WOODMARK APARTMENTS

7760 & 7716 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA

COUNTY OF SONOMA
APN'S: 060-230-067-000 &
004-211-007-000

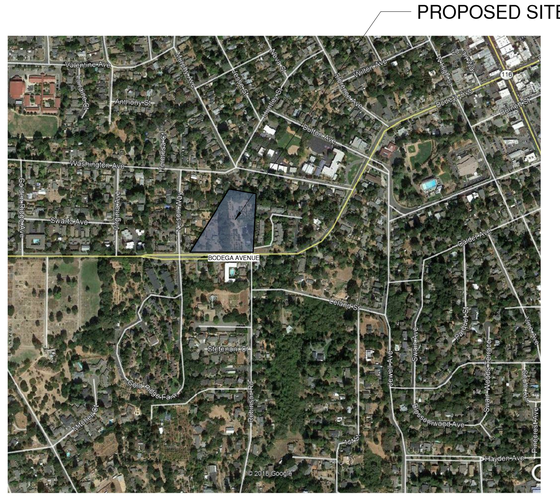
SITE DATA

1.	ZONING DISTRICT	R7
2.	USE	EXISTING: RURAL RESIDENTIAL/SINGLE FAMILY RESIDENTIAL PROPOSED: AFFORDABLE MULTI-FAMILY RESIDENTIAL
3.	LOT SIZE	156,270 S.F. +/- TOTAL FOR BOTH PARCELS OR 3.59 ACRES +/-
4.	LOT COVERAGE	EXISTING: 2,731 S.F. +/- OR 1.75% PROPOSED: 36,174 S.F. OR 23.10% MAXIMUM ALLOWED: 40%
5.	NUMBER OF UNITS	EXISTING: TWO PROPOSED: 84
6.	BUILDING FLOOR AREA:	EXISTING: 2,861 S.F. +/- PROPOSED: 101,071 S.F.
7.	FLOOR AREA RATIO (FAR)	0.65
8.	PARKING SPACES	EXISTING: N/A (SINGLE FAMILY RESIDENTIAL) PROPOSED: 149 REQUIRED (DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT @ 90% OF 162): 146
9.	HEIGHT	EXISTING: VARIES PROPOSED: 39'-6" MAX AT BUILDING TYPE B MAXIMUM ALLOWED: 40'-0"
10.	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"
11.	LANDSCAPING	EXISTING: FRUIT & OTHER TREES AND VARIED GROUND COVER PROPOSED: 46,471 S.F. +/- OR 29.70%
12.	TREES	PROPOSED FOR REMOVAL: APPROXIMATELY 50 TOTAL TO BE PLANTED: 100, APPROXIMATELY 79 ON-SITE
13.	GRADING	CUT: 16,400 CY FILL: 3,600 CY OFF-HAUL: 12,800 CY
14.	OPEN SPACE	REQUIRED: 50 S.F./DU OR 4,200 S.F. REQUIRED (PER 17.20.040(C) 50% OF TOTAL AMOUNT OF OPEN SPACE REQUIRED OR 2,100 S.F., SHALL BE COMMON OPEN SPACE, AVAILABLE AND READILY ACCESSIBLE TO ALL DWELLING UNITS ON SITE) PROPOSED: 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

APPLICANT
SEBASTOPOL PACIFIC ASSOCIATES
CALEB ROOPE
430 E. STATE STREET, STE 100
EAGLE, IDAHO 83616
(208) 461-0022

OWNER
SEBASTOPOL PACIFIC ASSOCIATES
CALEB ROOPE
430 E. STATE STREET, STE 100
EAGLE, IDAHO 83616
(208) 461-0022

ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022 X3021



1 VICINITY MAP
N.T.S.

ARCHITECTURAL	
A1.1D	DEMOLITION PLAN
A1.2	SITE DETAILS
A1.4	MATERIALS AND COLORS BOARD - COLOR SCHEME A
A1.5	MATERIALS AND COLORS BOARD - COLOR SCHEME B
A1.6	3D COLOR RENDERINGS
A1.7	STREETSCAPE ELEVATION
A1.8	SITE & BUILDING SECTIONS
A2.1	ENLARGED UNIT PLANS
A3..1	COMMUNITY BUILDING D - FIRST FLOOR PLAN
A3.2	COMMUNITY BUILDING D - SECOND FLOOR PLAN
A3.3	COMMUNITY BUILDING D - THIRD FLOOR PLAN
A3.4	COMMUNITY BUILDING D - ROOF PLAN
A3.5	COMMUNITY BUILDING D - ELEVATIONS
A4.1	BUILDING TYPE A - FIRST FLOOR PLAN
A4.2	BUILDING TYPE A - SECOND FLOOR PLAN
A4.3	BUILDING TYPE A - THIRD FLOOR PLAN
A4.4	BUILDING A - ROOF PLAN
A4.5	BUILDING TYPE A - ELEVATIONS
A5.1	BUILDING TYPE B - FIRST FLOOR PLAN
A5.2	BUILDING TYPE B - SECOND FLOOR PLAN
A5.3	BUILDING TYPE B - THIRD FLOOR PLAN
A5.4	BUILDING B - ROOF PLAN
A5.5	BUILDING TYPE B - ELEVATIONS
A6.1	BUILDING TYPE C - FIRST FLOOR PLAN
A6.2	BUILDING TYPE C - SECOND FLOOR PLAN
A6.3	BUILDING TYPE C - THIRD FLOOR PLAN
A6.4	BUILDING C - ROOF PLAN
A6.5	BUILDING TYPE C - ELEVATIONS

CIVIL	
C1	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C2	PRELIMINARY GRADING SECTIONS

LANDSCAPE	
L1	LANDSCAPE MASTER PLAN
L1 (COLOR)	LANDSCAPE MASTER PLAN (COLOR)

ELECTRICAL	
E1.00	ELECTRICAL SITE PLAN
E1.01	SITE PHOTOMETRIC PLAN
E1.02	LUMINAIRE SCHEDULE & EXTERIOR FIXTURE CUT SHEETS

TOPOGRAPHIC SURVEY	
1	TOPOGRAPHIC MAPPING - SURVEY

TREE NUMBERING MAP	
2	TREE NUMBERING MAP

REVISIONS

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Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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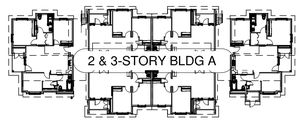
PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

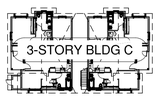
T1.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



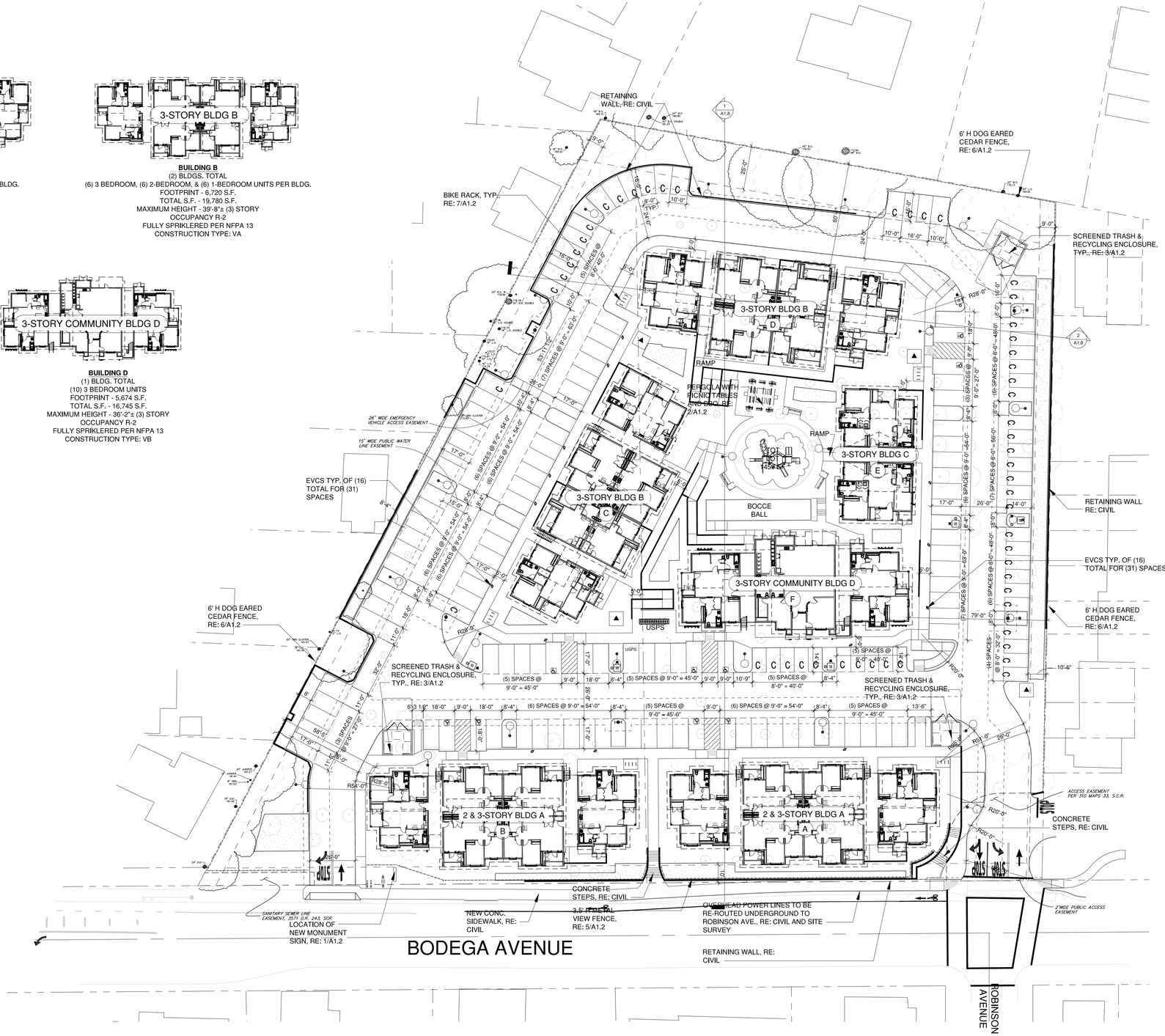
BUILDING A
(2) BLDGS. TOTAL
(4) 3 BEDROOM UNITS, & (12) 2-BEDROOM UNITS PER BLDG.
FOOTPRINT - 7,031 S.F.
TOTAL S.F. - 17,929 S.F.
MAXIMUM HEIGHT - 39'-8"± (3) STORY
OCCUPANCY R-2
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VA

