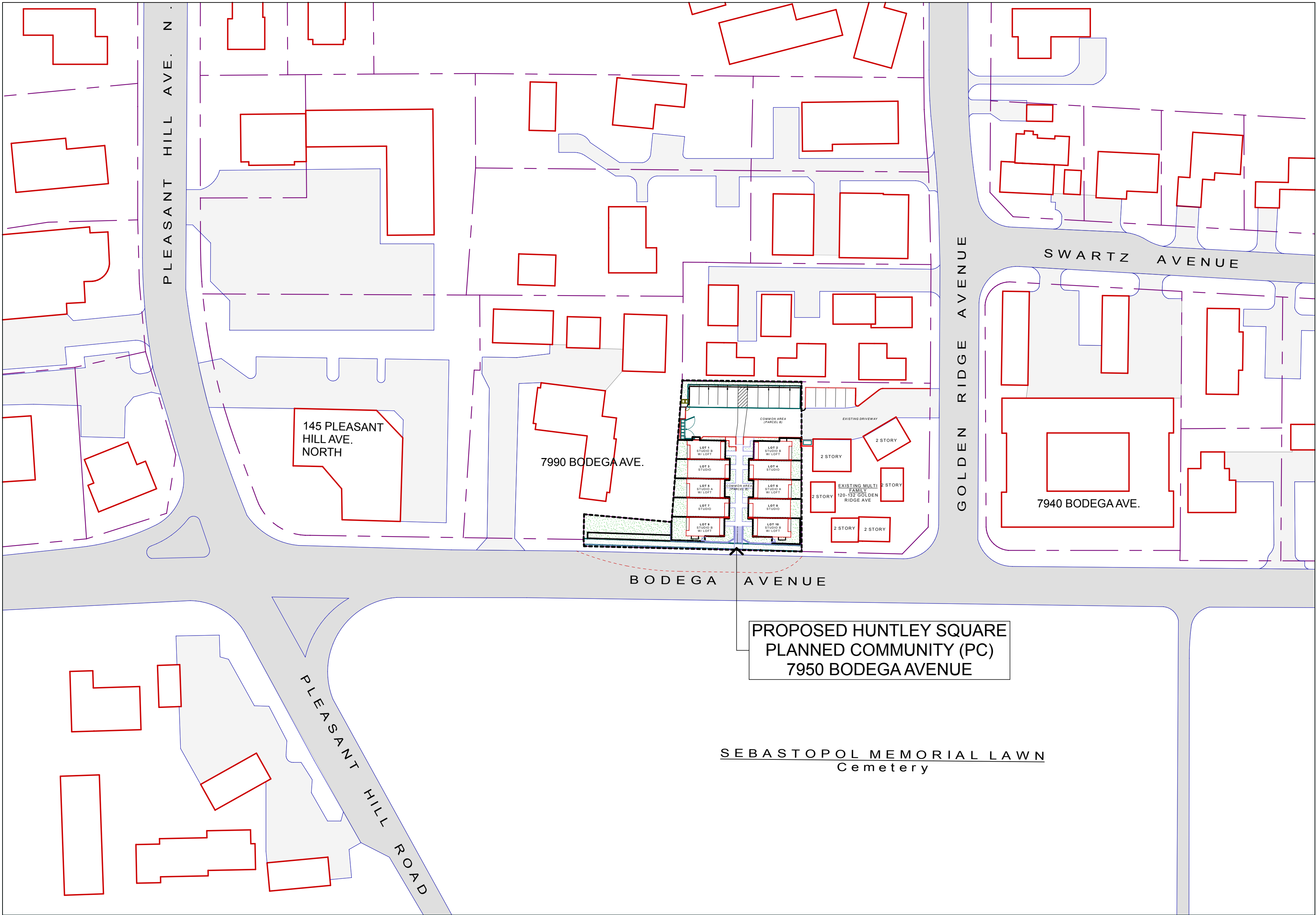
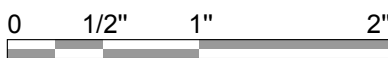


HUNTLEY SQUARE



1 LOCATION MAP

SCALE: 1" = 60'



NORTH

DRAWING INDEX

A0 - COVER SHEET
A0.1 - EXISTING SITE PHOTOS

CIVIL DRAWINGS

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

LANDSCAPE DRAWINGS

L1 PRELIMINARY LANDSCAPE PLAN
T1 TREE PRESERVATION PLAN 3

ARCHITECTURAL DRAWINGS

A1.0 - VICINITY MAP
A1.1 - SITE PLAN / PRELIMINARY MAP
A1.2 - LOT LINE DIAGRAM
A1.3 - RETAINING WALL DETAILS
A1.4 - AREA DEVELOPMENT MAP

A2.0 GENERAL FLOOR PLANS
A2.1 BLDG 1 - FIRST FLOOR
A2.2 BLDG 1 - SECOND FLOOR
A2.3 GENERAL ROOF PLAN

A3.0 STREET SCAPE ELEVATION
A3.1 EXTERIOR ELEVATION - North, South
A3.2 EXTERIOR ELEVATION - East, West
A3.3 EXTERIOR ELEVATION - Courtyard
A3.4 PARKING ELEVATIONS & GRADES

A4.0 SECTIONS - PROJECT
A4.1 SECTIONS - BUILDING 1
A4.2 SECTIONS - BUILDING 2 3



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

NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:

A0
(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



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.



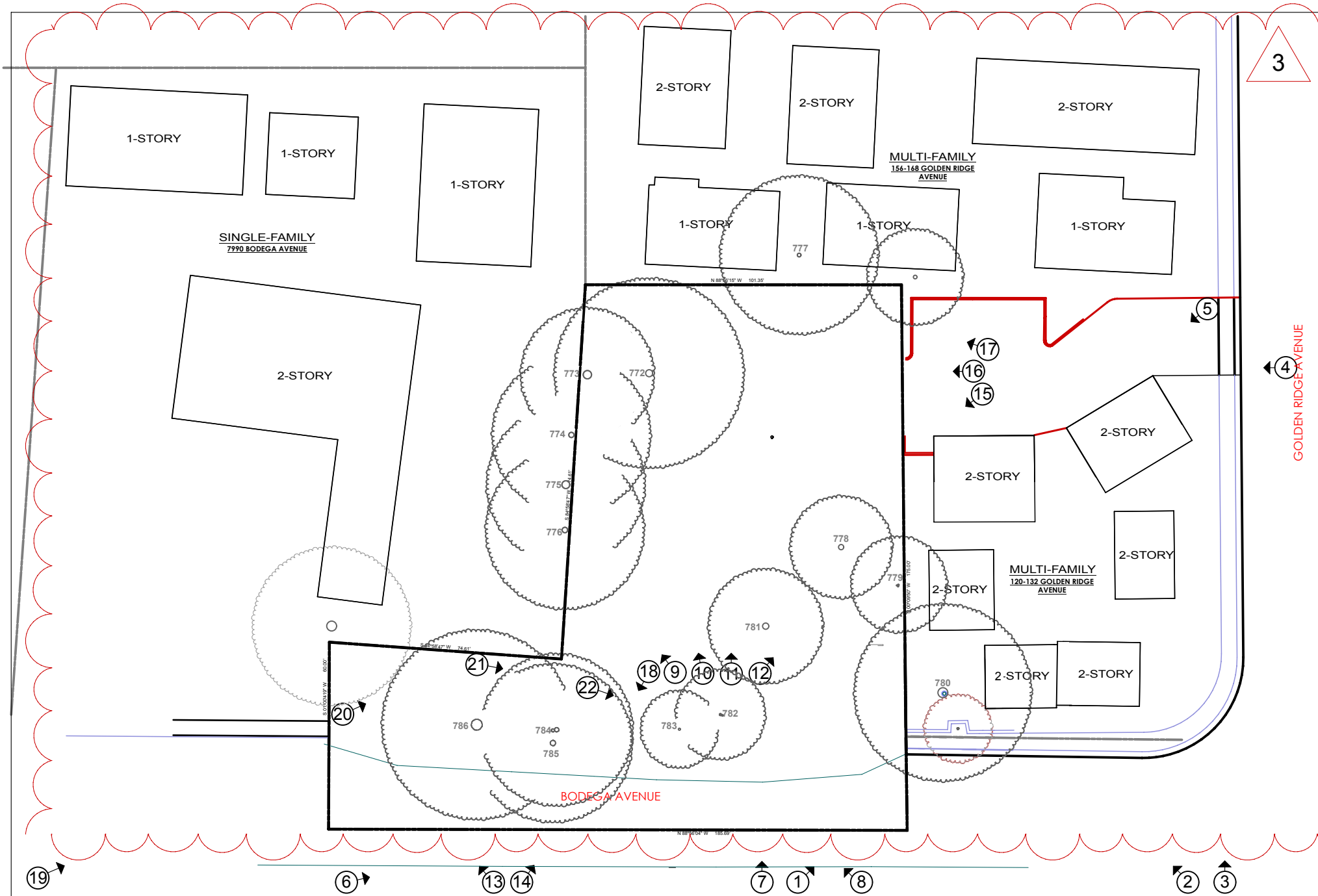
16 Location of proposed vehicle access to on-site parking



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



18 Power pole @ front of site



AERIAL VIEW OF SITE

1:1.28



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



21 Dirt path along front fence of 7990 Bodega Ave.



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



22 Dirt path across front of site



HEALTHY BUILDINGS

630 AIRPARK ROAD, SUITE A
NAPA, CA 94558

T. 707.676.8999
F. 707.676.8998
WWW.HBUSA.NET

NOTICE

These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

HUNTLEY SQUARE

MINI HOME VILLAGE

7950 BODEGA AVE.,
SEBAS TOPOL, CA 95472
A.P.N. 004-350-024-000

INVENTORY
EXISTING SITE
PHOTOS

ISSUE/REVISIONS:

REV. 9-10-20

REV. 8-31-21 3

DRAWN BY:

SCALE: AS NOTED

SHEETNO.:

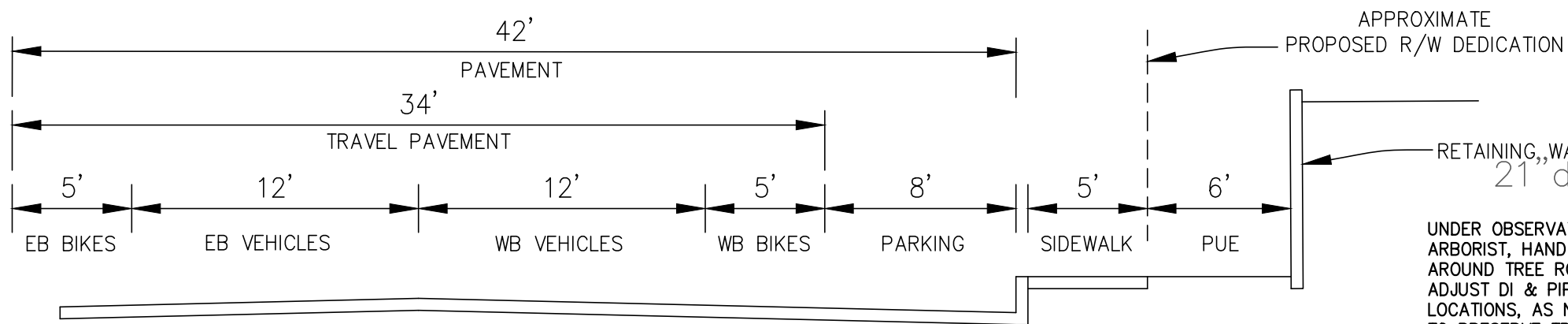
A0.1

ABBREVIATIONS

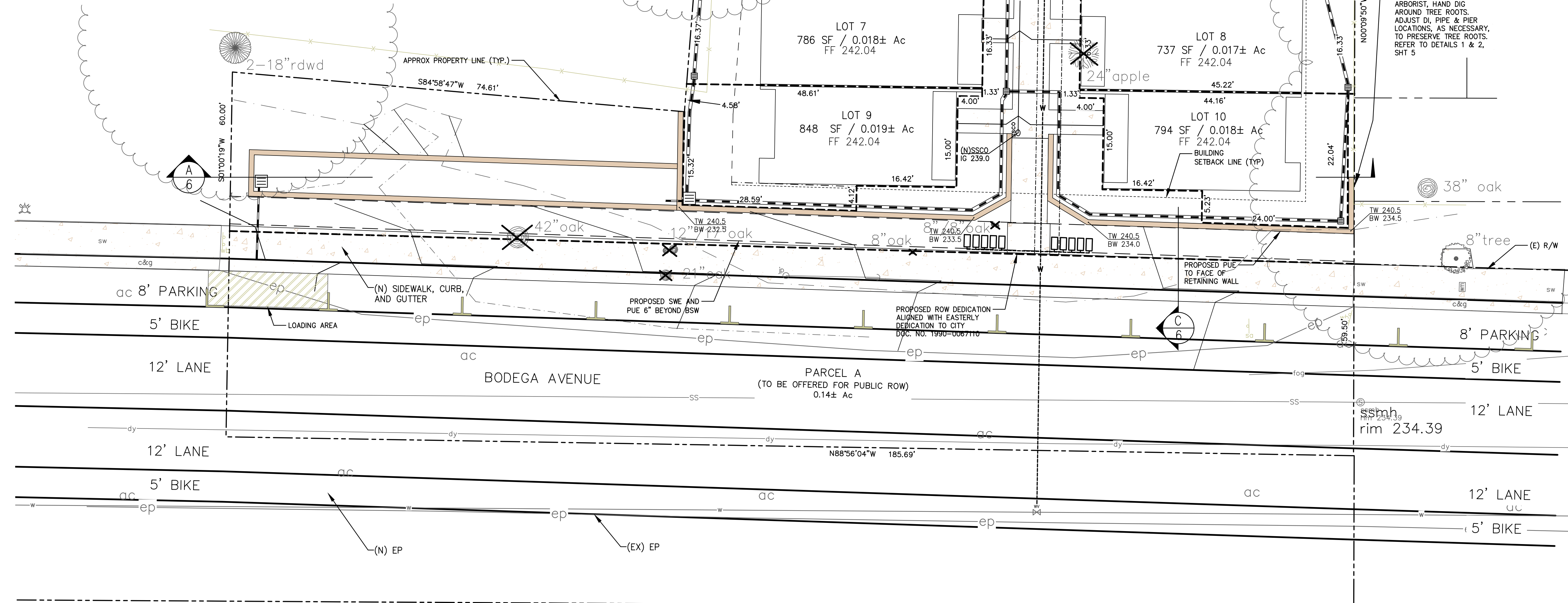
SCREENED AND/OR lower case DENOTES EXISTING FEATURES	
AC	ASPHALT CONCRETE
AP	ANGLE POINT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CNC	CONCRETE
CL	CENTERLINE
COR	CORNER
CP	CONTROL POINT
DE	DRAINAGE EASEMENT
DI	DROP INLET
DWY	DRIVEWAY
EBX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX, (E)	EXISTING
FF	FINISHED FLOOR
FI	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	STRIP
SUD	SIDEWALK UNDERDRAIN
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRADE
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	⊙
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



TENTATIVE MAP FOR 7950 BODEGA AVE SEBASTOPOL CALIFORNIA



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

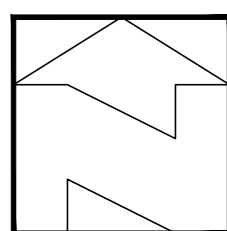
CIVIL ENGINEER AND SURVEYOR:
ROBERTSON ENGINEERING
2300 BETHARDS DR, STE L
SANTA ROSA, CA 95405
707-523-7490
MIKE@ROBERTSONENGINEERING.NET

OWNER/SUBDIVIDER

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

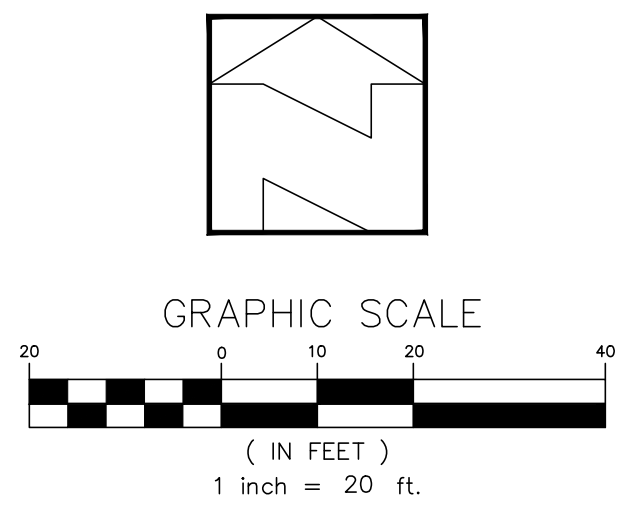
SHEET INDEX

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



GRAPHIC SCALE
(IN FEET)
1 inch = 10' ft.

