

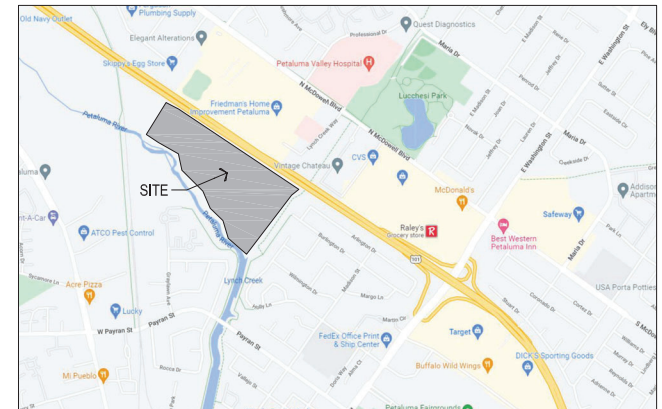
DEER CREEK APARTMENTS

PETALUMA, CA



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DEVELOPER	ARCHITECT	CIVIL	LANDSCAPE
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NORTH
VICINITY MAP (NOT TO SCALE)

CS-1

TYPE A: 3-STORY E-STAKS - 27-PLEX W/O GARAGES (TOTAL 10 BUILDINGS)										
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	4,990	2.2%	40.7%	1.0 6.0
B1	2BR/2BA	1,077	250	1,327	70	76,390	92,890	25.9%		2.0 140.0
B2	2BR/2BA	1,251	122	1,373	70	87,670	96,110	25.9%	51.9%	2.0 140.0
TOTAL					270	256,654	302,200	100%	100%	410
AVERAGE NET UNIT SIZE:					951 S.F.					
AVERAGE GROSS UNIT SIZE:					1,119 S.F.					
GROSS RESIDENTIAL AREA:					319,810 S.F.					
GROSS GARAGE AREA:					0 S.F.					

TYPE B: 3-STORY E-STAKS - 27-PLEX W/ GARAGES (TOTAL 7 BUILDINGS)										
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	87,670	96,110	37.0%	48.1%	2.0 140.0
TOTAL					189	182,896	209,443	100%	100%	280
AVERAGE NET UNIT SIZE:					968 S.F.					
AVERAGE GROSS UNIT SIZE:					1,108 S.F.					
GROSS RESIDENTIAL AREA:					220,097 S.F.					
GROSS GARAGE AREA:					27,321 S.F.					

TYPE C: 3-STORY E-STAKS - 20-PLEX W/ GARAGES (TOTAL 3 BUILDINGS)										
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL NET	TL GROSS	%	% CAT	PARKING REQ.
S1	STUDIO	490	73	563	4	1,980	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%	90.0%	2.0 32.0
TOTAL					40	36,984	44,312	100%	100%	60
AVERAGE NET UNIT SIZE:					975 S.F.					
AVERAGE GROSS UNIT SIZE:					1,108 S.F.					
GROSS RESIDENTIAL AREA:					46,896 S.F.					
GROSS GARAGE AREA:					6,690 S.F.					

TYPE D: 2-STORY E-STAKS - 15-PLEX W/ GARAGES (TOTAL 4 BUILDINGS)										
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
TOTAL					60	60,468	67,948	100%	100%	88
AVERAGE NET UNIT SIZE:					1,008 S.F.					
AVERAGE GROSS UNIT SIZE:					1,132 S.F.					
GROSS RESIDENTIAL AREA:					72,916 S.F.					
GROSS GARAGE AREA:					15,612 S.F.					

OVERALL: 2&3-STORY E-STAKS (TOTAL 23 BUILDINGS)										
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	252,632	32.9%	80%	2.0 368.0
TOTAL					659	623,903	723,903	100%	100%	838
AVERAGE NET UNIT SIZE:					964 S.F.					
AVERAGE GROSS UNIT SIZE:					1,116 S.F.					
GROSS RESIDENTIAL AREA:					659,719 S.F.					
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:	20,201 S.F.
GROSS RESIDENTIAL AREA:	659,719 S.F.
GROSS GARAGES IN BUILDING:	49,623 S.F.
TOTAL GROSS BUILDING AREA:	729,543 S.F.
FAR (EXCLUDING GARAGES):	0.37

PARKING:	
PARKING REQUIRED::	838 SPACES (1.5 PER UNIT)
PARKING PROVIDED:	
GARAGE (INCLUDING TANDEM):	172 SPACES
CARPORITS:	263 SPACES
SURFACE PARKING:	543 SPACES
TOTAL PROVIDED (INCLUDING EV CHARGING ONLY SPACES):	978 (1.75 SPACES PER UNIT)
TOTAL PROVIDED (EXCLUDING EV CHARGING ONLY SPACES):	976 (1.74 SPACES PER UNIT)
(DEVELOPER WILL PROVIDE SOLAR PANELS AS REQUIRED BY THE CALIFORNIA ENERGY CODE)	
ACCESSIBLE PARKING:	
RESIDENTIAL REQUIRED:	0.02 20 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 GREEN 4.106.4.2.2	
EV CAPABLE:	0.10 98 SPACES
EV READY:	0.25 245 SPACES
EV CHARGERS:	0.05 49 SPACES
TOTAL REQUIRED:	392 SPACES
PROVIDED:	
EV CAPABLE:	98 SPACES
EV READY:	246 SPACES
EV CHARGERS:	50 SPACES
TOTAL PROVIDED:	394 SPACES
ACCESSIBLE EV SPACES:	
REQUIRED PER 2022 CAL GREEN 4.106.4.2.2.1.3	
EV CAPABLE (PER 11A):	0.02 2 SPACES
EV READY (PER 11A):	0.02 5 SPACES
EV CHARGERS (PER 11B-228.3.2.1):	3 SPACES
(1 VAN+1 STANDARD+2 AMBULATORY)	
TOTAL REQUIRED:	10 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):	3 SPACES
TOTAL PROVIDED:	10 SPACES

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

OPEN SPACE CALCULATION	
REQUIRED:	
300 S.F. PER UNIT:	167,700 S.F.
PROVIDED:	
COMMON OPEN SPACE:	250,000 S.F.
PRIVATE BAL. & PATIO:	74,954 S.F.

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

LOT COVERAGE CALCULATION	
MAX. ALLOWED:	60%
PROPOSED:	
RESIDENTIAL BLDG. FOOTPRINT:	272,948 S.F.
CLUB/LEASING FOOTPRINT:	20,201 S.F.
CARPORITS FOOTPRINT:	56,886 S.F.
TOTAL FOOTPRINT:	350,035 S.F.
LOT COVERAGE:	19%

