



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: September 1, 2016

Project Name and Requested Approvals:

ROCKLIN GATEWAY

- DESIGN REVIEW, DR2016-0010
- GENERAL DEVELOPMENT PLAN, PDG2016-0005

Staff Description of Project:

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre:

- A General Development Plan Amendment to modify land uses and development standards for the previously-approved ZL Rocklin General Development Plan (PDG-2007-01).
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed multiple-family development.

Location:

The subject site is located at the northeastern corner of Midas Avenue & Pacific Street.
APNs 010-010-016, -017, -028, -029 & 010-040-040.

Existing Land Use Designations:

The property is zoned Planned Development - Mixed Use (PD-MU).
The General Plan designation is Mixed Use (MU).

This project xx does / does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Daniel Nethercott with Catalyst Rocklin, LLC. The property owner is ZL Rocklin, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2016\Sierra Pine Subdivision\2-Project Information.docx



City of Rocklin

Planning Division

3970 Rocklin Road

Rocklin, California 95677

Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

DR2016-0010

NAME OF PROJECT: ROCKLIN GATEWAY

LOCATION: NE CORNER MIDAS & PACIFIC

ASSESSOR'S PARCEL NUMBERS: 010-010016, 017, 028, 029; 010 040040

DATE OF APPLICATION (STAFF): 9/01/16 RECEIVED BY (STAFF INITIALS): NRA

FILE NUMBERS (STAFF): PDG 2016-0005; DR2016-0010 FEES: \$22,156 ==

RECEIPT NO.: R15251

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: _____

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|---|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number _____

Environmental Requirements: (STAFF)

- | | |
|--|---|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input checked="" type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU</u>	Acres: <u>7.18 (gross)</u>	<input type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>MU</u>	Square Feet: <u>312,758</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: _____	<input type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-MU</u>	No. of	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-MU</u>	Units: _____	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Building Size: _____	<input type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Proposed Parking: _____	<input type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Required Parking: _____		
	Access: _____		

PROJECT REQUEST: CONSTRUCT AN APARTMENT PROJECT
AND CLUBHOUSE CONSISTING OF 204 UNITS

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: 2L Rocklin LLC
ADDRESS: 800 Oak Grove Ave. #210
CITY: Menlo Park STATE: CA ZIP: 94025
PHONE NUMBER: 415. 810. 5569
EMAIL ADDRESS: pure@firststreetventures.com
FAX NUMBER: 650. 327. 0674

SIGNATURE OF OWNER

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)


NAME OF APPLICANT
(If different than owner): CATALYST ROCKLIN, LLC
CONTACT: DAN NETHERCOTT - THE WOLFF COMPANY
ADDRESS 6710 E CAMELBACK ROAD SUITE 100
CITY: SCOTTSDALE STATE: AZ ZIP: 85251
PHONE NUMBER: ~~914 315~~ 480 315 9595
EMAIL ADDRESS: dnethecott@dwolff.com
FAX NUMBER: 480 315 1739

SIGNATURE OF APPLICANT

Dan Nethercott *authorized Signer*

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name:	Rocklin Gateway
Location:	NE Corner Midas and Pacific
Assessors Parcel Number(s):	
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	Agreements & permits to construct a 200+unit Apartment project
Name of person and / or firm authorized to represent property owner (Please print):	Daniel Nethercott or other representative of The Wolff Company
Address (Including City, State, and Zip Code):	Same as Applicant
Phone Number:	916.531.3366
Fax Number:	
Email Address:	Dnethercott@awolff.com
The above named person or firm is authorized as:	Agent (<input checked="" type="checkbox"/>) Buyer (<input checked="" type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable):	<input checked="" type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input checked="" type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input checked="" type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:	<input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> Valid until:
Owners Authorization Signature & Date:	 Text 7/11/16
Owners Name (Please Print):	Vincent Butler 122 Rocklin
Owners Address (Including City, State, and Zip Code):	800 Oak Grove Ave #210 Menlo Park, CA 94025
Phone Number:	415-810-5569 Text
Email Address:	butv@akestreetventures.com



City of Rocklin

Planning Division

3970 Rocklin Road

Rocklin, California 95677

Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL INFORMATION SHEET

(To be completed by
applicant)

LOCATION OF PROJECT (ADDRESS) _____

ASSESSORS PARCEL # 010-010-016, 010-010-017, 010-010-028, 010-010-029, 010-040-040

NAME OF PROJECT Rocklin Gateway

CONTACT/APPLICANT Dan Nethercott

ADDRESS The Wolff Company, 6710 East Camelback Road, Suite 100, Scottsdale, Arizona 85251

PHONE 916-531-3366

EMAIL dnethercott@awolff.com

Project Description - Describe in detail. Add separate sheet if necessary.

(8) three story garden style walk up apartment buildings with leasing office/clubhouse and entry pavilion.

A total of 204 units are proposed with 102 one bedroom units and 102 two bedroom units.

Property size: 312,758 SQ FT

7.18 Acres Gross

Square Feet

Acres

Land Use: PD-MU

Existing

Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. _____

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: _____

OTHER REQUIRED PERMITS OR APPROVALS:

Permit or Approval

Agency

Address

Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: Vacant

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
Oak trees

2. What are the surrounding land uses?
East C-3 West UN North PD-LI South C-4

3. Is the project proposed on land which contains fill or a slope of 10% or more? _____
4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site TBD

 - b. Deposited on the site TBD

 - c. Removed from the site TBD
_____Disposal site TBD

7. Are there any streams or permanent water courses on the site? No
Describe _____

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. _____

9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: No

10. Is any portion of the property located in a flood plain? No
If so describe _____
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? No
12. Are there any trees or shrubs on the project site? Yes
What types? _____
Are any to be removed or transplanted? _____
State the location of transplant site: _____
State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species? No
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? Yes, property bounded by rail at northwest edge.
15. What type of equipment will be associated with the project during construction?
Crane and forklift. Backhoe for excavation
During permanent operation? _____
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No
18. Will the project create any new light source, other than street lighting? If yes, describe below: No
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? No If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials? No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No
23. How close is the nearest school? Spring View Middle School, 1/2 Mile

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: 163,620 GSF
 Building height measured from ground to highest point in feet: 35'
 Number of floors/stories: (3) Stories at apartment buildings. Rest of structures only (1) story
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: 33'-34'
 Project site coverage: Building 65,400 SF sq.ft. 24 %
 Landscaping 116,300 SF sq.ft. 43 %
 Paving 89,950 SF sq.ft. 33 %
 Exterior building materials: Board and Batten, Fiber Cement Plank Siding
 Exterior building colors: _____
 Wall and/or fencing material: Gabion
 Total number of off-street parking spaces required: 204 Provided: 230
 Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? Yes

Location and screening method Concealed by parapets at ends of buildings

26. RESIDENTIAL PROJECTS

Total lots n/a Total dwelling units 204
 Density/acre 32.74 Total acreage 6.23 Net

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units	204		
Size of lot/unit			
Studio			
1 Bedroom	102		
2 Bedroom	102		
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): n/a
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 Gross floor area: _____ Number of fixed seats: _____
 Number of employees (total): _____ Employees per shift: _____ Number of Shifts _____
 Number of visitors/customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? TBD

29. Will the proposed use involve any toxic or hazardous material? No
Is the project site within 2,000 feet of an identified hazardous/toxic site? No
Is the project site within 2,000 feet of a school or hospital? No
If the project involves any hazardous material, explain: _____

30. How many new residents is the project estimated to generate? _____
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? _____
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? _____
If yes, explain _____
34. How close is the project to the nearest public park or recreation area? 1/2 mile to Quarry Park
35. What school districts will be affected by this project? Rocklin USD
36. Describe energy-efficient features included in the project. _____
Energy efficient appliances, roofs to be solar ready for PV installation

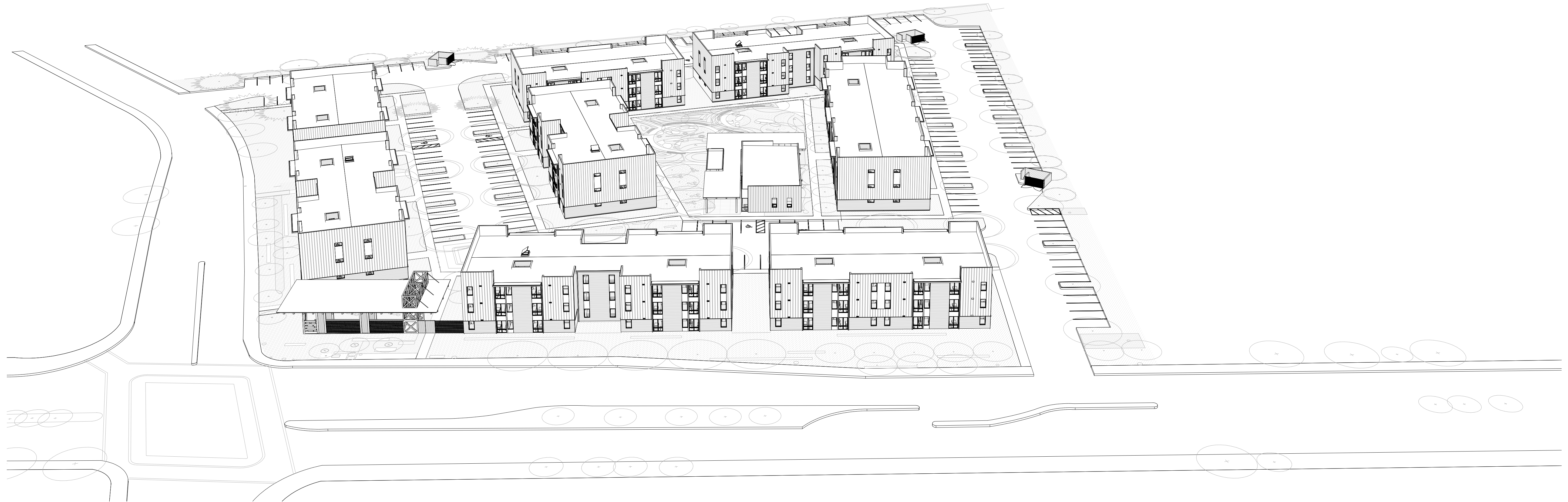
37. Describe how the following services or utilities will be provided:
Power and Natural Gas _____
Telephone _____
Water _____
Sewer _____
Storm Drainage _____
Solid Waste _____
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? No
40. Are there any archaeological features on the site? No If so, will the project result in any impact to these features? _____



Location Map

Rocklin Gateway

Design Review, DR2016-0010
General Development Plan, PDG2016-0005



NOT FOR
CONSTRUCTION

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

DESIGN PACKET

SET 3 OF 3

8/15/2016

SHEET INDEX

Sheet No.	SHEET NAME
A000	GENERAL INFORMATION
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T1	SITE SURVEY
G1	PRELIMINARY GRADING PLAN
U1	PRELIMINARY UTILITY PLAN
L100	COLORLED LANDSCAPE PLAN
L200	PRELIMINARY LANDSCAPE PLAN
L300	PLANTING LEGEND
L400	ENLARGED PLAN PACIFIC FRONTAGE
L500	ENLARGED PLAN TOT LOT
A100	SITE PLAN
A110	SITE DETAILS/SITE ELEVATIONS
A211	BUILDING A FIRST FLOOR PLAN
A212	BUILDING A SECOND FLOOR PLAN
A213	BUILDING A THIRD FLOOR PLAN
A214	BUILDING A ROOF PLAN
A221	BUILDING B FIRST FLOOR PLAN
A222	BUILDING B SECOND FLOOR PLAN
A223	BUILDING B THIRD FLOOR PLAN
A224	BUILDING B ROOF PLAN

SHEET INDEX

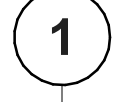

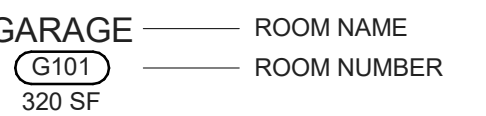
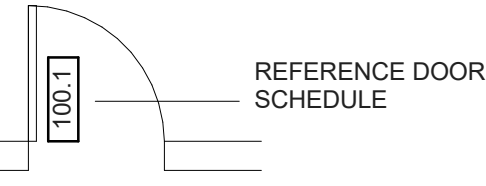
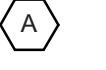
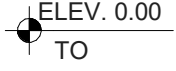
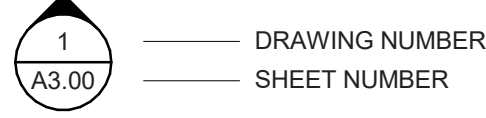
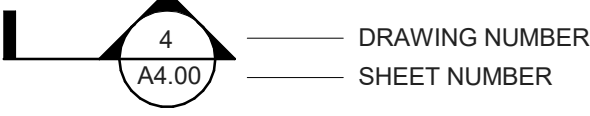
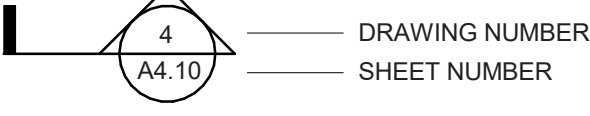
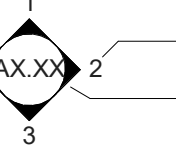
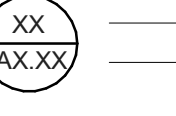

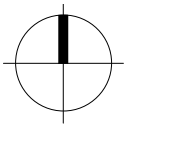

Sheet No.	SHEET NAME
A231	BUILDING C FIRST FLOOR PLAN
A232	BUILDING C SECOND FLOOR PLAN
A233	BUILDING C THIRD FLOOR PLAN
A234	BUILDING C ROOF PLAN
A240	LEASING OFFICE PLANS
A245	OUTDOOR PAVILION PLANS
A250	UNIT PLANS
A251	UNIT PLANS (ACCESSIBLE)
A300	LEASING OFFICE EXTERIOR ELEVATIONS
A302	OUTDOOR PAVILION EXTERIOR ELEVATIONS
A310	BUILDING A EXTERIOR ELEVATIONS
A320	BUILDING B EXTERIOR ELEVATIONS
A330	BUILDING C EXTERIOR ELEVATIONS
A350	BUILDING A SECTIONS
A351	BUILDING B SECTIONS
A352	BUILDING C SECTIONS
A353	LEASING OFFICE SECTIONS
E001	FIXTURE SCHEDULE & DETAILS
E100	SITE PLAN - PHOTOMETRICS

ALL DRAWINGS, SPECIFICATIONS, PLANS, DECADE ARRANGEMENTS AND DESIGN REPRESENTED OR REFERENCED TO HAVE THE PROPERTY OF AND OWNED BY KATERRA INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVALUATED, MODIFIED AND REVISED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PROJECT EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KATERRA INC.


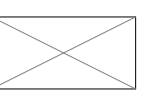


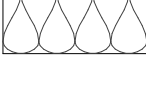
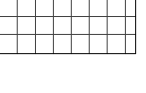



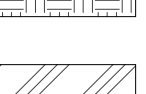



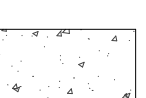


ABBREVIATIONS

@	AT	HB	HOSE BIBB	T	TREAD
Ø	CENTERLINE	HC	HOLLOW CORE	T&G	TONGUE AND GROOVE
Ø	PROPERTY LINE	HDO	HIGH DENSITY OVERLAY	TEL	TELEPHONE
#	DIAMETER	HDR	HEADER	TER	TERRAZZO
#	POUND OR NUMBER	HDWD	HARDWOOD	THK	TEMPERED GLASS
(E)	EXISTING	HDW	HARDWARE	THK	THICK
(N)	NEW	HM	HOLLOW METAL	TO	TOP OF
		HORIZ	HORIZONTAL	TOB	TOP OF BEAM
AB	ANCHOR BOLT	HP	HIGH POINT	TOC	TOP OF CONCRETE; CURB
ABV	ABOVE	HR	HOUR	TOF	TOP OF FLOOR; FOOTING;
ACC	ACCESS	HT	HEIGHT	TOS	TOP OF SLAB; STEEL
ACCU	ACOUSTICAL	HVAC	HEATING/VENTILATING/AIR	TOW	TOP OF WALL
ACP	ASPHALT CONCRETE PAVING	HW	HOT WATER	TOW	TOP OF WALL
ACS	ACCESS PANEL	HWT	HOT WATER TANK	TS	TUBE STEEL
ACT	ACOUSTICAL TILE	ID	INSIDE DIAMETER	TSTAT	THERMOSTAT
AD	AREA DRAIN	IN	INCH	TYP	TYPICAL
ADA	AMERICANS WITH DISABILITIES	INCL	INCLUDED		
ADJ	ADJUSTABLE	INSUL	INSULATION		
AFF	ABOVE FINISHED FLOOR	INT	INTERIOR		
AGGR	AGGREGATE	INV	INVERT		
AIB	AIR INFILTRATION BARRIER	JB	JUNCTION BOX	VB	VINYL BASE
ALT	ALTERNATE	JF	JOINT FILLER	VEN	VENER
ALUM	ALUMINUM	JT	JOINT	VEST	VESTIBULE
APPROX	APPROXIMATE	KIT	KITCHEN	VG	VERTICAL GRAIN
ARCH	ARCHITECTURAL	KO	KNOCKOUT	VIF	VERIFY IN FIELD
ASPH	ASPHALT			VT	VINYL TILE
AUTO	AUTOMATIC				
		LAM	LAMINATE, LAMINATED	W	WEST
BD	BOARD	LAV	LAVATORY	W/	WITH
BITUM	BITUMINOUS	LBS	POUNDS	WL	WITHOUT
BLDG	BUILDING	LF	LINEAR FOOT (FEET)	WC	WATER CLOSET
BLKG	BLOCKING	LH	LEFT HAND	WD	WOOD
BM	BEAM	LL	LIVE LOAD	WDW	WINDOW
BO	BOTTOM OF...	LOC	LOCATION	WF	WIDE FLANGE
BOT	BOTTOM	LP	LOW POINT	WF BM	WIDE FLANGE BEAM
BRG	BEARING	LT	LIGHT	WG	WIRED GLASS
BSMT	BASEMENT	MAS	MASONRY	WH	WATER HEATER
BUR	BUILT UP ROOFING	MATL	MATERIAL	WL	WATER LINE
		MAX	MAXIMUM	WLD	WELDED
CAB	CABINET	MB	MACHINE BOLT	WP	WATERPROOF
CB	CATCH BASIN	MC	MEDICINE CABINET	WPM	WATERPROOF MEMBRANE
CEM	CEMENT	MDF	MEDIUM DENSITY FIBERBOARD	WR	WATER RESISTANT
CER	CERAMIC	MDO	MEDIUM DENSITY OVERLAY	WSCT	WAINSCOT
CIP	CAST-IN-PLACE	MECH	MECHANICAL	WSG	WIRE SAFETY GLASS
CLG	CEILING	MEMB	MEMBRANE	WTR	WATER
CLK	CAULKING	MEZZ	MEZZANINE	WWF	WELDED WIRE FABRIC
CLO	CLOSET	MFR	MANUFACTURER	WWM	WELDED WIRE MESH
CLR	CLEAR	MIN	MINIMUM	WT	WEIGHT
CMU	CONCRETE MASONRY UNIT	MIR	MIRROR		
CNTR	COUNTER	MISC	MISCELLANEOUS		
COL	COLUMN	MO	MASONRY OPENING		
CONC	CONCRETE	MTD	MOUNTED		
CONN	CONNECTION	MTL	METAL		
CONST	CONSTRUCTION	MUL	MULLION		
CONT	CONTINUOUS				
CONTR	CONTRACTOR	N	NORTH		
CORR	CORRIDOR	N/A	NOT APPLICABLE		
CPT	CARPET; CARPETED	NIC	NOT IN CONTRACT		
CRS	COLD ROLLED STEEL	NO	NUMBER		
CSK	COUNTERSUNK	NOM	NOMINAL		
CT	CERAMIC TILE	NR	NOISE REDUCTION		
CTR	CENTER	NTS	NOT TO SCALE		
CU FT	CUBIC FEET				
		OA	OVERALL		
DBL	DOUBLE	OC	ON CENTER		
DEM	DEMOLITION	OD	OUTSIDE DIAMETER		
DET	DETAIL	OFF	OFFICE		
DIA	DIAMETER	OH	OVERHEAD		
DIM	DIMENSION	OHWM	ORDINARY HIGH WATER MARK		
DL	DEAD LOAD	OPNG	OPENING		
DN	DOWN	OPP	OPPOSITE		
DR	DOOR	OSB	ORIENTED STRAND BOARD		
DR OPNG	DOOR OPENING				
DS	DOWNSPOUT	PBD	PARTICLE BOARD		
DSP	DRY STANDPIPE	PCC	PRECAST CONCRETE		
DT	DRAIN TILE	PCF	POUNDS PER CUBIC FOOT		
DW	DISHWASHER	PERF	PERFORATED		
DWG	DRAWING	PERP	PERPENDICULAR		
		PL	PLATE		
E	EAST	PLAM	PLASTIC LAMINATE		
EA	EACH	PLAS	PLASTER		
EJ	EXPANSION JOINT	PLWD	PLYWOOD		
EL	ELEVATION	PNL	PANEL		
ELEC	ELECTRICAL	PNT	POINT		
ELEV	ELEVATOR	PR	PAIR		
ENCL	ENCLOSURE	PRCST	PRECAST		
EO	EQUAL	PSF	POUNDS PER CUBIC FOOT		
EQUIP	EQUIPMENT	PSI	POUNDS PER SQUARE INCH		
EST	ESTIMATE	PT	PRESERVATIVE TREATED		
EW	EACH WAY	PTN	PARTITION		
EXH FN	EXHAUST FAN	PVC	POLYVINYL CHLORIDE		
EXIST	EXISTING				
EXP	EXPANDED; EXPANSION	R	RISER		
EXP BT	EXPANSION BOLT	RA	RETURN AIR		
EXPO	EXPOSED	RAD	RADIUS		
EXT	EXTERIOR	RD	ROOF DRAIN		
		REF	REFERENCE		
FA	FIRE ALARM	REFR	REFRIGERATOR		
FB	FLAT BAR	REG	REGISTER		
FD	FLOOR DRAIN	REINF	REINFORCED		
FE	FIRE EXTINGUISHER	REM	REMAINDER		
FEC	FIRE EXTINGUISHER CABINET	REQ	REQUIRED		
FF EL	FINISH FLOOR ELEVATION	RESIL	RESILIENT		
FH	FIRE HYDRANT	REV	REVISION; REVISIONS; REVISED		
FHC	FIRE HOSE CABINET	RH	RIGHT HAND		
FIN FLR	FINISH FLOOR	RM	ROOM		
FF	FINISH TO FINISH	RO	ROUGH OPENING		
FIN	FINISH	RWL	RAIN WATER LEADER		
FLASH	FLASHING				
FLR	FLOOR; FLOORING	S	SOUTH		
FLUOR	FLUORESCENT	SAF	SELF-ADHERED FLASHING		
FOC	FACE OF CONCRETE	SAM	SELF-ADHERED MEMBRANE		
FOF	FACE OF FINISH	SC	SOLID CORE		
FOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	SCHED	SCHEDULE		
FOM	FACE OF MASONRY	SD	SMOKE DETECTOR		
FOS	FACE OF STUDS	SECT	SECTION		
FP	FIREPROOF	SG	SAFETY GLASS		
FPL	FIREPLACE	SHV	SHELF; SHELVING		
FR	FRAME	SHR	SHOWER		
FT	FOOR OR FEET	SHT	SHEET		
FTG	FOOTING	SHT MTL	SHEET METAL		
FURR	FURRING	SHTG	SHEATHING		
FUT	FUTURE	SIM	SIMILAR		
FW	FULL WIDTH	SOG	SLAB ON GRADE		
		SPEC	SPECIFICATION		
GA	GAUGE	SQ FT	SQUARE FOOT (FEET)		
GALV	GALVANIZED	SQ IN	SQUARE INCHES		
GC	GENERAL CONTRACTOR	SST	STAINLESS STEEL		
GL	GLASS	STD	STANDARD		
GLAM	GLUE-LAMINATED	STL	STEEL		
GR	GRADE	STOR	STORAGE		
GWB	GYPSPUM WALL BOARD	STRUCT	STRUCTURAL		
GYP	GYPSPUM	SUSP	SUSPENDED		
		SYM	SYMMETRICAL		

SYMBOLS LEGEND

- GRID LINE REFERENCE

- ROOM REFERENCE


- DOOR REFERENCE

- WINDOW / SKYLIGHT REFERENCE

- ELEVATION / DATUM REFERENCE

- EXTERIOR ELEVATION

- BUILDING SECTION

- WALL SECTION

- INTERIOR ELEVATION

- DETAIL REFERENCE

- ASSEMBLY REFERENCE

- NORTH SYMBOL

- REVISION REFERENCE

REFERENCE CONSTRUCTION MEMO ISSUING REVISION.
ONLY MOST RECENT REVISION SHOWN CLOUDED.
REFERENCE FOR PREVIOUS REVISIONS REMAIN.
DATE OF REVISIONS INDICATED AT RIGHT MARGINS.

MATERIALS LEGEND

	WOOD BLOCKING SHIM		WOOD FRAMING (CONTINUOUS)
	FINISHED WOOD		PLYWOOD
	BATT INSULATION		RIGID INSULATION
	MINERAL INSULATION		FOAMED IN PLACE INSULATION
	GRAVEL		EARTH
	STEEL		ALUMINUM
	CMU		BRICK
	STONE		CONCRETE

ZONING / BUILDING CODE SUMMARY

PROJECT ADDRESS:
MIDAS AVENUE & PACIFIC STREET
ROCKLIN, CALIFORNIA 95677

ASSESSOR'S PARCEL NUMBER:
010-010-016, 010-010-017, 010-010-028, 010-010-029, & 010-040-040.

LEGAL DESCRIPTION:
REF LAND TITLE SURVEY

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE

AUTHORITY HAVING JURISDICTION:
CITY OF ROCKLIN

LOT SIZE:
6.23 ACRES (NET)
7.18 ACRES (GROSS)

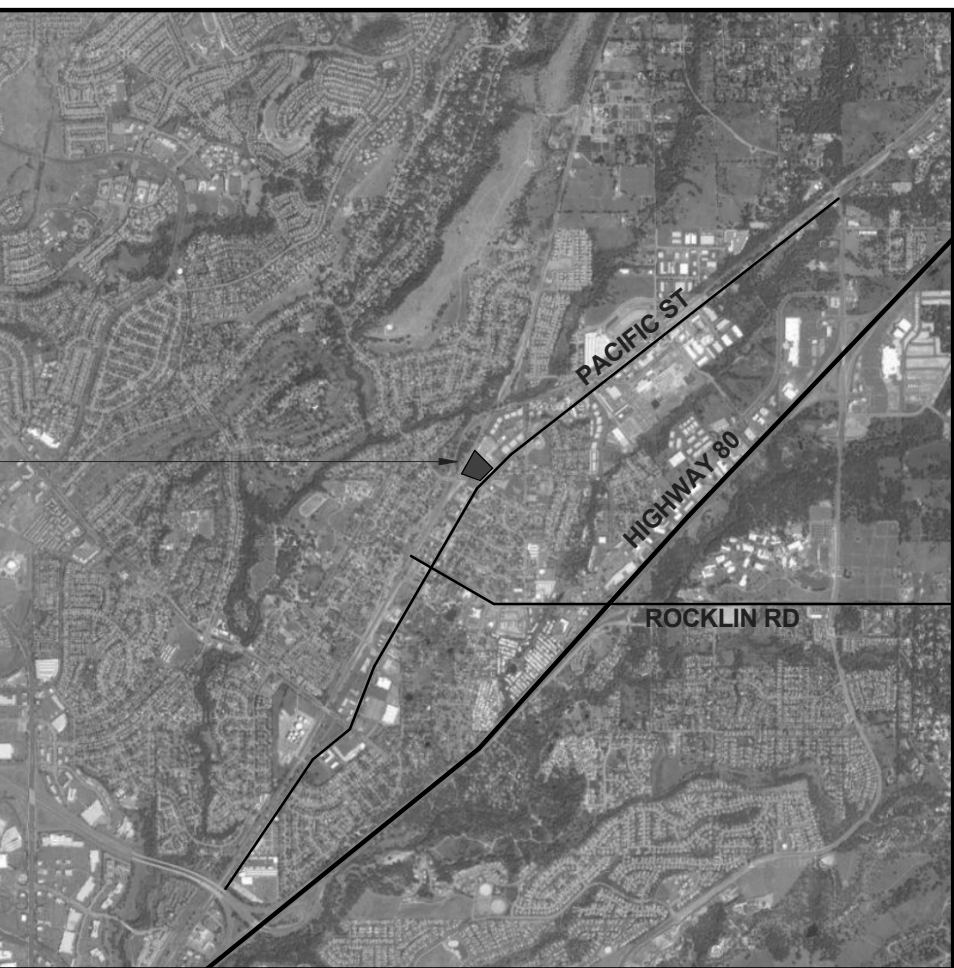
LAND USE DESIGNATION:
PD-MU

DENSITY:
32.74 UNITS PER ACRE (NET)
28.41 UNITS PER ACRE (GROSS)

PROJECT DESCRIPTION:
(8) 3-STORY GARDEN STYLE WALK UP APARTMENT BUILDINGS WITH LEASING OFFICE/CLUBHOUSE AND ENTRY PAVILION.

VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



GENERAL NOTES

- CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
- DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
- EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
- INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

PROJECT DIRECTORY

SITE ADDRESS:
MIDAS AVENUE & PACIFIC STREET
ROCKLIN, CALIFORNIA 95677

OWNER:
CATALYST HOUSING GROUP, LLC

DEVELOPER:
THE WOLFF COMPANY
6710 EAST CAMELBACK ROAD, SUITE 100
SCOTTSDALE, ARIZONA 85251
T: 480.315.9595
CONTACT: DAN NETHERCOTT
dnethercott@awolff.com

ARCHITECT:
KATERRA ARCHITECTURE
901 FIFTH AVENUE, SUITE 3210
SEATTLE, WASHINGTON 98164
T: 206.739.0944
CONTACT: CRAIG CURTIS, FAIA
craig@katerra.com
THOMAS BROWN
thomas@katerra.com

CIVIL ENGINEER
PEABODY ENGINEERING
1700 ALHAMBRA BLVD, SUITE 102
SACRAMENTO, CALIFORNIA 95816
T: 916.731.8088
CONTACT: ROSS PEABODY
rpeabody@peabodyeng.com

LANDSCAPE ARCHITECT
DDG LANDSCAPE ARCHITECTS
T: 503.502.1095
CONTACT: JONATHAN DYKHUIZEN, RLA
jon@ddgla-inc.com

STRUCTURAL ENGINEER:
KPFF
1508 EUREKA ROAD SUITE 290
ROSEVILLE, CA 95661
T: 916.772.7688
CONTACT: TIM MATHEWSON, SE
tim.matthewson@kpff.com

MECHANICAL & PLUMBING ENGINEER
IRON MECHANICAL
721 NORTH B STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
T: 916.341.3530
CONTACT: LOGAN BRIMER
lbrimer@ironmechanical.com

ELECTRICAL ENGINEER & LIGHTING DESIGN
REX MOORE
6001 OUTFALL CIRCLE
SACRAMENTO, CALIFORNIA 95828
T: 916.372.1300
CONTACT: JUMIE YUVENTI, PE
jumie.yuventi@rexmoore.com

FIRE PROTECTION
SOUTHERN NEVADA FIRE PROTECTION
3225 EAST POST ROAD
LAS VEGAS, NV 89120
T: 702.458.8600
CONTACT: DON BLUNT
donblunt@nvfire.com

CONTRACTOR
KATERRA
7272 E INDIAN SCHOOL ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
T: 650.422.3572
CONTACT: CINDY OLSEN
cindy@katerra.com



ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager	TB
Project Team	CC,TB
Job Number	16002
Date	8/15/2016

Revisions:

Date

NOT FOR CONSTRUCTION

DESIGN PACKET
8/15/2016

GENERAL
INFORMATION

A000

LEGAL DESCRIPTION

PARCEL A-1: (APN 010-010-016)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 18 WITH A LINE LYING PARALLEL TO AND 5000 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE EAST BOUND TRACT OF THE RECONSTRUCTION OF THE CENTRAL PACIFIC RAILROAD BETWEEN ROCKLIN AND COLFAX, AS SHOWN ON RAILROAD MAP NO. V-1125-BB, THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 29 DEGREES 34 MINUTES 00 SECONDS EAST 540.48 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 45 DEGREES 35 MINUTES 43 SECONDS EAST 124.74 FEET; THENCE SOUTH 28 DEGREES 34 MINUTES 00 SECONDS WEST 438.37 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST 137.96 FEET TO THE POINT OF BEGINNING.

PARCEL A-2: (APN 010-010-017)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SECTION 18 FROM WHICH POINT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 18 WITH A LINE LYING PARALLEL TO AND 50.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE EAST-BOUND TRACT OF THE RECONSTRUCTION OF THE CENTRAL PACIFIC RAILWAY BETWEEN ROCKLIN AND COLFAX, AS SHOWN ON RAILROAD MAP NO. V-1125-BB BEARS SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST 137.96 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST 64.09 FEET TO A POINT ON THE CENTERLINE OF PACIFIC AVENUE; THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID CENTERLINE OF PACIFIC AVENUE, SOUTH 44 DEGREES 24 MINUTES 30 SECONDS WEST 259.78 TO THE INTERSECTION WITH SAID CENTERLINE OF PACIFIC AVENUE WITH THE CENTERLINE OF MIDAS AVENUE (60 FEET WIDE); THENCE LEAVING SAID CENTERLINE OF PACIFIC AVENUE ALONG SAID CENTERLINE OF MIDAS AVENUE, NORTH 61 DEGREES 18 MINUTES 30 SECONDS WEST 156.89 FEET; THENCE LEAVING SAID CENTERLINE OF MIDAS AVENUE, NORTH 51 DEGREES 11 MINUTES 30 SECONDS EAST 170.77 FEET TO A POINT ON SAID SOUTHERLY LINE OF SECTION 18, THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST 326.40 FEET TO THE POINT OF BEGINNING.

PARCEL A-3: (APN 010-010-028 AND 029)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE LINE LYING PARALLEL TO AND 50.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE EAST BOUND TRACT OF THE RECONSTRUCTION OF THE CENTRAL PACIFIC RAILWAY BETWEEN ROCKLIN AND COLFAX, AS SHOWN ON THE RAILROAD MAP NO. V-1125-BB, FROM WHICH POINT THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE SOUTHERLY LINE OF SAID SECTION 18 BEARS SOUTH 28 DEGREES 34 MINUTES 00 SECONDS WEST 540.48 FEET, THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 28 DEGREES 34 MINUTES 00 SECONDS EAST 155.92 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 45 DEGREES 35 MINUTES 43 SECOND EAST 693.39 FEET TO POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PACIFIC AVENUE (90 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 44 DEGREES 24 MINUTES 30 SECONDS WEST 150.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY, NORTH 45 DEGREES 35 MINUTES 43 SECONDS WEST 650.83 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED IN THE GRANT DEED TO THE CITY OF ROCKLIN RECORDED ON AUGUST 02, 2005, AS INSTRUMENT NO. 2005-101146 OF OFFICIAL RECORD.
THE ABOVE DESCRIPTIONS ARE DESCRIBED IN LOT LINE ADJUSTMENT RECORDED DECEMBER 23, 1988, SERIES NO. 98-0109015, OFFICIAL RECORDS.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS:

ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO DUST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE, AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS; AS RESERVED IN DEED RECORDED DECEMBER 31, 1998, SERIES NO. 98-0111831, OFFICIAL RECORDS

PARCEL A-4: (APN 010-040-040)

A PARCEL OF LAND SITUATED IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 7 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LAND OF SOUTHERN PACIFIC COMPANY THAT IS THE MOST WESTERLY CORNER OF BLOCK A AS SHOWN ON THAT PLAT OF THE WHITNEY ADDITION TO THE TOWN OF ROCKLIN, RECORDED ON OCTOBER 22, 1988 IN BOOK A OF MAPS, PAGE 18, PLACER COUNTY RECORDS, SAID POINT A IS ALSO THE MOST WESTERLY CORNER OF BLOCK A AS SHOWN ON DRAWING NO. O-2092 FROM SOUTHERN PACIFIC COMPANY PACIFIC LINES, DATED OCTOBER 1, 1965, REVISED OCTOBER 27, 1965 AND FURTHER REVISED ON JANUARY 16, 1967.
THENCE FROM STATE POINT OF BEGINNING NORTH 45 DEGREES 36 MINUTES 28 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF SAID BLOCK A, A DISTANCE OF 40.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MIDAS AVENUE, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) NORTH 59 DEGREES 44 MINUTES 00 SECONDS EAST A DISTANCE OF 351.41 FEET, THENCE 2) EASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 00 SECONDS (TANGENT TO SAID CURVE AT LAST MENTIONED POINT IS LAST DESCRIBED COURSE) AN ARC DISTANCE OF 171.06 FEET (CHORD = SOUTH 75 DEGREES 25 MINUTES 00 SECONDS EAST, 169.15 FEET) TO THE TRUE POINT OF BEGINNING THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF MIDAS AVENUE SOUTH 61 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 168.20 FEET TO A POINT COMMON WITH THE BOUNDARY OF PARCEL A-2 AND THE NORTHERLY RIGHT OF WAY OF MIDAS AVENUE AS SAID PARCEL #25 SHOWN ON THAT LOT LINE ADJUSTMENT APPROVAL RECORDED PER DOCUMENT NUMBER 98-0109015 AND RECORDED IN A DEED PER DOCUMENT NUMBER 98-0111831; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF MIDAS AVENUE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL #2 THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) NORTH 51 DEGREE 11 MINUTES 30 SECONDS EAST A DISTANCE OF 138.30 FEET TO A POINT COMMON WITH THE NORTH SECTION OF SECTION 18, THENCE 2) SOUTH 89 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 258.02 FEET ALONG SAID NORTH SECTION LINE TO A POINT COMMON WITH THE NORTHERLY RIGHT OF WAY OF MIDAS AVENUE, THENCE FOLLOWING SAID NORTHERLY RIGHT OF WAY OF MIDAS AVENUE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 32 SECONDS A DISTANCE OF 8.03 FEET (CHORD: SOUTH 61 DEGREES 34 MINUTES 16 SECONDS EAST, 3.03 FEET) TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THE WEST LINE OF PARCEL A-1 AS DESCRIBED IN THE GRANT DEED DOCUMENT NO. 2005-0026527, PLACER COUNTY RECORDS

FLOOD ZONE

ZONE X - AREA DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PANEL NO: 06061C0414F
MAP EFFECTIVE : JUNE 8, 1998

PARKING

NO PARKING

EASEMENT RIGHTS

PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT.
NON-PLOTTABLE EASEMENTS AND OTHER NOTWORTHY EXCEPTIONS TO TITLE ARE NOTED PER TITLE REPORT EXCEPTION NUMBER. IT IS STRONGLY RECOMMENDED THAT LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

ZONING

ZONING DESIGNATION: VCOM
ZONING USE DESIGNATION: COMMERCIAL

TITLE REPORT

THE INFORMATION REPORTED HEREON WAS DETERMINED FROM COMMITMENT FOR TITLE INSURANCE FILE NO. 15000200369-AMMEND NO 1, DATED JUNE 1, 2015 BY STEWART TITLE GUARANTY COMPANY.

INDICATES TITLE REPORT EXCEPTION NO.

