

**ABBREVIATIONS**

@	AT	LB. or #	POUND or NUMBER
A.B.	ANCHOR BOLT	LS	LANDSCAPING
ADJ.	ADJUSTABLE	LT.	LIGHT
AFF	ABOVE FINISHED FLOOR	LTWT.	LIGHTWEICH
ALT.	ALTERNATE	LVL.	LEVEL
ALUM.	ALUMINUM	MAX.	MAXIMUM
AMP.	AMPERAGE	MDF	MEDIUM DENSITY
APPROX.	APPROXIMATE		FIBERBOARD
ASTM	AMERICAN SOCIETY of TESTING MATERIALS	MECH.	MECHANICAL
ARCH	ARCHITECTURAL	MFR.	MANUFACTURER
BFF	BELOW FINISHED FLOOR	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTL.	METAL
BTM.	BOTTOM	(N)	NEW
BTWN	BETWEEN	N.E.C.	NATIONAL ELECTRIC CODE
CAB	CABINET	N.G.	NATURAL GRADE
CALCS.	CALCULATIONS	NIC	NOT IN CONTRACT
CBC	CALIFORNIA BUILDING CODE	N.T.S.	NOT TO SCALE
CJ	CONTROL JOINT	O/	OVER
CMC	CALIFORNIA MECHANICAL CODE	O.C.	ON CENTER
CEC	CALIFORNIA ELECTRICAL CODE	O.D.	OUTSIDE DIAMETER
CCC	CALIFORNIA PLUMBING CODE	OPG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CL	CENTERLINE	PERF.	PERFORATED
CLO.	CLOSET	P.L.	PROPERTY LINE
CLR.	CLEAR	PLYWD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	PR.	PAIR
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONNL.	CONNECTION	R.	RISER
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
CSMT	CASEMENT	REINF.	REINFORCING
DBL	DOUBLE	RFR.	RAFTER
DET.	DETAIL	RM.	ROOM
DEG.	DEGREE	REQ.	REQUIREMENT
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIAPH.	DIAPHRAGM	S.E.D.	SEE ELECTRICAL DRAWINGS
DIM.	DIMENSION	S.M.D.	SEE MECHANICAL DRAWINGS
DN.	DOWN	S.P.D.	SEE PLUMBING DRAWINGS
D.S.	DOWNSPOUT	S.S.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.C.	SOLID CORE
(E)	EXISTING	SCHED.	SCHEDULE
E	EGRESS	SD	SMOKE DETECTOR
EA	EACH	SECT.	SECTION
ELEC.	ELECTRICAL	SF/SQ.FT.	SQUARE FOOT or SQUARE FEET
ELEV.	ELEVATION	SHR.	SHEAR
EJ	EXPANSION JOINT	SHT.	SHEET
EMB.	EMBEDMENT	SIM.	SIMILAR
EPS	EXTRUDED POLYSTYRENE FOAM	SPEC.	SPECIFICATIONS
EQ.	EQUAL	SQ. IN.	SQUARE INCH
EXT.	EXTERIOR	ST.	STAINLESS STEEL
FDN.	FOUNDATION	STD.	STANDARD
FD	FLOOR DRAIN	STL.	STEEL
FF.	FINISH FLOOR	STRUCT.	STRUCTURAL
F.H.	FIRE HYDRANT	STO.	STORAGE
F.J.	FLOOR JOIST	S.W.	SHEAR WALL
FLASHG	FLASHING	SYM.	SYMBOL
FLR.	FLOOR	TEMP. or T	TEMPERED
FLOOR.	FLOURESCENT	T.J.	TOOLED JOINT
F.O.	FACE OF	T.O.C.	TOP OF CURB or CONCRETE
F.O.S.	FACE OF STUD	T.O.S.	TOP OF SLAB or SHEATHING
FR.	FRENCH	T.O.W.	TOP OF WALL
GA.	FOOTING	TP.	TOP OF PLATE
GAUGE	GUAGE	TRISM	TRANSOM
GALV.	GALVANIZED	T.S.	TUBE STEEL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T&B	TOP AND BOTTOM
GLU-LAM	GLUE LAMINATED	T&G	TONGUE AND GROOVE
GR.	GRADE	TYP.	TYPICAL
GSM	GALVANIZED SHEET METAL	U.B.C.	UNIFORM BUILDING CODE
G.C.	GENERAL CONTRACTOR	U.L.	UNDERWRITERS LABORATORIES
GYP. BD.	GYPSUM BOARD	U.M.C.	UNIFORM MECHANICAL CODE
H.B.	HOSE BIB	UNO	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UTIL.	UTILITY
HD	HOLD DOWN	V	VOLTS or VOLTAGE
H.H.	HEAD HEIGHT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.L.F.	VERIFY IN FIELD
HR.	HOOR	W/	WITH
HT.	HEIGHT	W.C.	WATER CLOSET
ID	INSIDE DIAMETER	WD.	WOOD
INCL.	INCLUDE	WH.	WATER HEATER
INFO.	INFORMATION	W.O.	WHERE OCCURS
INSUL.	INSULATION or INSULATED	W.I.	WROUGHT IRON
INT.	INTERIOR	WP	WEATHER PROOF
JST.	JOIST	W.U.I.	WILDLAND URBAN INTERFACE
LANDSC.	LANDSCAPING	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WELDED WIRE MESH

