



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: June 25, 2024
Agenda Item: 7B
To: Design Review Board
From: John Jay, Associate Planner

Subject: Design Review, exterior modifications to existing building
Recommendation: Approval
Applicant/Owner: Paul Fritz/The Barlow
File Number: 2024-022
Address: 6770 McKinley Street Suite 150
CEQA Status: Exempt
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

This project is a request for Design Review approval on an exterior modification to an existing building within the Barlow district. The site is where the Blue Ridge Kitchen is currently located, and the proposed restaurant will be The Lodge.

Project Description:

As mentioned above, the project includes an exterior modification to the now corrugated metal siding to be replaced with vertical planks of reclaimed lumber. The individual planks will be 8" in width and will wrap around the building and the existing concrete base will remain but will be stripped from the paint to expose the natural concrete color. The project also includes adding a permanent shade structure that covers the outdoor patio area. The patio area will be framed by 10x10 wood posts and wood ceiling and includes three skylights to the roof to allow natural light into the structure. Lastly, the existing vertical plank fencing will remain in place.

Environmental Review:

The project is exempt from CEQA under Section 15301(a), which exempts "interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances" as the project proposed is to renovate an existing building.

General Plan Consistency:

The General Plan designation for this project is Light Industrial and This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not

generate excessive adverse environmental impacts. Other uses allowed in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; research and development, laboratories, light manufacturing; and similar uses. The project was found to be consistent with the following General Plan policies and goals.

- **Policy LU 7-9:** Encourage local-serving neighborhood retail uses readily accessible to residential areas.
- **Policy LU 7-10:** Maintain Zoning Ordinance controls on formula businesses that strengthen the City's unique character, support the local economy, and ensure the provision of needed goods and services.
- **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 1-13:** Encourage the enhancement and beautification of all areas of the community.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism
- **Policy EV 5-2:** Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.

Zoning Ordinance Consistency:

The project site is located within the Commercial Industrial (CM) district of Sebastopol. The CM District is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and mid-size makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses. As the use of a restaurant is not changing for this project, the site is still consistent with the Zoning Ordinance.

Public Comment:

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

City Departmental Comment:

The Planning Department routed this application to the various City departments and no comments have been provided, no additional conditions of approval outside of Exhibit C (attached).

Required Findings:

Section 17.450.030 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:

- The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.

- The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- It would not impair the desirability of investment or occupation in the neighborhood,
- The design is internally consistent and harmonious.
- The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

Staff has reviewed the project in relation to the Design Review Guidelines as adopted by the City of Sebastopol.

Site Planning:

As the project is an exterior modification to an existing building as well as including a permanent shade structure the project still meets the requirements of pedestrian path of travel and site lighting will be improved as the current shade structure is open and the lighting is outside. This proposed project will bring the lighting inside of the structure and limit the amount of light bleed.

Architecture:

As the project includes a change in materials from what is currently on the building the modification still meets the architectural elements as the Design Review Guidelines in that the vertical lumber siding provides building façade changes to emphasize the façade elements. The addition of the permanent shade structure is designed to complement the existing building and façade changes. Another aspect of the project is that it proposes to use reclaimed lumber for the siding replacing the corrugated metal roofing and according to the Design Review Guidelines its states that roofing materials should be avoided, and this proposal achieves that.

Recommendation:

Staff believes that the proposed improvements are compatible with the site and recommends approval based on facts, findings, and analysis set forth in this staff report and as found in Exhibit A – Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, Exhibit C Standard Conditions of Approval tenant improvements, and any additional or modified conditions the Design Review Board determines is appropriate.

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

Attachments:

Exhibit A – Findings for Approval

Exhibit B - Conditions of Approval

Exhibit C – Standard Conditions of Approval Tenant Improvement

Application materials

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

The Lodge
6770 McKinley Street Suite 150
APN 004-750-031, File 2024-022

In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

1. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol;
 - a. *As conditioned this project will meet this requirement, in that the project incorporates wood siding and removes the roof material siding which is in compliance with the Design Review Guidelines.*
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way;
 - a. *This project already meets this requirement with its current rights-of-way.*
3. It would not impair the desirability of investment or occupation in the neighborhood;
 - a. *As conditioned this project will meet this requirement as it will increase the desirability of this neighborhood as it proposes to update the façade of the building.*
4. The design is internally consistent and harmonious;
 - a. *As conditioned this project will meet this requirement.*
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter.
 - a. *As conditioned this project will meet this requirement in that it meets Design Guidelines related to site planning and building architecture and more importantly provides a permanent shade structure on the side of the building which incorporates lighting to be kept within the structure opposed to the current temporary shade structure.*

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

The Lodge
6770 McKinley Street Suite 150
APN 004-750-031, File 2024-022

1. Plans and elevations shall be in substantial conformance with plans prepared by Fritz Architecture and stamped received on June 3, 2024, and on file at the City of Sebastopol Planning Department.
2. All conditions of approval for other entitlements at this address shall remain applicable.
3. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
4. 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.
5. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
6. 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.
7. 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 17.400.100 of the Zoning Ordinance.
8. The Design Review Permit shall be in effect unless it is abandoned or closed for 12 months or longer.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
5. 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.
6. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
7. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

9. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.

10. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

Engineering and Public Works Department Standard Conditions of Approval:

11. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
12. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.