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

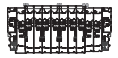
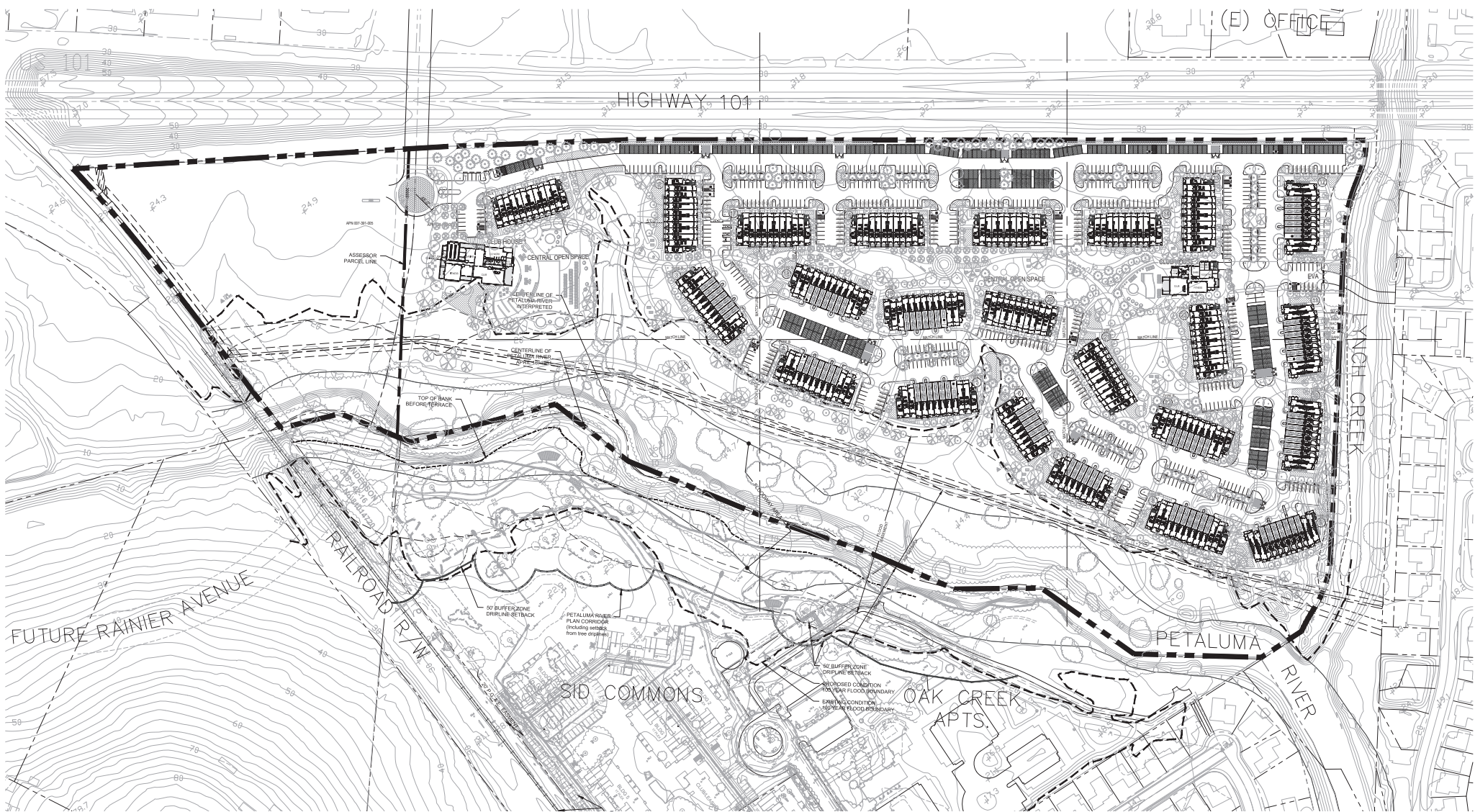
PROJECT DESCRIPTION

The proposed project consists of twenty-three 2 & 3-story apartment buildings and two club/leasing and amenity buildings on a 42-acre site. Total 4 residential building types and 559 apartment units, with 981 parking spaces at 1.75 space per unit ratio.

The site amenity includes 12,000 s.f. leasing/club and indoor amenity space, 250,000 s.f. outdoor 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 runoff per the City's stormwater treatment requirements.



TYPE A: 27-PLEX W/O GARAGE (3-STORY)



TYPE B: 27-PLEX W/ GARAGES (3-STORY)



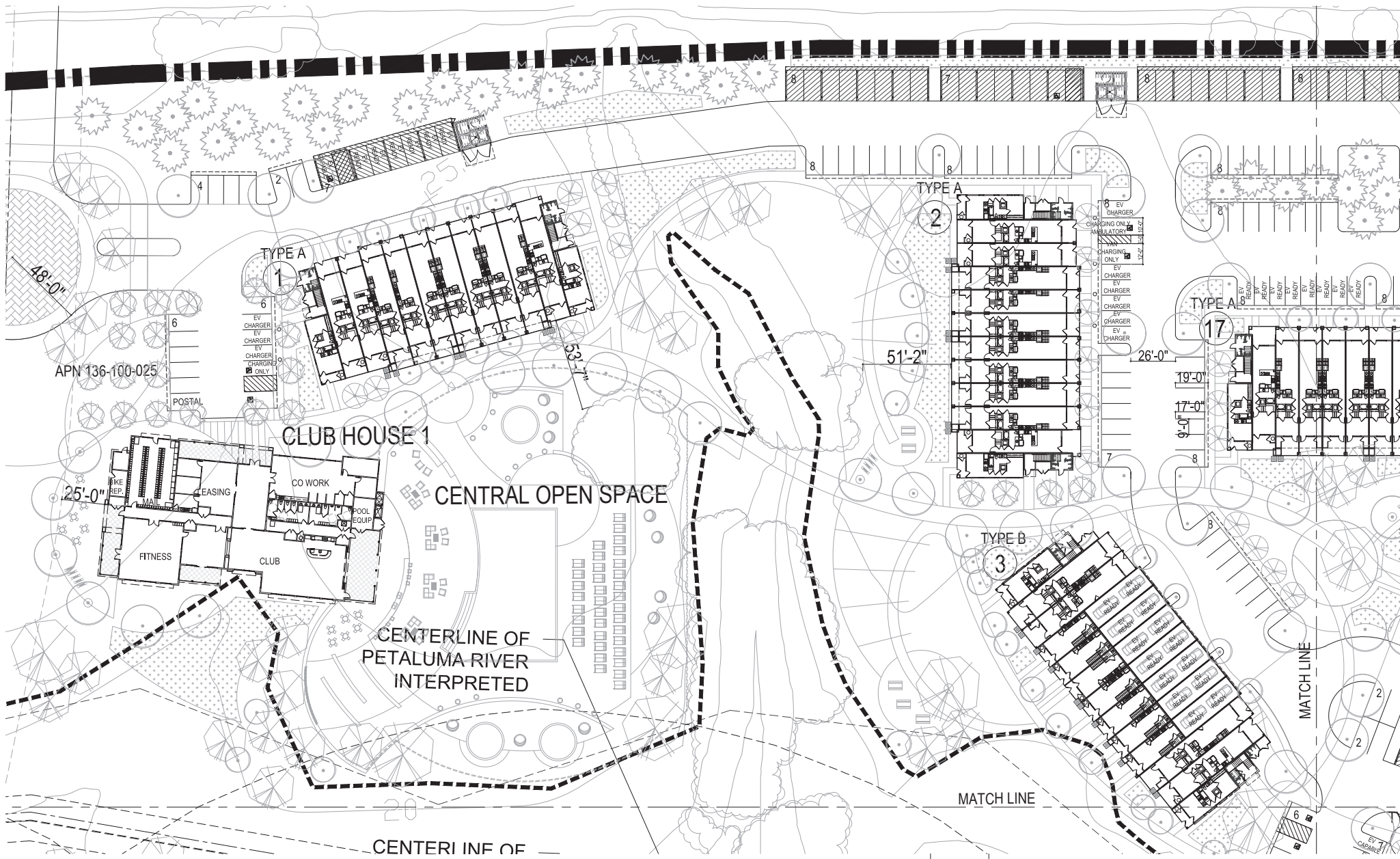
TYPE C: 20-PLEX W/ GARAGES (3-STORY)



TYPE D: 15-PLEX W/ GARAGES (2-STORY)

NORTH  **SITE PLAN**
 0' 40' 80'
 SCALE: 1"=80'-0" ON 30"x42" SHEET

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APN 136-100-025

POSTAL

CLUB HOUSE 1

CENTRAL OPEN SPACE

CENTERLINE OF
PETALUMA RIVER
INTERPRETED

CENTERLINE OF

TYPE A

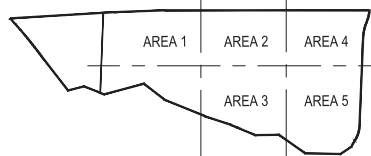
51'-2"