DATE: Aug 2020	DESIGNED: MBR	DRAWN: KF	CHECKED: MBR	PROJ. ENGR.: MBR	PROJ. MGR.: MBR
REVISION	REVISION				
NO. DATE	NO. DATE				
ROBERTSON ENGINEERING 2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405 Tel 707.523.7490 E-mail office@robertsonengineering.net					
SITE PLAN					
7950 BODEGA AVE SONOMA COUNTY					
SHEET 1 OF 6 SHEETS JOB No. 18165					



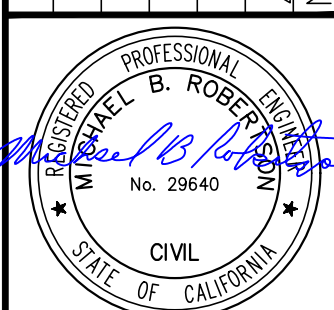
1. TOPOGRAPHIC SURVEY SHOWN ON PLAN PROVIDED BY ROBERTSON ENGINEERING, INC., FIELD SURVEYED 9/14/15.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, 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

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
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

[illegible]

7-16-21

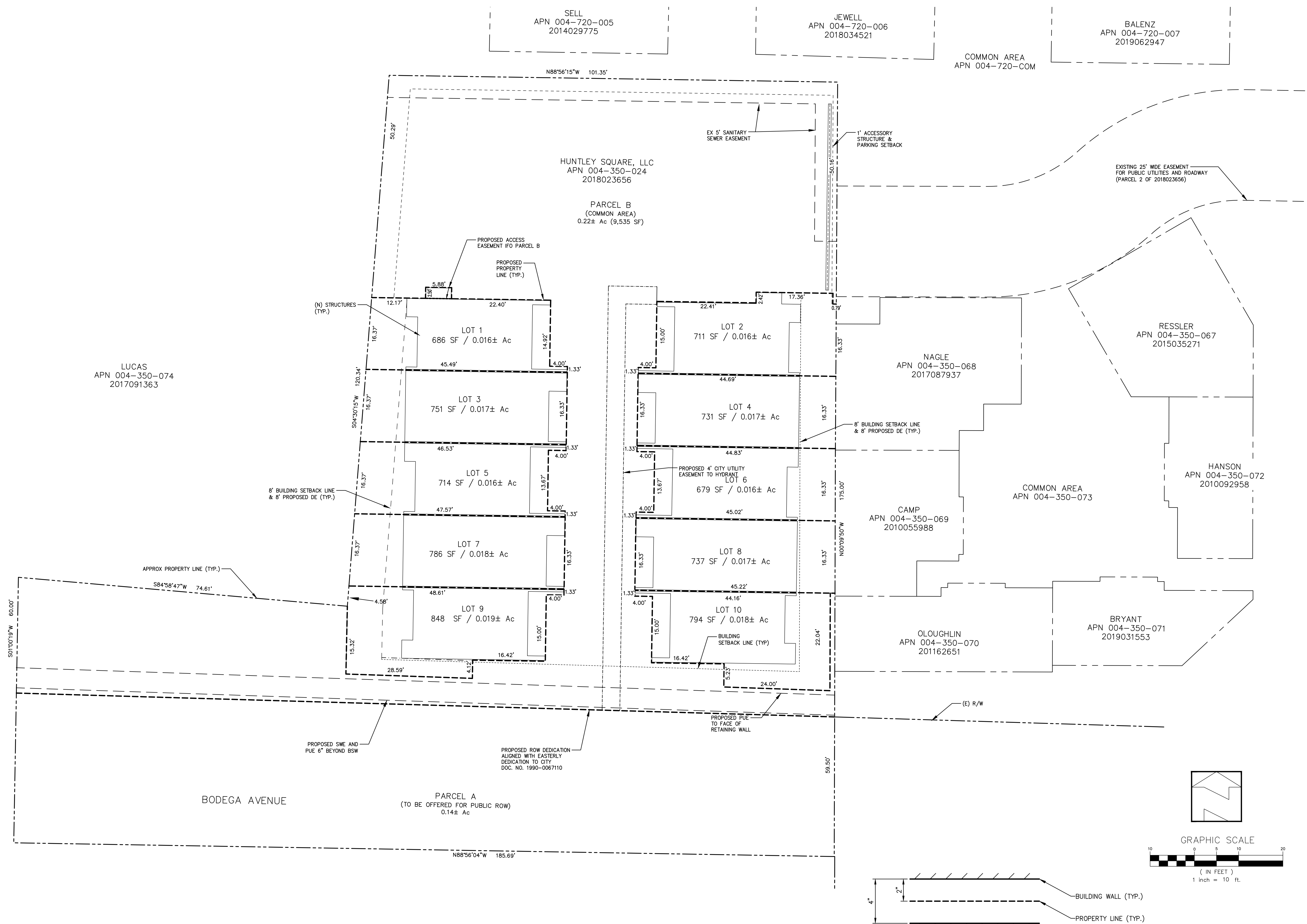
ROBERTSON
ENGINEERING

23300 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

SHEET 2
OF 6 SHEETS
JOB No. 18165



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

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

7-16-21

ROBERTSON
ENGINEERING
INC.

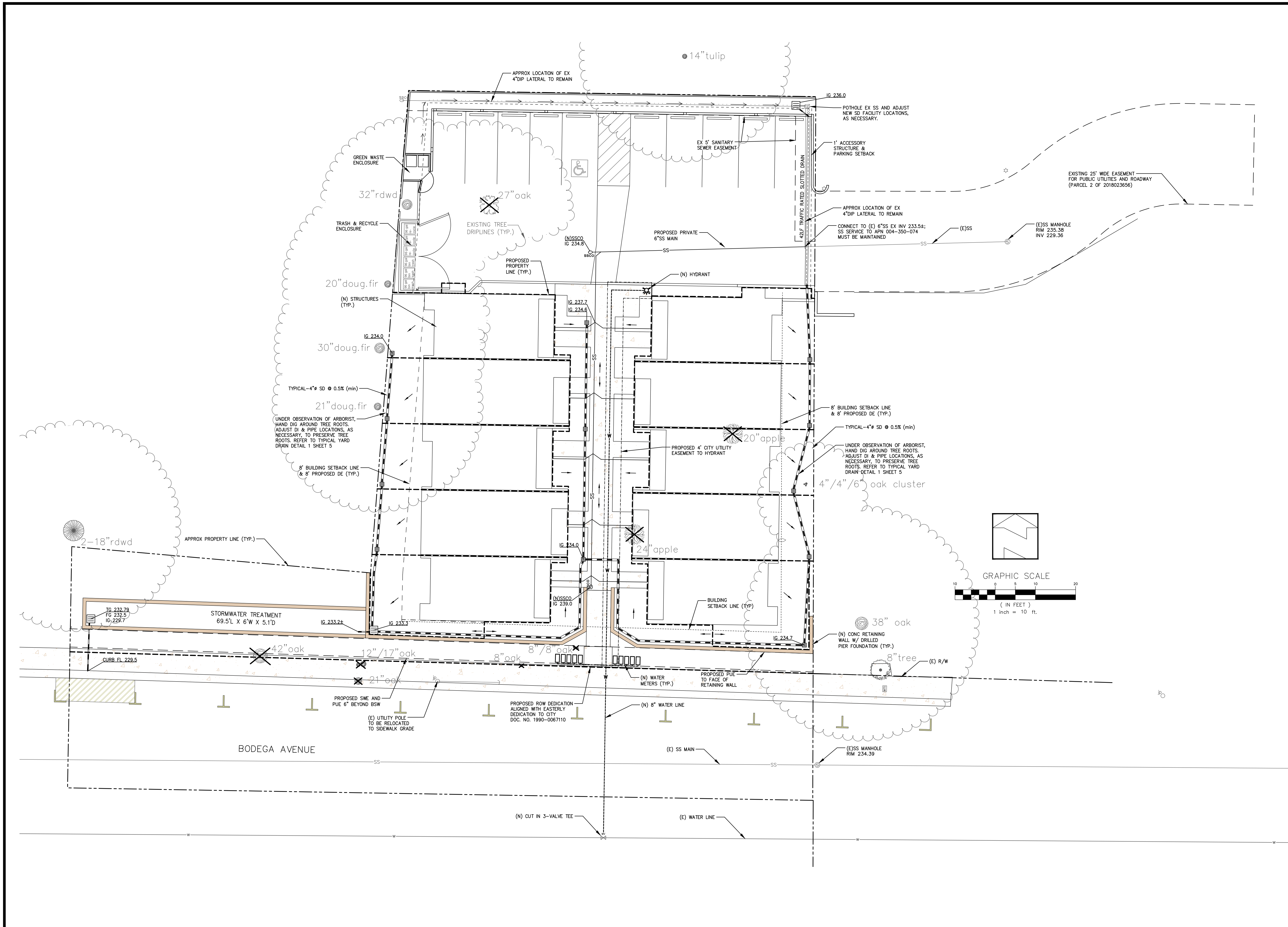
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 E-mail office@robertsonengineering.net

PROPOSED LOT LINES

CALIFORNIA
7950 BODEGA AVE
SONOMA COUNTY
SEBASTOPOL

SHEET 3
OF 6 SHEETS

JOB No.
18165



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

NO.	DATE	REVISION

PROFESSIONAL
ENGINEER
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

UTILITY PLAN

CALIFORNIA

7950 BODEGA AVE
SONOMA COUNTY

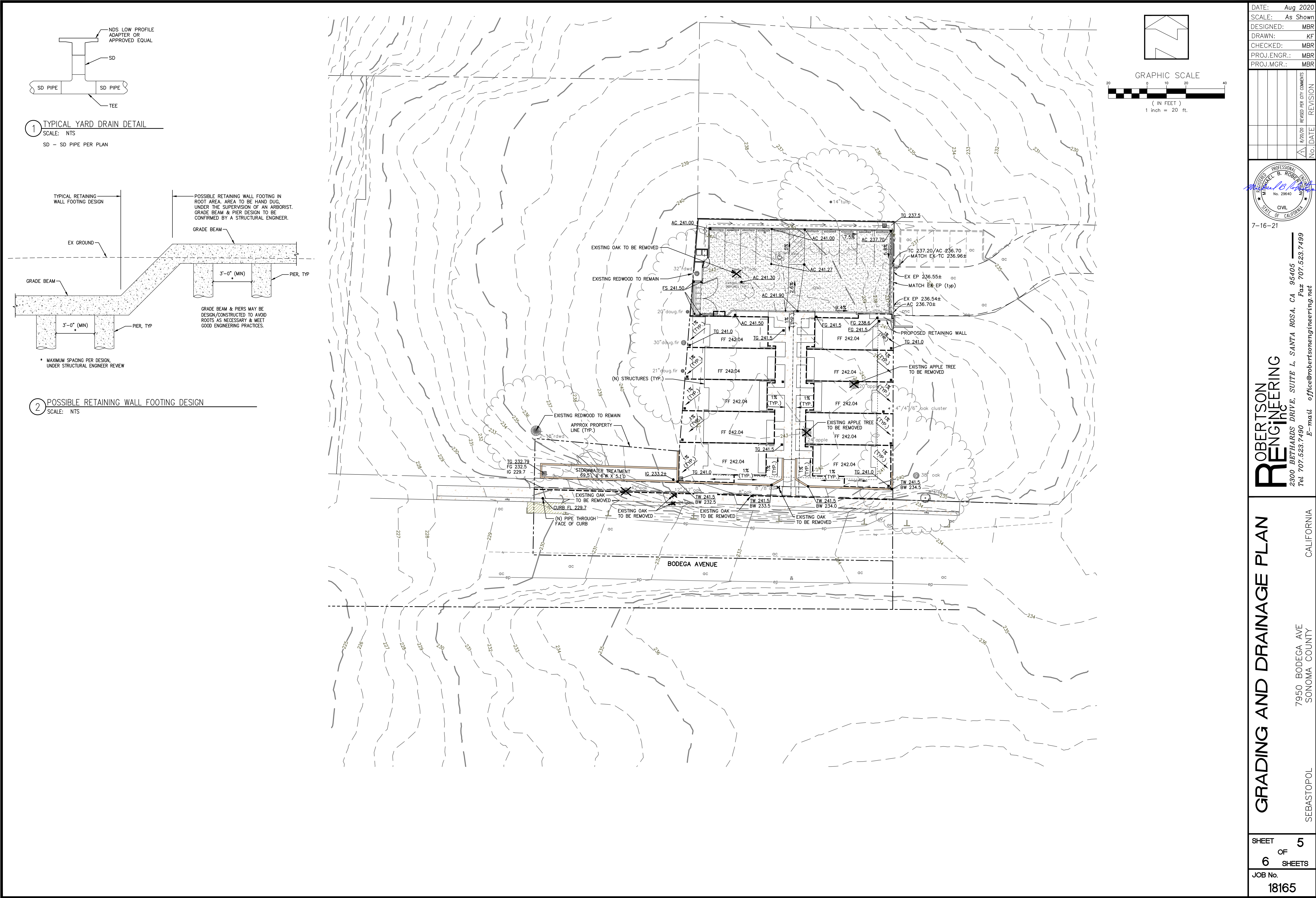
SEBASTOPOL

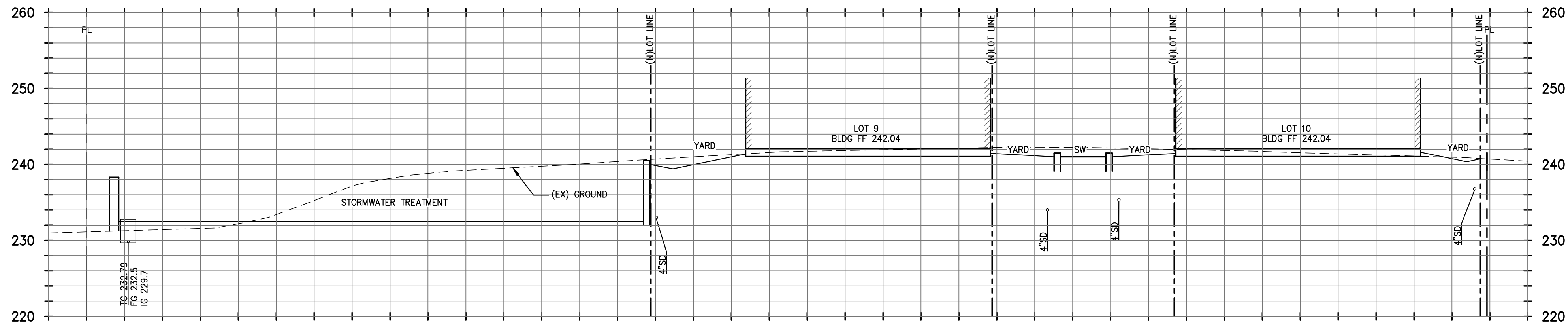
SHEET 4
OF 6 SHEETS

JOB No. 18165

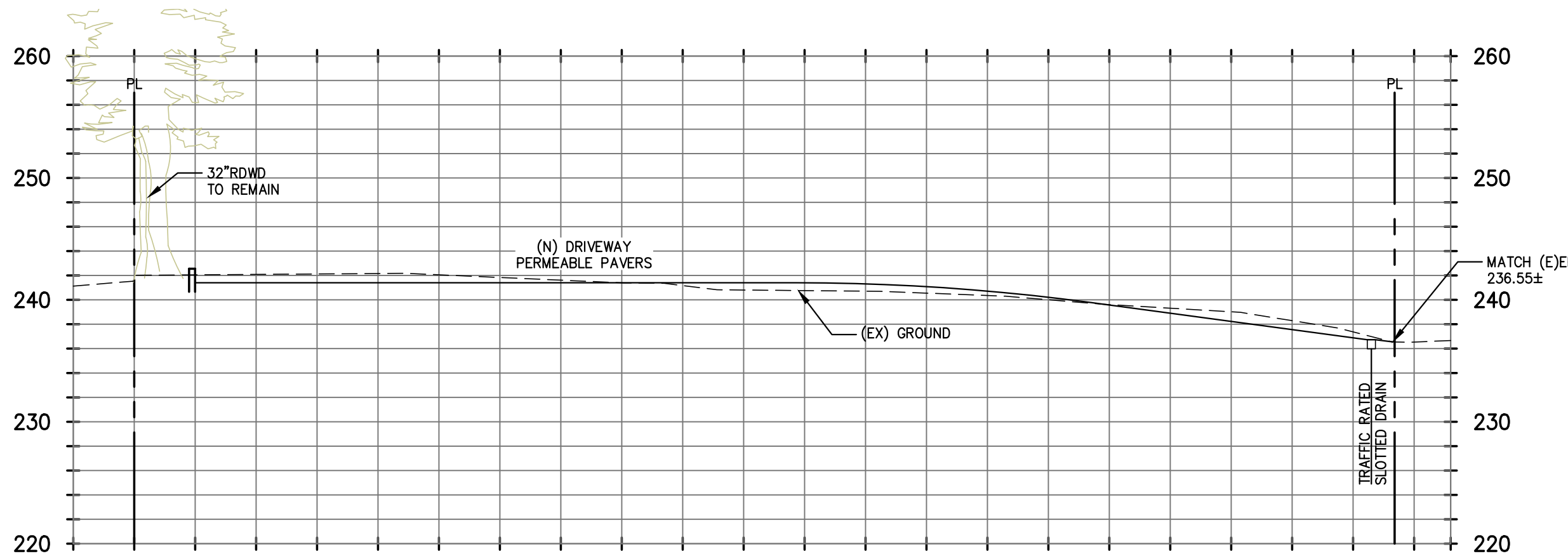
Y:\18165\dwg\18165TMap.dwg

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF ROBERTSON ENGINEERING, INC.