ITEMS SUCH AS ASSESSMENTS, TAXES, LIENS AND OWNERSHIP ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT ADDRESSED HEREON. REFERENCE TO SAID DOCUMENTS FOR FULL PARTICULARS.

- Exception Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.
(non-plotable)
Affects the Land Described herein
- Exception Water rights, claims or title to water in or under said land, whether or not shown by the public records.
There is no visual evidence of any existing water rights affecting the subject parcel.
(non-plotable)
Affects the Land Described herein
- Exception Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
(non-plotable)
Affects the Land Described herein
- Exception Rights of the public in and to that portion of the land lying within Midas Street and Pacific Street, public roads.
All Public Streets Shown
Affects the Land Described herein
- Exception An easement for construct, maintain and use of public highway and rights incidental thereto in favor of State of California as set forth in a document recorded August 27, 1937 in Book 370, Page 400, of Official Records,
Affects Southeasterly portions of Parcels A-2 and A-3.
- Exception The fact that the land lies within the boundaries of the Rocklin Redevelopment Project Area, as disclosed by various documents of record.
(non-plotable blanket easement)
Affects the land described herein
- Exception An easement for pipeline and rights incidental thereto in favor of Southern Pacific Pipe Lines, Inc., a Delaware corporation as set forth in a document recorded December 14, 1988 as Instrument No. G4553, in Book 3535, Page 122, of Official Records,
(non-plotable blanket easement)
Affects Parcel A-1
- Exception An easement for sewer pipelines and rights incidental thereto in favor of The Southern Placer Municipal Utility District as set forth in a document recorded March 30, 1999 as Instr. # 99-0027764, of Official Records.
Affects portions of Parcels A-2 and A-3.
- Exception An easement for utilities and rights incidental thereto in favor of Pacific Gas and Electric Company, a California corporation as set forth in a document recorded March 4, 2005 as Instr. # 2005-0026527, of Official Records.
Affects Parcels A-1 and A-3
- Exception An easement for ingress and egress and rights incidental thereto in favor of The City of Rocklin, a Municipal corporation as set forth in a document recorded March 10, 2005 as Instr. # 2005-0029112, of Official Records,
affects a portion of said land.
Affects Parcels A-1 and A-3
- Exception The matters contained in an instrument entitled "Property Transfer Agreement" upon the terms therein provided recorded July 21, 2005 as Instr. # 2005-0094620, of Official Records.
(non-plotable blanket easement)
Affects parcels described herein
- Exception An easement for a strip of land along the Southerly and Southwesterly boundary of Parcel Four and incidental purposes, recorded August 2, 2005 as Instr. # 2005-101143, of Official Records. In Favor of: The Redevelopment Agency of the City of Rocklin, a Municipal corporation
Affects Parcel A-2 and A-4
- Exception An easement for drainage easement and rights incidental thereto in favor of City of Rocklin as set forth in a document recorded August 2, 2005 as Instr. # 2005-101144, of Official Records
Affects: Parcel A-2 and A-4
- Exception The matters contained in an instrument entitled "Development Agreement by and Between The City of Rocklin and ZL Rocklin, LLC, Relative to the Development known as the Downtown Gateway Project (St. Rocklin, LLC(DA-2008-02)" dated June 24, 2008, by and between ZL Rocklin, LLC, a Delaware limited liability company and The City of Rocklin, a Municipal corporation of the State of California upon the terms therein provided recorded January 29, 2009 as Instr. # 2009-0006182-00, of Official Records.
(non-plotable blanket easement)
Affects land described herein
- Exception Rights of parties in possession.
There is no visual evidence of any Rights to Parties in Possession.
(non-plotable)
Affects land described herein.

SURVEYOR'S CERTIFICATE:

TO STEWART TITLE GUARANTY COMPANY, CATALYST HOUSING GROUP LLC AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE GROUND ON AUGUST 2015, UNDER THE UNDERSIGNED'S SUPERVISION AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 6(a)(b),7(a)(b)(1)(c), 8, 9, 10, 11(a)(b) (AS TO UTILITIES, SURFACE MATTERS ONLY), 13, 16,17,18,19 AND 21 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NSPS AND ACSM AN IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT:

THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

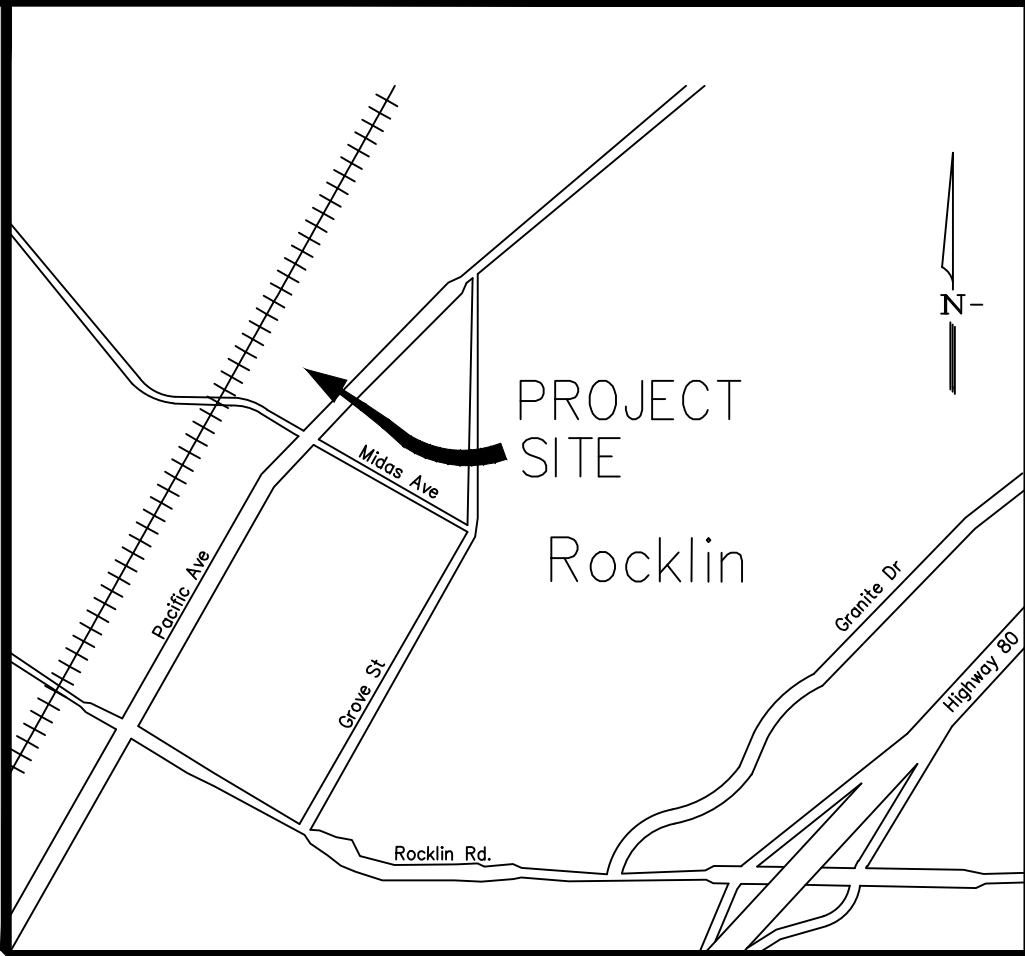
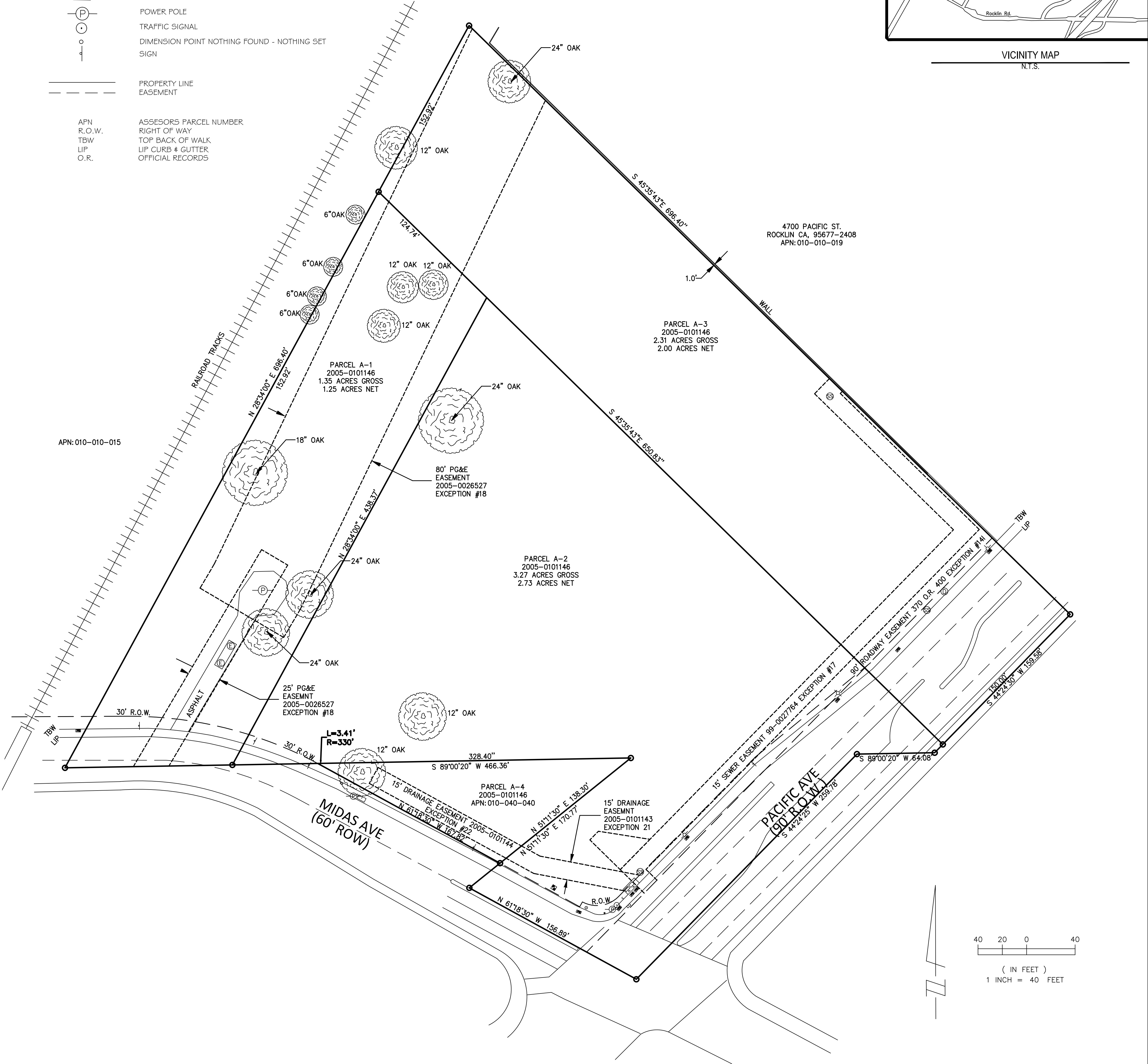
Date: _____ RYAN L. MING, PLS 8409



*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 1989.

LEGEND

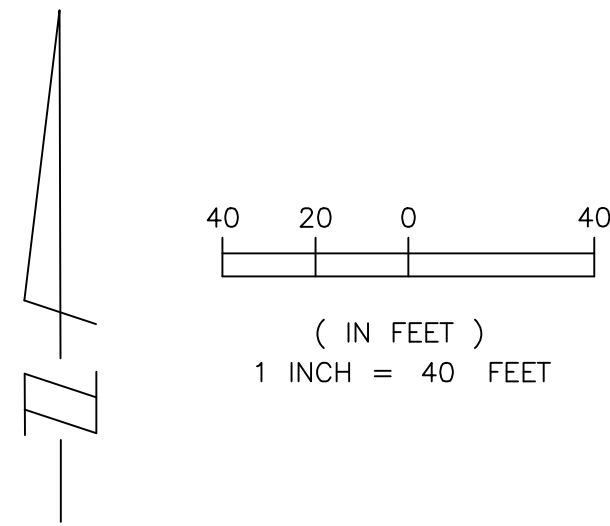
- WATER METER
ELECTRIC MANHOLE
SANITARY SEWER MANHOLE
STREET LIGHT METERING CABINET
STREET LIGHT
PULLBOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
POWER POLE
TRAFFIC SIGNAL
DIMENSION POINT NOTHING FOUND - NOTHING SET
SIGN
- PROPERTY LINE
EASEMENT
- ASSESSORS PARCEL NUMBER
RIGHT OF WAY
TOP BACK OF WALK
LIP CURB & GUTTER
OFFICIAL RECORDS
- APN
R.O.W.
T.B.W.
LIP
O.R.



VICINITY MAP
N.T.S.

40 20 0 40
(IN FEET)
1 INCH = 40 FEET

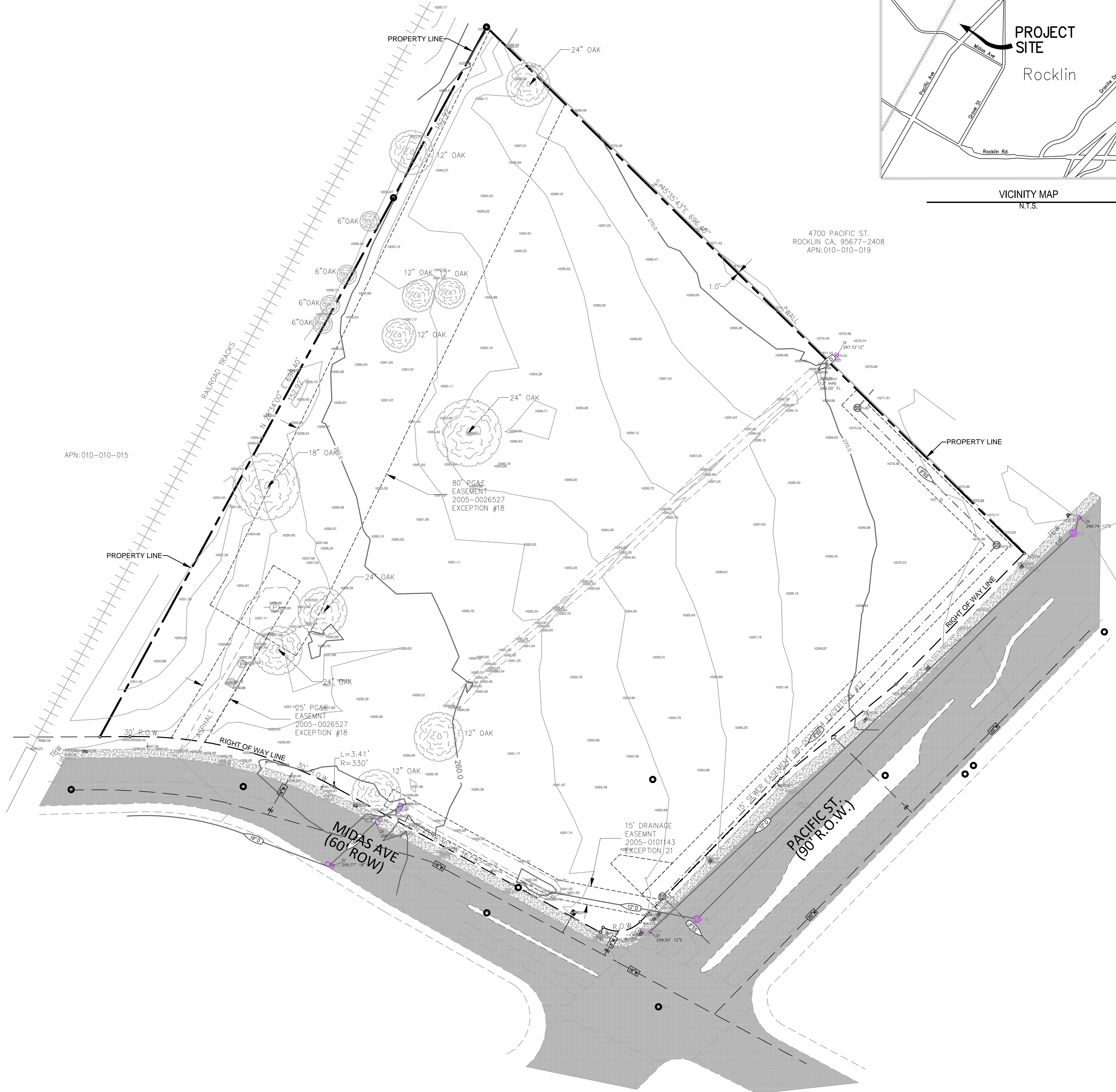
NO.	BY	DATE	REVISIONS	APPROVAL	DESIGNED: STAFF	SHEET
					DRAWN: RLM	1
					CHECKED: RFA	
					SCALE: 1"=40'	
					DATE: 08/26/15	
					JOB NO. 1822.002	OF 1 SHEETS



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LEGEND

- WATER METER
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- STREET LIGHT METERING CABINET
- STREET LIGHT
- PULLBOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- POWER POLE
- TRAFFIC SIGNAL
- DIMENSION POINT NOTHING FOUND - NOTHING SET SIGN

PROPERTY LINE
EASEMENT

APN
R.O.W.
TBW
LIP
O.R.
ASSESSORS PARCEL NUMBER
RIGHT OF WAY
TOP BACK OF WALK
LIP CURB & GUTTER
OFFICIAL RECORDS

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

Date

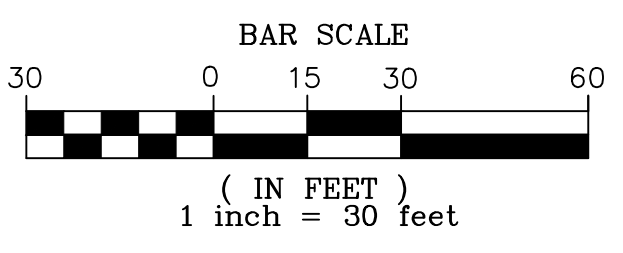
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8/15/2016

SITE SURVEY

T.1

Rocklin Gateway Apartments
PRELIMINARY GRADING & DRAINAGE PLAN



LEGEND:

- $\underline{26.62(E)}$ EXISTING PAVEMENT GRADE
- $\underline{26.62P}$ PROPOSED PAVEMENT GRADE
- $\underline{26.62FL}$ PROPOSED FLOWLINE GRADE
- $\underline{26.62C}$ PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB
- EXISTING TREE TO BE REMOVED
- PROPOSED PARKING STALLS
- PROPOSED NEW PAVING FOR NEW PARKING
- PROPOSED CONCRETE SIDEWALK OR TRASH ENCLOSURE APRON
- PROPOSED BUILDING FINISHED FLOOR ELEVATION

F.F.=16.50

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ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:
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PRELIMINARY
GRADING PLAN

G.1

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"=30'

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ROCKLIN, CA 95677

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Project Team	CC,TB
Job Number	16002
Date	8/15/2016

Revisions:

#	Date
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PRELIMINARY UTILITY PLAN

U.1

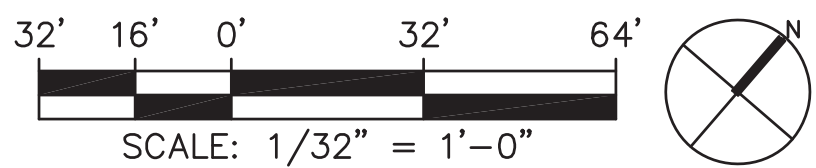


PRELIMINARY UTILITY PLAN

SCALE:1"=30'



NOTE:
SEE L200-L500 FOR PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND, AND
PLAN ENLARGEMENTS OF THE PACIFIC STREET FRONTAGE AND TOT LOT AREAS.



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Project Team
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COLORED
LANDSCAPE PLAN

L100



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DDG

LANDSCAPE ARCHITECTS, INC.
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
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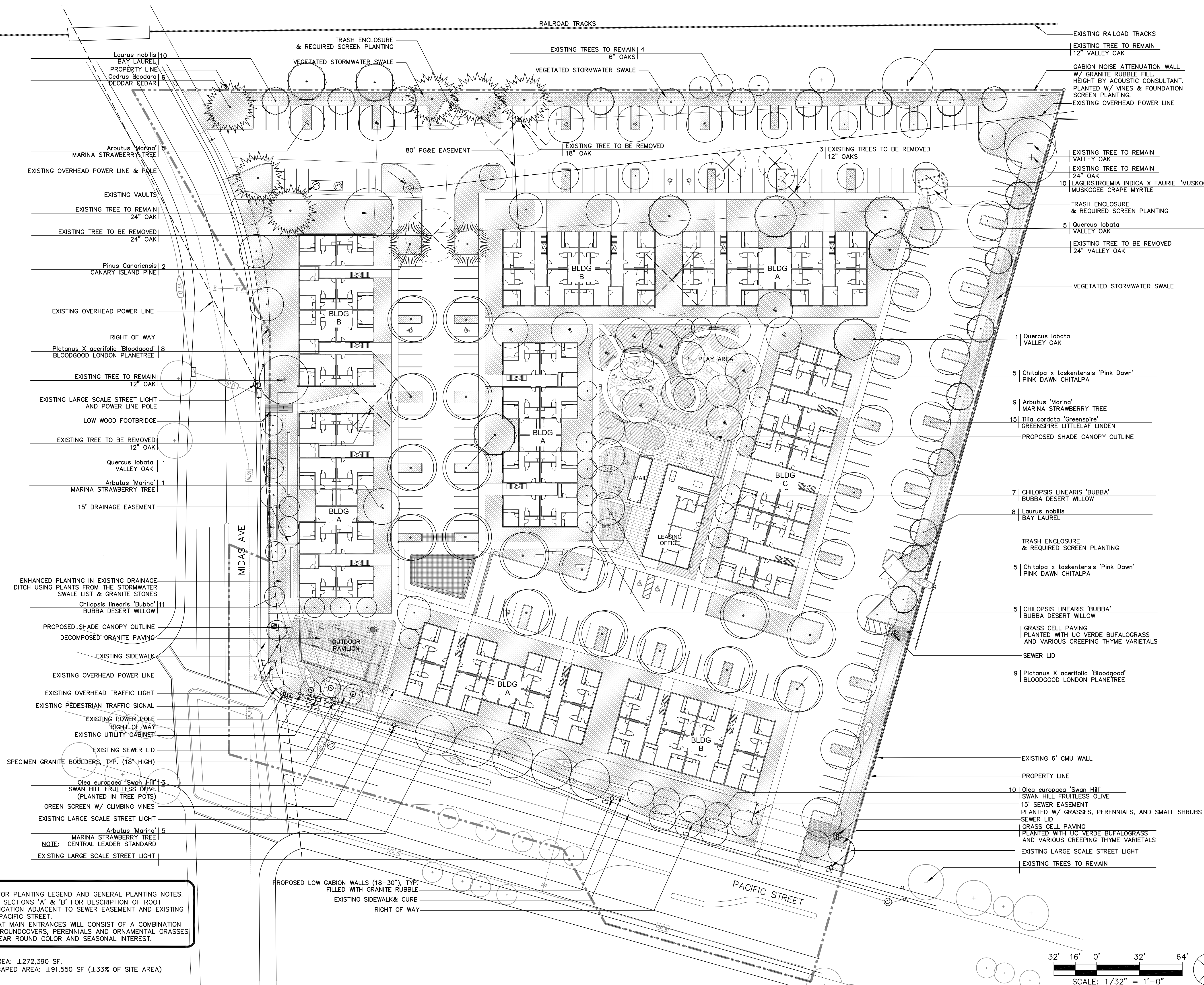
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PRELIMINARY
LANDSCAPE PLAN

L200



NOTE:
1) SEE L300 FOR PLANTING LEGEND AND GENERAL PLANTING NOTES.
2) SEE CROSS SECTIONS 'A' & 'B' FOR DESCRIPTION OF ROOT BARRIER APPLICATION ADJACENT TO SEWER EASEMENT AND EXISTING SIDEWALKS ON PACIFIC STREET.
3) PLANTING AT MAIN ENTRANCES WILL CONSIST OF A COMBINATION OF SHRUBS, GROUNDCOVERS, PERENNIALS AND ORNAMENTAL GRASSES TO PROVIDE YEAR ROUND COLOR AND SEASONAL INTEREST.

NOTE:
TOTAL SITE AREA: ±272,390 SF
TOTAL LANDSCAPED AREA: ±91,550 SF (±33% OF SITE AREA)

PRELIMINARY PLANTING LEGEND

TREES:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Arbutus 'Marina'</i>	MARINA STRAWBERRY TREE	48" BOX	AS SHOWN	25-35'	20-30'	LOW			MULTISTEM & STANDARDS - SEE PLAN. LIMBED 7" H
	<i>Platanus x acerifolia 'Bloodgood'</i>	BLOODGOOD LONDON PLANETREE	48" BOX	AS SHOWN	35-50'	35'	MED			STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Chilopsis linearis 'Bubba'</i>	BUBBA DESERT WILLOW	24" BOX	AS SHOWN	15-25'	10-15'	VERY LOW	YES	YES	MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Olea europaea 'Swan Hill'</i>	SWAN HILL FRUITLESS OLIVE	48" BOX	AS SHOWN	25-30'	25-30'	VERY LOW			MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Chitalpa taskentensis 'Pink Dawn'</i>	PINK DAWN CHITALPA	48" BOX	AS SHOWN	25-30'	25'	MED	HYBRID		STANDARD, STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Quercus lobata</i>	VALLEY OAK	48" BOX	AS SHOWN	50-80'	50-80'	LOW	YES		
	<i>Quercus wislizeni</i>	INTERIOR LIVE OAK	48" BOX	AS SHOWN	40-55'	30-35'	LOW	YES		
	<i>Pistachia chinensis</i>	CHINESE PISTACHE	36" BOX	AS SHOWN	30-40'	30-35'	LOW			
	<i>Tilia cordata 'Greenspire'</i>	GREENSPIRE LITTLE-LEAF LINDEN	48" BOX	AS SHOWN	40-50'	35'	MED			STANDARD, STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Nyssa sylvatica</i>	TUPELO	36" BOX	AS SHOWN	30-40'	30-35'	MED		YES	
	<i>Calocedrus decurrens</i>	INCENSE CEDAR	36" BOX	AS SHOWN	60'	15-20'	MED	YES		
	<i>Cedrus deodora</i>	DEODAR CEDAR	36" BOX	AS SHOWN	60-70'	40'	MED			
	<i>Lagerstroemia indica x fauriei 'Muskogee'</i>	MUSKOGEE CRAPE MYRTLE	48" BOX	AS SHOWN	20-25'	15'	LOW			MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Cupressus arizonica var. arizonica</i>	ARIZONA CYPRESS	36" BOX	AS SHOWN	25'	12'	LOW			STRAIGHT LEADER, MATCHING
	<i>Pinus canariensis</i>	CANARY ISLAND PINE	36" BOX	AS SHOWN	50'	30'	LOW			
	<i>Laurus nobilis</i>	BAY LAUREL	48" BOX	AS SHOWN	30'	25'	LOW		YES	STANDARD, STRAIGHT LEADER

SHRUBS AND GROUNDCOVERS:

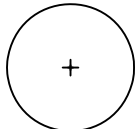
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Arctostaphylos 'Howard McMinn'</i>	HOWARD MCMINN MANZANITA	5 GAL	48" O.C.	5-6'	5-6'	LOW	YES		
	<i>Carpenteria californica 'Elizabeth'</i>	ELIZABETH BUSH ANENOME	5 GAL	48" O.C.	4-6'	4'	LOW	YES		
	<i>Calycanthus occidentalis</i>	CALYCANTHUS OCCIDENTALIS	5 GAL	48" O.C.	5-8'	6'	LOW	YES	YES	
	<i>Ceanothus 'Ray Hartman'</i>	RAY HARTMAN CALIFORNIA LILAC	5 GAL	6' O.C.	7-12'	7-12'	LOW	YES		
	<i>Ceanothus 'Concha'</i>	CONCHA CALIFORNIA LILAC	5 GAL	48" O.C.	5'	5-6'	LOW	YES		
	<i>Cercis occidentalis</i>	WESTERN REDBUD	5 GAL	48" O.C.	10-18'	10-18'	LOW	YES	YES	
	<i>Feijoa sellowiana</i>	PINEAPPLE GUAVA	5 GAL	48" O.C.	5-10'	5-7'	LOW			
	<i>Olea europaea 'Montra' 'Little Ollie'</i>	LITTLE OLLIE DWARF FRUITLESS OLIVE	5 GAL	48" O.C.	4-5'	4-5	LOW			
	<i>Rosmarianus officinalis 'Tuscan Blue'</i>	TUSCAN BLUE ROSMARY	5 GAL	48" O.C.	3-4'	3-4'	LOW			
	<i>Salvia clevelandii 'Winnifred Gilman'</i>	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	48" O.C.	3-4'	3-4'	LOW	YES		
	<i>Ceanothus maritimus 'Valley Violet'</i>	VALLEY VIOLET MARITIME CEANOTHUS	5 GAL	48" O.C.	2'	4'	LOW	YES		
	<i>Teucrium fruiticans</i>	BUSH GERMANDER	5 GAL	48" O.C.	4'	4'	LOW			
	<i>Sarcococca hookeriana var. humilis</i>	HIMALAYAN SWEET BOX	5 GAL	30" O.C.	3'	3'	LOW			

PERENNIALS, GROUNDCOVERS, GRASSES, AND VINES:

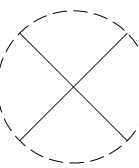
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Carex tumulicola</i>	BERKELEY SEDGE	1 GAL	18" O.C.	2'	2'	LOW	YES	YES	
	<i>Chondropetalum tectorum</i>	CAPE RUSH	1 GAL	36" O.C.	3'	3'	LOW		YES	
	<i>Festuca idahoensis 'Siskiyou Blue'</i>	IDAHO BLUE FESCUE	1 GAL	18" O.C.	1-2'	1-2'	LOW	YES	YES	
	<i>Hesperaloe parviflora</i>	CORAL YUCCA	1 GAL	36" O.C.	3-4'	2-4'	LOW			
	<i>Juncus patens 'Elk Blue'</i>	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	18" O.C.	2'	2'	LOW	YES	YES	
	<i>Lavendula 'Otto Quash'</i>	OTTO QUAST SPANISH LAVENDER	1 GAL	24" O.C.	2-3'	2-3'	LOW			
	<i>Muhlenbergia rigens</i>	DEER GRASS	1 GAL	48" O.C.	3-5'	3-4'	LOW	YES	YES	
	<i>Salvia spathacea</i>	HUMMINGBIRD SAGE	1 GAL	24" O.C.	1-2'	4'	LOW	YES		
	<i>Verbena lilacina 'De La Mina'</i>	CEDROS ISLAND VERBENA	1 GAL	30" O.C.	3'	3'	LOW	YES	YES	
	<i>Vitis californica 'Roger's Red'</i>	ROGER'S RED CALIFORNIA GRAPE	1 GAL		25-40'	15-30'	LOW	YES	YES	
	<i>Clytostoma calystegioides</i>	VIOLET TRUMPET VINE	1 GAL		15-20'	15-20'	LOW			
	<i>Buchloe dactyloides UC Verde</i>	UC VERDE BUFFALOGRASS	PLUGS	12" O.C.	6"		LOW			
	<i>Thymus</i>	CREEPING THYME VARIETIES	PLUGS	12" O.C.	4"		LOW			

 NEW PLANTED AREA

 STORMWATER SWALE PLANT PALETTE



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

PRELIMINARY PLANTING NOTES:

THE LANDSCAPE PLANTING CONCEPT WILL PROVIDE A DIVERSE, TEXTURED, VISUALLY STRIKING CANVAS TO UNIFY SITE ELEMENTS WITH A PLANTING PALETTE REPRESENTED BY REGIONALLY APPROPRIATE NATIVE AND/OR ADAPTED TREES, SHRUBS, PERENNIALS, GRASSES, GROUNDCOVERS, AND VINES. THE DESIGN INTENT IS TO CREATE POCKETS OF FAVORABLE MICROCLIMATES FOR VARIED SEASONAL OUTDOOR LIVING, CONSERVE WATER, COLLECT AND TREAT STORMWATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES, PROVIDE SEASONAL INTEREST, SCREEN UTILITIES, SOFTEN OCCUPIABLE SPACES ADJACENT TO PROPOSED BUILDINGS, AND TO VISUALLY CONNECT WITH THE SURROUNDING REGIONAL LANDSAPE AND BORROWED VIEWS .

LANDSCAPE PLANTING AND IRRIGATION WILL ADHERE TO THE LANDSCAPING SPECIFICATIONS OUTLINED IN THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE MAJORITY OF PLANTS SHALL BE DROUGHT TOLERANT, NATIVE AND/OR ADAPTED TO THE CLIMATE AND SOILS FOUND IN ROCKLIN, CA. A 3" MULCH LAYER WILL BE APPLIED TO ALL PLANTED AREAS. PLANTING SOIL MIXES SHALL BE IMPORTED OR TESTED AND AMENDED PER THE REQUIREMENTS OF AN INDEPENDENT SOIL TESTING LABORATORY.

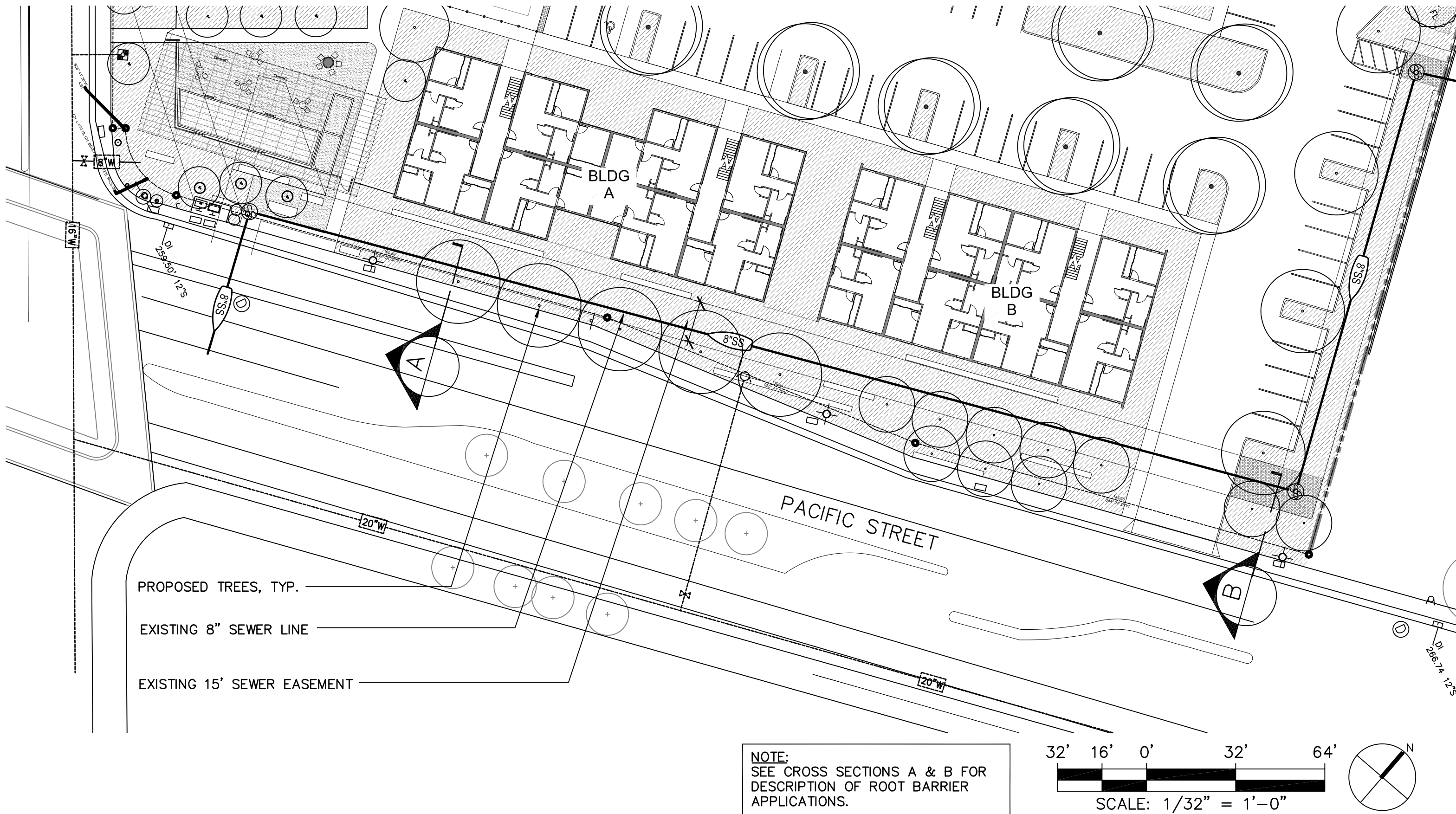
THE IRRIGATION SOURCE WILL BE POTABLE WATER, APPLIED WITH A WEATHER BASED, AUTOMATED DRIP IRRIGATION SYSTEM. FOLLOWING PLANT ESTABLISHMENT, IRRIGATION WILL NOT BE APPLIED IN THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, AND MARCH. IRRIGATION SYSTEM WILL BE OPERATED IN THE LIMITED WINDOW OF TIME BETWEEN 9PM TO 9AM. PLANTS WILL BE GROUPED IN HYDROZONES WITH SIMILAR IRRIGATION NEEDS.

TREES WILL BE PLANTED IN ACCORDANCE WITH CITY OF ROCKLIN IMPROVEMENT STANDARDS (SECTION12.8-F); 20 FEET CLEAR OF LIGHT STANDARDS, 10 FEET CLEAR OF FIRE HYDRANTS AND DRIVEWAYS, 3 FEET CLEAR OF CITY MAINTENANCE LIMITS, 4 FEET CLEAR OF UTILITIES INCLUDING BUT NOT LIMITED TO SEWER, GAS, WATER LINES, METER VAULTS, CATCH BASINS, ETC. ADDITIONAL ROOT BARRIER SPECIFICATIONS WILL BE PROVIDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS. TREE SPECIES HEIGHT SHALL GENERALLY BE LIMITED 25 FEET OR LESS WHEN ADJACENT TO OR DIRECTLY BENEATH OVERHEAD POWER LINES.

TREE LIMBS SHALL BE PRUNED AND MAINTAINED TO PROVIDE THE FOLLOWING CLEARANCES PER SECTION 12.8-F.6; 14.5 FEET CLEAR OVER STREETS, 8 FEET CLEAR OVER BIKE TRAILS, AND 7" CLEAR OVER PEDESTRIAN TRAVELED WAYS.

