



# HIEMSTRA PROPERTIES OFFICES

913-915 WILSON AVE., VALLEJO, CA

PROJECT NAME  
PROJECT PHASE  
ENTITLEMENT  
PROJECT NUMBER  
SCALE

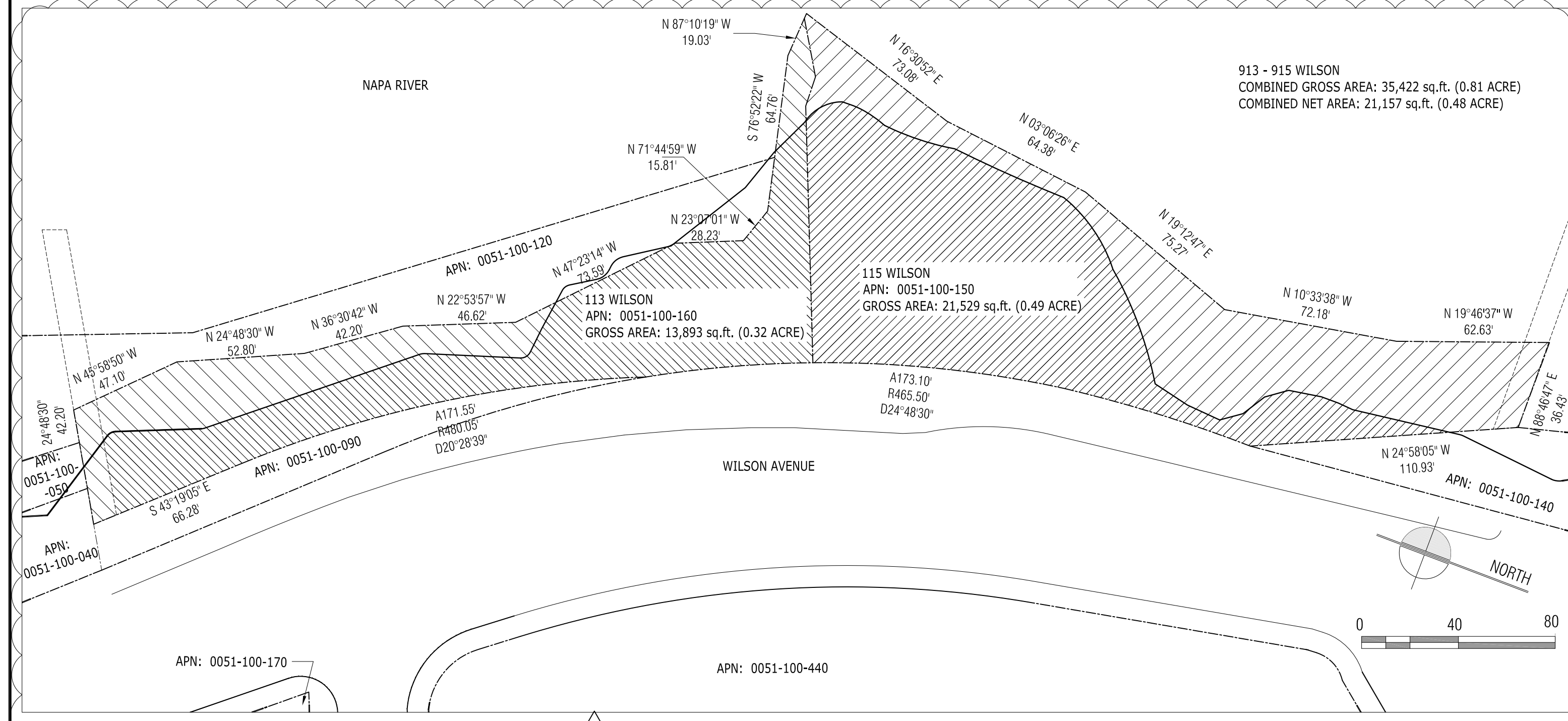
