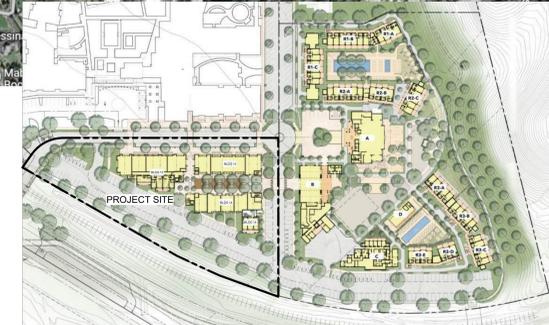




**VICINITY MAP**



**NORTH VILLAGE DEVELOPMENT**



**PROJECT DESCRIPTION**

Parcel 4 of the North Village development consists of three buildings, referred to as Buildings # 12, 13, and 14. The buildings are 3 stories in height. Buildings #12 and 13 provide over 12,000 sf of retail space at the ground level. Building #14 and levels 2 and 3 of Building #12 and 13 consist of 53 affordable multi-family residential units, including 18 one-bedroom, 24 two-bedroom, and 11 three-bedroom units.

**SHEET INDEX**

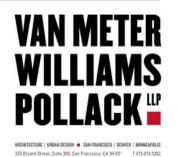
A0.00	COVER SHEET
A0.10	PROJECT DATA
L1.00	PRELIMINARY LANDSCAPE PLAN
L1.10	PRELIMINARY LANDSCAPE PLAN
L2.00	LANDSCAPE CONCEPTUAL MATERIALS BOARD
A1.00	ARCHITECTURAL SITE PLAN
A2.11	FIRST FLOOR PLAN
A2.12	SECOND FLOOR PLAN
A2.13	THIRD FLOOR PLAN
A3.11	BUILDING 12 - ELEVATIONS
A3.12	BUILDING 12 - ELEVATIONS
A3.13	BUILDING 13 - ELEVATIONS
A3.14	BUILDING 13 - ELEVATIONS
A3.15	BUILDING 14 - ELEVATIONS
A3.16	BUILDING 14 - ELEVATIONS
A3.17	TRASH ENCLOSURE - ELEVATIONS
A3.20	BUILDING SECTIONS
A4.01	CONCEPTUAL UNIT PLANS
A4.02	CONCEPTUAL UNIT PLANS

**TEAM DIRECTORY**

<p><b>PROJECT DEVELOPER</b>  <b>Burbank Housing</b>                  1425 Corporate Center Pkwy                  Santa Rosa, CA - 95407                  Contact: <b>Karon Massey</b>                  Email: <a href="mailto:KMassey@burbankhousing.org">KMassey@burbankhousing.org</a>                  Phone: 707.490.6467</p>	<p><b>STRUCTURAL ENGINEER</b>  <b>KPFF</b>                  45 Fremont Street 28th Floor                  San Francisco, CA - 94105                  Contact: <b>Jeffrey Zhang</b>                  Email: <a href="mailto:jeffrey.zhang@kpff.com">jeffrey.zhang@kpff.com</a>                  Phone: 415.689.1004</p>
<p><b>MASTERPLAN DEVELOPER</b>  <b>CCS Healdsburg, LLC</b>                  3760 Kilroy Airport Way, Suite 130                  Long Beach, CA - 90806                  Contact: <b>Scott Stone</b>                  Email: <a href="mailto:SStone@comstock-homes.com">SStone@comstock-homes.com</a>                  Phone: 805.390.3768</p>	<p><b>MEP ENGINEER</b>  <b>Emerald City Engineers, Inc.</b>                  21705 Highway 99                  Lynnwood, WA - 98036                  Elec. Contact: <b>Adam French</b>                  Phone: 425.741.1200                  Mech &amp; Plumb. Contact: <b>Matt Brooks</b>                  Email: <a href="mailto:mbrooks@emeraldciyeng.com">mbrooks@emeraldciyeng.com</a>                  Phone: 425.741.1200</p>
<p><b>ARCHITECT</b>  <b>Van Meter Williams Pollack, LLP</b>                  333 Bryant St, Suite 300                  San Francisco, CA 94107                  Contact: <b>Rick Williams</b>                  Email: <a href="mailto:rick@vmwp.com">rick@vmwp.com</a>                  Phone: 415.974.5352 x203</p>	<p><b>ENERGY/SUSTAINABILITY</b>  <b>Redwood Energy</b>                  1827 O Street                  Arcata, CA - 95521                  Contact: <b>Sean Armstrong</b>                  Email: <a href="mailto:sean@redwoodenergy.net">sean@redwoodenergy.net</a>                  Phone: 707.826.1450</p>
<p><b>LANDSCAPE ARCHITECT</b>  <b>Carlile Macy</b>                  15 Third Street                  Santa Rosa, CA - 95401                  Contact: <b>Briana Morrison</b>                  Email: <a href="mailto:bmorrison@carlilemacy.com">bmorrison@carlilemacy.com</a>                  Phone: 707.535.1541</p>	<p><b>ACOUSTICAL</b>  <b>Wilson Irig</b>                  5900 Hollis Street, Suite T1                  Emeryville, CA - 94608                  Contact: <b>Pablo Daroux</b>                  Email: <a href="mailto:pdaroux@wilsonirig.com">pdaroux@wilsonirig.com</a>                  Phone: 510.658.6719 x107</p>
<p><b>CIVIL ENGINEER</b>  <b>Carlile Macy</b>                  15 Third Street                  Santa Rosa, CA - 95401                  Contact: <b>Jim Fain</b>                  Email: <a href="mailto:jfain@carlilemacy.com">jfain@carlilemacy.com</a>                  Phone: 707.535.1540</p>	<p><b>SPECIFICATIONS</b>  <b>VVAS</b>                  101B Street Suite 421                  San Rafael, CA - 94901                  Contact: <b>Vivian Volz</b>                  Email: <a href="mailto:vvian@vvasnc.com">vvian@vvasnc.com</a>                  Phone: 415.432.8788</p>

**NORTH VILLAGE - PARCEL 4 | COVER SHEET**

HEALDSBURG, CALIFORNIA | 12/22/2022 | BURBANK HOUSING | 2220



**STATISTICS**

RESIDENTIAL UNIT MIX				
Level	1 BR	2 BR	3 BR	TOTAL
1ST FLOOR	5	4	1	10
2ND FLOOR	7	10	5	22
3RD FLOOR	6	10	5	21
TOTAL	18	24	11	53

USABLE OPEN AREA		
SPACE	AREA	GROUP OPEN SPACE

1ST FLOOR		
OPEN AREA 1	816 SF	816 SF
OPEN AREA 2	1,147 SF	1,147 SF
OPEN AREA 3	385 SF	385 SF
OPEN AREA 4	3,040 SF	3,040 SF
OPEN AREA 5	886 SF	886 SF
OPEN AREA 6	5,741 SF	5,741 SF
PARCEL 4 - TRAIL	3,019 SF	3,019 SF
BALCONY 1	94 SF	188 SF
BALCONY 2	64 SF	128 SF
PATIO	320 SF	640 SF
2ND FLOOR		
BALCONY 3	94 SF	188 SF
BALCONY 4	64 SF	128 SF
BALCONY 5	45 SF	90 SF
BALCONY 6	66 SF	132 SF
BALCONY 7	66 SF	132 SF
BALCONY 8	66 SF	132 SF
BALCONY 9	66 SF	132 SF
3RD FLOOR		
BALCONY 10	94 SF	188 SF
BALCONY 11	64 SF	128 SF
BALCONY 12	45 SF	90 SF
BALCONY 13	66 SF	132 SF
BALCONY 14	66 SF	132 SF
BALCONY 15	66 SF	132 SF
BALCONY 16	66 SF	132 SF
TOTAL		17,885 SF

PROGRAM AREA	
CIRCULATION	10,722 SF
COMMON	635 SF
OFFICE	150 SF
PRIVATE OPEN AREA	1,412 SF
RESIDENTIAL UNIT	39,875 SF
RETAIL	11,464 SF
SERVICES	915 SF
TOTAL	65,173 SF

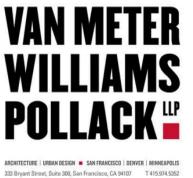
GROSS FLOOR AREAS	
RETAIL	12,222 SF
CONDITIONED SPACE	45,644 SF
UNCONDITIONED	14,676 SF
TOTAL	72,542 SF