**SYMBOL LEGEND**

	<b>ELEVATION REFERENCE</b>	<b>Room Name</b>	ROOM DESIGNATION & FLOOR FINISH
	<b>DETAIL REFERENCE</b>	Floor Finish	
	<b>VIEW NUMBER</b>		
	<b>SECTION REFERENCE</b>		
			CENTERLINE
			EGRESS WINDOW
			TEMPERED GLAZING
			KEYNOTE - REF. TO SCHEDULE
			REVISION TRIANGLE
			EQUIPMENT TAG - REF. TO SCHEDULE
			KEY TO REFERENCE NOTES
			DOOR TAG - SEE SCHEDULE
			DOOR SIZE (WIDTH HEIGHT)
			WINDOW TAG - SEE SCHEDULE
			WINDOW SIZE (WIDTH HEIGHT) & OPENING METHOD
			DIMENSION TO FACE OF STUD, CONCRETE, OR MASONRY WALL (U.N.O.)

# LOEFFLER - ROSEVILLE

## MULTI-FAMILY COMPLEX

124 CENTER ST.  
ROSEVILLE, CA 95678



**INDEX OF DRAWINGS**

<b>ARCHITECTURAL</b>	
A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	SITE UNIT PLANS
A4	PARTITION PLAN - 1 BED & CORNER
A5	PARTITION PLANS - 3 BEDS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	MATERIAL BOARD

<b>CIVIL</b>	
C1	UTILITY PLAN
C2	GRADING PLAN
C3	CROSS SECTION
C4	SITE SECTION
1	SHED MAP
FTBSVIB	CONFIGURATION DETAIL
FTBSVIB 2	SITE LAYOUT DETAIL
TNT MAP	TENTATIVE MAP
EXHIBIT	CONDOMINIUM EXHIBIT

<b>LANDSCAPE</b>	
L1.1	DESIGN DEVELOPMENT

<b>PHOTOMETRICS</b>	
E4.0	ELECTRICAL PHOTOMETRIC PLAN

<b>SURVEYOR</b>	
SP	A SITE PLAN FOR
SHEET 7	STORM SEWER-LINE "A"

**PROJECT DIRECTORY**

<b>CIVIL ENGINEER:</b> CAN AM ENGINEERING & EXPLORATION 6601 BLUE OAKS BLVD #5516 ROCKLIN, CA 95765 PHONE: (530) 565-6009 CONTACT: Mike Anderson EMAIL: maincal74@gmail.com	<b>OWNER:</b> LOEFFLER REALTY & INVESTMENT 951 RESERVE DR. STE. 140 ROSEVILLE, CA 95678 PHONE: (916) 346-7447 CONTACT: Matt Loeffler EMAIL: properties.lri@gmail.com
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**PROJECT INFORMATION**

