

WESTBROOK PARCEL WB-32

PRELIMINARY SITE PLAN

SHEET 1 of 5
AUGUST 21, 2023

PROJECT SUMMARY

SIERRA VISTA SPECIFIC PLAN
PARCEL WB-32

TOTAL UNITS: 192
PERMITTED # OF UNITS: 128
DENSITY BONUS: 50.0%
100% SENIOR AFFORDABLE
SITE AREA: 5.11 ACRES
DENSITY: 37.57 DU/AC

ZONING:
EXISTING: High Density Residential (HDR) / R3
PROPOSED: High Density Residential (HDR) / R3

BUILDING FLOOR AREA:

64-PLEX (3): 17,100 sf
51,300 sf
AMENITY: 2,714 sf
TOTAL: 54,014 sf

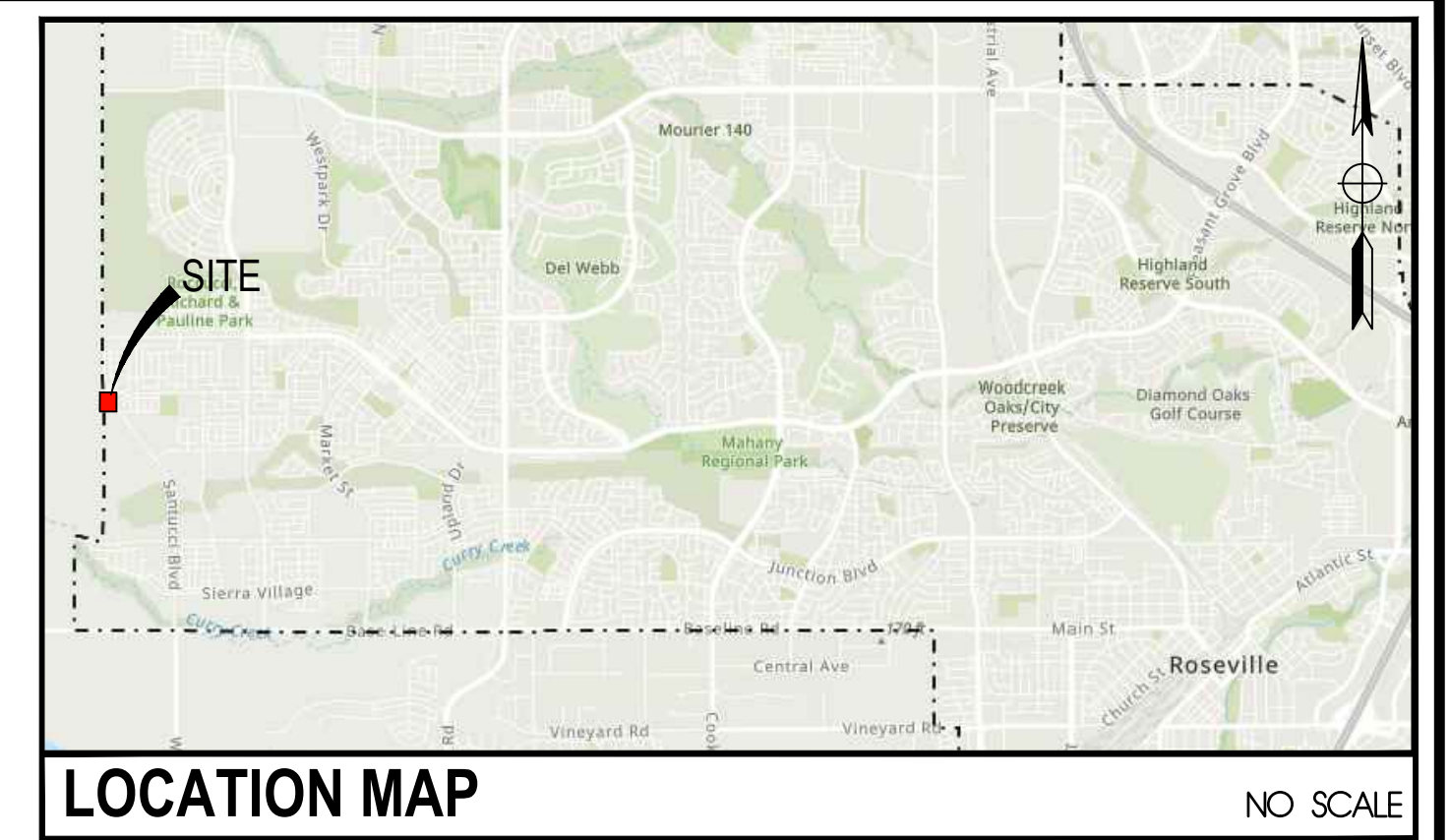
PERCENT LOT COVERAGE: 25.3%

MAX. BUILDING HEIGHT:

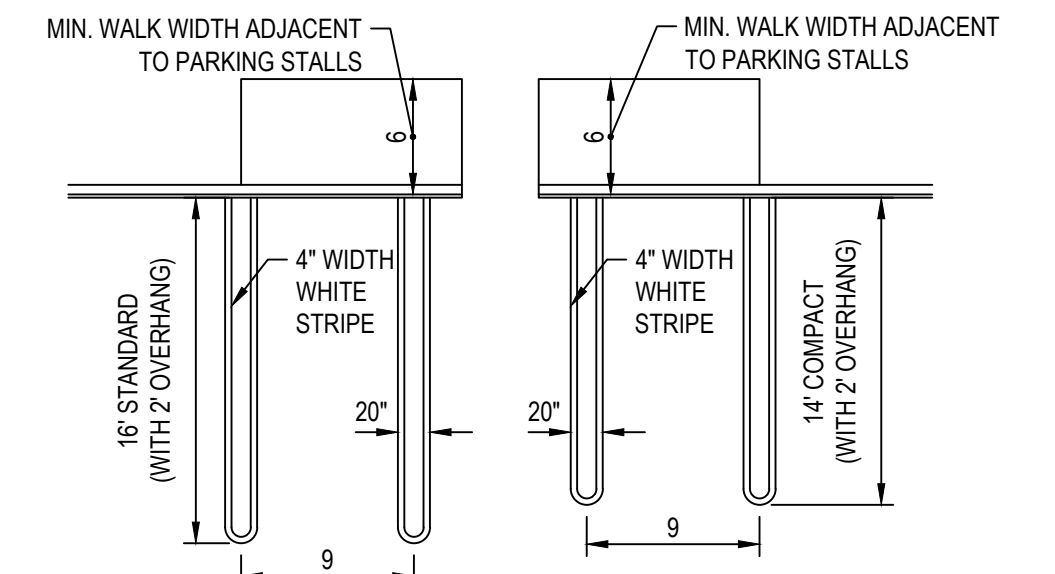
64-PLEX: 45 feet
AMENITY: 25 feet

PARKING:

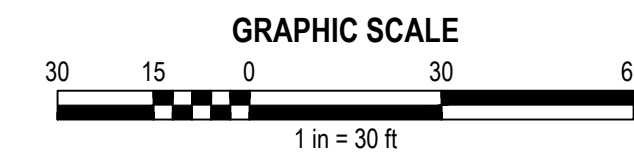
PARKING REQUIRED (1/UNIT + 10% GUEST): 211 SPACES
AUTO PARKING PROVIDED: 168 SPACES
COMPACT AUTO PROVIDED (18%): 38 SPACES
MOTORCYCLE PARKING (5%): 11 SPACES
TOTAL PROVIDED: 217 SPACES



