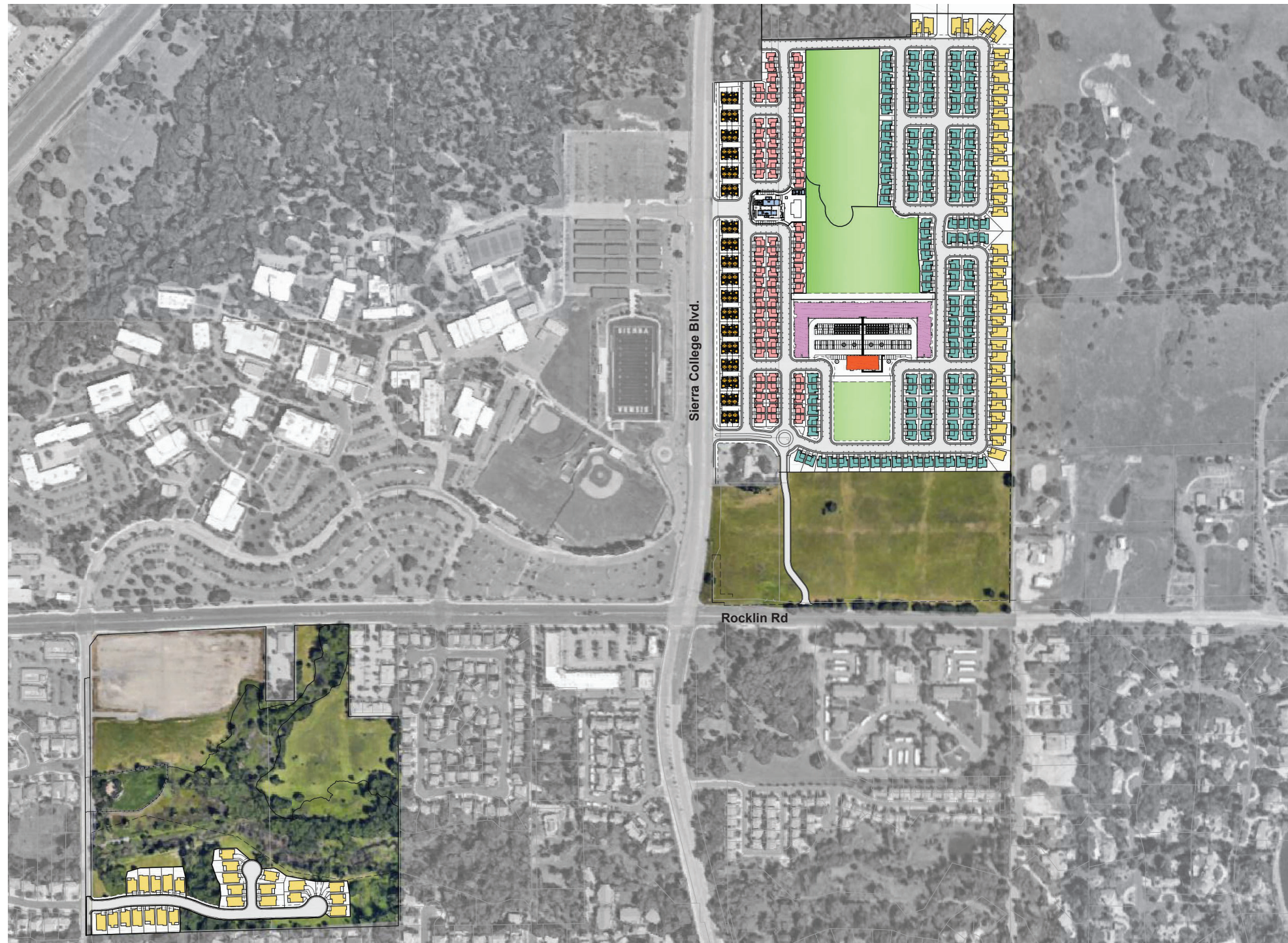


COLLEGE PARK ROCKLIN, CA

PRELIMINARY DESIGN REVIEW
APRIL 2021



DEVELOPER:

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Phone: 415.982.7777

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Contact:
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Contact:
Marq Truscott, FASLA
marq@atlaslab.com
Erik Prince, RLA
erik@atlaslab.com

COLLEGE PARK NORTH

TYOLOGY

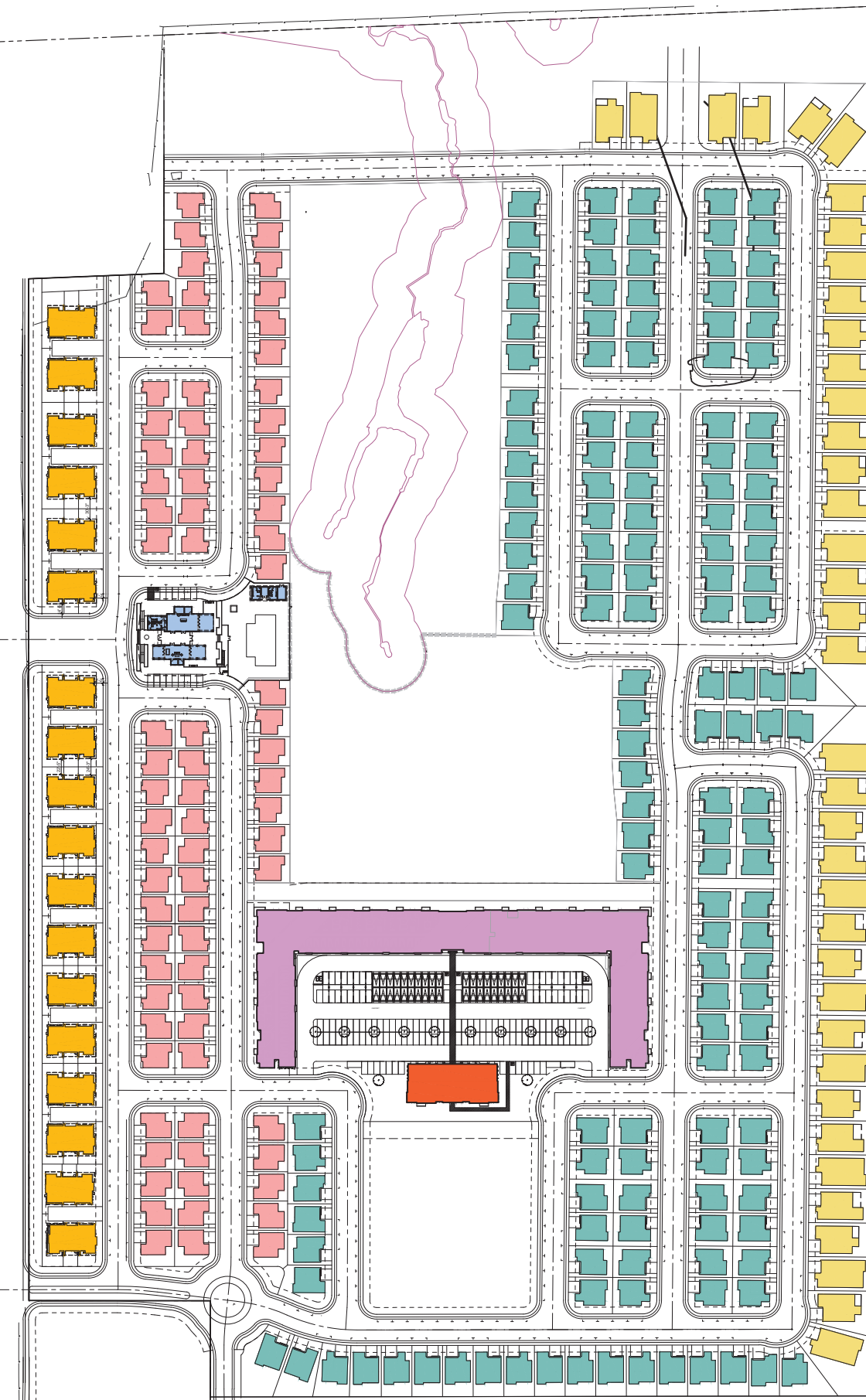
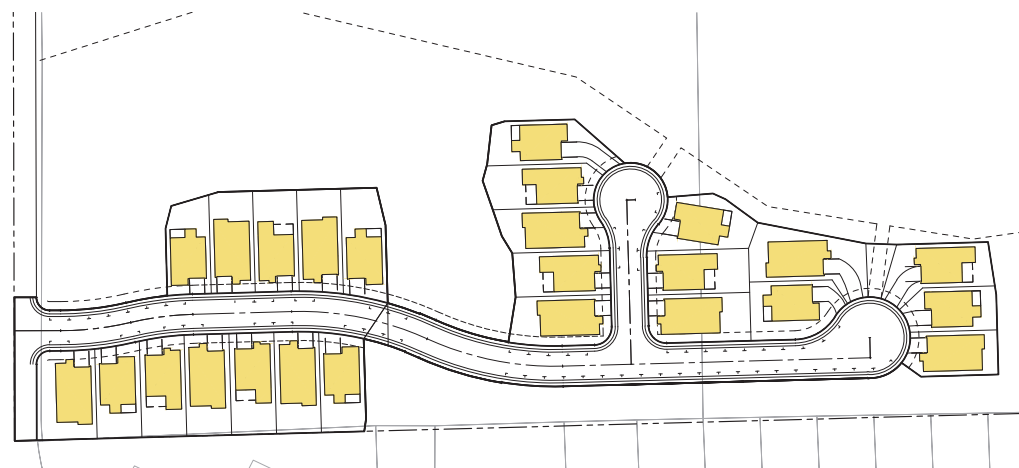
-  4 STORY CONDOMINIUM
-  3 STORY STACKED FLATS
-  CLUBHOUSE
-  SFA- 3 PLEX
-  SFD 50x100
-  SFD 45x65
-  SFD 43x60

SIERRA COLLEGE BLVD

COLLEGE PARK SOUTH

TYOLOGY

-  SFD 50x100





STREET SCENE- VIEW FROM SIERRA COLLEGE BLVD



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
APRIL 19, 2021



STREET SCENE

A0.1.0

COLLEGE PARK NORTH CONDOMINIUMS



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

APRIL, 2021

COLLEGE PARK NORTH - 1 STORY CONDOMINIUM 3 STORY STACKED 1 LATS



DEVELOPER:

Cr... H... C...
33 C... S... S... 00
S... CA 9...10

C...
D... E...
d...
P...15982...

ARCHITECT :

KTGY Gr... I...
181 S... S... 00,
O...d, CA 9...12

C...
D... B... AIA
d... ..

H...
...

CIVIL ENGINEER :

Wood Rd... I...
0 Wood Road, S... 125
P... CA 9...588

C...
C..., PE, LEED AP
... ..

P...M..., AICP, LEED AP
... ..

LANDSCAPE ARCHITECT :

Wood Rd... I...
3301 C S... B... 100-B
S... CA 9581

C...
N..., ASLA
... ..

A...L... I...
2523 S... S... 201
S... CA 9581

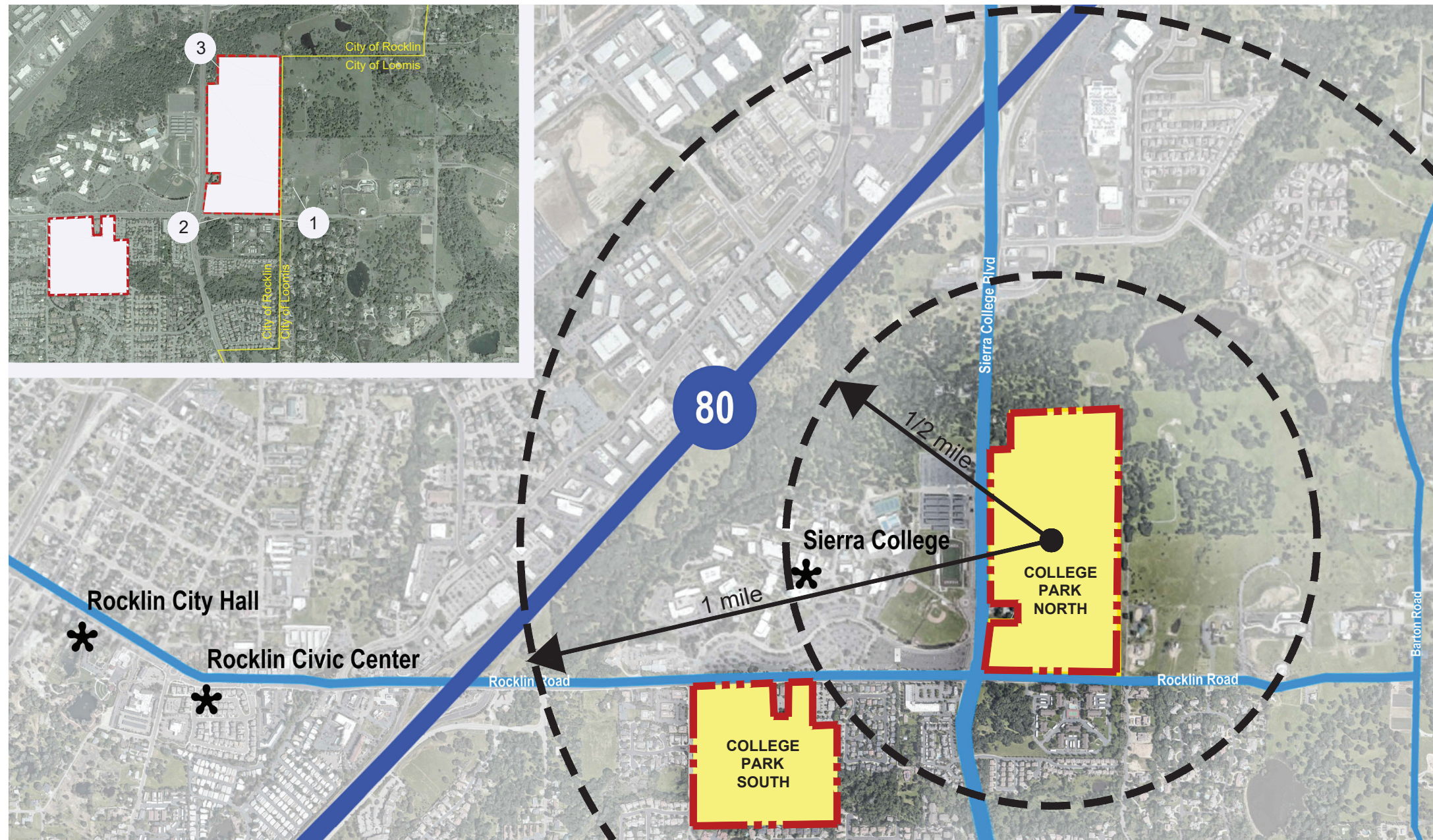
C...
M... T... ASLA
... ..

Er...Pr..., RLA
... ..

SHEET INDEX

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A1.1.1	CODE ANALYSIS - 3 STORY STACKED FLATS
A2.0.0	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
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A2.0.2	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.3	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.4	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.5	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.6	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.7	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.8	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.9	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
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A3.0.2	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.3	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.4	BUILDING PLANS - 4 STORY CONDOMINIUM
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A3.1.1	BUILDING PLANS - 3 STORY STACKED FLATS
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A4.0.0	TYPICAL BUILDING SECTIONS - 4 STORY CONDOMINIUM
A4.1.0	TYPICAL BUILDING SECTIONS - 3 STORY STACKED FLATS
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A5.0.1	UNIT PLANS - 4 STORY CONDOMINIUM
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A6.0.1	CONCEPTUAL ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM
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A7.0.0	COLOR / MATERIAL SCHEMES
	- 4 STORY CONDOMINIUM & 3 STORY STACKED FLATS



VICINITY MAP



③ VIEW FROM SIERRA COLLEGE BLVD



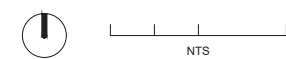
② VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



① VIEW FROM ROCKLIN ROAD



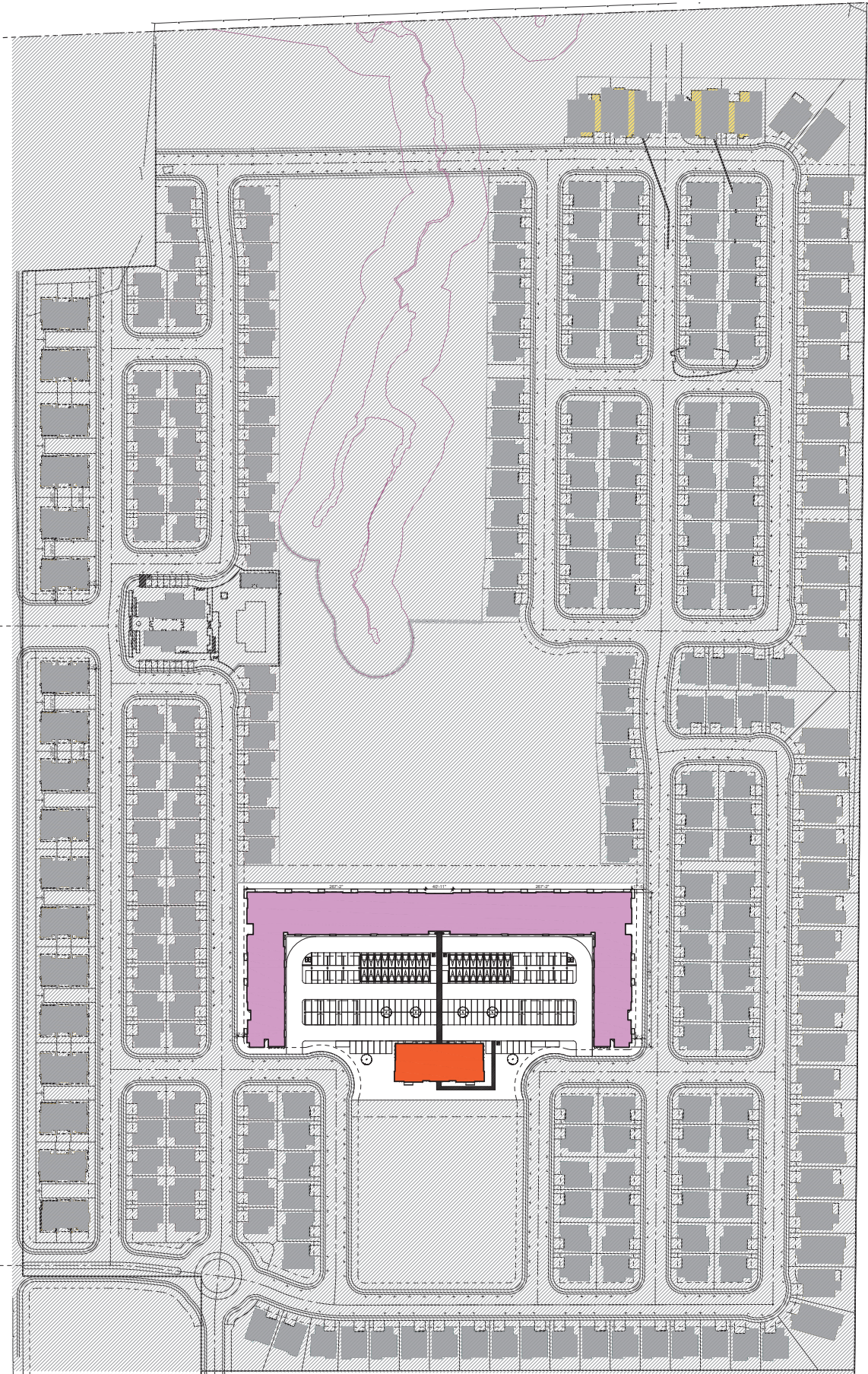
PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



VICINITY MAP + SHEET INDEX
COLLEGE PARK NORTH - 4 STORY CONDOMINIUM & 3 STORY STACKED FLATS

A0.0.1

SIERRA COLLEGE BLVD



PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-150-052-000, 045-150-048-000 & 045-150-023-000
 SITE AREA (ACRES): 4.5 AC
 EXISTING USE: VACANT
 EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
 PROPOSED GENERAL PLAN LAND USE DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)
 EXISTING ZONING DESIGNATION: COMMUNITY COLLEGE (PD-CC)
 PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT HIGH DENSITY RESIDENTIAL (PD-HDR)

DETAILED UNIT SUMMARY

4 STORY CONDOMINIUM

4 Story Condo Unit	Description	Approx # of Units	%	Approx SF	Overall SF
P1-A	1bed / 1bath	8 du	8%	700 sf	5,600 sf
P1-B	1bed / 1bath	4 du	4%	750 sf	3,000 sf
P1-C	1bed + Den / 1bath	6 du	6%	865 sf	5,190 sf
P2-A	2bed / 2bath	22 du	22%	1,150 sf	25,300 sf
P2-D	2bed / 2.5bath	18 du	18%	1,350 sf	24,300 sf
P2-E	2bed+ Den / 2.5bath	32 du	33%	1,450 sf	46,400 sf
P3-A	3bed / 2.5bath	8 du	8%	1,580 sf	12,640 sf
Sub-total		98 du	100%		122,430 sf
Average unit size		1249 sf			

4 Story Condominium	Ratio Resident	# of Units	Spaces Required	4 Story Condominium	Parking Provided
Parking Required				Enclosed Garage	98 spaces
1 bed	1.5	18	27	Carports spaces for resident	32 spaces
2 bed or more beds	2	80	160	Uncovered spaces for resident	62 spaces
Guest for 1 bed	0.25	18	5	Uncovered spaces for guest	36 spaces
Guest for 2 bed or more beds	0.45	80	36	Total Parking Spaces	228 spaces
Total required spaces			228		

3 STORY STACKED FLATS

3 Story Stacked Flats	Description	Approx # of Units	%	Approx SF	Overall SF
P2-B	2bed / 2bath	4 du	40%	1,179 sf	4,716 sf
P2-C	2bed / 2bath	4 du	40%	1,315 sf	5,260 sf
P2-C ALT	2bed / 2bath	2 du	20%	1,322 sf	2,644 sf
Sub-total		10 du	100%		12,620 sf
Average unit size		1262 sf			

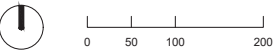
3 Story Stacked Flats	Ratio Resident	# of Units	Spaces Required	3 Story Stacked Flats	Parking Provided
Parking Required				Enclosed Garage	11 spaces
1 bed	1.5	0	0	Carports spaces for resident	0 spaces
2 bed or more beds	2	10	20	Uncovered spaces for resident	10 spaces
Guest for 1 bed	0.25	0	0	Uncovered spaces for guest	5 spaces
Guest for 2 bed or more beds	0.45	10	5	Total Parking Spaces	26 spaces
Total required spaces			25		

TPOLOGY

- 4 STORY CONDOMINIUM
- 3 STORY STACKED FLATS

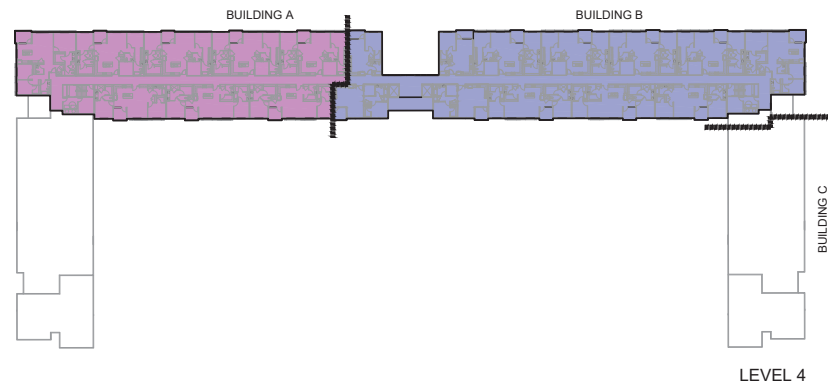


PRELIMINARY DESIGN REVIEW
 MARCH 15, 2021

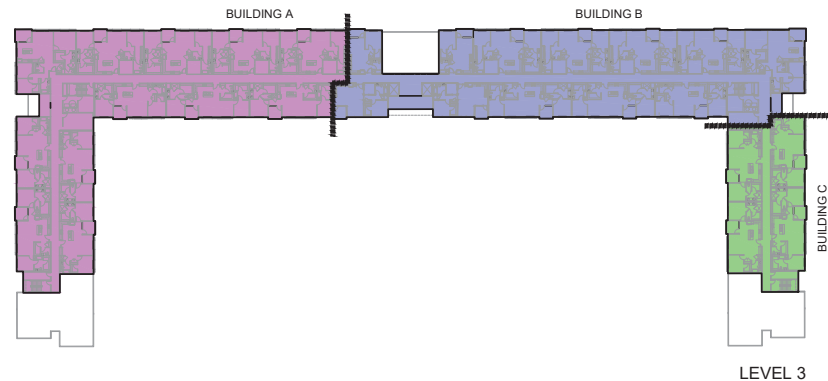


ARCHITECTURAL SITE PLAN + SUMMARY
 COLLEGE PARK NORTH - 4 STORY CONDOMINIUM & 3 STORY STACKED FLATS

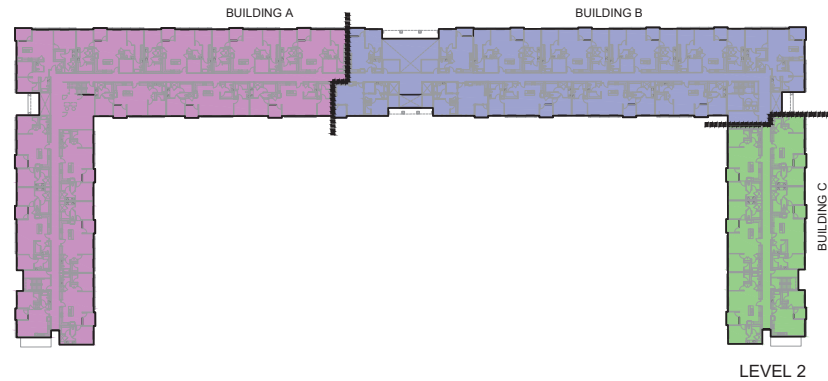
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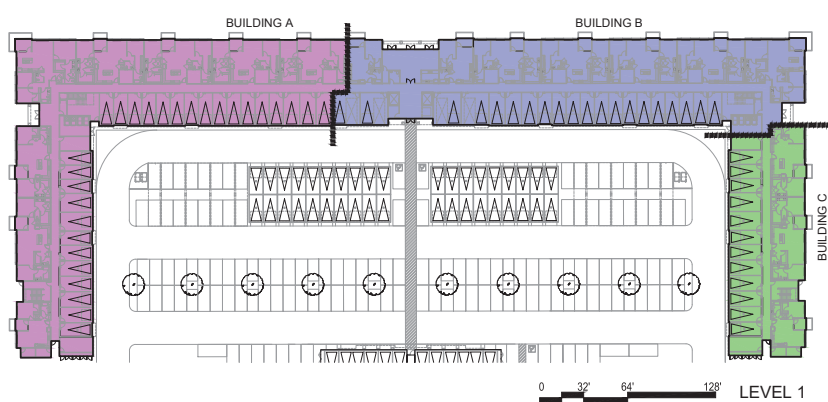
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

