

CREEKVIEW FAMILY AFFORDABLE APARTMENTS

PARCEL C - 40

ROSEVILLE, CALIFORNIA



WESTBROOK BOULEVARD ELEVATION

EAST ELEVATION
WESTBROOK BOULEVARD

OUR TEAM

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ROSEVILLE, CA 95661
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CS

06.13.22
130.22142

CODE ANALYSIS SUMMARY

PROJECT GOALS:

CREEKVIEW FAMILY AFFORDABLE APARTMENT AT LOT C-40 ARE TWO 4 STORY APARTMENTS WITH 168 UNITS AT BUILDING A AND 59 UNITS AT BUILDING B. THE MIXED USE 4 STORY WITH TYPE V-A CONSTRUCTION AND R-2, A, B OCCUPANCY GROUP. IT HAS A MODERN FARMHOUSE CHARACTER WITH STEEPER ROOF PITCHES AT THE GABLE ENDS, SIMPLIFIED FORMS AND MASSING, VERTICAL BOARD AND BATTEN AND HORIZONTAL SIDING TO BRING THE STYLE TO LIFE IN A BALANCE WAY. EXTERIOR IS PRIMARILY STUCCO AND ACCENT STUCCO COLOR AT THE BASE MASSING.

Site Summary:

Creekview Specific Plan Parcel C-40
Land Use Designation: HDR
Zoning: R3

Total Units : 168
1-Bed. Units : 57 (34%)
1 Bd. 1 Ba. : 57 (34%)
2-Bed. Units : 69 (41%)
2 Bd. 1 Ba. : 36
2 Bd. 2 Ba. : 33
3-Bed. Units : 42 (25%)
3 Bd. 2 Ba. : 42 (25%)

Site Area : ± 5.27 Acres
Density : ± 31.9 Units/Acre

Parking Required :
State Density Bonus Law (65915(p)) Parking Standard
1bd. units : 57 x 1 = 57
2bd. units : 69 x 1.5 = 104
3bd. units : 42 x 1.5 = 63
Total Parking Required = 224 (1.33:1)

Parking Provided :
291 Vehicle Parking Spaces (1.73:1)
9 Motorcycle Parking Spaces
10 Bicycle Parking Spaces

Accessible Stalls Provided : 10

Vehicle Parking Stall Dimensions :
9' x 18' Standard Stalls : 204
9' x 16' Compact Stalls : 87 (29.9%)

Motorcycle Parking Stall Dimensions :
3' x 6' Stalls : 9

Private Outdoor Open Space Required : 168 Units x 40 sq.ft. = 6,720 sq.ft.

Common Outdoor Open Space Provided to substitute for Private Outdoor Open Space requirement : 10,115 sq.ft. (60 sq.ft./unit)

FLOOR & LOT AREA

SITE AREA: ± 5.27 ACRES
GROSS FLOOR AREA: 103,018 S.F. + 67,110 S.F. = 170,128 S.F.
LOT COVERAGE AREA: 22,708 S.F. + 18,258 S.F.
FAR (FLOOR AREA RATIO): 170,128 S.F.(G) / 229,561 S.F. (B) = 0.74

NUMBER OF REQUIRED EVSE SPACES WILL BE VERIFIED AT BUILDING PERMIT REVIEW

NUMBER OF REQUIRED ACCESSIBLE SPACES WILL BE REVIEWED AT BUILDING PERMIT REVIEW

BUILDING AREA SUMMARY:

BUILDING A

RESIDENTIAL:	85,150 S.F.
PRIVATE OPEN SPACE	600 S.F.
CIRCULATION, UTILITY & OTHERS:	17,268 S.F.

BUILDING A FLOOR AREA:

1ST FLOOR:	22,708 S.F.
2ND FLOOR:	27,523 S.F.
3RD FLOOR:	27,523 S.F.
4TH FLOOR:	25,264 S.F.

TOTAL GROSS FLOOR AREA: 103,018 S.F.

BUILDING B

RESIDENTIAL:	47,544 S.F.
PRIVATE OPEN SPACE	525 S.F.
RECREATION CENTER:	3,931 S.F.
CIRCULATION, UTILITY & OTHERS:	15,110 S.F.

BUILDING B FLOOR AREA:

1ST FLOOR:	18,258 S.F.
2ND FLOOR:	16,694 S.F.
3RD FLOOR:	16,694 S.F.
4TH FLOOR:	15,464 S.F.

TOTAL GROSS FLOOR AREA: 67,110 S.F.

CODES USED:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF SAN DIEGO CODES AND ORDINANCES

CONSTRUCTION TYPE:

TYPE VA

FIRE RATING BY TYPE:

TYPE V-A BUILDING: (C.B.C. TABLES 506.2 AND 601)
FIRE RATING OF BUILDING ELEMENTS (C.B.C. TABLE 601):
Primary Structural Frame: 1 hour
Bearing Walls - Exterior: 1 hour
Bearing Walls - Interior: 1 hour
Nonbearing Walls and Partitions - Exterior: 0 hour
Nonbearing Walls and Partitions - Interior: 0 hour
Floor Construction and secondary members: 1 hour
Roof Construction and secondary members: 1 hour
1 Hour dwelling separation between dwelling units (C.B.C. Section 708.1)
Sound transmission control (C.B.C. Section 1207)
1 hour occupancy separation between R-2 occupancy and the A and B occupancies.

OCCUPANCY TYPE:

BUILDING A
RESIDENTIAL FLOOR LEVEL 1 THROUGH 4 - R-2

BUILDING B
RESIDENTIAL FLOOR LEVEL 1 THROUGH 4 - R-2, B, AND A-3

FIRE SPRINKLERS:

RESIDENTIAL STRUCTURE: CBC 903.3.1.1 (NFPA 13)

ALLOWABLE BUILDING HEIGHT:

45' TO PLATE

BUILDING HEIGHT AT 4TH FLOOR PLATE:

40'-9"

MAXIMUM BUILDING HEIGHT AT RIDGE:

BUILDING A - 54'-9"
BUILDING B - 55'-6"

UNIT AREA SUMMARY (BLDG. A):

PLAN NO.		NO./BL DG.	GROSS S.F.	NET S.F.	PRIVATE OPEN SPACE	TOTAL GROSS RESIDENTIAL S.F.
1A	1 BR	35	570	538		19950
2A	2 BR	28	758	716		21224
2B	2 BR	20	888	843		17760
2C	2 BR	2	867	813		1734
2D	2 BR	2	918	864		1836
3A	3 BR	14	1029	974		14406
3B	3 BR	8	1030	976	75	8240
3C	3 BR	0	1102	1036		0
TOTAL		109				85150

UNIT AREA SUMMARY (BLDG. B):

PLAN NO.		NO./BL DG.	GROSS S.F.	NET S.F.	PRIVATE OPEN SPACE	TOTAL GROSS RESIDENTIAL S.F.
1A	1 BR	22	570	538		12540
2A	2 BR	8	758	716		6064
2B	2 BR	5	888	843		4440
2C	2 BR	1	867	813		867
2D	2 BR	3	918	864		2754
3A	3 BR	9	1029	974		9261
3B	3 BR	7	1030	976	75	7210
3C	3 BR	4	1102	1036		4408
TOTAL		59				47544

UNIT AREA SUMMARY (BLDG A & BLDG. B):

PLAN NO.		NO./BL DG.	GROSS S.F.	NET S.F.	PRIVATE OPEN SPACE	TOTAL GROSS RESIDENTIAL S.F.
1A	1 BR	57	570	538		32490
2A	2 BR	36	758	716		27288
2B	2 BR	25	888	843		22200
2C	2 BR	3	867	813		2601
2D	2 BR	5	918	864		4590
3A	3 BR	23	1029	974		23667
3B	3 BR	15	1030	976	75	15450
3C	3 BR	4	1102	1036		4408
TOTAL		168				132694

PROJECT DATA

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

130.22142



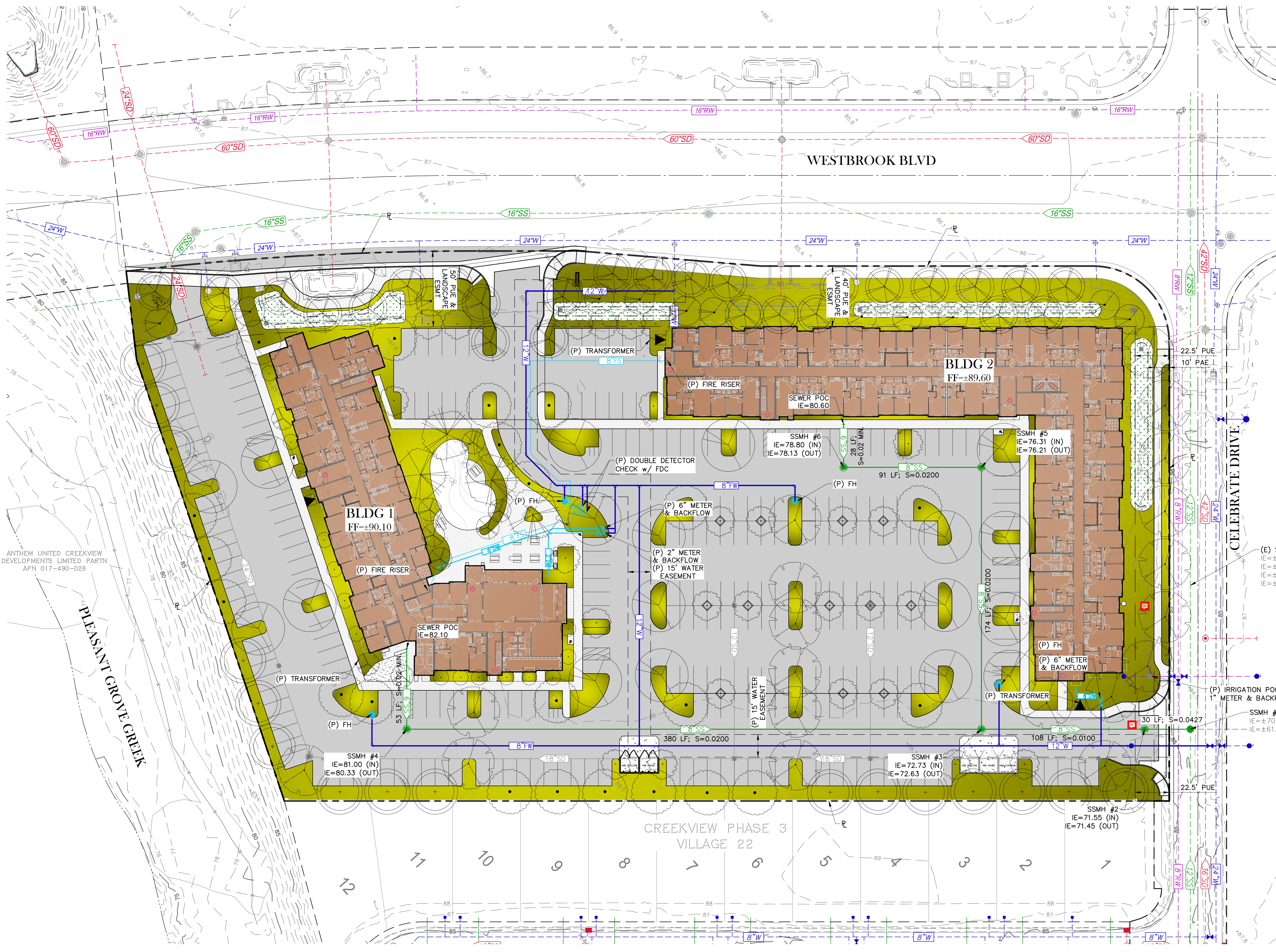
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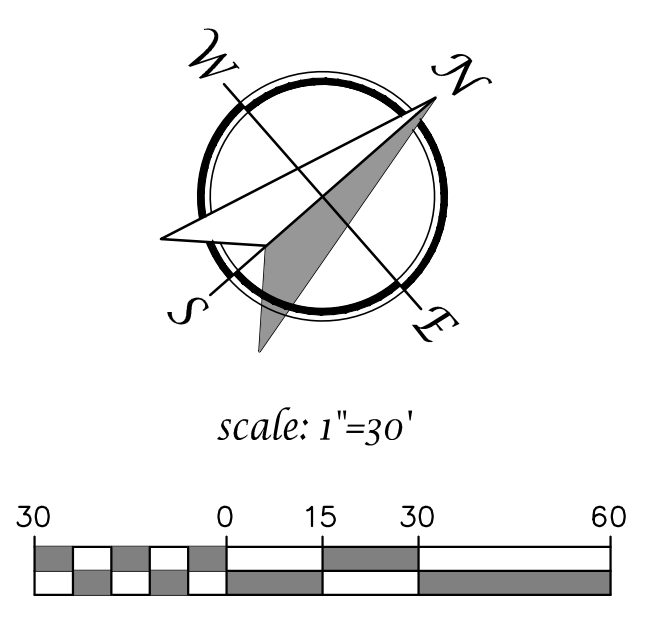


- UTILITY NOTES**
1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN (PUBLIC)		
RECYCLED WATER (PUBLIC)		
FIRE WATER		
FIRE SERVICE LINE		
DOMESTIC WATER SERVICE		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
DOUBLE DETECTOR CHECK		
SEWER LINE		
SEWER MANHOLE		

- (E) SSMH (BY OTHERS)
- IE=±69.98 (6" SW)
 - IE=±62.26 (6" NE)
 - IE=±61.76 (12" SE)
 - IE=±61.66 (12" NW)
- (P) IRRIGATION POC
1" METER & BACKFLOW
- SSMH #1 (BY OTHERS)
- IE=±70.17 (6" S)
 - IE=±61.95 (12" W)



PRELIMINARY UTILITY PLAN

CI.0

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-40
 3440 Westbrook Blvd. Roseville, California

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APPROVED BY THE
 ROSEVILLE
 PLANNING DIVISION

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 ARCHITECTURE • PLANNING • INTERIORS

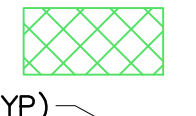
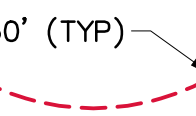



JETT
 Landscape Architecture • Design

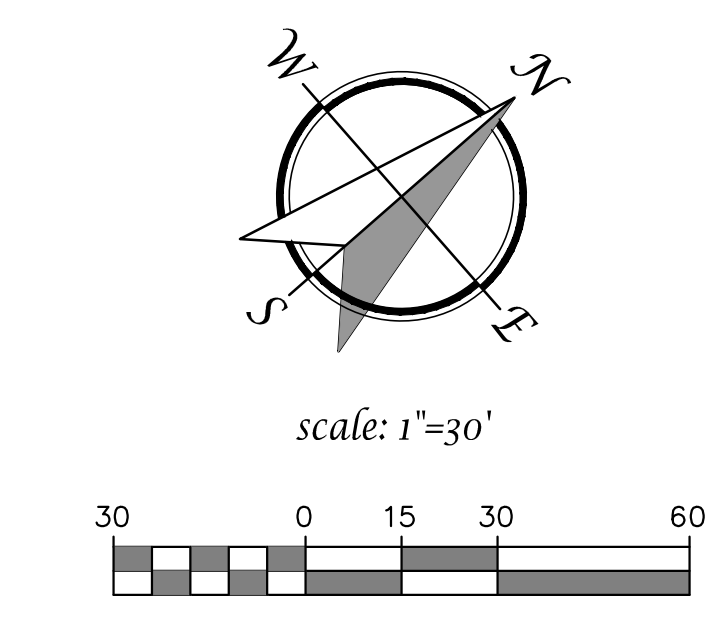
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TSD ENGINEERING, INC.
 expect more.

USA PROPERTIES FUND
 Creating Outstanding Communities

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LEGEND	
DESCRIPTION	PROPOSED
FIRE LANE	 R=30' (TYP)
FIRE TURN RADIUS	 R=50' (TYP)
FIRE HYDRANT (PRIVATE)	
DOUBLE CHECK DETECTOR (PUBLIC)	
FIRE DEPT CONNECTION (PRIVATE)	



PRELIMINARY FIRE ACCESS PLAN

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-40
 3440 Westbrook Blvd. Roseville, California



CI.I

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expect more.

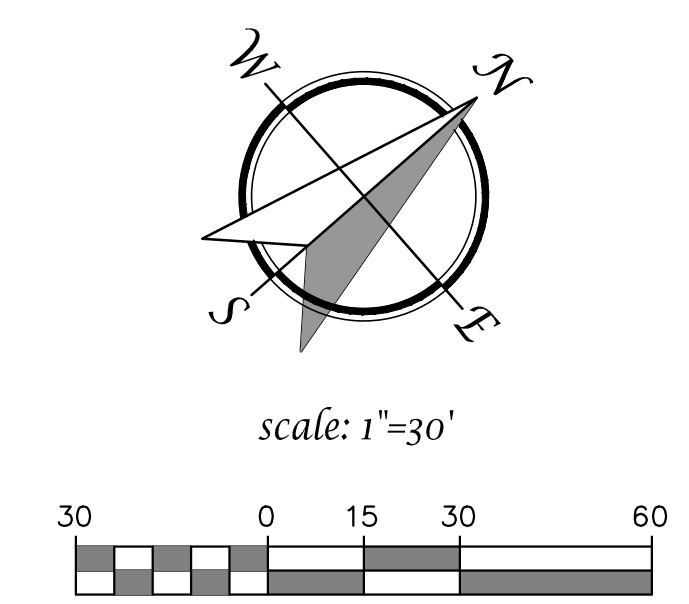
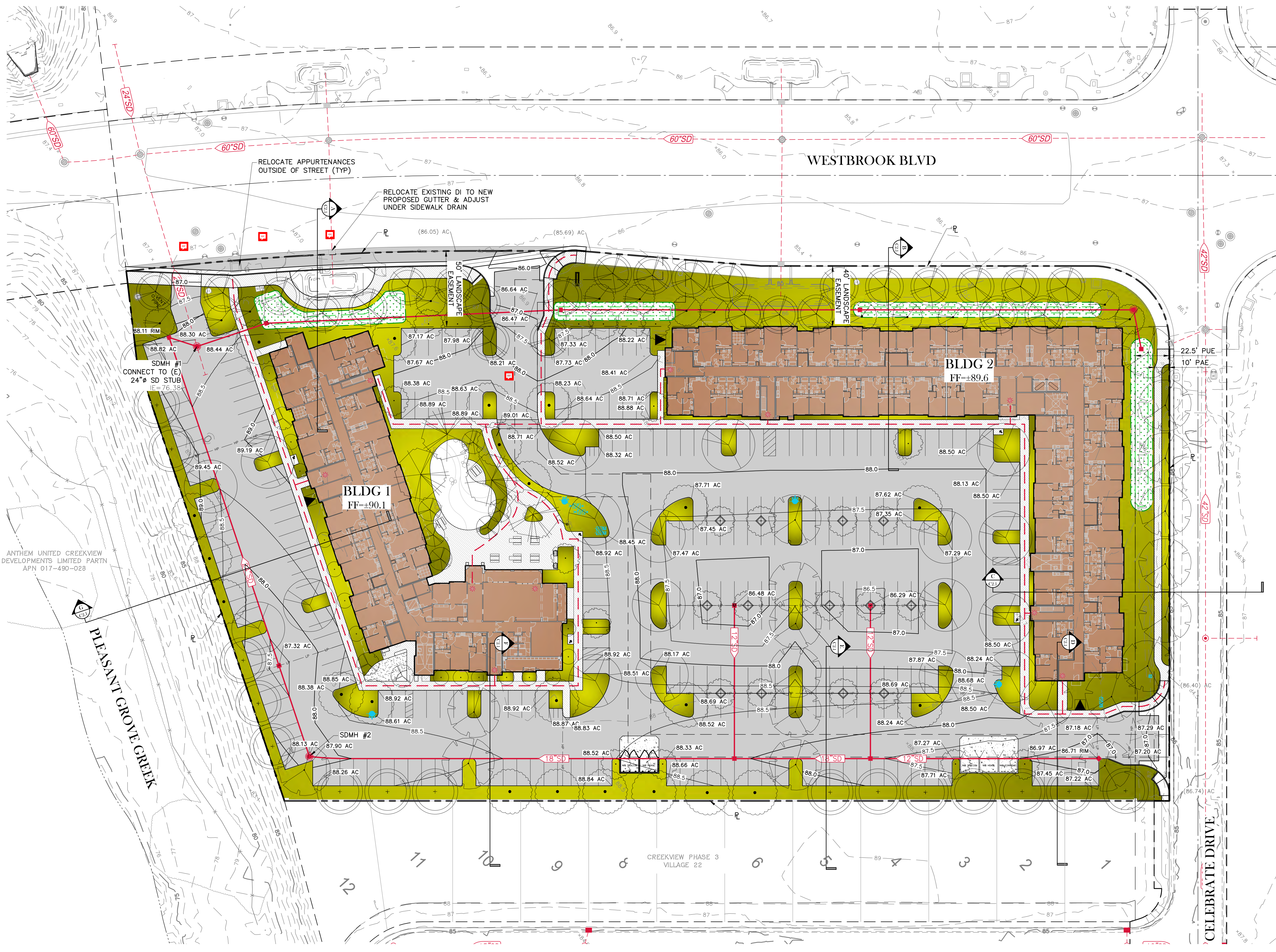
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		
OVERLAND RELEASE ARROW		
ADA PATH OF TRAVEL		

EARTHWORK CALCULATIONS:
 (FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)
 CUT: ±6,200 CU.YD.
 FILL: ±5,600 CU.YD.
 NET: ±800 CU.YD. EXPORT

PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

- GENERAL NOTES**
1. TOPOGRAPHIC INFORMATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. TOPOGRAPHIC FIELD SURVEY PREPARED BY TSD ENGINEERING, INC. DATE OF FIELD SURVEY: _____, 2022.
 3. TOPOGRAPHIC AERIAL SURVEY PREPARED BY AEROTAS. DATE OF AERIAL SURVEY: MAY 24, 2022.

