

BERRETTONI DEVELOPMENT

515 EAST STREET, WOODLAND, CA



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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BERRETTONI DEVELOPMENT

515 EAST STREET, WOODLAND, CA

2015 PUCCI GROUP, LLC

2960 VAN NESS AVENUE, SAN FRANCISCO, CA 94104

Sheet Title:
COVER SHEET

Job No. 21005
Date: 04/18/2025
Scale:
Drawn By: Author

Sheet No:

A000



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PROJECT DESCRIPTION

The project is a thoughtfully designed 1.67-acre affordable housing community in Woodland, featuring 108 one- and two-bedroom apartments across two five-story buildings. It is carefully integrated into the existing neighborhood fabric while preserving numerous mature trees that provide natural shade and enrich the outdoor environment.

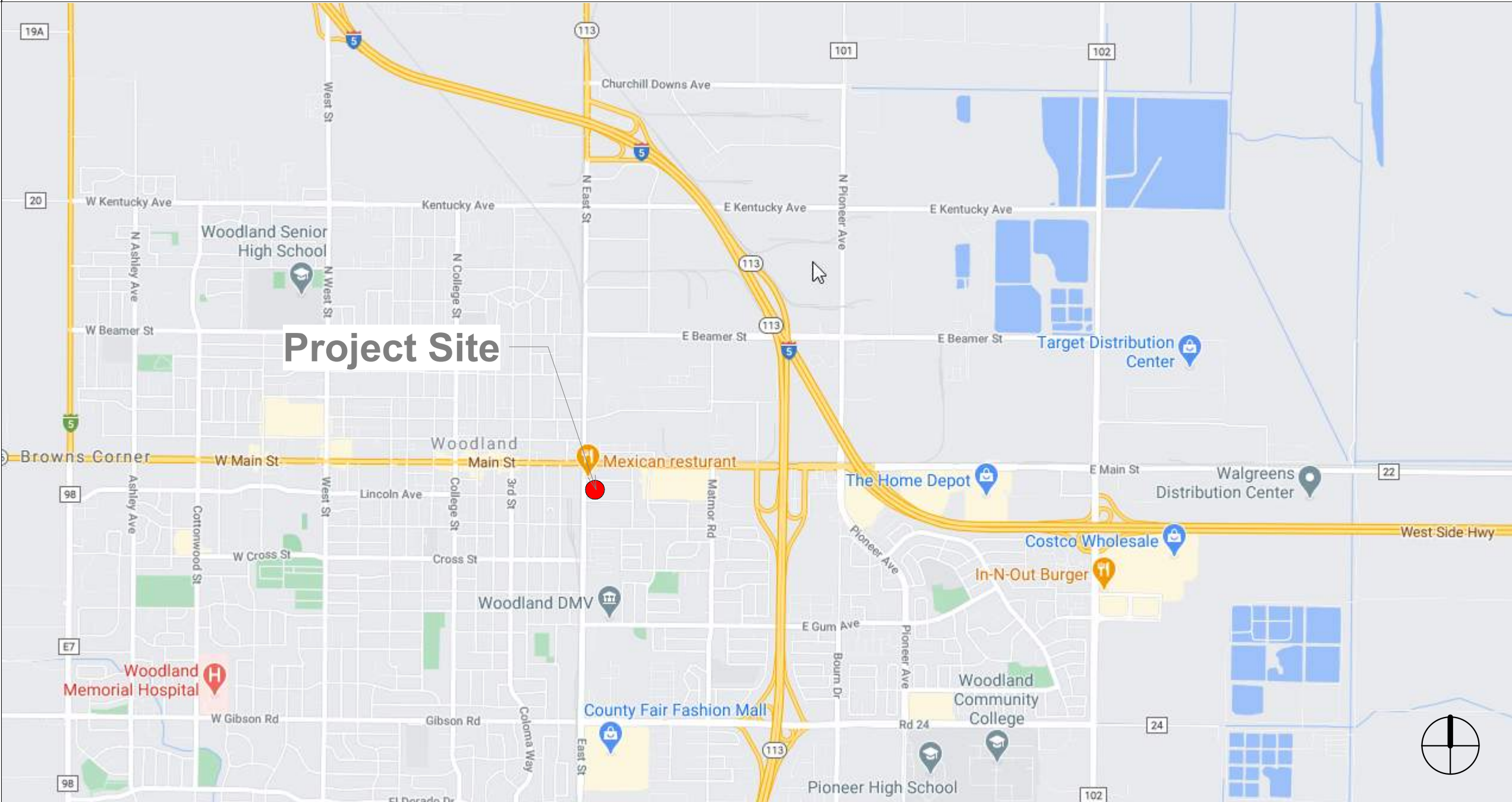
A landscaped drive connects Alice Street and Depot Street, offering on-site parking, emergency access, and generous setbacks that maintain privacy for neighboring properties. The buildings are strategically placed to screen parking areas and create an active, pedestrian-friendly streetscape. A network of walkways links the buildings and amenities, with each structure featuring a welcoming lobby, laundry facilities, elevator access, and secure, covered bicycle parking.

The architectural approach combines traditional and modern elements, incorporating gabled rooflines, warm materials such as plaster, wood, and steel, and textured facades that lend visual interest. Flat rooftops accommodate solar panels, supporting the project's all-electric, energy-efficient design. The result is a vibrant, sustainable community that reflects Woodland's character while meeting the growing demand for quality affordable housing.

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VICINITY MAP

The vicinity map shows the project site located at the intersection of Main St and E Main St in Woodland, CA. The site is marked with a red dot and labeled 'Project Site'. The map includes major roads such as I-5, I-113, and various local streets like W Main St, E Main St, and E Kentucky Ave. Surrounding landmarks include Woodland Senior High School, Woodland DMV, County Fair Fashion Mall, Pioneer High School, Woodland Community College, Costco Wholesale, In-N-Out Burger, The Home Depot, Target Distribution Center, Walgreens Distribution Center, and Woodland Memorial Hospital. The map also shows the location of the Browns-Corner and West Side Hwy.

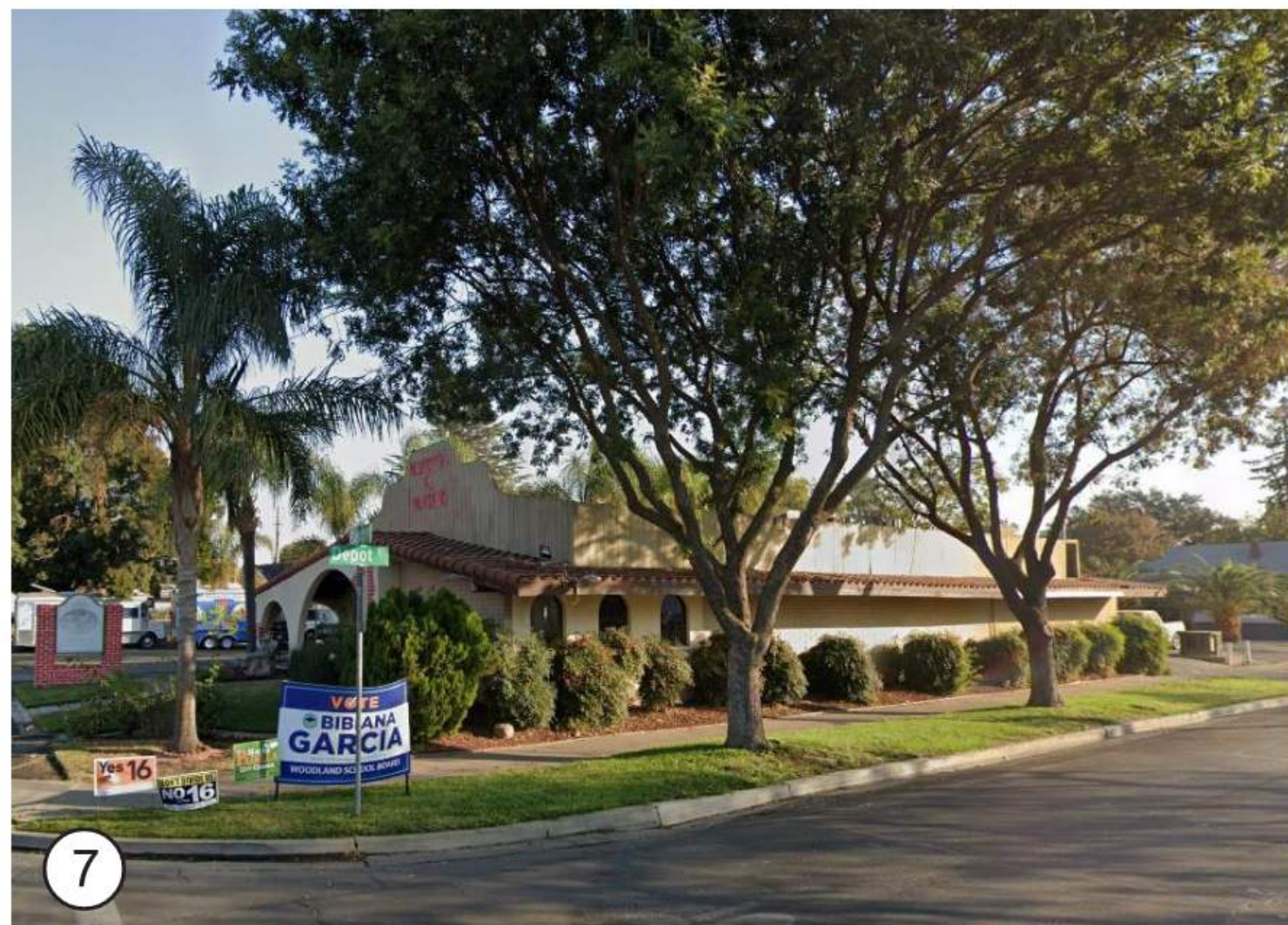
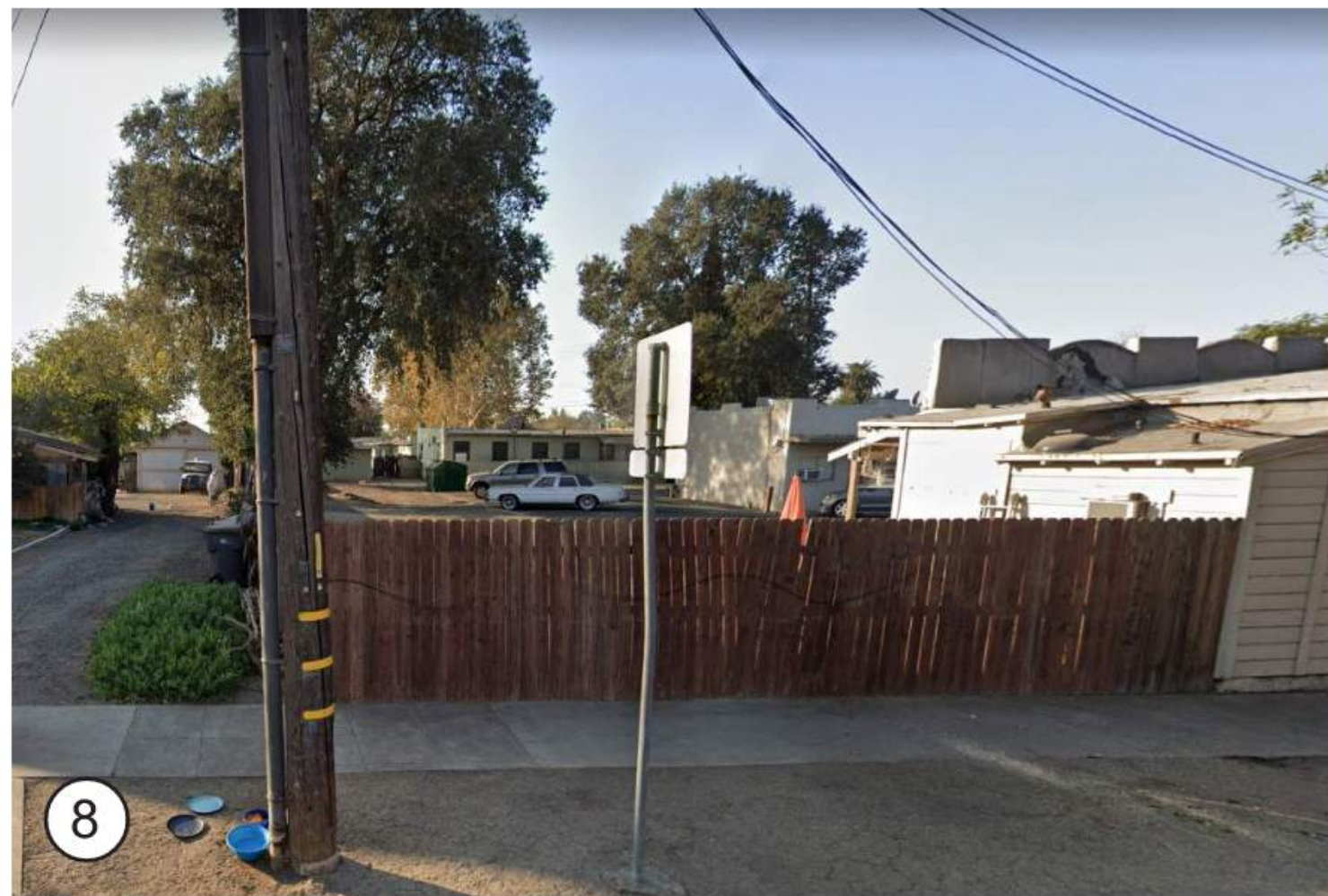
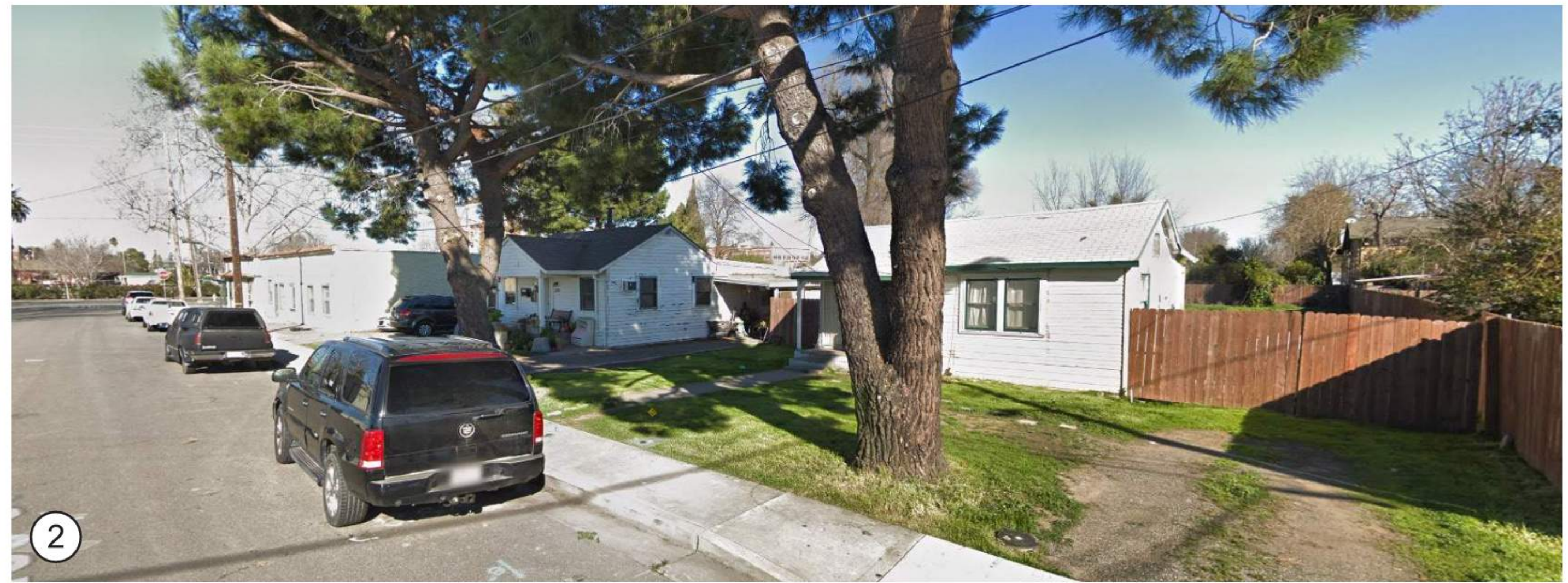


