

City Council

Mayor Patrick Slayter

Vice Mayor Neysa Hinton

Michael Carnacchi

Sarah Glade Gurney

Una Glass



Planning Director

Kari Svanstrom

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

## City of Sebastopol Planning Department

Meeting Date: November 14, 2018  
Agenda Item: 8A  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Major Design Review  
Recommendation: Approval with Conditions  
Applicant/Owner: Paul Nyulassie / Gannon Tidwell  
File Number: 2018-91  
Address: 8060 Bodega Avenue  
CEQA Status: Class 3 Exemption, and Section 15332: In-Fill Development Projects  
General Plan: CO: Commercial Office  
Zoning: RM-H: High Density Residential

### **Introduction:**

This is a Major Design Review application, proposing a revision to the approved Design for the French Garden Inn (an Inn proposed to be located at 8060 Bodega Ave, next to the former French Garden Restaurant and Bistro Bar [now Gravenstein Grill]). New owners have purchased the property and decided to proceed with changes to the proposed Inn, feeling that the original design was not appropriate for the site (given its size) and given that the French Garden restaurant has changed to the Gravenstein Grill. The proposed Use of the property is still the same, however the number of units and the size of the project has been reduced from 19 rooms, 8,284 square feet, and 2 stories in height; to 11 rooms, 3,575 square feet and with all units only one story in height.

### **Project History:**

On August 13, 2013, the Planning Commission approved a Use Permit for construction of a two-story, 18-room hotel at the 8086 (8060) Bodega Avenue property. In November 2013 the Design Review Board approved the design of the 18-room inn. The Inn's design was intended to harmonize in scale, style and color with the existing restaurant next door located at 8050 Bodega Avenue. The applicant obtained a foundation building permit prior to the expiration of the Design Review approval, which extended the permit approval. This building permit was due to expire November 15, 2016. On that date, the owner applied for a staff-level Permit Extension, which was approved and extended the project approval until November 15, 2017. The Municipal Code allows the Design Review Board to approve another extension of up to one year; which the owner applied for. Approval was granted, thereby extending the approval until November 15, 2018. This was done with the understanding that the new owner might decide to return for alterations to the design in 2018.

This application is to approve the design alterations to the proposed Inn. This Design Review will need to be approved before November 15, 2018, if the DRB approves the design, prior to November 15, the approval would be extended in accordance with SMC 17.250.050. Otherwise, the project will be required to repeat the Use Permit approval process.

### **Project Description:**

The project proposes the creation of an 11-room Inn consisting of 11 individual rooms/cottages. The project includes one internal courtyard and an additional gathering area at the rear of the property (north side). The proposed design materials include: covered porches, large windows, lap board siding, metal clad windows, exterior downlighting, slat fencing, stretched cable railing and decks, metal roofs colored quarry grey. The project also includes solar (pv panels) and flush mount on skylights on the roof of each cottage.

The proposed landscaping includes two fire-pits, located in the two main gathering areas of the hotel project, along with seating. Plantings include the following: apple and European olive trees, wild lilac, English lavender, dwarf olive, buckthorn, upright rosemary, honeysuckle, lemon thyme and various grasses. All of the above mentioned plants have a low water use, barring the apple trees, which have medium water use. As proposed, all plantings will be irrigated in accordance with the provisions of WELO; all plantings will be irrigated using drip methods. There a number of planters proposed to be located throughout the project, these will contain edible plantings for the use of visitors and guests. No trees are proposed for removal, and a tree protection plan will be required to be submitted and approved by the City Arborist prior to the issuance of Building Permits (Condition of Approval).

One major operation change proposed, in addition to reducing the number of rooms, is the elimination of lobby or receiving area. According to the applicant, the vision for this project is to create something that is very sensitive to, and would aesthetically fit, the surrounding neighborhood. A cottage-themed development was chosen as the applicant felt that it is visually appropriate and low impact. A guest will not be checking into a hotel, but their own private cottage. This design enables the guest to enjoy the privacy of their own unit, and allows the design to maintain a lower impact on the site and neighbors. The intent was to both minimize any enclosed space and create an immersion of the guests into the community, rather than the standard separation imposed by a lobby.

While there is no lobby or reception area, the project will have an innkeeper who will act as the general manager. According to the applicant, this person will live in the immediate area and provide a "high touch personal check-in for every guest". They will meet them at check in, walk the unit with them, describe the unit amenities and act as their personal concierge during their stay. This includes helping them with local attractions and dining recommendations. 24/7 support for both guests and neighbors to resolve issues will also be provided. In addition to the innkeeper, there will be:

- Professional property management company to handle all the back-end work of monitoring the property and its operation.
- Maintenance and housekeeping team.
- 24/7 hotline for reporting issues.

### **Environmental Review:**

Project was determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), by the Planning Commission when they approved the project August 13, 2013, based on the following:

Section 15332: In-Fill Development Projects: Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project is consistent with this categorical exemption in that it complies with the General Plan land use designation of Commercial Office and the applicable goals and policies of the Land Use Chapter, Community Services and Facilities Chapter and Community Design Chapter, as analyzed in the subsequent section of the staff report. The project is also consistent with the RM-H: High Density Residential District and applicable development standards of the Zoning Ordinance in that a hotel, with a Use Permit, is an approved use in said 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 service, and the project would not result in significant traffic, noise, air quality, or water quality impacts in that it only involves 11 very modest-sized units.

This project also qualified for a Class 3 exemption: New Construction or Conversion of Existing Structures, which includes construction of up to four buildings, including motels and similar structures, in urbanized areas, not exceeding 10,000 sq. ft. in floor area on sites zoned for such use. The use may not involve significant amounts of hazardous substances, all necessary public services and facilities shall be available, and the surrounding area may not be environmentally sensitive. The proposed project involves construction of a hotel, approximately 3,575 square feet in size, on an existing urbanized parcel which allows for the use with a Use Permit. The parcel was previously developed with a duplex, which has been demolished. The project does not involve significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The reduced scope of the project would produce smaller impacts than the original project, so there exceptions are still applicable.

All of these exceptions apply to the revised project as well.

### **General Plan Consistency:**

The General Plan Land Use designation for this site is Commercial Office.

The project is consistent with this Land Use designation in that it involves the development of an 11-room hotel, a commercial use, which is a conditionally permitted use for this district (with a Use Permit).

The project is subject to the following General Plan goals and policies:

#### Land Use Chapter

- *Goal LU 1: Maintain Sebastopol as a Unique, Charming and Environmentally Sensitive Small Town that Provides Residents, Business, 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 1-7: Encourage new development to be contiguous to existing development, whenever possible.*
- *Goal LU 7: Emphasize and advance Sebastopol's role as a market and service center for the West County by providing for a vibrant downtown, diversified uses, and community services and facilities.*

The project is consistent with the applicable goals and policies of the Land Use Chapter in that it is a new 11-room hotel development, which will result in the development of an existing (vacant) lot on Bodega Avenue and is contiguous with the city and does not require an annexation. The project will help to provide a needed service for Sebastopol visitors.

#### Community Services and Facilities Chapter

- *Goal CSF 1: Provide high quality community services, facilities, and infrastructure to all residents, business and visitors in Sebastopol.*

The project is consistent with the applicable goal of the Community Services and Facilities Chapter in that it will provide high quality visitors accommodations in the form of an 11-room hotel, and will provide a needed service for Sebastopol visitors.

#### Community Design Chapter

- *Goal CD 1: Preserve and Enhance Sebastopol's Unique Character, Design, and Sense of Place as a Small, Compact Town*
- *Policy CD 1-1: Ensure that new development is constructed in a manner consistent with the City's Design Guidelines, and any design guidelines for specific areas or types of development.*
- *Policy CD 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood.*

- *Policy CD 1-3: Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.*
- *Policy CD 1-6: Maintain and enforce Zoning Ordinance provisions and design guidelines that prohibit auto-centric strip development.*

The project is consistent with the applicable goals and policies of the Community Design Chapter of the General Plan in that it strengthens Sebastopol's sense of place through the cumulative development of Bodega Avenue, at a location which consists of a mix of commercial and residential uses. The project also enhances the character of the surrounding neighborhood and demonstrates design excellence in that it involves uniquely styled buildings, intended to create a cottage like feel, pulling on design elements from Sebastopol's past, and will result in the redevelopment of a site in disrepair. Finally, the project has onsite parking located at the rear of the lot, which contributes to Sebastopol's move away from strip development on major thoroughfares, such as Bodega Avenue.

### **Zoning Ordinance Consistency:**

The site is currently zoned as High-Density Residential (RM-H). The Zoning Ordinance Describes High-Density Residential as the following: *"High Density Multiple-Family Residential. The purpose of the RM-H District is to implement the 'High Density Residential' land use category of the General Plan. This district is applicable to those lands within that category which are appropriate for densities of the higher end of the allowable General Plan density range."* A hotel is considered a transient use, which is a permitted use, with a Use Permit, in this district.

Note: while currently zoned as RM-H, once the new Zoning Ordinance becomes effective on November 15, 2018 the property will be rezoned to General Commercial [this was the original zoning of the property before it was rezoned to RM-H]. Hotel uses are a conditionally permitted use in the CG district, as well.

The project is subject to the following provisions of the Zoning Ordinance:

Development Standard	Proposed Project
Table 17.20-2 Building Height 30 Feet - 2 Stories	12 Feet 6 Inches - 1 Story
Table 17.20-2 Front Setback 15 Feet	15 Feet
Table 17.20-2 Side Setback 10% of lot width (no less than 5, nor greater than 9) Lot width is ~67.5 Feet => 6' 7.5" side setback	8 Feet on West side   17 Feet on East side
Table 17.20-2 Rear Setback Main Building: 20 Feet (as it abuts a residential neighborhood)	Main Building: 25 Feet
Table 17.20-2 Lot Coverage Parcels >5,000 sf and <15,000 sf = 40% Lot size = 12,877 sf Proposed Square Footage = 3,575 sf	28% lot coverage

The project is consistent with the applicable development standards of the RM-H District as submitted and conditioned.

Parking: The project is subject to the following requirements as set forth in Chapter 17.220.030.B (2): Off-Street Parking Regulations of the Zoning Ordinance:

*Required Off-Street Parking*

Zoning Ordinance Section 17.220.030.B (2) Hotels, motels, and hostels; for hotels and motels, two spaces, plus one space for each unit for first 75 rooms.
--

The Zoning Ordinance would require a total of 13 parking spaces for the entire project; 2 spaces plus 11 spaces (one per unit).

The current proposed hotel provides 13 off-street parking spaces. Eight are located on the actual hotel property, the remaining 5 are granted through an easement and are located on the adjoining Gravenstein Grill property.

Originally, the parking for this project was provided on both the hotel parcel and the restaurant parcel, as both parcels were owned by the same person. Since the original concept was approved, the hotel parcel was sold and the two parcels are under separate ownership. Currently, there are 67 parking spaces between the two parcels. In addition, the restaurant and the property owner to the north/east have a recorded parking agreement that permits employees and customers from the restaurant to park on the adjacent office property parking lot between the hours of 7:00 PM and 7:00 AM daily, as well as weekends and holidays.

The revised concept reduces the number of parking spaces on the restaurant lot to 37 parking spaces, (3 less than the required parking in the original Use Permit approval). With the additional 32 (shared) parking spaces the property likely has adequate parking available; however the reduction of parking will need to be addressed by the restaurant property owner. This is due to the fact that their granting of an easement for 5 parking spaces to the hotel site would make the restaurant in violation of the Zoning Ordinance and approved Use Permit. As approval of this project before November 15, 2018 is key to the applicant, a Condition of Approval has been added requiring that this issue be addressed to the satisfaction of the Planning Department prior to the issuance of a Building Permit. This could be done through a parking reduction request for the restaurant property (Planning Commission review), or a redesign by the hotel or restaurant to add the required 3 parking spaces somewhere on their parcels. As conditioned, the application will be consistent with the off-street parking requirement (COA #3).

*Compact Car, Accessible, and Bicycle Parking Requirements*

Section 17.220.020.C (4): Accessible Spaces. Parking spaces specifically reserved for vehicles licensed by the State for use by the disabled shall be provided in each parking facility according to the California Uniform Building Code
---

Section 17.220.050.A: Bicycle Parking. A minimum of 15 percent of the total required parking spaces for vehicles shall be provided.
---

The project provides 1 ADA spaces and 2 spaces for bicycle parking. The project is consistent with the Zoning Ordinance in this area.

Water Efficient Landscape: Chapter 15.36 of the Sebastopol Municipal Code requires new and rehabilitated landscape projects to comply with California State standards for water efficient landscaping. The applicant has submitted information regarding their Urban Storm Water

Mitigation plan and will be required to submit documentation to the Building Official, demonstrating compliance with the standards.

**Public Comment:**

The Planning Department has not received any comments on the application from the public as of writing this report. However, it is noted that during the original approval of the Use Permit a number of comments and concerns were raised by members of the public. This revised project is more sensitive to site location and has greatly reduced the height and size of the proposed project, and addresses many of the concerns raised in the initial review of the proposal.

A key concern raised was regarding privacy issues of the housing development to the West of the parcel related to the second floor unit windows; originally, an agreement was made which would require the lower half of the second story windows, located on the eastern side of the hotel, to be constructed with frosted or stained glass. This was not maintained as a Condition of Approval since the issue has been addressed with the redesign, which does not include a second story. Another concern raised was regarding safety concerns for any children walking to and from school during the initial construction period. During the Use Permit approval an agreement was made which would require "the project contractor to have an employee who will act as a children safety monitor on site every weekday morning from 8:00-8:30 am to make sure any children cutting across the site on the way to school are safe". This original agreement has been included a Condition of Approval (COA #2).

**City Departmental Comment:**

The following City departments reviewed the application: City Manager, Building and Safety, Engineering, Fire, Police, and Public Works. No comments were received from the City Manager, Fire or Police Department. However, Public Works and Engineering provided the following conditions of approval.

**Building**

- Storage shed shall be at least 3' from any other building; and shall have a 1 hour fire wall for any side which is <5 feet from a building (COA #1.d).

**Public Works**

- Water meters shall be easily accessible from Bodega sidewalks
- Sidewalks drain shall conform to the City of Santa Rosa Standard 406B
- Sanitary Sewer Clean Out shall be required at property line.

**Engineering**

- See attached Engineering Recommended Condition of Approval (Exhibit B)

**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:

- a) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.

- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

**Design Review Guidelines:**

The Design Review Guidelines suggest that the following components of a proposal should be considered:

Site Planning- This category includes consideration of the layout of proposed buildings in relation to those on surrounding properties; on-site vehicular and pedestrian circulation, open space, setbacks, and trash enclosures. The proposed project, which complies with setback and height requirements and provides generous landscaping, appears to be responsive to the neighborhood context, and provide appropriate transitions.

Neighborhood Context- The property [zoned General Commercial prior to its being rezoned to High Density Multi-Family Residential (and which will again return to General Commercial on November 15, 2018)] is surrounded by a mix of high-density residential and commercial development. The Gravenstein Grill, which is single-storied, is located immediately to the east of the proposed Inn; a two-story apartment building is located north of the proposed Inn; a two-story townhouse development is located west of the building; and a two-story affordable housing project is located across the street to the south of the proposed Inn.

Architecture- This category includes consideration of the scale of the proposed building, in relation to those on surrounding properties, architectural elements, and materials and other details. While the project is surrounded by two-story developments (and is permitted with the site's zoning) the applicant is only proposing one-story structures. The Board should review the proposed building for architectural compatibility with existing development on the site, as well as the surrounding neighborhood. The proposed design includes articulation of the building forms and roof elements, and appears responsive to the Design Guidelines.

**Analysis:**

The project involves the development of a new 11-room boutique hotel which will replace a vacant lot, which was formerly home to a duplex. The project will contain 11 detached, cottage units which total 3,575 square feet. The project will result in the installation of new plantings and trees.

The 11 cottage units orientations appear to respond appropriately to the street frontage, RM-H has a 15 foot setback in the front yard, and the applicant has used this area to create an aesthetically pleasing frontage that is well landscaped and eye catching, while still maintaining privacy for the hotel guests. [The height of the fence in this section will need to be no more than 3 ½ feet per City requirements, this has been added as a Condition of Approval].

Parking spaces are located on the eastern and southern side of the property; rather than solely along the street frontage. Bicycle parking is provided as well at the eastern entrance and can easily be accessed by visitors or the hotel guests. A storage shed is proposed to be located on site to store equipment and cleaning supplies for the hotel site. The Building Official has added a Condition of Approval to ensure that this shed is not placed closer than 3' from any building

and requires a 1-hour fire wall for any wall of the shed which is <5' from another building (COA #1.d). Staff recommends the Board address the design of the shed with the applicants. Absent any design to review, staff has recommended a Condition of Approval that the design of the shed utilize similar materials to the cottage structures (COA 1.e).

Pedestrian access to the site is limited, there is no entrance to the development directly from Bodega Avenue; entrances to the hotel are located along the eastern and northern sides. This is in keeping with the original French Garden Inn design which had its main entrance facing east, as well. This is due to the fact that this project is mainly intended to serve hotel guests and their visitors, not the general public. However, many of the plantings along the street frontage and accessible to passing pedestrians will be edible plants.

The rear entrance to the development, where the BBQ and spa are proposed, raises a potential safety concern with staff. The current proposed gate height for this entrance is level with the fence, which is 6 feet. Due to the height of the gate, and the fence, there may be a safety concern regarding the lack of visibility for guests when they are coming or going during nighttime hours, as the height of the fence does not allow for a clear line of site. As such, staff suggests a height of 4 feet for the gate itself, and for the two feet of fencing on either side of the gateway (though 1-2' of lattice may be more appropriate on top of the 4' sections). This would maintain a sense of privacy for guests utilizing the outdoor courtyard but provide a clearer site line to guests when coming or going from the rear parking lot. This has been added as a recommended Condition of Approval (COA 1.c).

Staff also has concerns regarding a few other items that warrant discussion from the Board, how the applicant proposes to handle trash and recycling, and laundry. Staff has asked the applicant to provide information on these items and be prepared to discuss them at the Board meeting.

Overall, staff believes the Board could find that this design is appropriate for the location and greater Sebastopol for several reasons, as discussed below.

The project has a valid Use Permit that complies with the General Plan in that it is a commercial use, which will revitalize an existing vacant site, and facilitate the move towards a vibrant and pedestrian-friendly form of development in the eastern part of Sebastopol. Staff believes the design to be compatible with the neighborhood and greater Sebastopol in that the buildings, while having a somewhat contemporary design, and will have materials, colors, and architectural features which are present throughout the City in general; akin to newly proposed (and approved) development designs such as the Hotel Sebastopol restaurant building and the Exchange Bank building.

Furthermore, the project maximizes the development potential of the site by siting the building in a manner that does not impair the public right-of-way or surrounding properties. The project will contain trees and plantings, which provides a natural aesthetic element to the overall urban character of the site. Finally, the project promotes the community desire for Sebastopol to remain a small town in that it increases the amount of commercial space in the community through urban infill development on a commercial corridor, renewing a previously-developed and then abandoned site.

The design provides appropriate transitions to adjacent properties in that the cottages are not disproportionately shorter or taller than nearby buildings, and existing trees will be retained and vegetation added to create a further buffer. The design does not impair the desirability of

investment or occupation in the neighborhood in that it removes a vacant, unmaintained lot and creates 3,575 square feet of tourist accommodations while leaving ample space to create an outdoor area with permeable surfaces, vegetation, trees, and benches that soften the visual appearance of the existing site. Finally, the design is internally consistent and harmonious in that it utilizes the same patterns, siding, windows, doors, and materials on all faces of the cottages (with clarification on how the shed fits with the site).

**Recommendation:**

The project conforms to relevant Zoning Ordinance standards, as conditioned. Additionally, it appears responsive to Design Guidelines, and represents a substantial improvement to the presently vacant property. If it is the consensus of the Board that the proposed 11-room hotel development is 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.

Exhibit A: Recommended Findings of Approval

Exhibit B: Recommended Conditions of Approval

**Attachments:**

- Master Planning Application Form
- Applicant Statement
- Title Report, Grant Deed, Easement
- Original Submittal (French Garden Inn)
- Plans Submittal



# 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:	<del>8060</del> 8080 Bodega Ave
PARCEL #:	004-350-063
PARCEL AREA:	12,877 sq. ft.

### FOR CITY USE ONLY

PLANNING FILE #:	2018 / 91
DATE FILED:	10-03-18
TOTAL FEES PAID: \$	1405-
RECEIVED BY:	BJM
DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: Paul Nynlassie  
Email Address: paul@modernpretabhouse.com  
Mailing Address: 1120 Grand St.  
City/State/Zip: Alameda, CA 94501  
Phone: 510 809-5883  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_  
Signature: [Signature]  
Date: 10/1/18

### OWNER OF PROPERTY

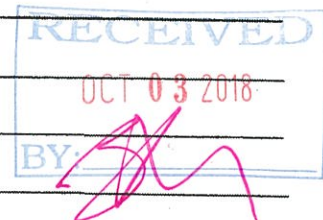
#### IF OTHER THAN APPLICANT:

Name: Gannen Tidwell  
Email Address: gannen@postcardproperties.com  
Mailing Address: 2044 Union St.  
City/State/Zip: San Francisco, CA 94121  
Phone: 415 814-2676  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_  
Signature: [Signature]  
I certify that this application is being made with my consent.  
Date: 10-3-18

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

Name: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

Name: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_



## PROJECT DESCRIPTION:

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

11 Hotel Suite Cottages. with 13 parking  
Spaces. Boutique Hotel with edible Garden  
Drought Resistant plants, Courtyard with  
Rear yard.

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 Approval

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

Vacant Land

## DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	<u>3,575 sq.ft.</u>	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<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
NUMBER OF DWELLING UNITS PROPOSED: <u>(11)</u>	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input type="checkbox"/> N/A
SETBACKS:	<b>Existing:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A	<b>Proposed:</b> <input type="checkbox"/> Front Yard <u>15'</u> <input type="checkbox"/> Side Yard <u>8' &amp; 19'</u> <input type="checkbox"/> Rear Yard <u>25'</u> <input type="checkbox"/> N/A



EXISTING LOT DIMENSIONS:	Front: <u>67.49'</u> Left: <u>151.74'</u>	Rear: <u>96.92'</u> Right: <u>194.5'</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: <u>Same</u>	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	<u>12,877</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	<u>12,877</u> Square Feet		<input type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>0</u>	Proposed: _____	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>0</u>	Proposed: <u>1</u>	<input type="checkbox"/> N/A
PARKING SPACE (S):	Existing: _____	Proposed: <u>13</u>	<input type="checkbox"/> N/A
ZONING	Existing: <u>RM-H</u>	Proposed: <u>RM-H</u>	<input type="checkbox"/> N/A

Will the project involve a new curb cut or driveway?

☐ Yes

☒ No

Are there existing easements on the property?

☒ Yes

☐ No

Will Trees be removed?

☐ Yes

☒ No

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


Will Existing Landscaping be revised?

☒ Yes

☐ No

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

<u>See Proposed Landscape Drawing</u>

Will Signs be Changed or Added?

☐ Yes

☒ No

Business: Hours of Operation? Open: 8am Close: 5pm

Is alcohol service proposed?

☐ Yes

☒ No

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

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

☐ Yes

☐ No

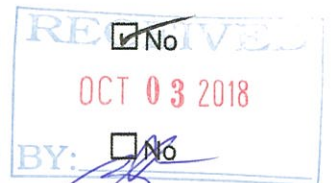
If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: \_\_\_\_\_

Is any live entertainment proposed?

☐ Yes

☒ No


If yes, please describe: \_\_\_\_\_



# 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.

 10/1/18 2018-91  
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.**

 Paul Nyulassie  
Signature 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:


## 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



## Dana Morrison

---

**From:** Gannon Tidwell <gannon@postcardproperties.com>  
**Sent:** Wednesday, October 03, 2018 4:40 PM  
**To:** Dana Morrison; 'Rich S'  
**Cc:** 'Modern Prefab House'  
**Subject:** RE: 8086 Bodega  
**Attachments:** CCF10032018\_00000.pdf

Dana-

Good afternoon. Apologies for the delay, but I was traveling this a.m. and out of pocket.

