

PROJECT DATA

ROYER STREET APARTMENTS 6/14/2023

PROPERTY INFORMATION	
ADDRESS:	300 TAYLOR STREET, ROSEVILLE, CA 95678
LAND USE DESIGNATION (GENERAL PLAN)	COMMUNITY COMMERCIAL (CC) DISTRICT
ZONING	COMMERCIAL MIXED USE (CMU) DISTRICT
SPECIFIC PLAN LAND USE DESIGNATION	CENTRAL BUSINESS DISTRICT (CBD)

LAND AREA SUMMARY		
BUILDING PARCEL	16,425 SF	0.38 ACRES
DENSITY	982 SF	151.17 DU/AC
ALLEY PARCEL	982 SF	0.02 ACRES
PARKING PARCEL	34,053 SF	0.78 ACRES
TOTAL DEVELOPED LAND (BUILDING/ALLEY/PARKING)	51,460 SF	1.18 ACRES

FAR REQUIREMENT			
PER DRY CREEK MIXED USE DISTRICT DEVELOPMENT STANDARDS PROVIDED	MIX.	2.00	MAX. 3.50
			2.89

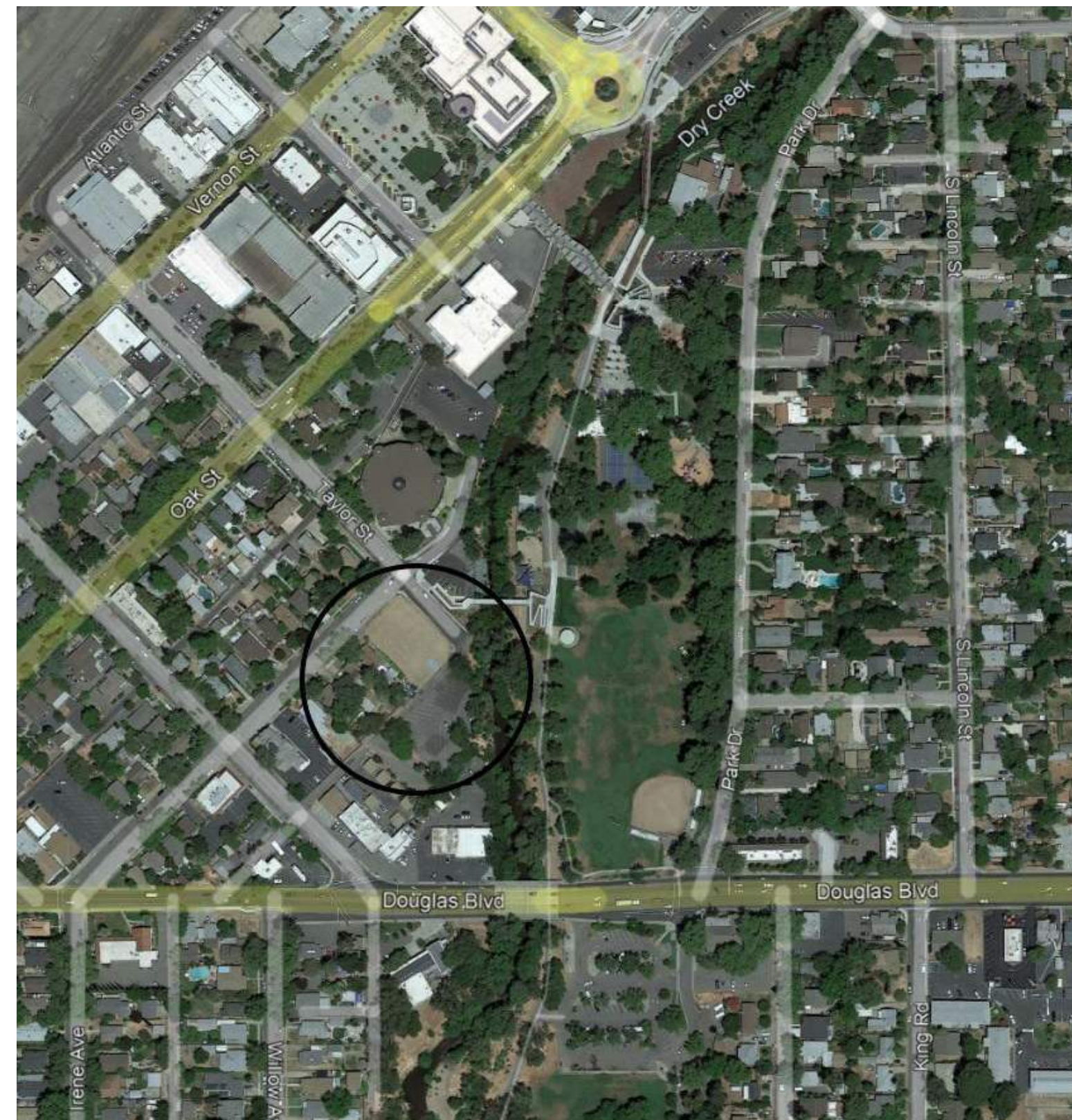
RESIDENTIAL UNITS							
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
STUDIOS	628 SF	12%	1	2	2	2	7
1 BDR	583 - 675 SF	86%	1	16	16	16	49
2 BDR	1165 SF	2%	1	0	0	0	1
TOTAL			3	18	18	18	57

NET RENTABLE AREA							
AMENITIES AND SERVICE			2,395	11,134	11,282	11,282	36,093
LOBBY			5,032	356	356	356	6,100
LEASING			1,115				
MAIL			147				
OFFICES			211				
COMMUNITY ROOM/ REST ROOMS			603				
LAUNDRY			1,243				
TRASH			149	155	155	155	
MAINTENANCE/UTILITIES			540	119	119	119	
CIRCULATION			1,024	82	82	82	
TOTAL FLOOR AREA			1,009	1,419	1,419	1,419	5,266
			8,436	12,909	13,057	13,057	47,459

PARKING		
RESIDENT PARKING REQUIRED (PER STATE DENSITY BONUS LAW)	0.50 PER UNIT	29 SPACES
PARKING PROVIDED	0.98 PER UNIT	56 SPACES

OUTDOOR SPACE		
REQUIRED OUTDOOR SPACE	40.00 SF PER UNIT	2,280 SF
PROVIDED PRIVATE OUTDOOR SPACE		- SF
PROVIDED COMMON OUTDOOR SPACE		3,009 SF
TOTAL OUTDOOR SPACE		3,009 SF

VICINITY MAP



ROYER STREET APARTMENTS

300 TAYLOR STREET ROSEVILLE, CA 95678

ENTITLEMENT SUBMITTAL



PROJECT TEAM

OWNER / DEVELOPER:

BRIDGE HOUSING CORPORATION
600 CALIFORNIA STREET, SUITE 900
SAN FRANCISCO, CA 94108

CONTACT: CAYLIN BULLOCK
919.946.2988
CBULLOCK@BRIDGEHOUSING.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: THAIS DEL CASTILLO
916.443.0335
TDELCASTILLO@LPAS.COM

CIVIL ENGINEER:

BKF ENGINEERING
980 9TH STREET, SUITE 2300
SACRAMENTO, CA 95614

CONTACT: JIM MCCURDY
916.556.5800
JMCCURDY@BKFCOM

SHEET INDEX

ARCHITECTURAL:

- A00 COVER SHEET
- A01 OVERALL SITE PLAN
- A02 RENDERING
- A03 RENDERING
- A04 BUILDING PLANS
GROUND FLOOR
SECOND FLOOR
- A05 BUILDING PLANS
THIRD FLOOR
FOURTH FLOOR
- A06 BUILDING PLANS
ROOF PLAN
- A07 EXTERIOR ELEVATIONS
- A08 UNIT PLANS
- A09 BUILDING SECTION

LANDSCAPE

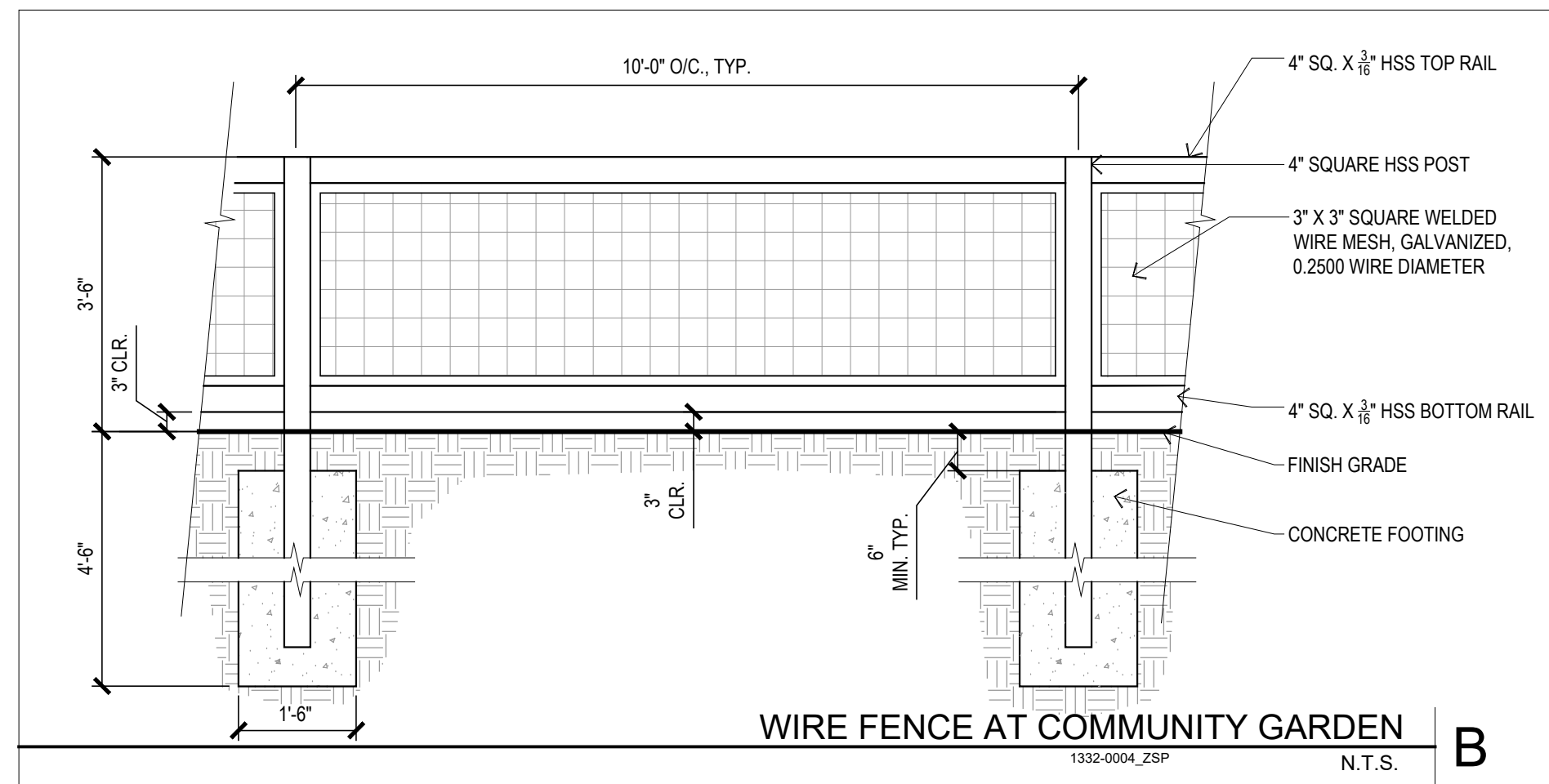
- L01 LANDSCAPE PLAN
- L02 TREE PRESERVATION AND REMOVAL PLAN
- L03 PHOTOMETRIC ANALYSIS

CIVIL:

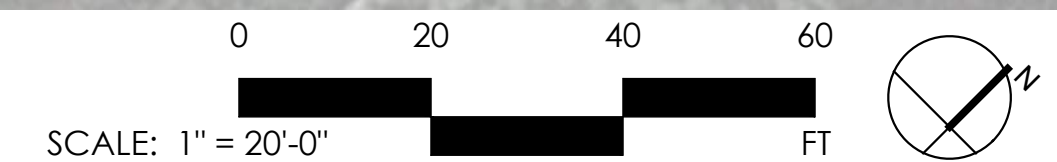
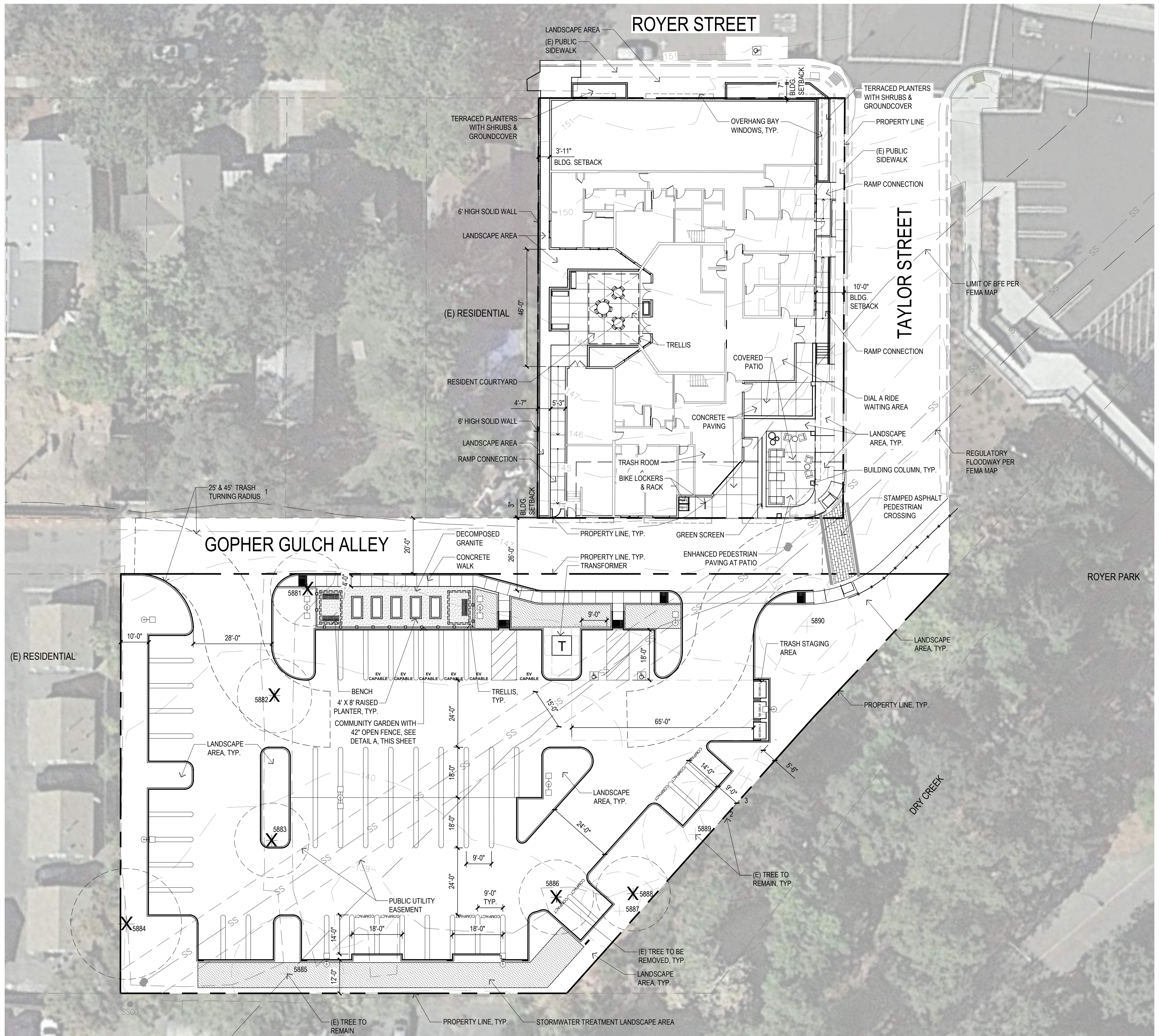
- C01 EXISTING CONDITIONS
- C02 SITE PLAN
- C03 PRELIMINARY GRADING PLAN
- C04 PRELIMINARY GRADING PLAN
- C05 PRELIMINARY UTILITY PLAN
- C06 PRELIMINARY STORMWATER QUALITY PLAN