PROJECT TEAM

PROJECT DATA

PROJECT SUMMARY	
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A1.0



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NEIGHBORHOOD
CONTEXT

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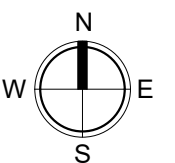
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TE PLAN

No. 21005
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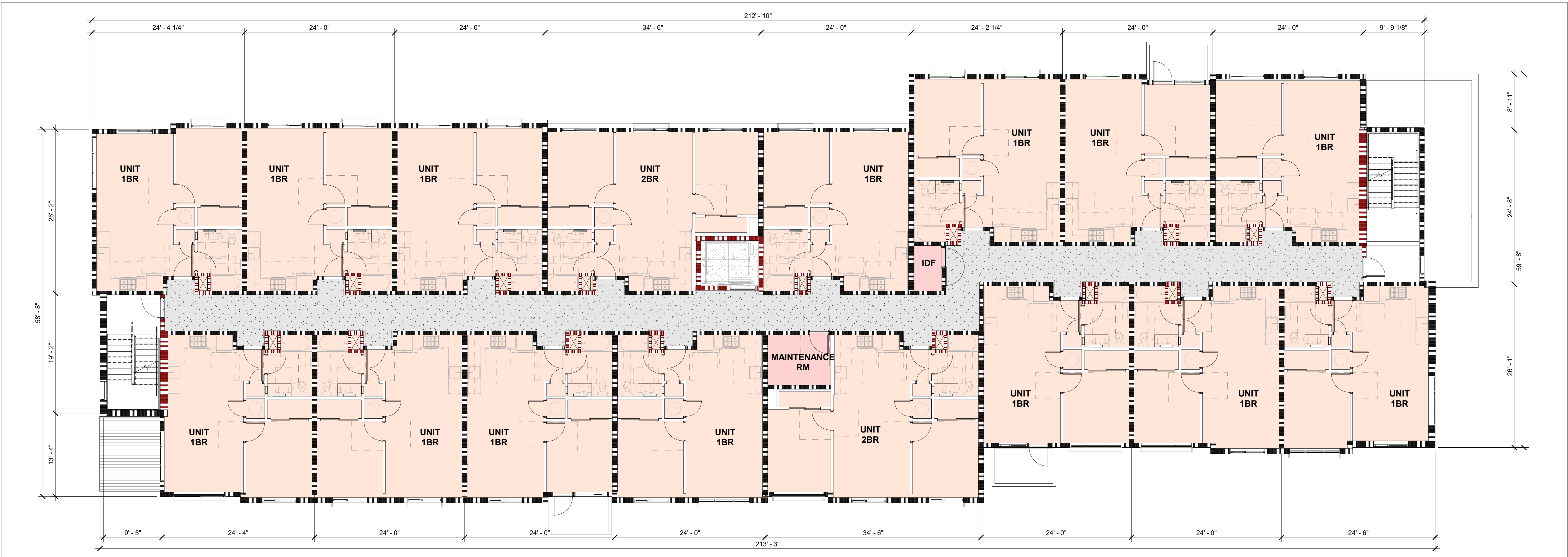
A2.0



