

City Council

Mayor Patrick Slayter  
Vice Mayor Neysa Hilton  
Michael Carnacchi  
Sarah Glade Gurney  
Una Glass



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

## City of Sebastopol Planning Department

Meeting Date: April 4, 2018  
Agenda Item: 8A  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Major Design Review  
Recommendation: Approval with Conditions  
Applicant/Owner: Christopher Jackson / Seismic  
File Number: 2018-27  
Address: 6700 Sebastopol Avenue  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: Light Industrial  
Zoning: M: Industrial

### **Introduction:**

This is a Major Design Review application, requesting approval to do tenant improvements and add signage to a previously-unoccupied, commercial building located at 6700 Sebastopol Avenue. The improvements are intended to adapt the out-door dining space of the recently approved tap room: Seismic Brewery. The Use Permit was approved by the Planning Commission at their March 13, 2018 meeting.

### **Project Description:**

The project involves the redesign of the outdoor seating area in the existing courtyards to the north and south sides of the building located at the corner of Sebastopol Avenue and Morris Street. Steel and wood pergolas are proposed to act as shade structures. These will be constructed using structural steel bents and will have cedar wood roofs. The pergolas are proposed at both courtyards and will mimic the buildings design and roof slope to blend with The Barlow's overall aesthetic. The existing decomposed granite in the north courtyard is proposed to be replaced with permeable concrete pavers; and decomposed granite pathways will be added for circulation within the site. In addition to this, one window along the eastern wall is proposed to be replaced with a door.

New landscaping is proposed as well. The goals of the landscape design are to: define a sense of space within Seismic's property, maintain views, reconcile outdoor uses with the nearby traffic, and facilitate smoother pedestrian circulation. The intent of the plantings is create filtered views from inside the property, and vice-versa. Bamboo will be utilized in the planters to help create this effect. The planters for the bamboo will be made out of cast concrete and will also serve as bench seating for the courtyard. Other specific plantings will be chosen to establish

butterfly and humming bird habitat in the surrounding landscaping areas. There are four juvenile apple trees (less than 2" in diameter) that are proposed to be removed from the north, outdoor courtyard. New plantings, shades covers and tables are proposed in this section. A new bike rack (for four bikes) is also proposed to be placed along the southern end of the building, facing Sebastopol Avenue.

New signage is also proposed in this project. The proposed sizes of the two signs (one 7' diameter sign on Morris Street side and one 4' diameter sign on the north-parking lot side) are consistent with The Barlow Master Sign Program which allows for up to 75 square feet of sign area for an Anchor Tenant. Both signs are proposed to be made from laser-cut metal and will be mounted flat to the building. However, the applicant is requesting approval for signs that are back-lit, as opposed to external illumination.

### **Environmental Review:**

The proposed restaurant is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project is consistent with this categorical exemption in that it involves the reuse and external alterations of an existing structure; and the addition of signage.

### **Public Comment:**

The Planning Department has not received any comments on the application from the public as of writing this report.

### **City Departmental Comment:**

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Planning Department has not received any City departmental comments as of writing this staff report.

### **Required Findings:**

Design Review: Section 17.310.030.B.2 of the Zoning Ordinance states the following: "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 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; and the design is in conformity with any guidelines and standards adopted pursuant to this Chapter."

### **Analysis:**

#### *Design Review:*

The project involves exterior alterations to a building which has sat unoccupied for a number of years. The intent of the project is create a more useable outdoor seating area; properly screened from the busy road traffic along Sebastopol Avenue. The proposed building alterations appears to be compatible with the neighborhood and greater Sebastopol in that there are a

number of buildings in proximity which have the same industrial design and recent approval was given for similar outdoor seating areas in The Barlow. The design does not impair the desirability of investment or occupation in the neighborhood in that refaces and better utilizes the two courtyard areas and creates a separated space for diners while still allowing passerby's to see the activity within; and includes the addition of shading elements and new plantings. The design defines the outdoor space and creates a separation from the street/sidewalk-scapes, while still maintaining a unifying theme. The design appears to be compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar design and scale to the other buildings located in the Barlow.

The design provides appropriate transitions to adjacent properties in that the remodeling is simply adding shade structures, swapping a window for a door, and adding new landscaping and walkways. The design also provides appropriate transitions to the public right-of-way with the addition of new pavings. Finally, the design is internally consistent and harmonious in that it utilizes the similar patterns, siding, windows, doors, and materials as can be found throughout The Barlow.

*Signage:*

The Barlow Master Sign Program allows for each Anchor tenant to have up to 75 square feet of sign area. In addition, Anchor tenants who have frontage on more than one primary street or project frontage may increase their sign by 25% (93.75 square feet), and split that allowance between the 2 frontages.

The application proposes to install two wall signs, one along the norther frontage (facing the parking area) and the other along the eastern frontage (facing Morris Street). The signs are circular in design and have the stylized logo: Seismic. The Morris Street side sign has a seven-foot diameter, for a total sign area of 38.5 square feet. The parking lot side sign has a four-foot diameter, for a total sign area of 12.6 square feet. This comes to a total signage square footage of 51.1 square feet, well below the required signage area required for anchor tenants (75 square feet).

Rather than lighting the signs with the external illumination the applicant is requesting approval to install back-lit signage. Backlighting is typically utilized with wall-mounted or monument signs, and involves a low level of external light shining out from behind solid lettering, creating a soft glow around the outside of the letters. The Board has taken a firm stance on not allowing internally illuminated signage in the Central Core and The Barlow. The Board will need to determine if back-lit signage is appropriate for this site.

The Board could find that the proposed signage is consistent with the applicable provisions of the Master Sign Program of The Barlow in that the signs are in compliance with allowable sign dimensions and sign area. That the design of the signs are compatible with the neighborhood and general visual character of Sebastopol in that they are wall, anchor tenant signs, which are characteristic of several tenant signs in The Barlow and throughout the community. That the design of the signs provide appropriate transitions and relationships to adjacent properties and the public right-of-way in that the signs will be secured to the façade at a height and location that will not obstruct the adjacent walkway, and the signs contain an appropriate distance from abutting tenant spaces and signage. That the signs will not impair the desirability of investment or occupation in the neighborhood in that they will complement the façade of the existing structure and the signs will be constructed of durable materials, which will prevent them from quickly falling into a state of disrepair. That the design of the signs are internally consistent and harmonious in that the signs utilizes the same font, color, and graphic design elements. That the

design is in conformity with the adopted Design Guidelines in that the signs express the character of the business and the sign placement is also sensitive to building elements in that they will be installed on blank portions of the façade and will not obstruct windows or doorways.

**Recommendation:**

If it is the consensus of the Board that the proposed site improvements are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

**Attachments:**

Master Planning Application Form – Design Review and Statement

Master Planning Application Form – Signage and Statement

Plans Submittal: Site Plan, Elevations, Landscaping, Floor Plan and Signage



**Findings for Approval- Design Review**  
**Major Design Review**  
**Application Number 2018-27**  
**Approval to redesign exterior courtyards, improve landscaping**  
**at 6700 Sebastopol Avenue:**

1. That project is categorically exempt from the requirements of CEQA under Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, in that the project proposes to add shading elements, new landscaping and pavers to existing courtyards.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves the development of a commercial use in an area that contains an array of commercial uses.
3. That the project is beneficial to the neighborhood and greater Sebastopol in that it improves and beautifies a tenant space.
4. That the design is compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar scale to several buildings located within the Barlow, and throughout the City's industrial district.
5. That the design provides appropriate transitions to adjacent properties in that the taproom is designed to match neighboring buildings and new plantings will be added to beautify help soften the industrial feel of the site.
6. That the design provides appropriate transitions to the public right-of-way with new pavings.
7. That the design does not impair the desirability of investment or occupation in the neighborhood in that it refaces a currently underutilized tenant space, creates outdoor patio areas, enhances the visual appearance of the building and creates a more pedestrian orientated façade.
8. That the design is internally consistent and harmonious in that it utilizes the same patterns, siding, windows, doors, and materials as is found throughout The Barlow.

**Conditions of Approval:**

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped March 13, 2018. This approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.

2. All construction shall conform to the plans date-stamped March 13, 2018, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.
3. Any rooftop equipment shall be screened to the satisfaction of the Planning Director.
4. A Fire Inspection is required.

### **Findings for Approval – Signage**

1. That the project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of two signs.
2. That the project is consistent with the applicable provisions of the Master Sign Program of The Barlow in that the signs are in compliance with allowable sign dimensions and sign area.
3. That the design of the signs are compatible with the neighborhood and general visual character of Sebastopol in that they are wall, anchor tenant signs, which are characteristic of several tenant signs in The Barlow and throughout the community.
4. That the design of the signs provide appropriate transitions and relationships to adjacent properties and the public right-of-way in that the signs will be secured to the façade at a height and location that will not obstruct the adjacent walkway, and the signs contain an appropriate distance from abutting tenant spaces and signage.
5. That the signs will not impair the desirability of investment or occupation in the neighborhood in that they will complement the façade of the existing structure and the signs will be constructed of durable materials, which will prevent them from quickly falling into a state of disrepair.
6. That the design of the signs are internally consistent and harmonious in that the signs utilizes the same font, color, and graphic design elements.
7. That the design is in conformity with the adopted Design Guidelines in that the signs express the character of the business and the sign placement is also sensitive to building elements in that they will be installed on blank portions of the façade and will not obstruct windows or doorways.