16' HIGH PARKING LOT LIGHT
N.T.S. A



WIRE FENCE AT COMMUNITY GARDEN
N.T.S. B





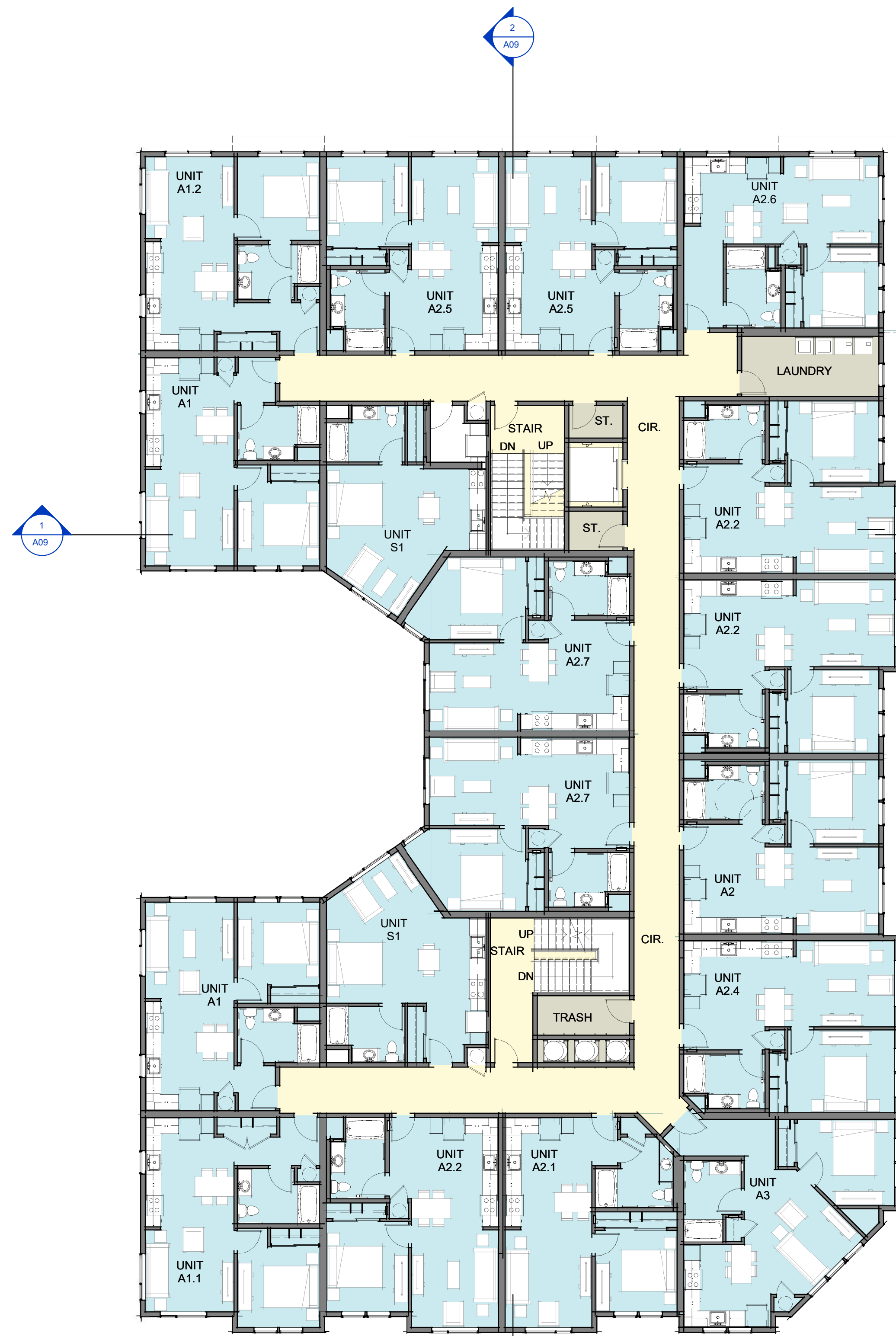
TAYLOR STREET

ROYER STREET



TAYLOR STREET

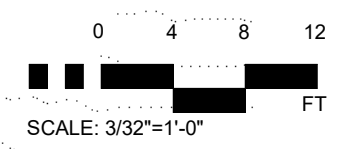
ROYER STREET



SECOND FLOOR PLAN
3/32" = 1'-0" 2



FIRST FLOOR PLAN
3/32" = 1'-0" 1

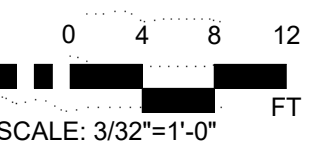


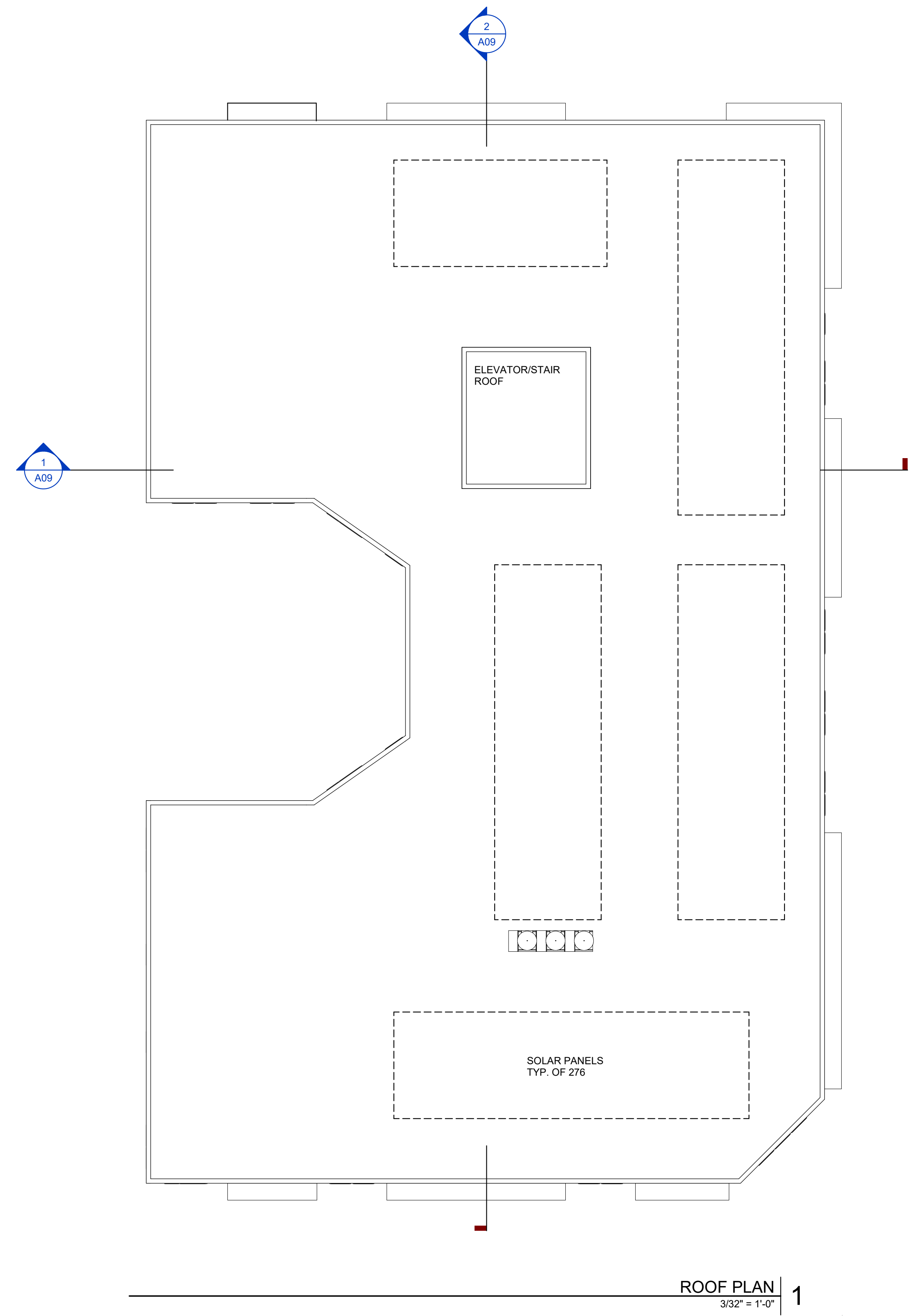


FOURTH FLOOR PLAN | 2
3/32" = 1'-0"

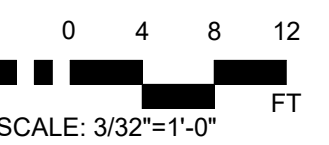


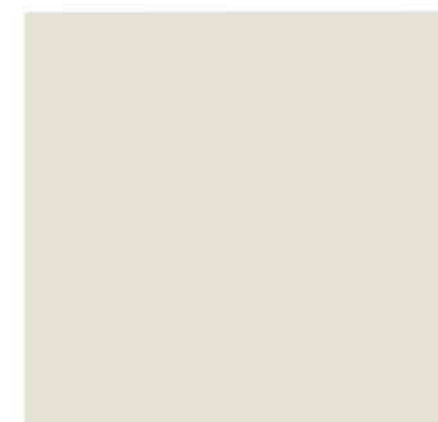
THIRD FLOOR PLAN | 1
3/32" = 1'-0"





ROOF PLAN | 1
3/32" = 1'-0"





1. CEMENT PLASTER - OFF-WHITE



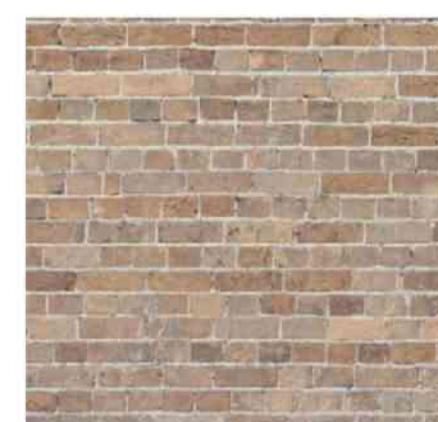
2. CEMENT PLASTER - MEDIUM GRAY



3. CEMENT PLASTER - LIGHT GRAY



4. EXPOSED CONCRETE



5. THIN BRICK - SANDY RED BLEND



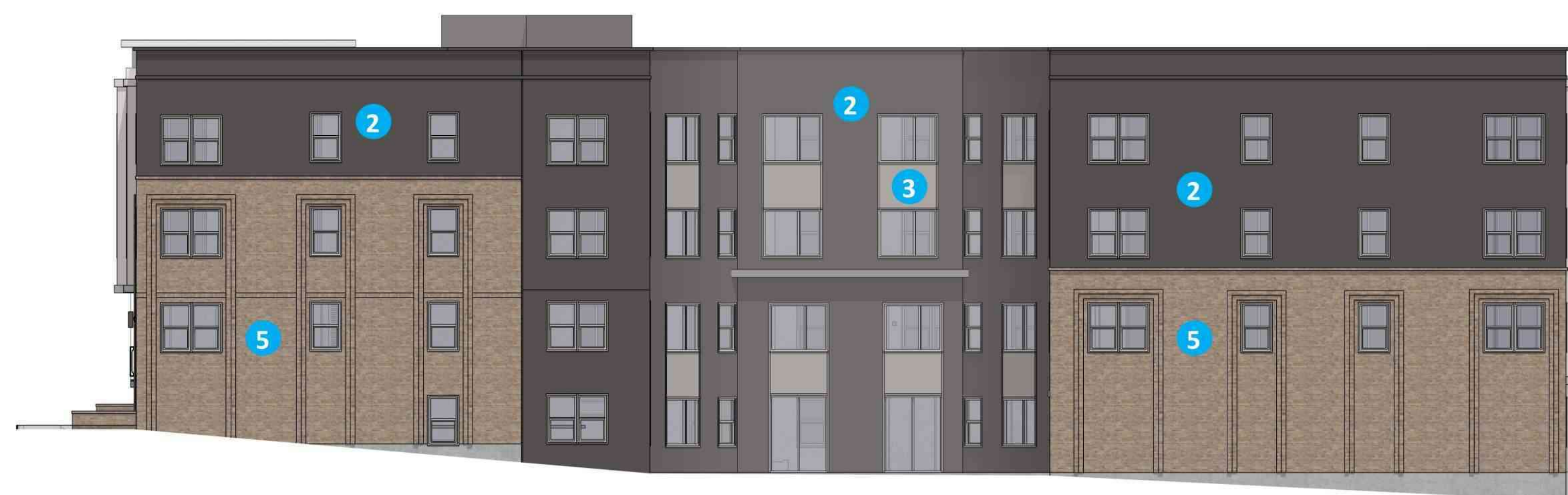
NORTH ELEVATION (ROYER STREET)



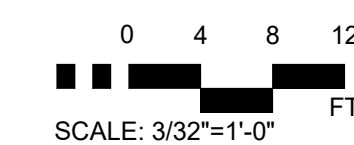
EAST ELEVATION (TAYLOR STREET)



