



- : Architecture
- Planning
- : Urban Design
- 1970 Broadway, Suite 408

Sheet Title:
COVER SHEET

Drawn By: Author

A000

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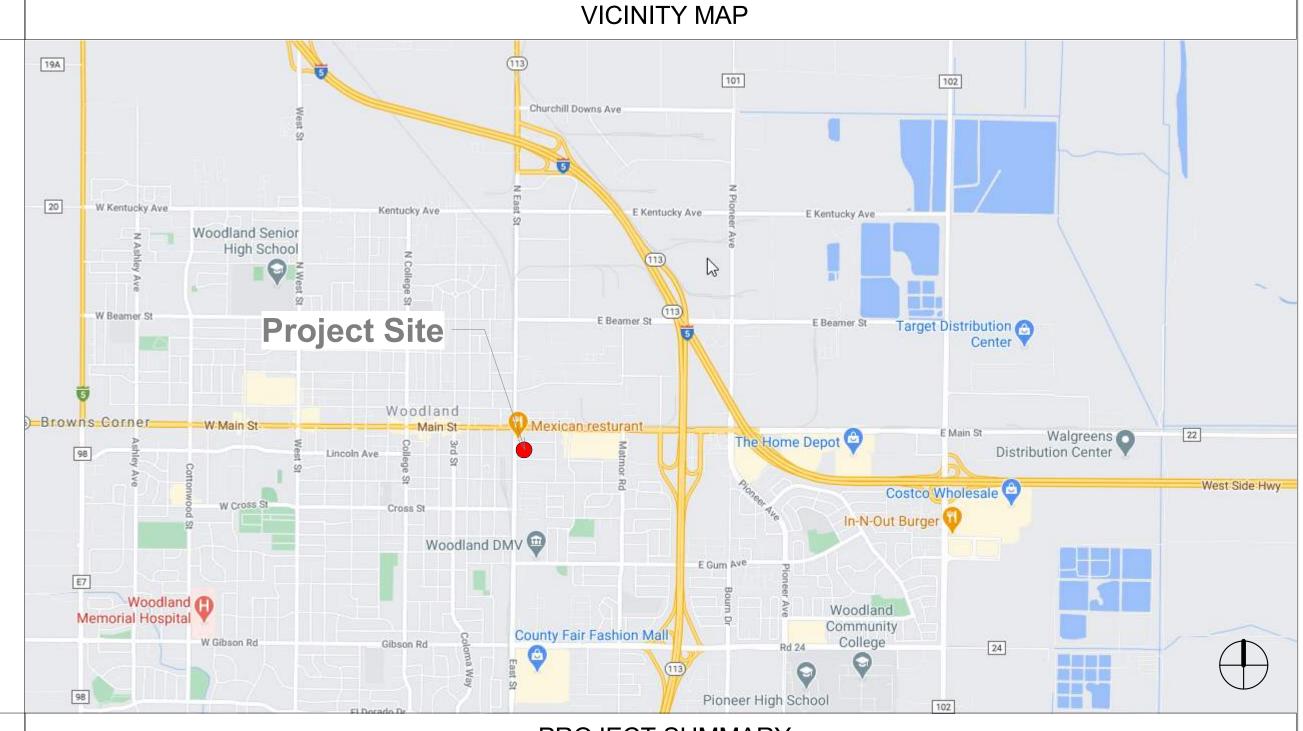
The project is a thoughtfully designed 1.67-acre affordable housing community in Woodland, featuring 108 one- and two-bedroom apartments across two five-story buildings. It is carefully integrated into the existing neighborhood fabric while preserving numerous

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.

mature trees that provide natural shade and enrich the outdoor environment.

PROJECT DESCRIPTION

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.



### PROJECT TEAM PROJECT DATA

#### **DEVELOPER**

2015 PUCCI GROUP, LLC
2960 VAN NESS AVENUE
SAN FRANCISCO, CA 94109
CONTACT: DAVE WASSERMAN

DWASSERMAN@WASSERMANSTERN.COM

#### **ARCHITECT**

STUDIO T-SQ, INC. 1970 BROADWAY, SUITE 408 OAKLAND, CA 94612 CONTACT: CHRIS LEE CLEE@STUDIOT-SQ.COM

CLEE@STUDIOT-SQ.C0

#### <u>CIVIL</u>

LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CA 95695
CONTACT: TODD C. TOMMERAASON
CIVIL@LMCE.NET

#### **LANDSCAPE**

JESSEM@JETT.LAND

JETT LANDSCAPE ARCHITECTURE + DESIGN 2 THEATRE SQUARE, STE. 218 ORINDA, CA 94563 CONTACT: JESSE MARKMAN, ASLA, PLA

#### PROJECT INFORMATION:

SITE ADDRESS: EAST STREET & ALICE STREET, WOODLAND, CA 95776

APN: 066-012-034-000, 066-012-035-000, 066-012-036-000, 066-012-037-000,

SITE AREA: 1.67 AC EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL CONSTRUCTION: TYPE III WITH FIRE SPRINKLERS

RESIDENTIAL UNITS: 108 UNITS

VEHICLE PARKING: 105 SPACES (96 ON-SITE SPACES + 9 OFF-STREET SPACES)

BICYCLE PARKING: 14 SPACES

#### **ZONING INFORMATION**

CURRENT ZONING: DENSITY:

FAR:

CMU-E, CORRIDOR MIXED-USE-EAST MIN. 20 DU/AC, MAX. 40 DU/AC (REQUIRED)

64.7 DU/AC (PROPOSED)

0.5 – 3.0 FOR RESIDENTIAL MIXED-USE

1.26 PROPOSED

MAX. LOT COVERAGE:

70% REQUIRED 27.2% PROPOSED

BUILDING HEIGHT 1:

55'-0" MAX 50' 6 5/8" PROPOSED

63' - 4 1/2" TO THE HIGHEST ROOF ELEMENT 2

MINIMUM SETBACKS:

FRONT: 10'-0" REQUIRED

10'-0" PROPOSED

STREET SIDE: 10'-0" REQUIRED

10'-0" PROPOSED ON ALICE ST. SIDE 13' - 10 1/4" PROPOSED ON DEPOT ST. SIDE

REAR: 0'-0" REQUIRED

9'-2" PROPOSED

OPEN SPACE:

MIN. COMMON OR PRIVATE OPEN SPACE: 48SF/UNIT

PARKING: 1 BEDROOM: 1 PER UNIT + 1 GUEST PARKING

FOR EVERY 5 UNITS

2 BEDROOM: 1.25 PER UNIT + 1 GUEST PARKING

FOR EVERY 5 UNITS

BICYCLE PARKING: CLASS I: 10% OF REQUIRED ON-SITE PARKING (MIN. 4)

CLASS II: ONE PER FIVE DWELLING UNITS

THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF
THAT PORTION OF THE LOT COVERED BY THE BUILDING TO THE TOPMOST POINT OF THE ROOF EXCLUDING
CHIMNEYS, ELEVATORS, VENTILATION AND AIR CONDITIONING EQUIPMENT, AND PARAPET WALLS.
 POTENTIAL STATE DENSITY BONUS WAIVER ITEM

SITE AREA: 72,929 SF / 1.67 AC

BUILDING AREA 92,195 SF

BUILDING UNIT COUNT & MIX					
NAME	AREA	UNIT %	COUNT		
UNIT 1B	632 SF	81%	87		
UNIT 2B	817 SF	19%	21		
		,	108		

PARKING COUNT				
TYPE	COUNT			
ACCESSIBLE STANDARD	5			
COMPACT	54			
PARALLEL STREET PARKING	9			
STANDARD PARKING	37			
TOTAL PARKING STALLS	105			

NAME	AREA	
LEVEL 1		
BIKE STORAGE	156 SF	
CORRIDOR	2636 SF	
ELECTRICAL ROOM		
ELEVATOR	236 SF 173 SF	
ELEVATOR CONTROL	137 SF	
FRONT PORCH	194 SF	
IDF	39 SF	
LAUNDRY	405 SF	
MAINTENANCE	96 SF	
MECHANICAL ROOM	208 SF	
RESIDENTIAL	14494 SF	
STAIR	709 SF	
TRASH	347 SF	
	19831 SF	
LEVEL 2		
BALCONY	307 SF	
CORRIDOR	2071 SF	
ELEVATOR	173 SF	
IDF	125 SF	
MAINTENANCE	96 SF	
RESIDENTIAL	15132 SF	
STAIR	777 SF	
	18681 SF	
LEVEL 3		
BALCONY	307 SF	
CORRIDOR	2048 SF	
ELEVATOR	173 SF	
IDF	40 SF	
MAINTENANCE	181 SF	
RESIDENTIAL	14292 SF	
STAIR	778 SF	
STORAGE	189 SF	
STORAGE	18009 SF	
	10009 SF	
LEVEL 4	007.05	
BALCONY	307 SF	
CORRIDOR	2048 SF	
ELEVATOR	173 SF	
IDF	125 SF	
MAINTENANCE	96 SF	
RESIDENTIAL	14218 SF	
STAIR	778 SF	
STORAGE	189 SF	
	17934 SF	
LEVEL 5		
BALCONY	307 SF	
CORRIDOR	2048 SF	
ELEVATOR	173 SF	
IDF	40 SF	
MAINTENANCE	181 SF	
RESIDENTIAL	14025 SF	
STAIR	778 SF	
STORAGE	189 SF	
	17741 SF	
	92197 SF	
	32 131 OI	

