

Prior Submittal
December 18, 2019

WOODMARK
APARTMENTS

7760 & 7716 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA
COUNTY OF SONOMA
APN'S: 060-230-067-000 &
004-211-007-000

APPLICANT
PACIFIC WEST COMMUNITIES, INC.
KEN KOSS
430 E. STATE STREET, STE 100
EAGLE, IDAHO 83616
(208) 461-0022

OWNER
PACIFIC WEST COMMUNITIES
CALEB ROOPE
430 E. STATE STREET, STE 100
EAGLE, IDAHO 83616
(208) 461-0022

ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
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(208) 461-0022 X3021

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PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

T1.1

ABBREVIATIONS

BO	BLOW-OFF VALVE
BSL	BUILDING SETBACK LINE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
DOC	DOCUMENT
EG	EXISTING GRADE
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
F	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
IRR	IRRIGATION
LAT	LATERAL
LIP	LIP OF GUTTER PAN
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PG	PAGE(S)
PGE	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
RPRP	REDUCED PRESSURE BACKFLOW PREVENTOR
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDD	STORM DRAIN DROP INLET
SDFD	STORM DRAIN FIELD DRAIN
SDMH	STORM DRAIN MANHOLE
SHLDR	SHOULDER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SS-LAT	SANITARY SEWER LATERAL
ST-LT	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
UTIL	UTILITY
W	WATER LINE
WM	WATER METER
WV	WATER VALVE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK C302, BEING A COUNTY DISK IN WELL MONUMENT NEAR THE CENTERLINE INTERSECTION OF SANTA ROSA AVENUE AND EAST ROBLES AVENUE. ELEVATION = 107.354.

OWNER

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ENGINEER

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2200 RANGE AVENUE, SUITE 204
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SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268



KEY NOTES

- ACCESSIBLE PARKING STALLS SHALL HAVE A 2% MAXIMUM SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE PATHS OF TRAVEL SHALL HAVE A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM LONGITUDINAL SLOPE.
- PRIORITY 2 ROADSIDE BIORETENTION WITH CURB OPENINGS PER LID DETAIL P2-04.
- PRIORITY 2 ROADSIDE BIORETENTION WITH NO CURB AND GUTTER PER LID DETAIL P2-05.
- EXISTING OVERHEAD UTILITIES ALONG THE BODEGA AVENUE PROJECT FRONTAGE SHALL BE UNDERGROUND.
- RETAINING WALL, HEIGHT VARIES 1' - 3'.
- RETAINING WALL, HEIGHT VARIES 1' - 6'.
- RETAINING WALL, HEIGHT VARIES 1' - 4'.
- RETAINING WALL, HEIGHT VARIES 1' - 9'.
- RETAINING WALL, HEIGHT VARIES 9' - 16'.
- RETAINING WALL, HEIGHT VARIES 7.5' - 13'.
- RETAINING WALL, HEIGHT VARIES 1' - 7.5'.
- RETAINING WALL, HEIGHT VARIES 1' - 16'.

Prior Submittal
December 18, 2019

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2200 Range Avenue, Suite 204
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PRELIMINARY GRADING PLAN
WOODMARK APARTMENTS
7716 AND 7780 BODEGA AVENUE
SEABASTOPOL, CALIFORNIA