220A Wilson  
VARIES

PREPARED BY  
ZAFRA INC.  
JV  
DATE  
3/21/2023

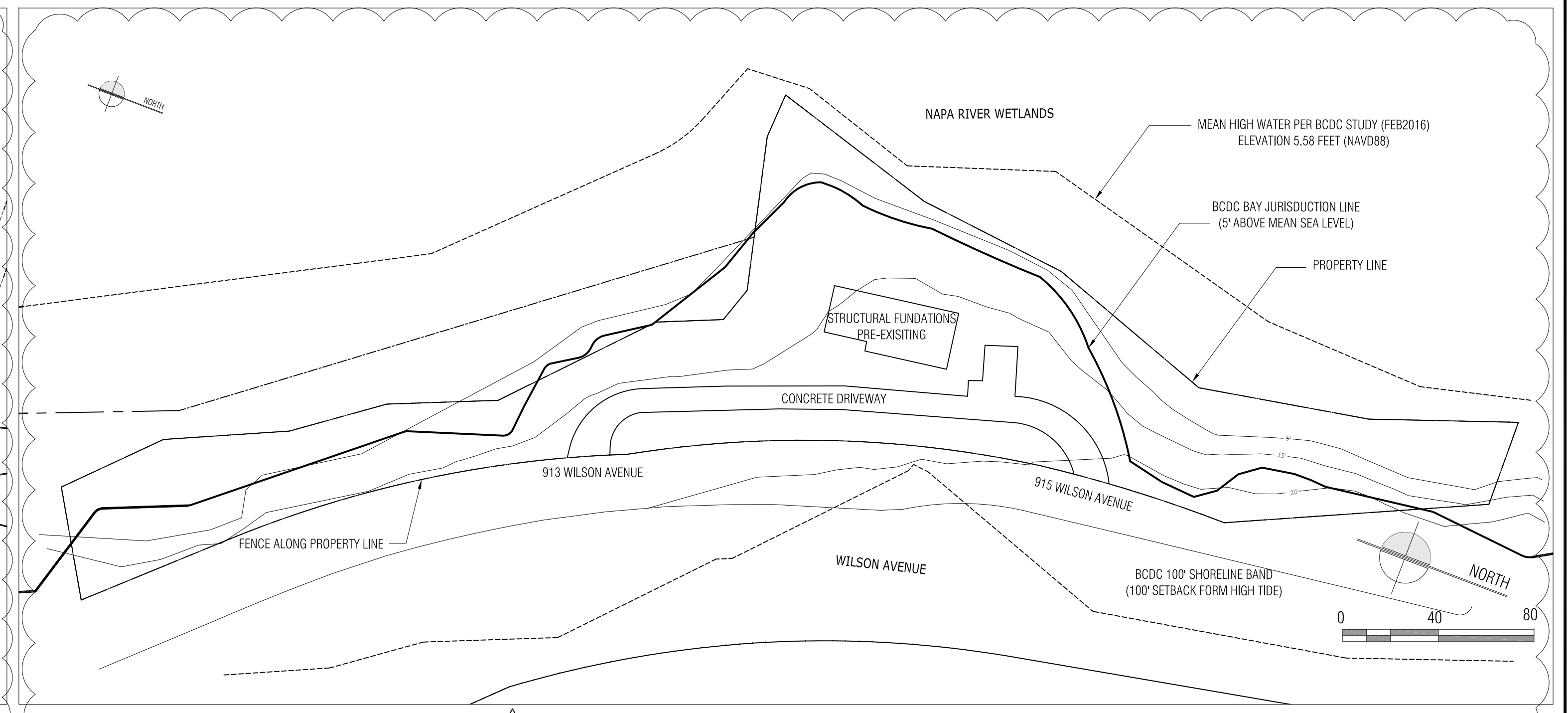
REVISIONS  
INCOMPLETENESS LETTER  
6/15/22  
10/28/22