SITE PLAN

$$1'' = 20'-0''$$

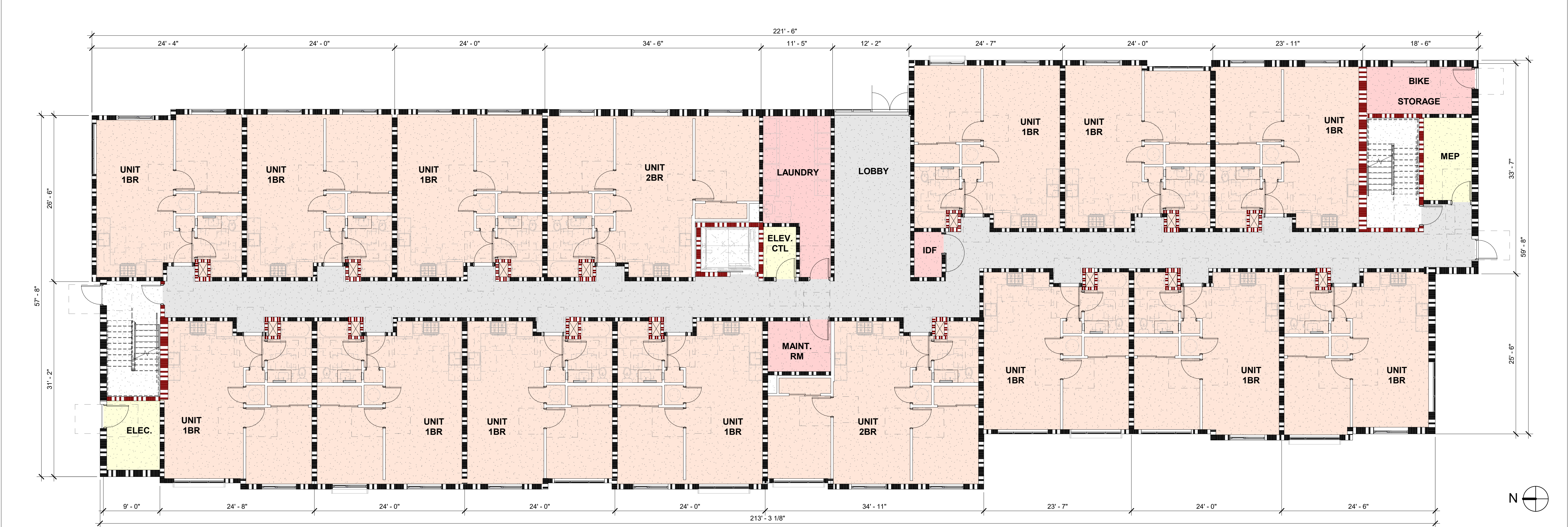
1



BUILDING 1_LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

2



BUILDING 1_LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

1



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ENLARGED PLAN -
BUILDING 1

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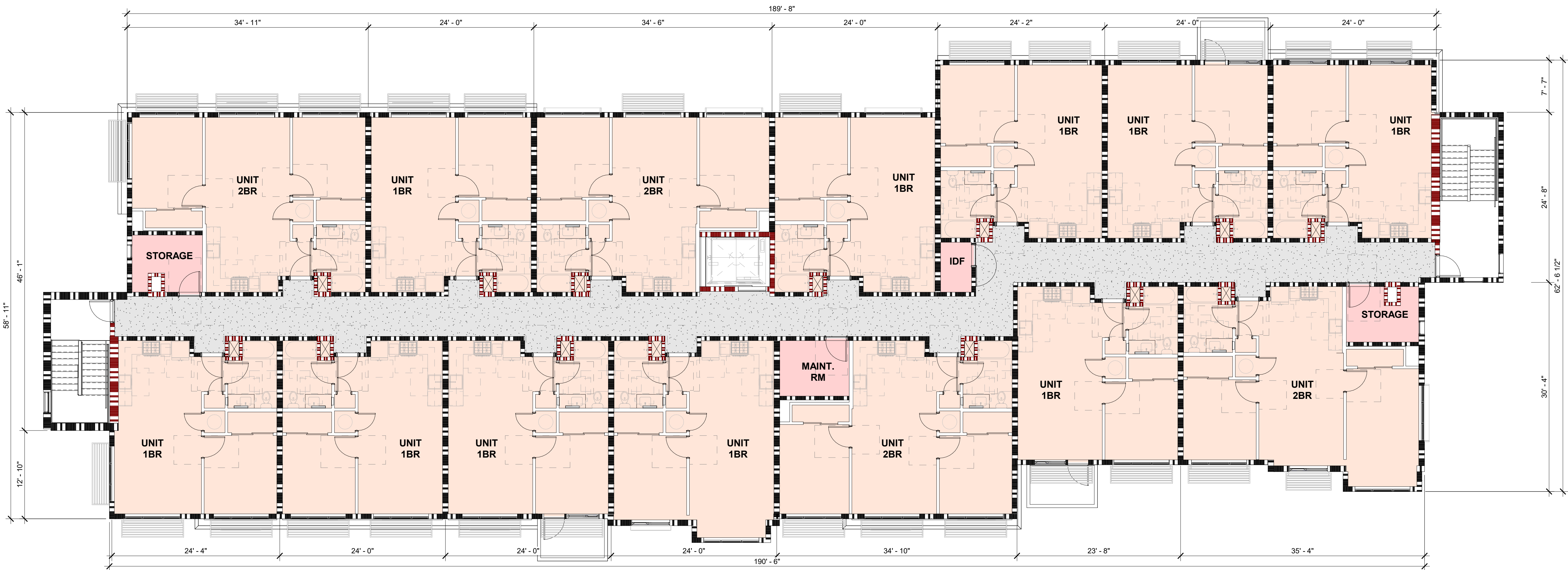
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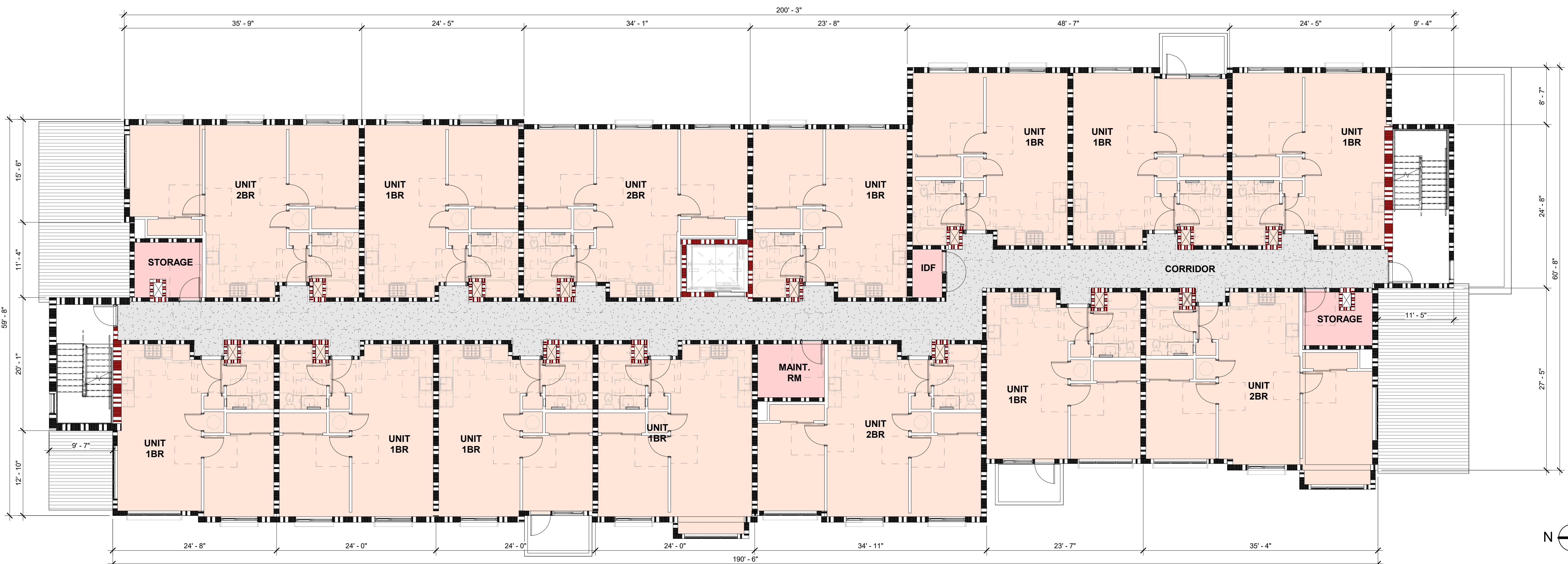
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BUILDING 1_LEVEL 5 FLOOR PLAN

1/8" = 1'-0"

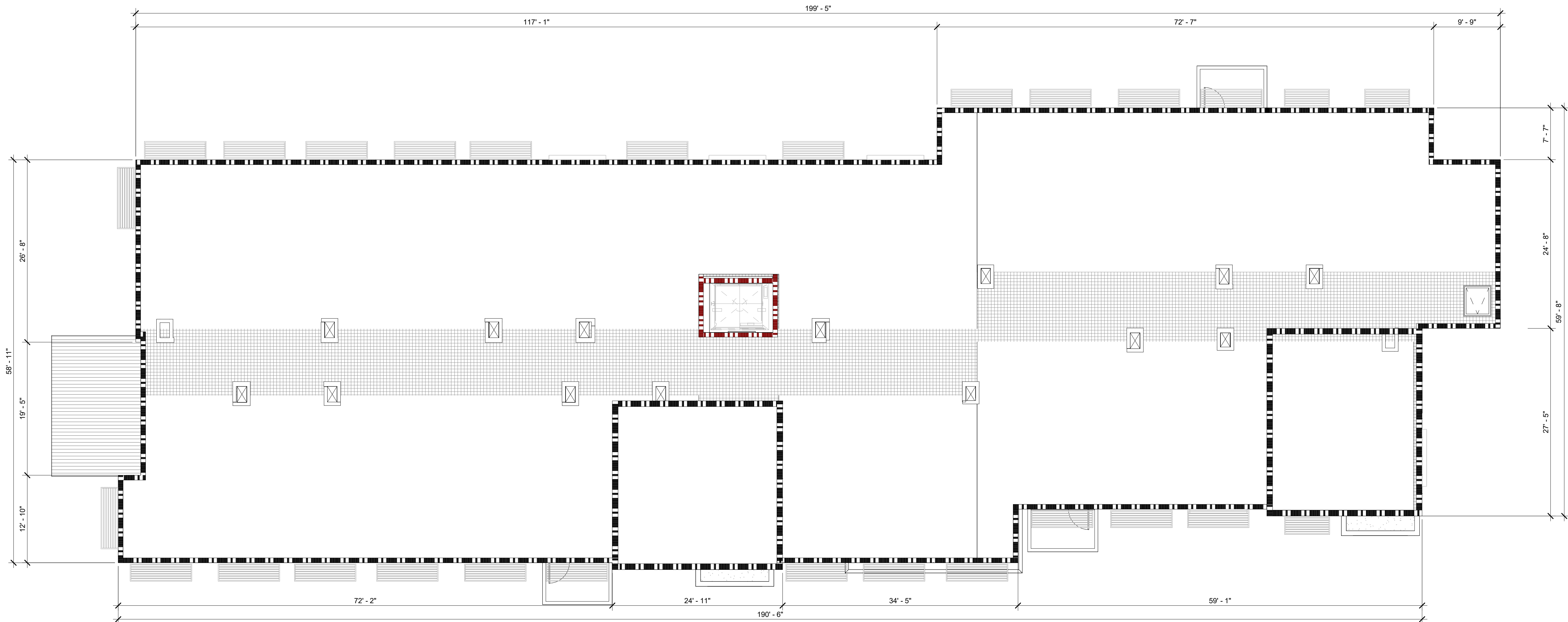
2



BUILDING 1_LEVEL 3- LEVEL 4 FLOOR PLAN

1/8" = 1'-0"

1





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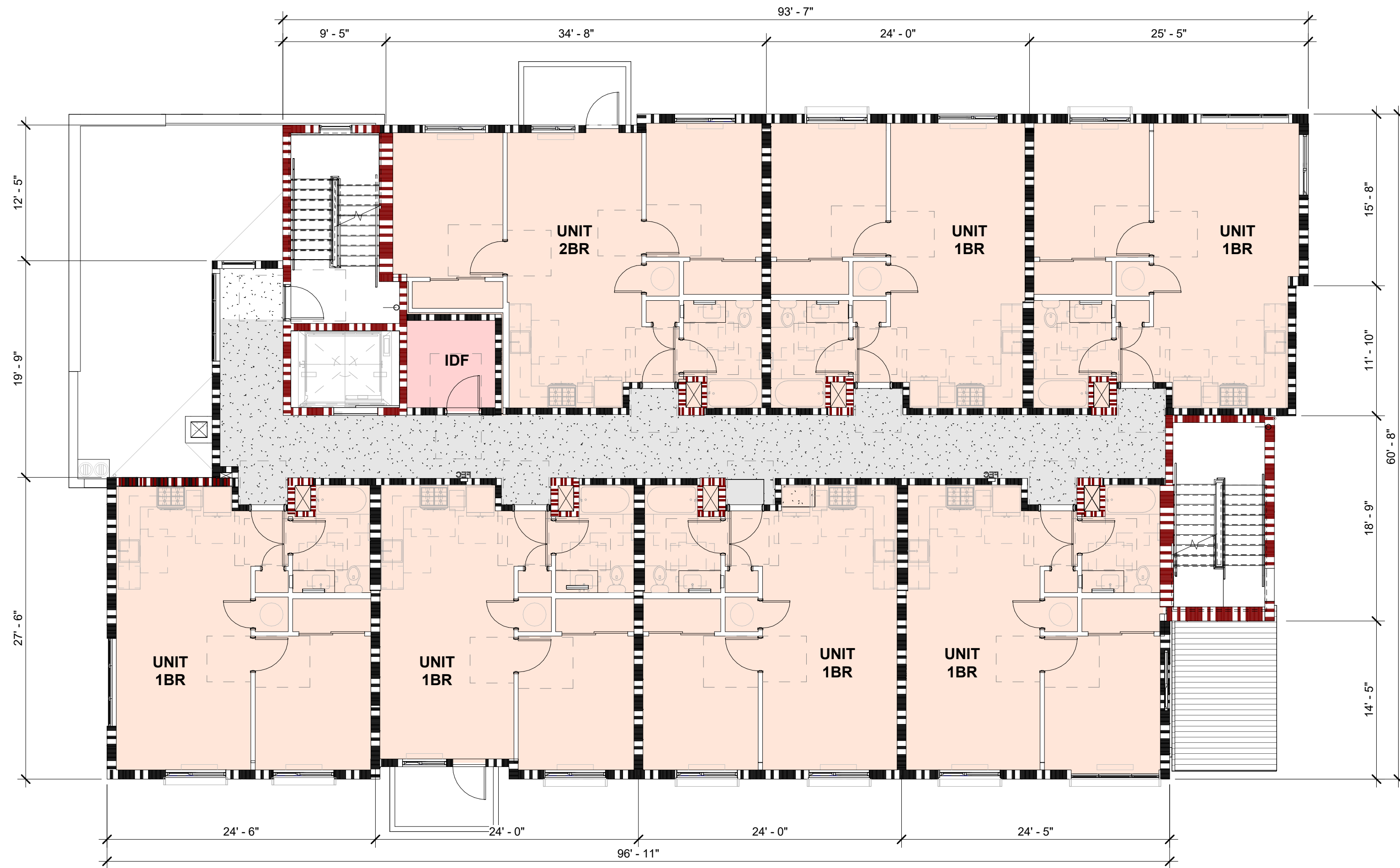
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Sheet Title:
ENLARGED PLAN -
BUILDING 2