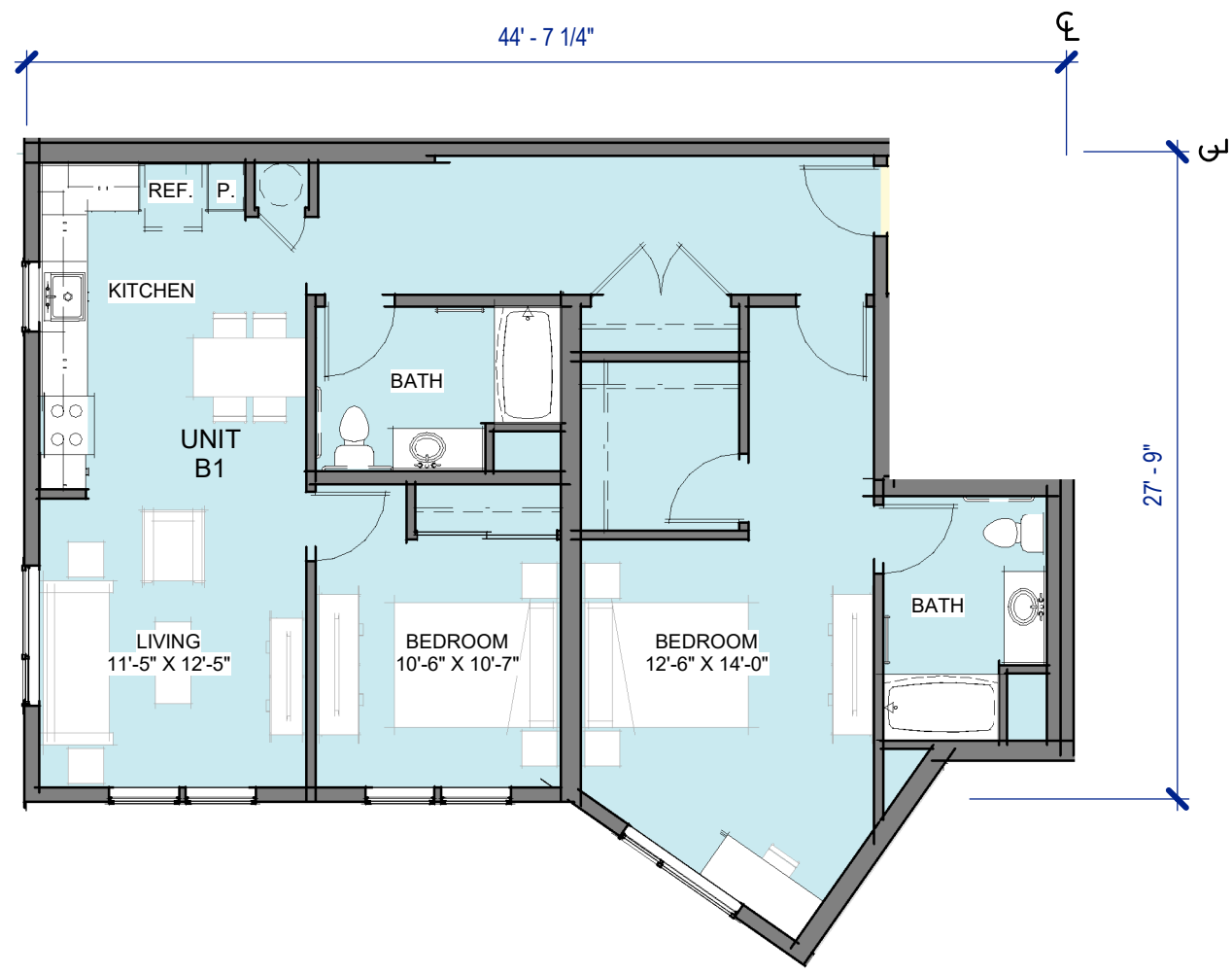
SOUTH ELEVATION (GOPHER GULCH ALLEY)



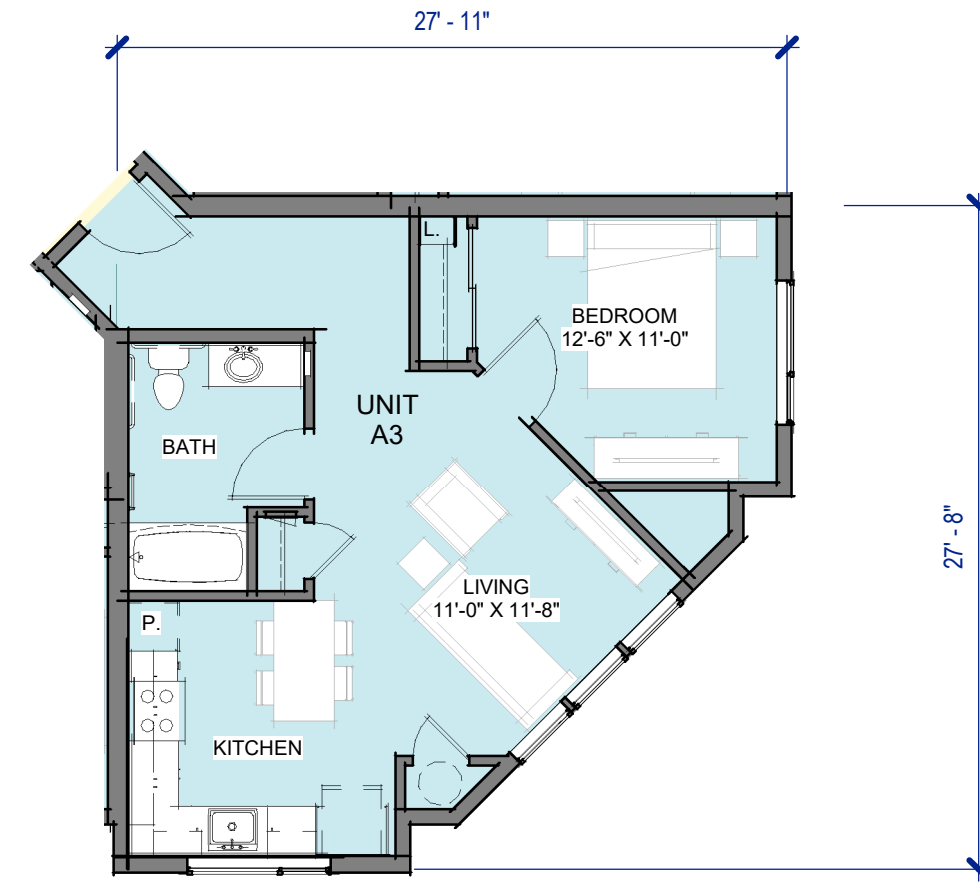
WEST ELEVATION



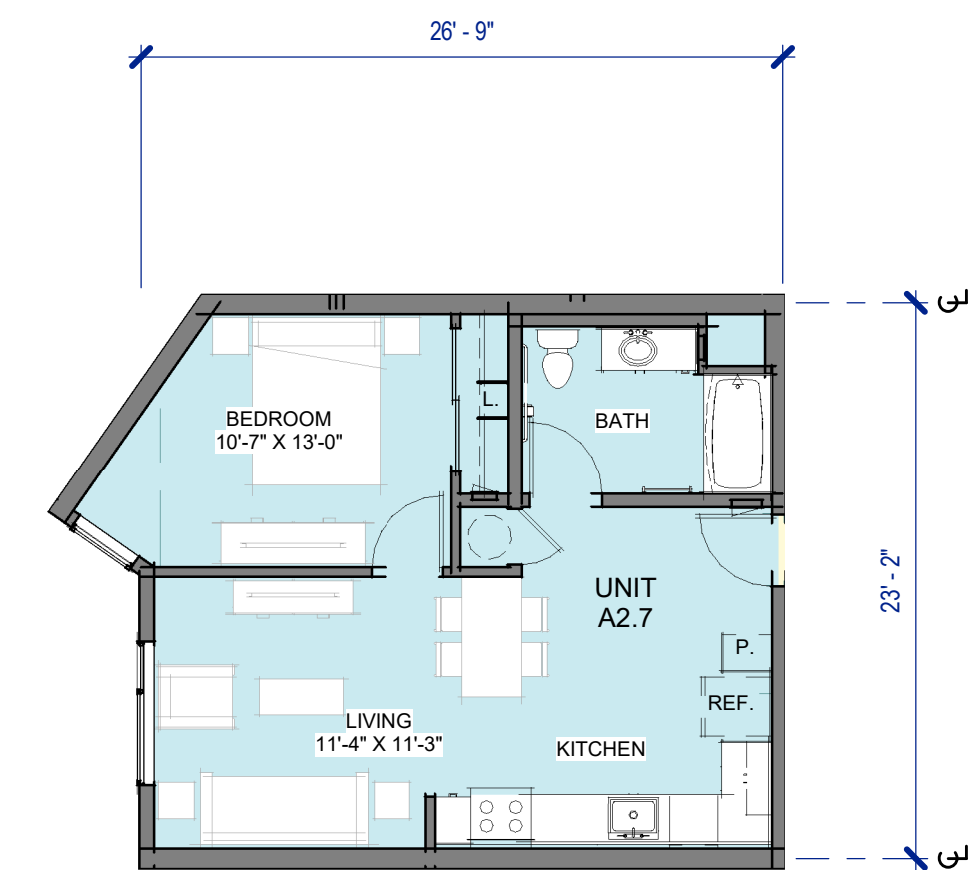
SCALE: 3/32"=1'-0"



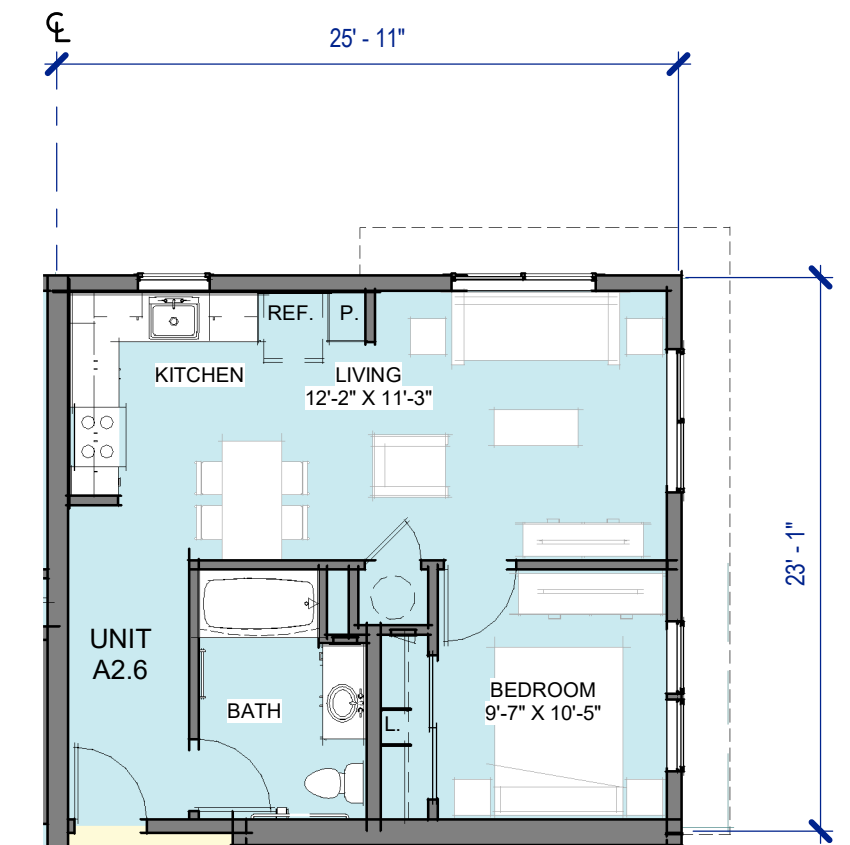
1,165 S.F. UNIT B1 | 14
1 OCCURANCES 1/8" = 1'-0"