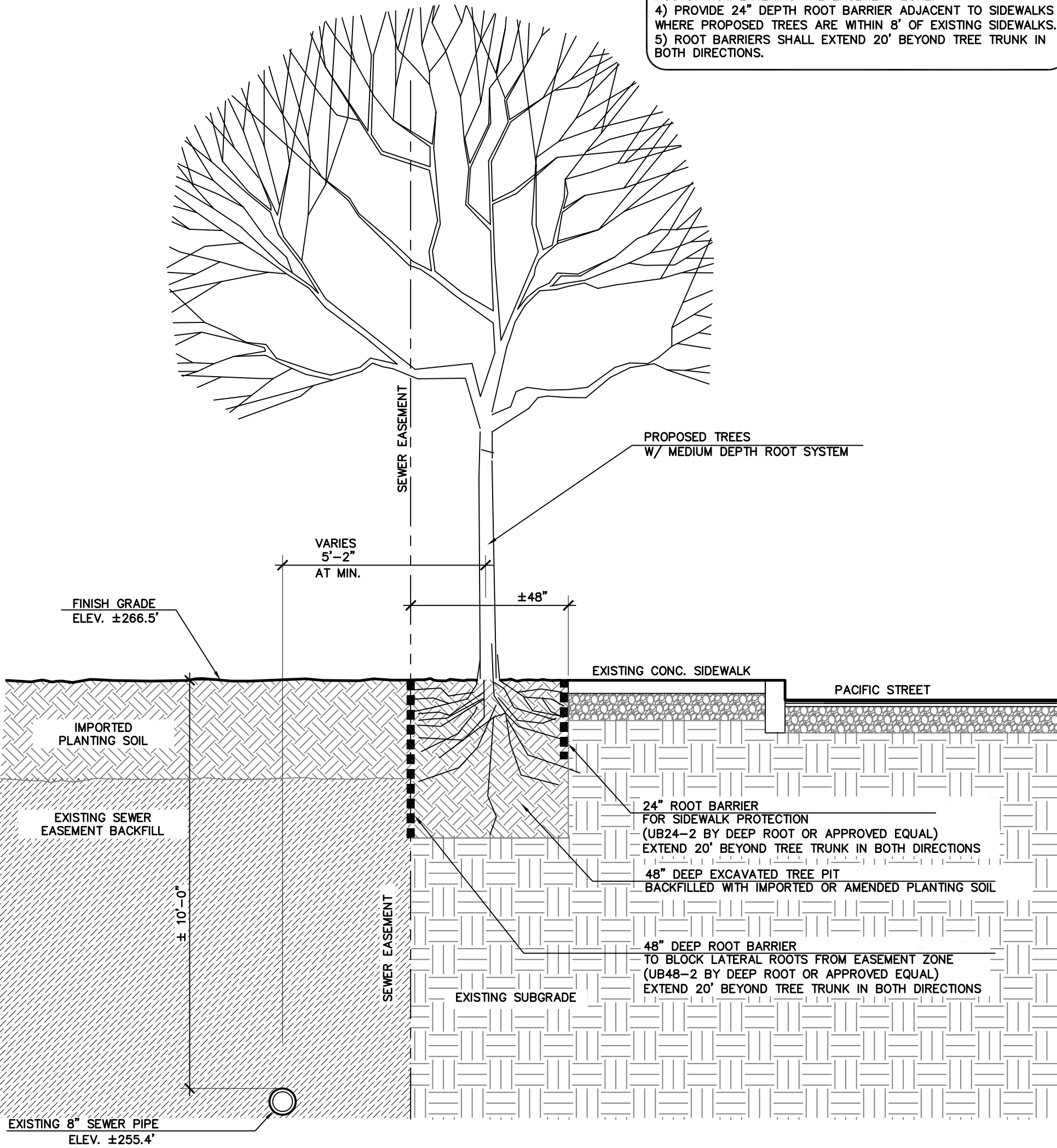
FOLLOWING THE PERMITTED REMOVAL OF ANY EXISTING OAK TREES ON SITE, REPLACEMENT TREES FOR THE PURPOSES OF ONSITE MITIGATION PLANTING SHALL CONFORM TO REQUIREMENTS OUTLINED IN THE CITY OF ROCKLIN OAK TREE PRESERVATION GUIDELINES PUBLICATION AND AS DIRECTED BY THE CITY. METHODS OF PRESERVING EXISTING OAKS TO REMAIN ON SITE SHALL FOLLOW THE RECOMMENDATIONS OF THE ARBORIST REPORT AND IN CONFORMANCE WITH THE CITY OF ROCKLIN OAK TREE PRESERVATION GUIDELINES.

SEE L200 PRELIMINARY PLANTING PLAN.



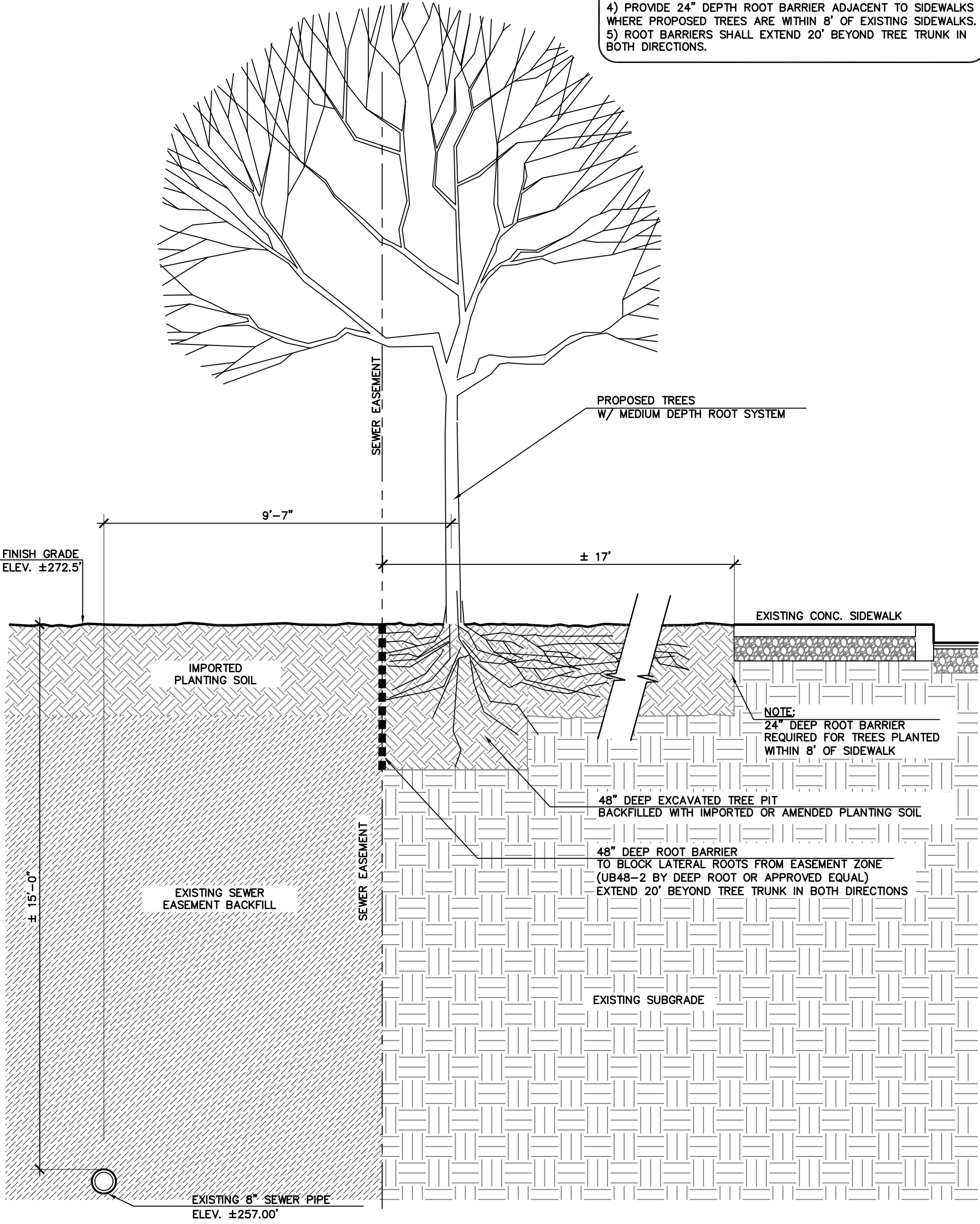
INDEX DIAGRAM — CROSS SECTION LOCATIONS

- NOTES:**
- 1) SEE INDEX PLAN FOR CROSS SECTION LOCATION.
 - 2) EXISTING SEWER LINE IS LOCATED 10'-15' BELOW GRADE. SELECT TREES WITH MEDIUM DEPTH ROOT SYSTEMS AT MAXIMUM TO PREVENT UNLIKELY CONTACT WITH SEWER LINE BELOW.
 - 3) PROVIDE 48" DEPTH ROOT BARRIER TO PREVENT LATERAL ROOTS FROM ENTERING THE EASEMENT ZONE.
 - 4) PROVIDE 24" DEPTH ROOT BARRIER ADJACENT TO SIDEWALKS WHERE PROPOSED TREES ARE WITHIN 8' OF EXISTING SIDEWALKS.
 - 5) ROOT BARRIERS SHALL EXTEND 20' BEYOND TREE TRUNK IN BOTH DIRECTIONS.



A CROSS SECTION 'A' - ROCKLIN GATEWAY STREET TREES ADJACENT TO SEWER EASEMENT (W/ ROOT BARRIER)
Scale: 3/8" = 1'-0"

- NOTES:**
- 1) SEE INDEX PLAN FOR CROSS SECTION LOCATION.
 - 2) EXISTING SEWER LINE IS LOCATED 10'-15' BELOW GRADE. SELECT TREES WITH MEDIUM DEPTH ROOT SYSTEMS AT MAXIMUM TO PREVENT UNLIKELY CONTACT WITH SEWER LINE BELOW.
 - 3) PROVIDE 48" DEPTH ROOT BARRIER TO PREVENT LATERAL ROOTS FROM ENTERING THE EASEMENT ZONE.
 - 4) PROVIDE 24" DEPTH ROOT BARRIER ADJACENT TO SIDEWALKS WHERE PROPOSED TREES ARE WITHIN 8' OF EXISTING SIDEWALKS.
 - 5) ROOT BARRIERS SHALL EXTEND 20' BEYOND TREE TRUNK IN BOTH DIRECTIONS.



B CROSS SECTION 'B' - ROCKLIN GATEWAY STREET TREES ADJACENT TO SEWER EASEMENT (W/ ROOT BARRIER)

Scale: 3/8" = 1'-0"

DeepRoot Tree Root Guide Applications

Linear

Provide maximum hardscape protection while utilizing all available rooting space for improved tree health by placing guides in a straight line directly along the hardscape to be protected.

Linear models include LB 12-2, UB 18-2, UB 24-2, UB 36-2, and UB 48-2.

Surround

Protect hardscapes that surround a planting on all four sides. Plan to line the perimeter of the planting area with the panels – this provides the maximum available uncompacted soil volume for immediate root growth.

Surround models include UB 18-2 and UB 24-2.

Root pruning

Root pruning can help save existing trees and prevent future damage to paving. Disruptive roots are cleanly cut and removed; linear Root Barrier is then installed. There are limitations to root pruning and a qualified Certified Arborist should be consulted.

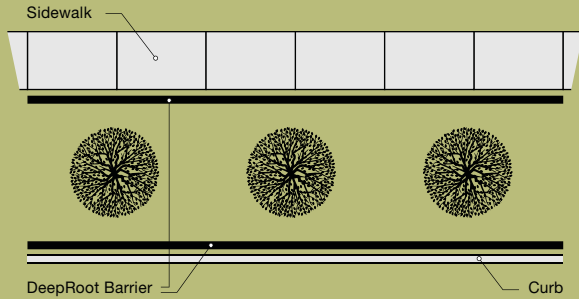
Root Pruning models include LB 12-2, UB 18-2, and UB 24-2.

Specialty applications

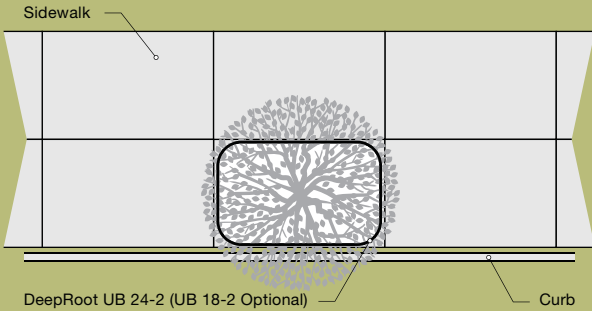
Help protect sites with unusual requirements—like tennis courts, slopes, cemeteries and retaining walls—from root damage. DeepRoot Tree Root Barriers of different sizes can be used in combination in areas of variable depth.

Root block

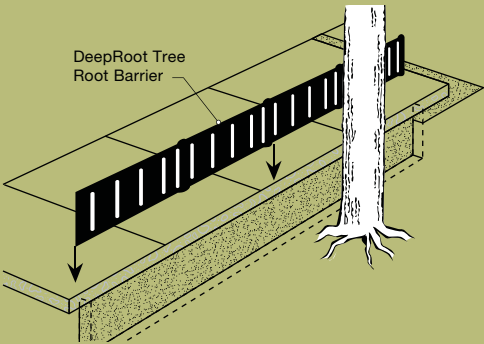
In some circumstances it may be more desirable to prevent root intrusion by blocking roots, not redirecting them. Please see our Geomembrane catalog for details.



LINEAR



SURROUND



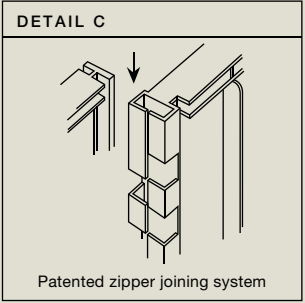
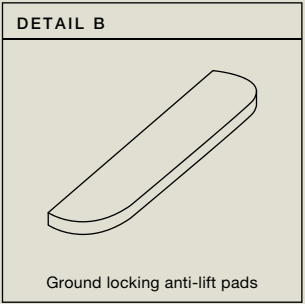
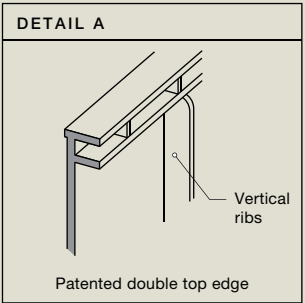
ROOT PRUNING

Design Features

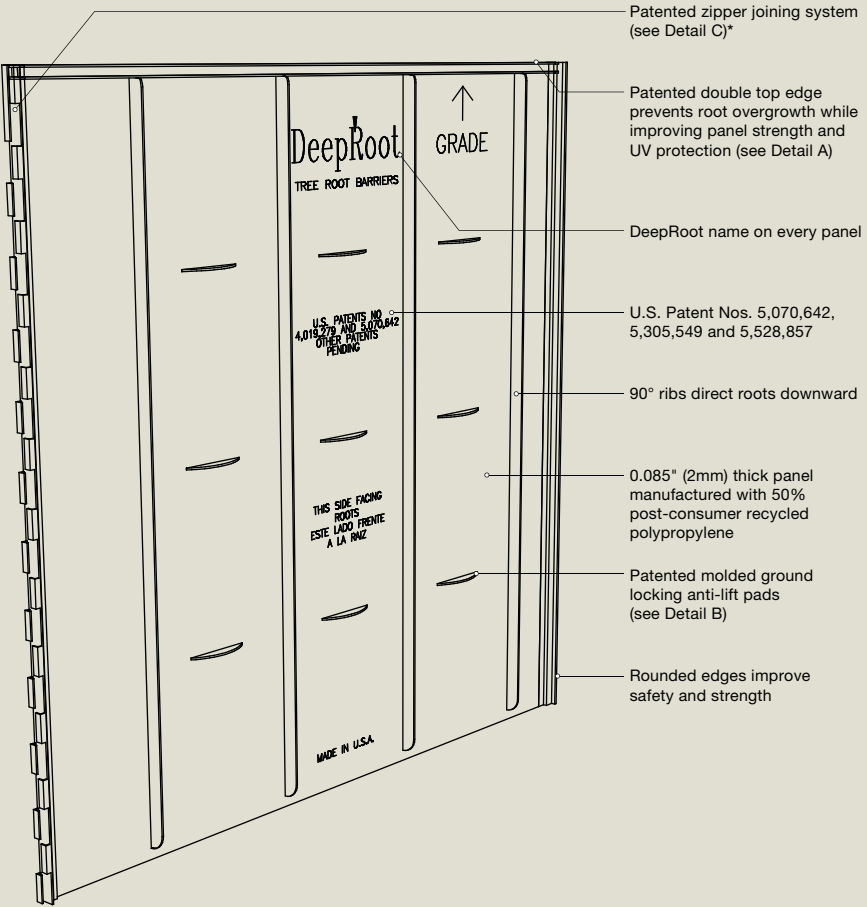
DeepRoot Tree Root Guide design features effectively manage root expansion without compromising tree health or growth, and can be used both on new plantings and existing trees. 90° vertical ribs guide the roots downward and away from hardscapes, and our patented double top edge increases the strength and safety of the panel as well as protecting against root overgrowth. The rounded edges of the panels make them safe and easy to handle, and the patented groundlock tabs prevent the panels from shifting or being lifted by the roots.

LB 12-2 panels have easy-to-use articulated pre-assembled joiners, and UB 18-2 and UB 24-2 can be attached by simply sliding the patented zipper edge of one panel onto another, so there are no glues or additional joining strips required. LB 12-2, UB 18-2 and UB 24-2 are manufactured in the USA in ISO 9002 certified factories. Our 12", 18" and 24" panels are made using 50% post-consumer recycled plastic.

For more information about Tree Root Guide installation, please see our Specification and Installation manual. DeepRoot products are patented under one or more of the following U.S. Patents: 5,070,642, 5,305,549 and 5,442,891.



* UB 18-2 and UB 24-2 only.



Online Case Studies/ Precedents:

<http://www.deeproot.com/products/root-barrier/case-studies>

Distributors:

Imperial Sprinkler Supply, Santa Clara, CA (408) 217-7686

Municipalities that utilize root barriers:

City of Sacramento, CA (typical median planting details)

City of San Bruno, CA (recently used 2,500 linear feet of DeepRoot 48" barrier to contain roots in a street median project.

PRELIMINARY PLANTING LEGEND

TREES:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Arbutus 'Marina'</i>	MARINA STRAWBERRY TREE	48" BOX	AS SHOWN	25-35'	20-30'	LOW			MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Platanus x acerifolia 'Bloodgood'</i>	BLOODGOOD LONDON PLANETREE	48" BOX	AS SHOWN	35-50'	35'	MED			STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Chilopsis linearis 'Bubba'</i>	BUBBA DESERT WILLOW	24" BOX	AS SHOWN	15-25'	10-15'	VERY LOW	YES	YES	MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Olea europaea 'Swan Hill'</i>	SWAN HILL FRUITLESS OLIVE	48" BOX	AS SHOWN	25-30'	25-30'	VERY LOW			MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Chitalpa taskentensis 'Pink Dawn'</i>	PINK DAWN CHITALPA	48" BOX	AS SHOWN	25-30'	25'	MED	HYBRID		STANDARD, STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Quercus lobata</i>	VALLEY OAK	48" BOX	AS SHOWN	50-80'	50-80'	LOW	YES		
	<i>Quercus wislizeni</i>	INTERIOR LIVE OAK	48" BOX	AS SHOWN	40-55'	30-35'	LOW	YES		
	<i>Pistachia chinensis</i>	CHINESE PISTACHE	36" BOX	AS SHOWN	30-40'	30-35'	LOW			
	<i>Tilia cordata 'Greenspire'</i>	GREENSPIRE LITTLE-LEAF LINDEN	48" BOX	AS SHOWN	40-50'	35'	MED			STANDARD, STRAIGHT LEADER, LIMBED UP 7' MIN.
	<i>Nyssa sylvatica</i>	TUPELO	36" BOX	AS SHOWN	30-40'	30-35'	MED		YES	
	<i>Calocedrus decurrens</i>	INCENSE CEDAR	36" BOX	AS SHOWN	60'	15-20'	MED	YES		
	<i>Cedrus deodora</i>	DEODAR CEDAR	36" BOX	AS SHOWN	60-70'	40'	MED			
	<i>Lagerstroemia indica x fauriei 'Muskogee'</i>	MUSKOGEE CRAPE MYRTLE	48" BOX	AS SHOWN	20-25'	15'	LOW			MULTISTEM, 3-5 LEADERS, BRANCHES LIMBED UP
	<i>Cupressus arizonica</i> var. <i>arizonica</i>	ARIZONA CYPRESS	36" BOX	AS SHOWN	25'	12'	LOW			STRAIGHT LEADER, MATCHING
	<i>Pinus canariensis</i>	CANARY ISLAND PINE	36" BOX	AS SHOWN	50'	30'	LOW			
	<i>Laurus nobilis</i>	BAY LAUREL	48" BOX	AS SHOWN	30'	25'	LOW		YES	STANDARD, STRAIGHT LEADER

SHRUBS AND GROUNDCOVERS:

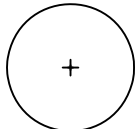
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Arctostaphylos 'Howard McMinn'</i>	HOWARD MCMINN MANZANITA	5 GAL	48" O.C.	5-6'	5-6'	LOW	YES		
	<i>Carpenteria californica 'Elizabeth'</i>	ELIZABETH BUSH ANENOME	5 GAL	48" O.C.	4-6'	4'	LOW	YES		
	<i>Calycanthus occidentalis</i>	CALYCANTHUS OCCIDENTALIS	5 GAL	48" O.C.	5-8'	6'	LOW	YES	YES	
	<i>Ceanothus 'Ray Hartman'</i>	RAY HARTMAN CALIFORNIA LILAC	5 GAL	6' O.C.	7-12'	7-12'	LOW	YES		
	<i>Ceanothus 'Concha'</i>	CONCHA CALIFORNIA LILAC	5 GAL	48" O.C.	5'	5-6'	LOW	YES		
	<i>Cercis occidentalis</i>	WESTERN REDBUD	5 GAL	48" O.C.	10-18'	10-18'	LOW	YES	YES	
	<i>Feijoa sellowiana</i>	PINEAPPLE GUAVA	5 GAL	48" O.C.	5-10'	5-7'	LOW			
	<i>Olea europaea 'Montra' 'Little Ollie'</i>	LITTLE OLLIE DWARF FRUITLESS OLIVE	5 GAL	48" O.C.	4-5'	4-5	LOW			
	<i>Rosmarianus officinalis 'Tuscan Blue'</i>	TUSCAN BLUE ROSMARY	5 GAL	48" O.C.	3-4'	3-4'	LOW			
	<i>Salvia clevelandii 'Winnifred Gilman'</i>	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	48" O.C.	3-4'	3-4'	LOW	YES		
	<i>Ceanothus maritimus 'Valley Violet'</i>	VALLEY VIOLET MARITIME CEANOTHUS	5 GAL	48" O.C.	2'	4'	LOW	YES		
	<i>Teucrium fruiticans</i>	BUSH GERMANDER	5 GAL	48" O.C.	4'	4'	LOW			
	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	HIMALAYAN SWEET BOX	5 GAL	30" O.C.	3'	3'	LOW			

PERENNIALS, GROUNDCOVERS, GRASSES, AND VINES:

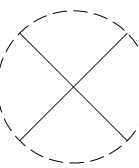
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	CA NATIVE	STORMWATER SWALES	REMARKS
	<i>Carex tumulicola</i>	BERKELEY SEDGE	1 GAL	18" O.C.	2'	2'	LOW	YES	YES	
	<i>Chondropetalum tectorum</i>	CAPE RUSH	1 GAL	36" O.C.	3'	3'	LOW		YES	
	<i>Festuca idahoensis 'Siskiyou Blue'</i>	IDAHO BLUE FESCUE	1 GAL	18" O.C.	1-2'	1-2'	LOW	YES	YES	
	<i>Hesperaloe parviflora</i>	CORAL YUCCA	1 GAL	36" O.C.	3-4'	2-4'	LOW			
	<i>Juncus patens 'Elk Blue'</i>	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	18" O.C.	2'	2'	LOW	YES	YES	
	<i>Lavendula 'Otto Quash'</i>	OTTO QUAST SPANISH LAVENDER	1 GAL	24" O.C.	2-3'	2-3'	LOW			
	<i>Muhlenbergia rigens</i>	DEER GRASS	1 GAL	48" O.C.	3-5'	3-4'	LOW	YES	YES	
	<i>Salvia spathacea</i>	HUMMINGBIRD SAGE	1 GAL	24" O.C.	1-2'	4'	LOW	YES		
	<i>Verbena lilacina 'De La Mina'</i>	CEDROS ISLAND VERBENA	1 GAL	30" O.C.	3'	3'	LOW	YES	YES	
	<i>Vitis californica 'Roger's Red'</i>	ROGER'S RED CALIFORNIA GRAPE	1 GAL		25-40'	15-30'	LOW	YES	YES	
	<i>Clytostoma calystegioides</i>	VIOLET TRUMPET VINE	1 GAL		15-20'	15-20'	LOW			
	<i>Buchloe dactyloides</i> UC Verde	UC VERDE BUFFALOGRASS	PLUGS	12" O.C.	6"		LOW			
	<i>Thymus</i>	CREEPING THYME VARIETIES	PLUGS	12" O.C.	4"		LOW			

 NEW PLANTED AREA

 STORMWATER SWALE PLANT PALETTE



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

PRELIMINARY PLANTING NOTES:

THE LANDSCAPE PLANTING CONCEPT WILL PROVIDE A DIVERSE, TEXTURED, VISUALLY STRIKING CANVAS TO UNIFY SITE ELEMENTS WITH A PLANTING PALETTE REPRESENTED BY REGIONALLY APPROPRIATE NATIVE AND/OR ADAPTED TREES, SHRUBS, PERENNIALS, GRASSES, GROUNDCOVERS, AND VINES. THE DESIGN INTENT IS TO CREATE POCKETS OF FAVORABLE MICROCLIMATES FOR VARIED SEASONAL OUTDOOR LIVING, CONSERVE WATER, COLLECT AND TREAT STORMWATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES, PROVIDE SEASONAL INTEREST, SCREEN UTILITIES, SOFTEN OCCUPIABLE SPACES ADJACENT TO PROPOSED BUILDINGS, AND TO VISUALLY CONNECT WITH THE SURROUNDING REGIONAL LANDSAPE AND BORROWED VIEWS .

LANDSCAPE PLANTING AND IRRIGATION WILL ADHERE TO THE LANDSCAPING SPECIFICATIONS OUTLINED IN THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE MAJORITY OF PLANTS SHALL BE DROUGHT TOLERANT, NATIVE AND/OR ADAPTED TO THE CLIMATE AND SOILS FOUND IN ROCKLIN, CA. A 3" MULCH LAYER WILL BE APPLIED TO ALL PLANTED AREAS. PLANTING SOIL MIXES SHALL BE IMPORTED OR TESTED AND AMENDED PER THE REQUIREMENTS OF AN INDEPENDENT SOIL TESTING LABORATORY.

THE IRRIGATION SOURCE WILL BE POTABLE WATER, APPLIED WITH A WEATHER BASED, AUTOMATED DRIP IRRIGATION SYSTEM. FOLLOWING PLANT ESTABLISHMENT, IRRIGATION WILL NOT BE APPLIED IN THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, AND MARCH. IRRIGATION SYSTEM WILL BE OPERATED IN THE LIMITED WINDOW OF TIME BETWEEN 9PM TO 9AM. PLANTS WILL BE GROUPED IN HYDROZONES WITH SIMILAR IRRIGATION NEEDS.

TREES WILL BE PLANTED IN ACCORDANCE WITH CITY OF ROCKLIN IMPROVEMENT STANDARDS (SECTION12.8-F); 20 FEET CLEAR OF LIGHT STANDARDS, 10 FEET CLEAR OF FIRE HYDRANTS AND DRIVEWAYS, 3 FEET CLEAR OF CITY MAINTENANCE LIMITS, 4 FEET CLEAR OF UTILITIES INCLUDING BUT NOT LIMITED TO SEWER, GAS, WATER LINES, METER VAULTS, CATCH BASINS, ETC. ADDITIONAL ROOT BARRIER SPECIFICATIONS WILL BE PROVIDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS. TREE SPECIES HEIGHT SHALL GENERALLY BE LIMITED 25 FEET OR LESS WHEN ADJACENT TO OR DIRECTLY BENEATH OVERHEAD POWER LINES.

TREE LIMBS SHALL BE PRUNED AND MAINTAINED TO PROVIDE THE FOLLOWING CLEARANCES PER SECTION 12.8-F.6; 14.5 FEET CLEAR OVER STREETS, 8 FEET CLEAR OVER BIKE TRAILS, AND 7' CLEAR OVER PEDESTRIAN TRAVELED WAYS.

FOLLOWING THE PERMITTED REMOVAL OF ANY EXISTING OAK TREES ON SITE, REPLACEMENT TREES FOR THE PURPOSES OF ONSITE MITIGATION PLANTING SHALL CONFORM TO REQUIREMENTS OUTLINED IN THE CITY OF ROCKLIN OAK TREE PRESERVATION GUIDELINES PUBLICATION AND AS DIRECTED BY THE CITY. METHODS OF PRESERVING EXISTING OAKS TO REMAIN ON SITE SHALL FOLLOW THE RECOMMENDATIONS OF THE ARBORIST REPORT AND IN CONFORMANCE WITH THE CITY OF ROCKLIN OAK TREE PRESERVATION GUIDELINES.

SEE L200 PRELIMINARY PLANTING PLAN.

ROCKLIN
GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager	J.D
Project Team	
Job Number	16002
Date	8/15/2016

Revisions:

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8/15/2016

PLANTING LEGEND

L300

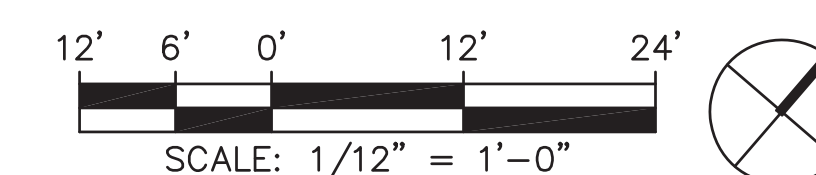
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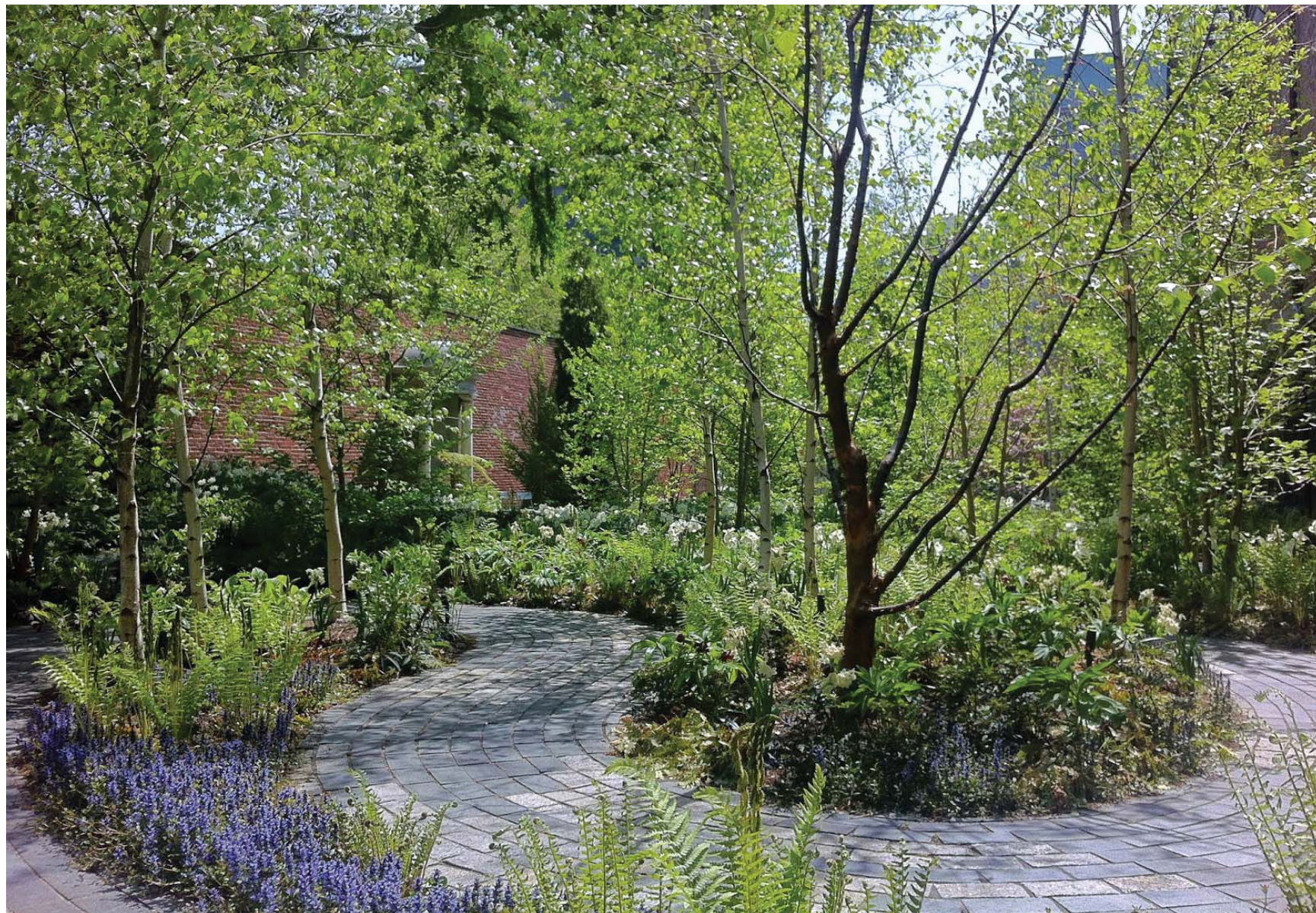
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8/15/2016

L400





General "forest understory" planting character



Low rock outcrop



30" tall planted mounds/ berms



Log stepping stones



Climbing boulders



Climbing stump



Sculptural play element



Climbing logs



Balance beam/ bench from reclaimed timber



Curvilinear bench



Granite markers



Boardwalk

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LANDSCAPE ARCHITECTS, INC.
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
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ROCKLIN GATEWAY
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Project Manager JD
Project Team
Job Number 16002
Date 8/15/2016

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ENLARGED PLAN
TOT LOT
L500

UNIT MIX

UNIT TYPE	COUNT	AREA	PERCENTAGE
1BR-1BA	102	672 GSF	50%
2BR-1BA-L	54	864 GSF	26%
2BR-1BA-S	48	807 GSF	24%
	204		

PARKING MIX

TYPE	COUNT
ADA 9'x18'	7
COMPACT 8x16'	2
STANDARD 9'x18'	221
	230

ACCESSIBLE PARKING SPACES, 2013 CALIFORNIA BUILDING CODE TABLE 11B-208.2
MINIMUM OF 7 ACCESSIBLE SPACES REQUIRED FOR 201-300 PARKING SPACES

PARKING REQUIREMENTS PER ROCKLIN CODE OF ORDINANCES 17.66.020
1 BEDROOM=1.5 PARKING SPACES AND 2 BEDROOM=2 PARKING SPACES PLUS ADDTL
25% VISITOR PARKING SPACES AND ONE SPACE PER UNIT SHALL BE COVERED*

*REQUIREMENTS FOR COVERED PARKING AND REQUIRED VISITOR PARKING SHALL BE
WAIVED FOR ALL UNITS THAT ARE MADE AFFORDABLE BY ROCKLIN HOUSING ELEMENT

TYPE	UNIT COUNT	PARKING	PROVIDED
1 BR	102 x1.5	153+26 VISITOR	102+13 VISITOR
2 BR	102 x2.0	204+26 VISITOR	102+13 VISITOR
	204	409	230

LEGEND

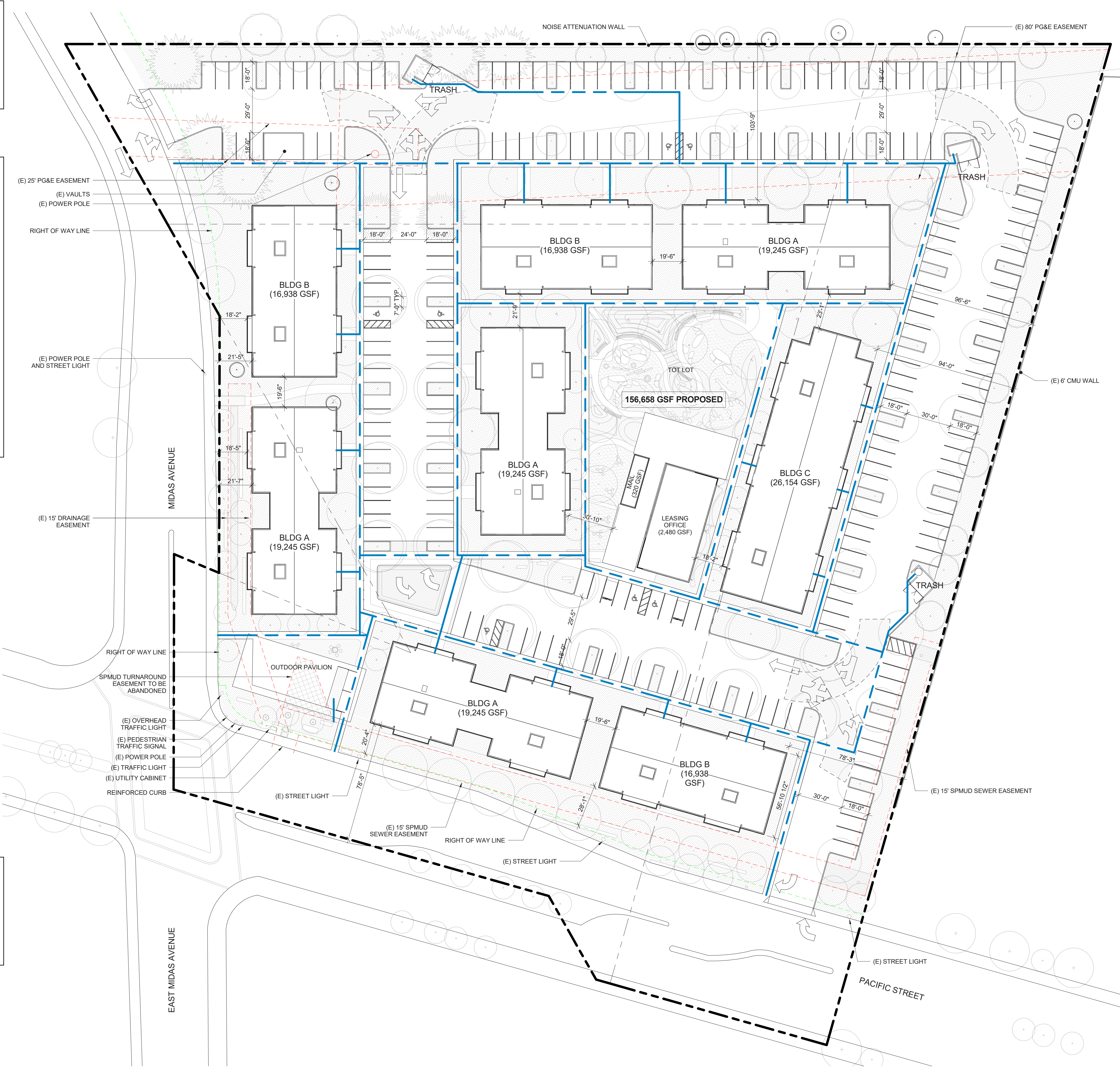
	ADA PATH OF ACCESSIBILITY
	PROPERTY LINE
	EASEMENT

SITE PLAN NOTES

- REFERENCE LAND TITLE SURVEY FOR PARCEL NUMBERS, LEGAL DESCRIPTIONS, AND AREAS.
- REFERENCE LANDSCAPE SITE PLAN FOR (E) TREES TO REMAIN AND TO BE REMOVED.
- REFERENCE A000 FOR ADDITIONAL PROJECT INFORMATION.

