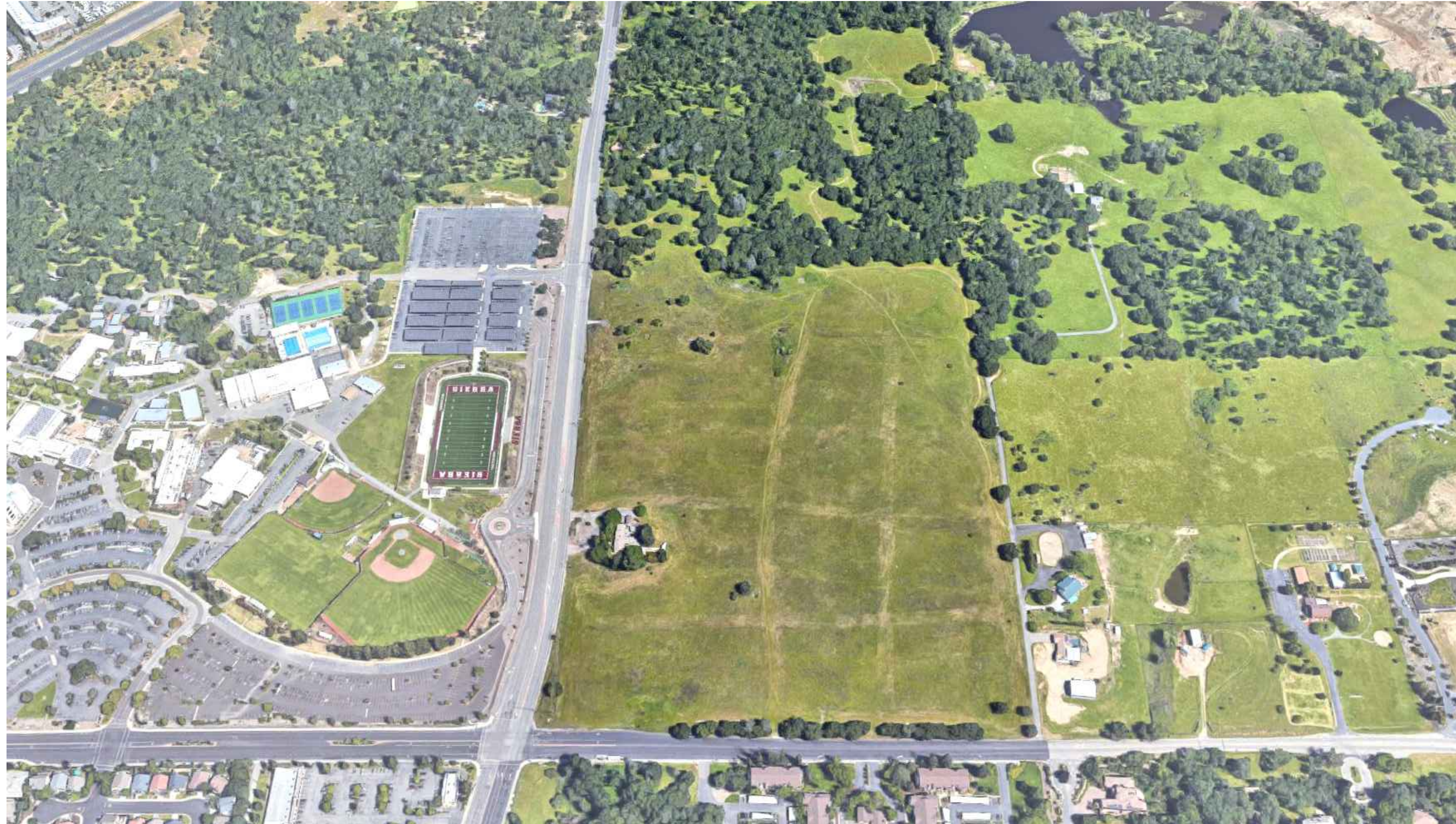


COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

NOVEMBER 05, 2020



DEVELOPER:

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San Francisco, CA 94104

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LANDSCAPE ARCHITECT :

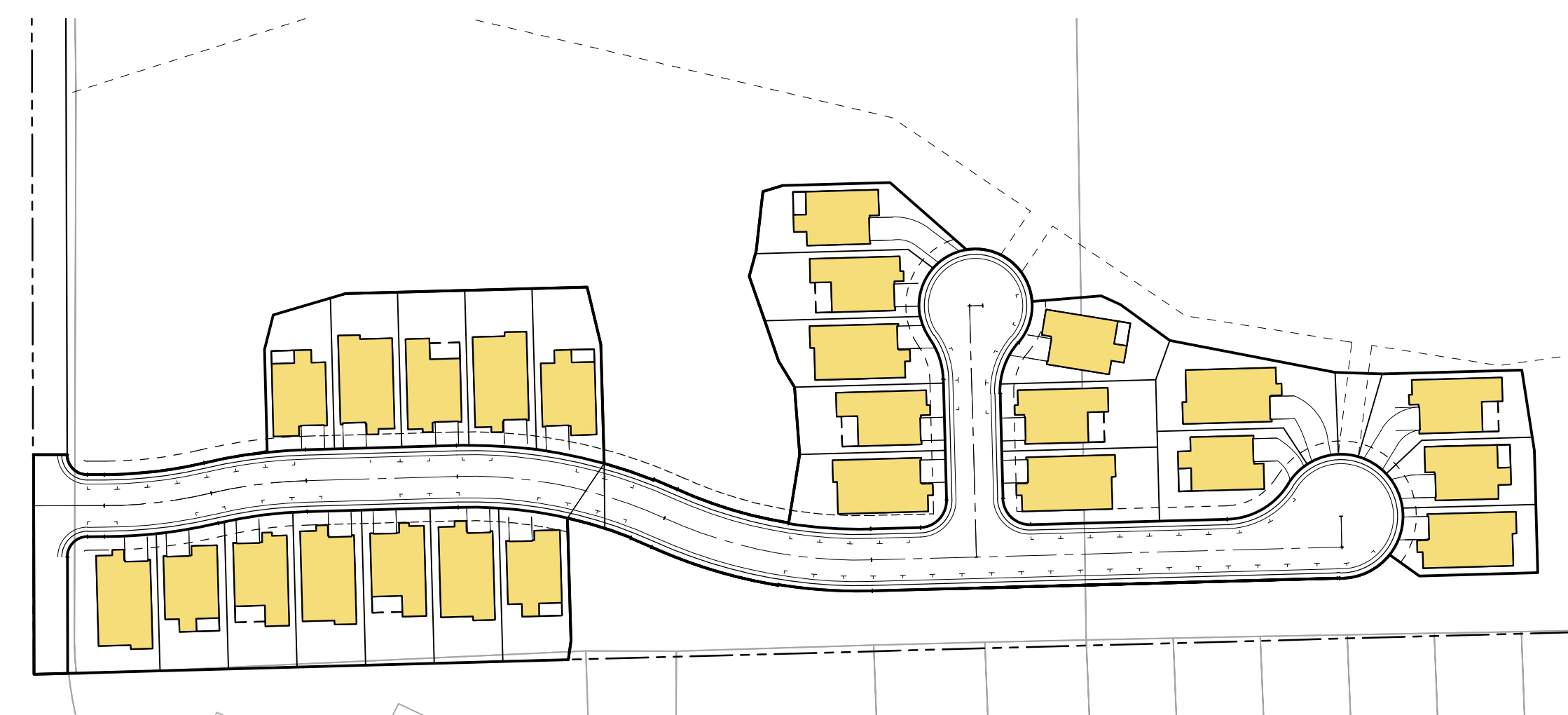
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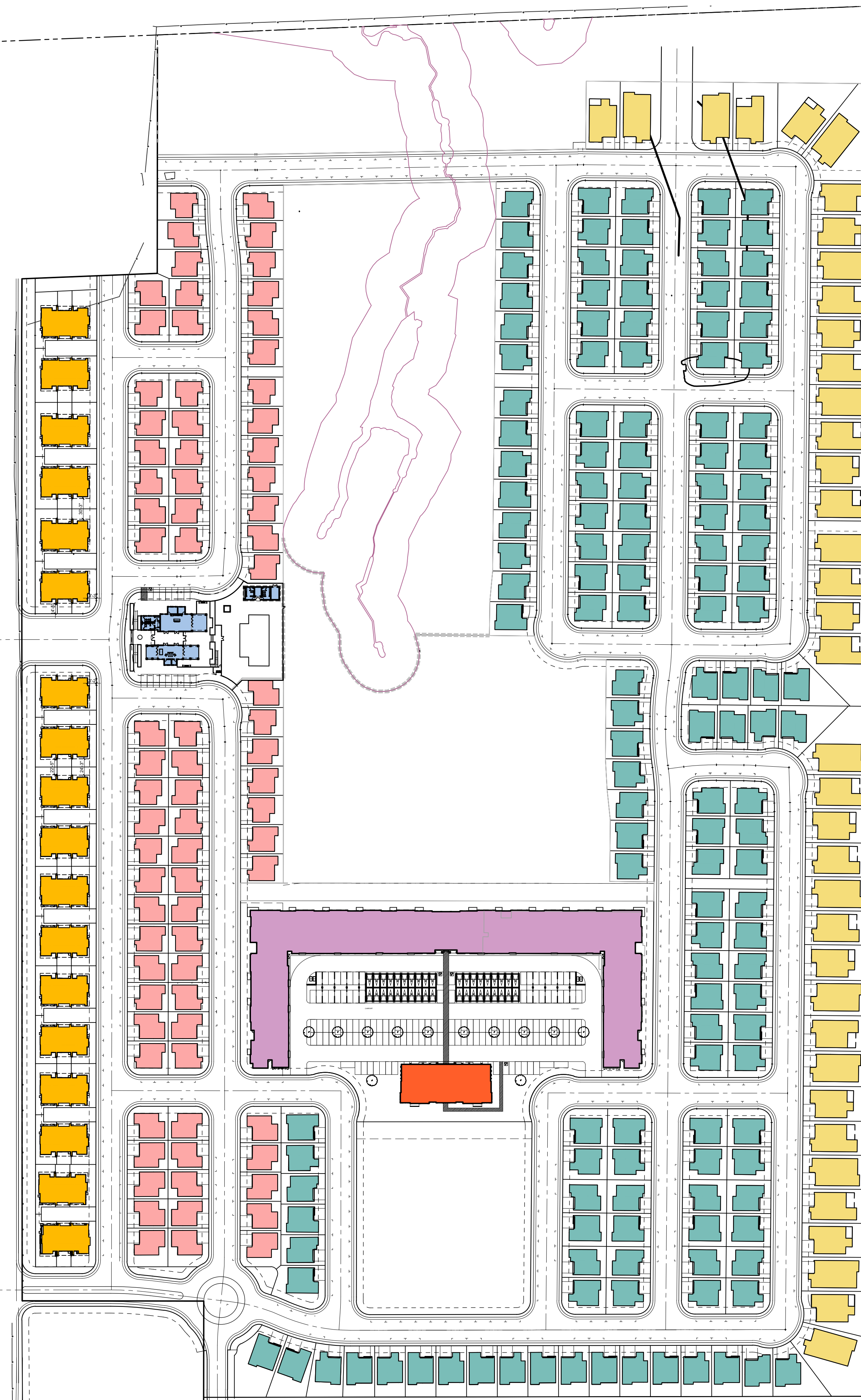


COLLEGE PARK SOUTH

TPOLOGY

■ SFD 50x100

SIERRA COLLEGE BLVD



COLLEGE PARK NORTH

TPOLOGY

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

COLLEGE PARK NORTH CONDOMINIUMS



COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

NOVEMBER 05, 2020

COLLEGE PARK NORTH - 4 STORY CONDOMINIUM & 3 STORY STACKED FLATS



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LANDSCAPE ARCHITECT :

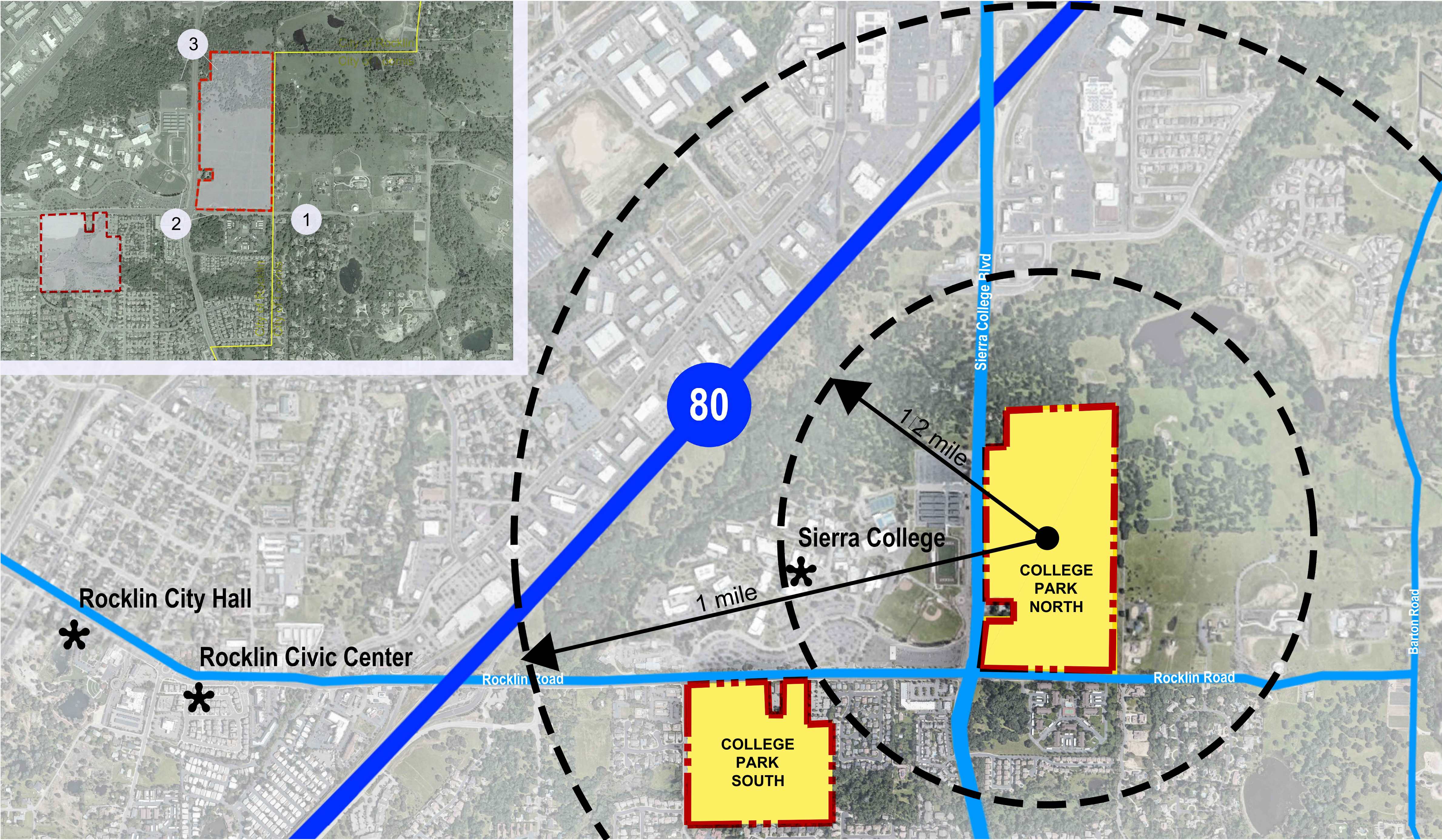
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SHEET INDE

ARCHITECTURE

A0.0.1	VICINITY MAP
A1.0.0	ARCHITECTURAL SITE PLAN - COLLEGE PARK NORTH
A1.1.0	CODE ANALYSIS - 4 STORY CONDOMINIUM
A1.1.1	CODE ANALYSIS - 3 STORY STACKED FLATS
A2.0.0	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
A2.0.1	EXTERIOR ELEVATIONS - 4 STORY CONDOMINIUM
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
A2.1.0	EXTERIOR ELEVATIONS - 3 STORY STACKED FLATS
A2.1.1	EXTERIOR ELEVATIONS - 3 STORY STACKED FLATS
A2.1.2	EXTERIOR ELEVATIONS - 3 STORY STACKED FLATS
A3.0.0	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.1	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.2	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.3	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.0.4	BUILDING PLANS - 4 STORY CONDOMINIUM
A3.1.0	BUILDING PLANS - 3 STORY STACKED FLATS
A3.1.1	BUILDING PLANS - 3 STORY STACKED FLATS
A3.1.2	BUILDING PLANS - 3 STORY STACKED FLATS
A4.0.0	TYPICAL BUILDING SECTIONS - 4 STORY CONDOMINIUM
A4.1.0	TYPICAL BUILDING SECTIONS - 3 STORY STACKED FLATS
A5.0.0	UNIT PLANS - 4 STORY CONDOMINIUM
A5.0.1	UNIT PLANS - 4 STORY CONDOMINIUM
A5.1.0	UNIT PLANS - 3 STORY STACKED FLATS
A6.0.0	CONCEPTUAL ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM
A6.0.1	CONCEPTUAL ARCHITECTURAL DETAILS - 4 STORY CONDOMINIUM
A6.1.0	CONCEPTUAL ARCHITECTURAL DETAILS - 3 STORY STACKED FLATS
A7.0.0	COLOR & MATERIAL SCHEMES
	- 4 STORY CONDOMINIUM
	- 3 STORY STACKED FLATS

VICINITY MAP



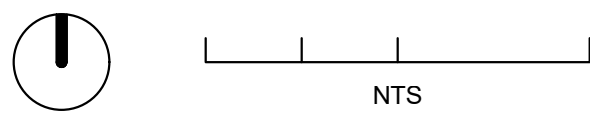
VIEW FROM SIERRA COLLEGE BLVD



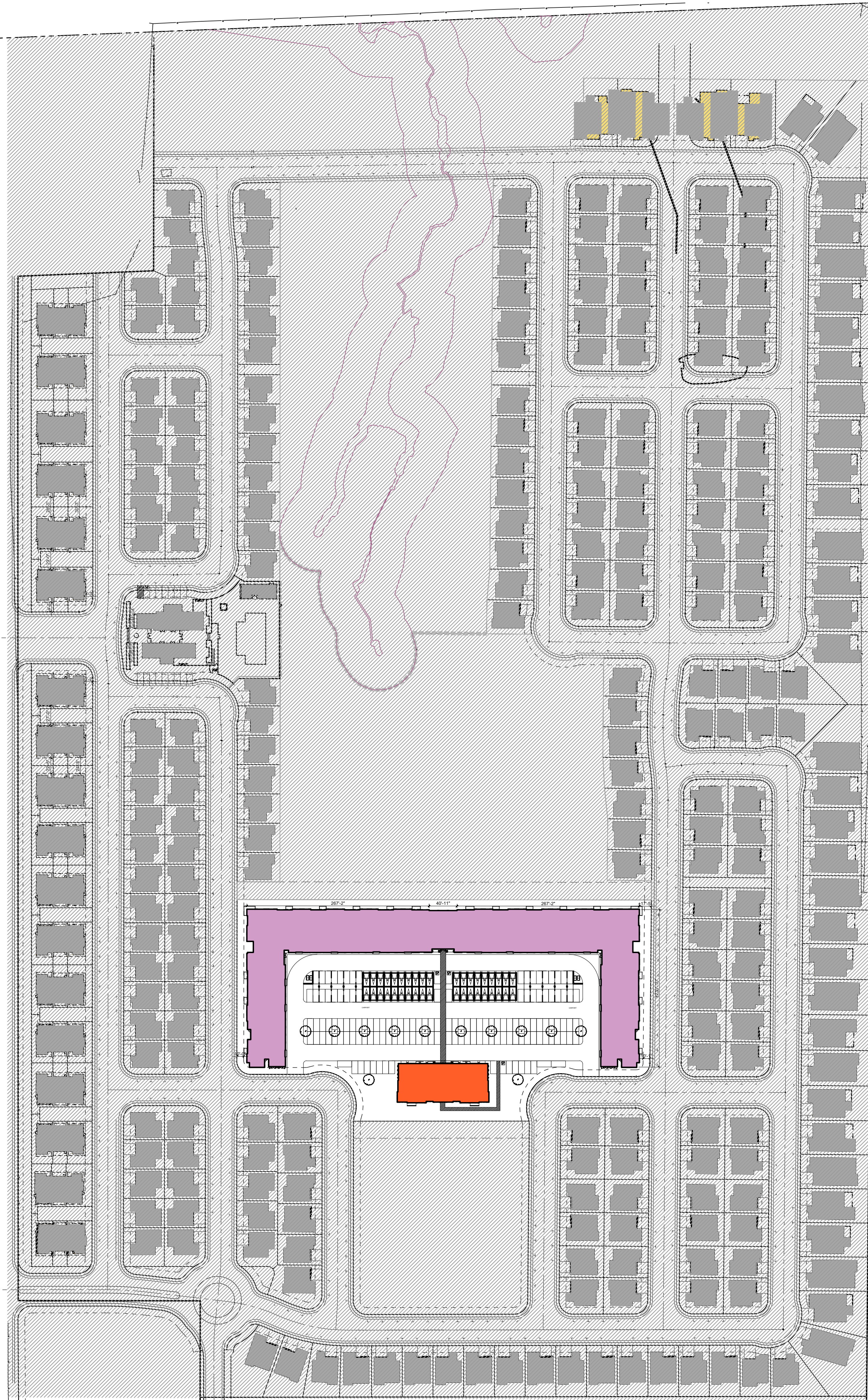
VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



VIEW FROM ROCKLIN ROAD



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

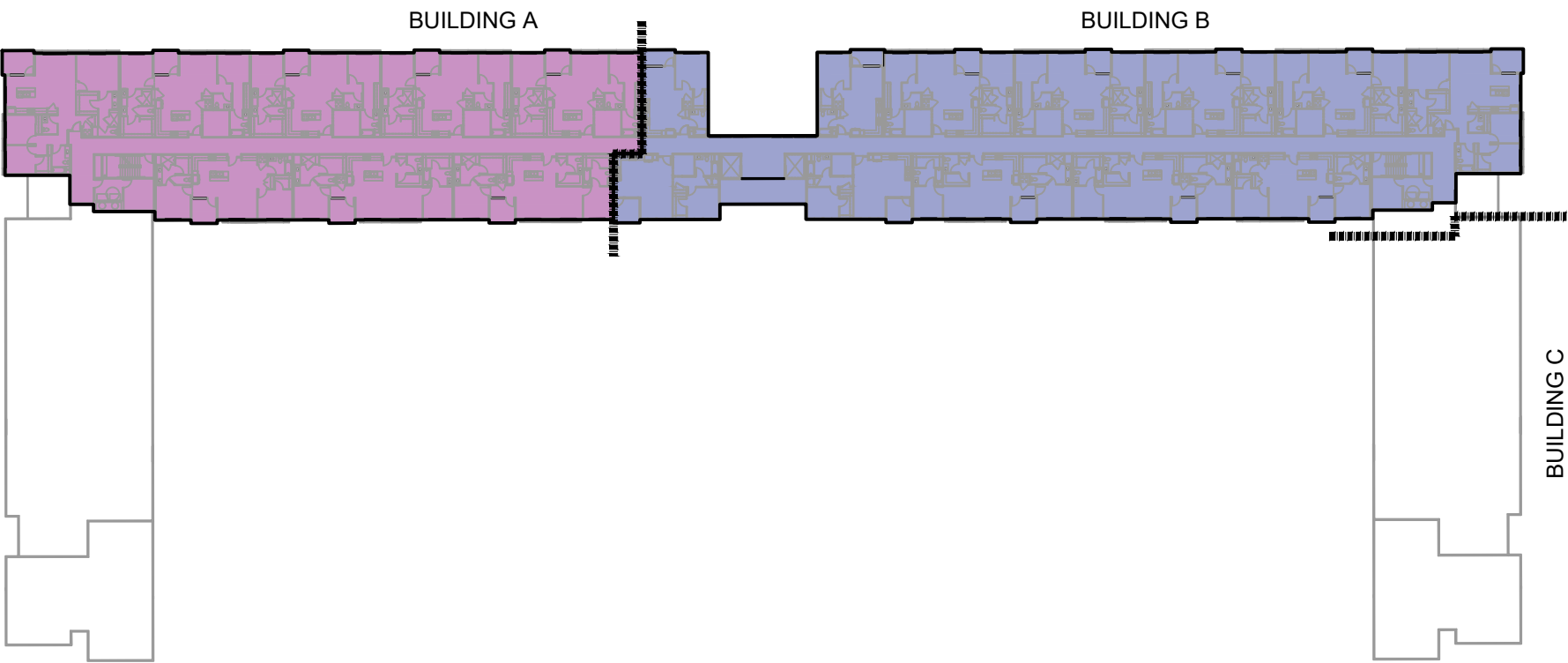
3 STORY STACKED FLATS

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	

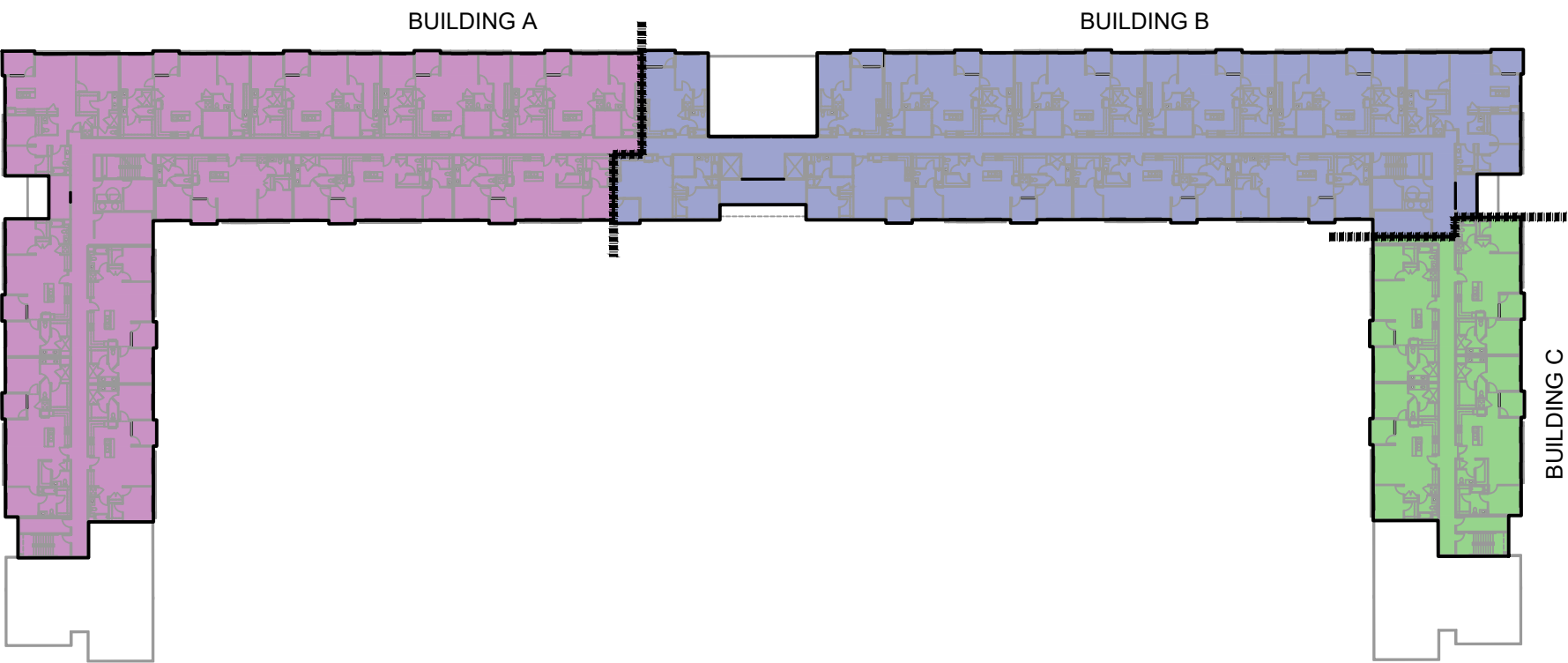
3 Story Stacked Flats Parking Required	Ratio Resident	# of Units	Spaces Required	3 Story Stacked Flats Parking Provided	
1 bed	1.5	0	0	Enclosed Garage	11 spaces
2 bed or more beds	2	10	20	Carports spaces for resident	0 spaces
Guest for 1 bed	0.25	0	0	Uncovered spaces for resident	10 spaces
Guest for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

TPOLOGY

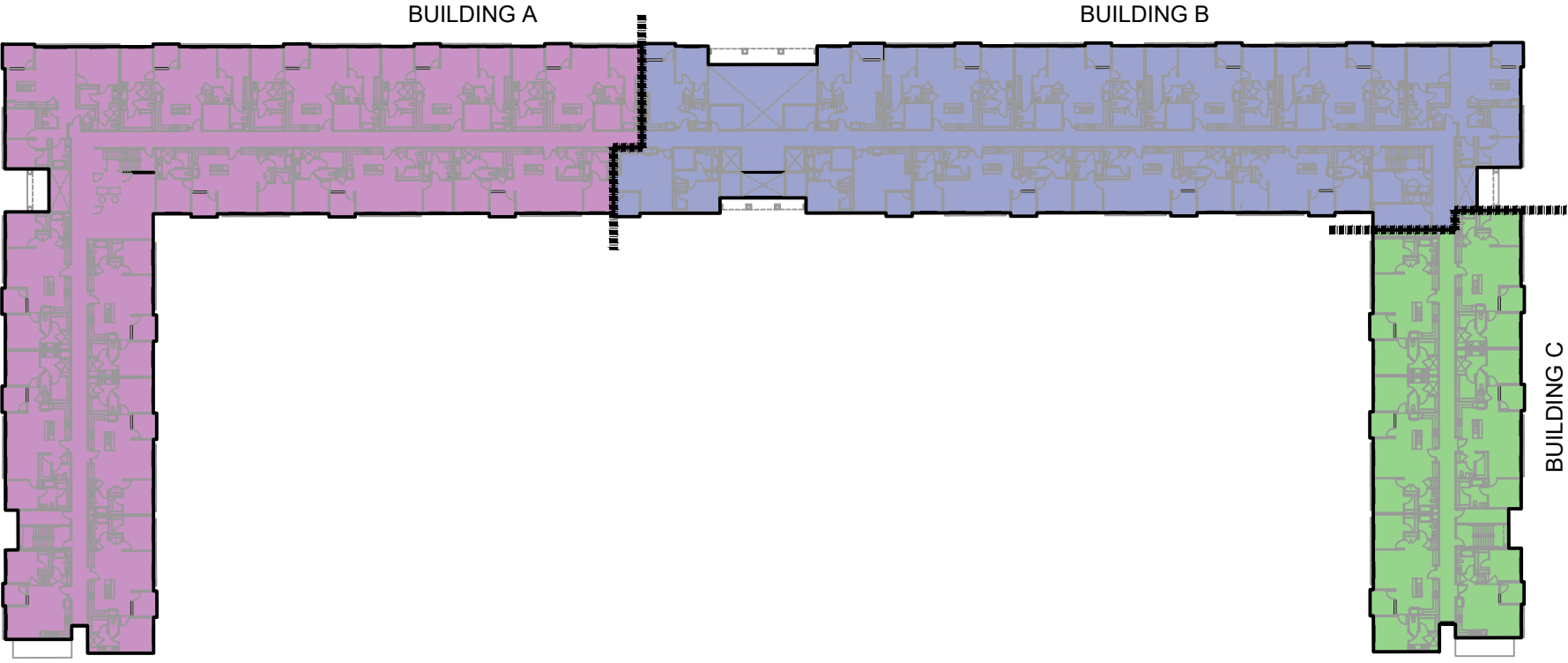
- 4 STORY CONDOMINIUM
- 3 STORY STACKED FLATS



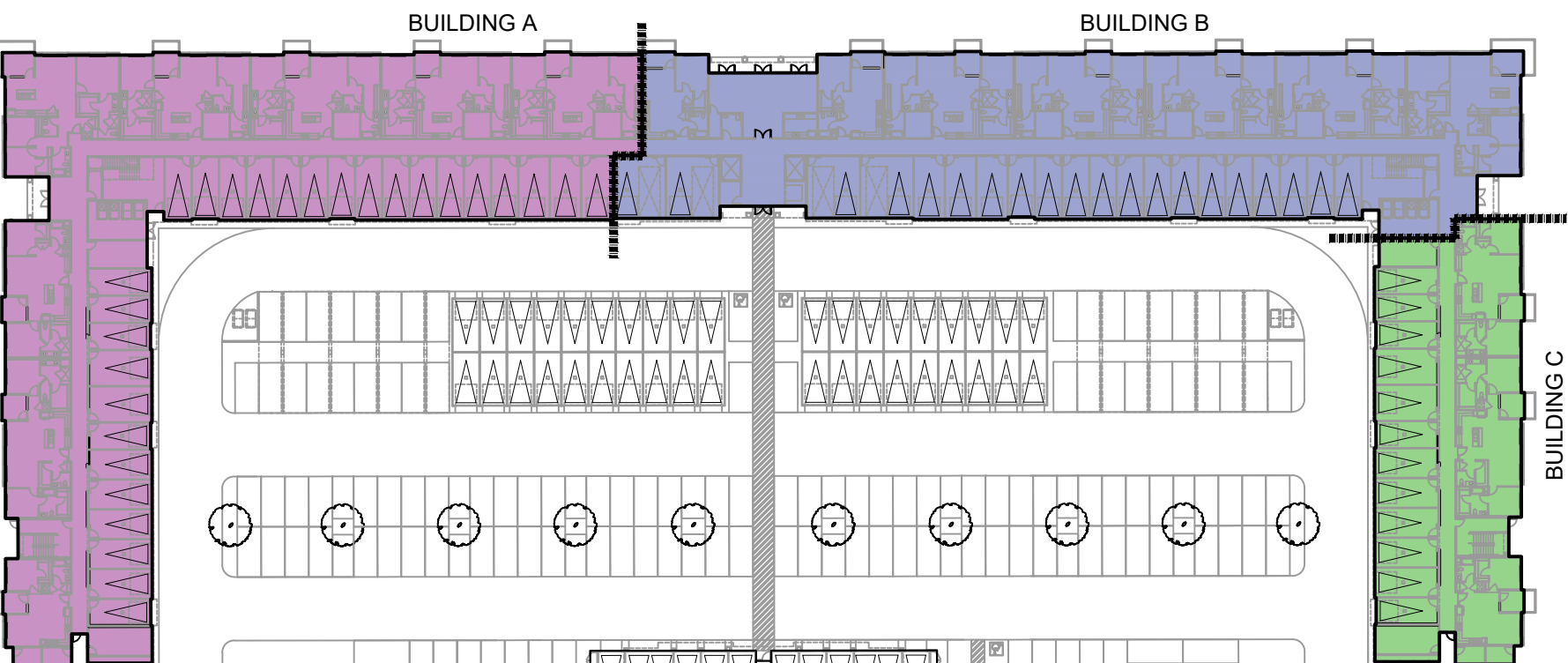
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

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: 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

<u>LEVEL 1:</u>	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
<u>LEVEL 2:</u>	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
<u>LEVEL 3:</u>	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
<u>LEVEL 4:</u>	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL 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	168	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 RATIOS					
ALLOWABLE AREA EQUATION: (ACTUAL R2/ALLOWABLE R2) + (ACTUAL U / ALLOWABLE U)					
STORY	R2 ALLOWABLE	U ALLOWABLE	R2 ACTUAL	U ACTUAL	AREA FACTOR
1	43355	32516	3274	2680	0.16
2	43355	32516	5877	0	0.14
3	43355	32516	3553	0	0.08
4	43355	32516	0	0	0.00
					0.38

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		= 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
TOTAL P		826			
TOTAL F			692		
AVERAGE W				22	
I/f		0.56	ALLOWABLE AREA R2	42683	
			ALLOWABLE AREA U	32012	
ALLOWABLE AREA RATIOS					
BLE 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: 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)					
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: (CRC R302.2)	R-2 RESIDENTIAL 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: (CBC TABLE 504.3 & SEC. 504.4)	4 STORIES
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: (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
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

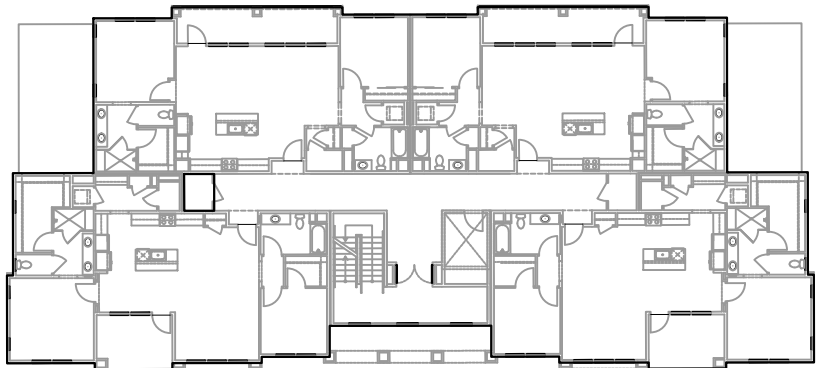
FRONTAGE INCREASE CALCULATION (CBC SEC 506.3.3):

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

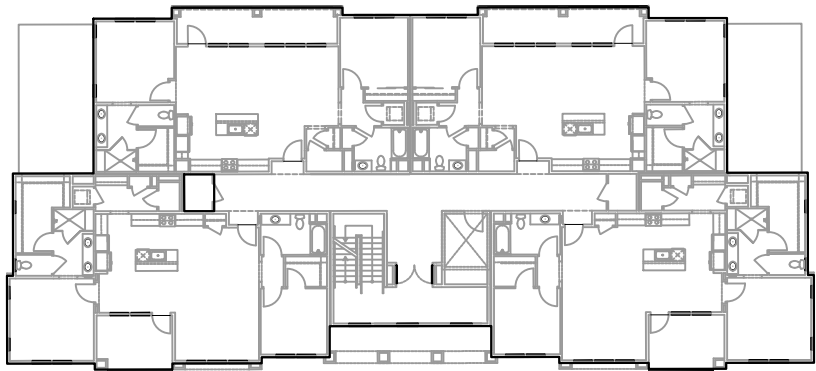
ALLOWABLE AREA PER STORY CALCULATION (CBC SEC 506.2.4):

A_a = [A_t + (NS x I_f)]
A_a = ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)
A_t = 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

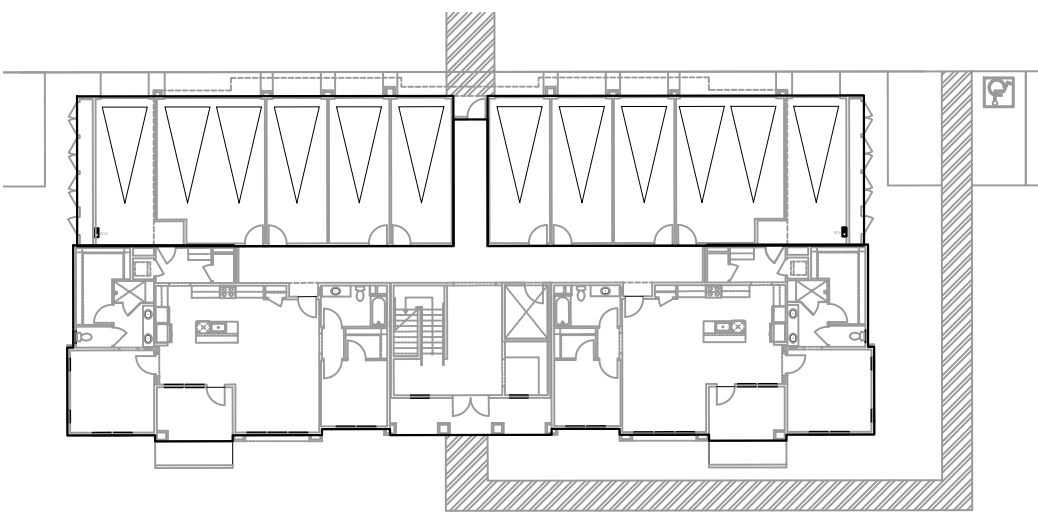
LEVEL 1:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 2:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 3:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE (Eq. 5-3)	<1
LEVEL 4:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+	U ACTUAL U ALLOWABLE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



LEVEL 3



LEVEL 2



0 16' 32' 64'

LEVEL 1

ALLOWABLE AREA: BASED ON CBC 506.2.4					
ALLOWABLE AREA EQUATION: $A_a = [A_s + (NS \times I_f)]$					
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

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

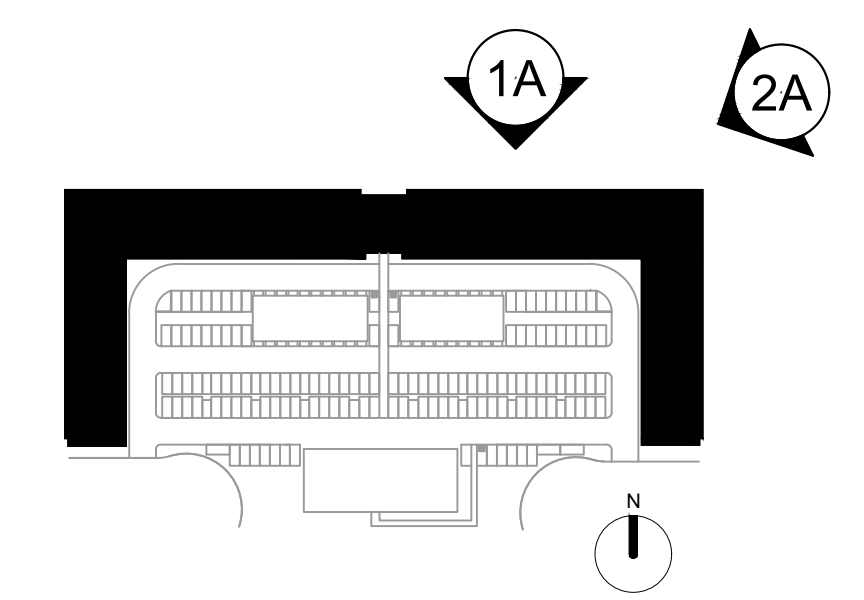
APPLICATION: (PER CRC R320.1)	ALL COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRIBED IN CHAPTER 11A - DIVISION IV. IN BUILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED 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.



OVERALL FRONT ELEVATION N.T.S



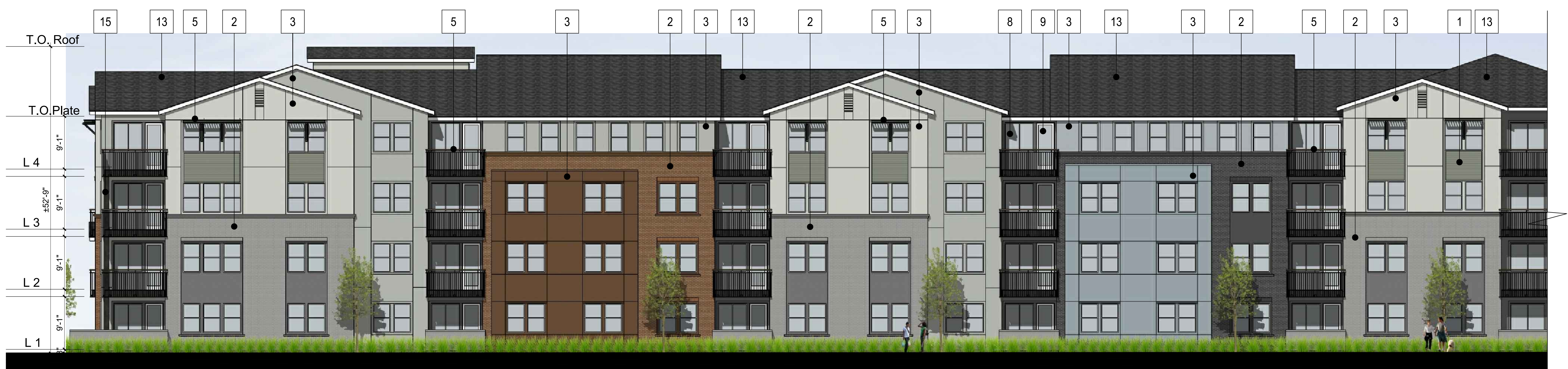
MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 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



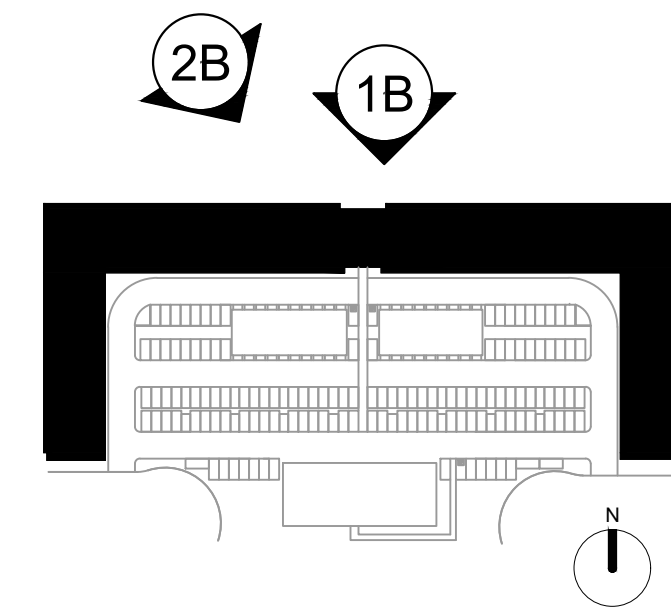
2A - FRONT LEFT PERSPECTIVE



1A - FRONT ELEVATION



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 |
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| 7. Entry Door | |
| 8. Vinyl Window | |
| 9. Vinyl Door | |

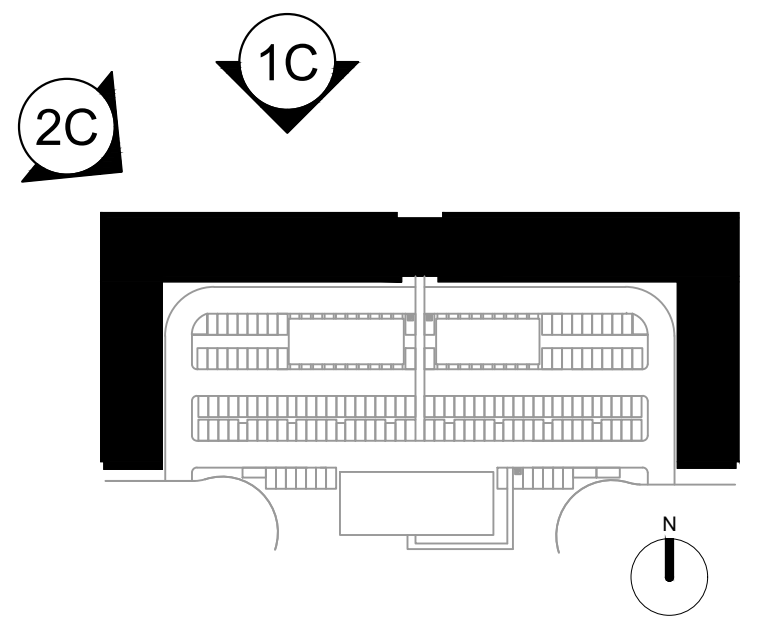
* Egress window for emergency escape



2B - FRONT PERSPECTIVE



1B - FRONT ELEVATION



OVERALL FRONT ELEVATION N.T.S.

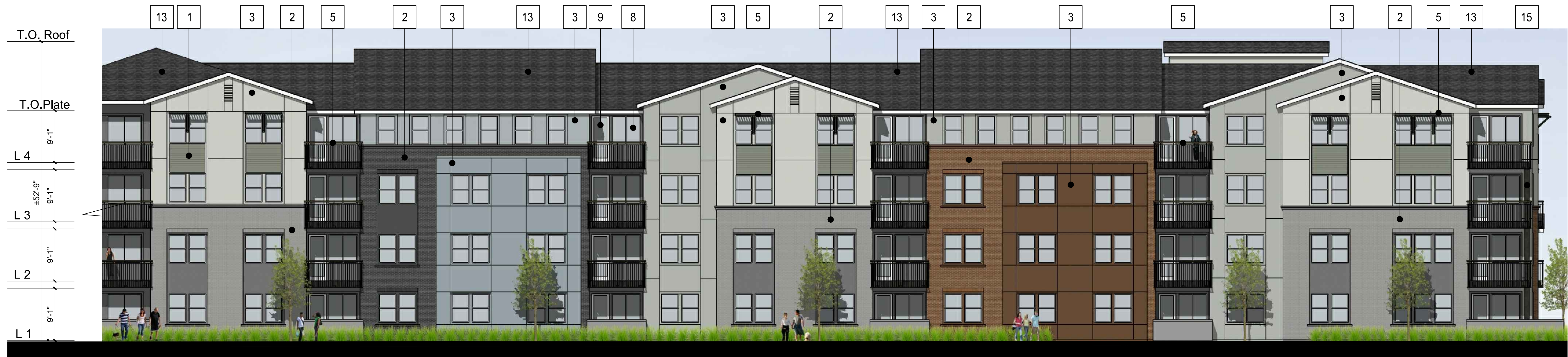


2C - FRONT RIGHT PERSPECTIVE

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 | |

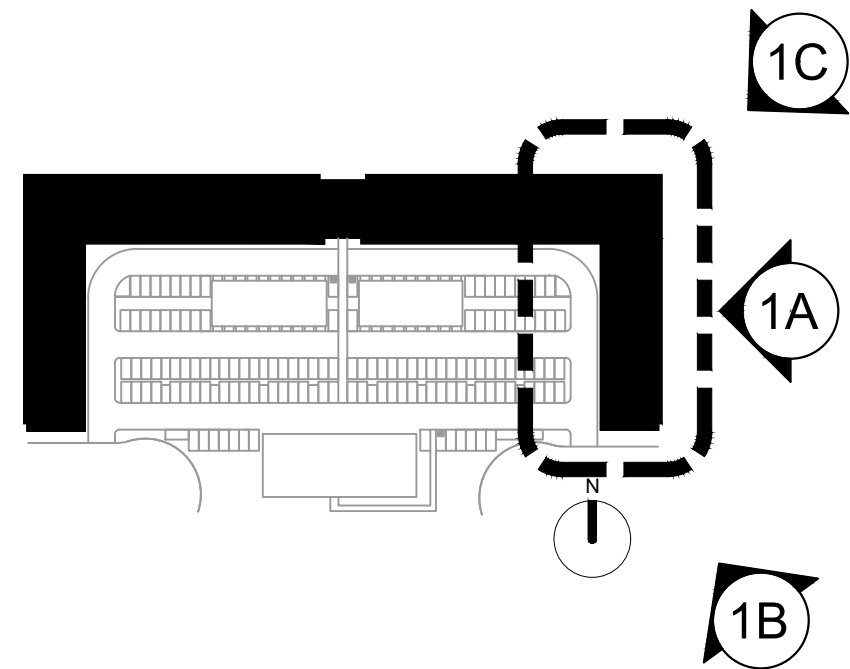
* Egress window for emergency escape



1C - FRONT ELEVATION



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

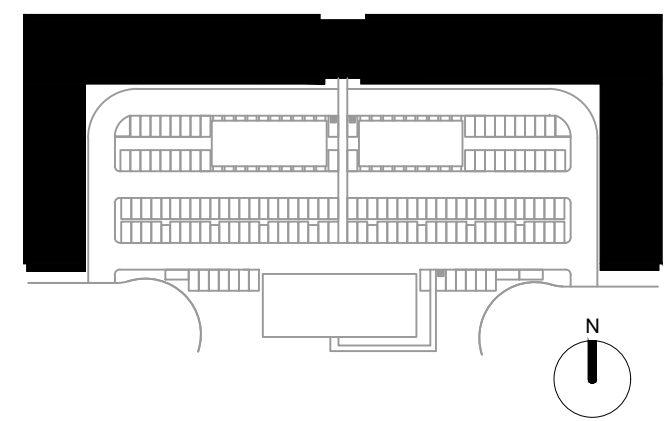


1C - FRONT RIGHT PERSPECTIVE

1C

1A

1B



1B - RIGHT PERSPECTIVE

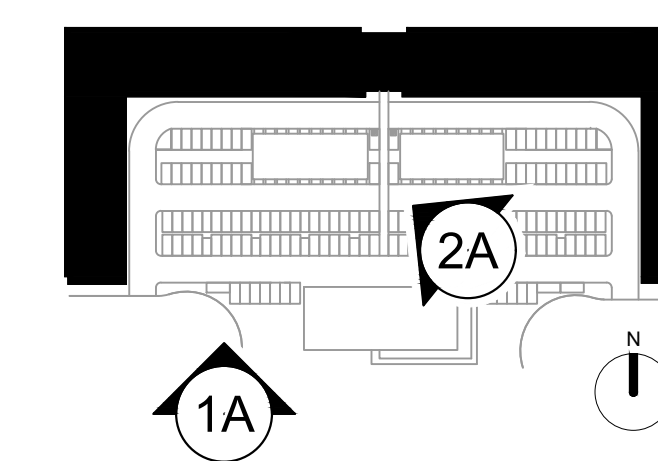
MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 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

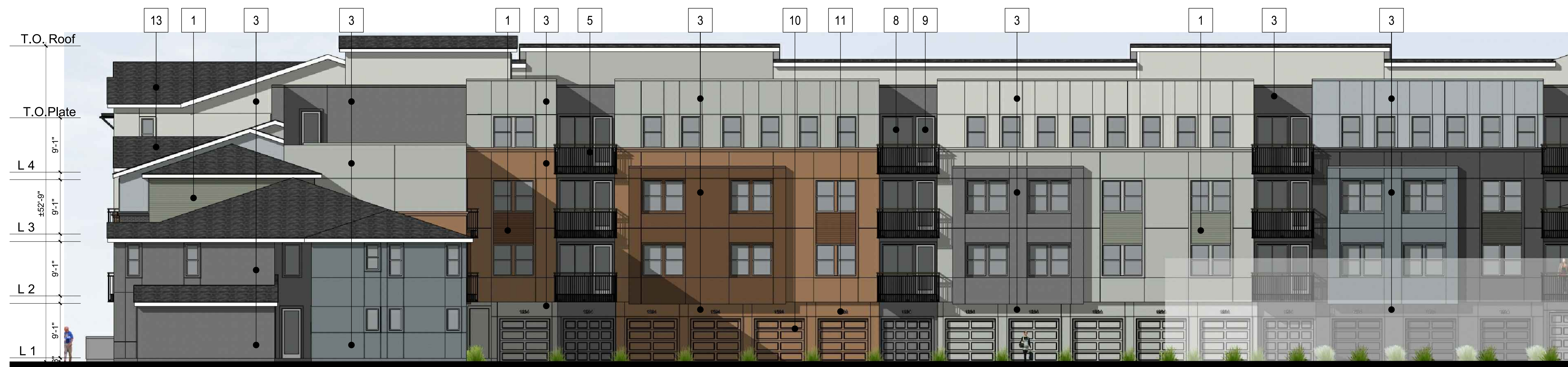


2A - REAR PERSPECTIVE

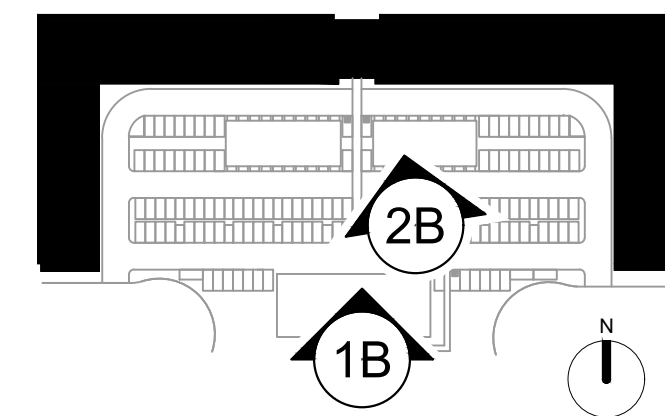
MATERIAL LEGEND:

- | | |
|----------------------------|-------------------------------------|
| 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



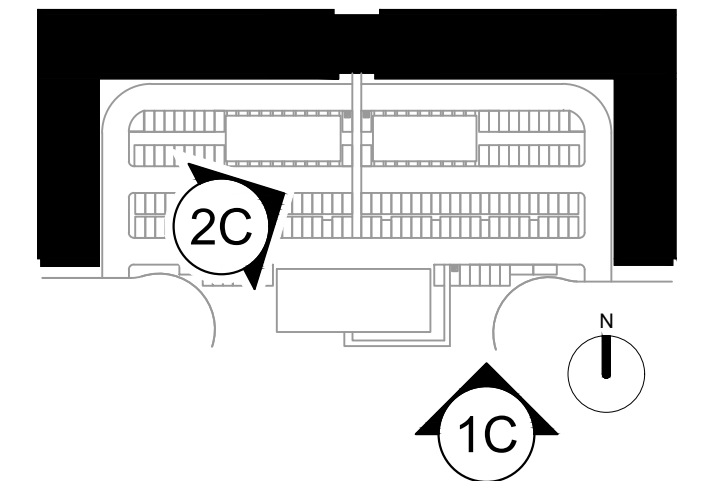
2B - REAR PERSPECTIVE

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





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

2C - REAR PERSPECTIVE



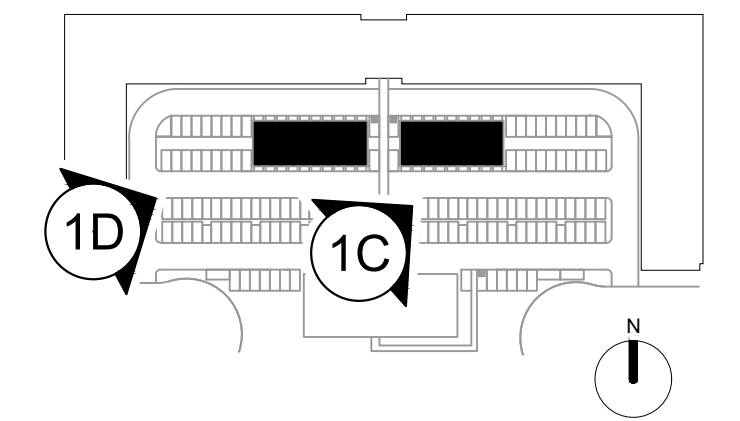
1C - REAR ELEVATION



OVERALL ELEVATION N.T.S.

MATERIAL LEGEND:

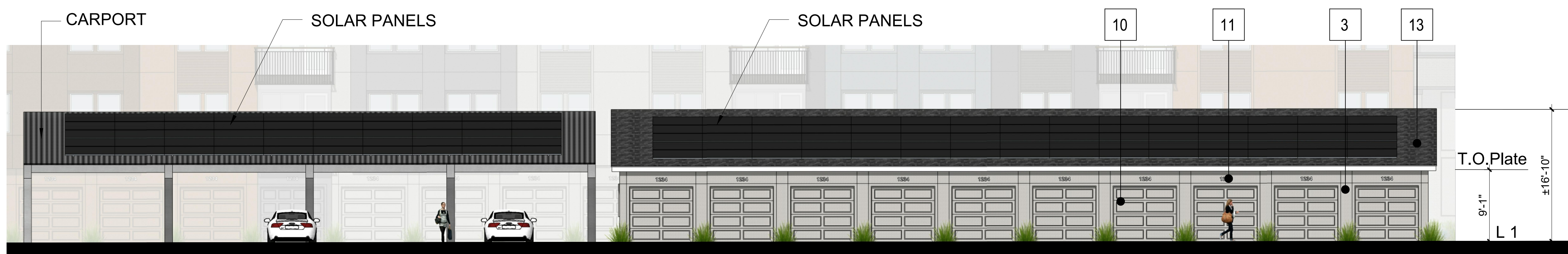
- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing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



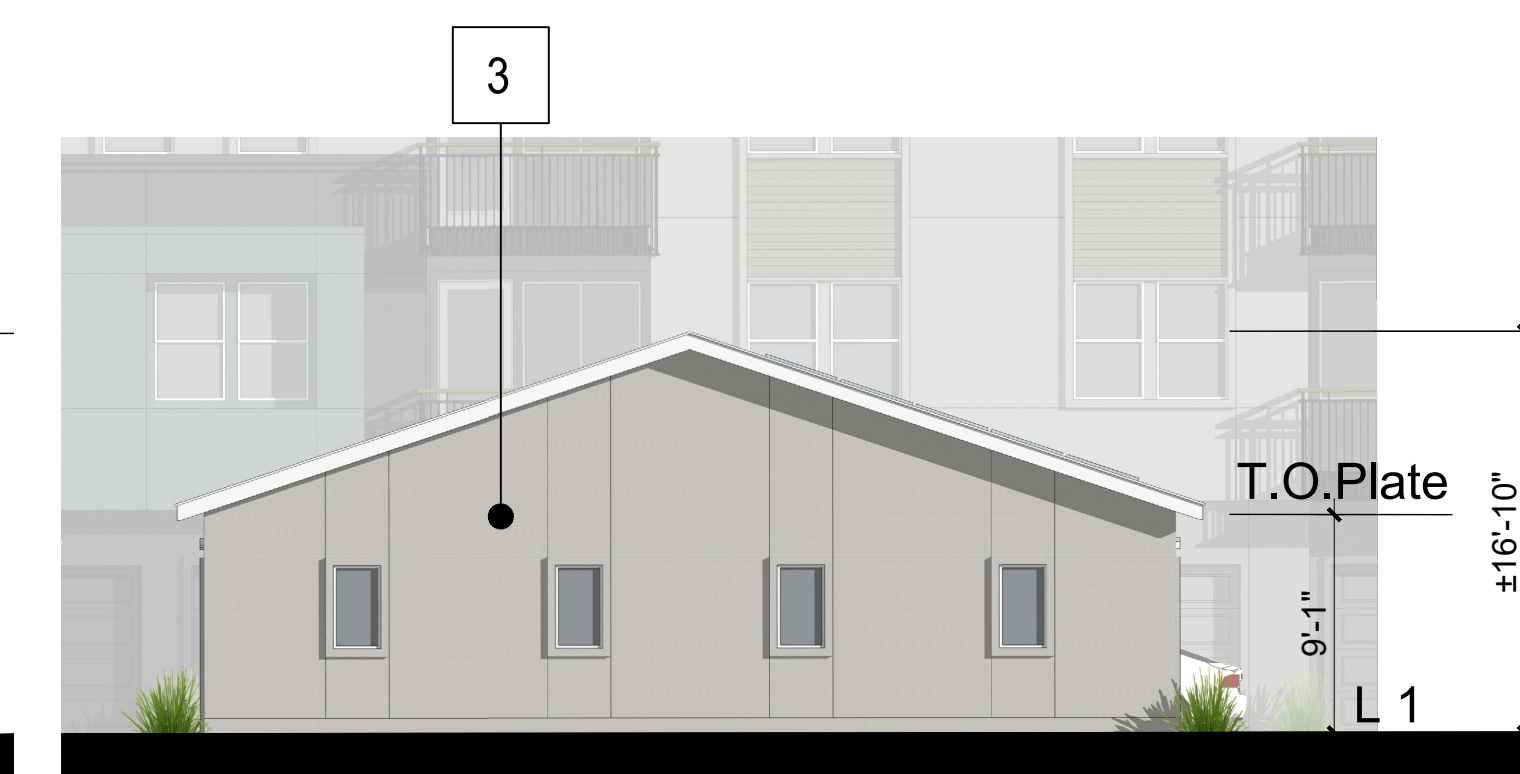
1D - PERSPECTIVE



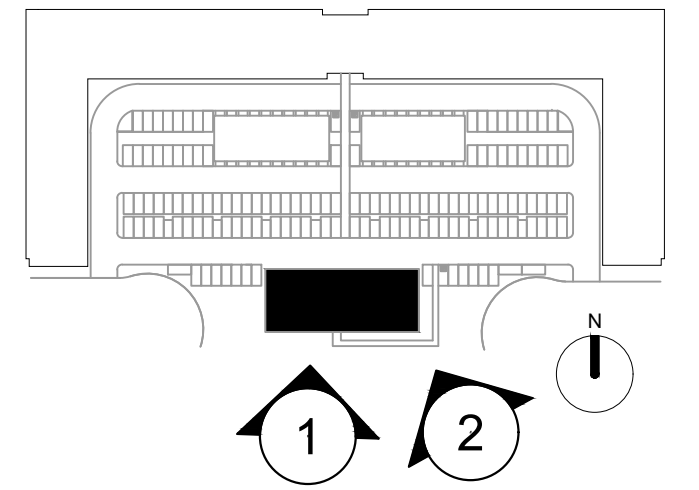
1C - PERSPECTIVE



1B. GARAGE BUILDING FRONT ELEVATION



1A. GARAGE BUILDING SIDE ELEVATION



MATERIAL LEGEND:

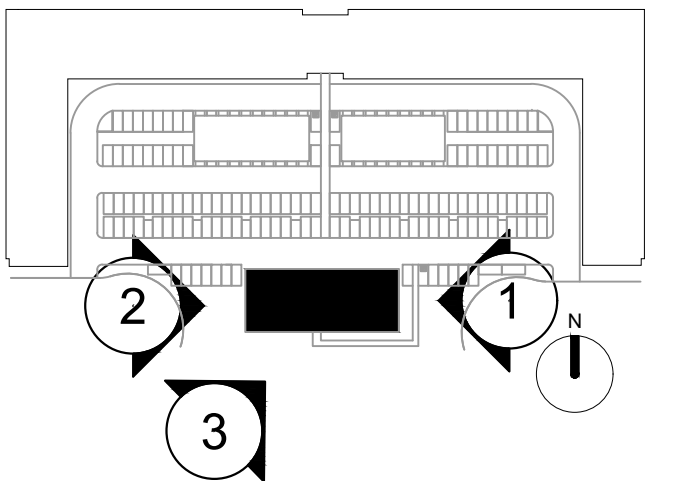
- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing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

 Egress window for emergency escape

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

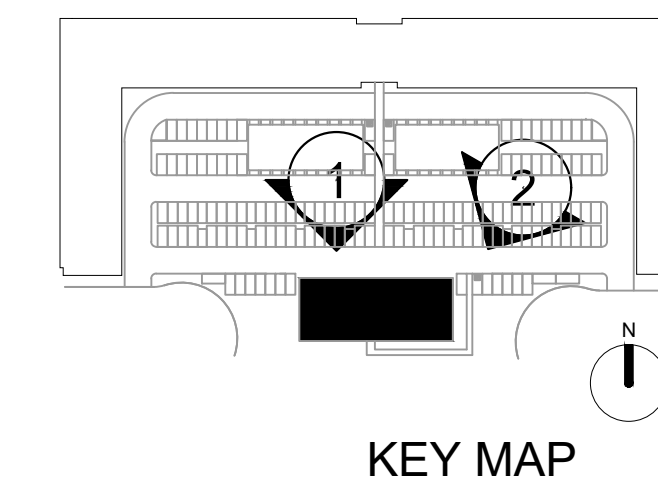
3. 3 story 10 Plex - Front Left Perspective



2. 3 story 10 Plex - Left Elevation



1. 3 story 10 Plex - Right Elevation

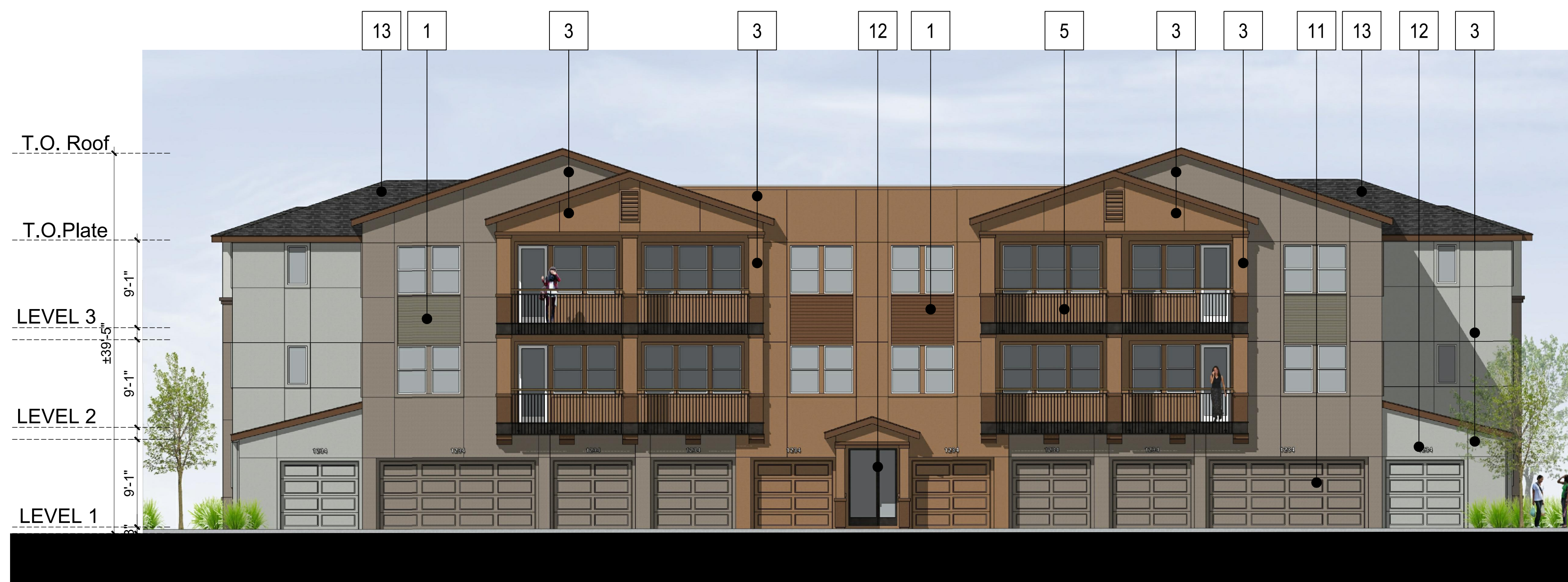


MATERIAL LEGEND:

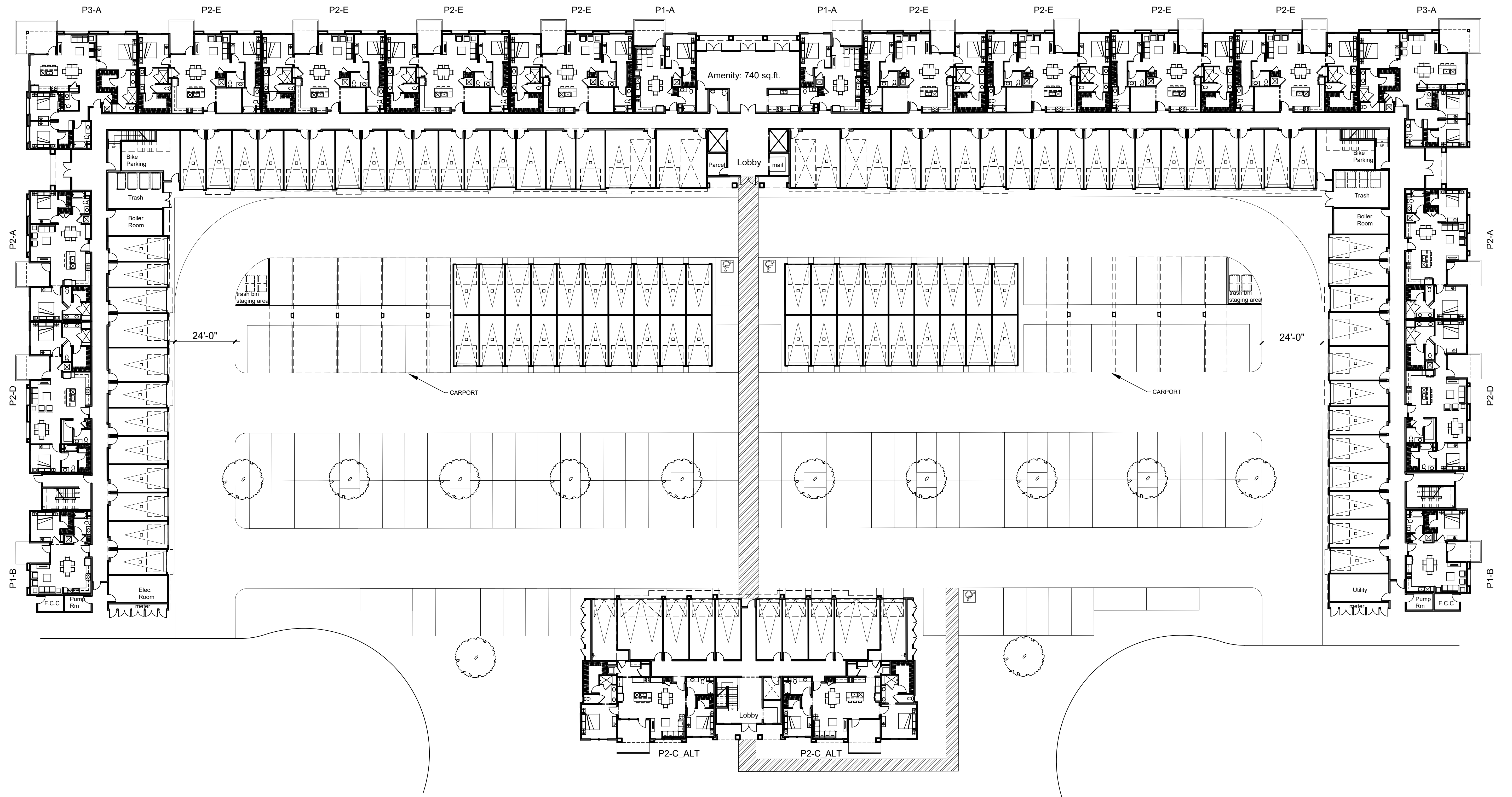
- | | |
|----------------------------|-------------------------------------|
| 1. Fiber Cement Lap Siding | 10. Metal Garage Door |
| 2. Thin Brick Veneer | 11. Unit Address |
| 3. Stucco | 12. Storefront Door & Window System |
| 4. High Density Foam Trim | 13. Composition Shingle Roof |
| 5. Metal Railing / 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

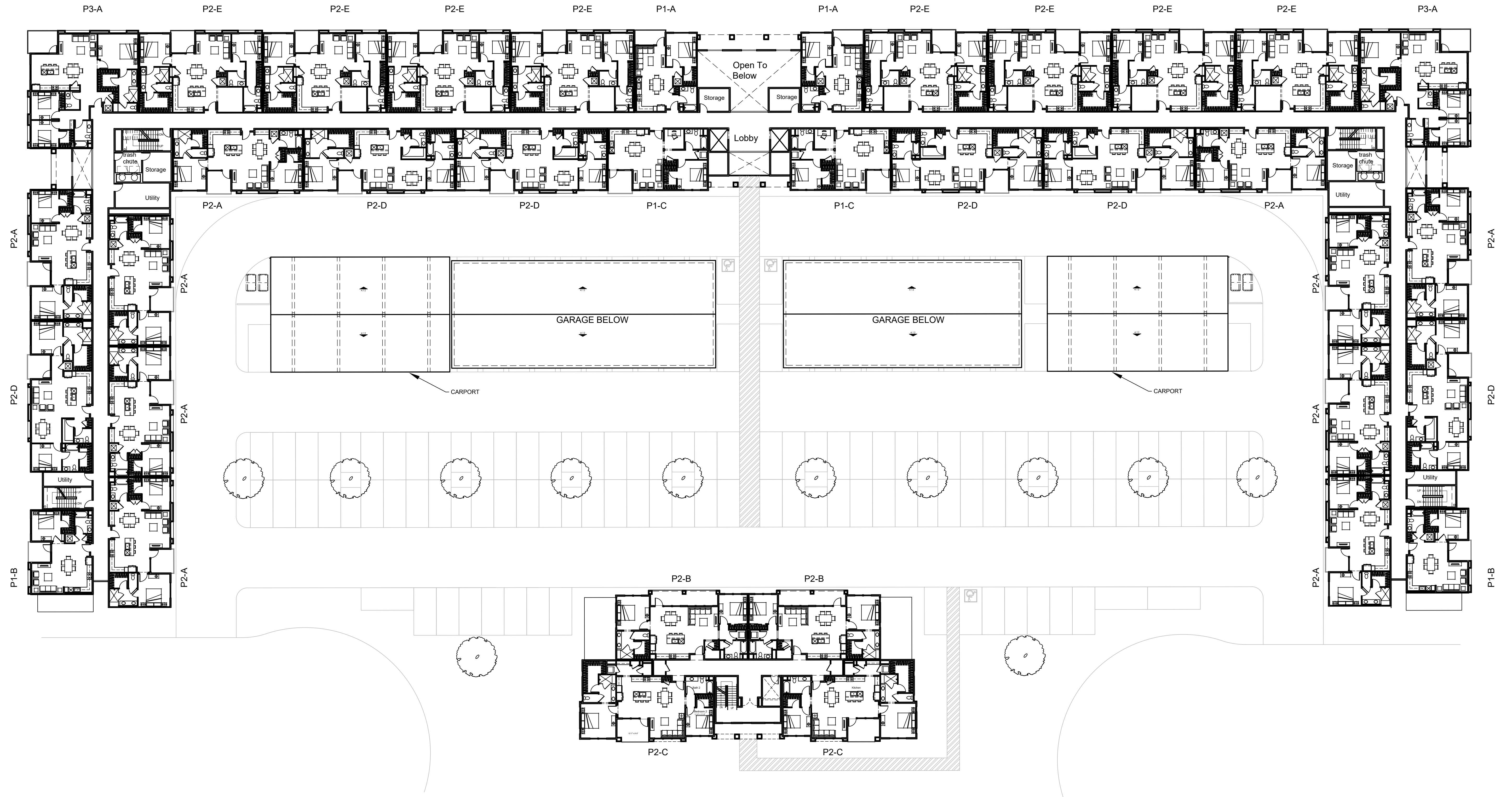


LEVEL 1_ 20 units (18 units + 2 units)

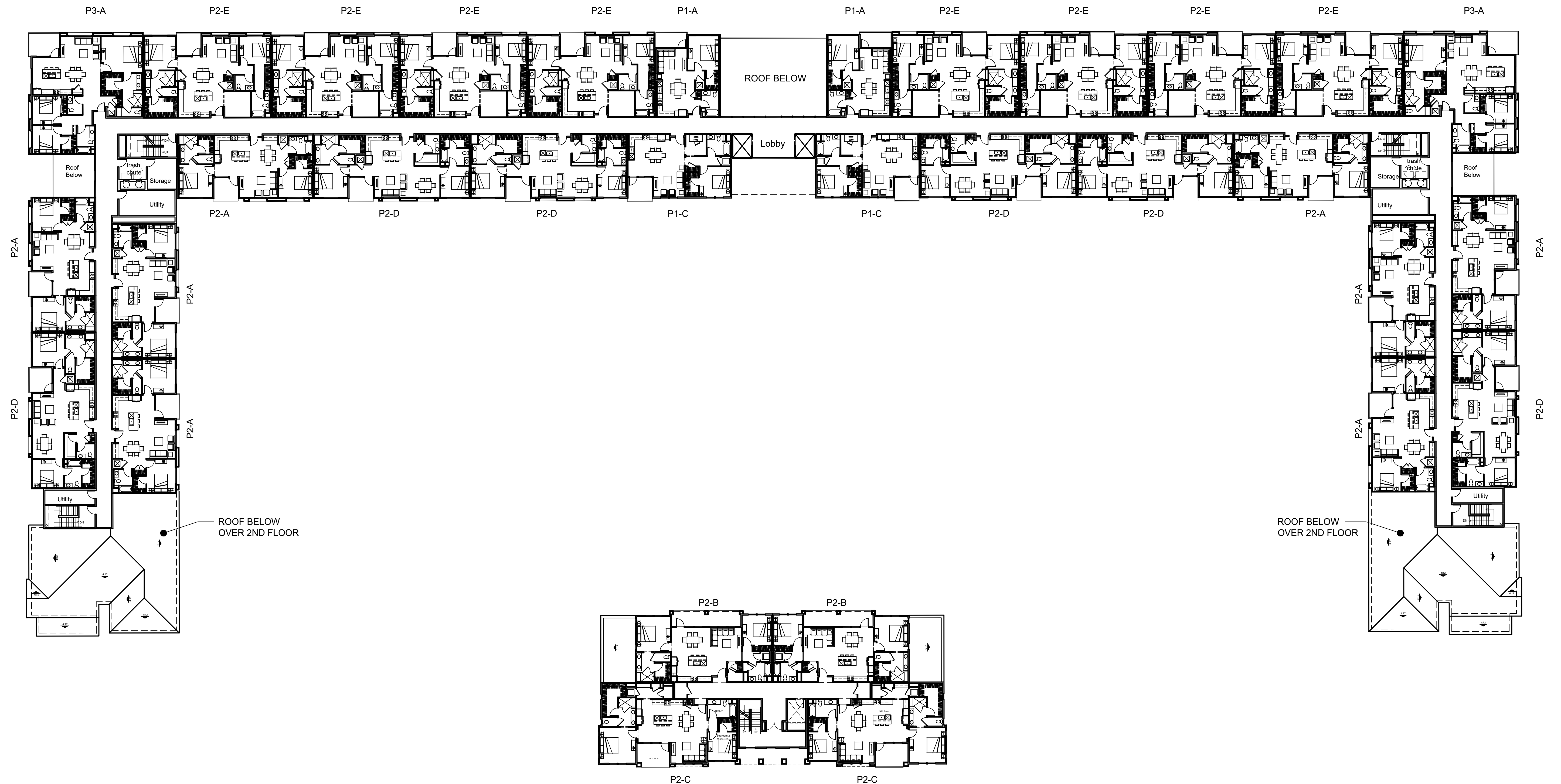
Unit Summary	
1 bed	18
2bed	82
3bed	8
Total Units	108

Parking Provided	
Enclosed Garage	109 spaces
Uncovered spaces for resident	99 spaces
Uncovered 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)	

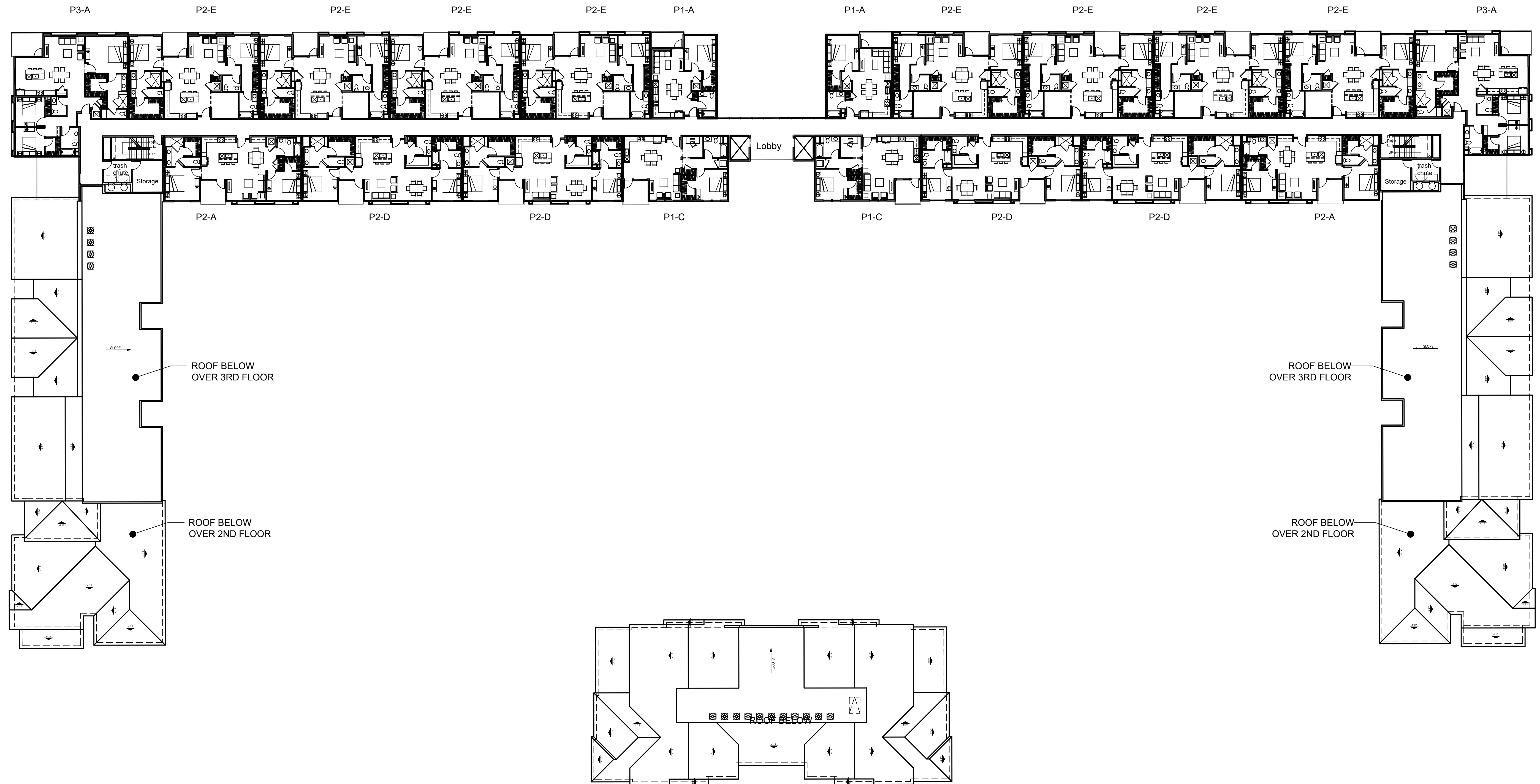
Parking Required	Ratio Resident	# of Units	Spaces Required
1 bed	1.5	18	27
2 bed or more beds	2	90	180
Guest for 1 bed	0.25	18	5
Guest for 2 bed or more beds	0.45	90	41
Total required spaces			253