Fire Department. Standard Conditions of Approval:

13. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
14. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
15. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

16. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

17. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.

18. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



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 checked="" 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: 6770 McKinley, Suite 150

Assessor's Parcel No(s): 004-750-031

Present Use of Property: restaurant

Zoning/General Plan Designation: CM

APPLICANT INFORMATION

Property Owner Name: Jennifer Adametz on behalf of Barlow Star, LLC

Mailing Address: 6700 Depot St #110

Phone: 408-219-6699

City/State/ZIP: Sebastopol, CA 95472

Email: jennifer@thebarlow.net

Signature: J Adametz

Date: 5.30.24

Authorized Agent/Applicant Name: FRITZ ARCHITECTURE-URBANISM, Paul Fritz

Mailing Address: P.O. Box 1074

Phone: 707.975.6220

City/State/ZIP: Sebastopol, CA 95473

Email: paul@fritzarchitecture.com

Signature: Paul Fritz

Date: 05.29.24

Contact Name (If different from above):

Phone/Email:

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

See attached

CITY USE ONLY

Fill out upon receipt:

Application Date: _____

Planning File #: _____

Received By: _____

Fee(s): \$ _____

Completeness Date: _____

Action:

Staff/Admin: _____

Planning Director: _____

Design Review/Tree Board: _____

Planning Commission: _____

City Council: _____

Action Date:

Date: _____

Date: _____

Date: _____

Date: _____

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	CM	CM
Use	N/A	restaurant	restaurant
Lot Size	15,000 sf min.	28,505	28,505
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>	N/A	10,826	10,826
Floor Area Ratio (F.A.R)	. 7 5 FAR	. 3 8 FAR	. 3 8 FAR
Lot Coverage	N/A % of lot	38 % of lot	38 % of lot
	N/A sq. ft.	10,826 sq. ft.	10,826 sq. ft.
Parking		no proposed change	no proposed change
Building Height	35'	27'	27'
Number of Stories	2	1	1
Building Setbacks – Primary			
<i>Front</i>	15' from curb	13'	13'
<i>Secondary Front Yard (corner lots)</i>	0'	33'-8"	33'-8"
<i>Side – Interior</i>	0'	18'-10"	6'-4"
<i>Rear</i>	0'	71'-9"	71'-9"
Building Setbacks – Accessory			
<i>Front</i>	N/A	N/A	N/A
<i>Secondary Front Yard (corner lots)</i>	N/A	N/A	N/A
<i>Side – Interior</i>	N/A	N/A	N/A
<i>Rear</i>	N/A	N/A	N/A
Special Setbacks (if applicable)			
<i>Other (N/A)</i>			
Number of Residential Units	Dwelling Unit(s)	N/A Dwelling Unit(s)	N/A Dwelling Unit(s)
Residential Density	1 unit per sq. ft.	1 unit per N/A sq. ft.	1 unit per N/A sq. ft.
Useable Open Space	sq. ft.	N/A sq. ft.	N/A 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: 0 cu. yds. Cut: 0 cu. yds. Fill: 0 cu. yds. Off-Haul: 0 cu. yds.
Impervious Surface Area	N/A	no proposed changes % of lot	N/A % of lot
		N/A sq. ft.	N/A sq. ft.
Pervious Surface Area	N/A	no proposed changes % of lot	N/A % of lot
		N/A sq. ft.	N/A 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:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

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: 5.30.24

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: 5.29.24

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:

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

May 31, 2024

The Lodge
Project Narrative

The Lodge is a new restaurant located at 6770 McKinley, Suite 150. In addition to interior tenant improvement work, we are proposing to make some modifications to the exterior of the building.

The existing corrugated metal siding will be replaced with vertical planks of reclaimed lumber. Planks will be a nominal 8" wide. This will occur from the approximate center line of the south elevation of the building, wrap around the west side and continue into the interior corner where the building steps back (refer to the building elevations in the drawing set). The existing concrete base of the building will remain but the paint will be removed leaving the natural concrete color.

On the south elevation, we will be replacing the existing swing door with a storefront window system to match the existing storefront windows in the building. The roll-up door on the south elevation will be replaced with a storefront window system and will include a new swing door. This will be the new primary entry to the restaurant.

The west elevation will be modified to fill-in one of the existing swing doors with a solid wall. The existing window on this elevation will be reduced in size. These changes will both allow for a new fireplace to be added to the interior of the building between the location of the existing door and window.

In addition, we are proposing a new permanent shade structure to be installed over the patio on the west side of the building. The patio will be framed in wood with 10x10 wood posts and a wood plank ceiling. Roof joists will connect at the building to a wood ledger along the existing wall. The roof is essentially flat, with a slight slope for drainage. There will be three skylights in the roof to allow light into the patio as well as into the dining room. Automated roll-down clear vinyl screens will be installed between columns to allow the patio to be used during the winter months. The existing vertical plank fence surrounding the patio will remain.