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T	SQUA	ARE

: Architecture

: Planning: Urban Design

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EET, WOODLAND, CA

JCCI GROUP, LLC

2015

DEVELOPMENT

BERRETTONI

Sheet Title: PROJECT SUMMARY

Job No. 21005

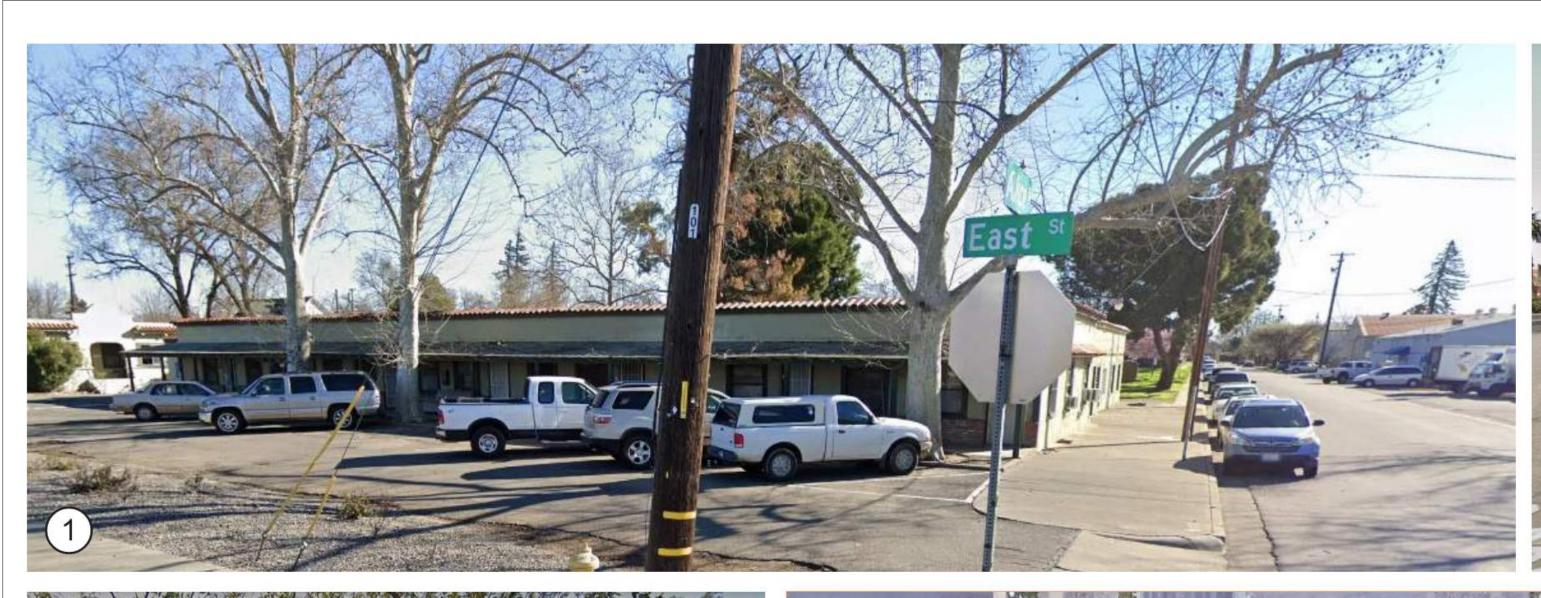
Date: 04/18/2025

Scale: 1/4" = 1'-0"

Drawn By: Author

Sheet No:

A1 0



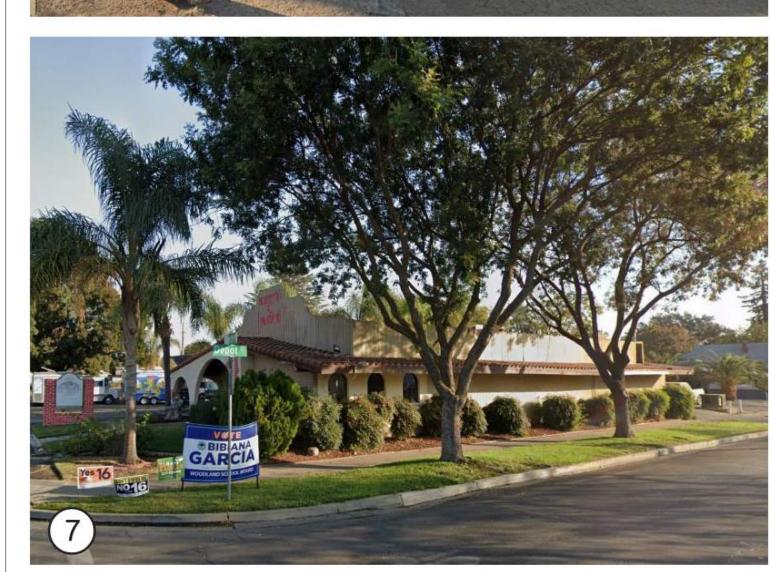












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: Planning

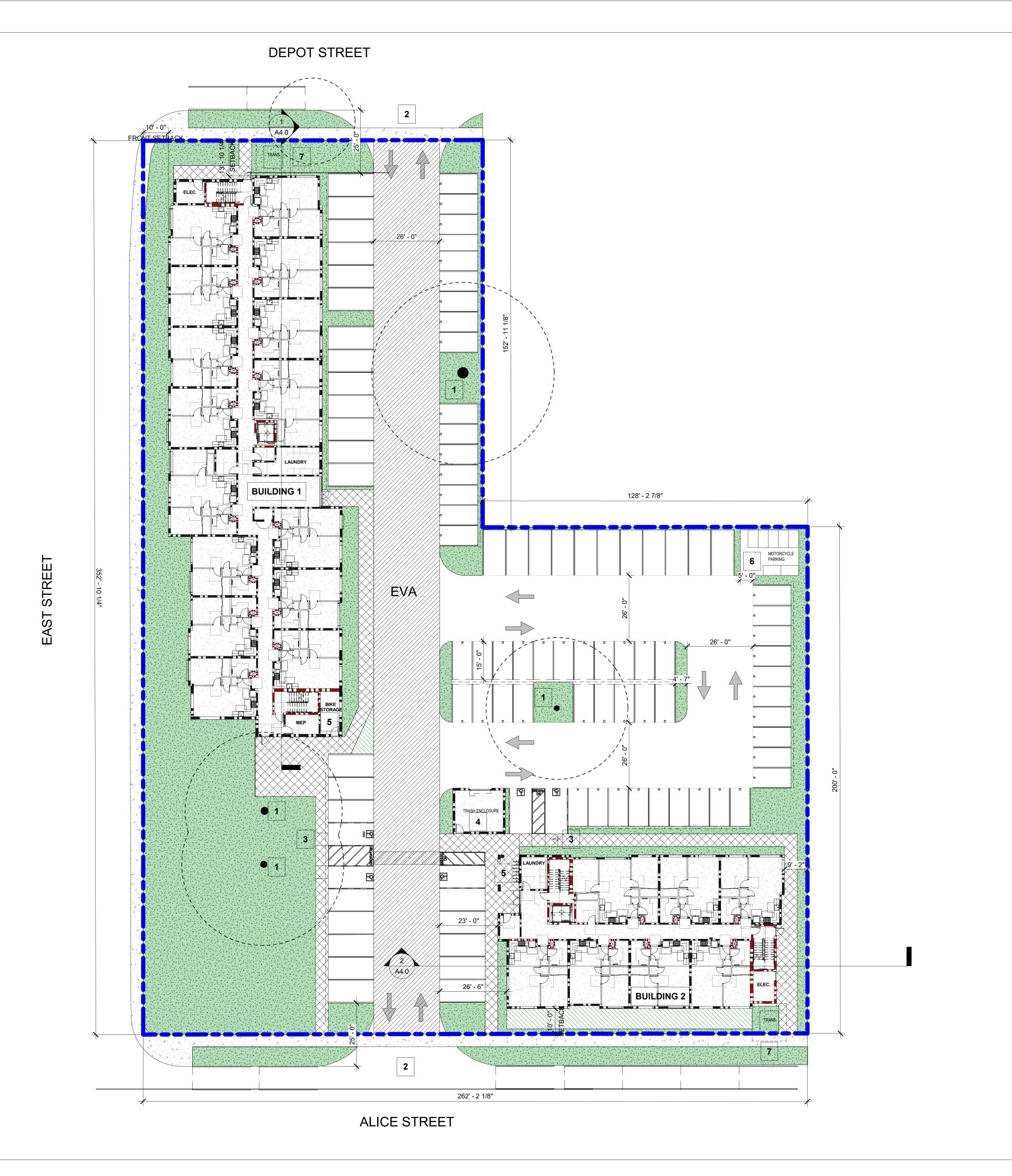
: Urban Design

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Sheet Title:
NEIGHBORHOOD
CONTEXT

Sheet No:





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BERRETTONI DEVELOPMENT

Sheet Title:
SITE PLAN

21005 Job No. As indicated Drawn By: Author

Sheet No:

TREES TO REMAIN

BICYCLE PARKING

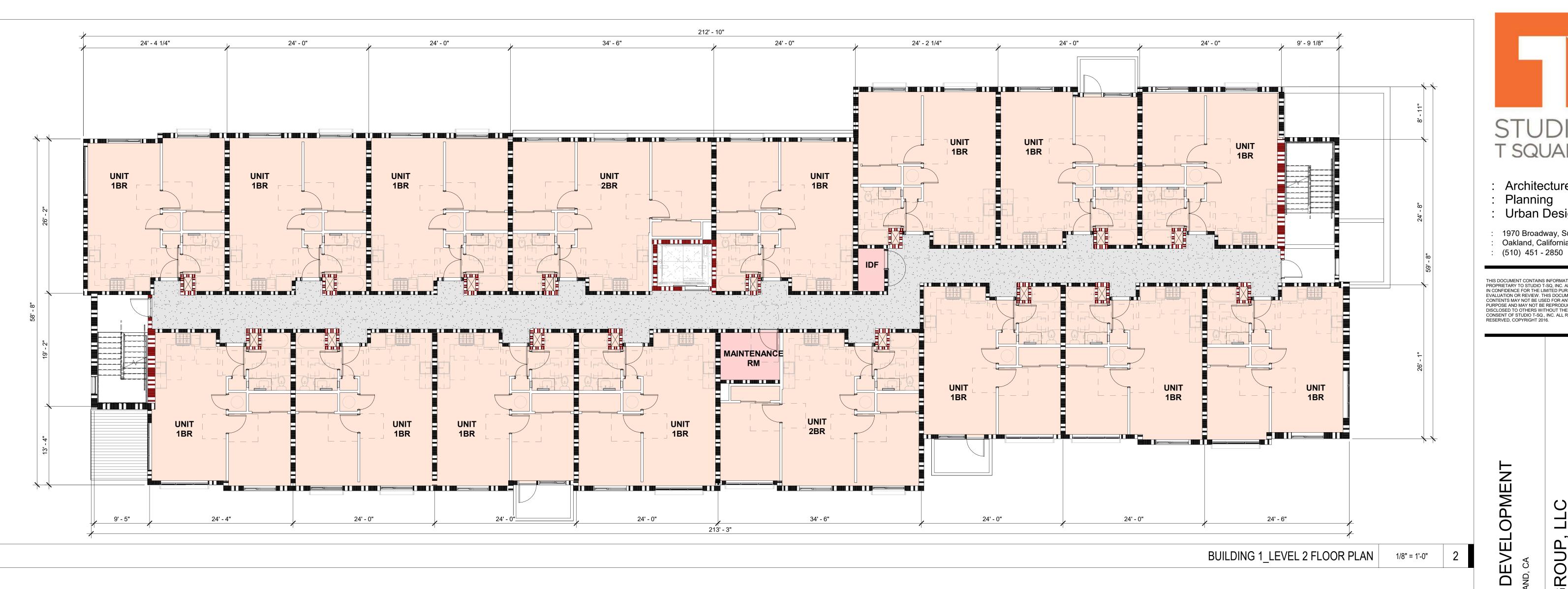
6 MOTORCYCLE PARKING

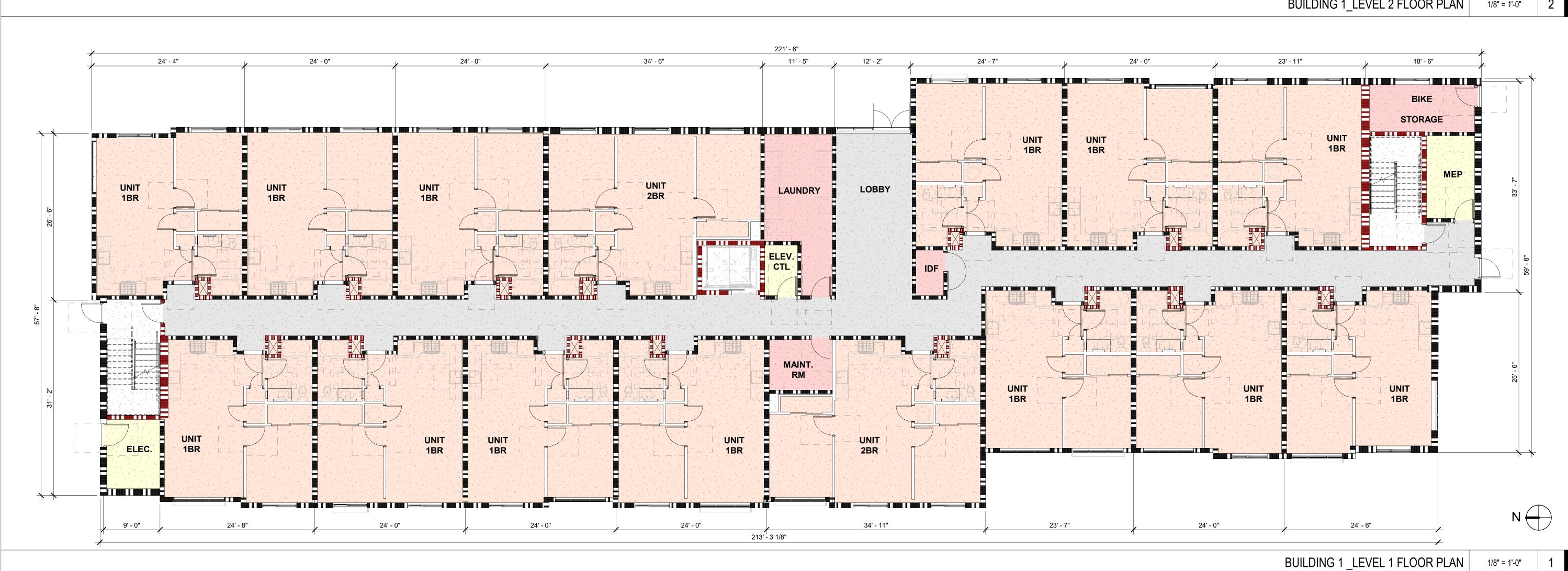
PROPOSED DRIVEWAY CUT

PROPOSED HANDICAP ACCESS CURB RAMP

7 PROPSED PAD-MOUNTED TRANSFORMER LOCATION

TRASH AND RECYCLING ENCLOSURE WITH METAL ROOF







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OPMEN BERRETTONI DEVEL 515 EAST STREET, WOODLAND, CA GROUP,

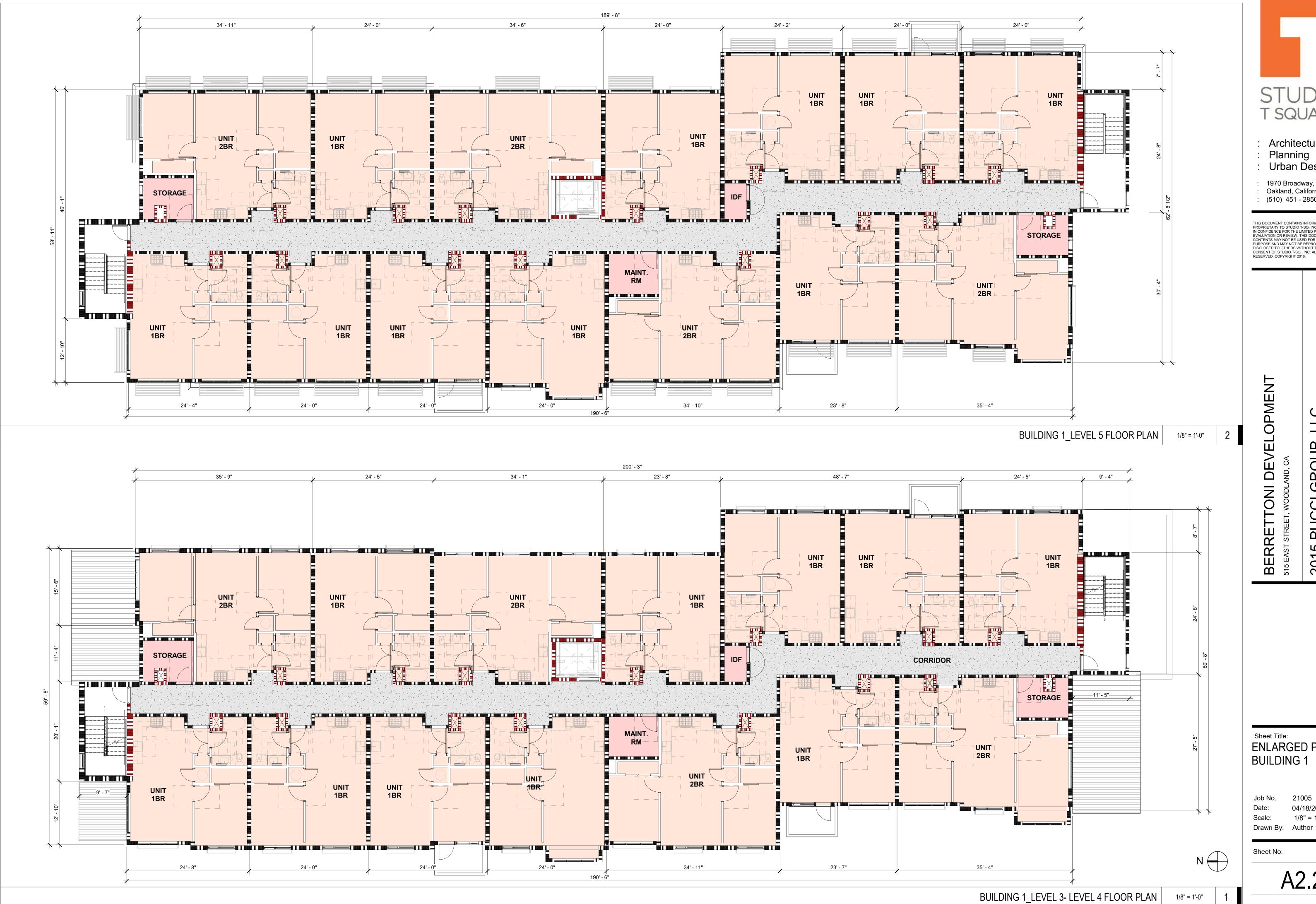
2015 PUCCI (2960 VAN NESS AVENUE,

Sheet Title: ENLARGED PLAN -**BUILDING 1** 

Job No. 04/18/2025 1/8" = 1'-0" Drawn By: Author

Sheet No:

A2.1

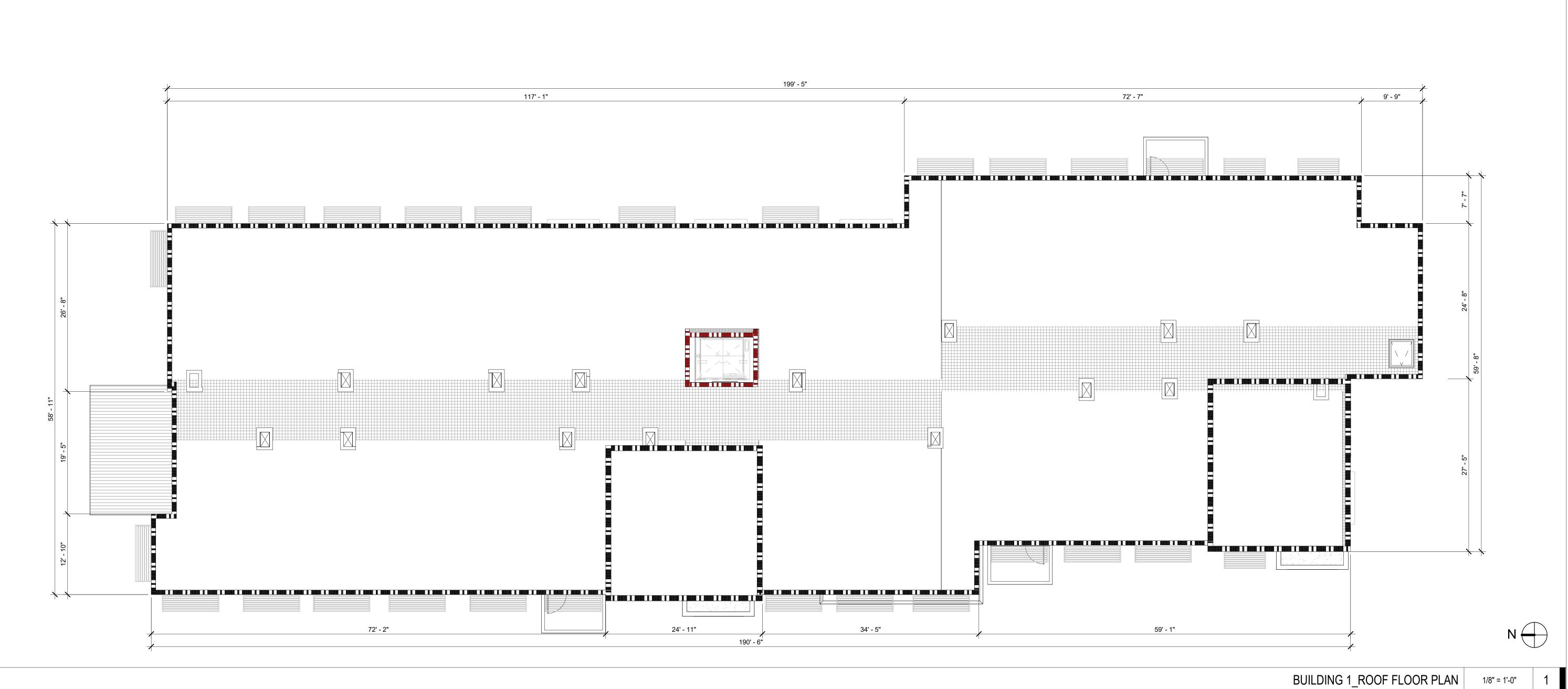




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Sheet Title: ENLARGED PLAN -**BUILDING 1** 





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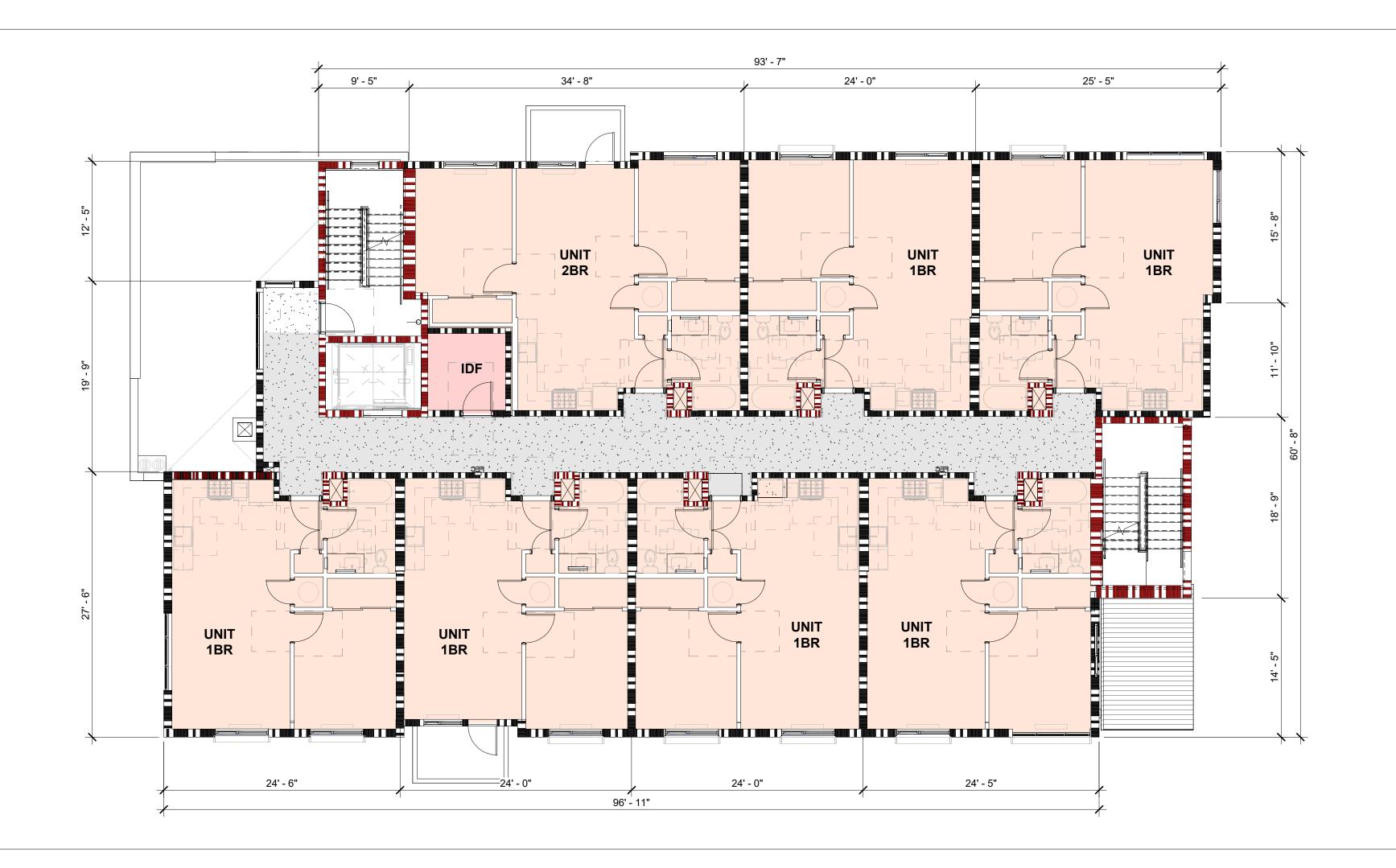
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Sheet Title:
ENLARGED PLAN -**BUILDING 1** 

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Sheet No:



BUILDING 2\_LEVEL 2 -LEVEL 4 FLOOR PLAN 1/8" = 1'-0" 2





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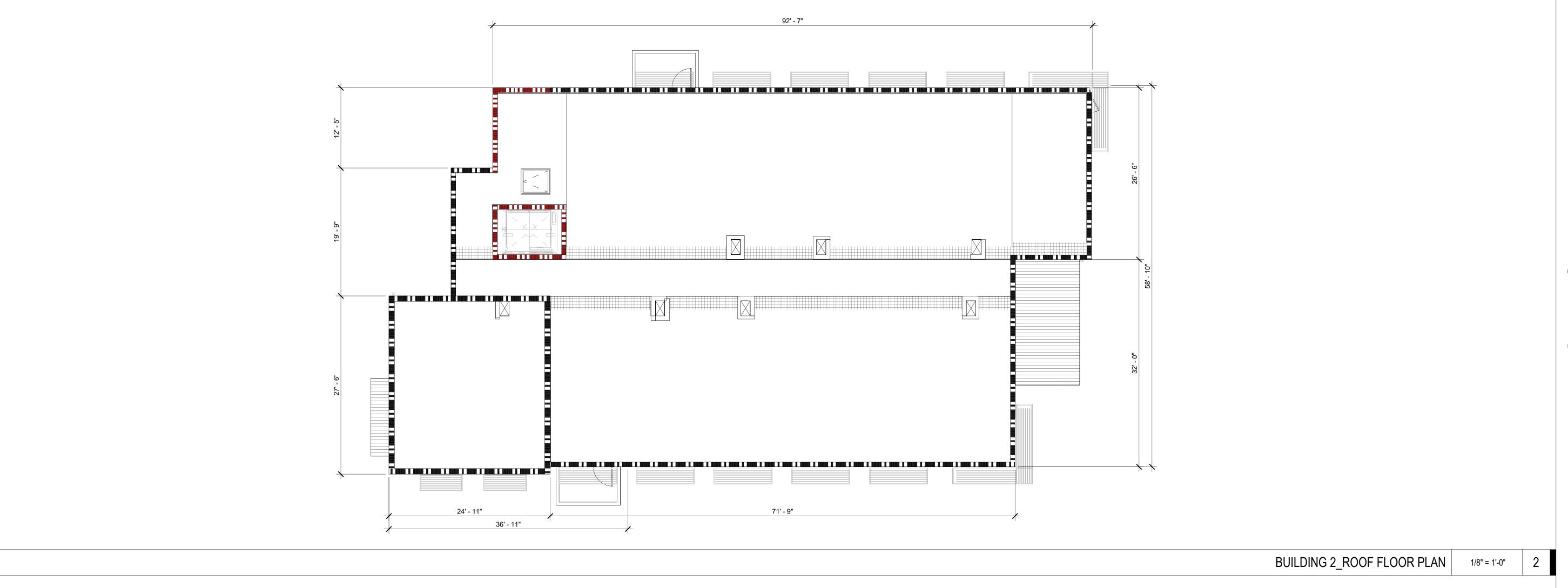
BERRETTONI DEVELOPMENT 515 EAST STREET, WOODLAND, CA

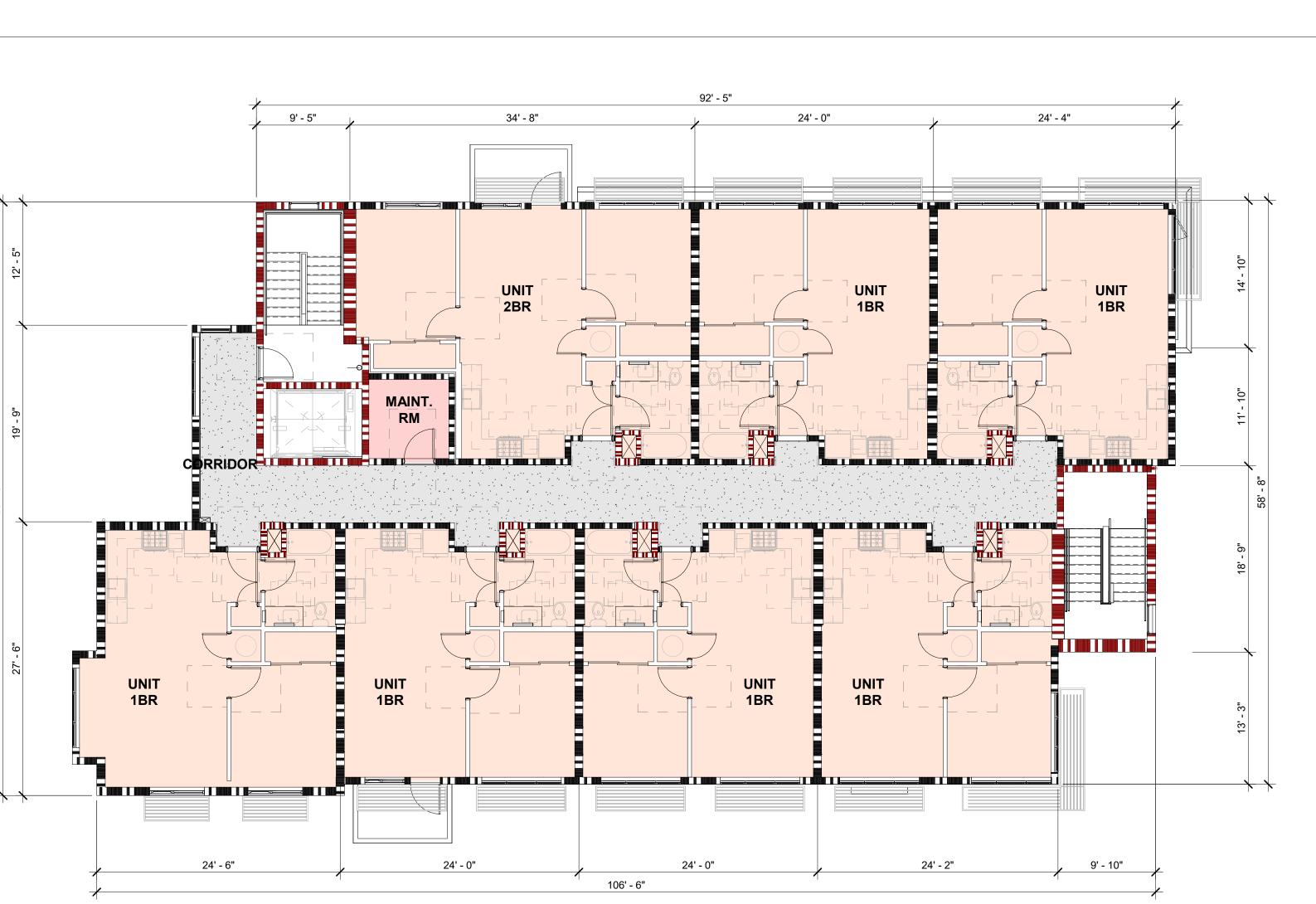
Sheet Title: ENLARGED PLAN -**BUILDING 2** 

Drawn By: Author

Sheet No:

BUILDING 2\_LEVEL 1 FLOOR PLAN 1/8" = 1'-0"







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Sheet Title:
ENLARGED PLAN BUILDING 2

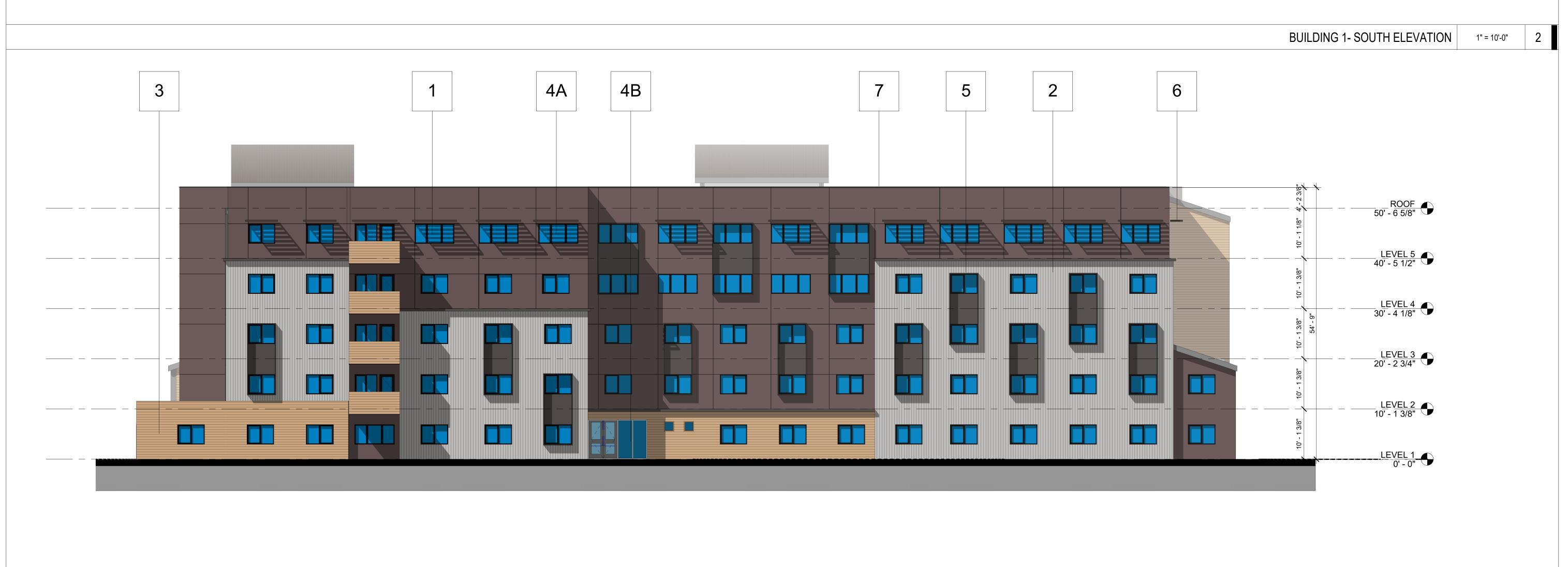
21005 04/18/2025 1/8" = 1'-0" Drawn By: Author

Sheet No:

A2.5

BUILDING 2\_LEVEL 5 FLOOR PLAN 1/8" = 1'-0"