I wanted to address your question concerning the lack of office or receiving area. Our vision for this project is to create a project that is very sensitive to and would aesthetically fit the surrounding neighborhood. We selected a cottage-themed development we believe is visually appropriate and low impact. The guest will not be checking into a hotel, but their own private cottage. This design enables the guest to enjoy the privacy of their own unit, and allows the design to maintain a lower impact on the site and neighbors. We wanted to both minimize our enclosed space and create an immersion of the guests into the community rather than the standard separation imposed by a lobby. Of course, having only 11 room makes this much easier.

The project will have an innkeeper who will act as the general manager. This person will live in the immediate area and provide a high touch personal check-in for every guest. They will meet them at check in, walk the unit with them, describe the unit amenities and act as their personal concierge during their stay. This includes helping them with local attractions and dining recommendations. Since we only have 11 rooms, we will provide a higher level of personal service that we are sure our guests will enjoy. We also will employ technology to assist guests in accessing their rooms and amenities, and enable easy communication to the innkeeper and our back-office team.

We will also provide 24x7 support for both guests and neighbors to resolve issues. In addition to the innkeeper, there will be:

- Professional property management company to handle all the back-end work of monitoring the property and its operation.
- Maintenance and housekeeping team.
- 24x7 hotline for reporting issues.

Please reach out if you have any further questions about the project. I have also included the signed page 1 of the MPA.

Cheers,

**Gannon Tidwell**  
**Postcard Properties**

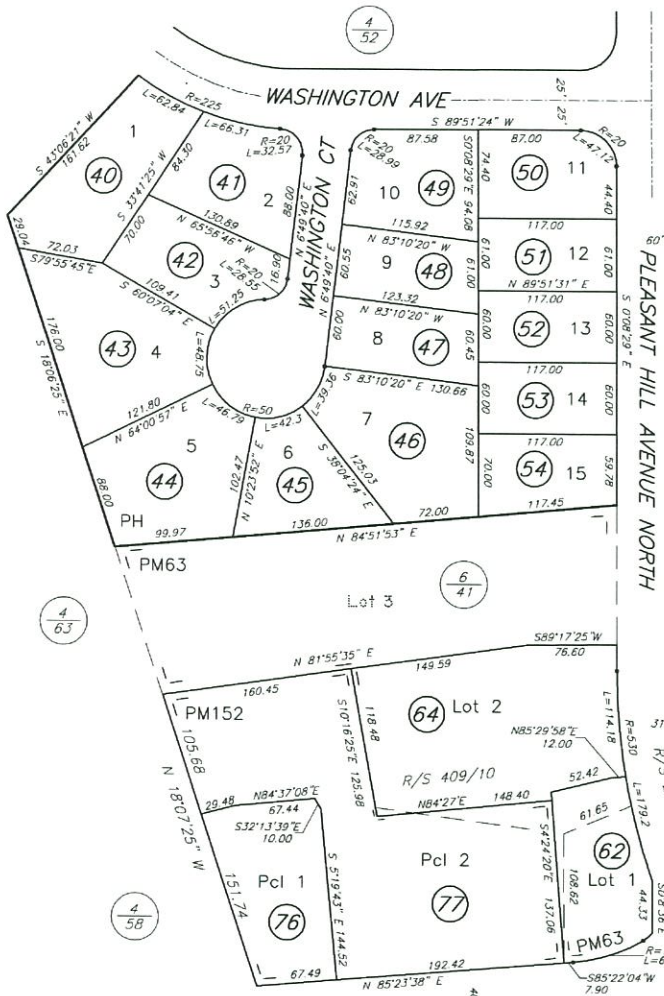
Direct. 415.292.2601



# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
 5-001

4-35



**Ptn HUNTLEY FRUIT RANCH**  
 REC. 11-20-1908 BK. 13, MAPS, PGS. 02-00

**PLEASANT HILLS SUB**  
 REC. 06-10-77 IN BK. 252, MAPS, PGS. 18-19

**BODEGA FLATS**  
 REC. 03-30-93 IN BK. 506, MAPS, PGS. 38-40

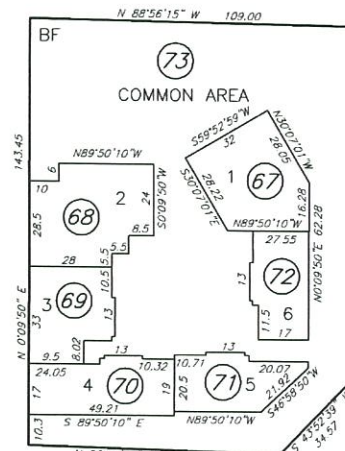
**Pcl. Map No. 63**  
 REC. 12-07-79 IN BK. 281, MAPS, PGS. 24-00

**Pcl. Map No. 152**  
 REC. 12-27-07 IN BK. 717, MAPS, PGS. 42-44

SCALE: 1"=100'

REVISED

01-15-08=77 RL  
 01-18-08=78 NJF  
 01-18-08=78 NJF  
 06-01-10=Cor-KB



**BODEGA AVENUE**

Detail  
 SCALE: 1"=40'

**GOLDEN RIDGE AVENUE**

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

**Assessor's Map Bk.004, Pg. 35**  
**Sonoma County, Calif. (ACAD)**

KEY 01/15/08 RL

OCT 03 2018

## EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

### PARCEL ONE:

Parcel 1 as shown on Parcel Map 152 filed for record on December 27, 2007, in [Book 717 of Maps, Pages 42, 43 and 44, Sonoma County Records](#).

RESERVING THEREFROM an Easement for a Water Line Easement over and across all that portion of said Parcel 1 as shown on said Parcel Map.

### PARCEL TWO:

Easements for Ingress and Egress, Parking and a Sanitary Sewer over and across those portions of portion of Parcel 2 of said Parcel Map, as shown and delineated on said Parcel Map.

### PARCEL THREE:

An Easement for the installation, maintenance, replacement, and continued use of a Sanitary Sewer Line over, across, under and through the following described land:

Being a strip of land, 5.00 feet in width, the centerline of which is described as follows:

Commencing at the most Northwesterly corner of Lot 2, as shown on that certain Parcel Map No. 63, recorded in [Book 281 of Maps, Page 24, Sonoma County Records](#); thence along the Westerly line of said Lot 2, South 10° 16' 25" East, 91.87 feet to the point of beginning of the centerline to be herein described; thence leaving said Westerly line of said Lot 2, North 85° 39' 51" East, 214.37 feet to a point on curve on the Easterly line of said Lot 2 from which the Southeasterly corner of said Lot 2 bears Southerly along a 530 foot radius curve concave to the East, through a central angle of 40° 20' 28", from a tangent of South 08° 08' 44" East, a length of 40.16 feet.

APN: 004-350-076-000





**OLD REPUBLIC**  
TITLE COMPANY

601 California Street, Suite 900  
San Francisco, CA 94108  
(415) 421-9770 Fax: (415) 788-4237

## PRELIMINARY REPORT

### POST CLOSE UPDATED REPORT

VANGUARD PROPERTIES  
6790 McKinley Avenue  
Sebastopol, CA 95472

Our Order Number 0224044187A-JP

Attention: ROGER STRAWBRIDGE

When Replying Please Contact:

Jill Penrod  
JPenrod@ortc.com  
(415) 421-9770

Property Address:

8086 Bodega Avenue, Sebastopol, CA 95472

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 13, 2018, at 7:30 AM



**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY  
**ORDER NO. 0224044187A-JP**  
POST CLOSE UPDATED REPORT

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) One and an Easement as to Parcel(s) Two and Three

Title to said estate or interest at the date hereof is vested in:

4230 18th Street Partners, LP, a California limited partnership

The land referred to in this Report is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

**PARCEL ONE:**

Parcel 1 as shown on Parcel Map 152 filed for record on December 27, 2007, in [Book 717 of Maps, Pages 42, 43 and 44, Sonoma County Records](#).

RESERVING THEREFROM an Easement for a Water Line Easement over and across all that portion of said Parcel 1 as shown on said Parcel Map.

**PARCEL TWO:**

Easements for Ingress and Egress, Parking and a Sanitary Sewer over and across those portions of portion of Parcel 2 of said Parcel Map, as shown and delineated on said Parcel Map.

**PARCEL THREE:**

An Easement for the installation, maintenance, replacement, and continued use of a Sanitary Sewer Line over, across, under and through the following described land:

Being a strip of land, 5.00 feet in width, the centerline of which is described as follows:

Commencing at the most Northwesterly corner of Lot 2, as shown on that certain Parcel Map No. 63, recorded in [Book 281 of Maps, Page 24, Sonoma County Records](#); thence along the Westerly line of said Lot 2, South 10° 16' 25" East, 91.87 feet to the point of beginning of the centerline to be herein described; thence leaving said Westerly line of said Lot 2, North 85° 39' 51" East, 214.37 feet to a point on curve on the Easterly line of said Lot 2 from which the Southeasterly corner of said Lot 2 bears Southerly along a 530 foot radius curve concave to the East, through a central angle of 40° 20' 28", from a tangent of South 08° 08' 44" East, a length of 40.16 feet.

APN: 004-350-076-000



OLD REPUBLIC TITLE COMPANY  
**ORDER NO. 0224044187A-JP**  
POST CLOSE UPDATED REPORT

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, as follows:

Assessor's Parcel No	:	004-350-076	
Code No.	:	005001	
1st Installment	:	\$1,223.25	NOT Marked Paid
2nd Installment	:	\$1,223.25	NOT Marked Paid
Land Value	:	\$186,270.00	

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. Agreement for : Mutual Easements for Parking Purposes and Ingress and Egress  
Executed By : Robert F. Boyle, a single man; and Patrick L. Stoll, a married man  
and Between : Martin Lorenzo, a single man

On the terms, covenants and conditions contained therein,

Dated : August 16, 1985  
Recorded : December 31, 1986 in Official Records under Recorder's Serial Number 86109627

4. Agreement for : 12-Foot Right of Way  
Executed By : Boyle & Stoll, CPA's, a general partnership, who acquired title as Boyle, Gallahr and Stoll, CPA's, a general partnership  
and Between : Martin Lorenzo, a single man

On the terms, covenants and conditions contained therein,

Dated : November 5, 1986  
Recorded : July 28, 1988 in Official Records under Recorder's Serial Number 88061193

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For : Water Line  
Affects : As shown on said Map

6. Recitals as shown or noted on the filed map.



7. Terms and provisions as contained in an instrument,

Entitled : Subdivision Improvement Agreement - City of Sebastopol Parcel Map No. 152  
Executed By : City of Sebastopol, a municipal corporation and Dan D. Smith and Joan Marler Smith  
Recorded : December 27, 2007 in Official Records under Recorder's Serial Number 2007135425

8. Terms and provisions as contained in an instrument,

Entitled : Grant of Parking and Storm Drain Easements  
Executed By : 4230 18th Street Partners, LP, a California limited partnership and Dan D. Smith and Joan Marler Smith, Trustees  
Recorded : March 27, 2018 in Official Records under Recorder's Serial Number 2018020661

9. Agreement for : Indemnity Agreement  
Executed By : 4230 18th Street Partners, LP, a California limited partnership  
and Between : Dan D. Smith and Joan Marler Smith, Trustees

On the terms, covenants and conditions contained therein,

Recorded : March 27, 2018 in Official Records under Recorder's Serial Number 2018020662

----- **Informational Notes** -----

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2B.



OLD REPUBLIC TITLE COMPANY  
**ORDER NO. 0224044187A-JP**  
POST CLOSE UPDATED REPORT

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: 8086 Bodega Avenue, Sebastopol, CA 95472

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

Grant Deed executed by Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated July 17, 2003 to 4230 18th Street Partners, LP, a California limited partnership recorded [March 27, 2018 in Official Records under Recorder's Serial Number 2018020660](#).

- C. County recorder will charge an additional \$ 10.00 "Monument User Fee" to record a Grant Deed and other transfer documents using the legal description in this report.
- D. The City of Petaluma has imposed a transfer tax of \$2.00 per thousand dollars of consideration.

The City of Santa Rosa has imposed a transfer tax of \$2.00 per thousand dollars of consideration.



**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.
 This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.



**FACTS**
**WHAT DOES OLD REPUBLIC TITLE  
DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> — to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>

**Questions**

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)


## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
-------------------------------	--

## What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

## Definitions

<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>



## Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

## Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				



**2018020660**

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224044187  
APN: 004-350-076

When Recorded Mail Document and Tax Statements to:

4230 18th Street Partners, LP  
2044 Union Street  
San Francisco, CA 94123Official Records of Sonoma County  
William F. Rousseau  
03/27/2018 08:17 AM  
OLD REPUBLIC TITLE COMPANY | SAN FRANCISCO.

DEED 5 Pgs

Fee: \$36.00  
County Tax: \$275.00  
City Tax: \$275.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Grant Deed****Exempt from fee per GC27388.1; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$550.00

☒ (X) computed on full value of property conveyed, or☐ ( ) computed on full value less of liens and encumbrances remaining at time of sale.☐ ( ) Unincorporated area: ☒ (X) City of SebastopolFOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated  
July 17, 2003  
hereby GRANT(S) to

4230 18th Street Partners, LP, a California limited partnership

that property in City of Sebastopol, Sonoma County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof.Date: March 13, 2018the Dan D. Smith and Joan Marler Smith 2003 Revocable  
Trust dated July 17, 2003By: 

Dan D. Smith, Trustee

**SIGNED IN COUNTERPART**By: 

Joan Marler Smith, Trustee



## RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224044187

APN: 004-350-076

When Recorded Mail Document and Tax Statements to:

4230 18th Street Partners, LP  
 2044 Union Street  
 San Francisco, CA 94123

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Grant Deed****Exempt from fee per GC27388.1; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$550.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of Sebastopol

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated  
 July 17, 2003

hereby GRANT(S) to

4230 18th Street Partners, LP, a California limited partnership

that property in City of Sebastopol, Sonoma County, State of California, described as:  
 See "Exhibit A" attached hereto and made a part hereof.

Date: March 13, 2018

the Dan D. Smith and Joan Marler Smith 2003 Revocable  
 Trust dated July 17, 2003

**SIGNED IN COUNTERPART**

By: \_\_\_\_\_

Dan D. Smith, Trustee

By:   
 Joan Marler Smith, Trustee



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

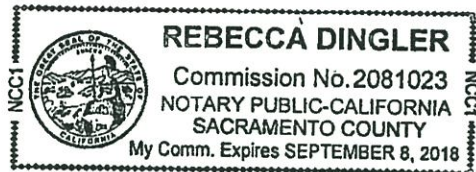
On March 24<sup>th</sup>, 2018 before me, Rebecca Dingles a Notary Public, personally appeared Dan D. Smith who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Rebecca Dingles

Name: Rebecca Dingles  
(typed or printed)



(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sonoma

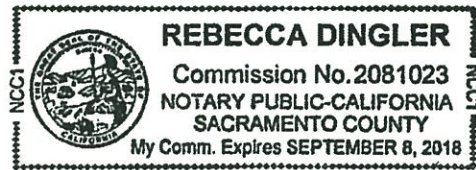
On March 14, 2018 before me, Rebecca Dingle a Notary Public, personally appeared Joan Marler Smith, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he (she/they) executed the same in his (her/their) authorized capacity(ies), and that by his (her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Rebecca Dingle

Name: Rebecca Dingle  
(Typed or Printed)



(Seal)



**ORDER NO. : 0224044187**

## **EXHIBIT A**

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

### **PARCEL ONE:**

Parcel 1 as shown on Parcel Map 152 filed for record on December 27, 2007, in Book 717 of Maps, Pages 42, 43 and 44, Sonoma County Records.

RESERVING THEREFROM an Easement for a Water Line Easement over and across all that portion of said Parcel 1 as shown on said Parcel Map.

### **PARCEL TWO:**

Easements for Ingress and Egress, Parking and a Sanitary Sewer over and across those portions of portion of Parcel 2 of said Parcel Map, as shown and delineated on said Parcel Map.

### **PARCEL THREE:**

An Easement for the installation, maintenance, replacement, and continued use of a Sanitary Sewer Line over, across, under and through the following described land:

Being a strip of land, 5.00 feet in width, the centerline of which is described as follows:

Commencing at the most Northwesterly corner of Lot 2, as shown on that certain Parcel Map No. 63, recorded in Book 281 of Maps, Page 24, Sonoma County Records; thence along the Westerly line of said Lot 2, South 10° 16' 25" East, 91.87 feet to the point of beginning of the centerline to be herein described; thence leaving said Westerly line of said Lot 2, North 85° 39' 51" East, 214.37 feet to a point on curve on the Easterly line of said Lot 2 from which the Southeasterly corner of said Lot 2 bears Southerly along a 530 foot radius curve concave to the East, through a central angle of 40° 20' 28", from a tangent of South 08° 08' 44" East, a length of 40.16 feet.

APN: 004-350-076-000



RECORDED AT REQUEST OF

4-156575

06109627

Recording Requested By  
and when Recorded Mail to:

1985 DEC 31 AM 9:00

OFFICIAL RECORDS  
SONOMA COUNTY CALIFORNIABOYLE & STOLL  
P. O. BOX 241  
SEBASTOPOL, CA 95472

BERNICE A. PETERSON

## EASEMENT AGREEMENT

This Easement Agreement is entered into this 16<sup>th</sup> day of August, 1985 by and between ROBERT F. BOYLE, a single man and PATRICK L. STOLL, a married man (hereinafter referred to as "Owner One") and MARTIN LORENZO, a single man (hereinafter referred to as "Owner Two").

Owner One is the owner of certain real property (hereinafter for convenience called "Lot A") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Lot 2, as shown upon the City of Sebastopol, Parcel Map No. 63, filed December 7, 1978 in Book 281 of Maps, Page 24, Sonoma County Records, AP 4-350-60.

Owner Two is the owner of certain real property (hereinafter for convenience called "Lot B") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Being a portion of the Garcia Tract in the Jonive Rancho, as described in the deed recorded in Book 568 of Official Records, page 249, Sonoma County Records, and particularly described as follows:

Beginning at the southwest corner of the Garcia Tract, a point on the center of the Sebastopol-Bodega Highway

86109627

which is South 18° 35' East, 24.72 feet from a 1 1/2" pipe monument; thence North 18° 35' West along the westerly line fence of the Garcia Tract, 298.35 feet to a 1/2" pipe; thence North 81° 27' East, 160.45 feet to a 1/2" pipe; thence South 10° 45' East, 118.48 feet to a 1 1/2" pipe; thence South 82° 57' East, 160.78 feet to a 1/2" pipe; thence South 0° 34' East, 150.42 feet to the center of the Bodega Highway, which point is South 0° 34' East, 24.10 feet from a 1/2" pipe monument and South 85° 20' West, 74.87 feet from the southeast corner of the Garcia Tract; thence South 85° 20' West, 247.08 feet to the point of beginning. AP 004-350-09) 70 ?

Owner One intends to construct an office building and parking lot on Lot A and the parties desire to establish mutual easements for parking purposes and ingress to and egress from their respective parcels in accordance with the terms and provisions of this agreement. Owner One also desires to obtain an easement for landscaping purposes on a small portion of Lot B as more particularly set forth in this agreement.

Therefore, in consideration of the mutual agreements herein contained, the parties covenant and agree for themselves and their heirs, successors and assigns as follows:

1. Owner One hereby grants to Owner Two and his tenants, licensees, business invitees, customers, employees, successors and assigns, the exclusive right to use, free of charge, the 32 parking spaces to be constructed on Lot A, which parking spaces may be used for parking purposes between the hours of 7:00 p.m. and 7:00 a.m. and 24 hours a day on Saturday, Sunday and the following holidays: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas. Owner One further grants to Owner Two and all his tenants, licensees, business invitees, customers, employees, successors and assigns, a right

86109627

of way over the parking lot to be constructed by Owner One on Lot A for purposes of ingress and egress of vehicles and pedestrians using said parking lot on Lot A for parking purposes pursuant to this agreement and for purposes of ingress and egress between Lot B and the public street known as Pleasant Hill Road North.

2. Owner Two hereby grants to Owner One and their tenants, licensees, business invitees, customers, employees, successors and assigns, the exclusive right to use, free of charge, 32 parking spaces on Lot B, as hereafter designated, which parking spaces may be used for parking purposes between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. Since Lot B contains more than 32 parking spaces, Owner One shall have the right to designate and mark the following parking spaces for use under the terms of this easement:

- i. The 5 spaces in the northeast corner of Lot 2 along the eastern boundary line;
- ii. The 12 spaces on the northern boundary line of Lot B;
- iii. The 15 parking spaces in the center of the parking lot in the northern section of Lot B.

Owner Two further grants to Owner One and all their tenants, licensees, business invitees, customers, employees, successors and assigns, a right of way over the parking lot on Lot B for purposes of ingress and egress of vehicles and pedestrians using the parking spaces on Lot B for parking purposes pursuant to this agreement and for purposes of ingress

06109627

and egress between Lot B and Lot A, the public street known as Pleasant Hill Road North and the public street known as Bodega Avenue.

3. Owner Two further grants to Owner One an easement for landscaping purposes over an area of approximately 6 by 84 feet located in the northeast section of Lot B, more particularly described as follows:

Beginning at the northwest corner of Lot 2 as shown on City of Sebastopol Parcel Map No. 63, recorded December 7, 1978 at the Sonoma County Recorder's office in Book 281 of Maps at page 24, Sonoma County Records; thence South 10° 16' 25" East 84.0 feet along the westerly boundary line of said Lot 2; thence South 81° 55' 35" West, 6.0 feet; thence North 10° 16' 25" West, 84.0 feet; thence North 81° 55' 35" East, 6.0 feet to above said point of beginning.

This easement shall give Owner One the right to add to the existing landscaping within the easement area as may be required by the city of Sebastopol and to trim and maintain the trees and plants within such area in so far as they affect the building to be constructed by Owner One on Lot A. Otherwise, Owner Two shall maintain all the landscaping in good order and condition at his expense.

4. The parties agree to maintain and keep in good repair and condition, the parking areas and rights of way situated on their respective lots, keep the parking spaces striped and at all times clear and free of rubbish and obstructions of every nature. Each party further agrees to maintain and keep in good condition and repair the lighting and landscaping on his respective lot in accordance with customary

86108627

standards and as may be required by the city of Sebastopol. Each party agrees to pay all costs and expenses required to improve, repair and maintain his own property.

5. Each party shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than \$500,000 combined single limit and \$50,000 with respect to property damage. All such policies shall name both parties as insureds.

6. The parties may place signs on or immediately adjacent to the parking spaces subject to this easement agreement for purposes of informing tenants, licensees, business invitees, customers, employees or other visitors that said spaces are reserved for exclusive use between the hours as designated under the terms of this agreement.

7. Each of the easements herein granted is appurtenant to the respective dominant tenement that benefits thereby. Each grant of easement contained in this agreement shall run with the land and shall be binding on and shall inure to the benefit of the parties, their heirs, legal representatives, successors and assigns.

8. This agreement may only be modified by written instrument signed by the owners of Lot A and Lot B and with the written consent of the city of Sebastopol, California. The parties agree to execute such additional documents as may be reasonably necessary to carry out the purposes and intentions of this Easement Agreement.

96109627

9. In the event of any dispute between the parties regarding the rights and obligations of either party under this agreement, or the enforcement of the terms of this agreement, the prevailing party in any such dispute shall, in addition to any other relief to which he is entitled, be entitled to recover from the losing party his reasonable attorneys' fees and cost incurred in enforcing this agreement.

10. If any controversy or dispute arising out of this Easement Agreement cannot be settled by the parties or their successors, such controversy or dispute shall be submitted to binding arbitration pursuant to the procedure set forth in Sections 1280 and following of the California Code of Civil Procedure, as amended from time to time including any successor statutes. The parties shall attempt to agree upon one arbitrator to resolve any such dispute, and in the event they are not able to agree upon one arbitrator, each party shall select an arbitrator and the two arbitrators shall select a third and a decision of any two of the arbitrators shall be binding upon all the parties. The parties shall jointly bear the cost of a single arbitrator or a third arbitrator, and shall each pay the cost of their own chosen arbitrator. The award of the arbitrator or arbitrators shall be binding upon all parties, their successors and assigns and may be enforced in a court of competent jurisdiction.

86109627

IN WITNESS WHEREOF, the parties hereto have executed  
this agreement on the day and year first above written.

"Owner One"

  
ROBERT F. BOYLE  
PATRICK L. STOLL

"Owner Two"

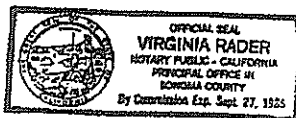
  
MARTIN LORENZO

STATE OF CALIFORNIA

COUNTY OF Sonoma ) ss.