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 - 39'-8"± (3) STORY
OCCUPANCY R-2
FULLY SPRIKLERED 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 - 36'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRIKLERED 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 - 36'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



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

100 FT 20 FT 5 FT
50 FT 10 FT

APPLICANT
SEBASTOPOL PACIFIC ASSOCIATES
CALEB ROOPE
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022

ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C-29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208)-461-0022 X3021

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		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-RESTRICED AFFORDABLE HOUSING REQUIREMENT = 90% OF REQ'D
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 REQ'D
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, BOCCE BALL COURT)	2,887 S.F.	1.80%
CONCRETE WALKS & PADS	14,553 S.F.	9.40%
LANDSCAPE, INCLUDING 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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Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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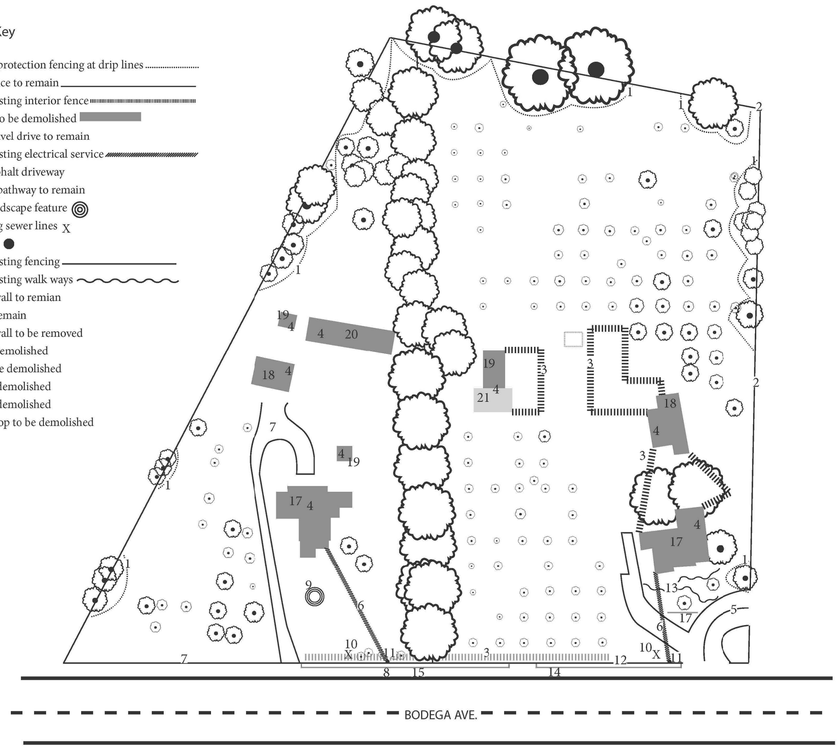
PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE
SEBASTOPOL, CA

SCHEMATIC SET / NOT FOR CONSTRUCTION

A1.1

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 X
11. Utility pole
12. Remove existing fencing
13. Remove existing walk ways
14. Retaining wall to remian
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



1 PRELIMINARY DEMOLITION PLAN
N.T.S.

Davis DEMOLITION INC

N
W E
S

ADDRESS:
BODEGA AVE
SEBASTOPOL CA 95
OWNER:
LAUREN ALEXANDER
APN:

1" = 15'

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Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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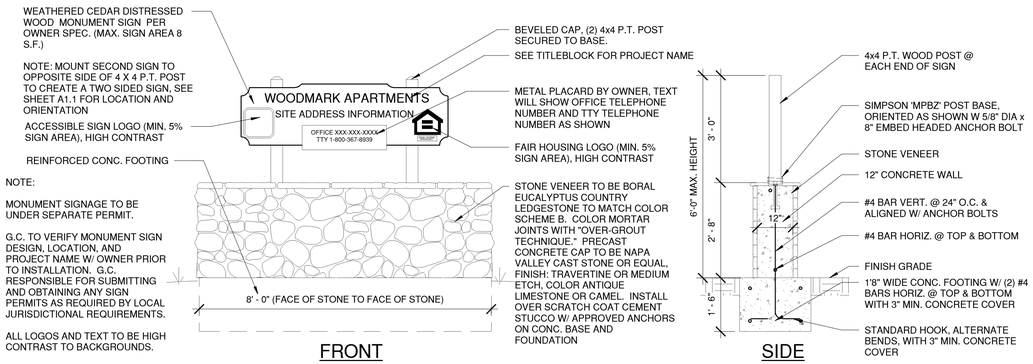
PROJECT

WOODMARK APARTMENTS

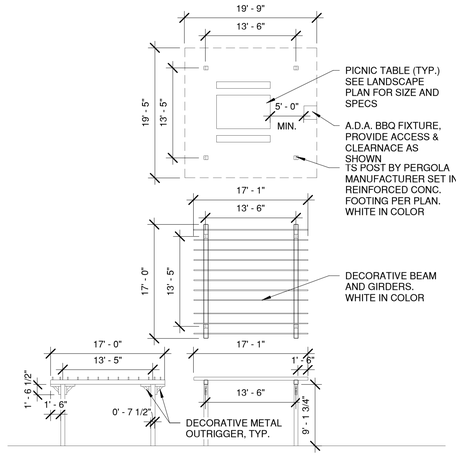
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.1D

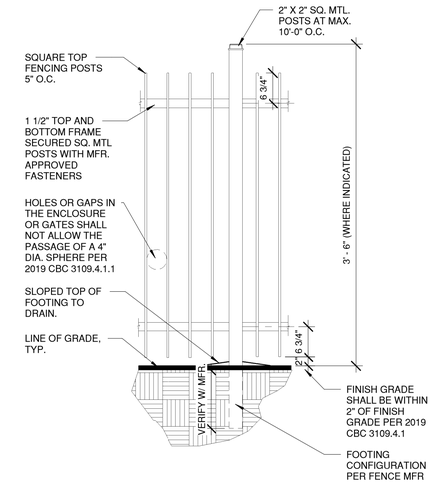
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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



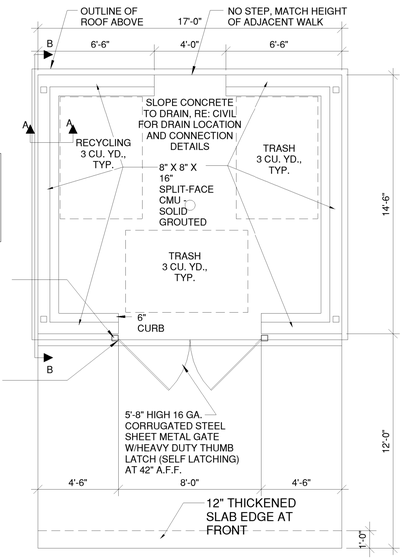
2 OPEN PICNIC PERGOLA - SINGLE
3/32" = 1'-0"

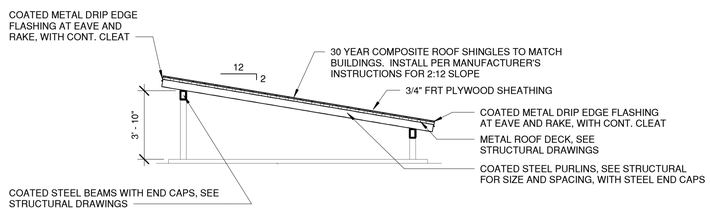


5 METAL FENCING
3/4" = 1'-0"

NOTE:
COORDINATE SIZE OF ENCLOSURE WITH LOCAL TRASH HAULER TO CONFIRM ACCESSIBILITY.