### **CONDITIONS OF APPROVAL**

1. This Sign Permit is valid for a period of three (3) years. However the applicant may request one one-year extension of this approval from the Planning Director, pursuant to Zoning Ordinance Section 17.250.050. If the sign installation does not occur within the designated time frame, the approval will be considered null and void with no further action required on the part of the City.
2. The sign installation shall be consistent with the application materials date-stamped: March 13, 2018. No other signs regulated by the Sign Ordinance shall be installed or displayed without the prior written approval of the Planning Department.

3. An Encroachment Permit may be required prior to sign installation. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
4. A Building Permit is required for the installation of most signs. Please contact the Building and Safety Department for Building Permit application information at (707) 823-8597.



# City of Sebastopol

Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)  
[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

## MASTER PLANNING APPLICATION FORM

### PROJECT INFORMATION:

ADDRESS:	6700 SEBASTOPOL AVE
PARCEL #:	004-750-001
PARCEL AREA:	0.38 ACRES

### FOR CITY USE ONLY

PLANNING FILE #:	2018 / 27 <sup>(B)</sup>
DATE FILED:	3/13/2018
TOTAL FEES PAID:	\$ see 2018/27 (A) (\$405)
RECEIVED BY:	DM
DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: CHRISTOPHER JACKSON  
Email Address: cjackson@seismicbrewingco.com  
Mailing Address: 2932 DUTTON AVE.  
City/State/Zip: SANTA ROSA CA 95407  
Phone: (707) 544-5996  
ATTN: EMAIL-  
Fax: chooper@seismicbrewingco.com  
Business License #: 47-4882060  
Signature: Chris Jackson  
Date: 3/12/18

### OWNER OF PROPERTY

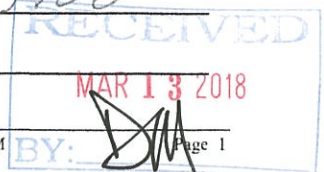
#### IF OTHER THAN APPLICANT:

Name: BARNEY ALDRIDGE  
Email Address: barney@aldridge  
Mailing Address: development, not  
6770 MCKINLEY ST.  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 824-5600  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_  
Signature: [Signature]  
I certify that this application is being made with my consent.  
Date: 3/12/18

### OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: DANIEL STRENING  
Email Address: daniel@strening  
architects.com  
Mailing Address: 2027 NORDYKE AVE.  
City/State/Zip: SANTA ROSA CA 95401  
Phone: (707) 953-2370  
Fax: \_\_\_\_\_

Name: JAMES MEACHAM  
Email Address: jamie@builders  
studioinc.com  
Mailing Address: 555 S. MAIN ST. #1  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 827-4388  
Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

SEE ATTACHED

This application includes the checklist for the type of application requested:

☒ Yes☐ No

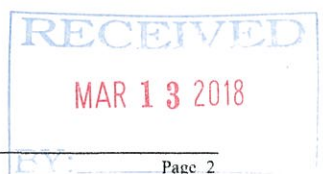
Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

DESIGN REVIEW

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

THE BUILDING HAS, SO FAR, BEEN UNOCCUPIED. THE  
BARLOW OVERALL COMBINES RETAIL, OFFICE &  
LIGHT INDUSTRIAL.**DEVELOPMENT DATA:**

<b>SQUARE FEET BUILDING EXISTING:</b>	<u>4041</u>	<input type="checkbox"/> N/A
<b>SQUARE FEET BUILDING DEMOLISHED:</b>	<u>—</u>	<input checked="" type="checkbox"/> N/A
<b>SQUARE FEET BUILDING NEW:</b>	<u>—</u>	<input checked="" type="checkbox"/> N/A
<b>NET CHANGE IN BUILDING SQUARE FEET:</b>	<u>—</u>	<input checked="" type="checkbox"/> N/A
<b>NUMBER OF DWELLING UNITS EXISTING:</b>	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
<b>NUMBER OF DWELLING UNITS PROPOSED:</b>	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
<b>NET CHANGE IN DWELLING UNITS:</b>		<input checked="" type="checkbox"/> N/A
<b>NO CHANGE</b>  <b>SETBACKS:</b>	<b>Existing:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A	<b>Proposed:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A





## PROJECT DESCRIPTION

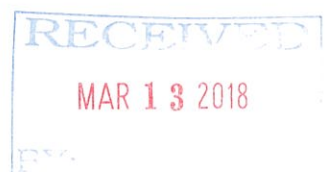
This project consists of a tenant improvement to a previously-unoccupied, commercial building on the corner of The Barlow campus at the intersection of Sebastopol Ave. and Morris St. As part of The Barlow's development, this particular space was always intended to be a dining establishment. The tenant improvement will adapt the space into a taproom for Seismic Brewery of Santa Rosa, California. Seismic Brewery currently does not have an existing taproom or other such public facility. Seismic's intent is that the Sebastopol taproom be the "face" of their brand.

Seismic Brewery proposes to offer a limited snack menu of items that will not require cooking. Cooked foods will be available from other establishments within The Barlow.

The goals of the landscape design are to create a defined sense of space within Seismic's property, maintain views, reconcile outdoor uses with busy, nearby traffic and facilitate smoother pedestrian circulation to and from the building's entrance. The design will also build on the established, visual imagery of The Barlow. Colorful, screen plantings will be added along the north, east and south sides (parking lot, Morris St. and Sebastopol Ave. sides). The plantings will create filtered views from inside the property as well as views of activities within the grounds. Plantings will also be selected to establish butterfly and humming bird habitat. The existing decomposed granite in the north courtyard will be replaced with permeable concrete pavers. Decomposed granite pathways will be added for circulation within the site.

The design will add outdoor seating for approximately 110 people with tables in the existing courtyards on the north and south sides of the building. Shade structures will be provided at both courtyards using structural steel bents which will mimic the construction and roof slopes of the building and harmonize with The Barlow's over all aesthetic.

Proposed signage will consist of a seven foot diameter sign on the east (Morris St.) side and a four foot diameter sign on the north (parking lot) side. The signs will be back-lit, laser-cut metal and be mounted flat. The signage areas are consistent with The Barlow Master Sign Program. See the attached Sign Application Form.



EXISTING LOT DIMENSIONS:	Front: <u>±116.58</u> Left: <u>HWY 12</u> <u>138.57'</u>	Rear: <u>114.65'</u> Right: <u>136.09</u> <u>MORRIS ST.</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: <u>NO CHANGE</u>	Rear: _____ Right: <u>NO CHANGE</u>	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	<u>±15341</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	<u>N/C</u> Square Feet		<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>29'</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: <u>8</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A
ZONING	Existing: <u>M</u>	Proposed: <u>N/C</u>	<input checked="" type="checkbox"/> N/A

Will the project involve a new curb cut or driveway?

☐ Yes

☒ No

Are there existing easements on the property? (NONE NOTED)

☐ Yes

☒ No

Will Trees be removed?

☐ Yes

☐ No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

<u>YES, SEE ATTACHED.</u>

Will Existing Landscaping be revised?

☒ Yes

☐ No

If yes, what is square footage of new or revised landscaping?

<u>3028 sq ft</u>

Will Signs be Changed or Added?

☒ Yes

☐ No

Business: Hours of Operation? Open: 10 A.M. Close: 10 P.M.

Is alcohol service proposed?

☒ Yes

☐ No

If yes, what type of State alcohol license is proposed? 23

If yes, have you applied to the State Alcoholic Beverage Control for a license?

☒ Yes

☐ No

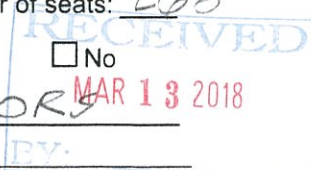
If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: 268

Is any live entertainment proposed?

☒ Yes

☐ No

If yes, please describe: OCCASIONAL LIVE MUSIC - INDOORS



"Will trees be removed?"

There are four juvenile apple trees (+/- 2" diameter) that will be removed from the north, outdoor seating area. This area is to be re-landscaped with tables, shade covers and planting.

"Will signs be changed or added?"

Since the building has never been occupied, there have never been tenant signs on the building. The signage proposed as part of this application is in conformance with The Barlow Master Sign Program.