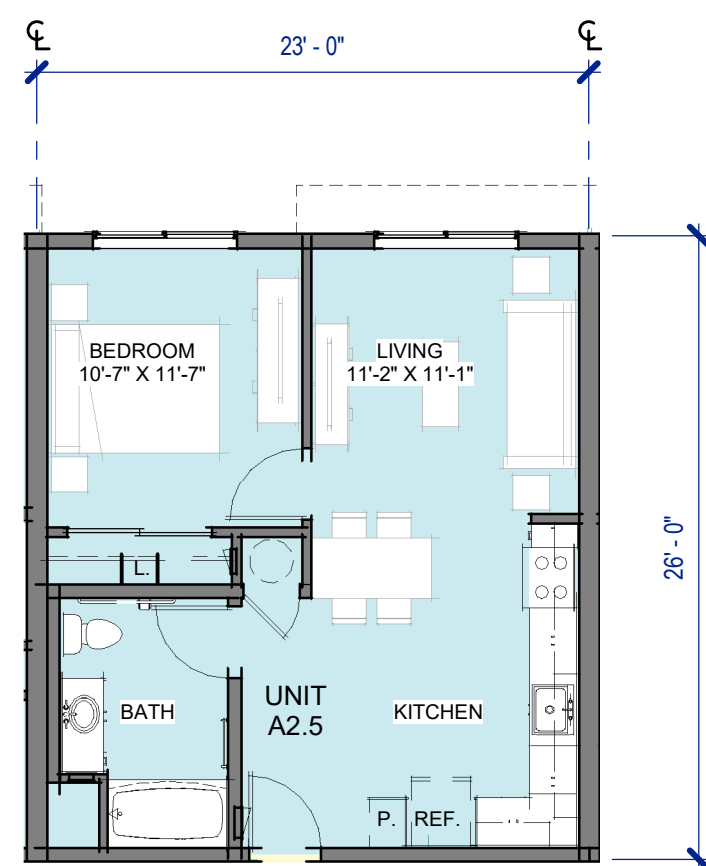
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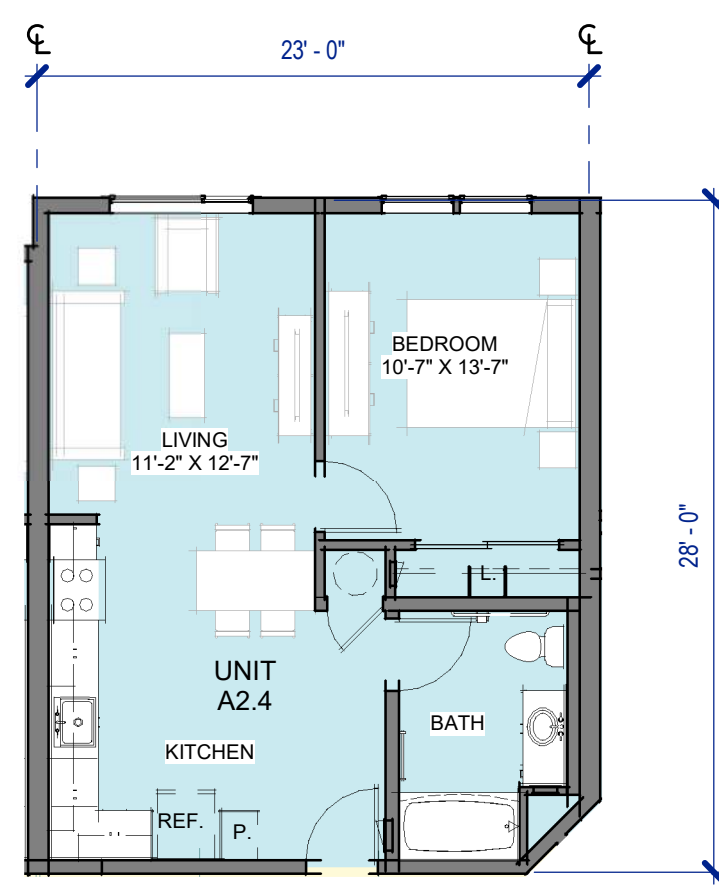
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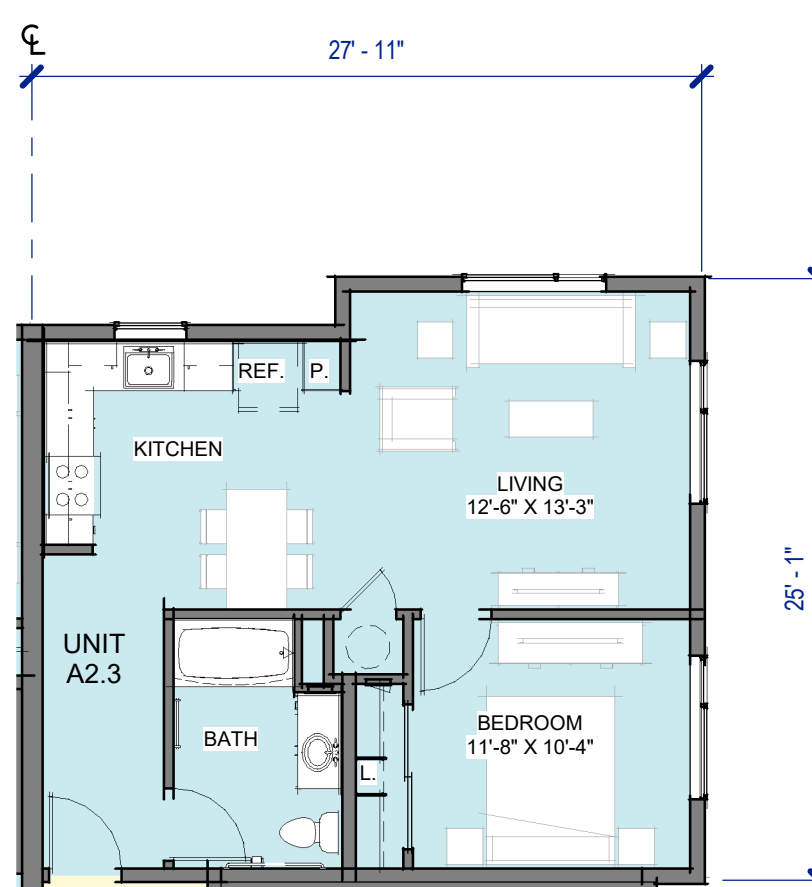
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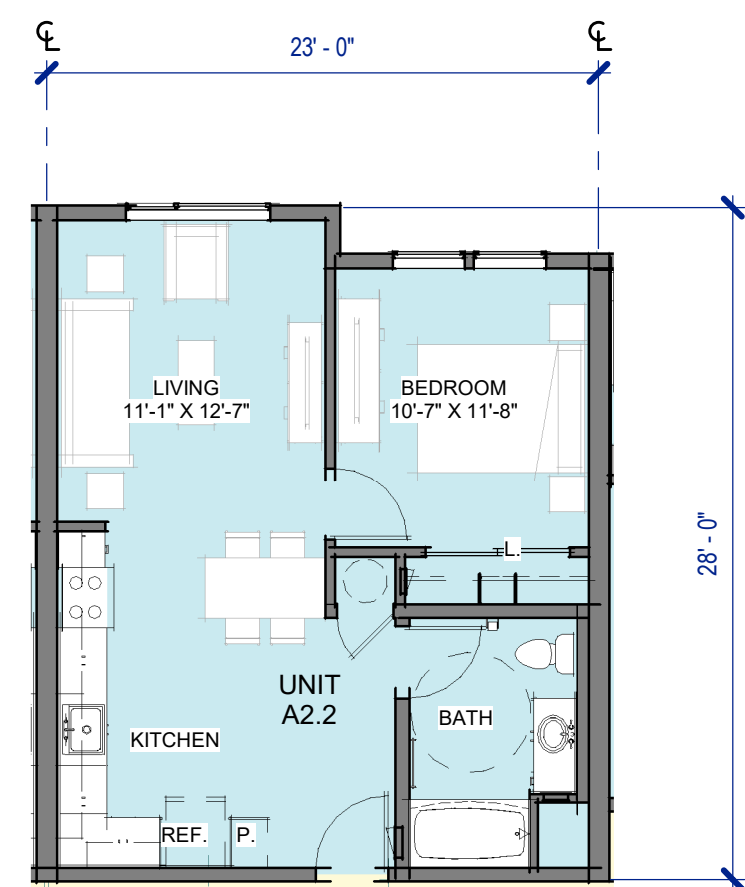
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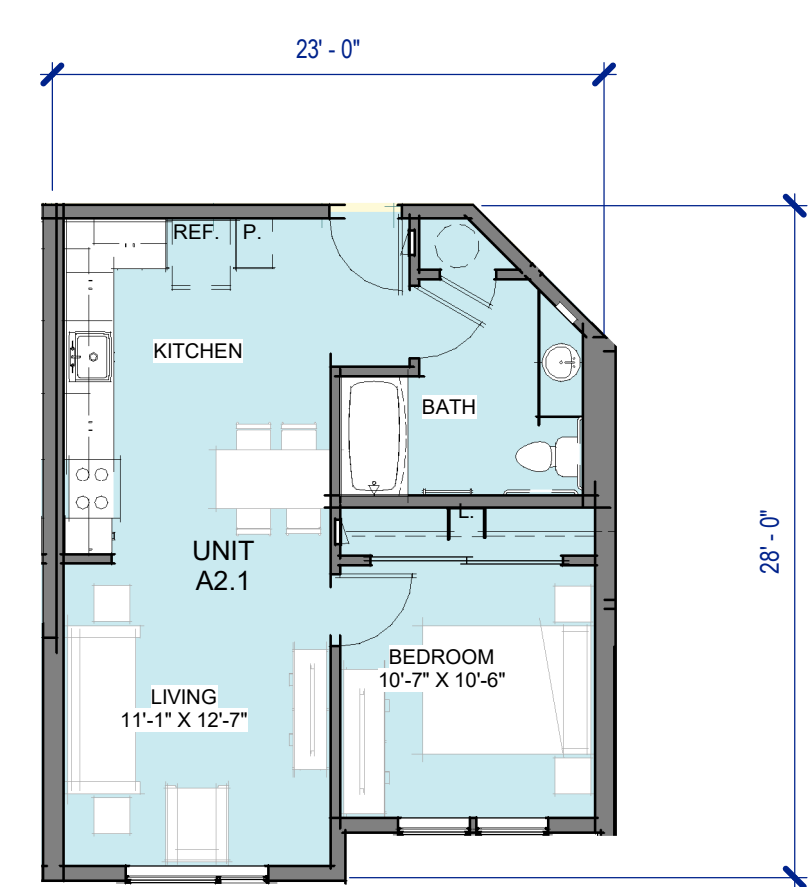
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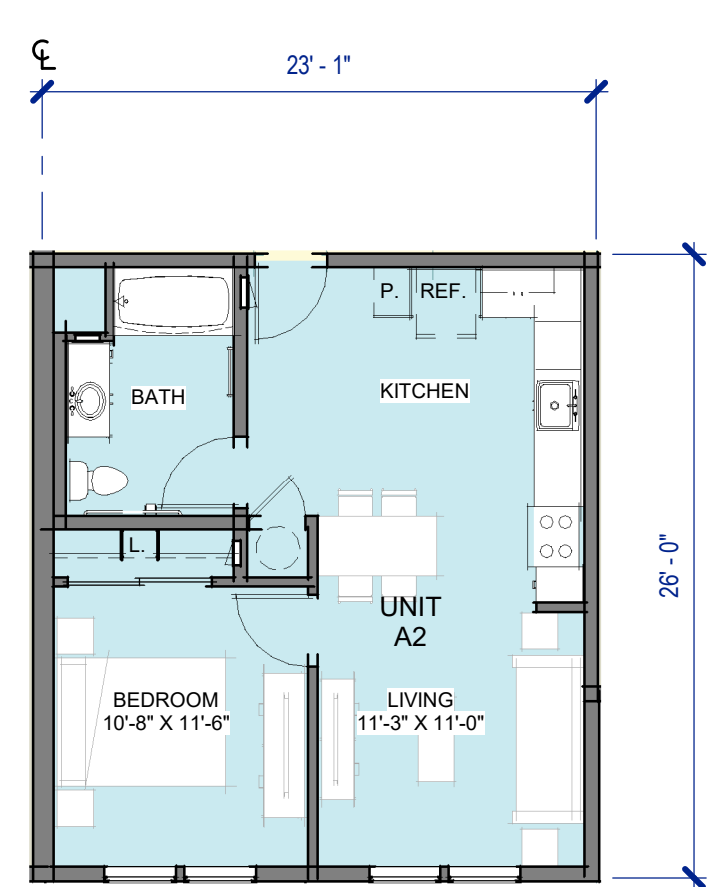
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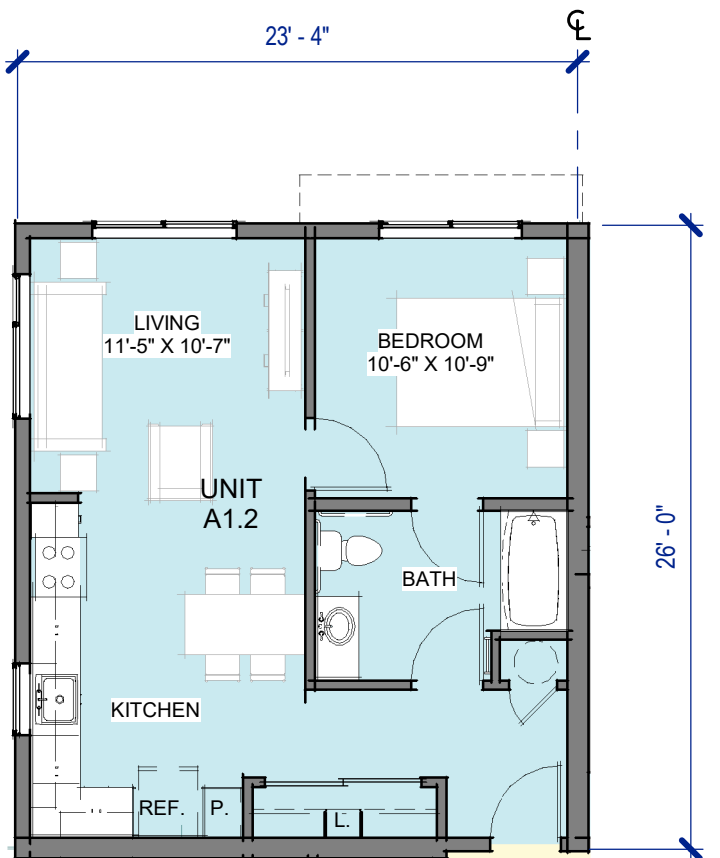
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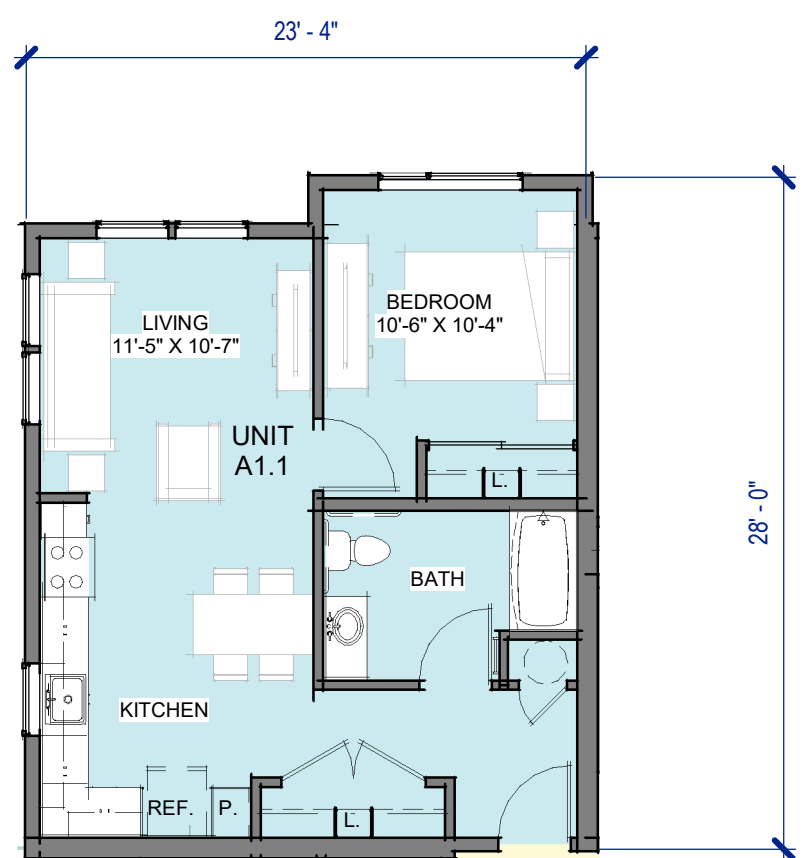
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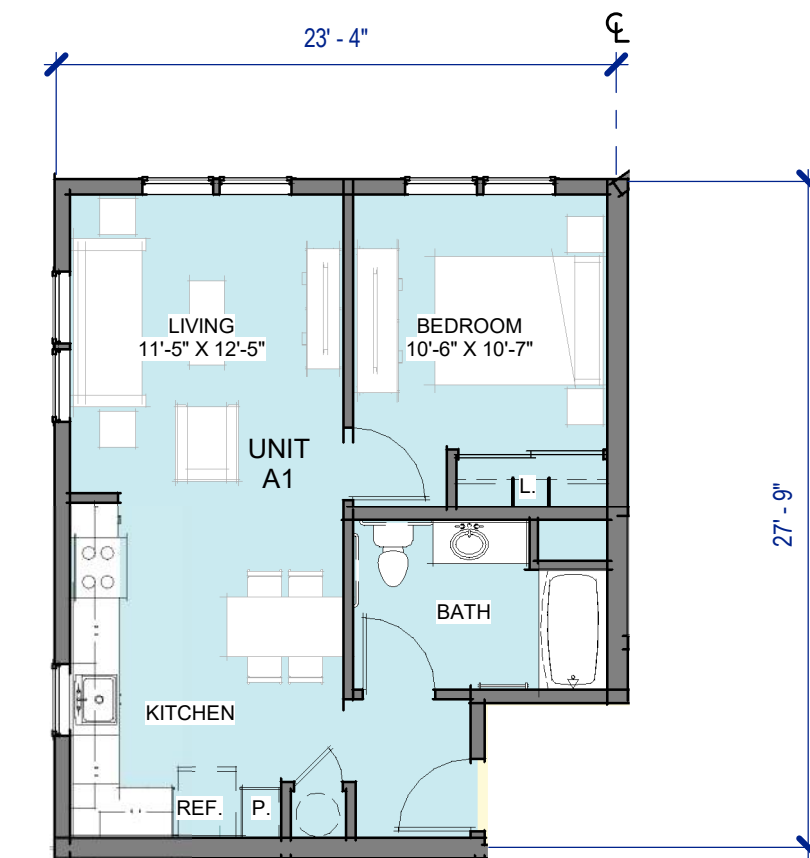
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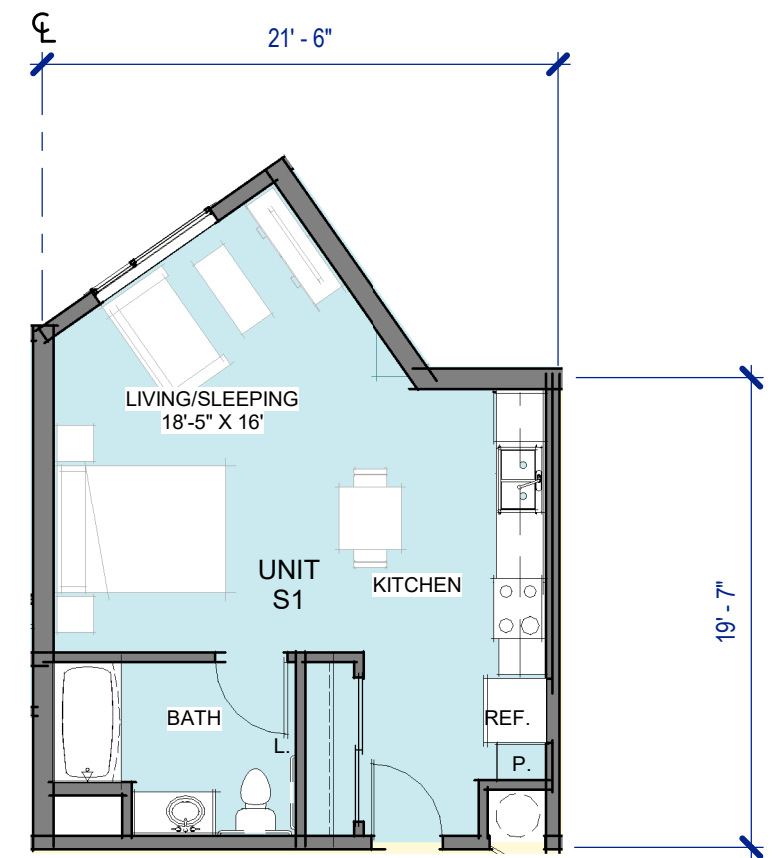
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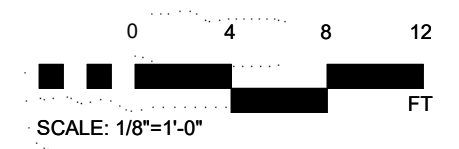
628 S.F. UNIT A1.1 | 3
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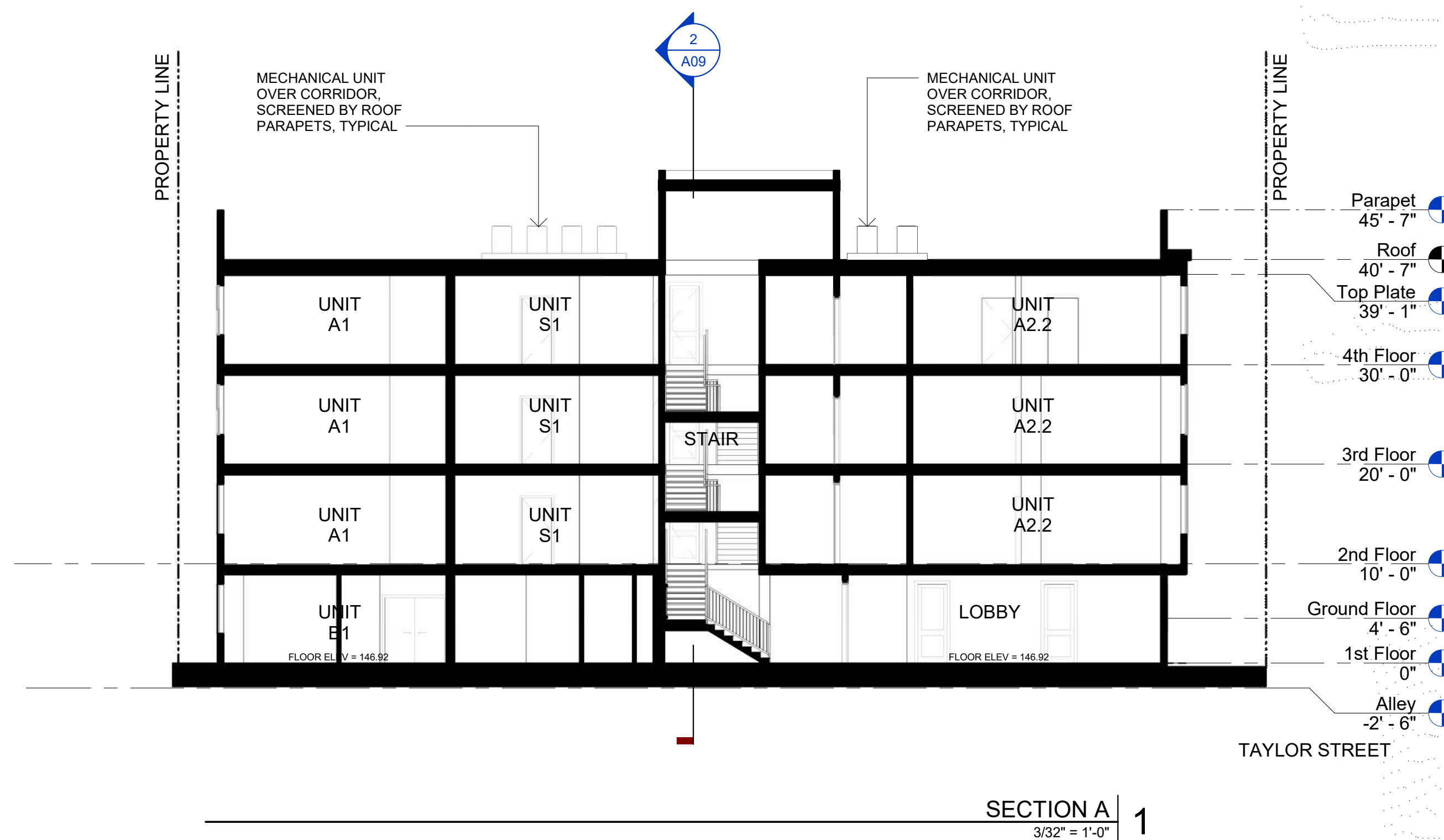
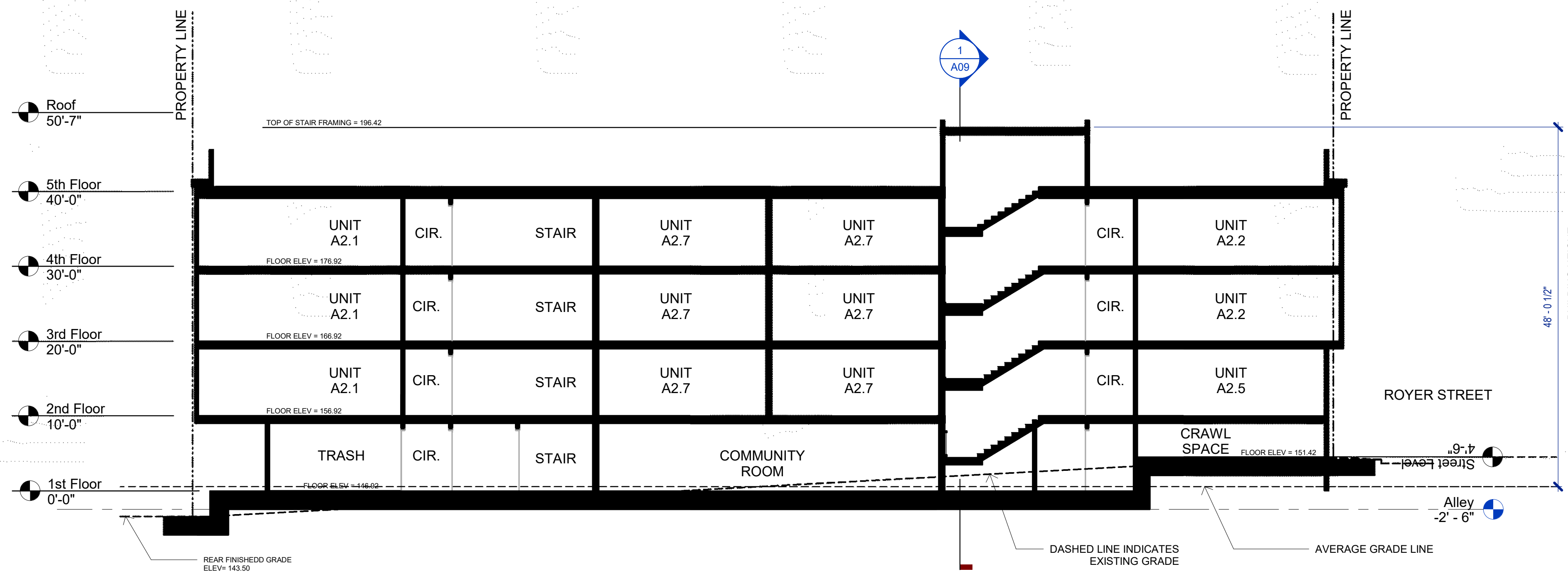


