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**Hedgpeth**  
ARCHITECTS

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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

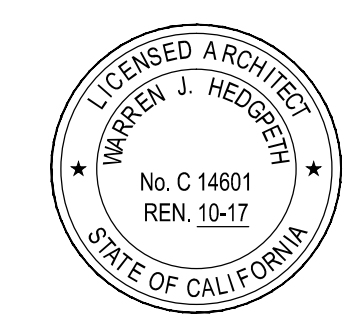
# PARK LANE II APARTMENTS

## SEBASTOPOL ROAD AT DOUBLES DRIVE SANTA ROSA, CALIFORNIA

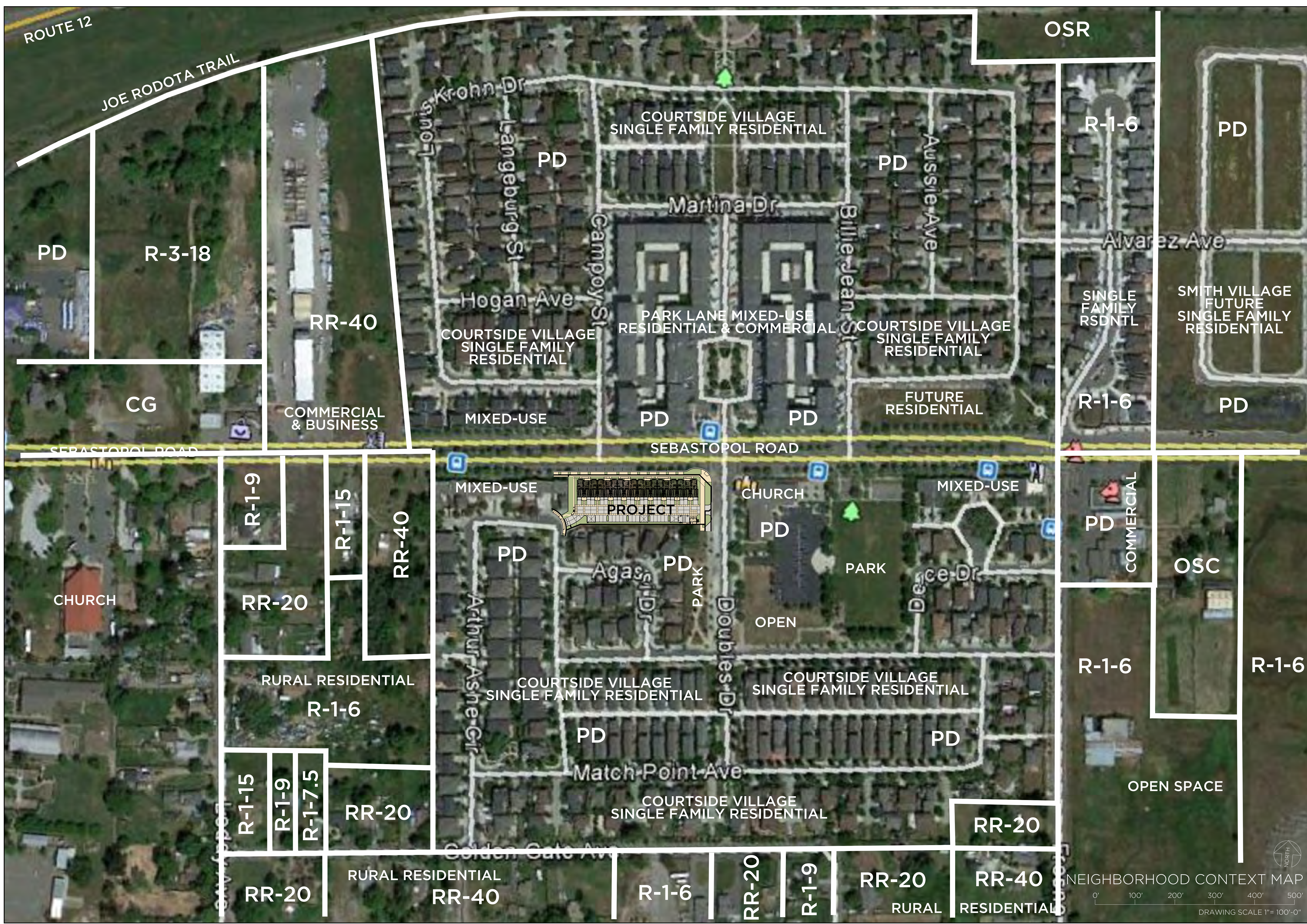


VICINITY MAP	PROJECT TEAM	PROJECT DATA	PROJECT CALCS	SHEET INDEX
	<p><b>DEVELOPER</b> Art &amp; Brad Bergesen PAB Investments, LLC 5241 Sunridge Drive Fairfield CA 94534 925-963-7408 cell</p> <p><b>PROJECT REPRESENTATIVE</b> Mike Zalkaske 1031 Ranco Lindo Drive Petaluma CA 94952 707-765-9944 office 707-322-2901 cell</p> <p><b>ARCHITECT</b> Hedgpeth Architects 2321 Bethards Drive Santa Rosa CA 95405 707-523-7010 office</p> <p><b>CIVIL ENGINEER</b> BKF Engineers 325 Tesconi Circle Santa Rosa CA 95401 707-583-8500 office</p> <p><b>LANDSCAPE ARCHITECT</b> MacNair Landscape Architecture PO Box 251 Kenwood CA 95452 707-833-2288</p>	<p><b>PROJECT ADDRESS</b> Sebastopol Road at Doubles Drive Santa Rosa CA 95407</p> <p><b>ASSESSOR PARCEL NUMBER:</b> 035-690-103</p> <p><b>ZONING:</b> PD - Planned Development</p> <p><b>GENERAL PLAN:</b> 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 Courtyard Village PC District is not exceeded.