TYPE A

TYPE B

MATCH LINE

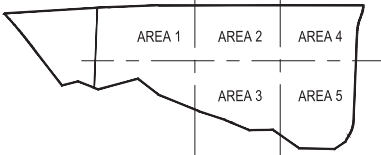
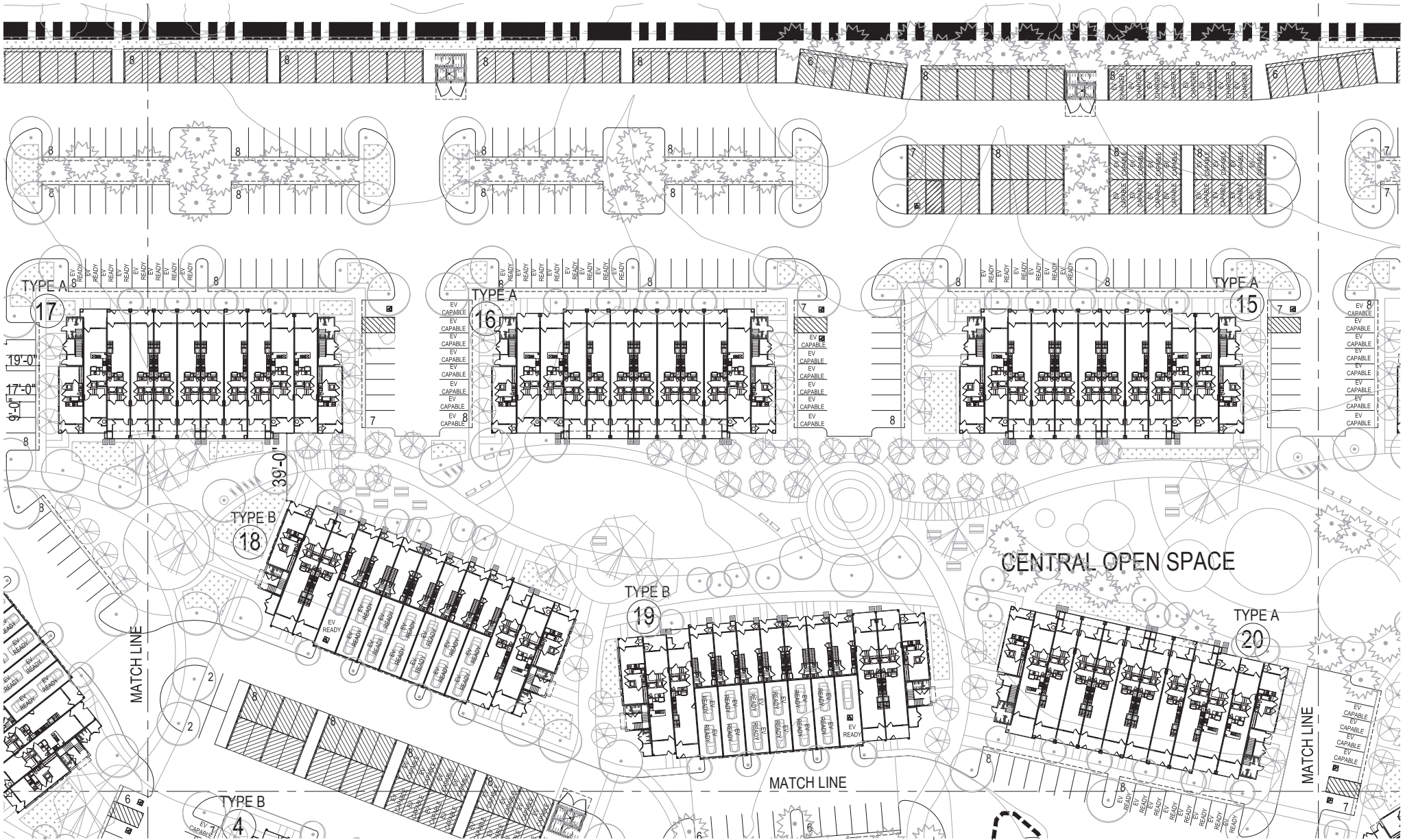
MATCH LINE



SITE PLAN

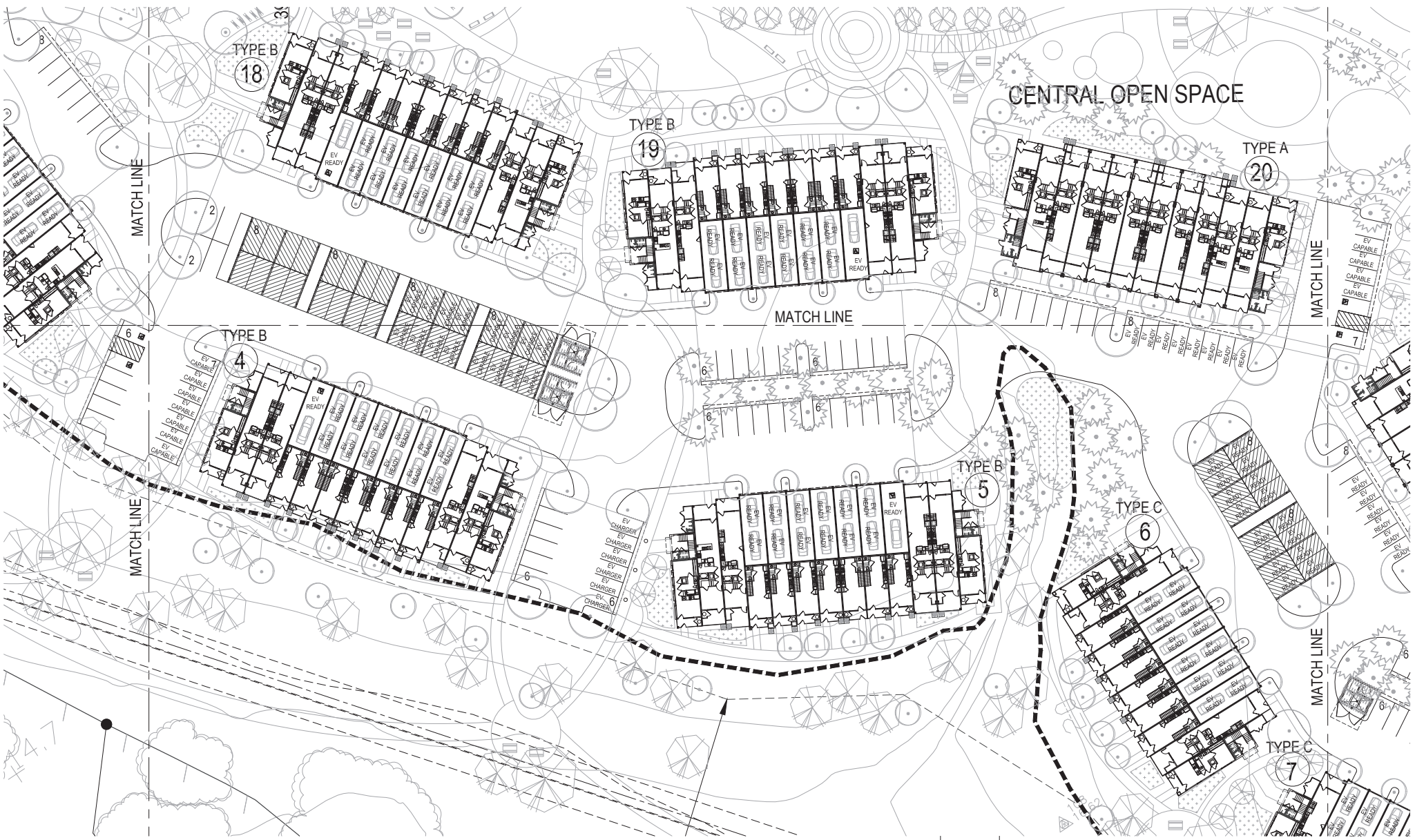
0' 20' 40'