614 S.F. UNIT A1 | 2
6 OCCURANCES 1/8" = 1'-0"



626 S.F. UNIT S1 | 1
7 OCCURANCES 1/8" = 1'-0"





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	SIZE (HxW)
	<i>Cercis occidentalis</i> Western Redbud Multi-trunk	24"box	V. Low	4	15' X 15'
	<i>Citrus reticulata</i> Mandarin Orange	15 gal	Med	4	20' X 12'
	<i>Pittosporum tenuifolium</i> 'Silver Sheen' Silver Sheen Tawhiwhi	15 gal	Med	6	12' X 6'
	<i>Quercus lobata</i> Valley Oak	24"box	Low	17	35' X 35'

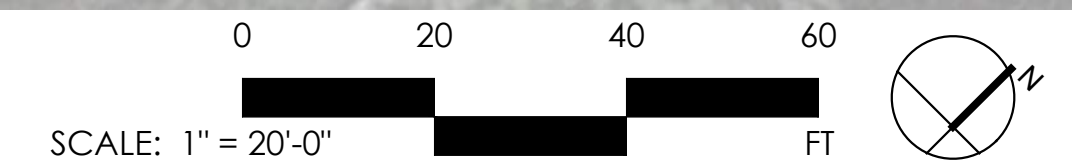
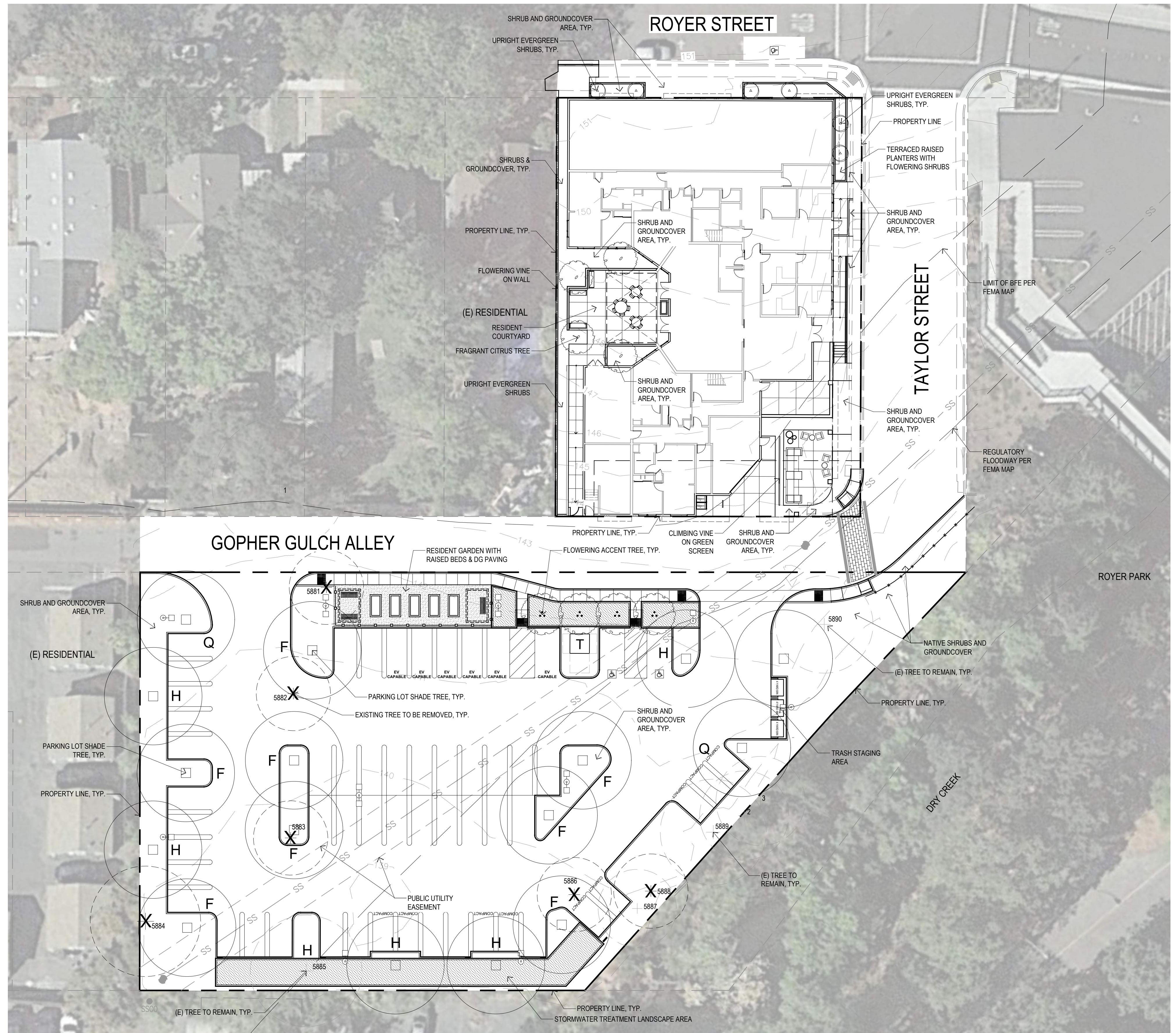
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	SIZE (HxW)
	<i>Anigozanthos</i> 'Kanga Red' Kanga Red Kangaroo Paw	5 gal	Low	12" X 2'
	<i>Bouteloua gracilis</i> Blue Grama	5 gal	Low	18" X 18"
	<i>Bulbine frutescens</i> Stalked Bulbine	5 gal	Low	18" X 18"
	<i>Cistus</i> x 'Bennett's White' Bennet's White Rockrose	5 gal	Low	5' X 5'
	<i>Epiobium canum</i> California Fuchsia	5 gal	Low	2' X 3'
	<i>Helictotrichon sempervirens</i> Blue Oat Grass	1 gal	Low	3' X 2'
	<i>Loropetalum chinense</i> 'Purple Pixie' Purple Pixie Loropetalum	5 gal	Mod	2' X 4'
	<i>Mahonia eurybracteata</i> 'Soft Caress' Soft Caress Mahonia	5 gal	Low	3' X 4'
	<i>Olea europaea</i> 'Little Ollie' TM Little Ollie Olive	5 gal	Low	5' X 5'
	<i>Pennisetum orientale</i> 'Karley Rose' Oriental Fountain Grass	5 gal	Low	3' X 3'
	<i>Raphiolepis indica</i> 'Clara' Indian Hawthorn	5 gal	Mod	4' X 4'
	<i>Salvia leucantha</i> Mexican Bush Sage	5 gal	Low	3' X 3'

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING
	<i>Arcostaphylos uva-ursi</i> 'Point Reyes' Kinnikinnick	1 gal	Low	48" o.c.
	<i>Baccharis pilularis</i> Coyote Brush	1 gal	Low	60" o.c.
	Biofiltration Sod Biofiltration Sod	sod	Low	
	<i>Epiobium canum</i> 'Everett's Choice' Everett's California Fuchsia	1 gal	Low	48" o.c.
	<i>Rosa</i> x 'Meizorland' White Drift Rose	1 gal	Low	24" o.c.