SITE COVERAGE	
RETAIL	12,222 SF
CONDITIONED SPACE	9,484 SF
UNCONDITIONED	5,212 SF
TOTAL	26,919 SF

**PROPOSED REVISIONS**

CATEGORY	APPROVED (PER PC RESOLUTION 2021-08)	PROPOSED
USE TYPES	MFR LIVE-WORK COMM/RETAIL	MFR COMM/RETAIL
ALLOWABLE USES	45 MFR 5 LIVE-WORK 12,530 SF COMM/RETAIL	53 MFR 12,222 SF COMM/RETAIL
FLOOR AREA <sup>1</sup> - RETAIL	12,530 SF	12,222 SF
FLOOR AREA <sup>1</sup> - RESIDENTIAL	59,139 SF	60,320 SF
SITE COVERAGE <sup>1</sup>	25,137 SF	26,919 SF
AFFORDABLE HOUSING	24 MFR 80-120% 21 MFR 120-160% 5 LIVE/WORK MFR 120-160%	11 MFR 50% 41 MFR 80% 1 UNRESTRICTED
PARKING - DEDICATED	64 SPACES (EAST)	88 SPACES (EAST)
PARKING - SHARED	74 SPACES (EAST, DOVETAIL, BOXHEART)	50 SPACES (EAST, DOVETAIL, BOXHEART)
INDOOR BIKE PARKING	152 SF 4 RACKS (16 BIKES)	170 SF 4 RACKS (16 BIKES)
OPEN SPACE (10,600 SF REQUIRED)	14,250 SF BALCONIES (GROUP) 15,840 SF TRAIL (GROUP)	17,885 SF OPEN AREA
HEIGHT	39'-0" TOP OF ROOF 46'-6" TOP OF CHIMNEY	39'-0" TOP OF ROOF 46'-6" TOP OF CHIMNEY
MATERIALS (REFER TO ELEVATIONS)	STANDING SEAM ROOF  METAL AWNINGS AT RETAIL  WOOD/COMPOSITE SIDING  NATURAL STONE  METAL RAILINGS - HORIZONTAL  PAINTED WOOD TRIM  WOOD SIDING -STAINED  PAINTED METAL COLUMNS  PAINTED WOOD COLUMNS  PAINTED METAL TRELLIS CANOPY	STANDING SEAM ROOF  METAL AWNINGS AT RETAIL  WOOD/COMPOSITE SIDING  NATURAL STONE  METAL RAILINGS - VERTICAL  PAINTED WOOD TRIM  WOOD SIDING -STAINED  PAINTED METAL COLUMNS  PAINTED WOOD COLUMNS  PAINTED METAL TRELLIS CANOPY  HORIZONTAL WOOD PANELING (FOR GROUND-LEVEL PATIOS)  STAINLESS STEEL BACKSPLASH (AT OUTDOOR COOKING AREA)

FOOTNOTE:  
1) PER PC RESOLUTION 2021-08, COA #9 ADDITIONAL FLOOR AREA AND/OR SITE COVERAGE IS ALLOWED WITHIN THE SITEWIDE LIMITATION OF THE NEAP AND NEAP OVERLAY.



- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

PROJECT DATA

JOB #: 2220  
SCALE: 1/4" = 1'-0"

**A0.10**





**PLANT PALETTE**

NOTE: REPRESENTATIVE IMAGES. ACTUAL PLANTING DESIGN MAY INCLUDE ADDITIONAL PLANTINGS PER NOTES ON SHEET L1.00.



1 ACER RUBRUM 'ARMSTRONG' / MAPLE



2 PENSTEMON VARIETIES



3 SALVIA AND SAGE VARIETIES



4 MIMULUS VARIETIES / STICKY MONKEY FLOWER



5 CAREX TUMICOLA / FOOTHILL SEDGE



6 LOMANDRA L' BREEZE' / DWARF MAT RUSH



7 MUHLENBERGIA DUBIA / PINE MUHLY



8 HELICTOTRICHON 'SAPPHIRE' / BLUE OAK GRASS



9 PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE



10 EPILOBIUM 'CANUM' / CALIFORNIA FUSCHIA



11 ARBUTUS VARIETIES / DWARF STRAWBERRY TREE



12 CERCIS OCCIDENTALIS / WESTERN REDBUD



13 VARIOUS SEDUMS AND SUCCULENTS



14 BULBINE FRUTESCENS / BULBINE



15 PHORMIUM VARIETIES / NEW ZEALAND FLAX



16 ACHILLEA MILLEFOLIUM / YARROW VARIETIES

**SITE AMENITIES**

NOTE: REPRESENTATIVE IMAGES. ACTUAL OUTDOOR FURNISHING MODELS MAY BE MODIFIED IN COORDINATION WITH DESIGN TEAM.



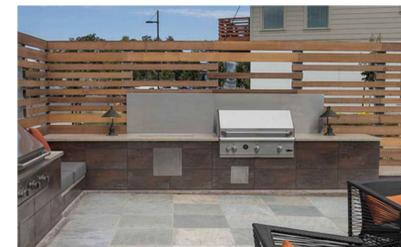
1 WOOD FENCE AND GATES TO MATCH ARCHITECTURE



5 CONTAINER PLANTINGS WITH GREEN SCREENS BY TOURNESOL



3 BIKE RACKS (15 RACKS, 30 TEMPORARY PARKING SPACES) CYCLOOPS CIRCULO BY COLUMBIA CASCADE



4 BUILT-IN GRILL AT OUTDOOR BBQ STATION COUNTER TO MATCH ARCHITECTURE GRILL AVAILABLE FROM BARBEQUES GALORE



5 PICNIC TABLES (STANDARD AND ACCESSIBLE) DILLER TABLE BY COLUMBIA CASCADE



6 BENCHES, WOOD AND POWDERCOATED STEEL DILLER BENCH BY COLUMBIA CASCADE



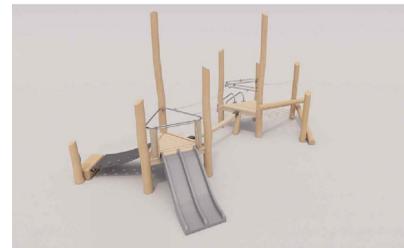
6 CONCRETE PAVEMENT (VARIOUS FINISHES AND COLORS)



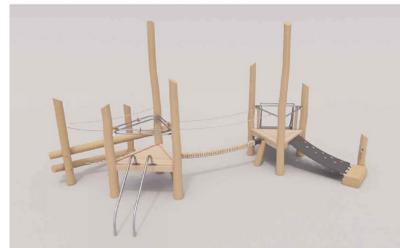
7 STRING LIGHT OVER COMMON AREA SHIELD REQUIRED FOR DARK SKY COMPLIANCE

**PLAY EQUIPMENT**

NOTE: REPRESENTATIVE IMAGES. ACTUAL PLAYGROUND DESIGN IS IN PROGRESS WITH MANUFACTURER.



1 LOG TANGLE 2.1 BY EARTHSCAPE PLAY INTENDED USER AGE: 2-5 YEARS OLD SAFETY ZONE: 42'-9" X 36', FALL HEIGHT: 4'-7"



2 LOG STEPPERS BY EARTHSCAPE PLAY INTENDED USER AGE: 2-5 YEARS OLD, 5-12 YEARS OLD SAFETY ZONE: FUNCTIONALLY CONNECTED, FALL HEIGHT: VARIES



3 JUNIOR FORM CLOUD SMALL BY EARTHSCAPE PLAY INTENDED USER AGE: 4+ YEARS OLD SAFETY ZONE: 20'-9" X 16'-3", FALL HEIGHT: 4'-2"



4 JUNIOR FORM ROUND LARGE BY EARTHSCAPE PLAY INTENDED USER AGE: 4+ YEARS OLD SAFETY ZONE: 20'-6" X 16'-3", FALL HEIGHT: 5'-2"



5 POURED IN PLACE DOME PLAYMOUND BY ID SCULPTURE INTENDED USER AGE: 2-5 YEARS OLD SIZE: 8' X 8', FALL HEIGHT: 2'-1"



6 POURED IN PLACE BEAN PLAYMOUND BY ID SCULPTURE INTENDED USER AGE: 2-5 YEARS OLD SIZE: 12'-10" X 8'-4", FALL HEIGHT: 1'-7"



7 PLAY SURFING (IMPACT-ATTENUATING AND ACCESSIBLE)



**VAN METER WILLIAMS POLLACK LLP**  
ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | DENVER | IRVINE/ANAHEIM  
222 Bryant Street, Suite 300, San Francisco, CA 94102 | T 415.774.5252

CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS

CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS

CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS

CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS



**CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

ID	DATE	NAME

Project:

**PARCEL 4 OF NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

CONCEPTUAL MATERIALS BOARD

JOB # 2220 CM JOB # 2002005.D0  
SCALE: 1" = 20'-0"

