

# CREEKVIEW FAMILY AFFORDABLE APARTMENTS

## PARCEL - 43

ROSEVILLE, CALIFORNIA  
1040 LOWER BANK DR. ROSEVILLE, CA



BLUE OAKS BOULEVARD ELEVATION

### OUR TEAM

**DEVELOPER :**  
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21705 HIGHWAY 99,  
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425.741.1200 x 103  
CONTACT: ADAM FRENCH



**ARCHITECT :**  
BASSENIAN LAGONI  
2031 ORCHARD DRIVE  
NEWPORT BEACH, CA 92660  
949.553.9100  
CONTACT: MARK KINER



**LANDSCAPE :**  
JETT LANDSCAPE ARCHITECTURE+DESIGN  
2 THEATRE SQUARE, SUITE 218  
ORINDA, CA 94563  
559.730.6391  
CONTACT: WHITNEY MILLER



### SHEET INDEX

C.S. COVER SHEET/ SHEET INDEX  
PD.I PROJECT DATA

#### CIVIL

C1.0 PRELIMINARY UTILITY PLAN  
C1.1 PRELIMINARY FIRE ACCESS PLAN  
C2.0 PRELIMINARY GRADING & DRAINAGE PLAN  
C2.1 PRELIMINARY GRADING SECTIONS

#### ARCHITECTURAL

A1.1 CONCEPTUAL SITE PLAN  
  
BUILDING I - FOUR STORY APARTMENTS - 116 UNITS  
A2.1 BUILDING I FIRST FLOOR PLAN  
A2.2 BUILDING I SECOND FLOOR PLAN  
A2.3 BUILDING I THIRD FLOOR PLAN  
A2.4 BUILDING I FOURTH FLOOR PLAN  
A2.5 ROOF PLAN  
A2.6 BLUE OAKS BLVD ELEVATION  
A2.7 BLUE OAKS BLVD, NORTH, AND PARTIAL NORTH BUILDING ELEVATIONS  
A2.8 LOWER BANK DRIVE, EAST AND WEST ELEVATIONS  
A2.9 DURABLE MATERIALS EXHIBIT  
A2.10 COLOR / MATERIALS

RECREATION CENTER  
A3.1 ENLARGED LEASING/ RECREATION CENTER

#### TRASH ENCLOSURE

A4.1 TRASH ENCLOSURE PLANS AND ELEVATIONS

#### LANDSCAPE

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

#### ELECTRICAL

EI.1 LUMINAIRE SCHEDULE - SITE  
EI.2 SITE LIGHTING

CS

06.13.22  
130.22187

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CODE ANALYSIS SUMMARY

PROJECT GOALS:

CREEKVIEW FAMILY AFFORDABLE APARTMENT AT LOT C-43 IS A 4 STORY APARTMENT WITH 116 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 ANT BATTEN AND HORIZNOTAL 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-43  
Land Use Designation : HDR  
Zoning : R3

Total Units : 116  
1-Bed. Units : 40 (34.5%)  
1 Bd. 1 Ba. : 40 (34.5%)  
2-Bed. Units : 47 (40.5%)  
2 Bd. 1 Ba. : 20  
2 Bd. 2 Ba. : 27  
3-Bed. Units : 29 (25.0%)  
3 Bd. 2 Ba. : 29 (25.0%)

Site Area : ± 3.88 Acres  
Density : ± 29.9 Units/Acre

Parking Required :  
State Density Bonus Law (65915(p))  
Parking Standard

1-Bed. Units : 40 x 1 = 40  
2-Bed. Units : 47 x 1.5 = 70.5  
3-Bed. Units : 29 x 1.5 = 43.5  
Total Parking Required = 154 (1.32:1)

Parking Provided :  
201 Vehicle Parking Spaces (1.73:1)  
6 Motorcycle Parking Spaces  
8 Bicycle Parking Spaces

Accessible Parking Stalls Provided : 8

Vehicle Parking Stall Dimensions :  
9' x 18' Standard Stalls : 148  
9' x 16' Compact Stalls : 53 (26.4%)

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

Private Outdoor Open Space Required :  
116 Units x 40 sq.ft. = 4,640 sq.ft.

Common Outdoor Open Space Provided  
To substitute for Private Outdoor Open  
Space Requirement  
6,839 sq.ft. (61 sq.ft./unit)

SITE AREA : ± 3.88 ACRES  
GROSS FLOOR AREA: 120,481 S.F.  
LOT COVERAGE AREA: 33,112 S.F.  
FAR (FLOOR AREA RATIO): 120,481 S.F.(G) / 169,012 (B) = 0.71

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

NUMBER OF REQUIRED ACCESSIBLE SPACES WILL  
REVIEWED AT BUILDING PERMIT REVIEW

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CODES USED:                         | 2019 CALIFORNIA BUILDING CODE<br>2019 CALIFORNIA MECHANICAL CODE<br>2019 CALIFORNIA PLUMBING CODE<br>2019 CALIFORNIA ELECTRICAL CODE<br>2019 CALIFORNIA FIRE CODE<br>2019 CALIFORNIA ENERGY CODE<br>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE<br>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)<br>FIRE RATING OF BUILDING ELEMENTS (C.B.C. TABLE 601):<br>Primary Structural Frame: 1 hour<br>Bearing Walls - Exterior: 1 hour<br>Bearing Walls - Interior: 1 hour<br>Nonbearing Walls and Partitions - Exterior: 1 hour<br>Nonbearing Walls and Partitions - Interior: 0 hour<br>Floor Construction and secondary members: 1 hour<br>Roof Construction and secondary members: 1 hour<br>1 Hour dwelling separation between dwelling units (C.B.C. Section 708.1)<br>Sound transmission control (C.B.C. Section 1207)<br>1 hour occupancy separation between R-2 occupancy and the A and B occupancies. |
| OCCUPANCY TYPE:                     | 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:   | 55'-3"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

UNIT AREA SUMMARY :

| PLAN NO. |      | NO./BL<br>DG. | GROSS<br>S.F. | NET S.F. | PRIVATE<br>OPEN<br>SPACE | TOTAL<br>GROSS<br>RESIDENTIAL<br>S.F. |
|----------|------|---------------|---------------|----------|--------------------------|---------------------------------------|
| 1A       | 1 BR | 24            | 570           | 538      |                          | 13680                                 |
| 1B       | 1 BR | 16            | 582           | 547      |                          | 9312                                  |
| 2A       | 2 BR | 20            | 758           | 716      |                          | 15160                                 |
| 2B       | 2 BR | 20            | 888           | 843      |                          | 17760                                 |
| 2C       | 2 BR | 1             | 867           | 813      |                          | 867                                   |
| 2D       | 2 BR | 0             | 918           | 864      |                          | 0                                     |
| 2E       | 2 BR | 6             | 945           | 892      | 51                       | 5670                                  |
| 3A       | 3 BR | 13            | 1029          | 974      |                          | 13377                                 |
| 3B       | 3 BR | 16            | 1030          | 976      | 75                       | 16480                                 |
| TOTAL    |      | 116           |               |          |                          | 92306                                 |

BUILDING AREA SUMMARY:

|                                |             |
|--------------------------------|-------------|
| RESIDENTIAL:                   | 92,306 S.F. |
| PRIVATE OPEN SPACE             | 1,506 S.F.  |
| RECREATION CENTER:             | 3,494 S.F.  |
| CIRCULATION, UTILITY & OTHERS: | 23,175 S.F. |

BUILDING FLOOR AREA:

|            |             |
|------------|-------------|
| 1ST FLOOR: | 33,112 S.F. |
| 2ND FLOOR: | 31,633 S.F. |
| 3RD FLOOR: | 31,633 S.F. |
| 4TH FLOOR: | 24,103 S.F. |

TOTAL GROSS FLOOR AREA: 120,481 S.F.

PROJECT DATA

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

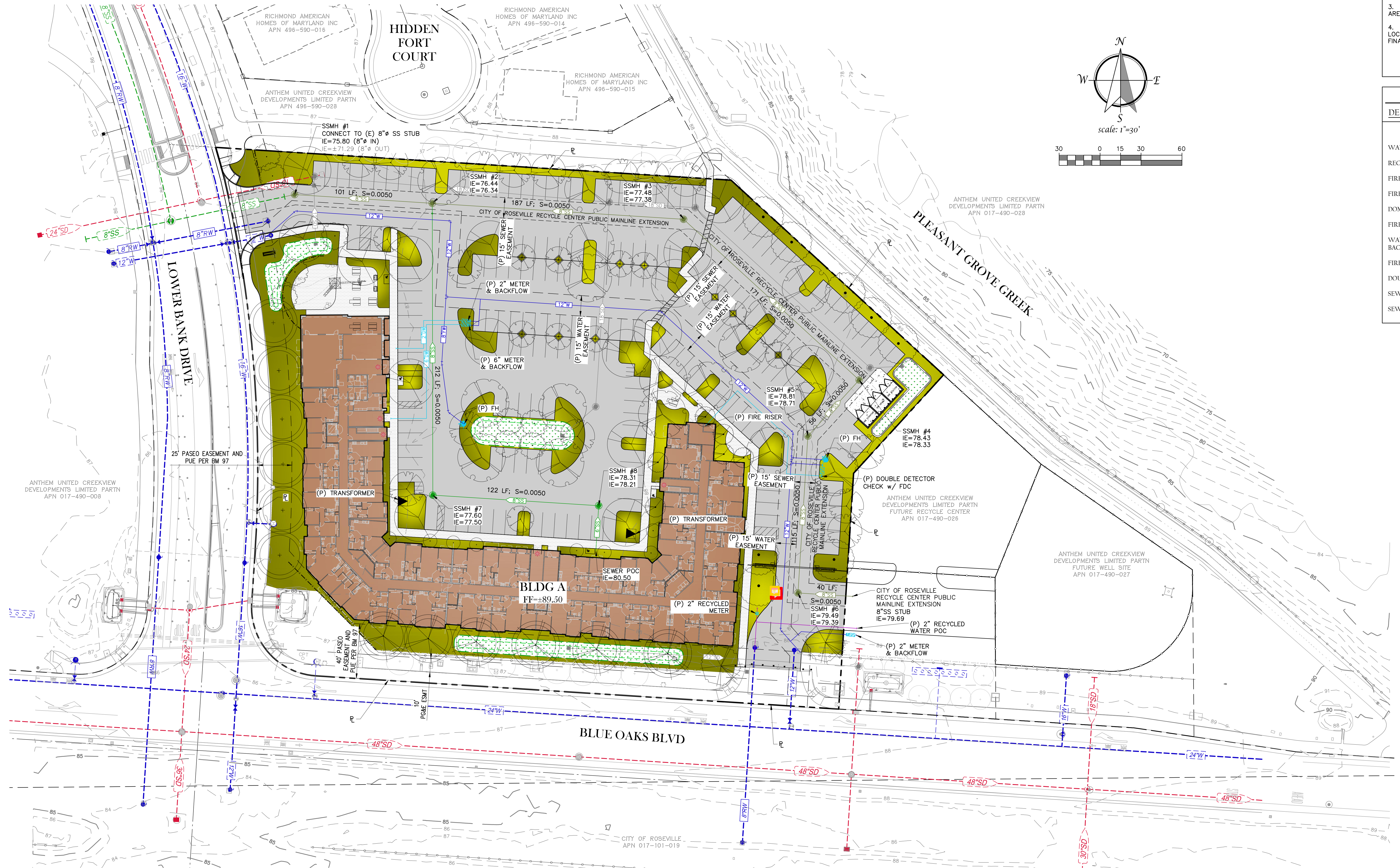
Roseville, California

130.22187

PD.I

06.13.22





UTILITY NOTES

1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

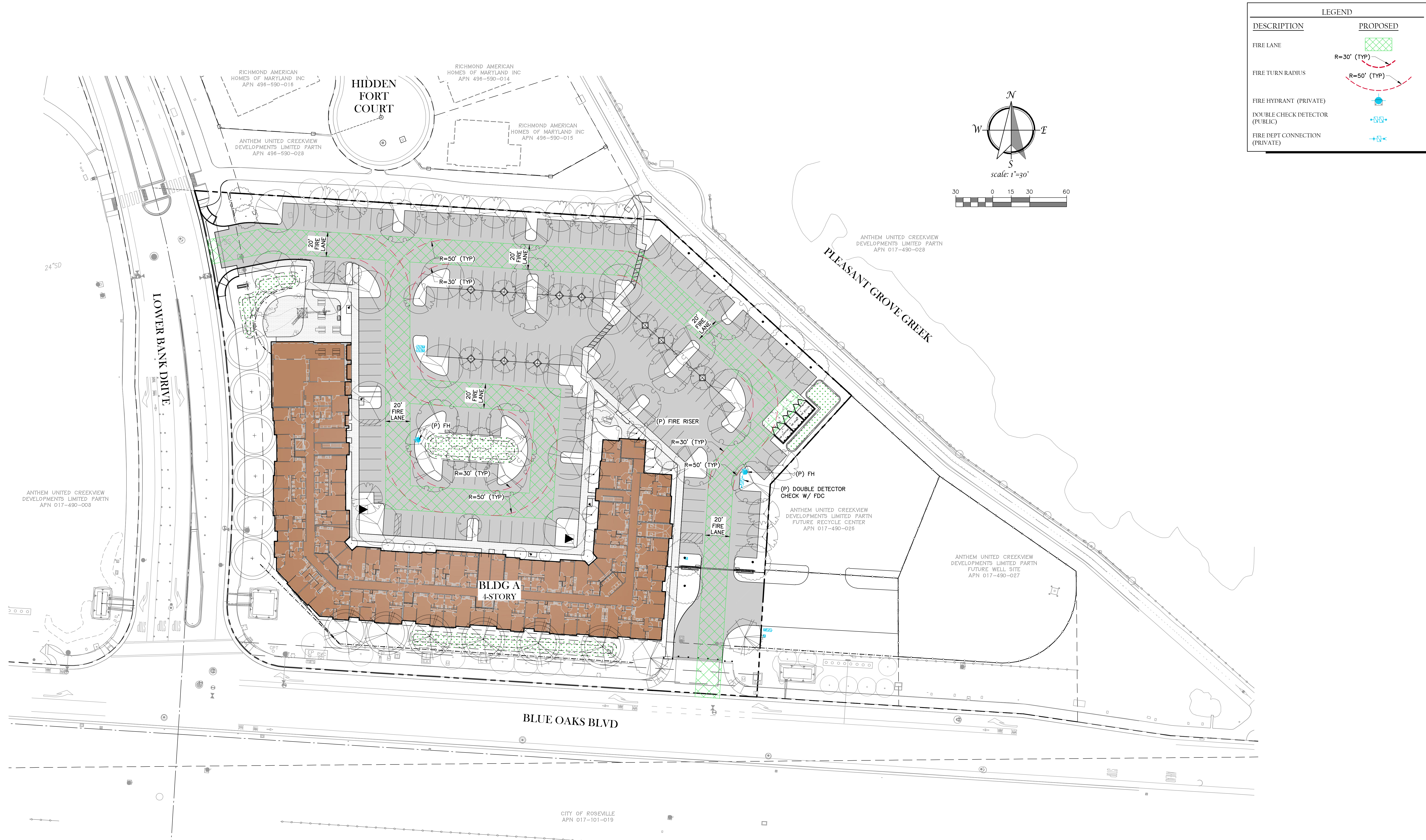
3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

4. 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                 |          |          |





PRELIMINARY FIRE ACCESS PLAN

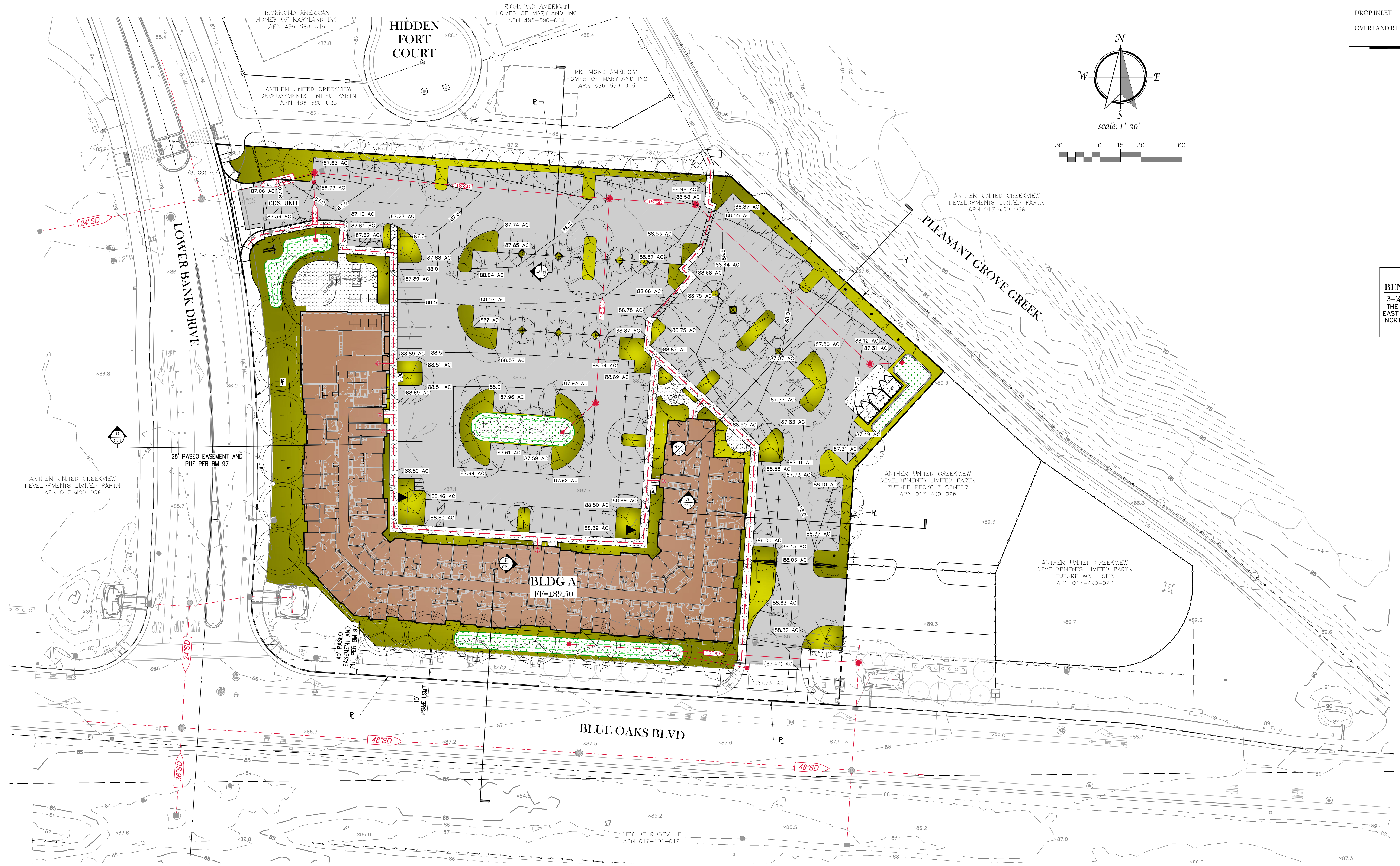
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CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-43