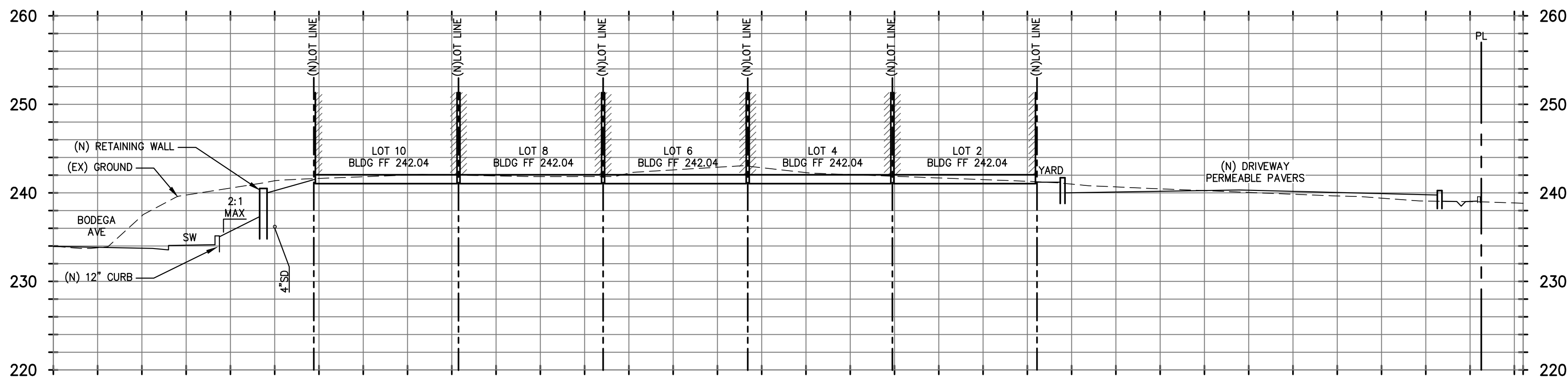




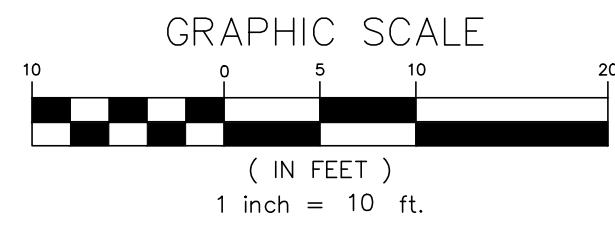
A SECTION A
SCALE: 1" = 10' (H & V)



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

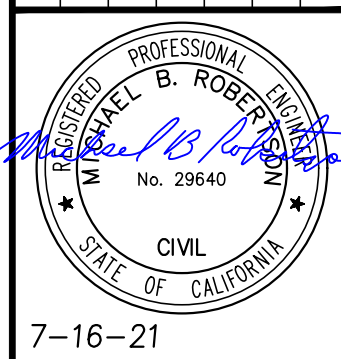


C SECTION C
SCALE: 1" = 10' (H & V)



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



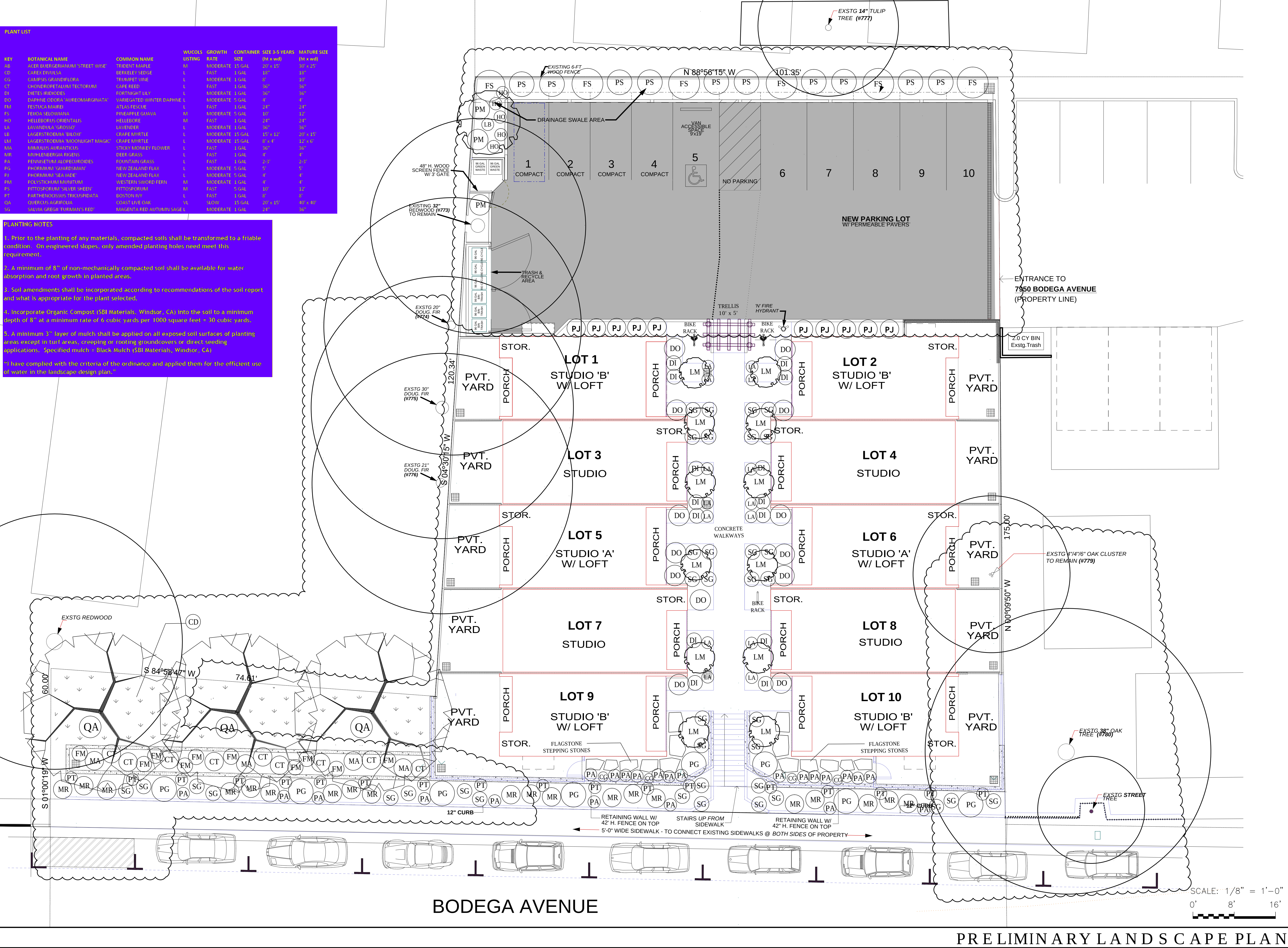
7-16-21
ROBERTSON
ENGINEERING
INC.
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel. 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

SITE SECTIONS
7950 BODEGA AVE
SONOMA COUNTY
CALIFORNIA
SEBASTOPOL

SHEET 6 OF 6 SHEETS
JOB No. 18165

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	WUCOLS	GROWTH RATE	CONTAINER SIZE 3-5 YEARS	MATURE SIZE
AB	ALICE BURGESSIA HUNTER STREET WIDE	TRIDENT MAPLE	M	MODERATE	15 GAL	20' x 15'
CD	CAREX DIVARICA	DEERLEAF SEDGE	L	FAST	1 GAL	10' x 10'
CG	CAMPIDIA GRACIELORA	TRUMPET VINE	L	MODERATE	1 GAL	8' x 10'
CT	CHONDRILLIUM TECTOPURUM	CAPE REED	L	FAST	1 GAL	30' x 30'
DI	DIETIS ANDERSONI	PORTULACIUM	L	MODERATE	1 GAL	30' x 30'
DO	DOUGLAS OAK	WINTER DAPHNE	L	MODERATE	1 GAL	4' x 4'
FM	FESTUCA NIGRA	ATLAS FESCUE	L	FAST	1 GAL	24' x 24'
FS	FERNIS SELWYANA	PRINCE OF PEAS	M	MODERATE	1 GAL	10' x 12'
HD	HELLEBORUS ORIENTALIS	HELLEDOR	M	FAST	1 GAL	24' x 24'
LA	LAVANDULA GROSSA	LAVENDER	L	MODERATE	1 GAL	30' x 30'
LB	LAVANDULA GROSSA	CRAPPE MYRTLE	L	MODERATE	15 GAL	15' x 12'
LM	LAVANDULA GROSSA	CRAPPE MYRTLE	L	MODERATE	15 GAL	15' x 12'
MA	MARSHALLIA GROSSA	CRAPPE MYRTLE	L	FAST	1 GAL	30' x 30'
MR	MARSHALLIA GROSSA	CRAPPE MYRTLE	L	FAST	1 GAL	4' x 4'
PG	PEROVSKIA ALPINA	CRAPPE MYRTLE	L	FAST	1 GAL	24' x 24'
PT	PEROVSKIA ALPINA	CRAPPE MYRTLE	L	MODERATE	1 GAL	4' x 4'
PS	POLYSTICHUM NIGRUM	WESTERN SWORD FERN	M	MODERATE	1 GAL	4' x 4'
PT	PITTOSPORA SILVER SHEEN	PITTOSPORA	M	FAST	1 GAL	10' x 12'
QA	QUERCUS ALBIFLORA	BOSTON OAK	M	FAST	1 GAL	8' x 8'
SG	SALICIA GROSSA	CRAPPE MYRTLE	L	FAST	1 GAL	24' x 24'
SG	SALICIA GROSSA	CRAPPE MYRTLE	L	MODERATE	1 GAL	24' x 24'

- 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."



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

ALLEN
LAND
DESIGN

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

These drawings & designs are the property of the Landscape Designer and no part thereof shall be copied or used in connection with any other work or project without the written consent of Allen Land Design.

PRELIMINARY LANDSCAPE PLAN
HUNLEY SQUARE
MINIHOME VILLAGE
7950 BODEGA AVE
SEBASTOPOL, CA

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

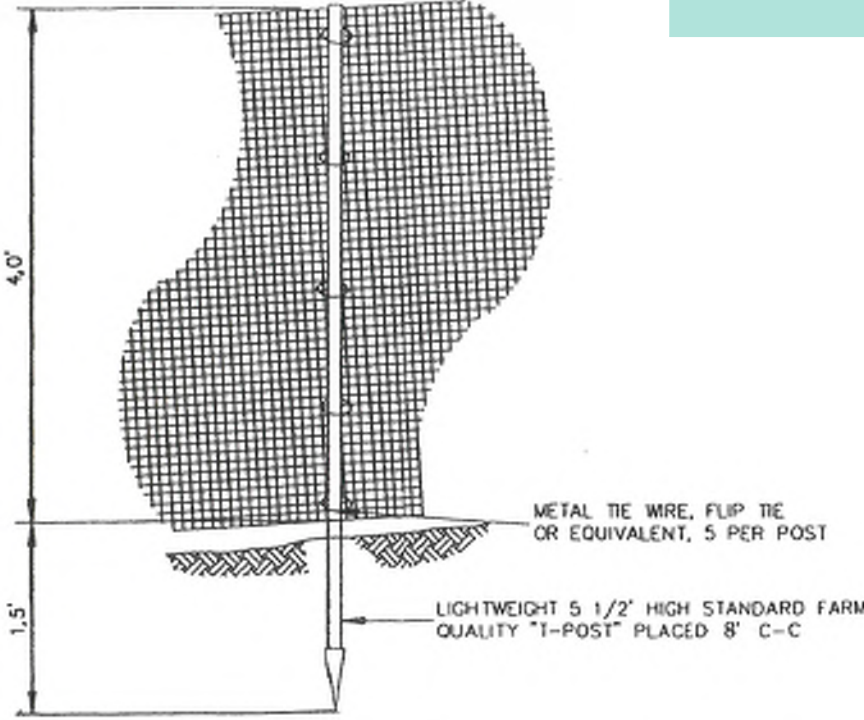
RECOMMENDATIONS

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.

- ___ PRESERVATION APPEARS TO BE POSSIBLE.
- ___ REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS.
- ___ REMOVAL IS RECOMMENDED DUE TO POOR HEALTH OR HAZARDOUS STRUCTURE.
- ___ REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS AND POOR EXISTING HEALTH OR STRUCTURE.
- ___ REMOVAL IS RECOMMENDED DUE TO POOR SPECIES CHARACTERISTICS.
- ___ 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.
- ___ MAINTAIN EXISTING GRADE WITHIN THE FENCED PORTION OF THE TPZ.
ROUTE DRAINAGE SWALES AND ALL UNDERGROUND WORK OUTSIDE THE DRIPLINE.
- ___ 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.
- ___ 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.
- ___ PRUNE THIS TREE SPECIFICALLY TO REDUCE HEAVY END WEIGHTS ON LONG, OVER-EXTENDED LATERAL LIMBS.
- ___ THIS IS AN OFF-SITE TREE THAT OVERHANGS THE PROJECT PROPERTY. INCORPORATE PROTECTION MEASURES AS IF ON PROJECT PROPERTY.

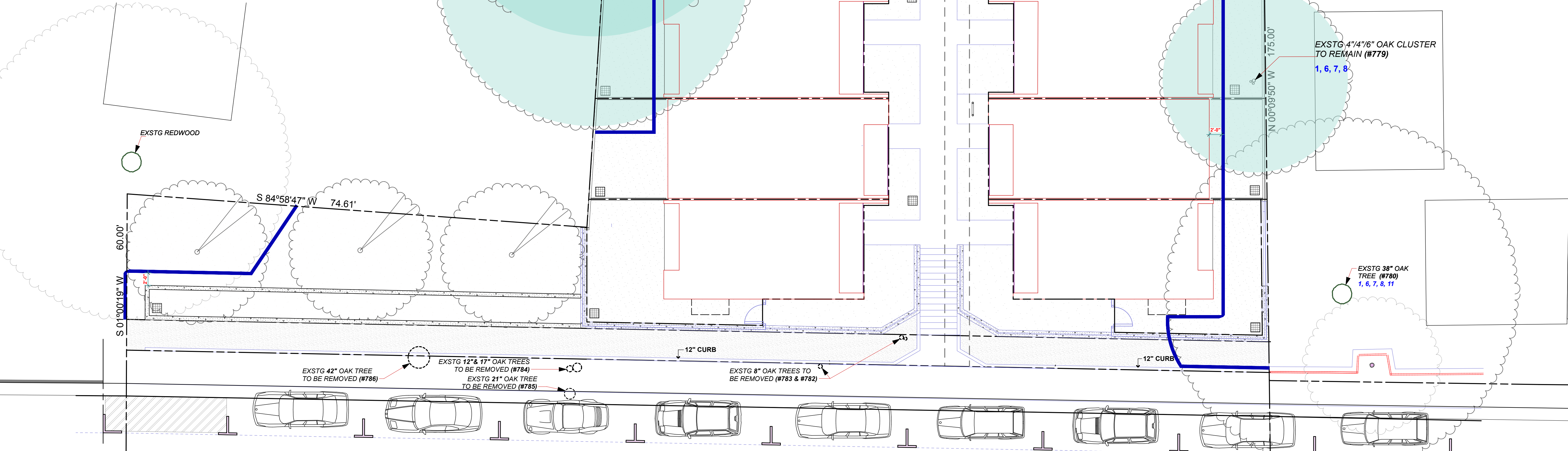
NOTE:
TENSOR LIGHTWEIGHT SAFETY GRID, ORANGE
COLOR, 6X2265H, CUT OR FOLD AT POSTS
AS NEEDED TO CONFORM TO SLOPING TERRAIN.



SYMBOL LEGEND

- TREE PROTECTION FENCE
- PRESERVED TREES
- BLUE NUMBER RECOMMENDATION

2 TREE PROTECTION FENCING DETAIL



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



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

NOTE
These drawings and specifications are the property
and copyright of Healthy Buildings Management
Group (HBMG) and shall not be used on any other
project without the written consent of HBMG.
Written dimensions shall take precedence over
scaled dimensions and shall be verified on the job
site. Any discrepancy shall be brought to the notice
of HBMG prior to the commencement of any work.

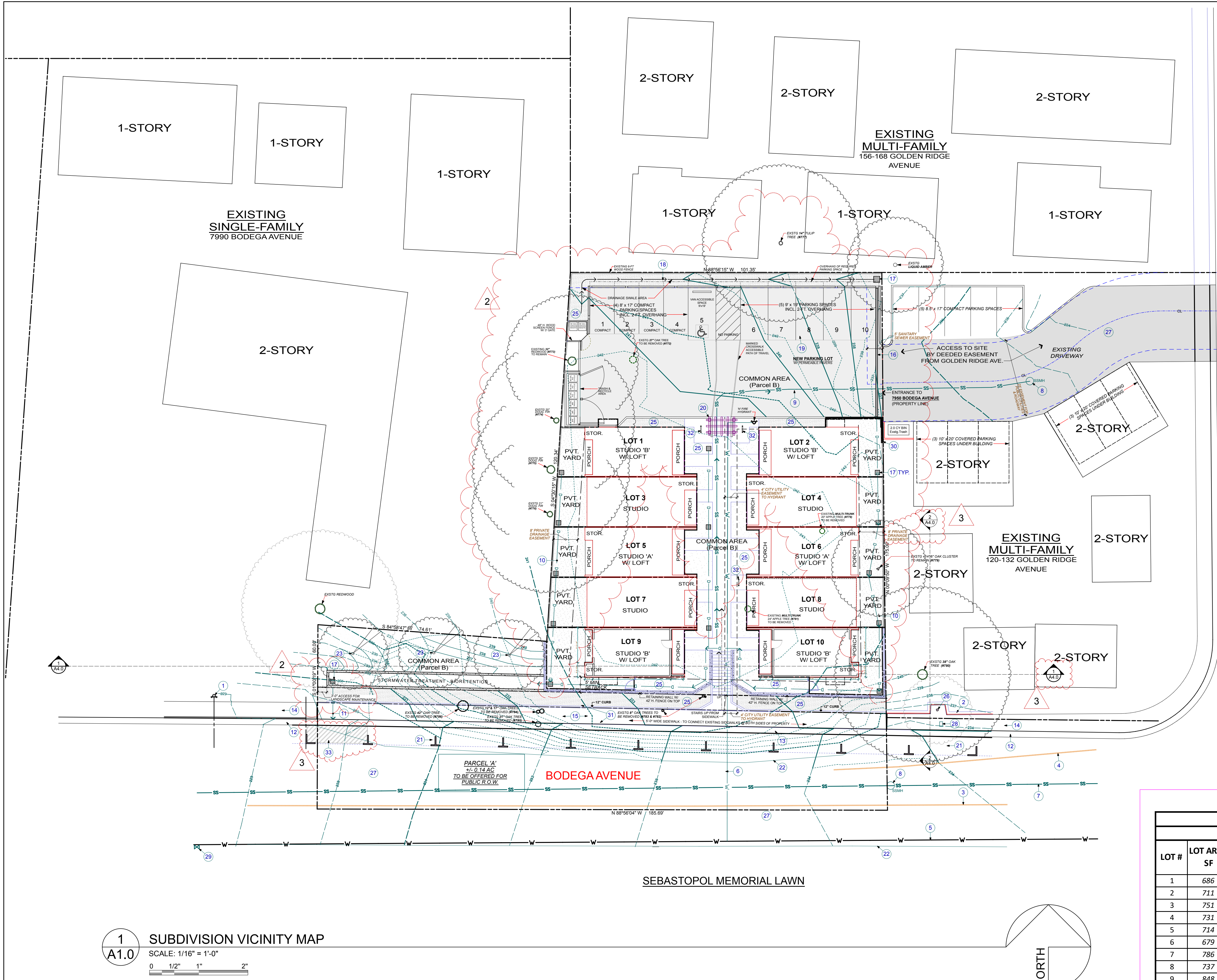
HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

TREE PRESERVATION
PLAN

ISSUE/REVISIONS:
8-31-21 NEW SHEET

DRAWN BY:
SCALE:

SHEETNO.:
T1
(NEW SHEET)



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: 9' 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

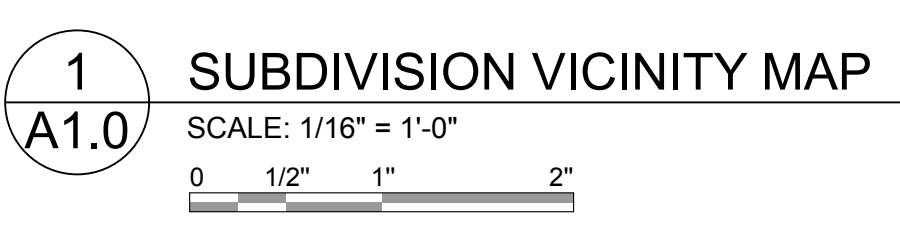
PROPOSED DENSITY: 10 STUDIO DWELLING UNITS = 10/39(2) =
= 12.8 DU/ACRE

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

GOLDEN RIDGE AVENUE

REVISION NOTES 7-9-21
1. DRAWING REVISIONS ARE CLOUDED AND MARKED WITH 'DELTA-3'.