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



NORTH  **SITE PLAN**
 0' 20' 40'

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



CENTRAL OPEN SPACE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

TYPE B
18

TYPE B
19

TYPE A
20

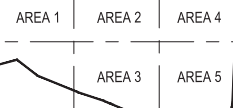
TYPE B
4

TYPE B
5

TYPE C
6

TYPE C
7

MATCH LINE



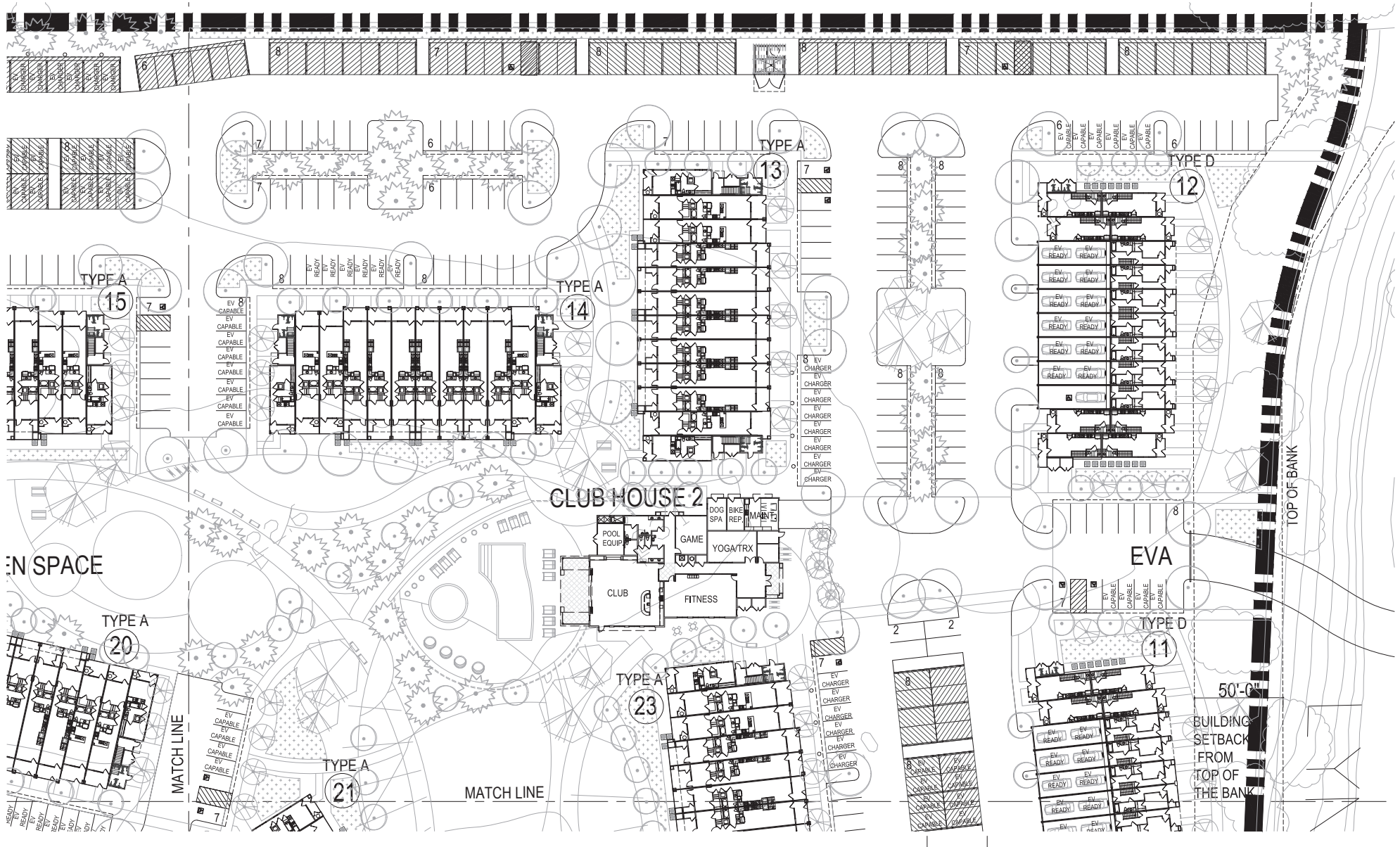
NORTH



SITE PLAN

0' 20' 40'

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



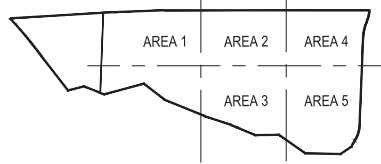
OPEN SPACE

MATCH LINE

MATCH LINE

TOP OF BANK

50'-0"
BUILDING
SETBACK
FROM
TOP OF
THE BANK

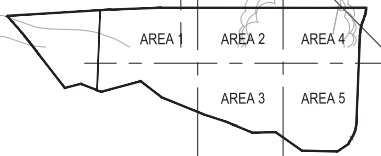
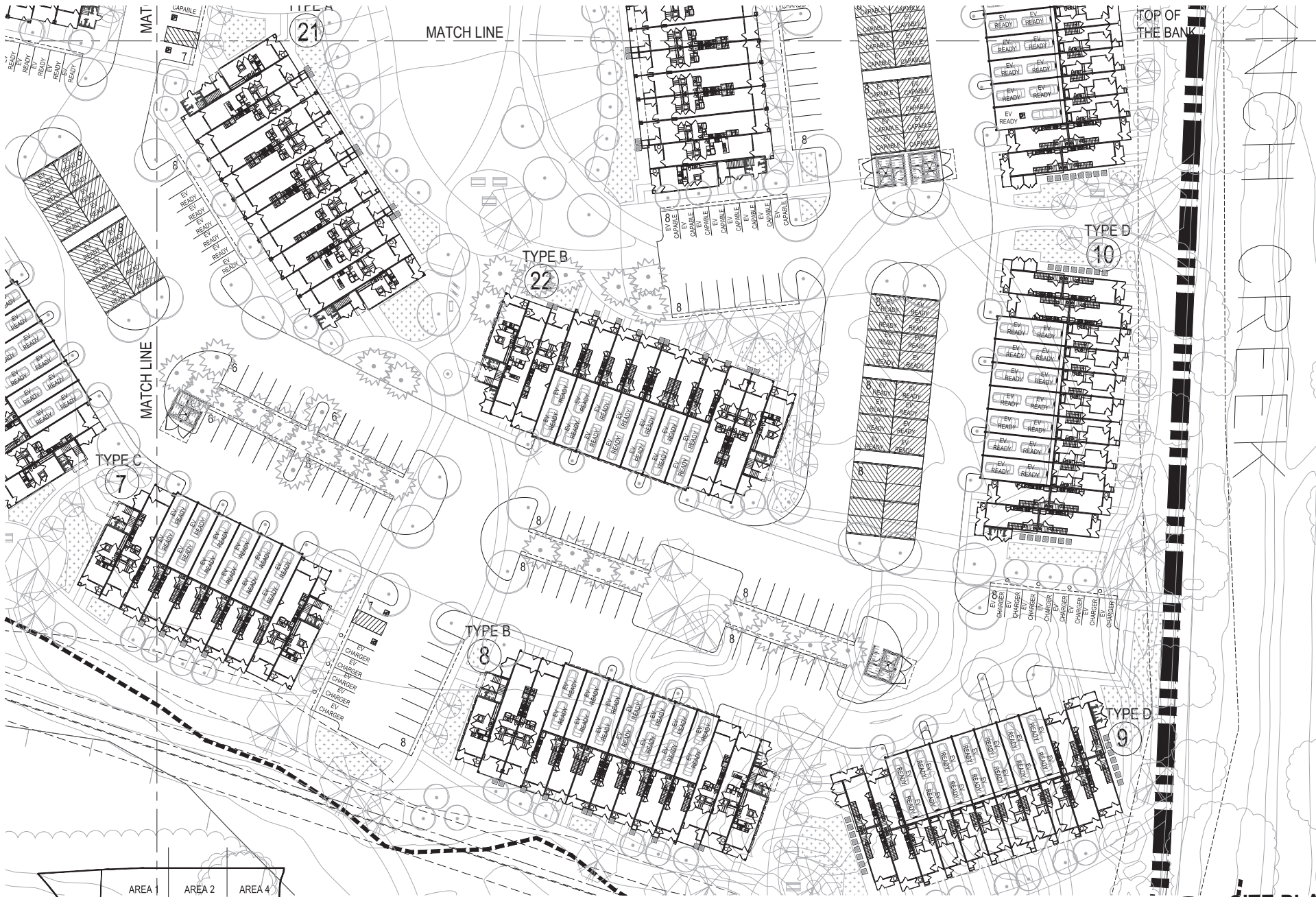