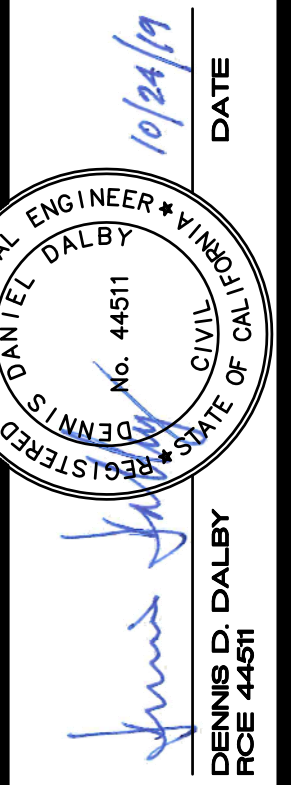
3.59 ACRES
OCTOBER 2019

JOB NO.
19-119

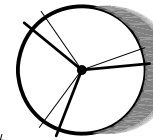
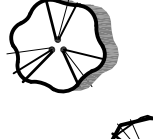
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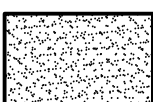
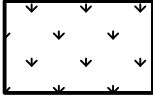
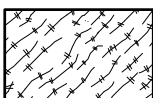
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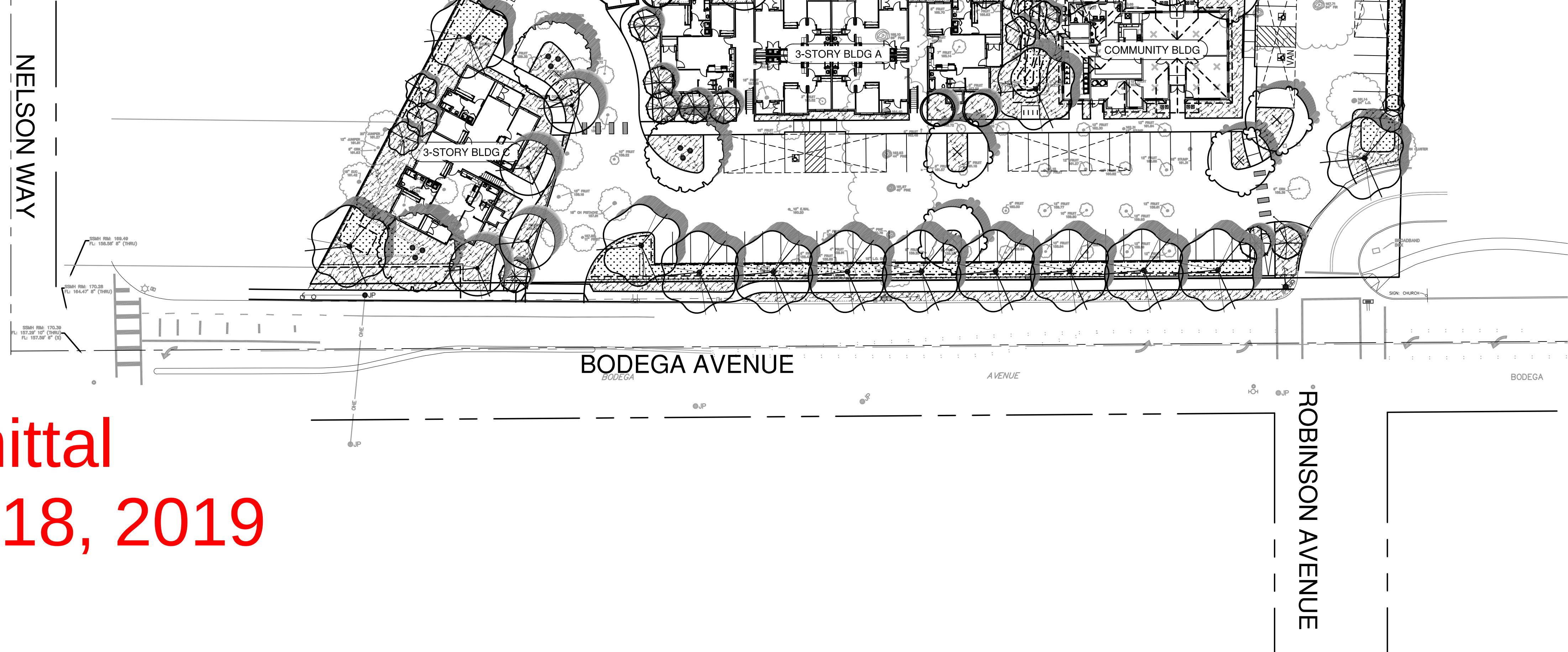


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	15 GAL		21
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	MULTI-STEM	12
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL		18
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		5
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL		4
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL		21
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL		6
	QUERCUS LOBATA	VALLEY OAK	15 GAL		25
	QUERCUS RUBRA	RED OAK	15 GAL		12

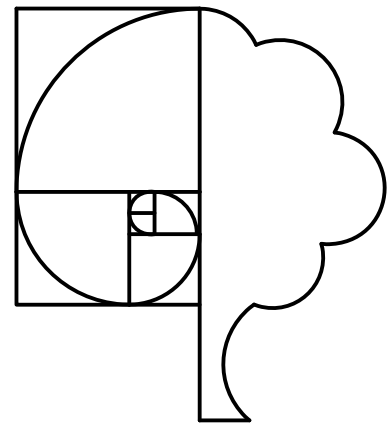
PLANT SCHEDULE

<u>SOD</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>2019-10-23 10:42</u> <u>QTY</u>
	TURF SOD BOLERO PLUS	FESCUE BLEND	253 SF
	TURF SOD BIO-FILTRATION	BIOGRASS	1,881 SF
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME</u>		
	SHRUB & GROUND COVER PLANTING AREA		