- KEYNOTES** (Not all notes are used on every sheet.)
- | | | | |
|--|--|---|---|
| 1. EXISTING FIRE HYDRANT. | 9. PROPOSED SEWER LATERAL. | 17. PROPOSED CATCH BASIN ('DI', DRAINAGE INLET). | 25. PROPOSED LANDSCAPE PLANTING. |
| 2. EXISTING WOOD RETAINING WALL. | 10. PROPOSED STORM DRAIN (SD). | 18. PROPOSED DRAINAGE SWALE. | 26. EXISTING TREE (8"). |
| 3. EXISTING DOUBLE YELLOW LINE. | 11. DRAIN OUTFALL AT GUTTER. | 19. PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE. | 27. EXISTING AC PAVING |
| 4. EXISTING PAINTED FOG LINE. | 12. EXISTING CURB AND GUTTER (C&G). | 20. PROPOSED TRELLIS. | 28. EXISTING WATER METER |
| 5. EXISTING WATER MAIN (W). | 13. PROPOSED CURB AND GUTTER (C&G). | 21. PROPOSED PARALLEL PARKING: 9 SPACES AT 8' X 22' EA. | 29. EXISTING WATER VALVE |
| 6. PROPOSED WATER SERVICE LINE. | 14. EXISTING SIDEWALK 5' WIDE. | 22. EXISTING EDGE OF PAVEMENT (EP). | 30. PROPOSED 42" H. RETAINING WALL |
| 7. EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE. | 15. PROPOSED SIDEWALK TO MATCH EXISTING. | 23. PROPOSED NATIVE OAK TREE. | 31. RELOCATE EXISTING UTILITY POLE & GUY TO SIDEWALK LEVEL. |
| 8. EXISTING SANITARY SEWER MANHOLE (SSMH). | 16. PROPOSED TRENCH DRAIN. | 24. N/A | 32. BIKE RACK FOR TWO BICYCLES |
| | | | 33. LOADING ZONE PARKING SPACE |

- SYMBOL LEGEND**
- | | |
|--|---------------------------------|
| | PROPERTY LINE |
| | EXISTING CONTOUR LINE TO REMAIN |
| | EXISTING CONTOUR TO BE CHANGED |
| | PROPOSED GRADING CONTOUR |

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	160
2	711	434	61%	STUDIO W/ LOFT	599	SF	150	177
3	751	519	69%	STUDIO	519	SF	162	162
4	731	519	71%	STUDIO	519	SF	140	140
5	714	434	61%	STUDIO W/ LOFT	599	SF	170	197
6	679	434	64%	STUDIO W/ LOFT	599	SF	132	159
7	786	519	66%	STUDIO	519	SF	196	196
8	737	519	70%	STUDIO	519	SF	142	142
9	848	434	51%	STUDIO W/ LOFT	599	SF	328	355
10	794	434	55%	STUDIO W/ LOFT	599	SF	274	301
TOTAL	7,437	4680	63%	Average	5670	SF	1827	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

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

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

NOTICE
These drawings and specifications are the property and copyright of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

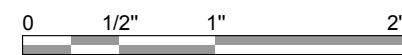
DRAWN BY: AJL
SCALE: 1/16" = 1'-0"

SHEETNO.:
A1.0

2

PRELIMINARY SUBDIVISION PLAN

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



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

- EXISTING FIRE HYDRANT.
- EXISTING WOOD RETAINING WALL.
- EXISTING DOUBLE YELLOW LINE.
- EXISTING PAINTED FOG LINE.
- EXISTING WATER MAIN (W).
- PROPOSED WATER SERVICE LINE.
- EXISTING SANITARY SEWER (SS), APPROX. CENTERLINE.
- EXISTING SANITARY SEWER MANHOLE (SSMH).
- PROPOSED SEWER LATERAL.
- PROPOSED STORM DRAIN (SD).
- DRAIN OUTFALL AT GUTTER.
- EXISTING CURB AND GUTTER (C&G).
- PROPOSED CURB AND GUTTER (C&G).
- EXISTING SIDEWALK, 5' WIDE.
- PROPOSED SIDEWALK TO MATCH EXISTING.
- PROPOSED TRENCH DRAIN.
- PROPOSED CATCH BASIN (CI), DRAINAGE INLET).
- PROPOSED DRAINAGE SWALE.
- PROPOSED CANTILEVERED CARPORT ROOF STRUCTURE.
- PROPOSED TRELLIS.
- PROPOSED PARALLEL PARKING: 10 SPACES AT 8' x 22' EA.
- EXISTING EDGE OF PAVEMENT (EP).
- PROPOSED NATIVE OAK TREE.
- N/A
- PROPOSED LANDSCAPE PLANTING.
- EXISTING TREE (8').
- EXISTING AC PAVING.
- EXISTING WATER METER.
- EXISTING WATER VALVE.
- PROPOSED 42" H. RETAINING WALL.
- RELOCATE POWER/UTILITY POLE & GUY.
- BIKE RACK PARKING FOR (2) BICYCLES

SYMBOL LEGEND

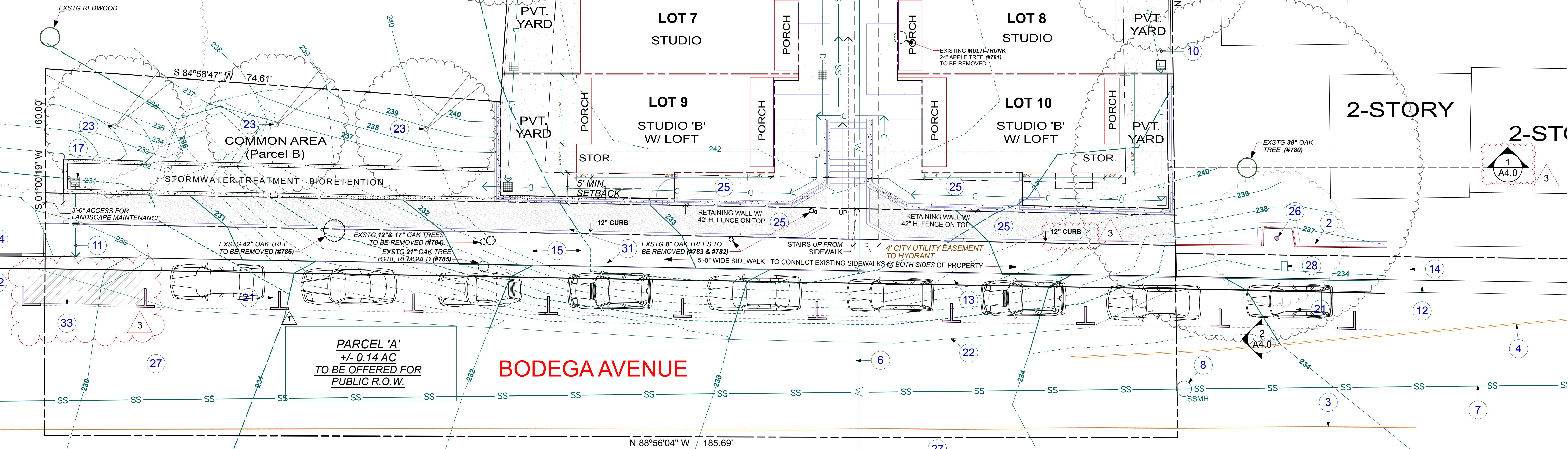
- PROPERTY LINE
- EXISTING CONTOUR LINE TO REMAIN
- EXISTING CONTOUR TO BE CHANGED
- PROPOSED GRADING CONTOUR

SITE PLAN NOTES

- 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

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



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

NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

SITE PLAN
PRELIMINARY MAP

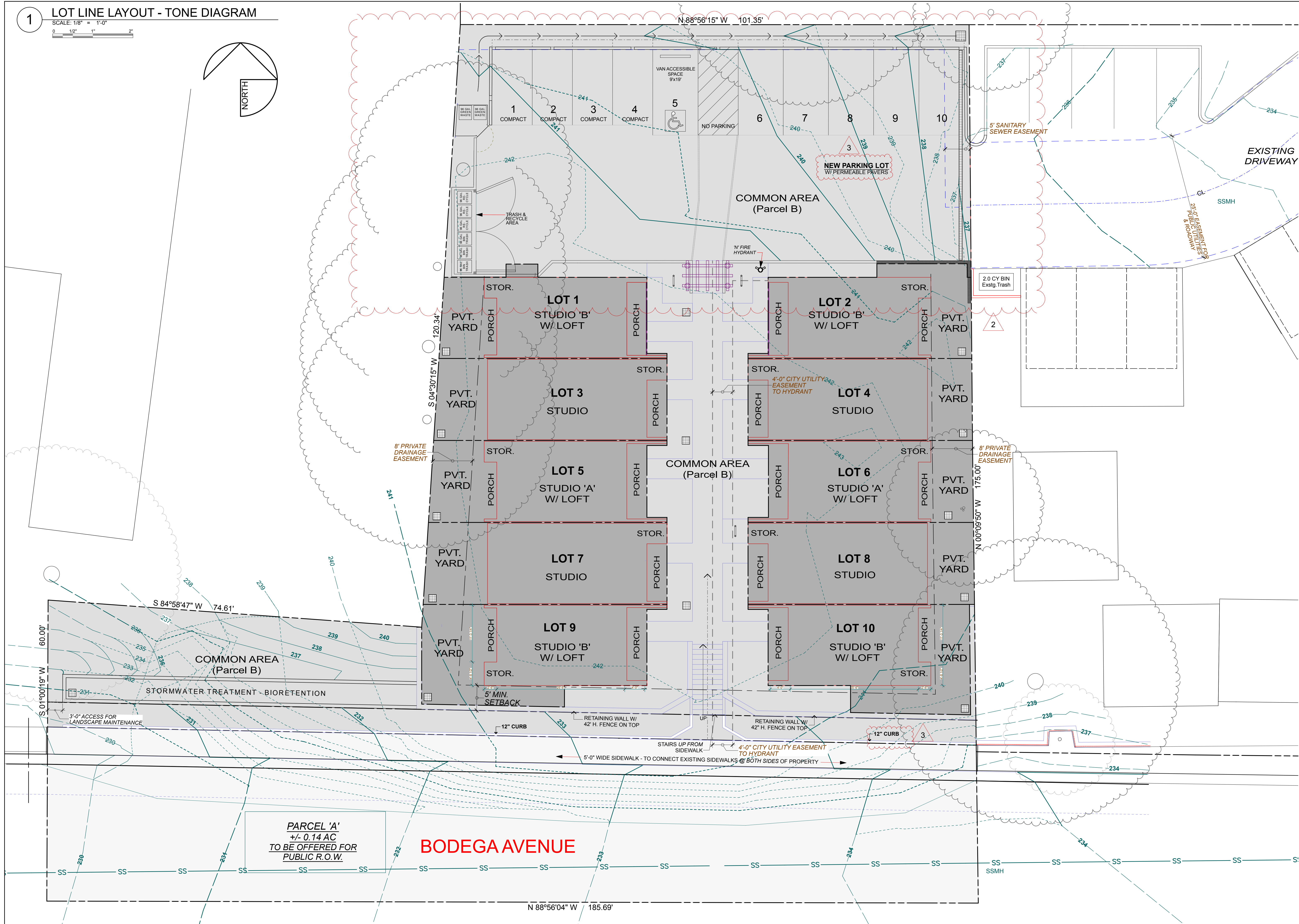
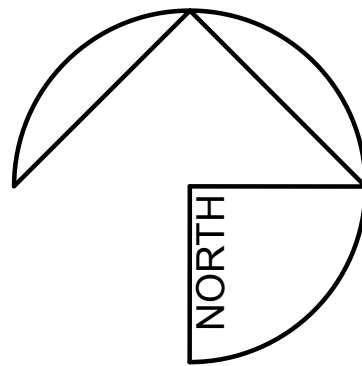
ISSUE/REVISIONS:	
2-7-19, rev. 8-22-19	
REV. 9-17-19, 11-12-19	
REV. 5-14-20	1
REV. 9-10-20	2
REV. 8-31-21	3

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

SHEET NO.:
A1.1

1 LOT LINE LAYOUT - TONE DIAGRAM

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





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

NOTICE

These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

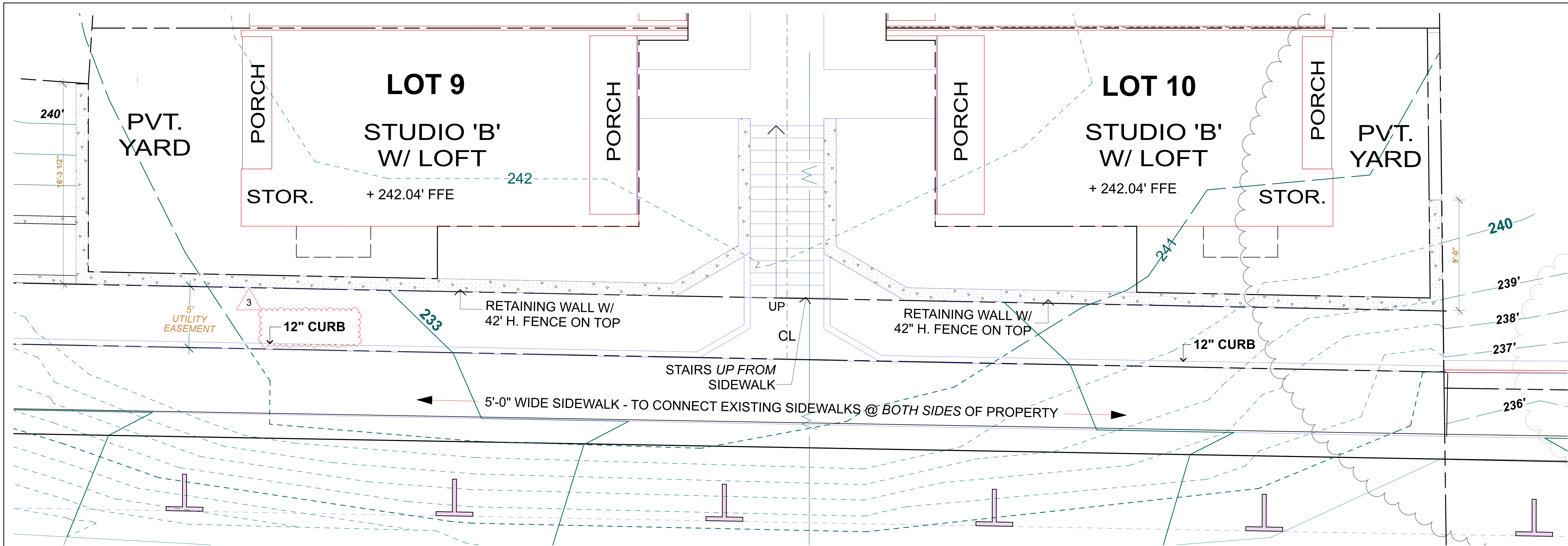
SUBDIVISION LOT LINE DIAGRAM

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

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

SHEETNO.:
A1.2

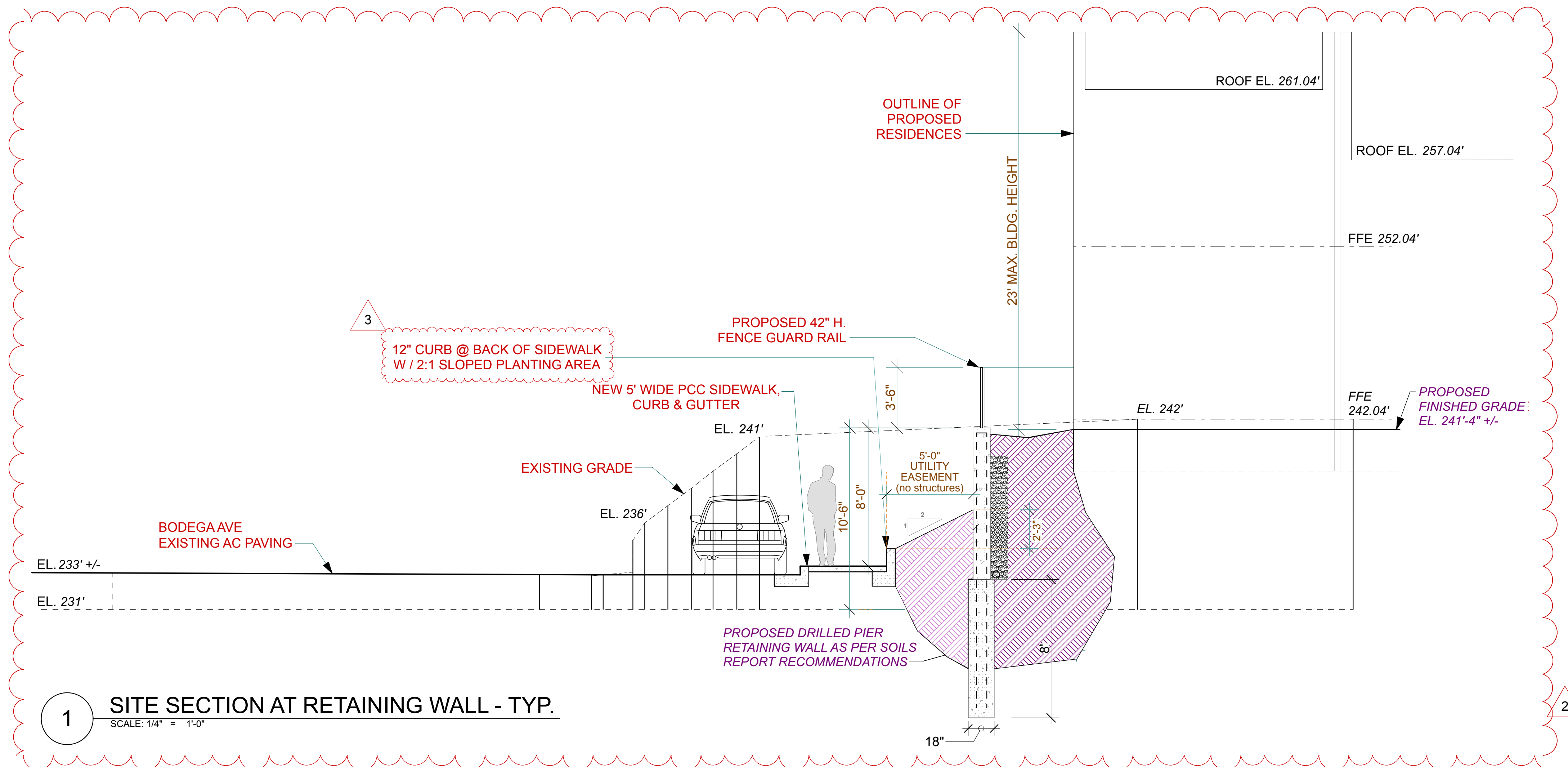


2 SITE PLAN DETAIL AT RETAINING WALL

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

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.