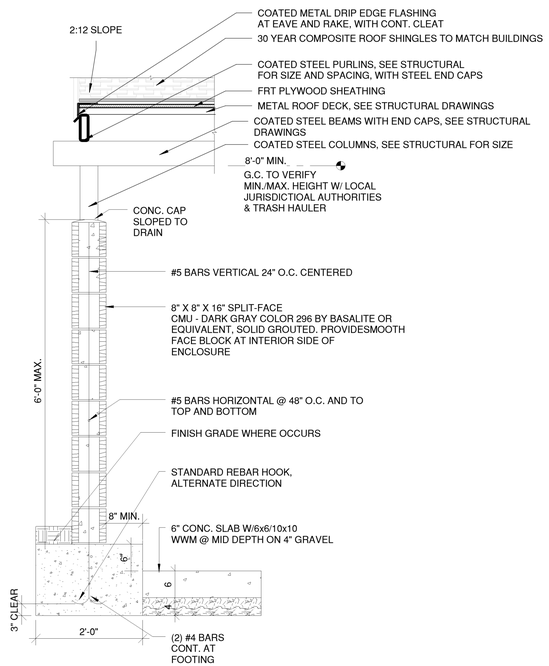
NOTE:
CONTRACTOR TO COORDINATE EXACT SIZE OF TRASH ENCLOSURE WITH LOCAL AUTHORITIES PRIOR TO ITS CONSTRUCTION



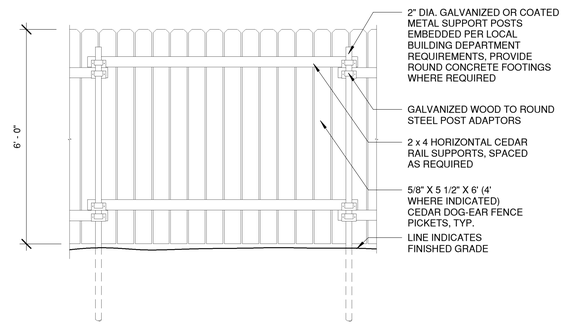


SECTION B-B

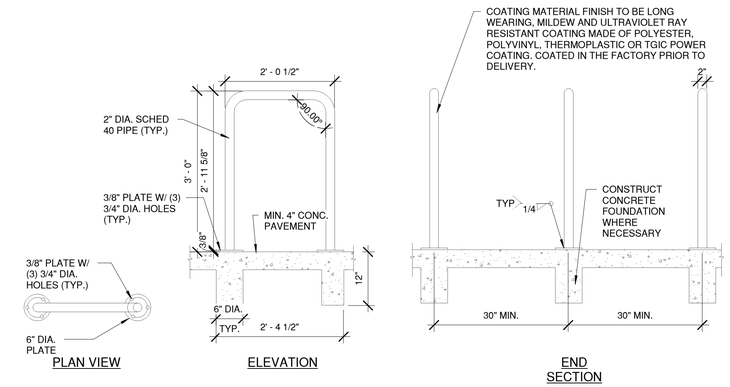
3 TRASH & RECYCLING ENCLOSURE
1/4" = 1'-0"



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



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



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

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Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
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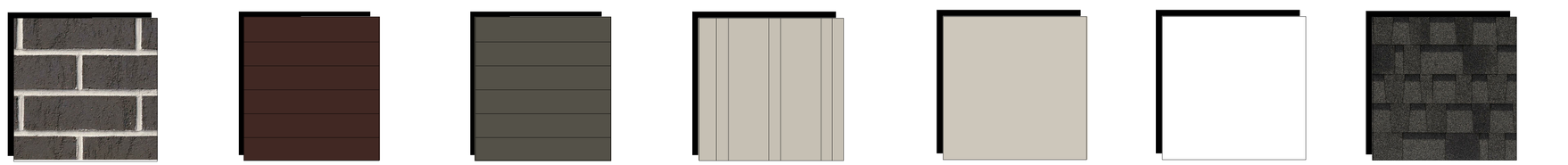
PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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 CEMENTITOUS 7" CLAPBOARD SIDING
POLISHED MAHOGANY SW 2838

C CEMENTITOUS 7" CLAPBOARD SIDING
URBANE BRONZE SW 7048

D CEMENTITOUS BOARD & BATTEN SIDING
SKYLINE STEEL SW 1015

E TRIM
WORDLY GRAY SW 7043

F VINYL WINDOWS
WHITE
(GLASS TO BE CLEAR)

G 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY

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Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

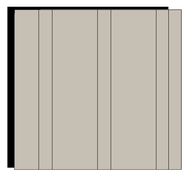
1 BUILDING A - FRONT ELEVATION - COLOR SCHEME B
1/4" = 1'-0"

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

A LIMESTONE
BORAL EUCALYPTUS COUNTRY LEDGESTONE

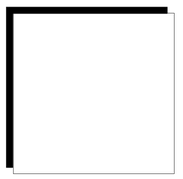
B CEMENTITOUS 7" CLAPBOARD SIDING
NIGHT OWL SW 7061

C CEMENTITOUS 7" CLAPBOARD SIDING
URBANE BRONZE SW 7048

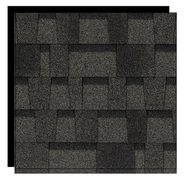


D CEMENTITOUS BOARD & BATTEN SIDING
SKYLINE STEEL SW 1015

E TRIM
WORDLY GRAY SW 7043



F VINYL WINDOWS
WHITE
(GLASS TO BE CLEAR)



G 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY

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PWH19-11

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PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.5

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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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PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.6

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

1 STREETSCAPE ELEVATION PERSPECTIVE
N.T.S.

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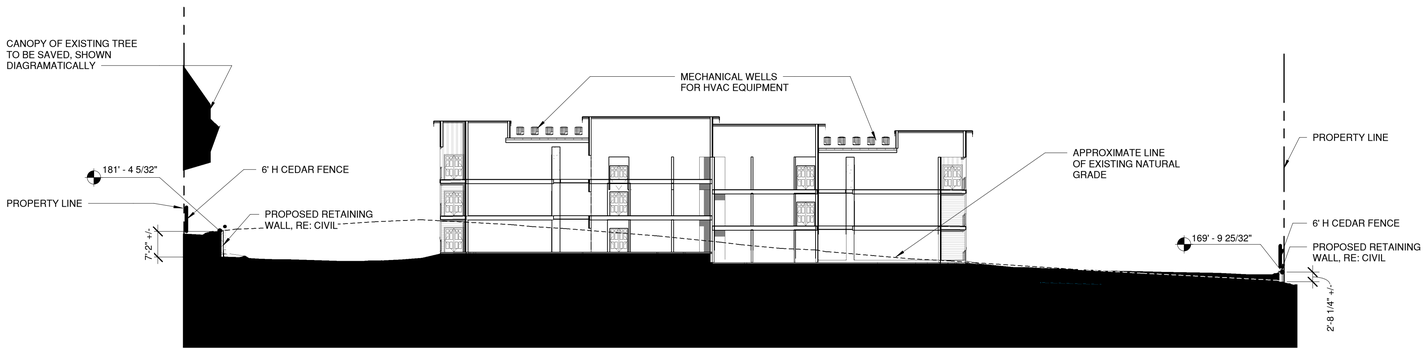
WOODMARK APARTMENTS

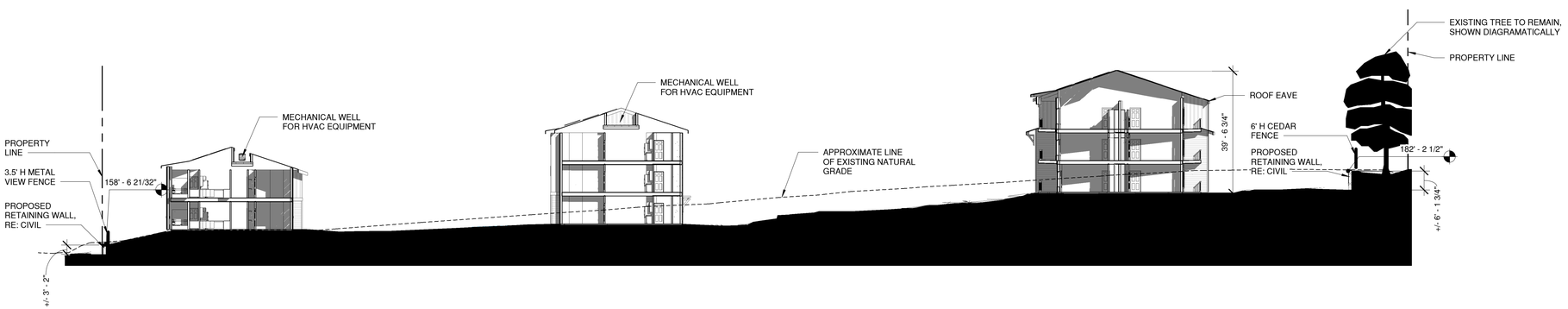
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.7

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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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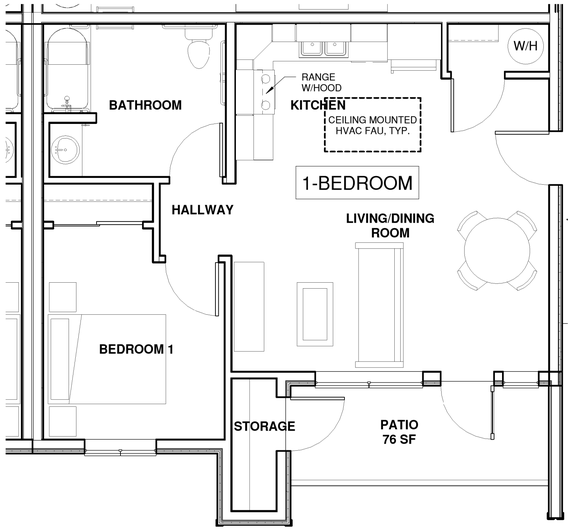
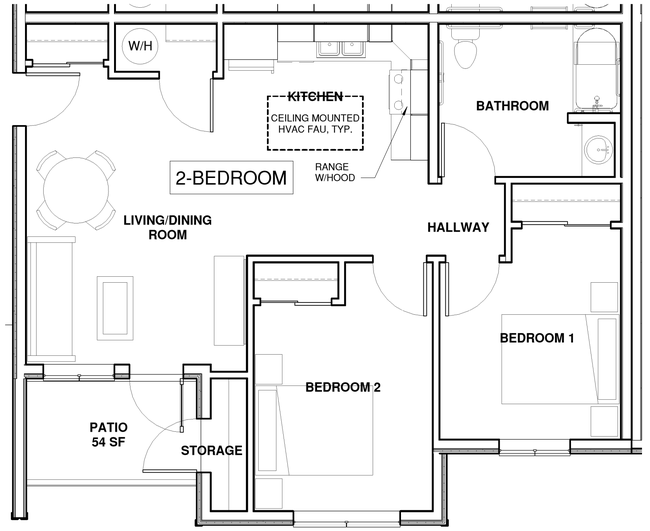
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