2930 Blue Oaks Blvd. Roseville, California

P:\Projects\196-015\02 DWG\B- Planning\FIG\CVA-S C1.1 Preliminary Fire Access Plan.dwg, Dana, 13:26:15, 08-11-22 08.11.22





## PRELIMINARY GRADING PLAN

C2.0

### CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-43

2930 Blue Oaks Blvd. Roseville, California

P:\Projects\196-015\02 DWG\B- Planning\FIG\CVA-S C2.0 Preliminary Grading Plan.dwg, Dona, 13:26:57, 08-11-22 08.11.22

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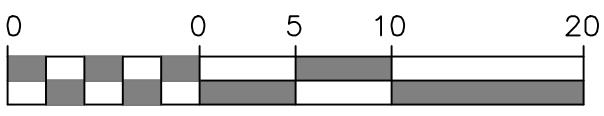
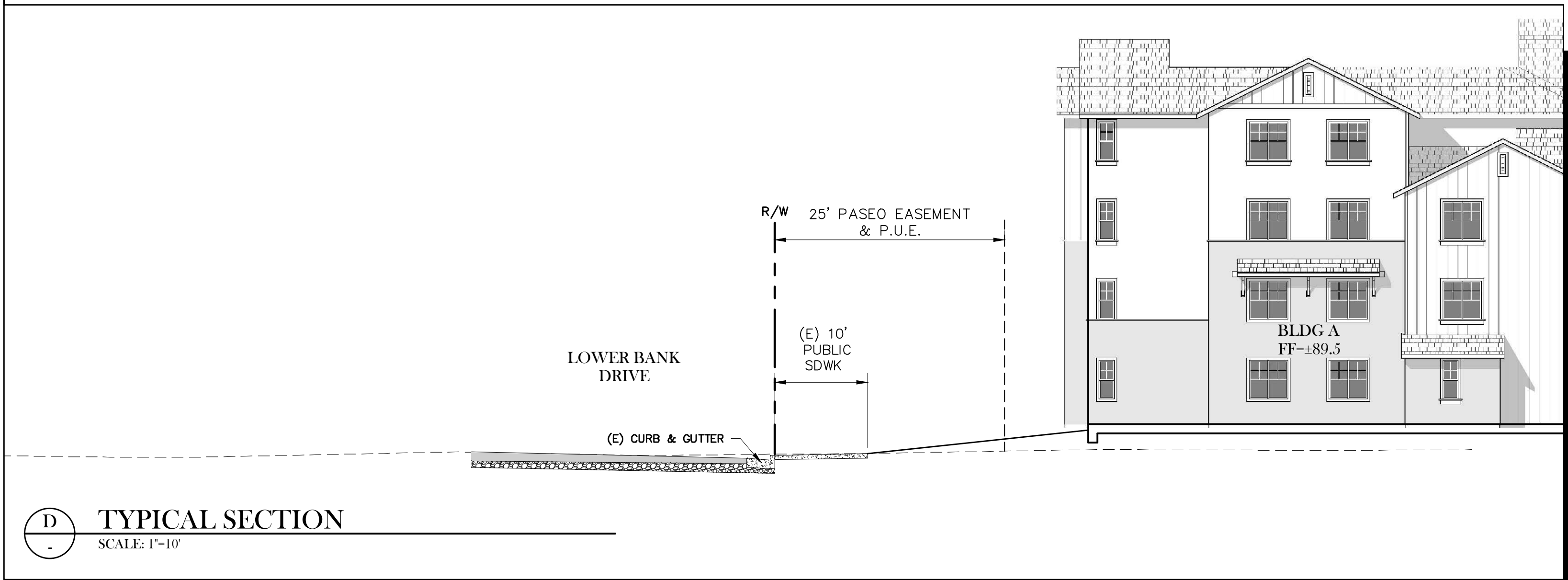
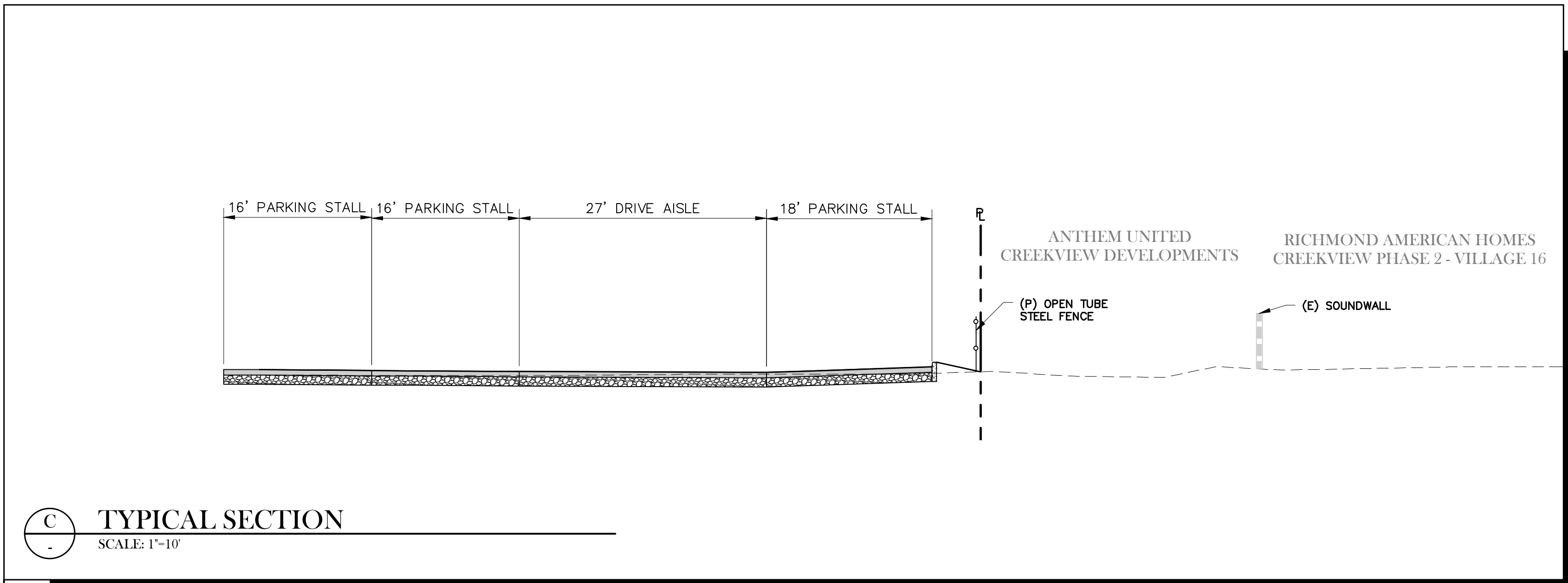
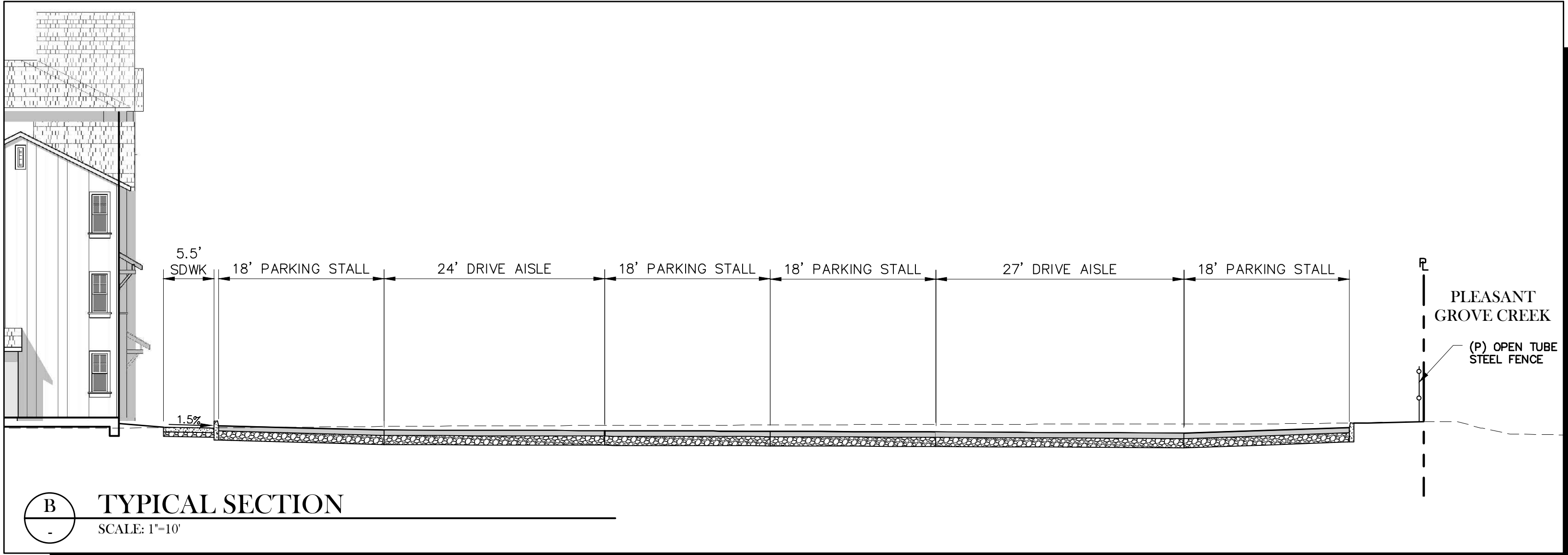
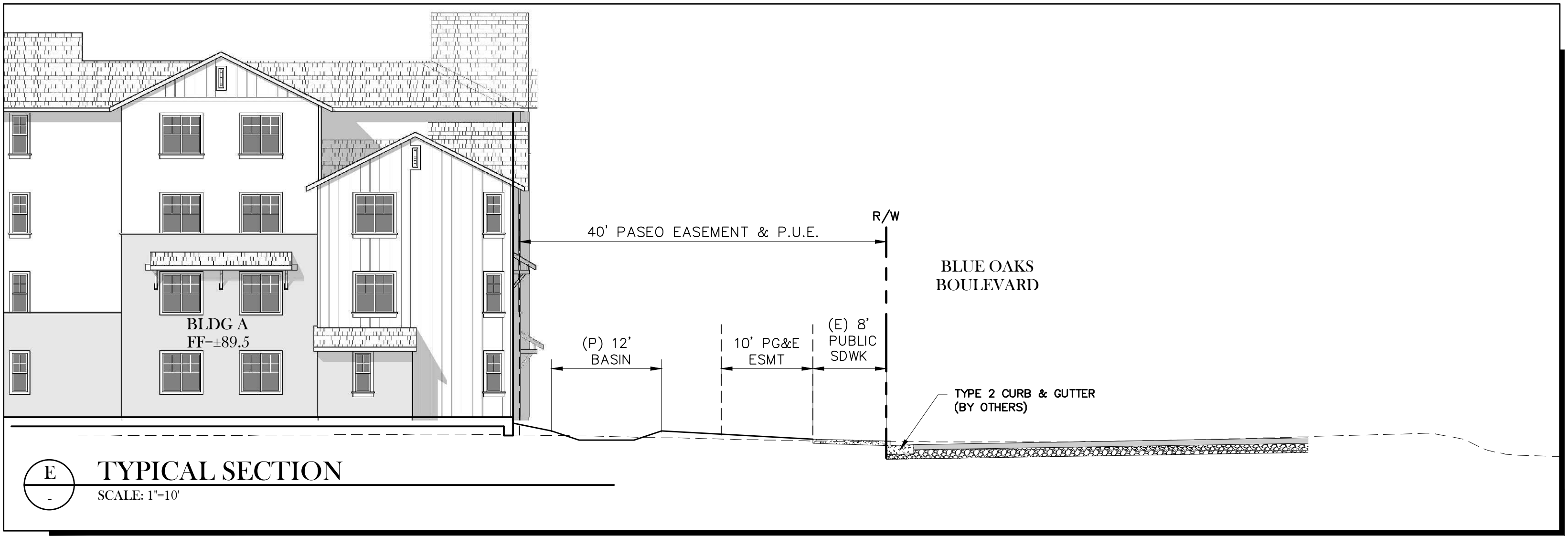
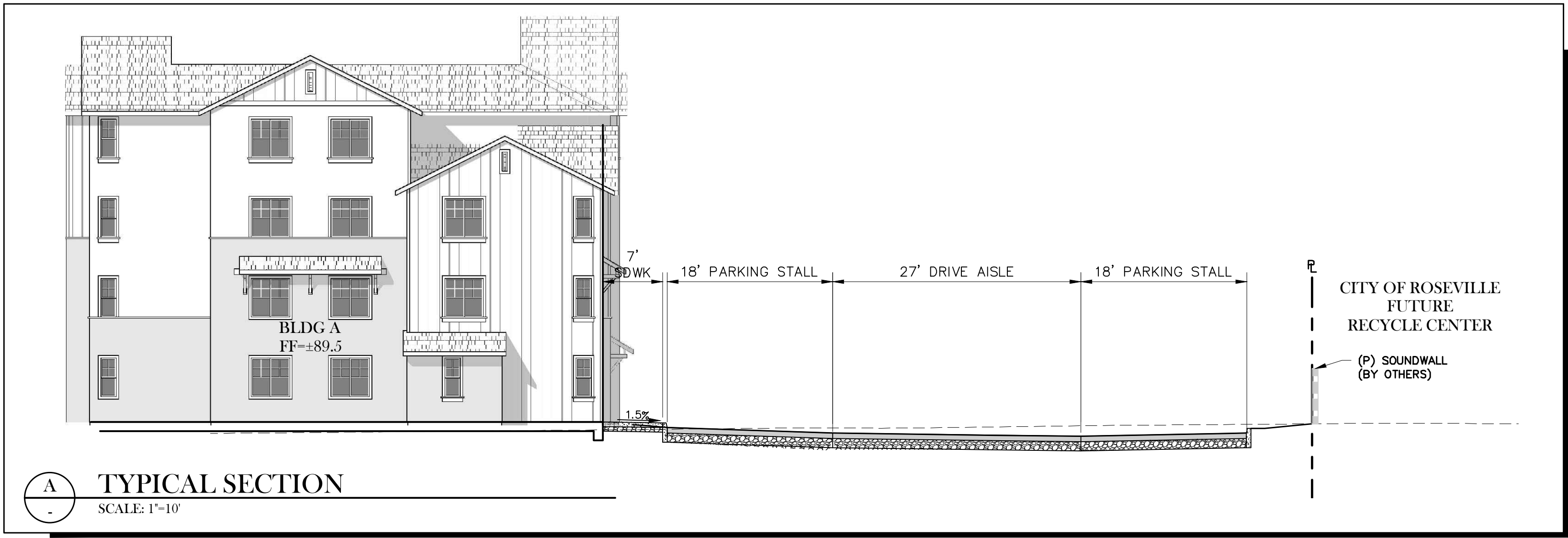
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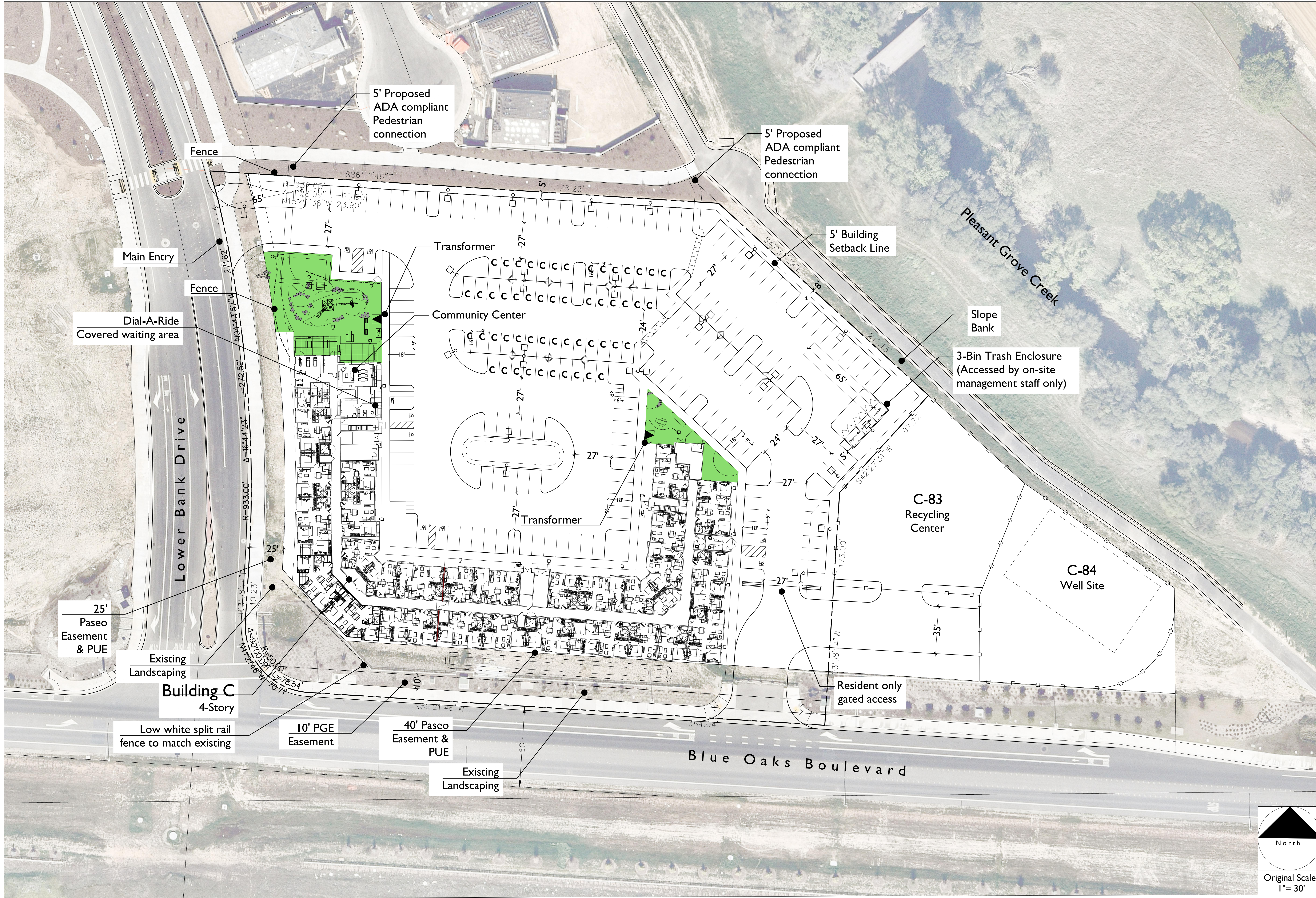
# PRELIMINARY GRADING SECTIONS

