HEALTHY
BUILDINGS

March 29, 2022

Sebastopol Planning Department
Kari Svanstrom, Planning Director
7120 Bodega Avenue
Sebastopol, CA 95472

RE: Design Review Application
Project Address: 7950 Bodega Avenue

ATTN: John Jay, Associate Planner

Transmittal:
Please find attached our submittal for Design Review.
We are submitting all documents listed below by electronic submittal (Dropbox link) and paper copies delivered to your office.

Electronic and paper submittal includes the following PDF documents:

- Master Planning Application – 1 copy
- Sign Application – 1 copy
- Complete Design Review Checklist – 1 copy
- Location Map, 8.5 x 11 – 1 copy
- Written statement, includes the Project Description and Design Review Memo – 1 copy each
- Site Photographs – included in the plan sets
- Preliminary Title Report – 3 copies
- Reduced size set – 1 copy
- Materials and Color Board – included in the plan sets
- Project Plans – 10 sets
- Survey – 1 copy, also included in the plan sets
- Arborist's Tree Preservation and Mitigation Report, 8-6-20, by John Meserve – 27 pgs, 8.5"x11" – 2 copies
- Arborist Root Preservation Letter, 11/5/21 – 2 copies

If there is a need for anything else to complete the application, please contact us as soon as possible.

Sincerely,

Beth Farley
Healthy Buildings Design Group
CEO & Principal Architect

City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

SIGN APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7950 Bodega Ave
PARCEL #:	APN# 004-350-024
PARCEL AREA:	23,070 +/- SF.

FOR CITY USE ONLY

PLANNING FILE #: _____ / _____

DATE FILED: _____

TOTAL FEES PAID: $ _____

RECEIVED BY: _____

DATE APPLICATION DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: Bob Massaro
Email Address: bob@hbusa.net
Mailing Address: 630 Airpark Rd. Suite A
City/State/Zip: Napa, CA 94558
Phone: 707-676-8999
Fax: —
Business License #: _____
Signature: R.O. Massaro
Date: 3/29/22

OWNER OF PROPERTY *IF OTHER THAN APPLICANT*:

Name: Huntley Square, LLC
Bob Massaro co-managing member
Email Address: bob@hbusa.net
Mailing Address: 630 Airpark Rd, Suite A
City/State/Zip: Napa, CA 94558
Phone: 707-676-8999
Fax: —
Business License #: _____
Signature: R.O. Massaro
I certify that this application is being made with my consent.
Date: 3/29/22

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

Name: Beth Farley
Email Address: beth@hbusa.net
Mailing Address: 630 Airpark Rd, Suite A
City/State/Zip: Napa CA 94558
Phone: 707-676-8999
Fax: —

Name: Dante Love
Email Address: dante@pendairthomes.com
Mailing Address: 611 Bishop Drive
City/State/Zip: Santa Rosa, CA 95405
Phone: 707-396-8719
Fax: —

PROJECT DESCRIPTION:

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

Concrete relief in retaining wall at front of project on Bodega Ave, includes development name & address. The interior of the relief will be painted black.

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

Vacant property

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	NONE
BUILDING FRONTAGE (IN FEET):	
# OF SIGNS CURRENTLY ON PROPERTY	NONE
EXISTING SIGN TYPE(S):	NONE
EXISTING SIGN LOCATION(S):	NONE
SIGN SIZE(S):	HEIGHT: LENGTH: HEIGHT: LENGTH: HEIGHT: LENGTH: HEIGHT: LENGTH:
# OF SIGNS PROPOSED	2
*PROPOSED SIGN TYPE(S):	Name of Development & Address poured in relief into the concrete retaining wall. Painted black at the inside of relief.
PROPOSED SIGN LOCATION(S):	Either side of pedestrian stairs on concrete retaining wall
SIGN SIZE(S):	HEIGHT: 8" LENGTH: 8'-5" HEIGHT: 8" LENGTH: 8'-5" HEIGHT: LENGTH: HEIGHT: LENGTH:
	IS ILLUMINATION PROPOSED? X YES ☐ NO NOTE: ILLUMINATED SIGNS ARE SUBJECT TO DESIGN REVIEW

*Types of signs: FREESTANDING, WALL, PROJECTING (HANGING), WINDOW, AWNING, FASCIA, SANDWICH; TEMPORARY SIGNS (LIMITED TO 30 DAYS): BANNER.

ADDITIONAL REQUIRED MATERIALS:

[✓] **LOCATION MAP:** INDICATE THE SUBJECT PARCEL(S) AND ADJACENT STREETS.

[✓] **SIGN INVENTORY:** DETAILS ON ALL THE PROPOSED SIGNS: INCLUDING TYPE, HEIGHT, WIDTH, DEPTH, AREA AND HEIGHT ABOVE FINISHED GRADE, LOCATIONS OF ALL EXISTING AND PROPOSED SIGNS, TYPE OF MATERIAL(S), AND ANY METHOD OF ILLUMINATION.

[✓] **SIGN DETAILS:** DETAILED SCALED DRAWINGS OF ALL PROPOSED SIGNS, INDICATING THE LETTER STYLE, COLOR SCHEME, CABINET COLORS, AND MATERIAL SPECIFICATIONS. HEIGHT ABOVE GRADE MUST ALSO BE SHOWN.

[✓] **SITE PHOTOGRAPHS:** CLEARLY SHOW THE VIEWS OF AND FROM THE PROJECT, INCLUDING EXISTING SIGNS. INCLUDE A KEY MAP INDICATING WHERE THE PICTURES WERE TAKEN FROM AND IN WHAT DIRECTION THEY WERE TAKEN. LABEL ACCORDINGLY.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

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

R.O. Massaro
Applicant's Signature

3/29/22
Date Signed

Planning File Number

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

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

R.O. Massaro
Signature

Robert Massaro
Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of an 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.

City of Sebastopol

DESIGN REVIEW PROJECT

Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Design Review Board within 3 to 6 weeks. The Design Review Board meets on the first and third Wednesday of each month at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol, CA at 4:00pm.

The Applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

In most cases site plans for a major use permit or design review application must be prepared, stamped, and signed by a licensed architect, landscape architect, civil engineer, land surveyor, or building designer whose name, address and phone number must appear on the plan.

For small projects requirements may be waived by the Planning Department.

Size Limit: Plans shall not be larger than 30"x42" trimmed. All plans shall be collated and folded into a 9"x11" size. Unfolded plans will not be accepted.

Scale: the scale used on submittal plans shall generally be at 1/8" = 1'0" for architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

			(# of copies)
☑		**Application Form:** Completed and signed by applicant and property owner.	(1)
☑		**Complete Design Review Project Checklist:** Complete and sign this checklist.	(1)
☑		**Location Map:** Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.	(1)
☑		**Written Statement:** Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If there will be multiple uses on the site, indicate the location and square footage of the different uses. Describe the project in detail, including any other entitlements/permits requested such as variances, tree removal permits, concessions/incentives, etc.	(1)

☑		**Site Photographs:** Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a photomontage (series of overlapping photographs) of the surrounding neighborhood and that shows a panoramic view. Digital photos on a CD, flash drive, drop box, google drive, etc. are acceptable.	(1)
☑		**Preliminary Title Report:** A preliminary title report, prepared within three months of filing application, including a complete legal description. This item may not be required for all projects. Please check with the Planning Department.	(3)
☐		**Copy of Deed(s):** This item may not be required for all projects. Please check with the Planning Department.	(1)
☑		**Reductions:** One ½-size reduction of the project plans (50% scalable). For smaller projects 8.5"x11" may be suitable, please confirm with the Planning Department.	(1)
☑		**Electronic Copy of plans:** An electronic copy may be provided as a CD, flash drive, drop box, google drive, etc.	(1)
☑		**Materials and Colors Board:** A material and color board shall be submitted showing building colors and materials to be used.	(1)
PROJECT PLANS			
☑		**Site Data:** A site data table shall be provided on the cover sheet or site plan and is required to identify the following information: 1. Zoning District 2. Use: Existing and proposed uses. 3. Lot Size: Lot size, if the lot size is proposed to change identify the existing and proposed. 4. Lot Coverage: Existing, proposed, maximum allowed. 5. Number of units: provide the existing and proposed number of residential units (if applicable). 6. Building Floor Area: Existing and proposed (Total sq. ft., floor sq. ft./per floor and garage sq. ft.). 7. Floor Area Ratio (FAR): For projects in industrial and commercial zones, provide existing, proposed, and maximum allowed. 8. Parking Spaces: Existing, proposed, and required. 9. Height: Existing, proposed, and maximum allowed. 10. Setbacks: Existing, proposed, and required setbacks. 11. Landscaping: Existing, proposed, and required landscaping. 12. Trees: Number of trees proposed for removal and to be planted (regulated trees will require a tree removal permit). 13. Grading: Proposed grading in cubic yards (Cut, Fill, Import, and Off-haul).	(10)
☑		**Survey:** A signed, stamped and professional survey is required for any project submitted for Design Review that adds additional square footage. The survey shall be submitted	(11)

		as a standalone plan and incorporated into the plans. The data on the site plan (lot size, property lines, right-of-way, easements, setbacks, etc.) shall be consistent with the survey data. The survey shall show all existing trees with a diameter at breast height (DBH) of 6" or greater. Flat sites with an average slope of 5% or less, show 1-foot topographic contours. Sites with an average slope greater than 5%, show 2-foot topographic contours. All legal boundaries, property lines and easements from a current (within three months) preliminary title report shall be shown and labeled. All existing structures shall be shown.	
☑		**Site Plan:** Site plans of the project shall be scaled, fully dimensioned, accurately drawn, include a north arrow, scale and a bar scale on all plans. The plans shall contain the following basic information listed below. 1. Legal Boundaries: Identify all boundary lines, easements (identify size and type), rights-of-way, trails, paths, utility poles, etc. 2. Setbacks: Identify all required setbacks on the plans. 3. Topography: Identify the topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas. 4. Buildings/Structures: Identify all existing and proposed buildings and structures. This should include all retaining walls, bicycle racks, trash enclosures, storage sheds and other accessory structures. Include the outside dimensions, height (ground to top of roof), location and use. 5. Streets, Driveways and Parking: Identify existing and proposed streets (public and private), driveways, parking lots, off-street parking spaces and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking spaces, drive aisles, roads, driveways, and maneuvering areas. Turning diagrams may be required by staff if there are sight distance limitations, topography or other unsafe circumstances. 6. Right-of-Way: Identify all adjacent streets (name of street), off-site parking on both sides of the street, adjacent driveways, and offsite improvements (curbs, gutters, sidewalks, street trees, etc.). 7. Tree protection: The site plan shall identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. The plans shall clearly identify trees proposed to be removed with an "X". A separate Tree Protection Plan shall also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department. 8. Creeks: Identify "top of bank" and required 30-foot setback, if applicable. 9. Phasing: Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space. 10. Utilities: Identify existing and proposed utilities (gas, electric, water, sewer, underground conduit location, etc.) and connection locations.	(10)

	Demolition Plan: The demolition plan may be combined onto the Survey or Site Plan and shall include the following: 1. Clearly identify structures, site features, and trees intended for demolition/removal. 2. Indicate all surfaces to be removed (foundations, floors, interior walls, exterior walls, roof, siding, windows, etc.). The City may require a report by a structural engineer.	(10)
☑	**Building Elevations:** For projects involving exterior building changes, the following minimum information required: 1. Existing and proposed elevations for all sides of the structure(s), to scale and dimensioned. 2. Existing and proposed elevations for each side of the structure should be plotted on the same sheet (e.g., east proposed elevation on the same sheet as the east existing elevation). 3. Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted.	(10)
☑	**Streetscape Elevations:** A "Streetscape Elevation" showing the proposed project frontage in context with existing structures on adjoining properties on both sides of the proposed project site, including street trees. A streetscape elevation is required for a property which has one or more structures on either side within 50' of the property lines. Corner properties and properties with multiple frontages will require a street elevation for each frontage.	(10)
☑	**Renderings:** On commercial and large residential projects, the City will require 3-D (color) renderings of the project to be incorporated into the plans. A streetscape rendering is required to be one of the projects renderings.	(10)
☑	**Floor Plans:** 1. Existing and proposed floor plans showing floor levels, areas, walls, windows, doors, equipment (stove, water heater, furnace, etc.), rooms, and uses. 2. Location, dimensions and square footage of project area. 3. Additions shall identify the project area with outlines or shading.	(10)
☑	**Sections:** 1. Site and Building Sections showing existing grades and new proposed grades. For remodel projects, show lightly dashed lines of existing improvements. A minimum of one section in each direction is required, additional sections may be required by Planning Staff. 2. Building sections shall show roof and finished floor elevations, total height measure from natural grade, site slope, basements, crawl space, storage, underground garage, penthouse, natural grade, etc. 3. Site sections are required in each direction, with the number and location of section cuts to be confirmed by staff. The site sections shall show adjacent properties in order to indicate any grade differential to show	(10)

		fence height, retaining walls, ground slope, approximate neighboring structures and trees. 4. The section locations shall be referenced on the site, floor, and elevation plans.	
☑		**Roof Plan:** The existing and proposed roof plan shall show the following: 1. Property lines 2. Outline of building footprint 3. Direction of drainage 4. Location of drainage collectors 5. Rooftop structures (e.g., vents, equipment, screening, access) 6. Material 7. Ridge 8. Various roof levels (heights/elevations) 9. Slope	(10)
☑		**Grading/Drainage Plan:** A preliminary grading/drainage plan shall clearly show existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing and proposed drainage channels or facilities. Indicate building pad, finished elevations, and retaining walls (with height and materials specified). Grading with retaining walls greater than 2' shall provide a cross section of 50' from retaining wall limits. Appropriate cross sections shall be shown to indicate slopes.	(10)
☑		**Preliminary Landscape Plan:** A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit. The preliminary landscape plan shall indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture. The plan must adhere to the City's Water Reduction in Landscaping Ordinance.	(10)
☑		**Sign Plans:** If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review. See Sign Plan application checklist available at the Planning Department.	(10)
REPORTS AND STUDIES			
☑		**Arborist Report:** An Arborist Report is required for trees with a DBH of more than 10" are slated to be removed on a commercial, industrial, or multi-family property. On a single-family residential property, a report will be required for the proposed removal of four or more trees with a DBH of 20". The Arborist Report should include:	(2 physical & 1 digital)

		1. Type of tree, location, size, health and recommendations for alternatives to removal. 2. Map of site with the location of all trees of interest outlined in the report. Each tree should be numbered in the report and correspond to the trees shown graphically on the map. Photos of affected trees shall be included in the report. 3. Tree protection measures recommended before, during and after construction. 4. Each tree mentioned in the Arborist Report within the project area shall be clearly marked with tape on the site 10 days prior to the hearing. • Red Tape = Tree Proposed to be removed • Yellow Tape = Tree within the project area that will be preserved using the tree protection measures.	
□		**Photometric Study/Plan** A Photometric Study may be required for new or proposed lighting at commercial/industrial parking lots, sports courts, gas stations or other uses which may require significant lighting levels.	(1 physical & 1 digital)
□		**Other Reports or Studies may be required to comply with the California Environmental Quality Act (CEQA) or other City Policies and Regulations.** Any reports or studies submitted by the applicant may require peer review by a City-retained expert at the applicant's expense. As an alternative the applicant may request that the City have the report prepared in order to avoid the additional cost and time of a peer review. A report done under the auspices of the City will also be at the applicant's expense. These reports may include: □ Historical Analysis □ Traffic □ Soils/Geotechnical □ Noise □ Structural □ Solar/shadow □ Biological □ Visual Impact Analysis □ Archaeological □ Hydrological □ Parking Study □ Shadow Diagram	(1 physical & 1 digital)

If there are any questions regarding the submittal requirements, please contact the planning Department at (707)823-6167

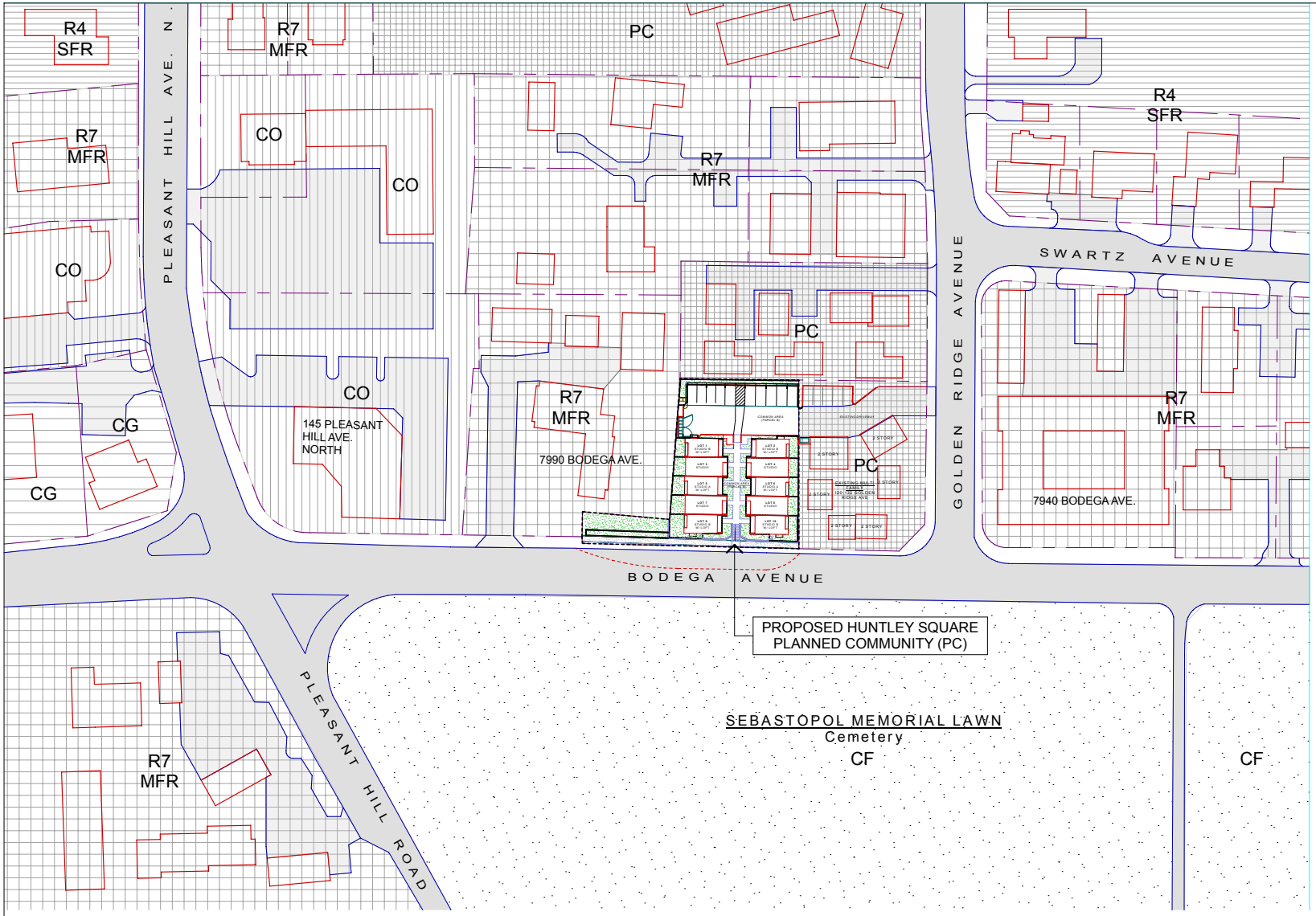
Certification of Application Submittal

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

Beth Ann Farley — 3/29/2022

Applicant's Signature — Date

Staff Use only: Received By: _____ Submittal Date: _____



1 AREA DEVELOPMENT PLAN
SCALE: 1" = 40'

SYMBOL LEGEND

- R4 SFR — R4 - SINGLE FAMILY RESIDENTIAL — Land Use - Medium Density Residential
- R7 MFR — R7 - MULTI-FAMILY RESIDENTIAL — Land Use - High Density Residential
- PC — PC - PLANNED COMMUNITY — Land Use - High Density Residential
- CO — CO - OFFICE COMMERCIAL — Land Use - Commercial Office
- CG — CG - GENERAL COMMERCIAL — Land Use - Commercial Office
- CF — CF - COMMUNITY FACILITY — Land Use - Community Facility

NOTES
1. Land use designation is according to General Plan Land Use Map.

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.876.8999
F. 707.876.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE.
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

AREA DEVELOPMENT MAP

ISSUE/REVISIONS:
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: AJL
SCALE: AS NOTED

SHEET NO.:
A1.4
(NEW SHEET)

HEALTHY
BUILDINGS

March 24, 2022

Huntley Square Project Description

Overview

Huntley Square is a 10-unit mini (studio) townhome project to be located at 7950 Bodega Avenue in Sebastopol. It will be designed to be one of the greenest multi-family projects in the country. A solar array will be installed on the rooftops to bring the project to "Net Zero Energy" consumption. The project will be targeted for first time home owners and buyers who otherwise want to downsize. It will be a much-needed entry level housing solution for the City of Sebastopol.

Healthy Buildings is a nationally recognized Design/Build firm known for its exceptionally sustainable homes, apartments and townhomes. Pendant Homes is a Sonoma County startup that champions beautiful in-fill development in walkable areas. The developer is Huntley Square, LLC, which is co-managed by the CEO of Healthy Buildings and the CEO of Pendant Homes.

Sustainable Features

The project will be among the most sustainable and healthiest residential projects in the entire United States. Some of the many sustainable and environmentally friendly aspects to the project are as follows:

1. A highly insulated, tightly sealed building envelope, with heat recovery fresh air ventilation
2. High quality windows
3. Solar PV system
4. LED lighting throughout
5. Energy efficient appliances and low flow water fixtures
6. Durable and low maintenance exterior materials
7. There will be No Natural Gas installed at the site, which coupled with the solar array will push the project to true **Zero Net Energy** … homes that produce as much energy as they consume

Site Design

The site design intent of Huntley Square is to create connected community. The two buildings, consisting of 5 studio units each, are positioned so that an interior courtyard is created. The front doors and front patios of all units open onto the courtyard. A central walkway runs from the resident parking area at the north to the steps down to the sidewalk along Bodega Avenue at the

south. A retaining wall with plants cascading down the face will be located at 5' from the sidewalk on the Bodega Ave side. This will allow the site to be graded flat and to be fully useful. It is our hope that the central courtyard will provide a space for people to interact and get to know each other. Guest parking spaces are provided on the Bodega Avenue project frontage. Parking has been intentionally kept on the edges of the site, which allows the central space to be purely pedestrian.

The buildings will be designed with sustainability and health as the primary concern. The roofs are flat with parapet walls and the solar panels will be mounted on racks below pedestrian sight lines. All of the mechanical HVAC equipment will also be roof mounted. Each unit has high ceilings and large windows to provide lots of light and fresh air. The specific architectural style is contemporary with wide, horizontal siding, smooth plaster and galvanized corrugated metal siding. There are sun awnings located over windows on the south and west walls.

The two buildings are located on the east and west sides of the courtyard and are made up of (5) studio units each. The project includes (6) loft studio units and (4) studio flats each under 600 sf.

The driveway entrance to the resident parking is off of Golden Ridge Avenue across a deeded easement. The project includes 10 parking spaces for residents onsite and 9 parallel parking spaces on Bodega Avenue for guests. Driveway and parking spaces will be permeable paving. The trash and recycling bins are at the end of the driveway in gated, fenced enclosures. The compost bins would be rolled out to Golden Ridge Avenue for collection. Fire access is from the north on the driveway and from the south along Bodega Avenue.

Landscape

The landscape will consist of drought tolerant plantings in the central courtyard, around the back of the carport and between the retaining wall and back of sidewalk. The pedestrian path thru the courtyard will be permeable pavers. There will be (3) replacement Oak trees on the panhandle of the lot. Backyards will have simple but complete landscaping.

Respectfully Submitted
Beth Farley, Project Architect
beth@hbusa.net ,707-676-8999 ext #204

Design Review Memo

3.29.22

	Prelim Design Review Comments	Response
1	Tight parking for resindents onsite, how to turn around if no parking space available,	On sheet A 3.4 we have diagramed how the cars will back out from space #1, (the tightest space) and how a car would turn around if there were no sapces avilable to use by using part of the ADA loading space.
2	How will delivery trucks turn around?	Delivery trucks will use the loading space on Bodega Ave, not the residents parking area. We will sign it saying no delivery trucks in driveway.
3	Parking back out distance for residents?	The back out distance from back of parking space to curb is 27' (44' nose to curb) at compact spaces and 25'(44' nose to curb) from regular parking spaces
4	Need drawing of project showing the neighboring buildings for scale	New sheets A3.0 and A4.0 both show the relationship to the neighboring buildings
5	How will fire department fight a fire on this project?	Planning department has spoken with the Fire Chief. Fire department will fight the fire from Bodega Avenue near the fire hydrant to the west of the loading zone and also from the north side of the project by driving into the parking area, using the new hydrant we have in the plan for the project. They will back out of the driveway if they need to access the north side of the project.
6	Plan showing driveway on easement at neighbors property to the east.	Sheet A1.0 and A1.1 shows how the parking area is accessed over the easement on the neighbors property. The easement is 25' wide and the entrance to the new project parking area is 22' wide.
7	How will retaining wall be built to not harm the tree in the neighbors yard at SE corner of project.	Sheet 5 of 6 on the Civil sheets shows the foundation detail of the retaining wall. In the area of the Heritage tree at the SE corner of the property we will hand dig down to find the structural roots and place the piers so that they do not hit those roots.
8	Mitigate impacts to trees	See new T1 sheet, Tree Preservation Plan for protective measures during construction for all trees.
9	Changing unit locations to have a single story unit at Bodega Ave frontage	We reviewed this idea, but ultimately felt that the alternating site plan we have currently keeps the courtyard feeling more open for the residents of the project. The single story units height is only 4' shorter than the loft unit and has a longer footprint. By moving it to the street side, the courtyard opening would close down making the project feel even more solid from the street side.
10	Landscape plan plant choices are not reflected in the renderings	The renderer had a limited plant selection in his software program. See new landscape sheet L.2 for photos of plant palette in the landscape plan.
11	Bioretention plant choices	Bioretention planting has changed to Juncus patens, see sheet L1
12	Idea of stepping the site back up the hill	The building code requires us to make all ground floor areas accessible in multifamily projects. By adding steps down the hill to Bodega Ave it would be very difficult to make an ADA ramp work in the small courtyard.
13	Retaining wall detail	On sheet M1.2 we have a note about the concrete retaining wall surface. It will be 2x12 horizontal, rough sawn, board formed.
14	Curb at back of sidewalk and sloped planting bed up to retaining wall	See sheet A4.0. We have added a 12" curb at the back of the sidewalk on Bodega Avenue and sloped the landscape up the wall to reduce the appearance of the retaining wall height. You can also see this on sheet A3.1.

	Design Guidelines	How Addressed
1	**Site Planning**	Huntley Square is a 2 story, multi family, infill development, similar in height to the neighbors on all 3 sides. See sheet A3.0 & A4.0
2		Trees on the project edges will be protected to retain their health. See sheet T1
3		This lot is at the top of the hill. A new retaining wall will be built at the south side of the lot to hold back the hill and connect the sidewalk, curb and gutter on either side of the project. See sheet A1.0 & A1.3
4		The 2 buildings (5 units in each building) have been oriented to form a courtyard for the residents. This creates a place to get to know your neighbors and focuses the residents on the community courtyard and away from busy Bodega Ave. The setback from the south is the similar to the neighbor to the east. See sheet A1.0 & A1.1
5		There is a pedestrian stair from the sidewalk at the Bodega Ave side (south side) up to the courtyard to provide walking access for residents and guests directly to the front doors.
6		The projectis is universally accessible from the resident parking lot.
7		Fire department has access to 2 different fire hydrants, one on Bodega Ave to the west of our project and a new one at the projects resident parking lot. See sheet A1.0
8		Parking lot is located at the rear of the project and the pedestian access is located at the front of the project. Minimizing pedestrian and car conflict. See sheet A1.0
9		There will be 3 bike racks, parking for 6 bikes, in the courtyard and owners can also use their back yards for bike storage. See sheet A1.0
10		Each unit has a front patio (porch) on the courtyard and a private patio in the fenced backyard ADA accessible from the interior of unit. See sheet A1.1.
11		Every backyard is fenced.
12		The courtyard is ADA accessible from the resident lot. All of the front porches and front doors face the courtyard and every kitchen sink looks out on the courtyard.

13		Most of the earth work will be in the cut of the hill along Bodega Ave. To keep the ADA access we have chosen to not terrace this tight site. Preliminary grading sections show 700 CY of cut, 50 CY of fill and 650 CY of off haul.
14		Permeable pavers will be used in the parking lot for stormwater management. A stormwater treatment area will be located on the flag portion of the projects lot. See Civil sheet 4.
15		Trash, recycling and compost bin areas will be screened by fencing and gates. They are easy to access and tucked in at the side of the parking area at the back of the project.
16		At the front of the project alnog Bodega Ave there are 2 types of fenceing. Open wire fencing at the pedestrian stairs and open courtyard area and 5' tall horizontal wood fencing for the privacy fence at the backyards.
17		The retaining wall is horizontal board form concrete with the name of the project and address in relief in the surface. The landscape bed at the base of the retaining wall is sloped up to reduce the appearance of the wall height. See sheet A3.1
18		Backflow preventers will be in line, subsurface(Christi boxes) with each water service.
19		Parapet walls will screen the HVAC equipment, plumbing vents and ducts on the roofs and are extensions of the buildings wall.
20		Electrical power will come from the pole in front of the project and run underground to the units.
21		Electric meters will be located in a wing wall on the front porches. See sheet A1.1
22		Each unit will have a front and back door LED light that is directed down.
23		Solar powered bollards will be used to light the courtyard.
24		Two motion sensor lights will be mounted to the north walls of the buildings to provide light fo rthe parking area. See sheet A3.1 for location of lights.

