3, is planning to construct twenty-two (22) units of extremely low-income housing at 805 Gravenstein Highway, pending funding approval from the California Department of Housing and Community Development's Homekey Round 3 Program. This would replace the temporary use of the SAVS RV safe parking village (the temporary use expires December 2024), as has been anticipated.

Site History

The site was previously used as an "Amerigas" propane store (no underground tanks), which has been remediated of hazardous materials, with clearance letters on file with the City.

The prior owner had applied and received approval for mixed-use development that included first floor retail and 11 units on the upper floor. That project (File 2016-022) was approved in 2016 but has since expired. The currently proposed project site plan is based on this previously approved site plan, with modifications to the structure design for the newly proposed use.

The site is currently housing safe parking for RV's, operated by Sonoma Applied Villages (SAVS) under a Temporary Use Permit approved by the Planning Commission (and approval upheld after an appeal by Council) in late 2022 for operation from January 2023 until December 31, 2024. SVDP has been leasing the site to SAVS while they prepare for permanent construction. SAVS, SVDP, the City and County are working on transition of the residents at the SAVS RV village to other sites in preparation of permanent construction by SVDP.

General Plan Consistency:

This project is consistent with the following General Plan policies as shown below.

- Goal LU1 Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.
- Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
- Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- Policy LU 6-1: Promote increased residential densities.
- Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.
- Policy LU 7-1: Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.
- Policy LU 7-6: Encourage mixed-use developments throughout the city.
- Policy LU 7-7: In mixed use, commercial, office, and other non-residential developments, encourage non-residential uses on the ground floor while allowing residential uses on the ground floor where appropriate.
- Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.
- Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners

Additionally, the site at 845 Gravenstein Hwy North is included in the City's Adopted Housing Element in the site Inventory, as a suitable site for housing development for 18 units. Per the City's Zoning Code, the studio units would count as 0.5 units for density calculations, however they would count as 22 units of very low income housing for the City's housing production (in relation to Regional Housing Need Allocation) with the State. This would conform with the Housing Element and State Law, in that the development would exceed the minimum number of units proposed for the site as included in the City's housing site inventory. The proposal is therefore consistent with the City's new Housing element. (Sites included in the inventory may be developed with fewer units than stated in the site inventory only with special findings; sites developed at or above the stated units, 18 units in this case, are found to be consistent).

Zoning Ordinance Consistency:

The project is located within the General Commercial Zoning of Sebastopol and with that 100% affordable housing projects are permitted by right without the need for a conditional use permit. As the project is proposing to develop affordable housing at 30% of Average Median Income (AMI) they would meet these criteria.

The project is still subject to density requirements and for this site those requirements are a minimum of 1 Dwelling Unit (DU) per 3,600 square feet of lot area and a maximum 1 DU per 1,743 square feet lot area per Table 17.20-2 of the SMC.

Lot Area	Allowed
Minimum 1/3600 x 41,382	11.49 units
Maximum 1/1743 x 41,382	23.74 units

The proposed 22 units is within the minimum and maximum density allowed.

Parking

As described in Table 17.110-2 of the SBC studio units are required to provide one parking space per studio unit, which would be a total of 22 parking spaces. Within this same table, parking requirements for Deed-restricted affordable housing projects are 90% of the applicable parking requirement which equates to 19.8, or 20 parking spaces for the proposed development. Bicycle parking is also required for this site at 25% of the required vehicle spaces, or 5 spaces.

Environmental Review:

The project to construct 22 units of permanent affordable housing is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332, Class 32, which exempts "Infill Development Projects", as it complies with the General Plan land use designation of General Commercial and the applicable goals and policies of the Land Use Element and Community Identity Element, as contained in this staff report and the proposed Resolution. Additionally, the site is being developed in accordance with the adopted Housing Element site inventory.

The project is also consistent with the CG: General Commercial District and applicable development standards of the Zoning Ordinance, as conditioned and submitted, in that permanent affordable housing is permitted in the CO: District. Furthermore, the lot is

substantially less than five (5) acres; located within City limits; generally surrounded by urban uses; and does not have any identified endangered or rare species. Finally, the site is in an urbanized area, which can be served by required utilities and public services, and the project would not result in significant traffic, noise, air quality, or water quality impacts in that it only involves one modest-sized building, and both traffic and air quality studies determined that the project would not create any significant impacts; utility service can be readily provided; and the project is subject to standard requirements to protect water quality.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property.

