COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW
MARCH 22, 2019

COLLEGE PARK NORTH - CONDOMINIUM

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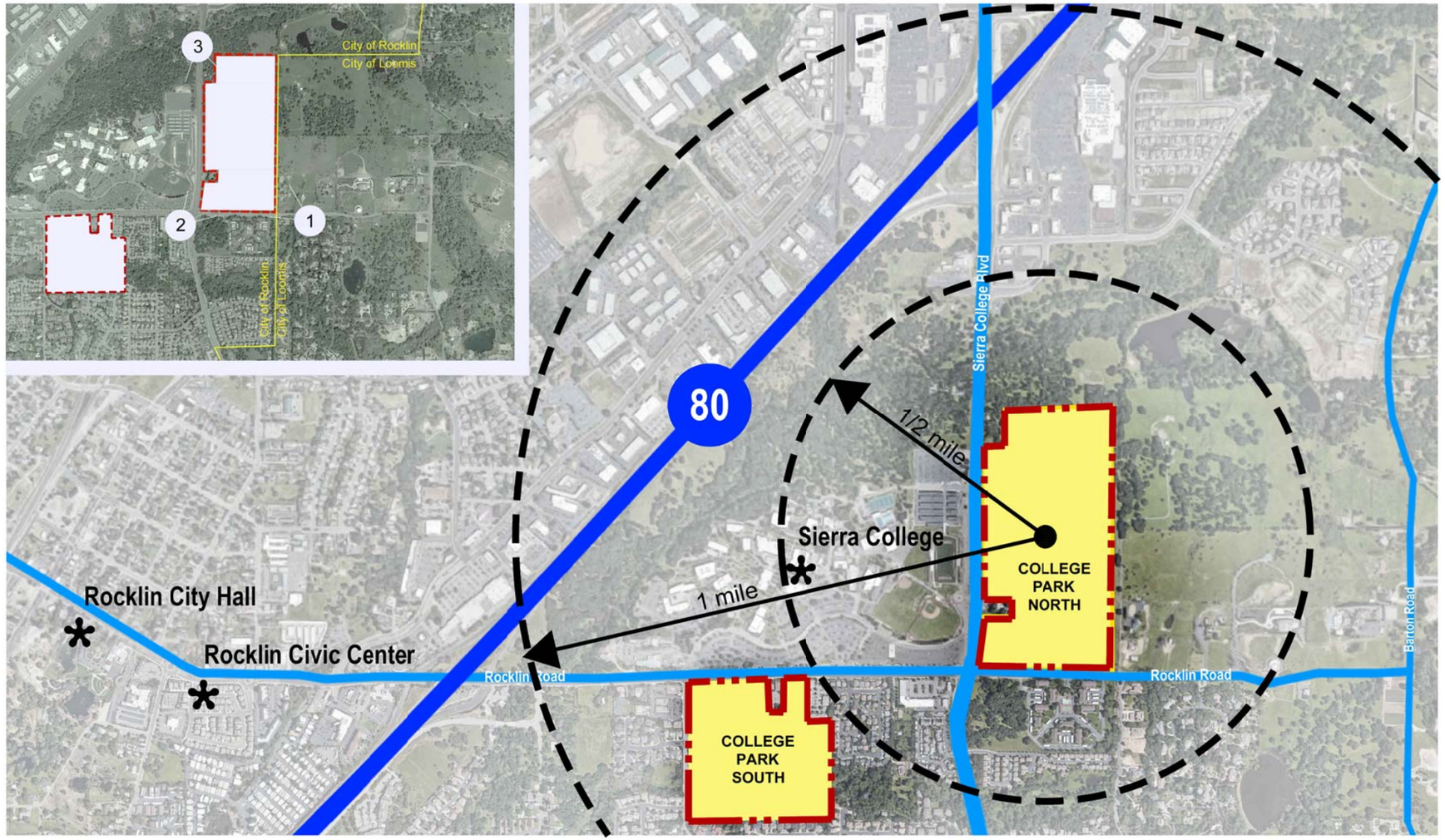

VICINITY MAP

SHEET INDEX

ARCHITECTURE

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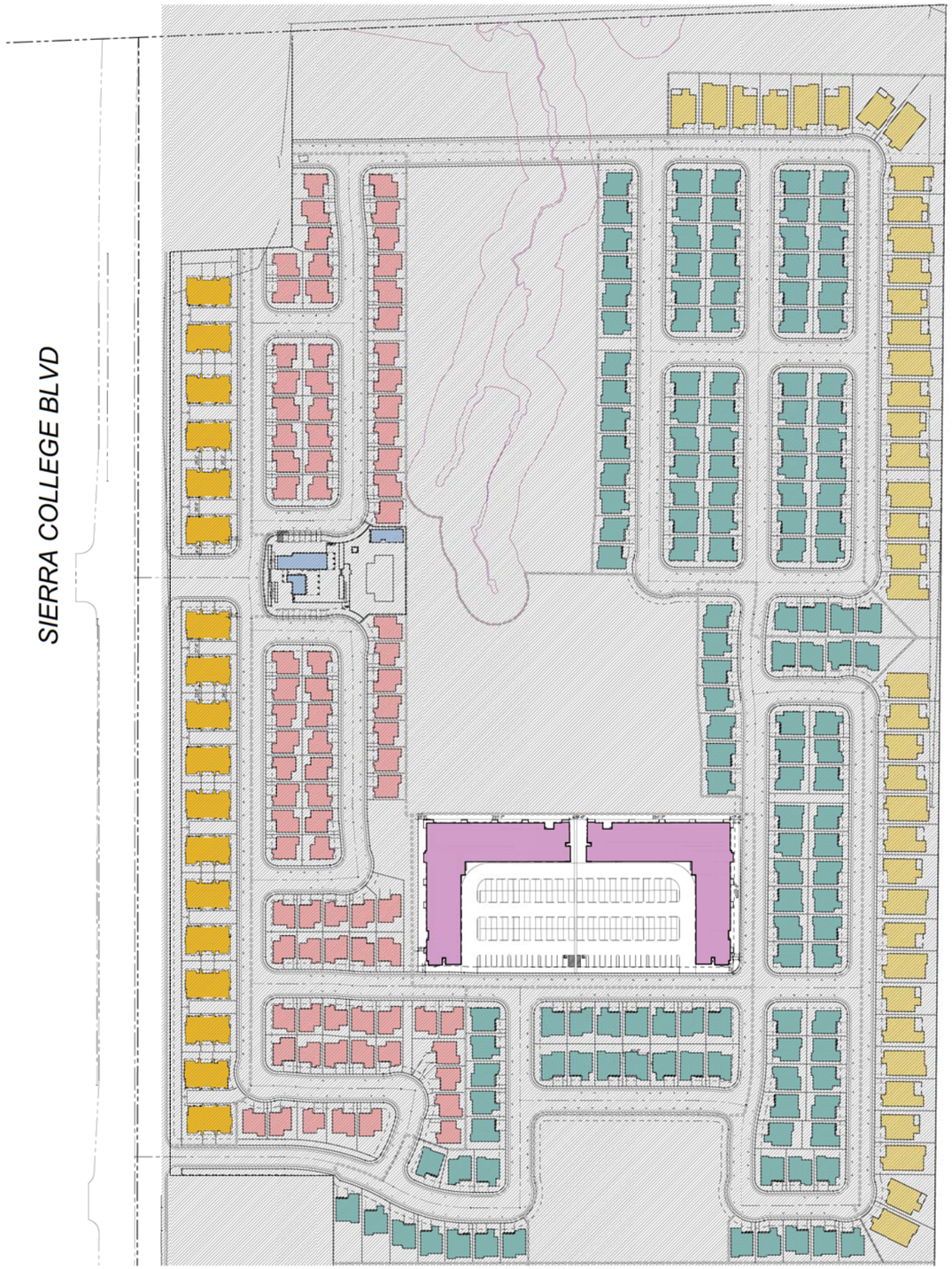
LANDSCAPE

L1.0	PRELIMINARY LANDSCAPE DESIGN CONDOS
L2.0	PRELIMINARY PLANT LIST

3 VIEW FROM SIERRA COLLEGE BLVD

2 VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD

1 VIEW FROM ROCKLIN ROAD



PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-150-052-000, 045-150-048-000 & 045-150-023-000
SITE AREA (ACRES): 3.5 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