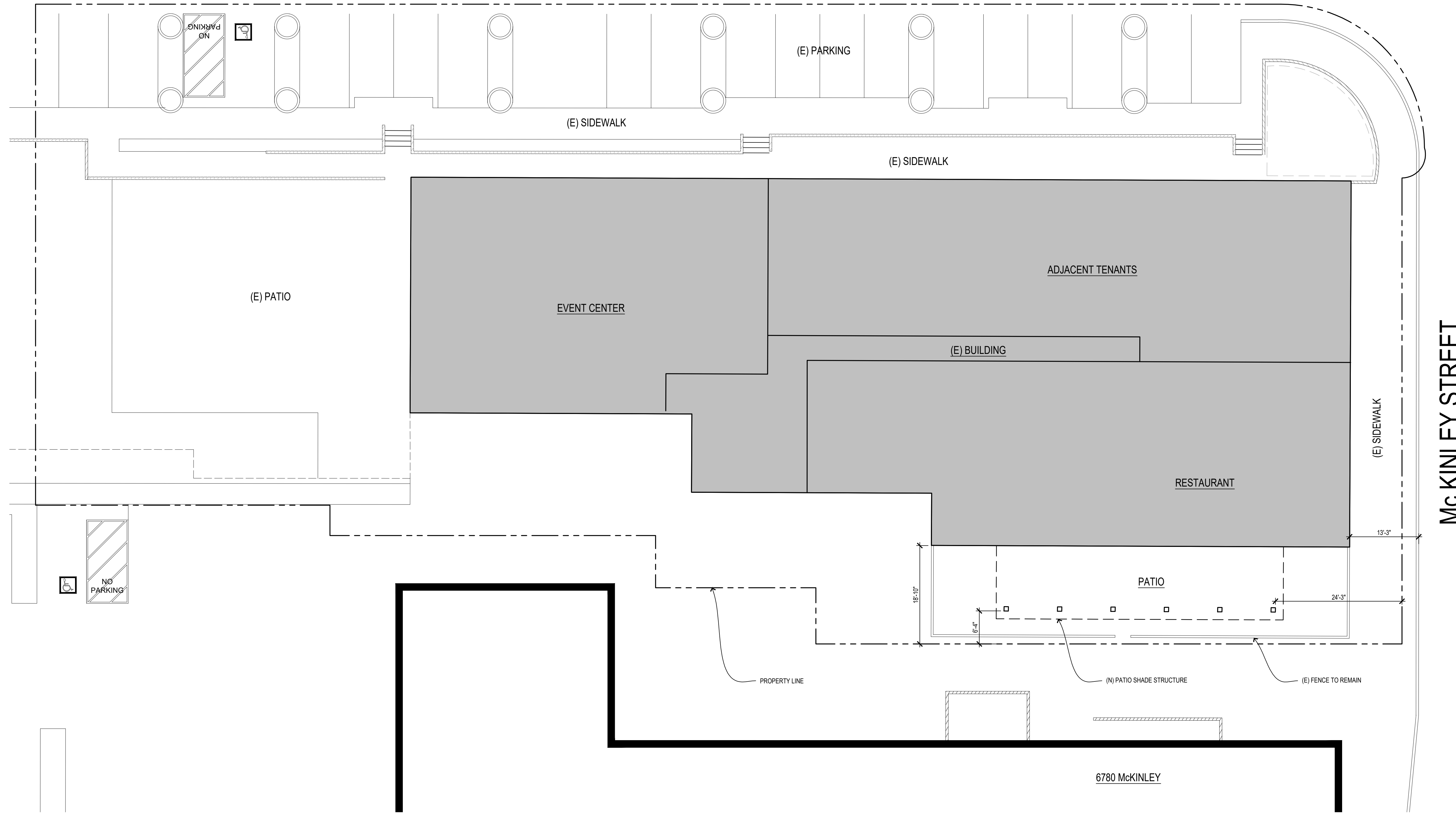
The proposed modifications will provide a unique identity for this restaurant, but still fit into the overall aesthetic of The Barlow while allowing for patio dining to be more of an around-the-year option.

Architects are licensed and regulated by the California Architects Board located at
2420 Del Paso Road, Suite 105, Sacramento, CA 95834