As of writing this report the Planning Department has not received any public comments.

City Departmental Comment:

The Planning Department routed this project to all of the city departments and the following departments provided comments bellow

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- It would not impair the desirability of investment or occupation in the neighborhood,
- The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

<u>Analysis</u>:

The project is located at the north end of Sebastopol which used to be the site of the AmeriGas building which has recently been demolished. The remainder of the site is flat and vacant, with some temporary utilities (electrical, sewer connection) that would be replaced at the time of permanent construction. There are two heritage trees at the southeastern corner of the property in the rear setback that would be maintained. There are also mature oak trees on the adjacent property to the south (also in the county jurisdiction) which may be considered property line trees, so impacts to those trees should be considered at the drive aisle and those parking spaces. The site has been recently fenced along the side and rear property lines, which is proposed to remain as part of a permanent development. The project proposes 28 vehicle parking spaces and 24 bicycle parking spaces and with that the project has excess parking from what is required. With that the two heritage oaks along the parking lot area on the rear southern corner of the lot and with an alternative configuration of the parking and reduction of paved area there could be additional options to preserve the health of these two onsite trees along with the property line trees to the southern parcel.

While reviewing the application staff noticed that the site data table provided shows 550 square feet for the dwelling units and a building floor area of 9500 square feet (which would equate to 22 units of 432 square feet). This should be clarified in the full submittal. However, either size would be defined as, and meets the requirements for, a studio unit.

Site layout includes keeping the currently site access/driveway at the south side of the parcel, which proposes no issues to staff or Caltrans. Parking is located behind the proposed structures, with a landscape buffer to the eastern (county) rural residential parcel. The arrangement of the buildings at the front, with a landscape buffer between the structures and the sidewalk, and parking behind is consistent with the City's design guidelines, and a positive change to this corridor. While the surrounding development along the corridor have parking at the street and buildings set back, this is likely to change as properties are improved, just as the Exchange Bank across the street modified that site.

Staff feels the design does do a good job at locating the parking towards the back part of the parcel and allowing for pedestrian pathways through the middle and side of the site. The design also provides well-defined open space for residents that is protected from street traffic and views, as well as through the central courtyard, and also provides buffers to adjoining developments.

The project includes 24 bicycle parking stations on site where they are only required to provide 5, which is consistent with the design guidelines and other city policies and goals. Staff is asking the Design Review Board for feedback on the location of the bicycle parking, as currently it's located on a section of the site that isn't very accessible and could be blocked when trash services are being picked up. The applicant also has the trash enclosure at the rear of the property, and this would need to be compliant with the local trash haulers requirements and given the location could be required to relocate from its proposed location. Staff will work with the applicant and local trash hauler to ensure the space meets all turnaround radiuses.

The project plan set does not show any locations of mechanical equipment as of yet and since this is a preliminary review meeting, staff requests the Design Review Board and applicant review potential locations. Site lighting is also not included; when the plans are submitted lighting should respect the residential units to the north of the proposed parking lot, to the east, and south of this property.

As for the design of the buildings, staff's main concern is the proposed building orientation and how it engages the street. The elevation pages do not show a design that incorporates a style that is consistent with the surrounding uses. Staff has let the applicant know about these concerns, and met with the applicant, who is working on some alternatives (Attached here and will present at the meeting) to address these concerns and also get Board input.

The project plans do provide a layout of where proposed landscaping could be, but does not include a preliminary list of plant materials or irrigation layouts. Also, the site does include some on-site trees and property line trees, more importantly in the eastern end of the site as noted above. Staff is recommending that the parking lot and driveway design be reviewed in relation to the livelihood of those trees. The project is currently over parked, so reduction of parking spaces could be an option; the parking spaces on the end of the site could be eliminated to preserve those trees. This should be reviewed by the Board and applicant.