0 32' 64' 128'
2 HOUR FIRE BARRIER PER CBC SECTION 707

ALLOWABLE AREA R2 - 4 STORY CONDOMINIUMS

ALLOWABLE AREA PER STORY CALCULATION FOR MIXED-OCCUPANCY MULTI-STORY BUILDING (CBC SEC. 506.2.4):

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

WEIGHTED FRONTAGE WIDTH CALCULATION (CBC SEC 506.3.2):

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = (WIDTH x WEIGHTED AVERAGE) = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)
L_n = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
W_n = WIDTH (≥ 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20' OR MORE

FRONTAGE INCREASE CALCULATION (CBC SEC 506.3.3):

I_f = [F/P - 0.25] W/30
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20'
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SEC 506.3.2

ALLOWABLE AREA PER STORY CALCULATION (CBC SEC 506.2.4):

A_n = [A_n + (NS x I_f)]
A_n = ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)
A = TABULAR BUILDING AREA PER STORY PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
I_f = AREA INCREASE FACTOR DUE TO FRONTAGE PER 506.3

LEVEL:	R-2 ACTUAL	+	U ACTUAL	<
LEVEL 1:	R-2 ALLOWABLE (Eq. 5-3)		U ALLOWABLE (Eq. 5-3)	<1
LEVEL 2:	R-2 ALLOWABLE (Eq. 5-3)		U ALLOWABLE (Eq. 5-3)	<1
LEVEL 3:	R-2 ALLOWABLE (Eq. 5-3)		U ALLOWABLE (Eq. 5-3)	<1
LEVEL 4:	R-2 ALLOWABLE (Eq. 5-3)		U ALLOWABLE (Eq. 5-3)	<1
TOTAL SUM OF RATIOS:				<2

ALLOWABLE AREA: BASED ON CBC 506.2.4					
ALLOWABLE AREA EQUATION: A/a = [A/i + (NS x I _f)]					
BUILDING TYPE	ALLOWABLE AREA FACTOR	P=PERIMETER		F= FRONTAGE W=WIDTH	
BUILDING C TYPE VA	36000	P1	188	168	30
		P2	160	160	30
		P3	56	56	30
		P4	61	0	0
TOTAL P		445			
TOTAL F			384		
AVERAGE W					22.5
I _f		0.61	ALLOWABLE AREA R2	43355	
			ALLOWABLE AREA U	32516	

ALLOWABLE AREA: BASED ON CBC 506.2.4					
ALLOWABLE AREA EQUATION: A/a = [A/i + (NS x I _f)]					
BUILDING TYPE	ALLOWABLE AREA FACTOR	P=PERIMETER		F= FRONTAGE W=WIDTH	
BUILDING B TYPE VA	36000	P1	334	334	30
		P2	64	64	30
		P3	61	0	0
		P4	40	40	30
		P5	8	8	30
		P6	218	218	25
		P7	29	29	30
		P8	73	0	0
TOTAL P		826			
TOTAL F			692		
AVERAGE W					22
I _f		0.56	ALLOWABLE AREA R2	42683	
			ALLOWABLE AREA U	32012	

ALLOWABLE AREA: BASED ON CBC 506.2.4					
ALLOWABLE AREA EQUATION: A/a = [A/i + (NS x I _f)]					
BUILDING TYPE	ALLOWABLE AREA FACTOR	P=PERIMETER		F= FRONTAGE W=WIDTH	
BUILDING A TYPE VA	36000	P1	232	232	30
		P2	242	242	30
		P3	56	56	30
		P4	167.5	168	30
		P5	40	40	30
		P6	134	134	25
		P7	73	0	0
TOTAL P		944.5			
TOTAL F			872		
AVERAGE W					25
I _f		0.66	ALLOWABLE AREA R2	43866	
			ALLOWABLE AREA U	32899	

ALLOWABLE AREA RATIOS					
ALLOWABLE AREA EQUATION: (ACTUAL R2/ALLOWABLE R2) + (ACTUAL U / ALLOWABLE U) + (ACTUAL A / ALLOWABLE A)					
STORY	R2 ALLOWABLE	U ALLOWABLE	R2 ACTUAL	U ACTUAL	AREA FACTOR
1	42683	32012	14858	6663	0.35
2	42683	32012	19047	773	0.47
3	42683	32012	18893	515	0.46
4	42683	32012	18636	282	0.45
					1.72

ALLOWABLE AREA RATIOS					
ALLOWABLE AREA EQUATION: (ACTUAL R2/ALLOWABLE R2) + (ACTUAL U / ALLOWABLE U) + (ACTUAL A / ALLOWABLE A)					
STORY	R2 ALLOWABLE	U ALLOWABLE	R2 ACTUAL	U ACTUAL	AREA FACTOR
1	43866	32899	14926	8750	0.61
2	43866	32899	23179	573	0.55
3	43866	32899	20847	573	0.49
4	43866	32899	14497	282	0.34
					1.98

R2 - 4 STORY CONDOMINIUMS:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
- 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
- 2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
- 2019 CALIFORNIA ENERGY CODE PART 6, TITLE 24
- 2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
- 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11
- CITY OF ROCKLIN MUNICIPAL ORDINANCE

PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE TO ALL BUILDING TYPES:

- NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
- NFPA 24 - PRIVATE FIRE SERVICE MAINS
- NFPA 72 - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)

REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-A CONSTRUCTION

OCCUPANCY GROUP: R-2 RESIDENTIAL
(CRC R302.2)
U UTILITY / GARAGE

CONSTRUCTION TYPE: V-A

FIRE SPRINKLERS: NFPA 13 PER CFC SECTION 903.1.1/CBC TABLES 504.3 & 506.2
PER CFC SECTION D106. EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES, ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2

ALLOWABLE HEIGHT: <70 FEET

ACTUAL HEIGHT: <70 FEET (SEE ELEVATIONS)

ALLOWABLE STORIES: 4 STORIES
(CBC TABLE 504.3 & SEC. 504.4)

ALLOWABLE FLOOR AREA: SEE "ALLOWABLE AREAS" ON THIS SHEET
GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED BY 1-HR FIRE BARRIER.

FIRE RESISTIVE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)

1-HOUR RATED CONSTRUCTION IS REQUIRED FOR PRIMARY STRUCTURAL FRAME, EXTERIOR WALLS AND INTERIOR BEARING WALLS, FLOOR ASSEMBLIES AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION.

BEARING WALLS, AND PRIMARY STRUCTURAL ELEMENTS SHALL BE PROTECTED COMPLYING WITH CBC SECTION 704.

DWELLING UNIT SEPARATION: 1-HOUR FIRE PARTITION AND / OR 1-HOUR HORIZONTAL ASSEMBLY PER CBC SECTION 420

ACCESSIBILITY

APPLICATION: ALL COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRIBED IN CHAPTER 11A - DIVISION IV.

IN BUILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV.

ALL BUILDINGS ARE REQUIRED TO HAVE AN ACCESSIBLE ENTRANCE PER CBC 1106A.

CBC 11A - DIVISION IV: ALL DWELLING UNITS REQUIRED TO BE ADAPTABLE AND ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING SECTIONS:

- 1130A ACCESSIBLE ROUTE
- 1131A CHANGES IN LEVEL IN ACCESSIBLE ROUTE
- 1132A DOORS
- 1133A KITCHENS
- 1134A BATHING AND TOILET FACILITIES
- 1135A LAUNDRY ROOMS
- 1136A ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS

SOLAR REQUIRED

SOLAR PLANS BY OTHERS UNDER DEFERRED SUBMITTAL

B. LOW-RISE AND HIGH-RISE MULTI-FAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.

ALLOWABLE AREA R2 -3 STORY STACKED FLATS

ALLOWABLE AREA PER STORY CALCULATION FOR MIXED-OCCUPANCY MULTI-STORY BUILDING (CBC SEC. 506.2.4):

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

WEIGHTED FRONTAGE WIDTH CALCULATION (CBC SEC 506.3.2):

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
 W = (WIDTH: WEIGHTED AVERAGE) = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)
 L_n = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
 W_n = WIDTH (≥ 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL.
 F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20' OR MORE

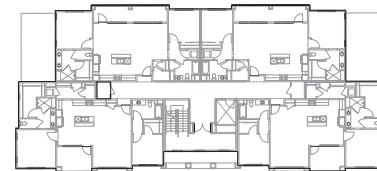
FRONTAGE INCREASE CALCULATION (CBC SEC 506.3.3):

I_f = [F/P - 0.25] W/30
 I_f = AREA FACTOR INCREASE DUE TO FRONTAGE.
 F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20'
 P = PERIMETER OF ENTIRE BUILDING (FEET)
 W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SEC 506.3.2

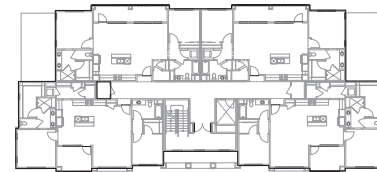
ALLOWABLE AREA PER STORY CALCULATION (CBC SEC 506.2.4):

A_n = [A_s + (NS x I_f)]
 A_n = ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)
 A_s = TABULAR BUILDING AREA PER STORY PER TABLE 506.2
 NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
 I_f = AREA INCREASE FACTOR DUE TO FRONTAGE PER 506.3

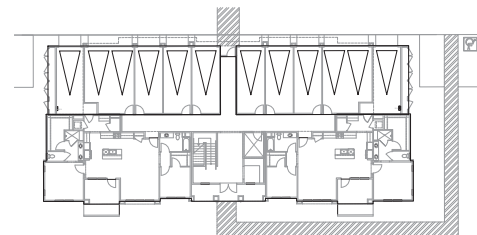
LEVEL 1:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 2:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 3:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 4:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
TOTAL SUM OF RATIOS:			<2



LEVEL 3



LEVEL 2



LEVEL 1



R2 - 3 STORY STACKED FLATS:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
- 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
- 2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
- 2019 CALIFORNIA ENERGY CODE PART 6, TITLE 24
- 2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
- 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11
- CITY OF ROCKLIN MUNICIPAL ORDINANCE

PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE TO ALL BUILDING TYPES:

- NFPA 13, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
- NFPA 24, - PRIVATE FIRE SERVICE MAINS
- NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)

REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-B CONSTRUCTION

OCCUPANCY GROUP: (CRC R302.2)	R-2 RESIDENTIAL U UTILITY / GARAGE
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NFPA 13 PER CFC SECTION 903.1.1/CBC TABLES 504.3 & 506.2 PER CFC SECTION D106. EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES, ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2
ALLOWABLE HEIGHT:	<60 FEET
ACTUAL HEIGHT:	<40 FEET (SEE ELEVATIONS)
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	3 STORIES
ALLOWABLE FLOOR AREA:	SEE "ALLOWABLE AREAS" ON THIS SHEET
FIRE RESISTIVE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)	1-HOUR RATED CONSTRUCTION IS REQUIRED FOR PRIMARY STRUCTURAL FRAME, EXTERIOR WALLS AND INTERIOR BEARING WALLS, FLOOR ASSEMBLIES AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION. BEARING WALLS, AND PRIMARY STRUCTURAL ELEMENTS SHALL BE PROTECTED COMPLYING WITH CBC SECTION 704.
DWELLING UNIT SEPARATION:	1-HOUR FIRE PARTITION AND / OR 1-HOUR HORIZONTAL ASSEMBLY PER CBC SECTION 420

ACCESSIBILITY

APPLICATION: (PER CRC R320.1)	ALL COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRIBED IN CHAPTER 11A - DIVISION IV. IN BUILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV. ALL BUILDINGS ARE REQUIRED TO HAVE AN ACCESSIBLE ENTRANCE PER CBC 1106A.
CBC 11A - DIVISION IV:	ALL DWELLING UNITS REQUIRED TO BE ADAPTABLE AND ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING SECTIONS: 1130A ACCESSIBLE ROUTE 1131A CHANGES IN LEVEL IN ACCESSIBLE ROUTE 1132A DOORS 1133A KITCHENS 1134A BATHING AND TOILET FACILITIES 1135A LAUNDRY ROOMS 1136A ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS

SOLAR REQUIRED

SOLAR PLANS BY OTHERS UNDER DEFERRED SUBMITTAL

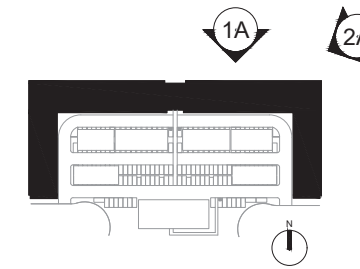
B. LOW-RISE AND HIGH-RISE MULTI-FAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.

ALLOWABLE AREA: BASED ON CBC 506.2.4					
ALLOWABLE AREA EQUATION: A _n = [A _s + (NS x I _f)]					
FRONTAGE INCREASE EQUATION: I _f = [F / P - 0.25]W / 30					
BUILDING TYPE	ALLOWABLE AREA FACTOR	P = PERIMETER		F = FRONTAGE	W = WIDTH
BUILDING TYPE VB	7000	P1	134.5	134.5	30.0
		P2	56.5	56.5	30.0
		P3	56.5	56.5	30.0
		P4	131.2	131.2	30.0
TOTAL P		378.7			
TOTAL F			378.7		
AVERAGE W				30.0	
I _f	0.75	ALLOWABLE AREA		12250	
ALLOWABLE AREA RATIOS					
ALLOWABLE AREA EQUATION: (ACTUAL R2 / ALLOWABLE R2) + (ACTUAL U / ALLOWABLE U)					
STORY	R2 ALLOWABLE	U ALLOWABLE	R2 ACTUAL	U ACTUAL	AREA FACTOR
1	12250.00000	20625	4334	3136	0.51
2	12250.00000	20625	6838	62	0.56
3	12250.00000	20625	6838	62	0.56
					1.63



MARCH 15, 2021





OVERALL FRONT ELEVATION N.T.S



2A - FRONT LEFT PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

Egress window for emergency escape

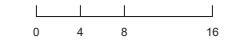


1A - FRONT ELEVATION



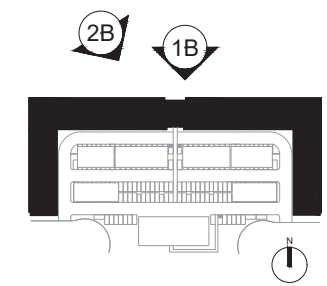
COLLEGE PARK
ROCKLIN, CA # 2018-329

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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.0



OVERALL FRONT ELEVATION N.T.S.

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

Egress window for emergency escape

2B - FRONT PERSPECTIVE



1B - FRONT ELEVATION



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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.1



OVERALL FRONT ELEVATION N.T.S.

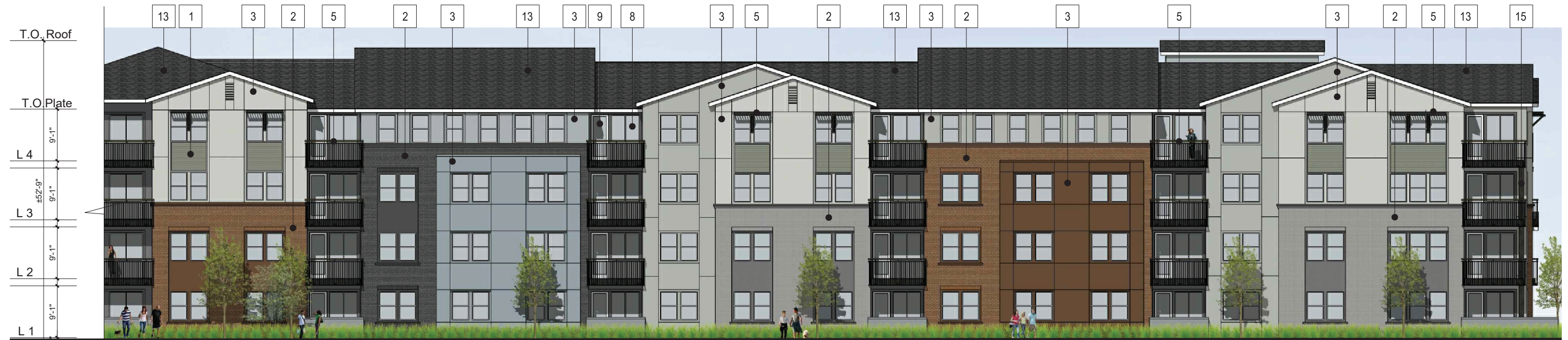


2C - FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

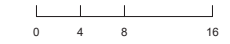
Egress window for emergency escape



1C - FRONT ELEVATION



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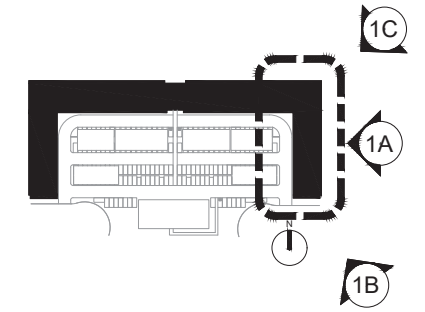


EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.2



1C - FRONT LEFT PERSPECTIVE



1B - LEFT PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

* Egress window for emergency escape



1A - LEFT ELEVATION



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-329

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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.3

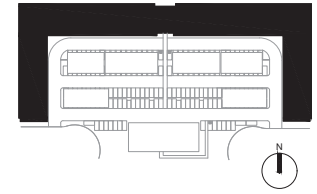


1C - FRONT RIGHT PERSPECTIVE

1C

1A

1B



1B - RIGHT PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

* Egress window for emergency escape



1A - RIGHT ELEVATION

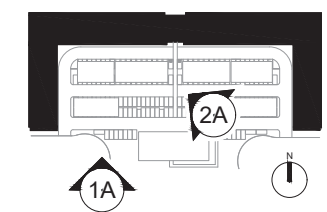


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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.4



OVERALL REAR ELEVATION N.T.S.



2A - REAR PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

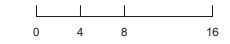
* Egress window for emergency escape



1A - REAR ELEVATION

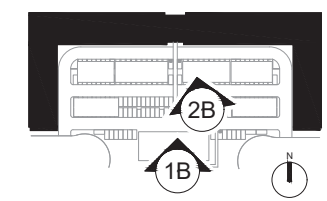


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MARCH 15, 2021



EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.5



OVERALL REAR ELEVATION N.T.S.



2B - REAR PERSPECTIVE

MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

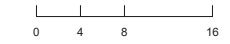
* Egress window for emergency escape



1B - REAR ELEVATION



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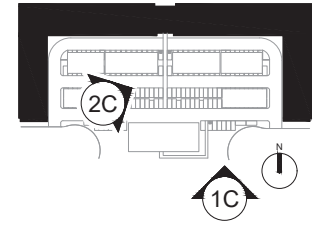


EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM

A2.0.6



OVERALL REAR ELEVATION N.T.S.



2C - REAR PERSPECTIVE

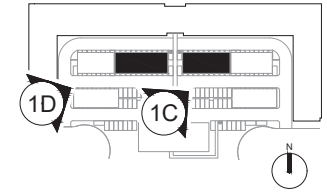
MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

* Egress window for emergency escape



1C - REAR ELEVATION



OVERALL ELEVATION N.T.S. MATERIAL LEGEND:

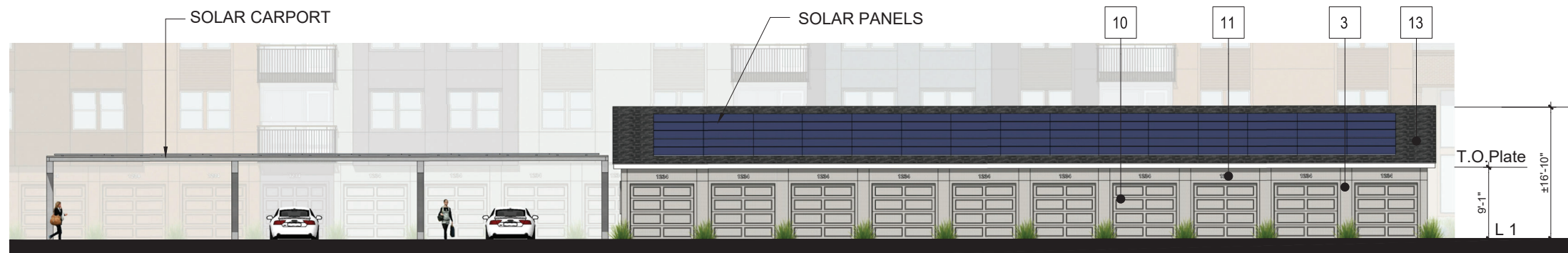
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|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |



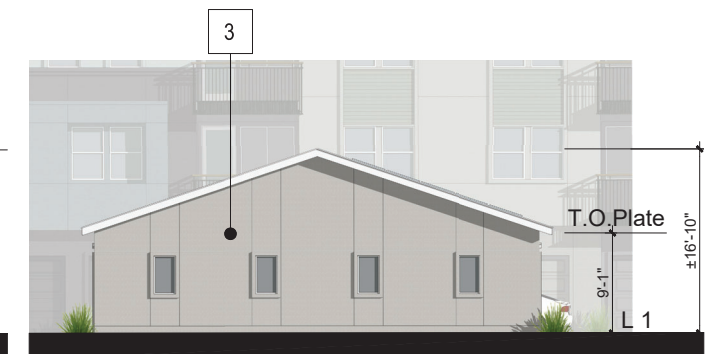
1D - PERSPECTIVE



1C - PERSPECTIVE



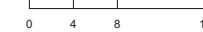
1B. GARAGE BUILDING FRONT ELEVATION



1A. GARAGE BUILDING SIDE ELEVATION

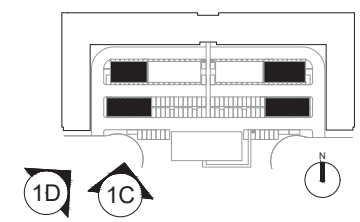


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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM-GARAGE STRUCTURE

A2.0.8



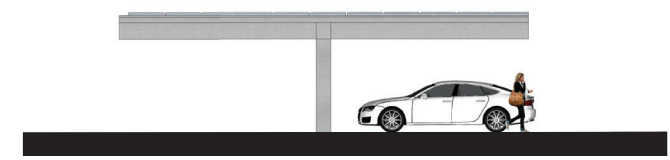
SOLAR PANELS



1D - PERSPECTIVE



1C - PERSPECTIVE



1B. SOLAR CARPORT SIDE ELEVATION

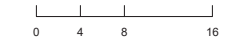


1A. SOLAR CARPORT FRONT ELEVATION



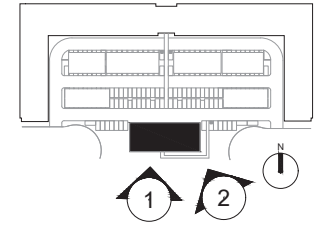
COLLEGE PARK
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EXTERIOR ELEVATIONS
4 STORY CONDOMINIUM-SOLAR CARPORT

A2.0.9



MATERIAL LEGEND:

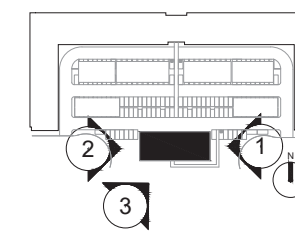
- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

* Egress window for emergency escape

2. 3 story 10 Plex - Front Perspective



1. 3 story 10 Plex - Front Elevation



MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

***** Egress window for emergency escape

3. 3 story 10 Plex - Front Left Perspective



2. 3 story 10 Plex - Left Elevation



1. 3 story 10 Plex - Right Elevation

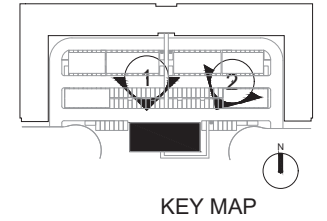


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BUILDING ELEVATIONS
3 STORY STACKED FLATS

A2.1.1



MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / Awning | 14. Exit Door |
| 6. Canopy | 15. Structural Column |
| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

* Egress window for emergency escape

2. 3 story 10 Plex - Rear Right Perspective



1. 3 story 10 Plex - Rear Elevation

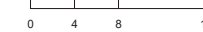


ATLAS
LAB



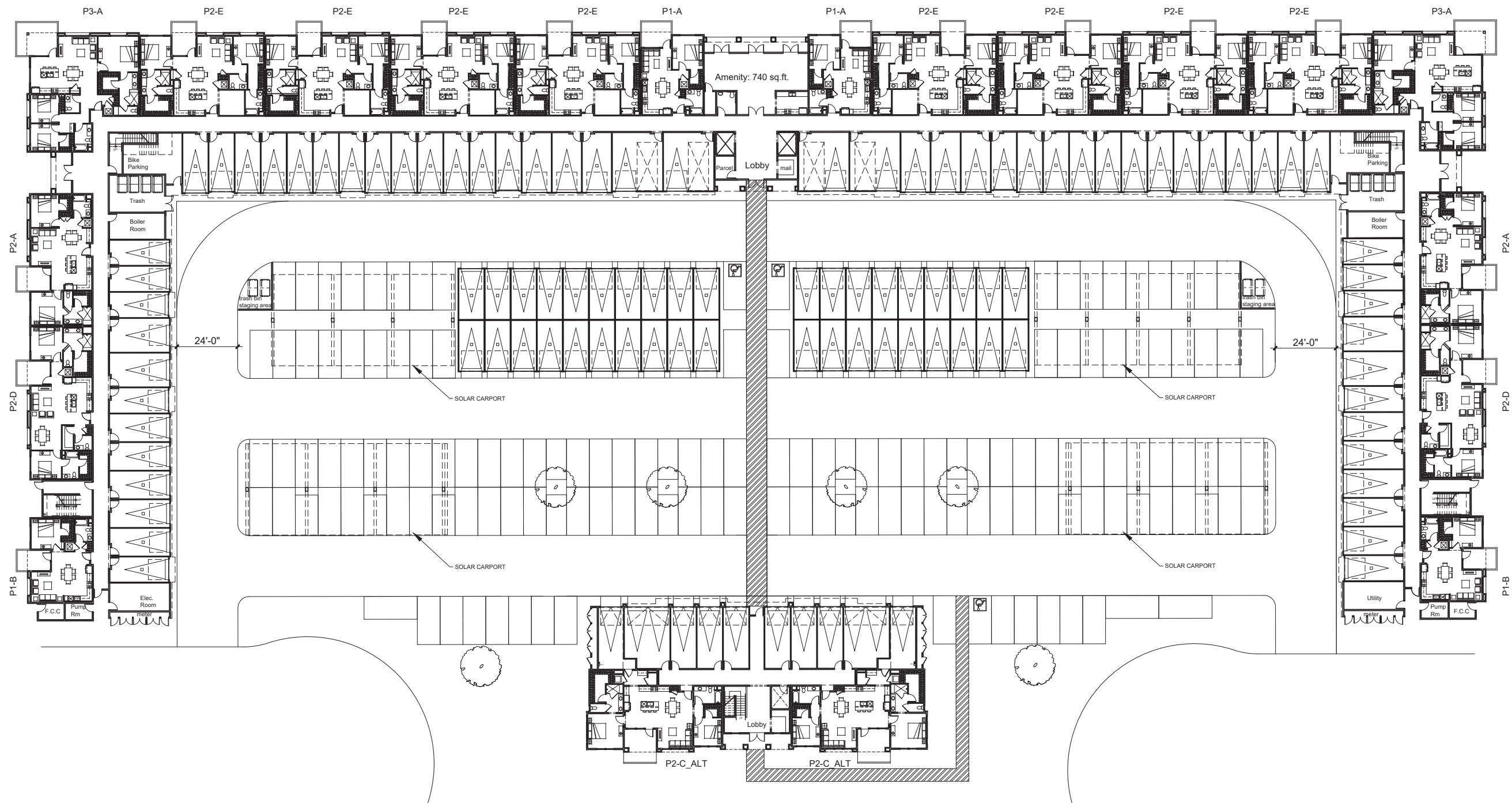
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
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BUILDING ELEVATIONS
3 STORY STACKED FLATS

