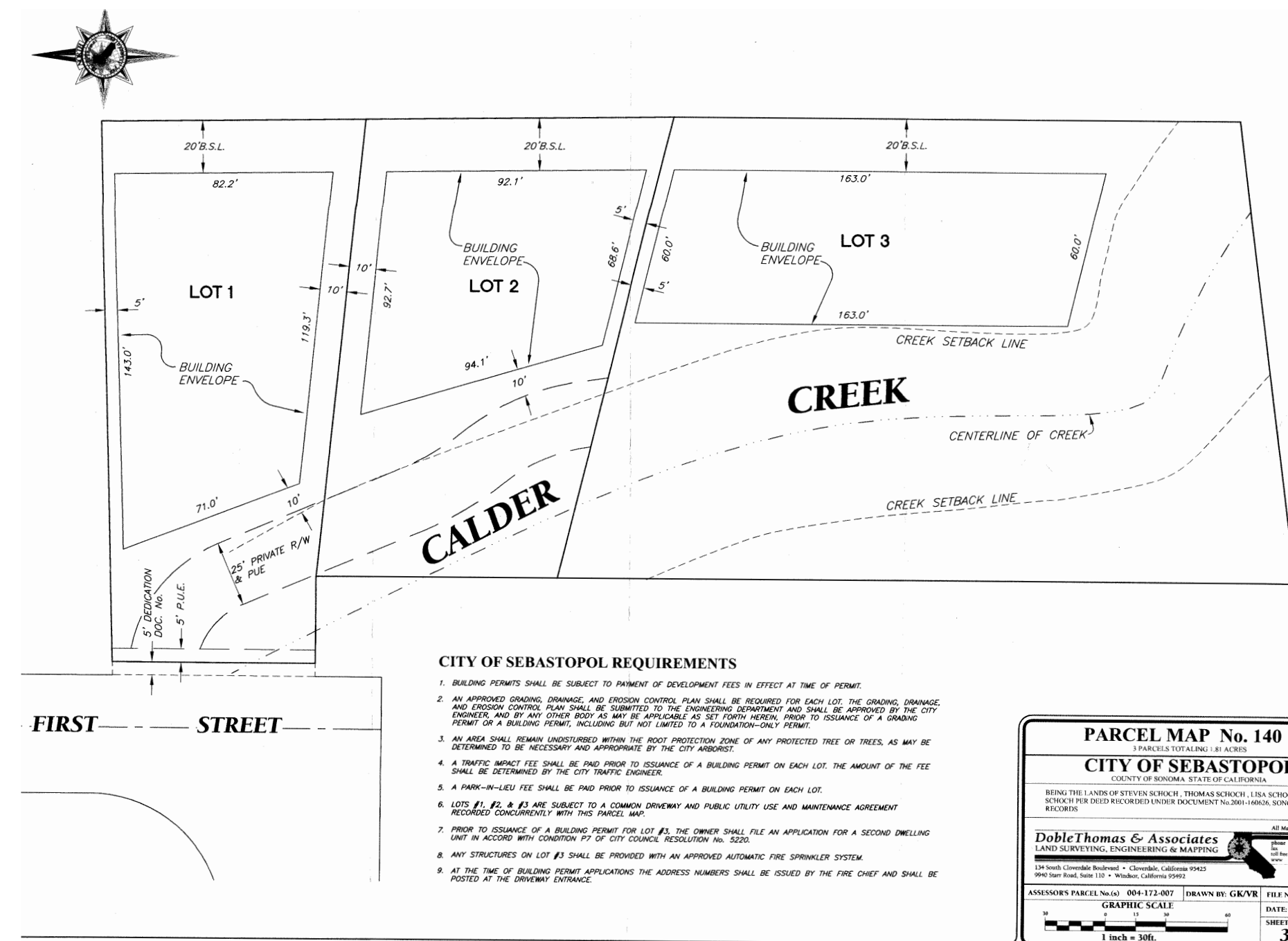




- SUMMARY SCOPE OF WORK:
NEW RESIDENCE AND ADU
1. Locate and construct a new two-story home including garage, workshop, storage
 2. Locate and construct a new one-story ADU including garage and storage
 3. Grading, landscaping, utilities for new residence and ADU
 4. Tree removal of one existing dying oak tree per arborist report
 5. Preserving and pruning of existing oaks per arborist report



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



<p>Arborist: Chip Sandborn Sandborn Tree Service, Inc. 119 Morris Street Sebastopol, CA 95472 (707) 823-9144</p> <p>Civil Engineer: LACO Associates Chad Mosier PE, PLS 3490 Regional Pkwy Santa Rosa, CA 95403 (707) 525-1222</p>	<p>Owner: Steven and Rose Schoch 974 Bluebonnet Drive Sunnyvale, CA 94086 (408) 732-4479</p> <p>Architect: Marilyn Standley Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 829-3226</p> <p>Designer/Drafter: Ryan Connelly Builders' Studio of Sebastopol 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 327-3627</p> <p>Landscape: Builders' Studio of Sebastopol Gregory Beale 555 So Main Street, Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)</p>	<p>A.P. Number: 004-172-017</p> <p>Zoning: R-3</p> <p>Site Location: 7XX First Street Sebastopol, CA 95472</p> <p>Site Area: 0.99 Acres/ 43,181 SF</p> <p>Occupancy: Group R, Div. 3</p> <p>Code: 2019 CBC, 2019 CRC, 2019 CalGreen Code, 2019 California Energy Code Supplement</p> <p>Construction: Type VB, Non-rated</p> <p>Contractor: Thrive Construction Gregory Beale 555 South Main Street, Ste 1 Sebastopol, CA 95472 (707) 481-9941 (cell)</p>	<p>Area Tabulations:</p> <table border="0"> <tr> <td>Main Floor: (conditioned floor area)</td> <td>2,967 SF</td> </tr> <tr> <td>Lower Floor: (conditioned floor area)</td> <td>1,010 SF</td> </tr> <tr> <td>New House: (both floors conditioned floor area)</td> <td>3,977 SF</td> </tr> <tr> <td>Garage 1:</td> <td>398 SF</td> </tr> <tr> <td>Garage 2:</td> <td>530 SF</td> </tr> <tr> <td>Workshop:</td> <td>248 SF</td> </tr> <tr> <td>Storage:</td> <td>112 SF</td> </tr> <tr> <td>Lower Floor Garage/Shop/Storage: (total unconditioned space)</td> <td>1,288 SF</td> </tr> <tr> <td>Combined Lower Level:</td> <td>2,298 SF</td> </tr> <tr> <td>Covered Patio:</td> <td>1,011 SF</td> </tr> <tr> <td>New ADU Conditioned Floor Area:</td> <td>801 SF</td> </tr> <tr> <td>New ADU Garage:</td> <td>306 SF</td> </tr> <tr> <td>Combined Floor Area:</td> <td>1,107 SF</td> </tr> <tr> <td>New House Footprint: (includes porches/stairs >= 30" & main floor overhangs)</td> <td>4,668 SF</td> </tr> <tr> <td>New ADU Footprint: (includes stairs, patios >= 30")</td> <td>1,319 SF</td> </tr> <tr> <td>Total Lot Coverage (Footprint) House:</td> <td>4,668 SF</td> </tr> <tr> <td>Total Lot Coverage (Footprint) ADU:</td> <td>1,319 SF</td> </tr> <tr> <td>Combined Footprints:</td> <td>5,987 SF</td> </tr> </table> <p>Site Coverage: Existing: 0 SF Proposed: 5,987 SF TOTAL LOT COVERAGE = 13.8%</p>	Main Floor: (conditioned floor area)	2,967 SF	Lower Floor: (conditioned floor area)	1,010 SF	New House: (both floors conditioned floor area)	3,977 SF	Garage 1:	398 SF	Garage 2:	530 SF	Workshop:	248 SF	Storage:	112 SF	Lower Floor Garage/Shop/Storage: (total unconditioned space)	1,288 SF	Combined Lower Level:	2,298 SF	Covered Patio:	1,011 SF	New ADU Conditioned Floor Area:	801 SF	New ADU Garage:	306 SF	Combined Floor Area:	1,107 SF	New House Footprint: (includes porches/stairs >= 30" & main floor overhangs)	4,668 SF	New ADU Footprint: (includes stairs, patios >= 30")	1,319 SF	Total Lot Coverage (Footprint) House:	4,668 SF	Total Lot Coverage (Footprint) ADU:	1,319 SF	Combined Footprints:	5,987 SF	<table border="0"> <tr> <td>A-1</td> <td>Project Summary, Plot Plan, Project Data</td> </tr> <tr> <td>A-2</td> <td>Lot Plan</td> </tr> <tr> <td>A-3</td> <td>Site Plan</td> </tr> <tr> <td>A-4</td> <td>House Main Floor Plan</td> </tr> <tr> <td>A-5</td> <td>House Lower Level Floor Plan</td> </tr> <tr> <td>A-6</td> <td>House Roof Plan</td> </tr> <tr> <td>A-7</td> <td>House Exterior Elevations</td> </tr> <tr> <td>A-8</td> <td>House Exterior Elevations</td> </tr> <tr> <td>A-9</td> <td>House Sections</td> </tr> <tr> <td>A-10</td> <td>House Sections</td> </tr> <tr> <td>A-11</td> <td>House Sections</td> </tr> <tr> <td>A-13</td> <td>ADU Floor Plan, Roof Plan, Schedules</td> </tr> <tr> <td>A-14</td> <td>ADU Exterior Elevations</td> </tr> <tr> <td>A-15</td> <td>ADU Sections</td> </tr> <tr> <td>C-0.0</td> <td>Cover Sheet</td> </tr> <tr> <td>C-1.0</td> <td>Grading Plan and Earthwork</td> </tr> <tr> <td>C-2.0</td> <td>Cross Sections</td> </tr> <tr> <td>C-3.0</td> <td>Utility Plan</td> </tr> </table> <p>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</p>	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	House Roof Plan	A-7	House Exterior Elevations	A-8	House Exterior Elevations	A-9	House Sections	A-10	House Sections	A-11	House Sections	A-13	ADU Floor Plan, Roof Plan, Schedules	A-14	ADU Exterior Elevations	A-15	ADU Sections	C-0.0	Cover Sheet	C-1.0	Grading Plan and Earthwork	C-2.0	Cross Sections	C-3.0	Utility Plan
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VICINITY MAP

PROJECT DATA

SHEET INDEX

Builders' Studio
OF SEBASTOPOL
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DRAWN	
DESIGNED	
DESCRIPTION	
DATE	
REV.	

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



DATE: 10-25-22

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 43,101 square-feet
- 4. Lot Coverage: 13.8% or 5,957 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: 3,977 square-feet total (main residence) - 2,967 SF (main floor), 1,010 SF (lower floor also includes 1,281 SF unconditioned garage/shop/storage); 1,107 square-feet total (ADU + Garage) - 801 SF conditioned garage and 306 SF unconditioned garage
- 7. Floor Area Ratio: N/A - Residential Project
- 8. Parking Spaces: 3 covered main residence, 1 covered ADU
- 9. Height: 27'-8 1/2" 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 sub-division 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 - 360 yds Fill - 360 yds
Import - 0 yds Off-Haul - 0 yds

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SWAIN WOODS SUBDIVISION
BOOK 276 PAGES 1-6

LOT 52
Lands of JACOBS TRUST
7480
99-092859 O.R.
AP No. 004-161-069

CITY OF SEBASTOPOL

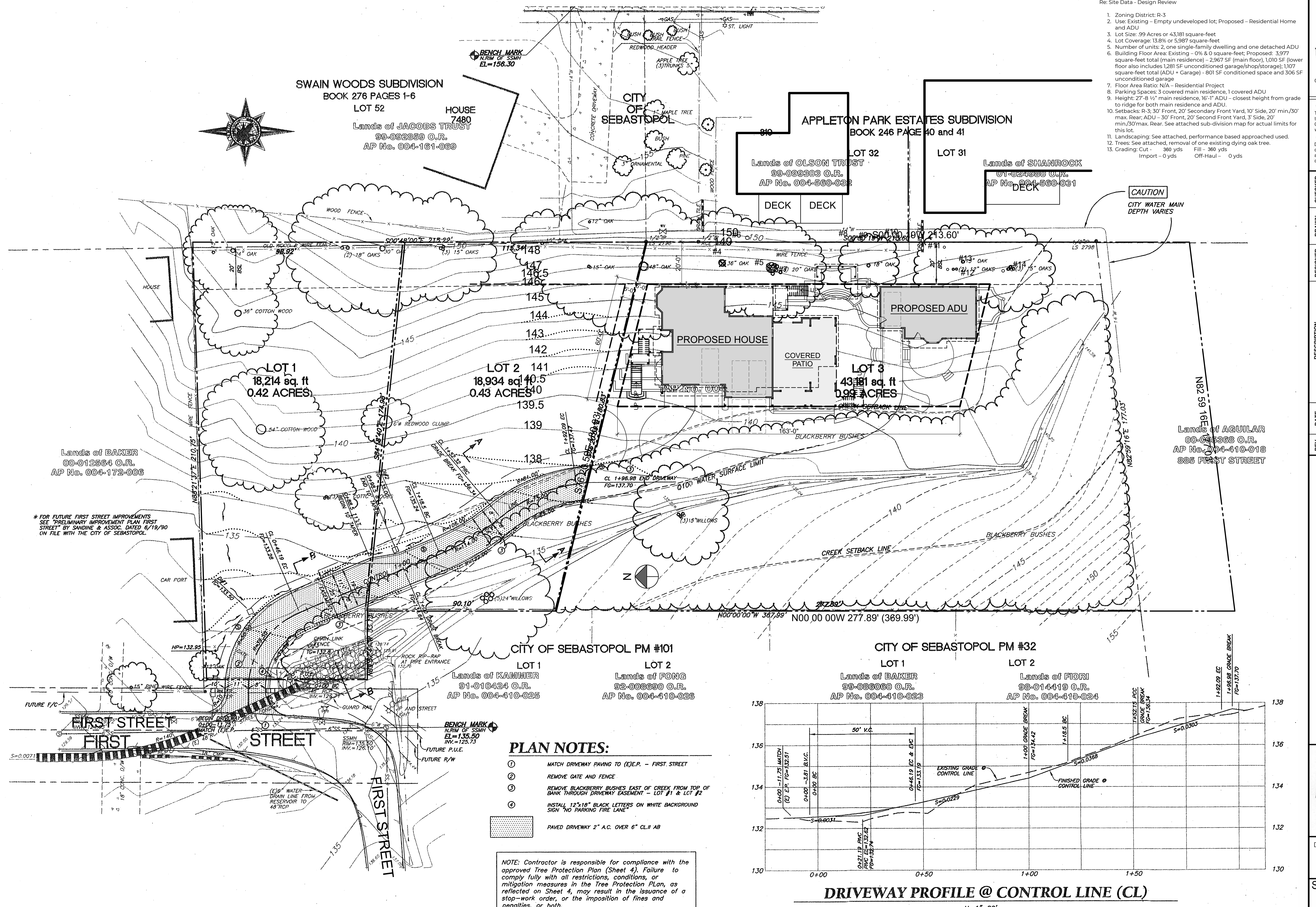
APPLETON PARK ESTATES SUBDIVISION
BOOK 246 PAGE 40 and 41