MAR 13 2018



# INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards 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.

<u>Chris Jackson</u>	<u>3/17/18</u>	<u>2018-27</u>
Applicant's Signature	Date Signed	Planning File Number

**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.

## NOTICE OF MAILING:

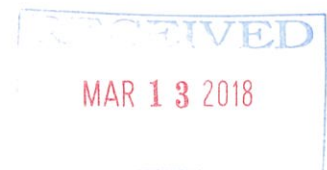
Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

**Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.**

Chris Jackson  
Signature

CHRISTOPHER JACKSON  
Printed Name

**NOTE:** It is the responsibility of the applicant and their representative 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, resident 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:

THE BARLOW IS COMMUNICATING THE PROJECT
TO OTHER TENANTS

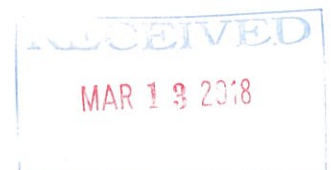
## WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), 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's, 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
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings





# **Exemption Questionnaire**

## ***STORM WATER LOW IMPACT DEVELOPMENT***

**PURPOSE:** This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

**PROJECT ADDRESS:**

6700 SEBASTOPOL AVE.

**TYPE OF APPLICATION**

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- ☐ Administrative Review (Interior Improvements or Use)
- ☐ Sign Review
- ☐ Temporary Use Permit
- ☐ Time Extension Request
- ☐ Tree Removal Permit
- ☐ Zoning Determination or Interpretation

**The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.**

I certify this information:

Chris Jackson  
APPLICANT SIGNATURE

CHRISTOPHER JACKSON  
PRINTED NAME

3/17/18  
DATE

RECEIVED  
MAR 13 2018



# City of Sebastopol

Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)  
[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

## SIGN APPLICATION FORM

PROJECT INFORMATION:		SEBASTOPOL	FOR CITY USE ONLY
ADDRESS:	6700 TERRACE AVE	PLANNING FILE #:	2018 / 27 <sup>th</sup>
PARCEL #:	004-750-001	DATE FILED:	3/13/2018
PARCEL AREA:	0.38 ACRES	TOTAL FEES PAID: \$	1405
		RECEIVED BY:	DM
		DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: CHRISTOPHER JACKSON  
Email Address: cjackson@seismic  
brewing.co.com  
Mailing Address: 2970 TUTTON AVE.  
City/State/Zip: SANTA ROSA CA 95407  
Phone: (707) 544-5996  
ATTN: EMAIL  
Fax: chooper@seismic  
brewing.co.com  
Business License #: 47-4882060  
Signature: Chris Jackson  
Date: 3/12/18

### OWNER OF PROPERTY

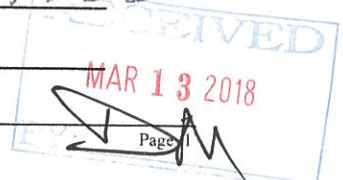
#### IF OTHER THAN APPLICANT:

Name: BARNET ALDRIDGE  
Email Address: barnet@aldridge  
development.net  
Mailing Address: 6770 MCKINLEY ST.  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 824-5600  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_  
Signature: [Signature]  
I certify that this application is being made with my consent.  
Date: 3/12/18

### OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: DANIEL STRENING  
Email Address: daniel@strening  
architects.com  
Mailing Address: 2027 NORDYKE AVE  
City/State/Zip: SANTA ROSA CA 95401  
Phone: (707) 953-2370  
Fax: \_\_\_\_\_

Name: JAMES MEACHAM  
Email Address: jamie@buildersstudio  
inc.com  
Mailing Address: 555 S. MAIN ST. #1  
City/State/Zip: SEBASTOPOL CA 95472  
Phone: (707) 827-3388  
Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

DESCRIBE IN DETAIL: the proposed sign project and permit request. (Attach additional pages, if needed):

SEE ATTACHED

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

BUILDING HAS BEEN UNOCCUPIED**DEVELOPMENT DATA:**

SQUARE FEET BUILDING EXISTING:	4041			
BUILDING FRONTAGE (IN FEET):	MORRIS - ±136', PARKING ±115'			
# OF SIGNS CURRENTLY ON PROPERTY	NONE			
EXISTING SIGN TYPE(S):	N/A			
EXISTING SIGN LOCATION(S):	N/A			
SIGN SIZE(S):	HEIGHT: LENGTH: N/A	HEIGHT: LENGTH:	HEIGHT: LENGTH:	HEIGHT: LENGTH:
# OF SIGNS PROPOSED	TWO			
*PROPOSED SIGN TYPE(S):	ROUND / WALL			
PROPOSED SIGN LOCATION(S):	ON BARN-LIKE EAST (MORRIS) SIDE ON NORTH (PARKING) SIDE			
SIGN SIZE(S):	HEIGHT: LENGTH: 7.0' φ	HEIGHT: LENGTH: 4.0' φ	HEIGHT: LENGTH:	HEIGHT: LENGTH:
	IS ILLUMINATION PROPOSED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	NOTE: ILLUMINATED SIGNS ARE SUBJECT TO DESIGN REVIEW			

\*Types of signs: FREESTANDING, WALL, PROJECTING (HANGING), WINDOW, AWNING, FASCIA, SANDWICH; TEMPORARY SIGNS (LIMITED TO 30 DAYS): BANNER.

MAR 13 2018

Proposed signage will consist of the following;

- A seven-foot diameter sign on the east (Morris St.) side.  
Area= 38.5 sq. ft. < 75 sq. ft.
- A four-foot diameter sign on the north (parking lot) side.  
Area= 12.6 sq. ft. < 75 sq. ft.

Total Area= 51.1 sq. ft. <  $75 \times 1.25 = 93.75$  sq. ft.

The proposed signs will be back-lit, laser-cut metal and be mounted flat on the exterior walls of the building. The signage is consistent with The Barlow Master Sign Program. See plan sheets DR6, DR8 and DR9.

MAR 13 2018



**ADDITIONAL REQUIRED MATERIALS:**

- ☒ **LOCATION MAP:** INDICATE THE SUBJECT PARCEL(S) AND ADJACENT STREETS.
- ☒ **SIGN INVENTORY:** DETAILS ON ALL THE PROPOSED SIGNS: INCLUDING TYPE, HEIGHT, WIDTH, DEPTH, AREA AND HEIGHT ABOVE FINISHED GRADE, LOCATIONS OF ALL EXISTING AND PROPOSED SIGNS, TYPE OF MATERIAL(S), AND ANY METHOD OF ILLUMINATION.
- ☒ **SIGN DETAILS:** DETAILED SCALED DRAWINGS OF ALL PROPOSED SIGNS, INDICATING THE LETTER STYLE, COLOR SCHEME, CABINET COLORS, AND MATERIAL SPECIFICATIONS. HEIGHT ABOVE GRADE MUST ALSO BE SHOWN.
- ☒ **SITE PHOTOGRAPHS:** CLEARLY SHOW THE VIEWS OF AND FROM THE PROJECT, INCLUDING EXISTING SIGNS. INCLUDE A KEY MAP INDICATING WHERE THE PICTURES WERE TAKEN FROM AND IN WHAT DIRECTION THEY WERE TAKEN. LABEL ACCORDINGLY.

*\* SEE DESIGN REVIEW PLAN SET.*  
**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards 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.

Chris Jackson  
Applicant's Signature

3/12/18  
Date Signed

2018-27  
Planning File Number

**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.

**NOTICE OF MAILING:**

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

**Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.**

Chris Jackson  
Signature

CHRISTOPHER JACKSON  
Printed Name

MAR 13 2018

**NOTE:** It is the responsibility of the applicant and their representative 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.