</i></p> <p><b>PROJECT PARCEL SIZE:</b> 42,970 Sq Ft (0.986 Acres)</p> <p><b>NUMBER OF LIVING UNITS:</b> 24 Apartments (6 flats, 18 townhouses)</p> <p><b>OCCUPANCY:</b> Living Units: R2 Garages: S3</p> <p><b>BUILDING TYPE:</b> Type V-B, sprinklered</p> <p><b>PARKING CALCULATIONS:</b> <b>Total parking spaces required: 48</b> 24 units x 2.0 = 48 <b>Total parking spaces provided: 60</b> Garage spaces: 18 Carport spaces: 6 Space on garage aprons: 18 Spaces in parking lot: 18</p>	<p><b>SQUARE FOOTAGES:</b> 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 <b>TOTAL: 34,564 sq ft heated area</b></p>	<p><b># SHEET NAME</b> <b>Architectural sheets prepared by Hedgpeth Architects:</b> Title Architectural Title Sheet Map Neighborhood Context Map Photo Site Photos Site Architectural Site Plan A1 Floor Plans for Flats 1, 2, 3 &amp; 6 on 1st Level A2 Floor Plans for Flats 4 &amp; 5 on 1st Level A3 Floor Plans for Townhouses on 2nd &amp; 3rd Levels A4 Floor Plans for Assembled Building A5 Exterior Elevations and Color Selections A6 Previous Exterior Elevations and Color Selections</p> <p><b>Civil sheets prepared by BKF Engineers:</b> 1 Project Information 2 Grading Plan 3 Utility Plan 4 Striping Plan</p> <p><b>Landscape sheets prepared by MacNair Landscape Architect:</b> L1 Preliminary Planting Plan</p>
				<p><b>Revisions</b> 140128 Concept Des Rev 160114 Prelim Des Rev</p> <p><b>Job Number</b> 1332</p> <p><b>Project Architect</b> PAUL GILGER</p> <p><b>Drawn By</b> PAUL GILGER</p> <p><b>Date</b> DECEMBER 2013</p> <p><b>Sheet</b> <b>TITLE</b> of -</p>

