

# DEER CREEK APARTMENTS

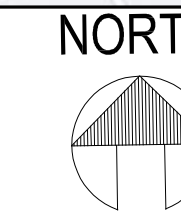
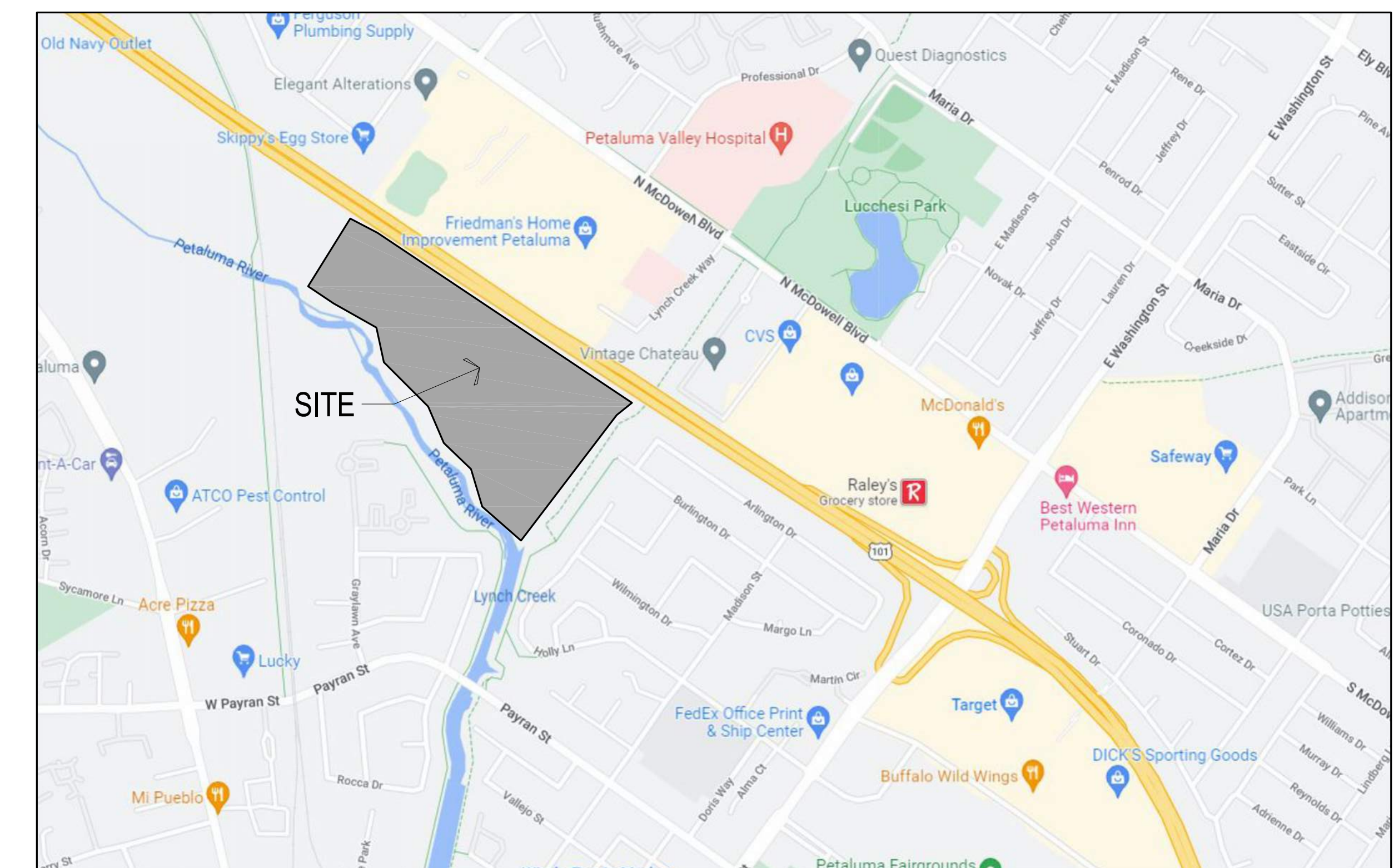
PETALUMA, CA



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VICINITY MAP (NOT TO SCALE)