1	**Architecture**	The style of the project is modern/contemporary and includes two buildings, each with 5 units. There are 4 flats (single story) and 6 units with loft areas.
2		The massing alternates bewteen one story and two story simple parapet roof lines with the front of units moving in and out from each other.
3		At the end of each building is a second floor pop out to break up the façade
4		The front porch areas are carved out from the overall structure of each unit and create shade and rain protection for the units front door and front windows.
5		The varied exterior materials are wide horizontal siding for the majority of the walls, stucco at the entrance door walls and vertical corrugated metal siding alternating at the back yard walls and on the pop outs. See sheet M1.1, A3.1, A3.2 & A3.3
6		The interior ceilings are tall (14' -18'). This helps the small units (less than 600 SF) feel larger.
7		Many of the windows are located high in the walls to give the residents natural light and privacy.
8		Windows will have black frames and will be operable at high and low positions to create air flow and natural cooling
9		Scuppers and downspouts to be galvenized to match the vertical siding
10		Front doors are 8' tall and have frosted glass to bring even more light into the units but retain front door privacy.
11		Unit front entry will have a light, a lighted address number and a mail box

1	**Landscaping**	Landscaping to be planted along Bodega Ave frontage, in the courtyard and at the back of the parking area. See sheets L1 and L2
2		Complies with WELO requirements
3		Plant palette is contemporary with multi colored grasses, foliage and flowers.
4		Three Coast Live Oak trees will be planted on the flag portion of the lot

1	**Signage**	The name of the project and its address will be poured in relief into the concrete retaining wall that faces Bodega Ave, see sheets A3.0 and A3.1
2		The name and address will be lighted from the ground below.

1	**Sustainability Elements**	Solar panels on each unit to achieve close to Net Zero Energy
2		High quality windows
3		Tight building envelopes
4		Highly insulated
5		Low maintenance and long lasting exterior and interior materials
6		Energy Star appliances
7		Water efficient plumbing fixtures
8		Passive cooling
9		LED lighting
10		No natural gas in the project
11		Sun shading on the west and south facing windows
12		Indoor air quality - no VOC offgassing
13		Urban infill
14		Electric car charging in parking area

Order No.
0812017409-JJ

Ref No.

Guarantee No.
A04042-CTG-136424

CONDITION OF TITLE GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY

GUARANTEES

the Assured named in Schedule A of this Guarantee against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A:

Dated: October 16th, 2019 at 8:00:00 AM

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Countersigned:

By _____
Validating Officer

By C Monroe *President*

Attest David Wold *Secretary*

Schedule A

Order No.		0812017409-JJ
Ref. No.		
Guarantee No.		A04042-CTG-136424
Liability	$	500.00
Date of Guarantee		October 16th, 2019 at 8:00:00 AM
Fee	$	400.00

1. Name of Assured:

   Pendant Homes

2. The estate or interest in the Land which is covered by this Guarantee is:

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

3. The Land referred to in this Guarantee is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

   Parcel One:

That portion of the 3.38 acre Parcel of land in Lot 5 as delineated upon the Map of Huntley Fruit Ranch Subdivision Recorded in Book 13 of Maps, Page 2, Sonoma County Records, conveyed to Robert L. Browning and Doris K. Browning, his wife, by Deed Recorded March 8, 1946, under Recorder's Serial No. C-12536, Sonoma County Records, lying within the boundaries particularly described as follows:

Beginning at a point on the South line of said 3.38 acre Parcel and of said Lot 5, distant thereon North 89° 00' 30" West, 134.00 feet from the Southeast corner of said Parcel and Lot; thence running along of said South line North 89° 00' 30" West, 286.64 feet to an iron pipe; thence leaving said line and running North 3° 20' 30" East, 242.03 feet to an iron pipe on the North line of said 3.38 acre Parcel; thence along said North line, South 89° 40" 15" East, 170.60 feet to an iron pipe; thence South 2° 10' 45" East, 71.20 feet to an iron pipe; thence South 89° 25' 30" East, 98.56 feet to the Northwesterly corner of the portion conveyed to Florence E. McClelland by Deed Recorded in Book 1253 of Official Records, Page 566, Sonoma County Records; thence along the Westerly line of said McClelland portion, South 0° 12' 30" East and parallel with the East line of said Lot 5, a distance of 173.83 feet to said point of beginning.

Saving and EXCEPTING THEREFROM that portion thereof as conveyed to the Department of Veterans Affairs of the State of California by Deed Recorded September 1, 1965, in Book 2153, Page 351, Official Records, Sonoma County.

Parcel Two:

A non- exclusive appurtenant easement for public utilities and roadway as contained in the Grand Deed to Rose H. Aho and Patricia Chenoweth Aho, Recorded December 21, 1992, as Document Number 92-0158974. Said easement shall include the right to maintain, repair, and reconstruct said public utilities and roadway. Said easement shall further include the right of ingress, and egress to, from, and along this easement in, upon. Over under, and across that portion of the lands of Terry Bell described in that Deed Recorded as Document Number 1991-0049207, Sonoma County Records, that is within a strip of land 25.00 feet wide, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, not tagged, at the intersection of Huntley Street and Golden Ridge Avenue, as shown on that Record of Survey filed in Book 84 of Maps at Page 7, Sonoma County Records;

thence along the center of Golden Ridge Avenue, South 00° 09' 50" West, 569.14 feet (South 00° 41' 53" West, 569.39 feet per said Record of Survey) to an ¾ inch iron pipe, not tagged, marking the Northeast corner of the lands of the City of Sebastopol as described in that Deed Recorded as Document Number 1990-0067110, Sonoma County Records; thence along the North line of said lands of the City of Sebastopol, North 88° 56' 15" East, 25.00 feet to the Northeast corner of the said lands of Terry Bell; thence along the Easterly line of said lands of Terry Bell, South 00° 09' 50" West 12.51 feet to the true point of beginning; thence leaving the Easterly line of said lands of Terry Bell North 88° 55' 54" West, 17.29 feet to the beginning of a curve concave to the Southeast; thence on a tangent curve to the left with a radius of 42.50 feet through a central angle of 43° 07' 04" for a length of 31.98 feet to the beginning of a reverse curve concave to the Northwest; a radial line through said beginning of reverse curve bears South 42° 02' 38" East; thence Southwesterly and Westerly on said reverse curve with a radius of 42.50 feet through a central angle of 42° 12' 28" for a length of 31.31 feet to the end of said reverse curve; thence North 89° 50' 10" West, 33.92 feet to the Westerly line of said lands of Terry Bell, being the terminus of the herein described centerline from which the Northwesterly corner of said lands of Terry Bell bears North 00° 09' 50" East, 35.98 feet, more or less.

The North and South sidelines of said strip are to be prolonged or shortened to terminate in the said Easterly and Westerly lines of the lands of Terry Bell.

APN: 004-350-024-000

4. Assurances:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Huntley Square, LLC, a California limited liability company

Schedule B

Order No.		0812017409-JJ
Ref. No.		
Guarantee No.		A04042-CTG-136424
Liability	$	500.00
Date of Guarantee		October 16th, 2019 at 8:00:00 AM
Fee	$	400.00

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

1. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No	:	004-350-024-000	
Code No.	:	005-001	
1st Installment	:	$1,510.51	NOT Marked Paid
2nd Installment	:	$1,510.51	NOT Marked Paid
Land Value	:	$239,700.00	

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

3. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Bodega Highway.

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted To	:	Pacific Gas and Electric Company
For	:	Utilities and Maintenance
Dated	:	June 4, 1947
Recorded	:	July 10, 1947 in Book 743 of Official Records, Page 86
Affects	:	Southerly 4 feet

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

5. Matters as contained or referred to in an instrument,

Entitled	:	Easement and Driveway Maintenance Agreement
Executed By	:	Ross Aho, et ux and Terry Bell
Dated	:	June 22, 1993
Recorded	:	June 23, 1993 in Official Records under Recorder's Serial Number 93-77433
Which Among Other Things Provides	:	Reference is made to said document for full particulars
Returned to Address	:	P.O. Box 2565 Sebastopol, CA 95473

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Grant Deed
Granted To	:	James Walter Lucas and Peggy Lucas, husband and wife as joint tenants
For	:	Sanitary sewer construction and Maintenance
Dated	:	July 15, 1999
Recorded	:	July 19, 1999 in Official Records under Recorder's Serial Number 19990091370
Affects	:	Said land

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

7. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$223,000.00
Trustor/Borrower	:	Huntley Square, LLC, a California Limited Liability Company
Trustee	:	Old Republic Title Company, a California corporation
Beneficiary/Lender	:	Kelly Speer, Trustees of the Speer Family Trust
Dated	:	March 28, 2018
Recorded	:	April 6, 2018 in Official Records under Recorder's Serial Number 2018023657
Returned to	:	8123 Paseo Del Ocaso La Jolla, CA 2037

8. Matters as contained in the management or operting agreements for Huntley Square, LLC, a California limited liability company.

EXCLUSIONS FROM COVERAGE (Revised 06-05-14)

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records
(1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or
(2) that result in no loss to the Assured.
(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or,
(2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
(g) (1) Unpatented mining claims;
(2) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

(a) "the Assured": the party or parties named as the Assured in this Schedule A, or on a supplemental writing executed by the Company.
(b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "Public Records": those records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
(f) "Amount of Liability": the Amount as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

An Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4(b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured afainst by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

GUARANTEE CONDITIONS (Continuation)

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.
The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.
If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

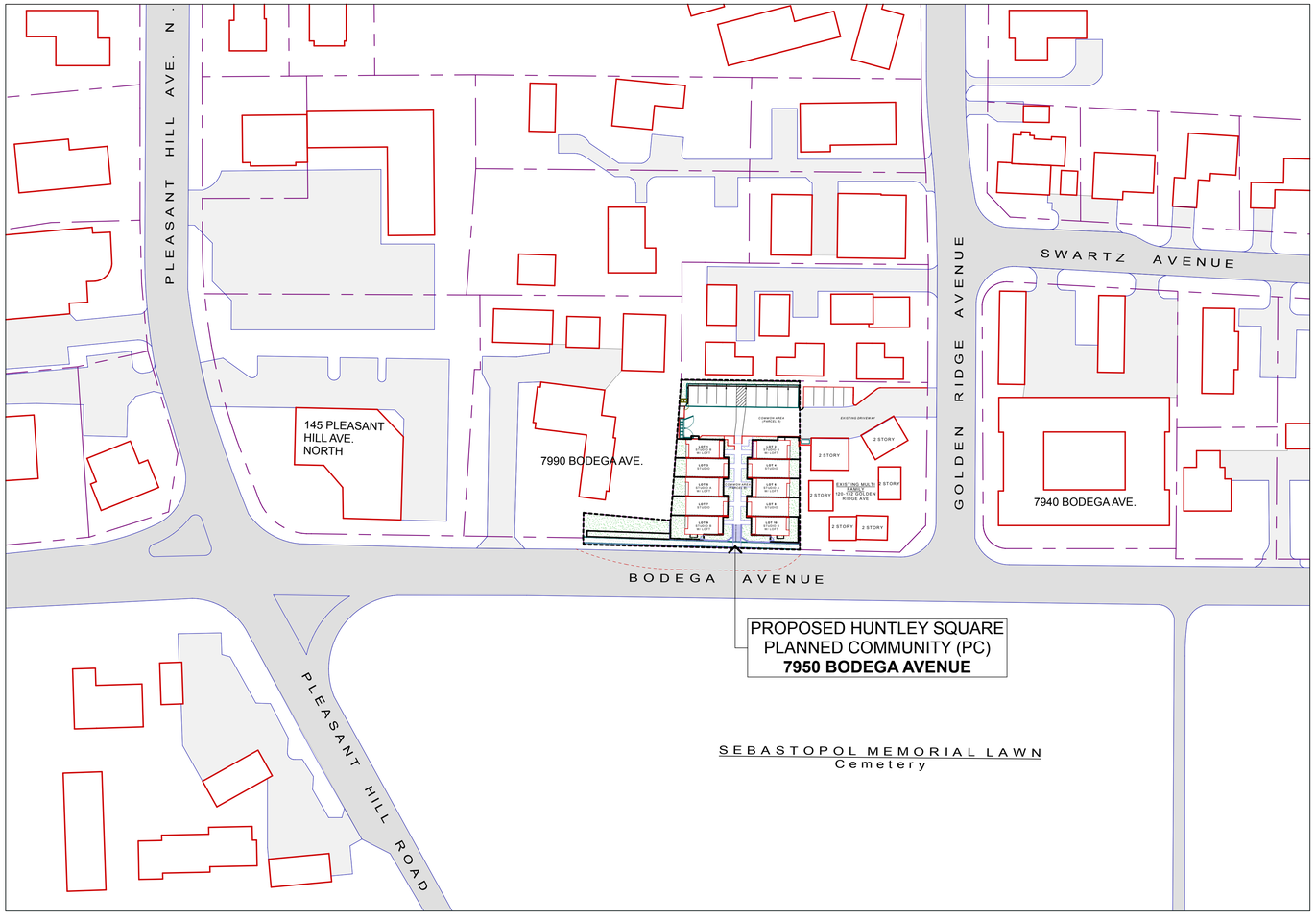
14. CHOICE OF LAW; FORUM

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or to its Home Office at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499, (612) 371-1111.

HUNTLEY SQUARE



1 LOCATION MAP

SCALE: 1" = 60'

0 1/2" 1" 2"

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M1.2 MATERIAL BOARD
M1.3 SPECIFICATIONS

S1.0 SIGN DETAIL

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

COVER SHEET
LOCATION MAP
DRAWING INDEX

ISSUE/REVISIONS:
REV. 9-10-20 2
REV. 8-31-21 3
DATE: 3/29/22

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A0.0
(NEW SHEET) 2

1 Looking NE across Bodega Ave., toward 120-132 Golden Ridge Ave.

2 Looking NW across Bodega Ave., from intersection @ Golden Ridge Ave.

3 Looking north along east side of 120-132 Golden Ridge Ave.

4 Driveway entrance to parking behind 120-132 Golden Ridge Ave.

5 Looking west behind 120-132 Golden Ridge Ave. to rear of subject parcel

6 Looking NE across Bodega Ave. toward front of site

7 Looking north across Bodega Ave. toward front of site

8 Looking NW across Bodega Ave. toward front of site

9 10 12

11 Composite panorama of the site

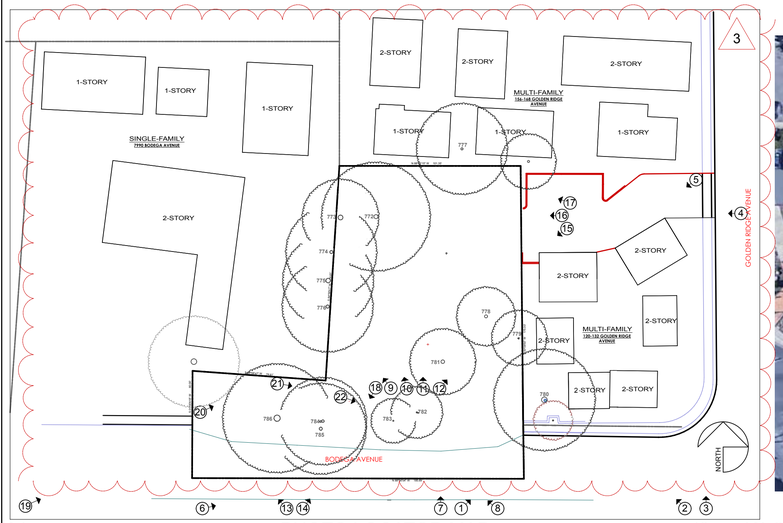
13 Oak tree at west end of site frontage on Bodega Ave.

14 Other oak trees on site frontage on Bodega Ave.

15 16 Location of proposed vehicle access to on-site parking

17 Western end of neighboring parking, looking into NE corner of site

18 Power pole @ front of site



24 PHOTO LOCATOR MAP 1" = 40'

23 AERIAL VIEW OF SITE 1:1.28

19 Street frontage & end of sidewalk at 7990 Bodega Ave.

20 Dirt path going up from end of sidewalk at west end of site

21 Dirt path along front fence of 7990 Bodega Ave.

22 Dirt path across front of site

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

INVENTORY
EXISTING SITE
PHOTOS

ISSUE/REVISIONS:
REV. 9-10-20
REV. 8-31-21 3
DATE: 3/29/22
DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A0.1

1 VIEW FROM BODEGA AVENUE

VIEW FROM RESIDENT PARKING AREA 2

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
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F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

RENDERINGS

ISSUE/REVISIONS:
DATE: 3/29/22

DRAWN BY: HB
SCALE: NTS

SHEETNO.:

A0.2

(NEW SHEET)

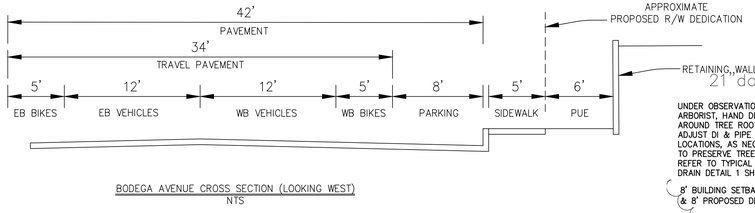
TENTATIVE MAP
FOR
7950 BODEGA AVE
SEBASTOPOL CALIFORNIA

ABBREVIATIONS
SCREENED AND/OR lower case DENOTES EXISTING FEATURES

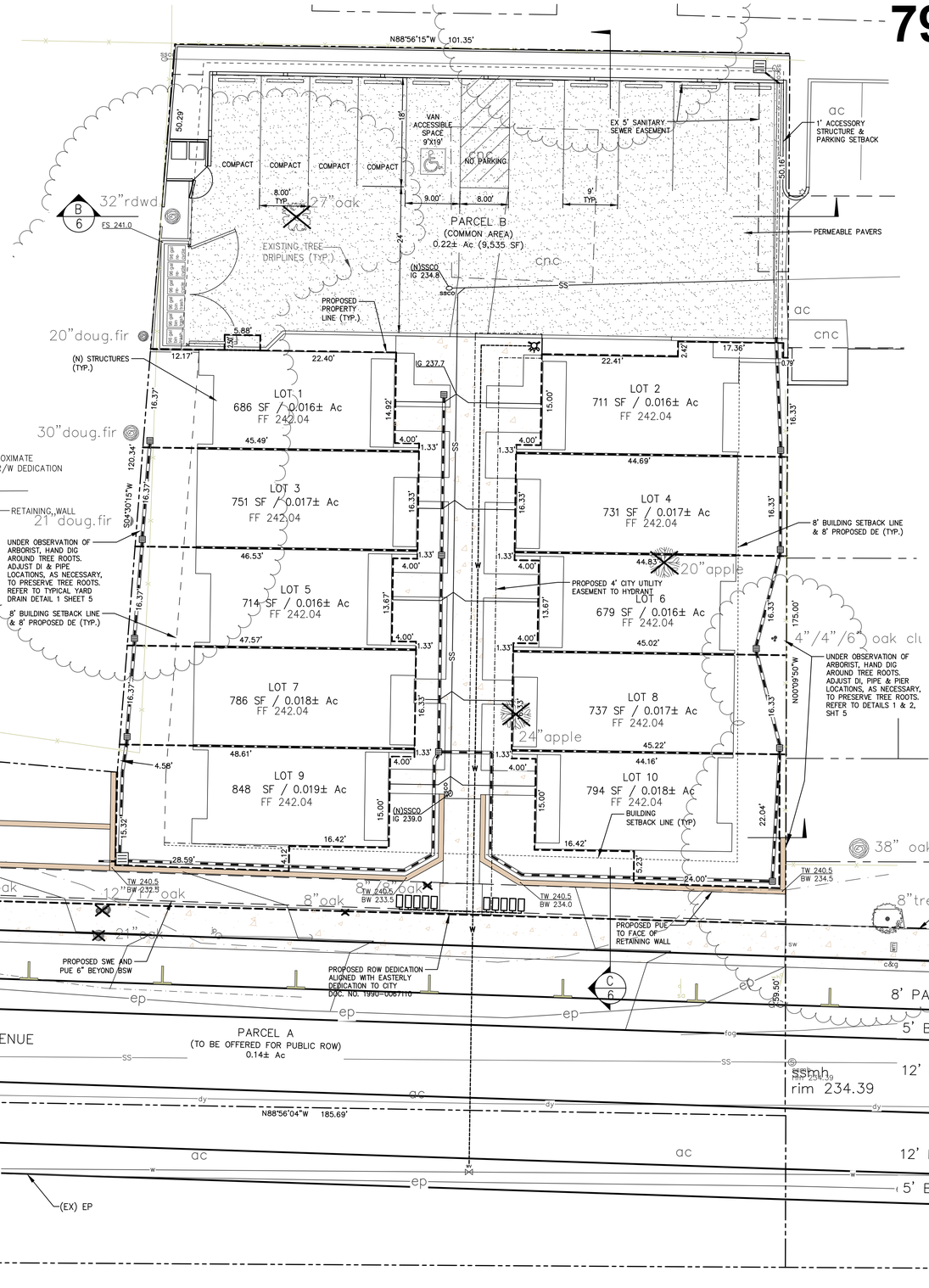
AC	ASPHALT CONCRETE
AP	ANGLE POINT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CNC	CONCRETE
CL, ℄	CENTERLINE
COR	CORNER
CP	CONTROL POINT
DE	DRAINAGE EASEMENT
DI	DROP INLET
DWY	DRIVEWAY
EBX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX, (E)	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FL, ℄	FLOWLINE
FND	FOUND
G	EX GROUND SPOT ELEVATION
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
IG	INVERT GRADE
(max)	MAXIMUM
(min)	MINIMUM
(N)	NEW
R/W	RIGHT OF WAY
SD	STORM DRAIN
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STRP	STRIPE
SUD	SIDEWALK UNDERDRAIN
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOE OF SLOPE
(typ)	TYPICAL
USA-Y	YELLOW MARKING - GAS/JT
WM	WATER METER
WV	WATER VALVE

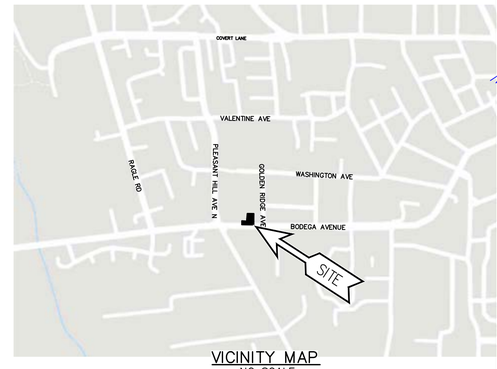
SYMBOLS LEGEND
SCREENED AND/OR lower case DENOTES EXISTING FEATURES

PROPERTY LINE
CENTERLINE
CONTOUR & ELEVATION —35—
SETBACK LINE
SWALE
DROP INLET
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
JOINT UTILITY POLE
TELEPHONE MANHOLE
GAS VALVE GV
FIRE HYDRANT
WATER METER
WATER VALVE
STREET LIGHT
ELECTRIC POLE & ANCHOR
FND IRON PIPE, AS NOTED
ELECTRIC METER
SURVEY CONTROL POINT



BODEGA AVENUE CROSS SECTION (LOOKING WEST)
NTS





VICINITY MAP
NO SCALE

NOTES
1. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
2. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THE SITE. PROPOSED STRUCTURES TO BE CONNECTED TO CITY UTILITIES.
3. THERE ARE NO WATER COURSES OR OPEN DRAINAGE CHANNELS, EXISTING OR PROPOSED ON OR NEAR THE SITE.
4. THERE ARE NO AREAS ON THE SITE SUBJECT TO INUNDATION.

SITE INFORMATION
TOTAL SITE AREA: 0.53± ACRES

CONSULTANT INFORMATION
ARCHITECT:
HEALTHY BUILDINGS
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999
BETH@HBUSA.NET

CIVIL ENGINEER AND SURVEYOR:
ROBERTSON ENGINEERING
2300 BETHARDS DR, STE L
SANTA ROSA, CA 95405
707-523-7490
MIKE@ROBERTSONENGINEERING.NET

OWNER/SUBDIVIDER
HUNTLEY SQUARE, LLC
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999

SHEET INDEX

1	SITE PLAN
2	TOPOGRAPHIC MAP
3	PROPOSED LOT LINES
4	UTILITY PLAN
5	GRADING AND DRAINAGE PLAN
6	SITE SECTIONS

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

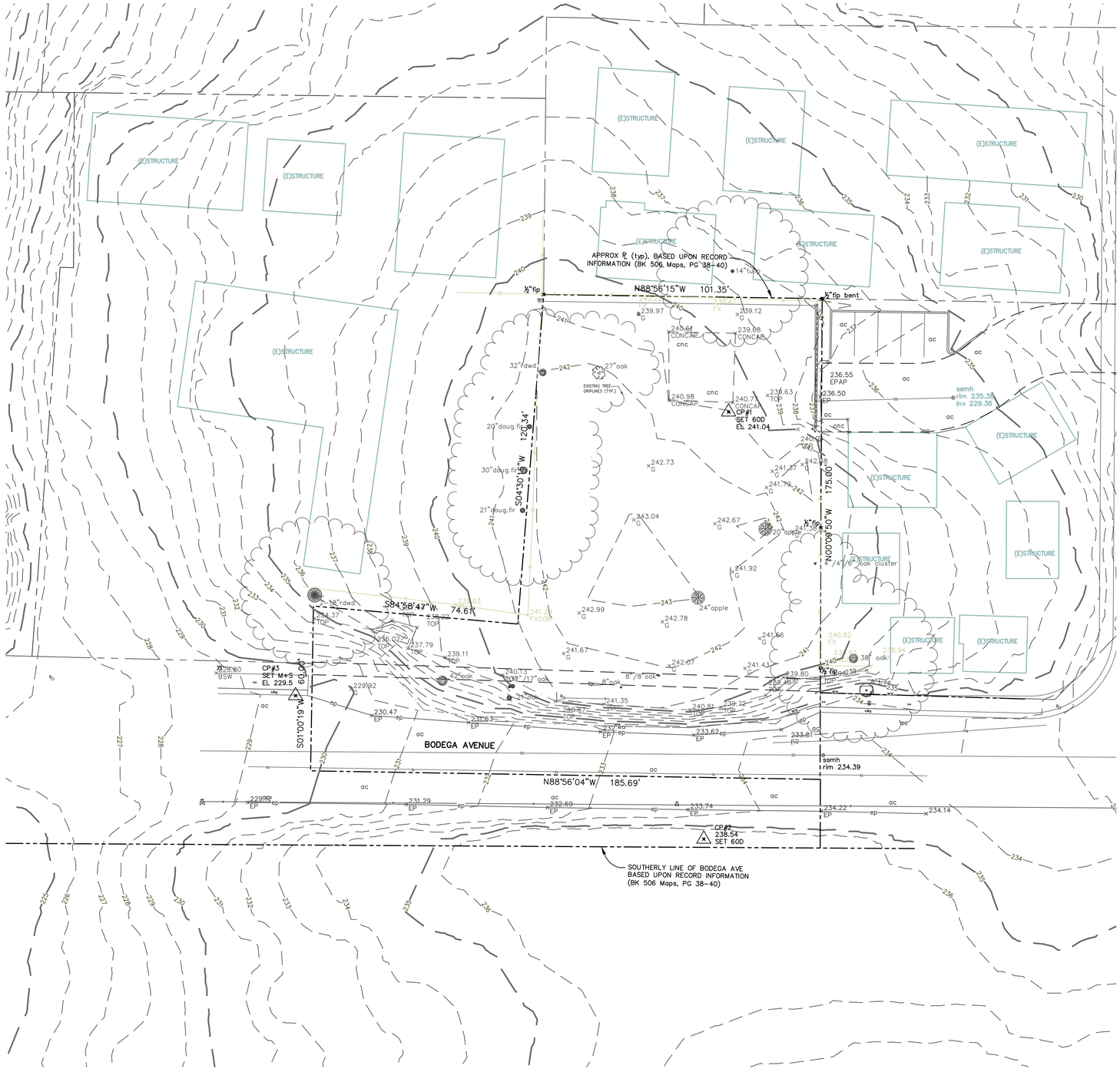
No.	DATE	REVISION
1	8/20/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER MICHAEL B. ROBERTSON No. 29640 CIVIL STATE OF CALIFORNIA
7-16-21

ROBERTSON ENGINEERING Inc
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

SITE PLAN
7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 1 OF 6 SHEETS
JOB No. 18165



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC SURVEY SHOWN ON PLAN PROVIDED BY ROBERTSON ENGINEERING, INC., FIELD SURVEYED 9/14/15.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
3. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
4. COUNTY LINES BEYOND THE PROJECT SITE ARE BASED ON COUNTY LIDAR DATA

BENCHMARK

STANDARD STREET MONUMENT AT P.I. OF CURVE APPROXIMATELY 200' NORTH OF BODEGA AVENUE ON PLEASANT HILL AVENUE NORTH.
TOP OF MONUMENT = 211.70

CP# 1 ELEVATION = 241.04
CP# 2 ELEVATION = 238.54
CP# 3 ELEVATION = 229.50

(BASED UPON THE ELEVATIONS FROM THE BODEGA FLATS IMPROVEMENT PLANS)

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
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PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

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REGISTERED PROFESSIONAL ENGINEER MARCEL B. ROBERTSON No. 29640 CIVIL STATE OF CALIFORNIA

7-16-21

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2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

TOPOGRAPHIC MAP

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 2 OF 6 SHEETS

JOB No. 18165

Y:\18165\dwg\18165TMap.dwg

SELL
APN 004-720-005
2014029775

JEWELL
APN 004-720-006
2018034521

COMMON AREA
APN 004-720-COM

BALENZ
APN 004-720-007
2019062947

N88°56'15"W 101.35'

50.29'

EX 5' SANITARY SEWER EASEMENT

1' ACCESSORY STRUCTURE & PARKING SETBACK

50.16'

HUNTLEY SQUARE, LLC
APN 004-350-024
2018023656

PARCEL B
(COMMON AREA)
0.22± Ac (9,535 SF)

EXISTING 25' WIDE EASEMENT FOR PUBLIC UTILITIES AND ROADWAY (PARCEL 2 OF 2018023656)

PROPOSED ACCESS EASEMENT IFO PARCEL B

PROPOSED PROPERTY LINE (TYP.)