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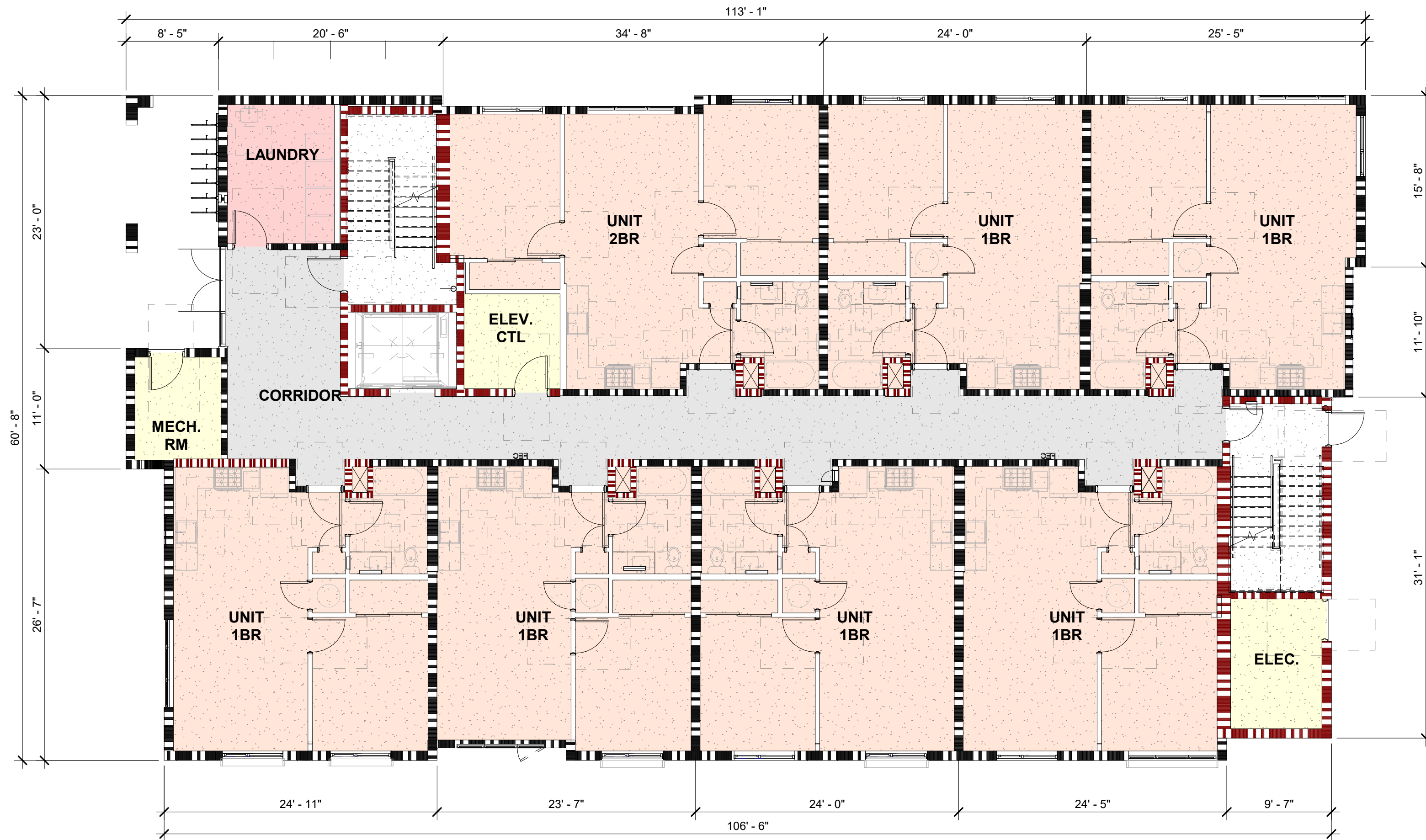
A2.4



BUILDING 2_LEVEL 2-LEVEL 4 FLOOR PLAN

1/8" = 1'-0"

2



BUILDING 2_LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

1



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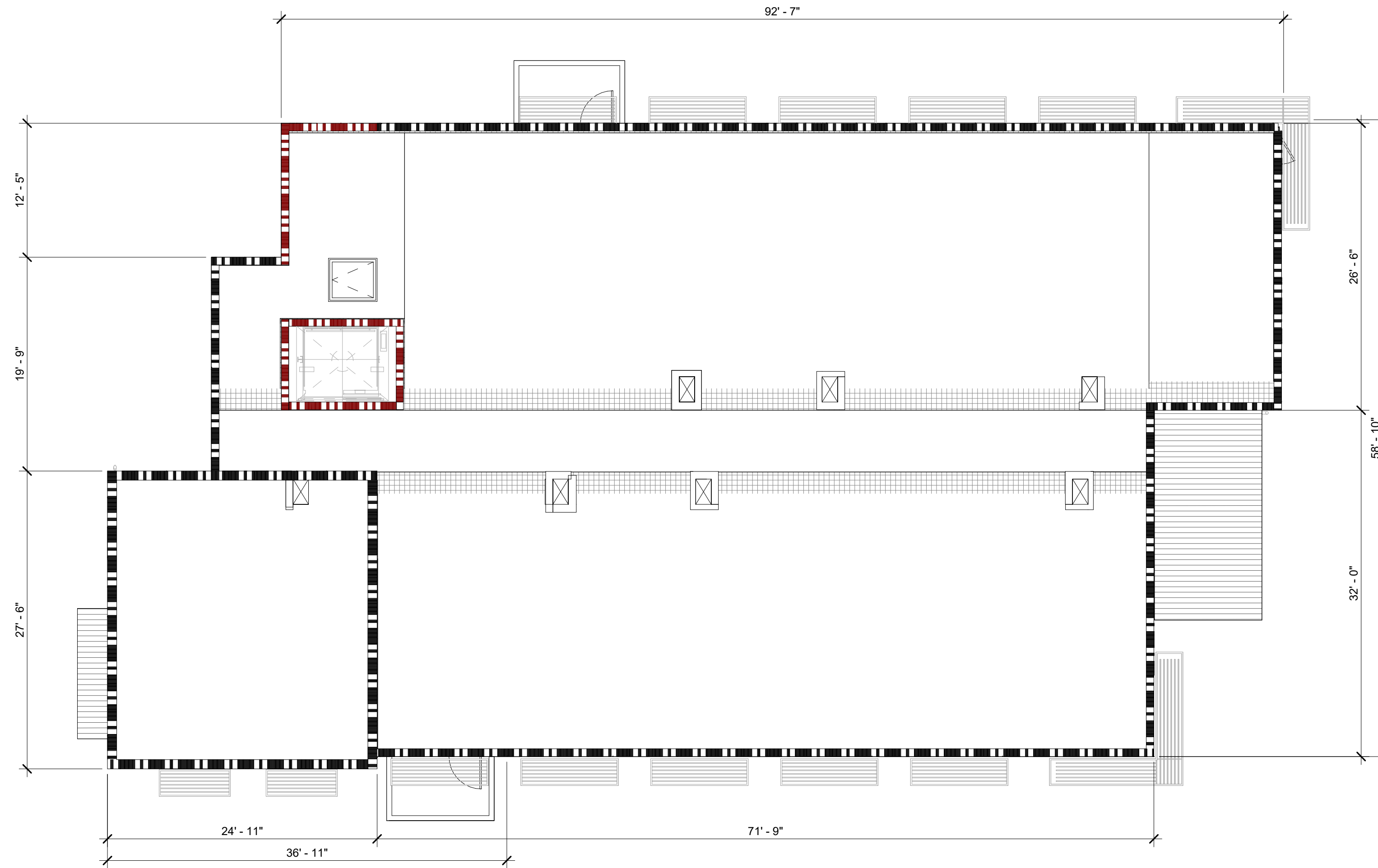
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ENLARGED PLAN -
BUILDING 2

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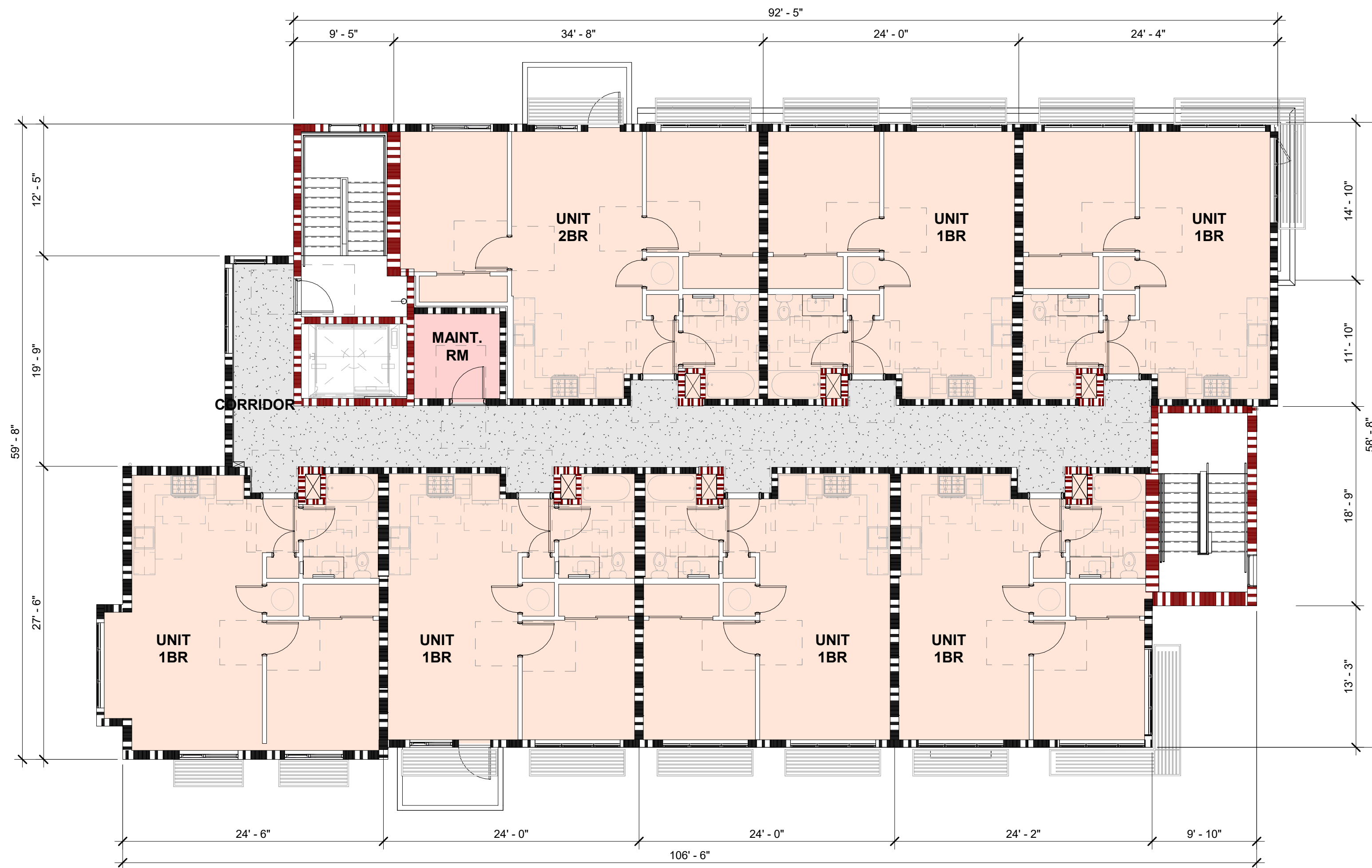
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BUILDING 2_ROOF FLOOR PLAN