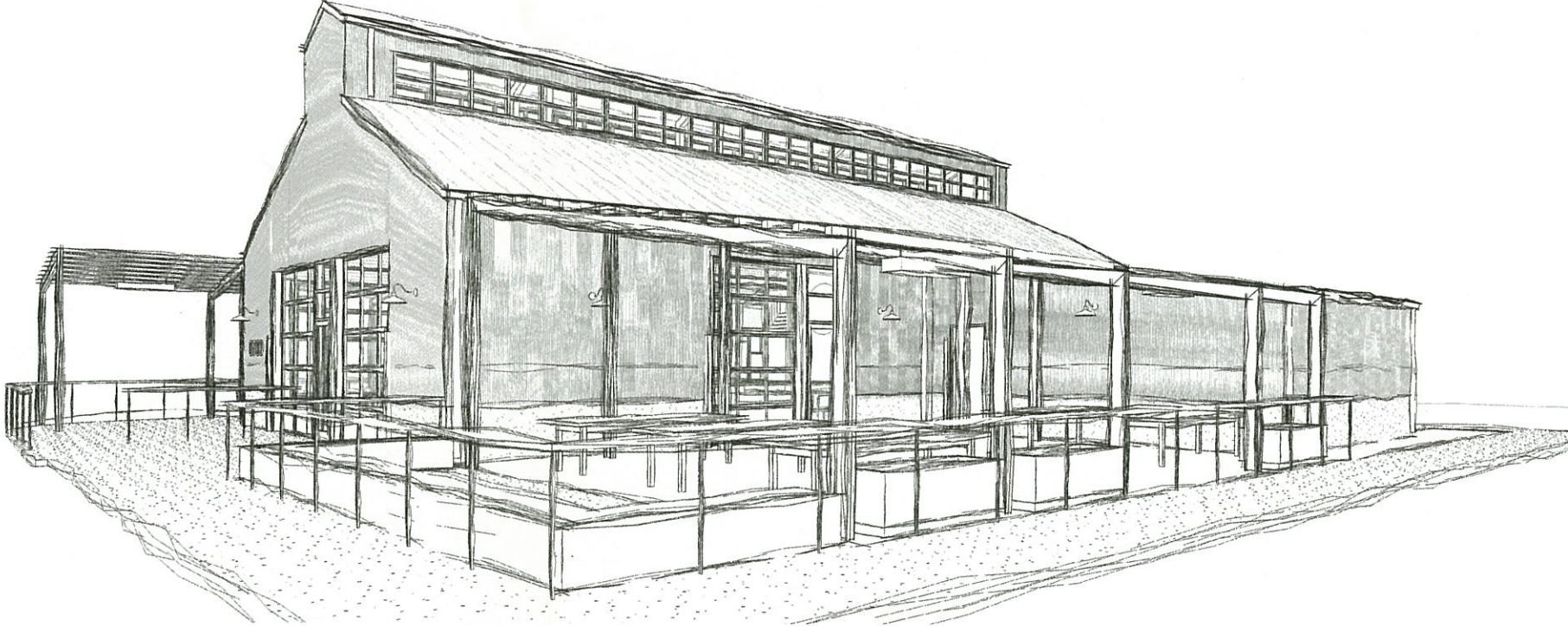


# TAP ROOM TENANT IMPROVEMENT

**APN: 004-750-001**

## SYMBOL LEGEND

- 1 KEYNOTE SYMBOL - REF. KEYNOTES ON SHEET
- 11 WALL TYPE TAG - REF. WALL TYPE SCHEDULE
- 11 WINDOW TYPE SYMBOL - REF. WINDOW SCHEDULE
- 101 DOOR TAG - REFERENCE DOOR SCHEDULE
- C CENTERLINE SYMBOL
- CLR. CLEAR DIMENSION SYMBOL - DENOTES DIMENSION FROM FACE OF FINISH TO FACE OF FINISH
- $\sigma' - 0'$  FLOOR ELEVATION SYMBOL
- $\sigma' - 0'$  SPOT ELEVATION SYMBOL
- DENOTES DETAIL IS SIMILAR
- DETAIL NUMBER
- PAGE NUMBER
- 1 SIM
- A101
- DETAIL REFERENCE/PLAN CALLOUT SYMBOL
- DETAIL NUMBER
- PAGE NUMBER
- 1 SIM
- A101
- SECTION CUT SYMBOL
- 0 GRID LINE BUBBLE
- ROOM NAME
- 101 ROOM NAME/NUMBER REF. ROOM FINISH SCHEDULE
- CASEWORK TAG
- W.I. GRADE (ECONOMY, CUSTOM, PREMIUM)
- W.I. DESIGN NUMBER
- WIDTH / DEPTH / HEIGHT, NOMINAL



## ABBREVIATIONS

[illegible]

## LOCATION MAP



## VICINITY MAP



6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472

## PROJECT SUMMARY

PROJECT CONSISTS OF THE FOLLOWING:

1. INTERIOR IMPROVEMENTS TO EXISTING COLD SHELL
2. EXTERIOR SERVING AREA IMPROVEMENTS

## BUILDING INFORMATION

PARCEL AREA: 0.38 ACRES  
ZONING: M - INDUSTRIAL

YEAR CONSTRUCTED: 2012  
BUILDING AREA: 4,041 SF  
CONSTRUCTION TYPE: V-B  
BUILDING OCCUPANCY: A-2  
FIRE SPRINKLERS: YES, THROUGHOUT

## DRAWING LIST

ARCHITECTURAL	
DR1	COVER SHEET
DR2	SITE PHOTOGRAPHS
DR3	SITE PLAN
DR4	PRELIMINARY LANDSCAPE PLAN
DR5	EXTERIOR ELEVATIONS - PROPOSED
DR6	EXTERIOR ELEVATIONS - PROPOSED
DR7	PROPOSED FLOOR PLAN
DR8	MATERIALS & COLORS
DR9	SIGNAGE

## PROJECT TEAM

TENANT:	SEISMIC BREWING COMPANY 2932 DUTTON AVENUE SANTA ROSA, CA 95407	CLIENT
GENERAL CONTRACTOR:	BUILDER'S STUDIO OF SEBASTOPOL 555 SOUTH MAIN STREET, SUITE 1 SEBASTOPOL, CA 95472 V - 707.827.3388 F - 707.827.3253 www.buildersstudioinc.com	REVISIONS # DATE DESCRIPTION
ARCHITECT:	DANIEL J. STRENING DANIEL J. STRENING, ARCHITECT 2027 NORDYKE AVE. SANTA ROSA, CA 95401 V - 707.853.2370 F - 707.578.9620 daniel@streningarchitect.com	ISSUE DATE 03/12/18
STRUCTURAL ENGINEER:	JAMIE MEACHAM BUILDERS STUDIO OF SEBASTOPOL 555 SOUTH MAIN STREET, SUITE 1 SEBASTOPOL, CA 95472 V - 707.827.3388 F - 707.827.3253 www.buildersstudioinc.com	DESIGN REVIEW
MECHANICAL ENGINEER:	WARNER MECHANICAL ENGINEERING 1011 2ND STREET, SUITE 201 SANTA ROSA, CA 95405 V - 707.322.0676 www.wme-inc.com	SHEET NAME COVER SHEET SHEET NUMBER DB1

STRENGTHENING ARCHITECTS

**DANIEL J. STRENING, ARCHITECT**  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707.953.2370  
[www.streningarchitect.com](http://www.streningarchitect.com)



**TAP ROOM TENANT  
IMPROVEMENT**  
6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

## DESIGN REVIEW

SHEET NAME  
**COVER SHEET**

SHEET NUMBER

DR1





**1 SITE PHOTO KEY PLAN**  
1" = 20'-0"



**A SITE PHOTO A**  
12" = 1'-0"



**E SITE PHOTO E**  
12" = 1'-0"



**B SITE PHOTO B**  
12" = 1'-0"



**F SITE PHOTO F**  
12" = 1'-0"



**C SITE PHOTO C**  
12" = 1'-0"



**D SITE PHOTO D**  
12" = 1'-0"

STRENINGARCHITECTS



DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707.953.2370  
www.streningarchitect.com

**TAP ROOM TENANT  
IMPROVEMENT**  
6700 SEBASTOPOL AVENUE  
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CLIENT  
REVISIONS  
# DATE DESCRIPTION

