

SHEA ROSEVILLE

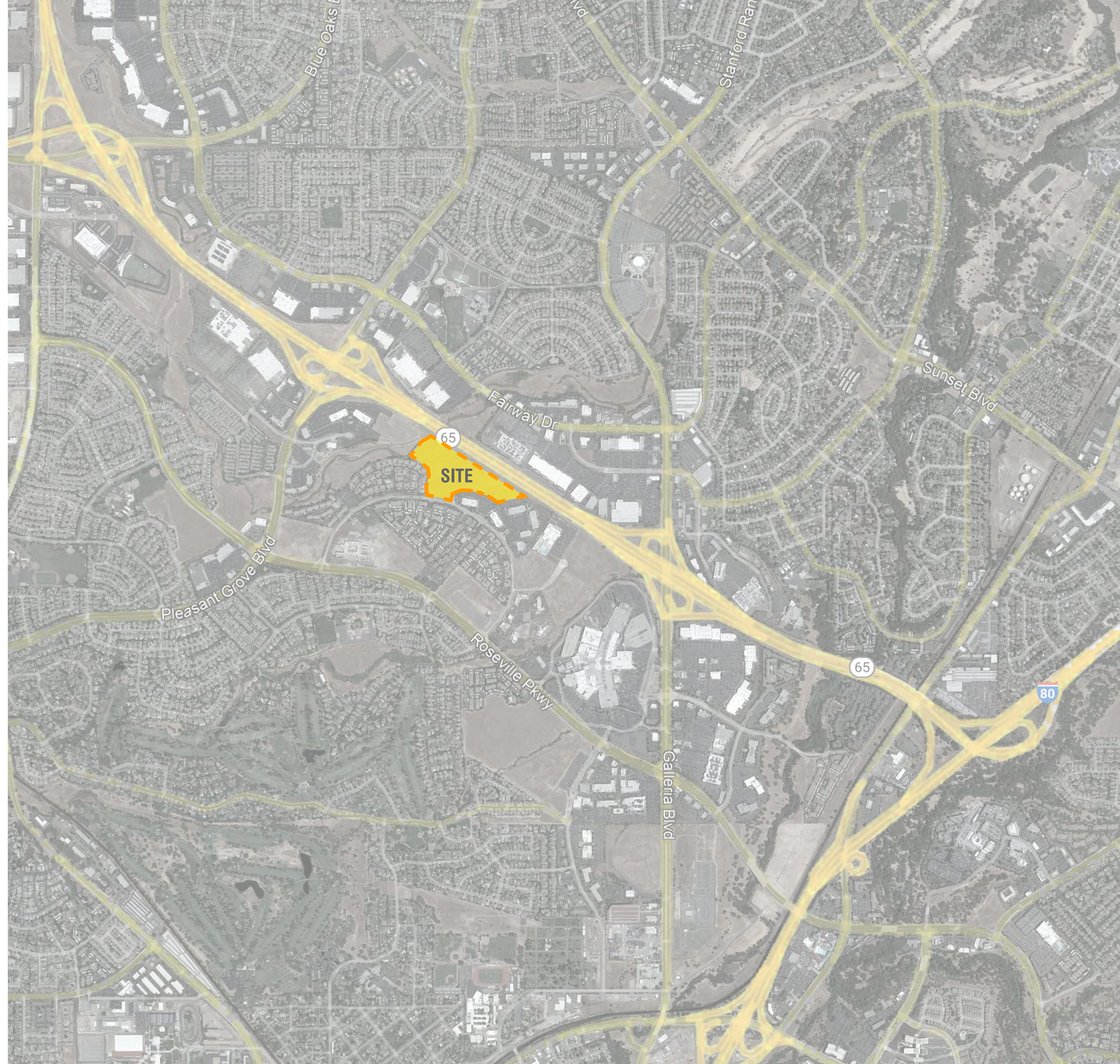
572 GIBSON DR.

ENTITLEMENT 4TH SUBMITTAL

DECEMBER 15, 2023

LIST OF CHANGES:

- REMOVED DECK SF FROM UNIT SUMMARY (SEE SHEET G-1.1)
- ADDED ELEVATION COLOR SCHEME II (SEE SHEET A-2.4, 2.5, 3.3, 4.4, 4.5, 5.3, & 8.2)
- ROOF FORM SIMPLIFY (SEE ELEVATION SHEETS & ROOF PLAN SHEETS)
- ROOF SLOPE CHANGE (SEE ELEVATION SHEETS, ROOF PLAN SHEETS & SECTION SHEETS)
- 2ND AND 3RD LEVEL WINDOW HEIGHT CHANGE (SEE ELEVATION SHEETS)
- GROUND LEVEL PATIO DOOR CHANGE (SEE FLOOR PLAN SHEETS & ELEVATION SHEETS)
- LEASING BUILDING PLAN REVISION WITH MAIL ROOM ADDED (SEE SHEET A-6.1)
- MINOR BUILDING PLAN ADJUSTMENTS PER PROJECT DEVELOPMENT (SEE FLOOR PLAN SHEETS)



PROJECT DESCRIPTION

The proposed 100% affordable project will consist of 356 rental apartment on approximately 19.5 gross acres of vacant land bounded by hwy 65 in the north and Gibson Dr. in the south, neighboring with office buildings in the southeast and a multi-family residential community in the south west. 12 of 24-plex 3-story type VA residential buildings in two different building types, 2 of 12-plex 3-story type VA residential buildings in one building type, 4 of 11-plex 3-story type VA residential buildings in one building type, a single-story type VA leasing building and a type VB fitness buildings with a community pool are proposed. 3 laundry rooms with 10, 10 and 8 stacks of washer/dryers each are built on the ground floor in the residential buildings spreading on site. 628 parking spaces are provided.

INDEX

COVER SHEET

GENERAL:

- G-1.1 PROJECT DATA AND SHEET INDEX
- G-1.2 PERSPECTIVE VIEW

ARCHITECTURE:

- A-1.1 ARCHITECTURAL SITE PLAN
- A-1.2 EXHIBIT - SITE ACCESSIBILITY
- A-1.3 EXHIBIT - BUILDING ELEVATION
- A-2.1 BUILDING A - FLOOR PLAN & ROOF PLAN
- A-2.2 to A-2.5 BUILDING A - ELEVATIONS
- A-2.6 BUILDING A - SECTIONS
- A-3.1 BUILDING A1 - FLOOR PLAN & ROOF PLAN
- A-3.2 & A-3.3 BUILDING A1 - ELEVATIONS
- A-3.4 BUILDING A1 - SECTIONS
- A-4.1 BUILDING B - FLOOR PLAN & ROOF PLAN
- A-4.2 to A-4.5 BUILDING B - ELEVATIONS
- A-4.6 BUILDING B - SECTIONS
- A-5.1 BUILDING B1 - FLOOR PLAN & ROOF PLAN
- A-5.2 & A-5.3 BUILDING B1 - ELEVATIONS
- A-5.4 BUILDING B1 - SECTIONS
- A-6.1 AMENITY BUILDINGS - FLOOR PLAN
- A-6.2 AMENITY BUILDINGS - ROOF PLAN
- A-6.3 LEASING BUILDING - ELEVATIONS
- A-6.4 FITNESS BUILDING - ELEVATIONS
- A-6.5 AMENITY BUILDINGS - SECTIONS
- A-7.1 to A-7.4 UNIT PLANS
- A-8.1 & A-8.2 MATERIAL BOARD

LANDSCAPE:

- L-1 CONCEPTUAL LANDSCAPE PLAN
- L-2 REC CENTER & ENTRY + POCKET PARK A
- L-3 POCKET PARKS C & D + TYPICAL PASEO ENLARGEMENT
- L-4 TOT LOT ENLARGEMENT + POCKET PARK B
- L-5 PARKING SHADE CALCULATIONS
- L-6 CONCEPTUAL SITE LIGHTING PLAN
- L-7 CONCEPTUAL SITE LIGHTING CUT SHEETS
- L-8 CONCEPTUAL MASTER PLANT LEGEND
- L-9 WALL AND FENCE SCHEDULE
- L-10 SCREENING FENCE AND HEDGE

PHOTOMETRIC:

- E-1.0 SITE LIGHTING PHOTOMETRIC PLAN
- E-2.0 SITE LIGHTING FIXTURE SPECIFICATIONS

CIVIL:

- C-1 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-2 CONCEPTUAL WATER PLAN
- C-3 CONCEPTUAL SEWER PLAN
- C-4 CONCEPTUAL STORM WATER MANAGEMENT PLAN
- C-5 CONCEPTUAL SITE CROSS SECTIONS
- C-6 CONCEPTUAL EMERGENCY ACCESS & FIRE DEPARTMENT PLAN

PROJECT TEAM

OWNER:

Shea Properties

SHEA PROPERTIES
2630 Shea Center Drive P: 925.245.3650
Livermore, CA 94551 www.sheaproperties.com
Contact: Jeff Melrose jeff.melrose@sheaproperties.com

ARCHITECT:



TCA Architects
18821 Bardeen Ave. P: 949.862.0270
Irvine, CA 92612 www.tca-arch.com
Contact: Paul Anderson panderson@tca-arch.com

CIVIL ENGINEER:



TLA Engineering & Planning P: 916.786.0685
1504 Eureka Road, Suite 110 P: 916.462.8944
Roseville, CA 95661 www.tla-inc.com
Contact: Brad Shirhall bshirhall@tla-inc.com

LANDSCAPE ARCHITECT:



C2 Collaborative P: 949.366.6624
100 Avenida Miramar P: 949.412.9983
San Clemente, CA 92672 www.c2collaborative.com
Contact: Jack Haden jhaden@c2collaborative.com

PHOTOMETRIC:



SALAS O'BRIEN P: 949.753.1553
4160 Temescal Canyon Rd, St 201 P: 949.356.6170
Corona, CA 92883 www.salasobrien.com
Contact: Victor Becerra victor.becerra@salasobrien.com

VICINITY MAP



PROJECT SUMMARY

SITE INFORMATION		DEVELOPMENT PARAMETERS	
		Existing/Required	Proposed/Provided
ASSESSOR PARCEL #	363-011-002 363-011-003 363-011-004 363-011-005 363-011-007	ZONING	HDR-R3 HDR-R3
ADDRESS	572 Gibson Dr. Roseville, CA 95678	SETBACKS	Front (Street) 20'-0" min. Sides (Street) 20'-0" min. Sides (Interior) 5'-0" min. Rear 20'-0" min.
SITE AREA (GROSS)	19.51 Acres	BLDG CONSTRUCTION TYPE	-
SITE AREA (NET)*	17.35 Acres	BLDG HEIGHT	45' max. +/- 45'
* Excluding bike trail and access road easement		LOT COVERAGE (BASED ON NET SITE AREA)	50% max. 19.9%
		NUMBER OF UNITS	356
		DENSITY (BASED ON NET SITE AREA)	20.5 DU/AC

RESIDENTIAL BUILDING SUMMARY				
BUILDING TYPE	# of Unit Per Building	GSF Per Building	Total # Building	Total GSF
BUILDING A	24 Plex	23,766 SF	5	118,830 SF
BUILDING B	24 Plex	26,541 SF	7	185,788 SF
BUILDING A-1	11/12 Plex	11,960 SF	2	23,920 SF
BUILDING B-1	11/12 Plex	13,377 SF	4	53,506 SF
TOTAL			18	382,044 SF

UNIT SUMMARY				
UNIT TYPE	Average Unit SF*	Total # Units	Unit Mix	Total Net Rent.
1 Bedroom:				
A1	660	122	34.3%	80,520
Subtotal		122	34.3%	80,520
2 Bedrooms:				
B1	933	36	10.1%	33,588
B2	956	42	11.8%	40,152
B2.1	973	12	13.3%	11,676
B2.2	967	54	15.2%	52,218
Subtotal		144	50.4%	137,634
3 Bedrooms:				
C1	1,159	36	10.1%	41,724
C1.1	1,168	54	15.2%	63,072
Subtotal		90	25.3%	104,796
TOTAL	907	356		322,950

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

PARKING SUMMARY_REQ'D PER RMC

Unit Type	# Units	Ratio	Total
1-Bedroom	122	1.5	183
2-Bedroom	144	2.0	288
3-Bedroom	90	2.0	180
Subtotal	356		651

REQUIRED GUEST PARKING 356 0.1 36

Total 687

PARKING SUMMARY_PROVIDED

PER PARKING TYPE	Standard	Compact	Total
Carpools	168	72	240
Open	252	108	360
Accessible	28	-	28
Subtotal	448	180*	628

(1.74 Space/DU)

Motorcycle 16

Total 644

EV PARKING

REQUIRED PER GREEN BUILDING CODE			
	# of Parking	Percentage	Total
EV Capable	628	10%	63
EV Ready	628	25%	157
EV Charger	628	5%	31
TOTAL			251

PROVIDED EV PARKING

Total 251*

* 180 Compact Stalls and 251 EV parking will be provided and dispersed throughout the project site.

AMENITY BUILDING SUMMARY	
LEASING/RESIDENT SERVICE/LOBBY	1,247 SF
MAIL/PACAKGE	801 SF
CLUBROOM	965 SF
FITNESS	1,151 SF
ADULT EDU/COMPUTER LAB	484 SF
POOL SHOWER/RESTROOM/UTIL	631 SF
POOL EQUIPMENT/UTIL/BREAKROOM	988 SF
TOTAL	6,267 SF

FITNESS BLDG GROSS	1,782 SF
LEASING BLDG GROSS	4,485 SF

COMMON AREA SUMMARY

REQUIRED PER TCAC	1,800 SF
PROVIDED	4,452 SF

OPEN SPACE SUMMARY

REQUIRED PER RMC		
SF per unit	# Units	Total
40	356	14,240 SF
PROVIDED		
Pool Courtyard		7,302 SF
Park and Play Area		14,844 SF

LAUNDRY FACILITIES SUMMARY

REQUIRED PER TCAC	27 Set of Washer & Dryer*
PROVIDED	27 Set of Washer & Dryer
* All proposed units include hook-ups for washers and dryers within unit.	

PLAY/RECREATIONAL FACILITIES SUMMARY

REQUIRED PER TCAC	
FOR CHILDREN AGES 2-12 YRS	1,885 SF

PROVIDED	
TOT LOT FOR CHILDREN AGES 2-12 YRS	1,900 SF
FITNESS/CLUB* FOR CHILDREN AGES 13-17 YRS	2,116 SF

* Fitness and clubroom are accessible to minors at all times between 6 am and 10 pm except when the area is reserved for service amenities or special events.

SHEA ROSEVILLE

572 GIBSON DR., ROSEVILLE, CA
TCA # 2021-077



SHEA PROPERTIES

ENTITLEMENT 4TH SUBMITTAL
DECEMBER 15, 2023

(1ST SUBMITTAL ON DECEMBER 20, 2022)

PROJECT DATA & SHEET INDEX

G-1.1



SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TCA # 2021-077

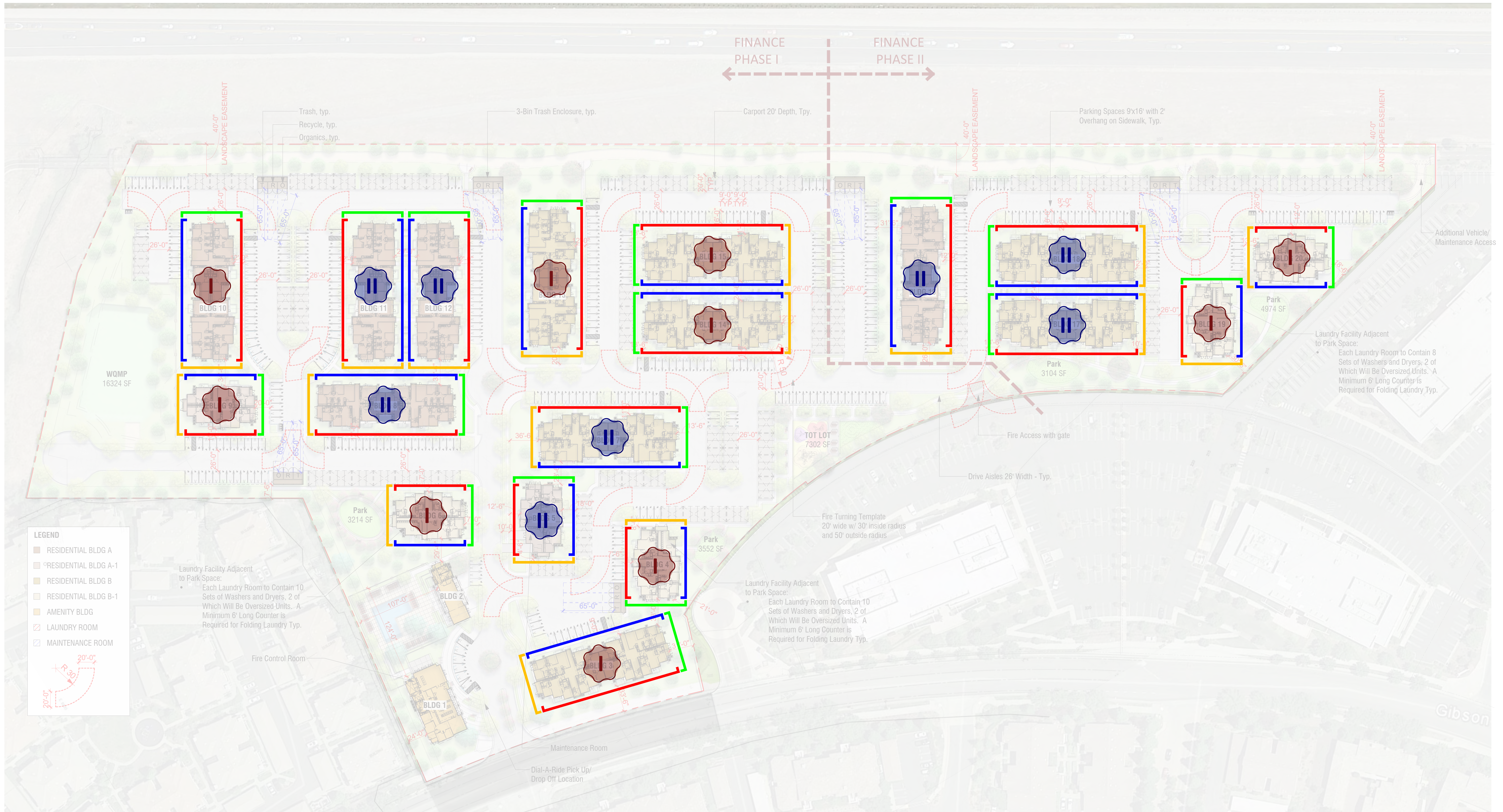


SHEA PROPERTIES

ENTITLEMENT 4TH SUBMITTAL
DECEMBER 15, 2023
(1ST SUBMITTAL ON DECEMBER 20, 2022)

PERSPECTIVE

City of Roseville Approval	G-1.2
----------------------------	-------



LEGEND

- ▬ FRONT ELEVATION
- ▬ REAR ELEVATION
- ▬ SIDE ELEVATION 1
- ▬ SIDE ELEVATION 2
- I ELEVATION COLOR SCHEME I
- II ELEVATION COLOR SCHEME I

SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TCA # 2021-077

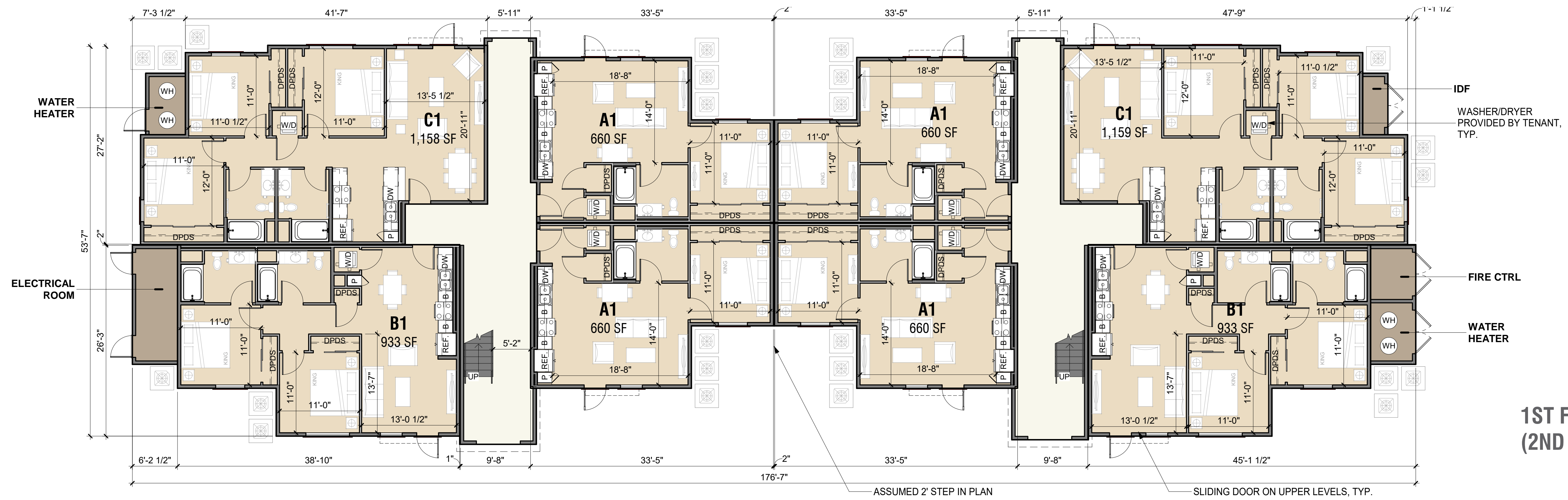


SHEA PROPERTIES

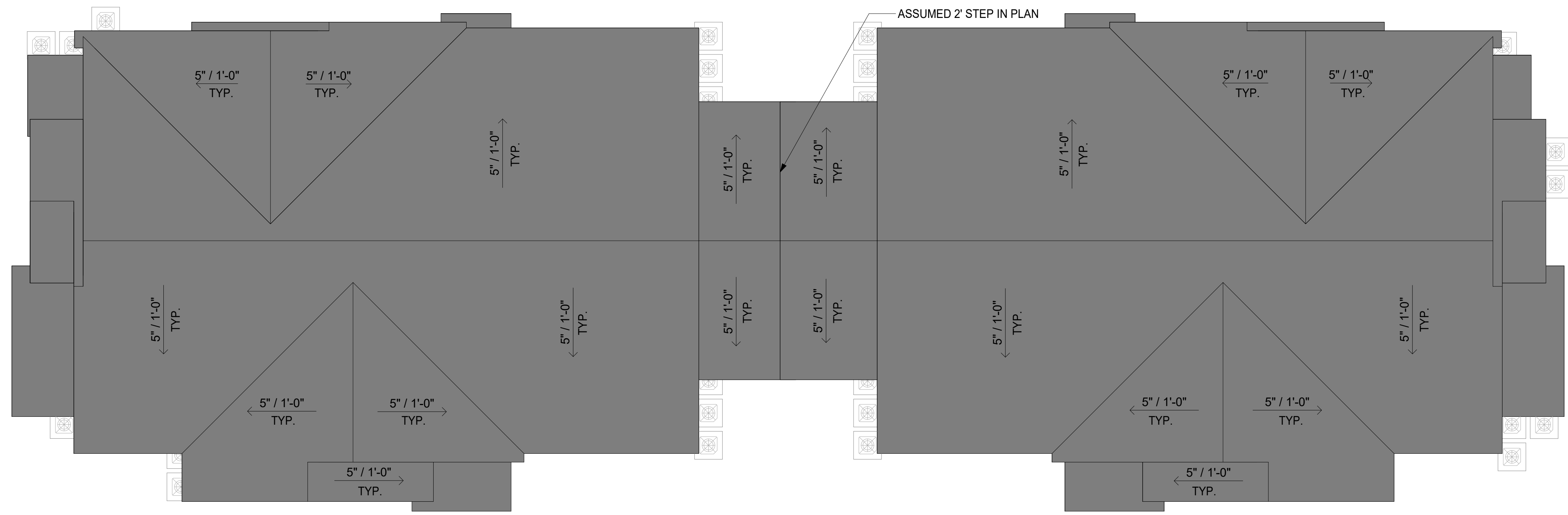
ENTITLEMENT 4TH SUBMITTAL
DECEMBER 15, 2023
(1ST SUBMITTAL ON DECEMBER 20, 2022)



EXHIBIT
BUILDING ELEVATION



**1ST FLOOR PLAN
(2ND & 3RD FLOOR SIMILAR)**



ROOF PLAN



I COLOR SCHEME I - FRONT ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 1

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



I COLOR SCHEME I - REAR ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 2

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



II COLOR SCHEME II - FRONT ELEVATION



II COLOR SCHEME II - SIDE ELEVATION 1

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



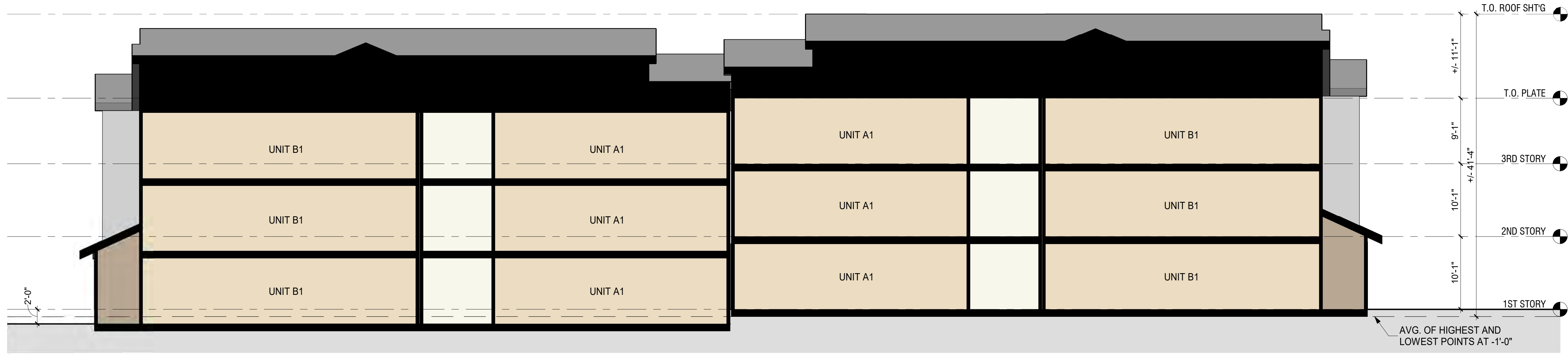
II COLOR SCHEME II - REAR ELEVATION



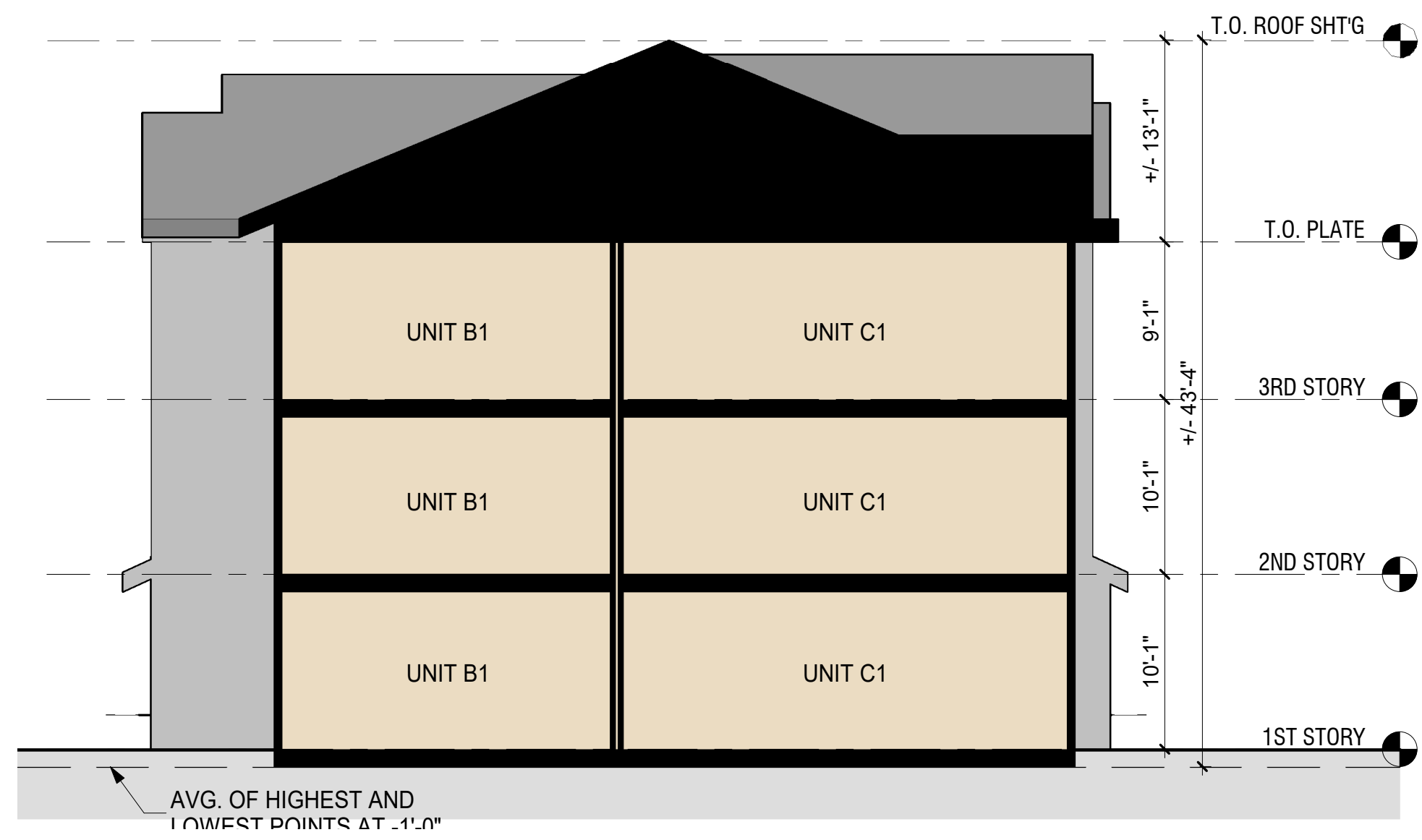
II COLOR SCHEME II - SIDE ELEVATION 2

LEGEND

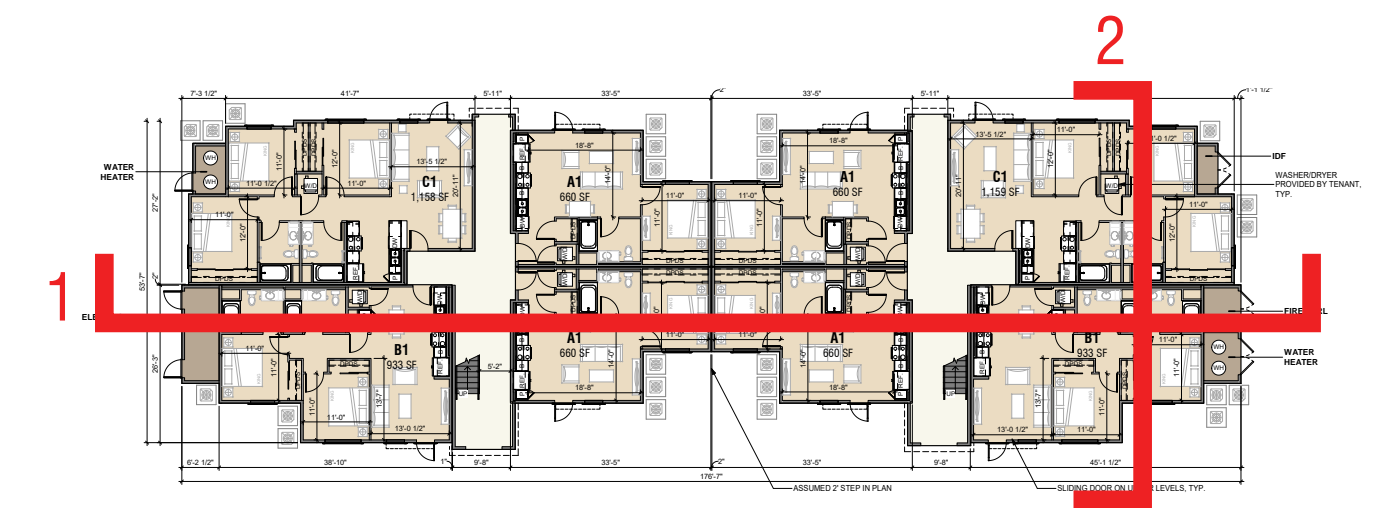
- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