5.88'

2.92'

(N) STRUCTURES (TYP.)

12.17'

22.40'

LOT 1
686 SF / 0.016± Ac

16.37'

14.92'

4.00'

1.33'

45.49'

LUCAS
APN 004-350-074
2017091363

S04°30'15"W 120.34'

LOT 3
751 SF / 0.017± Ac

16.37'

16.33'

46.53'

1.33'

4.00'

LOT 5
714 SF / 0.016± Ac

16.37'

13.67'

8' BUILDING SETBACK LINE & 8' PROPOSED DE (TYP.)

47.57'

4.00'

1.33'

LOT 7
786 SF / 0.018± Ac

16.37'

16.33'

48.61'

1.33'

4.00'

LOT 9
848 SF / 0.019± Ac

15.00'

15.32'

16.42'

4.12'

28.59'

APPROX PROPERTY LINE (TYP.)

S84°58'47"W 74.61'

4.58'

S01°00'19"W 60.00'

22.41'

2.42'

17.36'

0.79'

LOT 2
711 SF / 0.016± Ac

15.00'

16.33'

4.00'

1.33'

44.69'

LOT 4
731 SF / 0.017± Ac

16.33'

16.33'

8' BUILDING SETBACK LINE & 8' PROPOSED DE (TYP.)

1.33'

4.00'

44.83'

PROPOSED 4' CITY UTILITY EASEMENT TO HYDRANT

LOT 6
679 SF / 0.016± Ac

13.67'

16.33'

175.00'

4.00'

45.02'

1.33'

LOT 8
737 SF / 0.017± Ac

16.33'

16.33'

N00°09'50"W

45.22'

44.16'

1.33'

4.00'

LOT 10
794 SF / 0.018± Ac

15.00'

22.04'

BUILDING SETBACK LINE (TYP)

16.42'

5.23'

24.00'

NAGLE
APN 004-350-068
2017087937

RESSLER
APN 004-350-067
2015035271

HANSON
APN 004-350-072
2010092958

COMMON AREA
APN 004-350-073

CAMP
APN 004-350-069
2010055988

OLOUGHLIN
APN 004-350-070
201162651

BRYANT
APN 004-350-071
2019031553

(E) R/W

PROPOSED PUE TO FACE OF RETAINING WALL

PROPOSED SWE AND PUE 6" BEYOND BSW

PROPOSED ROW DEDICATION ALIGNED WITH EASTERLY DEDICATION TO CITY DOC. NO. 1990-0067110

59.50'

BODEGA AVENUE

PARCEL A
(TO BE OFFERED FOR PUBLIC ROW)
0.14± Ac

N88°56'04"W 185.69'

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

4"

2"

BUILDING WALL (TYP.)

PROPERTY LINE (TYP.)

1 TYPICAL DETAIL PROP. LINES BETWEEN BUILDINGS
NTS

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION
1	8/20/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. ROBERTSON
No. 29640
CIVIL
STATE OF CALIFORNIA

7-16-21

ROBERTSON ENGINEERING Inc
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

PROPOSED LOT LINES

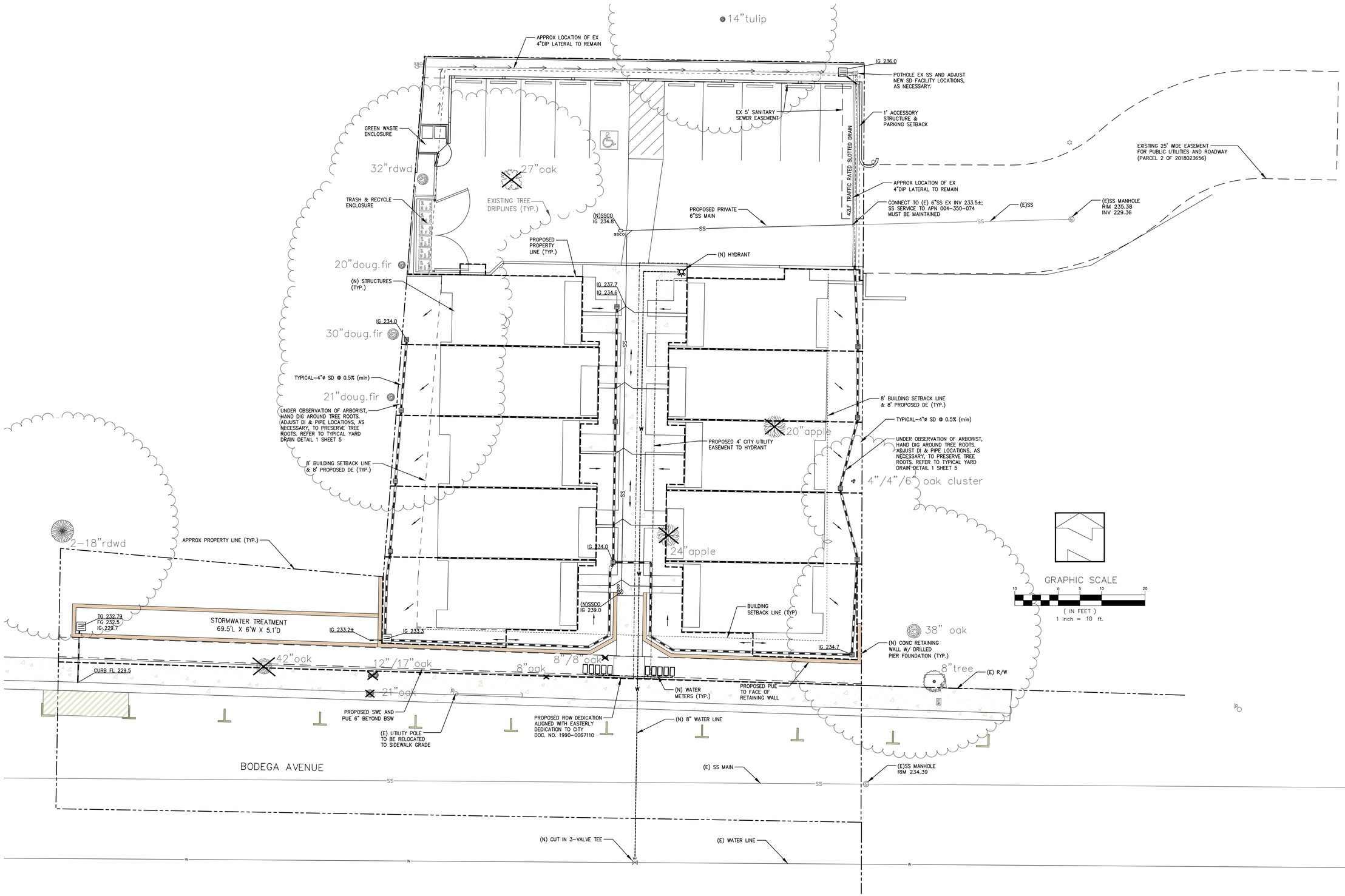
7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA

SEBASTOPOL

SHEET 3 OF 6 SHEETS

JOB No. 18165

Y:\18165\dwg\18165TMap.dwg



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No.	DATE	REVISION
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REGISTERED PROFESSIONAL ENGINEER — MARCEL B. ROBERTSON — No. 29640 — CIVIL — STATE OF CALIFORNIA

7-16-21

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Tel 707.523.7490 Fax 707.523.7499
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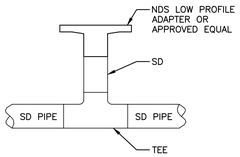
UTILITY PLAN

7950 BODEGA AVE
SONOMA COUNTY
SEBASTOPOL CALIFORNIA

SHEET 4 OF 6 SHEETS

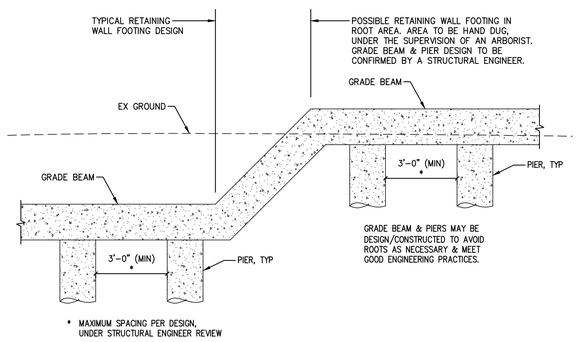
JOB No. 18165

Y:\18165\dwg\18165TMap.dwg

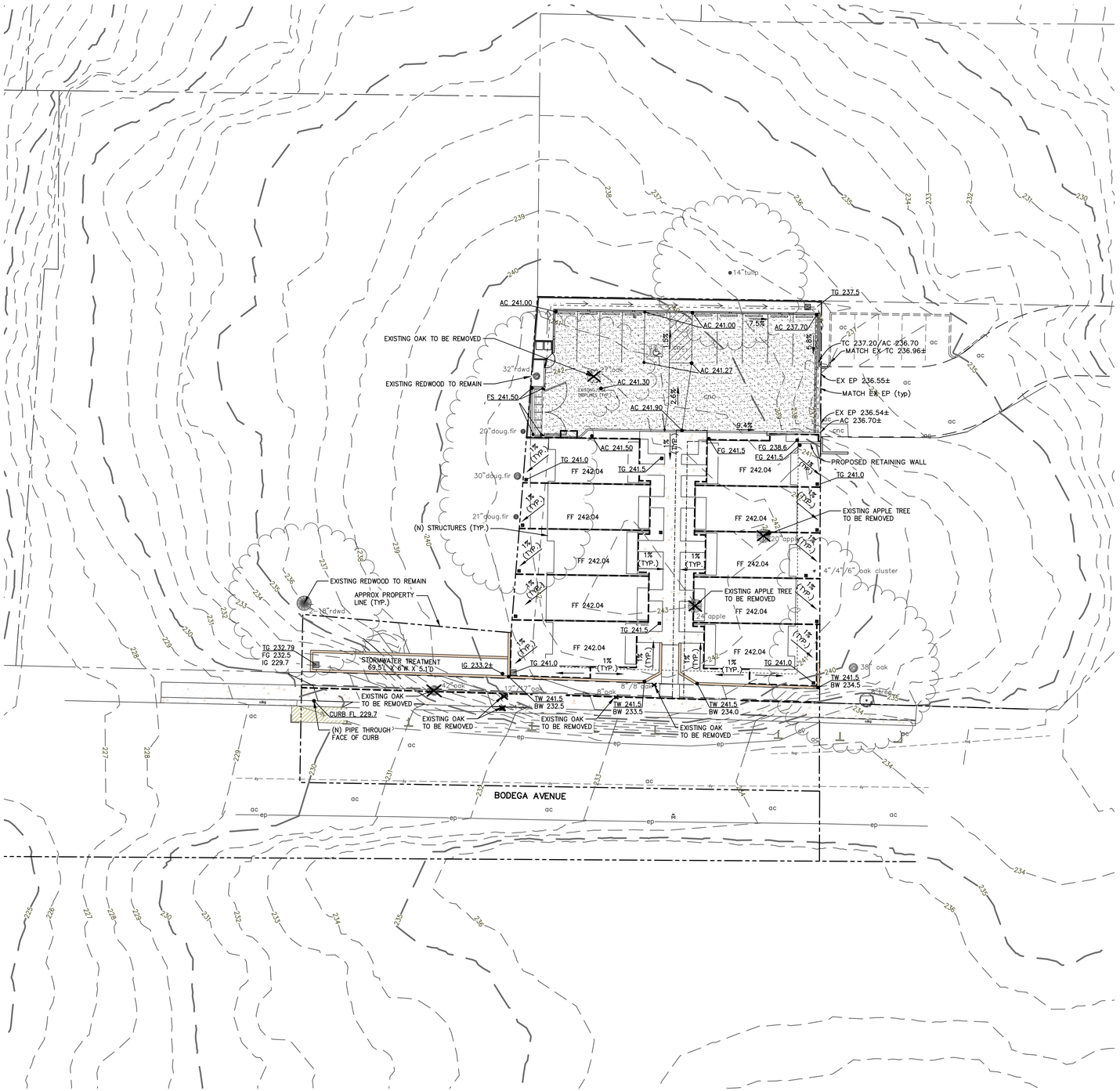


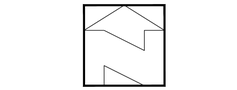
1 TYPICAL YARD DRAIN DETAIL
SCALE: NTS

SD – SD PIPE PER PLAN



2 POSSIBLE RETAINING WALL FOOTING DESIGN
SCALE: NTS





DATE:	Aug 2020
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7-16-21

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GRADING AND DRAINAGE PLAN

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET	5
OF	
	6 SHEETS
JOB No.	
	18165

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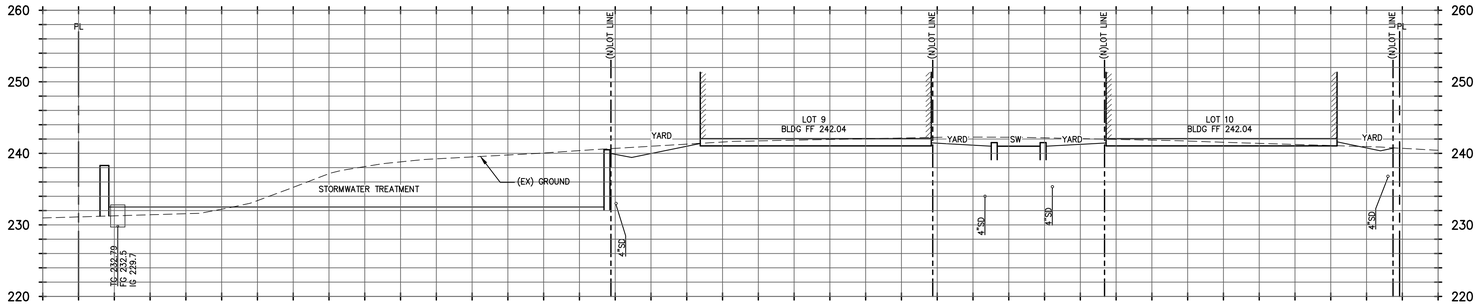
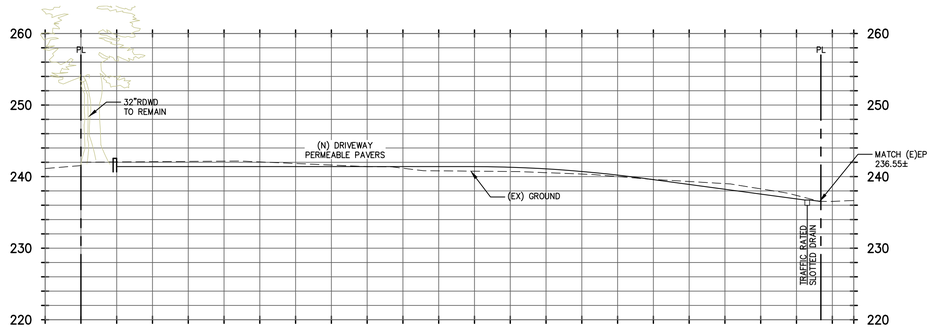
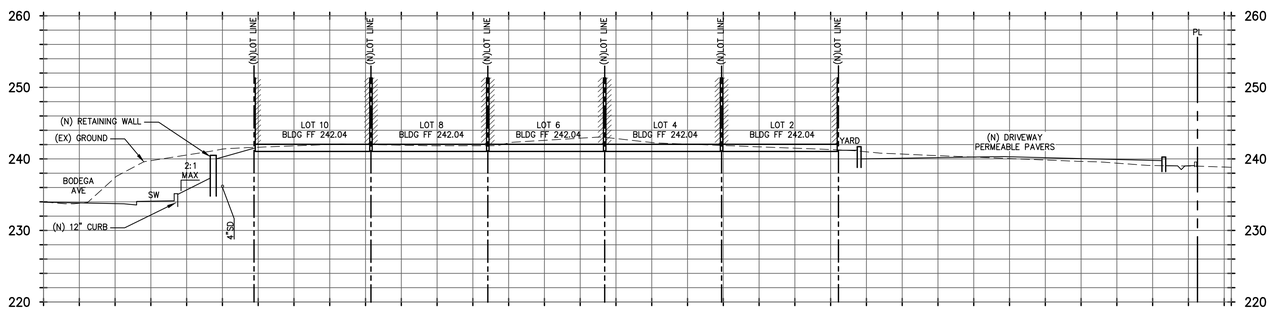


A SECTION A
SCALE: 1" = 10' (H & V)



B SECTION B
SCALE: 1" = 10' (H & V)



C SECTION C
SCALE: 1" = 10' (H & V)

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

DATE:	Aug 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION
1	8/20/20	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. ROBERTSON
No. 29640
CIVIL
STATE OF CALIFORNIA
7-16-21

ROBERTSON ENGINEERING Inc.
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

SITE SECTIONS

7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 6 OF 6 SHEETS

JOB No. 18165

Y:\18165\dwg\18165TMap.dwg

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	WUCOLS LISTING	GROWTH RATE	CONTAINER SIZE	SIZE 3-5 YEARS (ht x wd)	MATURE SIZE (ht x wd)
CG	CAMPSIS GRANDIFLORA	TRUMPET VINE	L	MODERATE	1 GAL	8'	10'
CT	CHONDROPETALUM TECTORUM	CAPE REED	L	FAST	1 GAL	36"	36"
DI	DIETES IRIDIODES	FORTNIGHT LILY	L	MODERATE	1 GAL	36"	36"
DO	DAPHNE ODORA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	L	MODERATE	5 GAL	4'	4'
FM	FESTUCA MAIREI	ATLAS FESCUE	L	FAST	1 GAL	24"	24"
FS	FEIJOA SELOWIANA	PINEAPPLE GUAVA	M	MODERATE	5 GAL	10'	12'
HO	HELLEBORUS ORIENTALIS	HELLEBORE	M	FAST	1 GAL	24"	24"
JP	JUNCUS PATENS	CALIFORNIA GREY SEDGE	L	FAST	1 GAL	18"	24"
LA	LAVANDULA 'GROSSO'	LAVENDER	L	MODERATE	1 GAL	36"	36"
LB	LAGERSTROEMIA 'BILOXI'	CRAPE MYRTLE	L	MODERATE	15 GAL	15' x 12'	20' x 15'
LM	LAGERSTROEMIA 'MOONLIGHT MAGIC'	CRAPE MYRTLE	L	MODERATE	15 GAL	8' x 4'	12' x 6'
MA	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	L	FAST	1 GAL	36"	36"
MR	MUHLENBERGIA RIGENS	DEER GRASS	L	FAST	1 GAL	4'	4'
PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	L	FAST	1 GAL	2-3'	2-3'
PG	PHORMIUM 'GUARDSMAN'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	5'	5'
PJ	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	4'	4'
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M	MODERATE	1 GAL	4'	4'
PS	PITTOSPORUM 'SILVER SHEEN'	PITTOSPORUM	M	FAST	5 GAL	10'	12'
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	L	FAST	1 GAL	8'	8'
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	SLOW	15 GAL	20' x 15'	40' x 40'
SG	SALVIA GREGII 'FURMAN'S RED'	MAGENTA RED AUTUMN SAGE	L	MODERATE	1 GAL	24"	36"

PLANTING NOTES

1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

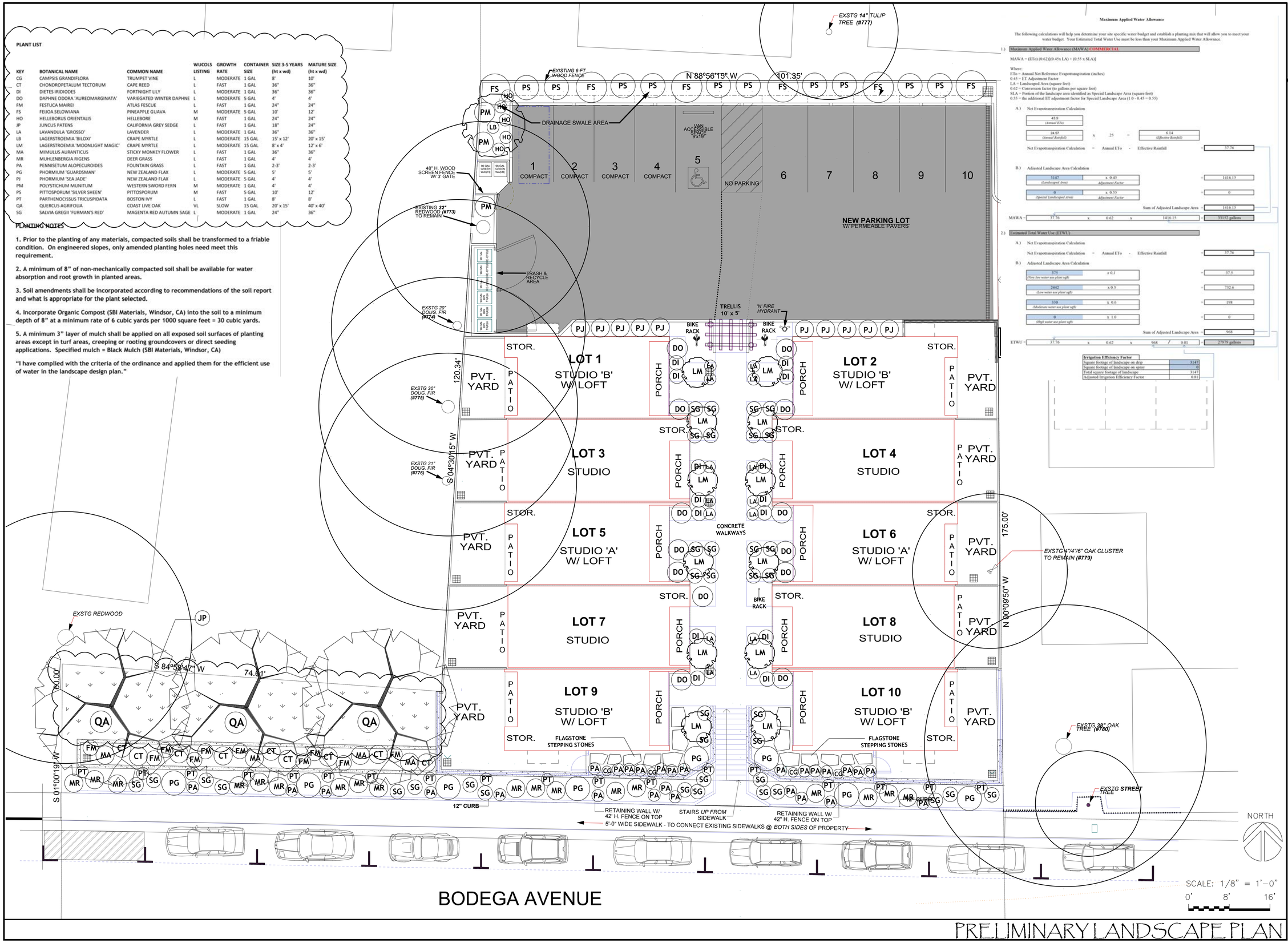
2. A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.

3. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plant selected.

4. Incorporate Organic Compost (SBI Materials, Windsor, CA) into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet = 30 cubic yards.

5. A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. Specified mulch = Black Mulch (SBI Materials, Windsor, CA)

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."



Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

1.) Maximum Applied Water Allowance (MAWA) COMMERCIAL

MAWA = (ETo) (0.62)((0.45 x LA) + (0.55 x SLA))

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.45 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)

A.) Net Evapotranspiration Calculation

43.8 (Annual ETo)				
24.57 (Annual Rainfall)	x	.25	=	6.14 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 37.76

B.) Adjusted Landscape Area Calculation

3147 (Landscaped Area)	x 0.45 Adjustment Factor	=	1416.15
0 (Special Landscaped Area)	x 0.55 Adjustment Factor	=	0
	Sum of Adjusted Landscape Area	=	1416.15

MAWA = 37.76 x 0.62 x 1416.15 = 33152 gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 37.76

B.) Adjusted Landscape Area Calculation

375 (Very low water use plant sqft)	x 0.1	=	37.5
2442 (Low water use plant sqft)	x 0.3	=	732.6
330 (Moderate water use plant sqft)	x 0.6	=	198
0 (High water use plant sqft)	x 1.0	=	0
	Sum of Adjusted Landscape Area	=	968

ETWU = 37.76 x 0.62 x 968 / 0.81 = 27979 gallons

Irrigation Efficiency Factor	
Square footage of landscape on drip	3147
Square footage of landscape on spray	0
Total square footage of landscape	3147
Adjusted Irrigation Efficiency Factor	0.81

REV	DATE	BY
1	9.08.2020	SH
2	12.21.2020	SH
3	7.27.2021	SH
4	3.24.2022	SH

ALLEN LAND DESIGN
1478 Olivet Road
Santa Rosa, CA 95401
(707) 526-3177
www.allenlanddesign.com

PRELIMINARY LANDSCAPE PLAN

HUNTLEY SQUARE
MINI HOME VILLAGE
7390 BODEGA AVE
SEBASTOPOL, CA

JOB NO.:	____
DATE:	5/5/2020
SCALE:	1/8" = 1'-0"
DRAWN BY:	SH
CHECKED BY:	___
CAD FILE:	_____.DWG

L.1

PRELIMINARY LANDSCAPE PLAN

FESTCA MAIREI

LAVANDULA 'GROSSO'

SALVIA 'FURMAN'S RED'

CAMPSIS GRANDIFLORA

MIMULUS AURANTICUS

DIETES IRIDIODES

LAGERSTROEMIA 'BILOXI'

QUERCUS AGRIFOLIA

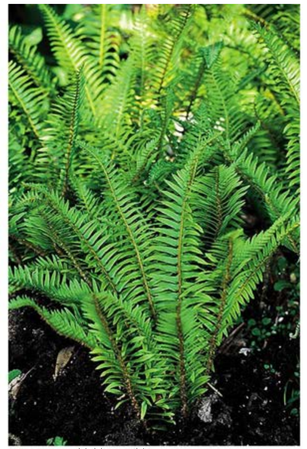
PARTHENOCISSUS TRICUSPIDATA

PITTOSPORUM 'SILVER SHEEN'

PENNISETUM ALOPECUROIDES

PHORMIUM 'SEA JADE'

DAPHNE ODORA



POLYSTICHUM MUNITUM

FEIJOA SELOWIANA

MUHLENBERGIA RIGENS

PHORMIUM 'GUARDSMAN'

CHONDROPETALUM TECTORUM

HELLEBORUS ORIENTALIS

LAGERSTROEMIA 'MIDNIGHT MAGIC'

REV	DATE	BY

ALLEN LAND DESIGN

1478 Olivet Road
Santa Rosa, CA 95401
(707) 526-3177
www.allenlanddesign.com

PLANT PALETTE

HUNTLEY SQUARE
MINI HOME VILLAGE
7990 BODEGA AVE
SEBASTOPOL, CA

JOB NO.:	____
DATE:	3/24/2022
SCALE:	
DRAWN BY:	SH
CHECKED BY:	___
CAD FILE:	_____.DWG

L.2

PLANT PALETTE

RECOMMENDATIONS

HORTICULTURAL *ASSOCIATES*
CONSULTANTS IN HORTICULTURE AND ARBORICULTURE

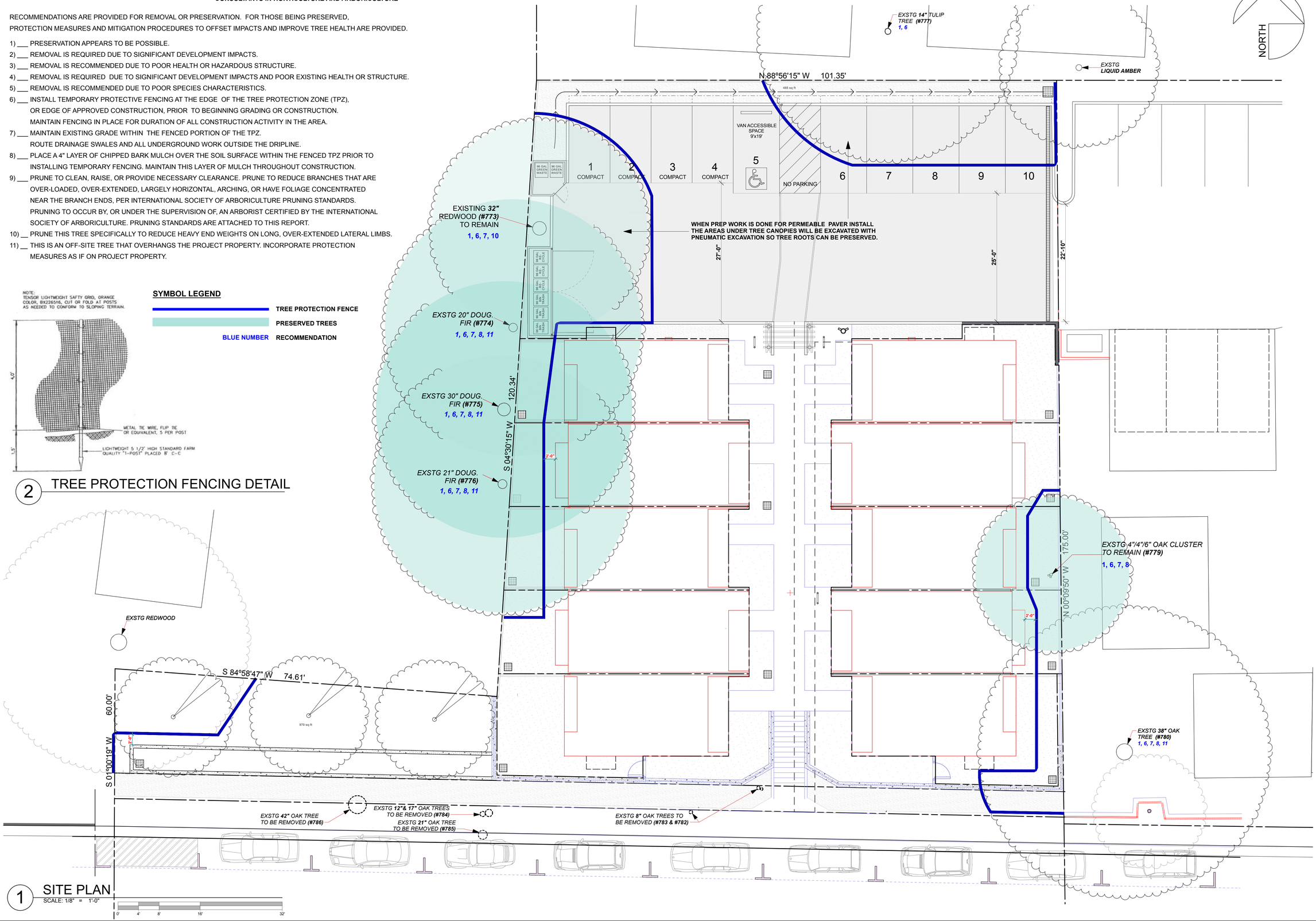
RECOMMENDATIONS ARE PROVIDED FOR REMOVAL OR PRESERVATION. FOR THOSE BEING PRESERVED, PROTECTION MEASURES AND MITIGATION PROCEDURES TO OFFSET IMPACTS AND IMPROVE TREE HEALTH ARE PROVIDED.