**PROJECT SUMMARY:**  
NEW R-2 CONSTRUCTION TYPE V-B RESIDENTIAL MULTI-FAMILY DEVELOPMENT. PROPOSED 13 UNITS IN TOTAL. 6 NOS. - 1 BED UNITS AND 7 NOS. - 3 BED UNITS. OCCUPANCY U CONSTRUCTION TYPE II-B CARPORT PARKING PROVIDED.

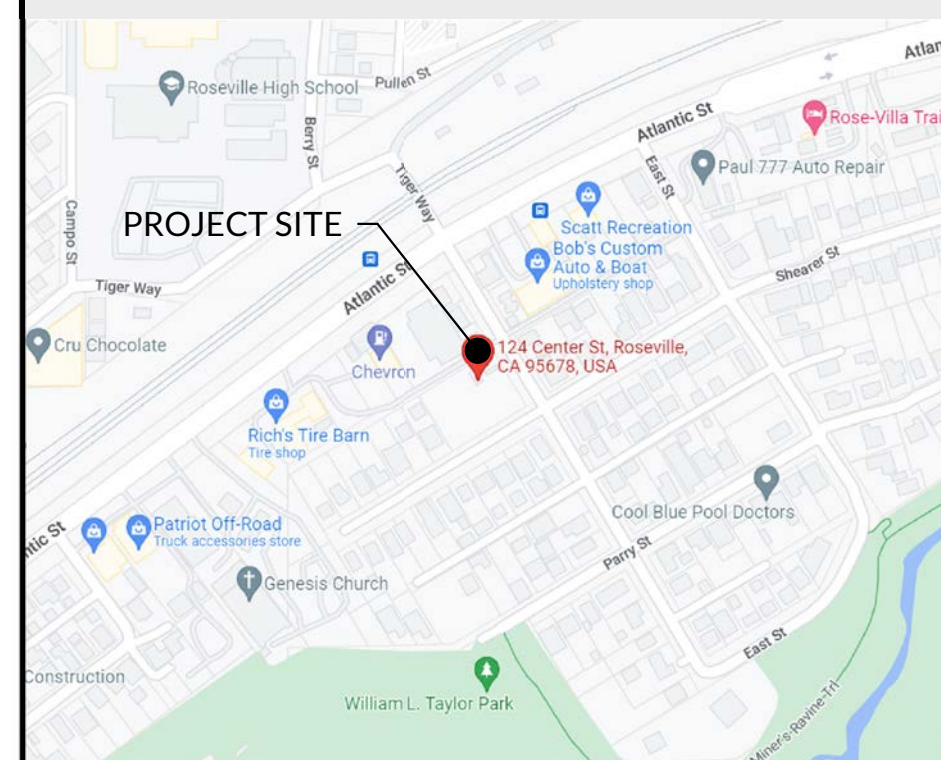
	EXISTING	PROPOSED
SITE AREA:	30270 SF	
OCCUPANCY:	NONE	R2/U
CONSTRUCTION TYPE:	NONE	V-B/II-B
FIRE SPRINKLER:	NONE	YES
NUMBER OF STORIES:	ONE (1)	TWO (2)
BLDG. HEIGHT:	9'-0"	25'-5"

**ZONING INFORMATION**

**ZONING: R3 (HIGH DENSITY) - ATLANTIC STREET CORRIDOR SPECIFIC PLAN**

<b>FRONT:</b>	20' MIN.
<b>SIDE:</b>	5' INTERIOR
<b>STREET SIDE:</b>	20' MIN.
<b>REAR:</b>	20'
<b>MAX HEIGHT:</b>	45' (35' WHEN NEXT TO SINGLE FAMILY RES.)
<b>LOT COVERAGE:</b>	50%