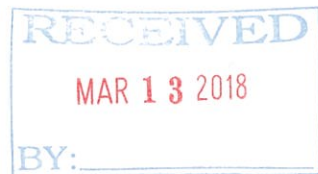
ISSUE DATE  
03/12/18

DESIGN REVIEW

SHEET NAME  
**SITE  
PHOTOGRAPHS**

SHEET NUMBER

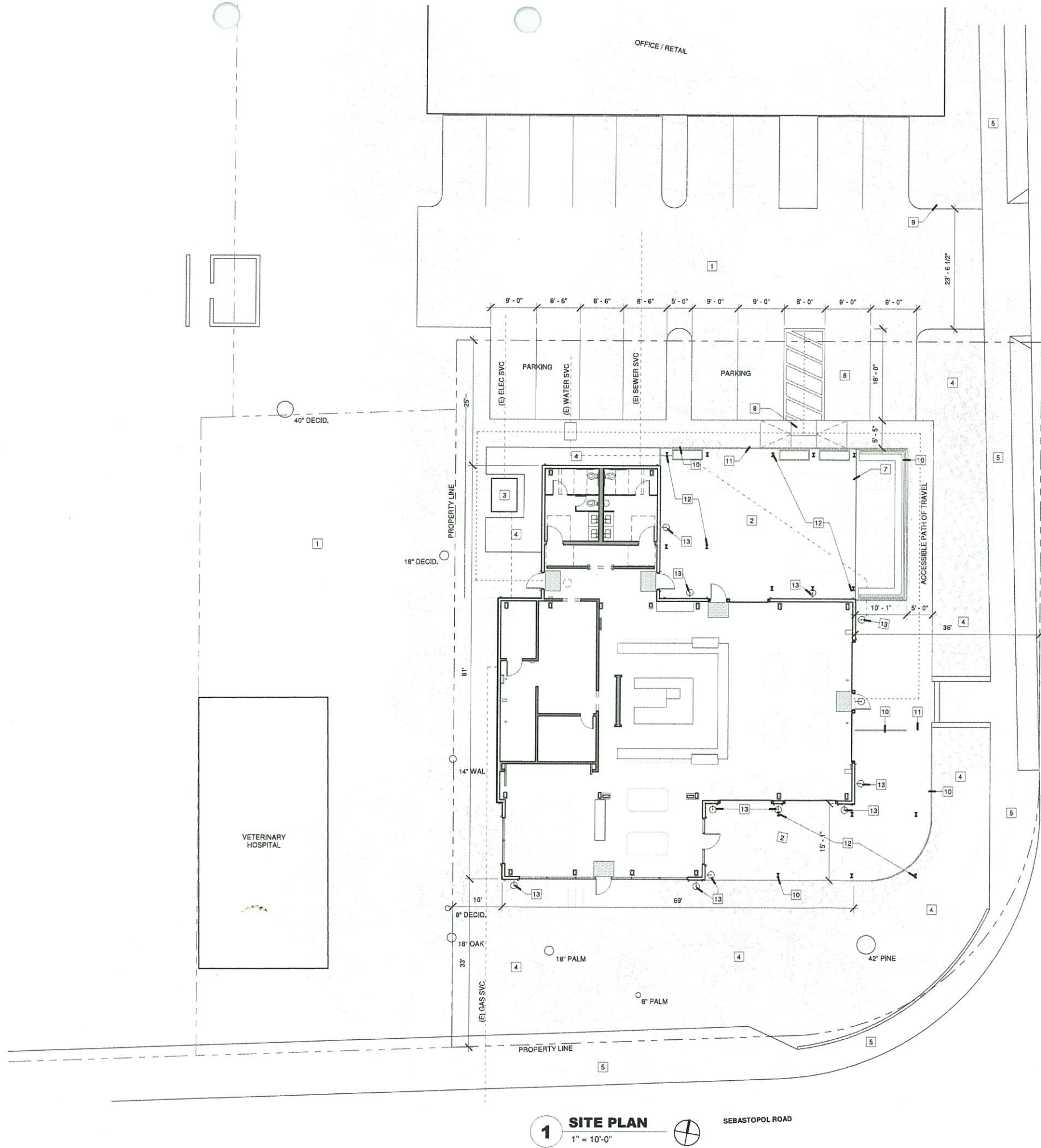
**DR2**





008 3657 Tap Room 7/26/2018 A.rvt

2/13/18 4:46:15 PM



## GENERAL SHEET NOTES

A. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN DRIP LINES OF EXISTING TREES.

## SHEET KEYNOTES

- 1 (E) PARKING LOT
- 2 OUTDOOR SERVING AREA
- 3 (E) ELECTRICAL EQUIPMENT
- 4 (E) PLANTER / LANDSCAPE
- 5 (E) PUBLIC SIDEWALK
- 6 (E) ACCESSIBLE PARKING SPACE (VAN)
- 7 (E) ACCESSIBLE PARKING SIGN (VAN)
- 8 (E) ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING
- 9 (E) TOW-AWAY SIGN
- 10 (N) CONTINUOUS 42" HIGH BARRIER
- 11 OUTDOOR SERVING AREA POINT OF ENTRY
- 12 (N) STEEL AND WOOD PERGOLA W/ OVERHEAD OUTDOOR HEATERS
- 13 (E) EXTERIOR LIGHTING FIXTURE (WALL-MOUNTED LANTERN)

STRENINGARCHITECTS



DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
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www.streningarchitect.com

**TAP ROOM TENANT  
IMPROVEMENT**  
6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

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REVISIONS  
# DATE DESCRIPTION

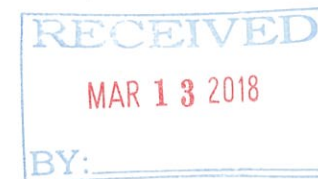
ISSUE DATE  
03/12/18

DESIGN REVIEW

SHEET NAME  
SITE PLAN

SHEET NUMBER

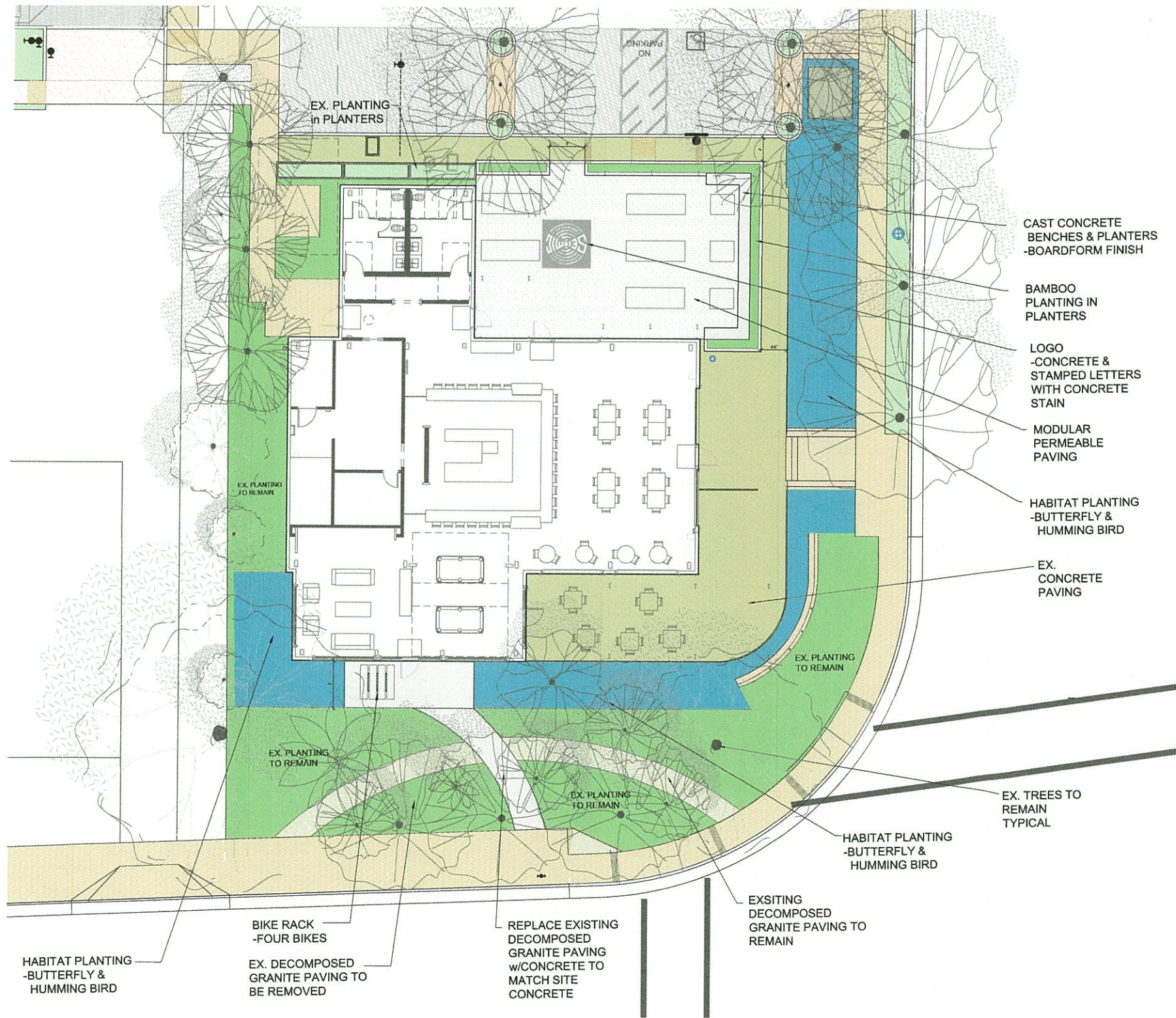
**DR3**







BUTTERFLY & HUMMINGBIRD HABITAT PLANTING



1 PRELIMINARY LANDSCAPE PLAN  
1" = 10'-0"



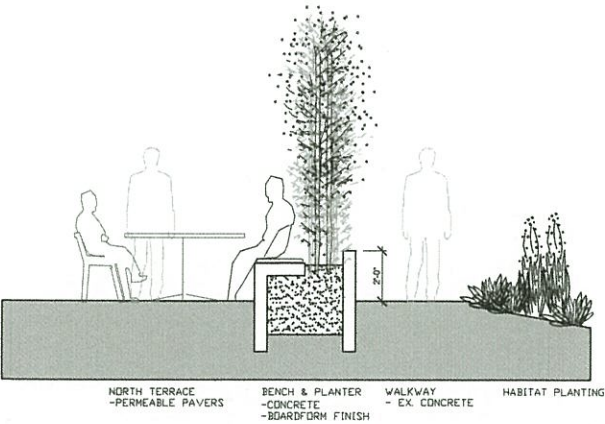
BAMBOO IN PLANTERS



PERMEABLE PAVER



BIKE RACKS



CAST CONCRETE BENCH & PLANTER 1/4" = 1'-0"