1/8" = 1'-0"

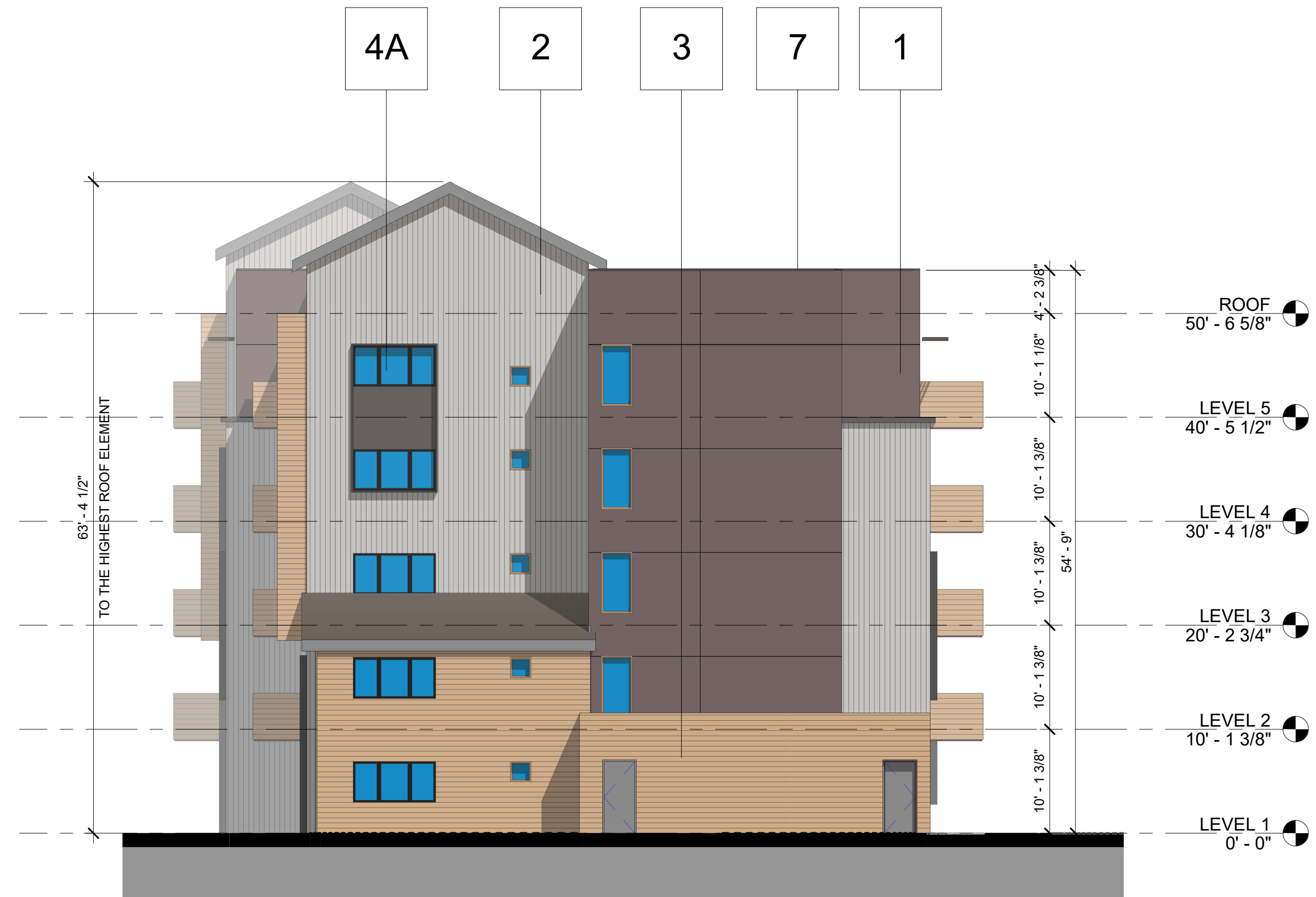
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BUILDING 2_LEVEL 5 FLOOR PLAN

1/8" = 1'-0"

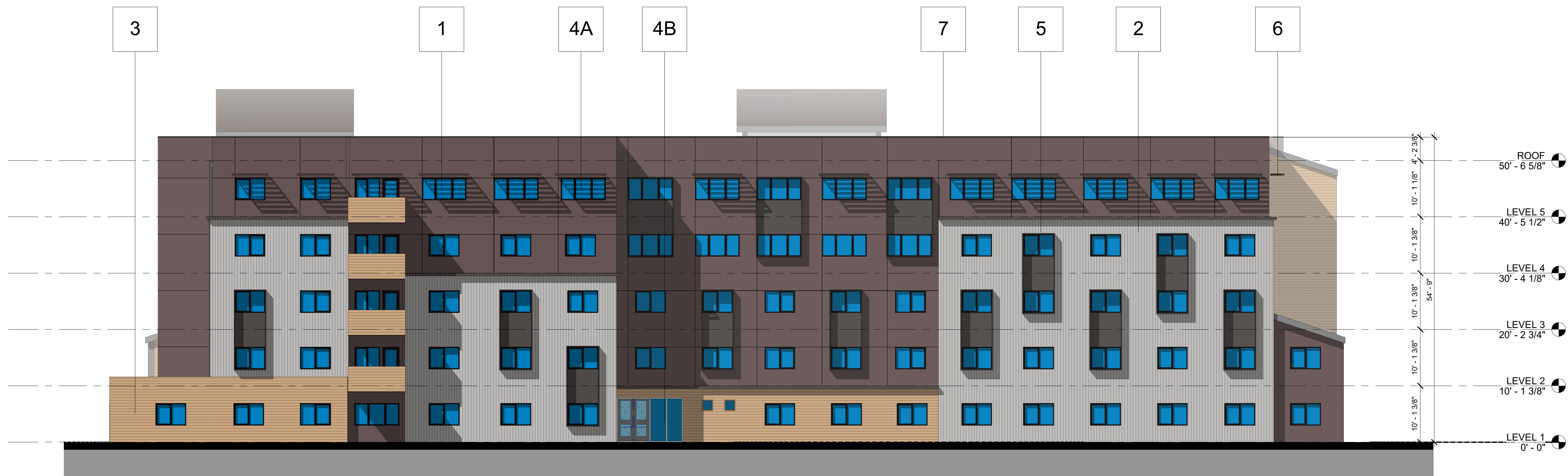
1



BUILDING 1- SOUTH ELEVATION

1" = 10'-0"

2



BUILDING 1- EAST ELEVATION

1" = 10'-0"

1



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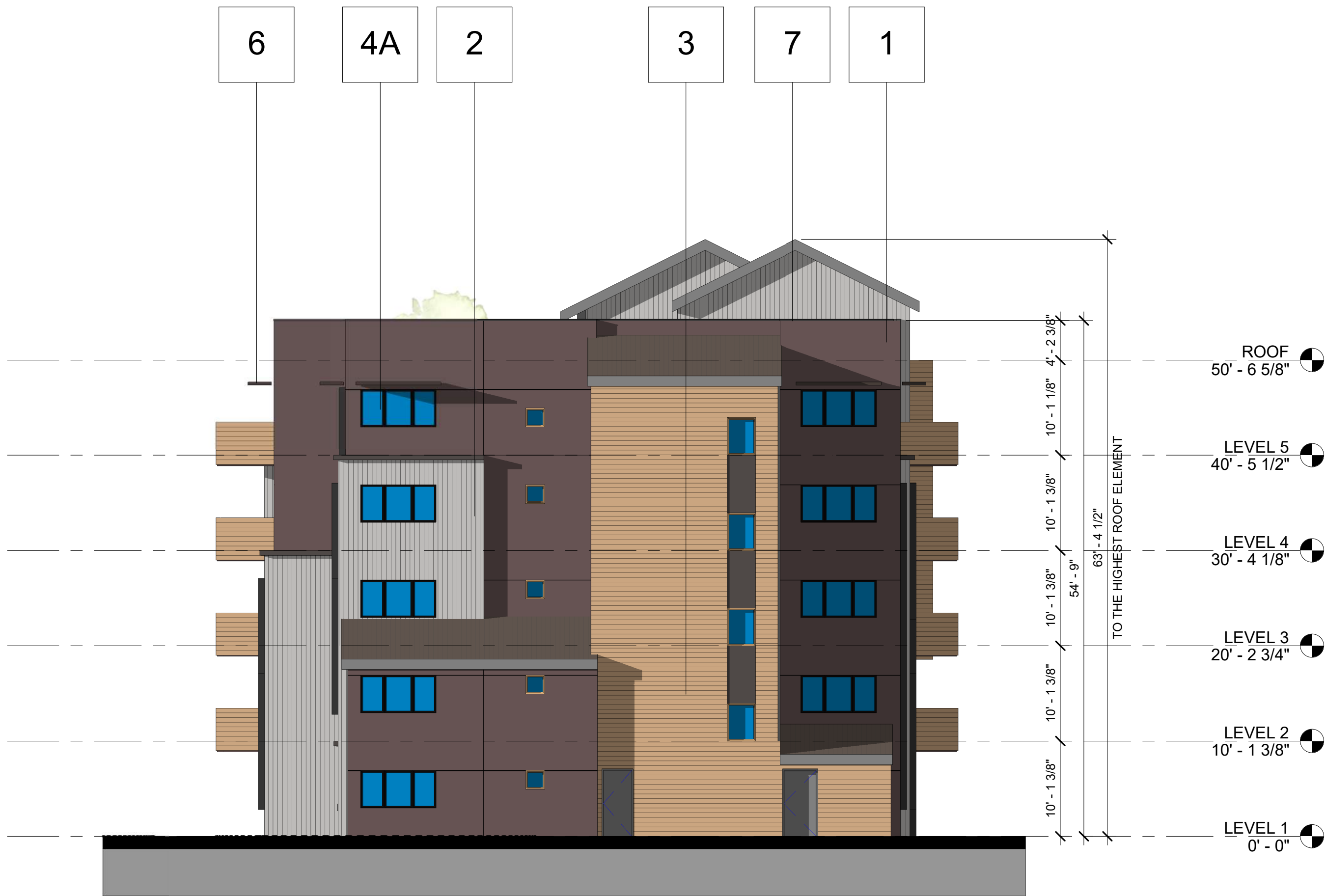
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BUILDING
ELEVATIONS

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Date: 04/18/2025
Scale: 1" = 10'-0"
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A3.2



BUILDING 1- NORTH ELEVATION

1" = 10'-0"

2



BUILDING 1- WEST ELEVATION

1" = 10'-0"