C2.1

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C-43  
2930 Blue Oaks Blvd. Roseville, California

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## CONCEPTUAL SITE PLAN

### CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

0 15 30 60  
SCALE: 1" = 30'-0"

130.22141

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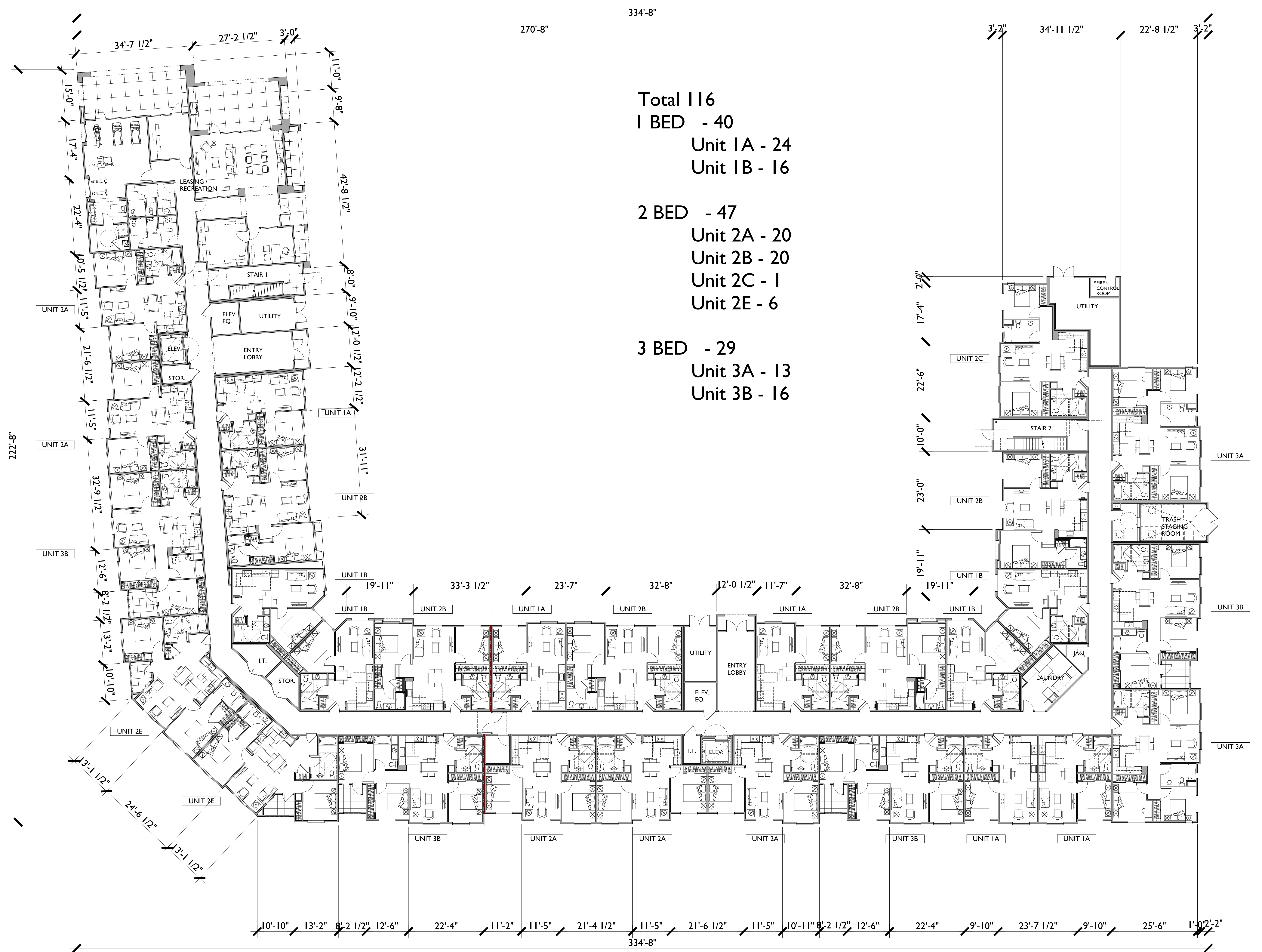
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A I.1

06.13.22





# **BUILDING A - 116 UNITS**

First Floor

## **CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43**

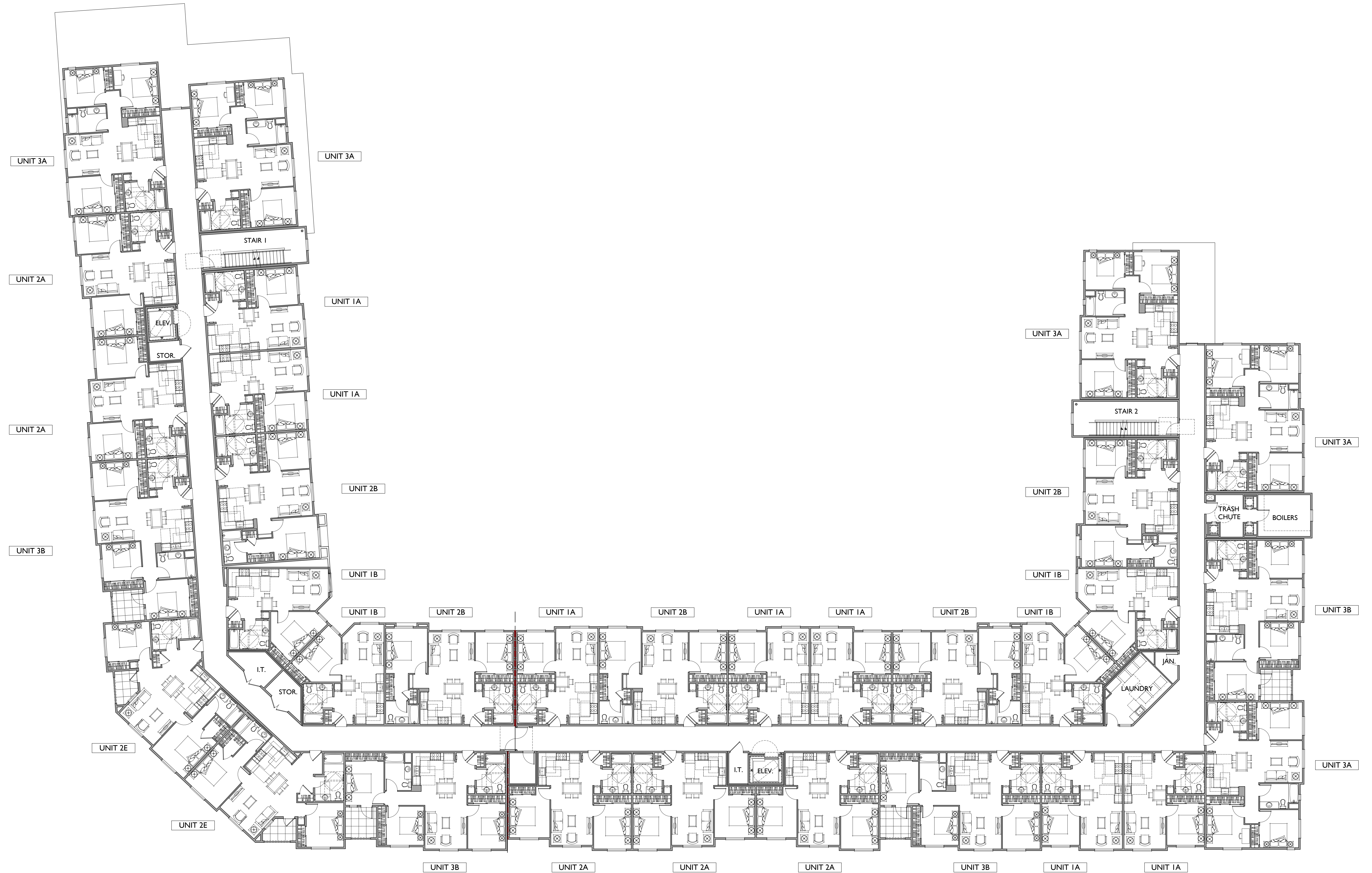
Roseville, California

0 6 12 24  
 SCALE: 3/32" = 1'-0"  
 130.22187

A2.1

06.13.22





# **BUILDING A - 116 UNITS**

Second Floor

## **CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43**

Roseville, California

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

130.22187

A 2.2

06.13.22

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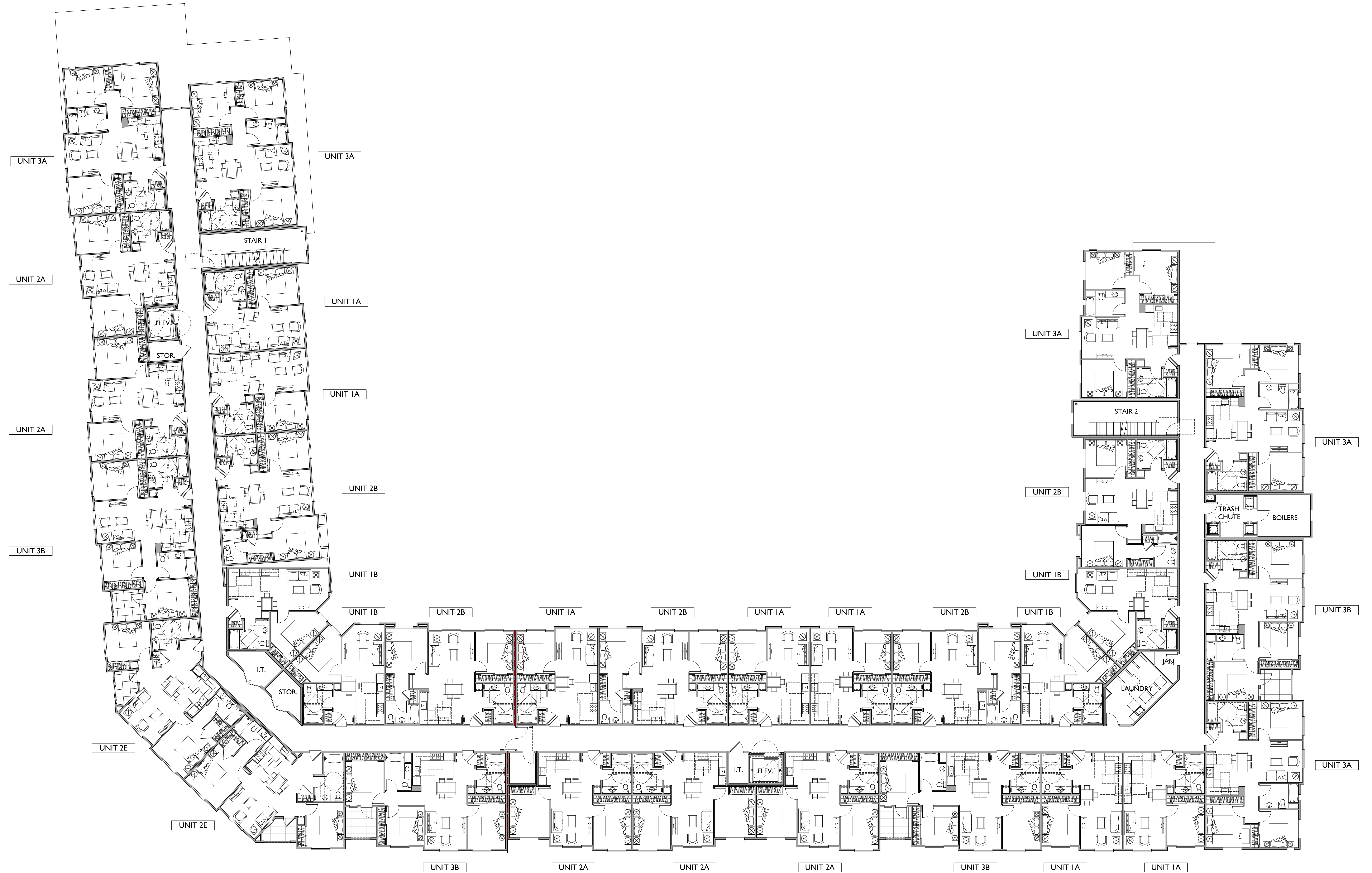
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# BUILDING A - 116 UNITS

Third Floor

## CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

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

130.22187

A 2.3

06.13.22

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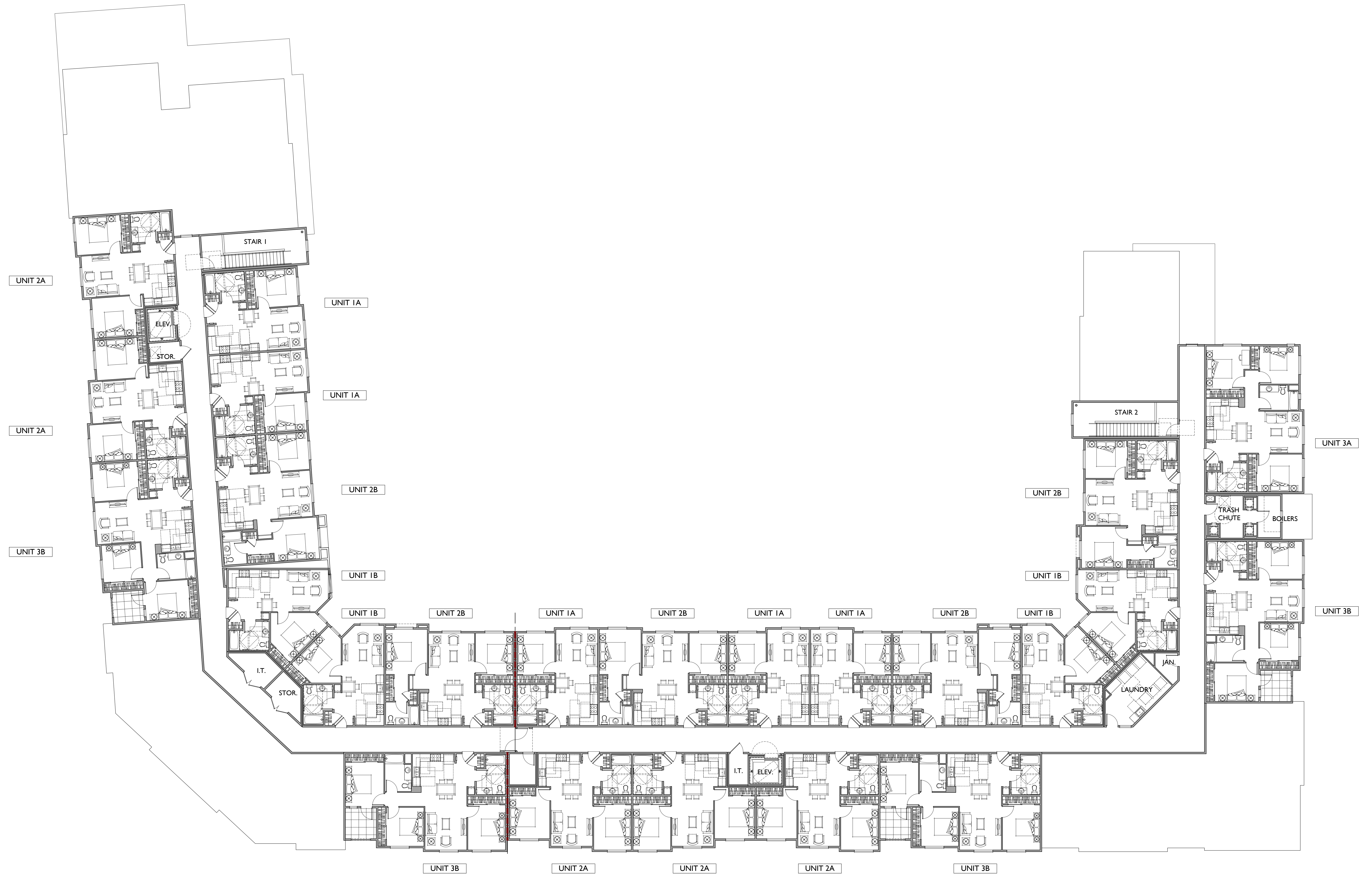
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# **BUILDING A - 116 UNITS**