1) ___ PRESERVATION APPEARS TO BE POSSIBLE.
2) ___ REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS.
3) ___ REMOVAL IS RECOMMENDED DUE TO POOR HEALTH OR HAZARDOUS STRUCTURE.
4) ___ REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS AND POOR EXISTING HEALTH OR STRUCTURE.
5) ___ REMOVAL IS RECOMMENDED DUE TO POOR SPECIES CHARACTERISTICS.
6) ___ INSTALL TEMPORARY PROTECTIVE FENCING AT THE EDGE OF THE TREE PROTECTION ZONE (TPZ), OR EDGE OF APPROVED CONSTRUCTION, PRIOR TO BEGINNING GRADING OR CONSTRUCTION. MAINTAIN FENCING IN PLACE FOR DURATION OF ALL CONSTRUCTION ACTIVITY IN THE AREA.
7) ___ MAINTAIN EXISTING GRADE WITHIN THE FENCED PORTION OF THE TPZ. ROUTE DRAINAGE SWALES AND ALL UNDERGROUND WORK OUTSIDE THE DRIPLINE.
8) ___ PLACE A 4" LAYER OF CHIPPED BARK MULCH OVER THE SOIL SURFACE WITHIN THE FENCED TPZ PRIOR TO INSTALLING TEMPORARY FENCING. MAINTAIN THIS LAYER OF MULCH THROUGHOUT CONSTRUCTION.
9) ___ PRUNE TO CLEAN, RAISE, OR PROVIDE NECESSARY CLEARANCE. PRUNE TO REDUCE BRANCHES THAT ARE OVER-LOADED, OVER-EXTENDED, LARGELY HORIZONTAL, ARCHING, OR HAVE FOLIAGE CONCENTRATED NEAR THE BRANCH ENDS, PER INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS. PRUNING TO OCCUR BY, OR UNDER THE SUPERVISION OF, AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRUNING STANDARDS ARE ATTACHED TO THIS REPORT.
10) __ PRUNE THIS TREE SPECIFICALLY TO REDUCE HEAVY END WEIGHTS ON LONG, OVER-EXTENDED LATERAL LIMBS.
11) __ THIS IS AN OFF-SITE TREE THAT OVERHANGS THE PROJECT PROPERTY. INCORPORATE PROTECTION MEASURES AS IF ON PROJECT PROPERTY.

SYMBOL LEGEND

———	TREE PROTECTION FENCE
▭	PRESERVED TREES
BLUE NUMBER	RECOMMENDATION

2 TREE PROTECTION FENCING DETAIL



1 SITE PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 32'

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
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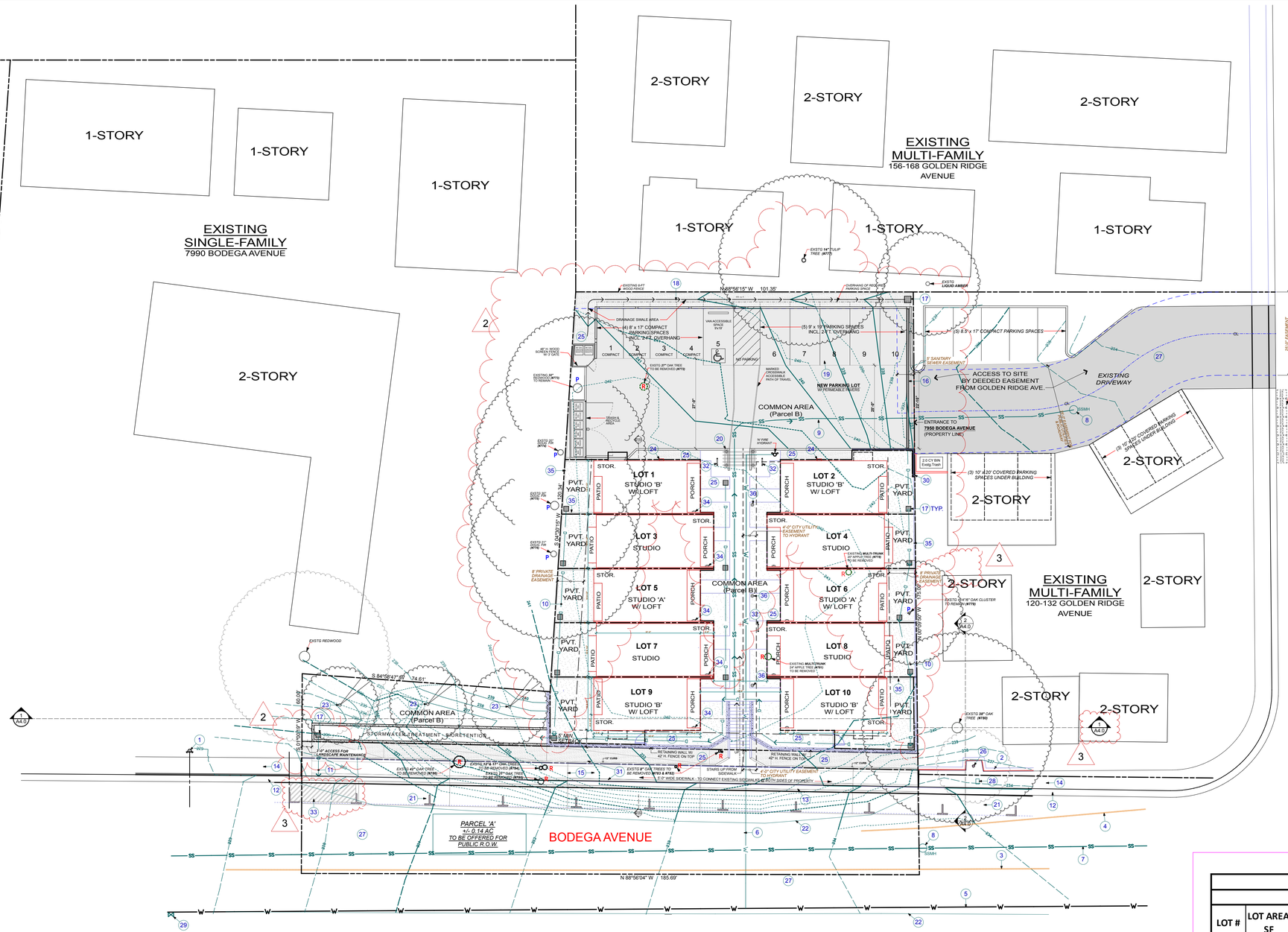
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

TREE PRESERVATION PLAN

ISSUE/REVISIONS:
8-31-21 NEW SHEET
DATE: 3/29/22

DRAWN BY: MTN
SCALE: 1/8" = 1' - 0"

SHEETNO.:
T1
(NEW SHEET)
3



1 SUBDIVISION VICINITY MAP

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

KEYNOTES (Not all notes are used on every sheet.)

1. EXISTING FIRE HYDRANT.
2. EXISTING WOOD RETAINING WALL.
3. EXISTING DOUBLE YELLOW LINE.
4. EXISTING PAINTED FOG LINE.
5. EXISTING WATER MAIN (W).
6. PROPOSED WATER SERVICE LINE.
7. EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE.
8. EXISTING SANITARY SEWER MANHOLE (SSMH).
9. PROPOSED SEWER LATERAL.
10. PROPOSED STORM DRAIN (SD).
11. DRAIN OUTFALL AT GUTTER.
12. EXISTING CURB AND GUTTER (C&G).
13. PROPOSED CURB AND GUTTER (C&G).
14. EXISTING SIDEWALK, 5' WIDE.
15. PROPOSED SIDEWALK TO MATCH EXISTING.
16. PROPOSED TRENCH DRAIN.
17. PROPOSED CATCH BASIN ('DI', DRAINAGE INLET).
18. PROPOSED DRAINAGE SWALE.
19. PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE.
20. PROPOSED TRELLIS.
21. PROPOSED PARALLEL PARKING: 9 SPACES AT 8' x 22' EA.
22. EXISTING EDGE OF PAVEMENT (EP).
23. PROPOSED NATIVE OAK TREE.
24. PARKING AREA - LIGHTS
25. PROPOSED LANDSCAPE PLANTING.
26. EXISTING TREE (8").
27. EXISTING AC PAVING
28. EXISTING WATER METER
29. EXISTING WATER VALVE
30. PROPOSED 42" H. RETAINING WALL
31. RELOCATE EXISTING UTILITY POLE & GUY TO SIDEWALK LEVEL.
32. BIKE RACK FOR TWO BICYCLES
33. LOADING ZONE PARKING SPACE
34. ELECTRIC METER
35. PRIVACY FENCE AROUND PROPERTY & BETWEEN UNITS
36. SOLAR BOLLARD

SYMBOL LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE TO REMAIN
- EXISTING CONTOUR TO BE CHANGED
- PROPOSED GRADING CONTOUR
- R TREE TO BE REMOVED
- P TREE TO BE PROTECTED

PROJECT DATA (Revised 9-1-20)

APN: 004-350-024

RECORD OWNER and SUBDIVIDER
Huntley Square LLC
630 Airpark Road, Suite A
Napa, CA 94558

FIRM PREPARING THE DRAWINGS
Healthy Buildings Design Group
630 Airpark Road, Suite A
Napa, CA 94558

PROJECT DATA

OVERALL LOT SIZE PER SURVEY DOCUMENT: *23,070* +/- S.F.
AREA OF LOT TO BE DEEDED TO CITY: *6,098* +/- S.F.
PROPOSED LOT SIZE: *16,972* +/- S.F. = .39 ACRE
PROPOSED UTILITY EASEMENT: 5' X 185' = 925 S.F.

NET LOT SIZE : +/- 0.37 ACRES = *16,047* +/- S.F.

ZONING : R7 = RESIDENTIAL MULTI-FAMILY HIGH DENSITY

ALLOWABLE DENSITY :
12.1 - 25 UNITS / ACRE
0.39 ACRES X 12.1 UNITS/ACRE = 4.7 UNITS (MIN.)
0.39 ACRES X 25 UNITS/ACRE = 9.75 UNITS (MAX.)

STUDIO DENSITY ALLOWABLE - COUNTS AS 1/2 DWELLING UNIT (ALL STUDIOS)
9 UNITS (MIN.)
19 UNITS (MAX.) ALL STUDIOS

PROPOSED DENSITY : 10 STUDIO DWELLING UNITS = 10/.39(2) =
= 12.8 DU/ACRE

MAXIMUM HEIGHT = 30'-0" **PROPOSED HEIGHT** = 23'-0"

PARKING REQUIREMENTS : 1 CAR PER STUDIO
TOTAL REQUIRED : 10 PARKING SPACES
TOTAL PROVIDED ON SITE: 10 PARKING SPACES
INCLUDES 1 VAN ACCESSIBLE PARKING SPACE AND 8' ACCESS AISLE
ADDITIONAL STREET PARKING PROPOSED: 9 CURB SPACES AT FRONTAGE + 1 OTHER

REVISION NOTES 7-9-21

1. *DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-3'.* 3

LOT-UNIT TABLE

HUNTLEY SQUARE

LOT & UNIT AREA CALCULATIONS *(Revised 9-10-20)*

LOT #	LOT AREA SF	Lot Coverage SF	Lot Coverage %	UNIT TYPE	UNIT FLOOR AREA		Private Yard	+ Back Porch	Private Open Space
1	*686*	434	*63%*	STUDIO W/ LOFT	599	SF	*133*	*27*	*160*
2	*711*	434	*61%*	STUDIO W/ LOFT	599	SF	*150*	*27*	*177*
3	*751*	519	*69%*	STUDIO	519	SF	*162*	*0*	*162*
4	*731*	519	*71%*	STUDIO	519	SF	*140*	*0*	*140*
5	*714*	434	*61%*	STUDIO W/ LOFT	599	SF	*170*	*27*	*197*
6	*679*	434	*64%*	STUDIO W/ LOFT	599	SF	*132*	*27*	*159*
7	*786*	519	*66%*	STUDIO	519	SF	*196*	*0*	*196*
8	*737*	519	*70%*	STUDIO	519	SF	*142*	*0*	*142*
9	*848*	434	*51%*	STUDIO W/ LOFT	599	SF	*328*	*27*	*355*
10	*794*	434	*55%*	STUDIO W/ LOFT	599	SF	*274*	*27*	*301*
TOTAL	*7,437*	4680	*63%*	Average	5670	SF	*1827*	*162*	*1989*

PARCEL B - COMMON AREA CALCULATIONS

AREA #	DESCRIPTION	AREA SF	ACRES
Common Area B1	Resident parking & trash	*5,075*	*0.12*
Common Area B2	Courtyard + retaining wall	*2,169*	*0.05*
Common Area B3	Landscaped embankment	*1,366*	*0.03*
Common Area B4	Utility easement	*925*	*0.02*
	TOTAL:	*9,535*	*0.22*

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NOTICE

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

PROPOSED SUBDIVISION
VICINITY MAP

ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 5-14-20
REV. 9-10-20 2
REV. 8-31-21 3
DATE: 3/29/22

DRAWN BY: AJL
SCALE: 1/16" = 1'-0"

SHEETNO.:
A1.0

2 PRELIMINARY SUBDIVISION PLAN

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

0' 4' 8' 16' 32'

NORTH

KEYNOTES (Not all notes are used on every sheet.)

1. EXISTING FIRE HYDRANT.
2. EXISTING WOOD RETAINING WALL.
3. EXISTING DOUBLE YELLOW LINE.
4. EXISTING PAINTED FOG LINE.
5. EXISTING WATER MAIN (W).
6. PROPOSED WATER SERVICE LINE.
7. EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE.
8. EXISTING SANITARY SEWER MANHOLE (SSMH).
9. PROPOSED SEWER LATERAL.
10. PROPOSED STORM DRAIN (SD).
11. DRAIN OUTFALL AT GUTTER.
12. EXISTING CURB AND GUTTER (C&G).
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14. EXISTING SIDEWALK, 5' WIDE.
15. PROPOSED SIDEWALK TO MATCH EXISTING.
16. PROPOSED TRENCH DRAIN.
17. PROPOSED CATCH BASIN ('DI', DRAINAGE INLET)
18. PROPOSED DRAINAGE SWALE.
19. PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE.
20. PROPOSED TRELLIS.
21. PROPOSED PARALLEL PARKING: 10 SPACES AT 8' x 22' EA.
22. EXISTING EDGE OF PAVEMENT (EP).
23. PROPOSED NATIVE OAK TREE.
24. PARKING AREA - LIGHTS
25. PROPOSED LANDSCAPE PLANTING.
26. EXISTING TREE (8").
27. EXISTING AC PAVING
28. EXISTING WATER METER
29. EXISTING WATER VALVE
30. PROPOSED 42" H. RETAINING WALL
31. RELOCATE POWER/UTILITY POLE & GUY
32. BIKE RACK PARKING FOR (2) BICYCLES
33. LOADING ZONE PARKING SPACE
34. ELECTRIC METER
35. PRIVACY FENCE AROUND PROPERTY & BETWEEN UNITS
36. SOLAR BOLLARD

SYMBOL LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE TO REMAIN
- EXISTING CONTOUR TO BE CHANGED
- PROPOSED GRADING CONTOUR
- R — TREE TO BE REMOVED
- P — TREE TO BE PROTECTED

SITE PLAN NOTES

1. EXISTING TREE NUMBERING, LOCATIONS, SIZES AND SPECIES ARE BASED ON DATA IN "TREE PRESERVATION AND MITIGATION REPORT" PREPARED BY HORTICULTURAL ASSOCIATES, DATED AUGUST 6, 2020.

REVISION NOTES 7-09-21

1. DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-3'.
2. SEE SHEET A1.0 FOR FULL EXTENT OF DRAWING REVISION CLOUDED.

3

EXISTING 6-FT WOOD FENCE
N 88°56'15" W 101.35'
OVERHANG OF REQUIRED PARKING SPACE
EXSTG LIQUID AMBER
DRAINAGE SWALE AREA
(4) 8' x 17' COMPACT PARKING SPACES INCL. 2-FT. OVERHANG
VAN ACCESSIBLE SPACE 9'x19'
(5) 9' x 19' PARKING SPACES INCL. 2-FT. OVERHANG
(5) 8.5' x 17' COMPACT PARKING SPACES
48" H. WOOD SCREEN FENCE W/ 3' GATE
EXSTG 27" OAK TREE TO BE REMOVED (#772)
NO PARKING
MARKED CROSSWALK ACCESSIBLE PATH OF TRAVEL
NEW PARKING LOT W/ PERMEABLE PAVERS
5' SANITARY SEWER EASEMENT
ACCESS TO SITE BY DEEDED EASEMENT FROM GOLDEN RIDGE AVE.
EXISTING DRIVEWAY
EXISTING 32" REDWOOD (#773) TO REMAIN
TRASH & RECYCLE AREA
COMMON AREA (Parcel B)
27'-0"
25'-0"
22'-10"
ENTRANCE TO 7950 BODEGA AVENUE (PROPERTY LINE)
SSMH
15'-0" EASEMENT FOR PUBLIC UTILITIES & ROADWAY
EXSTG 20" DOUG. FIR (#774)
'N' FIRE HYDRANT
2.0 CY BIN Exstg.Trash
(3) 10' x 20' COVERED PARKING SPACES UNDER BUILDING
2-STORY
EXSTG 30" DOUG. FIR (#775)
EXSTG 21" DOUG. FIR (#776)
S 04°30'15" W 120.34'
LOT 1 STUDIO 'B' W/ LOFT
LOT 2 STUDIO 'B' W/ LOFT
LOT 3 STUDIO
LOT 4 STUDIO
LOT 5 STUDIO 'A' W/ LOFT
LOT 6 STUDIO 'A' W/ LOFT
LOT 7 STUDIO
LOT 8 STUDIO
LOT 9 STUDIO 'B' W/ LOFT
LOT 10 STUDIO 'B' W/ LOFT
PVT. YARD
PATIO
PORCH
STOR.
17 TYP.
4'-0" CITY UTILITY EASEMENT TO HYDRANT
EXISTING MULTI-TRUNK 20" APPLE TREE (#778) TO BE REMOVED
EXISTING MULTI-TRUNK 24" APPLE TREE (#781) TO BE REMOVED
8' PRIVATE DRAINAGE EASEMENT
EXSTG 4"/4"/6" OAK CLUSTER TO REMAIN (#779)
N 00°09'50" W 175.00'
EXISTING MULTI-FAMILY
120-132 GOLDEN RIDGE AVENUE
EXSTG REDWOOD
S 84°58'47" W 74.61'
S 01°00'19" W 60.00'
COMMON AREA (Parcel B)
STORMWATER TREATMENT - BIORETENTION
3'-0" ACCESS FOR LANDSCAPE MAINTENANCE
5' MIN. SETBACK
EXSTG 42" OAK TREE TO BE REMOVED (#786)
EXSTG 12" & 17" OAK TREES TO BE REMOVED (#784)
EXSTG 21" OAK TREE TO BE REMOVED (#785)
EXSTG 8" OAK TREES TO BE REMOVED (#783 & #782)
RETAINING WALL W/ 42" H. FENCE ON TOP
STAIRS UP FROM SIDEWALK
5'-0" WIDE SIDEWALK - TO CONNECT EXISTING SIDEWALKS @ BOTH SIDES OF PROPERTY
12" CURB
EXSTG 38" OAK TREE (#780)
PARCEL 'A' +/- 0.14 AC TO BE OFFERED FOR PUBLIC R.O.W.
BODEGA AVENUE
N 88°56'04" W 185.69'
SS
SSMH

HEALTHY BUILDINGS

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SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

SITE PLAN
PRELIMINARY MAP

ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 5-14-20 /1
REV. 9-10-20 /2
REV. 8-31-21 /3
DATE: 3/29/22

DRAWN BY: AJL
SCALE: 1/8" = 1'-0"

SHEETNO.:
A1.1

1 LOT LINE LAYOUT - TONE DIAGRAM

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

0' 4' 8' 16' 32'

NORTH

N 88°56'15" W 101.35'

VAN ACCESSIBLE SPACE 9'x19'

1 COMPACT | 2 COMPACT | 3 COMPACT | 4 COMPACT | 5 | NO PARKING | 6 | 7 | 8 | 9 | 10

96 GAL GREEN WASTE

96 GAL BLUE CYCLE

96 GAL BLUE CYCLE

96 GAL BLUE TRASH

96 GAL BLUE TRASH

96 GAL BLUE TRASH

TRASH & RECYCLE AREA

3 NEW PARKING LOT W/ PERMEABLE PAVERS

COMMON AREA (Parcel B)

27'-0"

25'-0"

22'-10"

'N' FIRE HYDRANT

5' SANITARY SEWER EASEMENT

EXISTING DRIVEWAY

CL

SSMH

25'-0" EASEMENT FOR PUBLIC UTILITIES & ROADWAY

2.0 CY BIN Exstg.Trash

2

LOT 1 STUDIO 'B' W/ LOFT

LOT 2 STUDIO 'B' W/ LOFT

LOT 3 STUDIO

LOT 4 STUDIO

LOT 5 STUDIO 'A' W/ LOFT

LOT 6 STUDIO 'A' W/ LOFT

LOT 7 STUDIO

LOT 8 STUDIO

LOT 9 STUDIO 'B' W/ LOFT

LOT 10 STUDIO 'B' W/ LOFT

PVT. YARD

PATIO

PORCH

STOR.

4'-0" CITY UTILITY EASEMENT TO HYDRANT

8' PRIVATE DRAINAGE EASEMENT

COMMON AREA (Parcel B)

N 00°09'50" W 175.00'

S 04°30'15" W 120.34'

S 84°58'47" W 74.61'

S 01°00'49" W 69.00'

COMMON AREA (Parcel B)

STORMWATER TREATMENT - BIORETENTION

3'-0" ACCESS FOR LANDSCAPE MAINTENANCE

5' MIN. SETBACK

RETAINING WALL W/ 42" H. FENCE ON TOP

RETAINING WALL W/ 42" H. FENCE ON TOP

12" CURB

12" CURB

3

STAIRS UP FROM SIDEWALK

4'-0" CITY UTILITY EASEMENT TO HYDRANT

5'-0" WIDE SIDEWALK - TO CONNECT EXISTING SIDEWALKS @ BOTH SIDES OF PROPERTY

PARCEL 'A'
+/- 0.14 AC
TO BE OFFERED FOR PUBLIC R.O.W.

BODEGA AVENUE

SS SSMH

N 88°56'04" W 185.69'

HEALTHY BUILDINGS

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SUBDIVISION LOT LINE DIAGRAM

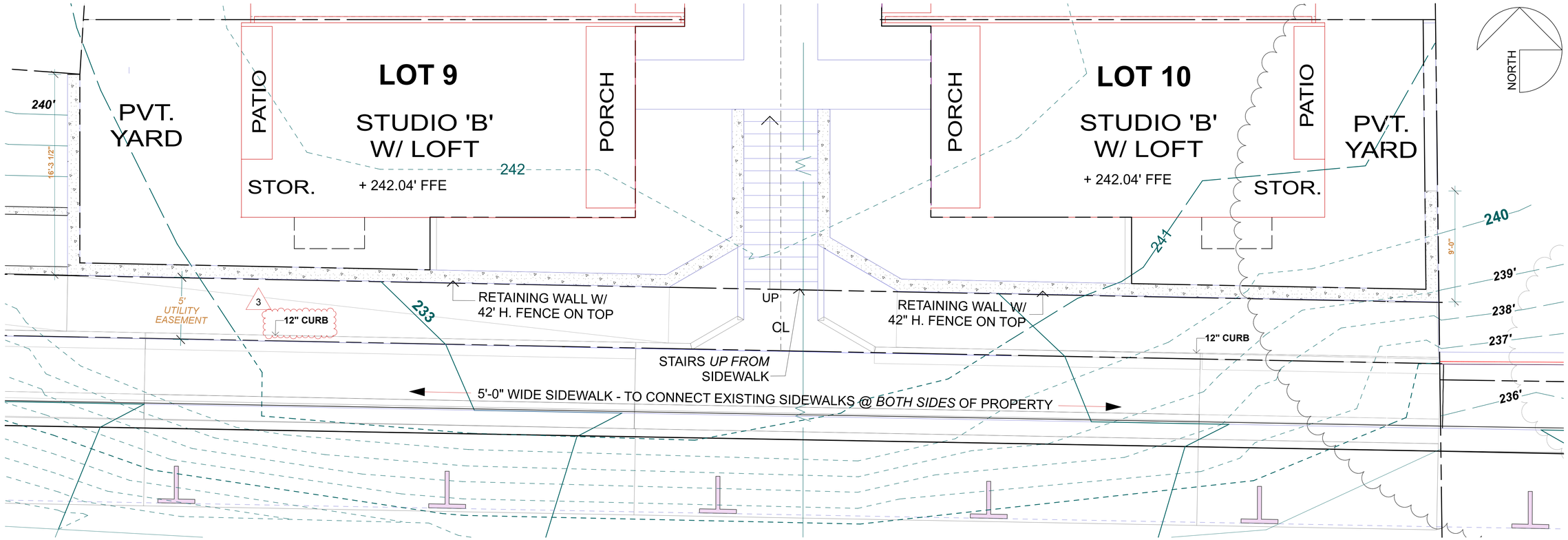
ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19, 11-12-19
REV. 11-12-19
REV. 9-10-20 / 2
REV. 8-31-21 / 3
DATE: 3/29/22

DRAWN BY: AJL

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

SHEETNO.:

A1.2



2 SITE PLAN DETAIL AT RETAINING WALL

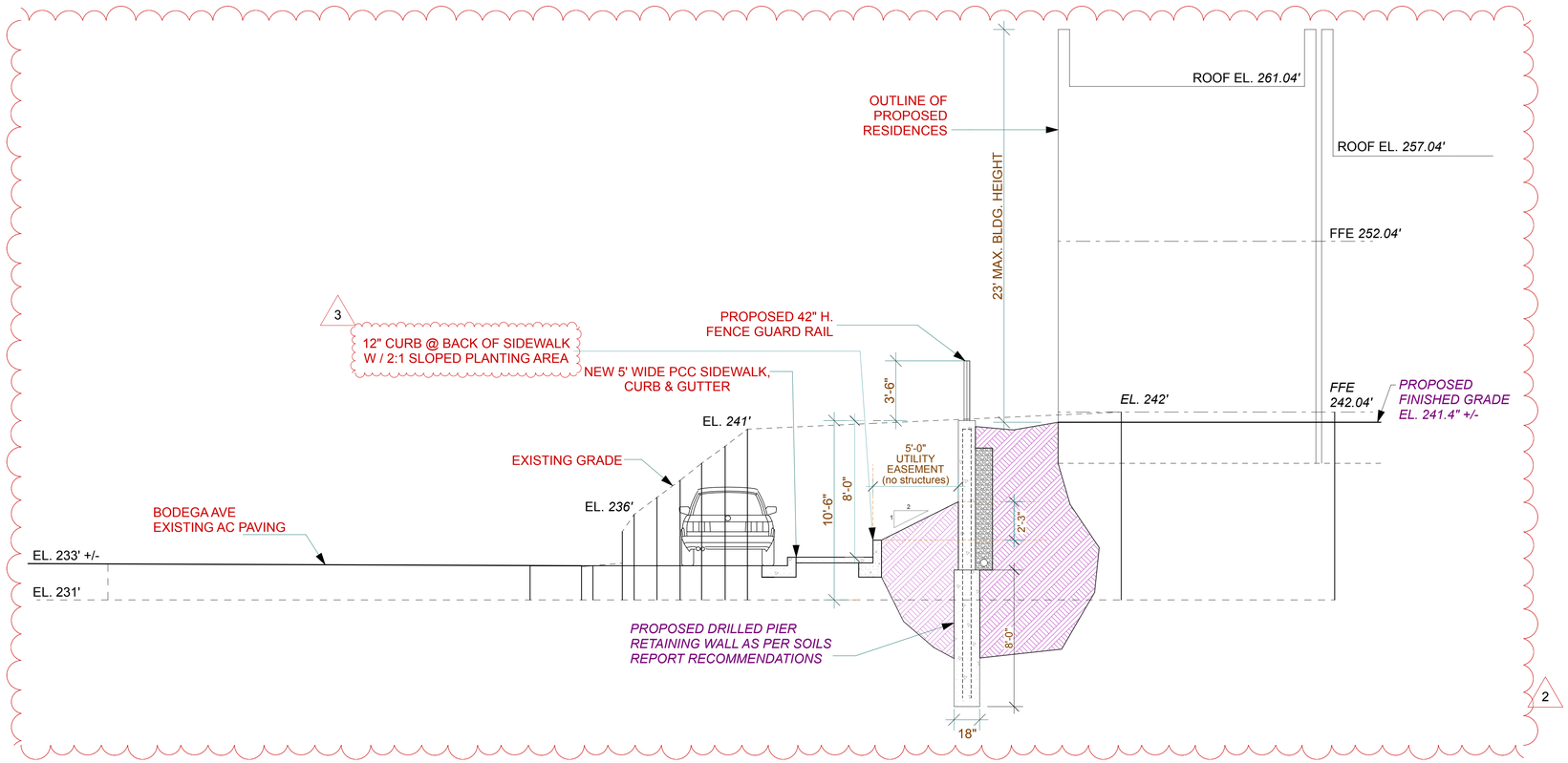
SCALE: 1/4" = 1'-0"

0' 4' 8' 16'

REVISION NOTES 7-09-21

1. *DRAWING REVISIONS ARE CLOUDED AND MARKED WITH '**DELTA-3**'.*
2. *SEE SHEET A1.0 FOR FULL EXTENT OF DRAWING REVISION CLOUDED.*

3



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A.P.N. 004-350-024-000

SITE DEVELOPMENT:
RETAINING WALL
DETAILS

ISSUE/REVISIONS:
2-7-19, rev. 8-22-19
REV. 9-17-19
REV. 11-12-19
REV. 9-10-20 2
REV. 8-31-21 3
DATE: 3/29/22

DRAWN BY: AJL

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

SHEETNO.:

A1.3

SYMBOL LEGEND

- R4 SFR — R4 - SINGLE FAMILY RESIDENTIAL — Land Use - Medium Density Residential
- R7 MFR — R7 - MULTI-FAMILY RESIDENTIAL — Land Use - High Density Residential
- PC — PC - PLANNED COMMUNITY — Land Use - High Density Residential
- CO — CO - OFFICE COMMERCIAL — Land Use - Commercial Office
- CG — CG - GENERAL COMMERCIAL — Land Use - Commercial Office
- CF — CF - COMMUNITY FACILITY — Land Use - Community Facility

NOTES

1. Land use designation is according to General Plan Land Use Map.

1 AREA DEVELOPMENT PLAN

SCALE: 1" = 40'

0 1/2" 1" 2"

NORTH

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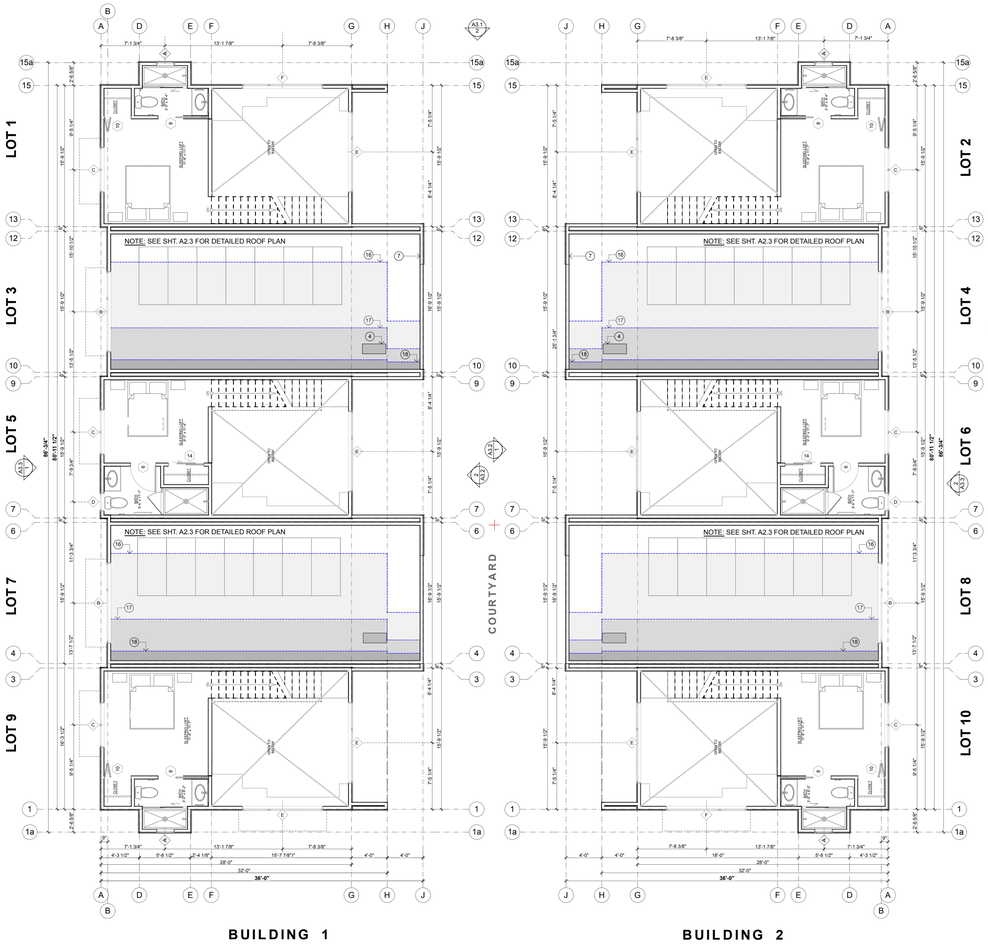
AREA DEVELOPMENT MAP

ISSUE/REVISIONS:
REV. 9-10-20 /2
DATE: 3/29/22

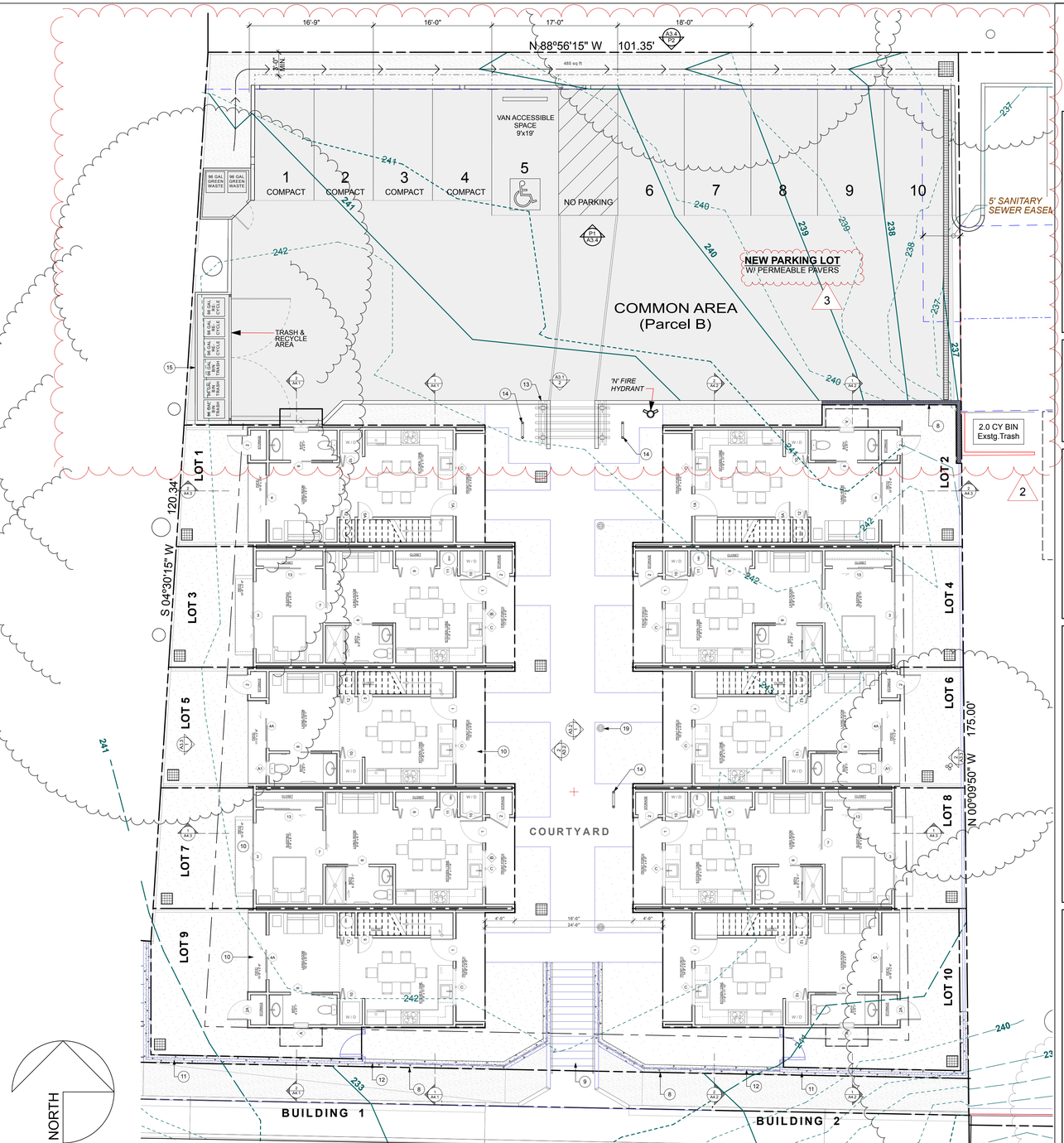
DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A1.4
(NEW SHEET)



2 GENERAL 2ND FLOOR PLAN

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



1 GENERAL 1ST FLOOR PLAN

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

0' 4' 8' 16' 32'

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21
19. SOLAR BOLLARD

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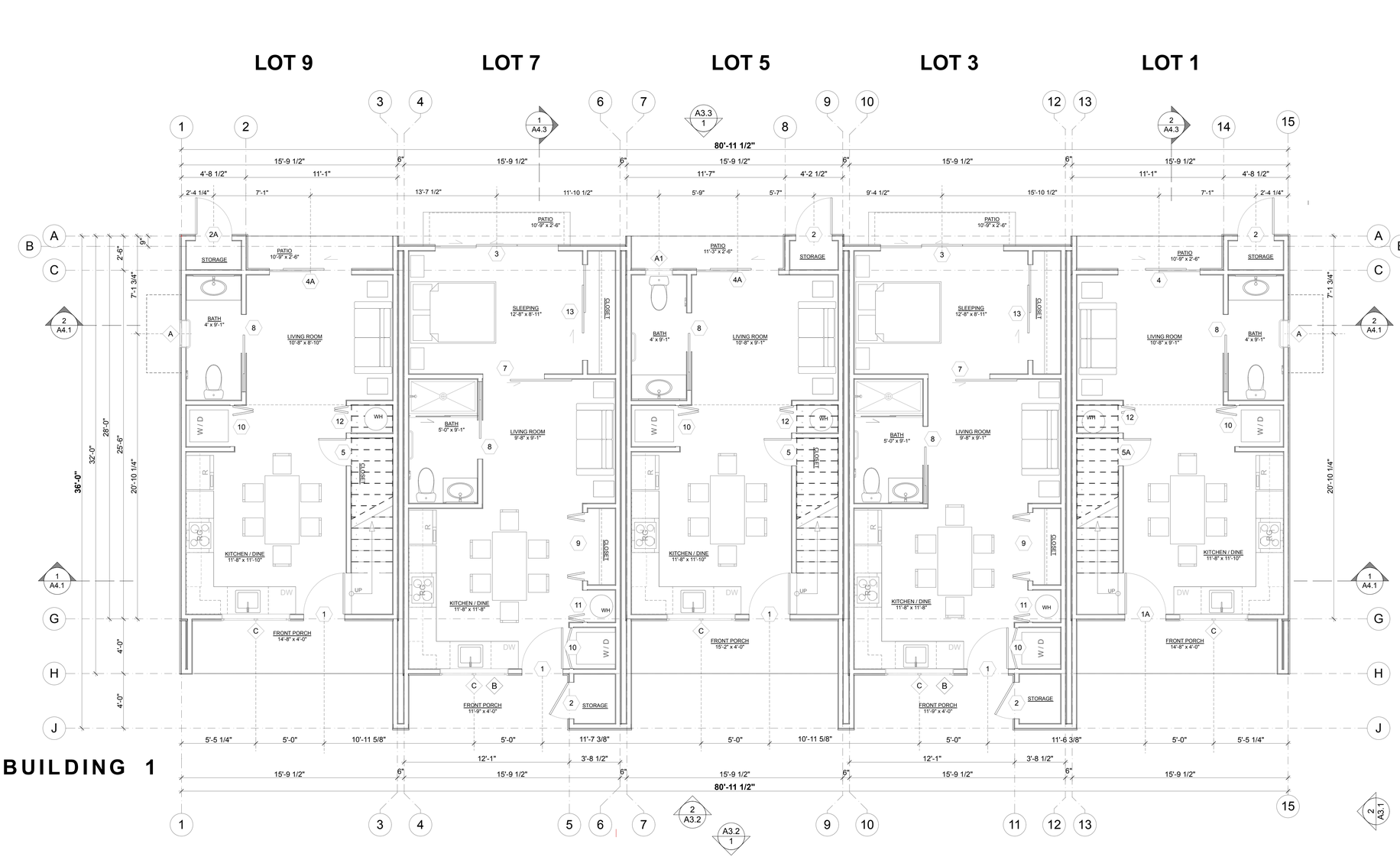
GENERAL FLOOR PLANS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
REV. 8-31-21 /3
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 1/8" = 1'-0"

SHEETNO.:

A2.0



1 FIRST FLOOR PLAN - BUILDING 1 (Building 2 similar)

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

0' 4' 8' 16'

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21
19. SOLAR BOLLARD

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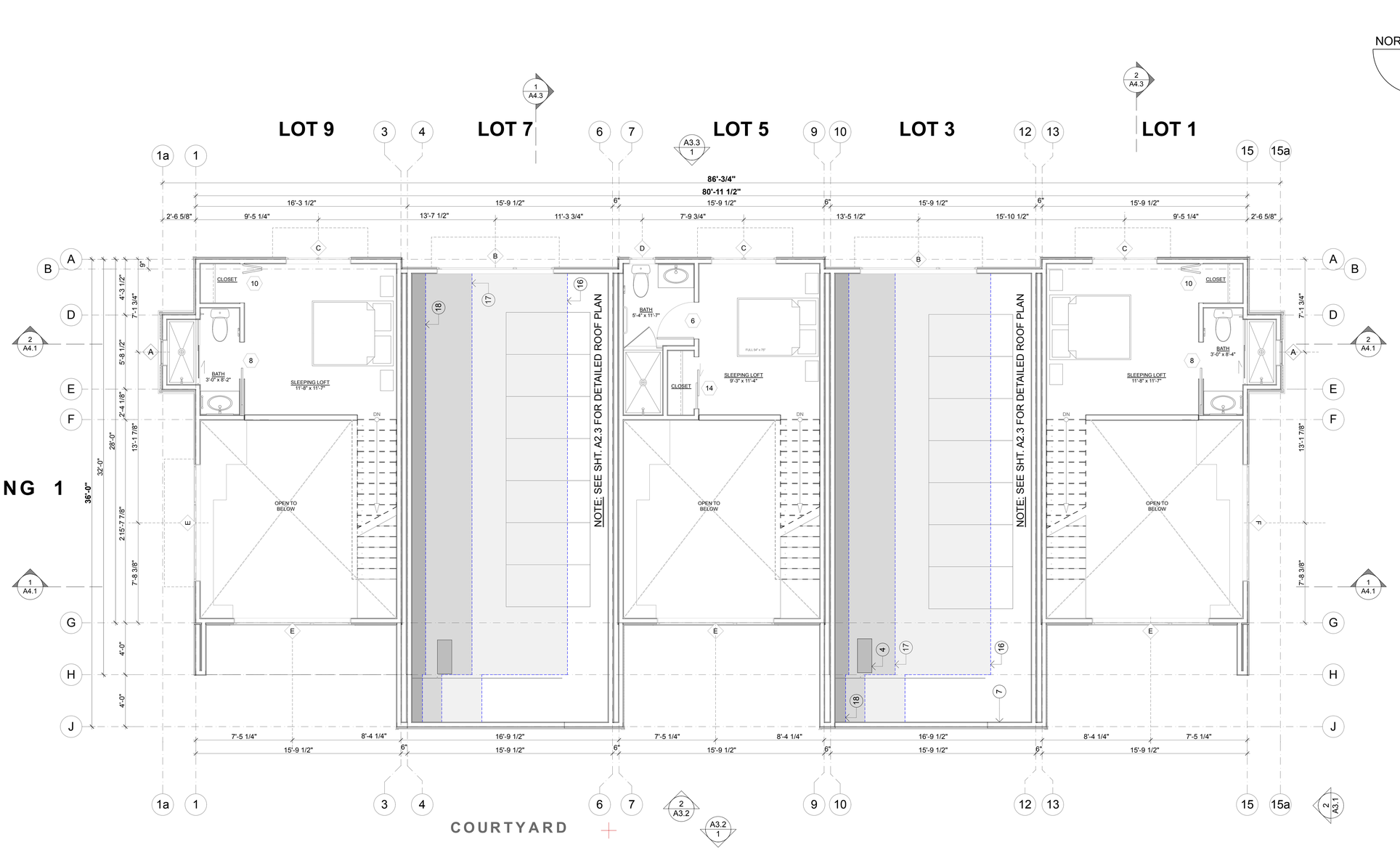
1ST FLOOR PLAN - BUILDING 1

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A2.1



1 SECOND FLOOR PLAN - BUILDING 1 (Building 2 similar)

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

0' 4' 8' 16'

KEYNOTES - PLAN (NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF , TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. CONCRETE RETAINING WALL
9. CONCRETE FRONT STEPS
10. CONCRETE PATIO - SLOPE TO DRAIN (2% MAX.)
11. 5-FOOT TALL WOOD PRIVACY FENCE
12. 42" OPEN MESH GUARD RAIL ON TOP OF RETAINING WALL
13. TRELLIS
14. BICYCLE RACK FOR TWO BICYCLES
15. TRASH AND RECYCLING ENCLOSURE
16. SUN SHADOW AT 12:00 NOON DEC. 21
17. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
18. SUN SHADOW AT 12:00 NOON JUNE 21
19. SOLAR BOLLARD

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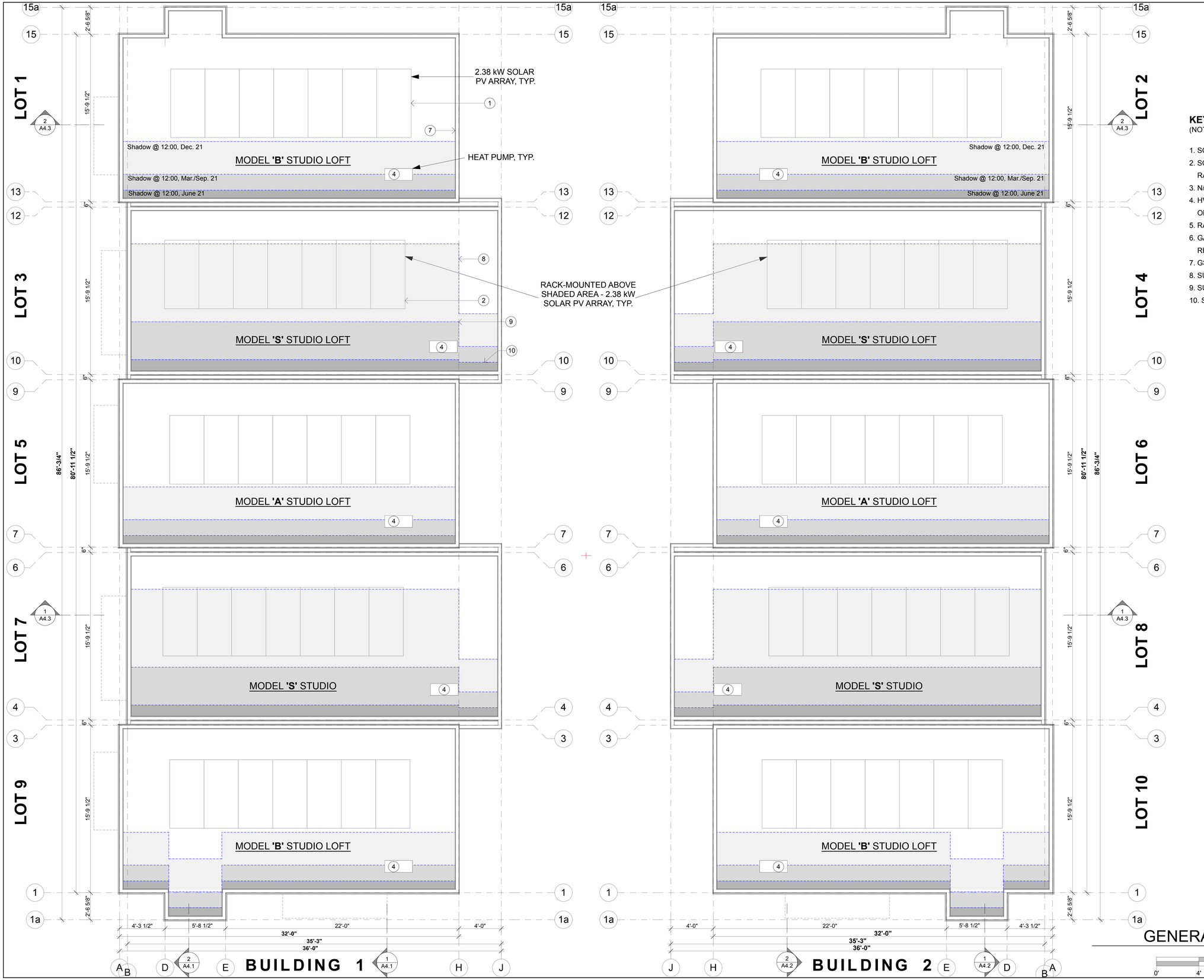
2ND FLOOR PLAN
BUILDING 1

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A2.2



KEYNOTES - PLAN

(NOT ALL NOTES USED ON EVERY SHEET)

1. SOLAR PANELS MOUNTED AT ROOF LEVEL
2. SOLAR PANELS MOUNTED ON ELEVATED RACKS ABOVE SHADE
3. N/A
4. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP.
5. RAINWATER OVERFLOW SCUPPER
6. GALVANIZED DOWNSPOUT - GSM RECTANGULAR SHAPE
7. GSM COPING, TYP.
8. SUN SHADOW AT 12:00 NOON DEC. 21
9. SUN SHADOW AT 12:00 NOON MAR. 21/SEP. 21
10. SUN SHADOW AT 12:00 NOON JUNE 21

GENERAL ROOF PLAN

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

0' 4' 8' 16'

1

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GENERAL ROOF PLAN

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A2.3

1 STREET SCAPE ELEVATION - South

SCALE: 3/32" = 1'-0"

0' 4' 8' 16'

KEYNOTES - ELEVATION
(NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER - SEE M1.1
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
18. STEEL HAND RAILS AT FRONT STEPS
19. PAINTED FIBERGLASS STORAGE DOOR
20. TRASH ENCLOSURE - 48" TALL
21. 12" CURB @ BACK OF SIDEWALK W / 2:1 SLOPED PLANTING AREA
22. FIRE HYDRANT
23. RETAINING WALL @ BACKYARD
24. 5' TALL FENCE @ PROPERTY LINE
25. WALL MOUNT MAILBOX - SEE M1.2
26. SOLAR BOLLARD (M1.2)
27. PARKING LIGHT (M1.2)

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STREET SCAPE
EXTERIOR ELEVATION

ISSUE/REVISIONS:
8-31-21 NEW SHEET
DATE: 3/29/22

DRAWN BY: ETR, AJL, MTN

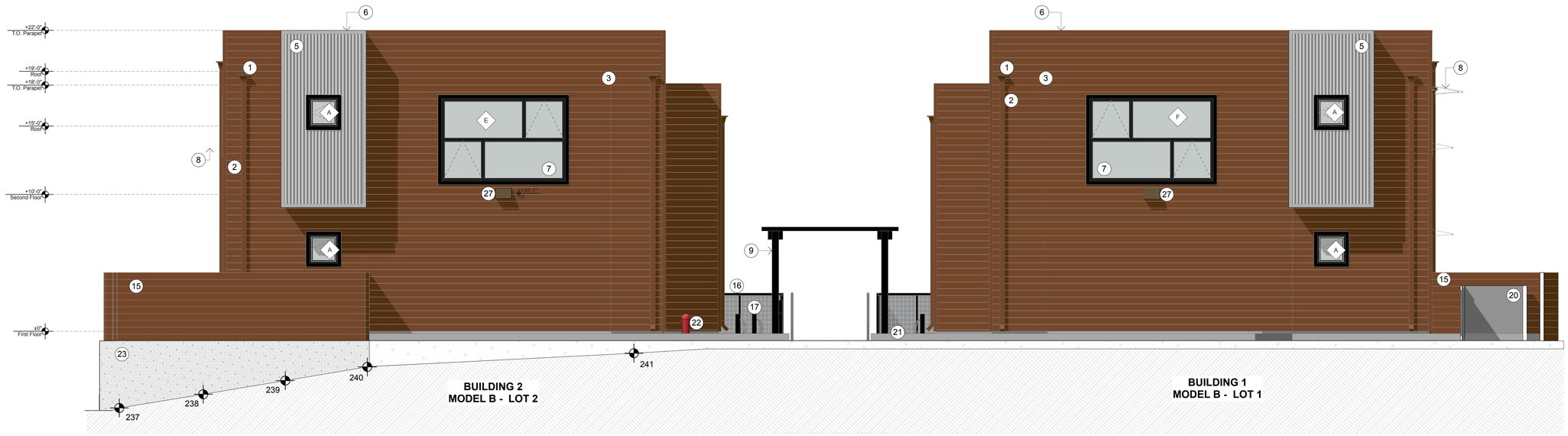
SCALE: 3/32" = 1'-0"

SHEETNO.:
A3.0
(NEW SHEET)
3

3 **1** BODEGA AVENUE ELEVATION - SOUTH

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

0' 2' 4' 8' 16'



3 **2** REAR ELEVATION - NORTH

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

0' 2' 4' 8' 16'

KEYNOTES - ELEVATION
(NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER - SEE M1.1
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
18. STEEL HAND RAILS AT FRONT STEPS
19. PAINTED FIBERGLASS STORAGE DOOR
20. TRASH ENCLOSURE - 48" TALL
21. 12" CURB @ BACK OF SIDEWALK W / 2:1 SLOPED PLANTING AREA
22. FIRE HYDRANT
23. RETAINING WALL @ BACKYARD
24. 5' TALL FENCE @ PROPERTY LINE
25. WALL MOUNT MAILBOX - SEE M1.2
26. SOLAR BOLLARD (M1.2)
27. PARKING LIGHT (M1.2)

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EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
REV. 8-31-21 /3
DATE: 3/29/22
DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

SHEETNO.:
A3.1

1 EAST ELEVATION BUILDING 1 - COURTYARD

SCALE: 3/16" = 1'-0"

WEST ELEVATION BUILDING 2 - COURTYARD

SCALE: 3/16" = 1'-0"

2

KEYNOTES - ELEVATION
(NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER - SEE M1.1
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
14. CONCRETE FRONT STEPS
15. 5-FOOT TALL HORIZONTAL WOOD BOARD PRIVACY FENCE
16. 42" TALL HOG WIRE FENCE - GUARD RAIL ON TOP OF RETAINING WALL
17. BICYCLE RACK FOR TWO BIKES
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20. TRASH ENCLOSURE - 48" TALL
21. 12" CURB @ BACK OF SIDEWALK W / 2:1 SLOPED PLANTING AREA
22. FIRE HYDRANT
23. RETAINING WALL @ BACKYARD
24. 5' TALL FENCE @ PROPERTY LINE
25. WALL MOUNT MAILBOX - SEE M1.2
26. SOLAR BOLLARD (M1.2)
27. PARKING LIGHT (M1.2)

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EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2
REV. 8-31-21 3
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 3/16" = 1'-0"