CONDOMINIUMS

Condo Unit	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
P1-A	1bed/1bath		7 du	7%	692 sf	4,844 sf
P1-B	1bed/1bath		8 du	8%	716 sf	5,728 sf
P2-A	2bed/2bath		32 du	32%	1,150 sf	36,800 sf
P2-B	2bed/2.5bath		20 du	20%	1,352 sf	27,040 sf
P2-C	2bed/Den/2.5bath		24 du	24%	1,430 sf	34,320 sf
P3-A	3bed/2bath		8 du	8%	1,559 sf	12,472 sf
Sub-total			99 du	100%		121,204 sf
Average unit size					1224 sf	

PARKING SUMMARY

CONDOMINIUMS

Parking Provided (Condominiums)	
Open Garage	53 spaces
Carports	138 spaces
On-site guest Parking	31 spaces
Total On-site Parking	**222 spaces**
On-Street	30 spaces
Total Parking Provided:	**252 spaces**
Overall Parking Ratio	**2.5 spaces/du**

TYPOLOGY

Multi-Family (Condominium)

0 50 100 200

ARCHITECTURAL SITE PLAN + SUMMARY
COLLEGE PARK NORTH - CONDOMINIUM

A1.0.0

ALLOWABLE AREA
R2 CONDOMINIUMS

ALLOWA□LE AREA PER STORY CALCULATION □OR MI□ED-OCCUPANCY MULTI-STORY □UILDING (C□C SEC. 506.2.4□)

A ROOM OR SPACE USED □OR ASSEM□LY PURPOSES THAT IS LESS THAN □50 S□UARE □EET (□□□²)IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL □E CLASSI□IED AS A GROUP □ OCCUPANCY □R AS PART O□ THAT OCCUPANCY.

WEIGHTED □RONTAGE WIDTH CALCULATION (C□C SEC 506.3.2□)

W □ (L1 □W1 □L2 □W2 □L3 □W3...)/L□

W □ (WIDTH□WEIGHTED AVERAGE□□ CALCULATED WIDTH O□ PU□LIC WAY OR OPEN SPACE □□EET□)

L_n □ LENGTH O□ A PORTION O□ THE E□TERIOR PERIMETER WALL

W_n □ WIDTH ≥ 20'□O□ A PU□LIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION O□ THE E□TERIOR PERIMETER WALL.

□ □ □UILDING PERIMETER THAT □RONTS ON A PU□LIC WAY OR OPEN SPACE HAVING A WIDTH O□ 20' OR MORE

□RONTAGE INCREASE CALCULATION (C□C SEC 506.3.3□)

I_f □ (□/P - 0.25□W/30

I_f □ AREA □ACTOR INCREASE DUE TO □RONTAGE.

□ □ □UILDING PERIMETER THAT □RONTS ON A PU□LIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE O□ 20'

P □ PERIMETER O□ ENTIRE □UILDING □EET□

W □ WIDTH O□ PU□LIC WAY OR OPEN SPACE □EET□IN ACCORDANCE WITH SEC 506.3.2

ALLOWA□LE AREA PER STORY CALCULATION (C□C SEC 506.2.4□)

A_a □ (A_t□ □NS □I□)□

A_t □ ALLOWA□LE □UILDING AREA PER STORY (S□UARE □EET□

A_t □ TA□ULAR □UILDING AREA PER STORY PER TA□LE 506.2

NS □ TA□ULAR ALLOWA□LE AREA □ACTOR PER TA□LE 506.2

I_f □ AREA INCREASE □ACTOR DUE TO □RONTAGE PER 506.3

WEIGHTED FRONTAGE WIDTH CALCULATION:

W= (L1 x W1 + L2 x W2 + L3 x W3...) / F

W= (230 x 30 + 231 x 30 + 177 x 30 + 167 x 30 + 55 x 30) / 863

W= 30

FRONTAGE INCREASE CALCULATION:

If= [F/P - 0.25] W/30

If = [863 / 1012 - 0.25] * 30 / 30

If= 0.60

LEVEL 1□ R-2 ACTUAL / R-2 ALLOWA□LE (E□ 5-3□) □ U ACTUAL / U ALLOWA□LE (E□ 5-3□) □ S-2 ACTUAL / S-2 ALLOWA□LE (E□ 5-3□) □ □ ACTUAL / □ ALLOWA□LE (E□ 5-3□) □1

LEVEL 2□ R-2 ACTUAL / R-2 ALLOWA□LE (E□ 5-3□) □ U ACTUAL / U ALLOWA□LE (E□ 5-3□) □1

LEVEL 3□ R-2 ACTUAL / R-2 ALLOWA□LE (E□ 5-3□) □ U ACTUAL / U ALLOWA□LE (E□ 5-3□) □1

LEVEL 4□ R-2 ACTUAL / R-2 ALLOWA□LE (E□ 5-3□) □ U ACTUAL / U ALLOWA□LE (E□ 5-3□) □1

TOTAL SUM O□ RATIOS□ □2

BUILDING AREA: PER CBC SECTION 506.2.4 (EQUATION 5-3)

BUILDING A

LEVEL	R-2 (IN SQ. FT.) CONDITIONED	R-2 (IN SQ. FT.) UNCONDITIONED	R-2 (IN SQ. FT.) COMMON SPACE	TOTAL R-2	B (IN SQ. FT.) AMENITY	S-2 (IN SQ. FT.) OPEN GARAGE	U (IN SQ. FT.) UTILITY	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9,067	605	4,219	13,891	687	6,511	1,415	22,504	23,545
2	17,063	1,194	3,294	21,551			329	21,880	22,773
3	17,063	1,194	3,294	21,551			329	21,880	22,773
4	17,063	1,194	3,294	21,551			329	21,880	22,773
TOTAL BY OCC.	60,256	4,187	14,101	78,544	687	6,511	2,402	**88,144**	**91,864**

BUILDING B

LEVEL	R-2 (IN SQ. FT.) CONDITIONED	R-2 (IN SQ. FT.) UNCONDITIONED	R-2 (IN SQ. FT.) COMMON SPACE	TOTAL R-2	S-2 (IN SQ. FT.) OPEN GARAGE	U (IN SQ. FT.) UTILITY	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9,759	684	4,219	14,662	6,511	1,415	22,588	23,545
2	17,063	1,194	3,294	21,551		329	21,880	22,773
3	17,063	1,194	3,294	21,551		329	21,880	22,773
4	17,063	1,194	3,294	21,551		329	21,880	22,773
TOTAL BY OCC.	60,948	4,266	14,101	79,315	6,511	2,402	**88,228**	**91,864**

BUILDING A

R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 36,000 + [12,000 x 0.60]

Aa = 43,250

B OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 54,000 + [18,000 x 0.60]

Aa = 64,875

S-2 OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 63,000 + [21,000 x 0.60]

Aa = 75,687

U OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 27,000 + [9,000 x 0.60]

Aa = 32,437

BUILDING A

	R-2		U		S-2		B										
LEVEL 1:	13,891 / 43,250	+	1,415 / 32,437	+	6,511 / 75,687	+	687 / 64,875	=	0.32	+	0.04	+	0.09	+	0.01	=	0.46 < 1
LEVEL 2:	21,551 / 43,250	+	329 / 32,437					=	0.50	+	0.01					=	0.51 < 1
LEVEL 3:	21,551 / 43,250	+	329 / 32,437					=	0.50	+	0.01					=	0.51 < 1
LEVEL 4:	21,551 / 43,250	+	329 / 32,437					=	0.50	+	0.01					=	0.51 < 1
TOTAL SUM OF RATIOS:																=	1.99 < 2

BUILDING B

R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 36,000 + [12,000 x 0.60]

Aa = 43,250

S-2 OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 63,000 + [21,000 x 0.60]

Aa = 75,687

U OCCUPANCY ALLOWABLE AREA (Eq 5-3)

Aa = {At + [NS x If] }

Aa = 27,000 + [9,000 x 0.60]

Aa = 32,437

BUILDING B

	R-2		U		S-2								
LEVEL 1:	14,662 / 43,250	+	1,415 / 32,437	+	6,511 / 75,687	=	0.34	+	0.04	+	0.09	=	0.47 < 1
LEVEL 2:	21,551 / 43,250	+	329 / 32,437			=	0.50	+	0.01			=	0.51 < 1
LEVEL 3:	21,551 / 43,250	+	329 / 32,437			=	0.50	+	0.01			=	0.51 < 1
LEVEL 4:	21,551 / 43,250	+	329 / 32,437			=	0.50	+	0.01			=	0.51 < 1
TOTAL SUM OF RATIOS:												=	1.99 < 2

R2 - CONDOMINIUMS:

THIS PRO□ECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED □Y □URISDICTION HAVING AUTHORITY.