Recommendation:

No decision on the project will be made at this meeting. However, the applicant is requesting feedback from the Design Review Board on the scope of the project. In particular, staff requests the Design Review Board discuss the following areas and provide feedback to the applicant and staff:

- Building design elements, particularly the front facade
- Parking lot configuration and landscaping placement
- Impervious surface and how to best mitigate the amount of it

Attachments:

Application materials Public comment

Start IFORNIP	City of Sebastopol Planning Department 7120 Bodega Avenue Sebastopol, CA 95472 (707) 823-6167	MASTER PLANNING APPLICATION FORM
APPLICATION TYPE		
 Administrative Permit Revie Alcohol Use Permit/ABC Tra Conditional Use Permit Design Review 	nsfer Dereapplication Conference Preliminary Review Sign Permit	 Temporary Use Permit Tree Removal Permit Variance Other
REVIEW/HEARING BODIES	necklist(s) or supplement form(s) for the type og	f permit requested: 🗍 Yes 🗌 No
Staff/Admin Desig	n Review/Tree Board 🔲 Planning Commiss	ion 🔲 City Council 🔲 Other
Street Address: 645 N G	aunskin Hwy, Assessor's Parce	l No(s):
Present Use of Property:	mochal (Lee Zoning/General	Plan Designation:
APPLICANT INFORMATION	pergous	
Signature: Authorized Agent/Applicant Na Mailing Address: 6671 200	Wood Dr. Phone: 707 Park/CH/94928 Email: jt.b Date: 6/2	584-1579 ets 18@gmail.com 7/23 2-445-7438 bets@gmail.com 7/23
PROJECT DESCRIPTION AND P	ERMITS REQUESTED (ATTACH ADDITIONAL PAGE	ES IF NECESSARY)
22- unit extra development, w	emely low-income hows ith supportive service	ing residential es. 30%. AMI.
CITY USE ONLY		2. (đ.
Fill out upon receipt: Application Date: Planning File #: Received By: Fee(s): \$ Completeness Date:	Action: Staff/Admin: Planning Director: Design Review/Tree Board: Planning Commission: City Council:	Action Date: Date: Date: Date: Date: Date: Date:

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING Standard	Existing	PROPOSED
Zoning	N/A	Commercial	Residential
Use	N/A	TUP	Residential
Lot Size		41,327 sf	41,327 sf
Square Feet of Building/Structures (if multiple structures include all separately)		temporary only	9504 sf
Floor Area Ratio (F.A.R)	N/A FAR	FAR	0,23 FAR
Lot Coverage	% of lot sq. ft.	% of lot sq. ft.	23 % of lot 9504 sf_sq. ft.
Parking		temporary only	28 spaces
Building Height			12' ridge, 10'6"averag
Number of Stories			one
Building Setbacks – Primary	•	· -	·
Front			20'
Secondary Front Yard (corner lots)			
Side – Interior			10', west, 35' east
Rear			85'
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)	X		
Side – Interior			
Rear			
Special Setbacks (if applicable)	•		
Other ()			22 studio units
Number of Residential Units	14Dwelling Unit(s)	0 Dwelling Unit(s)	11 Dwelling Unit(s)
Residential Density	1 unit per <u>2900</u> sq. ft.	1 unit per sq. ft.	1 unit per <u>3750</u> sq. ft.
Useable Open Space 50 sf/	unit x 14 = 700 _{sq. ft.}	sq. ft.	4550 sq. ft.
Grading grading is expected to occur over 35,000 sf of site, with roughly equal amounts cut and fill and no offhaul expected at this time with the exception of existing paving materials	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: cu. yds Cut: cu. yds. Fill: cu. yds. Off-Haul: cu. yds
Impervious Surface Area	N/A	% of lot	70_% of lot
Pervious Surface Area	N/A		<u>30,000</u> sq. ft. <u>30</u> % of lot <u>12,000</u> sq. ft.