LOT 32
Lands of OLSON TRUST
99-093303 O.R.
AP No. 004-560-032

LOT 31
Lands of SHANROCK
01-024580 O.R.
AP No. 004-560-031

DECK DECK

CAUTION
CITY WATER MAIN
DEPTH VARIES



Lands of AGUILAR
00-043368 O.R.
AP No. 004-410-018
885 FIRST STREET

CITY OF SEBASTOPOL PM #101

CITY OF SEBASTOPOL PM #32

LOT 1
Lands of KAMMER
91-010424 O.R.
AP No. 004-410-025

LOT 2
Lands of FONG
92-008690 O.R.
AP No. 004-410-028

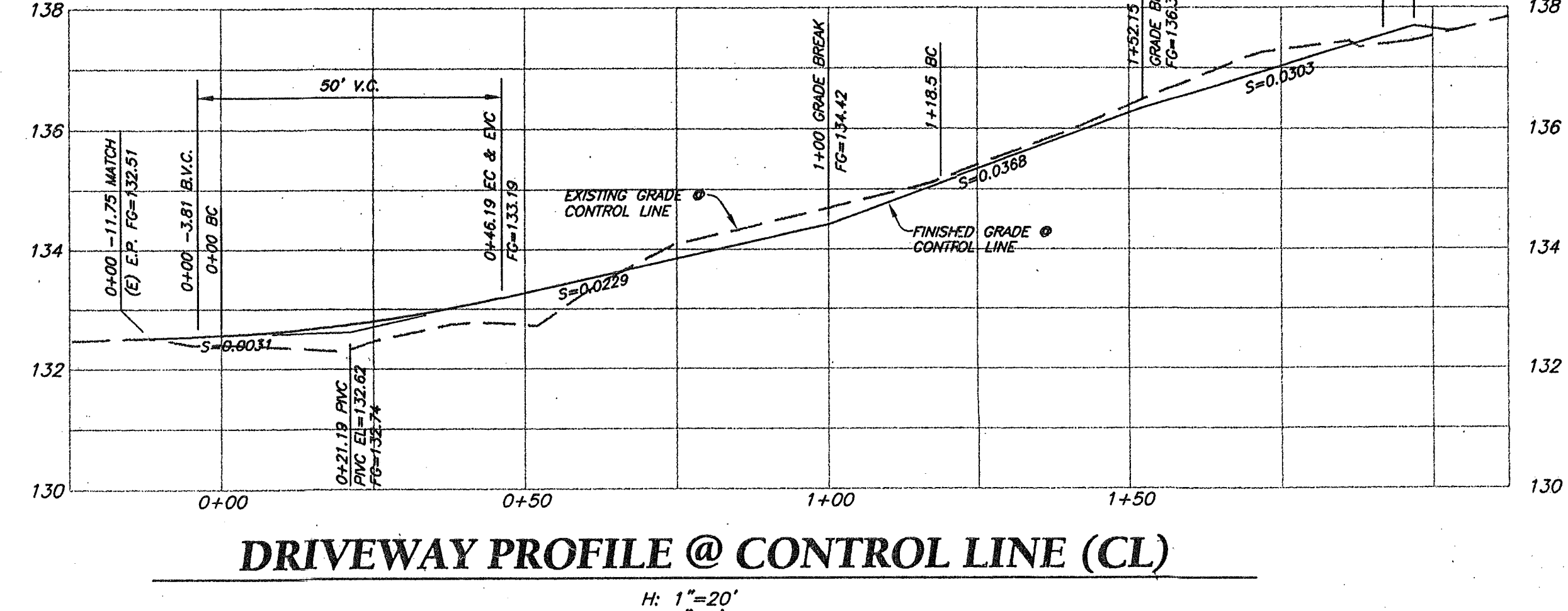
LOT 1
Lands of BAKER
99-088060 O.R.
AP No. 004-410-023

LOT 2
Lands of FIORI
98-014419 O.R.
AP No. 004-410-024

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" C.L.I. #8

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.



DRIVEWAY PROFILE @ CONTROL LINE (CL)

H: 1"=20'
V: 1"=2'

CHECKED	DRAWN	DESIGNED	DESCRIPTION	DATE	REV.

SCOCH RESIDENCE

New Residence and ADU



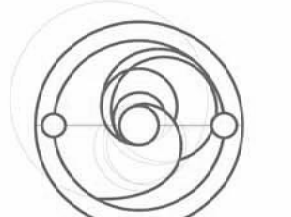
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Sheet
A-2

Scale

LOT PLAN

1"=20'-0"



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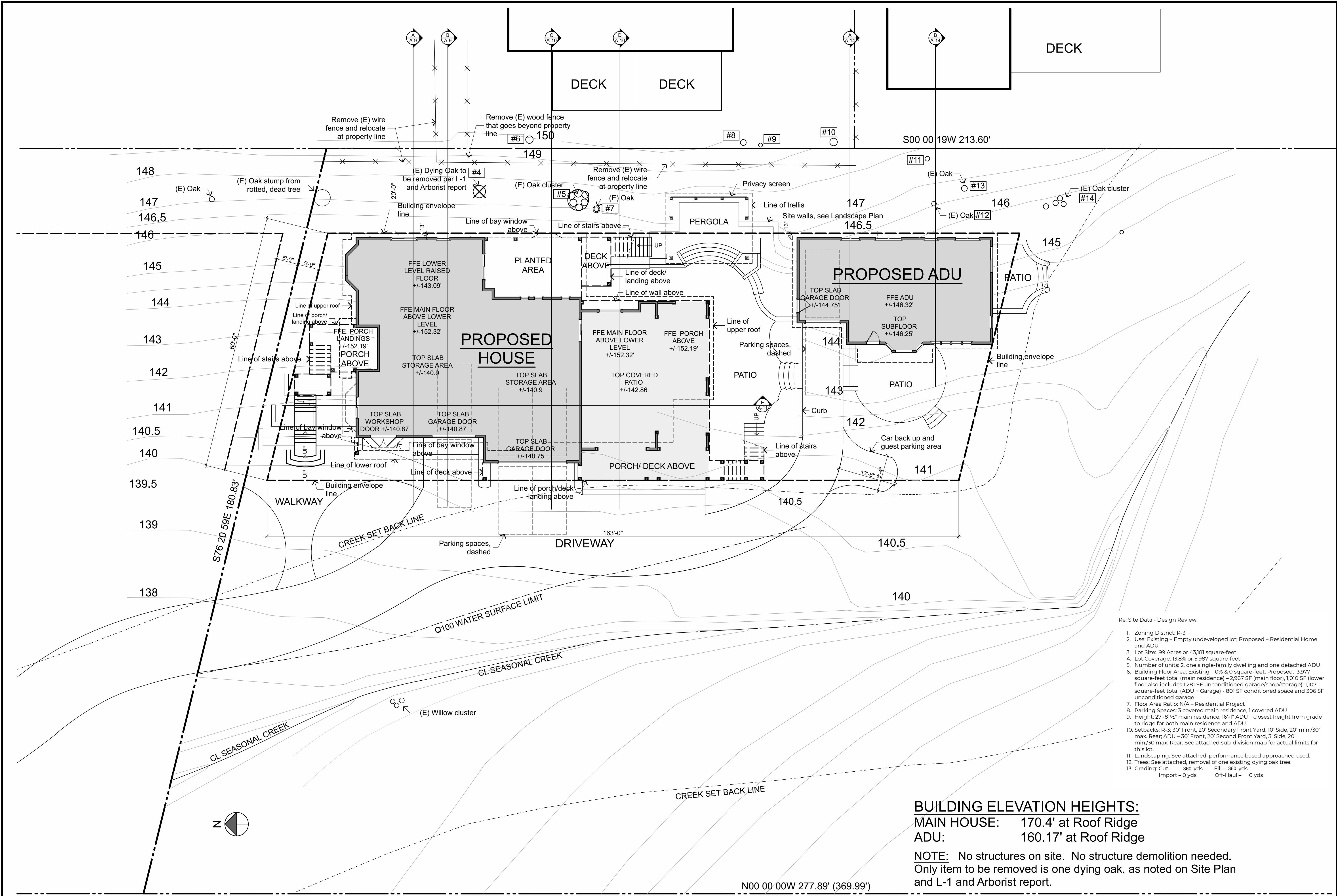


DATE: 10-25-22

Sheet

A-3

Scale



- Re: Site Data - Design Review
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 11. Landscaping: See attached, performance based approach used.
 12. Trees: See attached, removal of one existing dying oak tree.
 13. Grading: Cut - 360 yds Fill - 360 yds Import - 0 yds Off-Haul - 0 yds

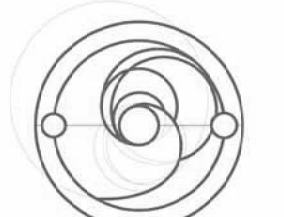
BUILDING ELEVATION HEIGHTS:
MAIN HOUSE: 170.4' at Roof Ridge
ADU: 160.17' at Roof Ridge

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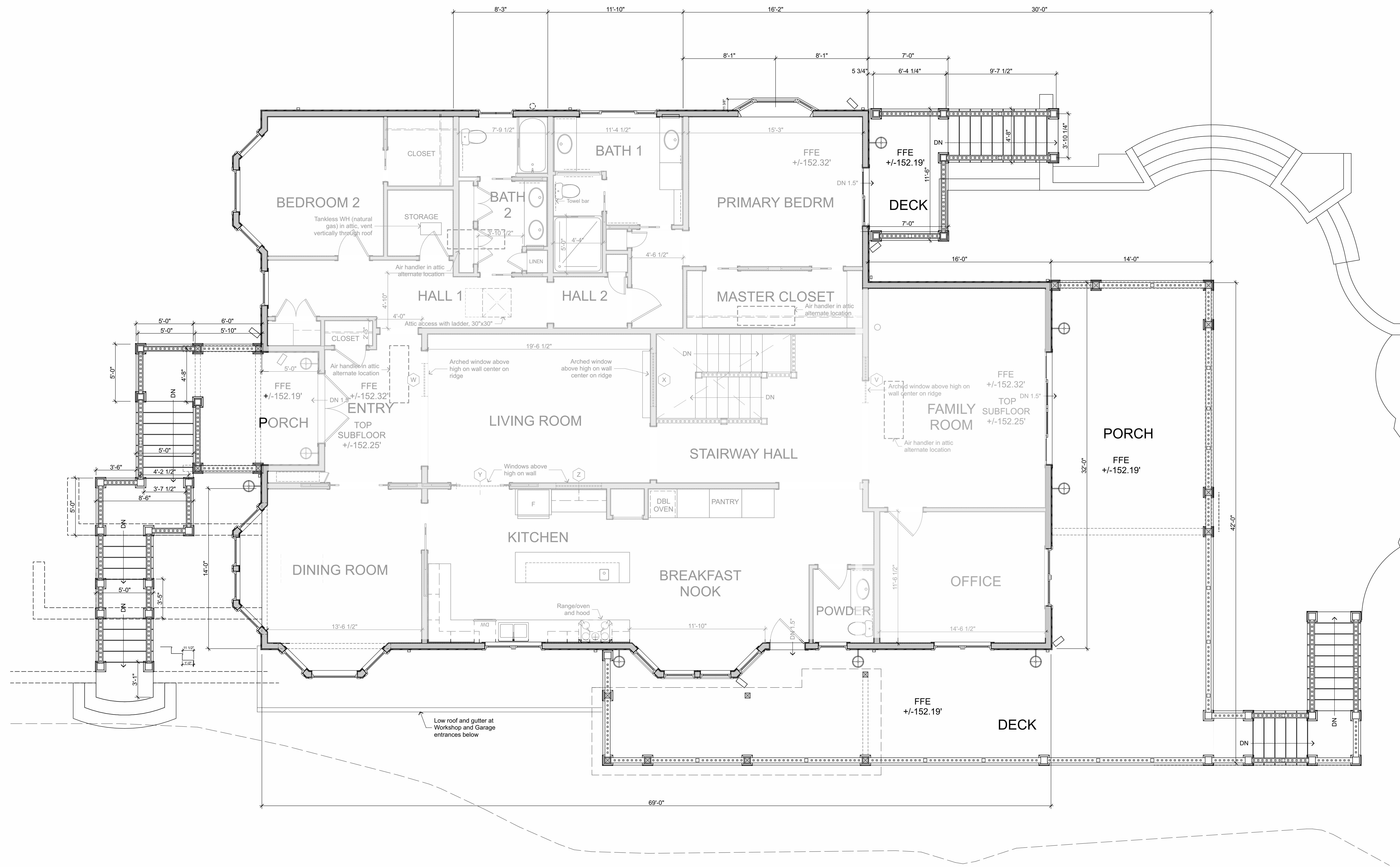
SCHOCH RESIDENCE
New Residence and ADU
7xx First Street • SEBASTOPOL • CALIFORNIA • 95472



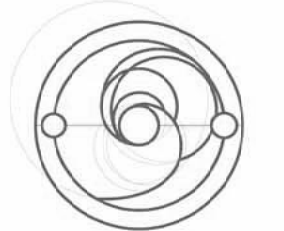
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Sheet
A-4

Scale



MAIN LEVEL FLOOR PLAN - MAIN HOUSE 1/4"=1'-0"



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SCHOCH RESIDENCE
 New Residence and ADU

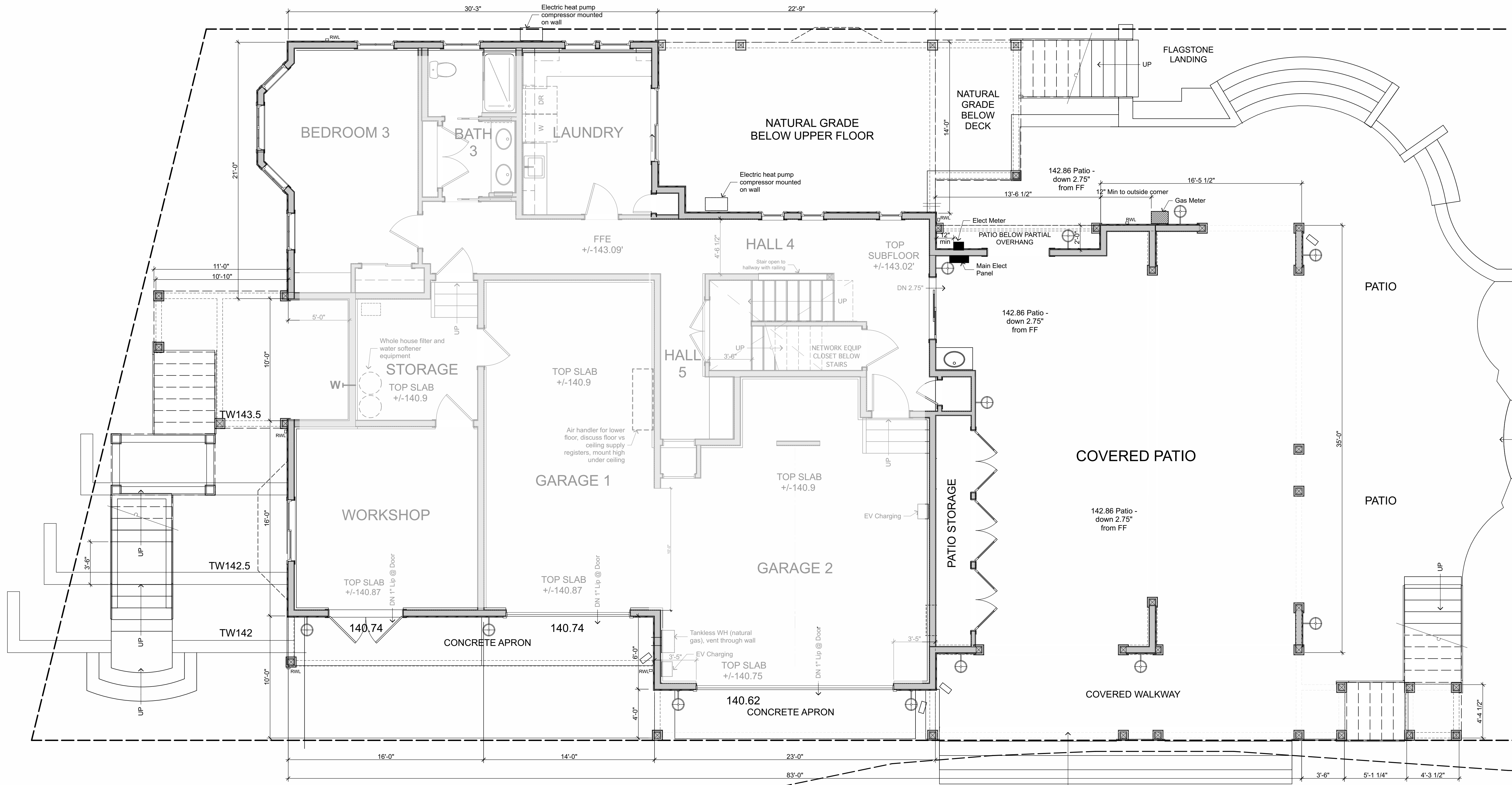
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DATE: 10-25-22