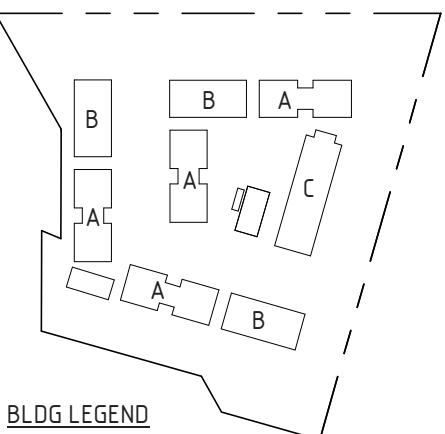
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SITE PLAN
SCALE: 1/32" = 1'-0"



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ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

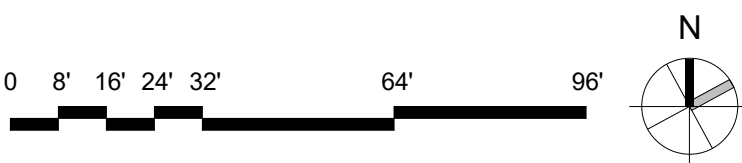
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1 8/23/2016 REVISED SITE PLAN

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SITE PLAN
A100

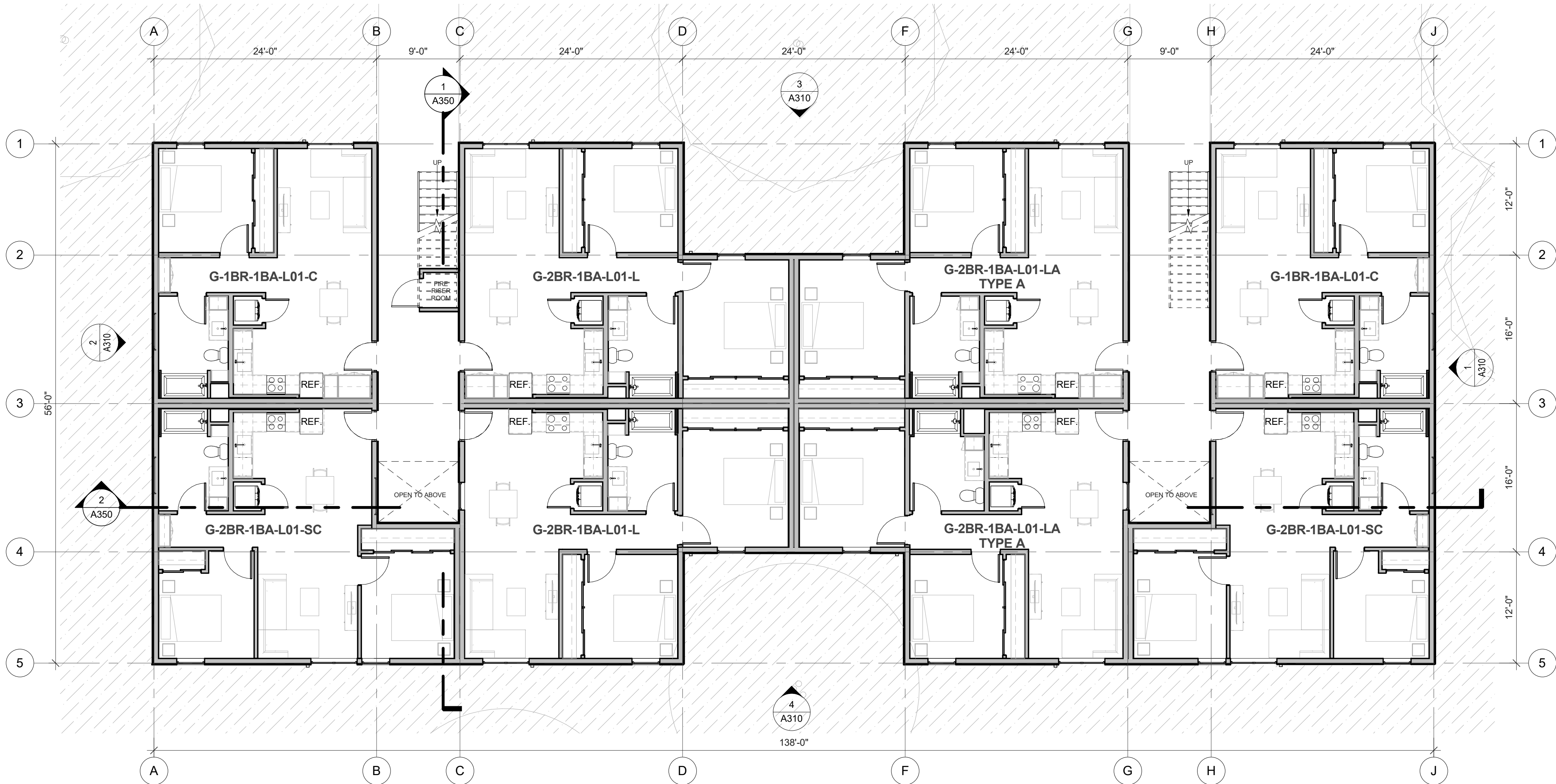
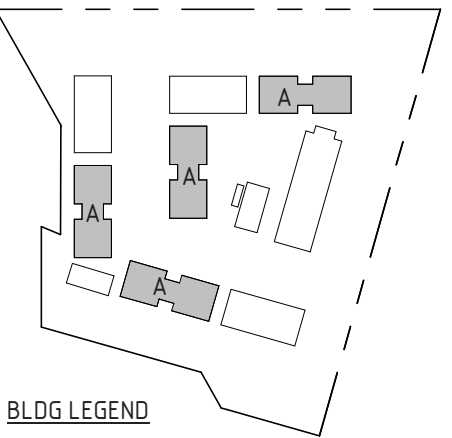




Technical drawing of a building layout showing a rectangular structure with a hatched border. Dimensions include 18'-0" width, 7'-0" height, and 12'-0" minimum clearances. Callouts A110 2, A110 4, and A110 5 are present. A dashed circle indicates a 6'-0" diameter. A "STEEL GRATE GATE" is labeled at the bottom entrance.



A110



1 BLDG A 01 FIRST LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

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ROCKLIN, CA 95677

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Project Team CC,TB
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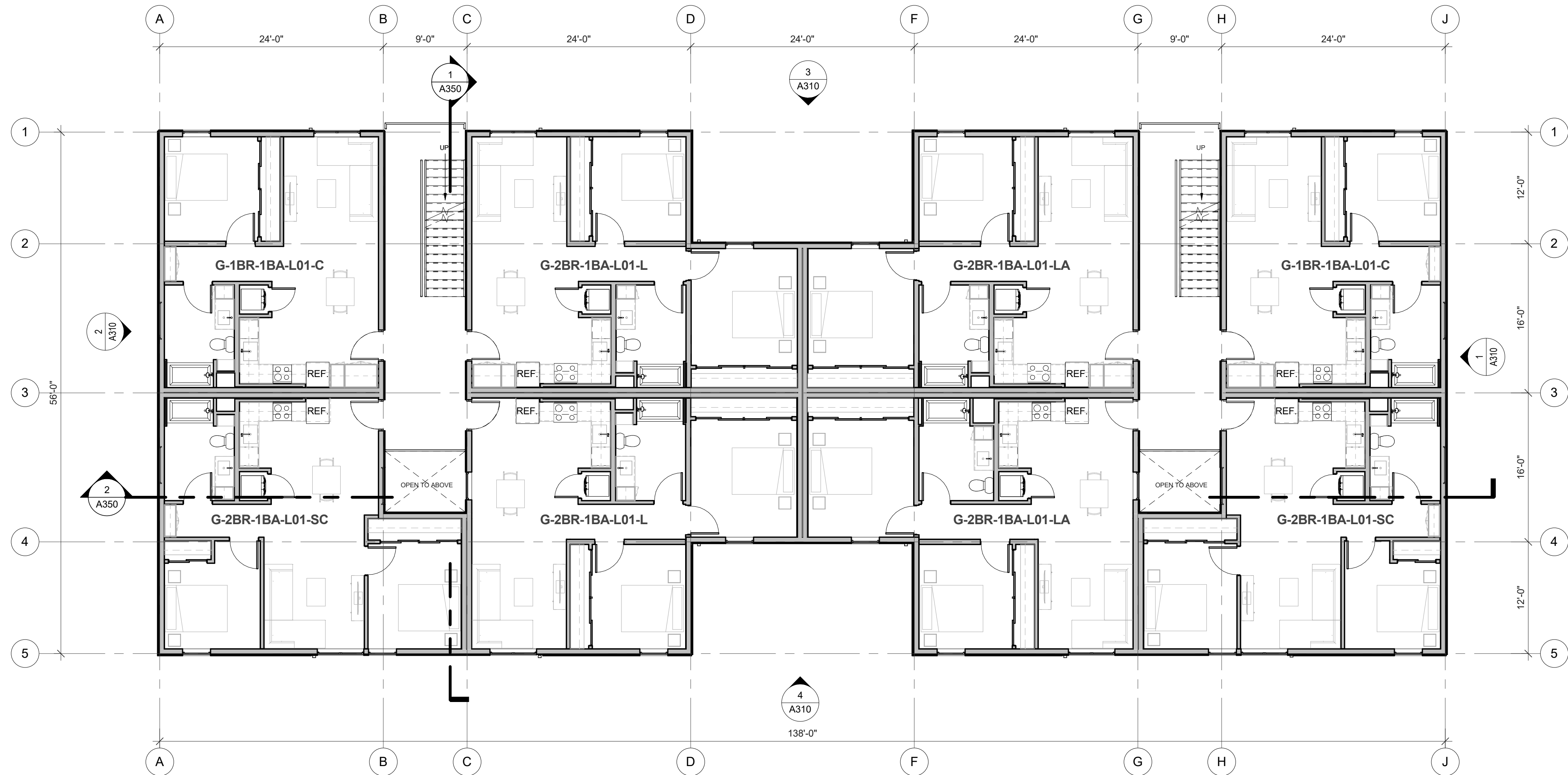
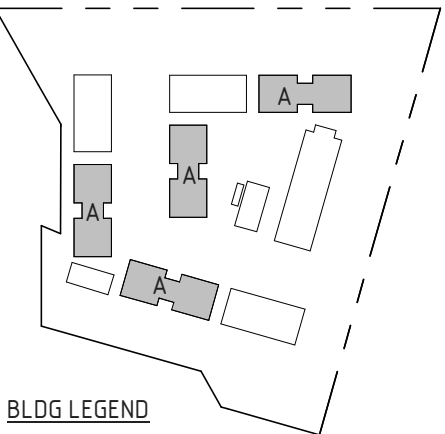
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BUILDING A
FIRST FLOOR PLAN

A211



1 BLDG A 02 SECOND LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

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ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
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Date 8/15/2016

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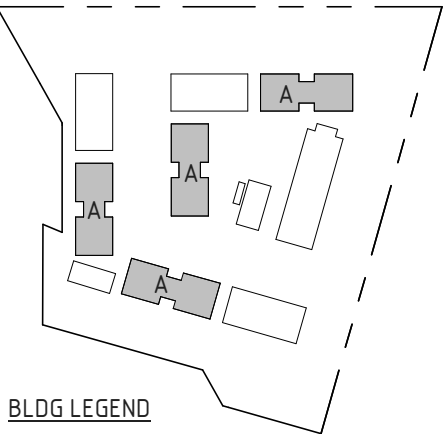
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BUILDING A
SECOND FLOOR PLAN

A212



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Project Team CC,TB
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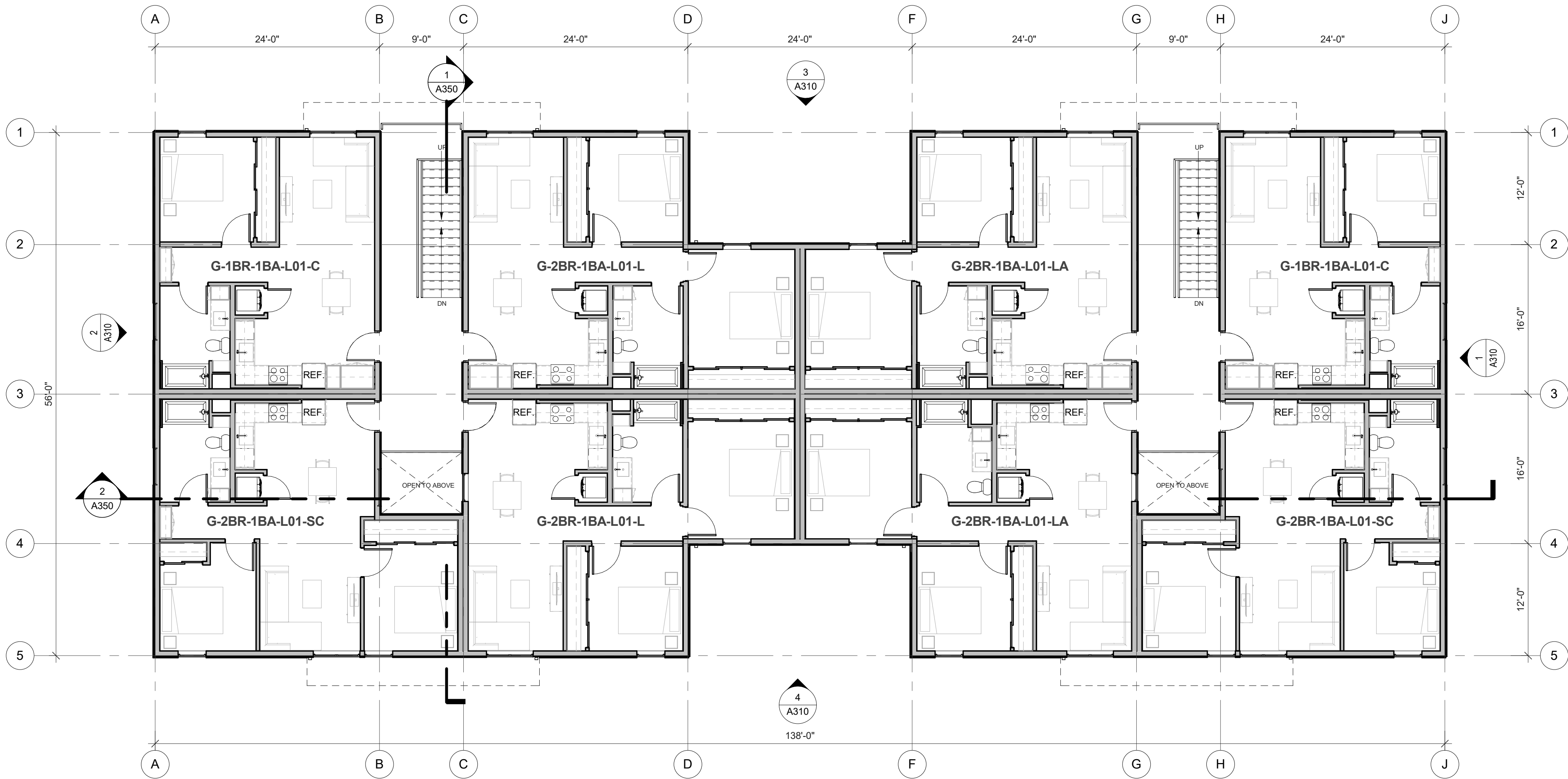
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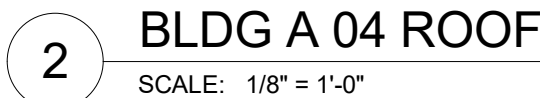
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BUILDING A
THIRD FLOOR PLAN

A213



1 BLDG A 03 THIRD LEVEL
SCALE: 1/8" = 1'-0"



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Project Team	CC,TB
Job Number	16002
Date	8/15/2016

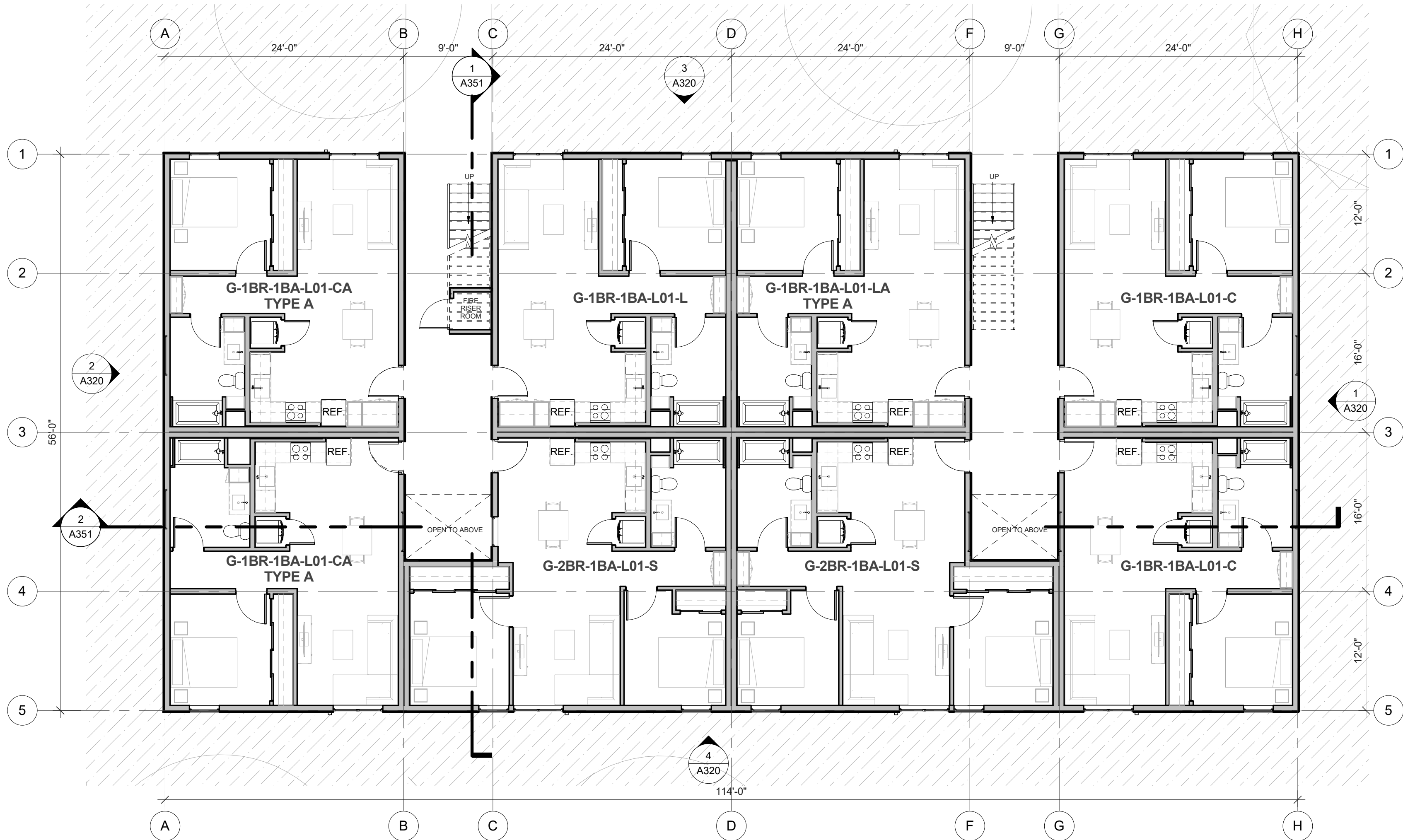
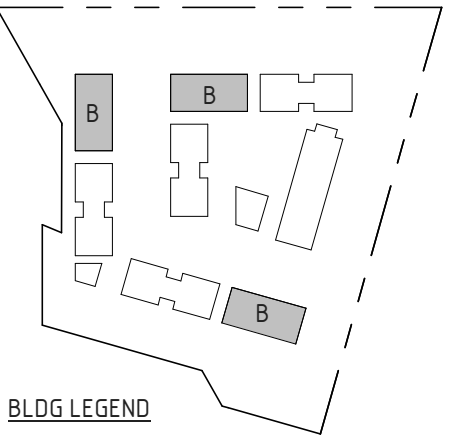
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BUILDING A
ROOF PLAN

A214



1 BLDG B 01 FIRST LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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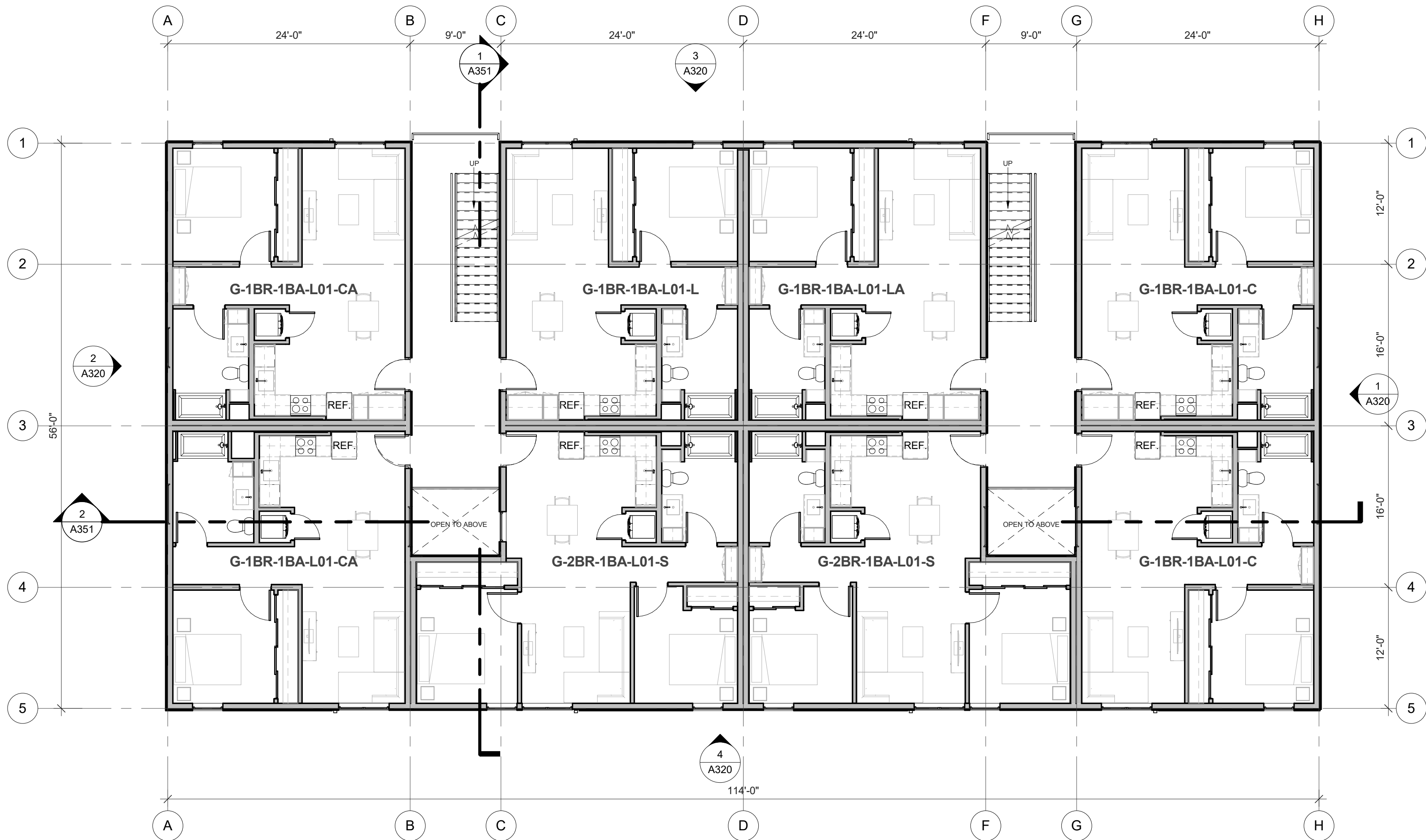
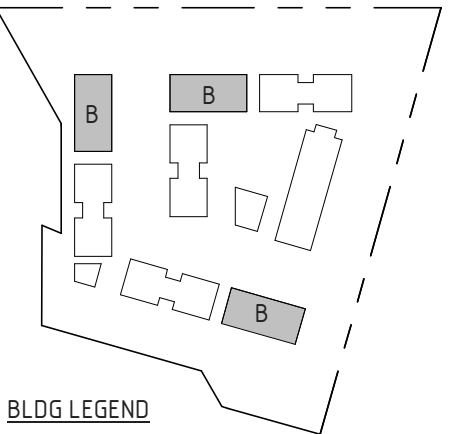
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BUILDING B
FIRST FLOOR PLAN

A221



1 BLDG B 02 SECOND LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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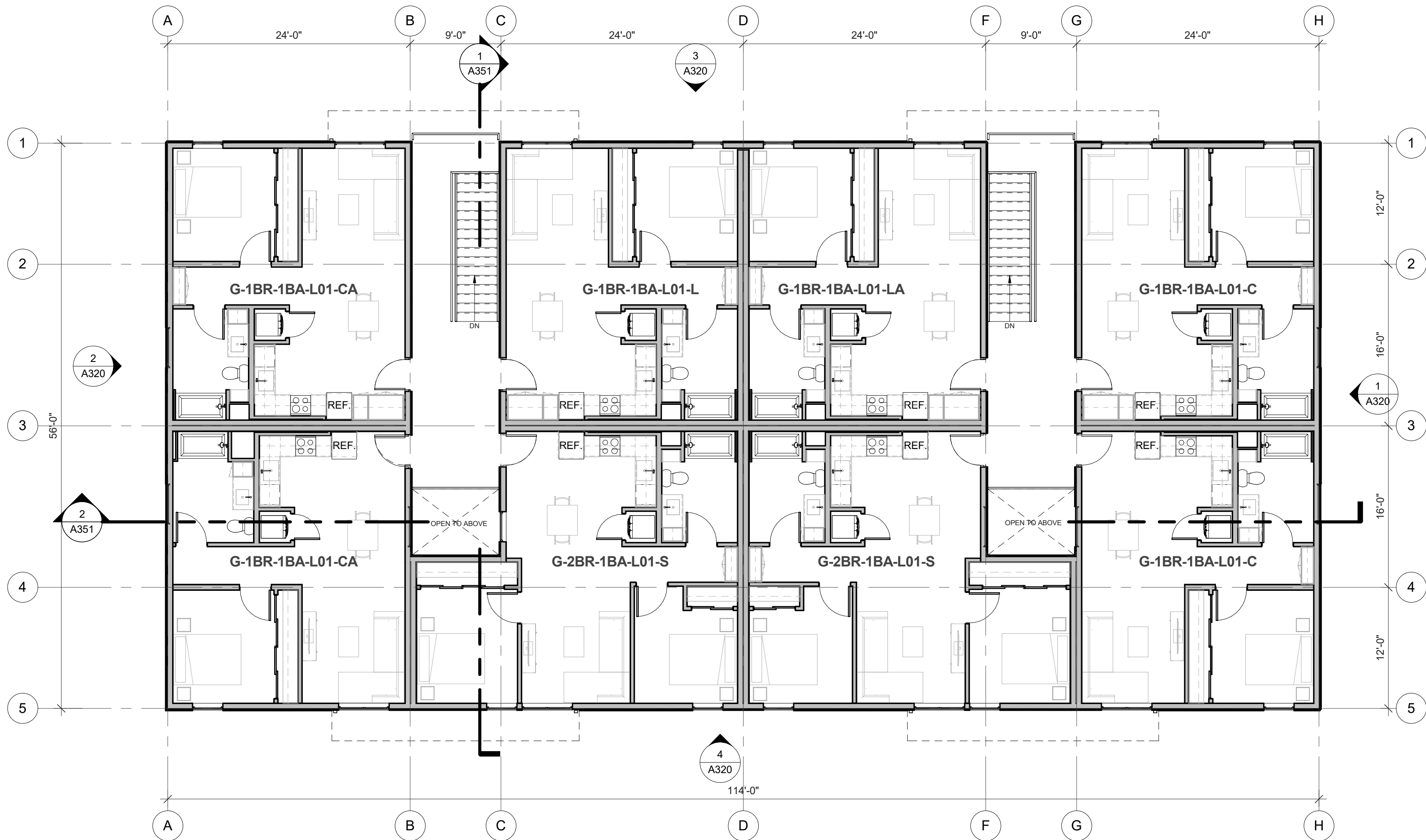
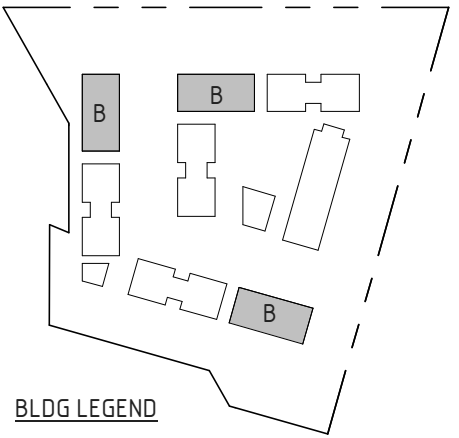
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BUILDING B
SECOND FLOOR PLAN

A222



1 BLDG B 03 THIRD LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

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BUILDING B
THIRD FLOOR PLAN

A223



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ROCKLIN, CA 95677

Revisions:

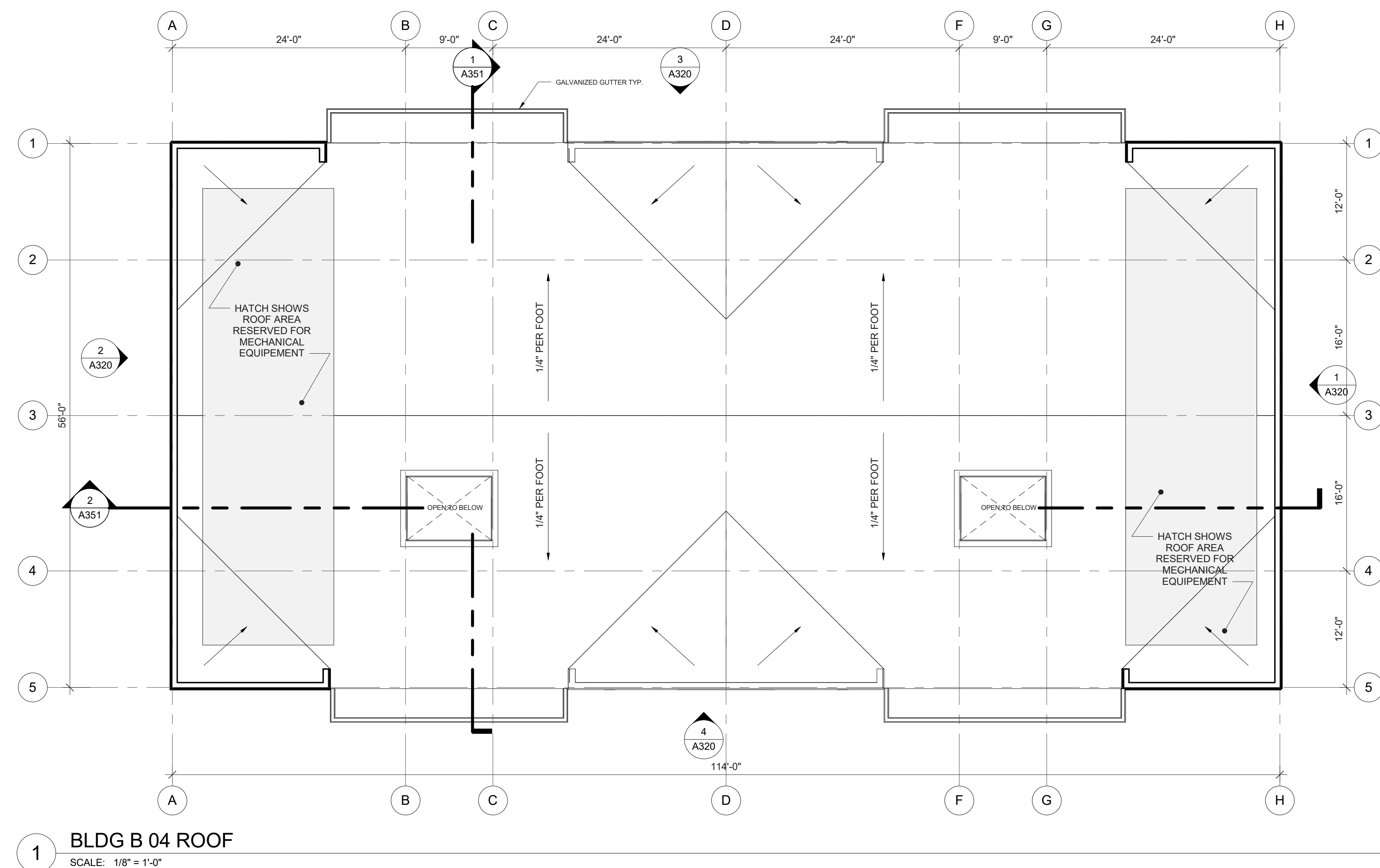
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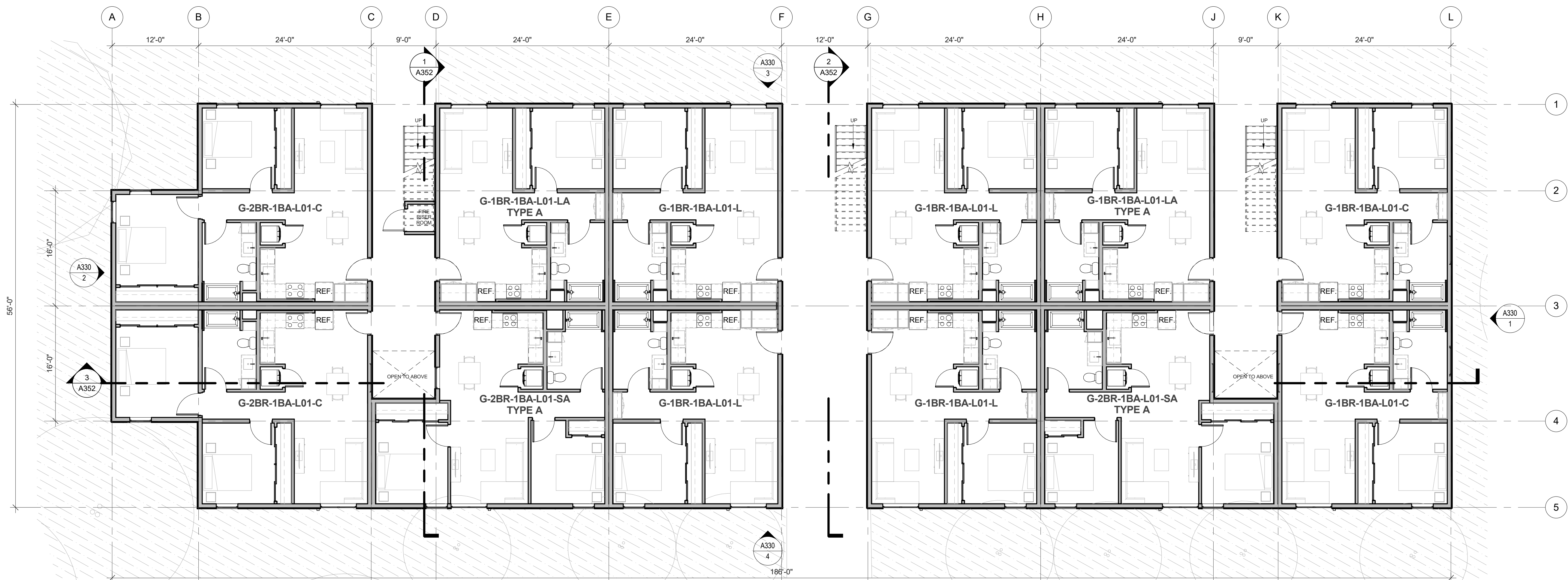
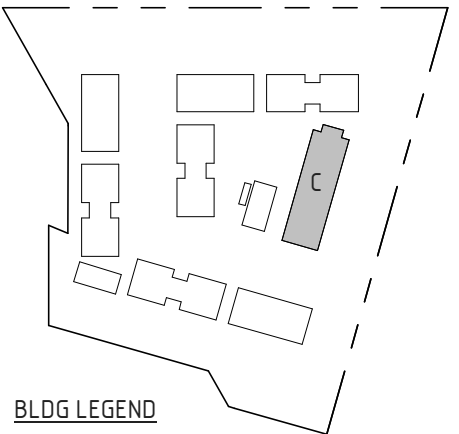
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BUILDING B
ROOF PLAN

A224





1 BLDG C 01 FIRST LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

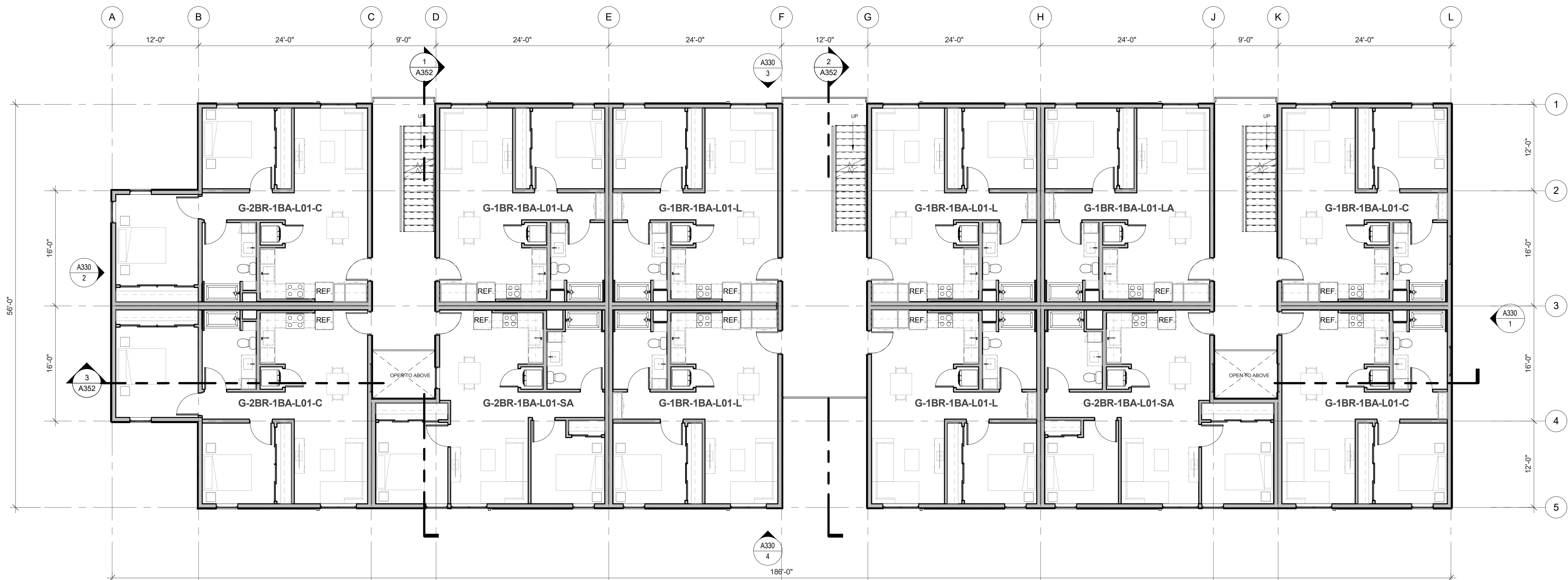
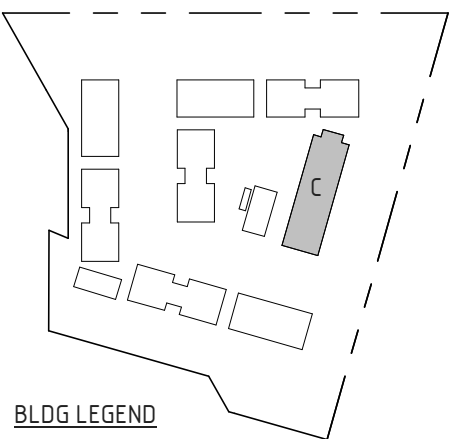
Date