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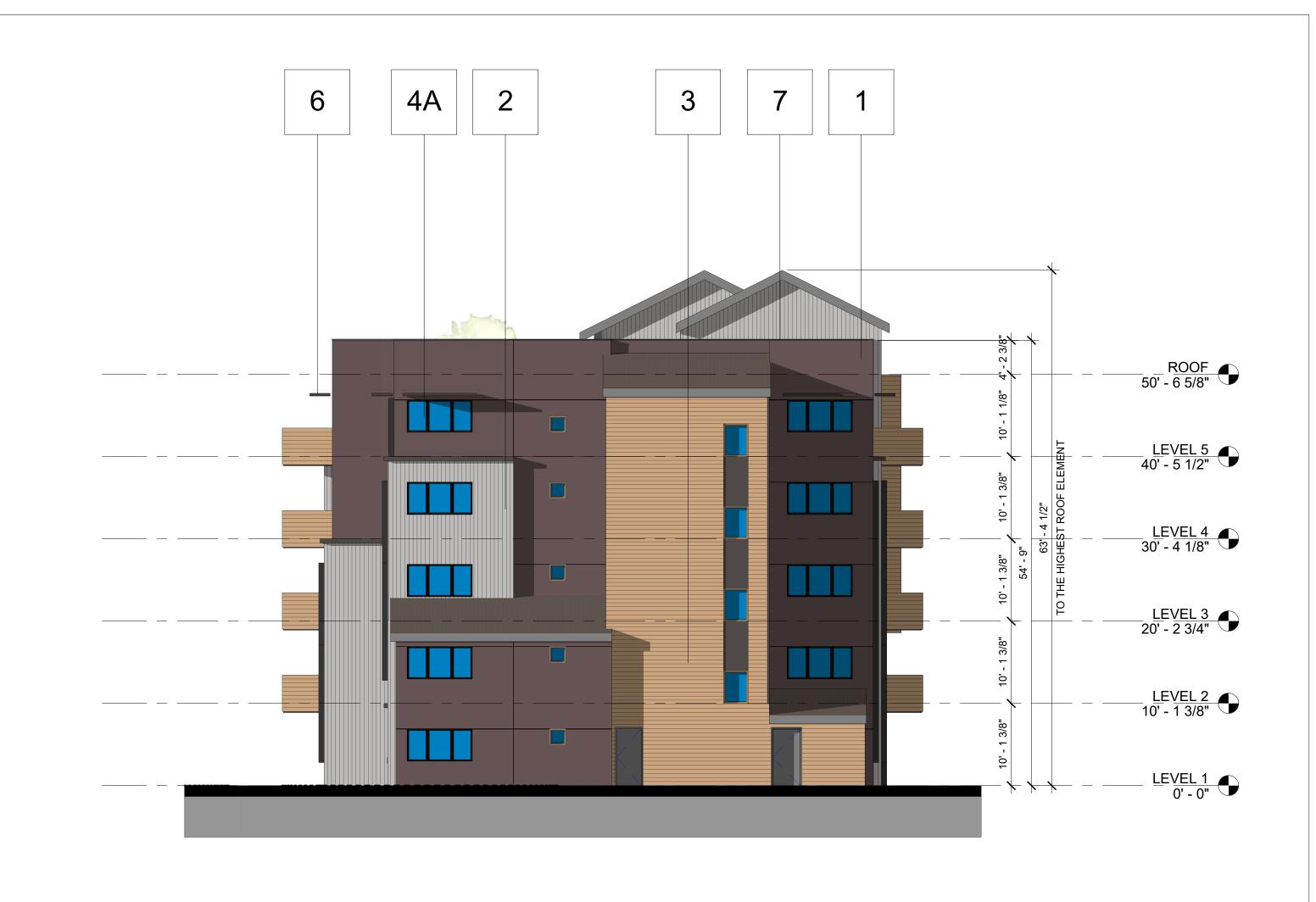
Sheet Title:
BUILDING **ELEVATIONS** 

21005 04/18/2025 1" = 10'-0" Drawn By: Author

Sheet No:

1" = 10'-0"

BUILDING 1- EAST ELEVATION







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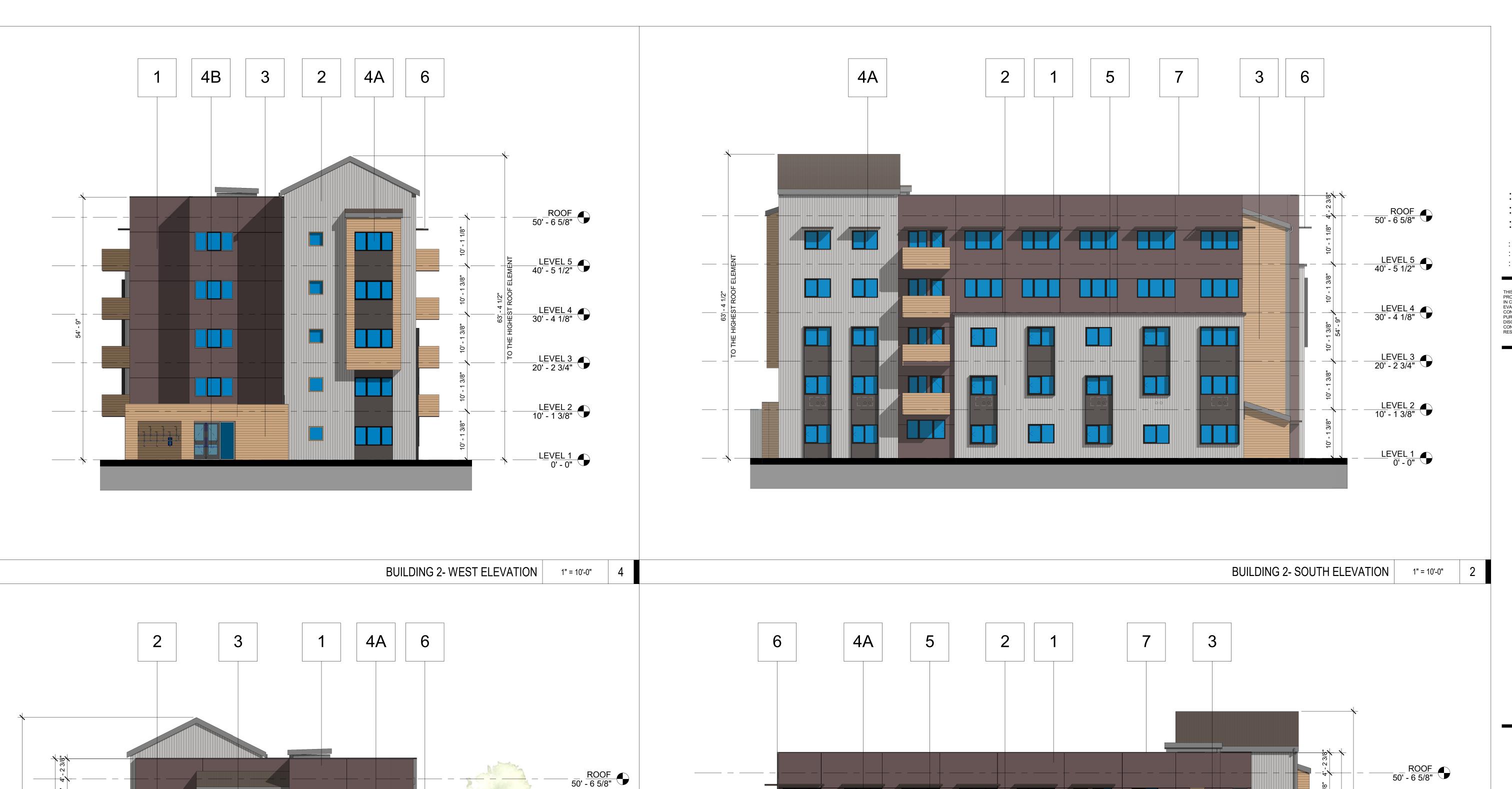
Sheet Title:
BUILDING **ELEVATIONS** 

Sheet No:

1" = 10'-0"

BUILDING 1- WEST ELEVATION

A3.2



LEVEL 4 30' - 4 1/8"

LEVEL 3 20' - 2 3/4"

LEVEL 2 10' - 1 3/8"

LEVEL 1 0' - 0"

1" = 10'-0"

**BUILDING 2- EAST ELEVATION** 



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GROUP, LLC 2015 PUCCI (2960 VAN NESS AVENUE,

Sheet Title: BUILDING **ELEVATIONS** 

LEVEL 5 40' - 5 1/2"

LEVEL 4 30' - 4 1/8"

LEVEL 3 20' - 2 3/4"

LEVEL 2 10' - 1 3/8"

LEVEL 1 0' - 0"

1" = 10'-0"