A2.1.2



LEVEL 1_ 20 units (18 units + 2 units)

Unit Summary	
1 bed	18
2bed	82
3bed	8
Total Units	108

Parking Provided	
Enclosed Garage	109 spaces
Uncovered spaces for resident	99 spaces
Uncovered parking spaces for guest	46 spaces
Total Parking Spaces	254 spaces

Resident Accessible Parking: 5 Spaces (208 x 0.02)
 Guest Accessible Parking: 3 Spaces (46 x 0.05)

Parking Required	Ratio Resident	# of Units	Spaces Required
1 bed	1.5	18	27
2 bed or more beds	2	90	180
Guest for 1 bed	0.25	18	5
Guest for 2 bed or more beds	0.45	90	41
Total required spaces			253

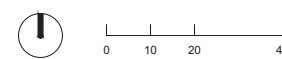


ATLAS LAB



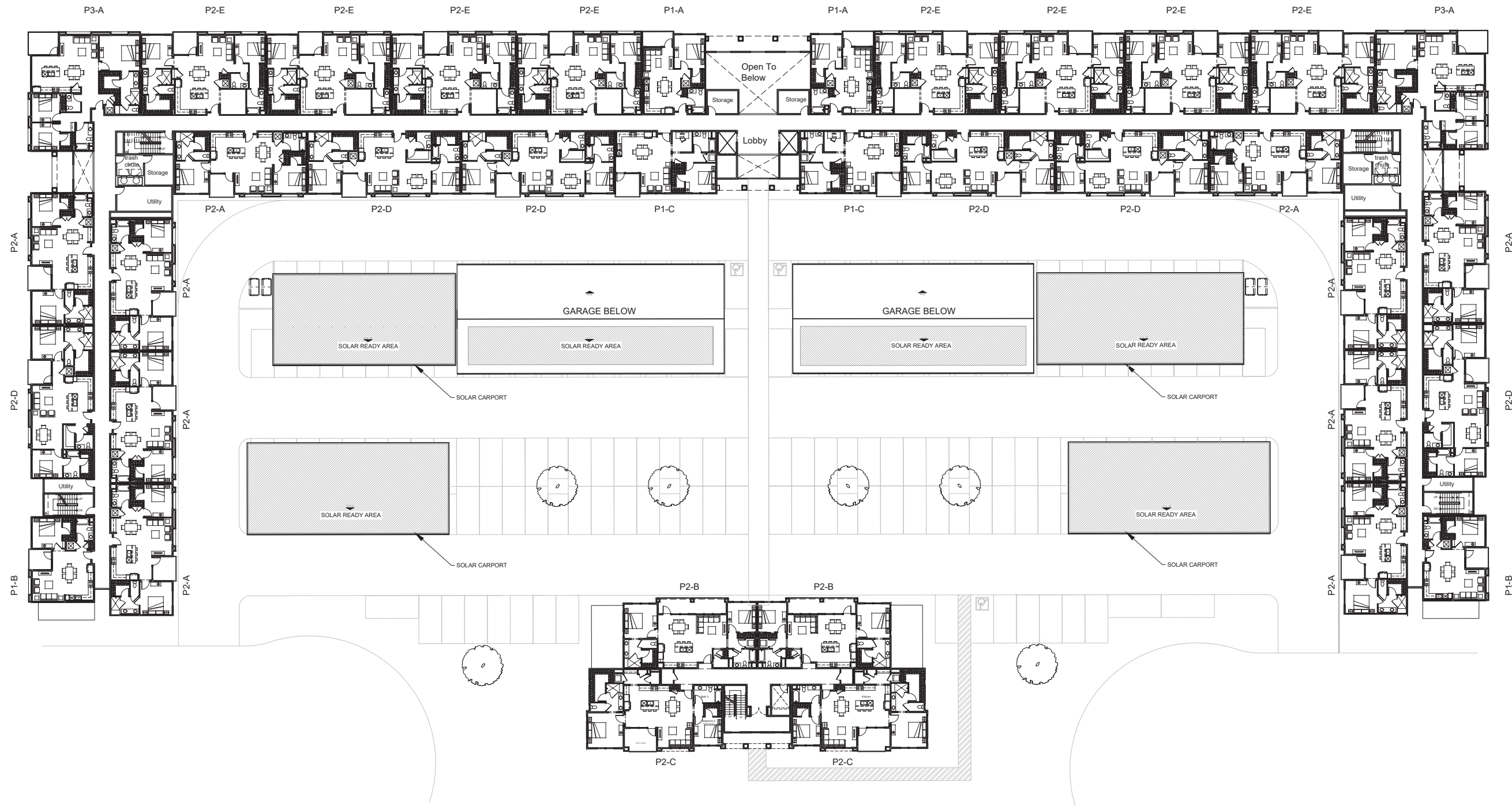
COLLEGE PARK
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BUILDING PLANS
 CONDOMINIUM

A3.0.0



LEVEL 2_36 units (32 units + 4 units)



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-329

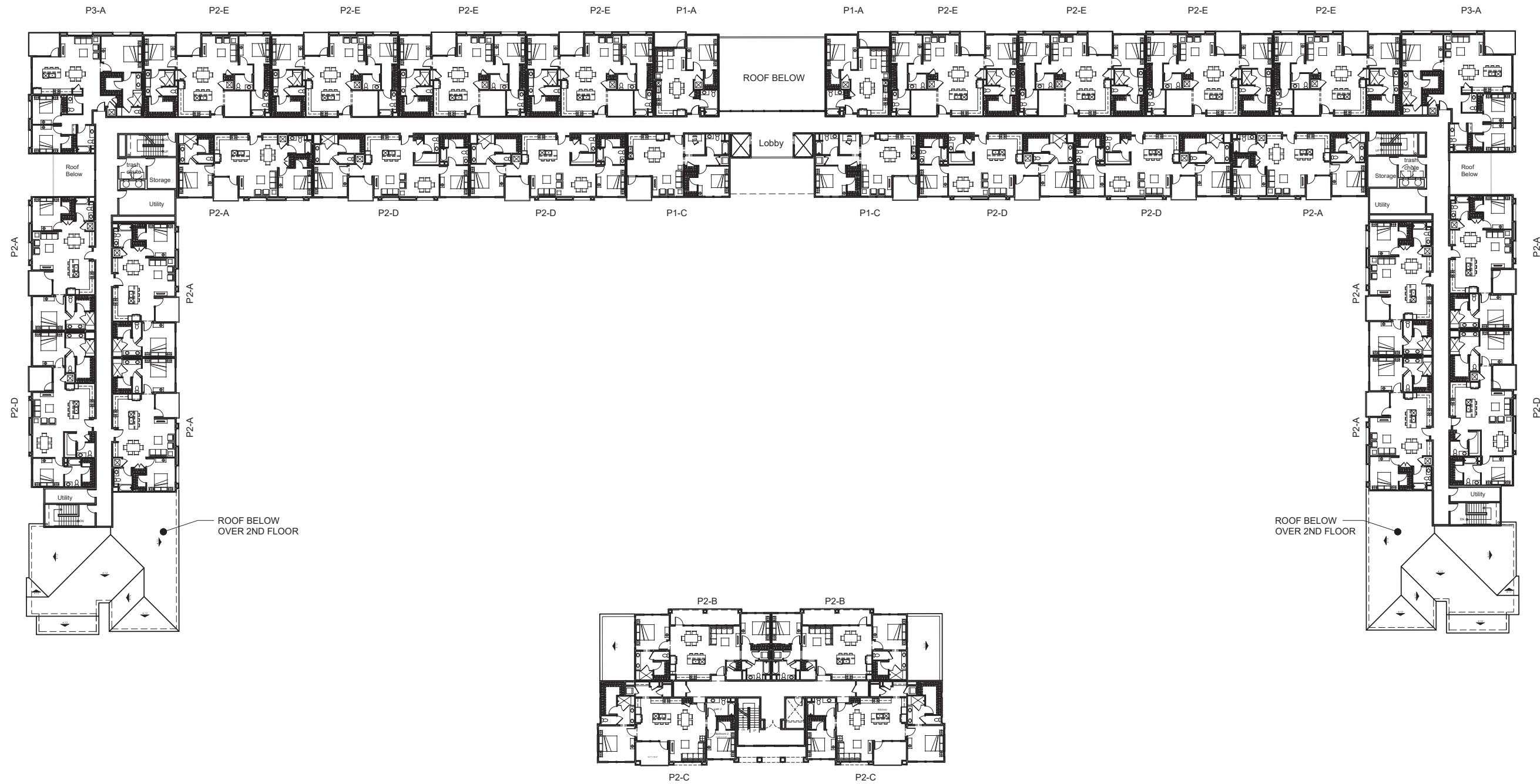
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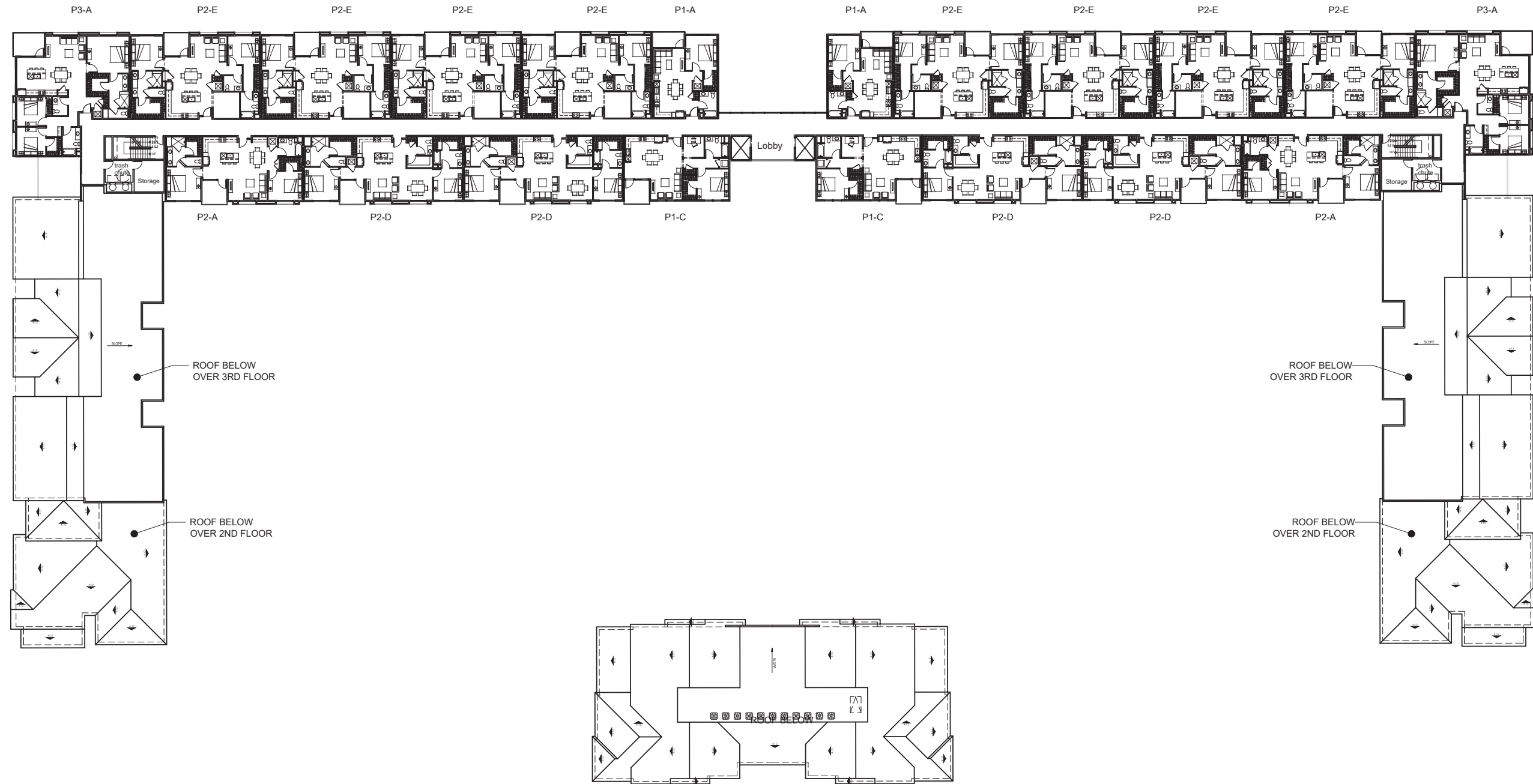
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BUILDING PLANS
CONDOMINIUM

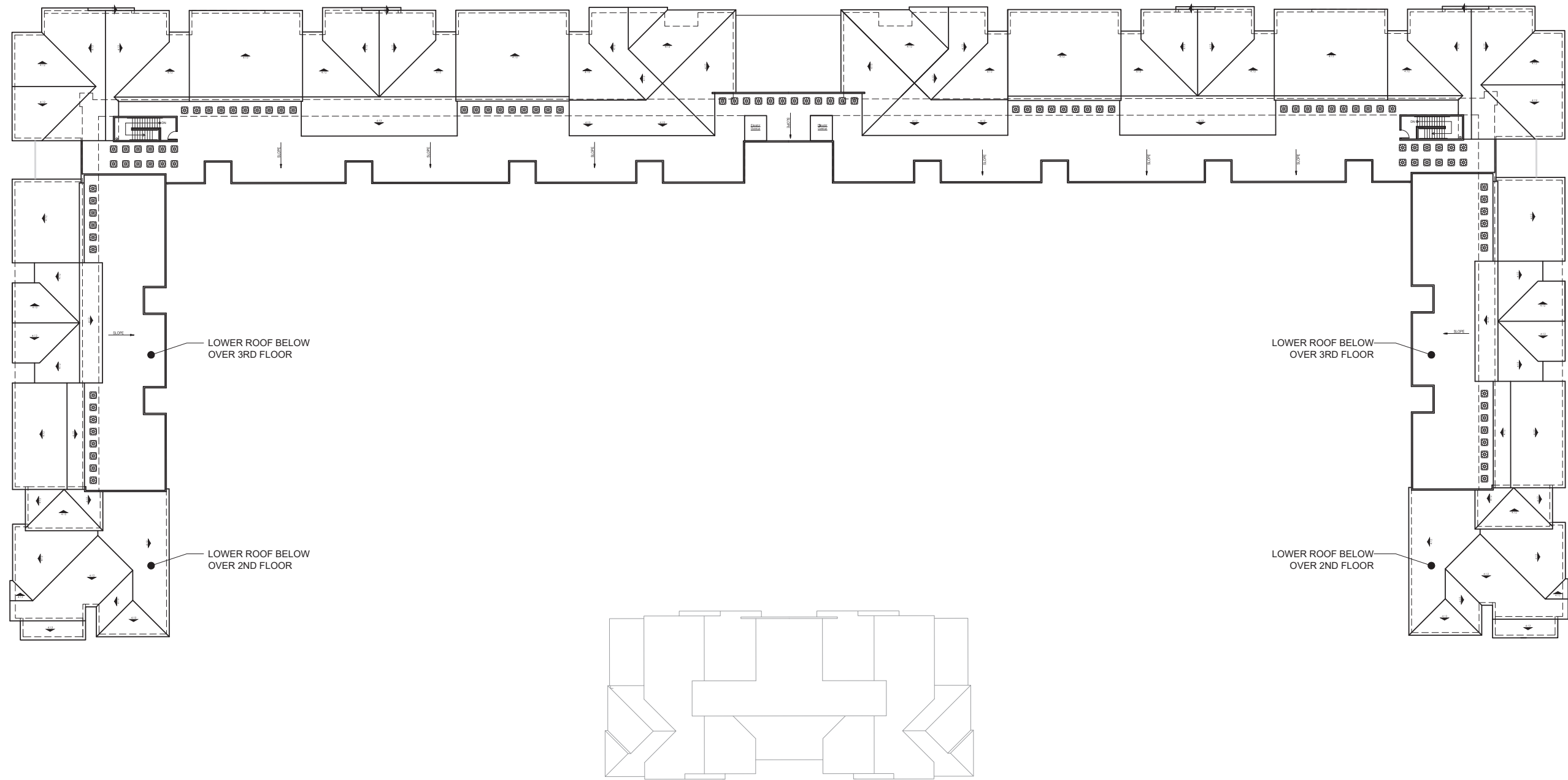
A3.0.1

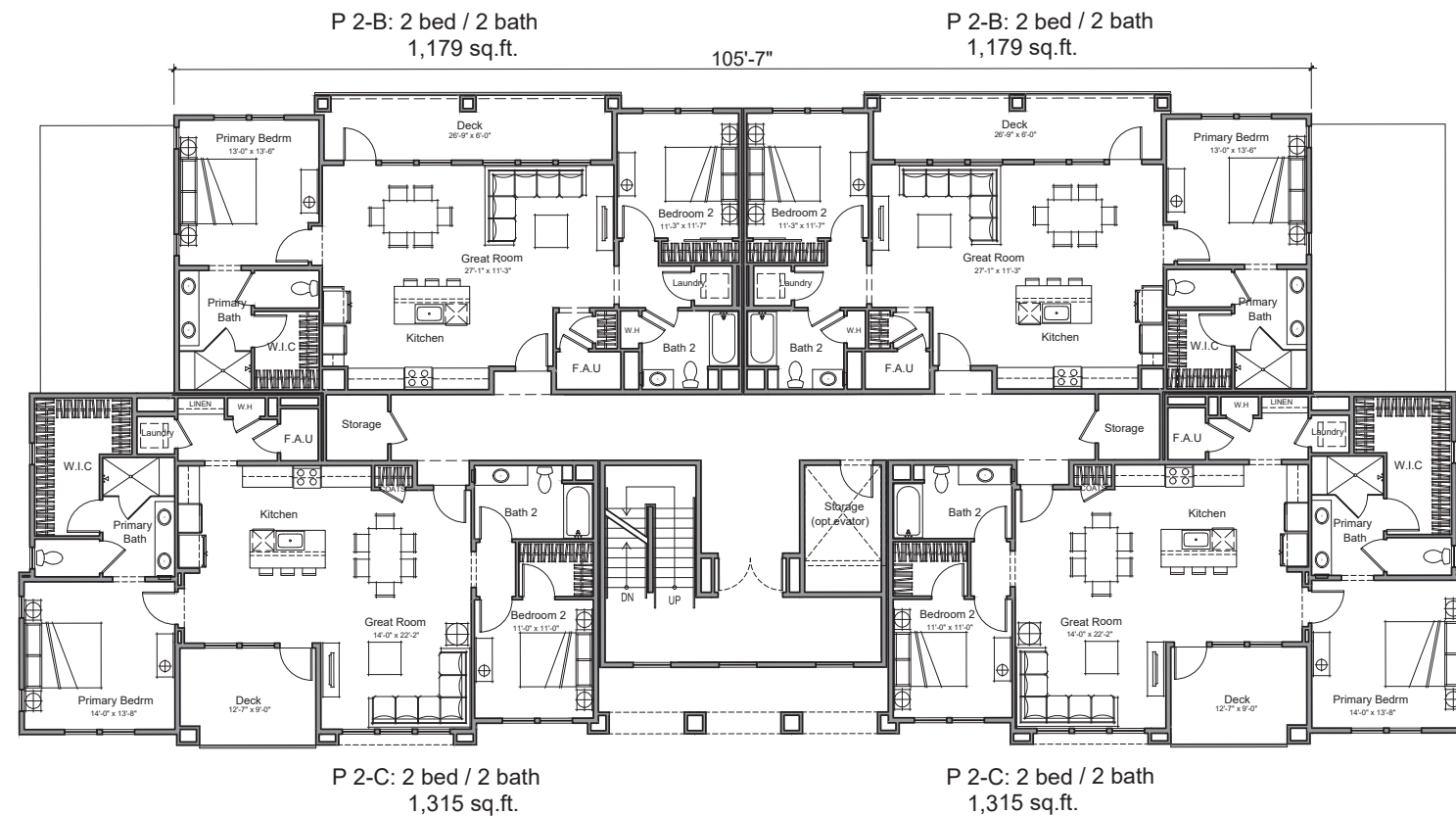


LEVEL 3_32units (28 units + 4 units)

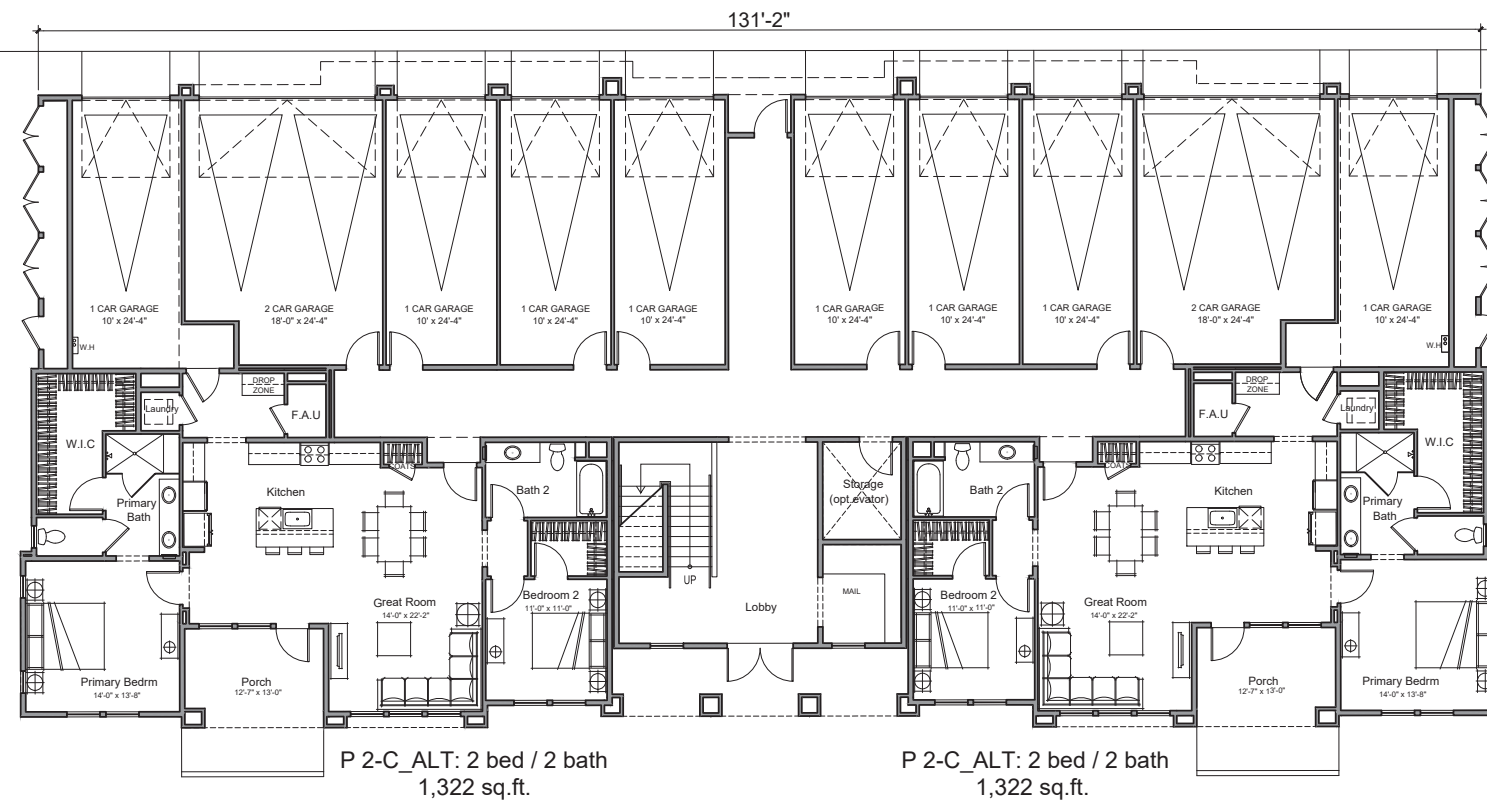


LEVEL 4_20 units





LEVEL 2



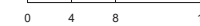
LEVEL 1

3 STORY STACKED FLATS _ 10 PLEX						
Unit Type	Bedroom	Bath	Average *NSF	Units	Approx NSF Total	Provided %
PLAN 2-B	2	2	± 1,179 SF	4	± 4,716 SF	40%
PLAN 2-C	2	2	± 1,315 SF	4	± 5,260 SF	40%
PLAN 2-C_ALT	2	2	± 1,322 SF	2	± 2,644 SF	20%
Total:				10	± 12,620 SF	100%

