

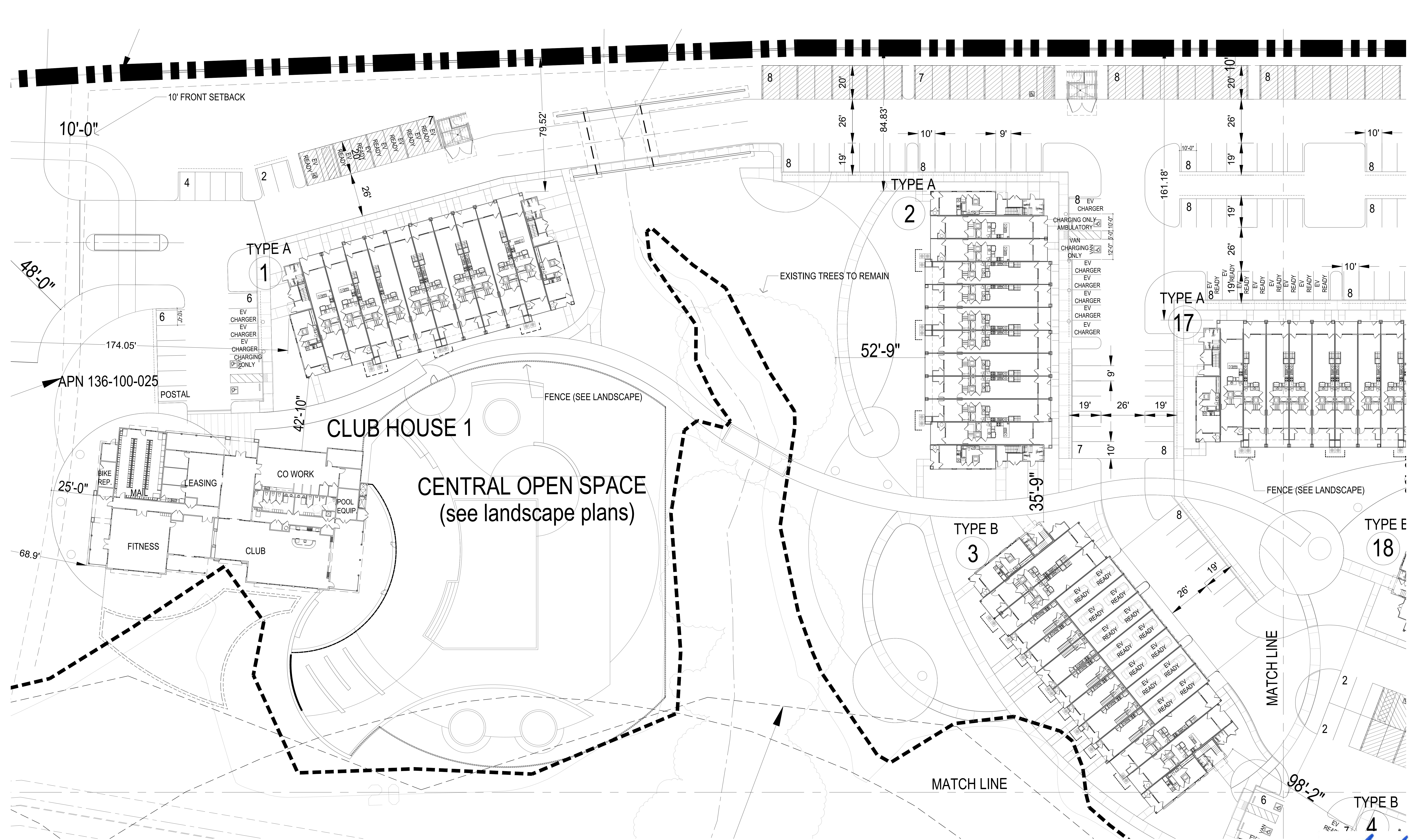
**NORTH**

**SITE PLAN**

0' 40' 80'

SCALE: 1"=80'-0" ON 30"x42" SHEET





10' FRONT SETBACK

10'-0"

48'-0"

174.05'

APN 136-100-025

25'-0"

68.9'

TYPE A

1

6  
EV CHARGER  
EV CHARGER  
EV CHARGER  
EV CHARGER  
EV CHARGER ONLY

CLUB HOUSE 1

CENTRAL OPEN SPACE  
(see landscape plans)

FENCE (SEE LANDSCAPE)

EXISTING TREES TO REMAIN

52'-9"

TYPE A

2

8 EV CHARGER  
CHARGING ONLY  
AMBULATORY  
VAN CHARGING ONLY  
EV CHARGER  
EV CHARGER  
EV CHARGER  
EV CHARGER  
EV CHARGER

TYPE A

17

TYPE B

3

35'-9"

