



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin Design Review/Tree Board Planning Commission City Council Other _____

APPLICATION FOR

Street Address: _____ Assessor's Parcel No(s): _____

Present Use of Property: _____ Zoning/General Plan Designation: _____

APPLICANT INFORMATION

Property Owner Name: _____

Mailing Address: _____ Phone: _____ 408-732-4479 _____


City/State/ZIP: _____ Email: _____

Signature: _____ Date: _____

Authorized Agent/Applicant Name: _____

Mailing Address: _____ Phone: _____

City/State/ZIP: _____ Email: _____

Signature:  On behalf of Gregory Beale. Date: 5/13/21

Contact Name (If different from above): _____ Phone/Email: _____

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

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

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

CONDITIONS OF APPLICATION

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

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

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

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

- | | |
|---|---|
| <input type="checkbox"/> A general plan | <input type="checkbox"/> A specific plan |
| <input type="checkbox"/> An ordinance affecting building permits or grading permits | <input type="checkbox"/> A zoning ordinance |

Certification

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

Property Owner's Signature: _____ **Date:** _____

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

Applicant's Signature:  **Date:** 5/13/21
On behalf of Gregory Beale.

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

Neighbor Notification

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

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

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

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

I have informed site neighbors of my proposed project: Yes No

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

The attached letter was sent to the neighbors last August. We then sent them a Christmas card in December. The letters were sent to:
761, 830, 835, 850, 855, 865, & 885 First Street; 810 & 814 Jewell Ave; and 7480 Hayden Ave.

We received email from Paul & Laurie Olson of 810 Jewell Ave; Jerry Threet & Seth Ubogy of 885 First Street, Delora & Robert Porter of 850 First Street; and Judy & Steve Fabian of 855 First Street.

Website Required for Major Projects

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

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

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

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



August 20, 2020

Greetings from your future neighbors.

We would like to introduce ourselves. We are Steven & Rose Schoch, currently of Sunnyvale. We plan to build a house on our lot near you, the last of 3 lots at the end of the driveway that starts at 763 First Street. (Our house does not yet have an address assigned.)

We are familiar with Sebastopol, as Steve has grown up here, graduated from Analy in 1980, and has parents, and a brother and family who both live on Sparkes Road. Rose grew up in Fremont.

We expect our house to be built next year, if everything goes according to schedule.

For more and to be kept in the loop, please send email to schoch6@gmail.com (Steve) and SchochEmail@yahoo.com (Rose).

We look forward to being your new neighbors.

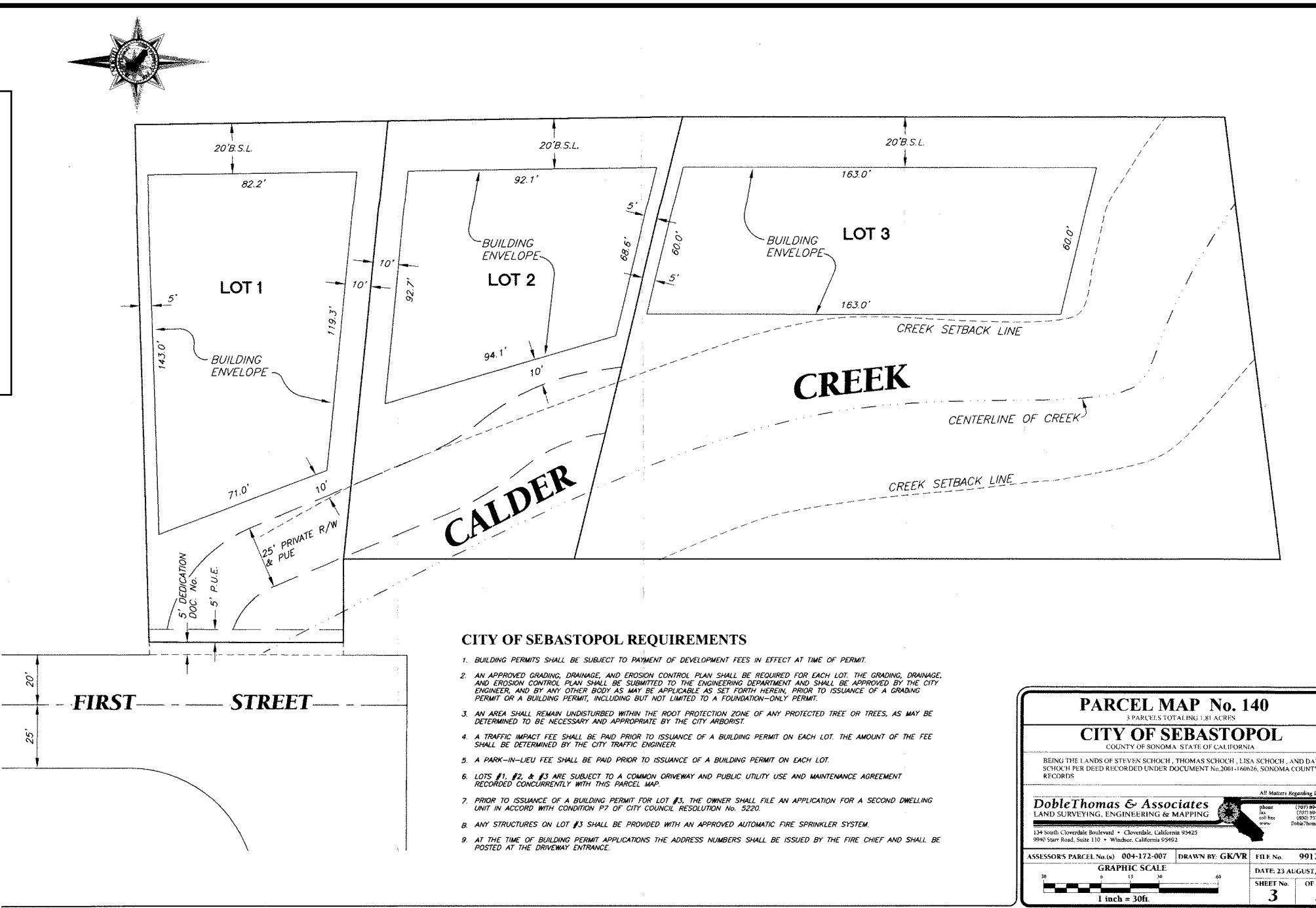
Best regards,

Steve & Rose



**SUMMARY SCOPE OF WORK:
NEW RESIDENCE AND ADU**

1. Locate and construct a new two-story home: 5,132 SF including conditioned and unconditioned "living" space
2. Locate and construct a new one-story ADU: 801 SF including all conditioned living space
3. Grading, landscaping, utilities for new residence and ADU
4. Tree removal of one existing dying oak tree per arborist report



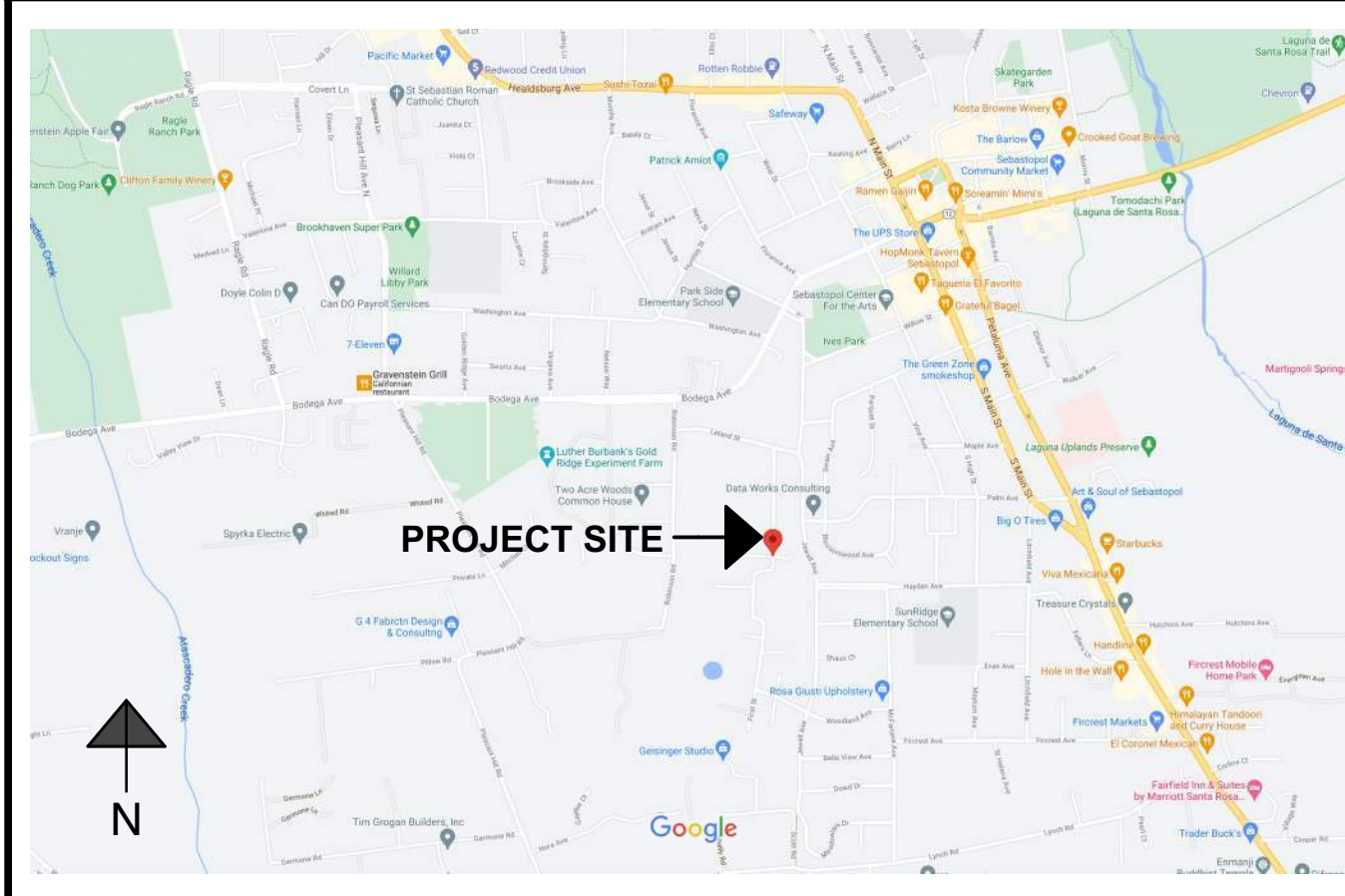
LOTS WITH BUILDING ENVELOPES 1"=50'-0"



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DESCRIPTION	
DATE	
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SCHOCH RESIDENCE
New Residence and ADU
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GENERAL NOTES



VICINITY MAP

Arborist: Chip Sandborn Sandborn Tree Service, Inc. 119 Morris Street Sebastopol, CA 95472 (707) 823-9144	Owner: Steven and Rose Schoch 974 Bluebonnet Drive Sunnyvale, CA 94086 (408) 732-4476	A.P. Number: 004-172-017	Area Tabulations: New House Footprint: 4,668 SF (Includes porches/stairs >= 30" & main floor overhangs) New House: 4,521 SF (both floors conditioned floor area) Main Floor: 2,990 SF (conditioned floor area) Lower Floor: 1,531 SF (conditioned floor area) Lower Floor Multi-Purpose Room & Storage: 611 SF (unconditioned space) Lower Floor Garage/Shop/Storage: 1,481 SF (unconditioned space) Combined Lower Level: 3623 SF Front Porch/Deck & Stairs: 274 SF Rear Master Bedroom Deck & Stairs: 125 SF Rear Deck Landing & Stairs near West Mudroom: 93 SF West Side Porch/Patio at Mudroom below Deck: 214 SF West Side Driveway below Porch/Deck: 91 SF West Side Driveway below Low Roof: 157 SF Front Bay Window overhang: 22 SF East Side Bay Window overhang: 7 SF Rear East Mudroom Alcove below Family Room: 62 SF Total Lot Coverage (Footprint) House: 4,668 SF	New ADU Footprint: 1,607 SF (includes stairs, patios >= 40") New ADU Conditioned Floor Area: 801 SF New ADU Garage: 306 SF Combined Floor Area: 1,107 SF Front (West) Patio: 324 SF Rear (South) Patio: 176 SF Total Lot Coverage (Footprint) ADU: 1,607 SF New Spa Trellis: 267 SF TOTAL LOT COVERAGE ALL STRUCTURES = 15.6%	A-1 Project Summary, Plot Plan, Project Data A-2 Lot Plan A-3 Site Plan A-4 House Main Floor Plan A-5 House Lower Level Floor Plan A-6 Schedules A-7 House Roof Plan A-8 House Exterior Elevations A-9 House Exterior Elevations A-10 House Sections A-11 ADU Floor Plan, Roof Plan, Schedules A-12 ADU Exterior Elevations and Sections C-1 Grading Plan and Earthwork C-2 Cross Sections C-3 Cross Sections C-4 Utility Plan L-Sheets are Large Format 30x42 L-1.0 Landscape Layout Plan L-2.0 Landscape Preliminary Planting Plan L-3.0 Landscape Preliminary Irrigation Plan L-4.0 Landscape Preliminary Water Use Calculations
Civil Engineer: LACO Associates Chad Mosier PE, PLS 3490 Regional Pkwy Santa Rosa, CA 95403 (707) 525-1222	Architect: Marilyn Standley Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 829-3226	Zoning: R-3	Site Location: 7XX First Street Sebastopol, CA 95472	Site Area: 0.99 Acres/ 43,181 SF	Occupancy: Group R, Div. 3
Designer: Ryan Connelly Draftier: Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 327-3627	Code: 2019 CBC, 2019 CRC, 2019 CalGreen Code, 2019 California Energy Code Supplement	Construction: Type VB, Non-rated	Contractor: Thrive Construction Gregory Beale 555 South Main Street, Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)	Site Coverage: Existing: 0 SF Proposed: 6,542 SF	
Landscape: Builders' Studio of Sebastopol Gregory Beale 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)					

PROJECT DATA

SHEET INDEX



DATE: 5-13-21

Sheet **A-1**

Scale

- Re: Site Data - Design Review
1. Zoning District: R-3
 2. Use: Existing - Empty undeveloped lot; Proposed - Residential Home and ADU
 3. Lot Size: .99 Acres or 43,181 square-feet
 4. Lot Coverage: 5.6% or 6,542 square-feet
 5. Number of units: 2, one single-family dwelling and one detached ADU
 6. Building Floor Area: Existing - 0% & 0 square-feet; Proposed: 6,613 square-feet total (main residence) - 2,990 SF (main floor), 3,623 SF (lower floor including 611 SF unconditioned space and 1,481 SF garage/shop/storage); 1,107 square-feet total (ADU + Garage) - 801 SF conditioned space and 306 SF garage
 7. Floor Area Ratio: N/A - Residential Project
 8. Parking Spaces: 3 covered main residence, 1 covered ADU
 9. Height: 27'-8" main residence, 16'-1" ADU - closest height from grade to ridge for both main residence and ADU.
 10. Setbacks: R-3; 30' Front, 20' Secondary Front Yard, 10' Side, 20' min./30' max. Rear; ADU - 30' Front, 20' Second Front Yard, 3' Side, 20' min./30' max. Rear. See attached subdivision map for actual limits for this lot.
 11. Landscaping: See attached, performance based approach used.
 12. Trees: See attached, removal of one existing dying oak tree.
 13. Grading: Cut - 660 yds Fill - 300 yds Import - 0 yds Off-Haul - 360 yds

Builders' Studio
OF SEBASTOPOL
369 SO. MAIN STREET
SEBASTOPOL, CALIFORNIA 95472
OFFICE: (707) 837-3388 FAX: (707) 837-3253
WWW.BUILDERSSTUDIOINC.COM
CSI: 878243

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CHECKED	DRAWN	DESIGNED	DESCRIPTION	DATE	REV.

SCHOCH RESIDENCE
New Residence and ADU

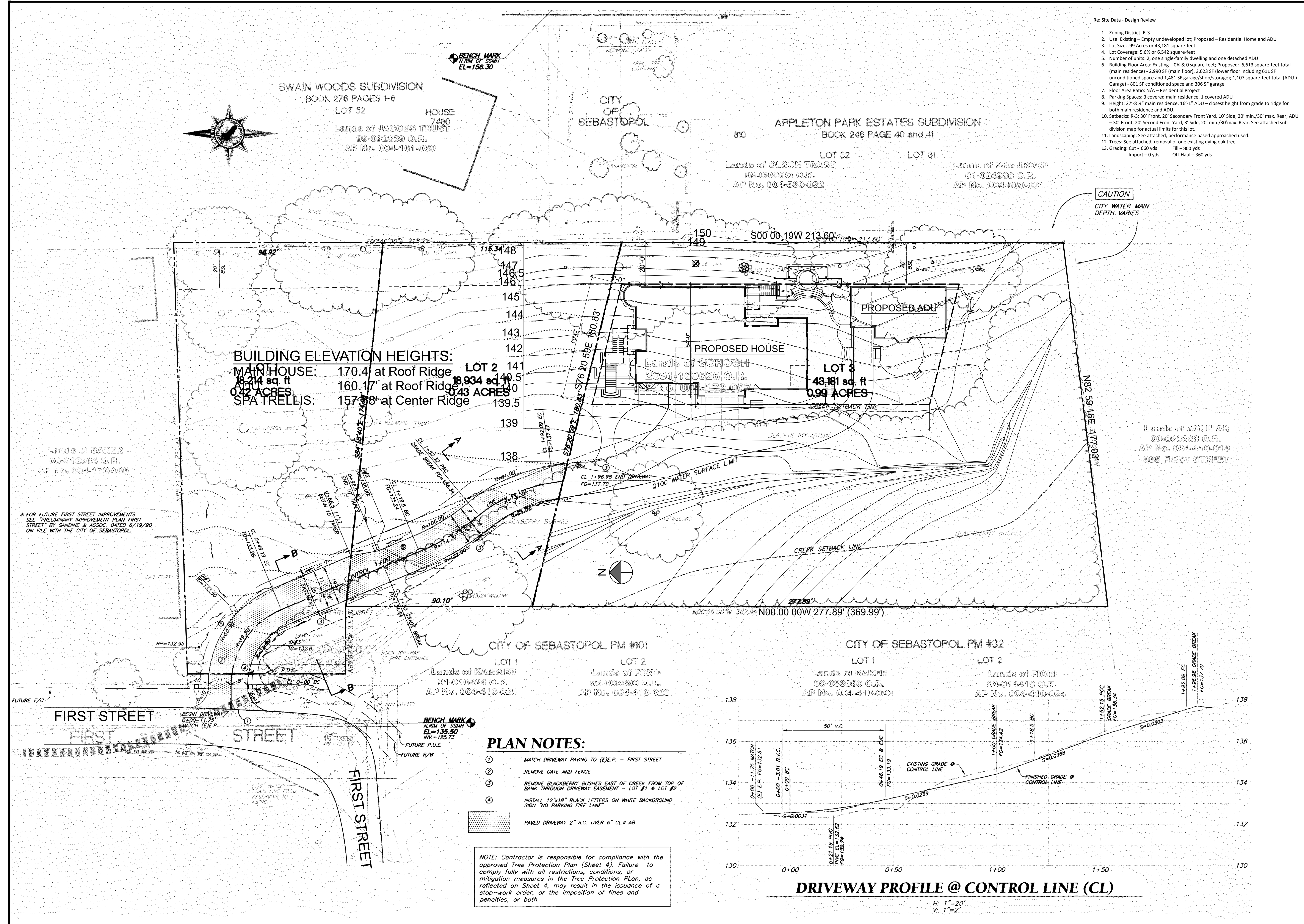
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DATE: 5-13-21

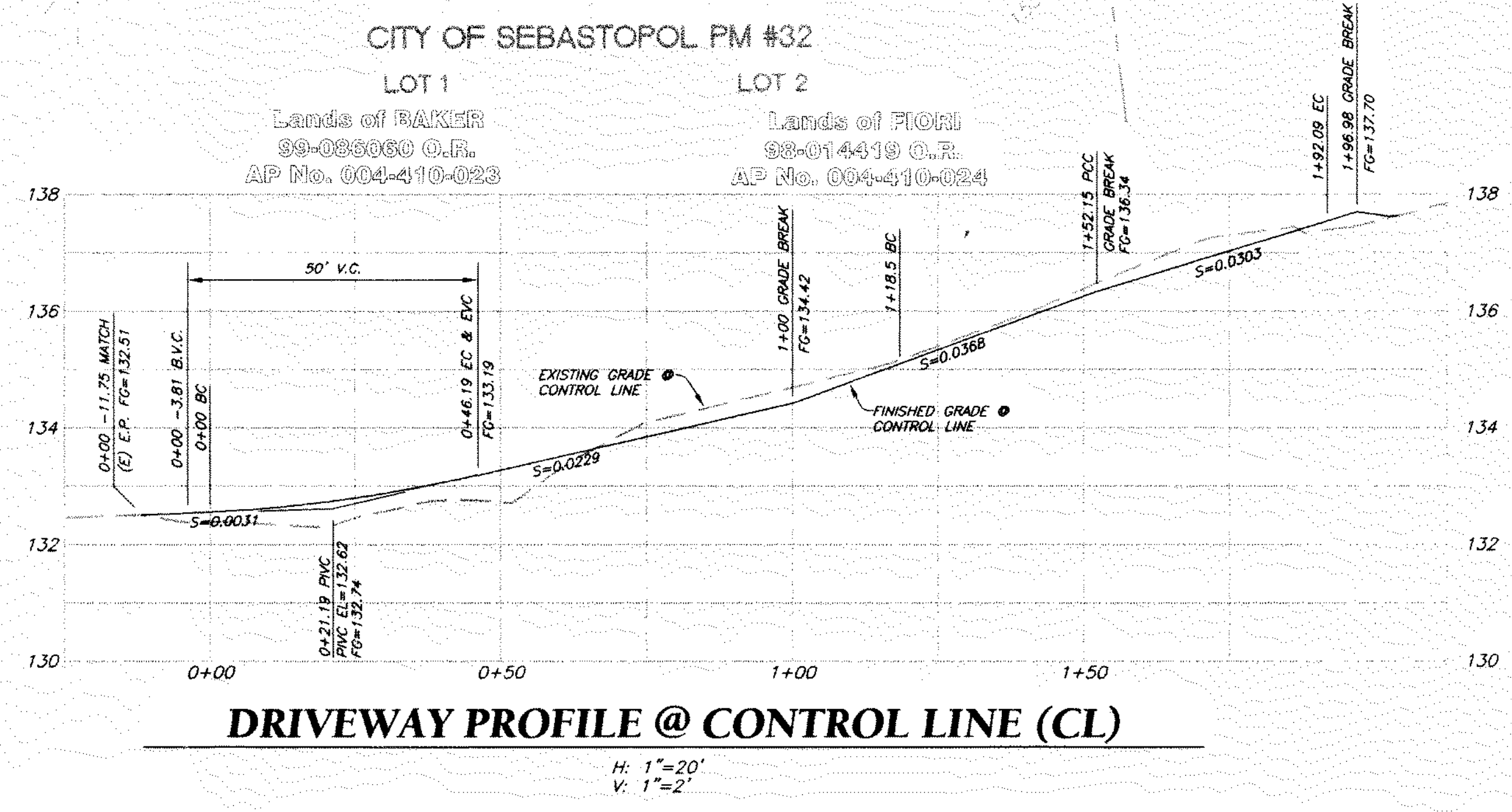
Sheet **A-2**

Scale



- PLAN NOTES:**
1. MATCH DRIVEWAY PAVING TO (E)E.P. - FIRST STREET
 2. REMOVE GATE AND FENCE
 3. REMOVE BLACKBERRY BUSHES EAST OF CREEK FROM TOP OF BANK THROUGH DRIVEWAY EASEMENT - LOT #1 & LOT #2
 4. INSTALL 12"x18" BLACK LETTERS ON WHITE BACKGROUND SIGN "NO PARKING FIRE LANE"
- PAVED DRIVEWAY 2" A.C. OVER 6" CL# AB

NOTE: Contractor is responsible for compliance with the approved Tree Protection Plan (Sheet 4). Failure to comply fully with all restrictions, conditions, or mitigation measures in the Tree Protection Plan, as reflected on Sheet 4, may result in the issuance of a stop-work order, or the imposition of fines and penalties, or both.