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LANDSCAPE MASTER PLAN



THOMAS H. PHELPS
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PROJECT

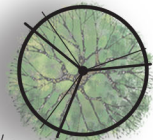
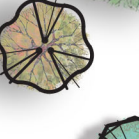
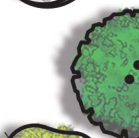
WOODMARK APARTMENTS

7716 BODEGA AVENUE
SEBASTOPOL, CA

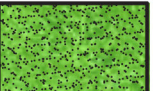


SCHEMATIC SET / NOT FOR CONSTRUCTION

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	15 GAL		21
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	MULTI-STEM	12
	LAGERSTROEMIA X 'TUSCARORA'	GRAPE MYRTLE CORAL PINK	15 GAL		18
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	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL		6
	QUERCUS LOBATA	VALLEY OAK	15 GAL		25
	QUERCUS RUBRA	RED OAK	15 GAL		12

PLANT SCHEDULE

SOD	BOTANICAL NAME	COMMON NAME	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	253 SF
	TURF SOD BIO-FILTRATION	BIOGRASS	1,881 SF
SHRUB AREAS	BOTANICAL NAME		QTY
	SHRUB & GROUND COVER PLANTING AREA		32,288 SF



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LANDSCAPE MASTER PLAN

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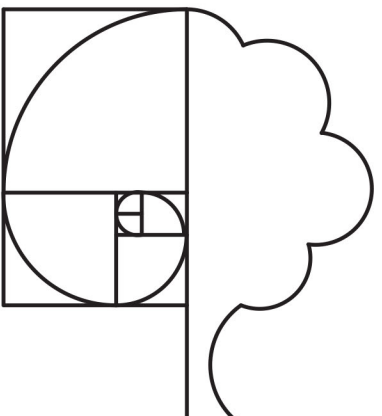
PROJECT

WOODMARK APARTMENTS

7716 BODEGA AVENUE
SEBASTOPOL, CA

L2

SCHEMATIC SET / NOT FOR CONSTRUCTION

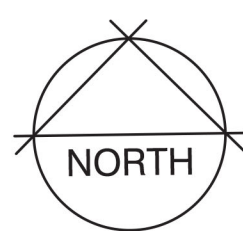


THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, INC.

