

PARKING ANALYSIS

SEE LEGEND BELOW LEFT

PARKING LEGEND

SEE ABOVE FOR LOCATIONS

SURFACE PARKING (24' LENGTH)	602 SPACES
3-CAR GARAGE	12 SPACES
2-CAR GARAGE	532 SPACES
1-CAR GARAGE	32 SPACES
DRIVEWAY PARKING	475 SPACES
ACCESSIBLE PARKING FOR PUBIC PARK	2 SPACES
AREA FOR OPTIONAL ADU SURFACE PARKING SPACES LOCATED ON PRIVATE LOTS, ACCESSED FROM ALLEY (54+ SPACES NOT INCLUDED IN TOTAL)	

PARKING COUNT

GARAGE (COVERED) SPACES	PROVIDED	REQUIRED
CREEK HOMES	44	40
VINEYARD HOMES	242	242
VILLAGE HOMES	138	138
PARK HOMES	90	90
VILLAGE DUETS	12	12*
PARK DUETS, PLAN 1	20	20*
PARK DUETS, PLAN 2-3	28	28*
SUBTOTAL GARAGE SPACES:	574	570

OFF-STREET (DRIVEWAYS)	PROVIDED	REQUIRED
CREEK HOMES	40 (48**)	0
VINEYARD HOMES	242 (243**)	0
VILLAGE HOMES	138	0
PARK HOMES	0 (45**)	0
VILLAGE DUETS	12	12*
PARK DUETS, PLAN 1	31	20*
PARK DUETS, PLAN 2-3	14	0*
SUBTOTAL OFF-STREET SPACES:	477	32

ON-STREET	PROVIDED	REQUIRED
STANDARD	545	32*
ACCESSIBLE (FOR PARK ACCESS)	2	0
LOS AMIGOS EXT, STANDARD	54	0
SUBTOTAL ON-STREET SPACES:	601	32

TOTAL PARKING SPACES	PROVIDED	REQUIRED
PROJECT SITE	1,598	700
LOS AMIGOS EXTENSION	54	0
SUBTOTAL OFF-STREET SPACES:	1,652	700

PARKING SPACES PER UNIT 5.49

* 2 SPACES PER 3 BDRM AND 2.5 SPACES PER 4 BEDROOM PER STATE DENSITY BONUS LAW. ON-SITE SPACES MAY BE PROVIDED THROUGH TANDEM OR UNCOVERED PARKING.

** COUNT INCLUDING OFF-STREET SPACE PROVIDED WITH EACH POTENTIAL ABOVE GARAGE ADU (NOT INCLUDED IN TOTAL).

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PARKING ANALYSIS
QUAIL ACRES
NORTH OF ARATA
ARATA LANE, WINDSOR, CA
JUNE 2024

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