LOCATION MAP
 NTS

PINK LADY COURT



PROJECT DATA

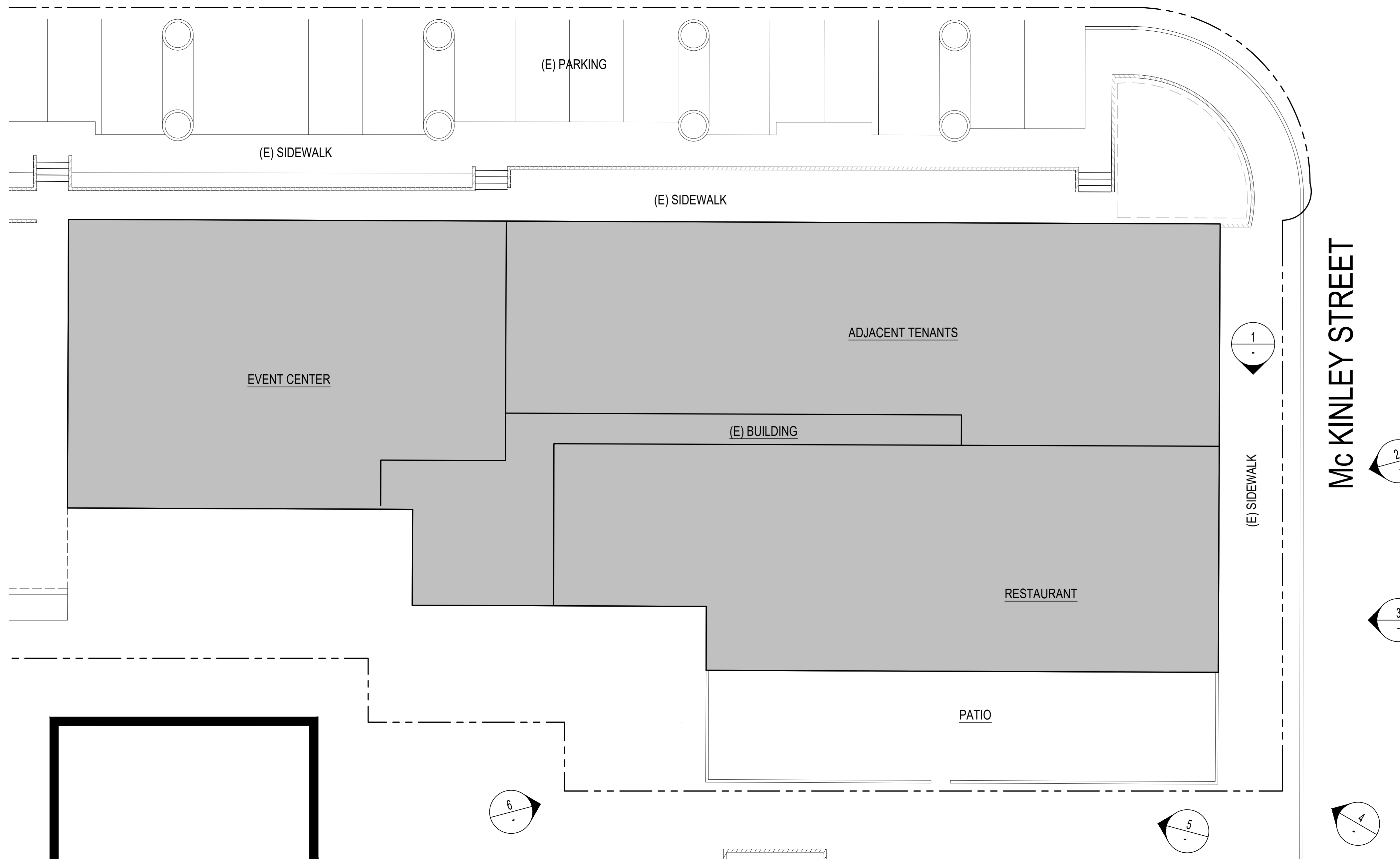
PROJECT DESCRIPTION: RESTAURANT TENANT IMPROVEMENT
 PROJECT ADDRESS: 6770 MCKINLEY STREET, SUITE 150 SEBASTOPOL, CA 95472
 APN: 004-750-031
 ZONING: CM (COMMERCIAL INDUSTRIAL)
 GENERAL PLAN LAND USE: LI (LIGHT INDUSTRIAL)
 LOT AREA: 28,505 SF
 BUILDING AREA: 10,826 SF
 AREA OF REMODEL: 3,326 SF
 EXTERIOR AREA: 1,403 SF

	EXISTING	PROPOSED	MAXIMUM	REQUIRED
LOT COVERAGE	38%	38%	N/A	N/A
BUILDING FLOOR AREA	10,826 SF	10,826 SF	N/A	N/A
COVERED PATIO AREA	0	1,403 SF	N/A	N/A
FAR	0.38	0.38	0.75	N/A
HEIGHT	27'-0"	27'-0"	35'-0"	N/A
FRONT SETBACK	13'-3"	13'-3"	N/A	15'-0"
SIDE SETBACK	18'-10"	6'-4"	N/A	0'-0"
REAR SETBACK	71'-9"	71'-9"	N/A	0'-0"

SHEET INDEX

- A1.0 SITE PLAN/PROJECT DATA
- A1.1 (E) CONDITIONS
- A2.0 FLOOR PLAN
- A2.1 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 RENDERINGS
- A3.3 SECTION
- A3.4 MATERIALS