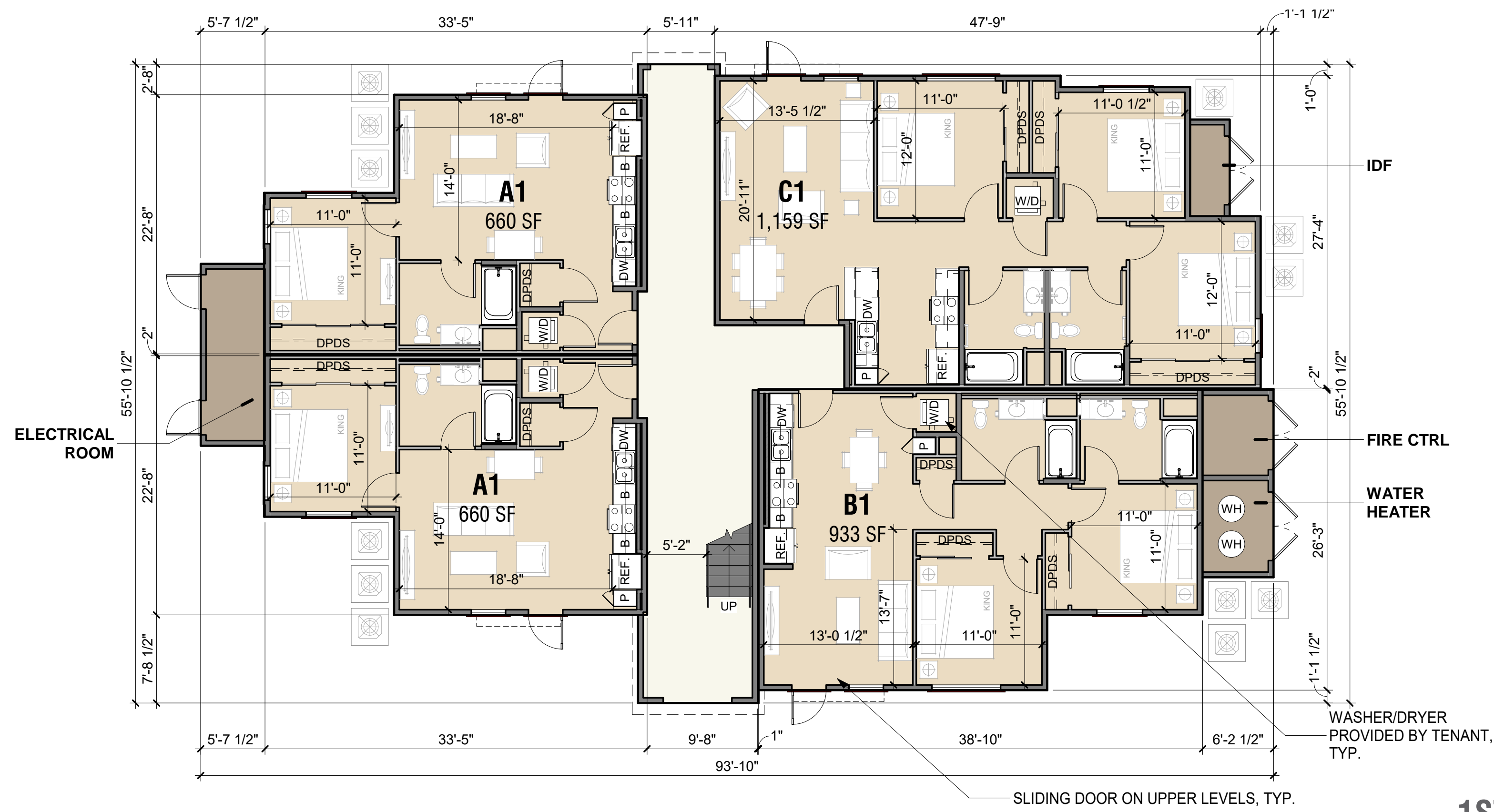
SECTION 1



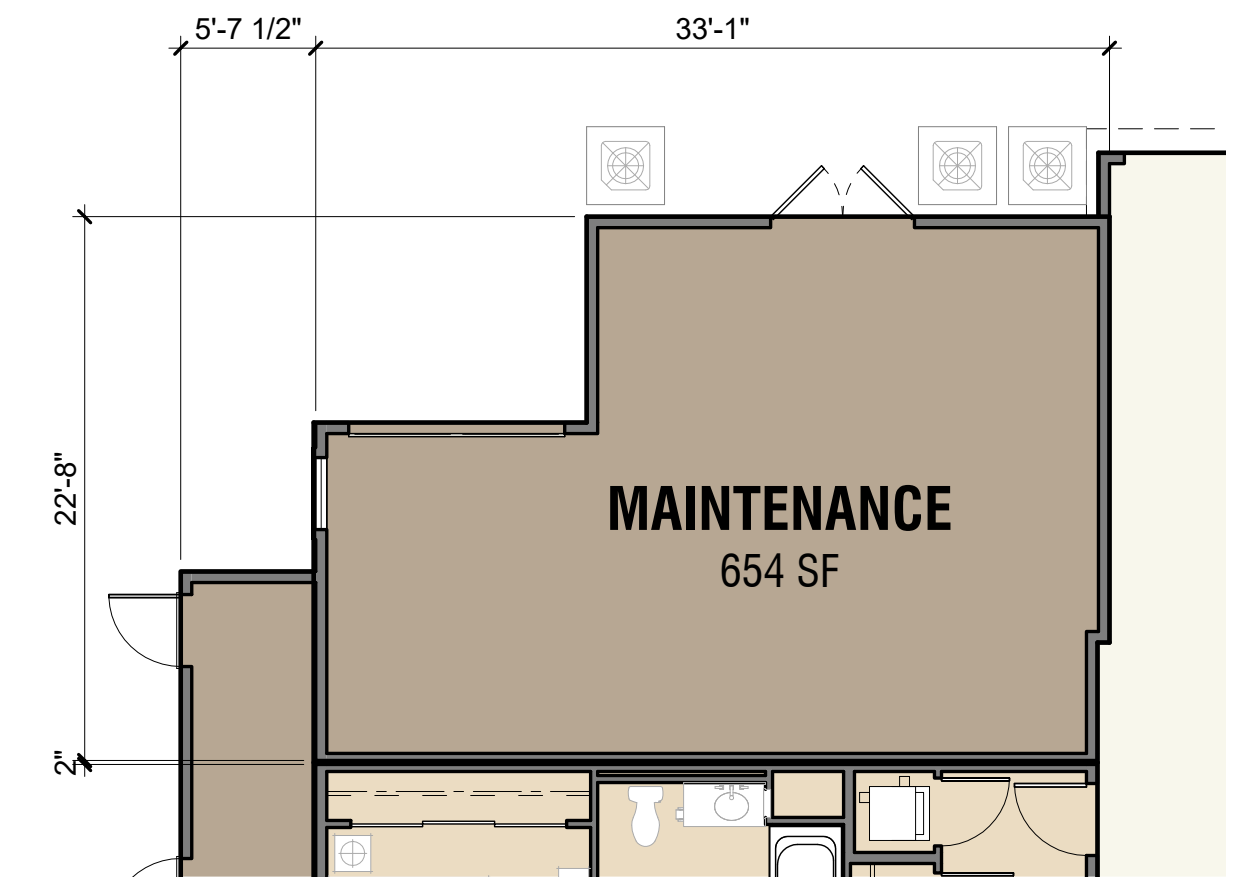
SECTION 2



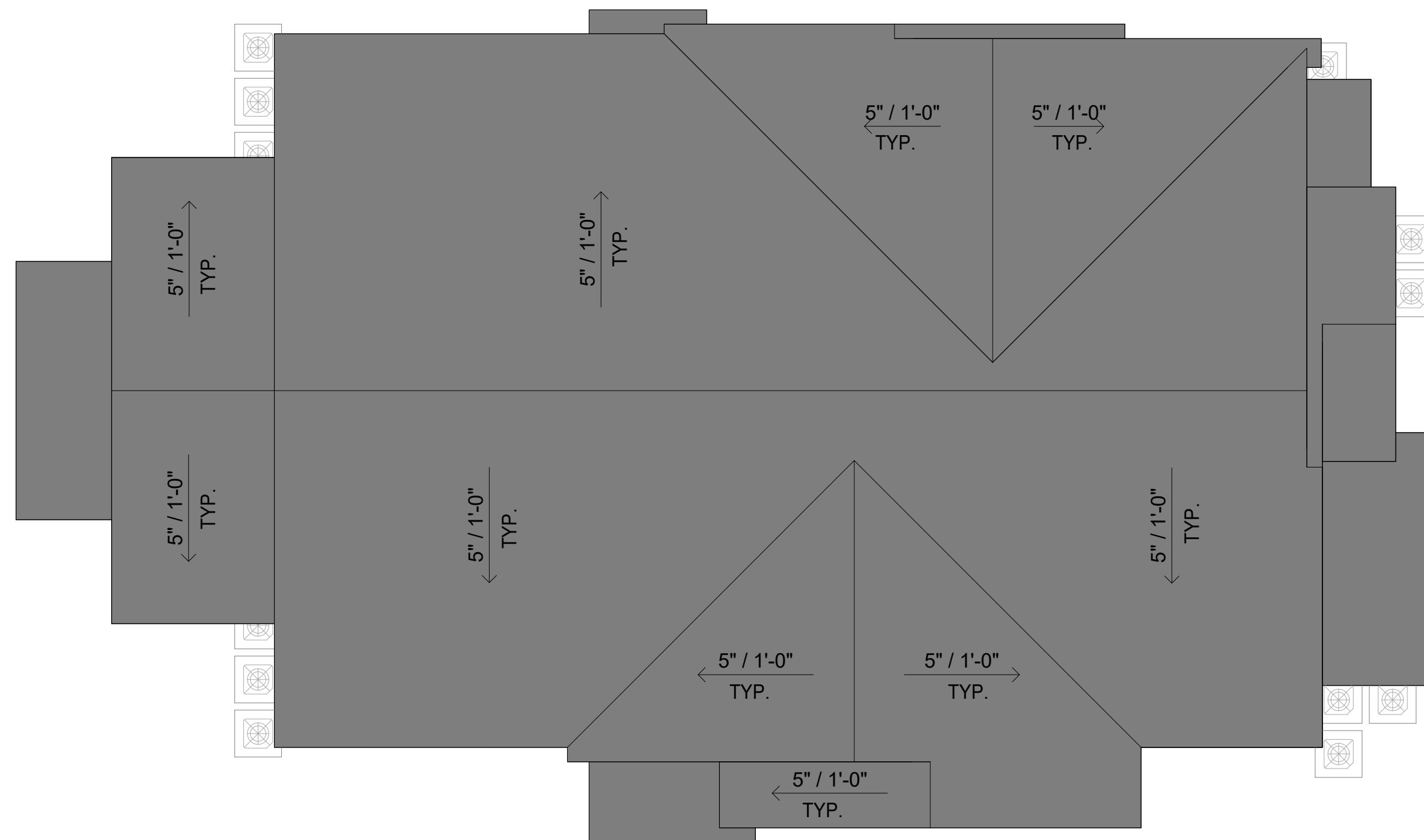
KEY PLAN



**1ST FLOOR PLAN
(2ND & 3RD FLOOR SIMILAR)**



MAINTENANCE ROOM 1ST FLOOR PLAN



ROOF PLAN



I COLOR SCHEME I - FRONT ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 1



I COLOR SCHEME I - REAR ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 2

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



COLOR SCHEME II - FRONT ELEVATION



COLOR SCHEME II - SIDE ELEVATION 1



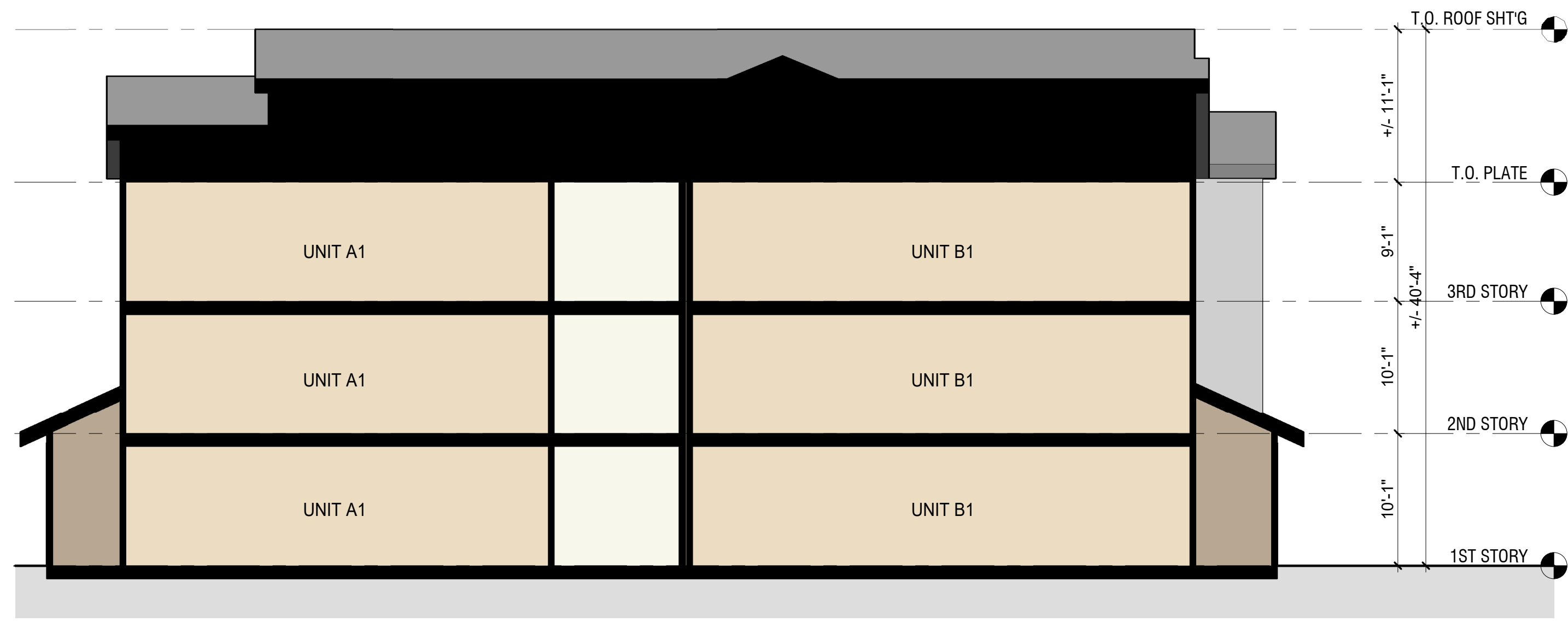
COLOR SCHEME II - REAR ELEVATION



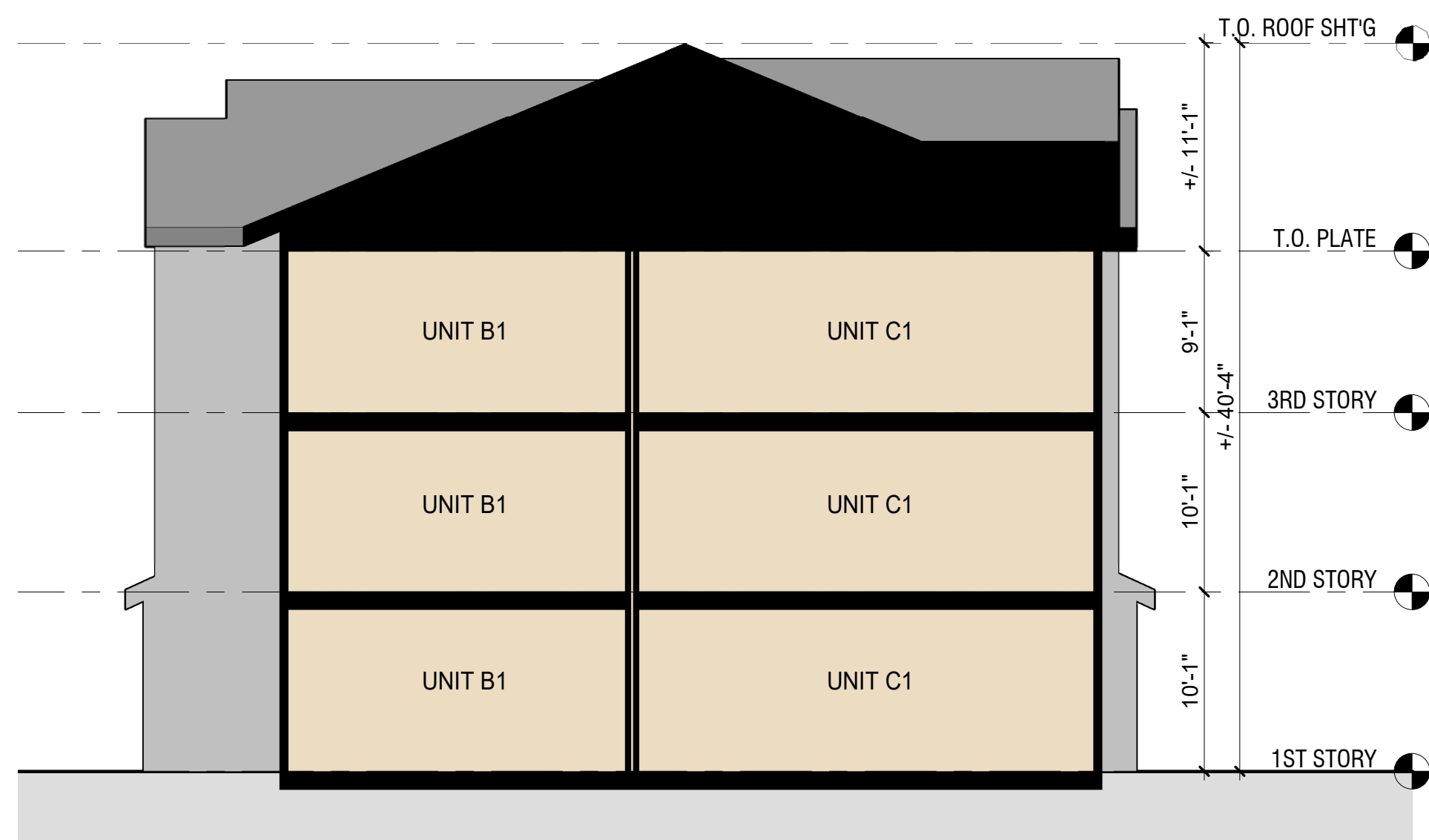
COLOR SCHEME II - SIDE ELEVATION 2

LEGEND

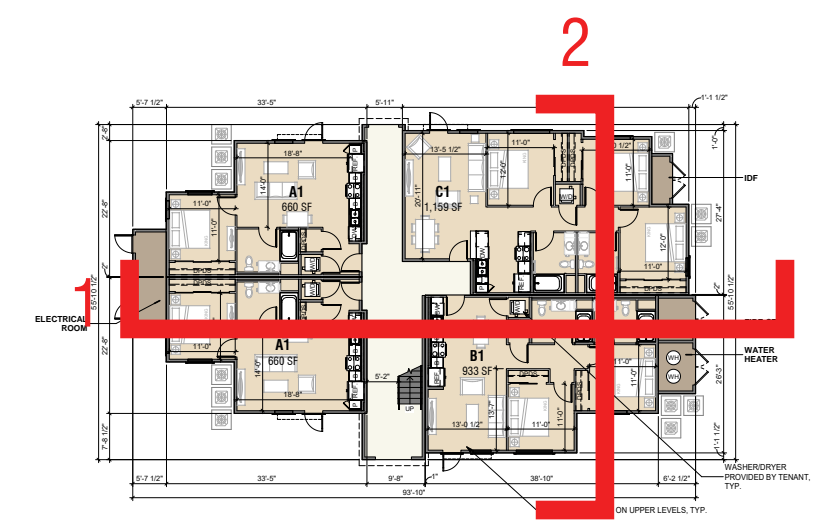
- 1 STUCCO
- 2 CEMENTITIOUS LAP SIDING
- 3 FLAT COMPOSITION ROOF SHINGLE
- 4 STONE VENEER
- 5 FOAM CORNICE/TRIM/DETAIL
- 6 FOAM SHUTTER
- 7 VINYL WINDOW
- 8 METAL RAILING



SECTION 1



SECTION 2



KEY PLAN

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TCA # 2021-077

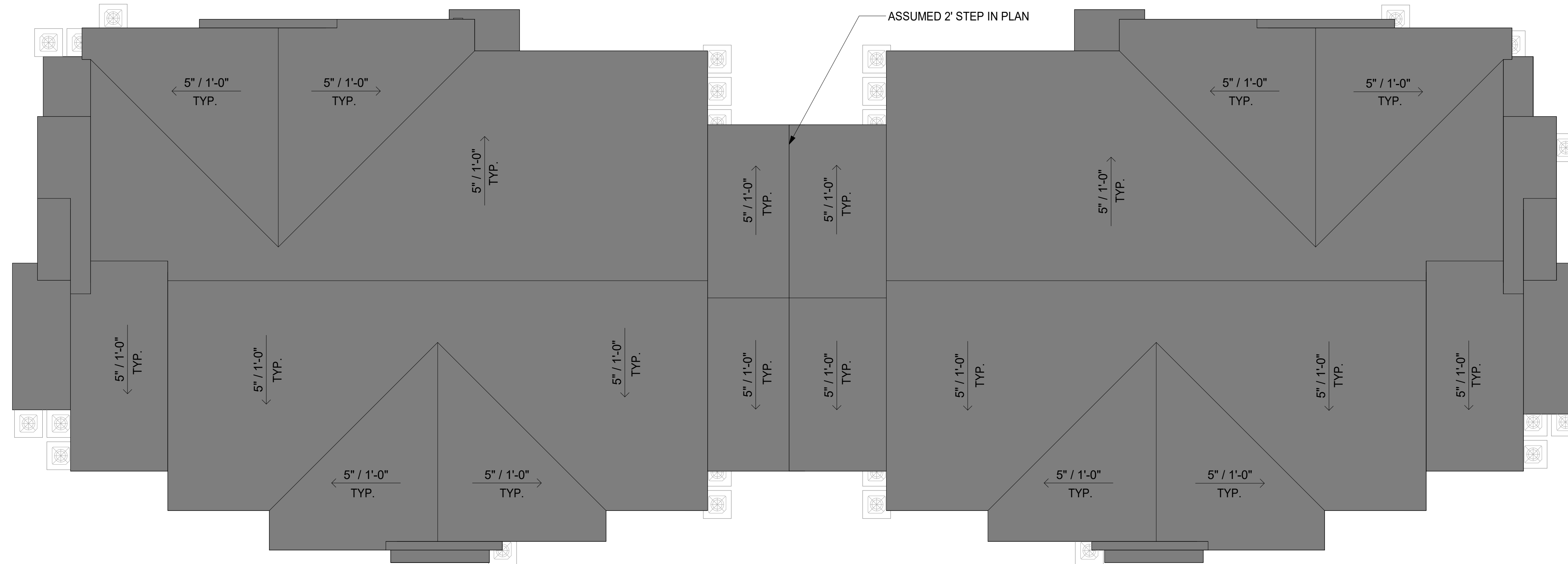
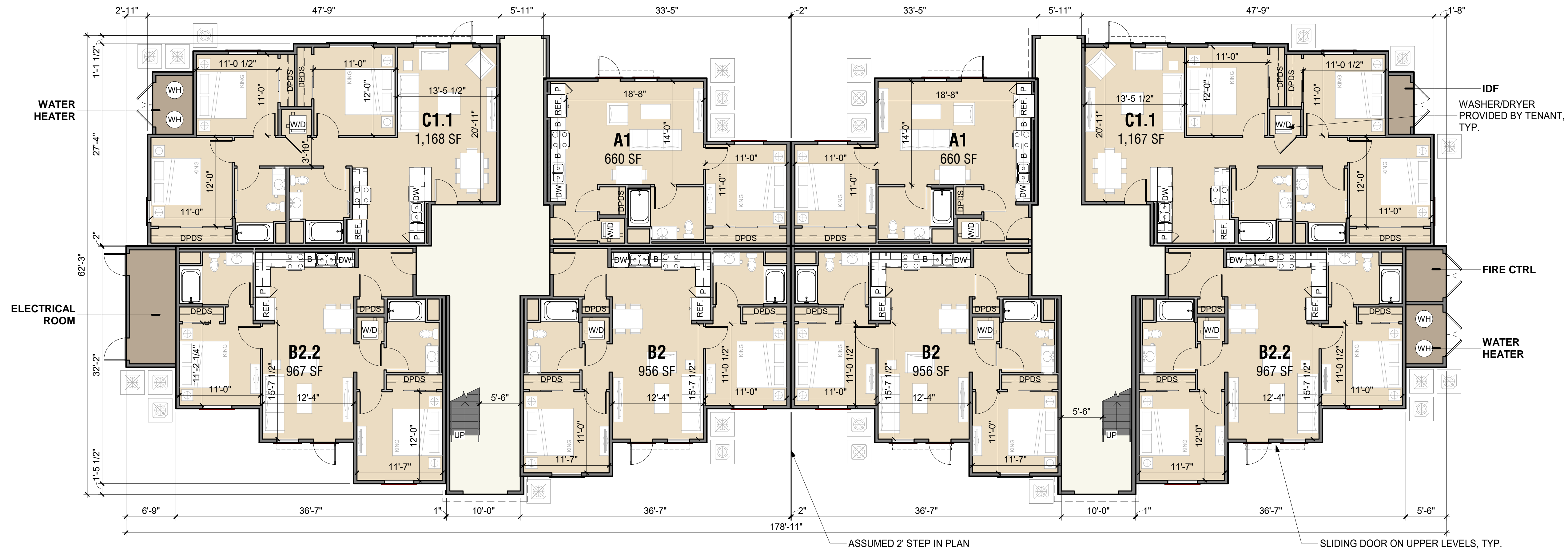


SHEA PROPERTIES

ENTITLEMENT 4TH SUBMITTAL
 DECEMBER 15, 2023
 (1ST SUBMITTAL ON DECEMBER 20, 2022)



BUILDING A-1
 CONCEPTUAL BUILDING SECTIONS





I COLOR SCHEME I - FRONT ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 1

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



I COLOR SCHEME I - REAR ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 2

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



QUALITY/DURABLE MATERIAL LENGTH ON PUBLIC FACING FACADE:
 $(25' + 25' + 25' + 25') / 177' = 100' / 177' (56\%)$

II COLOR SCHEME II - FRONT ELEVATION



II COLOR SCHEME II - SIDE ELEVATION 1

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



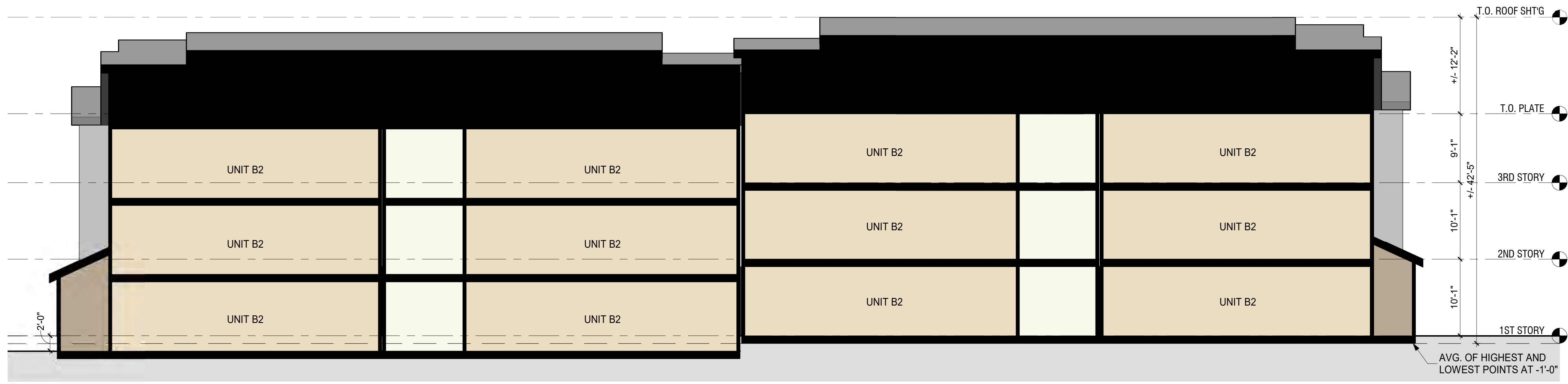
II COLOR SCHEME II - REAR ELEVATION



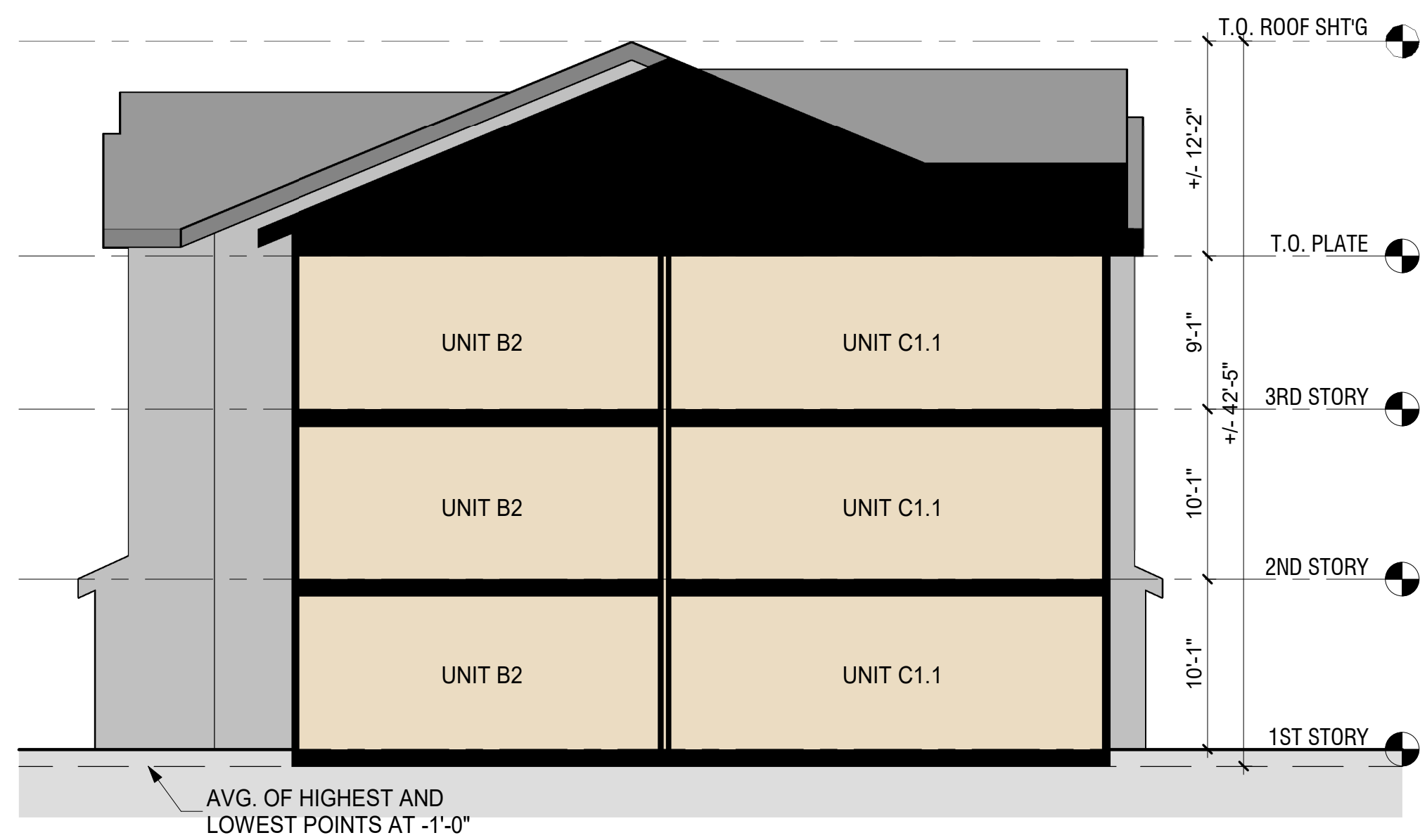
II COLOR SCHEME II - SIDE ELEVATION 2

LEGEND

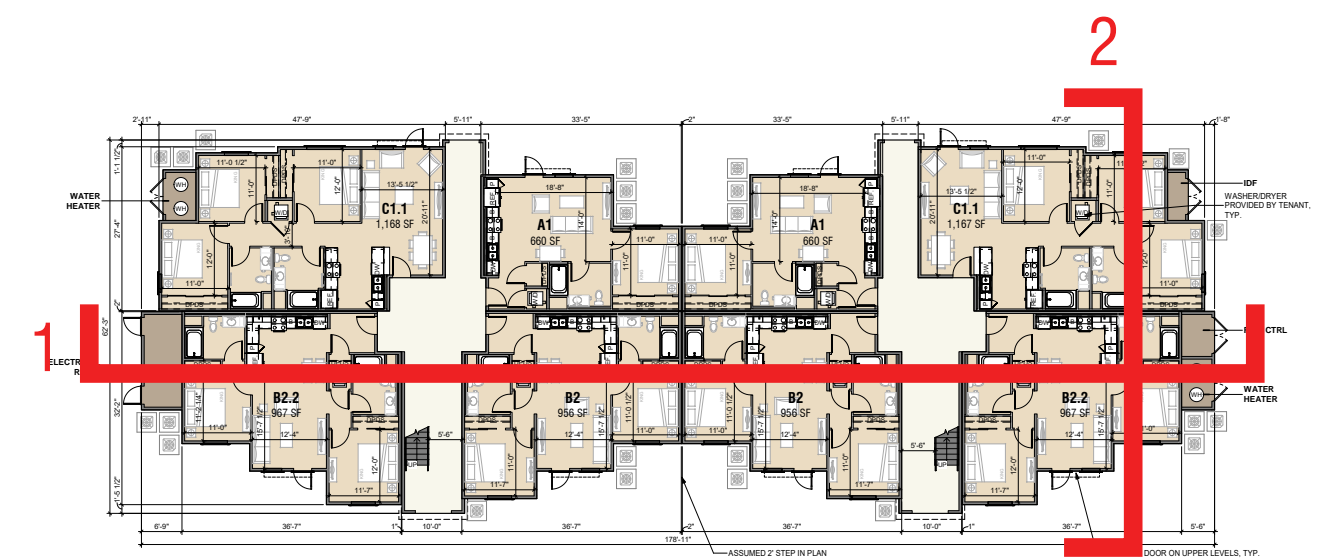
- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