On this 11<sup>th</sup> day of August, in the year  
1985, before the undersigned, a Notary Public, State of  
California, duly commissioned and sworn, personally appeared  
ROBERT F. BOYLE, personally known to me (or proved to me on this  
basis of satisfactory evidence) to be the person whose name is  
subscribed to this instrument, and acknowledged that he executed  
it.

IN WITNESS WHEREOF I have hereunto set my hand and  
affixed my official seal.

Virginia Rader  
Notary Public, State of CaliforniaMy commission expires Sept 27, 1985

86109627

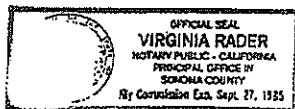
STATE OF CALIFORNIA )

COUNTY OF Sonoma )

ss.

On this 16<sup>th</sup> day of August, in the year 1985, before the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared PATRICK L. STOLL personally known to me (or proved to me on this basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.



Virginia Rader  
Notary Public, State of California

My commission expires Sept 27, 1985

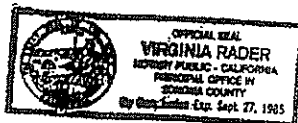
STATE OF CALIFORNIA )

COUNTY OF Sonoma )

ss.

On this 16<sup>th</sup> day of August, in the year 1985, before the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared MARTIN LORENZO personally known to me (or proved to me on this basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.



Virginia Rader  
Notary Public, State of California

My commission expires Sept 27, 1985

# FRENCH GARDEN INN - DESIGN TEAM

**PHILIPS AND ASSOCIATES SURVEYOR**  
632 PETALUMA AVE., SEBASTOPOL  
829-0400  
829-0401  
FPHILIPS@SONIC.NET

**PAUL SCHOCH CIVIL ENGINEER**  
P.O. BOX 1357, SEBASTOPOL 95473  
823-4920  
838-4820  
PSCHOCH@JUNO.COM

**PJC & ASSOCIATES SOIL ENGINEER**  
442 HOUSER ST., STE. A, COTATI 94931  
792-9221 EXT. 104  
792-1747  
PJCINC@SONIC.NET

**KNIGHTS ELECTRIC, INC. ELECTRICAL**

CEDRIC PLOG  
11410 OLD REDWOOD HWY., WINDSOR  
95482  
433-6931  
433-2750  
936-2571  
CEDRIC@KNIGHTSELECTRIC.COM

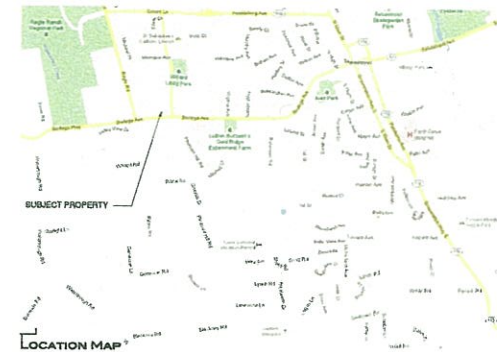
**LEVEL ENGINEERING STRUCTURAL ENGINEER**  
2643 OLSEN RD., SEBASTOPOL, CA, 95472  
486-0937

**PARKER SMITH LANDSCAPING**  
P.O. BOX 2026, SEBASTOPOL 95473  
829-0800, 829-0600  
PSMITH39@AOL.COM

**SEBASTOPOL HEAT & COOL INC. ZEA MECHANICAL**  
PO BOX 2406, SEBASTOPOL, 95473  
823-8042  
DJSMT@SONIC.NET

**LE DUC & DEXTER, INC. PLUMBING**  
P.O. BOX 1157, SANTA ROSA 95406  
575-1500  
575-1276  
953-2438  
BILL@LDPLUMB.COM

**AXEL FIRE SPRINKLERS**  
DAVE HORNER  
7698 BELL RD., WINDSOR 95482  
838-1222  
826-1220  
322-0400  
DHORNER@AXELFIRE.COM



**PROJECT DESCRIPTION**  
Zoning: RMH  
Site Area: 12,877 sq. ft.  
Building Footprint: 3,883 sq. ft.  
Code: 2010 CBC, CPC, MC, EC, and CFC  
Separate Permit: Sign, Fire Sprinkler  
Colors: As approved by City Planning Department

## PARKING COMPLIANCE

Inn	Required	Provided
18 rooms		
Rooms - 1 space per room + 2		
18 rooms + 2 =	20	
<b>Total Inn Parking</b>	<b>20</b>	<b>20</b>

<b>Restaurant</b> 6,440 sq. ft. - 15% net = 5,479 sq. ft.		
1 space per 125 sq. ft. for first 2,500 sq. ft. =	20	
1 space per 150 sq. ft. for 2,974 sq. ft. =	20	
<b>Total Restaurant Parking</b>	<b>40</b>	<b>43</b>
<b>Total Parking (Inn + Restaurant) =</b>	<b>60</b>	<b>63</b>
Shared with Next Door Office =	32	
<b>Handicap Parking =</b>	<b>3</b>	<b>4</b>

## SQUARE FOOTAGE CALCULATIONS

Location	Area to Outside Face of Wall (Include balconies, storage)	Area to Outside Wall	Exterior Exit Discharge
Basement	1,560 sq. ft.	1,560 sq. ft.	
First Floor	2,667 sq. ft.	3,945 sq. ft.	634 sq. ft.
Exterior Porch/Entryway		3,379 sq. ft.	591 sq. ft.
Second Floor	2,801 sq. ft.		
Exterior Porch/Entryway	6,828 sq. ft.	8,284 sq. ft.	1,225 sq. ft.

Total Square Footage Outside Face Of Wall 8,284 Sq. ft. Total Enclosed Space Basement & Storage Are Unconditioned -- 6,691 Sq Ft = Total Conditioned Space

## ZONING COMPLIANCE

**Floor Area Ratio:**  
Building footprint 3,883 sq. ft. / lot area = 30 %  
(3,229 sq. ft. + 670 sq. ft.)  
**Building Height Maximum 30 ft.:** Provided - 30 ft. at lower from original grade  
**Set backs:**  
Minimum side yard: 6 ft. required Provided - 8.5 ft. -  
Minimum back yard: 20 ft. required Provided - 30.5 ft.  
Minimum front yard: 15 ft. required Provided - 18 ft.

## OCCUPANCY CALCULATIONS (TABLE 10A)

Storage, hallway & toilet not included in occupancy calculations  
Basement: Unconditioned machinery & storage = 1,187 + 200 = 63.85 occ.  
= 373 + 100 = 67.73 occ.  
= 67.69 occupancy = 68

First Floor = 2,667 + 200 = 13.33 occupancy = 14  
Second Floor = 2,801 + 200 = 13 occupancy = 13

## EXTINGU REQUIRED (TABLE 10B)

Two paths of travel required for occupancy over 10 & basement - two provided at each floor.  
See 1004.2.2 & 3 & 4 allow basement second access through intervening room.

Stair width = 13 (maximum occupancy) x 0.3 = 3.9 feet  
Exit balcony = 13 (maximum occupancy) x 0.2 = 2.6 feet  
Minimum exit balcony and stair width 44" provided

## CONSTRUCTION TYPE & ALLOWABLE FLOOR AREA (TABLE 5B)

R-1 VN - 2 floors of 6,000 sq. ft. allowed  
3,379 sq. ft. + 6,000 sq. ft. = 0.58 < 1 ok

## AREA SEPARATION (TABLE 5B per 316.14.10)

R1 - S2(F2) Res/ Mechanical Room = 1-hour Floor Ceiling  
R1 - B Residues/ Laundry = 1-hour Floor Ceiling  
F2-B Mech/ Laundry No Separation Required

Walls and floors between guest rooms - 1-hour fire resistive construction 50 STC  
Wall between guest room & exterior exit discharge balcony - 1-hour construction 50 STC  
Stairways - 1-hour construction

## FIRE DEPARTMENT REQUIREMENTS (TABLE 5A)

R-1 VN - 1-hour required & openings prohibited less than 5 feet to property - not required  
Fire sprinkler system will have local alarm system for notification of all occupants and separate fire alarm system is not required per 316.10 UBC.

## HANDICAP UNITS

1 handicap unit - bathroom with walk-in shower required - 2 provided (Units 4 & 7).

Hearing impaired fire alarm system in Unit 4.

LRI to fit under bed in Unit 4.

## FRENCH GARDEN

### SHEET INDEX

SITE DRAWINGS
A1.0 Title Page
A1.1 Site Plan/ Accessible Route of Travel
A1.2 Site Plan/ Site Lighting

### LANDSCAPE DRAWINGS

L1 Landscape Plan - Planting
L2 Landscape Plan - Irrigation

### ARCHITECTURAL DRAWINGS

A2.0 Basement Floor Plan
A2.1 First Floor Plan
A2.2 Second Floor Plan
A3.0 Elevations
A3.1 Elevations
A4.0 Sections
A4.1 Sections
A5.0 Roof Plan & Venting

## ISSUED FOR:

Submittal:	June 7, 2013
Client Review:	
Check Set:	
Check Set:	
REVISIONS:	
RESUBMITTAL:	
RESUBMITTAL:	



FRENCH GARDEN INN - DAN SMITH  
8060 BODEGA AVE.  
SEBASTOPOL, CA 95412  
Phone: 707.823.1651

## COVER SHEET

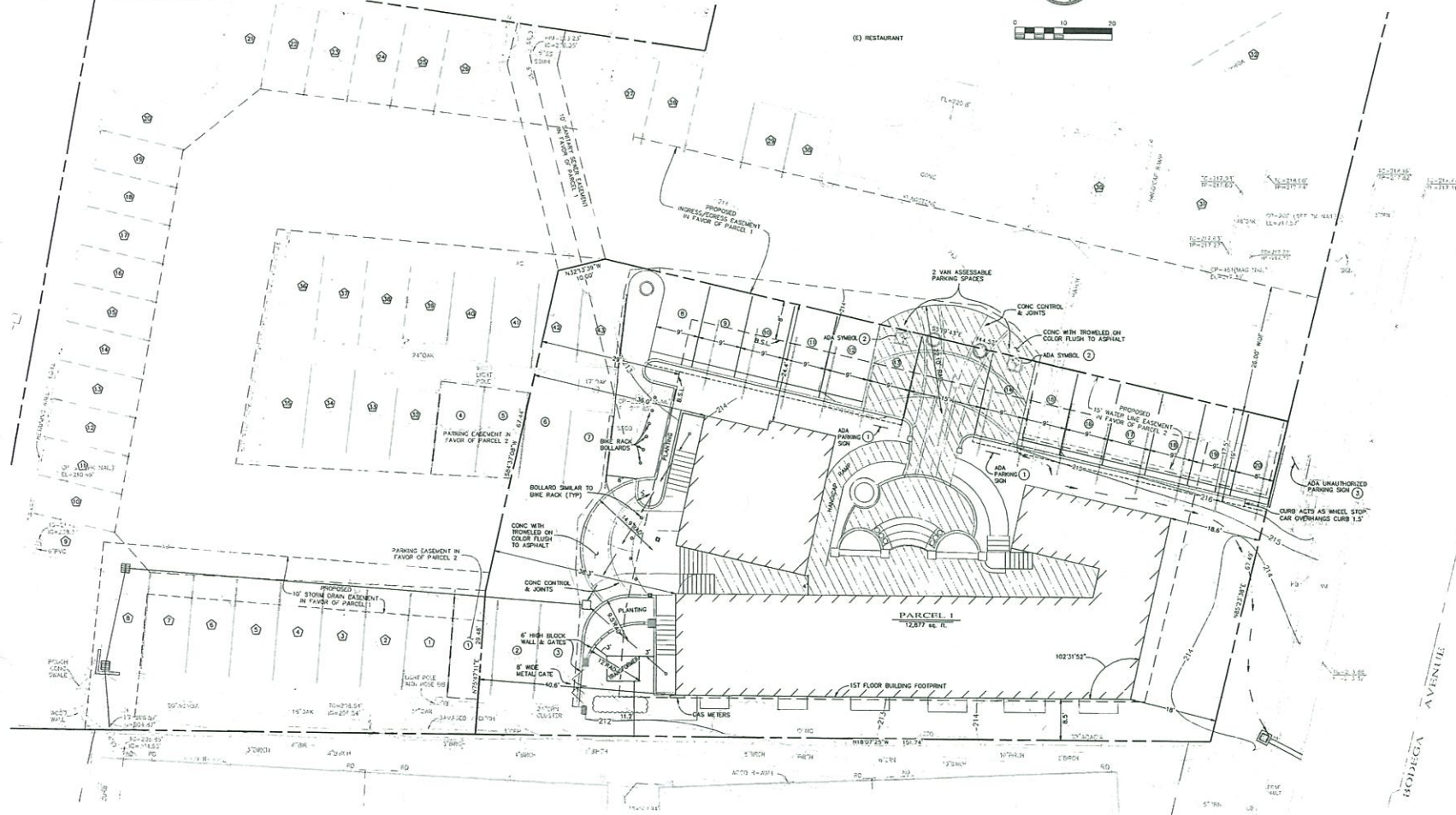
A1.0

OCT 24 2013

BY:

# LEGEND

- HANDICAP ACCESS ROUTE
- FRENCH GARDEN INN PARKING SPACE
- FRENCH GARDEN RESTAURANT PARKING SPACE



ISSUED FOR:
12/7/2007
12/15/2008
6/20/2013

**MORSE & CLEVER ARCHITECTS**  
47 Sixth Street, Del Mar, CA 92014  
(760) 893-0152

**FRENCH GARDEN INN - DAN SMITH**  
8060 BODEGA AVE.  
SEBASTOPOL, CA 95472  
Phone: 707.823.1651

**SITE PLAN / ACCESSIBLE ROUTE OF TRAVEL**



EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A BLUE BACKGROUND AND PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT POSTED IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 18" SQUARE. SIGNS IN AREAS AND VIEWS IN THE PATH OF TRAVEL SHALL BE POSTED AT A MINIMUM HEIGHT OF 5' ABOVE THE GROUND. THE SIGN SHALL BE PLACED IN FRONT OF THE PARKING SPACE, AND THE WHEELCHAIR SHALL BE ACCESSIBLE ON SIGN AS SHOWN AT STALLS DESIGNATED FOR VAN ACCESSIBLE PARKING.



1. SYMBOL TO BE PAINTED ON SURFACE OF PARKING LOT PAVING.
2. BACKGROUND COLOR IS BLUE.
3. SEE SITE PLAN FOR LOCATION AND ORIENTATION.



A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, SEE SITE PLAN FOR LOCATION AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES. THE SIGN SHALL NOT BE LESS THAN 17" X 22" IN SIZE AND STATE:

CONTRACTOR SHALL FILL IN WITH BLUE PAINT BY CITY OF SEBASTOPOL.

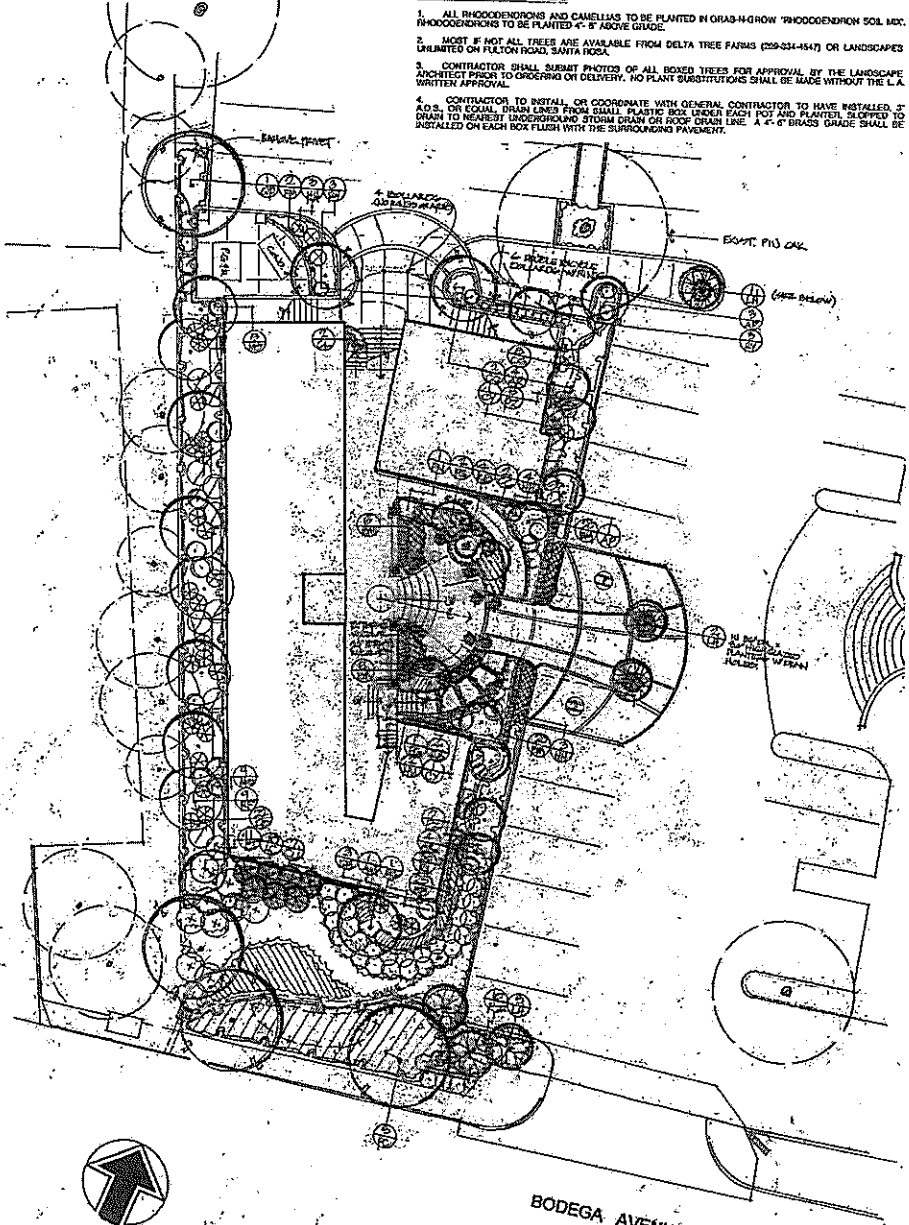
1 ACCESS PARKING SIGNAGE N.T.S.

2 PARKING SYMBOL FOR ACCESSIBLE PARKING ACCESS PARKING SIGNAGE N.T.S.

3 UNAUTHORIZED VEHICLE PARKING ACCESS PARKING SIGNAGE N.T.S.

**A1.1**

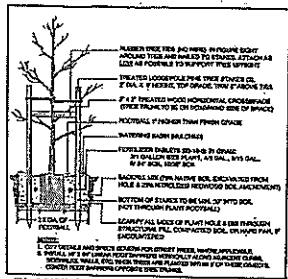
1. ALL RHODODENDRONS AND CAMELLIAS TO BE PLANTED ON GRAZ-14-16-18W "RHODODENDRON SOIL MIX". RHODODENDRONS TO BE PLANTED 4" - 8" ABOVE GRADE.
2. MOST IF NOT ALL TREES ARE AVAILABLE FROM DELTA TREES FARM (229-334-4547) OR LANDSCAPES.
3. PLANTATIONS ON THE SITE SHALL BE PLANTED WITHIN 14 DAYS OF THE START DATE.
4. CONTRACTOR SHALL SUBMIT PHOTO OF BOTH BOXED TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR DELIVERY. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE L.A.'S WRITTEN APPROVAL.
5. CONTRACTOR TO INSTALL OR COORDINATE WITH GENERAL CONTRACTOR TO HAVE INSTALLED 3" A.O.S. OR EQUIV. DRAIN LINE FROM SMALL PLASTIC BUBB LUNCH EATER ACROSS AND PAST PLANT. 3" O.D. DRAIN LINE SHALL BE INSTALLED ON GRADE WITHIN 14 DAYS OF THE START DATE. A 6" - 8" BIASS GRADE SHALL BE INSTALLED ON EACH CLOT FLUSH WITH THE SURROUNDING PAVEMENT.



ADDR	PLANT SPECIES (Botanical & Common Name)	SIZE	NOTES	WATER USE
TREES				

[illegible]

	<i>Scaberrub Chrys</i>	4" x 10" x 2" x 6" c.	
	<i>Archibutea</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 5" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	
	<i>Enfilis</i> <i>Chrys</i> <i>Chrys</i>	1 Gd. 3" x 6" c.	



### PLANTING & TREE STAKING DETAIL

All installations shall conform to the appropriate City, County and/or State Agricultural codes, ordinances, laws, rules and regulations. In cases of damage due to derelictions, the Contractor and buyer are bound in proportion to the extent of damage determined by the Landscape Architect.

[illegible]

If tire has been used for soil compaction anywhere on the site and prior to beginning any operations, the Landscape Contractor and Landscape Architect shall meet on the site to determine, with the General Contractor, all landscape areas where the soil has been "tire treated" and the depth to which that treatment extends and needs to be stated. No planting shall be done in tire treated soils and no tire treated soils shall be placed in areas to be planted as soil.

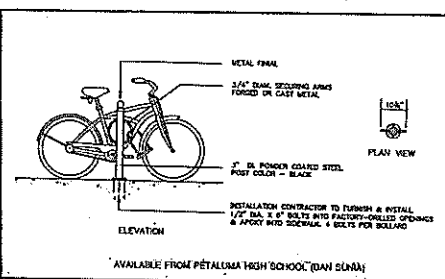
[illegible][illegible]

All plastic, and the areas between them, shall be matched with reduced or no visible lap joints. All plastic shall be distributed by United Forest Products, Santa Rosa, or Durap Products, Sacramento, CA. The match shall be every 6 and uniformly spread to a three inch (3") depth.

All plastic material shall be protected from damage by rodents. Appropriate measures, such as fencing, trapping, etc., shall be employed during installation. Vendors, their staff, and all persons who enter the site for the purpose of construction or treatment, shall be the responsibility of the Contractor to replace, with equal material, and acceptance of the project by the Owner.

Upon completion of the landscape installation, the Contractor shall request the Landscape Architect to review the installation and grant Preliminary Acceptance. If the Landscape Architect has no deficiencies, the Contractor shall have five (5) days to correct them. Upon acceptance by the Landscape Architect, the Contractor shall send the city the following information: (a) a copy of the approved landscape plan; (b) a copy of the Preliminary Acceptance; (c) a written copy of the Contractor's written statement that the Contractor has installed the landscape in a healthy growing condition, shall keep all areas weeded and clear, and shall replace immediately any plants that die, are damaged, or appear weak and are not thriving in their new environment. At the completion of this period, if all improvements are acceptable, Final Acceptance will be granted by the Landscape Architect and/or Owner and the Owner shall be responsible for ongoing maintenance. If unsatisfactory, the Contractor shall have five (5) working days to correct the deficiencies.

The Irrigation system, multiple and installation work and all plant involved shall be guaranteed for a one year period following Final Acceptance of the project. Irrespective of whether similar maintenance procedures during this period that result in the death or damage to plant material will relieve the Contractor of his responsibilities under this guarantee.