1 SITE SECTION AT RETAINING WALL - TYP.

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



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

NOTICE
These drawings and specifications are the property of Healthy Buildings and shall not be used on any other project without the written consent of Healthy Buildings. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE.,
SEBASTOPOL, CA 95472
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

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

SHEETNO.:

A1.3



SYMBOL LEGEND

R4
SFR

R7
MFR

PC

CO

CG

CF

R4 - SINGLE FAMILY RESIDENTIAL
Land Use - Medium Density Residential

R7 - MULTI-FAMILY RESIDENTIAL
Land Use - High Density Residential

PC - PLANNED COMMUNITY
Land Use - High Density Residential

CO - OFFICE COMMERCIAL
Land Use - Commercial Office

CG - GENERAL COMMERCIAL
Land Use - Commercial Office

CF - COMMUNITY FACILITY
Land Use - Community Facility

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

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

NOTE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A1.4
(NEW SHEET)

1

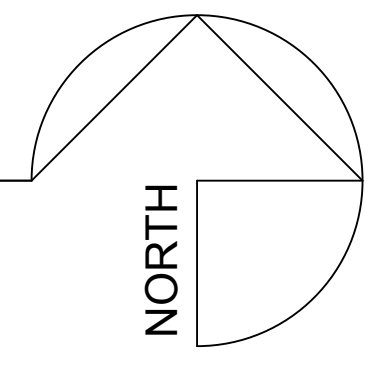
AREA DEVELOPMENT PLAN
SCALE: 1" = 40'

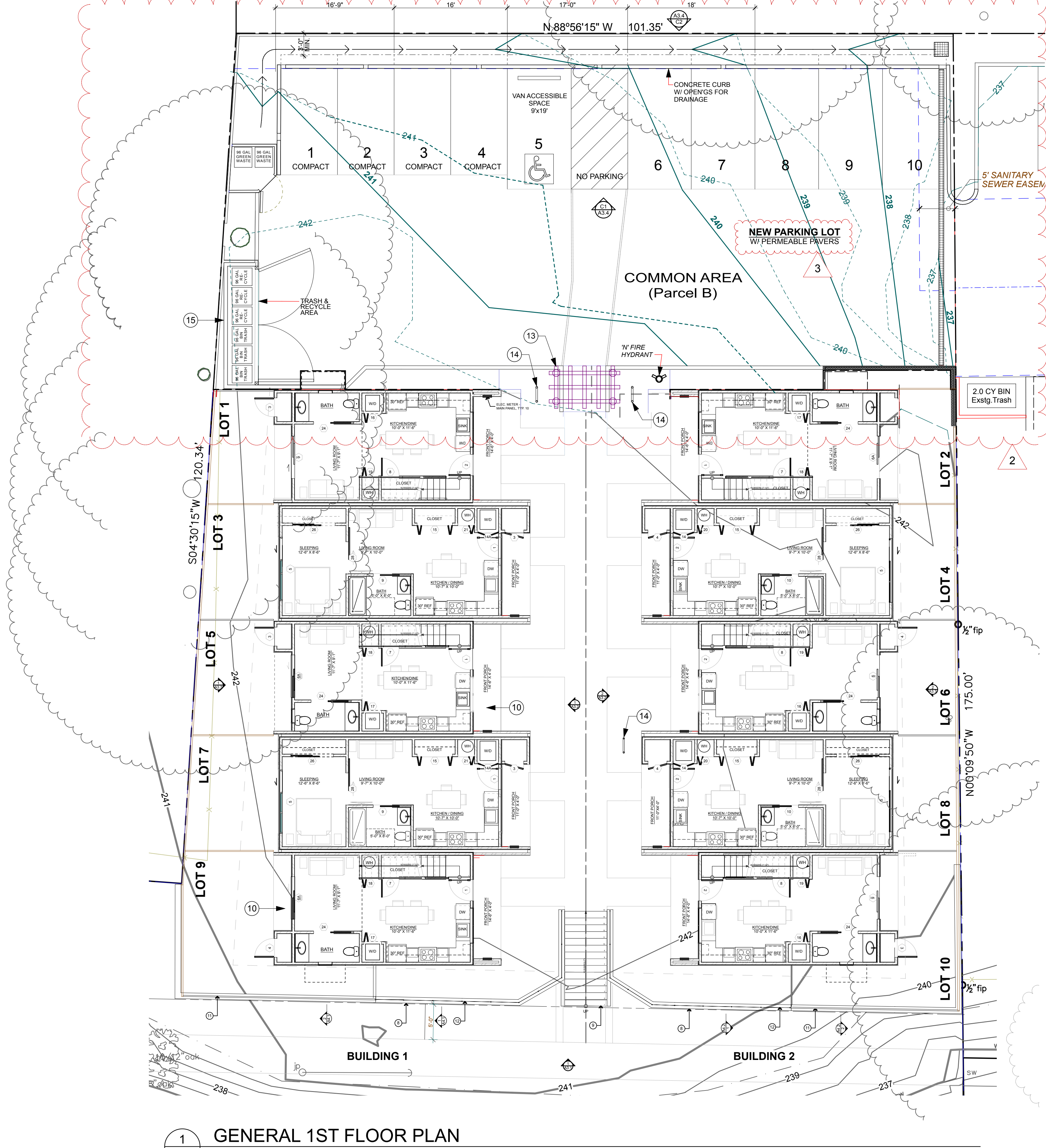
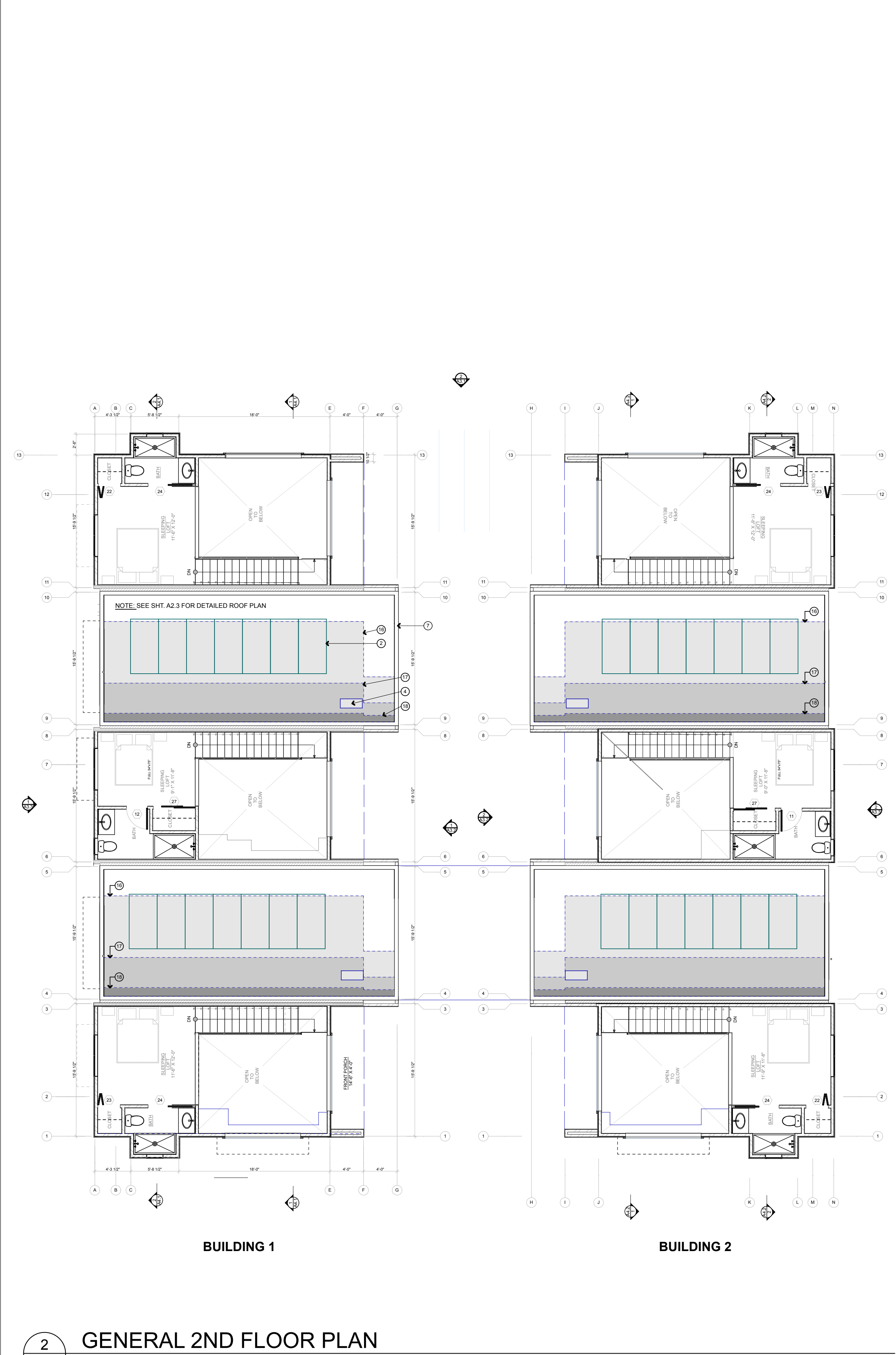
0

1/2"

1"

2"



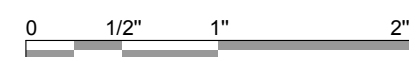


2 GENERAL 2ND FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"

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

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

1 GENERAL 1ST FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"



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

NOTICE
These drawings and specifications are the property and copyright of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

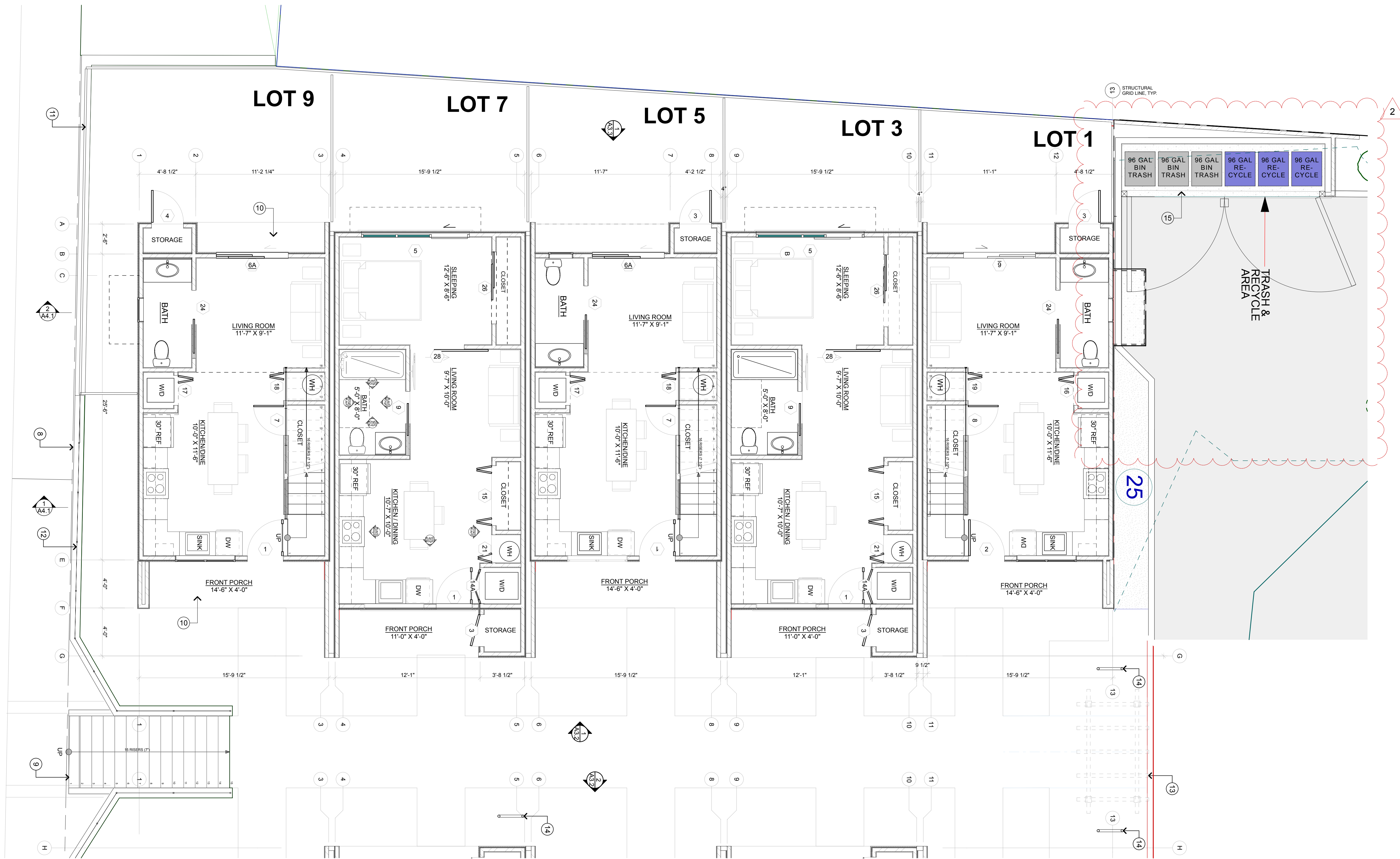
HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
APN. 004-350-024-000

GENERAL FLOOR PLANS

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

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

SHEETNO.:
A2.0

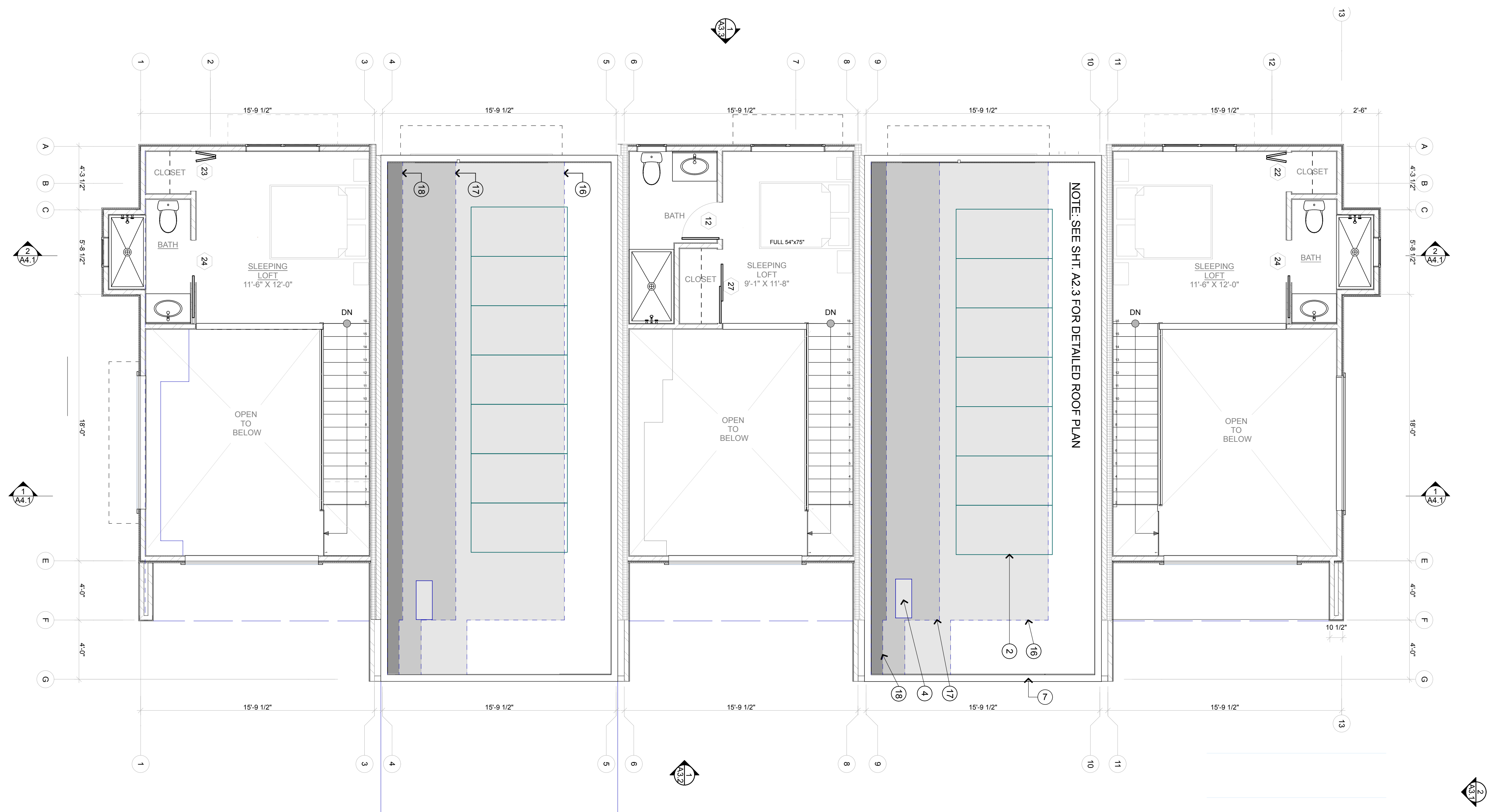


1 1st FLOOR PLAN - BUILDING 1

SCALE: 1/4" = 1'-0"
0 1/2" 1" 2"