CODE	BOTANICAL NAME	COMMON NAME	SIZE	GENERAL DESCRIPTION
SHRUB & VINE				
BAM MUL A	BAMBUSA MULTIPLEX ALFONSE KARR	ALFONSE KARR BAMBOO	15 GAL	EV 12-20H 4-1/2" DENSE GREEN YELLOW W GREEN STRIPES
BAM TEX G	BAMBUSA TEXTILIS GRACILIS	SLENDER WEAVER S BAMBOO	15 GAL	EV 12H-5H CLUMPING MED GREEN FAST COLD TOL
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	DEC 4-12H 4-12W RED-BROWN FRAG Dlg
HYD PAN L	HYDRANGEA PANICULATA LIMELIGHT	HYDRANGEA LIMELIGHT	5 GAL	DEC 6-10H10W WHT TO CHARTREUSE CONE SHAPED FAC PINK
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	EV 5-8H 8-10W SUN-SHD RED-BLU FRT BUT BRD
RIB CAL	RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	5 GAL	DEC 3-5H 4W PUR-WHT PT SHADE BIRDS
PERENNIAL				
LEGEND				
AGA BLU	AGASTACHE BLUE FROTUNE		4" POT	2H3W DEEP BLU BUT HUM BRD
ASC TUB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	4" POT	3 H 1W ORG(BUTL)
ECH RIT E	ECHINOPS RITRO ELECTRIC BLUE	GLOBE THISTLE	4" POT	2-4H2W DK BLU HUM BRD
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	4" POT	EV 2H1.5W RE ATTRACTS BUT & HUM
PEN CEN	PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	4" POT	EV 2-3H2W RED GRAY LVS MED BEE
PEN FIR	PENSTEMON FIREBIRD	BEARD TONGUE	4" POT	EV 2H1.5W RE ATTRACTS BUT & HUM
PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	4" POT	EV 1H2-3W BLUE FADE TO PUR PIN BUTL; HBRD BEE

PLANT LIST

DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707.953.2370  
www.streningarchitect.com



Landscaping Architects, Inc.  
Petaluma, California 94952  
(707) 696-2967  
sr@zacklandscaping.com  
www.zacklandscaping.com

TAP ROOM TENANT  
IMPROVEMENT  
6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

CLIENT  
# DATE REVISIONS DESCRIPTION

ISSUE DATE  
03-12-2018

DESIGN REVIEW  
SHEET NAME  
PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NUMBER  
DR4



GENERAL SHEET NOTES

A. ALL FEATURES AND ELEMENTS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

SHEET KEYNOTES

- 1 (N) PERMANENT BARRIER AT OUTDOOR SERVING AREA  
2 (N) STEEL AND WOOD PERGOLA WITH (N) EXTERIOR LIGHTING @ TRELLIS STRUCTURES (DOWNLIGHTS)  
3 (N) OUTDOOR ELECTRIC HEATER  
4 (N) PLANTER  
5 SIGNAGE NOTE: LOGO SIGNAGE (ILLUMINATED) IN ACCORDANCE WITH BARLOW MASTER SIGN PROGRAM AS ADOPTED BY CITY OF SEBASTOPOL PLANNING DEPT.  
6 (N) PLANTER

PROPOSED TRELLIS LIGHTING

MOUNTED TO TRELLIS:

YLIGHTING Rubix 5in Indoor / Outdoor Flush Mount Ceiling Light



Item Code: WAC-RUBIX-5-IN-OUTDOOR-FLUSH-MOUNT-LIGHT  
Description: Material(s): Aluminum, Glass  
Dimensions: 5" L X 5" W X 5" H  
Lamp Type: LED  
Bulbs: 1 X 17W 120V LED module, 980 Lumens, 90 CRI, 3000K (included)  
Listing: ETL, WET-LOCATION  
Manufacturer Information: [Click to download instructions](#)  
Instructions: [Click to download instructions](#)  
Price: \$210.00  
+ Free Shipping

Options: Finish:  
Black  
Brushed Aluminum  
Bronze  
Graphite  
White

Design by WAC Lighting.

Heavy duty construction and engineering are the hallmark of the Rubix 5 inch Indoor / Outdoor Flush Mount Ceiling Light. This ensures the ultimate lighting for a high-powered residential and commercial luminaire. Concealed hardware for a clean architectural look. Available in various sizes, mounting options, and five stunning designer finishes.

- Wet location listed
- Can be mounted as a sconce or a flush mount ceiling fixture
- Aluminum construction with etched glass
- Dimming with electronic low voltage dimmer (sold separately)
- Integral transformer in luminaire
- Universal driver (120V, 220V, 277V)
- Endless LED module
- 70,000 hour rated life
- LED Lumens/output: 3235 lumens
- Photometric Lumens/output: 980 lumens
- Color Temp: 3000K
- CRI: 90
- Warranty: 5 years components / 2 years finish

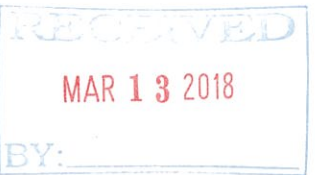
STRUNG FROM TRELLIS:



Commercial LED Drop Globe String Lights, 48 Ft Black Wire, Cool White

Add a crisp and modern hue to art studios, showcases and winter displays with our LED drop globe string lights with cool white 650 bulbs. The 54 foot commercial grade wire is weather resistant and supports 24 suspended LED bulbs. Each bulb and measures 2 inches in diameter and contains 10 energy efficient LED lights. Use the cool white bulbs to accentuate your venue, display or art piece in your round supplementation, or give your botanical garden a chic winter wonderland allure. See all of our commercial grade globe string lights.

- Bulb Type: Cool White 650 LED Bulbs with E27 base, 11 Watt (Included and Replaceable)
- Bulb Type: Each bulb contains 9 Cool White LEDs
- Light Count: 24
- Includes 1 additional replacement bulb
- Total Length: 54 ft.
- Lightac Length: 48 ft.
- Drop Length: 4 in.
- Bulb Spacing: 2 ft.
- Lead Length: 6 ft.
- Tail Length: 0 in.
- Drop Length: 4 in.
- Wire Color: Black
- Plug Type: Standard
- End-to-End Connectable: No
- Grade: Indoor/Outdoor Use
- PVC Encased sockets with brass contacts
- Series & Features: E27, Medium size Base, Plug to bulb
- Power (stand): 120 Volts, 12 Watts, .1 Amps



STRENINGARCHITECTS

TAP ROOM TENANT IMPROVEMENT

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DESIGN REVIEW

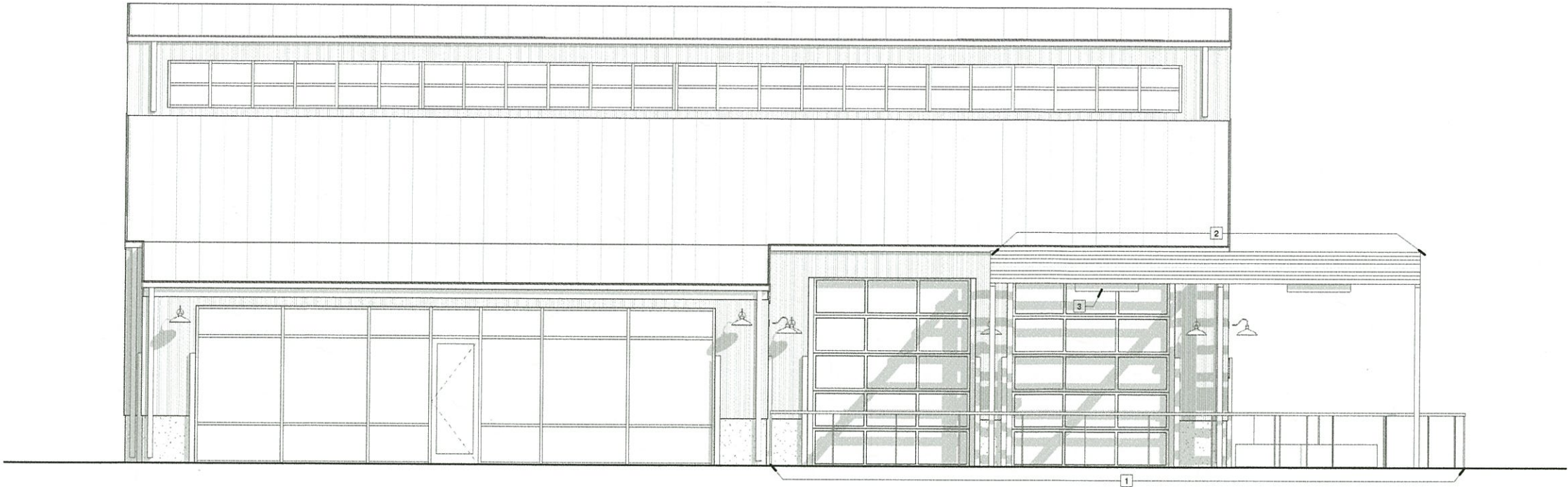
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EXTERIOR ELEVATIONS - PROPOSED