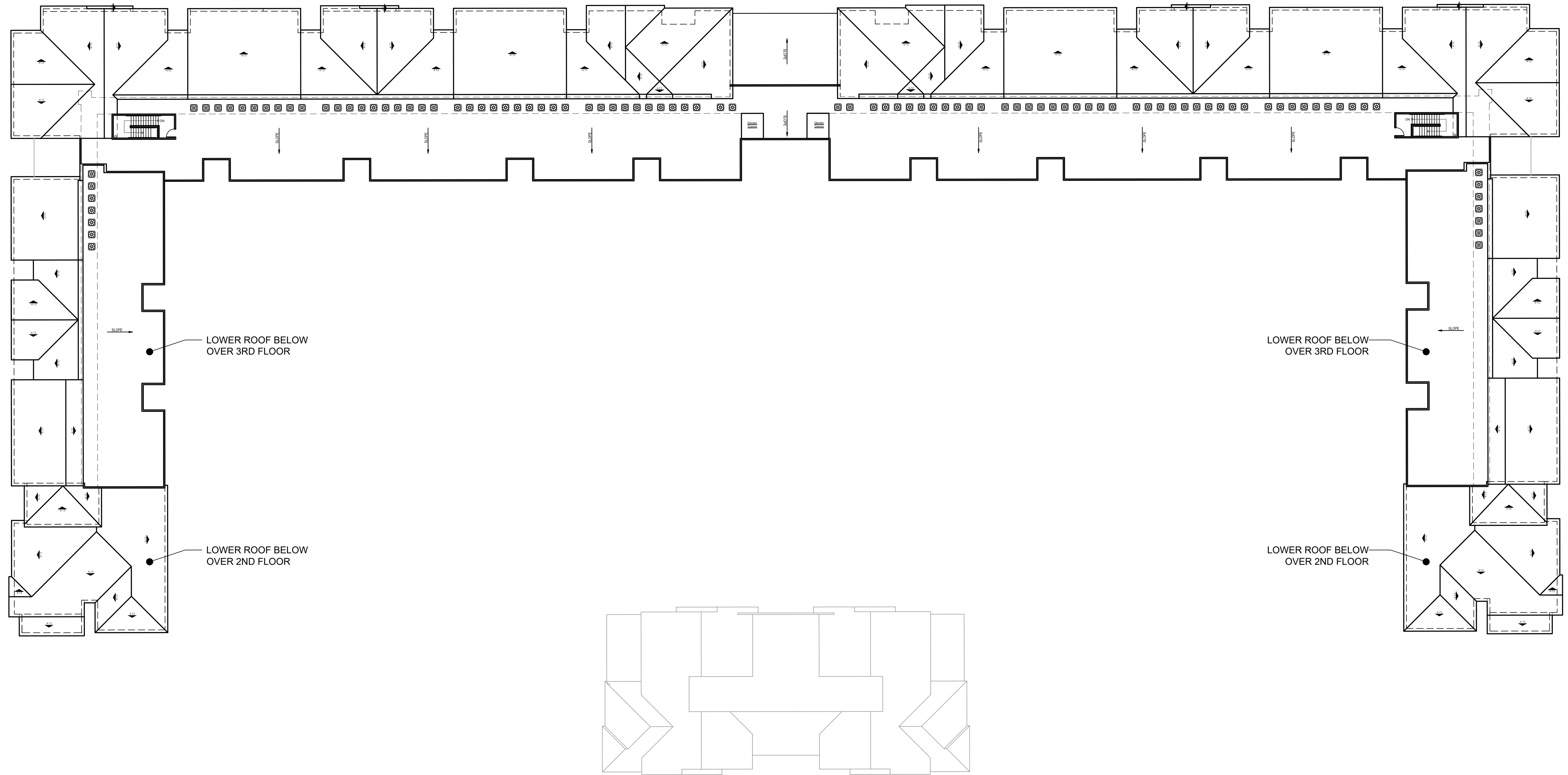
LEVEL 2_36 units (32 units + 4 units)

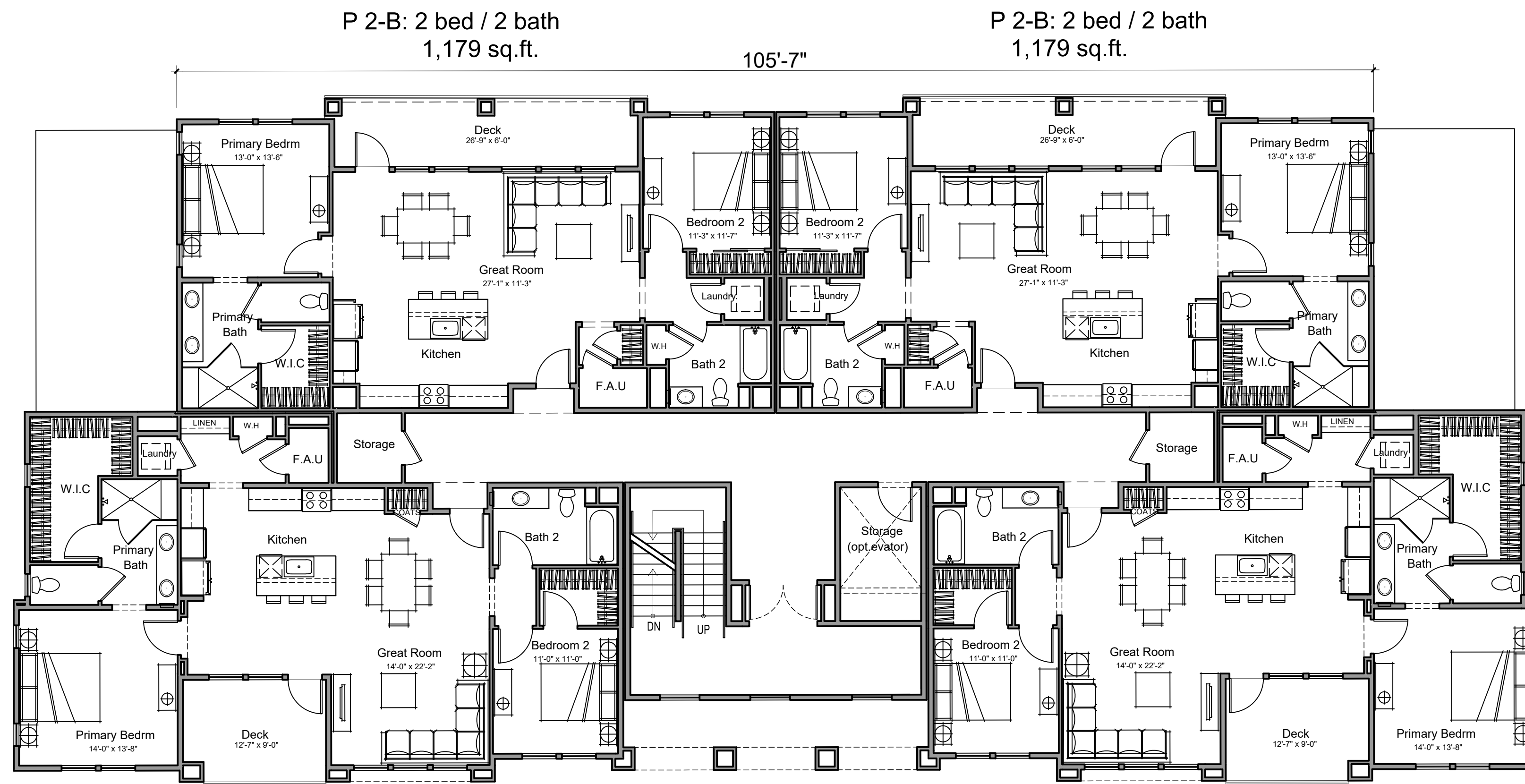


LEVEL 3_32units (28 units + 4 units)

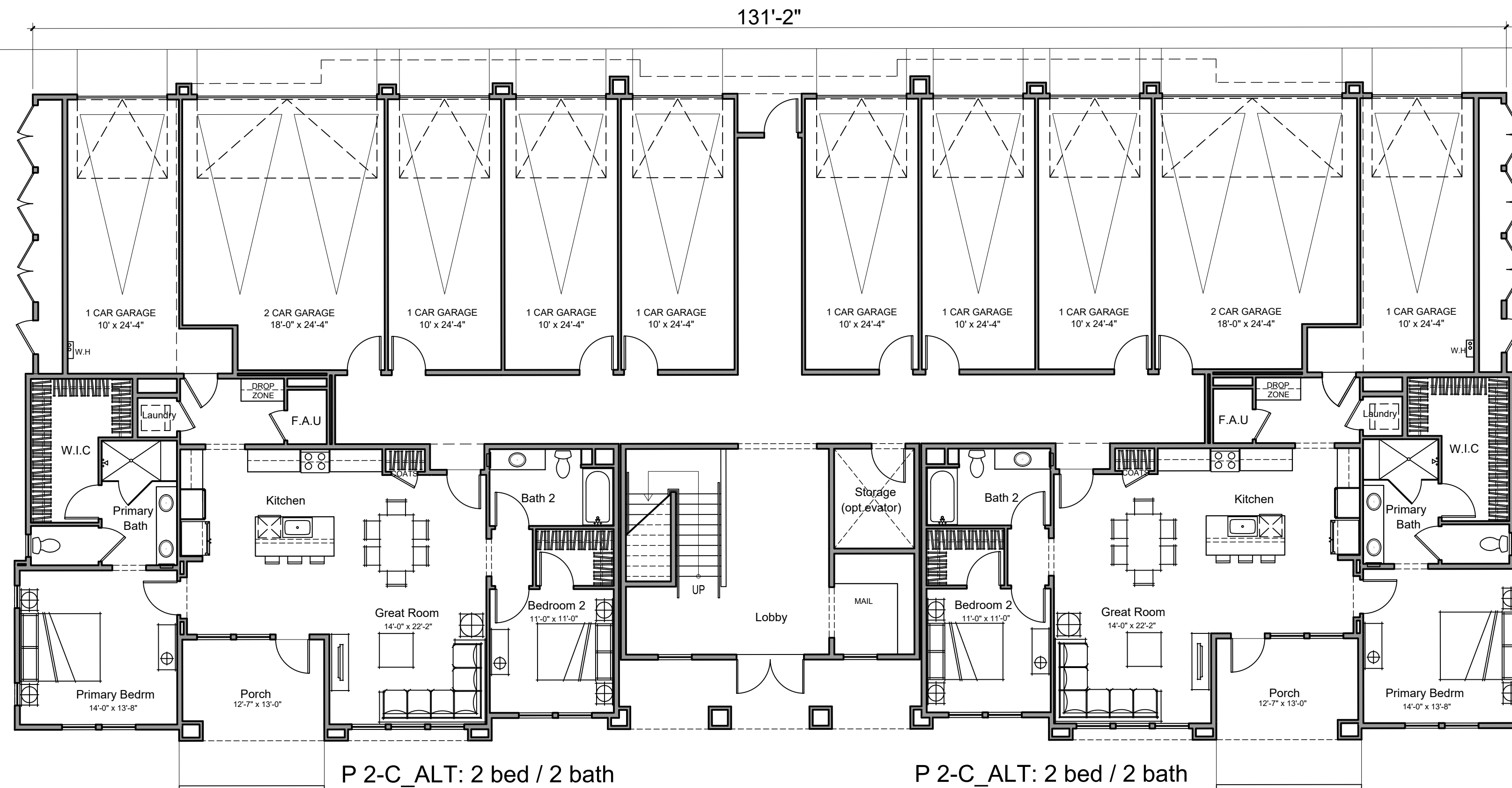


LEVEL 4_20 units





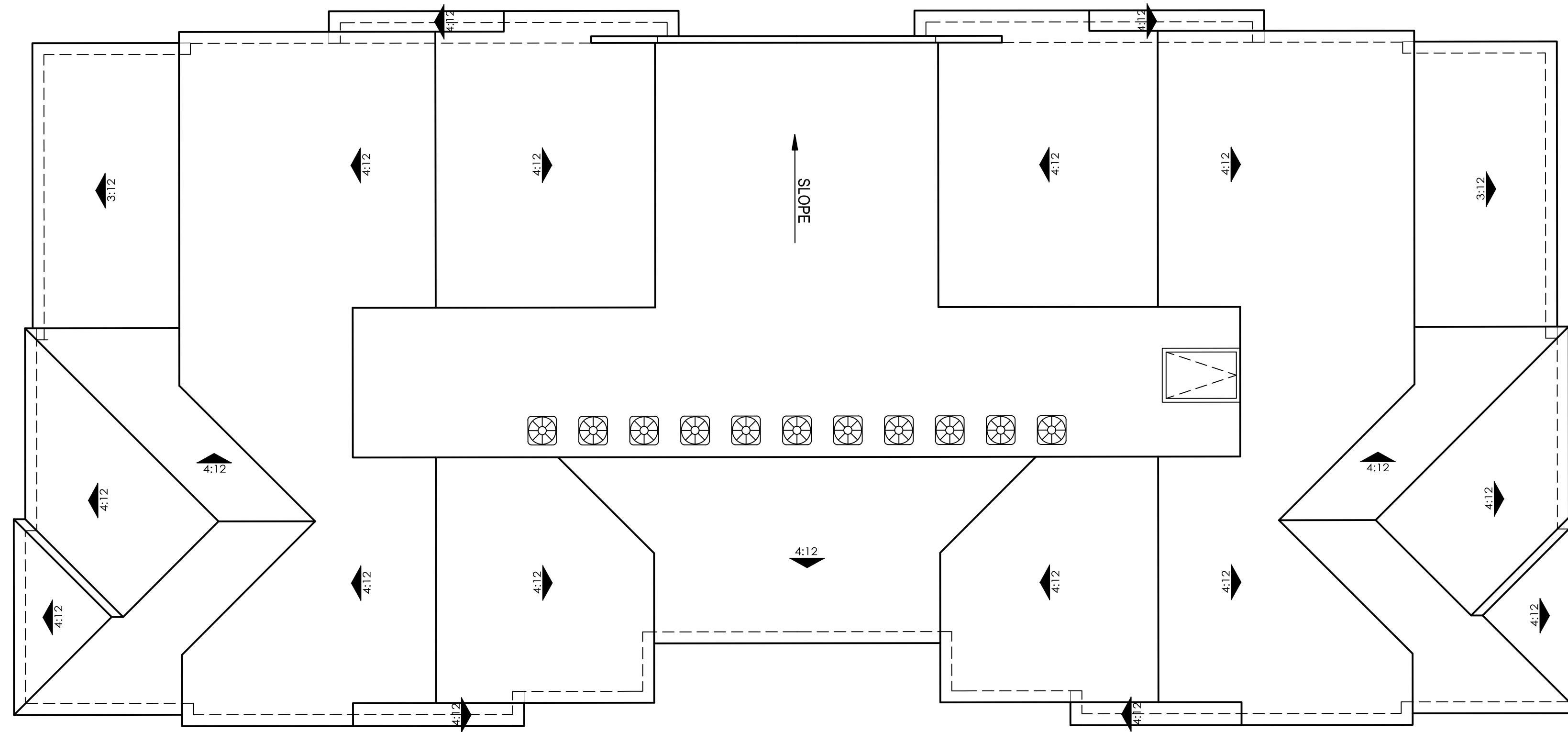
LEVEL 2



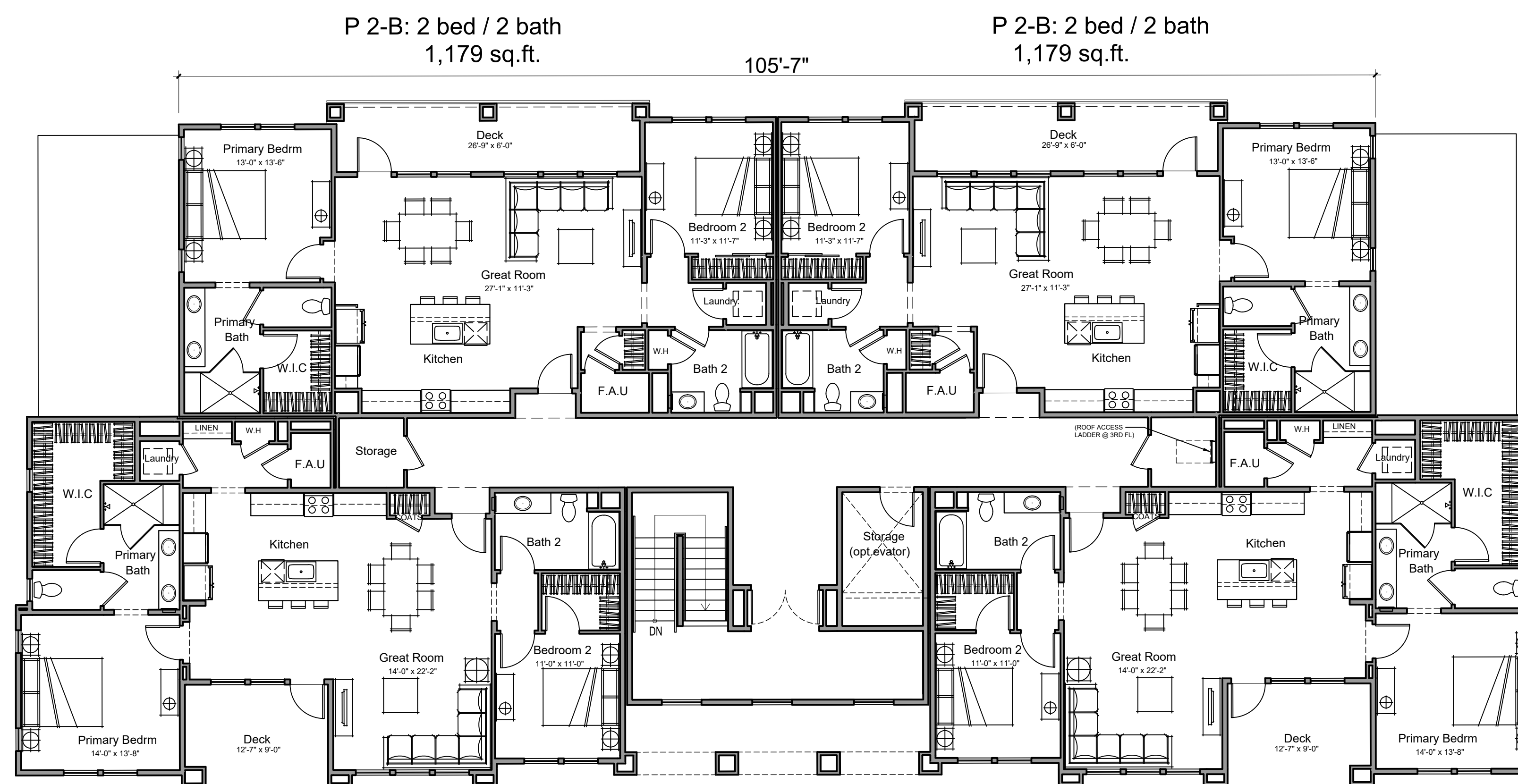
LEVEL 1

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%

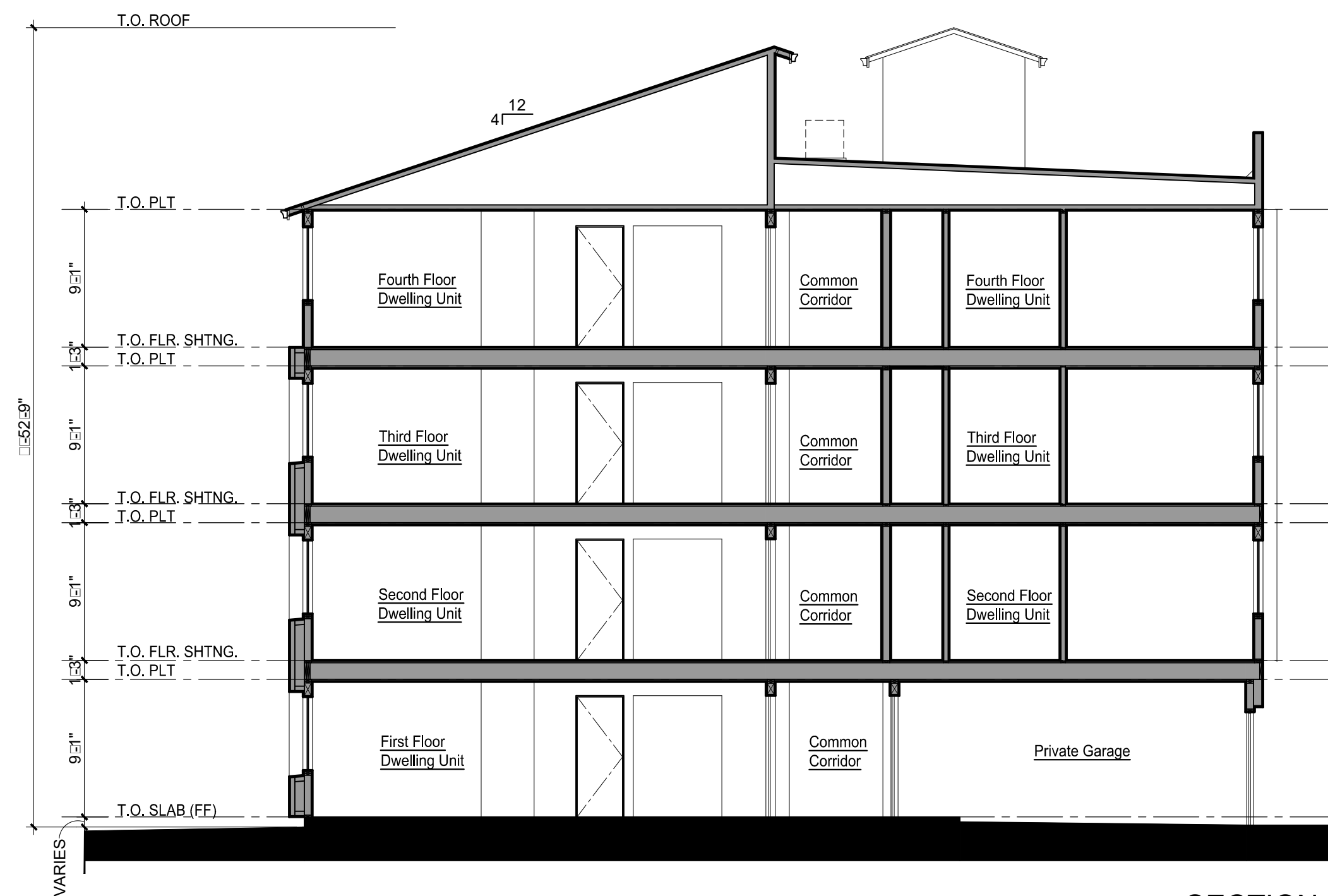
* Measured to interior stud of wall



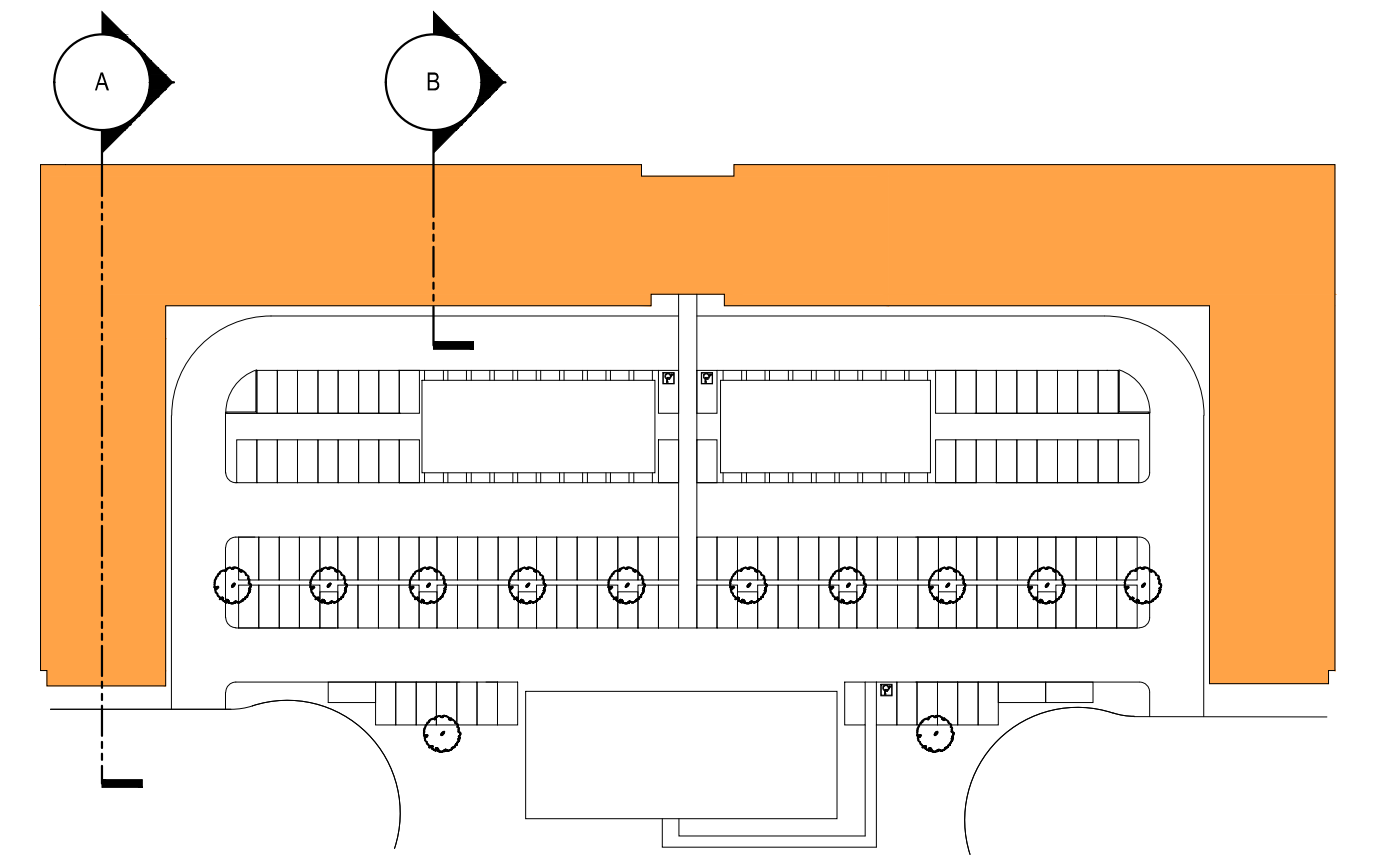
ROOF



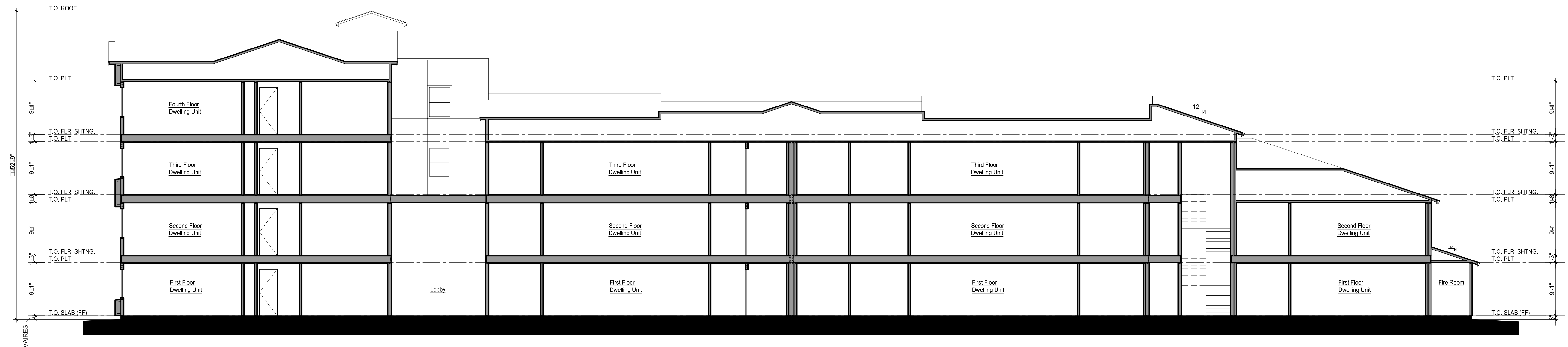
LEVEL 3



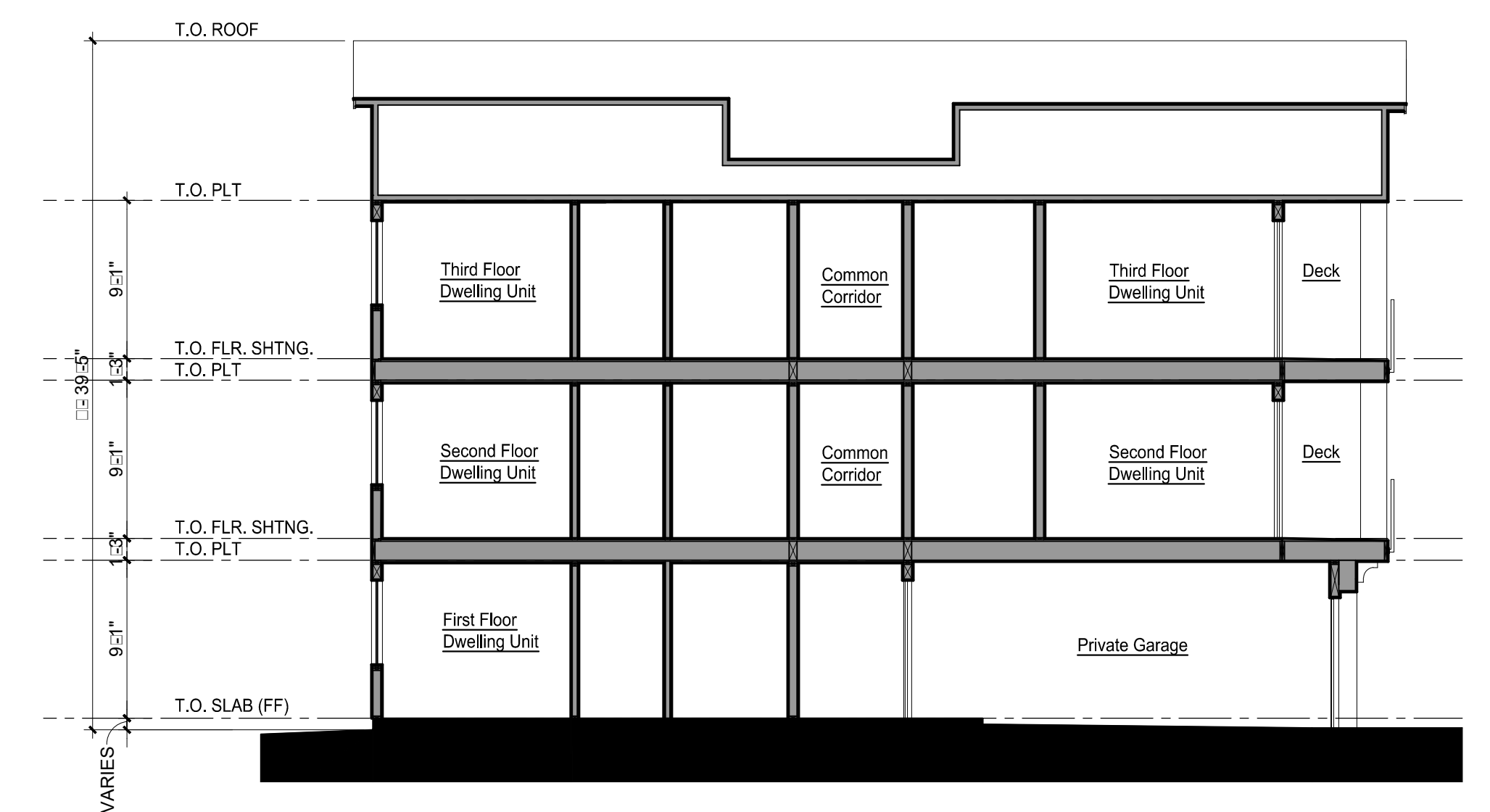
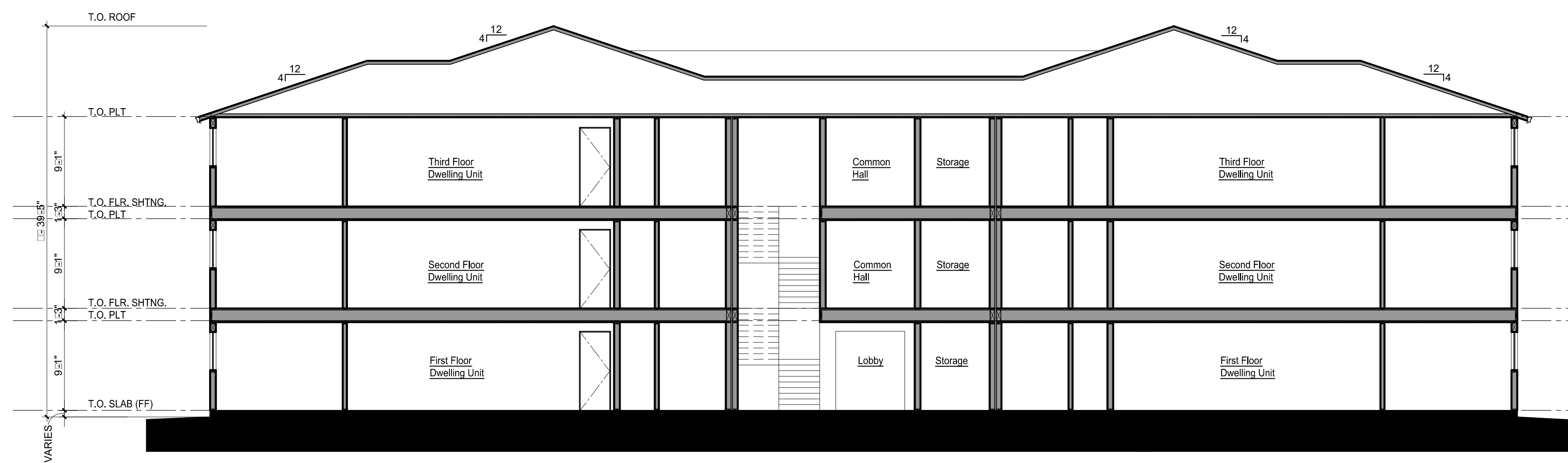
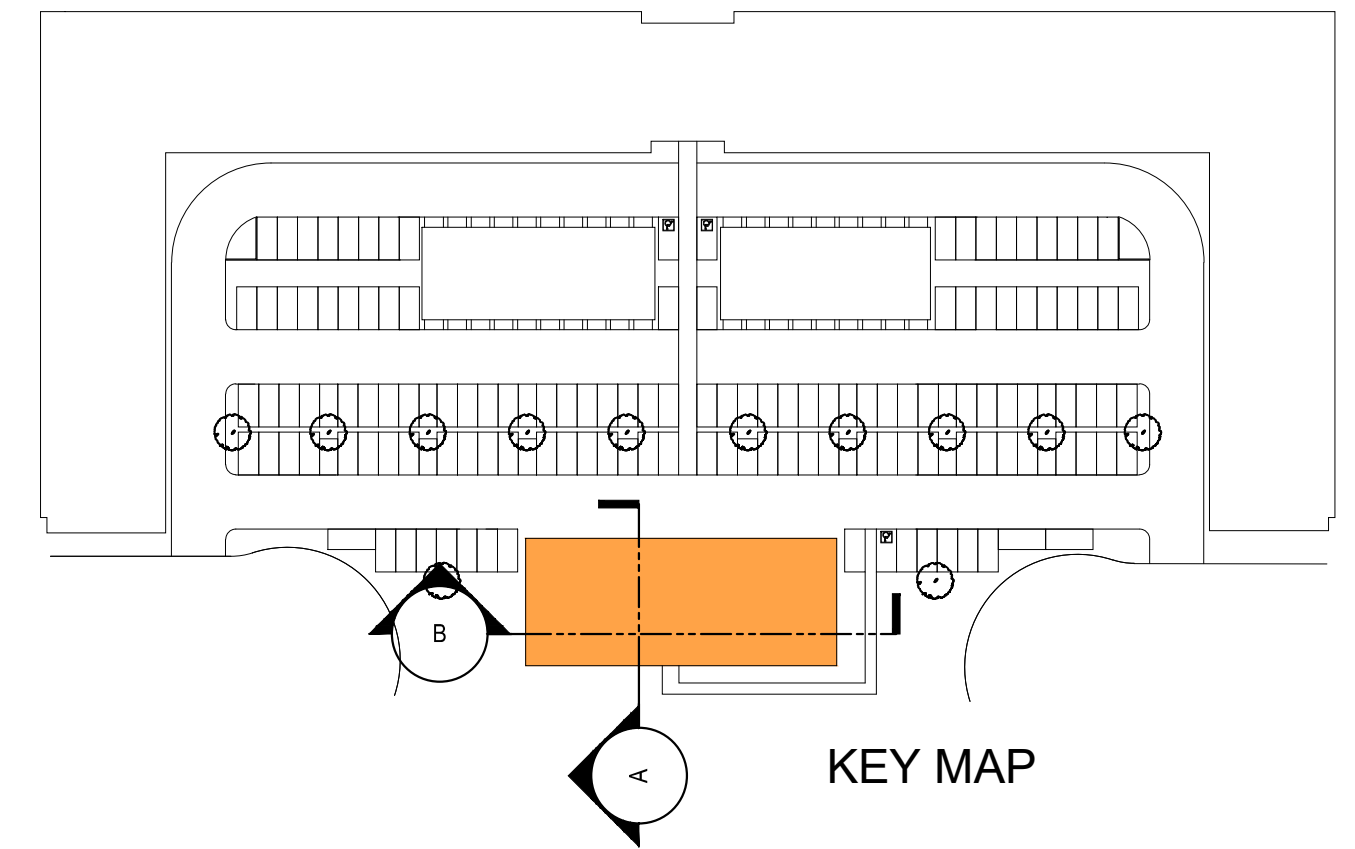
SECTION - B

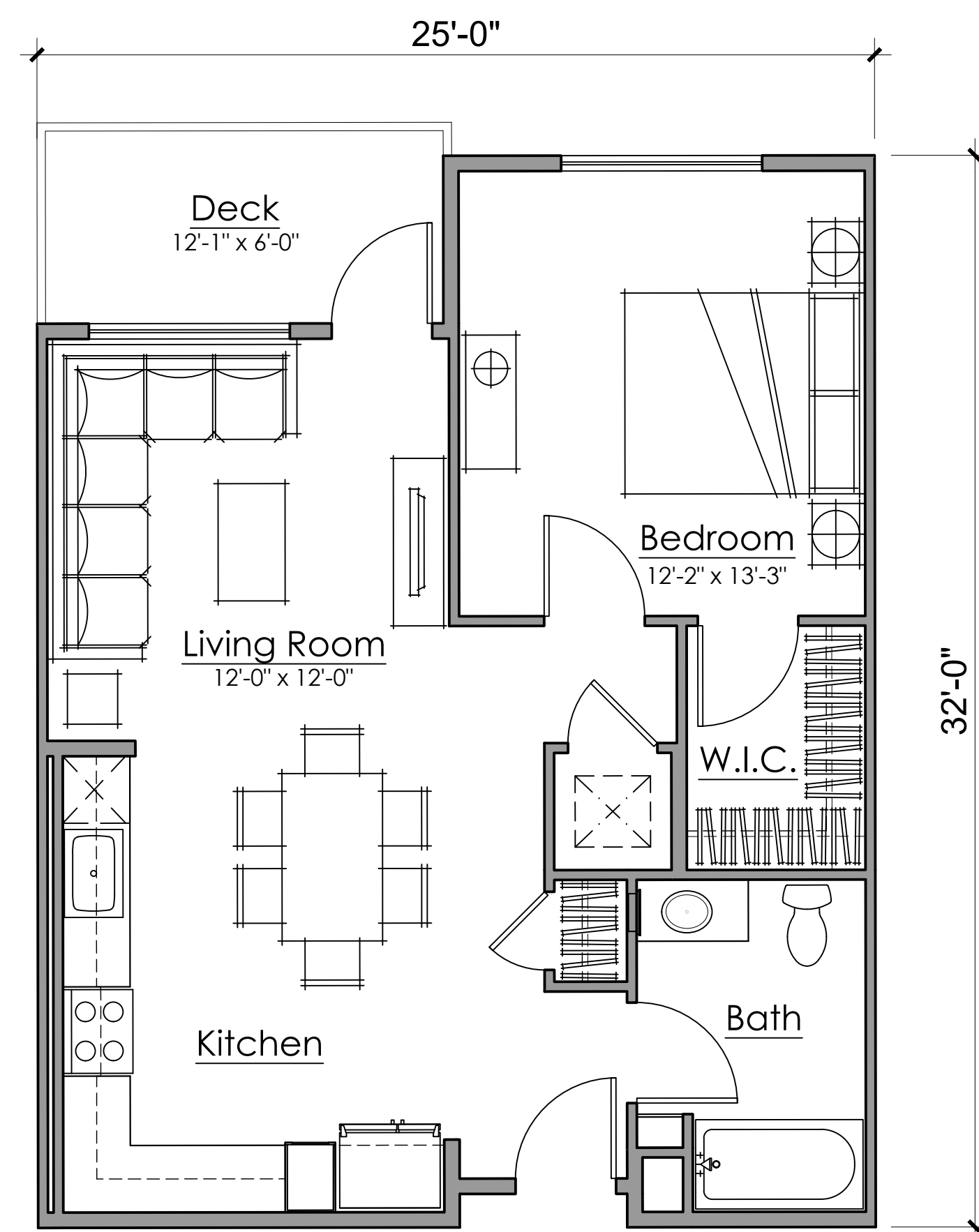


KEY MAP

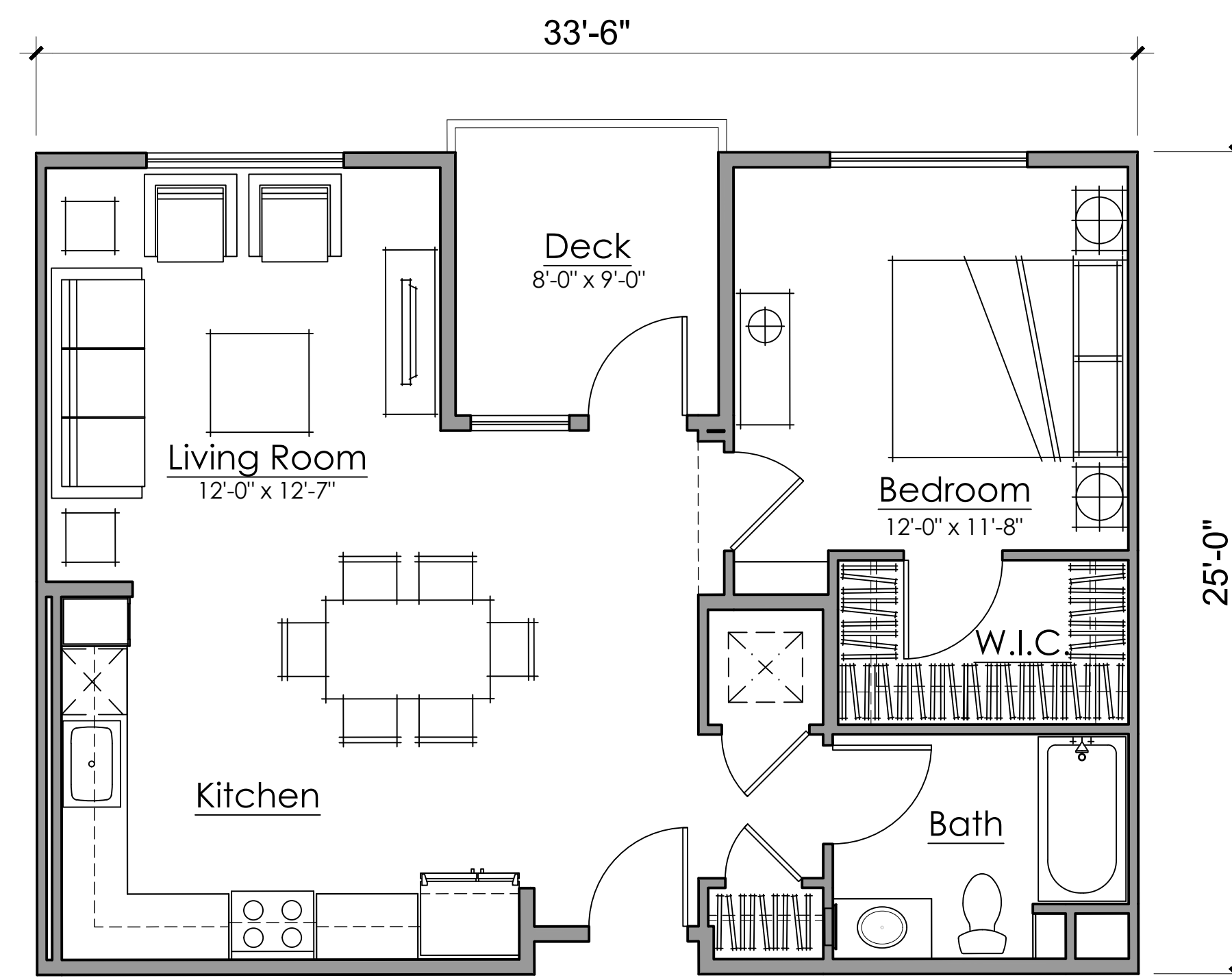


SECTION - A

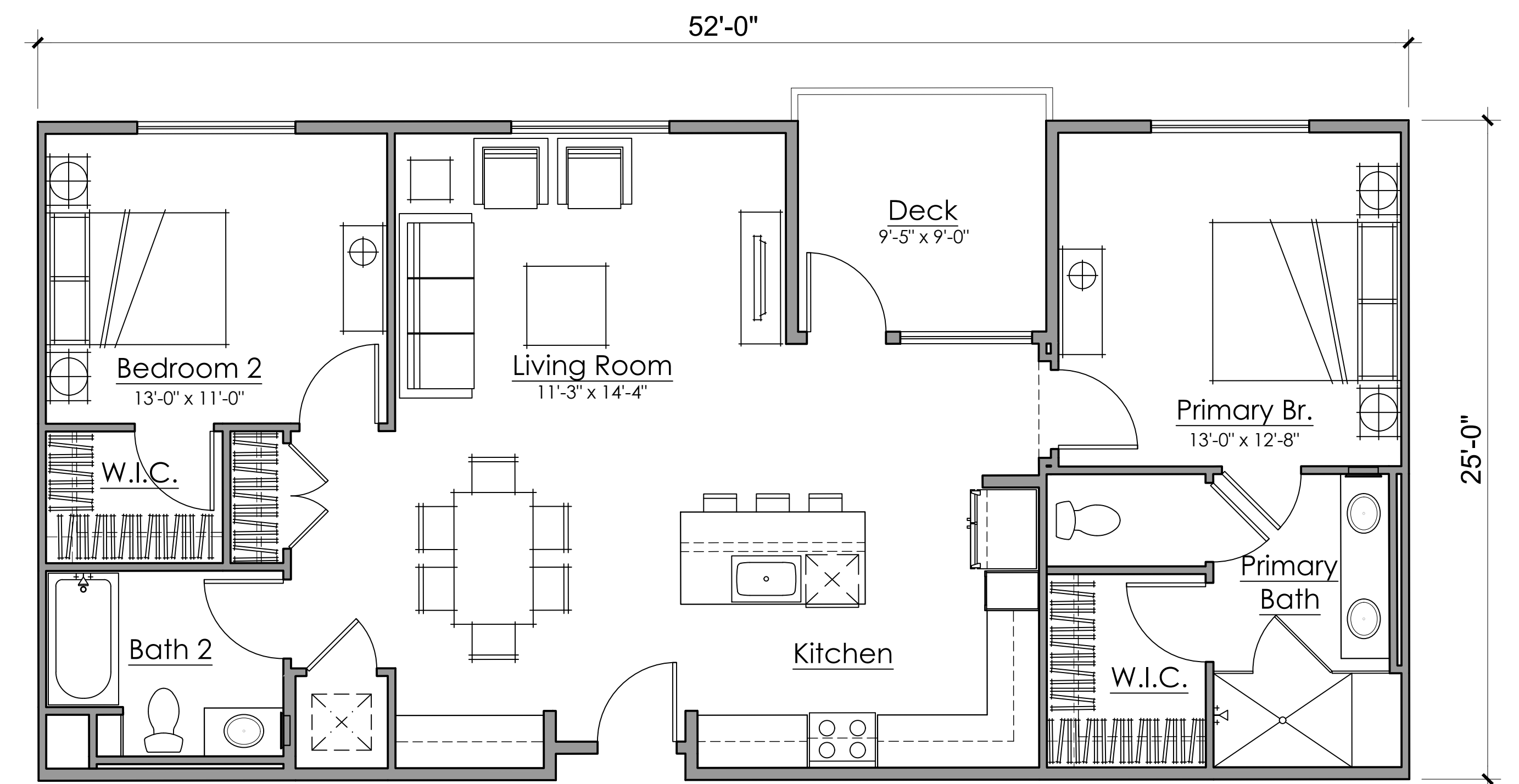




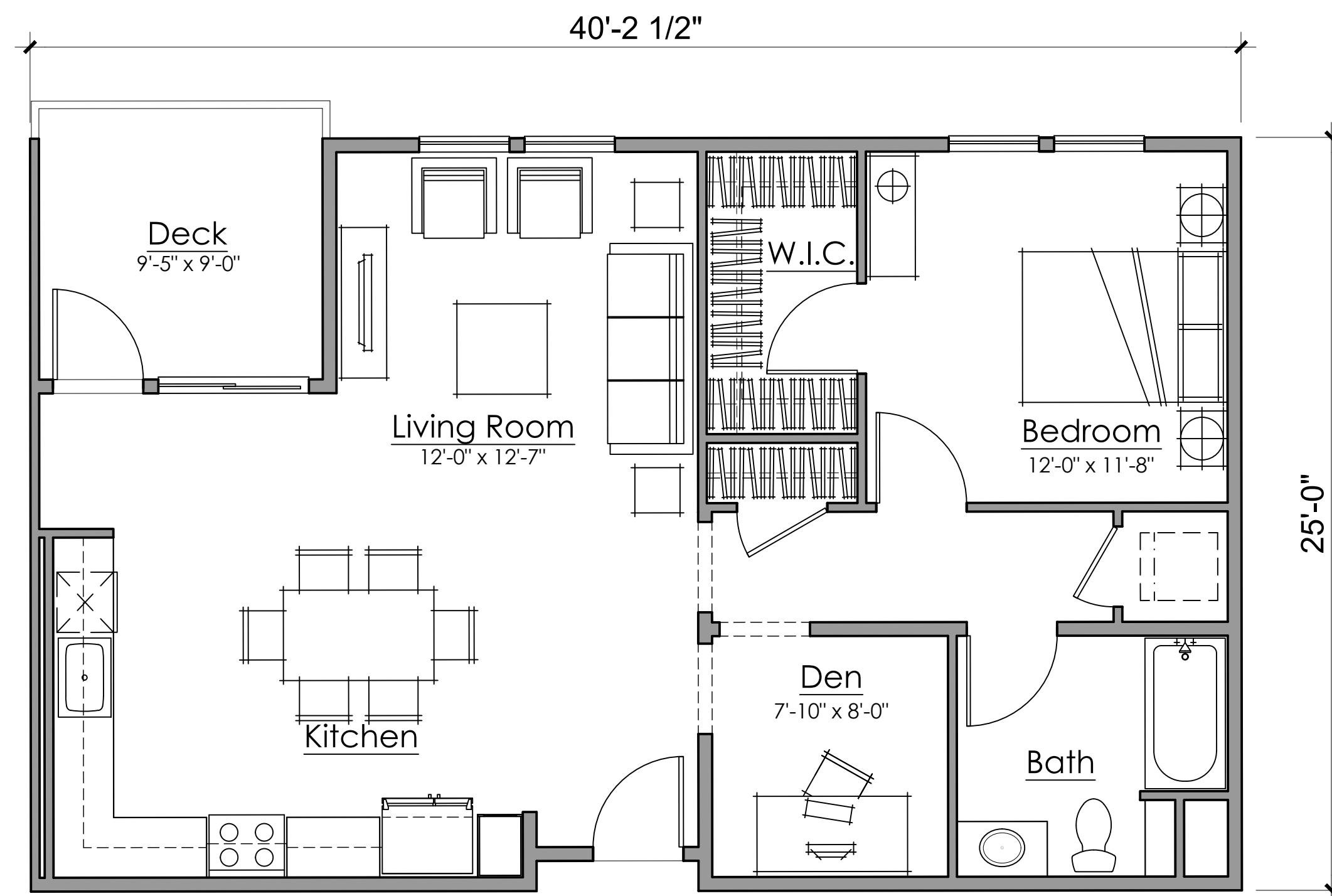
P1-A: 1 bed / 1 ba
AREA: ±700 SQ. FT.



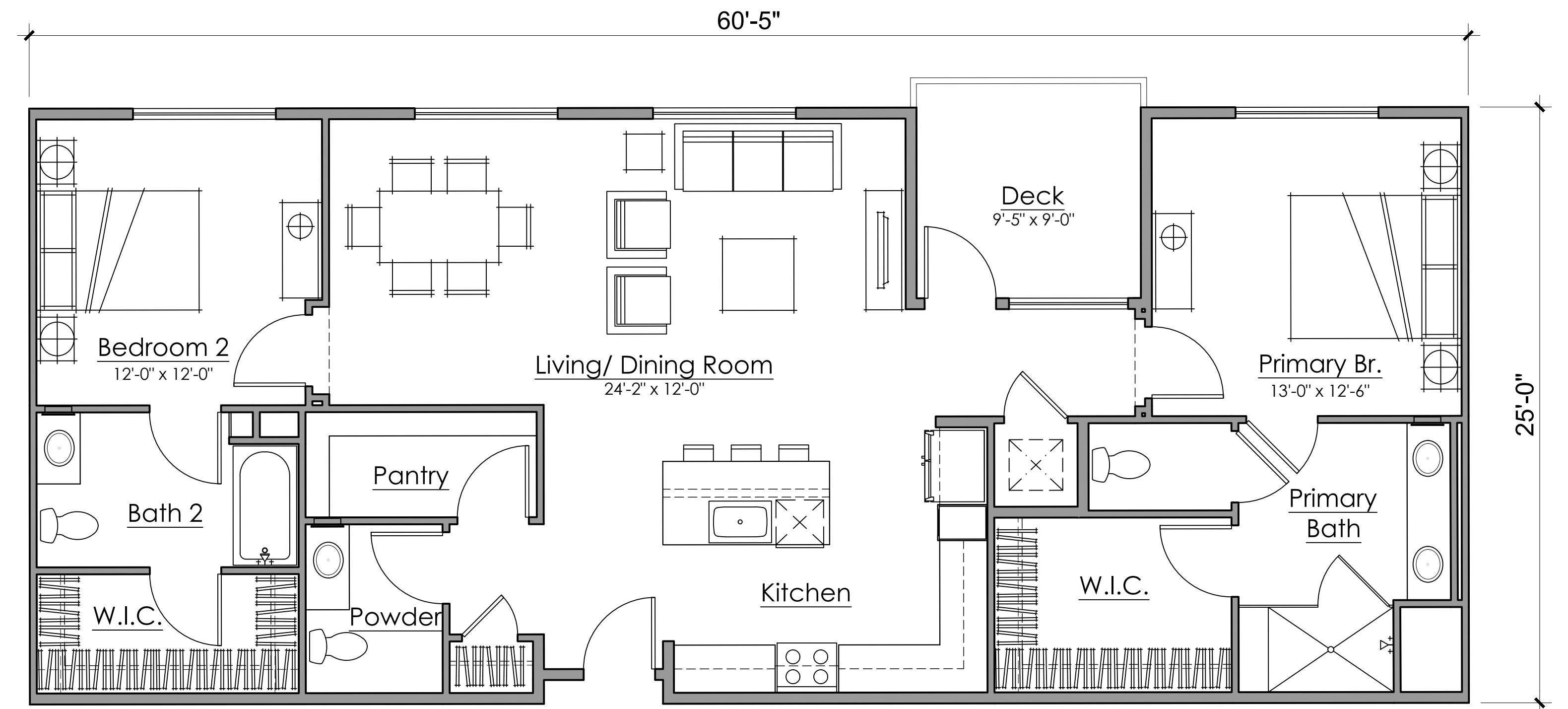
P1-B: 1 bed / 1 ba
AREA: ±750 SQ. FT.



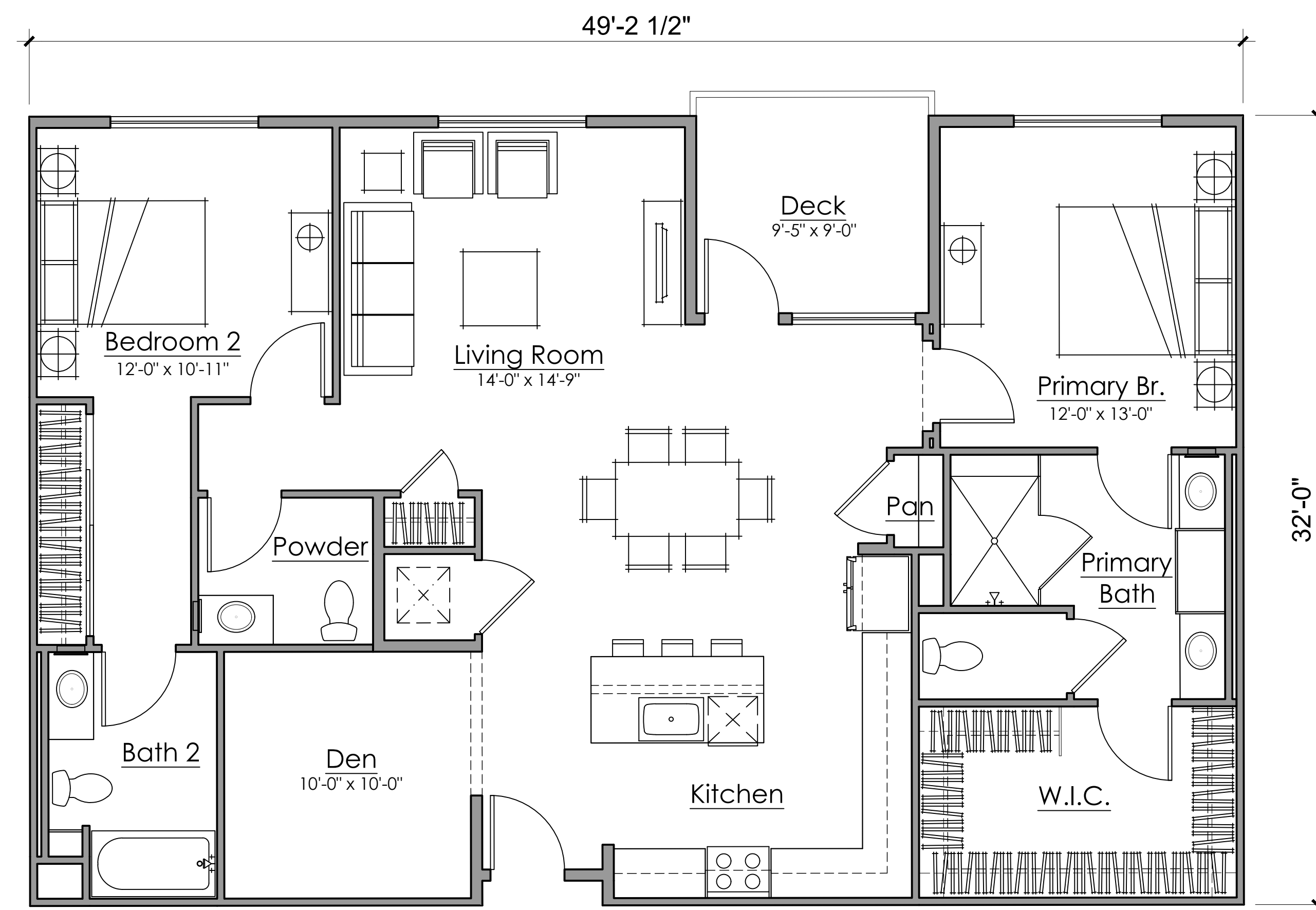
P2-A: 2 bed / 2 ba
AREA: ±1,150 SQ. FT.



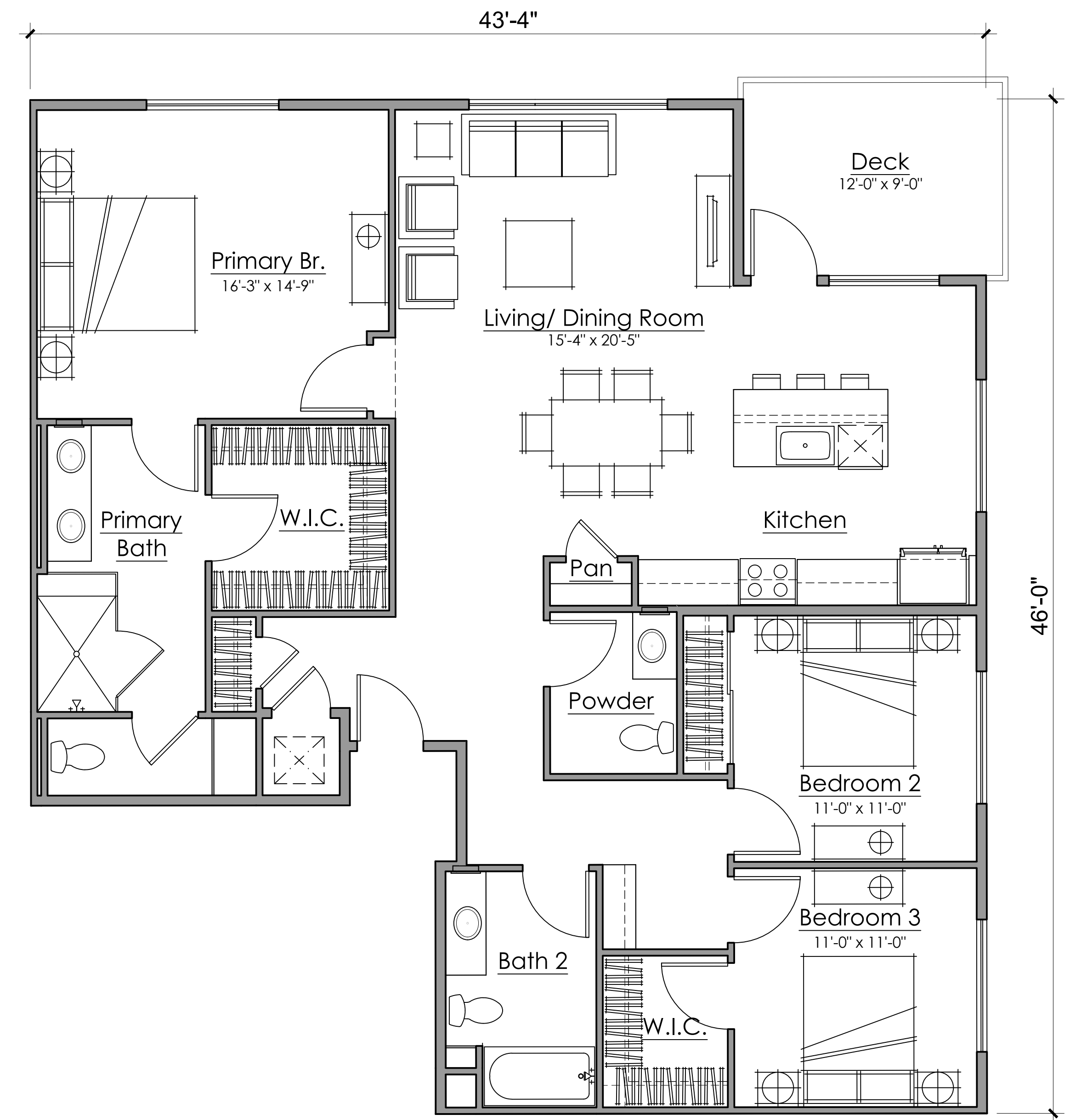
P1-C: 1 bed + Den / 1 ba
AREA: ±865 SQ. FT.



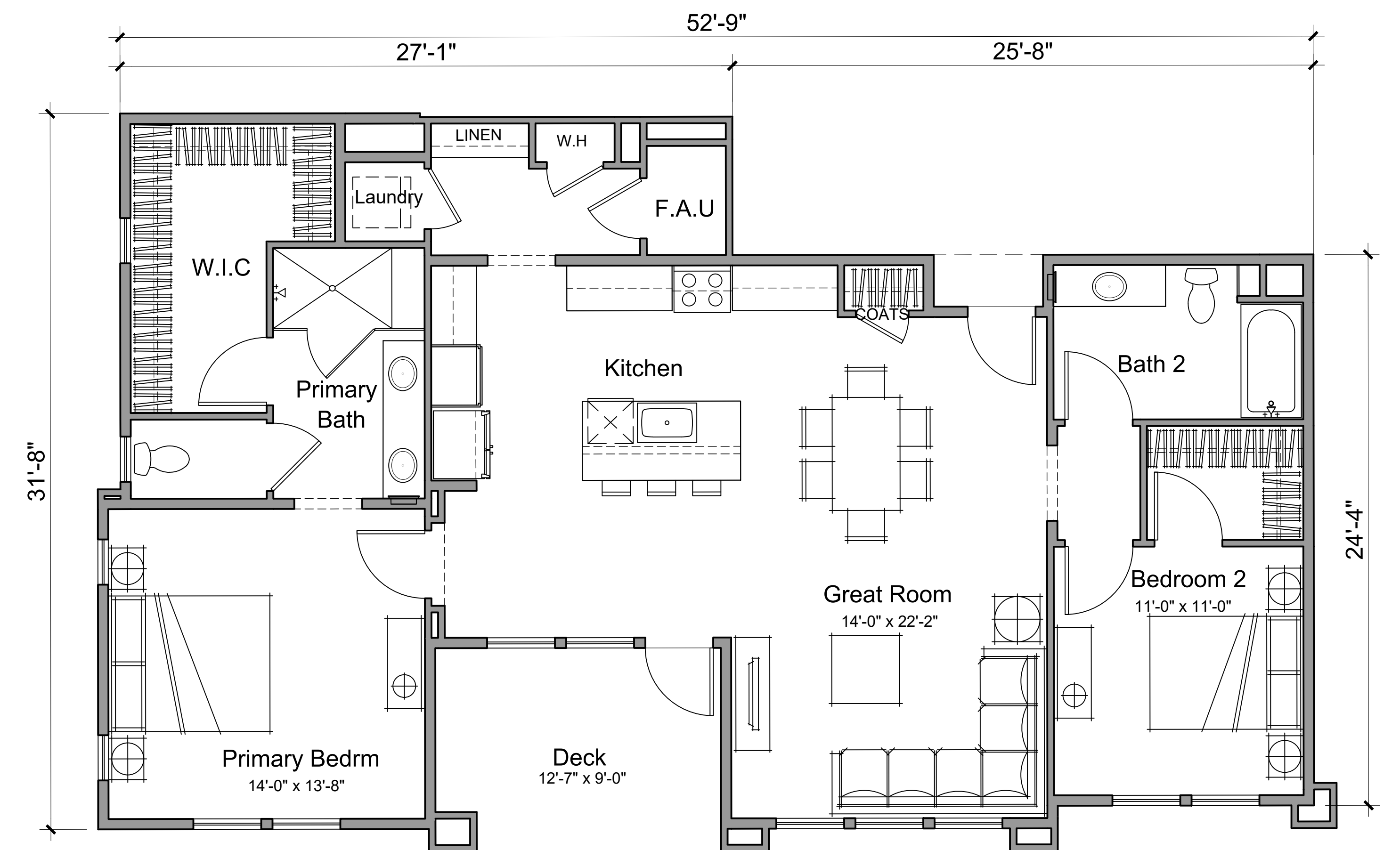
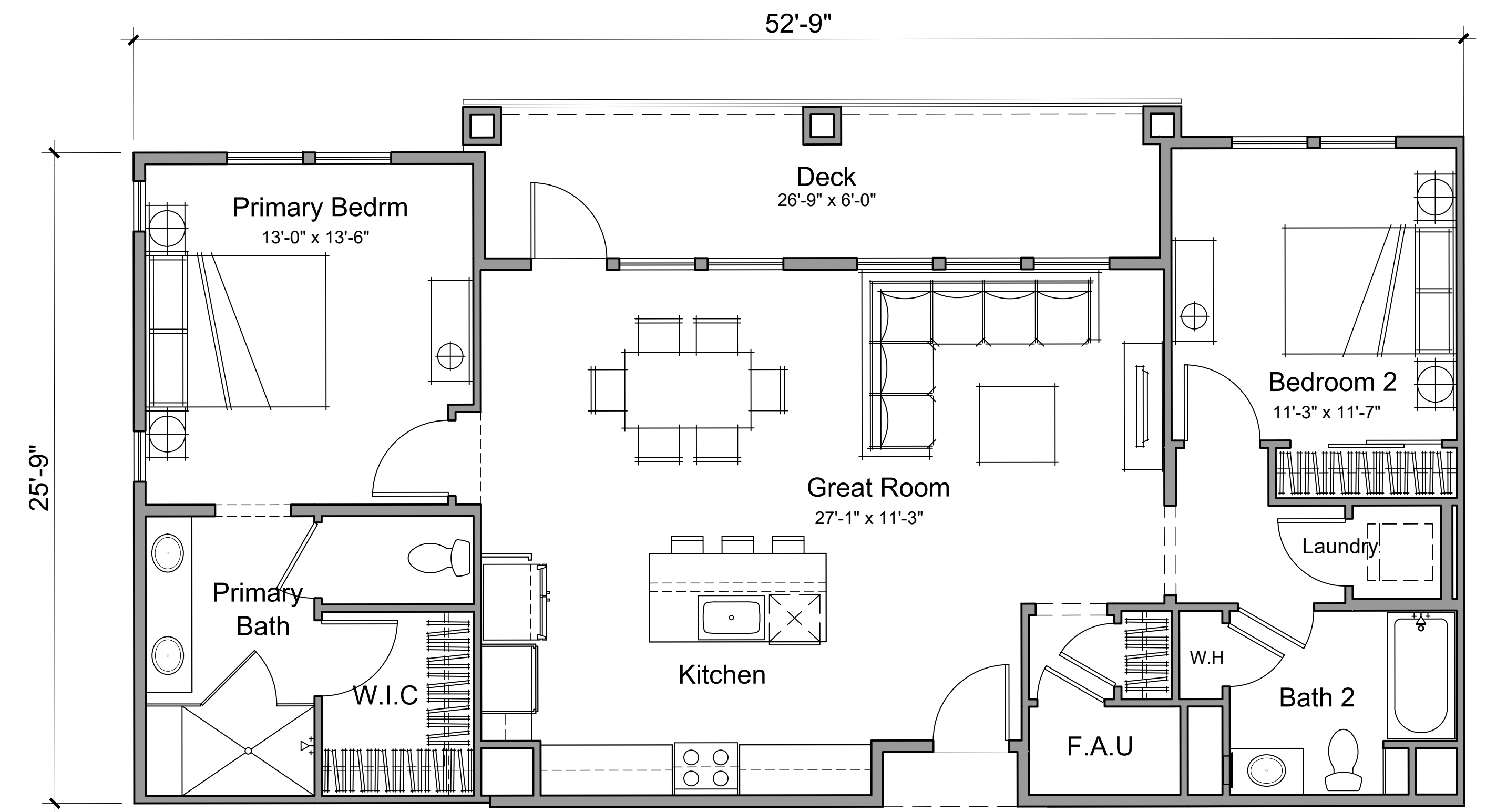
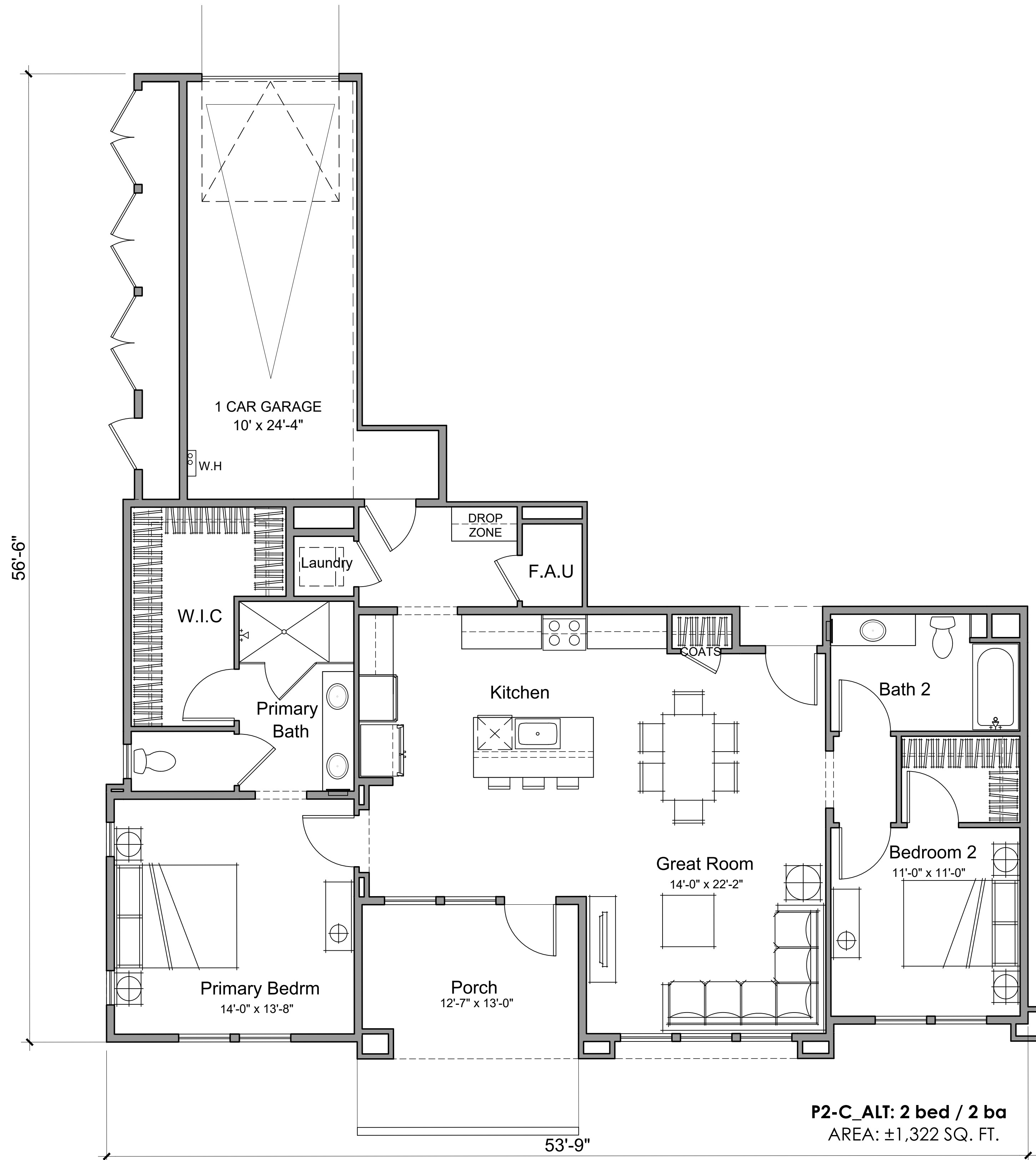
P2-D: 2 bed / 2.5 ba
AREA: ±1,350 SQ. FT.

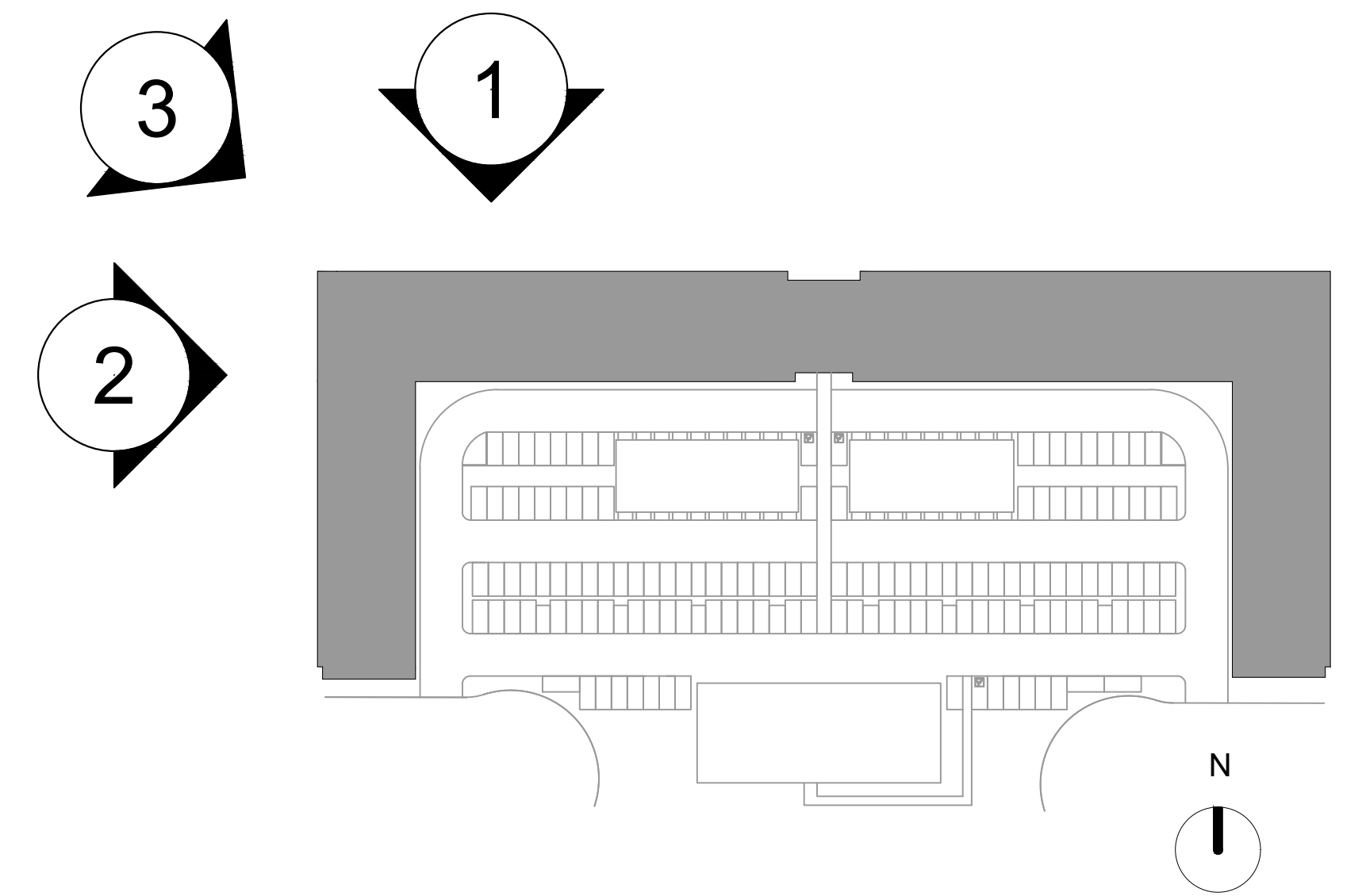


P2-E: 2 bed+Den / 2.5 ba
AREA: ±1,450 SQ. FT.