BUILDING 2- NORTH ELEVATION

21005 Job No. 04/18/2025 1" = 10'-0" Drawn By: Author

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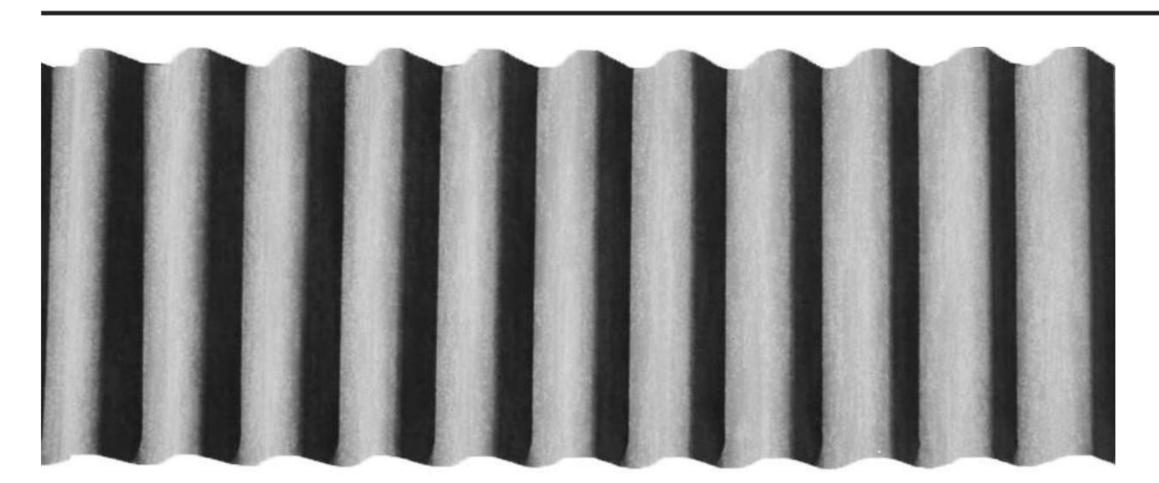
A3.3

### STUCCO



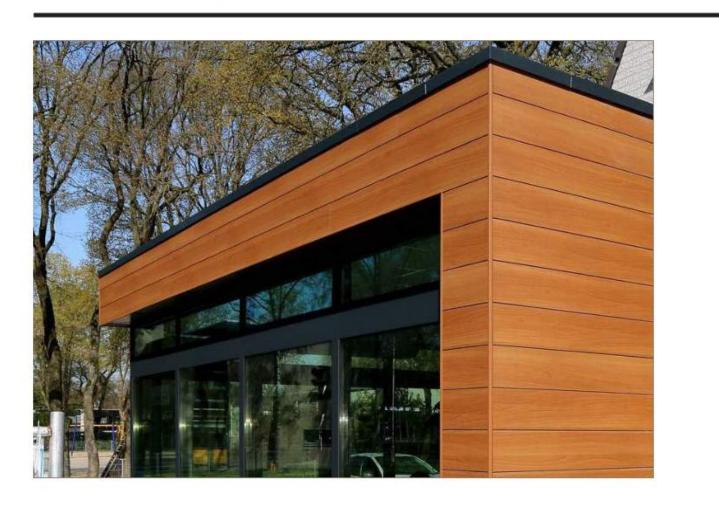
1. PAINTED COLOR

### **CORRUGATED METAL**



2. SILVER COLOR

### FIBER CEMENT BOARD AND BATTEN



3. WOOD-TONE COLOR



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### WINDOWS AND STOREFRONT



**4A.** VINYL WINDOW, TYP.

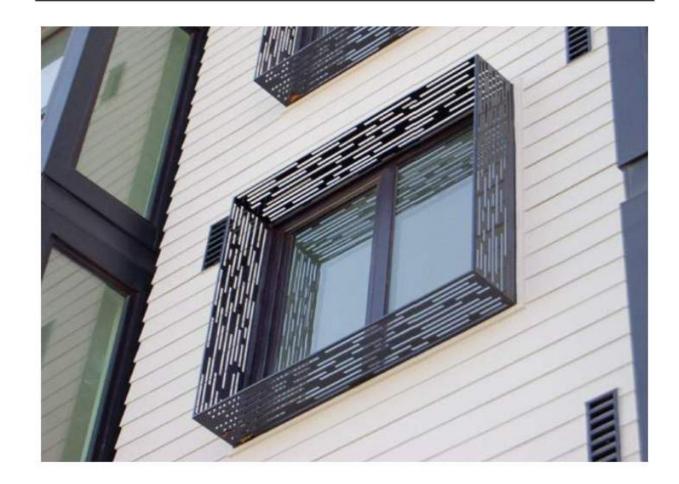


**4B.** STOREFRONT, TYP.



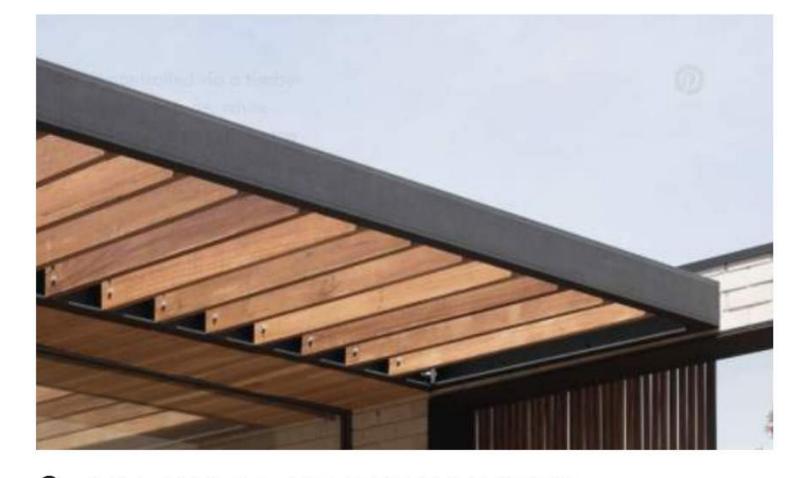
**4C.** ROLL-UP DOOR (TRASH ENCLOSURE)

## SUNSHADE



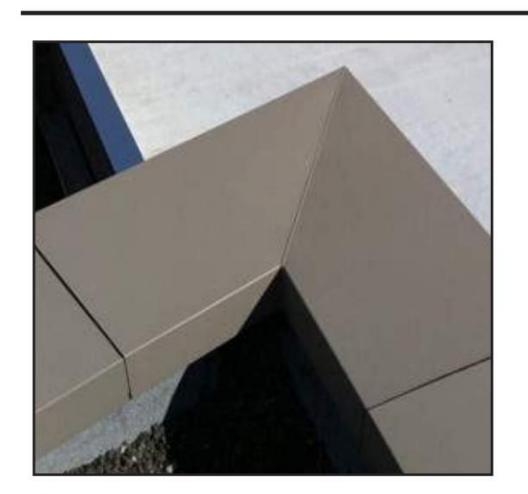
**5.** PERFORATED METAL SUNSHADE, TYP.