CONDITIONS OF APPLICATION

- 1. All Materials submitted in conjunction with this form shall be considered a part of this application.
- 2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
- 3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
- 4. The Owner shall inform the Planning Department in writing of any changes.
- 5. INDEMNIFICATION AGREEMENT: As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to. damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

- **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits 6. as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
- 7. NOTICE OF MAILING: Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
- 8. DEPOSIT ACCOUNT INFORMATION: Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
- NOTICE OF ORDINANCE/PLAN MODIFICATIONS: Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

🗌 A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

Date:

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature:

Date: 6/2817

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of periory, 12

Applicant's Signature:

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: 🛛 🖉 Yes 🔅 🗌 No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Æ our plans. Fi Olans,

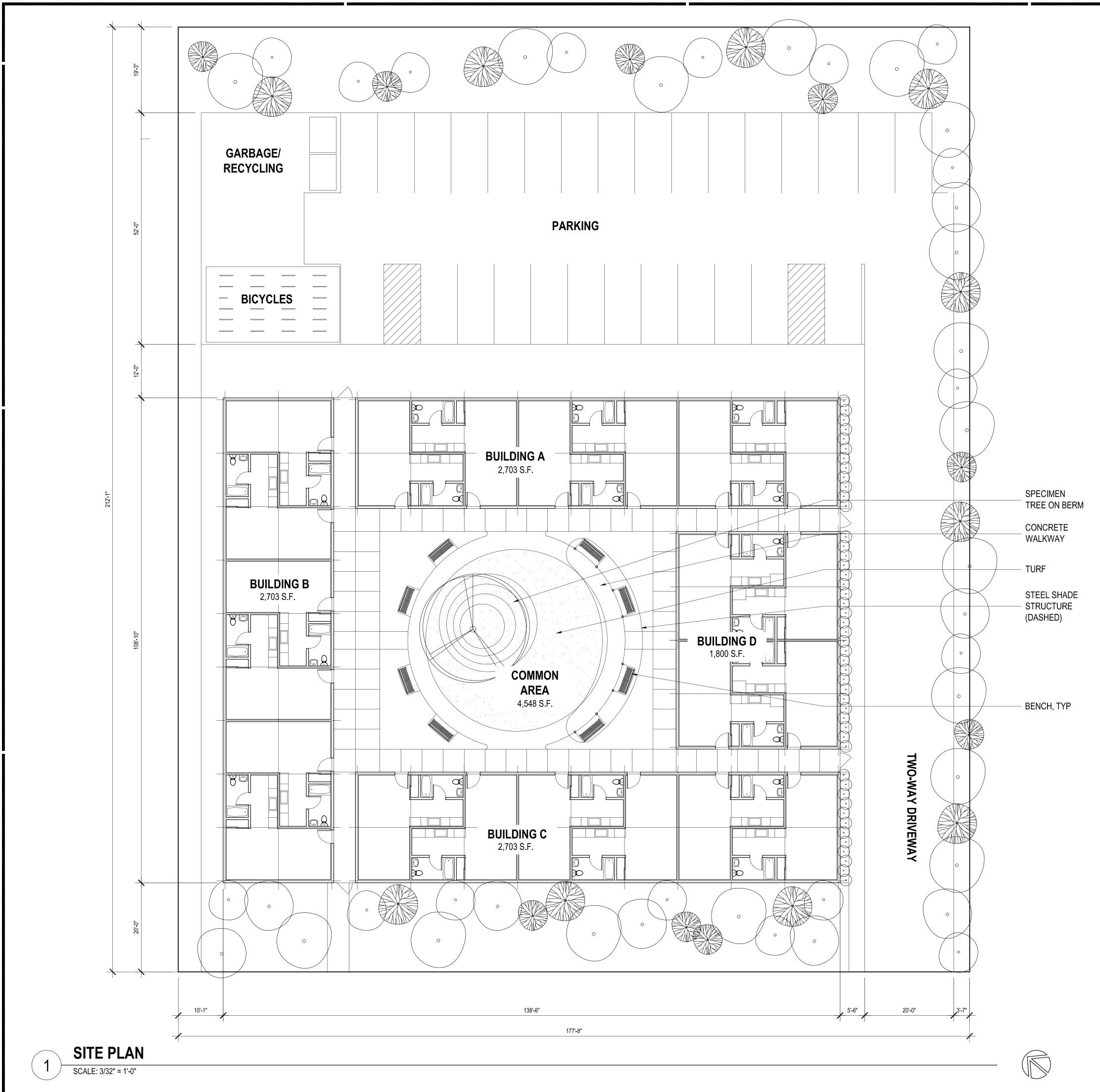
Website Required for Major Projects

Applicants for major development projects (which involves proposed development of <u>10,000 square feet of new floor area</u> or greater, or 15 or more dwelling units/lots), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✔ Project description
- V Contact information for the applicant, including address, phone number, and email address
- V Map showing project location
- Photographs of project site
- Project plans and drawings

