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PARK LANE II APARTMENTS
Santa Rosa, California
ART & BRAD BERGESON
C/O MIKE ZALKASKE, PAB INVESTMENTS, LLC
5241 SUNRIDGE DRIVE, FAIRFIELD CA 94534
(707) 765 8944

Preliminary Design Review Submittal Package

Attachment 3A

PARK LANE II APARTMENTS

SEBASTOPOL ROAD AT DOUBLES DRIVE SANTA ROSA, CALIFORNIA



VICINITY MAP	PROJECT TEAM	PROJECT DATA	PROJECT CALCS	SHEET INDEX
	<p>DEVELOPER Art & Brad Bergesen PAB Investments, LLC 5241 Sunridge Drive Fairfield CA 94534 925-963-7408 cell</p> <p>PROJECT REPRESENTATIVE Mike Zalkaske 1031 Ranco Lindo Drive Petaluma CA 94952 707-765-9944 office 707-322-2901 cell</p> <p>ARCHITECT Hedgpeth Architects 2321 Bethards Drive Santa Rosa CA 95405 707-523-7010 office</p> <p>CIVIL ENGINEER BKF Engineers 325 Tesconi Circle Santa Rosa CA 95401 707-583-8500 office</p> <p>LANDSCAPE ARCHITECT MacNair Landscape Architecture PO Box 251 Kenwood CA 95452 707-833-2288</p>	<p>PROJECT ADDRESS Sebastopol Road at Doubles Drive Santa Rosa CA 95407</p> <p>ASSESSOR PARCEL NUMBER: 035-690-103</p> <p>ZONING: PD - Planned Development</p> <p>GENERAL PLAN: Low Density Residential: <i>Development standards will be in accordance with the approved policy statement and zoning: PD 95-001. The policy statement allows unit densities up to 18 units per acre, but acknowledges that density transfers are allowed between land use categories provided that the maximum number of units for the Courthouse Village PC District is not exceeded.</i></p> <p>PROJECT PARCEL SIZE: 42,970 Sq Ft (0.986 Acres)</p> <p>NUMBER OF LIVING UNITS: 24 Apartments (6 flats, 18 townhouses)</p> <p>OCCUPANCY: Living Units: R2 Garages: S3</p> <p>BUILDING TYPE: Type V-B, sprinklered</p> <p>PARKING CALCULATIONS: Total parking spaces required: 48 24 units x 2.0 = 48 Total parking spaces provided: 60 Garage spaces: 18 Carport spaces: 6 Space on garage aprons: 18 Spaces in parking lot: 18</p>	<p>SQUARE FOOTAGES: 4 Flats x 1238 = 4952 sq ft 1 Flat x 901 = 901 sq ft 1 Flat x 1575 = 1575 sq ft 6 Townhouses x 1458 = 8748 sq ft 10 Townhouses x 1525 = 15,250 sq ft 2 Townhouses x 1569 = 3138 sq ft TOTAL: 34,564 sq ft heated area</p>	<p># SHEET NAME Architectural sheets prepared by Hedgpeth Architects: Title Architectural Title Sheet Map Neighborhood Context Map Photo Site Photos Site Architectural Site Plan A1 Floor Plans for Flats 1, 2, 3 & 6 on 1st Level A2 Floor Plans for Flats 4 & 5 on 1st Level A3 Floor Plans for Townhouses on 2nd & 3rd Levels A4 Floor Plans for Assembled Building A5 Exterior Elevations and Color Selections A6 Previous Exterior Elevations and Color Selections</p> <p>Civil sheets prepared by BKF Engineers: 1 Project Information 2 Grading Plan 3 Utility Plan 4 Striping Plan</p> <p>Landscape sheets prepared by MacNair Landscape Architect: L1 Preliminary Planting Plan</p>