**L2.00**

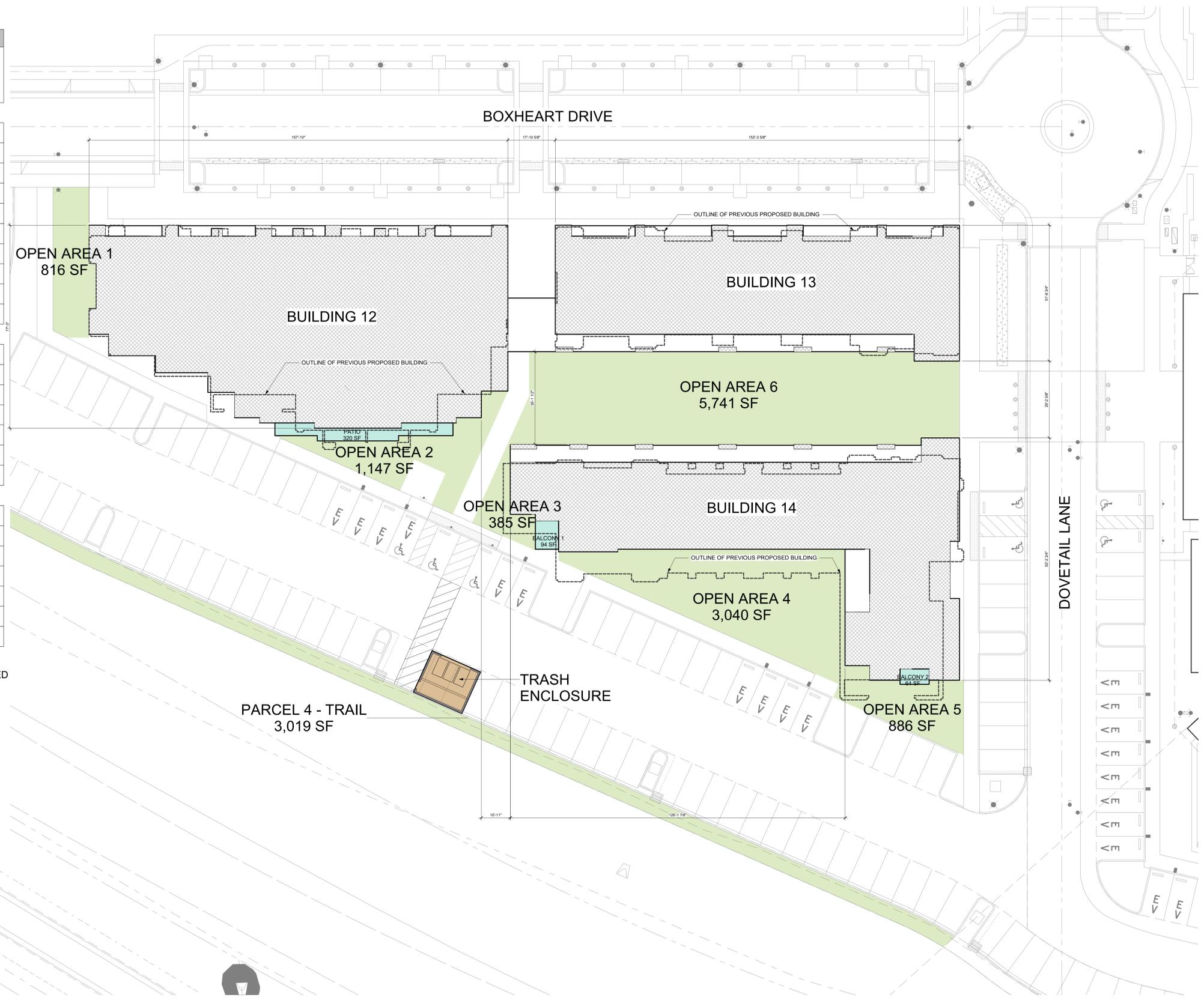
**USABLE OPEN AREA**

SPACE	AREA	GROUP OPEN SPACE
<b>1ST FLOOR</b>		
OPEN AREA 1	816 SF	816 SF
OPEN AREA 2	1,147 SF	1,147 SF
OPEN AREA 3	385 SF	385 SF
OPEN AREA 4	3,040 SF	3,040 SF
OPEN AREA 5	886 SF	886 SF
OPEN AREA 6	5,741 SF	5,741 SF
PARCEL 4 - TRAIL	3,019 SF	3,019 SF
BALCONY 1	94 SF	188 SF
BALCONY 2	64 SF	128 SF
PATIO	320 SF	640 SF
<b>2ND FLOOR</b>		
BALCONY 3	94 SF	188 SF
BALCONY 4	64 SF	128 SF
BALCONY 5	45 SF	90 SF
BALCONY 6	66 SF	132 SF
BALCONY 7	66 SF	132 SF
BALCONY 8	66 SF	132 SF
BALCONY 9	66 SF	132 SF
<b>3RD FLOOR</b>		
BALCONY 10	94 SF	188 SF
BALCONY 11	64 SF	128 SF
BALCONY 12	45 SF	90 SF
BALCONY 13	66 SF	132 SF
BALCONY 14	66 SF	132 SF
BALCONY 15	66 SF	132 SF
BALCONY 16	66 SF	132 SF
<b>TOTAL</b>		<b>17,885 SF</b>

NOTE: 10,600SF REQUIRED

**GENERAL NOTES:**

- A. BALCONY #3 - 16 NOT SHOWN IN THIS VIEW, REFER TO LEVEL 2 AND LEVEL 3 FLOOR PLANS
- B. EACH PARCEL MUST MEET ITS OWN OPEN AREA REQUIREMENTS PER PC RESOLUTION 2020-02, COA 18.E



- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS

ID	DATE	NAME

Project:  
**PARCEL 4 OF  
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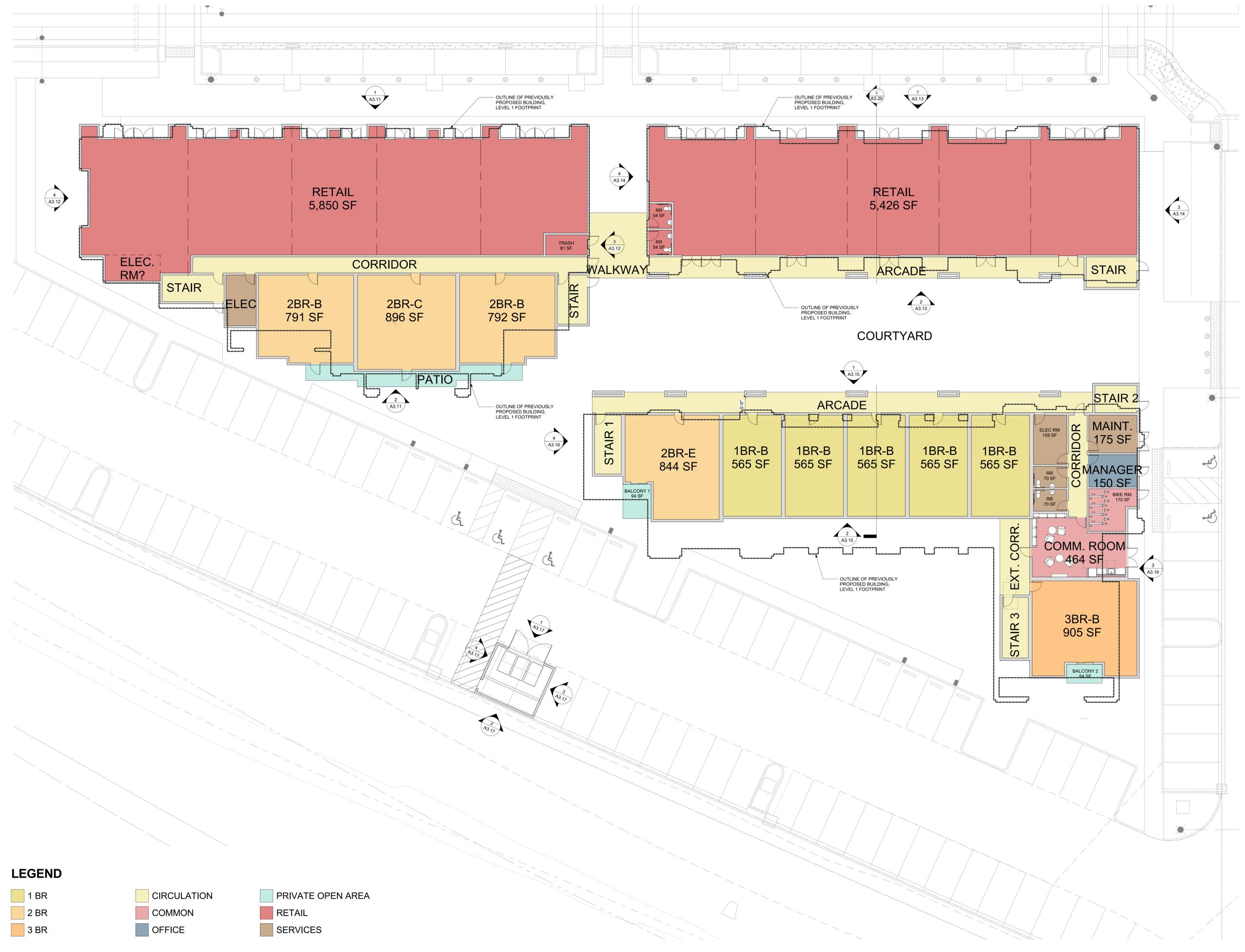
**ARCHITECTURAL SITE PLAN**

JOB #: 2220  
SCALE: 1/16" = 1'-0"

**A1.00**



- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS



**LEGEND**

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> 2 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #e06666; border: 1px solid black;"></span> COMMON	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; border: 1px solid black;"></span> RETAIL
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f39c12; border: 1px solid black;"></span> 3 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #2980b9; border: 1px solid black;"></span> OFFICE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8e6c59; border: 1px solid black;"></span> SERVICES