APPLICA□LE CODES□

2016 CALI□ORNIA □UILDING CODE (C□C□PART 2, VOLUMES 1 AND 2, TITLE 24

2016 CALI□ORNIA ELECTRICAL CODE (□EC□PART 3, TITLE 24

2016 CALI□ORNIA MECHANICAL CODE (□MC□PART 4, TITLE 24

2016 CALI□ORNIA PLUM□ING CODE (□PC□PART 5, TITLE 24

2016 CALI□ORNIA ENERGY CODE PART 6, TITLE 24

2016 CALI□ORNIA □IRE CODE (C□C□PART 9, TITLE 24

2016 CALI□ORNIA GREEN □UILDING CO□E (□AL GREEN□PART 11

CITY O□ ROCKLIN MUNICIPAL ORDINANCE

PARTIAL LIST O□ APPLICA□LE NATIONAL □IRE PROTECTION ASSO□IATION (N□PA□STANDARDS APPLICA□LE TO ALL □UILDING TYPES□

N□PA 13, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED □Y CS□M□

N□PA 24, - PRIVATE □IRE SERVICE MAINS

N□PA □2, - NATIONAL □IRE ALARM CODE (AMENDED □Y CS□M□

RE□ER TO C□C CHAPTER 35 □OR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-A CONSTRUCTION

OCCUPANCY GROUP□ □CRC R302.2□	R-2 RESIDENTIAL □ SMALL ASSEM□LY □□10 S□. □T.□ S-2 OPEN GARAGE U UTILITY
CONSTRUCTION TYPE□	V-A
□IRE SPRINKLERS□	N□PA 13 PER C□C SECTION 903.1.1/C□C TA□LES 504.3 □ 506.2 PER C□C SECTION D106. E□CEPTION□PRO□ECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE □IRE APPARATUS ACCESS ROAD WHEN ALL □UILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES, ARE E□UIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2
ALLOWA□LE HEIGHT□	□□0 □EET
ACTUAL HEIGHT□	□□0 □EET (SEE ELEVATIONS□
ALLOWA□LE STORIES□ □C□C TA□LE 504.3 □ SEC. 504.4□	4 STORIES (WITHOUT AREA INCREASE□
ALLOWA□LE AREA□	SEE SHEET A 1.2.1 □OR "ALLOWA□LE AREA"
ALLOWA□LE □LOOR AREA□	1-HOUR RATED CONSTRUCTION IS RE□UIRED □OR PRIMARY STRUCTURAL □RAME, E□TERIOR WALLS AND INTERIOR □EARING WALLS, □LOOR ASSEM□LIES AND ASSOCIATED SECONDARY MEM□ERS, AND ROO□ CONSTRUCTION.
□IRE RESISTIVE RATING RE□UIREMENT □OR E□TERIOR WALLS □ASED ON □IRE SEPARATION DISTANCE□ □TA□LE 602□	□EARING WALLS, AND PRIMARY STRUCTURAL ELEMENTS SHALL □E PROTECTED COMPLYING WITH C□C SECTION □D4.
MA□IMUM AREA O□ E□TERIOR WALL OPENINGS□	RE□ER TO SITE PLAN, □OR ACTUAL DIMENSIONS □ETWEEN □UILDINGS UNPROTECTED, SPRINKLERED - PER C.□.C. TA□LE □D5.8 SEE SITE PLAN □OR □IRE SEPARATION DISTANCE AND ACTUAL AREA O□ OPENINGS IN E□TERIOR WALLS.
DWELLING UNIT SEPARATION□	1-HOUR □IRE PARTITION AND / OR 1-HOUR HORI□ONTAL ASSEM□LY PER C□C SECTION 420

ACCESSIBILITY

APPLICATION□ (PER CRC R320.1□	ALL COVERED MULTI□AMLY DWELLING UNITS SHALL □E ADAPTA□LE AND ACCESSI□LE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRI□ED IN CHAPTER 11A - DIVISION IV. IN □UILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL □E SERVED □Y AN ACCESSI□LE ROUTE AND SHALL COMPLY WITH DIVISION IV. ALL □UILDINGS ARE RE□UIRED TO HAVE AN ACCESSI□LE ENTRANCE PER C□C 1106A.
C□C 11A - DIVISION IV□	ALL DWELLING UNITS RE□UIRED TO □E ADAPTA□LE AND ACCESSI□LE SHALL COMPLY WITH THE □OLLOWING SECTIONS□ 1130A ACCESSI□LE ROUTE 1131A CHANGES IN LEVEL IN ACCESSI□LE ROUTE 1132A DOORS 1133A KITCHENS 1134A □ATHING AND TOILET □ACILITIES 1135A LAUNDRY ROOMS 1136A ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS

SOLAR REQUIRED

SOLAR PLANS BY OTHERS UNDER DEFERRED SUBMITTAL

□. LOW-RISE AND HIGH-RISE MULTI-□AMILY □UILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL □UILDINGS. THE SOLAR □ONE SHALL □E LOCATED ON THE ROO□ OR OVERHANG O□ THE □UILDING OR ON THE ROO□ OR OVERHANG O□ ANOTHER STRUCTURE LOCATED WITHIN 250 □EET C□ THE □UILDING OR ON COVERED PARKING INSTALLED WITH THE □UILDING PRO□ECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT O□ THE TOTAL ROO□ AREA O□ THE □UILDING E□CLUDING ANY SKYLIGHT AREA.

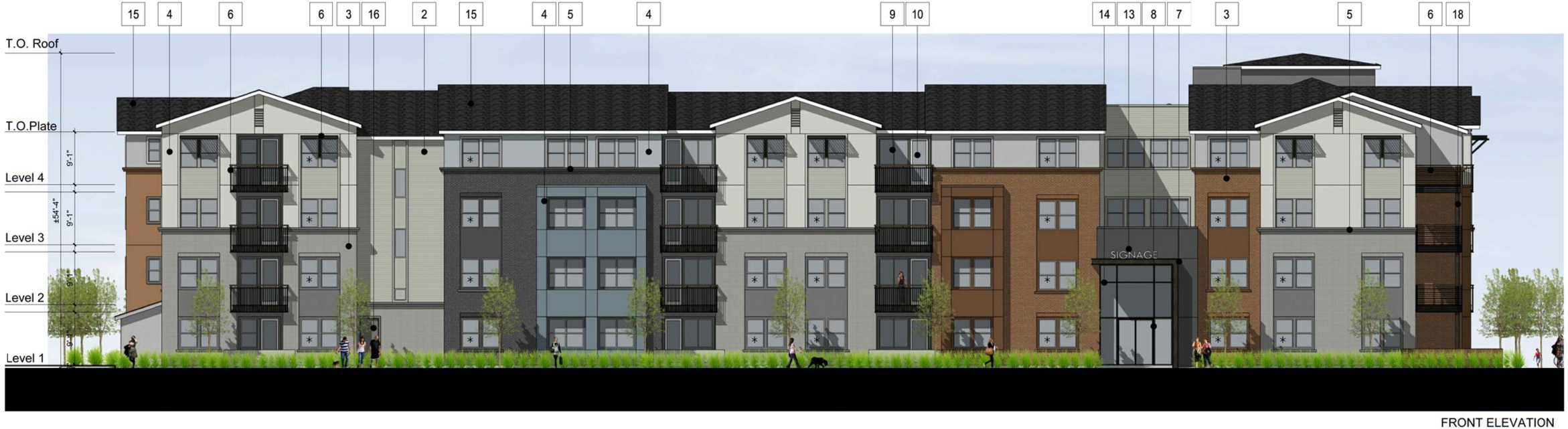
FRONT PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports

Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



FRONT ELEVATION

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EXTERIOR ELEVATIONS
CONDOMINIUM

A2.0.0

SIDE PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
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17. Structural Column
18. Metal Column
19. Solar Carports

Egress window for emergency escape

Notes:
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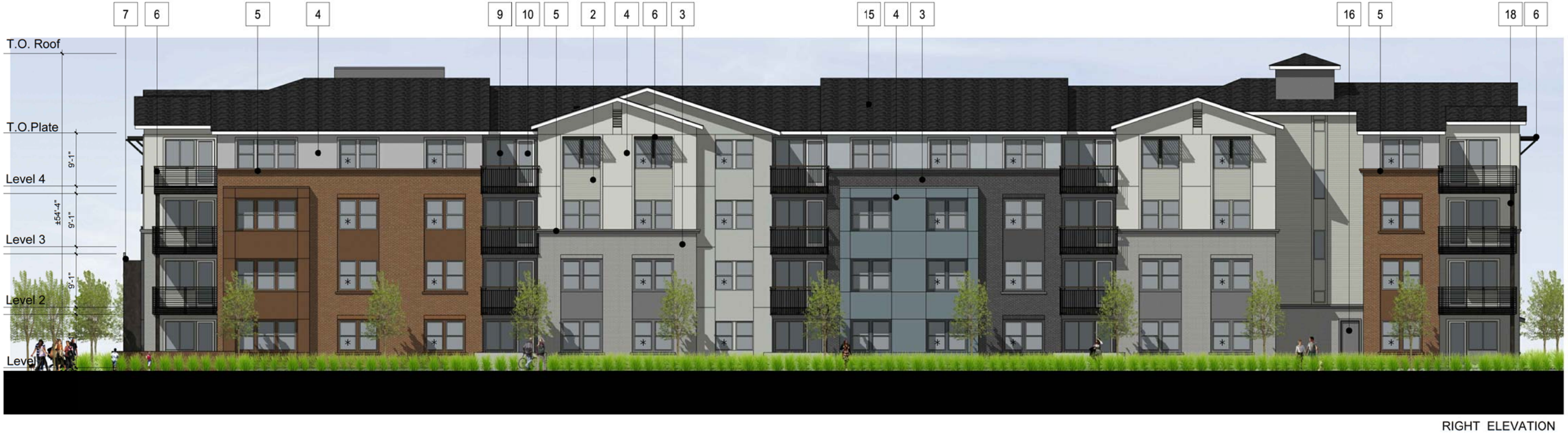

RIGHT ELEVATION

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COLLEGE PARK
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EXTERIOR ELEVATIONS
CONDOMINIUM

A2.0.1

REAR PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
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16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports

Egress window for emergency escape

Notes:
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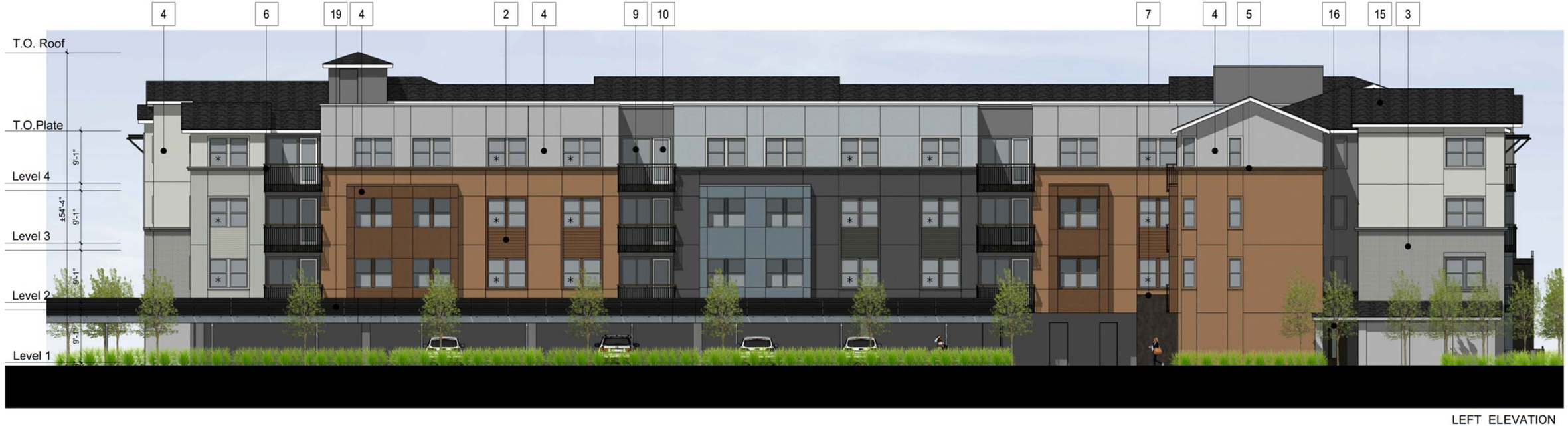

LEFT ELEVATION

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COLLEGE PARK
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0 4 8 16

EXTERIOR ELEVATIONS
CONDOMINIUM

A2.0.2

REAR PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
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15. Composition Shingle Roof
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17. Structural Column
18. Metal Column
19. Solar Carports

* Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information

REAR ELEVATION

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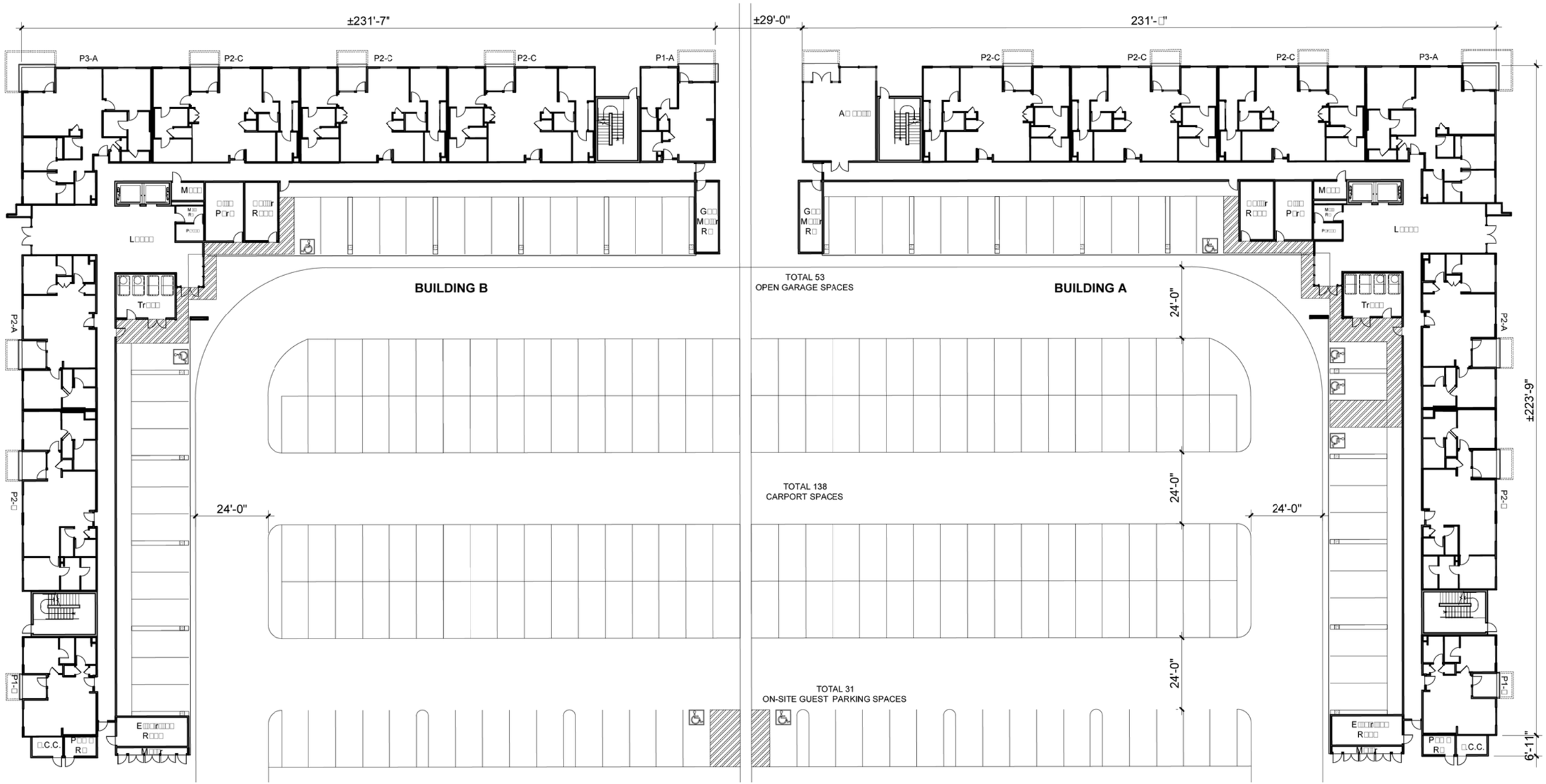
EXTERIOR ELEVATIONS
CONDOMINIUM