Fourth Floor

## **CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43**

Roseville, California

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

130.22187

**A 2.4**

06.13.22

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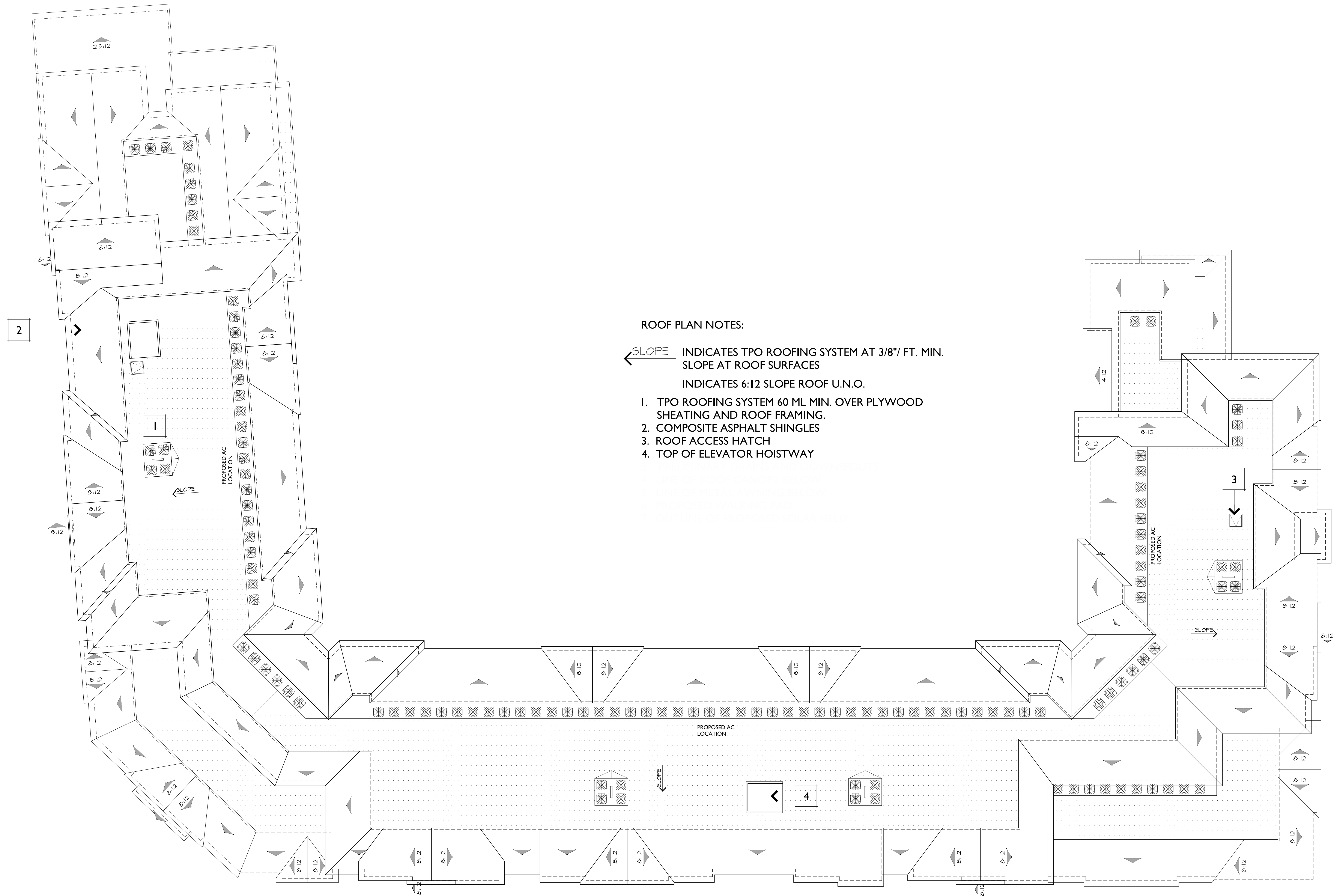
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ROOF PLAN NOTES:

← 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 - 116 UNITS

Roof Plan

## CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

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

130.22187

A 2.5

06.13.22



MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - DRIFTWOOD

B. BASE STUCCO - SW 7005 "ALABASTER"

C. ACCENT STUCCO - SW 7015 "REPOSE GRAY"

D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"

E. CEMENTITIOUS BOARD AND BATT - SW 9139 "DEBONAIR"

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"

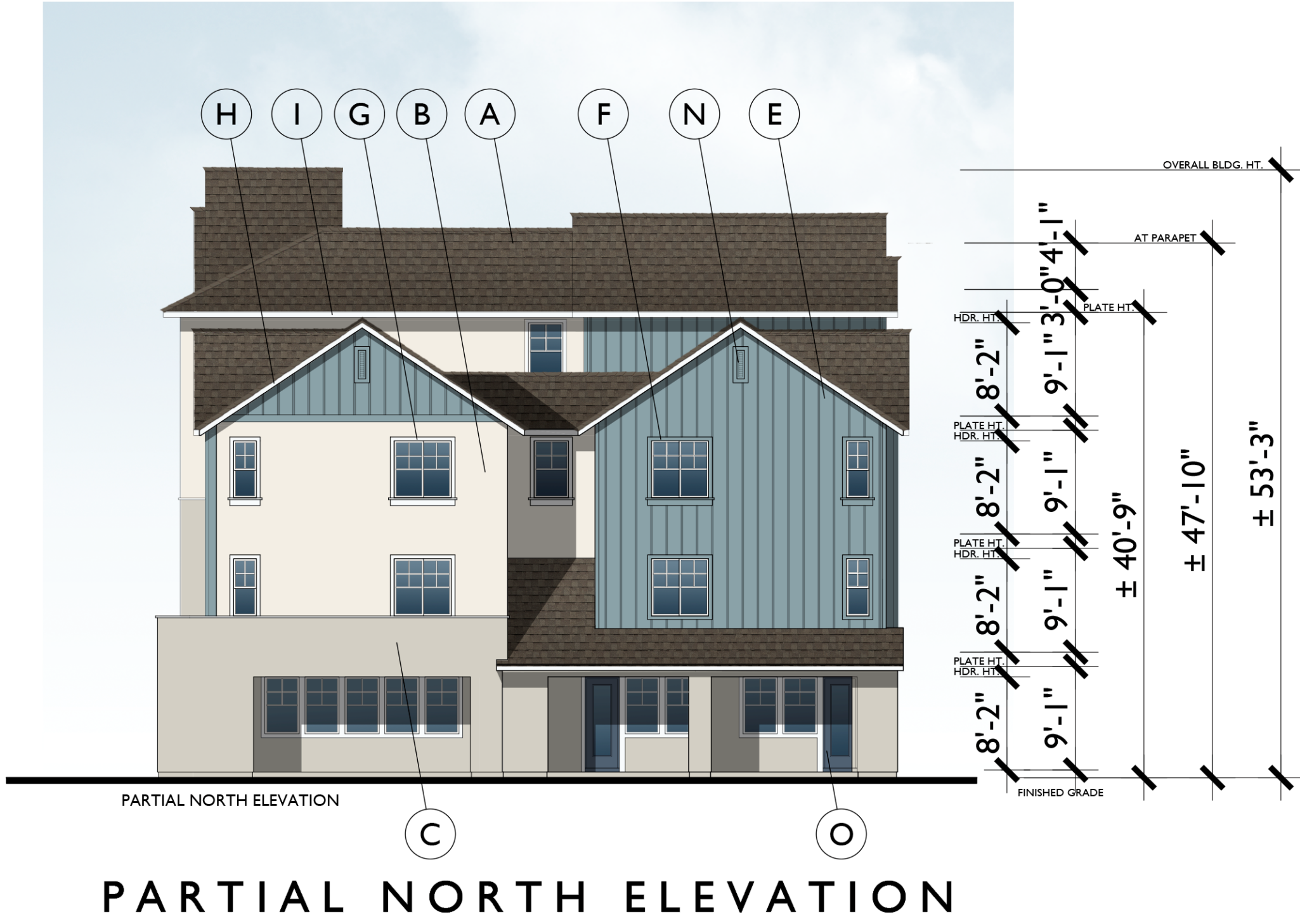
L. STUCCO AWNING - SW 6990 "CAVIAR"

M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"

N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"

O. FRONT ENTRY DOORS - SW 9140 "BLUSTERY SKY"

P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



CONCEPTUAL ELEVATION - BLDG A

Blue Oaks Boulevard, North and Partial North Modern Farmhouse Elevation

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

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

130.22187

A2.7

06.13.22

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MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - DRIFTWOOD

B. BASE STUCCO - SW 7005 "ALABASTER"

C. ACCENT STUCCO - SW 7015 "REPOSE GRAY"

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- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"

I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"

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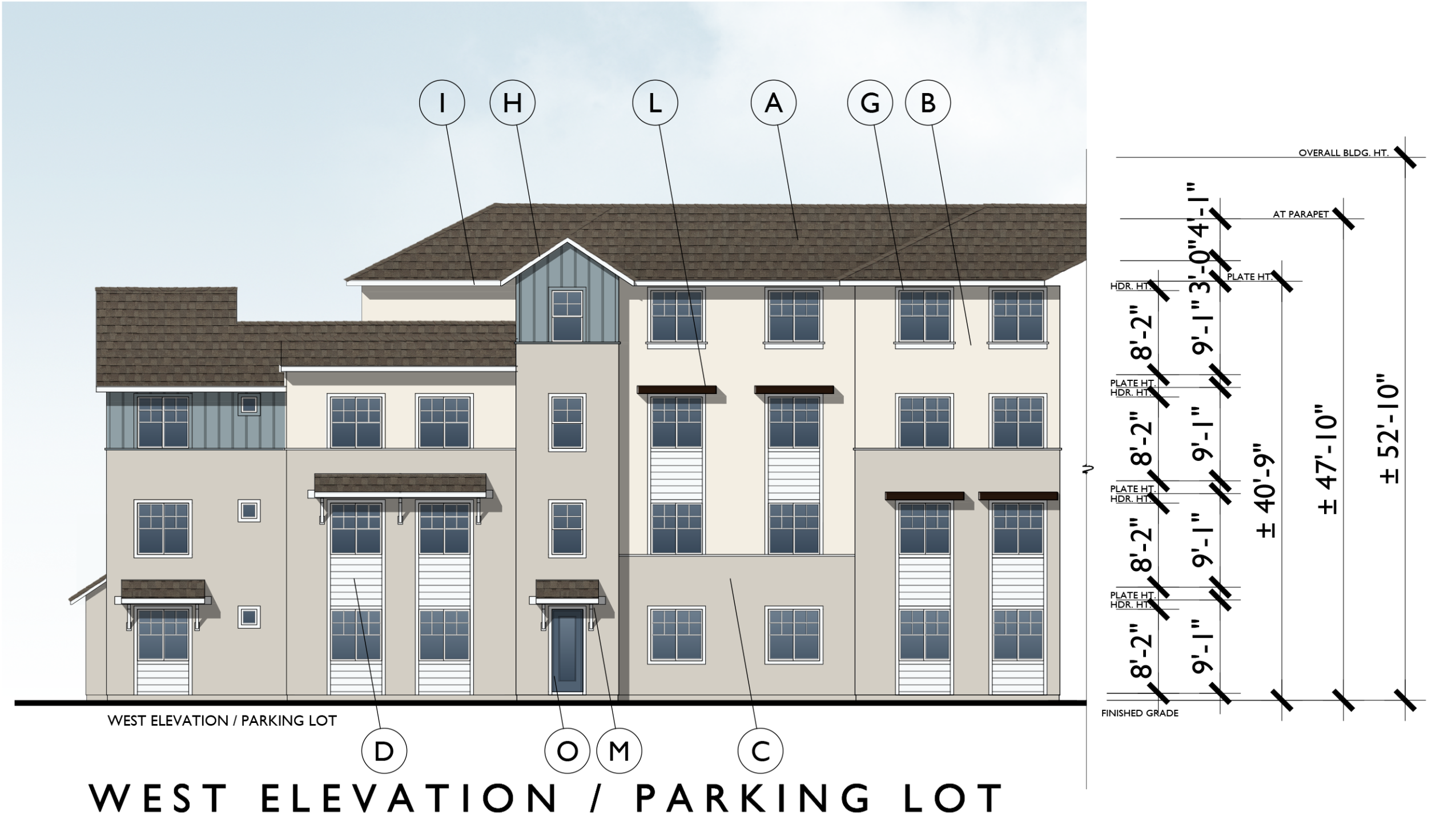
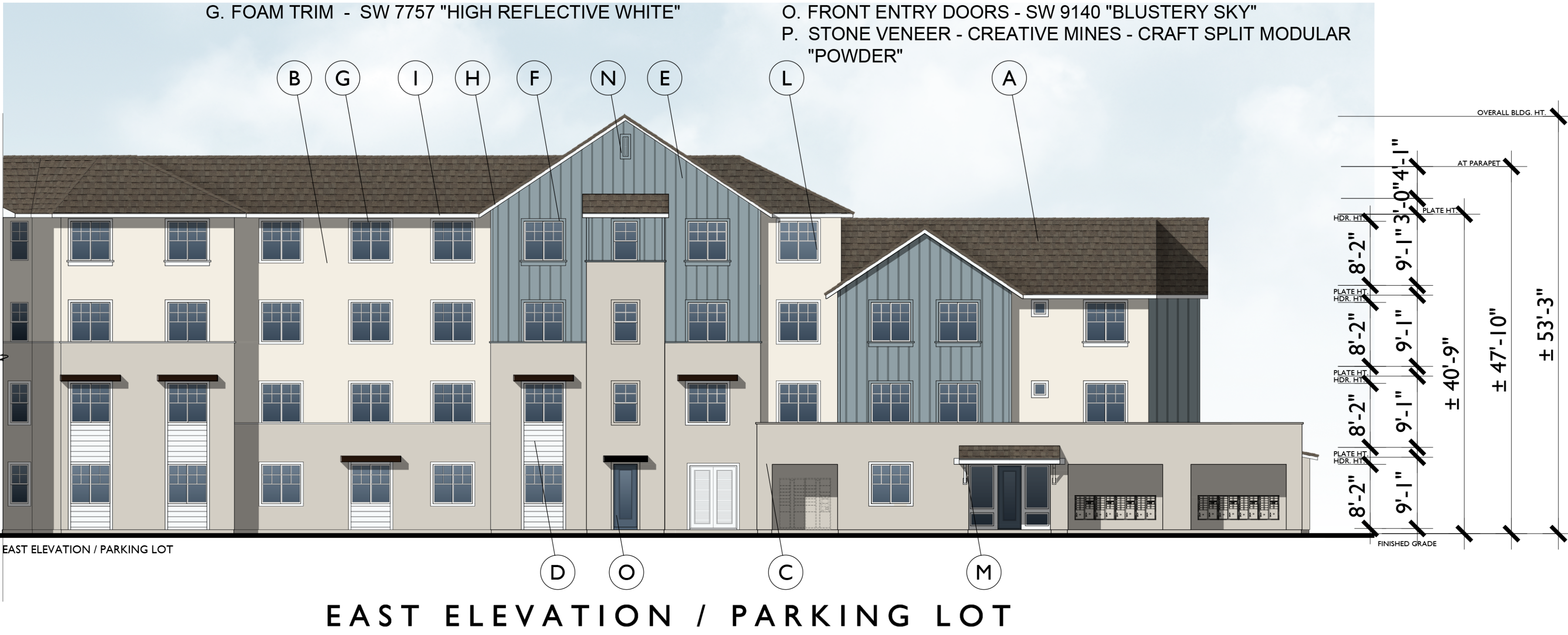
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P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"



CONCEPTUAL ELEVATION - BLDG A

Lower Bank Drive, East and West Modern Farmhouse Elevation

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Roseville, California

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

130.22187

A2.8

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C. ACCENT STUCCO - SW 7015 "REPOSE GRAY"

D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"

E. CEMENTITIOUS BOARD AND BATT - SW 9139 "DEBONAIR"

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"