SITE PLAN

0' 20' 40'

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

A-1d



MATCH LINE

MATCH LINE

TOP OF THE BANK

TYPE B
22

TYPE D
10

TYPE C
7

TYPE B
8

TYPE D
9

NORTH

SITE PLAN

0' 20' 40'

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

A-1e

DEER CREEK APARTMENTS
PETALUMA, CA
HPA# 22297

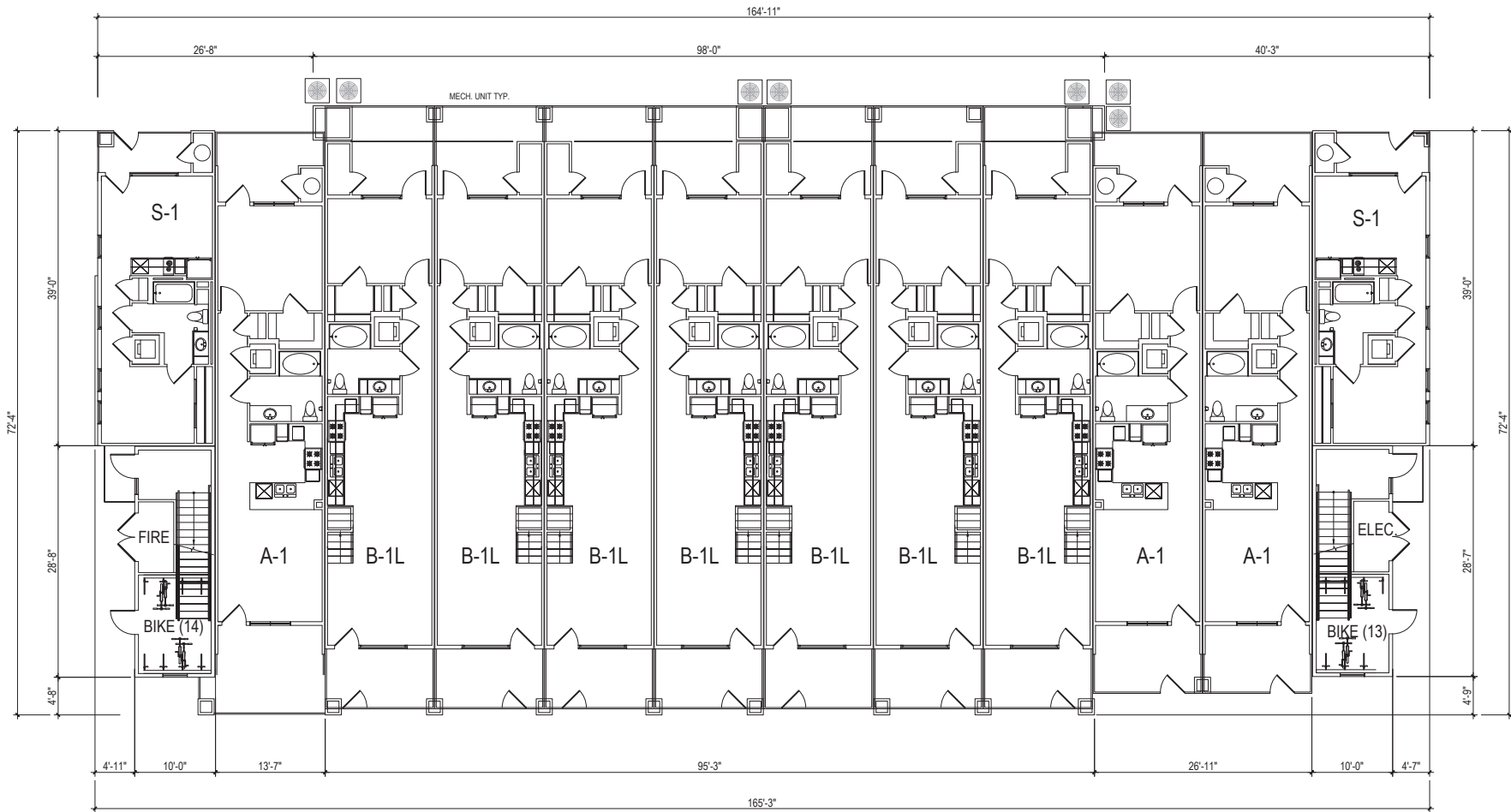
SITE PLAN (LOWER SOUTH PORTION-AREA 5)