LOT PLAN

1"=20'-0"

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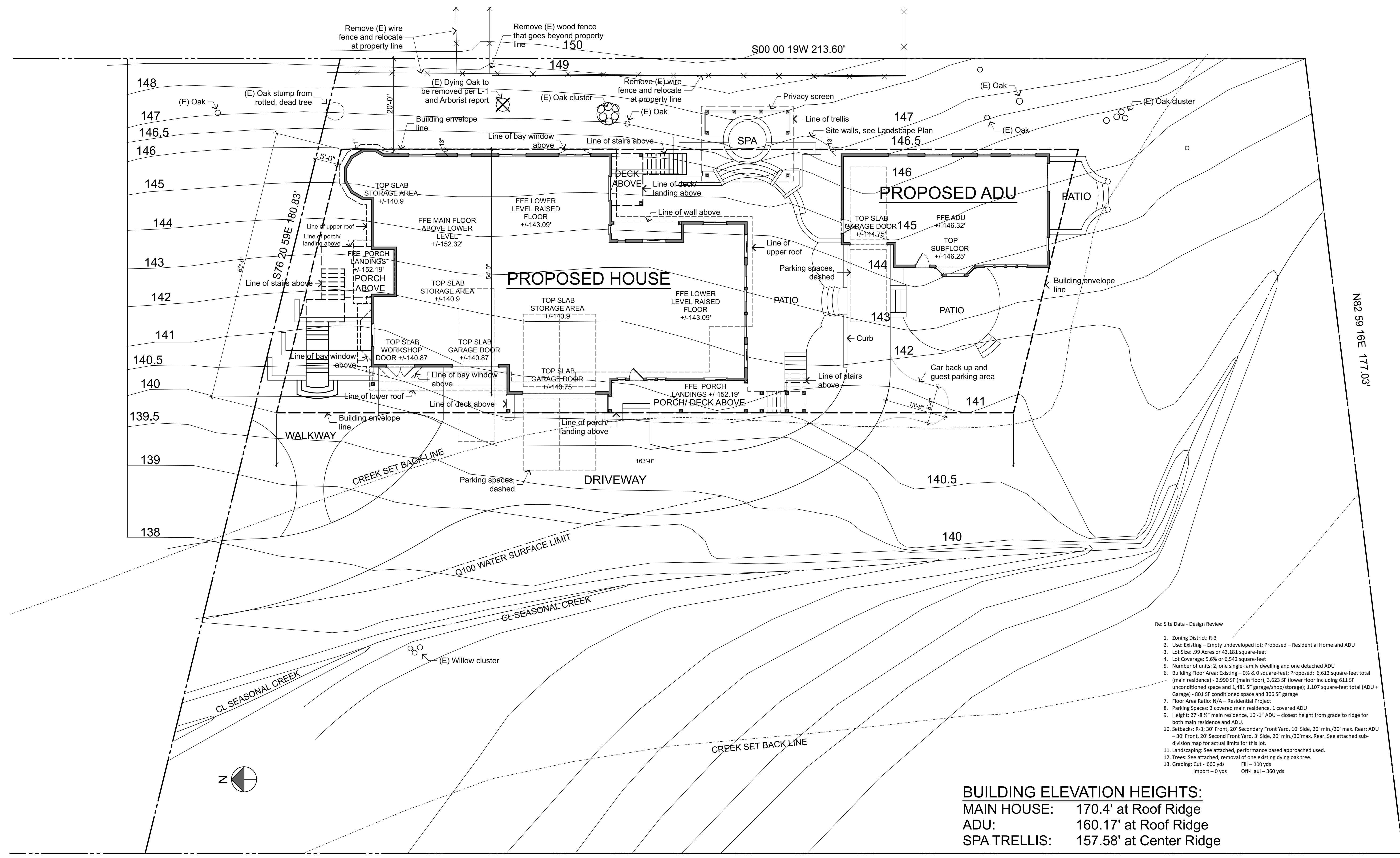


DATE: 5-13-21

Sheet

A-3

Scale



- Re: Site Data - Design Review
1. Zoning District: R-3
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 11. Landscaping: See attached, performance based approached used.
 12. Trees: See attached, removal of one existing dying oak tree.
 13. Grading: Cut - 660 yds Fill - 300 yds
 Import - 0 yds Off-Haul - 360 yds

BUILDING ELEVATION HEIGHTS:
 MAIN HOUSE: 170.4' at Roof Ridge
 ADU: 160.17' at Roof Ridge
 SPA TRELLIS: 157.58' at Center Ridge

N00 00 00W 277.89' (369.99')

NOTE: No structures on site. No structure demolition needed. Only item to be removed is one dying oak, as noted on Site Plan and L-1 and Arborist report.

NOTE: See Civil Plans for all utilities and drainage
NOTE: See L-1 Landscape Layout Plan for all paving surfaces, heights of site/landscape features & all trees of note

SITE PLAN

1"=10'-0"



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SCHOCH RESIDENCE
New Residence and ADU

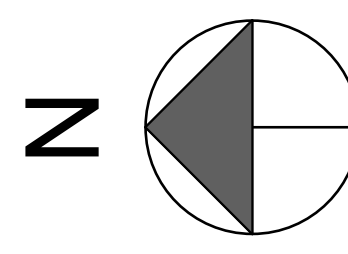
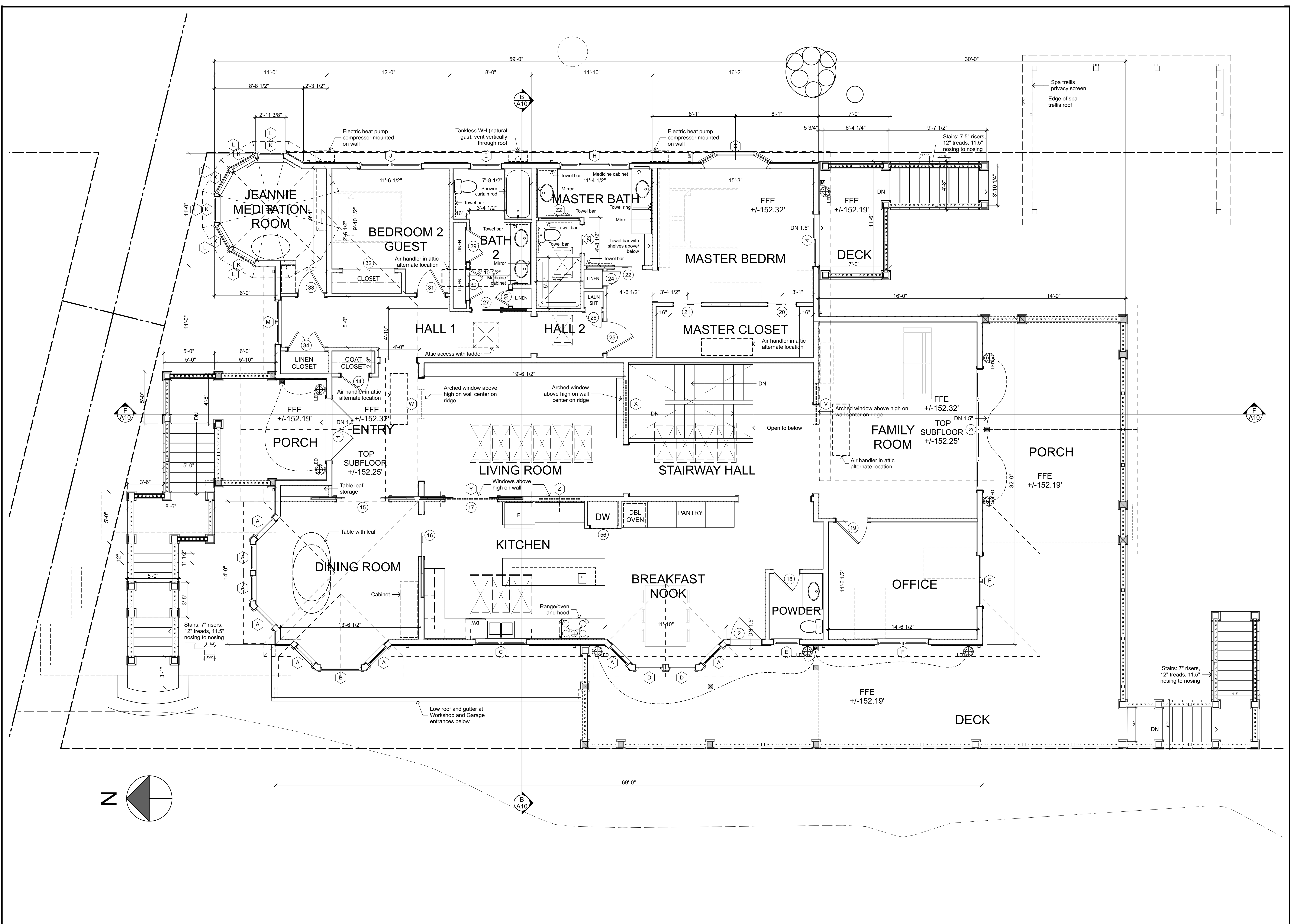
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DATE: 5-13-21

Sheet
A-4

Scale



MAIN LEVEL FLOOR PLAN - MAIN HOUSE

1/4"=1'-0"

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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

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New Residence and ADU
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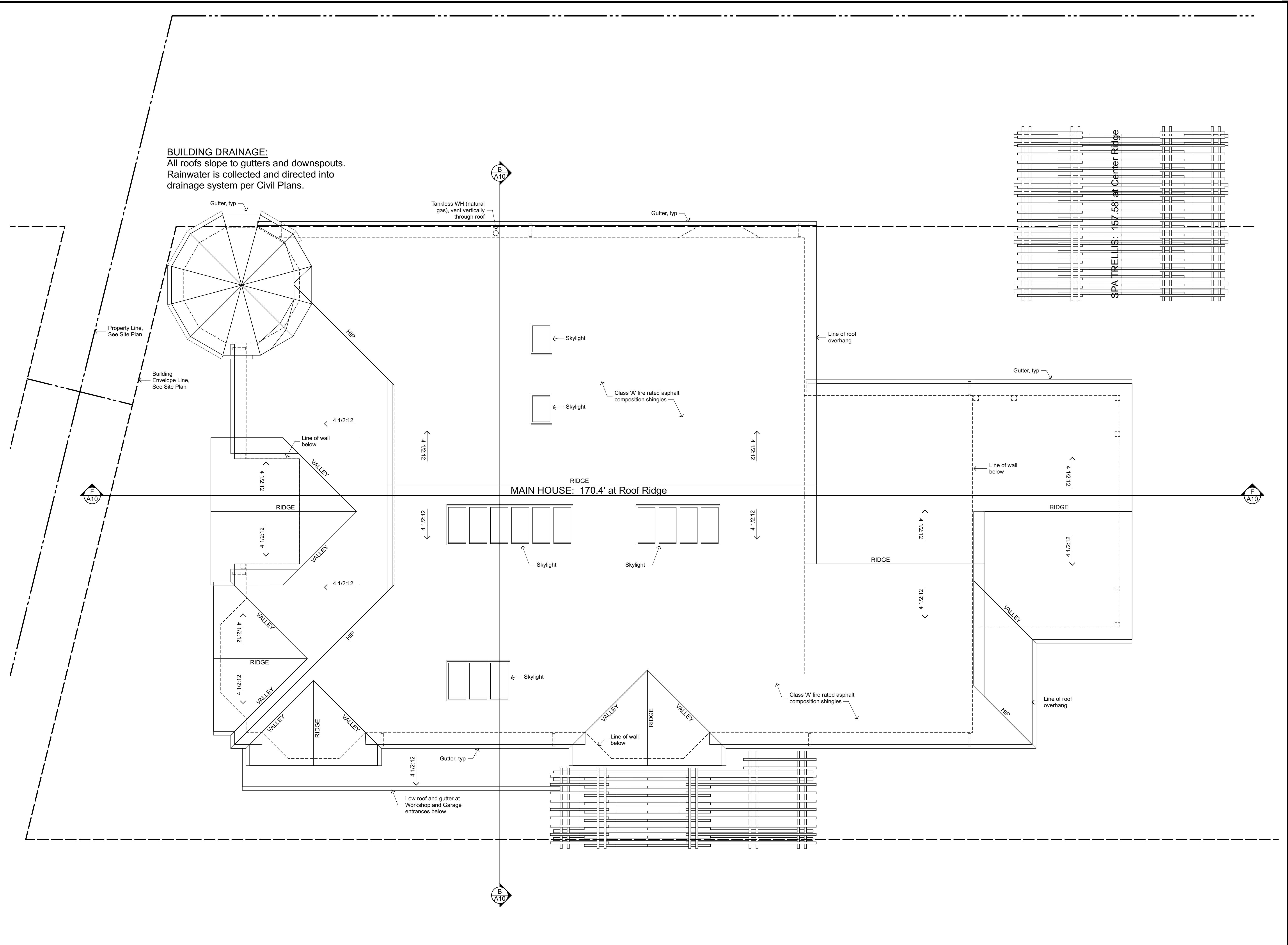
LICENSED ARCHITECT
WILLIAM F. STAMBEY
C-24596
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 5-13-21

Sheet
A-7

Scale

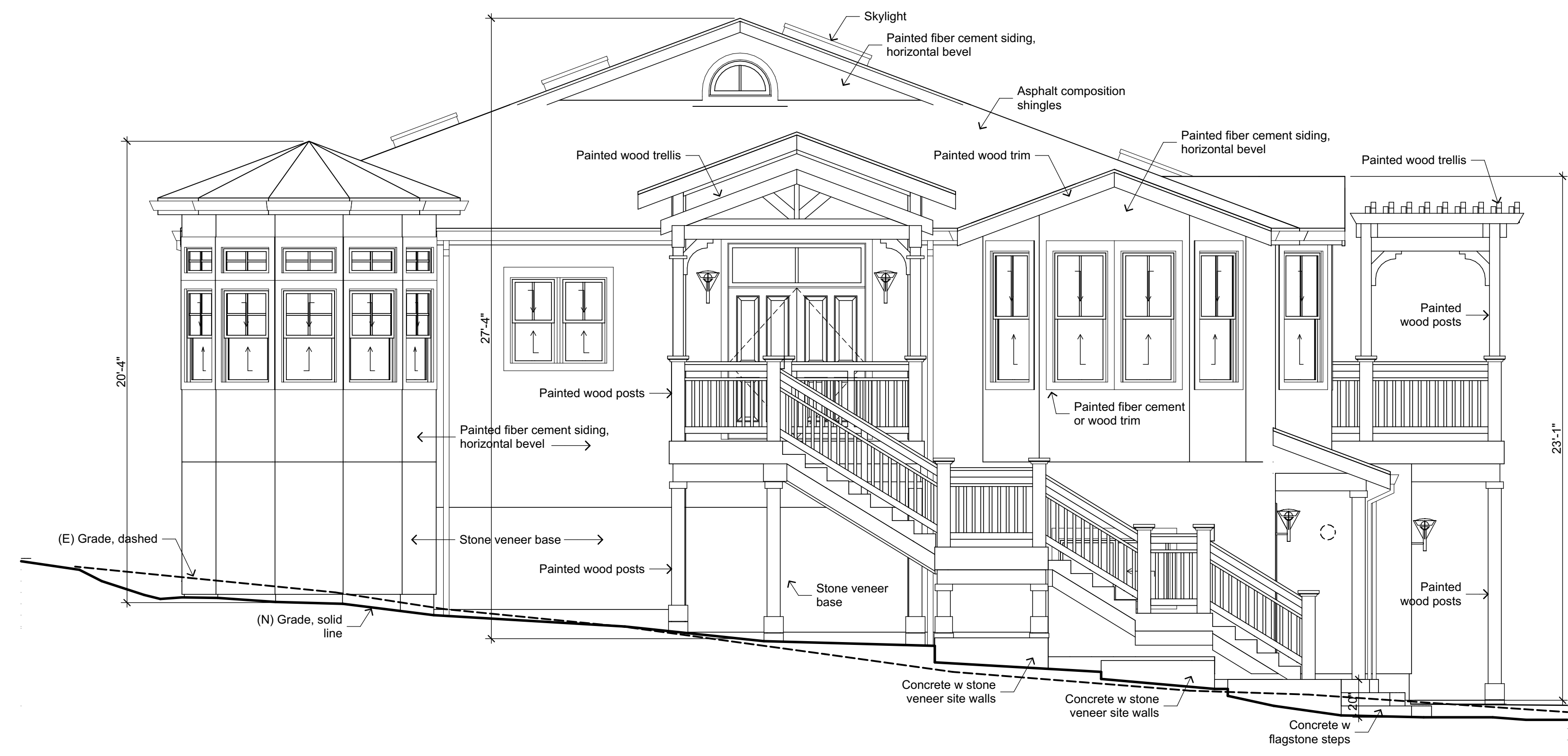
BUILDING DRAINAGE:
All roofs slope to gutters and downspouts.
Rainwater is collected and directed into drainage system per Civil Plans.



ROOF PLAN - MAIN HOUSE

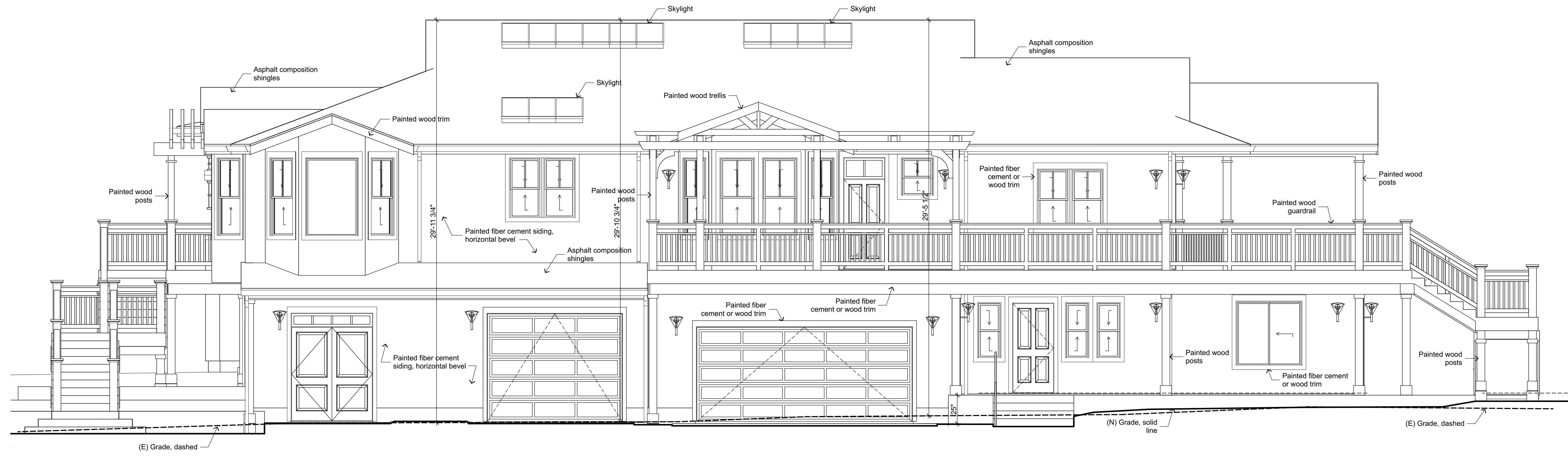
1/4"=1'-0"

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NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4"=1'-0"

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

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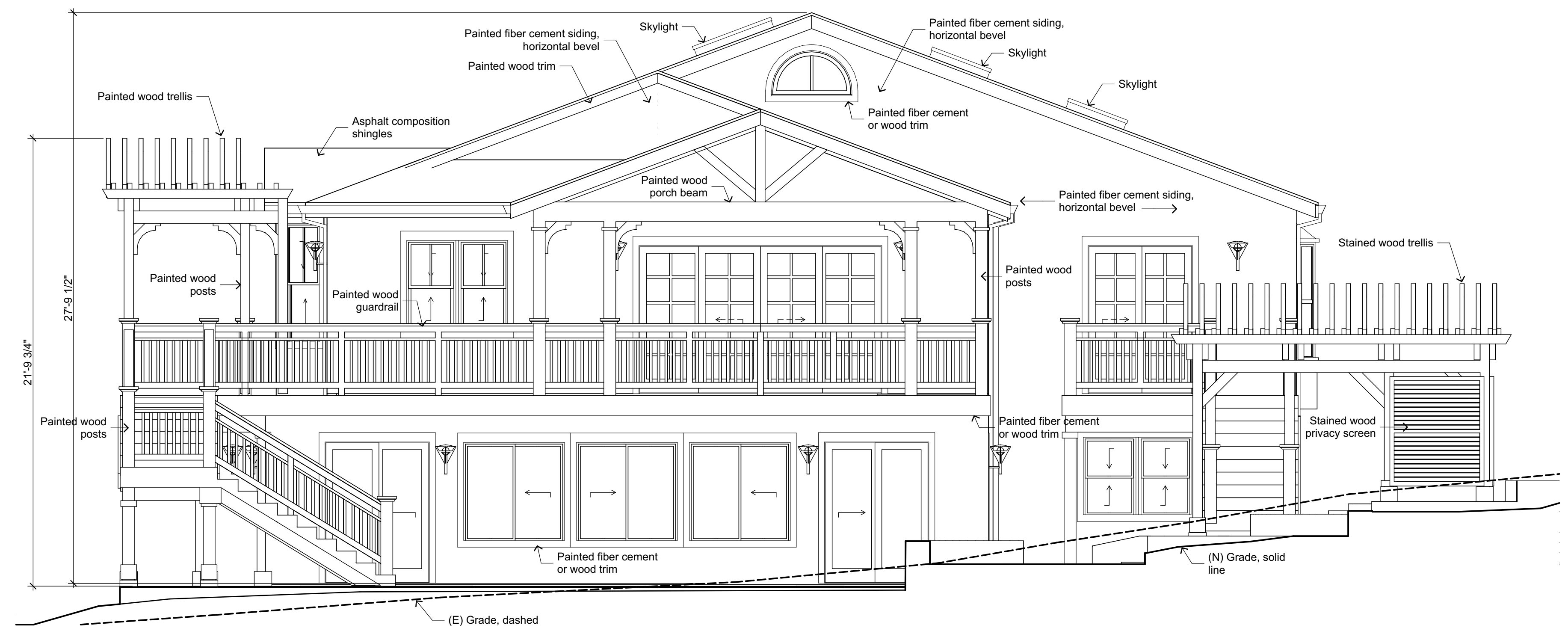


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Sheet
A-8

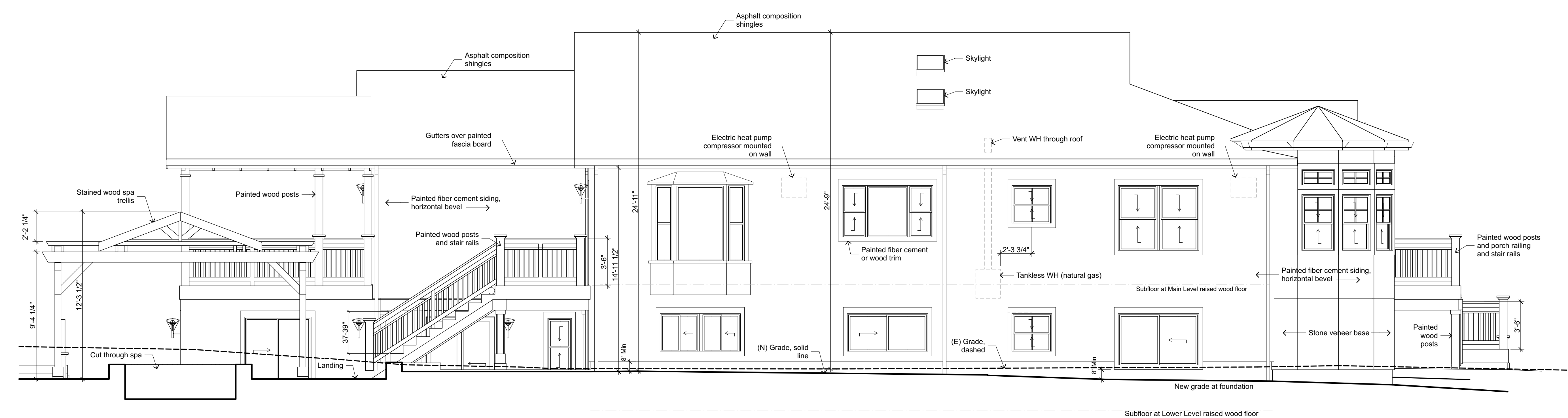
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SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4" = 1'-0"

CHECKED	DRAWN	DESIGNED	DESCRIPTION	DATE	REV.