NOTE:
 1. BIOTREATMENT PLANTERS TO BE PLANTED WITH BIOFILTRATION SOD.
 2. LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER ACCORDING TO HYDROZONES.
 3. LANDSCAPE AND IRRIGATION DESIGN TO MEET MWELO REQUIREMENTS.

SHADE CALCULATION

Tree Species	Tree Siz	Coverage Qty	Area	Shade Total
<i>Quercus lobata</i>	Full	8	962	7,696
	Three-Qtrs	0	722	0
	Half	6	481	2,886
	Quarter	2	241	482
	Total			11,064
Total Tree Shaded Area Provided				11,064
Percent of Parking Shaded				61.4%
Total Parking Area				18,015



APPENDIX 2 – TREE INFORMATION DATA

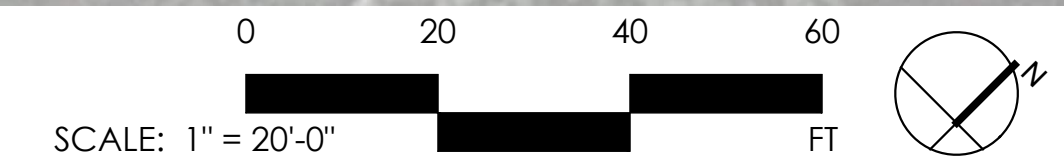
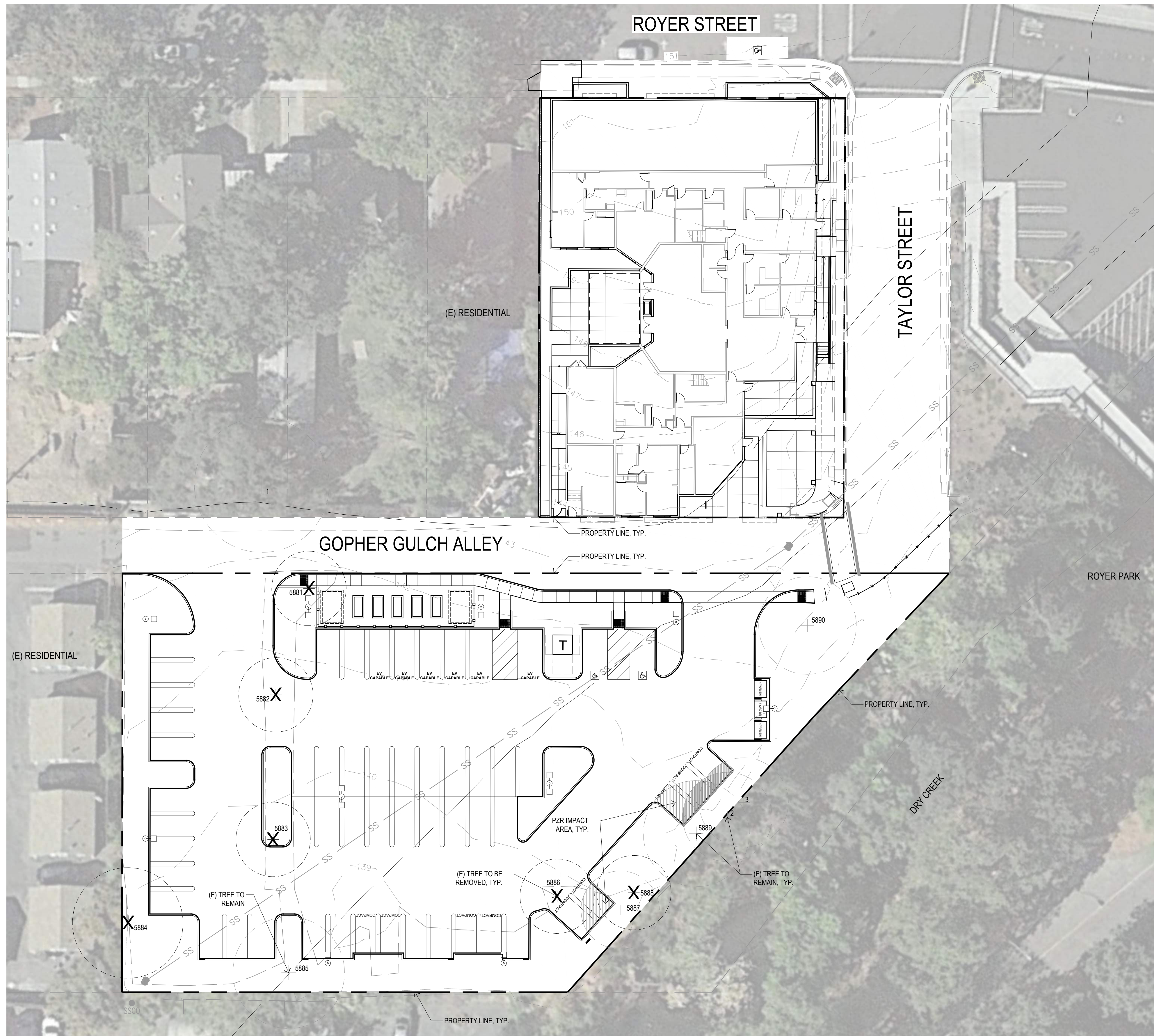
Field Tag #	Protected By Code	Off Site	Species Common Name	Species Botanical Name	DBH, Multi-Stem	Total DBH	Measured at	Canopy Radius	Arborist Rating	Field Notes
1	Yes	Yes	Valley oak	Quercus lobata	20	20	54	24	3 Fair - Minor Problems	offsite oak, branches lean 10' south over property line.
2	Yes	Undetermined	Valley oak	Quercus lobata	10	10	54	16	3 Fair - Minor Problems	fair base, on steep slope, good structure and vigor, canopy branches lean 2' over fence west.
3	Yes	Undetermined	Valley oak	Quercus lobata	7	7	54	16	2 Major Structure or Health Problems	fair base, on very steep eroding slope, poor structure, leans heavy northwest, canopy branches lean 3' over fence, low vigor, good base, flare, and trunk, good canopy structure, slightly sparse canopy top, good vigor.
5881	? Street Tree	No	chinese elm	Ulmus parvifolia	20.5	10	54	30	3 Fair - Minor Problems	multi stem at grade with heavy debris in multi stem union, dense low branches starting at grade, crossing stems, fair vigor.
5882	No	No	chinese elm	Ulmus parvifolia	11, 8, 8, 8, 6	41	54	23	2 Major Structure or Health Problems	mature sprouts to grade, high amount of small dead branches, canopy leans north, fair/low vigor, unbalanced base west, closed vertical inclusion with flared dead bark on trunk, fair canopy structure, fair vigor.
5883	No	No	Chinese Tallow	Triadica sebifera	11	11	54	17	2 Major Structure or Health Problems	mature sprouts to grade, high amount of small dead branches, canopy leans north, fair/low vigor, unbalanced base west, closed vertical inclusion with flared dead bark on trunk, fair canopy structure, fair vigor.
5884	No	No	Tree of Heaven	Allanthus altissima	11	11	54	15	2 Major Structure or Health Problems	mature sprouts to grade, high amount of small dead branches, canopy leans north, fair/low vigor, unbalanced base west, closed vertical inclusion with flared dead bark on trunk, fair canopy structure, fair vigor.

Field Tag #	Protected By Code	Off Site	Species Common Name	Species Botanical Name	DBH, Multi-Stem	Total DBH	Measured at	Canopy Radius	Arborist Rating	Field Notes
5885	No	No	chinese elm	Ulmus parvifolia	24	24	48	45	3 Fair - Minor Problems	good base, codom at 6', 8" long lateral canopy stem leans north over parking lot, fair vigor.
5886	No	No	chinese elm	Ulmus parvifolia	18	18	54	35	2 Major Structure or Health Problems	good base, leans moderately north over parking lot, fair structure and vigor.
5887	Yes	Undetermined	Valley oak	Quercus lobata	8.5	8	54	14	3 Fair - Minor Problems	good base, small branches on trunk, canopy leans west, fair structure, good vigor.
5888	No	Undetermined	American elm	Ulmus americana	15.5	15	54	15	2 Major Structure or Health Problems	good base, sprouts on trunk, 8" codom stem failure scar on trunk at 12' south, fair vigor.
5889	Yes	Undetermined	Valley oak	Quercus lobata	11, 6, 5	22	54	19	3 Fair - Minor Problems	multi stem at grade, fair base, most of canopy leans west over parking lot, fair structure and vigor.
5890	No	No	chinese elm	Ulmus parvifolia	21.5	21	48	40	3 Fair - Minor Problems	fair base, flare shape, leans moderately south, canopy branches lean west over parking lot, fair vigor.

** TREE INVENTORY DATA FROM PRELIMINARY ARBORIST REPORT, DATED MAY 5, 2022, PREPARED BY CALTLC, INC.

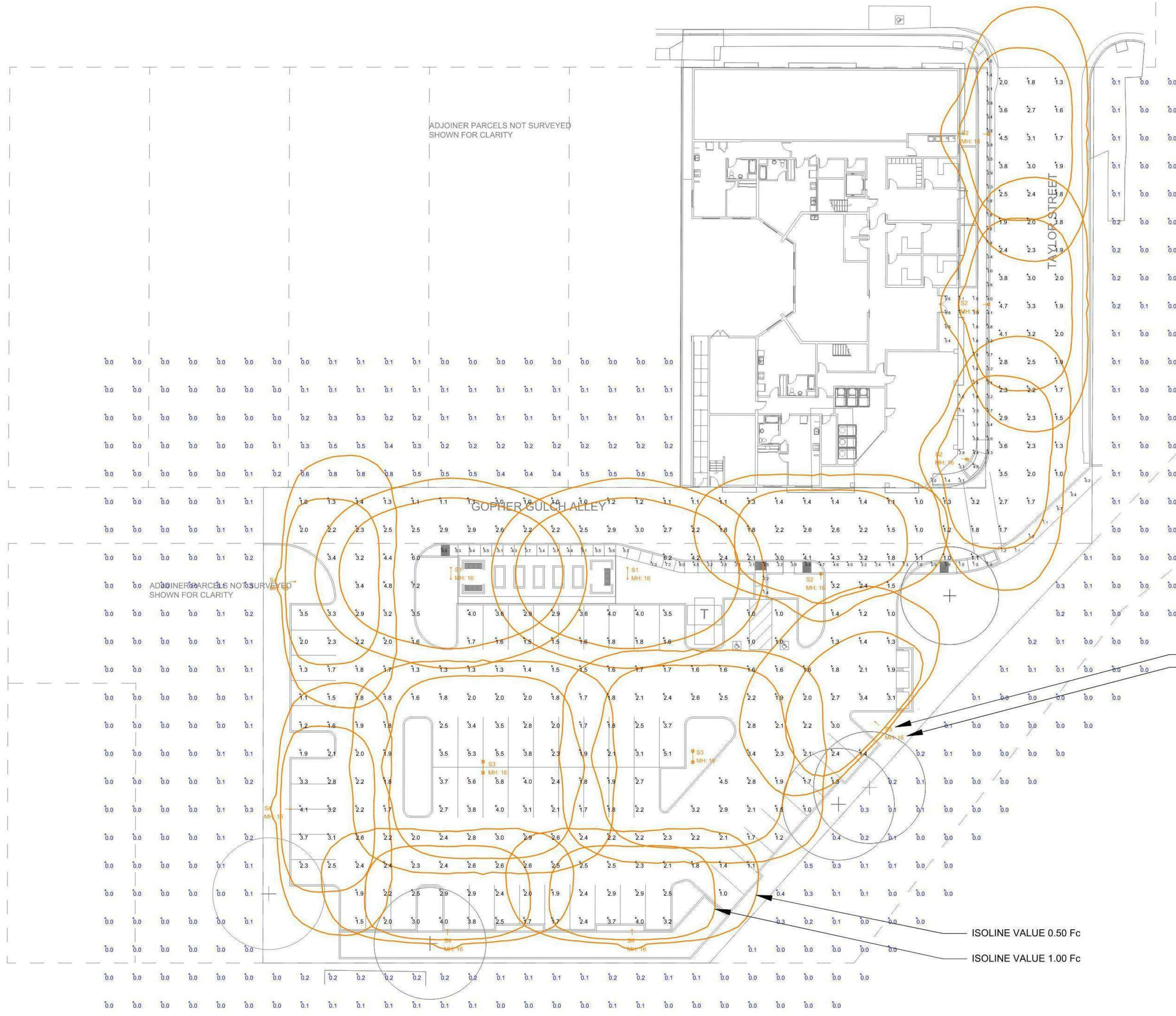
PZR IMPACT ANALYSIS

TREE SPECIES	TREE #	CANOPY RADIUS (FT)	CANOPY AREA	IMPACT TO PZR	% OF IMPACT
Quercus lobata	5887	14	615 SF	120 SF	19%
Quercus lobata	5889	19	1134 SF	207 SF	18%
Quercus lobata	2	16	804 SF	121 SF	15%
Quercus lobata	3	16	804 SF	83 SF	10%