1



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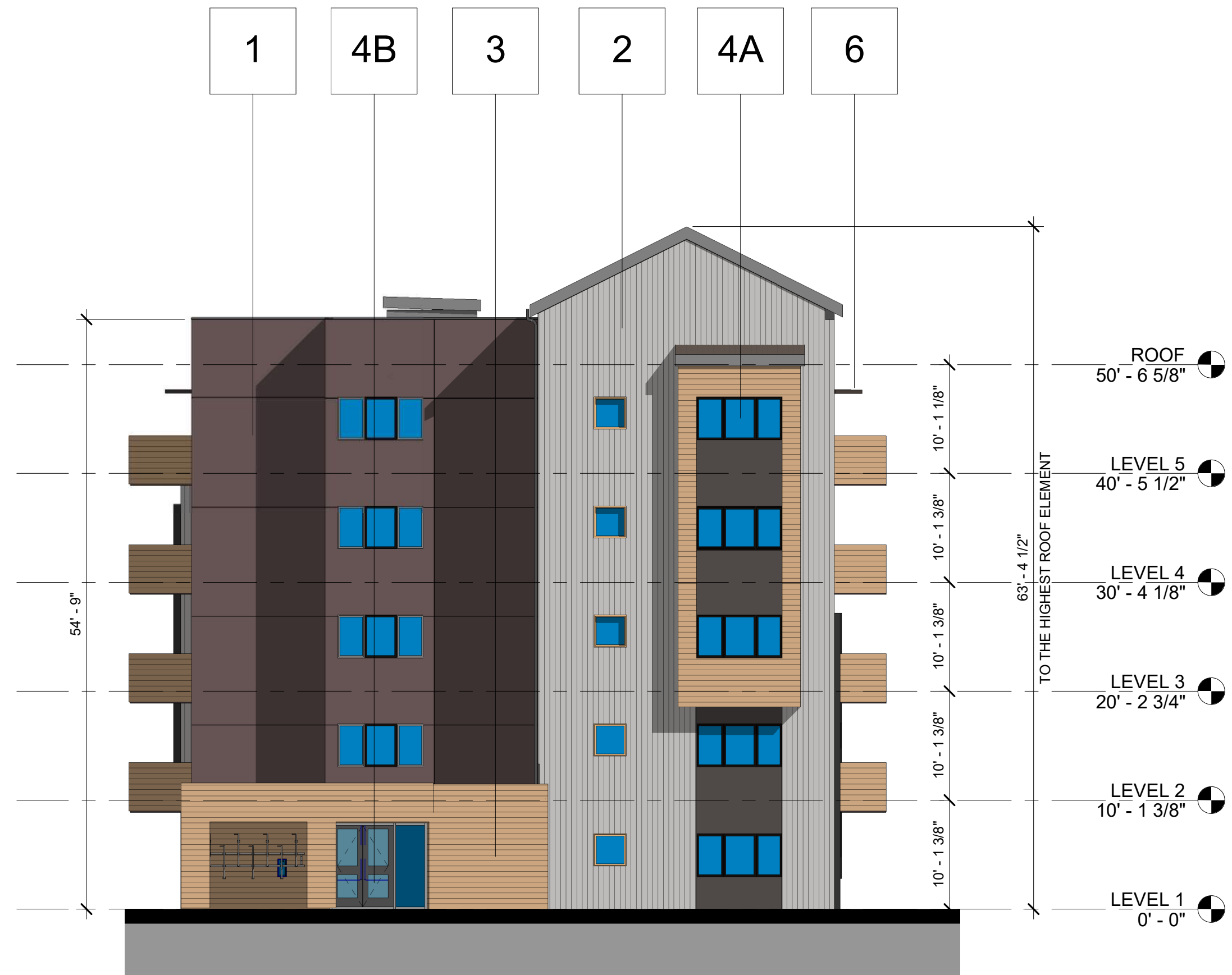
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BUILDING
ELEVATIONS

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A3.3



BUILDING 2- WEST ELEVATION

1" = 10'-0"

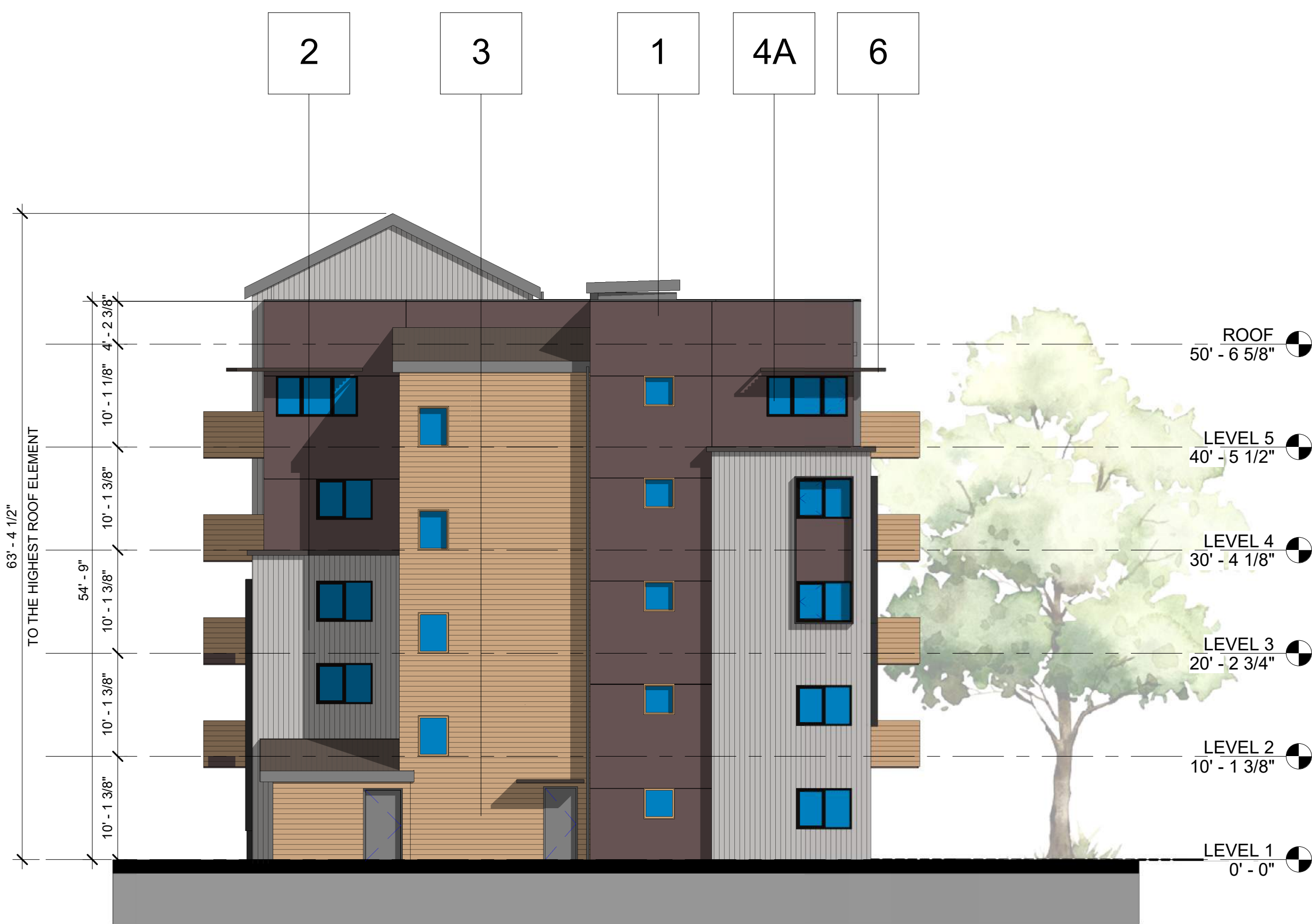
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BUILDING 2- SOUTH ELEVATION

1" = 10'-0"

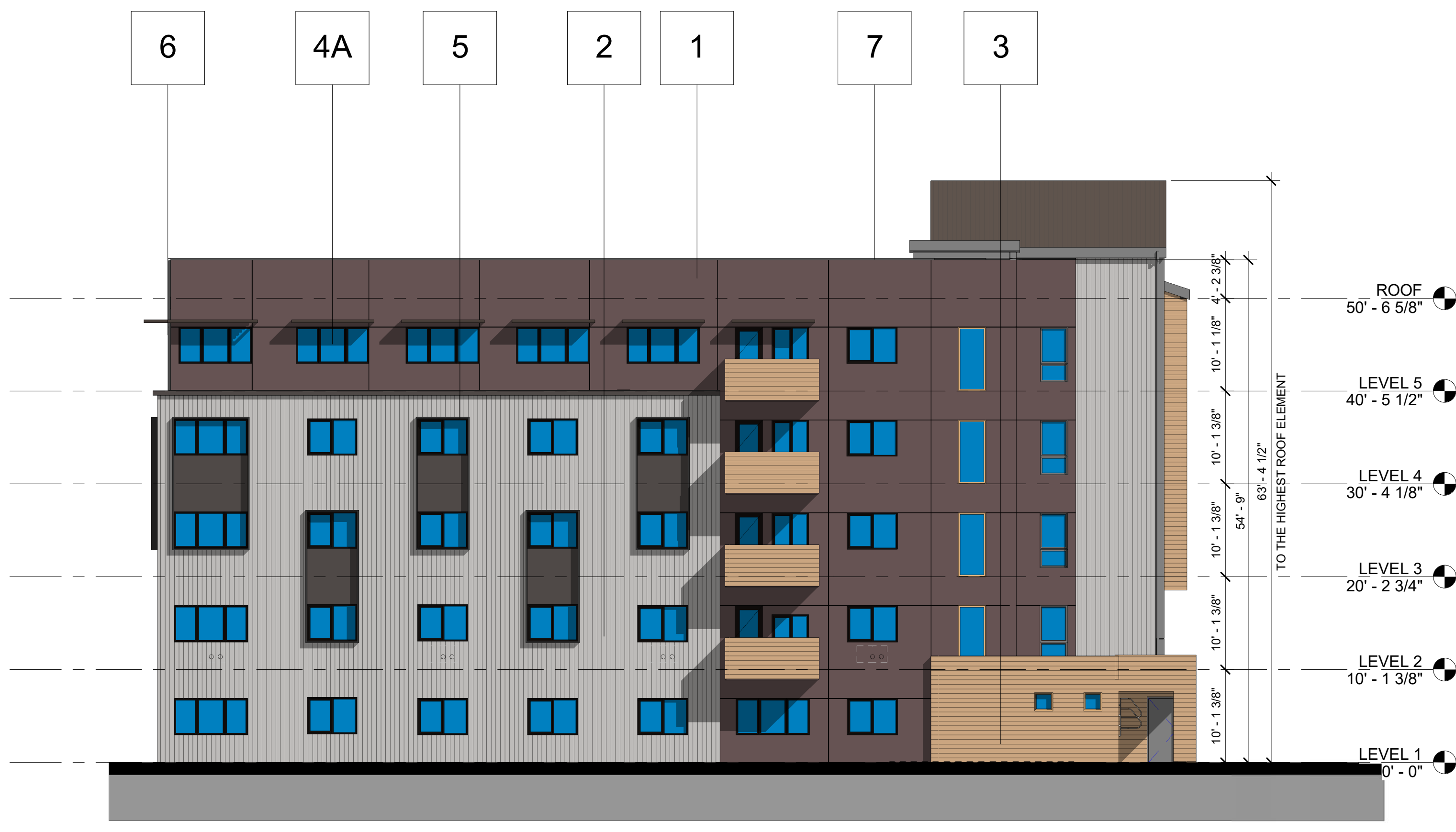
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BUILDING 2- EAST ELEVATION

1" = 10'-0"