A2.0.3



GROUND LEVEL

Unit Summary		Building A	Building B	Total DU	%	Approx NSF
P1-A	1bed/1bath	3	4	7	15%	± 700 SF
P1-B	1bed/1bath	4	4	8		± 750 SF
P2-A	2bed/2bath	16	16	32	77%	± 1,150 SF
P2-B	2bed/2.5bath	10	10	20		± 1,350 SF
P2-C	2bed/Den/2.5bath	12	12	24		± 1,450 SF
P3-A	3bed/2bath	4	4	8	8%	± 1,600 SF
# of units/builidng		**49**	**50**	**99**	**100%**	
# of buildings		**2**				

Multi-Family Site Total Acres 3.21
Density 30.8

Approx. NSF (Per Building) 90,931 SQ. FT.

Parking Provided	
Open garage	53 spaces
Carports	138 spaces
On-site guest parking	31 spaces
Total On-site Parking	**222 spaces**
On-Street	30 spaces
Total Parking Provided:	**252 spaces**
Overall Parking Ratio	**2.55 spaces/du**

Resident Accessible Parking 6
Resident Van Parking 2
Guest Accessible Parking 2

Parking Required (Condos)		Ratio	# of Units	Spaces Required
P1 (A, B)	1bed/1bath	1.5	15	23
P2 (A, B, C)	2bed/2bath	2	76	152
P3 (A)	3bed/2.5bath	2	8	16
Guest	2bed units or more	0.45	84	38
Guest	1bed/studio	0.25	15	4
Total Parking Required				**233**
Parking Ratio				2.35

Resident Accessible Parking 6
Van Parking 1
Guest Accessible Parking 2

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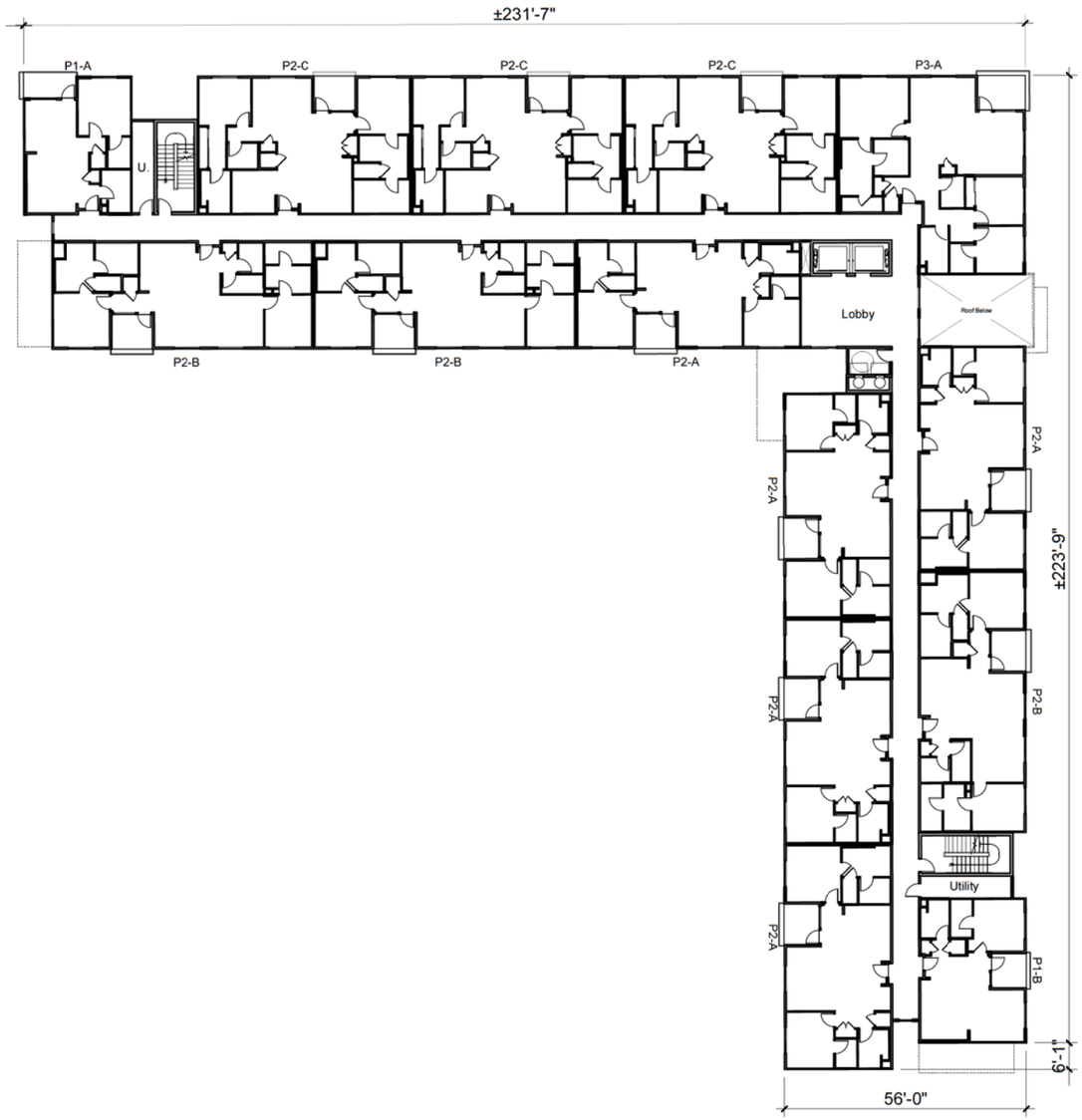
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 22, 2019