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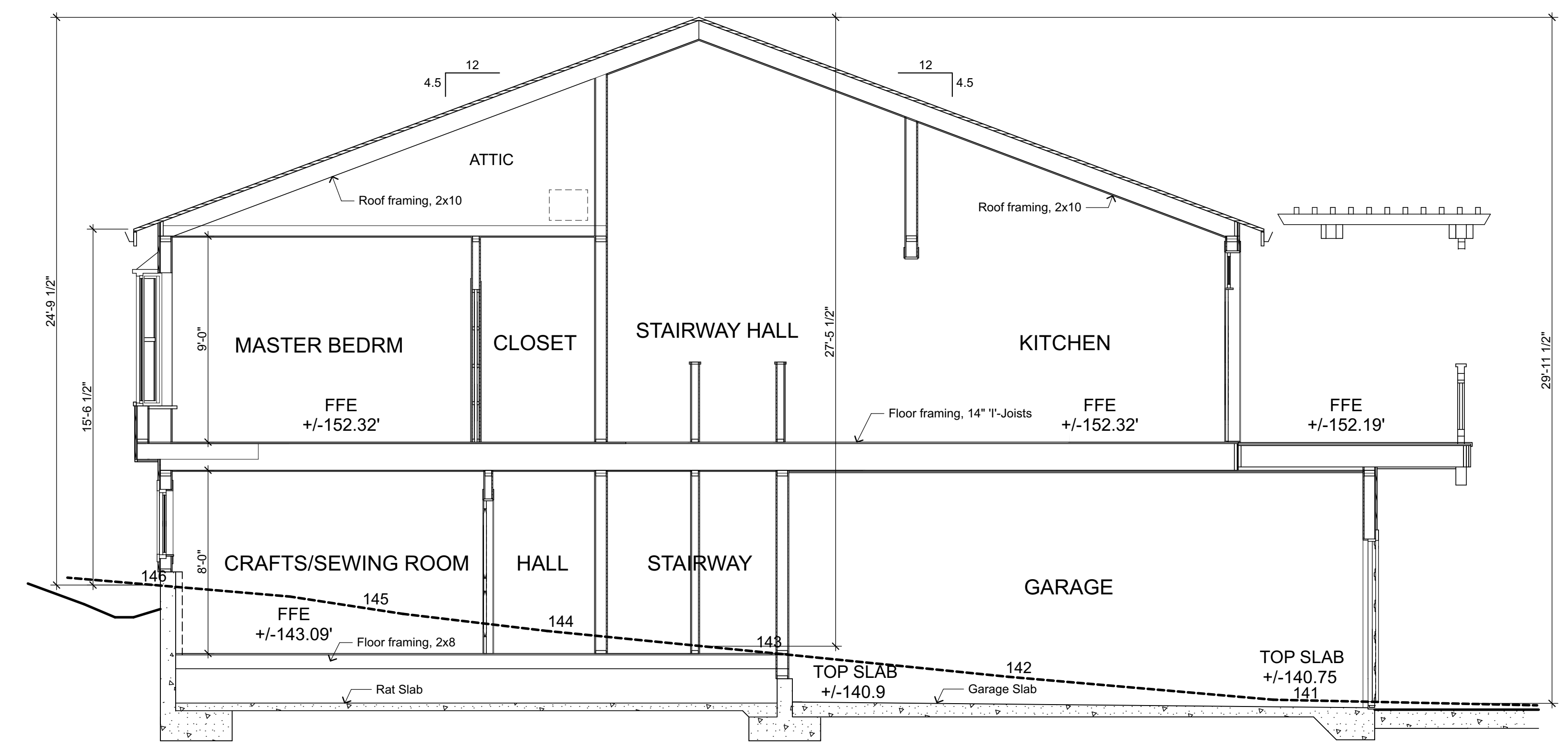
Sheet
A-9

Scale

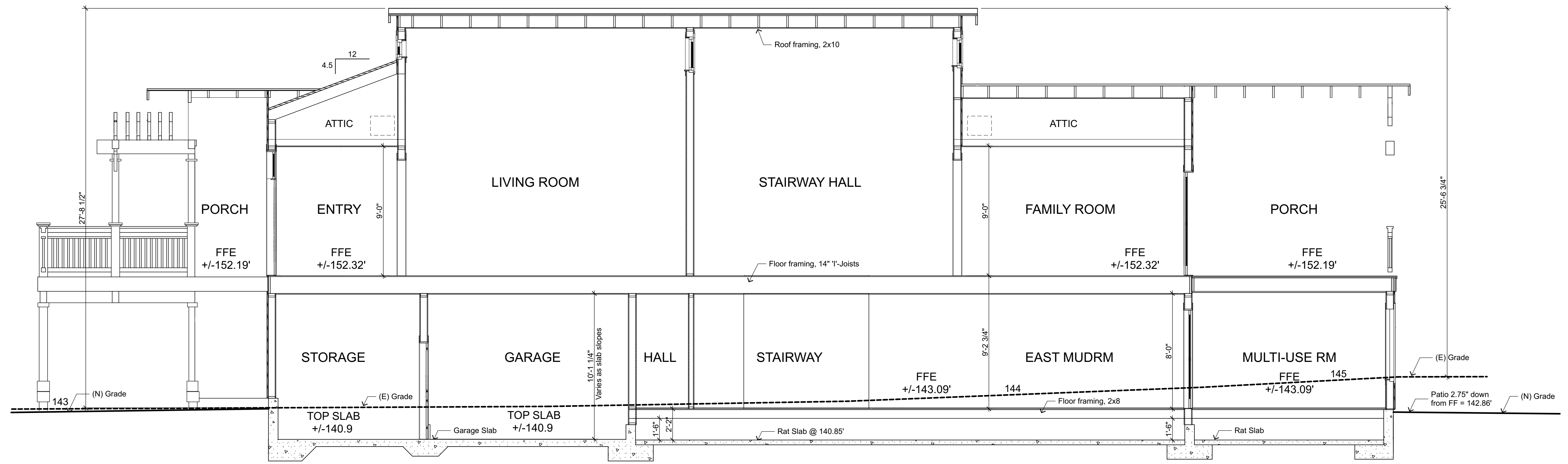


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SECTION C 1/4" = 1'-0"



SECTION F 1/4" = 1'-0"

SECTIONS - MAIN HOUSE 1/4"=1'-0"

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

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DATE: 5-13-21

Sheet
A-10

Scale



Builders Studio
OF SEBASTOPOL
368 SO. MAIN STREET
SEBASTOPOL, CALIFORNIA 95472
OFFICE: (707) 837-3388 FAX: (707) 837-3353
WWW.BUILDERSSTUDIOINC.COM
CSI: 878243

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CHECKED	DRAWN	DESIGNED	DESCRIPTION	DATE	REV.

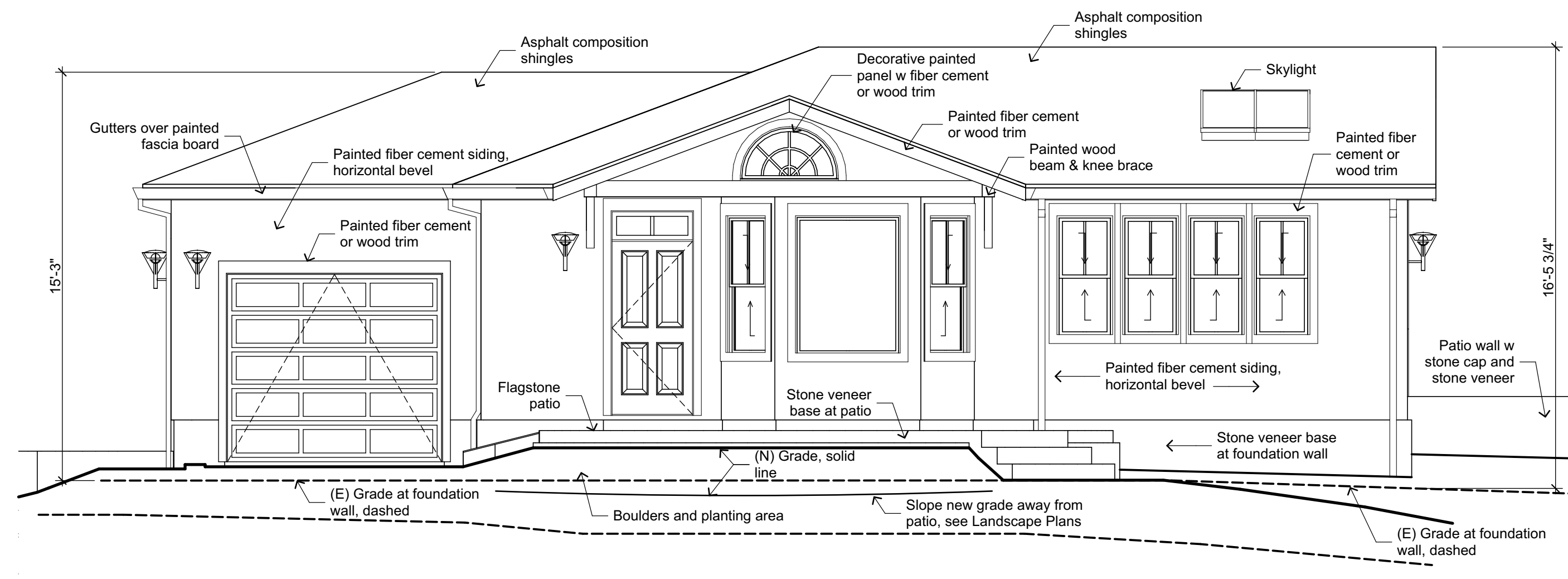
SCHOCH RESIDENCE
New Residence and ADU
7xx First Street • SEBASTOPOL • CALIFORNIA • 95472



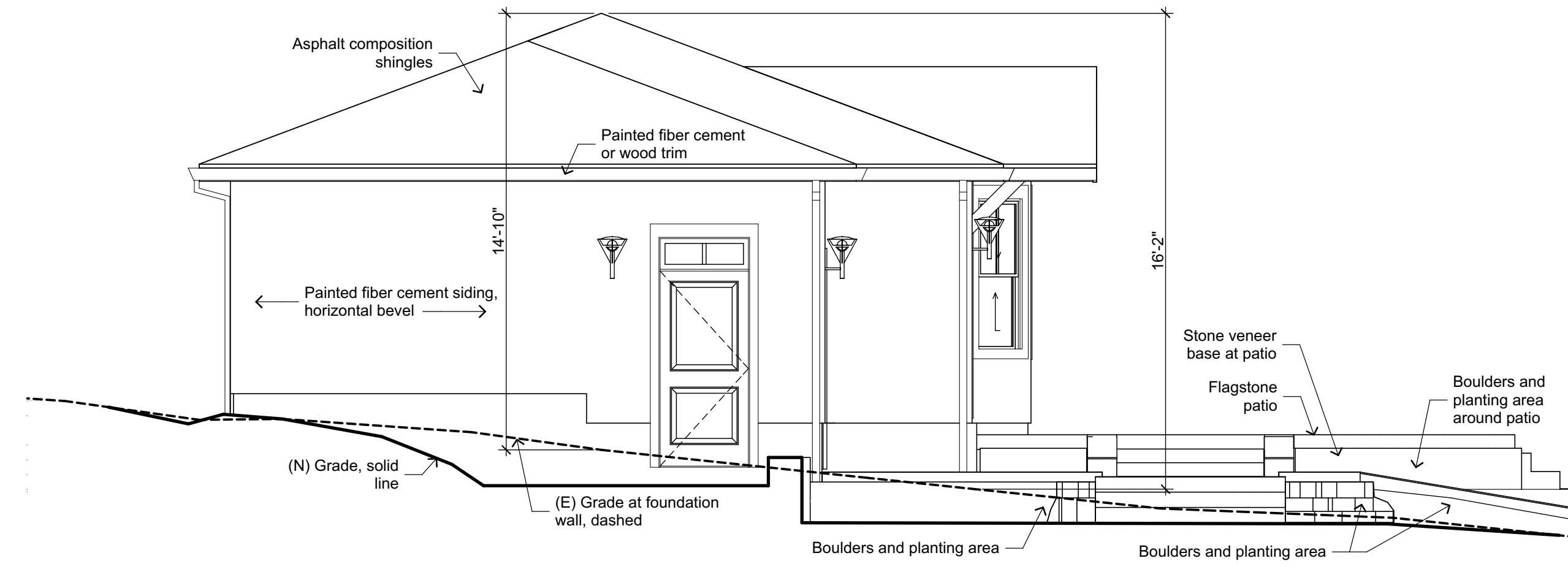
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Sheet
A-12

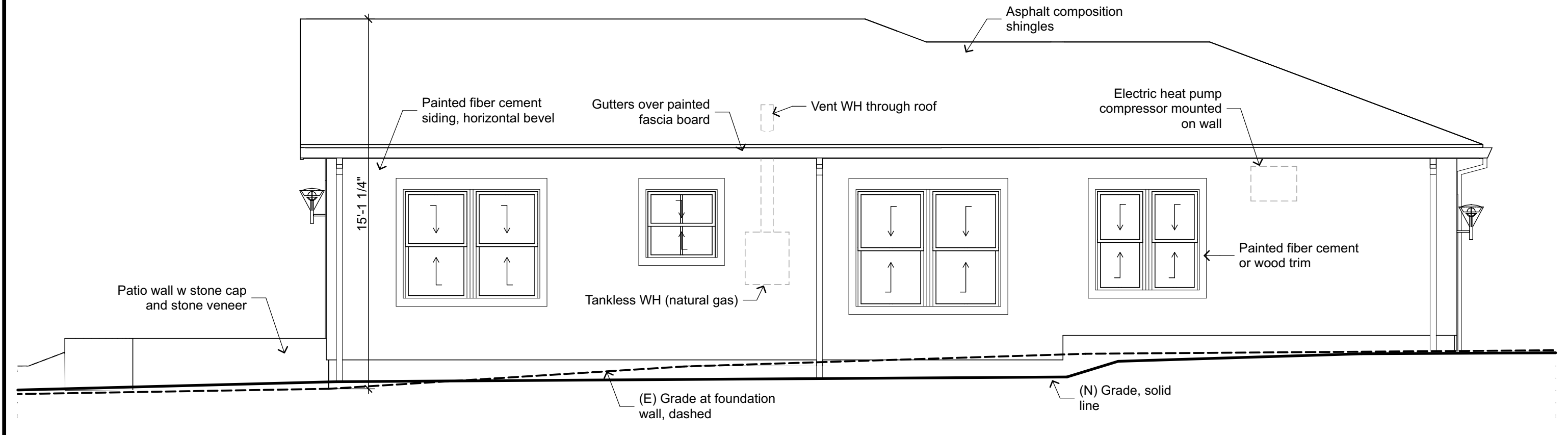
Scale



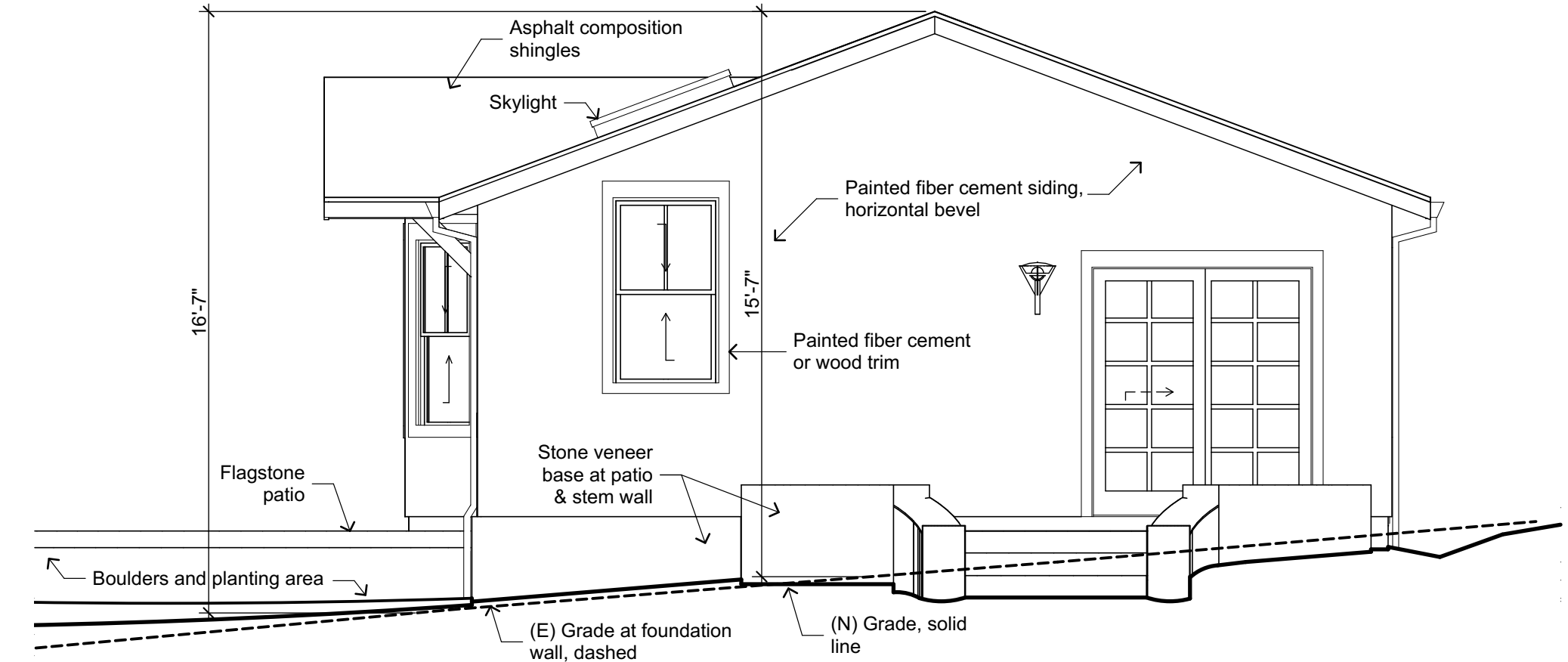
WEST ELEVATION 1/4" = 1'-0"



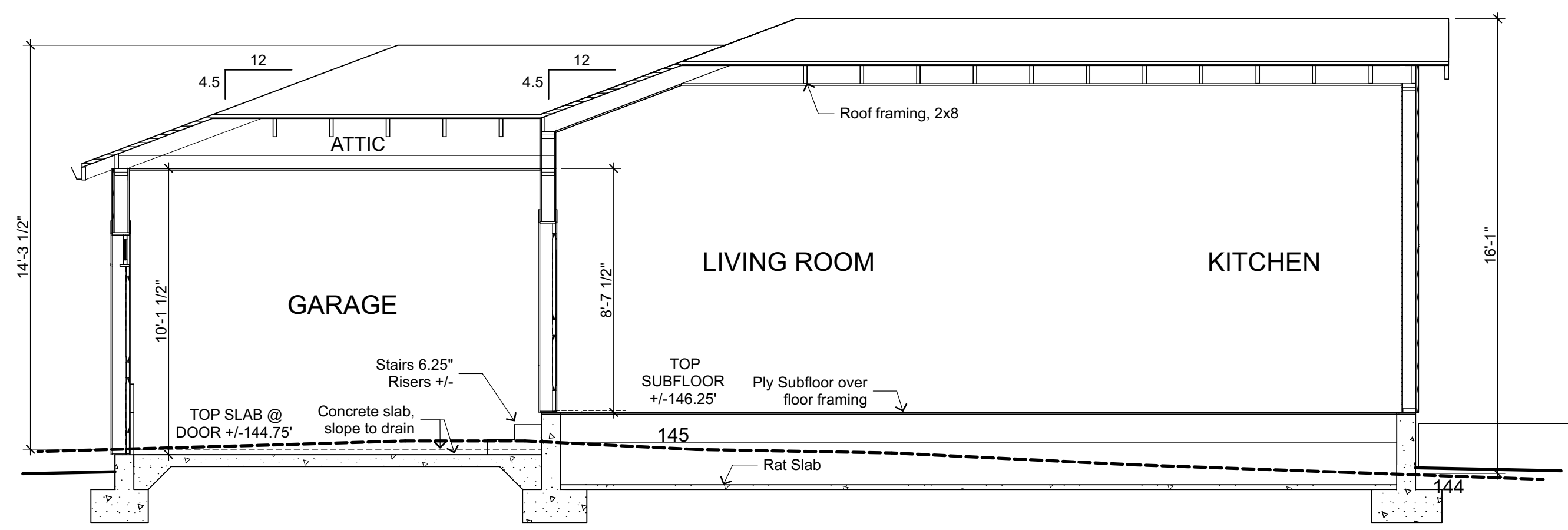
NORTH ELEVATION 1/4" = 1'-0"



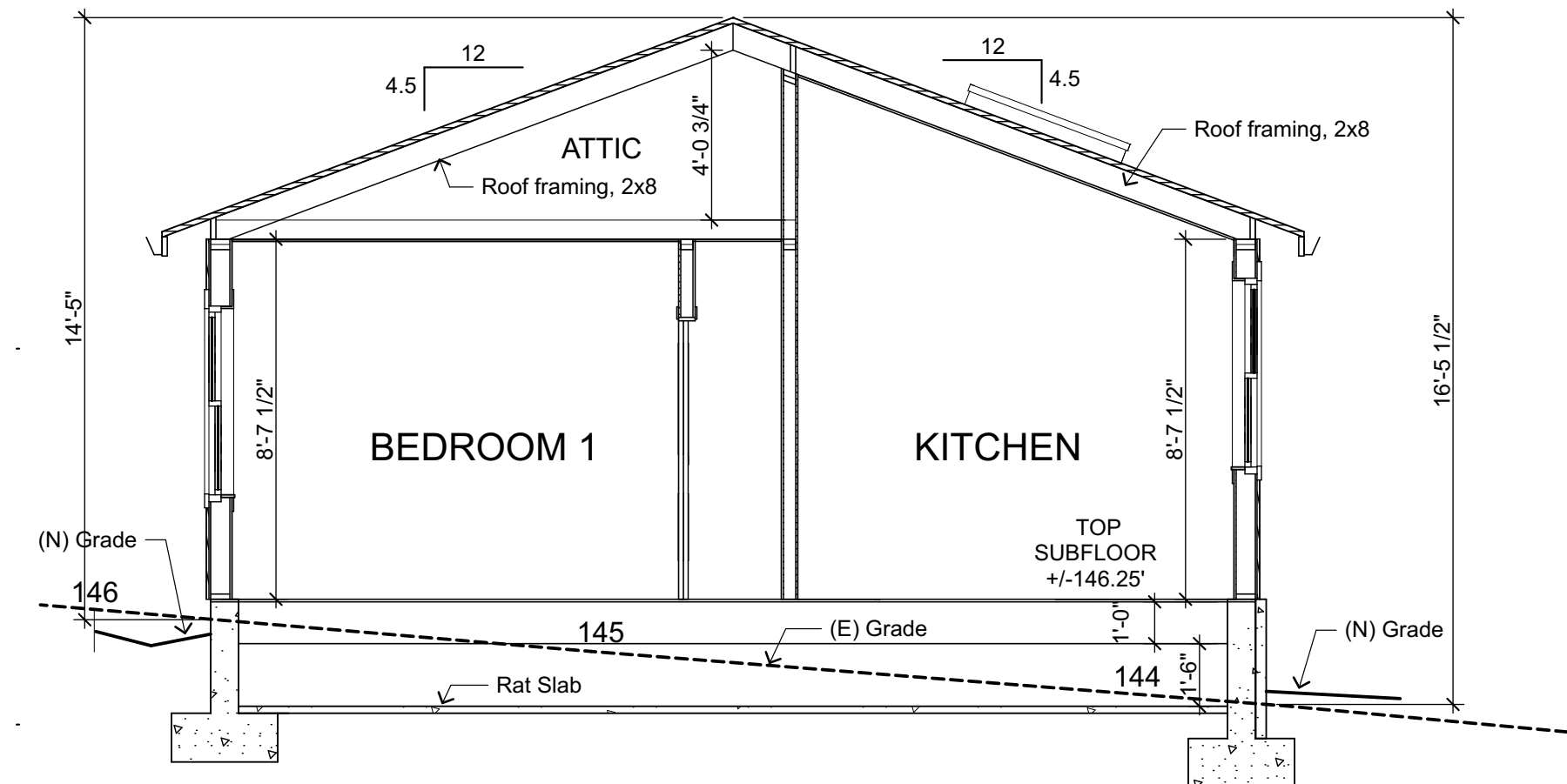
EAST ELEVATION 1/4" = 1'-0"