**VICINITY MAP**



**BUILDING AREA**

EXISTING BUILDING AREA		PROPOSED BUILDING AREA		
SHED	334 SF	LOT AREA	LOT	30,270 SF
TOTAL CONDITIONED SPACE	334 SF			30,270 SF
CARPORT	151 SF	CONDITIONED		
	151 SF	HOUSING	1ST LEVEL	8,472 SF
TOTAL AREA	485 SF	HOUSING	2ND LEVEL	8,170 SF
				16,642 SF
		UNCONDITIONED		
		COVERED PORCH	EXTERIOR	1,784 SF
				1,784 SF

TOTAL NEW SQFT: 16,642 SF  
LOT COVERAGE RATIO: 10,257 SF / 30,270 SF = 0.34  
FLOOR AREA RATIO: 16,642 SF / 30,270 SF = 0.55

MAXIMUM LOT COVERAGE @ 50%  
ALLOWED: 30,270SF X 0.5 = 15,135 SF  
PROPOSED: .34 (34%)

**PC EXHIBIT A**



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6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

**LOEFFLER - ROSEVILLE  
MULTI-FAMILY COMPLEX**

124 CENTER ST.  
ROSEVILLE, CA 95678  
APN: 013-022-047

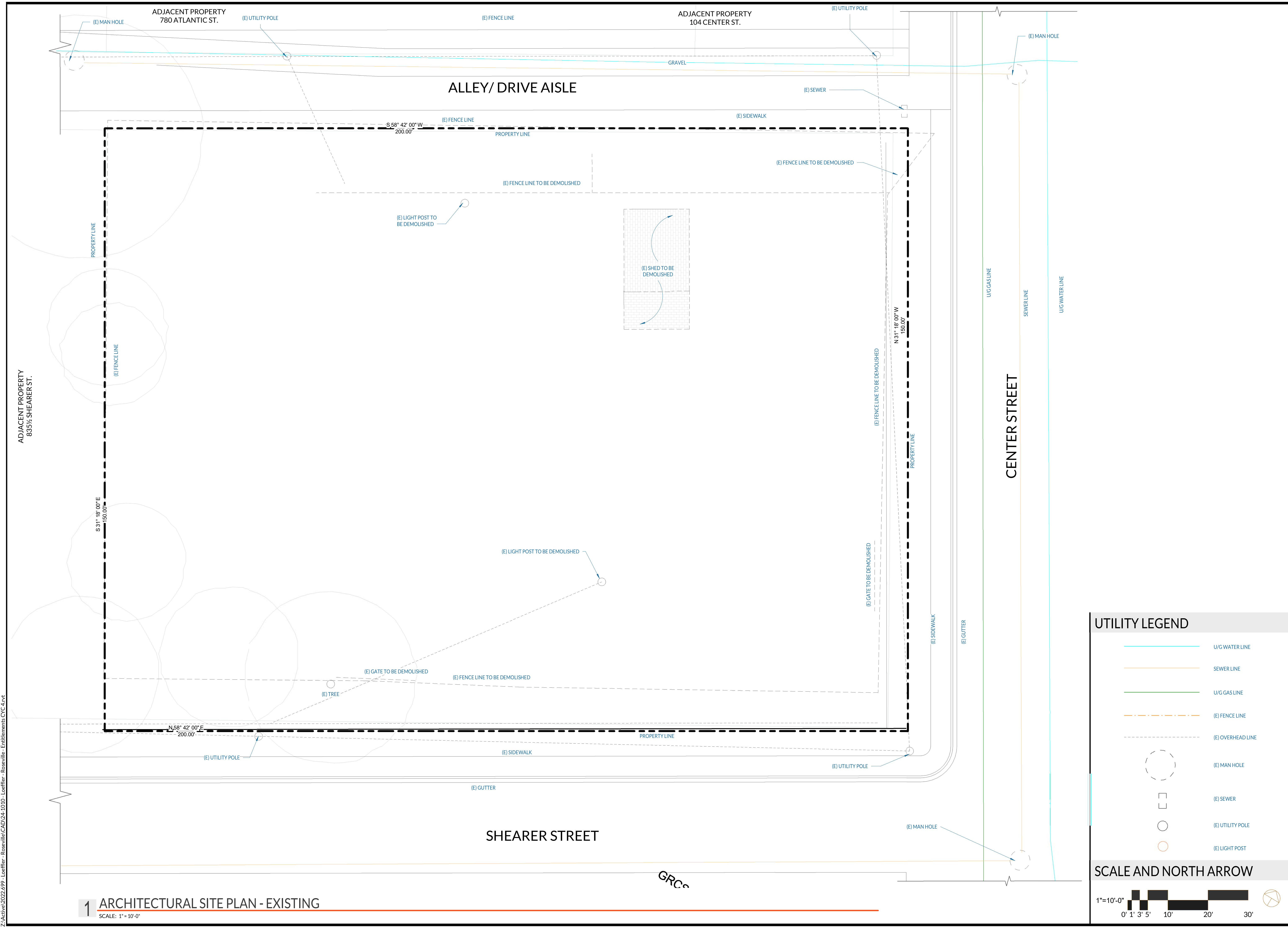
