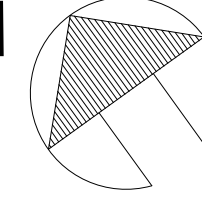


20-PLEX W/ GARAGES (3-STORY)

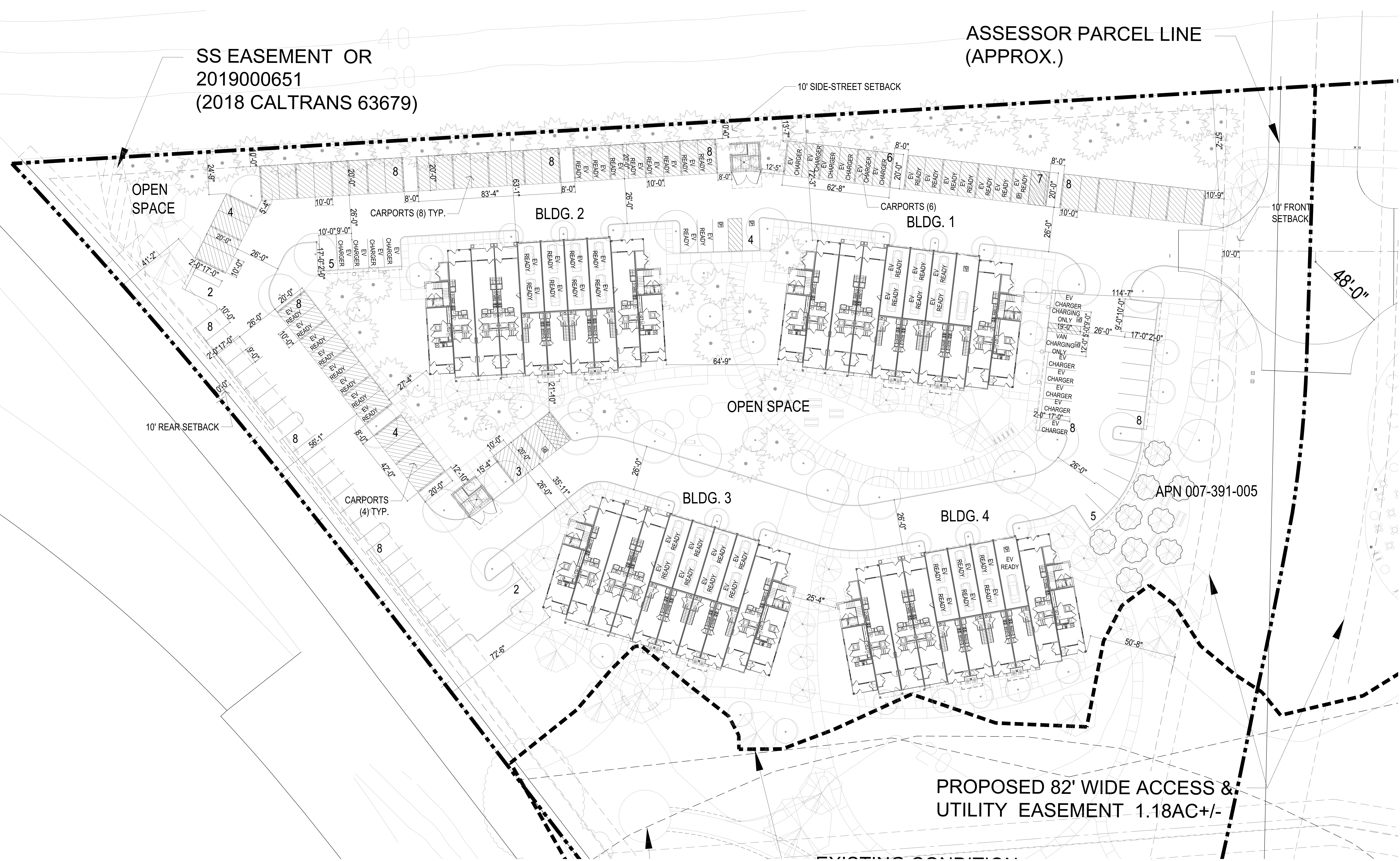
NORTH  **SITE PLAN**
 0' 30' 60'
 SCALE: 1"=30'-0" ON 30"X42"



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SS EASEMENT OR
2019000651
(2018 CALTRANS 63679)

ASSESSOR PARCEL LINE
(APPROX.)