3

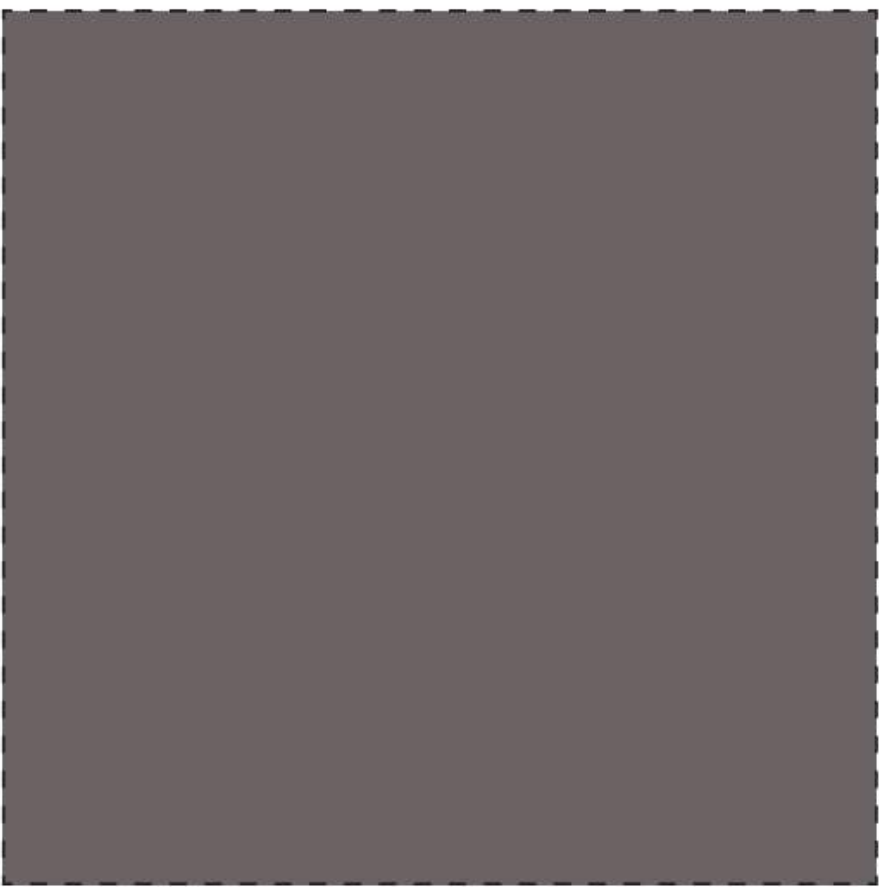


BUILDING 2- NORTH ELEVATION

1" = 10'-0"

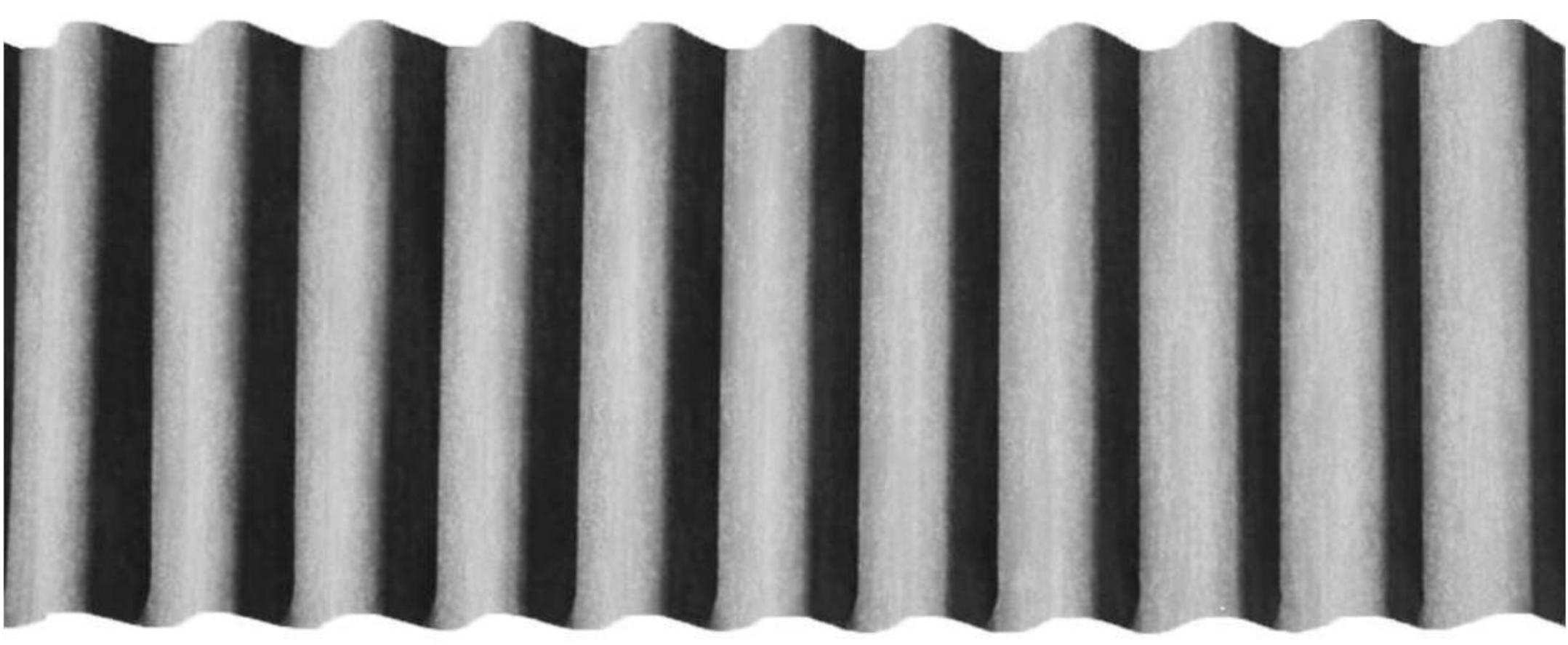
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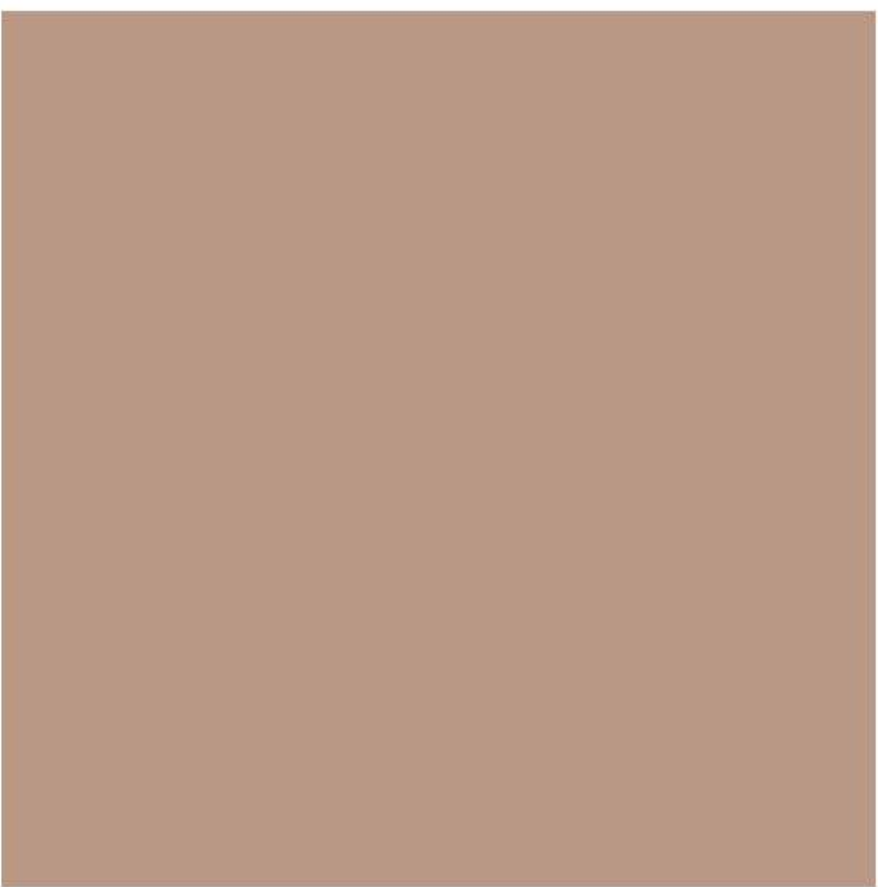
1. PAINTED COLOR

CORRUGATED METAL



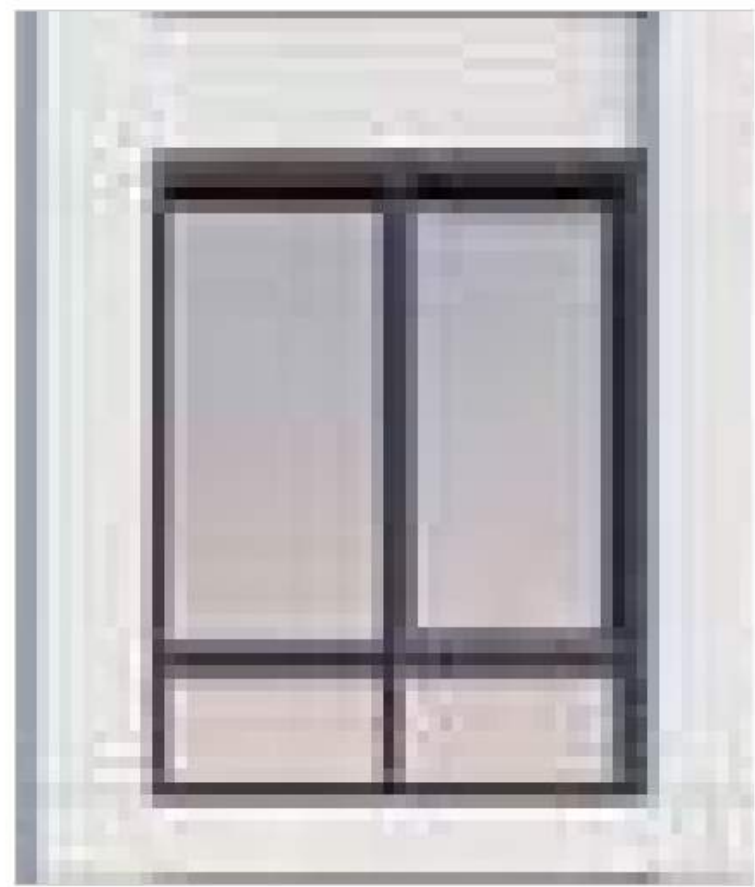
2. SILVER COLOR

FIBER CEMENT BOARD AND BATTEN



3. WOOD-TONE COLOR

WINDOWS AND STOREFRONT



4A. VINYL WINDOW, TYP.



4B. STOREFRONT, TYP.



4C. ROLL-UP DOOR (TRASH ENCLOSURE)

SUNSHADE



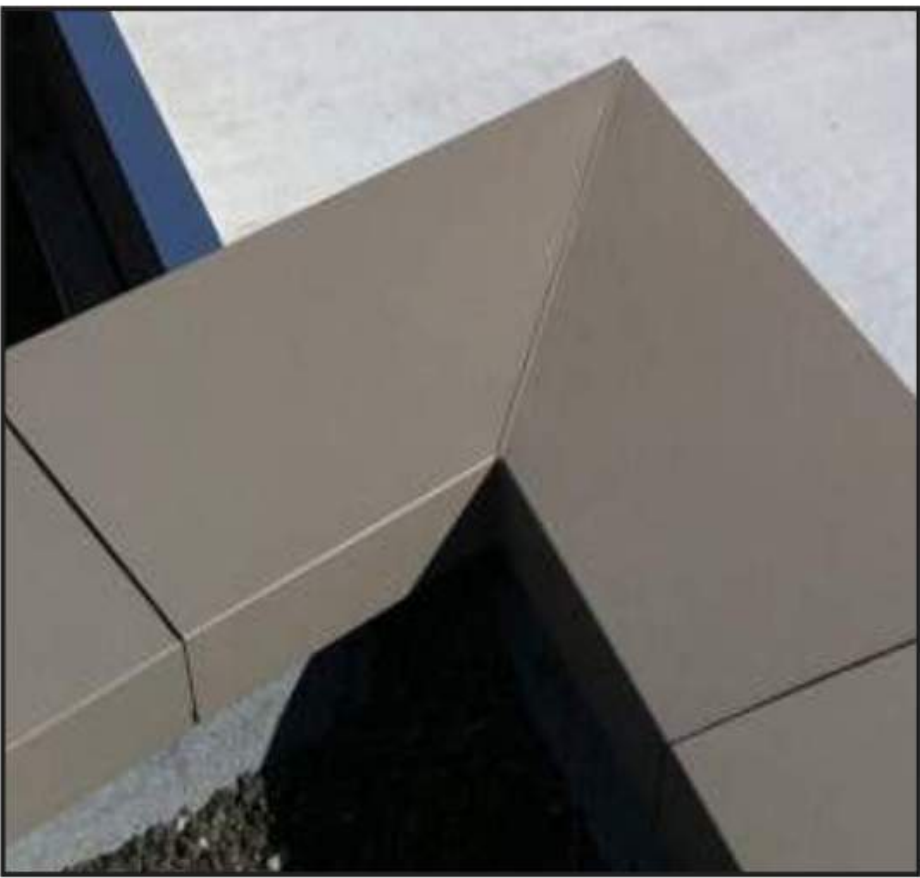
5. PERFORATED METAL SUNSHADE, TYP.