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





3.FRONT ELEVATION - CORNER



2.SIDE ENTRY



1.FRONT ELEVATION



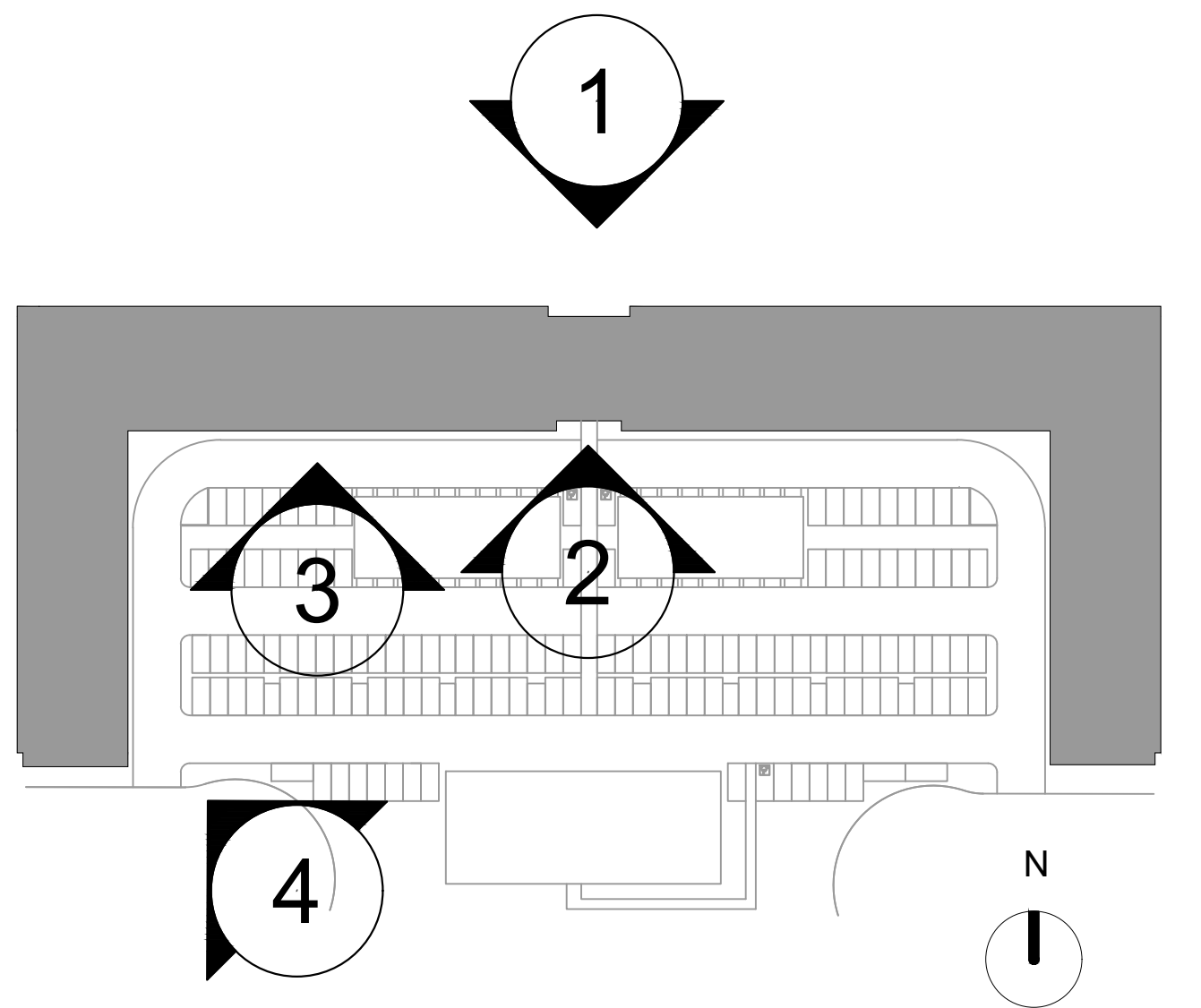
4.REAR

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



3.REAR

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



2.MAIN LOBBY ENTRY

- ← 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



1.AMENITY ENTRY

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



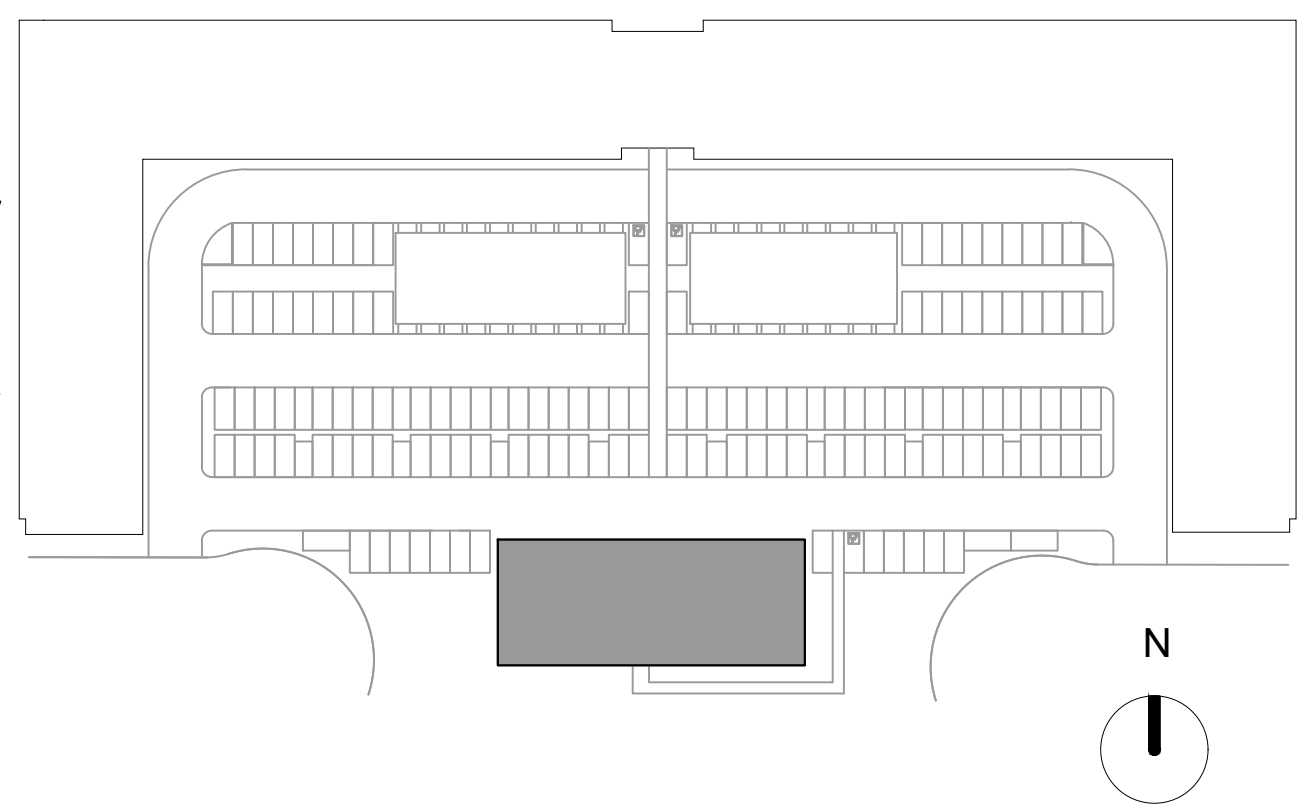
4. REAR RIGHT CORNER

- ← 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

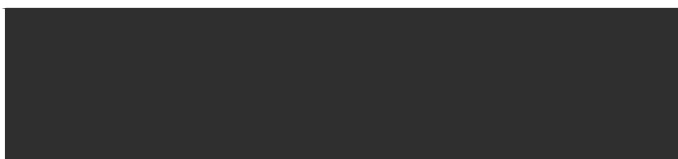
- ← Composition Shingle Roof
- ← Stucco
- ← High Density Foam Trim
- ← Vinyl Window
- ← Metal Railing
- ← Stucco
- ← Thin Brick Veneer
- ← Stucco



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



COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

NOVEMBER 05, 2020

COLLEGE PARK NORTH - SINGLE FAMILY ATTACHED 3-PLEX



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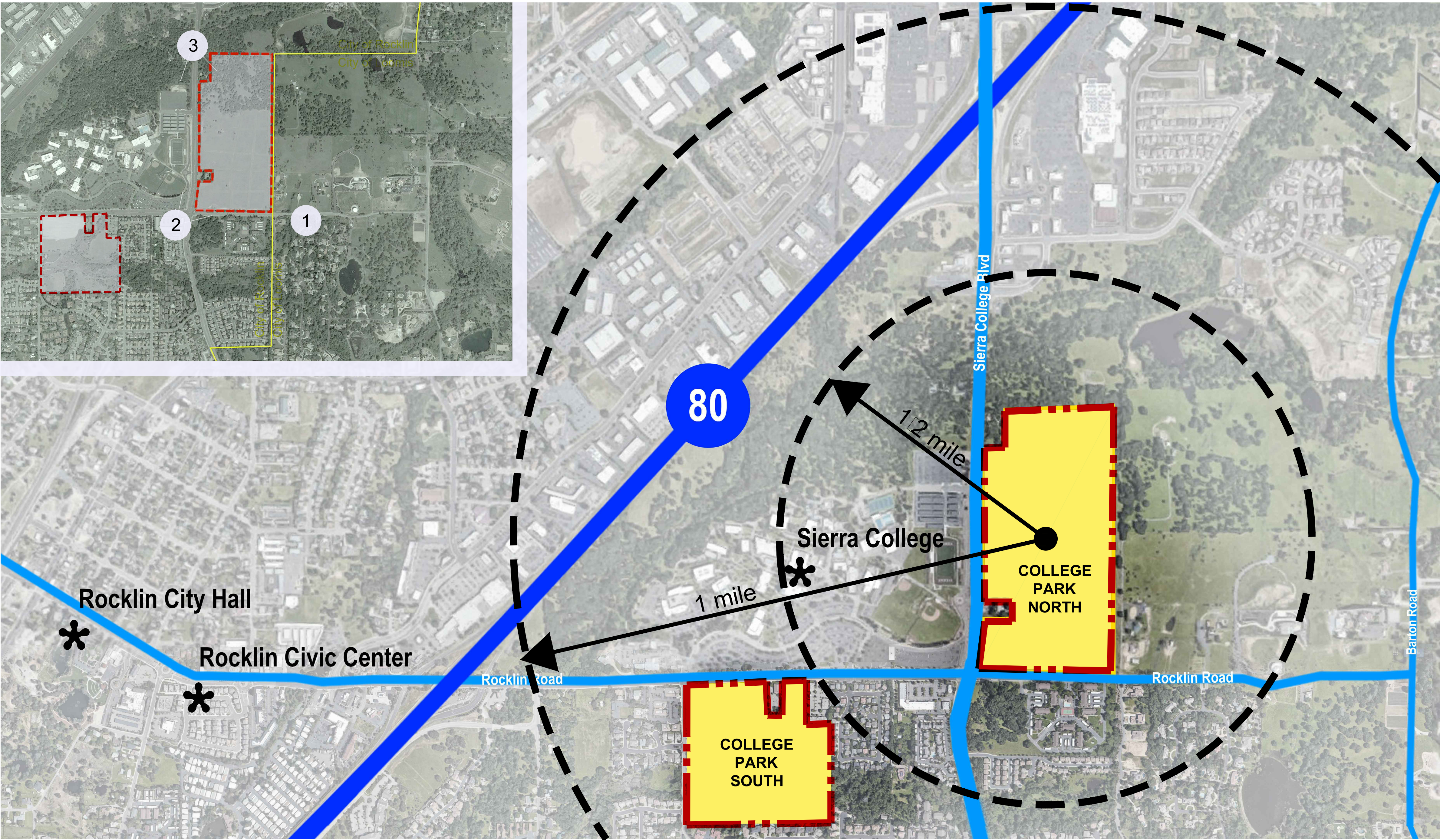
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SHEET INDE

ARCHITECTURE

A0.0.0	SHEET INDE 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-PLAN - COLOR SCHEME 1
A2.0.1	EXTERIOR ELEVATIONS - SFA 3-PLAN - COLOR SCHEME 1
A2.1.0	EXTERIOR ELEVATIONS - SFA 3-PLAN - COLOR SCHEME 2
A2.1.1	EXTERIOR ELEVATIONS - SFA 3-PLAN - COLOR SCHEME 2
A3.0.0	BUILDING PLANS - SFA 3-PLAN
A4.0.0	TYPICAL BUILDING SECTIONS - SFA 3-PLAN
A5.0.0	UNIT PLANS - SFA 3-PLAN - PLAN 1
A5.0.1	UNIT PLANS - SFA 3-PLAN - PLAN 2
A5.0.2	UNIT PLANS - SFA 3-PLAN - PLAN 3
A6.0.0	CONCEPTUAL ARCHITECTURAL DETAILS - SFA 3-PLAN
A6.0.1	CONCEPTUAL ARCHITECTURAL DETAILS - SFA 3-PLAN
A7.0.0	COLOR MATERIAL SCHEMES - SFA 3-PLAN

VICINITY MAP



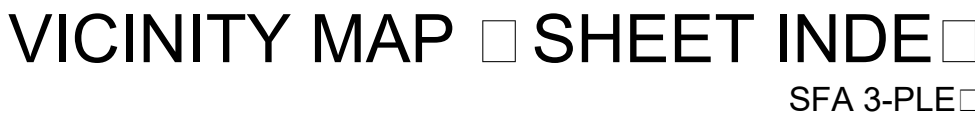
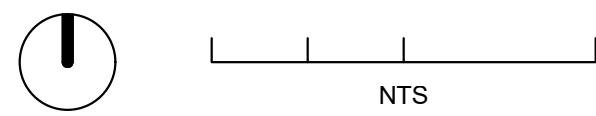
3 VIEW FROM SIERRA COLLEGE BLVD

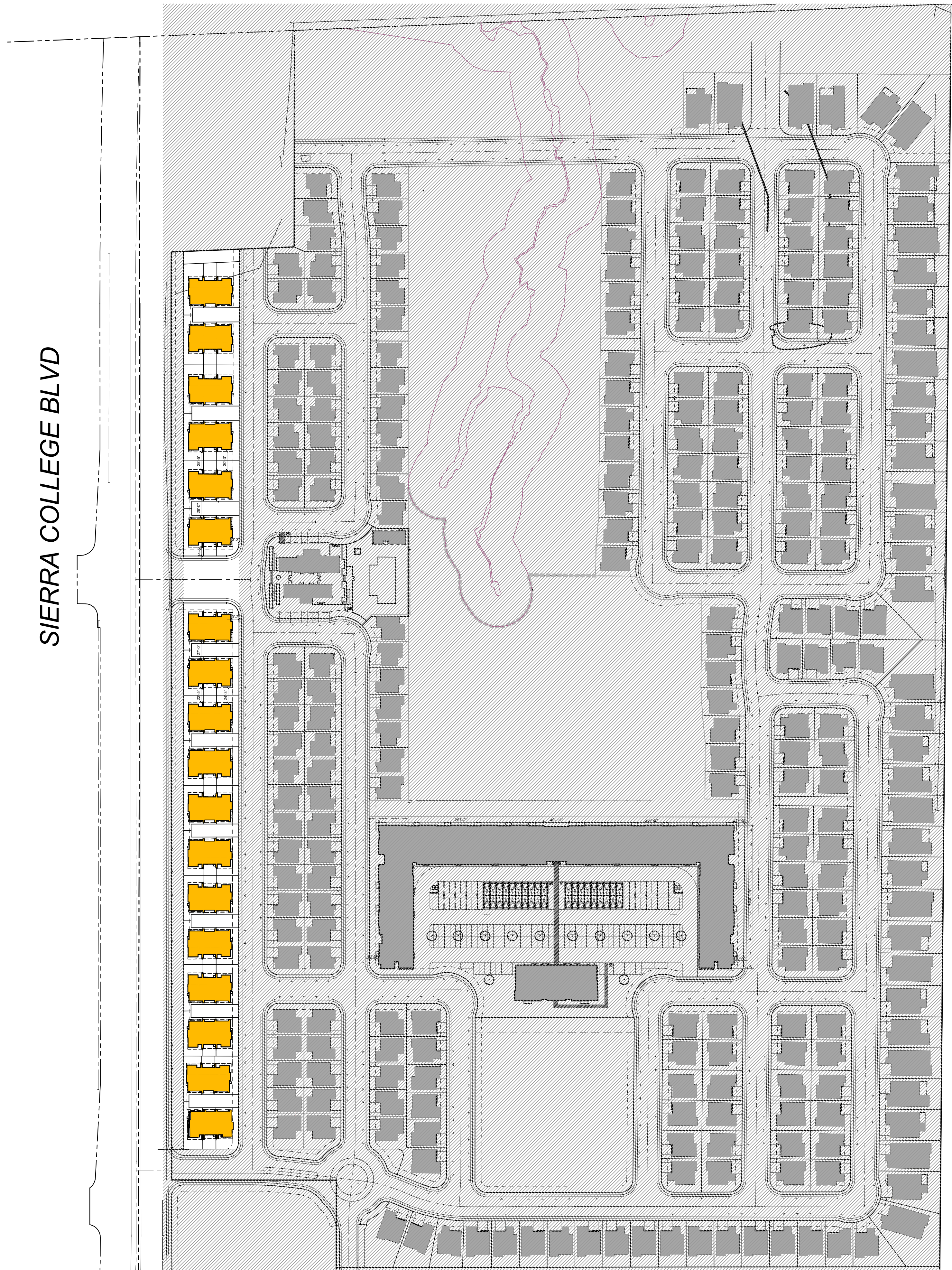


2 VIEW FROM CORNER AT SIERRA COLLEGE BLVD ROCKLIN RD



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): 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

■ SFA 3-PLEX

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
	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.
	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 50 FOOT MAXIMUM TRAVEL DISTANCE IN ACCORDANCE WITH CRC SECTION R311.4.
	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.
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)	FROM THE RESIDENCE & ATTIC - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT 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. STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT. 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.
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (PER CRC R302.1(2))	WALLS WITH A FIRE SEPARATION DISTANCE > 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ZERO HOUR RATED (0) (NON-RATED) WALLS WITH A FIRE SEPARATION DISTANCE < 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ONE-HOUR RATED (1) (1-HOUR) REFER TO SITE PLAN, SHEET A1.0.0 FOR SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNPROTECTED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES.
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO HOUR RATED (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES.

ACCESSIBILITY

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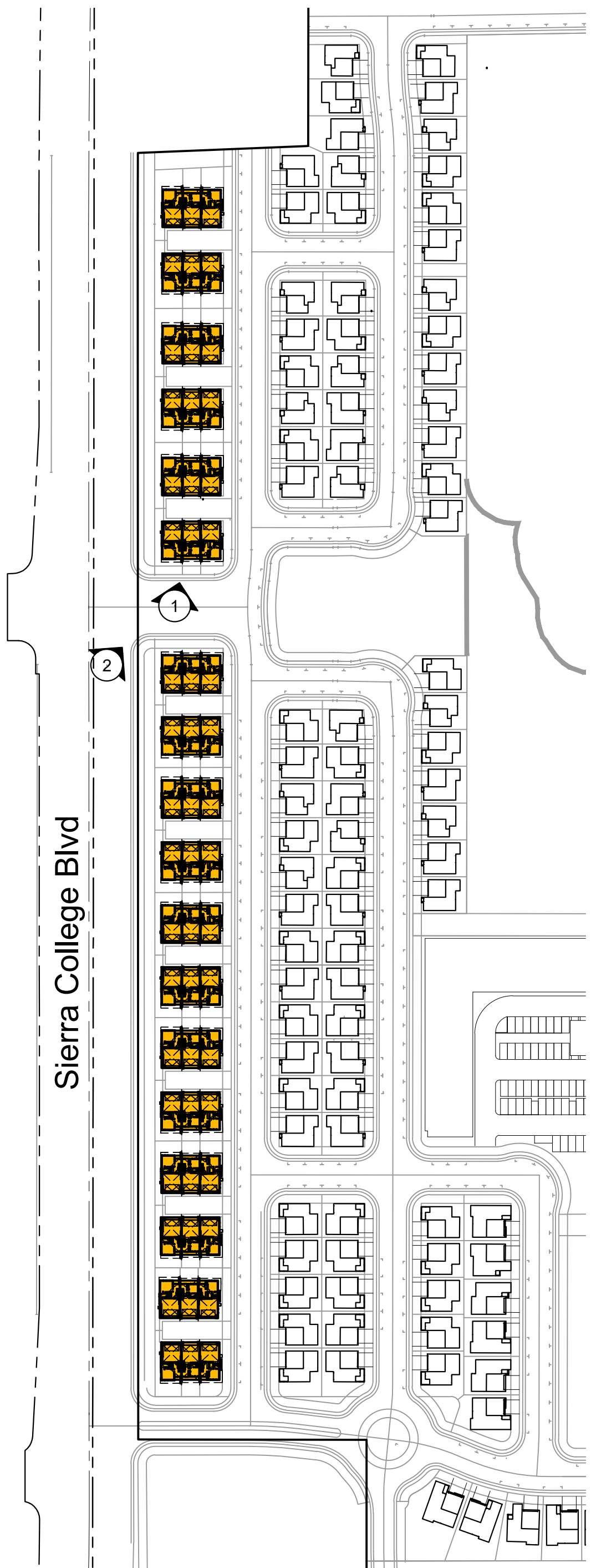




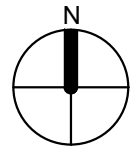
STREET SCENE - 1



STREET SCENE - 2



KEY MAP N.T.S





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

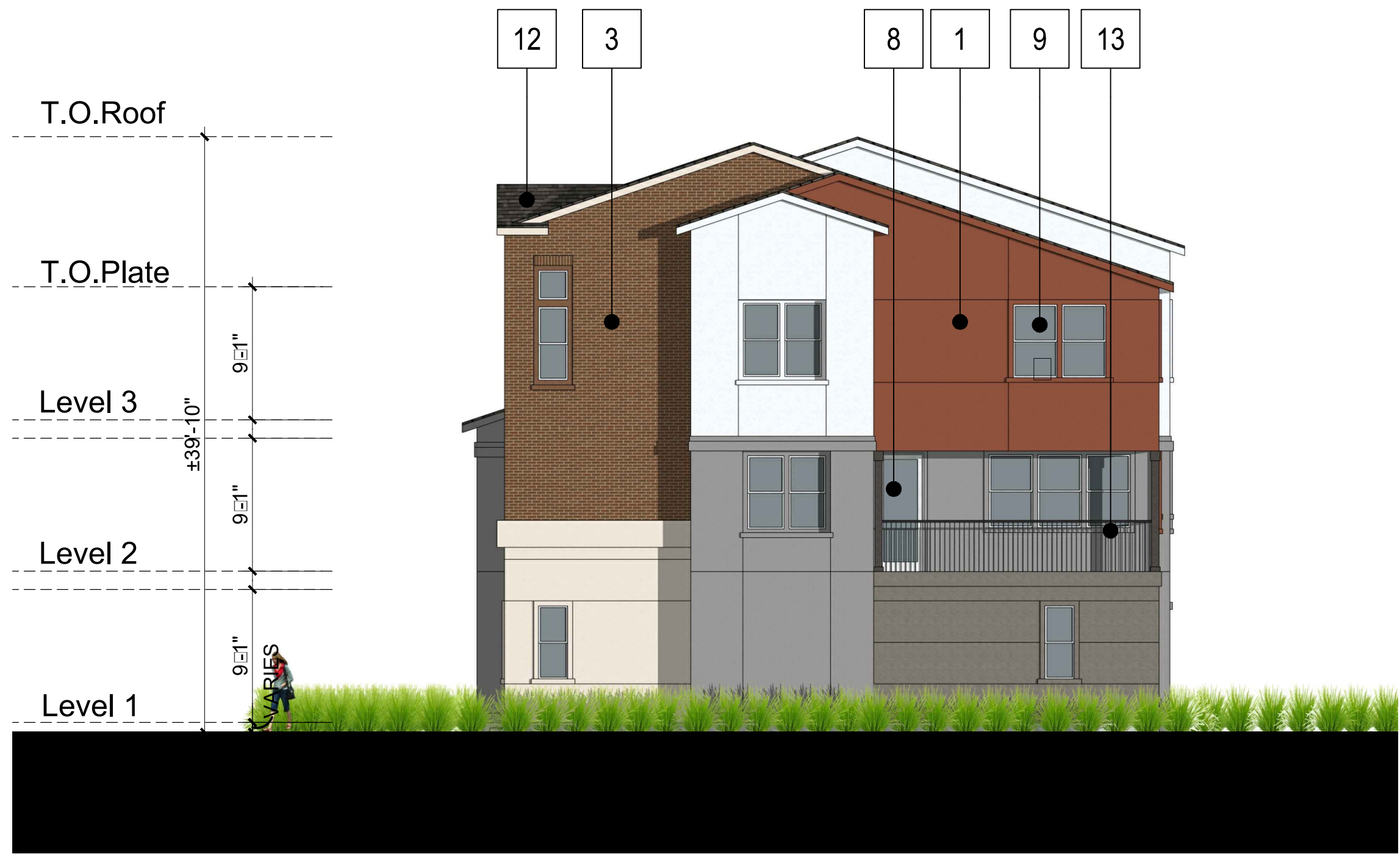


REAR RIGHT PERSPECTIVE

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

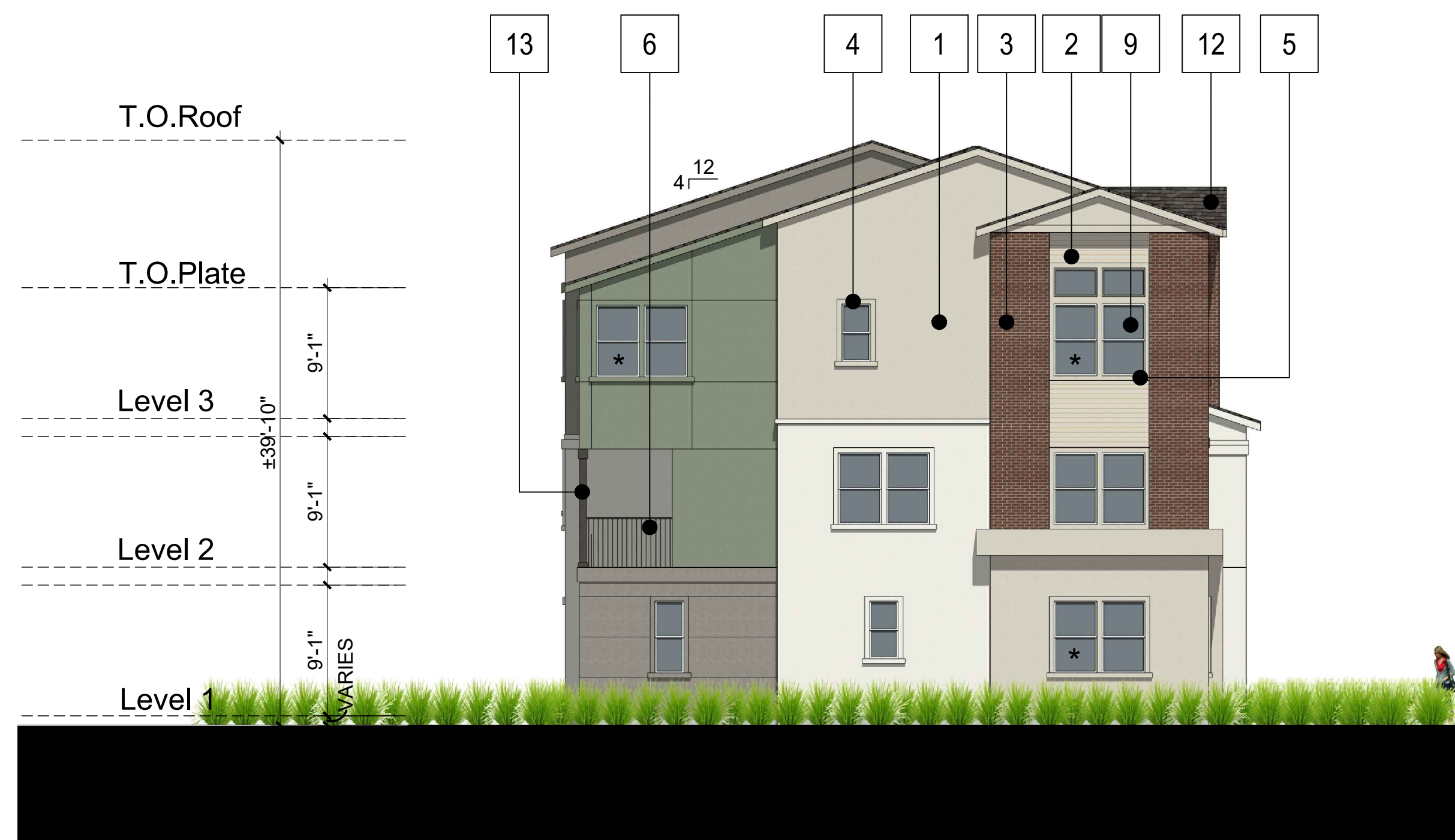


FRONT / LEFT PERSPECTIVE

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



FRONT / 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

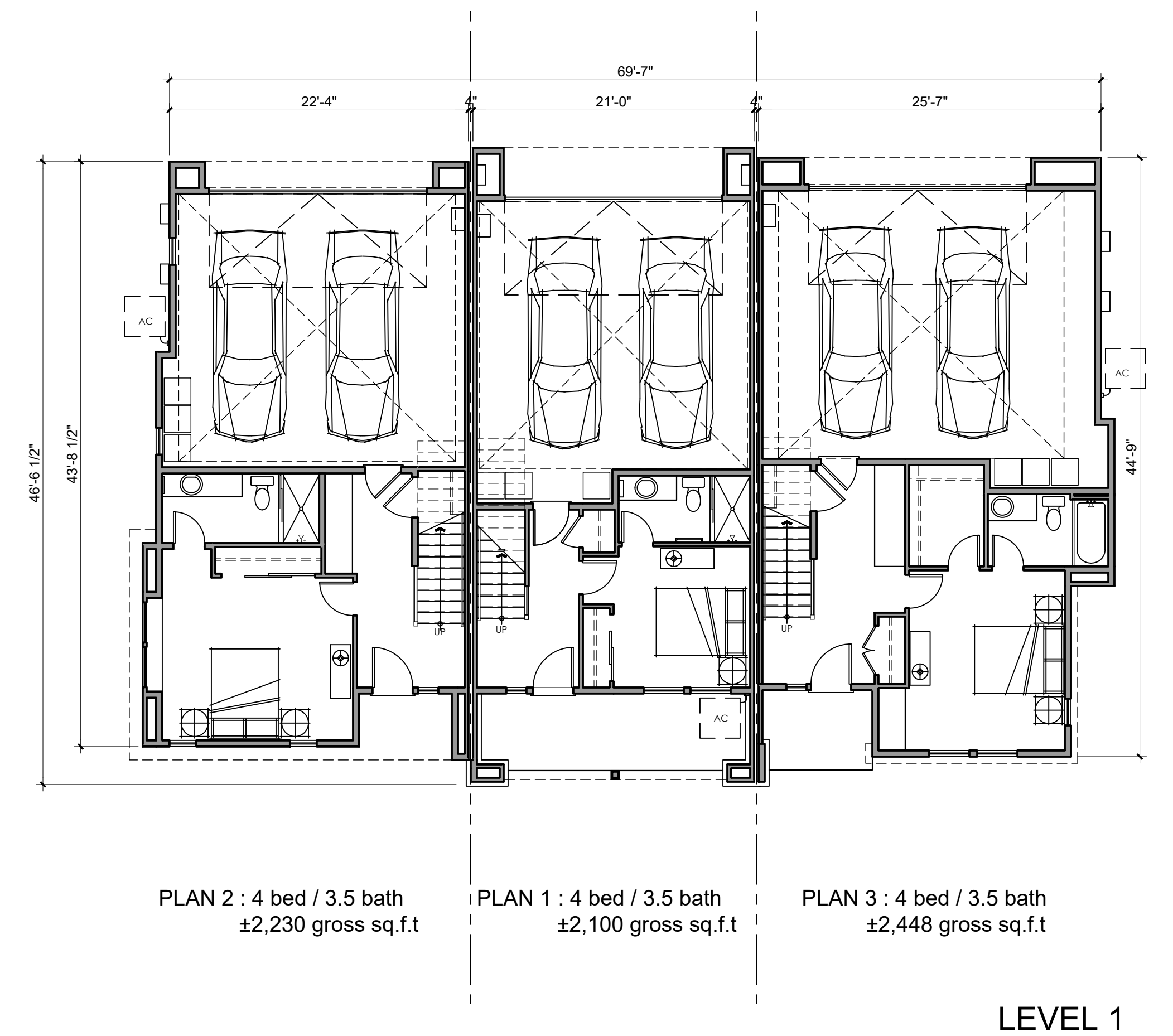
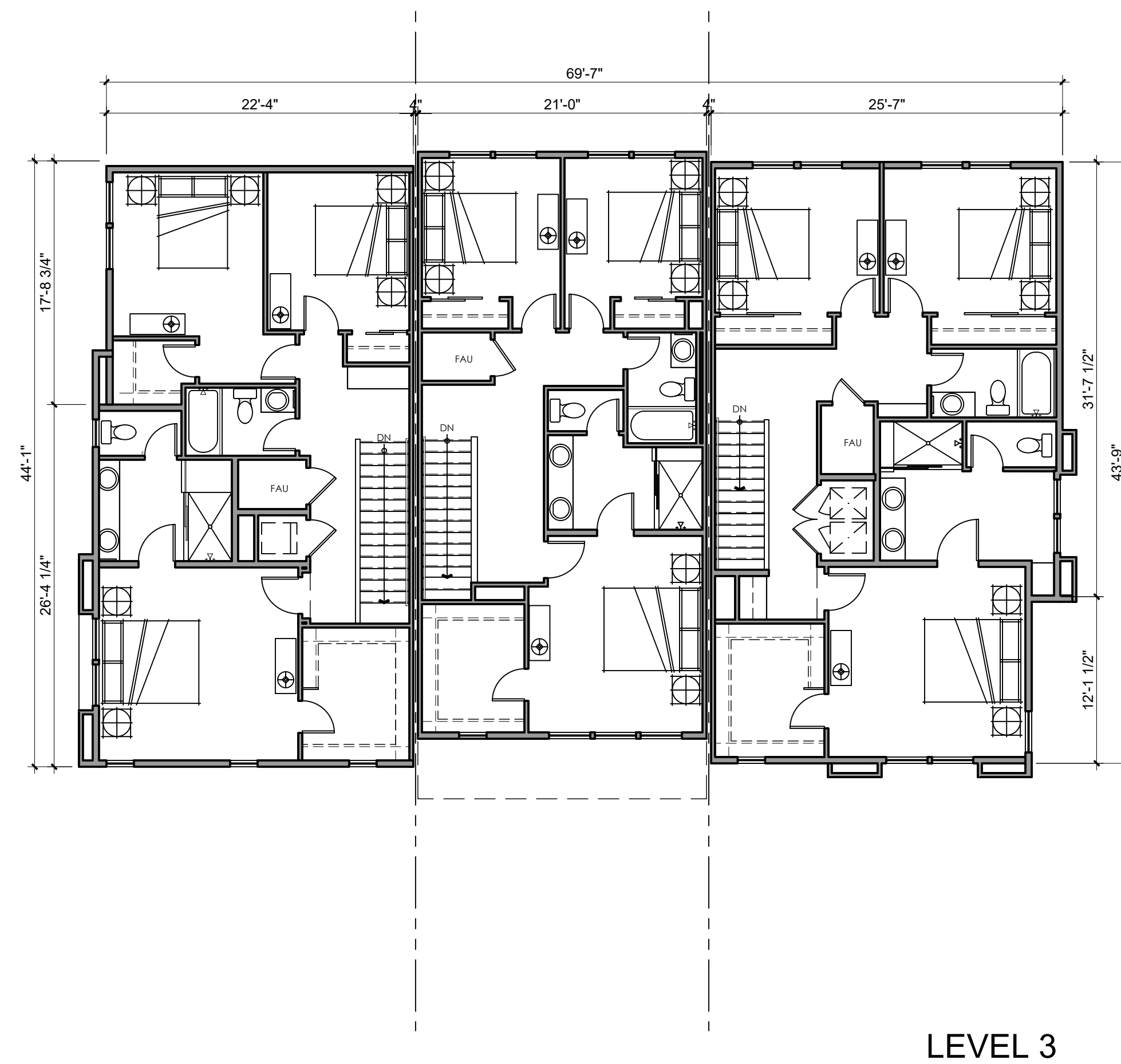
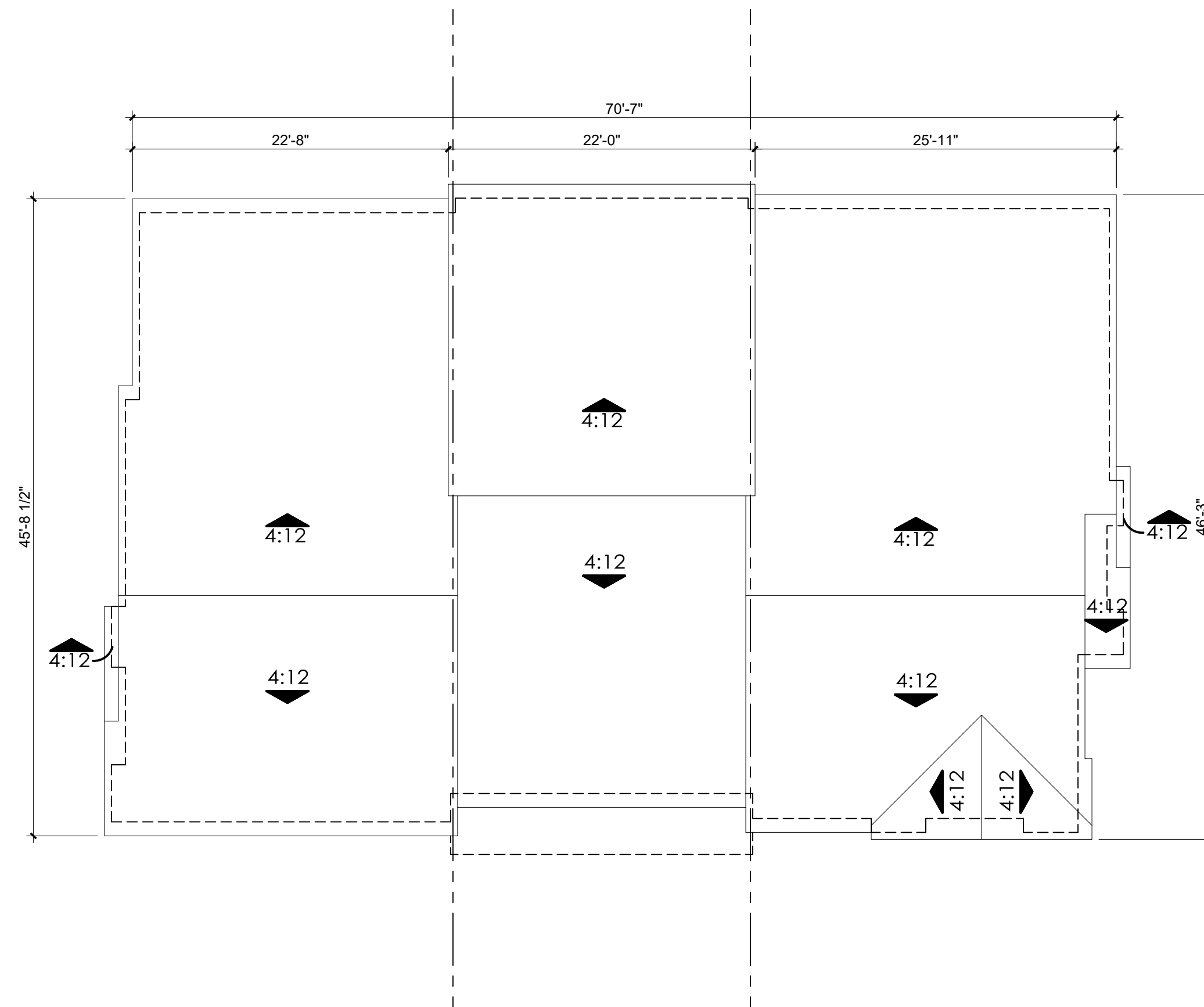
* Egress window for emergency escape

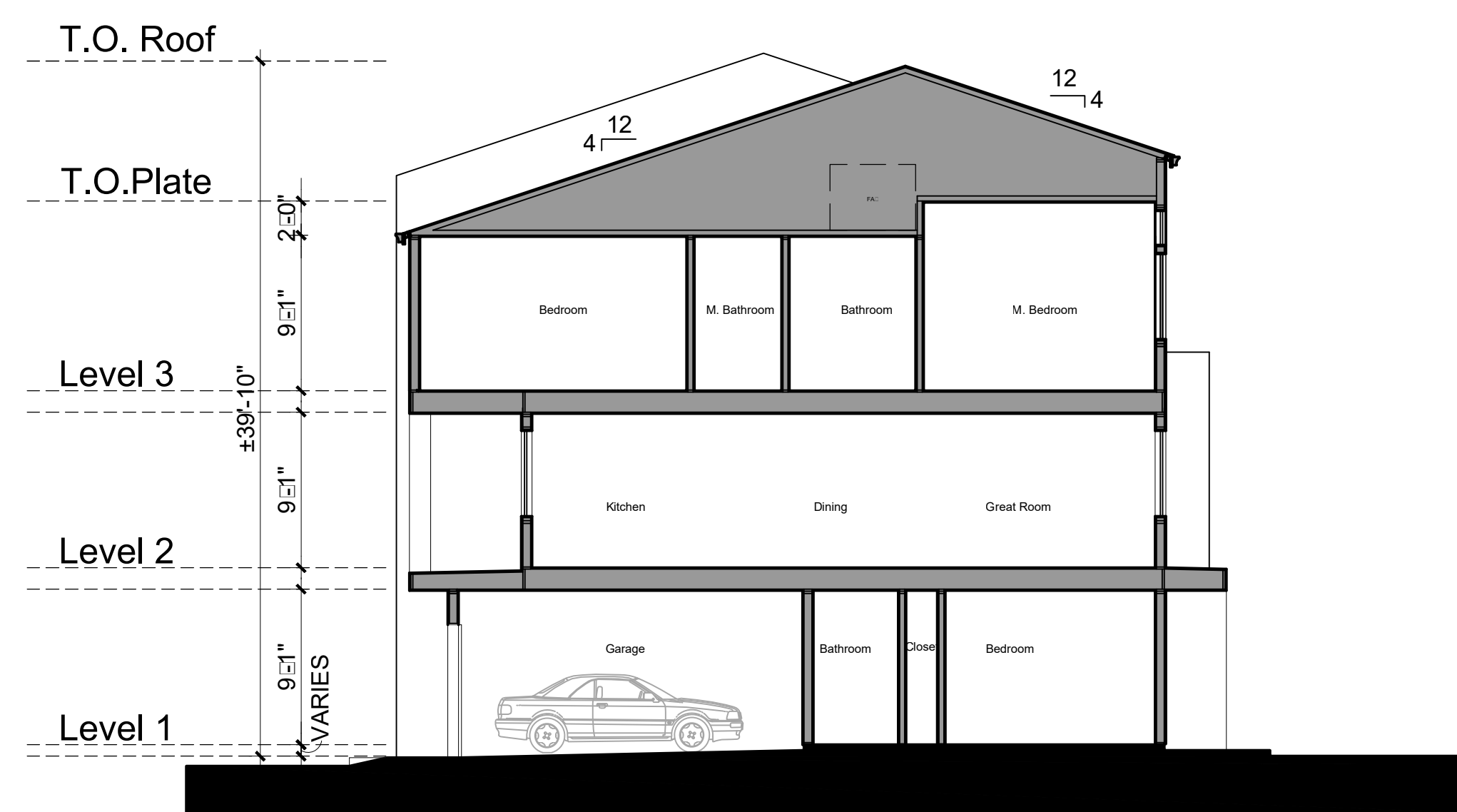
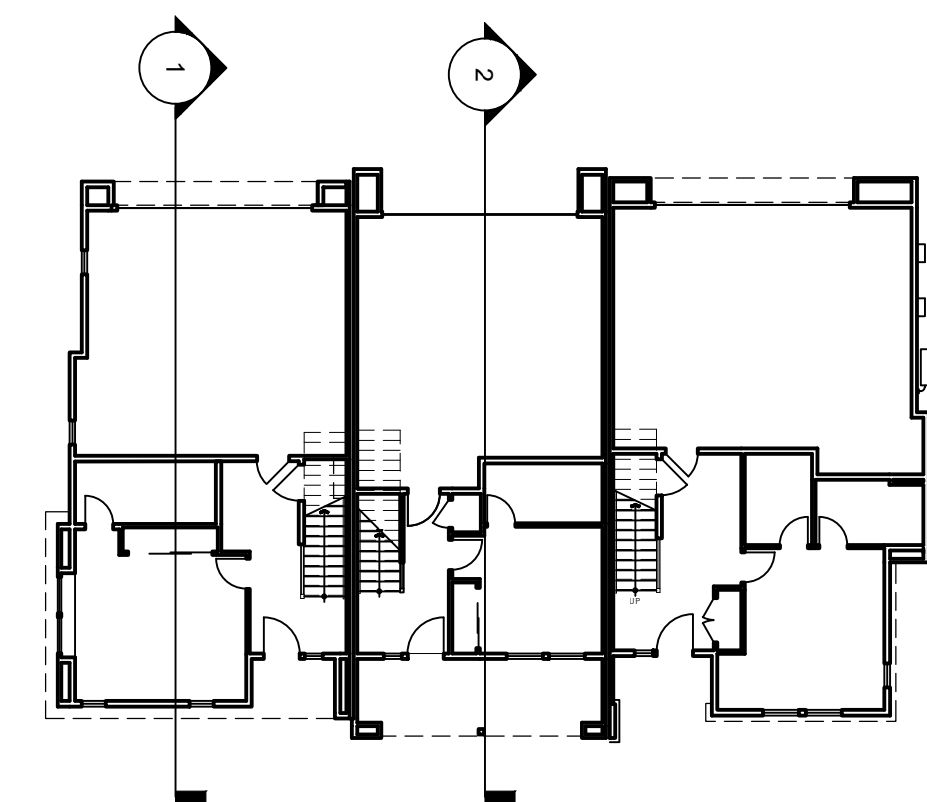


RIGHT

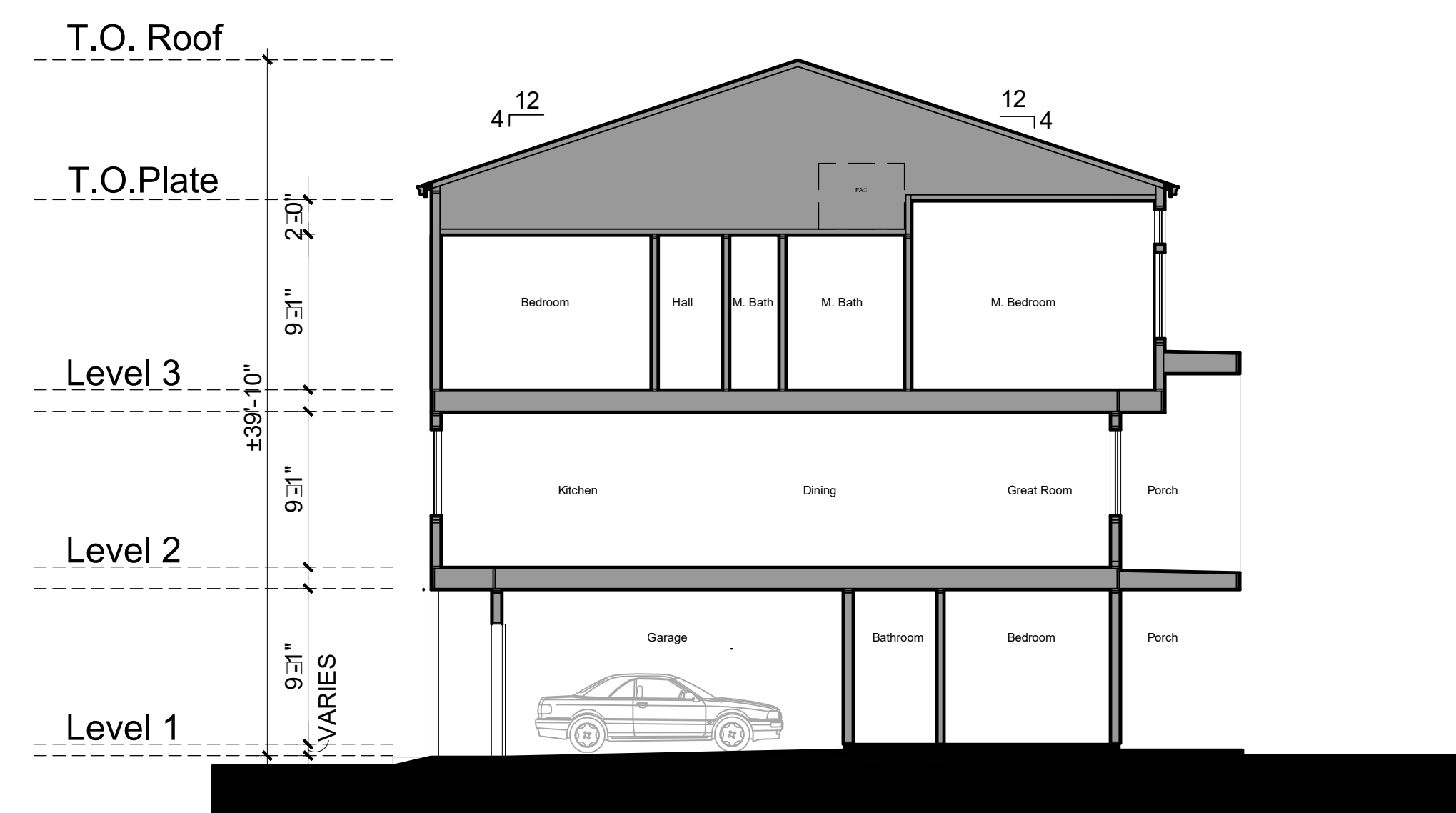


REAR

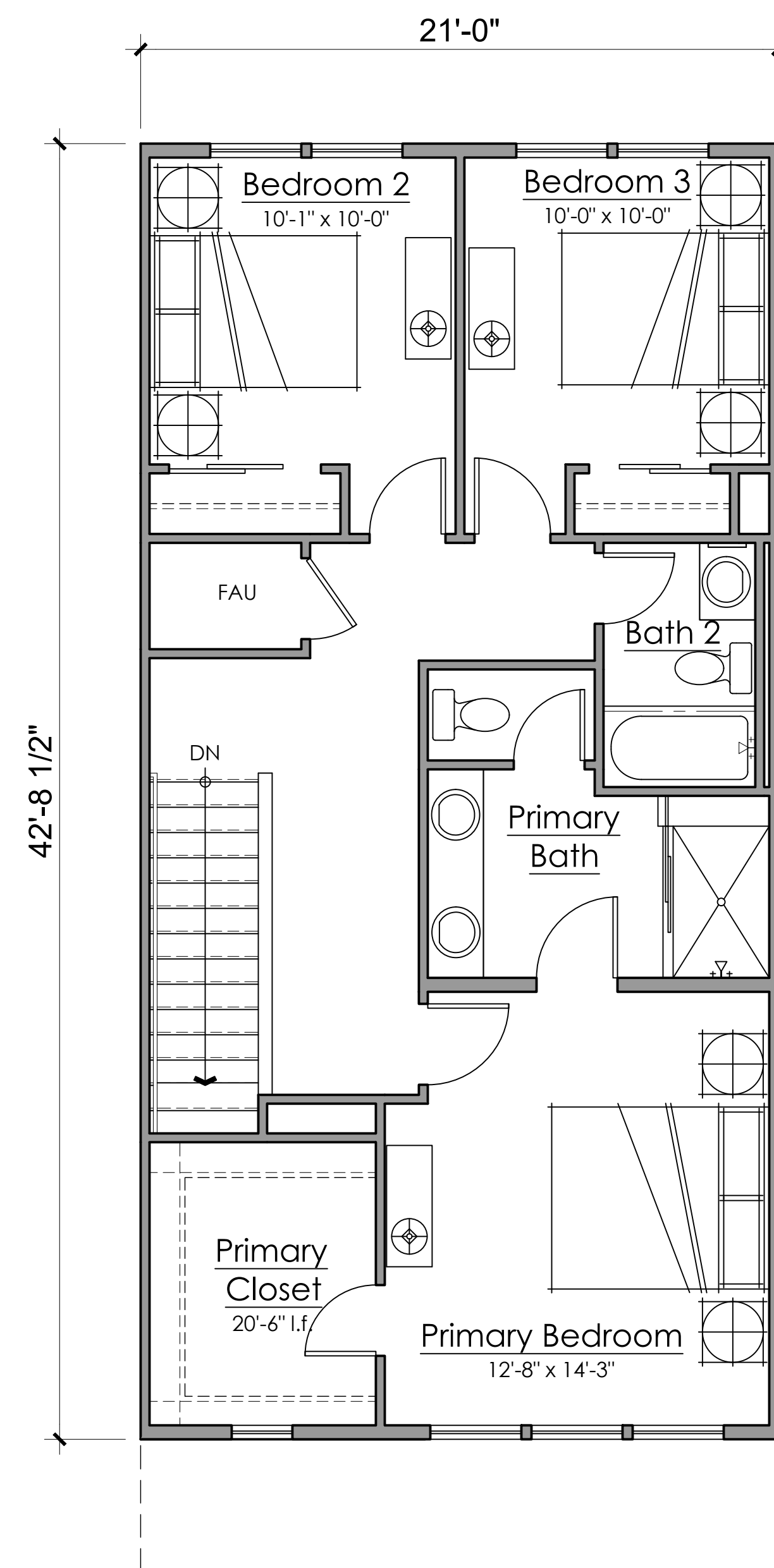




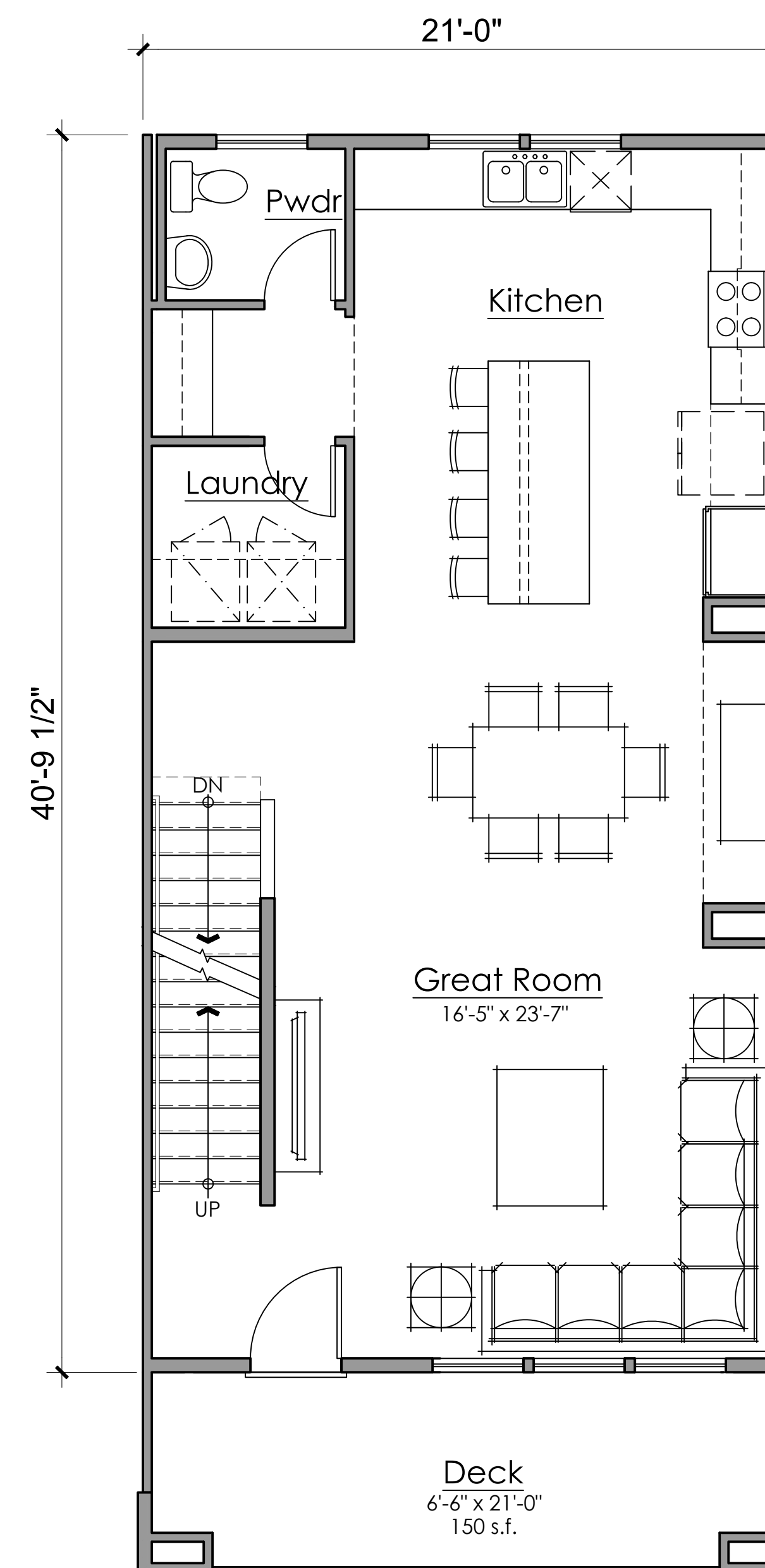
SECTION 2



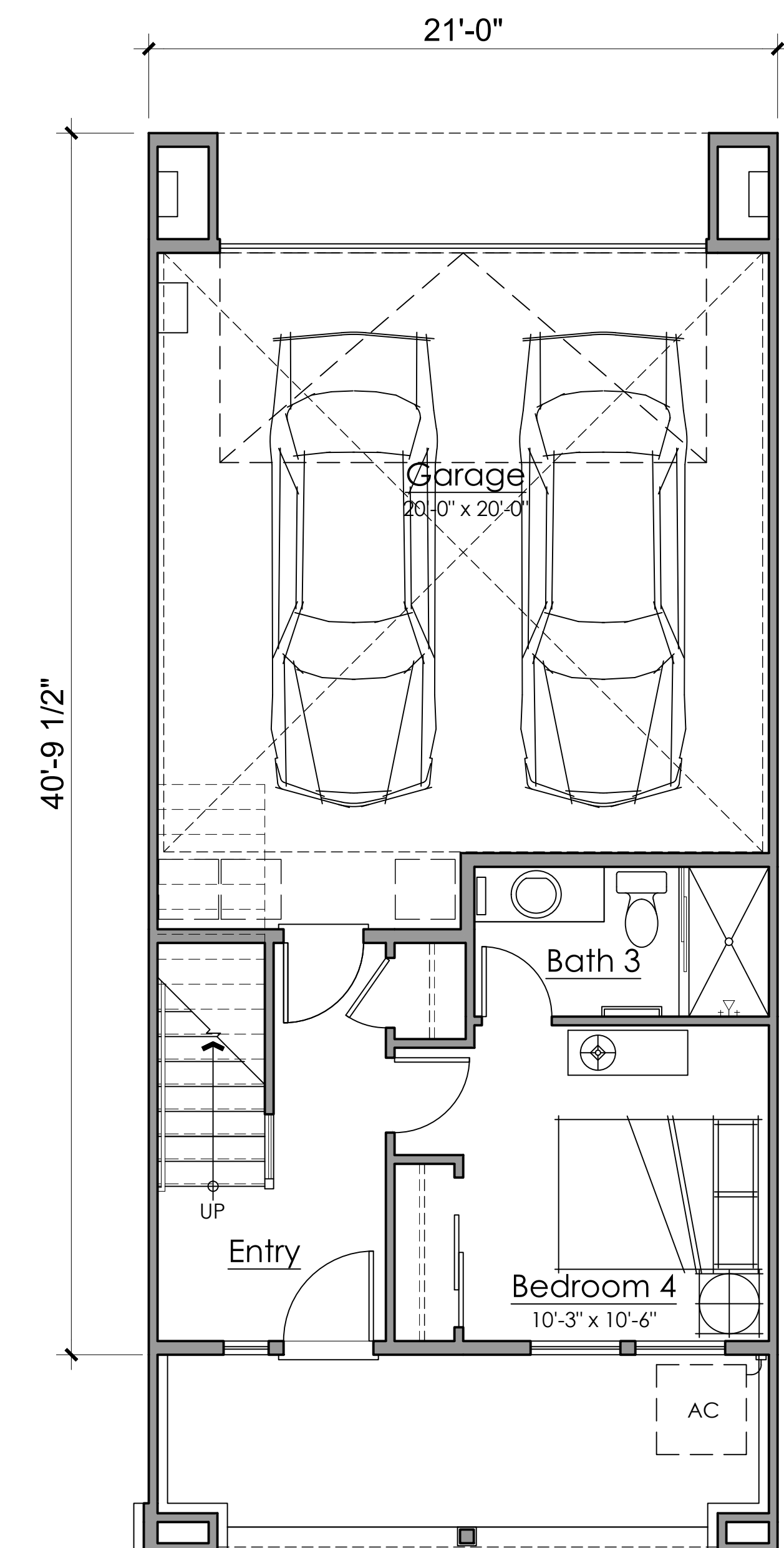
SECTION 1



LEVEL 3

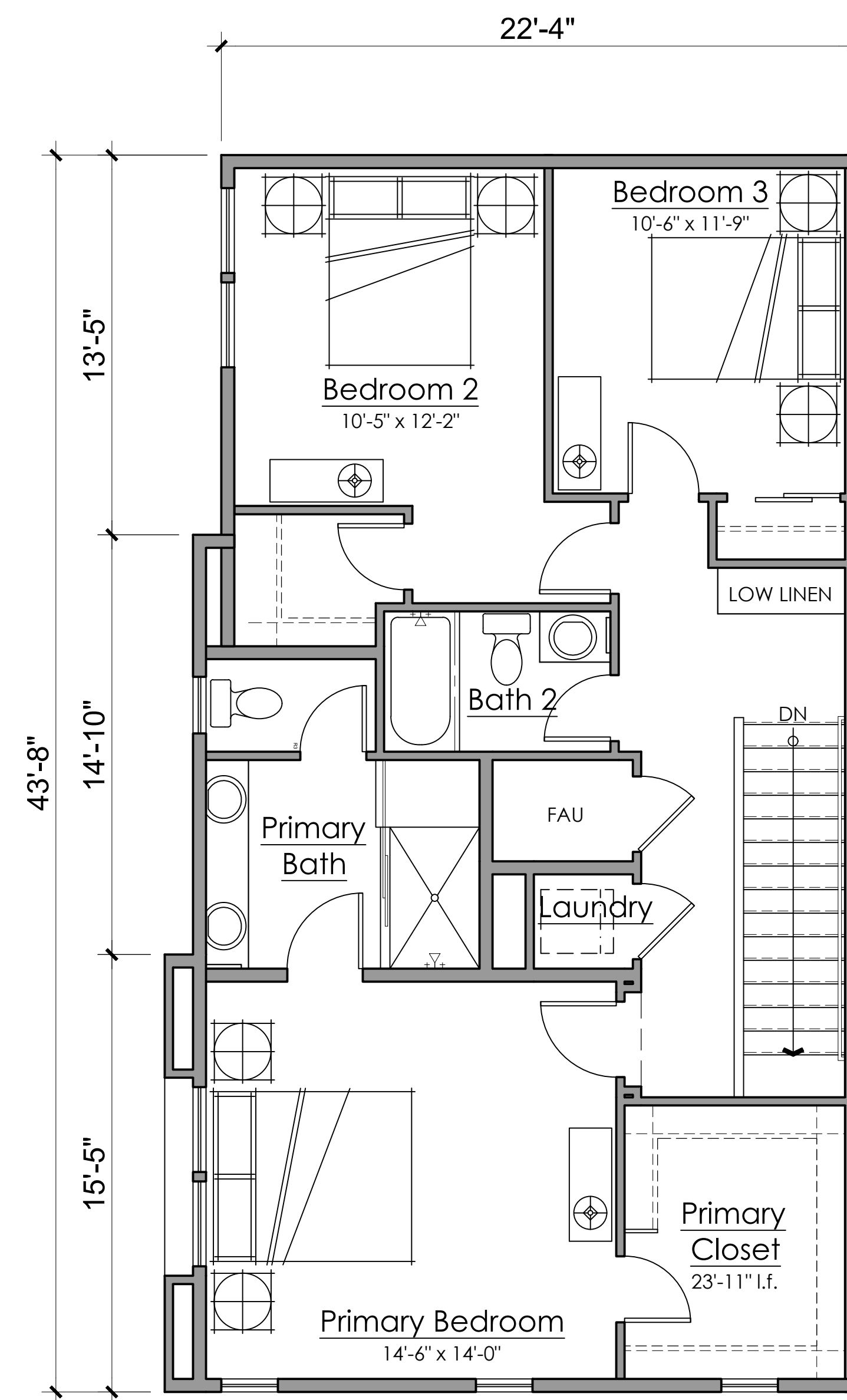


LEVEL 2

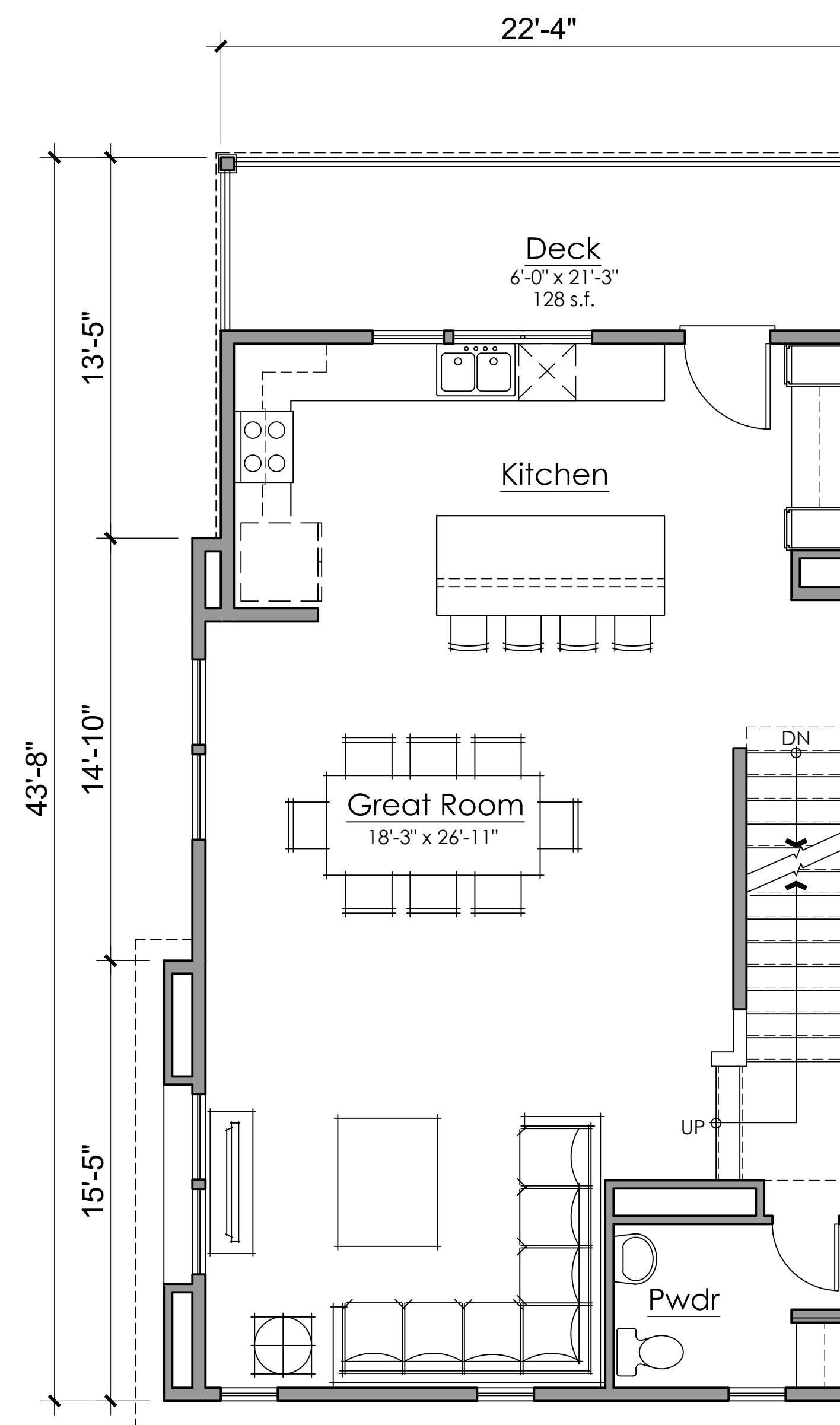


LEVEL 1

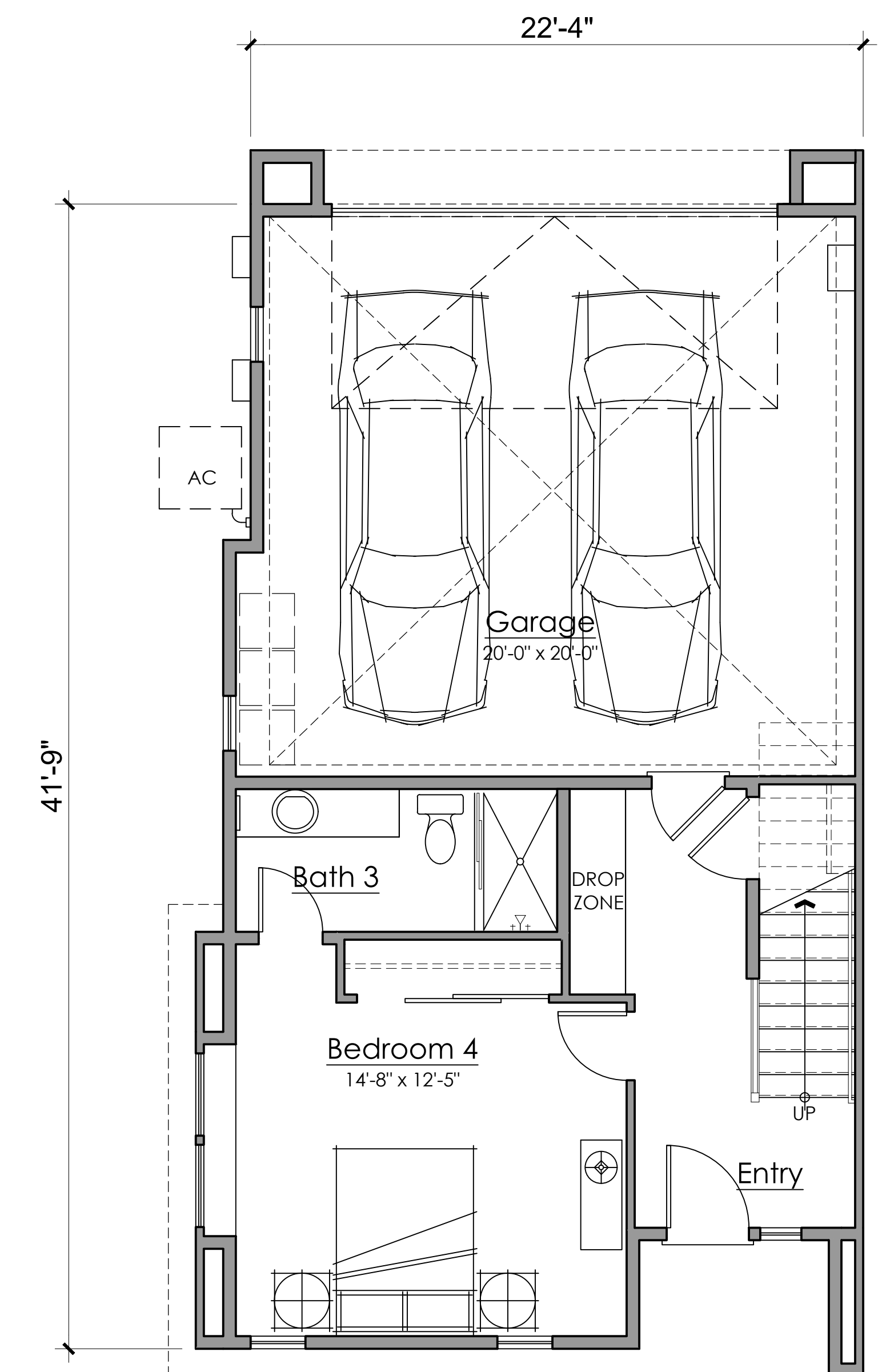
PLAN 1 : 4 bed / 3.5 bath
±2,083 gross sq.f.t



LEVEL 3

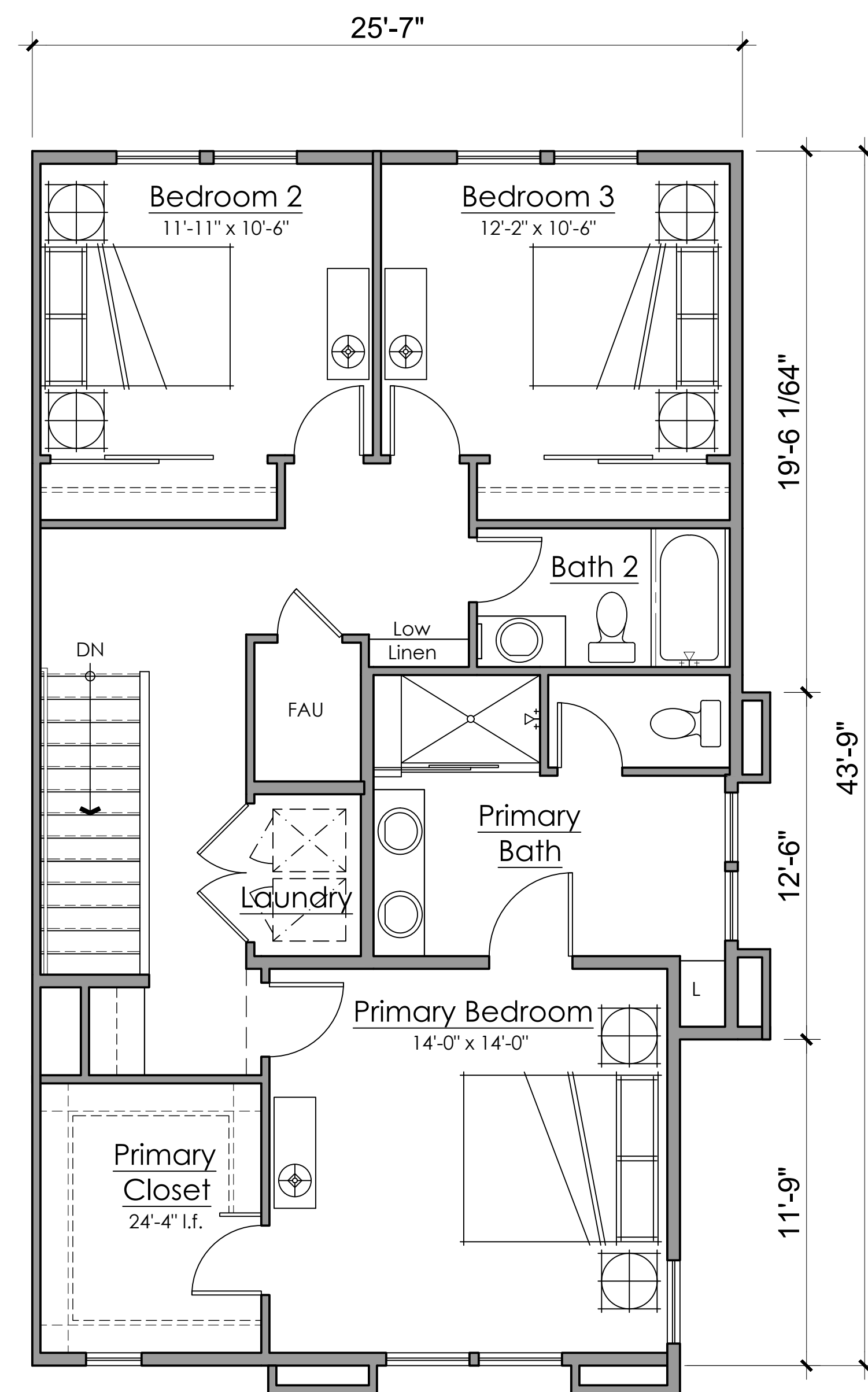


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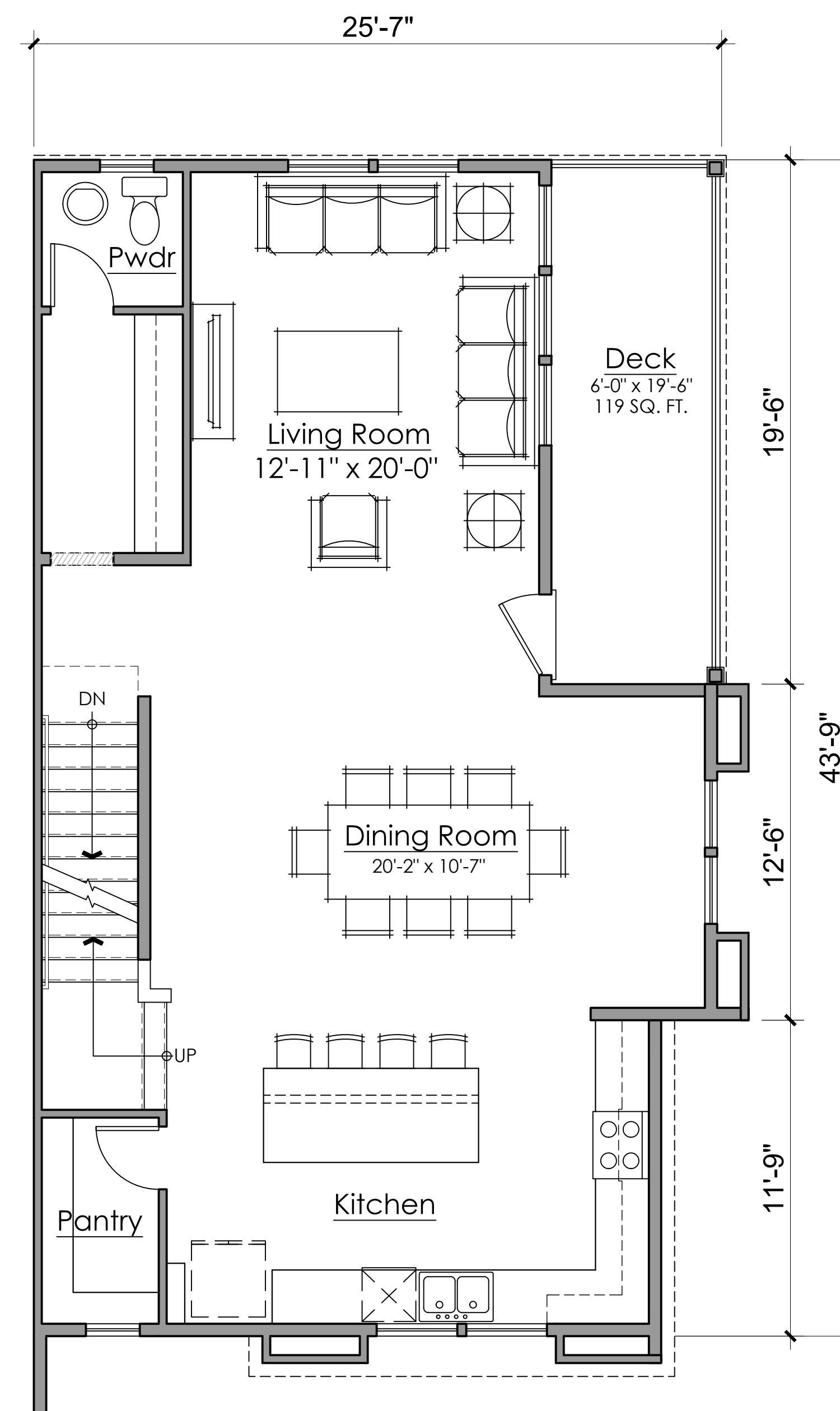


LEVEL 1

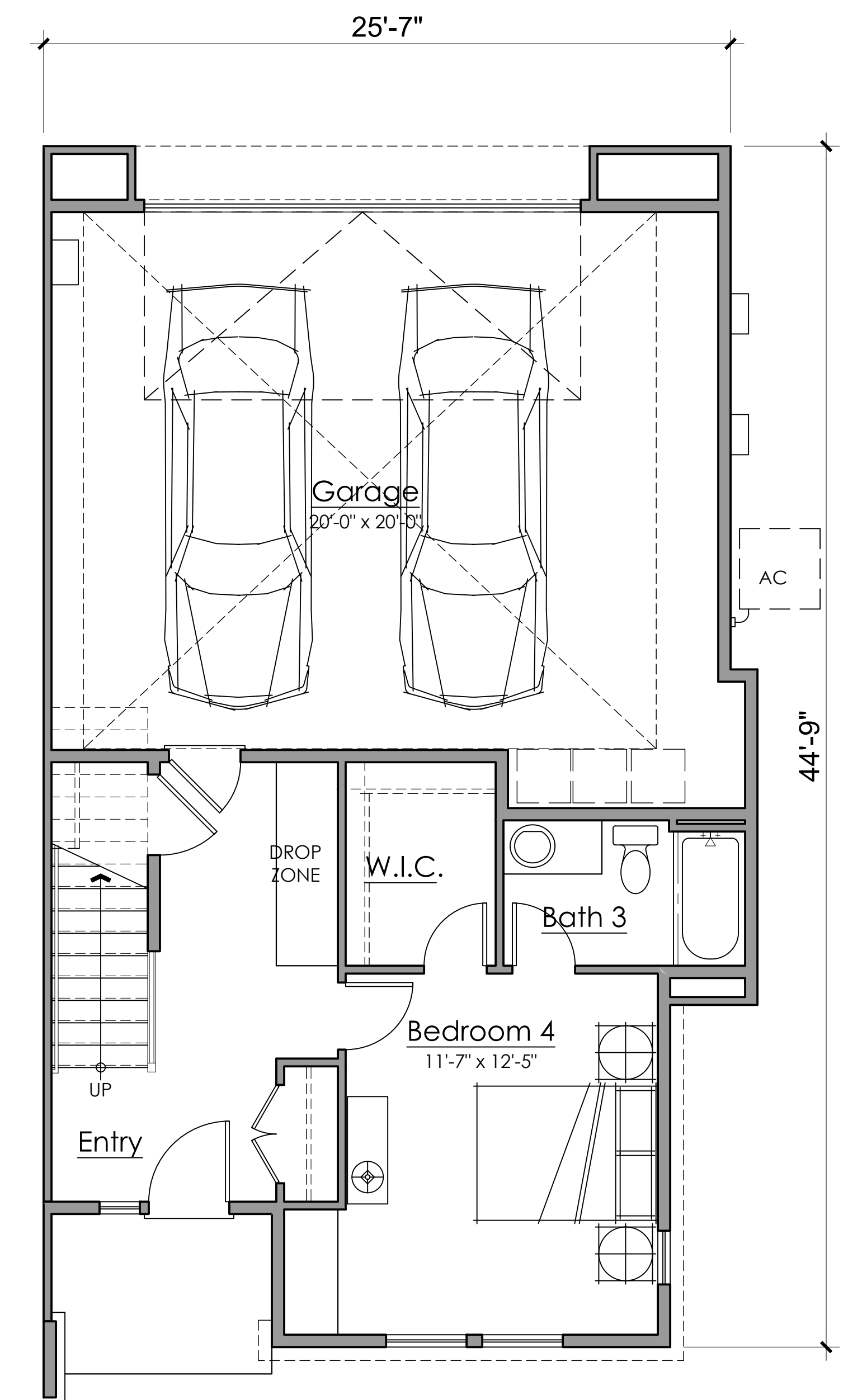
PLAN 2 : 4 bed / 3.5 bath
±2,338 gross sq.f.t



LEVEL 3



LEVEL 2



LEVEL 1

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



PLAN 2 - FRONT VIEW

- Composition Shingle Roof
- Fiber Cement Trim
- Vinyl Window
- Fiber Cement Lap Siding
- Thin Brick Veneer
- Stucco
- Front Door
- High Density Foam Trim



PLAN 1 - FRONT VIEW

- Composition Shingle Roof
- Vinyl Window
- High Density Foam Trim
- Stucco
- Composition Shingle Roof
- Stucco
- Metal Railing
- Front Door
- Structural Column



PLAN 3 - FRONT VIEW

- Composition Shingle Roof
- Stucco
- Fiber Cement Trim
- Thin Brick Veneer
- Fiber Cement Lap Siding
- Structural Column
- Metal Railing
- Front Door
- High Density Foam Trim



PLAN 2 - REAR VIEW



PLAN 1 - REAR VIEW



PLAN 3 - REAR VIEW

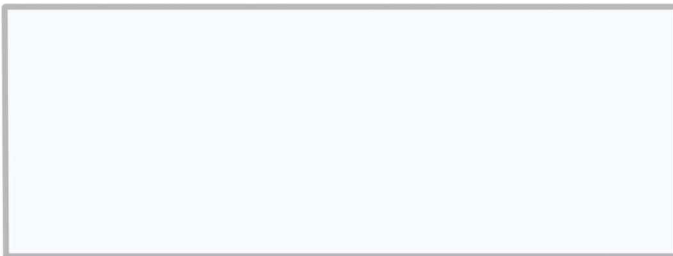
COLOR SCHEME 1



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

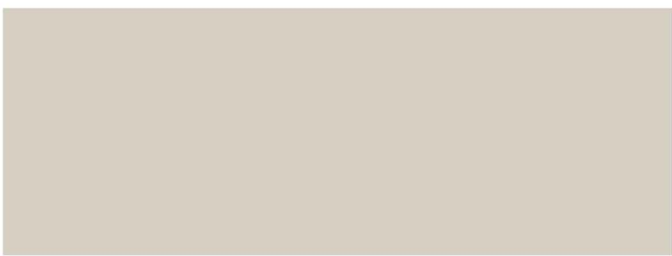


THIN BRICK



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



COLLEGE PARK

ROCKLIN, CA

NOVEMBER 5, 2020

COLLEGE PARK NORTH - CLUBHOUSE



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LANDSCAPE ARCHITECT :

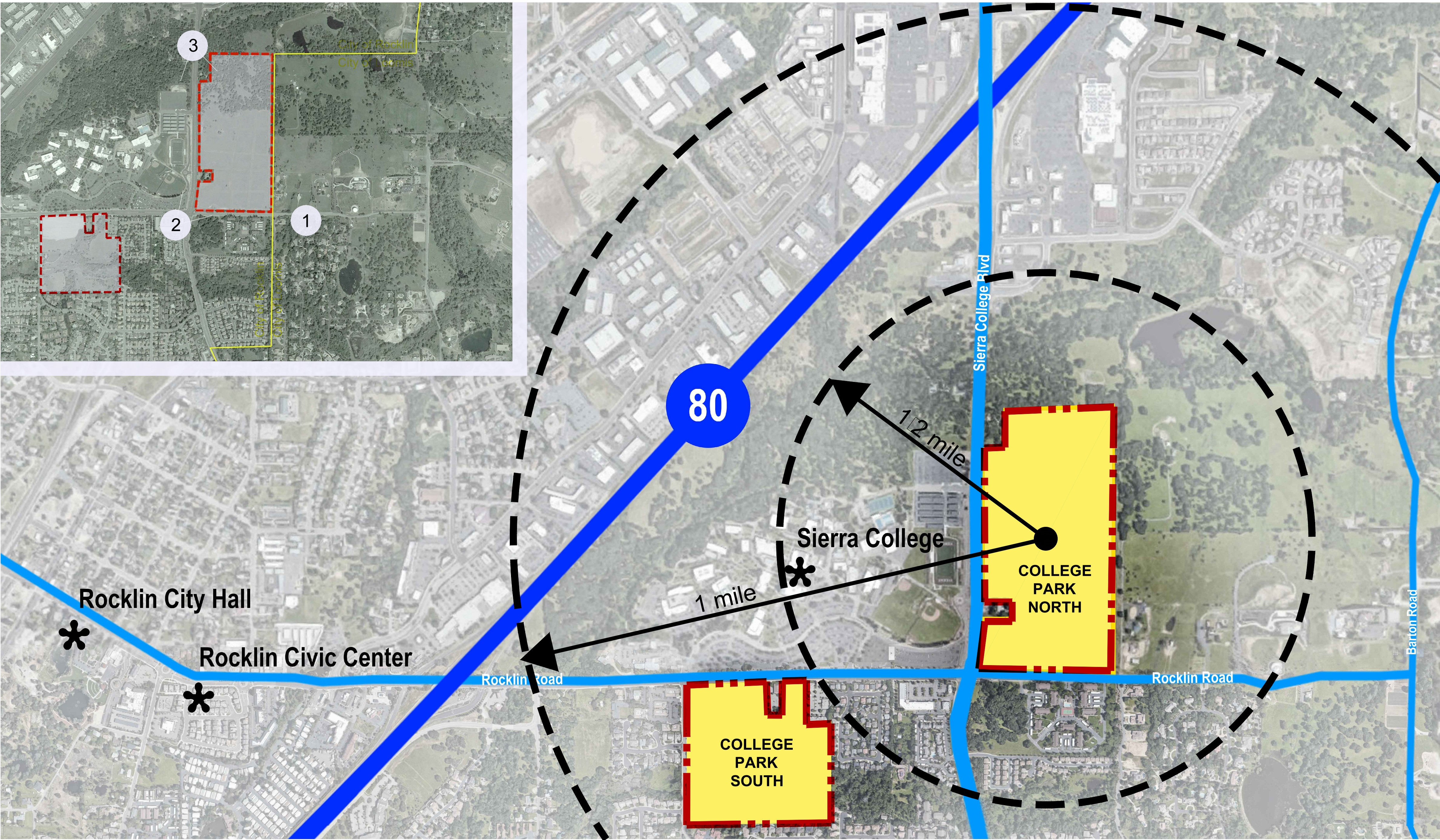
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VICINITY MAP



③ VIEW FROM SIERRA COLLEGE BLVD



② VIEW FROM CORNER AT SIERRA COLLEGE BLVD □ ROCKLIN RD

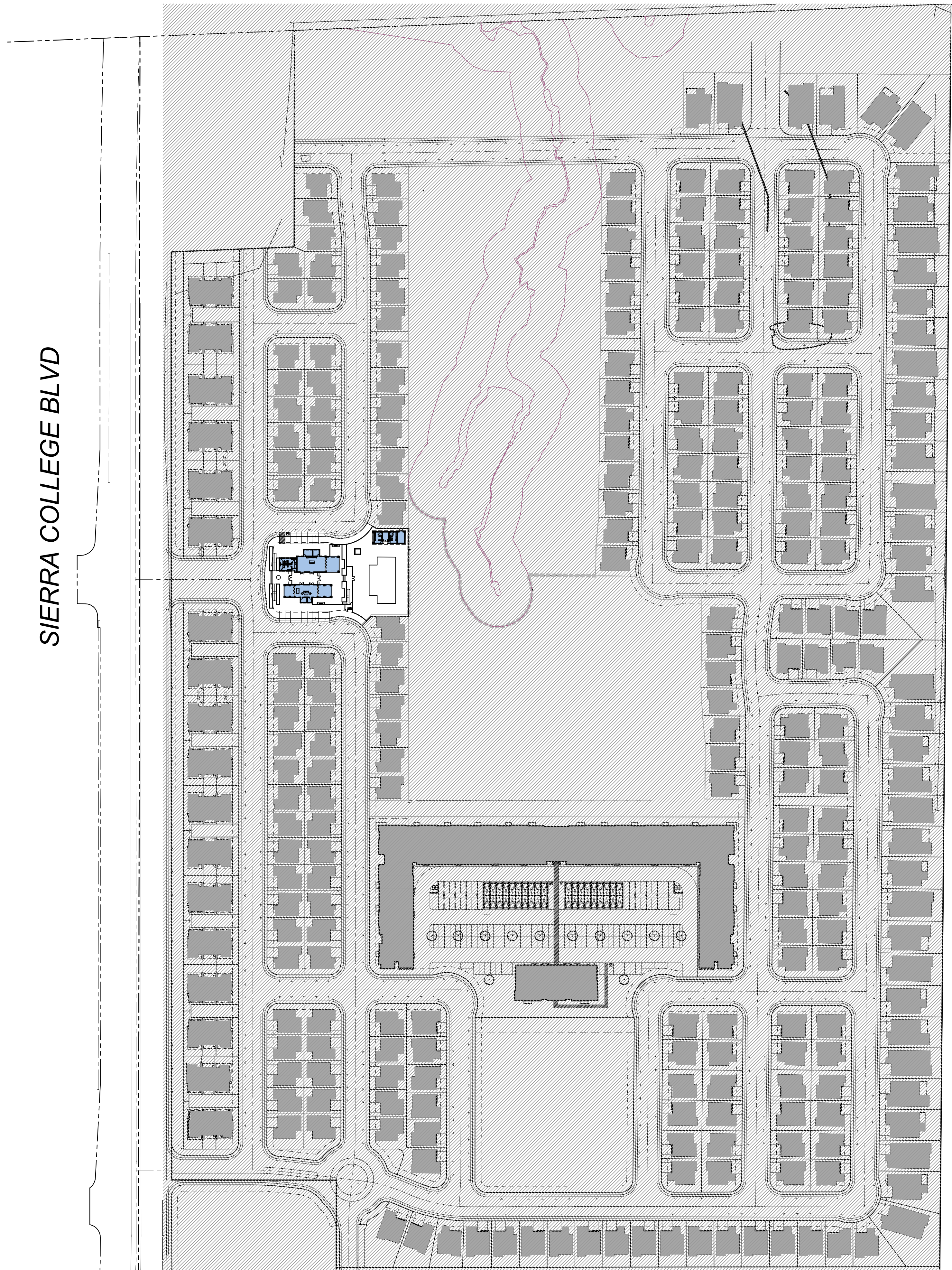


① VIEW FROM ROCKLIN ROAD

SHEET INDEX

ARCHITECTURE

A0.0.1	VICINITY MAP □ SHEET INDEX
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A2.0.0	EXTERIOR ELEVATIONS - CLUBHOUSE
A2.0.1	EXTERIOR ELEVATIONS - CLUBHOUSE
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A7.0.0	COLOR □ MATERIAL SCHEMES - CLUBHOUSE □ POOL HOUSE



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.