Proj. No: 2022.699

Issue / Revision	Description	Date	Comments
1	PERMIT PLANNING	7/17/23	
2	COMMENTS	3/7/24	
3	PLANNING COMMENTS 2	5/20/2024	
4	PLANNING COMMENTS 3	8/26/24	
5	PLANNING COMMENTS 4	10/3/24	

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**COVER SHEET**

**A0**



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**1 ARCHITECTURAL SITE PLAN - EXISTING**  
SCALE: 1" = 10'-0"

**UTILITY LEGEND**

- U/G WATER LINE
- SEWER LINE
- U/G GAS LINE
- - - (E) FENCE LINE
- - - (E) OVERHEAD LINE
- (E) MAN HOLE
- (E) SEWER
- (E) UTILITY POLE
- (E) LIGHT POST

**SCALE AND NORTH ARROW**

1" = 10'-0"

0' 1' 3' 5' 10' 20' 30'



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Issue / Revision Schedule:	Date	Description
No.		

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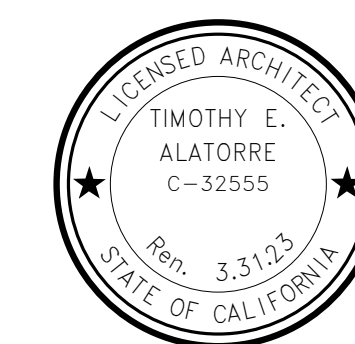
**EXISTING SITE PLAN**