* Measured to interior stud of wall

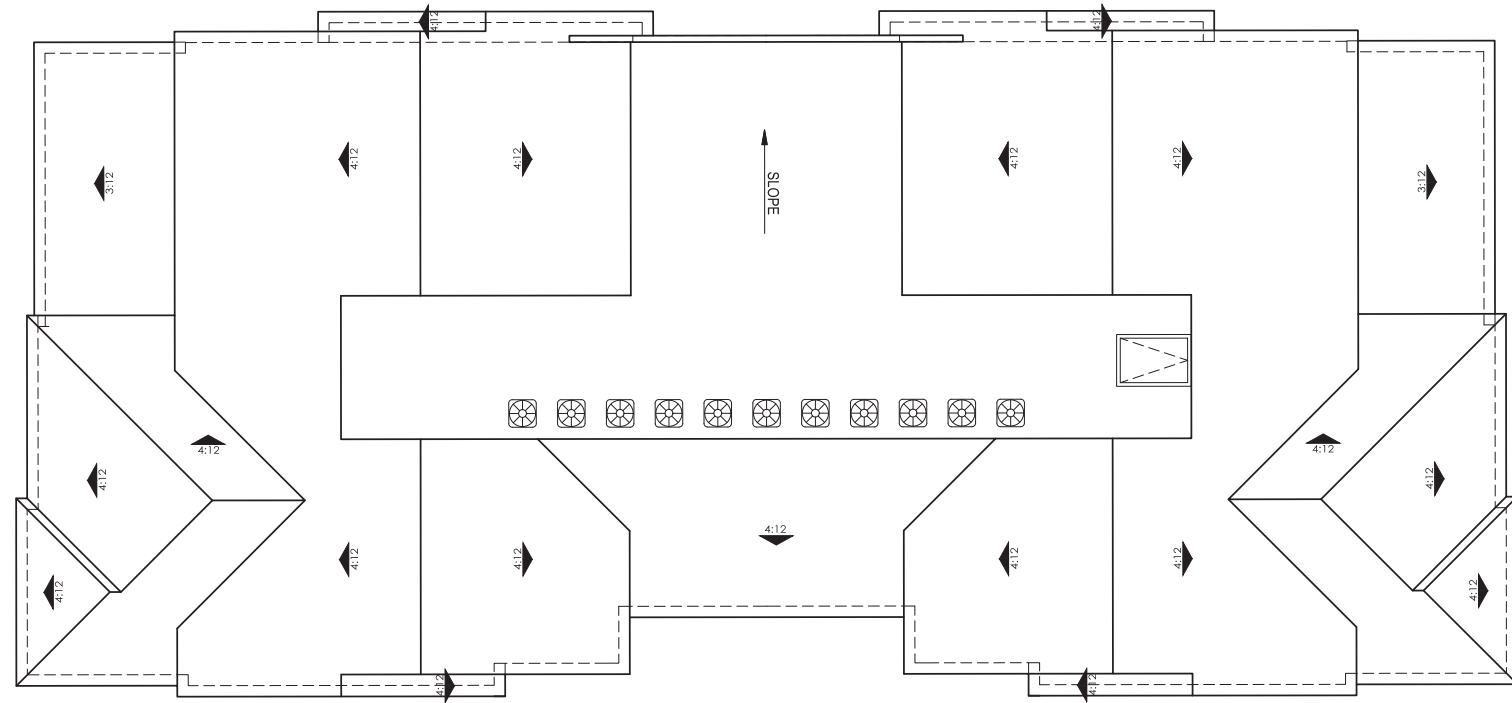


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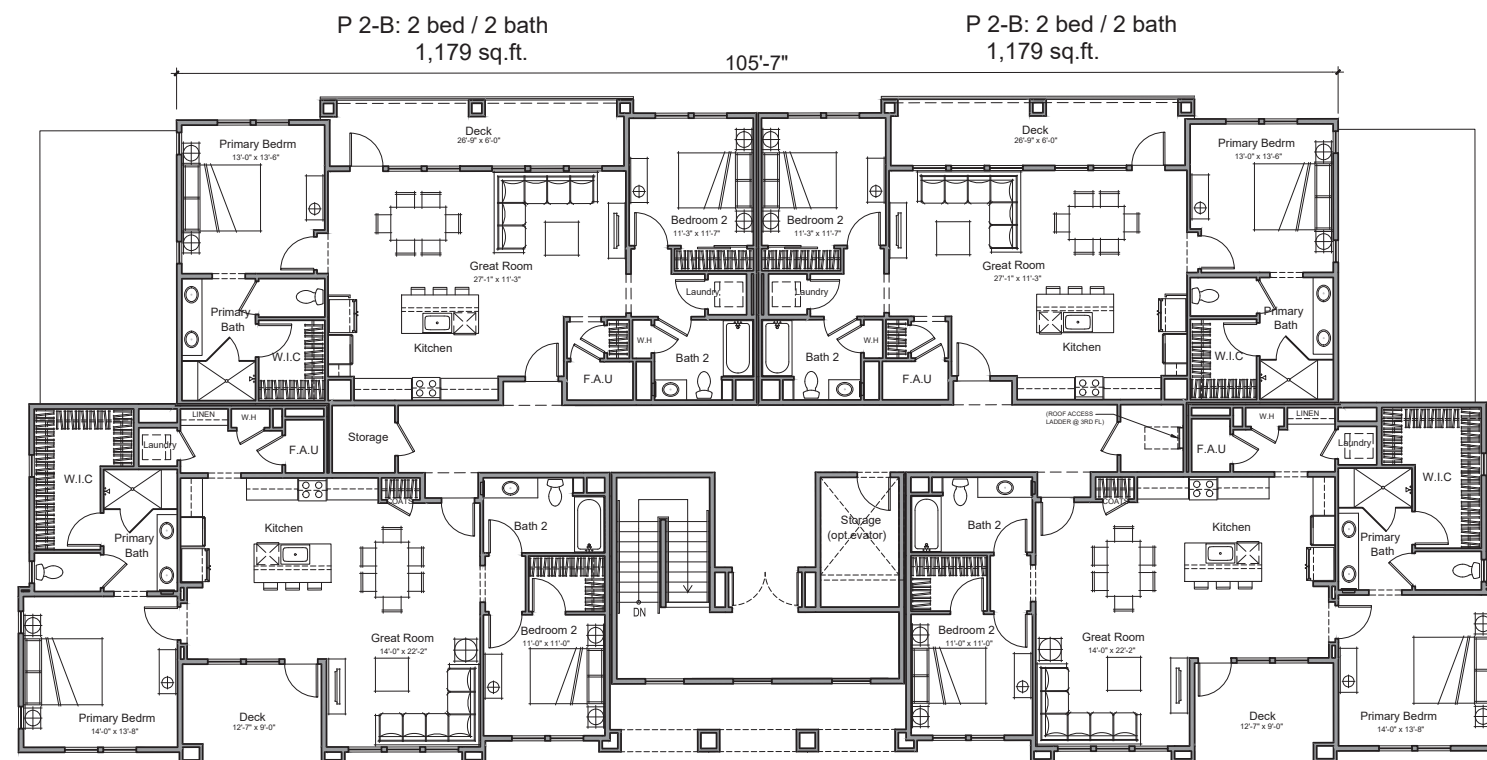


BUILDING PLANS
3 STORY 10 PLEX

A3.1.0



ROOF



P 2-B: 2 bed / 2 bath
1,179 sq.ft.

P 2-B: 2 bed / 2 bath
1,179 sq.ft.

P 2-C: 2 bed / 2 bath
1,315 sq.ft.

P 2-C: 2 bed / 2 bath
1,315 sq.ft.

LEVEL 3

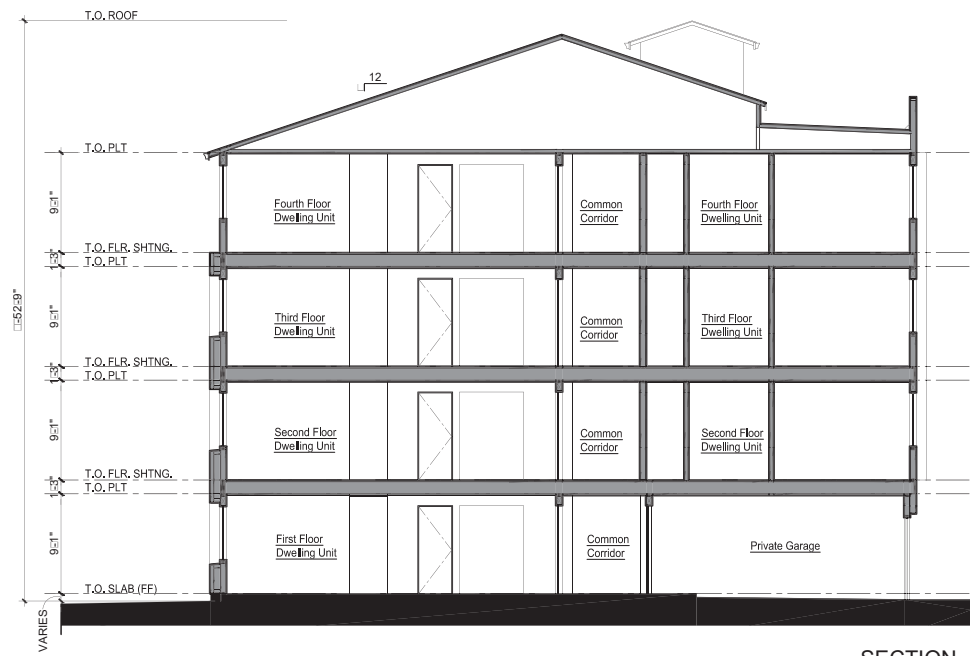


PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

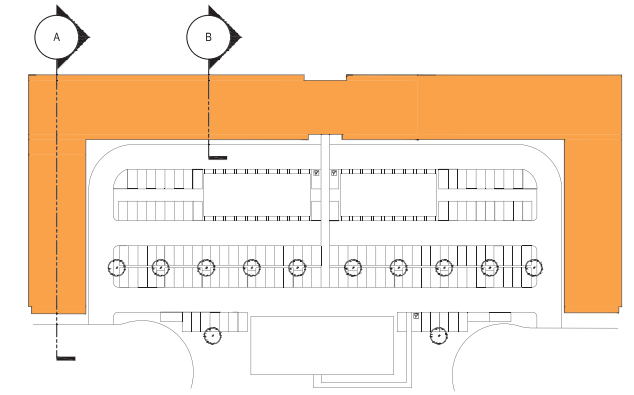


BUILDING PLANS
3 STORY 10 PLEX

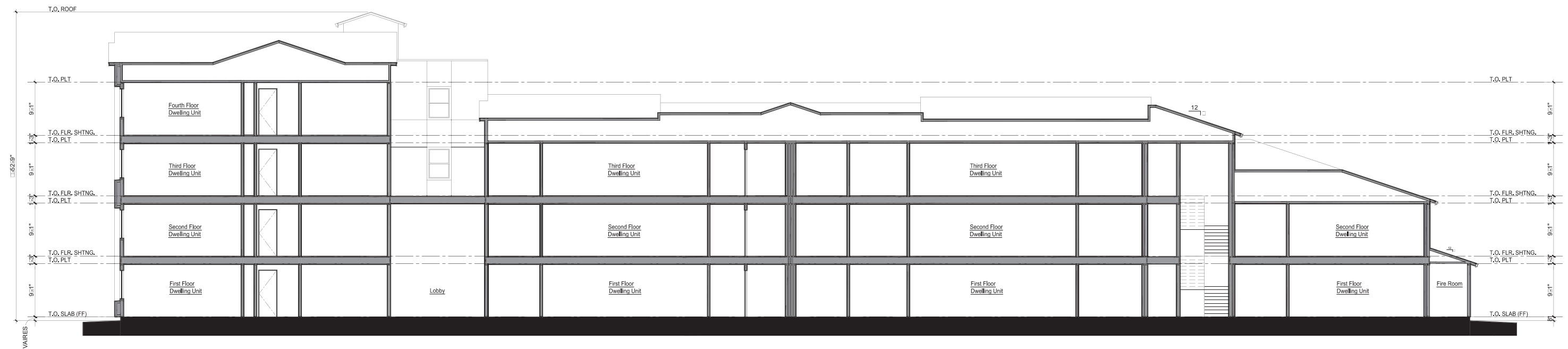
A3.1.1



SECTION - B



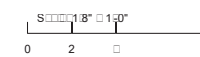
KEY MAP



SECTION - A

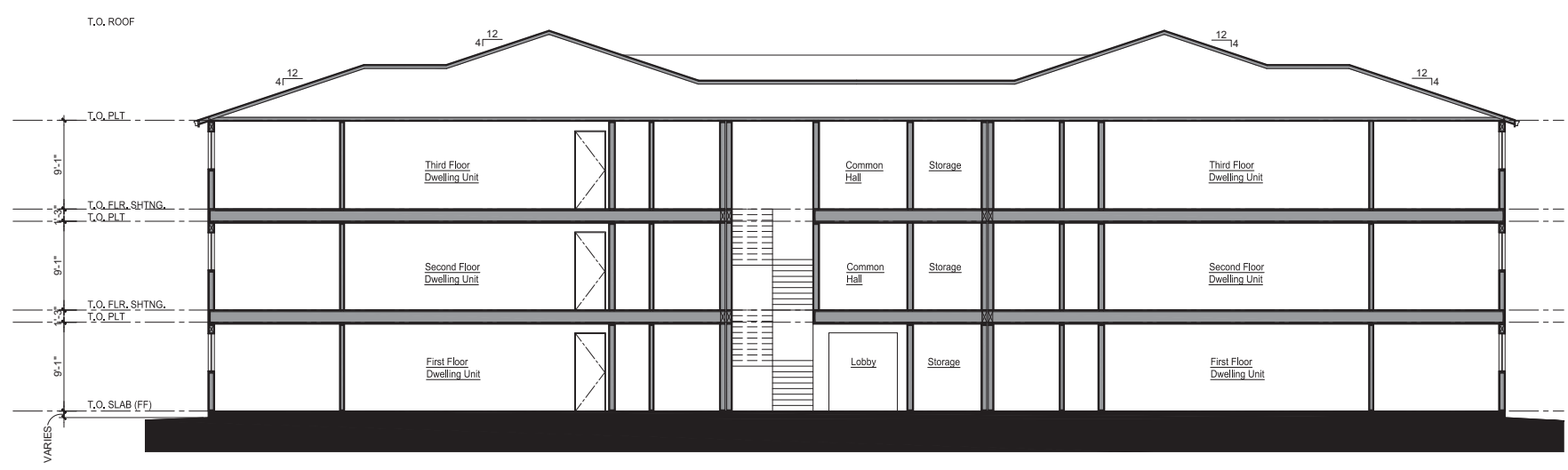
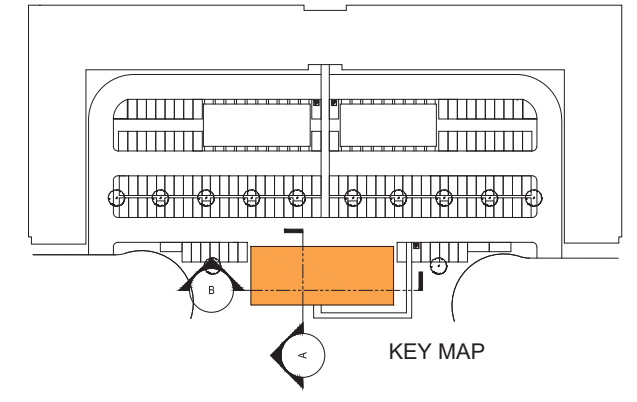


PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

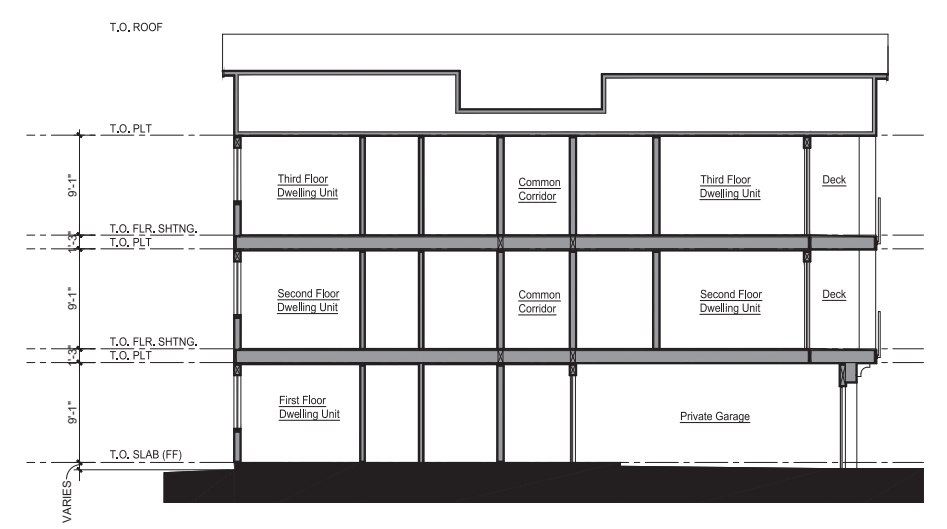


BUILDING SECTIONS
STROY CONDOMINIUM

A000



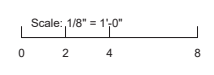
SECTION - B



SECTION - A

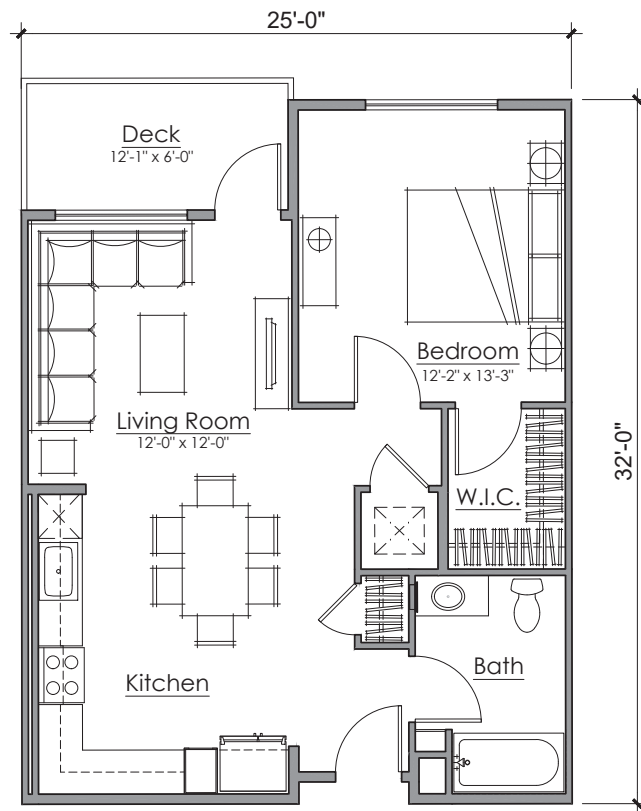


PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

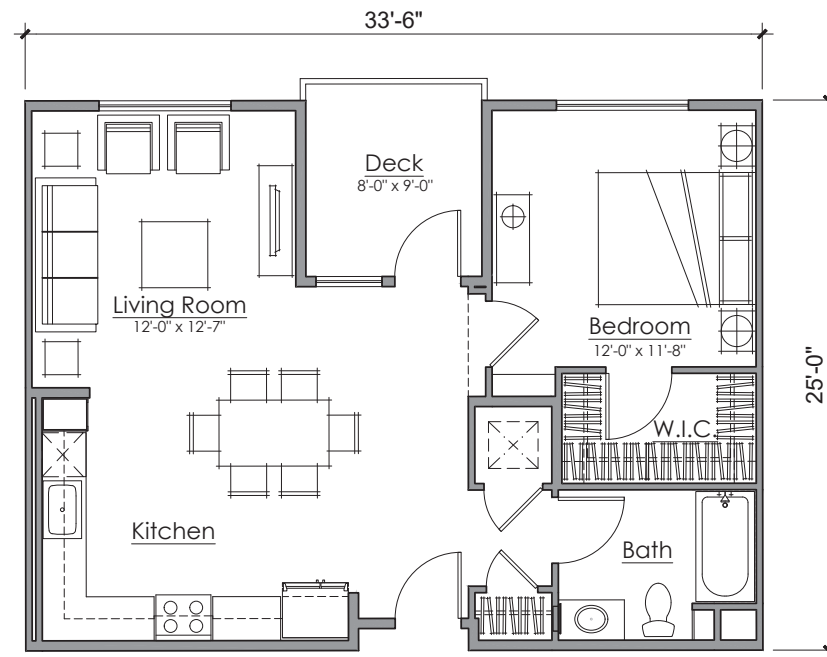


BUILDING SECTIONS
3 STORY STACKED FLATS

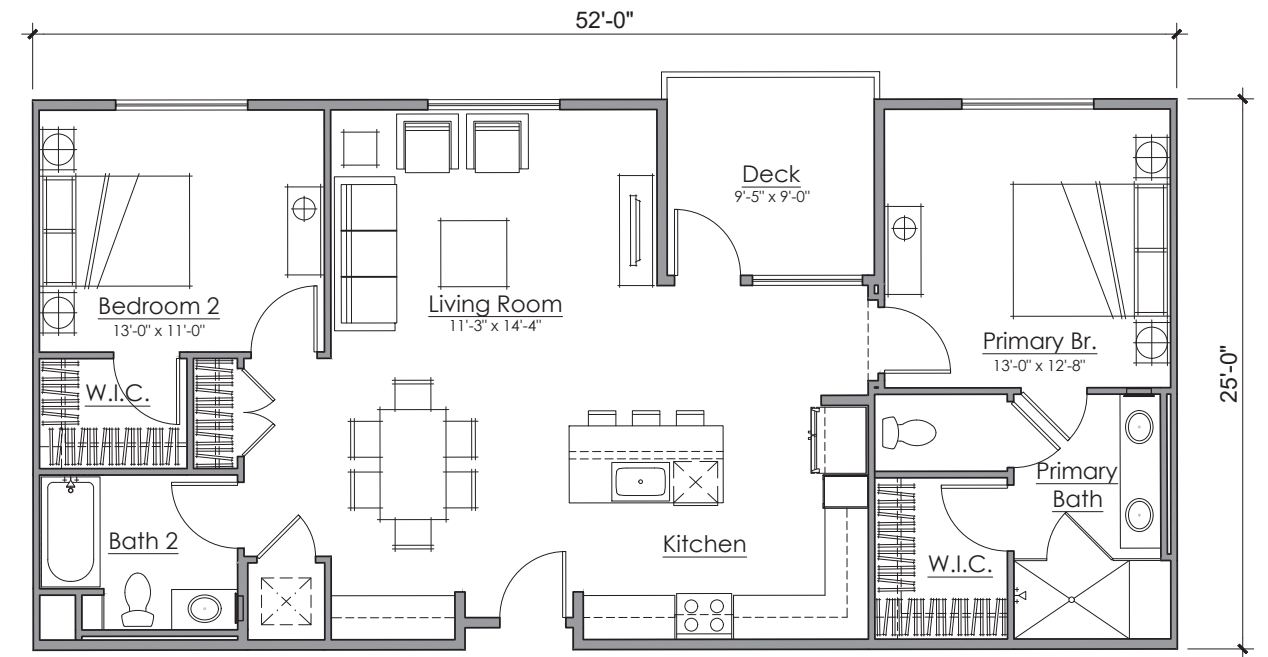
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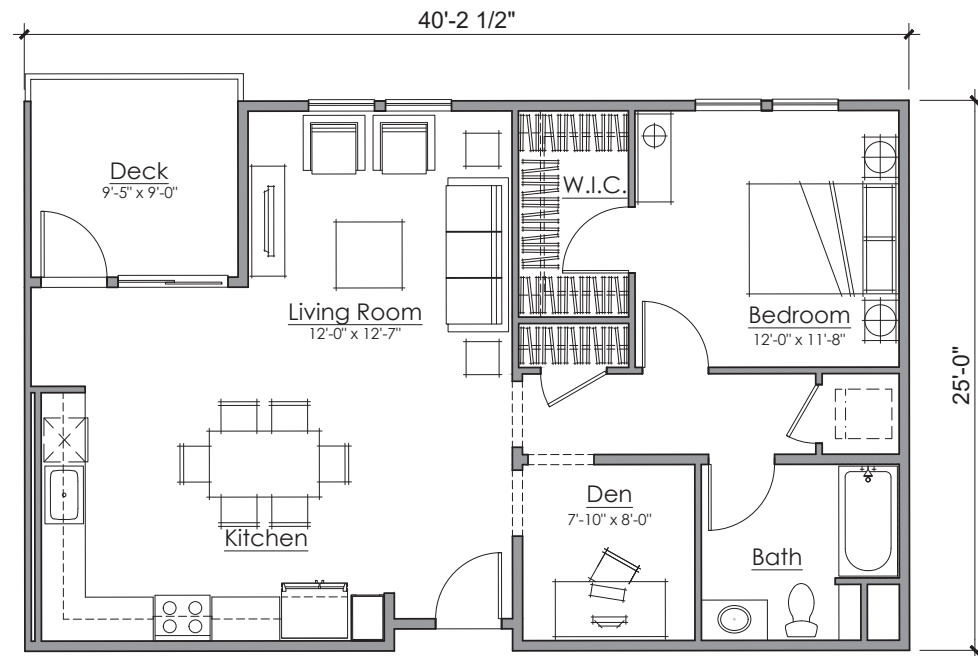
P1-A: 1 bed / 1 ba
AREA: ±700 SQ. FT.



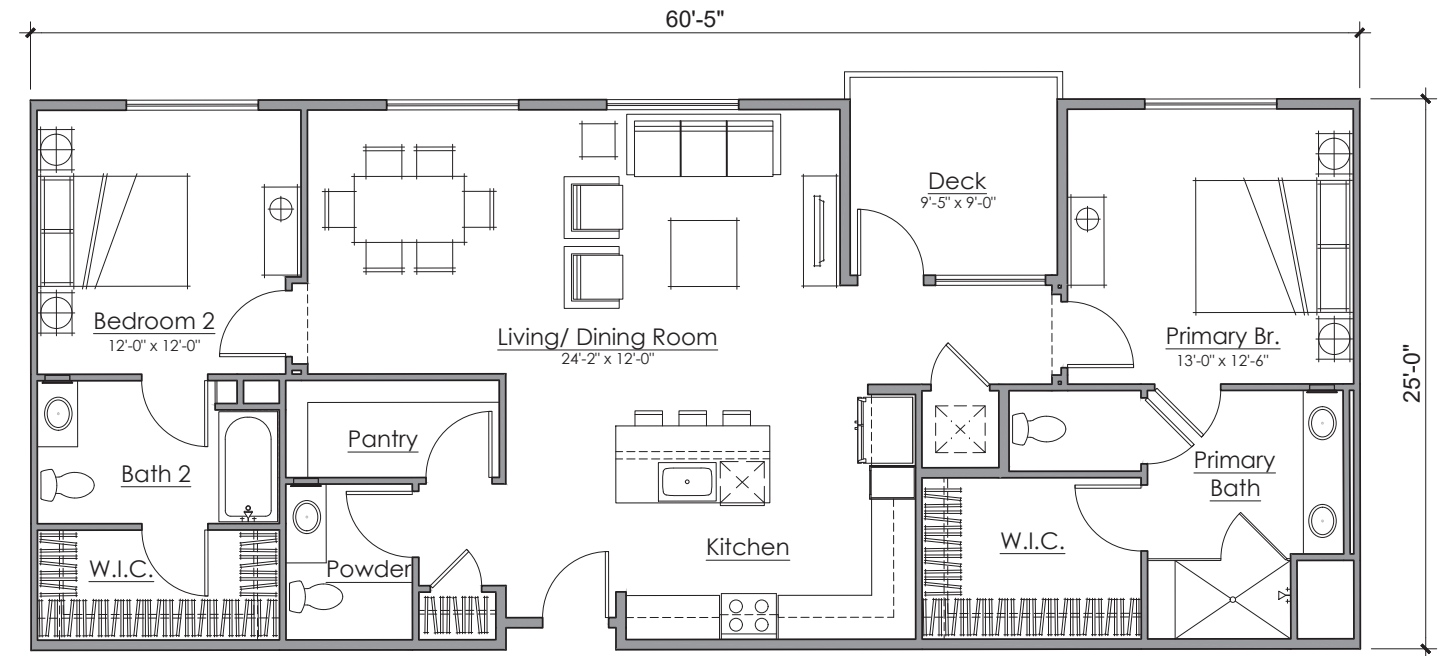
P1-B: 1 bed / 1 ba
AREA: ±750 SQ. FT.



P2-A: 2 bed / 2 ba
AREA: ±1,150 SQ. FT.



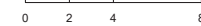
P1-C: 1 bed + Den / 1 ba
AREA: ±865 SQ. FT.



P2-D: 2 bed / 2.5 ba
AREA: ±1,350 SQ. FT.