May 30, 2023

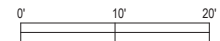
ACCLAIM REAL ESTATE
DEVELOPMENT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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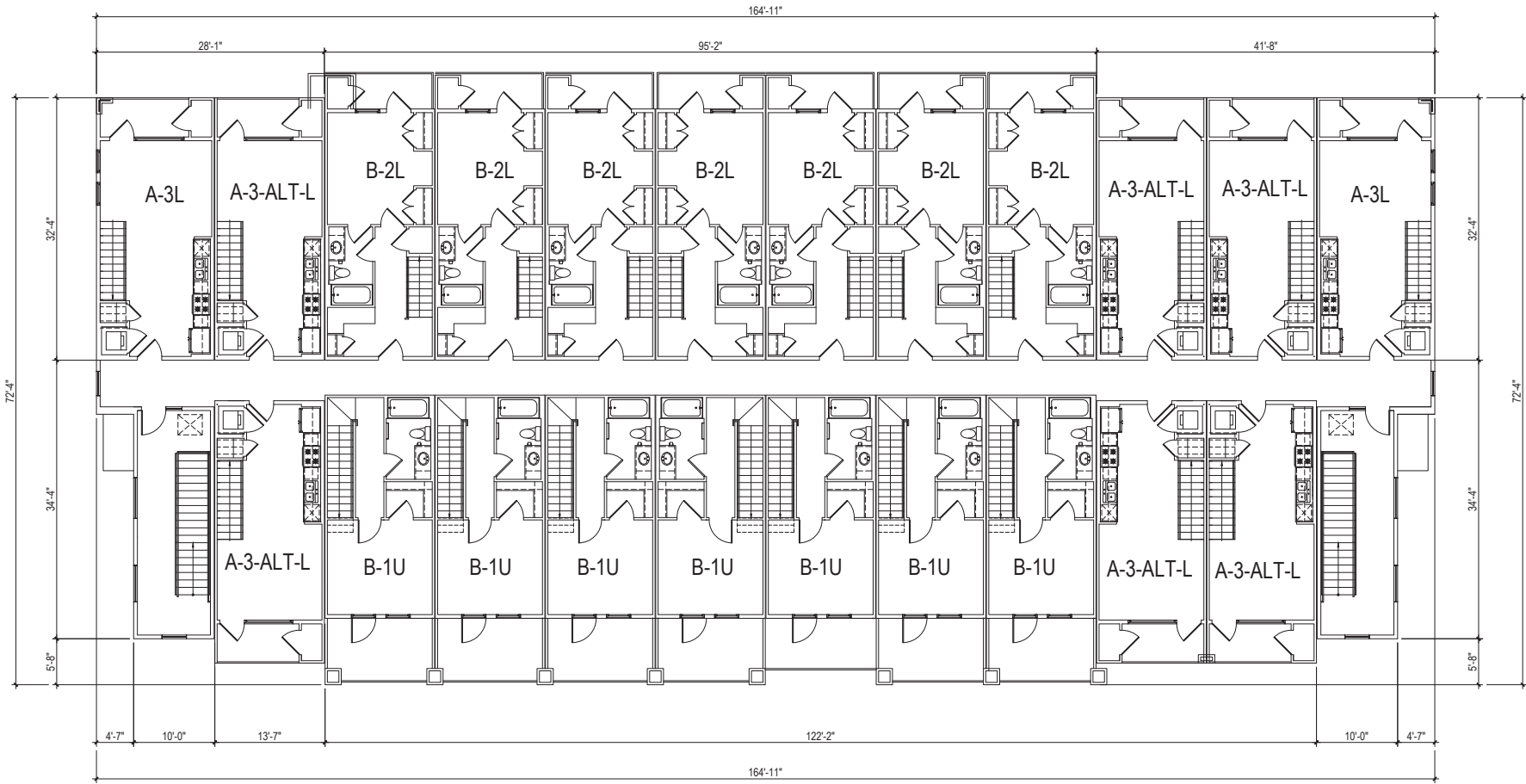


LEVEL-1

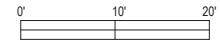


SCALE: 3/16" = 1'-0" (ON 30"x42" SHEET)

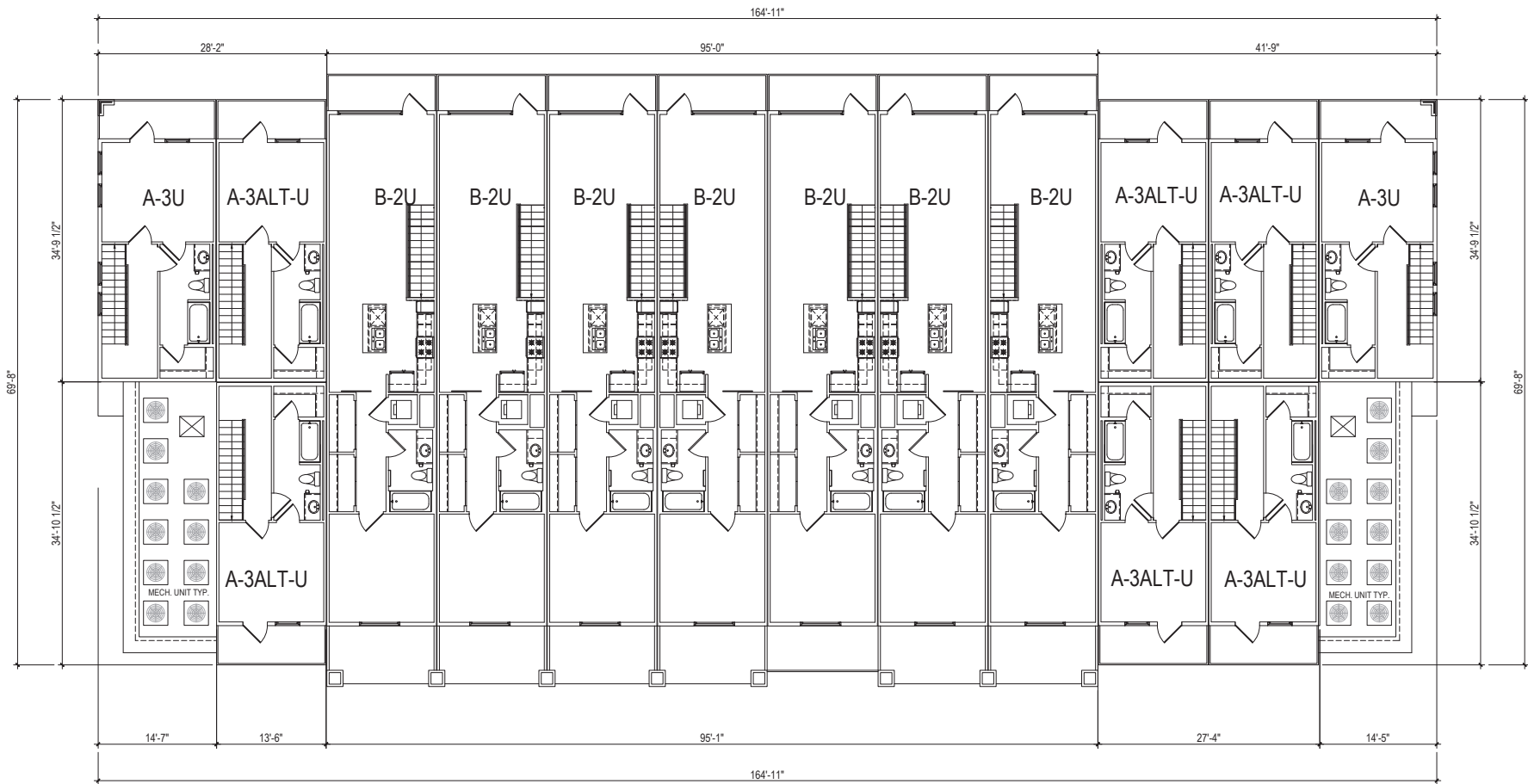
(TYPE A BUILDING 1,2,13-17,20,21 & 23)
 TOTAL 27 BIKE STORAGE SPACES PER BLDG.