**1 1ST FLOOR**  
A2.11 SCALE: 3/32" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

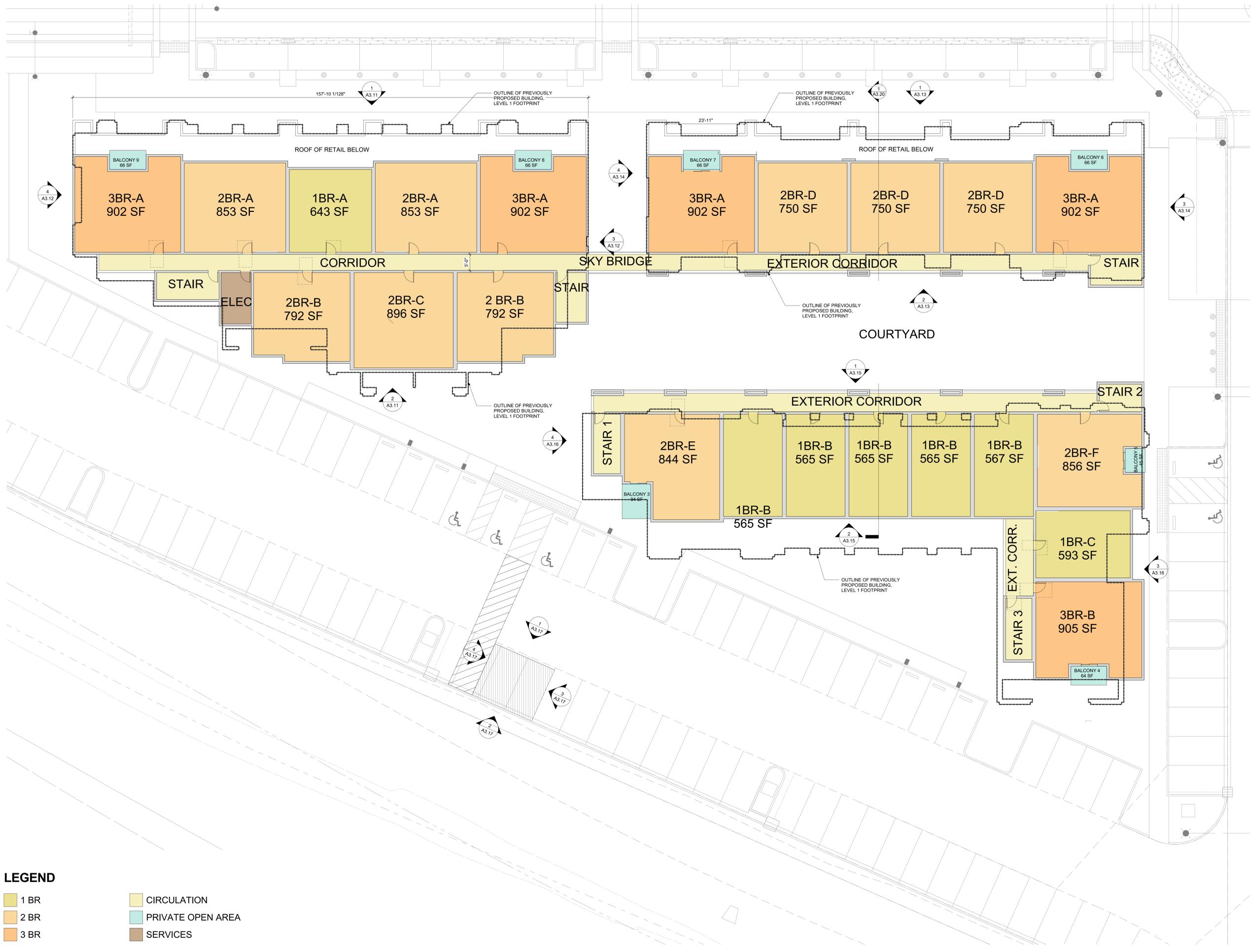
CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**FIRST FLOOR PLAN**

JOB #: 2220  
SCALE: 3/32" = 1'-0"

**A2.11**

- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS



**LEGEND**

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> 2 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> PRIVATE OPEN AREA
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> 3 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c4c4c4; border: 1px solid black; margin-right: 5px;"></span> SERVICES

**1**  
A2.12 **2ND FLOOR**  
SCALE: 3/32" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

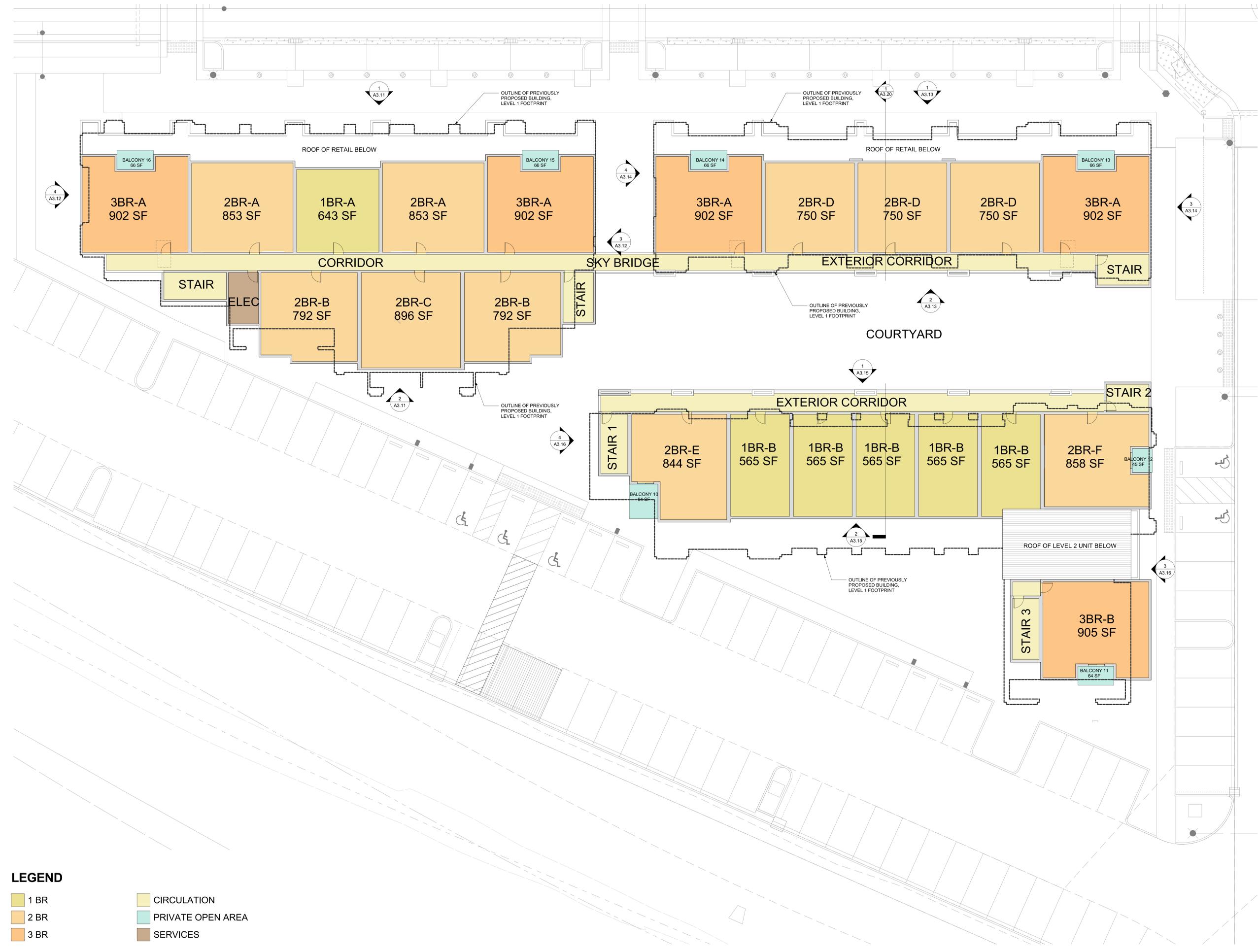
CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**SECOND FLOOR PLAN**

JOB #: 2220  
SCALE: 3/32" = 1'-0"

**A2.12**

- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS



**LEGEND**

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black;"></span> 2 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> PRIVATE OPEN AREA
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black;"></span> 3 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c4c4c4; border: 1px solid black;"></span> SERVICES

**1** 3RD FLOOR  
A2.13 SCALE: 3/32" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**THIRD FLOOR PLAN**

JOB #: 2220  
SCALE: 3/32" = 1'-0"

**A2.13**



BUILDING 12 - ELEVATION 2 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



**2 BUILDING 12 - ELEVATION 2**

A3.11 SCALE: 1/8" = 1'-0"



BUILDING 12 - ELEVATION 1 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



**1 BUILDING 12 - ELEVATION 1 (BOXHEART DRIVE VIEW)**

A3.11 SCALE: 1/8" = 1'-0"

**KEYNOTES - ELEVATIONS**

- MATERIAL**
- 1 NATURAL STONE
  - 2 HORIZONTAL STAINED WOOD SIDING
  - 3 VERTICAL PAINTED WOOD SIDING
  - 4 ALUMINUM STOREFRONT
  - 5 METAL AWNING
  - 6 STANDING SEAM METAL ROOF
  - 7 METAL RAILING - VERTICAL PICKETS
  - 8 VINYL WINDOW
  - 9 PAINTED METAL COLUMN
  - 10 PAINTED WOOD TRIM
  - 11 JULIET BALCONY
  - 12 HORIZONTAL WOOD PANELING
  - 13 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
  - 14 CONCRETE MASONRY UNITS AT TRASH ENCLOSURE
  - 15 METAL GATE AT TRASH ENCLOSURE

- CONSULTANT DISCIPLINE 1  
**CONSULTANT NAME 1**  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
**CONSULTANT NAME 2**  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
**CONSULTANT NAME 3**  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
**CONSULTANT NAME 4**  
CONSULTANT 4 FULL ADDRESS

ID	DATE	NAME

Project:

**PARCEL 4 OF NORTH VILLAGE**

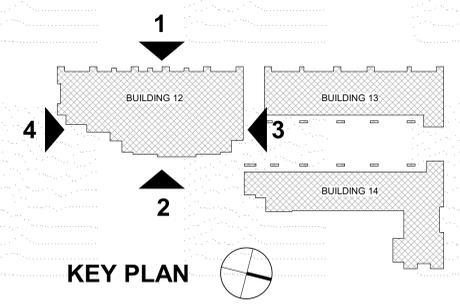
16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