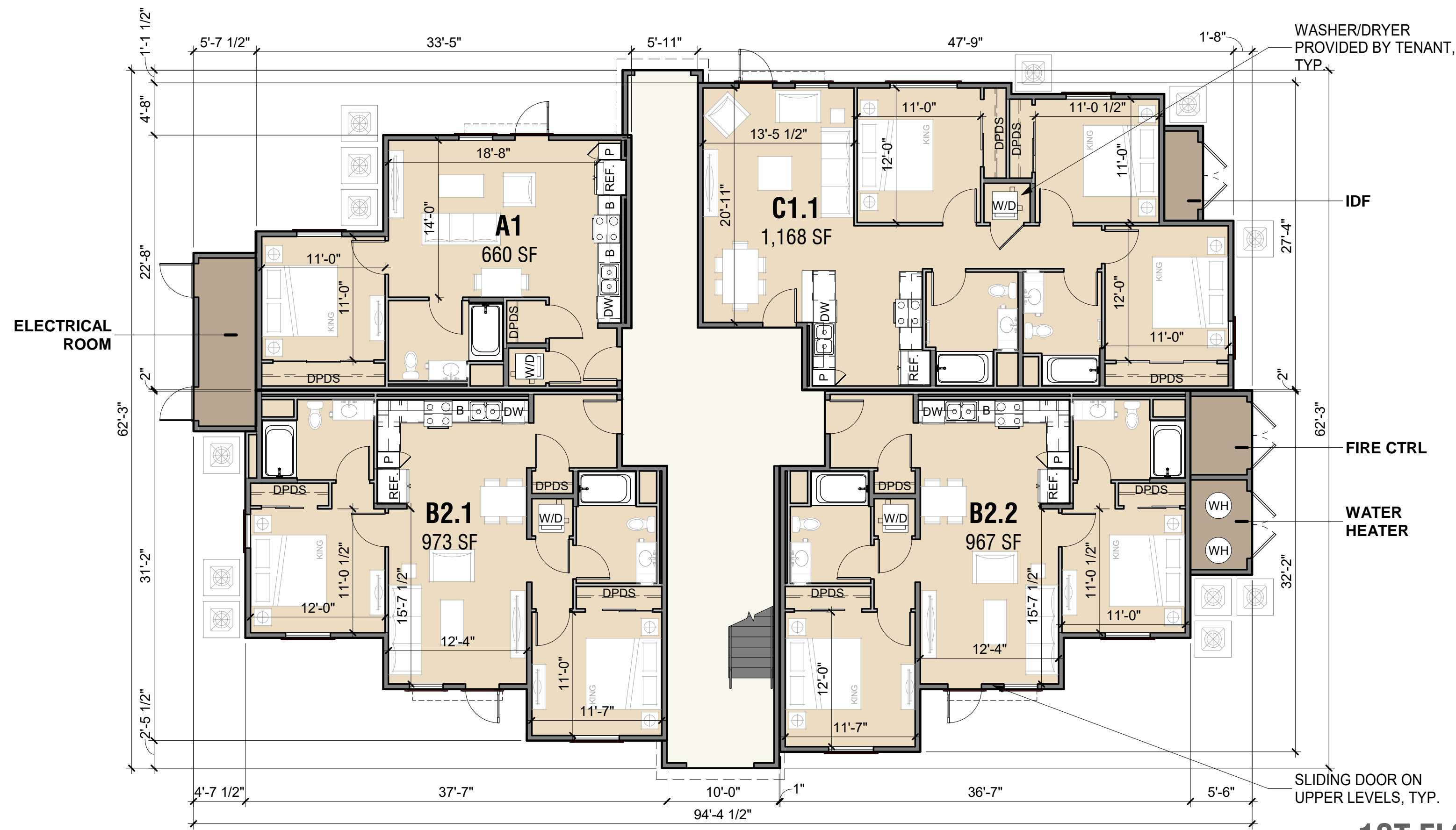
SECTION 1



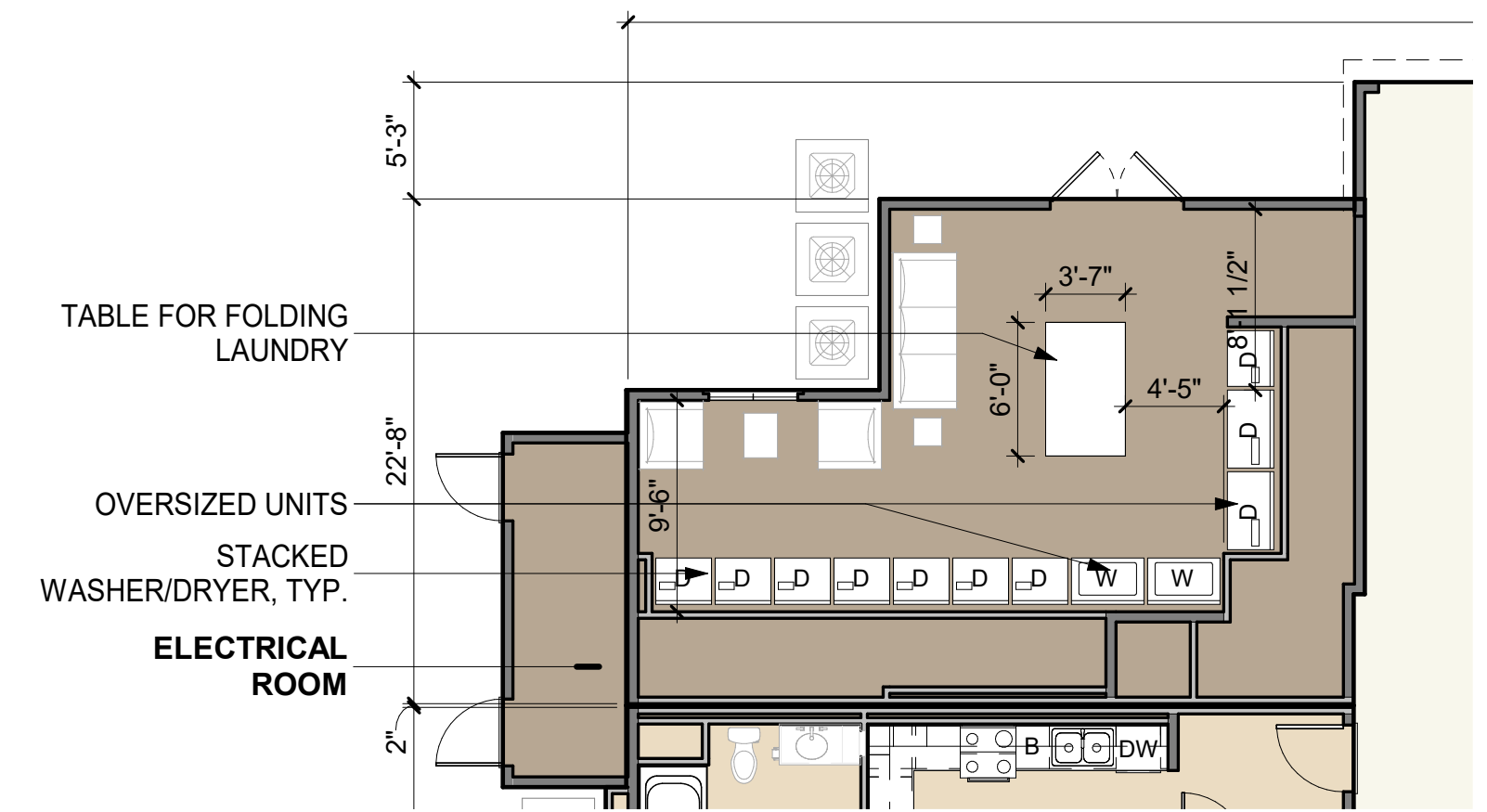
SECTION 2



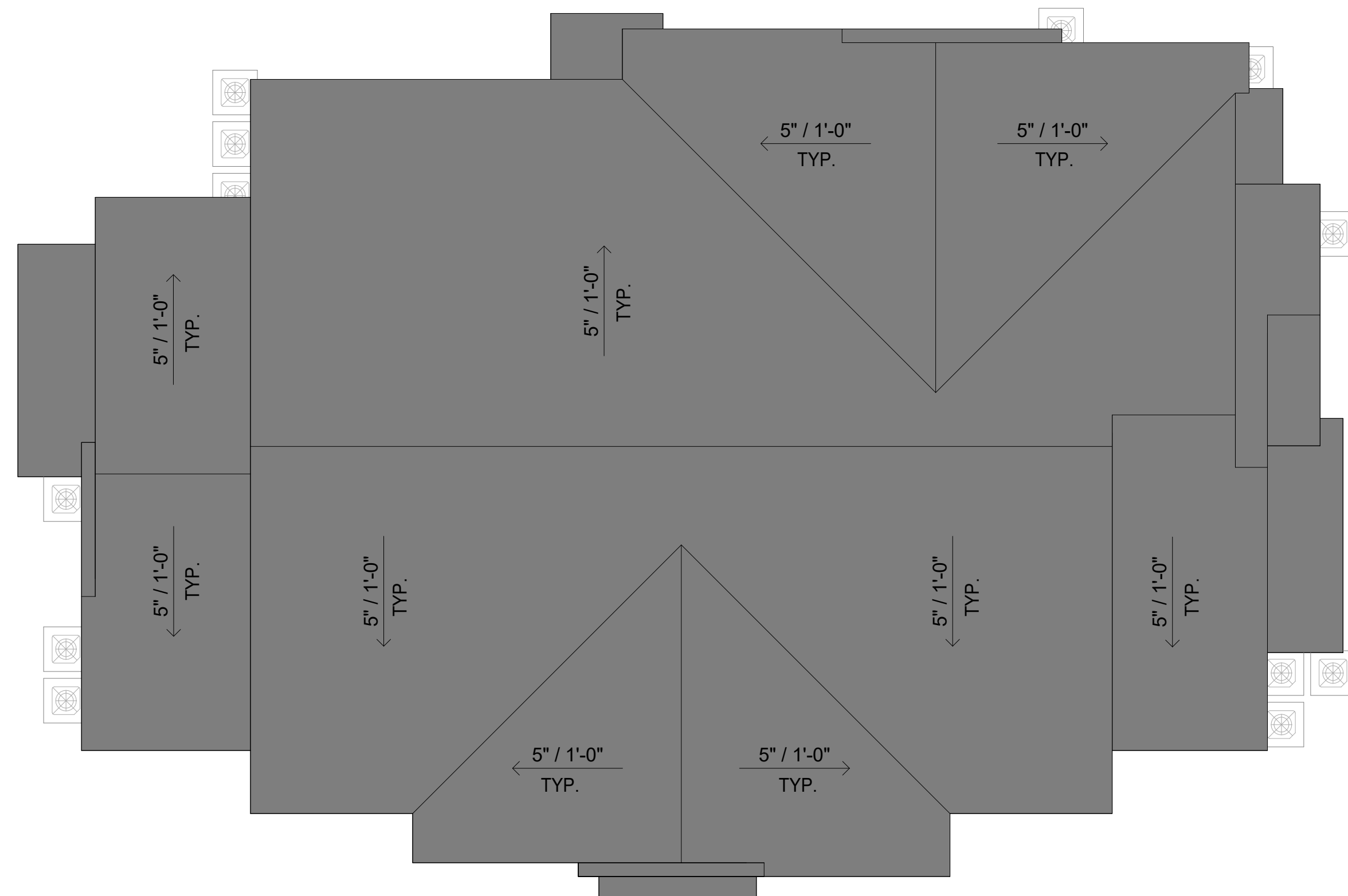
KEY PLAN



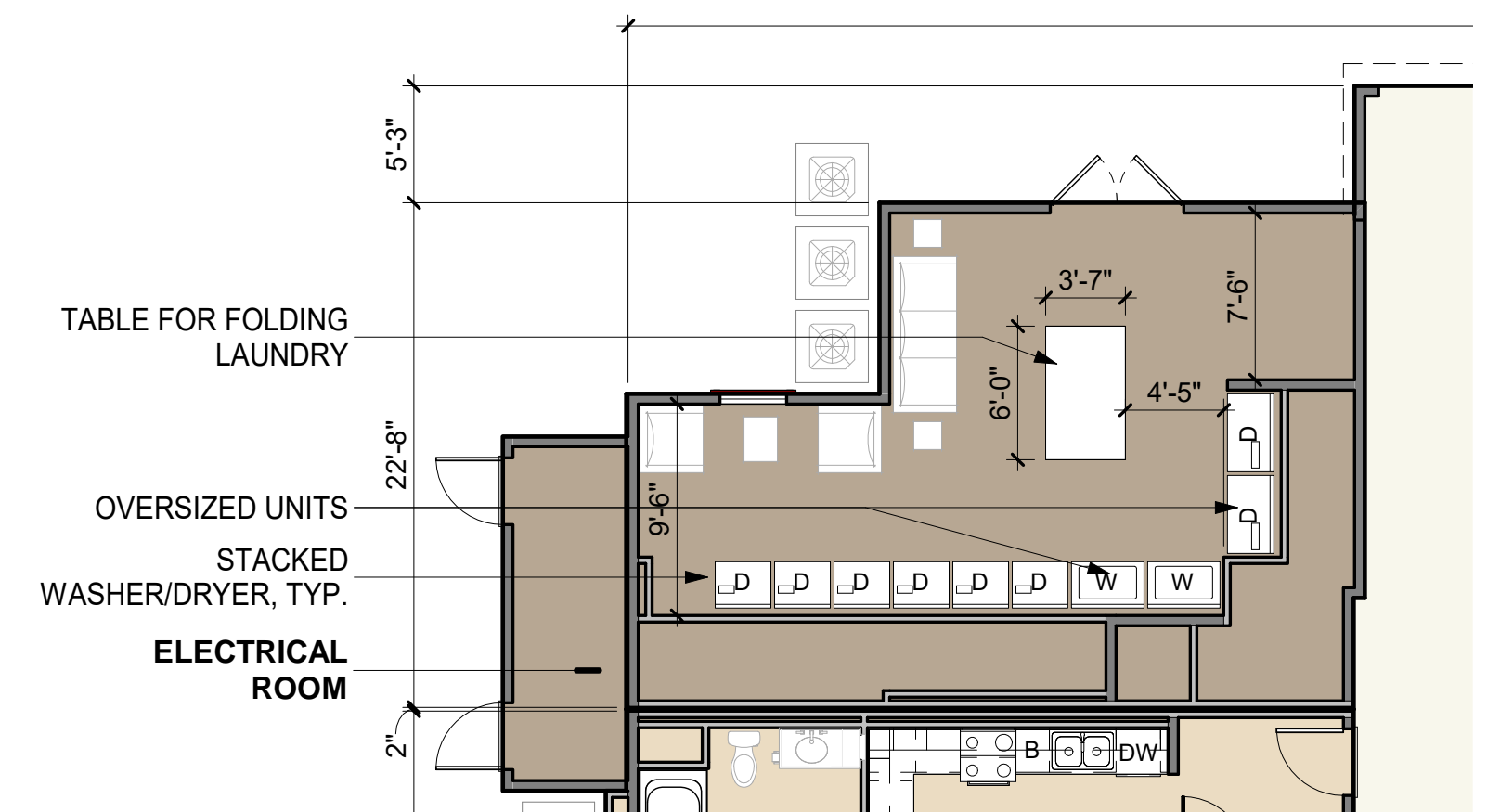
1ST FLOOR PLAN
(2ND & 3RD FLOOR SIMILAR)



BUILDING 4&6 LAUNDRY ROOM 1ST FLOOR PLAN



ROOF PLAN



BUILDING 19 LAUNDRY ROOM 1ST FLOOR PLAN

BUILDING B-1
FLOOR PLAN & ROOF PLAN



I COLOR SCHEME I - FRONT ELEVATION



I COLOR SCHEME I - SIDE ELEVATION 1



I COLOR SCHEME I - REAR ELEVATION



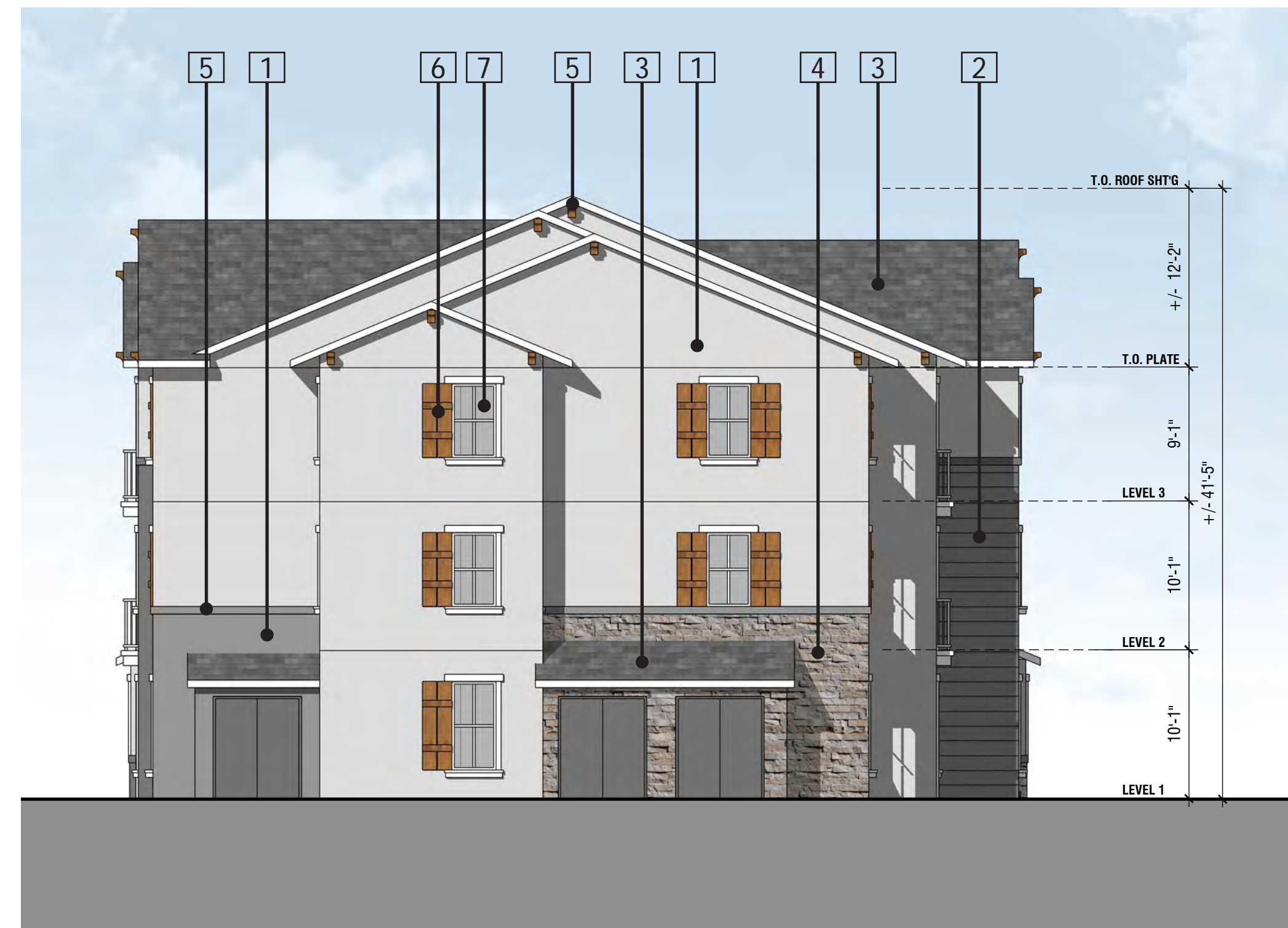
I COLOR SCHEME I - SIDE ELEVATION 2

LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING



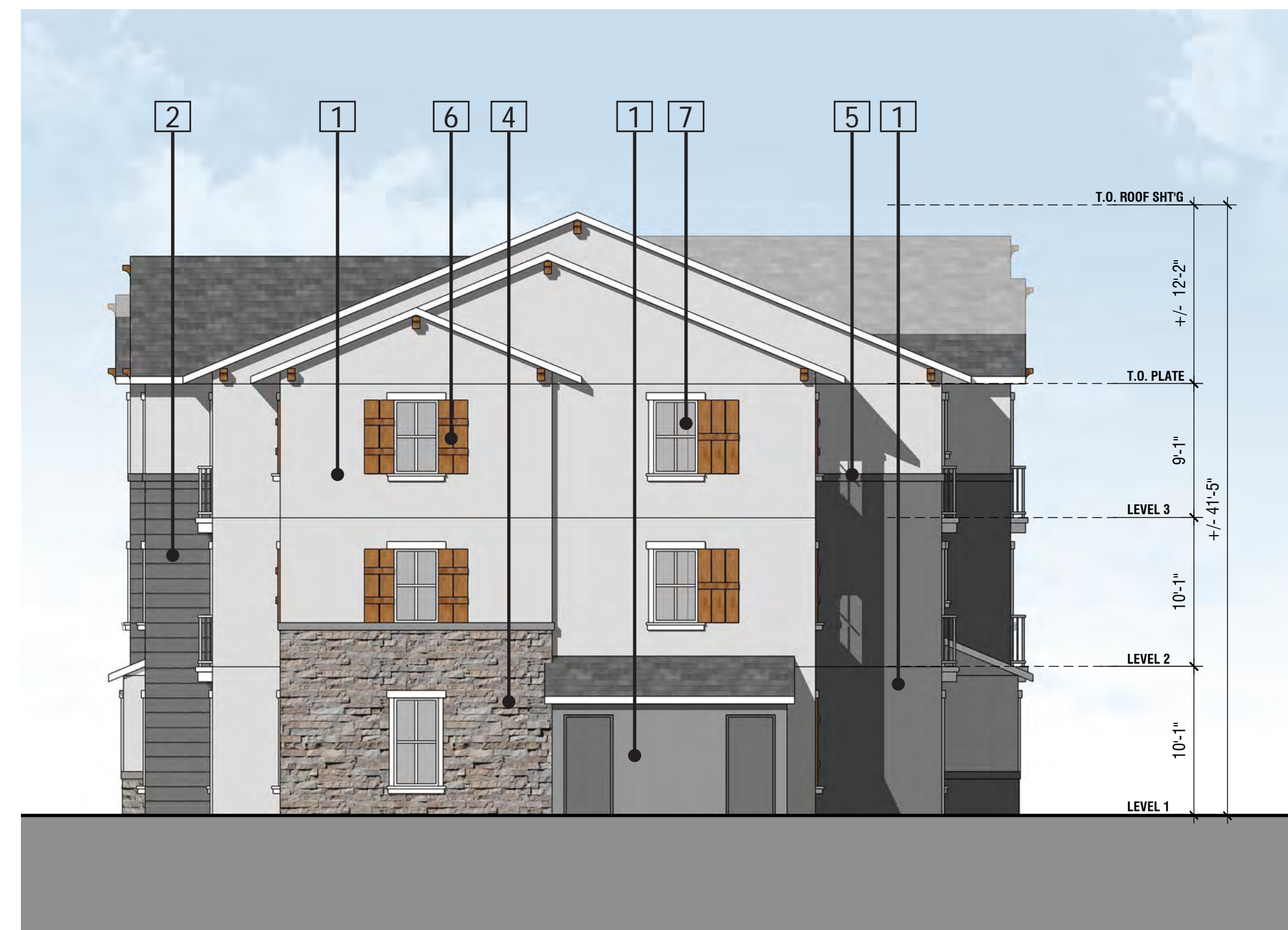
COLOR SCHEME II - FRONT ELEVATION



COLOR SCHEME II - SIDE ELEVATION 1



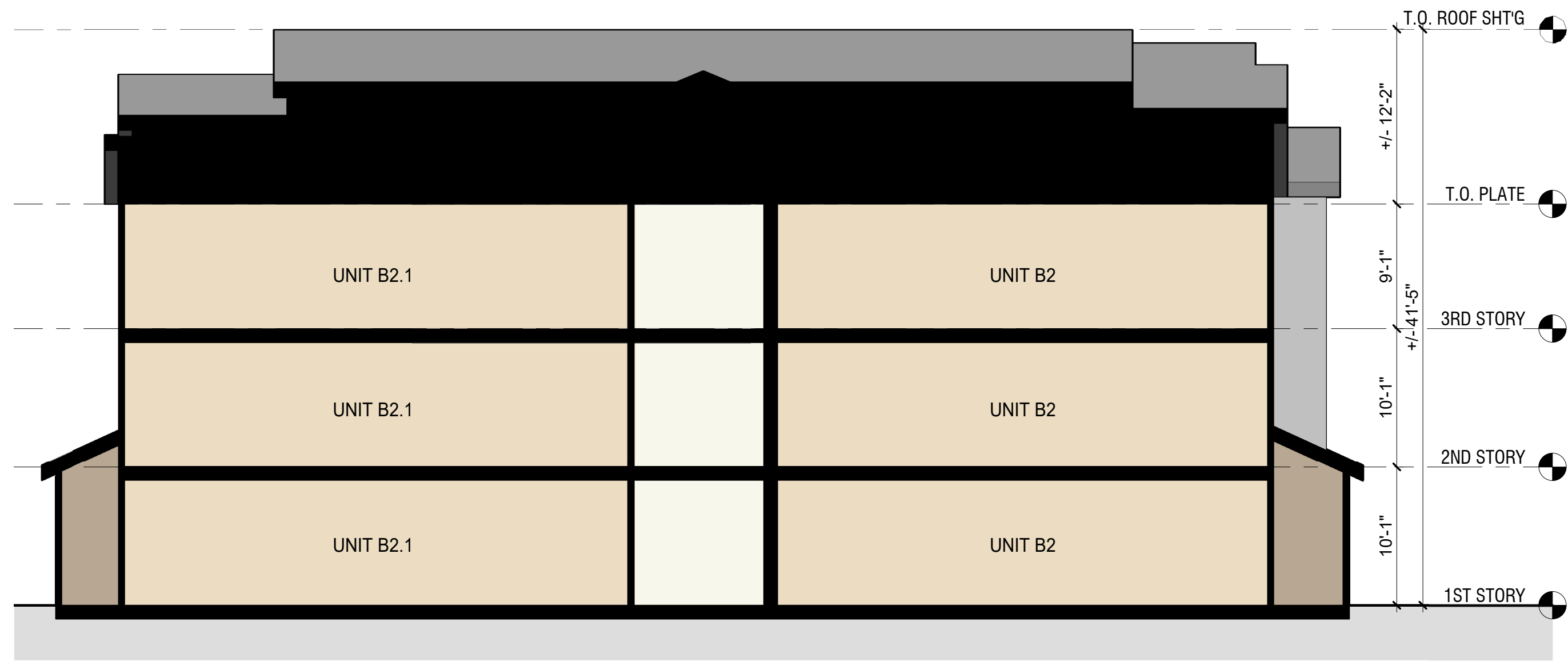
COLOR SCHEME II - REAR ELEVATION



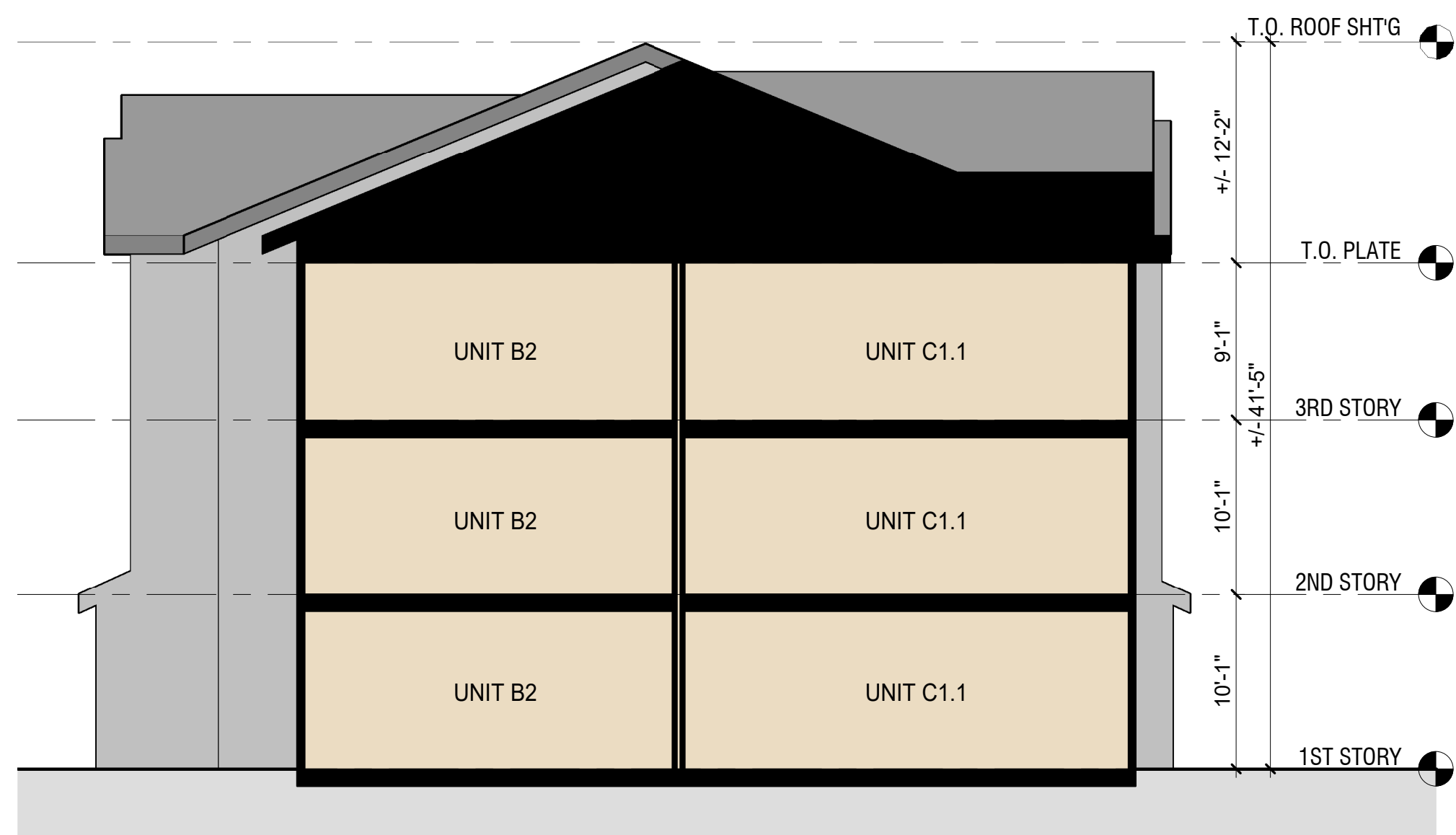
COLOR SCHEME II - SIDE ELEVATION 2

LEGEND

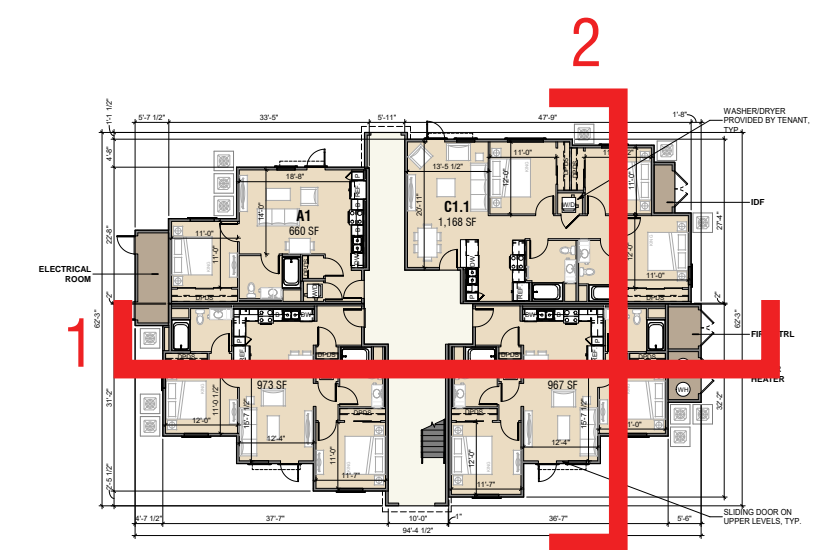
- 1 STUCCO
- 2 CEMENTITIOUS LAP SIDING
- 3 FLAT COMPOSITION ROOF SHINGLE
- 4 STONE VENEER
- 5 FOAM CORNICE/TRIM/DETAIL
- 6 FOAM SHUTTER
- 7 VINYL WINDOW
- 8 METAL RAILING