NOT FOR CONSTRUCTION

DESIGN PACKET
8/15/2016

BUILDING C
FIRST FLOOR PLAN

A231



1 BLDG C 02 SECOND LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

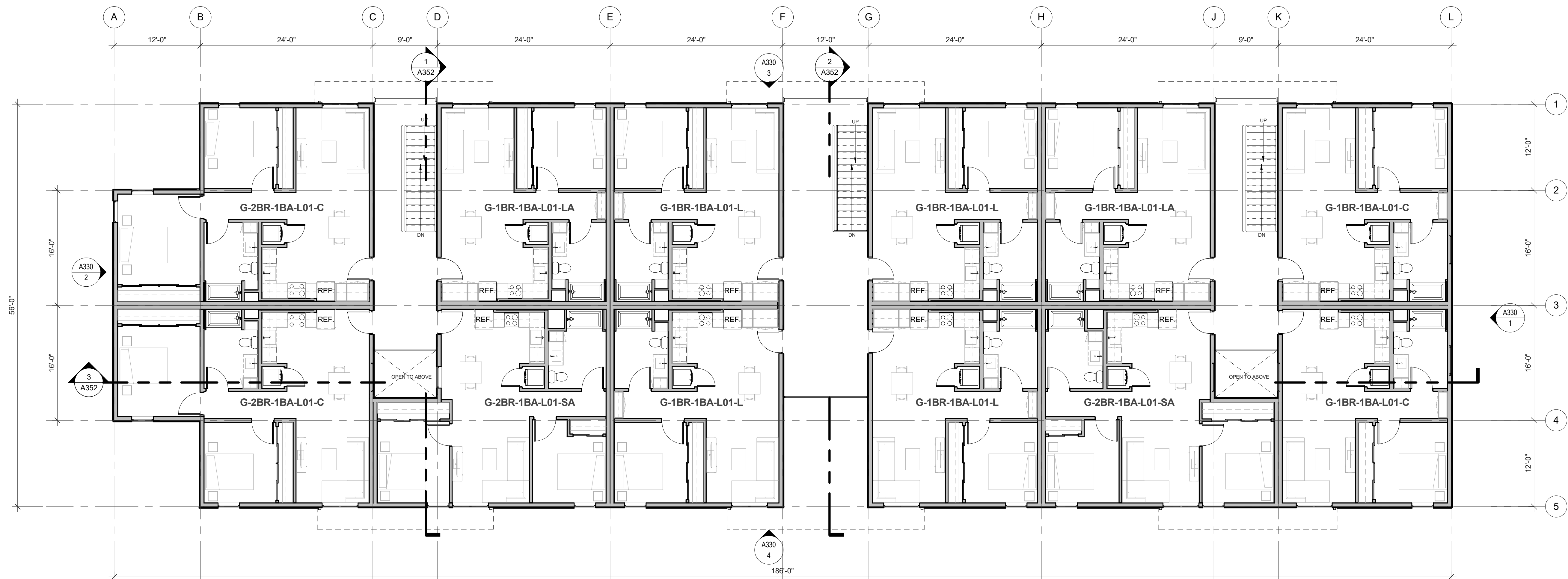
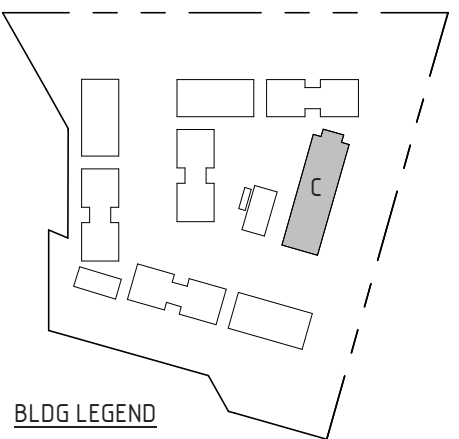
Date

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DESIGN PACKET
8/15/2016

BUILDING C
SECOND FLOOR PLAN

A232



1 BLDG C 03 THIRD LEVEL
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

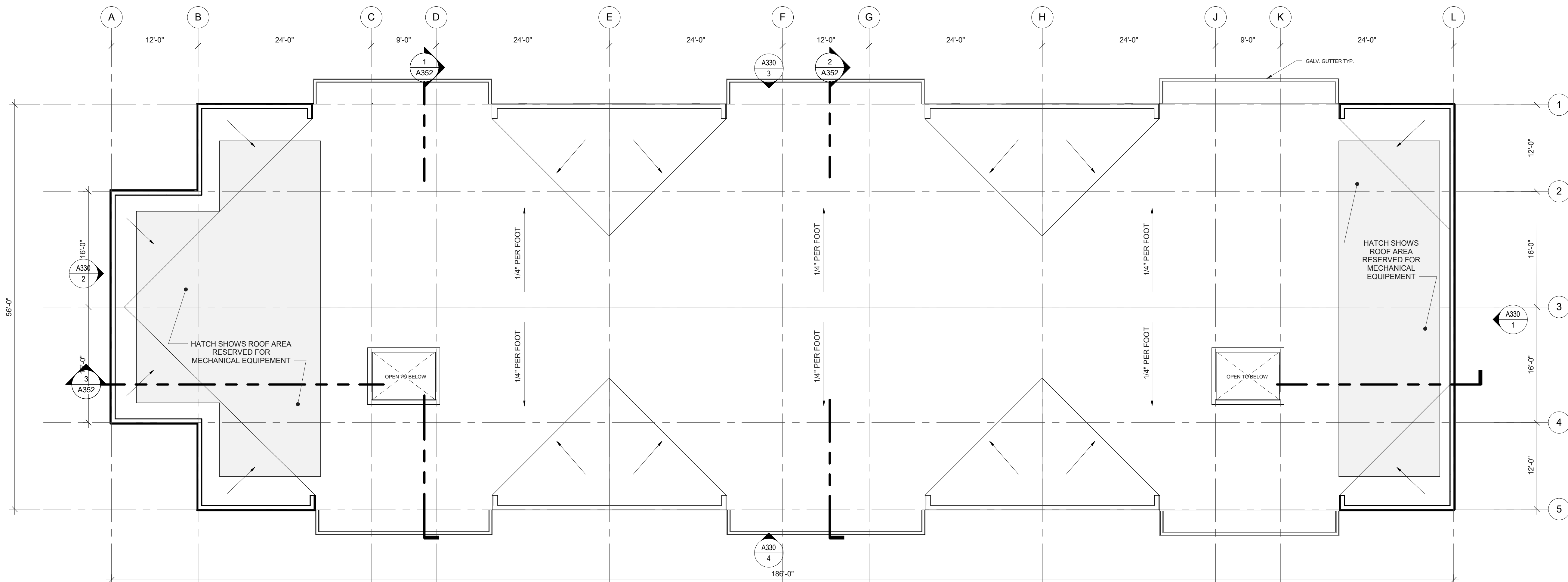
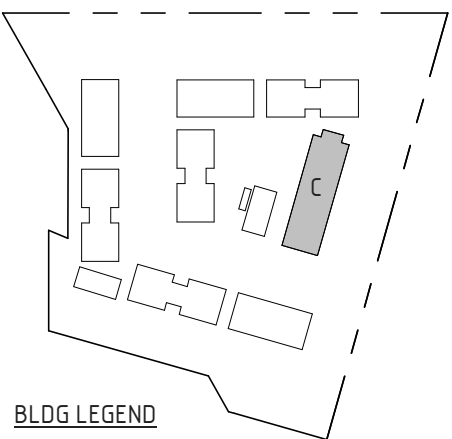
Date

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8/15/2016

BUILDING C
THIRD FLOOR PLAN

A233



1 BLDG C 04 ROOF
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

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BUILDING C
ROOF PLAN
A234



ROCKLIN
GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

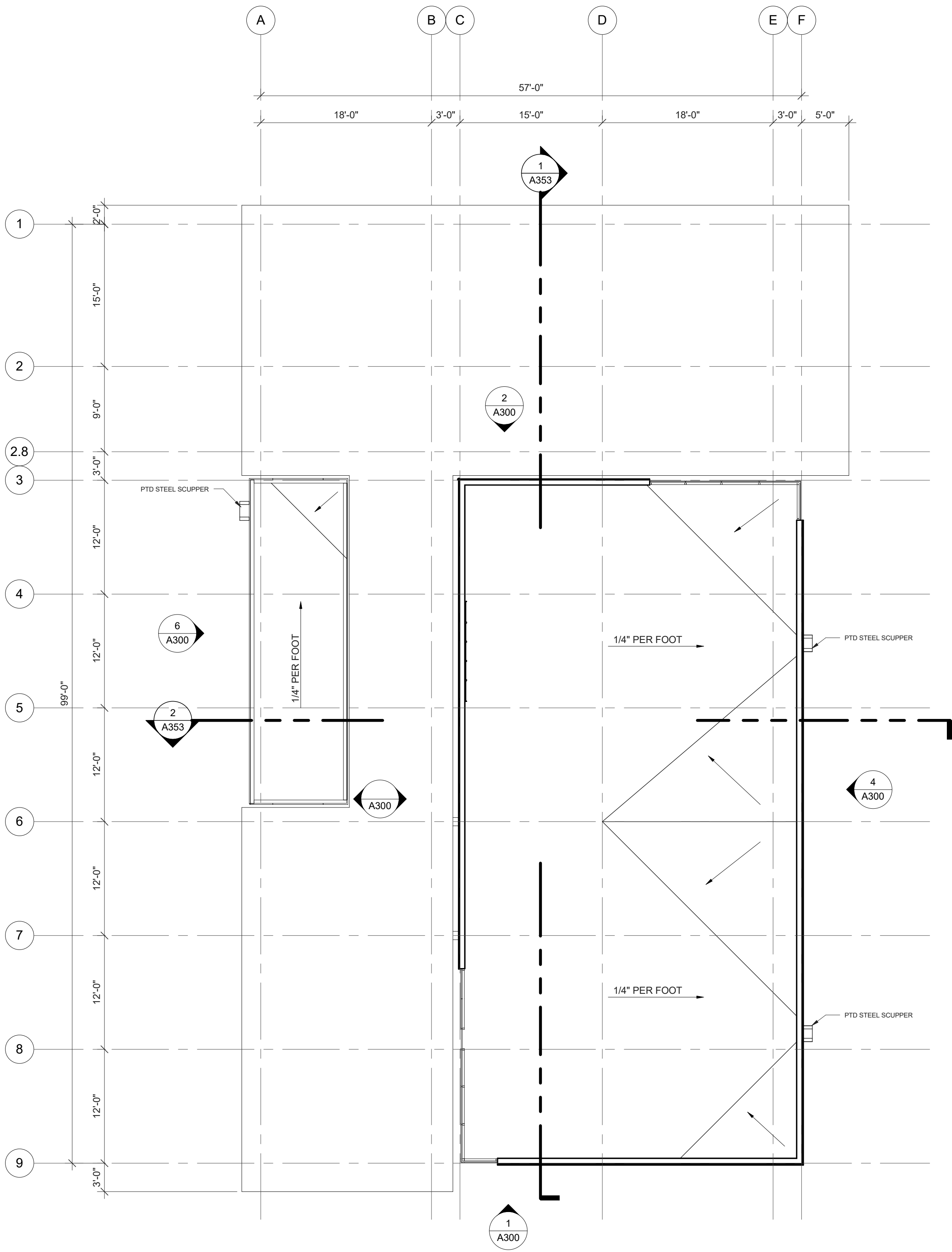
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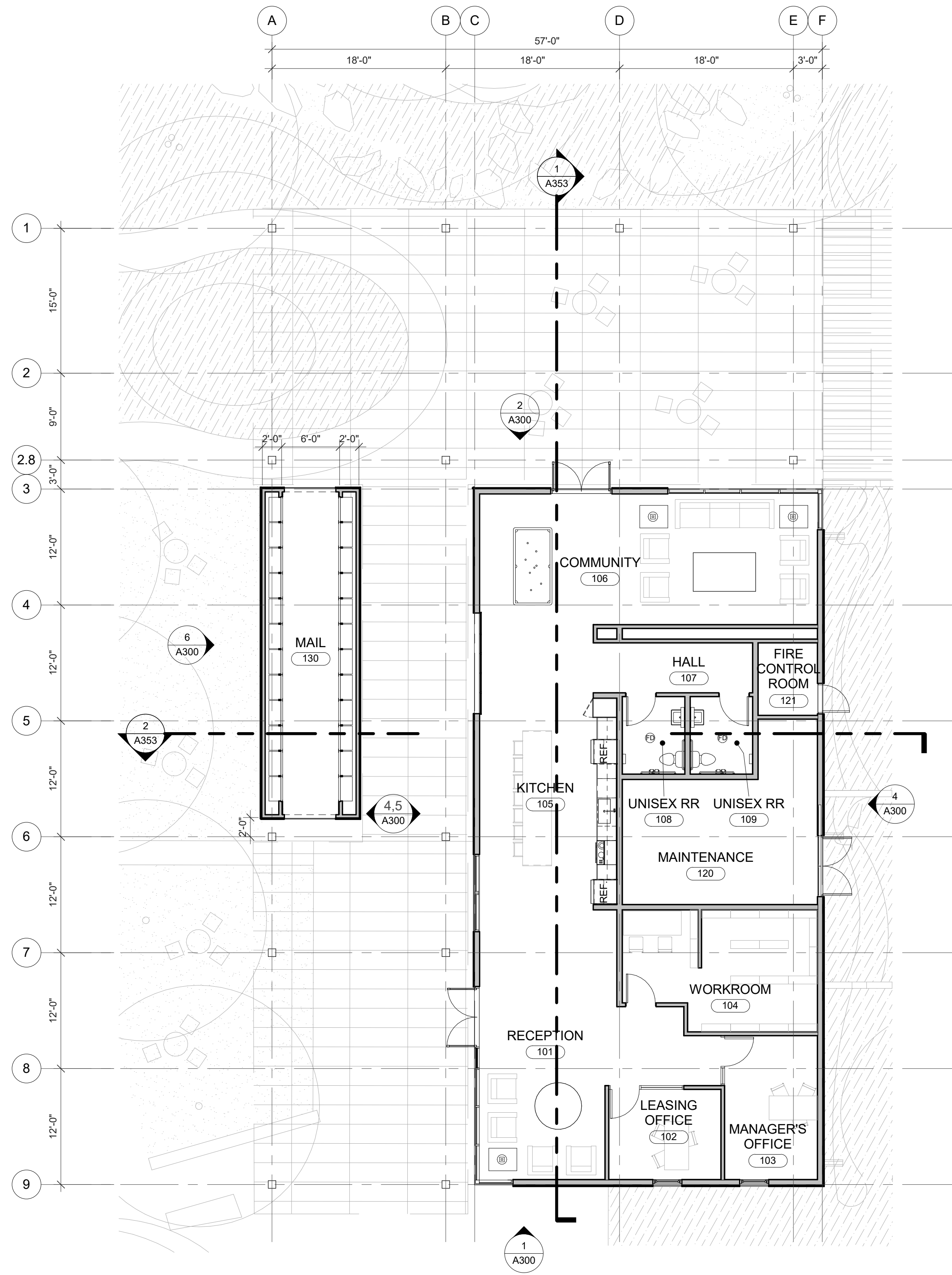
DESIGN PACKET
8/15/2016

LEASING OFFICE
PLANS

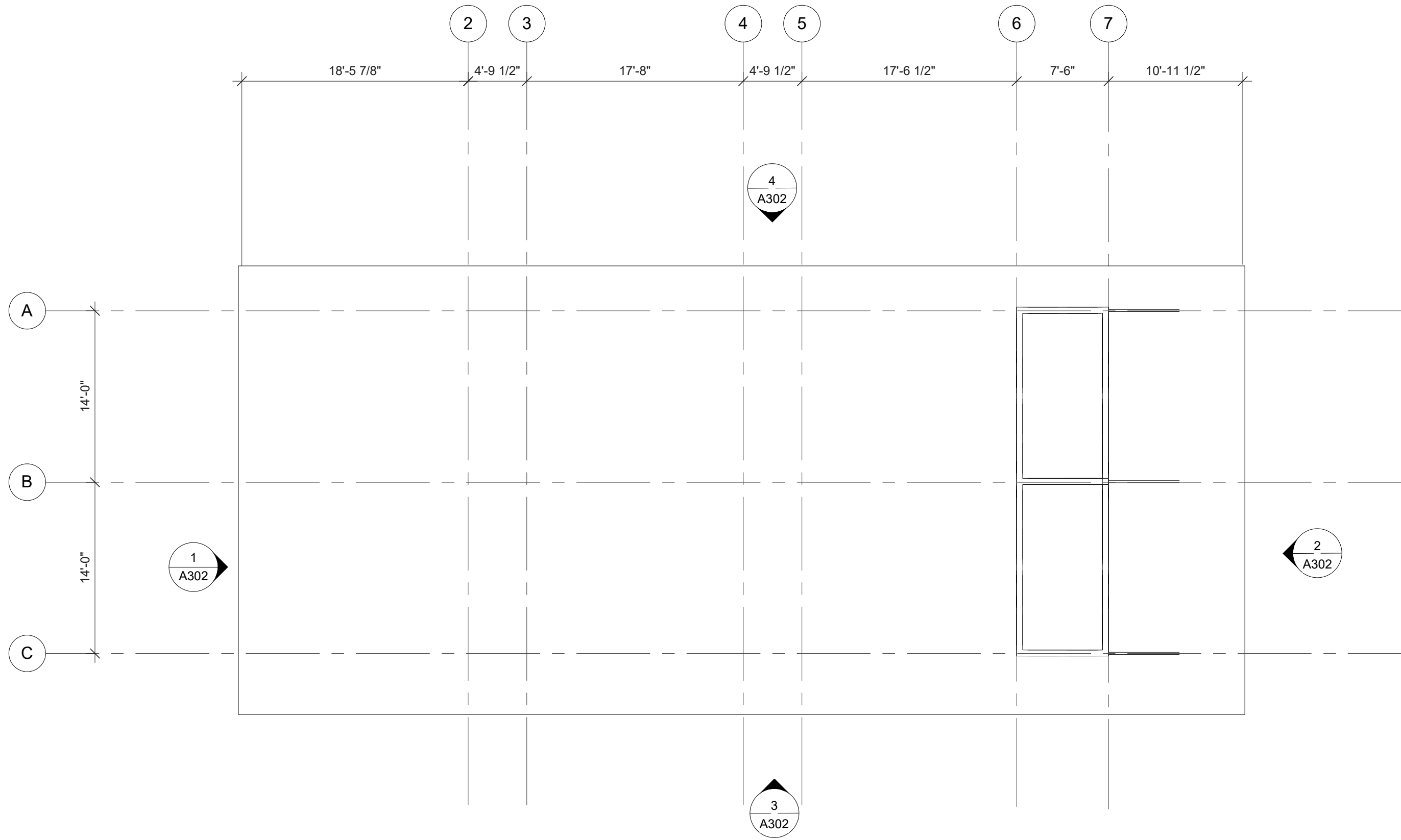
A240



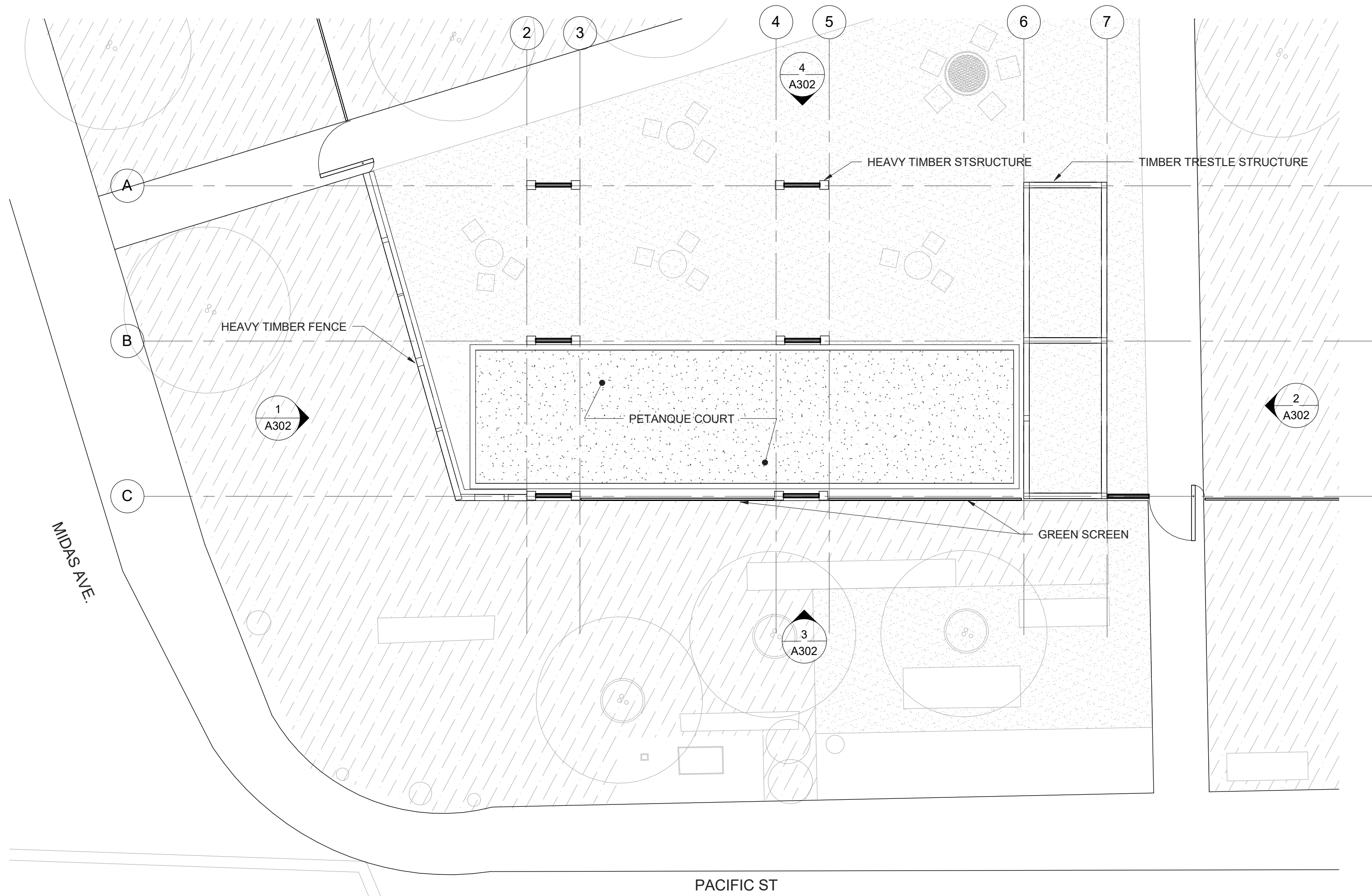
1 LEASING OFFICE 02 ROOF
SCALE: 1/8" = 1'-0"



2 LEASING OFFICE 01 FIRST LEVEL
SCALE: 1/8" = 1'-0"



2 OUTDOOR PAVILION ROOF FRAMING
SCALE: 1/8" = 1'-0"



1 OUTDOOR PAVILION FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager	TB
Project Team	CC,TB
Job Number	16002
Date	8/15/2016

Revisions:

#	Date
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8/15/2016

OUTDOOR PAVILION PLANS

A245

UNIT MIX

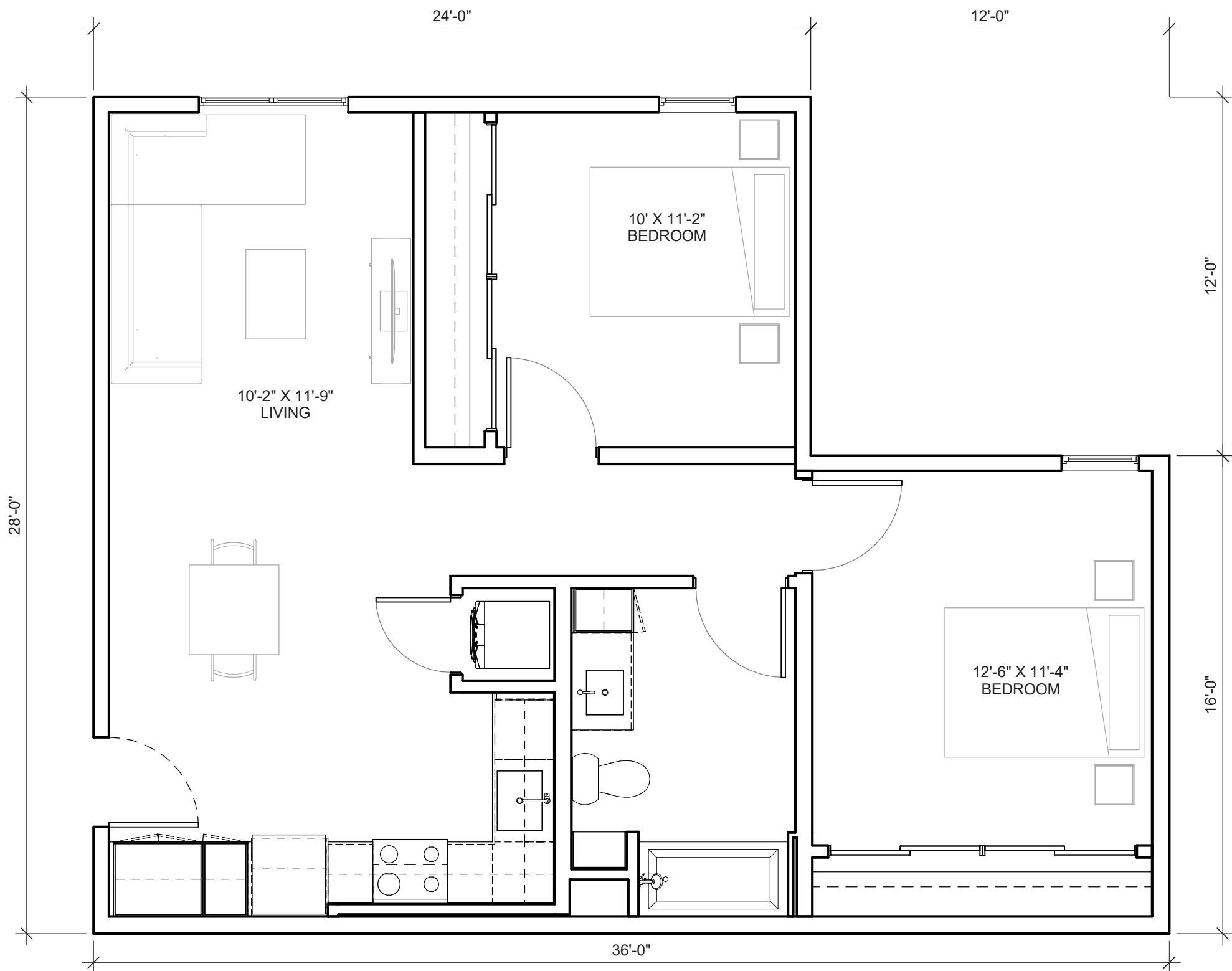
UNIT TYPE	COUNT	AREA	PERCENTAGE
1BR-1BA	102	672 GSF	50%
2BR-1BA-L	54	864 GSF	26%
2BR-1BA-S	48	807 GSF	24%
	204		

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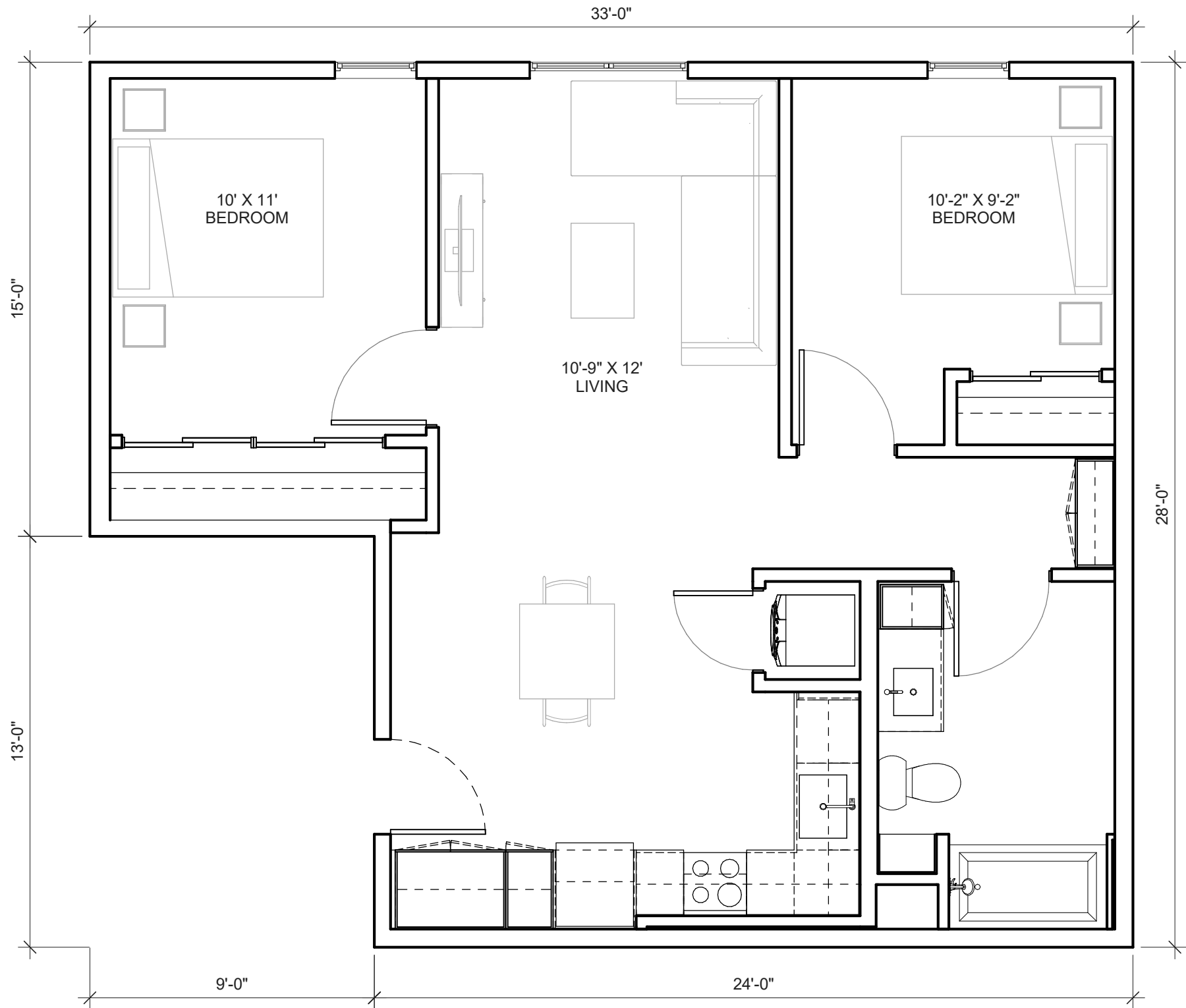


KATERRA

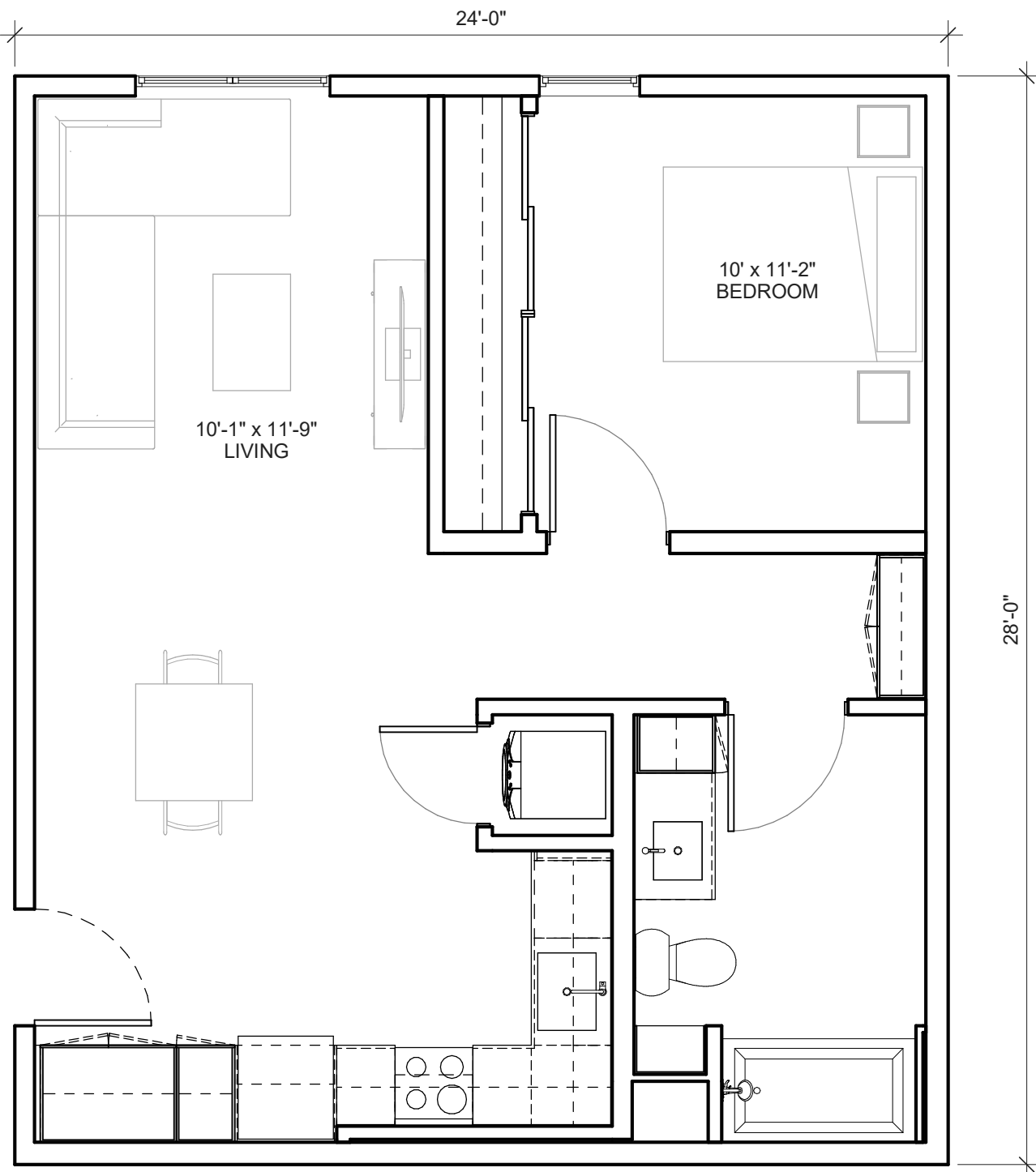
901 FIFTH AVENUE, SUITE 3210
SEATTLE, WASHINGTON 98164