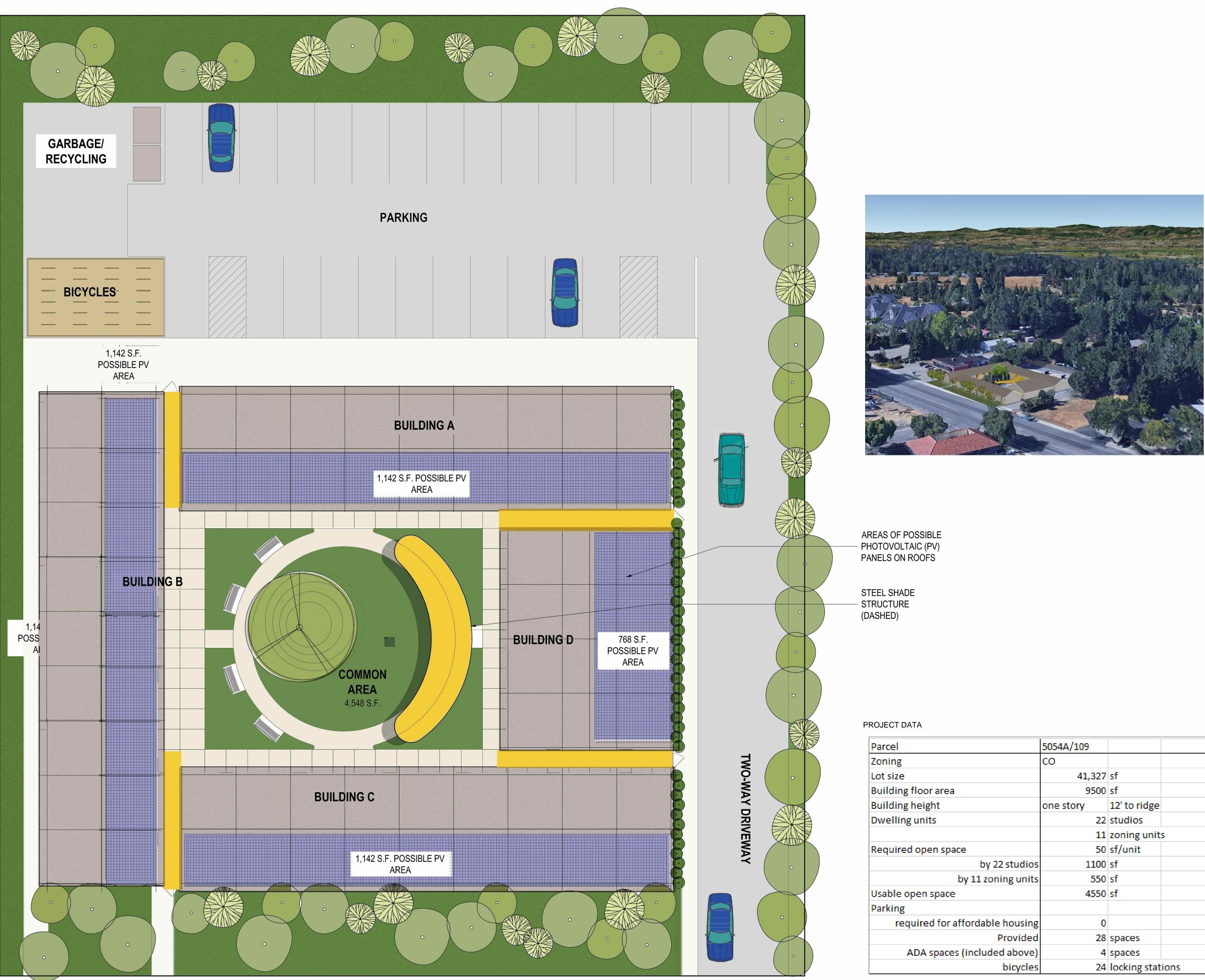


cts Incorporated. Filing of these drawings or specifications with any public agency is not a publication of the same. No reproduction is therefore permissible without the written consent of Gelfand Partners Architects

All ideas, design arrangements and plans indicated or represented by this drawing are owned by, and are the property of Gelfand Partners Architects, Incorporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Gelfand Partners Architects.