TYPE E

18

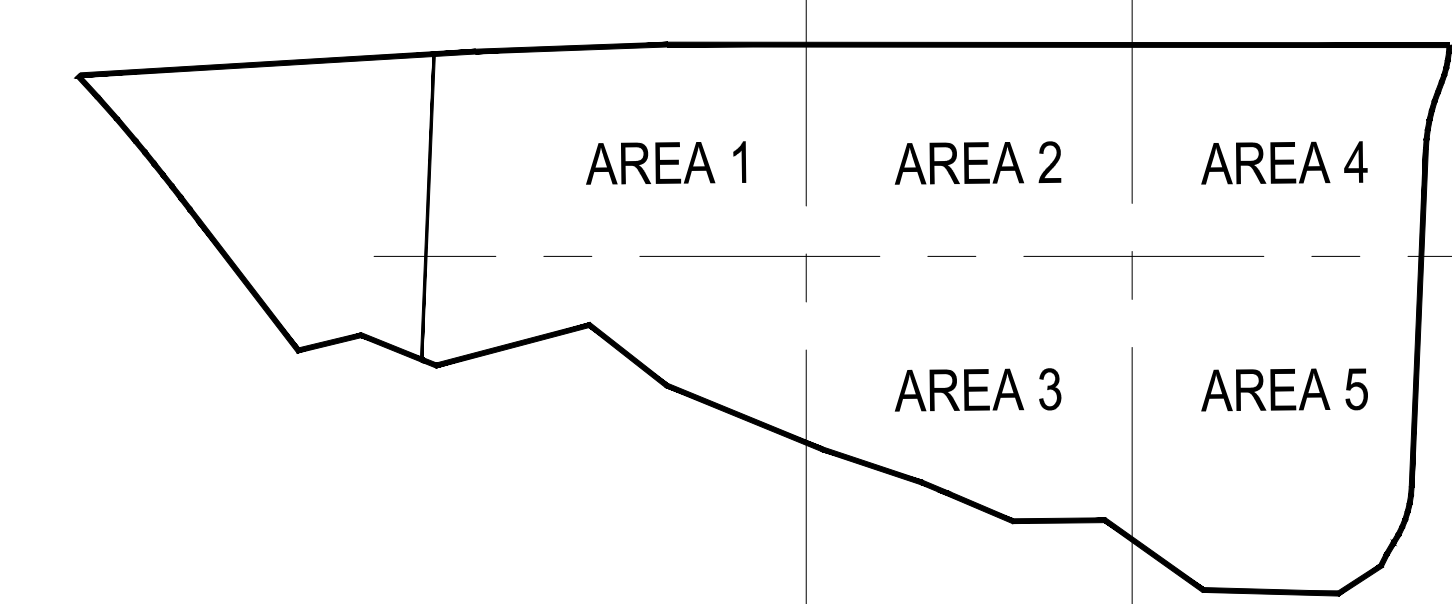
MATCH LINE

MATCH LINE

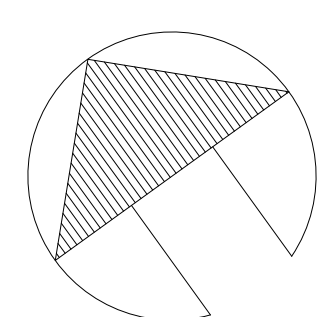
98'-2"