BICYCLE POST / BOLLARD DETAIL

[illegible]

**PARKER SMITH**  
**LANDSCAPE ARCHITECTURE**  
P. O. BOX 2028, SEASATOPOL, CA 95473  
(707) 828-0800



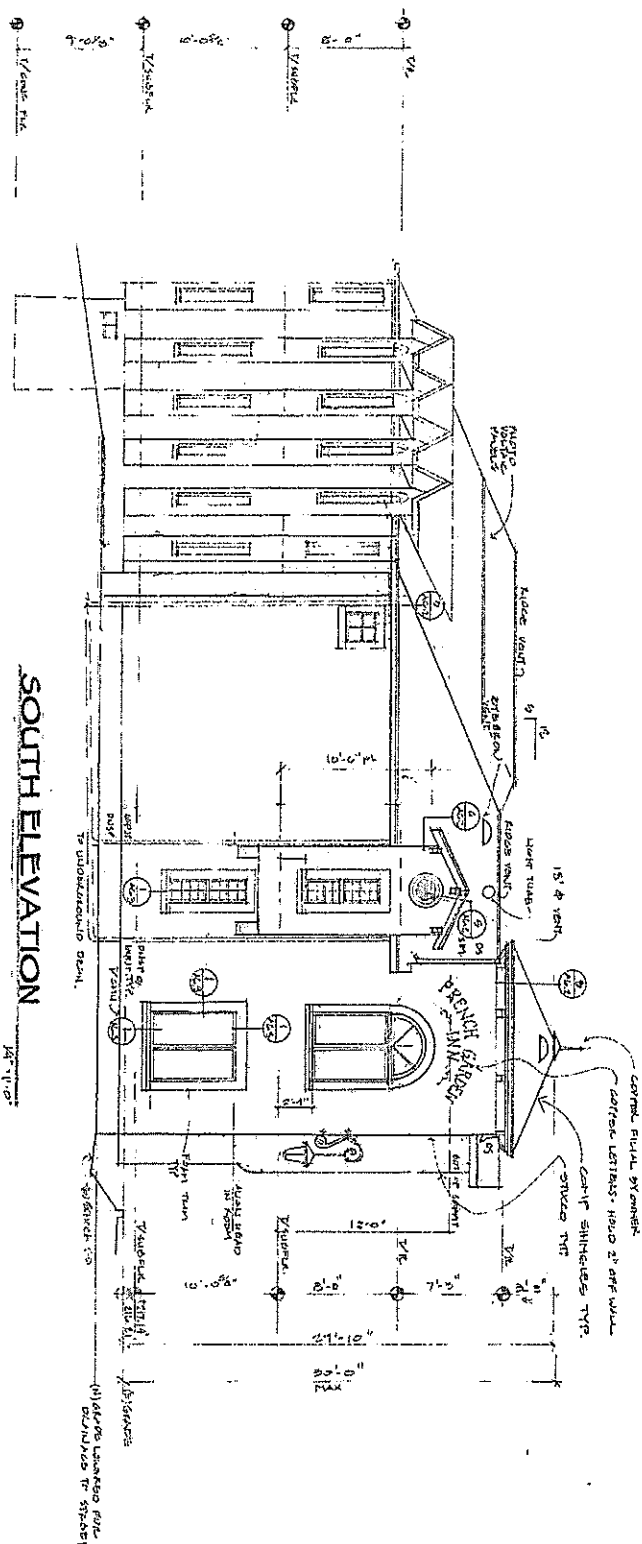
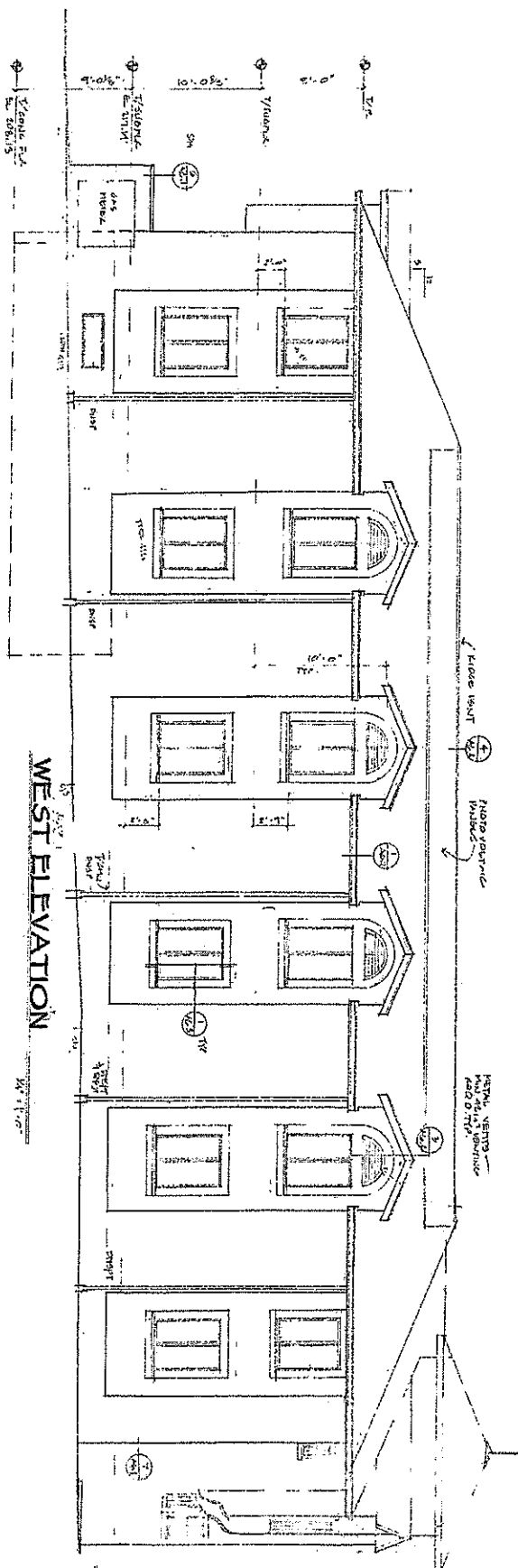
LANDSCAPE PLANTING PLAN

**FRANCHI GARDEN inn**

DAN SMITH - OWNER  
8060 BODEGA AVE SEBRASTOBY CA

JOB NO.: 1573  
DATE: 6-20-83  
SCALE: 1" = 10'  
DRAWN BY: PJS  
CHECKED BY: PJS  
CAD FILE: —

L-1



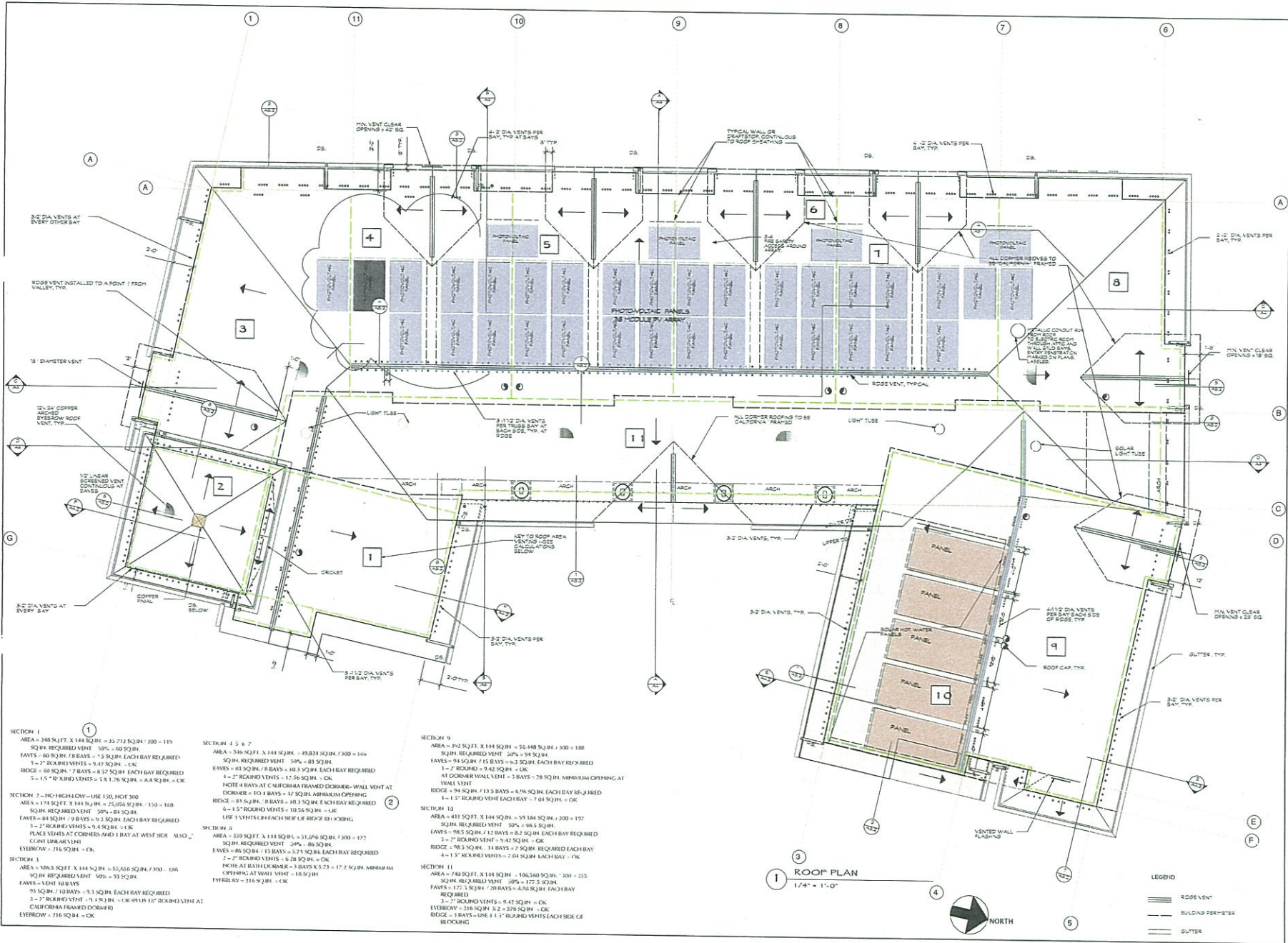
FRENCH GARDEN INN - DAN SMITH  
8060 BODEGA AVE.  
SEBASTOPOL, CA 95412  
Phone: 707.823.1651

MODSE & CLEVER  
ARCHITECTS



**ISSN 0005-2718**





ISSUED FOR:	
Submitted:	June 7, 2013
Client Review:	
Check Set:	
Check Set:	
REVISIONS	
RESUBMITTAL	
RESUBMITTAL	



47 Sixth Street, Decatur, GA 30030  
 (404) 253-0192

**FRENCH GARDEN INN - DAN SMITH**  
 8060 BODEGA AVE.  
 SEBASTOPOL, CA 95412  
 Phone: 707.823.1651

ROOF PLAN

**A5**



SHEET INDEX

ARCHITECTURAL

- A0.0 COVER SHEET
- A0.1 COURT YARD RENDERING
- A0.2 TITLE SHEET
- A0.3 ADA REQUIREMENTS
- A0.4 ADA REQUIREMENTS
- A0.5 ADA REQUIREMENTS
- A0.6 MATERIALS
- A0.7 CONTEXT PHOTOS
- A0.8 SOLAR PANELS
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLANS
- A2.0 PROPOSED SITE FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 UNIT A ADA & A1 & A2 REVERSE PLANS & ELEVATIONS
- A3.1 UNIT B PLANS & ELEVATIONS
- A3.2 UNIT C PLANS & ELEVATIONS
- A3.3 UNIT D PLANS & ELEVATIONS
- A3.4 UNIT E PLANS & ELEVATIONS
- A3.5 UNIT F PLANS & ELEVATIONS
- A4.0 SOUTH ELEVATION
- A4.1 NORTH ELEVATION
- A4.2 EAST ELEVATION
- A4.3 WEST ELEVATION

STRUCTURAL

PRECISCION ENGINEERING

CIVIL

- C1 PRELIMINARY GRADING & DRAINAGE PLAN
- C2 PRELIMINARY UTILITY PLAN

LANDSCAPING

- L1 LANDSCAPE CONCEPT PLAN
- L2 PLANT IMAGES

MECHANICAL / PLUMBING

MONTEREY ENERGY GROUP

ELECTRICAL

WESTERN SUNSYSTEMS

TITLE 24

MONTEREY ENERGY GROUP

SPRINKLER

SUPPLIED BY TYCO SIMPLEX GRINNELL

NYU  
DESIGNS

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

The Wildflower

8060 APN: 004-350-063  
8086 BODEGA AVE. SEBASTOPOL, CA 95478

NOV 02 2018

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYULASSIE VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
COVER SHEET

PROJECT NO. NYU17 055  
DATE 09/20/2018  
SCALE

A0.0



COURTYARD

NOV 02 2018

NYU  
DESIGNS

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

*Paul J. Nyulassie*  
11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYUDESIGNS VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE  
COURT YARD  
RENDERING

PROJECT NO. NYU17\_055  
DATE 09/20/2018  
SCALE

A0.1



EGRESS EXIT SIGNS

1. EXTERNALLY/INTERNALLY ILLUMINATED EXIT SIGN

2. RAISED CHARACTER & BRAILLE EXIT SIGN

NOTES:

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. (CA T24 1913.1)

2. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

EACH GRADE LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT".

EACH EXISTING DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 AND THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

"EXIT STAIR DOWN"

"EXIT STAIR UP"

"EXIT RAMP DOWN"

"EXIT RAMP UP"

(CA T24 1913.4)

EACH EXISTING DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 AND THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXISTING ENCLOSURE OR AN EXISTING PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". (CA T24 1913.4)

EACH EXISTING DOOR THROUGH A HORIZONTAL EXIT THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT" (CA T24 1913.4)

EGRESS EXIT SIGNS

N.T.S

8

RECTANGULAR SEAT

15" Min. to 16" Max.

1 1/2" Max.

Full depth of stall

2 1/2" Max.

ALTERNATE ROLL-IN SHOWER

N.T.S

06

ACCESSIBLE SINK - KNEE & TOE CLEARANCE

Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact.

Force to operate faucets: 5 lbs. Max.

18" Min.

6" Max. Toe Clearance

34" Max.

Knee clearance height: 27" Min.

Toe clearance height: 9"

Toe and Knee clearance must be provided under sinks.

ACCESSIBLE SINK CLEARANCE

N.T.S

09

ACCESSIBLE KITCHEN SPACE NEXT TO APPLIANCES

34" Max.

27" Min.

9" Min.

30" Min.

ACCESSIBLE KITCHEN SPACE

N.T.S

10

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT

Centerline of hand-held sprayer mounting bracket

60" Min. Face of finish

27" Max.

19" Min.

36" Min. Opening

36" Min. Face of finish

1 1/2" Max. threshold

48" Max. to top of mounting bracket

39" to 33" to 36"

24" Min.

36" Min. Face of finish

ALTERNATE ROLL-IN SHOWER

N.T.S

07

GRAB BAR - DETAILS

Size and Spacing of Grab Bars

1 1/2" Min. to 2" Max. Diameter

1 1/2" Clearance

1/8" Min. Radius all edges

No Rotation in Fittings

Grab Bars and Adjacent Surfaces are free of sharp or abrasive surfaces

Structural Strength: 250 lbs.

CROSS SECTION

Perimeter: 4" Min. to 4.8" Max.

1 1/4" - 2" Cross Section

1 1/2" Min.

1 1/2" Min.

1 1/2" Min.

1 1/2" Min.

SPACING OF GRAB BARS

12" Min.

1 1/2" Min.

Projecting Objects

Recessed Objects

GRAB BAR DETAILS

N.T.S

07

UNISEX TOILET & BATHING FACILITIES SIGNAGE

Door Signage

Unisex Sanitary Facility

58" Min. to 60" Max.

1/4" Thick

1/4" Thick

1/4" Thick

Color & contrast of symbol distinctly different from door

UNISEX SIGNAGE

N.T.S

03

SIGNAGE - INSTALLATION & HEIGHT

Wall sign to be installed on the latch side of door

Lettering: Upper case characters, Raised 1/32"

Pictogram

Height of lettering: 5/8" min. to 2" max.

Grade 2 Braille

Wall sign clear of door swing

Protruding signs

58" Min. to 60" Max.

80" Min.

90"

SIGNAGE INSTALLATION

N.T.S

04

ACCESSIBLE LAVATORIES

Knee Clearance

17" Min. to 25" Max.

Toe Clearance

11" Min.

6" Max.

9" Min.

27" Min.

29" Min.

34" Max.

40" Max.

ACCESSIBLE LAVATORY

N.T.S

05

LAVATORY - CLEAR FLOOR SPACE

Front Approach

17" Min. to 25" Max.

18" Min.

30" Min.

48" Min.

Clear Floor Space

ACCESSIBLE LAVATORY

N.T.S

05

TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS

MIRROR

SOAP DISPENSER

PAPER TOWEL DISPENSER

TOILET PAPER DISPENSER

TOILET PAPER HOLDER

SANITARY NAPKIN DISPOSAL

SANITARY NAPKIN DISPENSER

TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS

N.T.S

01

TYPICAL PLUMBING FIXTURES & ACCESSORIES MOUNTING HEIGHTS

WATER CLOSET SIDE WALL

WATER CLOSET BACK WALL

URINAL

LAVATORY OR VANITY SINK

59" MIN. @ FLOOR-MOUNTED TOILET

56" MIN. @ WALL-HUNG TOILET

TOILET PARTITION WHERE OCCURS

1 1/2" DIA. GRAB BAR WITH 1 1/2" GAP FROM WALL

TOILET PAPER MOUNTING AREA

URINAL SCREEN WHERE OCCURS

COUNTER WHERE OCCURS

ACCESSIBLE SINK BOWL 6 1/2" DEEP

OFFSET WASTE

TOE SPACE

34" Min.

27" Min.

33" Min.

36" Min.

38" Min.

42" Min.

44" Min.

46" Min.

48" Min.

50" Min.

52" Min.

54" Min.

56" Min.

58" Min.

60" Min.

62" Min.

64" Min.

66" Min.

68" Min.

70" Min.

72" Min.

74" Min.

76" Min.

78" Min.

80" Min.

82" Min.

84" Min.

86" Min.

88" Min.

90" Min.

92" Min.

94" Min.

96" Min.

98" Min.

100" Min.

TYPICAL PLUMBING FIXTURES & ACCESSORIES MOUNTING HEIGHTS

N.T.S

01

TOILET ROOM

11B-604.3.1 SIZE

CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

DOOR PERMITTED TO SWING OVER HATCHED PORTION OF MANEUVERING SPACE

54" Min.

42" Min.

36" Min.

17" Min. to 18" Max.

12" Min.

17" Min. to 19" Max.

19" Min.

33" Min. to 36" Max.

40" Min.

48" Min.

80" Min.

30" Min.

32" Min. Clear

90" Min.

Turning Space 60" DIA CLR

TOILET ROOM

N.T.S

02

NYU DESIGNS

PAUL J. NYULASSIE

510.809.5883

PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.

SEBASTOPOL, CA 95478

DESIGN DEVELOPMENT

REVISIONS

# DESCRIPTION DATE

The Wildflower

8086 BODEGA AVE.

SEBASTOPOL, CA 95478

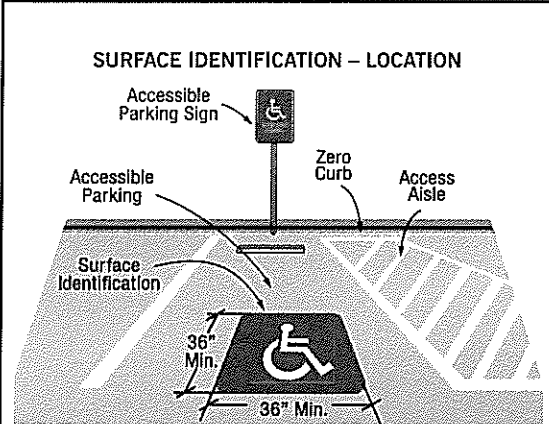
NOV 03 2018

PROJECT NO NYU17\_055

DATE 09/20/2018

SCALE As indicated

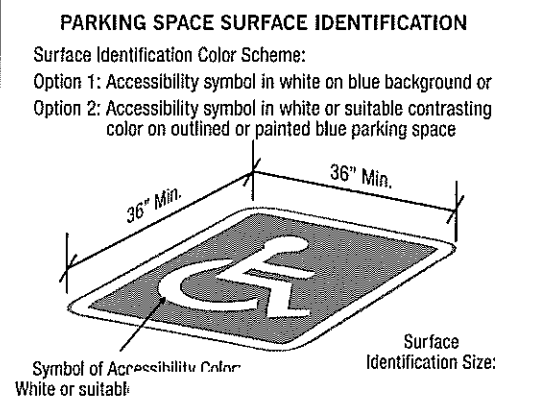
A0.3



ACCESSIBLE PARKING

N.T.S

17



ACCESSIBLE PARKING SIGN

N.T.S

18

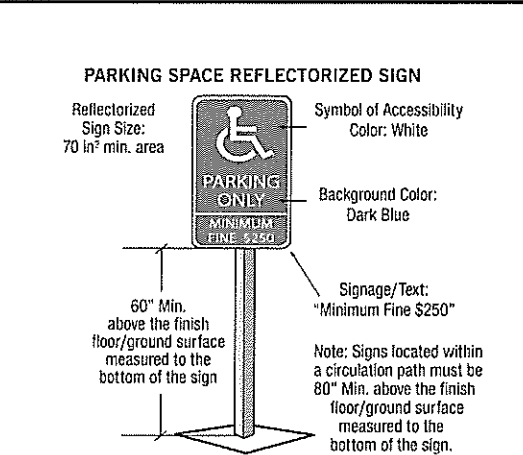


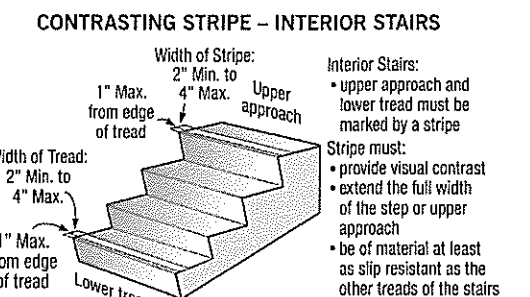
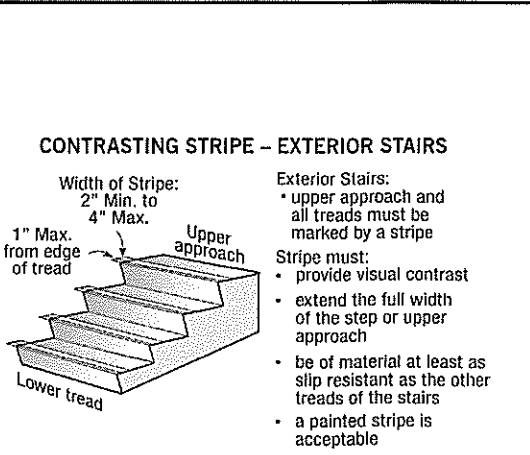
FIGURE 1



ACCESSIBLE PARKING SIGN

N.T.S

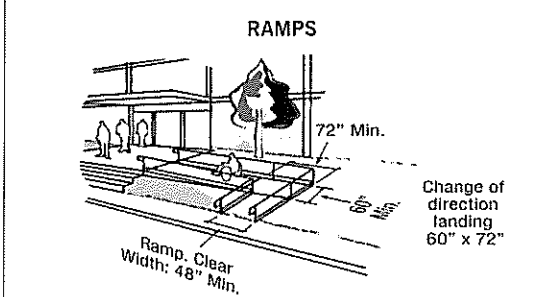
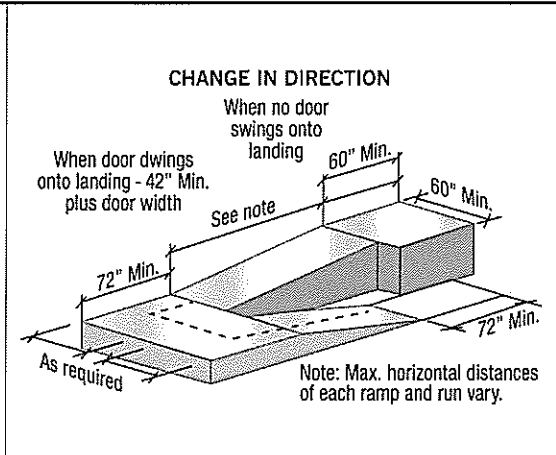
14



CONTRASTING STRIPE

N.T.S

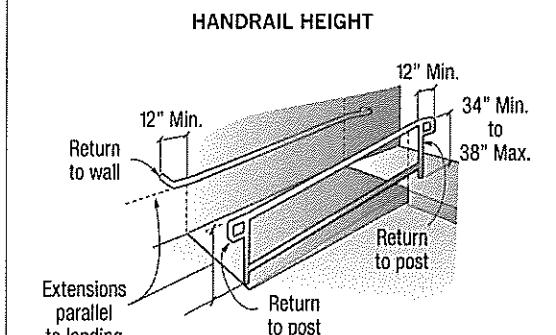
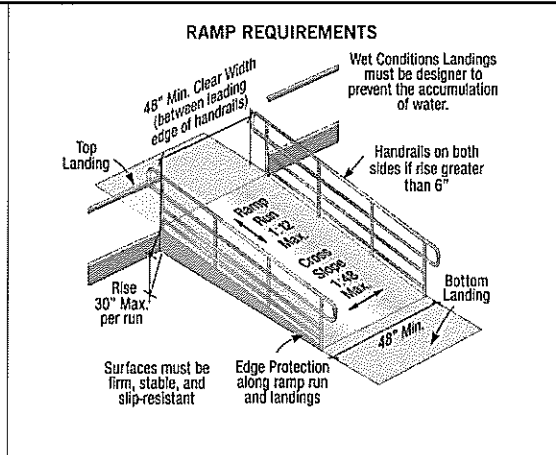
10