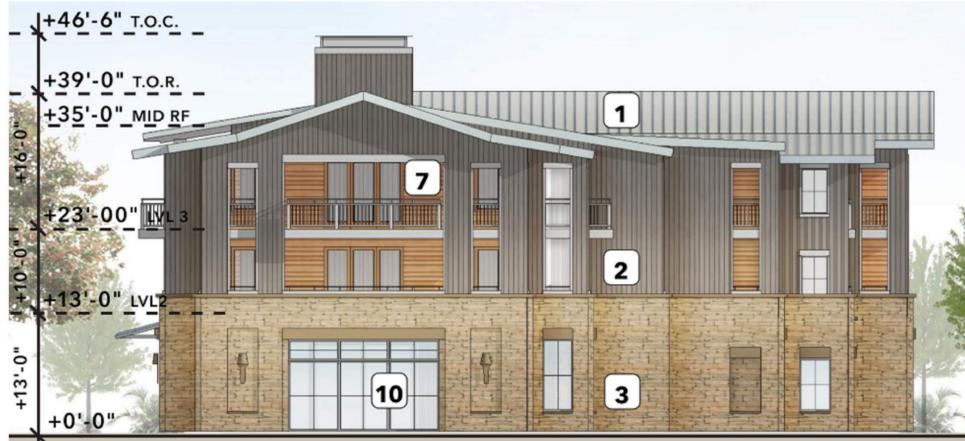
CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 12 - ELEVATIONS**

JOB #: 2220  
SCALE: As indicated



**KEY PLAN**



BUILDING 12 - ELEVATION 4 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



4 BUILDING 12 - ELEVATION 4  
A3.12 SCALE: 1/8" = 1'-0"



4.1 PERSPECTIVE OF BUILDING 12 FACADE AT ELEVATION 4  
A3.12 SCALE: 1/2" = 1'-0"



BUILDING 12 - ELEVATION 3 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



3 BUILDING 12 - ELEVATION 3  
A3.12 SCALE: 1/8" = 1'-0"

**KEYNOTES - ELEVATIONS**

**MATERIAL**

- 1 NATURAL STONE, 4" VENEER
- 2 HORIZONTAL CEDAR LAMINATE T&G PANELING
- 3 VERTICAL FRT COMPOSITE WOOD SIDING
- 4 ALUMINUM STOREFRONT
- 5 METAL AWNING
- 6 STANDING SEAM METAL ROOF
- 7 METAL RAILING - VERTICAL CABLES
- 8 VINYL WINDOW
- 9 PAINTED METAL COLUMN
- 10 STONE CAP, REFER TO EXTERIOR WALL DETAILS
- 11 JULIET BALCONY
- 12 HORIZONTAL WOOD PANELING SCREEN
- 13 METAL ROOF GUTTER WITH DOWNSPOUT
- 14 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
- 15 METAL ENCLOSURE BUMPER
- 16 TUBE STEEL FRAME METAL DECKING SWING DOUBLE DOORS AT TRASH ENCLOSURE
- 17 EXTERIOR WALL-MOUNTED LIGHT FIXTURE

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CIVIL ENGINEER  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401

LANDSCAPE ARCHITECT  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401

STRUCTURAL ENGINEER  
**KPFF**  
45 FREMONT STREET 28TH FLOOR  
SAN FRANCISCO, CA 94105

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
2705 HIGHWAY 99  
LYNNWOOD, WA 98036

ENERGY/SUSTAINABILITY  
**REDWOOD ENERGY**  
1587 Q STREET  
ARCATA, CA 95521

ACoustICAL  
**WILSON IHRIG**  
5500 HOLLIS STREET, SUITE T1  
EMERYVILLE, CA 94608

SPECIFICATIONS  
**VVAS**  
1018 Street Suite 421  
San Rafael, CA 94901

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

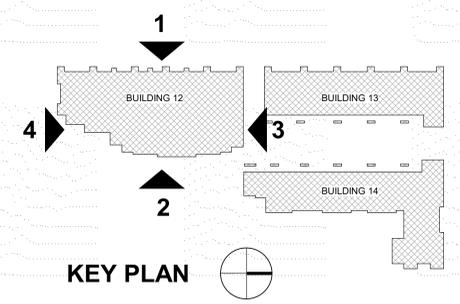
16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 12 -  
ELEVATIONS**

JOB #: 2220  
SCALE: As indicated





BUILDING 13 - ELEVATION 2 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



2 BUILDING 13 - ELEVATION 2  
SCALE: 1/8" = 1'-0"



BUILDING 13 - ELEVATION 1 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



1 BUILDING 13 - ELEVATION 1 (BOXHEART DRIVE VIEW)  
SCALE: 1/8" = 1'-0"

**KEYNOTES - ELEVATIONS**

**MATERIAL**

- 1 NATURAL STONE
- 2 HORIZONTAL STAINED WOOD SIDING
- 3 VERTICAL PAINTED WOOD SIDING
- 4 ALUMINUM STOREFRONT
- 5 METAL AWNING
- 6 STANDING SEAM METAL ROOF
- 7 METAL RAILING - VERTICAL PICKETS
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- 10 PAINTED WOOD TRIM
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- 13 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
- 14 CONCRETE MASONRY UNITS AT TRASH ENCLOSURE
- 15 METAL GATE AT TRASH ENCLOSURE

CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS

CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS

CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS

CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

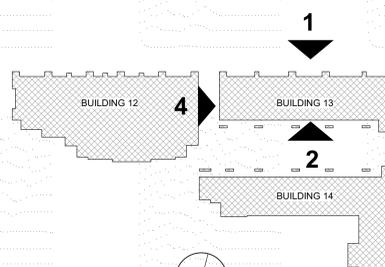
16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 13 -  
ELEVATIONS**

JOB #: 2220  
SCALE: As indicated



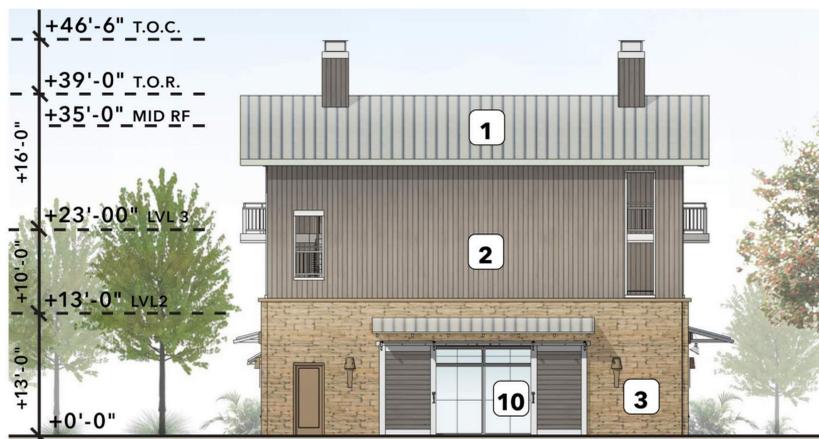
KEY PLAN



BUILDING 13 - ELEVATION 4 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



4 BUILDING 13 - ELEVATION 4  
SCALE: 1/8" = 1'-0"



BUILDING 13 - ELEVATION 3 (PREVIOUSLY PC RESOLUTION 2021-08)



3 BUILDING 13 - ELEVATION 3 (DOVETAIL LANE VIEW)  
SCALE: 1/8" = 1'-0"

**KEYNOTES - ELEVATIONS**

**MATERIAL**

- 1 NATURAL STONE
- 2 HORIZONTAL STAINED WOOD SIDING
- 3 VERTICAL PAINTED WOOD SIDING
- 4 ALUMINUM STOREFRONT
- 5 METAL AWNING
- 6 STANDING SEAM METAL ROOF
- 7 METAL RAILING - VERTICAL PICKETS
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- 14 CONCRETE MASONRY UNITS AT TRASH ENCLOSURE
- 15 METAL GATE AT TRASH ENCLOSURE

CONSULTANT DISCIPLINE 1  
**CONSULTANT NAME 1**  
CONSULTANT 1 FULL ADDRESS

CONSULTANT DISCIPLINE 2  
**CONSULTANT NAME 2**  
CONSULTANT 2 FULL ADDRESS

CONSULTANT DISCIPLINE 3  
**CONSULTANT NAME 3**  
CONSULTANT 3 FULL ADDRESS

CONSULTANT DISCIPLINE 4  
**CONSULTANT NAME 4**  
CONSULTANT 4 FULL ADDRESS

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

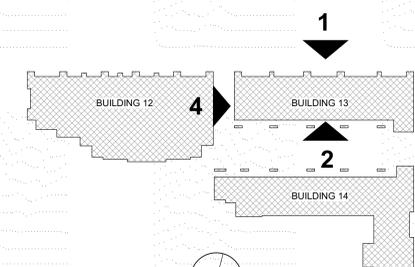
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HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 13 -  
ELEVATIONS**