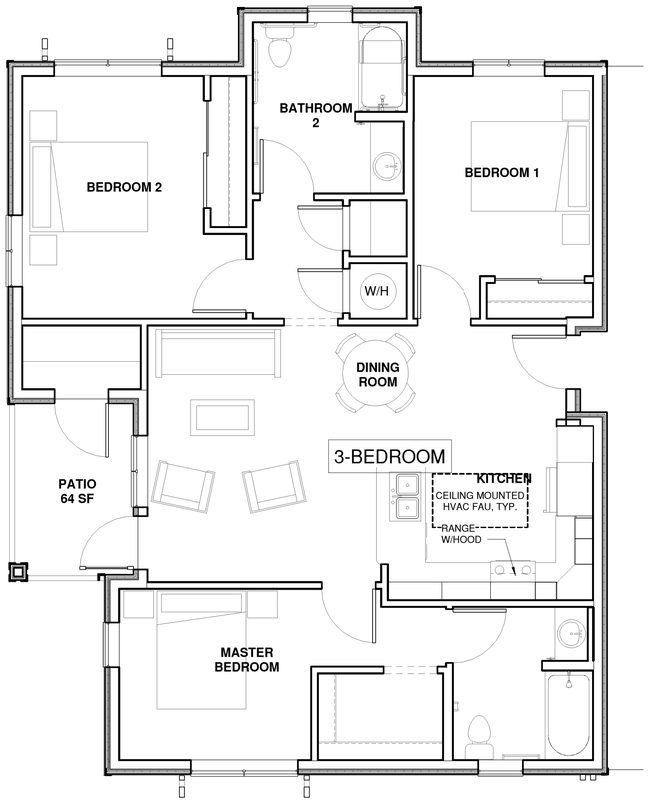
1 1-BEDROOM UNIT PLAN
1/4" = 1'-0"

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

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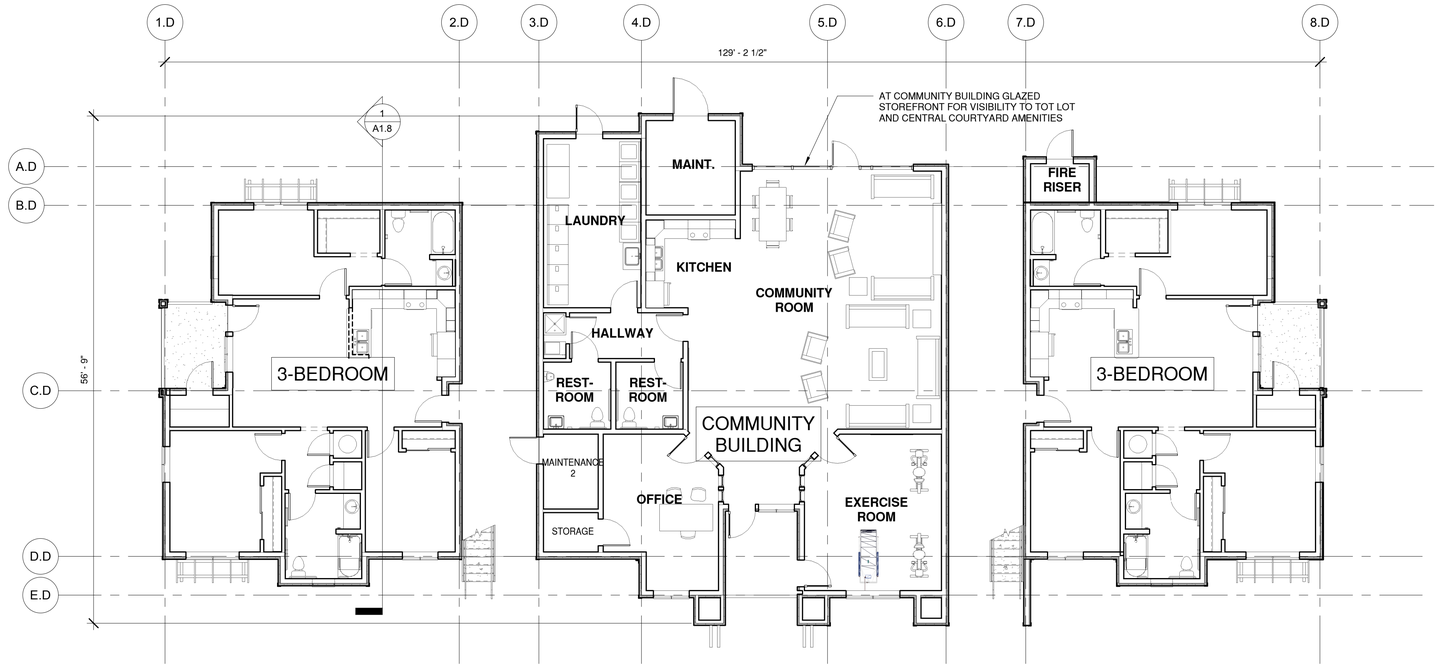
PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A2.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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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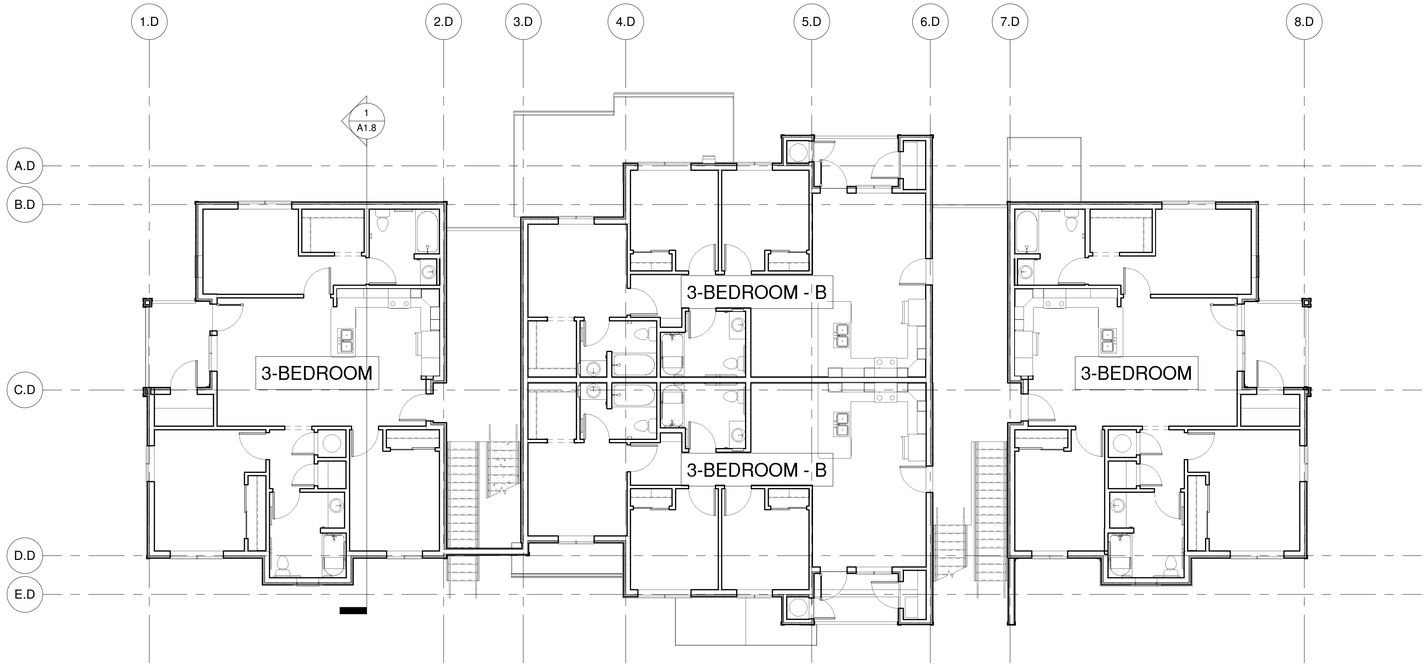
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

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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PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A3.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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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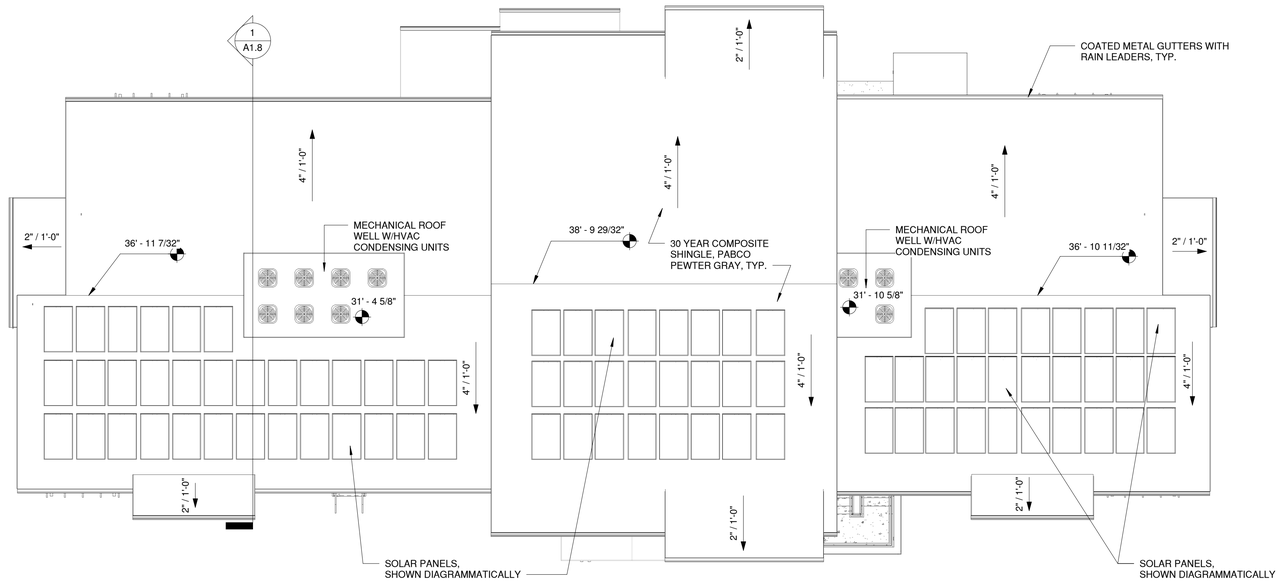
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A3.3