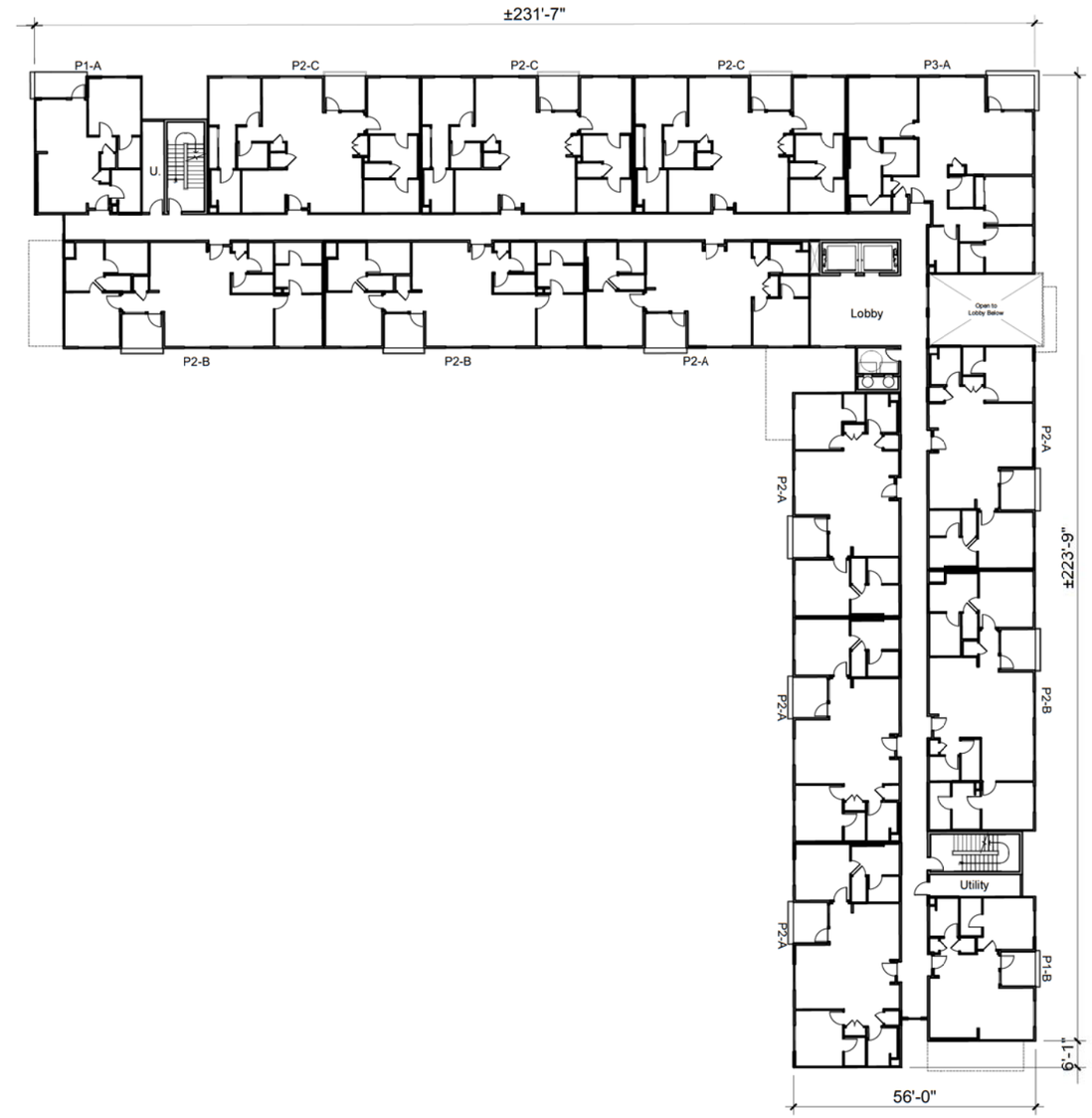
0 8 16 32

□UILDING PLANS
CONDOMINIUM

A3.0.0



LEVELS 3-4



LEVEL 2

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COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 22, 2019

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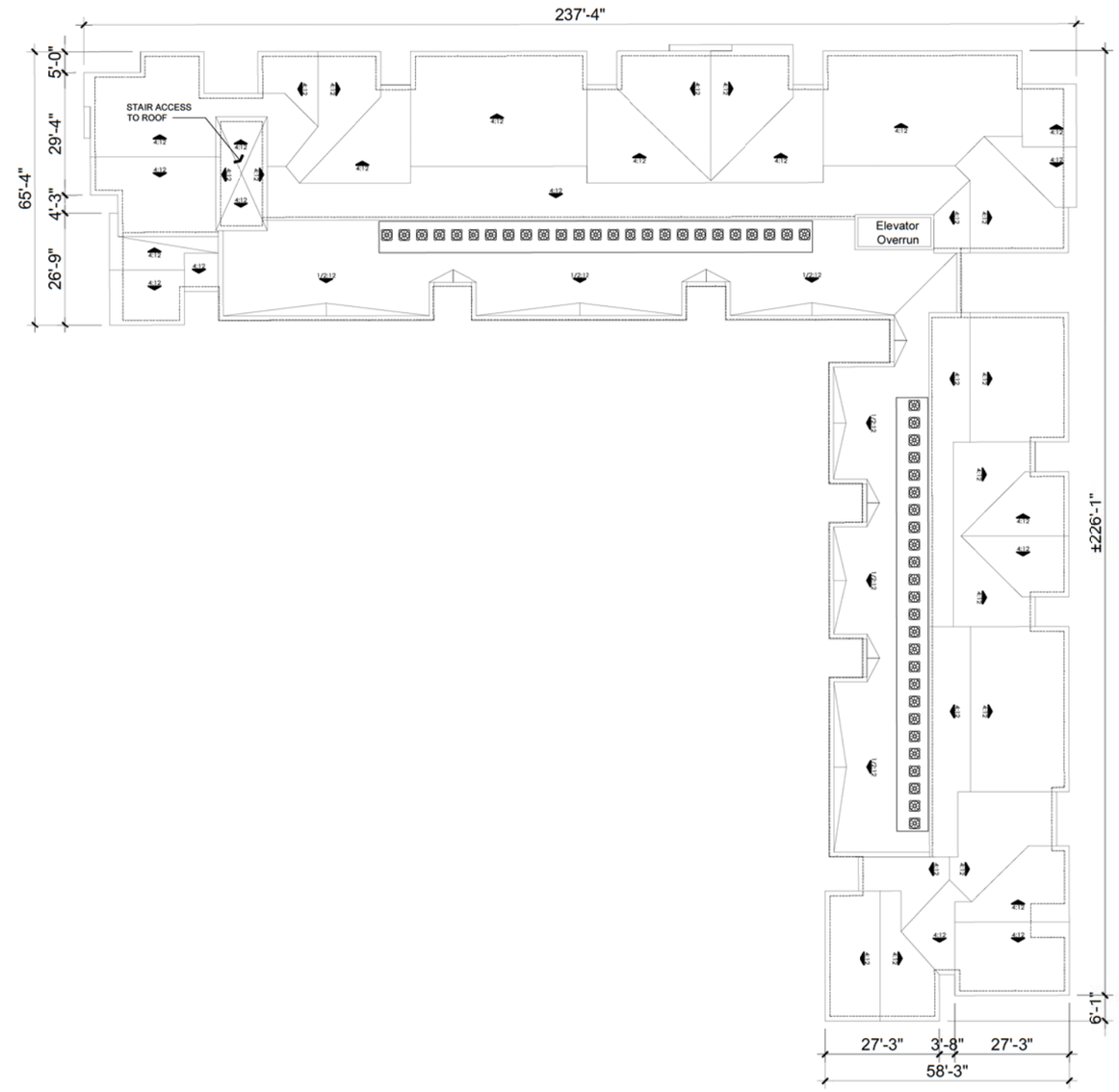
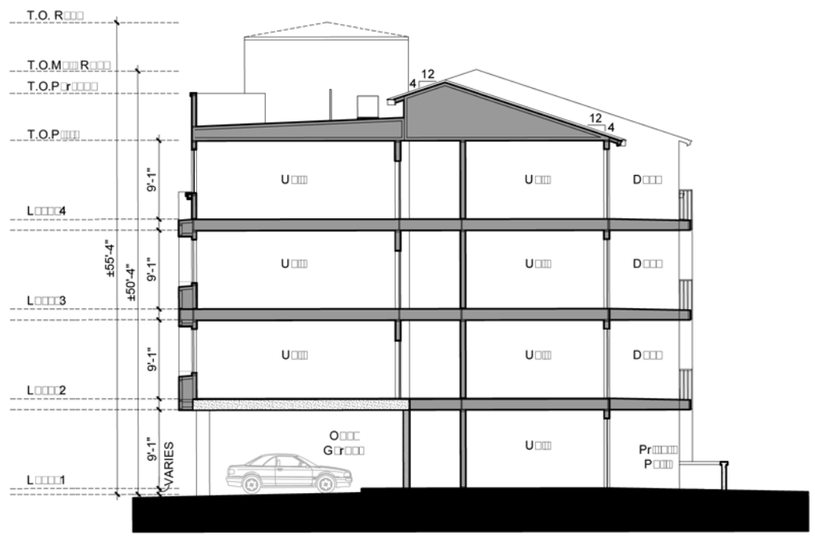
BUILDING PLANS
CONDOMINIUM