JOB #: 2220  
SCALE: As indicated



**KEY PLAN**



BUILDING 14 - ELEVATION 2 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



2  
A3.15 BUILDING 14 - ELEVATION 2  
SCALE: 1/8" = 1'-0"



BUILDING 14 - ELEVATION 1 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



1  
A3.15 BUILDING 14 - ELEVATION 1  
SCALE: 1/8" = 1'-0"

**KEYNOTES - ELEVATIONS**

- MATERIAL**
- 1 NATURAL STONE, 4" VENEER
  - 2 HORIZONTAL CEDAR LAMINATE T&G PANELING
  - 3 VERTICAL FRT COMPOSITE WOOD SIDING
  - 4 ALUMINUM STOREFRONT
  - 5 METAL AWNING
  - 6 STANDING SEAM METAL ROOF
  - 7 METAL RAILING - VERTICAL CABLES
  - 8 VINYL WINDOW
  - 9 PAINTED METAL COLUMN
  - 10 STONE CAP, REFER TO EXTERIOR WALL DETAILS
  - 11 JULIET BALCONY
  - 12 HORIZONTAL WOOD PANELING SCREEN
  - 13 METAL ROOF GUTTER WITH DOWNSPOUT
  - 14 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
  - 15 METAL ENCLOSURE BUMPER
  - 16 TUBE STEEL FRAME METAL DECKING SWING DOUBLE DOORS AT TRASH ENCLOSURE
  - 17 EXTERIOR WALL-MOUNTED LIGHT FIXTURE

- CIVIL ENGINEER  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401
- LANDSCAPE ARCHITECT  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401
- STRUCTURAL ENGINEER  
**KPFF**  
45 FREMONT STREET 28TH FLOOR  
SAN FRANCISCO, CA 94105
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNNWOOD, WA 98036
- ENERGY/SUSTAINABILITY  
**REDWOOD ENERGY**  
1887 Q STREET  
ARCATA, CA 95521
- ACQUISITON  
**WILSON HRIG**  
9500 HOLLY STREET, SUITE T1  
EMERYVILLE, CA 94608
- SPECIFICATIONS  
**VVAS**  
1018 Street Suite 421  
San Rafael, CA 94901

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

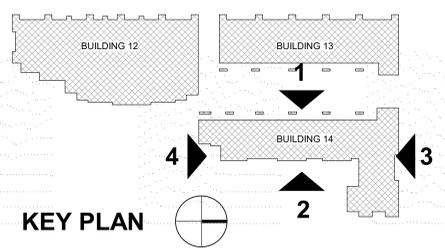
16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 14 -  
ELEVATIONS**

JOB #: 2220  
SCALE: As Indicated

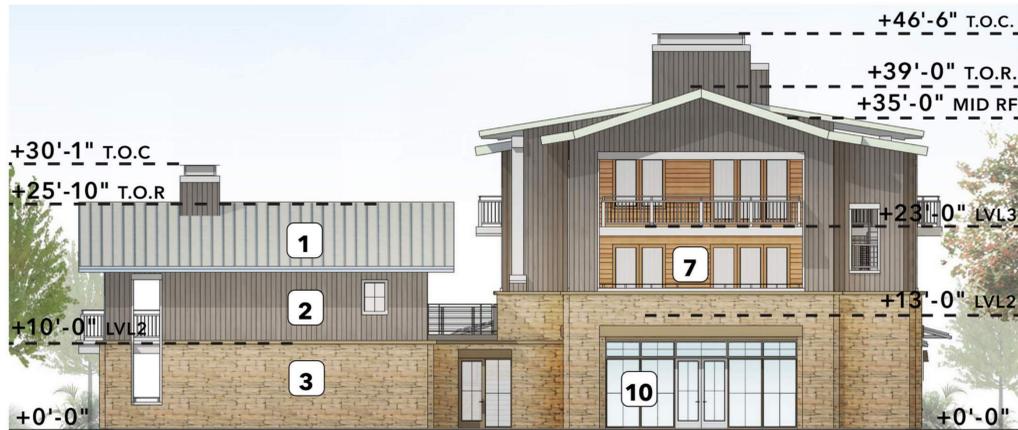




BUILDING 14 - ELEVATION 4 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



4 BUILDING 14 - ELEVATION 4  
SCALE: 1/8" = 1'-0"



BUILDING 14 - ELEVATION 3 (PREVIOUSLY APPROVED PC RESOLUTION 2021-08)



3 BUILDING 14 - ELEVATION 3 (DOVETAIL LANE VIEW)  
SCALE: 1/8" = 1'-0"

- KEYNOTES - ELEVATIONS**
- MATERIAL**
- 1 NATURAL STONE, 4" VENEER
  - 2 HORIZONTAL CEDAR LAMINATE T&G PANELING
  - 3 VERTICAL FRT COMPOSITE WOOD SIDING
  - 4 ALUMINUM STOREFRONT
  - 5 METAL AWNING
  - 6 STANDING SEAM METAL ROOF
  - 7 METAL RAILING - VERTICAL CABLES
  - 8 VINYL WINDOW
  - 9 PAINTED METAL COLUMN
  - 10 STONE CAP, REFER TO EXTERIOR WALL DETAILS
  - 11 JULIET BALCONY
  - 12 HORIZONTAL WOOD PANELING SCREEN
  - 13 METAL ROOF GUTTER WITH DOWNSPOUT
  - 14 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
  - 15 METAL ENCLOSURE BUMPER
  - 16 TUBE STEEL FRAME METAL DECKING SWING DOUBLE DOORS AT TRASH ENCLOSURE
  - 17 EXTERIOR WALL-MOUNTED LIGHT FIXTURE

**VAN METER  
WILLIAMS  
POLLACK** LLP

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222 Bryant Street, Suite 200, San Francisco, CA 94102 | 415.774.1000

- CIVIL ENGINEER  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401
- LANDSCAPE ARCHITECT  
**CARLILE-MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401
- STRUCTURAL ENGINEER  
**KPFF**  
45 FREMONT STREET 28TH FLOOR  
SAN FRANCISCO, CA 94105
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
1705 HIGHWAY 99  
LYNNWOOD, WA 98036
- ENERGY/SUSTAINABILITY  
**REDWOOD ENERGY**  
1887 Q STREET  
ARCATA, CA 95521
- ACOUSTICAL  
**WILSON IHRIG**  
6900 HOLIS STREET, SUITE T1  
EMERYVILLE, CA 94608
- SPECIFICATIONS  
**VVAS**  
101B Street Suite 421  
San Rafael, CA 94901

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

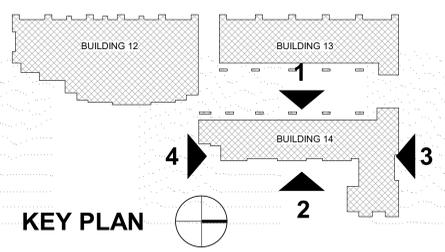
Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING 14 -  
ELEVATIONS**

JOB #: 2220  
SCALE: As indicated

**A3.16**



CONSULTANT DISCIPLINE 1  
**CONSULTANT NAME 1**  
CONSULTANT 1 FULL ADDRESS

CONSULTANT DISCIPLINE 2  
**CONSULTANT NAME 2**  
CONSULTANT 2 FULL ADDRESS

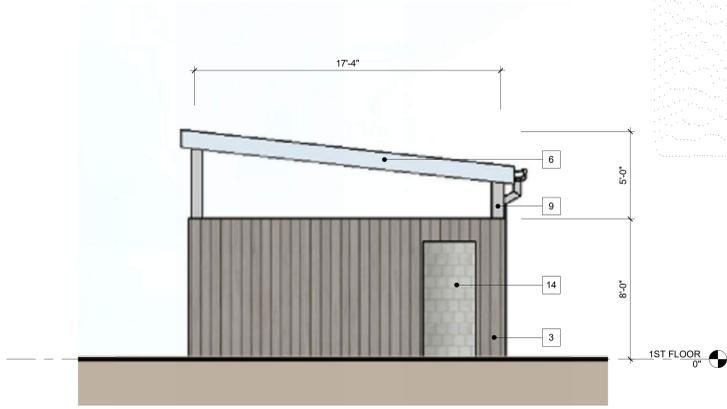
CONSULTANT DISCIPLINE 3  
**CONSULTANT NAME 3**  
CONSULTANT 3 FULL ADDRESS

CONSULTANT DISCIPLINE 4  
**CONSULTANT NAME 4**  
CONSULTANT 4 FULL ADDRESS

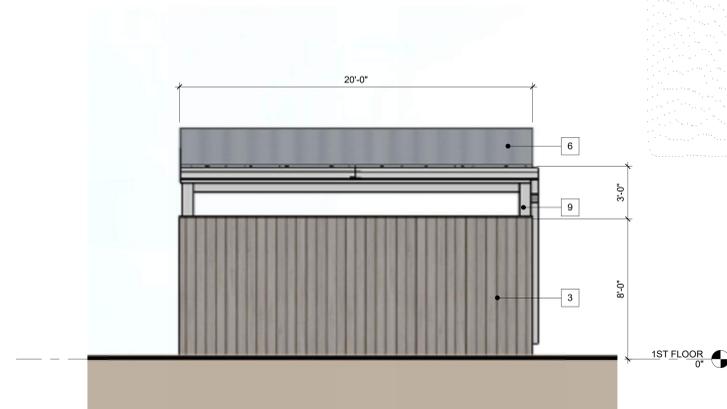
- KEYNOTES - ELEVATIONS**
- MATERIAL**
- 1 NATURAL STONE
  - 2 HORIZONTAL STAINED WOOD SIDING
  - 3 VERTICAL PAINTED WOOD SIDING
  - 4 ALUMINUM STOREFRONT
  - 5 METAL AWNING
  - 6 STANDING SEAM METAL ROOF
  - 7 METAL RAILING - VERTICAL PICKETS
  - 8 VINYL WINDOW
  - 9 PAINTED METAL COLUMN
  - 10 PAINTED WOOD TRIM
  - 11 JULIET BALCONY
  - 12 HORIZONTAL WOOD PANELING
  - 13 STAINLESS STEEL BACKSPLASH AT OUTDOOR COOKING AREA
  - 14 CONCRETE MASONRY UNITS AT TRASH ENCLOSURE
  - 15 METAL GATE AT TRASH ENCLOSURE