CITY OF ROSEVILLE
BENCHMARK NO 129: 96.120 FEET
 3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE NORTHEAST ANGLE POINT OF THE CORNER ON THE EAST SIDE OF WESTBROOK BLVD. BEING APPROX. 2000 FEET NORTH OF THE INTERSECTION WITH PLEASANT GROVE BLVD. ELEVATION = 96.120 (NAVD88)



PRELIMINARY GRADING & DRAINAGE PLAN

C2.0

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-40
 3440 Westbrook Blvd. Roseville, California

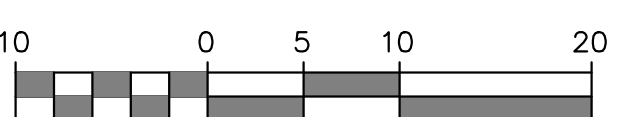
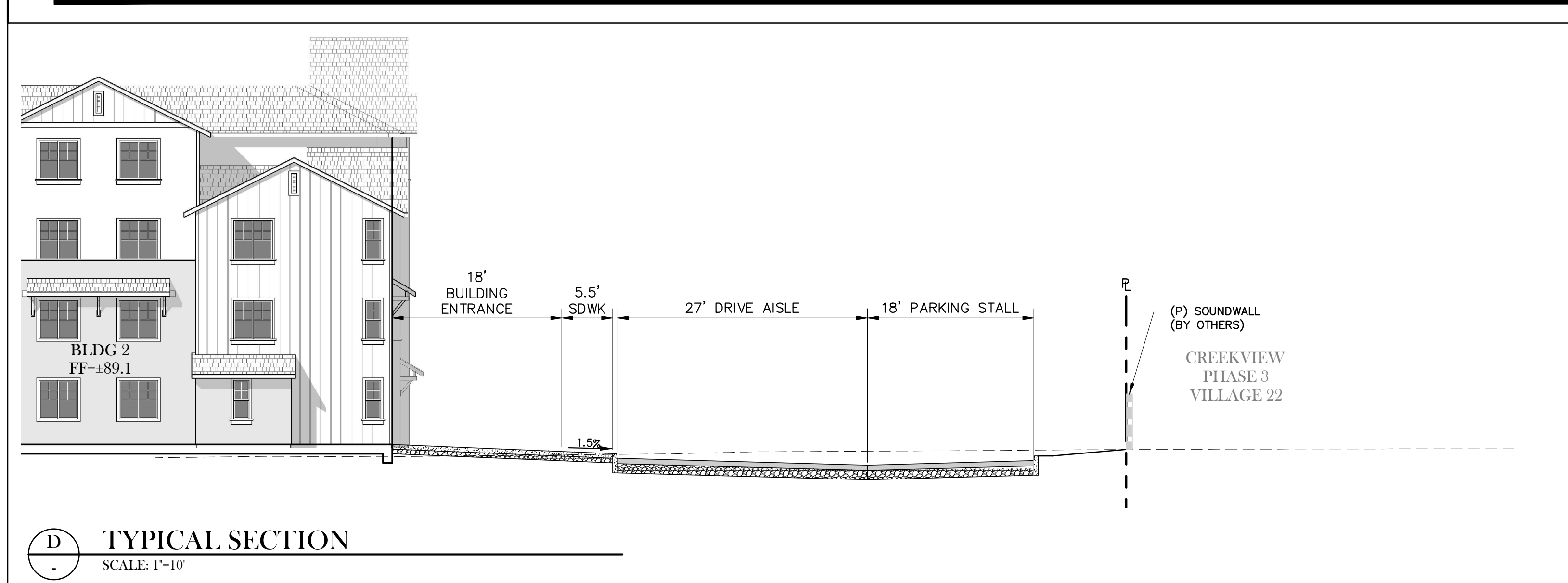
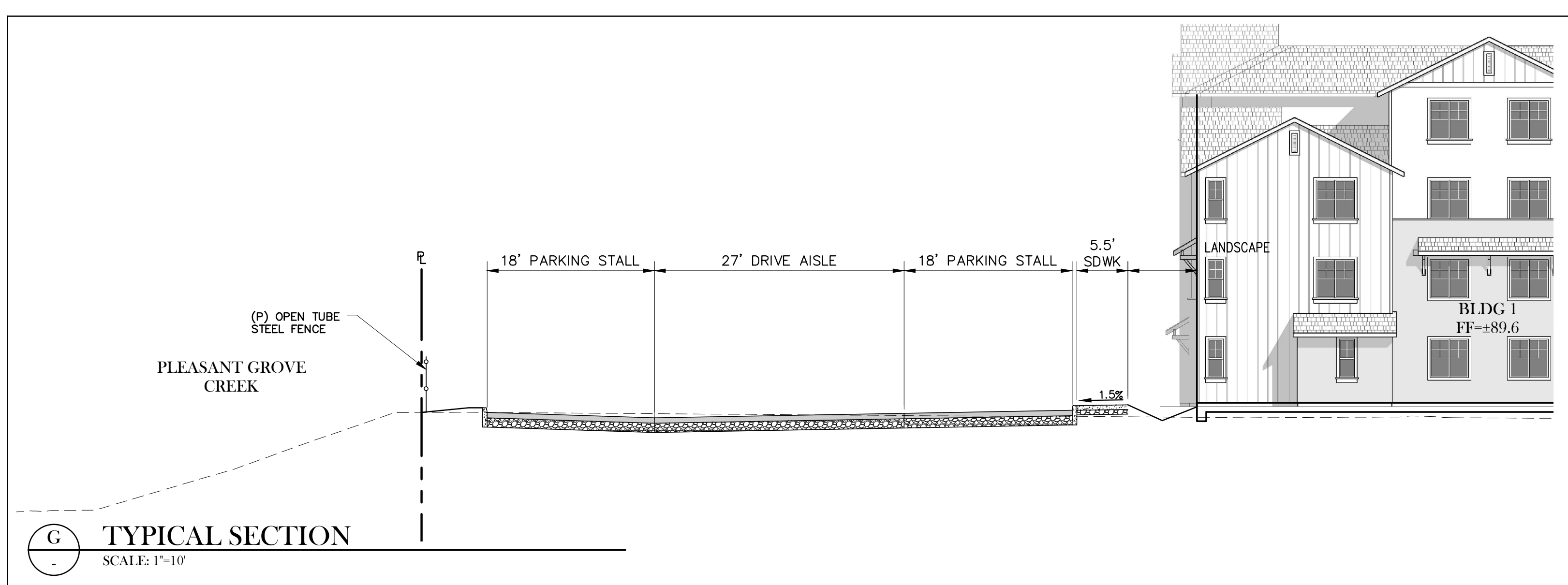
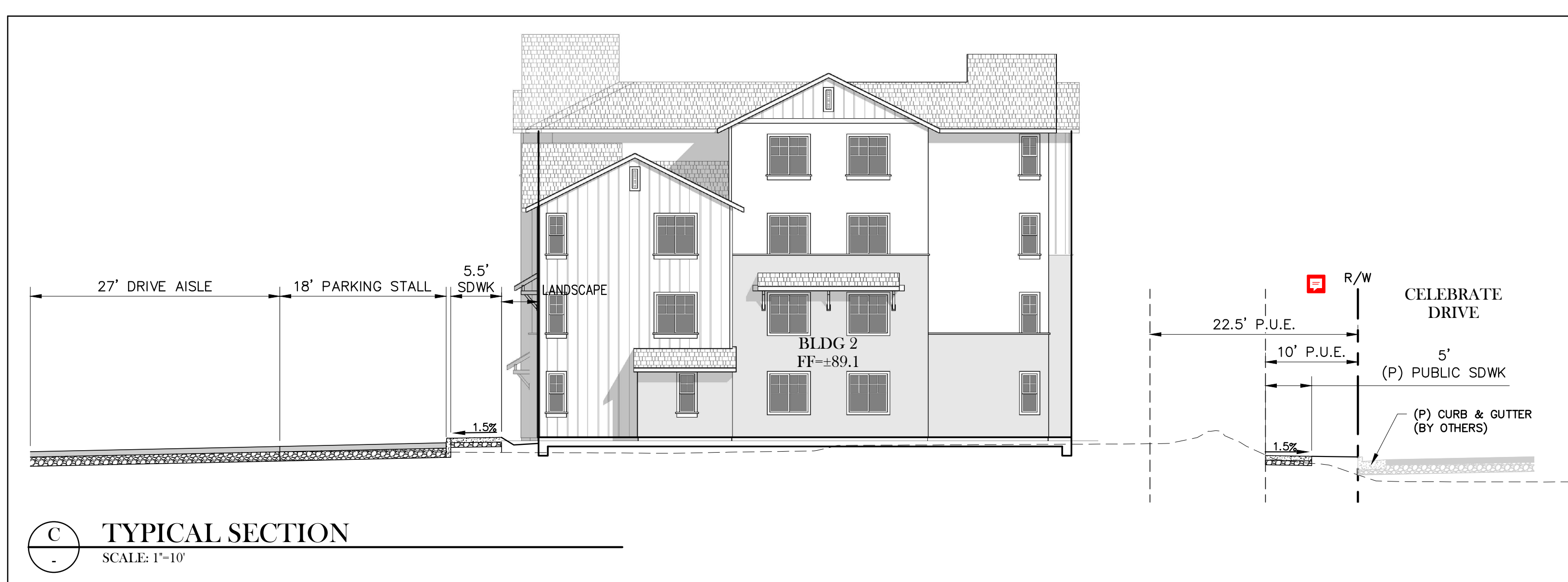
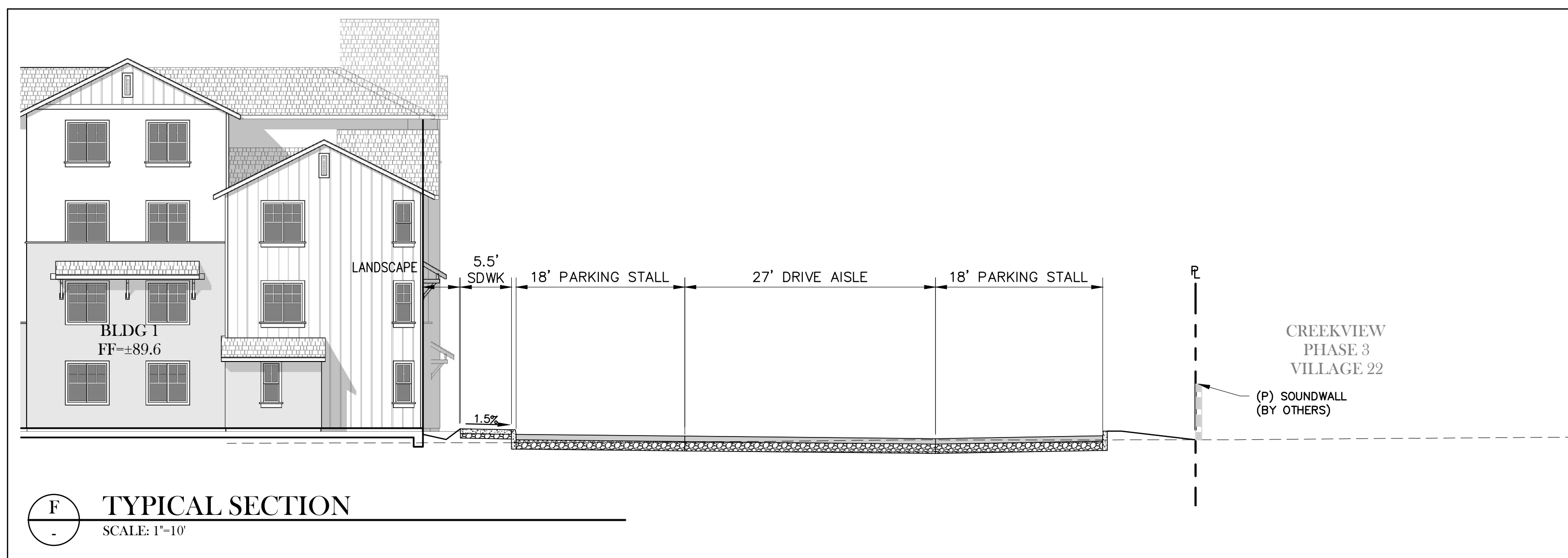
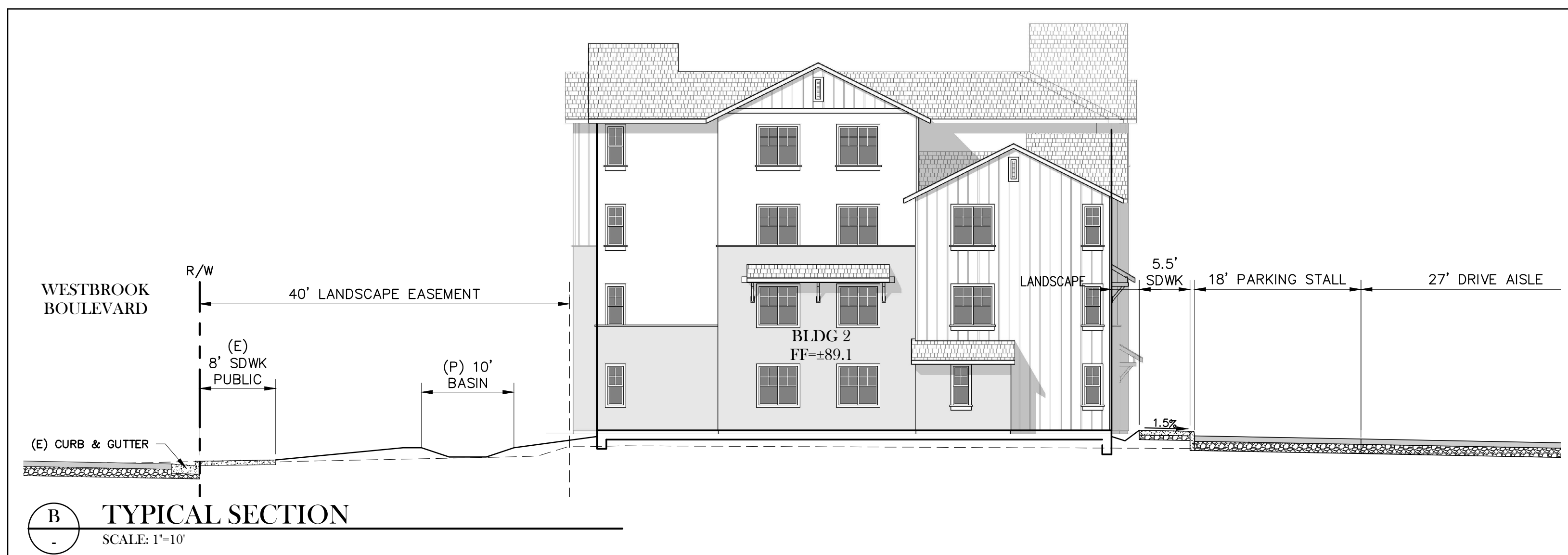
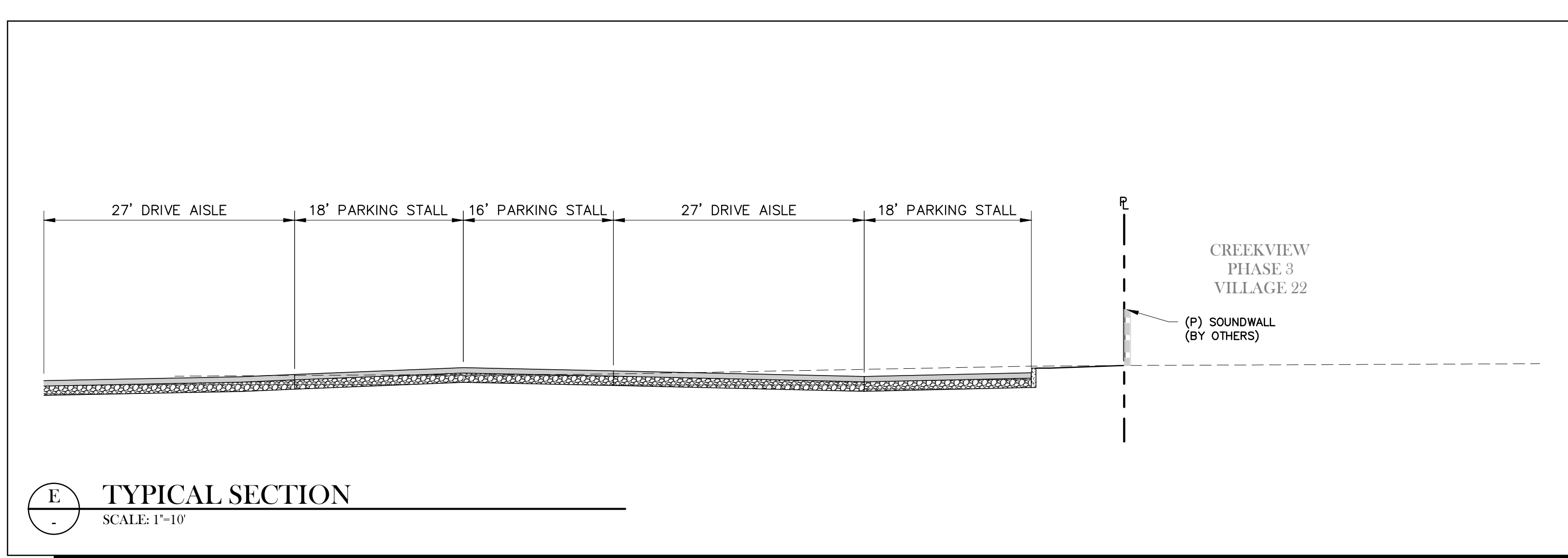
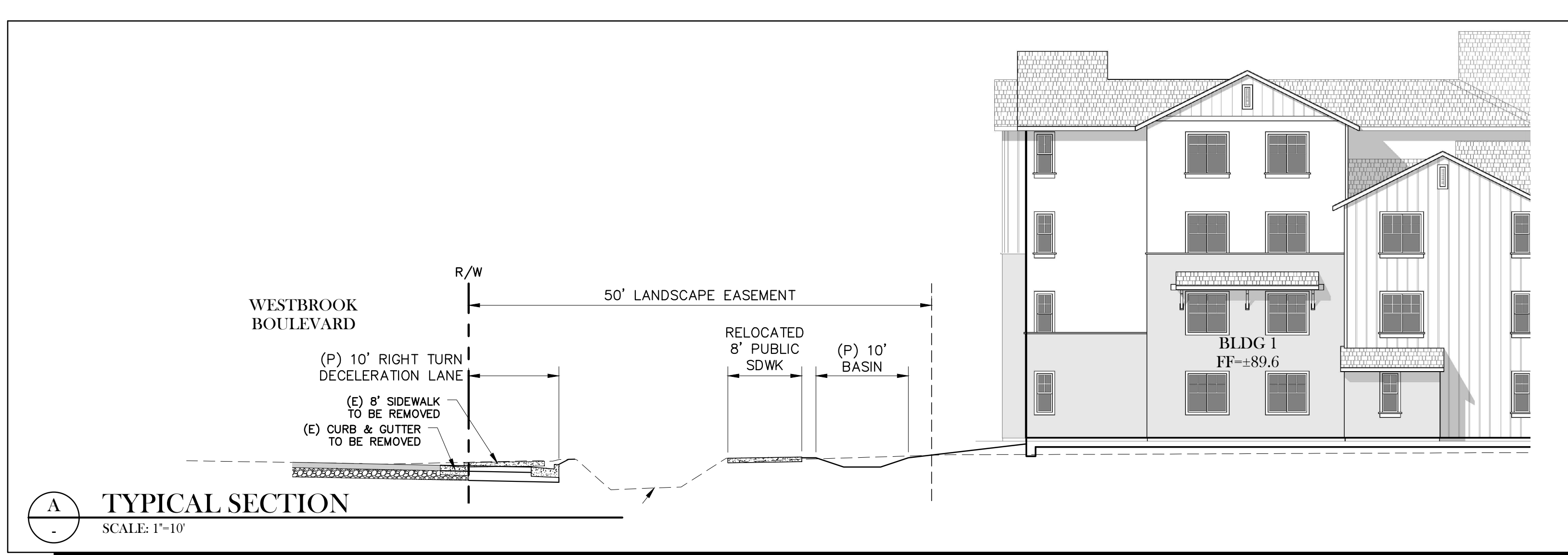
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expect more.