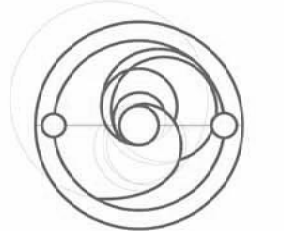
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A-5

Scale



LOWER LEVEL FLOOR PLAN - MAIN HOUSE

1/4"=1'-0"



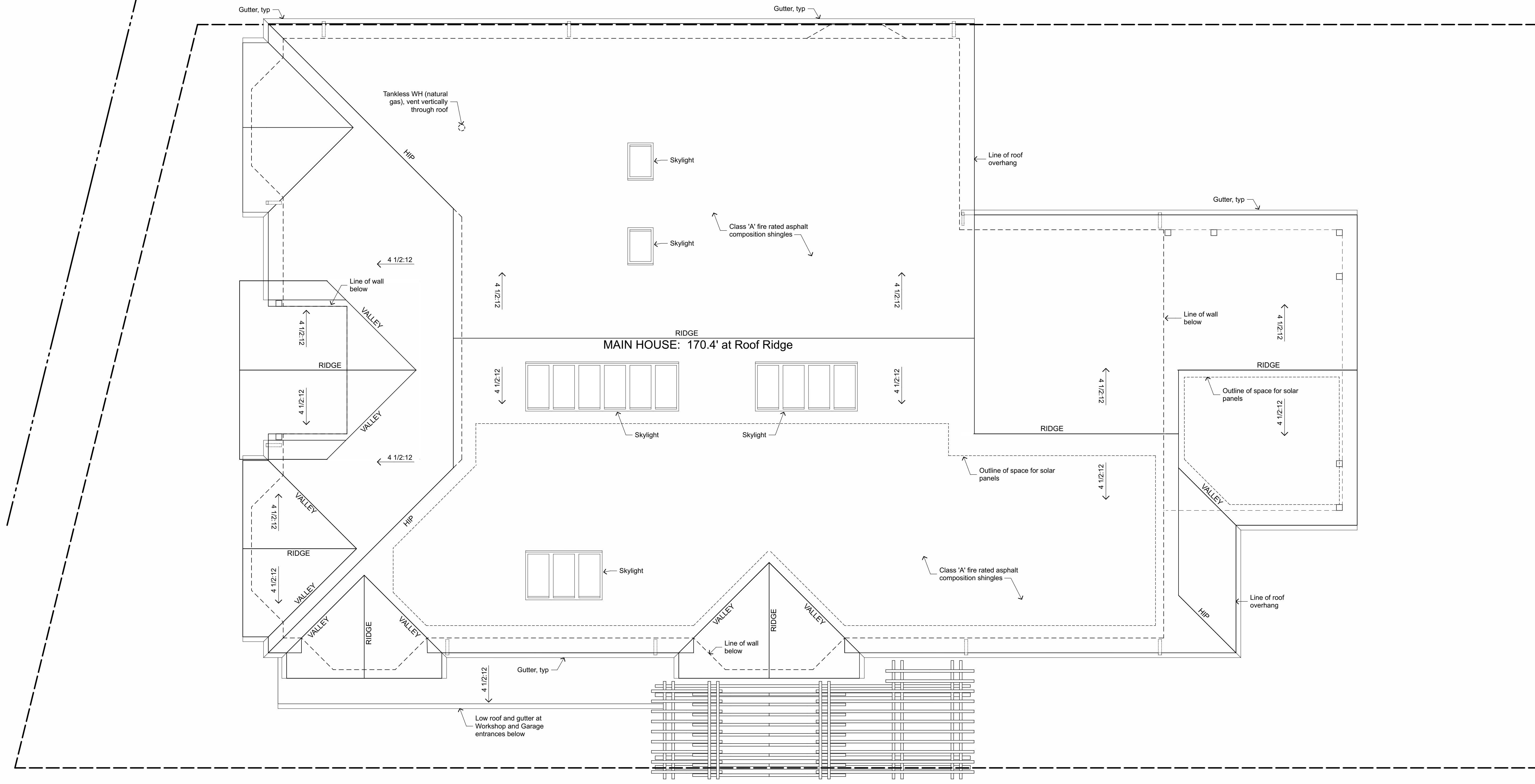
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BUILDING DRAINAGE:
 All roofs slope to gutters and downspouts.
 Rainwater is collected and directed into drainage system per Civil Plans.



SCHOCH RESIDENCE
 New Residence and ADU
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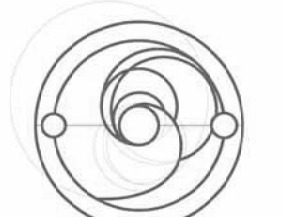
DATE: 10-25-22

Sheet
A-6

ROOF PLAN - MAIN HOUSE

1/4"=1'-0"

Scale

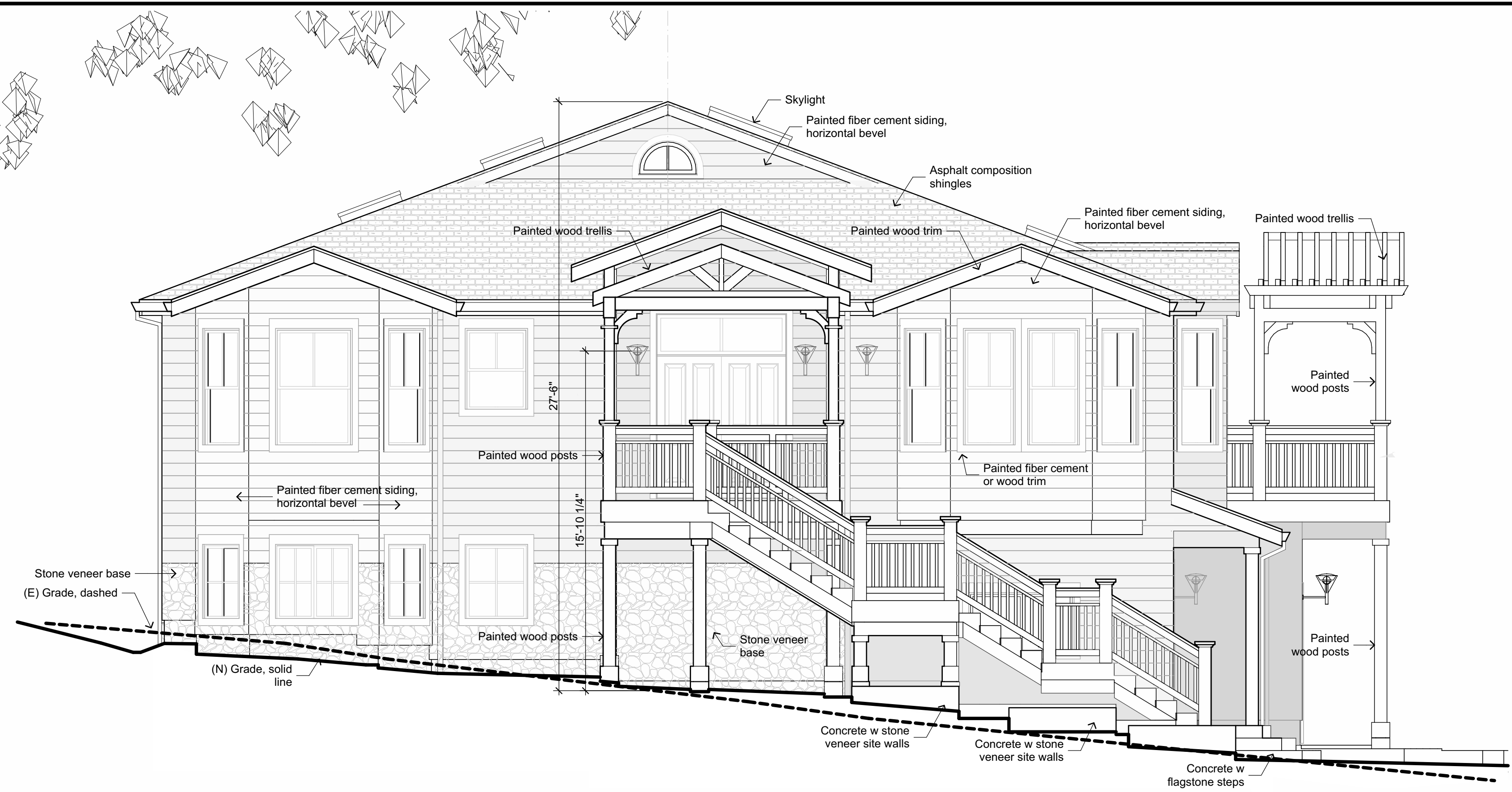


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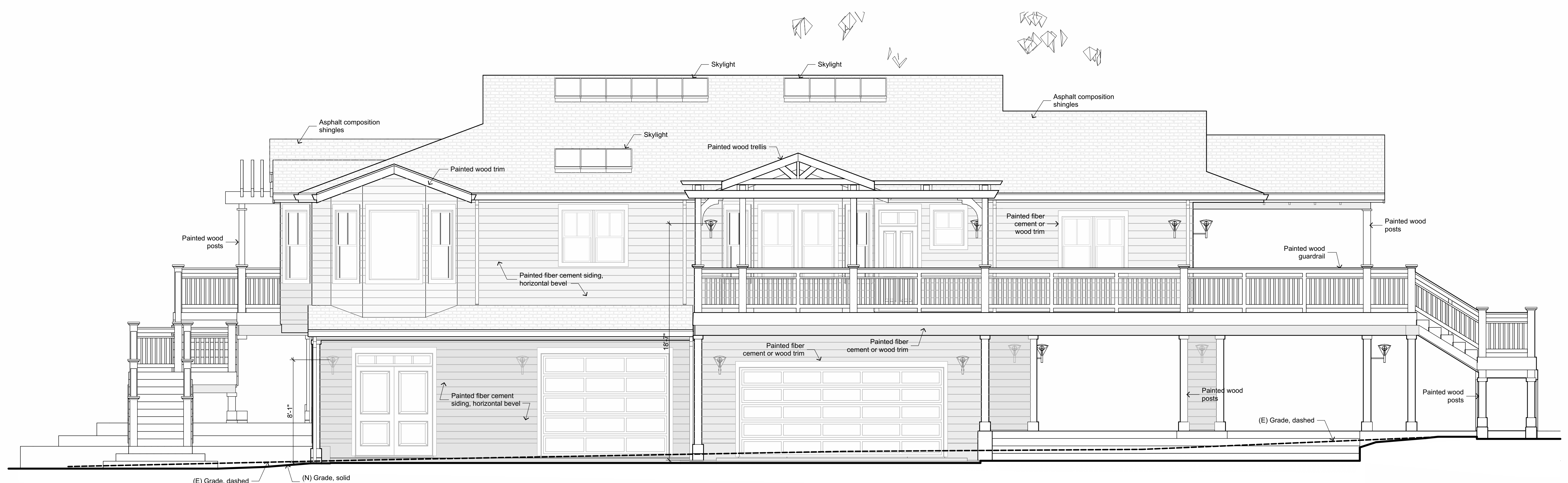
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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4"=1'-0"

SCHOCH RESIDENCE
 New Residence and ADU
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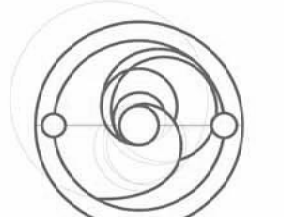


DATE: 10-25-22

Sheet

A-7

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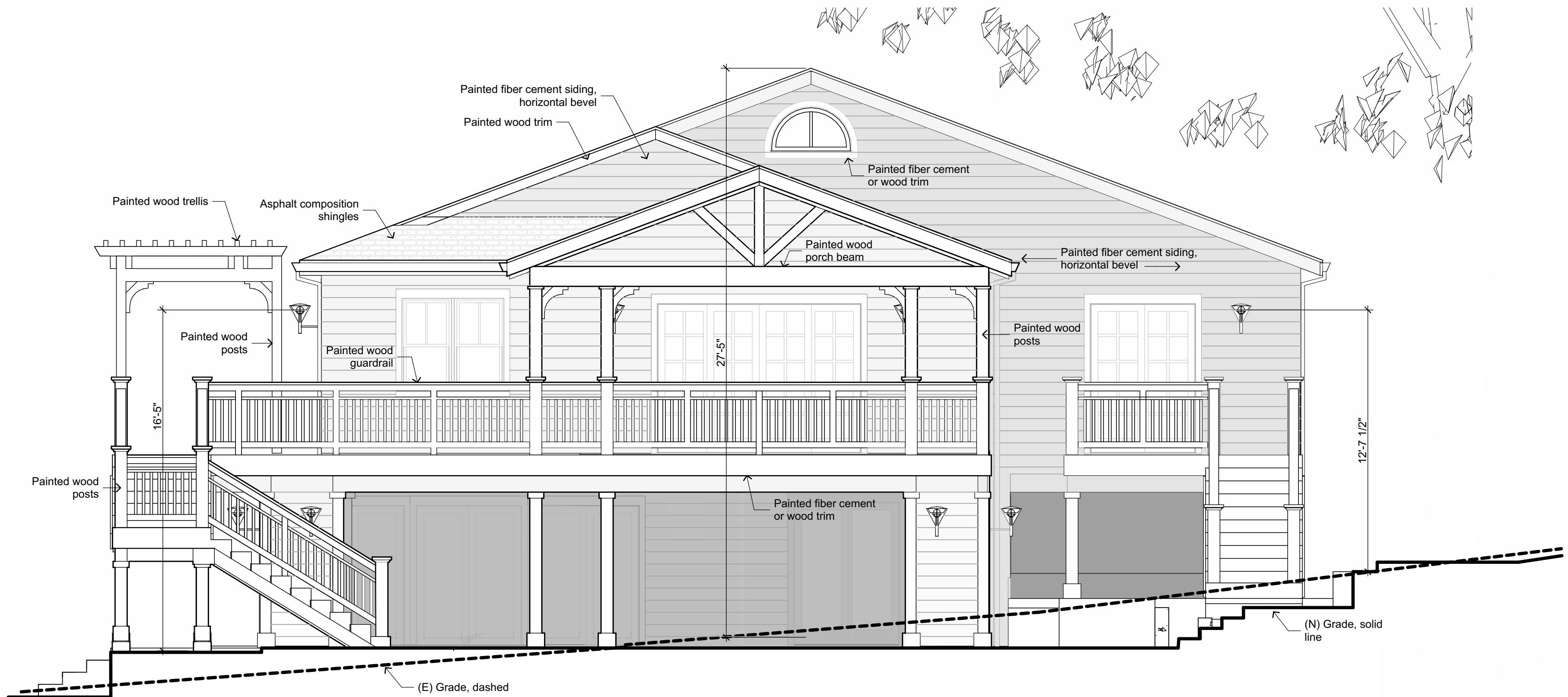