**GENERAL NOTES:**

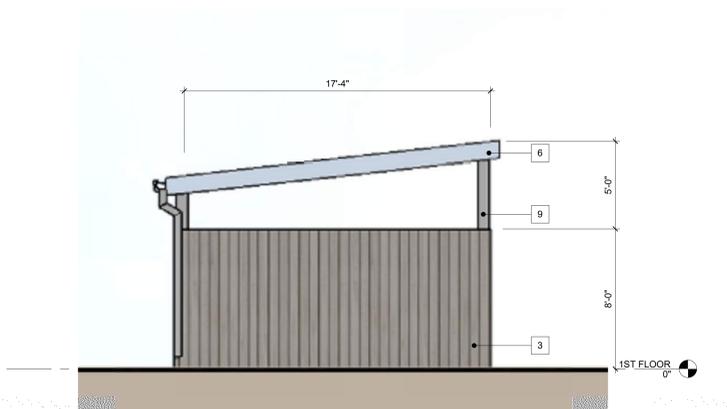
A. PER PC RESOLUTION 2021-08, COA #14 PLANS FOR REFUSE STORAGE STRUCTURE SHALL BE APPROVED BY PLANNING DIRECTOR.



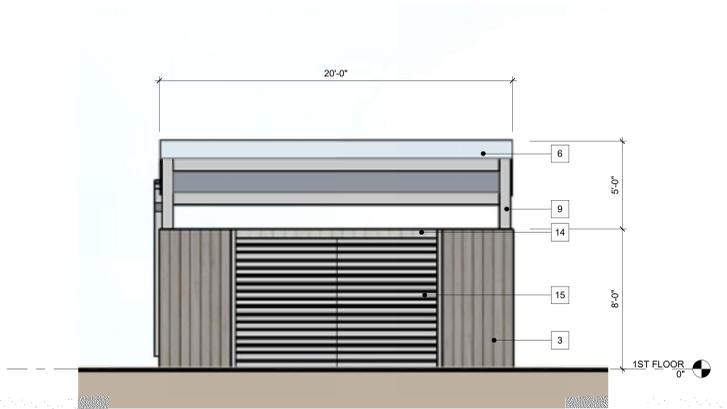
**4 TRASH ENCLOSURE - ELEVATION 4**  
A3.17 SCALE: 1/4" = 1'-0"



**2 TRASH ENCLOSURE - ELEVATION 2 (WALKING TRAIL VIEW)**  
A3.17 SCALE: 1/4" = 1'-0"



**3 TRASH ENCLOSURE - ELEVATION 3**  
A3.17 SCALE: 1/4" = 1'-0"



**1 TRASH ENCLOSURE - ELEVATION 1 (PARKING LOT VIEW)**  
A3.17 SCALE: 1/4" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**TRASH ENCLOSURE -  
ELEVATIONS**

JOB #: 2220  
SCALE: 1/4" = 1'-0"

- CONSULTANT DISCIPLINE 1  
CONSULTANT NAME 1  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
CONSULTANT NAME 2  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
CONSULTANT NAME 3  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
CONSULTANT NAME 4  
CONSULTANT 4 FULL ADDRESS



**1 BUILDING SECTION AT COURTYARD**  
A3.20 SCALE: 3/16" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

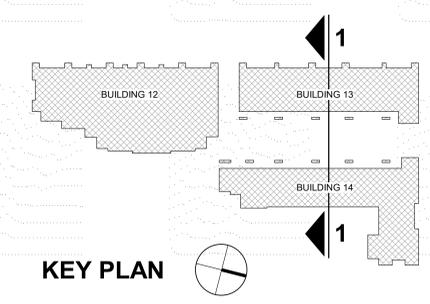
Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**BUILDING SECTIONS**

JOB #: 2220  
SCALE: As indicated

**A3.20**

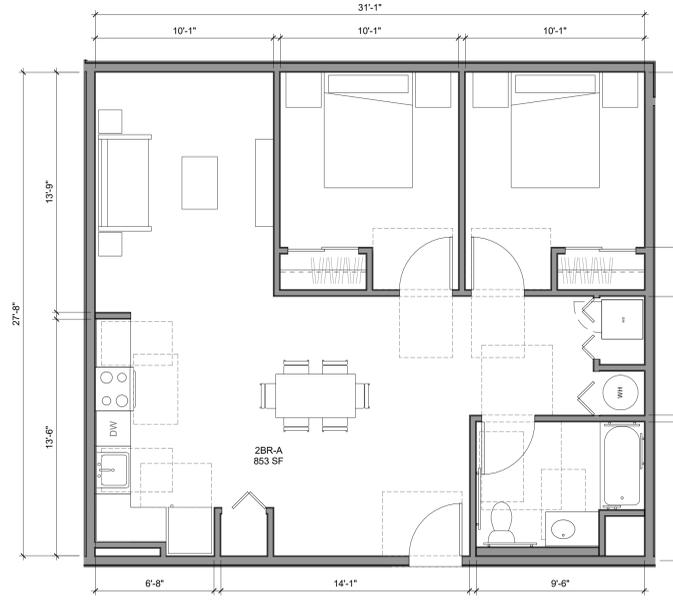


**KEY PLAN**

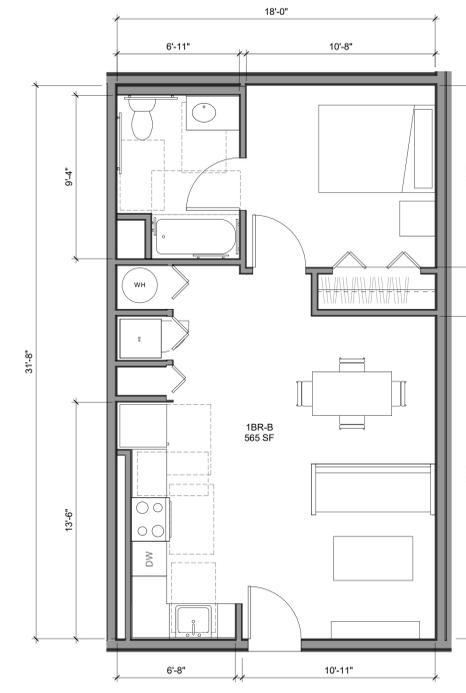
- CONSULTANT DISCIPLINE 1  
**CONSULTANT NAME 1**  
CONSULTANT 1 FULL ADDRESS
- CONSULTANT DISCIPLINE 2  
**CONSULTANT NAME 2**  
CONSULTANT 2 FULL ADDRESS
- CONSULTANT DISCIPLINE 3  
**CONSULTANT NAME 3**  
CONSULTANT 3 FULL ADDRESS
- CONSULTANT DISCIPLINE 4  
**CONSULTANT NAME 4**  
CONSULTANT 4 FULL ADDRESS



**6 2 BR - TYPE C**  
A4.01 SCALE: 1/4" = 1'-0"



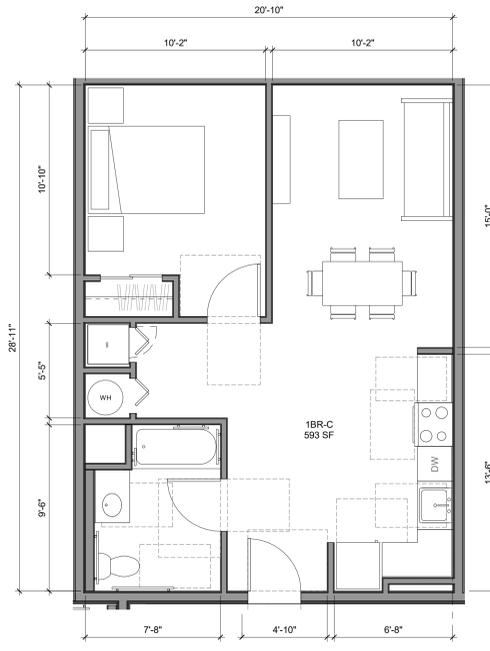
**4 2 BR - TYPE A**  
A4.01 SCALE: 1/4" = 1'-0"



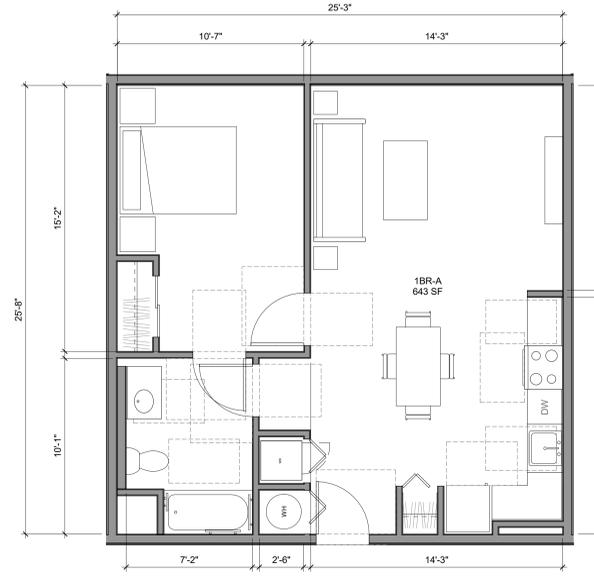
**2 1 BR - TYPE B**  
A4.01 SCALE: 1/4" = 1'-0"