TYPE B

4



NORTH



SITE PLAN

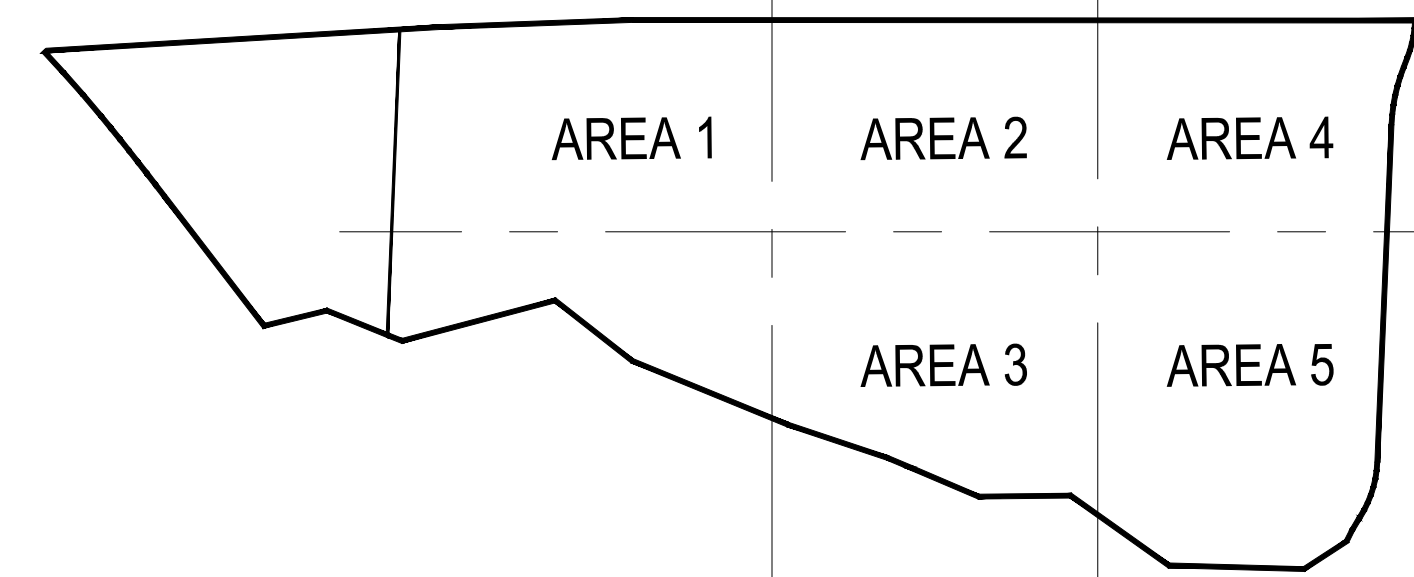
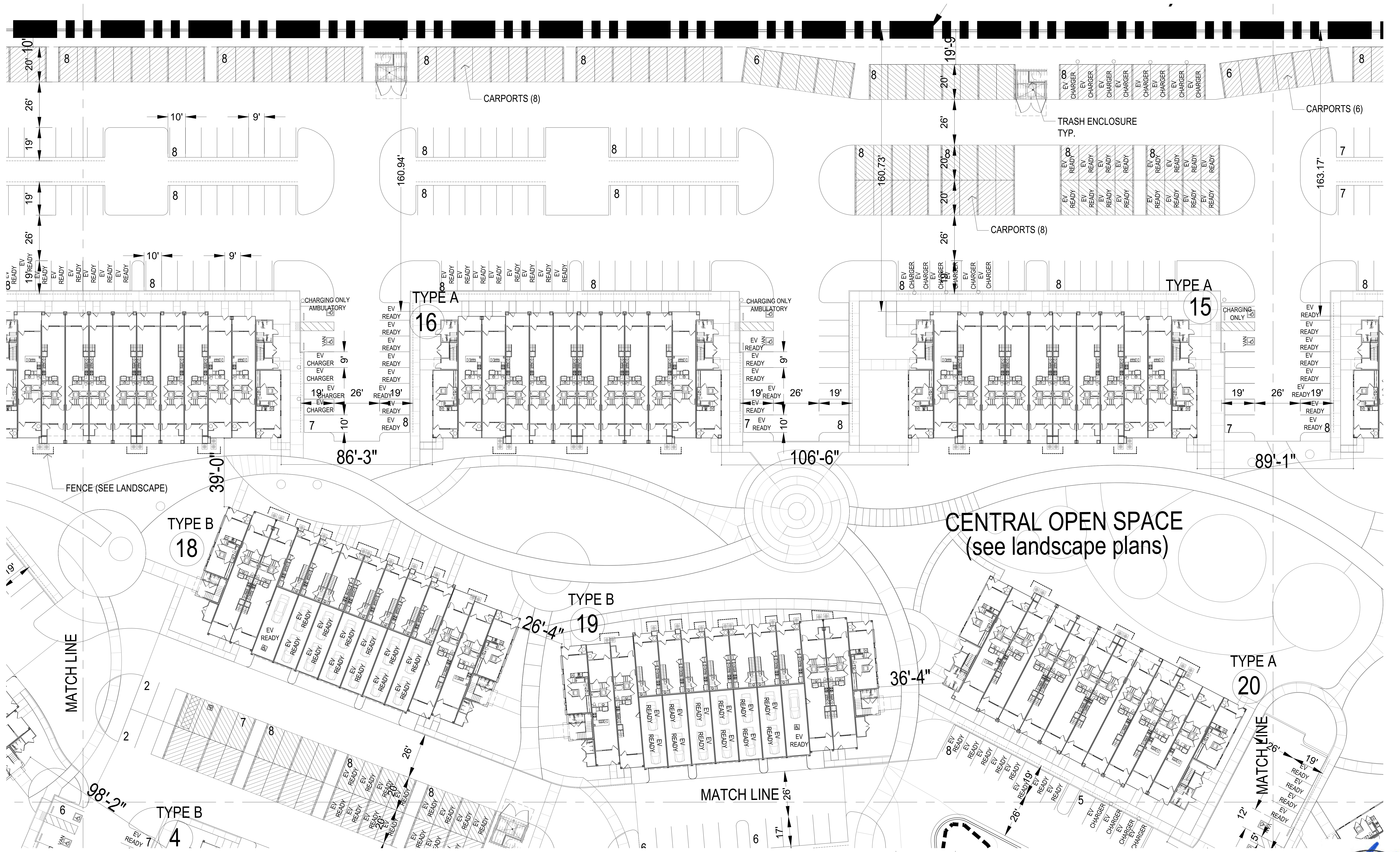
0' 20' 40'