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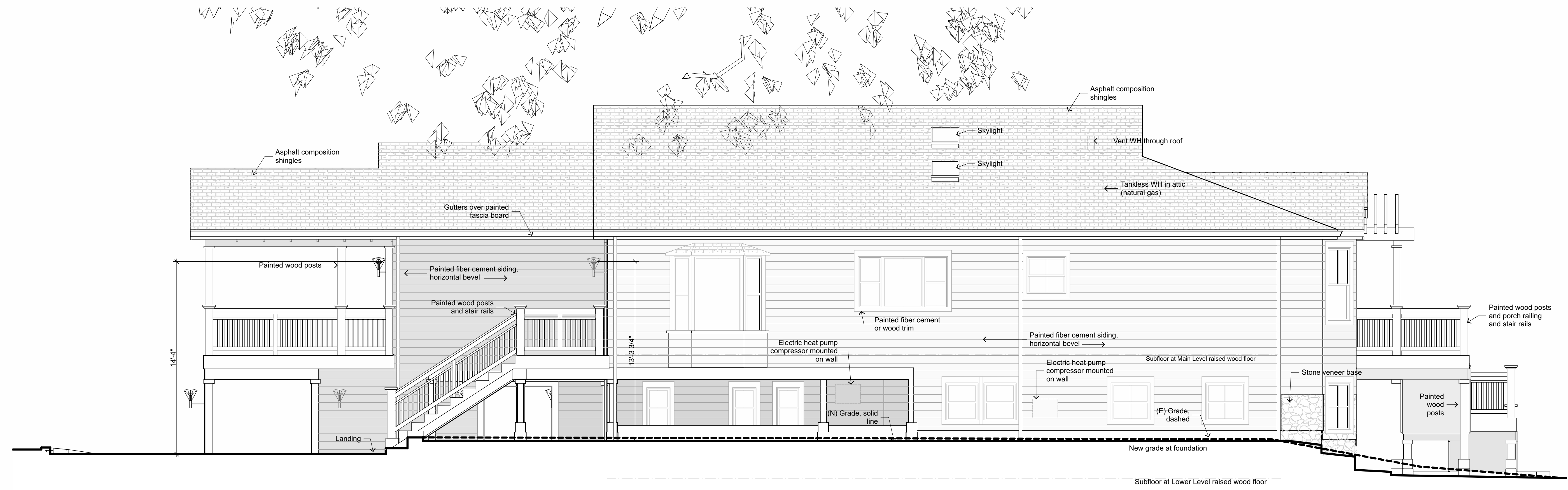
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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS - MAIN HOUSE

1/4" = 1'-0"

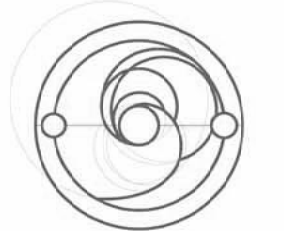
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New Residence and ADU
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DATE: 10-25-22

Sheet
A-8

Scale



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REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

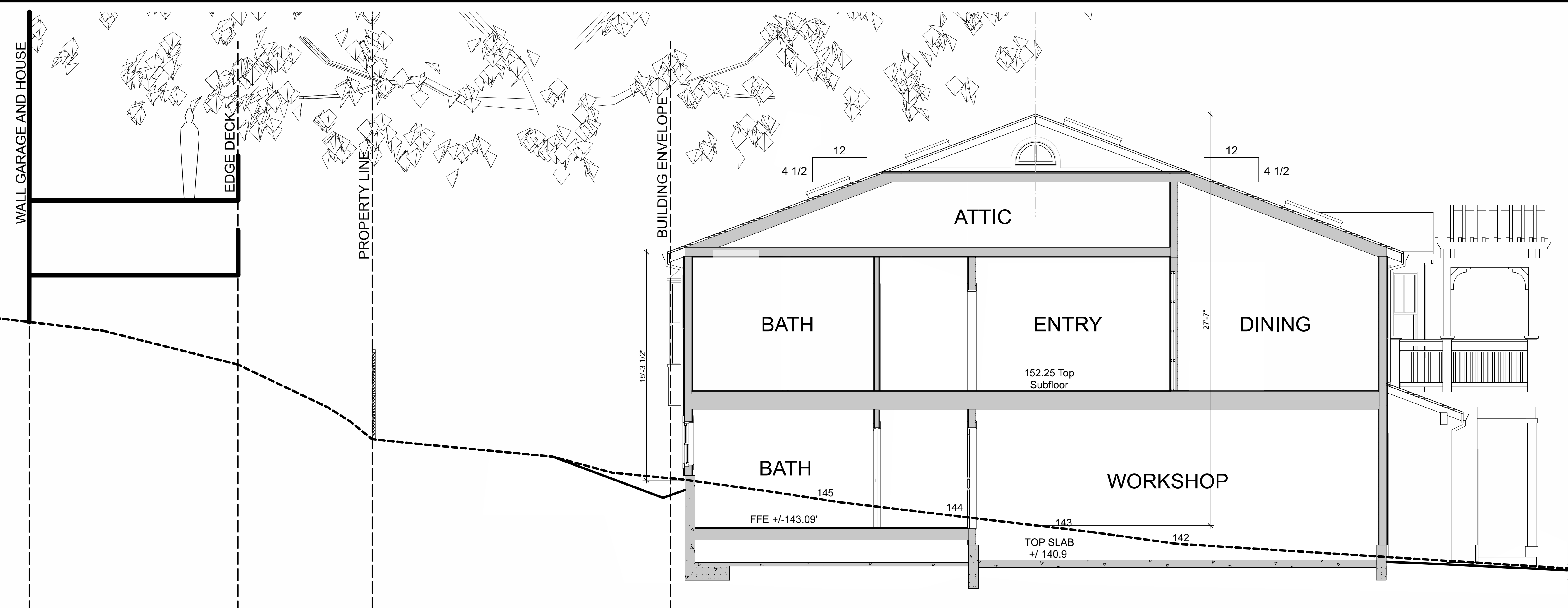
SCHOCH RESIDENCE
 New Residence and ADU
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DATE: 10-25-22

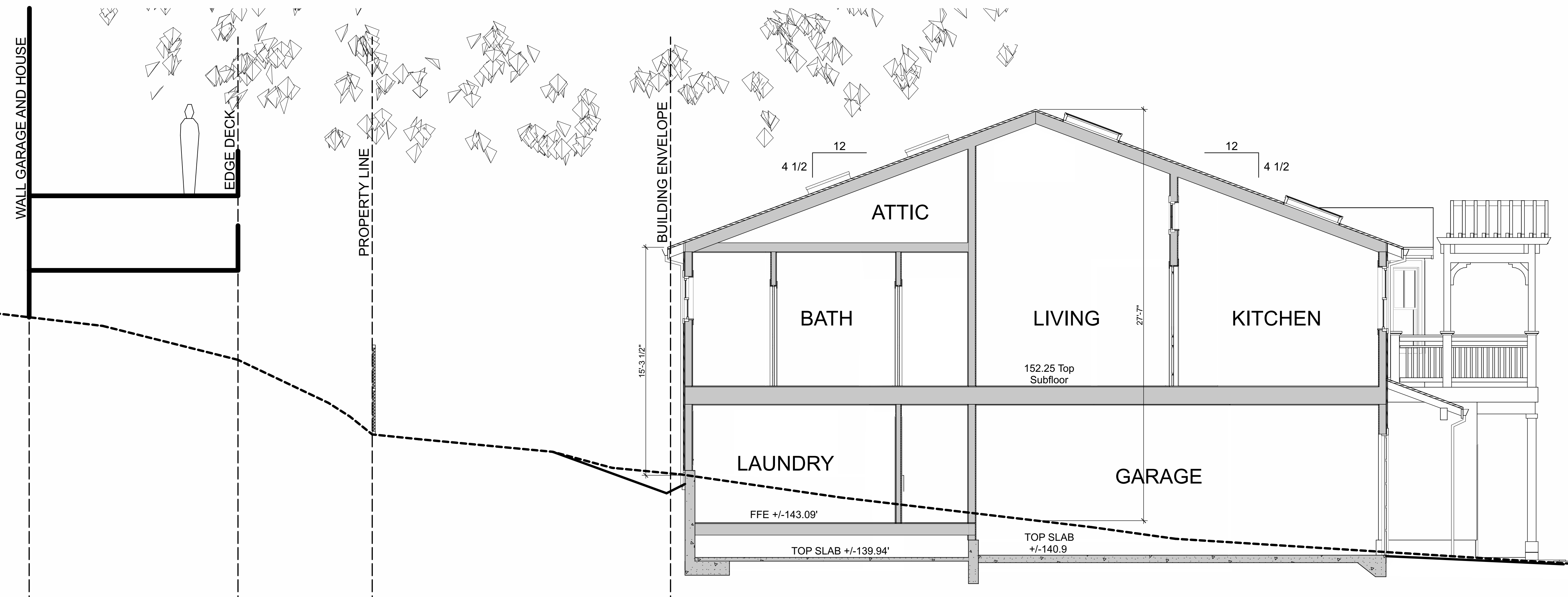
Sheet
A-9

Scale



SECTION A

1/4" = 1'-0"

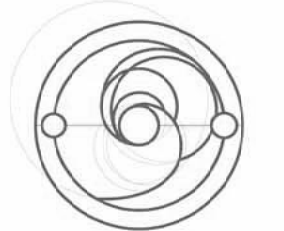


SECTION B

1/4" = 1'-0"

SECTIONS - MAIN HOUSE

1/4"=1'-0"



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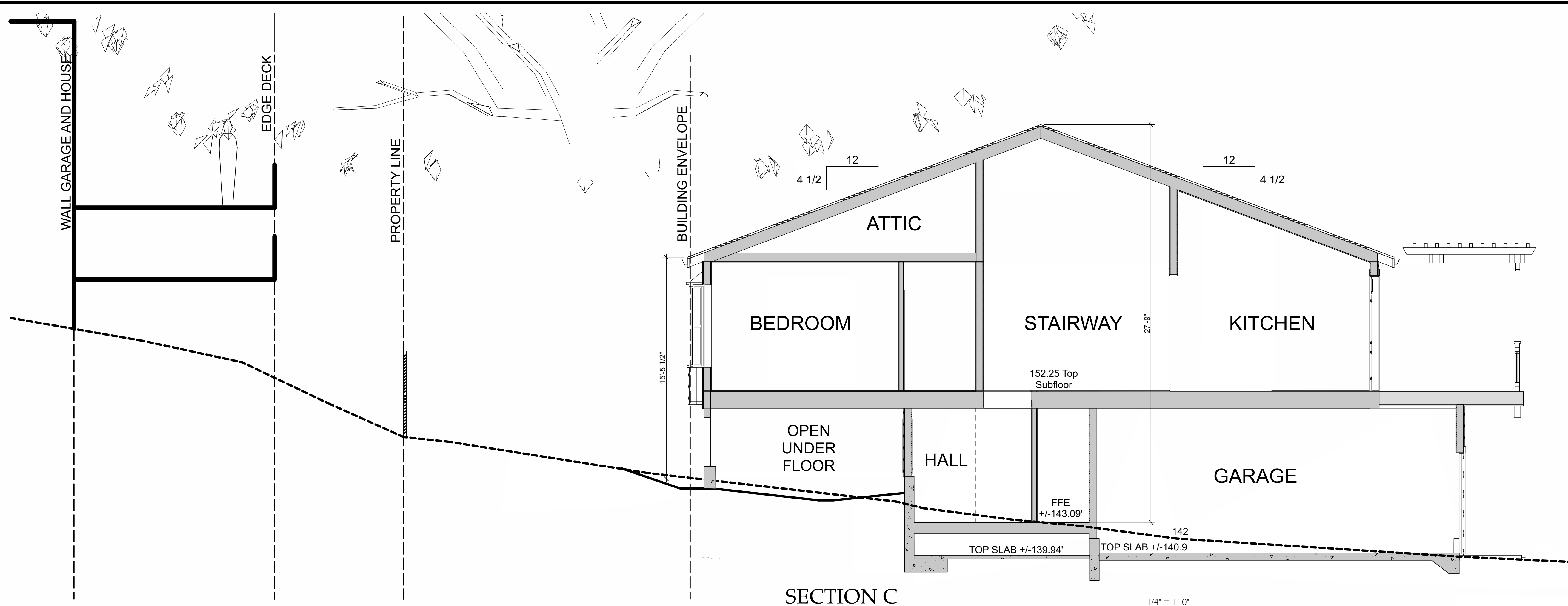
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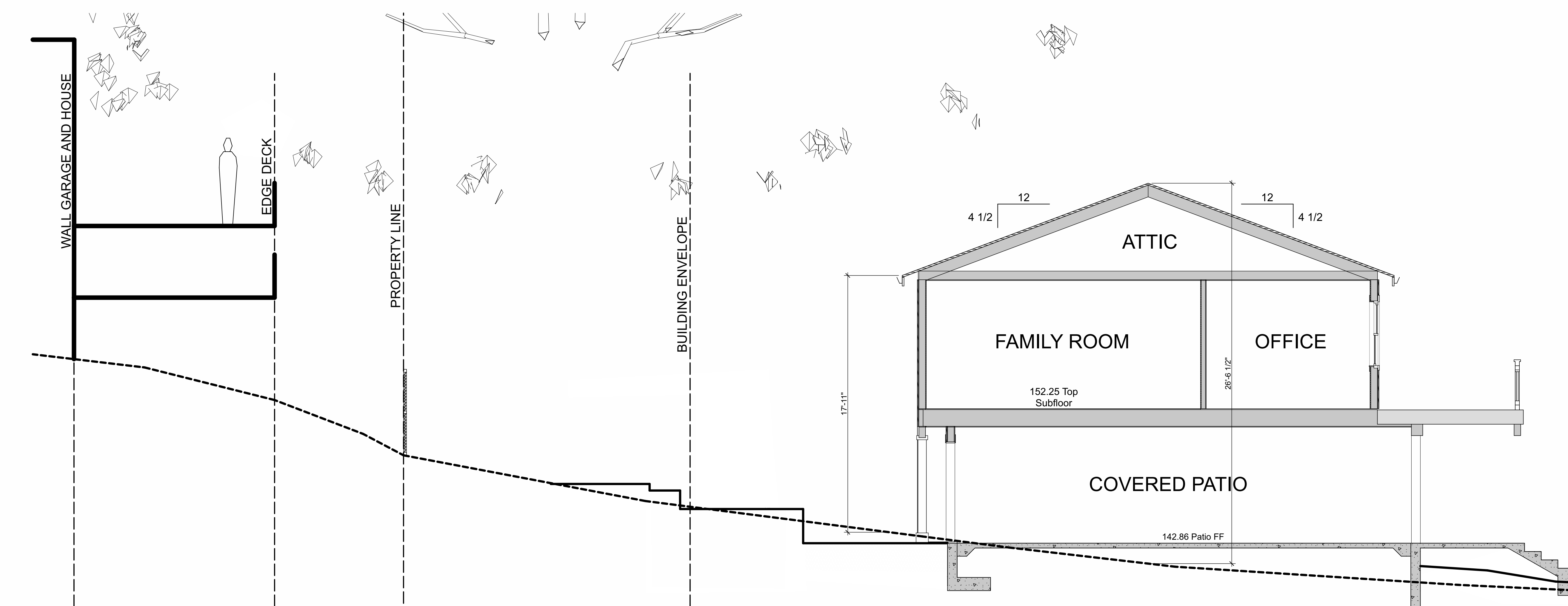
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Scale