CS-1



TYPE A: 3-STORY E-STAKS - 27-PLEX W/O GARAGES (TOTAL 10 BUILDINGS)										Per Table 11.1		
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.		
S1	STUDIO	490	73	563	20	9,800	11,260	7.4%	7%	1.0	20.0	
A1	1BR/1BA	708	230	938	30	21,240	28,140	11.1%		1.0	30.0	
A2	1BR/1.5BA	795	127	922	0	0	0	0.0%		1.0	0.0	
A3	1BR/1BA	790	140	930	74	58,460	68,820	27.4%		1.0	74.0	
A3-ALT	1BR/1BA	699	131	830	6	4,194	4,980	2.2%		40.7%	1.0	6.0
B1	2BR/2BA	1,077	250	1,327	70	75,390	92,890	25.9%		2.0	140.0	
B2	2BR/2BA	1,251	122	1,373	70	87,570	96,110	25.9%		51.9%	2.0	140.0
<b>TOTAL</b>					<b>270</b>	<b>256,654</b>	<b>302,200</b>	<b>100%</b>		<b>100%</b>		<b>410</b>
AVERAGE NET UNIT SIZE :				951 S.F.								
AVERAGE GROSS UNIT SIZE :				1,119 S.F.								
GROSS RESIDENTIAL AREA:				319,810 S.F.		CALCULATION=302,200+1,761 (COMMON AREA)X10 (BUILDINGS)=319,810 S.F.						
GROSS GARAGE AREA:				0 S.F.								

TYPE B: 3-STORY E-STAKS - 27-PLEX W/ GARAGES (TOTAL 7 BUILDINGS)										Per Table 11.1		
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.		
S1	STUDIO	490	73	563	14	6,860	7,882	7.4%	7%	1.0	14.0	
A1	1BR/1BA	708	230	938	7	4,956	6,566	3.7%		1.0	7.0	
A2	1BR/1.5BA	795	127	922	49	38,955	45,178	25.9%		1.0	49.0	
A3	1BR/1BA	790	140	930	26	20,540	24,180	13.8%		1.0	26.0	
A3-ALT	1BR/1BA	699	131	830	2	1,398	1,660	1.1%		44.4%	1.0	2.0
B1	2BR/2BA	1,077	250	1,327	21	22,617	27,867	11.1%		2.0	42.0	
B2	2BR/2BA	1,251	122	1,373	70	87,570	96,110	37.0%		48.1%	2.0	140.0
<b>TOTAL</b>					<b>189</b>	<b>182,896</b>	<b>209,443</b>	<b>100%</b>		<b>100%</b>		<b>280</b>
AVERAGE NET UNIT SIZE :				968 S.F.								
AVERAGE GROSS UNIT SIZE :				1,108 S.F.								
GROSS RESIDENTIAL AREA:				220,097 S.F.		CALCULATION=209,443+1,522 (COMMON AREA)X7 (BUILDINGS)=220,097 S.F.						
GROSS GARAGE AREA:				27,321 S.F.								

TYPE C: 3-STORY E-STAKS - 20-PLEX W/ GARAGES (TOTAL 2 BUILDINGS)										Per Table 11.1		
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.		
S1	STUDIO	490	73	563	4	1,960	2,252	10.0%	10%	1.0	4.0	
A1	1BR/1BA	708	230	938	0	0	0	0.0%		1.0	0.0	
A2	1BR/1.5BA	795	127	922	12	9,540	11,064	30.0%		1.0	12.0	
A3	1BR/1BA	790	140	930	4	3,160	3,720	10.0%		1.0	4.0	
A3-ALT	1BR/1BA	699	131	830	0	0	0	0.0%		40.0%	1.0	0.0
B1	2BR/2BA	1,077	250	1,327	4	4,308	5,308	10.0%		2.0	8.0	
B2	2BR/2BA	1,251	122	1,373	16	20,016	21,968	40.0%		50.0%	2.0	32.0
<b>TOTAL</b>					<b>40</b>	<b>38,984</b>	<b>44,312</b>	<b>100%</b>		<b>100%</b>		<b>60</b>
AVERAGE NET UNIT SIZE :				975 S.F.								
AVERAGE GROSS UNIT SIZE :				1,108 S.F.								
GROSS RESIDENTIAL AREA:				46,896 S.F.		CALCULATION=44,312+1,292 (COMMON AREA)X2 (BUILDINGS)=46,896 S.F.						
GROSS GARAGE AREA:				6,690 S.F.								