RAMP REQUIREMENTS

N.T.S

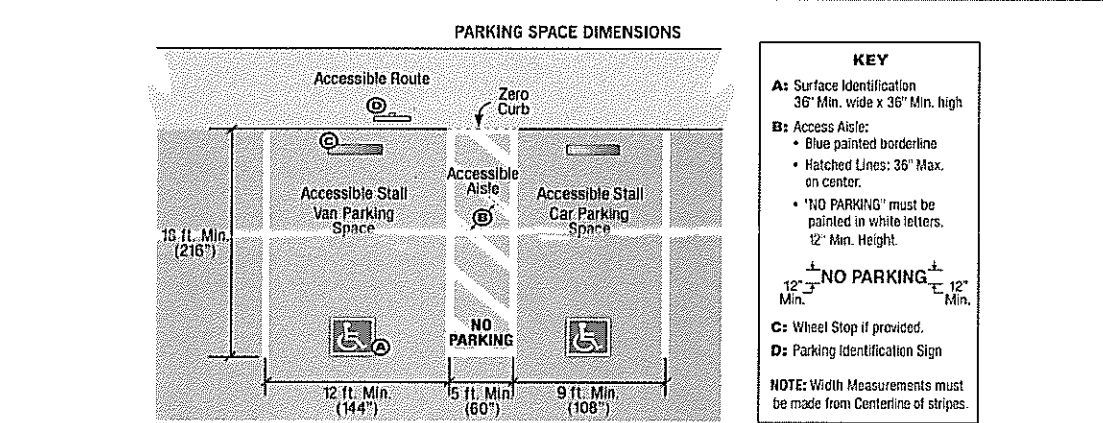
06



RAMP REQUIREMENTS

N.T.S

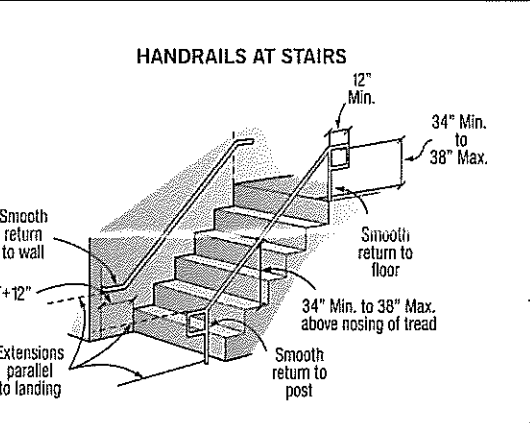
02



ACCESSIBLE PARKING SPACE

N.T.S

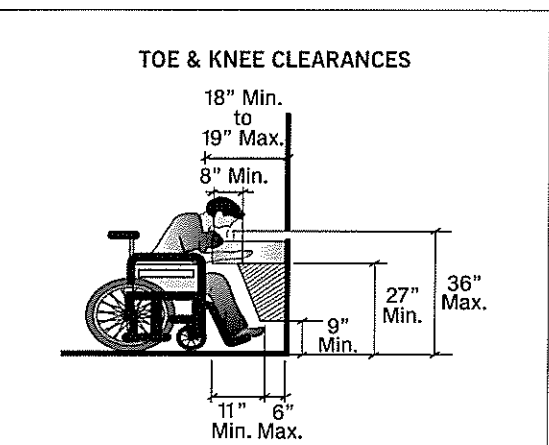
15



HANDRAIL DETAIL

N.T.S

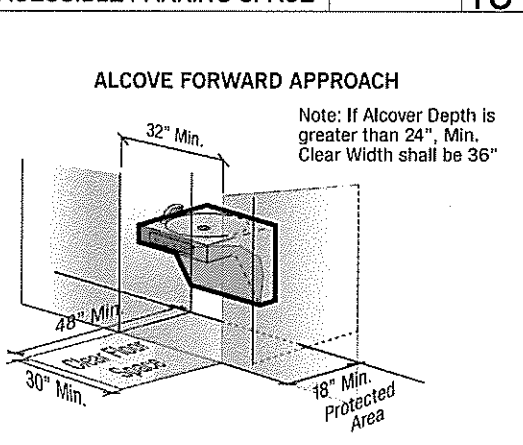
11



WATER FOUNTAIN

N.T.S

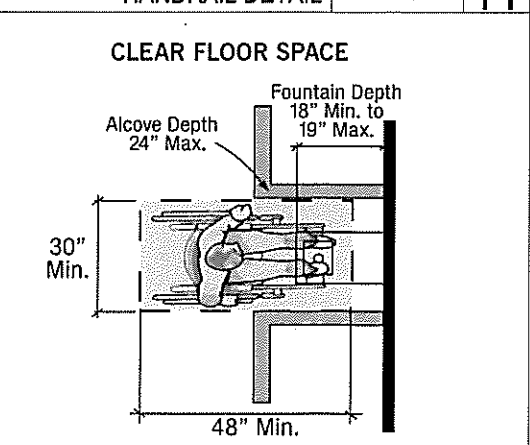
20



WATER FOUNTAIN

N.T.S

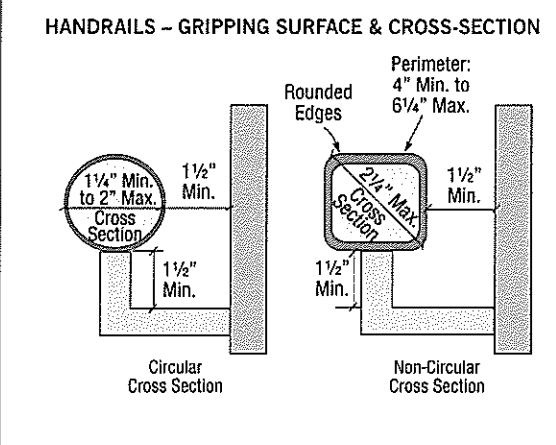
16



WATER FOUNTAIN

N.T.S

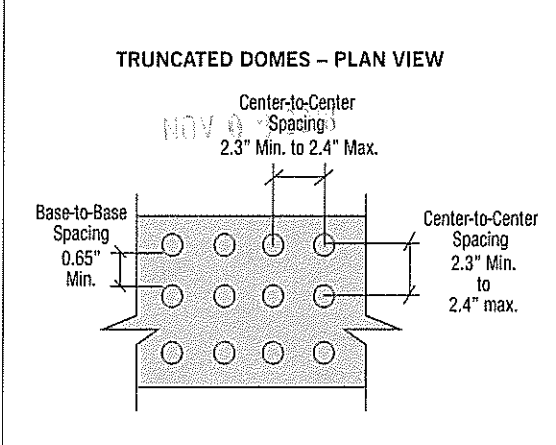
12



HANDRAIL DETAIL

N.T.S

08



TURNCATED DOMES

N.T.S

04

NYU  
DESIGNS

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

The Wildflower

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478


© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIAL HEREIN WITHOUT THE WRITTEN PERMISSION OF NYULASSIE IS PROHIBITED. THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE  
ADA  
REQUIREMENTS

PROJECT NO. NYU17\_055  
DATE 09/20/2018  
SCALE 1/2" = 1'-0"

A0.4

### REACH RANGES



- RESIDENTIAL ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES MUST COMPLY WITH THE HEIGHT REQUIREMENTS SPECIFIED IN THIS SECTION.
- CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT MUST COMPLY WITH THE HEIGHT REQUIREMENTS SPECIFIED IN THIS SECTION.
- IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION SWITCHES AND CONTROLS MUST COMPLY WITH RESIDENTIAL REACH RANGES.
- RECEPTACLES, SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

REACH RANGES	N.T.S	4
--------------	-------	---

### ACCESSIBLE DOOR & DOORWAY

90° Min. Opening

The diagram illustrates the requirements for an accessible door and doorway. It shows a side view and a top-down view of a doorway. Key dimensions and requirements include:

- Width:** 3 ft. Min.
- Clear Width:** 32" Min.
- Min. Height:** 6'-8"
- Door Spring Hinges:** 1.5 sec. Min. from 70° to 0°
- Door Closers:** 5 sec. min. from 90° to 12°
- Smooth Surface on the push side**
- Maneuvering Clearance:**
  - Push Side: 48" Min.
  - Pull Side: 60" Min.
- Door Hardware:** 34" Min. to 44" Max.
- Door Spring Hinges / Door Closers:** 70° to 90°

\* Door width + 18" for interior door or 24" for exterior door  
\*\* Door width + 12" if both latch and closer

### DOUBLE LEAF DOOR

The diagram illustrates the requirements for a double leaf door. It shows two doors opening into a landing. Key dimensions and requirements include:

- 1 Door must comply**
- Min. 90° door opening**
- Min. 32" Clear opening**
- Level landing on each side of door.**

1 Door must comply

Min. 90° door opening

Min. 32" Clear opening

Level landing on each side of door.

ACCESSIBLE DOORWAY	N.T.S	1
--------------------	-------	---

34" Min.  
to  
44" Max.

Floor

34" Min.  
to  
44" Max.

Floor

- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4.  
(CA T24 11B-404.2.7) (ADA 404.2.7)
- OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND.  
(CA T24 11B-404.2.7) (ADA 404.2.7)
- WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.  
(CA T24 11B-404.2.7) (ADA 404.2.7)

DOOR HARDWARE	N.T.S	2
---------------	-------	---

The diagram illustrates a cross-section of a door threshold. It shows a vertical door frame on the left and a horizontal threshold extending to the right. The threshold has a beveled edge on its top surface. A dimension line indicates the maximum height of the threshold is 1/2 inch. Another dimension line indicates the maximum slope of the beveled edge is 50% (1 unit vertical to 2 units horizontal). The threshold is labeled with '1' and '2' at the beveled edge.

- THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAX. (CA T24 11B-404.2.5) (ADA 404.2.5)
- RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SPECIFICATIONS 11B-302 AND 11B-303 (CA T24 11B-404.2.5) (ADA 404.2.5)

**EXCEPTIONS:**

1. EXISTING OR ALTERED THRESHOLDS 3/4 INCH HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1/2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.5. (ADA 404.2.5 (EXC))

DOOR THRESHOLD	N.T.S	3
----------------	-------	---

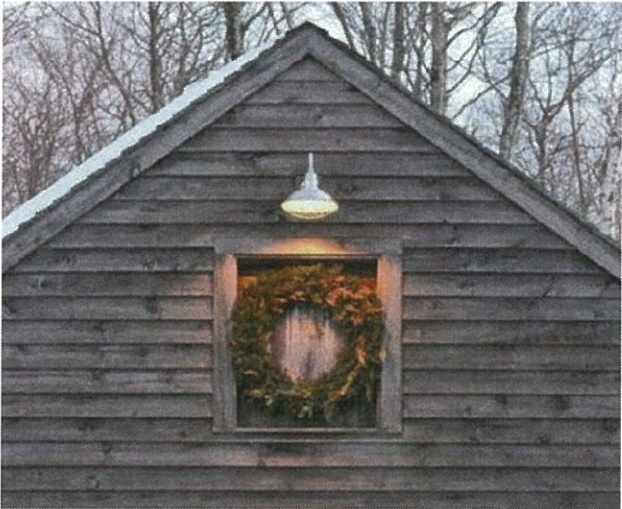
## A0.5



LAP BOARD SIDING



METAL CLAD WINDOWS



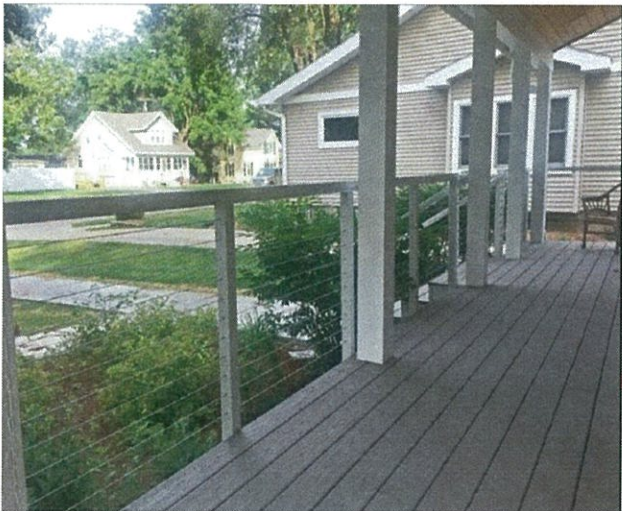
EXTERIOR DOWNLIGHT



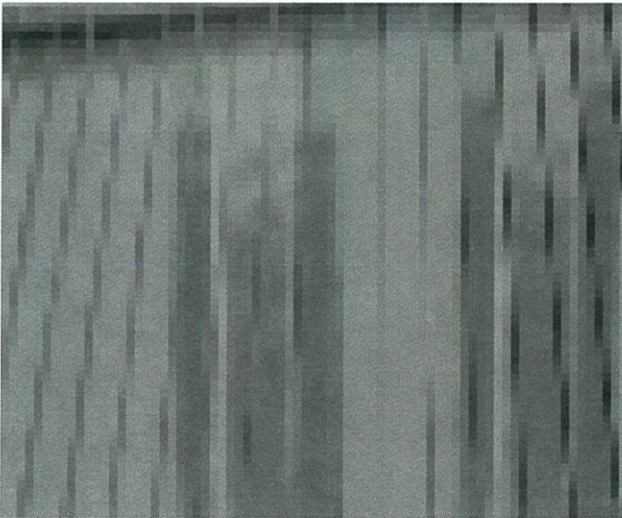
STAINLESS STEEL ROUND TUBE  
CIRCULAR BIKE RACK



SLAT FENCING



STETCHED CABLE RAILINGS & DECKS



ROOF COLOR: QUARRY GREY METAL ROOF

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYUDESIGNS VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
**MATERIALS**

PROJECT NO. NYU17 055  
DATE 09/20/2018  
SCALE 12" = 1'-0"

**A0.6**



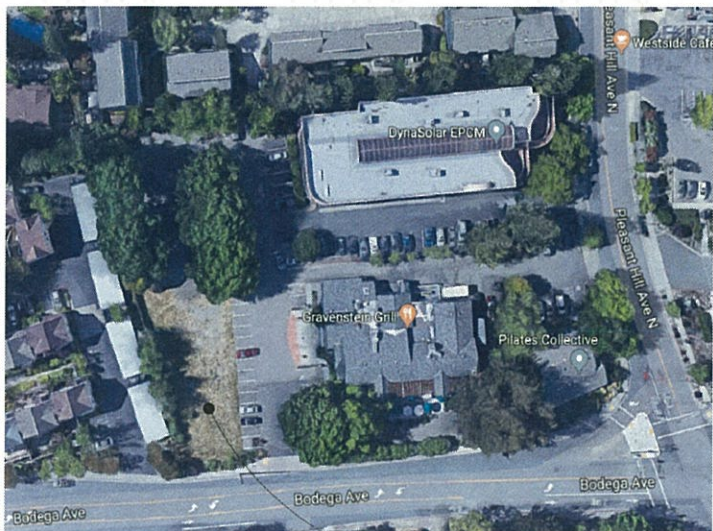
**BODEGA AVE STREET VIEW**



**NORTH VIEW**



**SOUTH VIEW**



**SITE LOCATION**

NOV 03 2018

**NYU  
DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

*Paul J. Nyulassie*  
11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYULASSIE VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
CONTEXT  
PHOTOS

PROJECT NO. NYU17\_055  
DATE 09/20/2018  
SCALE 12" = 1'-0"

**A0.7**

REVISIONS

#	DESCRIPTION	DATE

**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYUDESIGNS VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
EXISTING SITE  
PLAN

PROJECT NO NYU17 055  
DATE 09/20/2018  
SCALE 1" = 20'-0"

A1.0

HILLSIDE CONDOMINIUM SUBDIVISION

NOTE:  
BUILDING LOCATIONS AND STORM DRAIN  
FEATURES/ELEVATIONS SHOWN IN 60%  
DENSITY ARE TAKEN FROM PROJECT  
IMPROVEMENT PLANS

NOTE:  
STORM DRAIN FEATURES/ELEVATIONS  
SHOWN IN 60% DENSITY ARE  
TAKEN FROM PROJECT IMPROVEMENT PLANS

BODEGA AVENUE  
TOWNHOUSES

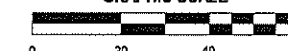
PLEASANT HILL ROAD

BODEGA AVENUE

EXISTING SITE PLAN

SCALE 1" = 20'-0"

GRAPHIC SCALE



11/2/2018 2:10:47 PM



**NYU**  
DESIGNS

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
1	PLN CK REV1	11/07/18

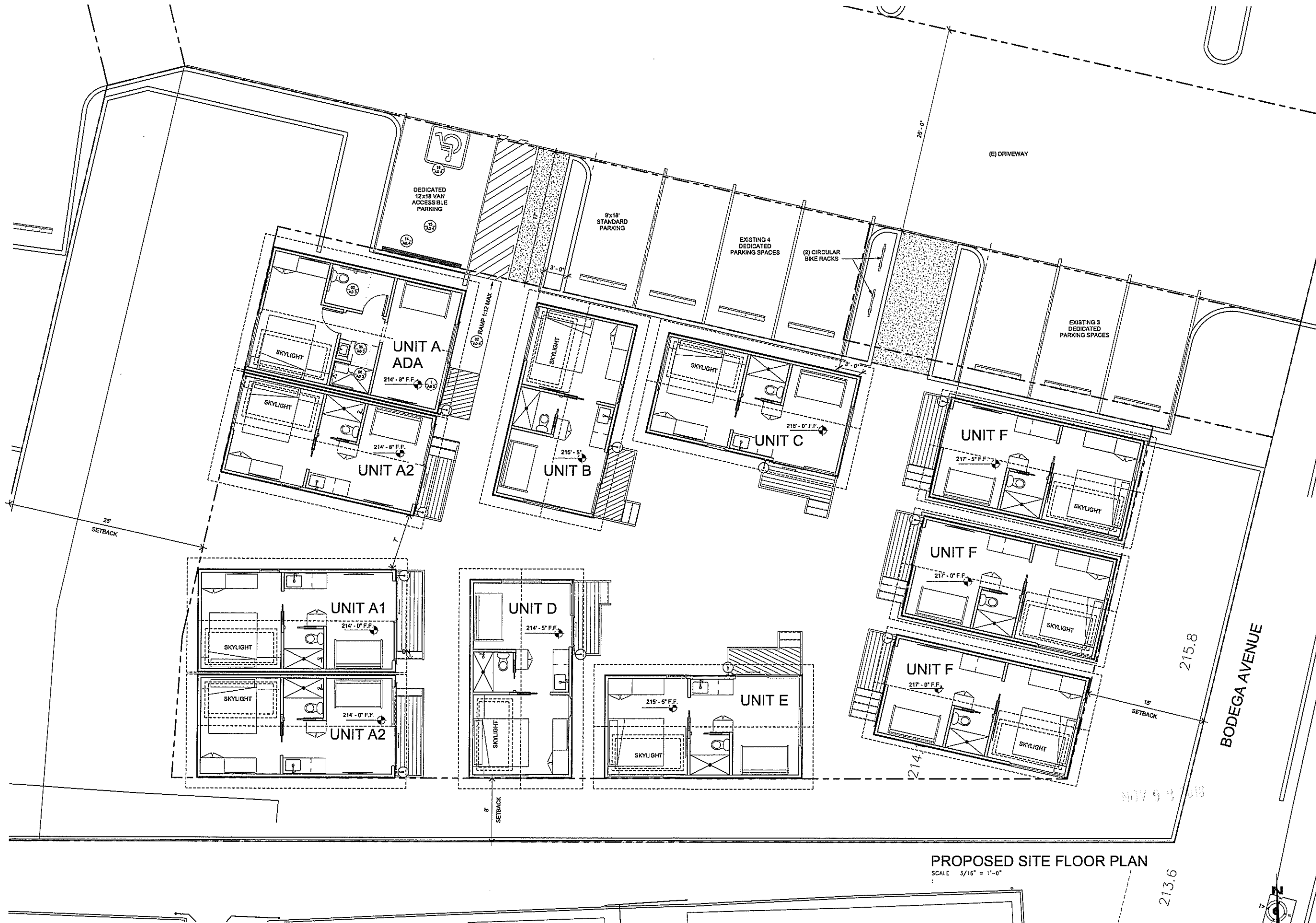
**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYU Designs VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE  
PROPOSED SITE  
PLANS

PROJECT NO. NYU17\_055  
DATE 09/20/2018  
SCALE 1" = 10'-0"

A1.1



PROPOSED SITE FLOOR PLAN  
SCALE 3/16" = 1'-0"

**NYU  
DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

*Paul J. Nyulassie*  
11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------

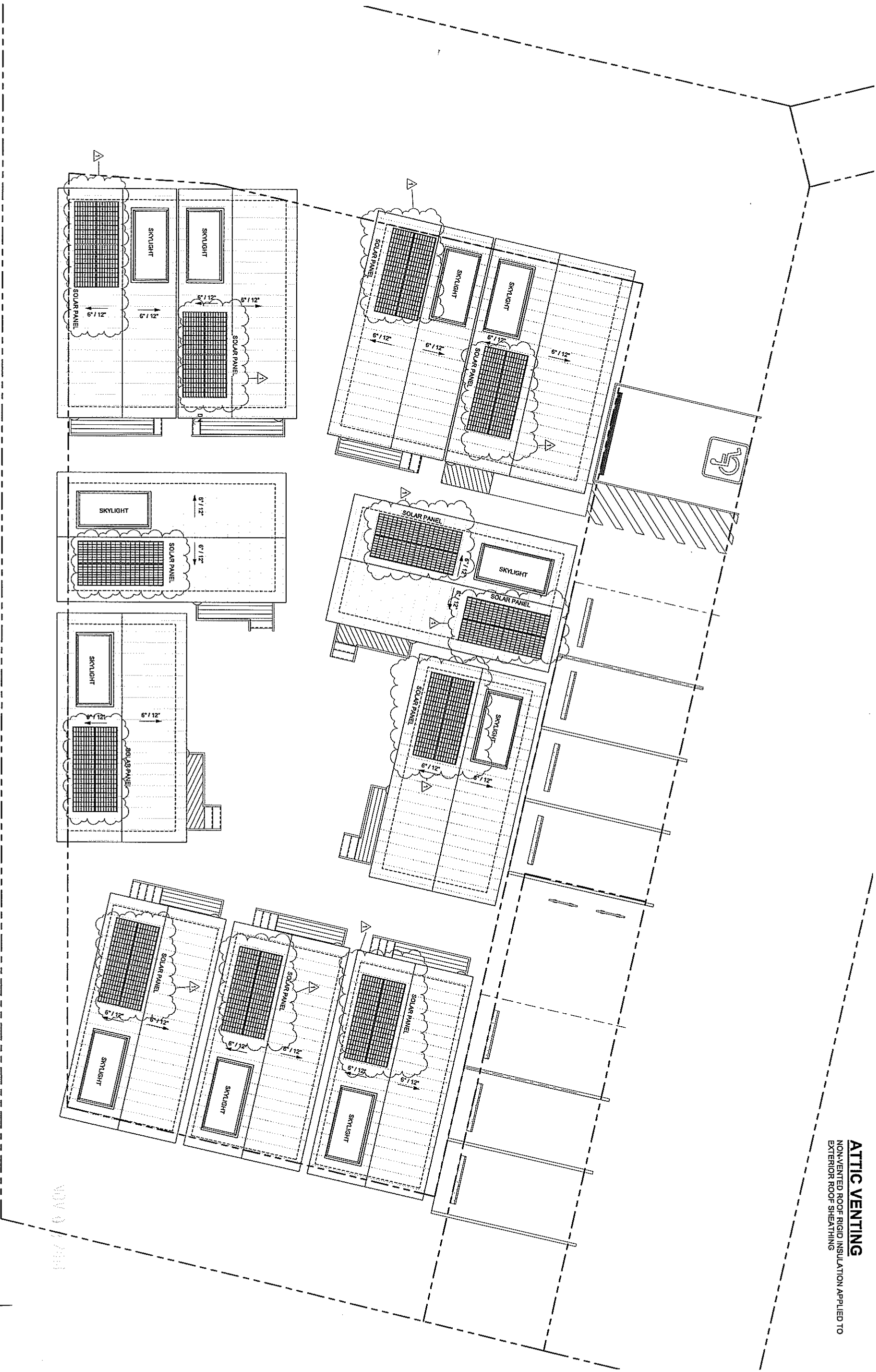
**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYUDESIGNS VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
PROPOSED SITE  
FLOOR PLAN