LOCATION MAP NO SCALE

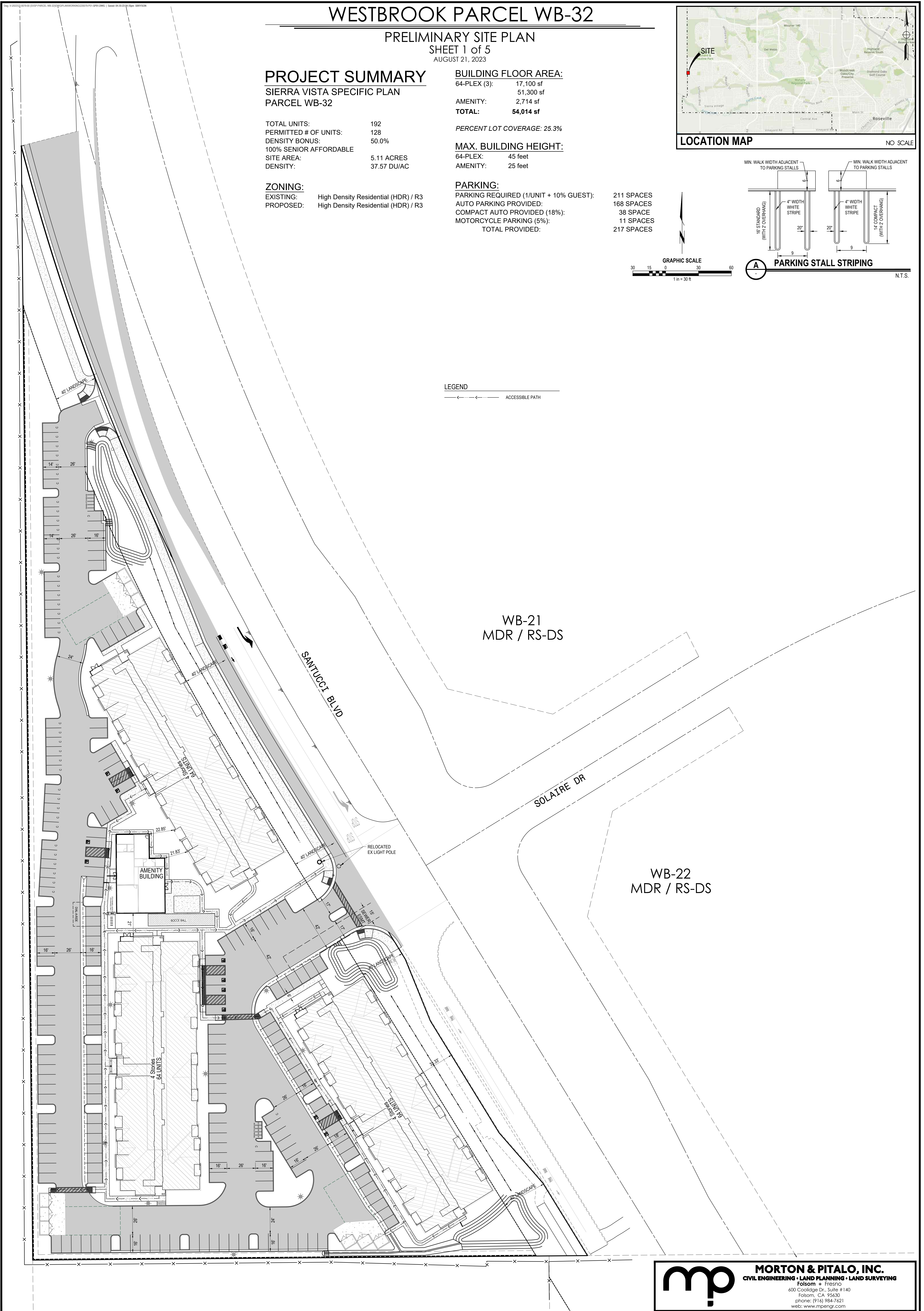


PARKING STALL STRIPING N.T.S.



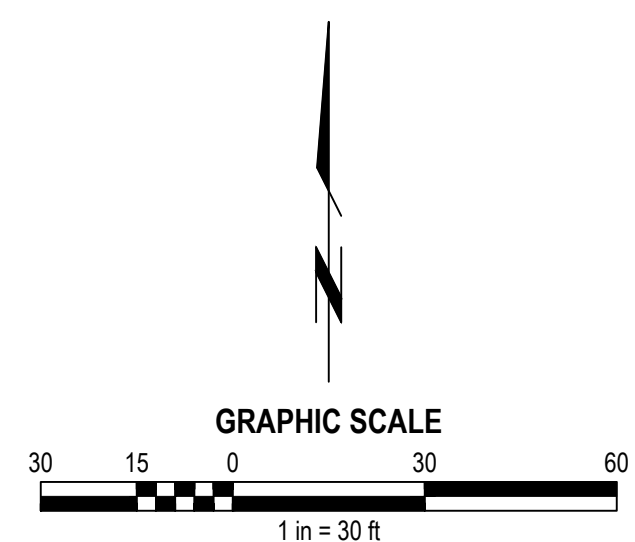
LEGEND

← ACCESSIBLE PATH



WESTBROOK PARCEL WB-32

PRELIMINARY UTILITY PLAN
SHEET 2 of 5
AUGUST 21, 2023

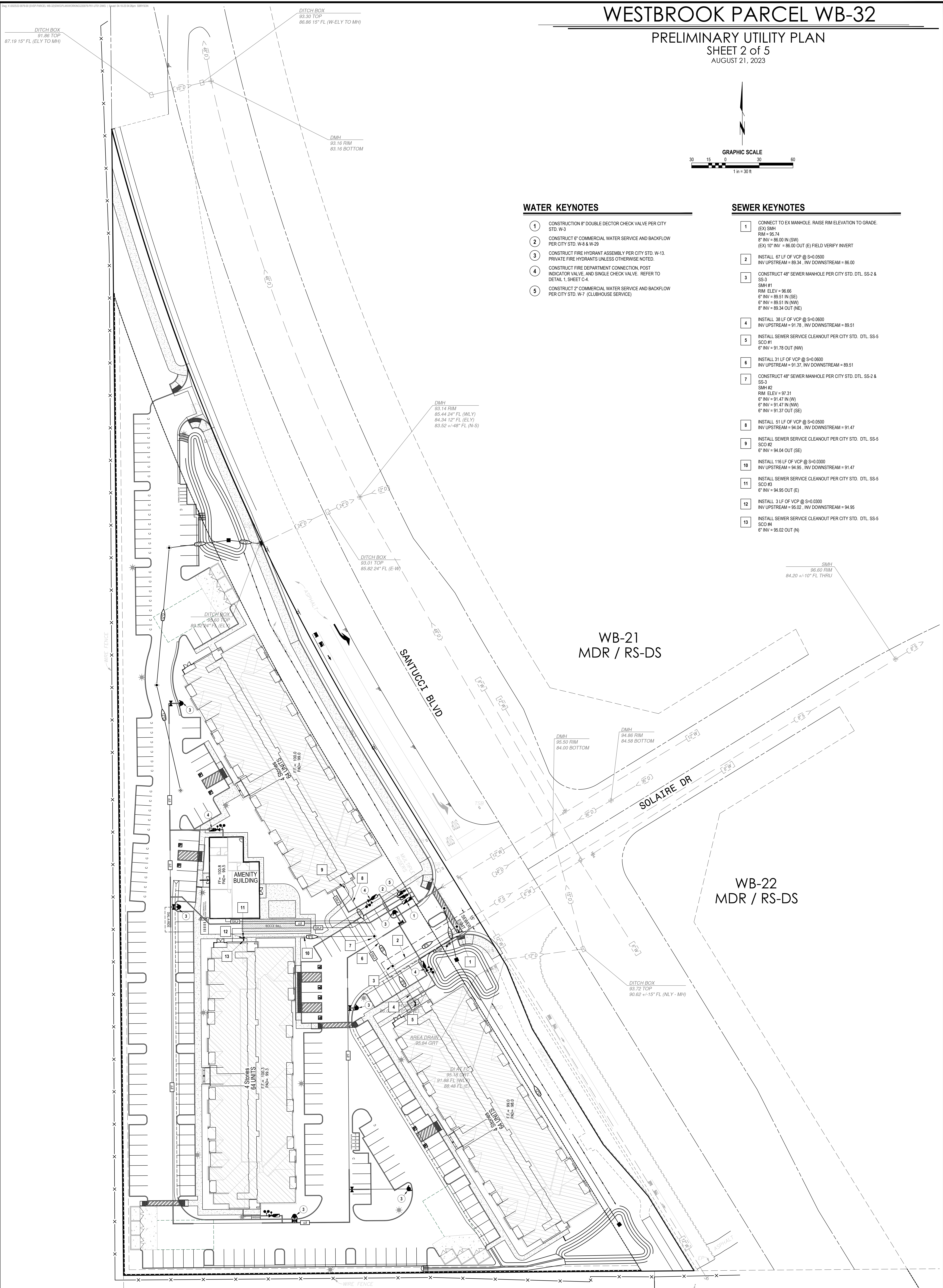


WATER KEYNOTES

- 1 CONSTRUCTION 8" DOUBLE DETECTOR CHECK VALVE PER CITY STD. W-3
- 2 CONSTRUCT 6" COMMERCIAL WATER SERVICE AND BACKFLOW PER CITY STD. W-8 & W-29
- 3 CONSTRUCT FIRE HYDRANT ASSEMBLY PER CITY STD. W-13. PRIVATE FIRE HYDRANTS UNLESS OTHERWISE NOTED.
- 4 CONSTRUCT FIRE DEPARTMENT CONNECTION, POST INDICATOR VALVE, AND SINGLE CHECK VALVE. REFER TO DETAIL 1, SHEET C-4
- 5 CONSTRUCT 2" COMMERCIAL WATER SERVICE AND BACKFLOW PER CITY STD. W-7 (CLUBHOUSE SERVICE)