TYPE D: 2-STORY E-STAKS - 15-PLEX W/ GARAGES (TOTAL 4 BUILDINGS)										Per Table 11.1		
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.		
S1	STUDIO	490	73	563	0	0	0	0.0%	0%	1.0	0.0	
A1	1BR/1BA	708	230	938	0	0	0	0.0%		1.0	0.0	
A2	1BR/1.5BA	795	127	922	32	25,440	29,504	53.3%		1.0	32.0	
A3	1BR/1BA	790	140	930	0	0	0	0.0%		1.0	0.0	
A3-ALT	1BR/1BA	699	131	830	0	0	0	0.0%		53.3%	1.0	0.0
B1	2BR/2BA	1,077	250	1,327	0	0	0	0.0%		2.0	0.0	
B2	2BR/2BA	1,251	122	1,373	28	35,028	38,444	46.7%		46.7%	2.0	56.0
<b>TOTAL</b>					<b>60</b>	<b>60,468</b>	<b>67,948</b>	<b>100%</b>		<b>100%</b>		<b>88</b>
AVERAGE NET UNIT SIZE :				1,008 S.F.								
AVERAGE GROSS UNIT SIZE :				1,132 S.F.								
GROSS RESIDENTIAL AREA:				72,916 S.F.		CALCULATION=67,948+1,242 (COMMON AREA)X4 (BUILDINGS)=72,916 S.F.						
GROSS GARAGE AREA:				15,612 S.F.								

OVERALL: 2&3-STORY E-STAKS (TOTAL 23 BUILDINGS)										Per Table 11.1		
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.		
S1	STUDIO	490	73	563	38	18,620	21,394	6.8%	7%	1.0	38.0	
A1	1BR/1BA	708	230	938	37	26,196	34,706	6.6%		1.0	37.0	
A2	1BR/1.5BA	795	127	922	93	73,935	85,746	16.6%		1.0	93.0	
A3	1BR/1BA	790	140	930	104	82,160	96,720	18.6%		1.0	104.0	
A3-ALT	1BR/1BA	699	131	830	8	5,592	6,640	1.4%		43%	1.0	8.0
B1	2BR/2BA	1,077	250	1,327	95	102,315	126,065	17.0%		2.0	190.0	
B2	2BR/2BA	1,251	122	1,373	184	230,184	262,632	32.9%		50%	2.0	368.0
<b>TOTAL</b>					<b>559</b>	<b>539,002</b>	<b>623,903</b>	<b>100%</b>		<b>100%</b>		<b>838</b>
AVERAGE NET UNIT SIZE :				964 S.F.								
AVERAGE GROSS UNIT SIZE :				1,116 S.F.								
GROSS RESIDENTIAL AREA:				659,719 S.F.		(SUM UP ABOVE GROSS S.F. OF 4 BUILDING TYPES)						
GROSS GARAGE AREA:				49,623 S.F.								

PROJECT SUMMARY		
GROSS SITE:	42.32	(+/-) ACRES
TOTAL UNITS:	559	UNITS
GROSS DENSITY:	13	DU/AC
TOTAL NET RENTABLE:	539,002	S.F.
GROSS BUILDING AREA :		
CLUB&LEASING & AMENITY BLDG:	20,201	S.F.
GROSS RESIDENTIAL AREA:	659,719	S.F.
GROSS GARAGES IN BUILDING:	49,623	S.F.
TOTAL GROSS CONSTRUCTION AREA:	729,543	S.F.
FAR ( EXCLUDING GARAGE S.F.):	0.37	
MAX. BUILDING HEIGHT:	UP TO 45'	

PARKING:		
PARKING REQUIRED:(Per IZO Table 11.1)	838	SPACES
PARKING PROVIDED:	(NO LESS THAN 1.5 PER UNIT)	
GARAGE (INCLUDING TANDEM):	172	SPACES
CARPORITS:	253	SPACES
SURFACE PARKING:	538	SPACES
TOTAL PROVIDED (INCLUDING EV CHARGING ONLY SPACES):	963	(1.72 SPACES PER UNIT)
TOTAL PROVIDED (EXCLUDING EV CHARGING ONLY SPACES):	956	(1.71 SPACES PER UNIT)
( DEVELOPER WILL PROVIDE SOLAR PANELS AS REQUIRED BY THE CALIFORNIA ENERGY CODE)		
ACCESSIBLE PARKING:		
RESIDENTIAL REQUIRED: 0.02	19	SPACES
PROVIDED:		
H.C. GARAGE:	1	SPACES
H.C. CARPORITS:	4	SPACES
H.C. SURFACE PARKING:	15	SPACES
TOTAL PROVIDED:	20	SPACES