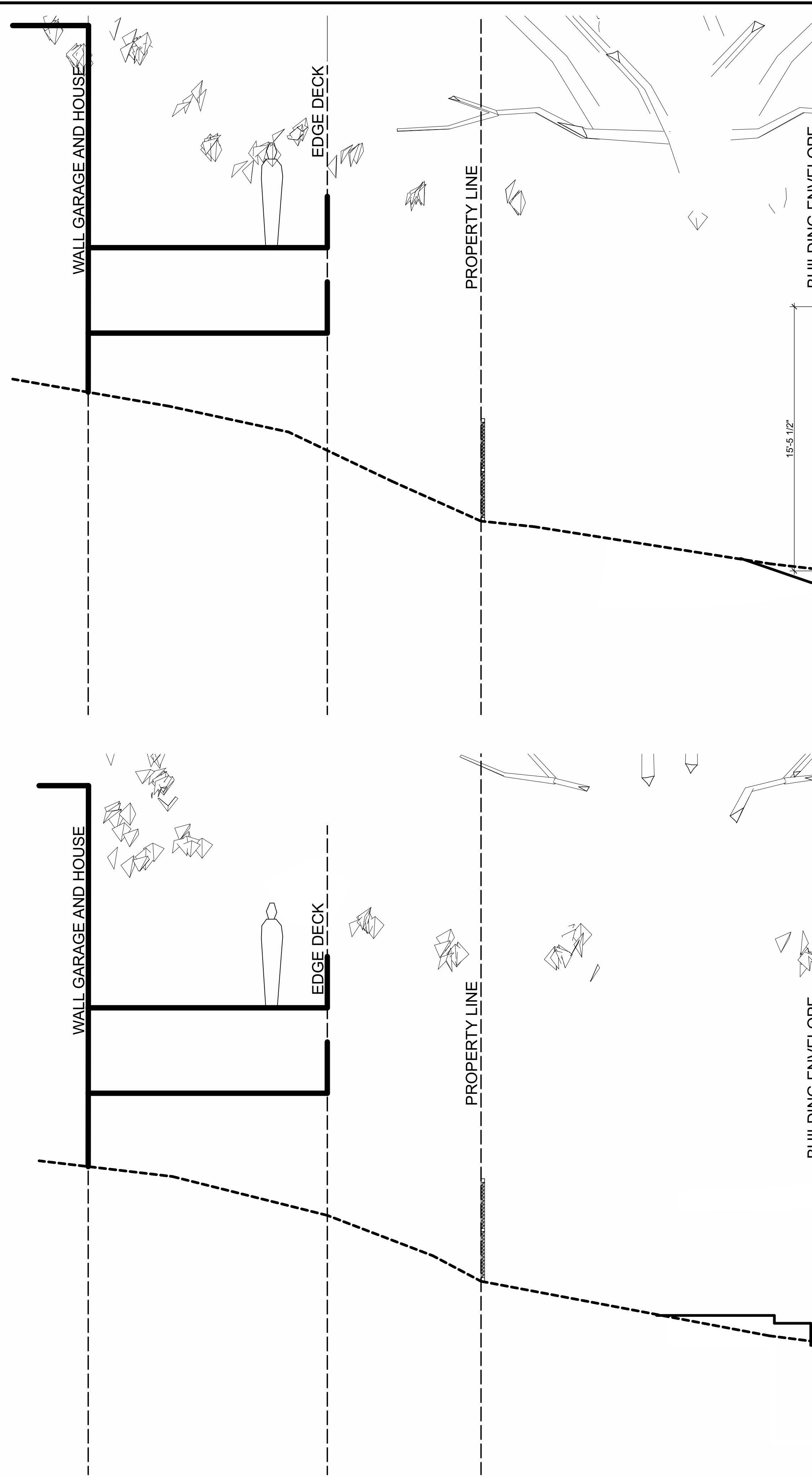


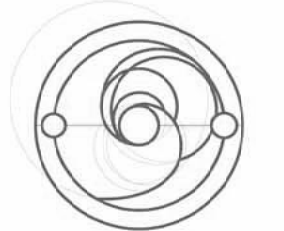
SECTION C
 1/4" = 1'-0"



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

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

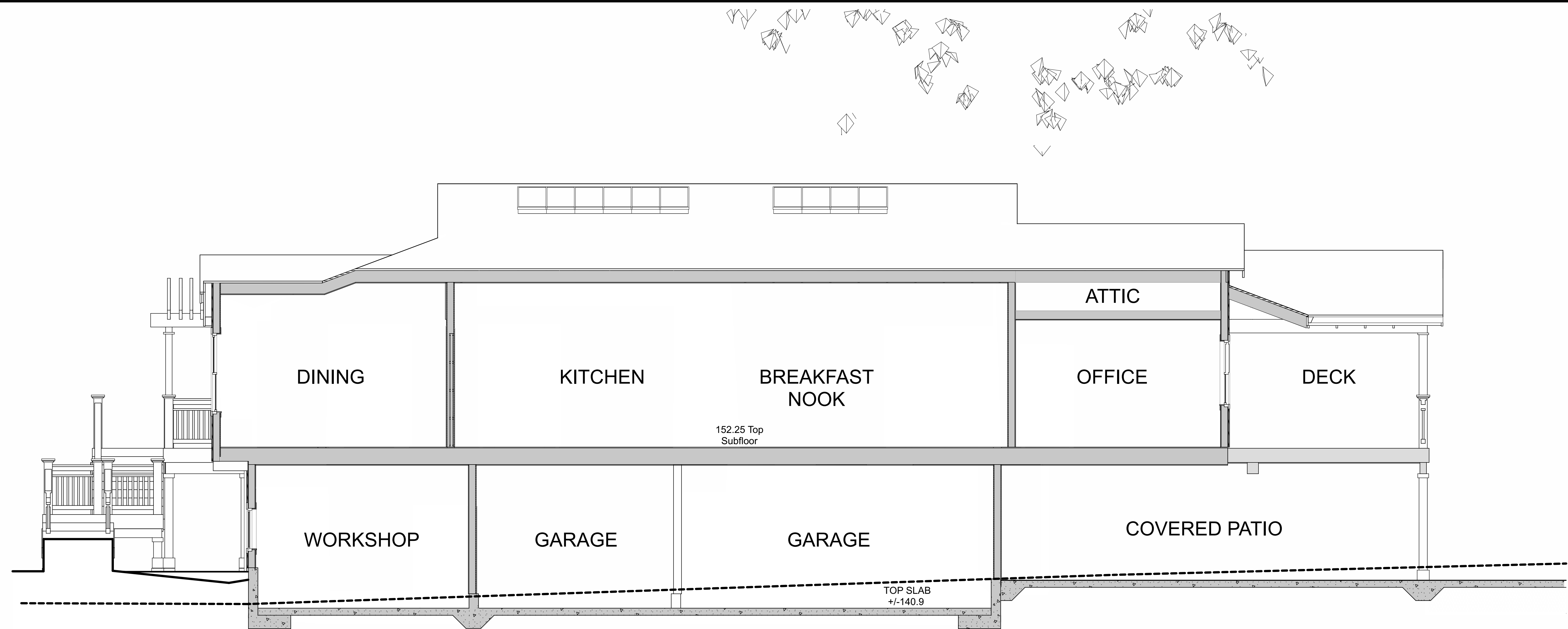




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SECTION E

1/4" = 1'-0"

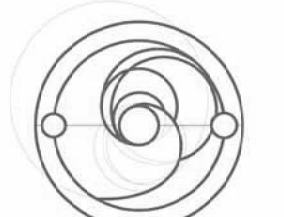
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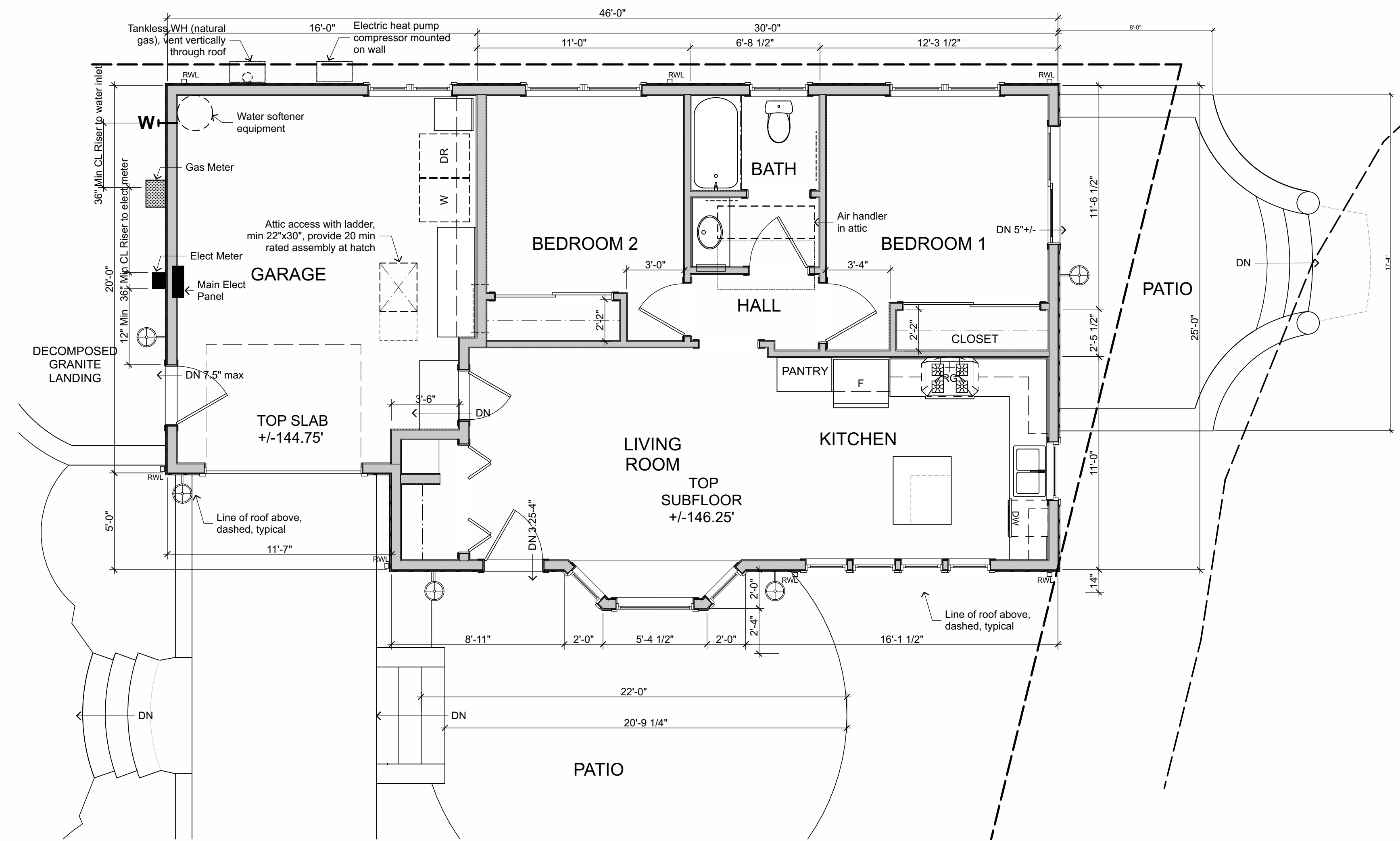
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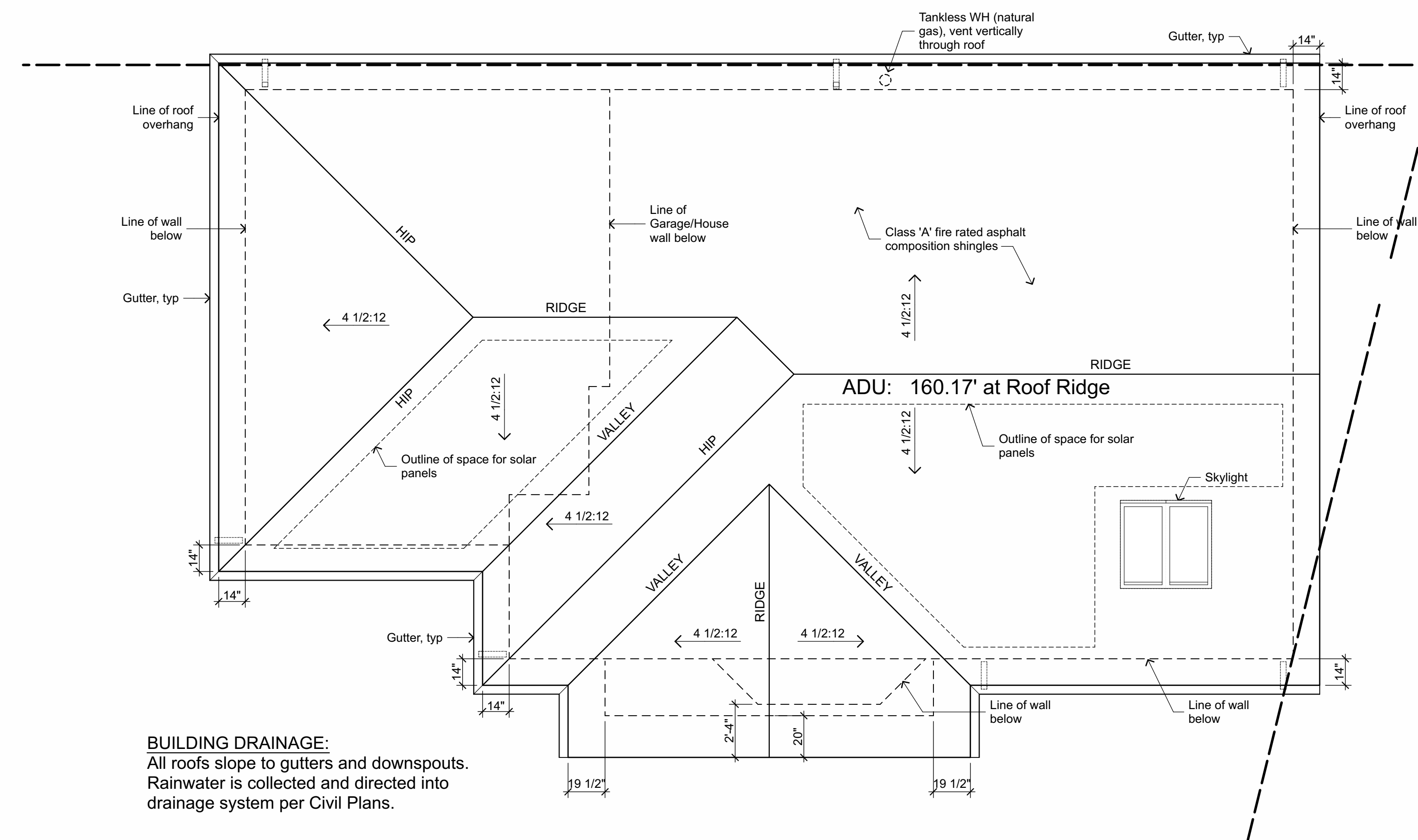
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FLOOR PLAN

1/4" = 1'-0"



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

ROOF PLAN

1/4" = 1'-0"

REV.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED

SCHOCH RESIDENCE
New Residence and ADU

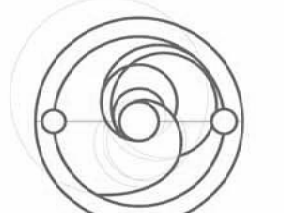
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Sheet
A-12