Creating Outstanding Communities.

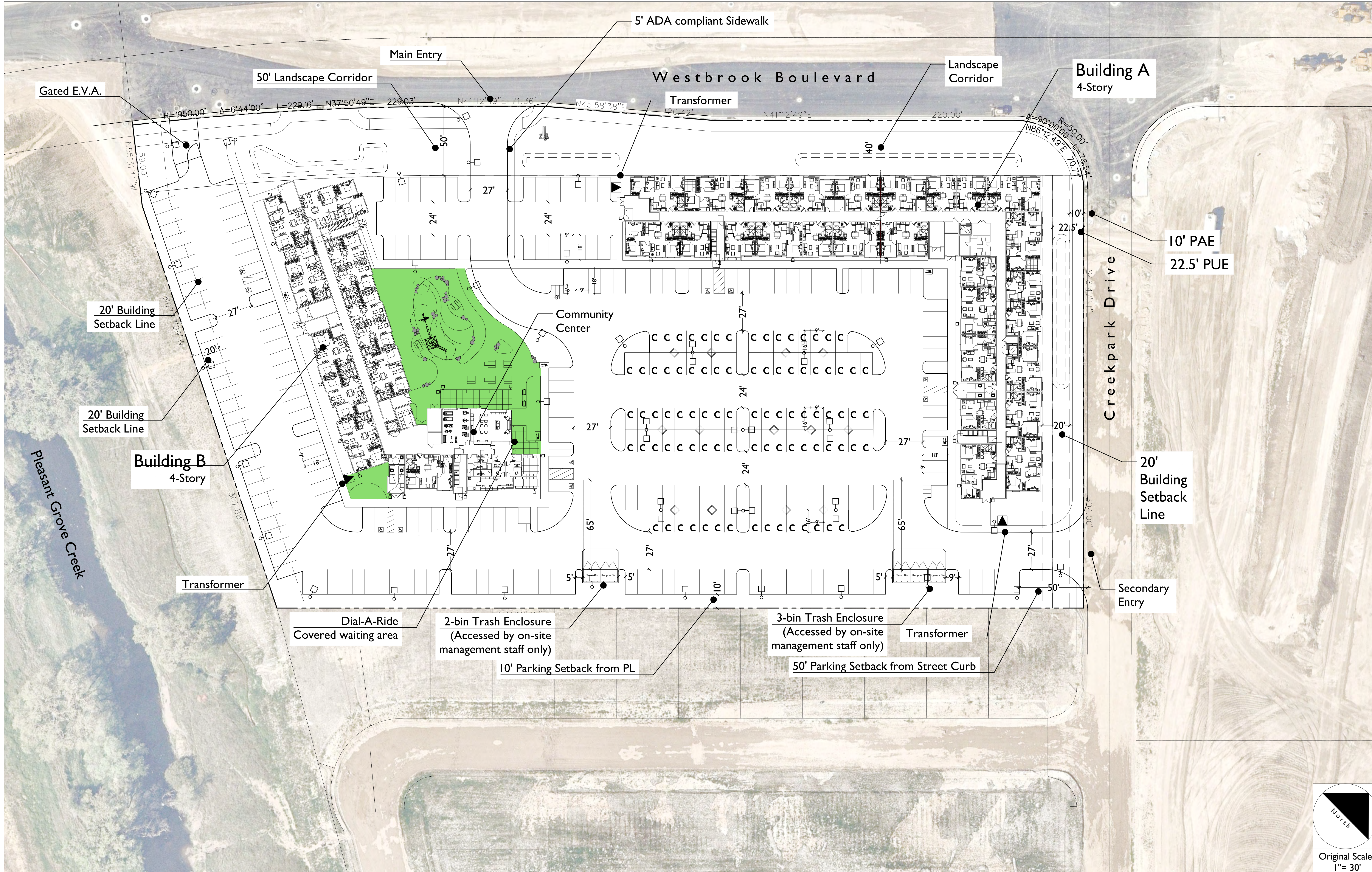


PRELIMINARY GRADING SECTIONS

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-40
3440 Westbrook Blvd. Roseville, California



C2.1



Site Summary:

Creekview Specific Plan Parcel C-40
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Private Outdoor Open Space Required :
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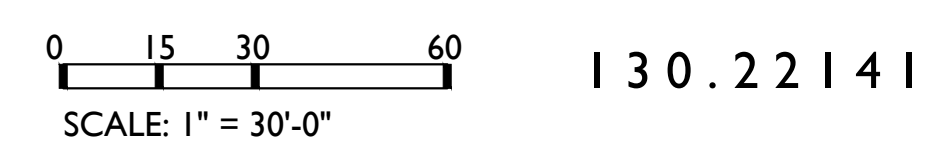
Common Outdoor Open Space
 Provided to substitute for Private
 Outdoor Open Space requirement :
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CONCEPTUAL SITE PLAN

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California



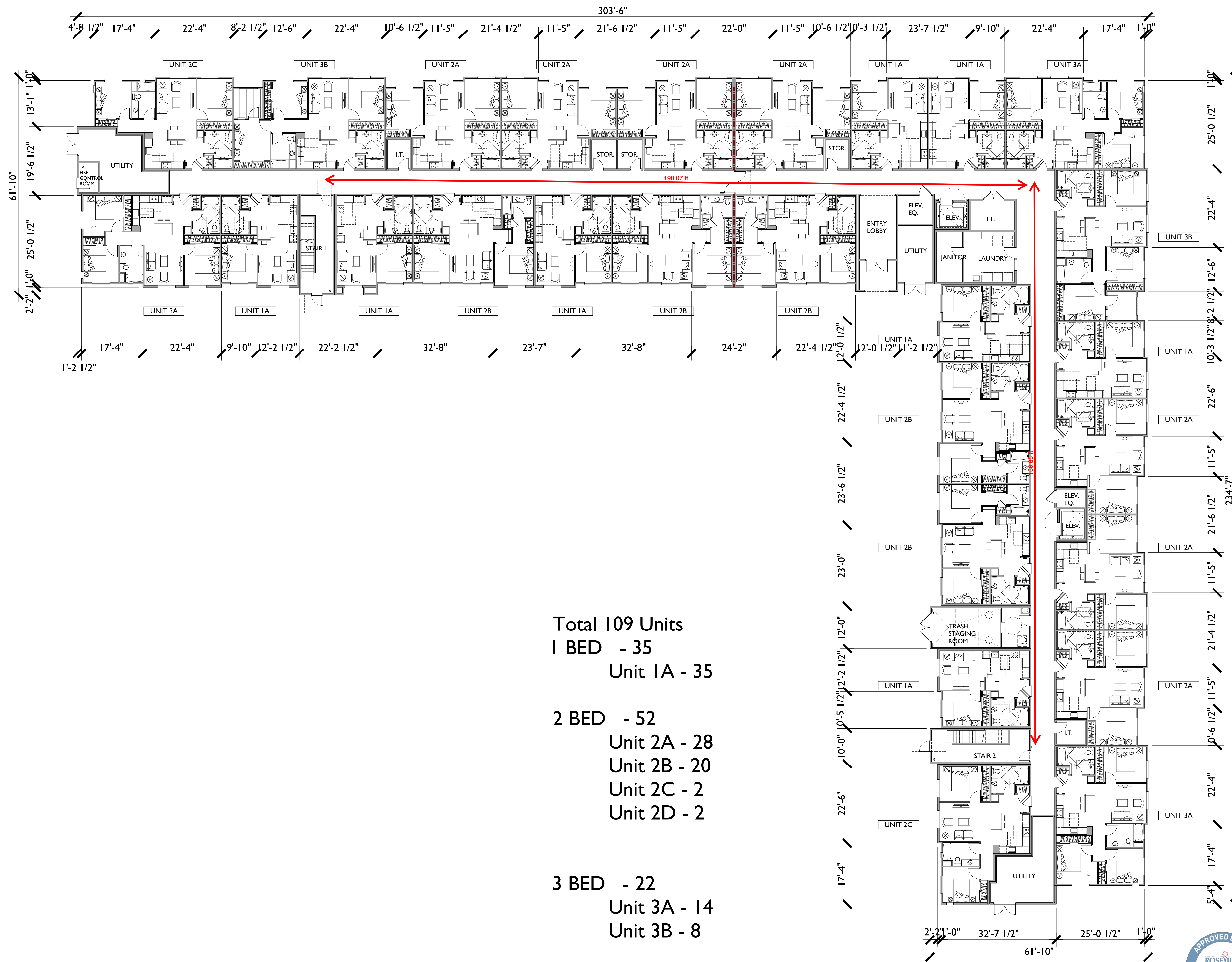
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- Total 109 Units
- 1 BED - 35
 - Unit 1A - 35
- 2 BED - 52
 - Unit 2A - 28
 - Unit 2B - 20
 - Unit 2C - 2
 - Unit 2D - 2
- 3 BED - 22
 - Unit 3A - 14
 - Unit 3B - 8

BUILDING A - 109 UNITS

First Floor

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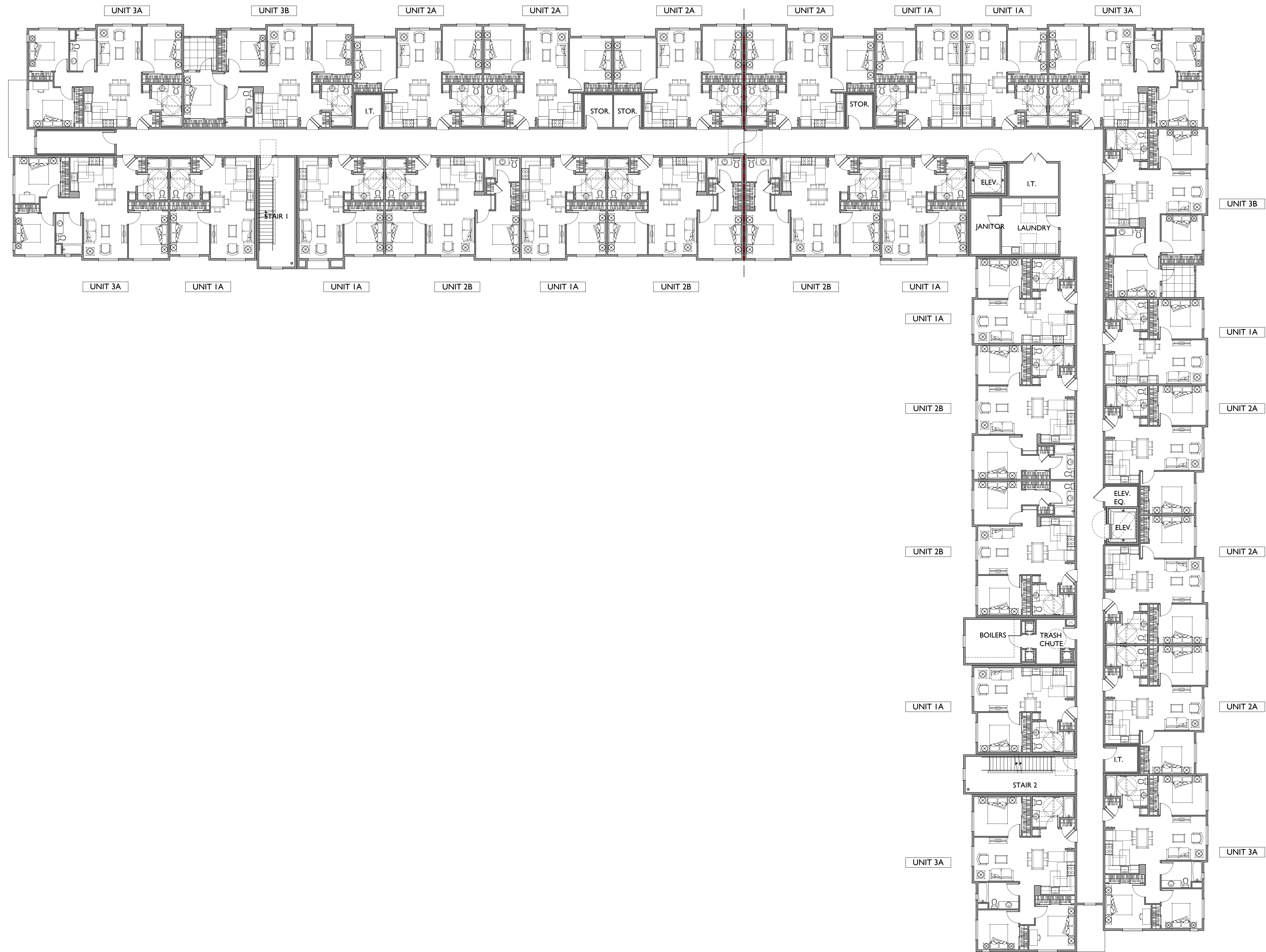
Roseville, California

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SCALE: 3/32" = 1'-0"



A 2.1

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BUILDING A - 109 UNITS

Second Floor

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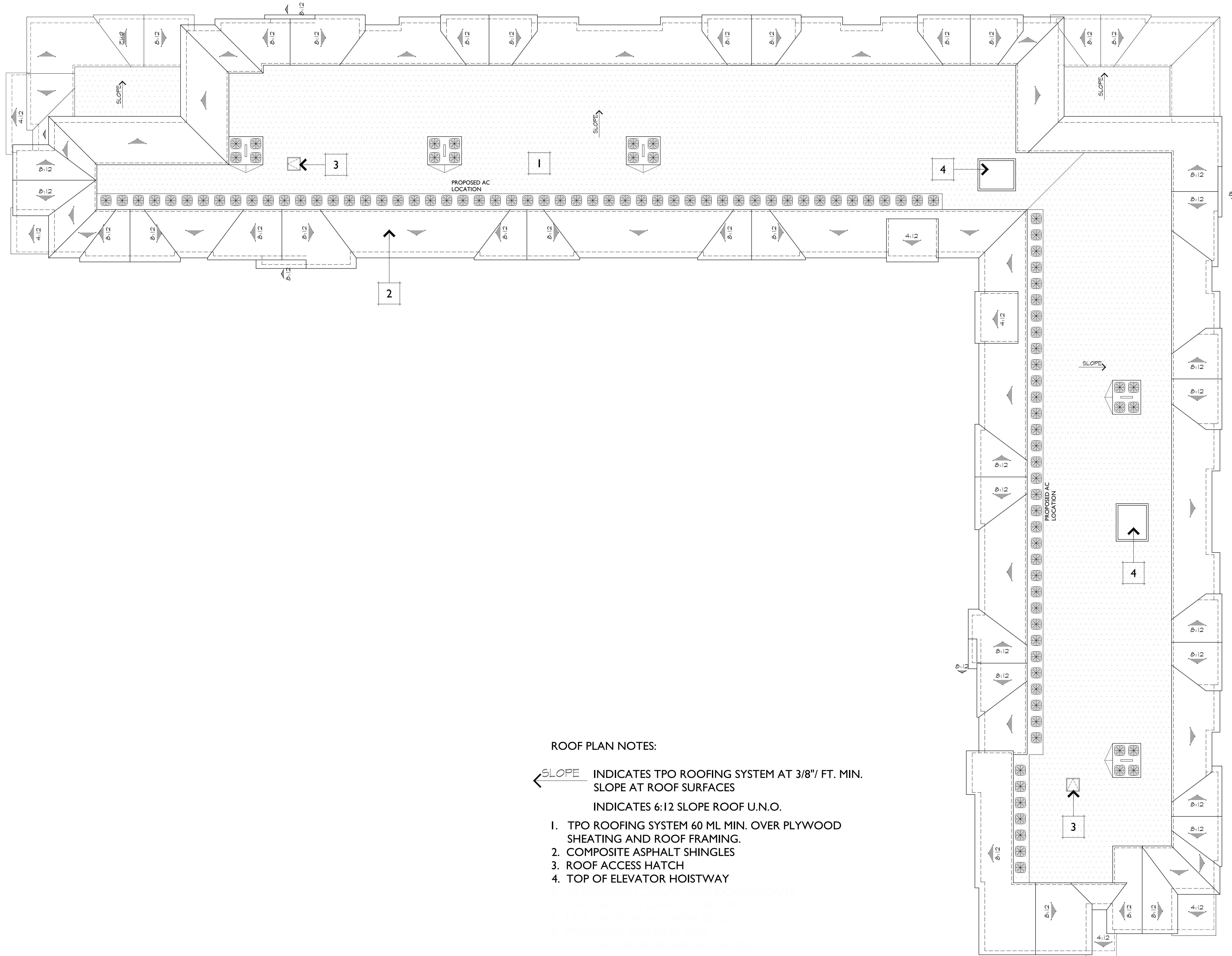
Roseville, California

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SCALE: 3/32" = 1'-0" 130.22142



A 2.2

06.13.22



ROOF PLAN NOTES:

← SLOPE INDICATES TPO ROOFING SYSTEM AT 3/8" FT. MIN. SLOPE AT ROOF SURFACES
 INDICATES 6:12 SLOPE ROOF U.N.O.

- 1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATING AND ROOF FRAMING.
- 2. COMPOSITE ASPHALT SHINGLES
- 3. ROOF ACCESS HATCH
- 4. TOP OF ELEVATOR HOISTWAY

BUILDING A - 109 UNITS

Roof Plan

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 6 12 24 130.22142
 SCALE: 3/32" = 1'-0"



A 2.5

06.13.22





WESTBROOK BOULEVARD ELEVATION

CONCEPTUAL ELEVATION - BLDG A

Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 6 12 24
SCALE: 3/32" = 1'-0" 130.22142

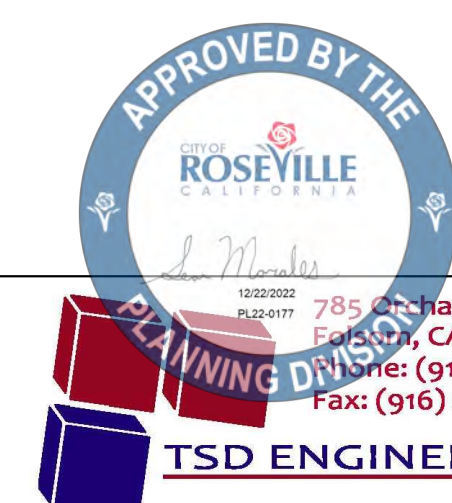
A 2.6

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JETT
Landscape Architecture + Design

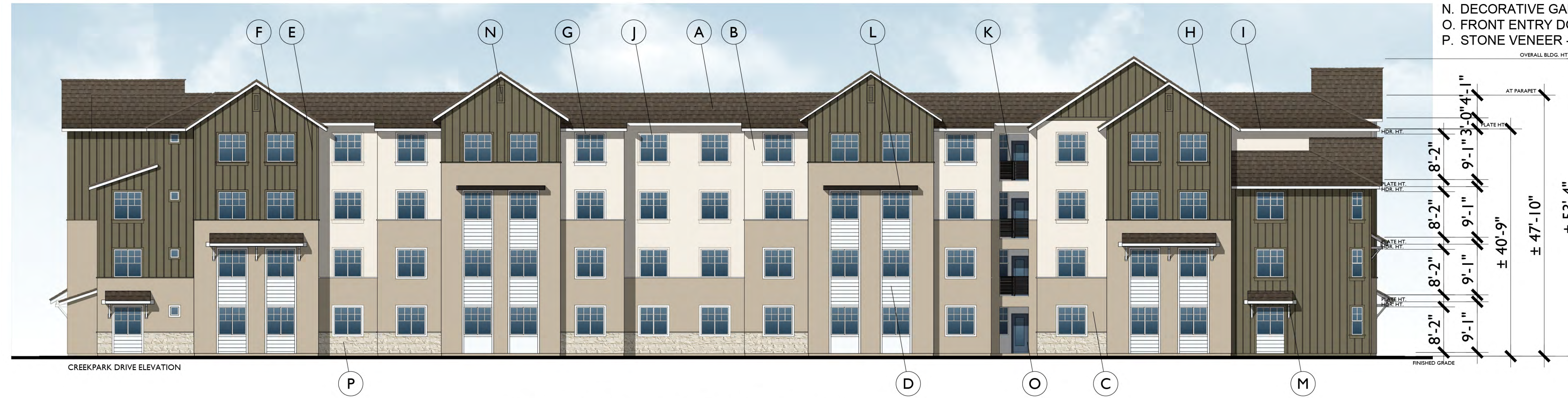
EMERALD CITY
ENGINEERS, INC



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Phone: (916) 608-0707
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TSD ENGINEERING, INC.
expect more.