SECTION 1



SECTION 2



KEY PLAN

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TCA # 2021-077

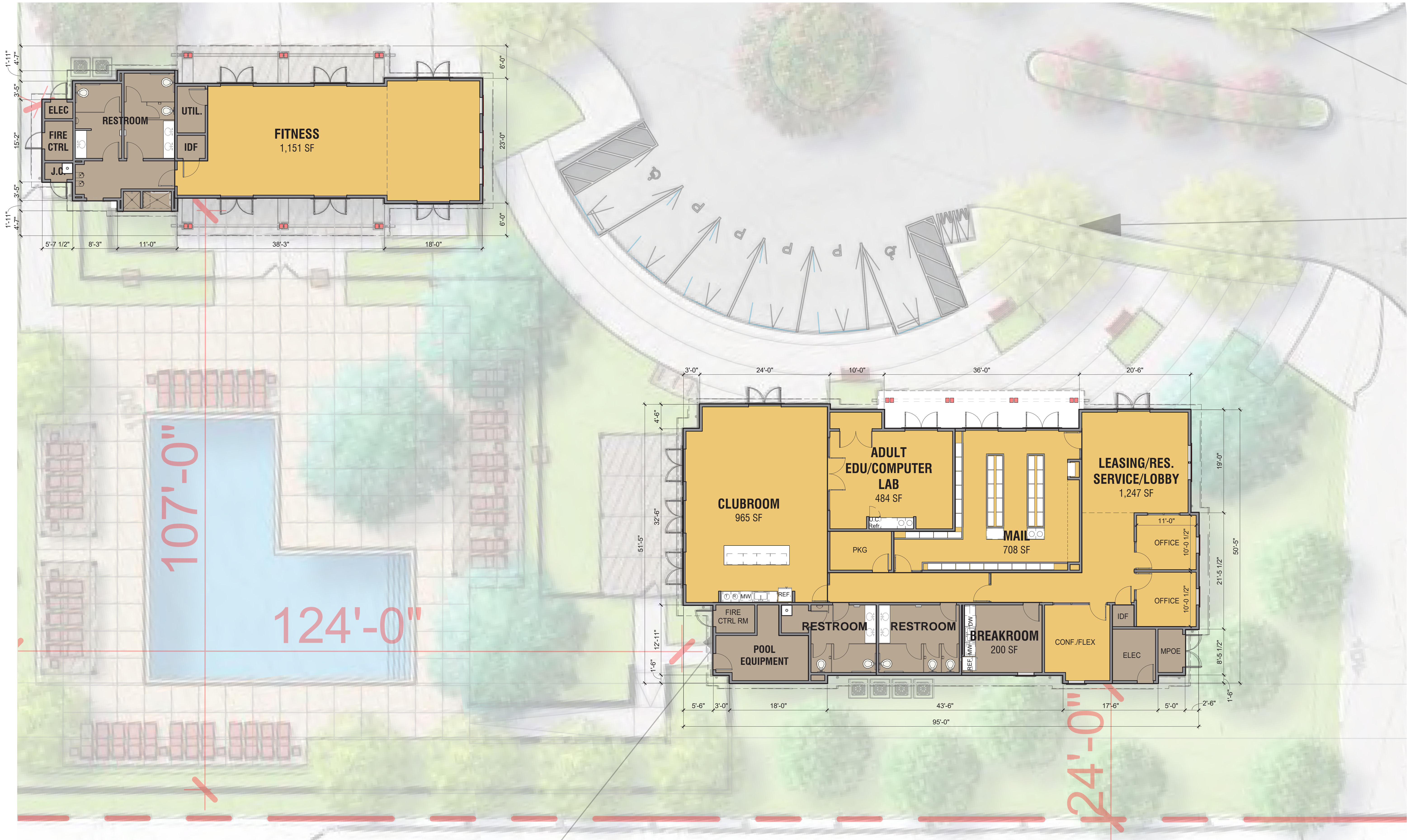


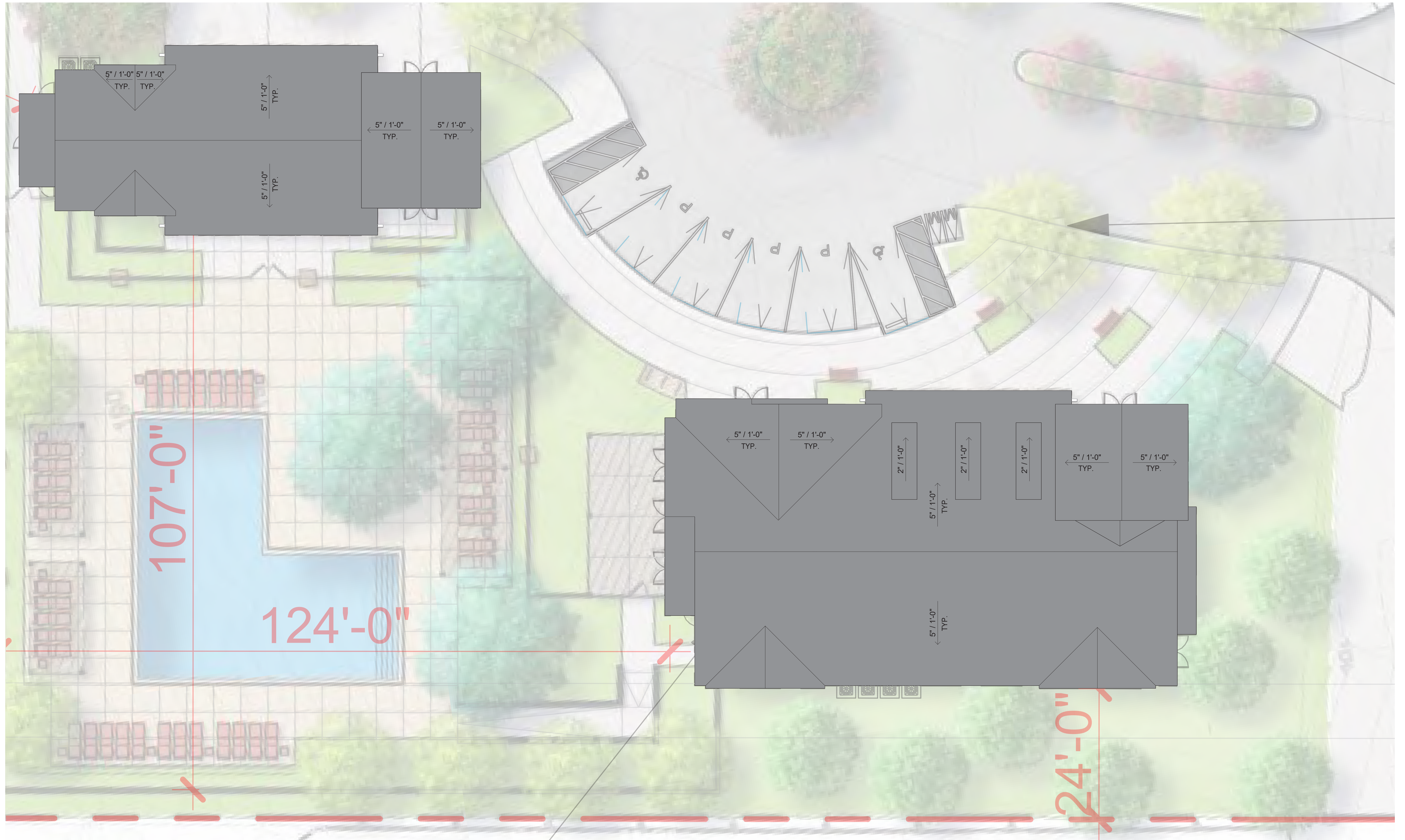
SHEA PROPERTIES

ENTITLEMENT 4TH SUBMITTAL
 DECEMBER 15, 2023
 (1ST SUBMITTAL ON DECEMBER 20, 2022)



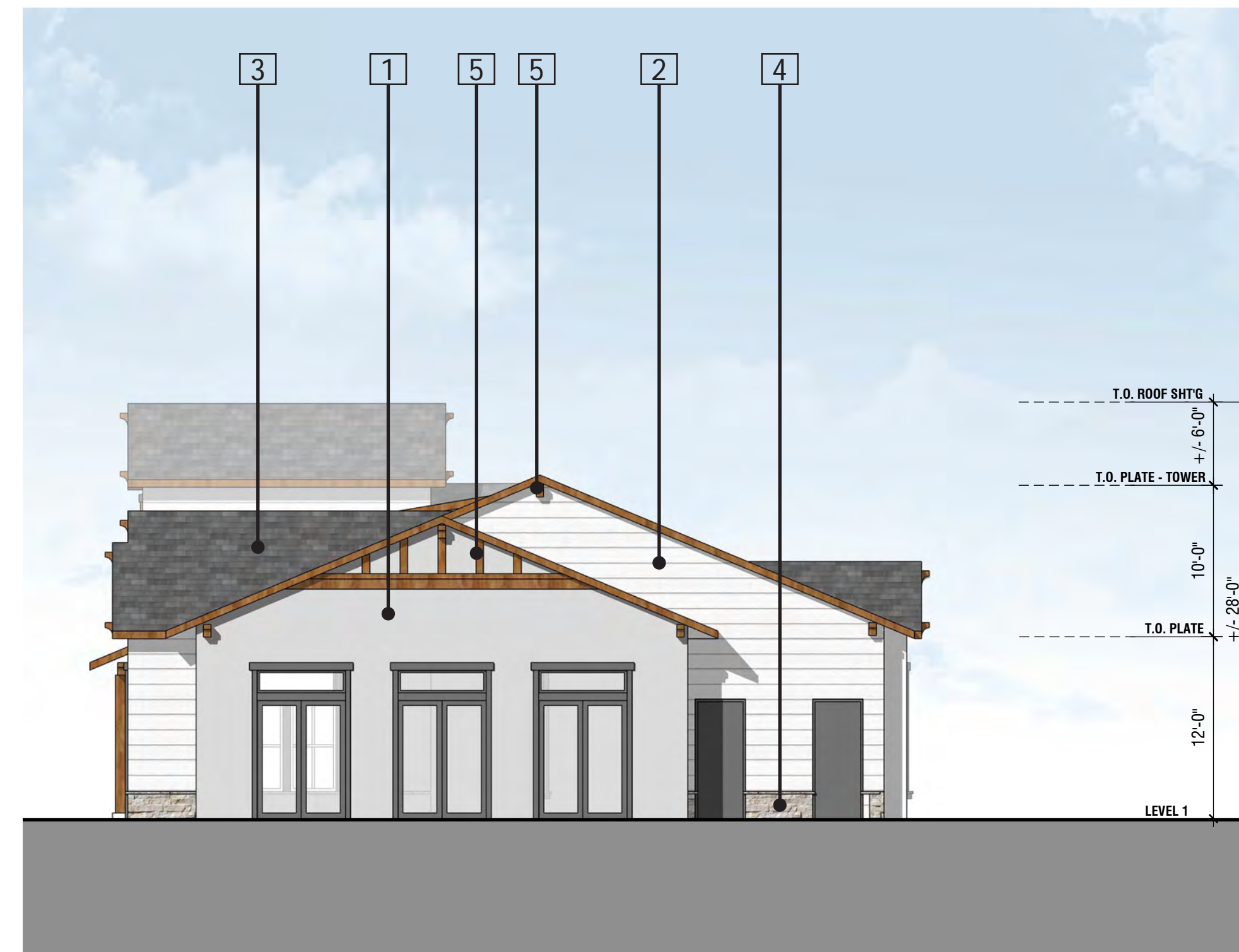
BUILDING B-1
 CONCEPTUAL BUILDING SECTIONS



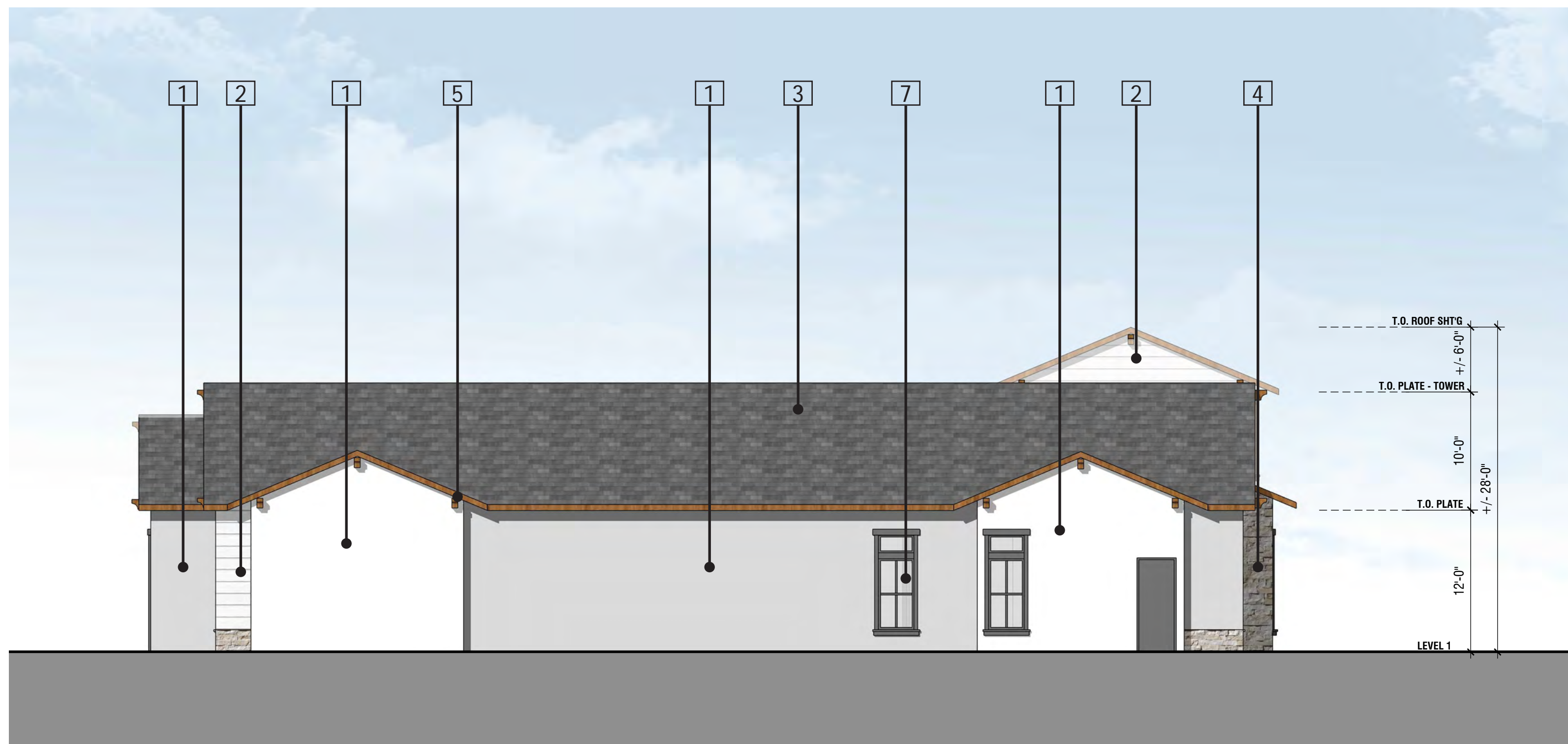




FRONT ELEVATION



POOL SIDE ELEVATION



REAR ELEVATION



STREET SIDE ELEVATION

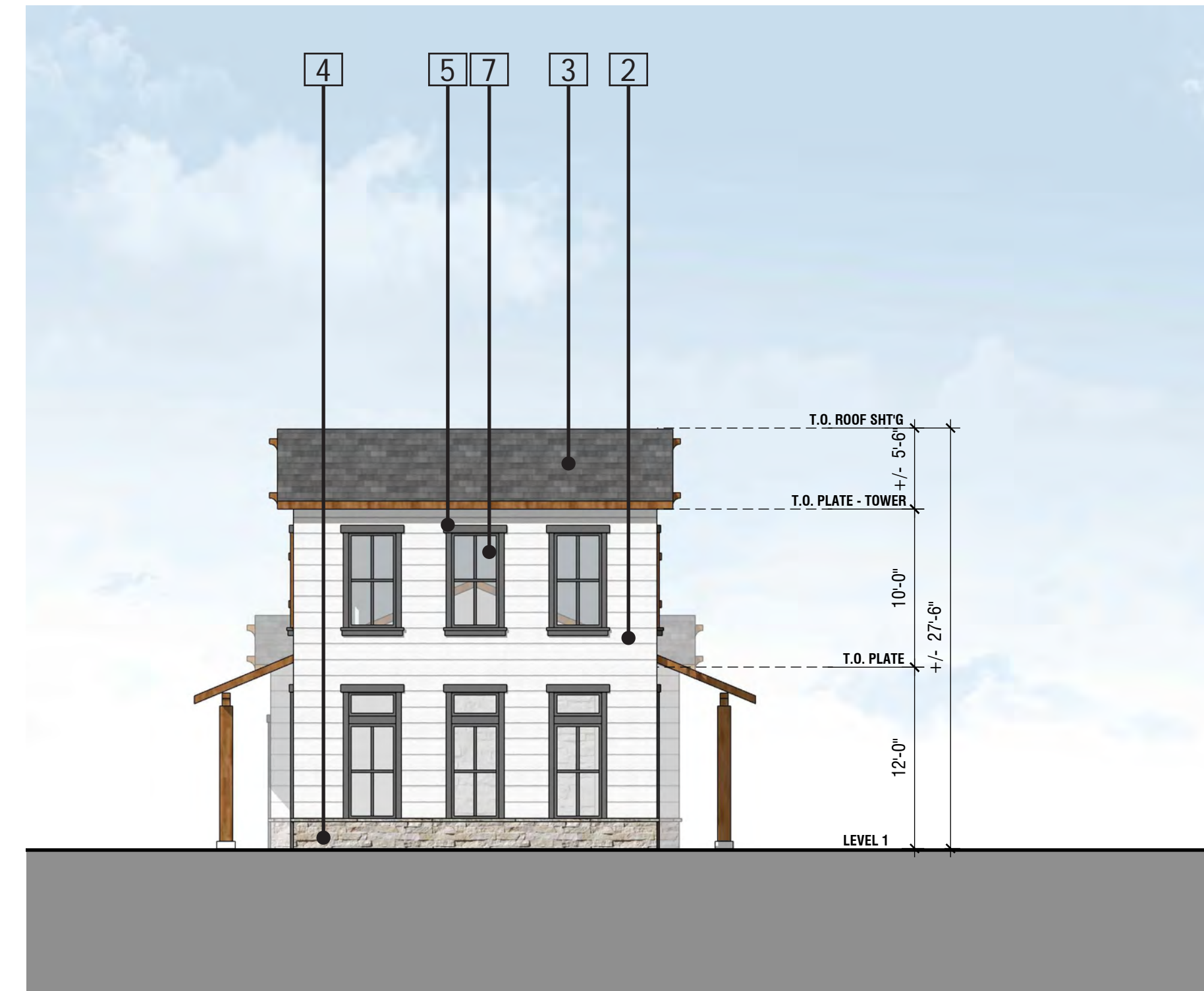
LEGEND

- 1** STUCCO
- 2** CEMENTITIOUS LAP SIDING
- 3** FLAT COMPOSITION ROOF SHINGLE
- 4** STONE VENEER
- 5** FOAM CORNICE/TRIM/DETAIL
- 6** FOAM SHUTTER
- 7** VINYL WINDOW
- 8** METAL RAILING

QUALITY/DURABLE MATERIAL LENGTH
ON PUBLIC FACING FACADE:
 $(17' + 19') / 52' = 36' / 52' = 69\%$



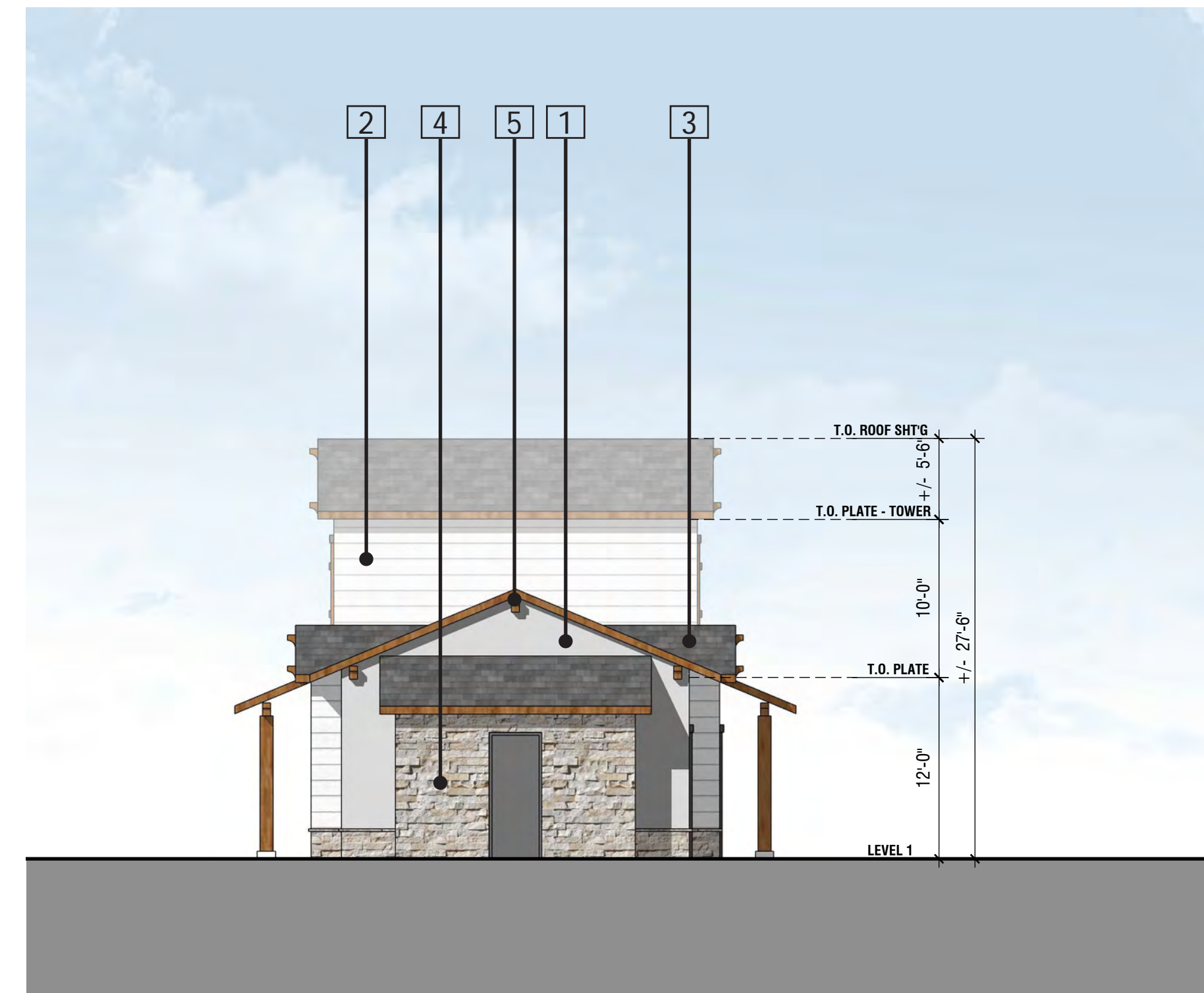
FRONT ELEVATION



SIDE ELEVATION 1



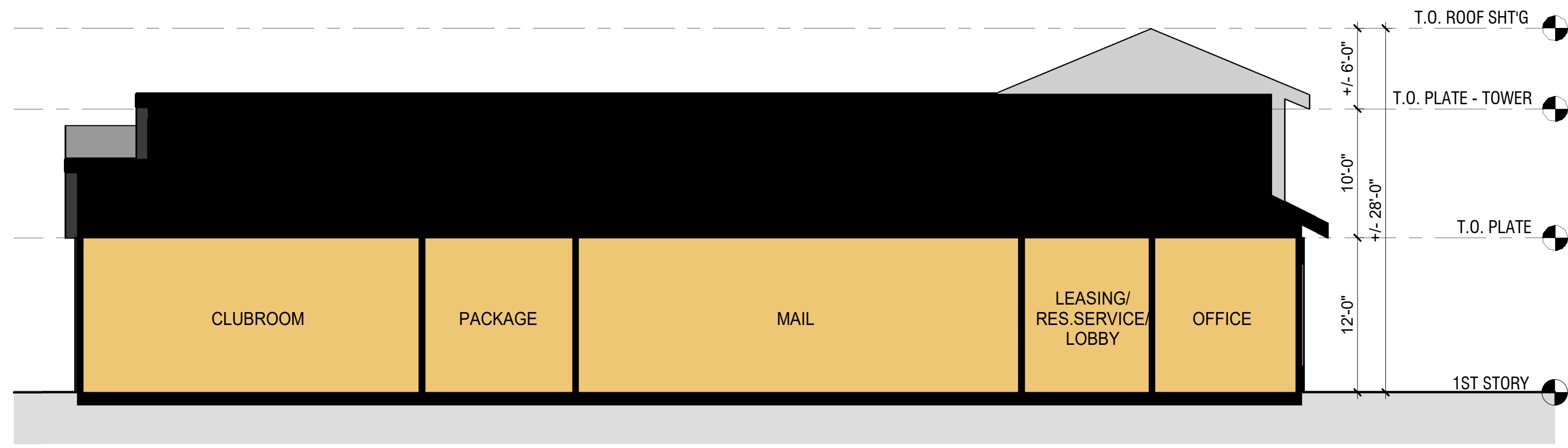
REAR ELEVATION



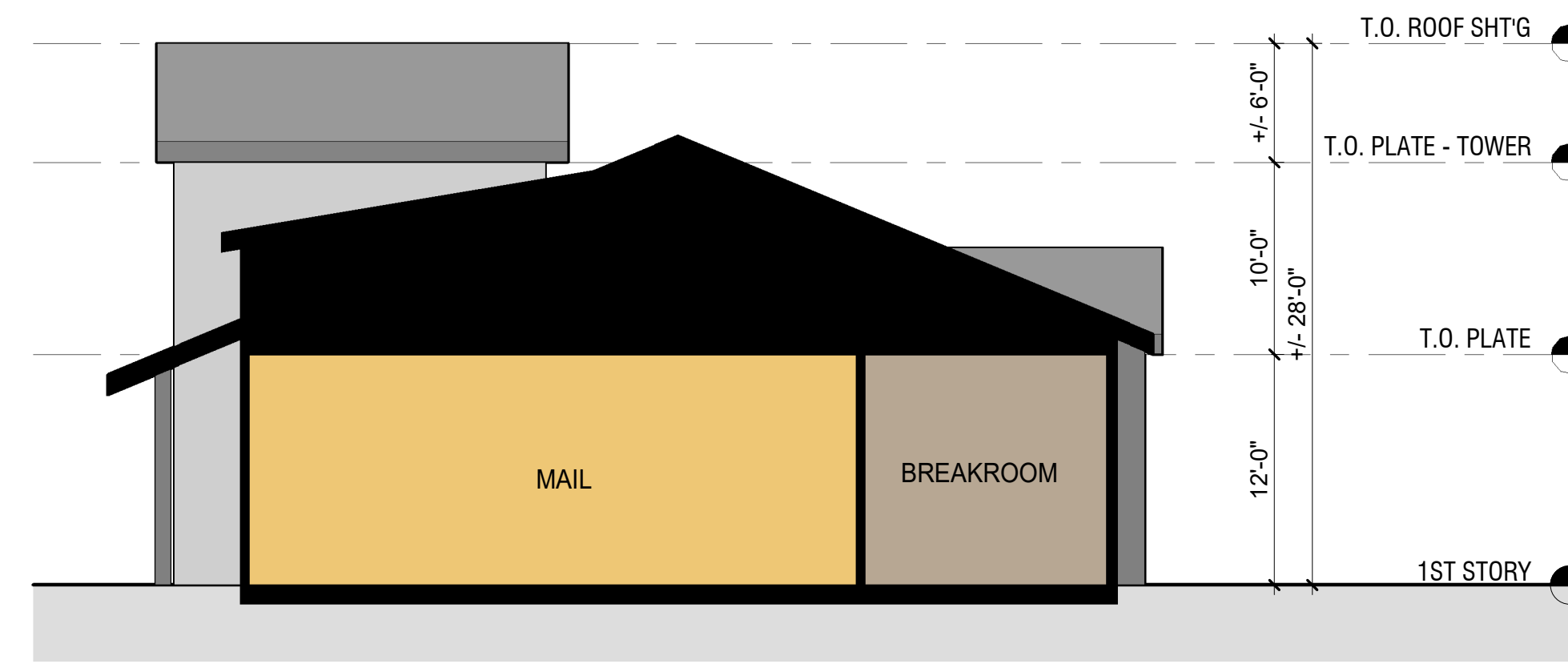
SIDE ELEVATION 2

LEGEND

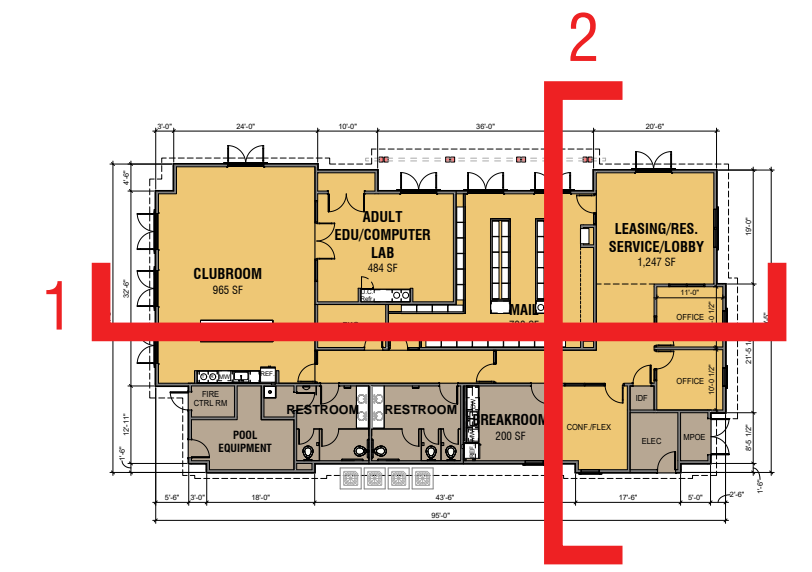
- 1 STUCCO
- 2 CEMENTITIOUS LAP SIDING
- 3 FLAT COMPOSITION ROOF SHINGLE
- 4 STONE VENEER
- 5 FOAM CORNICE/TRIM/DETAIL
- 6 FOAM SHUTTER
- 7 VINYL WINDOW
- 8 METAL RAILING



