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PROJECT #
PWH19-11

PACIFIC WEST ARCHITECTURE

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ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C-29792
430 E. STATE STREET, SUITE 100
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(208) 461-0022 X3021

FIRE SPRINKLER
AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (10% TOTAL)	9	10.7%
SENSORY IMPAIRED UNITS (4% TOTAL)	4	4.8%

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(12) 1-BEDROOM UNITS	(12) x 586 S.F. = 7,032 S.F.
(36) 2-BEDROOM UNITS	(36) x 749 S.F. = 26,964 S.F.
(4) 3-BEDROOM B UNITS	(4) x 918 S.F. = 3,672 S.F.
(32) 3-BEDROOM UNITS	(32) x 1,080 S.F. = 34,560 S.F.
(84) UNITS TOTAL	72,228 S.F.

COMMUNITY AREA

COMMUNITY AREA	2,045 S.F.
TOTAL	74,273 S.F.

PARKING SUMMARY

REQUIREMENTS PER SEBASTOPOL 17.110.030

ONE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 12 X 1.5 = 18 SPACES REQUIRED

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 36 X 2 = 72 SPACES REQUIRED

THREE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 36 X 2 = 72 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, PER 17.110.030 = 162 SPACES
DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT = 90% OF REQD
TOTAL PARKING SPACES REQUIRED = 146 SPACES
TOTAL PROVIDED: 149 TOTAL SPACES

	TOTAL	%
STANDARD	87	58.4%
ACCESSIBLE	9	6.0%
COMPACT	53	35.6%
TOTALS	149	100%

20% OF TOTAL PARKING SPACES FOR EV SPACES, OR 31 TOTAL PROVIDED

BICYCLE PARKING CALCULATIONS:
0.5/PER UNIT = 42 BIKE SPACES REQUIRED
DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT = 25% OF REQD
TOTAL BICYCLE PARKING SPACES REQUIRED = 11

TOTAL PROVIDED: 40 SPACES ON (5) BIKE RACKS

SITE SIZE
156,270 S.F. ± (3.59 ACRES ±) TOTAL
23.96 DWELLING UNITS/ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	36,174 S.F.	23.10%
ON-SITE ASPHALT CONCRETE PAVING	56,185 S.F.	36.00%
SITE AMENITIES (PERGOLA, TOT LOT, BOCCO BALL COURT)	2,887 S.F.	1.80%
CONCRETE WALKS & PADS	14,553 S.F.	9.40%
LANDSCAPE, OPEN SPACE	46,471 S.F.	29.70%
TOTAL AREA	156,270 S.F.	100%

NOTE: * ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

Pacific West Architecture

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ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
7716 BODEGA AVENUE
SEBASTOPOL, CA

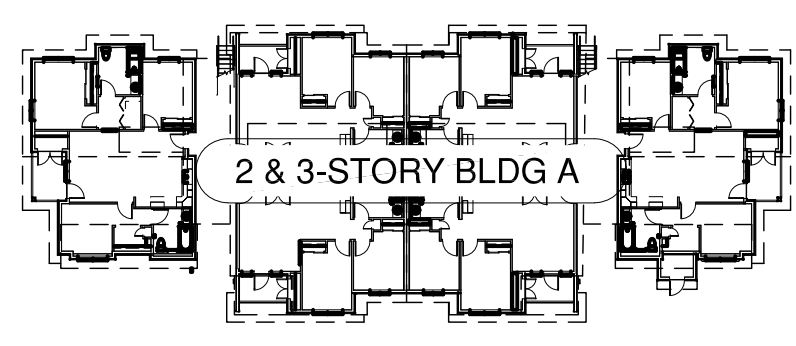
WOODMARK APARTMENTS

PROJECT

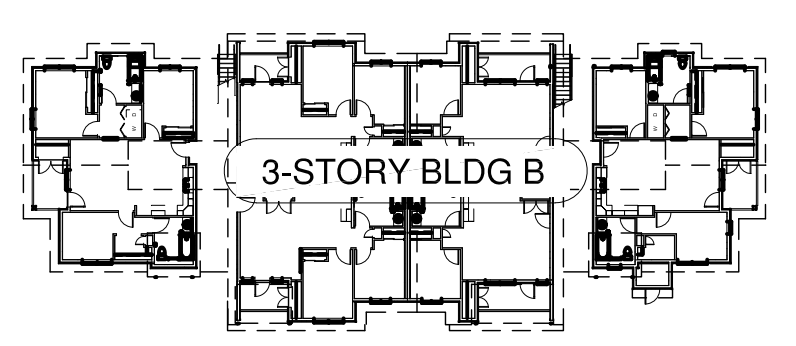
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ARCHITECTURAL SITE PLAN

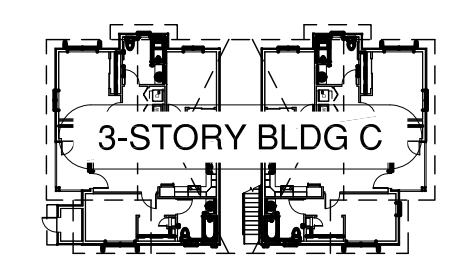
SCHEMATIC SET / NOT FOR CONSTRUCTION



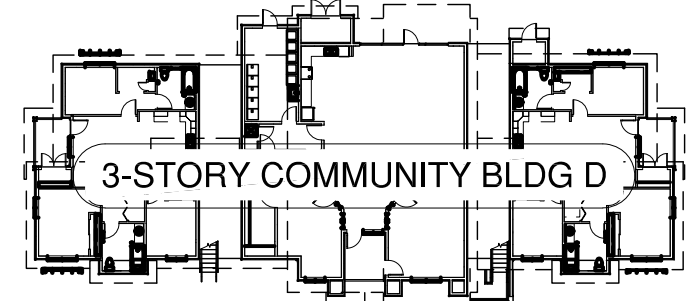
BUILDING A
(2) BLDGS. TOTAL
(4) 3 BEDROOM UNITS, & (12) 2-BEDROOM UNITS PER BLDG.
FOOTPRINT - 7,031 S.F.
TOTAL S.F. - 17,929 S.F.
MAXIMUM HEIGHT - 33'-6"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