SHEETNO.:
A3.2

1 WEST ELEVATION - BUILDING 1 - BACKYARDS

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

0' 2' 4' 8' 16'

2 EAST ELEVATION BUILDING 2 - BACKYARDS

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

0' 2' 4' 8' 16'

KEYNOTES - ELEVATION
(NOT ALL NOTES USED ON EVERY SHEET)

1. RAINWATER OVERFLOW SCUPPER
2. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
3. PAINTED HORIZONTAL BOARD LAP SIDING
4. SMOOTH PLASTER WITH METAL CHANNEL REGLET
5. VERTICAL CORRUGATED GALVANIZED METAL SIDING
6. GSM COPING, TYP.
7. ALUMINUM CLAD WOOD WINDOWS & DOORS, TYP. - SEE SCHEDULES FOR TYPE.
8. PERFORATED STEEL SUN AWNING
9. POWDER COATED STEEL TRELLIS
10. PAINTED FIBERGLASS DOOR WITH WINDOW, TYP.
11. LED WALL LIGHT AND ADDRESS NUMBER - SEE M1.1
12. CONCRETE RETAINING WALL
13. CONCRETE PATIO - SLOPE TO DRAIN (2% MIN.)
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17. BICYCLE RACK FOR TWO BIKES
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26. SOLAR BOLLARD (M1.2)
27. PARKING LIGHT (M1.2)

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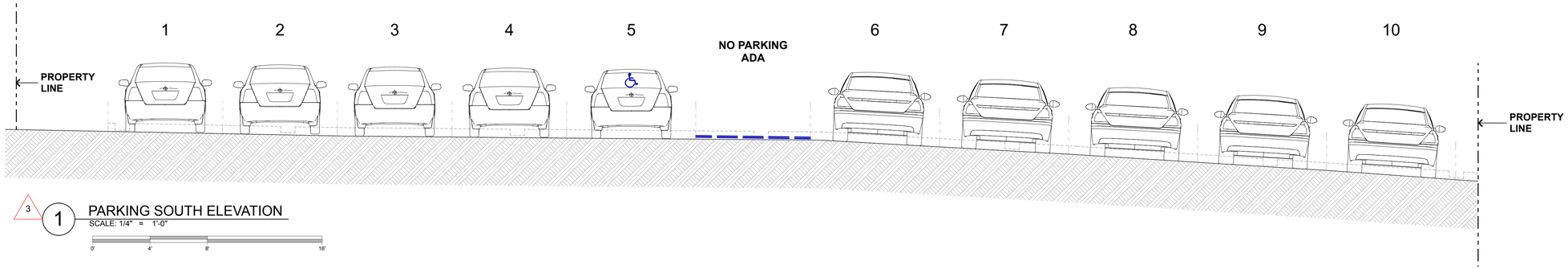
EXTERIOR ELEVATIONS

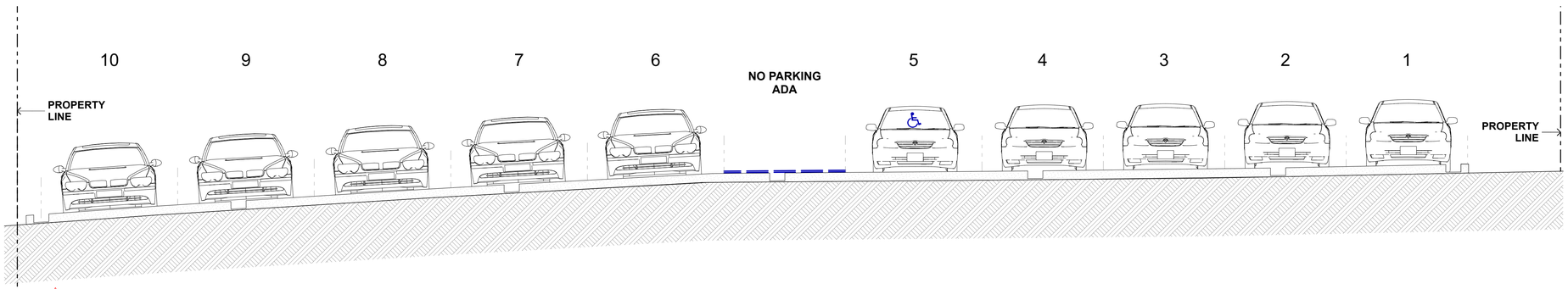
ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2\
DATE: 3/29/22

DRAWN BY: ETR, AJL
SCALE: 1/4" = 1'-0"

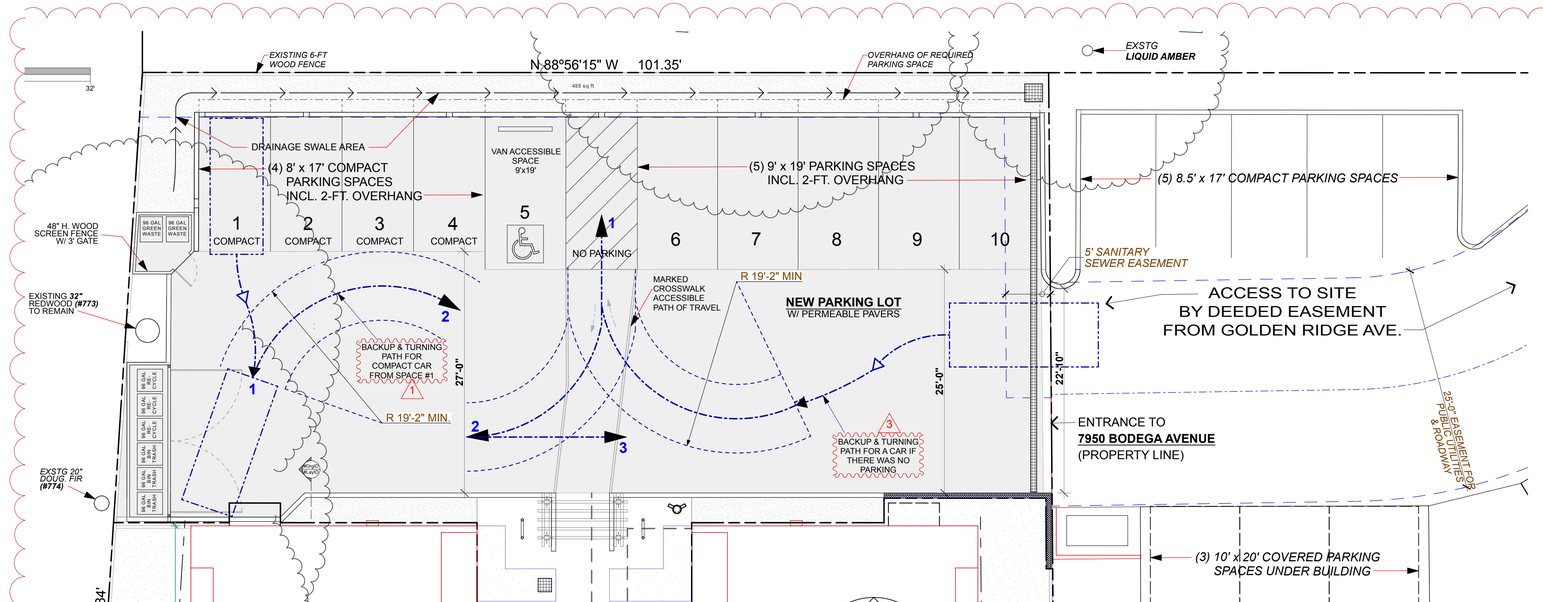
SHEETNO.:
A3.3



3 1 PARKING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0' 4' 8' 16'

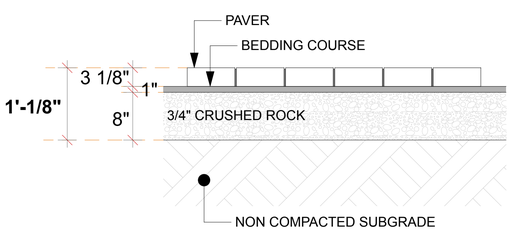


3 2 PARKING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'



4 PARKING LOT CAR MANUVERING DIAGRAMS
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 32'

NORTH



3 PERMEABLE PAVER DETAIL
SCALE: 1" = 1'-0"

3

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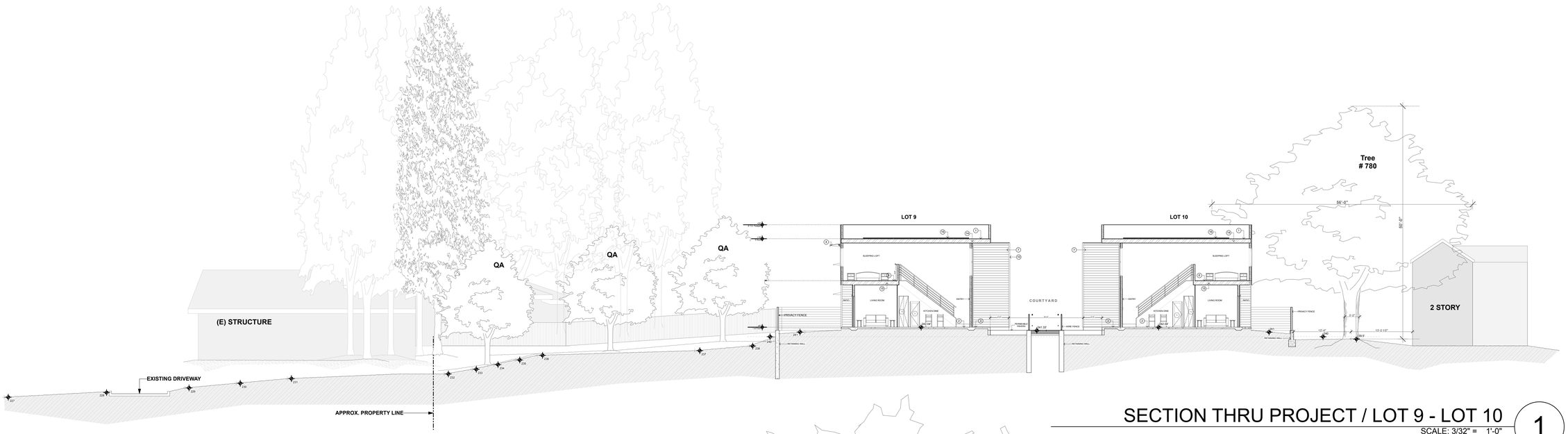
PARKING: ELEVATIONS & GRADES

ISSUE/REVISIONS:
REV. 5-14-20 /1
9-10-20 NEW SHEET
REV. 8-31-21 /3
DATE: 3/29/22

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A3.4
/2 (NEW SHEET)

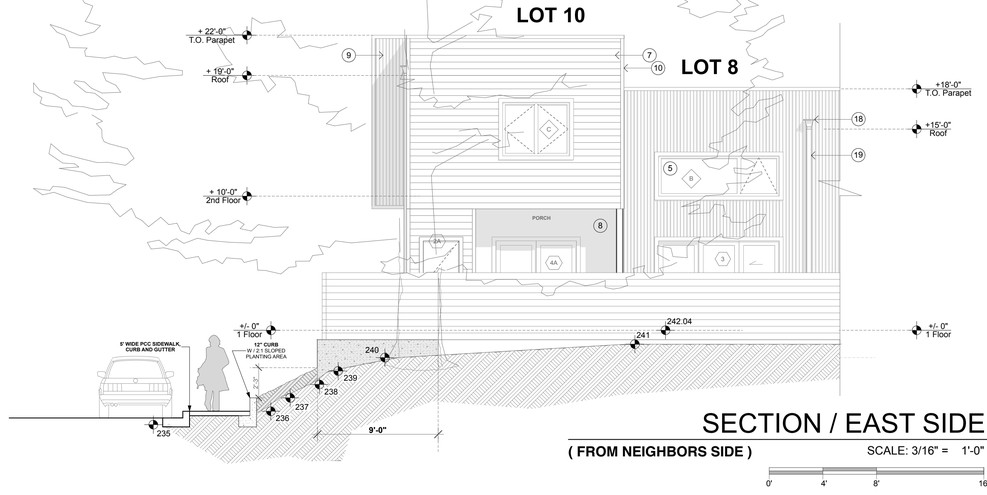


SECTION THRU PROJECT / LOT 9 - LOT 10

SCALE: 3/32" = 1'-0"

0' 4' 8' 16'

1



SECTION / EAST SIDE

(FROM NEIGHBORS SIDE)

SCALE: 3/16" = 1'-0"

0' 4' 8' 16'

2

KEYNOTES - SECTION (NOT ALL NOTES USED ON EVERY SHEET)

1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING
2. FINISH FLOOR - STAINED AND SEALED CONCRETE SLAB
3. CONCRETE SLAB, SLOPED TO DRAIN (MAX. 2% IN ANY DIRECTION)
4. WINDOW AWNING - PERFORATED STEEL
5. ALUMINUM CLAD WOOD WINDOW
6. PLYWOOD SHEATHING OVER FLOOR JOISTS PER FRAMING PLAN
7. PAINTED LAP SIDING
8. SMOOTH PLASTER WITH METAL CHANNEL REGLET
9. GALVANIZED CORRUGATED METAL SIDING
10. PAINTED BOARD TRIM TYP.
11. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X4 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-15 MIN.
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13. R-19 SOUND BATT INSULATION @ BATHROOM AND BEDROOM WALLS
14. FIBERGLASS THERMAL BATT INSULATION @ ROOF SLOPE BETWEEN JOISTS TO ATTAIN R-38 MIN.
15. FIBERGLASS THERMAL BATT INSULATION @ FLOOR/CEILING JOISTS TO ATTAIN R-19 MIN.
16. SOLAR PANELS MOUNTED AT ROOF LEVEL
17. SOLAR PANELS MOUNTED ON ELEVATED RACKS
18. RAINWATER OVERFLOW SCUPPER
19. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE
20. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP.

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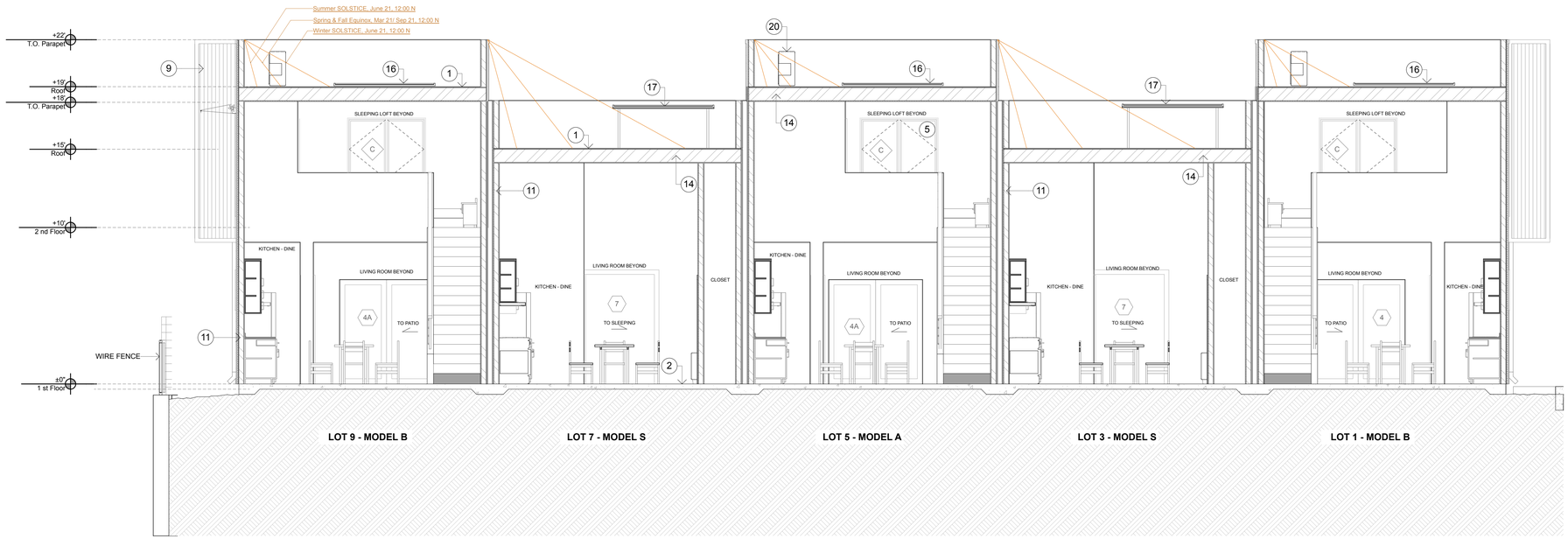
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

BUILDING SECTIONS

ISSUE/REVISIONS:
REV. 8-31-21 3
DATE: 3/29/22

DRAWN BY: MTN
SCALE: AS NOTED

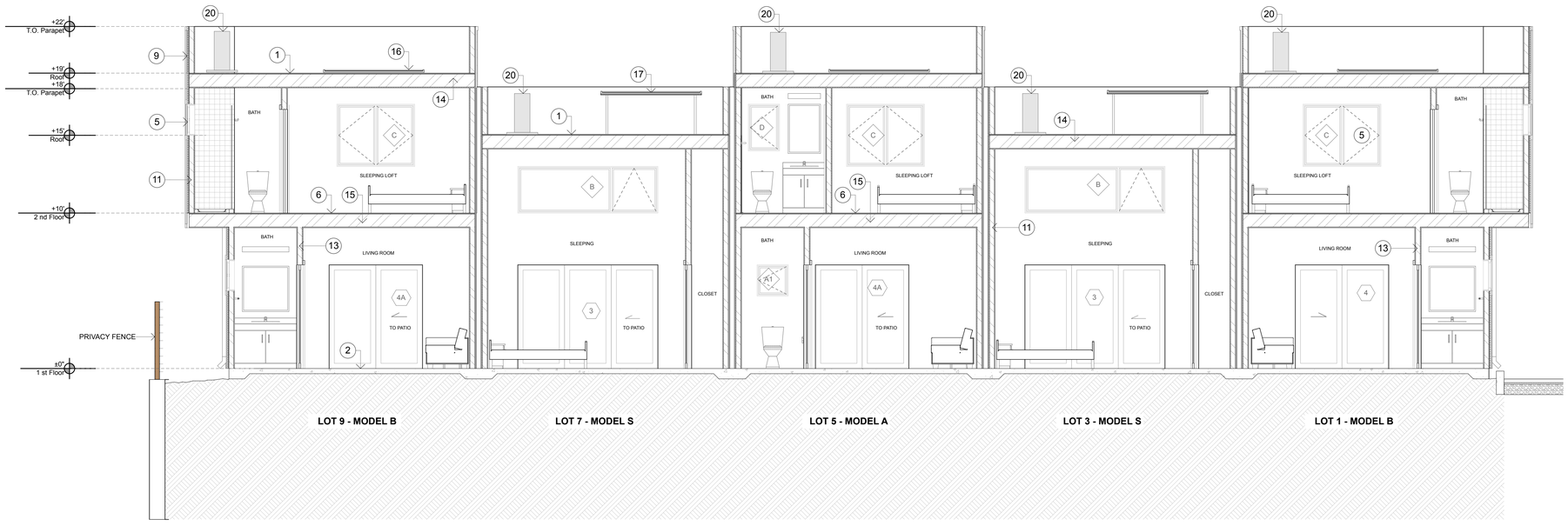
SHEETNO.:
A4.0
(NEW SHEET)
3



1 BUILDING 1 - LONGITUDINAL SECTION 1

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

0' 2' 4' 8' 16'



2 BUILDING 1 - LONGITUDINAL SECTION 2

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

0' 2' 4' 8' 16'

KEYNOTES - SECTION (NOT ALL NOTES USED ON EVERY SHEET)

1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING
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SECTIONS - BUILDING 1

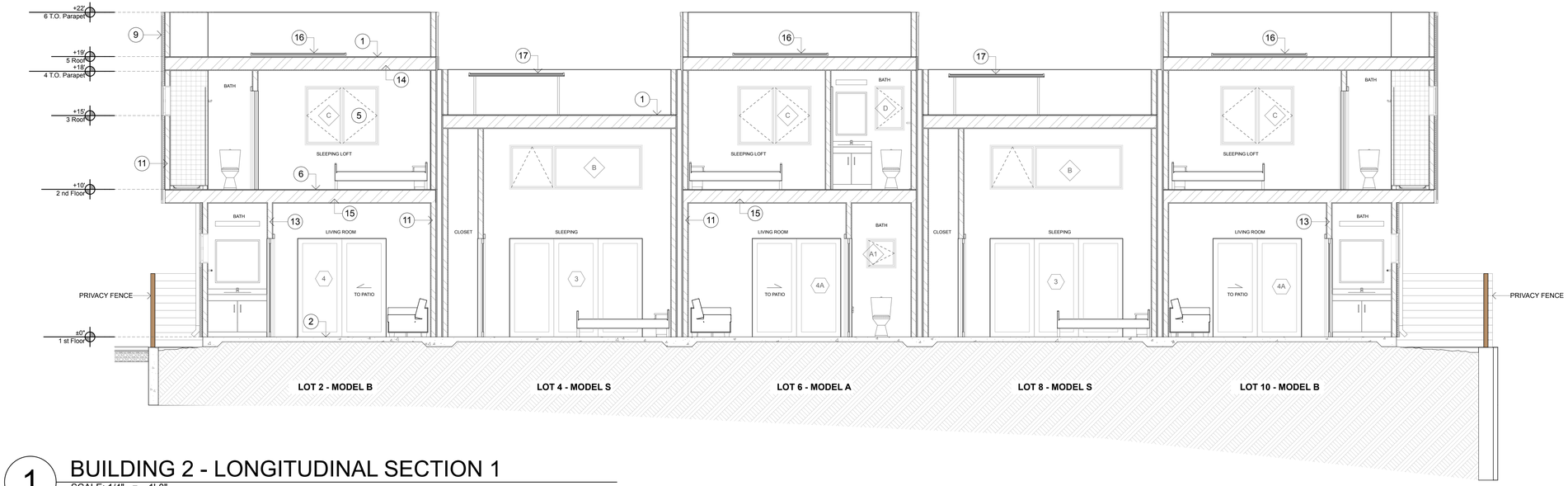
ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: ETR, AJL

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

SHEETNO.:

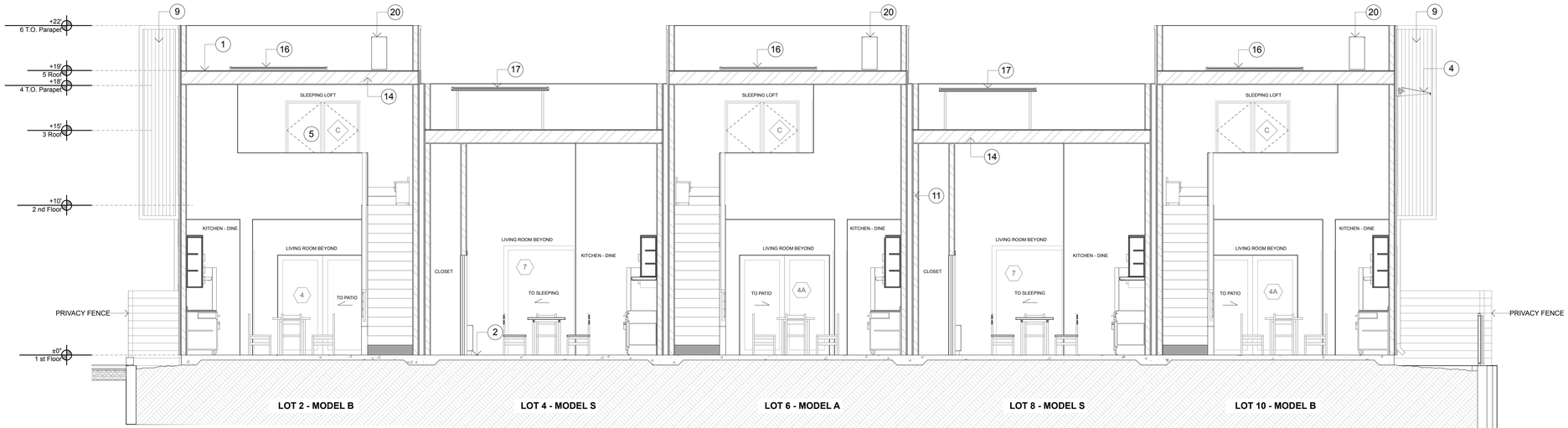
A4.1



1 BUILDING 2 - LONGITUDINAL SECTION 1

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

0' 2' 4' 8' 16'



2 BUILDING 2 - LONGITUDINAL SECTION 2

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

0' 2' 4' 8' 16'

KEYNOTES - SECTION (NOT ALL NOTES USED ON EVERY SHEET)

1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING
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SECTIONS - BUILDING 2

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 /2
DATE: 3/29/22

DRAWN BY: ETR, AJL

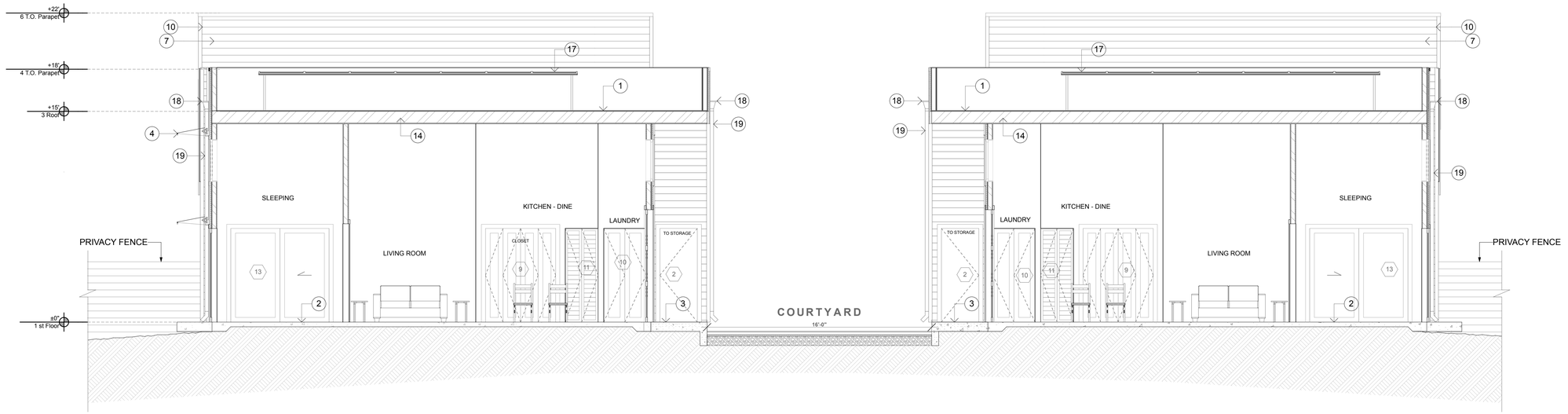
SCALE: 1/4" = 1'-0"

SHEETNO.:

A4.2

LOT 7

LOT 8



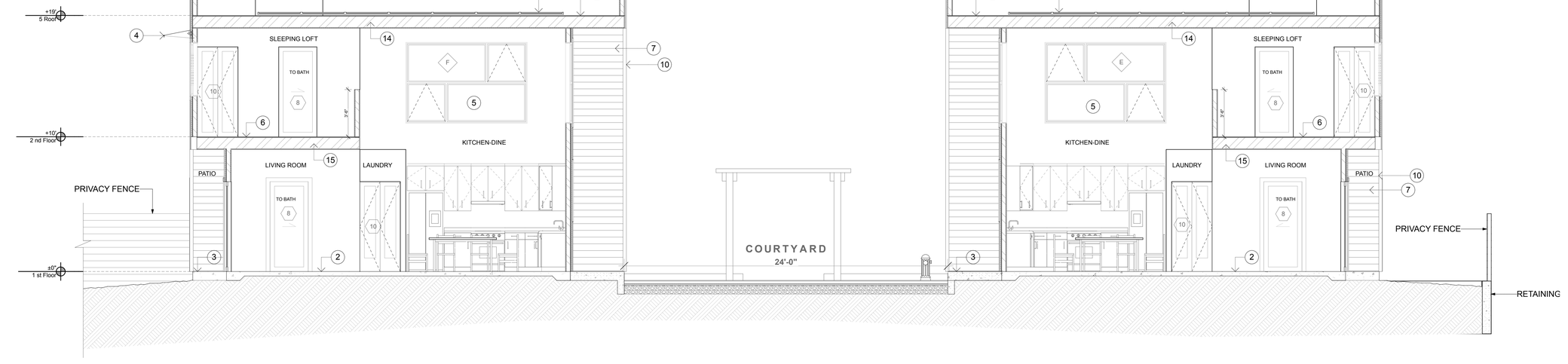
1 BUILDING 1 - 2 / TRANSVERSAL SECTION

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

0' 2' 4' 8' 16'

LOT 1

LOT 2



2 BUILDING 1 - 2 / TRANSVERSAL SECTION

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

0' 2' 4' 8' 16'

KEYNOTES - SECTION (NOT ALL NOTES USED ON EVERY SHEET)

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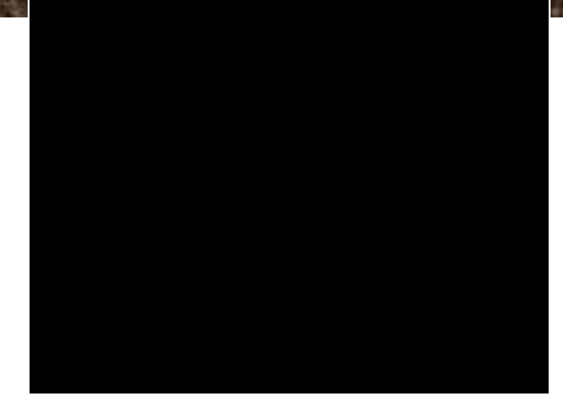
SECTIONS
BUILDING 1 - 2