3 G-2BR-1BA-L01-L 864 GSF 54 TOTAL UNITS (6 CORNER UNITS)
SCALE: 1/4" = 1'-0"



2 G-2BR-1BA-L01-S 807 GSF 48 TOTAL UNITS (24 CORNER UNITS)
SCALE: 1/4" = 1'-0"



1 G-1BR-1BA-L01-L 672 GSF 102 TOTAL UNITS (66 CORNER UNITS)
SCALE: 1/4" = 1'-0"

ROCKLIN
GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

Date

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8/15/2016

UNIT PLANS

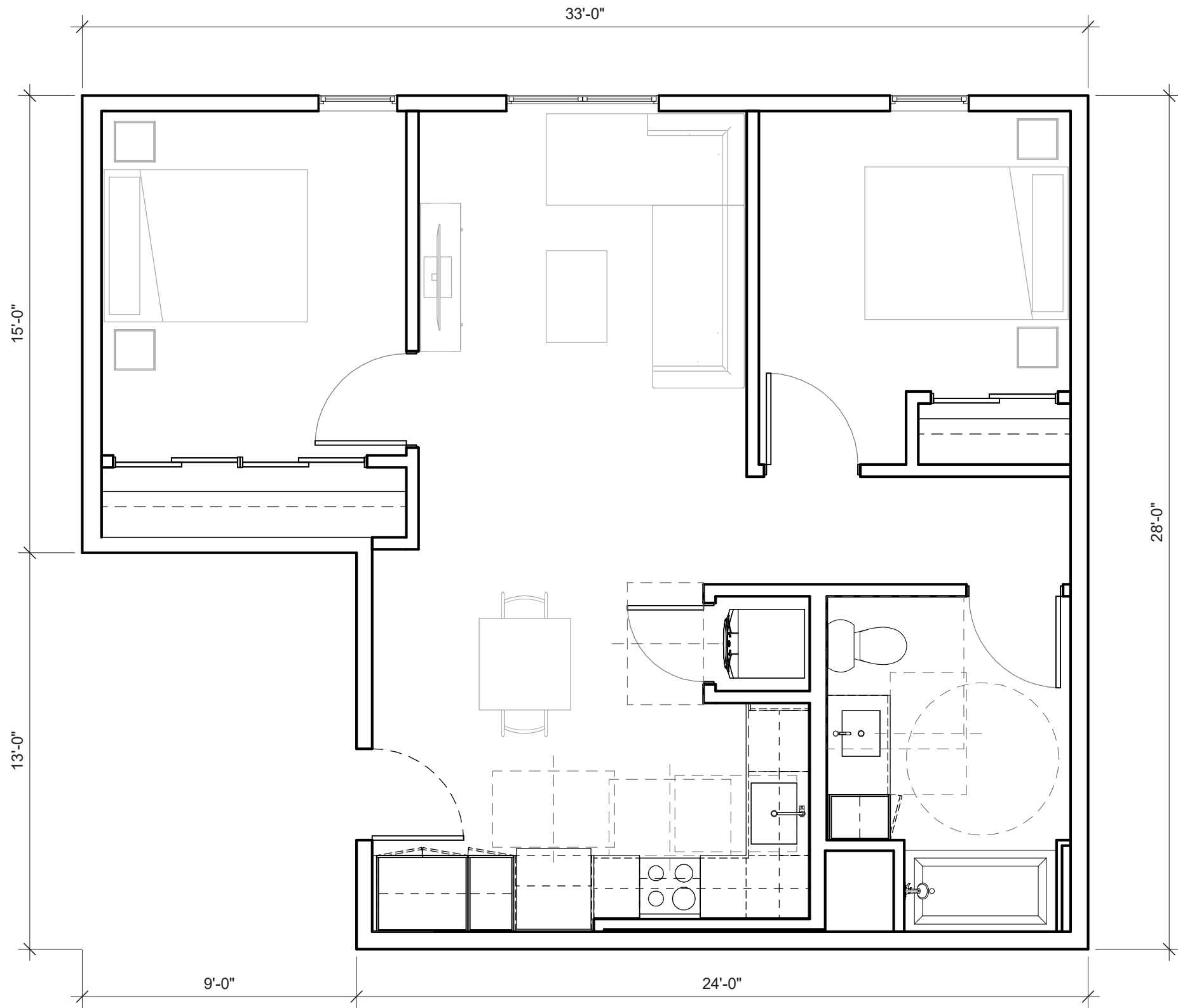
A250

ACCESSIBLE UNIT MIX

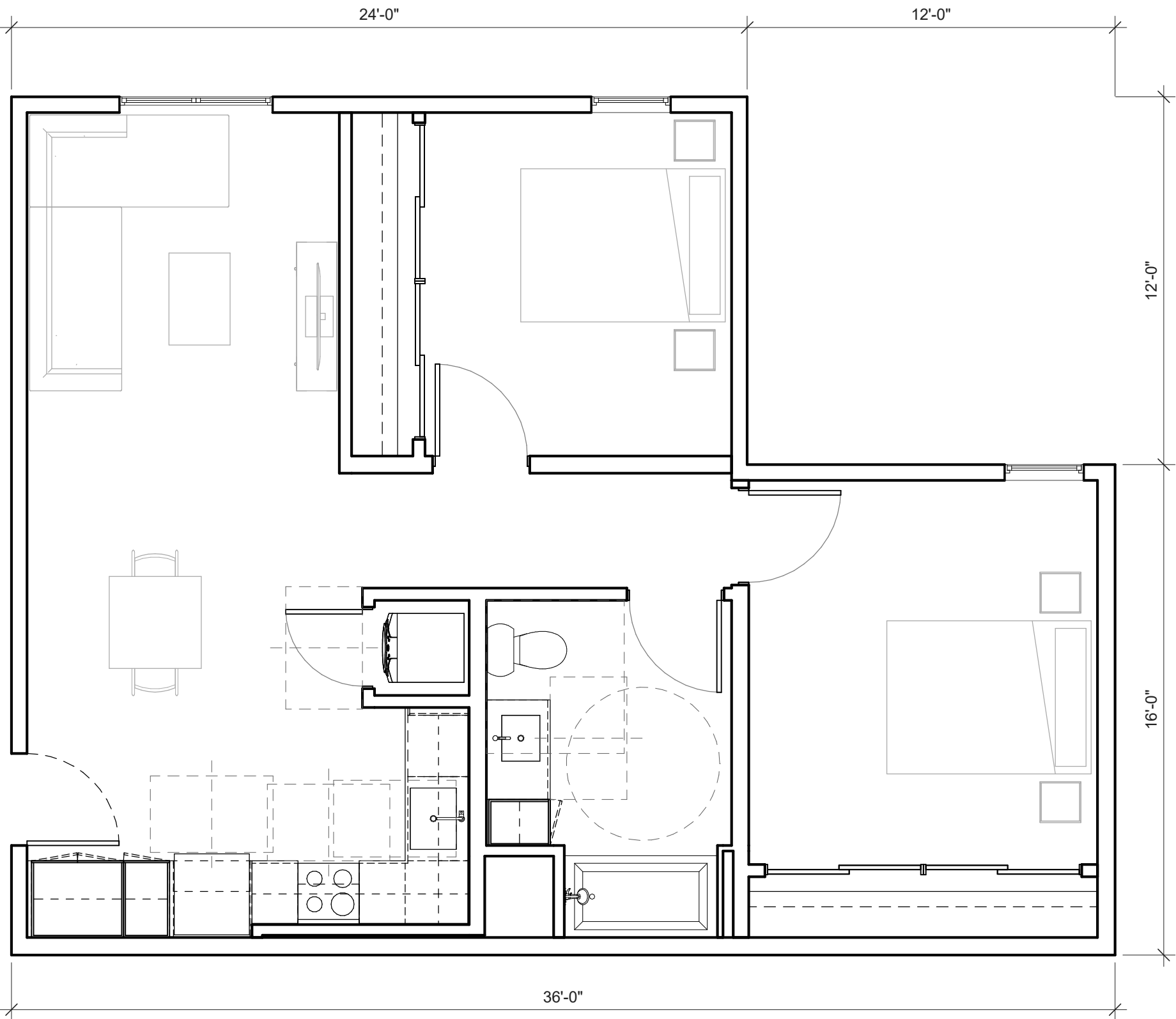
10% x 204 UNITS = 20.4 UNITS

21 REQ'D GROUND FLOOR ACCESSIBLE UNITS

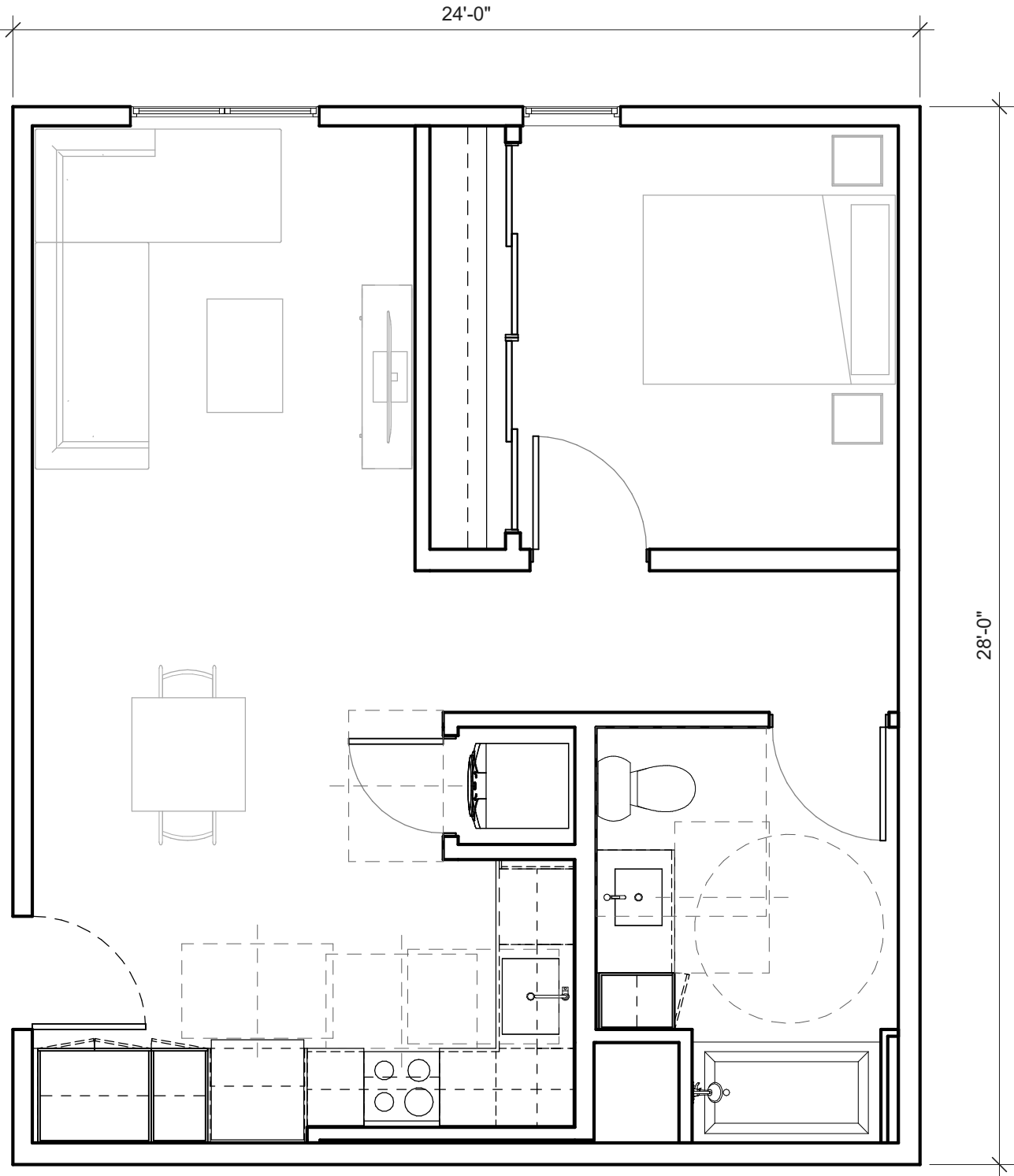
UNIT TYPE	COUNT	PERCENTAGE
1BR-1BA-A	11	52%
2BR-1BA-LA	8	38%
2BR-1BA-SA	2	10%
	21	



2 G-2BR-1BA-L01-SA 807 GSF 2 TOTAL UNITS
SCALE: 1/4" = 1'-0"



3 G-2BR-1BA-L01-LA 864 GSF 11 TOTAL UNITS (6 CORNER UNITS)
SCALE: 1/4" = 1'-0"



1 G-1BR-1BA-L01-LA 672 GSF 8 TOTAL UNITS
SCALE: 1/4" = 1'-0"

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ROCKLIN
GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

Date

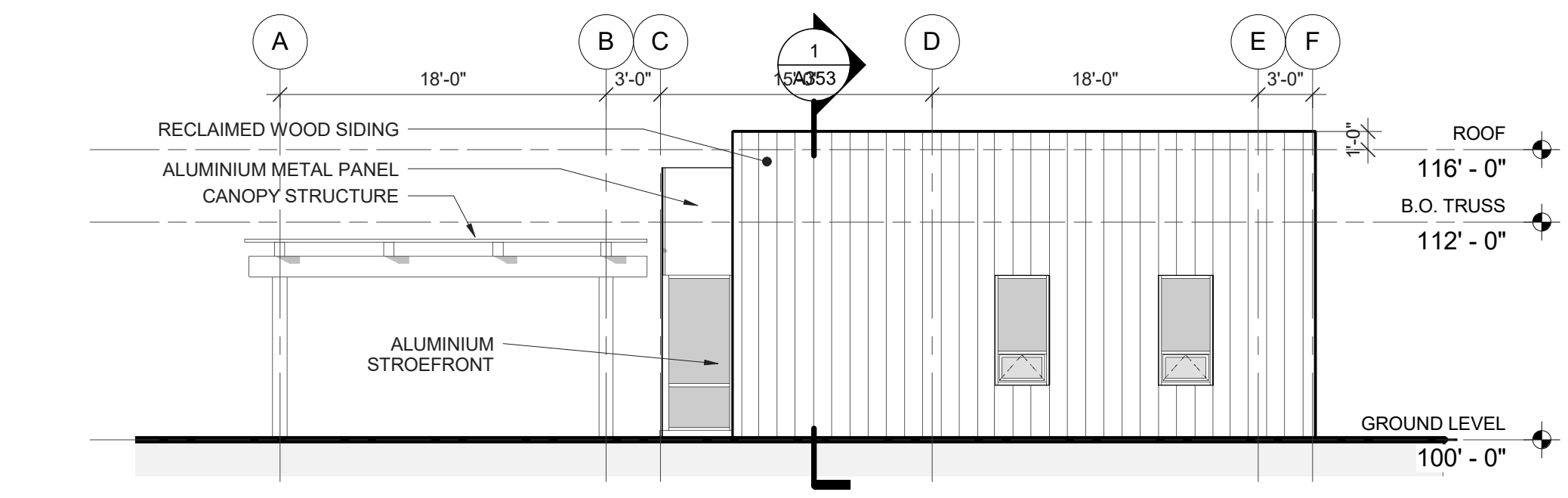
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DESIGN PACKET
8/15/2016

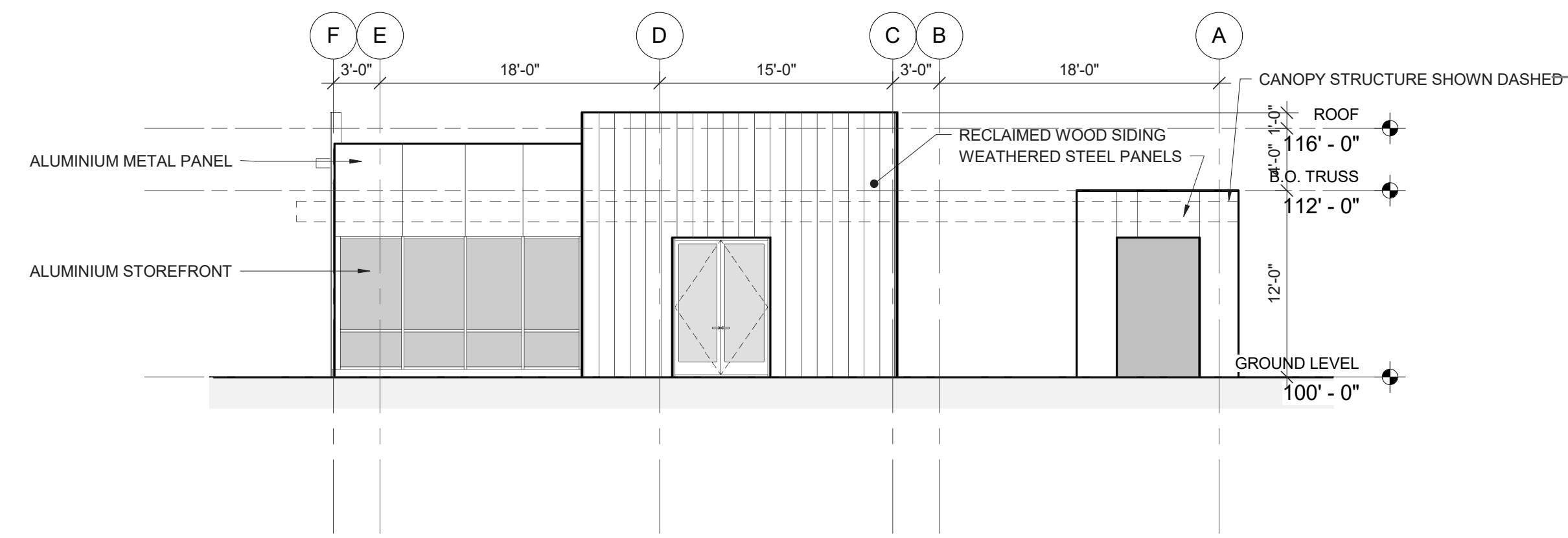
UNIT PLANS
(ACCESSIBLE)
A251



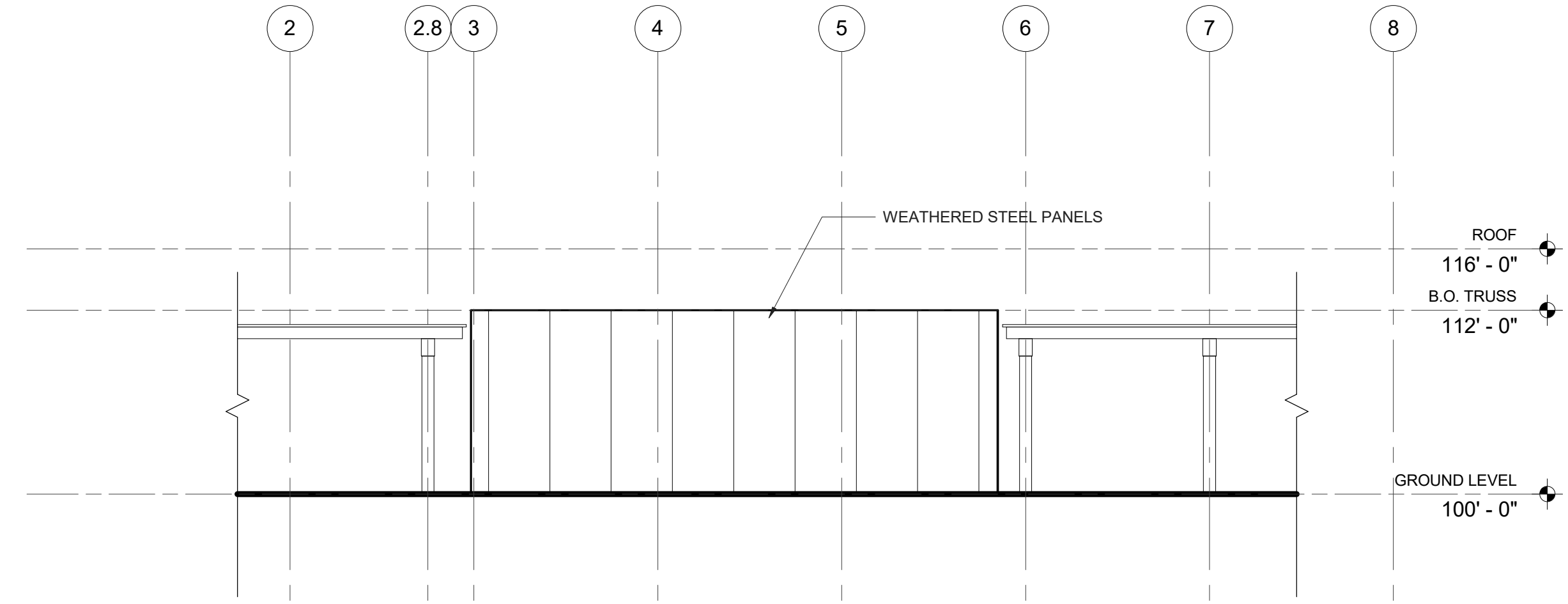
901 FIFTH AVENUE, SUITE 3210
SEATTLE, WASHINGTON 98164



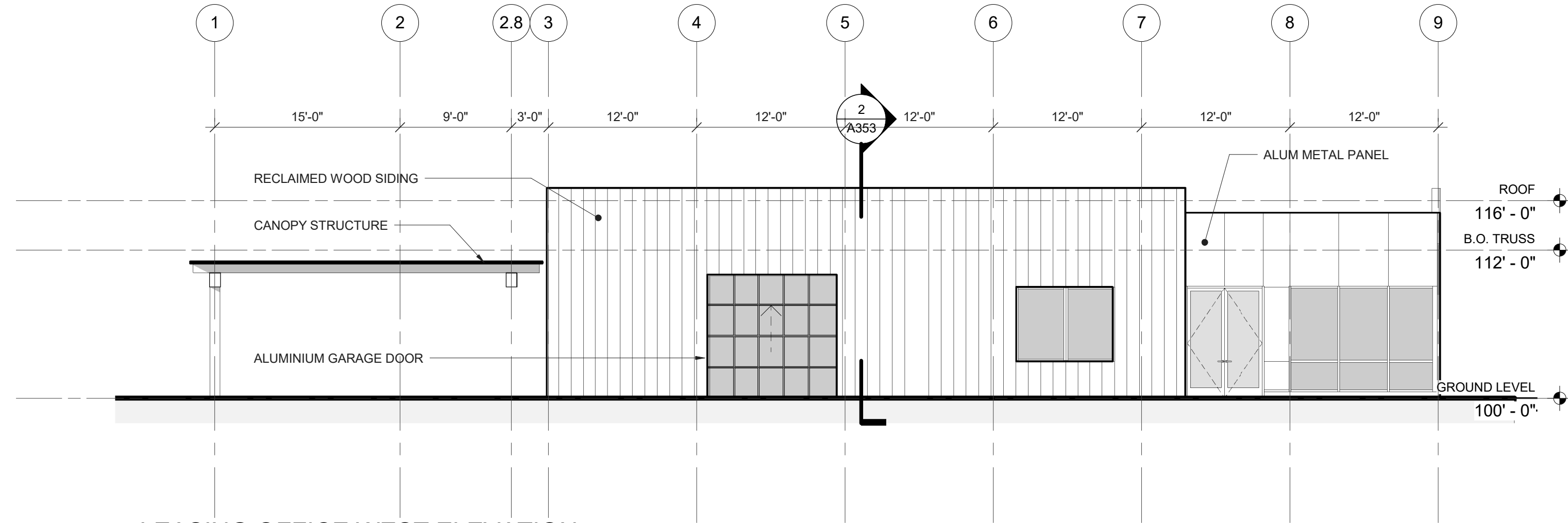
1 LEASING OFFICE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



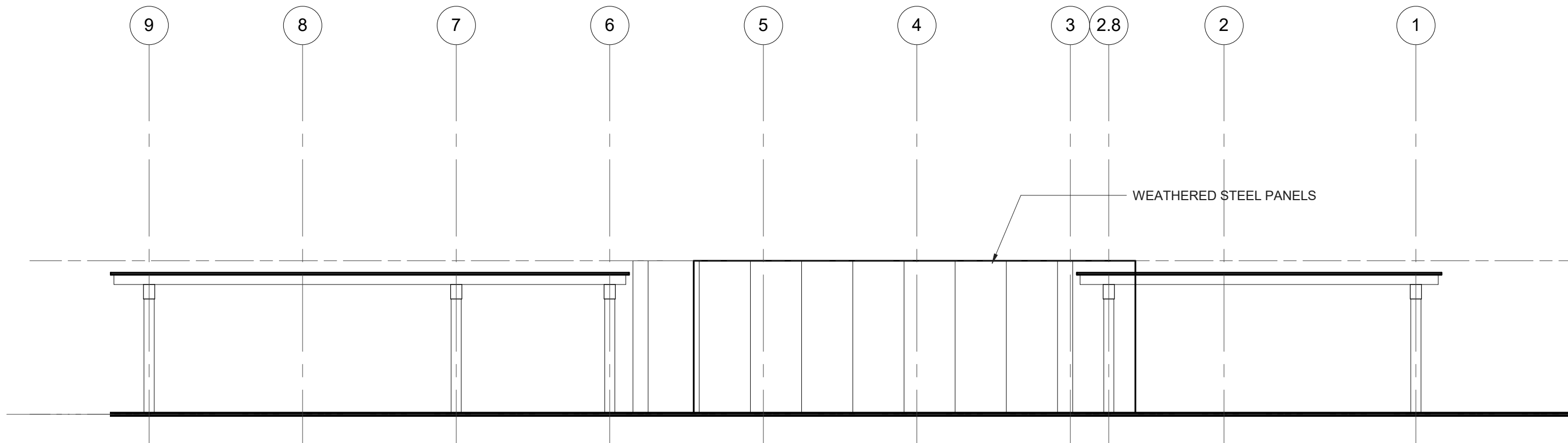
2 LEASING OFFICE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



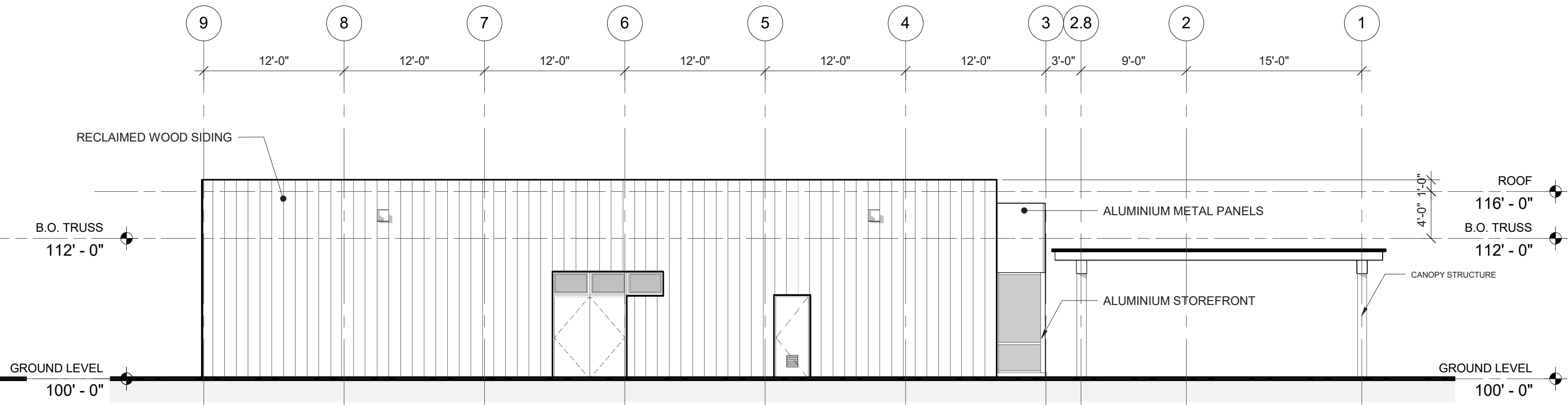
6 MAILROOM WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 LEASING OFFICE WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 MAILROOM EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 LEASING OFFICE EAST ELEVATION
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

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Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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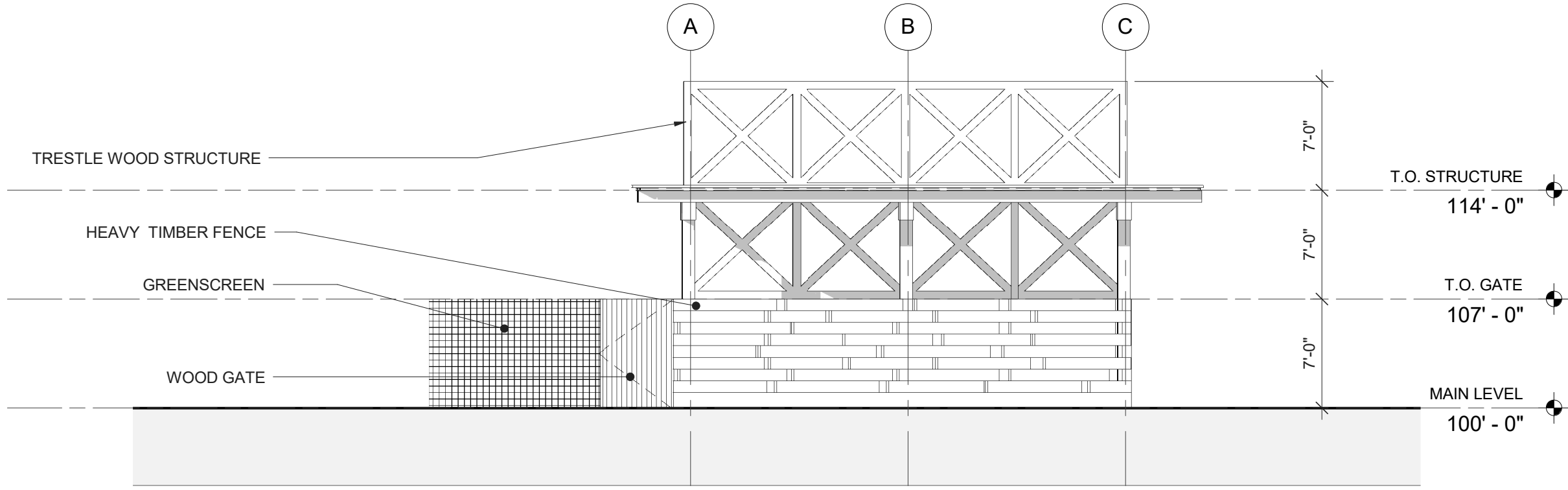
DESIGN PACKET
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LEASING OFFICE
EXTERIOR
ELEVATIONS

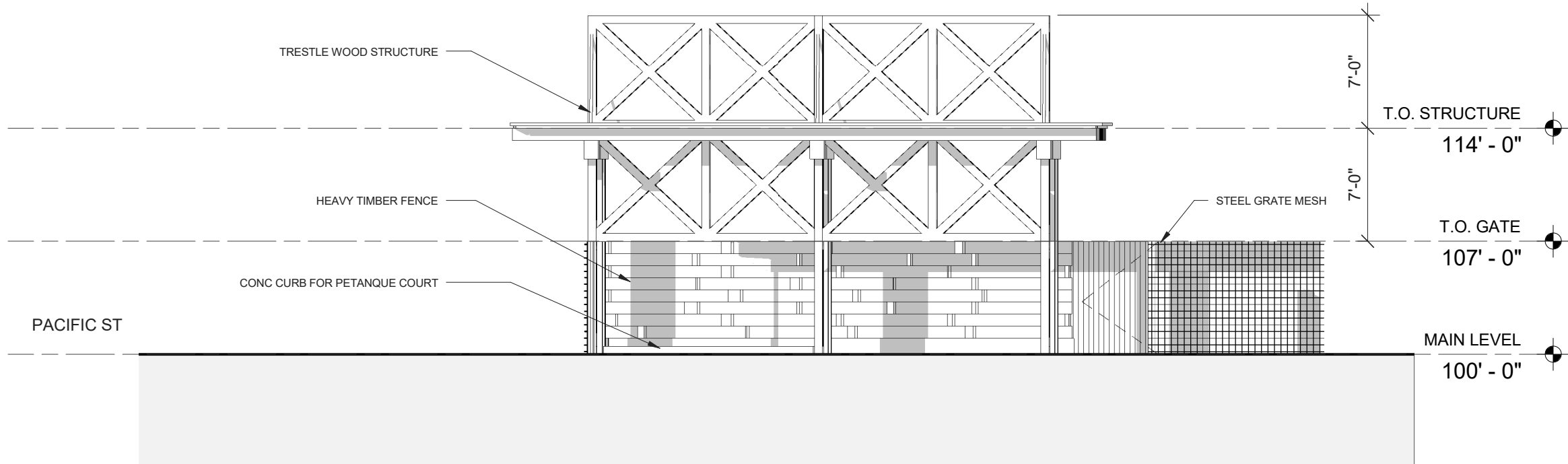
A300



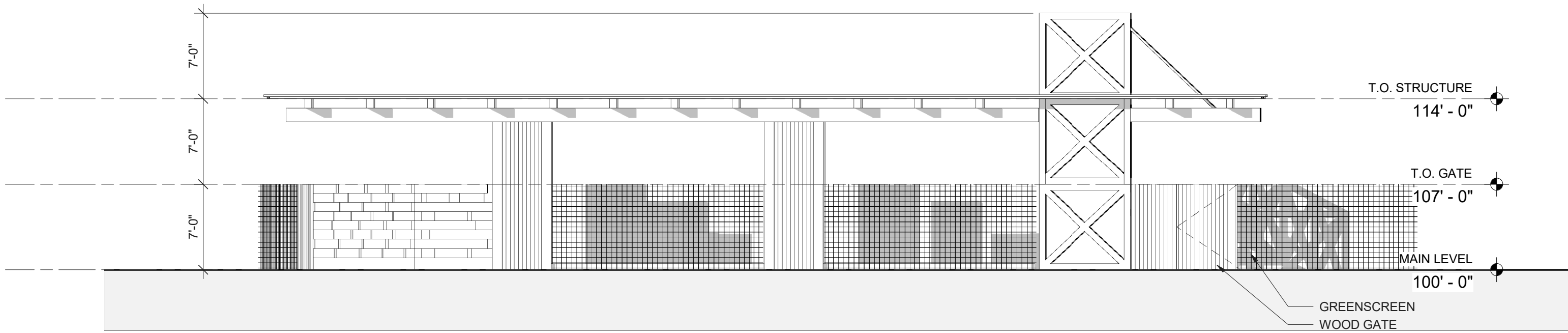
901 FIFTH AVENUE, SUITE 3210
SEATTLE, WASHINGTON 98164



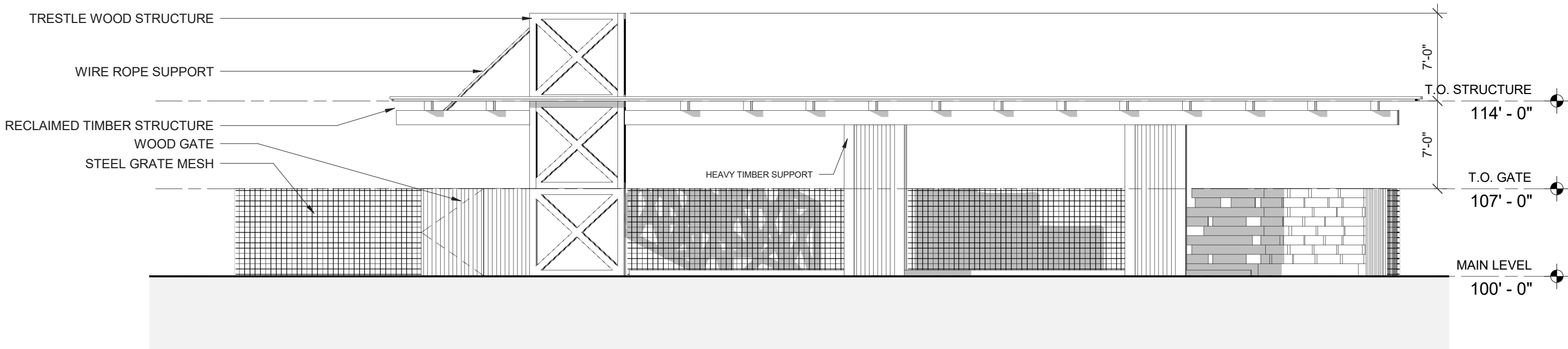
1 OUTDOOR PAVILION WEST ELEVATION - MIDAS AVE
SCALE: 1/8" = 1'-0"



2 OUTDOOR PAVILION EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 OUTDOOR PAVILION SOUTH ELEVATION - PACIFIC ST
SCALE: 1/8" = 1'-0"



4 OUTDOOR PAVILION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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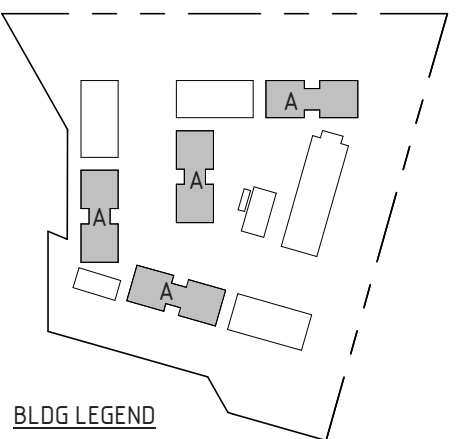
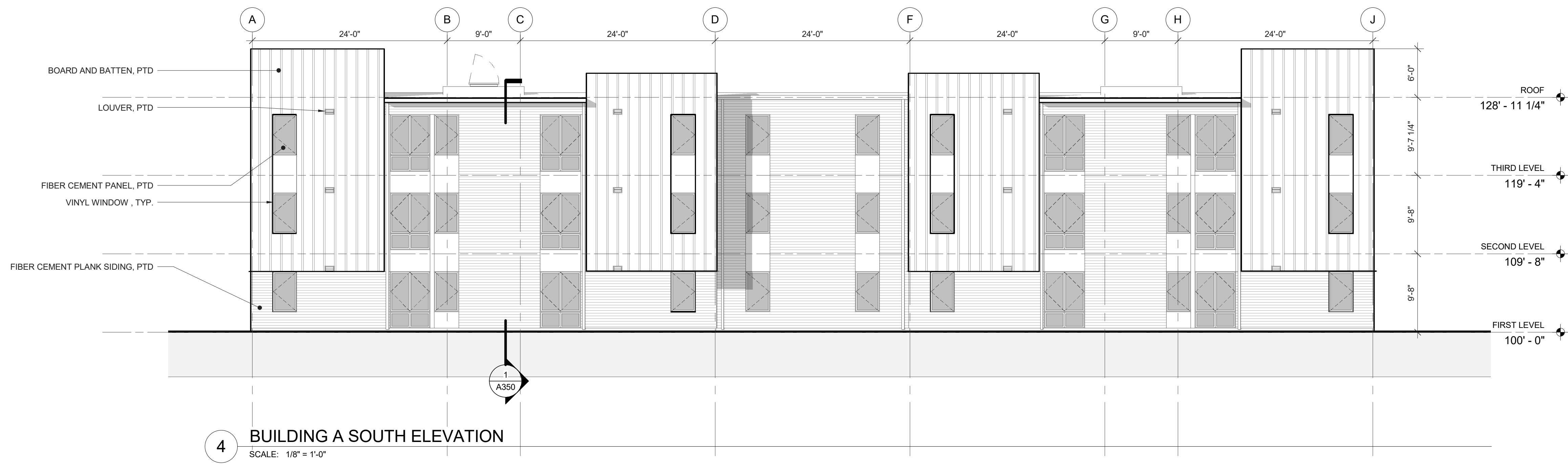
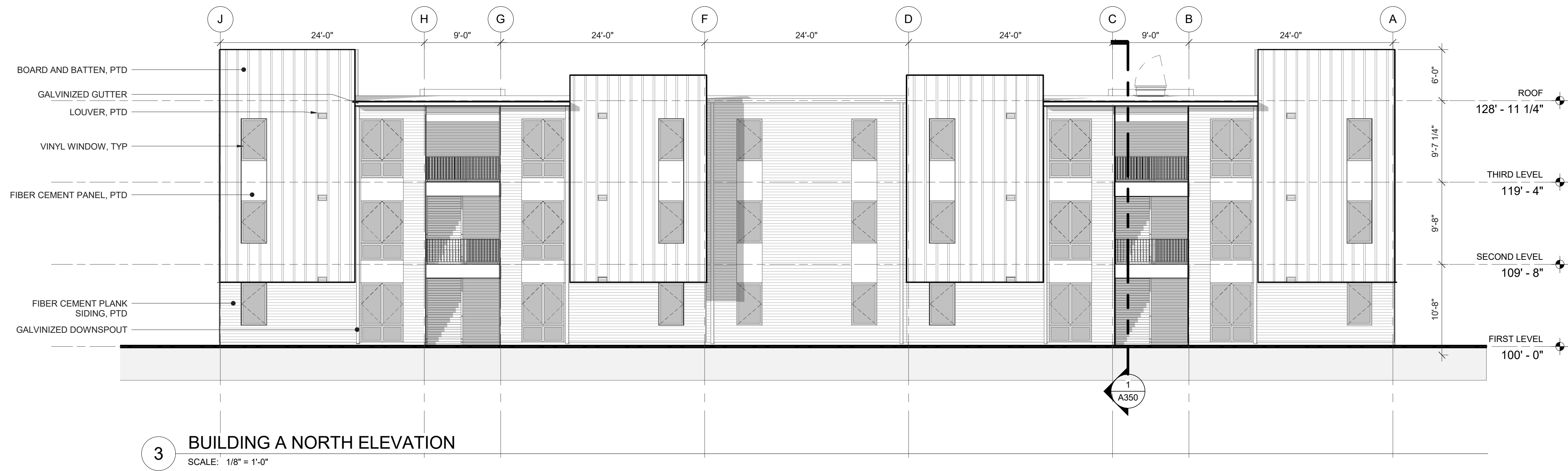
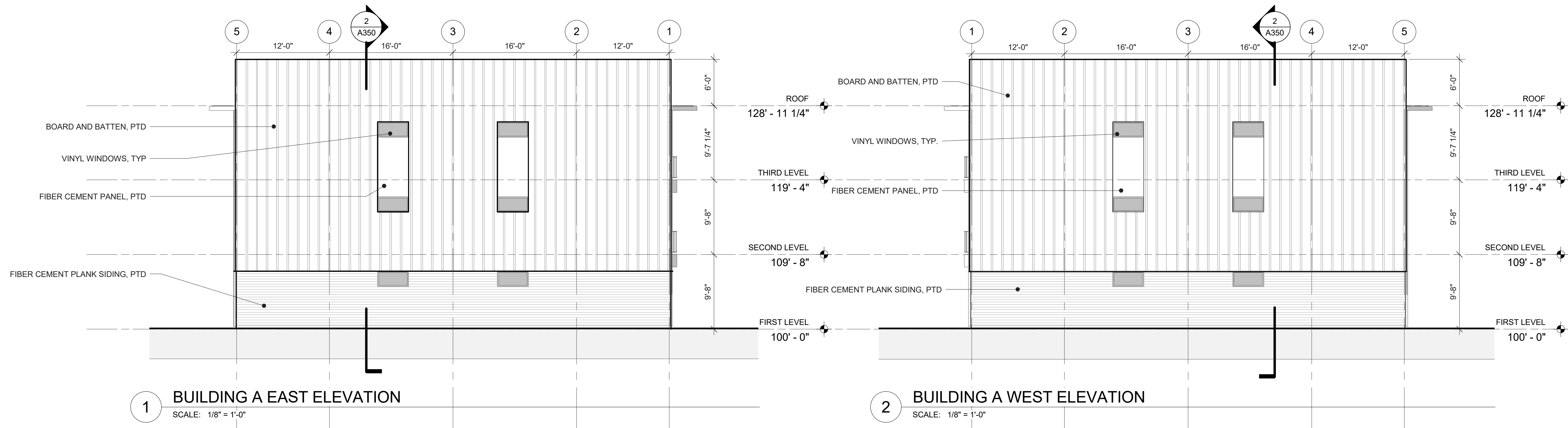
Date