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



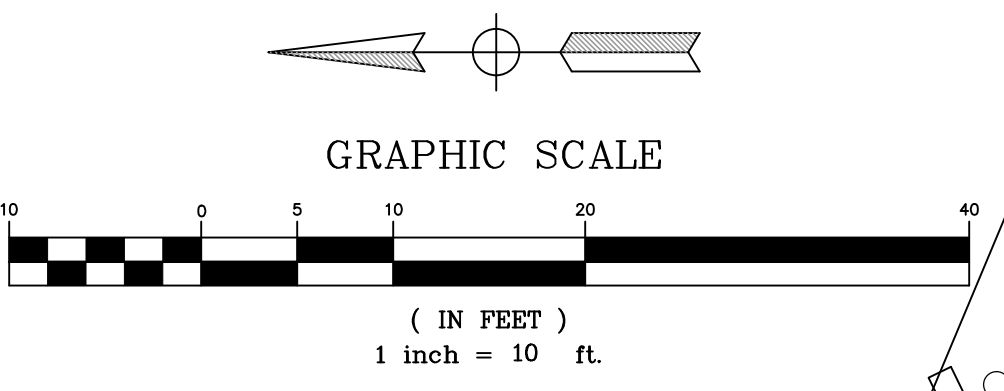
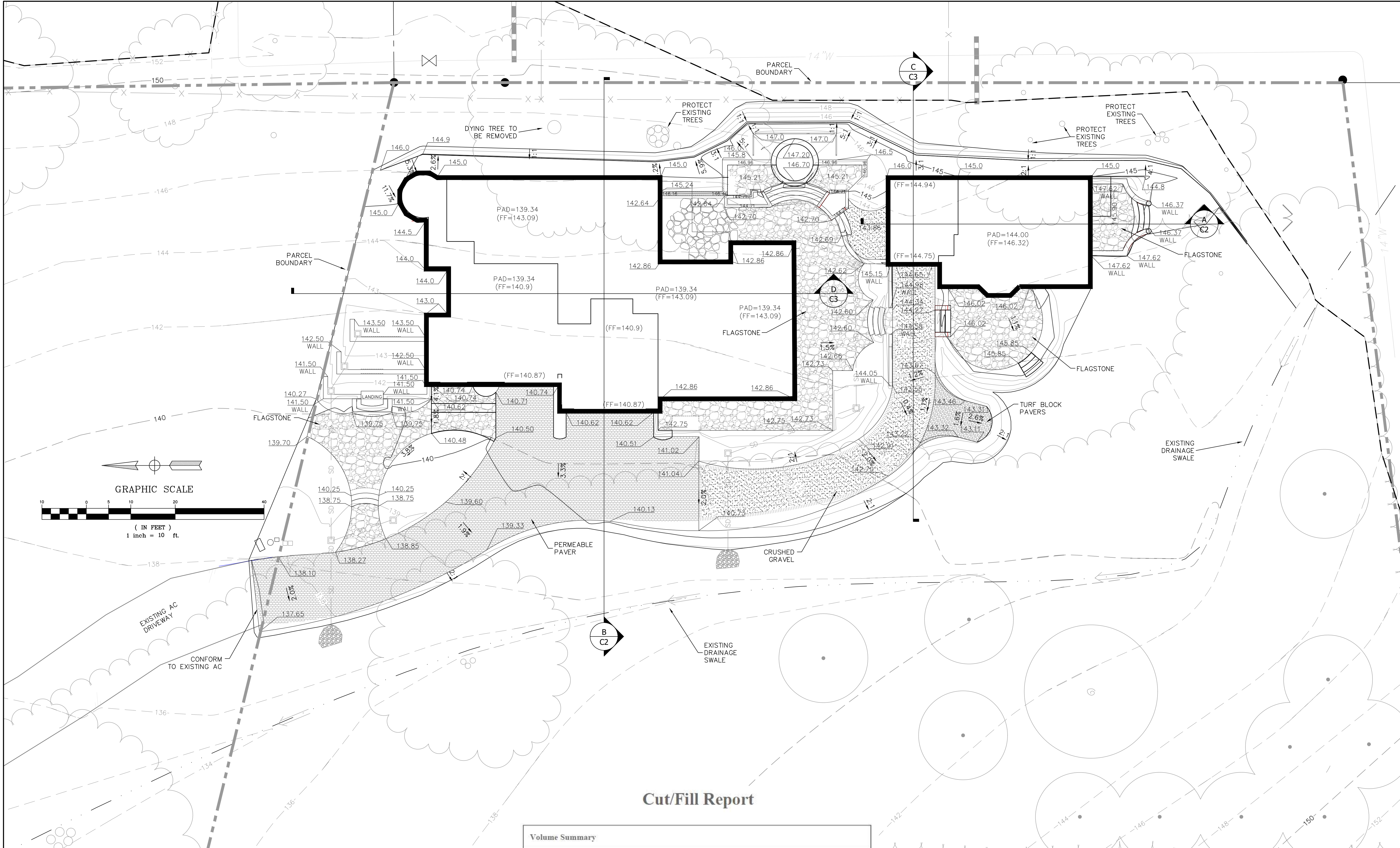
SECTION D 1/4" = 1'-0"



SECTION C 1/4" = 1'-0"

EXTERIOR ELEVATIONS & SECTIONS - ADU

1/4"=1'-0"



Cut/Fill Report

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Volume Surface	full	1.0	1.0	15397	660	300	360 <Cut>
Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				15397	660	300	360 <Cut>

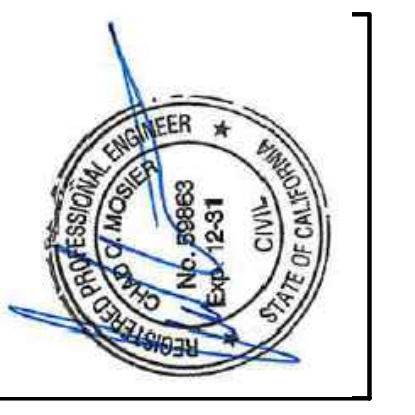
* Value adjusted by cut or fill factor other than 1.0

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 1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY / CHK.	DATE

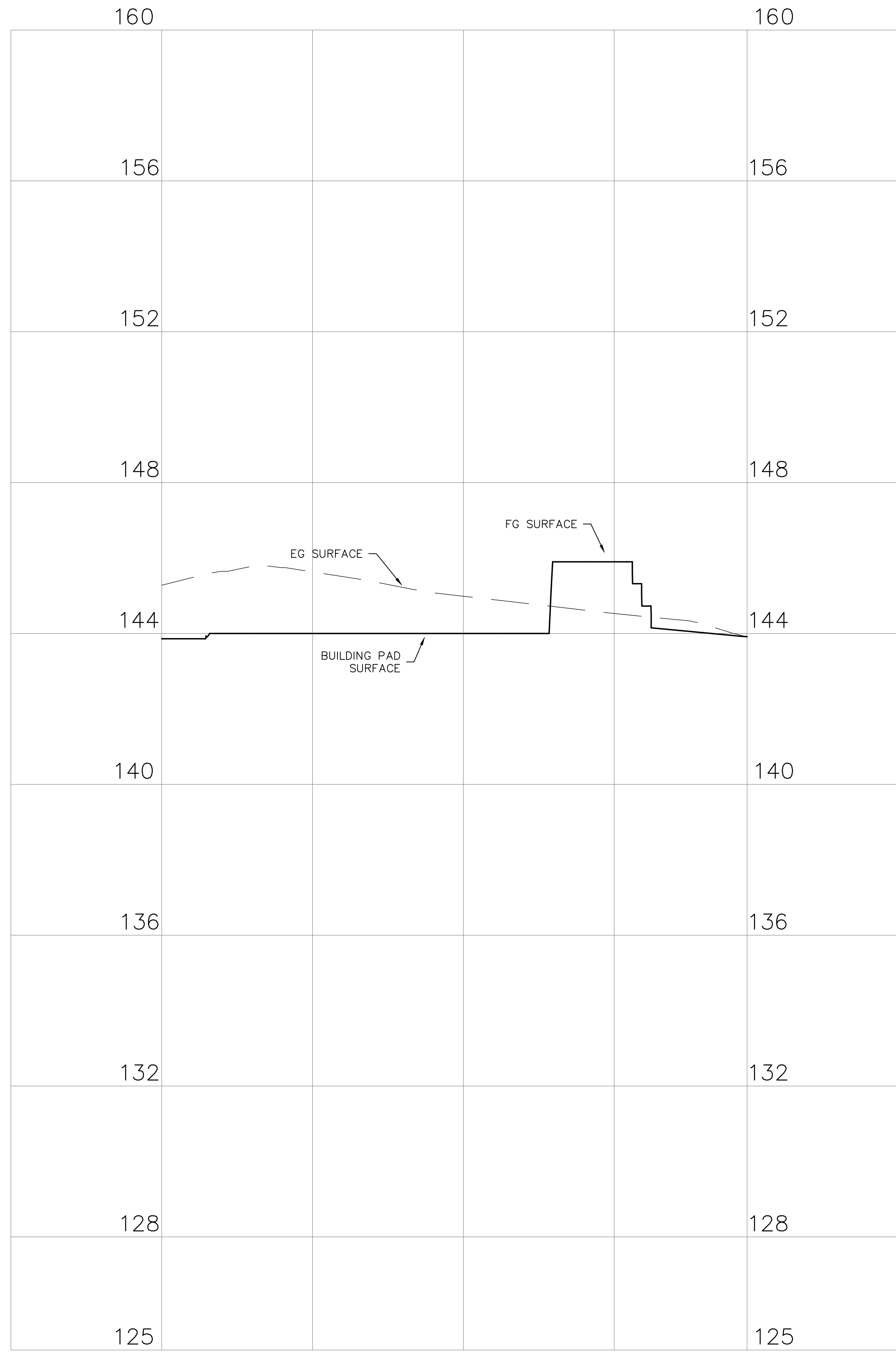
BUILDERS STUDIO OF SEBASTOPOL
 555 SOUTH MAIN STREET, SUITE 1
 SEBASTOPOL, CA 95472

GRADING PLAN AND EARTHWORK



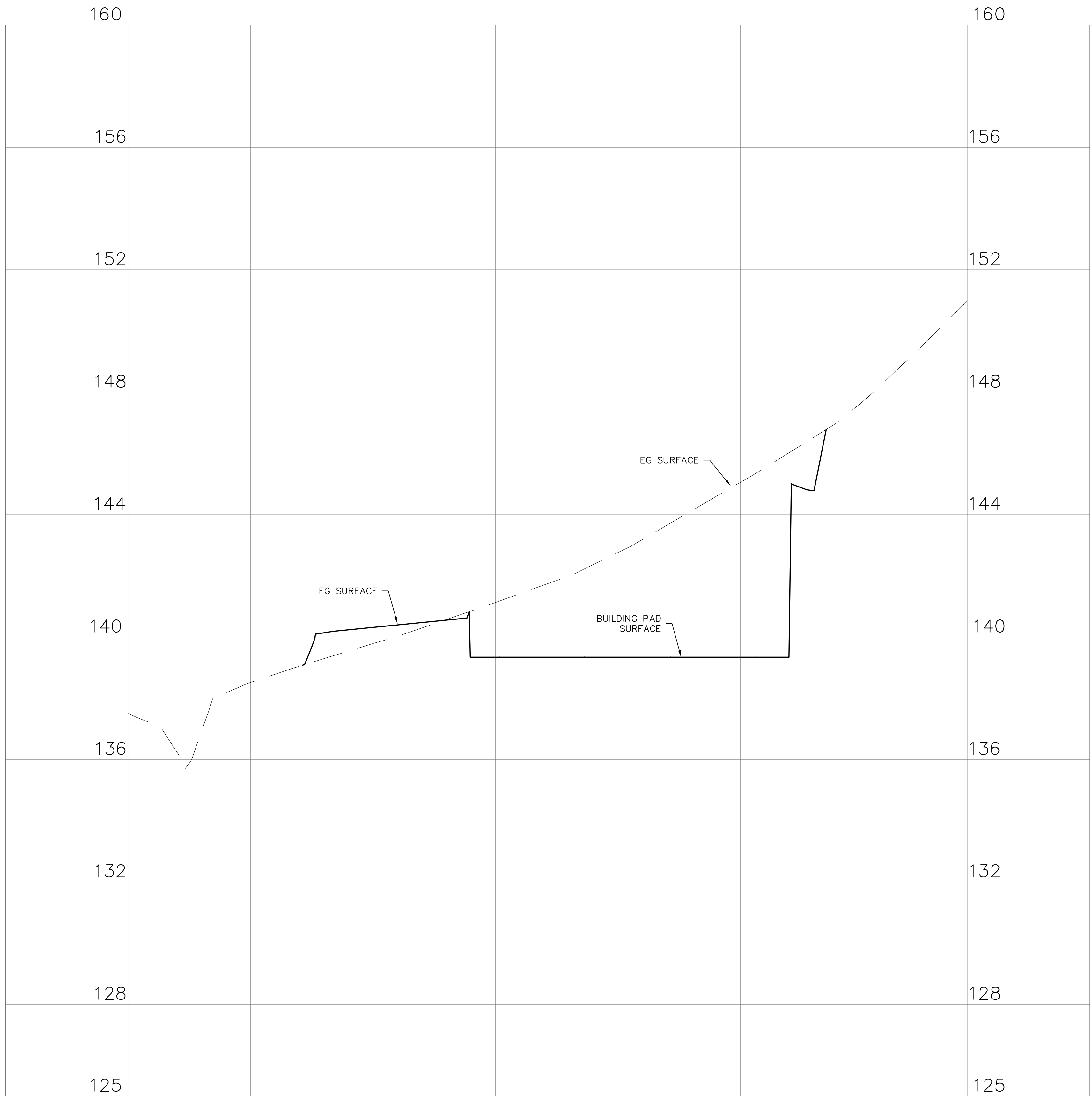
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CHECK	CCM
APPROVED	
DATE	5/13/2021
JOB NUMBER	9884.00
DRAWING	C1

May 14, 2021 - 11:57am
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ADU NORTH/SOUTH
1"=10'H, 1"=2'V

A



MAIN HOUSE WEST/EAST
1"=10'H, 1"=2'V

B

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 555 SOUTH MAIN STREET, SUITE 1
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CROSS SECTIONS



DRAWN	DDI
CHECK	CCM
APPROVED	
DATE	5/13/2021
JOB NUMBER	9884.00
DRAWING	C2

May 14, 2021 - 11:07am
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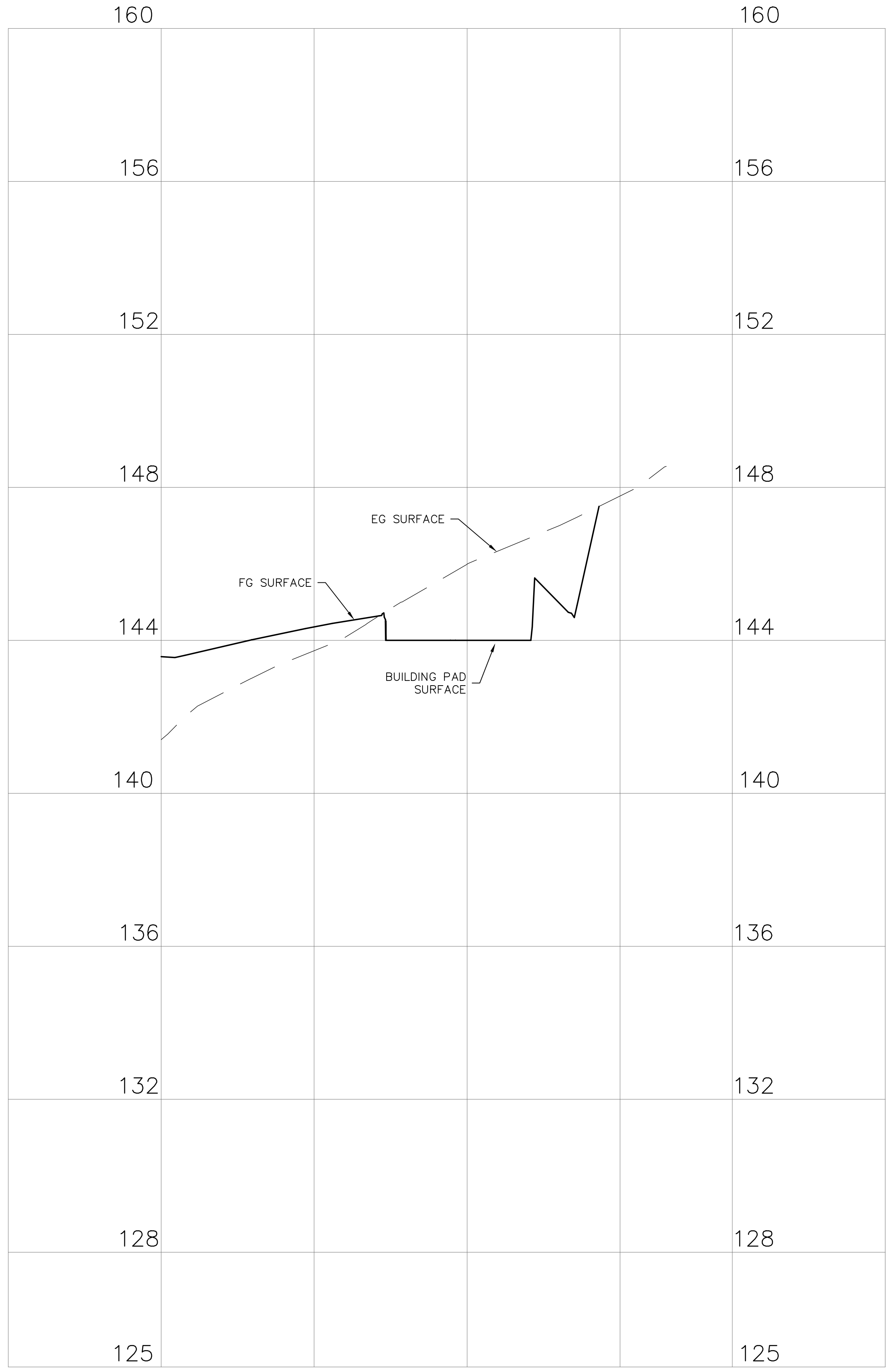
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BUILDERS STUDIO OF SEBASTOPOL
 555 SOUTH MAIN STREET, SUITE 1
 SEBASTOPOL, CA 95472