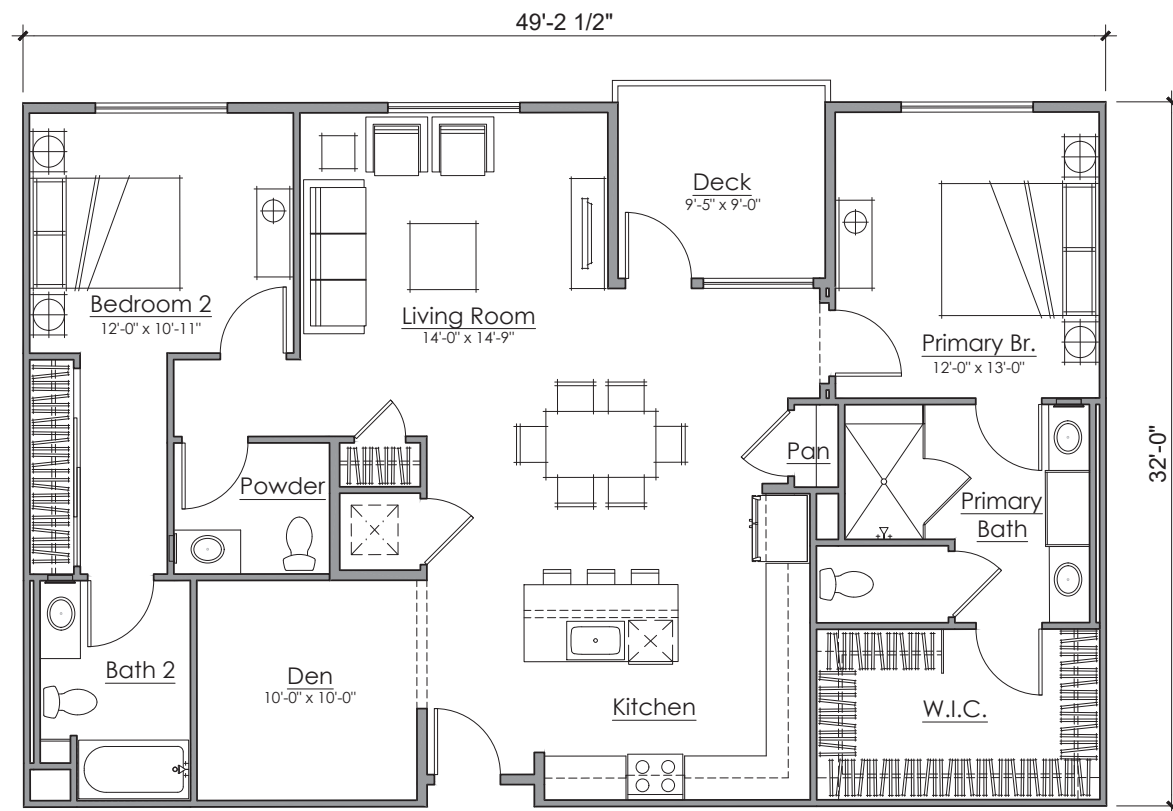


PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

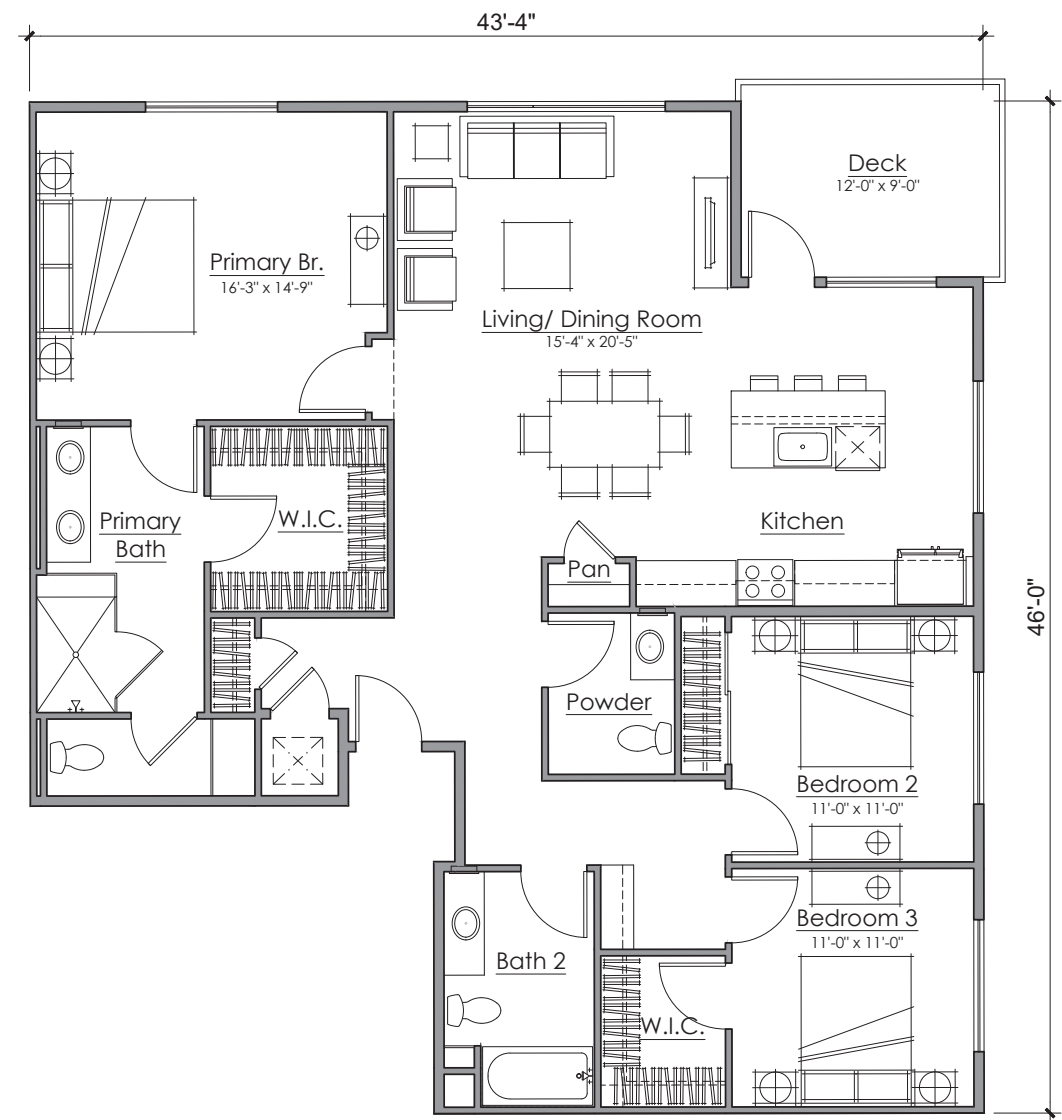


UNIT PLANS
4 STORY CONDOMINIUM

A5.0.0



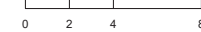
P2-E: 2 bed+Den / 2.5 ba
 AREA: ±1,450 SQ. FT.



P3-A: 3 bed / 2.5 ba
 AREA: ±1,580 SQ. FT.

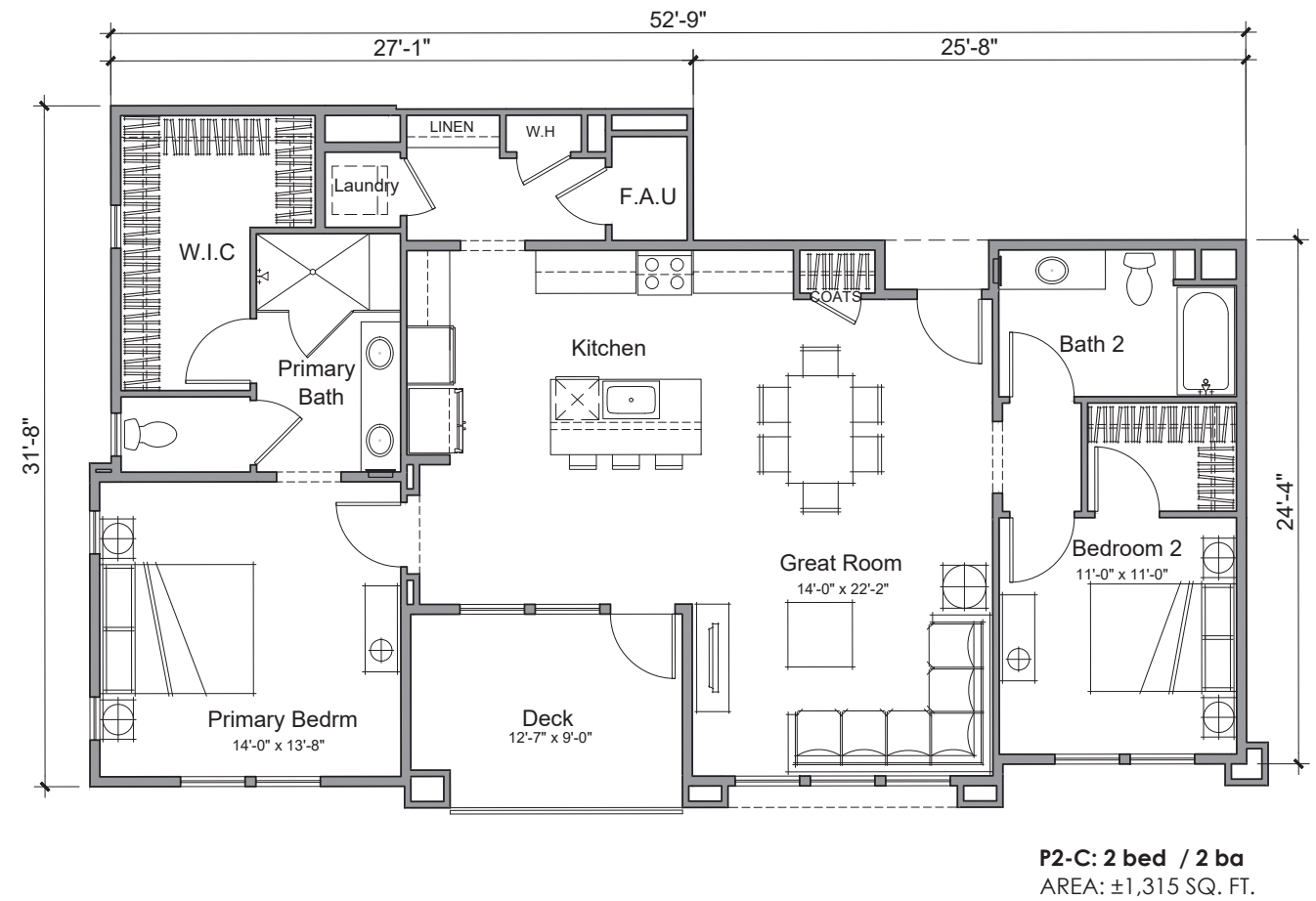
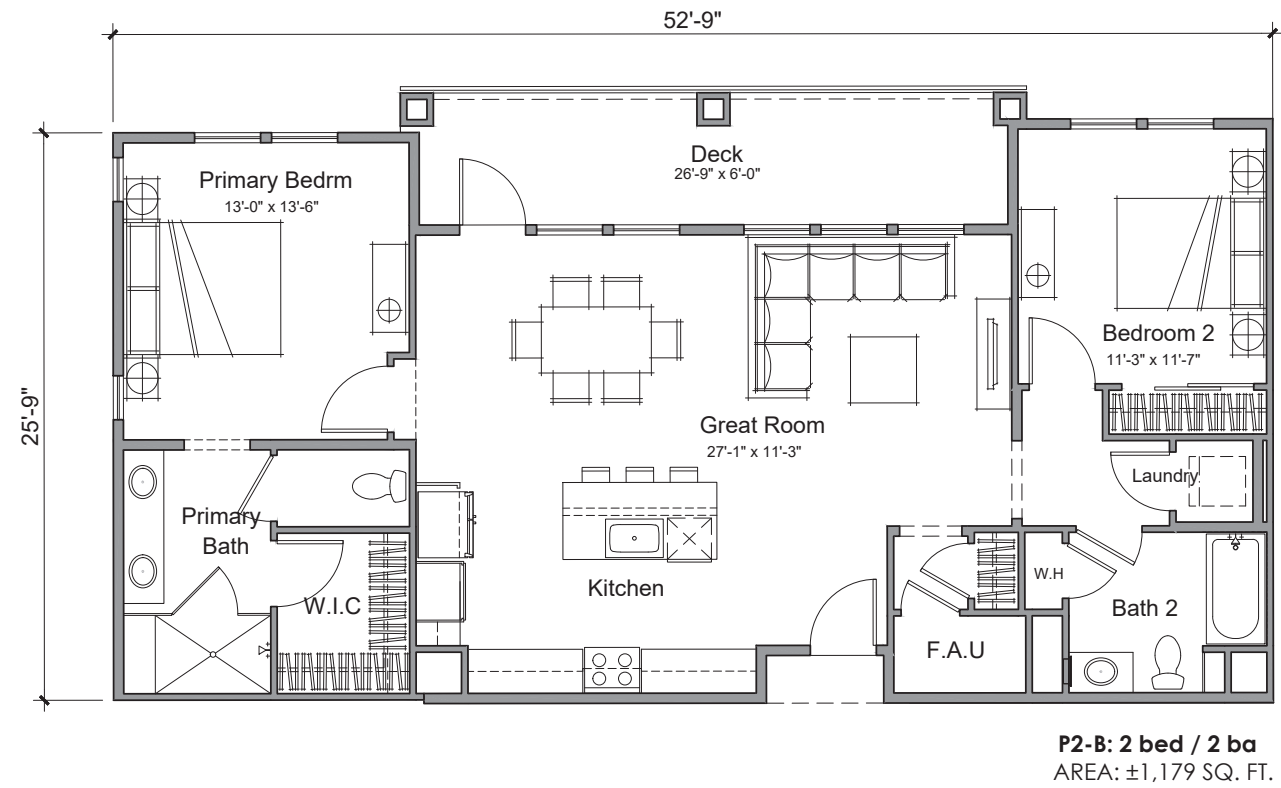
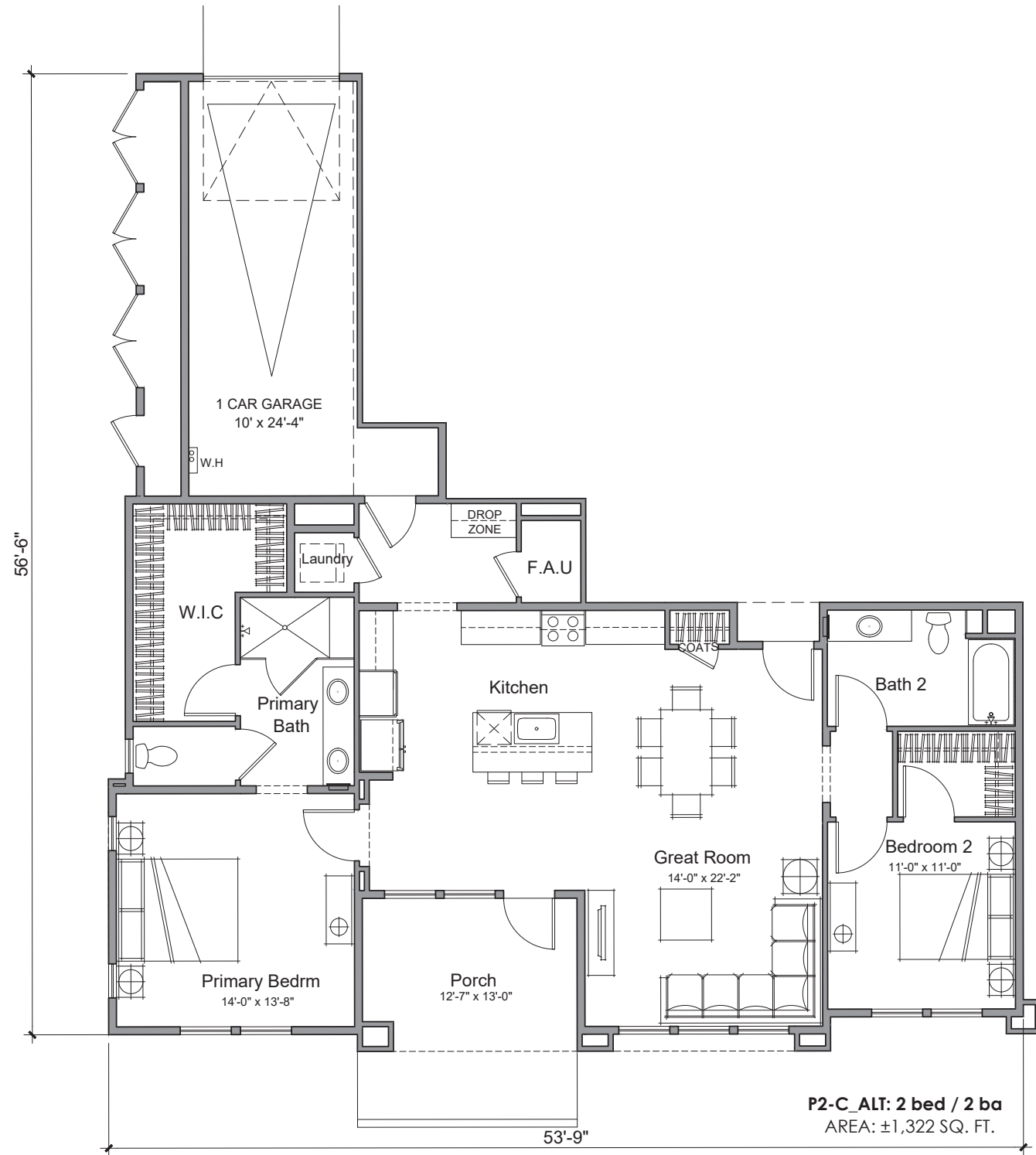


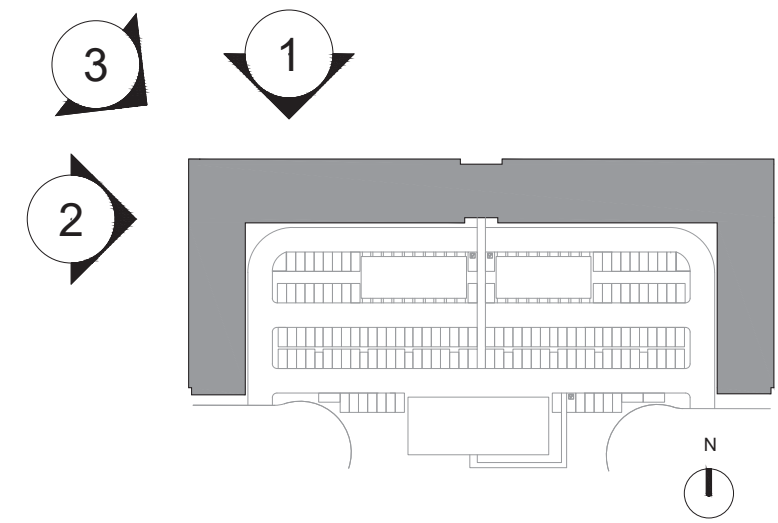
PRELIMINARY DESIGN REVIEW
 MARCH 15, 2021



UNIT PLANS
 4 STORY CONDOMINIUM

A5.0.1





3.FRONT ELEVATION - CORNER



2.SIDE ENTRY



1.FRONT ELEVATION



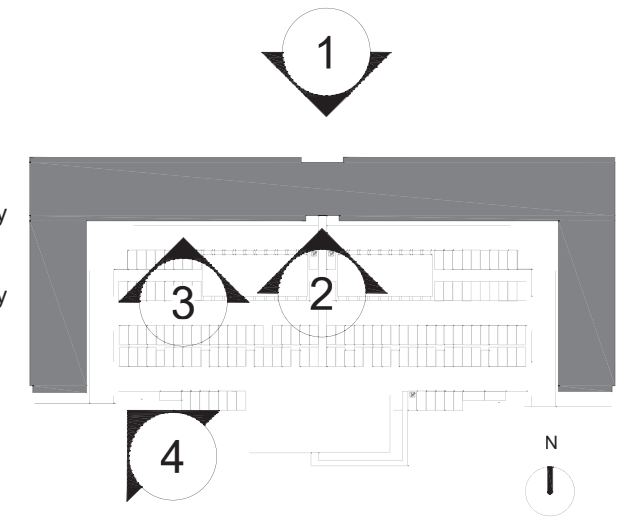
- Stucco
- Composition Shingle Roof
- High Density Foam Trim
- Recessed Window
- Stucco Metal Railing
- Unit Address
- Metal Garage Door

4.REAR



- Stucco
- High Density Foam Trim
- High Density Foam Trim
- Recessed Window
- Stucco
- High Density Foam Trim
- Unit Address

3.REAR



- Fiber Cement Trim
- Stucco
- High Density Foam Trim
- Fiber Cement Lap Siding
- High Density Foam Trim
- Fiber Cement Lap Siding
- Stucco
- High Density Foam Trim
- Thin Brick Veneer
- Unit Address
- Metal Garage Door

2.MAIN LOBBY ENTRY



- High Density Foam Trim
- Stucco
- Fiber Cement Lap Siding
- High Density Foam Trim
- Thin Brick Veneer
- Stucco
- Storefront Door & Window System
- Stucco

1.AMENITY ENTRY



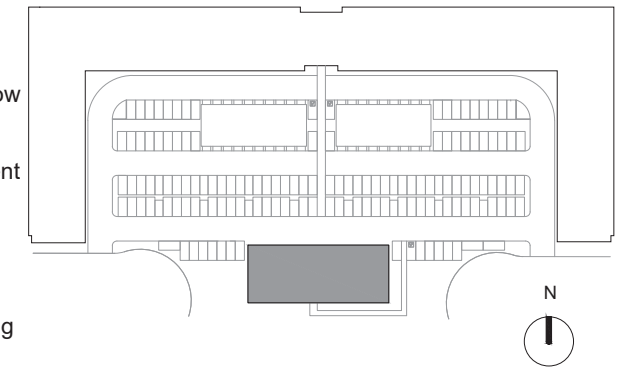
4. REAR RIGHT CORNER

- ← Vinyl Window
- ← Fiber Cement Lap Siding
- ← Stucco
- ← Metal Railing
- ← Composition Shingle Roof
- ← Corbel
- ← Metal Garage Door
- ← Fiberglass Utility Cabinet Doors



3. REAR @ PEDESTRIAN ENTRY

- ← Vinyl Window
- ← Fiber Cement Lap Siding
- ← Stucco
- ← Metal Railing
- ← Corbel
- ← Unit Address
- ← Metal Garage Door
- ← Storefront Door & Window System



2. FRONT RIGHT CORNER














- ← Composition Shingle Roof
- ← Stucco
- ← High Density Foam Trim
- ← Vinyl Window
- ← Metal Railing
- ← Stucco
- ← Thin Brick Veneer
- ← Stucco


















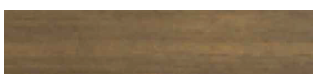


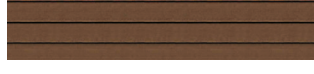

1. ENTRY

- ← Composition Shingle Roof
- ← Vinyl Window
- ← Stucco
- ← High Density Foam Trim
- ← Fiber Cement Lap Siding
- ← Thin Brick Veneer
- ← Stucco
- ← Light Fixture
- ← Storefront Door & Window System
- ← Stucco

3 STORY STACKED FLATS

STUCCO BODY 1 / TRIM 1		GUARDRAIL CAP	
STUCCO BODY 2 TRIM 2 / GARAGE DOOR			
STUCCO BODY 3 TRIM 3 / GARAGE DOOR			
STUCCO BODY 4 / TRIM 4			
STUCCO BODY 5 TRIM 5 / GARAGE DOOR			
STUCCO BODY 6 / TRIM 6			
FIBER CEMENT LAP SIDING 1			
THIN BRICK VENEER 2			
AWNING / RAILING			
STOREFRONT WINDOWS & DOORS			
VINYL WINDOW			
ROOF/ COMPOSITION SHINGLE			

4 STORY CONDOMINIUM

STUCCO BODY 1 / TRIM 1		AWNING / RAILING	
STUCCO BODY 2 TRIM 2 / GARAGE DOOR		STOREFRONT WINDOWS & DOORS	
STUCCO BODY 3 / TRIM 3		VINYL WINDOW	
STUCCO BODY 4 / TRIM 4		THIN BRICK VENEER 1	
STUCCO BODY 5 / TRIM 5		THIN BRICK VENEER 2	
STUCCO BODY 6 TRIM 6 / GARAGE DOOR		THIN BRICK VENEER 3	
STUCCO BODY 7 TRIM 7 / GARAGE DOOR		ROOF/ COMPOSITION SHINGLE	
STUCCO BODY 8 TRIM 8 / GARAGE DOOR		GUARDRAIL CAP	
FIBER CEMENT LAP SIDING 1			
FIBER CEMENT LAP SIDING 2			
FIBER CEMENT LAP SIDING 3			
FIBER CEMENT LAP SIDING 4			

COLLEGE PARK NORTH TOWNHOMES



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COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

APRIL, 2021

COLLEGE PARK NORTH - SINGLE FAMILY ATTACHED 3-PLEX



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Sacramento, CA 95816

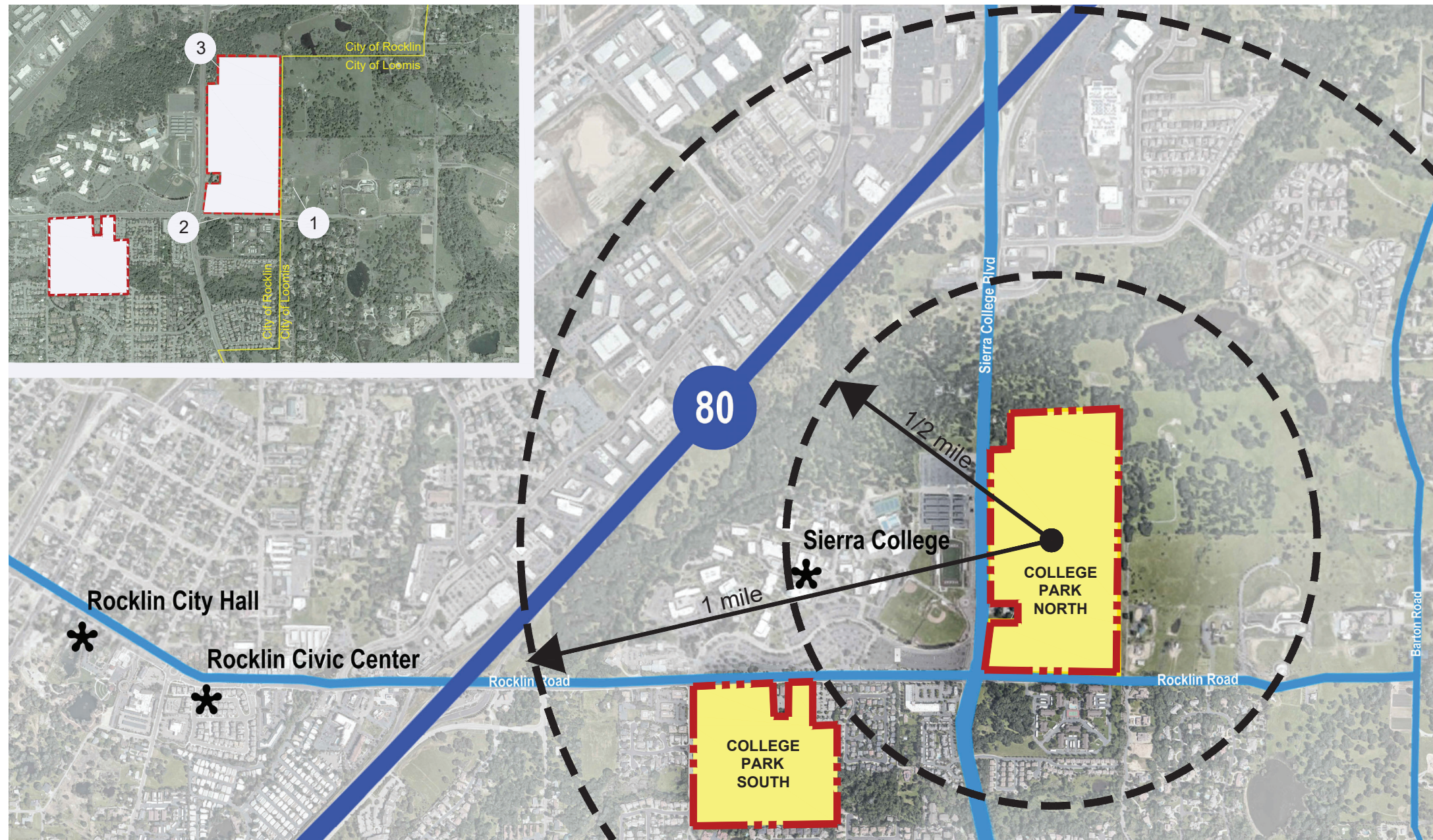
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SHEET INDEX