OPEN SPACE

BLDG. 2

BLDG. 1

OPEN SPACE

BLDG. 3

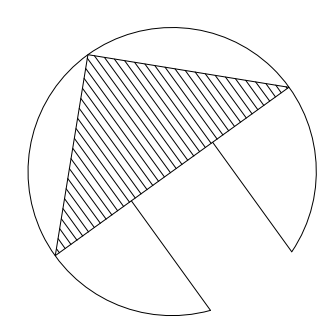
BLDG. 4

APN 007-391-005

PROPOSED 82' WIDE ACCESS &
UTILITY EASEMENT 1.18AC+/-



NORTH

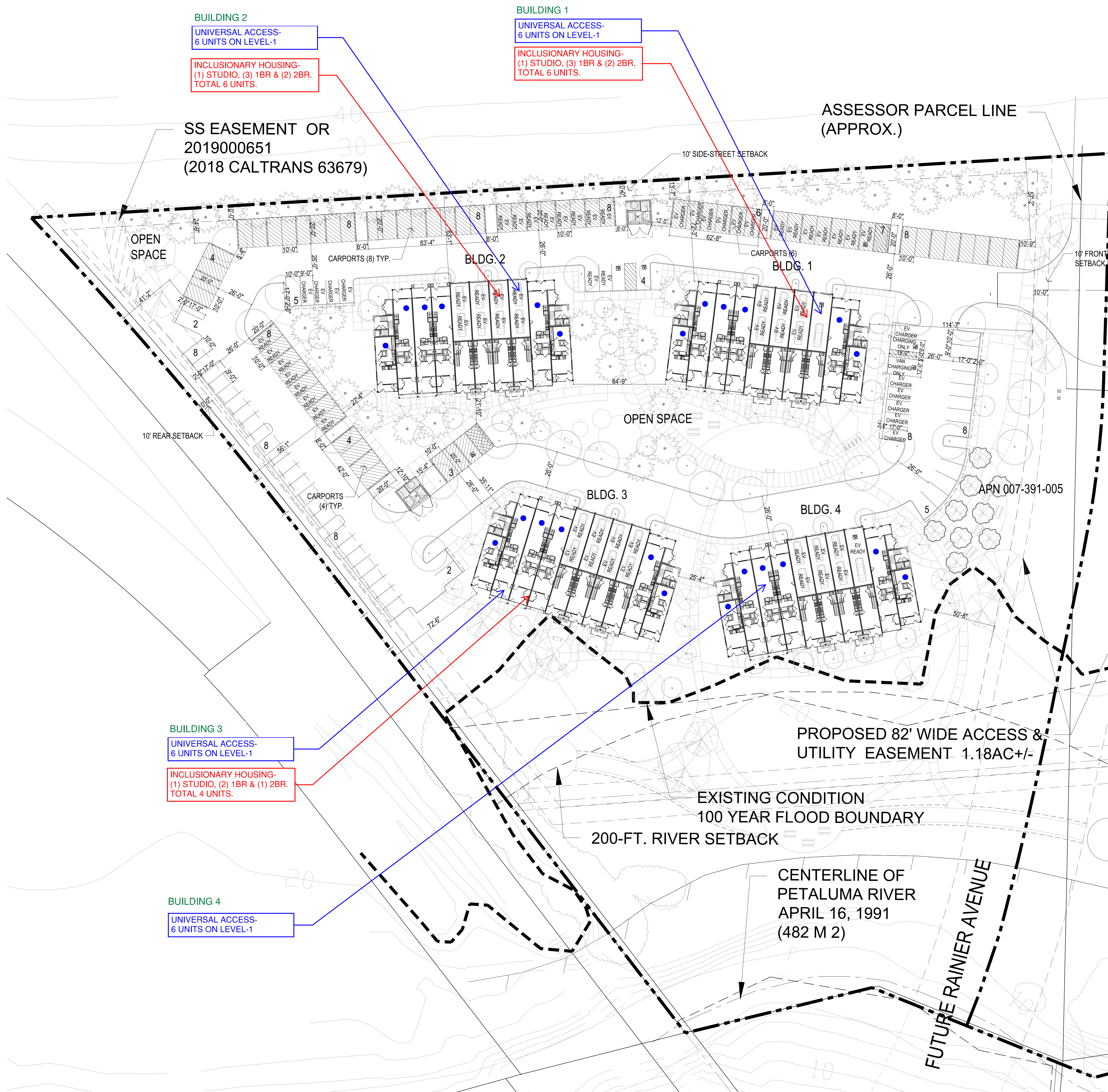


SITE PLAN

0' 20' 40'