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OUTDOOR PAVILION
EXTERIOR
ELEVATIONS

A302



ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

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Project Team	CC,TB
Job Number	16002
Date	8/15/2016

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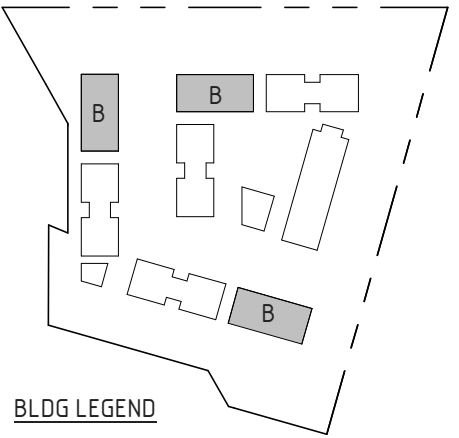
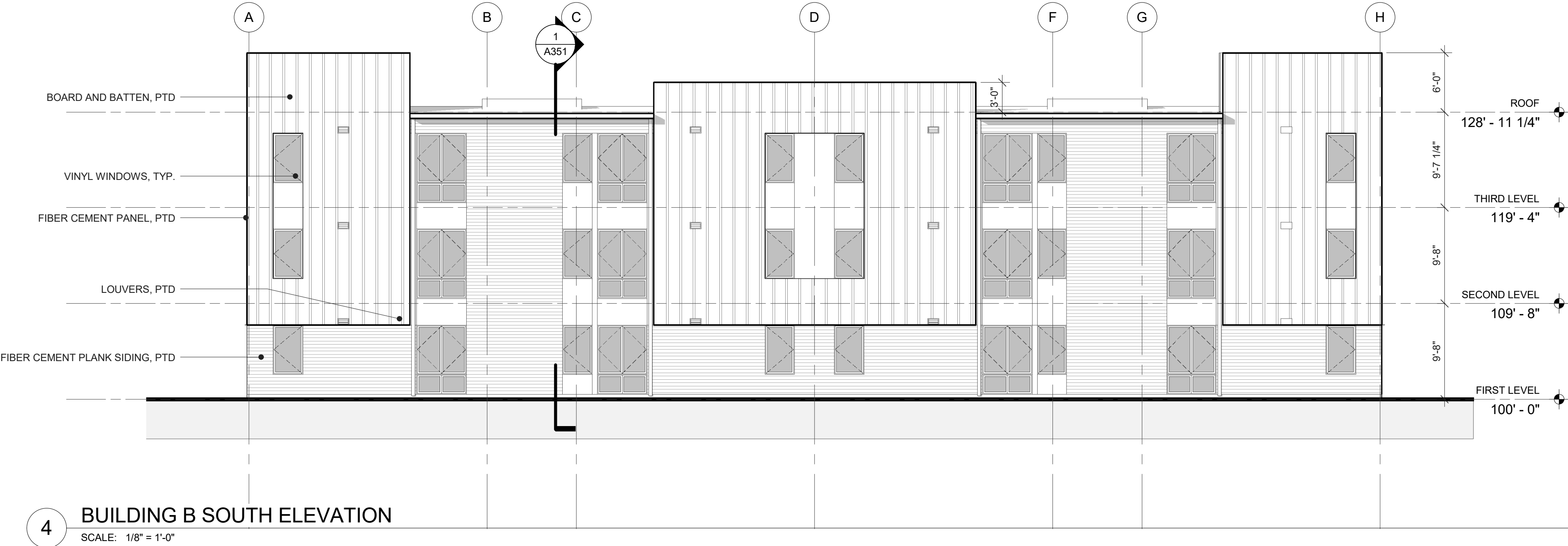
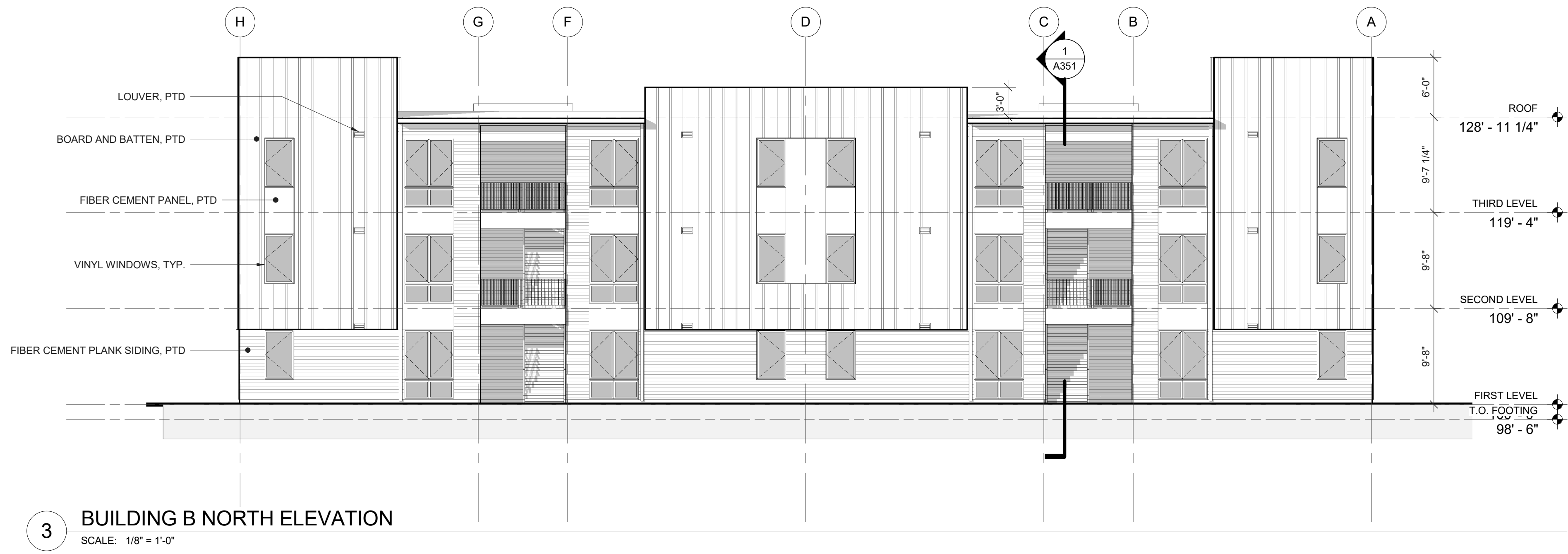
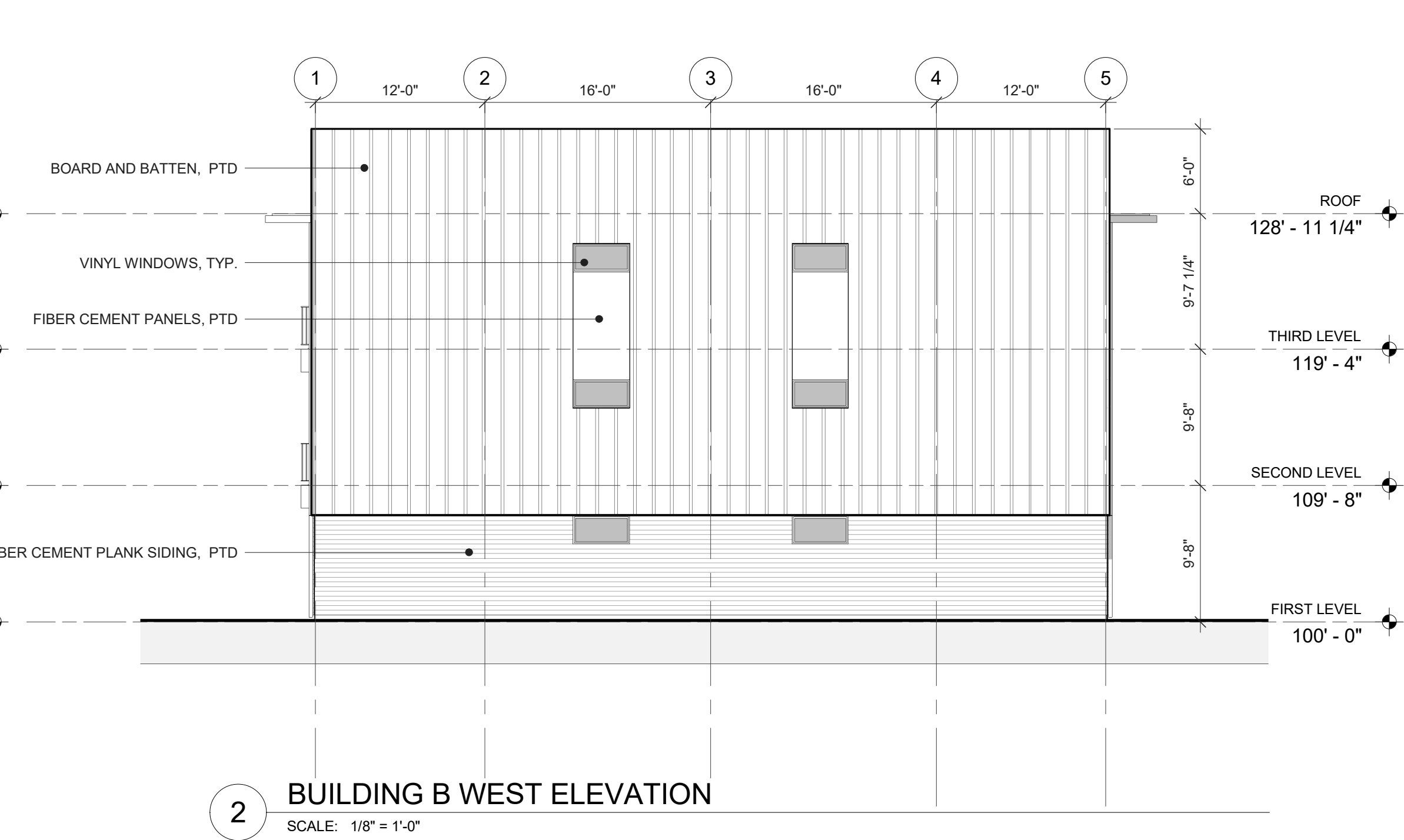
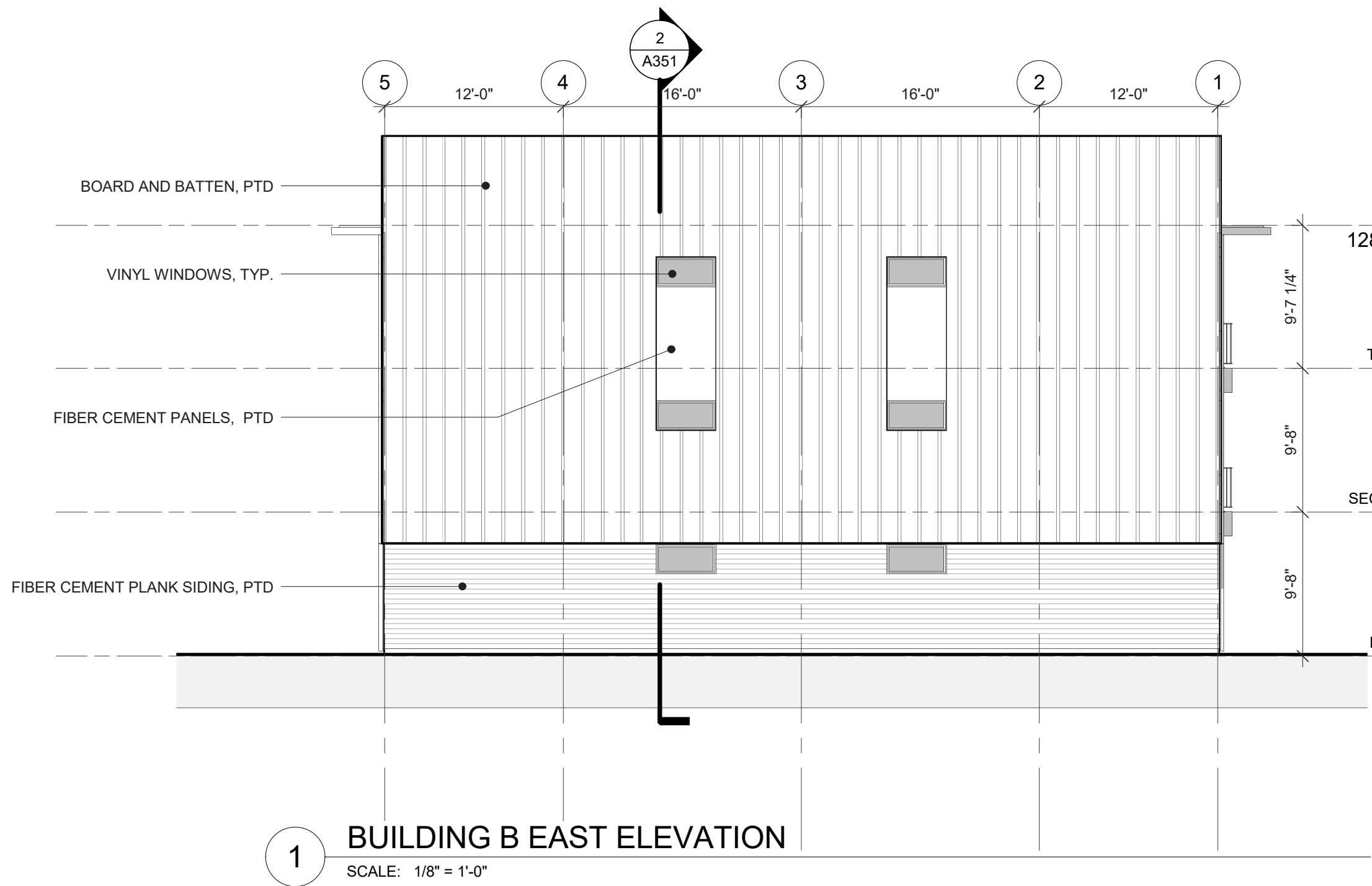
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NOT FOR CONSTRUCTION

DESIGN PACKET
8/15/2016

BUILDING A
EXTERIOR
ELEVATIONS

A310



ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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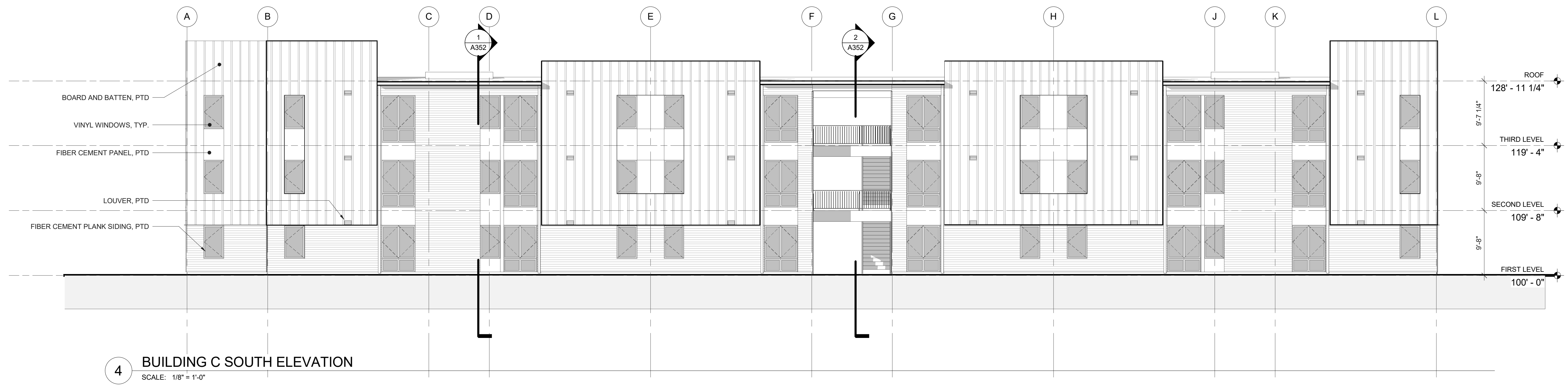
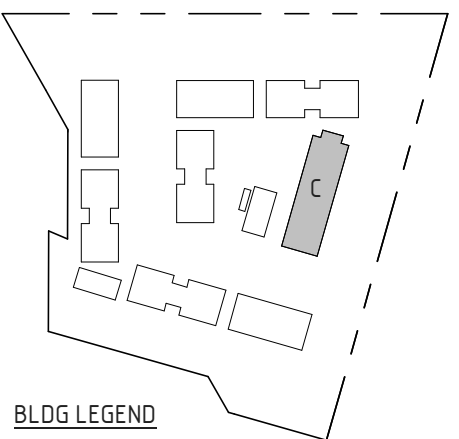
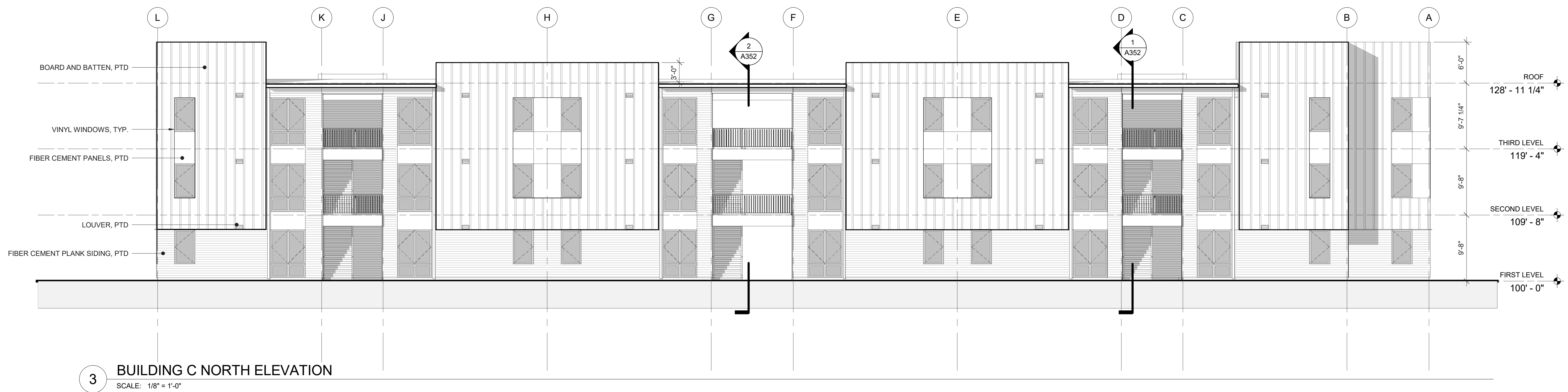
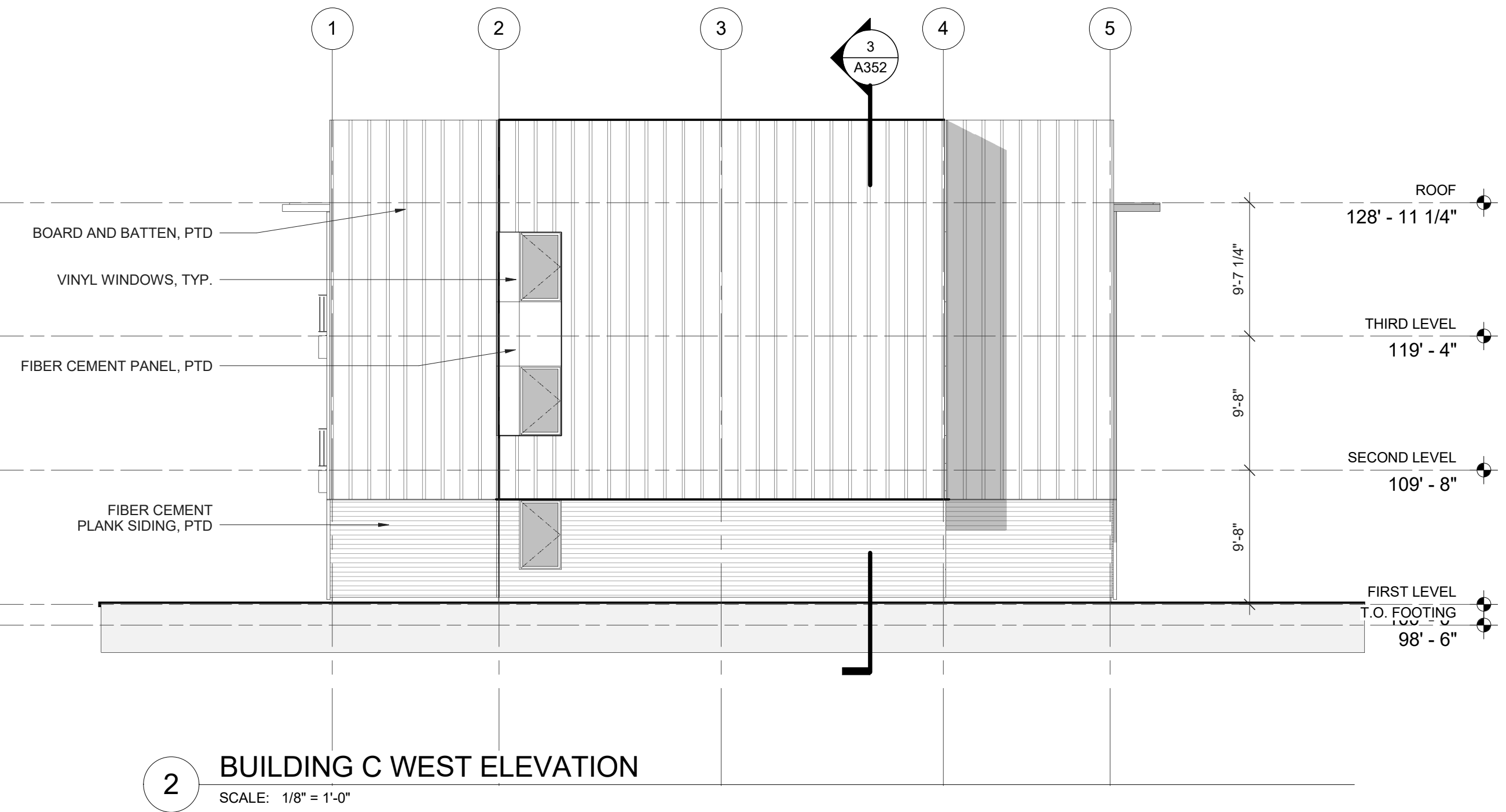
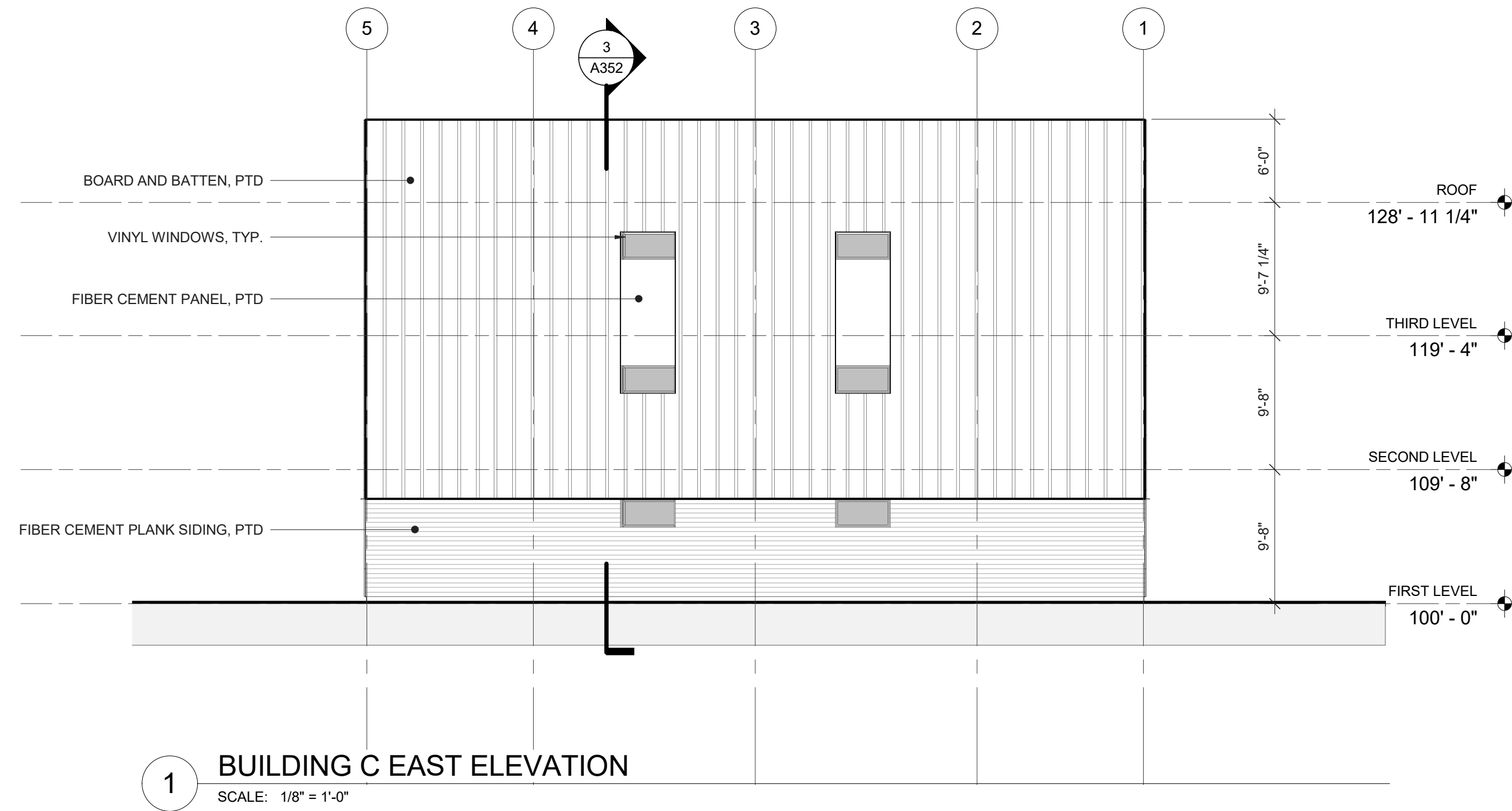
Date

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BUILDING B
EXTERIOR
ELEVATIONS

A320



ROCKLIN GATEWAY
MIDAS AVE & PACIFIC ST
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Project Team CC,TB
Job Number 16002
Date 8/15/2016

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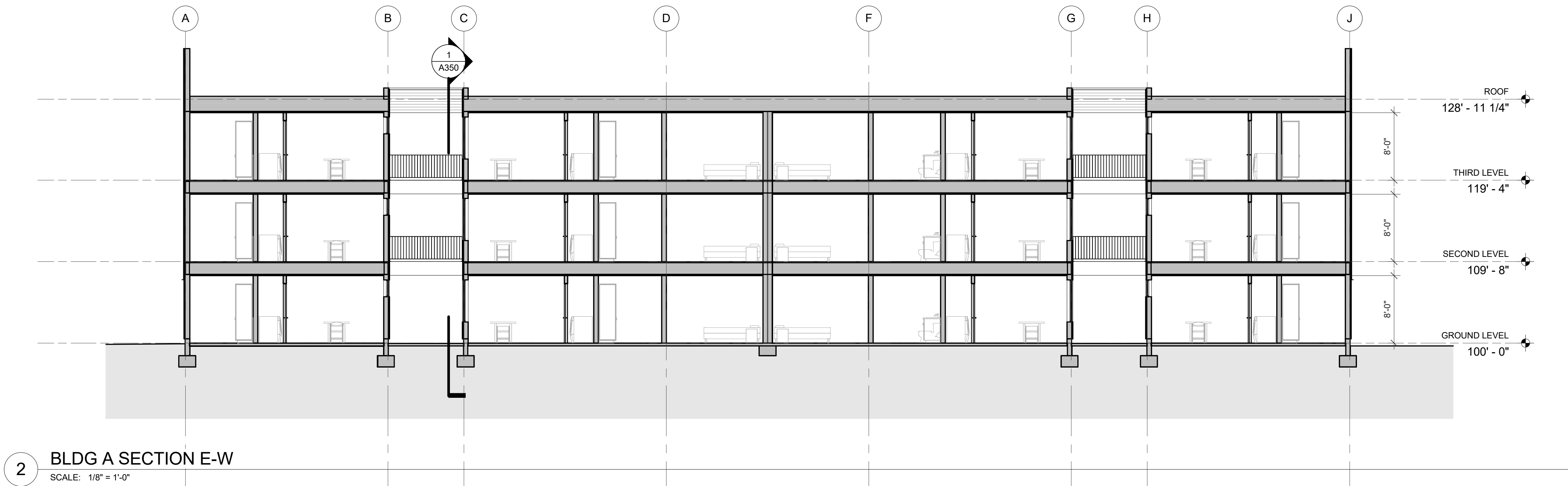
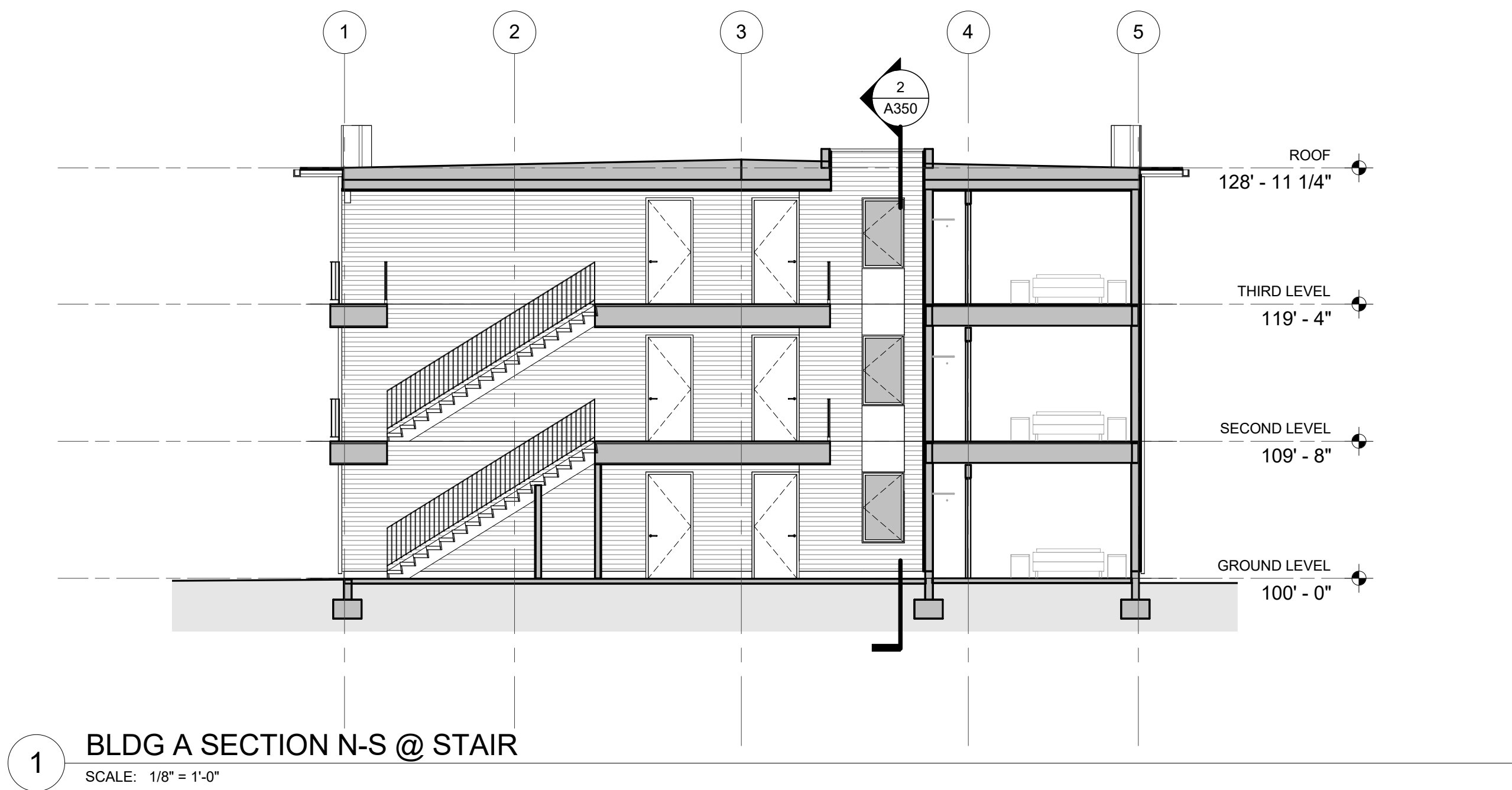
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BUILDING C
EXTERIOR
ELEVATIONS

A330



**ROCKLIN
GATEWAY**

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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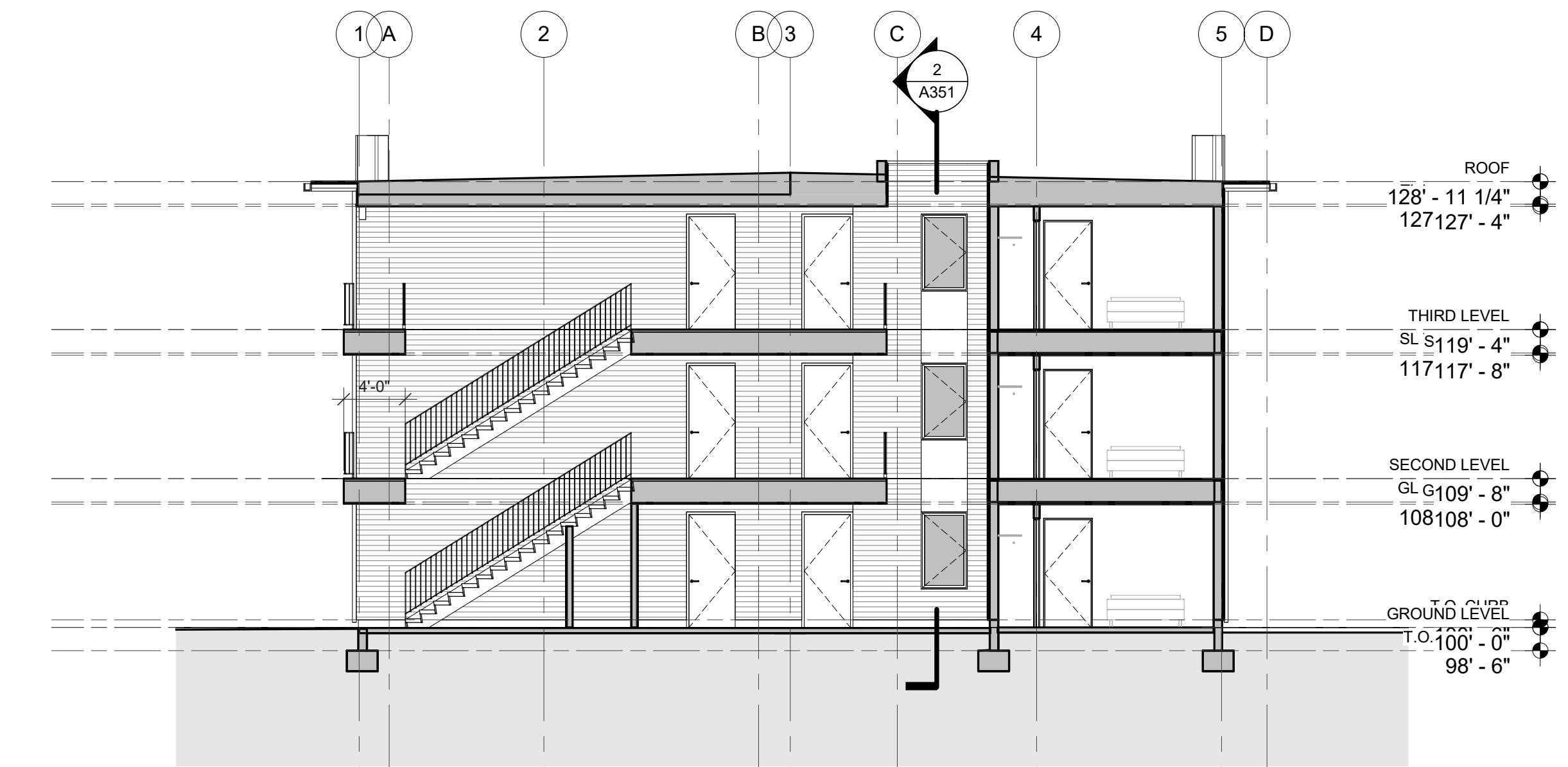
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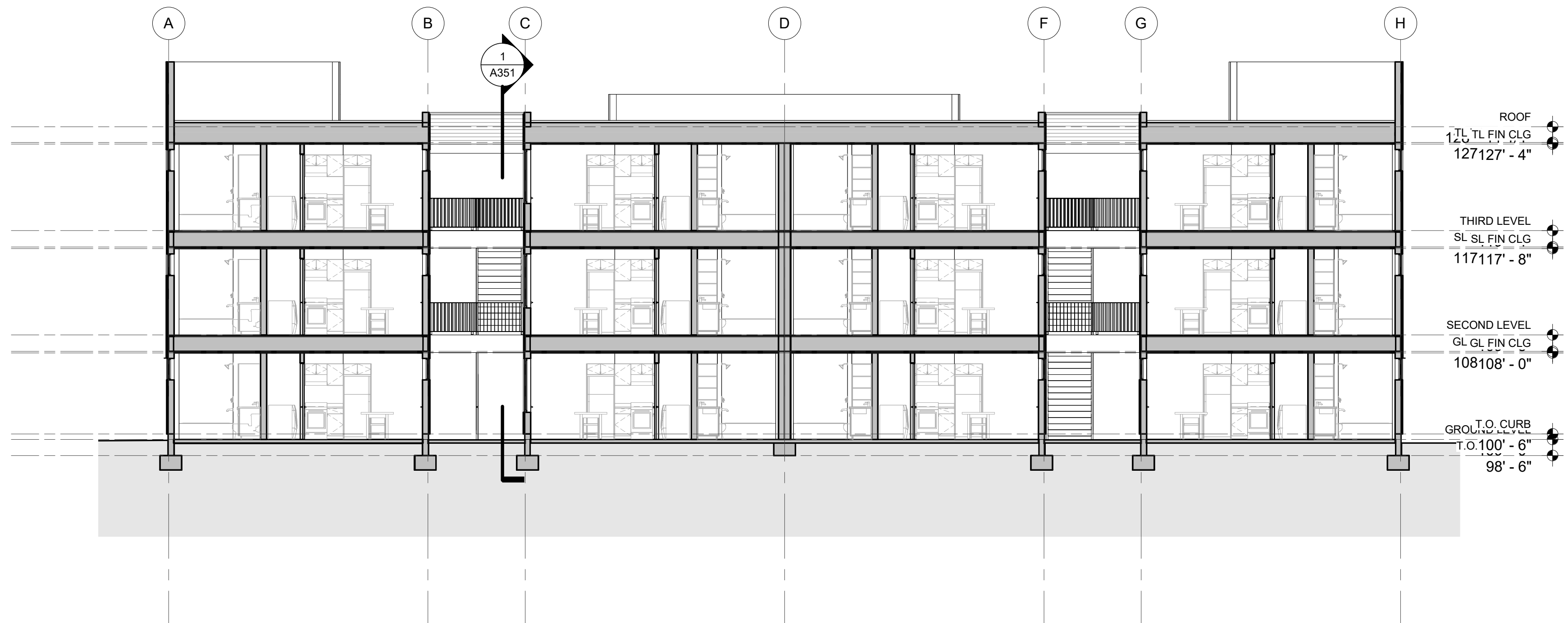
DESIGN PACKET
8/15/2016