USP
PROPERTIES FUND
Creating Vibrant Communities

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 7011 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 6200 "LINK GRAY"
- F. CEMENTITIOUS TRIM - SW 6200 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"
- I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- J. VINYL WINDOW - WHITE
- K. METAL RAILING - SW 6990 "CAVIAR"
- L. STUCCO AWNING - SW 6990 "CAVIAR"
- M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 6230 "RAINSTORM"
- P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



CREEKPARK DRIVE ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.
REQUIRED = 281 S.F. 70.25' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 1976 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 304 S.F.
90.5' LINEAR LENGTH



WESTBROOK BOULEVARD ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.
REQUIRED = 364 S.F. 91' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 2546 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 364 S.F.
99' LINEAR LENGTH

CONCEPTUAL ELEVATION - BLDG A

Westbrook boulevard and Creekpark Drive Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 6 12 24
 SCALE: 3/32" = 1'-0" 130.22142

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 7011 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 6200 "LINK GRAY"
- F. CEMENTITIOUS TRIM - SW 6200 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"
- I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- J. VINYL WINDOW - WHITE
- K. METAL RAILING - SW 6990 "CAVIAR"
- L. STUCCO AWNING - SW 6990 "CAVIAR"
- M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 6230 "RAINSTORM"
- P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



WEST ELEVATION / PARKING LOT



SOUTH ELEVATION / PARKING LOT

CONCEPTUAL ELEVATION - BLDG A

West and South Parking Lot Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 6 12 24
SCALE: 3/32" = 1'-0" 130.22142



BASE STUCCO
SW 7011 NATURAL CHOICE



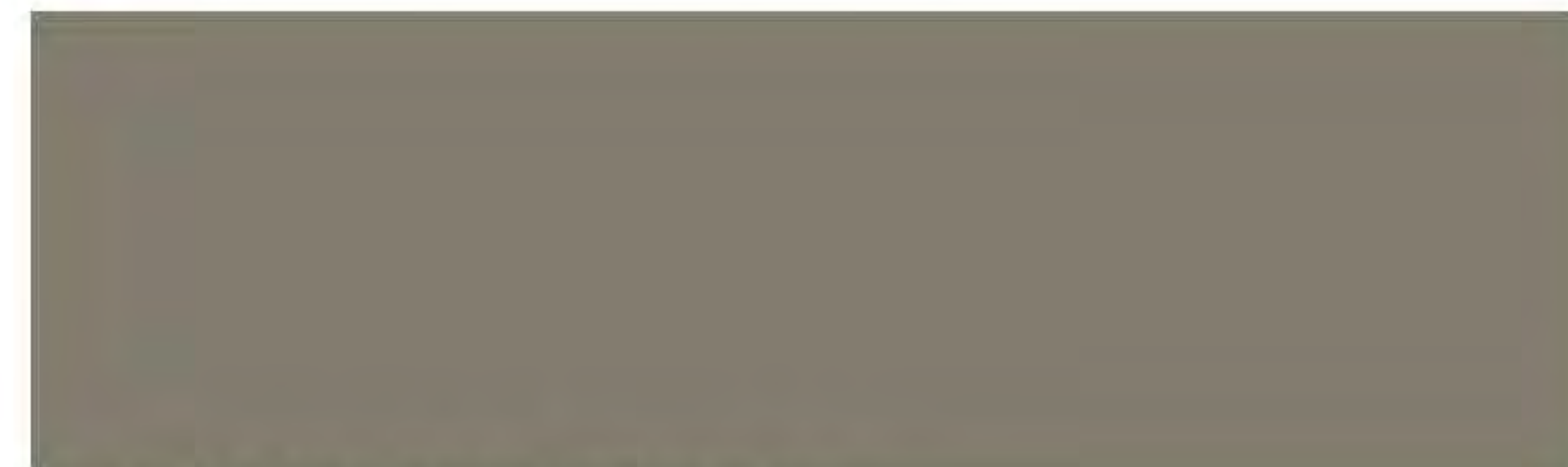
FASCIA, EAVES, POSTS, KICKERS, TRIM,
RAILINGS, SIDE & GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE



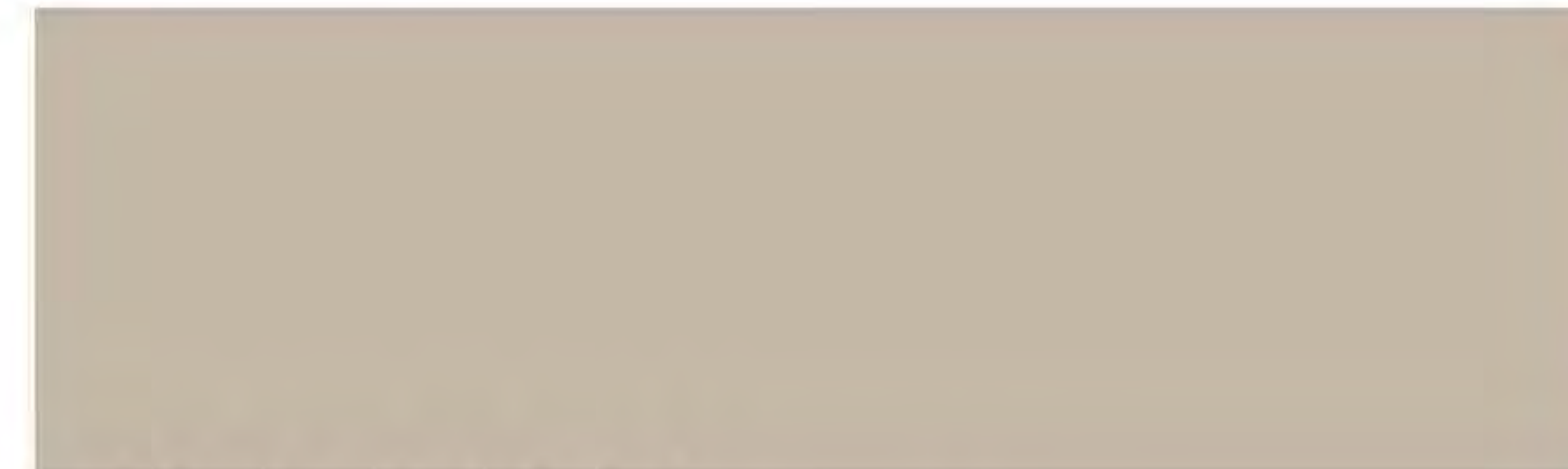
FRONT ENTRY DOOR
SW 6230 RAINSTORM



COMPOSITION ROOF
CERTAINTED - WEATHERED WOOD



HORIZONTAL SIDING
SW 6200 LINK GRAY



ACCENT STUCCO
SW 7051 ANALYTICAL GRAY



CREATIVE MINES STONE
POWDER SPLIT MODULAR



ACCENT METAL RAILS & AWNINGS
SW 6990 CAVIAR

BUILDING A - COLOR AND MATERIALS

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

130.22142



A 2.10

08.12.22





- Total 59 Units
- 1 BED - 22
Unit IA
- 2 BED - 17

Unit 2A - 8
Unit 2B - 5
Unit 2C - 1
Unit 2D - 3
- 3 BED - 20
Unit 3A - 9
Unit 3B - 7
Unit 3C - 4

BUILDING B - 59 UNITS

First Floor

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

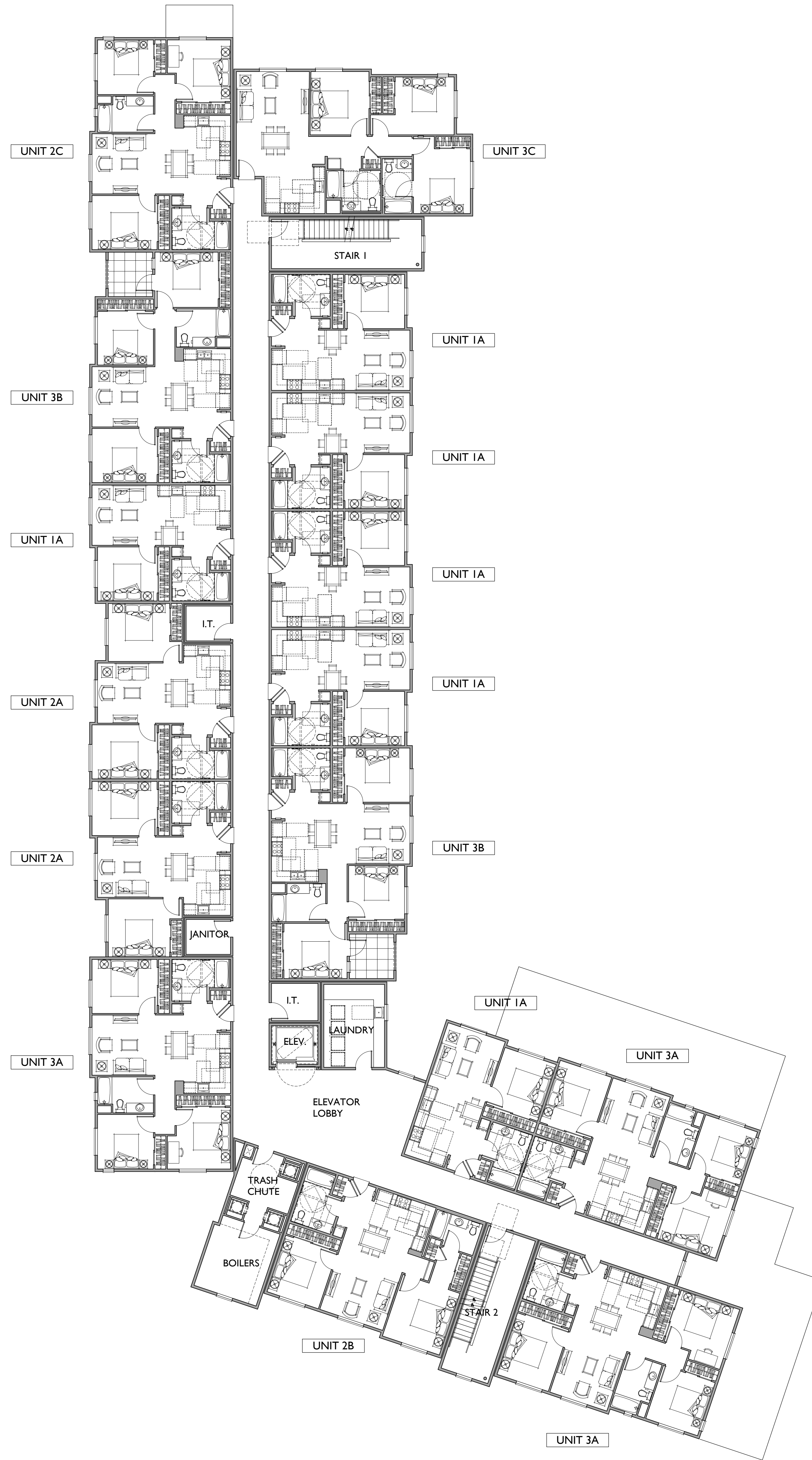
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SCALE: 3/32" = 1'-0"



A 3.1

06.13.22





BUILDING B - 59 UNITS

Second Floor

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

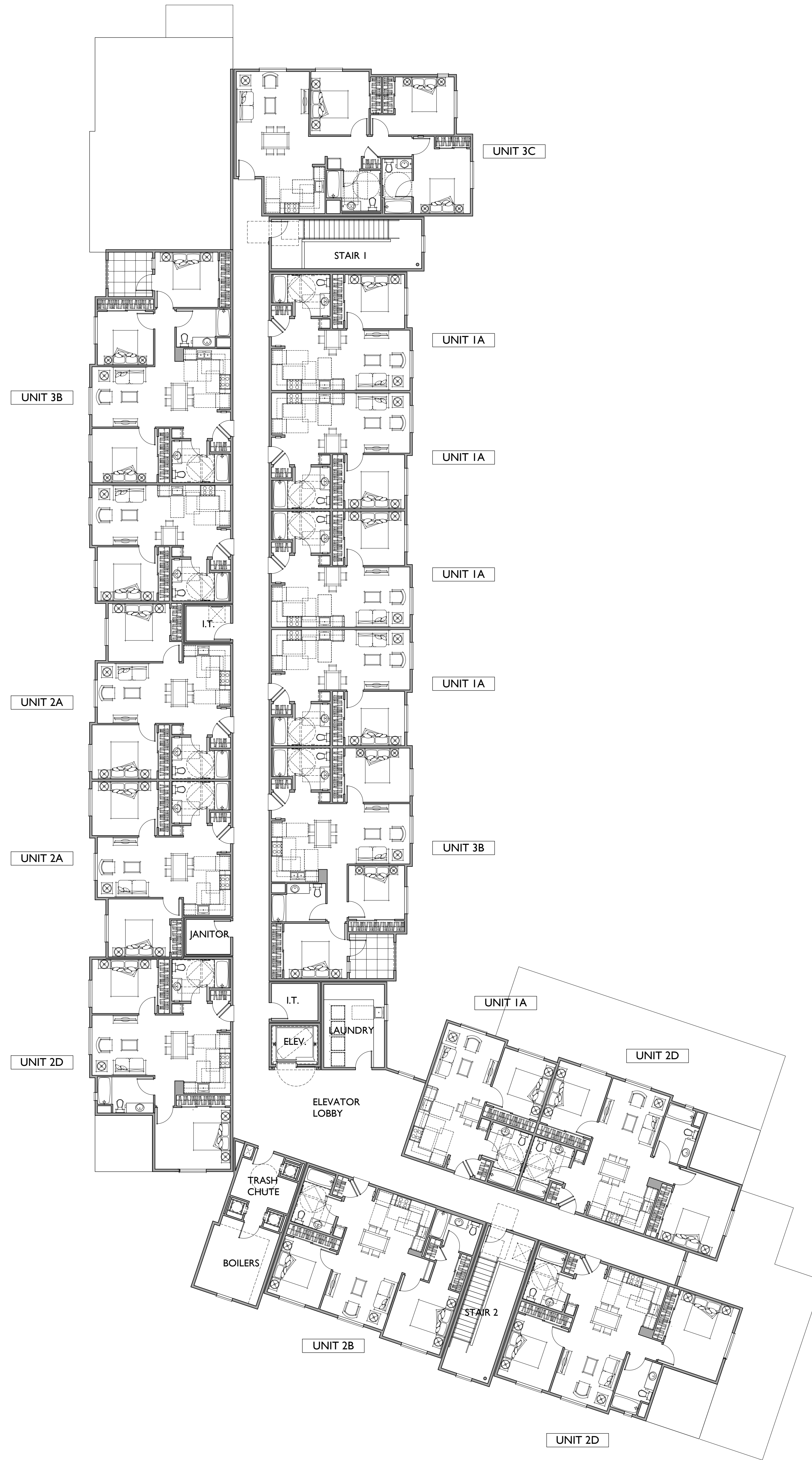
Roseville, California

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SCALE: 3/32" = 1'-0" 130.22142

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06.13.22





BUILDING B - 59 UNITS

Fourth Floor

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

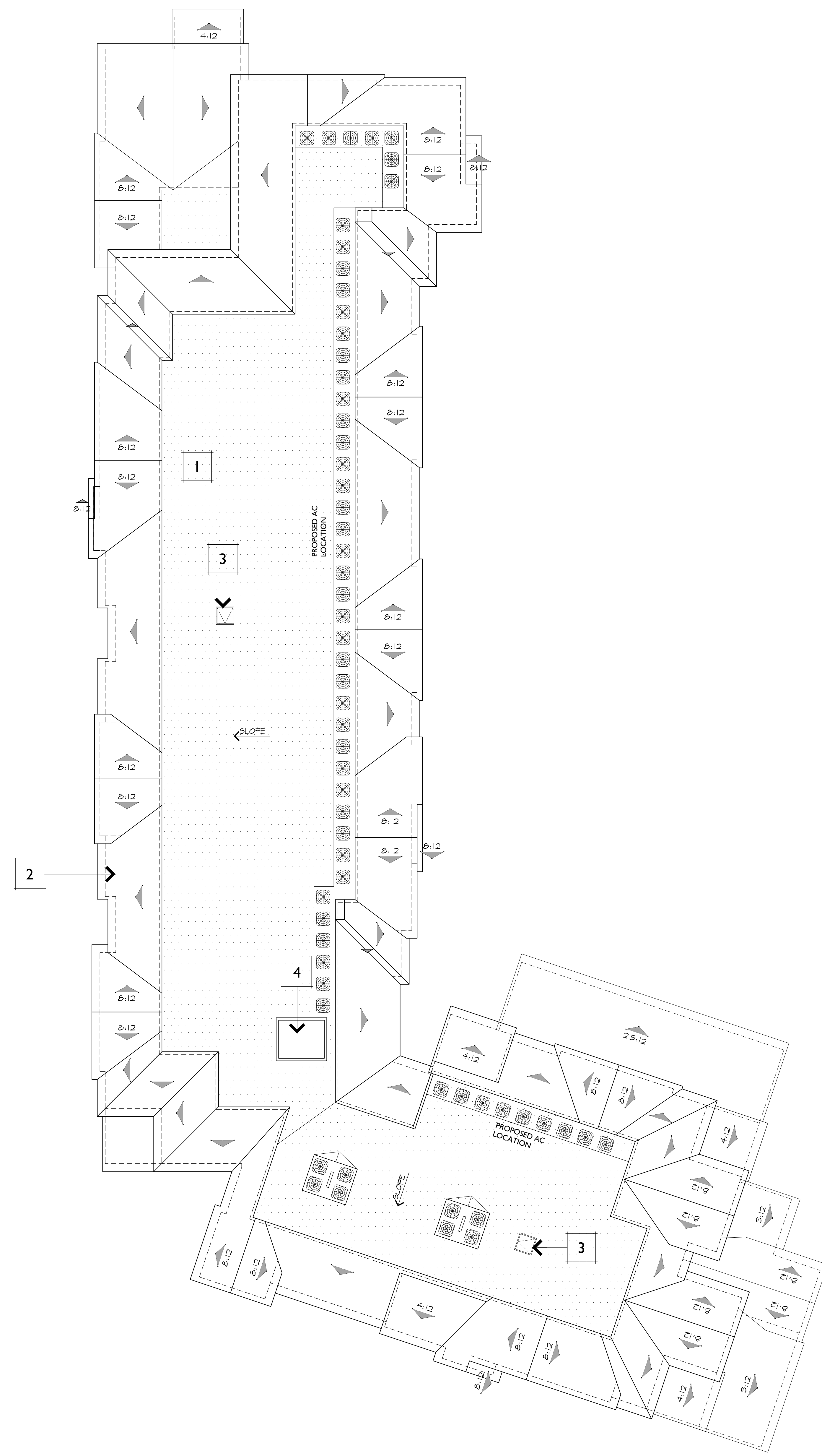
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A 3.4

06.13.22





- ROOF PLAN NOTES:
- ← SLOPE INDICATES TPO ROOFING SYSTEM AT 3/8" / FT. MIN. SLOPE AT ROOF SURFACES
- INDICATES 6:12 SLOPE ROOF U.N.O.
1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATING AND ROOF FRAMING.
 2. COMPOSITE ASPHALT SHINGLES
 3. ROOF ACCESS HATCH
 4. TOP OF ELEVATOR HOISTWAY

BUILDING B - 59 UNITS

Roof Plan
CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California
 0 6 12 24
 SCALE: 3/32" = 1'-0"
 130.22142



A 3.5

06.13.22



EAST ELEVATION
WESTBROOK BOULEVARD

CONCEPTUAL ELEVATION - BLDG B

Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

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SCALE: 3/32" = 1'-0" 130.22142

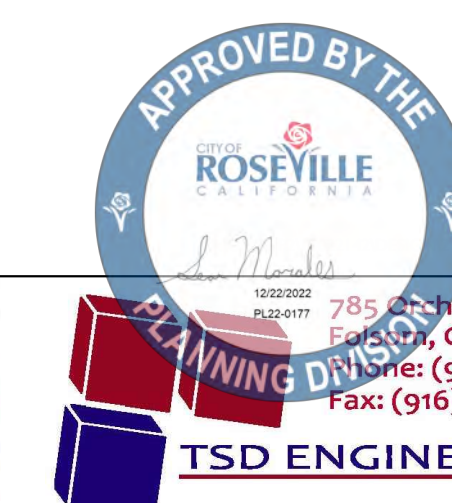
A 3.6

06.13.22

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Landscape Architecture + Design

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ENGINEERS, INC.



TSD ENGINEERING, INC.
755 Orchard Drive, Suite #110
Roseville, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
expect more.