TITLE SHEET
VICINITY MAP
PROJECT INFO.
SHEET INDEX



Revisions
140128 Concept Des Rev
160114 Prelim Des Rev

Job Number
1332

Project Architect
PAUL GILGER

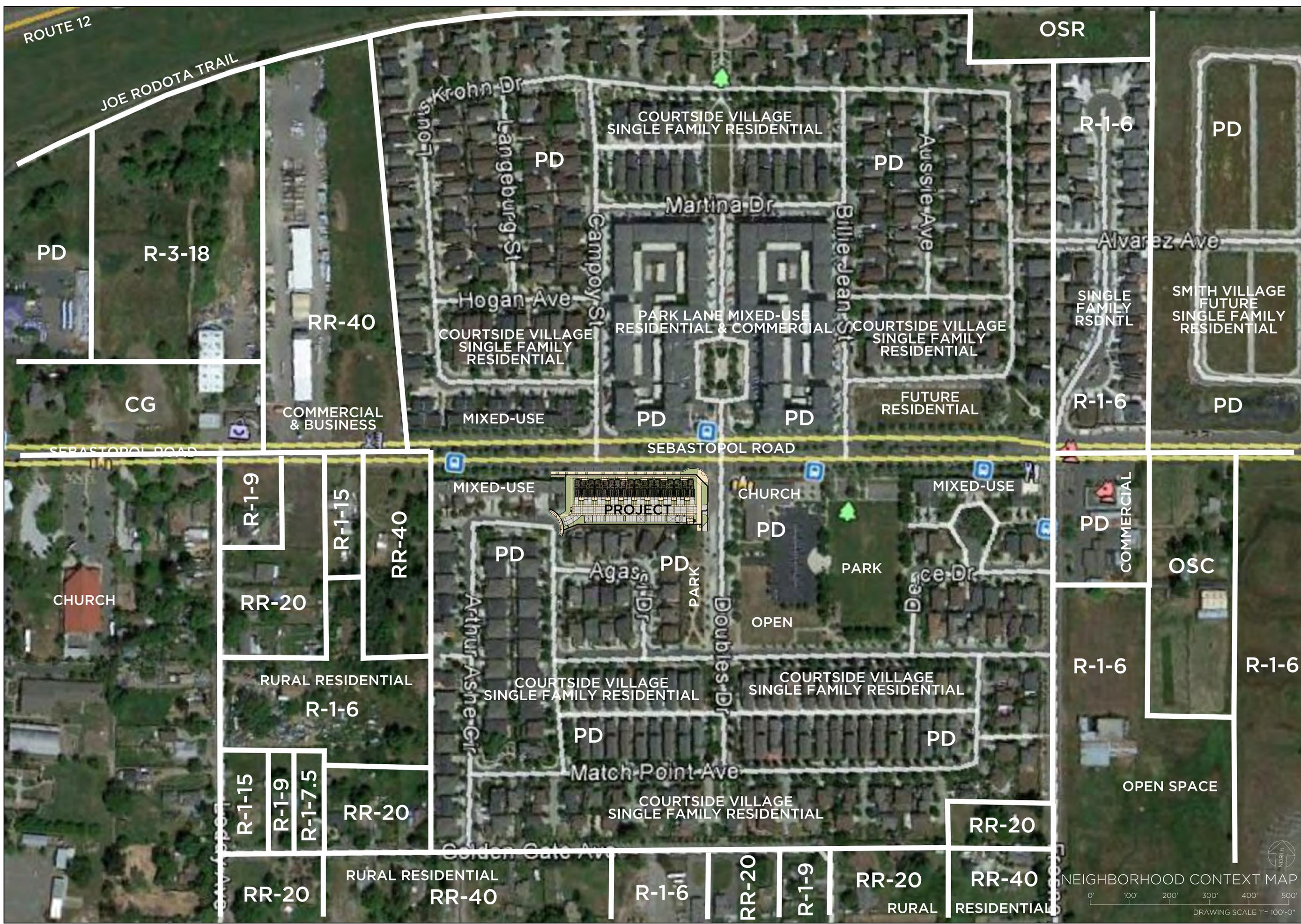
Drawn By
PAUL GILGER

Date
DECEMBER 2013

Sheet

TITLE
of -

NOT FOR CONSTRUCTION



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NEIGHBORHOOD CONTEXT MAP WITH ZONING DESIGNATIONS



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 MAP

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View of parcel from northwest corner