SEWER KEYNOTES

- 1 CONNECT TO EX MANHOLE. RAISE RIM ELEVATION TO GRADE. (EX) SMH RIM = 96.74
8" INV = 86.00 IN (SW)
(EX) 10" INV = 86.00 OUT (E) FIELD VERIFY INVERT
- 2 INSTALL 67 LF OF VCP @ S=0.0500
INV UPSTREAM = 89.34, INV DOWNSTREAM = 86.00
- 3 CONSTRUCT 48" SEWER MANHOLE PER CITY STD. DTL. SS-2 & SS-3
SMH #1
RIM ELEV = 96.66
6" INV = 89.51 IN (SE)
8" INV = 89.51 IN (NW)
8" INV = 89.34 OUT (NE)
- 4 INSTALL 38 LF OF VCP @ S=0.0500
INV UPSTREAM = 91.76, INV DOWNSTREAM = 89.51
- 5 INSTALL SEWER SERVICE CLEANOUT PER CITY STD. DTL. SS-5
SCO #1
6" INV = 91.78 OUT (NW)
- 6 INSTALL 31 LF OF VCP @ S=0.0600
INV UPSTREAM = 91.37, INV DOWNSTREAM = 89.51
- 7 CONSTRUCT 48" SEWER MANHOLE PER CITY STD. DTL. SS-2 & SS-3
SMH #2
RIM ELEV = 97.31
6" INV = 91.47 IN (W)
6" INV = 91.47 IN (NW)
6" INV = 91.37 OUT (SE)
- 8 INSTALL 51 LF OF VCP @ S=0.0500
INV UPSTREAM = 94.04, INV DOWNSTREAM = 91.47
- 9 INSTALL SEWER SERVICE CLEANOUT PER CITY STD. DTL. SS-5
SCO #2
6" INV = 94.04 OUT (SE)
- 10 INSTALL 116 LF OF VCP @ S=0.0300
INV UPSTREAM = 94.95, INV DOWNSTREAM = 91.47
- 11 INSTALL SEWER SERVICE CLEANOUT PER CITY STD. DTL. SS-5
SCO #3
6" INV = 94.95 OUT (E)
- 12 INSTALL 3 LF OF VCP @ S=0.0300
INV UPSTREAM = 95.02, INV DOWNSTREAM = 94.95
- 13 INSTALL SEWER SERVICE CLEANOUT PER CITY STD. DTL. SS-5
SCO #4
6" INV = 95.02 OUT (N)



WB-21
MDR / RS-DS

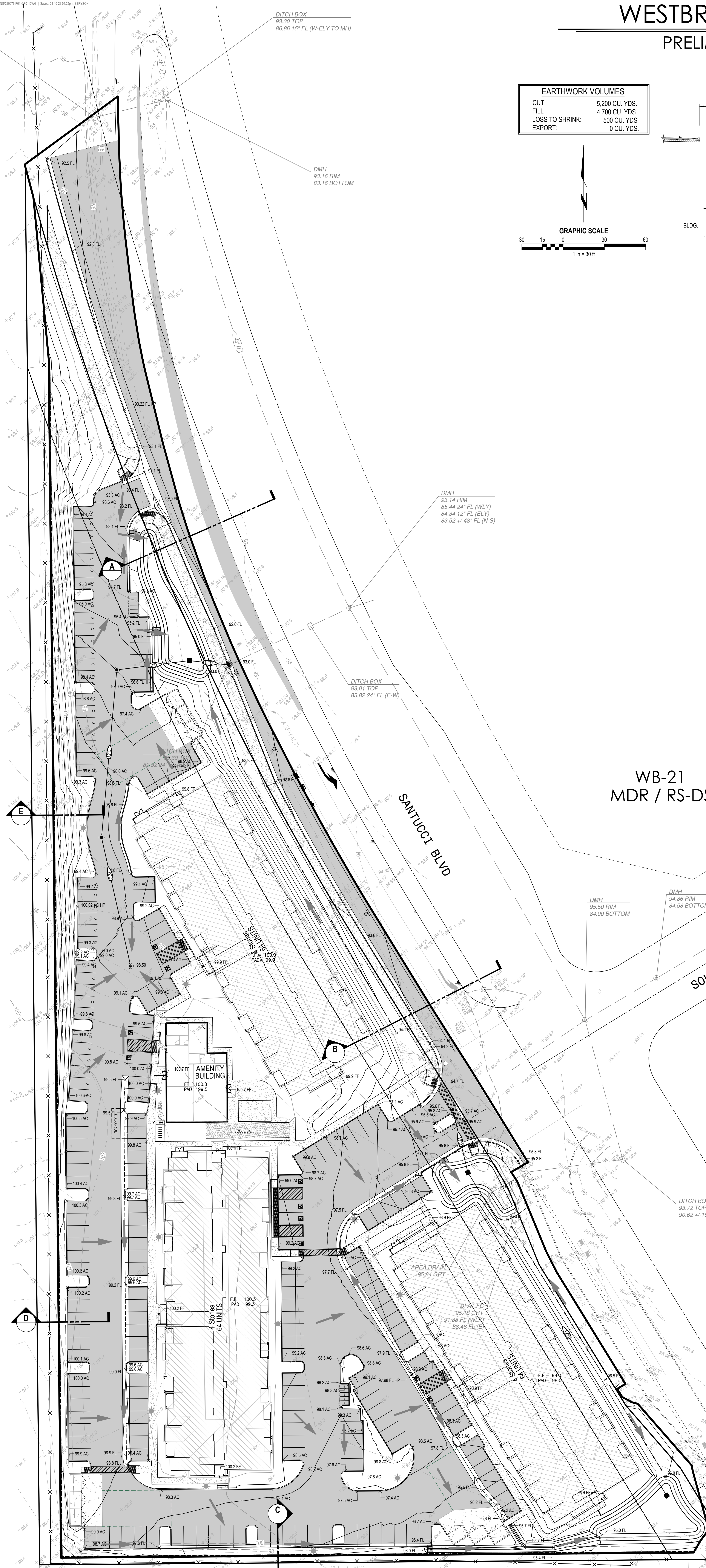
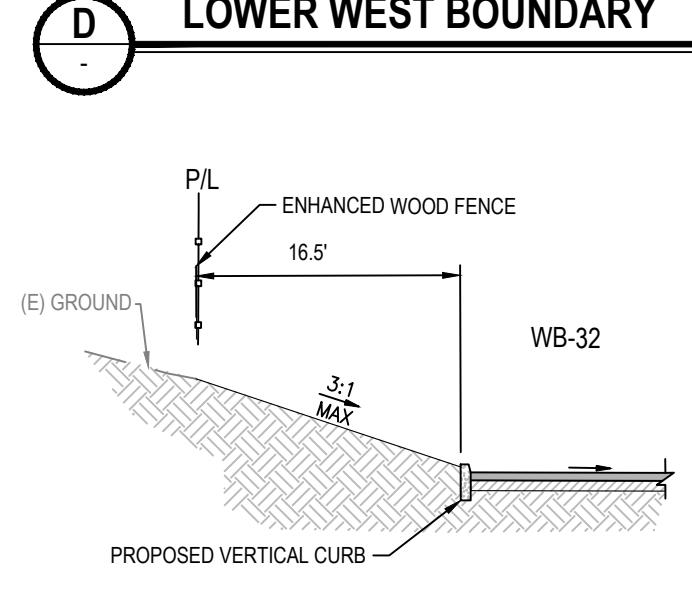
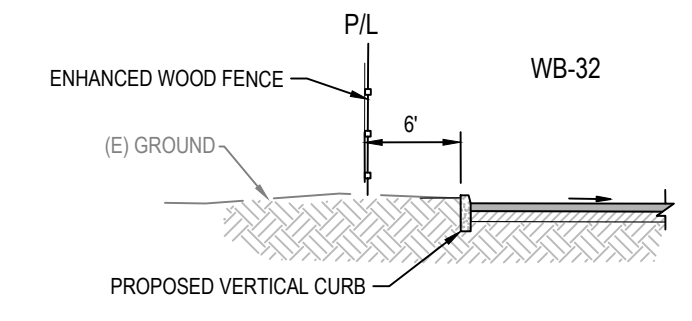
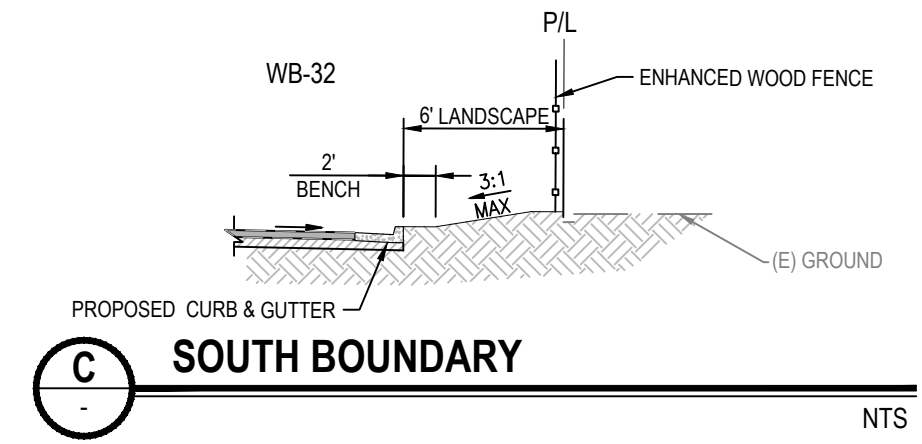
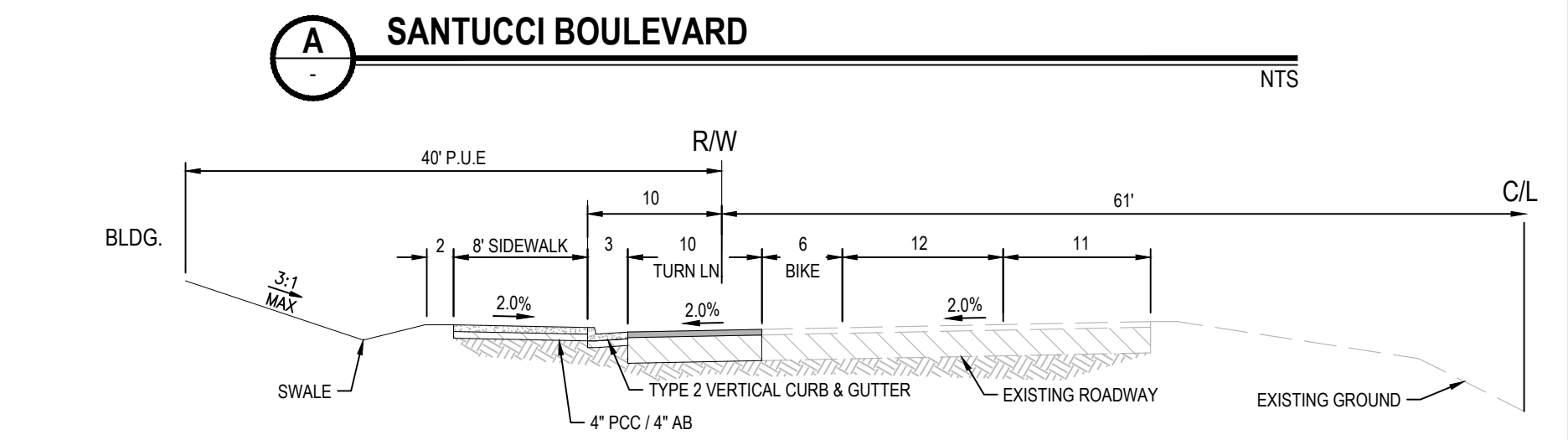
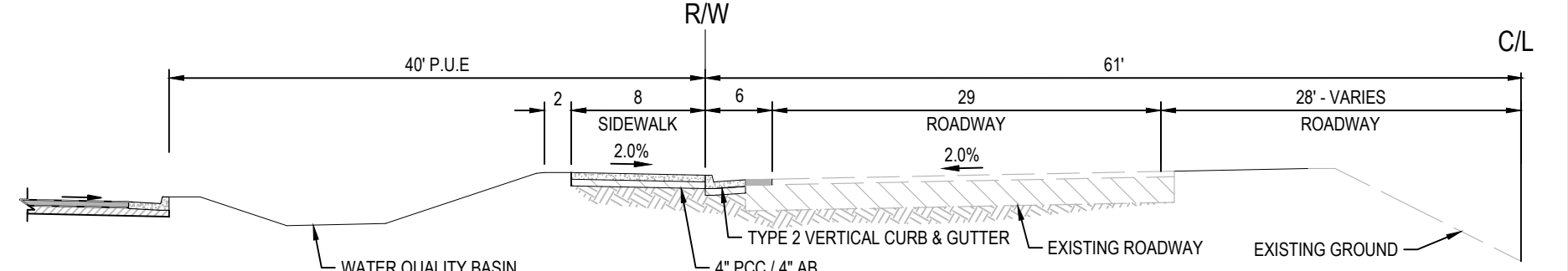
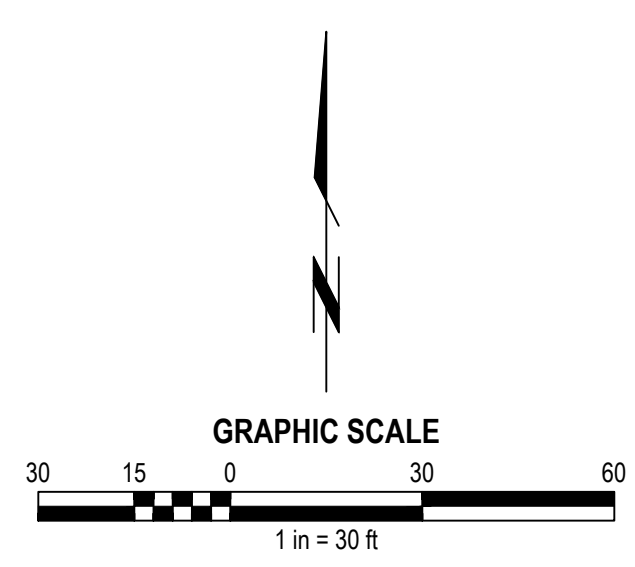
WB-22
MDR / RS-DS