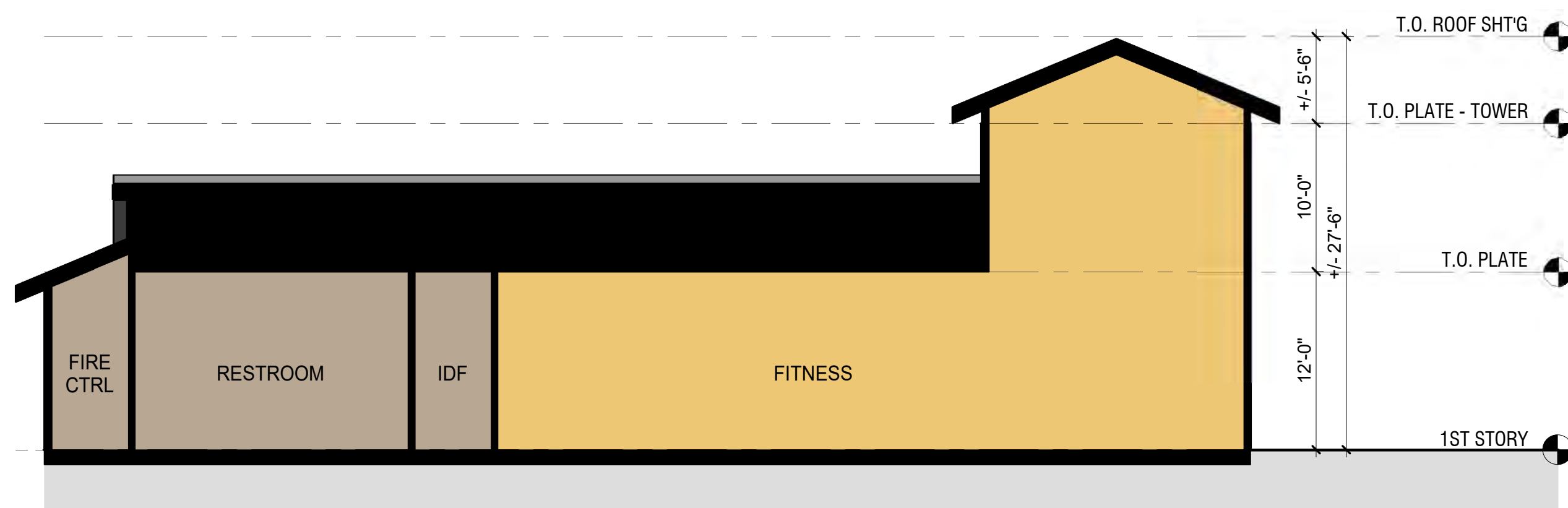
LEASING BUILDING - SECTION 1



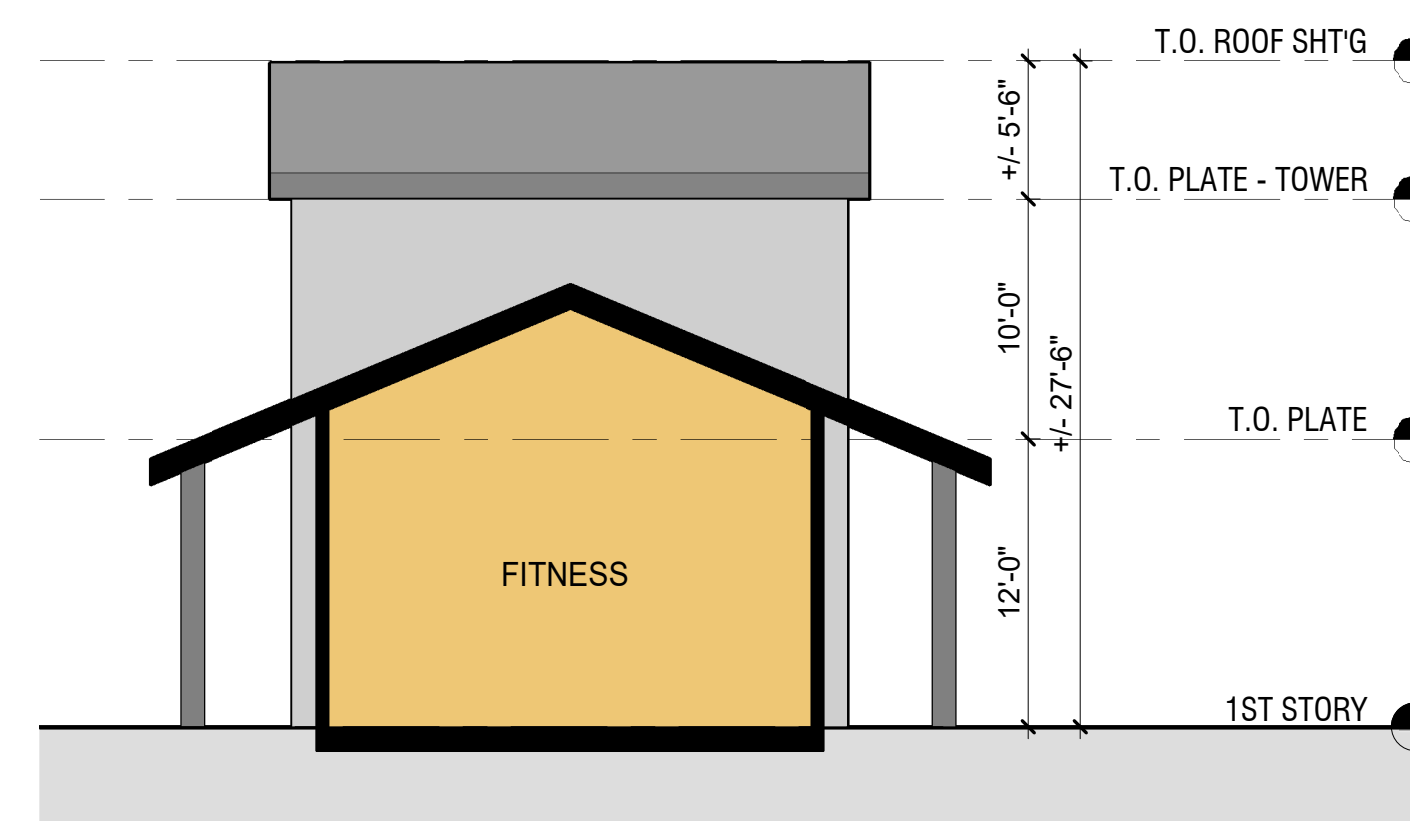
LEASING BUILDING - SECTION 2



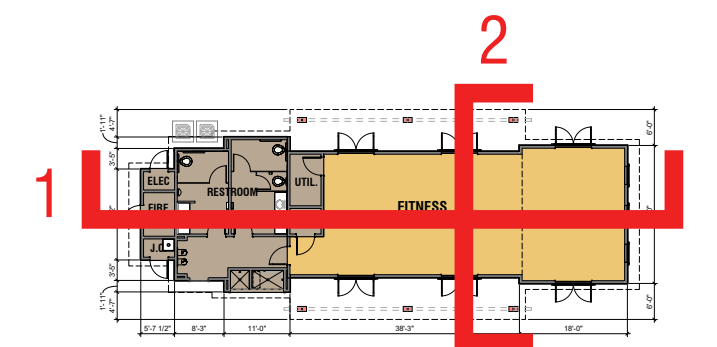
KEY PLAN



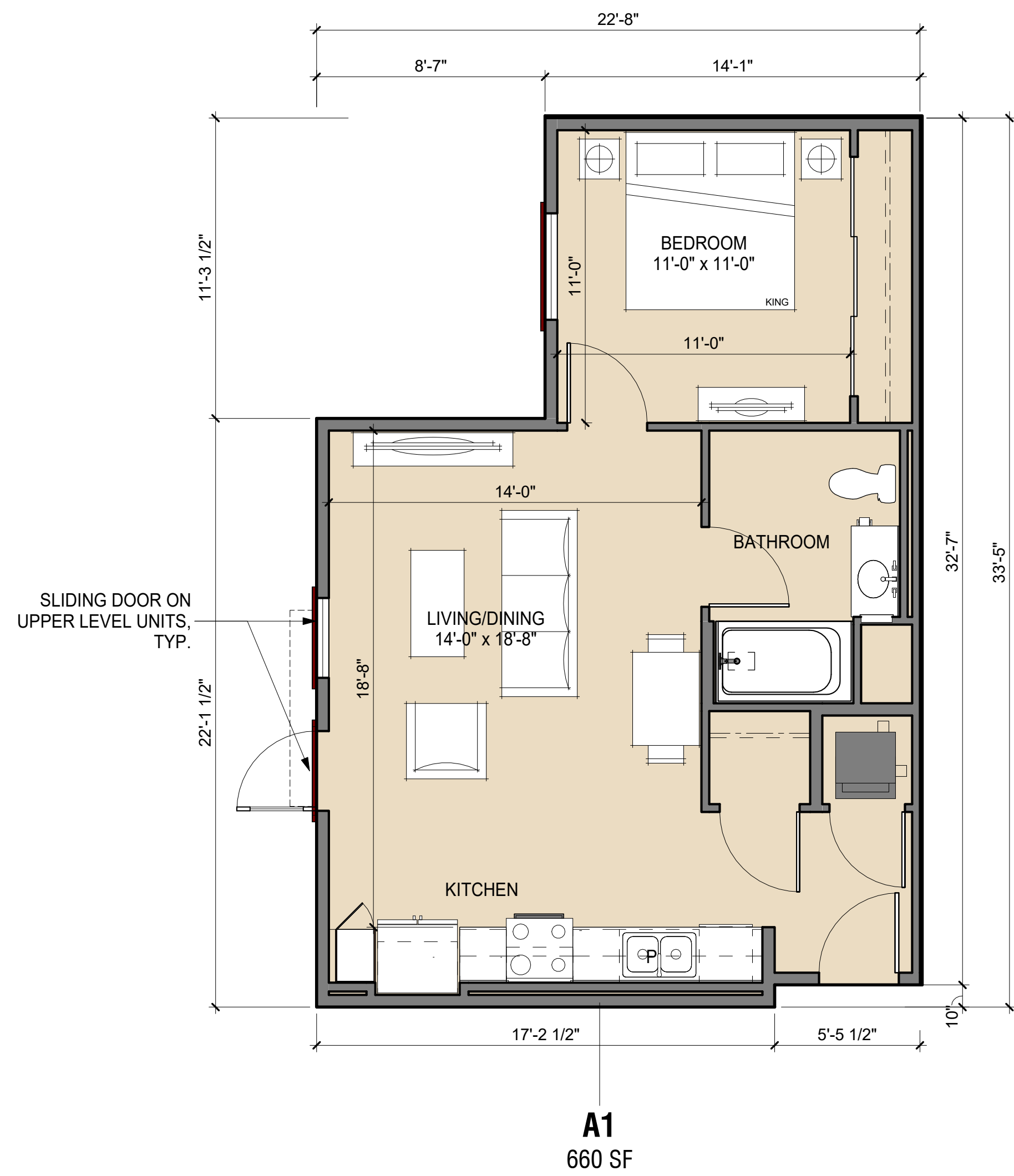
FITNESS BUILDING - SECTION 1

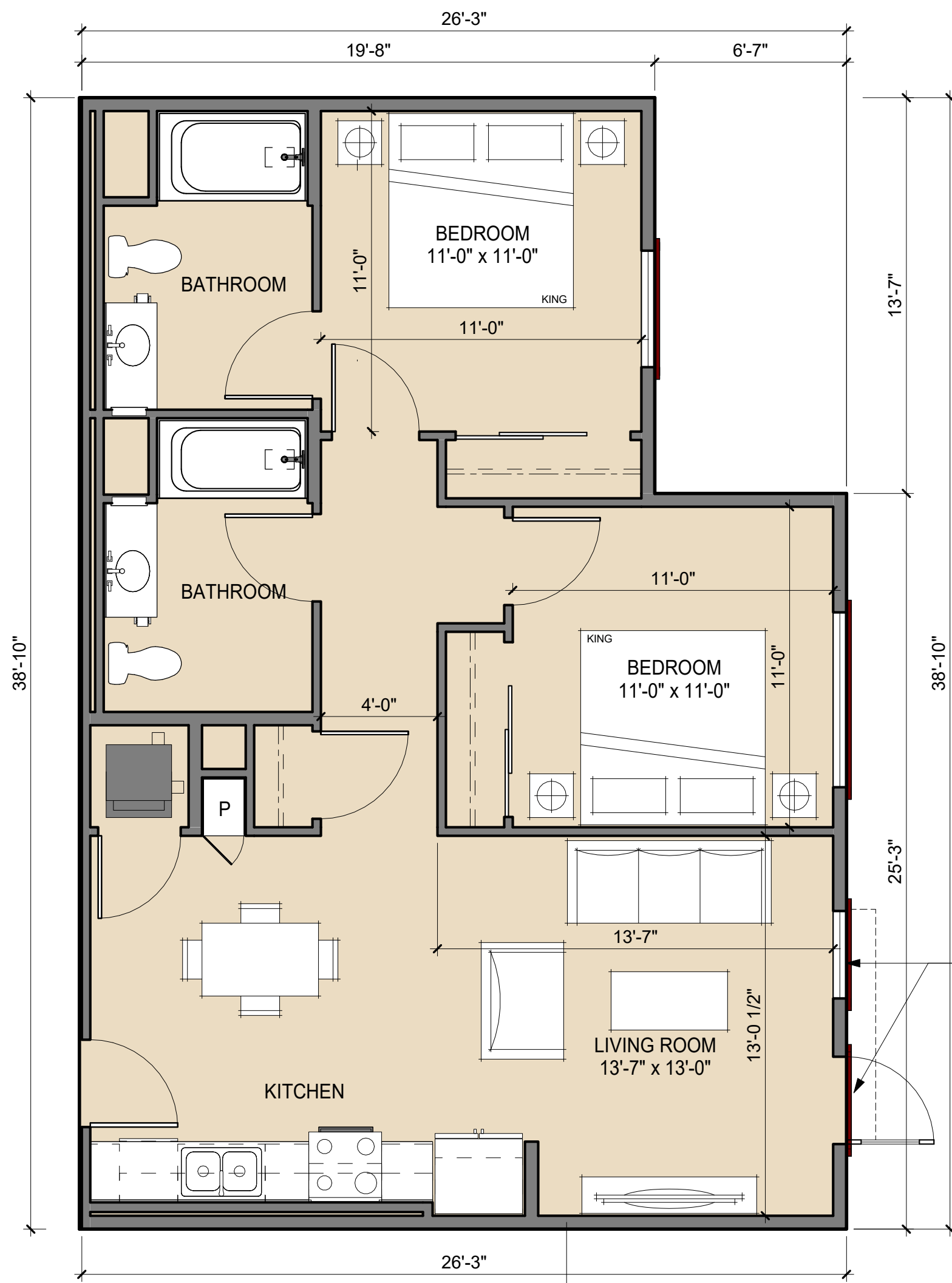


FITNESS BUILDING - SECTION 1

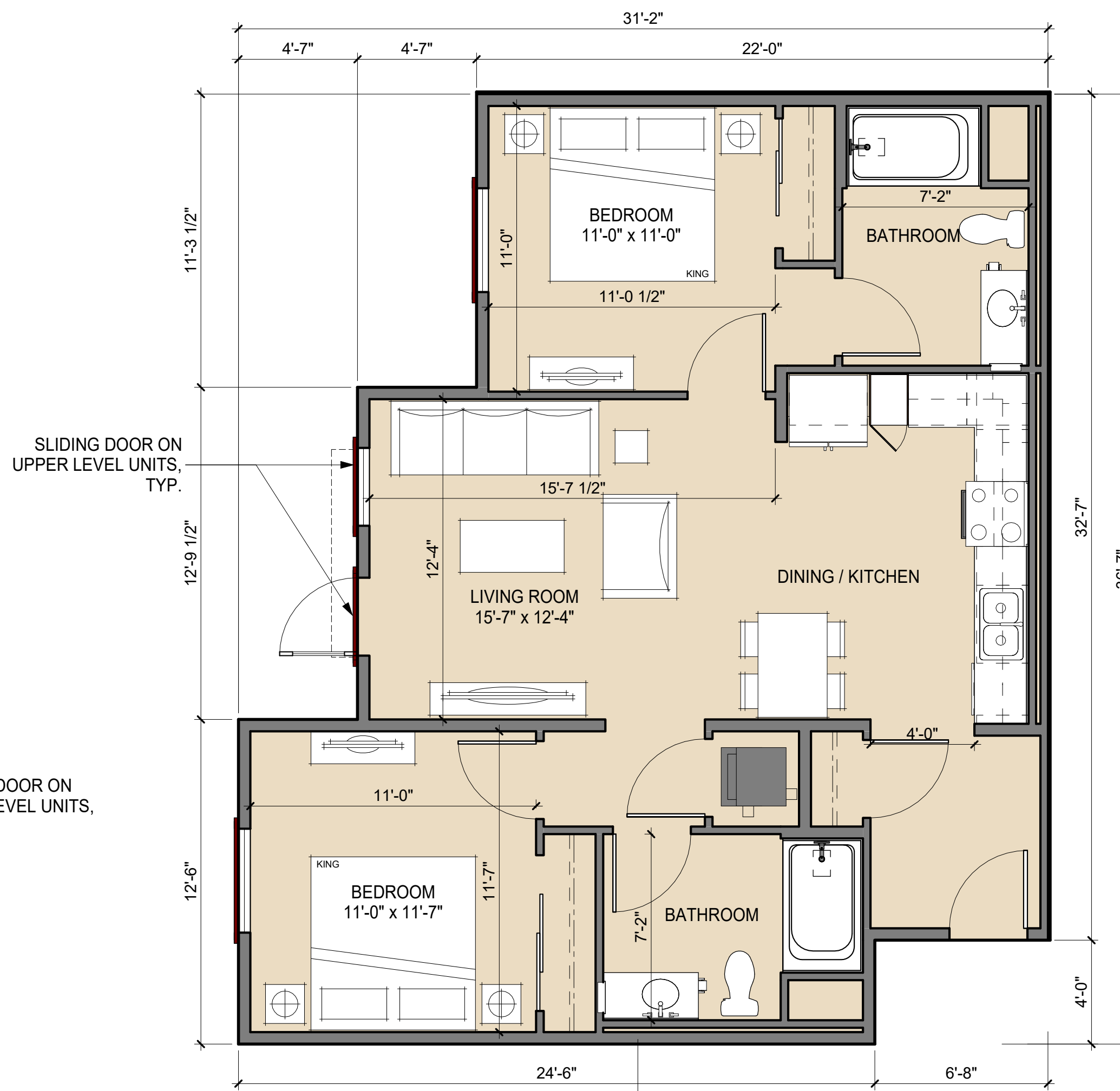


KEY PLAN

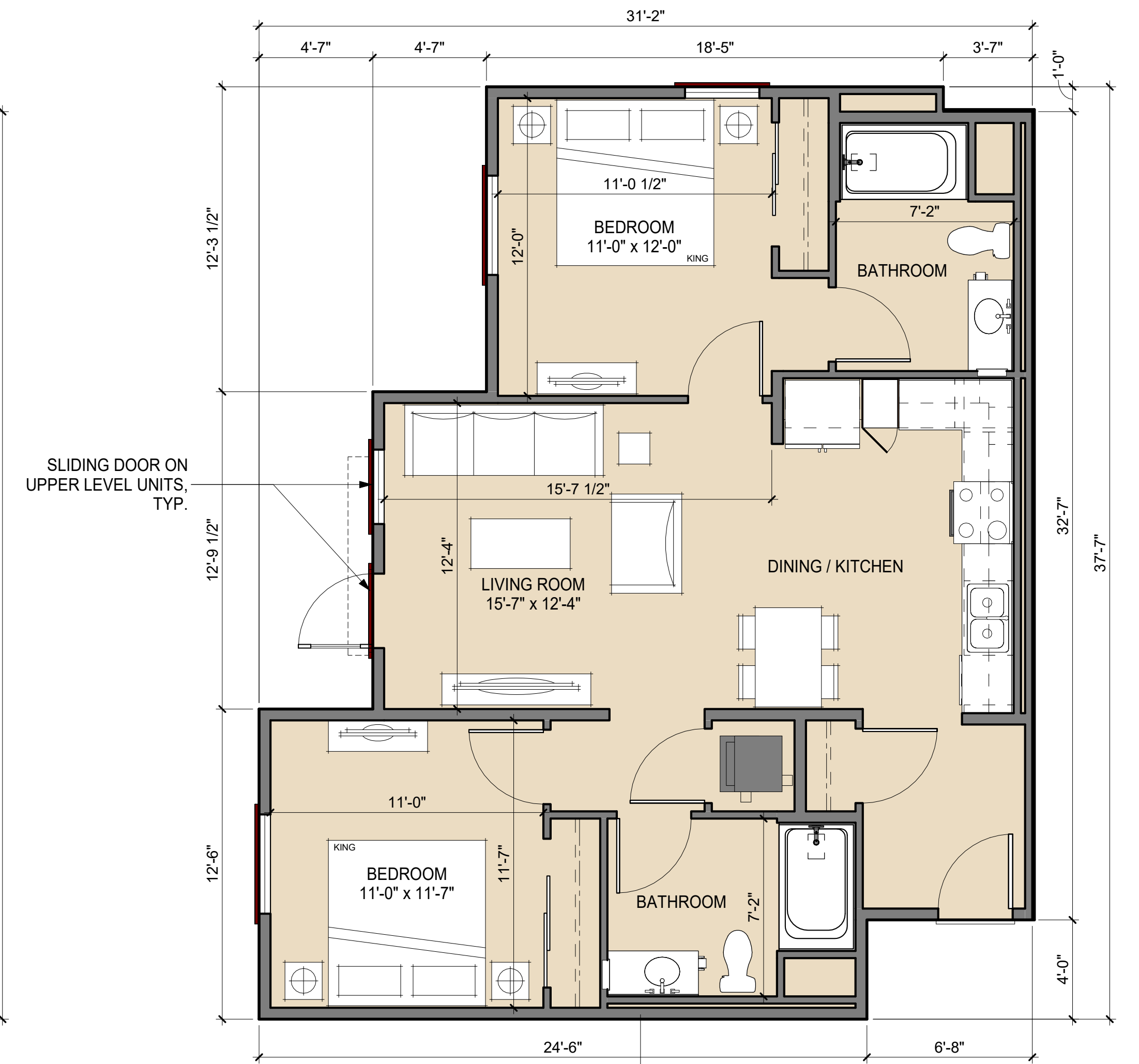




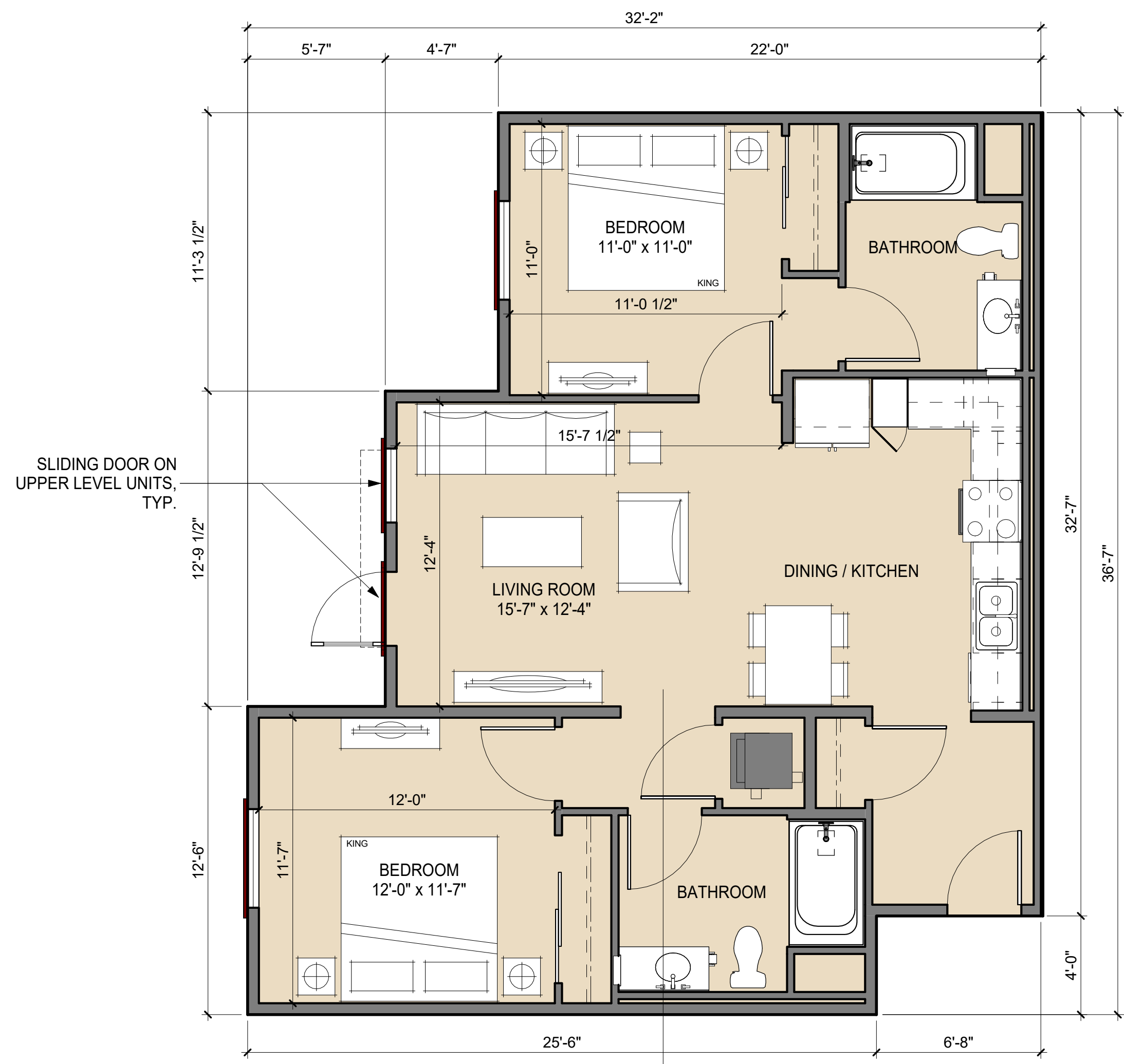
B1
933 SF



B2
956 SF

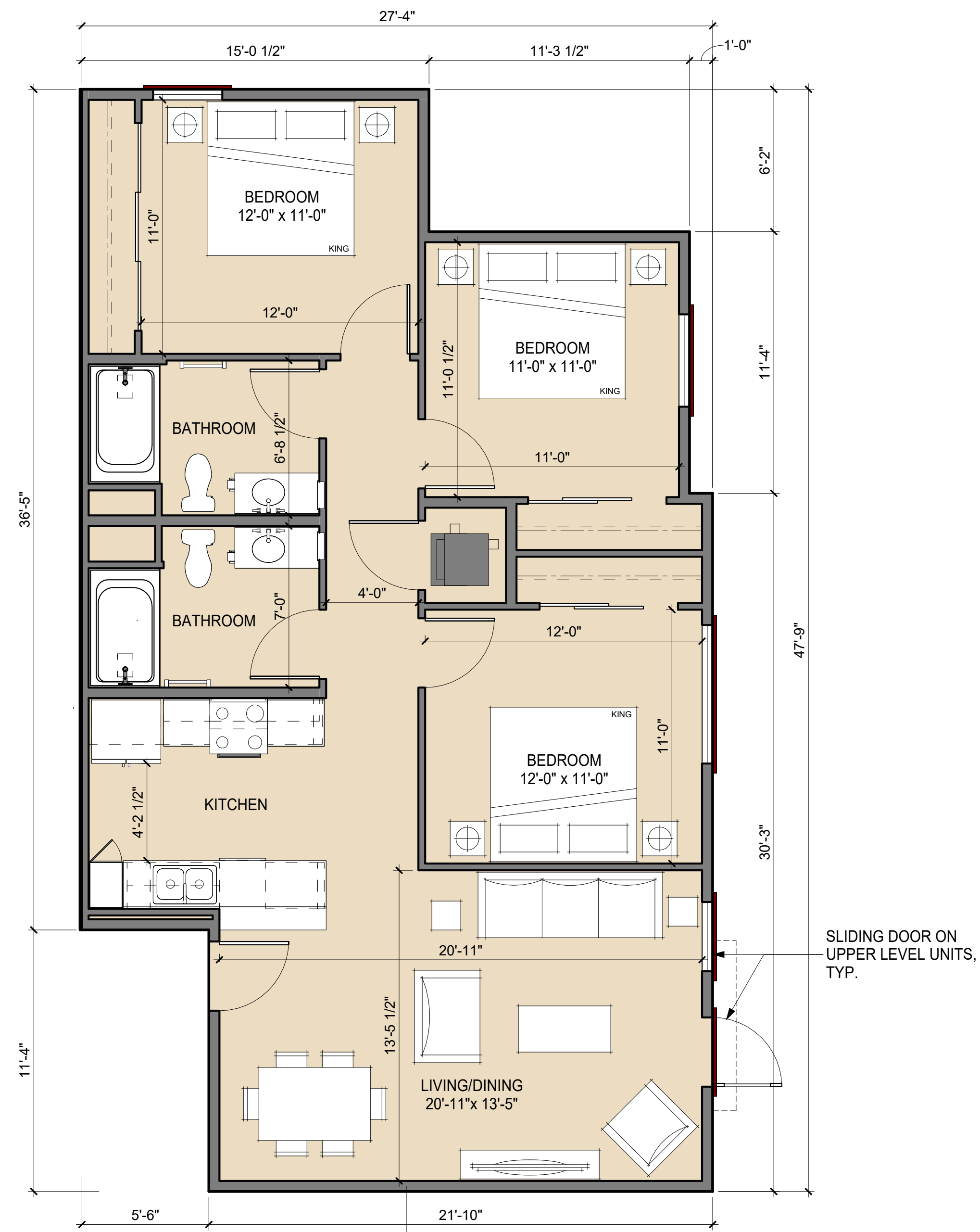


B2.1
973 SF



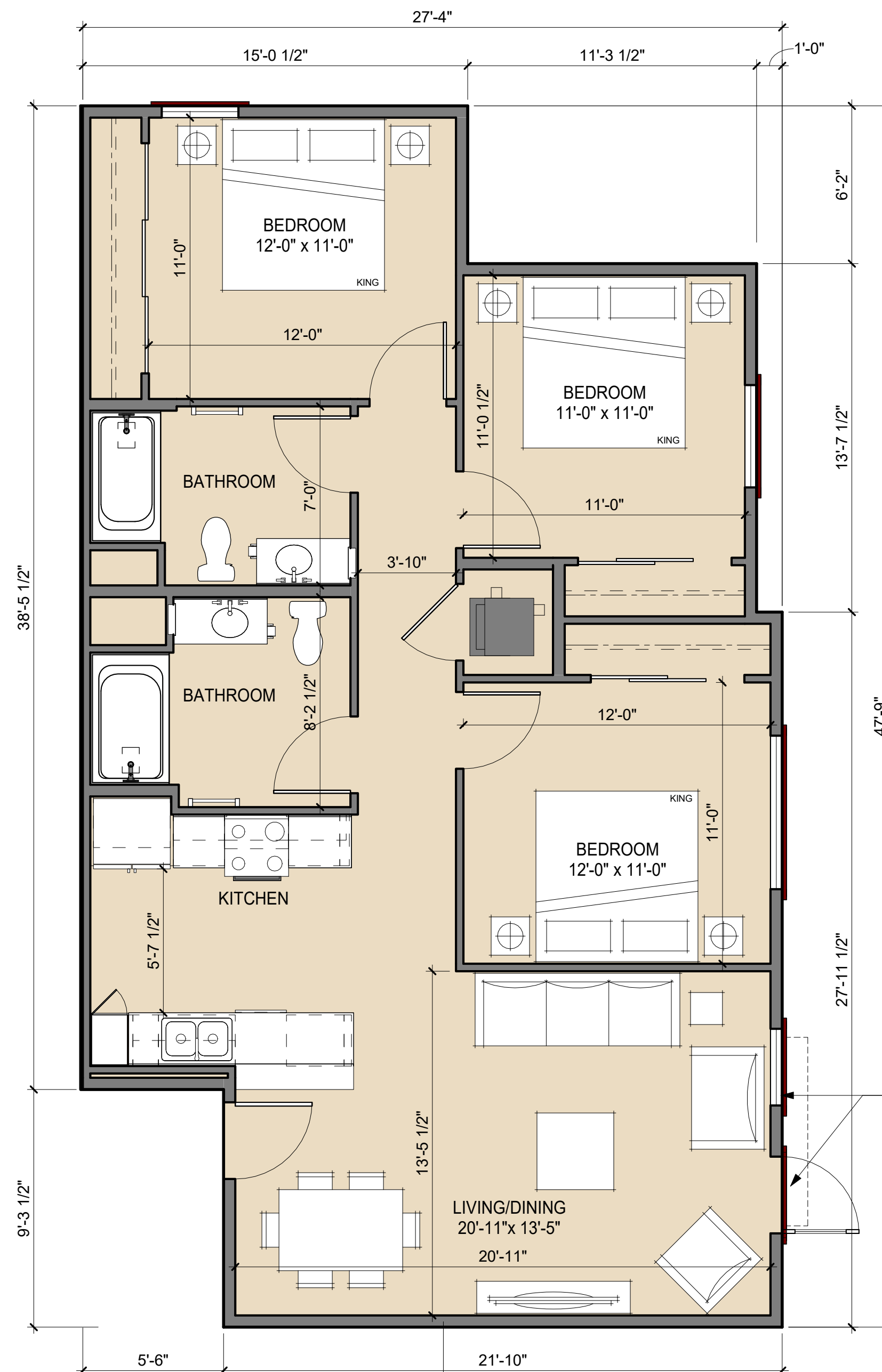
B2.2
967 SF

SLIDING DOOR ON
UPPER LEVEL UNITS,
TYP.



C1
1,159 SF

SLIDING DOOR ON
UPPER LEVEL UNITS,
TYP.



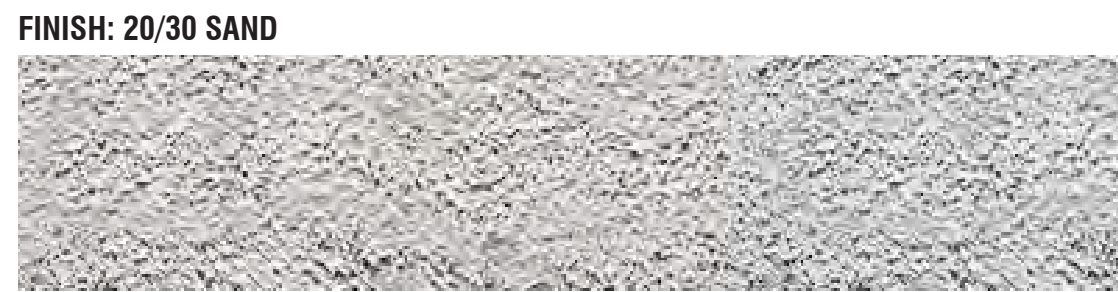
C1.1
1,168 SF

SLIDING DOOR ON
UPPER LEVEL UNITS,
TYP.