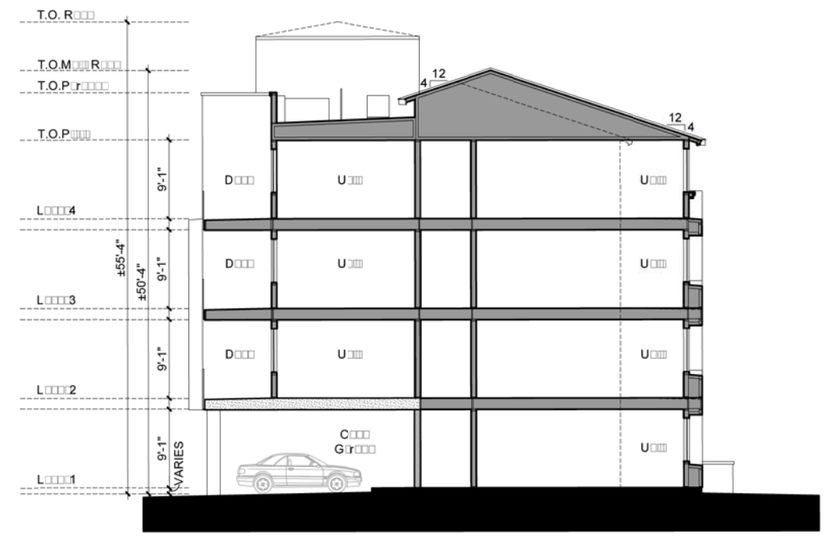
A3.0.1


237'-4"
5'-0"
29'-4"
4'-3"
26'-9"
65'-4"
STAIR ACCESS
TO ROOF
Elevator
Overrun
±226'-1"
6'-1"
27'-3"
3'-8"
27'-3"
58'-3"

ROOF PLAN



SECTION 2



SECTION 1

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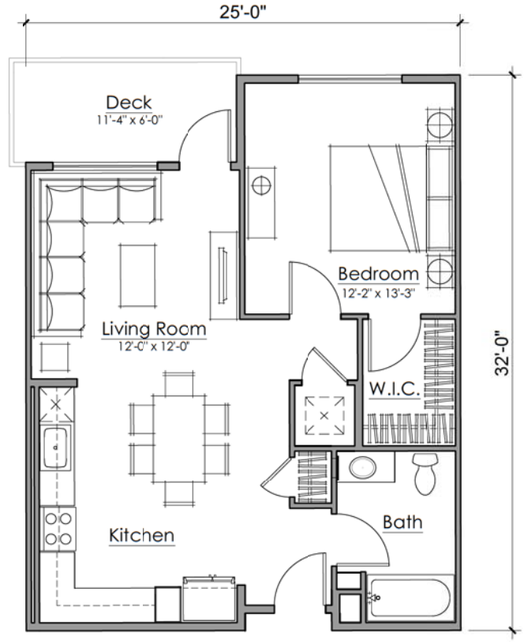
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 22, 2019

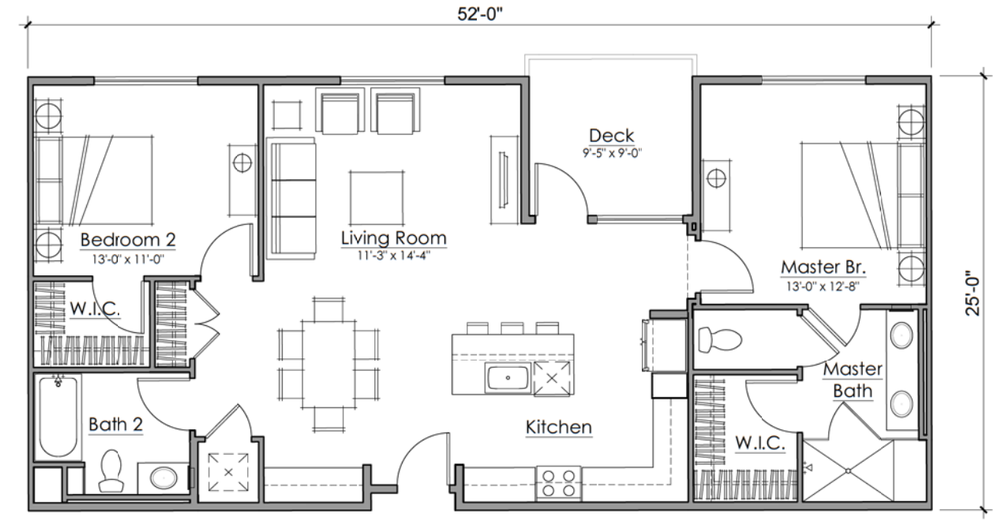
0 4 8 16

UILDING SECTIONS
CONDOMINIUM

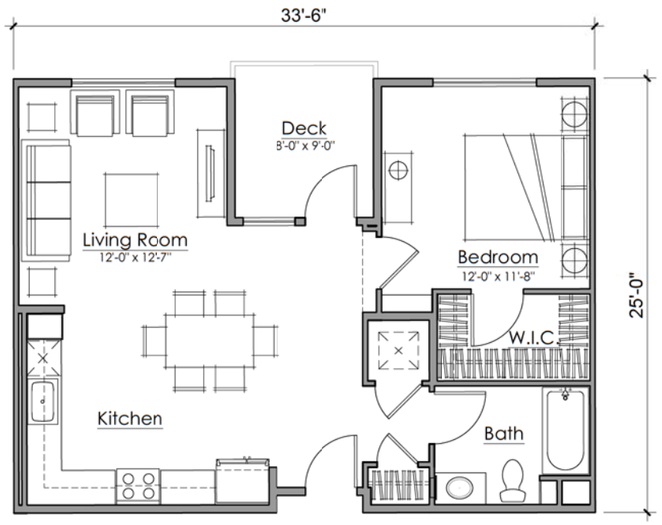
A4.0.0



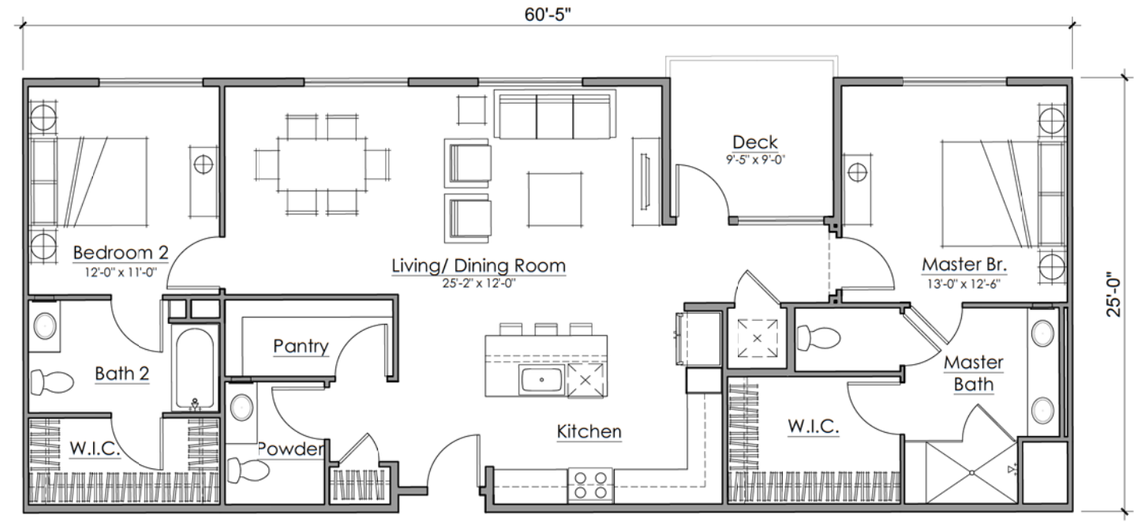
P1-A
AREA: ±700 SQ. FT.



P2-A
AREA: ±1,150 SQ. FT.



P1-B
AREA: ±750 SQ. FT.



P2-B
AREA: ±1,350 SQ. FT.