Luminaire Schedule							
Scene: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	2	S1	Back-Back	GARDCO P15-C-A04-840-T2S-AR1-UNV	8541	0.900	P15-C-A04-840-T2S.ies
	4	S2	SINGLE	GARDCO P15-C-A04-840-T3M-AR1-UNV	7430	0.900	P15-P-A04-840-T3M.ies
	2	S3	Back-Back	GARDCO P15-C-A04-840-T3M-AR1-UNV	7430	0.900	P15-P-A04-840-T3M.ies
	4	S4	SINGLE	GARDCO P15-C-A04-840-T3M-AR1-UNV-HIS	6218	0.900	P15-P-A04-840-T3M-HIS.ies
	1	S5	SINGLE	GARDCO P15-C-A04-840-T4S-AR1-UNV-HIS	6486	0.900	P15-P-A04-840-T4S-HIS.ies

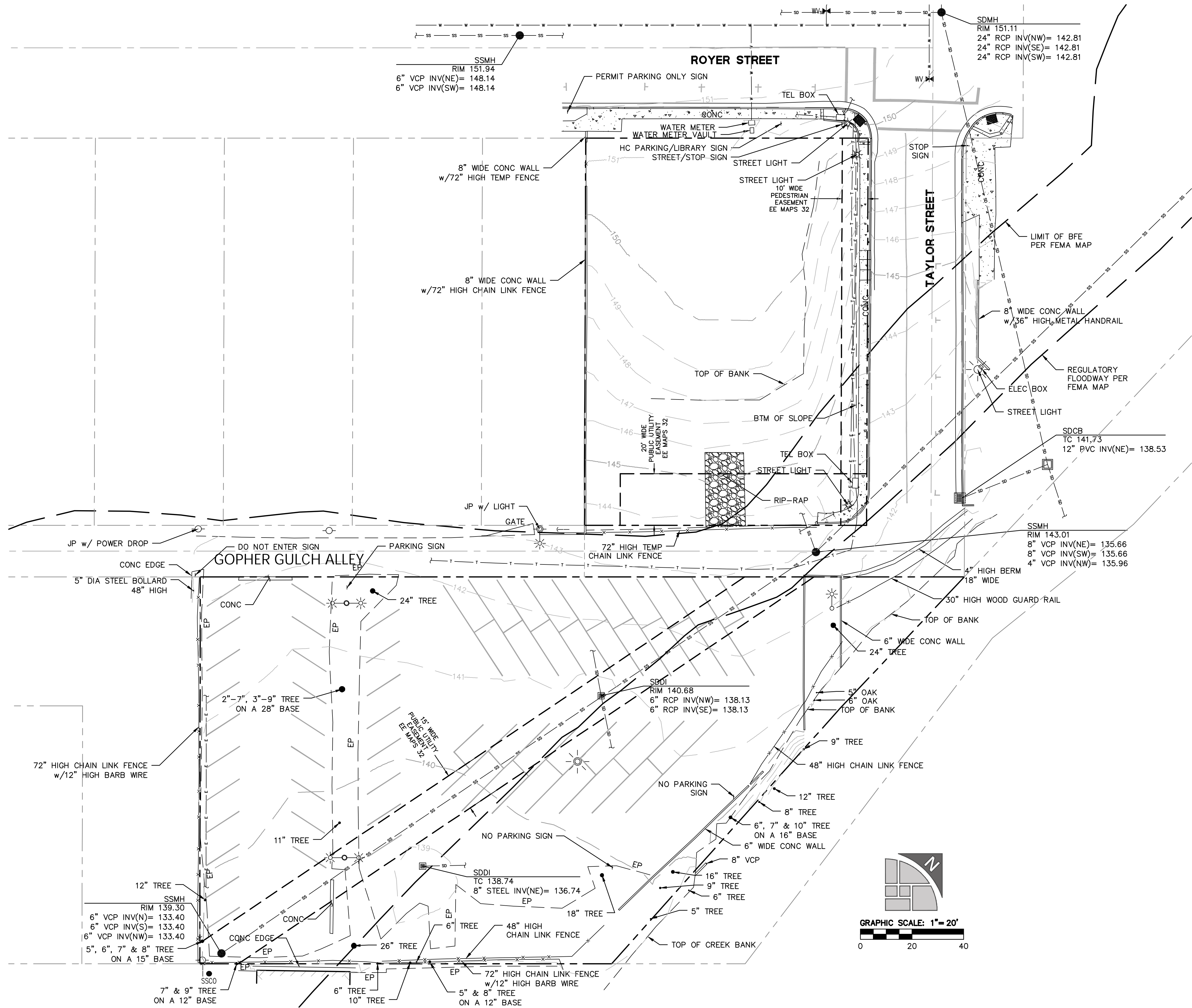
Calculation Summary							
Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	2.35	7.2	1.0	2.35	7.20
SPILL	Illuminance	Fc	0.07	0.8	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	2.76	7.2	0.2	13.80	36.00



FIXTURE LABEL; SEE FIXTURE SCHEDULE FOR DETAILS
 FIXTURE MOUNTING HEIGHT (MH); BOTTOM OF LENS TO GRADE (U.O.N.)

ISOLINE VALUE 0.50 Fc
 ISOLINE VALUE 1.00 Fc

LIGHTING PLAN - PHOTOMETRIC ANALYSIS
 SCALE: 1"=20'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

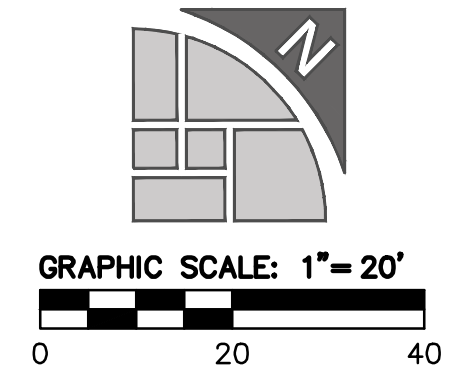


ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALTIC CONCRETE
BC	BEGIN OF CURVE
BTM	BOTTOM
BW	BACK OF WALK
CL	CENTERLINE
COM	COMMUNICATION
CONC	CONCRETE
COR	CORNER
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
E	ELECTRIC
EB	ELECTRIC BOX
EC	END OF CURVE
ELEV	ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND ELEVATION
HCR	HANDICAP RAMP
INV	INVERT ELEVATION
JP	JOINT POLE
LG	LIP OF GUTTER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SDMH	STORM DRAIN MANHOLE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SSCO	SANITARY SEWER CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER, WATERLINE
W/	WITH
WM	WATER METER
WV	WATER VALVE

LEGEND

SYMBOL	DESCRIPTION
---	FENCE LINE
---	ELECTRICAL LINE
---	TELEPHONE LINE
☀	AREA LIGHT - 24" DIAMETER BASE
☀	AREA LIGHT - 24" DIAMETER BASE
☀	AREA LIGHT - 24" DIAMETER BASE
?	CONTINUATION
+	FIRE HYDRANT
○	JOINT POLE
—	GUY WIRE
●	SANITARY SEWER CLEANOUT
●	SANITARY SEWER MANHOLE
●	STORM DRAIN MANHOLE
■	STORM DRAIN CATCH BASIN
■	STORM DRAIN DROP INLET
⊕	WATER VALVE



ROYER ST

TAYLOR ST

LIMIT OF BFE PER FEMA MAP

REGULATORY FLOODWAY PER FEMA MAP

RAMP WITH HANDRAILS

RAMP WITH HANDRAILS

RAMP WITH HANDRAILS

STAIRS WITH HANDRAILS

FLOW THROUGH PLANTER

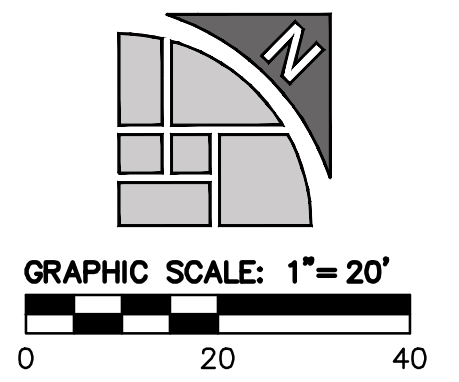
ACCESSIBLE PARKING STALLS

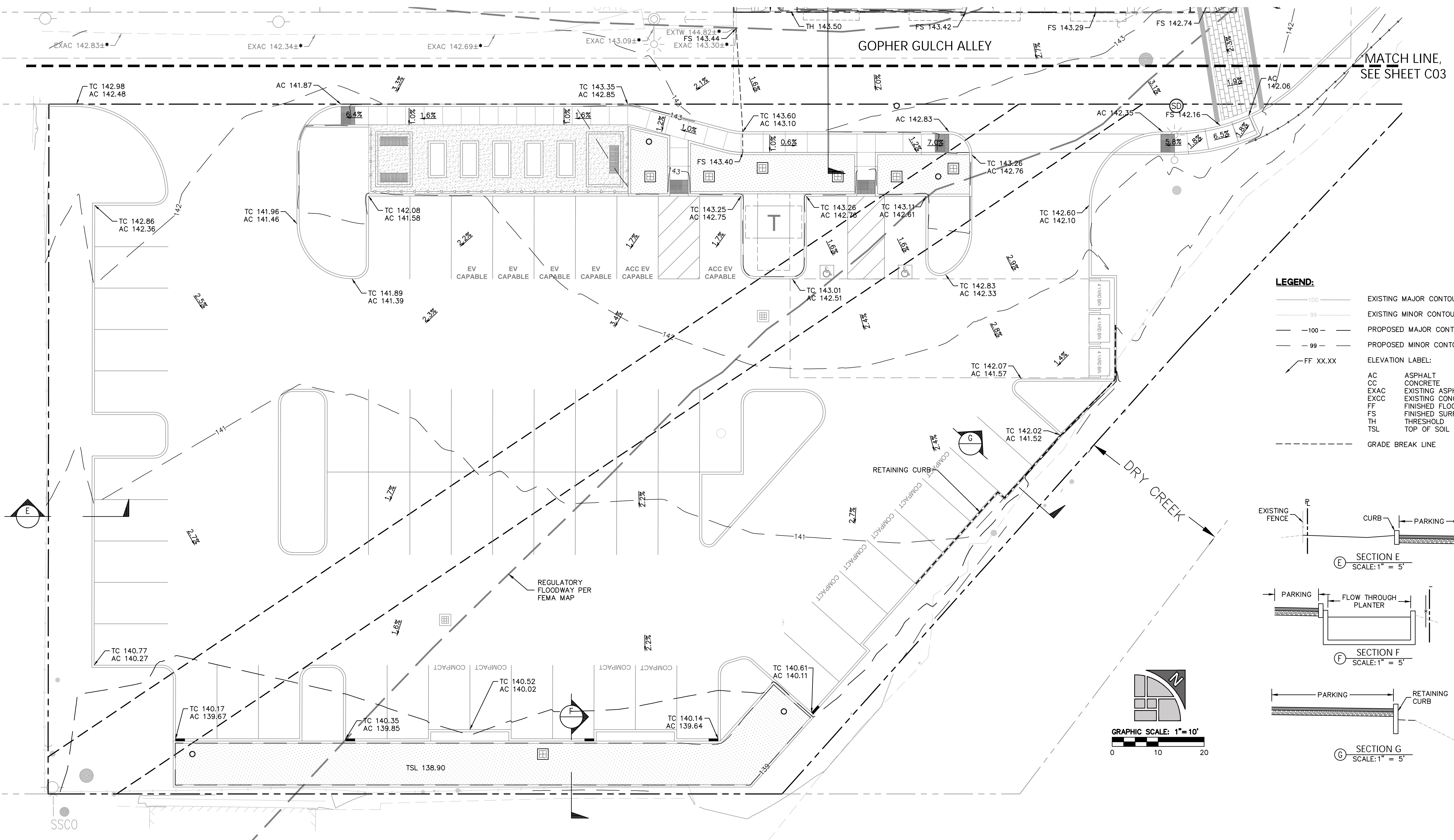
REGULATORY FLOODWAY PER FEMA MAP

DRY CREEK

FLOW THROUGH PLANTER

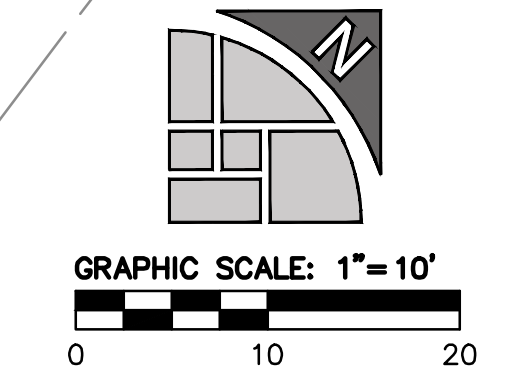
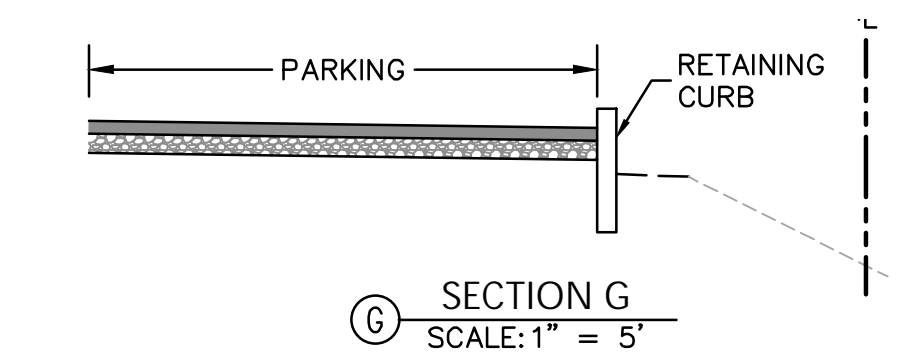
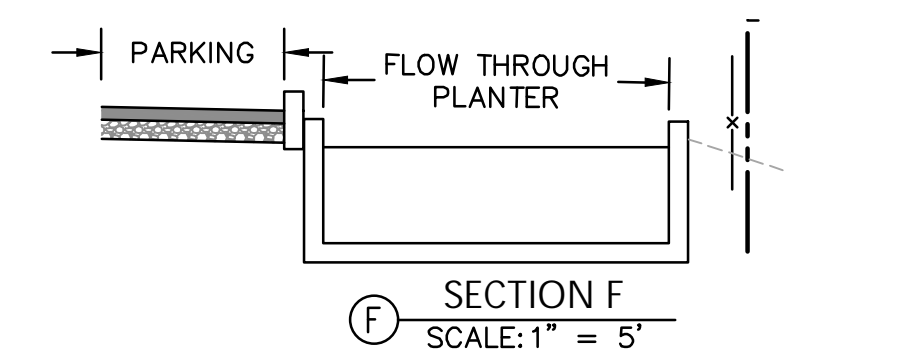
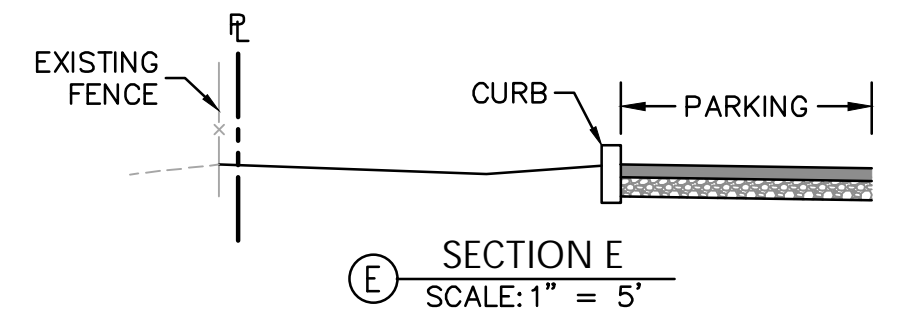
CURB CUT, TYP