View of parcel from northeast corner



View of parcel from southwest corner



View of parcel from southeast corner

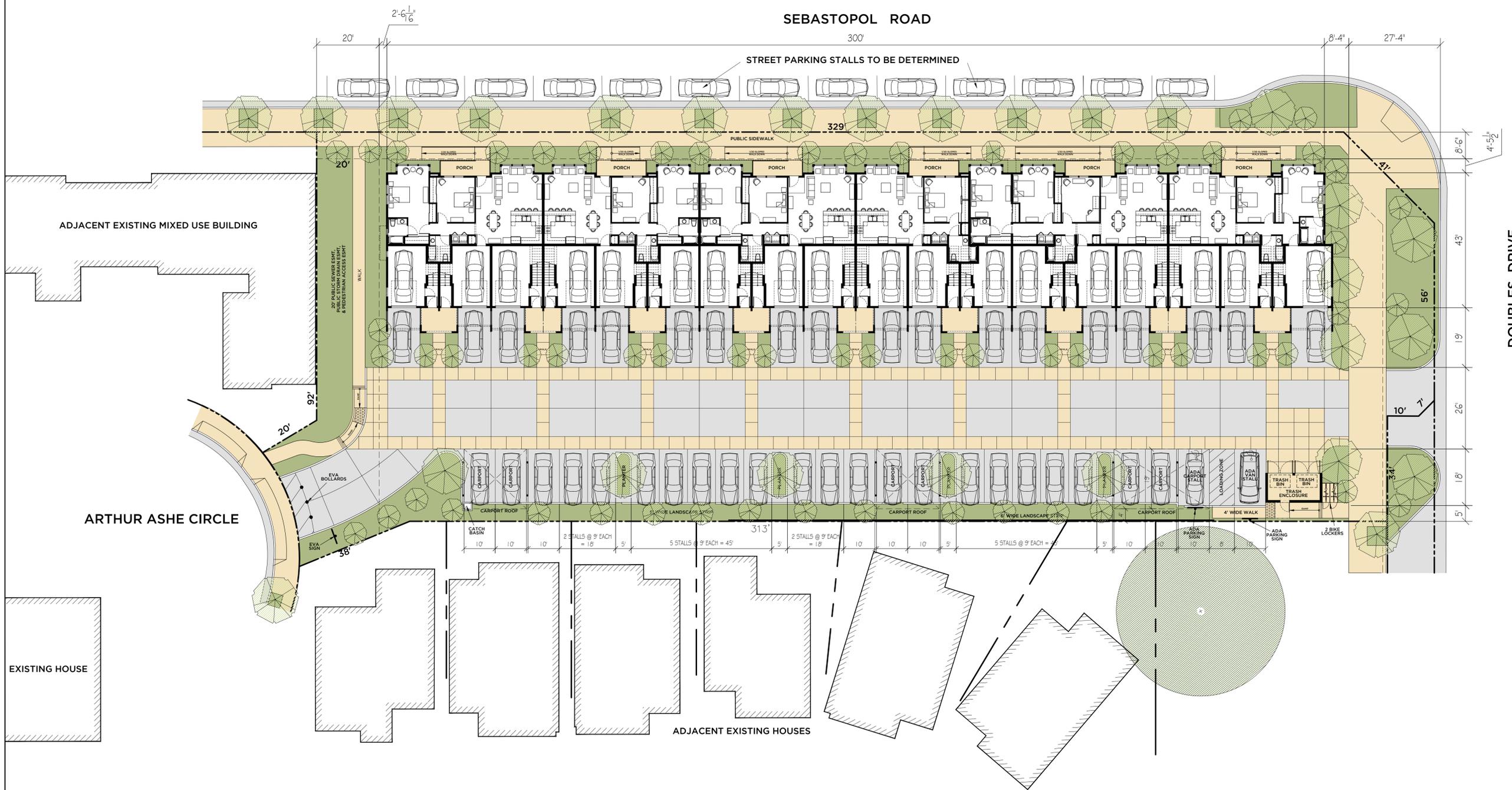


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18 stalls in garages, 6 stalls in carports,
18 open stalls on garage aprons, 18 open stalls in parking lot
Total parking stalls: 60 (only 48 is required)

PARK LANE II APARTMENTS
Courtside Village APN 035-690-103 (lot 48)