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WESTBROOK PARCEL WB-32

PRELIMINARY GRADING PLAN
SHEET 3 of 5
AUGUST 21, 2023

EARTHWORK VOLUMES	
CUT	5,200 CU. YDS.
FILL	4,700 CU. YDS.
LOSS TO SHRINK	500 CU. YDS.
EXPORT	0 CU. YDS.



WB-21
MDR / RS-DS

WB-22
MDR / RS-DS

WESTBROOK PARCEL WB-32

PRELIMINARY LIGHTING PLAN

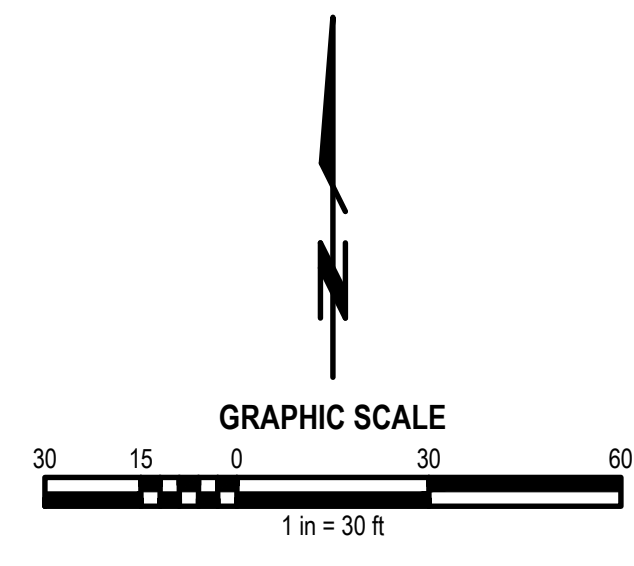
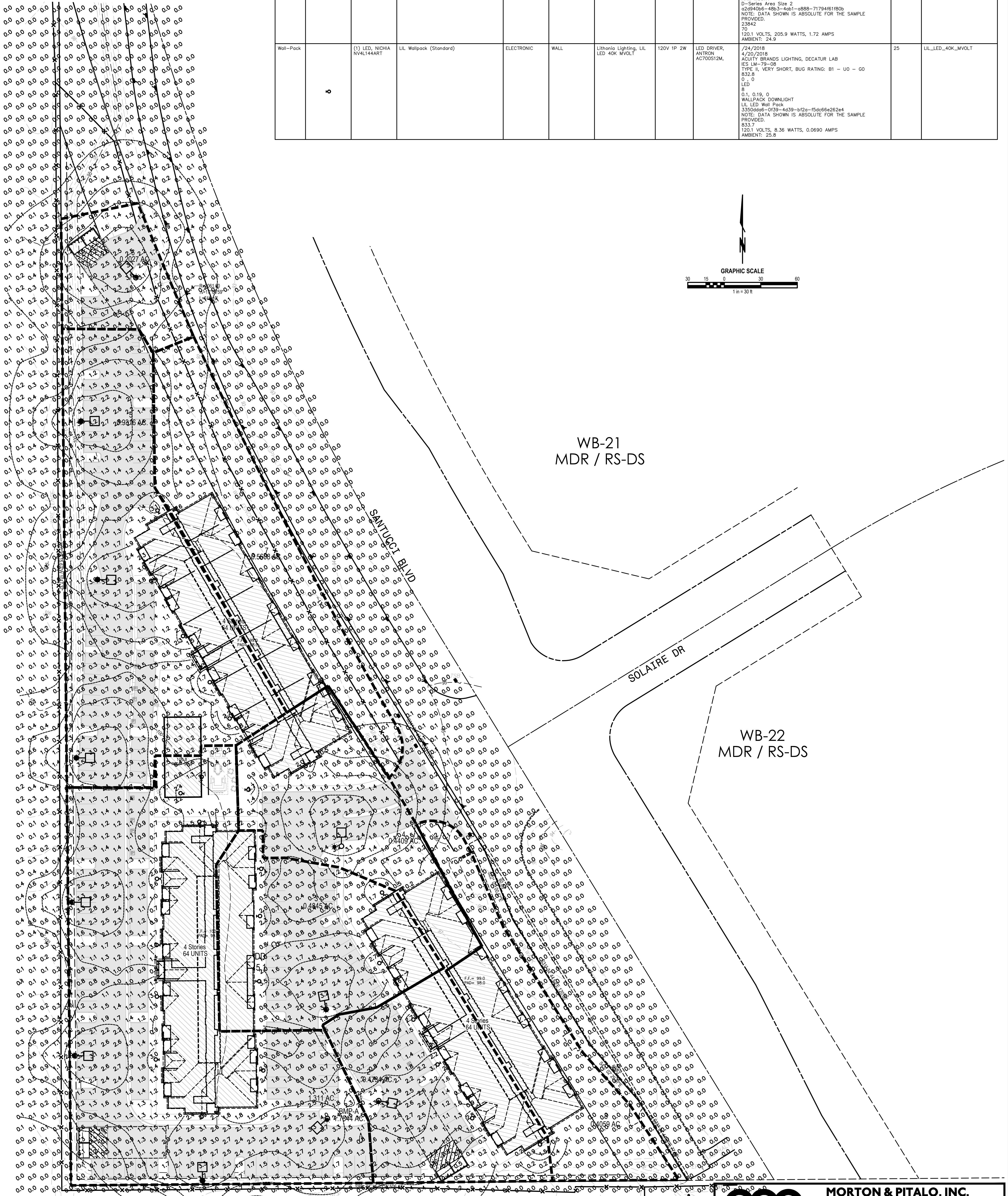
SHEET 4 of 4
OCTOBER 28, 2022