AWNING



6. SIM. WOOD OR PERFORATED METAL AWNING, TYP.

PARAPET



7. PARAPET CORNICE, TYP.



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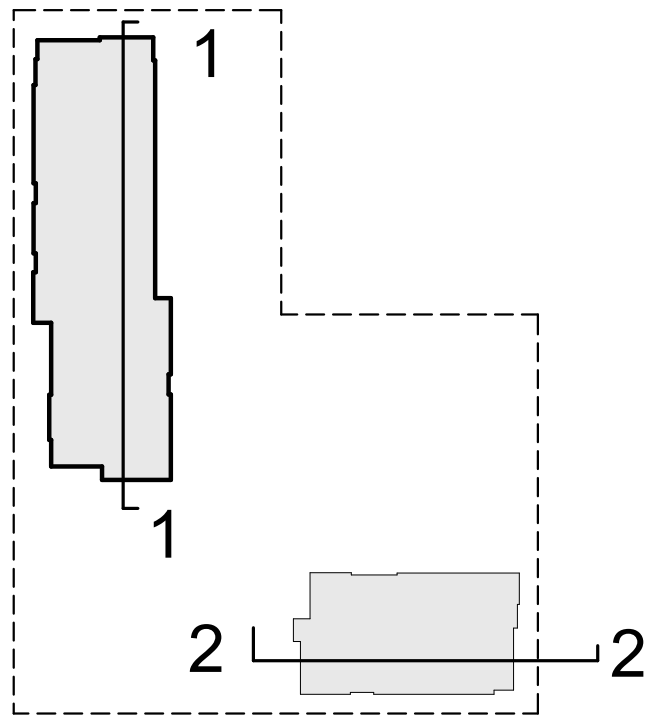
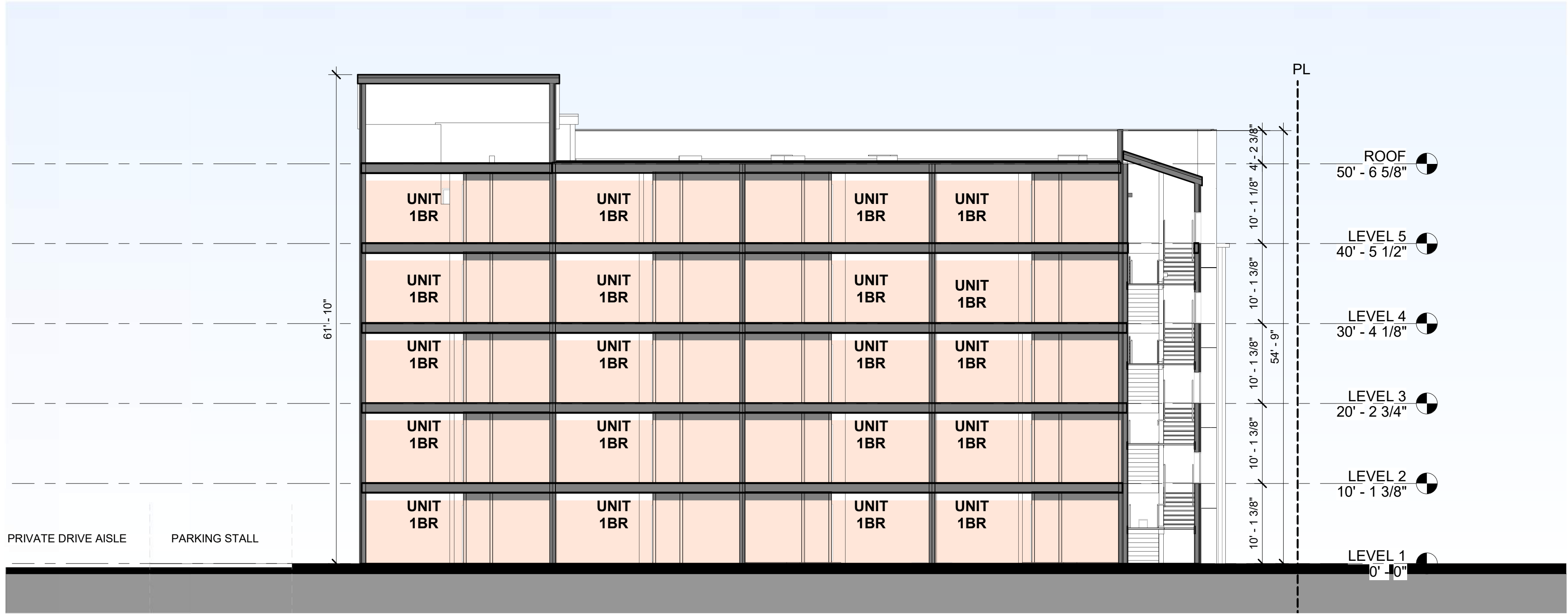
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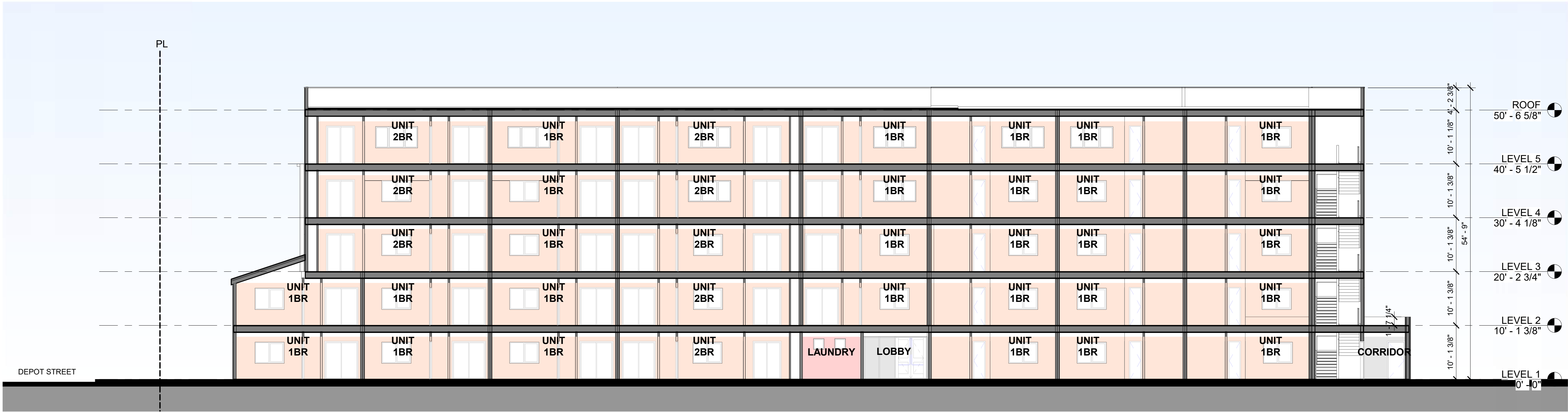
A3.4



SECTION 2-2

3/32" = 1'-0"

2



SECTION 1-1

3/32" = 1'-0"

1

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BUILDING SECTIONS

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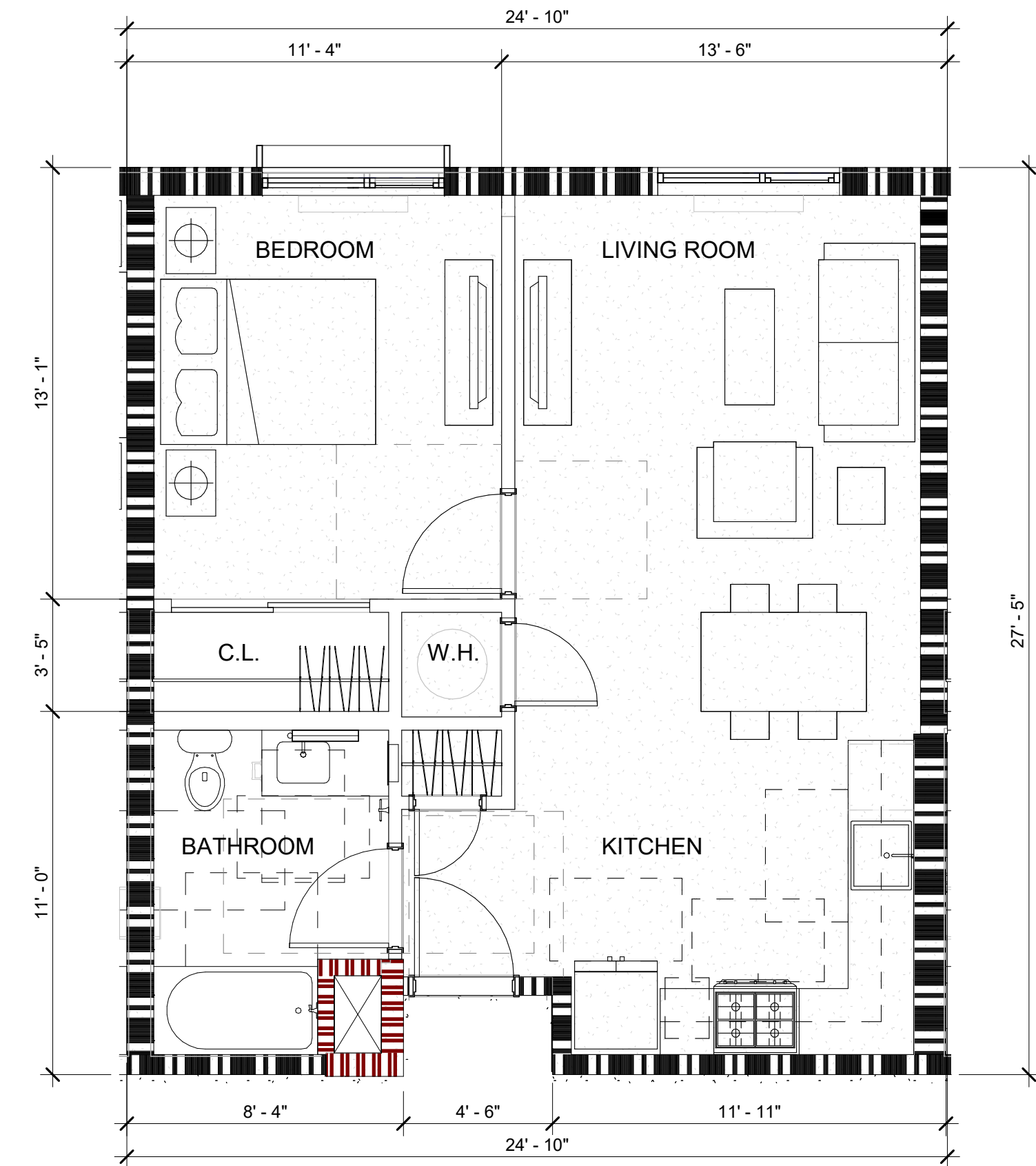
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