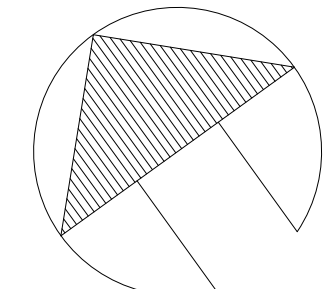
SCALE: 1"=20'-0" ON 30"X42" SHEET



A-1a

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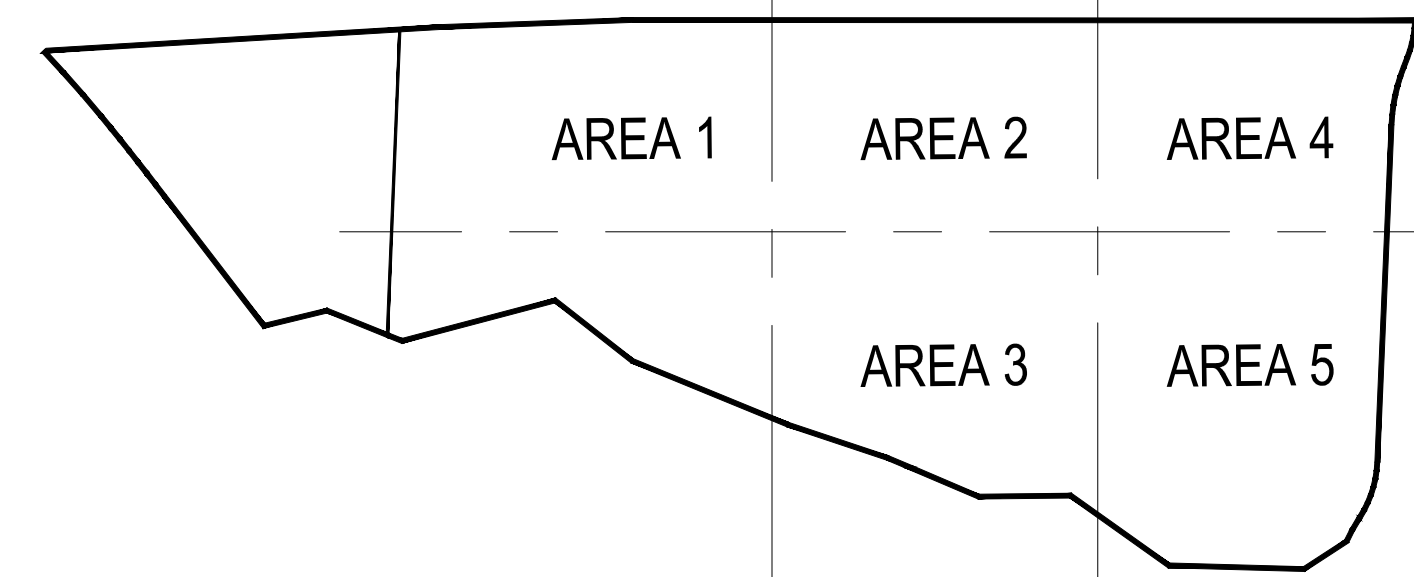
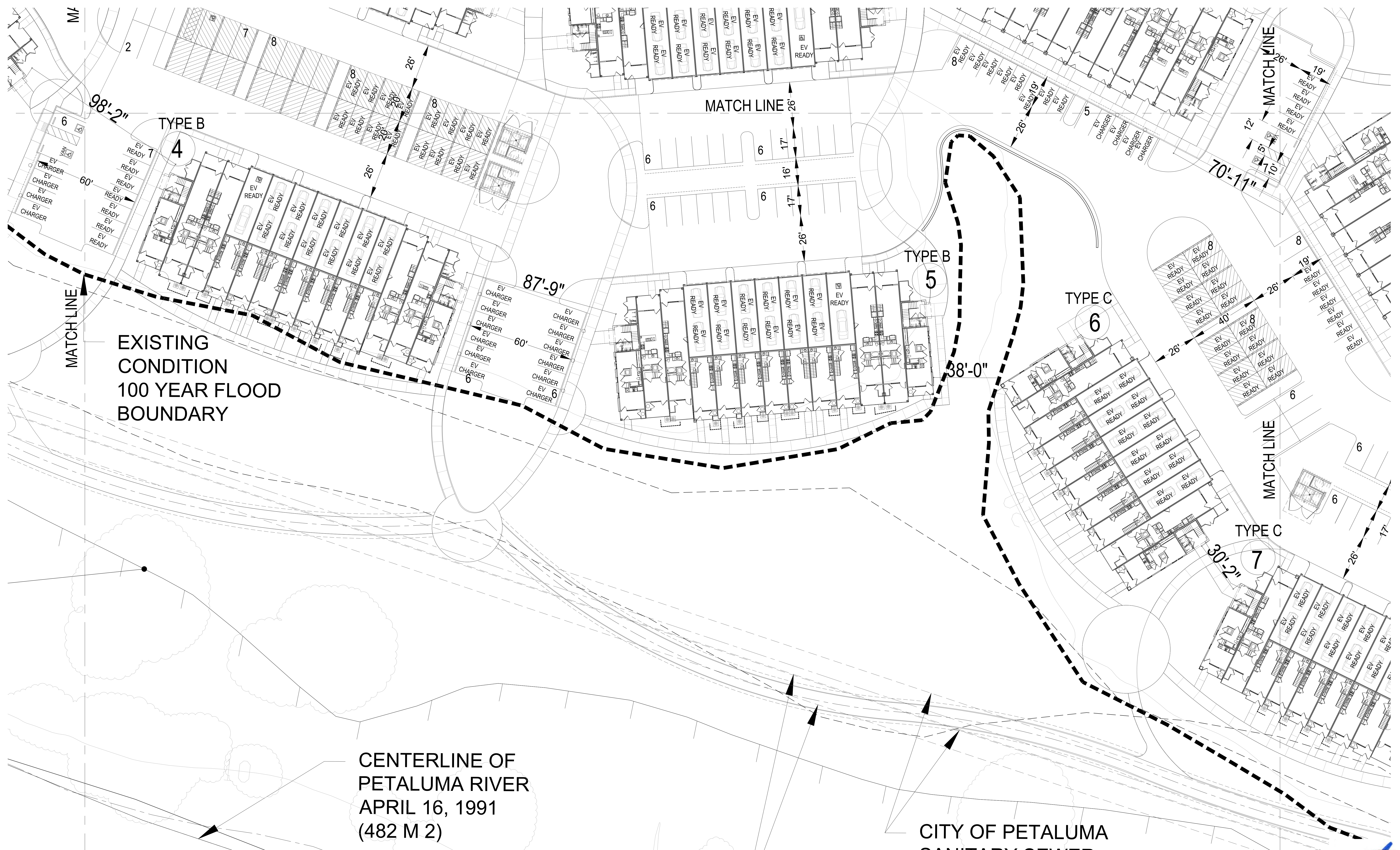
**NORTH**  **SITE PLAN**