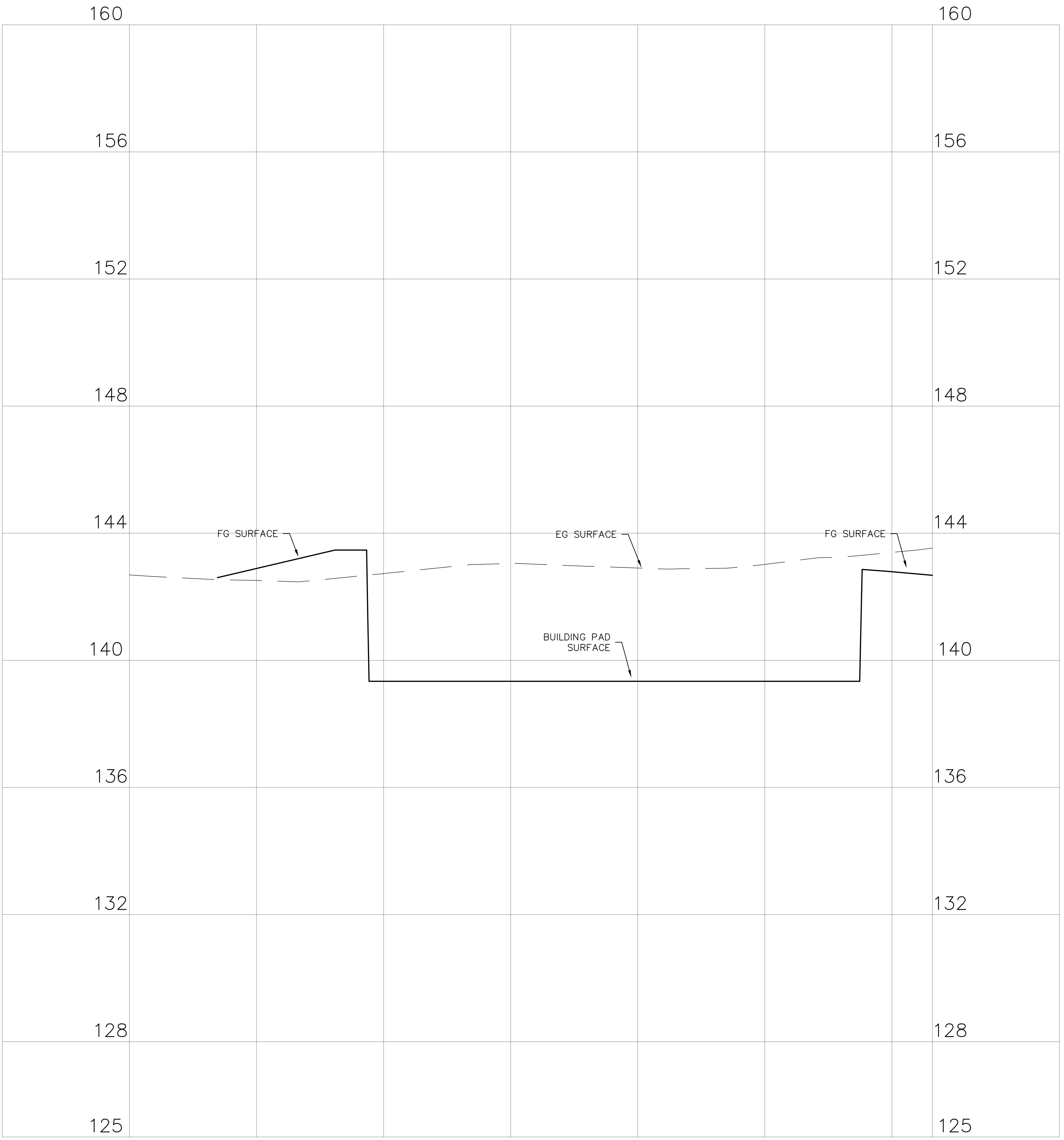
CROSS SECTIONS



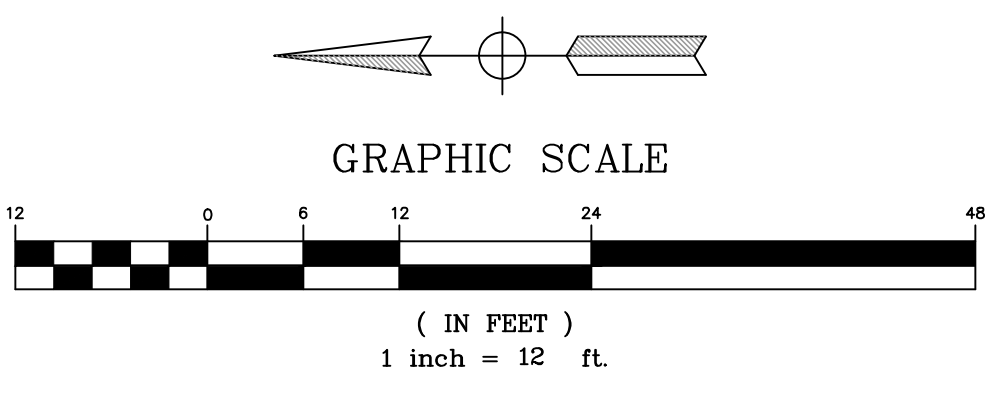
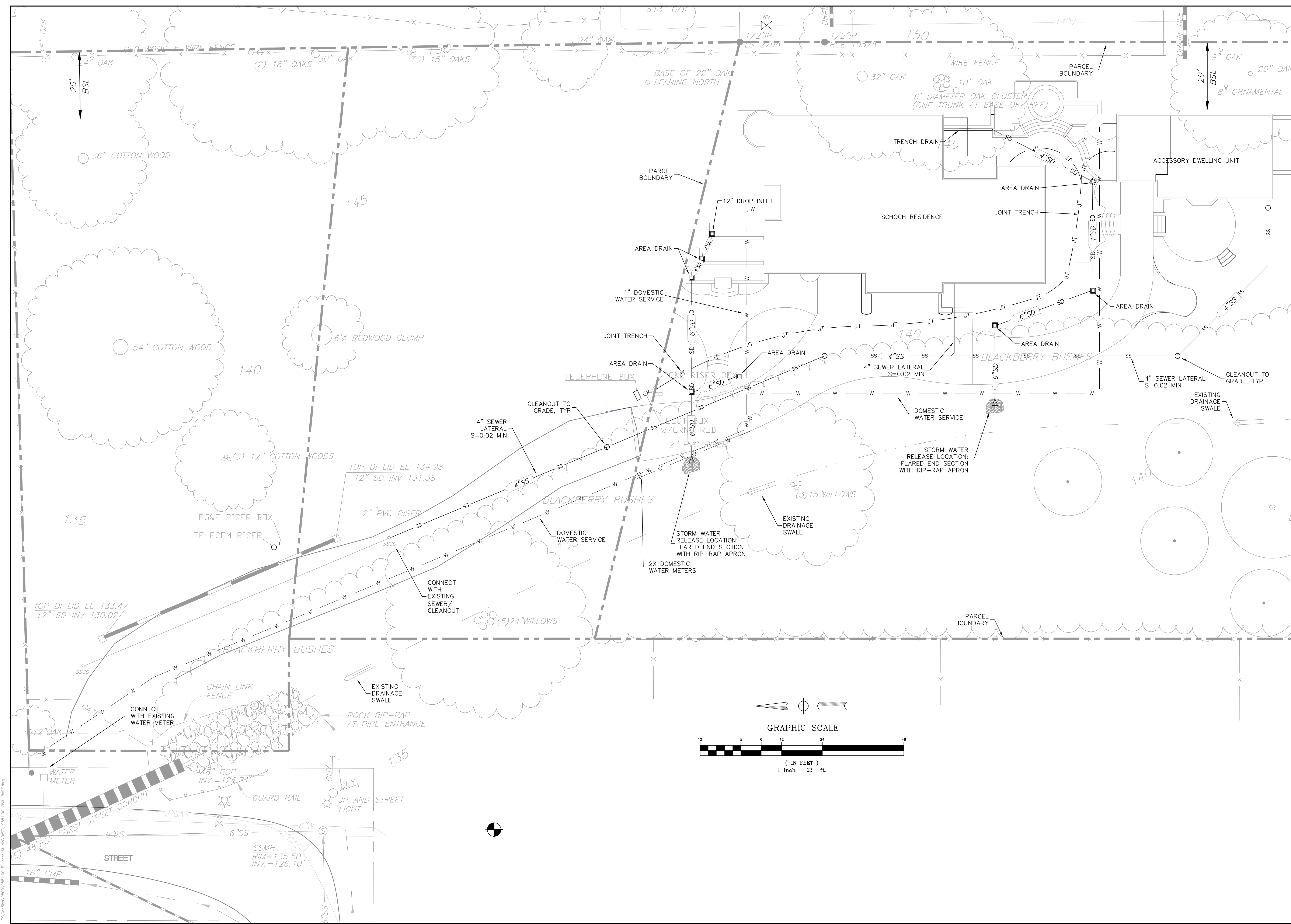
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CHECK	CCM
APPROVED	
DATE	5/13/2021
JOB NUMBER	9884.00
DRAWING	C3



ADU WEST/EAST
 1"=10'H, 1"=2'V (C)



MAIN HOUSE NORTH/SOUTH
 1"=10'H, 1"=2'V (D)



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HISTORY / REVISION	BY	CHK.	DATE

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555 SOUTH MAIN STREET, SUITE 1
SEBASTOPOL, CA 95472

UTILITY PLAN

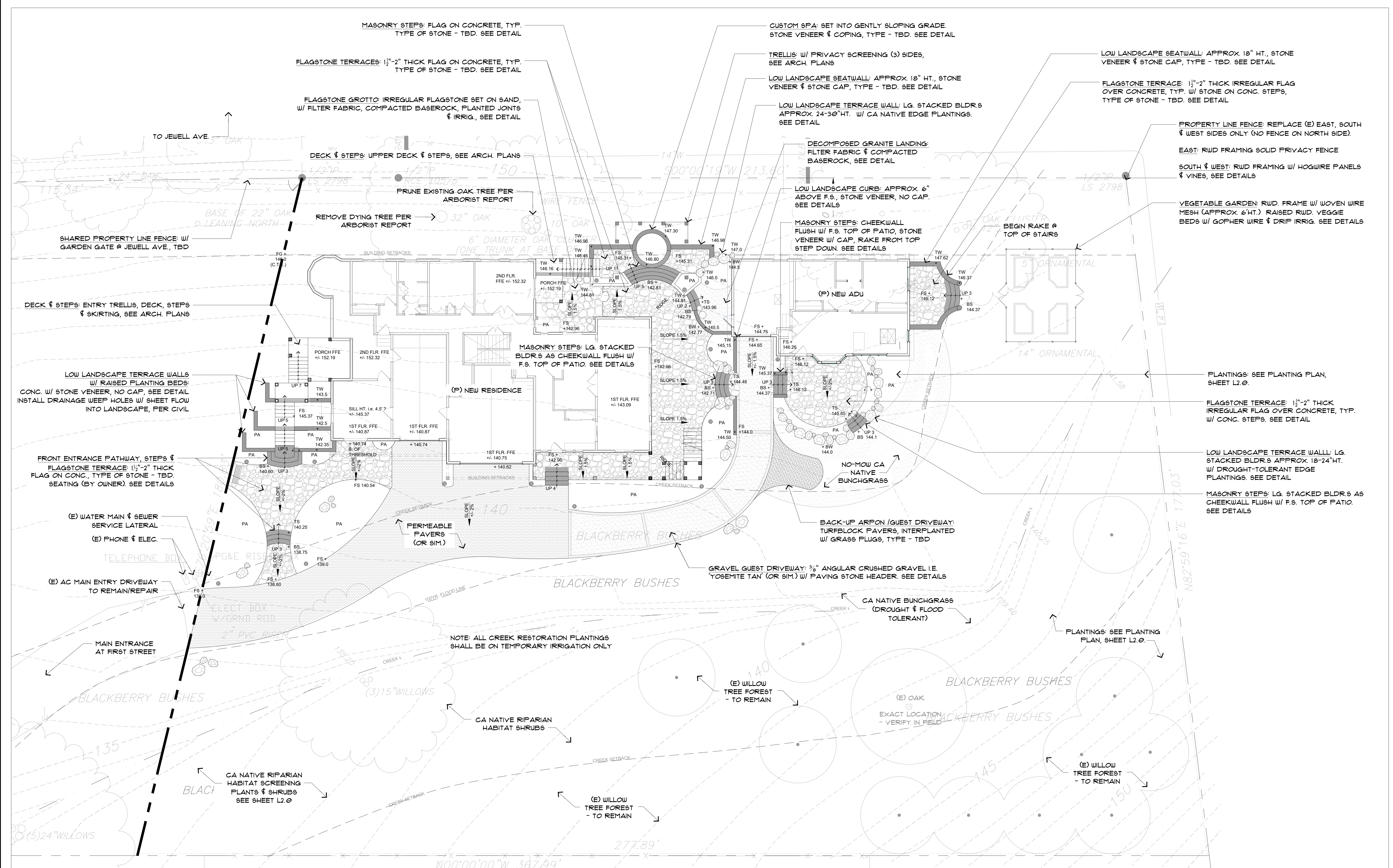


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JOB NUMBER	9884.00
DRAWING	C4

May 14, 2021 11:50am
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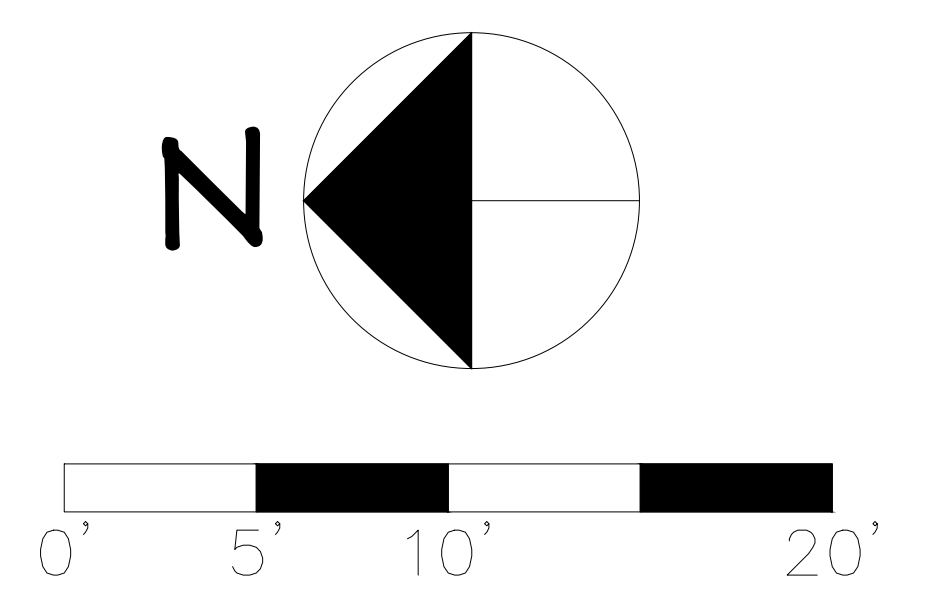


- NOTES
1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS. ALL DRAINAGE PER CIVIL PLANS.

LEGEND & KEY:

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for finished floor elevation, proposed spot elevation, ridge line, conforming elevations, direction of slope, downspouts, landscape area drains, and catch basin.

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



SCHOCH RESIDENCE
LANDSCAPE PLAN

163 FIRST STREET
SEBASTOPOL, CA 95412
094-112-011

Table with 2 columns: SHEET (L1.0) and DATE (05/13/2021)



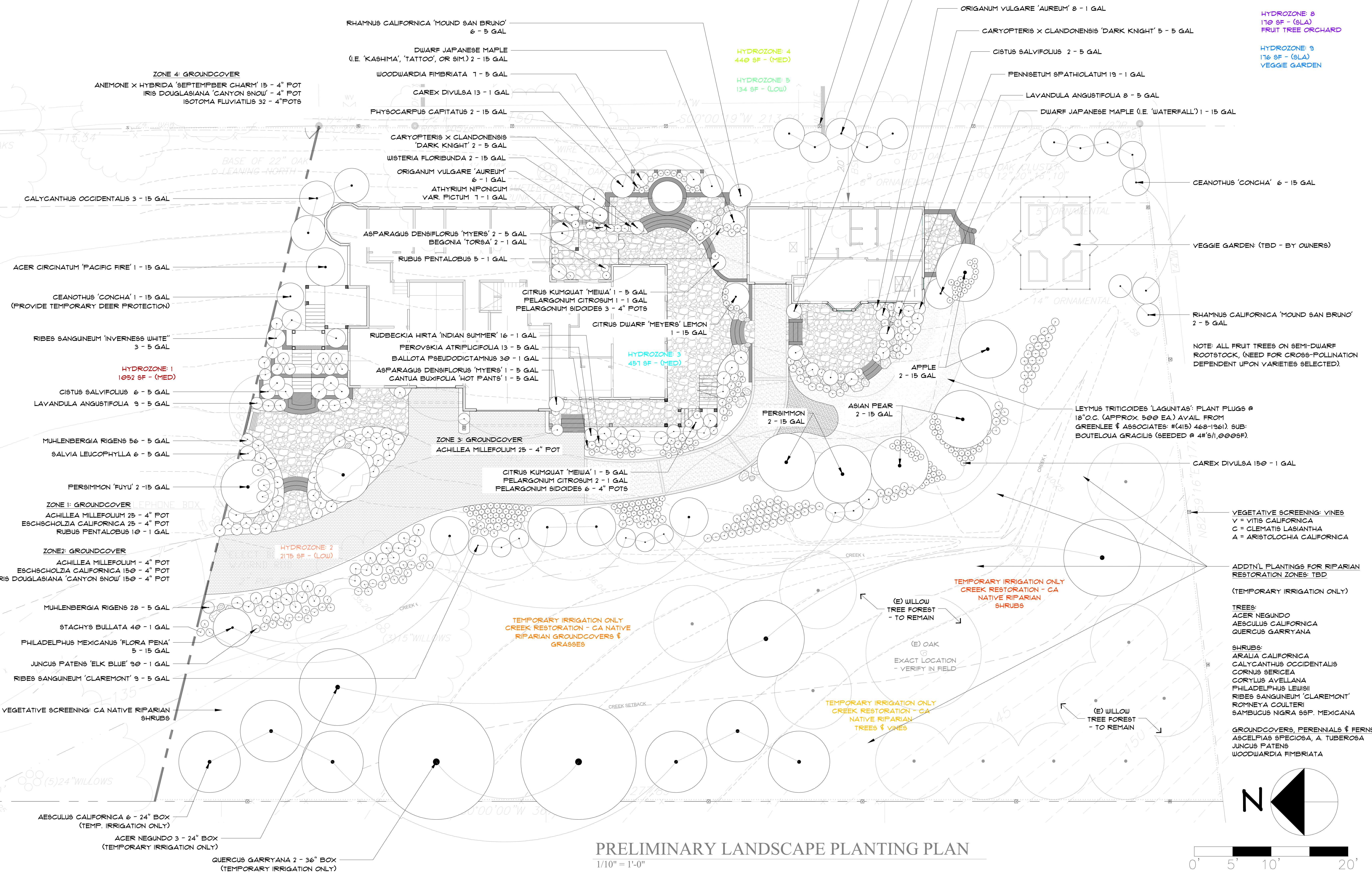
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PLANTING LEGEND (SUNSET ZONE 15, USDA 9A) table with columns: BOTANICAL NAME, COMMON NAME, QTY., SIZE, WUCOLS PLANT FACTOR, NOTES.

Planting legend table with columns: Botanical Name, Common Name, Qty., Size, Wucols Plant Factor, Notes.

Planting legend table with columns: Botanical Name, Common Name, Qty., Size, Wucols Plant Factor, Notes.

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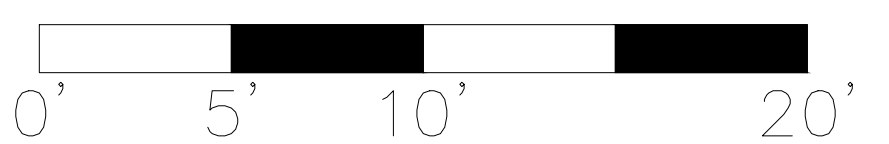
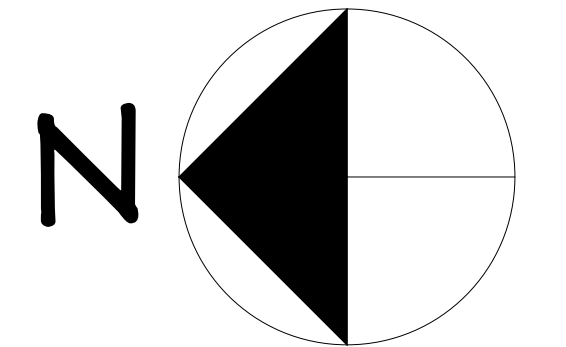
Revision table with columns: CHECKED, DRAWN, DESIGNED, DESCRIPTION, DATE, REV.

SCHOCH RESIDENCE LANDSCAPE PLAN. 163 FIRST STREET SEBASTOPOL, CA 95472 004-112-011

PRELIMINARY LANDSCAPE PLANTING PLAN SHEET L2.0

PDF DATE: 05/13/2021

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



IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	NOTES
POC	POINT OF CONNECTION:	Approximate Location (Verify in Field). Includes valve box & shut-off valve.
M	WATER METER:	(E) Water Meter : 5/8" (typ.) Located @ First Street w/ 1 1/2" SCH 40 PVC On-Site Service Pipe to Lot.
BP	BACKFLOW PREVENTOR:	FEBCO 825Y - 1" Backflow preventor. Install 12-36" above ground level. Backflow prevention device (refer to local public health agency for addn'l requirements).
F	FILTER:	AMIAD 1-1/2"Ø W/ 120 Mesh SS Woven Wire Screen, 130 Micron (as per Netafim specs.) Adjust pressure as necessary to achieve 30psi for drip zones for a maximum demand/flow rate of 7-8gpm max for each drip zone.
PR	PRESSURE REGULATOR:	TBD Size per line. Includes valve box. Manual gate valve, butterfly valve or ball valve.
MV	MASTER VALVE:	Rainbird 100GB - 1" Master Valve Req'd for ALL non-residential landscapes.
FL	FLOW SENSOR:	N/A
C	CONTROLLER:	Irritrol Total Control: TC-18EX-R 18-Station Outdoor, Remote Control Ready Controller with CL-100 Wireless Weather Sensing System & SMRT Logic Wireless Gateway app-based controller (or Sim). Exterior or Interior Mount -TBD (provide 120v power) w/ wireless ET Sensor (located on eave O.H.).
R	RAIN-SENSOR:	Irritrol RS 1000 Wireless Rain Sensor (or Sim). Mount on eave.

RCV	REMOTE CONTROL VALVE:	Irritrol 700 Series, size per plan (or Sim). With Omnireg "OMR-100" Pressure regulation module - in valve box. With disc filter & PRV for Netafim valves.
QC	QUICK COUPLER:	Rainbird 33DLRC, 3/4" Quick Coupler
MVB	MANUAL BALL-VALVE:	NIBCO T-FP-600 Brass, Full-Port Ball valve (or Sim). 1" line size.
ML	MAIN LINE:	1-1/2" PVC SCH 40, 18" MIN. BURIAL Route through building (per Plumbing Plan).
HB	HOSE BIB:	Champion HB-2. Or Similar. Risers shall be galv. steel, 18" above finish grade, wrapped below grade, and painted to match siding. Run hose bibs on domestic supply line (per Plumbing Plan) as feasible. (Shown for diagrammatic purposes only).
LL	LATERAL LINE:	PVC CLASS 200, Size Per Plan (3/4" MIN.), 12" MIN. BURIAL Route through building (per Plumbing Plan). See Irrigation Notes 3/L12.
SH	SPRAY HEADS:	TORO MPR Plus Pop-Up Sprayheads, 6" Pop-Up Bodies

- TORO 15-XXX-PC NOZZLE 360°, 210°, 240°, 180°, 120°, 90° ARCS
- TORO 12-XXX-PC NOZZLE 360°, 210°, 240°, 180°, 120°, 90° ARCS
- TORO 10-XXX-PC NOZZLE 360°, 210°, 240°, 180°, 120°, 90° ARCS
- TORO 8-XXX-PC NOZZLE 360°, 210°, 240°, 180°, 120°, 90° ARCS
- TORO 5-XXX-PC NOZZLE 360°, 210°, 240°, 180°, 120°, 90° ARCS
- TORO 5-555T-PC NOZZLE SIDE STRIP 4' x 18'

TB	TREE BUBBLERS:	Rainbird WS-M-B-C-1401 Root Zone Watering Series Subterranean Bubbler: (2) Per Tree w/ check valves to prevent low head drainage.
SB	SHRUB BUBBLERS:	TORO 570Z-6P 6" POP-UP w/ FB-50-PC Pressure Compensating Flood Bubbler Nozzle
DI	DRIP IRRIGATION:	Netafim Techline EZ w/ PVC Supply & Exhaust Headers & Manual Flush Valve 0.4 GPH Dripper (Recommended for Loamy soils), w/ 18" Emitter Spacing & 18" Row Spacing in shrubs.
MFV	MANUAL FLUSH VALVE:	Plumbed to PVC Exhaust Header
ARV	AIR/VACUUM RELIEF VALVE:	Plumbed to Netafim Techline EZ, at highest point (as per mfr.).
SO	STUB-OUTS: XERIBUD EMITTERS	Transition from lateral to 3/4" poly blank line to individual loops of 1/2" in-line drip tubing to Xeribud emitters (XB-T-10-PC). See Irrigation Details. All tubing to be staked @ 3' intervals, and covered w/ mulch.
S	SLEEVING:	PVC SCH. 40, SIZE AS REQ'D (4" MIN.), 12" MIN. BURIAL

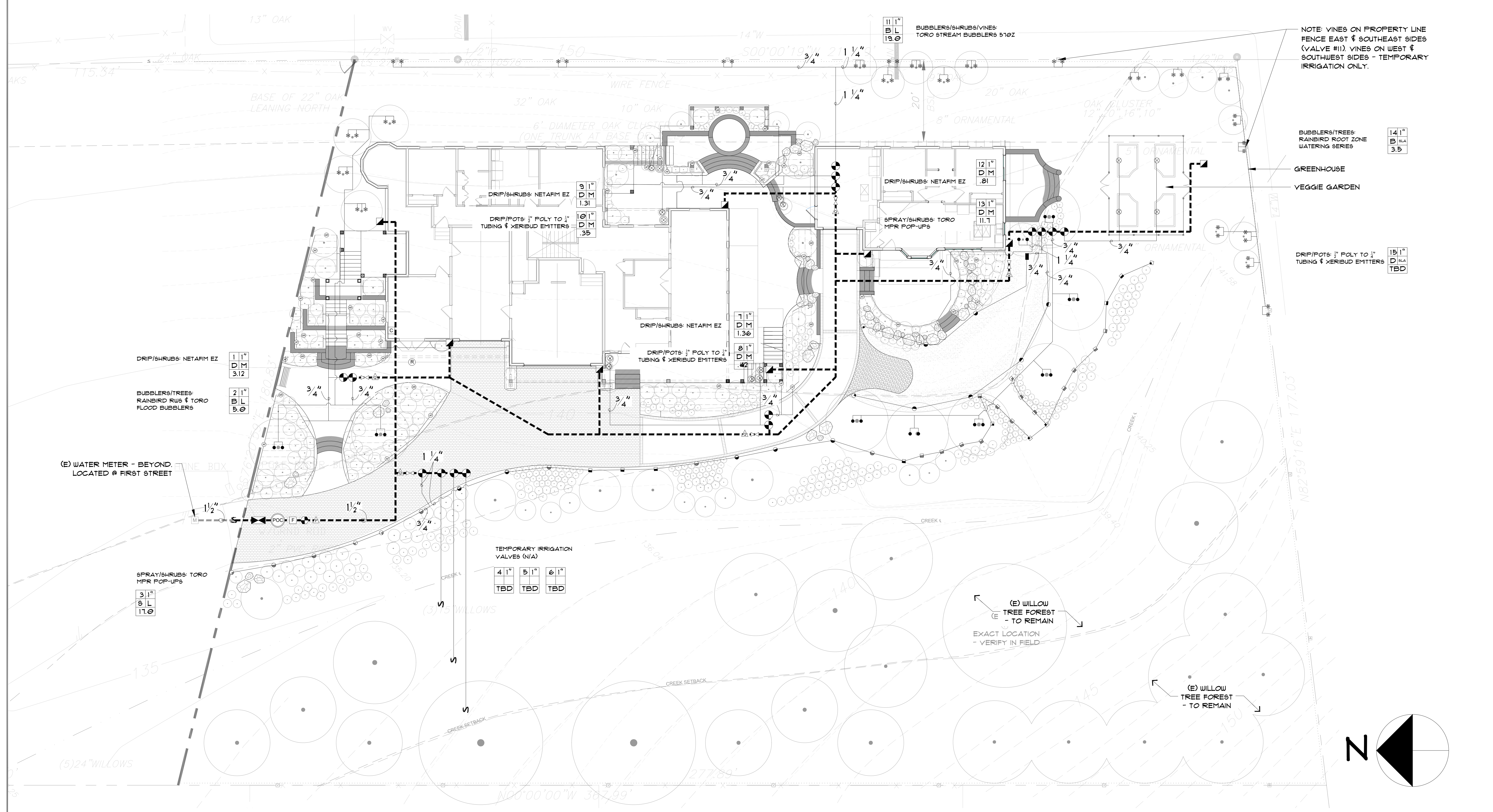
- XERIBUD EMITTERS:**
- 15 GAL 4 EMITTERS
 - 5 GAL 3 EMITTERS
 - 1 GAL 2 EMITTERS
 - 4" POT 1 EMITTERS
- VALVE #**
- SIZE
 - WUCOL. RATING
 - IRR. TYPE (DRIP/SPRAY/BUBBLER)
 - GPM

Builders Studio
OF SEBASTOPOL
555 SO MAIN STREET SUITE 1
SEBASTOPOL, CALIFORNIA 95472
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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
		DESIGN REVIEW SUBMITTAL	JN	JN	MS

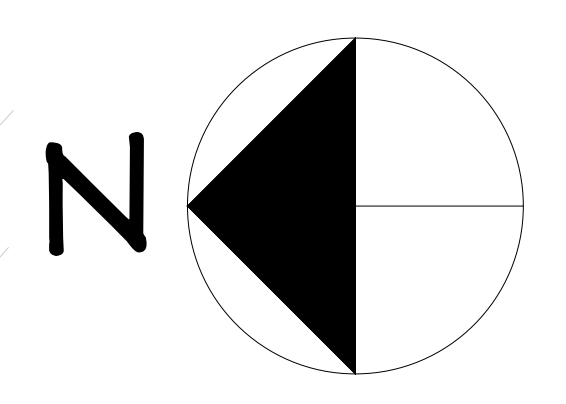


NOTE: VINES ON PROPERTY LINE FENCE EAST & SOUTHEAST SIDES (VALVE #11). VINES ON WEST & SOUTHWEST SIDES - TEMPORARY IRRIGATION ONLY.