SHEET NAME  
SITE PLAN  
DEVELOPMENT PLAN SET - PART II - B

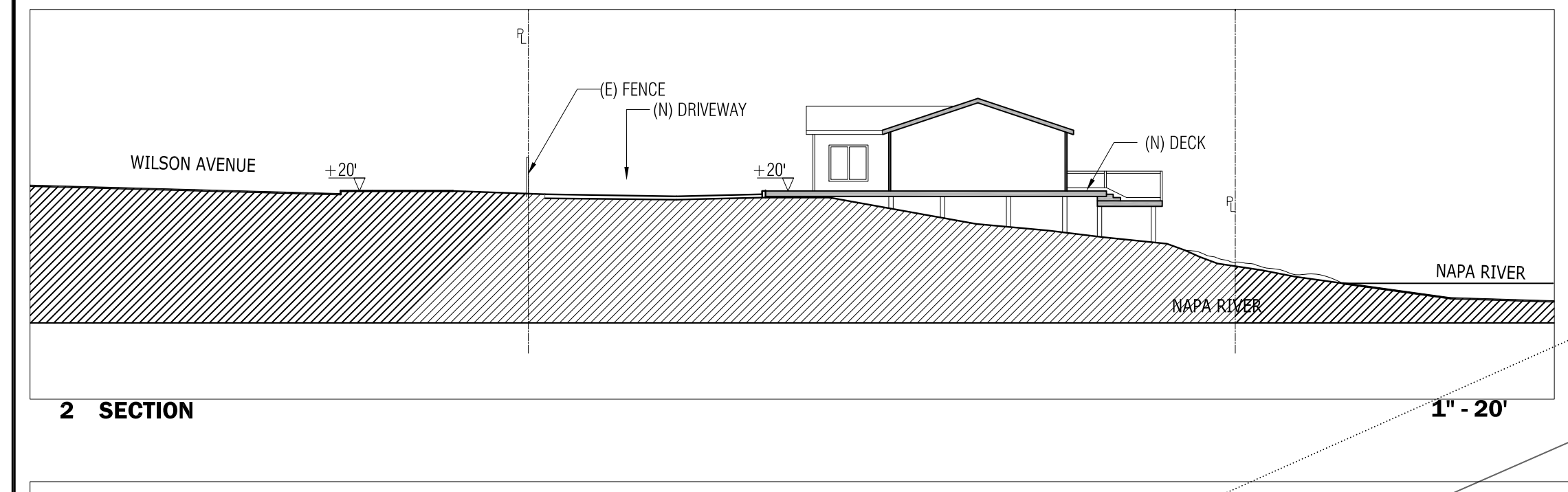
SHEET NUMBER  
A.1



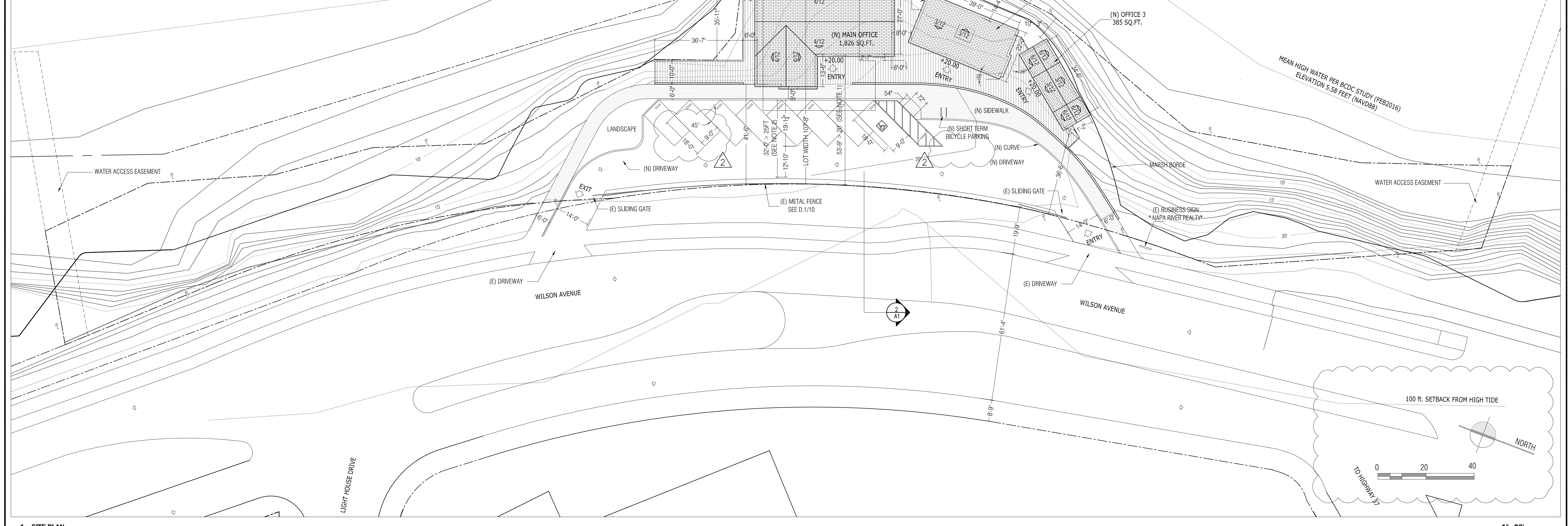
3 PROPERTY INFORMATION 1" - 40'



4 BCDC JURISDICTION 1" - 40'



2 SECTION 1" - 20'



1 SITE PLAN 1" - 20'

### NOTES

- 1 PRIMARY BUILDING ENTRANCE (V.M.C. 16.204.03), DISTANCE TO MAIN ENTRANCE IS LARGER THAN 20FT. FIND REASONING IN "LETTER OF INTENT FOR ZONING VARIANCE".
- 2 AREAS  
 TOTAL GROSS AREA: 35,422 sq.ft.  
 TOTAL NET AREA: 21,157 sq.ft.  
 LOT COVERAGE: 2,997 sq.ft.  
 DRIVEWAY: 6,509 sq.ft.  
 SIDEWALK: 1,947 sq.ft.  
 DECK: 2,866 sq.ft.  
 LANDSCAPING: xxxxxxxx sq.ft.

100 ft. SETBACK FROM HIGH TIDE