TITLE SHEET  
VICINITY MAP  
PROJECT INFO.  
SHEET INDEX



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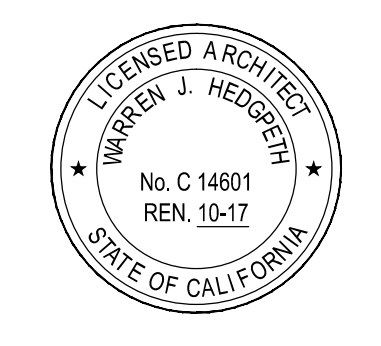
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**NEIGHBORHOOD CONTEXT MAP WITH ZONING DESIGNATIONS**



**Revisions**  
 140128 Concept Des Rev  
 160114 Prelim Des Rev

**Job Number**  
 1332

**Project Architect**  
 PAUL GILGER

**Drawn By**  
 PAUL GILGER

**Date**  
 DECEMBER 2013

**Sheet**

**MAP**



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View of parcel from northwest corner



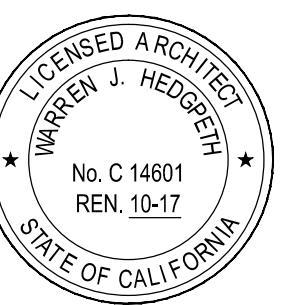
View of parcel from northeast corner



View of parcel from southwest corner

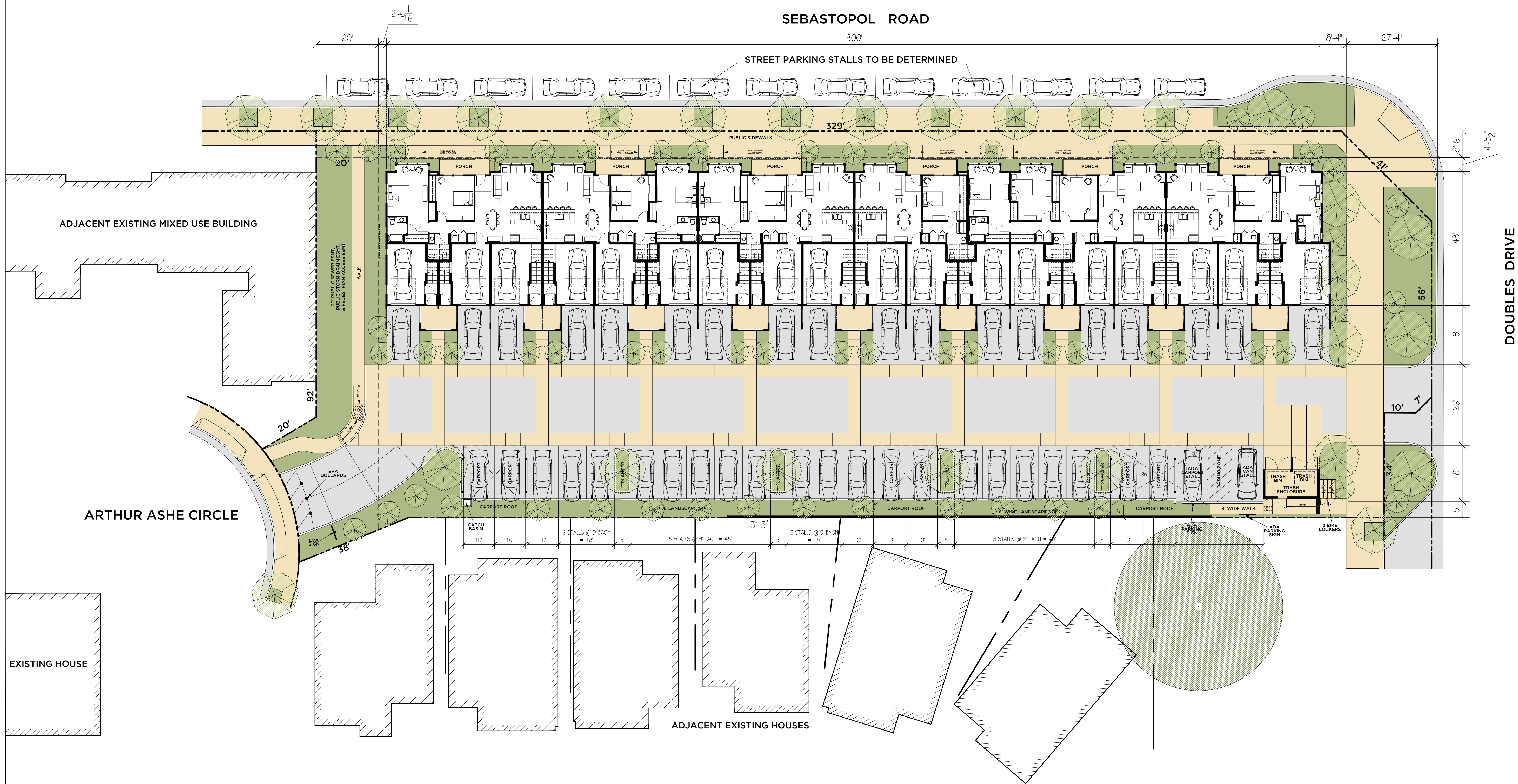


View of parcel from southeast corner



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)

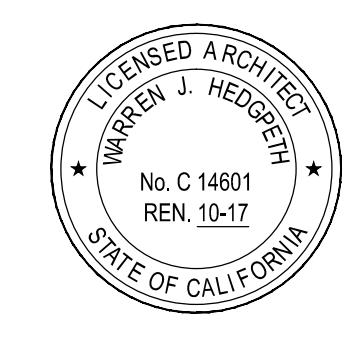
**PARK LANE II APARTMENTS**  
Courtside Village APN 035-690-103 (lot 48)



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**SCHEMATIC DESIGN SITE PLAN**