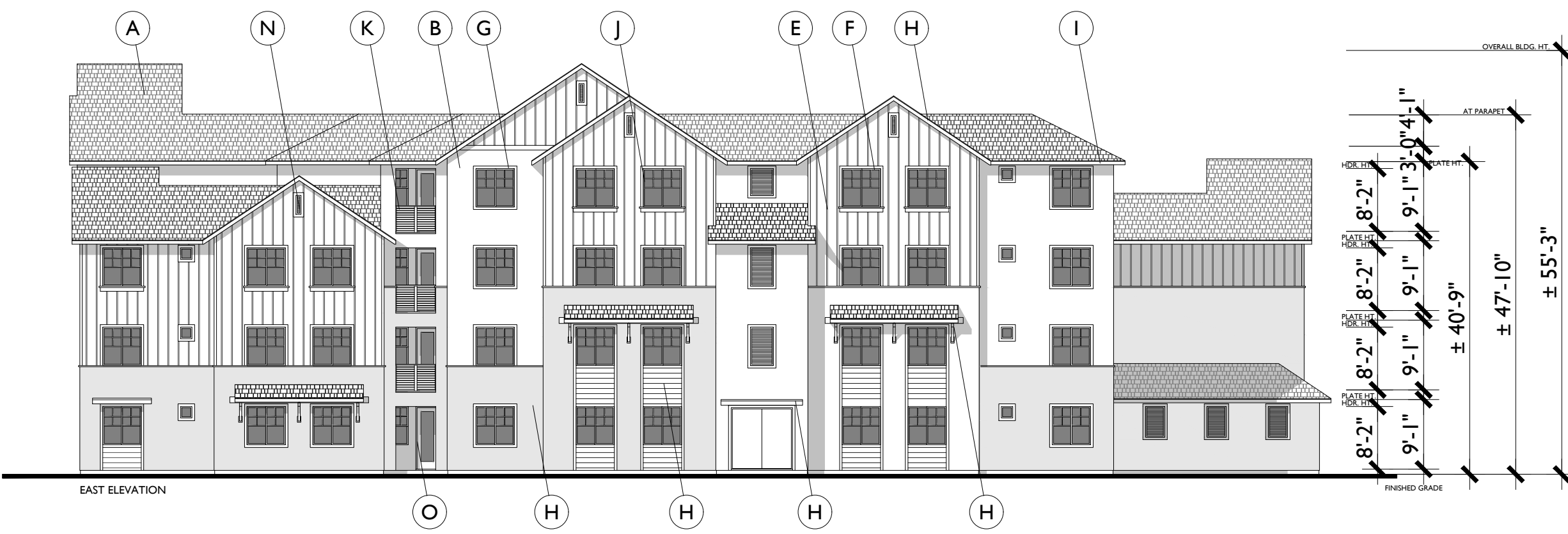
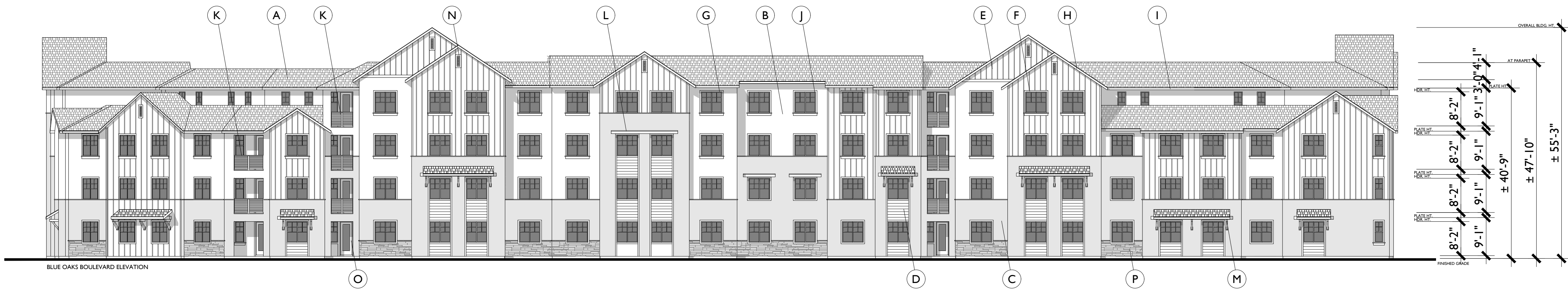
L. STUCCO AWNING - SW 6990 "CAVIAR"

M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"

N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"

O. FRONT ENTRY DOORS - SW 9140 "BLUSTERY SKY"

P. STONE VENEER - CREATIVE MINES - CRAFT SPLIT MODULAR "POWDER"

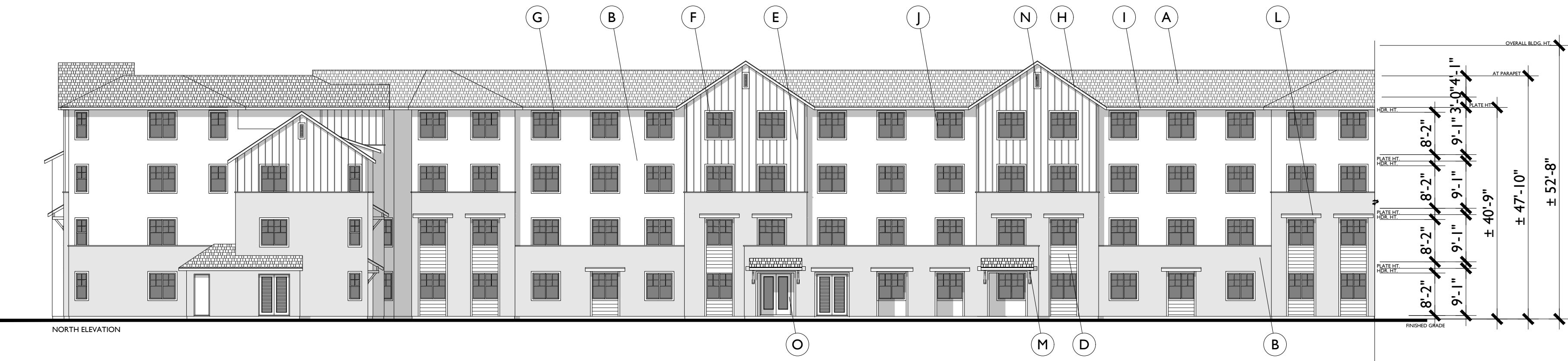


HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 386 S.F. 96.5' LENGTH**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 2301 S.F.**  
DURABLE MATERIAL STONE VENEER  
**PROVIDED = 386 S.F.**  
**108' LINEAR LENGTH**

BLUE OAKS BOULEVARD ELEVATION

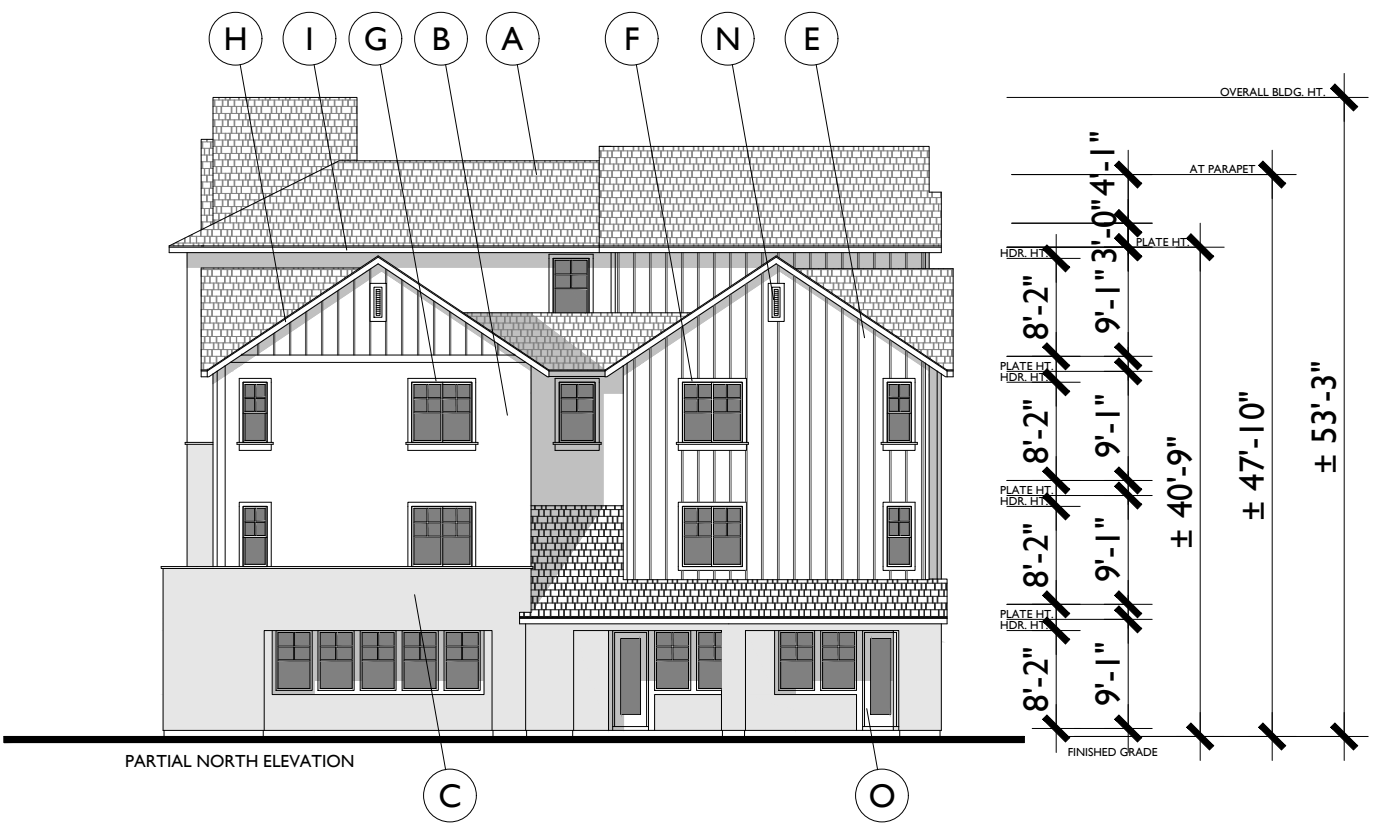
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 194 S.F.**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 1168 S.F.**

EAST ELEVATION



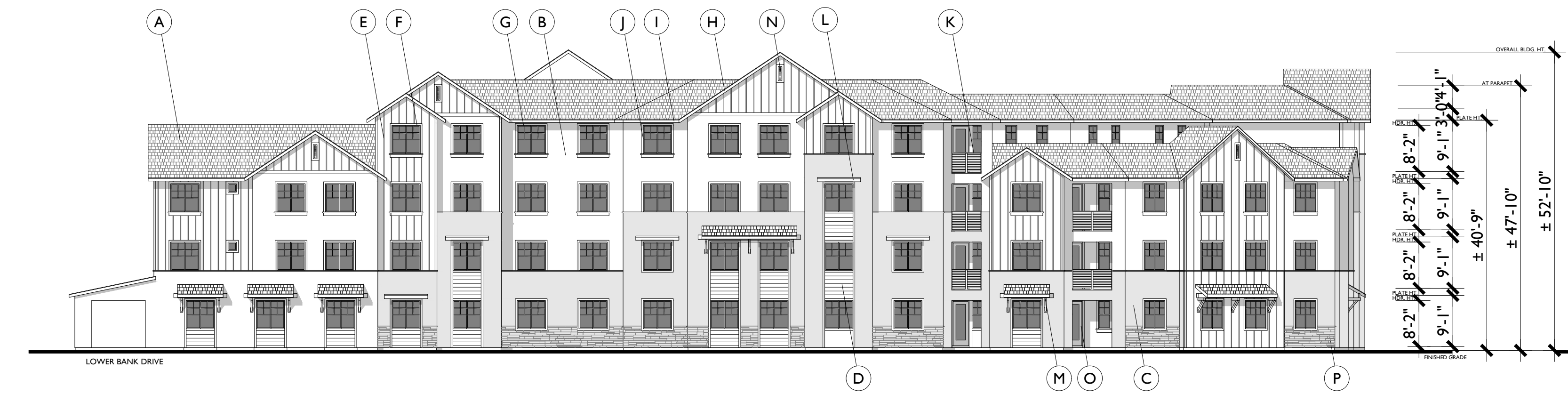
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 306 S.F.**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 1133 S.F.**

NORTH ELEVATION



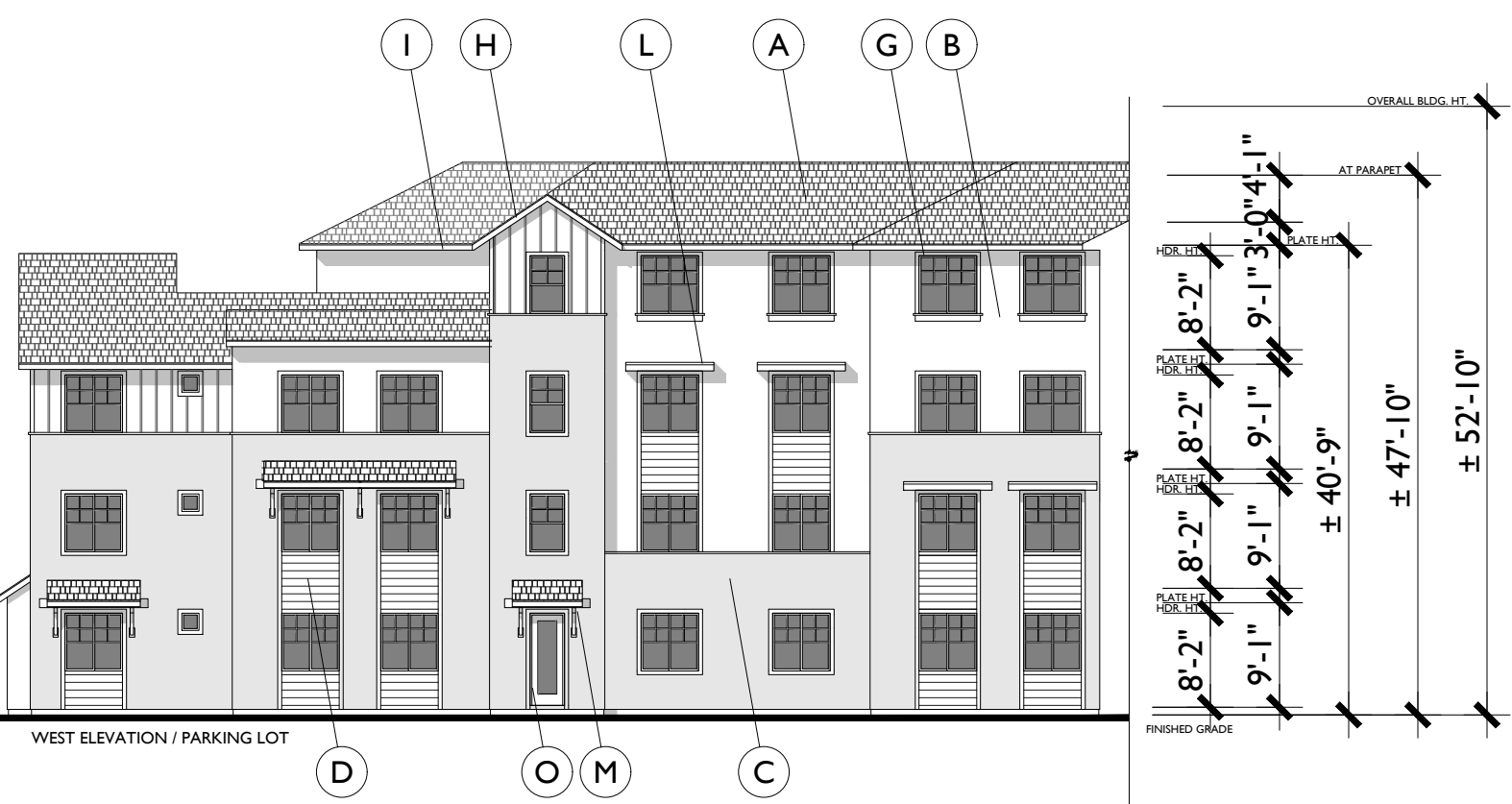
HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 78 S.F.**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 589 S.F.**

PARTIAL 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 FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 275 S.F. 68.5' LENGTH**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 1359 S.F.**  
DURABLE MATERIAL STONE VENEER  
**PROVIDED = 277 S.F.**  
**78' LINEAR LENGTH**

LOWER BANK DRIVE



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 = 114 S.F.**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 115 S.F.**

WEST ELEVATION / PARKING LOT



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 = 201 S.F.**  
DURABLE MATERIAL CEMENTITIOUS BOARD AND BATTEN  
**PROVIDED = 841 S.F.**