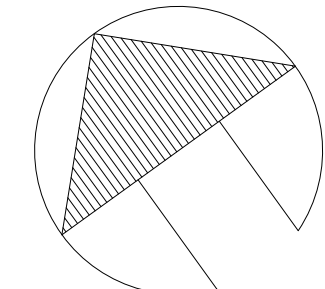
0' 20' 40'

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



A-1b



NORTH  **SITE PLAN**

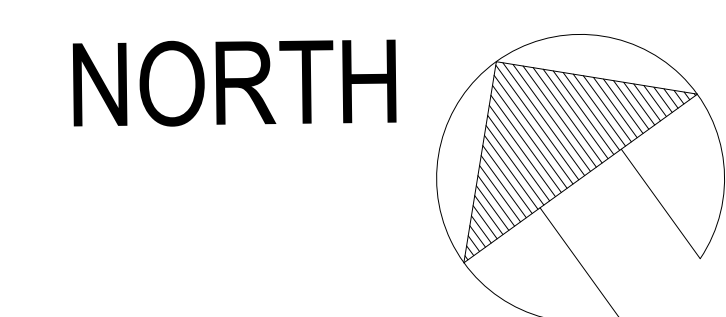
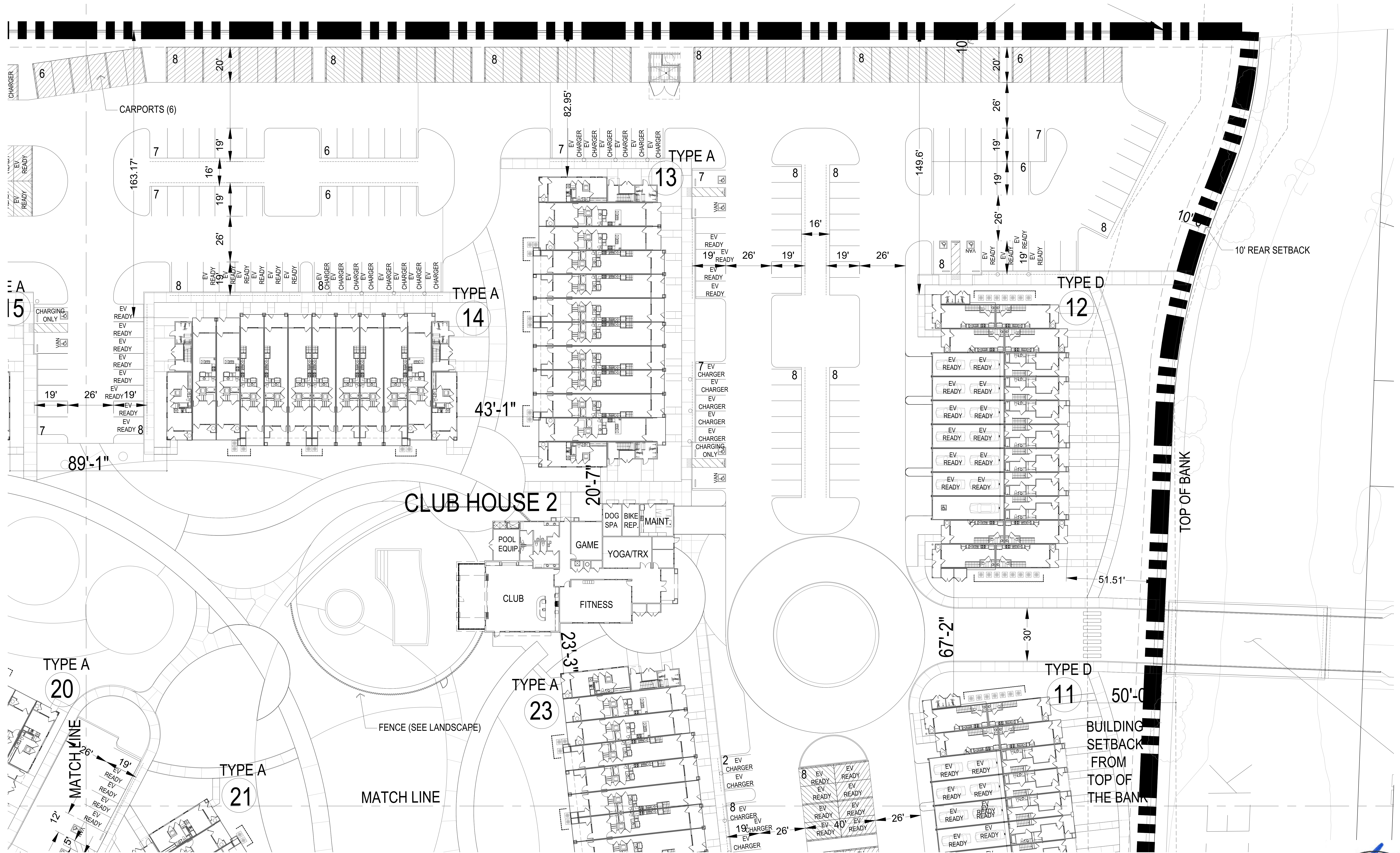
0' 20' 40'