<u>CONSTRUCTION REQUIREMENTS:</u>	
EXTERIOR WALLS (TABLE 602):	NON-RATED ≥ 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



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

FRONT PERSPECTIVE



RIGHT ELEVATION



FRONT ELEVATION



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

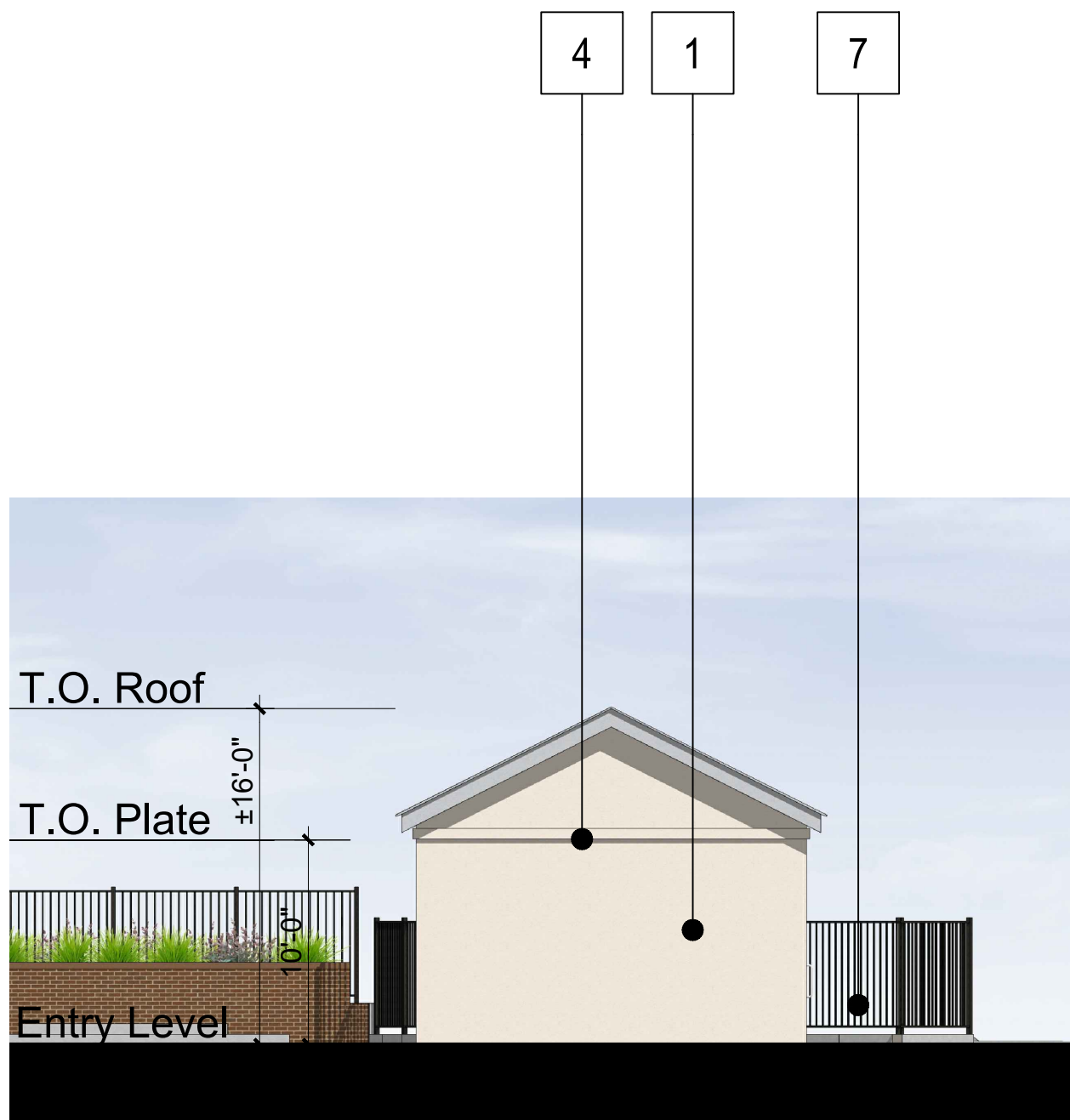


FRONT PERSPECTIVE

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

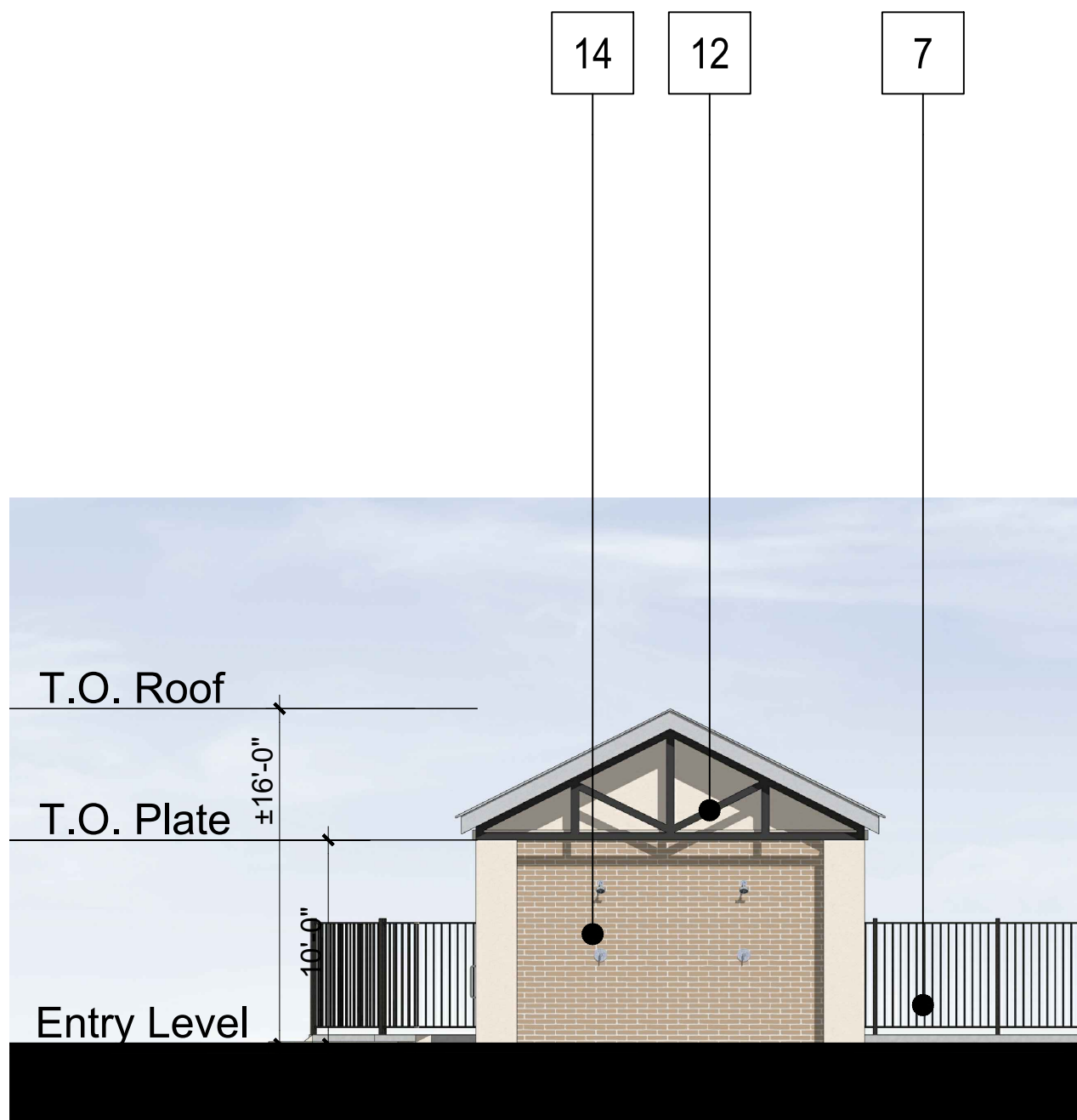
Notes:
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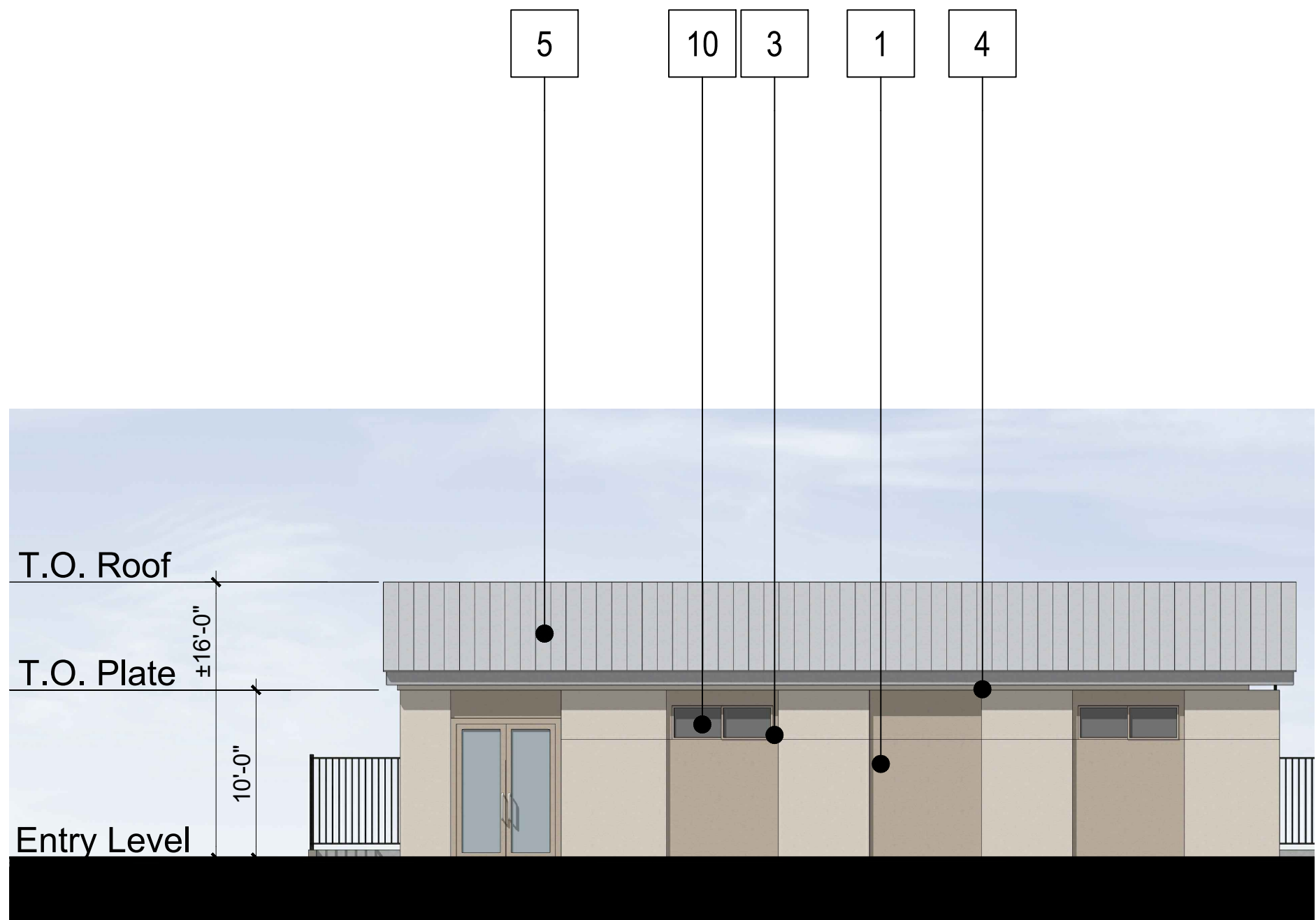
RIGHT ELEVATION



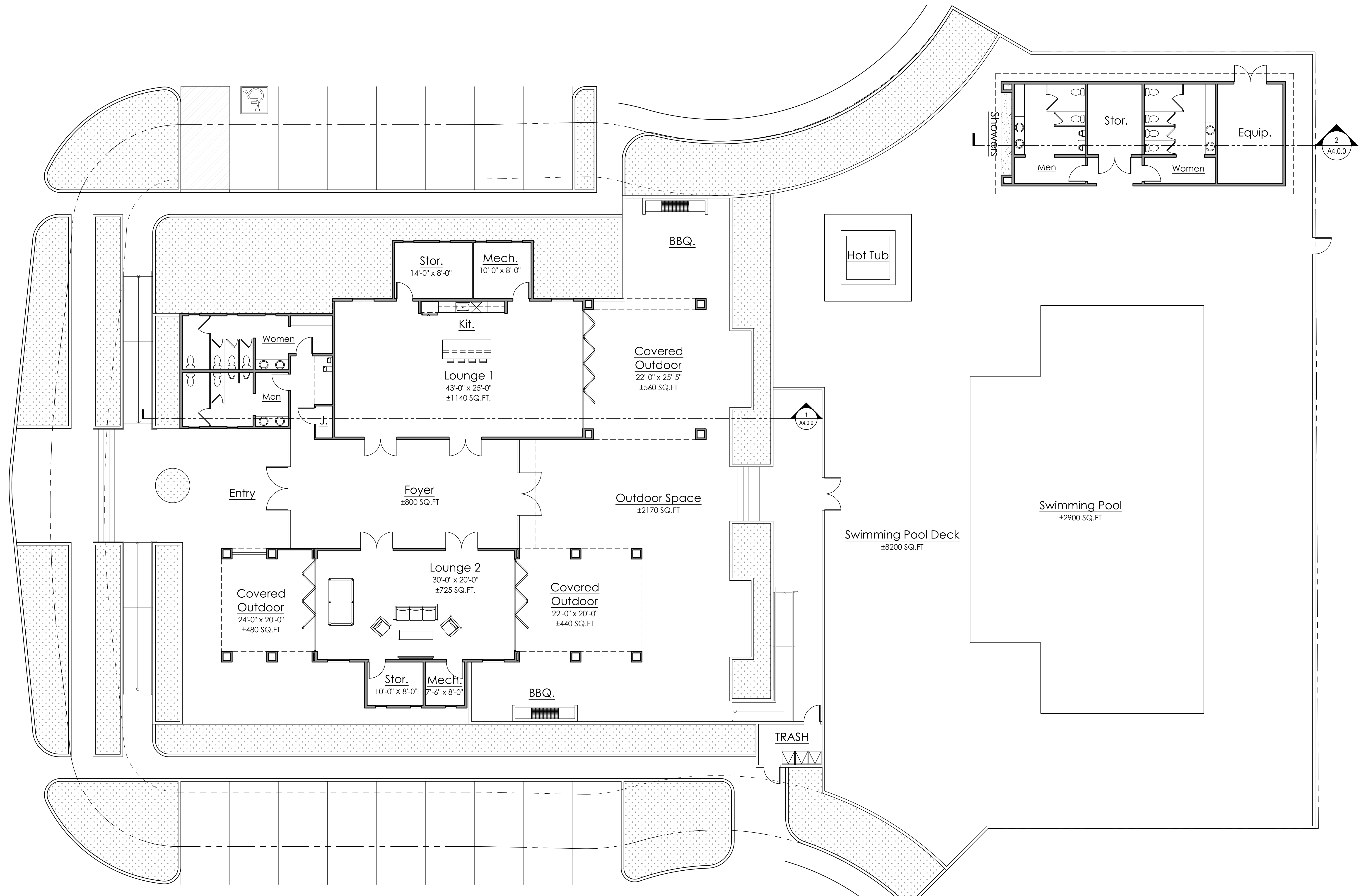
FRONT ELEVATION

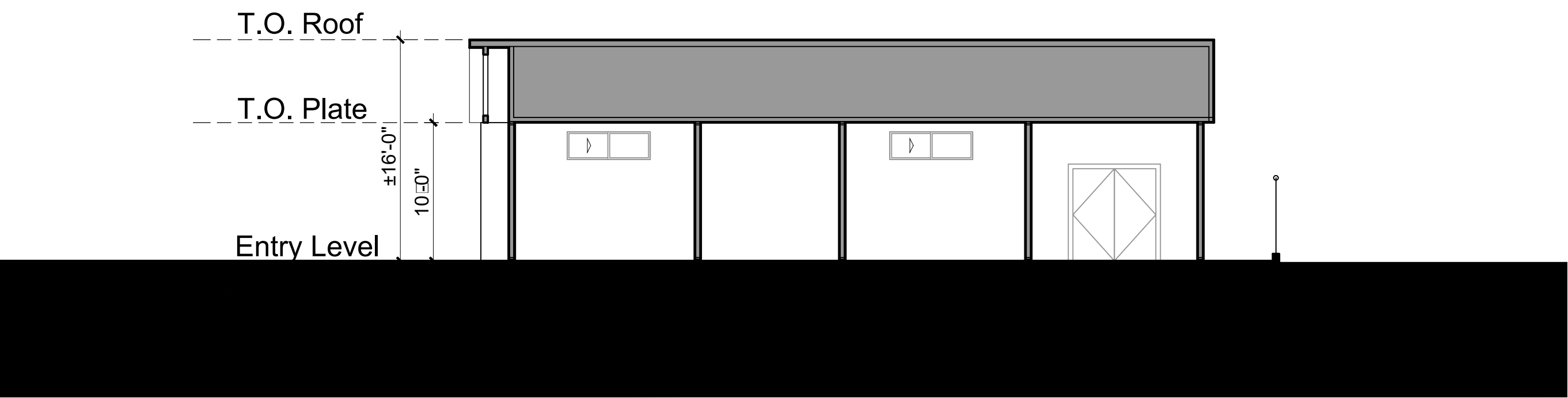


LEFT ELEVATION

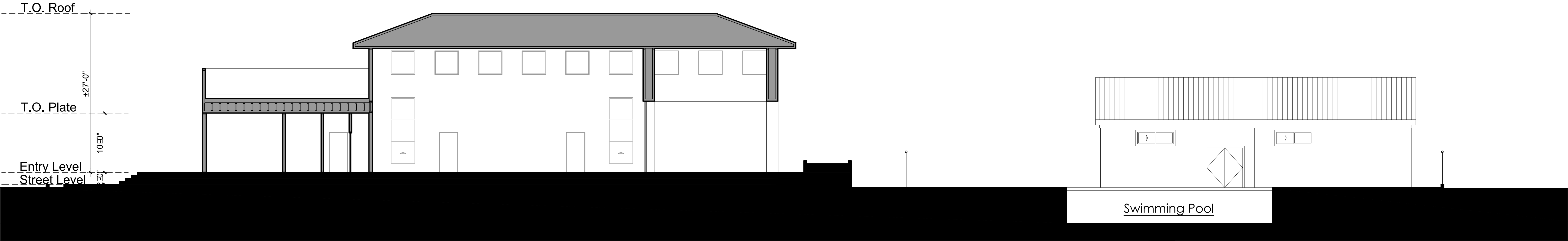


REAR ELEVATION





2. POOLHOUSE SECTION



1. CLUBHOUSE SECTION

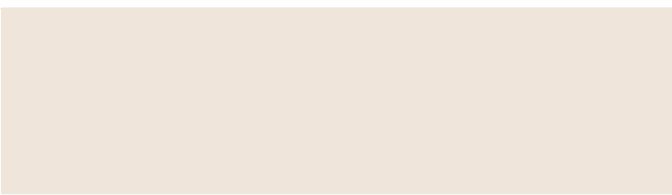


FRONT ELEVATION - LEFT CORNER



FRONT ELEVATION - RIGHT CORNER

STUCCO BODY 1



STUCCO BODY 2



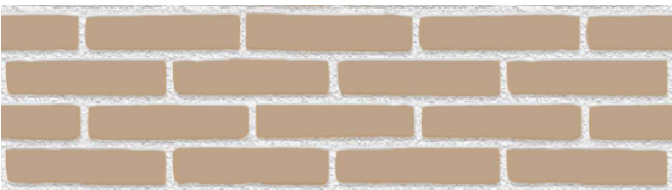
STUCCO BODY 3



STUCCO BODY 4



TILE



BRICK VENEER



TRELLIS



METAL ROOF



METAL RAILING



COLLEGE PARK NORTH SINGLE FAMILY

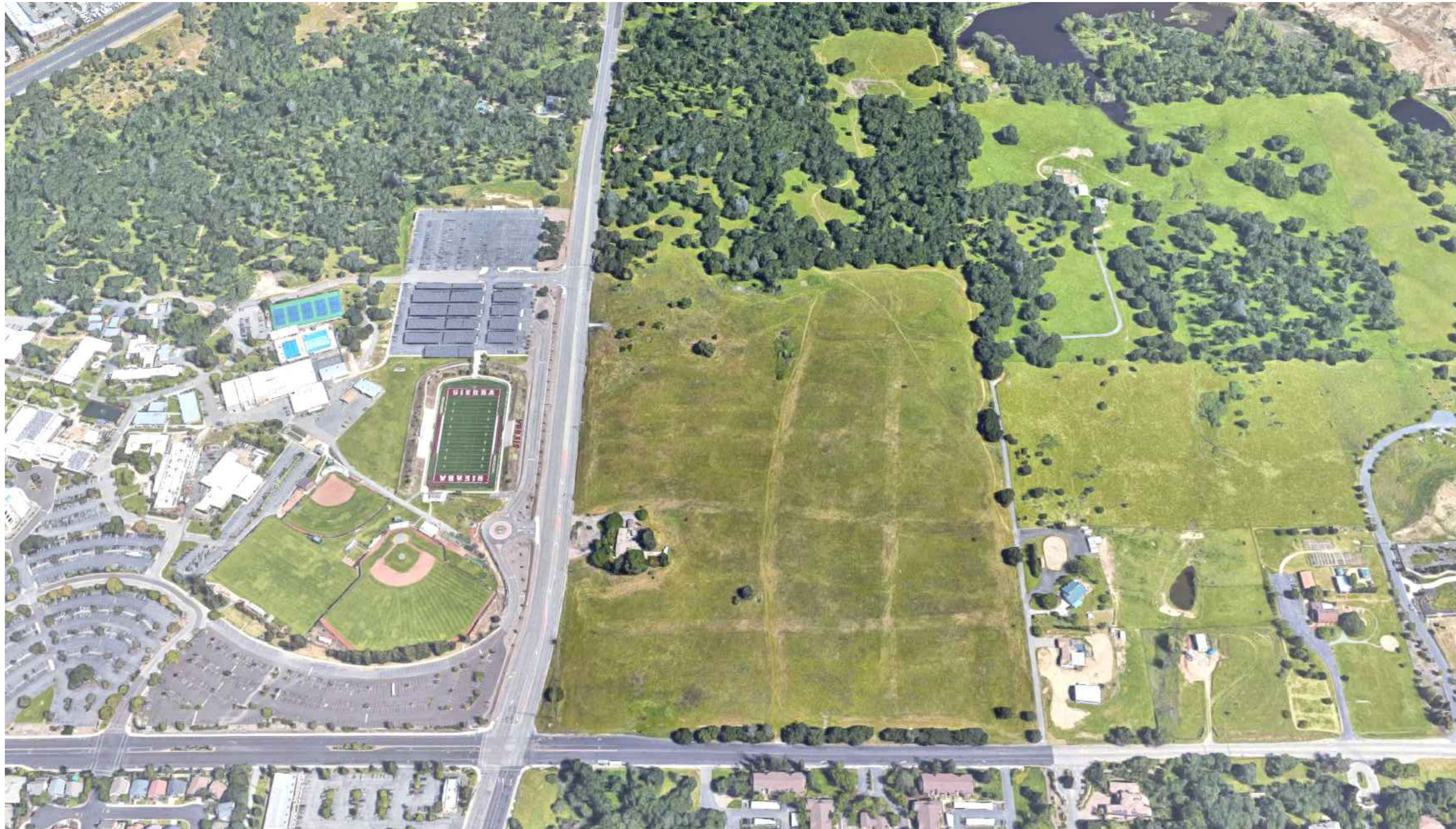


COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

COLLEGE PARK NORTH - SINGLE FAMILY DETACHED



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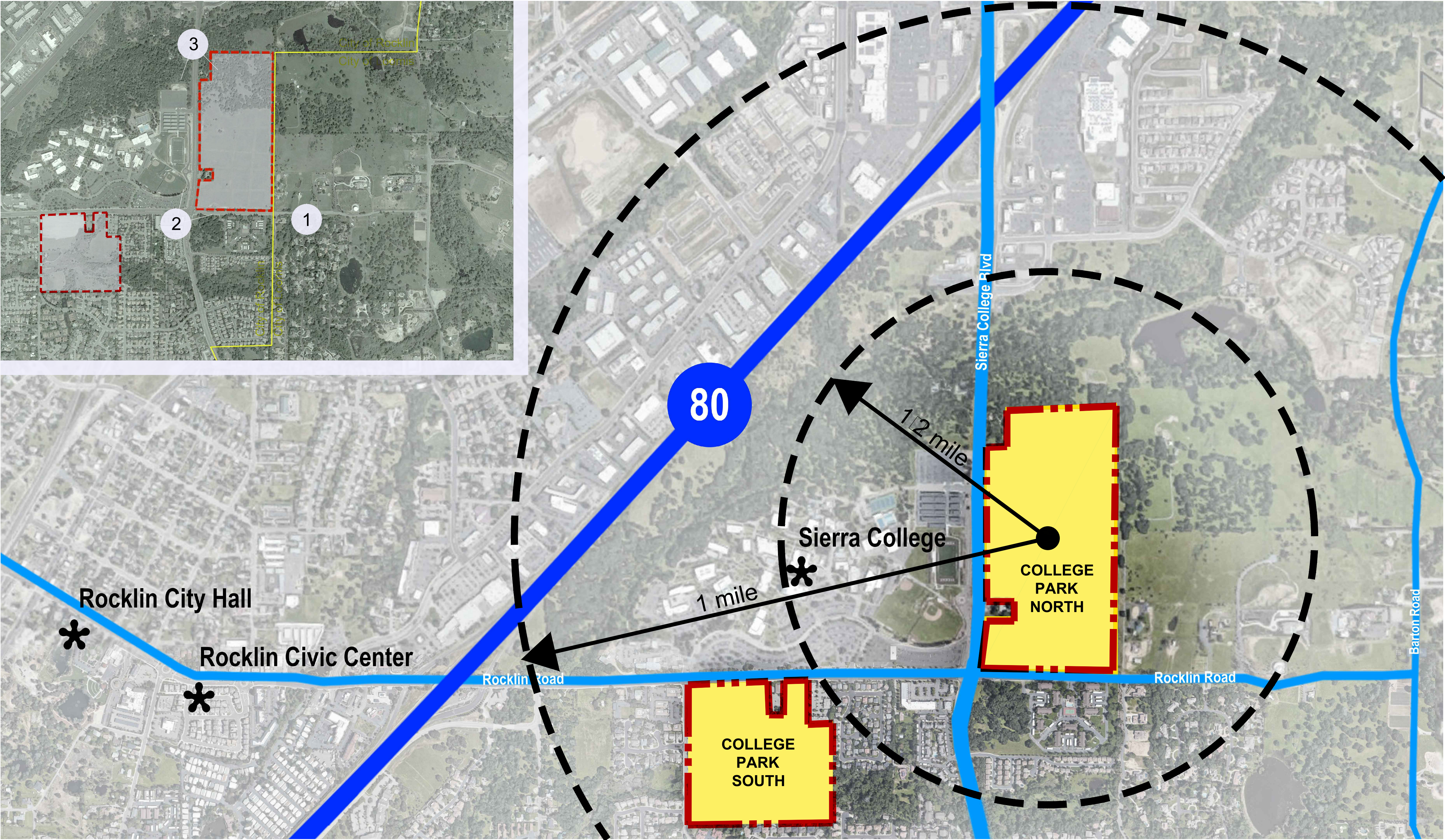
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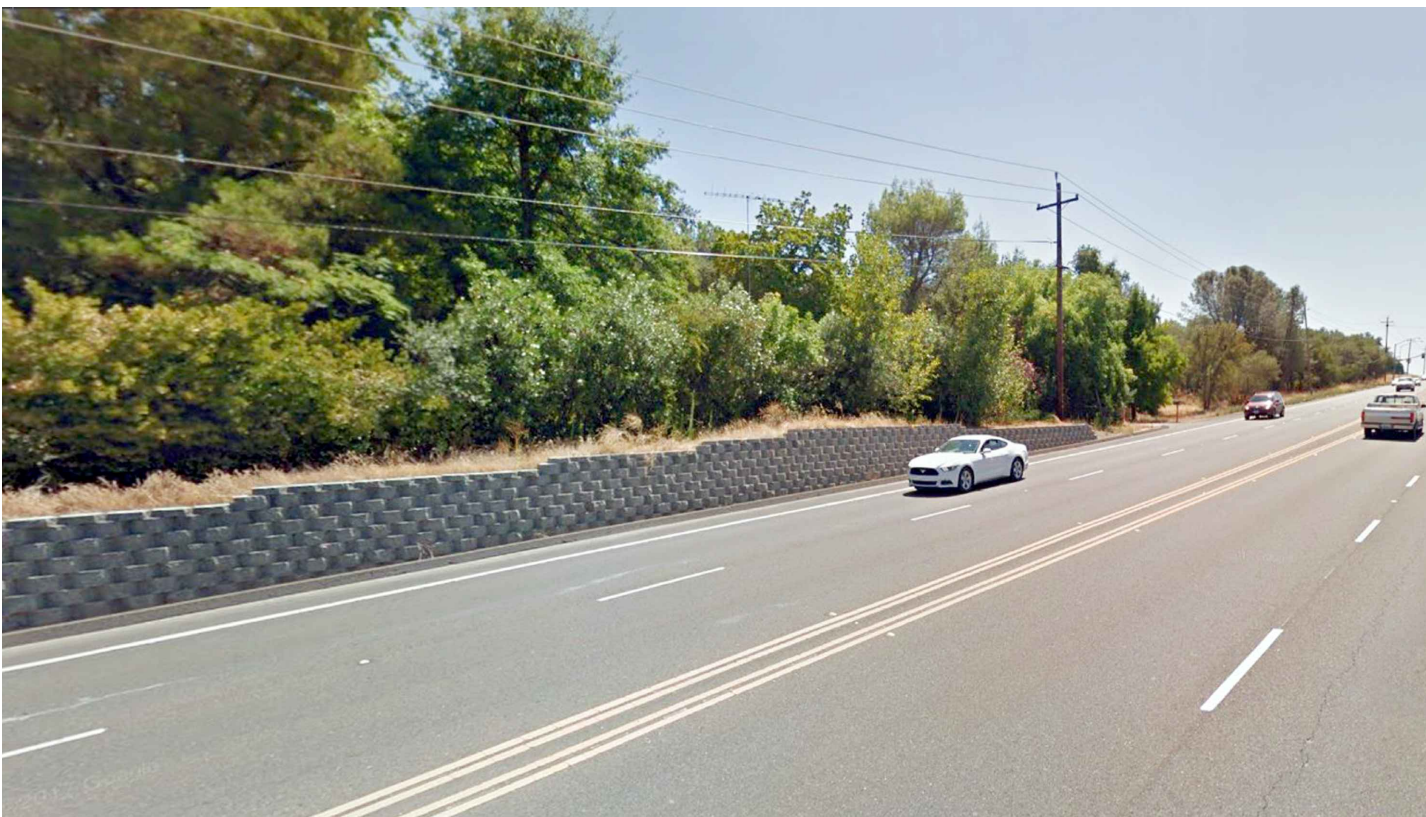
Erik Prince, RLA
erik@atlaslab.com



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ARCHITECTURE

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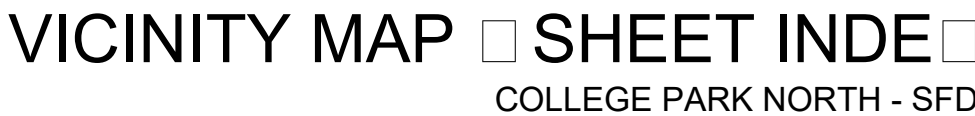
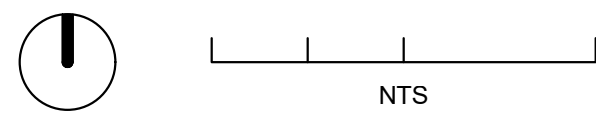
3 VIEW FROM SIERRA COLLEGE BLVD



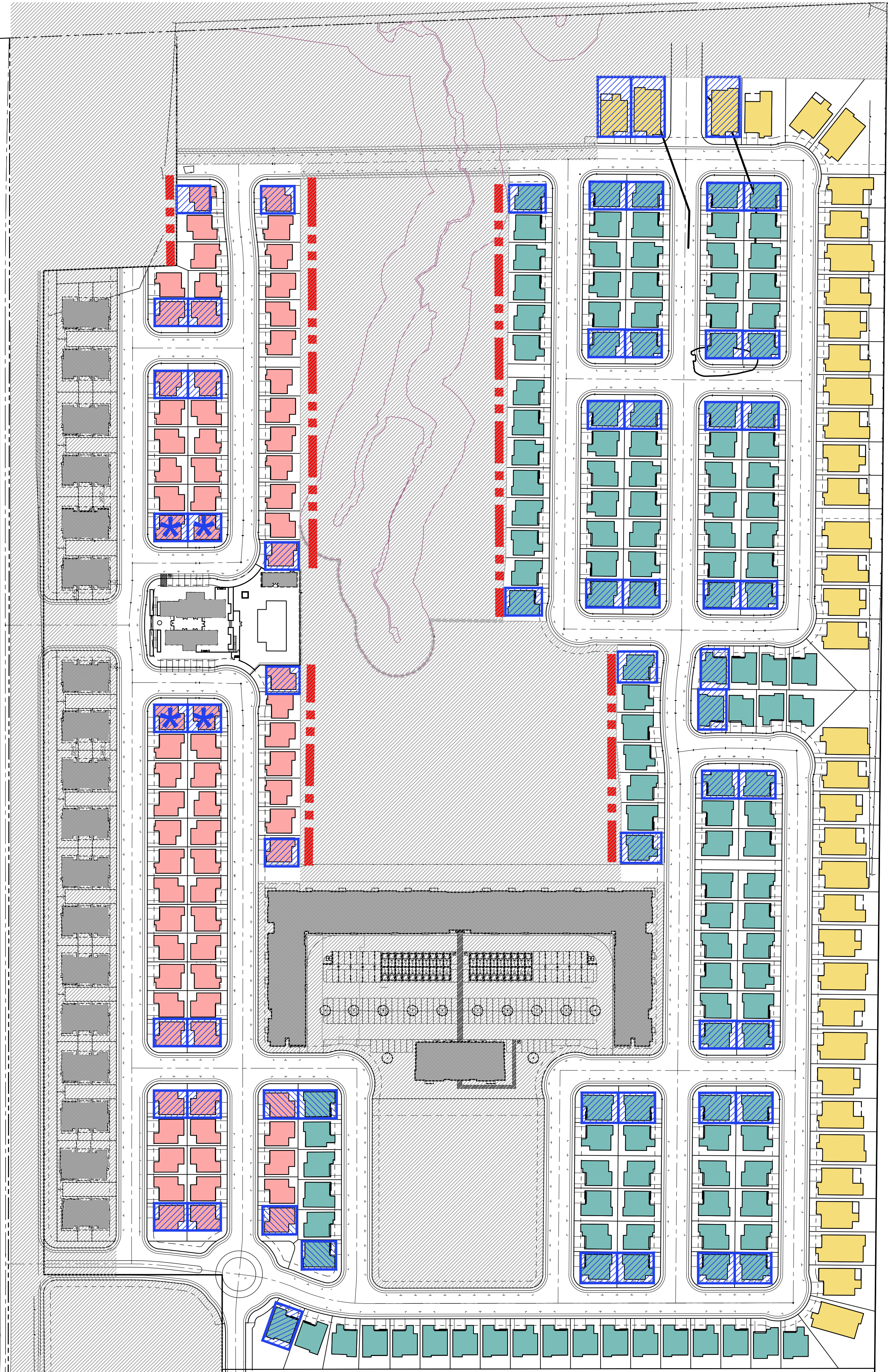
2 VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



1 VIEW FROM ROCKLIN ROAD



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): 30 AC
EXISTING USE: VACANT
EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
PROPOSED GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING ZONING DESIGNATION: COMMUNITY COLLEGE (PD-CC)
PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)

DETAILED UNIT SUMMARY

SFD

SFD 50X100 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4bed/3bath/Opt. Den	side x side	13 du	13%	2,150 sf	27,950 sf
Plan 2	3bed/3bath/bonus	side x side	11 du	11%	2,910 sf	32,010 sf
Plan 3	4bed/3bath/bonus	side x side	14 du	14%	3,328 sf	46,592 sf
Sub-total			38 du	38%		106,552 sf
Average unit size					2,804 sf	

SFD 45X65 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	3bed/3bath/bonus	side x side	45 du	45%	2,058 sf	92,610 sf
Plan 2	3bed/3bath/bonus	side x side	48 du	48%	2,248 sf	107,904 sf
Plan 3	4bed/3bath/bonus	side x side	54 du	55%	2,445 sf	132,030 sf
Sub-total			147 du	148%		332,544 sf
Average unit size					2,262 sf	

SFD 43X60 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	3bed/2.5bath	side x side	16 du	16%	1,707 sf	27,312 sf
Plan 2	3bed/2.5bath/loft	side x side	37 du	37%	1,963 sf	72,631 sf
Plan 3	4bed/3bath/loft	side x side	25 du	25%	2,079 sf	51,975 sf
Sub-total			78 du	79%		151,918 sf
Average unit size					1,948 sf	

PARKING SUMMARY

SFD

Parking Provided (SFD)	
Side by side	526 spaces
Driveway	526 spaces
On-Street	419 spaces
Total Parking Provided:	1471 spaces
Overall Parking Ratio	5.6 spaces/du

TYPOLOGY

- SFD 50x100

SFD 45x65

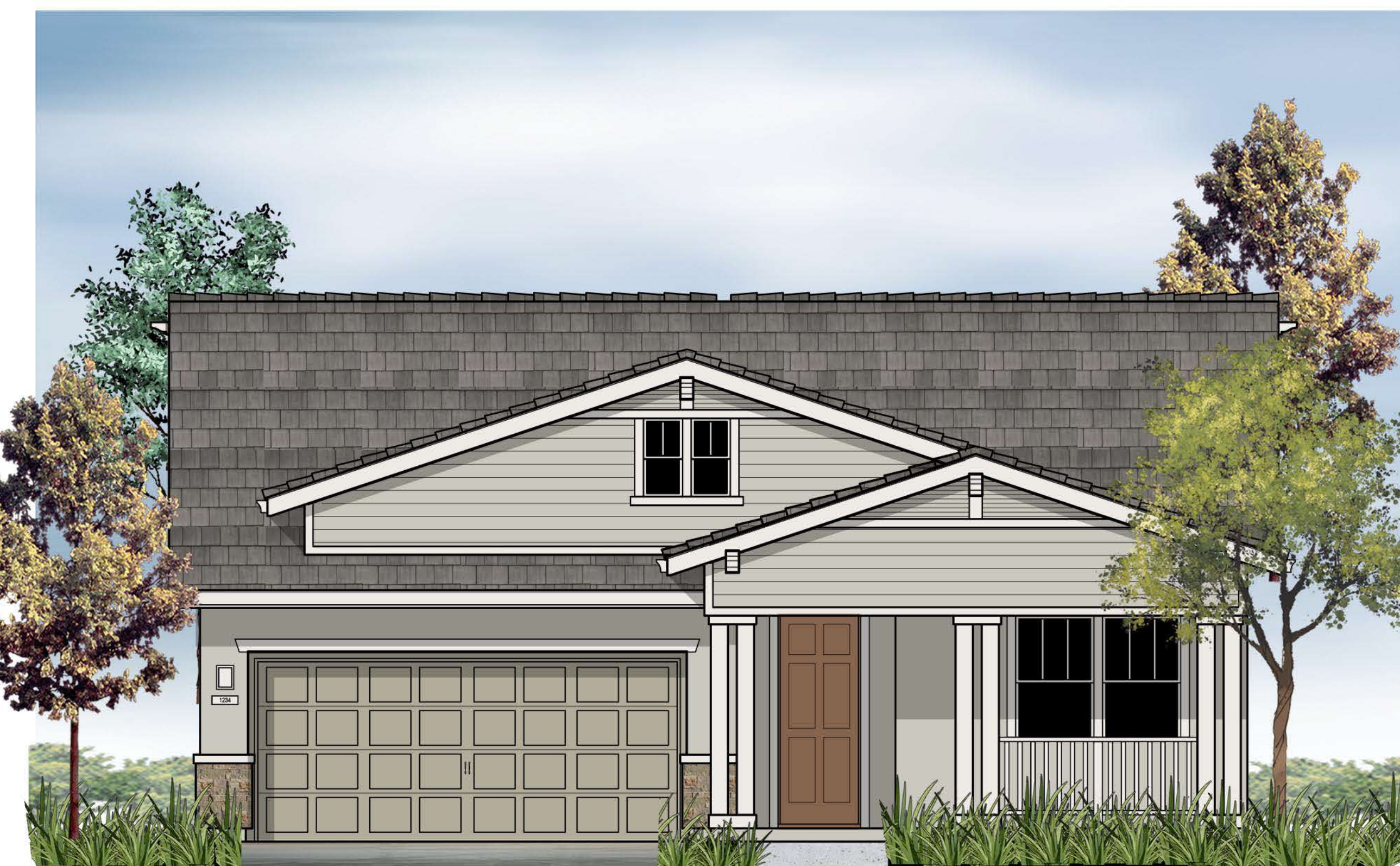
SFD 43x60
-
- ENHANCED ELEVATION

EXTRA ENHANCED ELEVATION

ENHANCED REAR ELEVATION



Front Elevation 1A

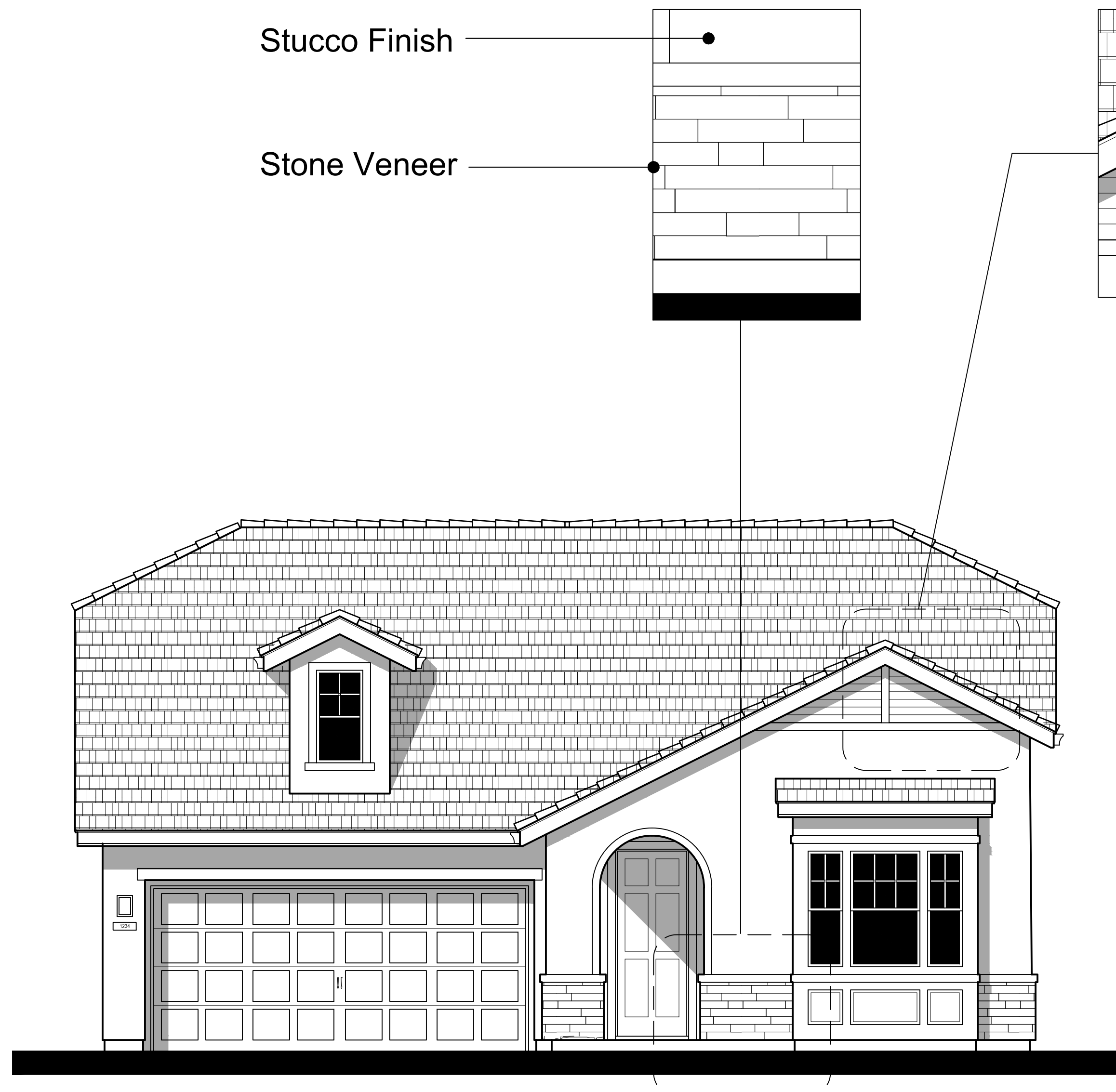


Front Elevation 1B

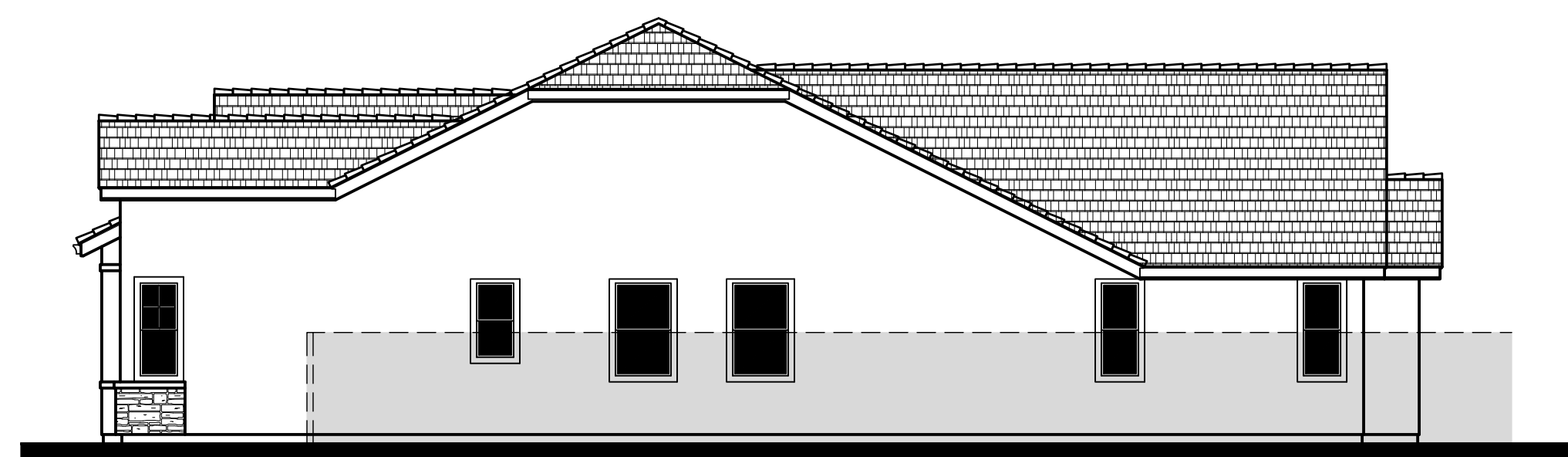
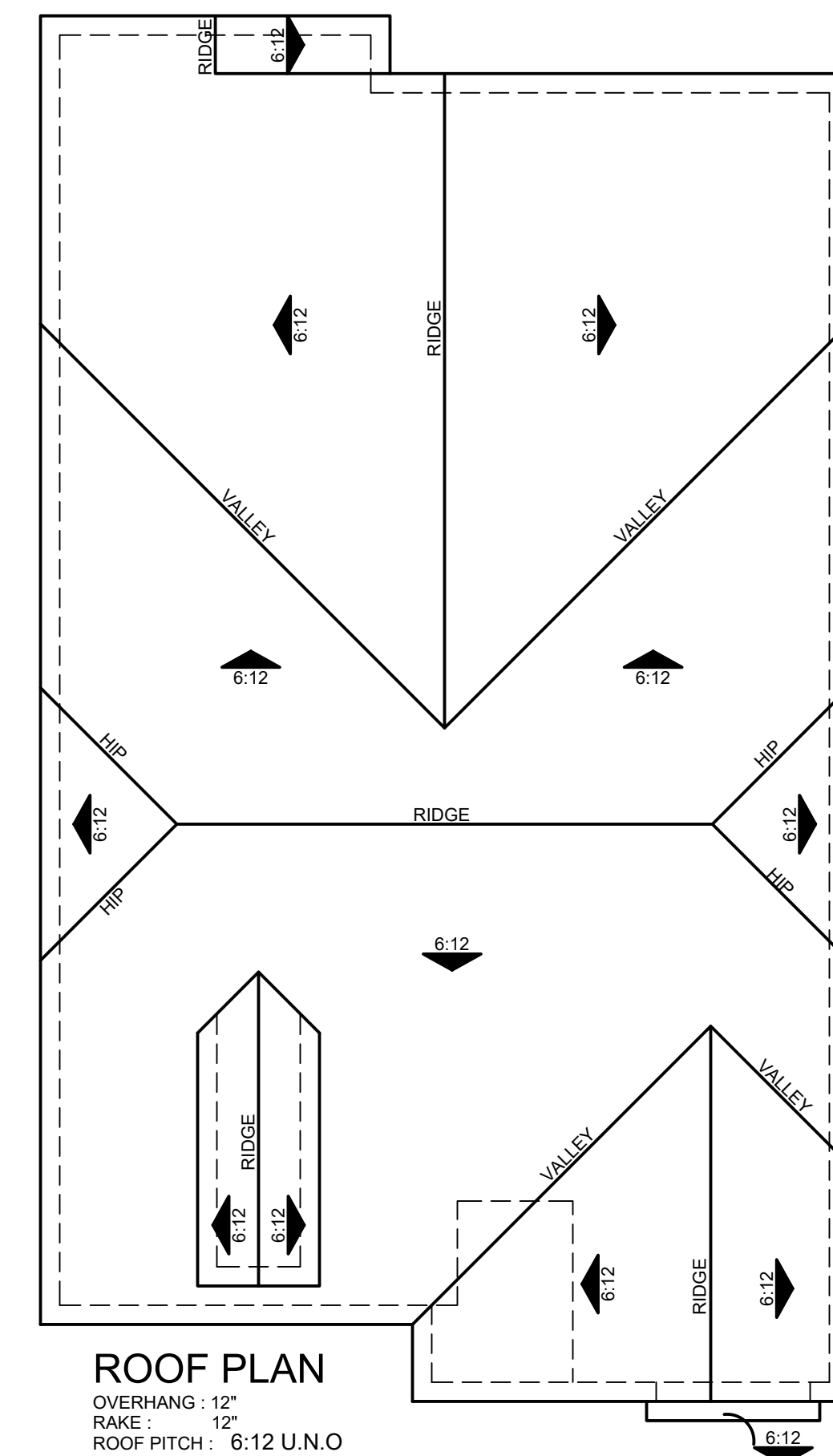
1A
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Lap Siding Engineered Wood alt. Cementitious
 Stone Veneer

Stucco Finish
 Stone Veneer

Flat Concrete Tile
 Roofing
 Cementitious Siding

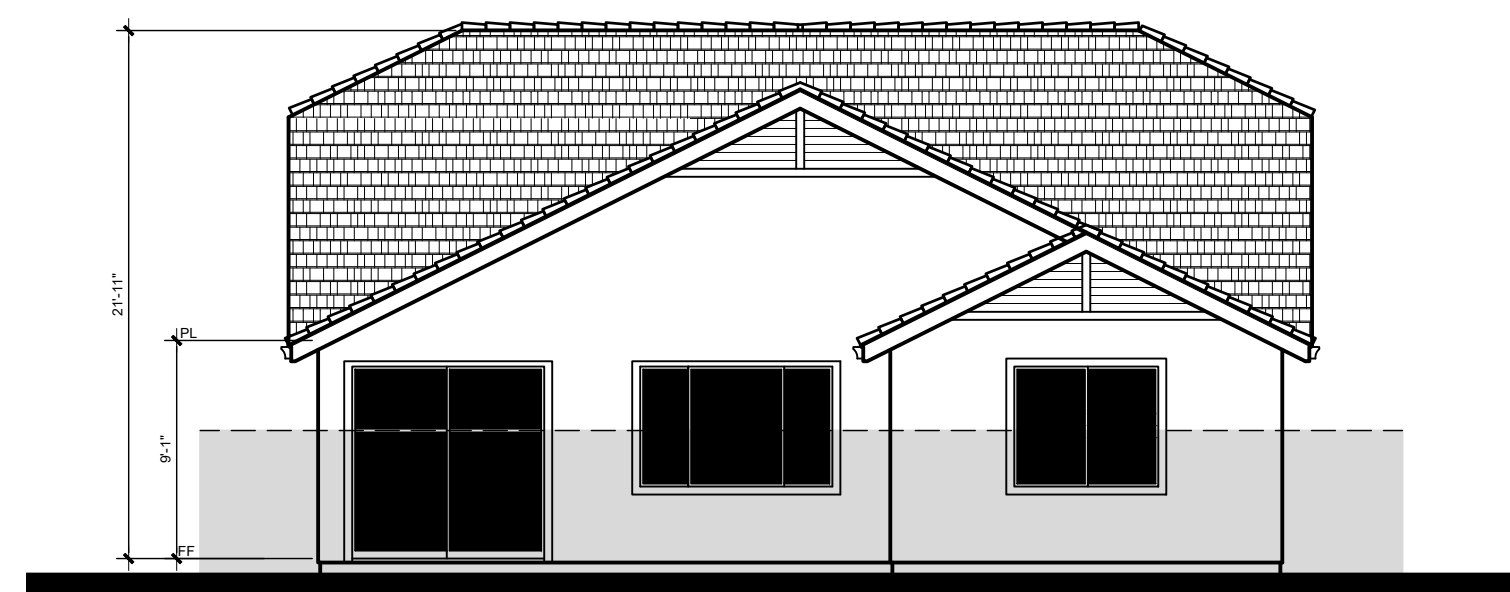


FRONT ELEVATION - 1A



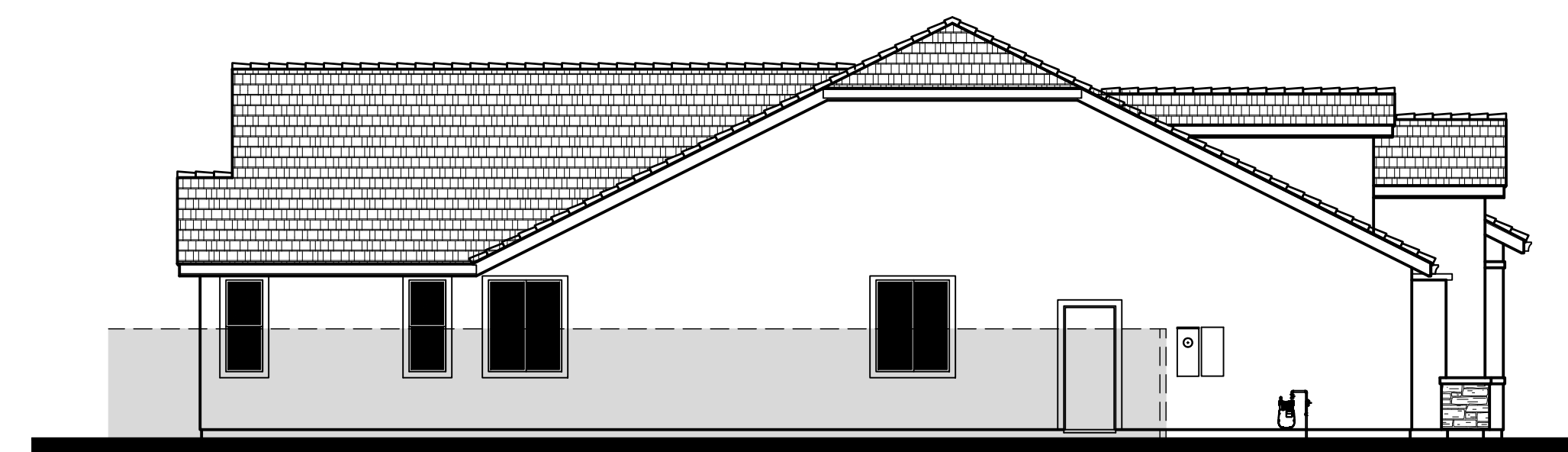
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



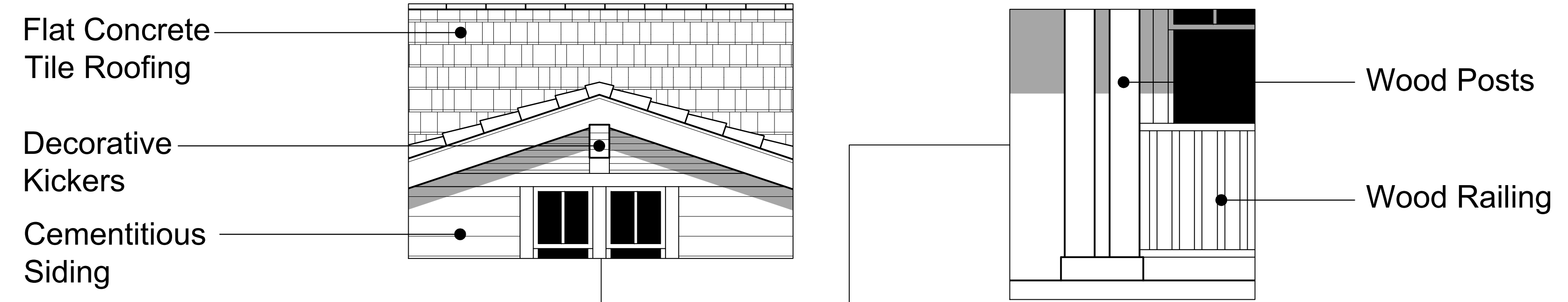
REAR ELEVATION

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LEFT ELEVATION

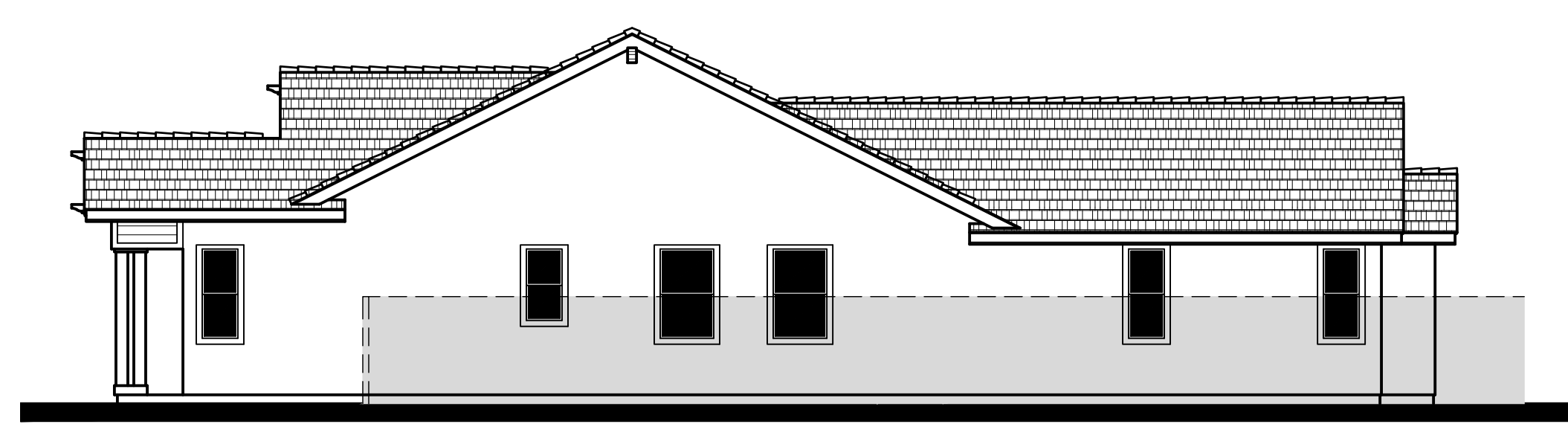
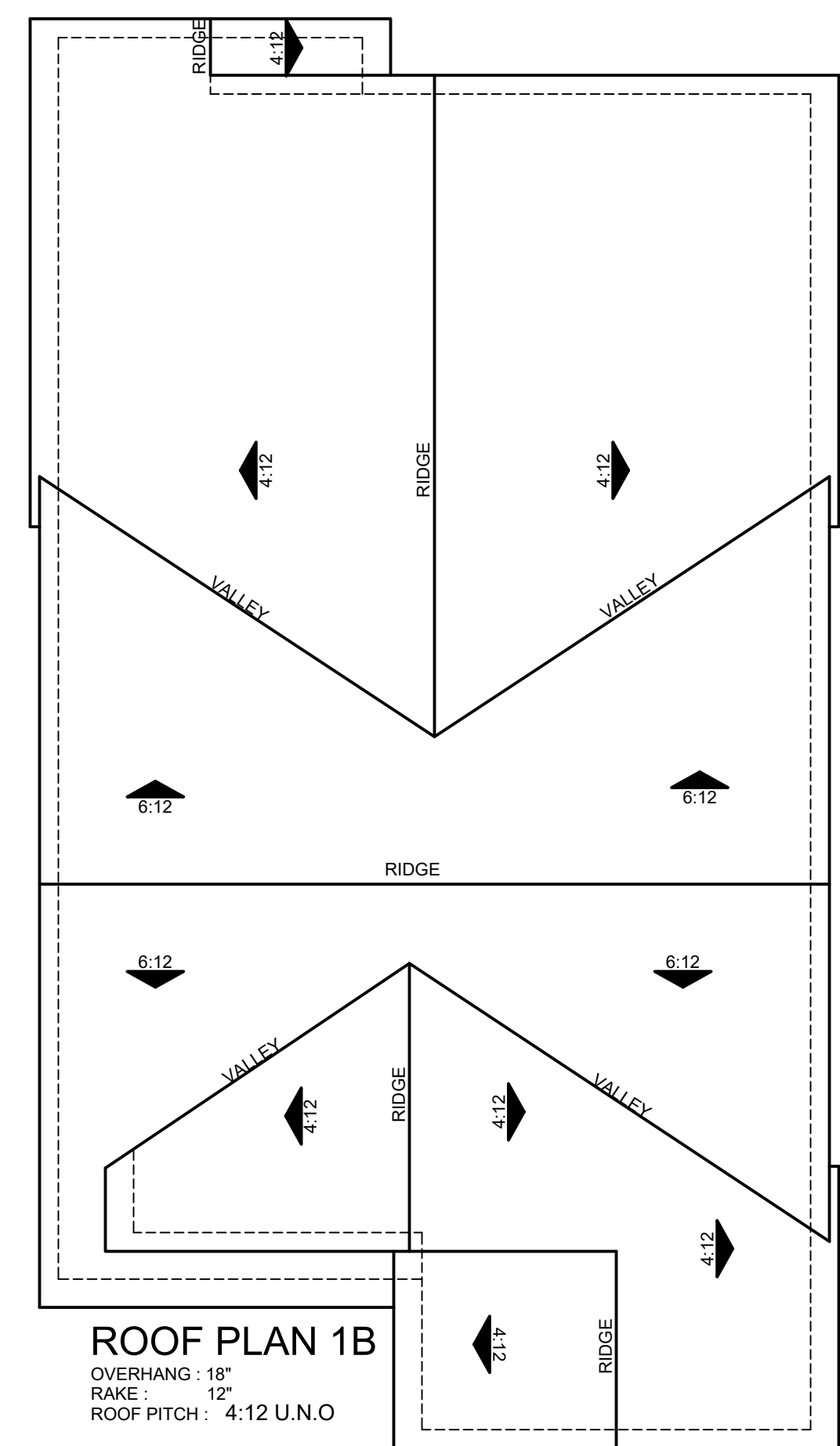
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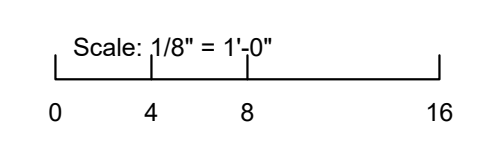
- 1B
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Lap Siding Engineered Wood alt. Cementitious Stone Veneer
 - Decorative Wood Posts & Railing
 - Decorative Kickers



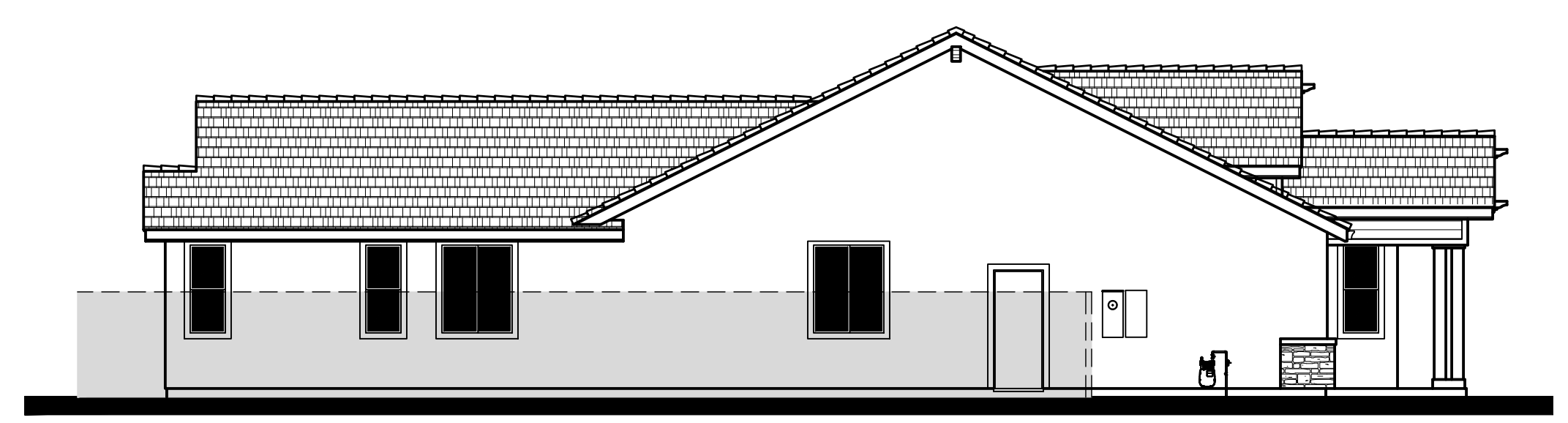
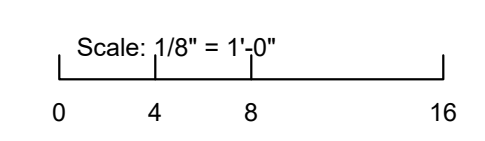
FRONT ELEVATION - 1B



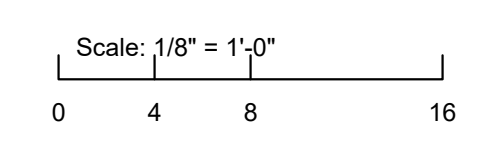
RIGHT ELEVATION



REAR ELEVATION

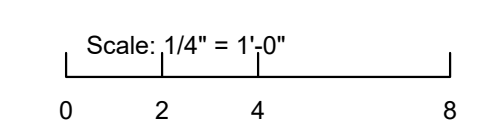


LEFT ELEVATION



PRELIMINARY DESIGN REVIEW

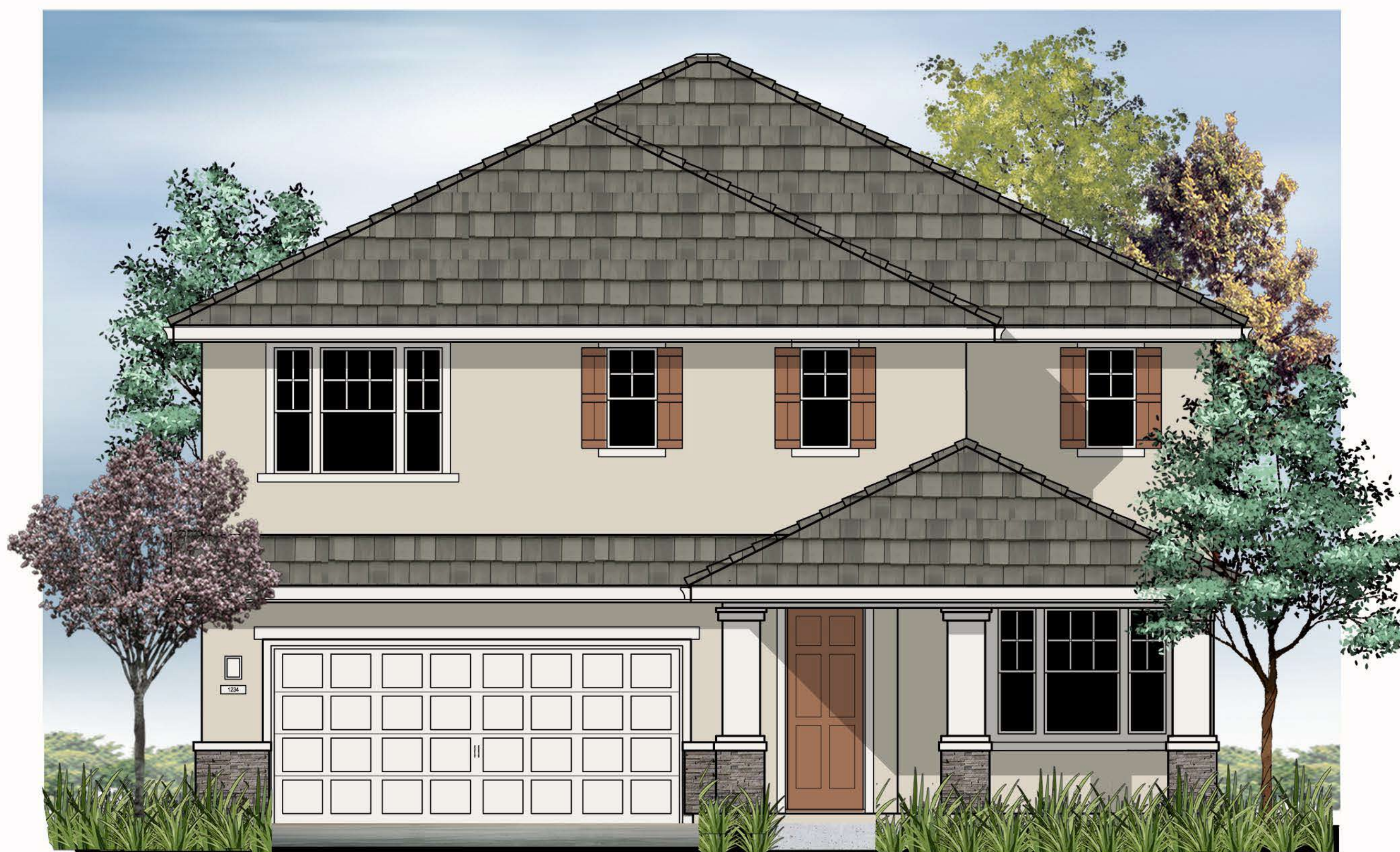
NOVEMBER 05, 2020



EXTERIOR ELEVATIONS - SFD - 50 X100

PLAN 1 - STYLE B

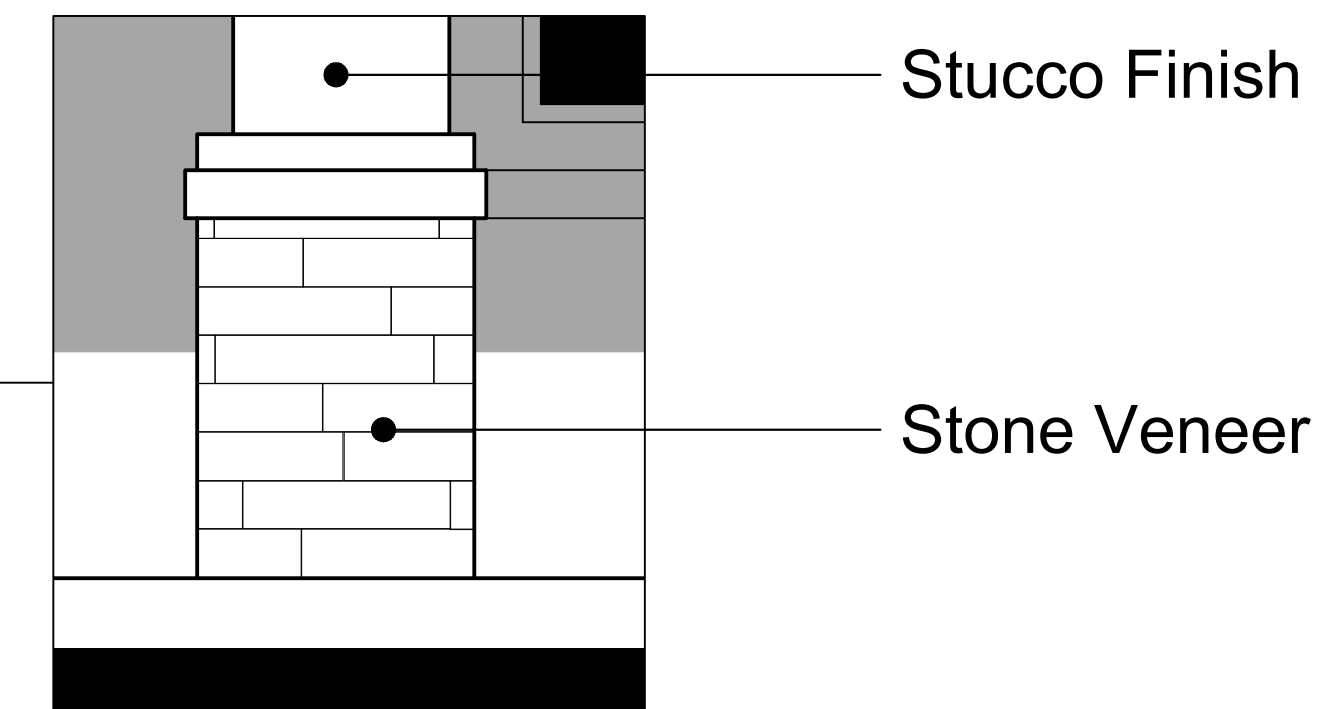
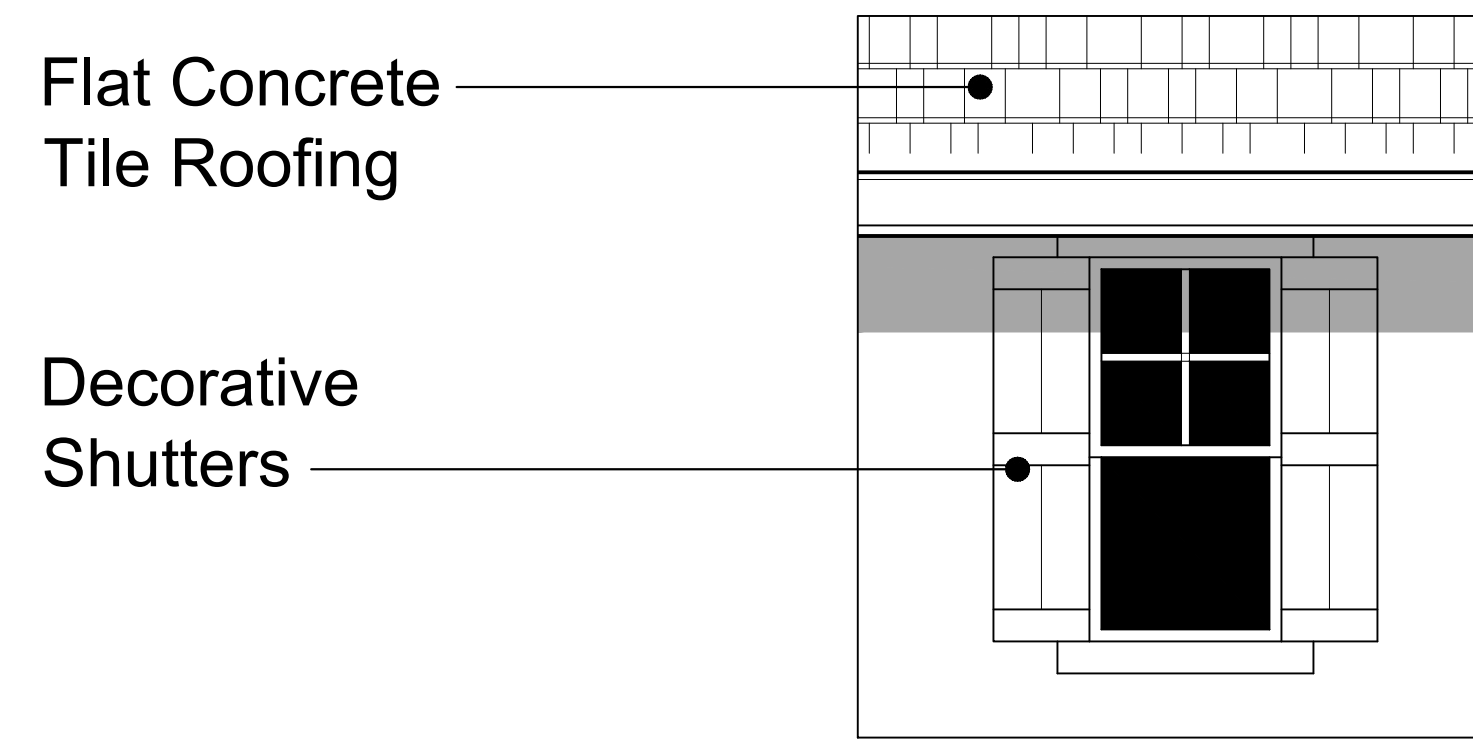
A2.0.2