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A3.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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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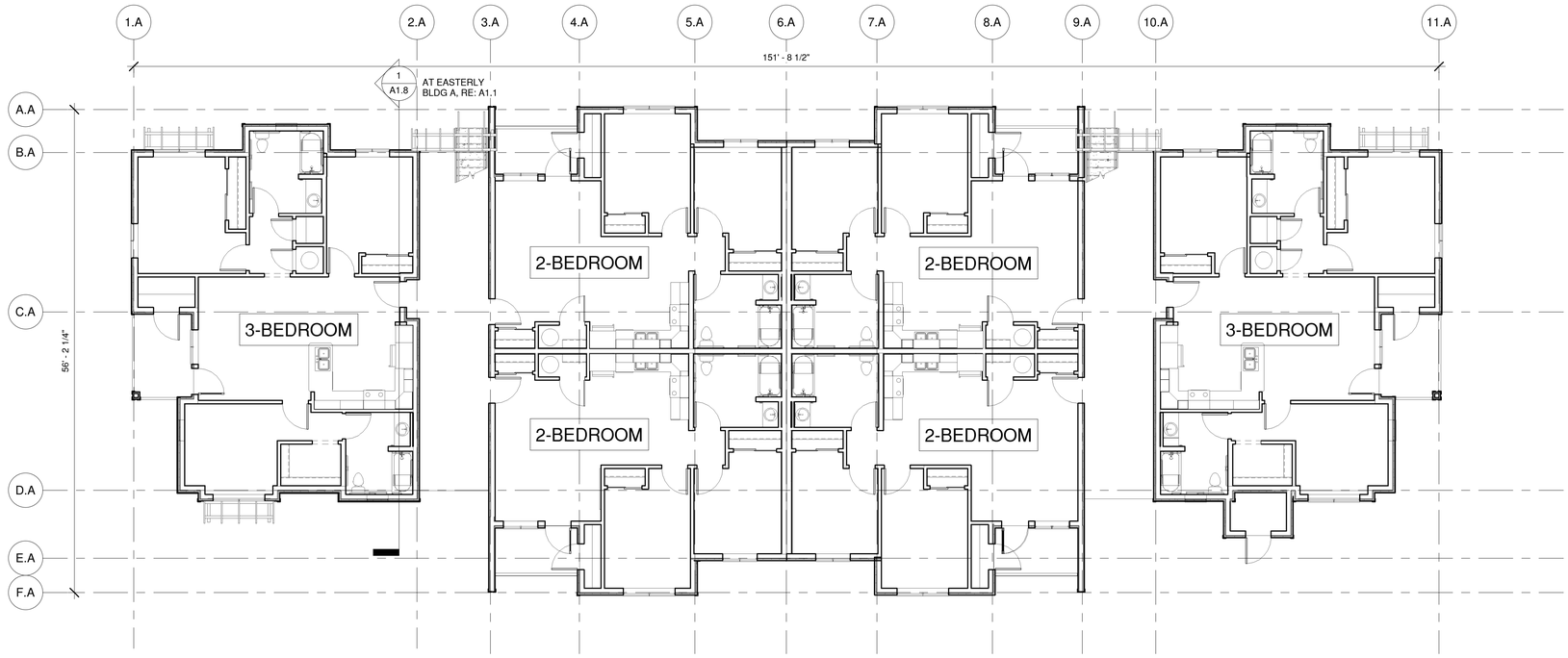
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A3.5

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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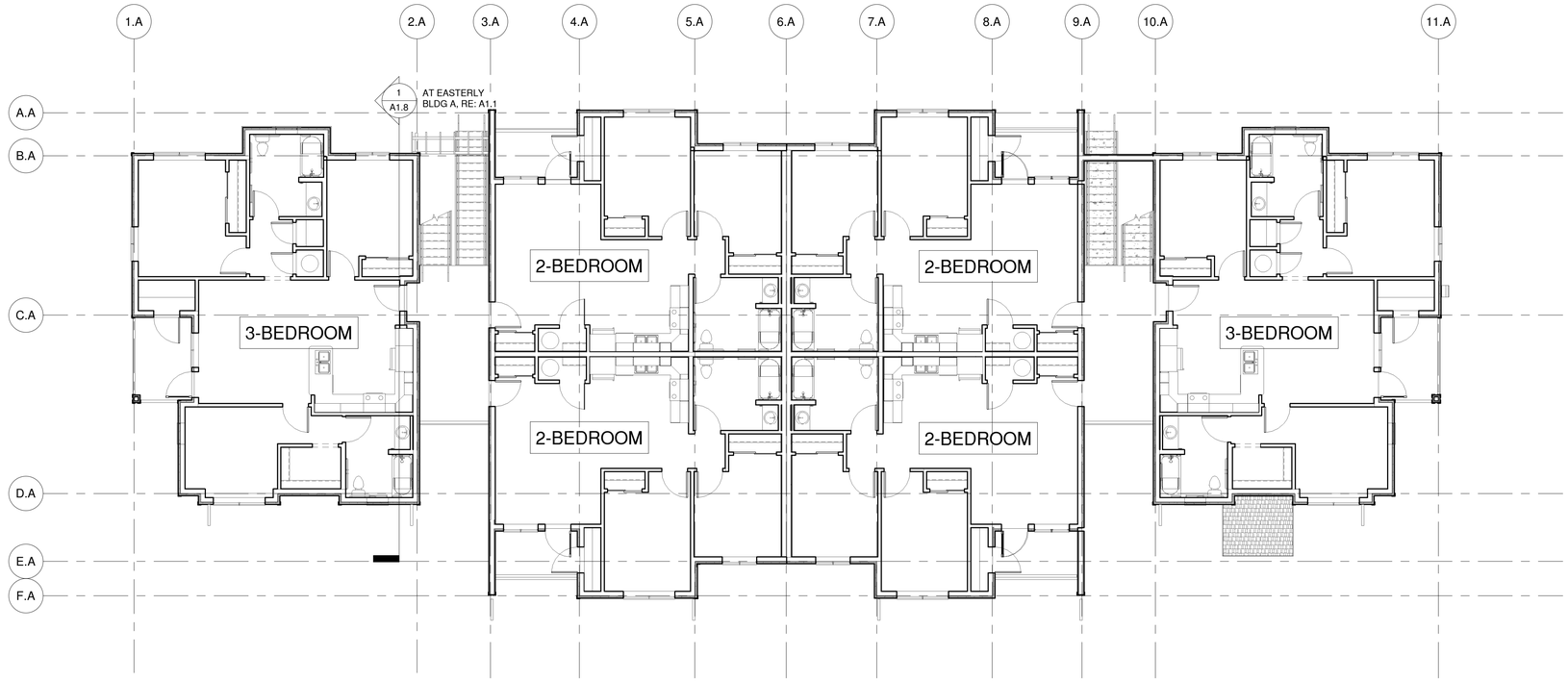
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A4.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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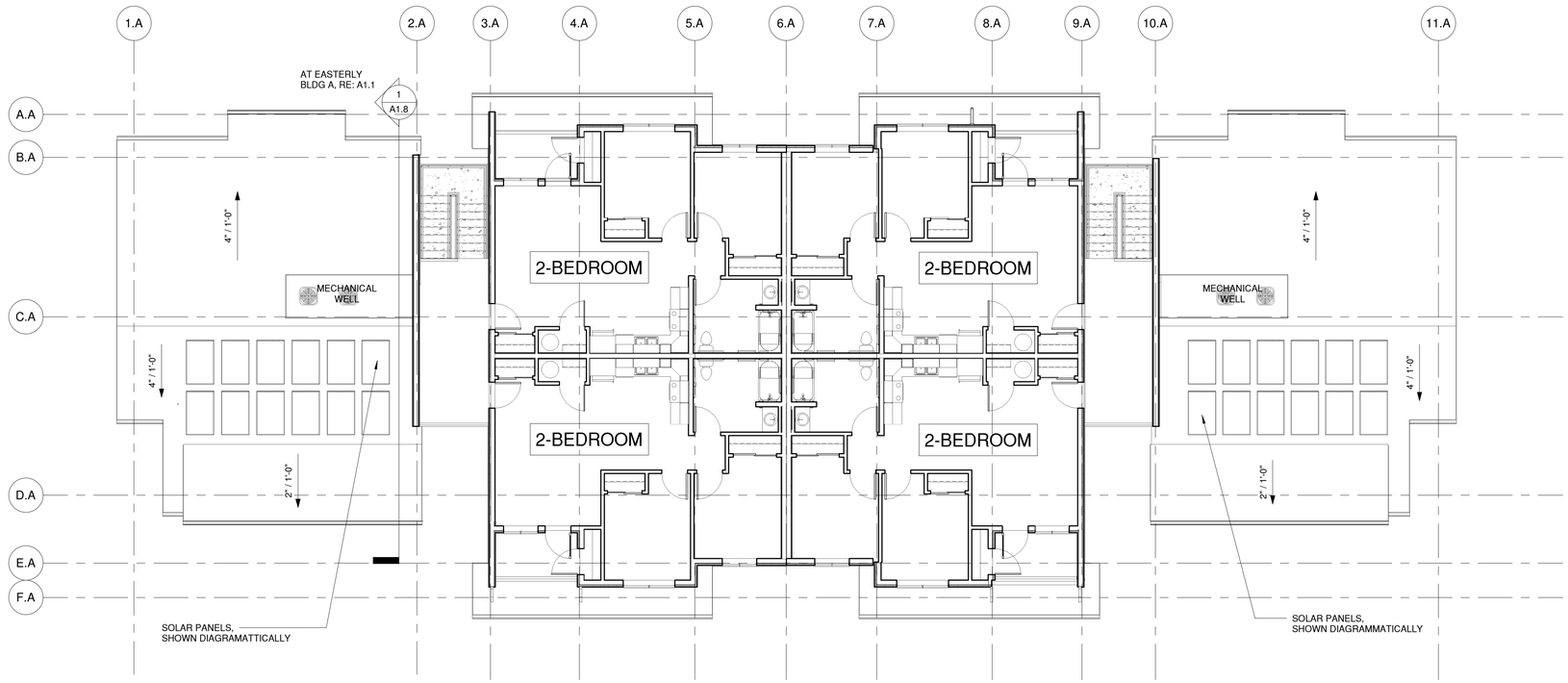
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A4.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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A4.3