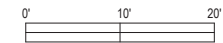
LEVEL-2



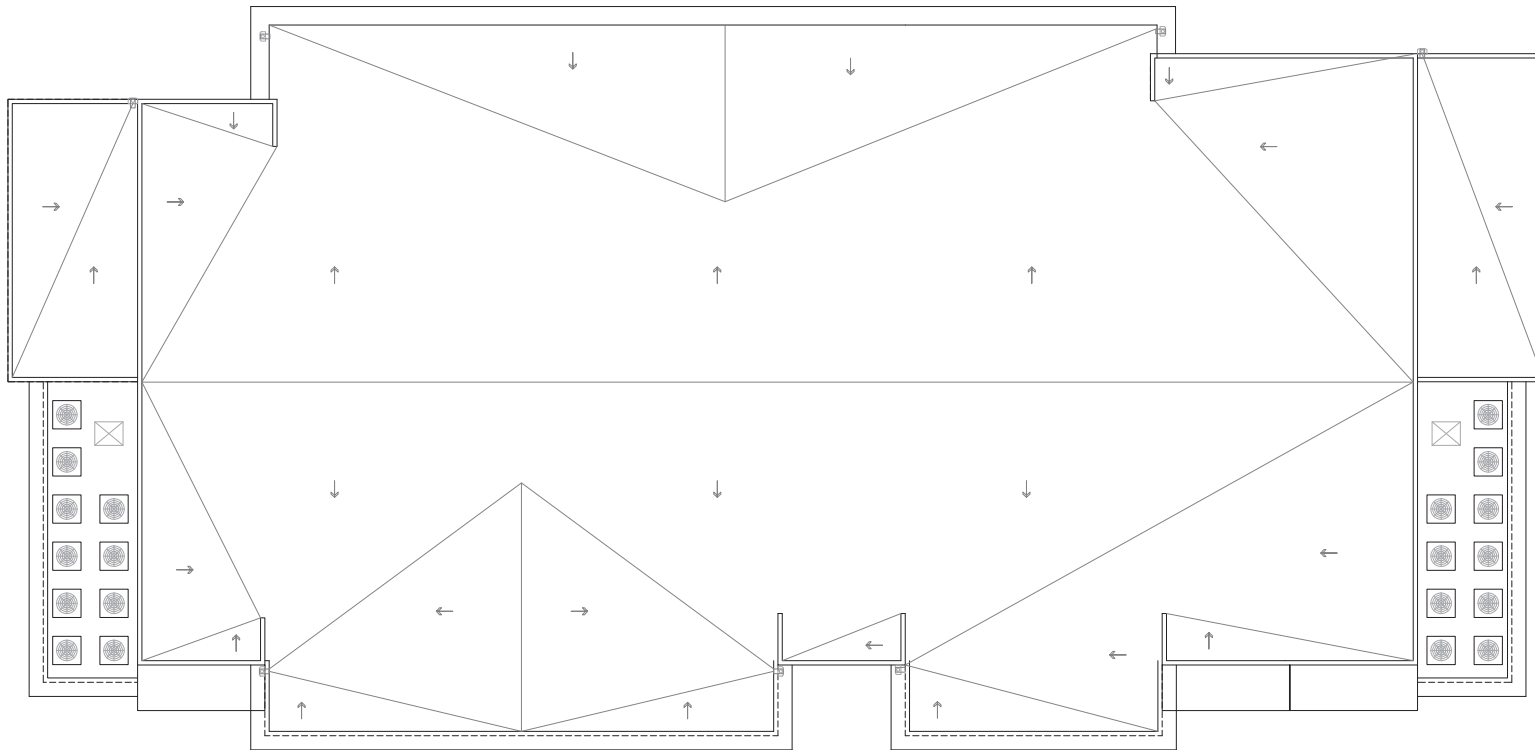
SCALE: 3/16" = 1'-0" (ON 30"x42" SHEET)
 (TYPE A BUILDING 1,2,13-17,20,21 & 23)



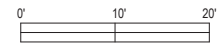
LEVEL-3



SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
 (TYPE A BUILDING 1,2,13,17,20,21 &23)

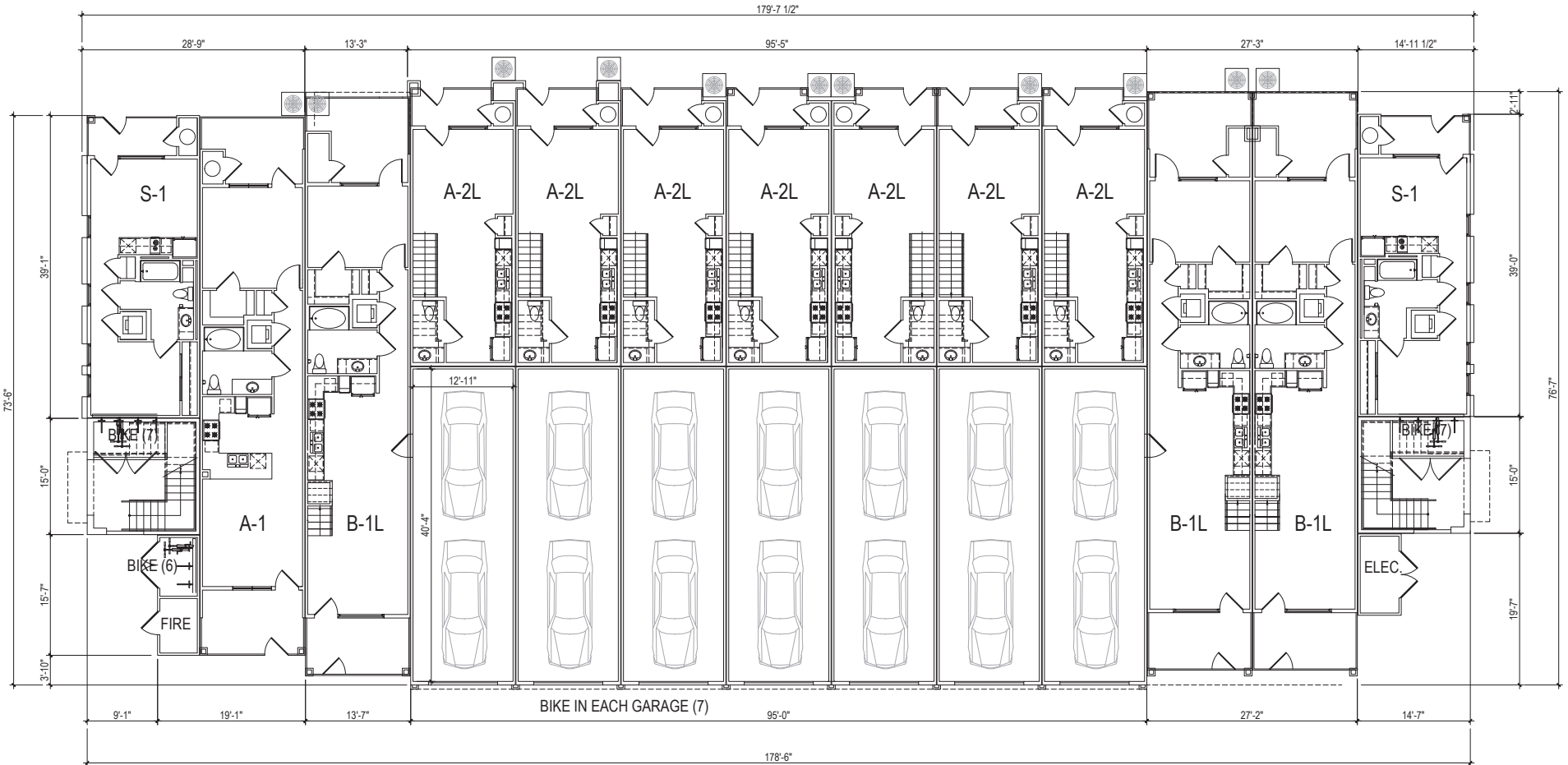


LEVEL-ROOF

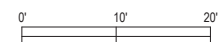


SCALE: 3/16" = 1'-0" (ON 30"X42" SHEET)

(TYPE A BUILDING 1,2,13-17,20,21 &23)