Scale



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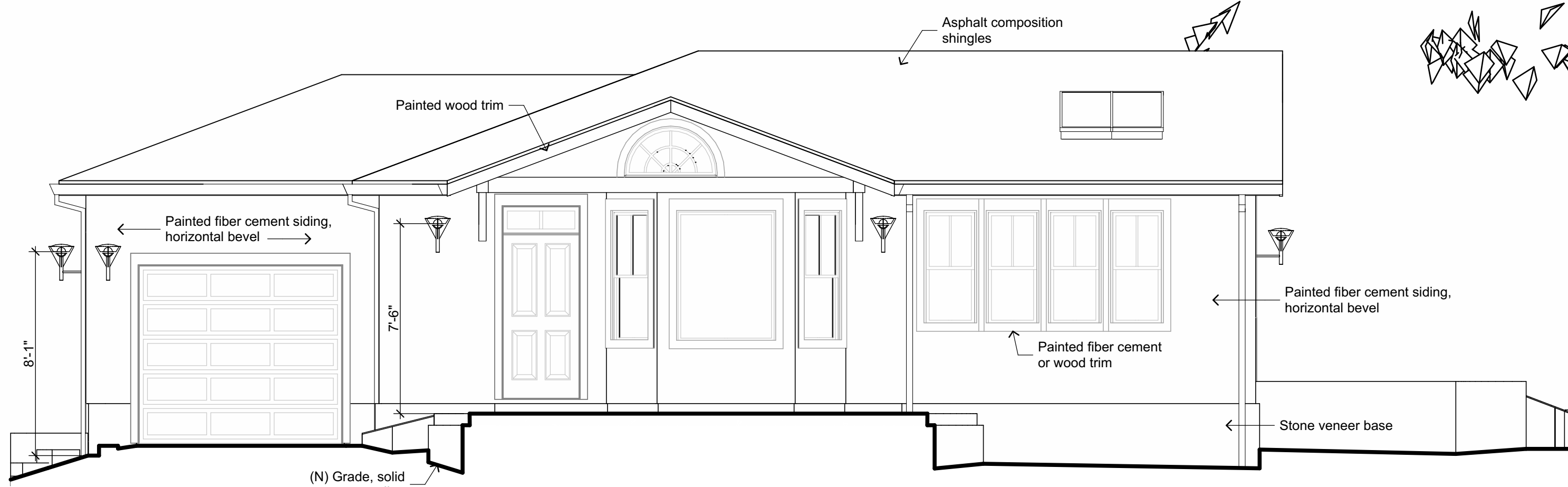
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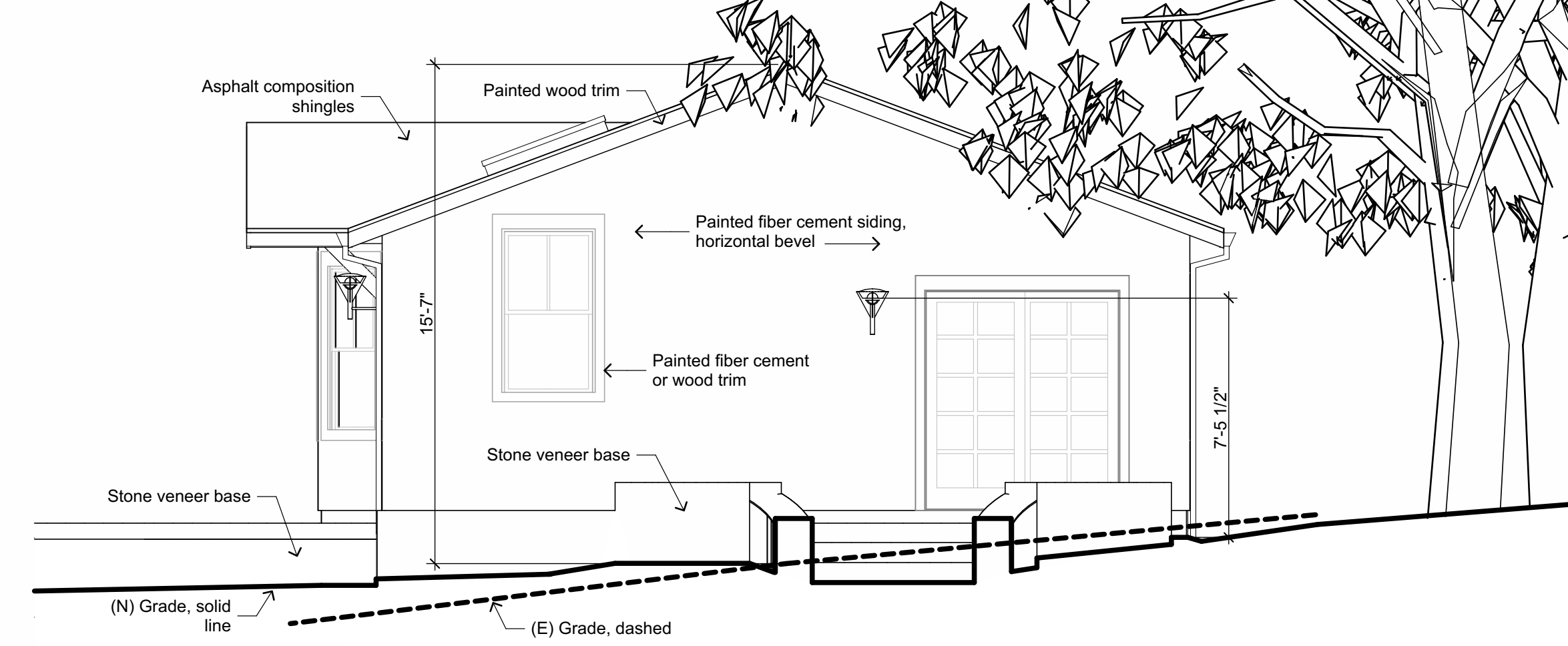
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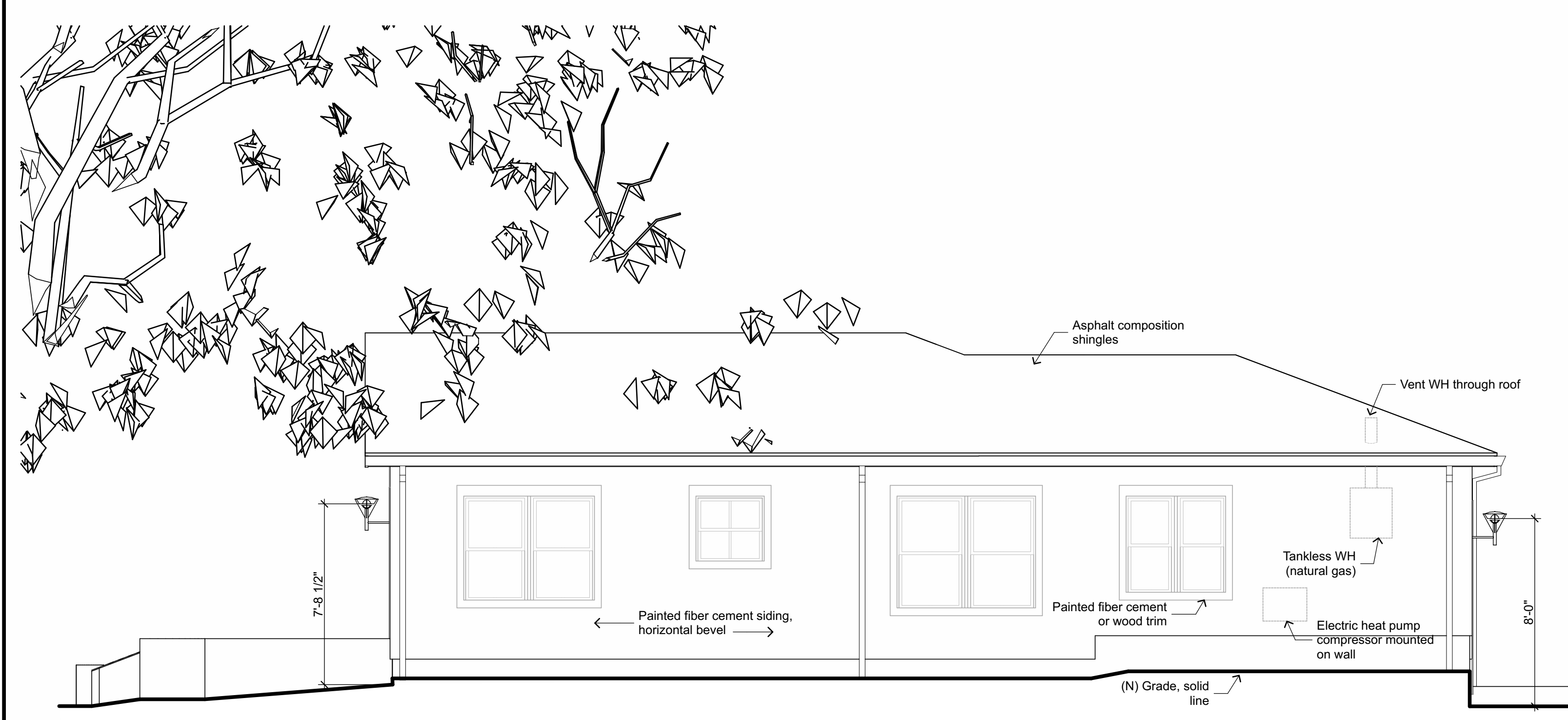
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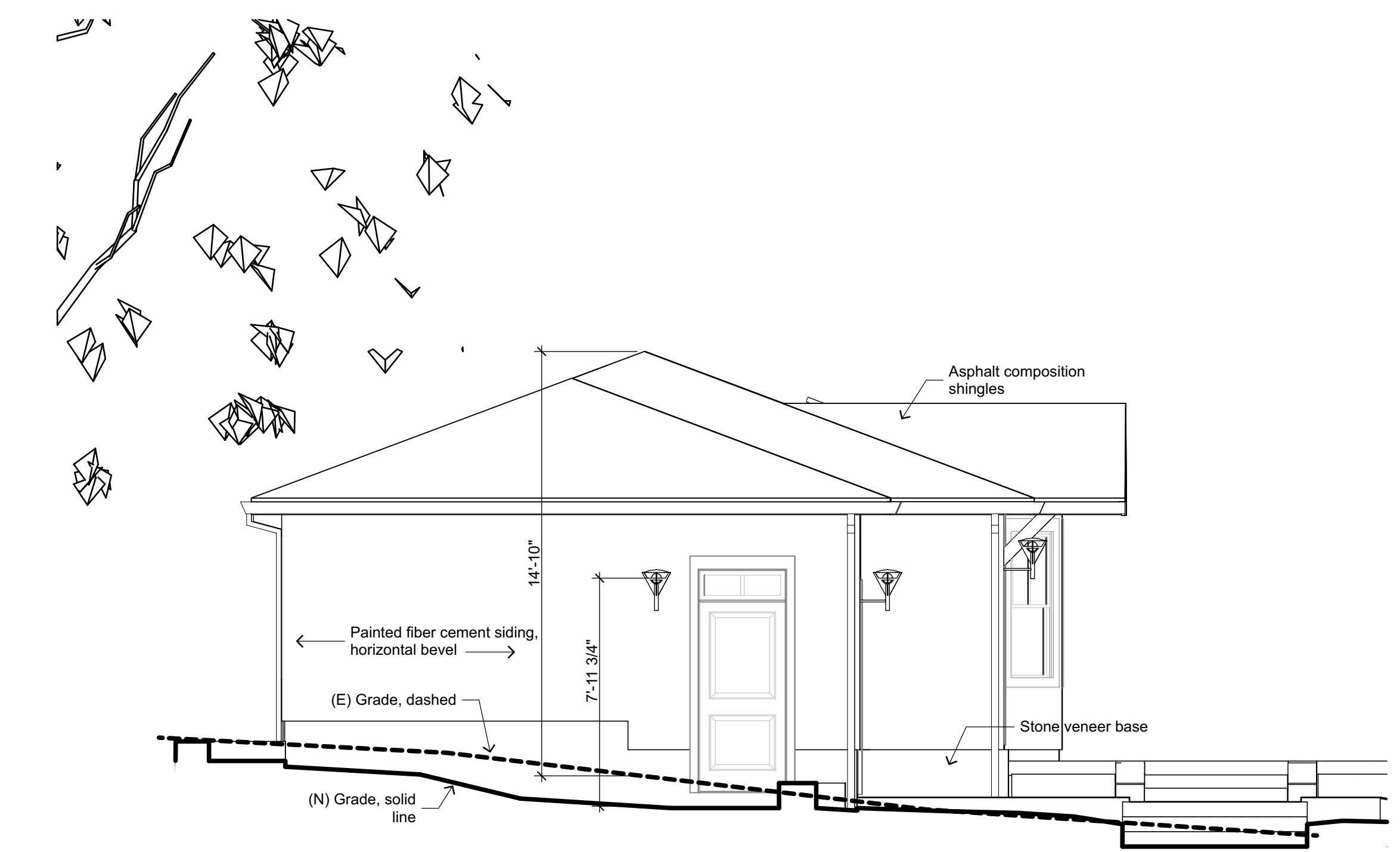
WEST ELEVATION 1/4" = 1'-0"



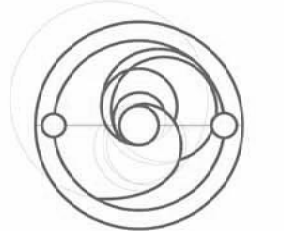
NORTH ELEVATION 1/4" = 1'-0"