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.61
MAXIMUM FOOT-CANDLES	4
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	36920.17
AVERAGE TO MINIMUM FC RATIO	5547.78

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY	IES FILE
1TFM		(1) LED,	DSX2 LED P1 40K TFM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0, 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT 0-Series Area Size 2 02594000-400.3-40b1-0888-71794f6190b NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	11	DSX2_LED_P1_40K_TFM_MVOLT
Wall-Pack		(1) LED, NICHIA NV4L144ART	LIL Wallpack (Standard)	ELECTRONIC	WALL	Lithonia Lighting, LIL LED 40K MVOLT	120V 1P 2W	LED DRIVER, ANTRON AC700S12M,	/24/2018 4/20/2018 ACQUITY BRANDS LIGHTING, DECATUR LAB IES LM-79-08 TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G0 832.8 0, 0 LED 8 0.1, 0.19, 0 WALLPACK DOWNLIGHT LIL LED Wall Pack 33504000-0109-4439-b12a-15dd6fa262e4 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 833.7 120.1 VOLTS, 8.36 WATTS, 0.0690 AMPS AMBIENT: 25.8	25	LIL_LED_40K_MVOLT





ROSEVILLE, CA
WB-32 ROSEVILLE SENIOR HOUSING
CONCEPTUAL DESIGN
PRELIMINARY REVIEW

PROJECT DIRECTORY

DEVELOPER

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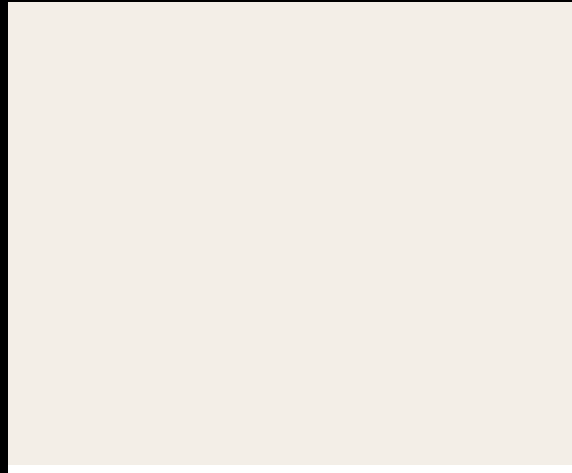
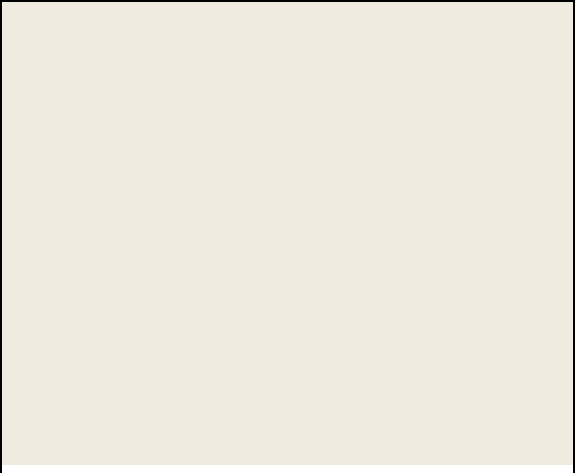

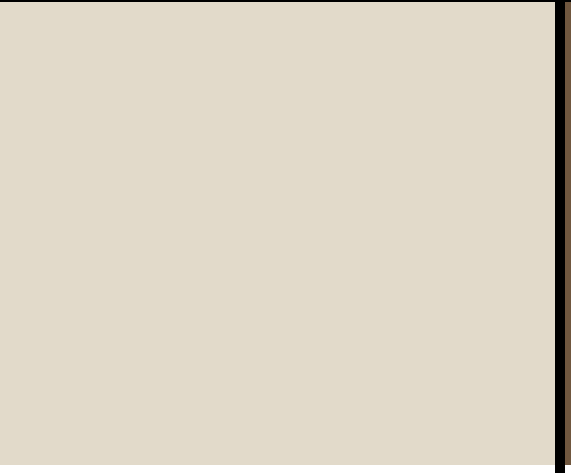




SHEET INDEX

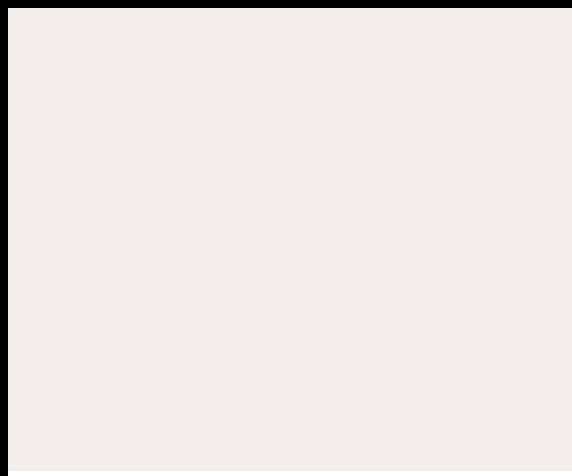
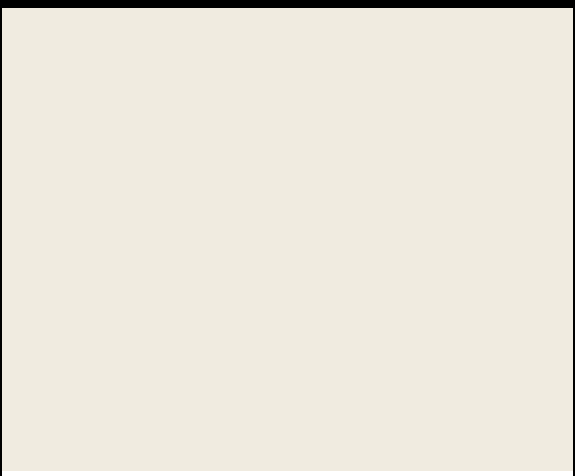