SCHEMATIC DESIGN SITE PLAN

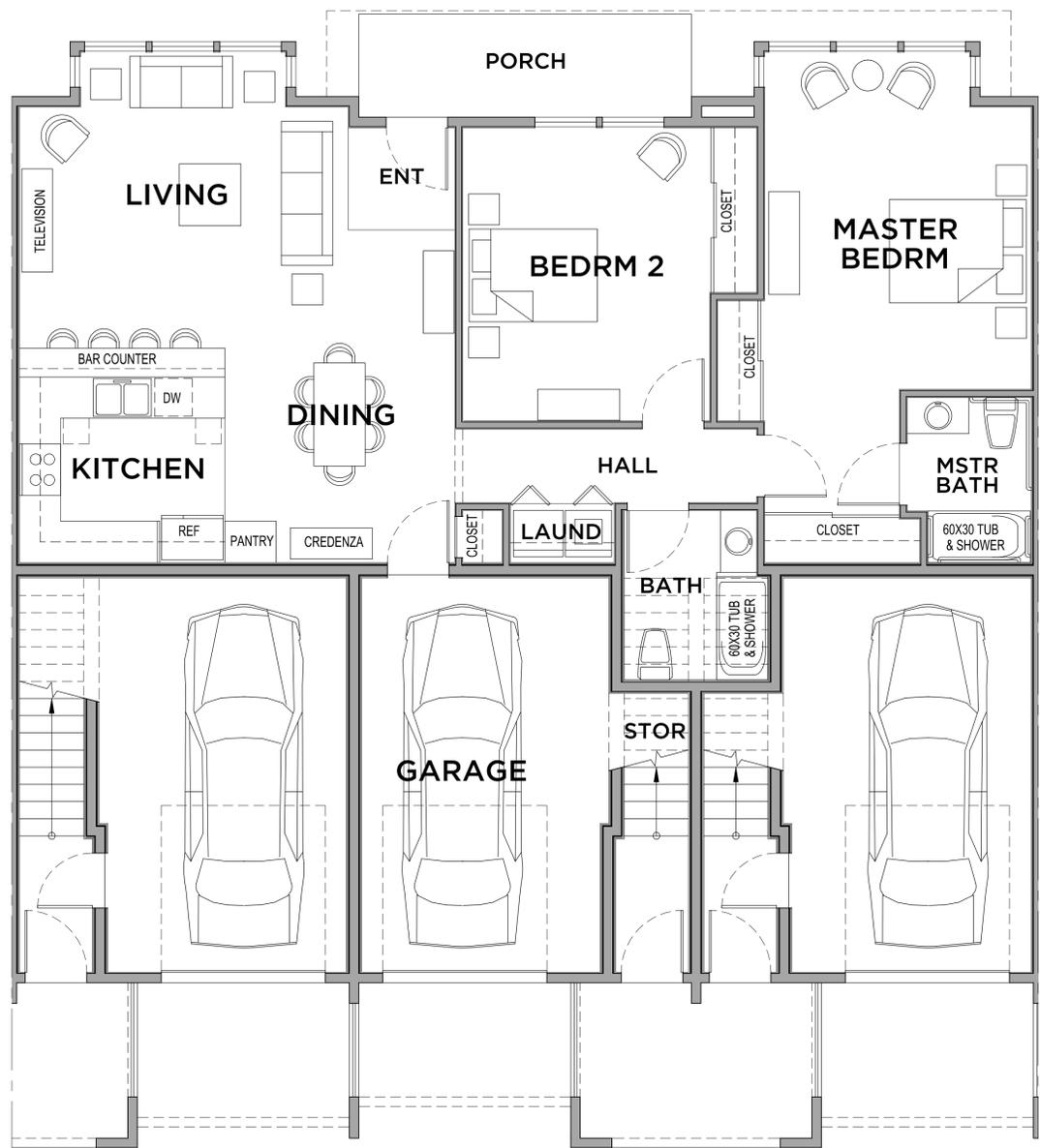
0' 16' 32' 48' 64' 80'

DRAWING SCALE 1/16" = 1'-0"



1238 SQ FT 2-BEDRM, 2-BATH ADA FLAT

FIRST FLOOR
FLATS 1, 2 & 3



1238 SQ FT 2-BEDRM, 2-BATH ADA FLAT
END UNIT with 14'-2" wide GARAGE

FIRST FLOOR
FLAT 6



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ADA FLATS
SCHEMATIC DESIGN FLOOR PLANS



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A1

ADA FLATS
SCHEMATIC DESIGN FLOOR PLANS



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