



Project Summary

Land Use: Mixed Use (Designated in General Plan 2020)
Allowed Density: Up to 20 Residential Units per Acre

Total Site Area: + 2.96 Acres
Total Units: 59 / 60 Units
 • (14) 2-Story Townhomes
 • (45 / 46) Stacked Flats

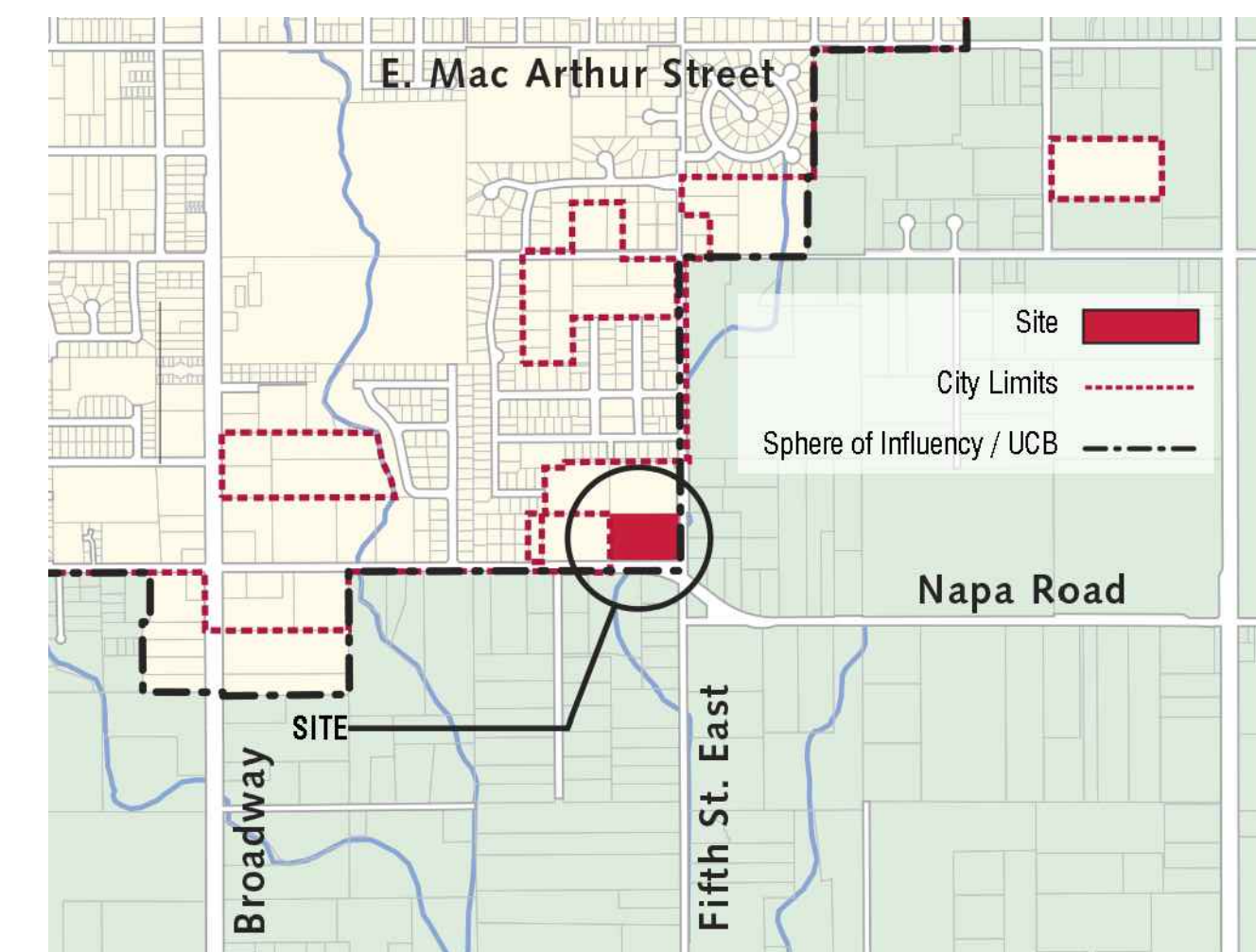
Density: 19.9 / 20.3 Homes per Acre

Parking:
Required: 59 Units - 112 Spaces (1.9 spaces per home)
 • Residential : (59) Units x 1.5 Spaces = 89 Spaces
 • Guest : (89) Res. Spaces x 0.25= 23 Spaces

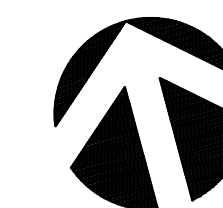
60 Units - 113 Spaces (1.9 spaces per home)
 • Residential : (60) Units x 1.5 Spaces = 90 Spaces
 • Guest : (90) Res. Spaces x 0.25= 23 Spaces

Provided: 112 / 113 Spaces (1.9 spaces per home)
 • Garage: 88 Spaces
 • Head In: 8 / 9 Spaces (9.5' x 18')
 1 Handicapped Included
 • Parallel: 16 Spaces (8' x 22')

Open Space:		59 DU	60 DU
Required:	Common -	17,700 SF (300 SF per DU)	18,000 SF (300 SF per DU)
	Private -	8,550 SF	8,550 SF
		(18) 1-Bdrm Unit X 75 SF per DU	(20) 1-Bdrm Unit X 75 SF per DU
		(27) 2-Bdrm Unit X 150 SF per DU	(26) 2-Bdrm Unit X 150 SF per DU
		(14) 3-Bdrm Unit X 225 SF per DU	(14) 3-Bdrm Unit X 225 SF per DU
Provided:	Common -	+ 18,380 SF (312 SF per DU)	+ 18,380 SF (306 SF per DU)
	Private -	+ 11,372 SF	+ 11,372 SF



VICINITY MAP
 N.T.S



- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN - ALT.2
20455 EAST 5TH STREET

SONOMA, CA

0 15 30 60

DRAFT

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