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



A-1c

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**SITE PLAN**

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



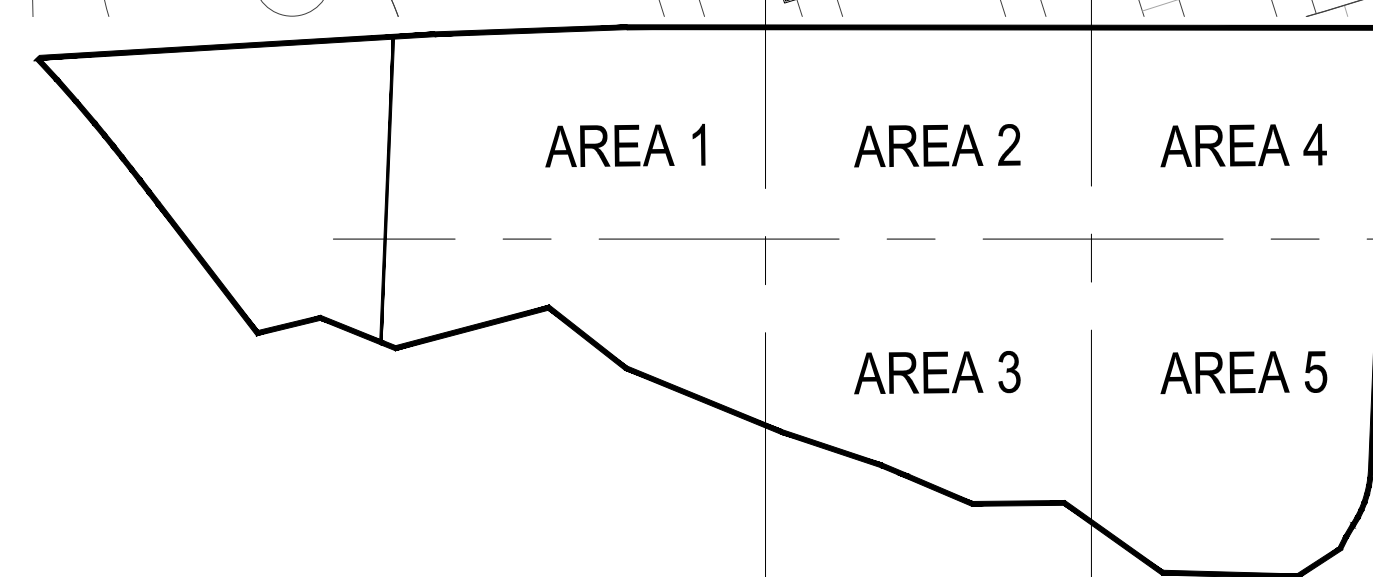
A-1d

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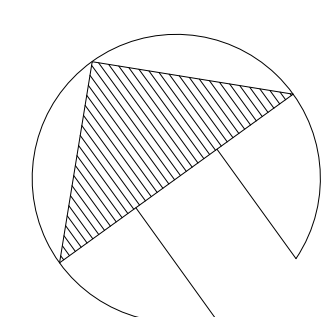