ARCHITECTURE

- A0.0.0 SHEET INDEX + VICINITY MAP
- A1.0.0 ARCHITECTURAL SITE PLAN + SUMMARY - COLLEGE PARK NORTH
 - A1.0.1 PROJECT DATA
 - A1.0.2 CODE ANALYSIS
- A1.1.0 STREET SCENES
 - A2.0.0 EXTERIOR ELEVATIONS - SFA 3-PLEX - COLOR SCHEME 1
 - A2.0.1 EXTERIOR ELEVATIONS - SFA 3-PLEX - COLOR SCHEME 1
 - A2.1.0 EXTERIOR ELEVATIONS - SFA 3-PLEX - COLOR SCHEME 2
 - A2.1.1 EXTERIOR ELEVATIONS - SFA 3-PLEX - COLOR SCHEME 2
- A3.0.0 BUILDING PLANS - SFA 3-PLEX
- A4.0.0 TYPICAL BUILDING SECTIONS - SFA 3-PLEX
- A5.0.0 UNIT PLANS - SFA 3-PLEX - PLAN 1
 - A5.0.1 UNIT PLANS - SFA 3-PLEX - PLAN 2
 - A5.0.2 UNIT PLANS - SFA 3-PLEX - PLAN 3
- A6.0.0 CONCEPTUAL ARCHITECTURAL DETAILS - SFA 3-PLEX
 - A6.0.1 CONCEPTUAL ARCHITECTURAL DETAILS - SFA 3-PLEX
- A7.0.0 COLOR / MATERIAL SCHEMES - SFA 3-PLEX



VICINITY MAP



③ VIEW FROM SIERRA COLLEGE BLVD



② VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



① VIEW FROM ROCKLIN ROAD



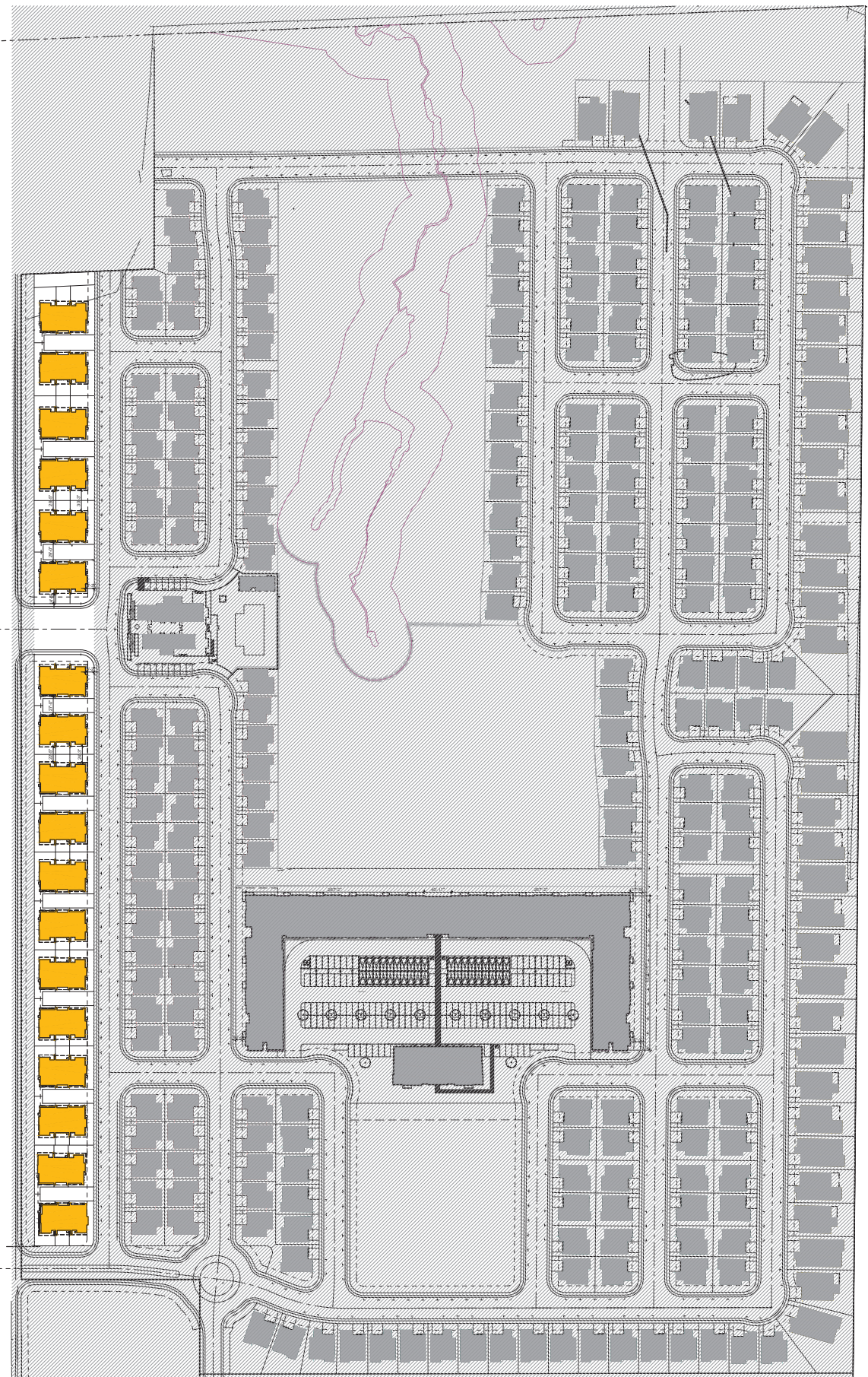
PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



VICINITY MAP + SHEET INDEX
SFA 3-PLEX

A0.0.1

SIERRA COLLEGE BLVD



PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-150-052-000, 045-150-048-000 & 045-150-023-000
 SITE AREA (ACRES): 4.6 AC
 EXISTING USE: VACANT
 EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
 PROPOSED GENERAL PLAN LAND USE DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MDR)
 EXISTING ZONING DESIGNATION: COMMUNITY COLLEGE (PD-CC)
 PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - MEDIUM-HIGH DENSITY RESIDENTIAL (PD-MHDR)

DETAILED UNIT SUMMARY

SFA 3-PLEX

SFA 3-Plex Unit	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4-bed/3.5 bath	side x side	18 du	33%	2,100 sf	37,800 sf
Plan 2	4-bed/3.5 bath	side x side	18 du	33%	2,230 sf	40,140 sf
Plan 3	4-bed/3.5 bath	side x side	18 du	33%	2,448 sf	44,064 sf
Sub-Total			54 du	100%		122,004 sf
Average unit size					2259 sf	

PARKING SUMMARY

SFA 3-PLEX

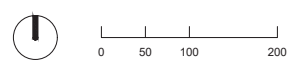
Parking Provided (SFA 3-Plex)	
Side by side	108 spaces
On-Street	47 spaces
Total Parking Provided:	155 spaces
Overall Parking Ratio	2.9 spaces/du

TPOLOGY

■ Multi-Family (Condominium)



PRELIMINARY DESIGN REVIEW
 MARCH 15, 2021



ARCHITECTURAL SITE PLAN + SUMMARY
 SFA 3-PLEX

A1.0.0

R3 - SFA 3-PLEX:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE (CEnc)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
- CITY OF ROCKLIN MUNICIPAL ORDINANCE
- PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
- NFPA 13D, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
- NFPA 24, - PRIVATE FIRE SERVICE MAINS
- NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)
- REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-B CONSTRUCTION

OCCUPANCY GROUP: (CRC R302.2)	R-3 ATTACHED FEE-SIMPLE TOWNHOUSES U PRIVATE GARAGES
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NFPA 13D OR CRC SECTION R313.3 NFPA 13D PER R309.6 FOR ATTACHED GARAGES
FIRE ALARM SYSTEM:	NFPA 72 (DEFERRED SUBMITTAL)
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SEC. 504.2)	3 STORIES, AND <40 FEET
ACTUAL HEIGHT:	<40 FEET (SEE ELEVATIONS)
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	3 STORIES
ALLOWABLE FLOOR AREA:	R-3 UNLIMITED PER CBC TABLE 506.2 U PRIVATE GARAGES <1,000 S.F. PER CBC 406.3.1
	<p>THE AREA IS THE SUM OF AREAS ON EACH LEVEL MEASURED AT FLOOR LEVEL TO THE EXTERIOR SIDE OF STUD OF THE OUTSIDE WALL, EXCLUSIVE OF VENT SHAFTS AND COURTS, AND PERMITTED PROJECTIONS CALCULATED IN ACCORDANCE WITH 2016 CRC CHAPTER 2 (LIVING SPACE AND OCCUPIED SPACE) AND IRC 2015 CODE COMMENTARY.</p> <p>THE ALLOWABLE AREA IS UNLIMITED FOR R-3 CLASSIFIED TOWNHOUSES PER CBC TABLE 506.2. EACH PRIVATE GARAGE CLASSIFIED AS GROUP U SHALL NOT EXCEED 1,000 SQUARE FEET PER CBC 406.3.1. ONLY ONE EXIT IS REQUIRED FOR R-3 CLASSIFIED TOWNHOUSES NOT MORE THAN THREE STORIES PER 2013 CRC. THE THIRD FLOOR STAIRWAY IS WITHIN THE 60 FOOT MAXIMUM TRAVEL DISTANCE IN ACCORDANCE WITH CRC SECTION R311.4.</p> <p>THE AREAS INDICATED HEREIN ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA OF THE TOWNHOUSE AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY 2016 CRC SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE FOR INCLUSION.</p>
DWELLING SEPARATIONS: (CRC R302.2)	PER CRC R302.2 EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SHALL BE SEPARATED BY FIRE-RESISTANCE-RATED WALL ASSEMBLIES MEETING THE REQUIREMENTS OF SEC. R302.1 FOR EXTERIOR WALLS. (2013 CRC R302.2 WITH EXCEPTION)
GARAGE SEPARATIONS: (CRC TABLE R302.6)	<p>FROM THE RESIDENCE & ATTIC - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT</p> <p>FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORTS - NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.</p> <p>STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT.</p> <p>GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THE AREA.</p>
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (PER CRC R302.1(2))	<p>WALLS WITH A FIRE SEPARATION DISTANCE > 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ZERO HOUR RATED (0) (NON-RATED)</p> <p>WALLS WITH A FIRE SEPARATION DISTANCE < 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ONE-HOUR RATED (1) (1-HOUR)</p> <p>REFER TO SITE PLAN, SHEET A1.0.0 FOR SEPARATION DISTANCES.</p>
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	<p>FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNPROTECTED)</p> <p>FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED</p> <p>REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES.</p>
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	<p>FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO HOUR RATED (0) (NON-RATED)</p> <p>FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE</p> <p>REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES.</p>

ACCESSIBILITY

APPLICATION: MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS.
(PER CRC R320.1)



PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

CODE ANALYSIS
SFA 3-PLEX

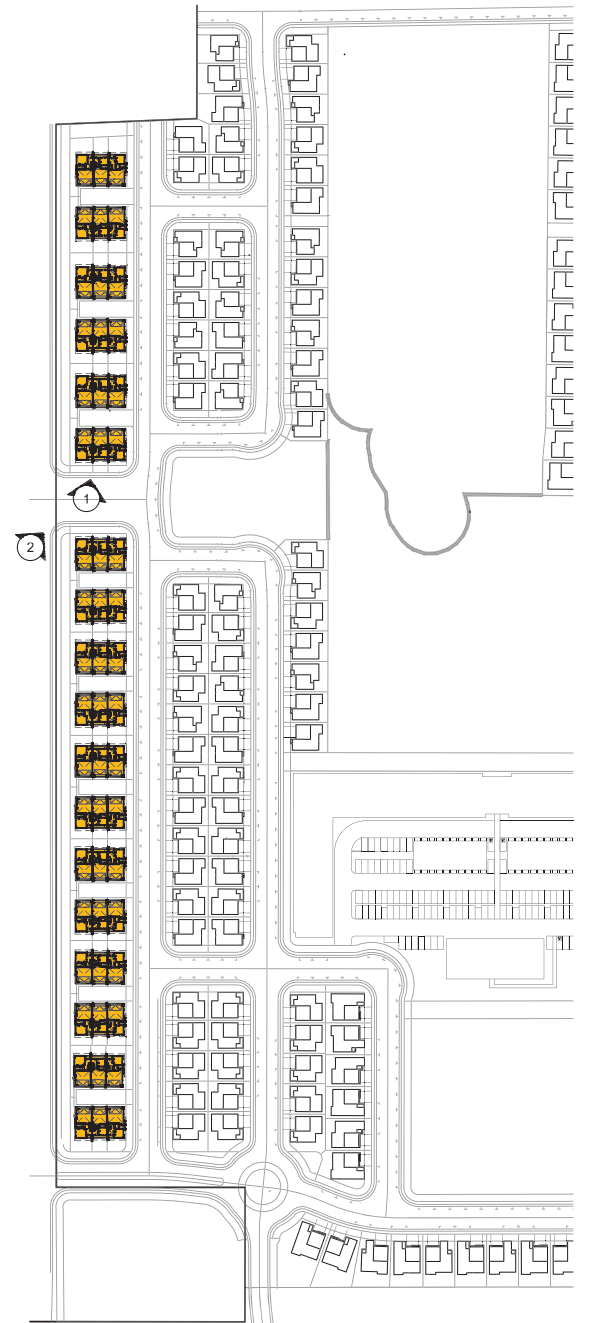
A1.0.2



STREET SCENE - 1



STREET SCENE - 2



KEY MAP N.T.S

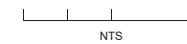


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COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
APRIL 19, 2021



STREET SCENES
SFA 3-PLEX

A1.1.0



- MATERIAL LEGEND:
1. Stucco
 2. Fiber Cement Lap Siding
 3. Thin Brick Veneer
 4. Stucco Trim
 5. Fiber Cement Trim
 6. Metal Railing
 7. Entry Door
 8. Vinyl Door
 9. Vinyl Window
 10. Metal Garage Door
 11. Not Used
 12. Composition Shingle Roof
 13. Structural Column
- * Egress window for emergency escape

FRONT / LEFT PERSPECTIVE



LEFT

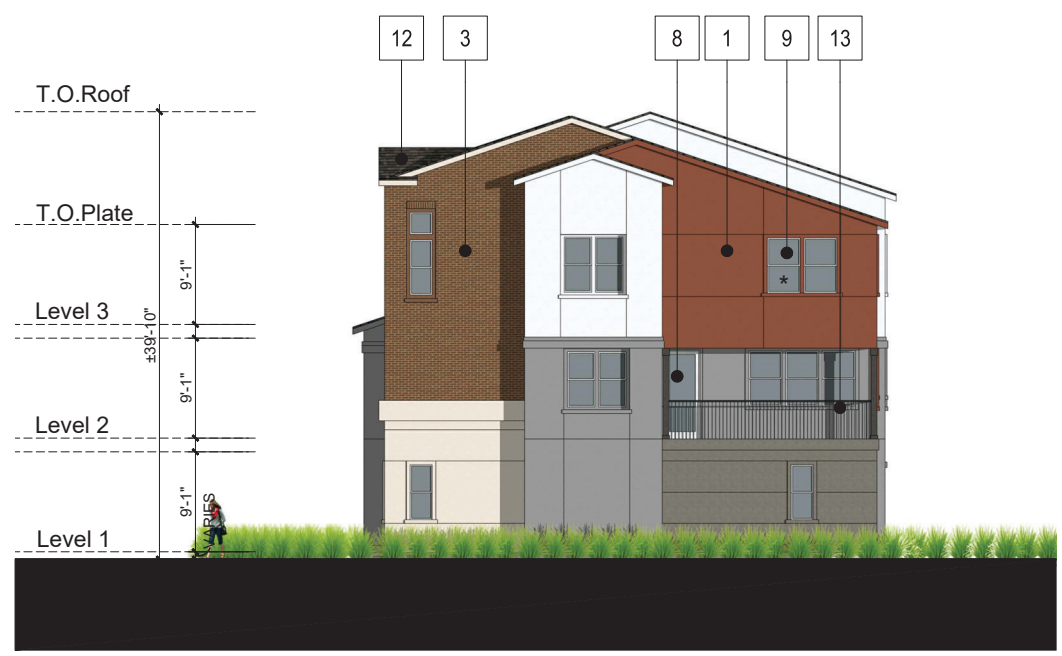


FRONT



REAR / RIGHT PERSPECTIVE

- MATERIAL LEGEND:
- 1. Stucco
 - 2. Fiber Cement Lap Siding
 - 3. Thin Brick Veneer
 - 4. Stucco Trim
 - 5. Fiber Cement Trim
 - 6. Metal Railing
 - 7. Entry Door
 - 8. Vinyl Door
 - 9. Vinyl Window
 - 10. Metal Garage Door
 - 11. Not Used
 - 12. Composition Shingle Roof
 - 13. Structural Column
- * Egress window for emergency escape



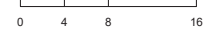
RIGHT



REAR



PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



EXTERIOR ELEVATIONS
SFA 3-PLEX - COLOR SCHEME 1

A2.0.1

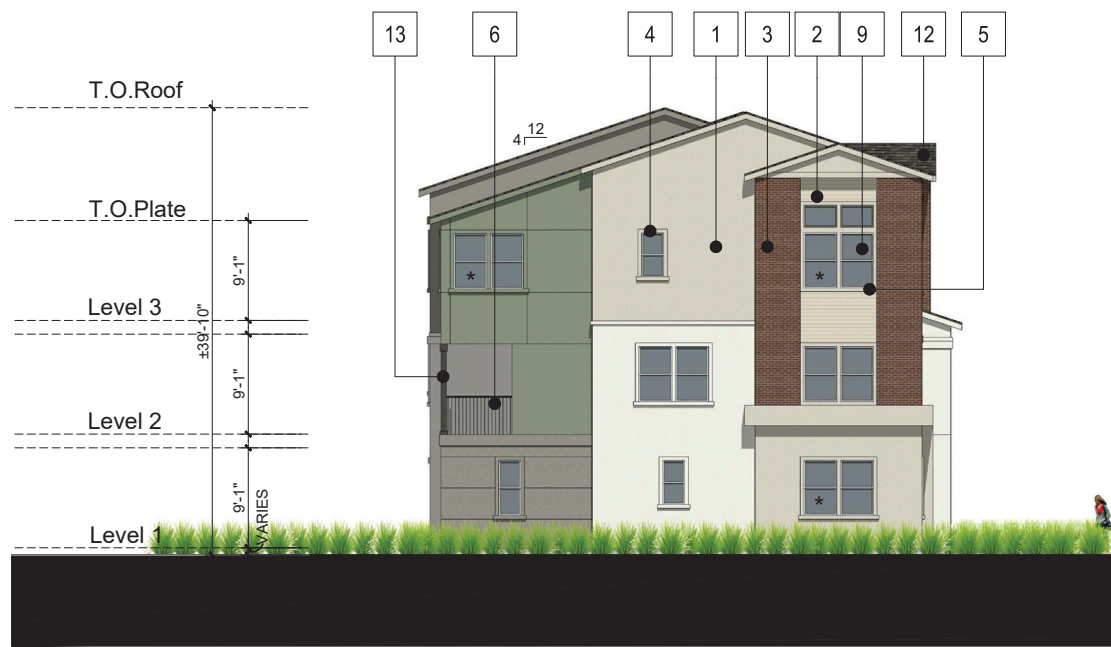


FRONT / LEFT PERSPECTIVE

MATERIAL LEGEND:

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Thin Brick Veneer
- 4. Stucco Trim
- 5. Fiber Cement Trim
- 6. Metal Railing
- 7. Entry Door
- 8. Vinyl Door
- 9. Vinyl Window
- 10. Metal Garage Door
- 11. Not Used
- 12. Composition Shingle Roof
- 13. Structural Column

* Egress window for emergency escape



LEFT



FRONT

MATERIAL LEGEND:

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Thin Brick Veneer
- 4. Stucco Trim
- 5. Fiber Cement Trim
- 6. Metal Railing
- 7. Entry Door
- 8. Vinyl Door
- 9. Vinyl Window
- 10. Metal Garage Door
- 11. Not Used
- 12. Composition Shingle Roof
- 13. Structural Column