**A1**

**LOEFFLER - ROSEVILLE  
MULTI-FAMILY COMPLEX**

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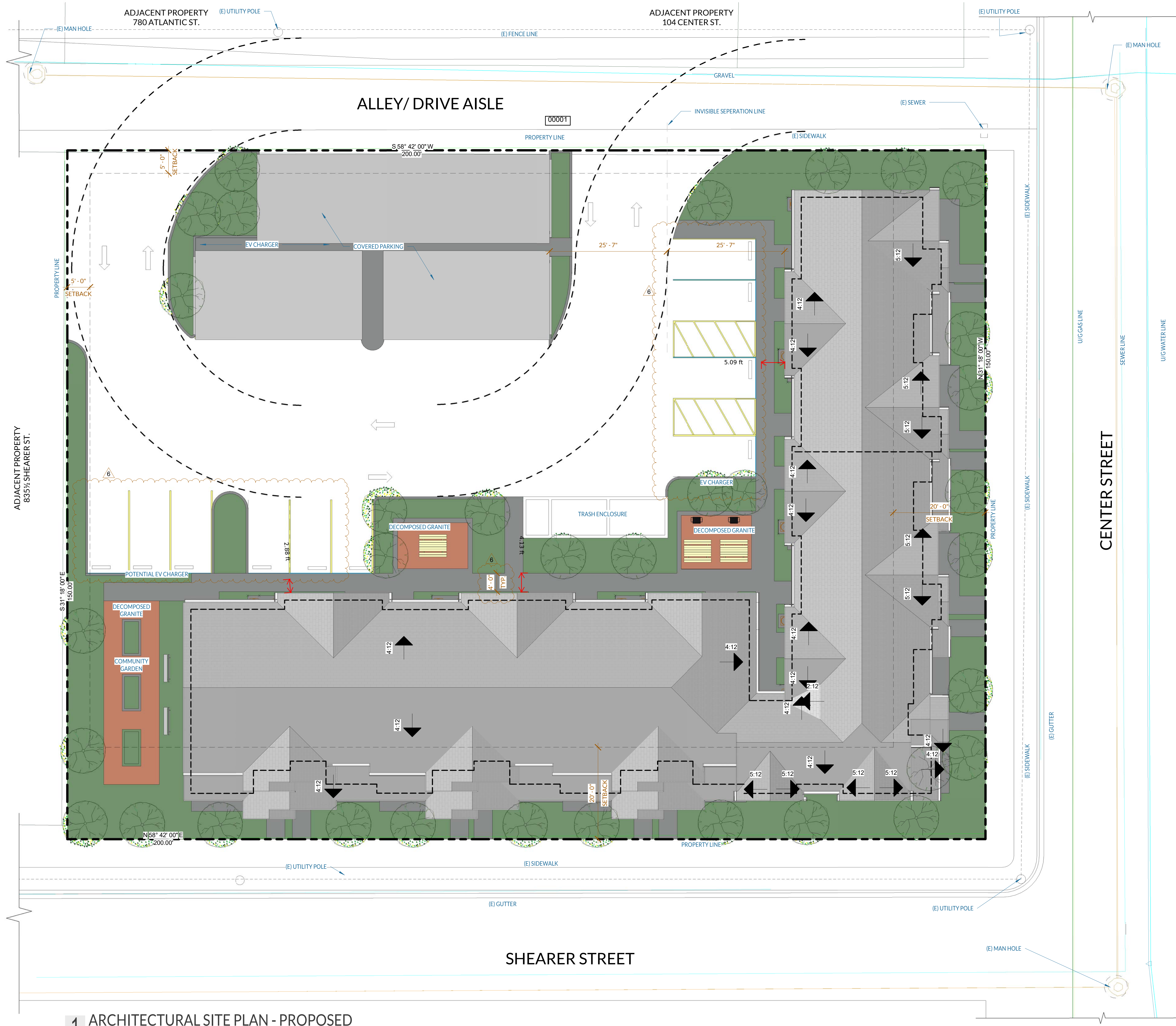


Issue / Revision Schedule:	Description
No. 1	PLANNING COMMENTS 2
Date 5/20/2024	
No. 3	PLANNING COMMENTS 5
Date 10/28/24	
No. 6	PLANNING COMMENTS 5

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**PROPOSED  
SITE PLAN**

**A2**



**PARKING REQUIREMENTS**

**PARKING REQUIREMENTS:**

1.5 SPACES PER 1-BED UNIT	@ 6 UNITS =	9
2 SPACES PER 3-BED UNIT	@ 7 UNITS =	14
1 GUEST PARKING FOR EVERY 10 UNITS @ 13 UNITS =		2
<b>TOTAL:</b>		<b>25</b>

**PARKING PROVIDED:**

25 PARKING SPACES WITH 2 ADA SPACES (1 VAN ACCESSIBLE)

\*PARKING NOTE: ALL PARKING SPACES ARE PROVIDED WITH A SHADING VIA CARPORT\*

**COMPACT PARKING:**

19.26.040 A.1.a: PARKING LOTS WITH MINIMUM OF 20 PARKING SPACES MAY SUBSTITUTE STANDARD SPACES WITH COMPACT SPACES FOR UP TO 30% OF THE TOTAL PARKING SPACES REQUIRED.