PINK LADY COURT



1



2



6



5

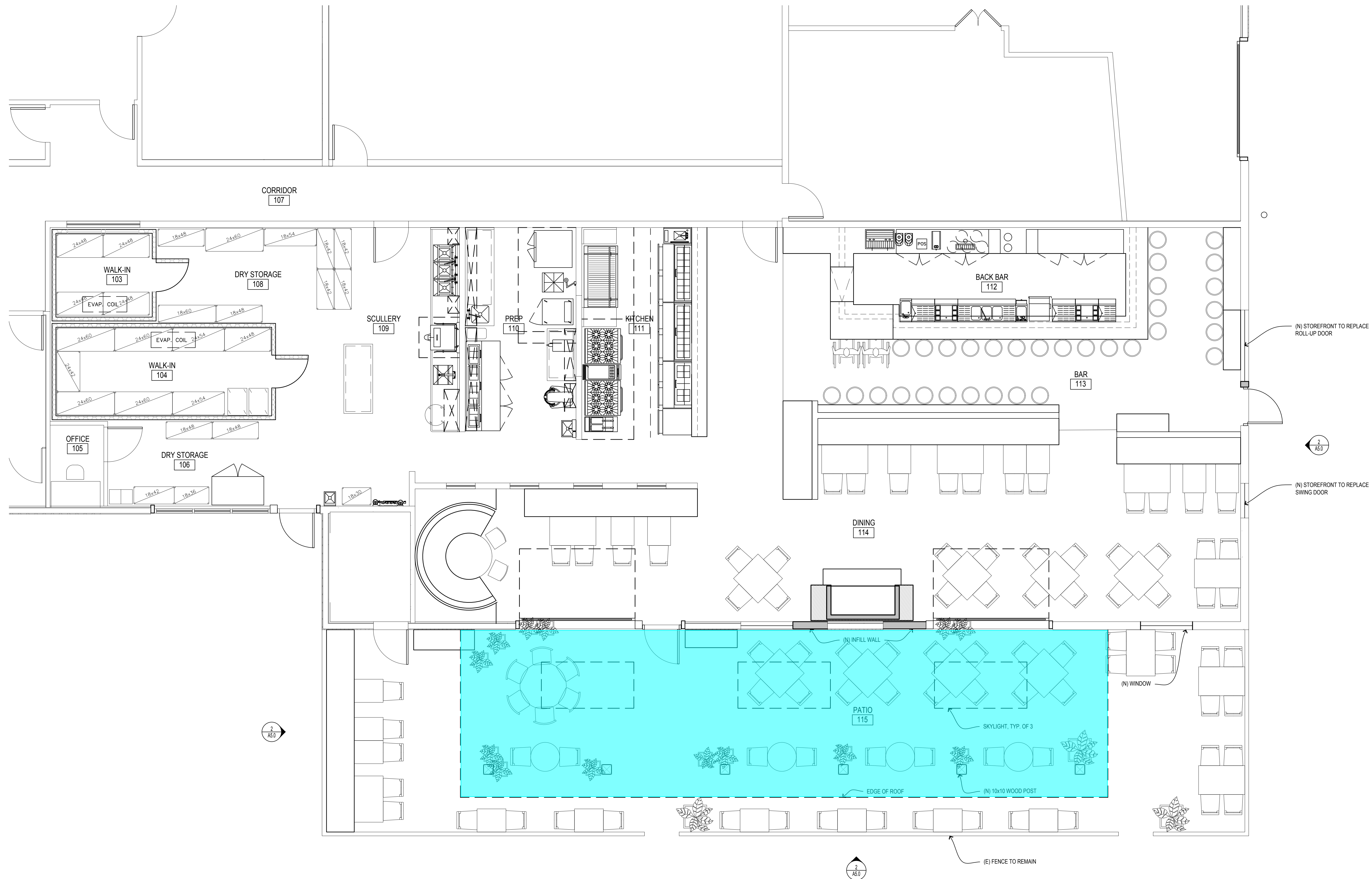


4



3

A1.1
(E) CONDITIONS



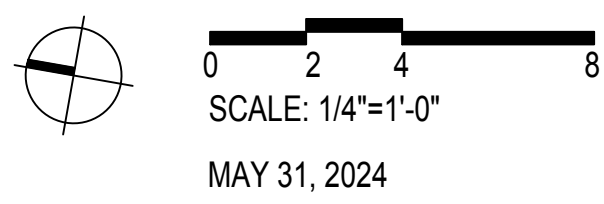
EXTENT OF PATIO STRUCTURE ROOF

A2.0

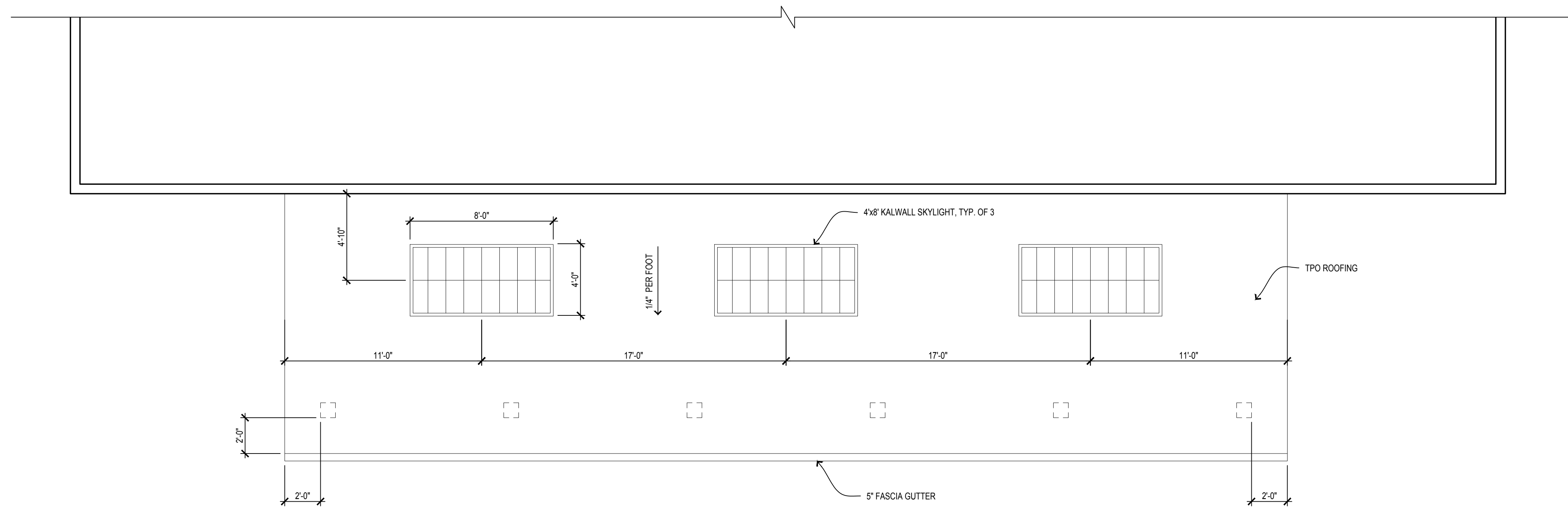
FLOOR PLAN

THE LODGE

6770 MCKINLEY AVE., SUITE 150, SEBASTOPOL, CALIFORNIA



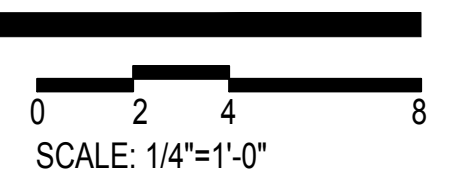
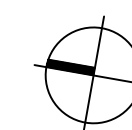
fritz
ARCHITECTURE
URBANISM