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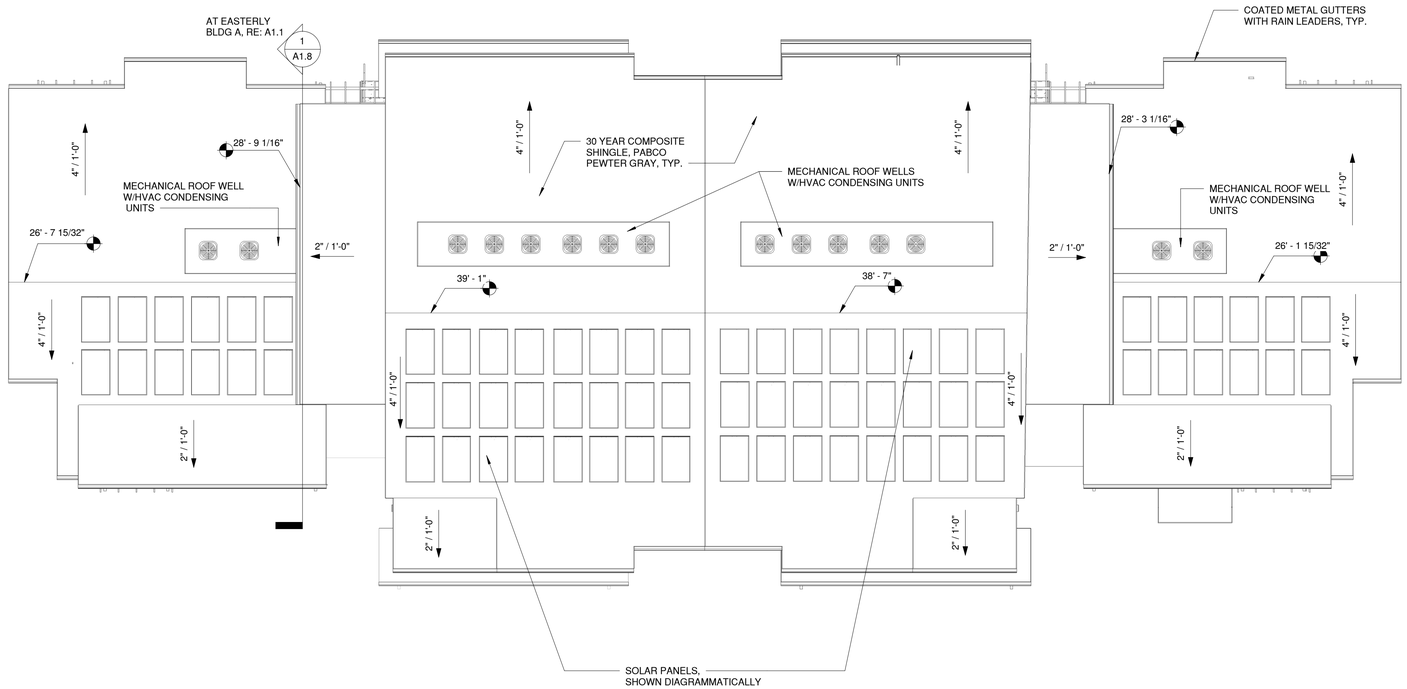

1 ROOF PLAN - BUILDING A
1/8" = 1'-0"

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WOODMARK APARTMENTS

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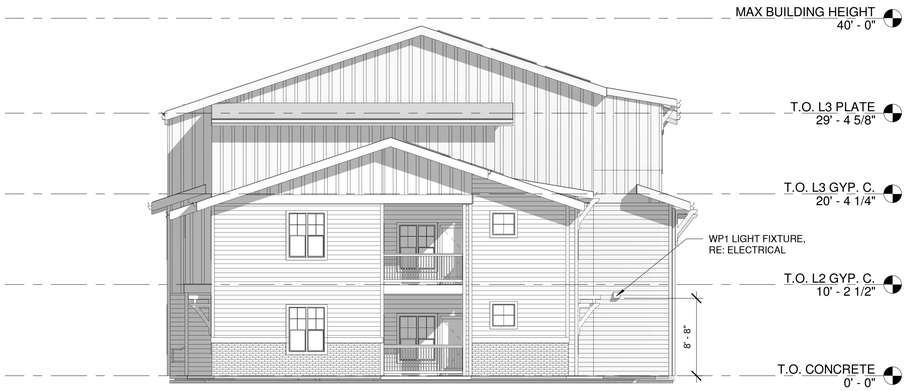
A4.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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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EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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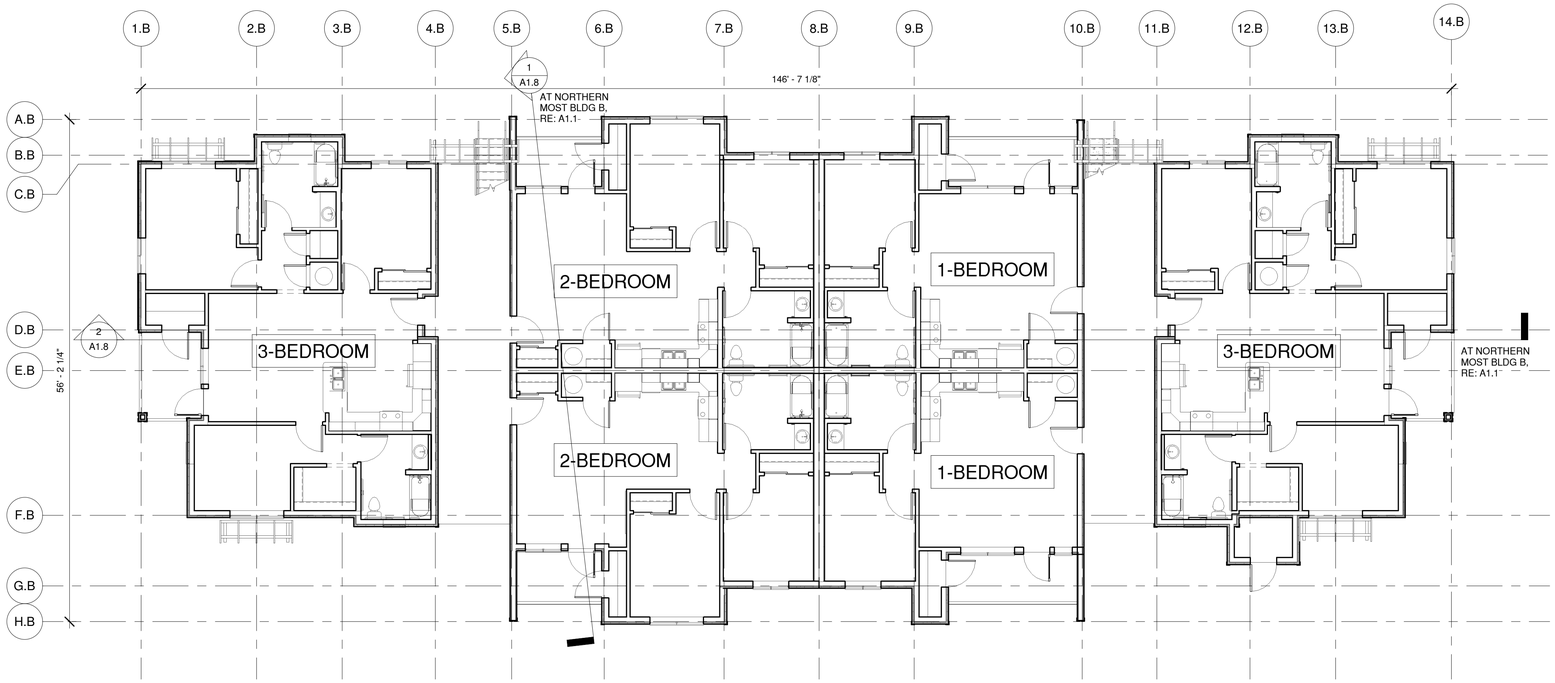
PROJECT
WOODMARK APARTMENTS
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A4.5