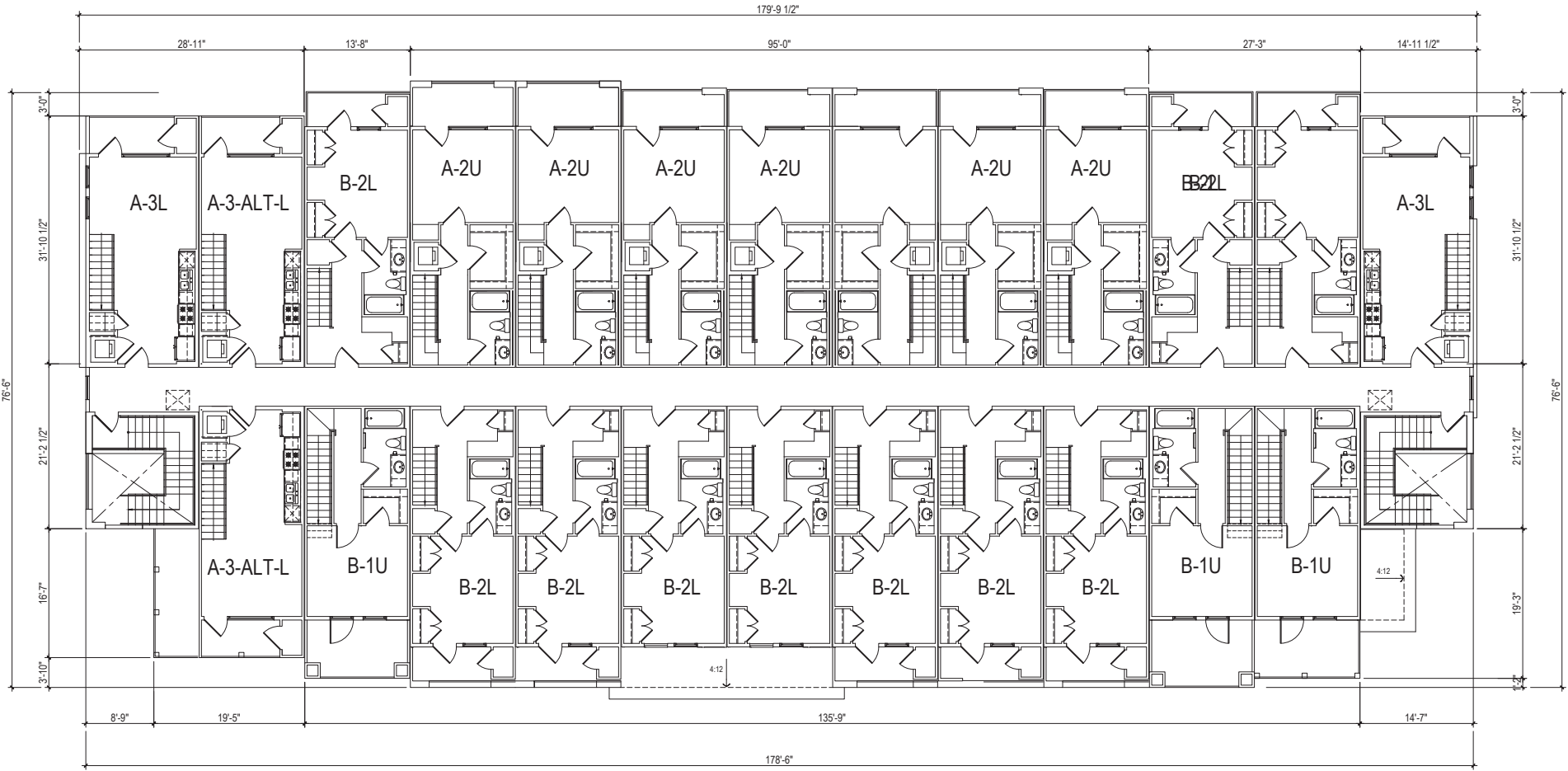
LEVEL-1



SCALE: 3 / 16" = 1'-0" (ON 30"x42" SHEET)

(TYPE B BUILDING 3-5, 8, 18, 19, & 22)

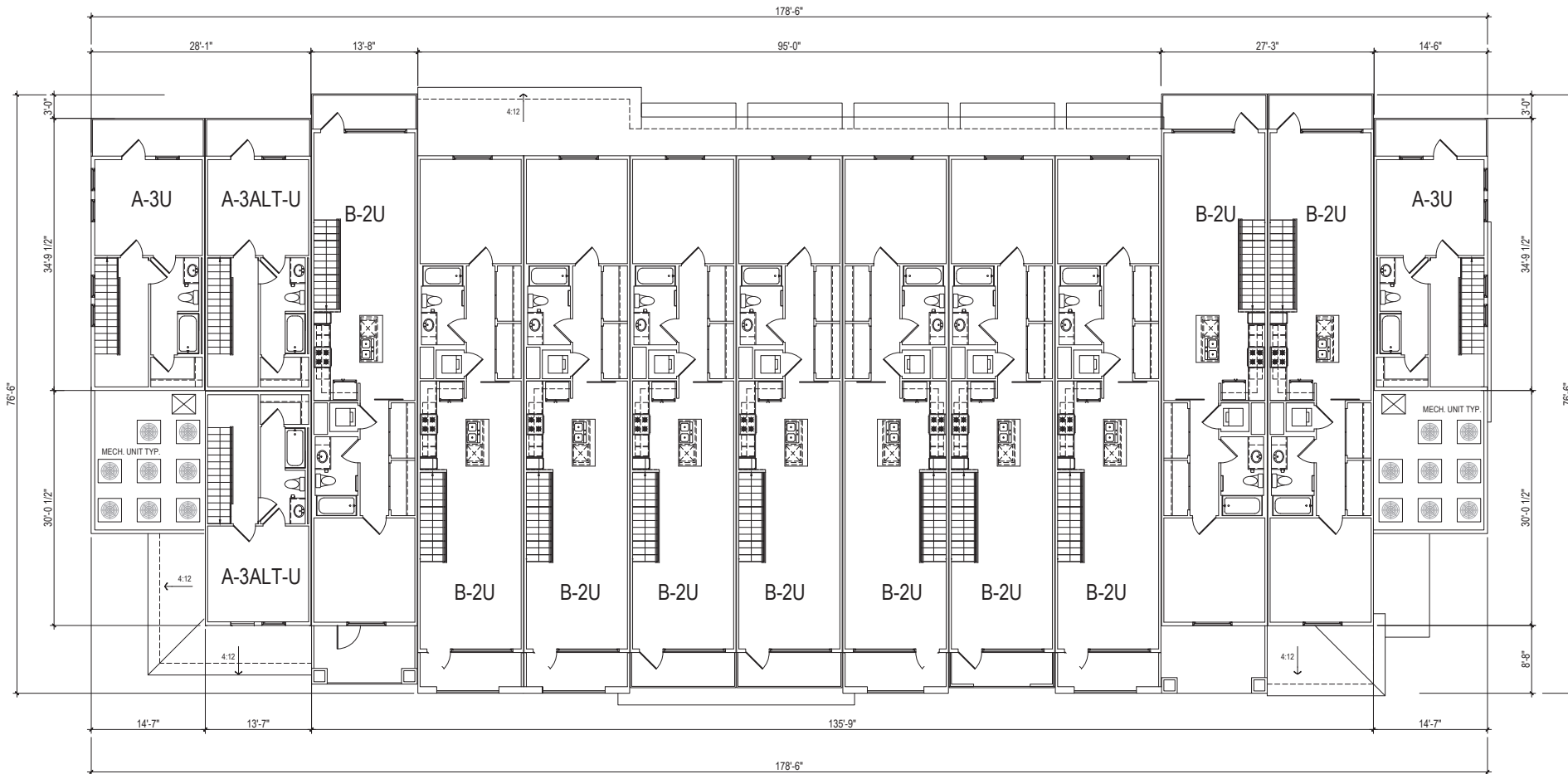
TOTAL 27 BIKE STORAGE SPACES PER BLDG.



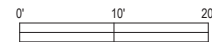
LEVEL-2



SCALE: 3 / 16" = 1'-0" (ON 30"x42" SHEET)
 (TYPE B BUILDING 3-5, 8, 18, 19, & 22)



LEVEL-3



SCALE: 3 / 16" = 1'-0" (ON 30"x42" SHEET)
 (TYPE B BUILDING 3-5, 8, 18, 19, & 22)