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

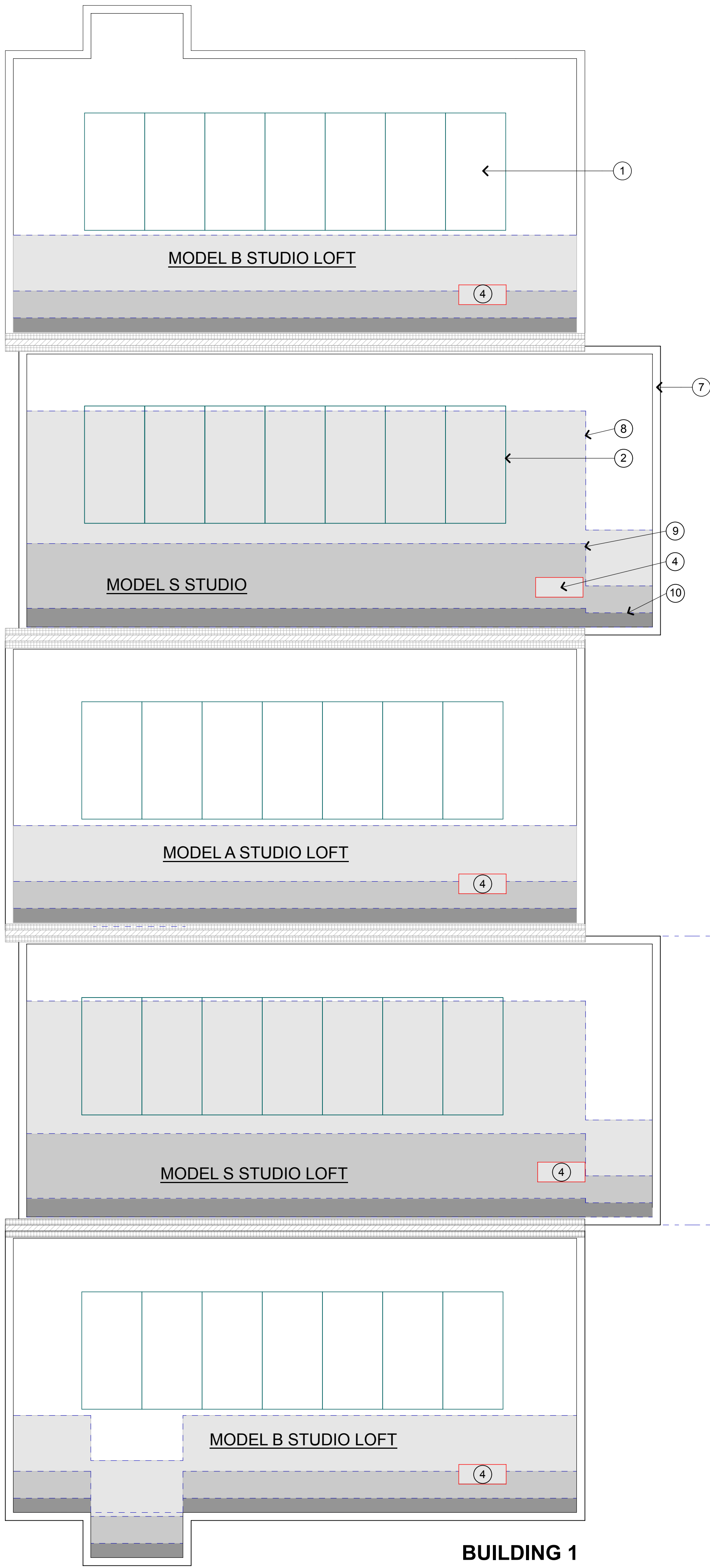
- | | | |
|--|---|--|
| 1. SOLAR PANELS MOUNTED AT ROOF LEVEL | 7. GSM COPING, TYP. | 13. TRELLIS |
| 2. SOLAR PANELS MOUNTED ON ELEVATED RACKS | 8. CONCRETE RETAINING WALL | 14. BICYCLE RACK FOR TWO BICYCLES |
| 3. N/A | 9. CONCRETE FRONT STEPS | 15. TRASH AND RECYCLING ENCLOSURE |
| 4. HVAC OUTDOOR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



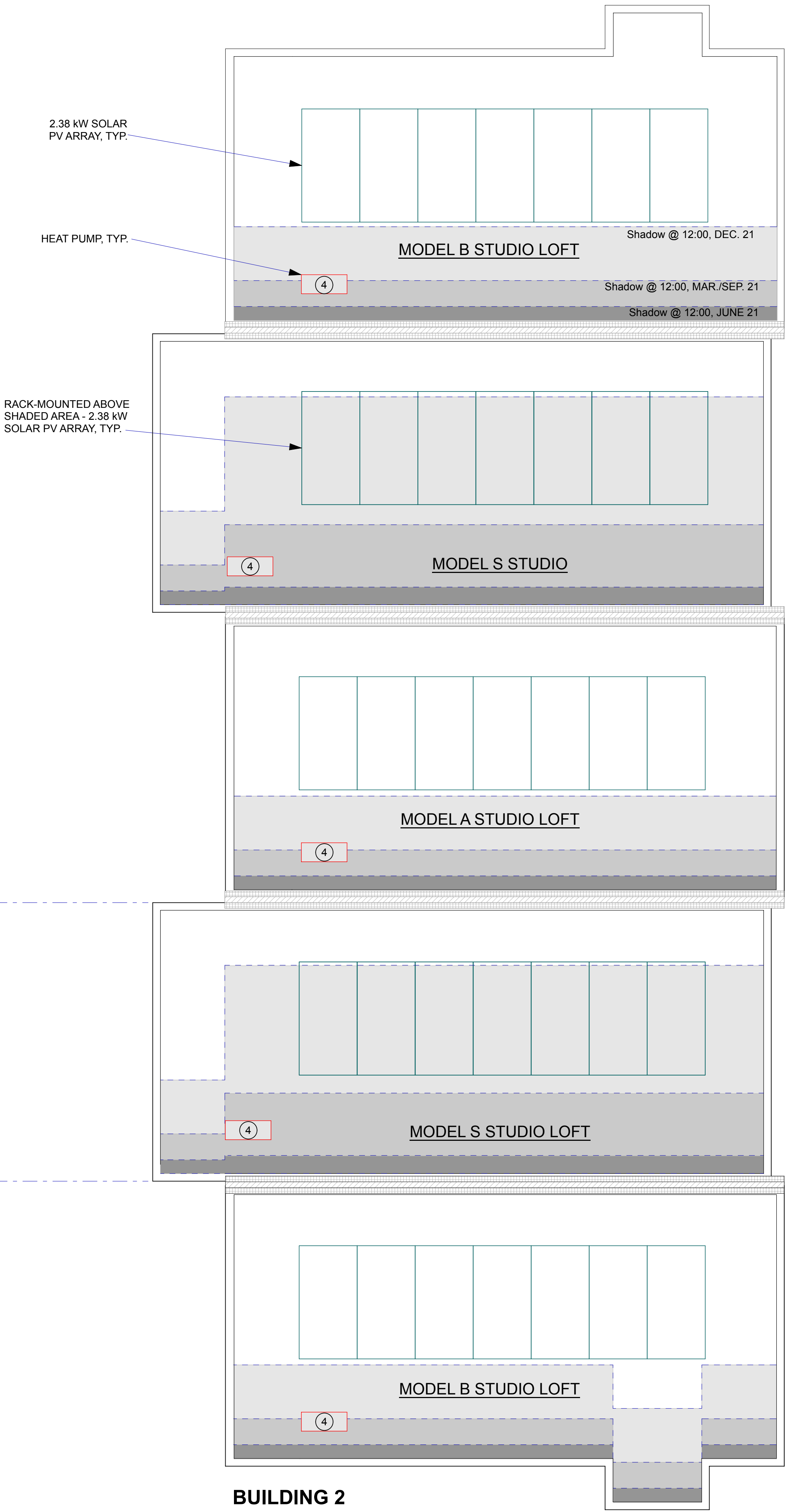
1 2ND FLOOR PLAN - BUILDING 1 (Building 2 similar)
SCALE: 1/4" = 1'-0"

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

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



BUILDING 1



BUILDING 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



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

NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. HBMG reserves the right to make changes to these drawings and specifications without notice. HBMG shall not be responsible for any errors or omissions in these drawings and specifications. HBMG shall not be responsible for any discrepancies between these drawings and specifications and the actual construction. HBMG shall not be responsible for any damage to property or persons resulting from the use of these drawings and specifications. HBMG shall not be responsible for any claims, damages, losses, or expenses, including reasonable attorneys' fees, in connection with the use of these drawings and specifications. HBMG shall not be responsible for any claims, damages, losses, or expenses, including reasonable attorneys' fees, in connection with the use of these drawings and specifications.

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

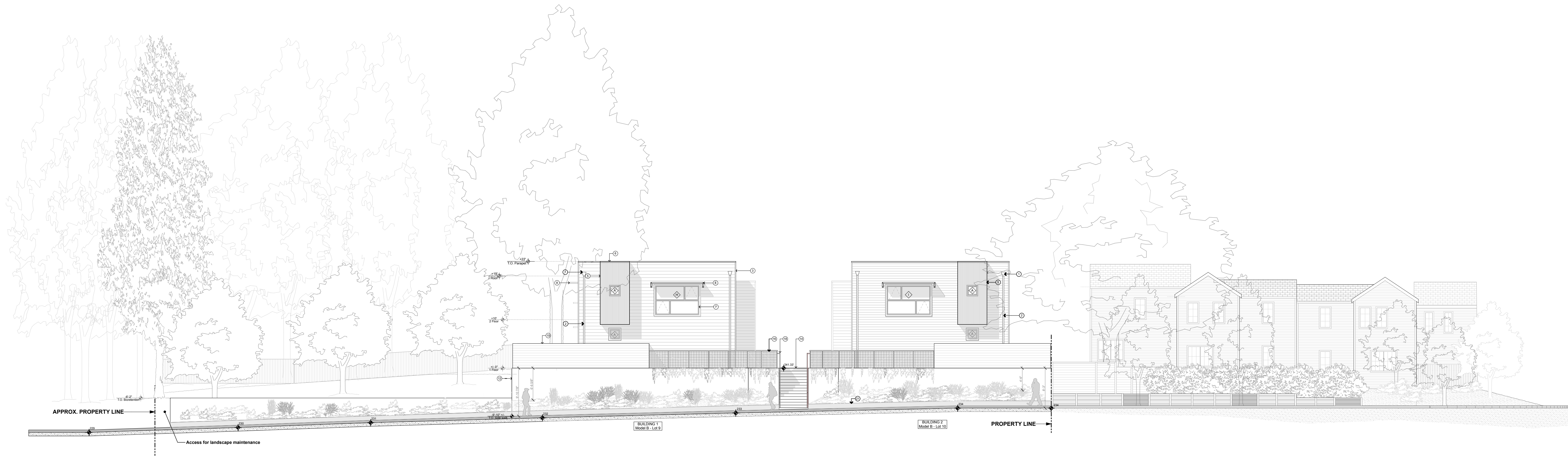
GENERAL ROOF PLAN

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 / 2

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

SHEETNO.:

A2.3



1 STREET SCAPE ELEVATION
SCALE: 3/32" = 1'-0"

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

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



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

NOTICE

These drawings and specifications are the property and copyright of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

STREET SCAPE
EXTERIOR ELEVATION

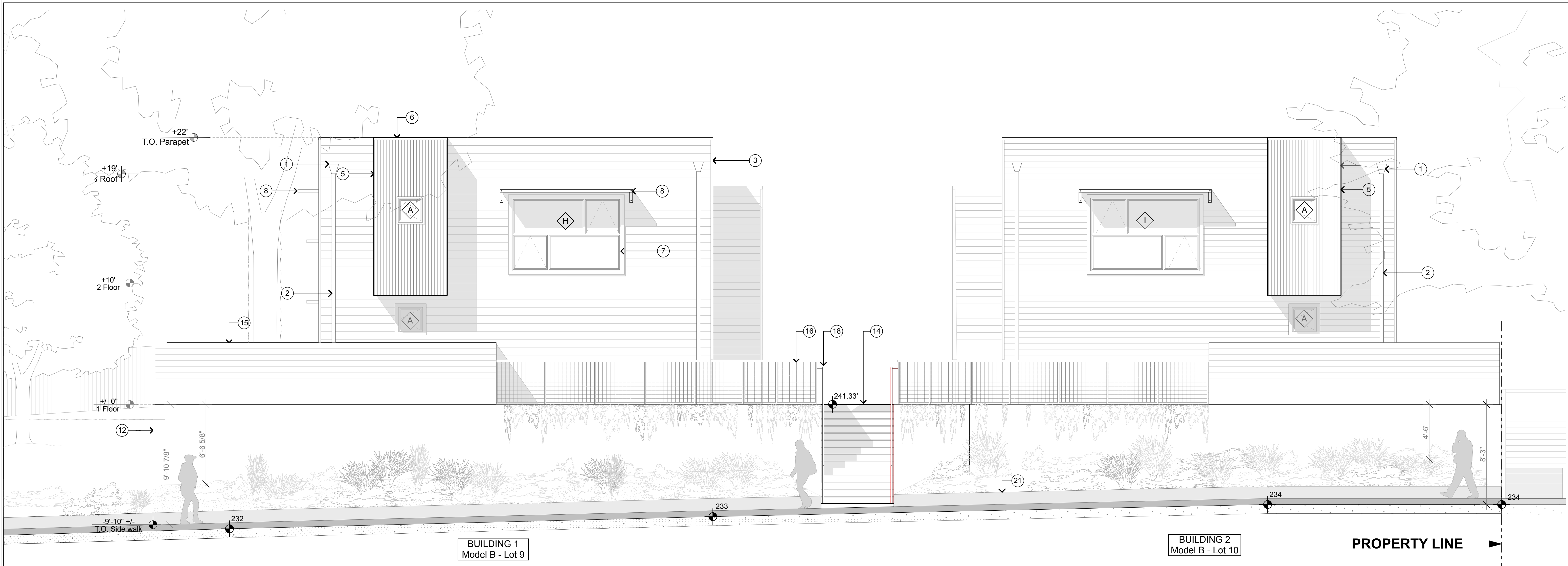
ISSUE/REVISIONS:

8-31-21 NEW SHEET

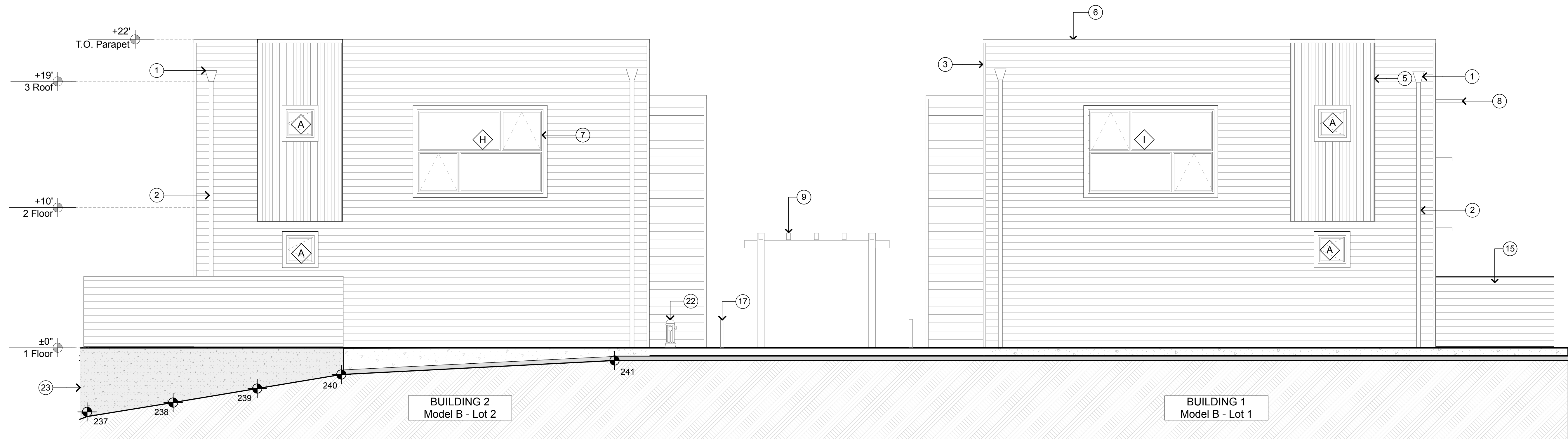
DRAWN BY: ETR, AJL, MTN

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

SHEET NO.
A3.0
(NEW SHEET)
3



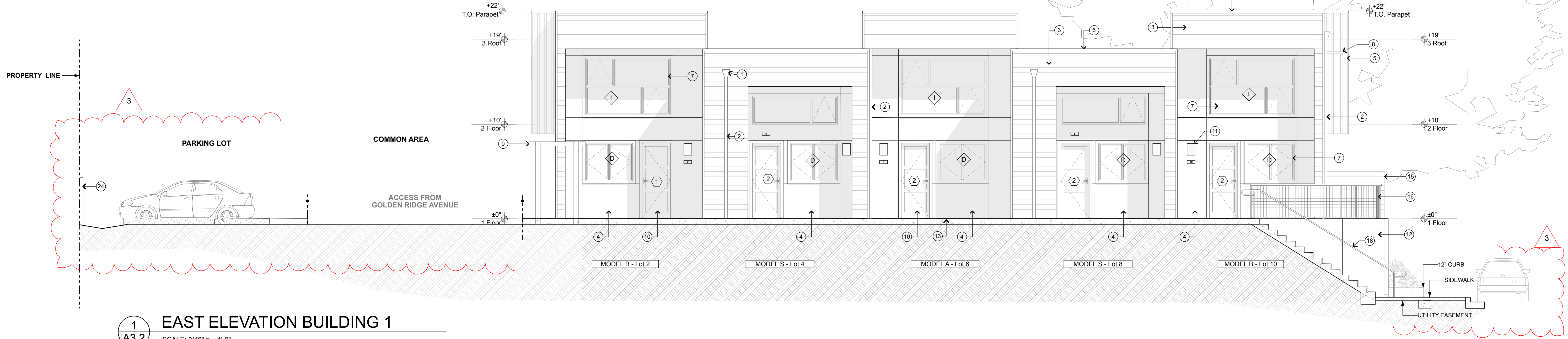
3 1 A3.1 BODEGA AVENUE ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



3 2 A3.1 REAR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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

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



1 EAST ELEVATION BUILDING 1
A3.2 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION BUILDING 2
A3.2 SCALE: 3/16" = 1'-0"

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

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



HEALTHY BUILDINGS
630 AIRPARK ROAD, SUITE A
NAPA, CA 94558
T. 707.676.8999
F. 707.676.8988
WWW.HBUSA.NET

NOTICE
These drawings and specifications are the property and copyright of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