* Egress window for emergency escape



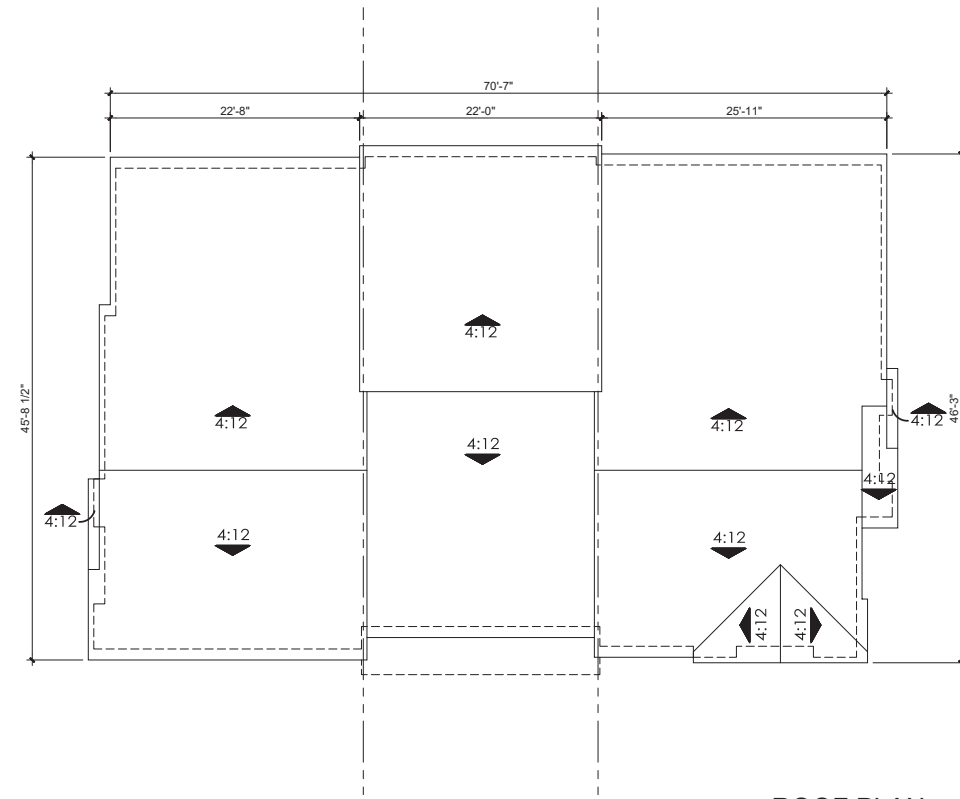
FRONT / RIGHT PERSPECTIVE



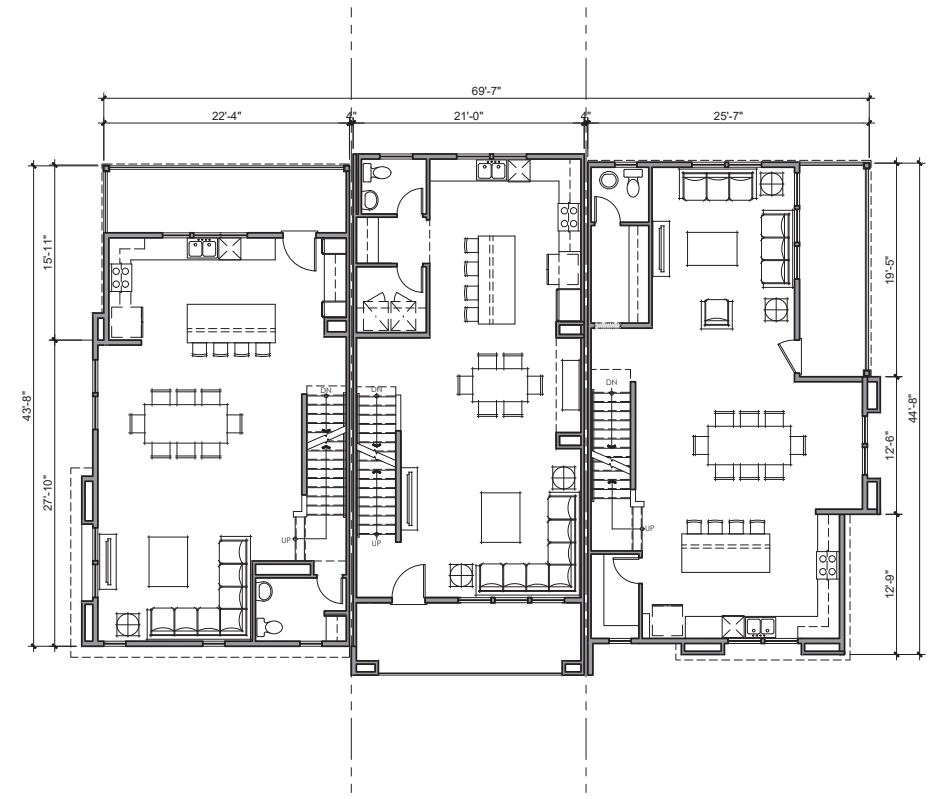
RIGHT



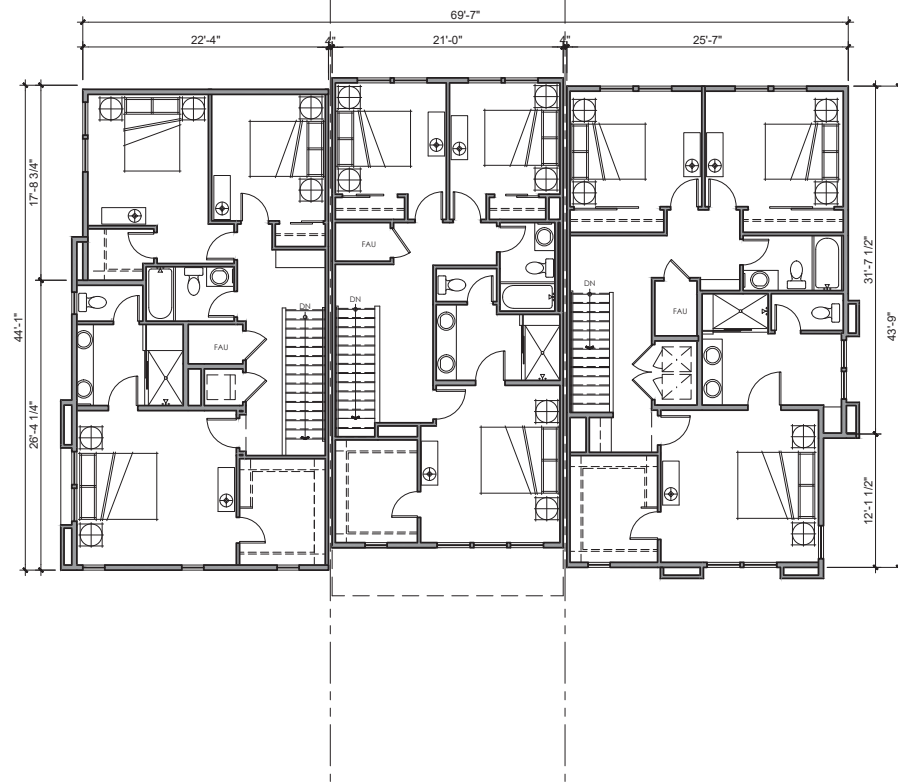
REAR



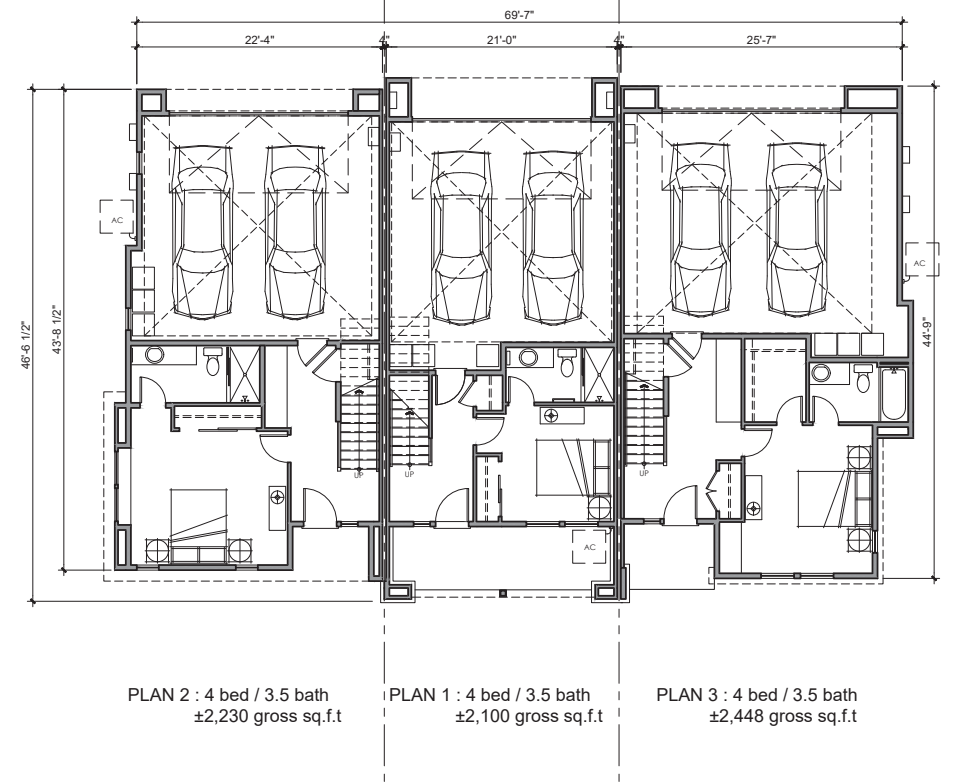
ROOF PLAN



LEVEL 2



LEVEL 3



LEVEL 1

PLAN 2 : 4 bed / 3.5 bath
±2,230 gross sq.f.t

PLAN 1 : 4 bed / 3.5 bath
±2,100 gross sq.f.t

PLAN 3 : 4 bed / 3.5 bath
±2,448 gross sq.f.t



ATLAS
LAB



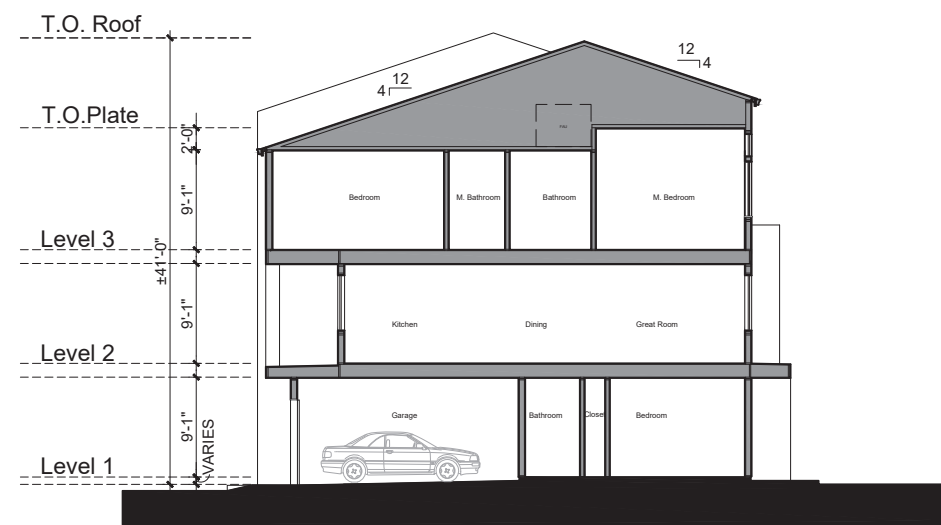
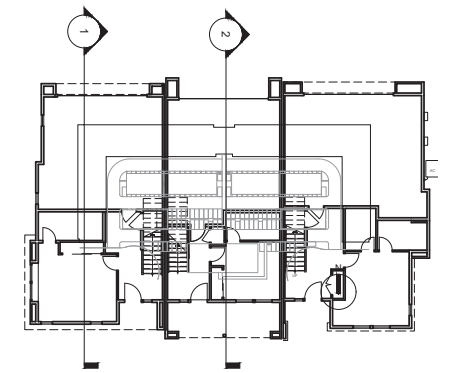
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

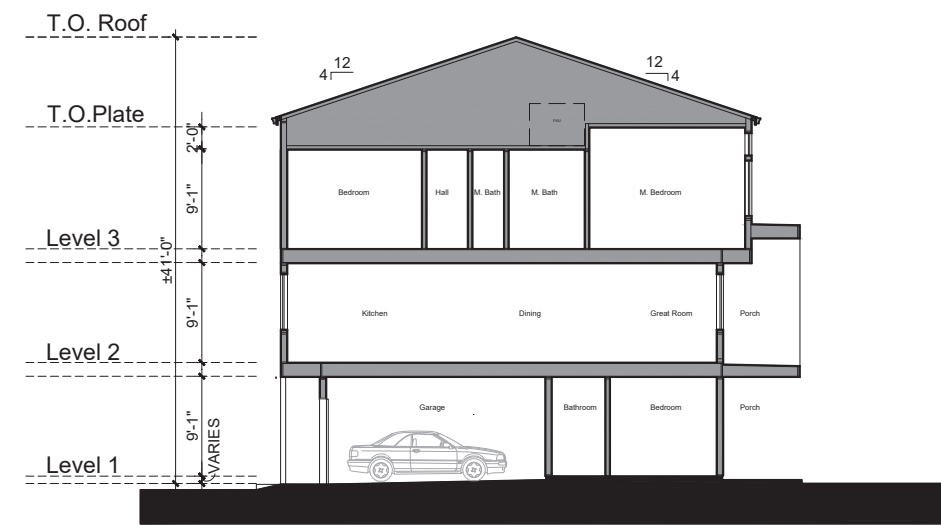


BUILDING PLANS
SFA 3-PLEX

A3.0.0



SECTION 2



SECTION 1

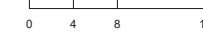


ATLAS
LAB



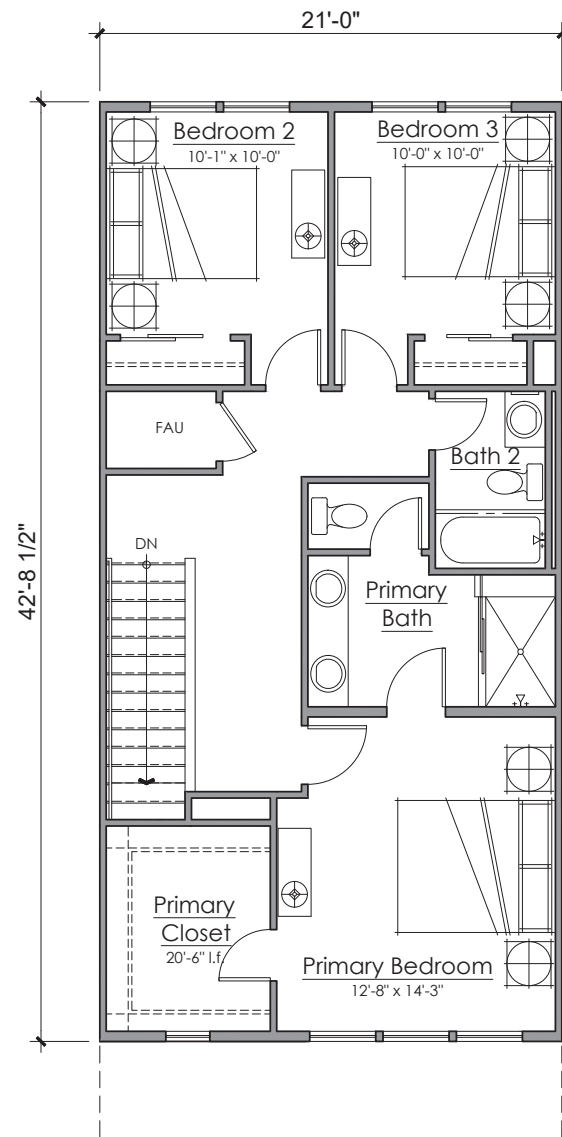
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
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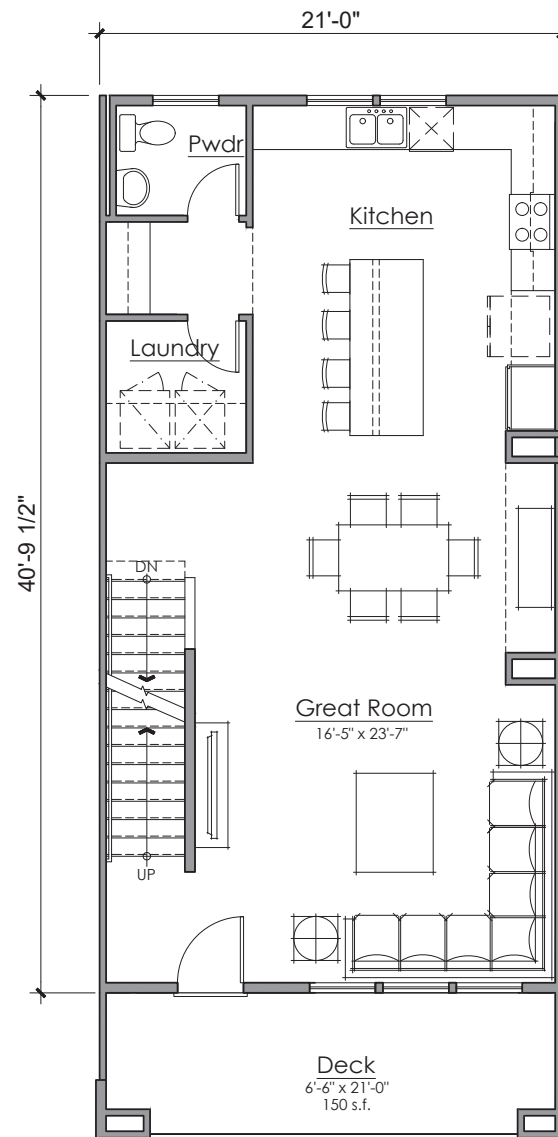


BUILDING SECTIONS
SFA 3-PLEX

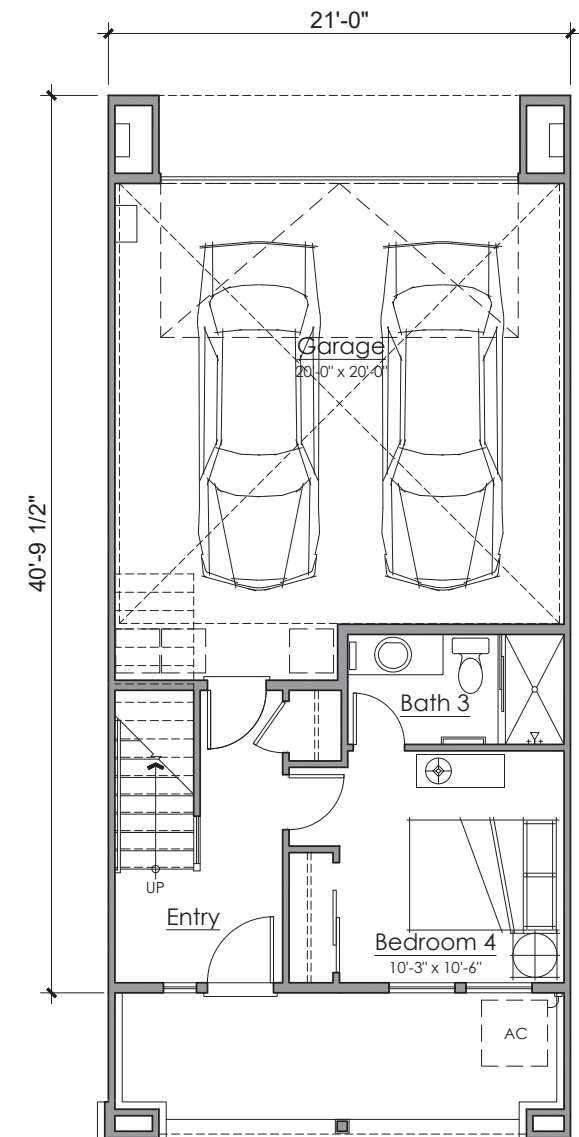
A4.0.0



LEVEL 3



LEVEL 2

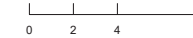


LEVEL 1

PLAN 1 : 4 bed / 3.5 bath
±2,083 gross sq.f.t

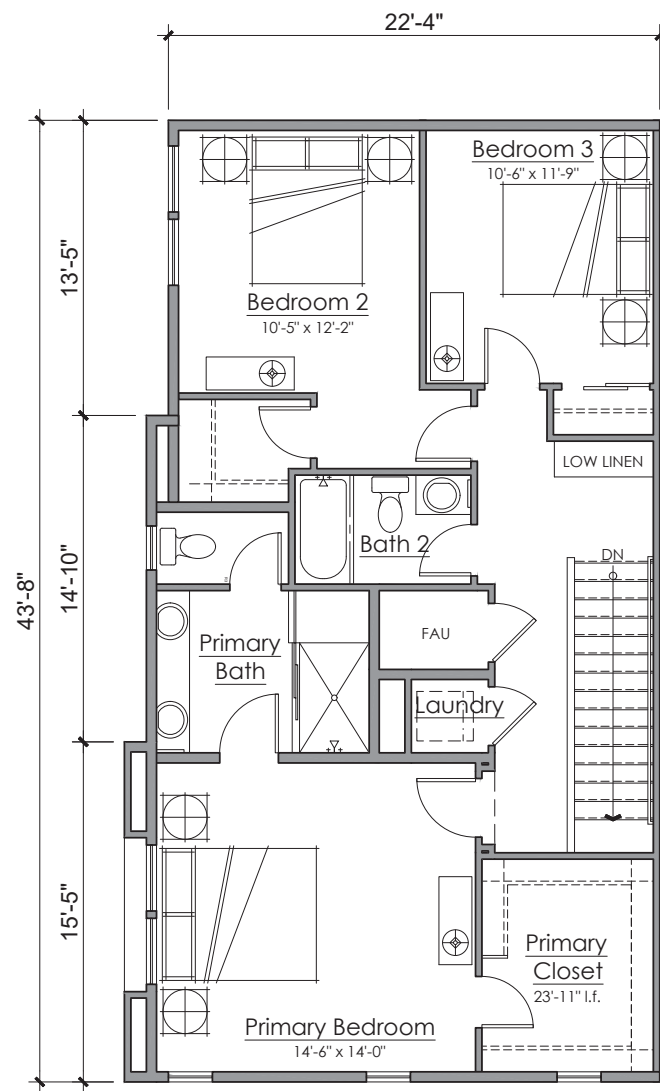


PRELIMINARY DESIGN REVIEW
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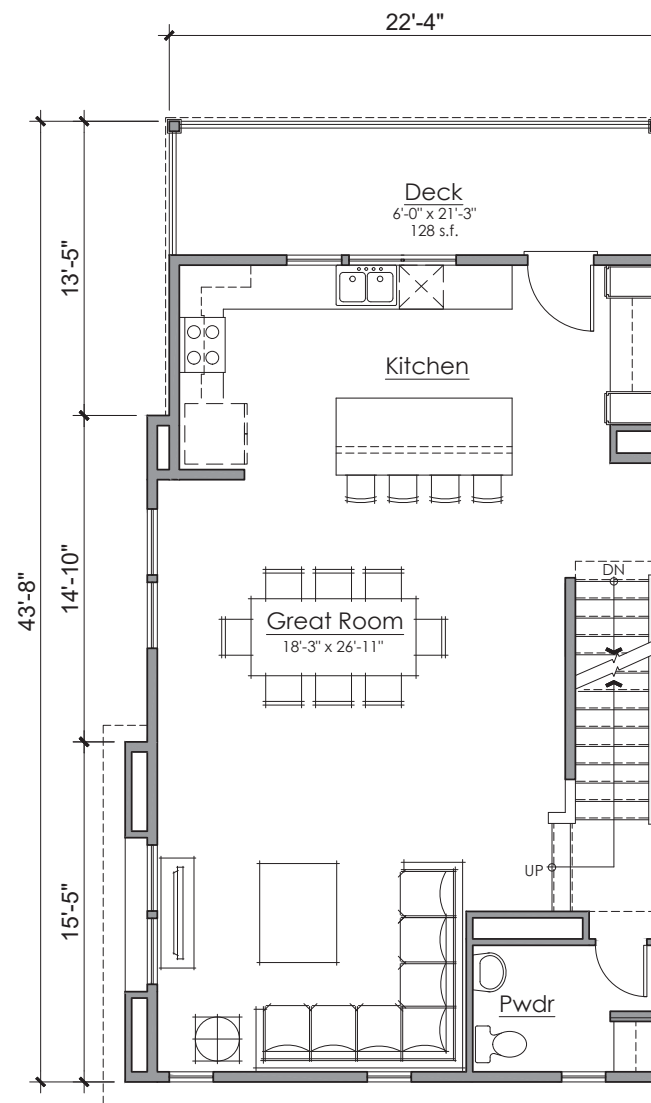


UNIT PLANS
SFA 3-PLEX - PLAN 1

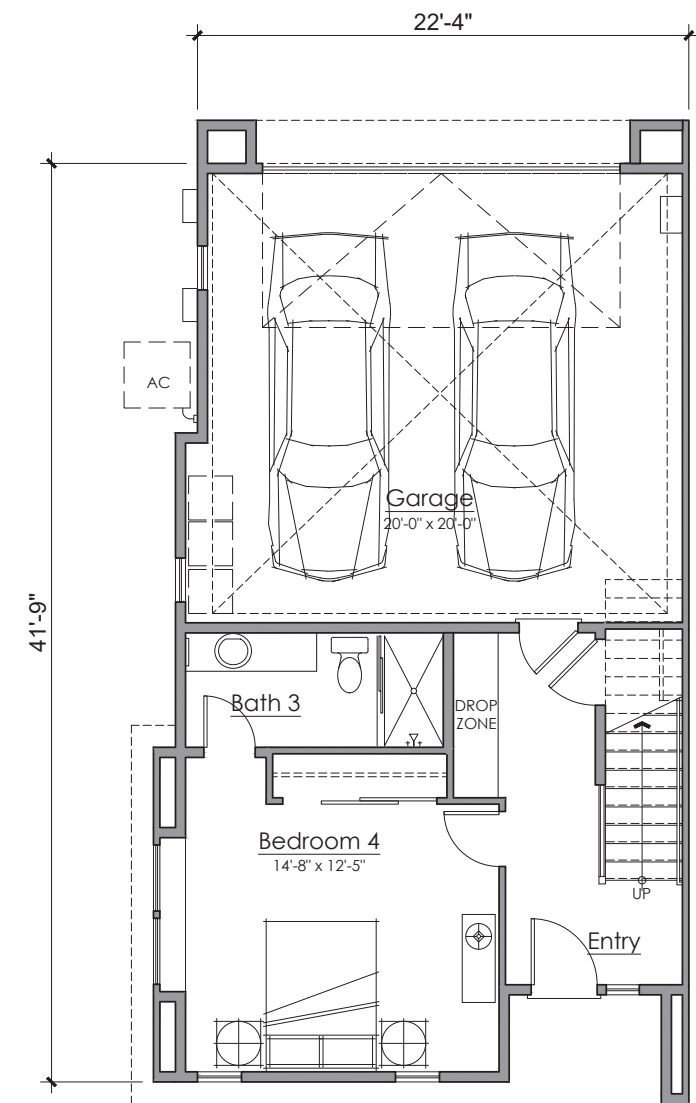
A5.0.0



LEVEL 3



LEVEL 2

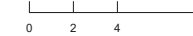


LEVEL 1

PLAN 2 : 4 bed / 3.5 bath
±2,338 gross sq.f.t

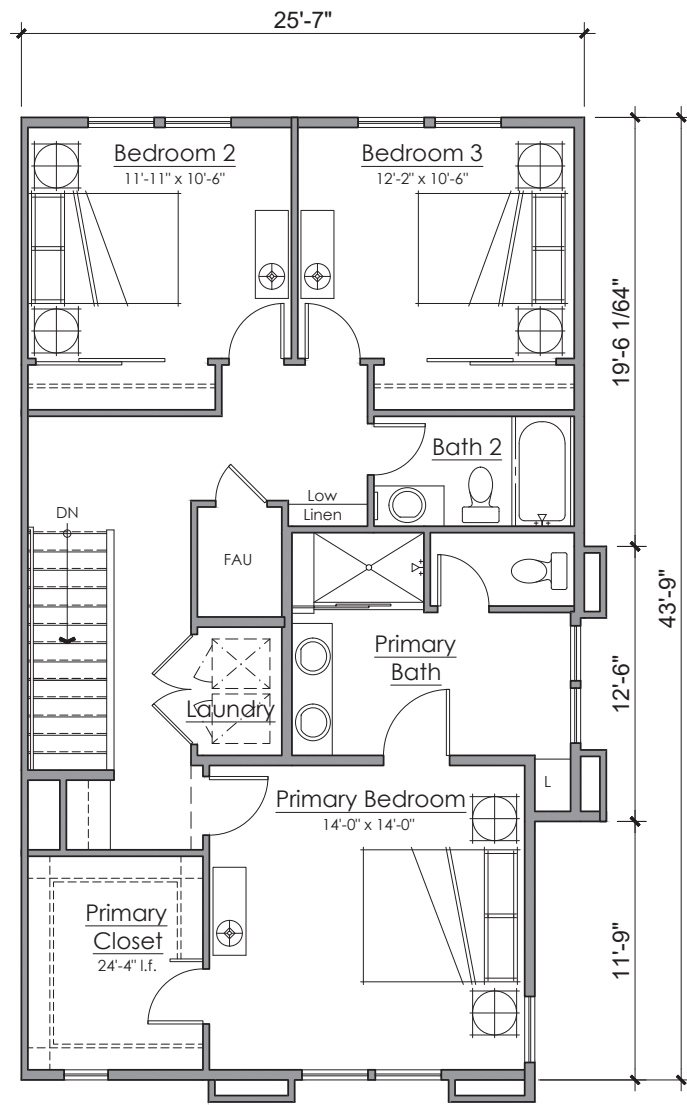


PRELIMINARY DESIGN REVIEW
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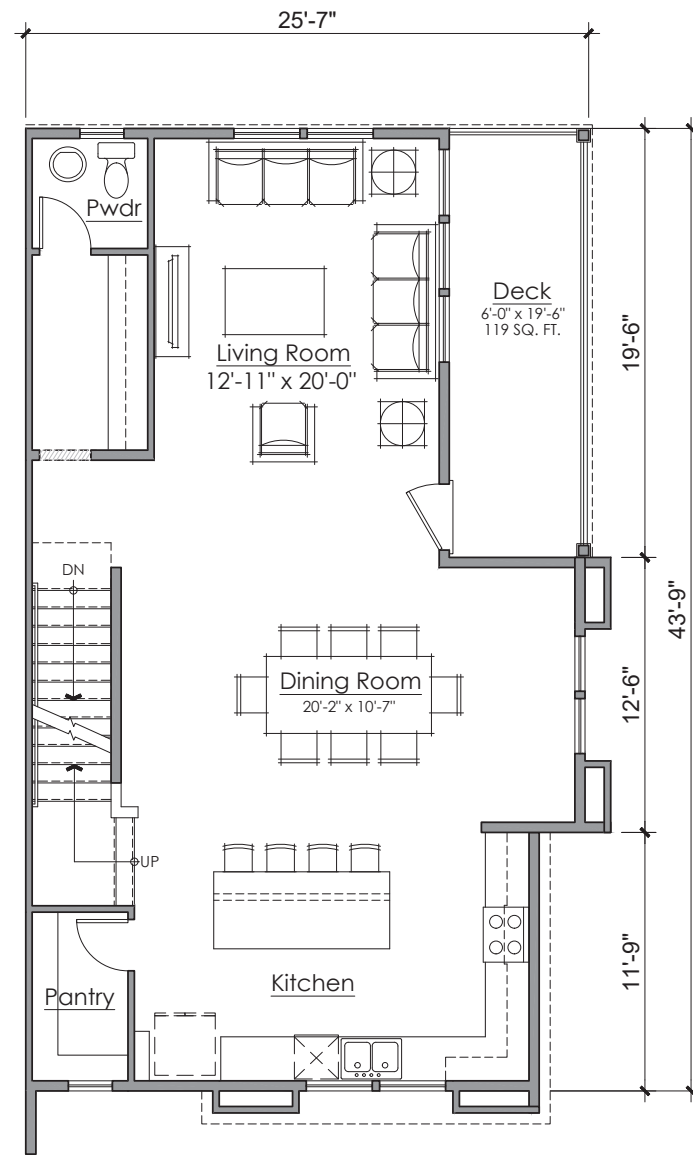