BUILDING A
SECTIONS

A350



1 BLDG B SECTION N-S @ STAIR
SCALE: 1/8" = 1'-0"



2 BLDG B SECTION E-W
SCALE: 1/8" = 1'-0"

**ROCKLIN
GATEWAY**
MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

Date

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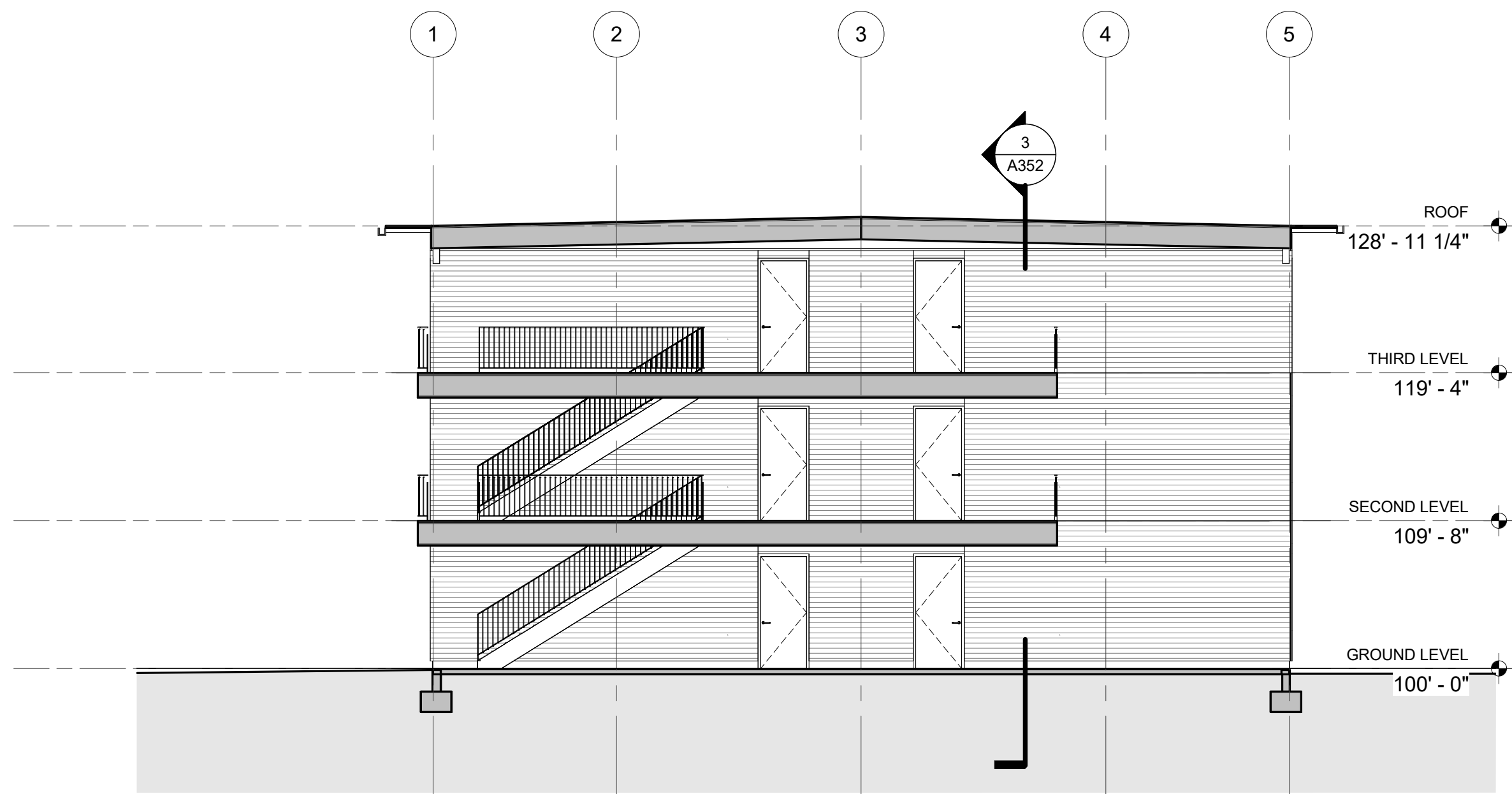
DESIGN PACKET
8/15/2016

BUILDING B
SECTIONS

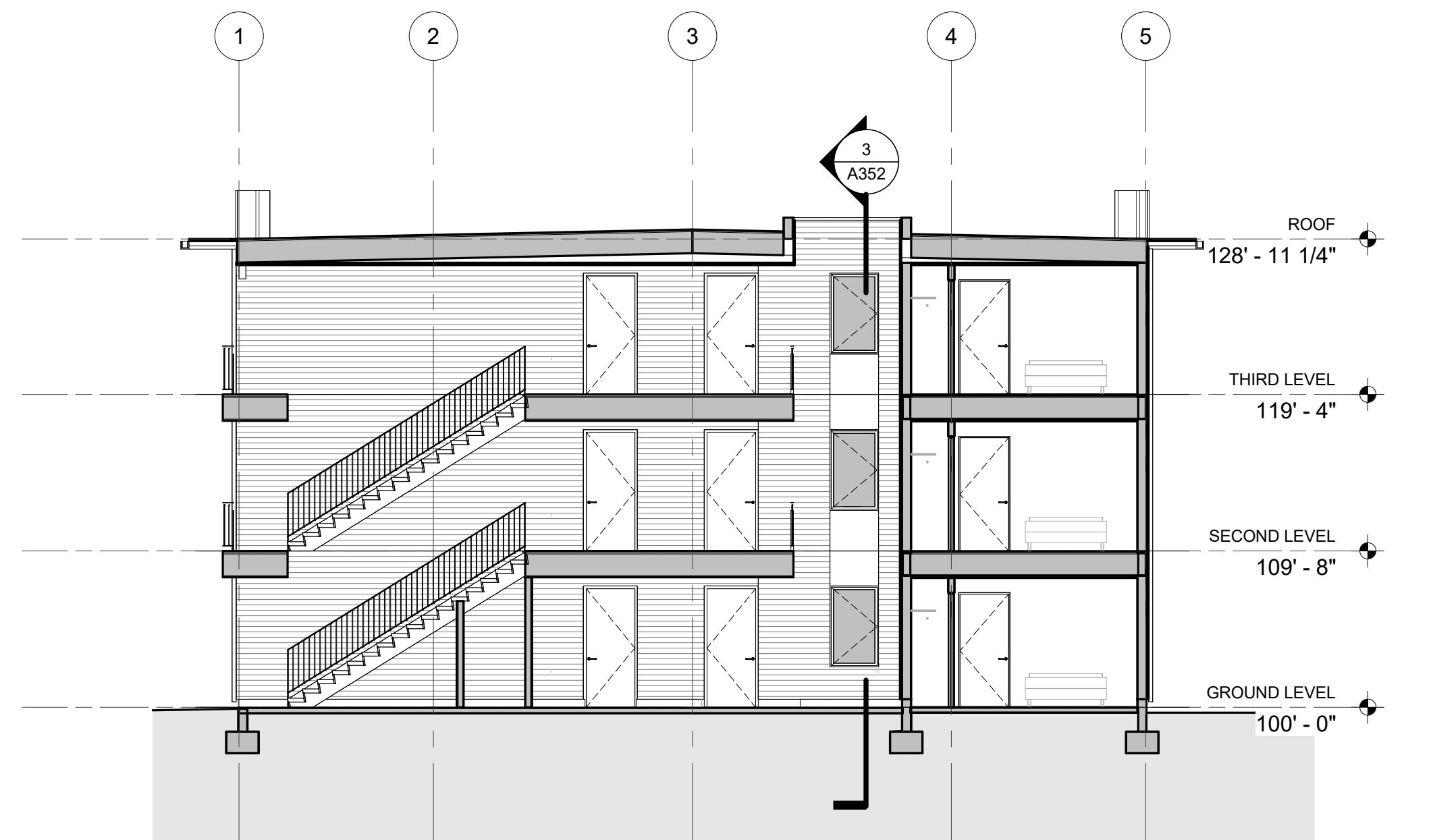
A351



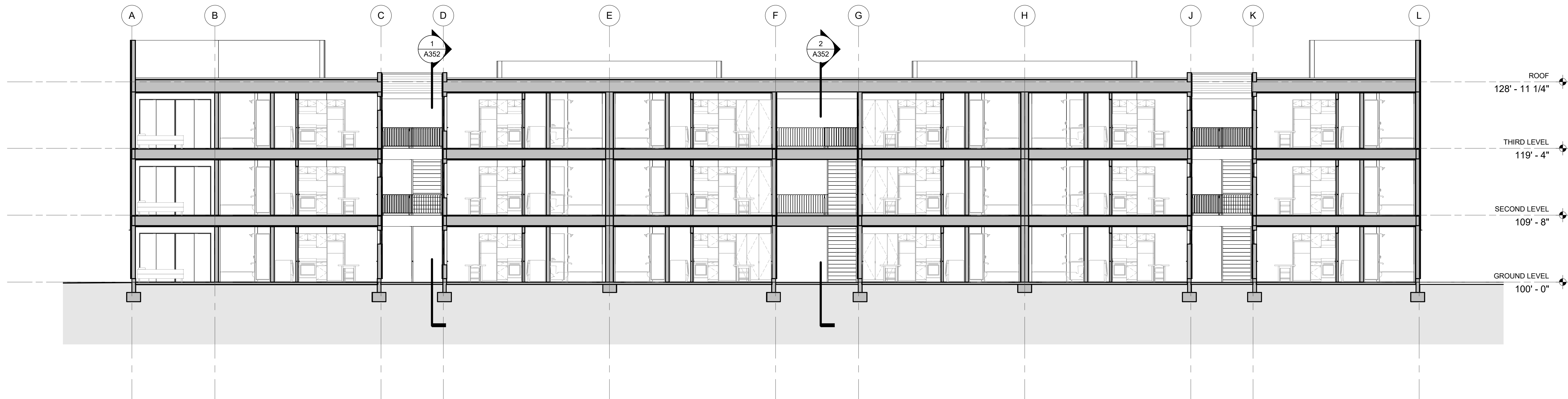
901 FIFTH AVENUE, SUITE 3210
SEATTLE, WASHINGTON 98164



2 BLDG C SECTION N-S @ BREEZEWAY
SCALE: 1/8" = 1'-0"



1 BLDG C SECTION N-S @ STAIRWAY
SCALE: 1/8" = 1'-0"



3 BLDG C SECTION E-W
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

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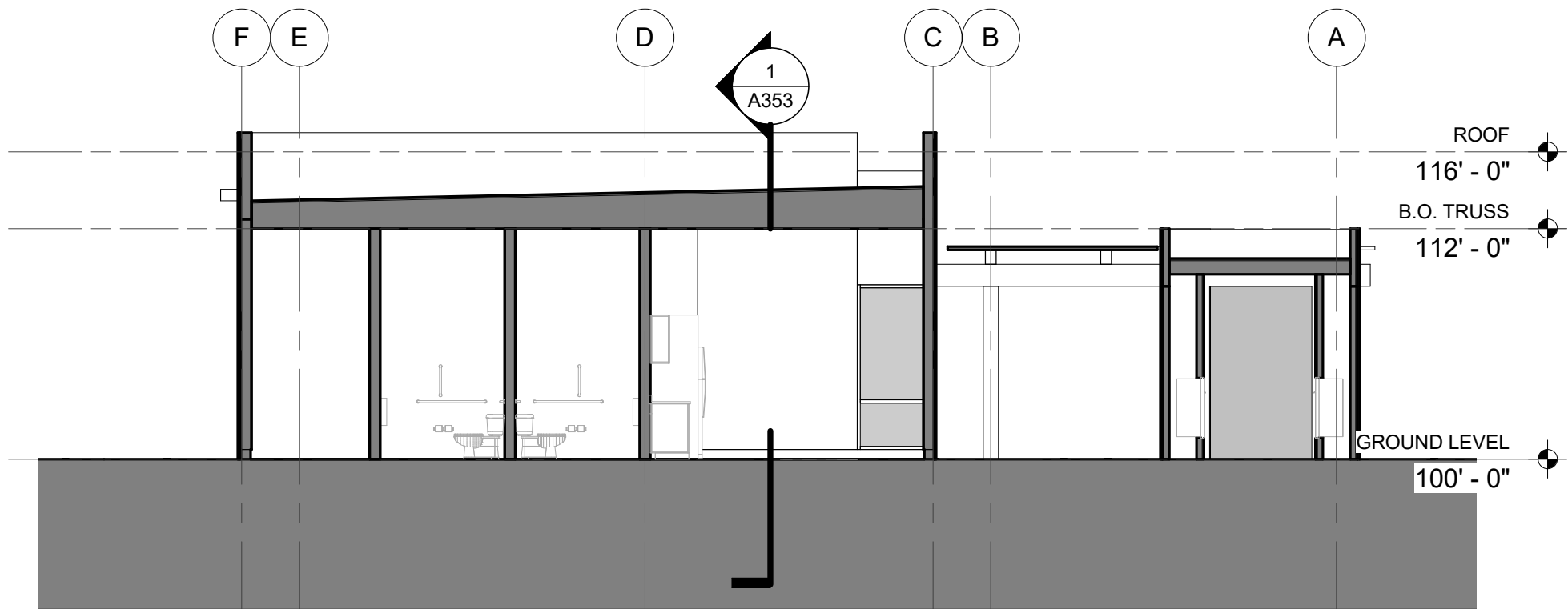
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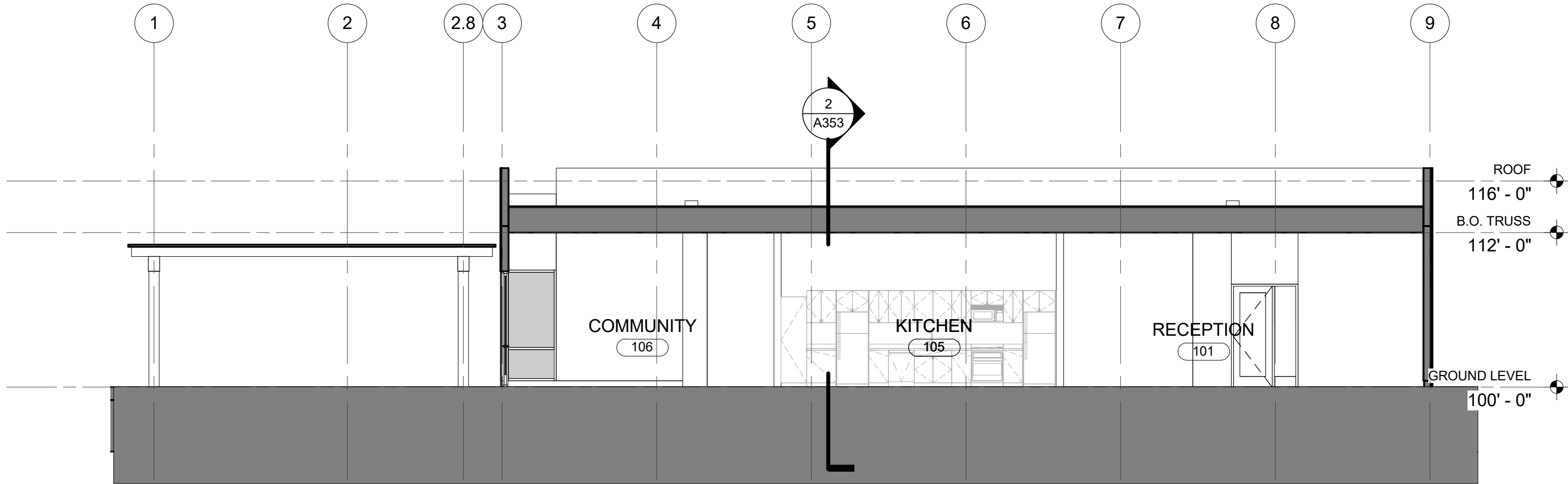
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8/15/2016

BUILDING C
SECTIONS

A352



2 LEASING OFFICE SHORT SECTION
SCALE: 1/8" = 1'-0"



1 LEASING OFFICE LONG SECTION
SCALE: 1/8" = 1'-0"

ROCKLIN GATEWAY

MIDAS AVE & PACIFIC ST
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Project Manager TB
Project Team CC,TB
Job Number 16002
Date 8/15/2016

Revisions:

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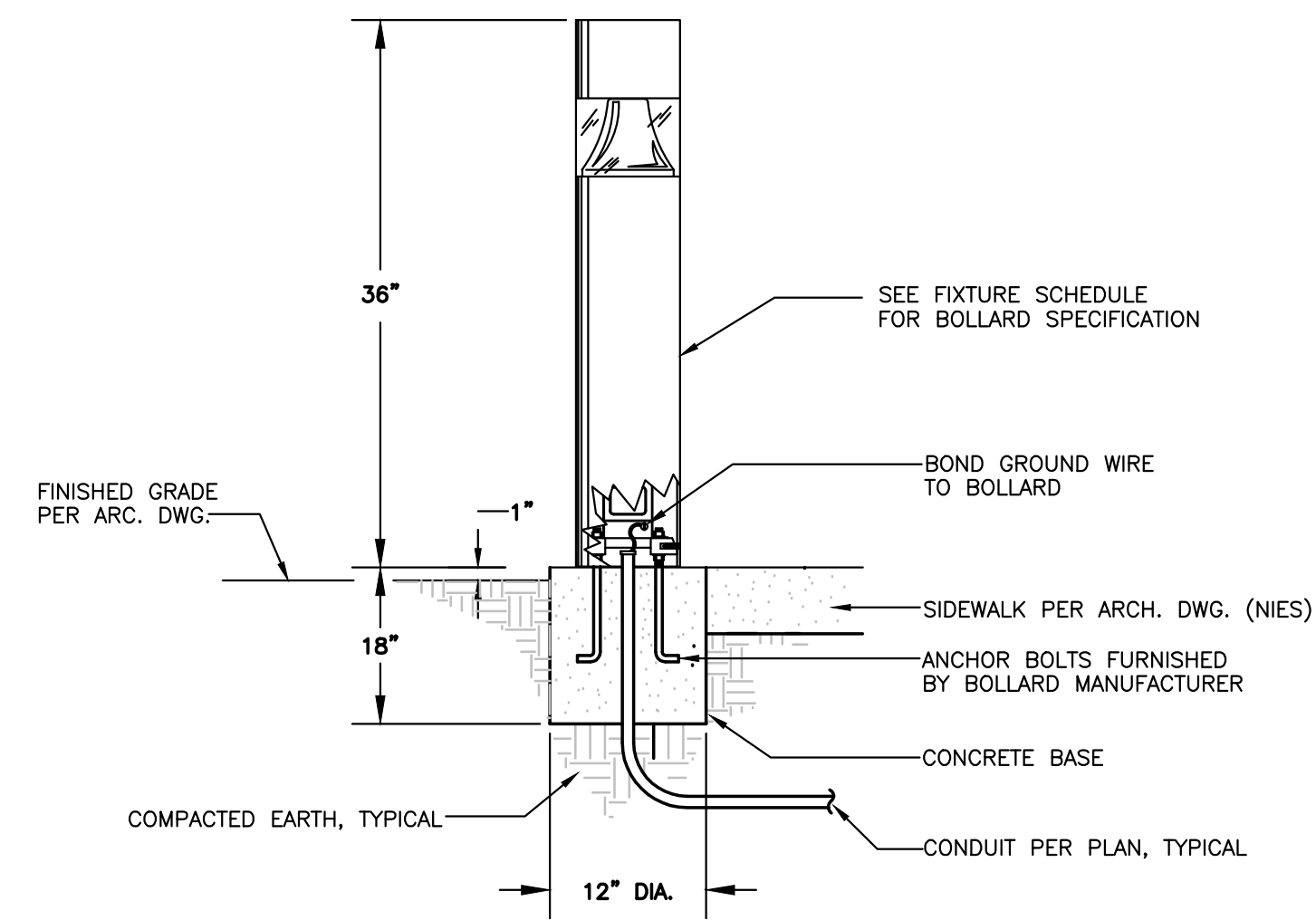
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8/15/2016

LEASING OFFICE
SECTIONS

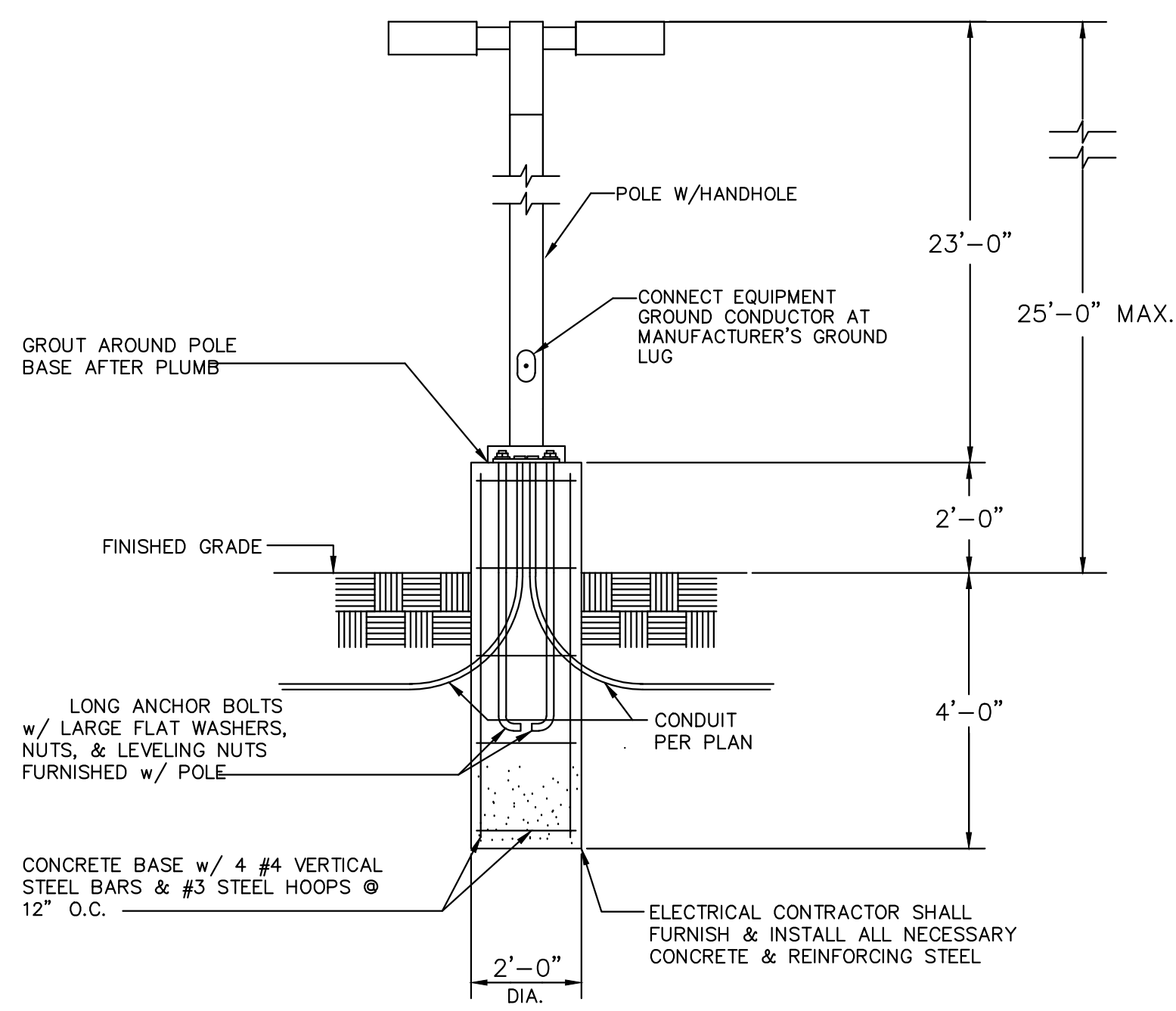
A353

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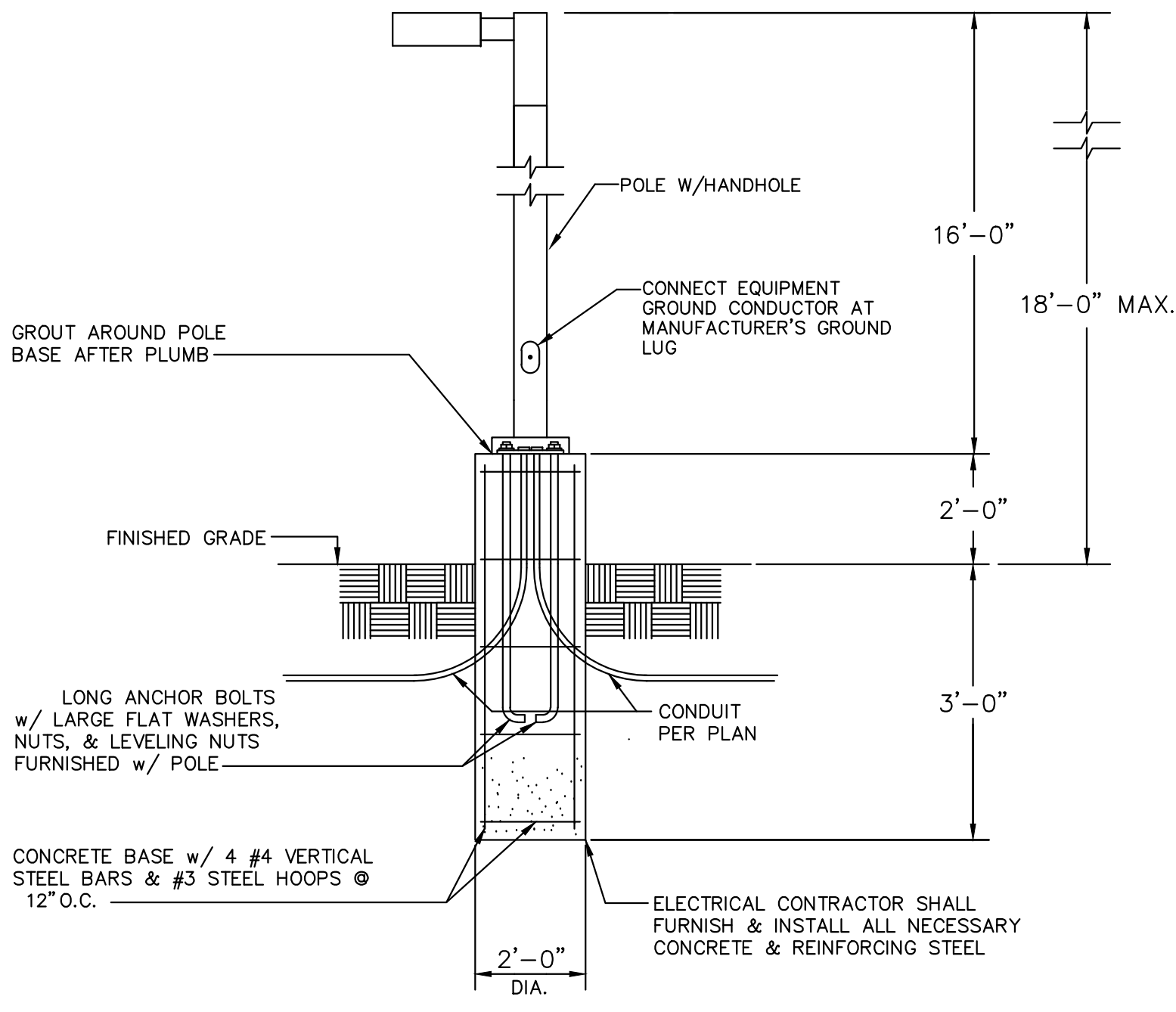
DETAIL - BOLLARD MOUNTING

6
E001



DETAIL - POLE LIGHT

3
E001



DETAIL - POLE LIGHT

4
E001

TYPE 'S1'

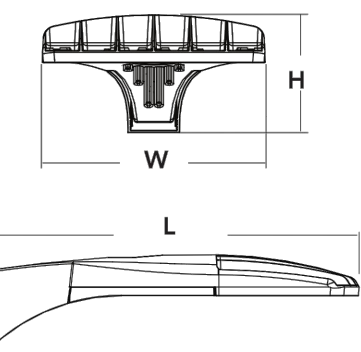


FIXTURE TYPE 'S4'

7
E001



D-Series
Size 0
LED Area Luminaire



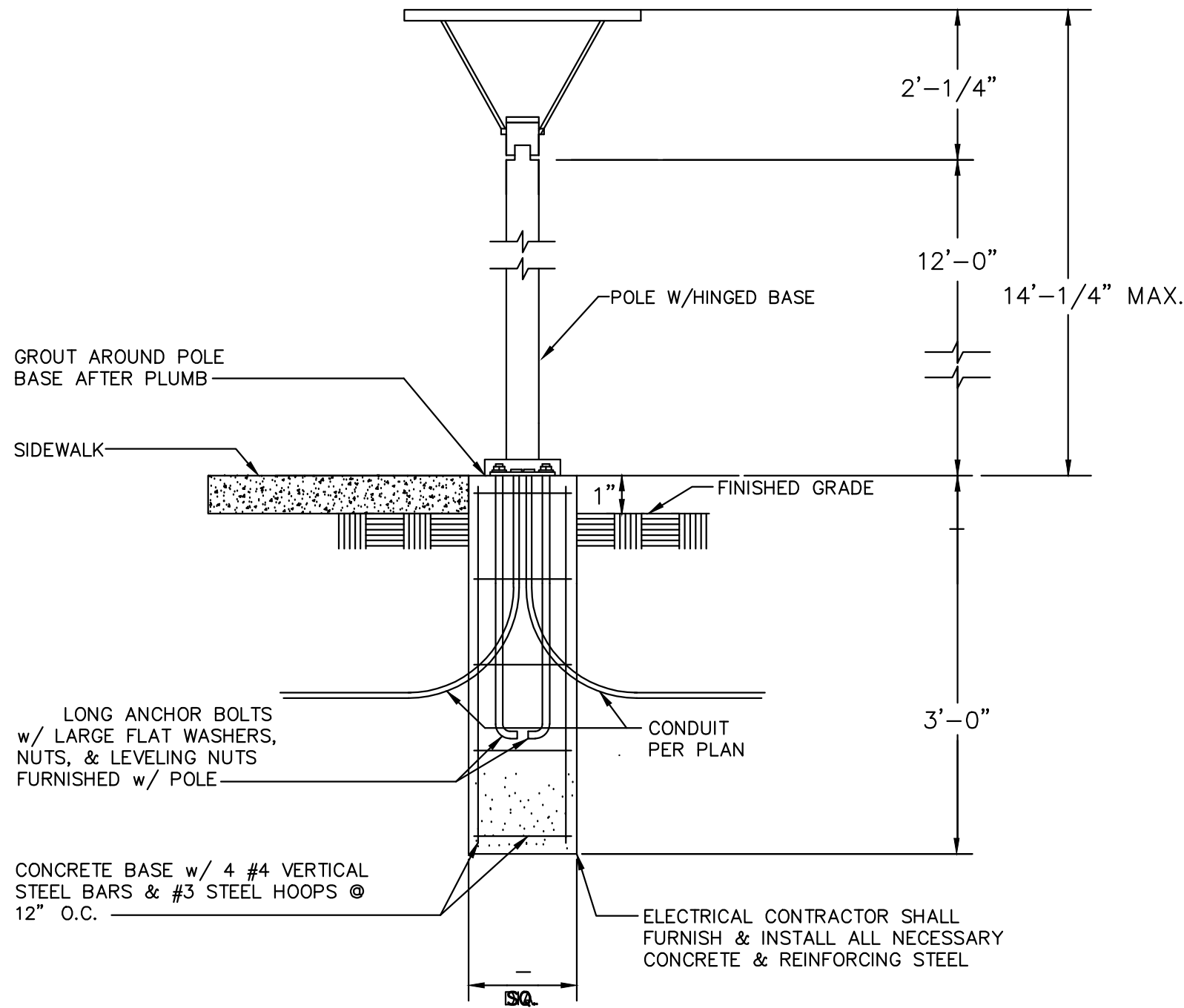
Specifications

EPA: 0.8 ft²
(0.07 m²)
Length: 26"
(66.0 cm)
Width: 13"
(33.0 cm)
Height: 7"
(17.8 cm)
Weight (max): 16 lbs
(7.25 kg)

FIXTURE TYPE 'S1' ('S2 'SIMILAR)

5
E001

FIXTURE SCHEDULE									
QUANTITY	TAG	MANUFACTURER & CATALOG NUMBER	VOLTS	(QTY) LAMP	COLOR	CRI	VA	MOUNTING	REMARKS
	S1	LITHONIA OR SIMILAR DSX0 LED 20C 700 40K T3S MVOLT SPA.HS. BL50 DBBXD	MVOLT	LED	4000	70+	45	POLE (SEE NOTE 2)	SINGLE LUMINAIRE POLE MOUNTED TYPE III DISTRIBUTION BUG RATING: B1-U0-G2
	S2	LITHONIA OR SIMILAR DSX0 LED 40C 1000 40K T4M MVOLT SPAHS BL50 DBBXD	MVOLT	LED	4000	70+	138	POLE (SEE NOTE 2)	TWIN LUMINAIRE POLE MOUNTED TYPE IV DISTRIBUTION BUG RATING: B3-U0-G3
	S3	BEGA OR SIMILAR 88309/906HR BRZ	MVOLT	LED	4000	80+	64	POLE (SEE NOTE 3)	SINGLE LUMINAIRE POLE TOP SEE NOTE 1.
	S4	BEGA OR SIMILAR 99570 BRZ 4K	120	LED	4000	80+	25	SURFACE	BOLLARD. SEE NOTE 1. TYPE V DISTRIBUTION, BRONZE FINISH BUG RATING: B1-U2-G1
GENERAL NOTES: A. SUBSTITUTIONS ALLOWED UNLESS OTHERWISE NOTED B. ALL FIXTURE SUBSTITUTIONS MUST BE APPROVED BY ENGINEER PRIOR TO BIDDING C. ALL SITE LIGHTING MUST MEET MINIMUM CRITERIA AS SPECIFIED BY THE ENGINEER									XXXX-XXXX-A
SPECIFIC NOTES: 1. SELECTED BY LANDSCAPE ARCHITECT 2. PROVIDE SQUARE STRAIGHT STEEL POLE WITH FINISH TO MATCH LUMINAIRE. SEE DETAIL ON SHEET 'E9.02' FOR POLE HEIGHT. 3. PROVIDE ROUND STRAIGHT ALUMINUM POLE WITH HINGED BASE									



DETAIL - POLE LIGHT

1
E001

TYPE 'S3'

Housing/Filter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "filter" which also fits a 3" O.D. pole top or tenon and is secured by six (6) full, stainless steel set screws. The housing gracefully supports two (2) 1/4" diameter stainless steel studs located at 180° as well as a die-cast aluminum diffuser retaining ring. All components function and appear as a unified design. Die castings are marine grade, copper free (0.05% copper content) A360.0 aluminum alloy.

Enclosure: 1/4" thick, machined tempered crystal clear optical glass with a high temperature-rated one piece molded silicone rubber gasket encloses the precise, stippled pure aluminum, narrow beam reflector. The glass retaining ring is secured by two (2) hidden stainless steel hex head access screws.

Reflective disk: 39 1/4" diameter by 1/4" thick aluminum plate incorporates a formed convex dome to limit uplight. Disk is secured by two (2) die-cast aluminum feed clamping "saddles" which receive the two (2) stainless steel support studs. A spun aluminum parabolic dome section is press fit in the center of the reflective disk. A 1/4" wide by 1/4" deep "rip" channel is incorporated in the underside edge of the disk.

Electrical: Provided with a 120W LED module (6.5 ft total system watts). Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI) and add suffix K3 to order. <25° C beam temperature. 120V through 277V electronic LED driver located in the base of selected BEGA pole. 0-10V dimming available.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

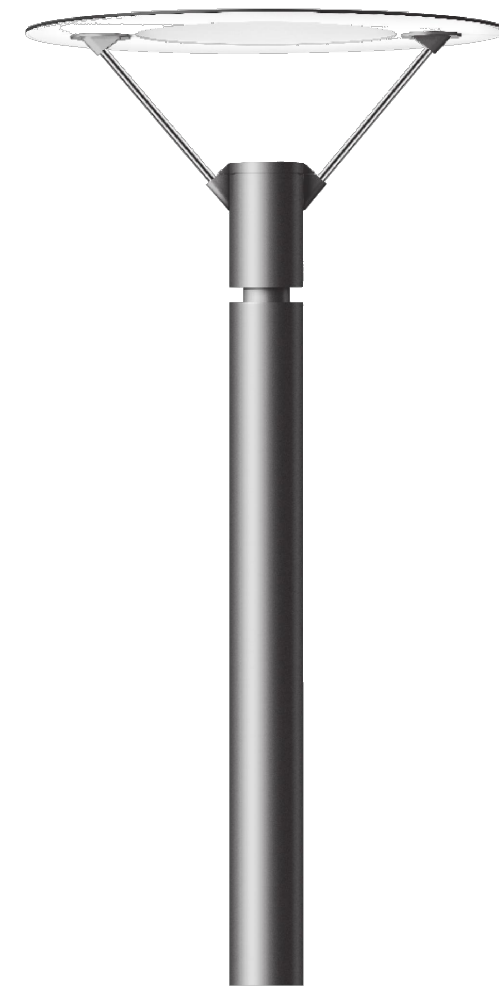
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

UL tested for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 43 lbs.

Effective Projection Area (EPA): 6.0 ft²

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



FIXTURE TYPE 'S3'

2
E001

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PRJ-0699

ROCKLIN GATEWAY

E MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager	JY
Project Team	JR,MS
Job Number	16002
Date	8/15/2016

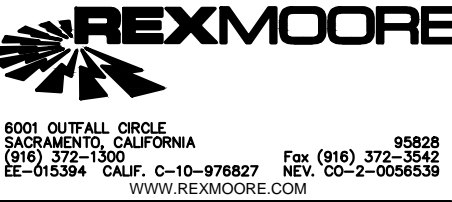
Revisions:

Date

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DESIGN PACKET
8/15/2016

E001



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PRJ-0699

ROCKLIN GATEWAY

E MIDAS AVE & PACIFIC ST
ROCKLIN, CA 95677

Project Manager JY
Project Team JR,MS
Job Number 16002
Date 8/15/2016

Revisions:

Date

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DESIGN PACKET
8/15/2016

E100

SITE PLAN - PHOTOMETRICS

1/32"=1'-0"

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□	S1	8	DSX0 LED 20C 700 40K T3S MVOLT HS	DSX0 LED with 20 LEDs @700 mA, 4000K, Type 3 Short Optics with HOUSE-SIDE SHIELD	LED	1	4768.946	0.95	45
□	S2	5	DSX0 LED 40C 1000 40K T4M MVOLT HS	DSX0 LED with 40 LEDs @1000 mA, 4000K, Type 4 Medium Optics with HOUSE-SIDE SHIELD	LED	1	11703.62	0.95	138
○	S3	55	88 309	38" DIA X 23-1/2" H. LED LUMINAIRE CLEAR LENS		1	2286.54	0.95	63.76
○	S4	30		99570	LED 18.4W	1	880.8979	0.95	22

Statistics						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Offsite	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Onsite	+	0.8 fc	3.3 fc	0.0 fc	N/A	N/A