ISSUE/REVISIONS:
DATE: 3/29/22

DRAWN BY: MTN
SCALE: 1/4" = 1'-0"

SHEETNO.:
A4.3
(NEW SHEET)



SMARTSIDE LAP SIDING 12" IN SIERRA REDWOOD SW7598

EXTERIOR WINDOWS & DOORS IN BLACK

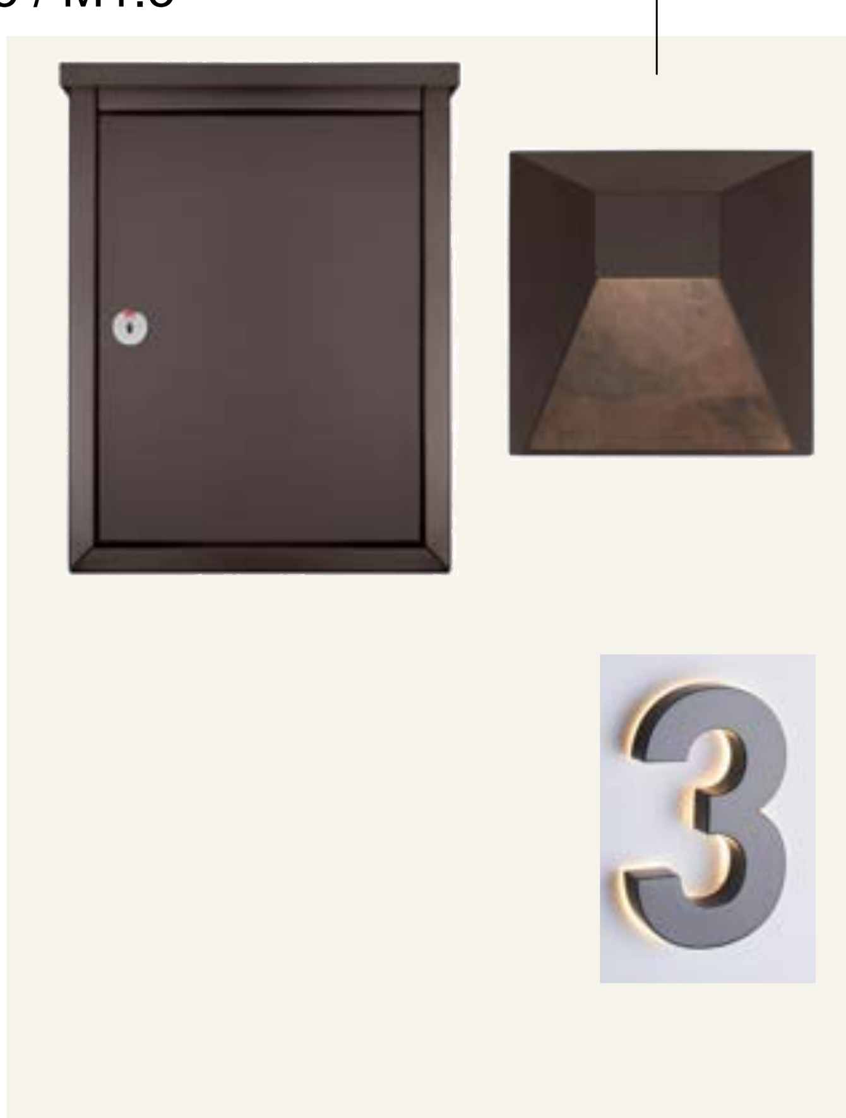
VERTICAL CORRUGATED GALVANIZED METAL SIDING

EAST ELEVATION (Courtyard) - BLDG 2

WEST ELEVATION (Backyard) - BLDG 1

GALVANIZED RAINWATER OVERFLOW SCUPPER AND ROUND SHAPE SPROUT

WALL MOUNT MAILBOX
SEE 3 / M1.3



MODERN ESPRESSO LED OUTDOOR WALL LIGHT
SEE 1 / M1.3

BACKLIT LED HOUSE NUMBER
SEE 2 / M1.3

FACADE ACCENT: STUCCO WITH METAL CHANNEL REGLET IN SOFT WHITE SW7103

PERFORATED STEEL AWNINGS

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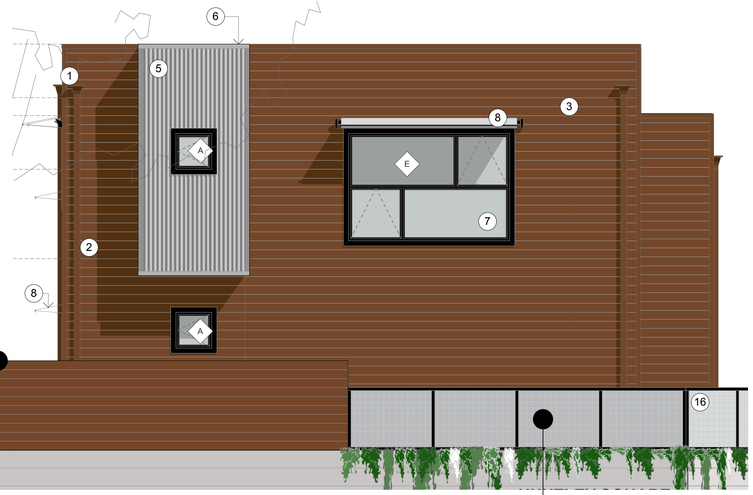
MATERIAL BOARD
+ INSPIRATIONAL IMAGES

ISSUE/REVISIONS:
DATE: 3/29/22

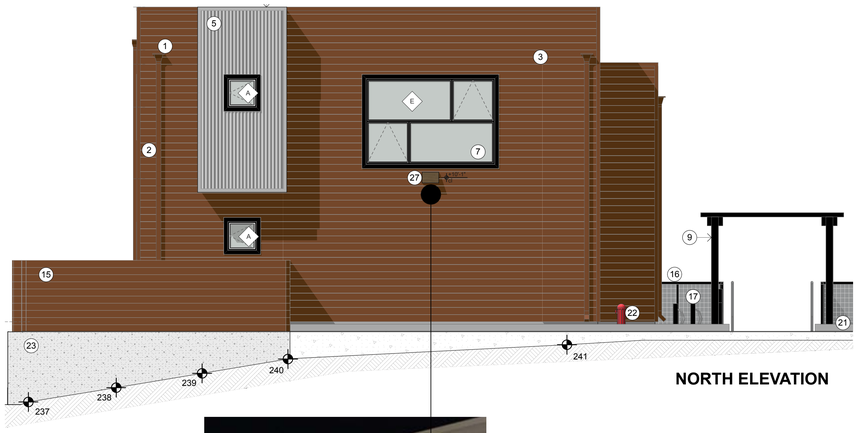
DRAWN BY: DW
SCALE: NTS

SHEETNO.:
M1.1
(NEW SHEET)

5' TALL PRIVACY FENCE WITH HORIZONTAL WOOD BOARD AND STEEL POST ON RETAINING WALL - CLEAR REDWOOD



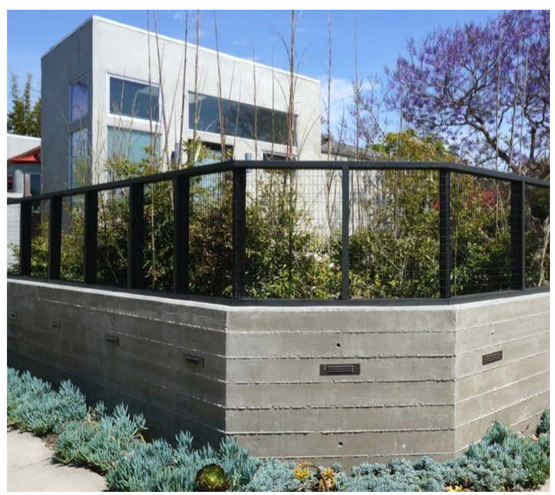
SOUTH ELEVATION

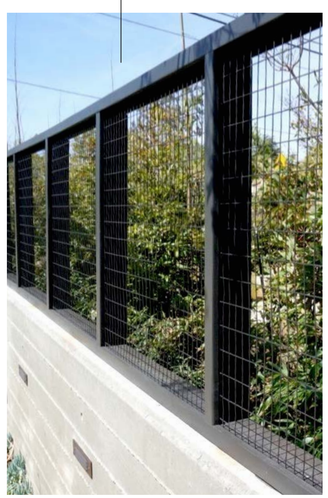


NORTH ELEVATION

DUSK TO DAWN
FULL CUTOFF LED WALL PACK LIGHT (MOTION SENSOR) - SEE 4/M1.3

EAST ELEVATION @ COURTYARD





42" TALL HOG WIRE FENCE
WITH POWDER-COATED STEEL PANELS ON 2x12 HORIZONTAL ROUGH SAWN BOARD FORM CONCRETE RETAINING WALL

SOLAR BOLLARD
SEE 5/M1.3

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MATERIAL BOARD
+ INSPIRATIONAL IMAGES

ISSUE/REVISIONS:
DATE: 3/29/22

DRAWN BY: DW, MTN
SCALE: NTS

SHEETNO.:
M1.2
(NEW SHEET)

DestinationLighting.
Customer Service: 1-800-653-6556 **or** cs@destinationlighting.com
M-F: 7am-5pm **&** Sunday: 11am-4pm **(PST)**

Modern Espresso LED Outdoor Wall Light 3000K 169LM

Product Number:	P2254445 or 635116	**Certification Agencies:**	ETL
Manufacturer:	Kuzco Lighting	**Wet Location:**	Yes
Model Number:	EW53908-ES	**Damp Location:**	Yes
Collection:	Dawn	**Harsh Environ/Coastal:**	No
Manufacturer Finish:	Espresso	**Kelvin Temperature:**	3000
Shade Color:	None	**Lumens:**	169
Total Wattage:	10 w.	**Color Rendering Index:**	80
Voltage Type:	Line Voltage	**Made In America:**	No
Average Rated Life1:	50,000 hrs	**Dusk To Dawn:**	No
Dimmable:	With Electronic Dimmer	**Motion Sensor:**	No
		Title 24:	No
Height:	8 in.		
Width:	8 in.		
Depth:	3.5 in.		
Wattage:	10		
Bulb Type:	LED		
Base Type:	Integrated LED		
Number Of Bulbs:	1		
Bulb Included:	Yes		
ADA Compliant:	Yes		
Material:	Metal		

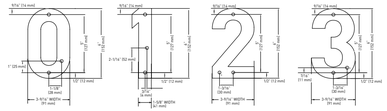
1 EXTERIOR LIGHT

Taymor | PRODUCT SPECIFICATIONS

BACKLIT LED HOUSE NUMBERS

FEATURES
- CONNECT UP TO 5 HOUSE NUMBERS
- SOLID ALUMINUM HOUSING WITH POLYESTER POWDER COATING
- WARM WHITE, 3200K LED LIGHT TECHNOLOGY LASTS A MINIMUM OF 50,000 HOURS (15 YEARS @ 11 HOURS PER DAY)
- FROSTED ACRYLIC BACKING FOR BRIGHTER, DIFFUSED AND UNIFORM LIGHT DISPERSION
- WEATHER RESISTANT
- OPERATING TEMPERATURE: -30°C TO +40°C
- PIN MOUNTED FOR FLOATING EFFECT AND NO VISIBLE HARDWARE
- HORIZONTALLY ALIGNED MOUNTING HOLES FOR EASIER INSTALLATION
- SMOOTH ACRYLIC SURFACE FOR EASY CLEANING AND MINIMAL DIRT BUILD-UP
- DISCREET DRAIN HOLE TO PREVENT WATER ACCUMULATION
- POWER SUPPLY SOLD SEPARATELY
- OPTIONAL LIGHT SENSOR SOLD SEPARATELY
- ONE YEAR LIMITED WARRANTY

15/16" (23 mm) DEEP HOUSE NUMBERS

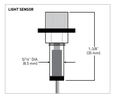


SEE NEXT PAGE FOR CONTINUED SPECIFICATIONS

MEASUREMENTS ARE FOR REFERENCE ONLY. TAYMOR RESERVES THE RIGHT TO CHANGE THE PRODUCT SPECS WITHOUT NOTICE. FOR PRODUCT WARRANTY, PLEASE VISIT TAYMOR WEBSITE FOR DETAILS.

6" BACKLIT LED HOUSE NUMBERS RETAIL PACK	BLACK	CASE QTY.
No. 0	25-LEDF60	48
No. 1	25-LEDF61	48
No. 2	25-LEDF62	48
No. 3	25-LEDF63	48
No. 4	25-LEDF64	48
No. 5	25-LEDF65	48
No. 6	25-LEDF66	48
No. 7	25-LEDF67	48
No. 8	25-LEDF68	48
No. 9	25-LEDF6F	48
POWER SUPPLY	25-LEDFPWR	48
LED SENSOR (OPTIONAL)	25-LEDPHOTO	48

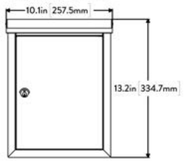
LIGHT SENSOR



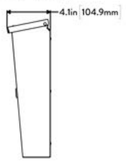
JUNE 2017

2 ADDRESS NUMBER

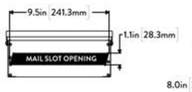
FRONT VIEW



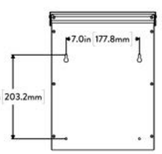
SIDE VIEW



TOP VIEW



BACK VIEW



ARCHITECTURAL MAILBOXES®

Wall Mount Mailbox | Model 2580

BODY:	24 gauge (0.6 mm) galvanized steel construction
ROOF:	22 gauge (0.8 mm) galvanized steel construction
FINISH:	Fully powder coated
LOCK:	Stainless steel cam lock with lock/unlocked indicator and two keys
ITEM NUMBER:	2580RZ-10
COLOR:	Rubbed bronze

CAPACITY: S Small | MATERIAL: GS Galvanized Steel | SECURITY: Key Lock | INCLUDES: Hardware

3 WALL MOUNT MAILBOX

INSTALLATION TEMPLATE INCLUDED

FULL CUTOFF LED WALL PACK

- Suitable for WET location/Outdoor
- Lumen ouput from 3900-18000lm, to replace 100-600W MH
- Full Cutoff and compliance to Dark Sky requirment
- Type III polycarbonate optical lens with UV stabilizers
- Built-in UL class 2 driver, optional for photocell
- Available in durable polyester dark bronze
- UL/cUL wet location listed and DLC qualified

Medium Size: 27W/45W/70W

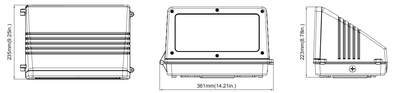
Brand	Konlite	**DLC Part #**	MWP0270W27V50KDYY
Warranty	5 Years	**UPC**	717360774389
Input Voltage	120-277V	**Dimmable**	N/A
Input Wattage	70W	**Equal to**	300-400W MH
Delivered Lumens	9,800LM	**CRI**	>82
Efficacy	140 LM/W	**Available CCT**	5000K
Rated Life	>50,000 Hrs	**THD**	<18%
Power Fact	>0.9	**Control**	Dusk To Down Photocell
Operating Temp	-40°F to 122°F	**Dimension**	9.25"x14.21"x7.99"(27W/45W/70W)
Certifications	UL, Wet Locations, DLC	**Weight**	9.8 Lbs

4 DUSK TO DAWN LIGHT

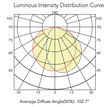
SCALE: 1" = 1'-0"

PART #:	Wattage	Lumens	CCT	Voltage	Weight	DLC Model #
RDWP02020274KNNWMLC	27W	3900 LM	4000K	120-277	8.5lb	PVJZ6NUB
RDWP02020275KNNWMLC	27W	3950 LM	5000K	120-277	8.5 lb	P5MF1MQL
RDWP02020454KNNWMLC	45W	6400 LM	4000K	120-277	9.5 lb	PPOWT7FN
RDWP02020455KNNWMLC	45W	6450 LM	5000K	120-277	9.5 lb	P0JMZRKC
RDWP02020704KNNWMLC	70W	9700 LM	4000K	120-277	9.8 lb	P8957J9X
RDWP02020705KNNWMLC	70W	9800 LM	5000K	120-277	9.8 lb	PMHS0JNK
RDWP02020904KDNWMLC	90W	12,200 LM	4000K	120-277	12.9 lb	P9161QS8
RDWP02020705KDNWMLC	90W	12,300 LM	5000K	120-277	12.9 lb	PNT1GYP9
RDWP02021354KNNWMLC	135W	18,000 LM	4000K	120-277	13 lb	PH2M5I38
RDWP02021355KNNWMLC	135W	18,000 LM	5000K	120-277	13 lb	P89Z6EU8
* Field Install Photocell Option						
Power Factor:	≥ 0.9					
THD:	≤ 18%					
CRI:	82					
Operating Temp:	-40°F to 122°F					
Lifetime:	> 50,000 hr					
Dimensions:	See Diagram with Mount					
Warranty:	5 Years					
Certifications:	UL Wet Certified, DLC					

DIMENSIONS:
unit: inch/mm
Medium Size



PHOTOMETRICS
Medium size
Luminous Intensity Distribution Curve



RevolveLED Toll Free:**877-718-0808** | Web: **www.revolveled.com** | E-mail: **info@revolveled.com**

5 SOLAR BOLLARD

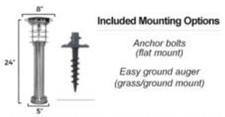
SCALE: 6" = 1'-0"

TOP

- Model Number: GS-214
- Automatic On/Off
- LED Color: 2700K
- Lumens: 100 low - 150 high
- Lights: 11 Super Bright LED's
- Battery: Li-ion
- Voltage: 3.2V
- Battery Capacity: 1000 mAh
- Solar Panel: Mono-Crystalline Solar Cell
- Light Duration: 12 Hours
- Measurements : 8" x 8" x 24"
- **1 Year Manufacturer Warranty**
- It weighs 7lbs
- The LED temp is 2700K.

Product Mounting Options

Features both high and low settings and mounting options for both grass and flat surfaces.



HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7960 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

SPECIFICATIONS

ISSUE/REVISIONS:
DATE: 3/29/22

DRAWN BY: MTN
SCALE: NTS

SHEETNO.:
M1.3
(NEW SHEET)

1 BODEGA AVENUE ELEVATION - South

SCALE: 1/2" = 1'-0"

SIGN DETAILS

LETTER STYLE : CENTURY GOTHIC
COLOR : BLACK
MATERIAL : CONCRETE RELIEF
LIGHT : GROUND MOUNTED

Light up your house, business, signs, trees or pretty much any feature with this super high-output solar spot light. This is by far the brightest solar spot light we have tested. Included is a 1/2" Heavy Duty PVC stake to secure the light into the ground.

This unit is 100% wireless and easy to install. Simply stick it into the ground in an area of your yard that receives sufficient daytime sunlight, point it where you want and you're done!

- Brightness: 125 Lumens
- Color: 5700K Cool White
- Operating Time: 8-10 Hours
- Measurements: Height: 10" X 8"
- 1X Light
- 1X Solar Panel
- 1X Yard Stake
- 1 Year Manufacturer Warranty

HIGH OUTPUT SOLAR SPOT LIGHT 2

OUTDOOR SOLAR STORE

HEALTHY BUILDINGS

HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

SIGN DETAIL
+ SPECIFICATIONS

ISSUE/REVISIONS:
DATE: 3/29/22

DRAWN BY: MTN
SCALE: 1/2" = 1' - 0"

SHEETNO.:
S1.0
(NEW SHEET)

NOTES:

1. THE PURPOSE OF THIS MAPPING IS FOR SITE DESIGN.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION IS BASED UPON RECORD DATA.
3. FIELD SURVEYED ON SEPTEMBER 14, 2015.
4. ELEVATION DATUM IS BASED UPON AN ASSUMED ELEVATION OF 100.00 AT CONTROL POINT #1 (CP#1).
5. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.

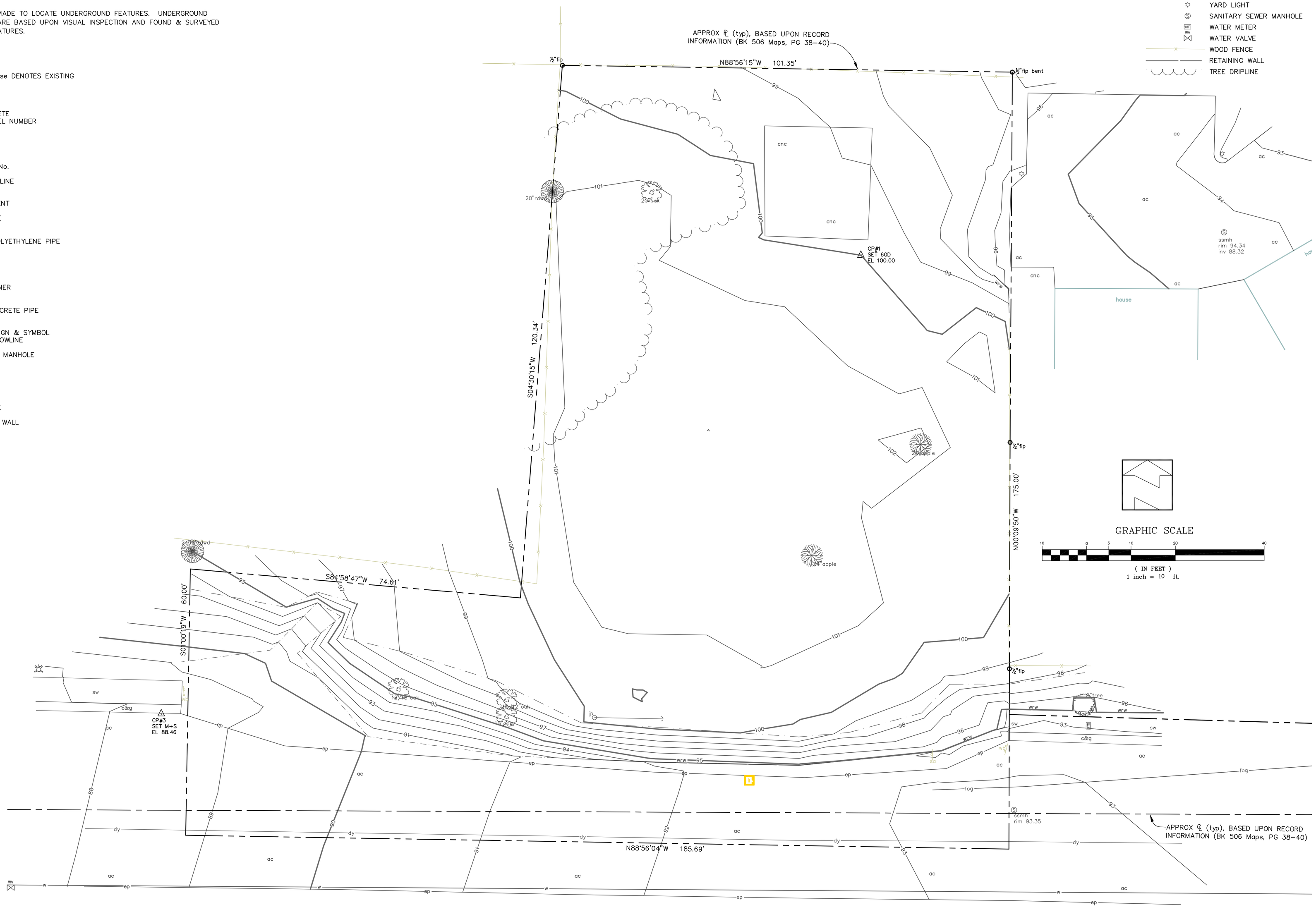
ABBREVIATIONS

SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

±	PLUS/MINUS
60D	SET 60D NAIL
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BK	BOOK
C&G	CURB & GUTTER
℄	CENTERLINE
CNC	CONCRETE
CP#	CONTROL POINT No.
DI	DROP INLET
DY	DOUBLE YELLOW LINE
EX	EXISTING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FIP	FOUND IRON PIPE
FL	FLOWLINE
FOG	FOG LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
(max)	MAXIMUM
(min)	MINIMUM
M+S	MAG NAIL & SHINER
PG	PAGE
PL	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RDWD	REDWOOD TREE
S=	SLOPE EQUAL
SA	SIGNAL AHEAD SIGN & SYMBOL
SOFL	SIDE OPENING FLOWLINE
SPS	STOP SIGN
SSMH	SANITARY SEWER MANHOLE
STS	STREET SIGN
SW	SIDEWALK
TBX	TELEPHONE BOX
TG	TOP OF GRATE
(typ)	TYPICAL
W	WATER
WB	WOOD BARRICADE
WM	WATER METER
WRW	WOOD RETAINING WALL
WV	WATER VALVE

SYMBOLS

- CONTROL POINT
- FIRE HYDRANT
- FOUND IRON PIPE
- JOINT POLE & GUY
- YARD LIGHT
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- WOOD FENCE
- RETAINING WALL
- TREE DRIPLINE



DATE:	Oct 2015
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION

REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. ROBERTSON
No. 29640
Exp. 3/31/2017
CIVIL
STATE OF CALIFORNIA

Preliminary

ROBERTSON ENGINEERING INC
2300 BETHARDS DRIVE, SUITE L SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

TOPOGRAPHIC MAP

PENDANT HOMES
7950 BODEGA AVENUE
SONOMA COUNTY
SEBASTOPOL CALIFORNIA

SHEET 1 OF 1 SHEETS

JOB No. 15048

Y:\15048\dwg\15048Topo_recover.dwg

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE PRESERVATION AND MITIGATION REPORT

7950 Bodega Highway
Sebastopol, CA

Prepared for:

Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

August 6, 2020

HORTICULTURAL Associates
Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

August 6, 2020

Beth Farley
Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Re: Completed *Tree Preservation and Mitigation Report*, 7950 Bodega Highway, Sebastopol, California

Beth,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted site in Sebastopol. A total of 15 trees were evaluated and this includes all trees that were present at the site and overhanging the site.

Each site tree is identified in the field with a numbered aluminum tag placed on the trunk at approximately eye level. Off-site trees were not physically numbered

All trees in this report was evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Pruning Guidelines, Tree Preservation Guidelines,* and a *Fencing Detail.*

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their health or structural condition. No other trees beyond those listed have been included in this report. If other trees need to be included it is the responsibility of the client to provide that direction.

EXISTING SITE CONDITION SUMMARY

The project site consists of an urban infill lot with no existing development. It is surrounded on three sides by existing housing, and Bodega Highway borders the fourth side.

EXISTING TREE SUMMARY

Species native to the site and adjacent properties include Coast Live Oak.

Species native to California but most likely planted at this and adjacent sites include Coast Redwood and Douglas Fir.

Non-native species include Apples and Tulip Tree.

CONSTRUCTION IMPACT SUMMARY

Three existing trees on the actual parcel will require removal including #772 (Coast Live Oak, 27"), #778 (Apple, 5+6+7+8+9), and #781 (Apple, 5.5+6+8+14).

One existing tree #773 (Coast Redwood, 32") is proposed for preservation, but will 50% of its root system paved over. If an aerated paving material placed on uncompacted soil can be used beneath the dripline this tree may be preservable. Based on its location overhanging the proposed dumpster area it will also be required to have its canopy raised to 18 feet or more to allow trash trucks to function.

One existing small tree #779 (Coast Live Oak, 4+4+6) can most likely be preserved in the back yard area of Lot 6.

Two off-site overhanging trees from the west #775, #776 (Douglas Firs, ±30", ±21") will be moderately impacted by the development.

One off-site overhanging tree from the west #774, (Douglas Fir ±20"") will be moderately to significantly impacted by the development due to its location near the dumpster area. This tree will also require raising the canopy to 18 feet or more to facilitate trash truck function.

One off-site overhanging tree from the north #777 (Tulip Tree), and one from the east #780 (Coast Live Oak) should only receive a minor impact, if any at all.

It also appears that 5 large trees #782, #783, #784, #785, #786 (Coast Live Oak) that are growing on the steep bank along Highway 12 will also be removed due to improvements in that area. The plans reviewed do not show the existing locations of these trees, but based on the location of the new sidewalk, parking bays, and bike lane they are assumed to be removed.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

TREE INVENTORY CHART

TREE INVENTORY
7950 Bodega Avenue
Sebastopol, CA

August 6, 2020

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
772	*Quercus agrifolia*	Coast Live Oak	27	45	30	4	3	3	2
773	*Sequoia sempervirens*	Coast Redwood	32	75	21	5	3	3	1, 6, 7, 12, 13
774	*Pseudotsuga menziesii*	Douglas Fir	±20	50	25	4	3	2.5	1, 6, 7, 8, 11, 12, 13
775	*Pseudotsuga menziesii*	Douglas Fir	±30	60	25	4	3	2	1, 6, 7, 8, 11
776	*Pseudotsuga menziesii*	Douglas Fir	±21	50	25	4	3	2	1, 6, 7, 8, 11
777	*Liriodendron tulipifera*	Tulip Tree	±14	35	25	4	3	1	1, 6
778	*Malus domestica*	Apple	5+6+7+8+9	20	16	4	1.5	3	4
779	*Quercus agrifolia*	Coast Live Oak	4+4+6	20	15	4	3	1	1, 6, 7, 8
780	*Quercus agrifolia*	Coast Live Oak	±38	50	28	3	3	1.5	1, 6, 7, 8, 11
781	*Malus domestica*	Apple	5.5+6+8+14	15	18	4	1.5	3	4
782	*Quercus agrifolia*	Coast Live Oak	6+8	18	14	4	3	3	2
783	*Quercus agrifolia*	Coast Live Oak	8	16	12	4	3	3	2
784	*Quercus agrifolia*	Coast Live Oak	12+17	25	24	4	3	3	2
785	*Quercus agrifolia*	Coast Live Oak	21	45	25	2	2	3	4
786	*Quercus agrifolia*	Coast Live Oak	±42	45	30	2	2	3	4

KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART

7950 Bodega Highway
Sebastopol, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

(5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.