SCALE: 1"=20'-0" ON 30"X42" SHEET

A-1a

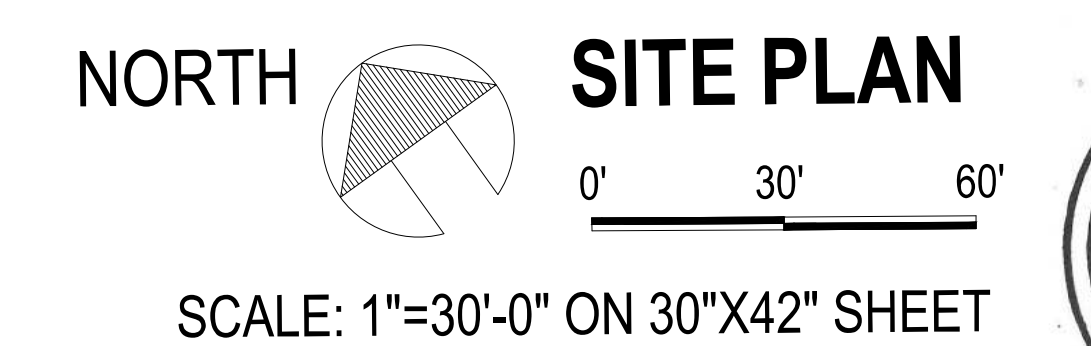


VISITABILITY / UNIVERSAL ACCESS UNITS (see sheet A-1b)		
TOTAL UNITS:	80	UNITS
UNIVERSAL ACCESS UNITS REQ.:	0.30	24 UNITS
PROVIDED:		
PER BUILDING	6	UNITS
TOTAL BUILDING	4	BLDG
TOTAL PROVIDED:	24	UNITS

INCLUSIONARY HOUSING (see sheet A-1b)					
TOTAL UNITS:		80	UNITS		
INCLUSIONARY UNITS REQUIRED:		0.20	16 UNITS		
PROVIDED:					
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.
S1	STUDIO	490	73	563	3
A2	1BR/1.5BA	795	140	935	5
A3	1BR/1BA	790	140	930	3
B1	2BR/2BA	1,077	245	1,322	3
B2	2BR/2BA	1,250	122	1,372	2
TOTAL					16

Below Market Rate Information:	
10% (8 units) are Low income and 10% (8 units) are very low income total of 16 below market rate units	
Low Income Rent Limit	
Studio: \$1,322	
1x1: \$1,511	
2x2: \$1,700	
Very Low Income Rent Limit	
Studio: \$1,101	
1x1: \$1,259	
2x2: \$1,416	

Market Rents:				
UNIT	UNIT TYPE	NET SF	\$ PER S.F.	\$RENTS
S1	STUDIO	490	3.94	1,931
A2	1BR/1.5BA	795	3.29	2,616
A3	1BR/1BA	790	3.24	2,560
B1	2BR/2BA	1,077	2.66	2,865
B2	2BR/2BA	1,250	2.66	3,325



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OPEN SPACE CALCULATION (see sheet A-1c)

REQUIRED:		
300 S.F. PER UNIT:	24,000	S.F.

PROVIDED:

USABLE COMMON OPEN SPACE:		
AREA 1:	27,790	S.F.
AREA 2:	6,050	S.F.
TOTAL:	33,840	S.F.
ALONG PETALUMA RIVER:	60,260	S.F.(APPX.)

USABLE PRIVATE OPEN SPACE: (see sheet A-6 & A-7)

UNIT	UNIT TYPE	BAL/PATIO	NO.	USABLE OS
S1	STUDIO	52	8	416
A2	1BR/1.5BA	115	16	1,840
A3	1BR/1BA	117	8	936
B1	2BR/2BA	206	16	3,296
B2	2BR/2BA	93	32	2,976
TOTAL			80	9,464

* SEE SHEET A-6 & 7 UNIT PLANS FOR DETAILED DIMENSIONS.

LOT COVERAGE CALCULATION (see sheet A-1c)

MAX. ALLOWED:	60%			
PROPOSED:				
BUILDING:	FOOTPRINT	NO.	S.F.	
	10,232	4	40,928	S.F.
TOTAL BUILDING FOOTPRINT:			40,928	S.F.
TOTAL CARPORTS FOOTPRINT:			13,775	S.F.
TOTAL FOOTPRINT:			54,703	S.F.
SITE AREA:			6.71	(+/-) ACRES
LOT COVERAGE (F.P./SITE AREA):			19%	

LEGEND

- OPEN SPACE AREA 1
- OPEN SPACE AREA 2
- ALONG PETALUMA RIVER

- BUILDING
- CARPORTS

NORTH **SITE PLAN**

0' 30' 60'

SCALE: 1"=30'-0" ON 30"X42" SHEET