Revisions  
140128 Concept Des Rev  
160114 Prelim Des Rev

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DECEMBER 2013

Sheet

**SITE**

SCHEMATIC DESIGN SITE PLAN

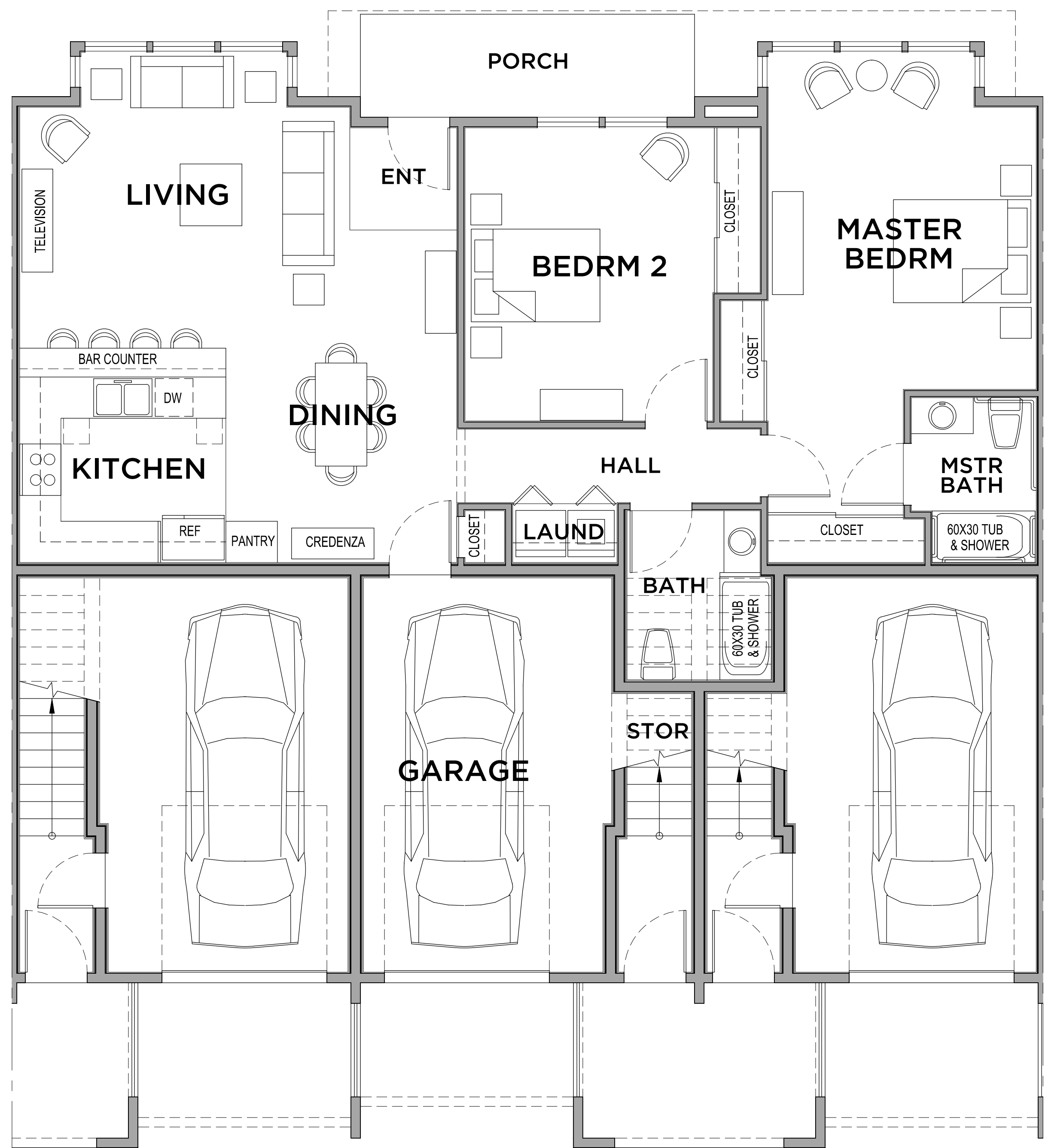


DRAWING SCALE 1/16" = 1'-0"