LANDS OF SCWA  
 3169 OR 368  
 275 OS 23 - 26

LYNCH CREEK



NORTH



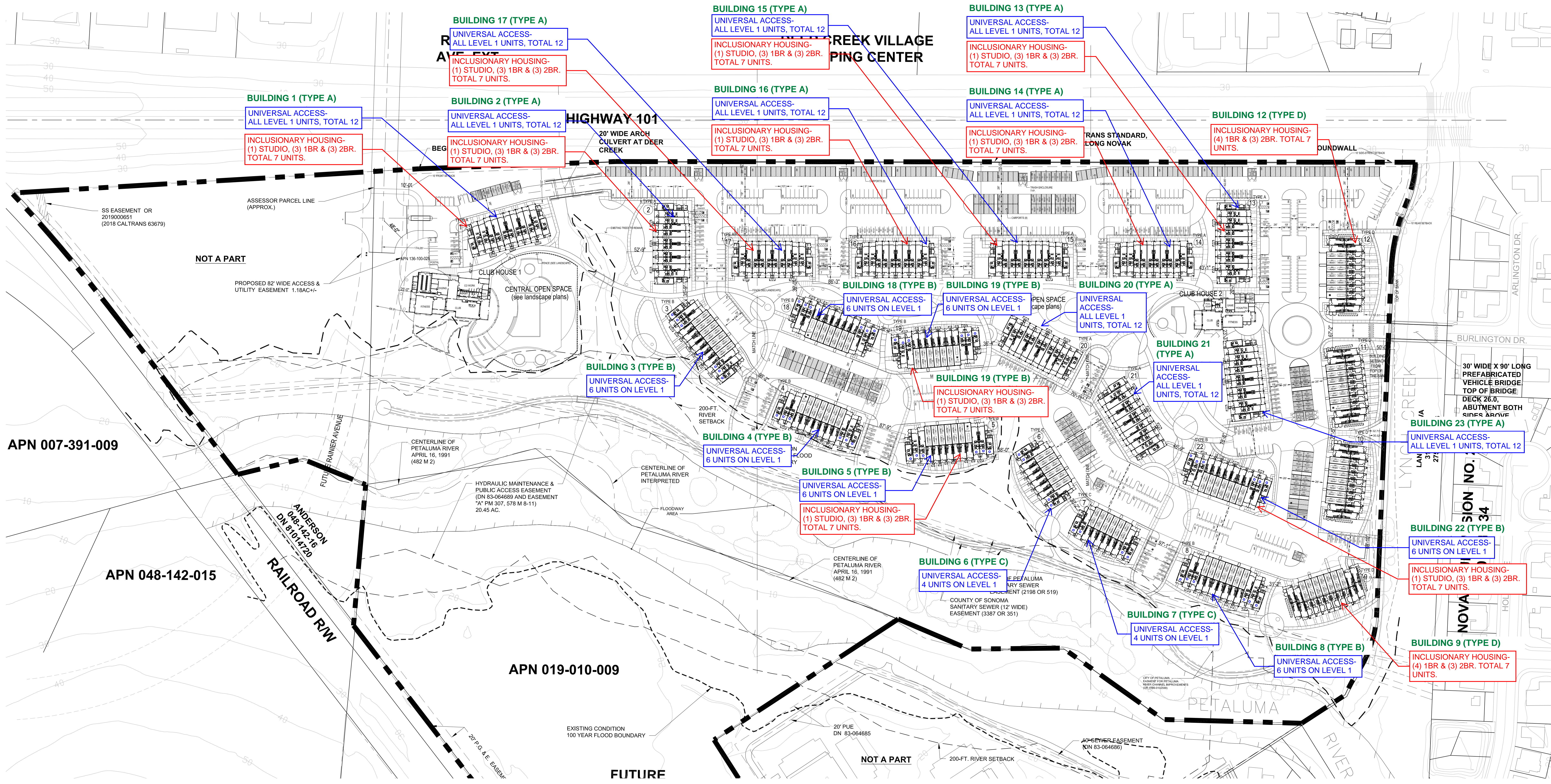
SITE PLAN

0' 20' 40'

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



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VISITABILITY / UNIVERSAL ACCESS UNITS		
TOTAL UNITS:	559	UNITS
UNIVERSAL ACCESS UNITS REQ.: 0.30	168	UNITS
PROVIDED:		
TYPE A:	120	UNITS
TYPE B:	42	UNITS
TYPE C:	8	UNITS
TOTAL PROVIDED:	170	UNITS

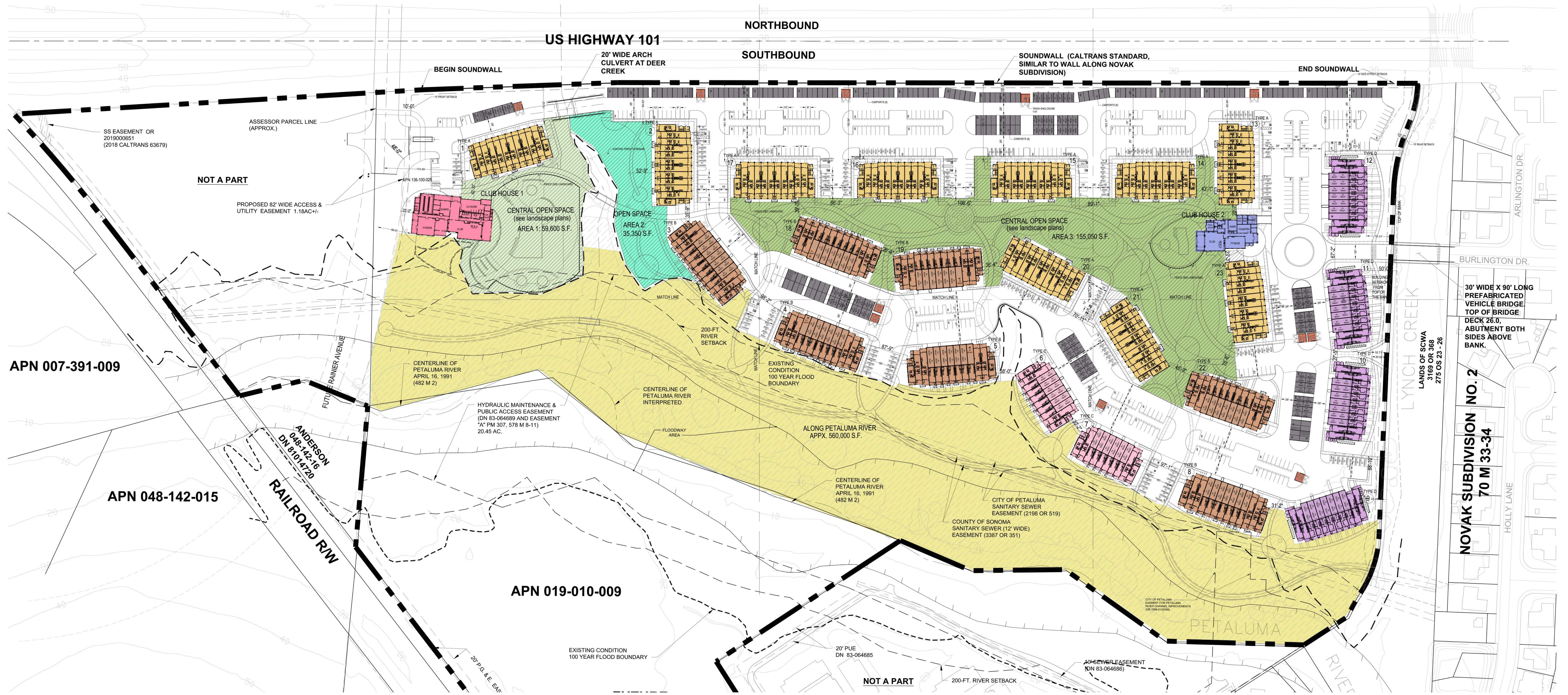
INCLUSIONARY HOUSING					
TOTAL UNITS:	559 UNITS				
INCLUSIONARY UNITS REQUIRED: 0.15	84 UNITS				
PROVIDED:					
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.
S1	STUDIO	490	73	563	10
A1	1BR/1BA	708	230	938	7
A2	1BR/1.5BA	795	127	922	17
A3	1BR/1BA	790	140	930	7
A3-ALT	1BR/1BA	699	131	830	7
B1	2BR/2BA	1,077	250	1,327	23
B2	2BR/2BA	1,251	122	1,373	13
TOTAL	84				