EAST ELEVATION / PARKING LOT

DURABLE MATERIALS EXHIBIT

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

130.22187

08.12.22

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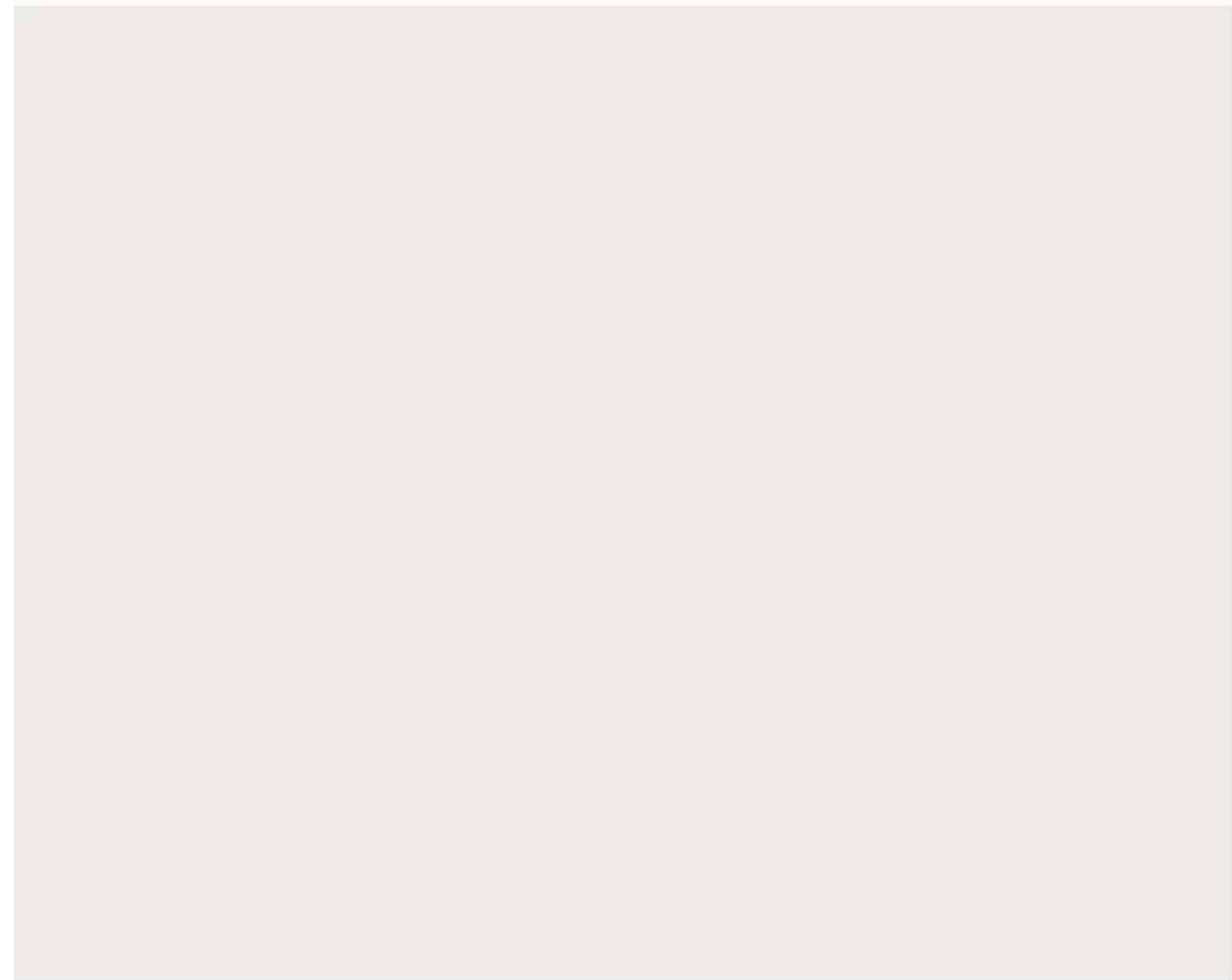
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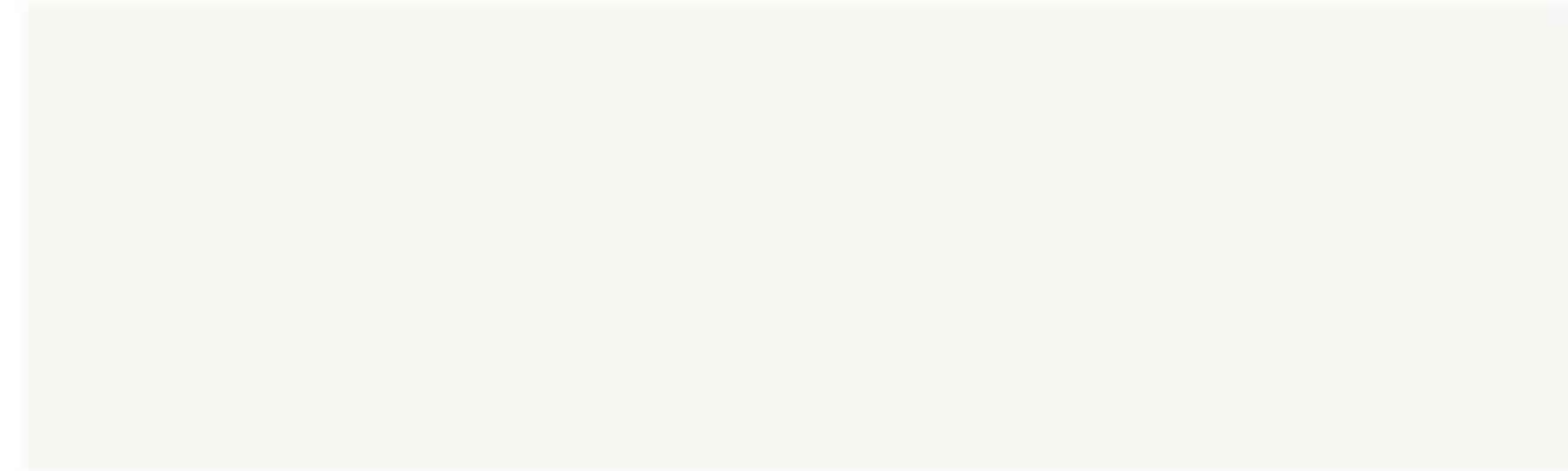
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BASE STUCCO  
SW 7008 ALABASTER



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



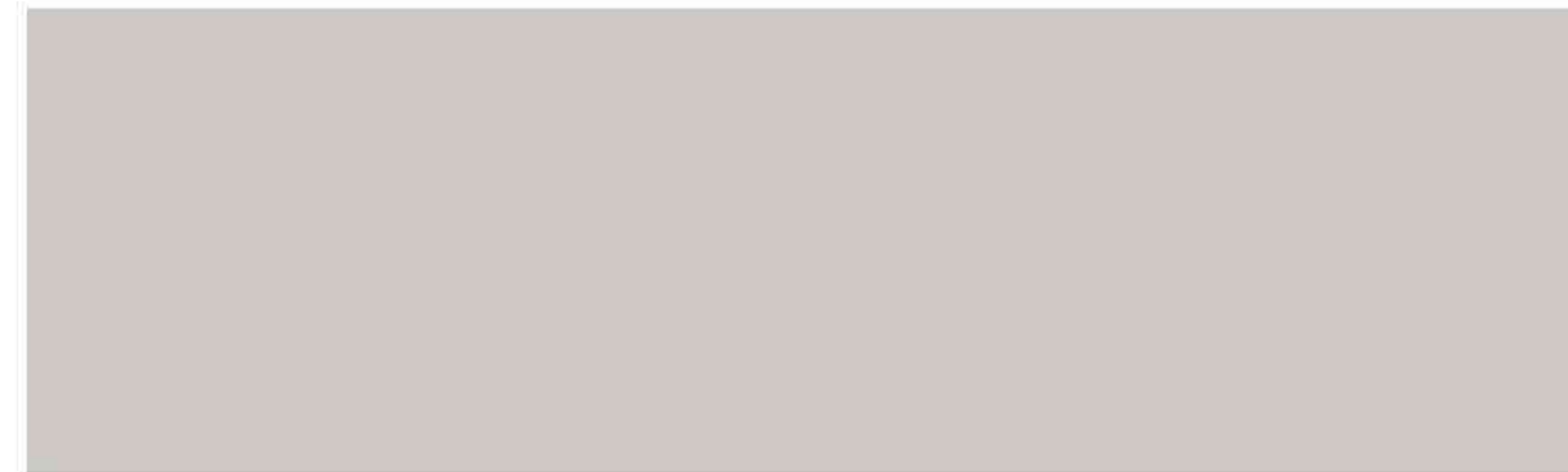
FRONT ENTRY DOOR  
SW 6530 REVEL BLUE



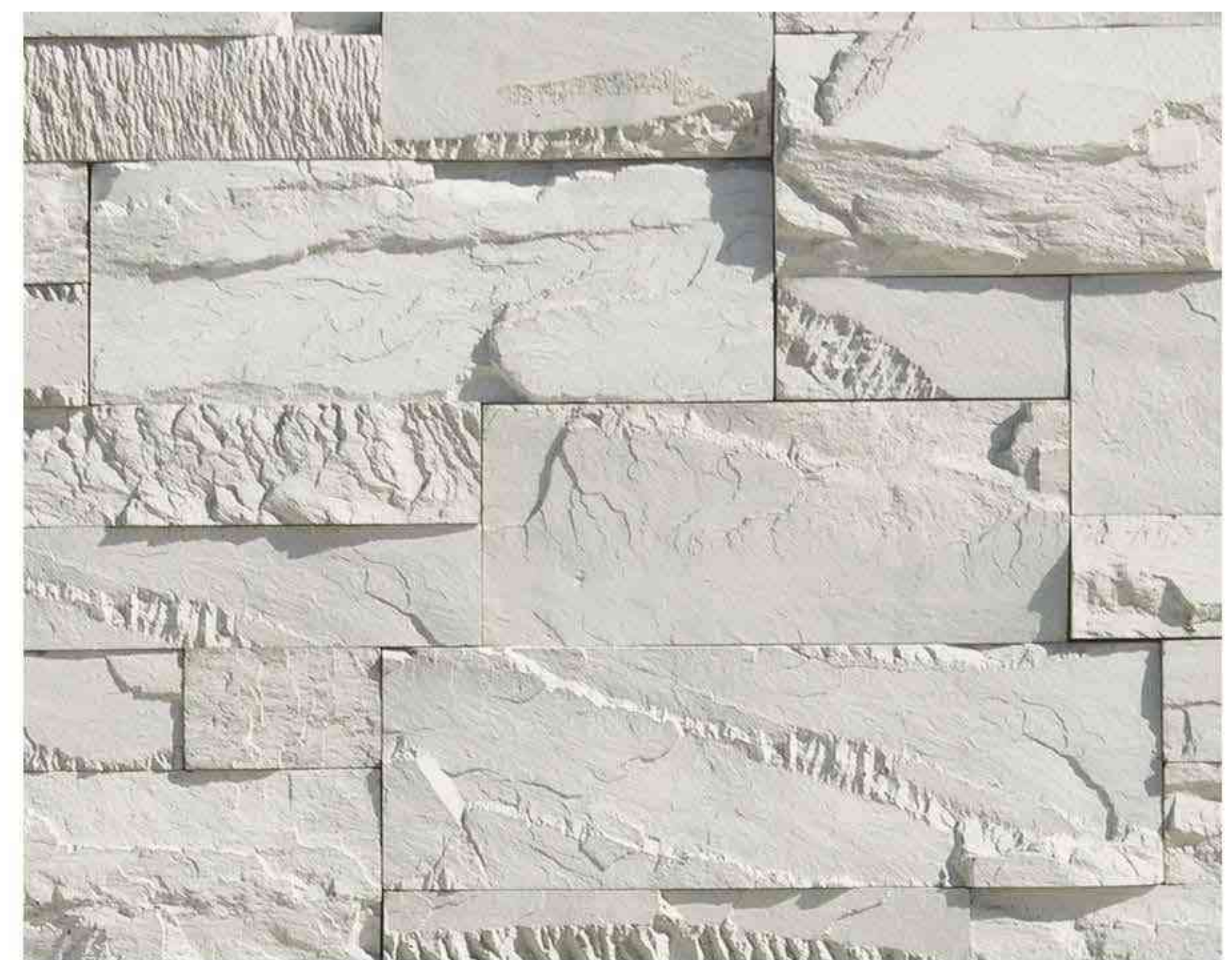
COMPOSITION ROOF  
CERTAINTEED - DRIFTWOOD



HORIZONTAL SIDING  
SW 9139 DEBONAIR



ACCENT STUCCO  
SW 7015 REPOSE GRAY



CREATIVE MINES STONE  
LUNAR SPLIT MODULAR



ACCENT METAL RAILS & AWNINGS  
SW 6990 CAVIAR

## BUILDING I - COLOR AND MATERIALS

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

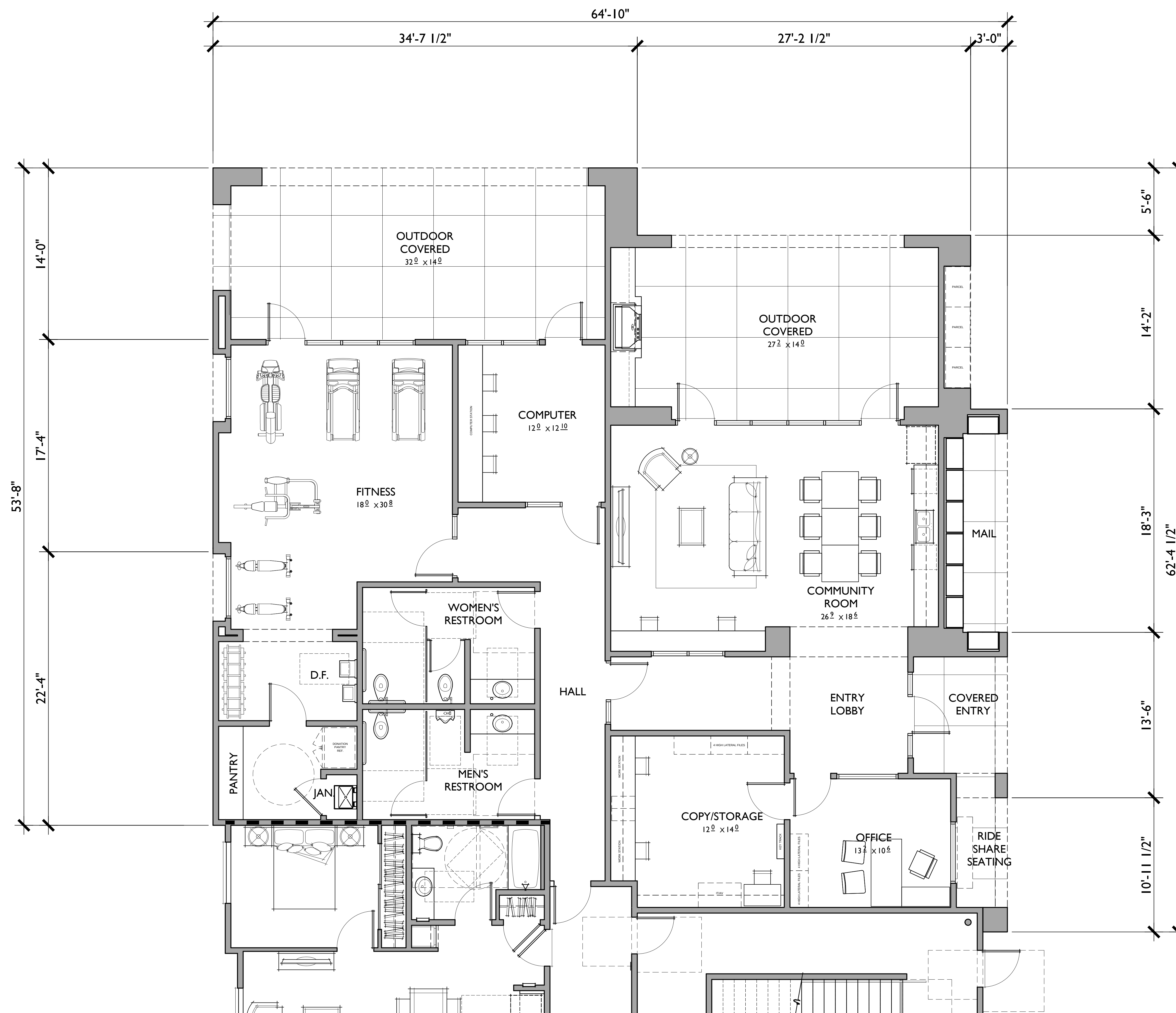
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130.22187

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| FLOOR AREA TABLE         |                      |
|--------------------------|----------------------|
| ENTRY LOBBY              | 205 SQ. FT.          |
| COMMUNITY ROOM           | 523 SQ. FT.          |
| FITNESS                  | 529 SQ. FT.          |
| OFFICE                   | 149 SQ. FT.          |
| COPY / STORAGE           | 205 SQ. FT.          |
| PANTRY                   | 95 SQ. FT.           |
| COMPUTER                 | 165 SQ. FT.          |
| RESTROOM                 | 290 SQ. FT.          |
| HALL                     | 198 SQ. FT.          |
| <b>TOTAL INDOOR AREA</b> | <b>2,360 SQ. FT.</b> |
| COVERED ENTRY            | 122 SQ. FT.          |
| OUTDOOR COVERED          | 879 SQ. FT.          |
| MAILBOXES / PARCEL       | 133 SQ. FT.          |
| <b>TOTAL</b>             | <b>3,494 SQ. FT.</b> |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