BUBBLERS/TREES: RAINBIRD ROOT ZONE WATERING SERIES
14 1/2" D M 3.5

DRIP/POTS: 1" POLY TO 1/2" TUBING & XERIBUD EMITTERS
15 1/2" D M TBD

TEMPORARY IRRIGATION VALVES (N/A)
4 1/2" TBD
5 1/2" TBD
6 1/2" TBD



PRELIMINARY LANDSCAPE IRRIGATION PLAN

1/10" = 1'-0"

SCHOCH RESIDENCE LANDSCAPE PLAN

1163 FIRST STREET
SEBASTOPOL, CA 95472
004-112-017

PRELIMINARY LANDSCAPE IRRIGATION PLAN

SHEET **L3.0**

PDF DATE **05/13/2021**

MAWA & ETWU: PRELIMINARY WATER USE CALCULATIONS

WELD Water Budget and Water Use Calculator						
INSTRUCTIONS: 1. Enter values in blue cells. Gray cells will automatically fill. 2. For full instructions and software available from: http://www.watersystems.com/Products/Water-Use-Calculator-Software-Use-Instructions 3. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.						
Date: 12/12/2021						
Project Name: SCHOCH RESIDENCE LANDSCAPE						
Project Contact: JESSICA NORLING						
Project Contact Email: JESSICANORLING@BULDERSTUDIOINC.COM						
Maximum Applied Water Allowance (MAWA)	Project ETa	ETa	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (GPM)	
	Resistor	43.0	348	5,760	86,635	
WWW.ETWU.COM (800) 367-5344 • (514) 747-1844						
Estimated Total Water Use (ETWU)	ETa	(SF * ETa) / IE	SLA	ETWU (GPM)		
	43.0	2,332	348	70,788		
Difference between MAWA and ETWU					15,847	
Project meets water budget.						
ETWU Calculation (Regular Landscape Area)	Zone #	Description	Sprinkler Type	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
1	FRONT ENTRY	Drip	1,292	0.40	0.81	532
2	TURF AREAS	Spray	2,176	0.30	0.75	832
3	WALKWAYS	Drip	457	0.40	0.81	228
4	SPA AREA	Drip	440	0.40	0.81	217
5	PLANTING FEATURES	Bubbler	134	0.30	0.81	50
6	DECK PATIO	Drip	272	0.40	0.81	134
7	DECK PATIO	Spray	880	0.30	0.75	356
8						
9						
Landscape area (not including SLA)				5,420		2,332
ETWU Calculation (Special Landscape Area - SLA)						
Description		Sprinkler Type	Plant Factor	Irrigation Efficiency (PF/IE)	(SF * PF) / IE	
Estate planting area			340	1.0		340
Mulch and special turf areas			1.0	1.0		
Area irrigated with recycled water			1.0	1.0		
Pool			1.0	1.0		
Total SLA			348			348
Total Landscape Area (including SLA) from ETWU Calculation				5,768		

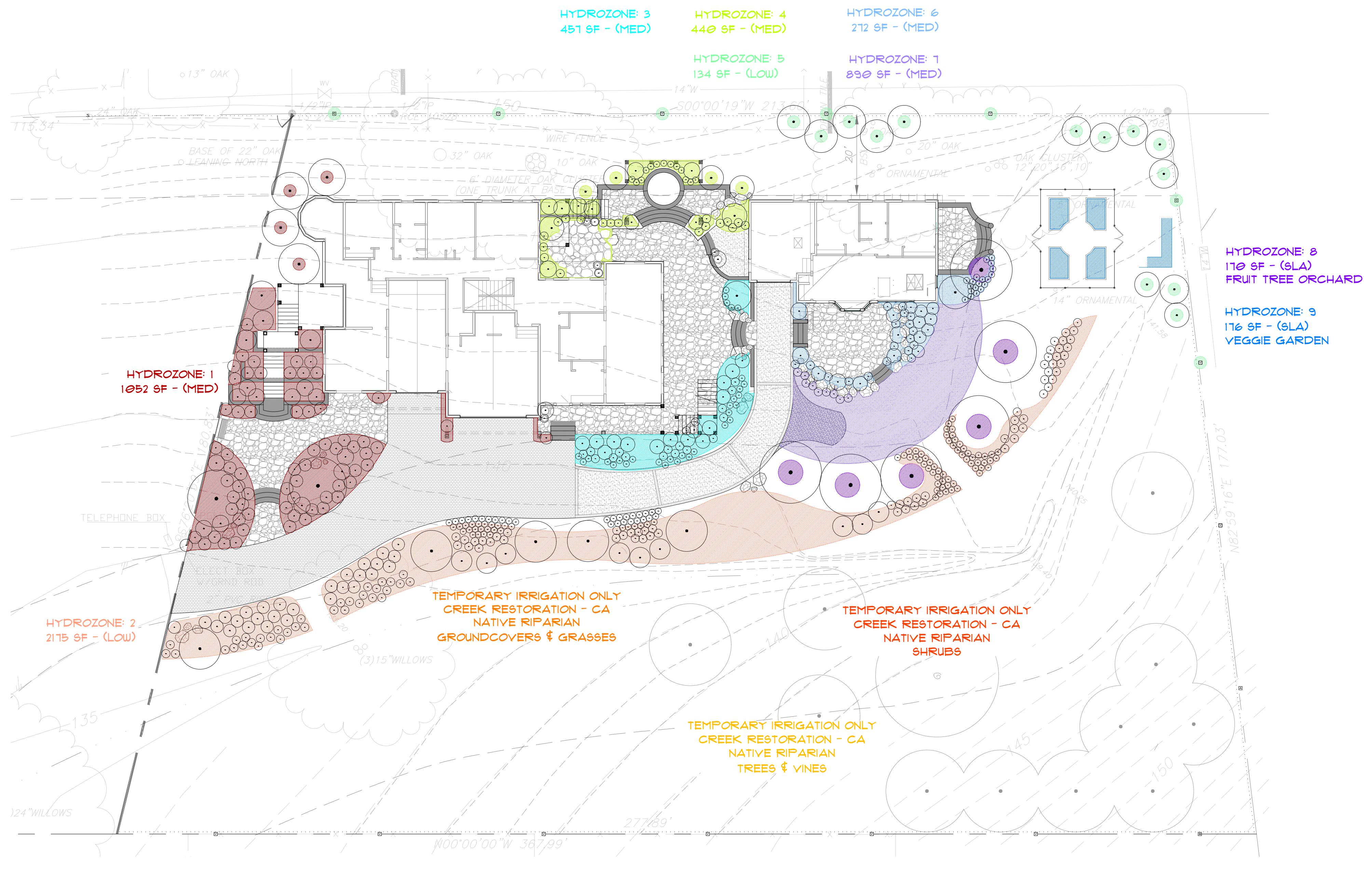
IRRIGATION NOTES

TOTAL LANDSCAPE AREA: 6,064 SF
WATER SUPPLY TYPE: POTABLE
LOCAL WATER PURVEYOR: CITY OF SEBASTOPOL
DEDICATED SERVICE METER OR PRIVATE SUB-METER: EXISTING (8 FIRST ST.)
STATIC WATER PRESSURE: +/- 50-64 PSI
OPERATING WATER PRESSURE/RESIDUAL WATER PRESSURE: +/- 40-61 PSI (NEAREST RECORDED ADDRESS - AS PER WATER SUPPLIER/ CITY OF SEBASTOPOL PUBLIC WORKS DEPT.)

- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. THIS SYSTEM IS DESIGNED BASED ON AN APPROXIMATE OPERATING PRESSURE OF 50 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ONCE VERIFIED IN FIELD. (IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MIN. OF 15-20 PSI PER DRIP VALVE, AND A MAX. FLOW RATE OF 1-8 GPM PER DRIP VALVE).
- ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
- WATER LINES AND EQUIPMENT SHOWN IN PAVING (OR WITHIN BLDG.) ARE FOR GRAPHIC CLARITY ONLY, UNLESS OTHERWISE SPECIFIED. ALL EQUIPMENT SHALL BE LOCATED IN DESIGNATED PLANTING AREAS (TBD). ALL PIPING LOCATED WITHIN PAVING SHALL INCLUDE PROPERLY SIZED SLEEVING AND SHALL BE STRAIGHT-LINE W/ NO CONNECTIONS.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- CONTRACTOR SHALL FLUSH ALL LINES THOROUGHLY PRIOR TO INSTALLATION OF EMITTERS, AND INCLUDE A WHOLE-SYSTEM FILTER.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

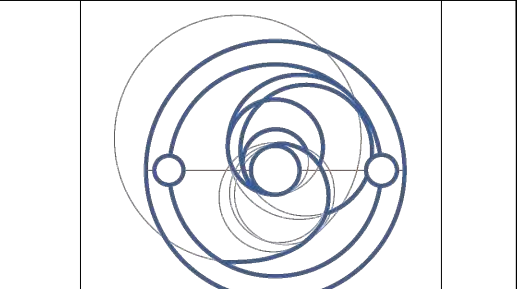
PLANTING NOTES

- CALL USA NORTH AT 811 PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO EXCAVATION.
- EXISTING TREES & PLANT PROTECTION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING PLANTS & SHRUBS LABELED AS "TO REMAIN". EXTREME CARE SHALL BE EXERCISED IN PROTECTING ALL HERITAGE TREES AND EXISTING LARGE OAK TREES (AS INDICATED ON THE UPDATED SURVEY PLANS).
- GRADING: ALL LANDSCAPE AREAS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES (MIN. SLOPES AS PER CA BLDG. CODE; GRADED TO BLEND IN WITH SURROUNDING GRADES, AND TO PREVENT PONDING. ROUGH-GRADING IN SOG AREAS SHALL BE 1" BELOW FINISH GRADE PRIOR TO INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS - PRIOR TO INSTALLING SOIL AMENDMENTS.
- SOIL REPORT: AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL SUBMIT SOIL SAMPLES (NO LESS THAN ONE QUART OF SOIL PER SAMPLE) TO BE TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. (PROJECT PLANT LIST SHALL BE SUBMITTED TO SOIL LABORATORY WITH SAMPLES). RECOMMENDATIONS SHALL INCLUDE: GENERAL SOIL PREPARATION, COMPOST AND TOPSOIL, FERTILIZER RECOMMENDATIONS (PRIOR TO PLANTING, DURING ESTABLISHMENT, AND FOR LONG-TERM MAINTENANCE), AND ANY OTHER SOIL RELATED ISSUES. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY: THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF (INCL. NO-MOW): INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULFATE - 2 LBS. PER CU. YD.
- COMPOST: (AS PER SOIL REPORT RECOMMENDATIONS) FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST @ A RATE OF 4CY (MIN) PER 1,000 SF OF PLANTING AREA - INCORPORATED TO A DEPTH OF 6". COMPOST SHALL BE FULLY COMPOSTED, STABLE, WEED-FREE, PH RANGE 5.5 - 8 WITH NO TOXIC SUBSTANCES. (GRAB N' GROW ORGANIC COMPOST" - OR SIMILAR, PH: #101) 515-1215).
- TOPSOIL: (AS PER SOIL REPORT RECOMMENDATIONS) SHALL BE CERTIFIED SEED-FREE SANDY TO CLAY LOAM, FREE OF STONES OR ORGANIC DEBRIS LARGER THAN 1/2".
- FERTILIZER: (AS PER SOIL REPORT RECOMMENDATIONS) COMPOSITION AND RATE AS PER RECOMMENDATIONS OF SOIL TEST REPORT (FROM QUALIFIED SOIL TESTING AGENCY).
- PLANTS: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE. SUPPLY NURSERY-GROWN PLANTS IN COMPLIANCE WITH ANSI Z66.1. ALL PLANTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT FOR HEALTH AND VIGOR PRIOR TO ACCEPTANCE. IF ROOT SYSTEMS ARE FOUND TO BE UNHEALTHY IN ANY WAY UPON PLANTING A RETURN ORDER MUST BE COMPILED FOR RETURN TO THE GROWER (AT NO EXPENSE TO THE CLIENT). ALL CONTAINER AND BALLED-AND-BURLAPPED PLANTS SHALL BE PLANTED PER THE PLANTING DETAILS. WHERE HARDPAN, BEDROCK, EXCESSIVELY COMPACTED SOIL, OR OTHER IMPERMEABLE MATERIALS ARE ENCOUNTERED DURING EXCAVATION OF PLANTING FITS FOR TREES AND SHRUBS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY. THE LANDSCAPE ARCHITECT MAY PROVIDE ALTERNATE METHODS OR LOCATIONS FOR PLANTING TREES AND SHRUBS. ALL FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANT HOLES.
- MULCH: A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. ("ORGANIC ARBOR MULCH" - OR SIMILAR, GRAB N' GROW SOIL PRODUCTS. PH: #101) 515-1215). "DOUBLE-GROUND" PREFERRED FOR FIRE PREVENTION. ALL NON-TURF PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- STEEL EDGING: AT EDGES OF GRAVEL PATHS OR TURFGRASS NOT BOUND BY HARDSCAPE, SHALL BE 1/2" X 4" WIDE. DO NOT USE STEEL EDGING AT FLAGSTONE STEPPING STONES.
- WATER FEATURES: N/A
- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
- GENERAL CLEAN-UP: DURING EXTERIOR PLANTING, KEEP ADJACENT PAVING AND WORK AREAS IN CLEAN AND ORDERLY CONDITION. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY (OR AS DIRECTED BY OWNER).
- FINAL ACCEPTANCE:
 - UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, THAT THE OWNER PERFORM A FINAL INSPECTION. THE OWNER SHALL SCHEDULE A FINAL INSPECTION WITH THE CONTRACTOR TO ENSURE THAT ALL WORK HAS BEEN COMPLETED ACCORDING TO THE PLANS. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE OWNER HAS PROVIDED WRITTEN ACCEPTANCE OF THE WORK.
 - IF THE OWNER DEEMS THAT ANY PORTION OF THE WORK IS UNACCEPTABLE, THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THE CONTRACTOR'S EXPENSE, THOSE PORTIONS DEEMED UNACCEPTABLE TO ENSURE THAT ALL WORK IS IN COMPLIANCE WITH THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) COPIES OF "AS-BUILT" RECORD DRAWINGS TO THE OWNER. "AS-BUILT" DRAWINGS SHALL CONSIST OF COPIES OF THE ORIGINAL PLANS WITH ALL CHANGES THAT OCCURRED DURING CONSTRUCTION MARKED ON THEM IN A PERMANENT FASHION USING RED INK.
- 90 DAY MAINTENANCE PERIOD: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE BY THE OWNER. THIS SHALL INCLUDE WEEKLY VISITS FOR THE FOLLOWING TASKS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWN, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION.
- 1-YR. QUALITY GUARANTEE: THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOG, SEEDING AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME DUE TO CAUSES OTHER THAN OVERWATERING OR OTHER HUMAN ACTIONS DURING THE INTERIM. OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. ALL TREE STAKES SHALL BE REMOVED AFTER ONE YEAR, EXCEPT IN AREAS THAT EXPERIENCE HEAVY WINDS.



HYDROZONE MAP:

1/16" = 1'-0"



Builder's Studio

OF SEBASTOPOL
555 SO MAIN STREET SUITE 1
SEBASTOPOL, CALIFORNIA 95472
OFFICE: (707) 827-3388 FAX: (707) 827-3253
WWW.BUILDERSTUDIOINC.COM
CSL 876243

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Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
		DESIGN REVIEW SUBMITTAL	JUN		
				JUN	
					MRS

SCHOCH RESIDENCE
LANDSCAPE PLAN

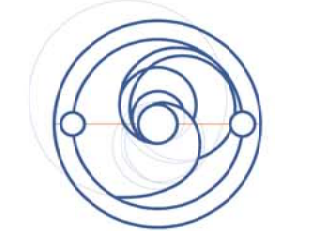
163 FIRST STREET
SEBASTOPOL, CA 95472
004-112-011

PRELIMINARY
WATER USE
CALCULATIONS

SHEET

L4.0

PDF
DATE 05/13/2021



Builders Studio
 OF SEBASTOPOL
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 SEBASTOPOL, CALIFORNIA 95472
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CHECKED	DATE	DESCRIPTION

SCHOCH RESIDENCE
New Residence and ADU
 7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

DATE: 5/13/21

Sheet
A-DR1

Scale



MAIN RESIDENCE FRONT ELEVATION

NOTE: FOR INFORMATION NOT NOTED PLEASE REFER TO ARCHITECTURAL OR LANDSCAPE SHEETS AND ACCOMPANYING NOTES FOR ADDITIONAL DETAILS DETAILS REGARDING; FINISHES, MATERIALS, LOCATIONS AND HEIGHTS.

FOR '1E' PLEASE SEE ATTACHED SEPARATELY 8.5X11 CUT-SHEETS FOR BULB AND SENSOR INFORMATION.

PLEASE NOTE A CHANGE IN MATERIALS MAY REQUIRE RESUBMITTAL AND REVIEW FROM PLANNING BEFORE BUILDING PERMIT CAN BE FINALIZED.



1E EXTERIOR LIGHT FIXTURE
 W/ TESLAR OR EQUIVELANT LED BULB 4.5
 WATTS (3) PER FIXTURE



WITH OR WITHOUT CAP PER LANDSCAPE
 DRAWINGS



'New England' STONE VENEER
 OVER CONCRETE

1L RETAINING & LANDSCAPE WALLS
 SEE LANDSCAPE PLANS
 FOR LOCATIONS



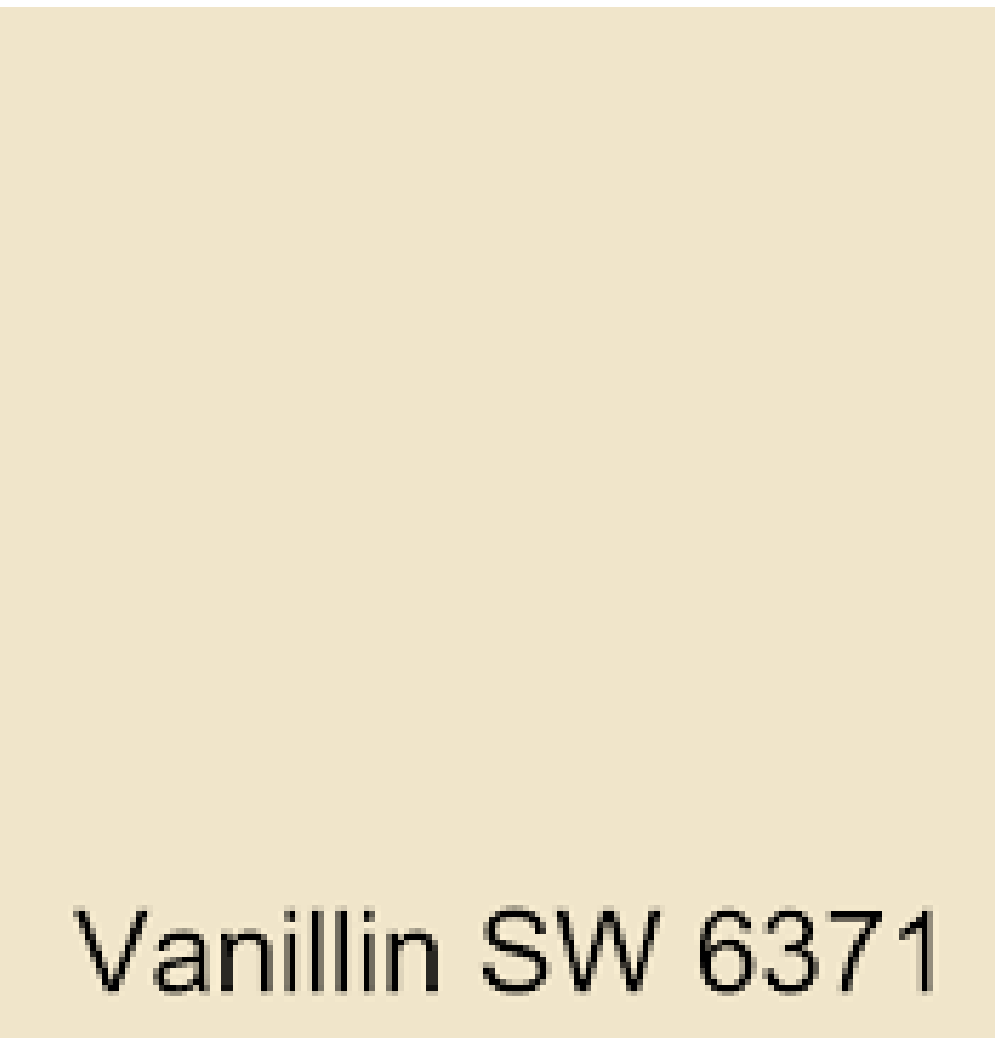
A SIDING STYLE - 'James Hardie' Horizontal Siding
 'JH' HORIZONTAL V-GROOVE SIDING



B LOWER SIDING - Stone Veneer
 'New England' Stone



C WINDOW STYLE
 'MARVIN' ELEVATE - WHITE



D BASE COLOR
 Sherwin-Williams 'Vanillin' SW6371



E SPA TRELLIS STAIN
 SEE ARCHITECTURAL PLANS
 FOR TRELLIS LOCATION



F TRIM - TRELLIS - RAILING COLOR
 Sherwin-Williams Ceiling Bright White SW 7007



G DOOR COLOR
 Sherwin-Williams Festoon Aqua SW 0019



H ROOFING - Asphalt Shingle
 Dark Grey w/ 'Architctural' Shingle



Idaho Gold Quartzite
 (Only at lower level steps & Patios)



'Road' TILE at steps and porch decks

I PATIO AND STAIR SURFACE
 SEE ARCHITECTURAL AND LANDSCAPE
 PLANS FOR LOCATIONS



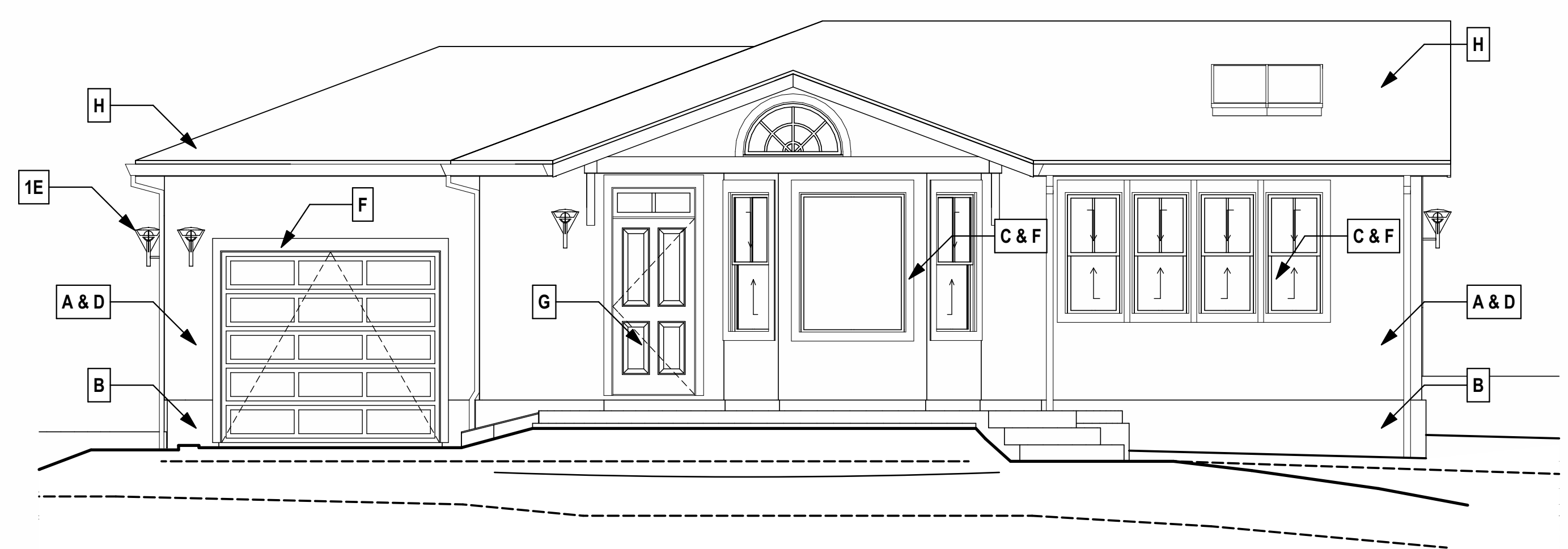
MAIN DRIVEWAY (Permeable)
 Techo-Bloc 'Pure' Paver in Sandlewood color (Or Similar)

J DRIVEWAY SURFACE
 SEE LANDSCAPE PLANS
 FOR PAVER DESIGNATIONS & LOCATIONS



TURN AROUND AT ADU
 Lunix Eco permeable pavement (Or Similar)

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1 ACCESSORY DWELLING UNIT FRONT ELEVATION

NOTE: FOR INFORMATION NOT NOTED PLEASE REFER TO ARCHITECTURAL OR LANDSCAPE SHEETS AND ACCOMPANYING NOTES FOR ADDITIONAL DETAILS REGARDING FINISHES, MATERIALS, LOCATIONS AND HEIGHTS.