1 ROOF PLAN AT PATIO
A2.1 1/4"=1'-0"

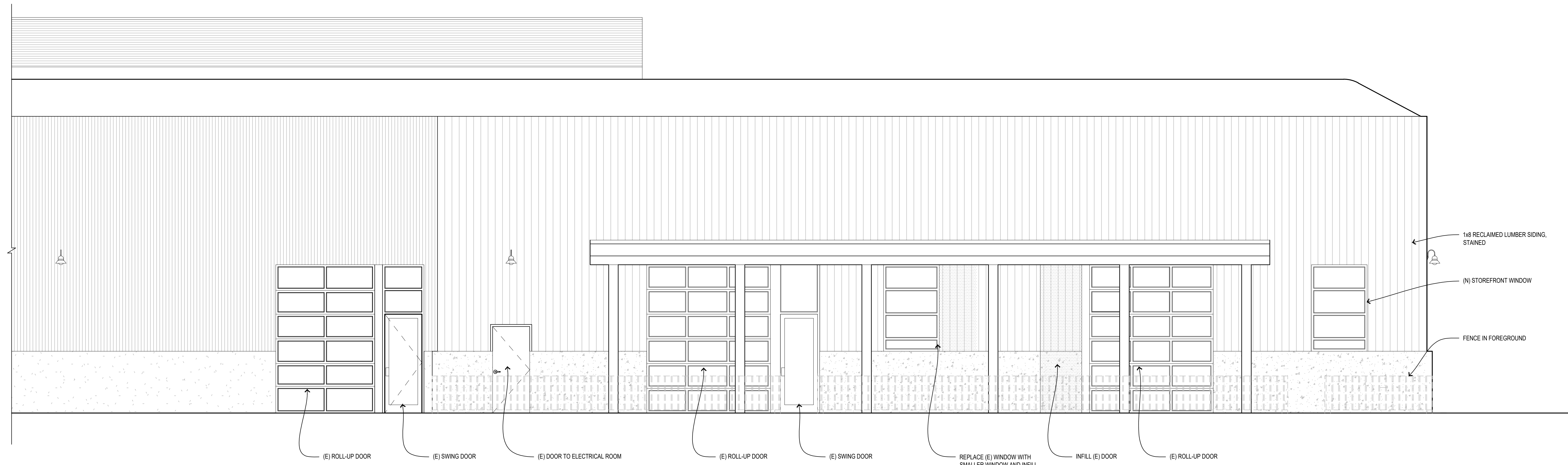
A2.1

ROOF PLAN

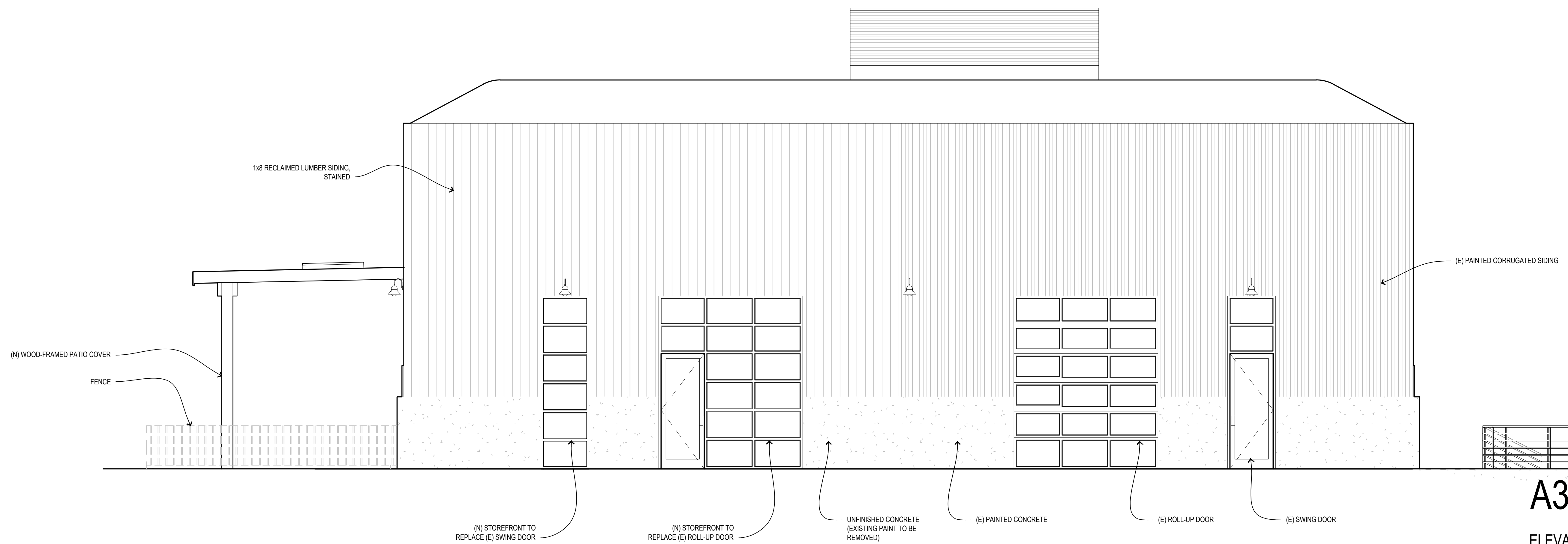