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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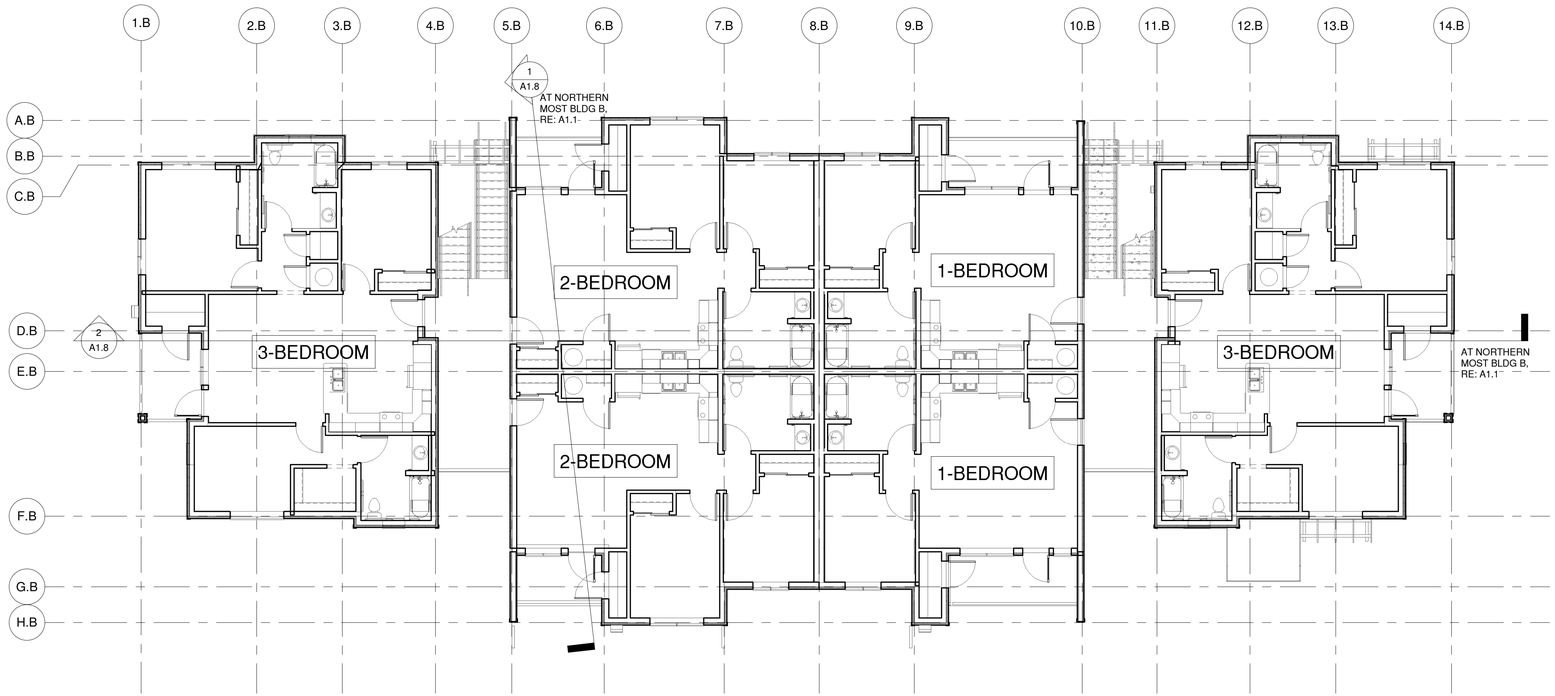
PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A5.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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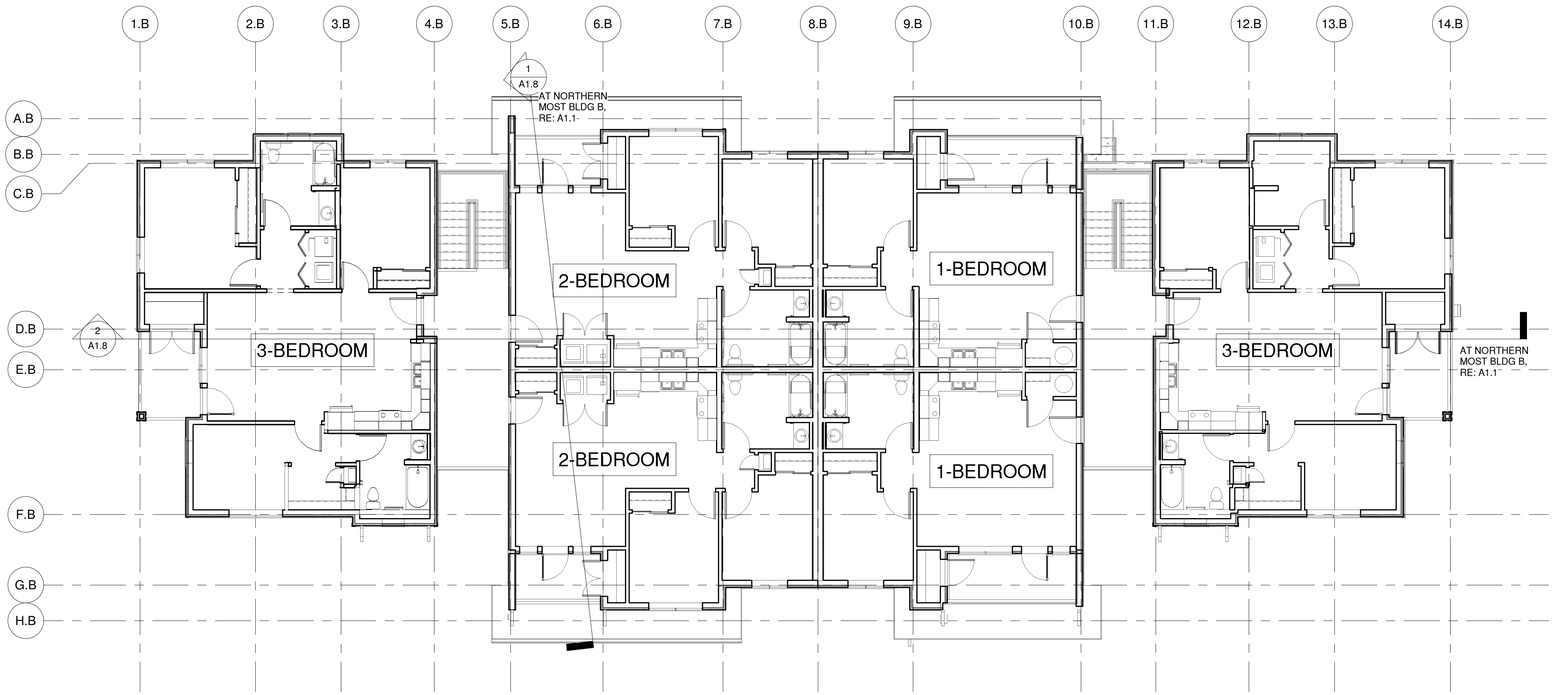
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A5.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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

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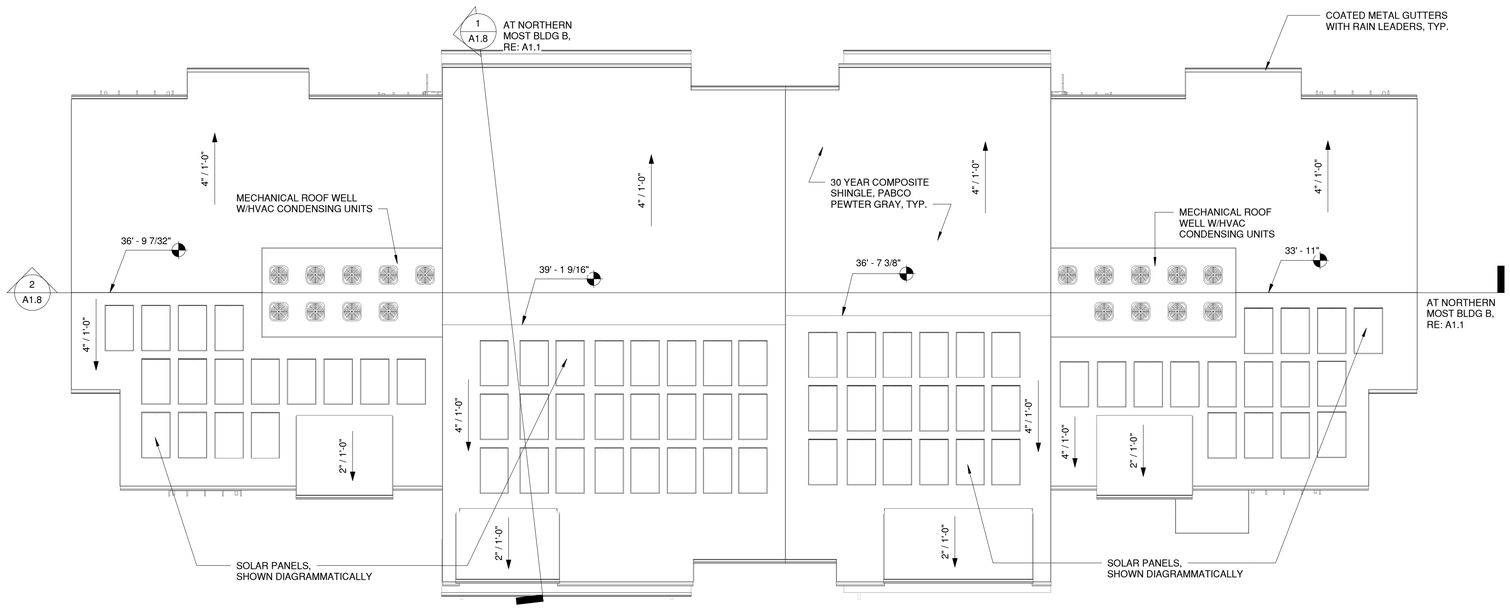
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A5.3