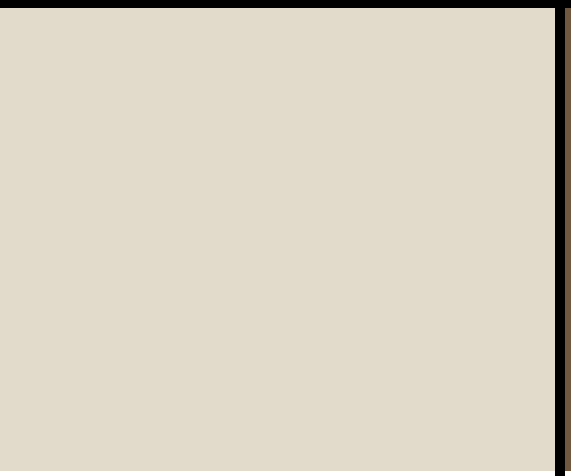




ARCHITECTURAL

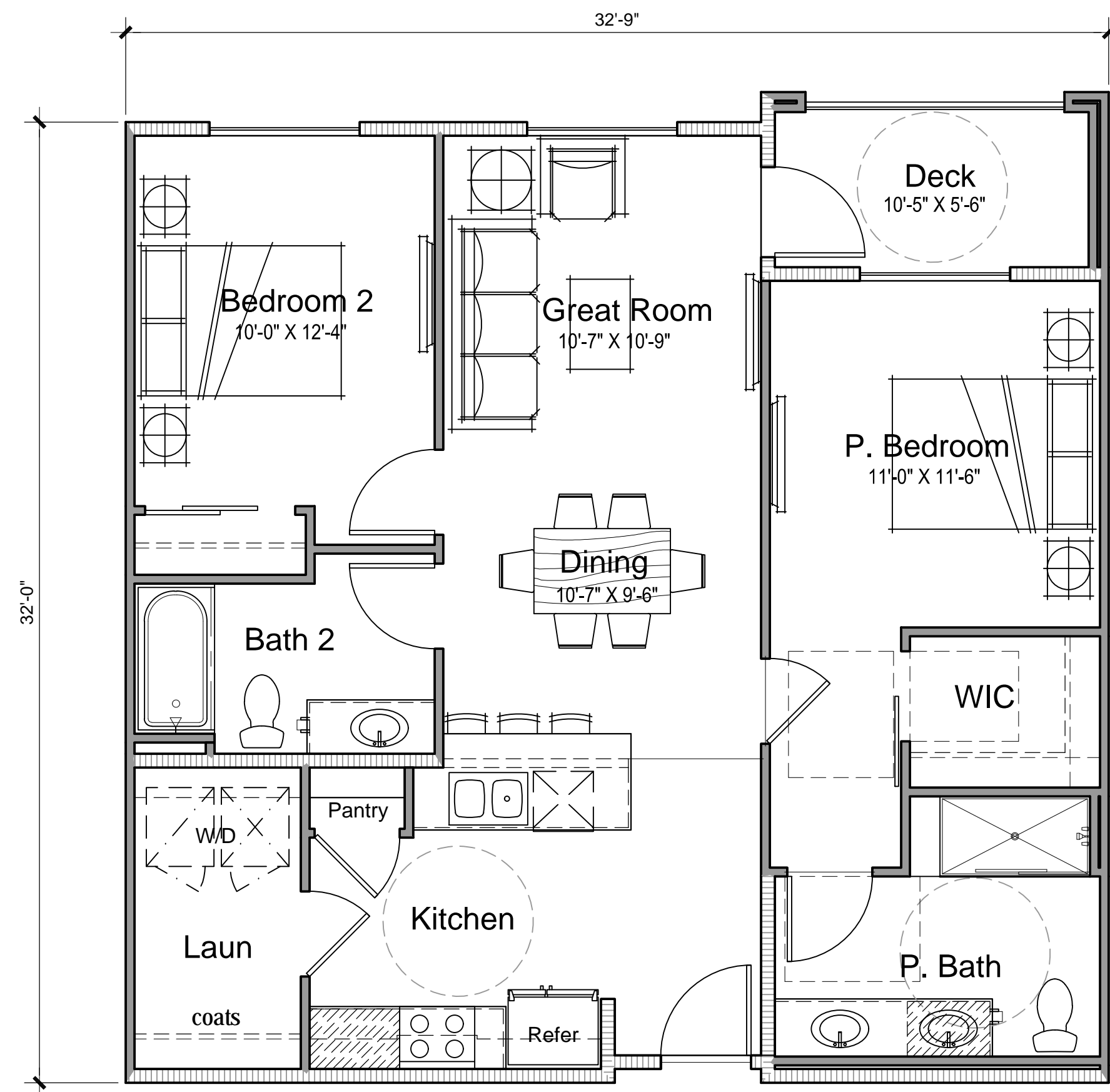
- A0-01 TITLE SHEET
- A0-02 SHEET INDEX
- A0-03 COLOR & MATERIAL SELECTION

- A1-00 CONCEPTUAL UNIT PLANS
- A1-01 CONCEPTUAL COMPOSITE PLANS
- A1-02 CONCEPTUAL EXTERIOR ELEVATIONS
- A1-03 CONCEPTUAL EXTERIOR ELEVATIONS
- A1-04 CONCEPTUAL FRONT ELEVATION - COMMUNITY BUILDING

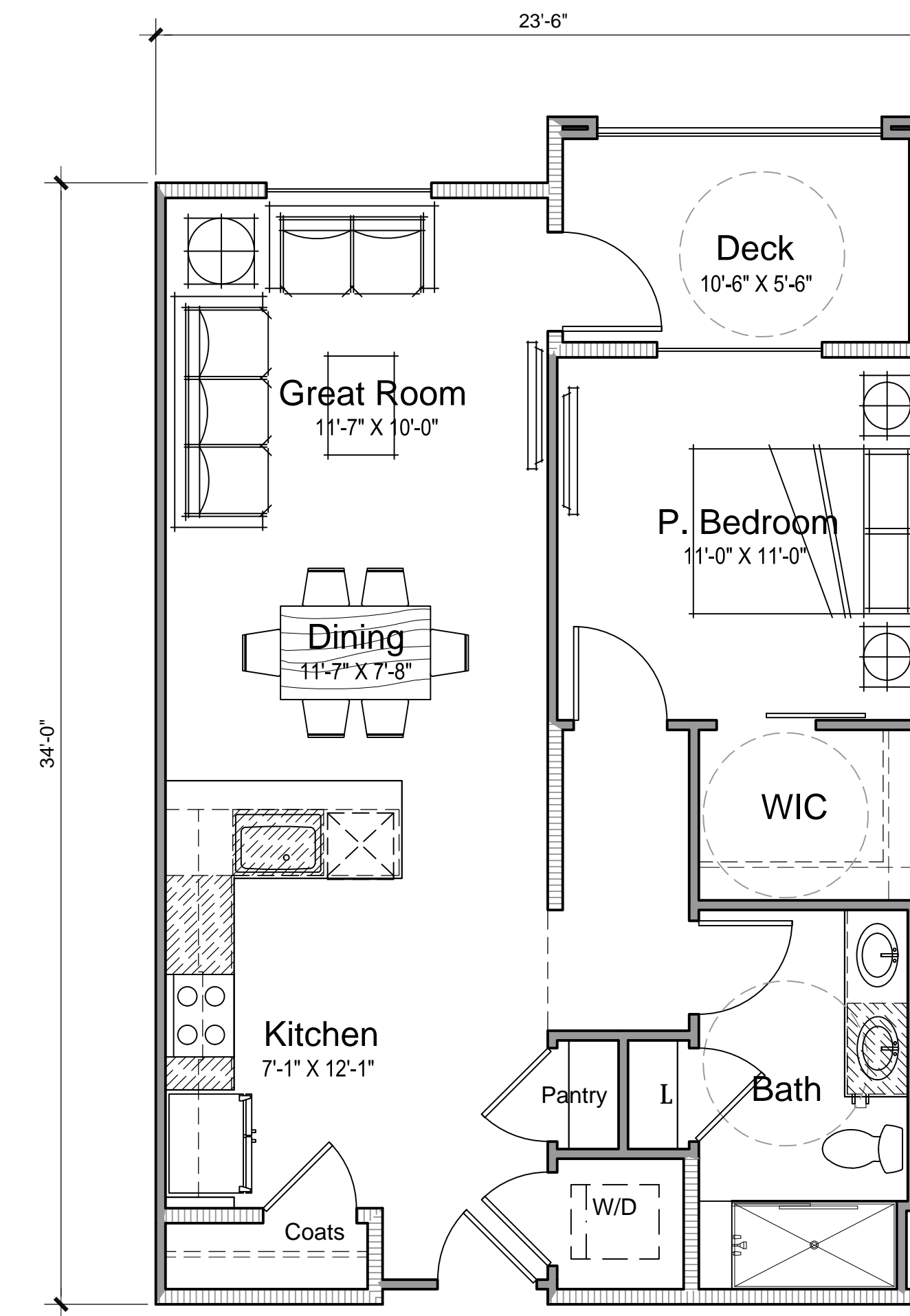


	PRIMARY STUCCO BODY	TEXTURED STUCCO	FASCIA / EAVE	TRIM	BAY	BAY TRIM	SHUTTERS /FRONT DOORS	ROOF
<u>SCHEME 1</u>								
	ARCADE WHITE SW 7100	SHELL WHITE SW 8917	COCONUT HUSK SW 6111	NEUTRAL GROUND - SW 7568	COCONUT HUSK SW 6111	COCONUT HUSK SW 6111	LOUNGE GREEN - SW 6444	3636 PIEDMONT BLEND