# ENLARGED LEASING / RECREATION CENTER

Floor Plan

## CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

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

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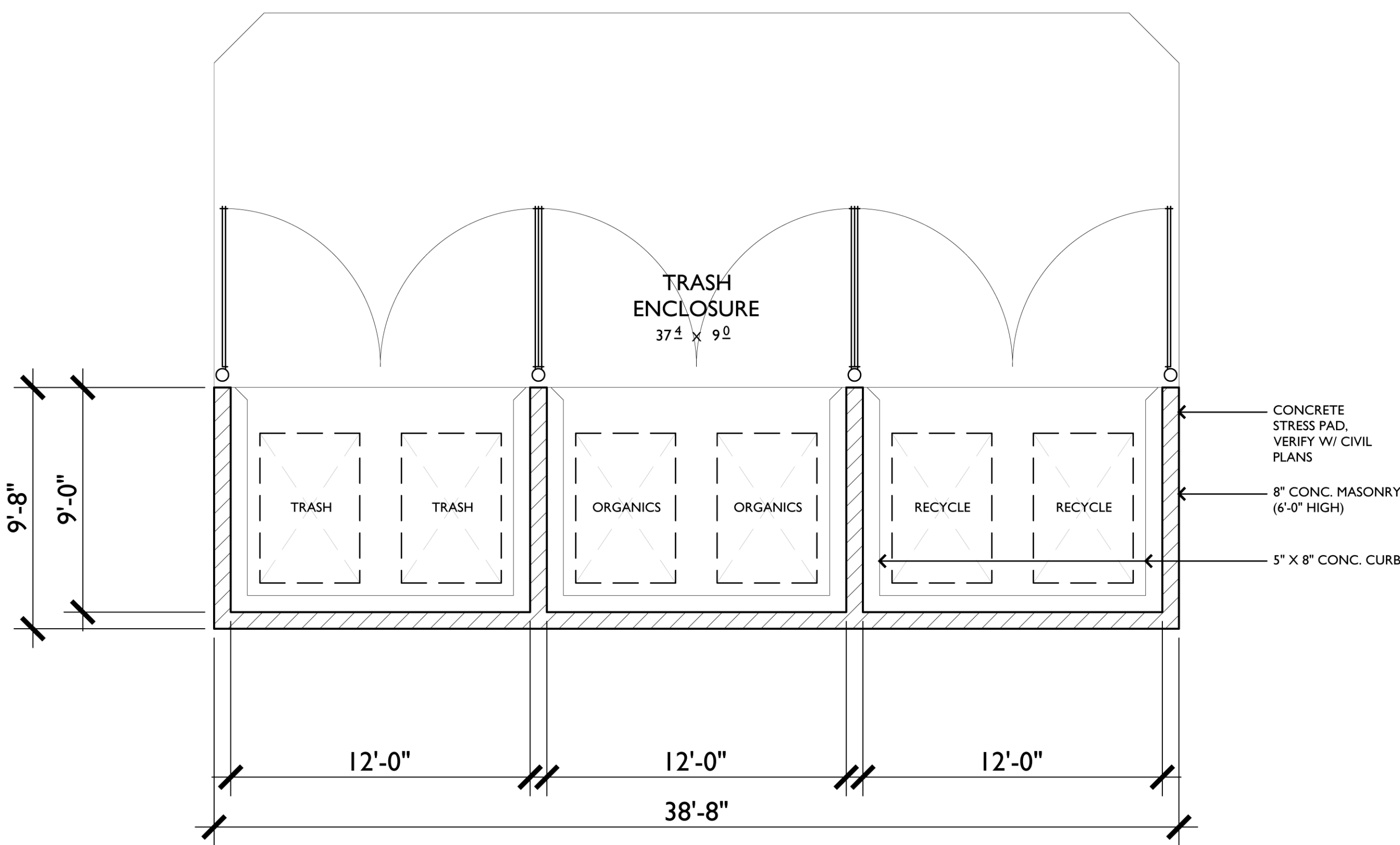
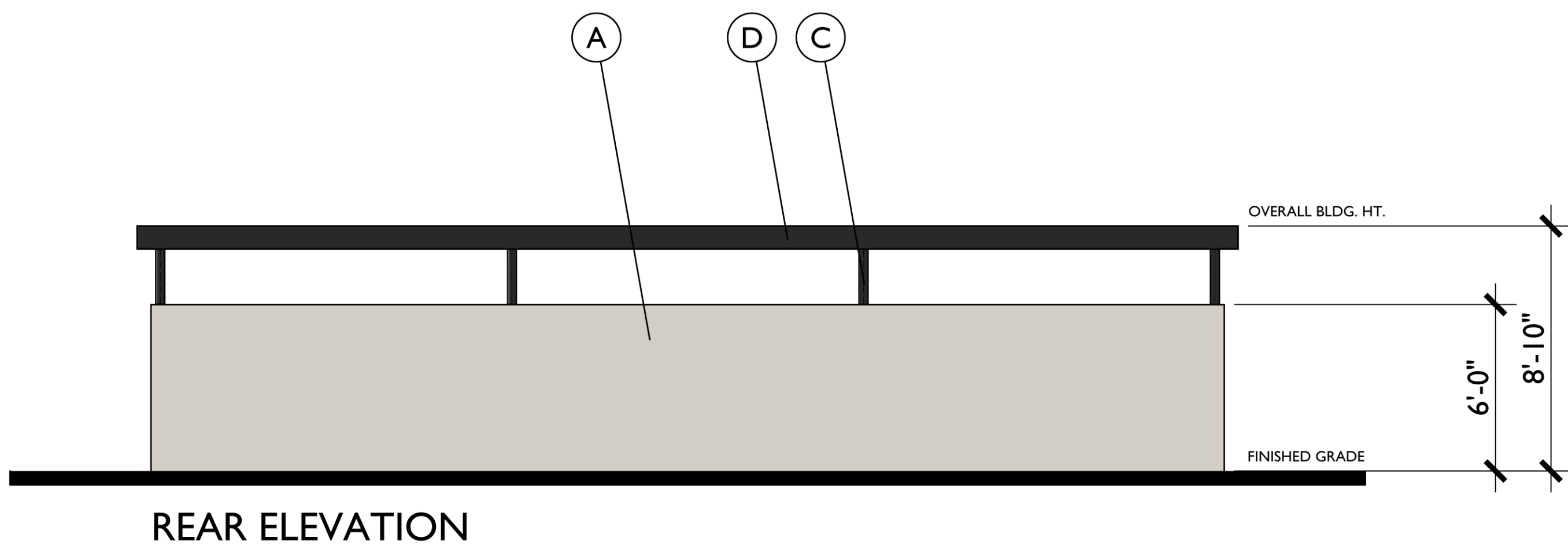
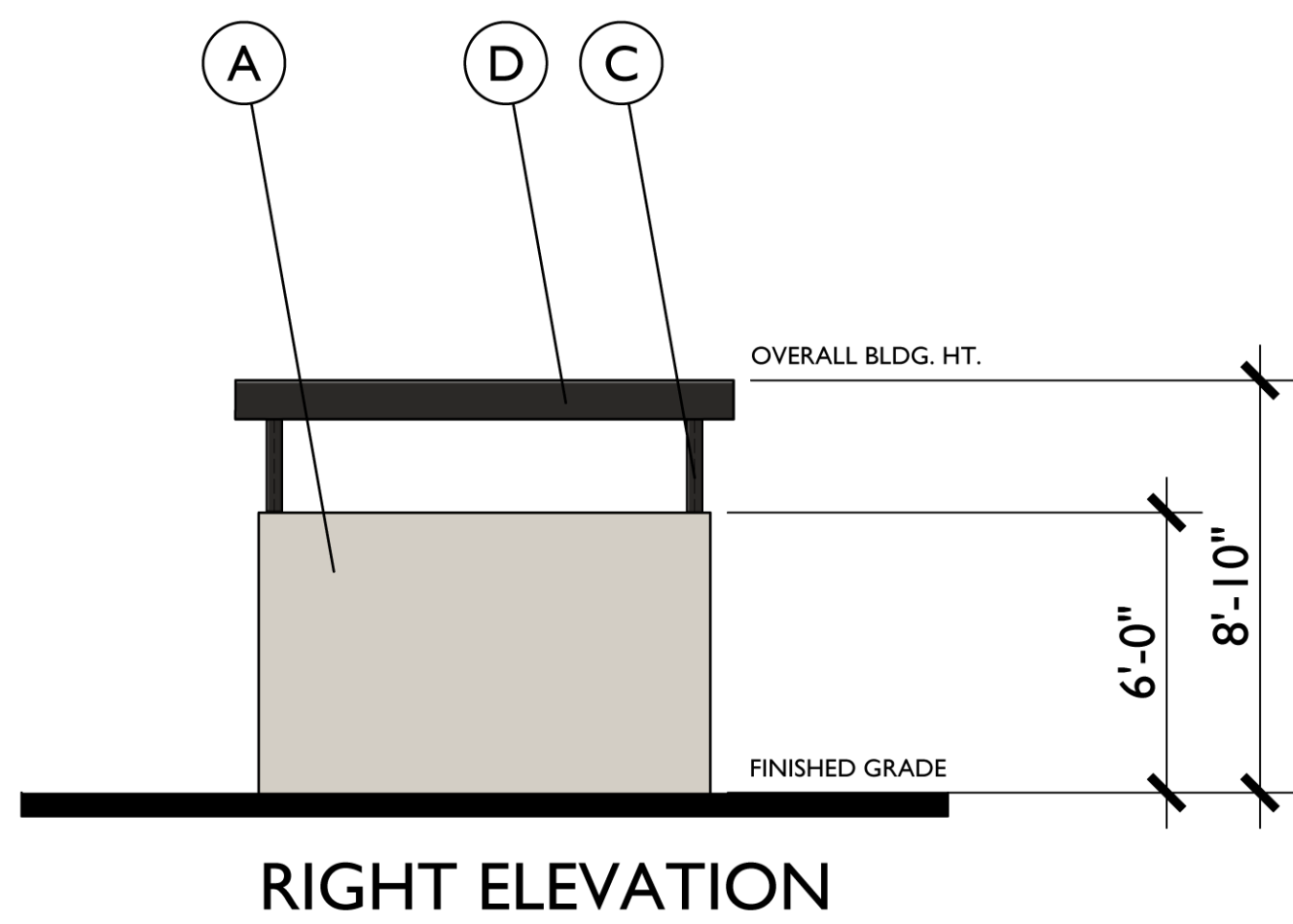
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
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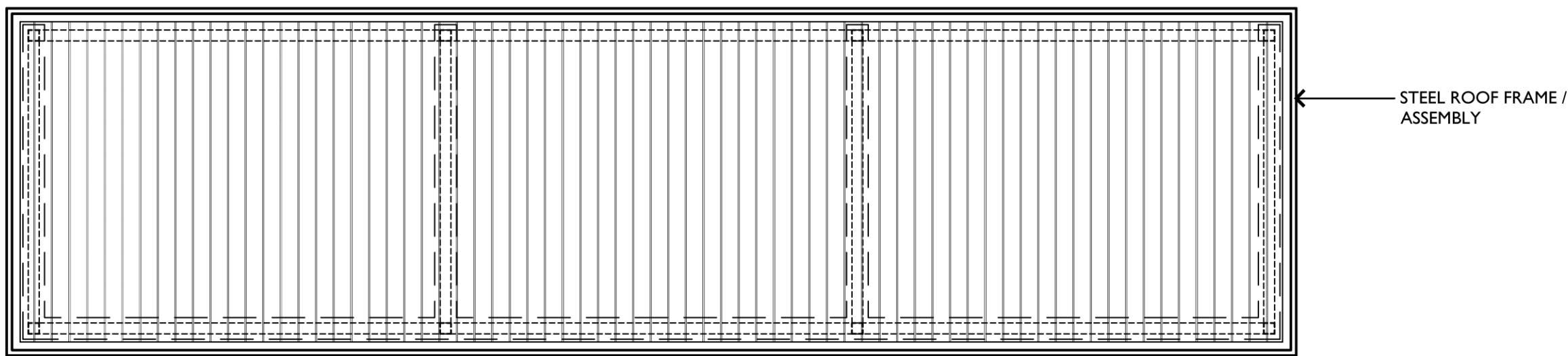
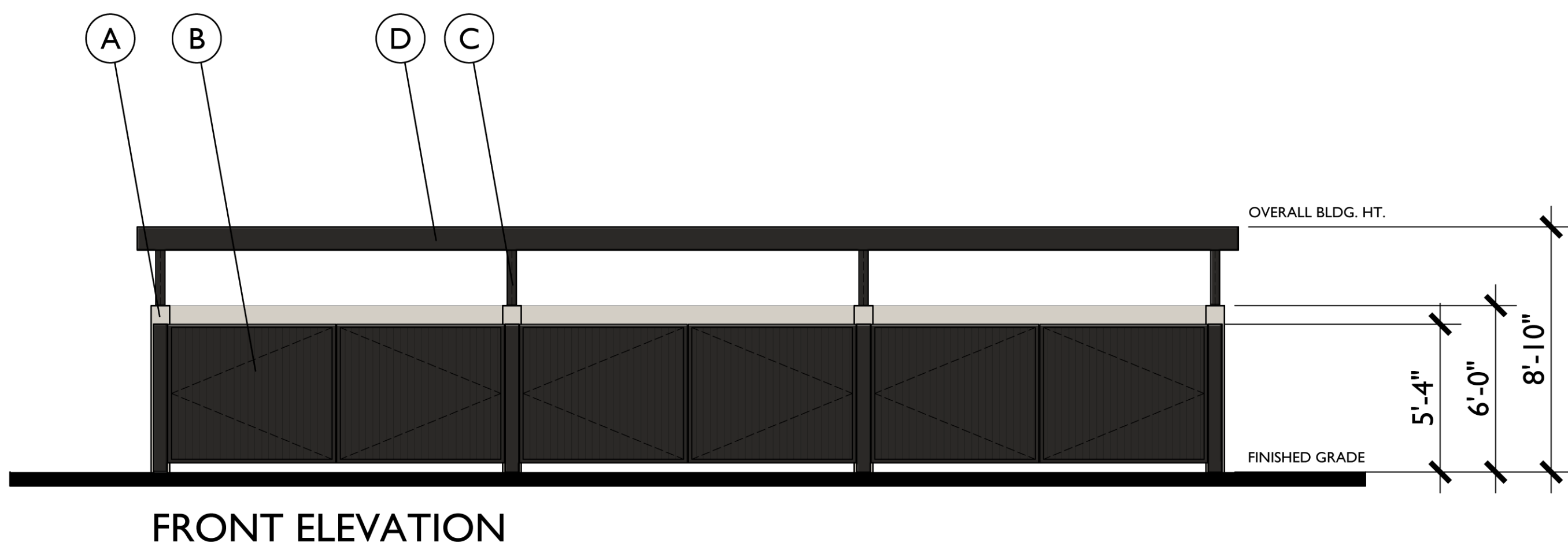
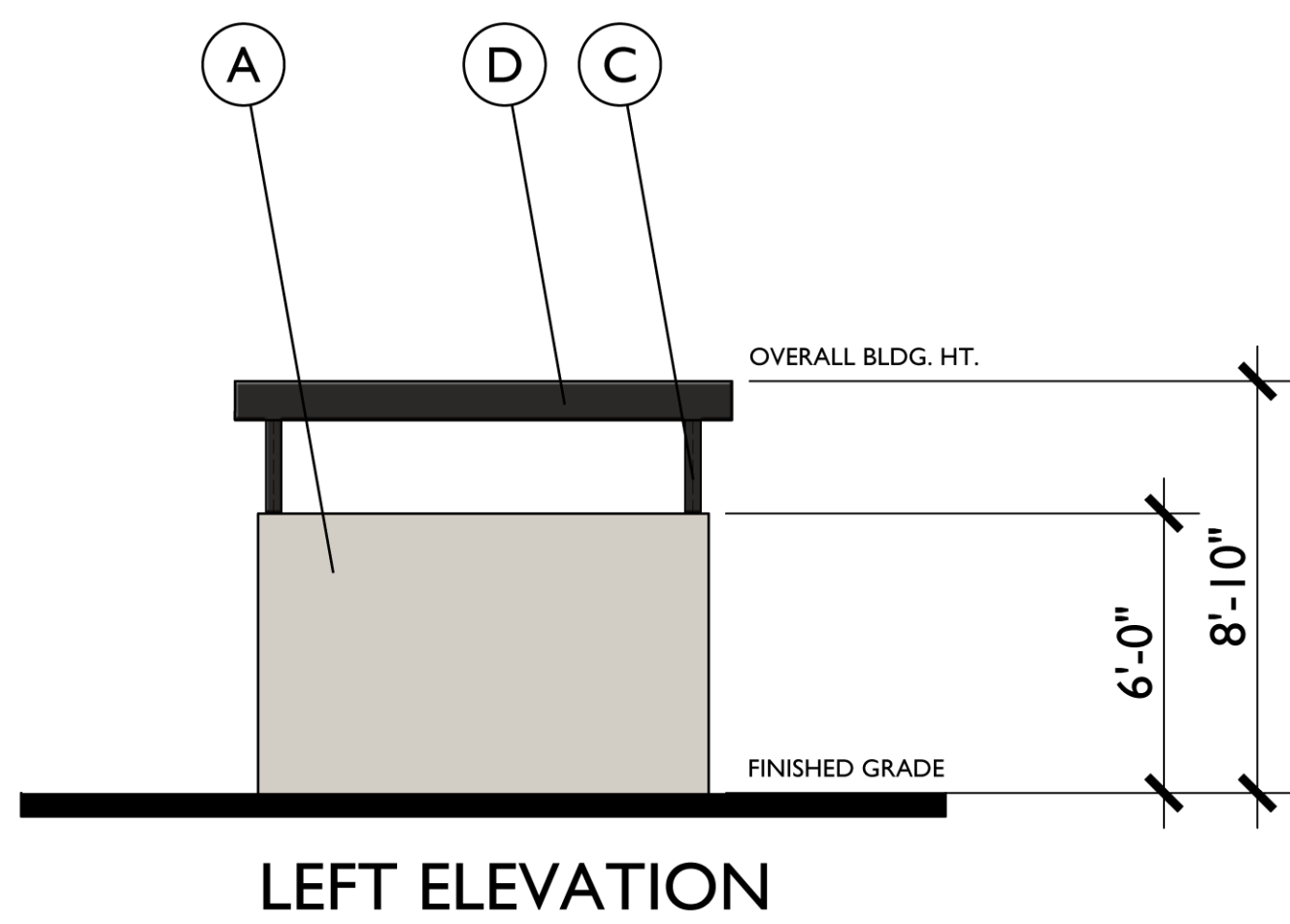


MATERIAL LEGEND

- A. EXTERIOR PLASTER O/ MASONRY - SW 7005 “ALABASTER”
- B. METAL GATE - SW 6990 “CAVIAR”
- C. METAL POST - SW 6990 “CAVIAR”
- D. STEEL ROOF FRAME/ ASSEMBLY - SW 6990 “CAVIAR”



FLOOR PLAN  
374 SQ. FT.



ROOF PLAN

ELEVATIONS

TRASH ENCLOSURE

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

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

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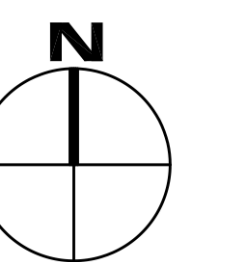
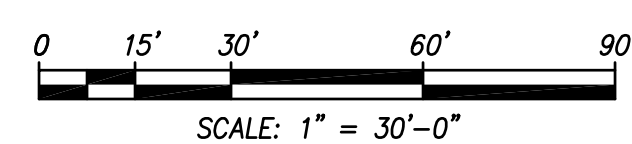
#### LANDSCAPE SHEET INDEX

- 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 - 43

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| PRELIMINARY PLANT PALETTE                  |                                  |           |        |
|--------------------------------------------|----------------------------------|-----------|--------|
| BOTANICAL NAME                             | COMMON NAME                      | CONT SIZE | WUCOLS |
| BLUE OAKS BOULEVARD STREET TREE            |                                  |           |        |
| FRAXINUS PENNSYLVANICA 'PATMORE'           | PATMORE GREEN ASH                | 24" BOX   | L      |
| LOWER BANK DRIVE STREET TREE               |                                  |           |        |
| ULMUS PROPINQUA                            | EMERALD SUNSHINE ELM             | 24" BOX   | L      |
| SITE TREES                                 |                                  |           |        |
| AFROCARPUS FALCATUS                        | AFRICAN FERN PINE                | 24" BOX   | L      |
| CEDRUS DEODARA                             | DEODAR CEDAR                     | 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      |
| LAURUS NOBILIS                             | SWEET BAY                        | 24" BOX   | L      |
| PISTACIA CHINENSIS                         | CHINESE PISTACHE                 | 24" BOX   | L      |
| QUERCUS SUBER                              | CORK OAK                         | 24" BOX   | L      |
| RHAPHIOLEPS 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 MCMURRY'          | HOWARD MCMURRY MANZANITA         | 5 GAL     | L      |
| ASPIDISTRA ELATOR                          | CAST IRON PLANT                  | 5 GAL     | L      |
| BULBINE FRUTESCENS                         | STALKED BULBINE                  | 5 GAL     | L      |
| CALLISTEMON 'LITTLE JOHN'                  | DWARF CALLISTEMON                | 5 GAL     | L      |
| CAREX DIVULSA                              | BERKELEY SEDGE                   | 5 GAL     | L      |
| CEANOTHUS 'DARK STAR'                      | CALIFORNIA LILAC                 | 5 GAL     | L      |
| CHONDROPETALUM TECTORUM                    | CAPE RUSH                        | 5 GAL     | L      |
| CISTUS 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      |
| PITTIOSPORUM TOBIRA                        | MOCK ORANGE                      | 5 GAL     | L      |
| POLYSTICHUM MUNITUM                        | WESTERN SWORDFERN                | 5 GAL     | M      |
| PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'       | BRIGHT 'N TIGHT CAROLINA LAUREL  | 5 GAL     | L      |
| RHAPHIOLEPS 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      |
| SOLLYA 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      |
| CISTUS SALVIFOLIUS 'PROSTRATUS'            | SAGELEAF ROCKROSE                | 1 GAL     | L      |
| ECHVEERIA 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 (MWEL), 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 (MWEL) 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 MWEL 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.