USP
PROPERTIES FUND
Creating Vibrant Communities

MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 7011 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 6200 "LINK GRAY"
- F. CEMENTITIOUS TRIM - SW 6200 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"
- I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- J. VINYL WINDOW - WHITE
- K. METAL RAILING - SW 6990 "CAVIAR"
- L. STUCCO AWNING - SW 6990 "CAVIAR"
- M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 6230 "RAINSTORM"
- P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



EAST ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.
REQUIRED = 236 S.F. 59' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 1182 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 236 S.F.
65' LINEAR LENGTH



PARTIAL NORTH ELEVATION / WESTBROOK BOULEVARD

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.
REQUIRED = 84 S.F. 21.5' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 621 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 149 S.F.
41' LINEAR LENGTH



WEST ELEVATION

CONCEPTUAL ELEVATION - BLDG B

Westbrook Boulevard, West and East Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

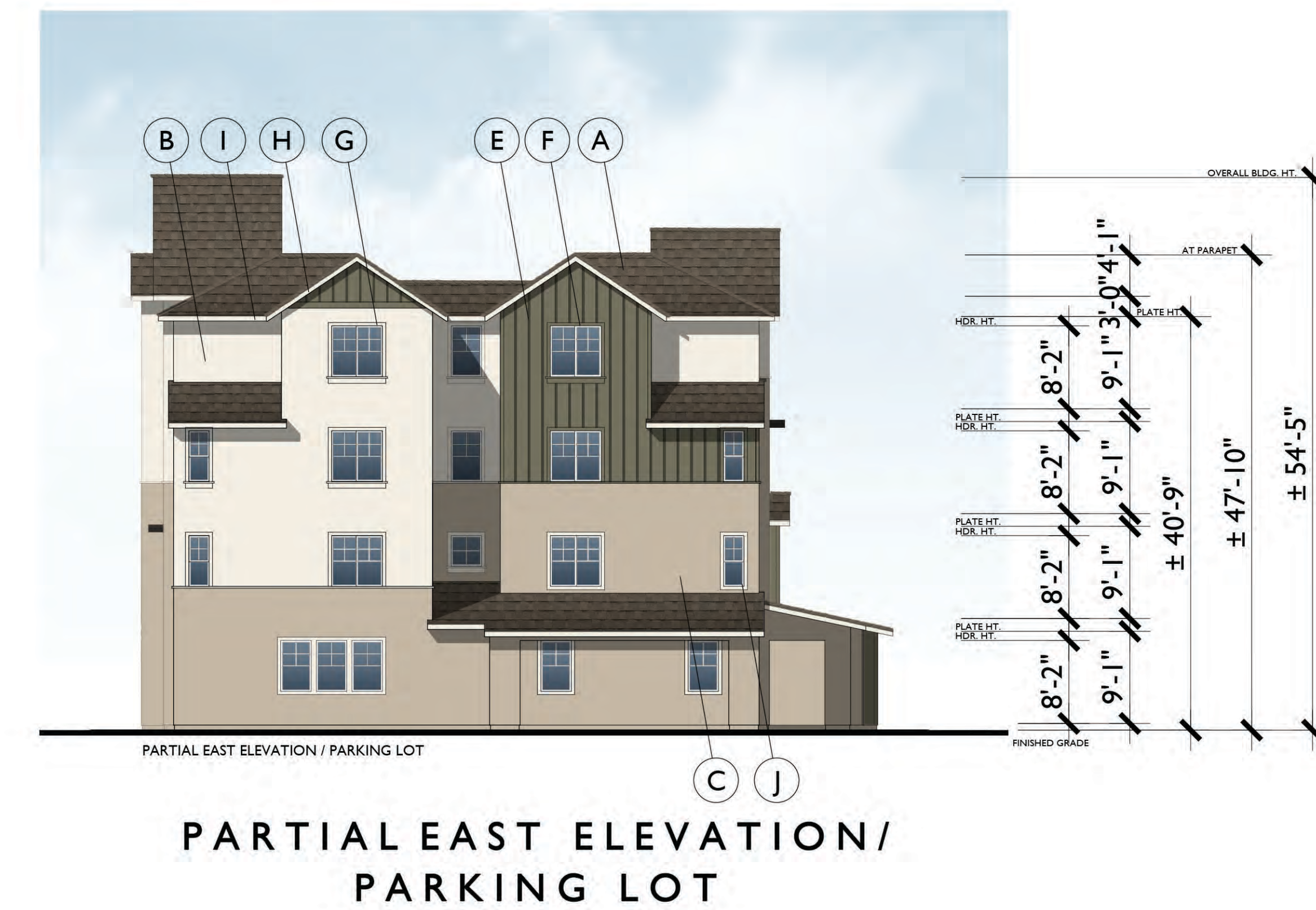
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 SCALE: 3/32" = 1'-0"

A 3.7

08.12.22

MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 7011 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 6200 "LINK GRAY"
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- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 6230 "RAINSTORM"
- P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



CONCEPTUAL ELEVATION - BLDG B

North, South and Partial East / Parking Lot Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

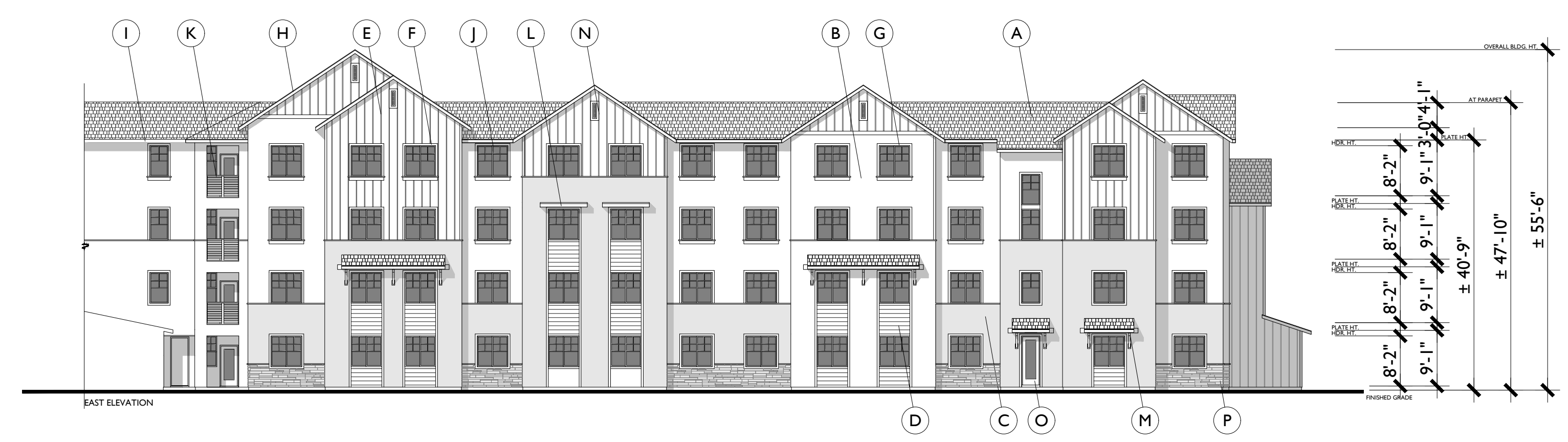
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A 3.8

08.12.22

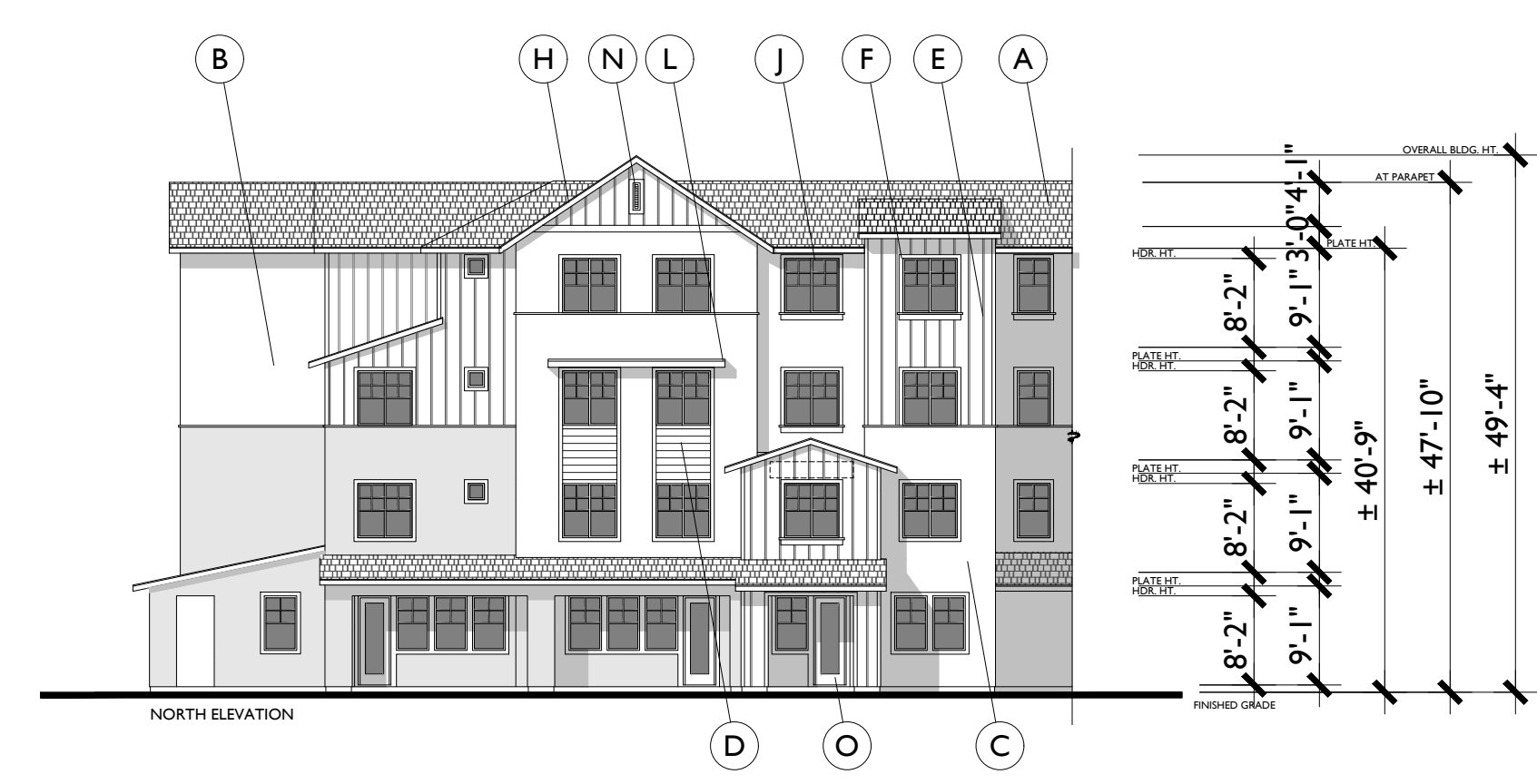
MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 7011 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 6200 "LINK GRAY"
- F. CEMENTITIOUS TRIM - SW 6200 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"
- I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- J. VINYL WINDOW - WHITE
- K. METAL RAILING - SW 6990 "CAVIAR"
- L. STUCCO AWNING - SW 6990 "CAVIAR"
- M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 6230 "RAINSTORM"
- P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



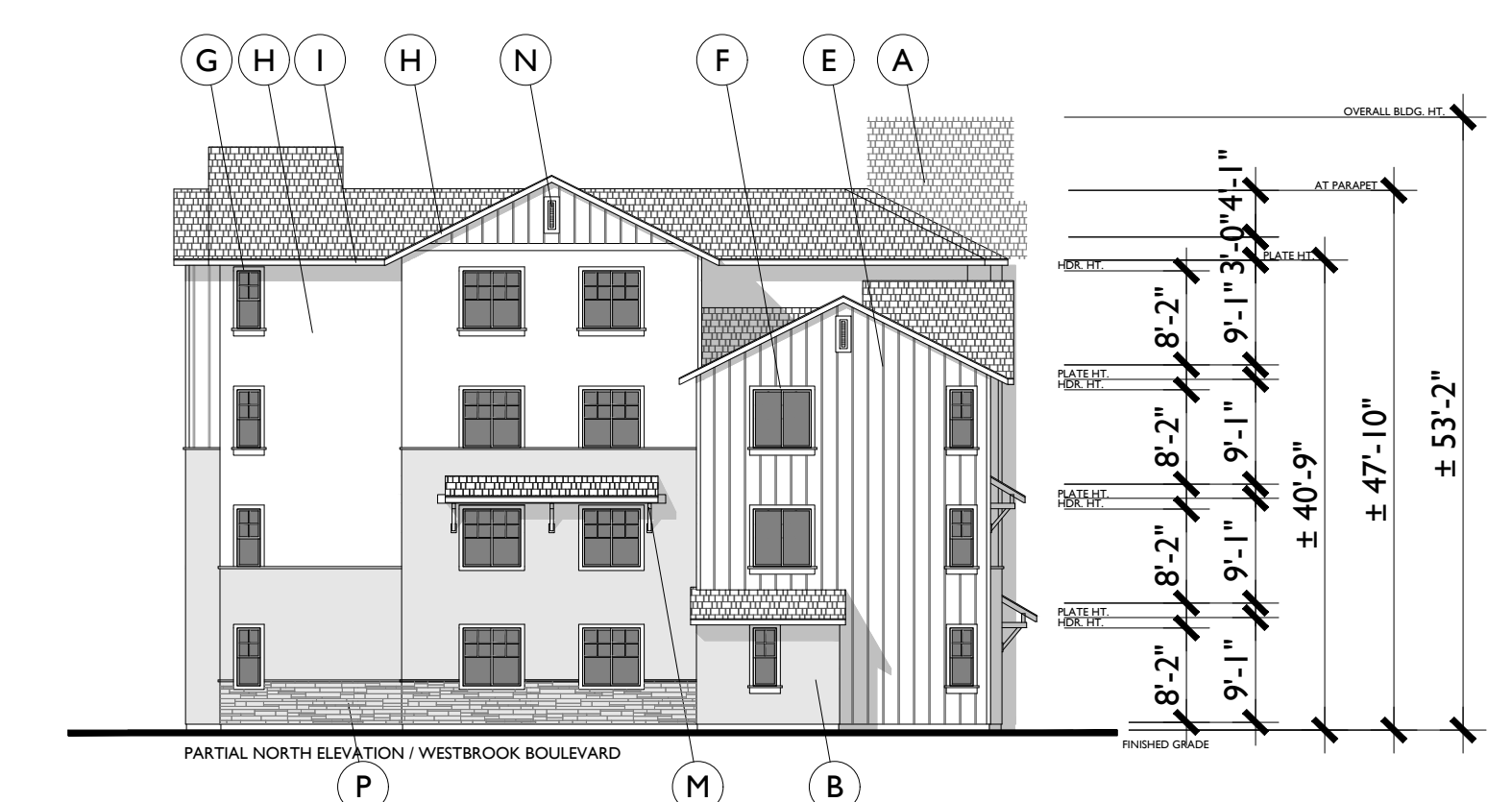
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 236 S.F. 59' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 1182 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 236 S.F.
65' LINEAR LENGTH

EAST ELEVATION



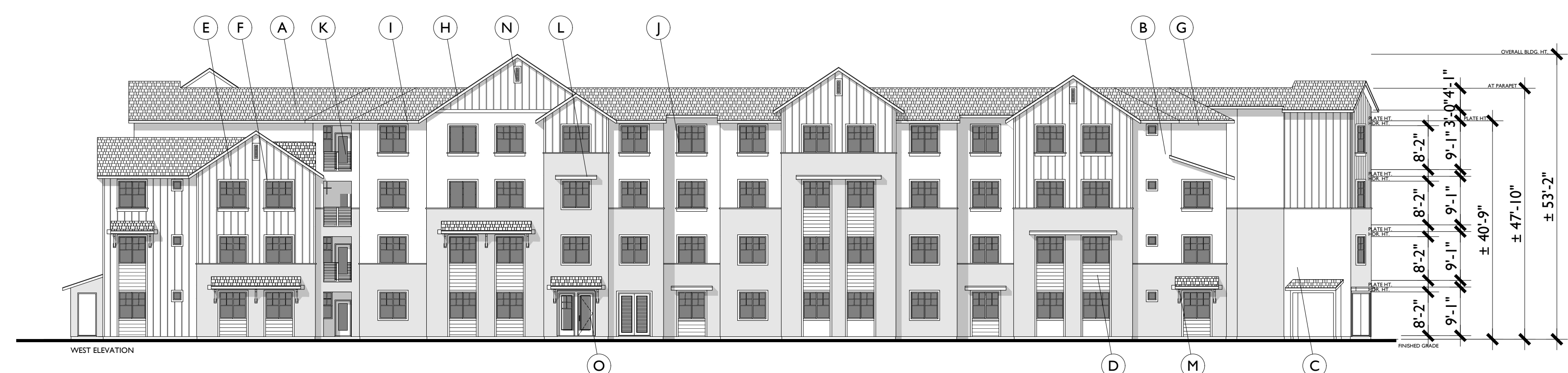
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 106 S.F.
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 398 S.F.

NORTH ELEVATION



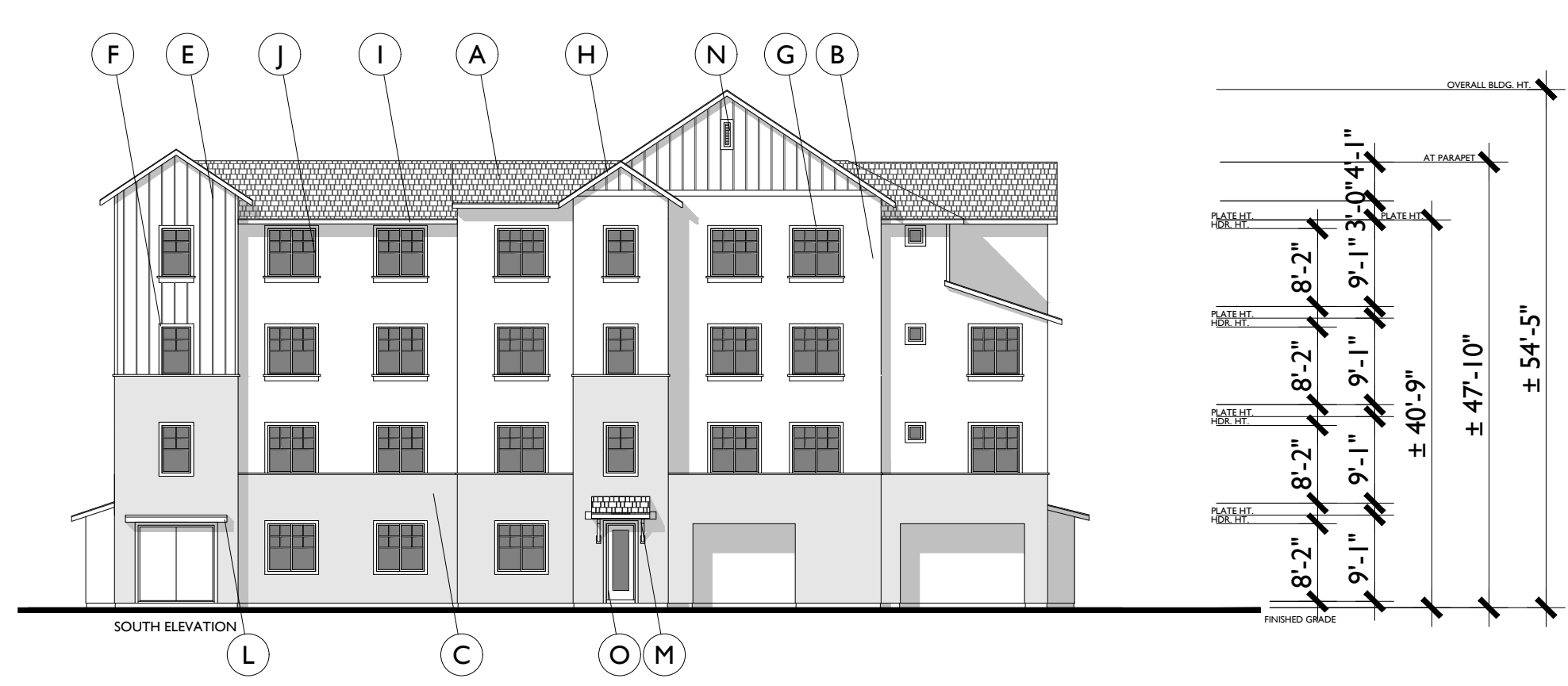
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 84 S.F. 21.5' LENGTH
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 621 S.F.
 DURABLE MATERIAL STONE VENEER
PROVIDED = 149 S.F.