FOR '1E' PLEASE SEE ATTACHED SEPARATELY 8.5X11 CUT-SHEETS FOR BULB AND SENSOR INFORMATION.

PLEASE NOTE A CHANGE IN MATERIALS MAY REQUIRE RESUBMITTAL AND REVIEW FROM PLANNING BEFORE BUILDING PERMIT CAN BE FINALIZED.



1E EXTERIOR LIGHT FIXTURE
 W/ TESLAR OR EQUIVELANT LED BULB 4.5 WATTS (3) PER FIXTURE

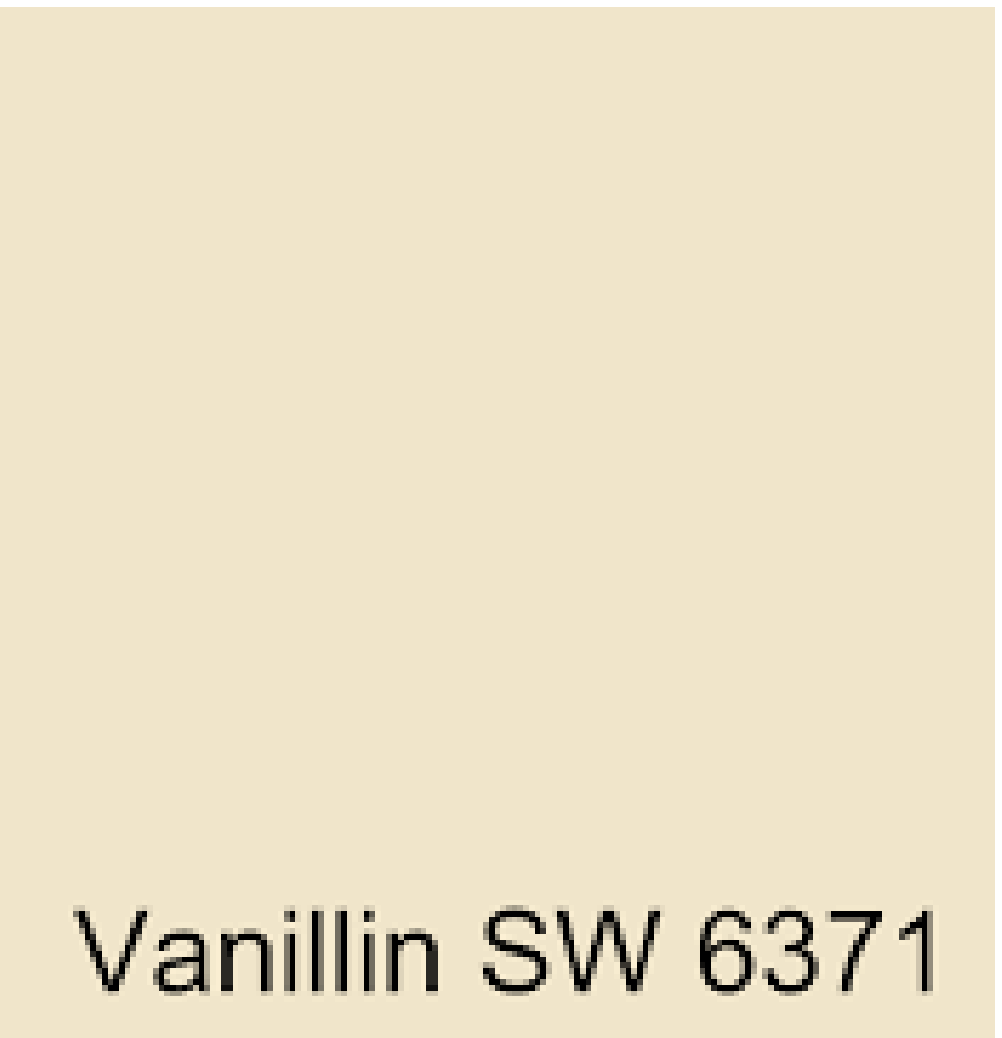


WITH OR WITHOUT CAP PER LANDSCAPE DRAWINGS



'New England' STONE VENEER OVER CONCRETE

1L RETAINING & LANDSCAPE WALLS
 SEE LANDSCAPE PLANS FOR LOCATIONS



D BASE COLOR
 Sherwin-Williams 'Vanillin' SW6371



Rustic Craftsman Wood Stain Weather Gray

E SPA TRELLIS STAIN
 SEE ARCHITECTURAL PLANS FOR TRELLIS LOCATION



I PATIO AND STAIR SURFACE
 SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR LOCATIONS



ADU DRIVEWAY
 3/8" ANGULAR CRUSHED GRANITE W/ EDGE



J DRIVEWAY SURFACE
 SEE LANDSCAPE PLANS FOR PAVER DESIGNATIONS & LOCATIONS



A SIDING STYLE - 'James Hardie' Horizontal Siding 'JH' HORIZONTAL V-GROOVE SIDING



B LOWER SIDING - Stone Veneer 'New England' Stone



C WINDOW STYLE
 'MARVIN' ELEVATE - WHITE



F TRIM - TRELLIS - RAILING COLOR
 Sherwin-Williams Ceiling Bright White SW 7007



G DOOR COLOR
 Sherwin-Williams Festoon Aqua SW 0019



H ROOFING - Asphalt Shingle Dark Grey w/ 'Architatural' Shingle

CHECKED	DATE	REV.

SCHOCH RESIDENCE
 New Residence and ADU
 7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

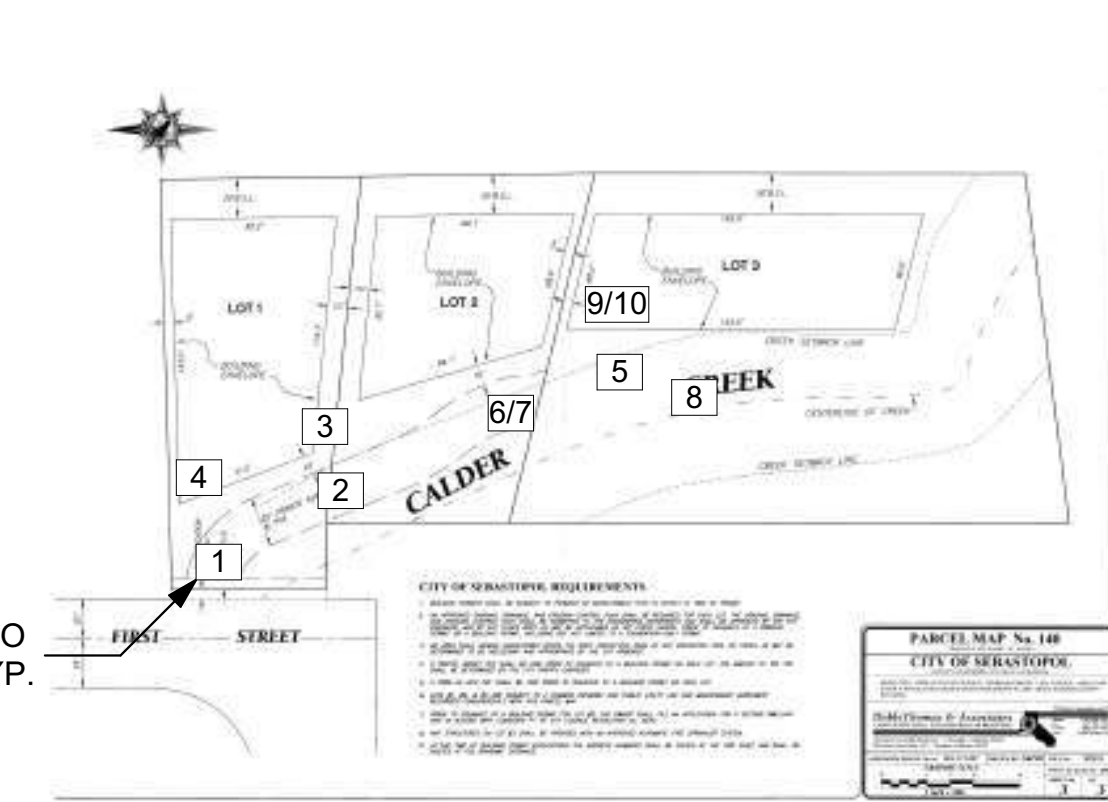
DATE: 5/13/21

Sheet

A-DR2

Scale

NOTE: PHOTOS TAKEN ONSITE 4/27/2021 AT APPROXIMATELY 3:30PM ON A SUNNY AND CLEAR DAY.



APPROXIMATE PHOTO LOCATION, TYP.

LOCATION MAP

Builders Studio
 OF SEBASTOPOL
 555 SO. MAIN STREET SUITE 1
 SEBASTOPOL, CALIFORNIA 95472
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 WWW.BUILDERSSTUDIOINC.COM
 CSL: 878243

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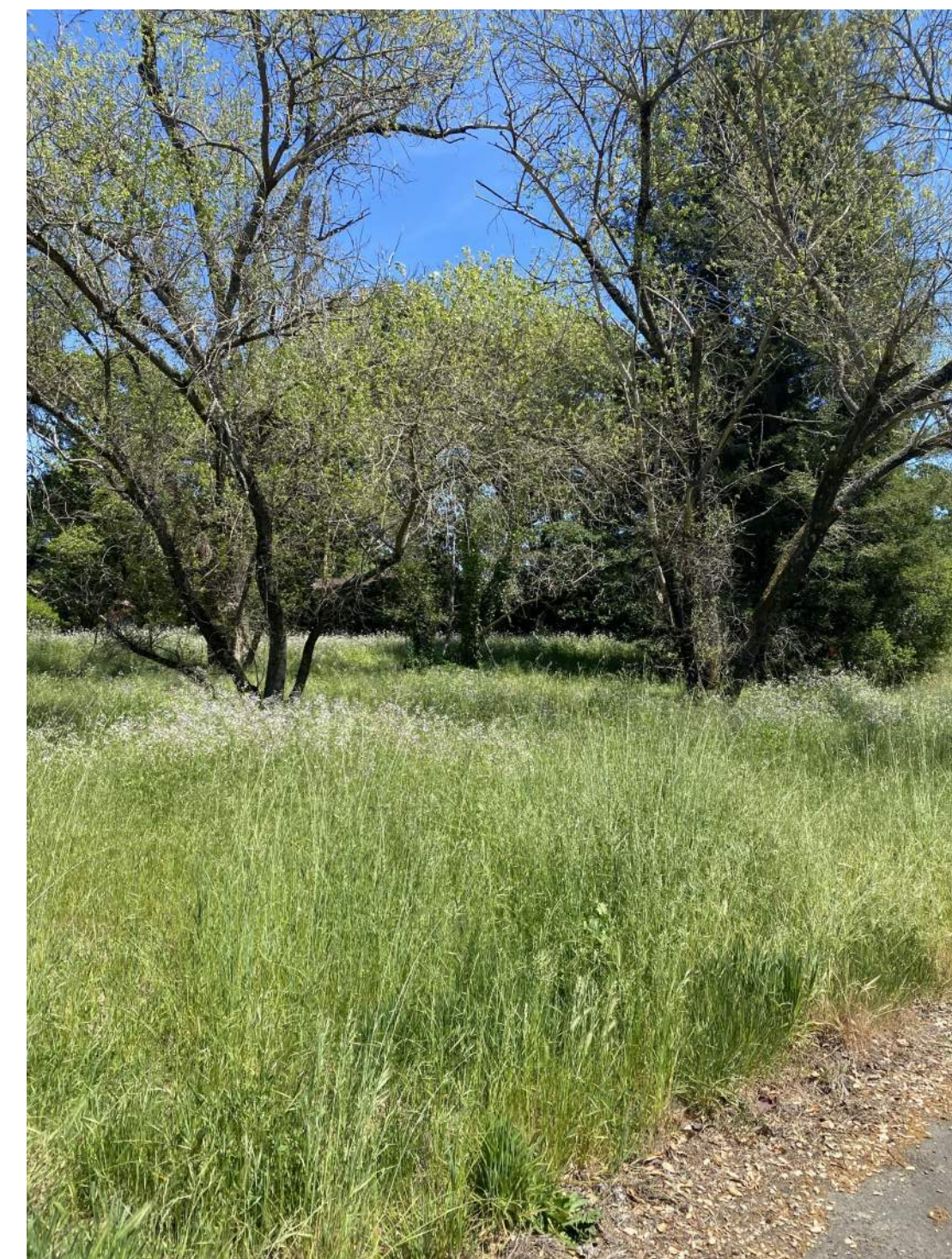
Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.



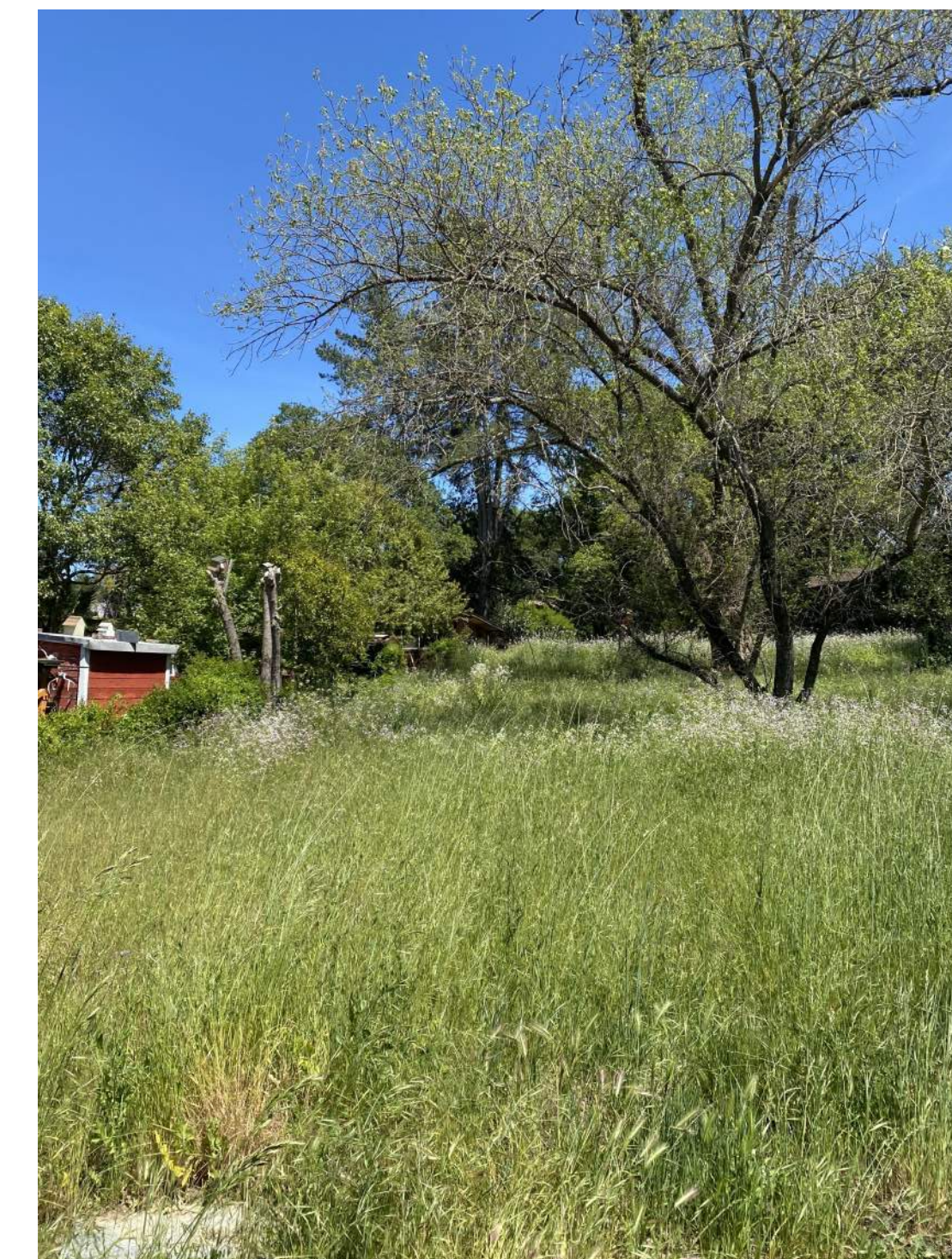
1 PROPERTY ENTRANCE



2 EXISTING ASPHALT DRIVEWAY (SOUTH)



3 EXISTING VEGETATION AND TREES



4 EXISTING NORTH PROPERTY LINE



5 PROPOSED PROJECT LOCATION



6 EXISTING ASPHALT DRIVEWAY (NORTH)



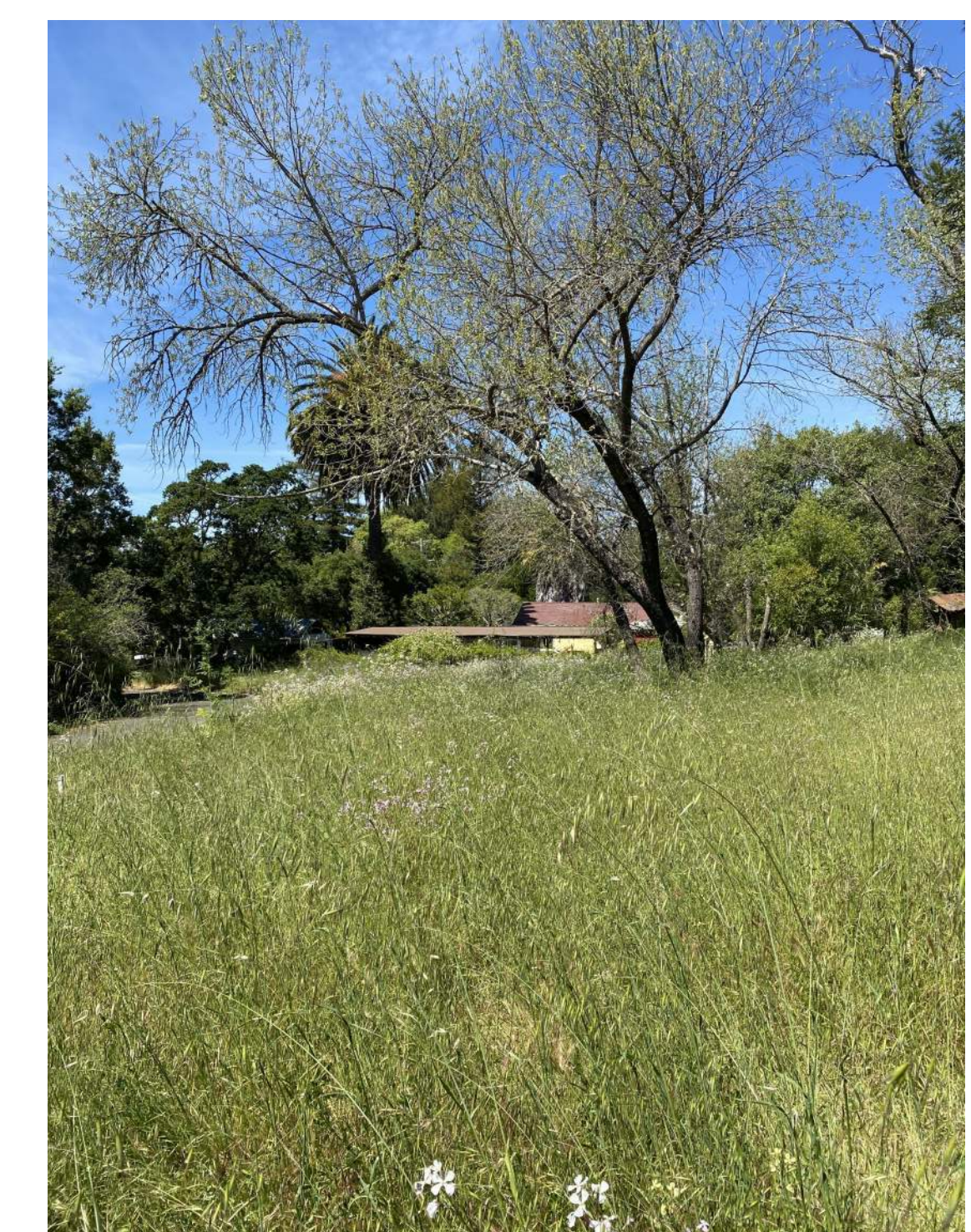
7 END OF (E) DRIVEWAY



8 PROPOSED PROJECT LOCATION (SOUTH)



9 PROPOSED PROJECT LOCATION (S/E)



10 PROPOSED PROJECT LOCATION (SOUTH)

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

SCHOCH RESIDENCE
 New Residence and ADU
 7xx First Street • SEBASTOPOL • CALIFORNIA • 95472

DATE: 5/13/21

Sheet

A-DR3

Scale

4-17

TAX CODE AREA
5-001

COUNTY ASSESSOR'S PARCEL MAP

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

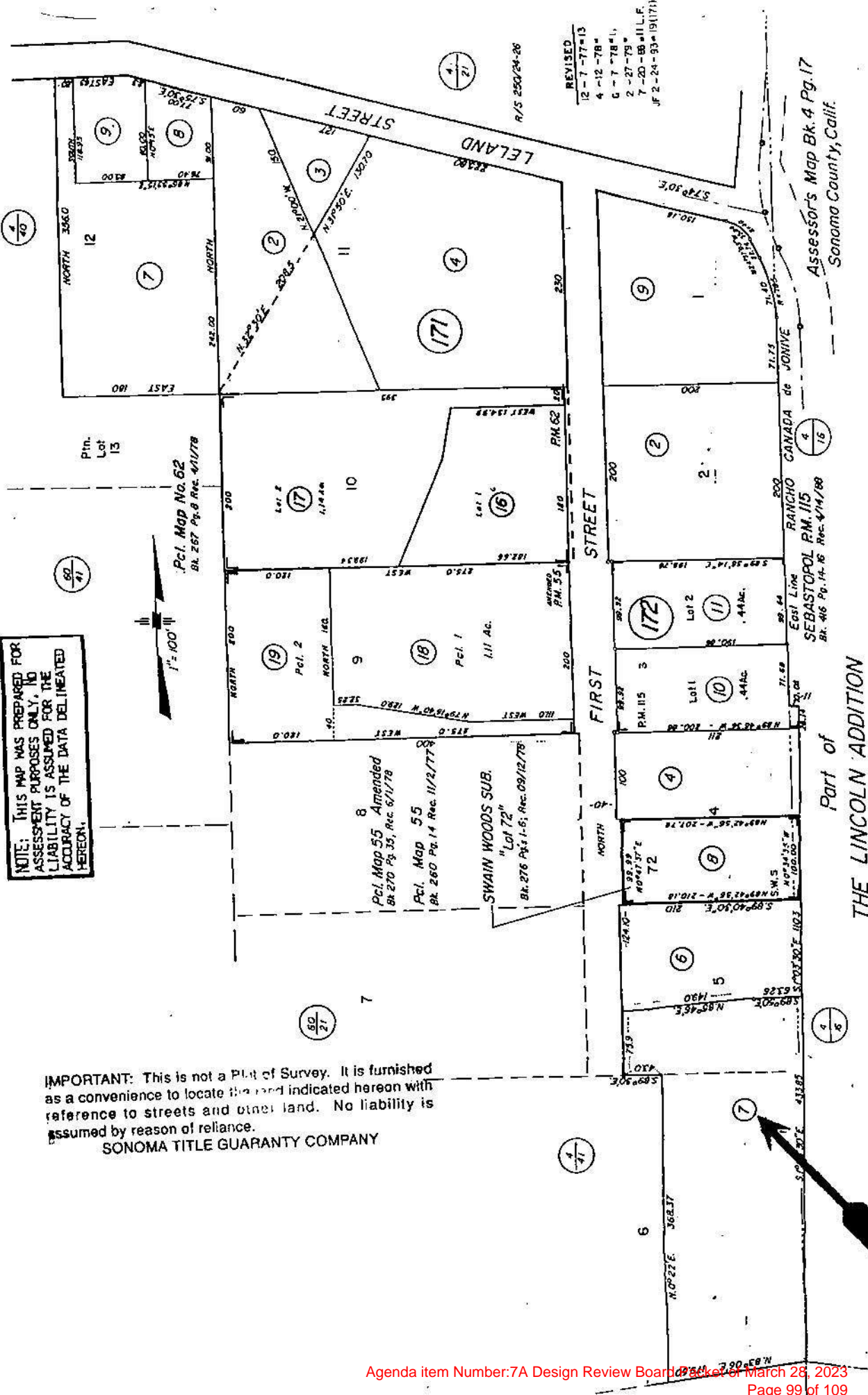
Plm. Lot 13

Pcl. Map No. 62
Bl. 267 Pg. 8 Rec. 4/10/78



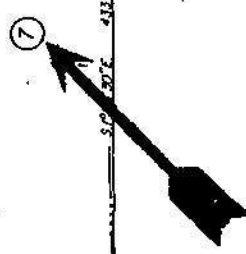
IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance.
SONOMA TITLE GUARANTY COMPANY

- REVISED
- 12-7-77#13
 - 4-12-78#
 - G-7-78#1
 - 2-27-79#
 - 7-20-88 all L.F.
 - JF 2-24-93#19(171)



Assessor's Map Bk. 4 Pg. 17
Sonoma County, Calif.