**5 2 BR - TYPE B**  
A4.01 SCALE: 1/4" = 1'-0"



**3 1 BR - TYPE C**  
A4.01 SCALE: 1/4" = 1'-0"



**1 1 BR - TYPE A**  
A4.01 SCALE: 1/4" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

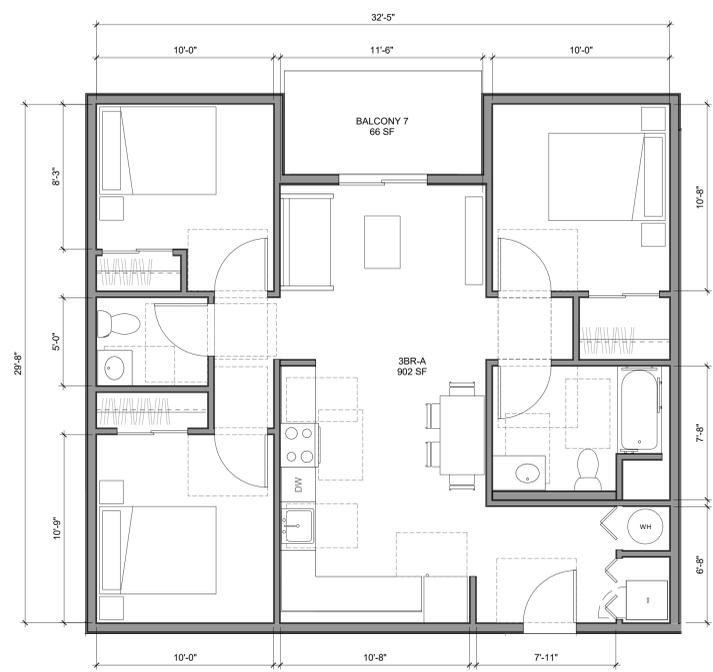
**CONCEPTUAL UNIT  
PLANS**

JOB #: 2220  
SCALE: 1/4" = 1'-0"

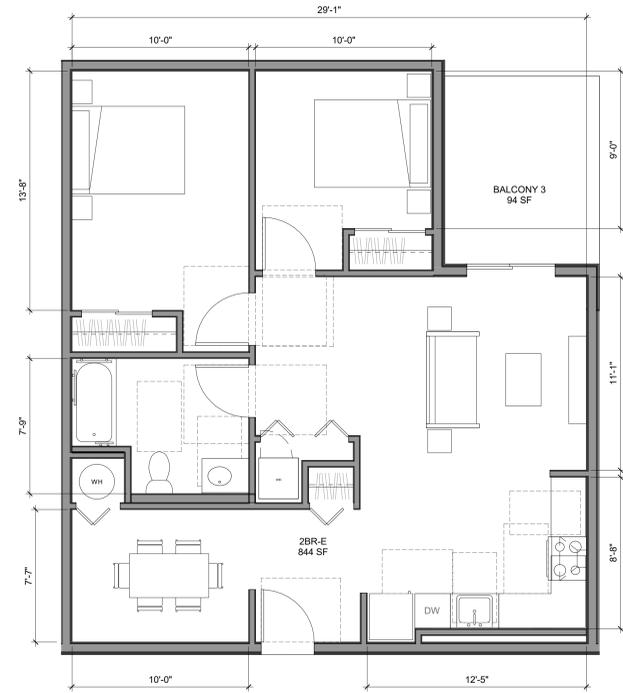
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CONCEPTUAL PLANS ARE SUBJECT TO CHANGE

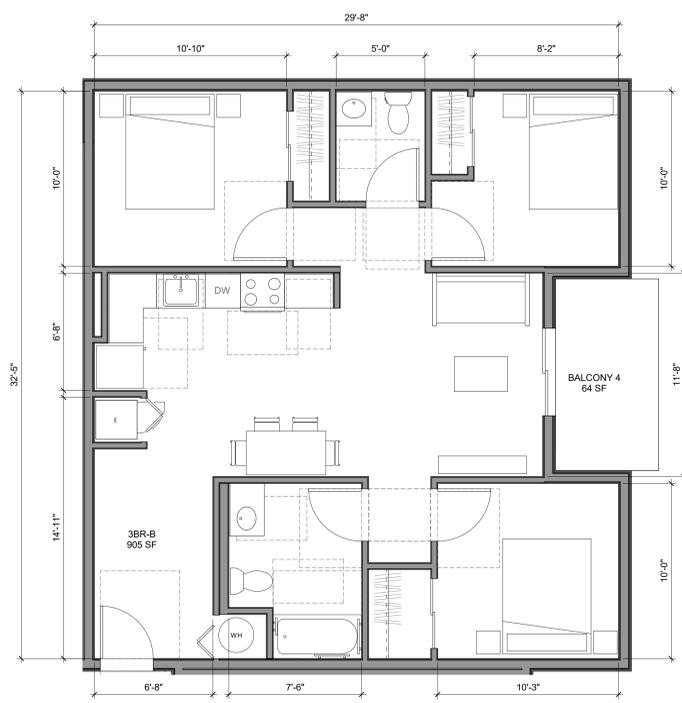
- CONSULTANT DISCIPLINE 1  
**CONSULTANT NAME 1**  
CONSULTANT 1 FULL ADDRESS
  
- CONSULTANT DISCIPLINE 2  
**CONSULTANT NAME 2**  
CONSULTANT 2 FULL ADDRESS
  
- CONSULTANT DISCIPLINE 3  
**CONSULTANT NAME 3**  
CONSULTANT 3 FULL ADDRESS
  
- CONSULTANT DISCIPLINE 4  
**CONSULTANT NAME 4**  
CONSULTANT 4 FULL ADDRESS



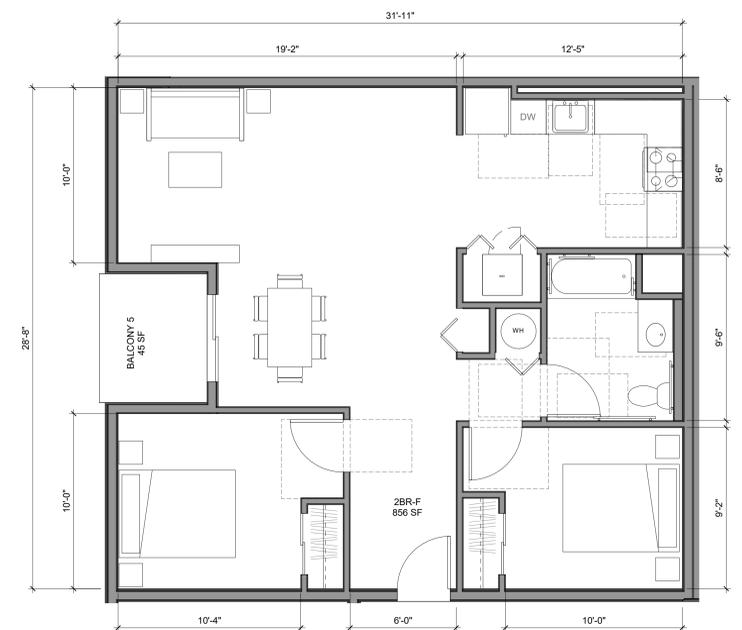
**5 3BR - TYPE A**  
A4.02 SCALE: 1/4" = 1'-0"



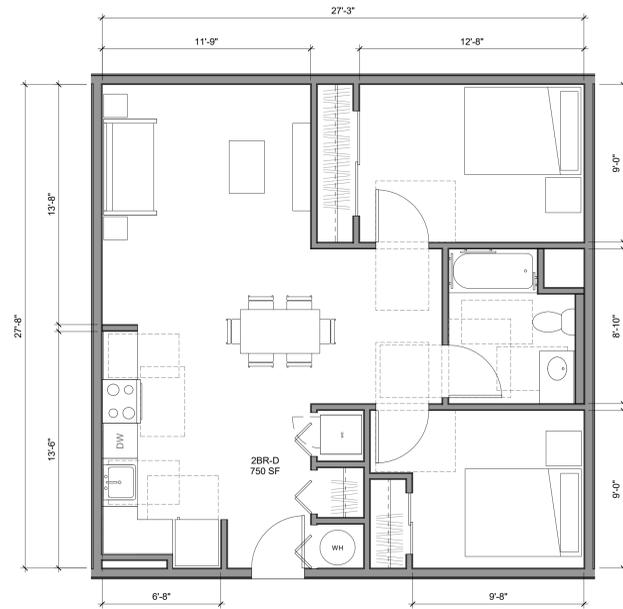
**3 2BR - TYPE E**  
A4.02 SCALE: 1/4" = 1'-0"



**6 3 BR - TYPE B**  
A4.02 SCALE: 1/4" = 1'-0"



**4 2BR - TYPE F**  
A4.02 SCALE: 1/4" = 1'-0"



**2 2 BR - TYPE D**  
A4.02 SCALE: 1/4" = 1'-0"

ID	DATE	NAME

Project:

**PARCEL 4 OF  
NORTH VILLAGE**

16977 HEALDSBURG AVENUE,  
HEALDSBURG, CA

Client:

CCS HEALDSBURG, LLC  
3760 KILROY AIRPORT WAY  
SUITE 130  
LONG BEACH, CA 90806

**CONCEPTUAL UNIT  
PLANS**

JOB #: 2220  
SCALE: 1/4" = 1'-0"

**A4.02**

CONCEPTUAL PLANS ARE SUBJECT TO CHANGE