SHEET NUMBER

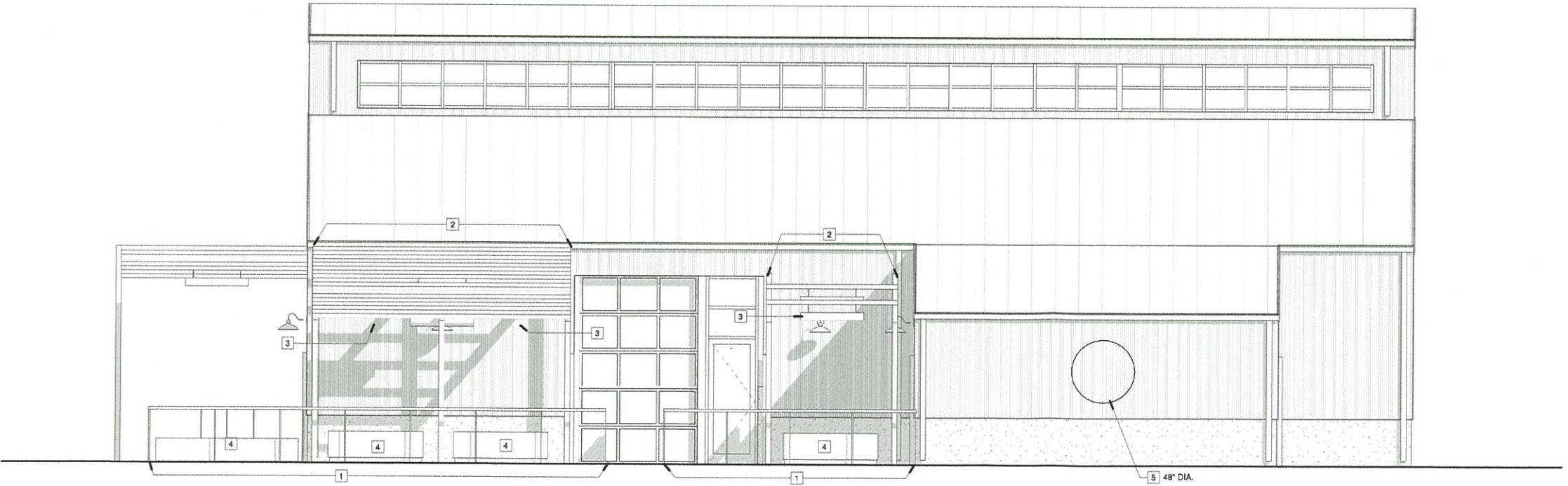
DR5



DANIEL J. STRENING, ARCHITECT  
2027 NORDYKE AVE.  
SANTA ROSA, CA 95401  
Tel 707.953.2370  
www.streningarchitect.com



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



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



GENERAL SHEET NOTES

- A. ALL FEATURES AND ELEMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
- B. SEE DR5 FOR (N) EXTERIOR LIGHTING SPECIFICS

SHEET KEYNOTES

- 1 (N) PERMANENT BARRIER AT OUTDOOR SERVING AREA
- 2 (N) STEEL AND WOOD PERGOLA WITH (N) EXTERIOR LIGHTING @ TRELLIS STRUCTURES (DOWNLIGHTS)
- 3 (N) OUTDOOR ELECTRIC HEATER
- 4 (N) EXTERIOR GLAZING CONFIGURATION W/ DOOR IN (E) EXTERIOR OPENING
- 5 SIGNAGE NOTE: LOGO SIGNAGE (ILLUMINATED) IN ACCORDANCE WITH BARLOW MASTER SIGN PROGRAM AS ADOPTED BY CITY OF SEBASTOPOL PLANNING DEPT.
- 6 (N) PLANTER

STRENINGARCHITECTS



TAP ROOM TENANT

IMPROVEMENT

6700 SEBASTOPOL AVENUE  
SEBASTOPOL, CA 95472  
APN: 004-750-001

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REVISIONS

# DATE DESCRIPTION

ISSUE DATE

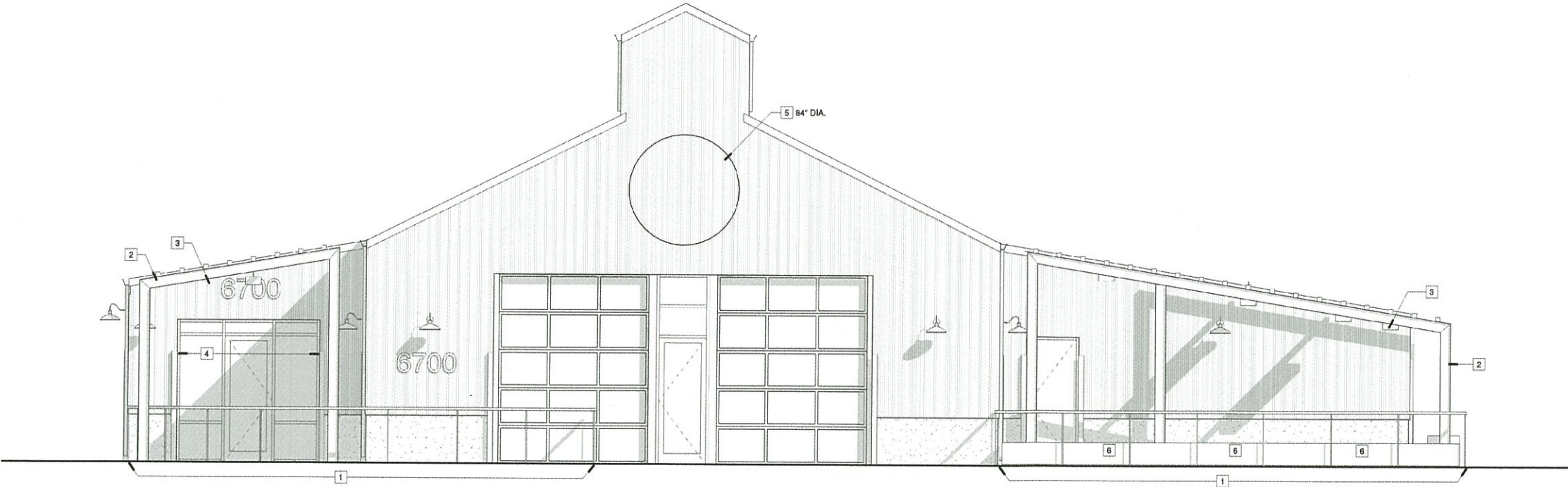
03/12/18

DESIGN REVIEW

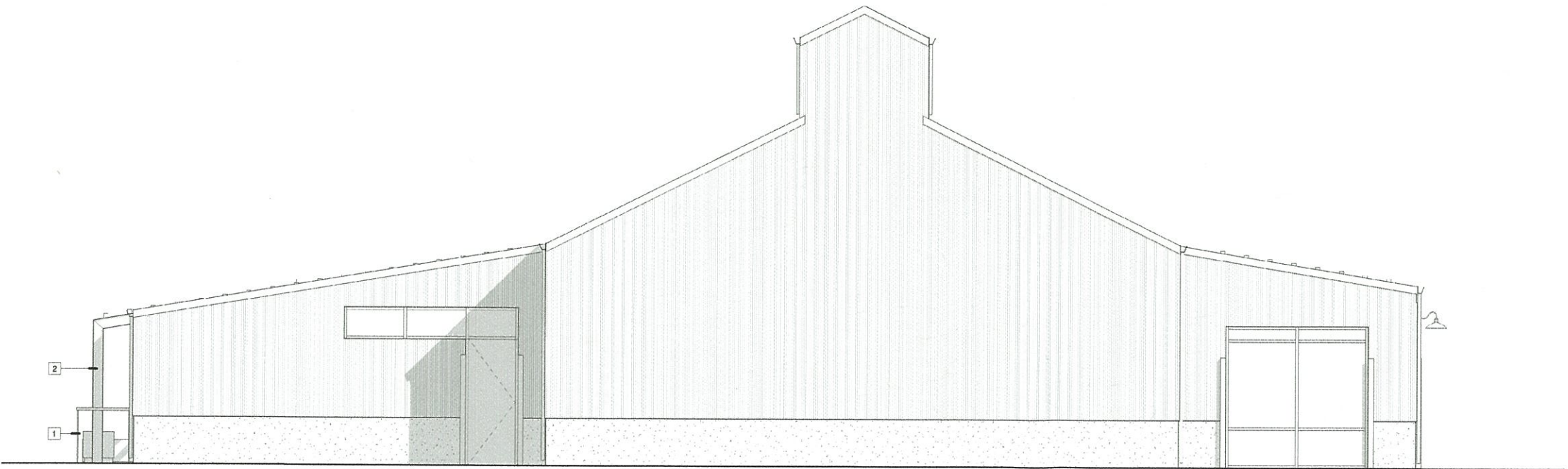
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EXTERIOR  
ELEVATIONS -  
PROPOSED