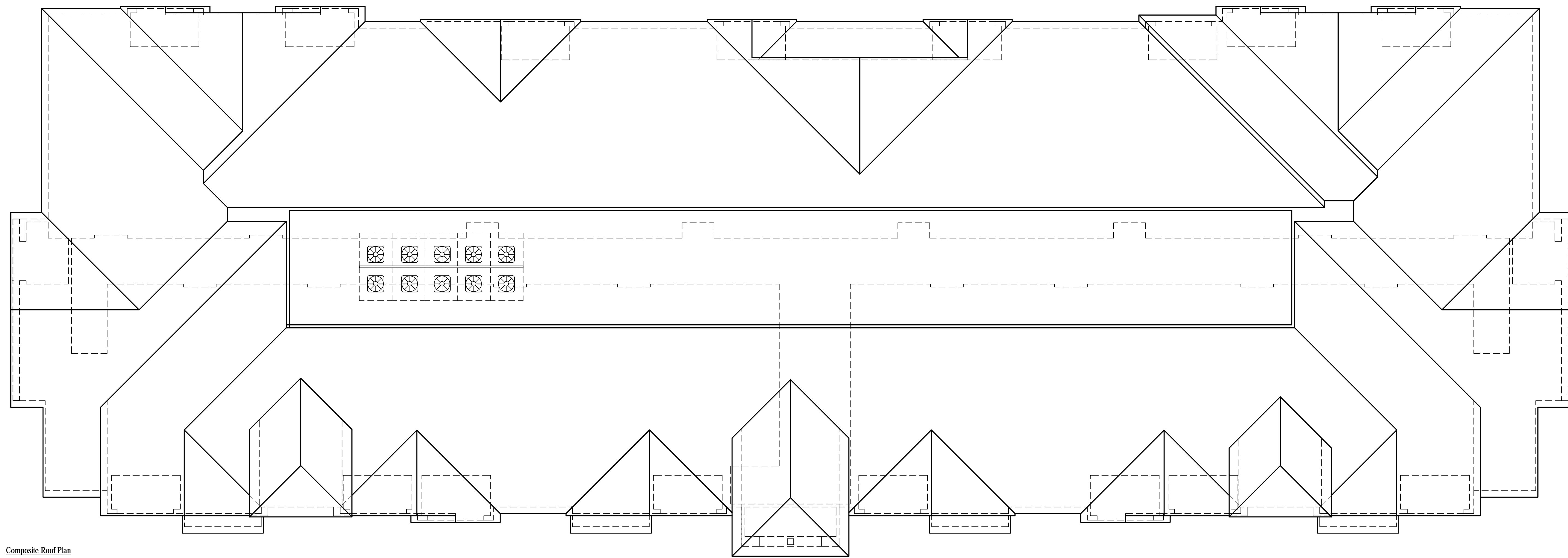
	PRIMARY STUCCO BODY	TEXTURED STUCCO	FASCIA / EAVE	TRIM	BAY	BAY TRIM	SHUTTERS /FRONT DOORS	ROOF
<u>SCHEME 2</u>								
	ARCADE WHITE SW 7100	SHELL WHITE SW 8917	COCONUT HUSK SW 6111	NEUTRAL GROUND - SW 7568	COCONUT HUSK SW 6111	COCONUT HUSK SW 6111	CLOUDLESS - SW 6786	3636 PIEDMONT BLEND



Unit Floor Plan 2
 2 Bed, 2 Ba
 Floor Area: 943 SQ. FT.



Unit Floor Plan 1
 1 Bed, 1 Ba
 Floor Area: 707 SQ. FT.



Composite Roof Plan



First Floor Composite Plan



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The Canel Companies
1949 St. John's Ave, Suite 200
Highland Park, IL 60035

WB-32 ROSEVILLE SENIOR HOUSING
ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN
NOVEMBER 04, 2022



CONCEPTUAL COMPOSITE PLANS

A1-01



Conceptual Rear Elevation



Conceptual Front Elevation

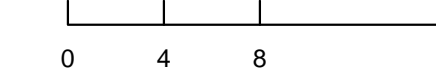


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ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN
NOVEMBER 04, 2022



CONCEPTUAL EXTERIOR ELEVATIONS

A1-02



Conceptual Left Elevation



Conceptual Right Elevation

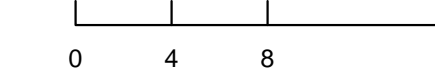


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ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN
NOVEMBER 04, 2022

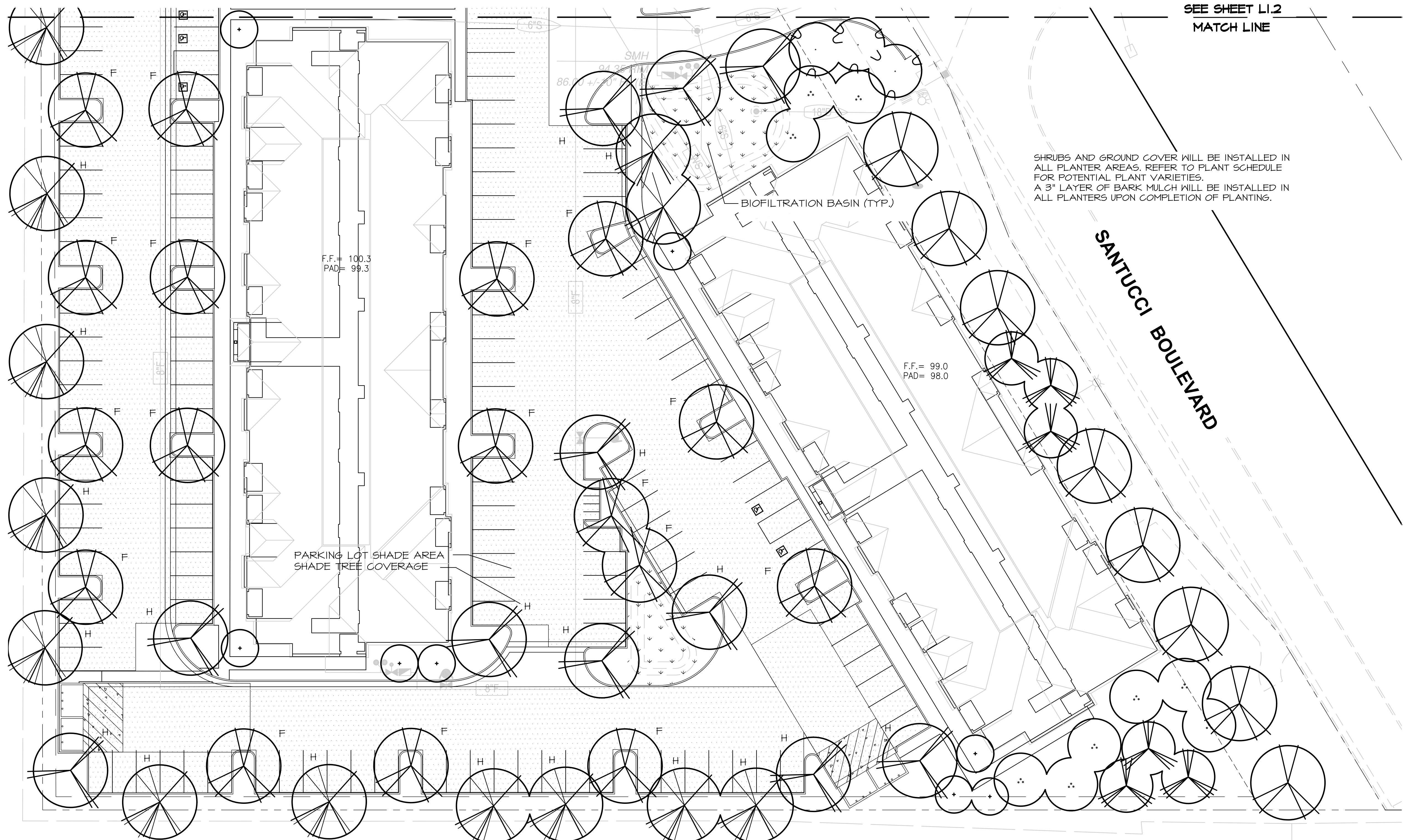


CONCEPTUAL EXTERIOR ELEVATIONS

A1-03



Conceptual Front Elevation



SEE SHEET L1.2
MATCH LINE

SHRUBS AND GROUND COVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES. A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.