	PΑ	L F ∕ № T N C H I T E	ER	5
165 ⁻ 415.3	10th Street S 46.4040 415	uite 100 San 5.346.4103 www	Francisco w.gelfand-p	o, CA 94103 partners.com
Consulta	nt			Archite
				Consultar
				Key Pla
ssue/ Sul	omission		Draw	Key Pla ving Recor
ssue/ Sul	omission		Draw	ring Reco
Issue/ Sul	omission		Draw	ring Reco
ssue/ Sul	omission		Draw	ring Reco
ssue/ Sul	omission		Draw	ring Reco
ssue/ Sul	845	GRAN		ring Recor Date Proje STEII
Sue/ Sul	845	ORDAB		ring Record Data Proje STEII DUSIN POL, CA
ssue/ Sul	845	ORDAB		ring Recor Date Proje STEII SUSIN

PLOT DATE:



All ideas, design arrangements and plans indicated or represented by this drawing are owned by, and are the property of Gelfand Partners Architects, Incorporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of Gelfand Partners Architects. Incorporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporated and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporated and were created, evolved, and developed for use on and in connection with this project. None of such areas areas

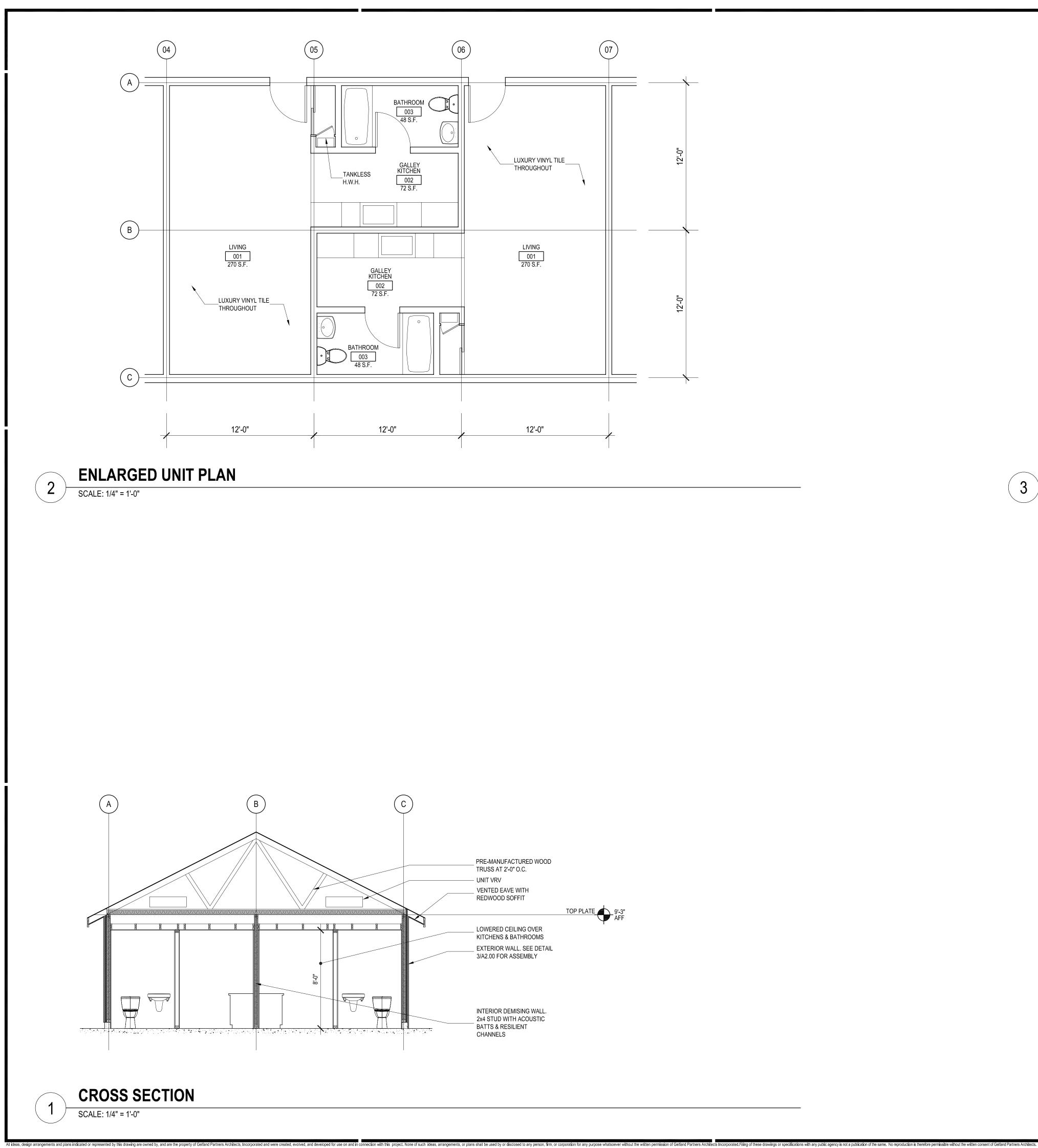


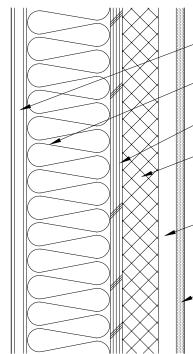


	5054A/109		
	со		
	41,327	sf	
	9500	sf	
	one story	12' to ridge	
	22	studios	
	11	zoning unit	s
ce	50	sf/unit	
by 22 studios	1100	sf	
by 11 zoning units	550	sf	
	4550	sf	
ffordable housing	0		
Provided	28	spaces	
s (included above)	4	spaces	
bicycles	24	locking stat	ions

GELFAN Partne Architec	R 3
165 10th Street Suite 100 San Franc 415.346.4040 415.346.4103 www.gelfa	cisco, CA 94103 nd-partners.com
Consultant	Architect
	Consultants
	Key Plan
D	rawing Record
Issue/ Submission	Date
	1
	Droiset
845 GRAVE	Project NSTEIN
845 GRAVE AFFORDABLE	NSTEIN
AFFORDABLE	NSTEIN
AFFORDABLE SEBAST	NSTEIN HOUSING OPOL, CA PROJECT #2310.00]
AFFORDABLE SEBAST	NSTEIN HOUSING OPOL, CA
AFFORDABLE SEBAST	NSTEIN HOUSING OPOL, CA PROJECT #2310.00]
AFFORDABLE SEBAST [GPA	NSTEIN HOUSING OPOL, CA PROJECT #2310.00] Sheet