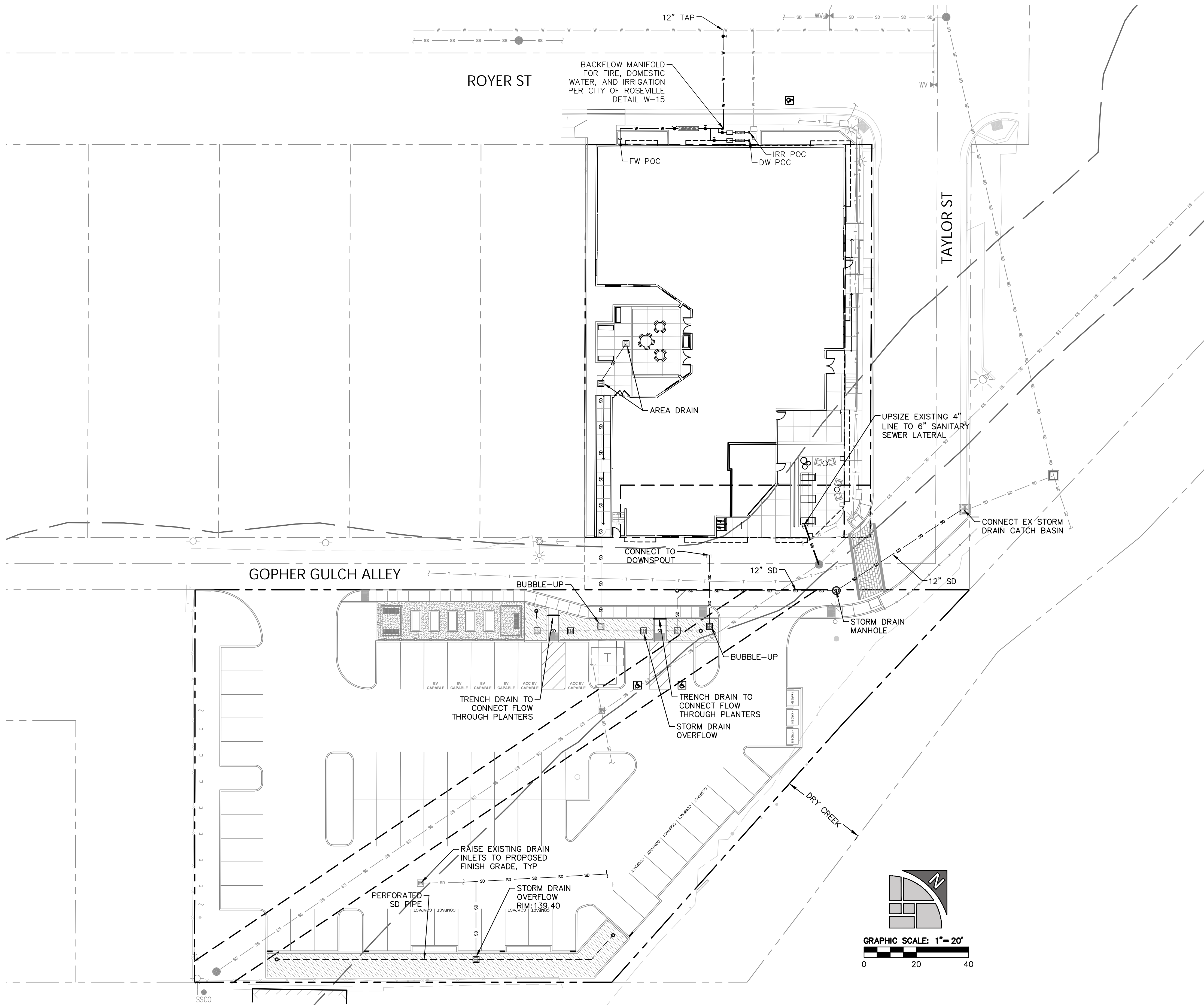




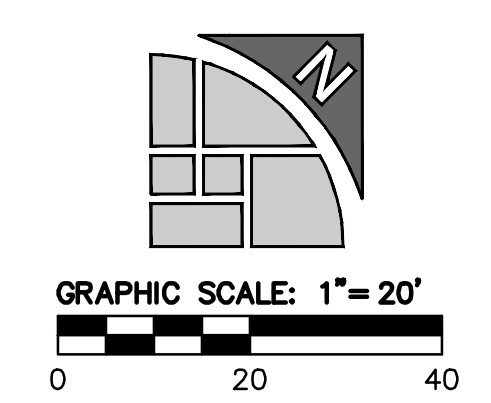
LEGEND:

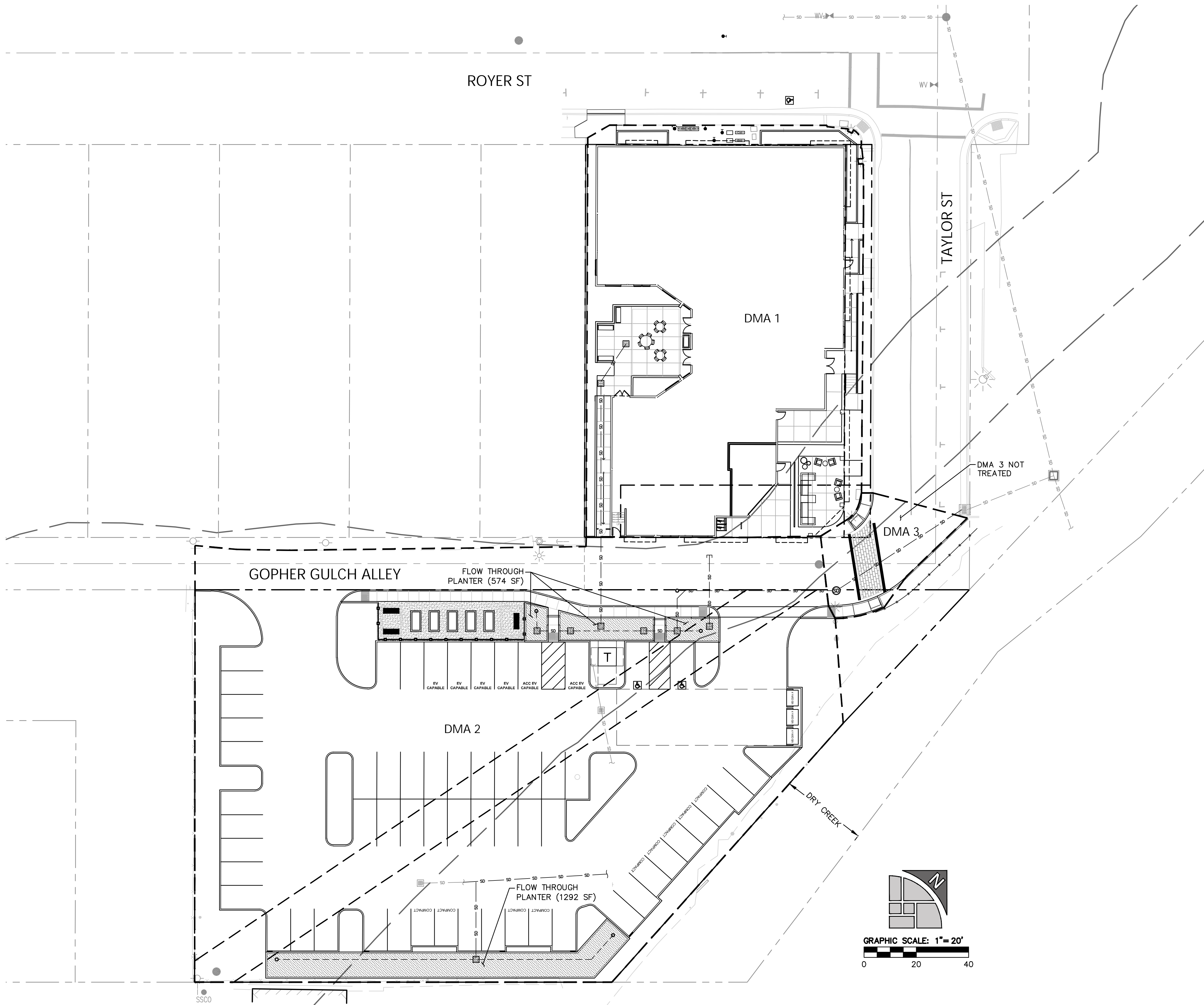
— 100 —	EXISTING MAJOR CONTOUR
— 99 —	EXISTING MINOR CONTOUR
- - - 100 - - -	PROPOSED MAJOR CONTOUR
- - - 99 - - -	PROPOSED MINOR CONTOUR
FF XX.XX	ELEVATION LABEL:
AC	ASPHALT
CC	CONCRETE
EXAC	EXISTING ASPHALT
EXCC	EXISTING CONCRETE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
TH	THRESHOLD
TSL	TOP OF SOIL LAYER
- - - - -	GRADE BREAK LINE





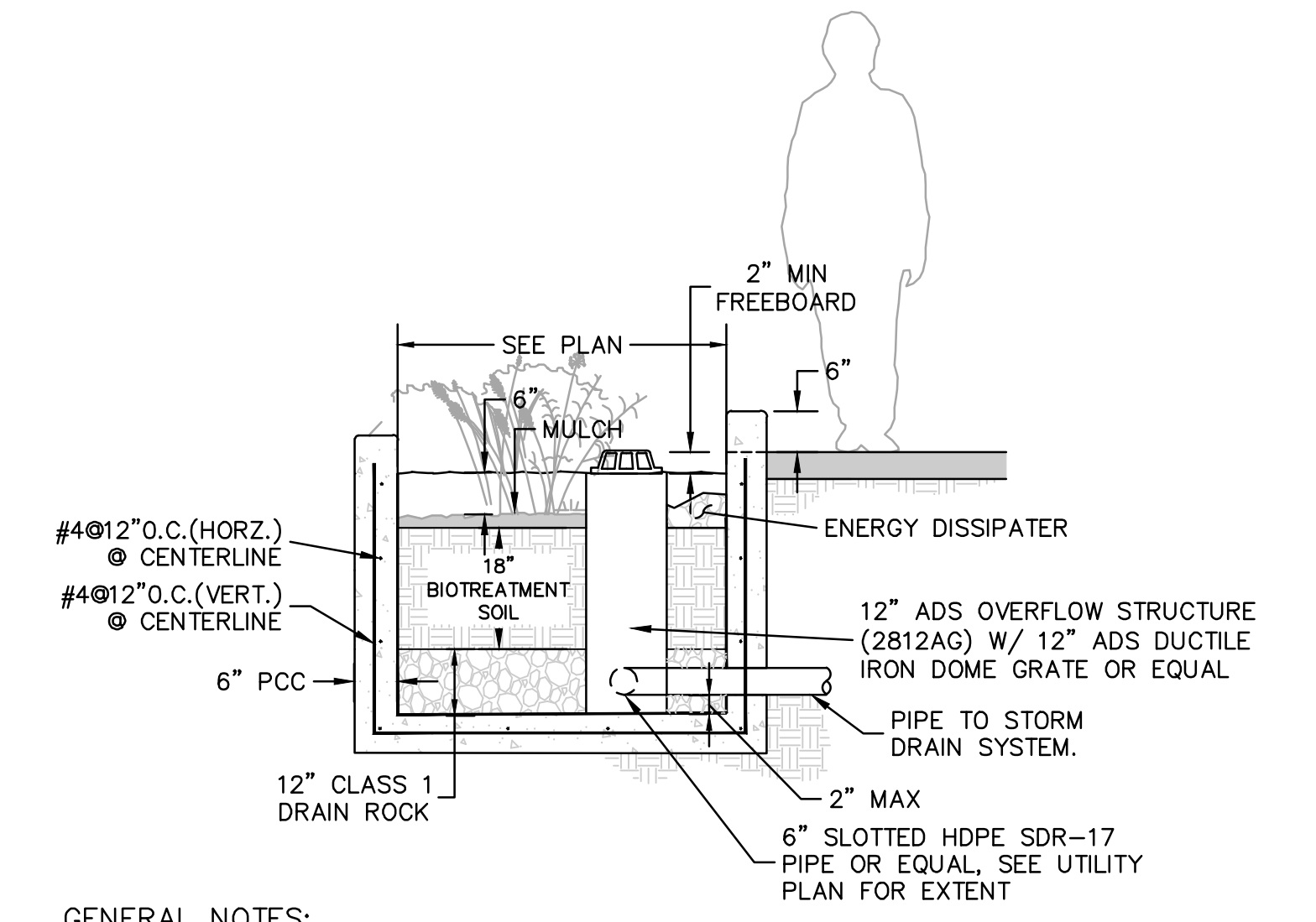
UTILITY SCHEDULE	
PIPING	
SYSTEM:	MATERIAL
WATER (DOMESTIC)	PVC C900
WATER (FIRE)	PVC C900
STORM DRAIN	PVC SDR-35
STORM SUB DRAIN/PERF PIPE	PVC SDR-35
SANITARY SEWER	VCP





STORMWATER TREATMENT SIZING SUMMARY TABLE						
[DMA] NAME	Treatment Type	DMA Area (sf)	DMA Area (acres)	Pervious Area (sf)	Impervious Area (sf)	Available Bioretention Area (sf)
DMA 1	FTP	16444	0.378	1882	14562	585
DMA 2	FTP	36889	0.847	8905	27984	1292
DMA 3	Not Treated	1520	0.035	27	1493	-
TOTAL		54853	1.259	10814	44039	1877

FTP: Flow through planter



- GENERAL NOTES:**
- SAND SHALL BE FREE OF WOOD, WASTE, COATING SUCH AS CLAY, STONE DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHALL BE NONPLASTIC. SAND SHALL COMPLY WITH ASTM C33 FOR FINE AGGREGATE.
 - DRAIN ROCK LAYER SHALL CONSIST OF CLASS 1 TYPE A PERMEABLE MATERIAL PER CALTRANS SPECIFICATION SECTION 68-2.02.
 - TOP SOIL SHALL CONSIST OF MULCH OR LARGE BARK AND SHALL RESIST FLOATING.
 - BIOTREATMENT SOIL LAYER SHALL CONSIST OF A UNIFORM MIX OF 60%-70% CONSTRUCTION SAND AND 30%-40% COMPOST, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECT AND FREE OF NOXIOUS WEED.