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



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

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PROJECT

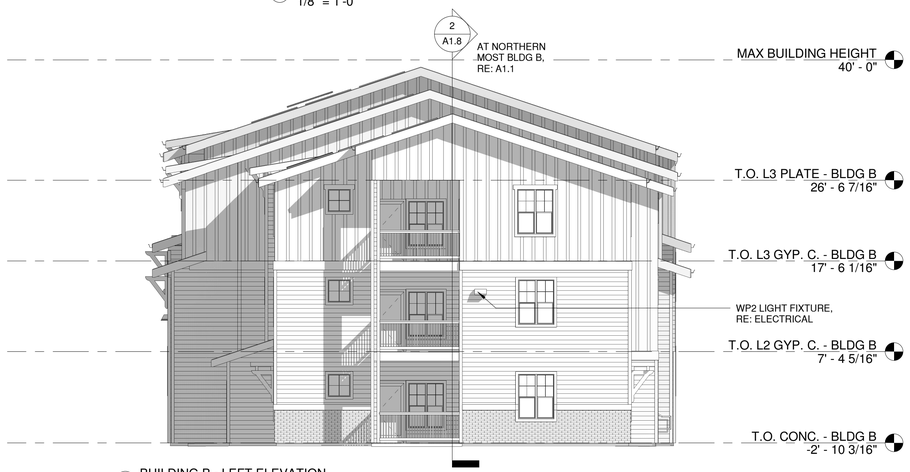
WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

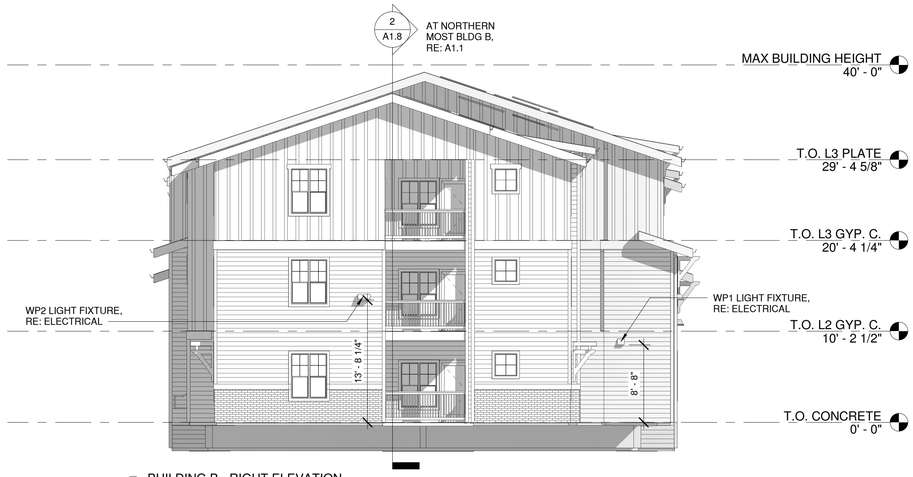
A5.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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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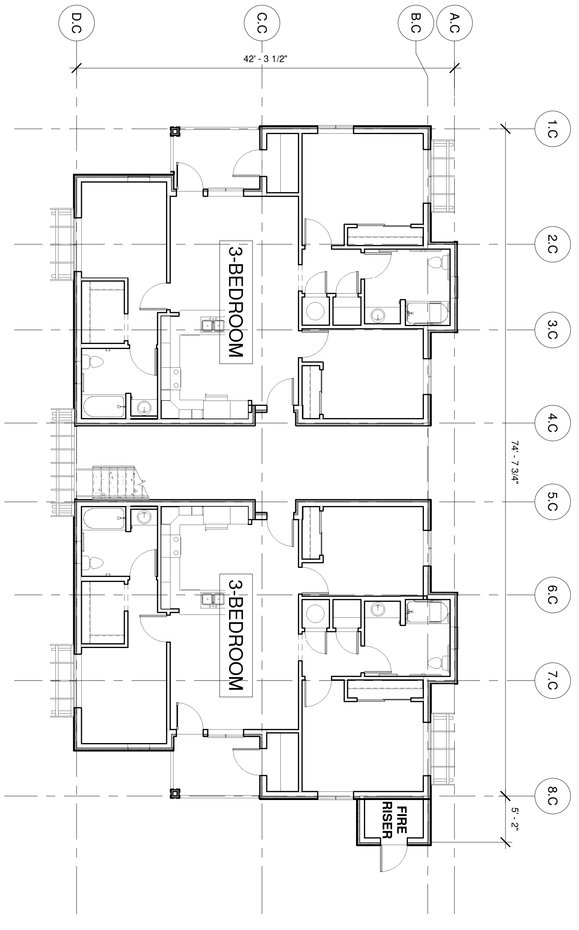
PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

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

A6.1

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WOODMARK APARTMENTS

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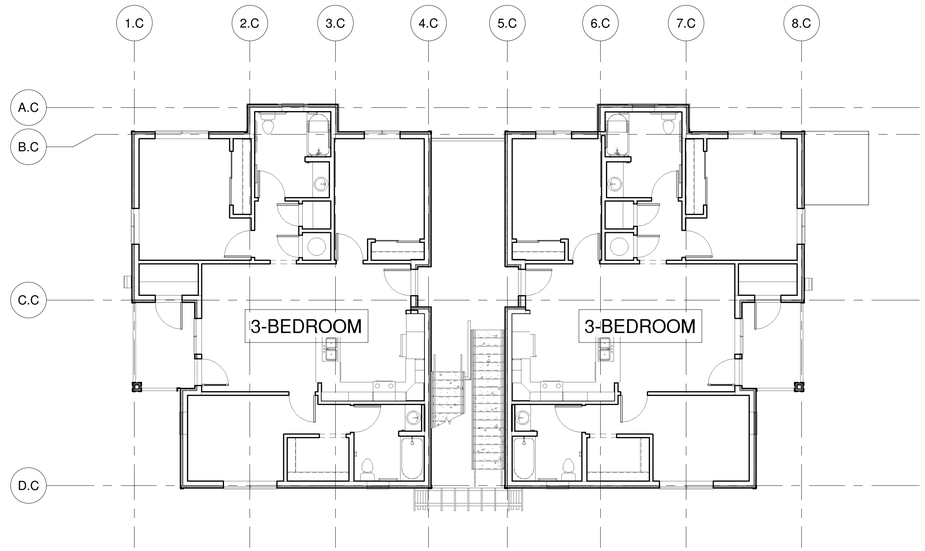

1 BUILDING TYPE C - SECOND FLOOR PLAN
1/8" = 1'-0"

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

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A6.2

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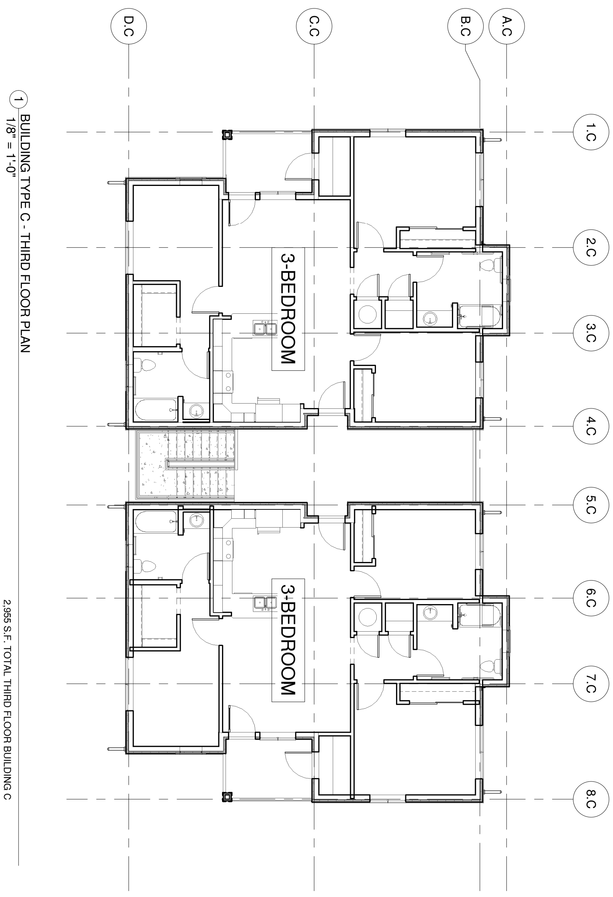

1 BUILDING TYPE C - THIRD FLOOR PLAN
1/8" = 1'-0"

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

A6.3

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WOODMARK APARTMENTS

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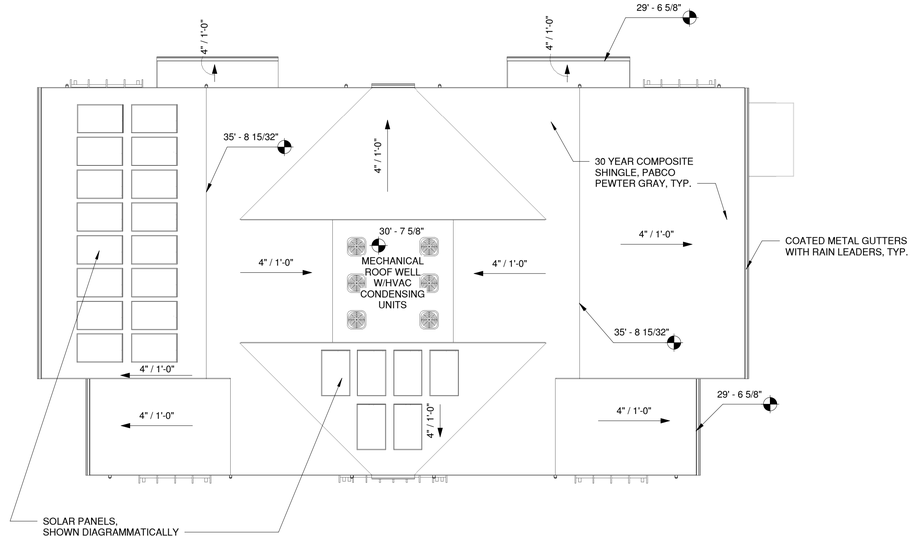

1 ROOF PLAN - BUILDING C
1/8" = 1'-0"

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PROJECT

WOODMARK APARTMENTS

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A6.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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

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