PAINT COLORS:

- A - SW 7005 PURE WHITE
- B - SW 7023 REQUISITE GRAY
- C - SW 6004 MINK
- D - SW 9167 POLISHED CONCRETE



1 STUCCO

MANUFACTURER: OMEGA OR SIMILAR



FINISH: SMOOTH

COLORS:

- A - ARCTIC WHITE
- B - AGED PEWTER

2 CEMENTITIOUS LAP SIDING

MANUFACTURER: JAMES HARDIE, HARDIEPLANK LAP SIDING OR SIMILAR



COLOR:

MAX DEF MOIRE BLACK

3 FLAT COMPOSITION ROOF SHINGLE

MANUFACTURER: CERTAINTEED, LANDMARK PRO OR SIMILAR



COLOR:

BIRCH

4 STONE VENEER

MANUFACTURER: ELDORADO STONE, LEDGECUT33 OR SIMILAR



FINISH & COLOR:

- A FINISH: 20/30 STUCCO WRAPPED
PAINT COLOR: PER LOCATION
- B FINISH: MANUFACTURED WOOD GRAIN
COLOR: WOOD TONE, TBD

5 FOAM CORNICE/TRIM/DETAIL

MANUFACTURER: TBD



FINISH & COLOR:

FINISH: MANUFACTURED WOOD GRAIN

PAINT COLOR: WOOD TONE, TBD

6 FOAM SHUTTER

MANUFACTURER: TBD



FRAME COLOR: BRONZE

7 VINYL WINDOW

MANUFACTURER: MILGARD WINDOWS, OR SIMILAR



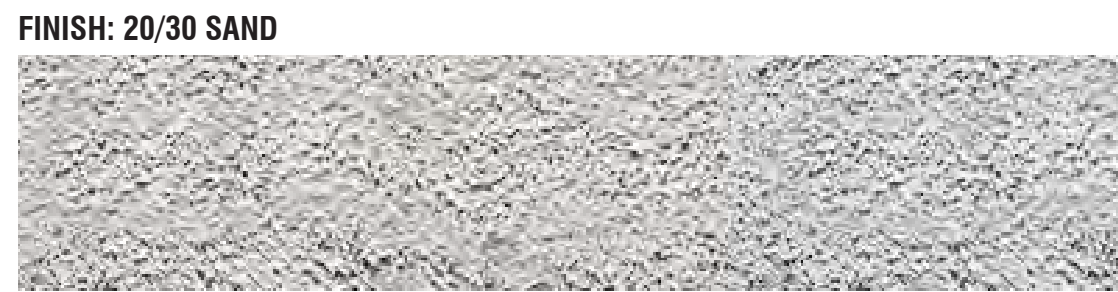
COLOR: DARK BRONZE, OR SIMILAR

8 METAL RAILING

MANUFACTURER: RAILPRO, CLASSIC ALUMINUM RAILING OR SIMILAR



- PAINT COLORS:**
- A - SW 7650 ELLIE GRAY
 - B - SW 7060 ATTITUDE GRAY
 - C - SW 7068 GRIZZLE GRAY
 - D - SW 9167 POLISHED CONCRETE



1 STUCCO

MANUFACTURER: OMEGA OR SIMILAR



- FINISH: SMOOTH**
- COLORS:**
- A - ARCTIC WHITE
 - B - NIGHT GRAY

2 CEMENTITIOUS LAP SIDING

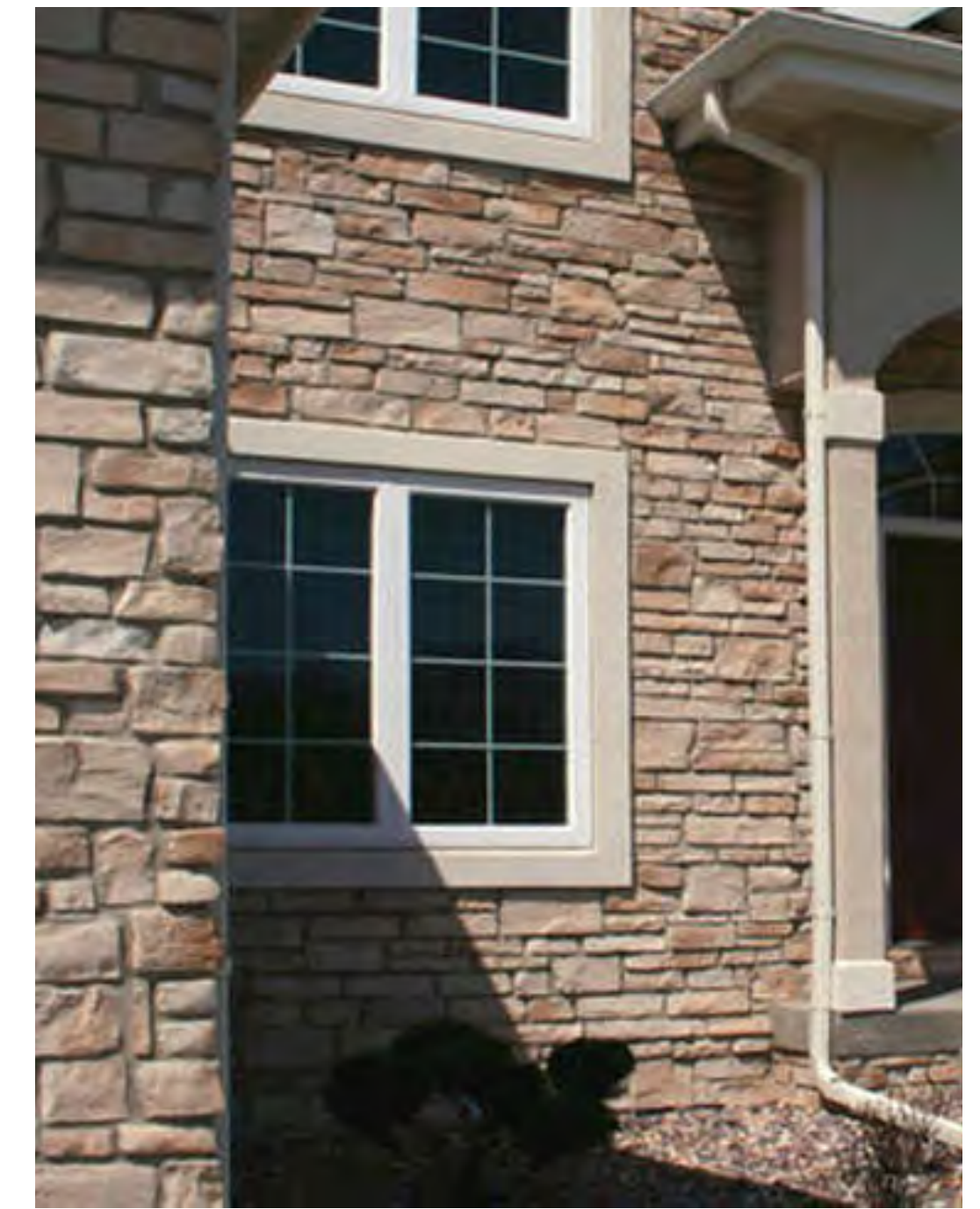
MANUFACTURER: JAMES HARDIE, HARDIEPLANK LAP SIDING OR SIMILAR



- COLOR:**
- MAX DEF MOIRE BLACK

3 FLAT COMPOSITION ROOF SHINGLE

MANUFACTURER: CERTAINTEED, LANDMARK PRO OR SIMILAR



- COLOR:**
- BEACH PEBBLE

4 STONE VENEER

MANUFACTURER: ELDORADO STONE, LEDGECUT33 OR SIMILAR



- FINISH & COLOR:**
- A FINISH: 20/30 STUCCO WRAPPED
PAINT COLOR: PER LOCATION
 - B FINISH: MANUFACTURED WOOD GRAIN
COLOR: WOOD TONE, TBD



5 FOAM CORNICE/TRIM/DETAIL

MANUFACTURER: TBD



- FINISH & COLOR:**
- FINISH: MANUFACTURED WOOD GRAIN
 - PAINT COLOR: WOOD TONE, TBD



6 FOAM SHUTTER

MANUFACTURER: TBD



- FRAME COLOR: WHITE**
- White color swatch

7 VINYL WINDOW

MANUFACTURER: MILGARD WINDOWS, OR SIMILAR



- COLOR: WHITE, OR SIMILAR**
- White color swatch

8 METAL RAILING

MANUFACTURER: RAILPRO, CLASSIC ALUMINUM RAILING OR SIMILAR

ROSEVILLE VILLAGE

LANDSCAPE DESIGN
ROSEVILLE, CA



PREPARED BY:



04.05.23



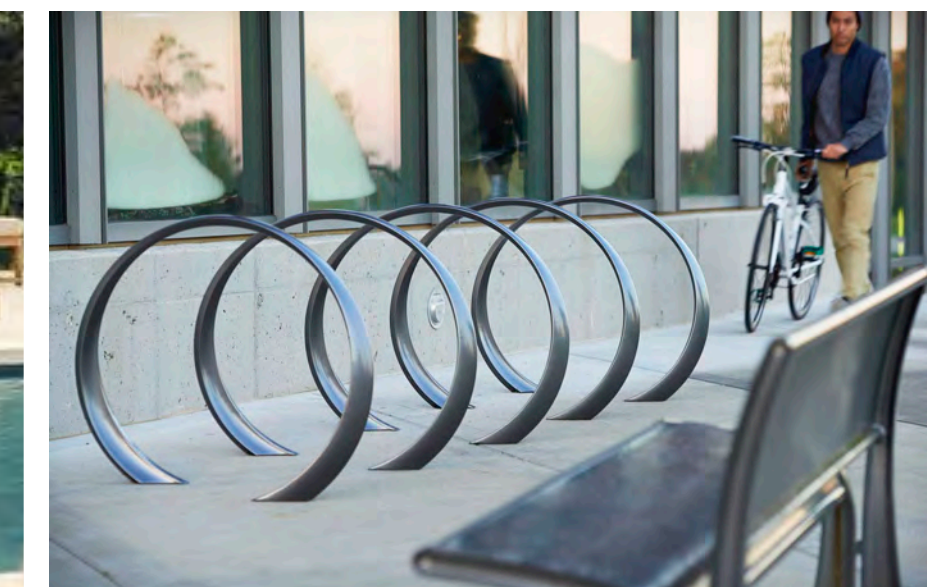
LEGEND

- 1 Rec Center & Entry
- 2 Tot Lot
- 3 Pocket Park A (approx. 9,700 Sq ft)
- 4 Pocket Park B (approx. 3,700 Sq ft)
- 5 Pocket Park C (approx. 4,200 Sq ft)
- 6 Pocket Park D (approx. 4,300 Sq ft)
- 7 Typical Paseo
- 8 Typical Trailhead

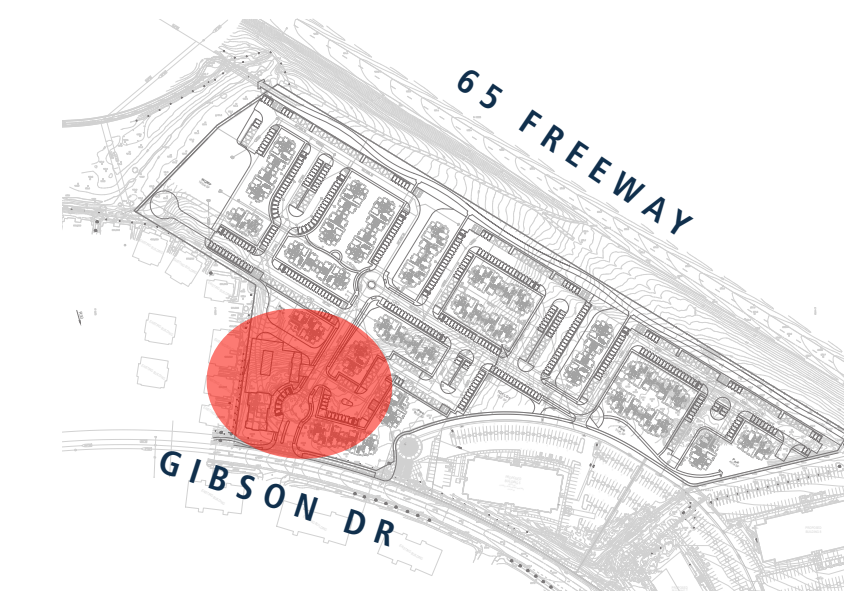


LEGEND

- 1 Amenity Building
- 2 Fitness Center
- 3 Enhanced Paving at Entry Drop Off
- 4 Accent Planting at Project Entry
- 5 Pedestrial Connection to Pool Area
- 6 Pool (approx. 1750 SF)
- 7 Pool Cabana/Shade Structure
- 8 Play Lawn with Surrounding Accent Trees
- 9 Shade Trees
- 10 Slope Planting with Screen Trees
- 11 Accent Tree at Center of Roundabout
- 12 Bike Rack



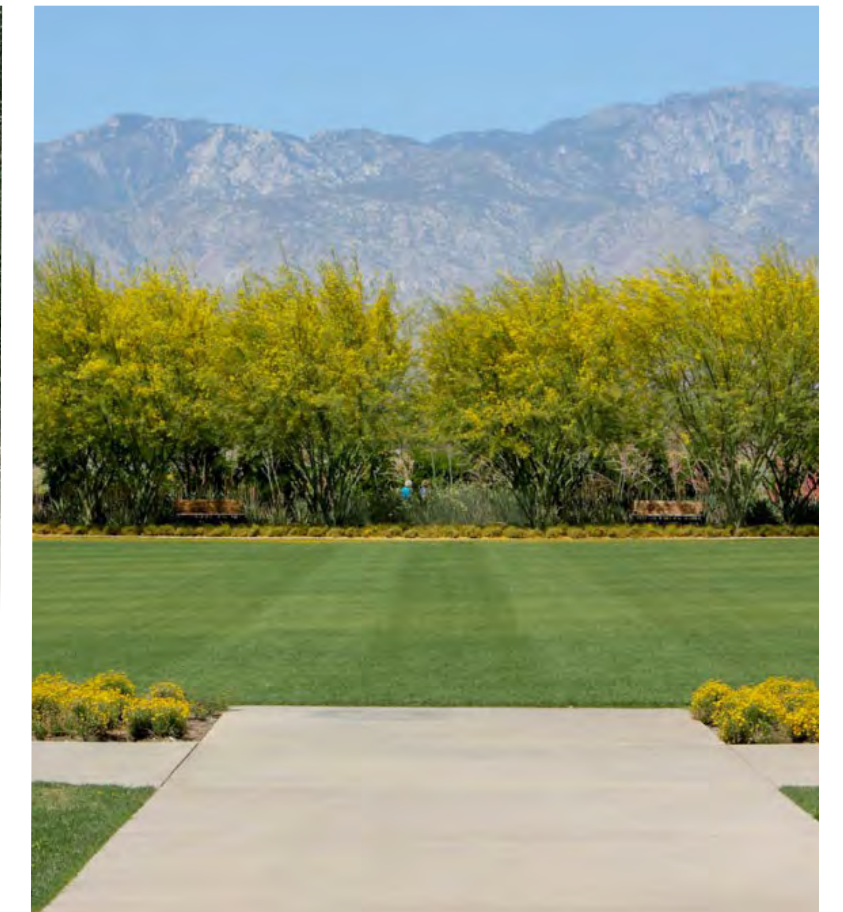
KEYMAP



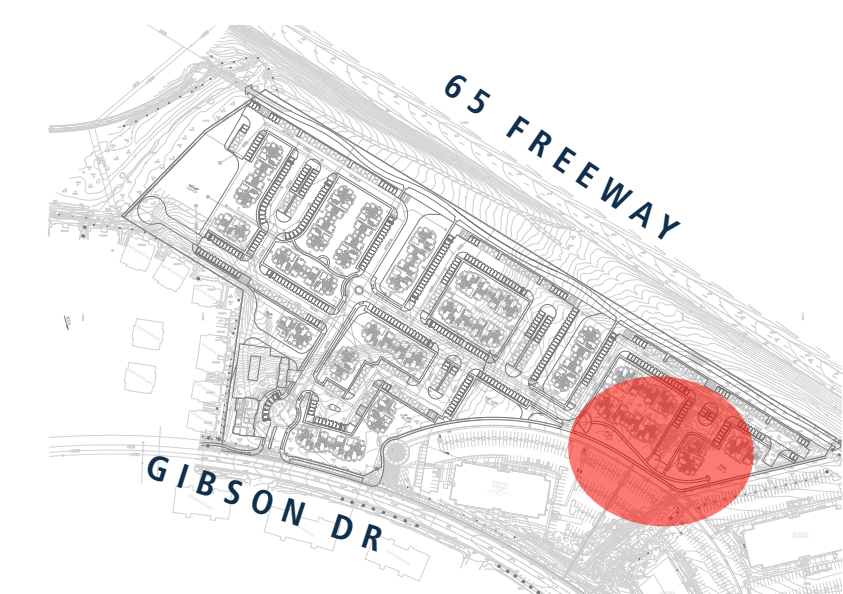


LEGEND

- 1 Open Lawn w/ Social Seating
- 2 Specimen Tree w/ Accent Planting
- 3 Meandering Pathway w/ Ornamental Planting
- 4 Bench Seating Under Tree Bosque
- 5 Courtyard with Built in Seatwall
- 6 Maintenance Access



KEYMAP



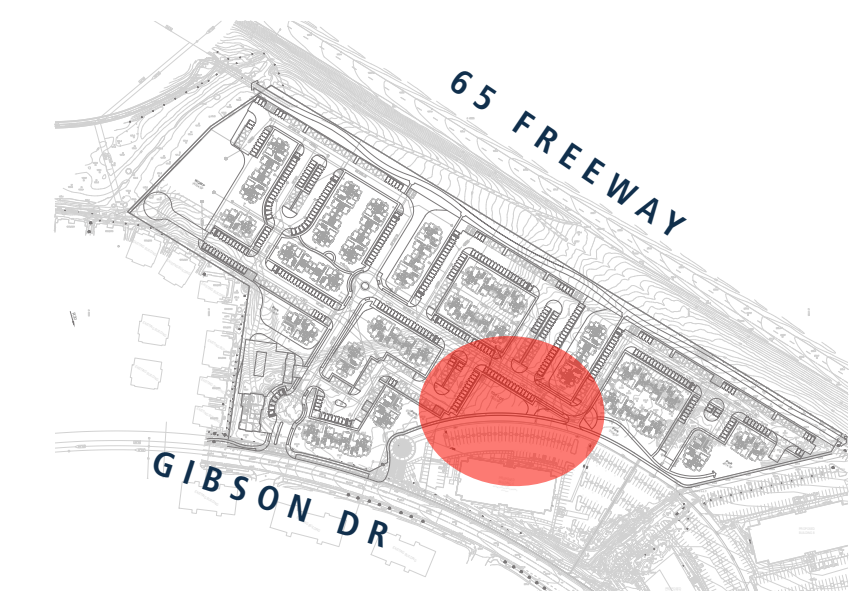


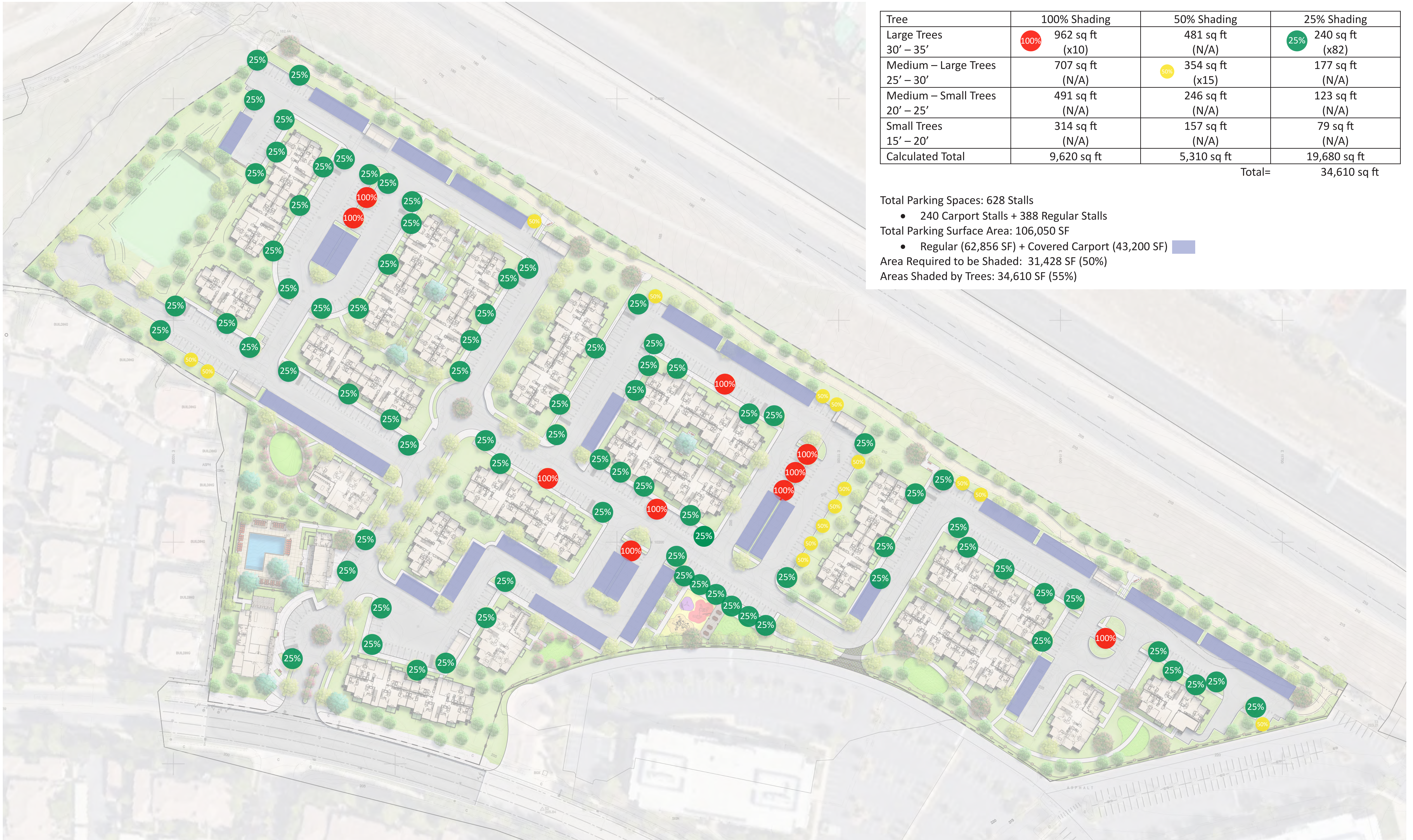
LEGEND

- 1 Bench Seating Under Tree Bosque
- 2 Tot Lot
- 3 Open Lawn Area
- 4 Shade Trellis with Seating
- 5 TS Steel Fence with Screening
- 6 Play Lawn with Surrounding Accent Trees
- 7 EVA and Gate (per California Fire Code & the Roseville Fire Department Emergency Vehicle Access Standard - 2023 edition)



KEYMAP





LIGHTING SCHEDULE

-  Parking Lot Light
-  Street Light
-  Pathway Light
-  Flood Light
-  Tree Uplight
-  Shade Structure Down Light
-  Recessed Step Light



TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
STREET TREES			
Arbutus 'Marina'	Marina Strawberry Tree	15 gal	L
Olea europaea "Swan Hill"	Swan Hill Olive	15 gal	VL
Platanus acerifolia	London Plane Tree	15 gal	M
Pinus eldarica	Afghan Pine	15 gal	L
Rhus lancea	African Sumac	15 gal	L
SPECIMEN TREES			
Platanus racemosa	California Sycamore	15 gal	M
Pistacia chinensis	Chinese Pistache	15 gal	L
Quercus agrifolia	Coast Live Oak	15 gal	VL
Quercus lobata	Valley Oak	15 gal	L
Quercus wislizenii	Interior Live Oak	15 gal	VL
ACCENT TREES			
Acer palmatum	Japanese Maple	15 gal	M
Cercis occidentalis	Western Redbud	15 gal	VL
Koelreuteria bipinnata	Chinese Flame Tree	15 gal	M
Lagerstroemia indica	Crape Myrtle	15 gal	L
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Flowering Plum	15 gal	M
Pyrus calleryana	Pear Tree	15 gal	M



SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agave	Agave	5 gal	L
Aloe	Aloe	1 gal	L
Dodonaea viscosa	Hot Bush	5 gal	L
Euonymus	Evergreen Euonymus	5 gal	L
Festuca glauca	Blue Fescue	1 gal	L
Hesperaloe parviflora	Red Yucca	1 gal	L
Heteromeles arbutifolia	Toyon	5 gal	L
Lavandula angustifolia	English Lavender	1 gal	M
Myrtus communis	True Myrtle	1 gal	L
Pittosporum tobira	Pittosporum	5 gal	M
Podocarpus macrophyllus	Yew Pine	15 gal	M
Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	M
Raphiolepis "Majestic Beauty"	Indian Hawthorn	15 gal	L
Rosa	Rose	2 gal	M
Rosmarinus officinalis	Rosemary	1 gal	L
Salvia	Sage	1 gal	L
Xylosma congestum			



GROUNDCOVER & VINE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCLOS
Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 gal	L
Baccharis pilularis	Green Supreme Manzanita	1 gal	L
Ceanothus spp.	Wild Lilac	1 gal	M
Lantana spp.	Lantana	1 gal	L
Rosa banksiae	Lady Banks Rose	15 gal	L
Trachelospermum jasminoides	Star Jasmine	1/15 gal	M
Vinca minor	Dwarf Periwinkle	1 gal	M



SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TCA # 2021-077



SHEA PROPERTIES

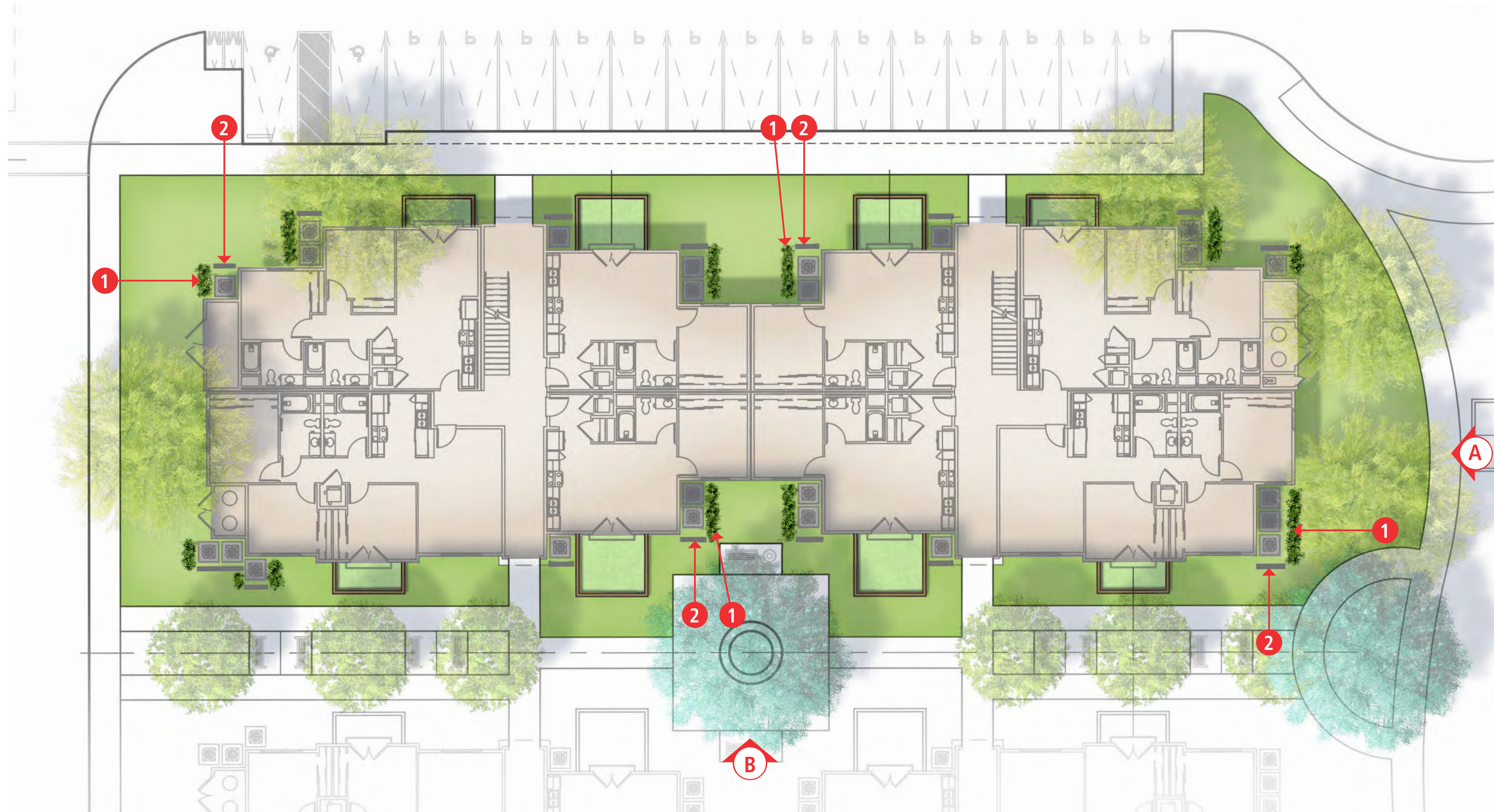
ENTITLEMENT_2ND RE-SUBMITTAL
APRIL 14, 2023

CONCEPTUAL MASTER PLANT LEGEND

WALL AND FENCE SCHEDULE

- Patio Fence/Wall
- - - Tubular Steel View Fence
- Pool Enclosure Fence
- Pool Enclosure Wall
- Pool Enclosure Gate

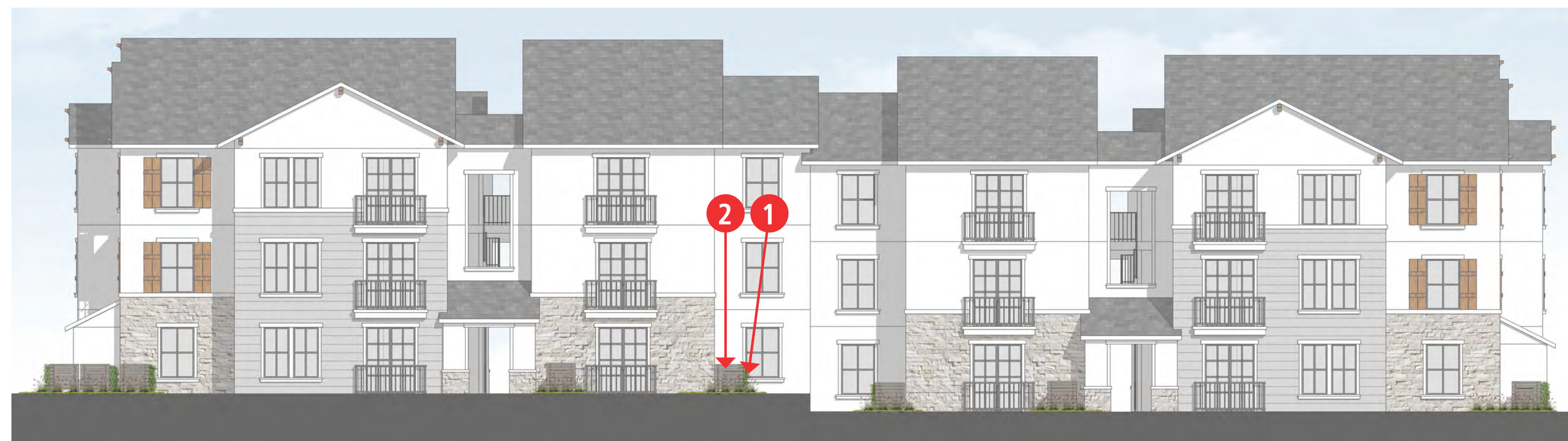




1 SCREENING HEDGE



2 SCREENING FENCE



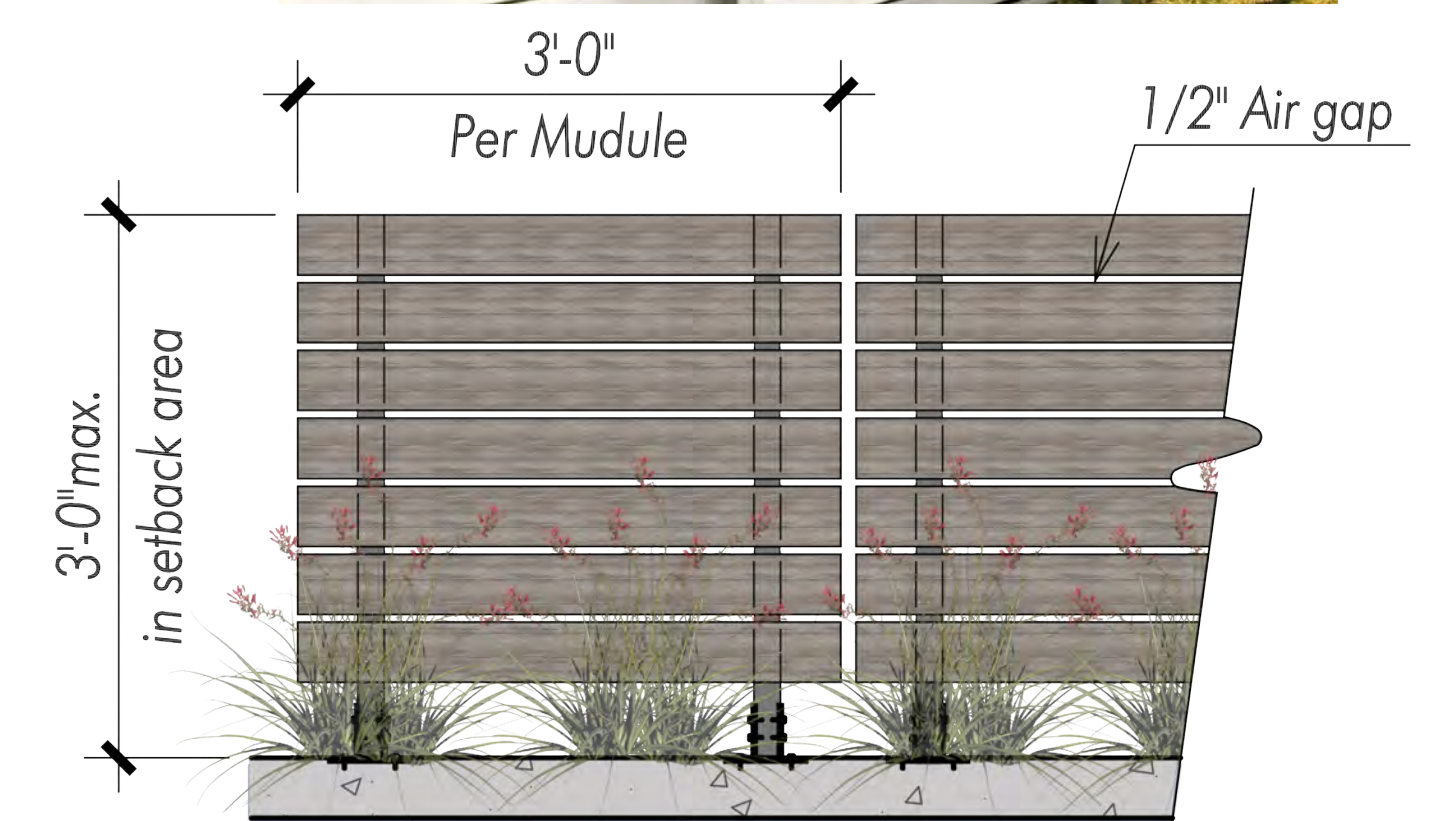
ARCHITECTURE ELEVATION B

SCALE: N.T.S.



