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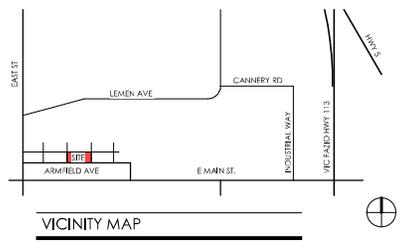
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ARMFIELD APTS
1223 Armfield Ave. Woodland, CA

11/02/2023

23029

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VICINITY MAP

PROJECT NAME: ARMFIELD APTS
 PROJECT LOCATION: 1223 ARMFIELD AVE WOODLAND, CA 95665
 ASSESSORS PARCEL #: 08-0760-001
 LOT SIZE: 23,000 SF / 0.528 ACRES
 ZONING: CMU-4 (CORRIDOR MIXED USE - EAST ST)
 OCCUPANCY / USE: R-2, MULTI-FAMILY
 PARKING DIMENSIONS: 90 DEGREE STANDARD
 Space Width: 9'6"
 Space Depth: 19'7"
 90 DEGREE COMPACT*
 Space Width: 8'6"
 Space Depth: 16'6"
 Two-Way Maneuvering Width: 24 FT
 *Compact car spaces, Up to 20 %
 LANDSCAPE SEEDBACKS: 10 FT ADJACENT TO SINGLE FAMILY HOUSES
 PARKING LOT SHADING: TBD
 PARKING FOOT-CANDLES: ALL MULTI-FAMILY HOUSING SHALL HAVE A MINIMUM OF ONE FOOT-CANDLE OF LIGHT ON THE PARKING SURFACE DURING HOURS OF DARKNESS, PER CITY CODE SECTION 15.04.070

| | ZONING REQUIREMENT: | PROVIDED: | MEETING CODE |
|---------------------------|--|------------------|--------------|
| BUILDING HEIGHT: | 4 STORIES/SOFT | 3 STORIES/39'-2" | YES |
| FRONT SETBACK: | MIN 6 FT - MAX 15 FT (ARMFIELD) | 6'-0" | YES |
| STREET SIDE: | MIN 6 FT - MAX 15 FT (B STREET) | 15'-4" | YES |
| INTERIOR SIDE SETBACK: | NO REQUIREMENT (EAST) | 55'-9" | YES |
| REAR SETBACK: | NO REQUIREMENT (ALLEY) | 29'-6" | YES |
| FAR: | 0.25 TO 2.0 FOR SINGLE USE | 0.97 | YES |
| DENSITY: | MAX 40 U/A | 21 + 2 ADUS | YES |
| OPEN SPACE: | 5% OF THE TOTAL BLDG AREA (2,337.95 + 1,112 SF) | 1,112 SF | YES |
| PARKING REQUIREMENT: | 1 PER UNITS/NO PARKING REQ. FOR ADUS | 21 STALLS | YES |
| RESIDENTIAL BIKE PARKING: | 1 space per 5 dwelling units | 5 | YES |

ZONING INFORMATION

BUILDING SUMMARY:

| LEVEL | GROSS AREA | NUMBER OF UNIT TYPES | | | TOTAL UNITS |
|--------------|------------------|----------------------|-------------------|-------------------|-------------|
| | | STUDIO 496 SF | ONE BED 737 SF | TWO BED 930 SF | |
| LEVEL 1 | 7,365 SF | - | 2 | 5 | 7 |
| LEVEL 2 | 7,435 SF | 1 | 3 | 4 | 8 |
| LEVEL 3 | 7,435 SF | 1 | 3 | 4 | 8 |
| TOTAL | 22,235 SF | 2 | 8 | 13 | 23 |

PARKING SUMMARY:

| PROVIDED | RATIO TO UNITS |
|-----------|----------------|
| 21 STALLS | 21/21 = 100% |

EV PARKING REQUIREMENTS: CAL GREEN CODE 2022: 4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION

| TYPE | PERCENTAGE | REQUIRED | PROVIDED |
|--------------------|---------------------|----------|----------|
| EV CAPABLE | 10% OF TOTAL SPACES | 2 | - |
| EV READY | 25% OF TOTAL SPACES | 5 | - |
| EV CHARGERS (EVCs) | 5% OF TOTAL SPACES | 1 | - |

RESIDENTIAL PROGRAM DATA

SITE PLAN 3/32" = 1/4" 1



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