PROJECT NO. NYU17\_055  
DATE 09/20/2018  
SCALE 3/16" = 1'-0"

A2.0



ATTIC VENTING  
NON-VENTED ROOF RIGID INSULATION APPLIED TO  
EXTERIOR ROOF SHEATHING

ROOF PLAN  
SCALE 3/16" = 1'-0"



**NYU**  
DESIGNS  
PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

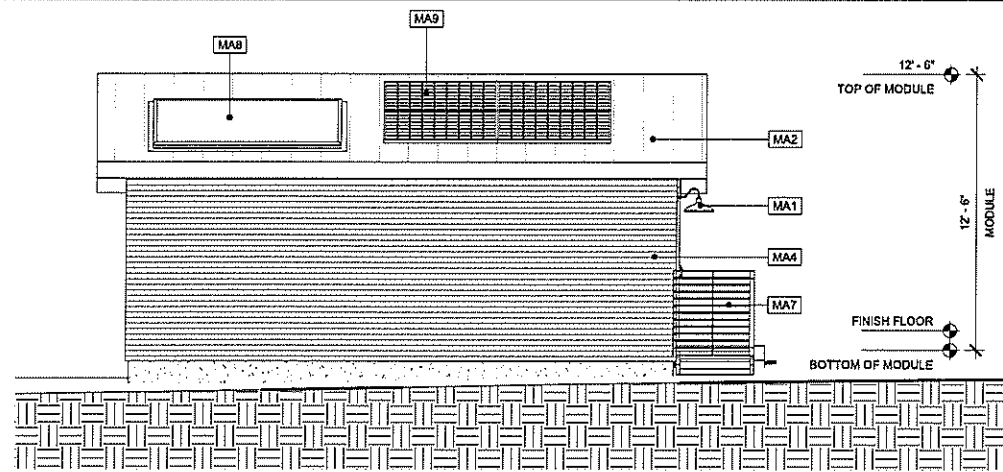
REVISIONS	
#	DESCRIPTION DATE
1	PLAN REV 1 11/02/18

**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

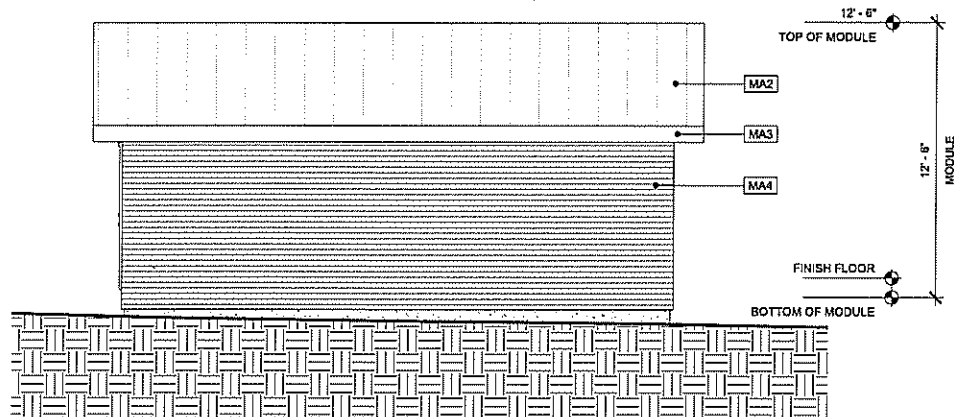
ROOF PLAN  
SHEET TITLE

PROJECT NO NYU17\_055  
DATE 09/20/2018  
SCALE AS INDICATED

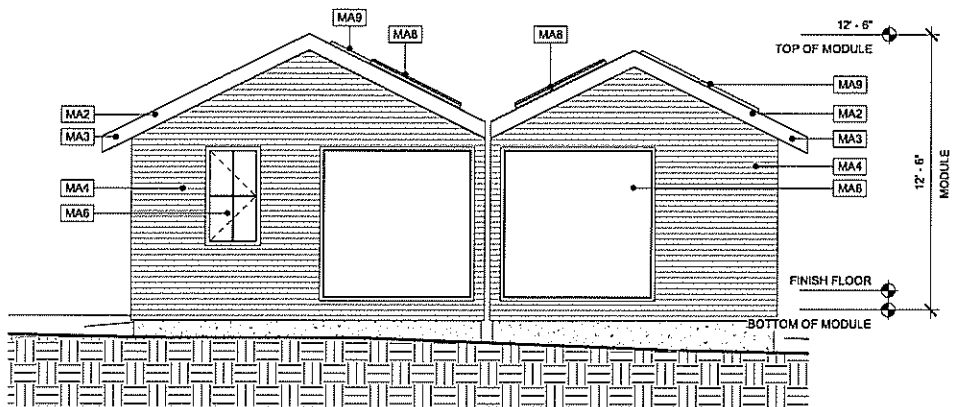
A2.2



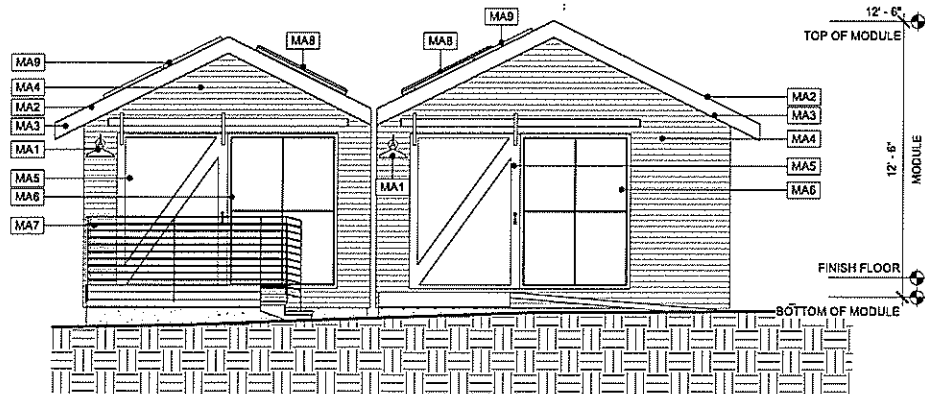
1 UNIT A SIDE 2 ELEVATION  
SCALE 1/4" = 1'-0"



2 UNIT A SIDE 1 ELEVATION  
SCALE 1/4" = 1'-0"



3 UNIT A REAR ELEVATION  
SCALE 1/4" = 1'-0"



4 UNIT A FRONT ELEVATION  
SCALE 1/4" = 1'-0"

### ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

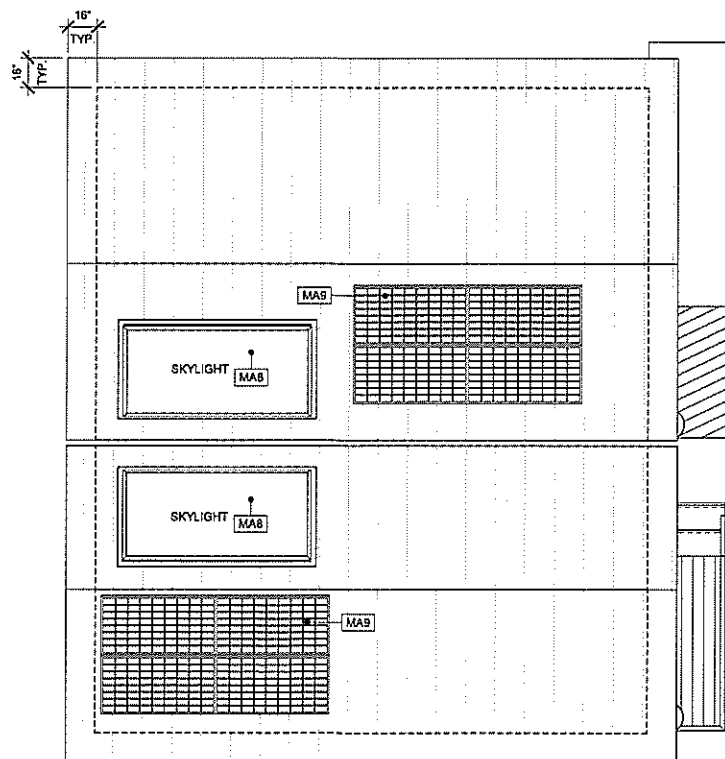
HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

### EGRESS NOTES:

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

KEY	DISCRIPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL

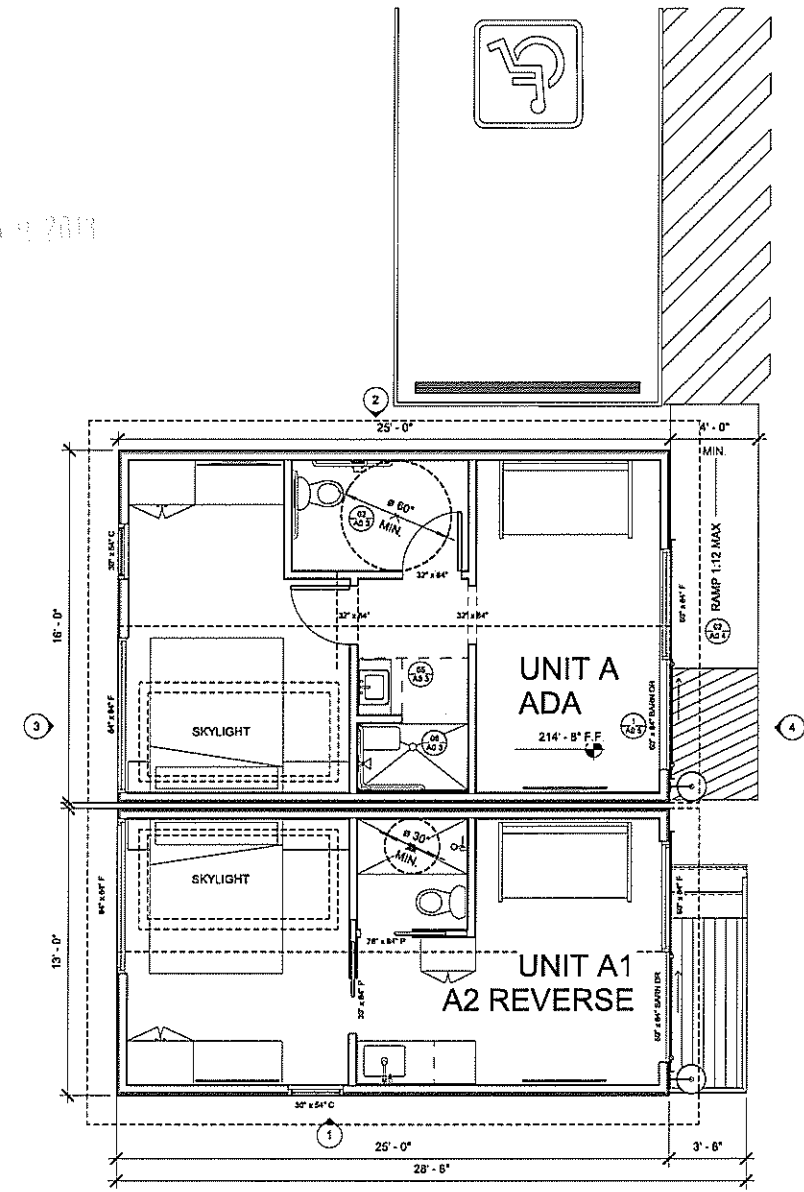


UNIT A ROOF PLAN  
SCALE 1/4" = 1'-0"

### ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

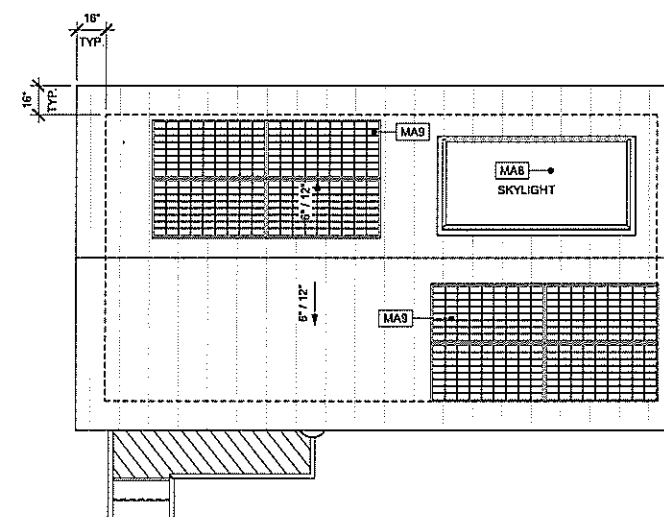
- ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
- ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
- ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
- ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
- ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
- ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
- BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
- ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
- ON-SITE COMPLETION OF ROOF.
- ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
- IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
- ON-SITE COMPLETION OF STAIRS IF APPLICABLE



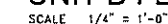
UNIT A FLOOR PLAN  
SCALE 1/4" = 1'-0"



SHEET KEYNOTES	
KEY	DISCRPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL



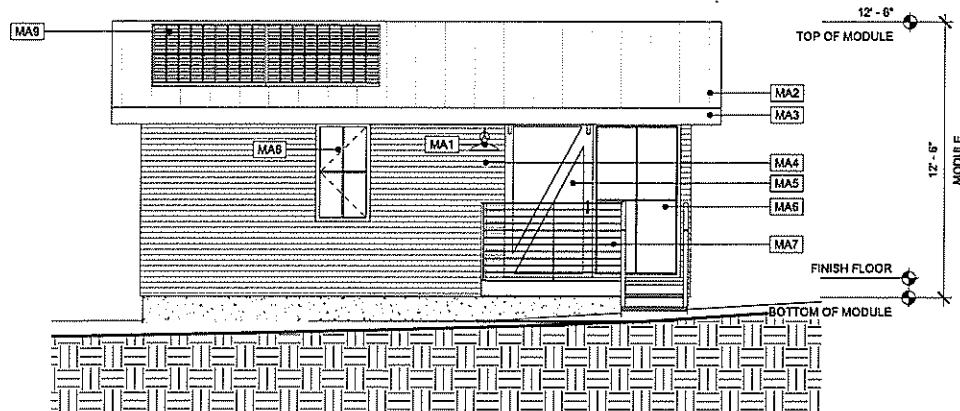
SCALE 1/4" = 1'-0"



### 13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE

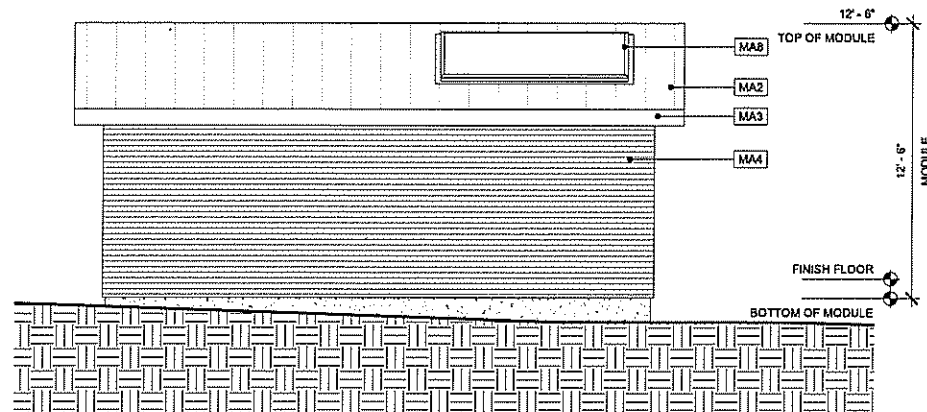


### A3.1



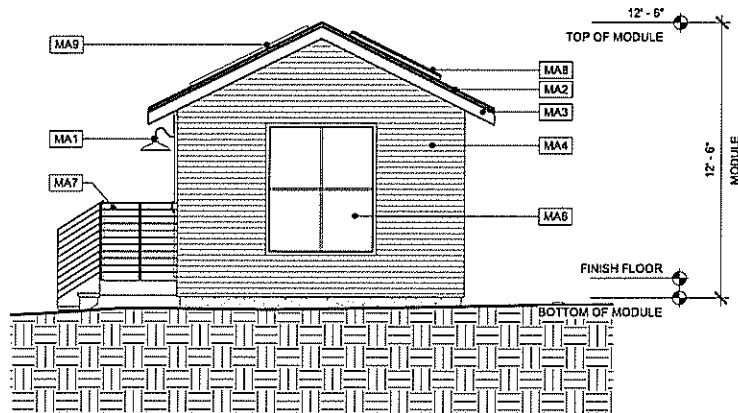
1 UNIT C WEST ELEVATION

SCALE 1/4" = 1'-0"



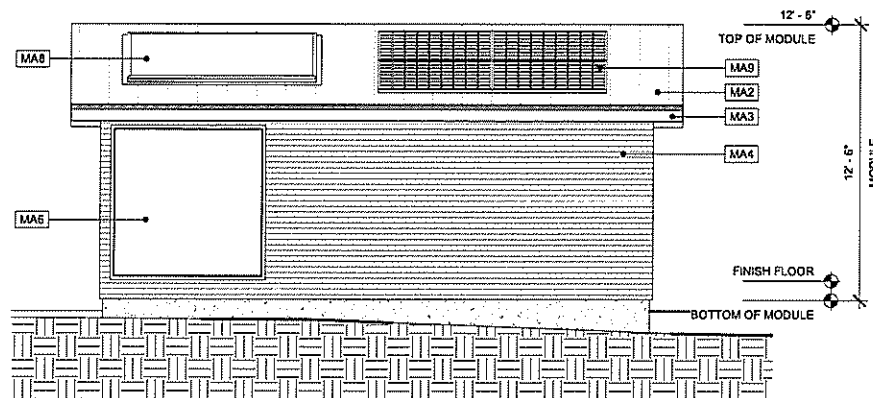
2 UNIT C EAST ELEVATION

SCALE 1/4" = 1'-0"



3 UNIT C SOUTH ELEVATION

SCALE 1/4" = 1'-0"



4 UNIT C NORTH ELEVATION

SCALE 1/4" = 1'-0"

## ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

## EGRESS NOTES:

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

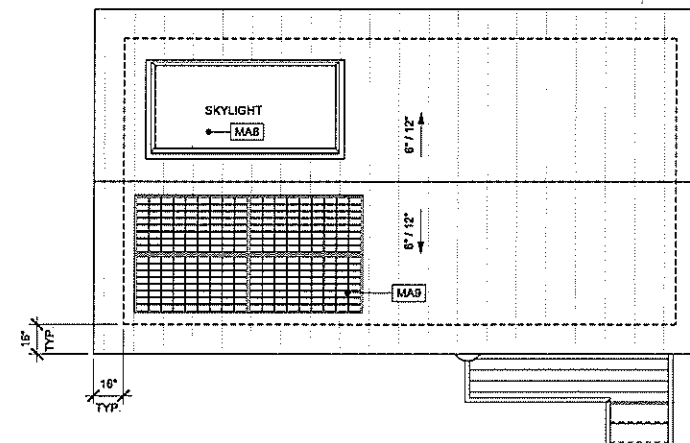
EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

SHEET KEYNOTES	
KEY	DISCRIPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL

## ATTENTION LOCAL INSPECTIONS DEPARTMENT:

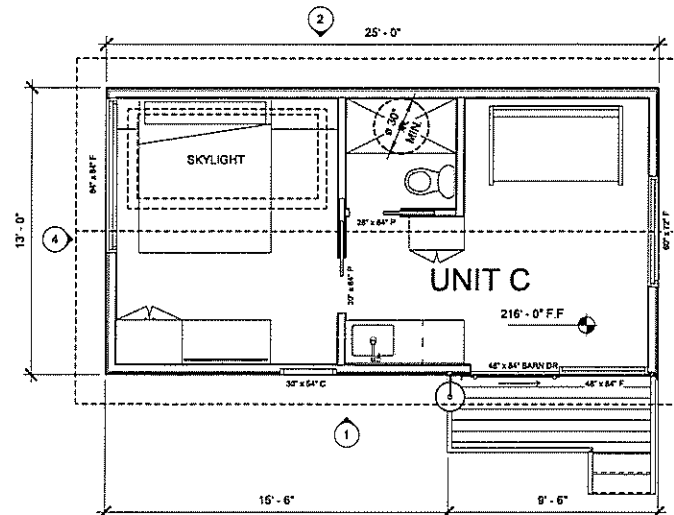
THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE



UNIT C ROOF PLAN

SCALE 1/4" = 1'-0"



UNIT C FLOOR PLAN

SCALE 1/4" = 1'-0"

**NYU**  
**DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

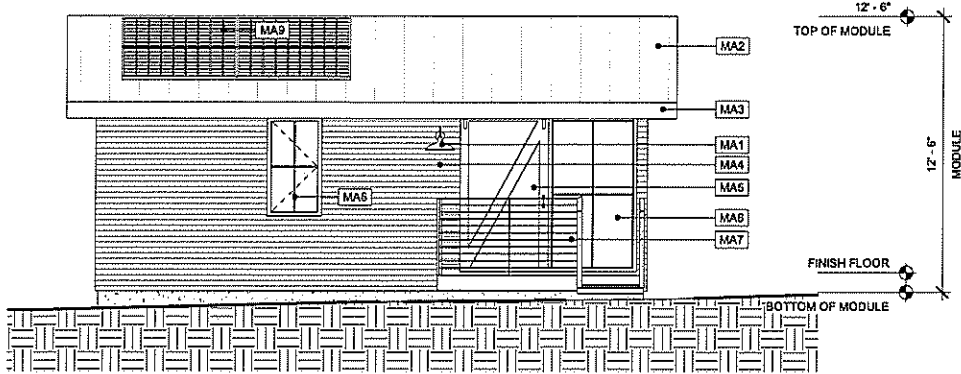
The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF NYULASSIE VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

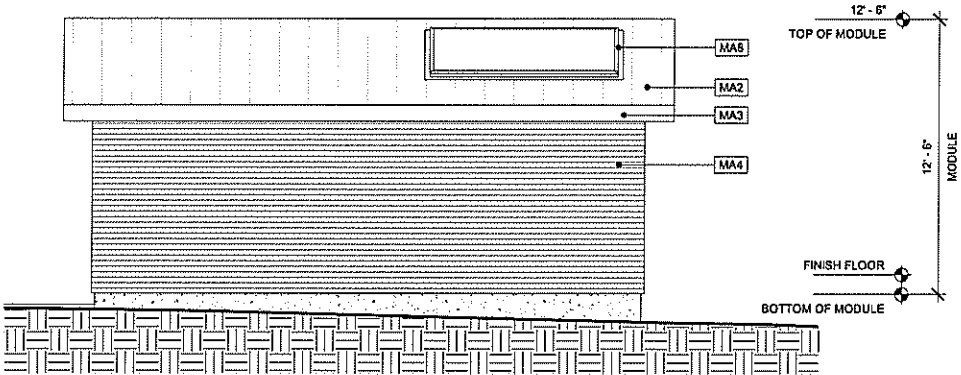
SHEET TITLE  
UNIT C PLANS & ELEVATIONS

PROJECT NO NYU17 055  
DATE 09/20/2018  
SCALE As indicated

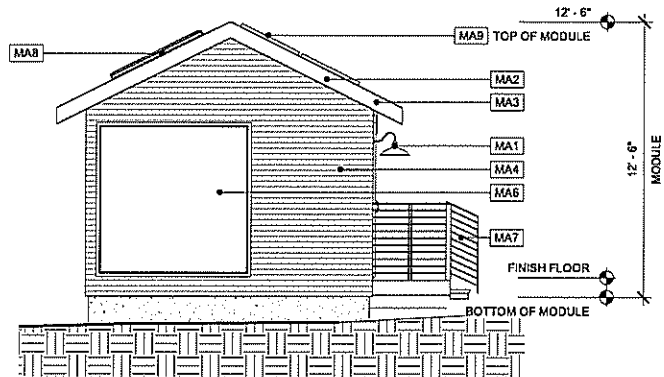
A3.2



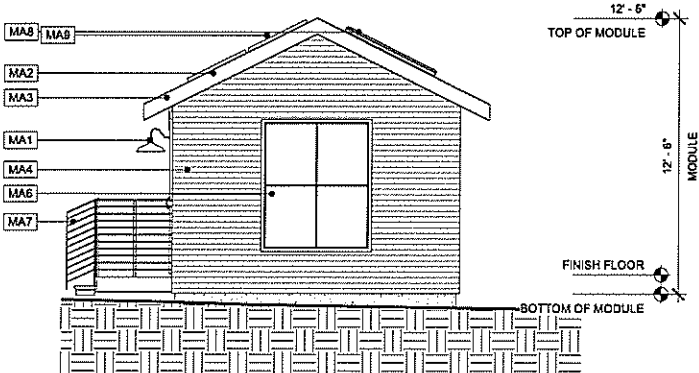
1 UNIT D SOUTHEAST ELEVATION  
SCALE 1/4" = 1'-0"