Front Elevation 2A



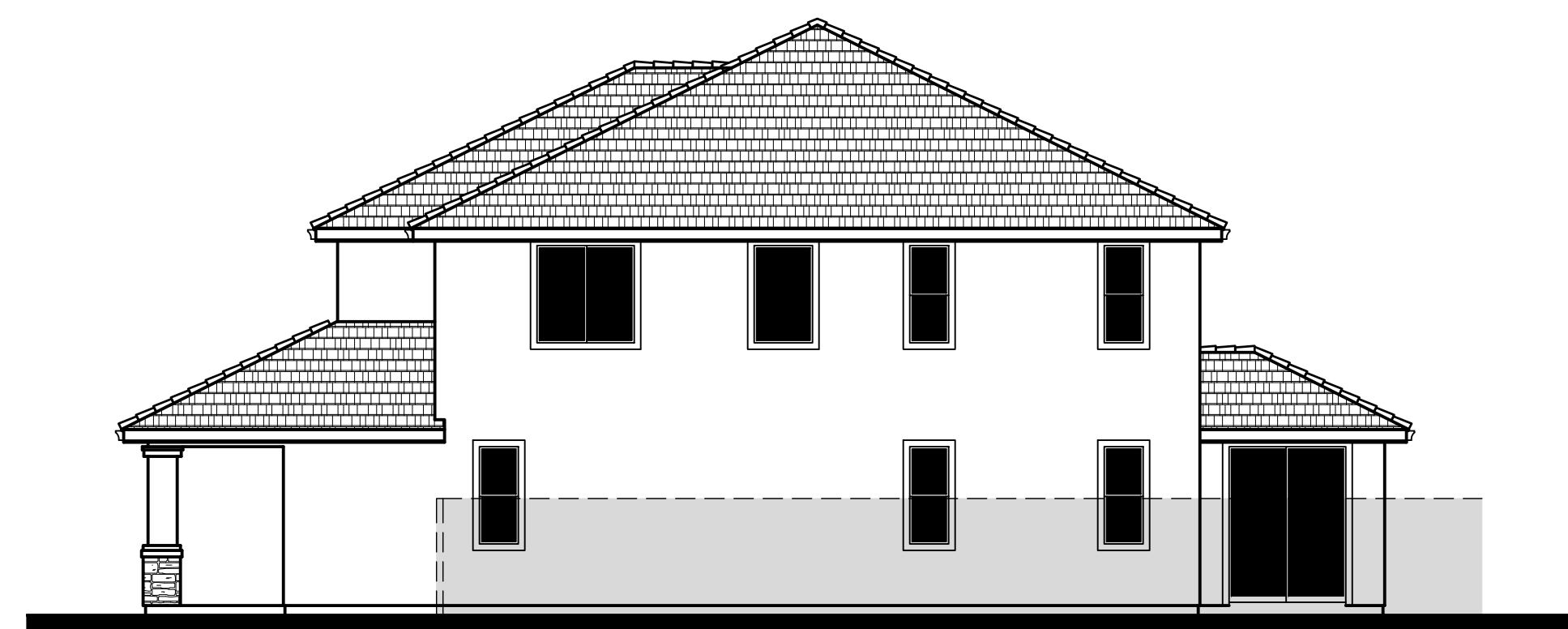
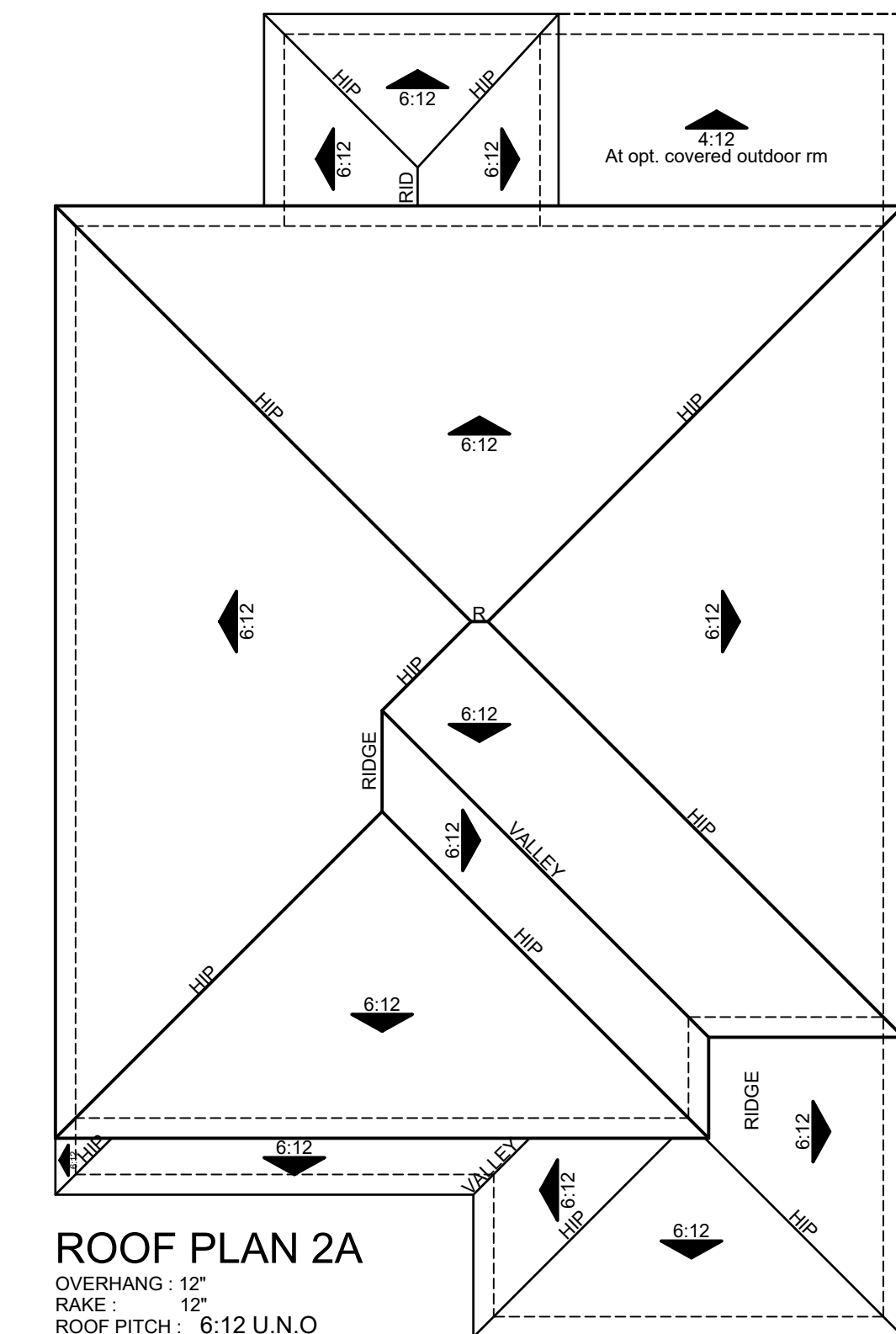
Front Elevation 2B



2A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Decorative Shutters



FRONT ELEVATION - 2A



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - SFD - 50 X100
PLAN 2 - STYLE A

A2.0.4

2B

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Lap Siding - Engineered Wood alt. Cementitious
- Decorative Wood Posts
- Stone Veneer
- Decorative Kickers

Lap Siding -
Engineered Wood
alt. Cementitious

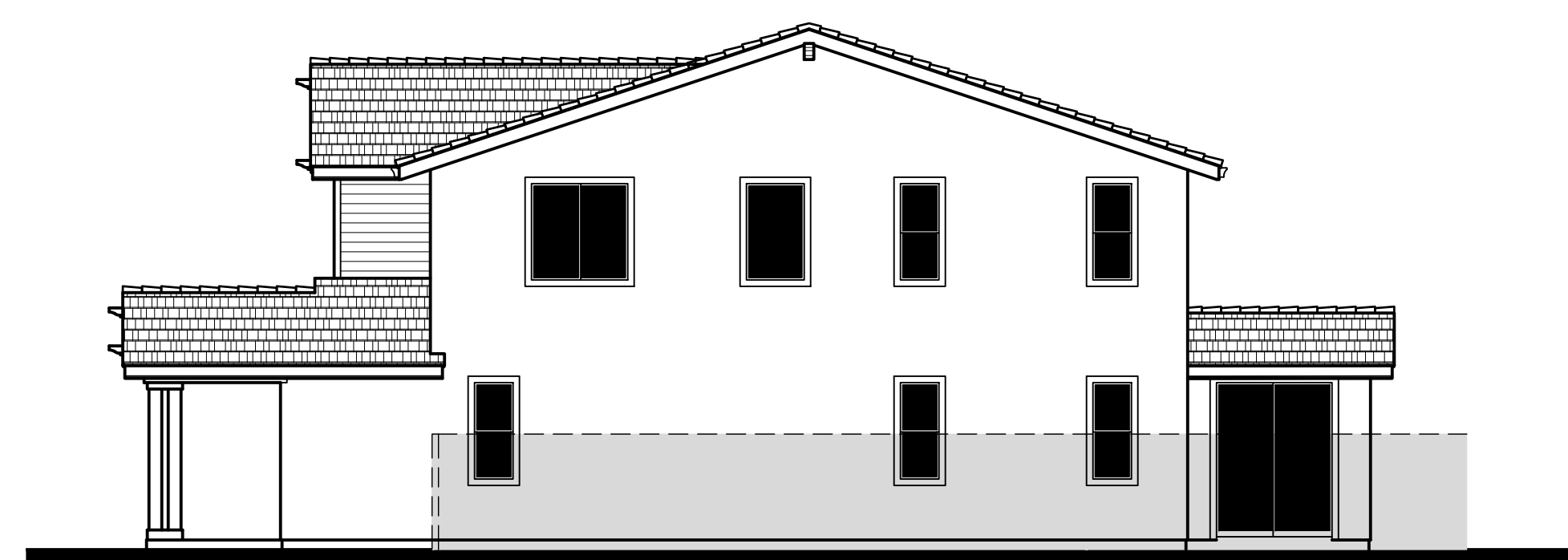
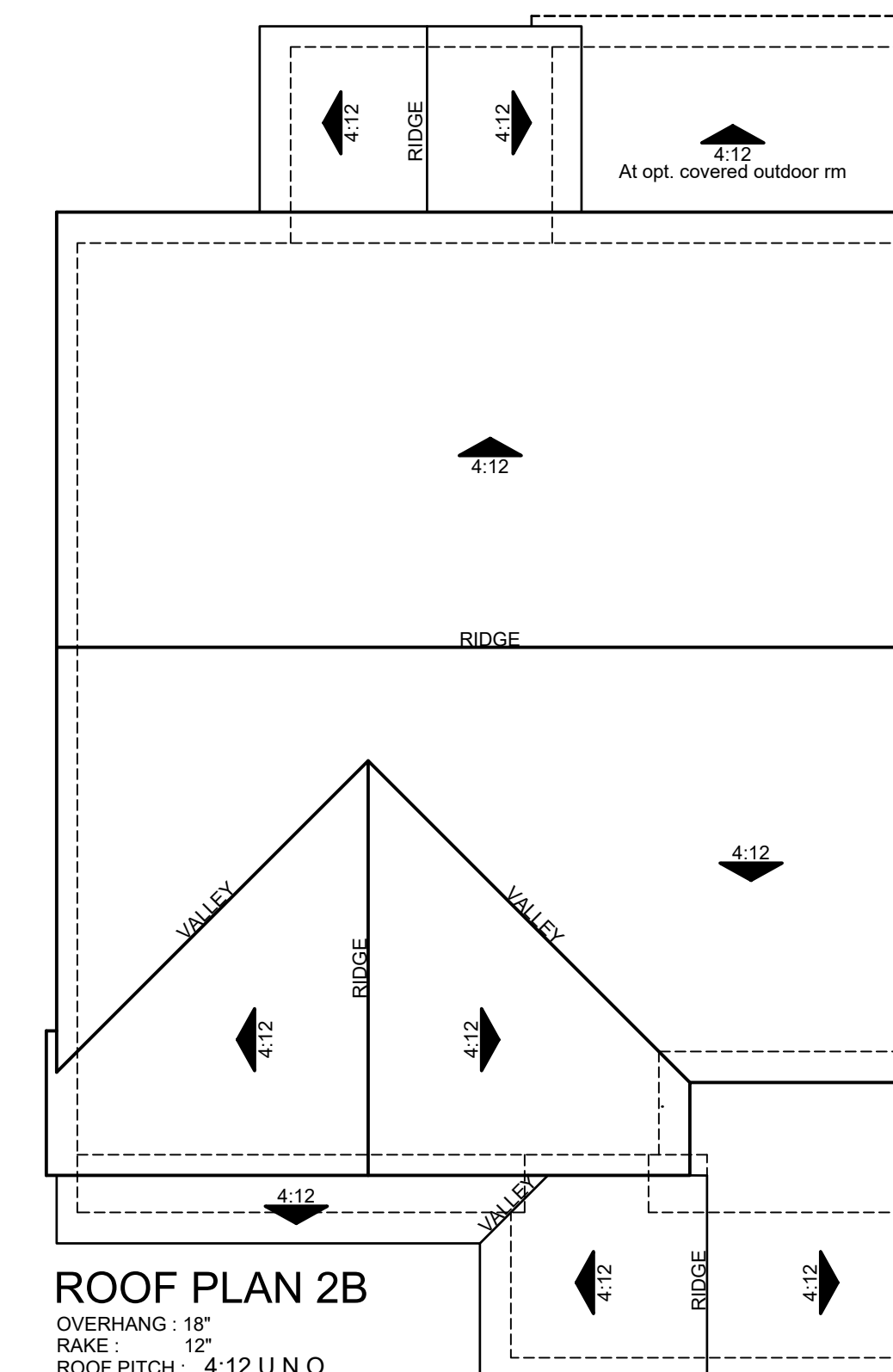
Decorative Kickers

Stucco Finish

Wood Posts

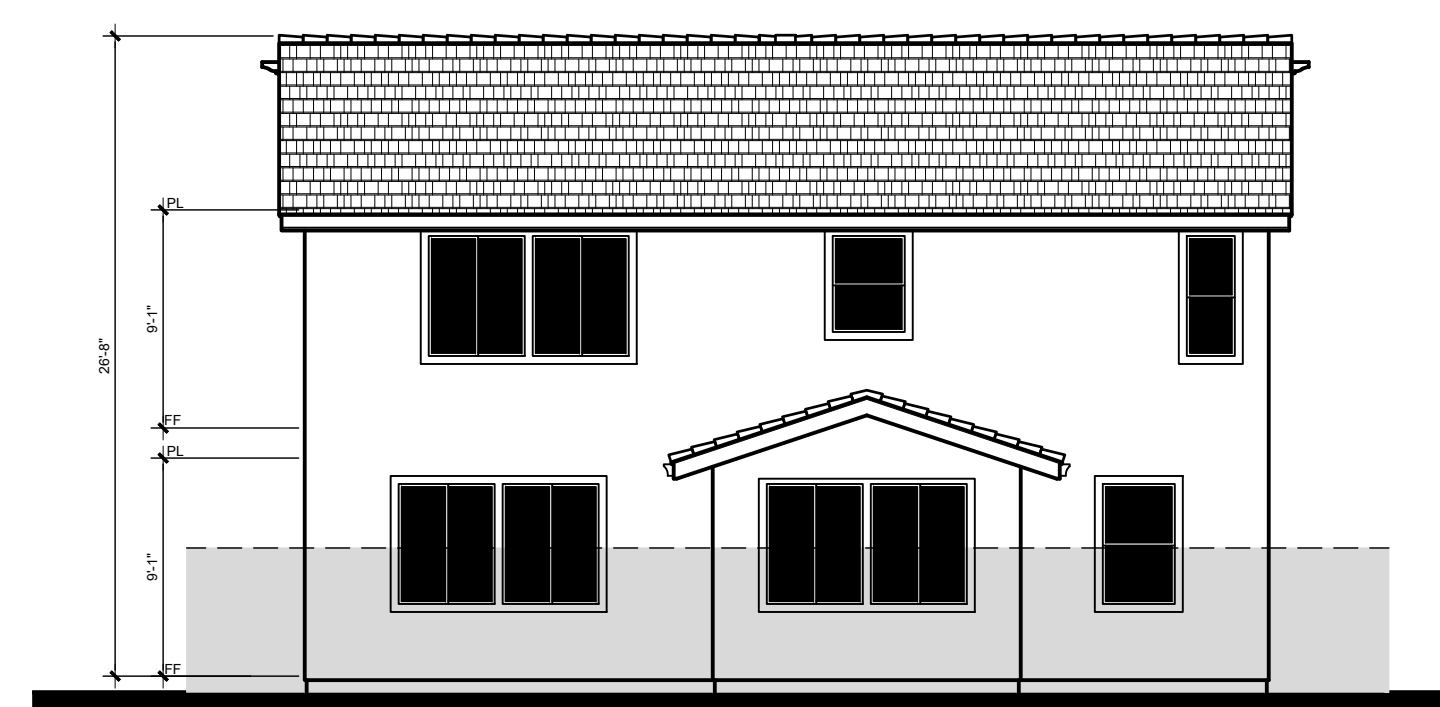


FRONT ELEVATION - 2B



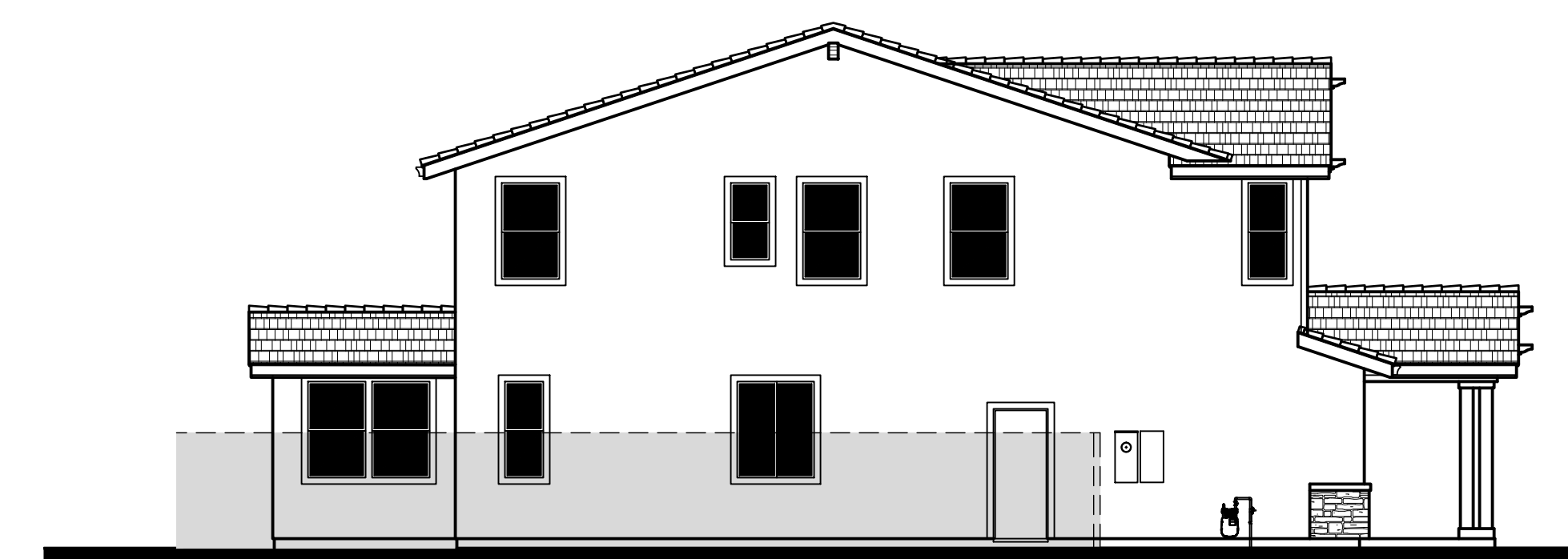
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



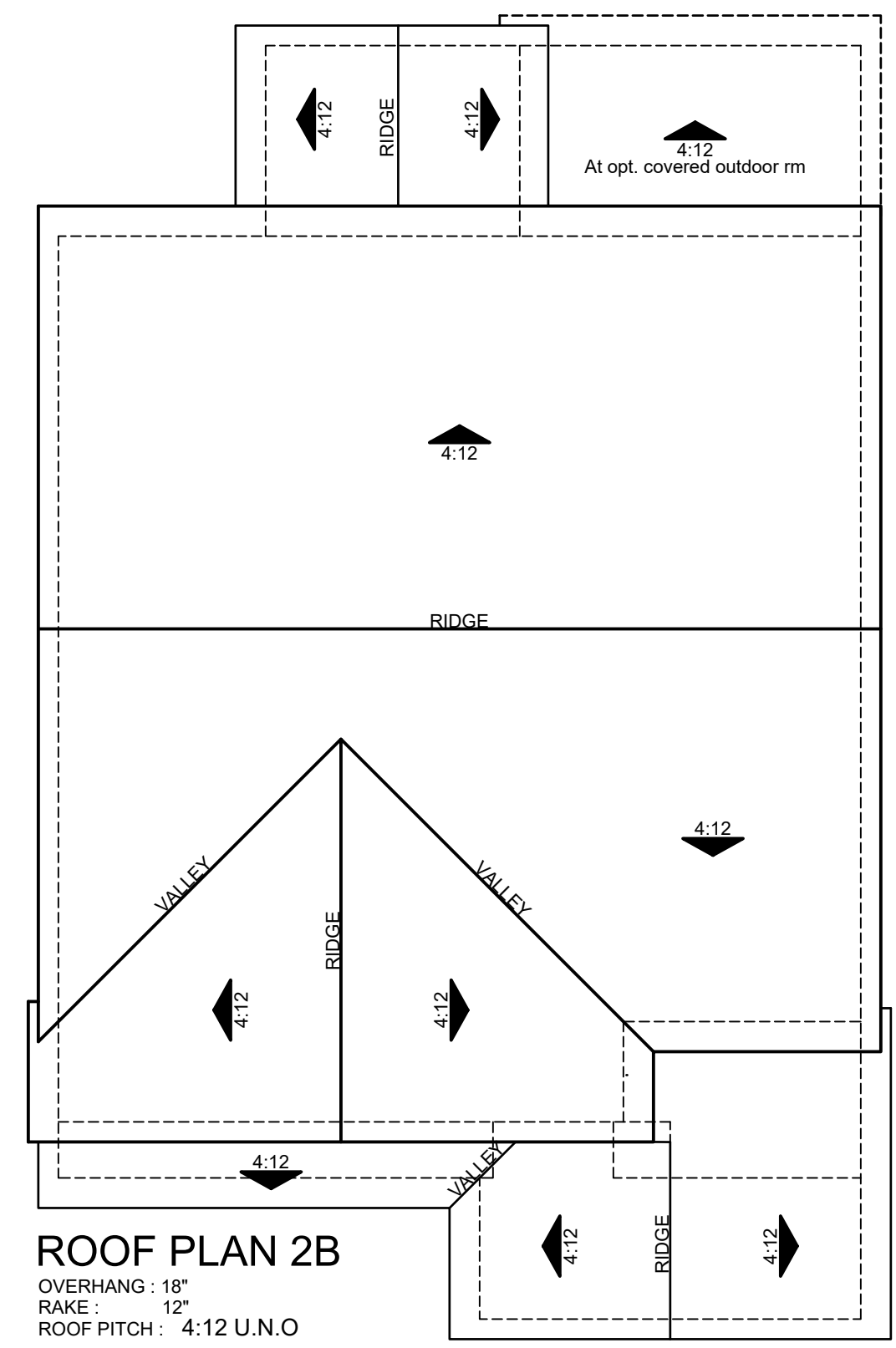
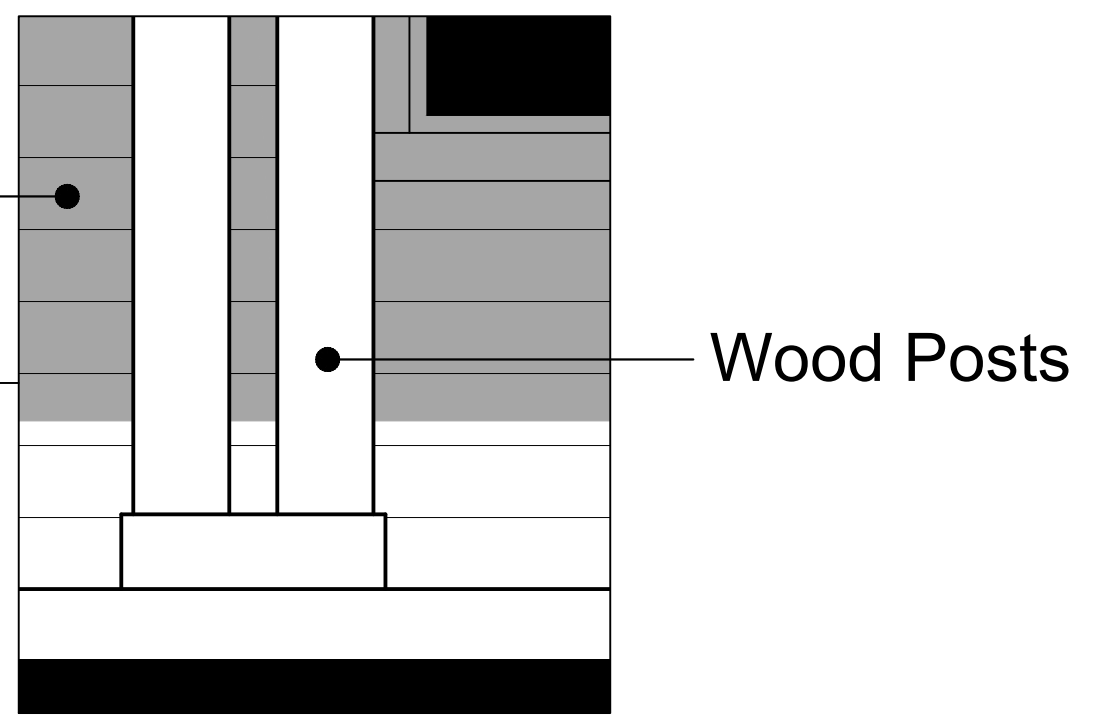
PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

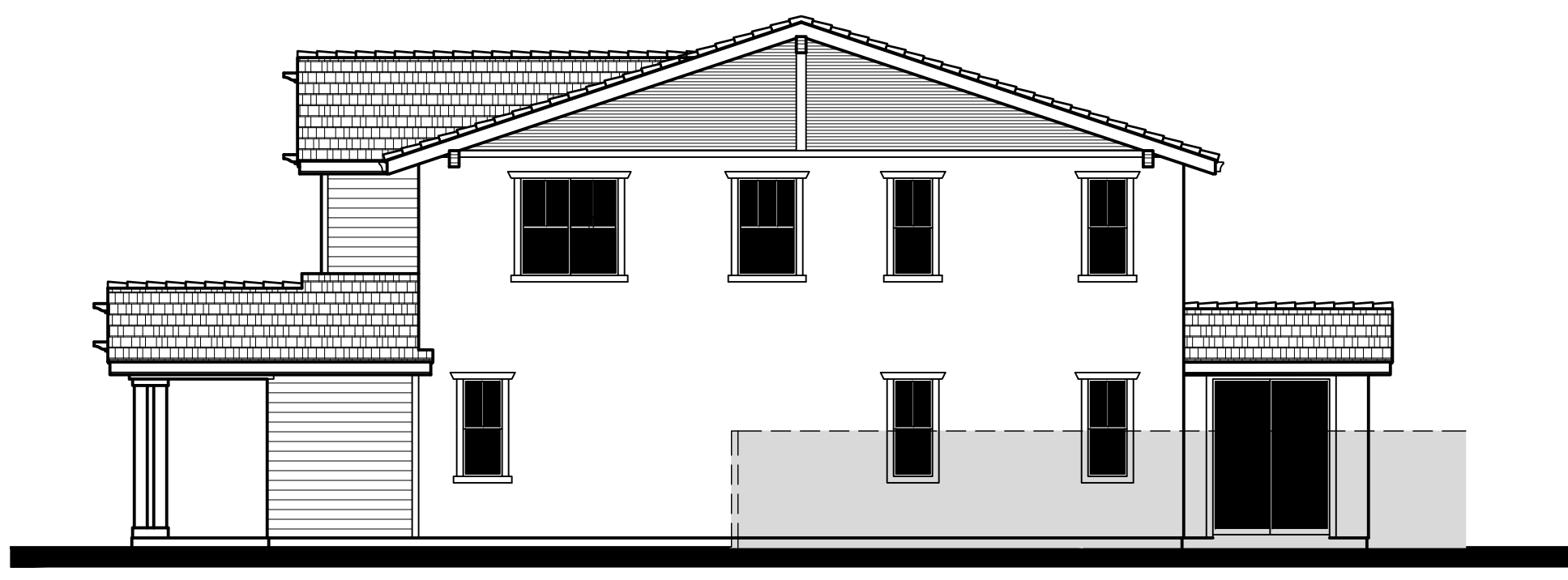
EXTERIOR ELEVATIONS - SFD - 50 X100
PLAN 2 - STYLE B

A2.0.5

2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Lap Siding - Engineered Wood alt. Cementitious
Decorative Shutters
Stone Veneer
Decorative Kickers

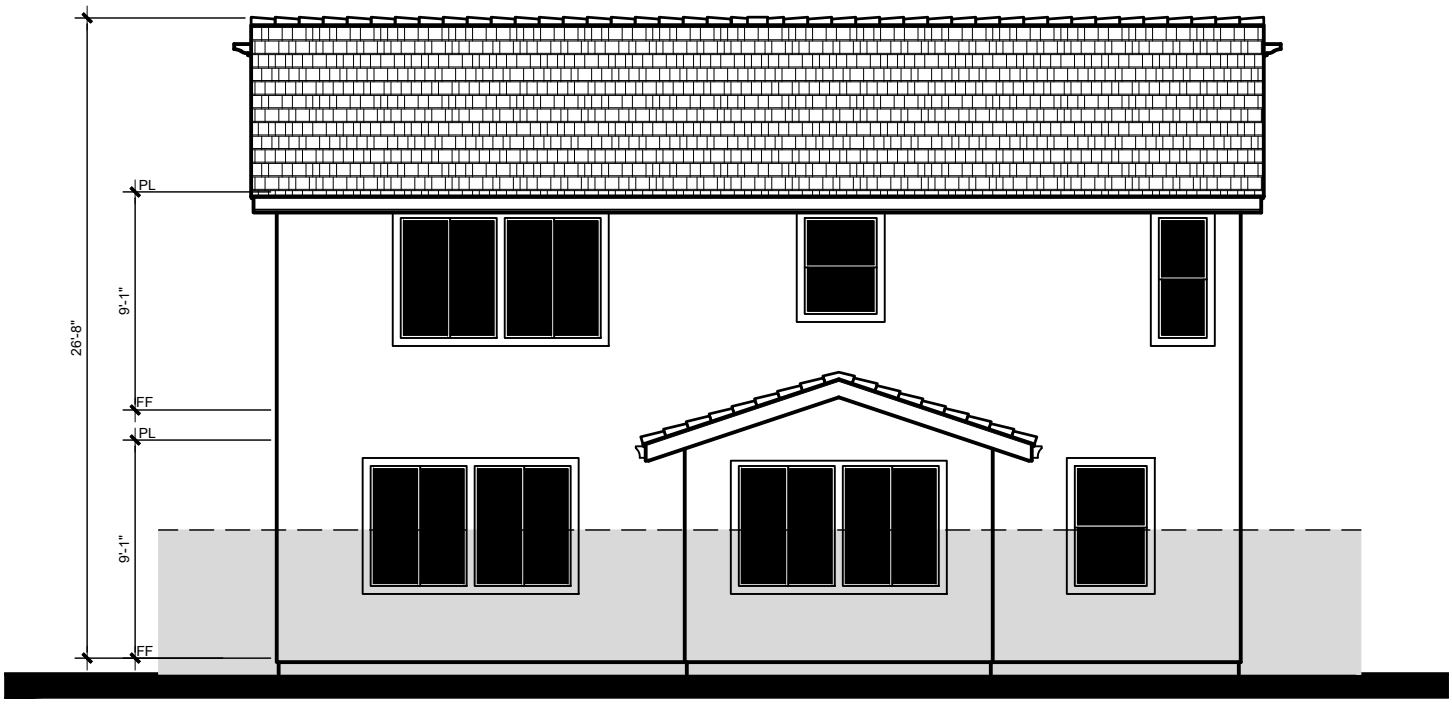


FRONT ELEVATION - 2B



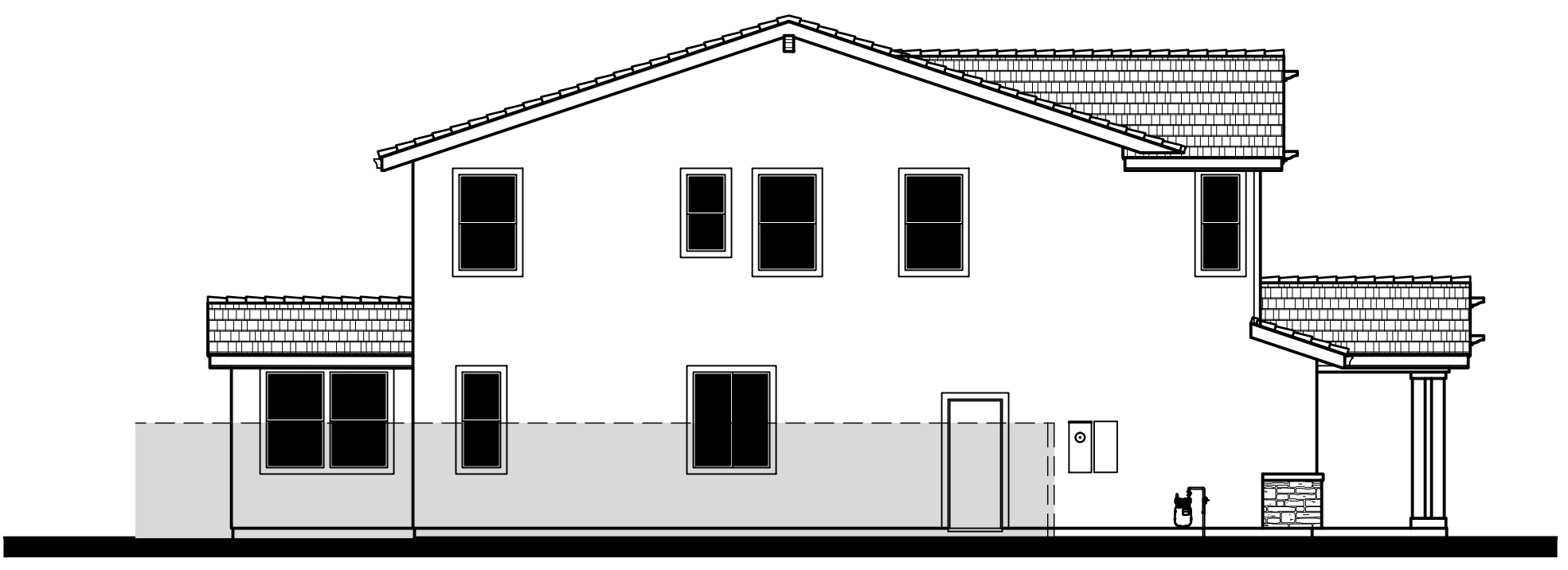
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



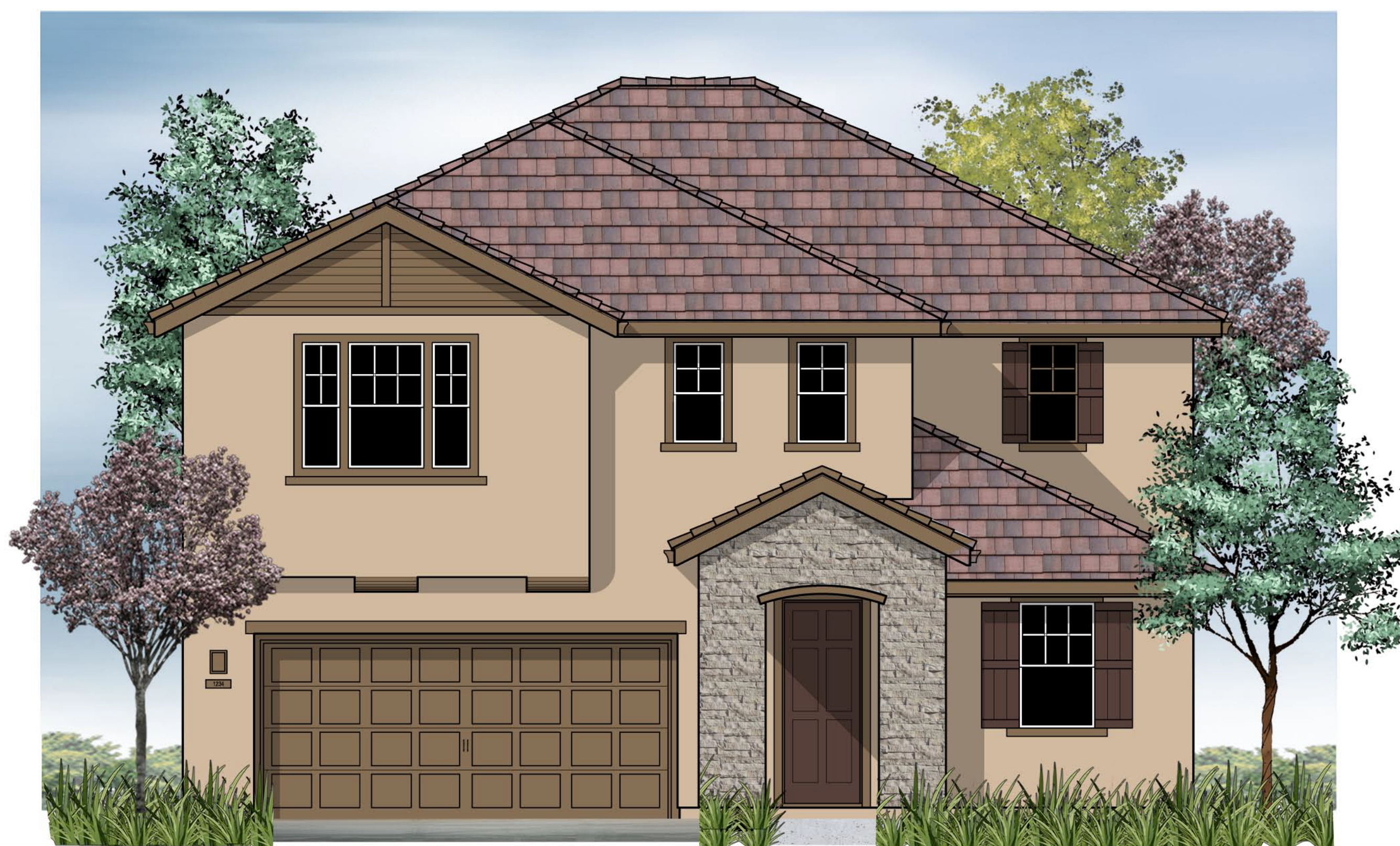
REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



Front Elevation 3A



Front Elevation 3B

Flat Concrete Tile
Roofing

Cementitious
Siding

Stucco Finish

Decorative
Shutters

Stone Veneer

3A

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish

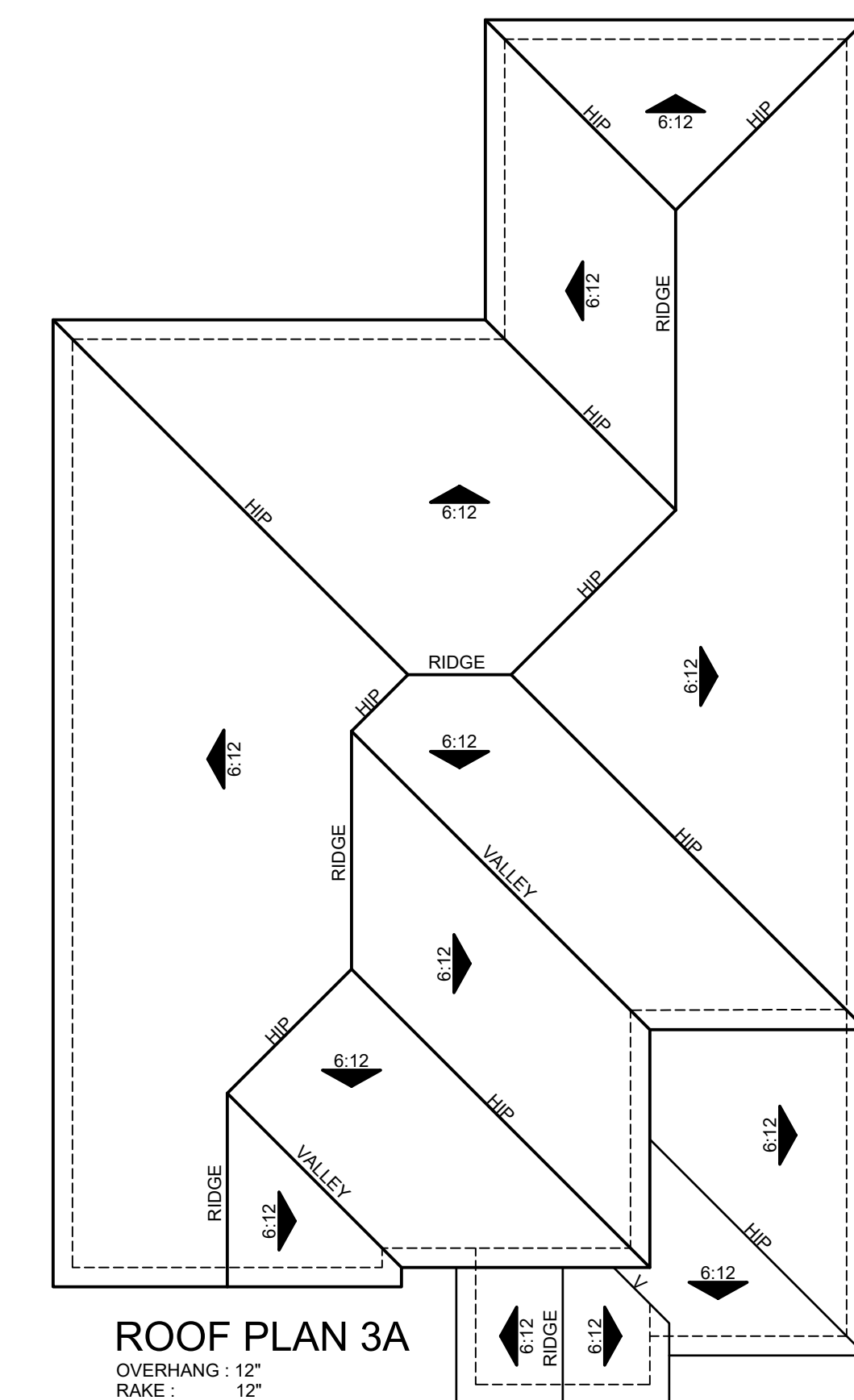
Lap Siding Engineered Wood alt. Cementitious

Decorative Shutters

Stone Veneer



FRONT ELEVATION - 3A



ROOF PLAN 3A
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 6:12 U.N.O



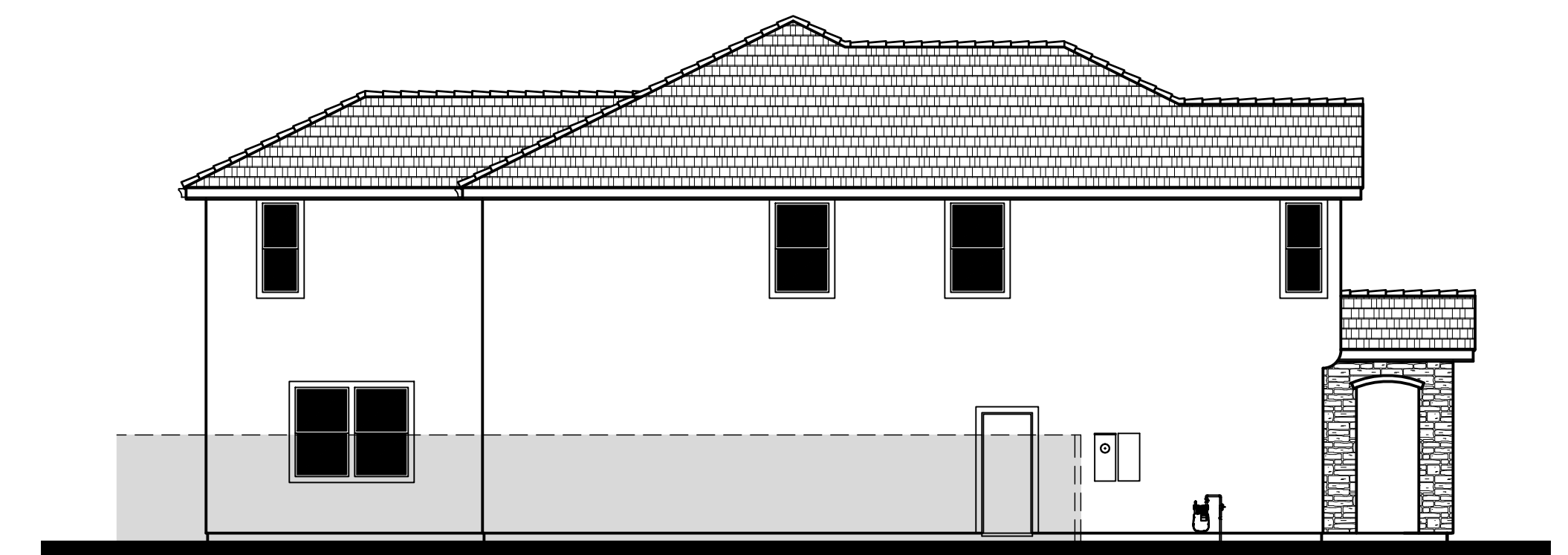
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

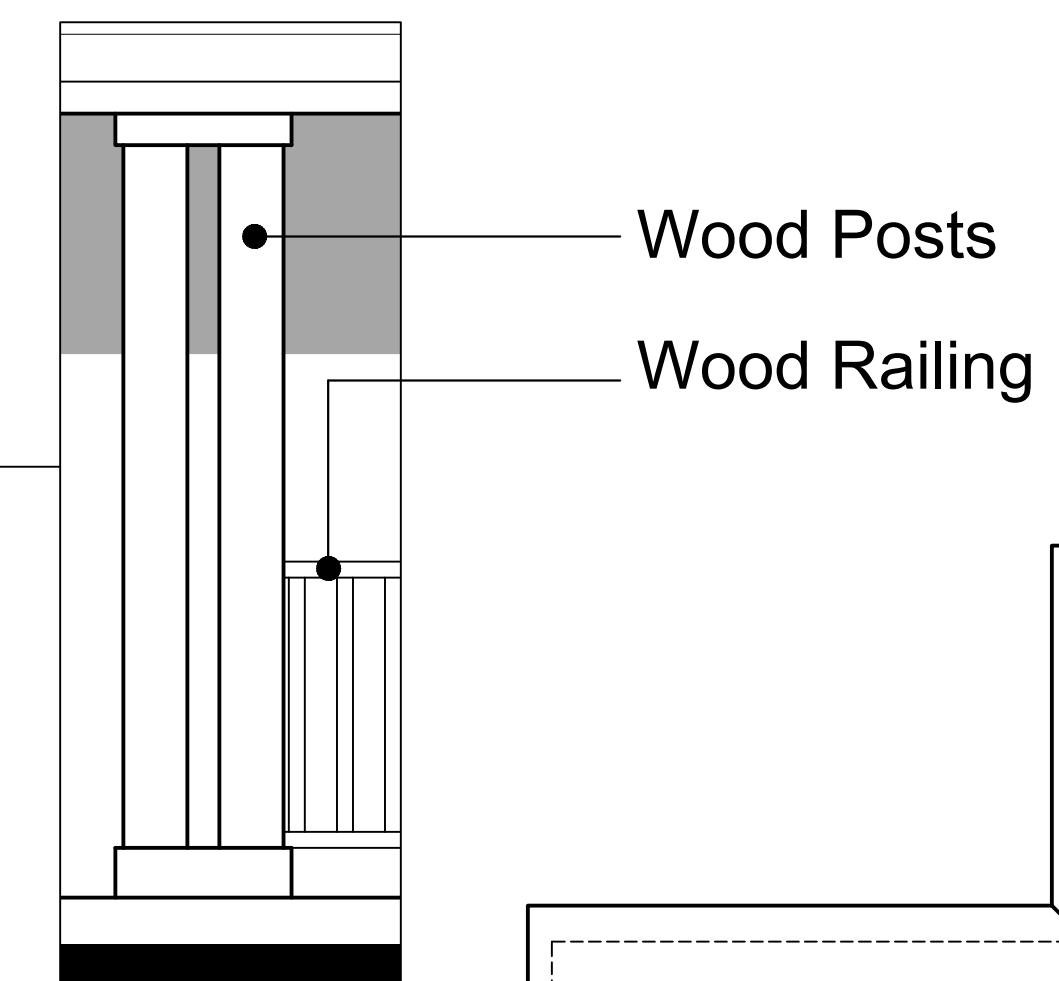
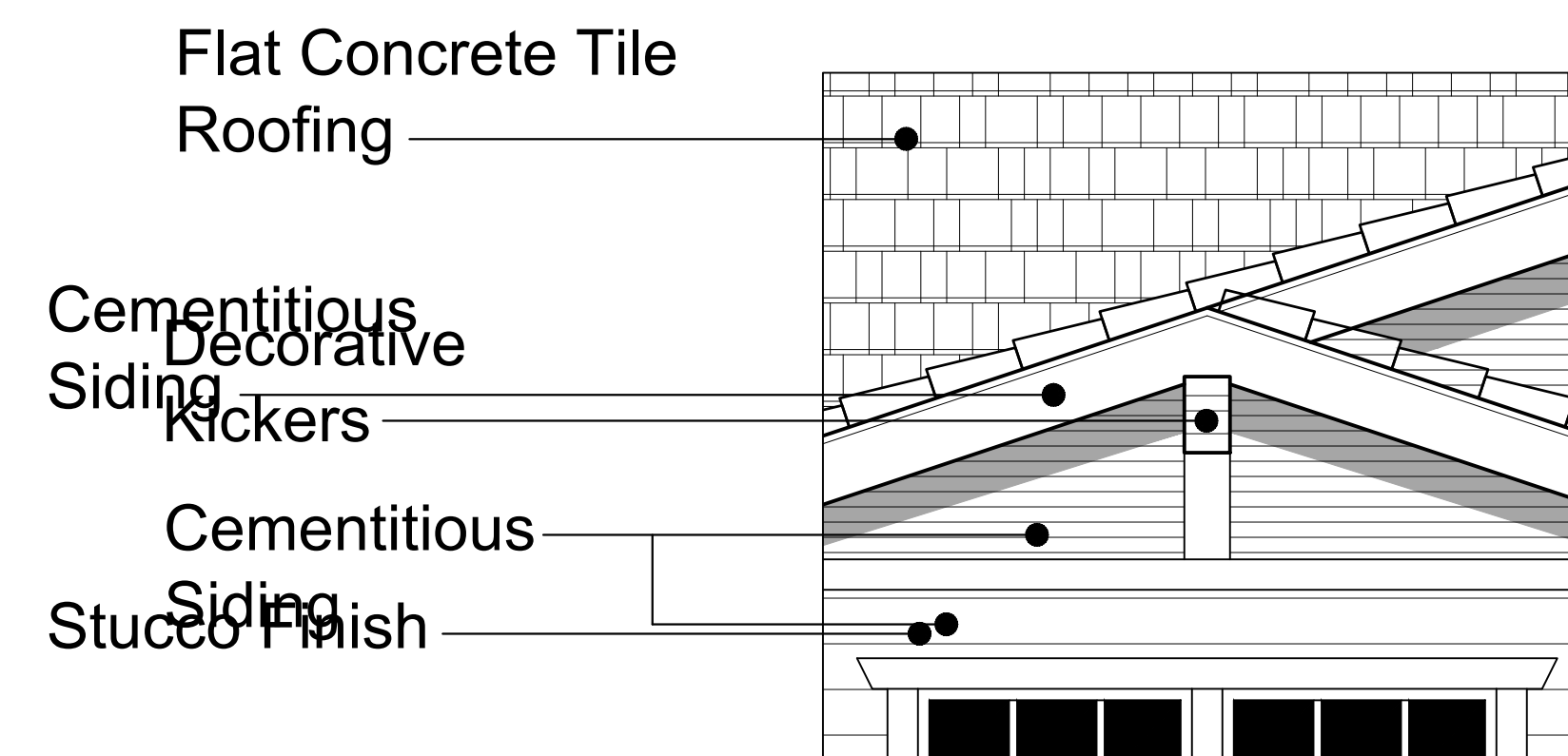


PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - SFD - 50 X100
PLAN 3 - STYLE A

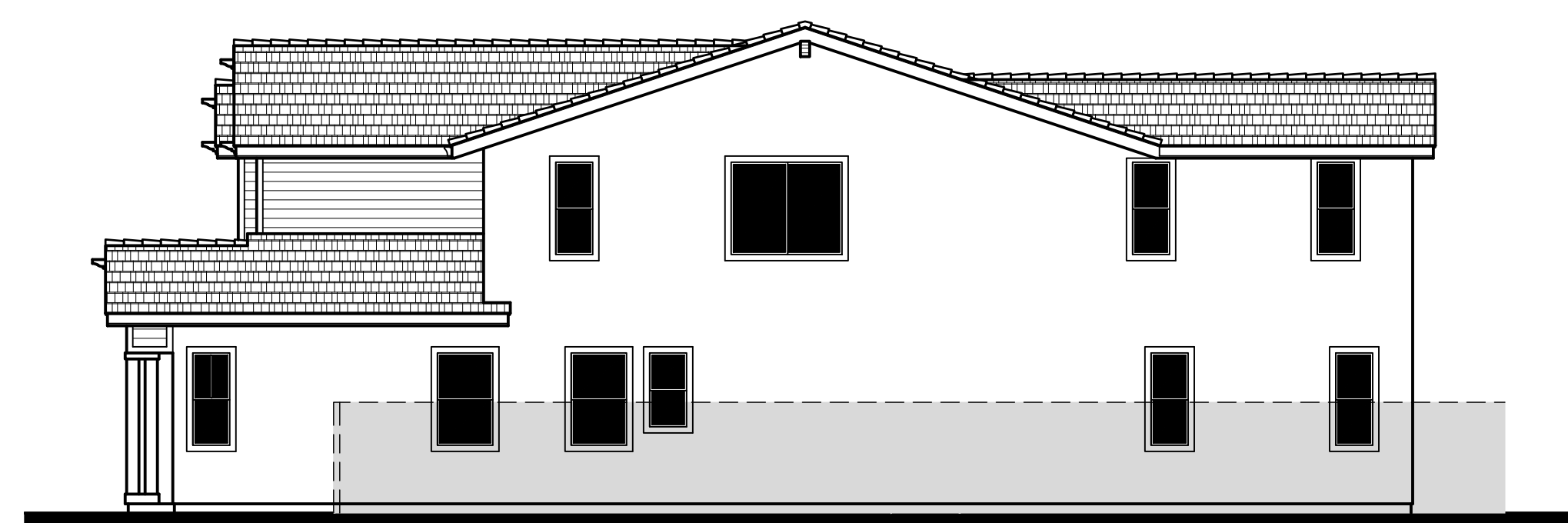
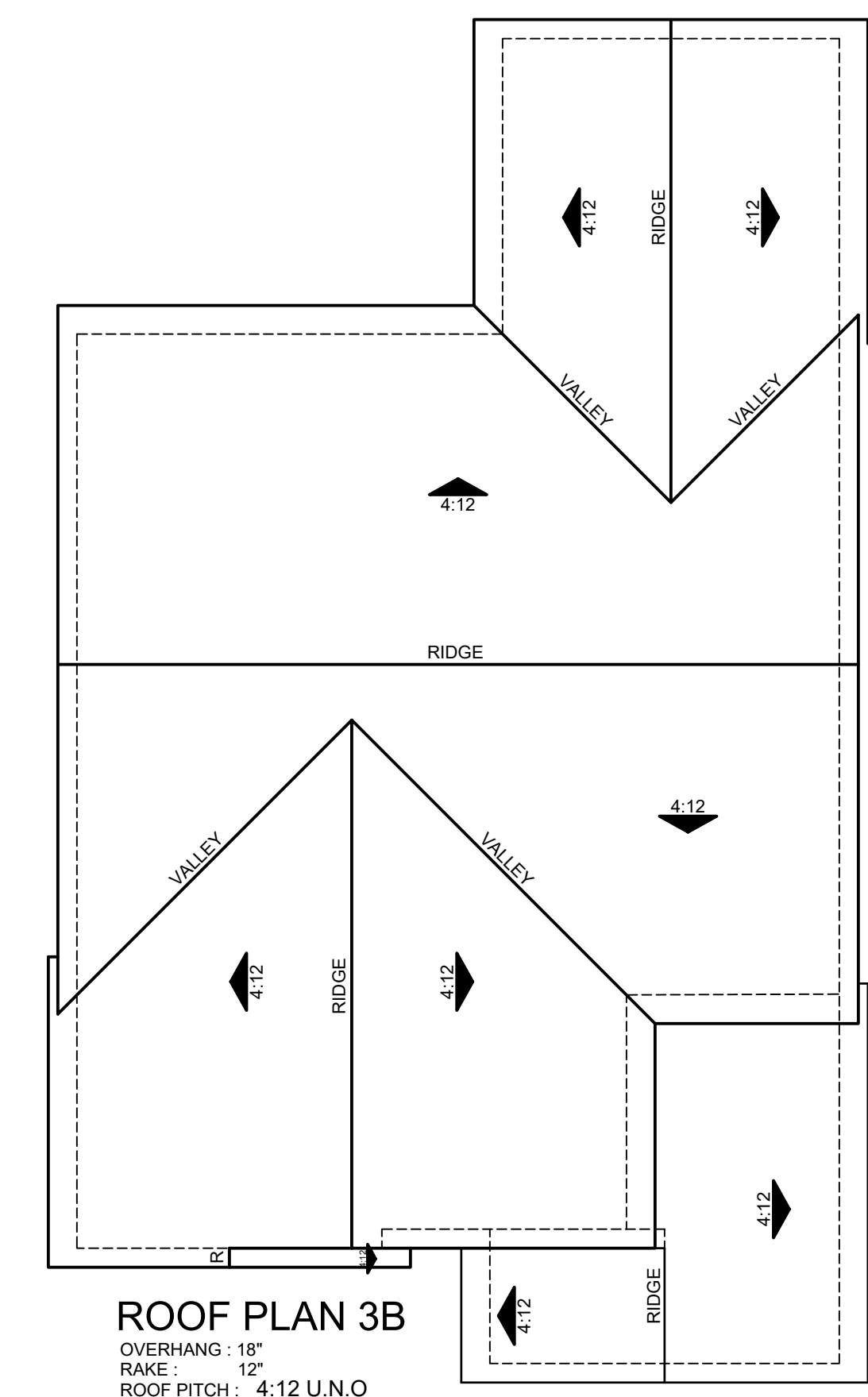
A2.0.8



- 3B
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Lap Siding Engineered Wood alt. Cementitious
 - Decorative Wood Posts and Railing
 - Stone Veneer
 - Decorative Shutters
 - Decorative Corbels



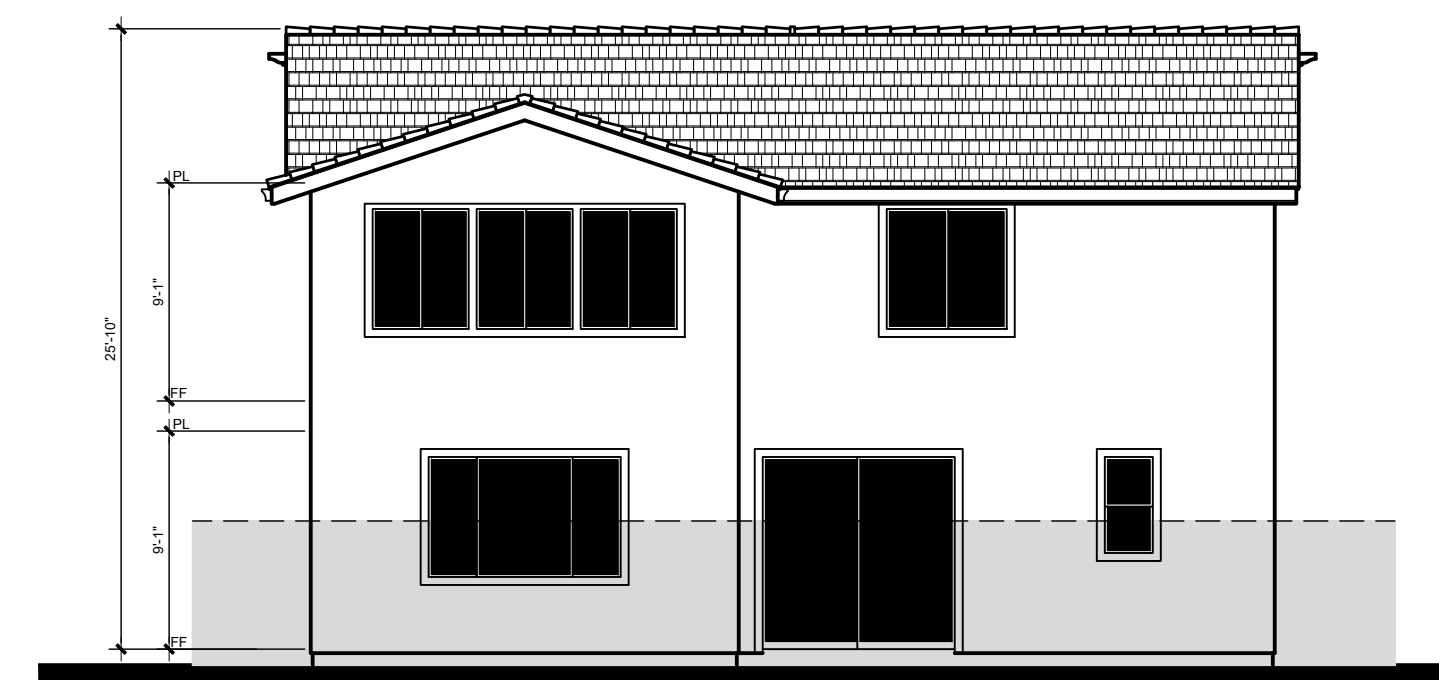
FRONT ELEVATION - 3B



RIGHT ELEVATION

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

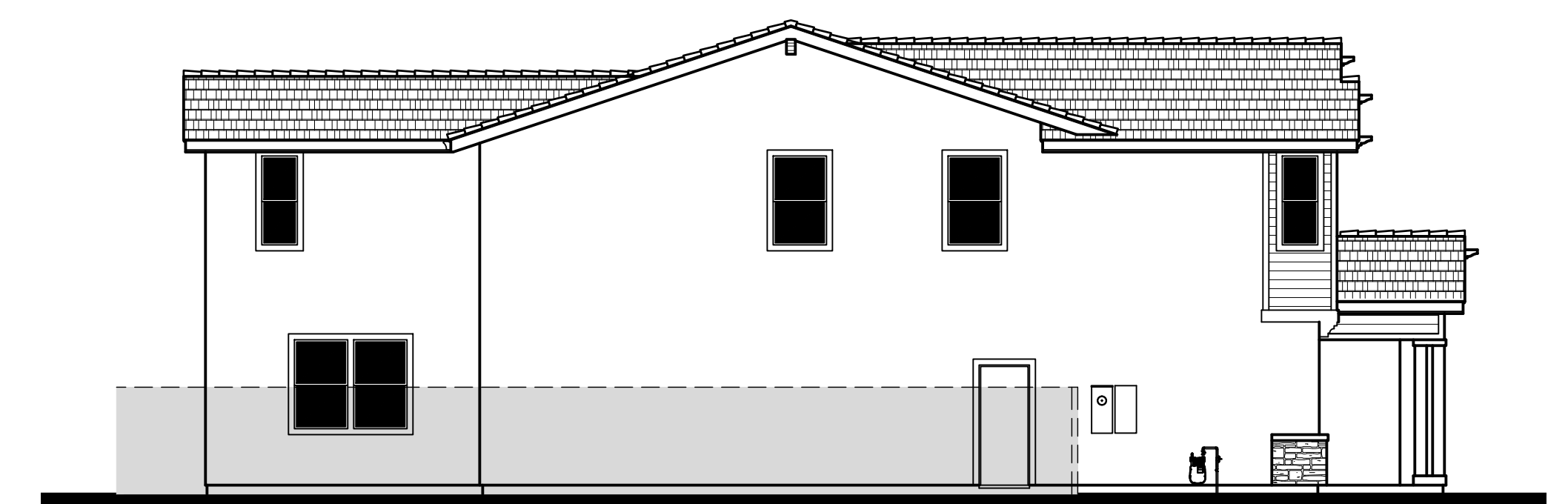
0 4 8 16



REAR ELEVATION

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

0 4 8 16



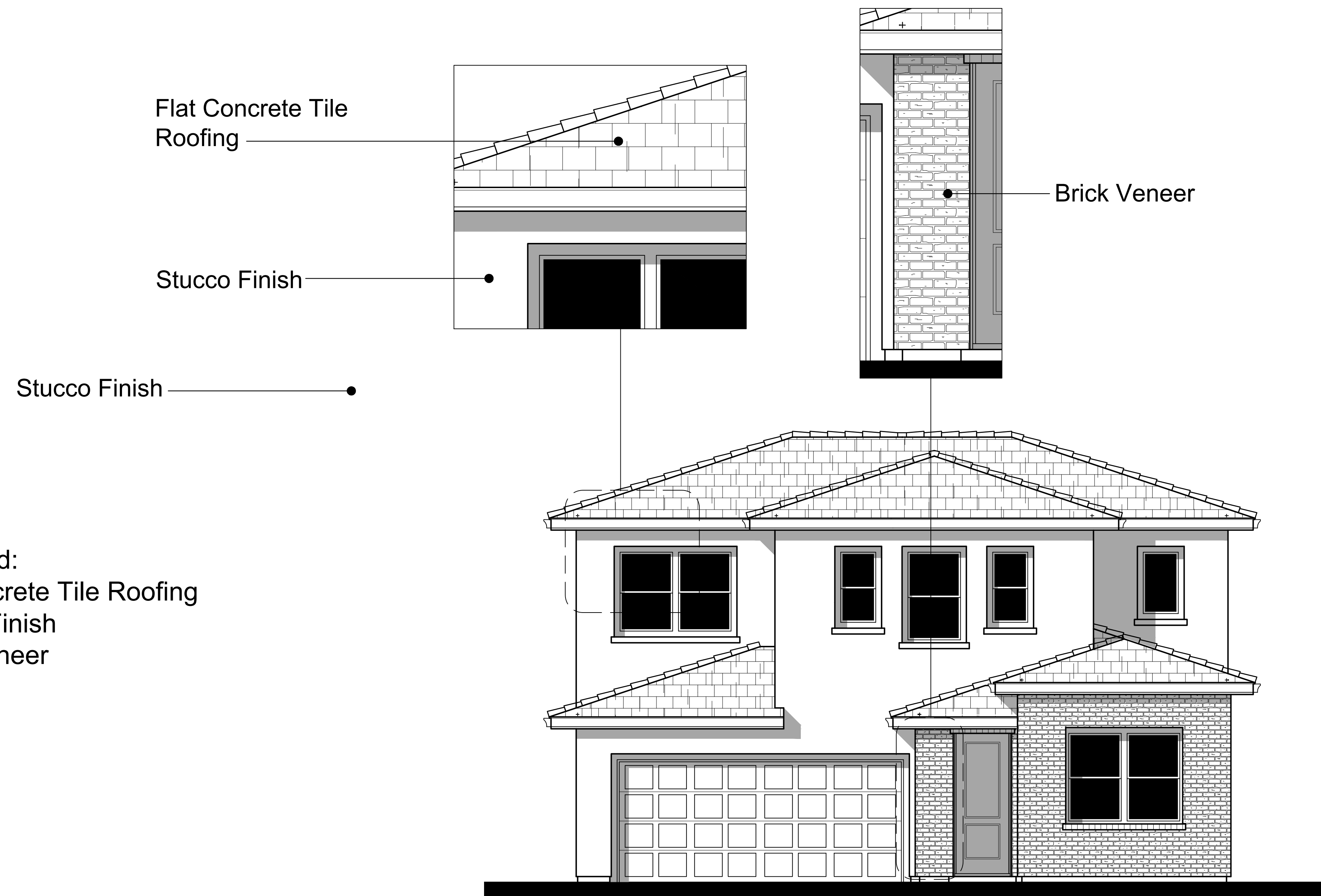
LEFT ELEVATION

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

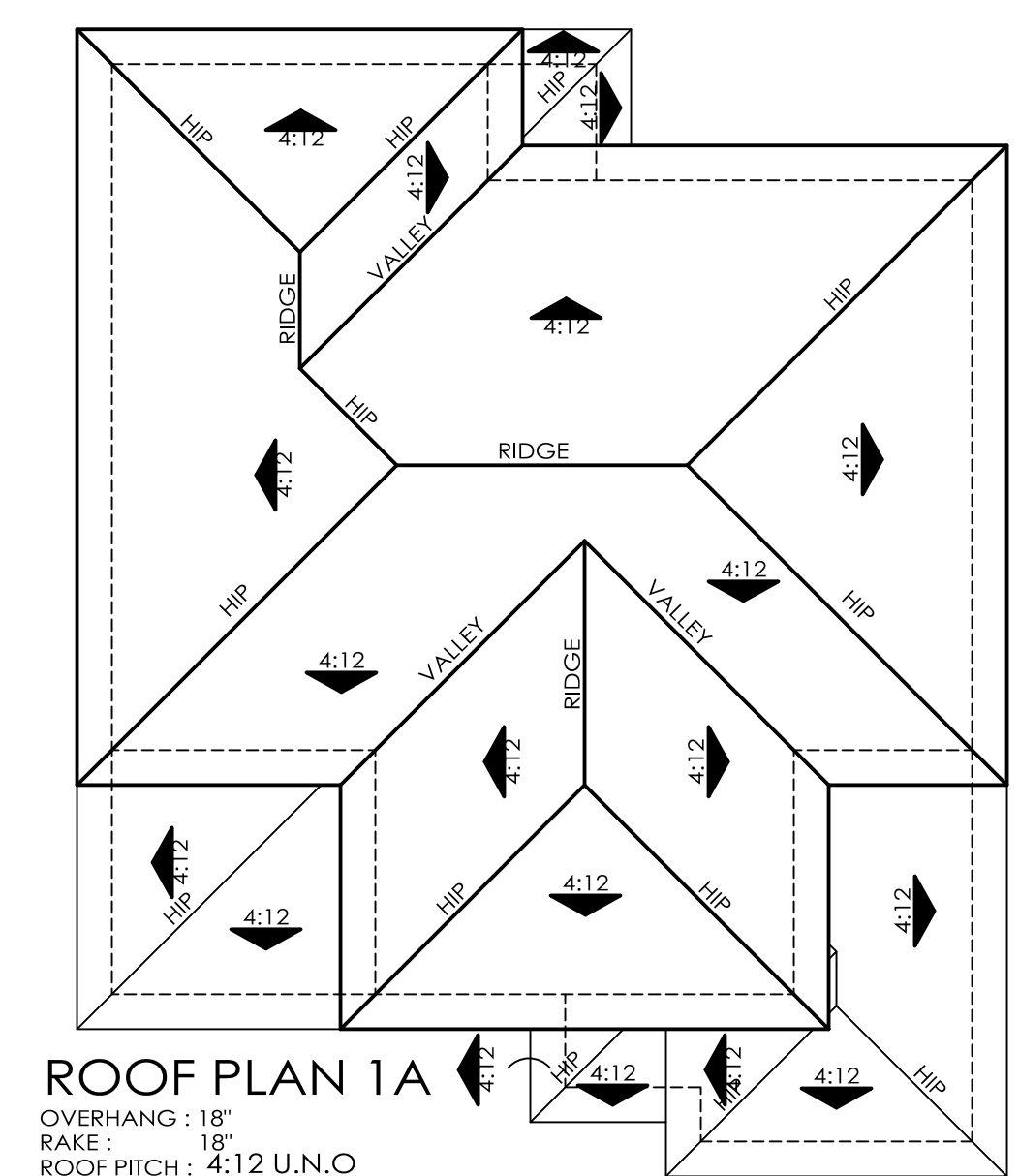
0 4 8 16



1A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



FRONT ELEVATION - 1A



ROOF PLAN 1A
OVERHANG: 18"
RAKE: 18"
ROOF PITCH: 4:12 U.N.O.