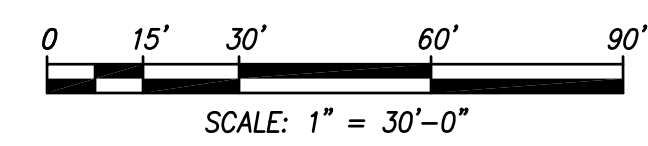
LEGEND

- |    |                                                                |    |                                                    |
|----|----------------------------------------------------------------|----|----------------------------------------------------|
| 1  | PUBLIC SIDEWALK                                                | 11 | MASONRY WALL, BY OTHER                             |
| 2  | ENTRY MONUMENT SIGN                                            | 12 | PICNIC AREA                                        |
| 3  | OUTDOOR COMMUNITY SPACE WITH PICNIC TABLES AND BBQ GRILLS      | 13 | TRASH ENCLOSURE WITH 3FT MIN LANDSCAPE BUFFER      |
| 4  | PLAY AREA FOR AGE GROUPS 2-5, 5-12, AND 13-17                  | 14 | DIAL-A-RIDE PICK-UP WITH COVERED BENCH             |
| 5  | CLASS II BIKE RACK. TOTAL 8 SHORT TERM PARKING SPACES PROVIDED | 15 | PARKING LOT TREE, SEE SHEET L1.3 FOR SHADE DIAGRAM |
| 6  | DOG RELIEF AREA                                                | 16 | TRAIL CONNECTION                                   |
| 7  | 6FT OPEN TUBE STEEL FENCE, COLOR MATCH SW6258 TRICORN BLACK    | 17 | OFFSITE IMPROVEMENTS, BY OTHERS                    |
| 8  | VEHICULAR GATE, ACCESS CONTROLLED                              | 18 | 5FT MIN ACCESSIBLE PATH TO PUBLIC SIDEWALK         |
| 9  | 6FT TUBE STEEL PEDESTRIAN EXIT GATE, ACCESS CONTROLLED         |    |                                                    |
| 10 | LOW WHITE SPLIT RAIL FENCE TO MATCH EXISTING                   |    |                                                    |

PRELIMINARY LANDSCAPE PLAN, NOTES & PLANT LIST

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California





| PARKING LOT SHADING CALCULATIONS |          |                                     |     |                              |   |     |     |                         |     |       |    |             |                                |                                          |                                                                                                                                                                                                                                                                                                             |       |
|----------------------------------|----------|-------------------------------------|-----|------------------------------|---|-----|-----|-------------------------|-----|-------|----|-------------|--------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| TREE TYPE                        | TREE KEY | TREE SHADE CREDIT (SEE CHART BELOW) |     |                              |   |     |     |                         |     |       |    | TOTAL TREES | TOTAL SHADING AREA SF          | SUMMARY                                  |                                                                                                                                                                                                                                                                                                             | NOTES |
|                                  |          | INTERIOR PLANTERS<br>100%           |     | SOUTH, EAST, AND WEST<br>50% |   |     |     | CORNER AND NORTH<br>25% |     |       |    |             |                                | TOTAL PARKING STALL AND<br>BACKUP SPACE: |                                                                                                                                                                                                                                                                                                             |       |
| LARGE TREES<br>30'-35"           | LG       | 25                                  | 962 | 24,050                       | 0 | 481 | 0   | 6                       | 240 | 1,440 | 31 | 25,490      | AREA SHADE REQUIRED:           | 31,742 SF                                | 1. SHADE PERCENTAGES DETERMINED BY CANOPY SIZE AND POSITION OF TREE WITHIN THE PARKING LOT.<br><br>2. THE SHADE PERCENTAGE FIGURES ARE BASED ON OF THE CANOPY SPREAD OF THE TREE 15 YEARS FROM TIME OF PLANTING.<br><br>3. TREE SPECIES TO BE DETERMINED AND WILL BE IN COMPLIANCE WITH SIZING RANGE NOTED. |       |
| MEDIUM TO LARGE TREES<br>25'-30" | M1       | 0                                   | 707 | 0                            | 0 | 354 | 0   | 6                       | 177 | 1,062 | 6  | 1,062       | % SHADE REQUIRED:              | 50%                                      |                                                                                                                                                                                                                                                                                                             |       |
| MEDIUM TO SMALL TREES<br>20'-25" | M2       | 5                                   | 491 | 2,455                        | 3 | 246 | 738 | 8                       | 123 | 984   | 16 | 4,177       | TOTAL SHADE PROVIDED BY TREES: | 35,597 SF                                |                                                                                                                                                                                                                                                                                                             |       |
| SMALL TREES<br>15'-20"           | SM       | 15                                  | 314 | 4,710                        | 0 | 157 | 0   | 2                       | 79  | 158   | 17 | 4,868       | % SHADE PROVIDED:              | 56%                                      |                                                                                                                                                                                                                                                                                                             |       |
|                                  |          |                                     |     |                              |   |     |     |                         |     |       | 70 | 35,597      | OVER/UNDER                     | 3,855 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

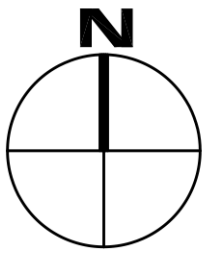
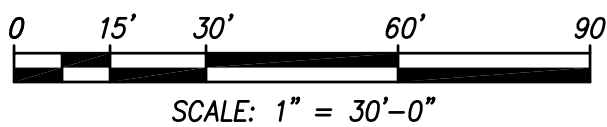
- PARKING SPACES AND BACKUP AREA
- 100% SHADE VALUE
- 50% SHADE VALUE
- 25% SHADE VALUE

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 - 43

Roseville, California



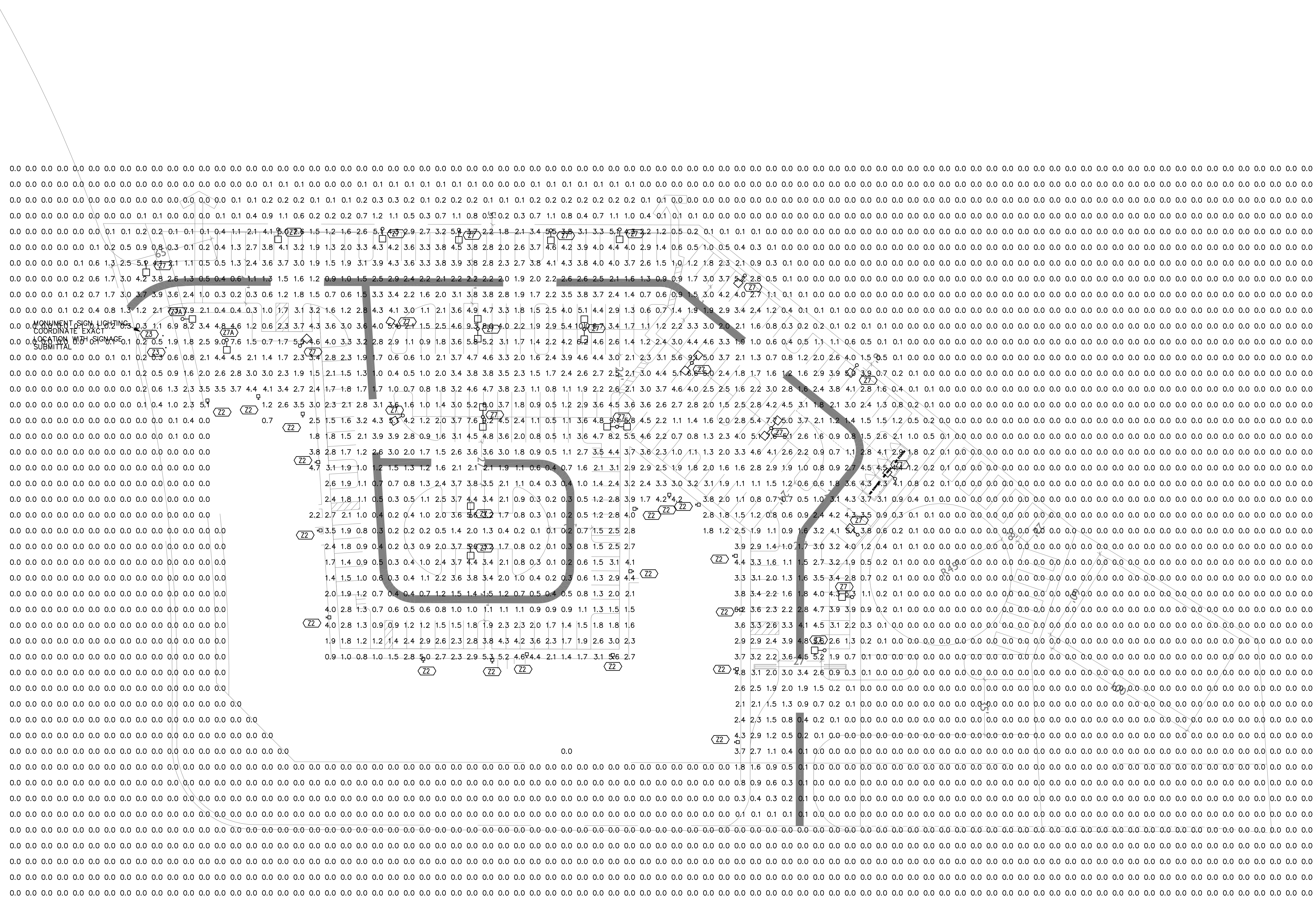
LI.3

06.13.22









## SITE LIGHTING

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California

0 15 30 60

SCALE: 1" = 30'-0"

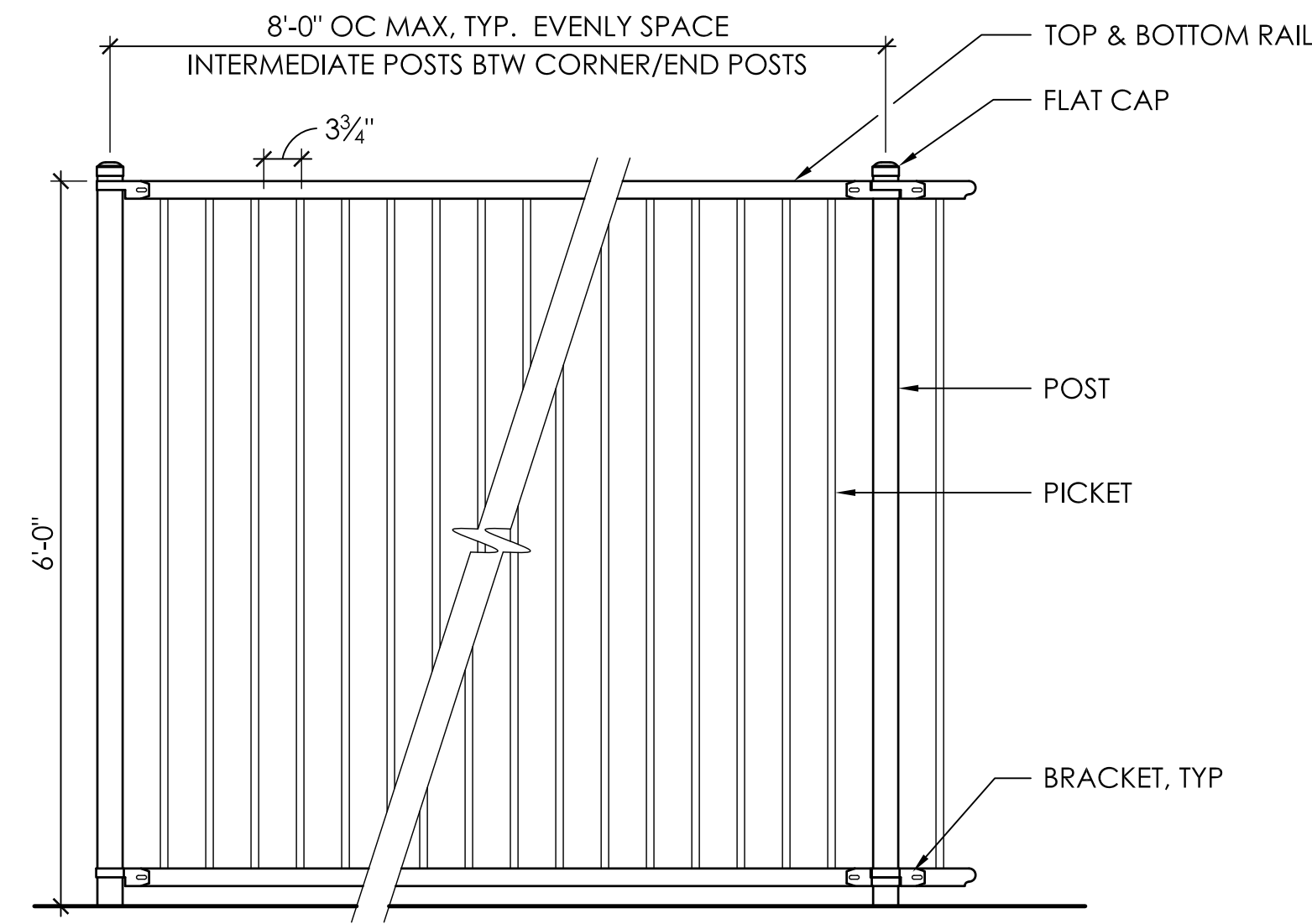
130.22187

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BMLINZ J:\2368-005 CREEKVIEW, ROSEVILLE, CA\DWG\E12 SITE LIGHTING C-43.DWG 06-13-2022 13:56

## EI.2

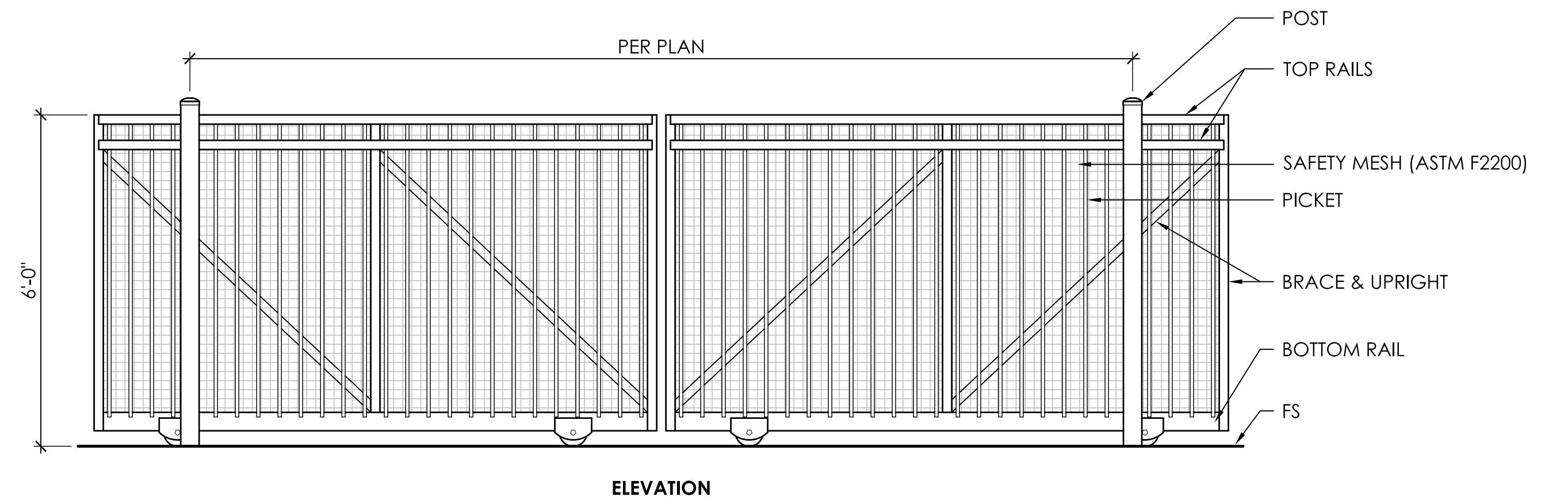
6.13.22





**NOTE**  
COLOR TO BE BLACK.

**A** TUBE STEEL FENCE  
SCALE: 1/2"=1'-0"



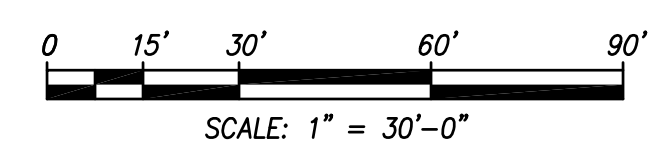
**NOTES**  
1. GATE OPERATOR MUST BE QUIET AND HAVE 1/2 HORSEPOWER MINIMUM MOTOR.  
2. COLOR TO BE BLACK.

**B** DOUBLE GATE  
SCALE: 3/4"=1'-0"

# PRELIMINARY FENCING DETAILS

## CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43

Roseville, California



L1.4

08.11.22

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