2 UNIT D NORTHWEST ELEVATION  
SCALE 1/4" = 1'-0"



3 UNIT D SOUTHWEST ELEVATION  
SCALE 1/4" = 1'-0"



4 UNIT D NORTHEAST ELEVATION  
SCALE 1/4" = 1'-0"

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

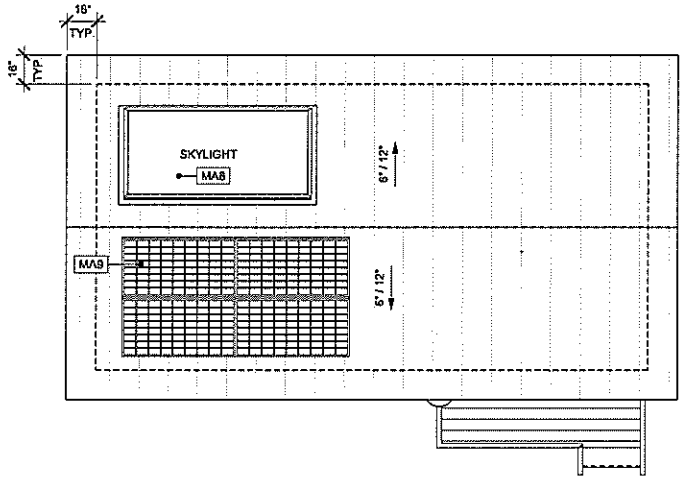
HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

EGRESS NOTES:

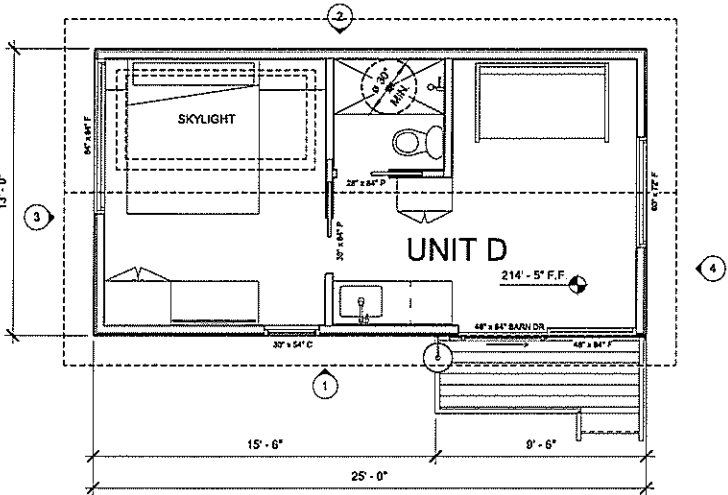
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

SHEET KEYNOTES	
KEY	DISCRIPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL



UNIT D ROOF PLAN  
SCALE 1/4" = 1'-0"



UNIT D FLOOR PLAN  
SCALE 1/4" = 1'-0"

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE

**NYU**  
**DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

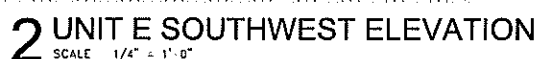
**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF NYU DESIGNS IS PROHIBITED. THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE  
UNIT D PLANS & ELEVATIONS

PROJECT NO NYU17\_055  
DATE 09/20/2018  
SCALE As Indicated

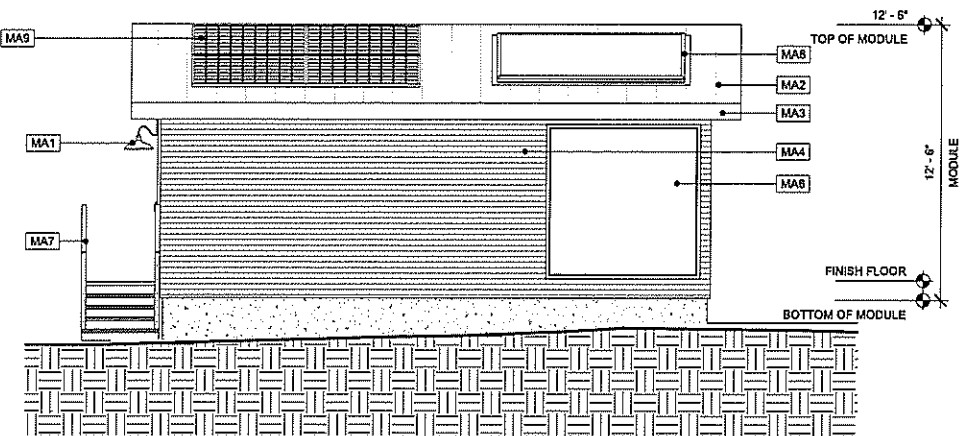
A3.3



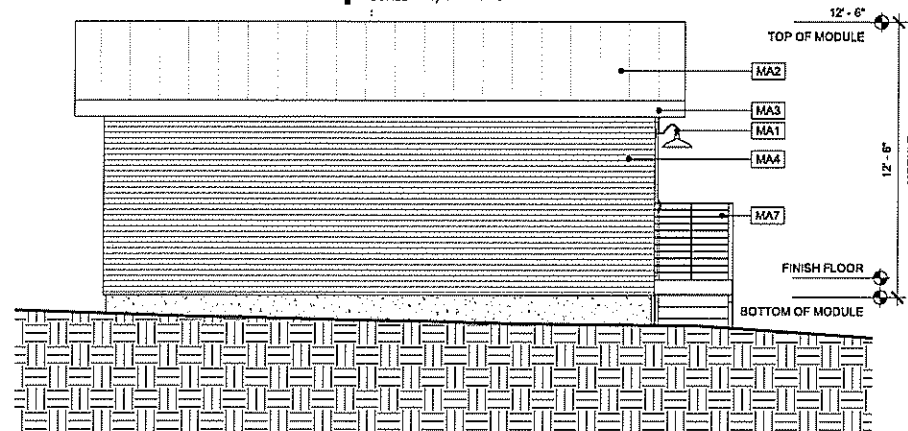
SHEET KEYNOTES	
KEY	DISCRPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT-WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL



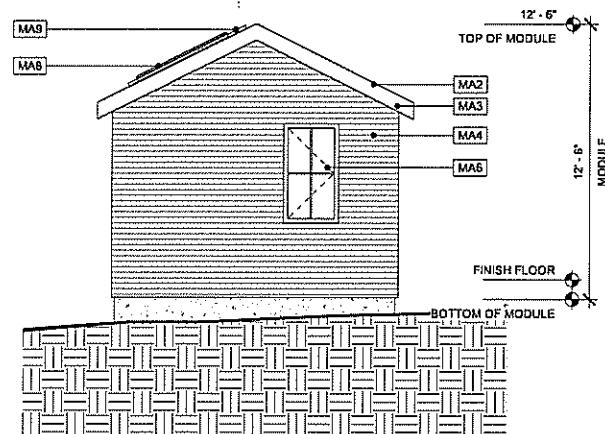
### A3.4



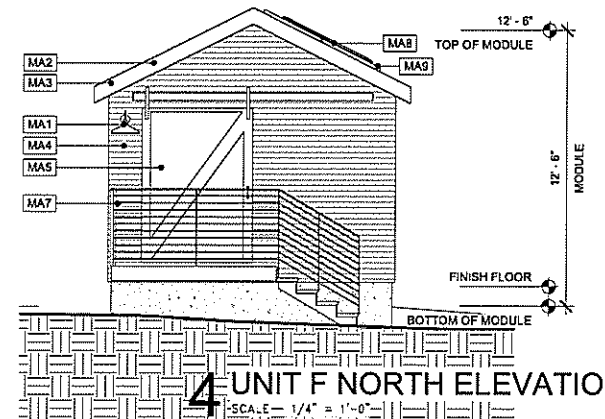
1 UNIT F WEST ELEVATION  
SCALE 1/4" = 1'-0"



2 UNIT F EAST ELEVATION  
SCALE 1/4" = 1'-0"



3 UNIT F SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



4 UNIT F NORTH ELEVATION  
SCALE 1/4" = 1'-0"

### ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

### EGRESS NOTES:

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

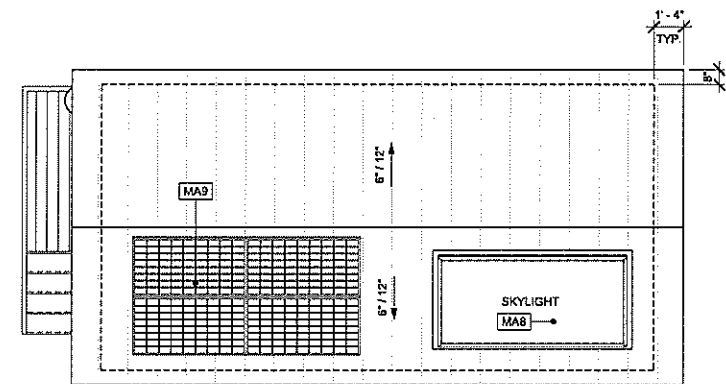
EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

SHEET KEYNOTES	
KEY	DISCRIPTION
MA1	STEEL DOWN LIGHTING
MA2	METAL CLAD ROOFING (GREY)
MA3	AGED WOOD FASCIA BOARDS (BROWN)
MA4	AGED WOOD LAP BOARD SIDING (DARK BROWN)
MA5	WOOD BARN DOOR (BROWN)
MA6	METAL CLAD WINDOWS (ANODIZED BRONZE)
MA7	STRETCHED CABLE RAILING
MA8	SKYLIGHT WINDOW (ANODIZED BRONZE)
MA9	SOLAR PANEL

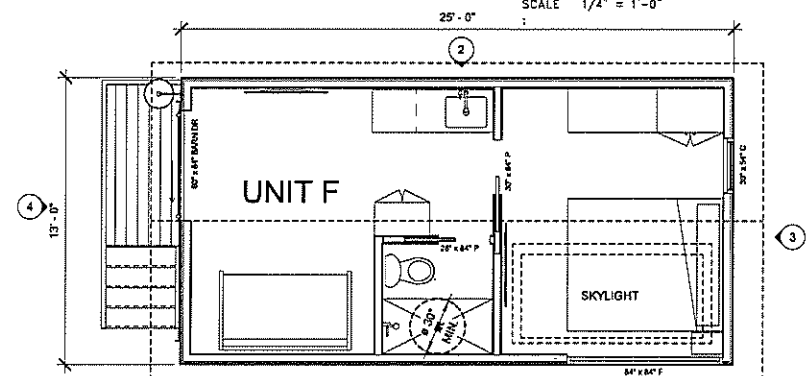
### ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

- ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
- ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
- ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
- ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
- ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
- ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
- BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
- ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
- ON-SITE COMPLETION OF ROOF.
- ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
- IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
- ON-SITE COMPLETION OF STAIRS IF APPLICABLE



UNIT F ROOF PLAN  
SCALE 1/4" = 1'-0"



UNIT F FLOOR PLAN  
SCALE 1/4" = 1'-0"

**NYU  
DESIGNS**  
PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYULASSIE VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
UNIT F PLANS &  
ELEVATIONS

PROJECT NO NYU17 055  
DATE 09/20/2018  
SCALE As indicated

A3.5

11/2/2018 2:11:13 PM

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

EGRESS NOTES:

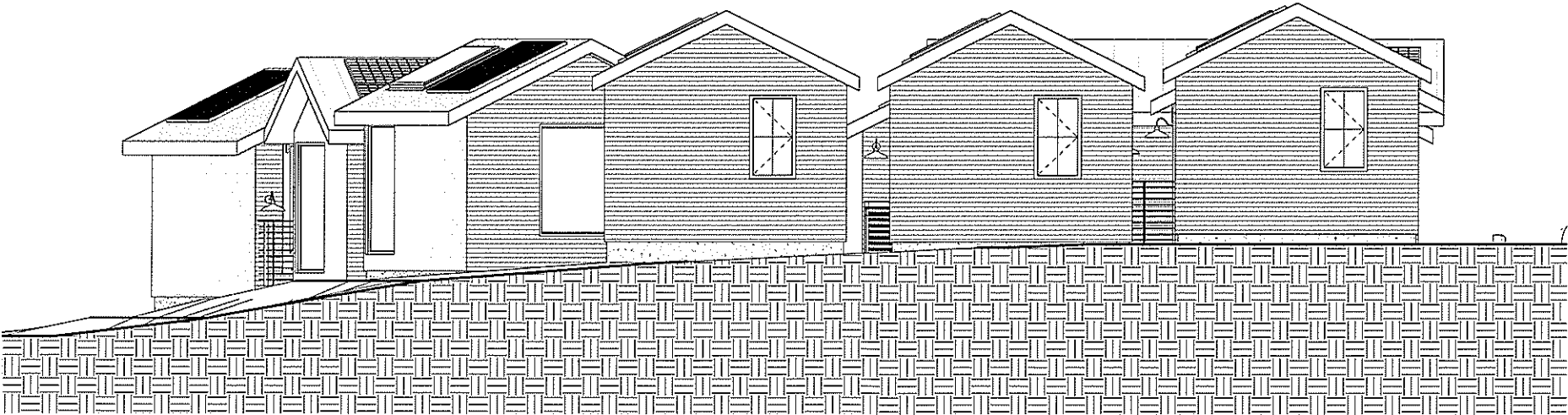
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE



SOUTH ELEVATION (BODEGA AVE)

SCALE 1/4" = 1'-0"



PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

*Paul J. Nyulassie*  
11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF NYUDESIGN GROUP VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
SOUTH  
ELEVATION

PROJECT NO. NYU17 055  
DATE 09/20/2018  
SCALE As Indicated

A4.0

11/2/2018 2:11:14 PM

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

EGRESS NOTES:

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE



NORTH ELEVATION (REAR)  
SCALE 1/4" = 1'-0"

**NYU  
DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

*Paul J. Nyulassie*  
11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS

#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

**The Wildflower**  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF NYUDESIGNS VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
NORTH  
ELEVATION

PROJECT NO. NYU17 055  
DATE 09/20/2018  
SCALE As Indicated

A4.1

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

EGRESS NOTES:

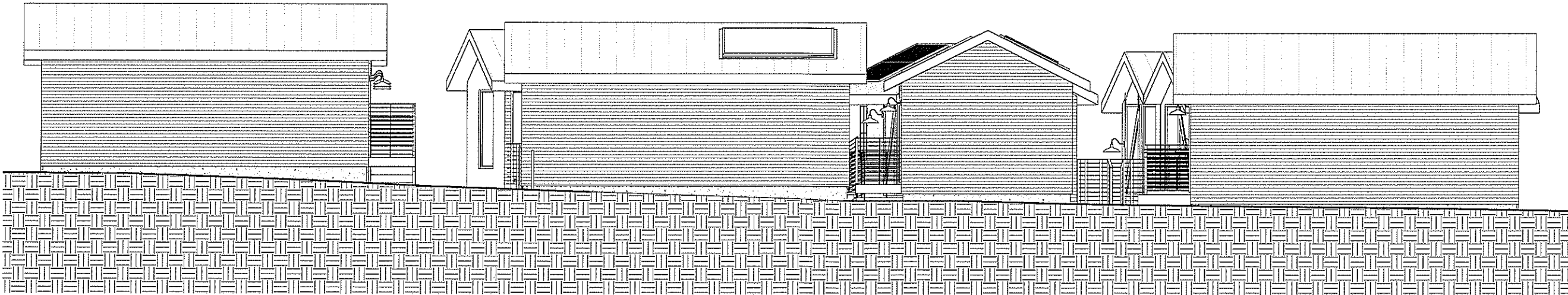
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

- 1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- 2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
- 3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
- 4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
- 5. ALL EXPOSED ON-SITE PLUMBING (IE= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
- 6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
- 7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
- 8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
- 9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
- 10. ON-SITE COMPLETION OF ROOF.
- 11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
- 12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
- 13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE



EAST ELEVATION (SIDE)  
SCALE 1/4" = 1'-0"



PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

11/02/2018

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF NYUDESIGNS VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE  
EAST ELEVATION

PROJECT NO NYU17 055  
DATE 09/20/2018  
SCALE As Indicated

A4.2

11/2/2018 2:11:16 PM

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

EGRESS NOTES:

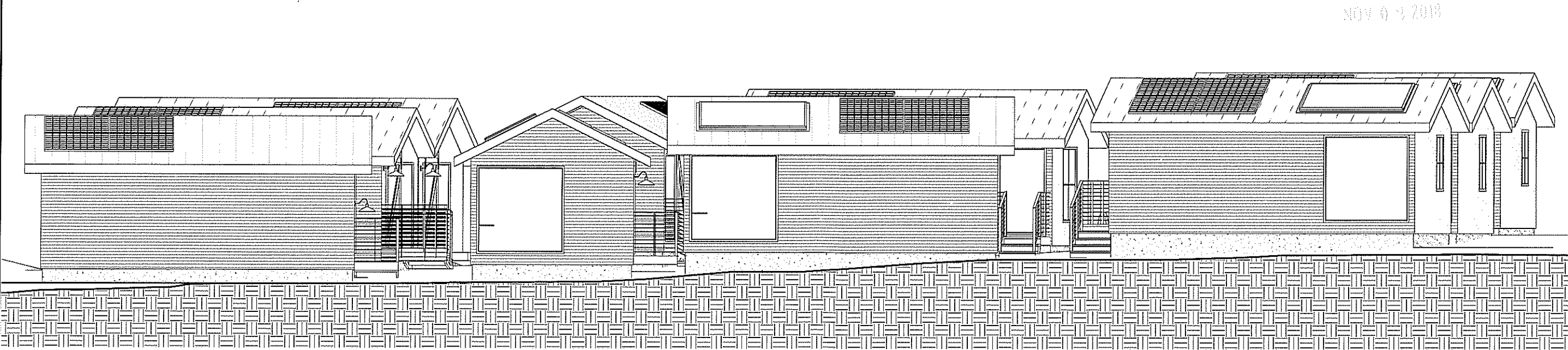
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

EGRESS WINDOWS ARE INDICATED WITH "E" ON THE WINDOW SCHEDULE

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING ((E= CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCH(ES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE



WEST ELEVATION (SIDE)  
SCALE 1/4" = 1'-0"

**NYU  
DESIGNS**

PAUL J. NYULASSIE  
510.809.5883  
PAUL@MODERNPREFABHOUSE.COM

8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

DESIGN  
DEVELOPMENT

REVISIONS		
#	DESCRIPTION	DATE
1	PLN CK REV1	11/01/18

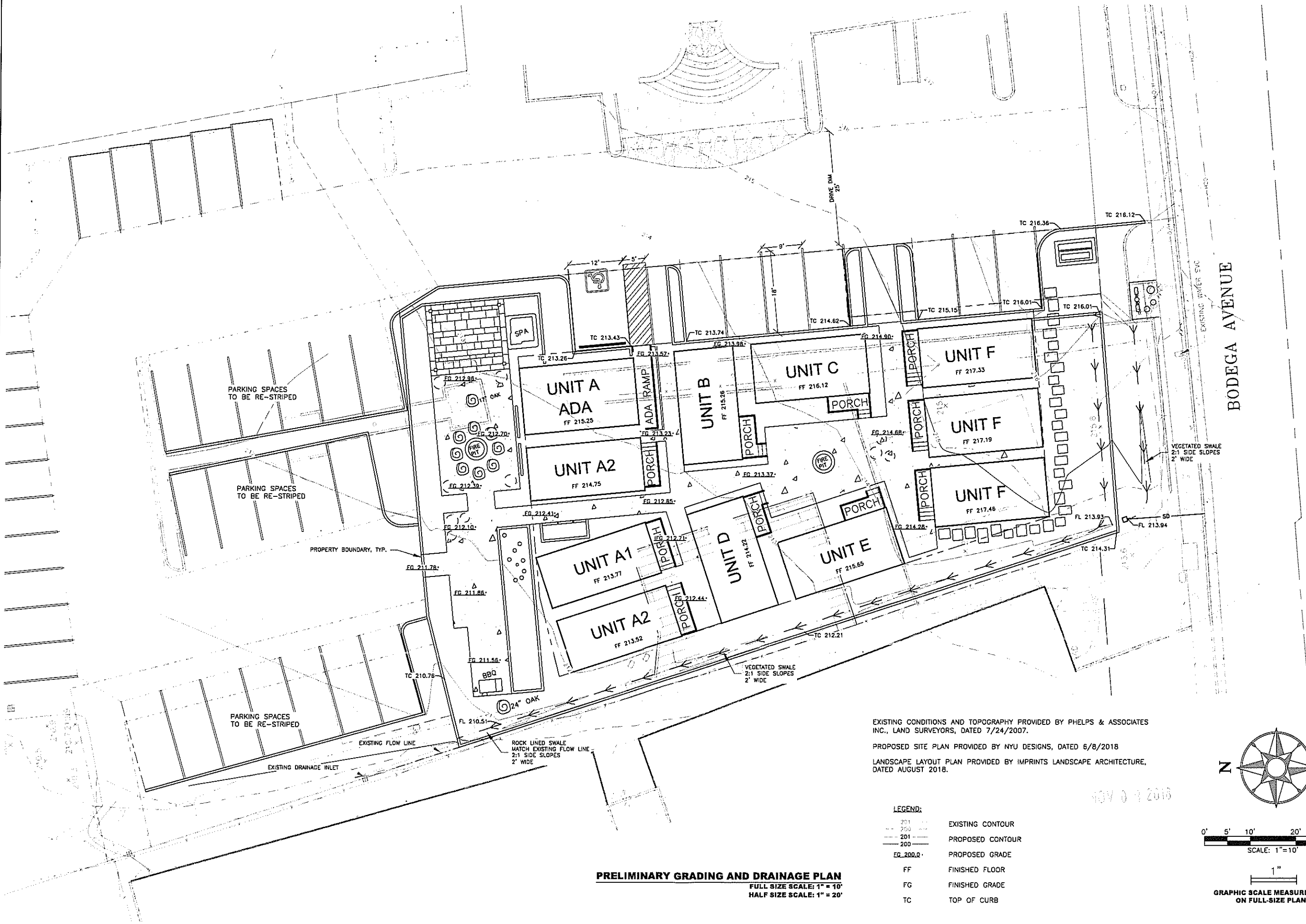
The Wildflower  
8086 BODEGA AVE.  
SEBASTOPOL, CA 95478

© COPYRIGHT 2018 REPRODUCTION OR USE OF ANY  
MATERIALS HEREIN WITHOUT THE WRITTEN  
PERMISSION OF NYULASSIE VIOLATES THE  
COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE  
WEST ELEVATION