EV PARKING:		
REQUIRED PER 2022 CAL CREEN 4.106.8.2.1		
EV READY: 0.35	338	SPACES
EV CHARGERS: 0.10	97	SPACES
TOTAL REQUIRED:	435	SPACES
PROVIDED:		
EV READY:	338	SPACES
EV CHARGERS:	97	SPACES
TOTAL PROVIDED:	435	SPACES
ACCESSIBLE EV SPACES:		
REQUIRED PER 2022 CAL CREEN 4.106.4.2.2.1.3		
EV READY (PER 11A): 0.02	7	SPACES
EV CHARGERS (PER 11B-228.3.2.1):	7	SPACES
(1 VAN+3 STANDARD+3 AMBULATORY)		
TOTAL REQUIRED:	14	SPACES
PROVIDED:		
EV H.C. GARAGE:	5	SPACES
EV H.C. CARPORITS:	1	SPACES
EV H.C. SURFACE:	1	SPACES
EV H.C. CHARGERS (EV CHARGING ONLY):	7	SPACES
TOTAL PROVIDED:	14	SPACES

2&3-STORY E-STAKS (TOTAL 23 BUILDINGS)		
UNIT TYPE	NUMBER	%
STUDIO	38	7%
1BR	242	43%
2BR	279	50%
TOTAL	559	100%

CONSTRUCTION TYPE:	V-A
SPRINKLER SYSTEM:	NFPA 13
OCCUPANCY GROUP:	
RESIDENTIAL:	R-2
CLUBROOM/AMENITY:	A-3
LEASING:	B
GARAGES:	S-2

TRASH CONTAINER CALCULATION		
REQUIRED:		
1.5 C.Y. PER 5 UNITS:	168	C.Y.
PROVIDED:		
11 TRASH ENCLOSURE:	176	C.Y.
(FOUR 2 C.Y. BINS IN EACH, PICKUP TWICE PER WEEK)		

BIKE STORAGE		
PROVIDED:		
IN 89 RES. GARAGES:	89	BIKES
BIKE RM.IN RES. BLDG	470	BIKES
TOTAL PROVIDED:	559	BIKES (1 PER UNIT)

INCLUSIONARY HOUSING (see sheet A-1.1)			
TOTAL UNITS:	559	UNITS	
INCLUSIONARY UNITS REQUIRED:	0.15	84	UNITS
PROVIDED:			
UNIT	UNIT TYPE	NET SF	BALC/PATIO
S1	STUDIO	490	73
A1	1BR/1BA	708	230
A2	1BR/1.5BA	795	127
A3	1BR/1BA	790	140
A3-ALT	1BR/1BA	699	131
B1	2BR/2BA	1,077	250
B2	2BR/2BA	1,251	122
TOTAL			

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	

VISITABILITY / UNIVERSAL ACCESS UNITS (see sheet A-1.1)		
TOTAL UNITS:	559	UNITS
UNIVERSAL ACCESS UNITS REQ.:	0.30	168
PROVIDED:		
TYPE A:	120	UNITS
TYPE B:	42	UNITS
TYPE C:	8	UNITS
TOTAL PROVIDED:	170	UNITS

### PROJECT DESCRIPTION

The proposed project consists of twenty-three 2 & 3-story apartment buildings and one club/leasing building and one amenity building on a 42-acre site. Total 4 residential building types and 559 apartment units, with 963 parking spaces at 1.72 space per unit ratio. The site can be accessed from future Rainier Ave. and Berlington Drive. The site amenity includes 12,000 s.f. club and indoor amenity space, 250,000 s.f. outdoor usable common open space, and appx. 560,000 s.f. open space along the Petaluma River. Proposed exterior elevations combined contemporary architectural style with modern farmhouse characteristics. Mixture of flat roofs and corrugated metal panels are blended with siding, board & batten, and accent gable roofs.

A variety of outdoor social amenities are proposed such as pool and lounges, picnic gathering spaces, garden areas, kids play areas, pet park as well as orchard groves at various locations. A river trail is proposed along the Petaluma river frontage that can be accessed from the Lynch Creek trailhead. Planting design primarily comprises of drought tolerant species appropriate for the microclimate of the Petaluma region, as well as native riparian planting suitable for areas in proximity along the Petaluma River. Forest like tree grove plantings are proposed along north property to create visual separation between the buildings and Highway 101. Stormwater treatment planting areas are proposed throughout the site to capture surface runoffs per the City's stormwater treatment requirements.

OPEN SPACE CALCULATION (see sheet A-1.2)		
REQUIRED:		
300 S.F PER UNIT:	167,700	S.F.

PROVIDED:		
USABLE COMMON OPEN SPACE:		
AREA1:	59,600	S.F.
AREA2:	35,350	S.F.
AREA3:	155,050	S.F.
TOTAL:	250,000	S.F.
ALONG PETALUMA RIVER:	560,000	S.F. (APPX.)

USABLE PRIVATE OPEN SPACE: (see sheet A-17 & A-18)				
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				