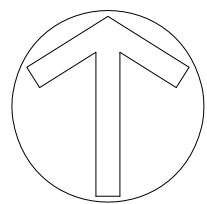
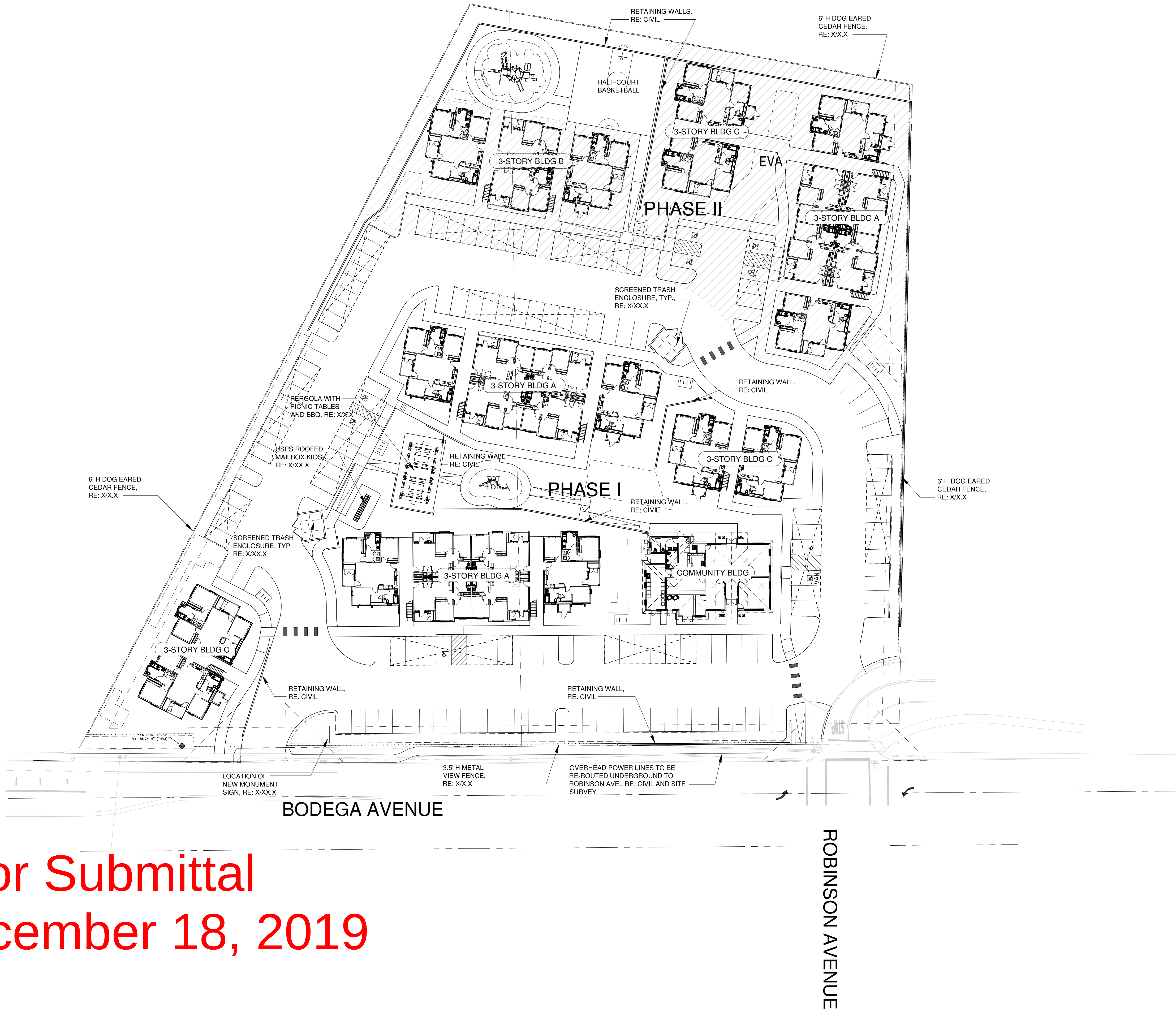
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927
(530) 892-8897 fax (530) 892-9588
thphelps@sbcbglobal.net

0 30 60 90 feet

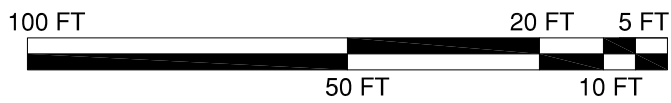
SCALE: 1" = 30'



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



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FIRE SPRINKLER

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

PHASE I

ACCESSIBILITY	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (10% TOTAL)	5	10.42%
SENSORY IMPAIRED UNITS (4% TOTAL)	2	4.12%

UNIT MIX SUMMARY	CONDITIONED SQ. FOOTAGES
(24) 2-BEDROOM UNITS	(24) x 749 S.F. = 17,976 S.F.
(24) 3-BEDROOM UNITS	(24) x 1,080 S.F. = 25,248 S.F.
(48) UNITS TOTAL	43,224 S.F.
COMMUNITY AREA	2,777 S.F.
TOTAL	46,001 S.F.

PHASE II

ACCESSIBILITY	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (10% TOTAL)	4	11.11%
SENSORY IMPAIRED UNITS (4% TOTAL)	2	5.56%

UNIT MIX SUMMARY	CONDITIONED SQ. FOOTAGES
(18) 2-BEDROOM UNITS	(18) x 749 S.F. = 13,482 S.F.
(18) 3-BEDROOM UNITS	(18) x 1,080 S.F. = 19,440 S.F.
(36) UNITS TOTAL	32,922 S.F.
TOTAL	32,922 S.F.