SHEET NUMBER

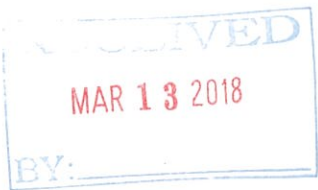
DR6



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



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







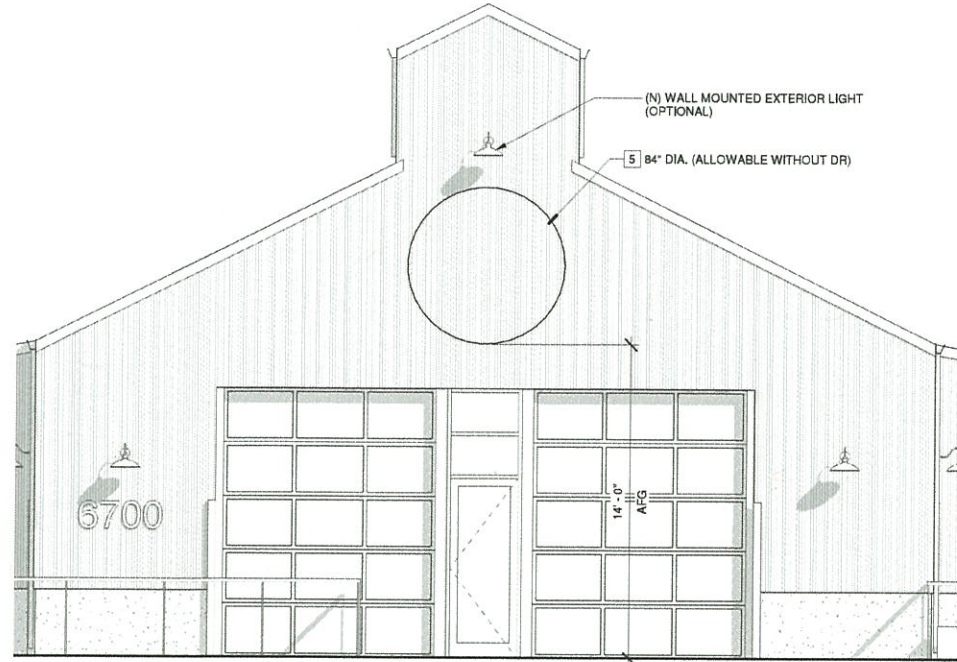
## DR7

[www.streningarchitect.com](http://www.streningarchitect.com)

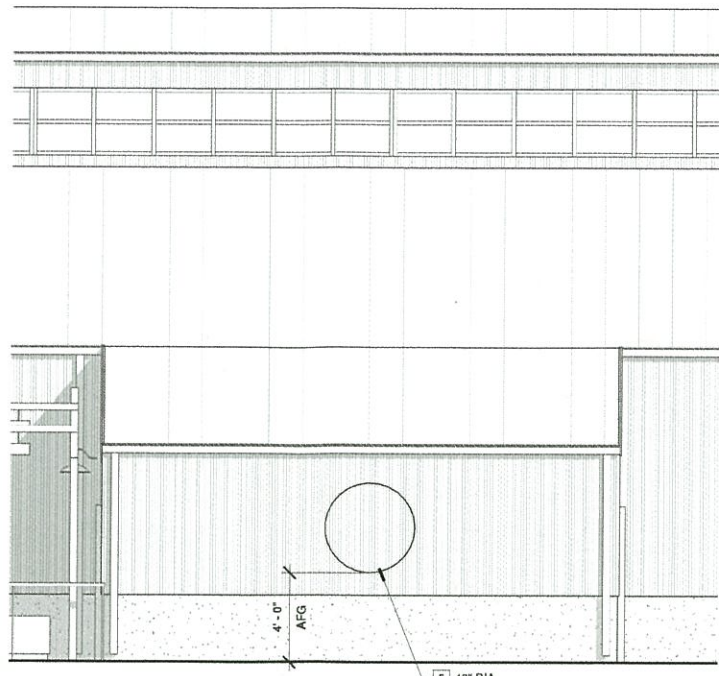




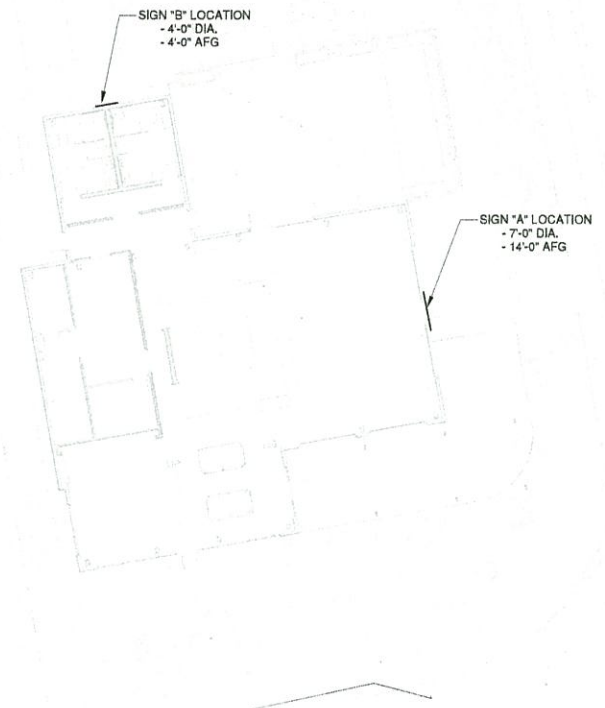




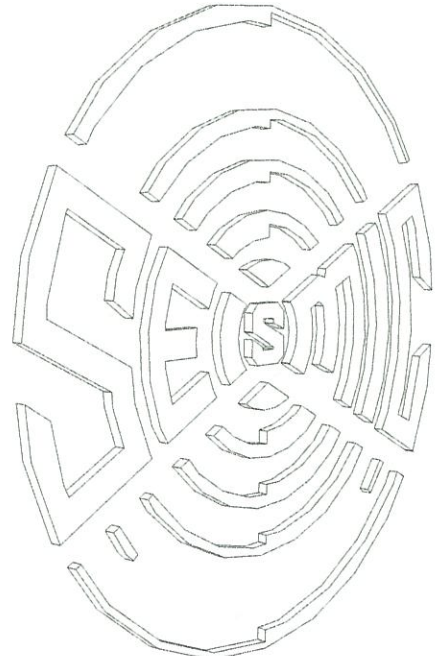
**1 EAST ELEVATION - PROPOSED**  
1/4" = 1'-0"



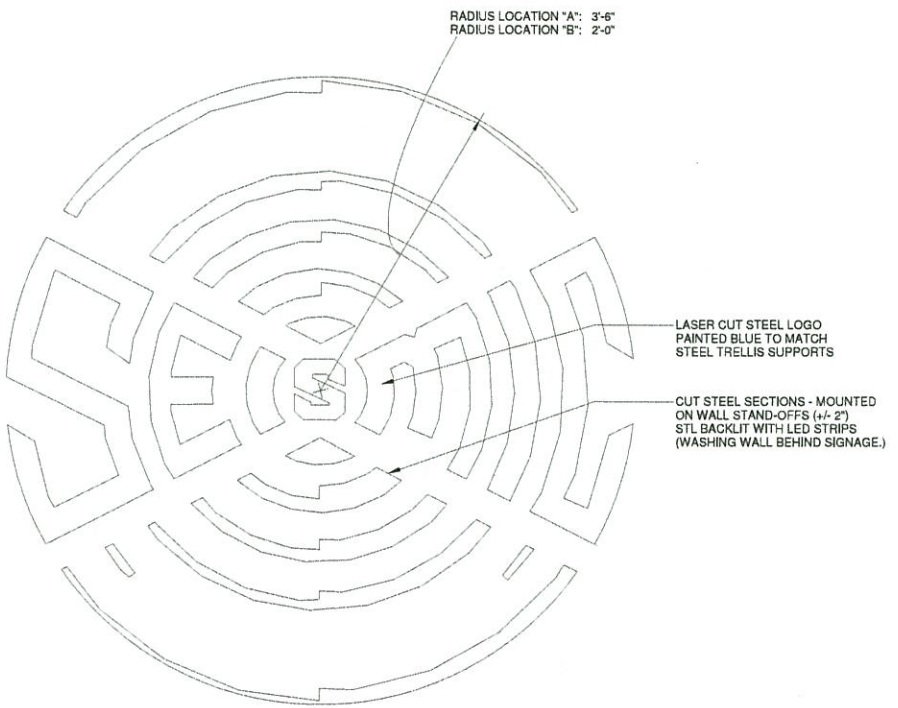
**2 NORTH ELEVATION - PROPOSED**  
1/4" = 1'-0"



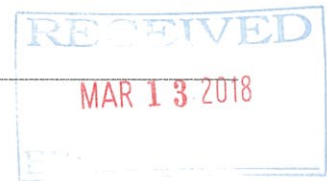
**3 SITE PLAN**  
1/16" = 1'-0"



**5 SIGNAGE - PERSPECTIVE**  
1" = 1'-0"



**4 SIGNAGE - ELEVATION**  
1" = 1'-0"



CLIENT	
REVISIONS	
#	DATE DESCRIPTION
ISSUE DATE	
03/12/18	
SHEET NAME	
SIGNAGE	
SHEET NUMBER	
DR9	