PARTIAL NORTH ELEVATION / WESTBROOK BOULEVARD



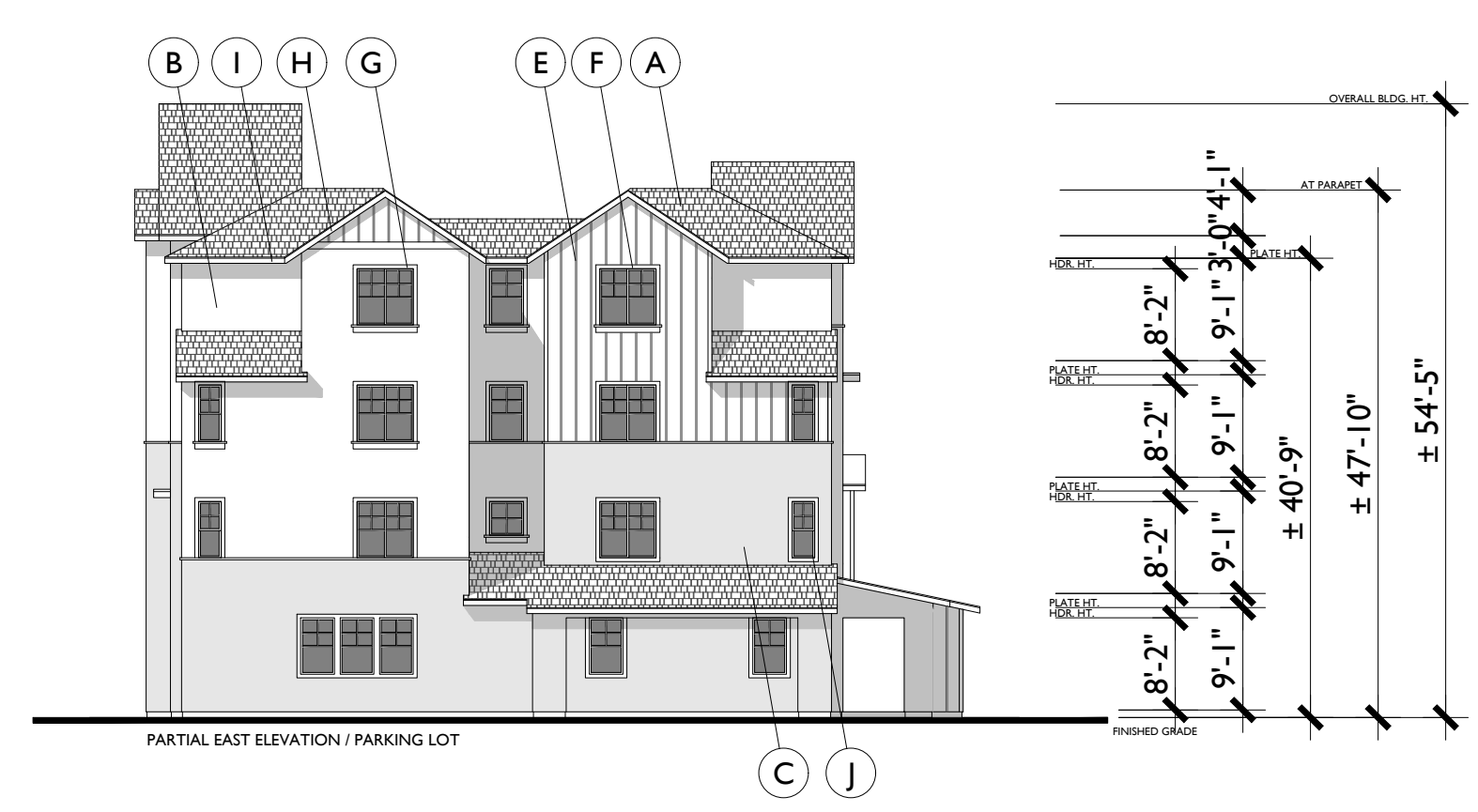
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 289 S.F.
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 1535 S.F.

WEST ELEVATION



HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 132 S.F.
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 350 S.F.

SOUTH ELEVATION



HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FAÇADE ON ALL PUBLIC STREET AND PUBLIC FACING FAÇADES.
REQUIRED = 90 S.F.
 DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN
PROVIDED = 286 S.F.

PARTIAL EAST ELEVATION / PARKING LOT

DURABLE MATERIALS EXHIBIT - BLDG B CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

130.22142



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08.12.22

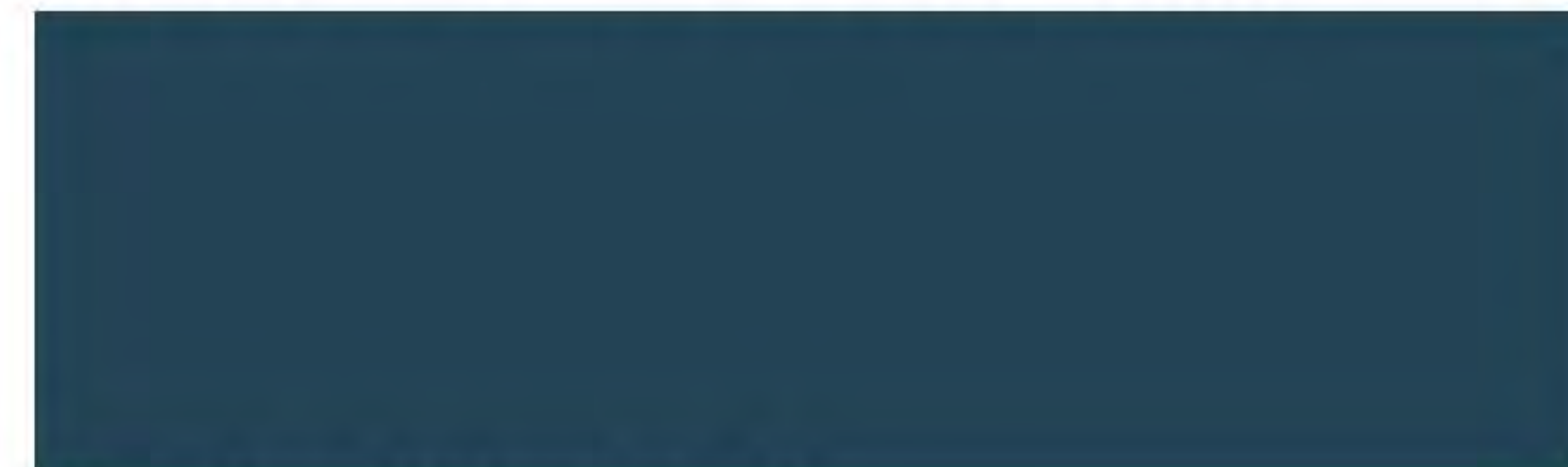




BASE STUCCO
SW 7011 NATURAL CHOICE



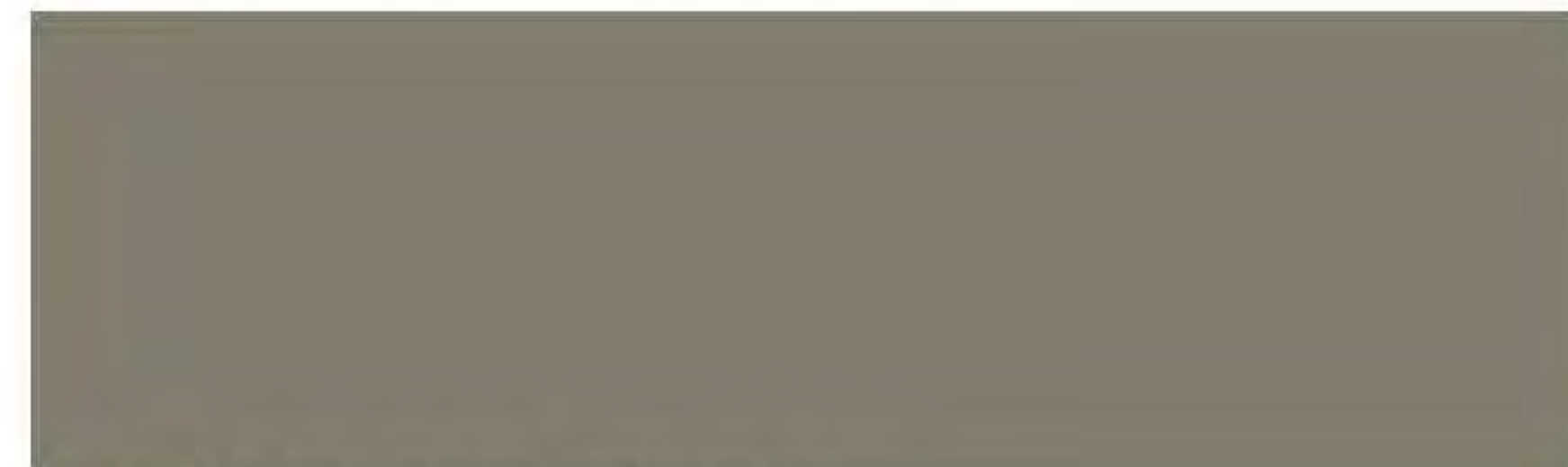
FASCIA, EAVES, POSTS, KICKERS, TRIM,
RAILINGS, SIDE & GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE



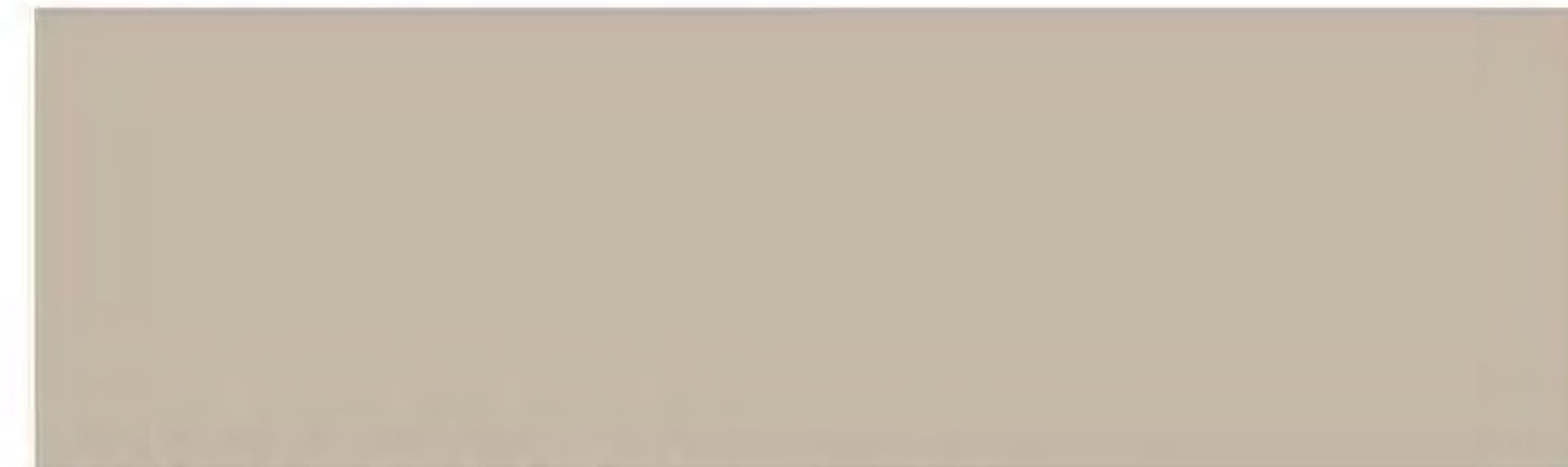
FRONT ENTRY DOOR
SW 6230 RAINSTORM



COMPOSITION ROOF
CERTAINTED - WEATHERED WOOD



HORIZONTAL SIDING
SW 6200 LINK GRAY



ACCENT STUCCO
SW 7051 ANALYTICAL GRAY



CREATIVE MINES STONE
POWDER SPLIT MODULAR



ACCENT METAL RAILS & AWNINGS
SW 6990 CAVIAR

BUILDING B - COLOR AND MATERIALS

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

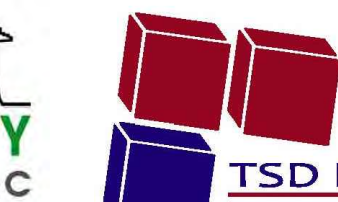
Roseville, California

130.22142



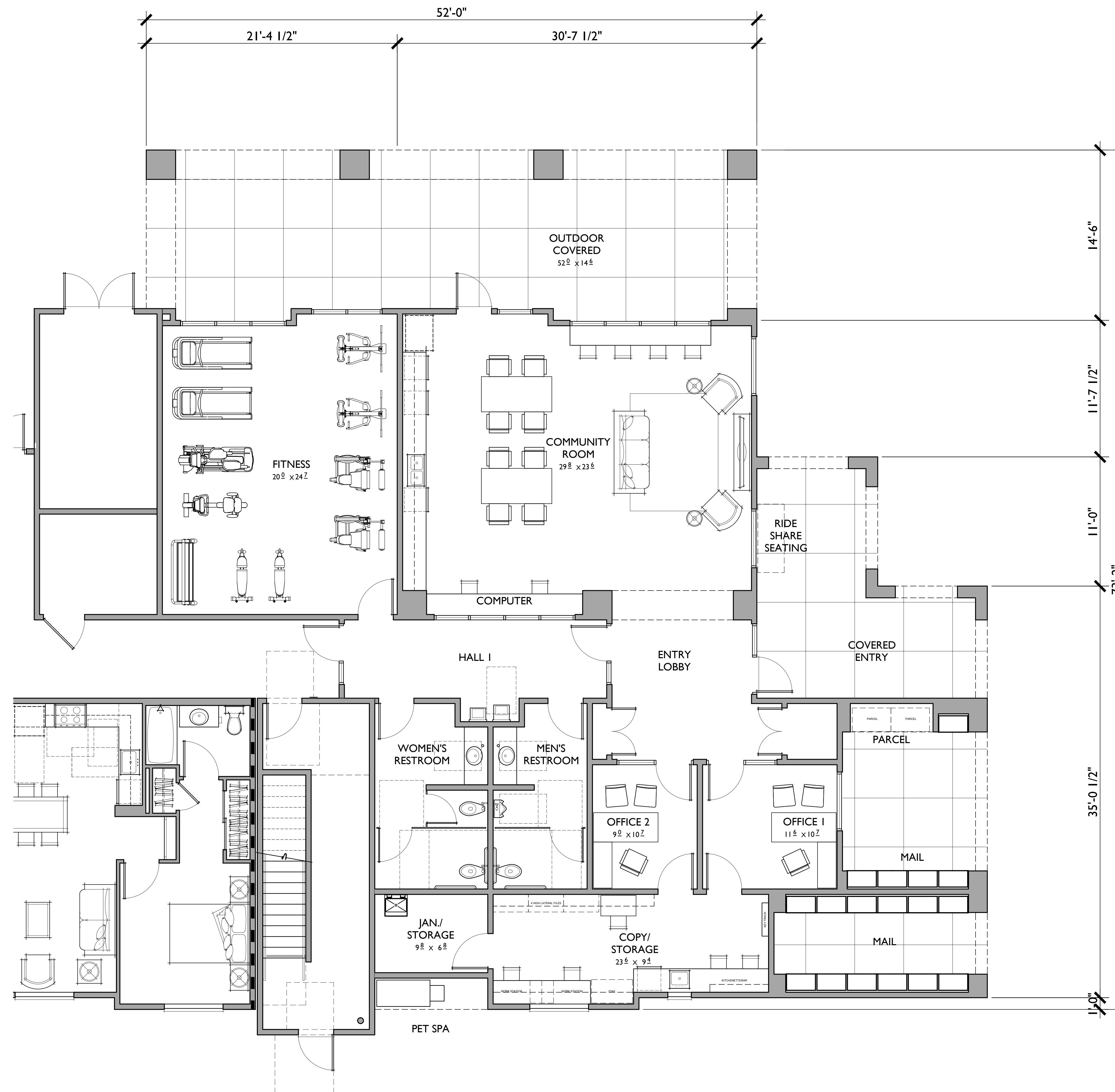
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08.12.22



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701





FLOOR AREA TABLE	
ENTRY LOBBY	206 SQ. FT.
COMMUNITY ROOM	794 SQ. FT.
FITNESS	519 SQ. FT.
OFFICE 1	132 SQ. FT.
OFFICE 2	104 SQ. FT.
COPY / STORAGE	227 SQ. FT.
JANITOR / STORAGE	69 SQ. FT.
PET SPA	26 SQ. FT.
RESTROOM	310 SQ. FT.
HALL I	149 SQ. FT.
TOTAL INDOOR AREA	2,534 SQ. FT.
COVERED ENTRY	730 SQ. FT.
OUTDOOR COVERED	300 SQ. FT.
MAILBOXES / PARCEL	366 SQ. FT.
TOTAL	3,931 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ENLARGED LEASING / RECREATION CENTER
 Floor Plan
CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 2 4 8
 SCALE: 1/4" = 1'-0"
 130.22142