UNIT PLANS
SFA 3-PLEX - PLAN 2

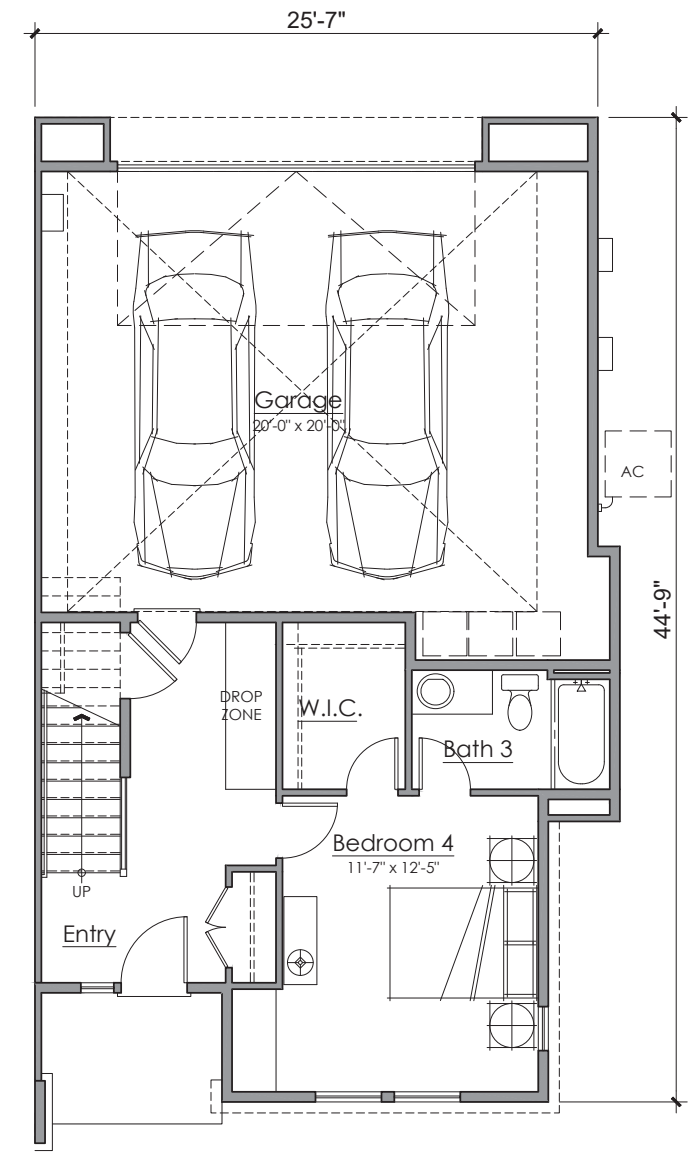
A5.0.1



LEVEL 3



LEVEL 2



LEVEL 1

PLAN 3 : 4 bed / 3.5 bath
±2,509 gross sq.f.t



PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



UNIT PLANS
SFA 3-PLEX - PLAN 3

A5.0.2



PLAN 2 - FRONT VIEW



PLAN 1 - FRONT VIEW



PLAN 3 - FRONT VIEW



PLAN 2 - REAR VIEW



PLAN 1 - REAR VIEW



PLAN 3 - REAR VIEW

COLOR SCHEME 1

STUCCO BODY 1
ENTRY DOOR 1

STUCCO BODY 2
ENTRY DOOR 2
GARAGE DOOR 1

STUCCO BODY 3
ENTRY DOOR 3

ACCENT 1

ACCENT 2
GARAGE DOOR 2

ACCENT 3

WINDOW TRIM AT BRICK

RAILING

THIN BRICK

ROOF SHINGLE

COLOR SCHEME 2

STUCCO BODY 1
ENTRY DOOR 1

STUCCO BODY 2
ENTRY DOOR 2
GARAGE DOOR 1

ACCENT 1

ACCENT 2
GARAGE DOOR 2

WINDOW TRIM AT BRICK

RAILING

THIN BRICK

ROOF SHINGLE

COLLEGE PARK NORTH CLUBHOUSE



ATLAS
LAB



COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 15, 2021

COLLEGE PARK

ROCKLIN, CA

APRIL, 2021

COLLEGE PARK NORTH - CLUBHOUSE



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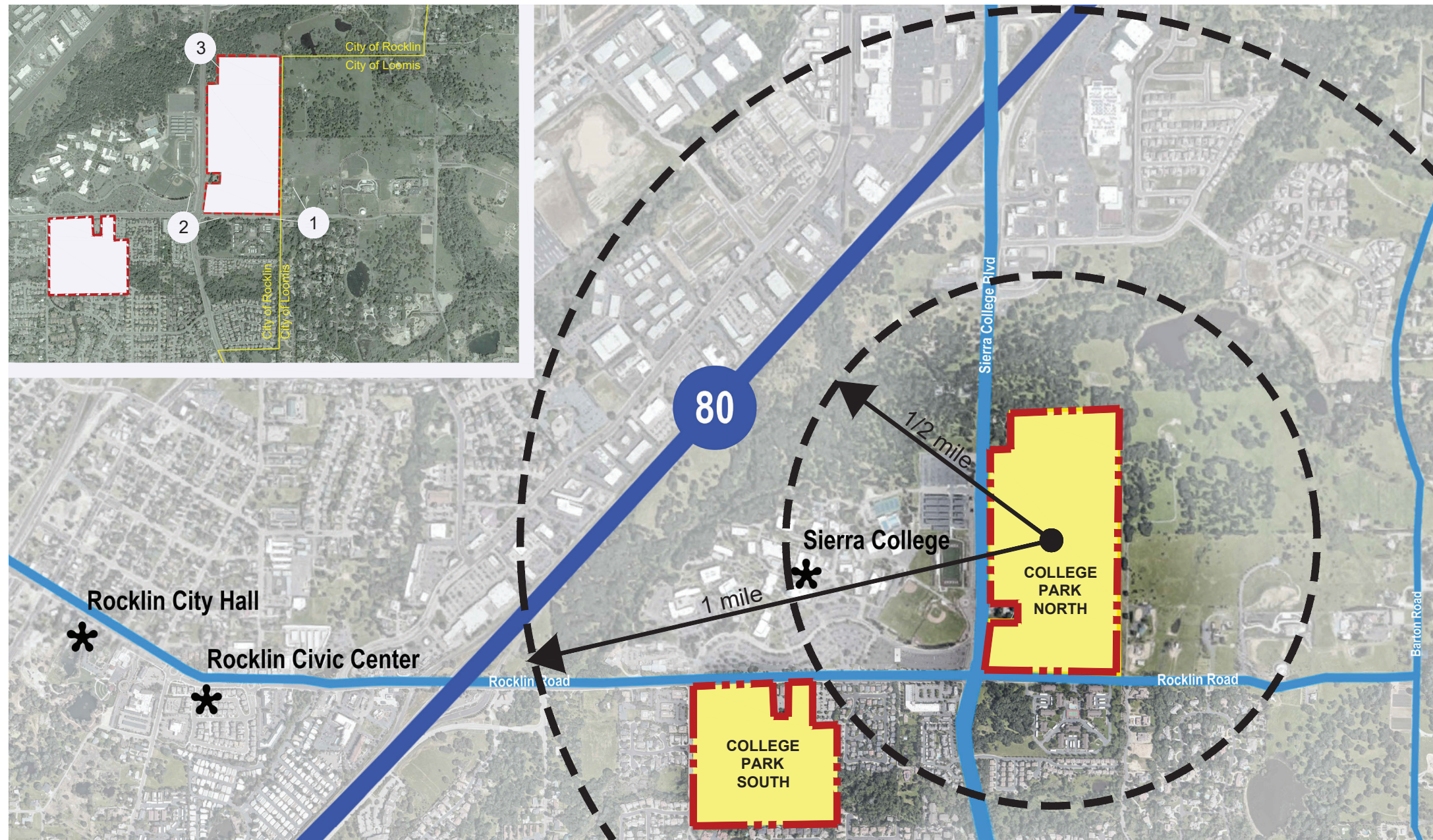
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SHEET INDEX

ARCHITECTURE

- A0.0.1 VICINITY MAP + SHEET INDEX
- A1.0.0 ARCHITECTURAL SITE PLAN + SUMMARY
- A1.1.0 STREET SCENES
- A2.0.0 EXTERIOR ELEVATIONS - CLUBHOUSE
- A2.0.1 EXTERIOR ELEVATIONS - CLUBHOUSE
- A2.1.0 EXTERIOR ELEVATIONS - POOL HOUSE
- A3.0.0 BUILDING PLANS - CLUBHOUSE & POOL HOUSE
- A4.0.0 TYPICAL BUILDING SECTIONS - CLUBHOUSE & POOL HOUSE
- A6.0.0 CONCEPTUAL ARCHITECTURAL DETAILS - CLUBHOUSE
- A7.0.0 COLOR / MATERIAL SCHEMES - CLUBHOUSE & POOL HOUSE



VICINITY MAP



③ VIEW FROM SIERRA COLLEGE BLVD



② VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



① VIEW FROM ROCKLIN ROAD



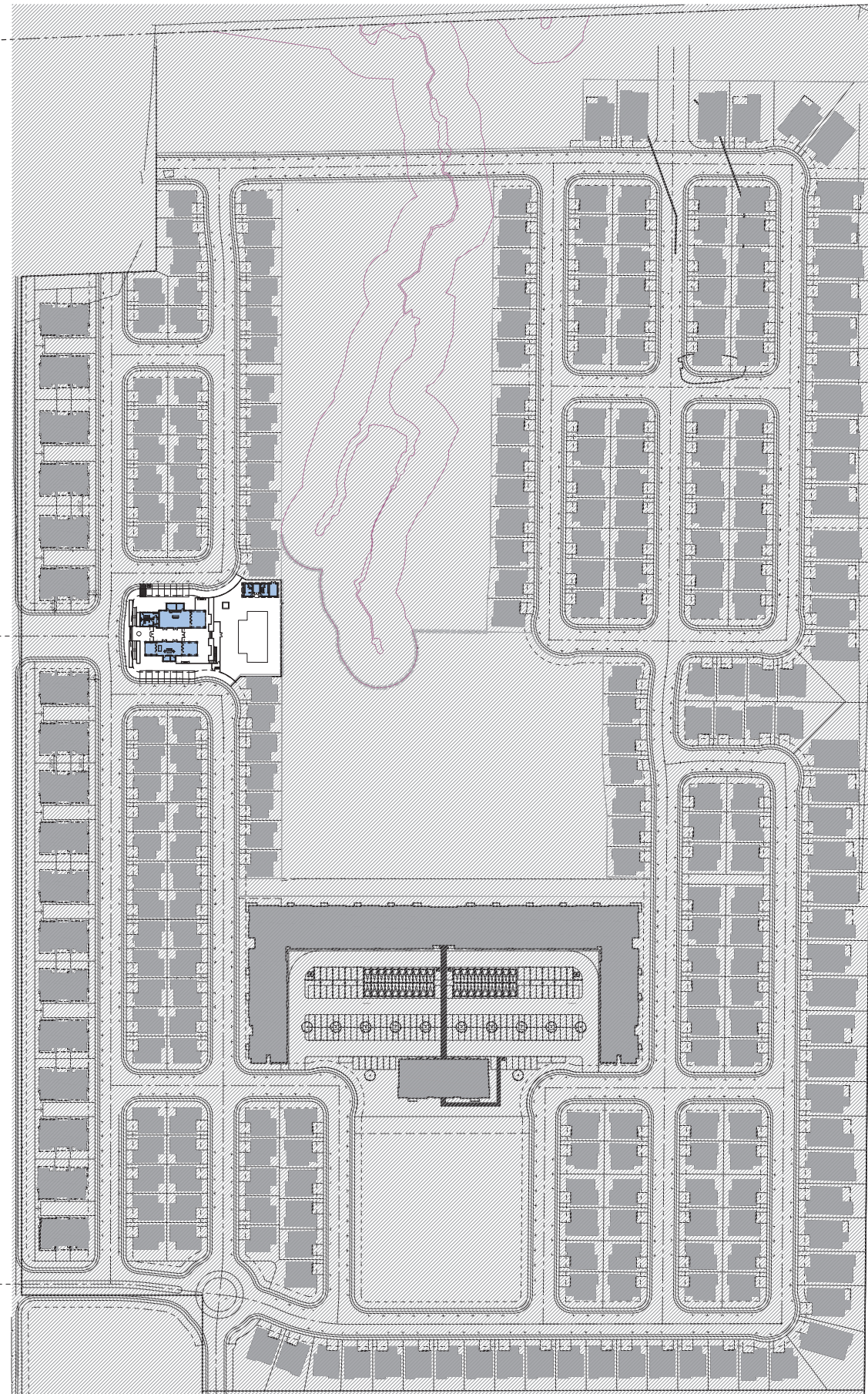
PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



VICINITY MAP + SHEET INDEX
COLLEGE PARK NORTH - CLUBHOUSE

A0.0.1

SIERRA COLLEGE BLVD



PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-150-052-000, 045-150-048-000 & 045-150-023-000
 SITE AREA (ACRES): 0.7 AC
 EXISTING USE: VACANT
 EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
 PROPOSED GENERAL PLAN LAND USE DESIGNATION: RECREATION/ CONSERVATION (RC)
 EXISTING ZONING DESIGNATION: COMMUNITY COLLEGE (PD-CC)
 PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT OPEN SPACE AND RECREATIONAL ZONE (PD-OA)

DETAILED SUMMARY

CLUBHOUSE

CLUBHOUSE-Enclosed Space	Description	Approx SF
Lounge 1	Lounge 1 + kitchen	1,140 sf
Lounge 2		725 sf
Restrooms		450 sf
Utility	MEP, janitor, storages, trash	1,676 sf
Swimming Pool Utility	restrooms, equipment, storage	845 sf
Total		4,836 sf

CLUBHOUSE-Outdoor Space	Description	Approx SF
Covered Outdoor Seating		1,380 sf
Covered Outdoor Foyer		929 sf
Outdoor Space		3,078 sf
Swimming Pool		2,887 sf
Swimming Pool Deck		8,953 sf
Total		17,227 sf

PARKING SUMMARY

CLUBHOUSE

Parking Provided (Clubhouse)	
Guest	16 spaces
On-Street	spaces
Total Parking Provided:	16 spaces

TPOLOGY

■ Clubhouse

A-3 CLUBHOUSE:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
CITY OF ROCKLIN MUNICIPAL ORDINANCE

PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE TO ALL BUILDING TYPES:

NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
NFPA 24 - PRIVATE FIRE SERVICE MAINS
NFPA 72 - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)

REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS:

NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS
(W/ ALL STANDARDS AND POLICIES IMPLEMENTED BY CITY OF ROCKLIN FIRE DEPARTMENT)

REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

OCCUPANCY GROUP:

CLUBHOUSE BUILDING: A-3

TYPE OF CONSTRUCTION: V-B (SPRINKLERED)

FIRE SPRINKLERS & ALARM SYSTEM: NFPA-13

ALLOWABLE / ACTUAL HEIGHT (TABLE 504.4):

CLUBHOUSE (A-3 OCCUPANCY):
MAXIMUM STORIES: 1 ACTUAL: 1
MAXIMUM HEIGHT: 40'-0" ACTUAL: 27'-0"

ALLOWABLE / ACTUAL FLOOR AREA (TABLE 506.2):

ALLOWABLE AREA: 24,000 S.F.,
ACTUAL FLOOR AREA: 4,836 S.F.

CONSTRUCTION REQUIREMENTS:

EXTERIOR WALLS (TABLE 602): NON-RATED \geq 10'-0" FIRE SEPARATION.
REFER TO SITE PLAN FOR ACTUAL FIRE SEPARATION DISTANCES

ALLOWABLE OPENINGS (TABLE 705.8):
FOR UNPROTECTED, SPRINKLERED

UNLIMITED, WALLS $>$ 20'-0" FIRE SEPARATION
75%, WALLS 15'-0" $<$ X $<$ 20'-0" FIRE SEPARATION
45%, WALLS 10'-0" $<$ X $<$ 15'-0" FIRE SEPARATION
25%, WALLS 5'-0" $<$ X $<$ 10'-0" FIRE SEPARATION

ACCESSIBILITY:

COMMON USE FACILITIES (A-3): ACCESSIBLE PER CBC CHAPTER 11B





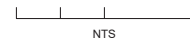
CLUBHOUSE STREET SCENE - 2



CLUBHOUSE STREET SCENE - 1



PRELIMINARY DESIGN REVIEW
MARCH 15, 2021



STREET SCENES
CLUBHOUSE

A1.1.0



FRONT PERSPECTIVE

MATERIAL LEGEND:

1. Stucco
2. Thin Brick Veneer
3. Stucco Trim
4. High Density Foam Trim
5. Metal Roof
6. Wood Trellis
7. Metal Fencing
8. Metal Storefront System
9. Storefront Entry Door
10. Vinyl Window
11. Brick Veneer Planters
12. Exposed Truss
13. Folding Glass Doors
14. Tile

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets



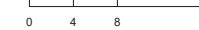
RIGHT ELEVATION



FRONT ELEVATION



PRELIMINARY DESIGN REVIEW
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EXTERIOR ELEVATIONS
CLUBHOUSE

A2.0.0



MATERIAL LEGEND:

- 1. Stucco
- 2. Thin Brick Veneer
- 3. Stucco Trim
- 4. High Density Foam Trim
- 5. Metal Roof
- 6. Wood Trellis
- 7. Metal Fencing
- 8. Metal Storefront System
- 9. Storefront Entry Door
- 10. Vinyl Window
- 11. Brick Veneer Planters
- 12. Exposed Truss
- 13. Folding Glass Doors
- 14. Tile

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets

REAR PERSPECTIVE



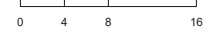
LEFT ELEVATION



REAR ELEVATION



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EXTERIOR ELEVATIONS
CLUBHOUSE

A2.0.1

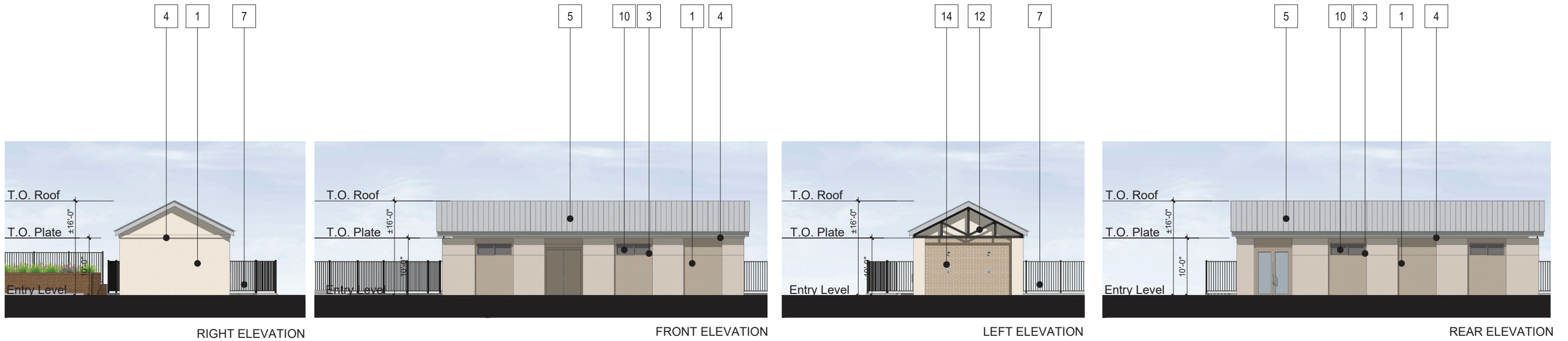


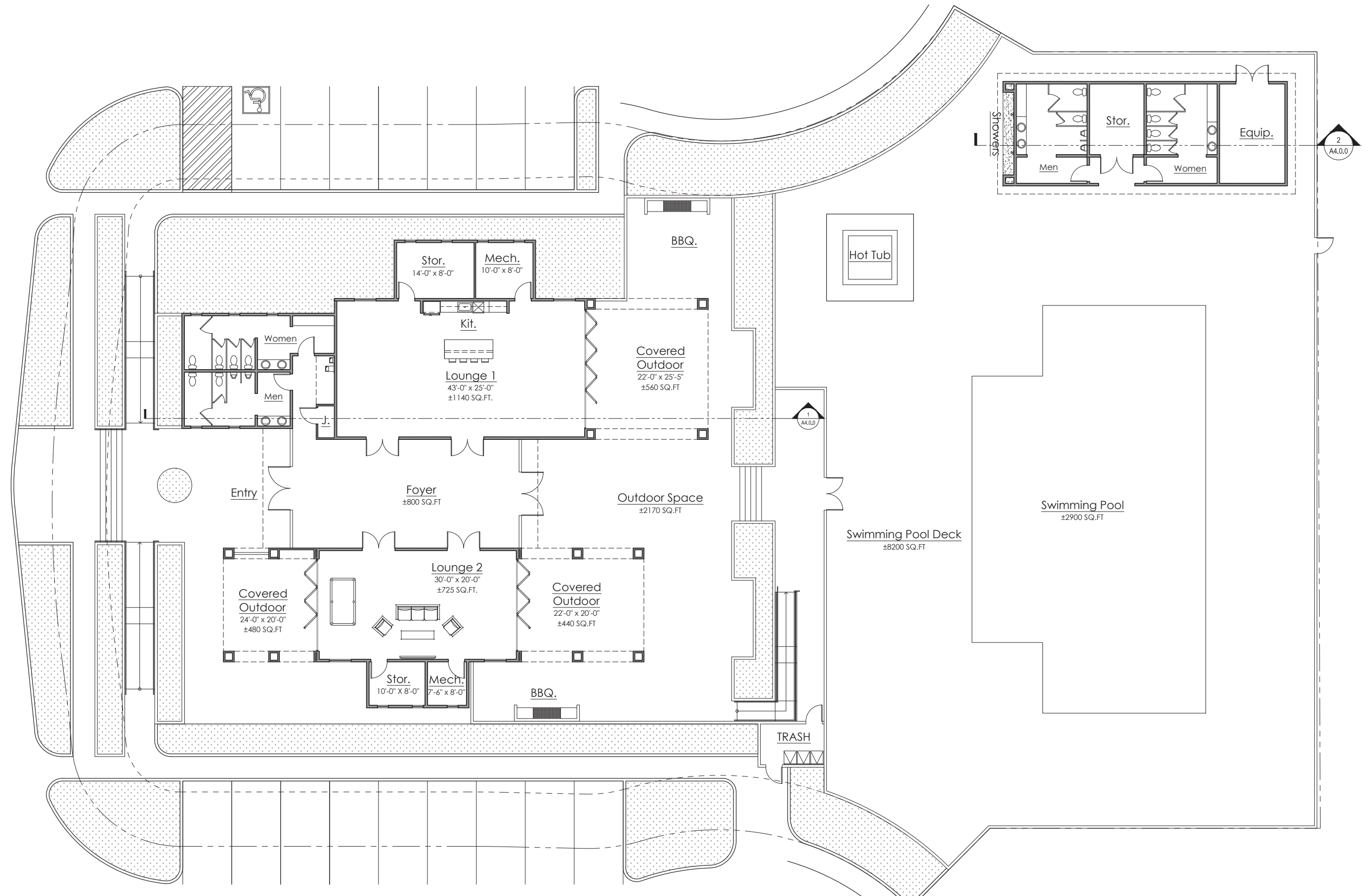
FRONT PERSPECTIVE

MATERIAL LEGEND:

1. Stucco
2. Thin Brick Veneer
3. Stucco Trim
4. High Density Foam Trim
5. Metal Roof
6. Wood Trellis
7. Metal Fencing
8. Metal Storefront System
9. Storefront Entry Door
10. Vinyl Window
11. Brick Veneer Planters
12. Exposed Truss
13. Folding Glass Doors
14. Tile

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets





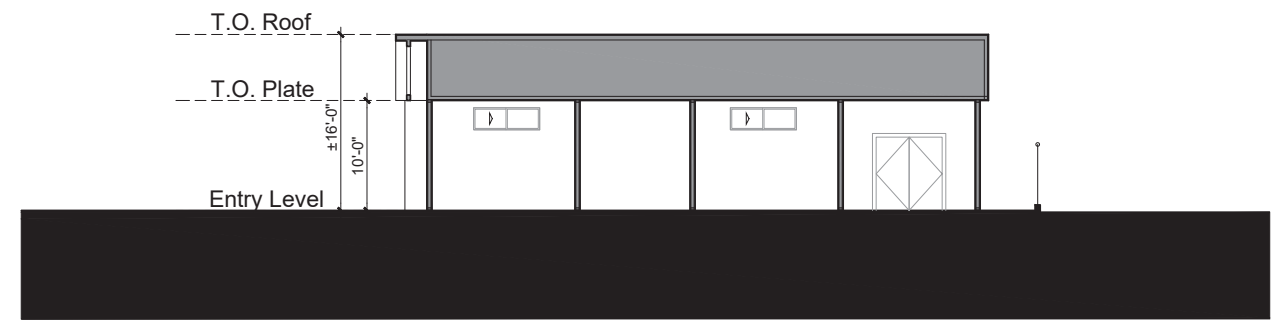
COLLEGE PARK
ROCKLIN, CA # 2018-329

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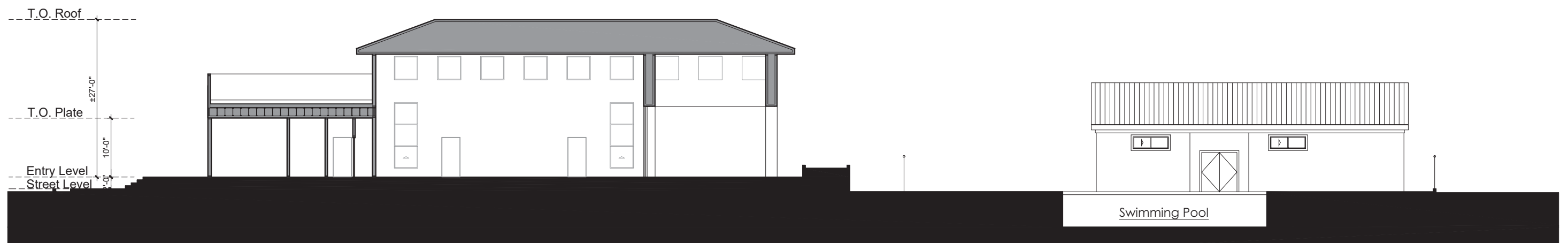


BUILDING PLANS
CLUBHOUSE & POOL HOUSE

A3.0.0



2. POOLHOUSE SECTION



1. CLUBHOUSE SECTION



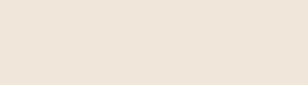





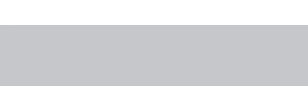

- ← Metal Roof
- ← Vinyl Window
- ← Stucco
- ← High Density Foam Trim
- ← Storefront
- ← Trellis
- ← Thin Brick Veneer

FRONT ELEVATION - LEFT CORNER



- ← Exposed Truss
- ← Metal Roof
- ← Stucco
- ← High Density Foam Trim
- ← Thin Brick Veneer
- ← Sliding Glass Door

FRONT ELEVATION - RIGHT CORNER

STUCCO BODY 1	
STUCCO BODY 2	
STUCCO BODY 3	
STUCCO BODY 4	
TILE	
BRICK VENEER	
TRELLIS	
METAL ROOF	
METAL RAILING	



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MATERIAL / COLOR SCHEMES
CLUBHOUSE & POOL HOUSE

A7.0.0