PARKING SUMMARY

REQUIREMENTS PER SEBASTOPOL 17.110.030

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 42 X 2 = 84 SPACES REQUIRED

THREE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 42 X 2 = 84 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, PER 17.110.030 = 168 SPACES
DEED-RESTRICTED AFFORDABLE HOUSING REQUIREMENT = 90% OF REQ'D
TOTAL PARKING SPACES REQUIRED = 152 SPACES
TOTAL PROVIDED: 152 TOTAL SPACES
(INCLUDING 9 ACCESSIBLE SPACES, 79 COMPACT SPACES OR 52%, & 84 COVERED SPACES)

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

TOTAL PROVIDED: 48 SPACES ON (6) BIKE RACKS

SITE SIZE

156,270 S.F. ± (3.59 ACRES* ±) TOTAL BOTH PHASES
23.4 DWELLING UNITS/ACRE

PHASE I: 111,142 S.F. +/- (2.55 ACRES* +/-)

SITE COVERAGE (BOTH PHASES)	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	38,105 S.F.	24.38%
ON-SITE ASPHALT CONCRETE PAVING	50,956 S.F.	32.61%
SITE AMENITIES (PERGOLA, TOT LOTS, BASKETBALL COURT)	5,250 S.F.	3.35%
CONCRETE WALKS & PADS	14,863 S.F.	9.51%
LANDSCAPE, OPEN SPACE	47,096 S.F.	30.15%
TOTAL AREA	156,270 S.F.	100%

NOTE: * ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

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7716 BODEGA AVENUE
SEBASTOPOL, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION

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① CONCEPT DEVELOPMENT PLAN
N.T.S.

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WOODMARK APARTMENTS

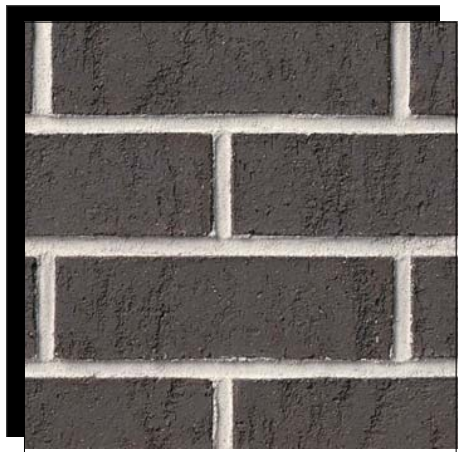
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

A1.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

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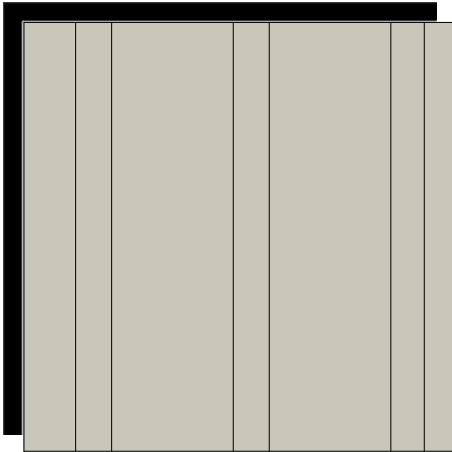
COLOR SCHEME A (COMMUNITY BUILDING, BUILDING TYPES A, B, & C)



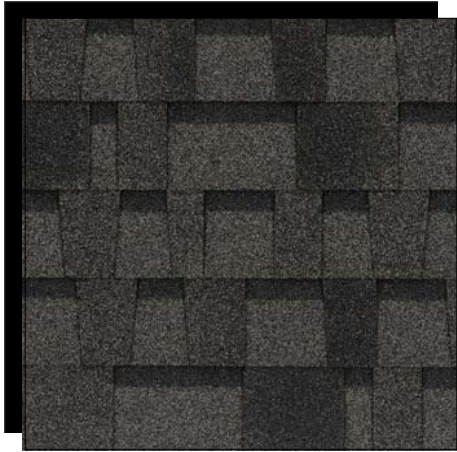
[A] THIN BRICK VENEER
AMARO BY BORAL - STANDARD
MODULAR SIZE