(4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.

(3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.

(2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

(1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

(4) Good structure - minor structural problems may be present which do not require corrective action.

(3) Moderate structure - normal, typical structural issues which can be corrected with pruning.

(2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

(1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Development Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation due to their very close proximity to construction or because they are located within the footprint of construction and cannot be preserved.

(3) A significant impact on long term tree integrity can be expected as a result of proposed development.

(2) A moderate impact on long term tree integrity can be expected as a result of proposed development.

(1) A minor impact on long term tree integrity can be expected as a result of proposed development.

(0) No impact expected if protected per recommendations.

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

(1) Preservation appears to be possible.

(2) Removal is required due to significant development impacts.

(3) Removal is required due to poor health or hazardous structure.

(4) Removal is required due to significant development impacts and poor existing condition.

(5) Removal is recommended due to poor species characteristics.

(6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.

(7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline where possible.

(8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.

(9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.

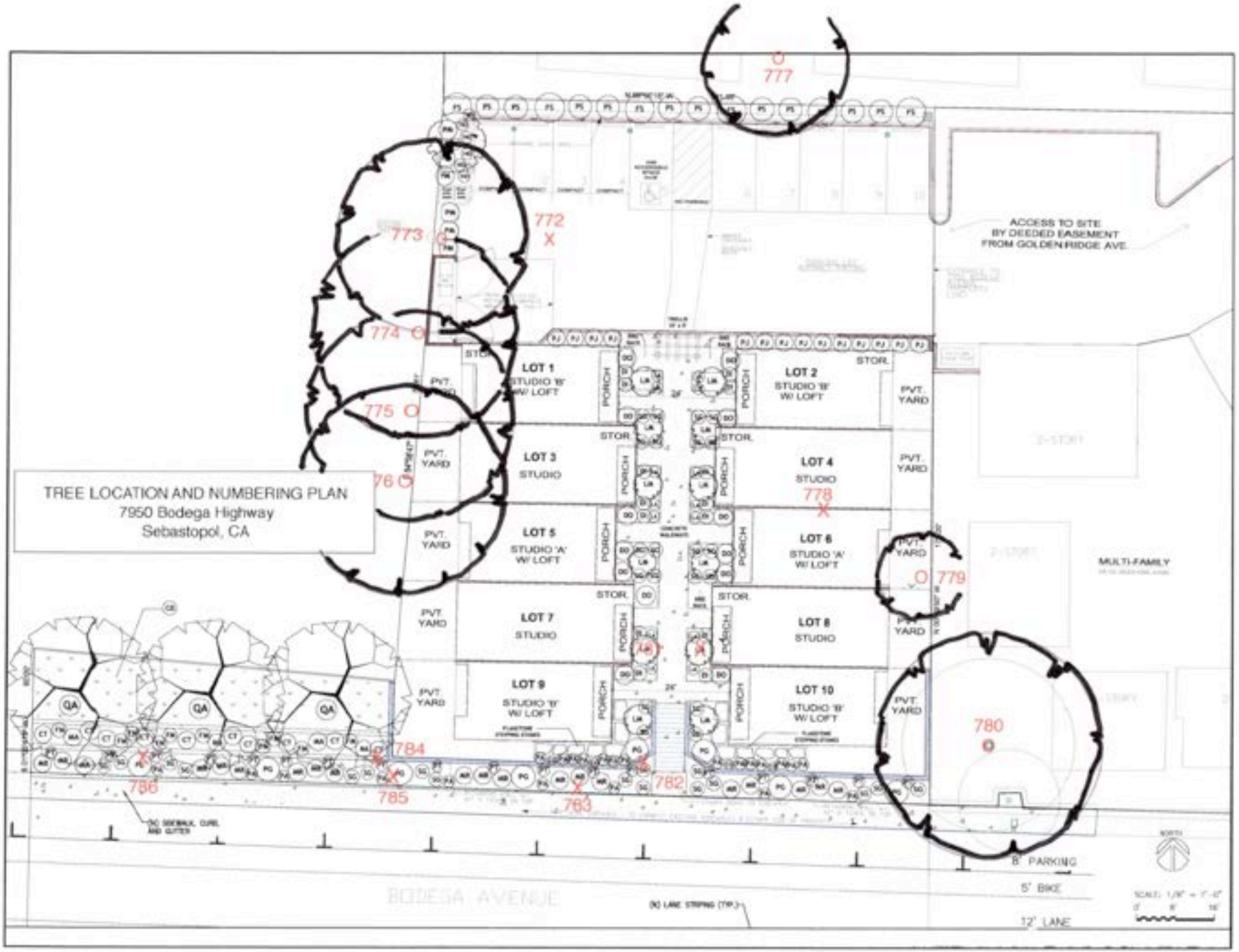
(10) Prune this tree specifically to reduce heavy end-weights on long, over-extended lateral limbs

(11) This trunk is located on the adjacent property and the canopy overhangs the subject property. Incorporate protection measures as if located on subject property.

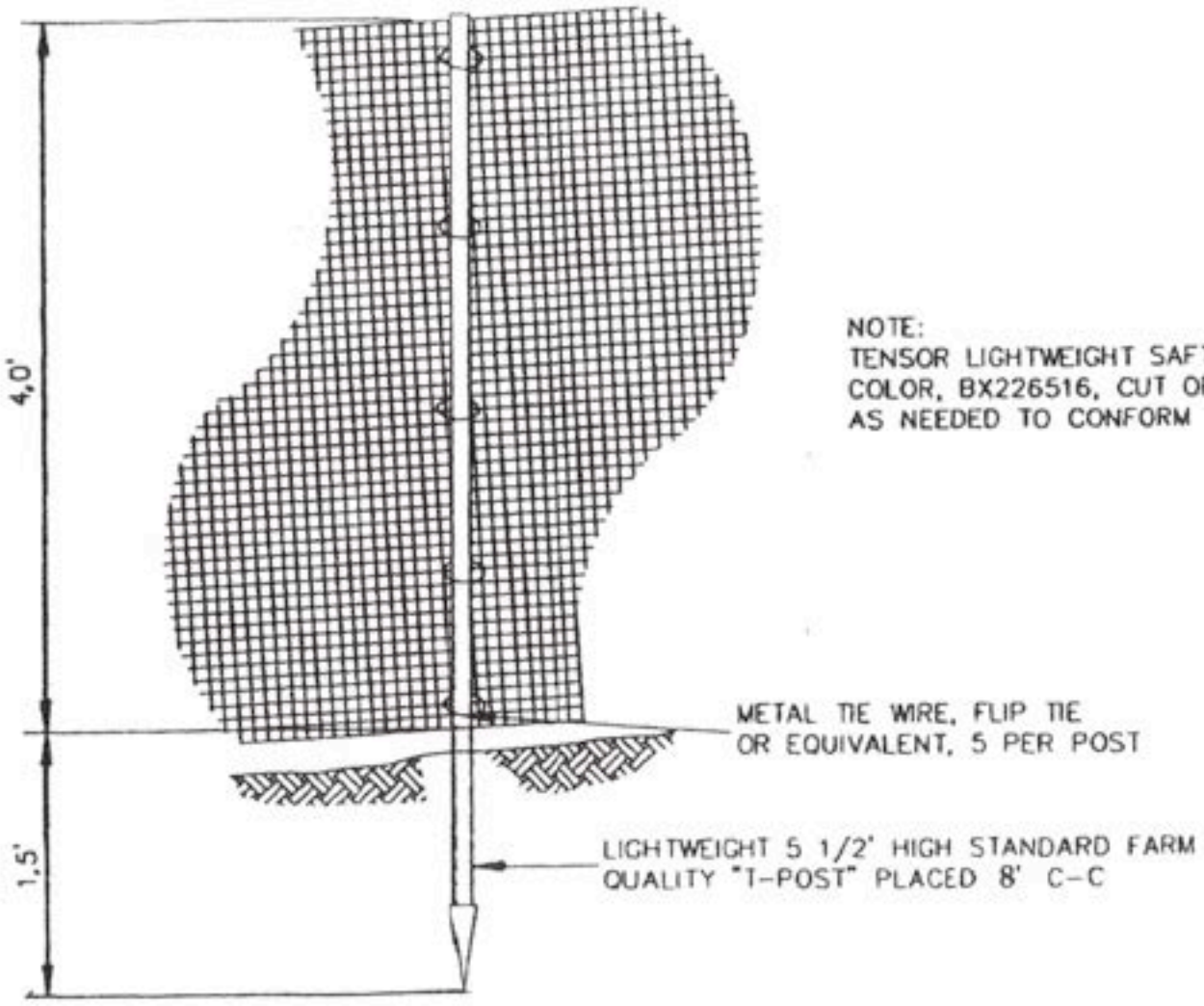
(12) This tree requires a modified paving material within the dripline that includes an aerated paving surface and minimal to no soil compaction beneath if it is to be preserved.

(13) This tree requires the canopy to be raised to a minimum height of 18 feet to allow trash truck overhead access.

TREE LOCATION PLAN


TREE LOCATION AND NUMBERING PLAN
7950 Bodega Highway
Sebastopol, CA
777
772
773
774
775
776
778
779
780
782
783
784
785
786
ACCESS TO SITE
BY DEEDED EASEMENT
FROM GOLDEN RIDGE AVE.
LOT 1
STUDIO 'B'
W/ LOFT
LOT 2
STUDIO 'B'
W/ LOFT
LOT 3
STUDIO
LOT 4
STUDIO
LOT 5
STUDIO 'A'
W/ LOFT
LOT 6
STUDIO 'A'
W/ LOFT
LOT 7
STUDIO
LOT 8
STUDIO
LOT 9
STUDIO 'B'
W/ LOFT
LOT 10
STUDIO 'B'
W/ LOFT
PORCH
STOR.
PVT.
YARD
MULTI-FAMILY
8' PARKING
5' BIKE
12' LANE
BODEGA AVENUE

TREE FENCING DETAIL



NOTE:
TENSOR LIGHTWEIGHT SAFTY GRID, ORANGE COLOR, BX226516, CUT OR FOLD AT POSTS AS NEEDED TO CONFORM TO SLOPING TERRAIN.

TREE PROTECTION FENCING DETAIL

TREE PRESERVATION GUIDELINES

GENERAL TREE PROTECTION GUIDELINES

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at construction sites require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the requirements and procedures that follow are established to protect short and long term tree integrity. The purpose of this protection guideline is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated and protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following guidelines are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. These protection guidelines are presented in a brief outline form to be applied to each individual activity that occurs during development activities. It is left to project managers to implement these protection measures. Questions which

arise, or interpretation of guidelines as they apply to specific site activities, must be referred to the designated project arborist as they occur.

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the dripline is allowed at any time, and unauthorized entry may be subject to civil action and penalties.

2. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health.

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at the dripline designated by the project arborist or illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

3. Fencing shall be installed in a professional manner with steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip tie. See fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved in writing. Approved dripline encroachment may require additional mitigation or protection measures.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.
2.
3. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline whenever possible. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Placement of fill soils is generally discouraged within the dripline, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the dripline. Type of fill soil and placement methods shall be reviewed prior to placement.

8. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

9. Approved fill soils within the dripline may also be mitigated using aerated gravel layers and/or perforated aeration tubing systems.

10. Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Ideally, fill soil should be site soil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is recommended prior to importation to evaluate import soil for these criteria.

11. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

12. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees on many sites may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design,

especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is eliminated.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

FERTILIZATION

1. Native trees generally do not require supplemental fertilization unless exhibiting a deficiency symptom. Following completion of construction any tree that exhibits symptoms of a specific nutrient deficiency shall be fertilized to compensate for the deficiency. Soil or tissue analysis may be required to identify the deficiency.

2. Distressed trees, or trees damaged by construction in any way, may be detrimentally affected by supplemental fertilization. The decision to fertilize, and with what fertilizers, shall be made by the project arborist based on conditions and appearance observed at the completion of the project.

PEST CONTROL

A close visual examination for tree pests shall be conducted by the pruning contractor as he completes recommended pruning procedures. If a serious infestation is present, that was not apparent from ground observation, then pest control measures may be considered. However, the simple presence of tree pests does not warrant the use of chemical pesticides. Only a serious infestation, capable of causing tree decline, would warrant pesticide use. The use of organic sprays or pesticidal soaps is the preferred method for treating any serious pest infestation.

WEED CONTROL

No specific measures are recommended for weed control, and the presence of weeds should not be considered problematic in relation to continued tree health. However, use of contact weed killers and pre-emergent weed killers are generally not recommended due to their potential for root system damage if improperly applied.

DISEASE CONTROL

No specific measures are recommended for disease control unless noted in the Tree Protection and Preservation Plan. All disease control measures should be based on observation of actual conditions in the tree canopy.

MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber will not function as beneficially. Rock and gravel mulches are generally discouraged due to their minimal benefit.

PLANTING UNDER EXISTING TREES

1. The installation of lawn beneath established native trees is strongly discouraged because it has the potential to initiate serious disease. If planting is required for aesthetic or functional purposes, the use of drought tolerant, woody species is most appropriate. Species should be selected for their ability to survive with minimal or no water through the summer months after the initial establishment period. Only drip irrigation should be utilized within the canopy dripline to minimize summer water in the root zone.

PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

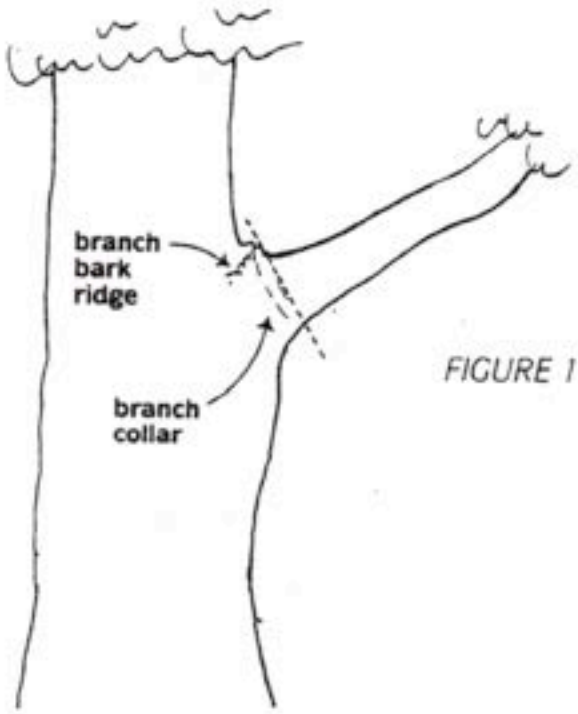


FIGURE 1. *When removing a branch, the final cut should be just outside the branch bark ridge and collar.*

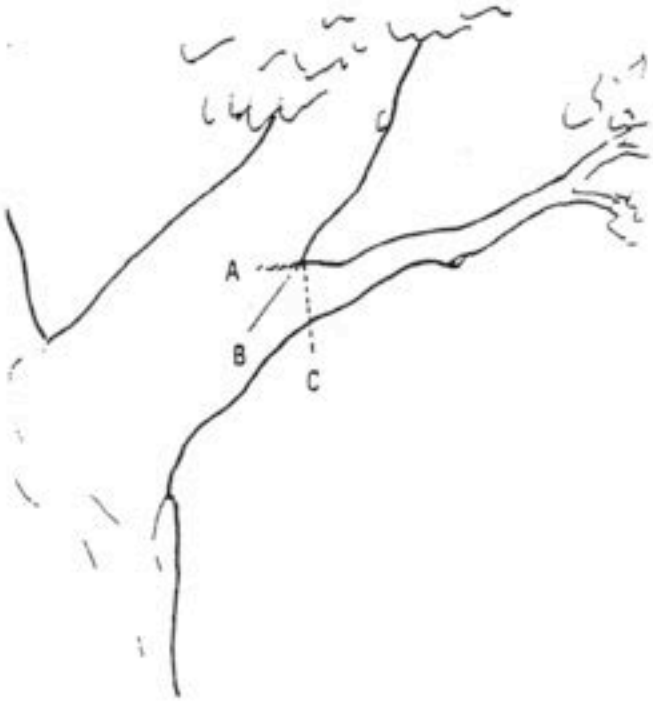


FIGURE 2. *In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.*

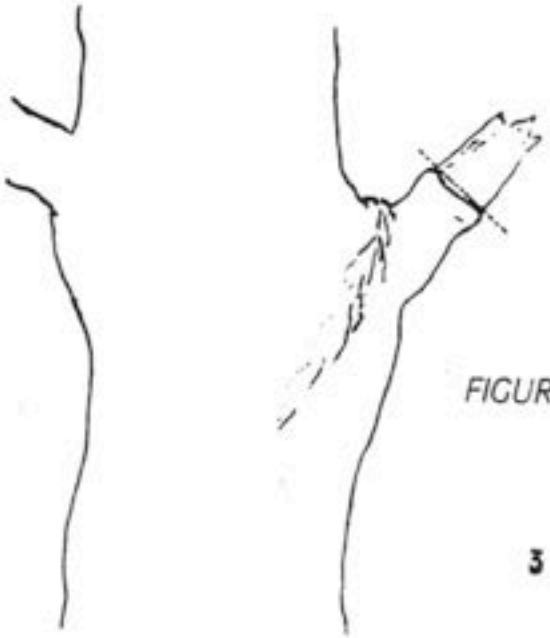


FIGURE 3. *When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.*

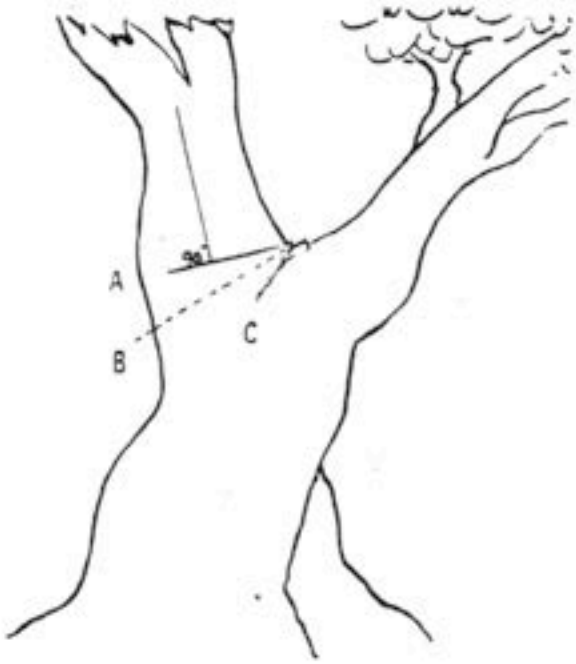


FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*

FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

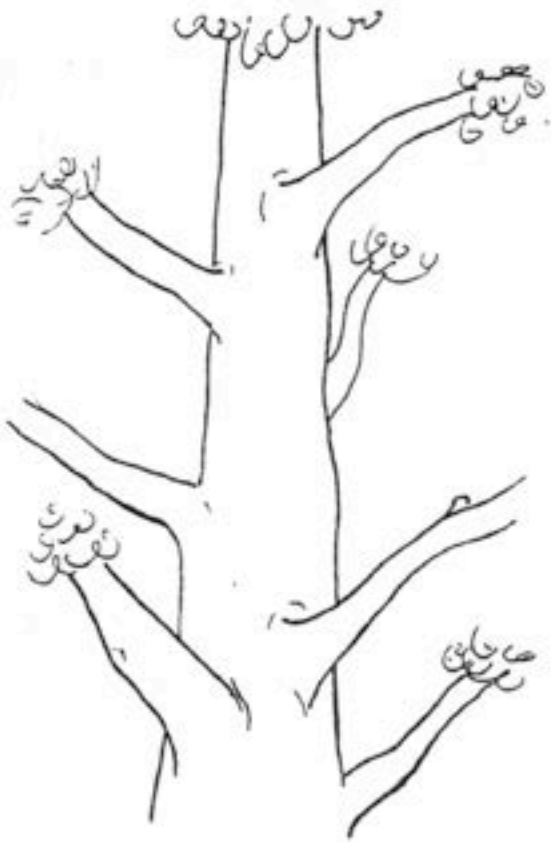


FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, watersprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

HORTICULTURAL Associates

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P.O Box 1261, Glen Ellen, CA 95442

November 5, 2021

Beth Farley
Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Re: 7950 Bodega Highway in Sebastopol; discussion of paving and root preservation

Beth,

I understand that the City of Sebastopol has concerns regarding the preservability of trees #773 and #774 at the above referenced project site. The following discussion of measures that are in the current design, and potential additional options that are available, toward the goal of identifying and preserving as many roots as possible in the Tree Preservation Zone of these two trees:

I understand that it is your desire and goal to preserve both trees, and to ensure their future health, stability, and survival.

Currently the project plans call for the use of a permeable paver product as the paving surface for the parking lot area. This type of product will allow water and air to infiltrate to the preserved roots below and is far superior to asphalt or concrete. I consider this a reasonable solution to maintaining the future integrity of the root zone beneath.

One challenge in using pavers in that soil grade below their installation can require compaction, and this compaction negatively affects root growth and health. I have been told that no compaction of native soils will be required beneath the pavers, and this is a reasonable solution to maintaining the future integrity of the root zone beneath.

Plans currently call for an approximate 8 inch layer of ¾" crushed rock and an inch of bedding material beneath the pavers. Standard open grading excavation will most likely encounter important roots that would be damaged or destroyed. Current plans call instead for the use of an air spade and high pressure air to conduct the necessary excavation. This process preserves all roots if correctly applied, and will allow for the identification of important roots in the graded area. Three reasonable options for dealing with roots exposed and determined to be critical to long term tree health and stability are available. They are:

- The project Civil Engineer agrees that if we do find structural roots in the 12" of pneumatic excavation that we can slope the parking area from the ADA parking place/walkway toward the west side of the property to achieve the needed cover over the structural roots without damaging them.

~ Voice 707-935-3911 Fax 707-935-7103 ~

- Important roots can be identified with the air spade within the structural profile and they can be retained within the new gravel base material. Base material can be placed around and on top of roots when the backfill process occurs.

- The project Civil Engineer may support a shallower base rock layer in specific areas where significant roots are present.

These measures can be used across the treatment areas, or possibly a combination of these measures in different locations can be incorporated. Decisions will need to be made as the air spade excavation allows observation of actual sub surface roots as they are exposed.

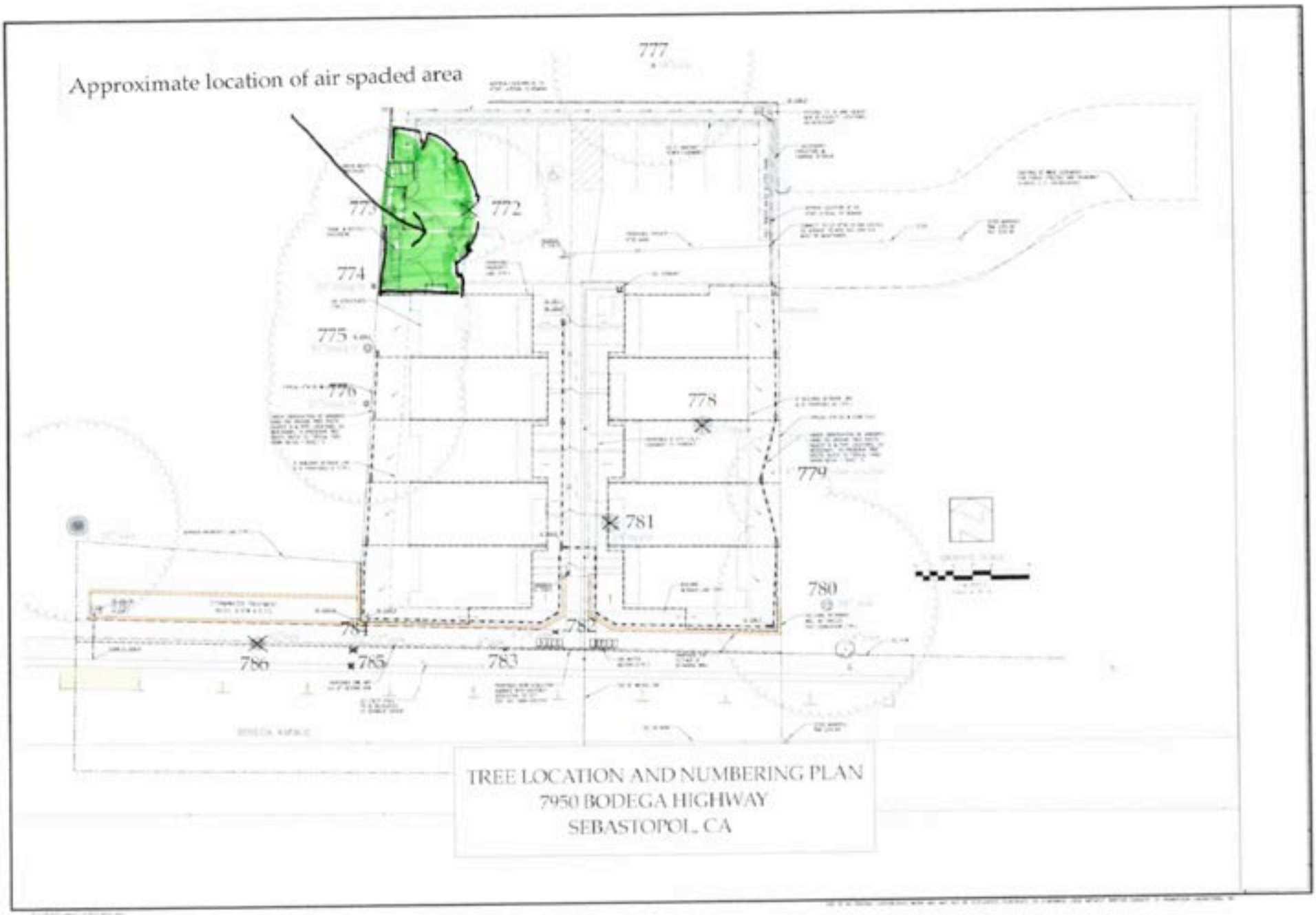
Generally, a select number of roots can be pruned without affecting tree health or stability. The project goal would be to minimize the number of roots pruned by using any or all of the above noted mitigation measures.

It is important that a knowledgeable arborist be on site during all phases of parking lot excavation so that good decisions are made based on the actual conditions encountered. This could be the project arborist, the City Arborist, or another unnamed arborist. Extensive experience with root preservation measures is an important skill set in the analysis necessary to make this process successful.

Please feel free to contact me if further discussion would be helpful.

Regards,

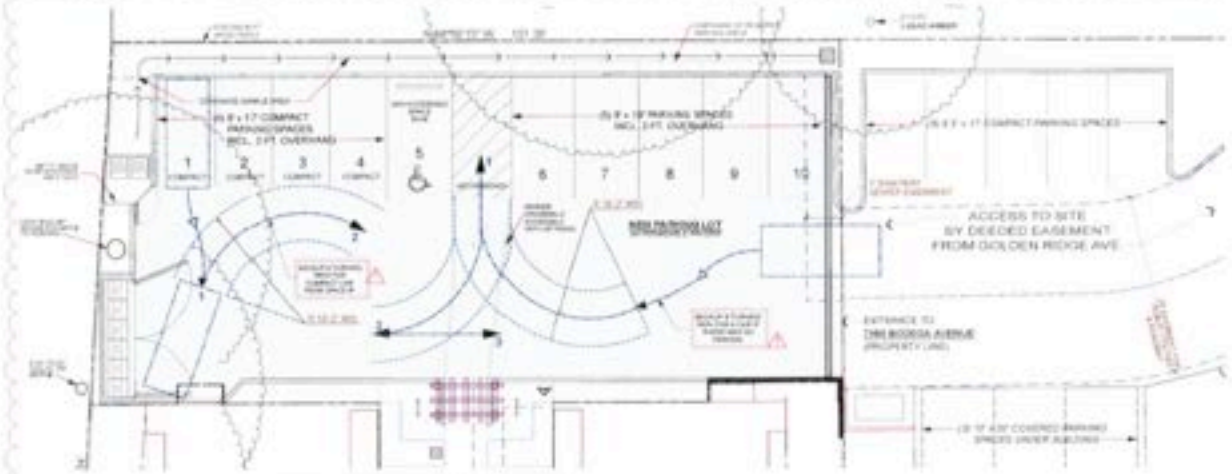
John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ



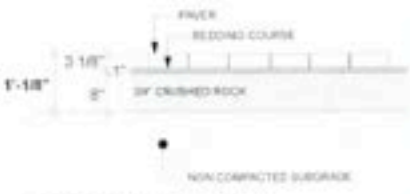
TREE LOCATION AND NUMBERING PLAN
7950 BODEGA HIGHWAY
SEBASTOPOL, CA

1 PARKING SOUTH ELEVATION

2 PARKING NORTH ELEVATION



4 PARKING LOT CAR MANUVERING DIAGRAMS



3 PERMEABLE PAVER DETAIL

HEALTHY BUILDINGS

HUNTLEY SQUARE
MINI HOME VILLAGE

PARKING:
ELEVATIONS
& GRADES

A3.4