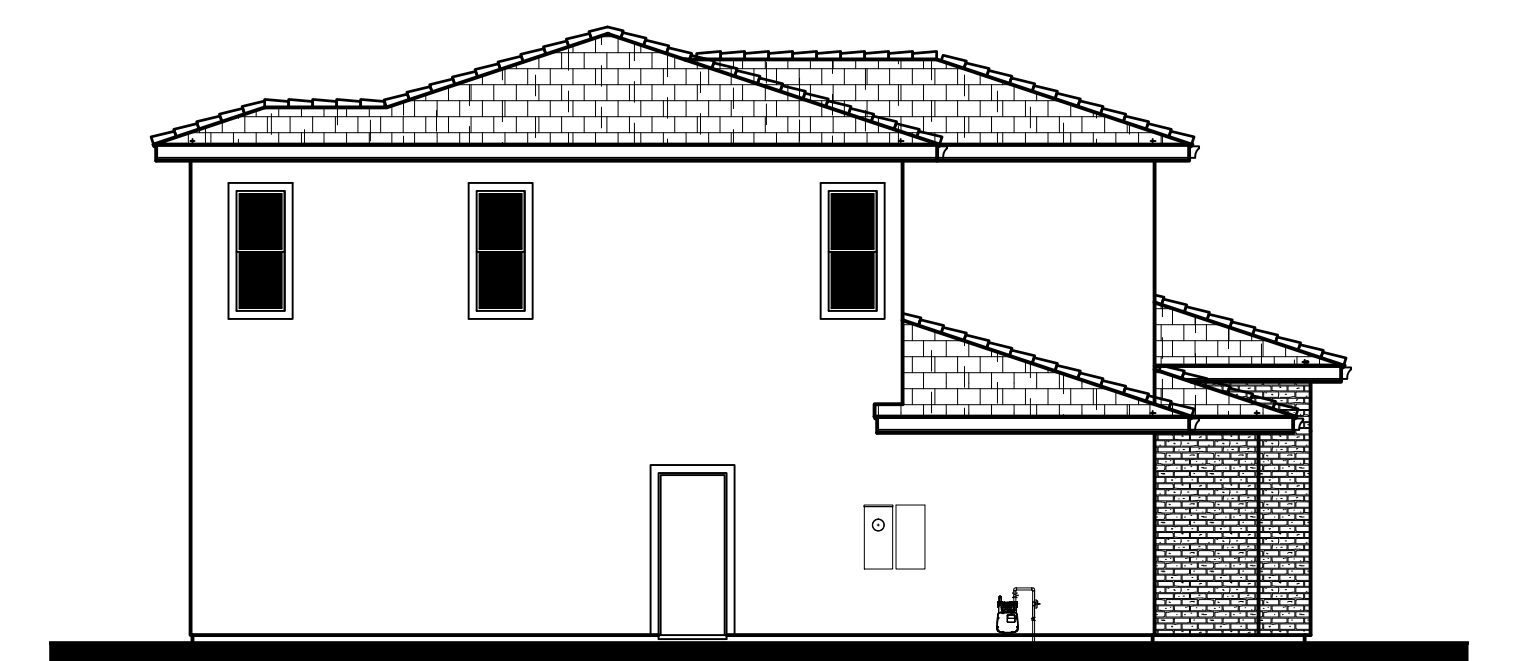
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

Flat Concrete Tile
Roofing

Stucco Finish

Brick Veneer

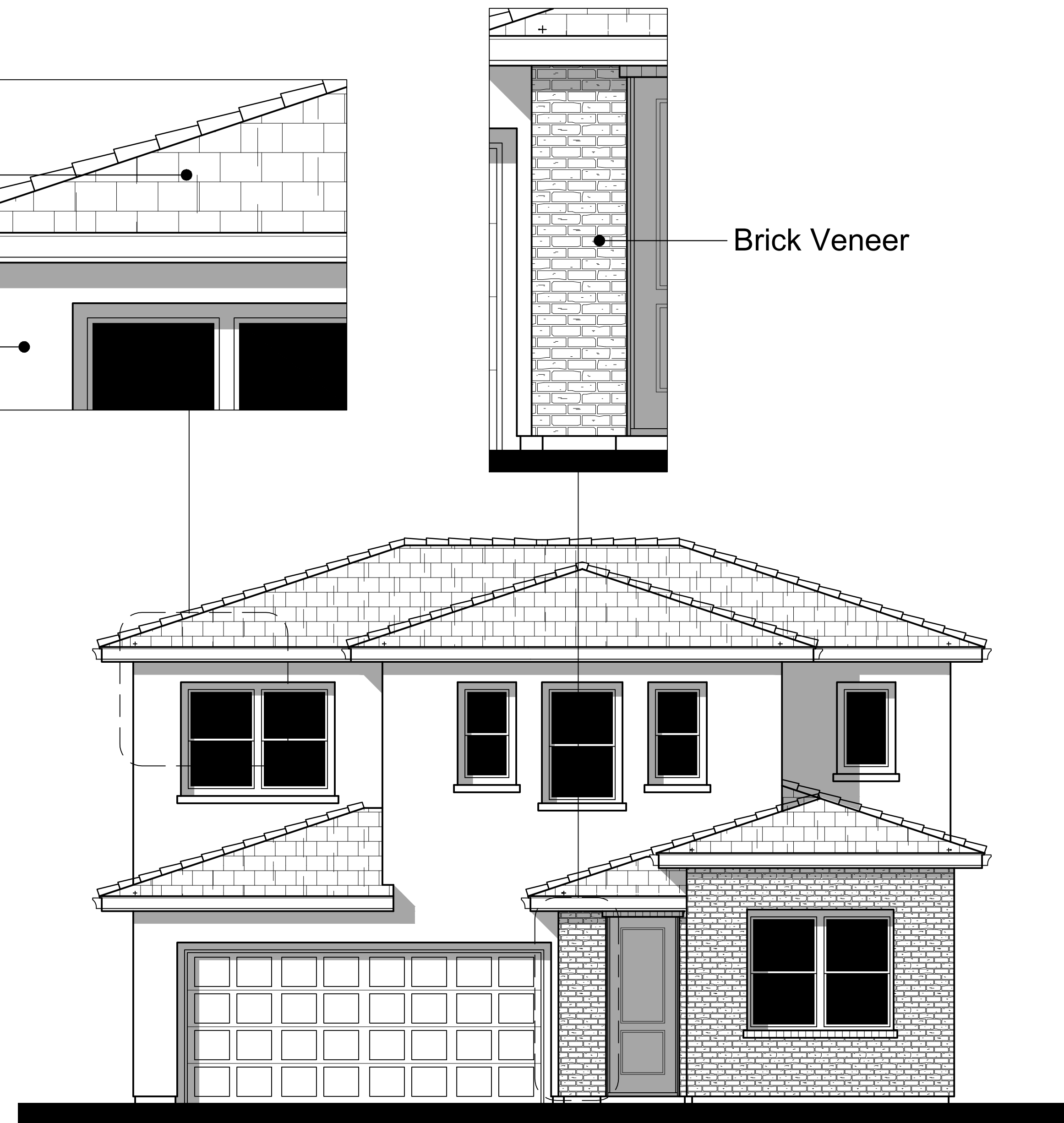
1A

Material Legend:

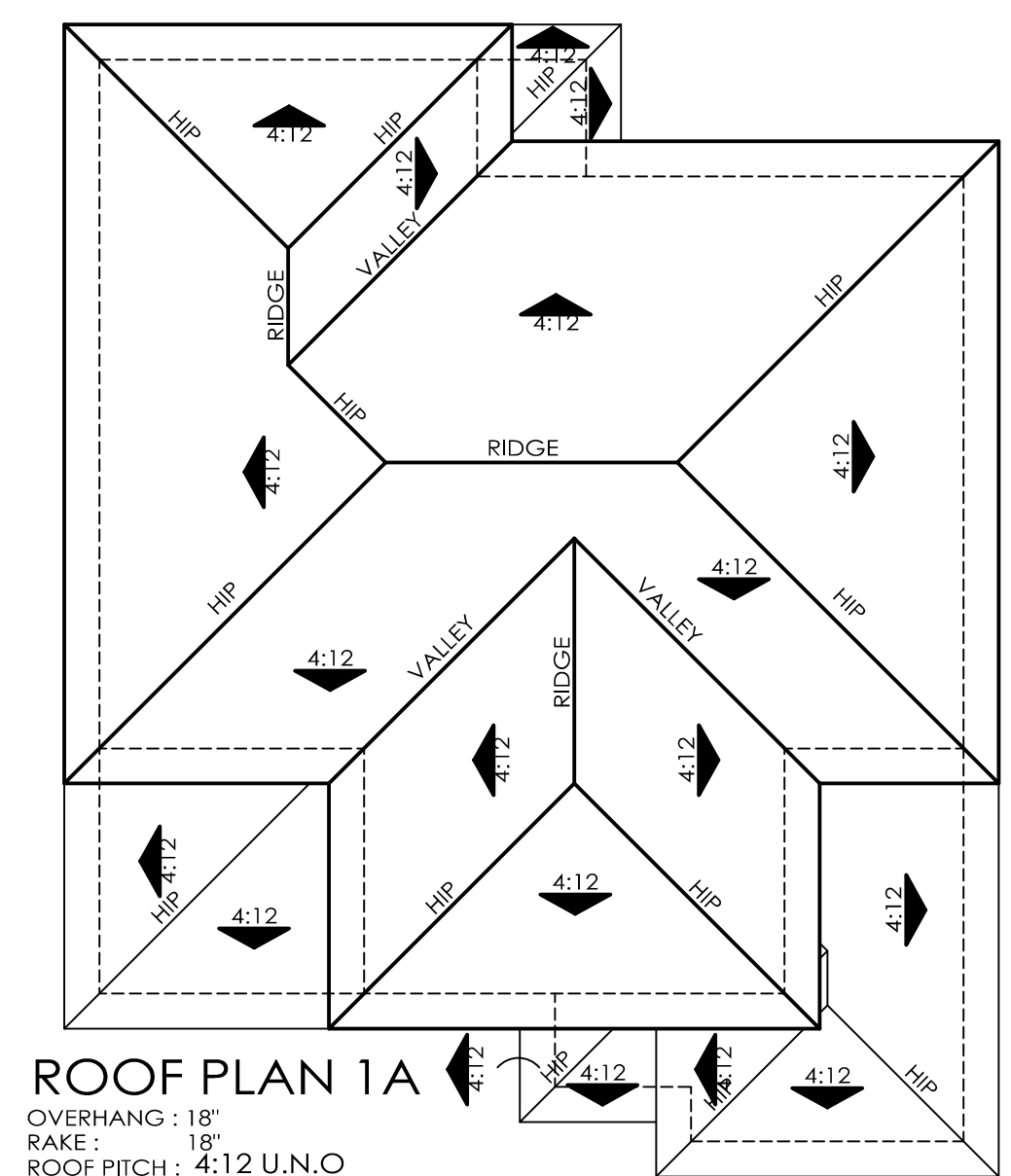
Flat concrete Tile Roofing

Stucco Finish

Brick Veneer



FRONT ELEVATION - 1A



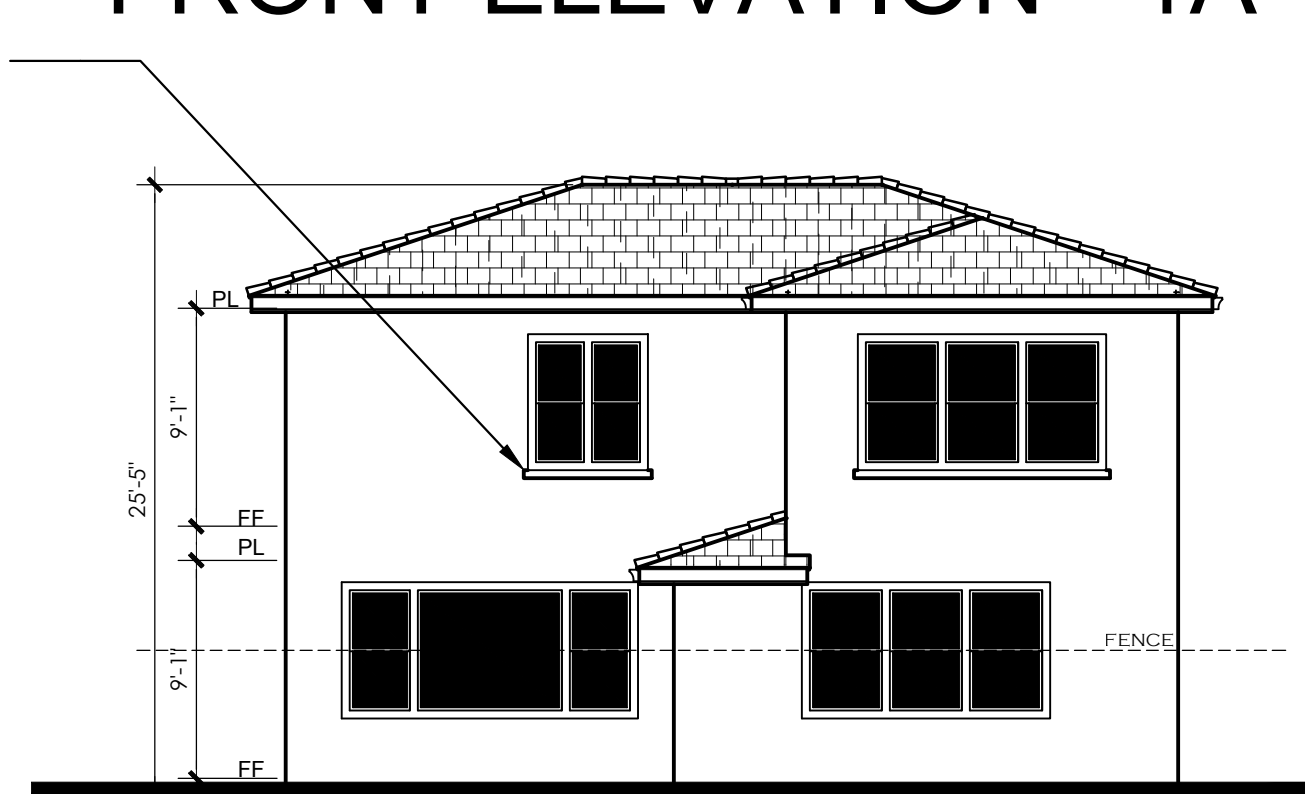
ROOF PLAN 1A
OVERHANG : 18"
RAKE : 18"
ROOF PITCH : 4:12 U.N.O



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

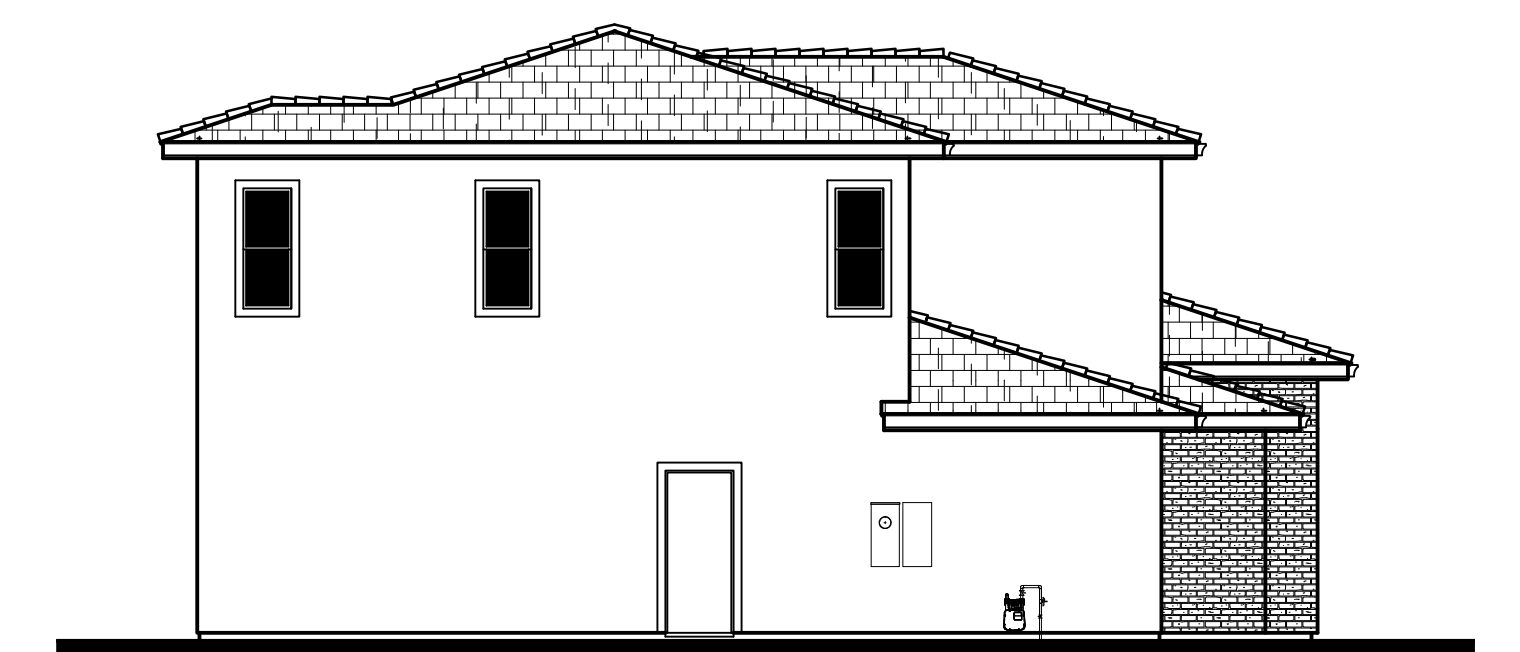
Scale: 1/8" = 1'-0"
0 4 8 16

Enhanced Window Trim



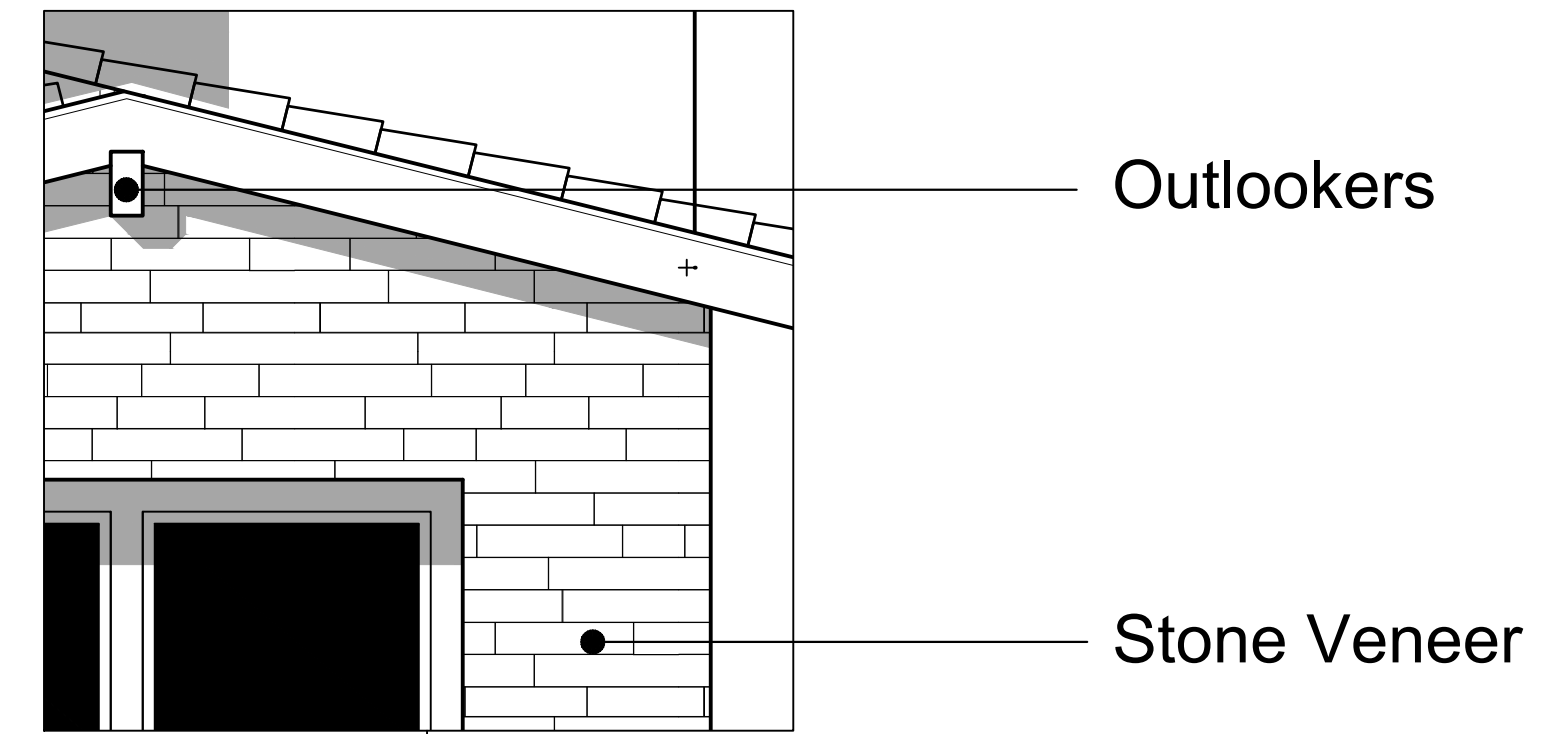
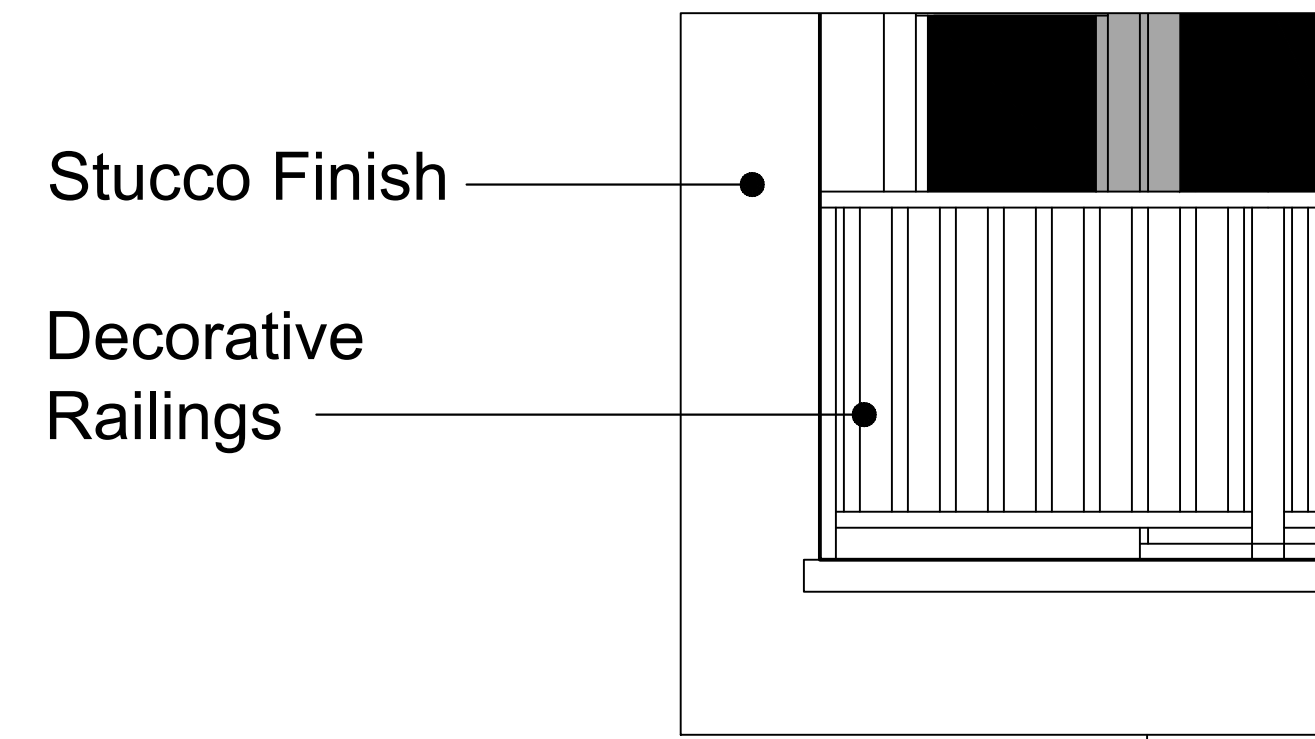
REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

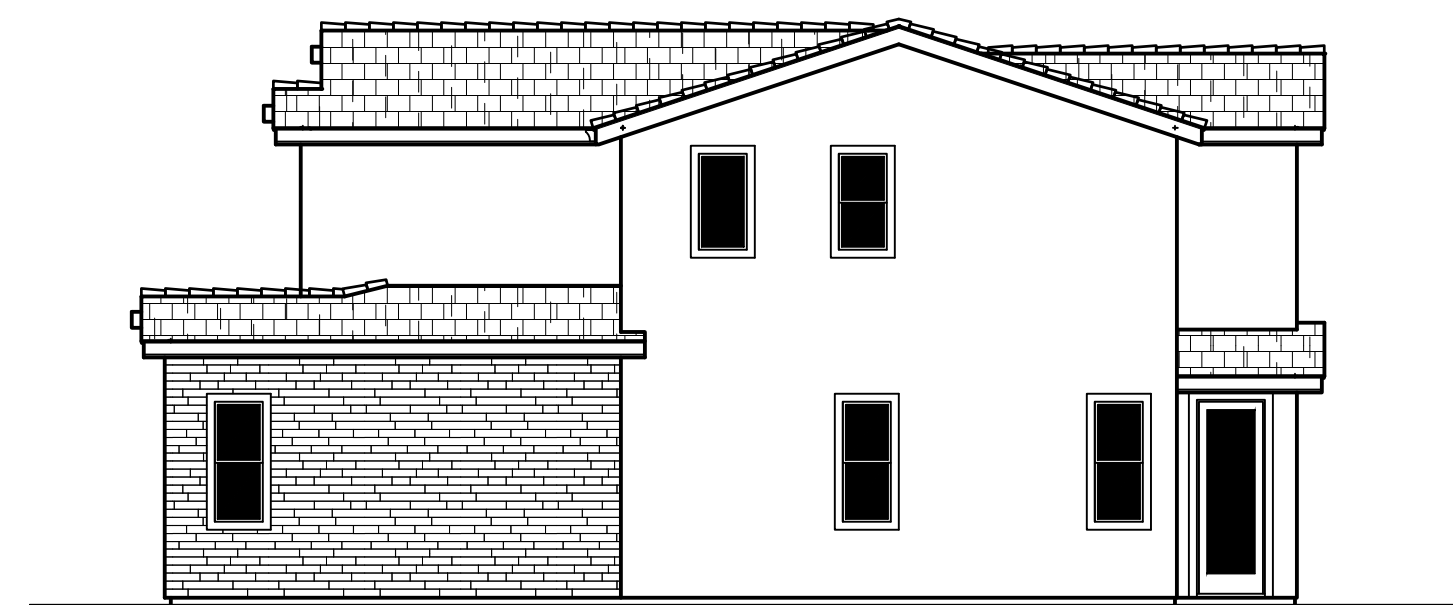
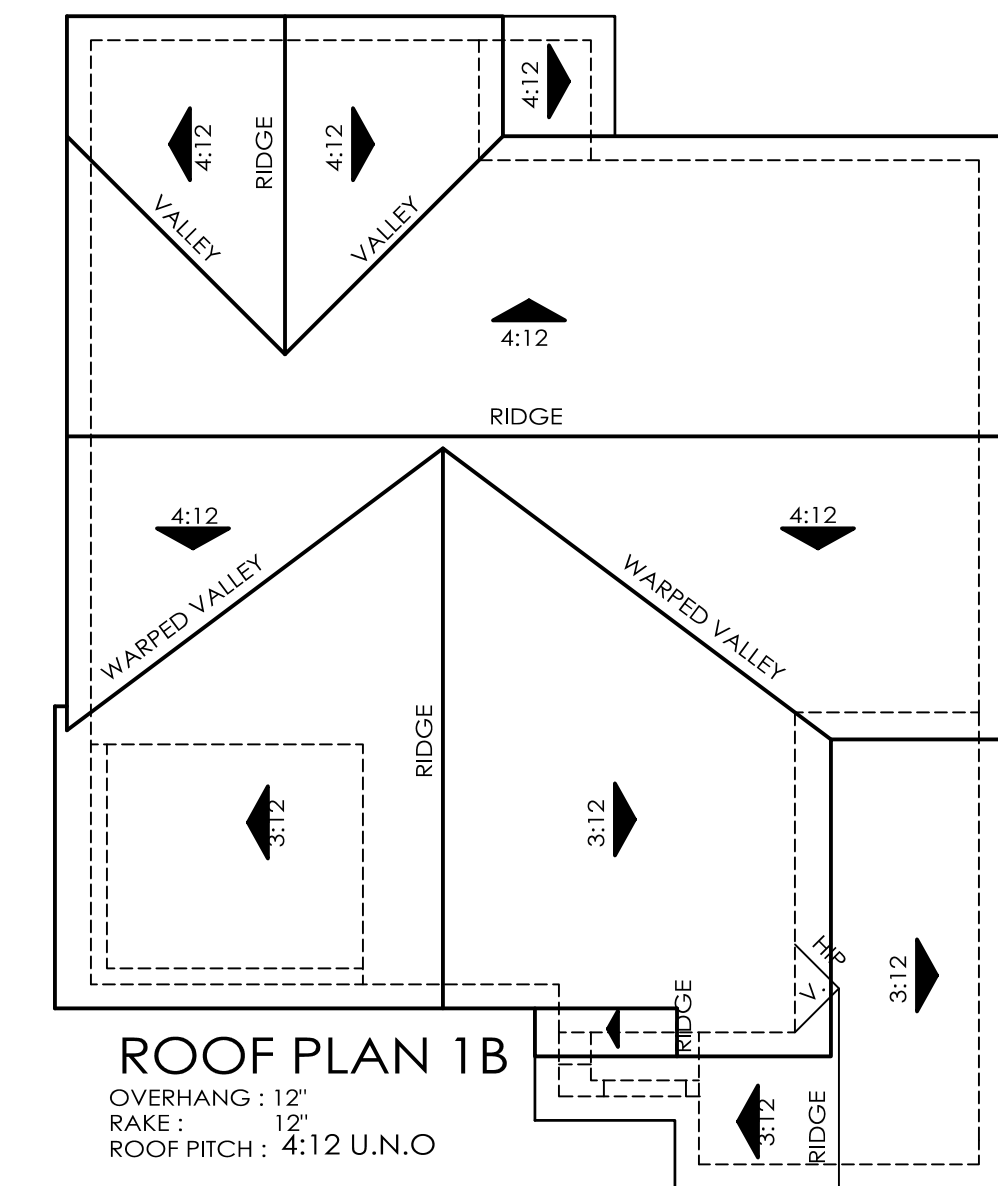
Scale: 1/8" = 1'-0"
0 4 8 16



- 1B
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Stone Veneer
 - Decorative Railing
 - Outlookers

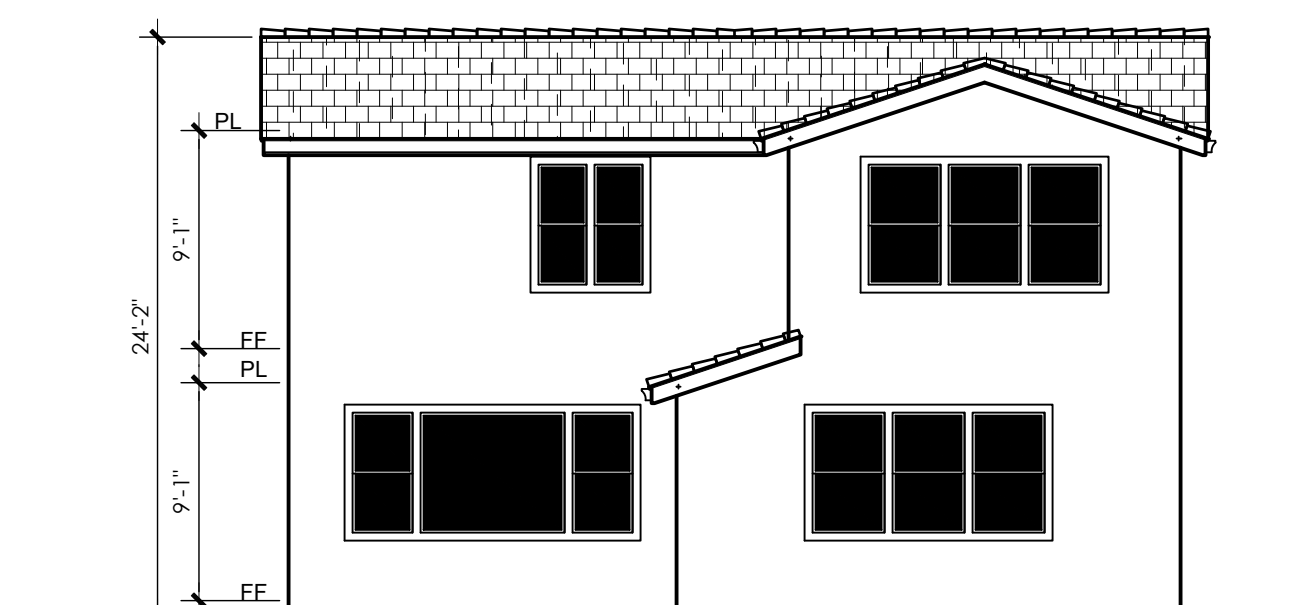


FRONT ELEVATION - 1B



RIGHT ELEVATION

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



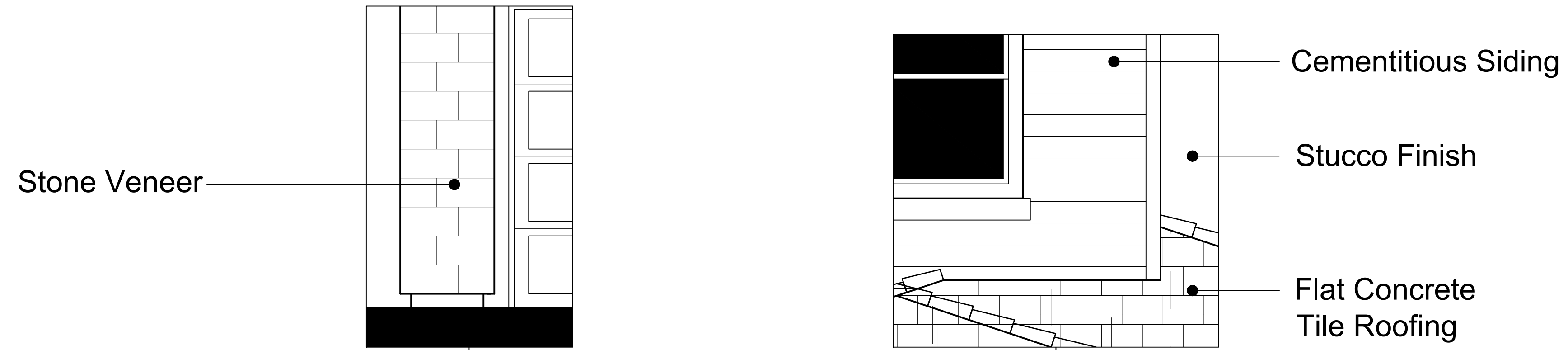
REAR ELEVATION

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



LEFT ELEVATION

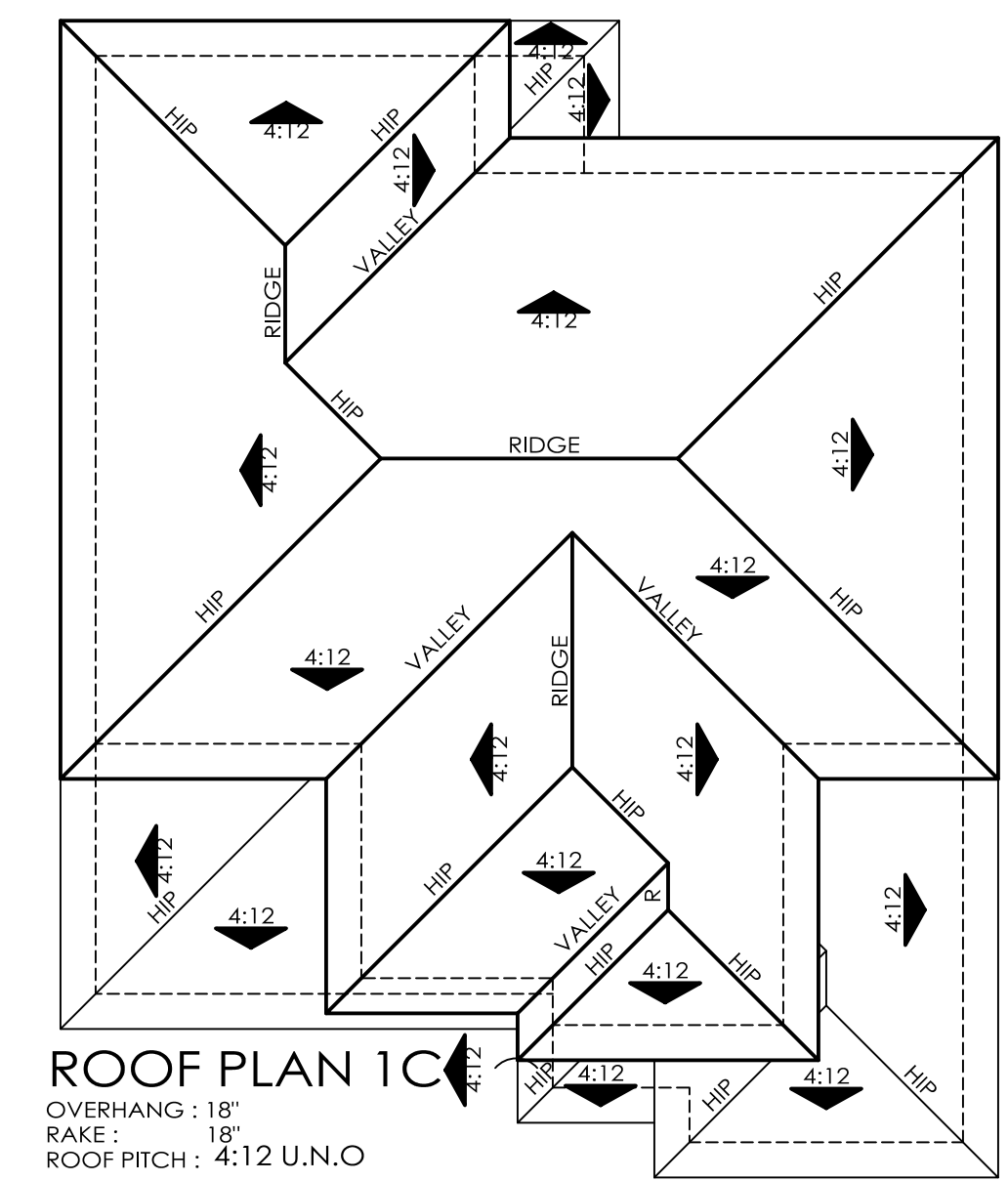
Scale: 1/8" = 1'-0"



- 1C
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Cementitious Siding
 - Stone Veneer



FRONT ELEVATION - 1C



RIGHT ELEVATION

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

0 4 8 16



REAR ELEVATION

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

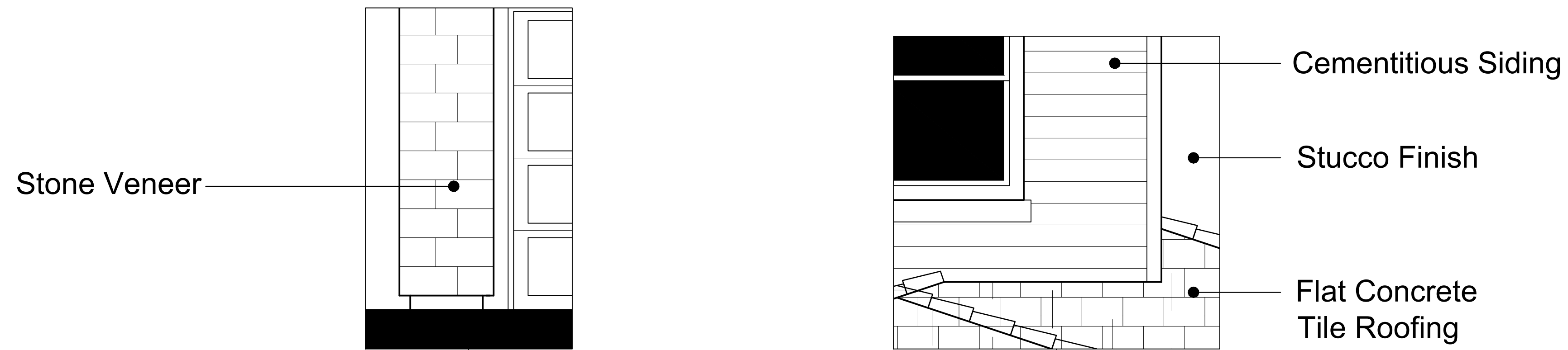
0 4 8 16



LEFT ELEVATION

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

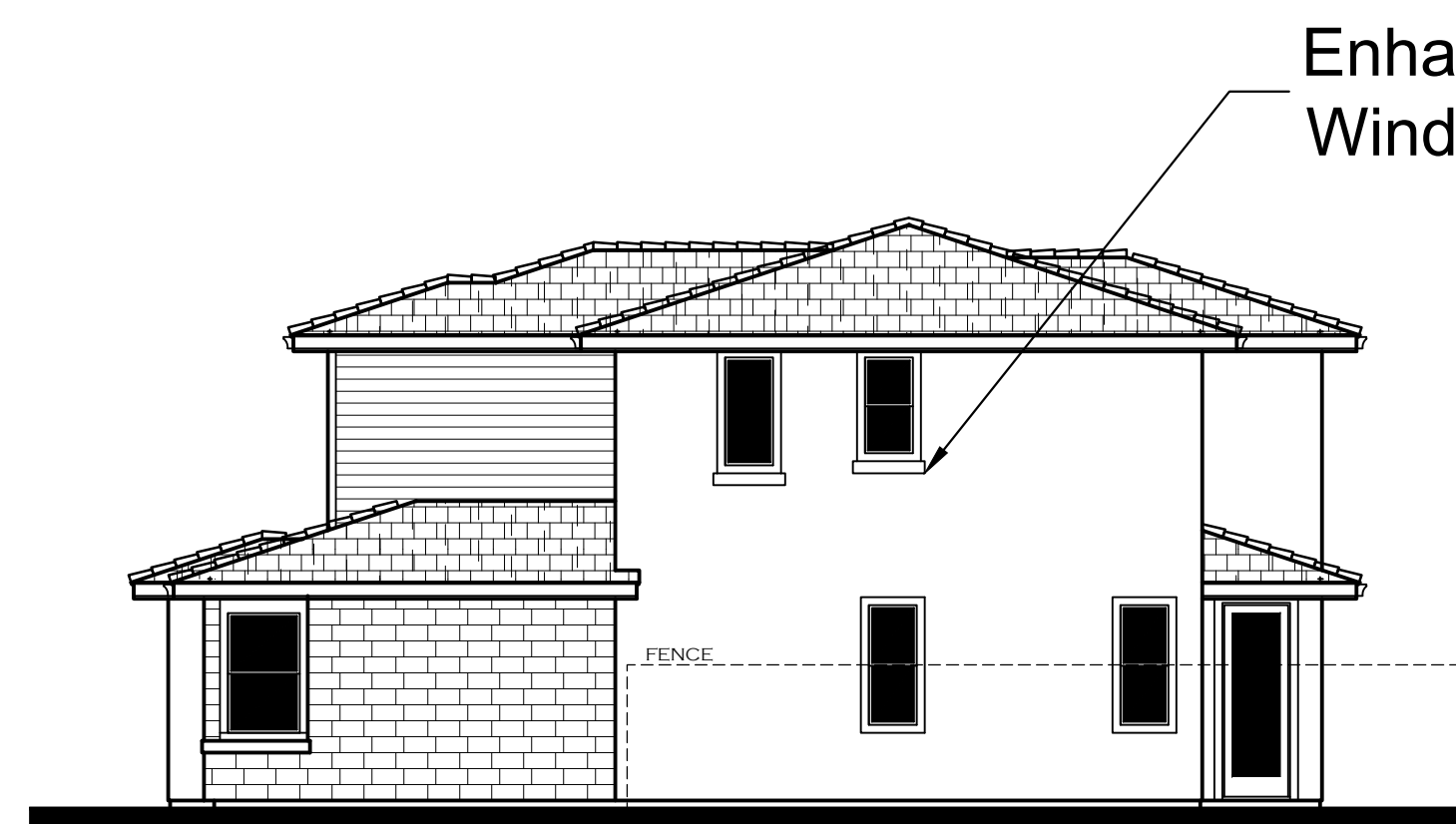
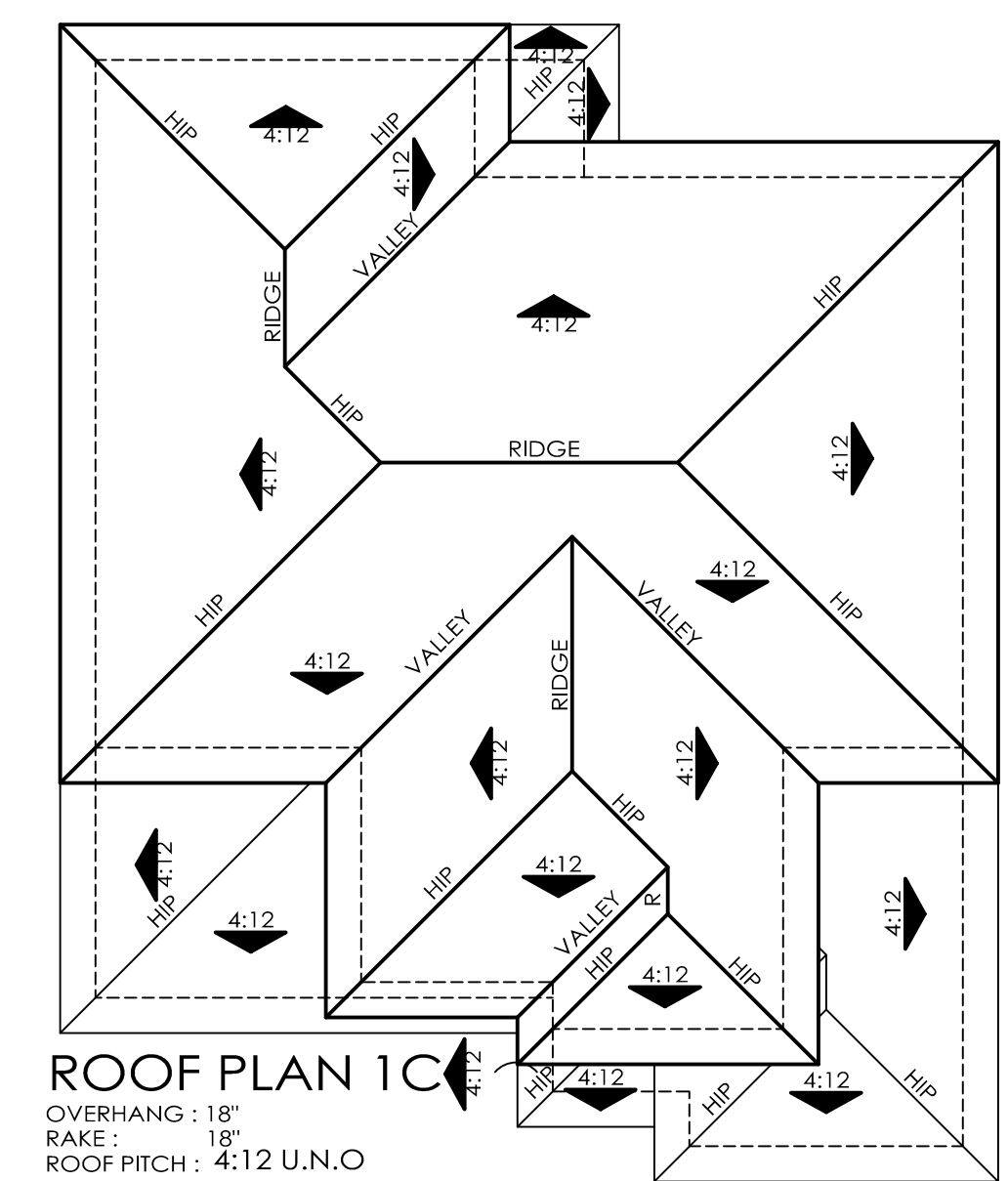
0 4 8 16



1C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer

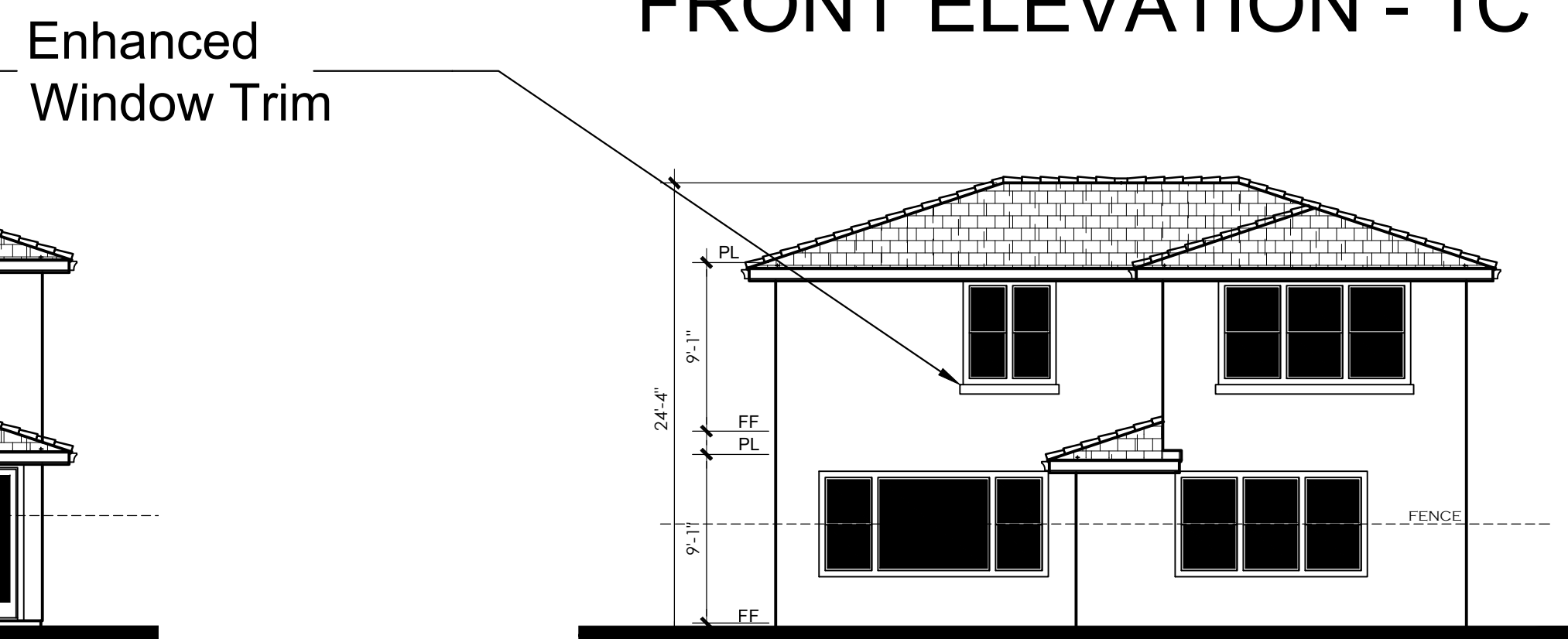


FRONT ELEVATION - 1C



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'

Flat Concrete
Tile Roofing

Stucco Finish

Brick Veneer

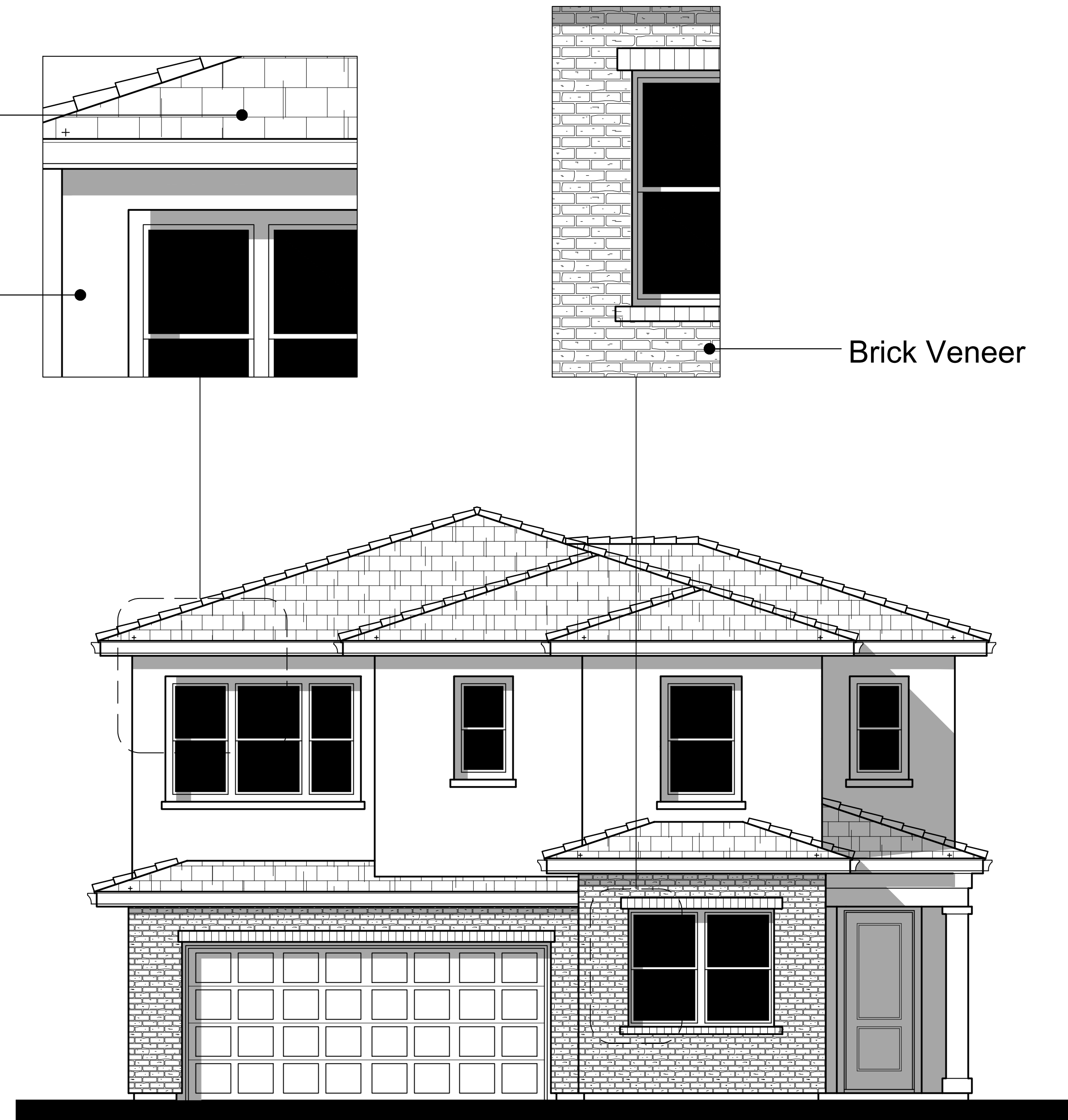
2A

Material Legend:

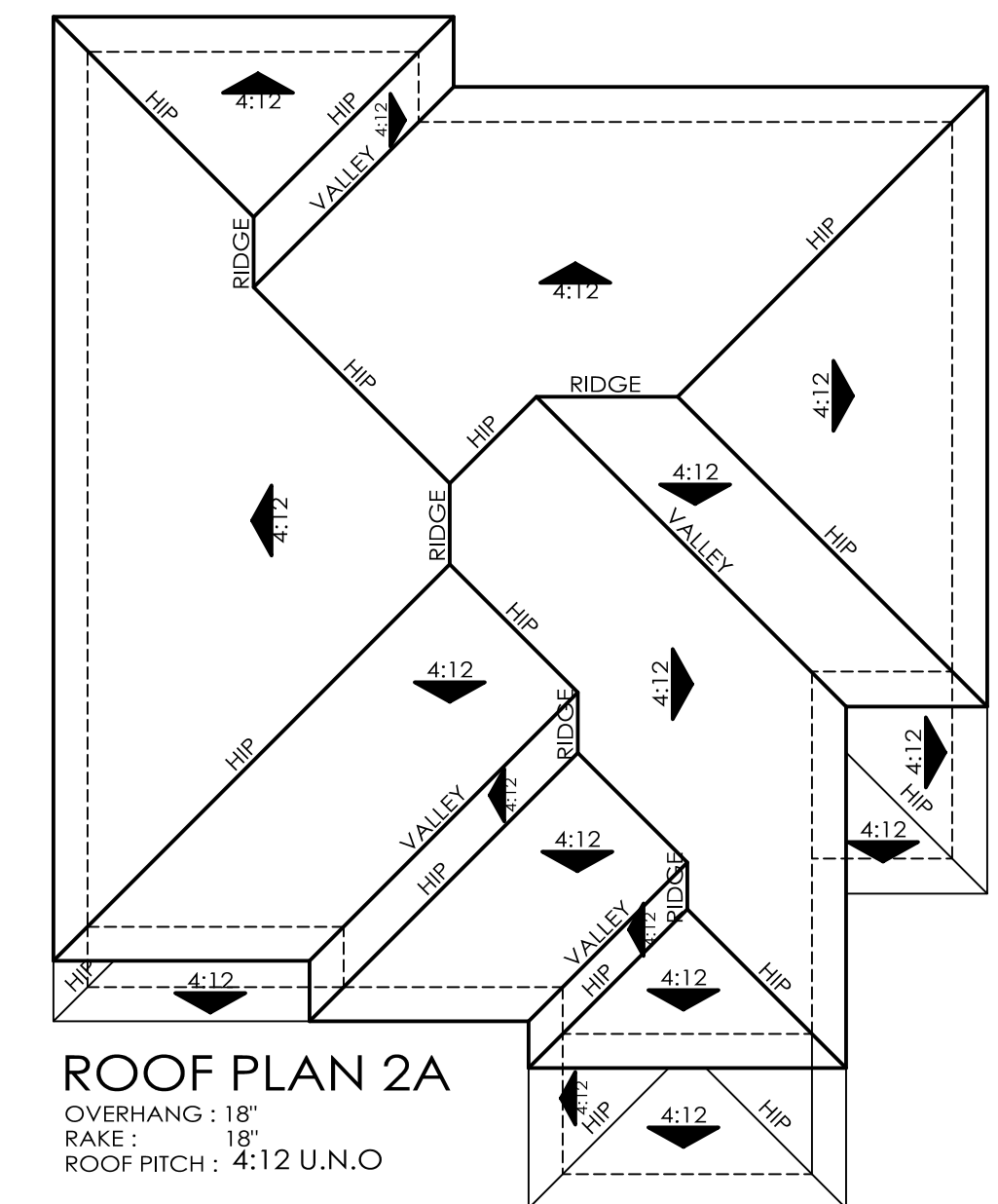
Flat concrete Tile Roofing

Stucco Finish

Brick Veneer



FRONT ELEVATION - 2A



ROOF PLAN 2A
OVERHANG: 18"
RAKE: 18"
ROOF PITCH: 4:12 U.N.O.



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

Flat Concrete
Tile Roofing

Stucco Finish

Brick Veneer

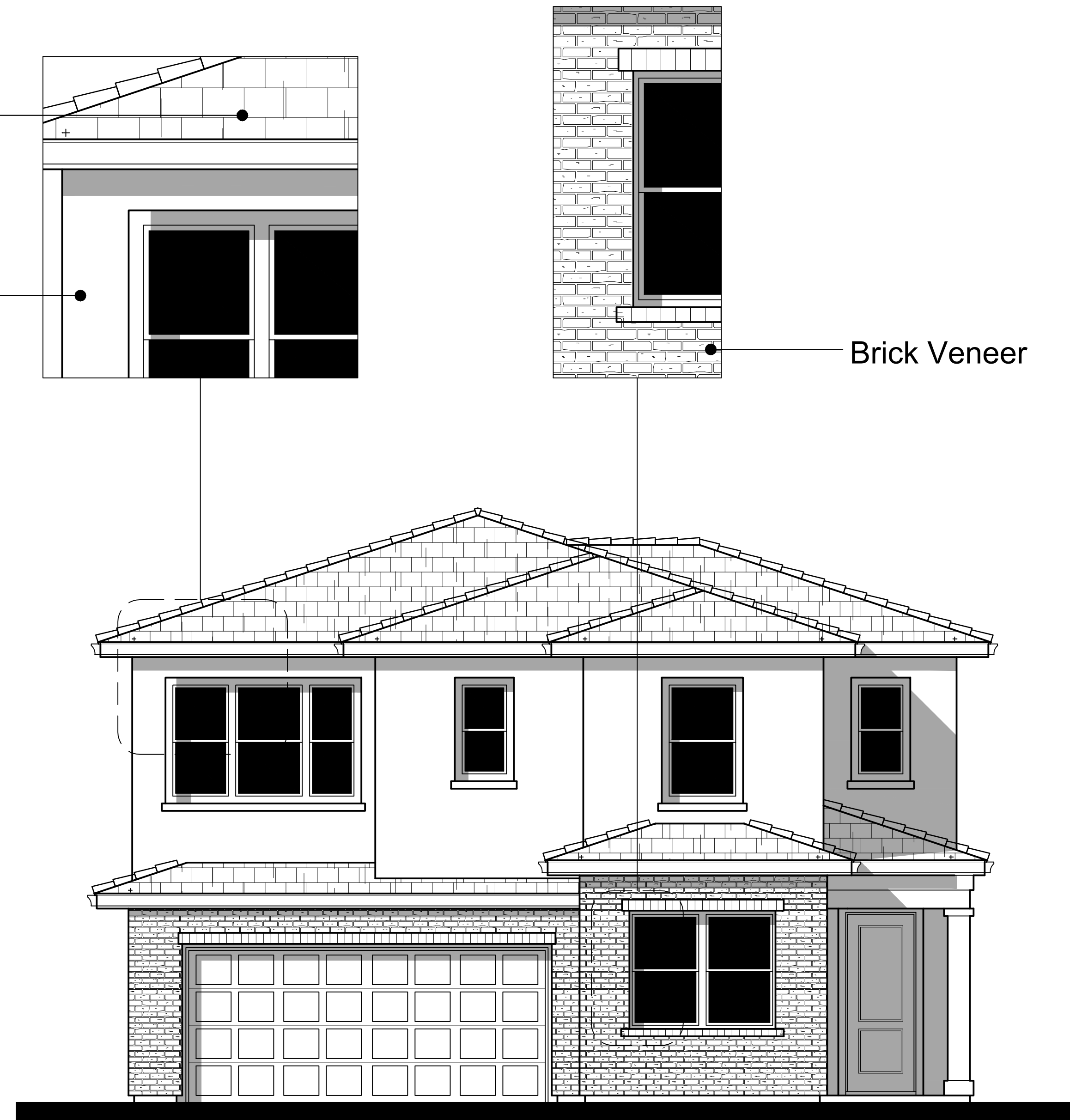
2A

Material Legend:

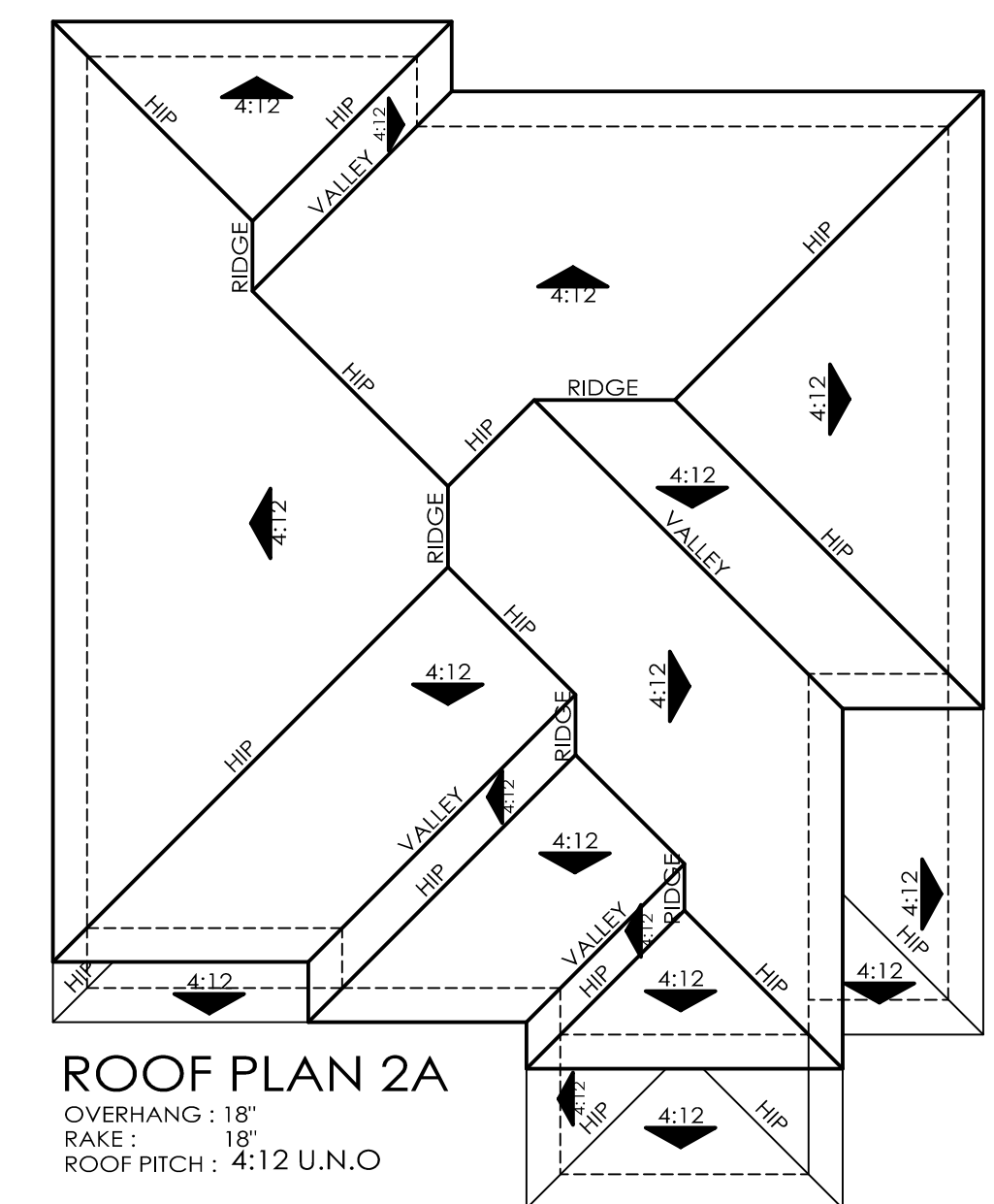
Flat concrete Tile Roofing

Stucco Finish

Brick Veneer



FRONT ELEVATION - 2A



ROOF PLAN 2A
OVERHANG: 18"
RAKE: 18"
ROOF PITCH: 4:12 U.N.O



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

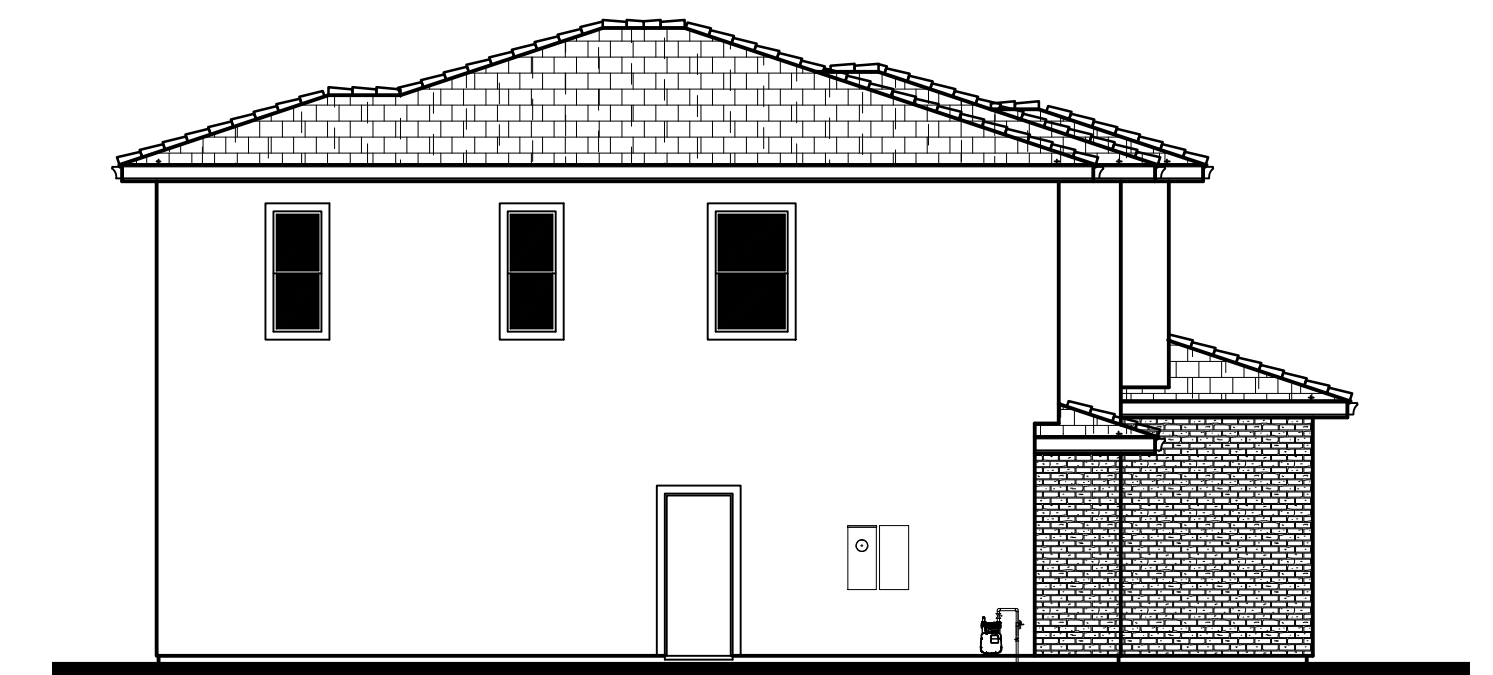
Scale: 1/8" = 1'-0"
0 4 8 16

Enhanced
Window Trim



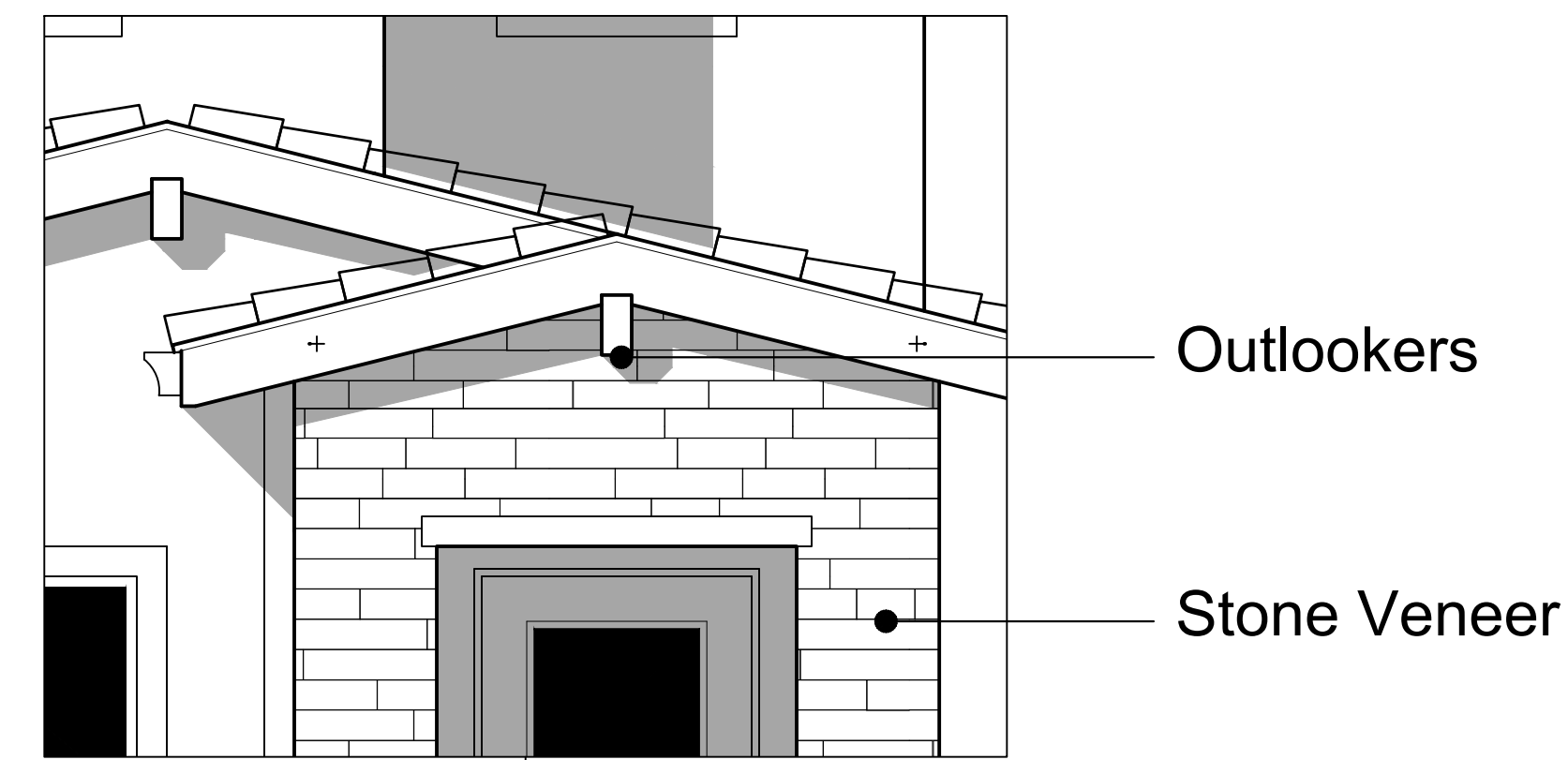
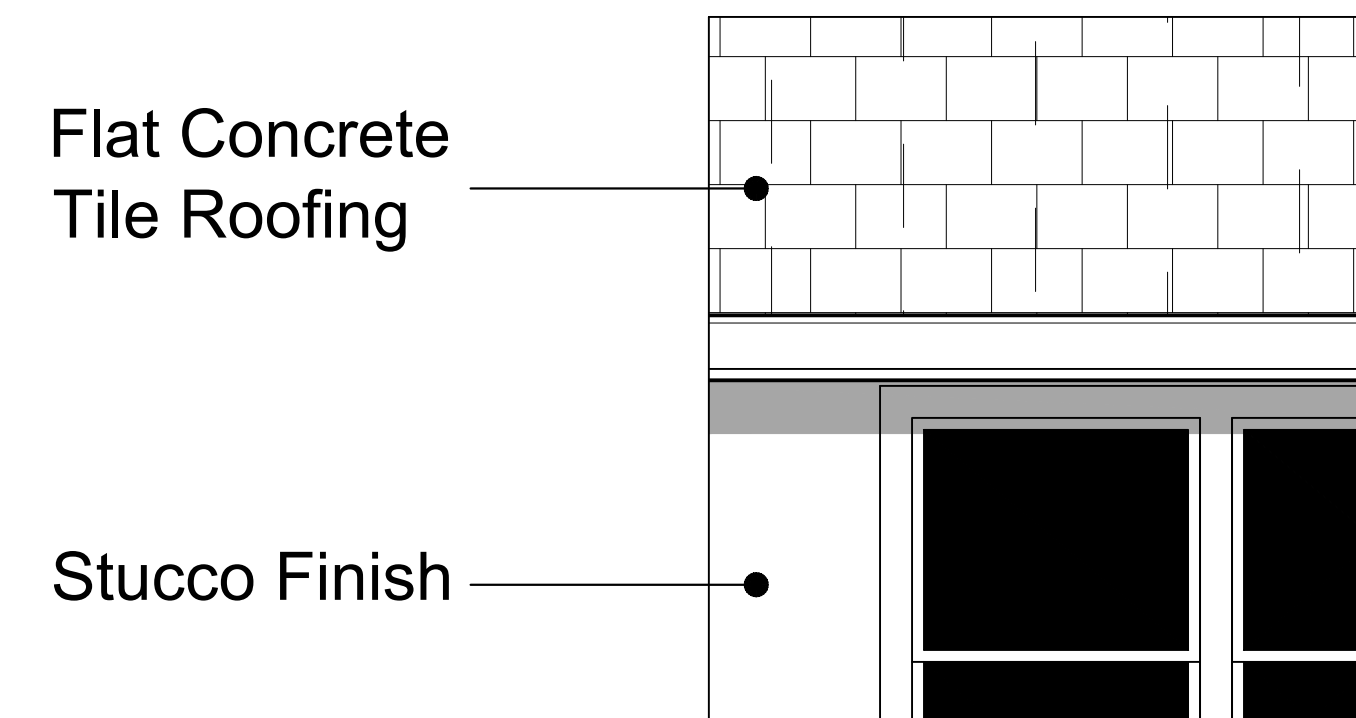
REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

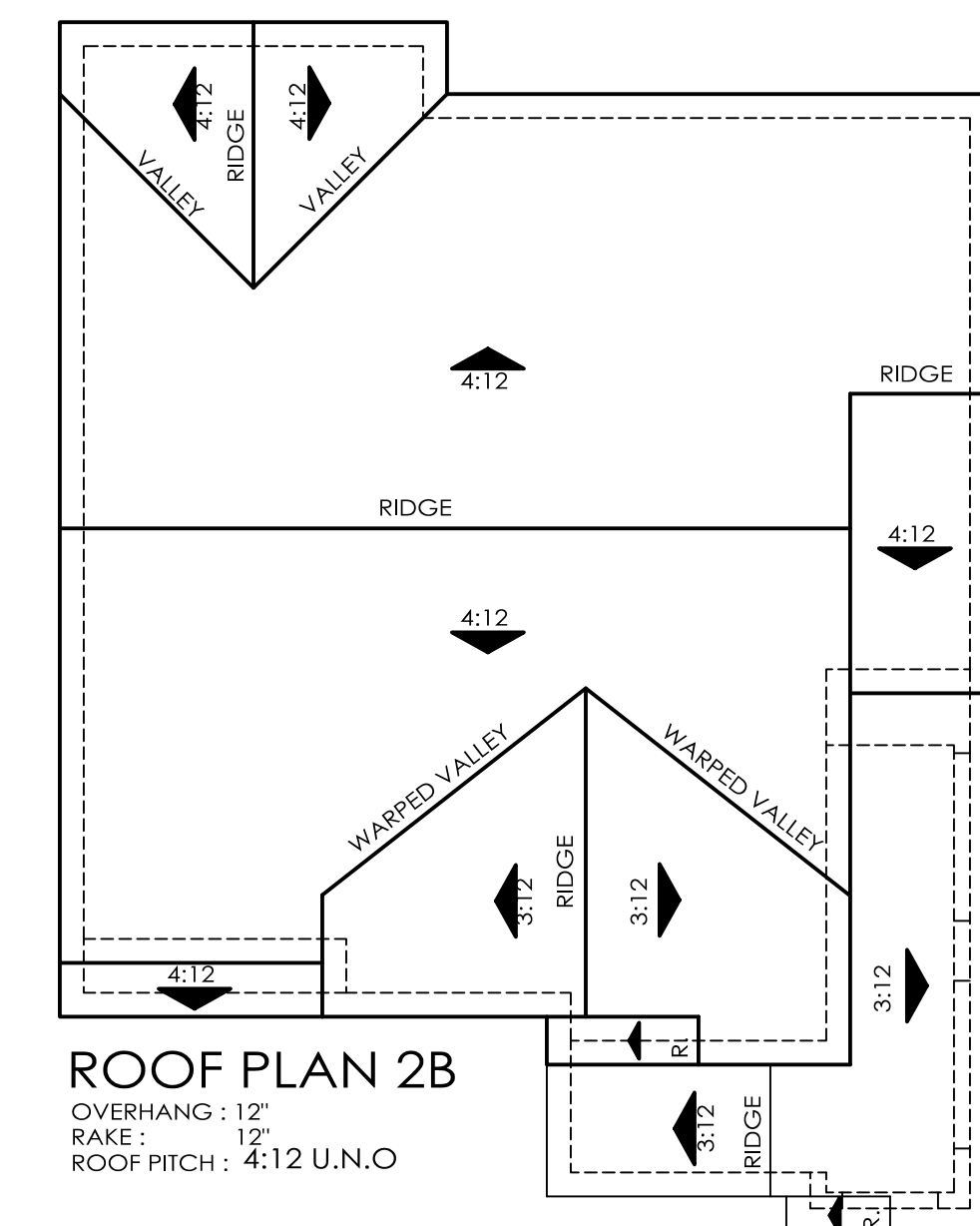
Scale: 1/8" = 1'-0"
0 4 8 16



2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Outlookers



FRONT ELEVATION - 2B



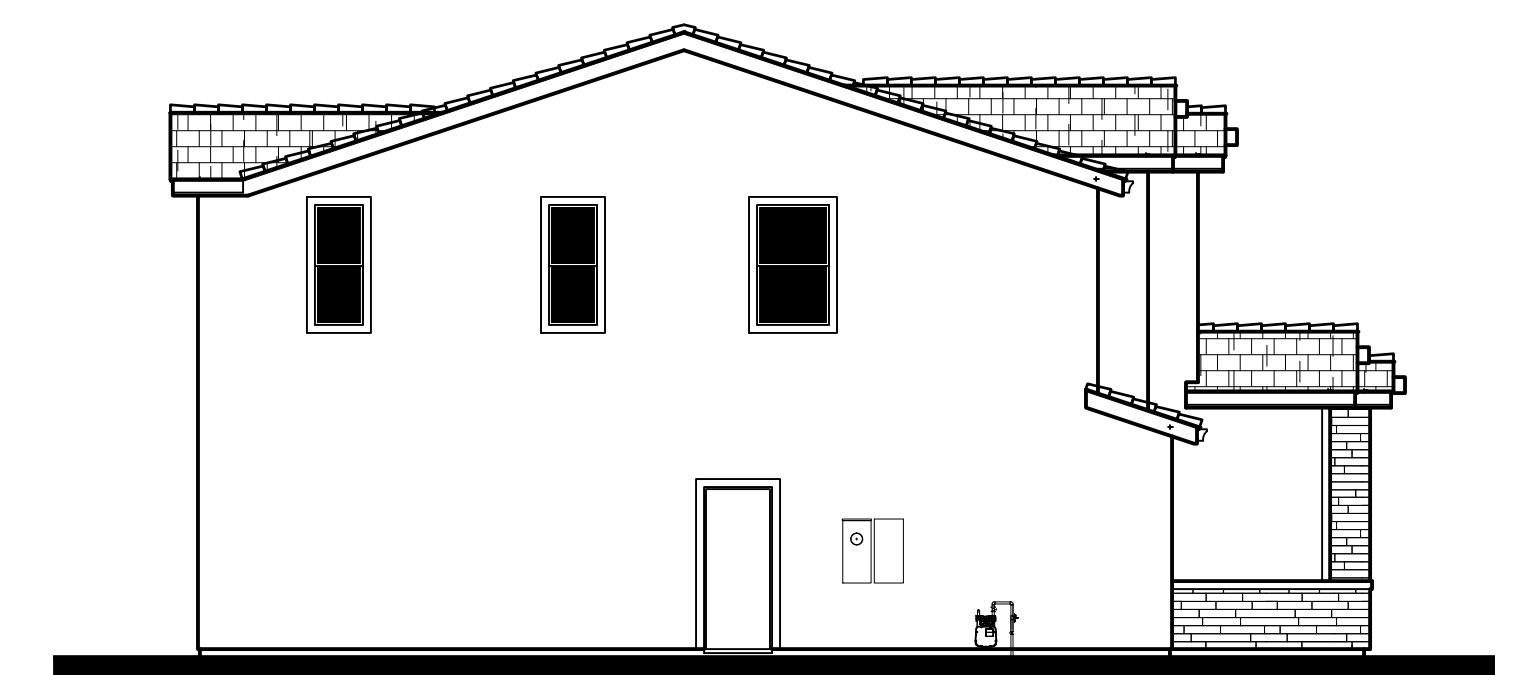
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

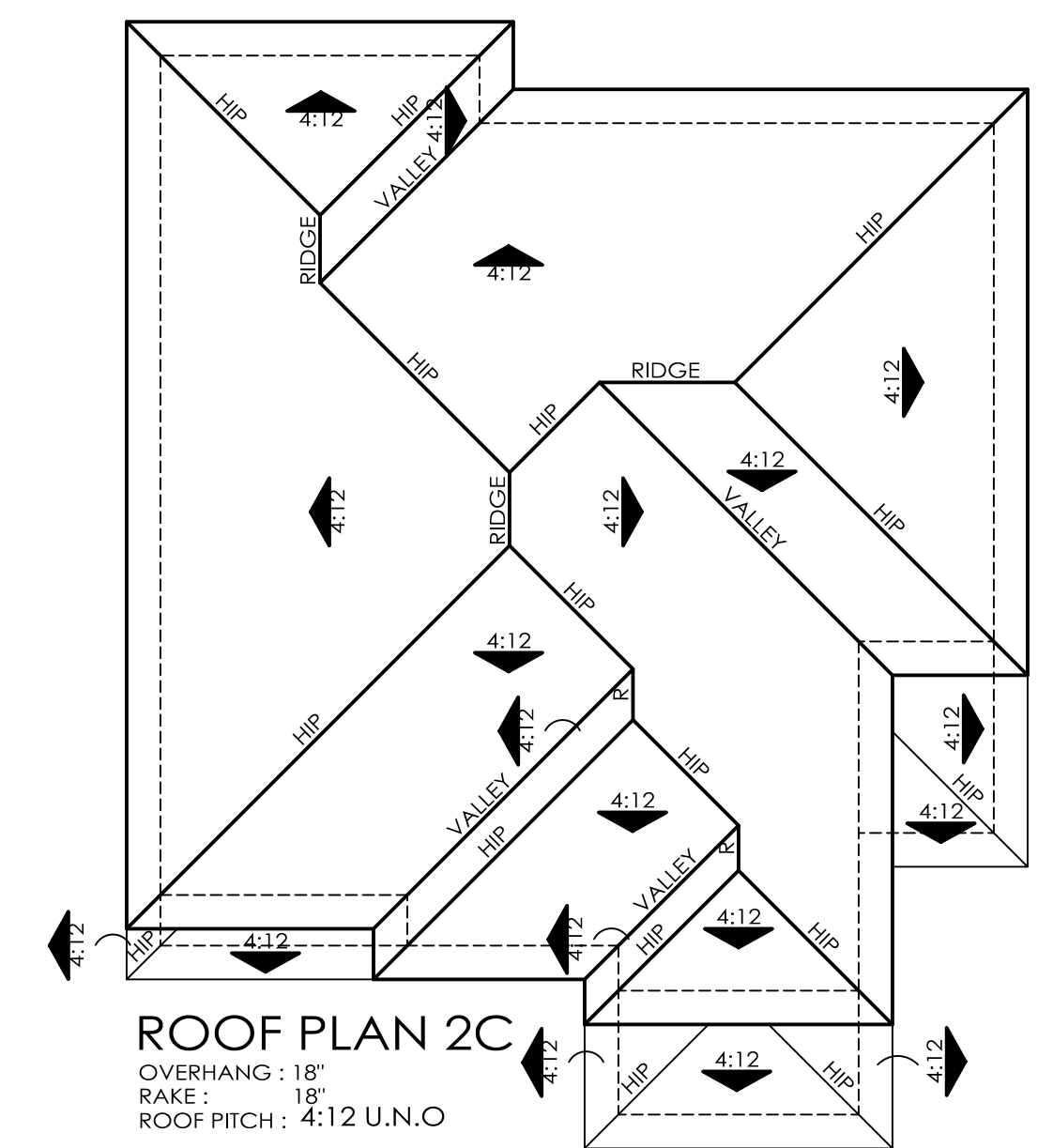
Scale: 1/8" = 1'-0"
0 4 8 16



2C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer



FRONT ELEVATION - 2C



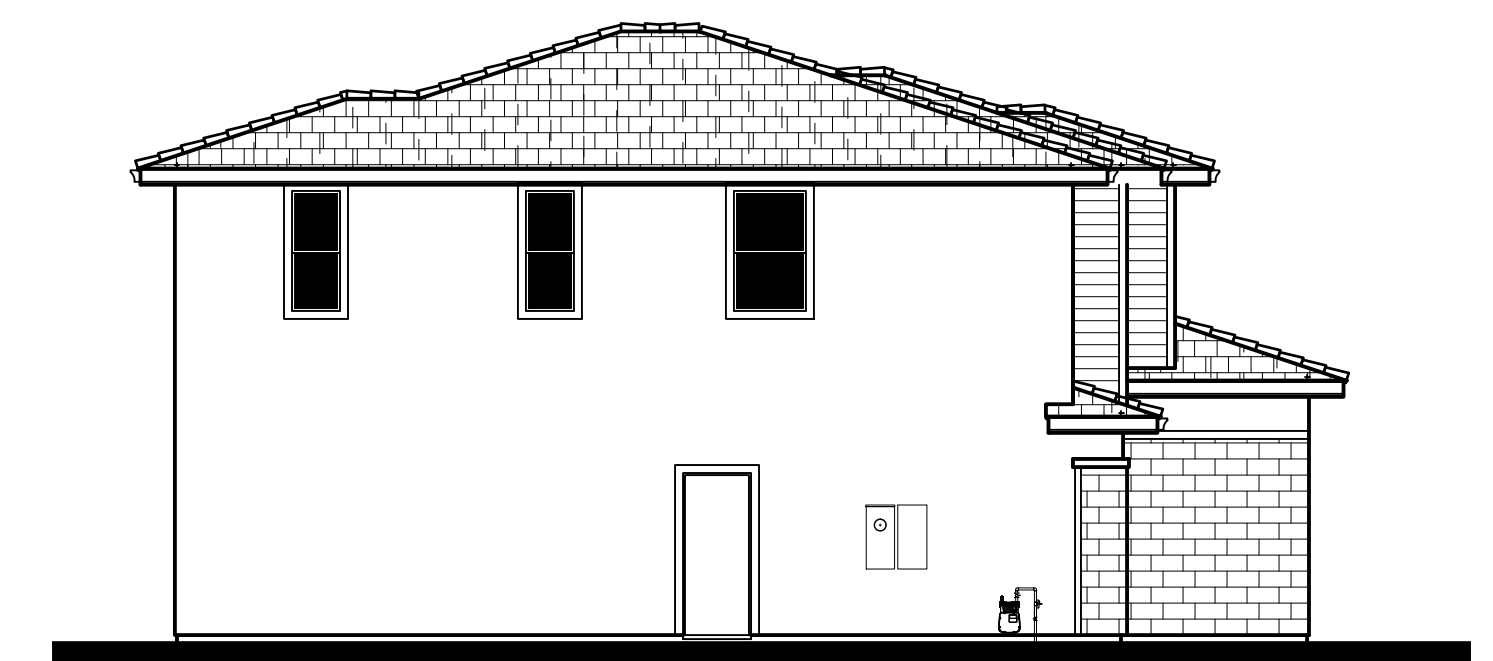
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

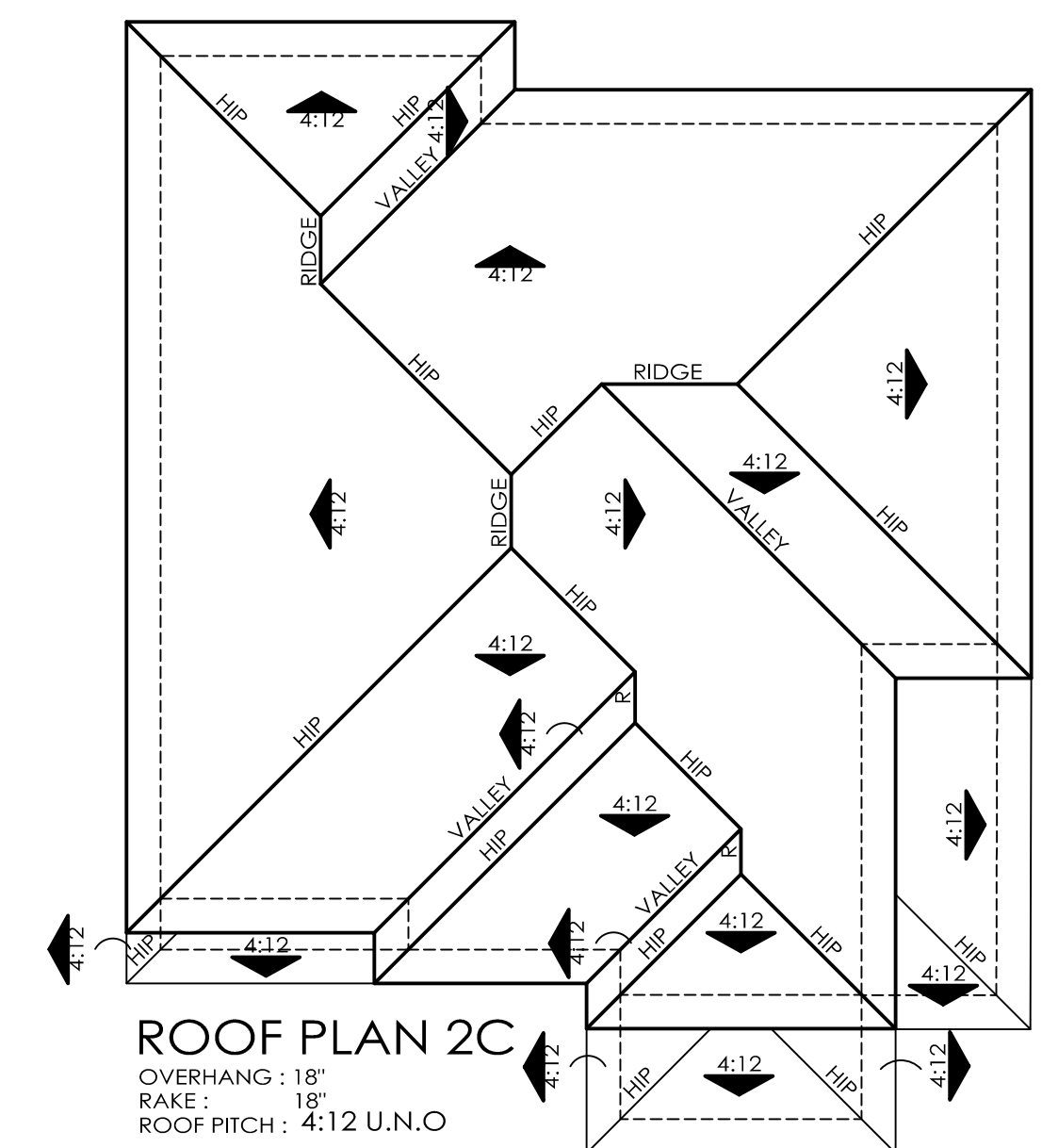
Scale: 1/8" = 1'-0"
0 4 8 16



2C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer

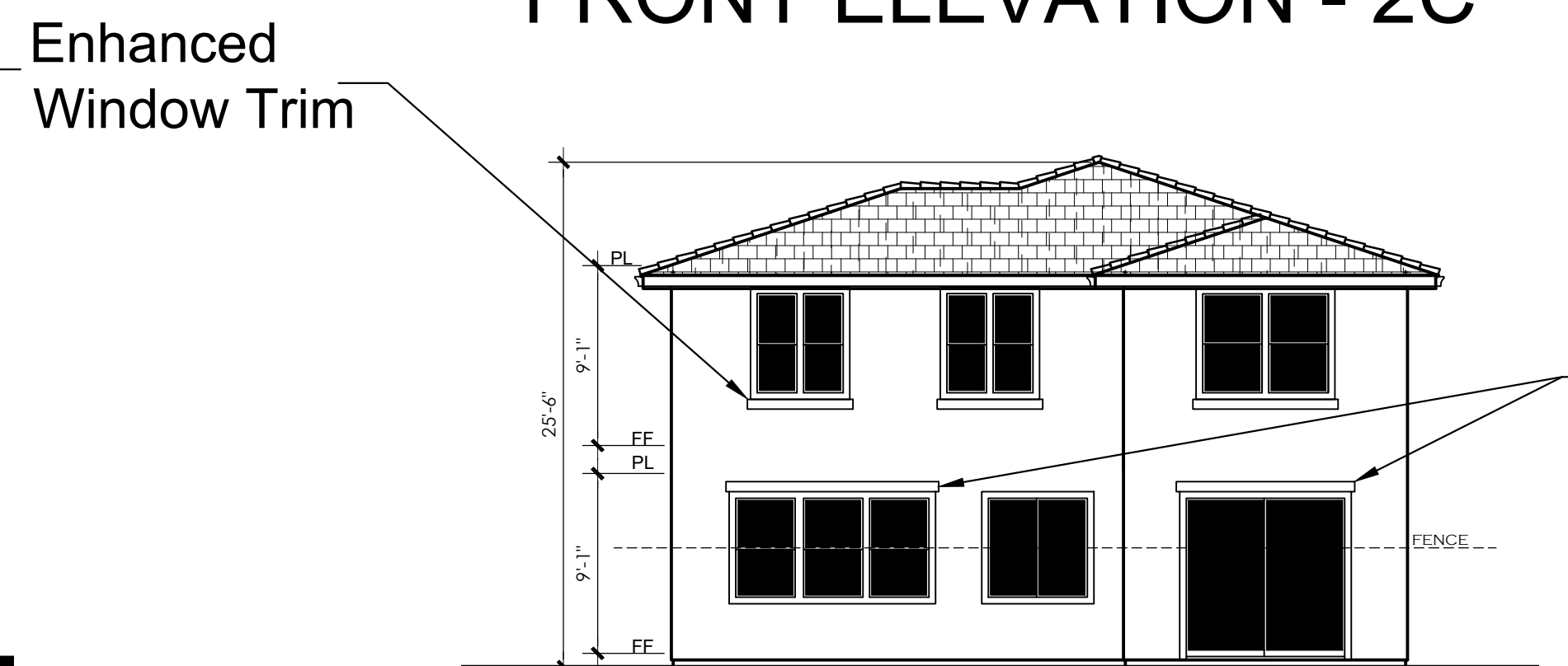


FRONT ELEVATION - 2C



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

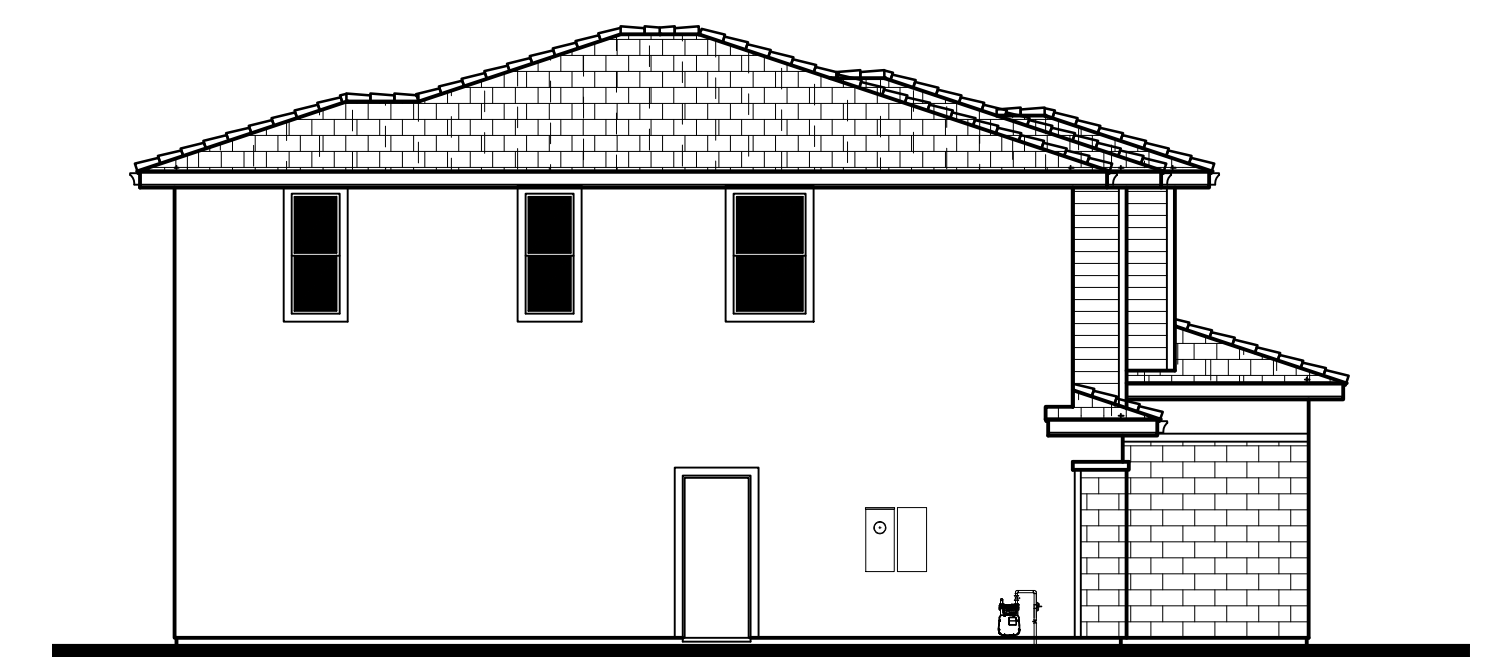
Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16