ARCHITECTURE ELEVATION A

SCALE: N.T.S.



Color to Match Architecture

SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TCA # 2021-077

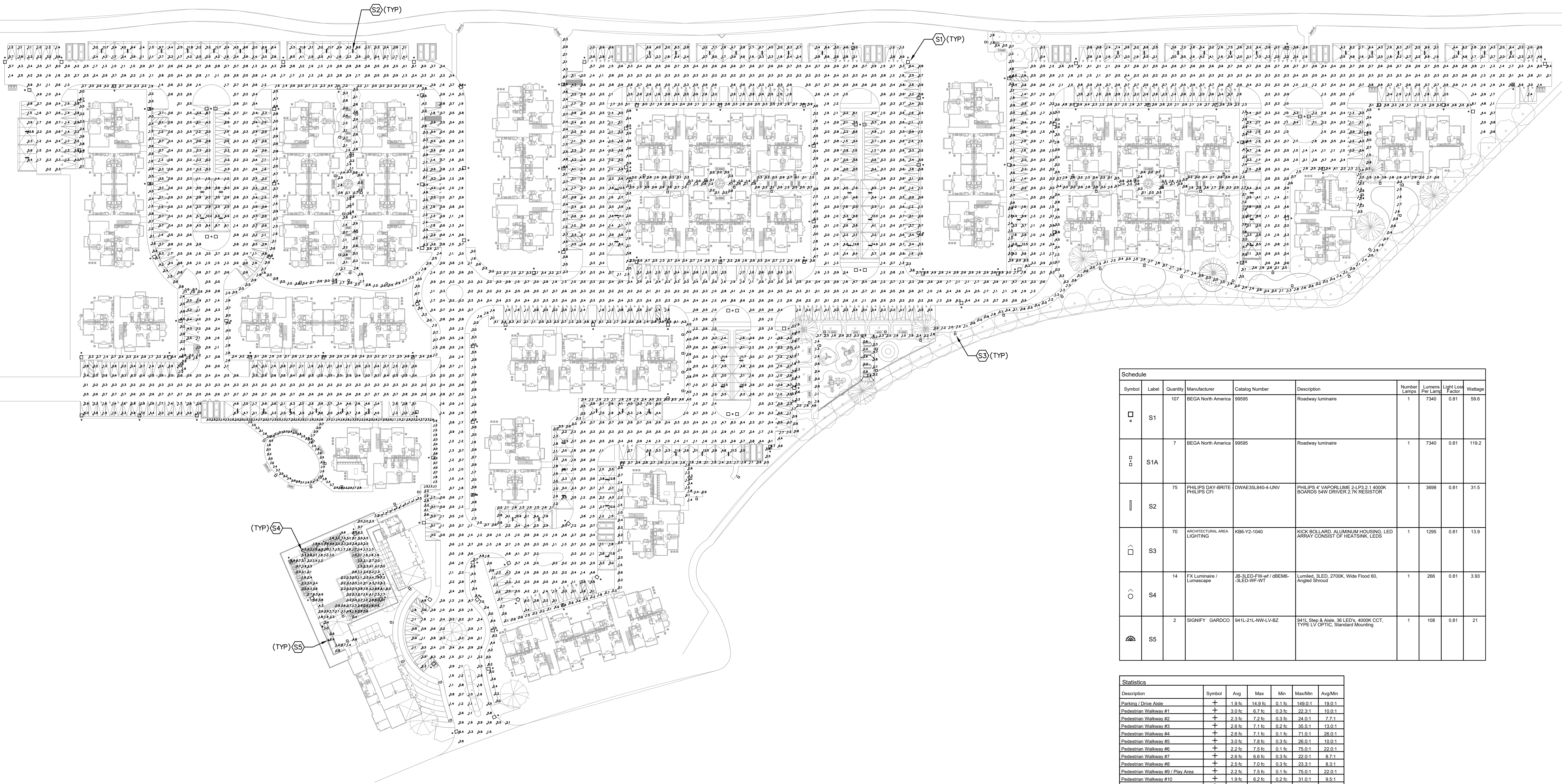


SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL
APRIL 14, 2023

SCREENING FENCE & HEDGE





Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	S1	107	BEGA North America	99595	Roadway luminaire	1	7340	0.81	59.6
□	S1A	7	BEGA North America	99595	Roadway luminaire	1	7340	0.81	119.2
□	S2	75	PHILIPS DAY-BRITE PHILIPS CFI	DWAE3L840-4-UNV	PHILIPS 4' VAPORLUME 24.P3.2.1 4000K BOARDS 54W DRIVER 2.7K RESISTOR	1	3698	0.81	31.5
□	S3	70	ARCHITECTURAL AREA LIGHTING	KB6-Y2-1040	KICK BOLLARD, ALUMINUM HOUSING, LED ARRAY CONSIST OF HEATSINK, LEDS	1	1295	0.81	13.9
□	S4	14	FX Luminaire / Lunascape	JB-3LED-FW-w/ 4BEM6-3LED-WF-WT	Lumiled 3LED 2700K, Wide Flood 60, Angled Shroud	1	266	0.81	3.93
□	S5	2	SIGNIFY GARDCO	941L-21L-NW-LV-BZ	941L Step & Aisle, 36 LED's, 4000K CCT, TYPE LV OPTIC, Standard Mounting	1	108	0.81	21

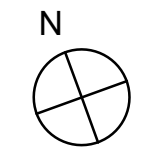
Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Parking / Drive Aisle	+	1.9 fc	14.9 fc	0.1 fc	149.0:1
Pedestrian Walkway #1	+	3.0 fc	6.7 fc	0.3 fc	22.3:1
Pedestrian Walkway #2	+	2.3 fc	7.2 fc	0.3 fc	24.0:1
Pedestrian Walkway #3	+	2.6 fc	7.1 fc	0.2 fc	35.5:1
Pedestrian Walkway #4	+	2.6 fc	7.1 fc	0.1 fc	71.0:1
Pedestrian Walkway #5	+	3.0 fc	7.8 fc	0.3 fc	26.0:1
Pedestrian Walkway #6	+	2.2 fc	7.5 fc	0.1 fc	75.0:1
Pedestrian Walkway #7	+	2.6 fc	6.8 fc	0.3 fc	22.0:1
Pedestrian Walkway #8	+	2.5 fc	7.0 fc	0.3 fc	23.3:1
Pedestrian Walkway #9 / Play Area	+	2.2 fc	7.5 fc	0.1 fc	75.0:1
Pedestrian Walkway #10	+	1.9 fc	6.2 fc	0.2 fc	31.0:1
Pool Area	+	3.0 fc	8.3 fc	0.2 fc	41.5:1

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TCA # 2021-077



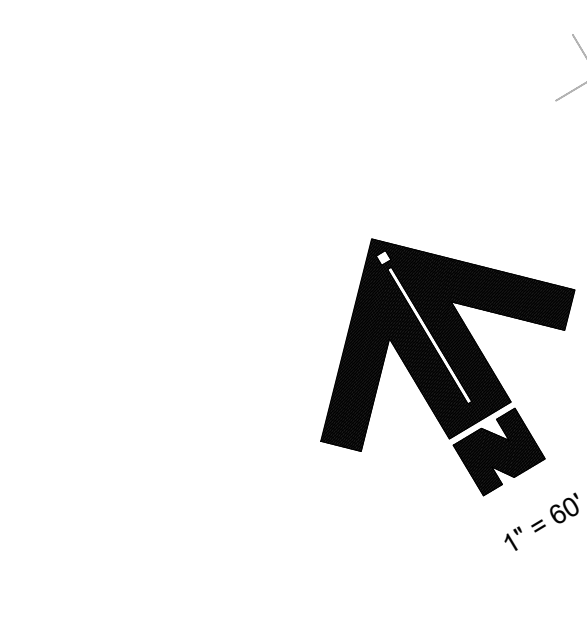
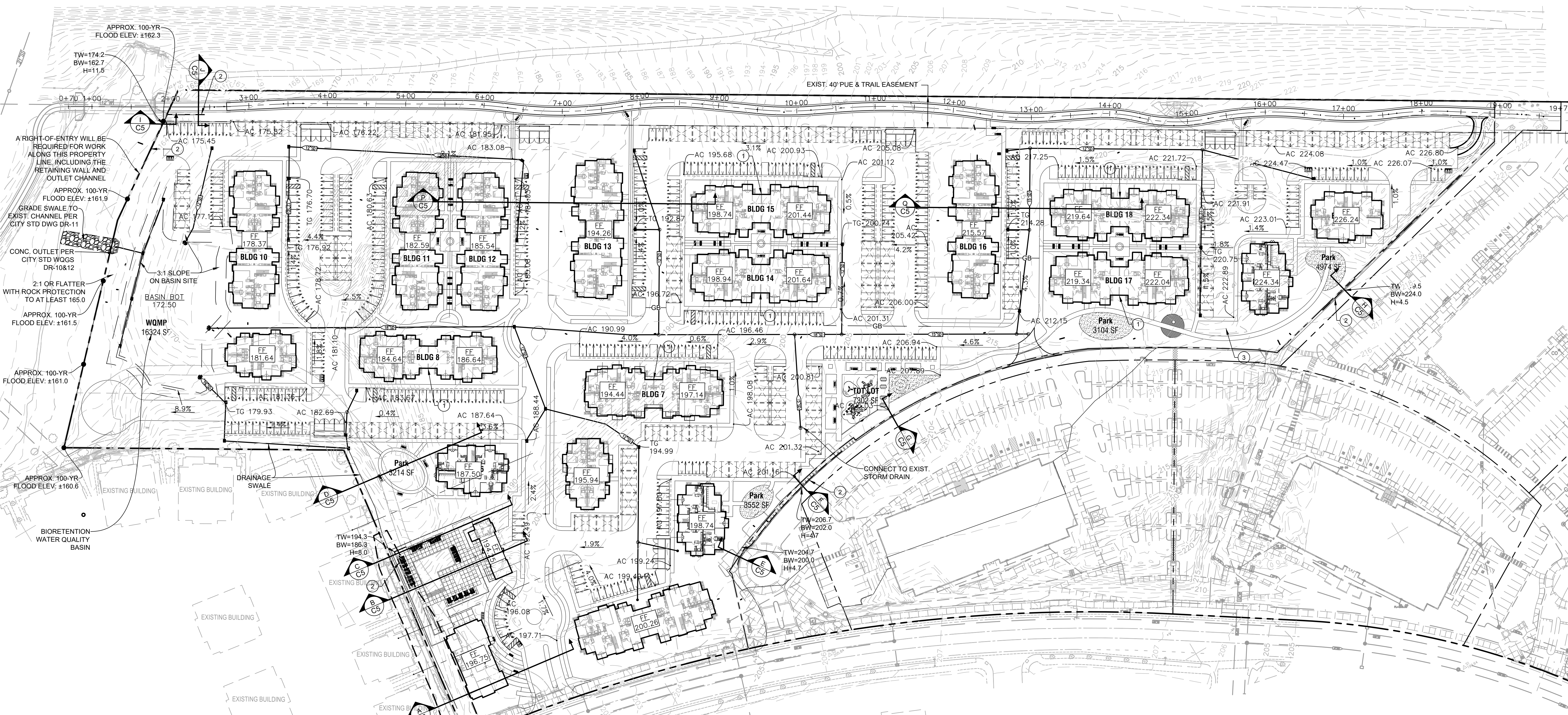
SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL
 APRIL 14, 2023



SITE LIGHTING PHOTOMETRIC PLAN

E-1.0



- NOTES:**
- ① 2'-0" TO 2'-8" STEP IN FOUNDATION
 - ② RETAINING WALL
 - ③ SECONDARY FIRE ACCESS ROAD WITH GATE
- SYMBOL**
- RETAINING WALL
 - DRAIN INLET
 - STORM DRAIN MANHOLE
 - AREA DRAIN

EARTHWORK:

CUT: 53,220 CY
 FILL: 63,740 CY
 NET: 10,250 CY FILL

NOTE: THE WEIGHTED AVERAGE SECTION OF 0.71" WAS USED TO MODEL THE SUBGRADE SURFACE AND DETERMINE EARTHWORK QUANTITIES. IT IS IMPORTANT TO NOTE THAT THESE ARE UNADJUSTED EARTHWORK QUANTITIES AND IT DOES NOT TAKE INTO ACCOUNT ADDITIONAL FOUNDATION SPOILS AND UTILITY TRENCHING.

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TLA # 1629

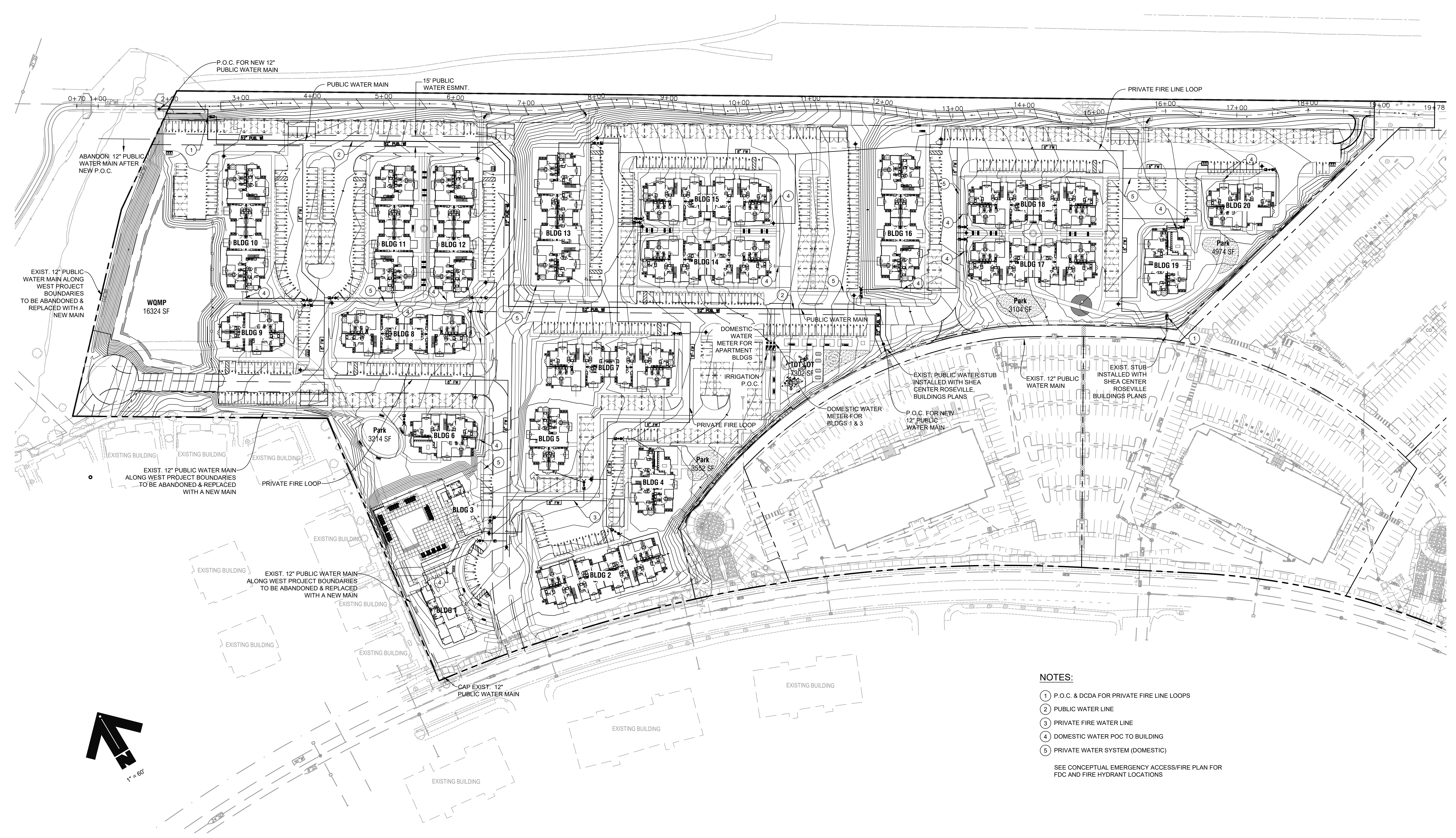
TLA
 ENGINEERING AND PLANNING
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120'
 APRIL 14, 2023

CONCEPTUAL GRADING & DRAINAGE PLAN

C-1



NOTES:

- ① P.O.C. & DCDA FOR PRIVATE FIRE LINE LOOPS
- ② PUBLIC WATER LINE
- ③ PRIVATE FIRE WATER LINE
- ④ DOMESTIC WATER POC TO BUILDING
- ⑤ PRIVATE WATER SYSTEM (DOMESTIC)

SEE CONCEPTUAL EMERGENCY ACCESS/FIRE PLAN FOR FDC AND FIRE HYDRANT LOCATIONS

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TLA # 1629

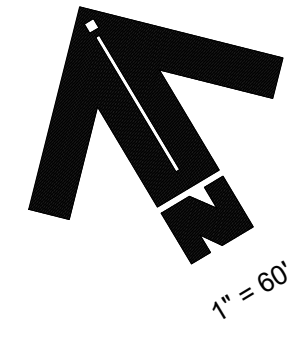
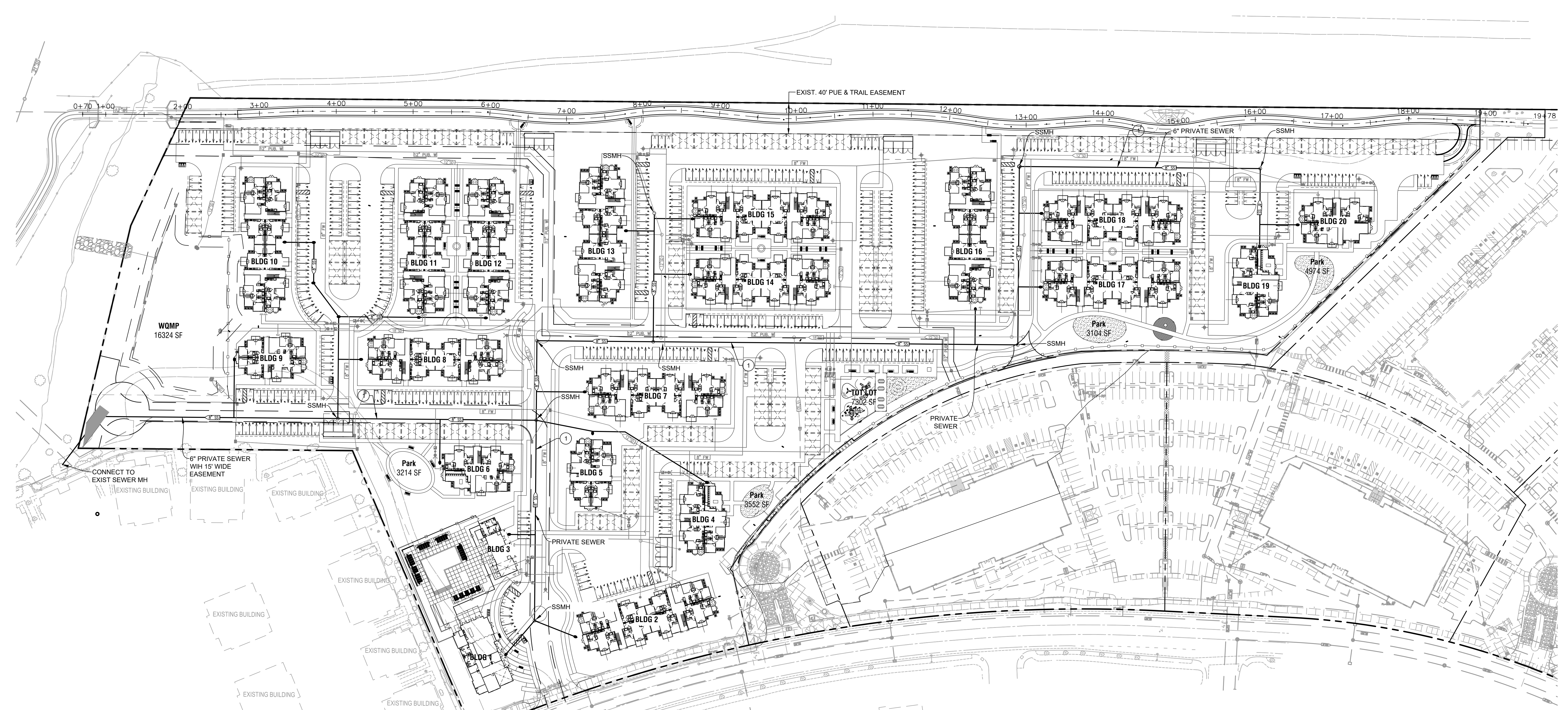
TLA
 ENGINEERING AND PLANNING
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120'
 APRIL 14, 2023

CONCEPTUAL WATER PLAN

C-2



1" = 60'

NOTES:

- ① CONSTRUCT PRIVATE SEWER SYSTEM TO PUBLIC STANDARDS WITH SSMH SO CLEAN-OUTS CAN BE SPACED MORE THAN 100' APART
- ② SEWER MAIN TO BE 8"
- ③ ALL SEWER SERVICES TO BE 6"

- CLEAN OUT
- SEWER SERVICE
- SSMH
- ⊞ PRIVATE SEWER SERVICE SEE NOTE 1

SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TLA # 1629

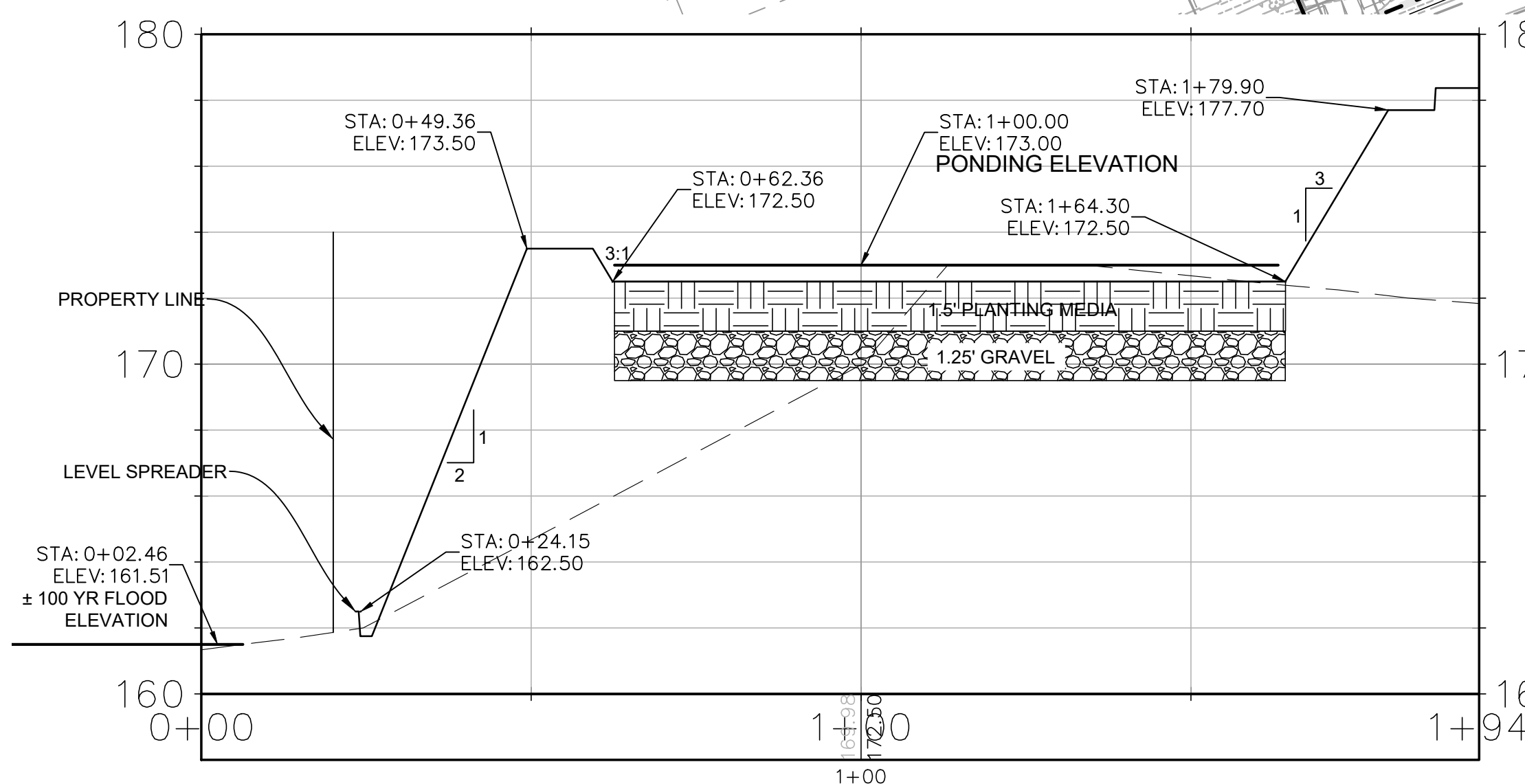
TLA
ENGINEERING AND PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

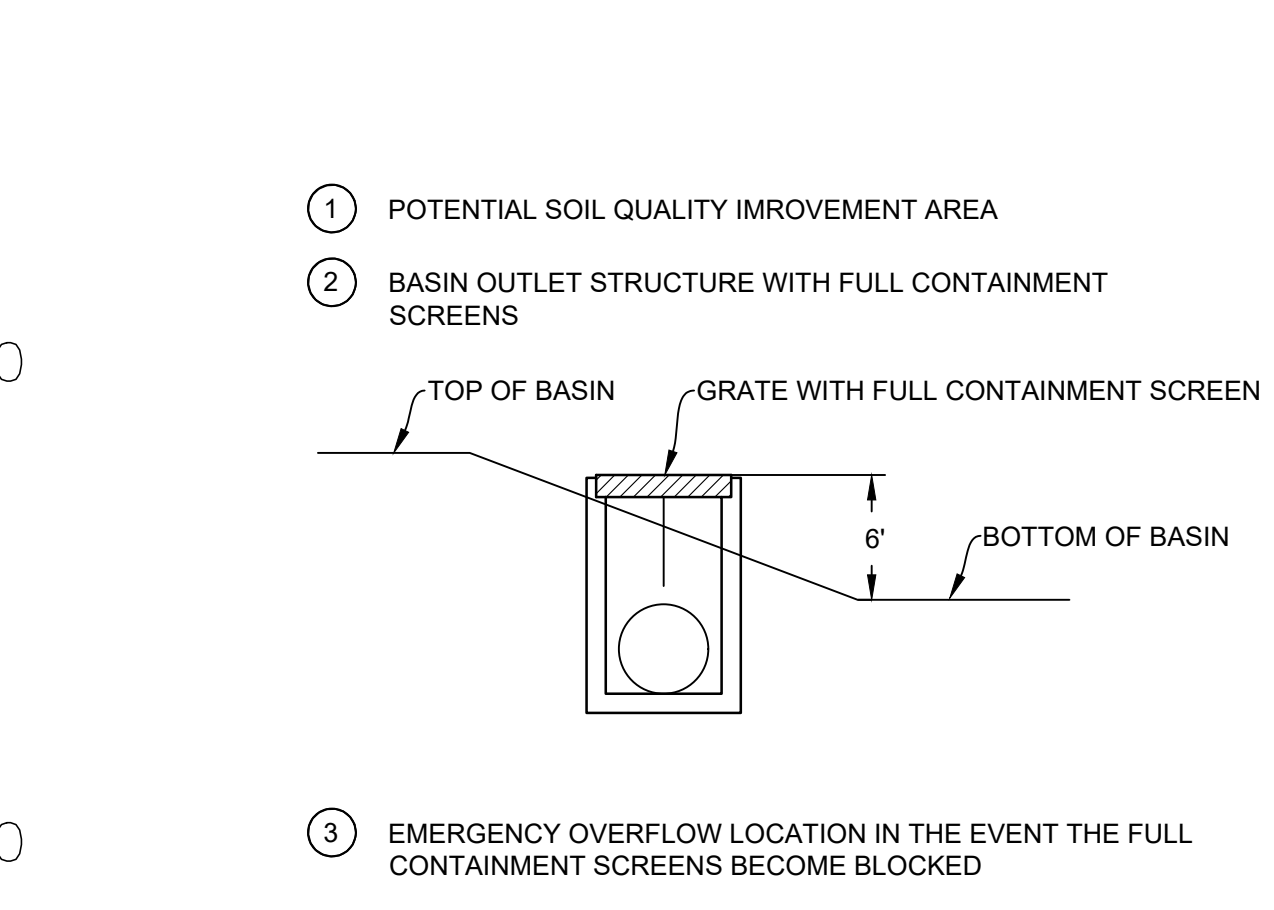
ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120'
APRIL 14, 2023

CONCEPTUAL SEWER PLAN

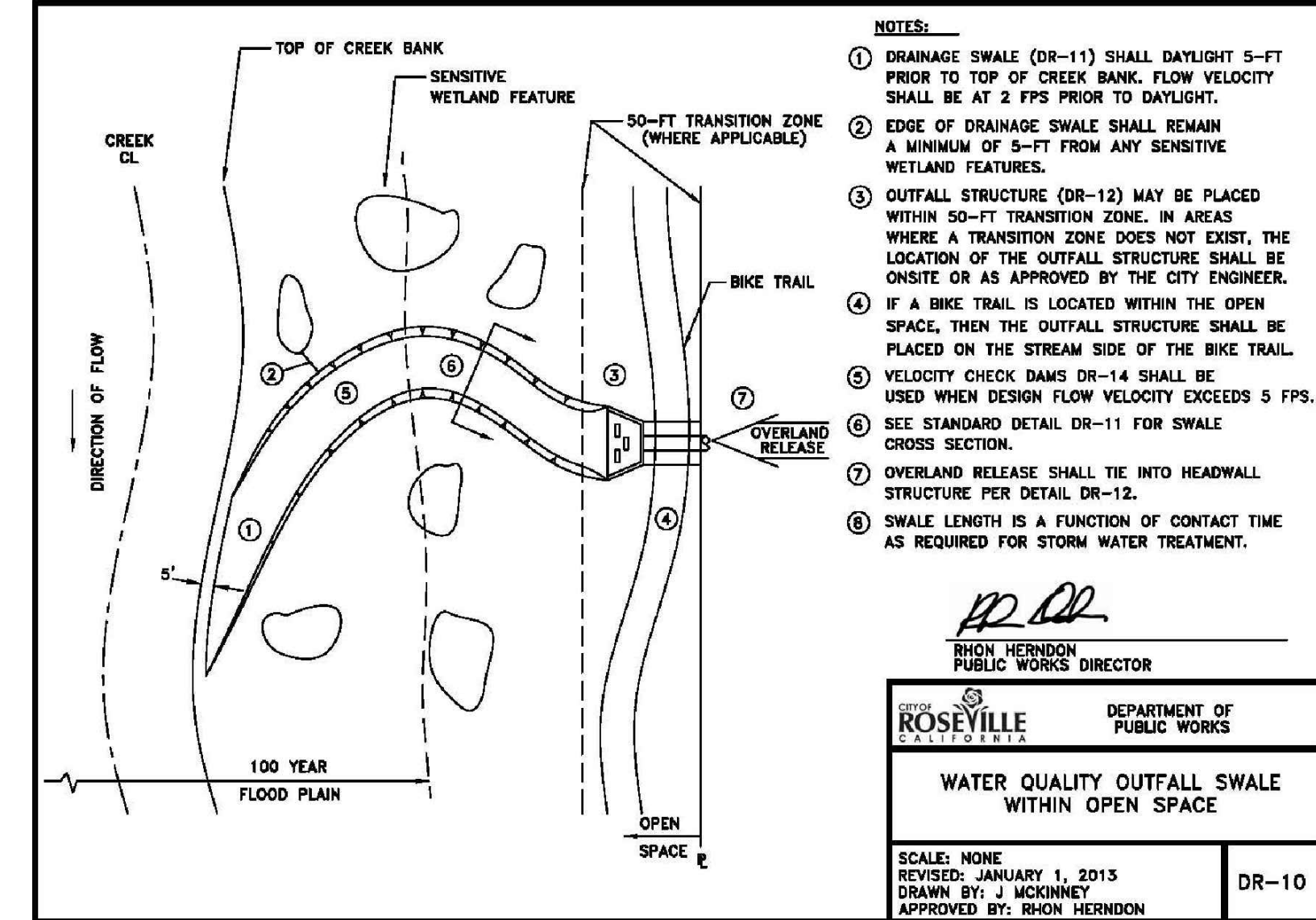
C-3



ALL ONSITE DRAINAGE PLUS SOME OFFSITE SHED AREA TO BE COLLECTED AND ROUTED TO THE BIORETENTION BASIN



IMPERVIOUS AREAS			
	ONSITE	OFFSITE	TOTAL
TOTAL DMA AREA	144,426	12,640	157,066
BUILDING FOOTPRINT	288,277	39,631	327,908
AC PAVING	74,649	3,668	78,317
CONCRETE WALK/PATIO	507,352	55,939	563,291
TOTAL IMPERVIOUS AREAS	21,163	-	21,163
LANDSCAPE AREAS	263,645	7,773	271,418
OTHER PERVIOUS AREAS	284,808	7,773	292,581
TOTAL AREAS			
TOTAL IMP. AND PERV. AREAS	792,160	63,712	855,872



SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TLA # 1629

TLA
ENGINEERING AND PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120'
APRIL 14, 2023

CONCEPTUAL STORM WATER
MANAGEMENT PLAN

NOTES:
① DRAINAGE SWALE (DR-11) SHALL DAYLIGHT 5-FT PRIOR TO TOP OF CREEK BANK. FLOW VELOCITY SHALL BE AT 2 FPS PRIOR TO DAYLIGHT.
② EDGE OF DRAINAGE SWALE SHALL REMAIN A MINIMUM OF 5-FT FROM ANY SENSITIVE WETLAND FEATURES.
③ OUTFALL STRUCTURE (DR-12) MAY BE PLACED WITHIN 50-FT TRANSITION ZONE. IN AREAS WHERE A TRANSITION ZONE DOES NOT EXIST, THE LOCATION OF THE OUTFALL STRUCTURE SHALL BE ONSITE OR AS APPROVED BY THE CITY ENGINEER.
④ IF A BIKE TRAIL IS LOCATED WITHIN THE OPEN SPACE, THEN THE OUTFALL STRUCTURE SHALL BE PLACED ON THE STREAM SIDE OF THE BIKE TRAIL.
⑤ VELOCITY CHECK DAMS DR-14 SHALL BE USED WHEN DESIGN FLOW VELOCITY EXCEEDS 5 FPS.
⑥ SEE STANDARD DETAIL DR-11 FOR SWALE CROSS SECTION.
⑦ OVERLAND RELEASE SHALL TIE INTO HEADWALL STRUCTURE PER DETAIL DR-12.
⑧ SWALE LENGTH IS A FUNCTION OF CONTACT TIME AS REQUIRED FOR STORM WATER TREATMENT.