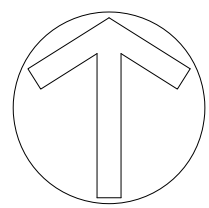
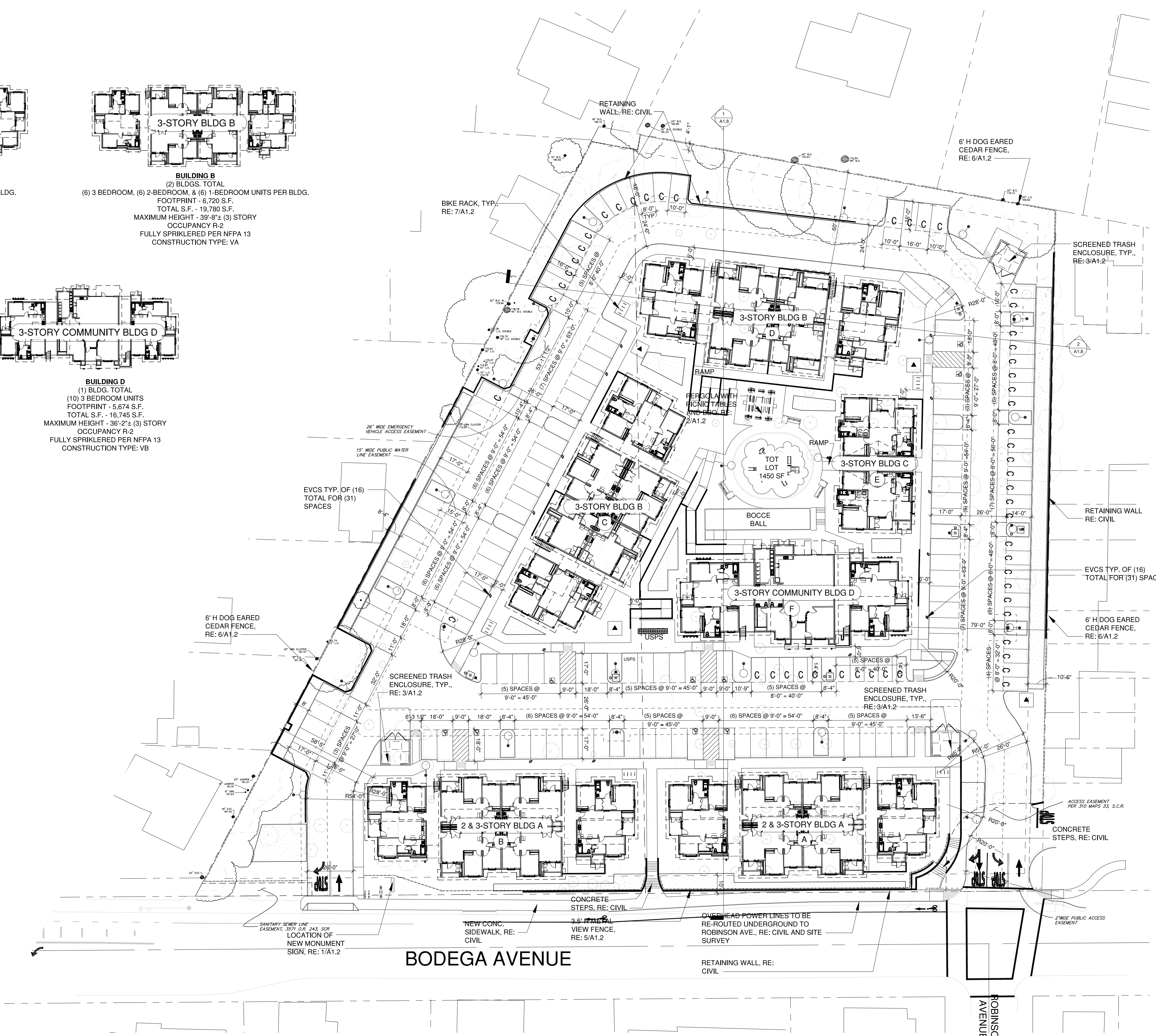
BUILDING B
(2) BLDGS. TOTAL
(6) 3 BEDROOM, (6) 2-BEDROOM, & (6) 1-BEDROOM UNITS PER BLDG.
FOOTPRINT - 6,720 S.F.
TOTAL S.F. - 19,780 S.F.
MAXIMUM HEIGHT - 33'-6"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



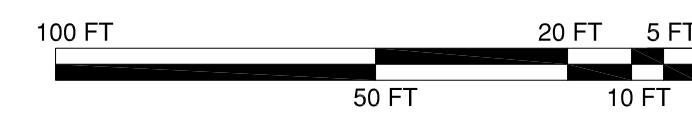
BUILDING C
(1) BLDG. TOTAL
(6) 3 BEDROOM UNITS
FOOTPRINT - 2,998 S.F.
TOTAL S.F. - 8,908
MAXIMUM HEIGHT - 33'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



BUILDING D
(1) BLDG. TOTAL
(10) 3 BEDROOM UNITS
FOOTPRINT - 5,674 S.F.
TOTAL S.F. - 16,745 S.F.
MAXIMUM HEIGHT - 33'-2"± (3) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



SITE PLAN
SCALE: 1" = 30'-0"



ARCHITECTURAL SITE PLAN