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



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

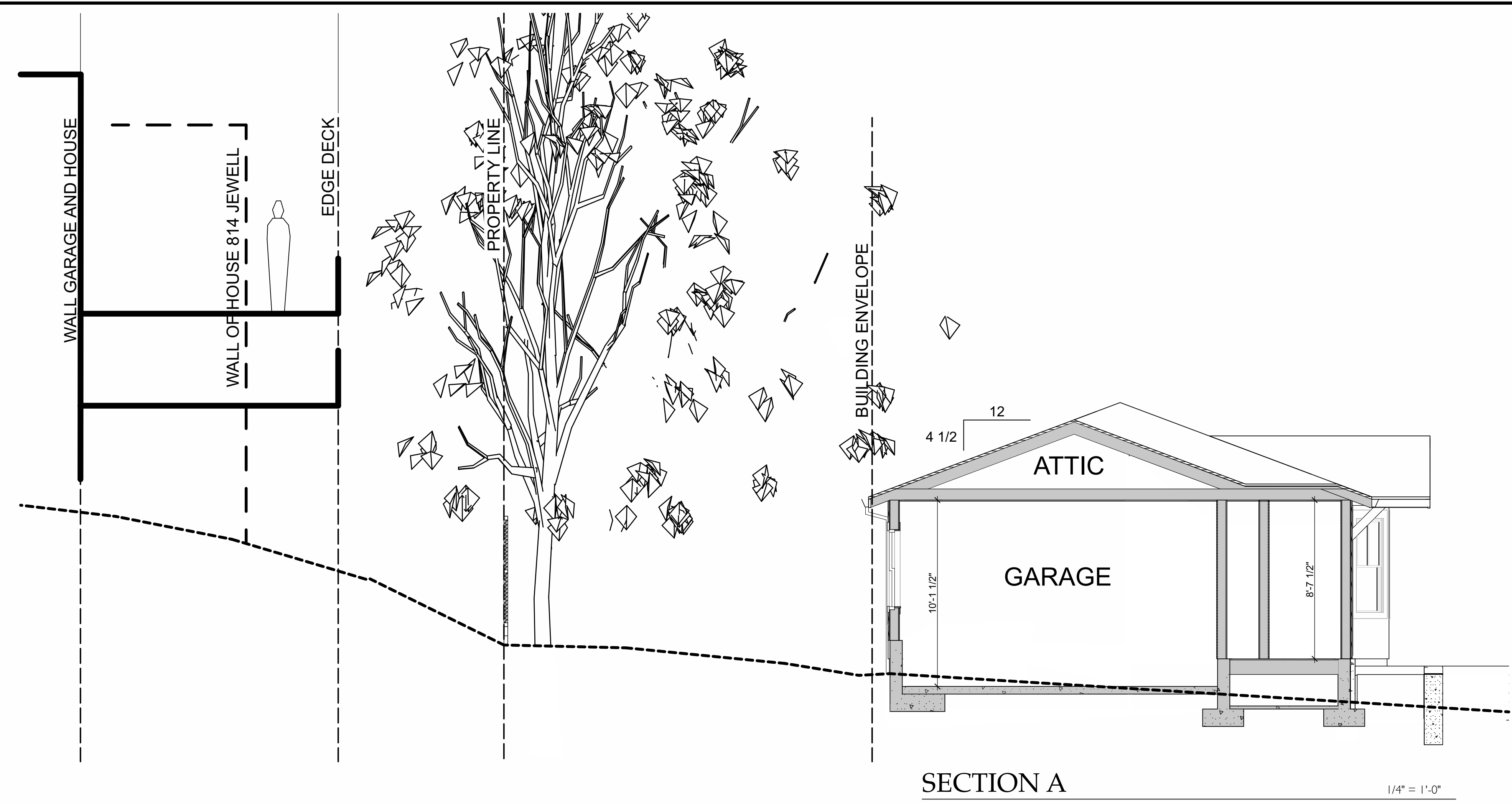


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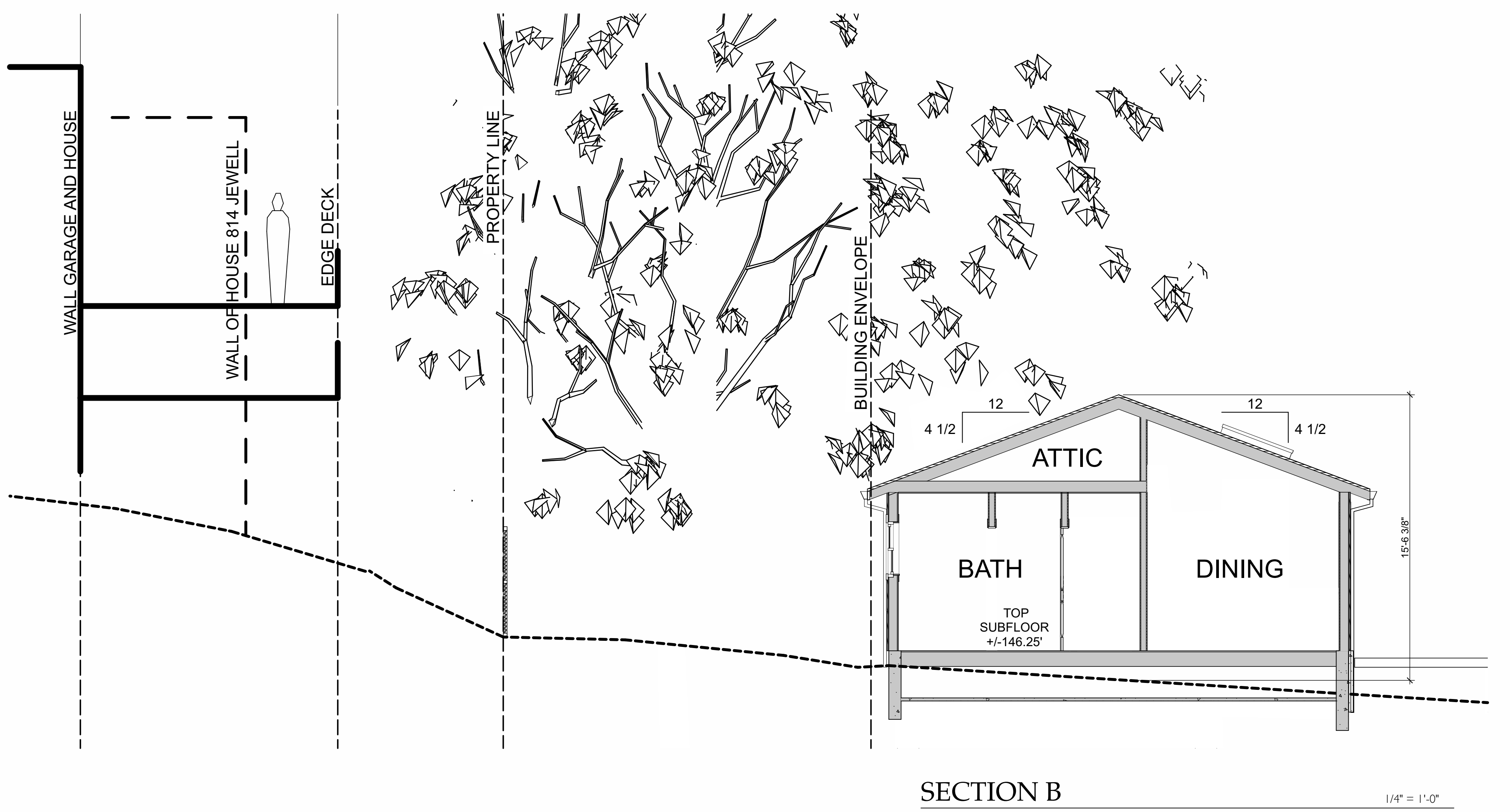
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SECTION A
 1/4" = 1'-0"



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

SECTIONS - ADU

1/4"=1'-0"

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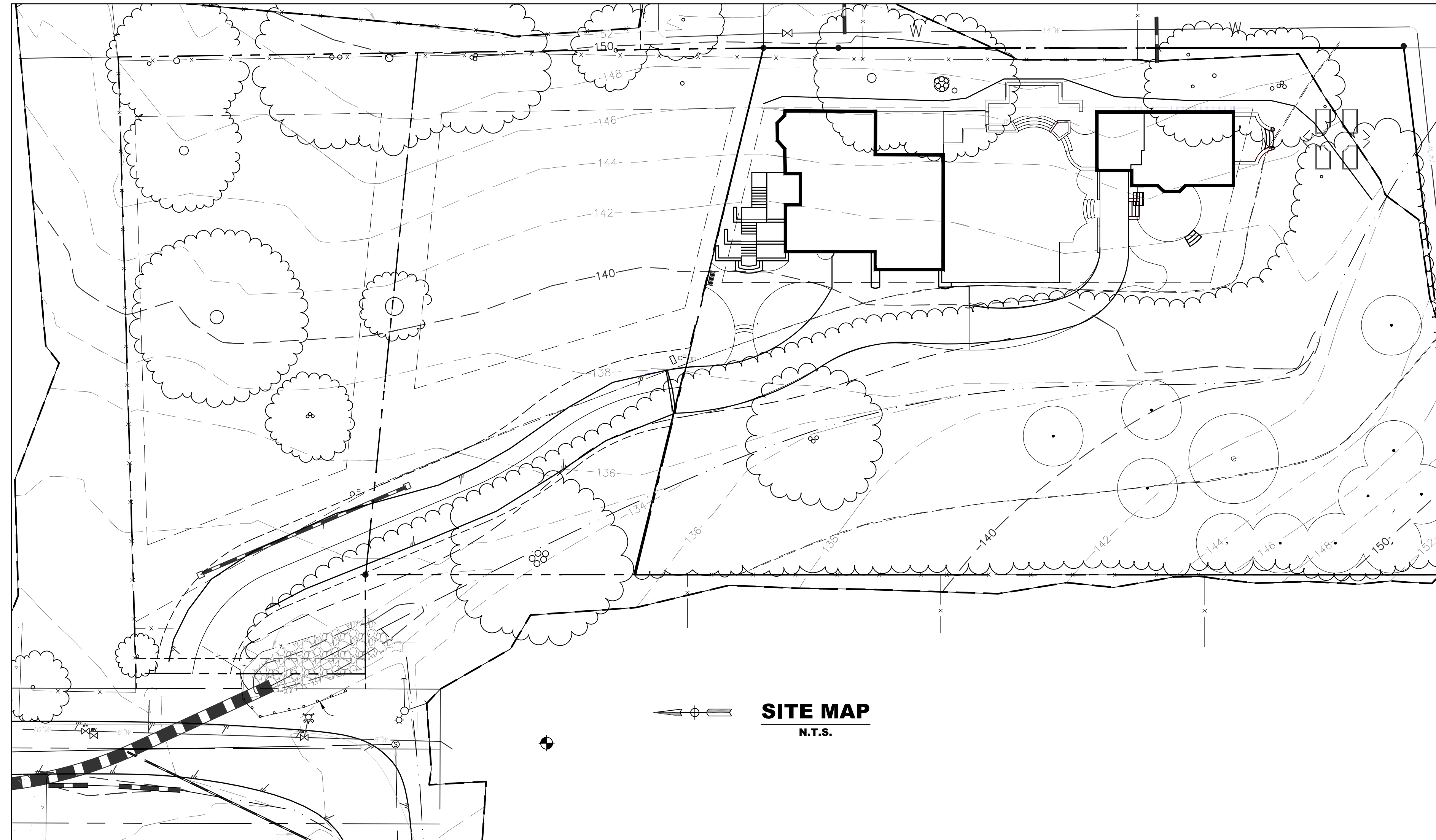
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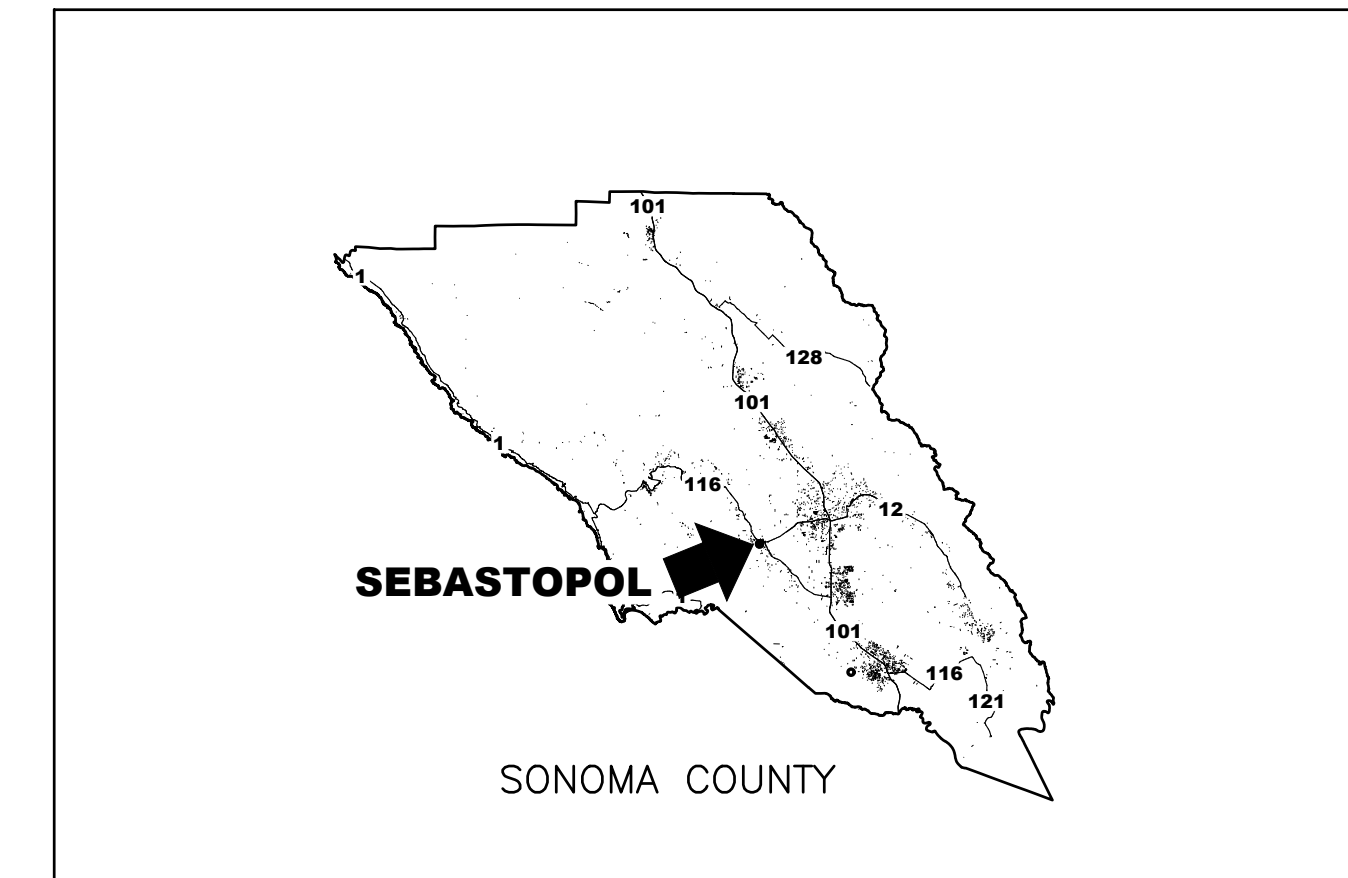
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GRADING, DRAINAGE AND UTILITY PLAN

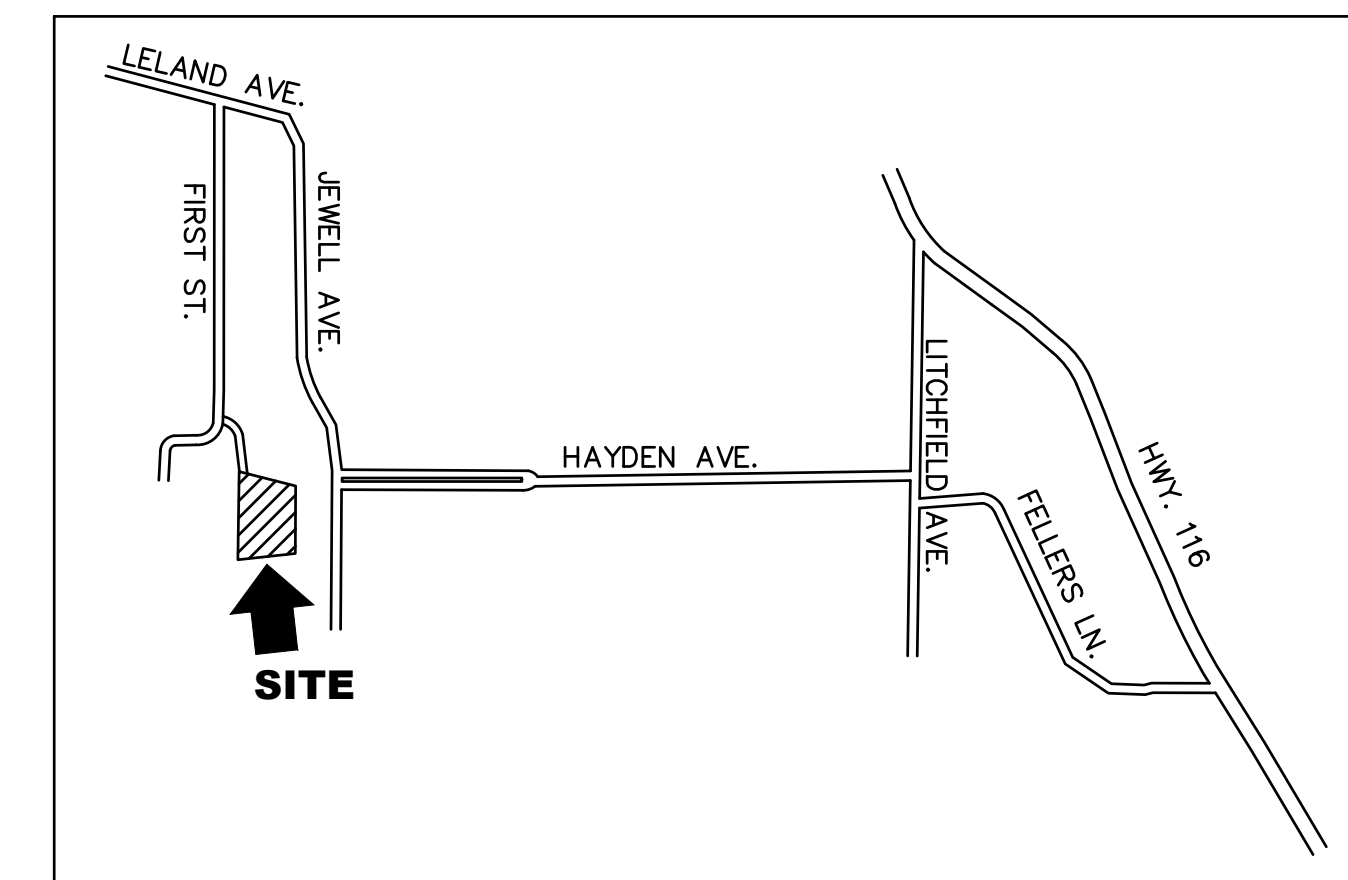
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 AP NO. 004-172-017
 DESIGN REVIEW BOARD SUBMITTAL



SITE MAP
N.T.S.