RHON HERNDON
PUBLIC WORKS DIRECTOR

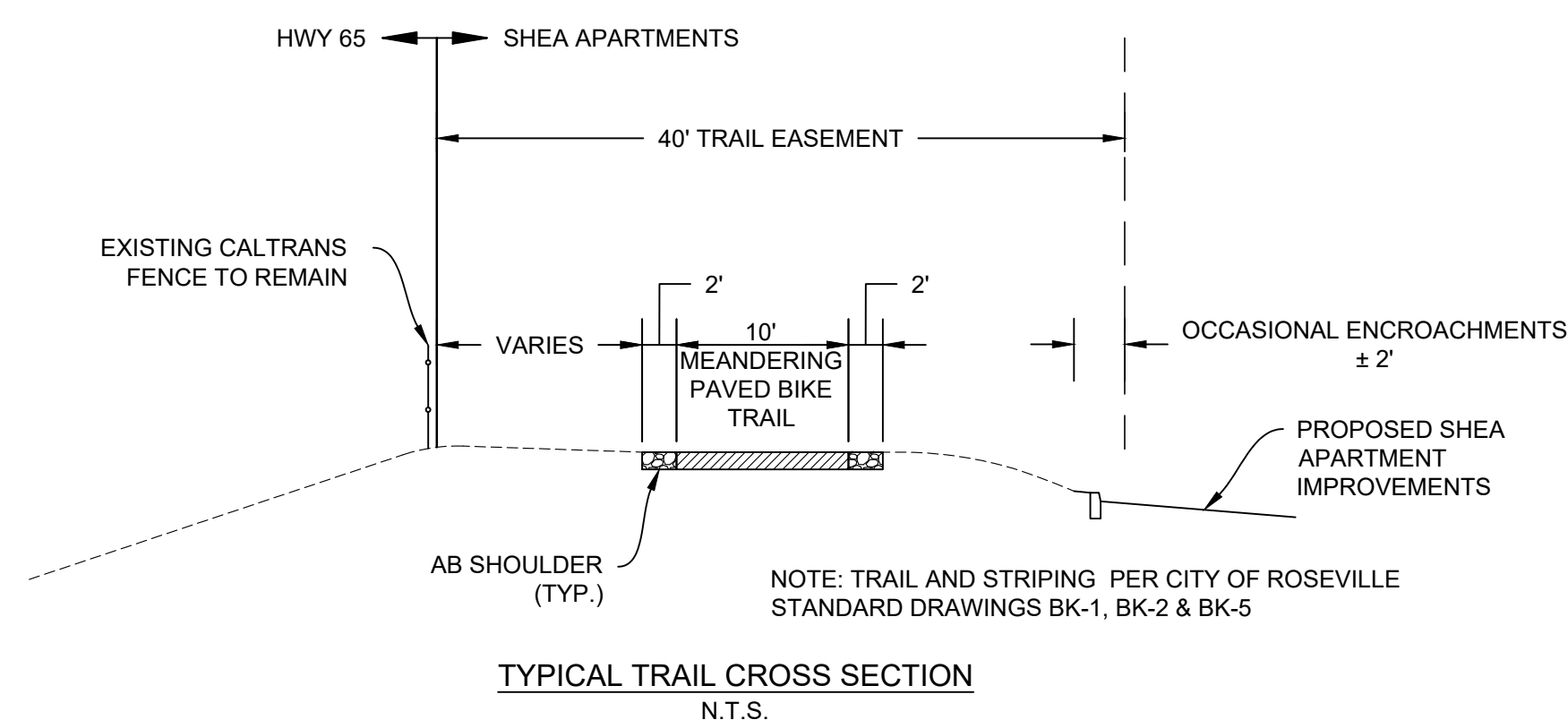
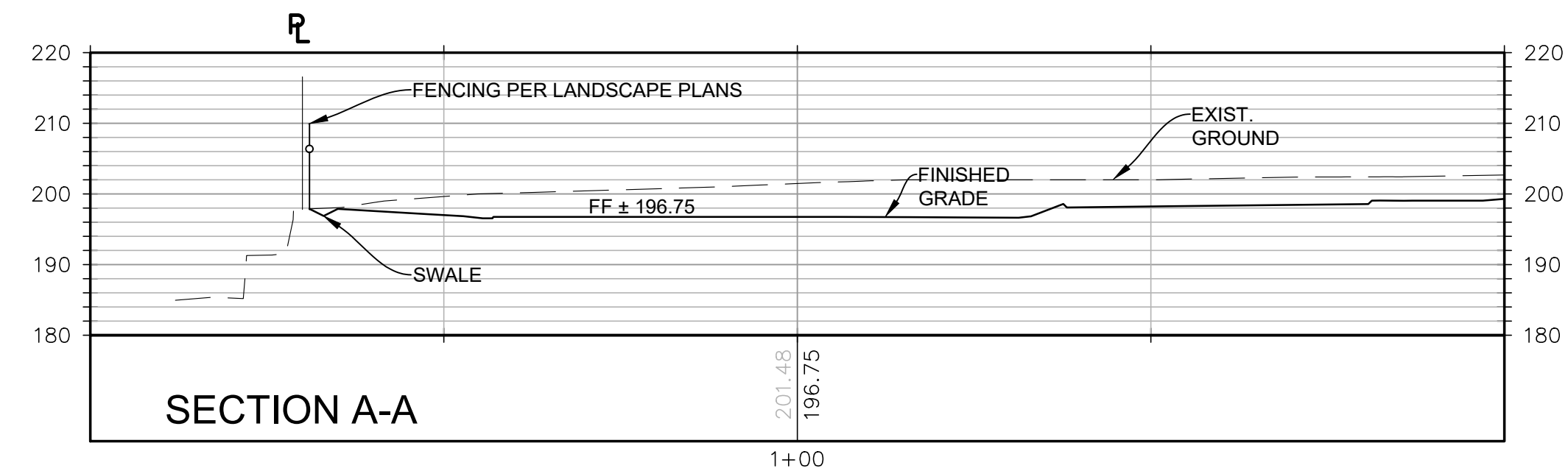
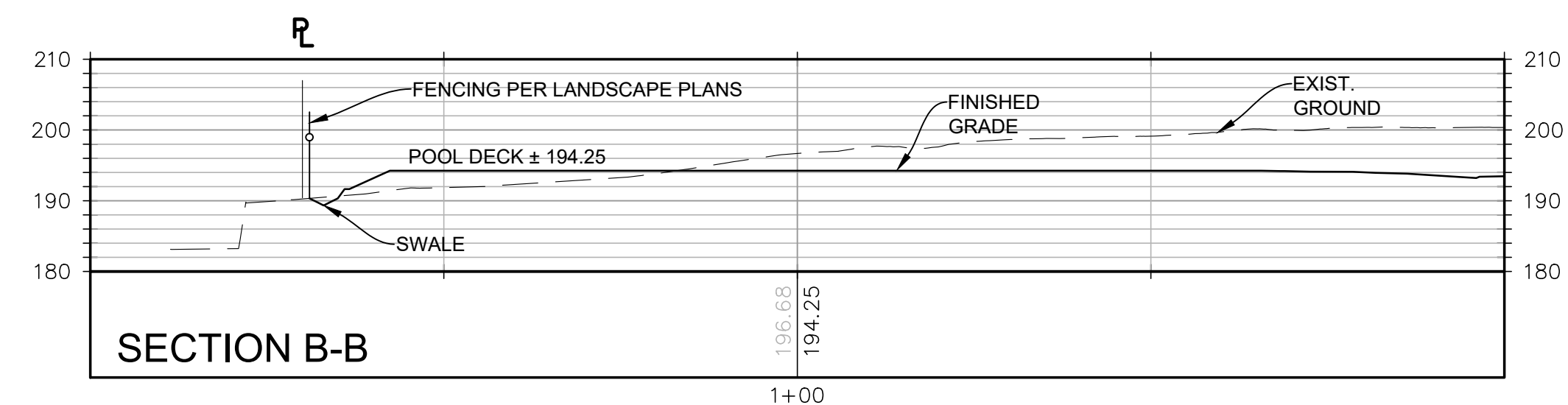
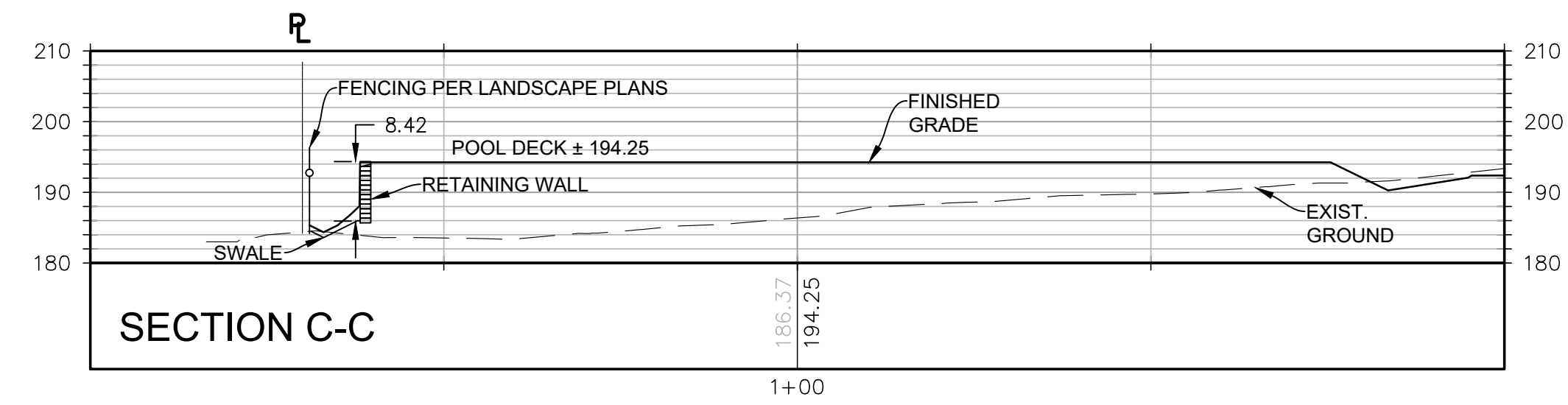
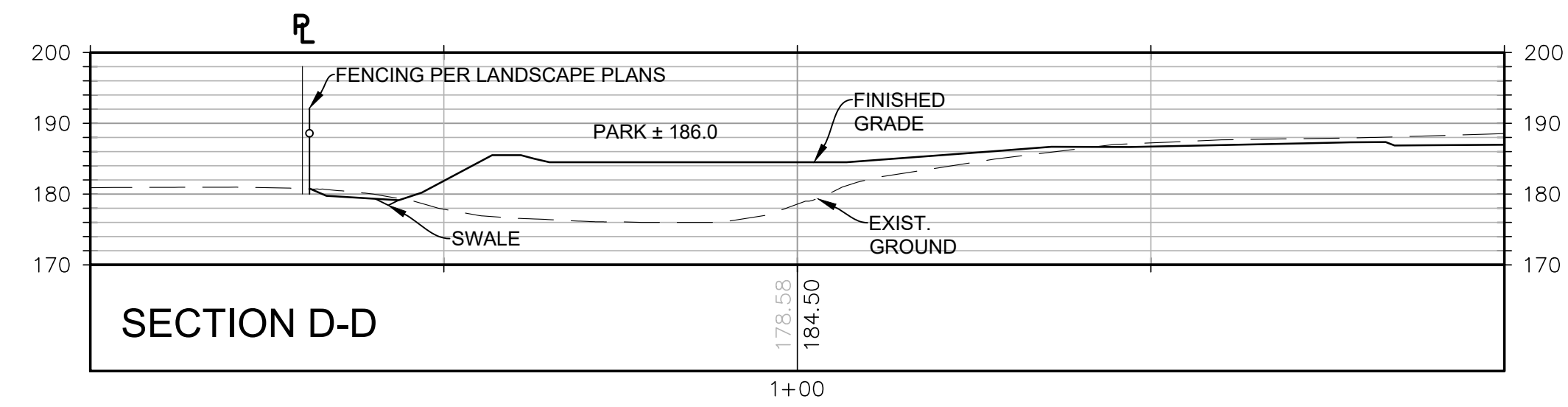
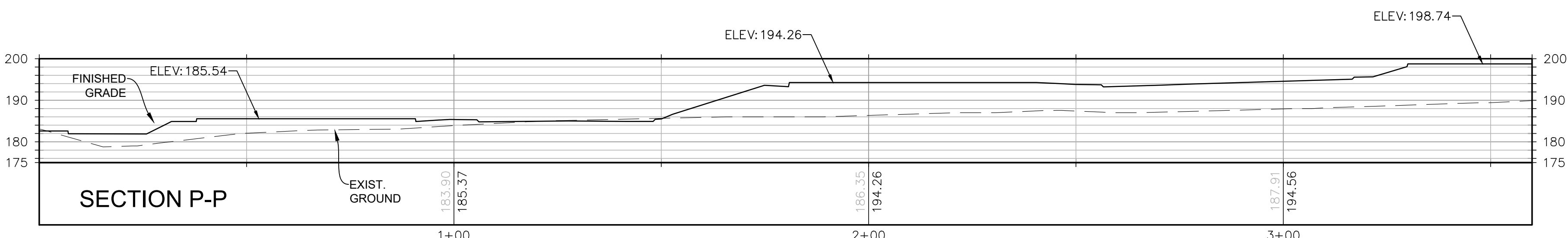
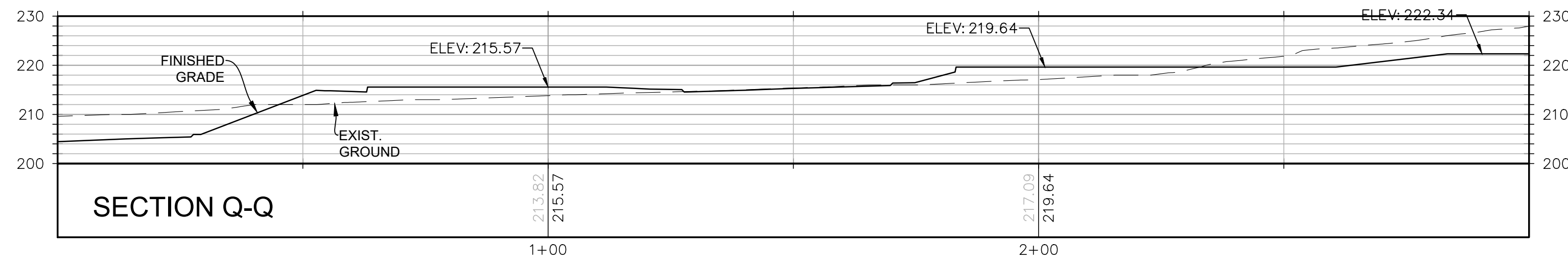
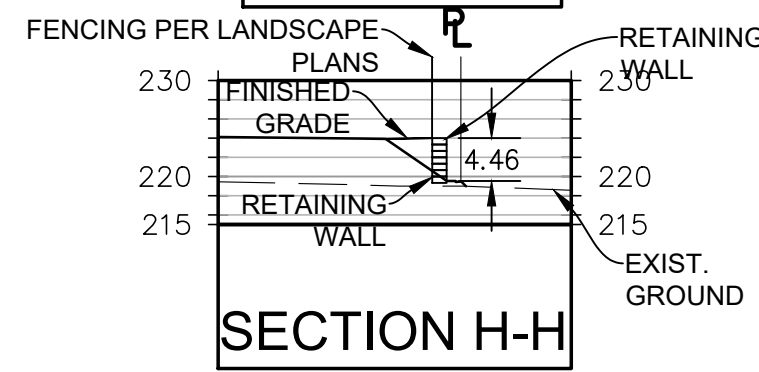
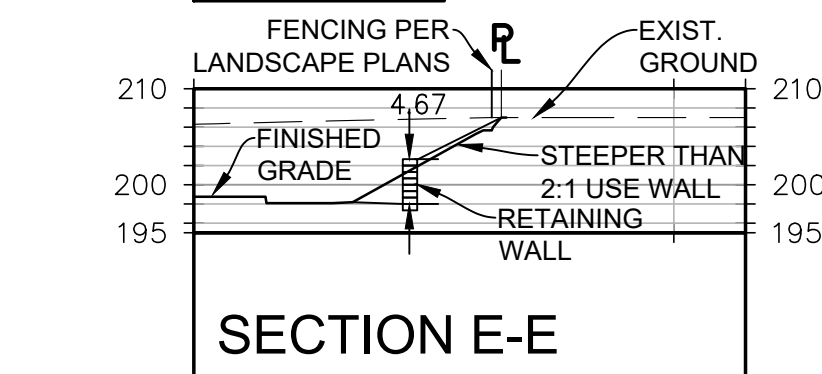
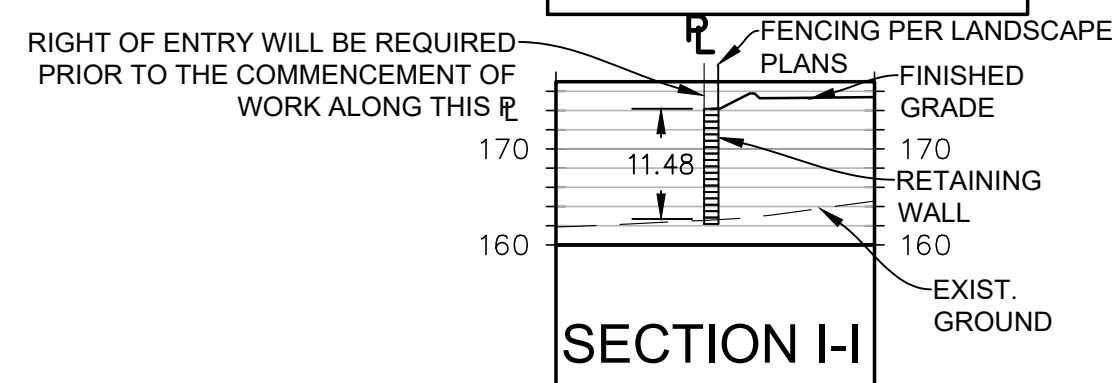
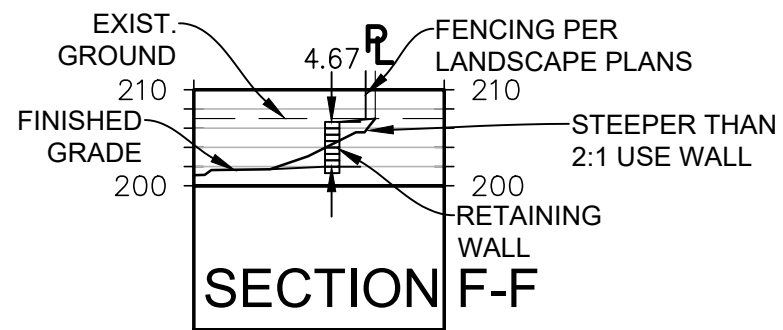
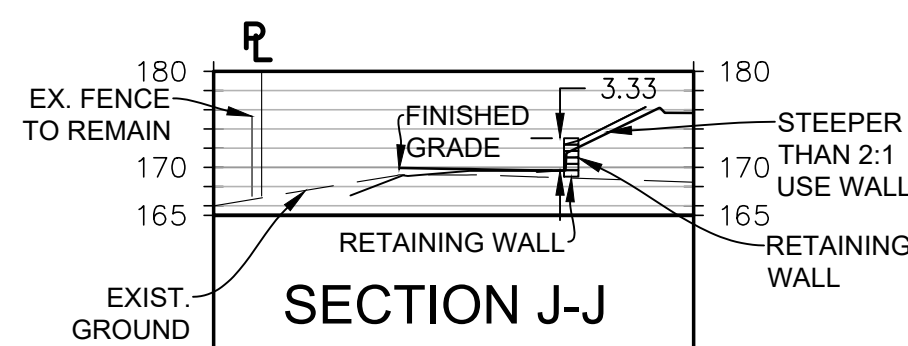
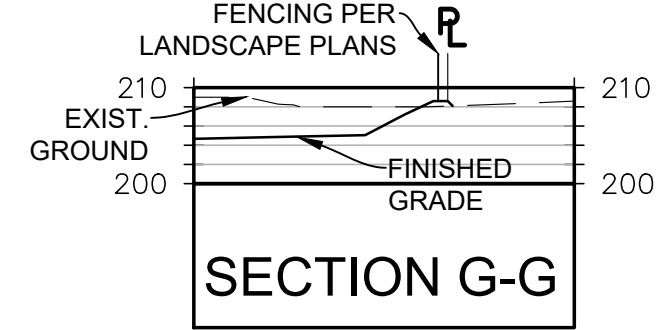
ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

WATER QUALITY OUTFALL SWALE
WITHIN OPEN SPACE

SCALE: NONE
REVISED: JANUARY 1, 2015
DRAWN BY: J. MCKINNEY
APPROVED BY: RHON HERNDON

DR-10

C-4



SHEA ROSEVILLE
572 GIBSON DR., ROSEVILLE, CA
TLA # 1629

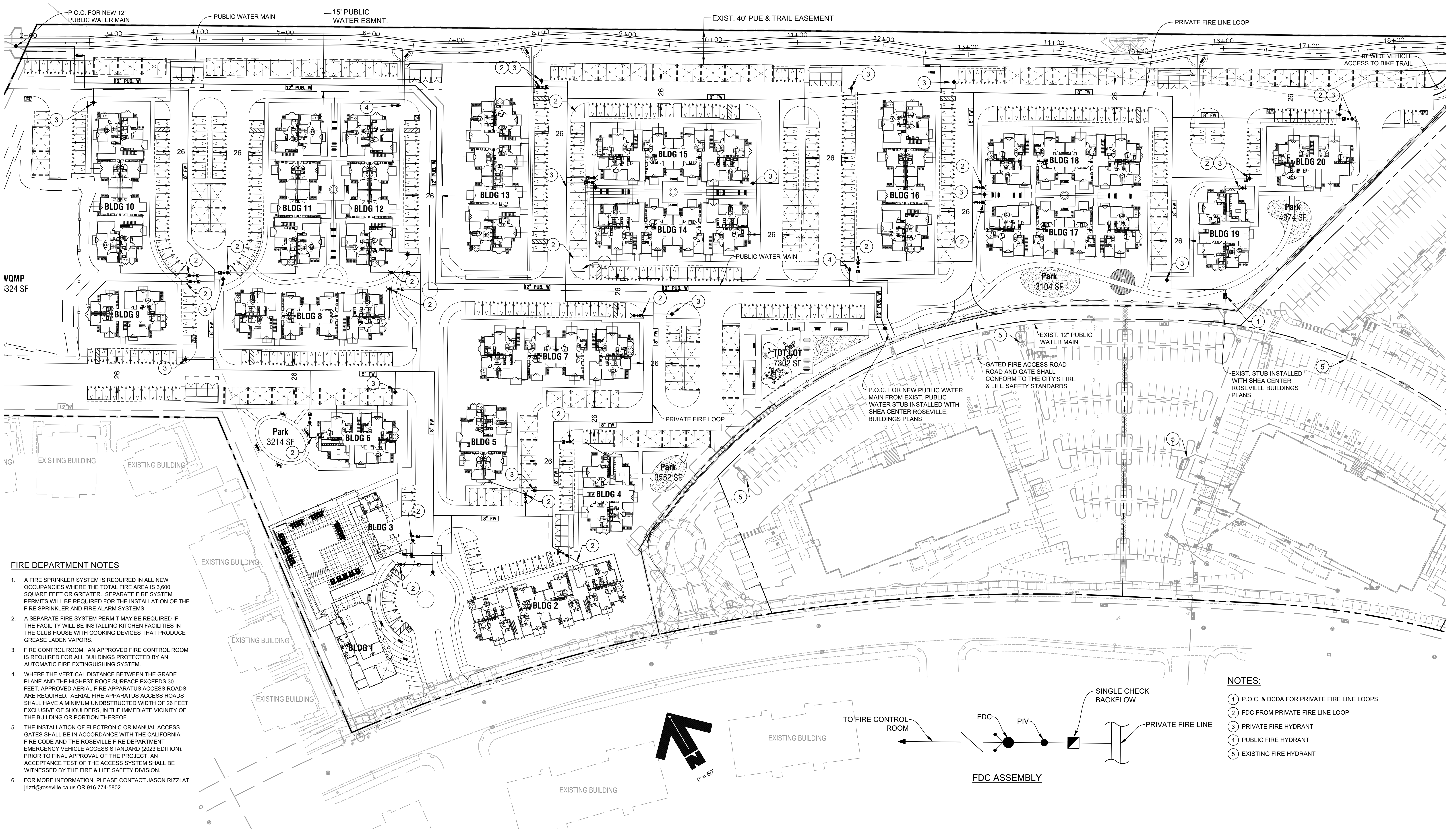
TLA
ENGINEERING AND PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

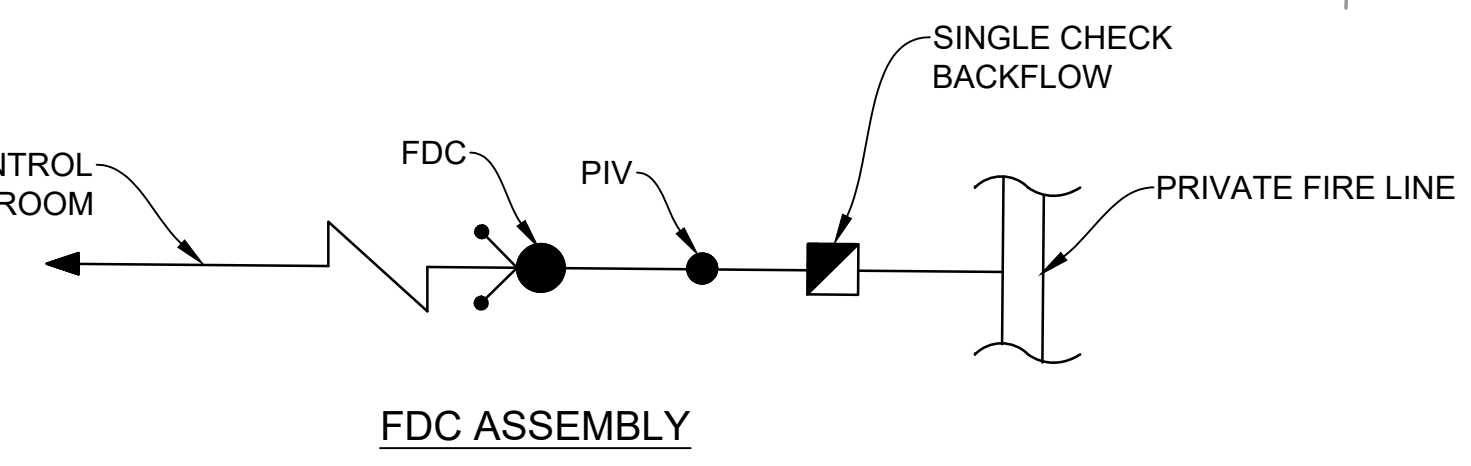
ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120'
APRIL 14, 2023

CONCEPTUAL CROSS SECTIONS

C-5



- FIRE DEPARTMENT NOTES**
1. A FIRE SPRINKLER SYSTEM IS REQUIRED IN ALL NEW OCCUPANCIES WHERE THE TOTAL FIRE AREA IS 3,600 SQUARE FEET OR GREATER. SEPARATE FIRE SYSTEM PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
 2. A SEPARATE FIRE SYSTEM PERMIT MAY BE REQUIRED IF THE FACILITY WILL BE INSTALLING KITCHEN FACILITIES IN THE CLUB HOUSE WITH COOKING DEVICES THAT PRODUCE GREASE LADEN VAPORS.
 3. FIRE CONTROL ROOM. AN APPROVED FIRE CONTROL ROOM IS REQUIRED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
 4. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS ARE REQUIRED. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
 5. THE INSTALLATION OF ELECTRONIC OR MANUAL ACCESS GATES SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ROSEVILLE FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS STANDARD (2023 EDITION). PRIOR TO FINAL APPROVAL OF THE PROJECT, AN ACCEPTANCE TEST OF THE ACCESS SYSTEM SHALL BE WITNESSED BY THE FIRE & LIFE SAFETY DIVISION.
 6. FOR MORE INFORMATION, PLEASE CONTACT JASON RIZZI AT jrizzi@roseville.ca.us OR 916 774-5802.



- NOTES:**
- 1 P.O.C. & DCDA FOR PRIVATE FIRE LINE LOOPS
 - 2 FDC FROM PRIVATE FIRE LINE LOOP
 - 3 PRIVATE FIRE HYDRANT
 - 4 PUBLIC FIRE HYDRANT
 - 5 EXISTING FIRE HYDRANT

SHEA ROSEVILLE
 572 GIBSON DR., ROSEVILLE, CA
 TLA # 1629

TLA
 ENGINEERING AND PLANNING
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661 916.786.0685

SHEA PROPERTIES

ENTITLEMENT_2ND RE-SUBMITTAL 0' 30' 60' 120' 0' 25' 50' 100'
 APRIL 14, 2023

CONCEPTUAL EMERGENCY ACCESS /
 FIRE PLAN

C-6