Enhanced Window Door Trim



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



ELEVATION '3A'

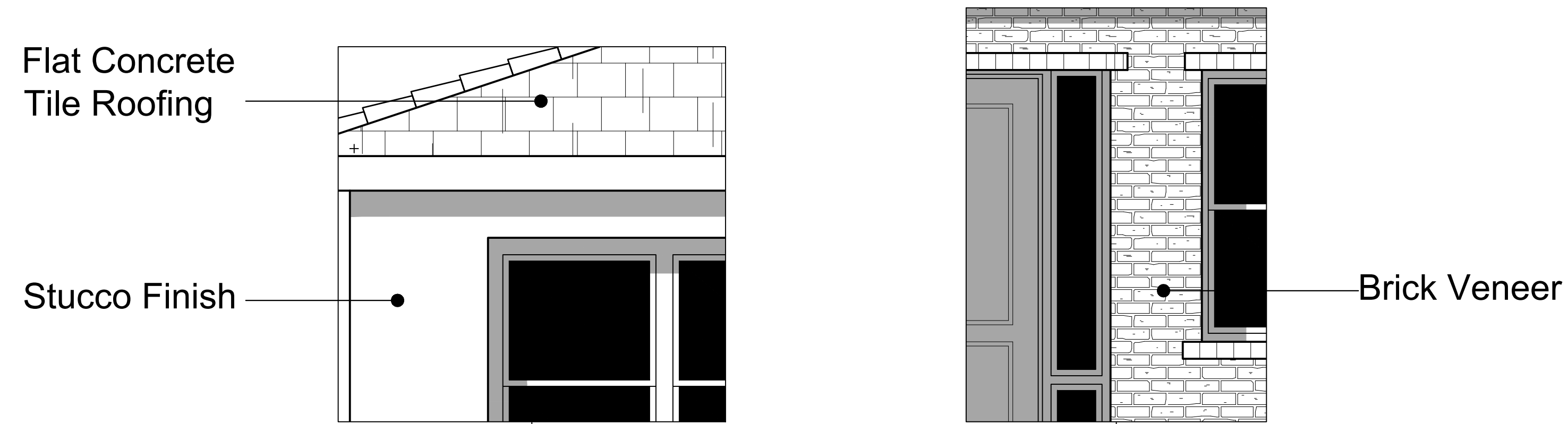


ELEVATION '3B'

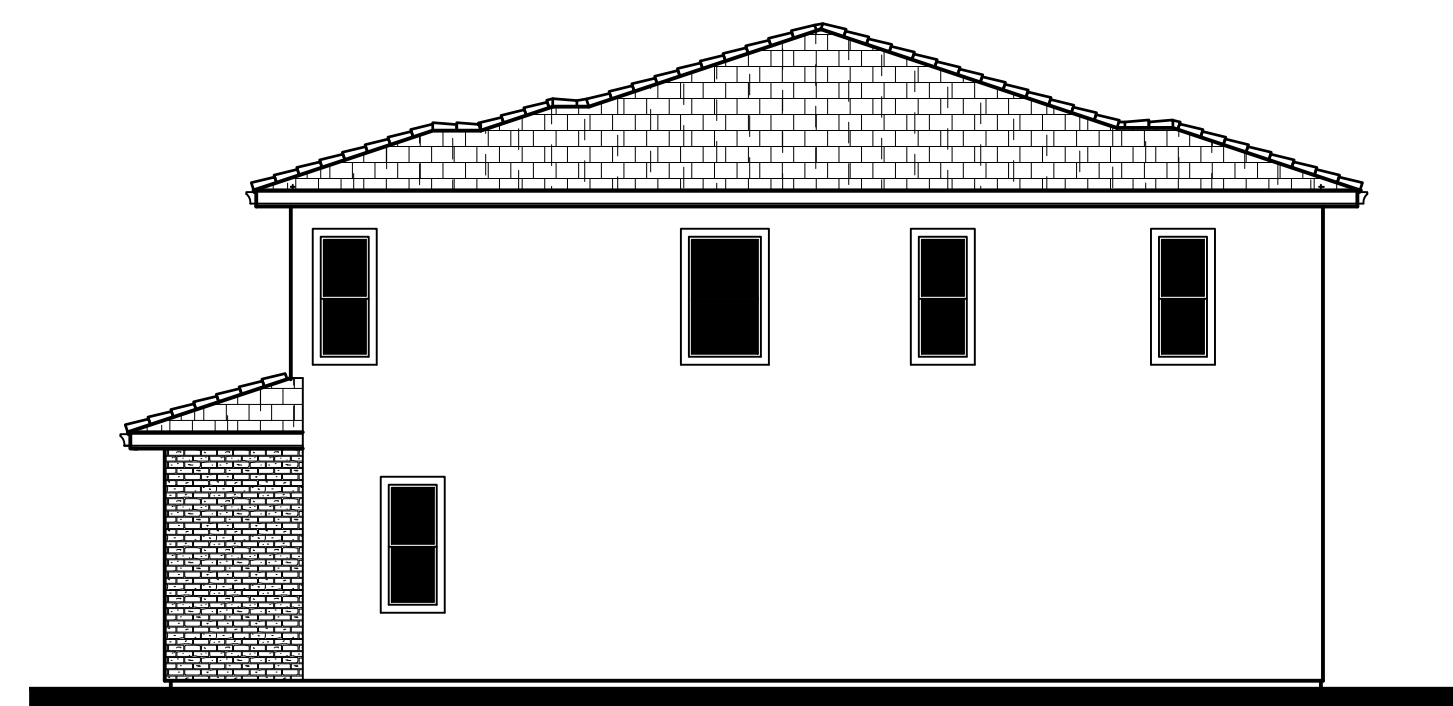
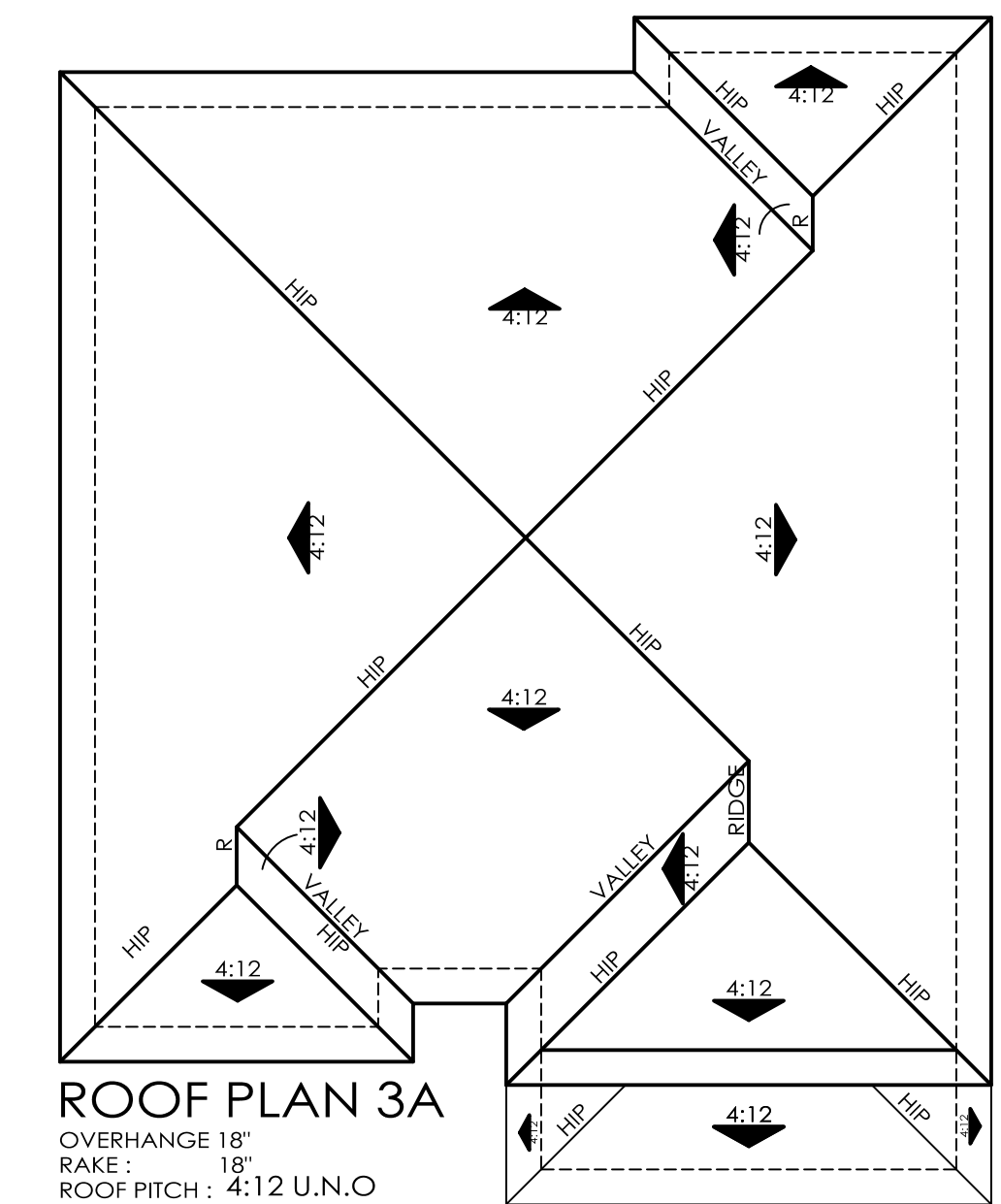


ELEVATION '3C'

3A
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Brick Veneer



FRONT ELEVATION - 3A



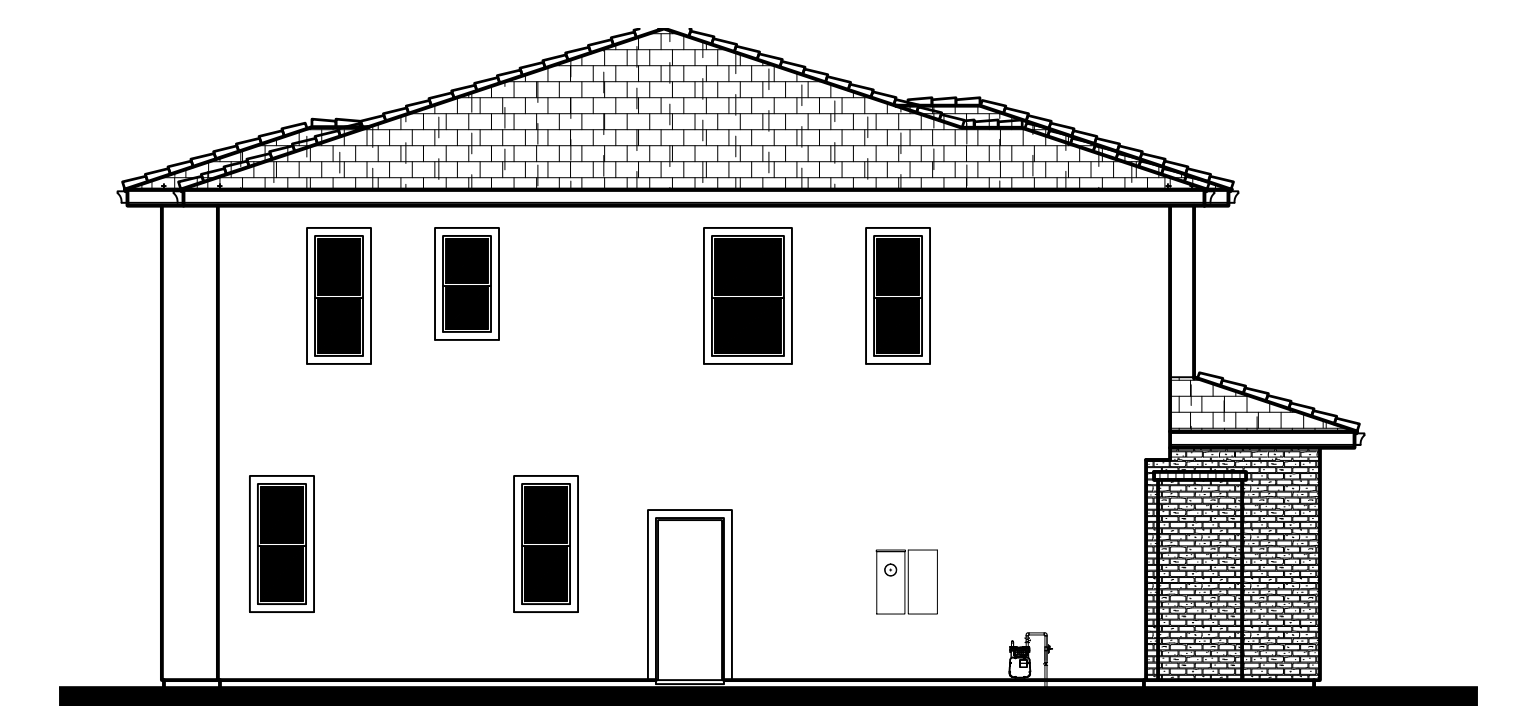
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



REAR ELEVATION

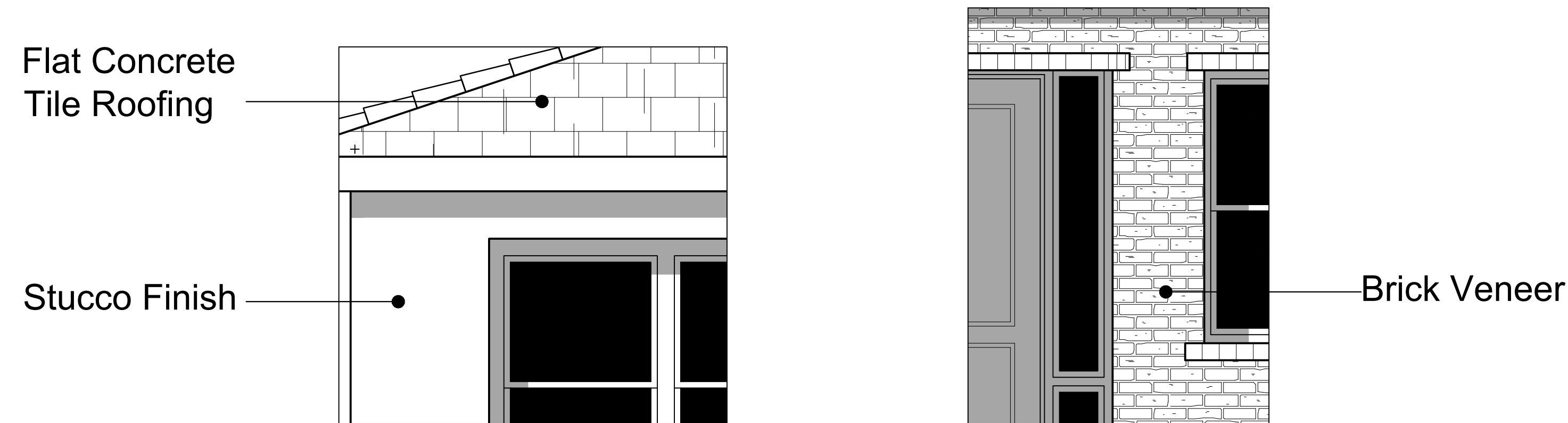
Scale: 1/8" = 1'-0"
 0 4 8 16



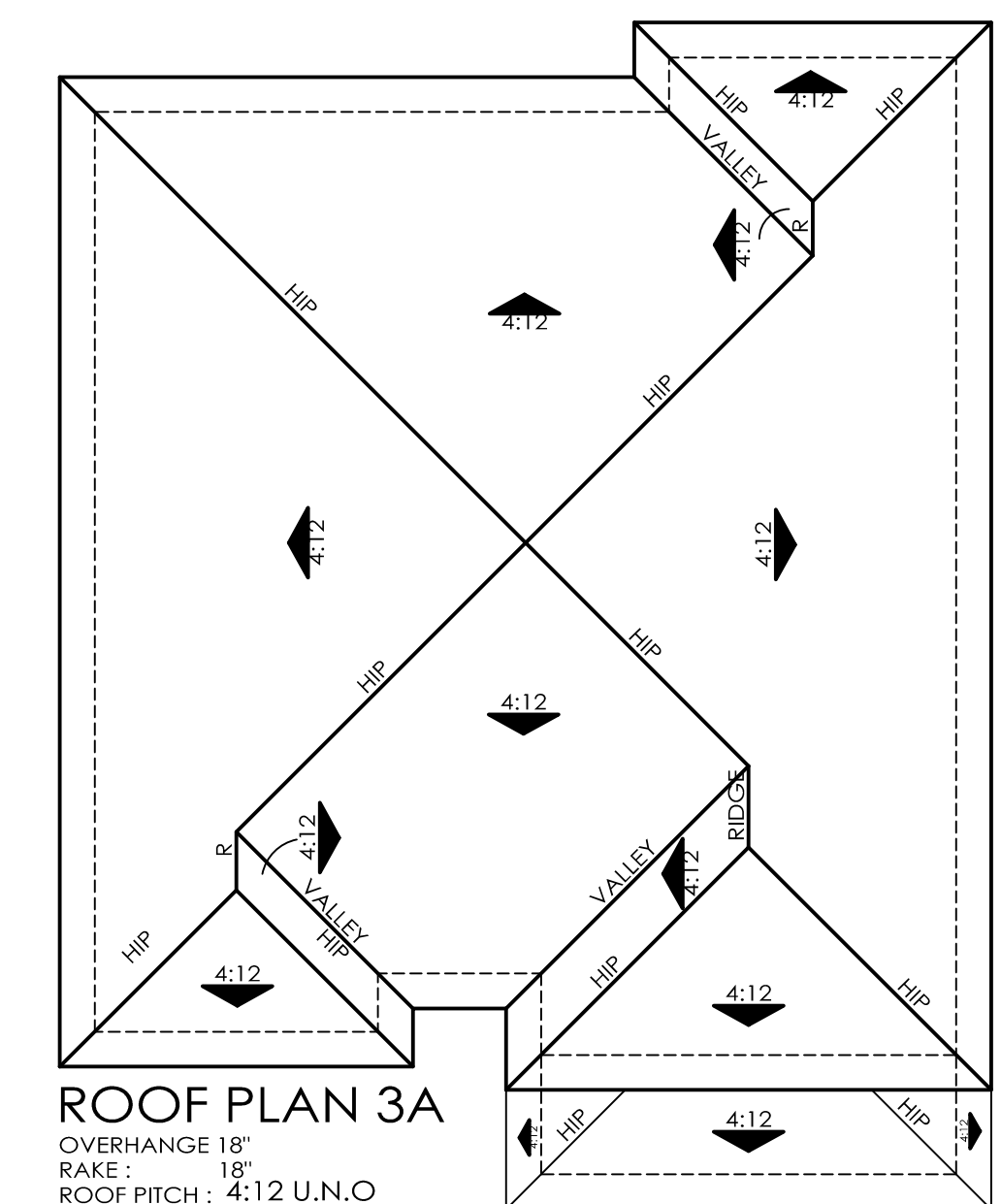
LEFT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16

3A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

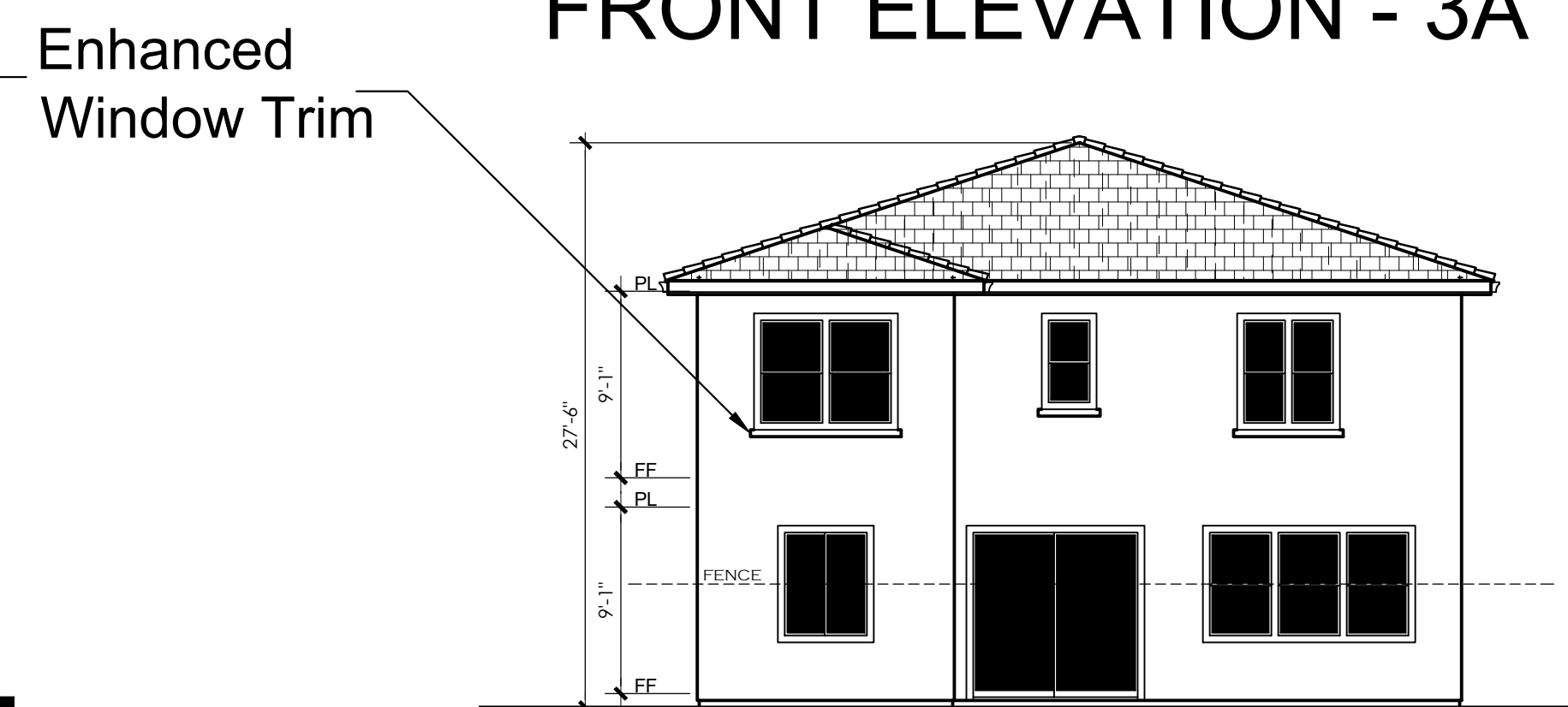


FRONT ELEVATION - 3A



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



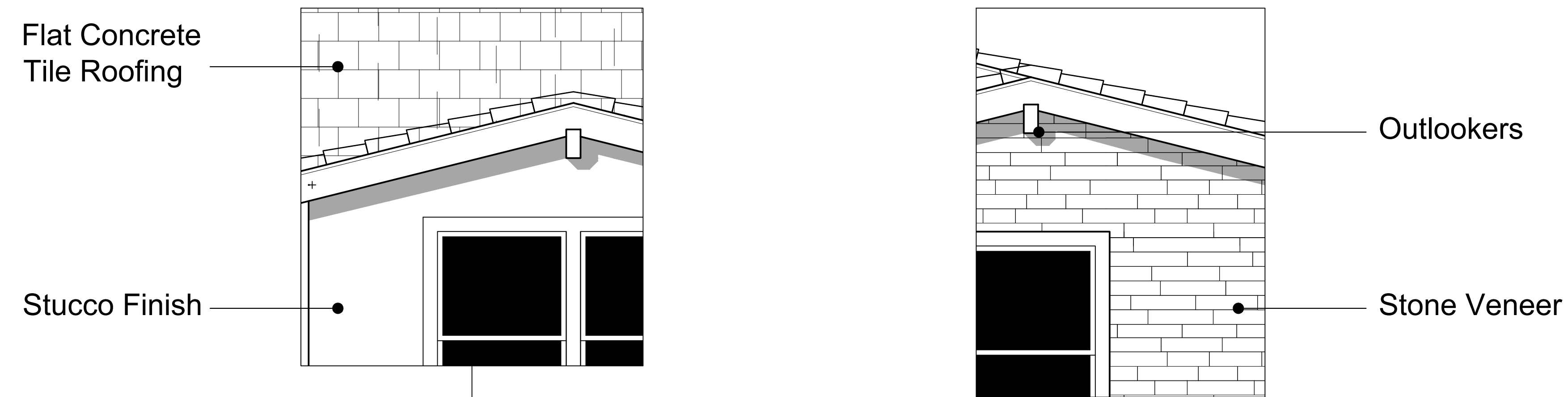
REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

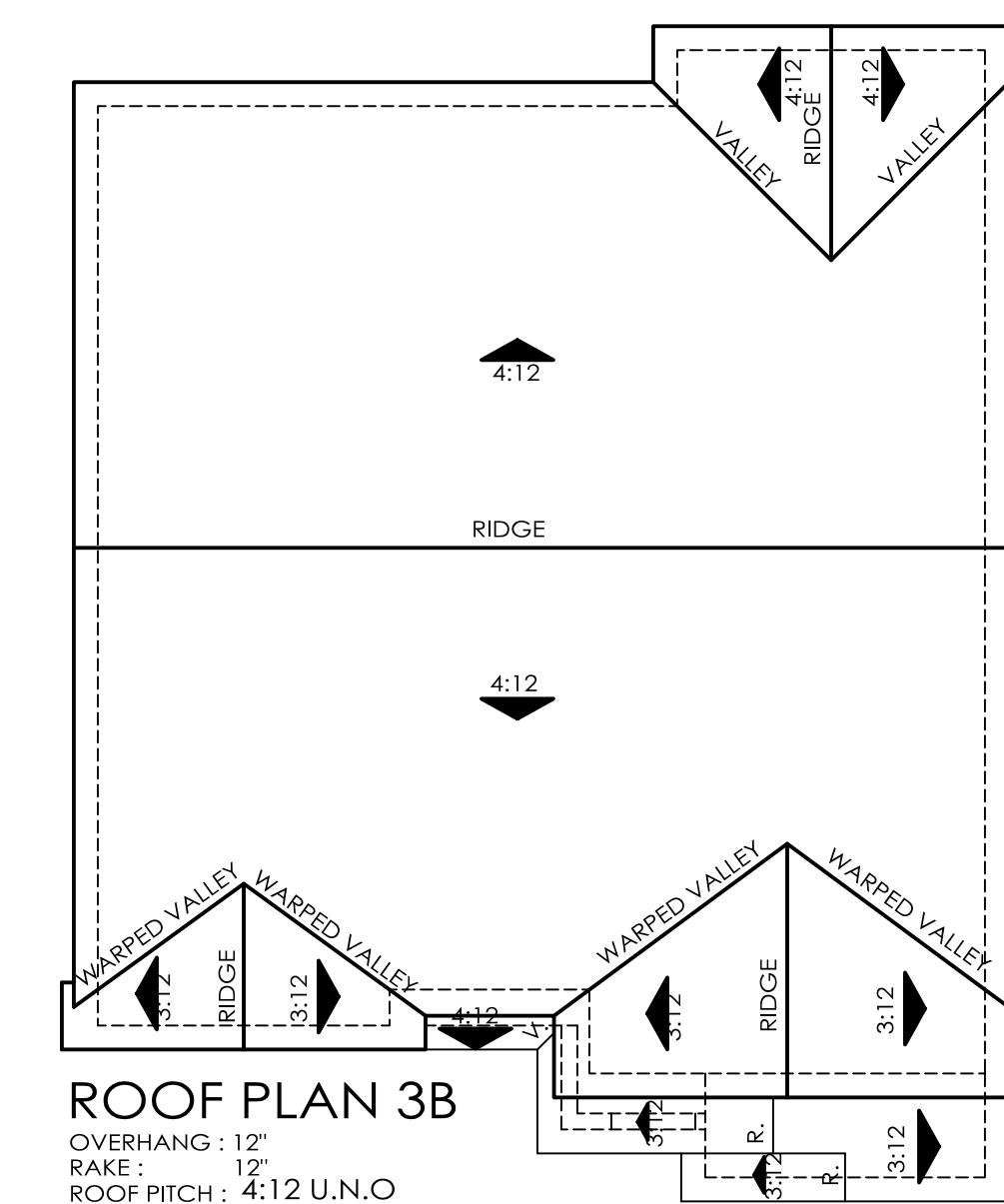
Scale: 1/8" = 1'-0"
0 4 8 16



3B
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Stone Veneer
 Outlookers



FRONT ELEVATION - 3B



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

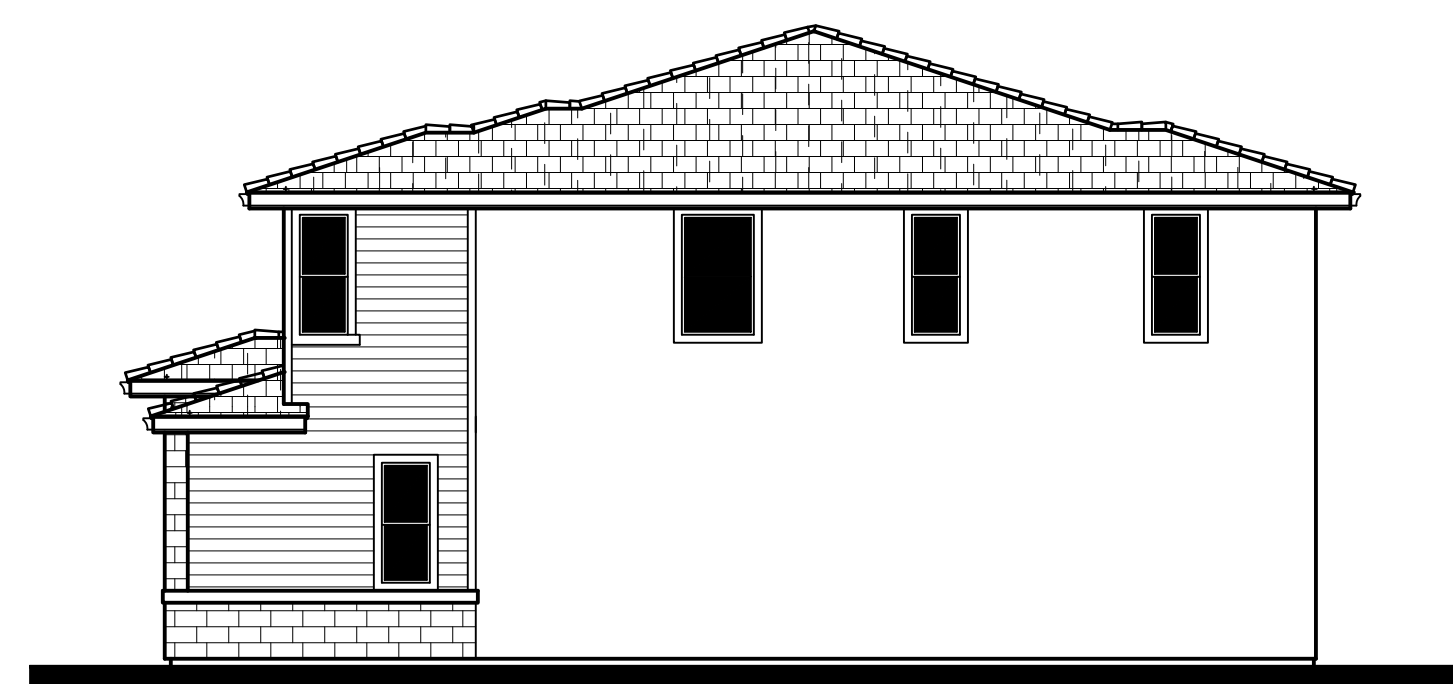
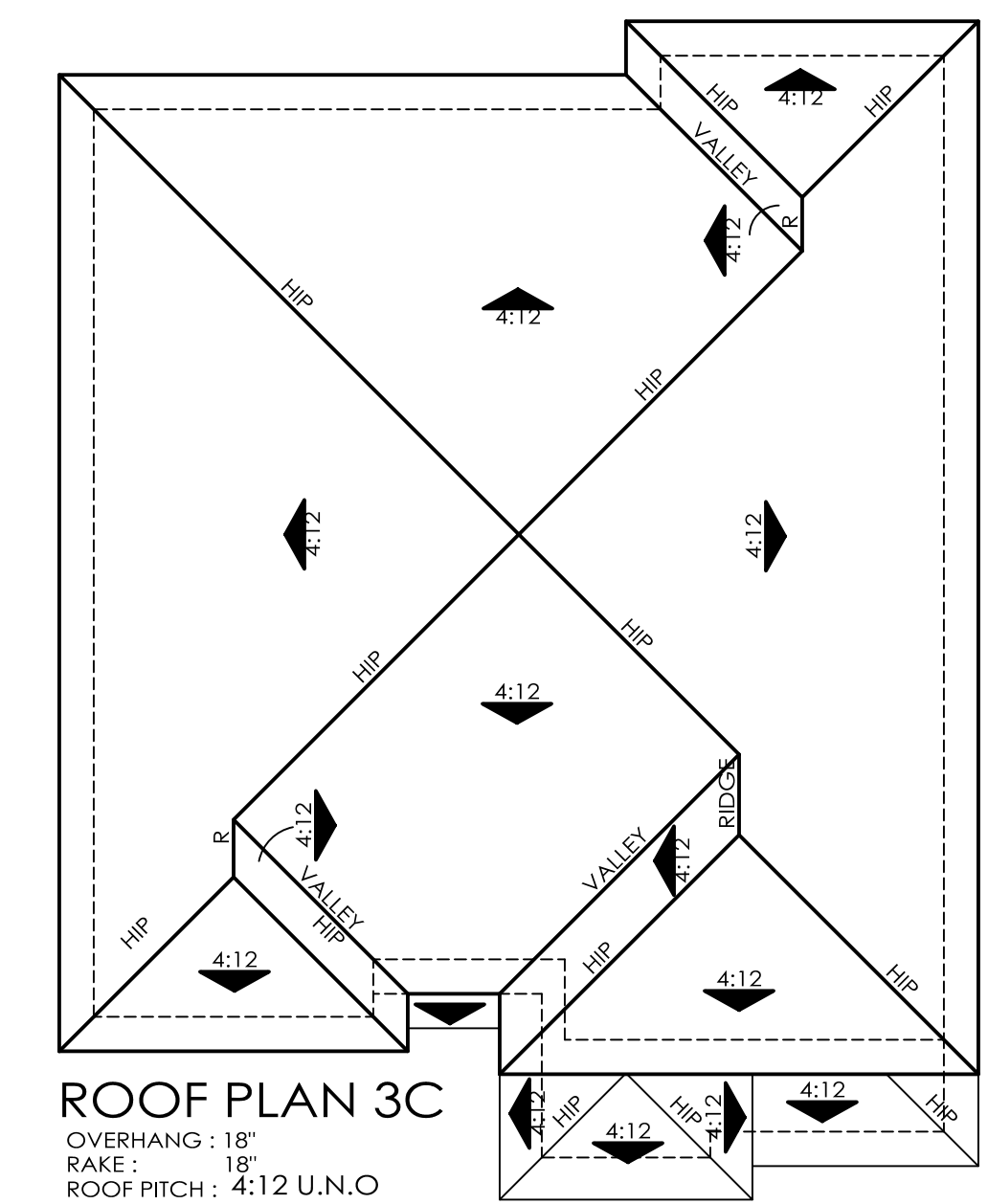
Scale: 1/8" = 1'-0"



3C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer



FRONT ELEVATION - 3C



RIGHT ELEVATION



REAR ELEVATION



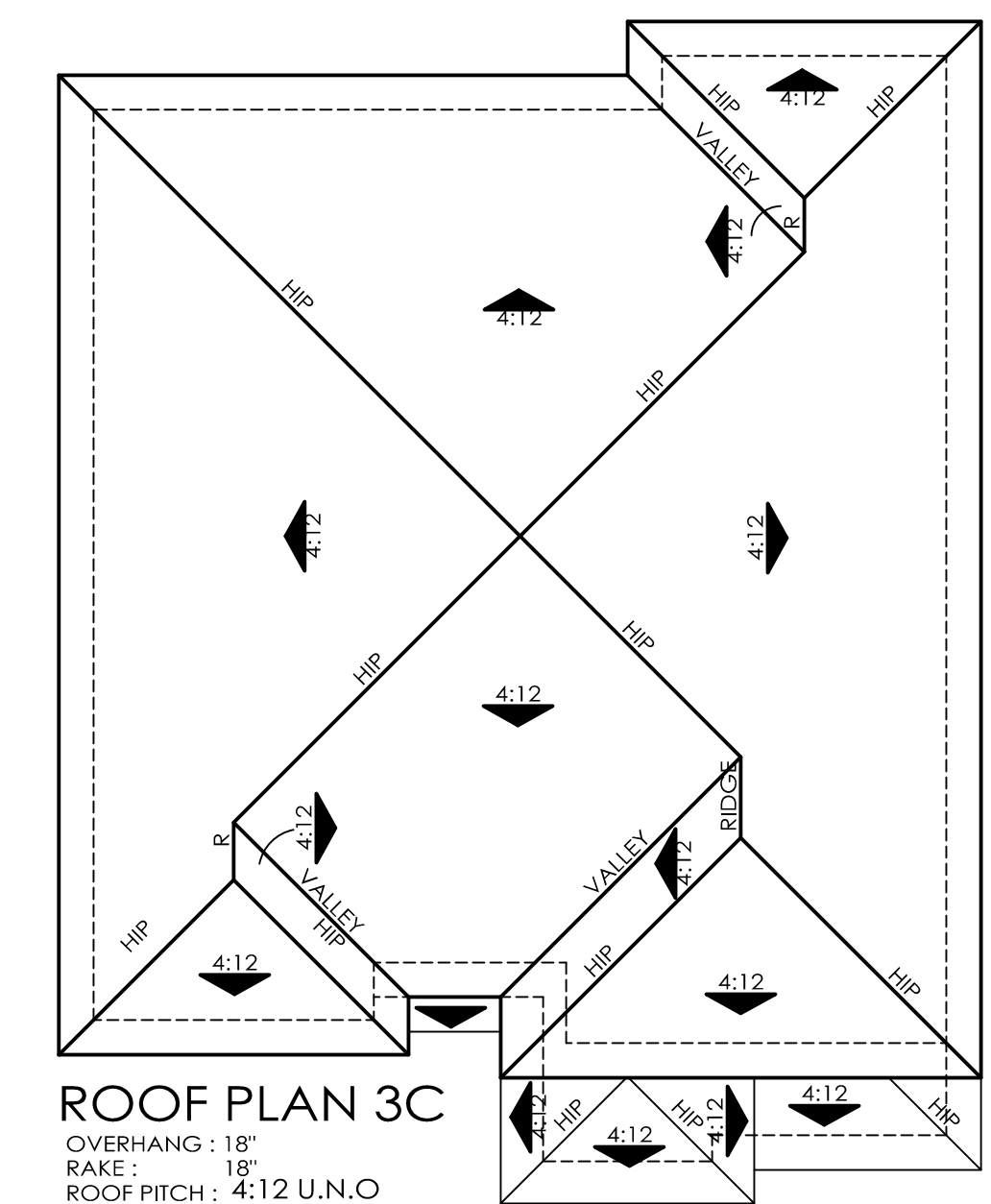
LEFT ELEVATION



3C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer

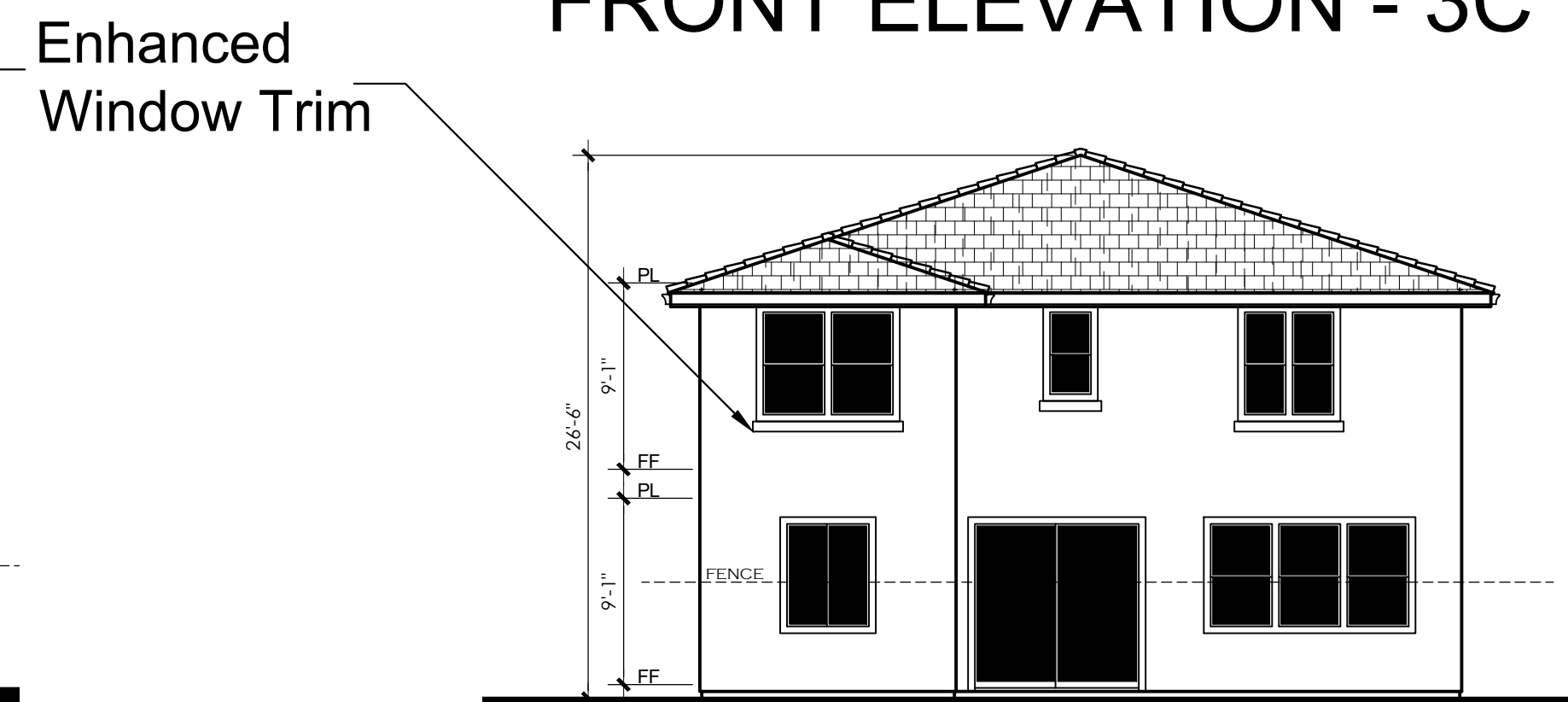


FRONT ELEVATION - 3C



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

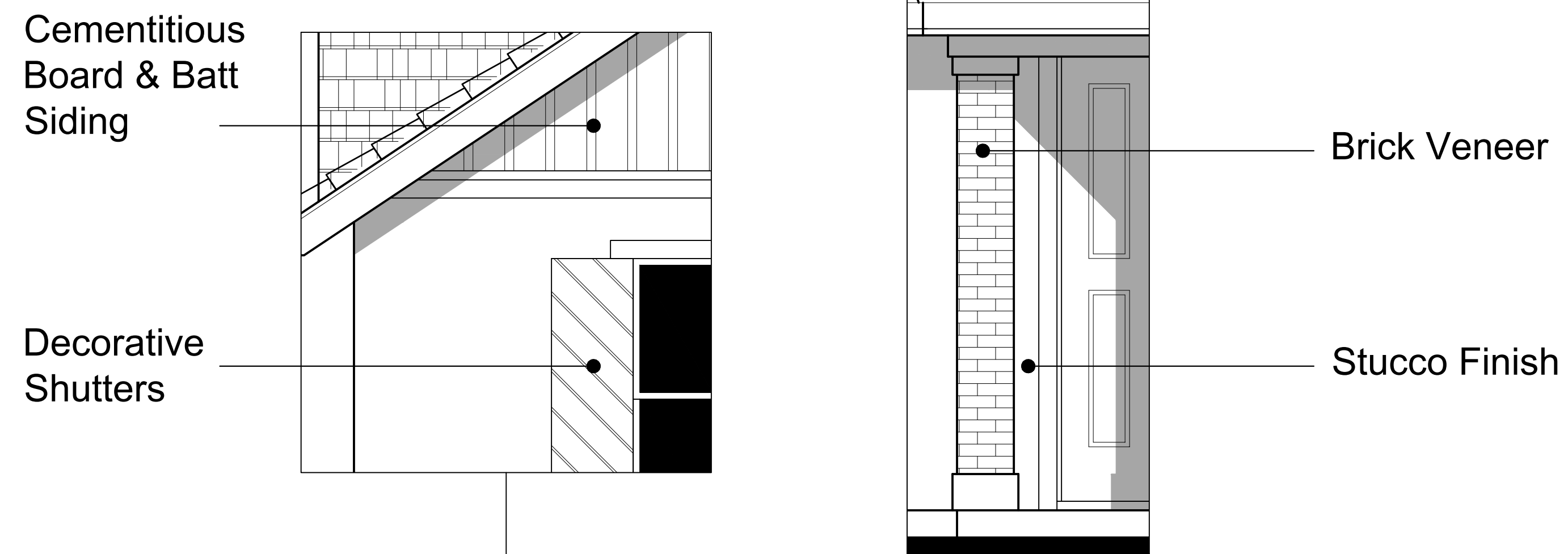
Scale: 1/8" = 1'-0"
0 4 8 16



Front Elevation - 1A



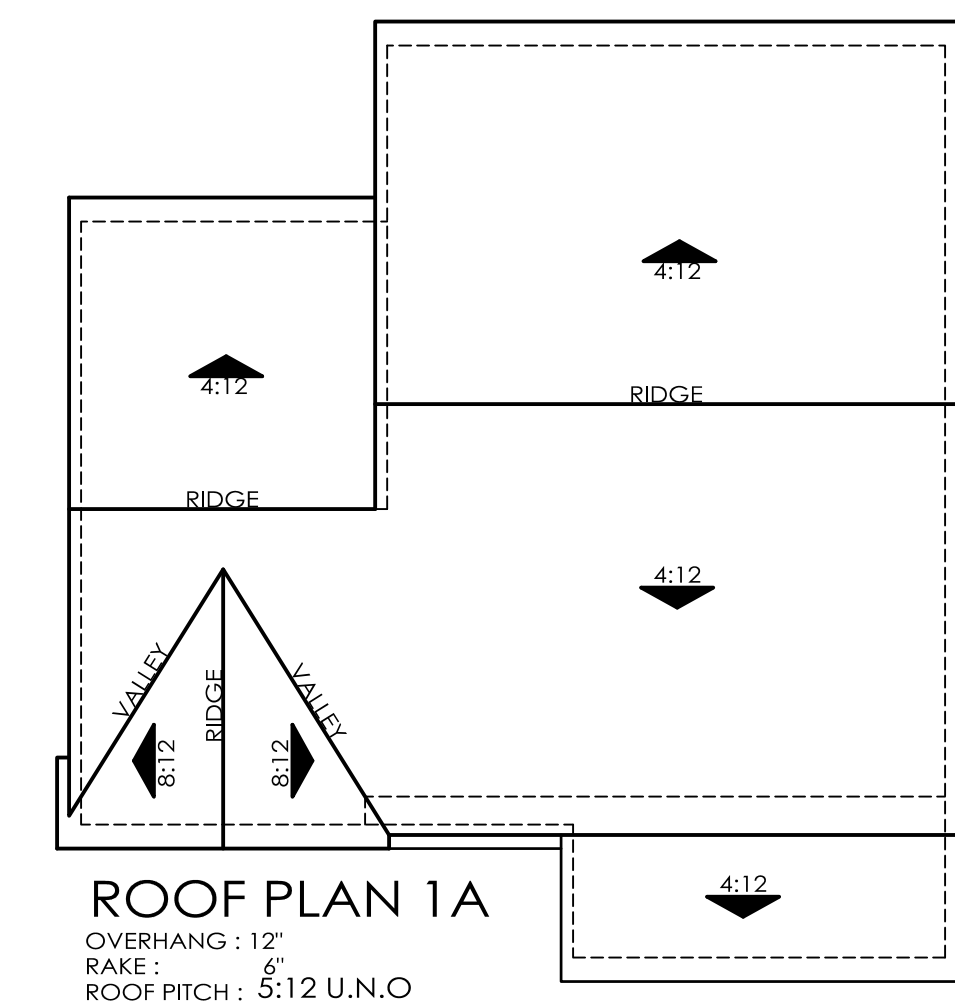
Front Elevation - 1B



- 1A
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Brick Veneer
 - Cementitious Board & Batt Siding
 - Decorative Shutters



FRONT ELEVATION - 1A



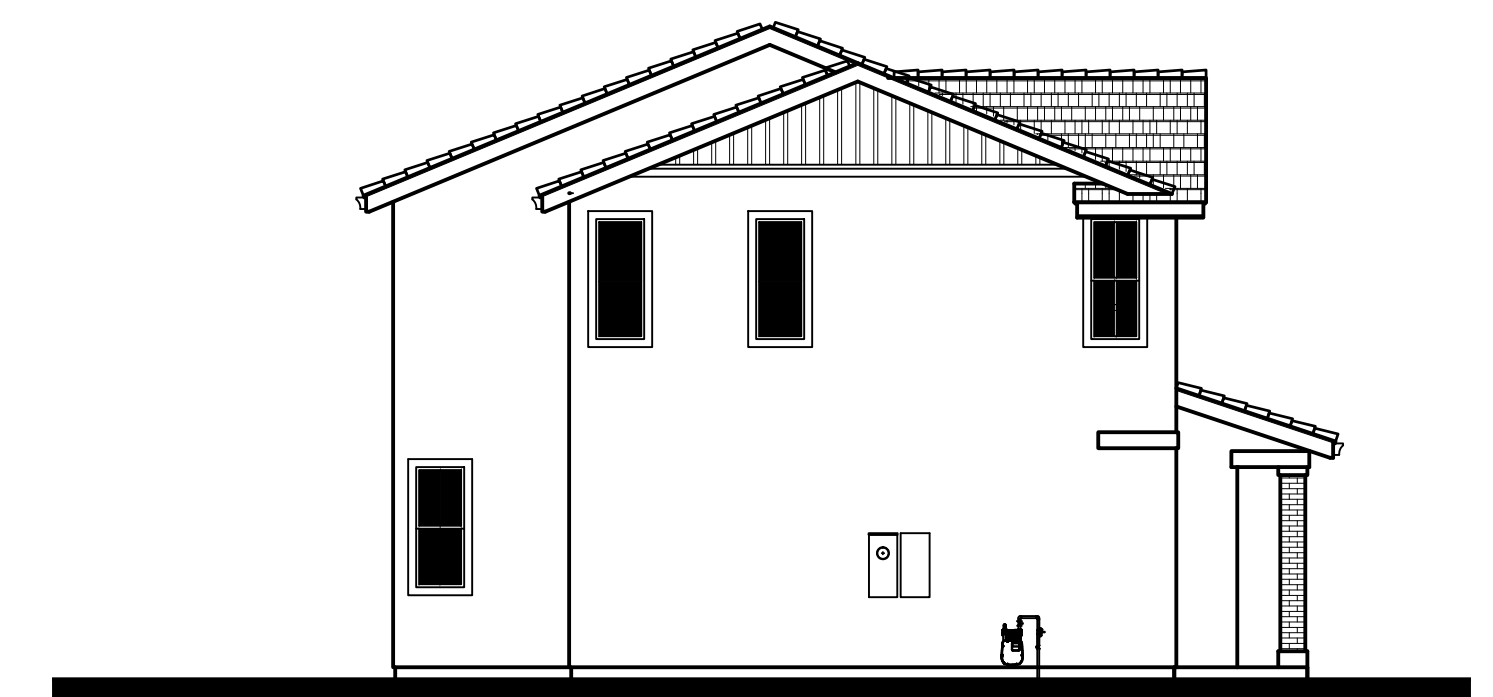
RIGHT ELEVATION

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



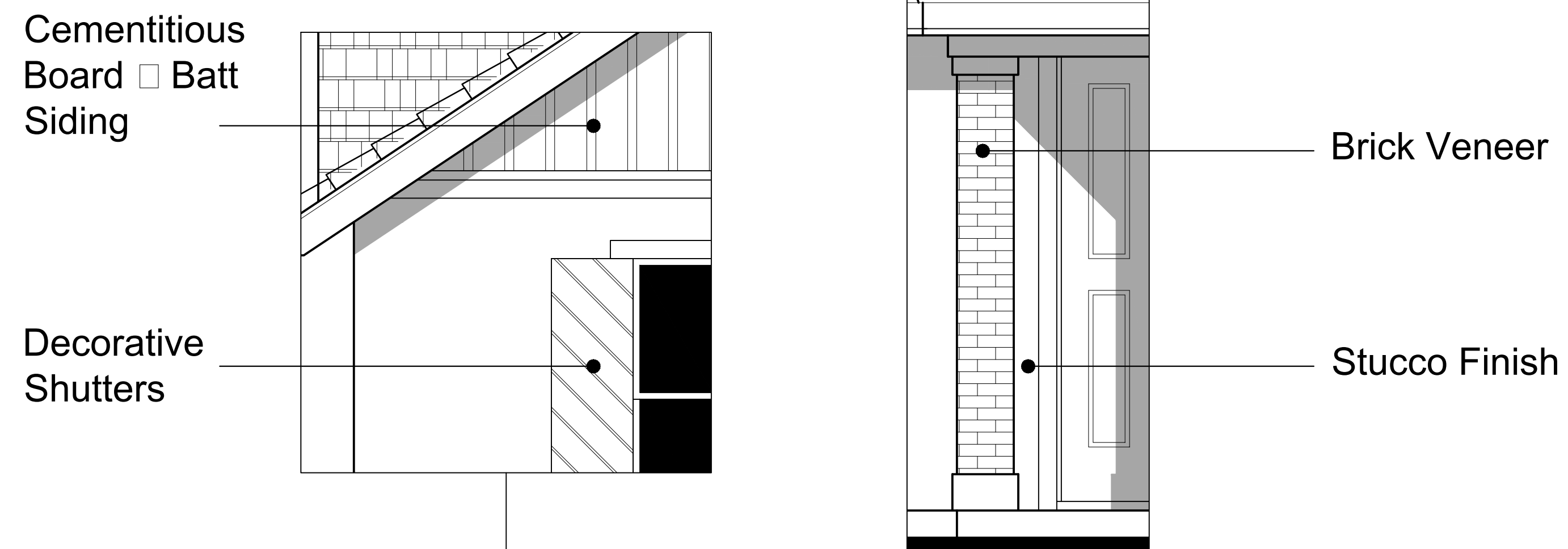
REAR ELEVATION

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



LEFT ELEVATION

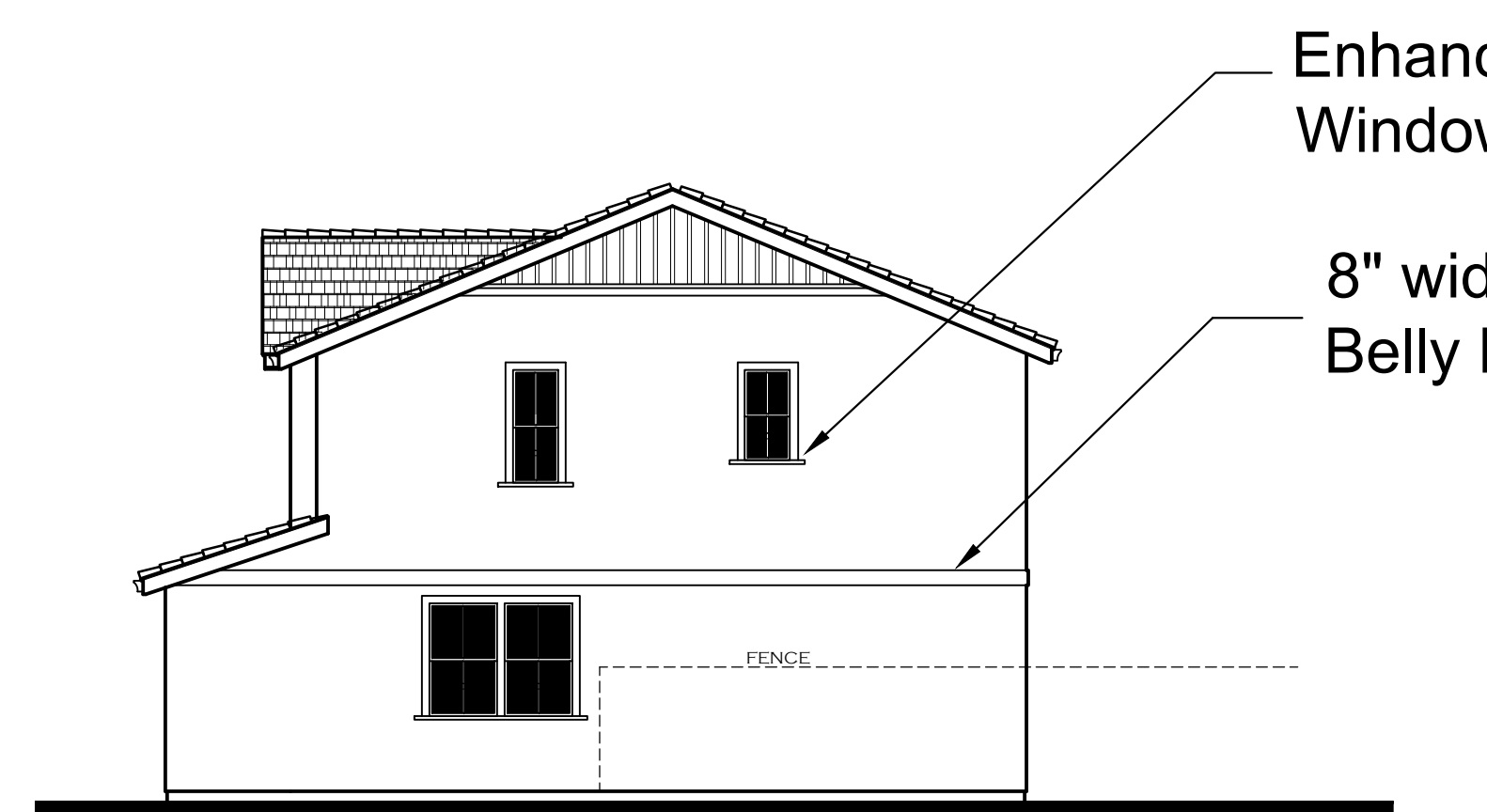
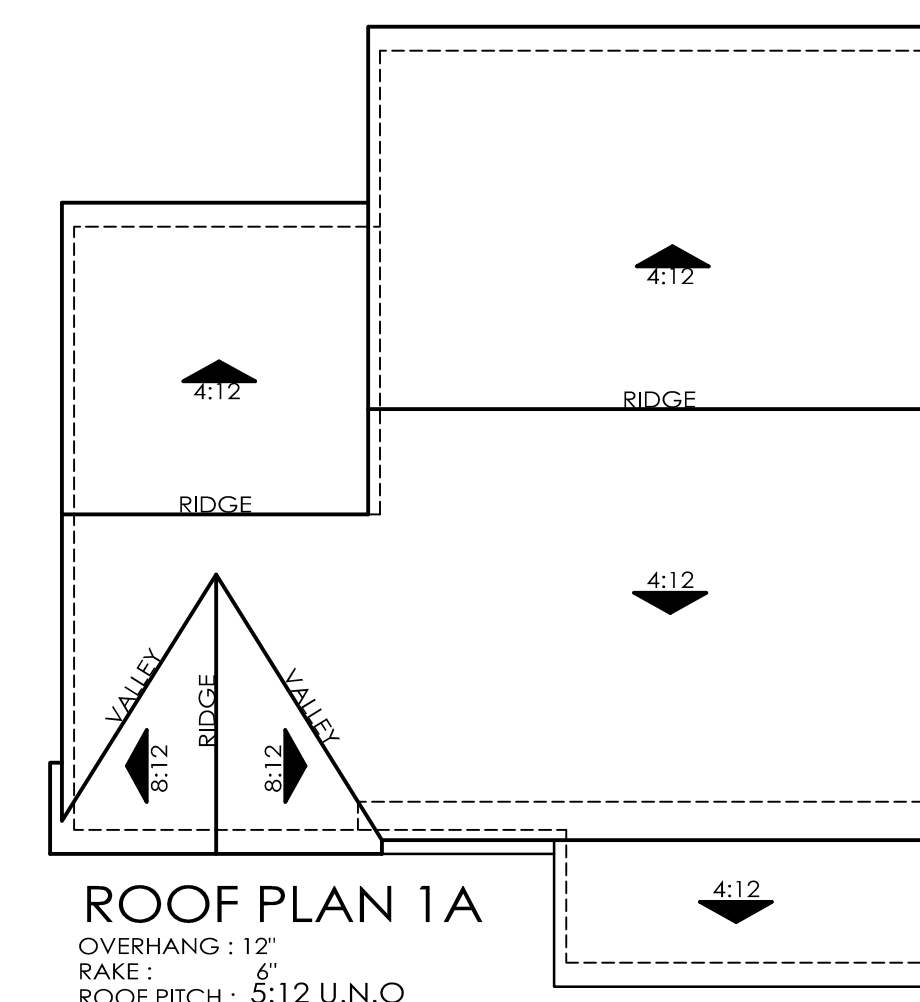
Scale: 1/8" = 1'-0"



- 1A
Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Brick Veneer
 - Cementitious Board Batt Siding
 - Decorative Shutters

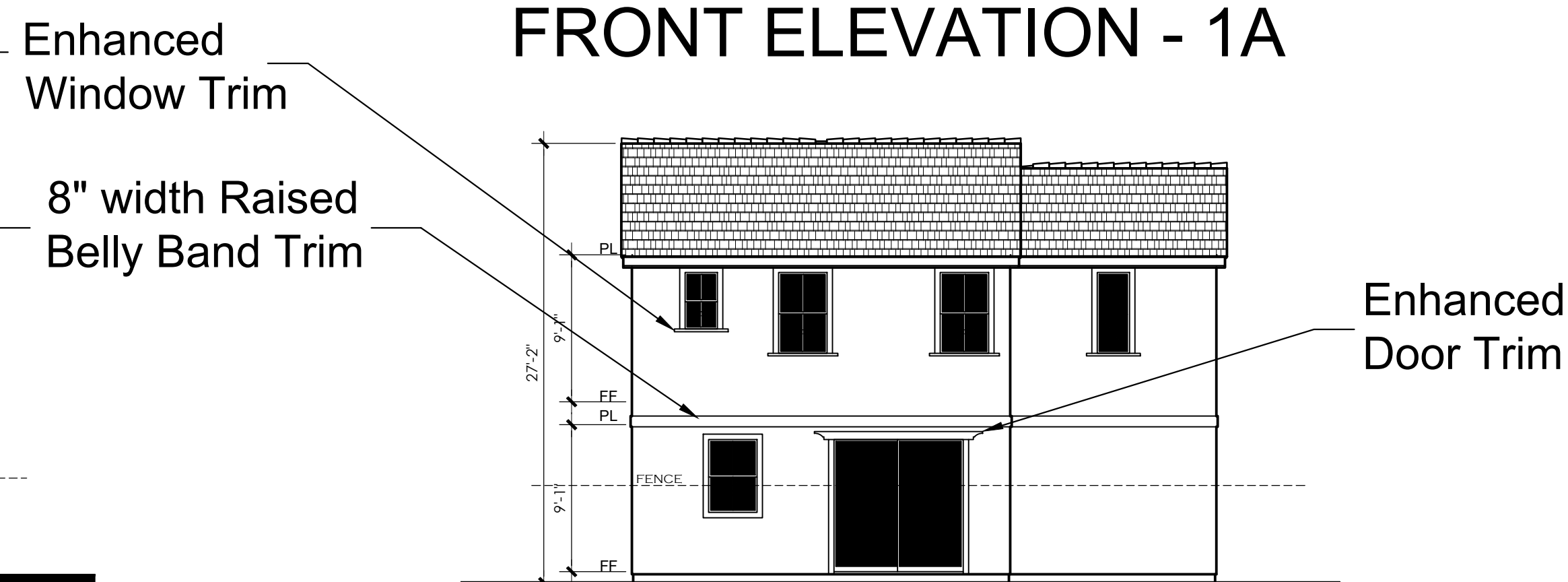


FRONT ELEVATION - 1A



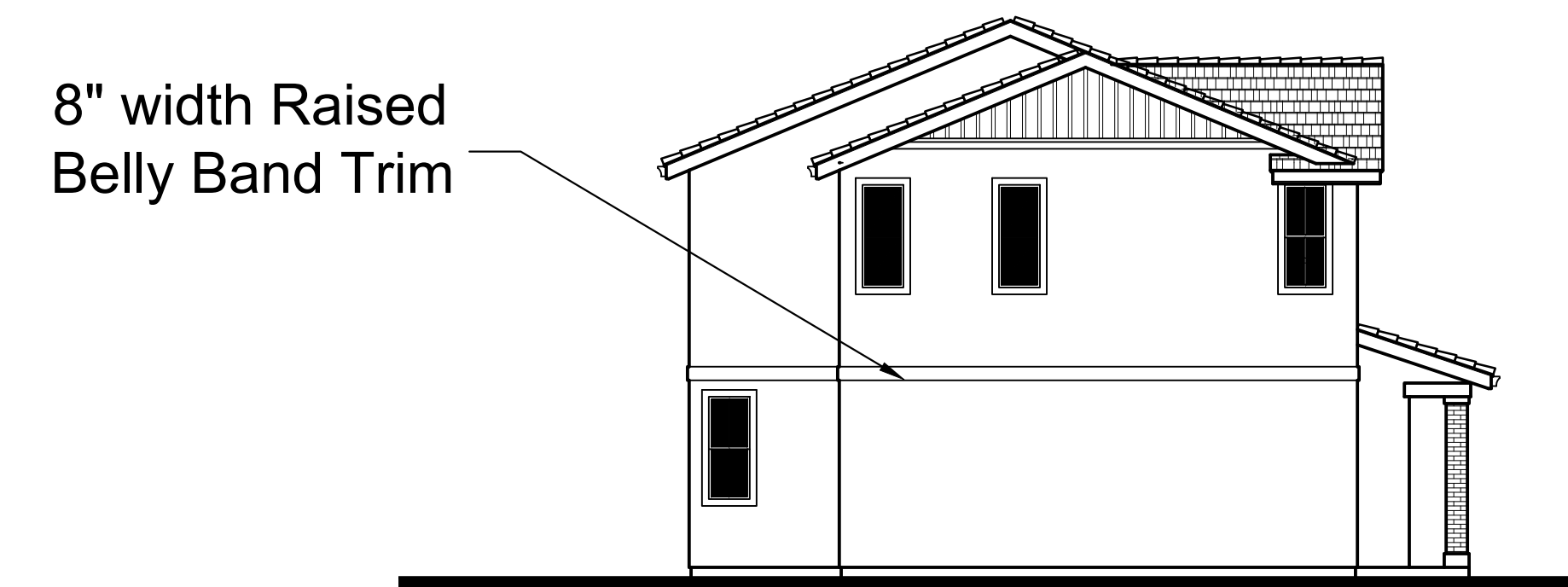
RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

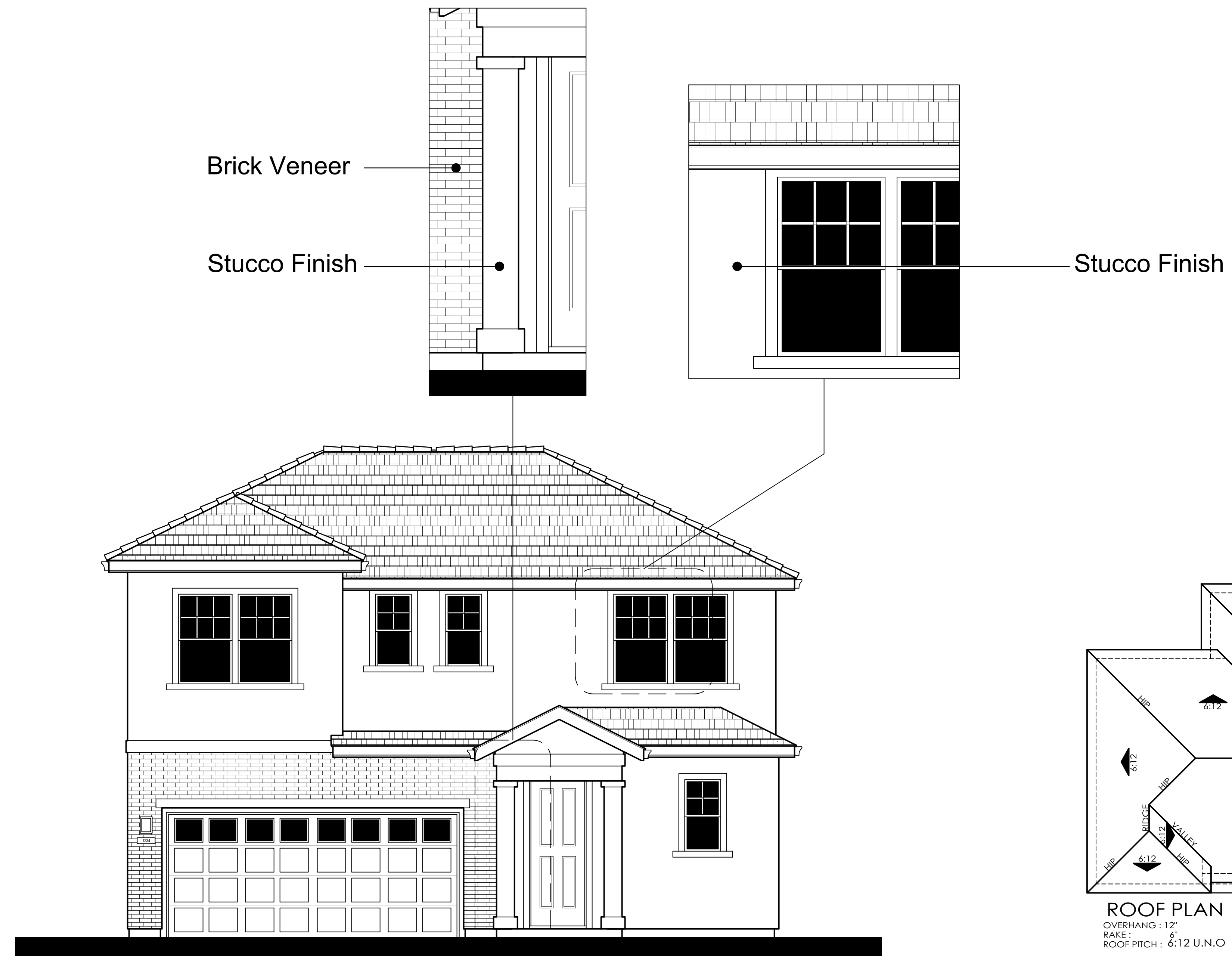
Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



FRONT ELEVATION - 1B



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

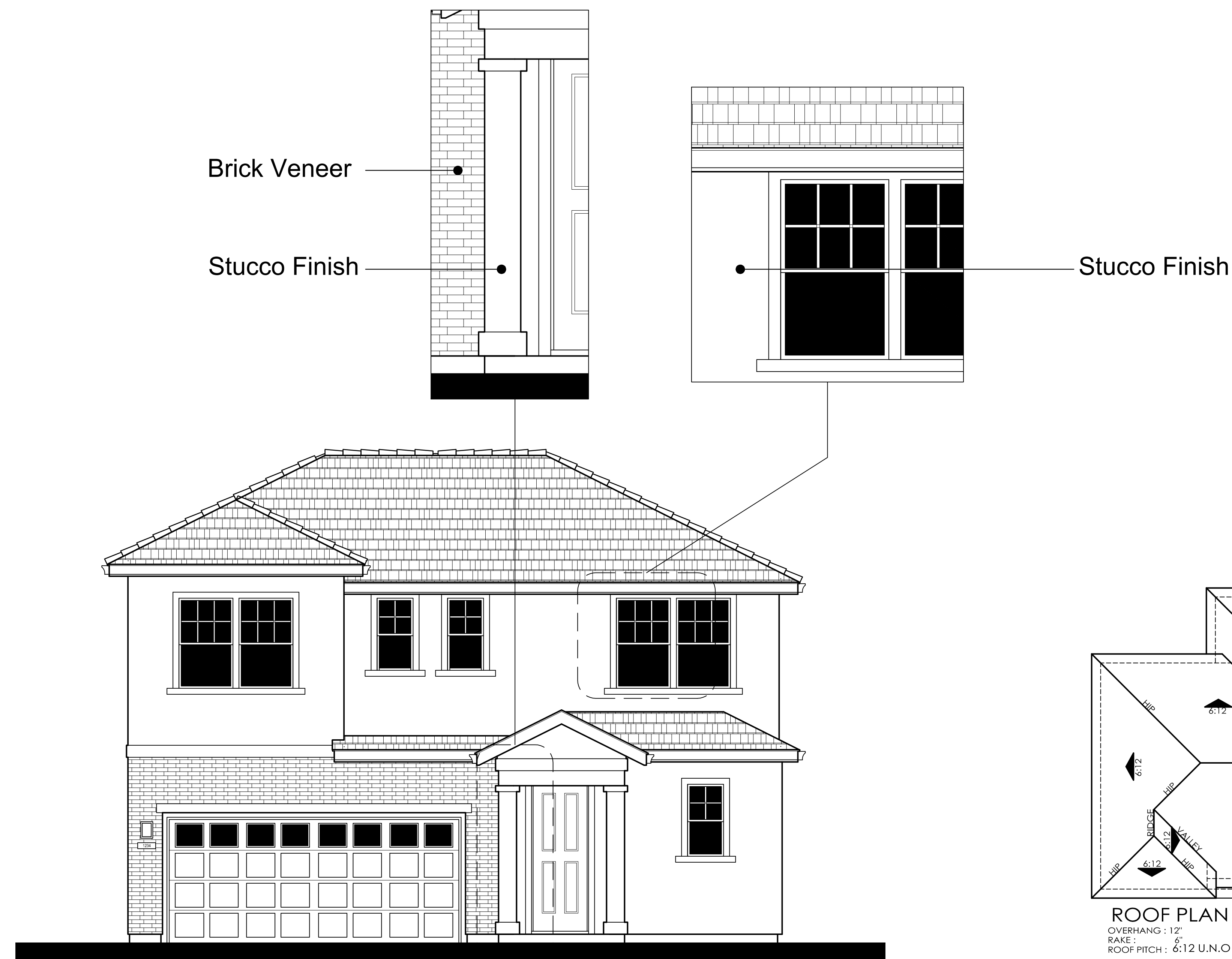
Scale: 1/8" = 1'-0"
0 4 8 16



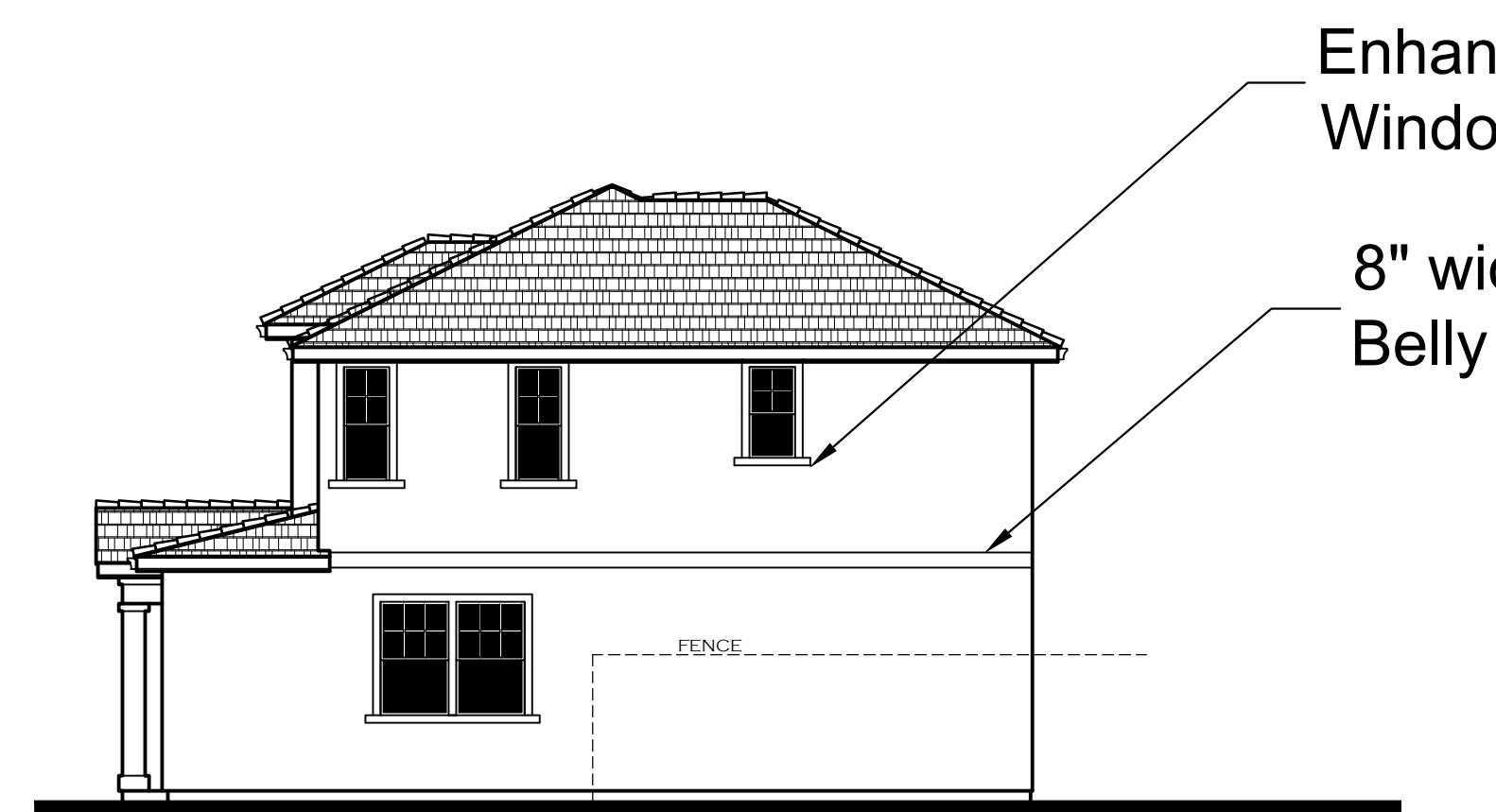
LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