Architect

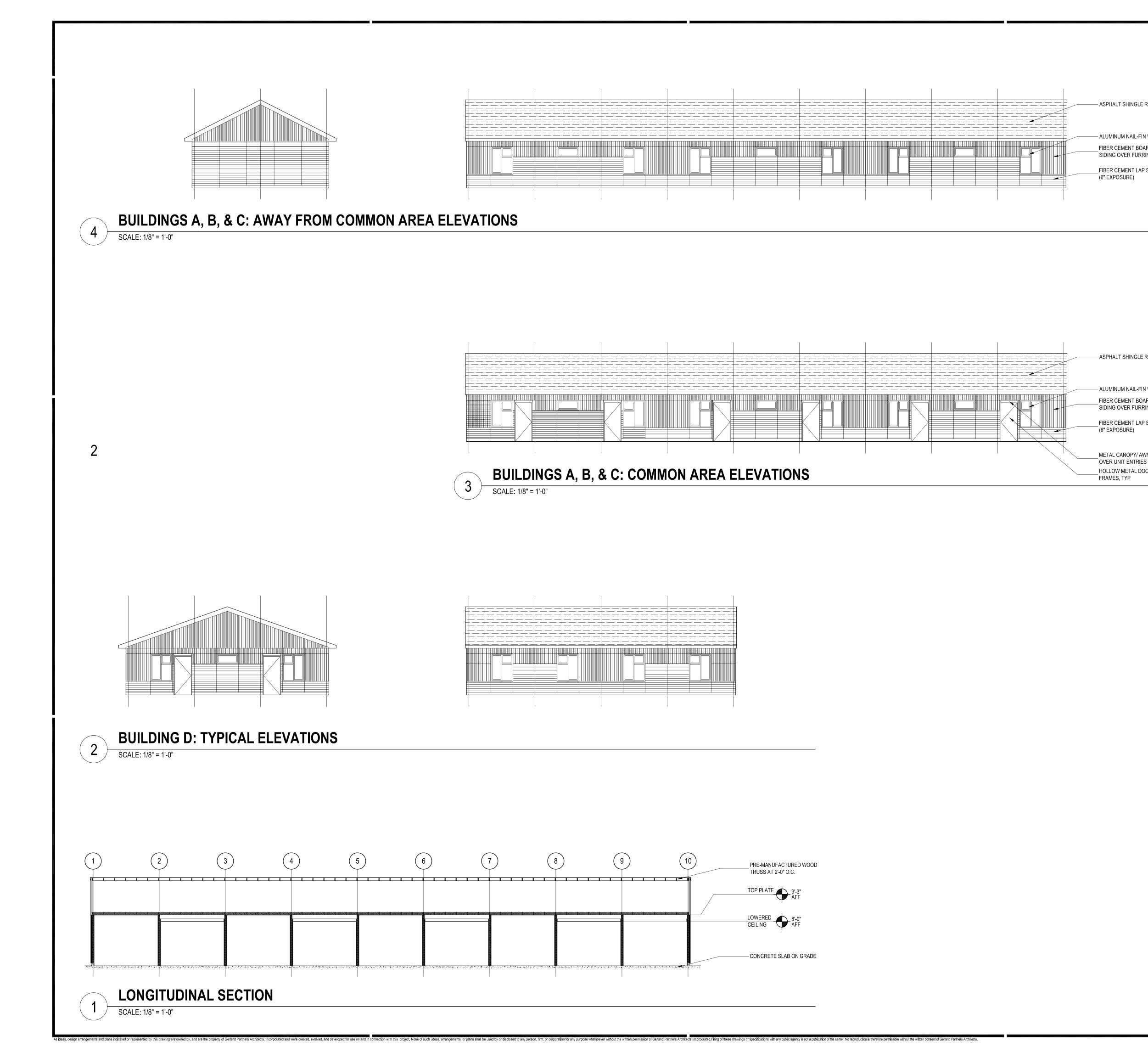






Architect	
G	
ŒEL	FAND
	TNERS HITECTS
165 10th Street Suite 415.346.4040 415.346.	100 San Francisco, CA 94103 4103 www.gelfand-partners.com
Consultant	Architect
	Consultants
	Key Plan
lacus / Cubraissian	Drawing Record
Issue/ Submission	Date
845 G	
	RDABLE HOUSING
	SEBASTOPOL, CA
	, •, •, •, •, •, •, •, •, •, •, •, •, •,
	[GPA PROJECT #2310.00]
	Sheet ENLARGED
	UNIT PLAN &
CRC	SS SECTION
	A2.00
PLOT DATE:	Sequence ^{of}

INTERIOR FINISH: 5/8" GYPSUM WALLBOARD
R-15 BATTS IN 2x4 WOOD STUD WALL
1/2" PLYWOOD SHEATHING
1-1/2" SEMI-RIGID STONE WOOL INSULATION BOARD
3/4" FURRING STRIPS FOR BOARD & BATTEN LOCATIONS (SEE EXTERIOR ELEVATIONS)
BOARD & BATTEN SIDING OR LAP SIDING (SEE EXTERIOR ELEVATIONS FOR LOCATIONS)



ROOF		
IN WINDOWS DARD & BATTEN RING STRIPS P SIDING	GELFAND Partners Architects	
	165 10th Street Suite 100 San Francisco, CA 94103 415.346.4040 415.346.4103 www.gelfand-partners.com	
	Consultant Architect	
ROOF		
IN WINDOWS CARD & BATTEN RING STRIPS P SIDING		
WNING ES OOR &	Key Plan	
	Drawing Record	
	Issue/ Submission Date	
	Project 845 GRAVENSTEIN AFFORDABLE HOUSING SEBASTOPOL, CA	
	[GPA PROJECT #2310.00] Sheet EXTERIOR ELEVATIONS &	
	LONGITUDINAL SECTION A6.00 PLOT DATE:	

Architect