SCALE: 1/4"=1'-0"

MAY 31, 2024



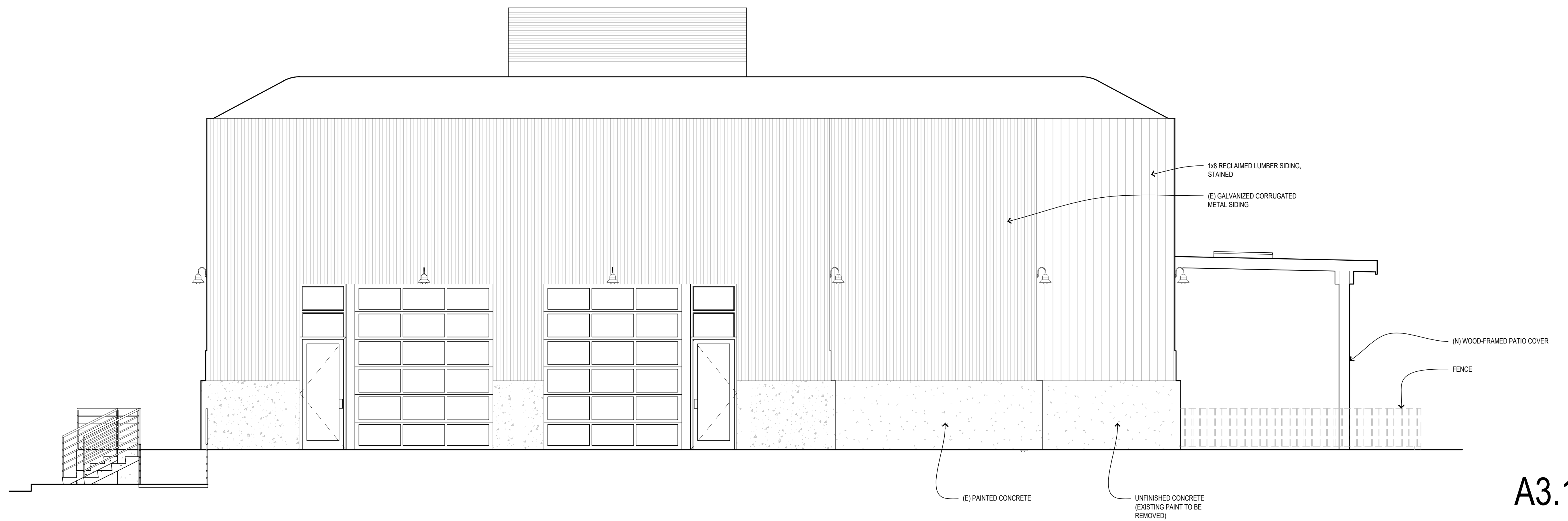
2 PARTIAL WEST ELEVATION
A3.0 1/4"=1'-0"