[C] CEMENTITIOUS 7" CLAPBOARD SIDING
POLISHED MAHOGANY SW 2838



[F] CEMENTITIOUS BOARD & BATTEN SIDING
SEATTLE MIST BENJAMIN MOORE 1535



[G] 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY

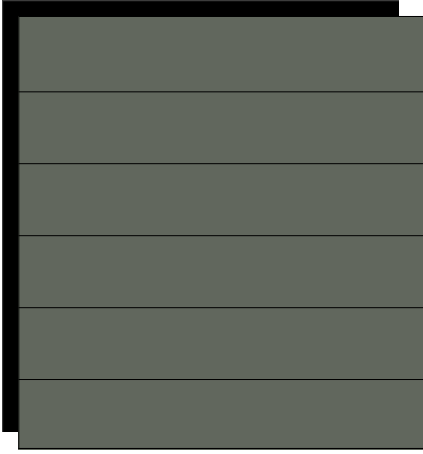


[H] TRIM
PURE WHITE SW 7005

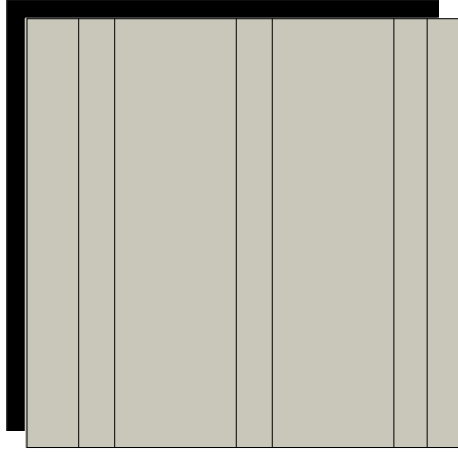
COLOR SCHEME B (COMMUNITY BUILDING, BUILDING TYPES A, & C)



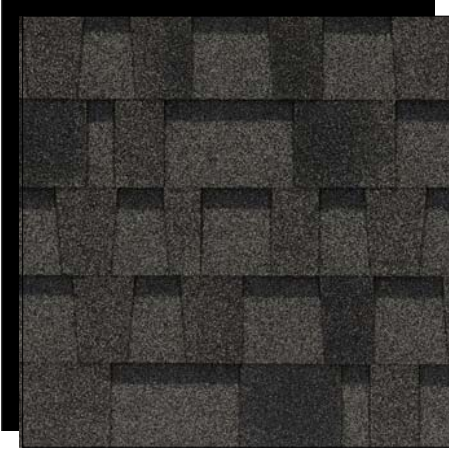
[A] LIMESTONE
BORAL EUCALYPTUS COUNTRY
LEDGESTONE



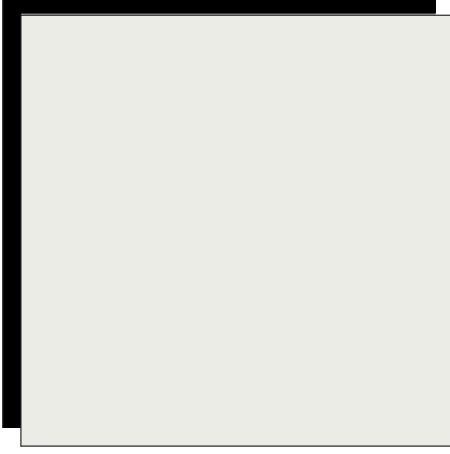
[C] CEMENTITIOUS 7" CLAPBOARD SIDING
NIGHT OWL SW 7061