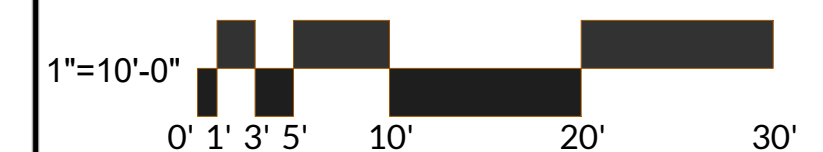
25 SPACES REQUIRED X.30 = 7.5 -> 7 COMPACT SPACES PERMITTED. 3 PROVIDED.

**EV PARKING PER CAL GREEN 4.106.4.2.2.1: MULTIFAMILY EFFECTIVE JULY 1ST 2024:**

EV READY: 40% OF PARKING ROUNDED UP TO NEAREST WHOLE NUMBER (NO ASSIGNED PARKING ON PROJECT):

25 PROVIDED SPACES X.40 = 10 -> 10 EV READY SPACES

**SCALE AND NORTH ARROW**



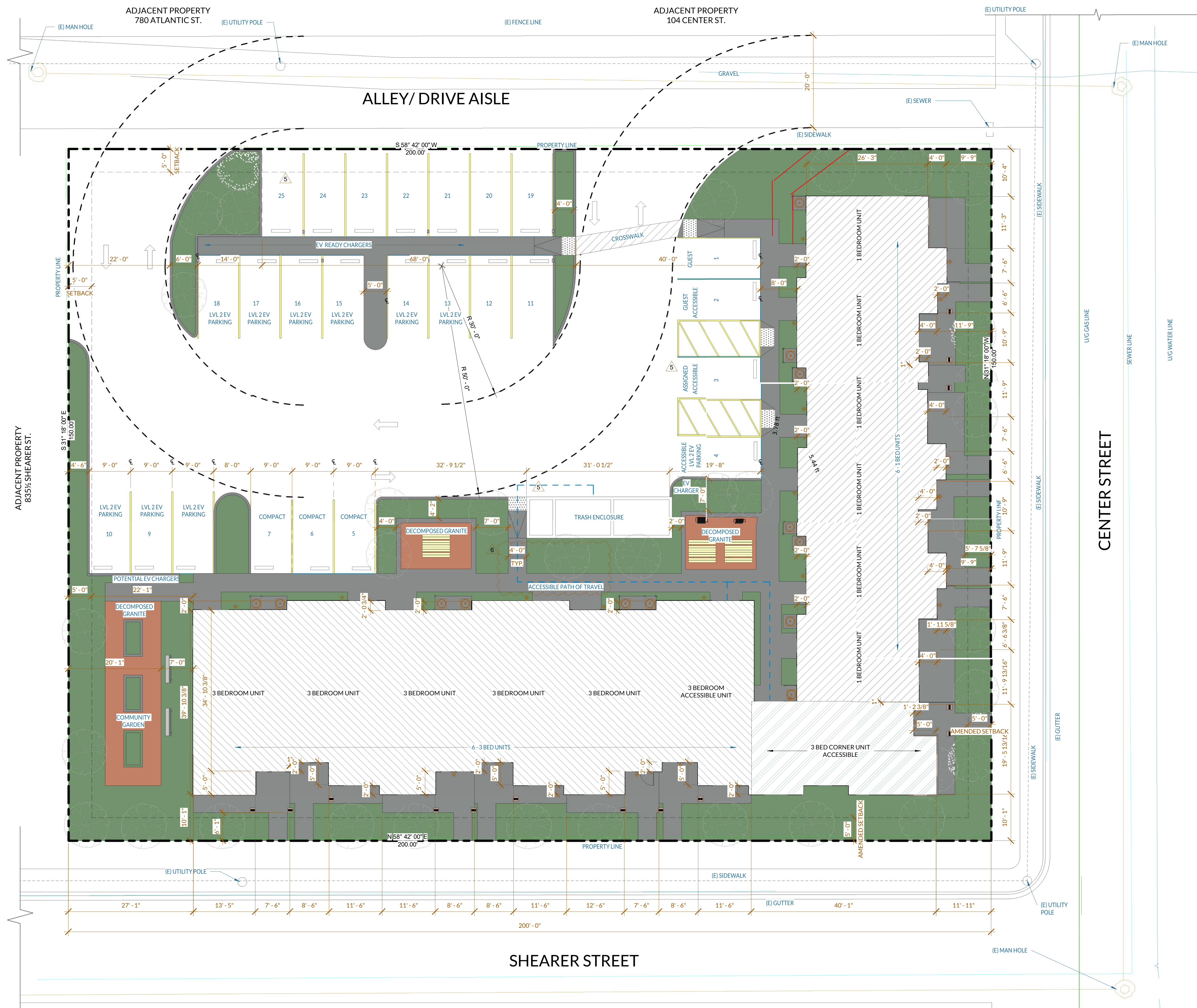
**1 ARCHITECTURAL SITE PLAN - PROPOSED**