PROJECT NO NYU17\_055  
DATE 09/20/2018  
SCALE As Indicated

A4.3



DRAFT

**LACO**  
EUREKA • UKIAH • SANTA ROSA  
1-800-515-5054 www.lacoassociates.com

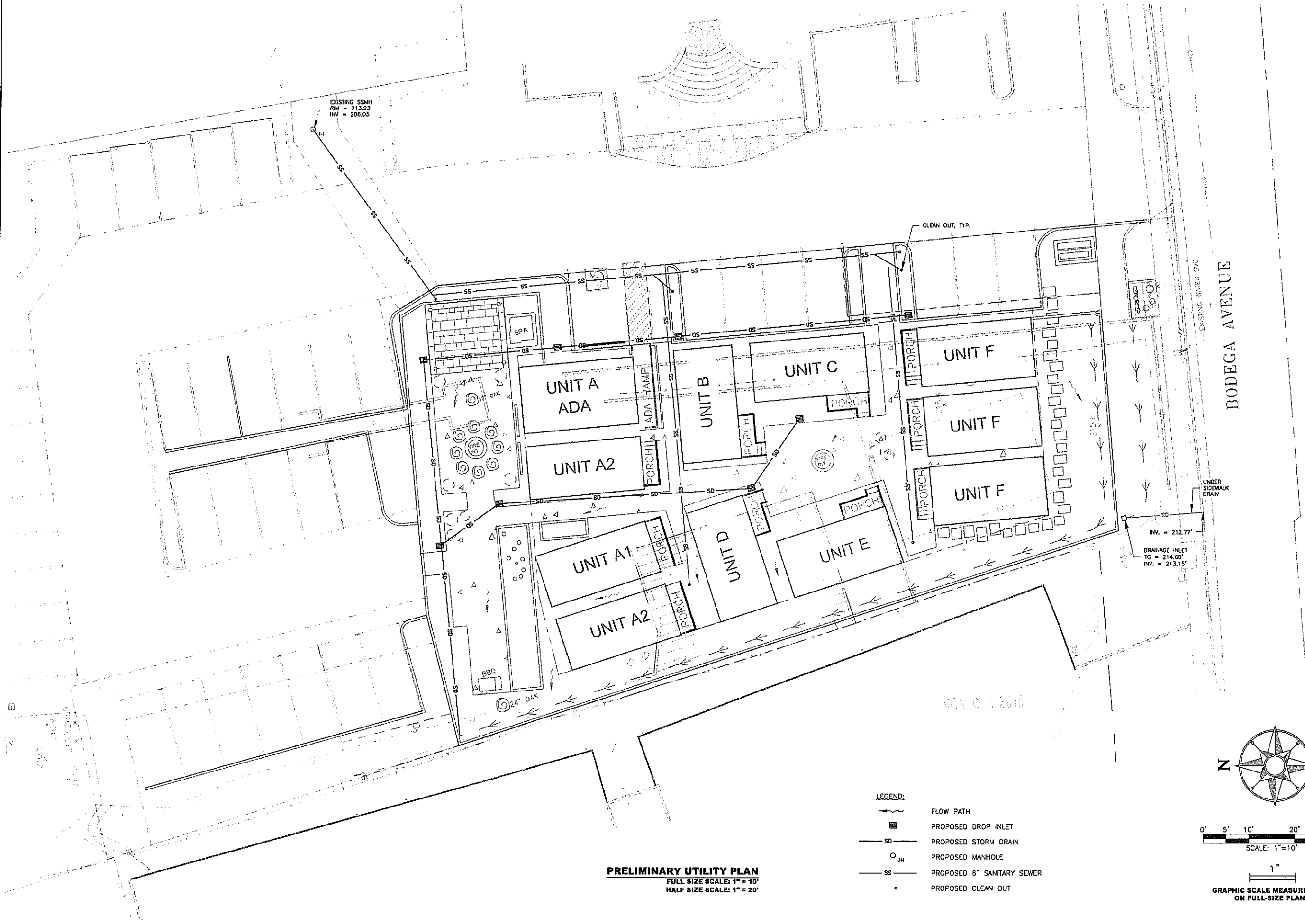
NO.	HISTORY / REVISION	BY	CHK.	DATE

**THE WILDFLOWER**  
8050 BODEGA AVENUE, SEBASTOPOL, CA 95472  
PRELIMINARY GRADING AND DRAINAGE PLAN

**GANNON TIDEWELL**  
2044 UNION STREET, SAN FRANCISCO, CA 94123

DRAWN	BD
CHECK	KD
APPROVED	X
DATE	7/25/2018
JOB NUMBER	9085.00
SHEET	DRAWING

C1



DRAFT

**LACO**  
EUREKA • UKIAH • SANTA ROSA  
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

THE WILDFLOWER  
8050 BODEGA AVENUE, SEBASTOPOL, CA 95472  
PRELIMINARY UTILITY PLAN

GANNON TIDEWELL  
2044 UNION STREET, SAN FRANCISCO, CA 94123

DRAWN	BD
CHECK	KD
APPROVED	X
DATE	7/25/2018
JOB NUMBER	9085.00
SHEET	DRAWING

C2

PLANT LEGEND

TREES						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE	Q	WATER USE	MATURE SIZE
MS	MALUS "GRAVENSTEIN"	APPLE	24" B	3	MEDIUM	15 X 15'
OE	OLEA EUROPEA "MAJESTIC BEAUTY"	EUROPEAN OLIVE (STANDARD FORM)	24" B	3	LOW	20 X 15'
SHRUBS / PERENNIALS						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE		WATER USE	MATURE SIZE
CJ	CEANOTHUS "J. PHELPS"	WILD LILAC	5 G		LOW	4 X 4'
LA	LAVANDULA "PROVENCE"	ENGLISH LAVENDER	4" P		LOW	18 X 18"
OL	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G		LOW	3 X 3'
RA	RHAMNUS ALATERNUS "JOHN EDWARDS"	BUCKTHORN	15 G		LOW	8 X 6'
RC	RHAMNUS ALATERNUS "JOHN EDWARDS"	BUCKTHORN (COLUMN FORM)	15 G		LOW	8 X 3'
RV	RHAMNUS ALATERNUS "VAREGATA"	V. BUCKTHORN	5 G		LOW	8 X 6'
RT	ROSMARINUS "TUSCAN BLUE"	UPRIGHT ROSEMARY	5 G		LOW	4 X 5'
GRASSES						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE		WATER USE	MATURE SIZE
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	4" P		LOW	12 X 12"
LB	LOMANDRA "BREEZE"	DWARF MAT RUSH	1 G		LOW	18 X 24"
VINES						
ABBR.	BOTANIC NAME	COMMON NAME	SIZE		WATER USE	MATURE SIZE
LJ	LONICERA JAPONICA	HONEYSUCKLE	1 G		LOW	6' X 12"
GROUND COVER						
SYMBOL	BOTANIC NAME	COMMON NAME	SIZE		WATER USE	MATURE SIZE
	THYMUS CITRIODORUS	LEMON THYME	4" P		LOW	6" X 12"

GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF SONOMA AND THE TOWN OF SEBASTOPOL.
3. THIS DRAWING IS FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.
4. SEE ALSO ARCHITECT AND ENGINEERING PLANS FOR FURTHER INFORMATION.

CONSTRUCTION NOTES

1. STONE PAVING TO BE TRUE BLUE CONNECTICUT FLAGSTONE.
2. CRUSHED ROCK TO BE 3/8" SIERRA TAN OR APPROVED EQUAL.
3. SEE IMAGES FOR LANDSCAPE FEATURE CONCEPTUAL DESIGN IDEAS FOR ALL FENCING, GATES, TRELLIS STRUCTURES, ETC.
4. ALL FENCING TO BE A MAXIMUM OF 6' IN HEIGHT.

IRRIGATION NOTES

1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (W E L O ).
2. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

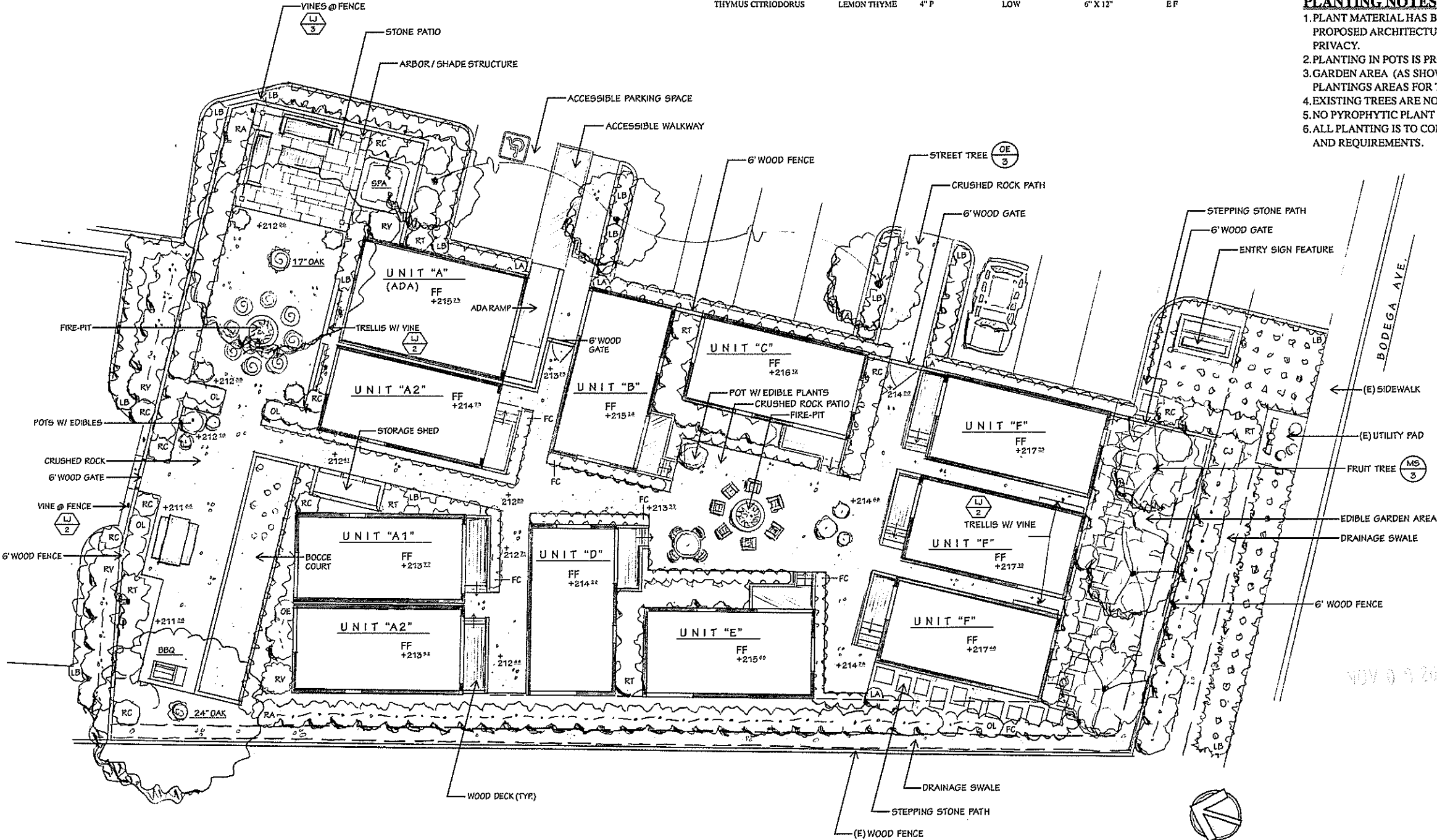
PLANTING NOTES

1. PLANT MATERIAL HAS BEEN SELECTED TO PROVIDE PRIVACY SCREENING, SOFTEN THE PROPOSED ARCHITECTURAL FEATURES, BLEND INTO THE SETTING AND FOR SCREENING / PRIVACY.
2. PLANTING IN POTS IS PROPOSED TO CONSIST OF MAINLY BE EDIBLES PLANT MATERIAL.
3. GARDEN AREA (AS SHOWN) ALONG BODEGA AVENUE IS TO CONSIST OF EDIBLE PLANTINGS AREAS FOR THE ENJOYMENT AND USE OF GUESTS.
4. EXISTING TREES ARE NOTED TO REMAIN. NO TREES ARE PROPOSED TO BE REMOVED.
5. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
6. ALL PLANTING IS TO CONFORM TO WELO AND VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.

IRRIGATION STATEMENT

ALL IRRIGATION WILL BE DESIGNED TO MEET SONOMA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE AND WILL CONTAIN THE FOLLOWING COMPONENTS:

- THE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET IRRIGATION EFFICIENCY DESCRIBED IN THE MAXIMUM APPLIED WATER ALLOWANCE.
- WEATHER BASED, SELF-ADJUSTING IRRIGATION CONTROLLER.
- EMITTERS TO INCLUDE SUBSURFACE DRIP IRRIGATION WITH TREE AND VINE BUBBLERS.
- NO SPRAY IRRIGATION WILL BE INSTALLED.
- TREES WILL BE PLACED ON SEPARATE VALVES.
- ISOLATION VALVES TO BE INSTALLED AT POINT OF CONNECTION AND BEFORE EACH VALVE OR MANIFOLD.
- PRESSURE REGULATION TO BE INSTALLED.
- SEPARATE VALVES TO BE INSTALLED TO IRRIGATE ZONES OF MEDIUM AND LOW WATER USE.
- CHECK VALVES TO BE INSTALLED TO PREVENT LOW POINT DRAINAGE.
- SITE SPECIFIC SOIL AMENDMENT TO IMPROVE FERTILITY OF SOIL FOR LANDSCAPE PLANTS, INCLUDING NATIVES.
- EDIBLE GARDEN AREA TO BE IRRIGATED SEPARATELY.



The Wildflower

8086 Bodega Ave. Sebastopol, CA.

AP#: 004-350-063

Date: 8 / 27 / 2018

Scale: 1/8" = 1'-0"

LANDSCAPE CONCEPT PLAN

SHEET L1



27 Starbuck • Muir Beach, CA 94965  
(415) 302-3054  
land@imprintsdesign.com  
www.imprintsdesign.com



1



2



3



4



5



6



7



8



9



10



11



12

**PLANT LEGEND**

	BOTANIC NAME	COMMON NAME
<b>TREES</b>		
1	MALUS "GRAVENSTEIN"	APPLE
2	OLEA EUROPEA "MAJESTIC BEAUTY"	EUROPEAN OLIVE (STANDARD FORM)
<b>SHRUBS / PERENNIALS</b>		
3	CEANOTHUS "J. PHELPS"	WILD LILAC
4	LAVANDULA "PROVENCE"	ENGLISH LAVENDER
5	OLEA "LITTLE OLLIE"	DWARF OLIVE
6	RHAMNUS ALATERNUS "JOHN EDWARDS"	BUCKTHORN
7	RHAMNUS ALATERNUS "VARIEGATA"	V. BUCKTHORN
8	ROSMARINUS "TUSCAN BLUE"	UPRIGHT ROSEMARY
<b>GRASSES</b>		
9	FESTUCA CALIFORNICA	CALIFORNIA FESCUE
10	LOMANDRA "BREEZE"	DWARF MAT RUSH
<b>VINES</b>		
11	LONICERA JAPONICA	HONEYSUCKLE
<b>GROUNDCOVER</b>		
12	THYMUS CITRIODORUS	LEMON THYME

NOV 02 2018

**The Wildflower**  
 8086 Bodega Ave. Sebastopol, CA.  
 AP#: 004-350-063  
 Date: 8 / 27 / 2018  
**PLANT IMAGES**  
**SHEET L2**



27 Starbuck • Muir Beach, CA 94965  
 (415) 302-3054  
 brad@imprintsgardens.com  
 www.imprintsgardens.com

**EXHIBIT A**  
**RECOMMENDED FINDINGS OF APPROVAL**  
WILDFLOWER HOTEL  
8060 BODEGA AVENUE  
APN: 004-350-063; Project: 2018-91

The Design Review Board makes the following findings to approve the proposed Major Design Review:

1. That the proposed project has a valid Use Permit (2013-050) approved by the Planning Commission.
2. That the proposed project, as conditioned, will be consistent with the Sebastopol General Plan and Zoning Ordinance as detailed in the staff report. The project has a valid approved Use Permit.
3. That the proposal is categorically exempt from the requirements of CEQA under *Section 15332: In-Fill Development Projects*: Class 32, in that, the lot is; substantially less than five (5) acres; is located within City limits; is generally surrounded by urban uses; does not have any identified endangered or rare species; is in an area which can be served by required utilities and public services; and would not result in significant traffic, noise, air quality, or water quality impacts.
4. That the project further qualifies for a Class 3 exemption: New Construction or Conversion of Existing Structures, as the proposed project involves construction of a hotel, approximately 3,575 square feet in size, on an existing urbanized parcel zoned for such a use, with a use permit; the parcel was previously developed with a duplex, which has since been demolished; the project does not involve significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.
5. That the design is in conformity with any guidelines and standards adopted pursuant to this Chapter in that, the project is consistent with the Sebastopol Design Review Guidelines; the design is responsive to the neighborhood context, and provides appropriate transitions, including the use of generous landscaping and a complementary and harmonious color palette; the hotel building includes pedestrian-oriented features that tie into the existing on-site development.
6. That the establishment, maintenance, and operation of the proposed hotel will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood in that, the proposed project (as conditioned) is compatible with neighboring development, which includes a mix of one- and two-story residential and commercial buildings.
7. That the proposed design is compatible with the neighborhood or visual character of Sebastopol, and will not impair the desirability of investment or occupation in the neighborhood in that, the project consists of construction of a 11-room boutique hotel and complies with relevant height, density, parking, design review, and other development standards and guidelines

8. That the proposed design is further compatible with the neighborhood or visual character of the Sebastopol in that, the buildings will have materials, colors, and architectural features which are present throughout the City in general; akin to newly proposed (and approved) development designs such as the Hotel Sebastopol restaurant building and the Exchange Bank building.
9. That the design is internally consistent and harmonious in that, the design is internally consistent and harmonious in that, it utilizes the same patterns, siding, windows, doors, and materials on all faces of the cottages.
10. That the project promotes the community desire for Sebastopol to remain a small town in that, it increases the amount of commercial space in the community through urban infill development on a commercial corridor, renewing a previously-developed, and then abandoned, site.
11. That the design provides appropriate transitions to adjacent properties in that, the cottages are not disproportionately shorter or taller than nearby buildings, and existing trees will be retained and vegetation added to create a further buffer.
12. That the design does impair the desirability of investment or occupation in the neighborhood in that, it removes a vacant, unmaintained lot and creates 3,575 square feet of tourist accommodations while leaving ample space to create an outdoor area with permeable surfaces, vegetation, trees, and benches that soften the visual appearance of the existing site.

**EXHIBIT B**  
**RECOMMENDED CONDITIONS OF APPROVAL**

WILDFLOWER HOTEL  
8060 BODEGA AVENUE

APN: 004-350-063; Project: 2018-91

1. Approval is granted for the Major Design Review Permit. Plans and elevations shall be in substantial conformance with plans prepared by Paul Nyulassie, and date-stamped received on October 3, 2018, and November 6, 2018, and on file at the City of Sebastopol Planning Department, except as modified herein:
  - a. Fence height shall not exceed 3 ½ feet in the required front yard setback.
  - b. The western property line shall have the required buffering-screening, such as screening trees, vegetation or a solid (6-foot) fence.
  - c. The height of the rear entrance gate, from the rear parking lot, shall be 4 feet in height. The 2 feet of fencing on either side of the gateway (4 feet total) shall be 4 feet in height as well. This shorter section of fence may have an additional 2 feet of lattice.
  - d. Storage shed shall be at least 3' from any other building; and shall have a 1 hour fire wall for any side which is <5 feet from a building.
  - e. Design of the storage shed shall utilize similar siding and roofing materials as the cottage units.
2. The project contractor shall have an employee who will act as a children safety monitor on site every weekday morning from 8:00-8:30 am to make sure any children cutting across the site on the way to school are safe.
3. The parking issue (regarding the loss of three parking spaces from the restaurant through the granting of an easement for the hotel) shall be addressed to the satisfaction of the Planning Department before the issuance of a Building Permit. This could be done through a parking reduction approved the Planning Commission, or a redesign by the hotel or restaurant to add the required 3 parking spaces somewhere on their parcels.
4. Water meters shall be easily accessible from Bodega sidewalks.
5. Sidewalks drain shall conform to the City of Santa Rosa Standard 406B.
6. Sanitary Sewer Clean Out shall be required at property line.
7. No physical modifications to the subject property have been considered or approved with this Permit. Any such modifications must be reviewed by the Planning and Building departments in the Building Permit process.
8. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

9. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
10. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
11. 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.
12. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including but not limited to Building Department, Health Department, and Fire Department clearance.
13. All fees associated with processing this project, and all applicable impact fees, including, but not limited to school, traffic, housing linkage, art, wastewater retrofit, parks, water and sewer fees, shall be paid prior to issuance of a certificate of occupancy.
14. Compliance with the Public Art Ordinance is required, which may be accomplished by paying an in-lieu fee equal to 1% of the project valuation, or by installing an art piece valued at 1% of the project valuation. Should the applicant opt to install the art on site, review and approval by the Public Arts Committee and Design Review Board is required PRIOR TO ISSUANCE OF A BUILDING PERMIT. Please contact the Planning Department for more information (707) 823-6167.
15. The Building Permit submittal shall comply with current Fire and Building codes.
16. Prior to approval of any site improvement or building permits, the applicant must obtain approval of any required improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit. If any site changes are necessary as a result of the improvement plans, the applicant may need to return to the Planning Commission and/or Design Review Board for review of those changes, at Staff's discretion.
17. A tree protection plan shall be submitted and approved by the City Arborist prior to the issuance of Building Permits.

**Engineering Department Recommended Conditions of Approval:**

1. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
2. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.
3. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete

curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any other proposed improvements.

4. Improvement Plans shall include a Tree Protection Plan.
5. Improvement Plans shall include a Storm Water Pollution Protection Plan including winterization and erosion protection.
6. All improvements shall be in accordance with the City of Sebastopol Standard Details.
7. The following notes shall appear on the improvement plan cover sheet:
  - a. "During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."
8. The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The grading and improvement plans shall incorporate the recommendations of the approved Soils Report.
9. All utilities on the site frontage and onsite shall be installed underground. Alternatively, the developer may apply for a waiver of the requirement to underground the frontage utilities upon payment of an "In Lieu" fee.
10. The developer shall replace the existing driveway with a driveway conforming to Sebastopol City Std. R-4.1.
11. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
12. Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
13. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.
14. The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer; shall enter into an agreement with the City of Sebastopol to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements. The drainage plans and calculations shall indicate the following conditions before and after development:
  - a. Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.

- b. Project drainage shall be designed using the 10-year storm average flow and 100 year peak flow.15. No lot to lot drainage is allowed. No drainage may discharge across sidewalks. Roof leaders shall be piped to a vegetated swale where drainage flows will then pass through curb drains.
15. Post-development storm water flows shall be limited to predevelopment levels unless calculations are provided that show that downstream facilities can adequately handle the increased runoff.
16. Any new water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each building.
17. The developer shall install a screen at the existing fire service backflow. Design of the backflow screen shall be subject to review and approval of the Planning Department. All new backflow devices shall be similarly screened.
18. The developer shall show that there is sufficient capacity in the existing public sewer in Pleasant Hill Road. This sewer study shall be submitted with the first submittal of the improvement plans.
19. Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
20. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
21. A sanitary sewer application shall be submitted to the Building Department for review and approval.
22. The existing sewer lateral serving the site shall be inspected by a reputable video inspection service and a copy of the video shall be submitted to the City with the first submittal of the improvement plans. Any deficiencies in the existing sewer lateral shall be corrected with this project.
23. The improvement plans shall show a sanitary sewer lateral to each building constructed in accord with City Standards (minimum slope shall be 2%.)
24. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a preconstruction conference has been held with the City Engineer or his designee.
25. Developer shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.
26. Applicant must file a **Notice of Intent To Comply With the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI)** with the State of California Water Resources Control Board, and obtain a permit, prior to

commencement of any construction activity. (Projects where clearing, grading and excavation results in land disturbance of greater than one acre.)

27. As applicable, all construction shall conform to the City Standard Details and Specifications dated July, 1998, all City Ordinances and State Map Act and the approved plans.
28. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
29. All tree protection fencing must be installed and inspected prior to commencement of grading operations.
30. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
31. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
32. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
33. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City.
34. Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
35. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.
36. If the existing city streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the city.
37. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

**PRIOR TO OCCUPANCY THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

38. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the Public Works Superintendent. Any curb,

gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced.

39. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, etc.) shall be installed.

40. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general

**PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BOND EXONERATION, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

41. Sufficient Maintenance Bond or other surety in the amount of 20% of the cost of improvements, based on an approved Engineer's Estimate or Contractor's Quote, shall be provided to the City, guaranteeing the public improvements for a period of one year from the date of acceptance.

42. A complete set of As-Built or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction.

43. No deviation from these conditions or from the approved Improvement Plans will be allowed without prior written approval. Requests for changes in conditions or approved plans must be submitted to the Engineering Department in writing.