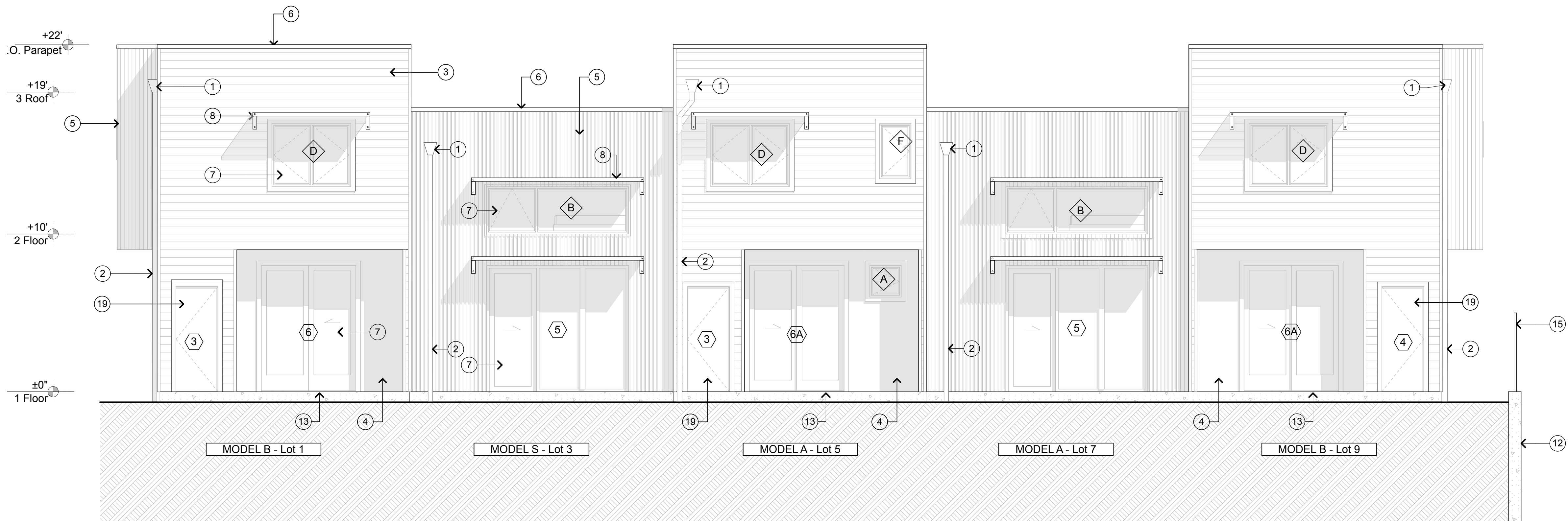
HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

EXTERIOR ELEVATIONS

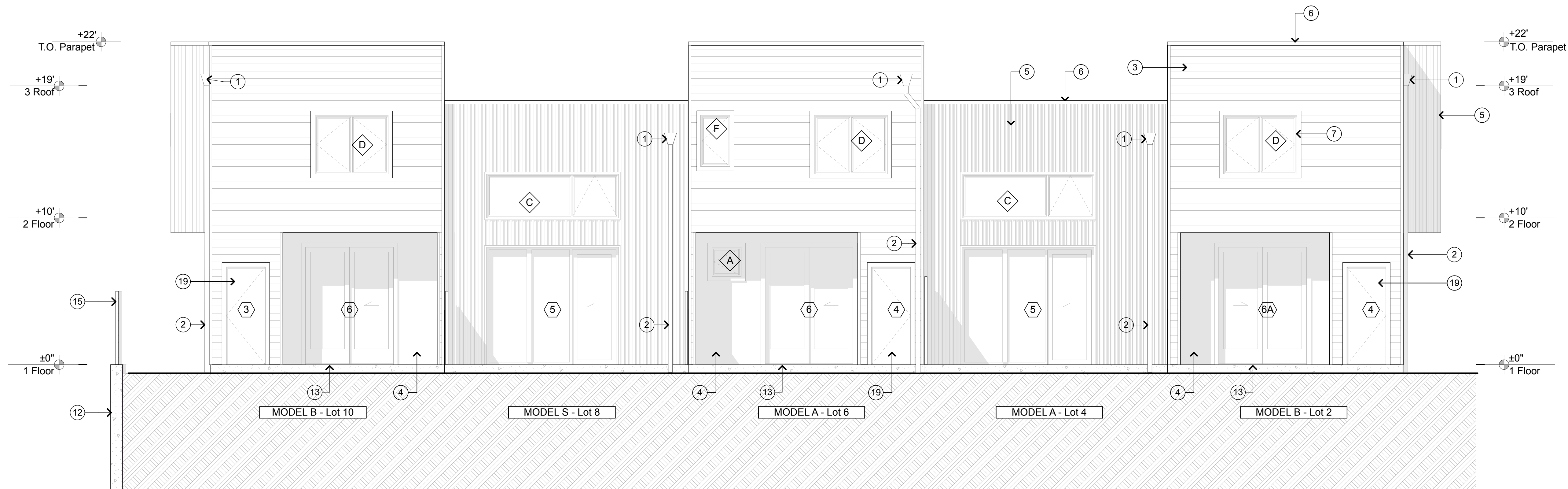
ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 / 2
REV. 8-31-21 / 3

DRAWN BY: ETR, A.J.L.
SCALE: 3/16" = 1'-0"

SHEETNO.:
A3.2



1 WEST ELEVATION - BUILDING 1- COURTYARD
A3.3 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - BUILDING 2- COURTYARD
A3.3 SCALE: 1/4" = 1'-0"

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

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



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

NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

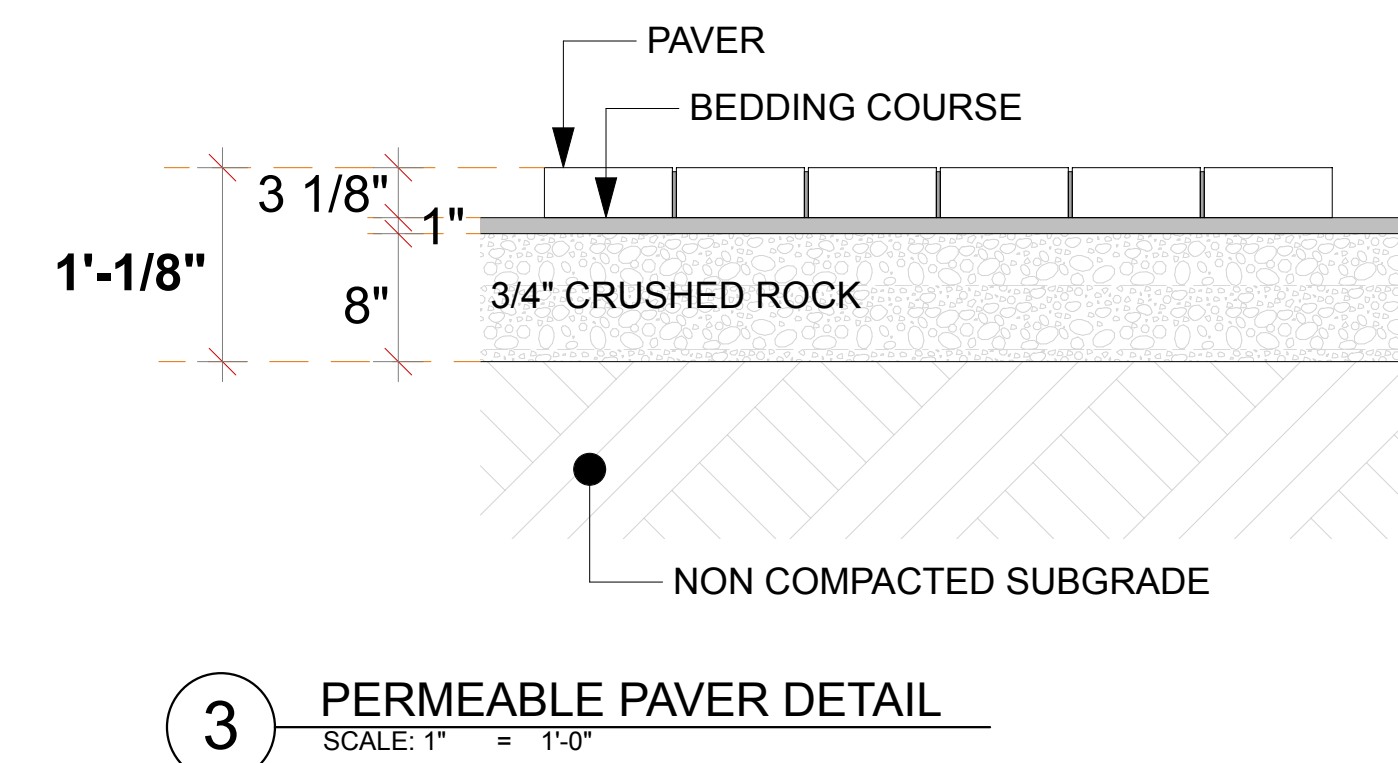
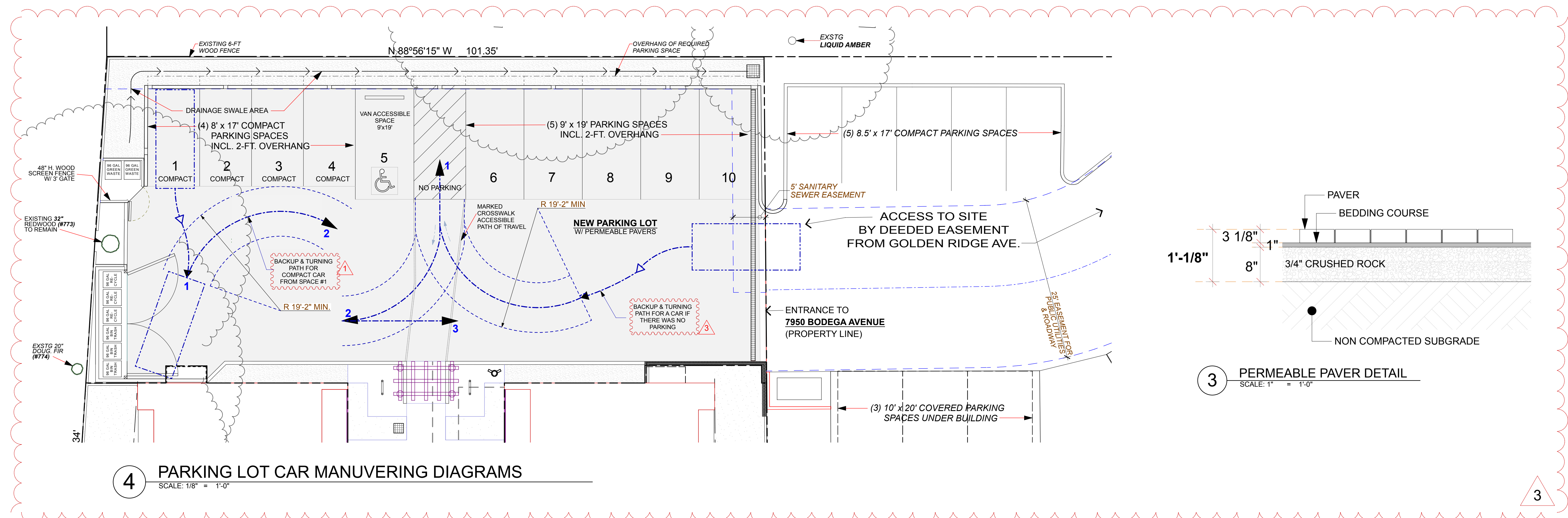
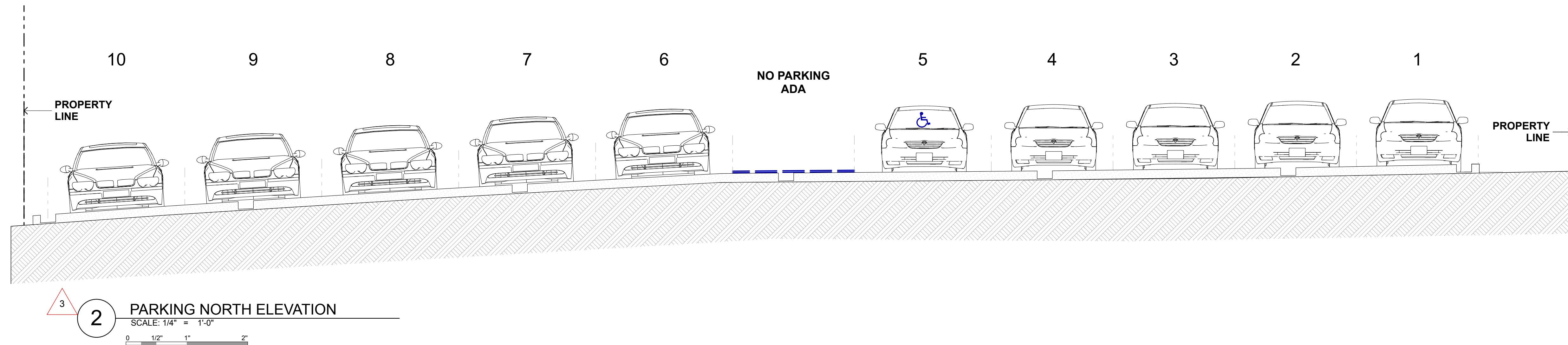
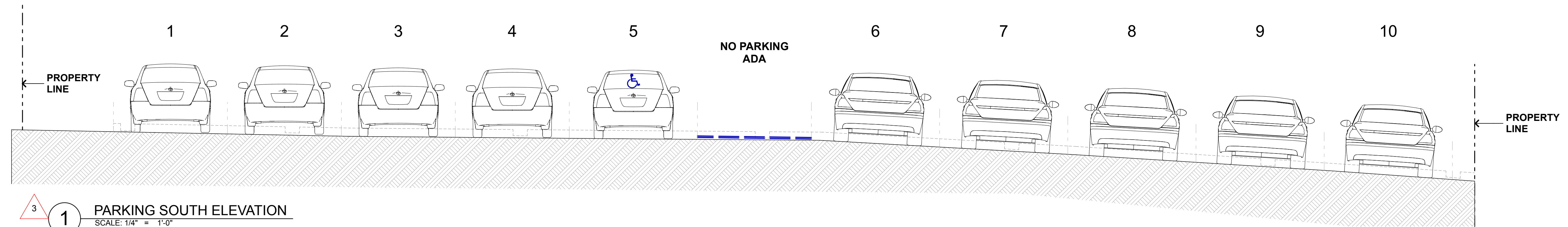
HUNTLEY SQUARE
MINI HOME VILLAGE
7950 BODEGA AVE,
SEBASTOPOL, CA 95472
A.P.N. 004-350-024-000

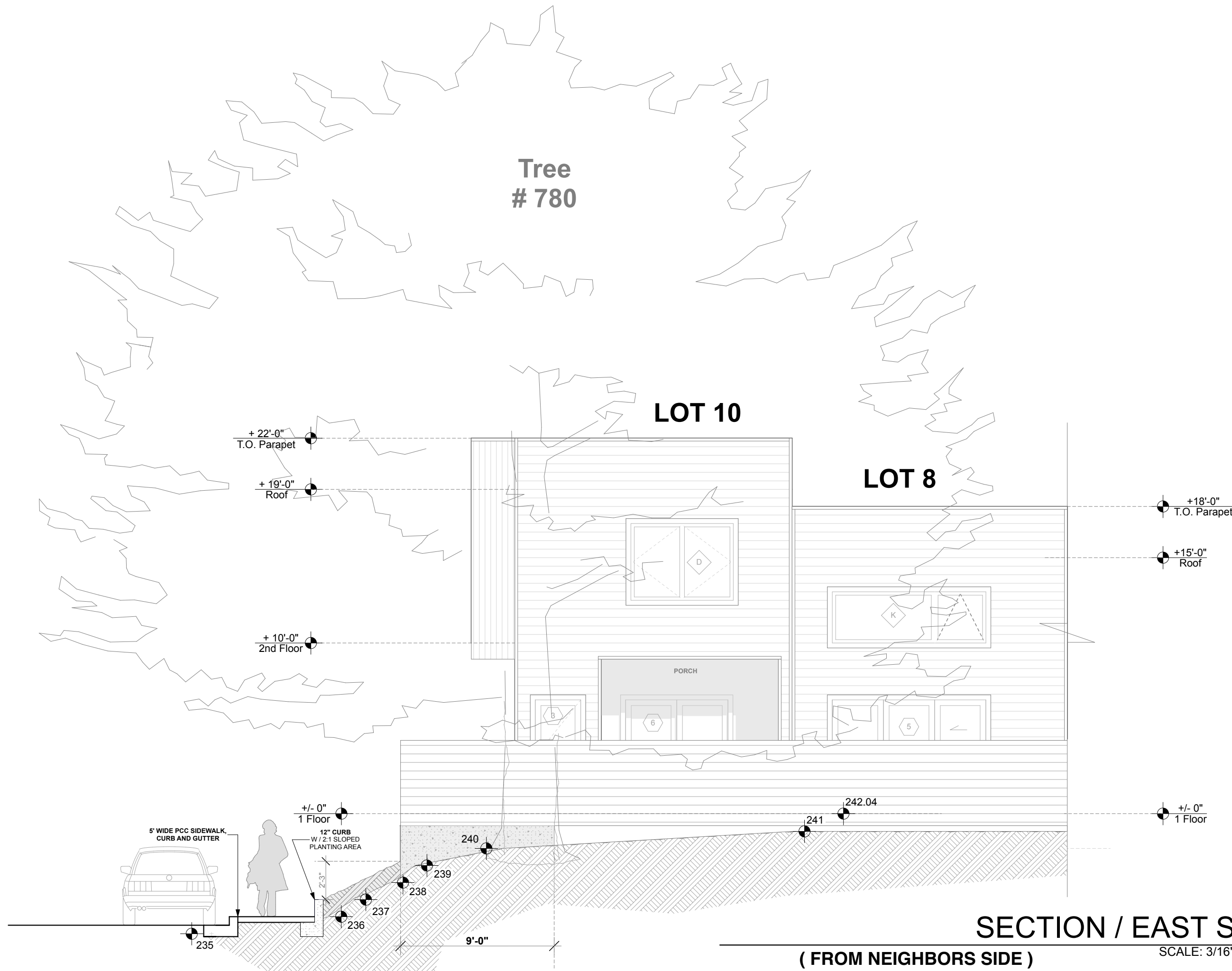
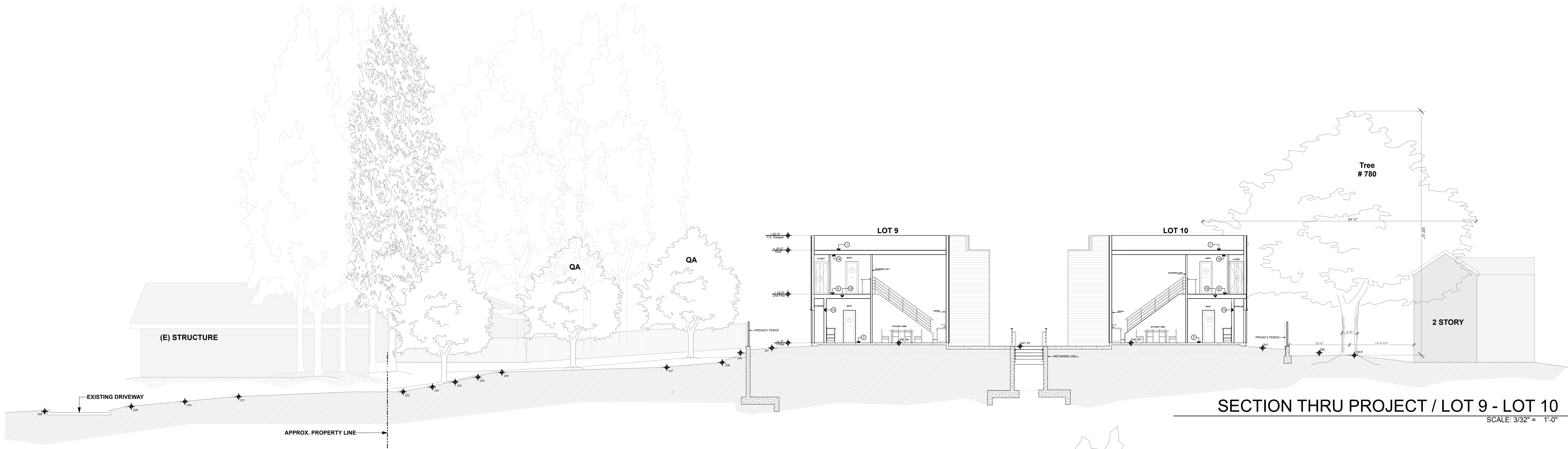
EXTERIOR ELEVATIONS