SCALE: 1" = 10'-0"

# LOEFFLER - ROSEVILLE MULTI-FAMILY COMPLEX

124 CENTER ST.  
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**PATH OF TRAVEL**  
 - - - ACCESSIBLE PATH OF TRAVEL  
 NOTE: ACCESSIBLE ACCESS TO BE PROVIDED TO TRASH ENCLOSURE

**UNIT MIX SUMMARY**

1 BEDROOM (6 QTY)  
CONDITIONED: 1,027SF  
COVERED PATIO: 115SF

3 BEDROOM (6 QTY) (5 TYP. & 1 ACCESSIBLE)  
CONDITIONED: 1,550SF  
COVERED PATIO: 125SF

3 BEDROOM B (1 QTY) CORNER  
CONDITIONED: 1,550SF  
COVERED PATIO: 375SF

**PARKING REQUIREMENTS**

**PARKING REQUIREMENTS:**

1.5 SPACES PER 1-BED UNIT	@ 6 UNITS =	9
2 SPACES PER 3-BED UNIT	@ 7 UNITS =	14
1 GUEST PARKING FOR EVERY 10 UNITS	@ 13 UNITS =	2
<b>TOTAL:</b>		<b>25</b>

**PARKING PROVIDED:**  
25 PARKING SPACES WITH 3 ADA SPACES (2 VAN ACCESSIBLE)

**COMPACT PARKING:**  
19.26.040 A.1.a: PARKING LOTS WITH MINIMUM OF 20 PARKING SPACES MAY SUBSTITUTE STANDARD SPACES WITH COMPACT SPACES FOR UP TO 30% OF THE TOTAL PARKING SPACES REQUIRED.

25 SPACES REQUIRED X .30 = 7.5 -> 7 COMPACT SPACES PERMITTED. 3 PROVIDED.

**EV PARKING PER CAL GREEN 4.106.4.2.2.1: MULTIFAMILY EFFECTIVE JULY 1ST 2024:**  
EV READY: 1 EV READY ASSIGNED SPACE PER UNIT NOT TO EXCEED 40% OF ASSIGNED PARKING ROUNDED UP TO NEAREST WHOLE NUMBER.  
23 ASSIGNED SPACES X .40 = 9.2 -> 10 MAXIMUM EV READY SPACES  
13 UNITS -> 13 EV READY TO NOT EXCEED 10 EV READY SPACES (40%)

Issue / Revision Schedule:	Description
No. 1	PLANNING COMMENTS
Date 3/7/24	
No. 2	PLANNING COMMENTS 2
Date 5/20/2024	
No. 3	PLANNING COMMENTS 4
Date 10/3/24	
No. 4	PLANNING COMMENTS 5
Date 10/28/24	

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## SITE UNIT PLANS