Below Market Rate Information:	
7.5% (42 units) are Low income and 7.5% (42 units) are very low income total of 84 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:	
Studio:	\$3.94 per sq. ft.
490 sq.ft.:	\$1,930
1x1:	\$3.24 per sq. ft.
699 sq.ft.:	\$2,265
708 sq.ft.:	\$2,294
790 sq.ft.:	\$2,560
1x1.5:	\$3.29 per sq.ft.
795 sq.ft.:	\$2,616
2x2:	\$2.66 per sq.ft.
1,077 sq.ft.:	\$2,865
1,251 sq.ft.:	\$3,328

NORTH  
  
 SCALE: 1"=80'-0" ON 30"x42" SHEET





OPEN SPACE CALCULATION				
<b>REQUIRED:</b>				
300 S.F PER UNIT:		167,700		S.F.
<b>PROVIDED:</b>				
<b>USABLE COMMON OPEN SPACE:</b>				
AREA 1:		59,600		S.F.
AREA 2:		35,350		S.F.
AREA 3:		155,050		S.F.
<b>TOTAL:</b>		<b>250,000</b>		<b>S.F.</b>
<b>USABLE PRIVATE OPEN SPACE:</b>				
ALONG PETALUMA RIVER:		560,000		S.F.(APPX.)
UNIT	UNIT TYPE	BAL/PATIO	NO.	USABLE OS
S1	STUDIO	52	38	1,976
A1	1BR/1BA	201	37	7,437
A2	1BR/1.5BA	107	93	9,951
A3	1BR/1BA	117	104	12,168
A3-ALT	1BR/1BA	108	8	864
B1	2BR/2BA	212	95	20,140
B2	2BR/2BA	100	184	18,400
<b>TOTAL</b>			<b>559</b>	<b>70,936</b>

\* SEE SHEET A-17 & 18 UNIT PLANS FOR DETAILED DIMENSION.

**LEGEND**



**LEGEND**



LOT COVERAGE CALCULATION (see sheet A-1.2)					
<b>MAX. ALLOWED:</b>					<b>60%</b>
<b>PROPOSED:</b>					
BUILDING	FOOTPRINT	NO.	S.F.		
TYPE A BUILDING:	11,611	10	116,110	S.F.	
TYPE B BUILDING:	12,994	7	90,958	S.F.	
TYPE C BUILDING:	9,948	2	19,896	S.F.	
TYPE D BUILDING:	11,496	4	45,984	S.F.	
CLUBHOUSE 1:	12,895	1	12,895	S.F.	
CLUBHOUSE 2:	7,306	1	7,306	S.F.	
<b>TOTAL BUILDING FOOTPRINT:</b>			<b>293,149</b>	<b>S.F.</b>	
<b>TOTAL TRASH ENCLOSURE FOOTPRINT:</b>			<b>3,520</b>	<b>S.F.</b>	
<b>TOTAL CARPORTS FOOTPRINT:</b>			<b>56,886</b>	<b>S.F.</b>	
<b>TOTAL FOOTPRINT:</b>			<b>353,555</b>	<b>S.F.</b>	
<b>SITE AREA:</b>			<b>42.32</b>	<b>(+/- ) ACRES</b>	
<b>LOT COVERAGE (F.P./SITE AREA):</b>			<b>19%</b>		

NORTH  
  
**SITE PLAN**  
 SCALE: 1"=80'-0" ON 30"x42" SHEET