[E] CEMENTITIOUS BOARD & BATTEN SIDING
SEATTLE MIST BENJAMIN MOORE 1535



[G] 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



[H] TRIM
PURE WHITE SW 7005

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WOODMARK APARTMENTS

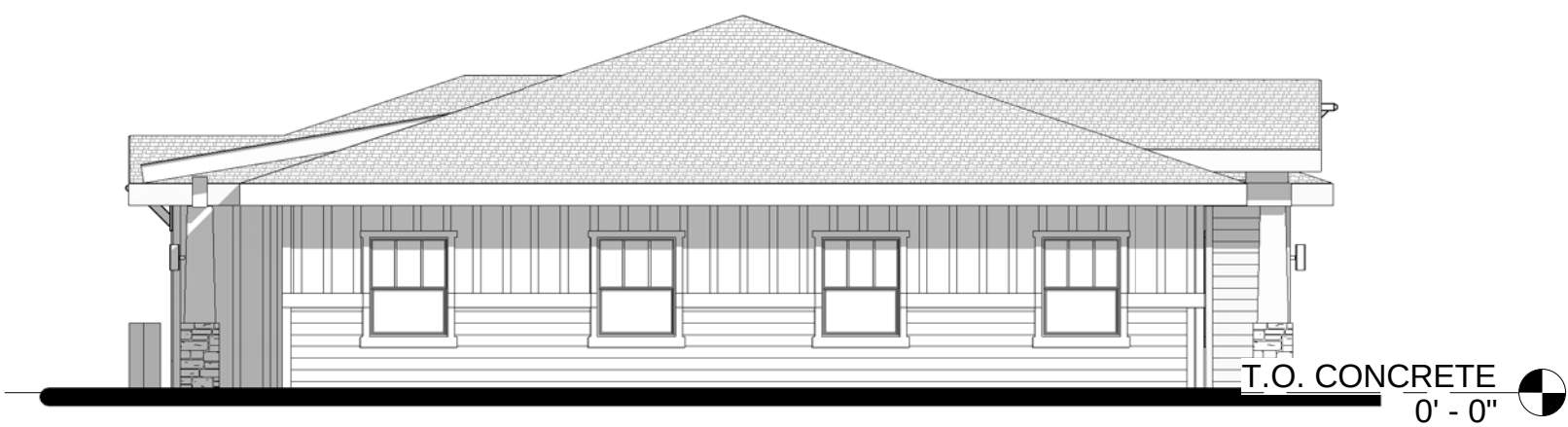
7716 BODEGA AVENUE SEBASTOPOL, CALIFORNIA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A1.3



1 FRONT ELEVATION - COMMUNITY BUILDING
1/8" = 1'-0"



2 LEFT SIDE ELEVATION - COMMUNITY BUILDING
1/8" = 1'-0"



3 RIGHT ELEVATION - COMMUNITY BUILDING
1/8" = 1'-0"



4 REAR ELEVATION - COMMUNITY BUILDING
1/8" = 1'-0"

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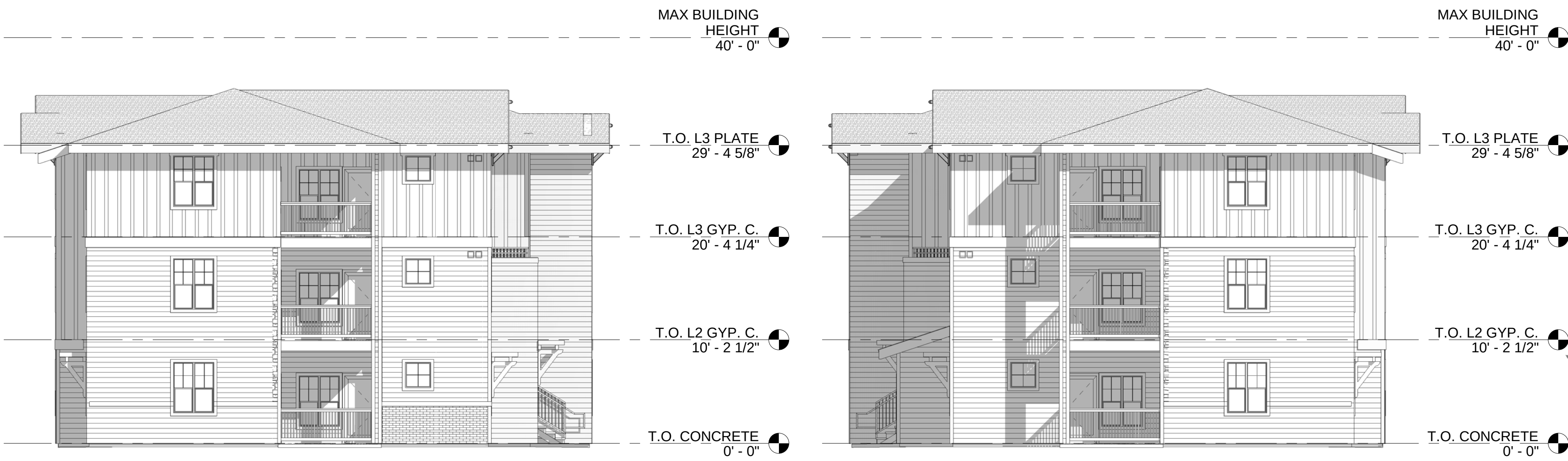
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A3.2

Prior Submittal
December 18, 2019



1 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"



5 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"

4 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"



2 3D FRONT BLDG A



3 BUILDING A - REAR ELEVATION
1/8" = 1'-0"

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A4.4	



1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



5 3D FRONT BLDG B



2 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING B - REAR ELEVATION
1/8" = 1'-0"

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A5.4