## **AWNING**



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

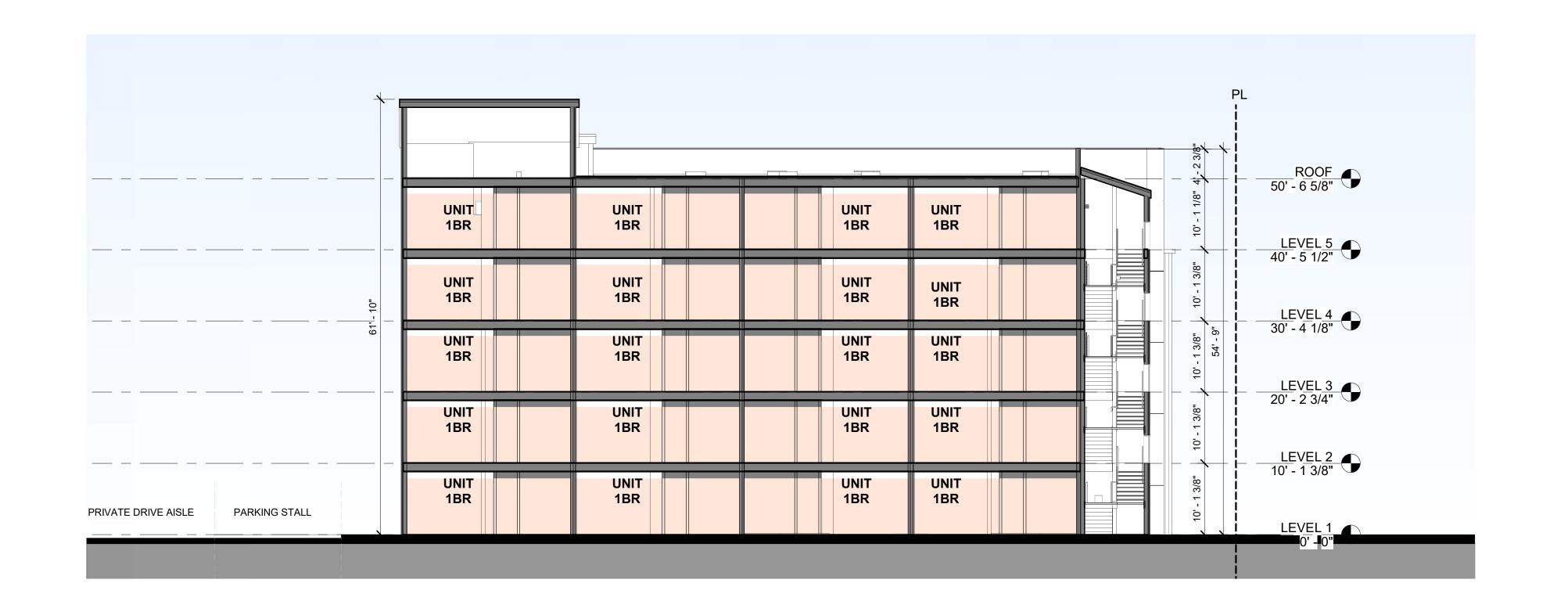
# **PARAPET**

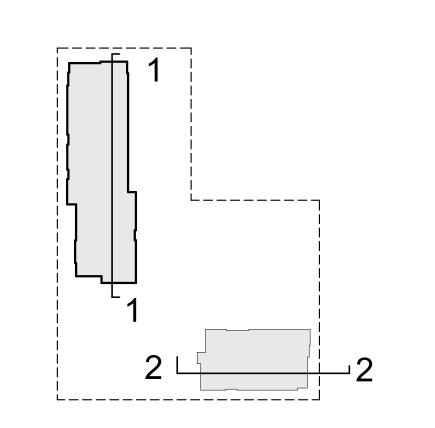


7. PARAPET CORNICE, TYP.

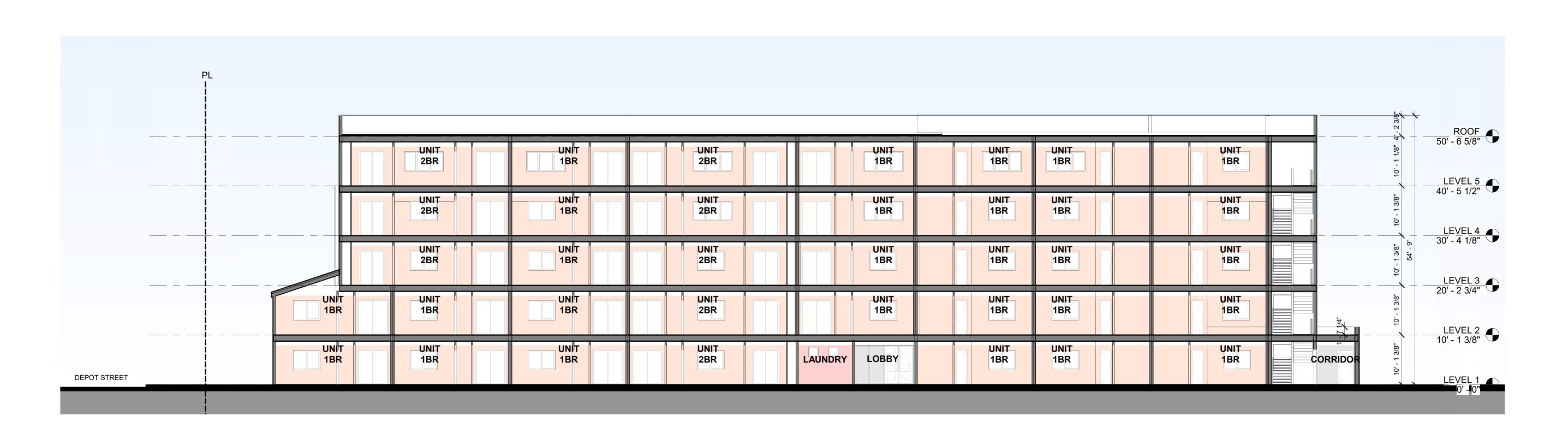
Sheet Title:
MATERIAL BOARD

A3.4





SECTION 2-2 3/32" = 1'-0"



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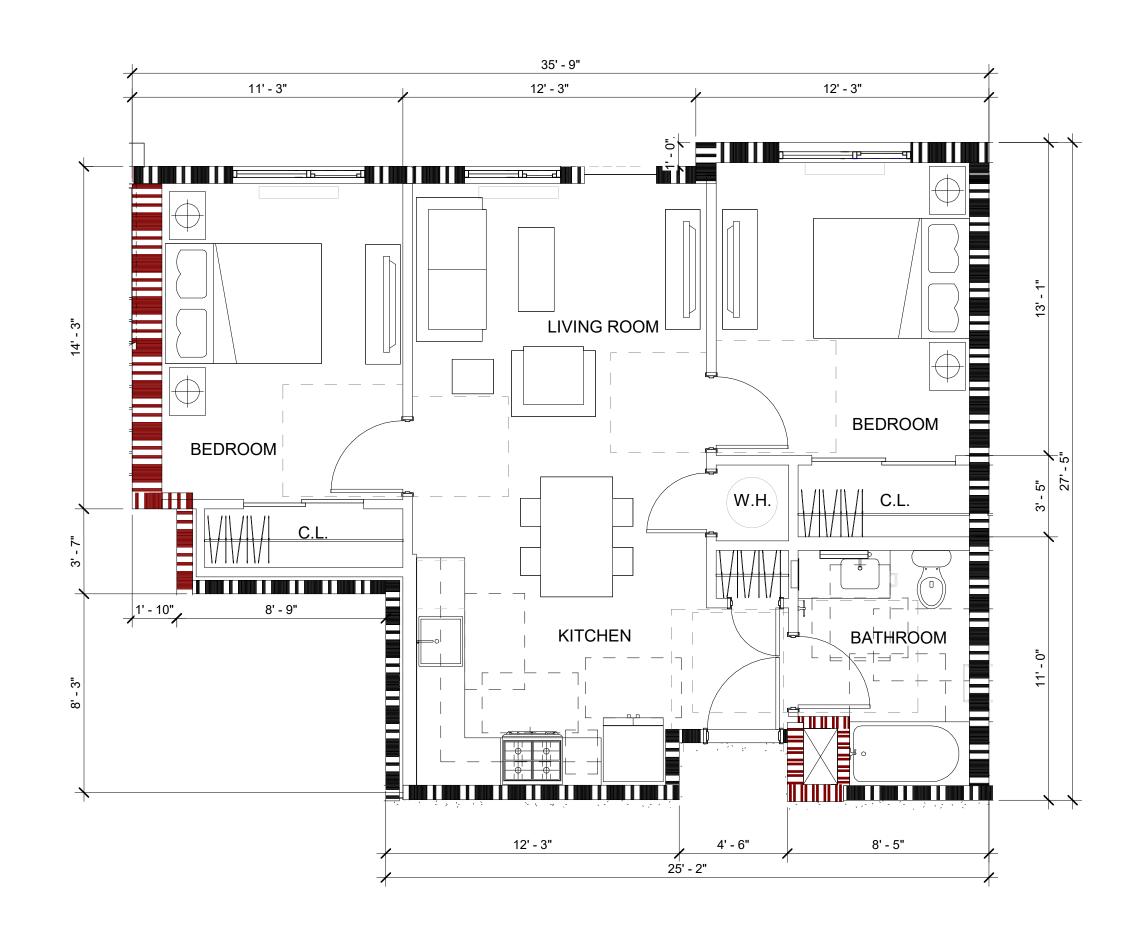
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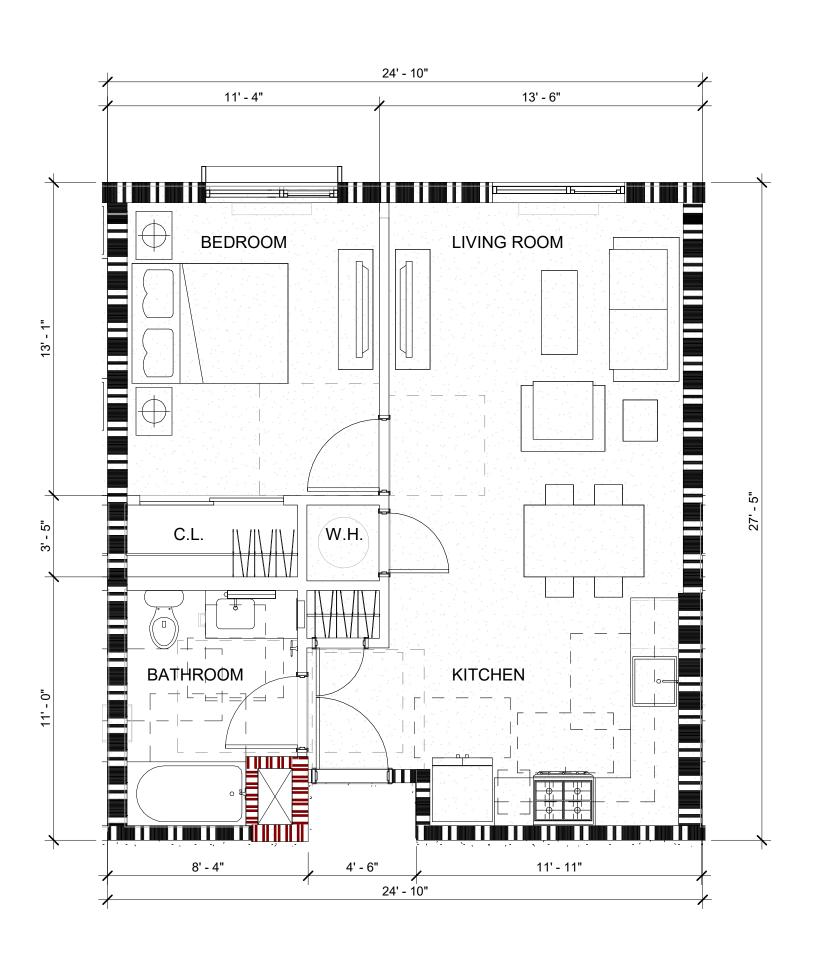
Sheet Title: **BUILDING SECTIONS** 

21005 Job No. 04/18/2025 As indicated Drawn By: Author

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SECTION 1-1 3/32" = 1'-0"







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2015 PUCCI (2960 VAN NESS AVENUE,

Sheet Title:
UNIT PLANS

21005 Job No. 04/18/2025 1/4" = 1'-0" Drawn By: Author

Sheet No:

A5.0

2BR UNIT PLAN 1/4" = 1'-0" 2

1BR- UNIT PLAN 1/4" = 1'-0"