AREA MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGEND / ABBREVIATIONS

	BOUNDARY LINE
	CONTOUR LINE (ONE FOOT INTERVALS)
	FENCE LINE (WIRE)
	TREE DRIPLINE/EDGE OF VEGETATED AREA
	BUILDING LINE
	CONCRETE SURFACE
	ASPHALT SURFACE
	STRAW MULCH WITH SEED
	SILT FENCE
	FIBER ROLLS
CP	CONTROL POINT
EL	ELEVATION
SSCO	SANITARY SEWER CLEAN-OUT
GAS REG	GAS REGULATOR
RET	RETAINING

SHEET INDEX

G0.0	COVER SHEET
C1.0	GRADING PLAN AND EARTHWORK
C2.0	CROSS SECTIONS
C3.0	UTILITY PLAN

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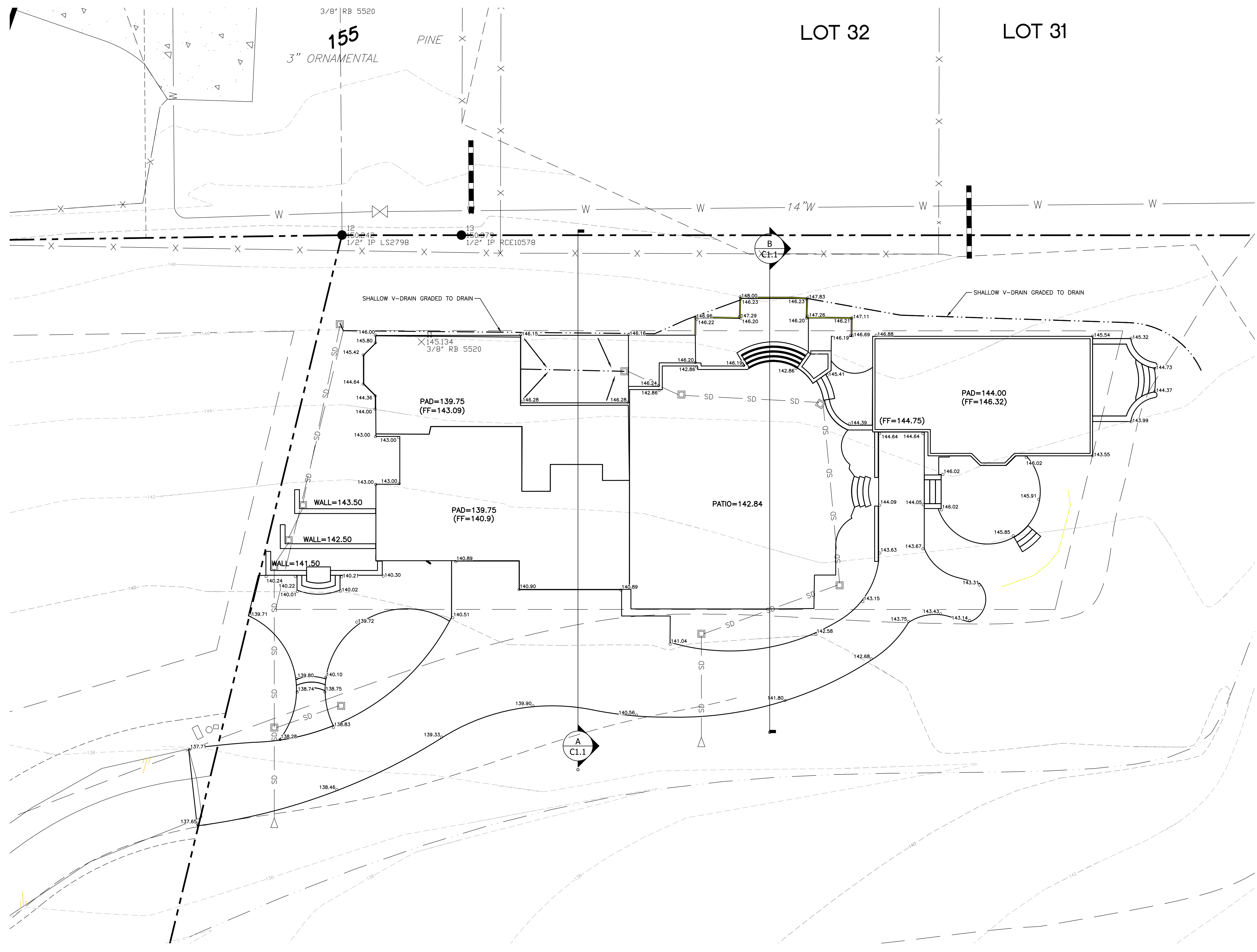
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COVER SHEET



DRAWN	DDI
CHECK	CCM
APPROVED	
DATE	10/26/2022
JOB NUMBER	9884.00
DRAWING	G0.0

Oct. 26, 2022 - 10:51am
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Oct 26, 2022 - 11:01am
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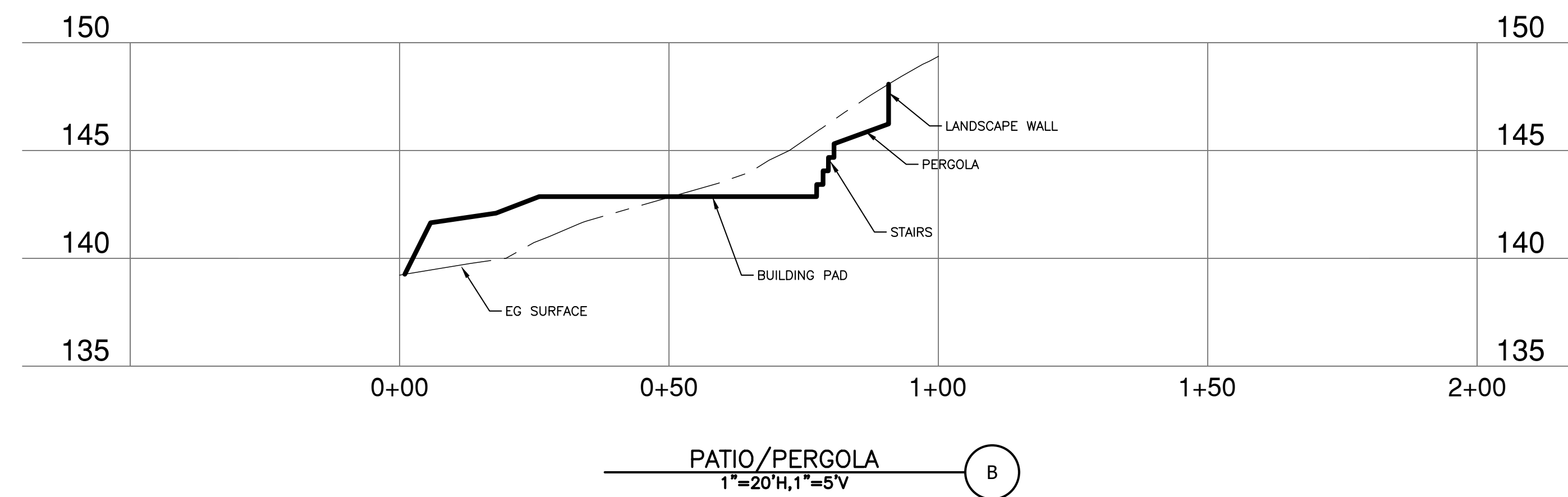
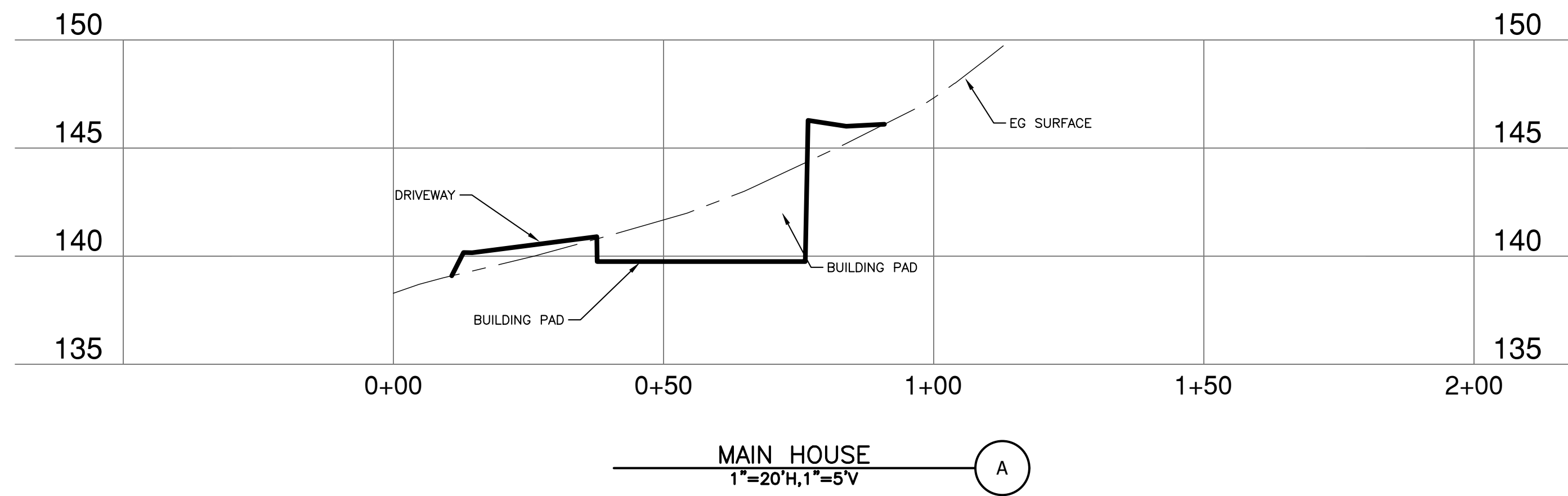
NO.	HISTORY / REVISION	BY / CHK.	DATE

SCHOCH RESIDENCE
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 SEBASTOPOL, CA 95472
GRADING PLAN AND EARTHWORK



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CHECK	CCM
APPROVED	
DATE	10/26/2022
JOB NUMBER	9884.00
DRAWING	C1.0

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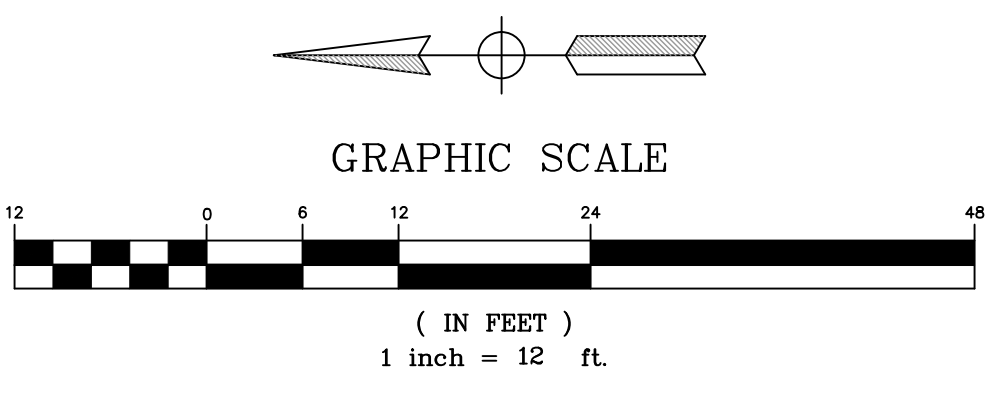
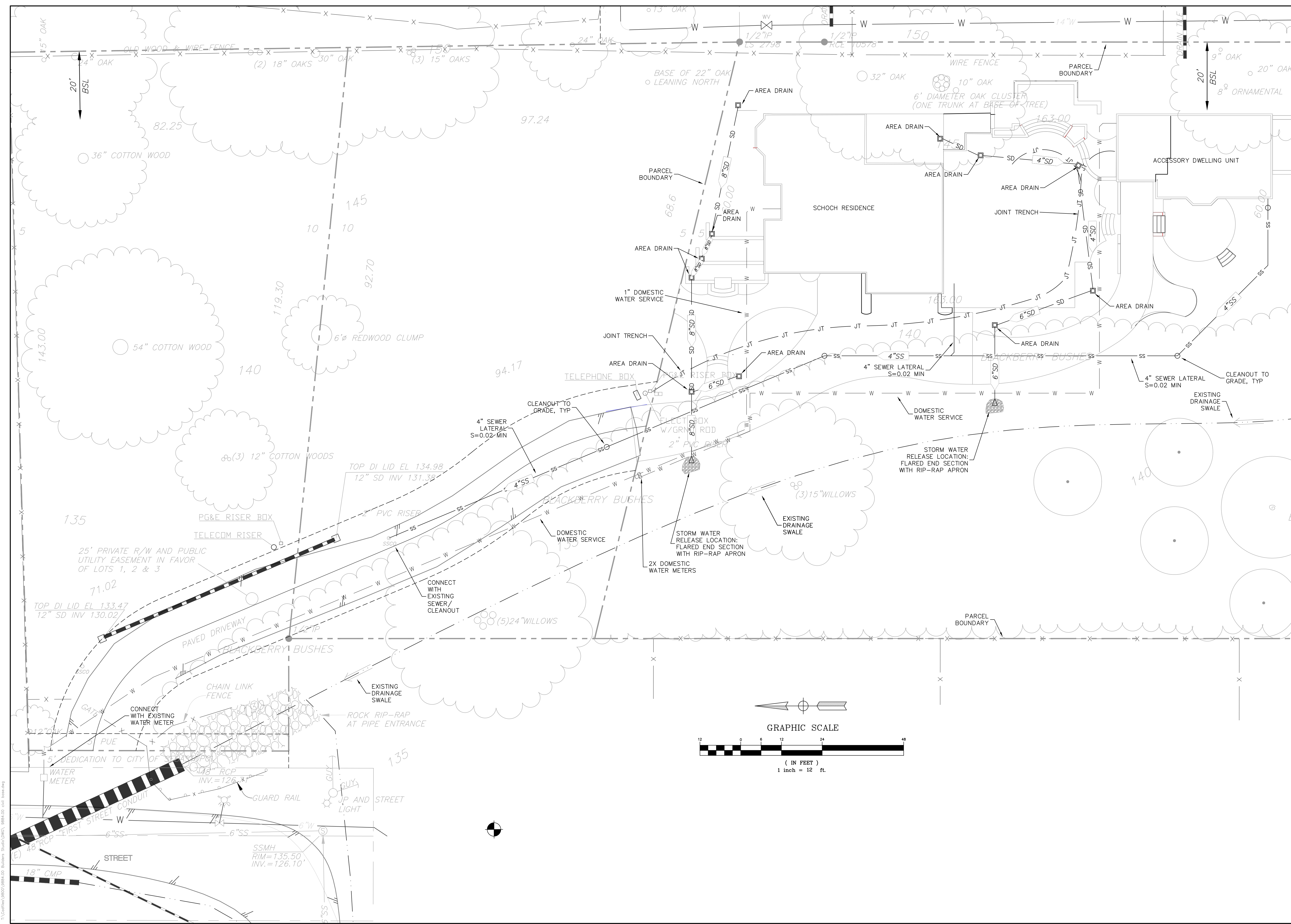


NO.	HISTORY / REVISION	BY	CHK.	DATE

SCHOCH RESIDENCE
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CROSS SECTIONS



DRAWN	DDI
CHECK	CCM
APPROVED	.
DATE	10/26/2022
JOB NUMBER	9884.00
DRAWING	C2.0



NO.	HISTORY / REVISION	BY / CHK.	DATE

SCHOCH RESIDENCE
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UTILITY PLAN



DRAWN	DDI
CHECK	CCM
APPROVED	
DATE	10/26/2022
JOB NUMBER	9884.00
DRAWING	C3.0

Oct. 26, 2022 - 10:31am
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