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20 2

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

SHEETNO.:
A3.3





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

- | | | |
|--|--|---|
| 1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING | 11. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X4 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-15 MIN. | 17. SOLAR PANELS MOUNTED ON ELEVATED RACKS |
| 2. FINISH FLOOR - STAINED AND SEALED CONCRETE SLAB | 12. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X6 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-19 MIN. | 18. RAINWATER OVERFLOW SCUPPER |
| 3. CONCRETE SLAB, SLOPED TO DRAIN (MAX. 2% IN ANY DIRECTION) | 13. R-19 SOUND BATT INSULATION @ BATHROOM AND BEDROOM WALLS | 19. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE |
| 4. WINDOW AWNING - PERFORATED STEEL | 14. FIBERGLASS THERMAL BATT INSULATION @ ROOF SLOPE BETWEEN JOISTS TO ATTAIN R-38 MIN. | 20. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP. |
| 5. ALUMINUM CLAD WOOD WINDOW | 15. FIBERGLASS THERMAL BATT INSULATION @ FLOOR/CEILING JOISTS TO ATTAIN R-19 MIN. | |
| 6. PLYWOOD SHEATHING OVER FLOOR JOISTS PER FRAMING PLAN | 16. SOLAR PANELS MOUNTED AT ROOF LEVEL | |
| 7. PAINTED LAP SIDING | | |
| 8. SMOOTH PLASTER WITH METAL CHANNEL REGLET | | |
| 9. GALVANIZED CORRUGATED METAL SIDING | | |
| 10. PAINTED BOARD TRIM TYP. | | |

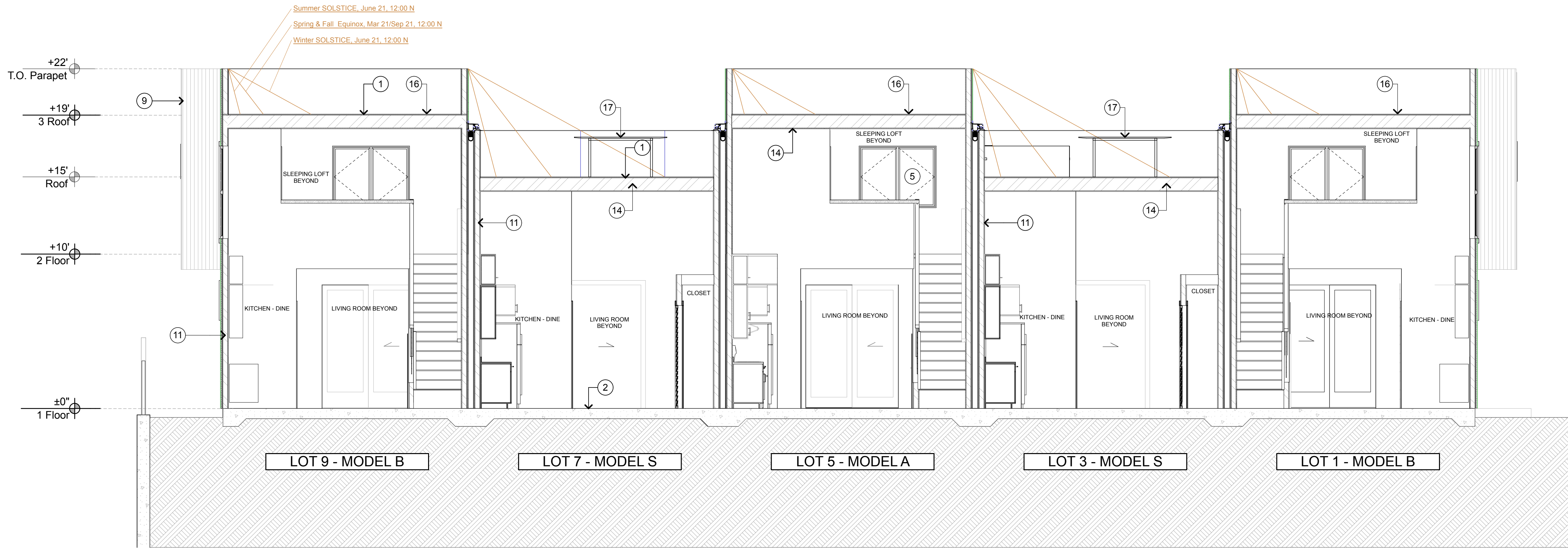
NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

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

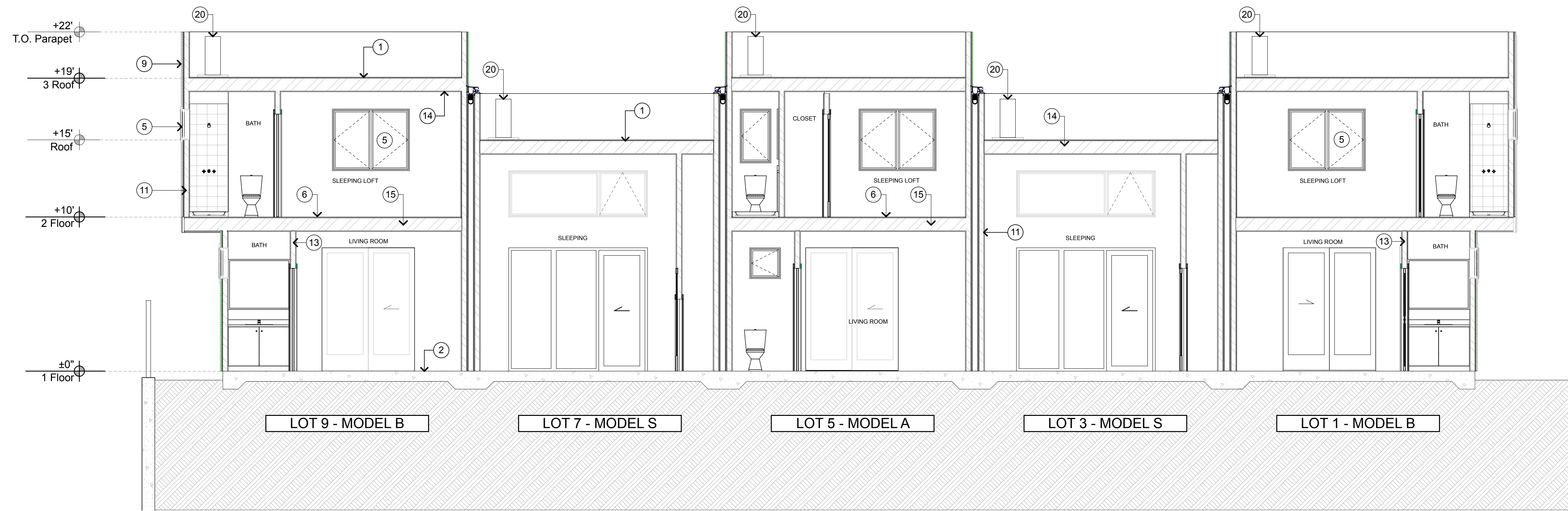
SECTIONS - BUILDING 1

ISSUE/REVISIONS:
11-12-19
REV. 9-10-20
DRAWN BY: ETR, A/JL
SCALE: 1/4" = 1'-0"
SHEETNO.:

A4.1



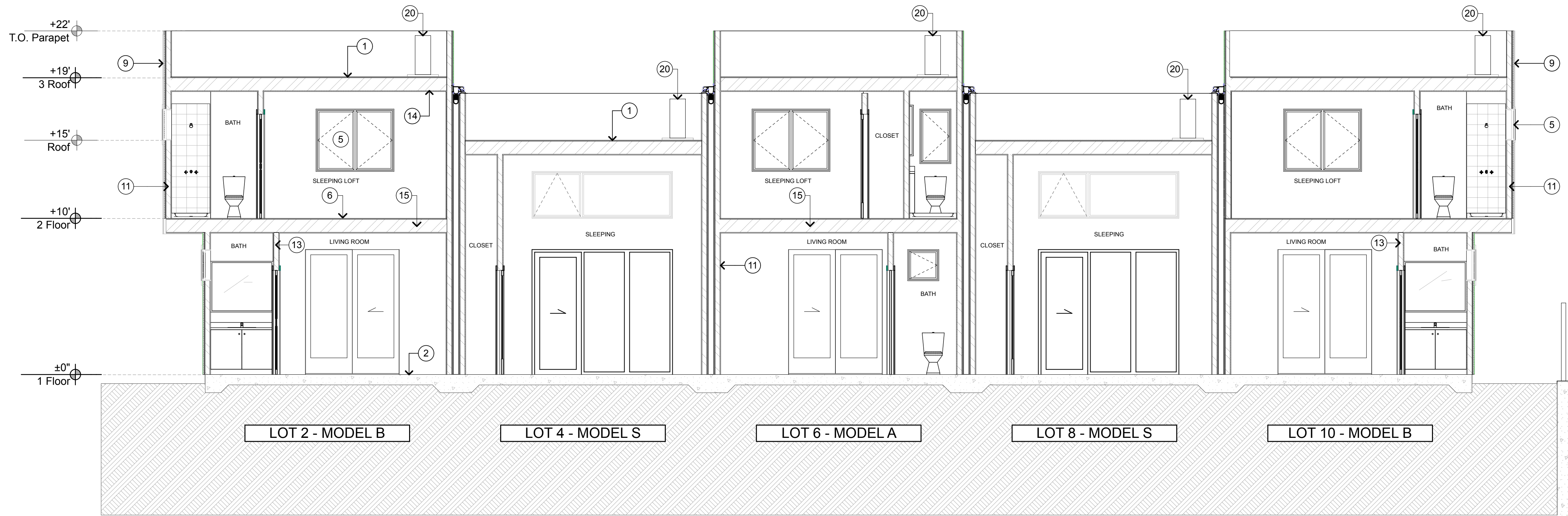
1
A4.1
BUILDING 1 - LONGITUDINAL SECTION 1
SCALE: 1/4" = 1'-0"



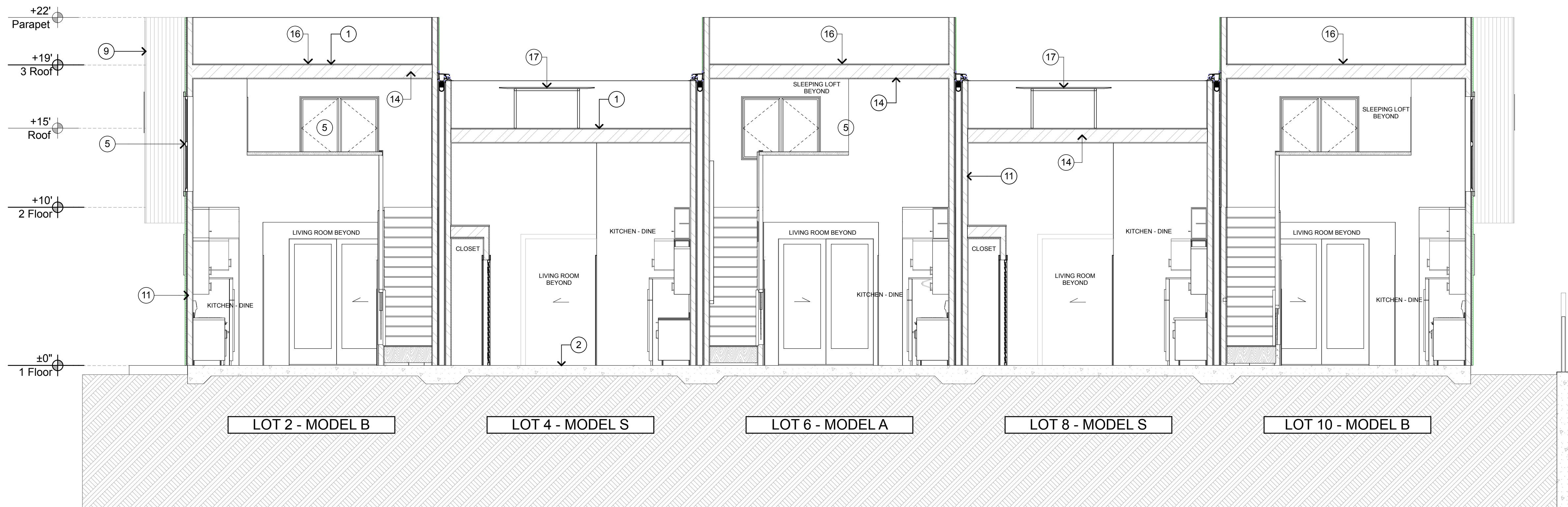
2
A4.1
BUILDING 1 - LONGITUDINAL SECTION 2
SCALE: 1/4" = 1'-0"

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

- | | | |
|--|--|---|
| 1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING | 11. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X4 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-15 MIN. | 17. SOLAR PANELS MOUNTED ON ELEVATED RACKS |
| 2. FINISH FLOOR - STAINED AND SEALED CONCRETE SLAB | 12. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X6 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-19 MIN. | 18. RAINWATER OVERFLOW SCUPPER |
| 3. CONCRETE SLAB, SLOPED TO DRAIN (MAX. 2% IN ANY DIRECTION) | 13. R-19 SOUND BATT INSULATION @ BATHROOM AND BEDROOM WALLS | 19. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE |
| 4. WINDOW AWNING - PERFORATED STEEL | 14. FIBERGLASS THERMAL BATT INSULATION @ ROOF SLOPE BETWEEN JOISTS TO ATTAIN R-38 MIN. | 20. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP. |
| 5. ALUMINUM CLAD WOOD WINDOW | 15. FIBERGLASS THERMAL BATT INSULATION @ FLOOR/CEILING JOISTS TO ATTAIN R-19 MIN. | |
| 6. PLYWOOD SHEATHING OVER FLOOR JOISTS PER FRAMING PLAN | 16. SOLAR PANELS MOUNTED AT ROOF LEVEL | |
| 7. PAINTED LAP SIDING | | |
| 8. SMOOTH PLASTER WITH METAL CHANNEL REGLET | | |
| 9. GALVANIZED CORRUGATED METAL SIDING | | |
| 10. PAINTED BOARD TRIM TYP. | | |



2
A4.2 BUILDING 2 - LONGITUDINAL SECTION 2
SCALE: 1/4" = 1'-0"



1
A4.2 BUILDING 2 - LONGITUDINAL SECTION 1
SCALE: 1/4" = 1'-0"

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

- | | | |
|--|--|---|
| 1. LOW-SLOPE SELF-ADHERING MEMBRANE ROOFING | 11. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X4 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-15 MIN. | 17. SOLAR PANELS MOUNTED ON ELEVATED RACKS |
| 2. FINISH FLOOR - STAINED AND SEALED CONCRETE SLAB | 12. BLOWN-IN HIGH DENSITY OPTIMA FIBERGLASS INSULATION @ 2X6 WALLS TO FILL ENTIRE CAVITY TO ATTAIN R-19 MIN. | 18. RAINWATER OVERFLOW SCUPPER |
| 3. CONCRETE SLAB, SLOPED TO DRAIN (MAX. 2% IN ANY DIRECTION) | 13. R-19 SOUND BATT INSULATION @ BATHROOM AND BEDROOM WALLS | 19. GALVANIZED DOWNSPOUT - GSM ROUND SHAPE |
| 4. WINDOW AWNING - PERFORATED STEEL | 14. FIBERGLASS THERMAL BATT INSULATION @ ROOF SLOPE BETWEEN JOISTS TO ATTAIN R-38 MIN. | 20. HVAC OUTDOOR HEAT PUMP UNIT MOUNTED ON ROOF, TYP. |
| 5. ALUMINUM CLAD WOOD WINDOW | 15. FIBERGLASS THERMAL BATT INSULATION @ FLOOR/CEILING JOISTS TO ATTAIN R-19 MIN. | |
| 6. PLYWOOD SHEATHING OVER FLOOR JOISTS PER FRAMING PLAN | 16. SOLAR PANELS MOUNTED AT ROOF LEVEL | |
| 7. PAINTED LAP SIDING | | |
| 8. SMOOTH PLASTER WITH METAL CHANNEL REGLET | | |
| 9. GALVANIZED CORRUGATED METAL SIDING | | |
| 10. PAINTED BOARD TRIM TYP. | | |



HEALTHY BUILDINGS

630 AIRPARK ROAD, SUITE A

NAPA, CA 94558

T. 707.676.8999

F. 707.676.8998

WWW.HBUSA.NET

NOTICE
These drawings and specifications are the property of Healthy Buildings Management Group (HBMG) and shall not be used on any other project without the written consent of HBMG. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of HBMG prior to the commencement of any work.

HUNTLEY SQUARE

MINI HOME VILLAGE

7950 BODEGA AVE.

SEBASTOPOL, CA 95472

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

SECTIONS - BUILDING 2

ISSUE/REVISIONS:

11-12-19

REV. 9-10-20 2

DRAWN BY: ETR, A/JL

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

SHEETNO.:

A4.2