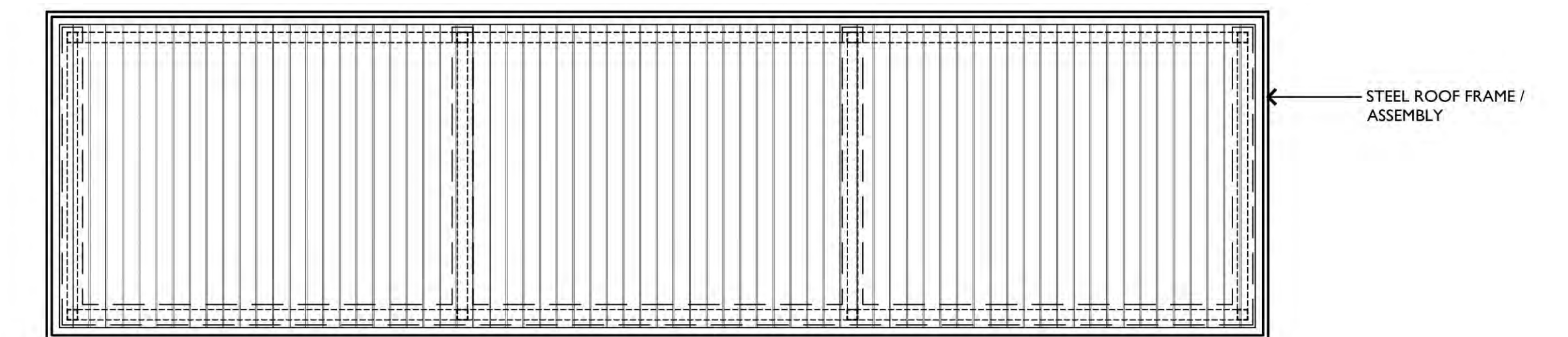
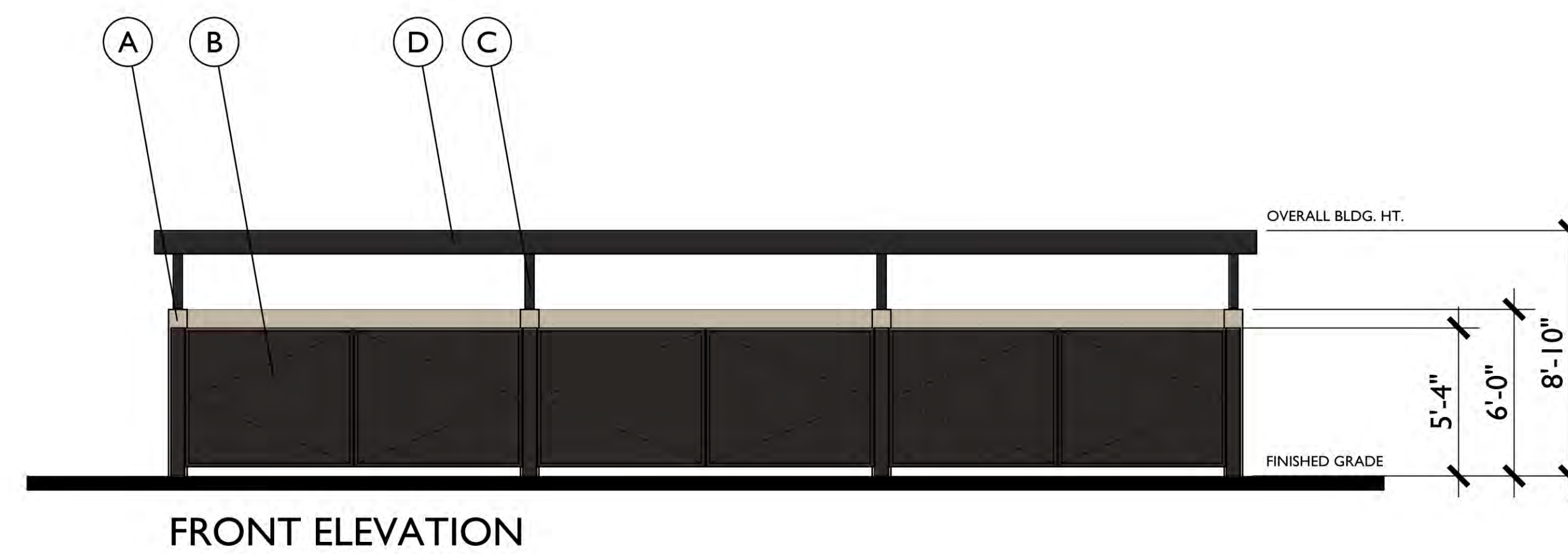
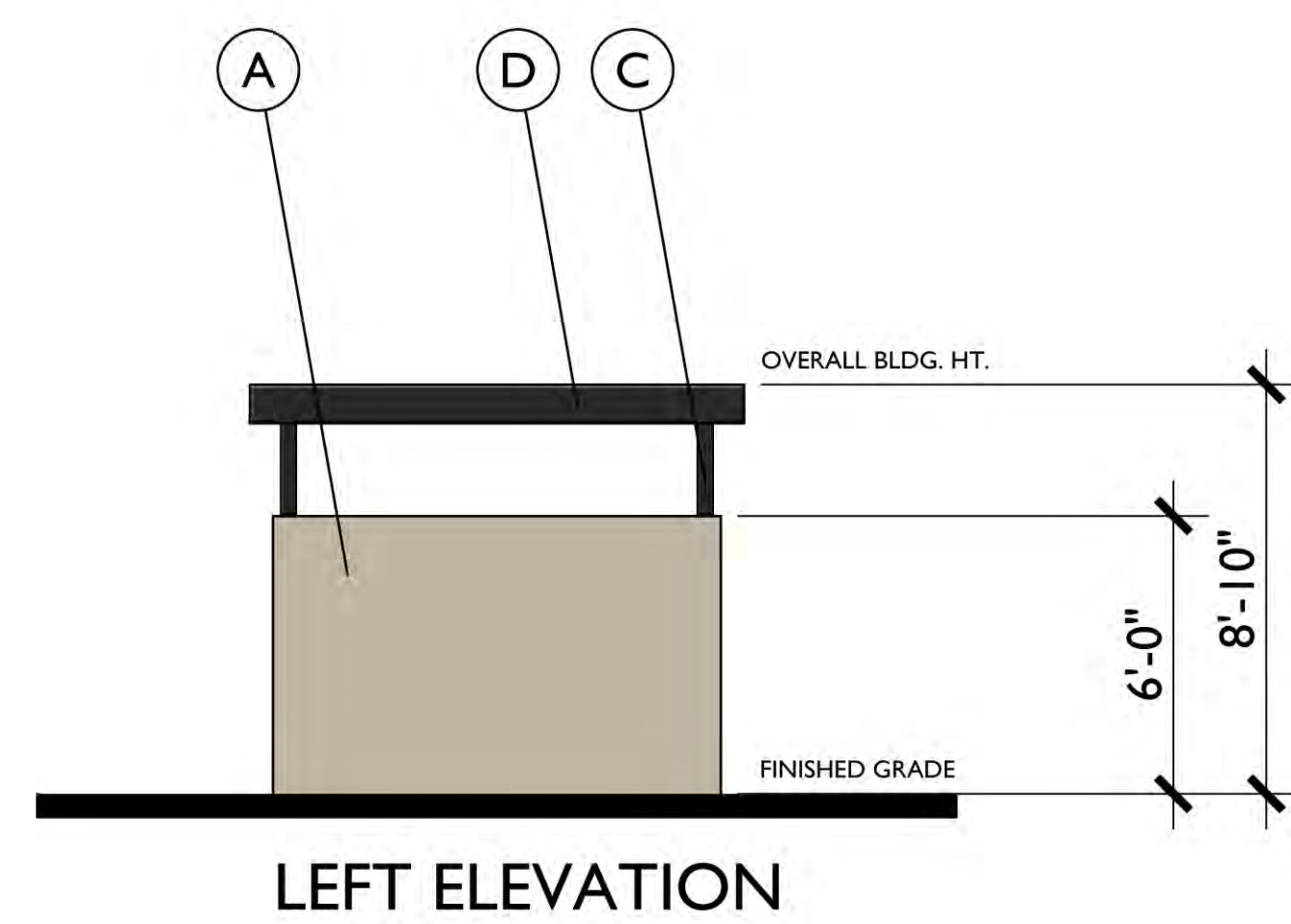
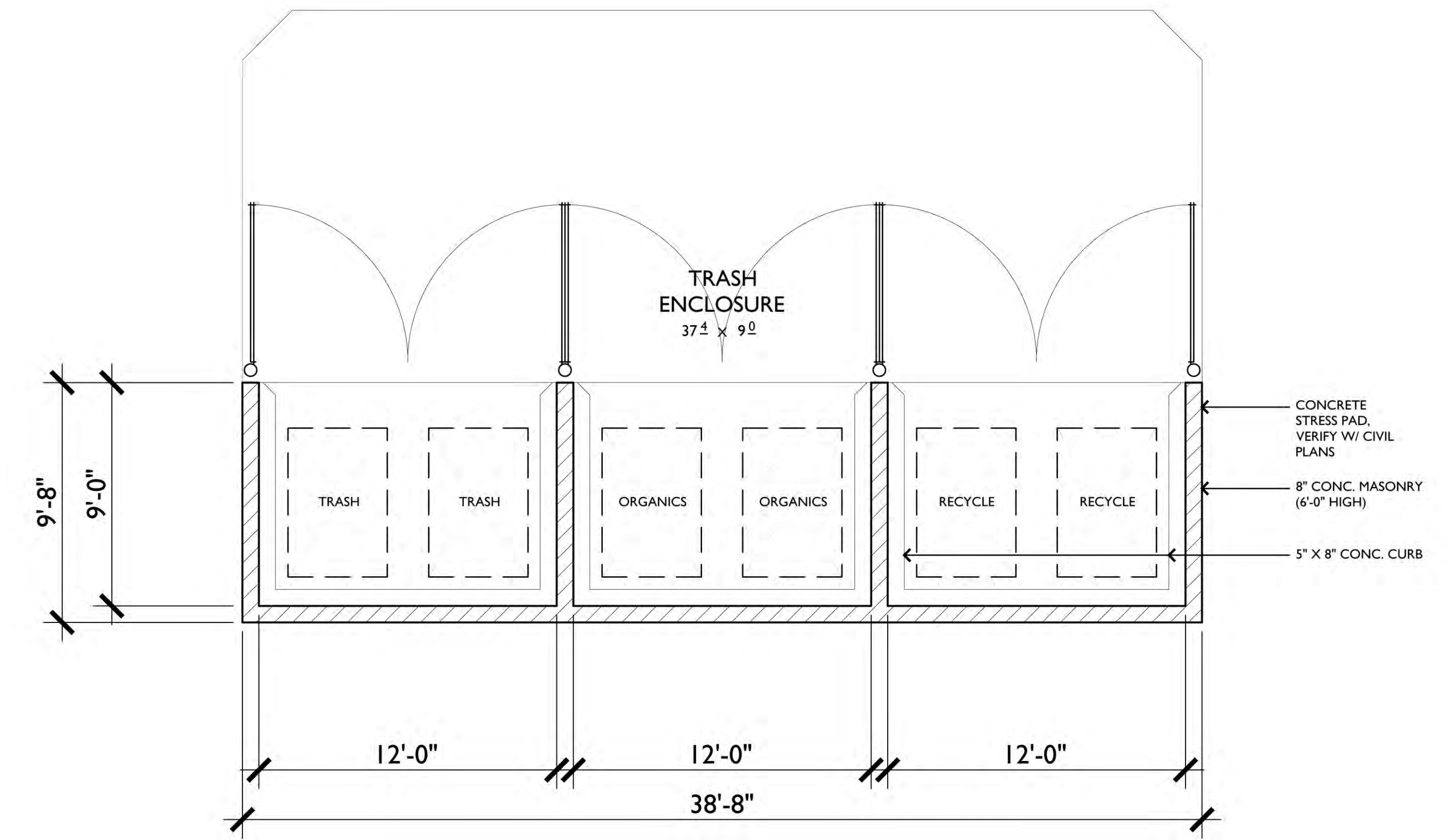
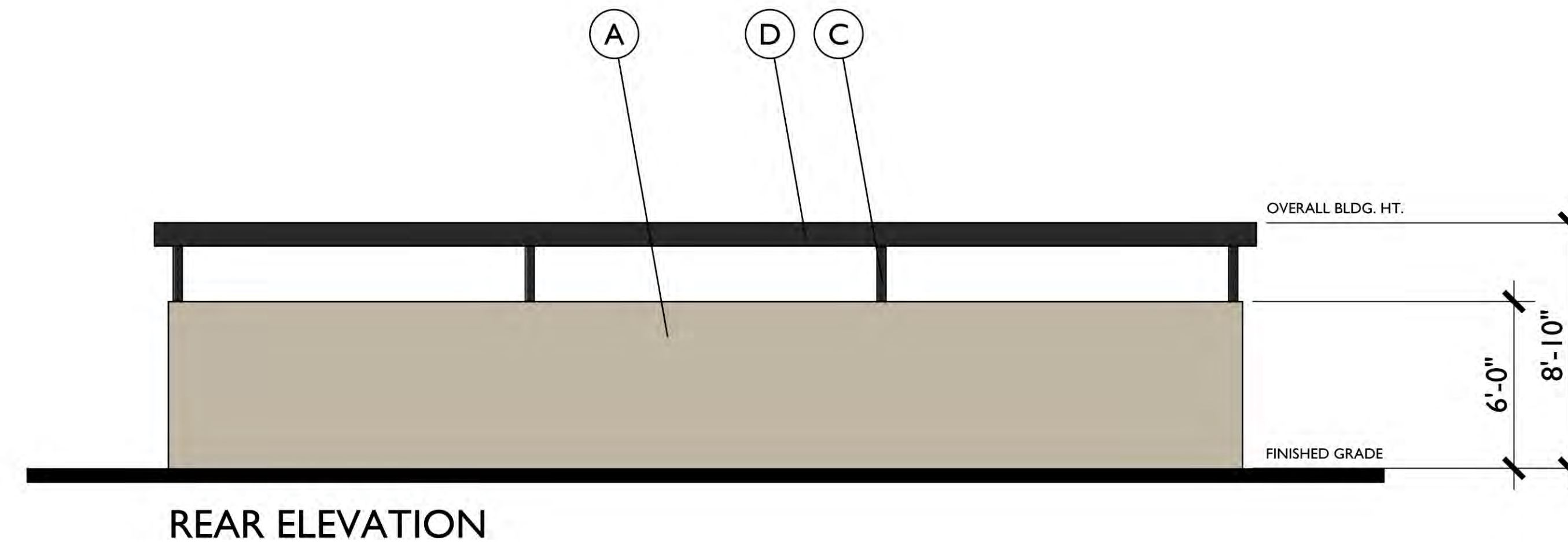
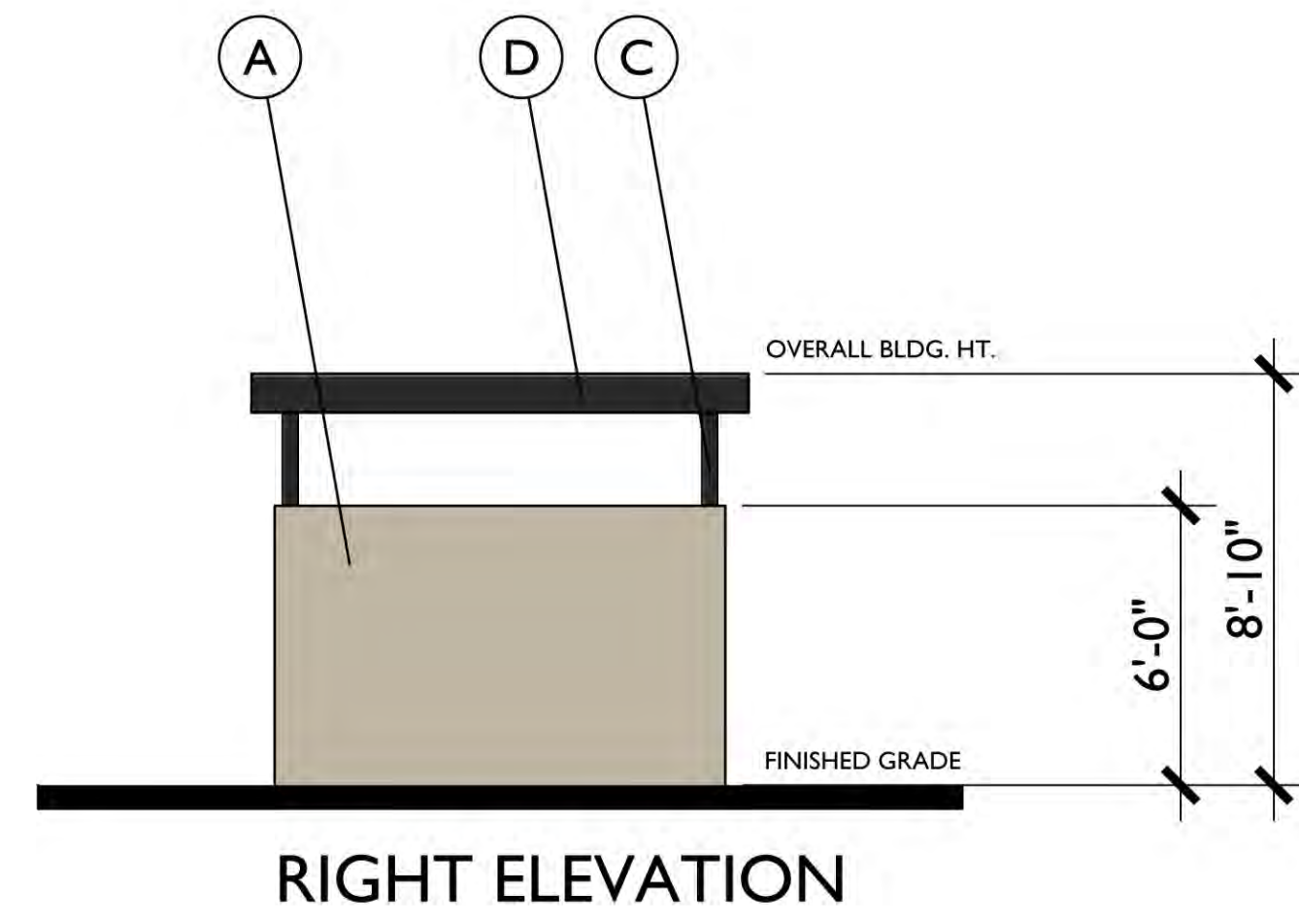


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06.13.22

MATERIAL LEGEND

- A. EXTERIOR PLASTER O/ MASONRY - SW 7011 "NATURAL CHOICE"
- B. METAL GATE - SW 6990 "CAVIAR"
- C. METAL POST - SW 6990 "CAVIAR"
- D. STEEL ROOF FRAME/ ASSEMBLY - SW 6990 "CAVIAR"



ELEVATIONS

TRASH ENCLOSURE

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

0 2 4 8
SCALE: 1/4" = 1'-0" 130.22142

A5.1

06.13.22

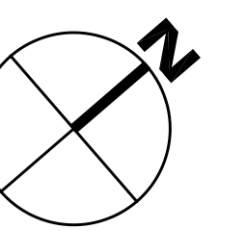
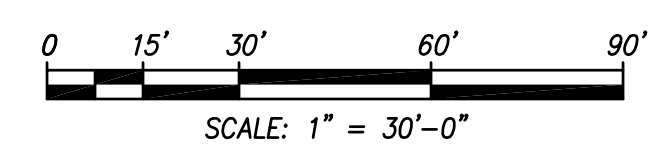


LANDSCAPE SHEET INDEX

- L1.1 ILLUSTRATIVE LANDSCAPE PLAN
- L1.2 PRELIMINARY LANDSCAPE PLAN, NOTES & PLANT LIST
- L1.3 PARKING LOT SHADE DIAGRAM

ILLUSTRATIVE LANDSCAPE PLAN
CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California



L1.1

06.13.22

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JETT
 Landscape Architecture + Design

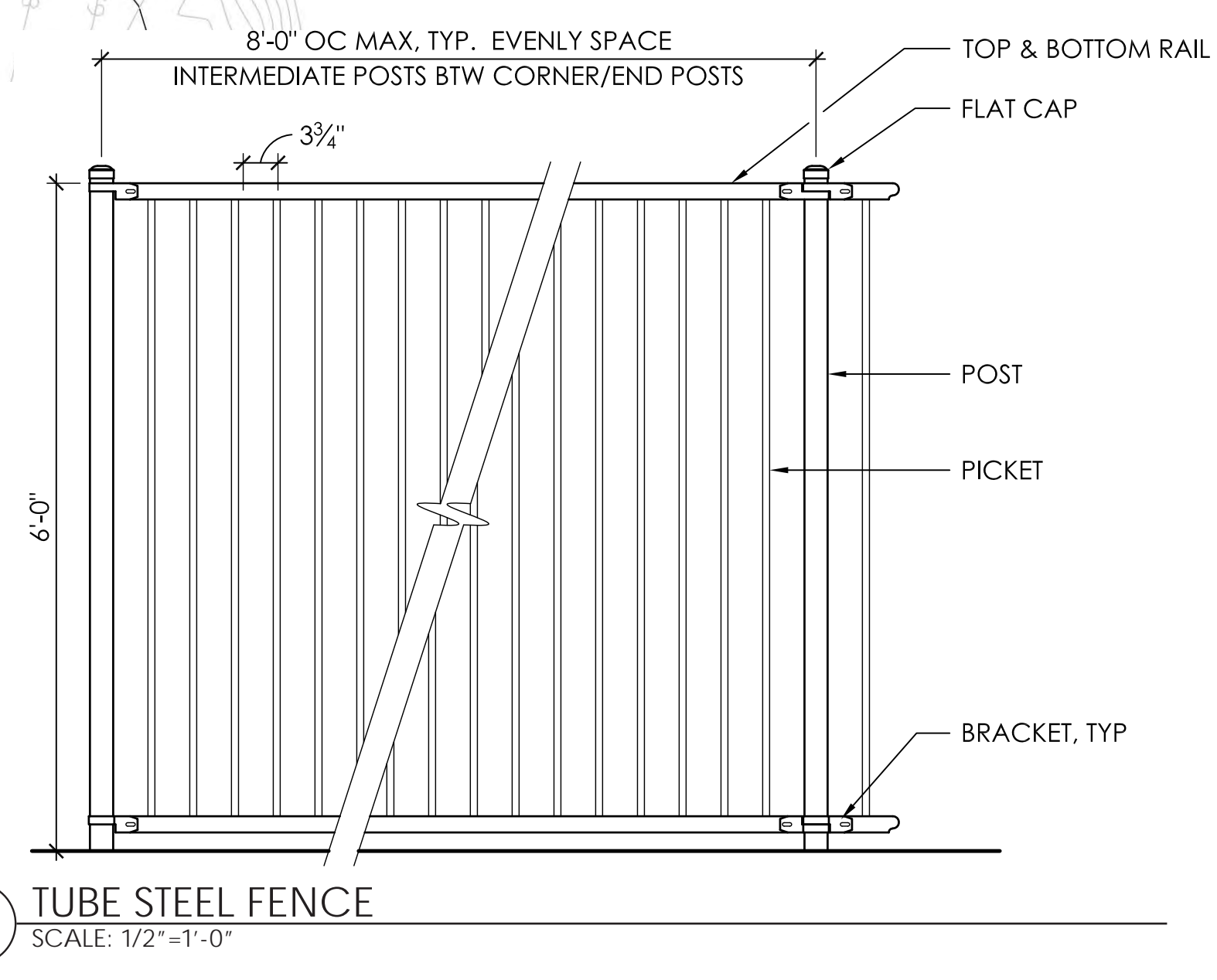
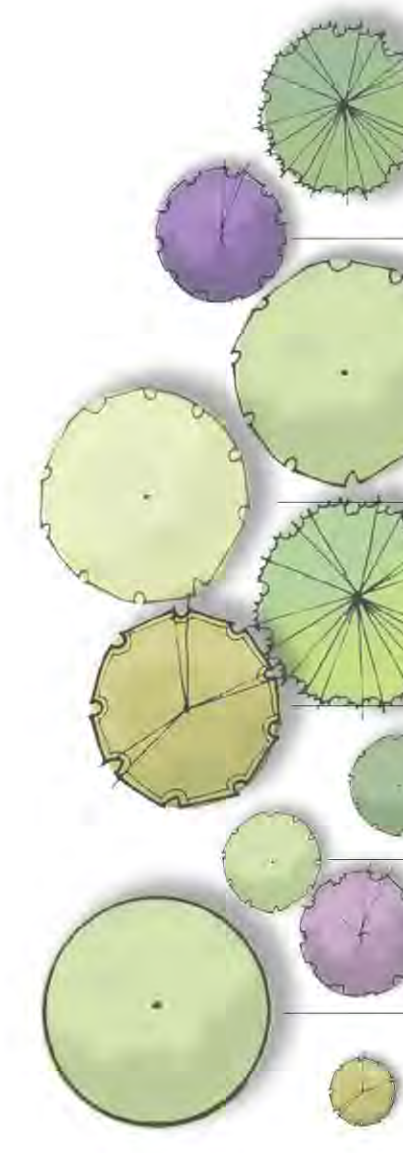
EMERALD CITY
 ENGINEERS, INC



7555 ... Drive, Suite #110
 Roseville, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
TSD ENGINEERING, INC.
 expect more.