Part of
THE LINCOLN ADDITION





Builders' Studio

OF SEBASTOPOL

Date: 5/11/21

Schoch – New Residence and ADU
7?? First Street
Sebastopol, CA 95472

Re: Site Data - Design Review

1. Zoning District: R-3
2. Use: Existing – Empty undeveloped lot; Proposed – Residential Home and ADU
3. Lot Size: .99 Acres or 43,181 square-feet
4. Lot Coverage: 5.6% or 6,542 square-feet
5. Number of units: 2, one single-family dwelling and one detached ADU
6. Building Floor Area: Existing – 0% & 0 square-feet; Proposed: 6,613 square-feet total (main residence) - 2,990 SF (main floor), 3,623 SF (lower floor including 611 SF unconditioned space and 1,481 SF garage/shop/storage); 1,107 square-feet total (ADU + Garage) - 801 SF conditioned space and 306 SF garage
7. Floor Area Ratio: N/A – Residential Project
8. Parking Spaces: 3 covered main residence, 1 covered ADU
9. Height: 27'-8 ½" main residence, 16'-1" ADU – closest height from grade to ridge for both main residence and ADU.
10. Setbacks: R-3; 30' Front, 20' Secondary Front Yard, 10' Side, 20' min./30' max. Rear; ADU – 30' Front, 20' Second Front Yard, 3' Side, 20' min./30' max. Rear. See attached subdivision map for actual limits for this lot.
11. Landscaping: See attached, performance based approached used.
12. Trees: See attached, removal of one existing dying oak tree.
13. Grading: Cut - 660 yds Fill – 300 yds
 Import – 0 yds Off-Haul – 360 yds

Physical Address: 555 South Main Street Suite 3 | Sebastopol CA 95472

Mailing Address: 555 South Main Street Suite 1 | Sebastopol CA 95472

707.827.3388



Builders' Studio

OF SEBASTOPOL

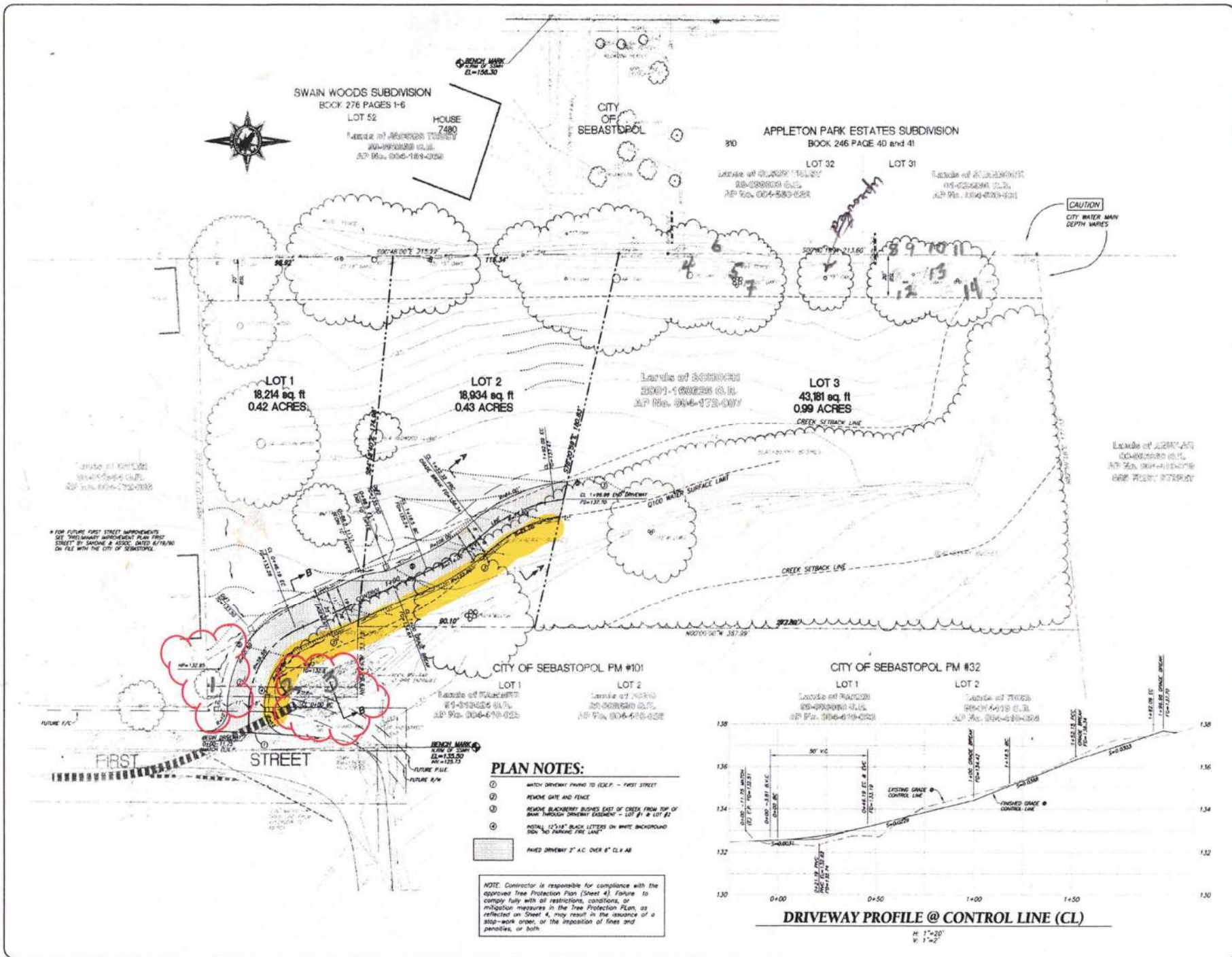
Date:

Schoch – New Residence and ADU
??? First Street
Sebastopol, CA 95472

Re: Written Statement – Design Review

New Residence and ADU on an existing R-3 zoned lot of .99 acres (43,181 SF).

1. Locate and construct a new two-story home that is 5,132 SF not including garage/storage.
2. Locate and construct a new one-story ADU that is 801 SF not including garage/storage.
3. Grading, landscaping, utilities for new residence and ADU.
4. Tree removal of one existing dying oak tree per arborist report.



PLAN NOTES:

- ① MATCH DRIVEWAY FINISH TO EXIST. - FIRST STREET
- ② REMOVE GATE AND FENCE
- ③ REMOVE BLACKBERRY BUSHES EAST OF CREEK FROM TOP OF BANK THROUGH DRIVEWAY EXHIBIT - LOT #1 & LOT #2
- ④ PLACE 12" x 18" BLACK LETTERS ON WHITE BACKGROUND 300' TO PARKING TREE LINE

PAVED DRIVEWAY 2' AC OVER 6" CLR AB

NOTE: Contractor is responsible for compliance with the approved Tree Protection Plan (Sheet 4). Failure to comply fully with all restrictions, conditions, or mitigation measures in the Tree Protection Plan, as reflected on Sheet 4, may result in the issuance of a stop-work order, or the imposition of fines and penalties, or both.

DATE	BY	APPROVAL
11 JUNE 2002	DR. J. SCHUCH	PLANNING

PREPARED BY:
STEVEN, THOMAS, LISA & DAVID SCHOCH CO
 STEVEN SCHOCH
 1301 FIRST STREET
 SEBASTOPOL, CA 95922
 (408) 232-4479

PROJECT DESCRIPTION:
SCHOCH MINOR SUBDIVISION
 743 FIRST STREET
 SEBASTOPOL, CA 95922
 A.P.N. 004-012-007

SHEET DESCRIPTION:
GRADING PLAN - DRIVEWAY PLAN

PAUL L. SCHOCH
 CONSULTING CIVIL ENGINEER
 P.O. BOX 1307 SEBASTOPOL, CA 95922 (707) 827-4827
 Civil Engineer License No. 32599
 Expired 03/31/03

Paul L. Schoch P.E.
 002-05
 18

SCALE	1"=20'
DRAWN BY	VRG/K
CHECKED BY	P.L.S.
DATE	0802-05
SYMBOL	18
SHEET NO.	2
TOTAL SHEETS	5

Builders Studio of Sebastopol
 555 S. Main Street
 Sebastopol, Ca
 May 26th, 2021
 Schock Residence



SANDBORN
 Tree Service Inc.
 Since 1975

Schock Residence
 763 First Street Sebastopol, Ca 95472

To Whom it may concern,

1. Quercus garryana (Oregon White Oak) 13.8" d.b.h. north + 13.9" d.b.h. south.
 Tree is shared with the north neighbor. Structure is fair, vitality good - Raise over drive to 15' high.
2. Quercus agrifolia (California Live Oak) 16" d.b.h. ± just south of south neighbor's fence at driveway entrance. Structure is fair, vitality is good - Raise crown to 15' over drive.
3. Salix sp. (Creek Willow) 4'+ d.b.h., forks at 4' ± high into five large (30" diameter +) trunks, all of which have been broken at heights from 20'-35'. The tree is rooted on the creek channel approximately 40' east of the south neighbor's house.
 Structure is poor, vigor is poor. Removal is recommended. If the tree is retained, reduce its height to stubs 8'-10' tall, monitor response growth.
4. Quercus kelloggii (California Black Oak) 27.5" d.b.h. x 30' high. Vigor is fair, structure is poor. The tree previously forked into 5'-6' x 12" ± diameter leaders from 5'-7' high on the trunk. Pruning occurred in the past which removed all but one 12" diameter fork which bows heavily to the west. The old pruning wounds will inevitably coalesce into joining cavities which will (if they haven't already) render the remaining leader subject to failure. As it targets the house, removal is recommended.
5. Quercus kelloggii (California Black Oak) 19.3", 28.4", 10.3", 16.5", 17.2", 22.3", 13.3" d.b.h. large spreading multi (7) trunked tree, apparently was cut to the ground 6-10 decades ago. The resultant response growth has grown to 50'+ tall and spreads 40' east, west and south. Vitality is good while structure is poor due to the multiple co-dominant leaders. The tree is located 6' east of the proposed house and 40' west of the east neighbor's house. It requires substantial crown

raising on the west to accommodate the roof and requires clearance for fire suppression vegetation management. It will require several large branches to be removed from the east side to acquire a semblance of balance. It may require significant root pruning to install the foundation at the back of the house. It also targets the proposed house, as well as east neighbor's deck and house. It is recommended to Excavate the trunk for the foundation beneath the tree by hand, air or water, exposing all roots encountered. Once the Arborist has inspected the roots to be pruned at the sites where they are to be pruned, he/she is to determine a pruning or removal strategy for the tree.

6. *Quercus garryana* (Oregon White Oak) 11.3"d.b.h. x 20' high. Vitality is good structure is fair to poor. The tree is oddly shaped, growing approximately 12' northeast of #5 and constantly in its shadow. It leans hard to the east and at 10' above ground grows back to the north in search of sunlight. It requires no special protection as root pruning is anticipated to be of minimal effect on its root system. It targets the neighbor's back yard which shows no evidence of use.
7. *Quercus garryana* (Oregon White Oak) 10.4"d.b.h. x 16' high. This tree is encapsulated by #6 and grows to the southwest beneath the crown of #5. It requires removal to accommodate the roof of the proposed house.
8. *Quercus kelloggii* (California Black Oak) 28" diameter x 50' high, rooted on or near the east property line. This tree has good vigor and fair to poor structure as it is response growth from ancient removal. Previously removed shoots have created several basal cavities. It is rooted 12' east of the proposed structure. With mitigation pruning, anticipated root pruning should not impact the trees anchorage unduly. The crown should be pruned to clean out deadwood and reduce end weight of overburdened branches, as they target the propose structure and two east neighbor's back yard.
9. *Quercus garryana* (Oregon White Oak) 5.9" d.b.h. x 15' tall. This tree is rooted 5' south of #8. It has good vigor and structure. It is not anticipated to suffer the effect of root pruning.
10. *Quercus kelloggii* (California Black Oak) 20"d.b.h. x 45' high ±. Vitality is good, structure is poor. This tree is rooted in the extreme southwest corner of the east neighbor's back yard on Schock property. It leans heavily to the south. Its 18" diameter central leader was headed at 20' above the ground over the east neighbor's back yard. A 14" diameter branch forks off the central leader at 8' high,

and grows at a slight upward angle towards the southwest where it rests on another Black Oak. It is recommended for removal or pruning to minimize overloading the propping Oak. Construction impacts should be minimal.

11. *Quercus garryana* (Oregon White Oak) 9.1"d.b.h. x 20' high. Tree is rooted 15' south of the east neighbor's south fence and 2' west of the southeast neighbor's west fence. It grows in the shadow of tree #8. Its structure is poor, unbalanced. Its vitality is good. Pruning is recommended to minimize imbalance.
12. *Prunus prunus* (escaped exotic plum) 7.2"d.b.h. x 30' high. Tree has good vitality and poor structure. It leans into and grows up through the commingled crowns of #10 and #13, two Black Oaks worthy of retention. It detracts from and competes with both trees. Removal is recommended.
13. *Quercus kelloggii* (California Black Oak) 20" d.b.h., 50'± high, 12' southwest of #11. It is single trunked as it is the dominant stump sucker of the response grown from an ancient removal. It forks into three at 8' high. The dominant fork is reasonably upright with a lean to the east and has been pruned heavily on that side. There is a 12" diameter branch growing vertical then pendulous to the west drooping fairly low over the proposed building. That branch supports another growing north from a Black Oak 20' south. Additionally, an escaped exotic plum grows from 10' north up into the crown of the Black Oak. The Black oak has good vigor and weak structure due to the west growing branch. It is recommended to prune to clean crown to $\geq 1/4$ " diameter branch size, raise and reduce the west growing branch. Remove the plum.
14. *Quercus kelloggii* (California Black Oak) has four main forks at ground level due to ancient removal of the parent tree. This tree is rooted 20' south of #13 and 12' west of the east fence. It leans and is heavily weighted on the west, south and north quadrants. All four main forks are co-dominant leaders with embedded bark. The south growing fork (16.5"d.b.h.) has a large (10" wide x 4' long) tear at the branch union 20' high. The north fork (9.2"d.b.h.) is supported by a west growing branch from tree #13. The smaller (11.6") fork grows low and to the west. The largest (20.2"d.b.h.) fork grows west leaning to 60' tall. The three smaller forks are severely overburdened and at risk of failure. As such, structure is poor. Recommendation is to prune to the south fork to as stub just below the tear at 20', removing its upper branch. Reduce end weight of its lower branch significantly. Raise lower branches on the lower middle fork and reduce it to the

3" upright near its terminus. Prune the north fork off at its attachment near ground level. Prune the parent branch to clean the crown to $\geq 1/4$ " diameter, reduce end weight of all its branches.

15. Malus species variety unknown, appears to be stump suckers located 15' south of #14. Probably not fruiting or attractive. Removal is recommended.
16. Malus species Gravenstein 14.6" d.b.h.. The trunk is hollow from ground level to 5.5' high. It is long, un-pruned but has fruit. It could be kept as a landscape feature. Removal is a more practical option as its shady location (40' southwest of #14) requires height to capture sun and most fruit grows 15'-18' high. Vitality is good while structure is poor. Removal is recommended.

Recommended tree protection for trees #5-#14

Tree protection, principally root protection for this project is essential to the survivability structural future and anchorage of these trees. The minimal distance from the east foundation wall and the trunks of the trees presumes extensive root removal may be necessary. Before any tree care measures are undertaken, I recommend to use a combination of hand labor, water (vac truck) and/or pneumatic (air spade) to excavate the trench for the east foundations in order to expose any roots that need to be cut for the installation. Once completed, the arborist should then examine the roots to make a determination of whether individual trees should be retained or removed based on their number, size and etc.. They should also consider other pruning or removal needs and the likelihood of long term structural integrity, vitality, and survivability.

Assuming retention, prune as indicated above. Additionally apply a ≥ 6 " deep layer of woody mulch (chips, arbormulch or equivalent) from the foundation trenches to the east property line, as well as around to the south and west of tree #14 beyond its dripline. Perform all construction when soil is dry. These measures are to minimize soil compaction. Install temporary but sturdy fencing from the east property line on the north side of the dripline of tree #5, 1'-2' west of the tree nearest the trench and south to encompass the dripline of tree #14 (as practical, considering access needs for construction). Trees #1-#3 need no additional protection as they are sufficiently far enough from the site to exclude them from potential construction impacts.

Tree roots and their mycorrhizal associations are essential to the trees' vitality, survivability, anchorage, structural integrity and aesthetics. They are susceptible to soil compaction, cuts, fills, severing, debarking, and equipment damage. Use methods and equipment that minimize the effects of construction whenever possible as a very large percentage of these trees roots are in harms way

from this project. If root pruning is necessary, make pruning cuts with a sharp saw on all roots greater than 2" diameter. Additional measures such as irrigation, fertilization or alternative pruning may be recommended as determined by the onsite Arborist.

Regards,

A handwritten signature in black ink that reads "Chip Sandborn". The signature is written in a cursive, flowing style.

Chip Sandborn, Certified Arborist

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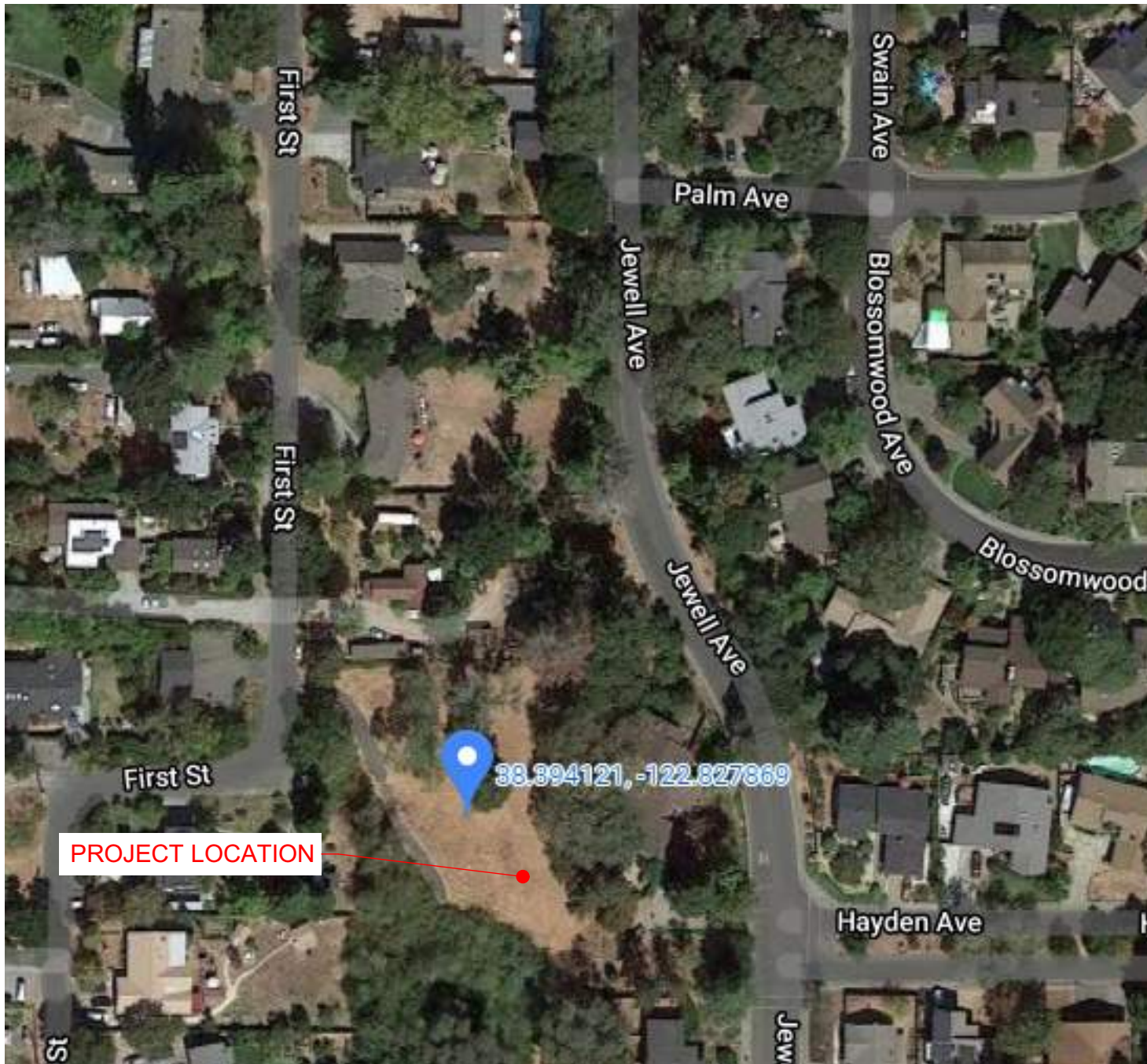
DATE: 5/4/2021

ARCHITECT: M. Standley

DRAFTING: R. Connelly

LOCATION MAP

DR



PROJECT LOCATION