SANTUCCI BOULEVARD

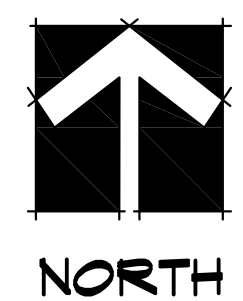
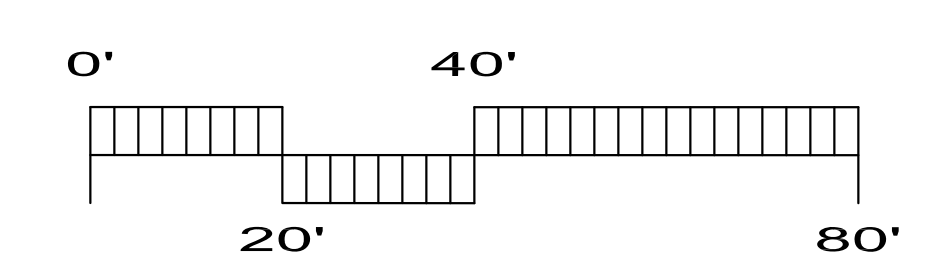
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CER FOR	<i>Cercis canadensis</i> 'Forest Pansy' / Forest Pansy Eastern Redbud
	LAG CAT	<i>Lagerstroemia indica</i> 'Catawba' / Catawba Crape Myrtle
	LAG NAT	<i>Lagerstroemia indica</i> x <i>fauviei</i> 'Natchez' / Natchez Crape Myrtle
	PIN ELD	<i>Pinus eldarica</i> / Mondell Pine
	PIS KEI	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache
	PLA COL	<i>Platanus x acerifolia</i> 'Columbia' / Columbia London Plane Tree
	ULM TRU	<i>Ulmus parvifolia</i> 'True Green' / True Green Lacebark Elm

NOTE: SEE SHEET L1.3 FOR FULL PLANT SCHEDULE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE _____ DATE 11/8/22



YAMASAKI
LANDSCAPE ARCHITECTURE

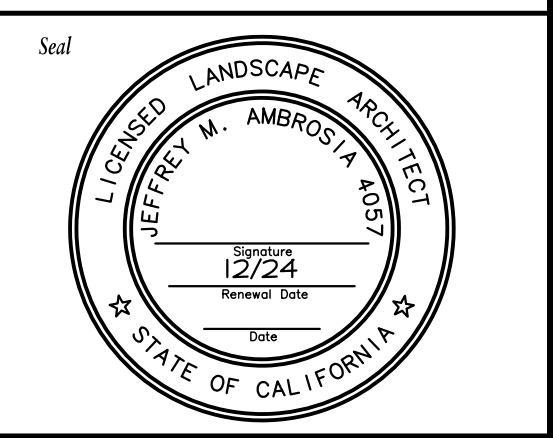
JEFF AMBROSIA, ASLA C4057

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WESTBROOK VILLAGE WB-32
LANDSCAPE DEVELOPMENT PLANS
SANTUCCI BOULEVARD
ROSEVILLE, CALIFORNIA

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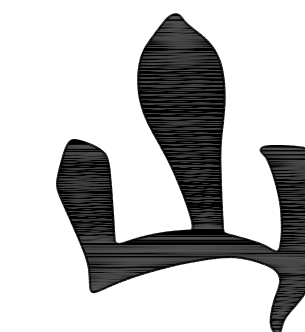
Sheet Title
PLANTING PLAN A



No.	Date	Revision
▲		
▲		
▲		
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Project Mgr.: BJP Sheet No.:
 Drawn By: JMA **L1.1**
 Scale: 1"=20'-0"
 Date: 11/8/22
 File Name: SV32-PR of _____ sheets

SV32-PR-WB-32-YAMA'S 1025-0502-PR.dwg 11.7 Nov 2022 04:2 PM by Jeff Ambrosia



YAMASAKI
LANDSCAPE ARCHITECTURE

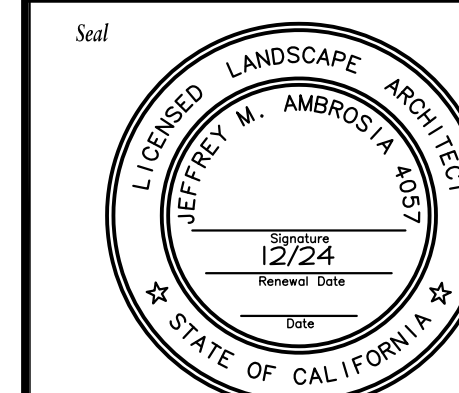
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LANDSCAPE DEVELOPMENT PLANS
SANTUCCI BOULEVARD
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN C



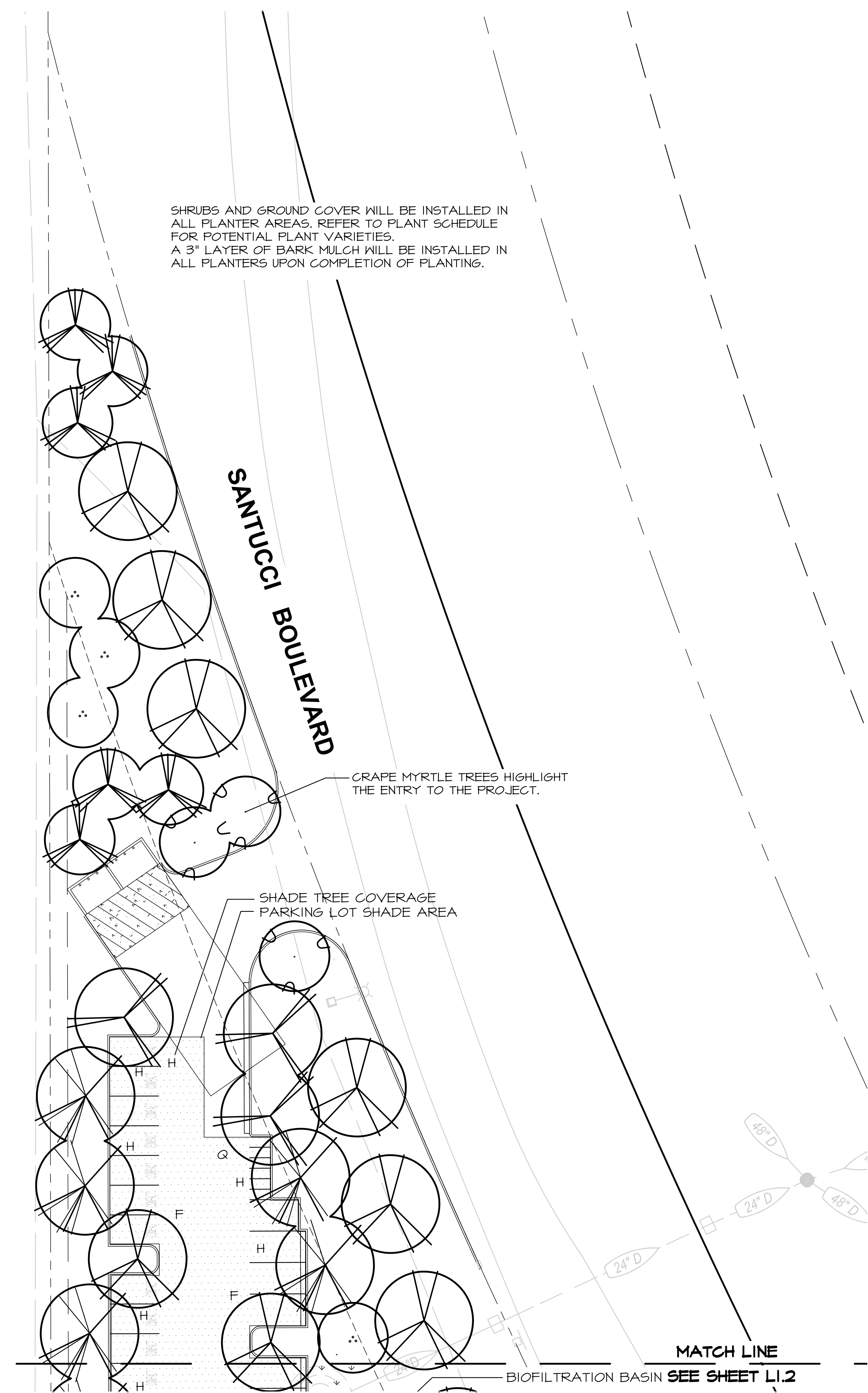
No.	Date	Revision

Project Mgr.: BJP Sheet No.:
 Drawn By: JMA
 Scale: 1"=20'-0" **L1.3**
 Date: 11/8/22
 File Name: SV32-PR of _____ sheets

PLANT SCHEDULE

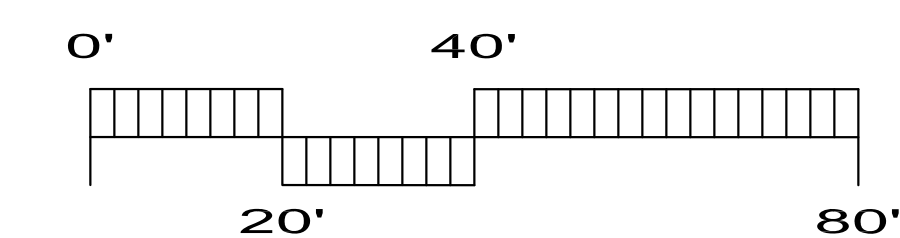
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	ULM TRU	<i>Ulmus parvifolia</i> 'True Green' / True Green Lacebark Elm

NOTE: SEE SHEET L1.3 FOR FULL PLANT SCHEDULE



"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE DATE: 11/8/22



SV32-PR-WB-32-YAMA'S 1025 (SV32-PR-WB-32) 11.8.22 8:42 AM by: Jeff Ambrosia