USP
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 Creating Outstanding Communities

PRELIMINARY PLANT PALETTE			
BOTANICAL NAME	COMMON NAME	CONT SIZE	WUCOLS
WESTBROOK BOULEVARD STREET TREE			
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	L
WESTBROOK BOULEVARD SUBORDINATE STREET TREE			
VITEX AGNIUS-CASTUS	CHASTE TREE	24" BOX	L
CREEKPARK DRIVE STREET TREE (NOTE: ALSO USED WITHIN SITE)			
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	L
SITE TREES			
ACER MACROPHYLLUM	BIG LEAF MAPLE	24" BOX	M
CALOCEDRUS DECURRENS	CALIFORNIA INSENSE CEDAR	24" BOX	L
ARBUS 'MARINA'	STRAWBERRY TREE	24" BOX	L
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L
GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	L
QUERCUS SUBER	CORK OAK	24" BOX	L
RHAPHIOLEPIS X 'MONTIC'	MAJESTIC BEAUTY INDIAN HAWTHORNE	24" BOX	L
SHRUBS, GRASSES & PERENNIALS			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	5 GAL	L
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	L
ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L
ASPIDISTRA ELIATOR	CAST IRON PLANT	5 GAL	L
BULBINE FRUTESCENS	STALKED BULBINE	5 GAL	L
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	L
CAREX DIVILSA	BERKELEY SEDGE	5 GAL	L
CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	L
CHONDRYPETALUM TECTORUM	CAPE RUSH	5 GAL	L
CISTIS X HYBRIDUS	WHITE ROCKROSE	5 GAL	L
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
EUONYMUS JAPONICUS 'GREEN SPIRE'	G. SPIRE EUONYMUS	5 GAL	L
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	L
GREVILLEA X 'NOELLI'	GREVILLEA	5 GAL	L
KNIPHOFIA UVARIA 'BLAZE'	RED HOT POKER	5 GAL	L
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	TEXAS RANGER	5 GAL	L
LOROPETALUM CHINENSE	FRINGE FLOWER	5 GAL	L
MIMULUS 'JACK'	RED MONKEYFLOWER	5 GAL	L
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	L
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L
PENSTEMON 'MARGARITA BOP'	FOOTHILL PENSTEMON	5 GAL	L
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	L
PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL	L
PHOTINIA FRASERI	FRASER'S PHOTINIA	5 GAL	L
PITOSPORUM TOBIRA	MOCK ORANGE	5 GAL	L
POLYSTICHUM MUNIUM	WESTERN SWORDFERN	5 GAL	M
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	L
RHAPHIOLEPIS INDICA	INDIA HAWTHORNE	5 GAL	L
ROSA 'MEIRADENA'	ICECAP ROSE	5 GAL	L
ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	L
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL	L
TULBAGHIA VIOLACEA	SOCIETY GARLIC	5 GAL	L
VERBENA BONARIENSIS	PURPLE TOP	5 GAL	L
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L
GROUNDCOVER			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	L
CISTIS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	1 GAL	L
ECHVEVERIA ELEGANS	HENS AND CHICKS	1 GAL	L
LANTANA MONTEVIDENSIS	LANTANA	1 GAL	L
MAHONIA REPENS	CREeping MAHONIA	1 GAL	L
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL	L
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	L
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	L



IRRIGATION DESIGN INTENT

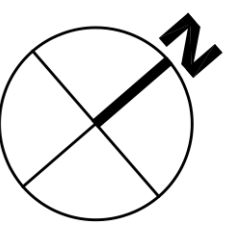
1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), AND THE CITY OF ROSEVILLE DESIGN GUIDELINES.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE, AND MINIMUM MAINTENANCE REQUIREMENT.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. IRRIGATION SYSTEM SHALL BE DESIGNED FOR CONNECTION TO MUNICIPAL RECYCLED WATER.

PLANTING DESIGN INTENT

1. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
2. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
3. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
4. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
5. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE, AND MAXIMIZE SHADE IN PUBLIC SPACES. A MIX OF EVERGREEN AND DECIDUOUS TREES WILL BE USED.
6. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
7. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
8. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
9. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
10. SHRUBS AND SCREEN PLANTINGS SHALL BE A MINIMUM OF FIVE GALLON IN SIZE IN ORDER TO PROVIDE IMMEDIATE EFFECTIVENESS. SHRUB GROUNDCOVERS MAY BE SPECIFIED IN EITHER FLATS OR ONE GALLON SIZES.

LEGEND

- 1 PUBLIC SIDEWALK
- 2 ENTRY MONUMENT SIGN
- 3 OUTDOOR COMMUNITY SPACE WITH PICNIC TABLES AND BBQ GRILLS
- 4 PLAY AREA FOR AGE GROUPS 2-5, 5-12, AND 13-17
- 5 CLASS II BIKE RACK. TOTAL 10 SHORT TERM PARKING SPACES PROVIDED
- 6 DOG RELIEF AREA
- 7 6FT OPEN TUBE STEEL FENCE, COLOR MATCH SW6258 TRICORN BLACK
- 8 MASONRY WALL, BY OTHER
- 9 TRASH ENCLOSURE WITH 3FT MIN LANDSCAPE BUFFER
- 10 DIAL-A-RIDE PICK-UP WITH COVERED BENCH
- 11 PARKING LOT TREE, SEE SHEET LI.3 FOR SHADE DIAGRAM
- 12 10FT LANDSCAPE BUFFER
- 13 5FT MIN AC ACCESSIBLE PATH TO PUBLIC SIDEWALK

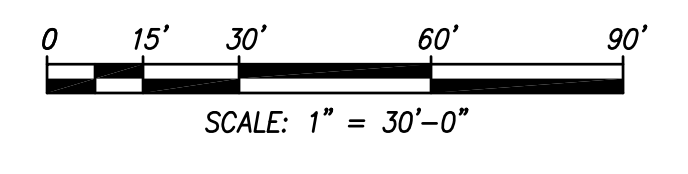


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PRELIMINARY LANDSCAPE PLAN, NOTES & PLANT LIST

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California



08.11.22

PARKING LOT SHADING CALCULATIONS

TREE TYPE	TREE KEY	TREE SHADE CREDIT (SEE CHART BELOW)									TOTAL TREES	TOTAL SHADING AREA SF	SUMMARY		NOTES
		INTERIOR PLANTERS 100%			SOUTH, EAST, AND WEST 50%			CORNER AND NORTH 25%					TOTAL PARKING STALL AND BACKUP SPACE:	AREA SHADE REQUIRED:	
LARGE TREES 30-35'	LG	22	962	21,164	5	481	2,405	6	240	1,440	33	25,009	87,011 SF	43,506 SF	1. SHADE PERCENTAGES DETERMINED BY CANOPY SIZE AND POSITION OF TREE WITHIN THE PARKING LOT. 2. THE SHADE PERCENTAGE FIGURES ARE BASED ON OF THE CANOPY SPREAD OF THE TREE 15 YEARS FROM TIME OF PLANTING. 3. TREE SPECIES TO BE DETERMINED AND WILL BE IN COMPLIANCE WITH SIZING RANGE NOTED.
MEDIUM TO LARGE TREES 25-30'	M1	5	707	3,535	25	354	8,850	5	177	885	35	13,270		50%	
MEDIUM TO SMALL TREES 20'-25'	M2	0	491	0	0	246	0	0	123	0	0	0	43,697 SF	50%	
SMALL TREES 15'-20'	SM	15	314	4,710	3	157	471	3	79	237	21	5,418		50%	
											89	43,697		192 SF	

CITY OF ROSEVILLE TREE SIZES, SHADE PERCENTAGES, AND SQUARE FOOTAGES FOR CALCULATING SHADE COVERAGE (APPENDIX B)

TREE TYPE	INTERIOR PLANTERS 100%	SOUTH, EAST, AND WEST 50%	CORNER AND NORTH 25%
LARGE TREES 30-35'	962 SF	481 SF	240 SF
MEDIUM TO LARGE TREES 25-30'	707 SF	354 SF	177 SF
MEDIUM TO SMALL TREES 20'-25'	491 SF	246 SF	123 SF
SMALL TREES 15'-20'	314 SF	157 SF	79 SF



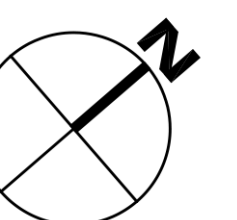
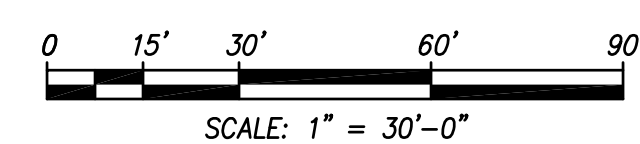
SYMBOLS LEGEND

- PARKING SPACES AND BACKUP AREA
 - 100% SHADE VALUE
 - 50% SHADE VALUE
 - 25% SHADE VALUE
- PER COMMUNITY DESIGN GUIDELINES (CC-68) THE FOLLOWING MINIMUM PLANTER WIDTHS (MEASURED INSIDE CURBS) HAVE BEEN PROVIDED:
- 8FT FOR LARGE (LG) CANOPY TREES (MAY BE REDUCED TO FIVE FEET WITH DEEP ROOT BARRIERS AND IRRIGATION)
 - 6-8FT FOR MEDIUM TO LARGE (M1) CANOPY TREES
 - 6FT FOR MEDIUM TO SMALL (M2) CANOPY TREES
 - 4FT FOR SMALL (SM) CANOPY TREES

PARKING LOT SHADE DIAGRAM

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California



LI.3

06.13.22

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
Z2		EXTERIOR WALL MOUNTED	(1) 34.9W LED,	ELECTRONIC	WALL	LITHONIA DSXW1 LED 20C 530 40K T4M MVOLT	34.9	MULTIPLE	BUILDING EXTERIOR	
Z3		MONUMENT SIGN LIGHTING	(1) 12.5W LED 4000K	ELECTRONIC	STAKE	KICHLER 16201BBR30	12.5	120V 1P 2W	MONUMENT SIGN - COORDINATE EXACT MOUNTING LOCATION WITH MONUMENT SIGN SUBMITTAL	
Z7		PARKING POLE WITH HOUSE SIDE SHIELD	(1) 92W LED 4000K	0-10V DIM	14' SQUARE STEEL POLE W/ CONCRETE BASE	LITHONIA, DSXO LED P4 40K TFTM MVOLT HS	92	208V 2P 2W	SEE DETAIL 4/E6.02 FOR CONCRETE BASE DETAILS. CONCRETE BASE IS LARGER WHEN LOCATED NEXT TO PARKING STALL. 14' MOUNTING HEIGHT	
Z7A		PEDESTRIAN SCALE POLE	(1) 38W LED 4000K	0-10V DIM	8' SQUARE STEEL POLE W/ CONCRETE BASE	LITHONIA DSXO LED P1 40K TSS MVOLT	38	208V 2P 2W	FIXTURE MOUNTING HEIGHT 8' W/ CONCRETE BASE	

CA TITLE 24, 2019 - RESIDENTIAL LIGHTING

- ALL IN-UNIT FIXTURES TO BE HIGH EFFICACY.
- ALL INSEPERABLE LED'S TO BE JAB APPENDIX APPROVED.
- ALL MEDIUM BASED + GU24 LED LAMPS TO BE JAB-2016-E APPROVED (WITH MARKINGS)
- ALL RECESSED DOWNLIGHTS TO BE JAB APPENDIX APPROVED
- DOCUMENTATION FOR THE ABOVE JAB + JAB-2016-E REQUIREMENTS SHALL BE PROVIDED DURING SUBMITTAL PROCESS.
- ALL FORWARD PHASE CUT DIMMERS USED WITH LED SHALL COMPLY WITH NEMA SSL 7A

CADDY MINI LED
Architectural Outdoor

PROJECT: _____
TYPE: _____
COMMENTS: _____

FEATURES

- Die-Cast Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
- Clear Tempered Glass Lens
- Fully Gasketed
- Aluminum Heat Sink Plate
- Mounts Direct to Flat Surface w/ Three #8 Wall Anchors (Not Included)
- 100V - 277V
- Surge Protector
- CSA Approved Wet Location For Wall Mounting (Down Light Only)
- Dark Sky Compliant
- Emergency Battery Available
- LED Light Fixture

LINE DRAWING

FINISHES

Antique Copper	Antique Silver	Bronze Mat	Matte Silver	Metallic Black	Sand
Swedish Steel	Textured Black	Textured Bronze	Textured White		

For RAL Colors & Custom Match - Contact Teron Lighting, Inc.

D-Series Size 1 LED Wall Luminaire

PROJECT: _____
TYPE: _____
COMMENTS: _____

Specifications

Width: 13-3/4" (34.9cm)	Height: 6-3/8" (16.4cm)	Depth: 10" (25.4cm)
Weight: 12 lbs (5.4kg)		

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9cm)	Height: 6-3/8" (16.4cm)	Depth: 10" (25.4cm)
Weight: 5 lbs (2.3kg)		

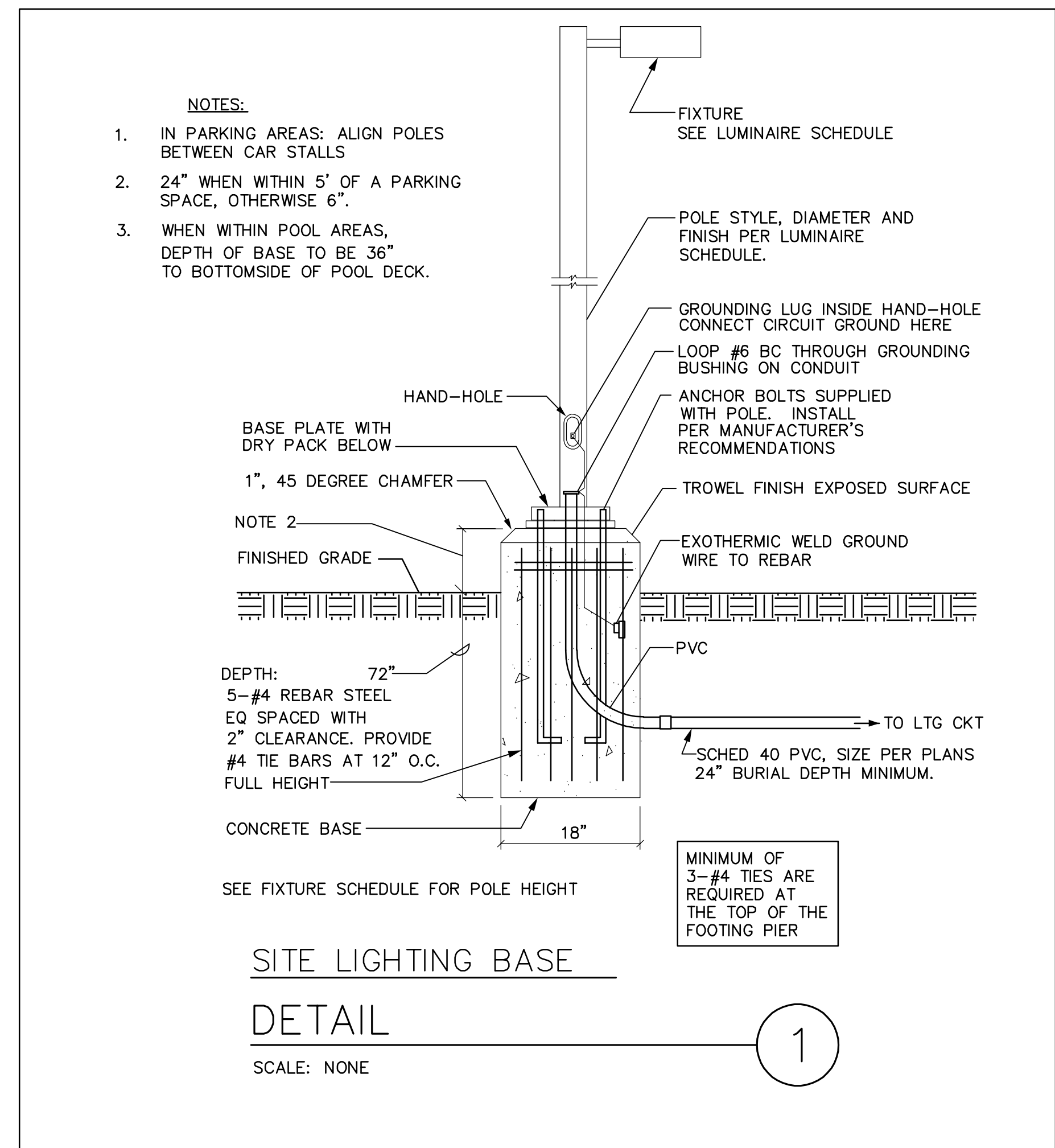
Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LEDs	Wattage	Color Temperature	Classification	Mounting	Shipping	Control Options
DSXW1	1000	100W	40K	T3M	DSXW1	DBDXTD	0-10V, DALI, DMX, etc.



KICHLER
Design Pro LED Accent 12.5W

PROJECT: _____
TYPE: _____
COMMENTS: _____

FEATURES

- Two beam turned options put light where you want it.
- A range of Kelvin color temperature choices from warm white 2,200K to cool white 4,200K.
- Radius™ optics deliver the greatest lumens per watt in the industry for competitive luminaire grade materials.

ORDERING INFORMATION

EXAMPLE: 16201 AZ7A 16W 40K AZ7, 16W 40K AZ7, 16W 40K AZ7

PRODUCT	WATTAGE/BEAMS	LIGHT SOURCE	FINISH	OPTIONS/ACCESSORIES
16201 AZ7A	12.5W	12 Degree Spot	Clear Aluminum	None
16201 BBR30	12.5W	30 Degree Floodlight	Textured Bronze	None

D-Series Size 0 LED Area Luminaire

PROJECT: _____
TYPE: _____
COMMENTS: _____

Specifications

EPA: 0.95 ft ² /hr	Length: 26"	Width: 13"	Height: 2"	Weight (max): 16 lbs (7.3kg)
-------------------------------	-------------	------------	------------	------------------------------

Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA NLAIR2 PIRH-N DBDXTD

Series	LEDs	Wattage	Color Temperature	Classification	Mounting	Shipping	Control Options
DSXO	4000	400W	40K	T3M	DSXO	DBDXTD	0-10V, DALI, DMX, etc.

LUMINAIRE SCHEDULE SITE

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

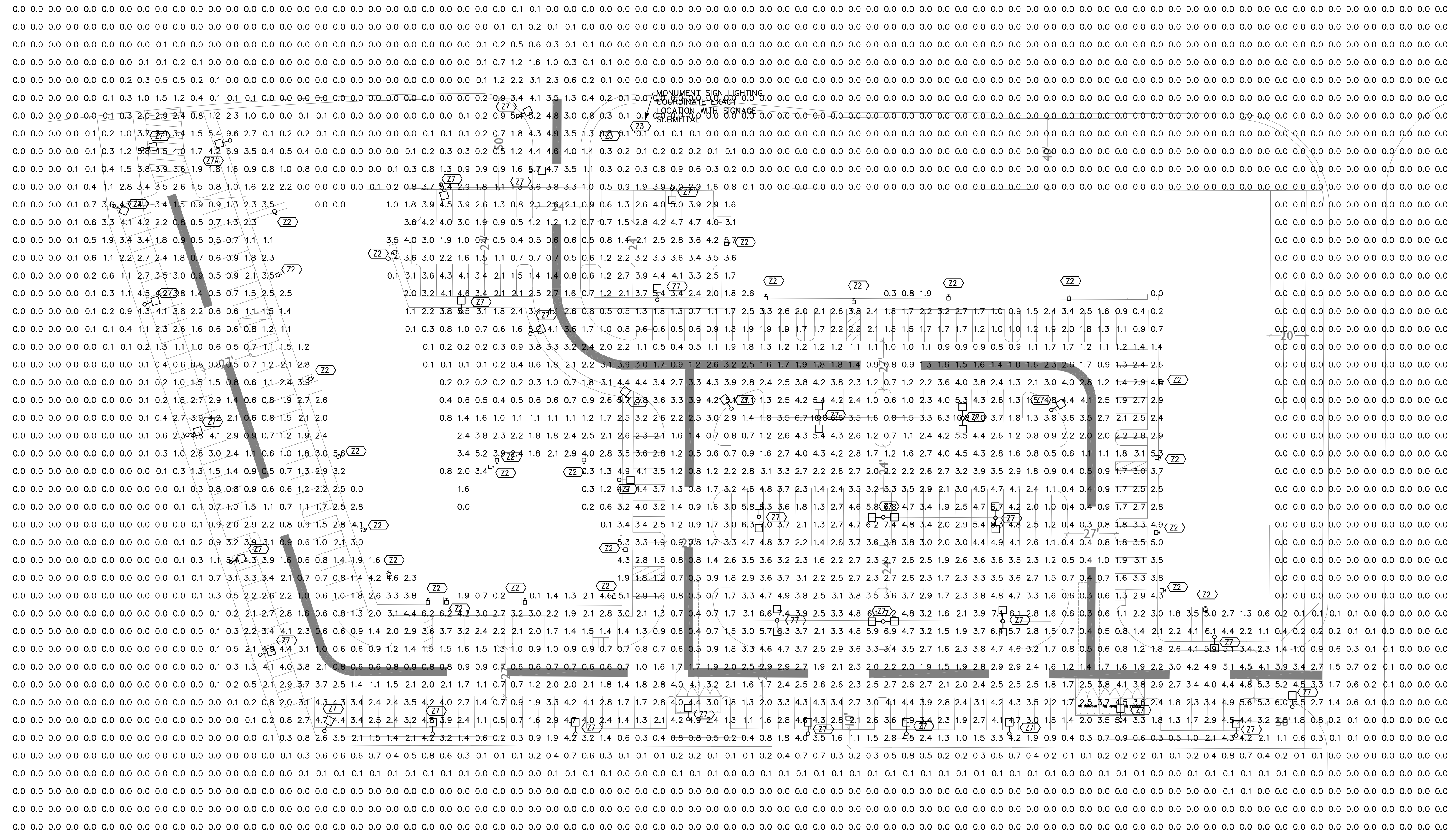
Roseville, California

SCALE: 1" = 1'
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06.13.22



SITE LIGHTING

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California
 0 15 30 60
 SCALE: 1" = 30'-0"
 130.22142

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 06-13-22 13:51
 13390-005 CREEKVIEW, ROSEVILLE, CALIFORNIA SITE LIGHTING C-40



EI.2

06.13.22

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JETT Landscape Architecture + Design

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