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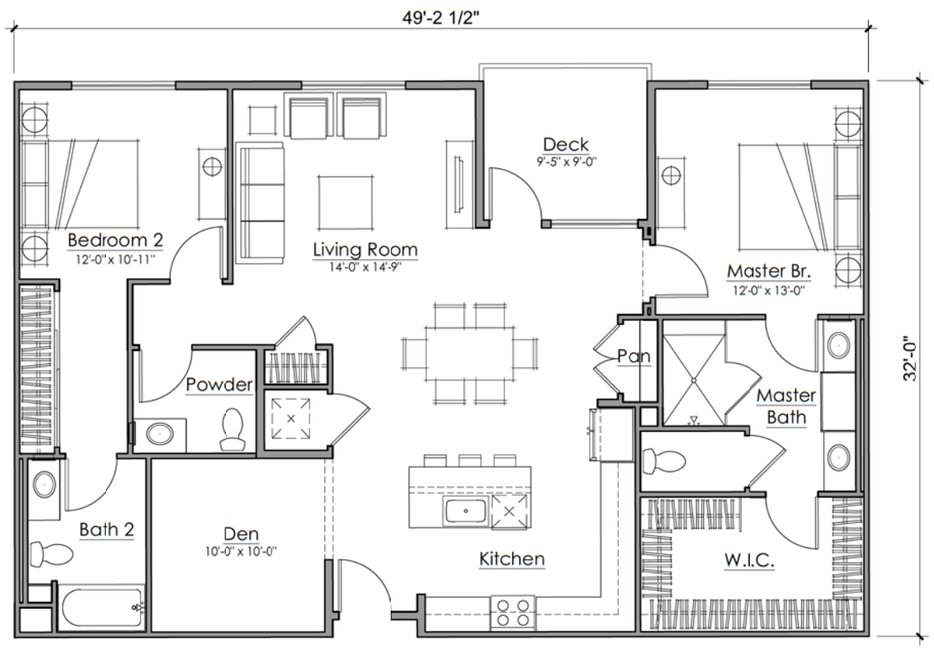
COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 22, 2019

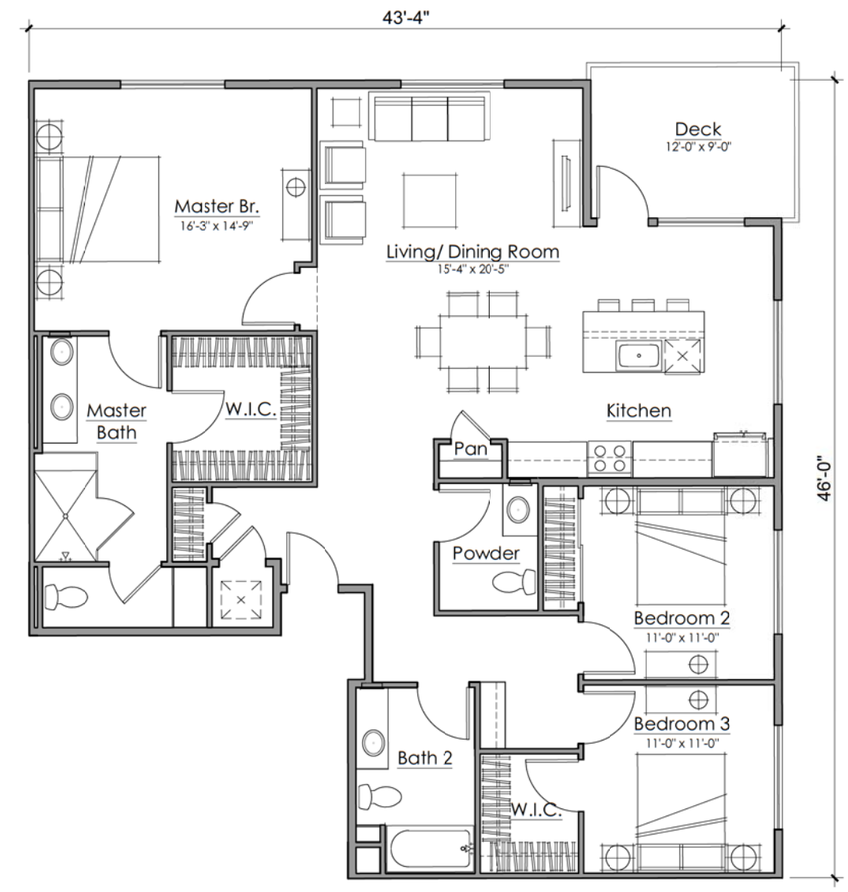
0 2 4 8

UNIT PLANS
CONDOMINIUM

A5.0.0



P2-C
AREA: ±1,450 SQ. FT.



P3-A
AREA: ±1,580 SQ. FT.

FRONT ELEVATION - LEFT CORNER

FRONT ENTRY

FRONT ELEVATION - RIGHT CORNER

REAR ELEVATION - LEFT

REAR ENTRY

FRONT ELEVATION - RIGHT

STUCCO BODY 1	
STUCCO BODY 2	
STUCCO BODY 3	
STUCCO BODY 4	
STUCCO BODY 5	
STUCCO BODY 6	
FIBER CEMENT SIDING 1	
FIBER CEMENT SIDING 1	
FIBER CEMENT SIDING 1	
SIDE ENTRY DOOR	
AWNING / RAILING	
GUARDRAIL CAP	

TRIM 1	
TRIM 2	
TRIM 3	
ACCENT 1	
ACCENT 2	
ACCENT 3	
THIN BRICK VENEER 1	
THIN BRICK VENEER 2	
THIN BRICK VENEER 3	
ROOF/ COMPOSITION SHINGLE	

SCALE: 1"=20'
0 10' 20'

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COLLEGE PARK
ROCKLIN, CA # 2018-329

PRELIMINARY DESIGN REVIEW
MARCH 27, 2019

PRELIMINARY LANDSCAPE DESIGN - CONDOS

L1.0

PRELIMINARY PLANT LIST

LARGE SHADE TREES	
Platanus racemosa / California Sycamore Multi-Trunk	15 gal.
Quercus douglasii / Blue Oak	15 gal.
Quercus lobata / Valley Oak	15 gal.
MEDIUM SHADE TREES	
Acer circinatum / Vine Maple	15 gal.
Acer palmatum `Sango Kaku` / Coral Bark Maple	15 gal.
Aesculus californica / California Buckeye	15 gal.
Cornus nuttallii / Western Flowering Dogwood	15 gal.
COLUMNAR TREES	
Betula nigra `Duraheat` / Duraheat River Birch	15 gal.
Calocedrus decurrens / Incense Cedar	15 gal.
Cedrus deodara / Deodar Cedar	15 gal.
Quercus bicolor `Bonnie and Mike` / Beacon Oak	15 gal.
ACCENT TREES	
Chamaecyparis obtusa `Gracilis` / Slender Hinoki Cypress	15 gal.
Magnolia x `Susan` / Susan Magnolia	15 gal.
Pinus mugo `Tannenbaum` / Mugo Pine	15 gal.
SHRUBS	
Amelanchier alnifolia / Serviceberry	15 gal.
Arctostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita	15 gal.
Arctostaphylos x `John Dourley` / John Dourley Manzanita	15 gal.
Ceanothus cuneatus `Blue Sierra` / Blue Sierra California Lilac	15 gal.
Pinus mugo `Pumilio` / Mugo Pine	15 gal.
Rhamnus californica `Mound San Bruno` / California Coffeeberry	15 gal.
VINES AT WALL	
Clematis armandii / Evergreen Clematis	5 gal.
PERENNIALS	
Achillea millefolium / Common Yarrow	4" pot
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita	4" pot
Asclepias speciosa / Showy Milkweed	4" pot
Epilobium canum / Hummingbird Trumpet	4" pot
Eriogonum fasciculatum foliolosum / California Buckwheat	1 gal.
Eriogonum giganteum / St. Catherine`s Lace	5 gal.
Lepechinia hastata / Mexican Pitcher Sage	4" pot
Lupinus albifrons / Bush Lupine	1 gal.
Penstemon heterophyllus `Margarita BOP` / Beard Tongue	4" pot
Salvia apiana / White Sage	1 gal.
Salvia clevelandii `Winifred Gillman` / Cleveland Sage	1 gal.
Salvia spathacea / Hummingbird Sage	1 gal.
Solidago californica / California Goldenrod	4" pot
GRASSES	
Aristida purpurea / Purple Threeawn	4" pot
Deschampsia cespitosa / Tufted Hair Grass	4" pot
Elymus condensatus `Canyon Prince` / Canyon Prince Wild Rye	4" pot
Festuca mairei / Atlas Fescue	4" pot
Muhlenbergia dubia / Pine Muhly	4" pot
Muhlenbergia rigens / Deer Grass	4" pot