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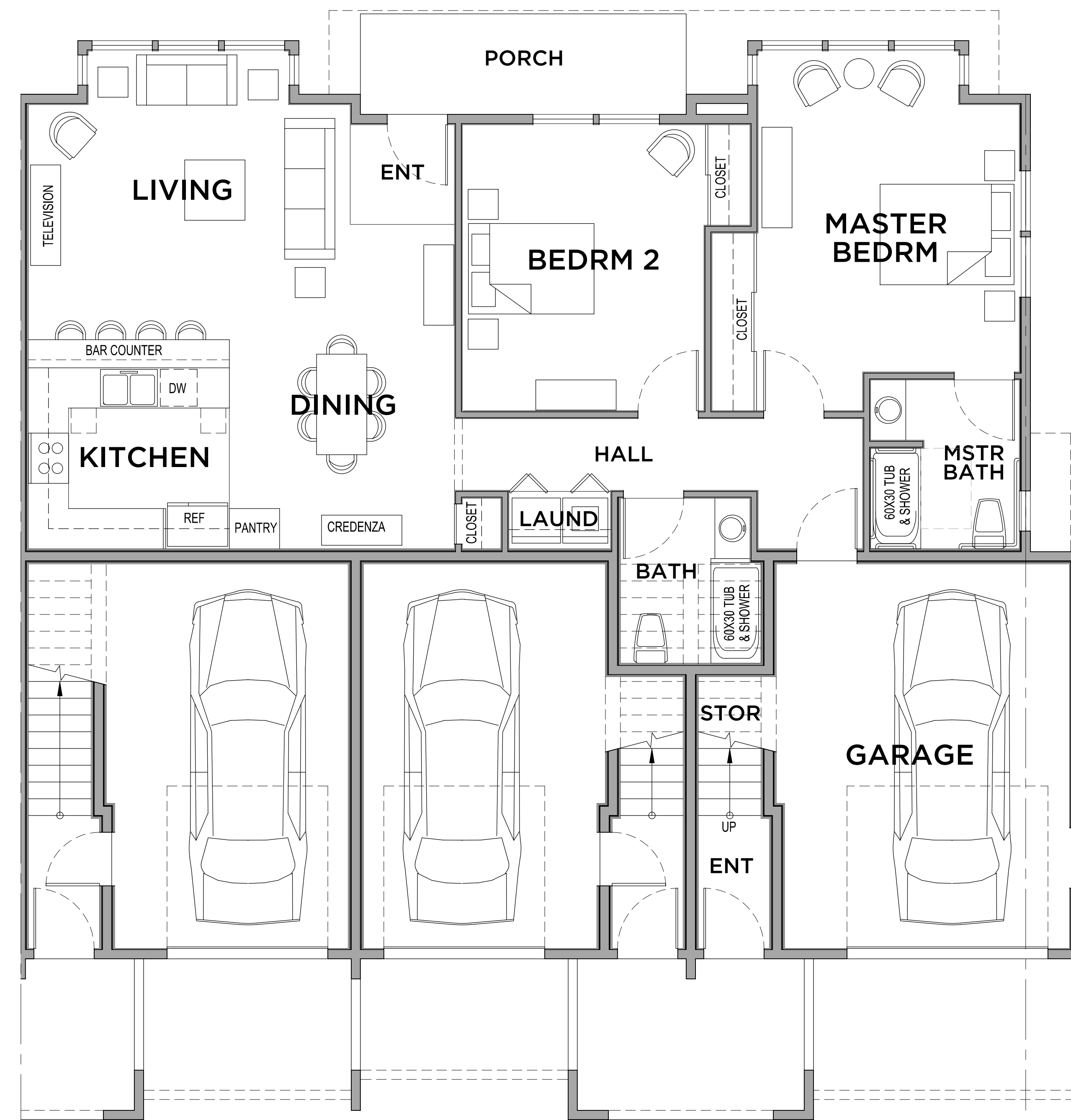
1238 SQ FT 2-BEDRM, 2-BATH ADA FLAT

FIRST FLOOR  
FLATS 1, 2 & 3



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

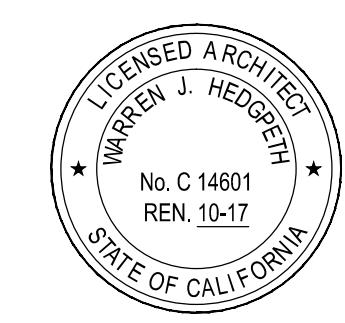
FIRST FLOOR  
FLAT 6



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ADA FLATS  
SCHEMATIC DESIGN FLOOR PLANS



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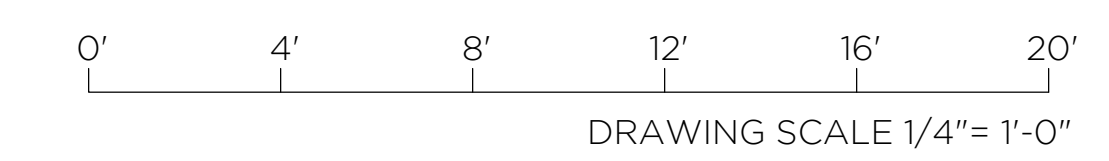
Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
DECEMBER 2013

Sheet  
A1

ADA FLATS  
SCHEMATIC DESIGN FLOOR PLANS



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