1 SOUTH ELEVATION
A3.0 1/4"=1'-0"

A3.0

ELEVATIONS



1 NORTH ELEVATION
A3.1 1/4"=1'-0"

A3.1

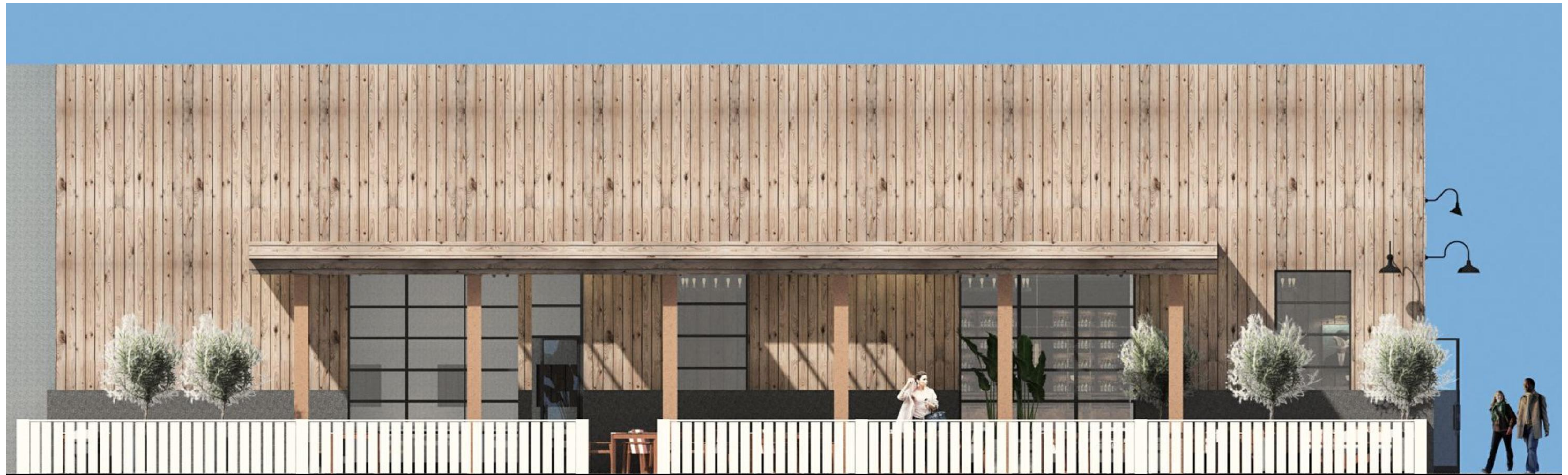
ELEVATIONS

THE LODGE

6770 MCKINLEY AVE., SUITE 150, SEBASTOPOL, CALIFORNIA

0 2 4 8
SCALE: 1/4"=1'-0"
MAY 31, 2024

fritz
ARCHITECTURE
URBANISM



2 WEST ELEVATION
A3.2 NTS



3 SOUTH ELEVATION
A3.2 NTS



1 SOUTHWEST CORNER PERSPECTIVE
A3.2 NTS

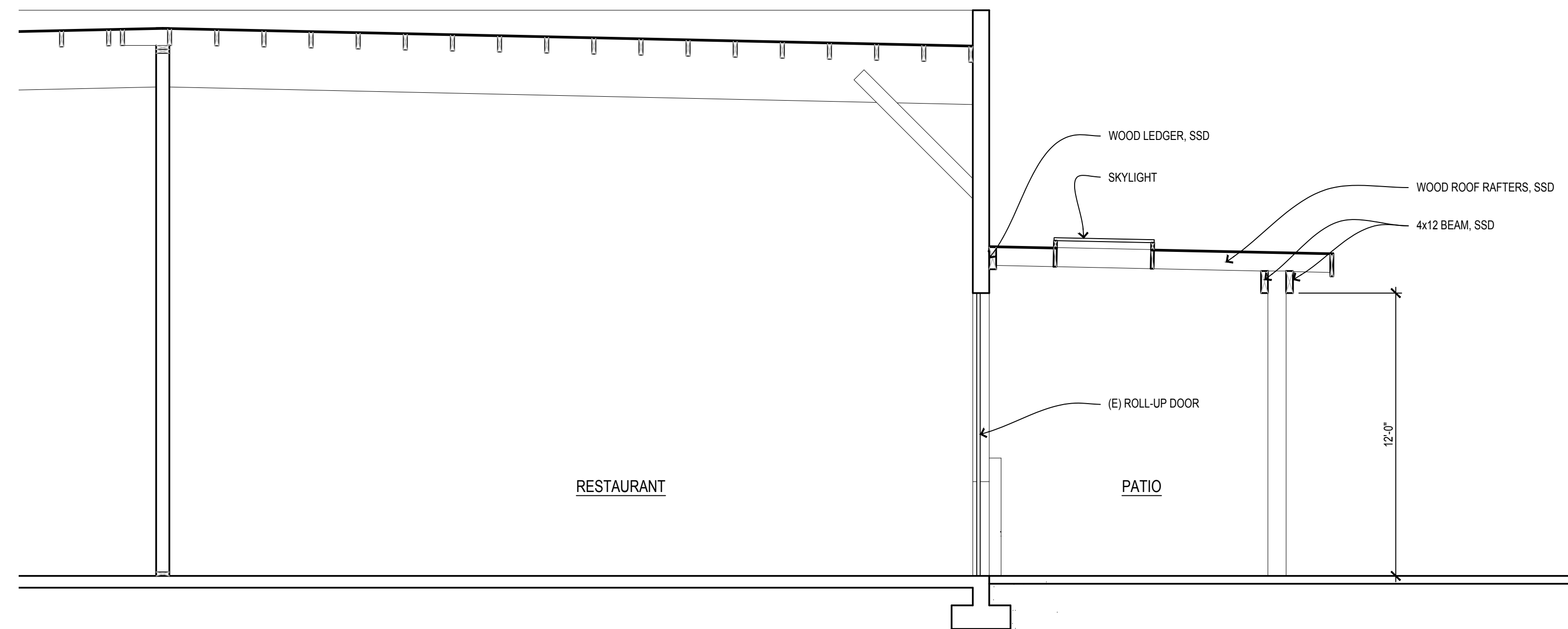
DOUG WASHINGTON DESIGN

A3.2

RENDERINGS

THE LODGE

6770 MCKINLEY AVE., SUITE 150, SEBASTOPOL, CALIFORNIA



1 SECTION THROUGH PATIO
A3.3 1/4"=1'-0"

A3.3

SECTION



ALUMINUM STOREFRONT SYSTEM



RECLAIMED WOOD SIDING



MOTORIZED ROLL-DOWN VINYL SCREEN



CONCRETE

A3.4

MATERIALS