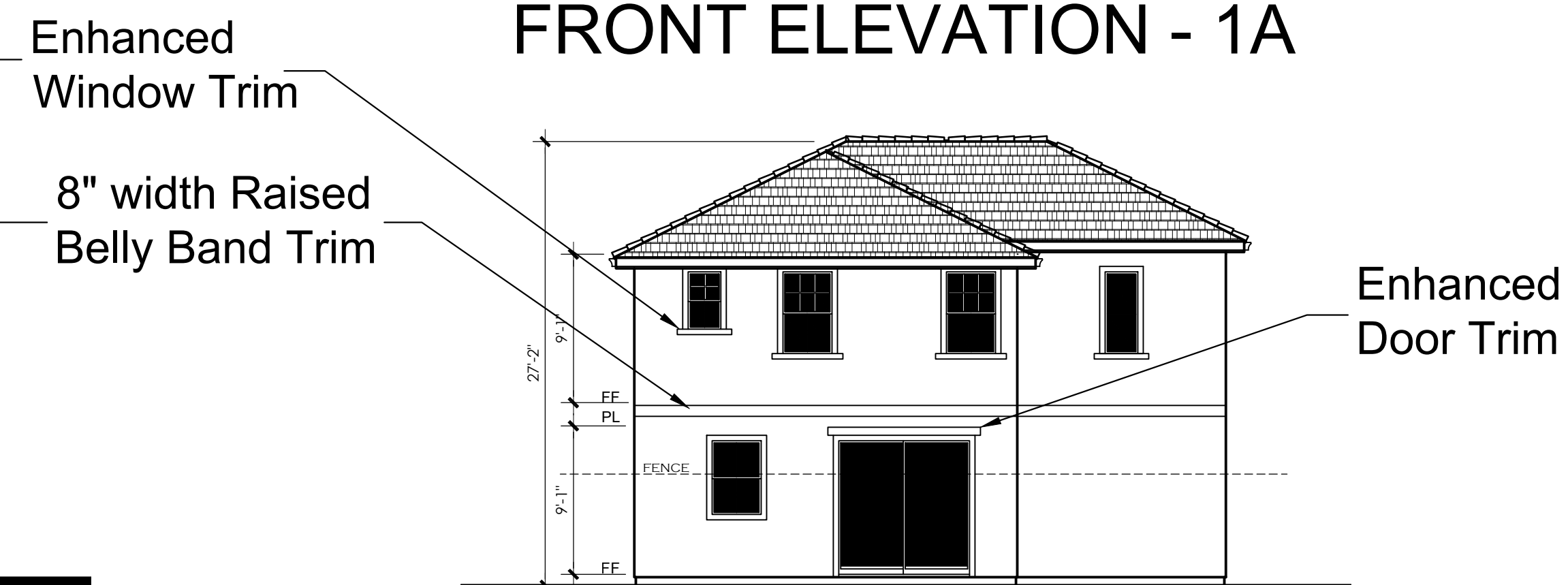


FRONT ELEVATION - 1A



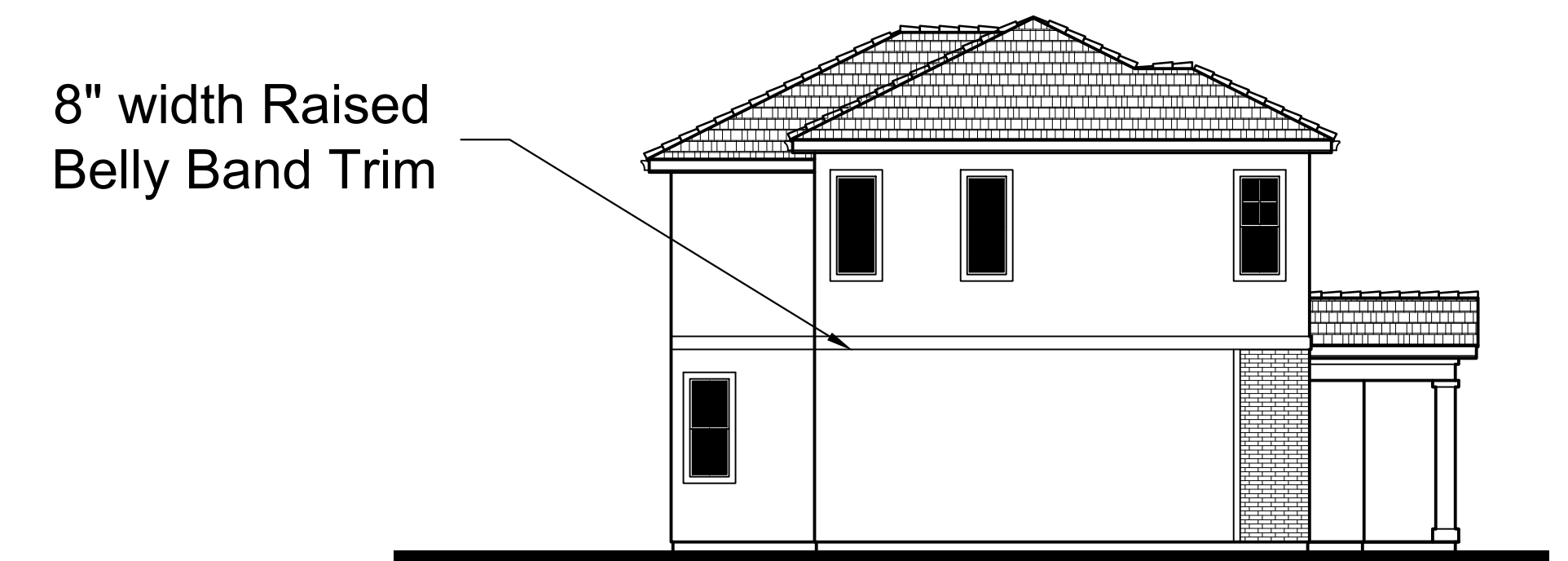
RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



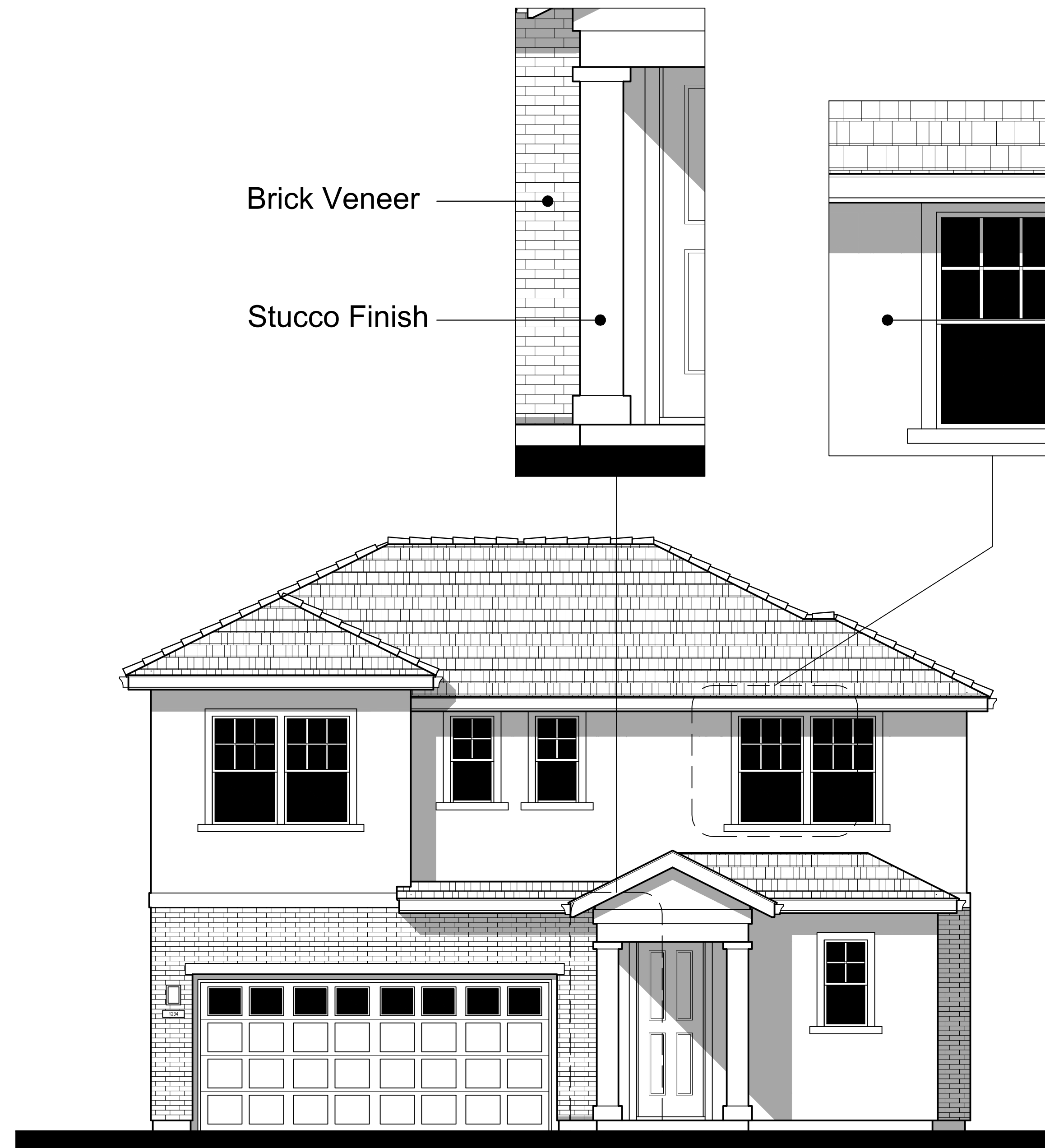
LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

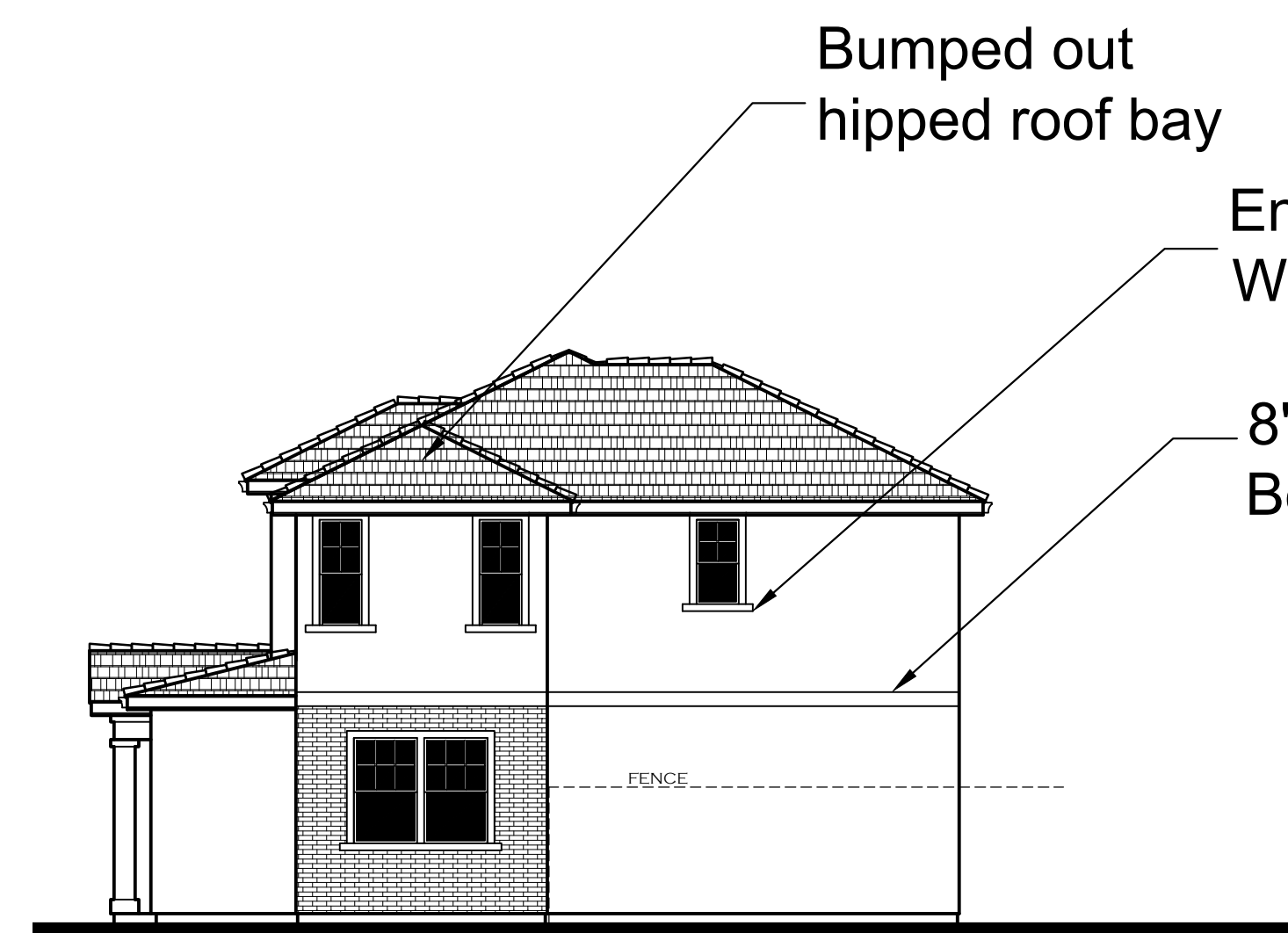
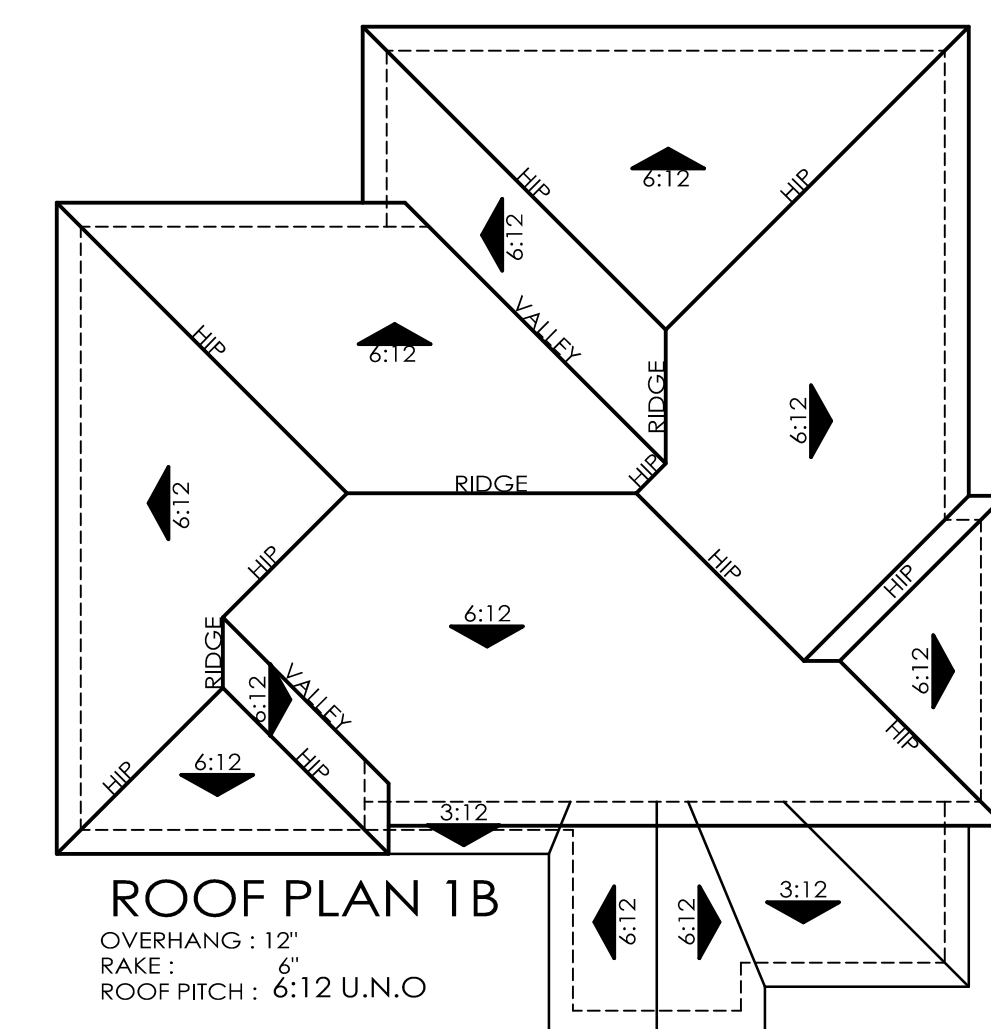
1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

Brick Veneer
Stucco Finish

Stucco Finish



FRONT ELEVATION - 1B



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16

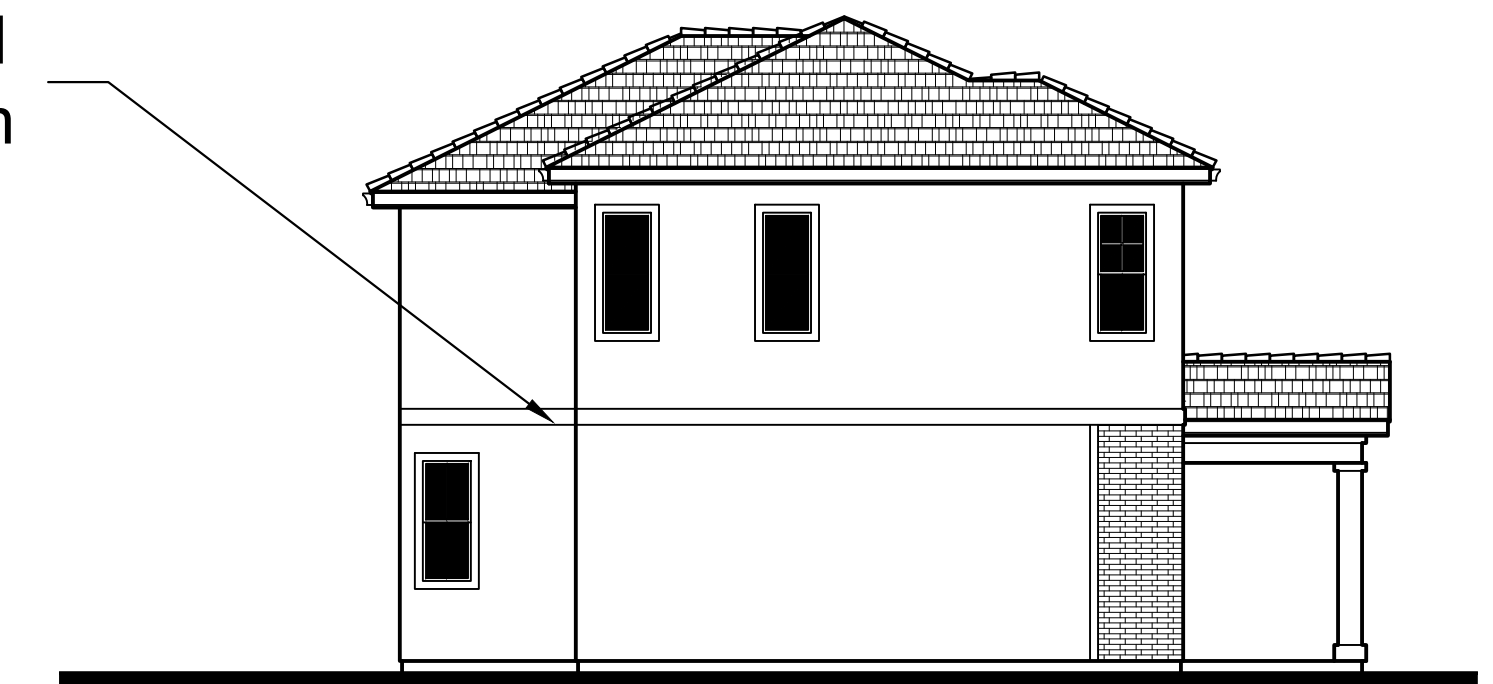
Enhanced
Window Trim
8"width Raised
Belly Band Trim



REAR ENHANCED ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

8" width Raised
Belly Band Trim



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



Front Elevation - 2A

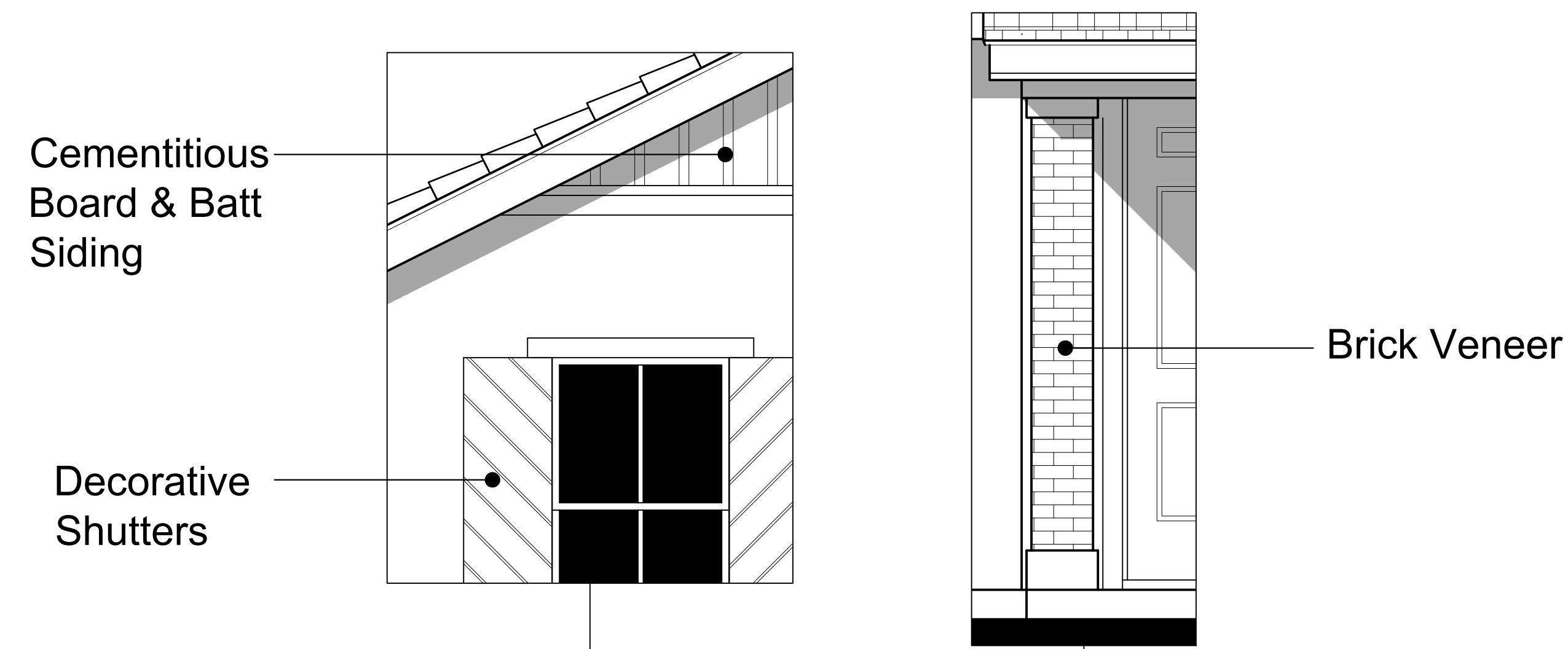


Front Elevation - 2B

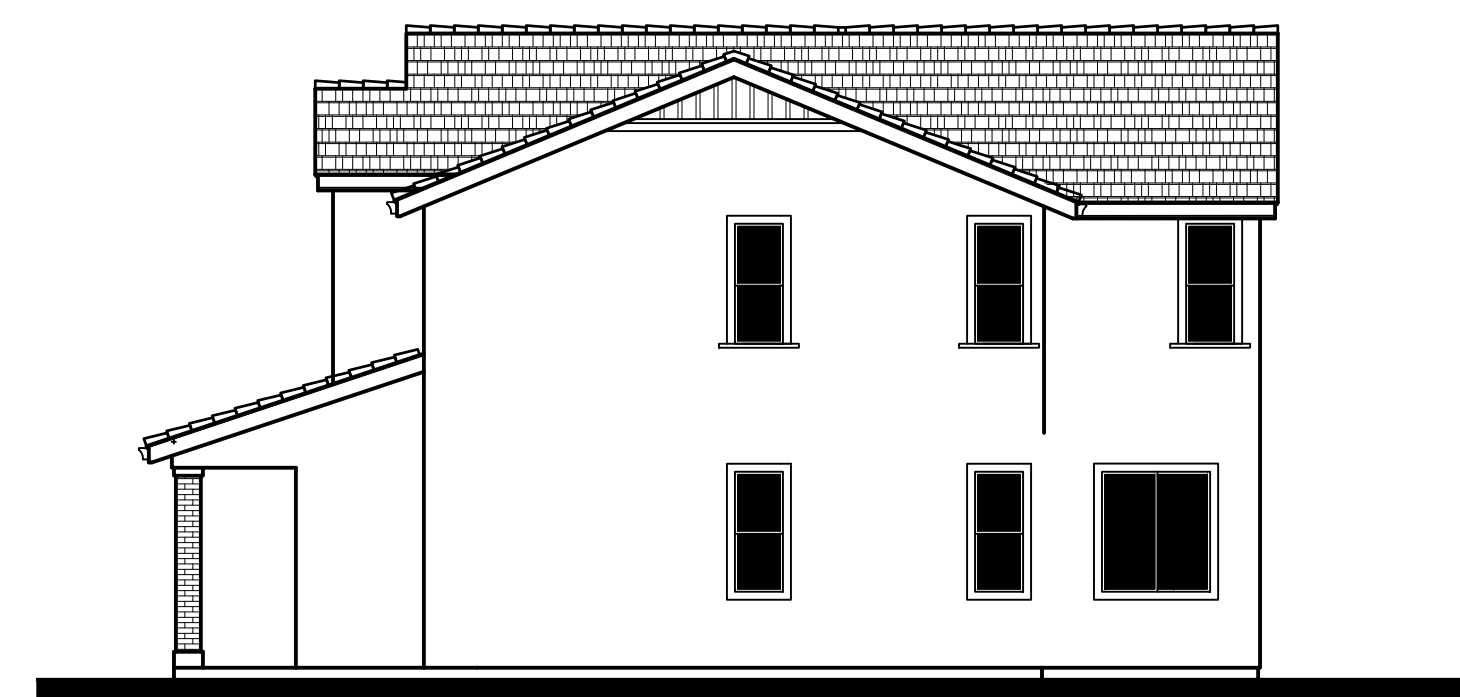
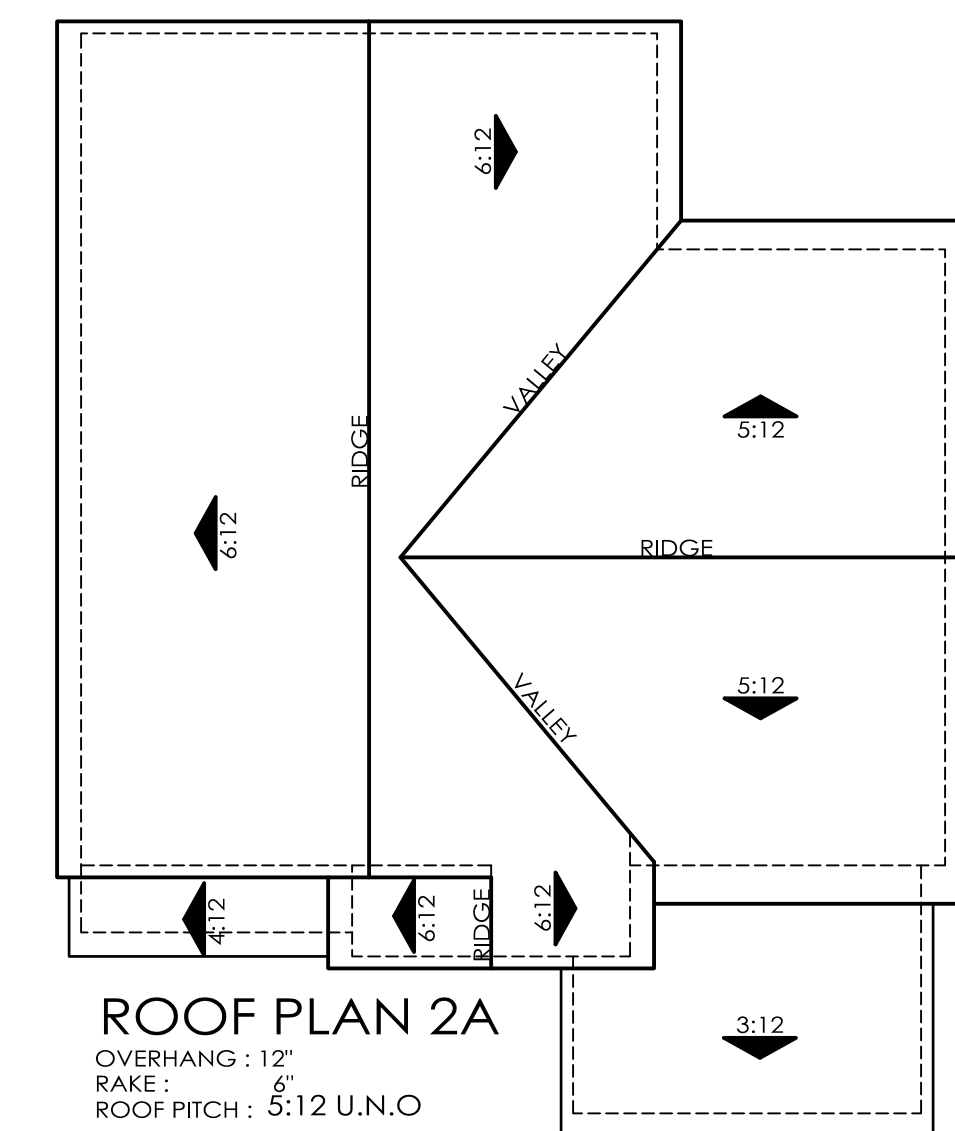
2A

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Brick Veneer
- Cementitious Board & Batt Siding
- Decorative Shutters



FRONT ELEVATION - 2A



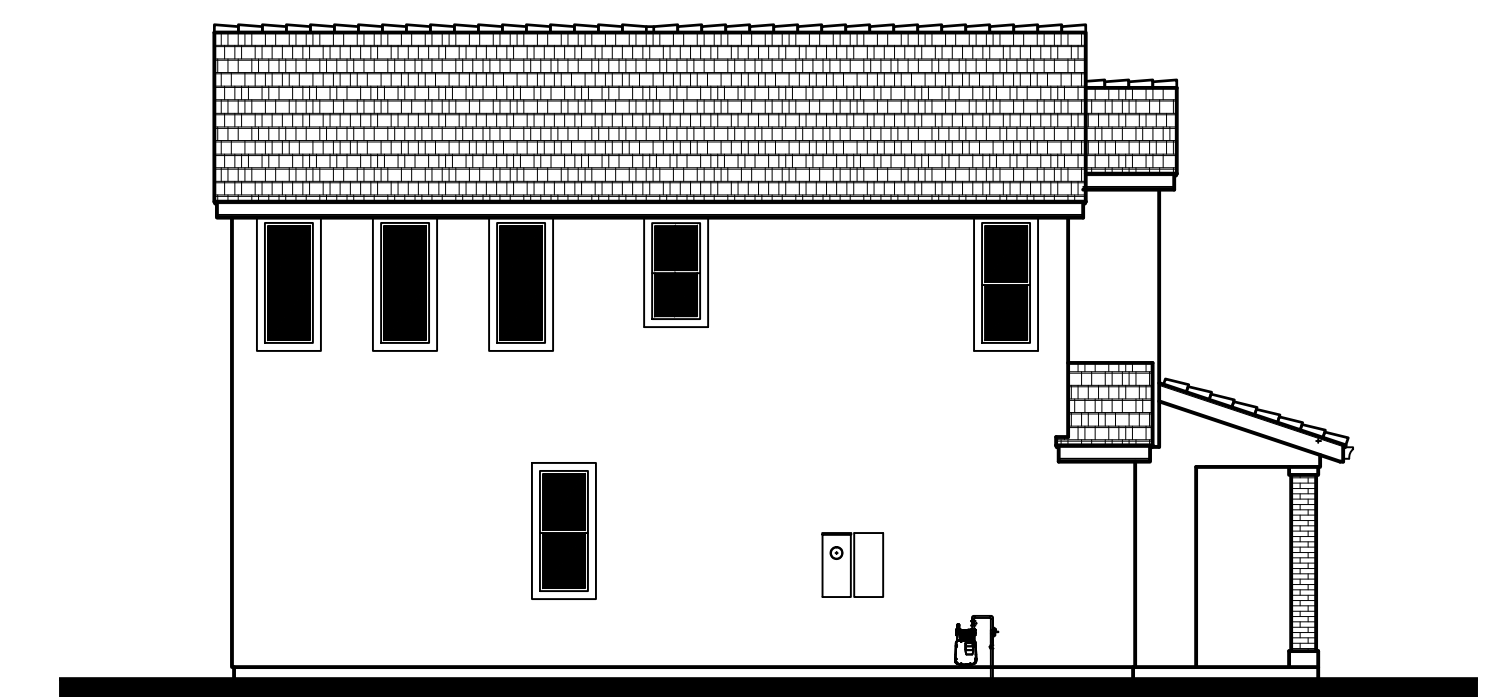
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



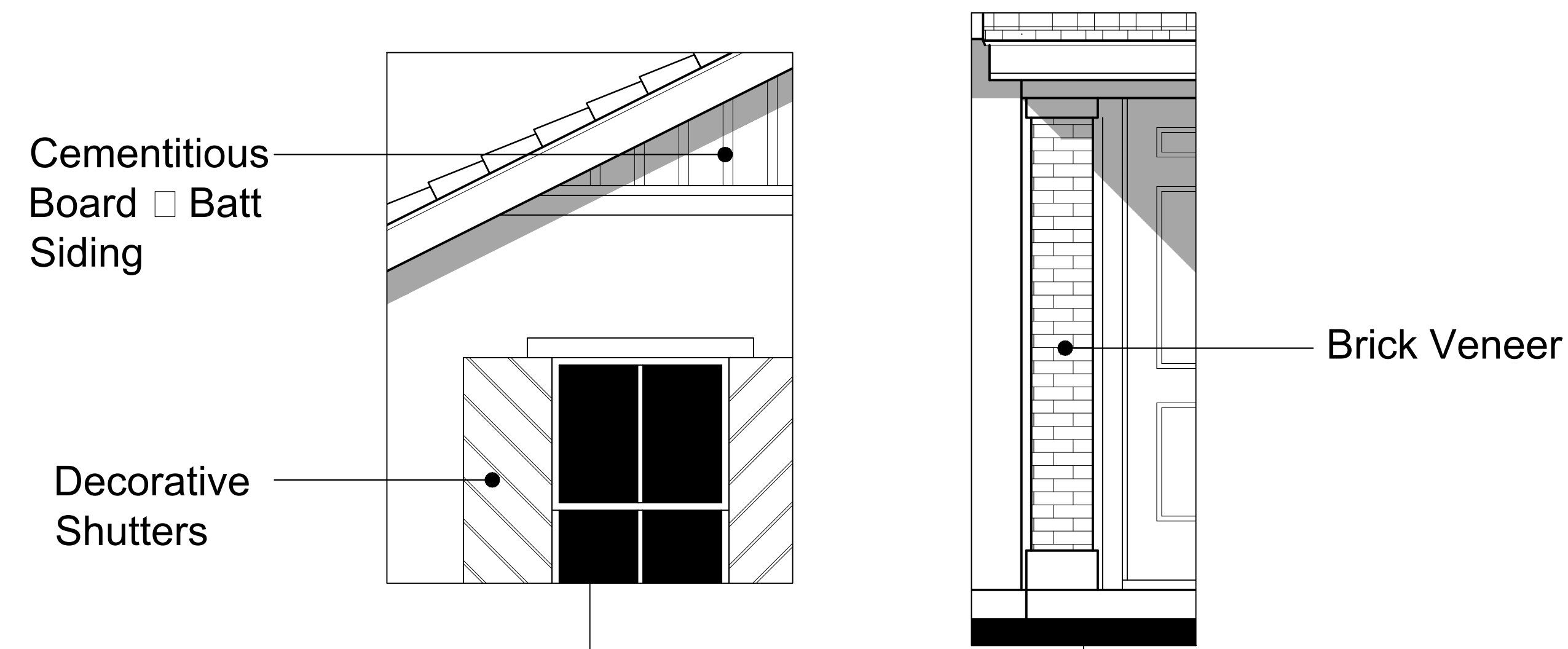
LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

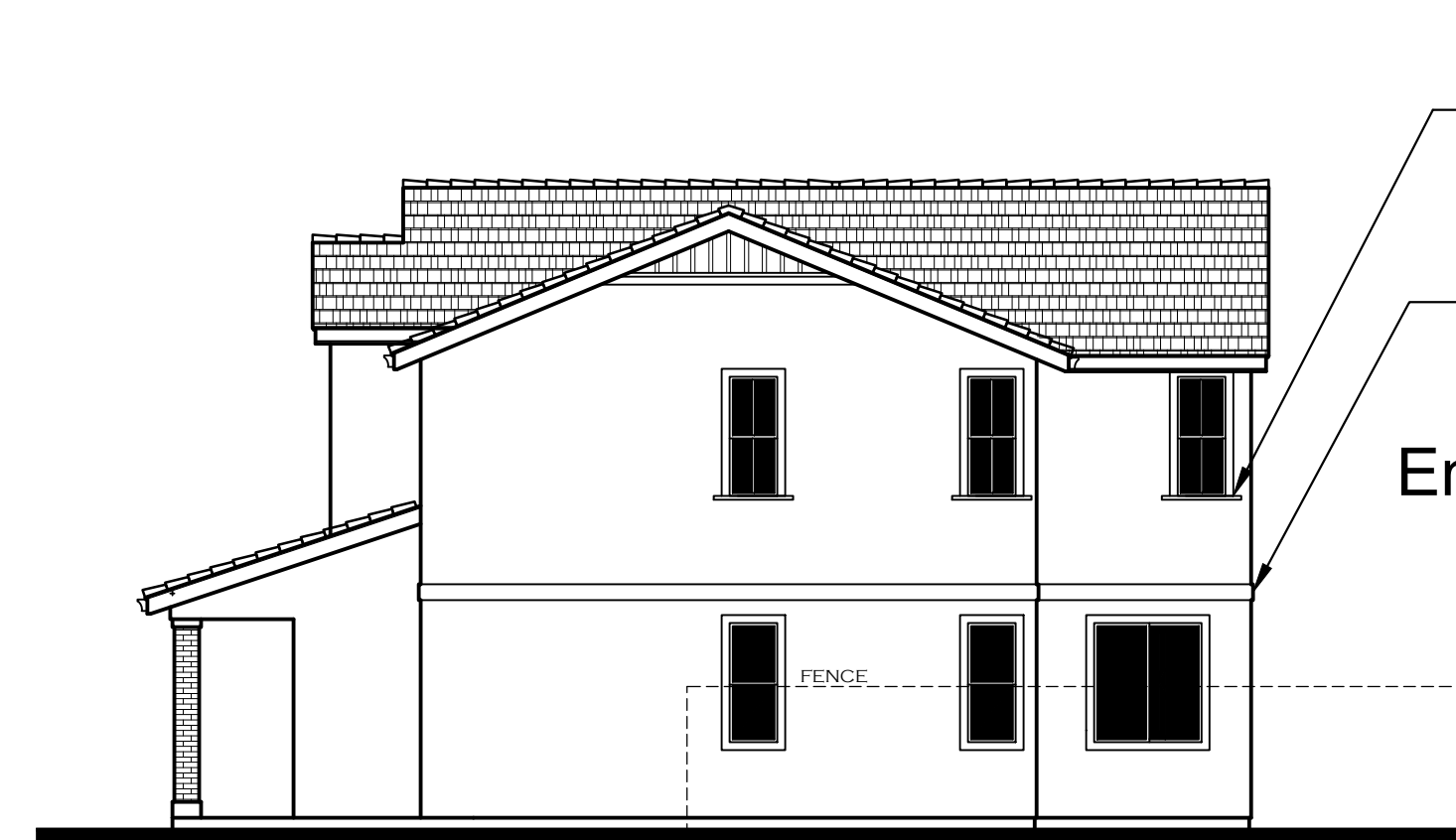
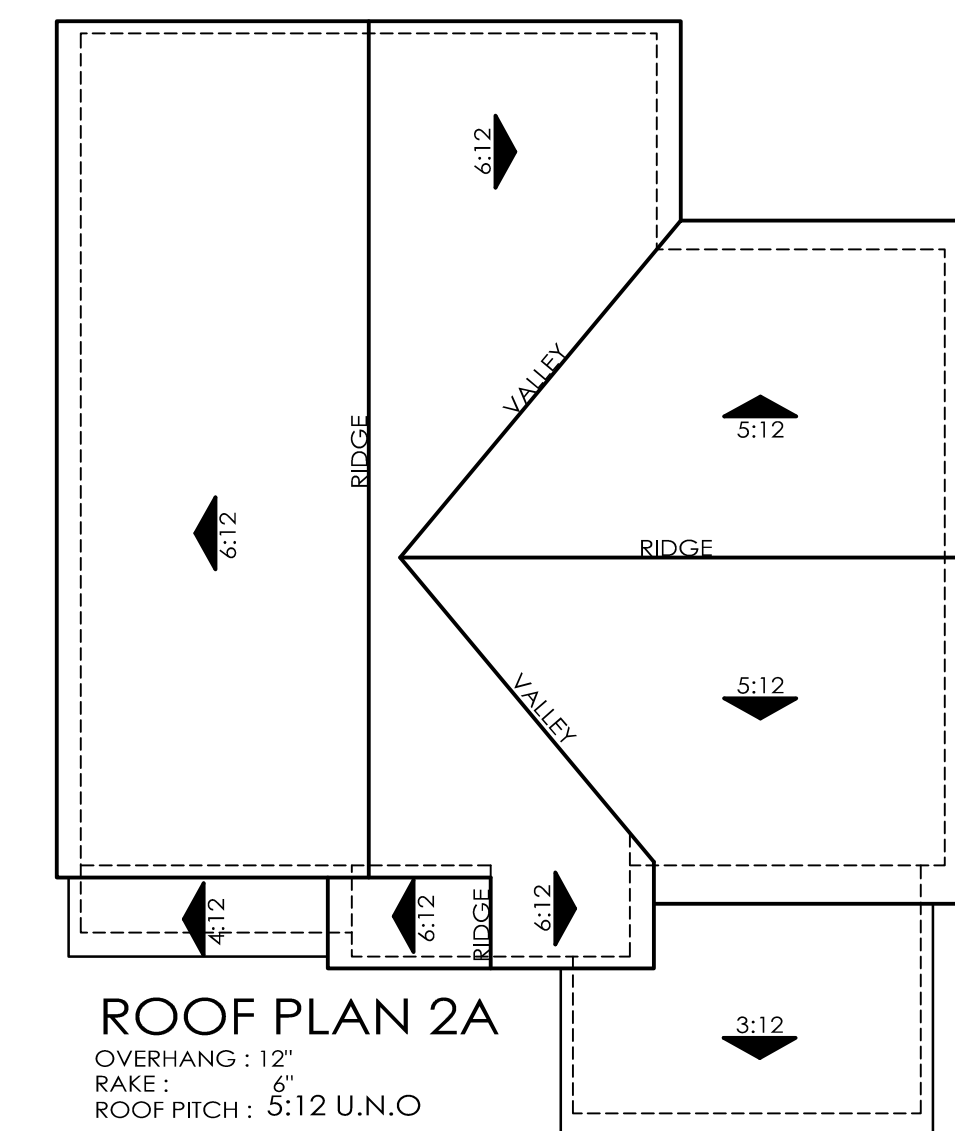
2A

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Brick Veneer
- Cementitious Board □ Batt Siding
- Decorative Shutters

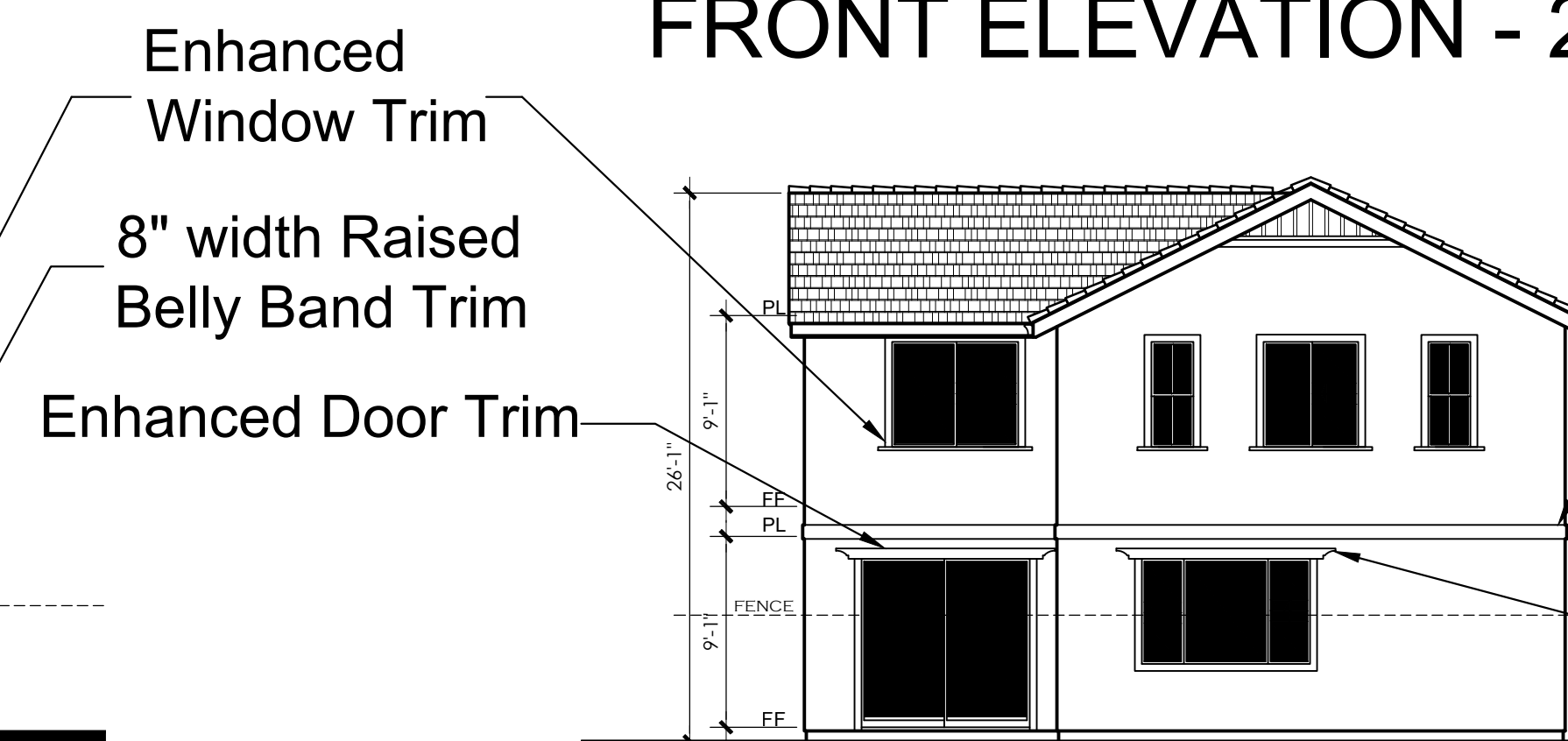


FRONT ELEVATION - 2A



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" □ 1/32"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" □ 1/32"
0 4 8 16

8" width Raised
Belly Band Trim

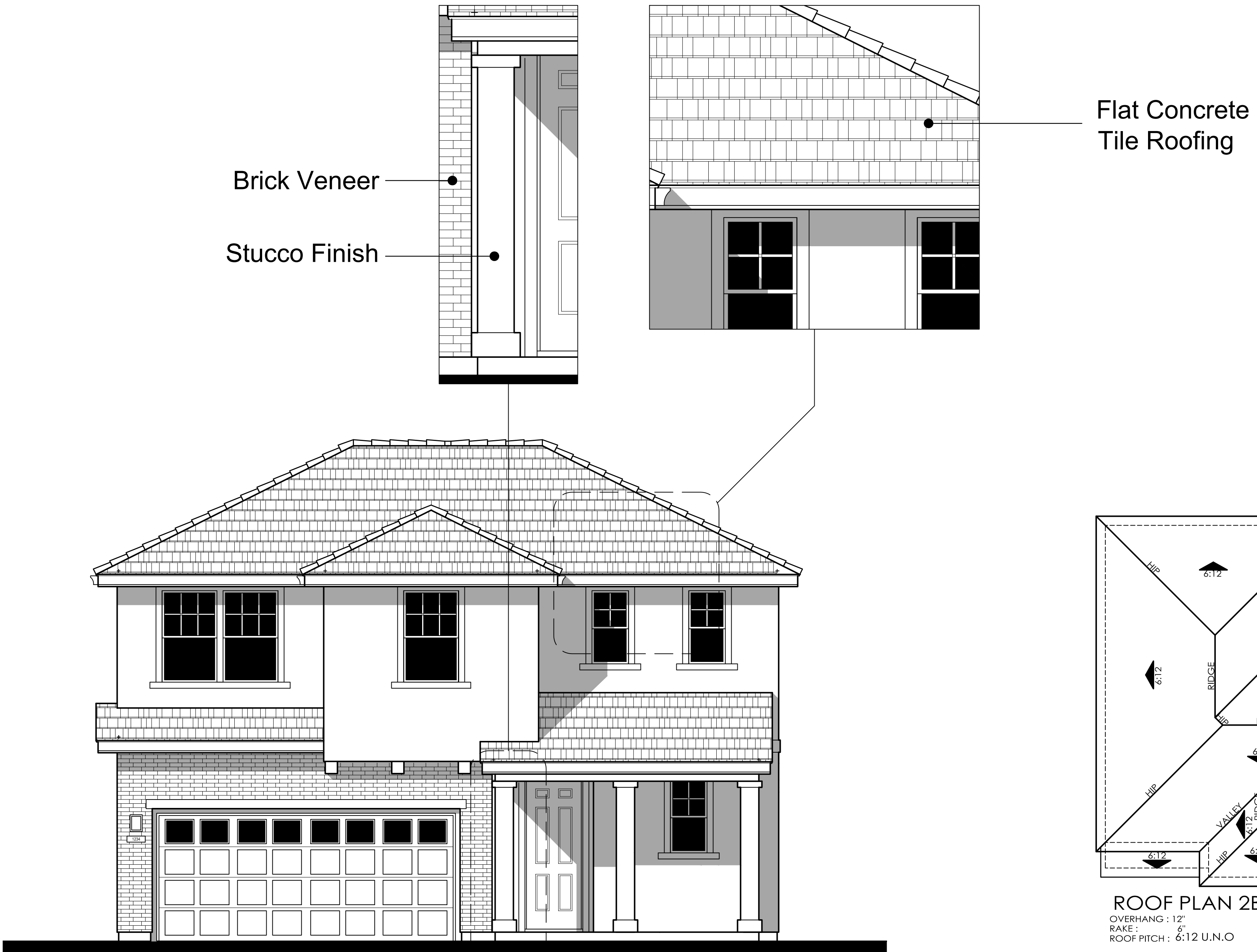
Enhanced
Window Trim



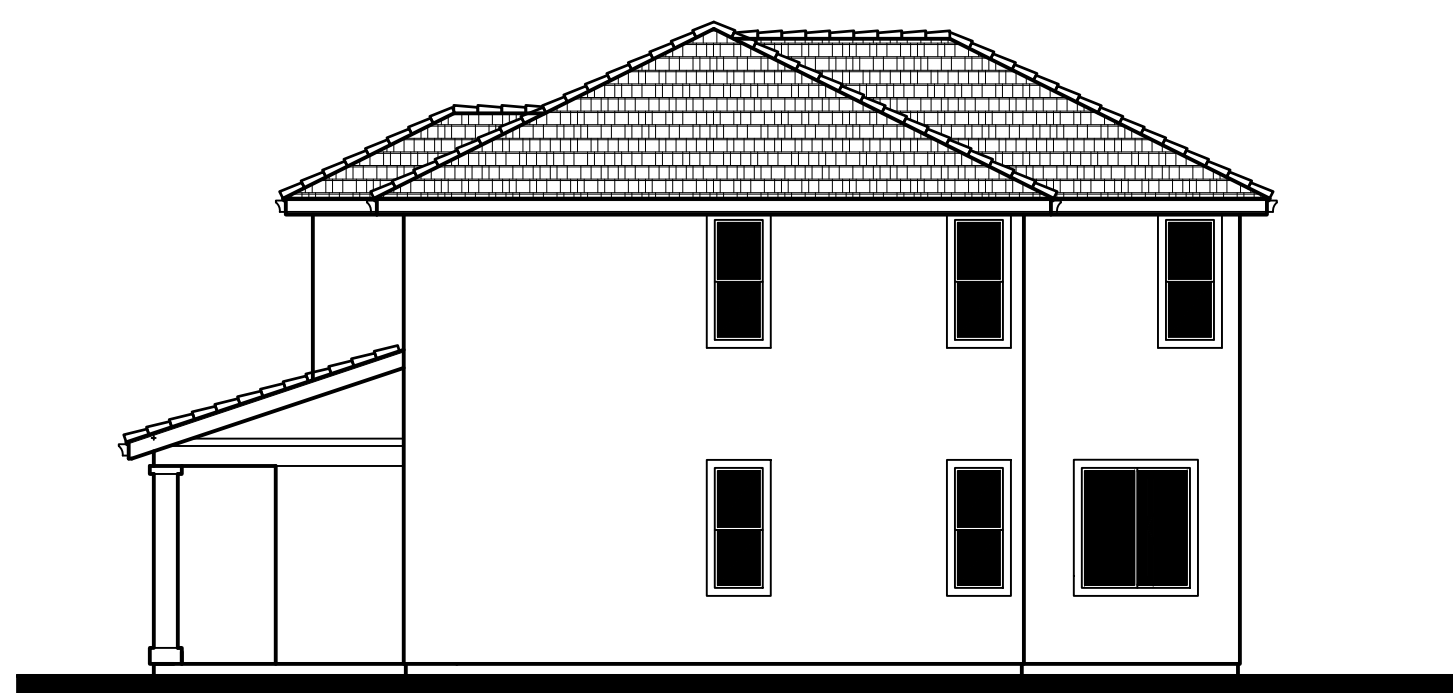
LEFT ELEVATION

Scale: 1/8" □ 1/32"
0 4 8 16

2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



FRONT ELEVATION - 2B



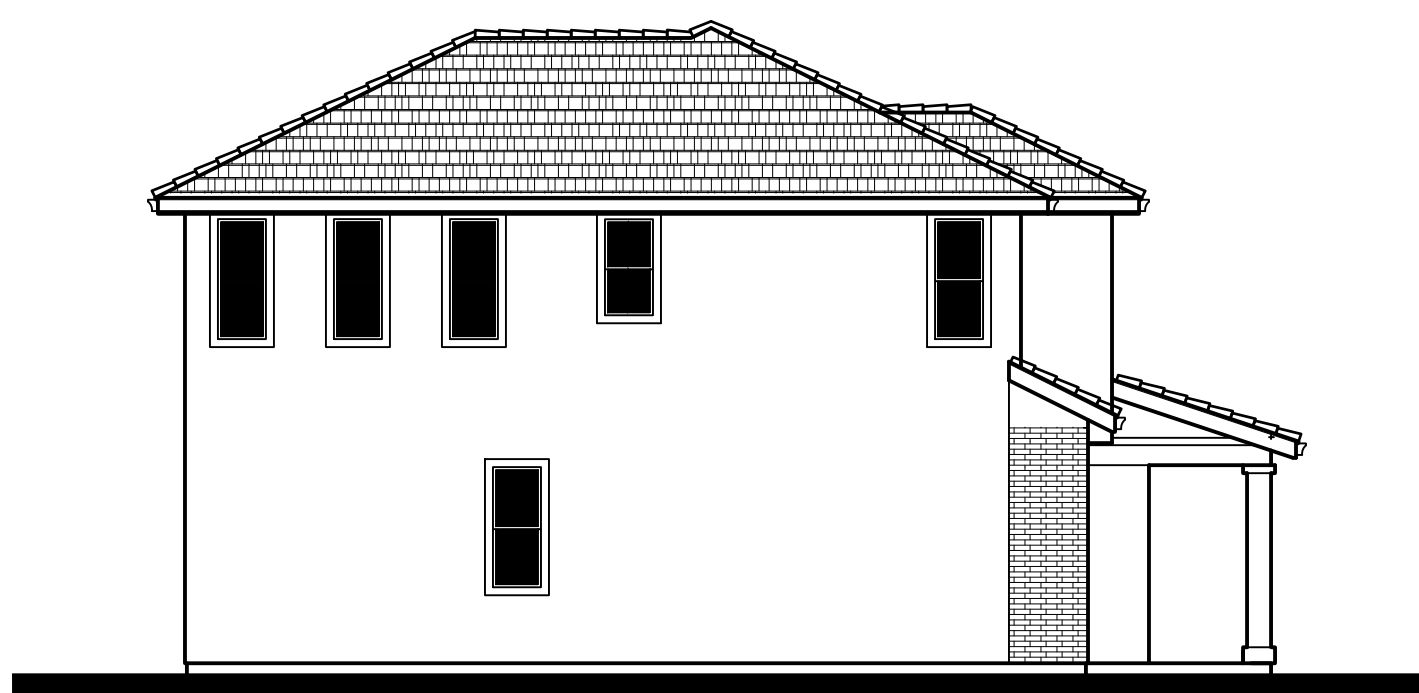
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

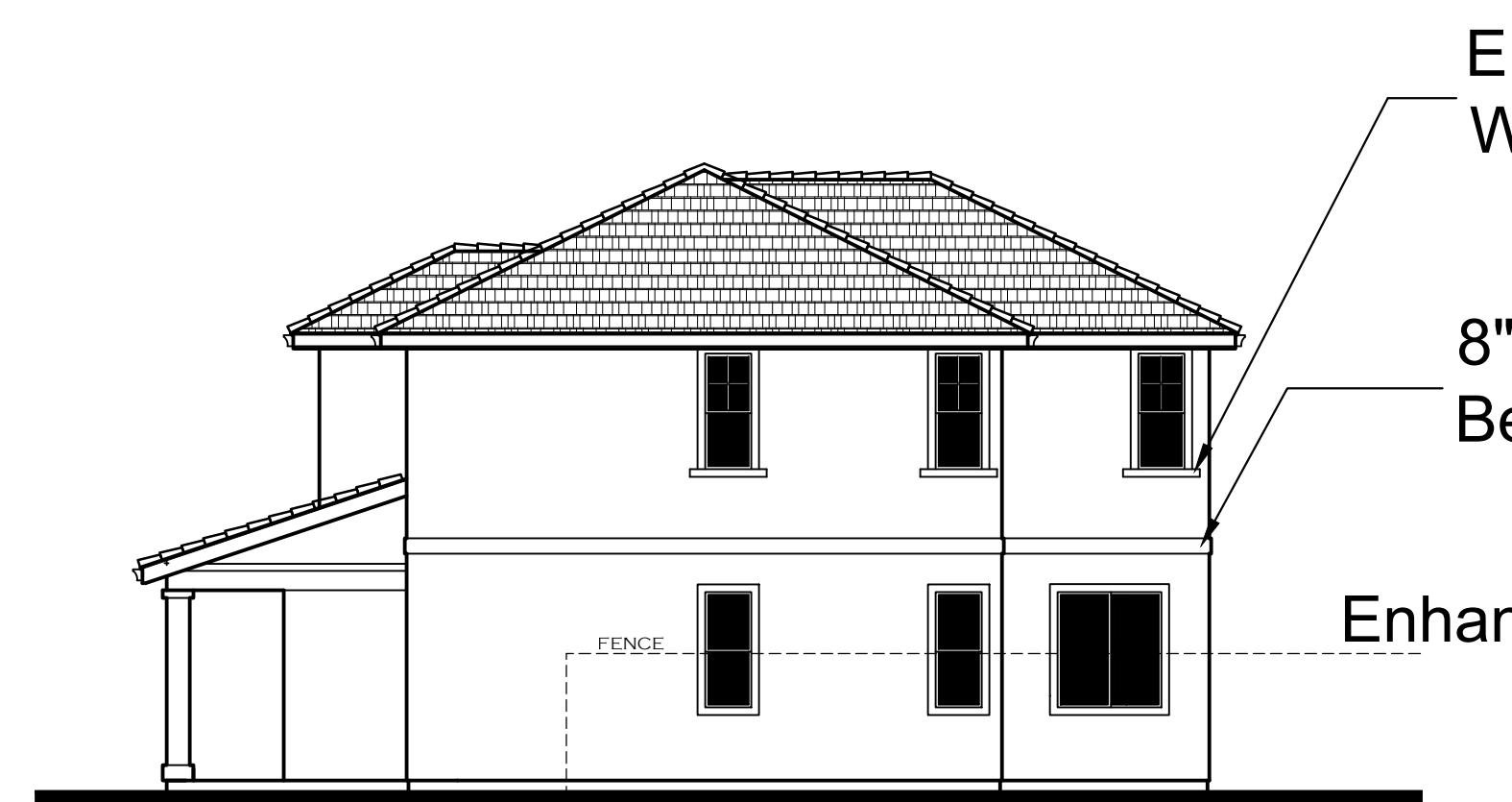
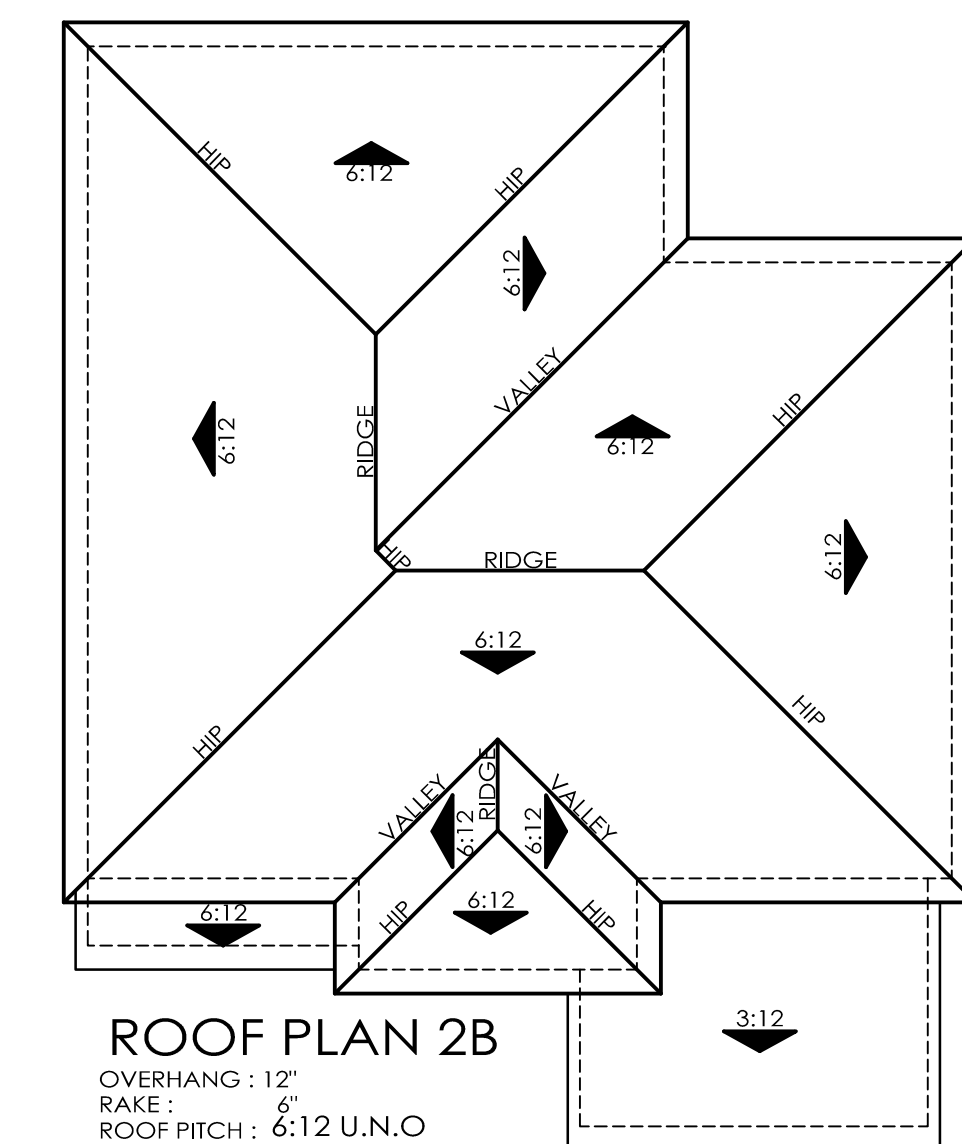
2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

Brick Veneer
Stucco Finish

Flat Concrete
Tile Roofing

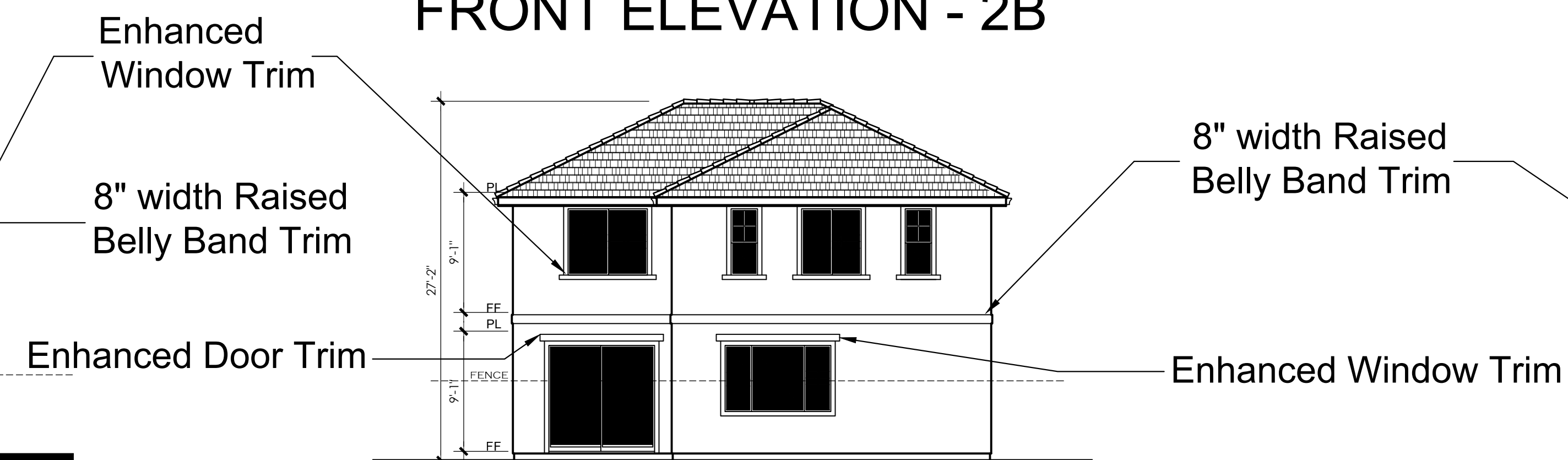


FRONT ELEVATION - 2B



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



Front Elevation - 3A



Front Elevation - 3B

3A

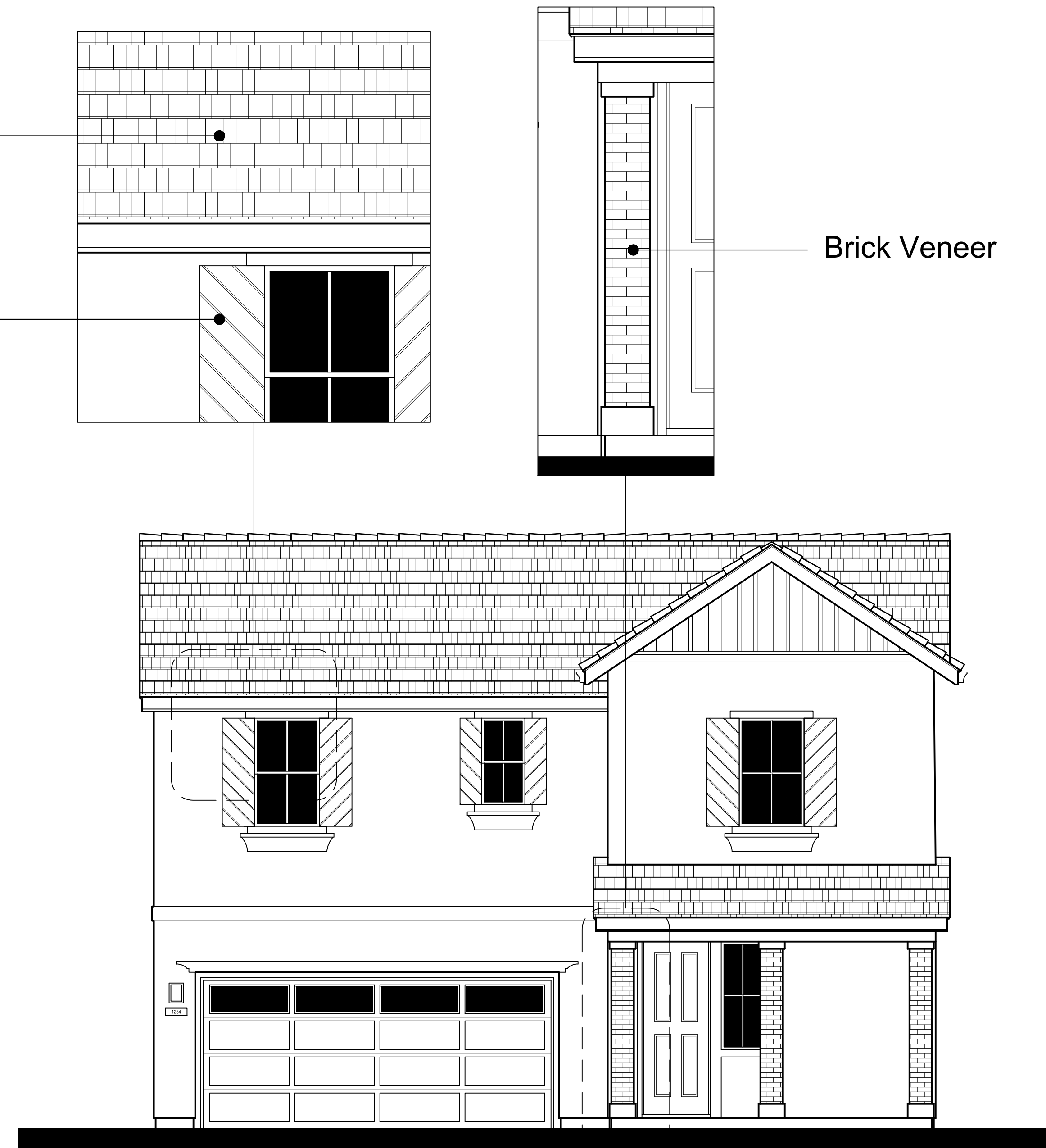
Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Brick Veneer
- Cementitious Board & Batt Siding
- Decorative Shutters

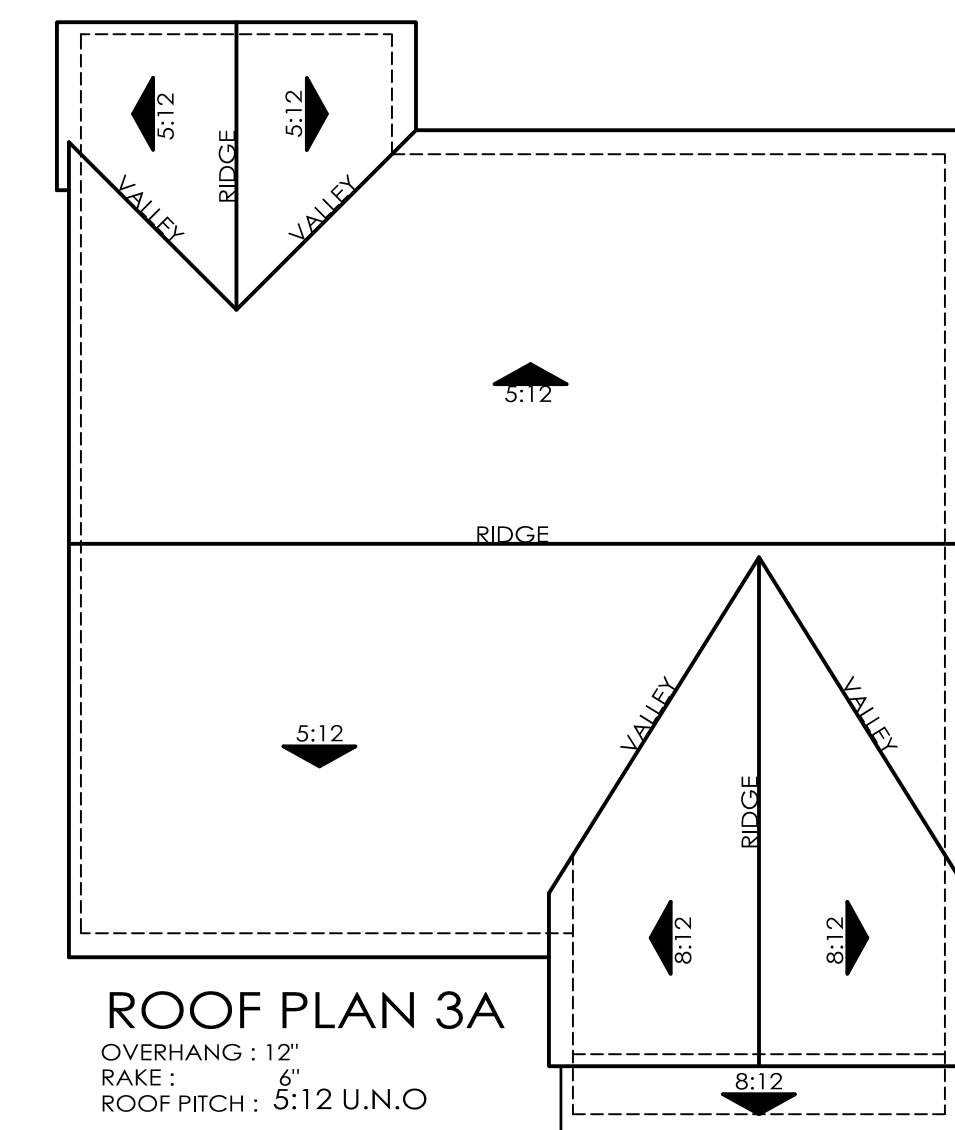
Flat concrete
Tile Roofing

Decorative
Shutters

Brick Veneer



FRONT ELEVATION - 3A



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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



PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - SFD - 43 X 60
PLAN 3 - STYLE A

A2.2.12

Flat concrete
Tile Roofing

Decorative
Shutters

Brick Veneer

3A

Material Legend:

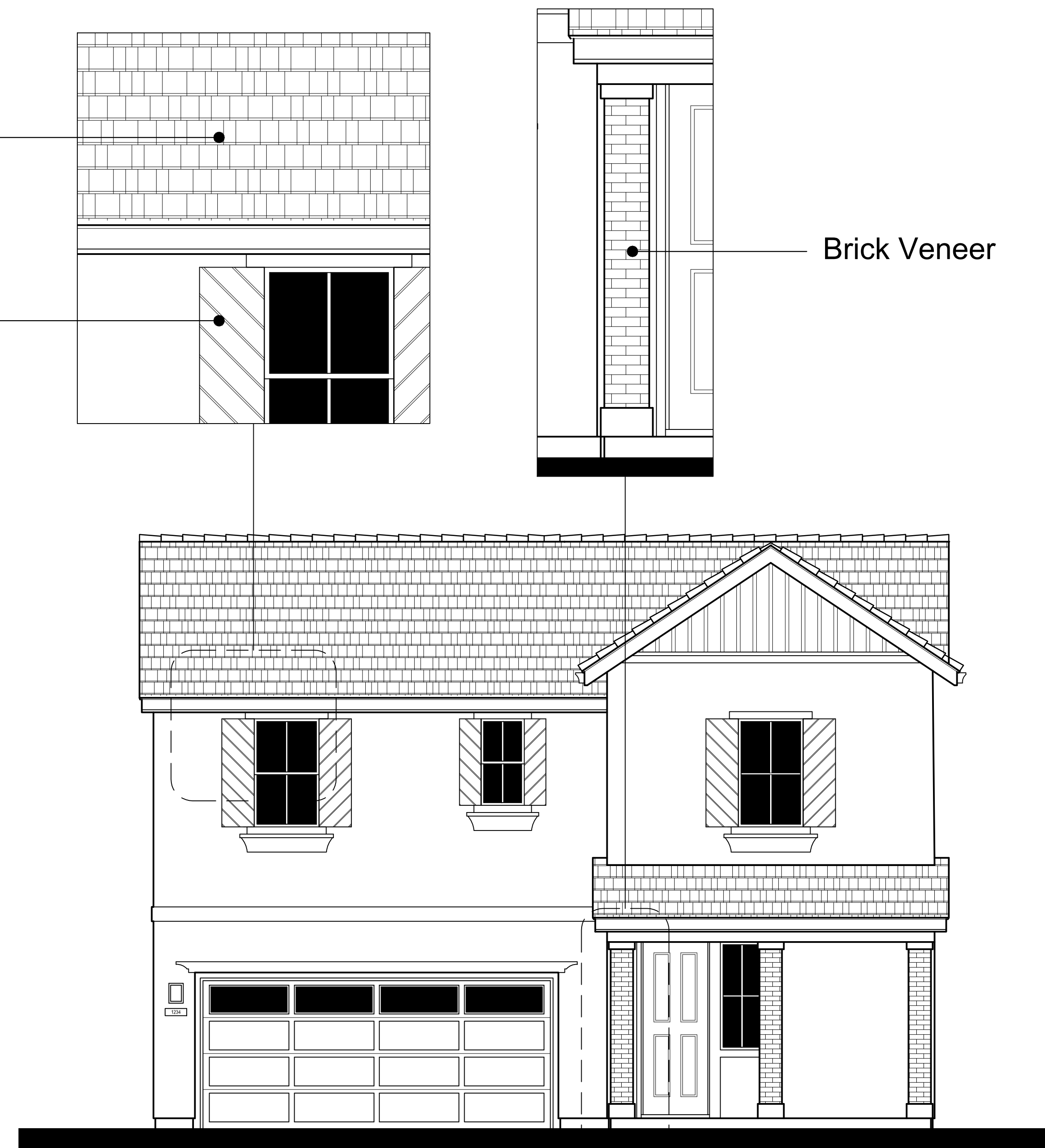
Flat concrete Tile Roofing

Stucco Finish

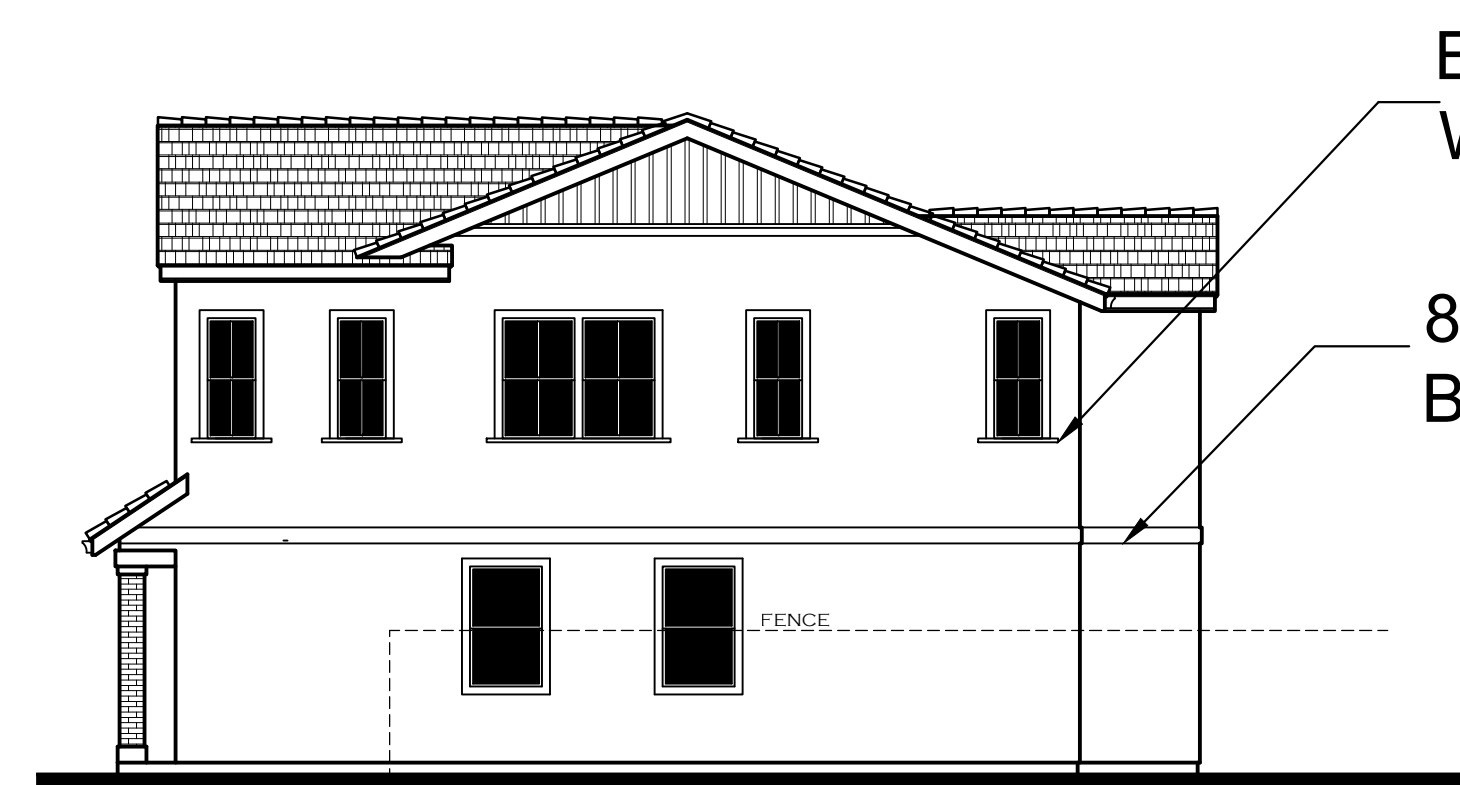
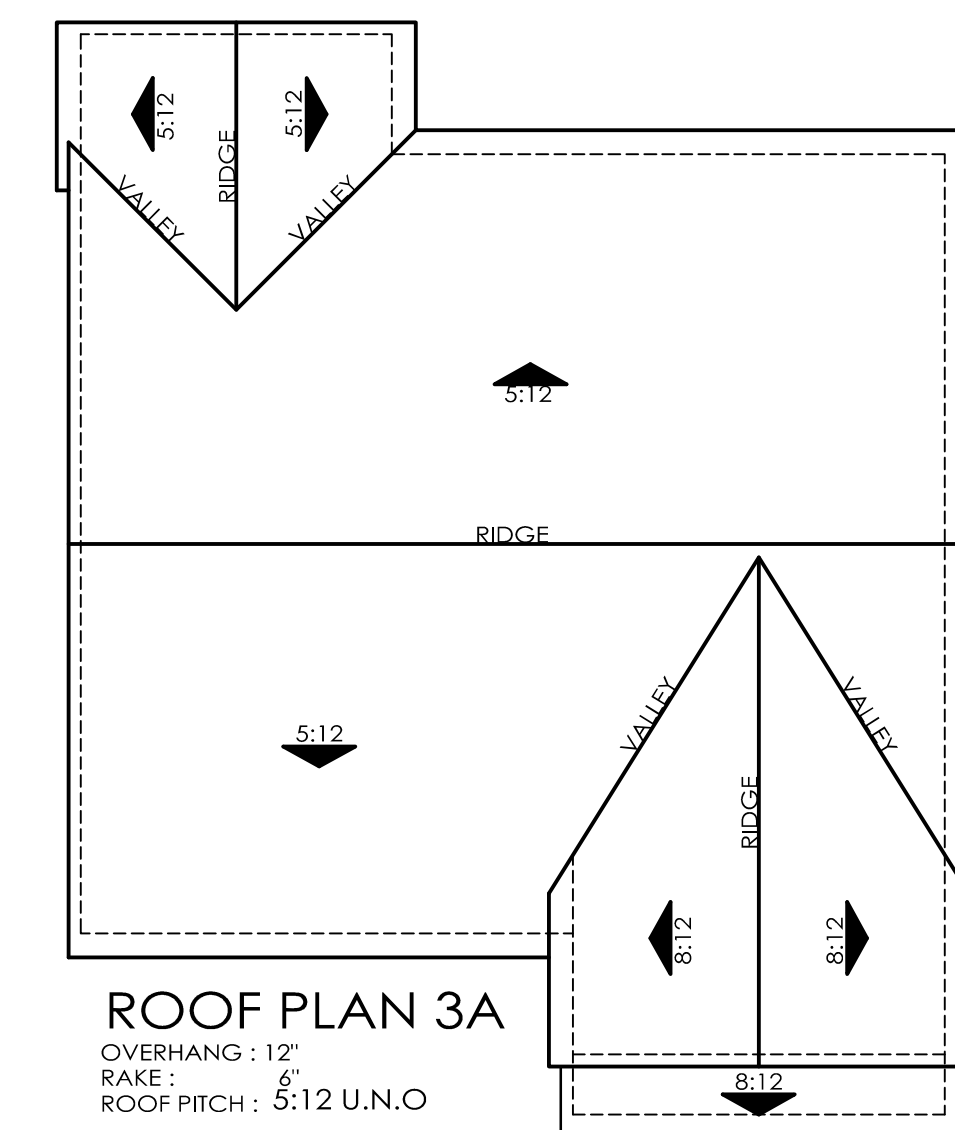
Brick Veneer

Cementitious Board  Batt Siding

Decorative Shutters



FRONT ELEVATION - 3A



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16

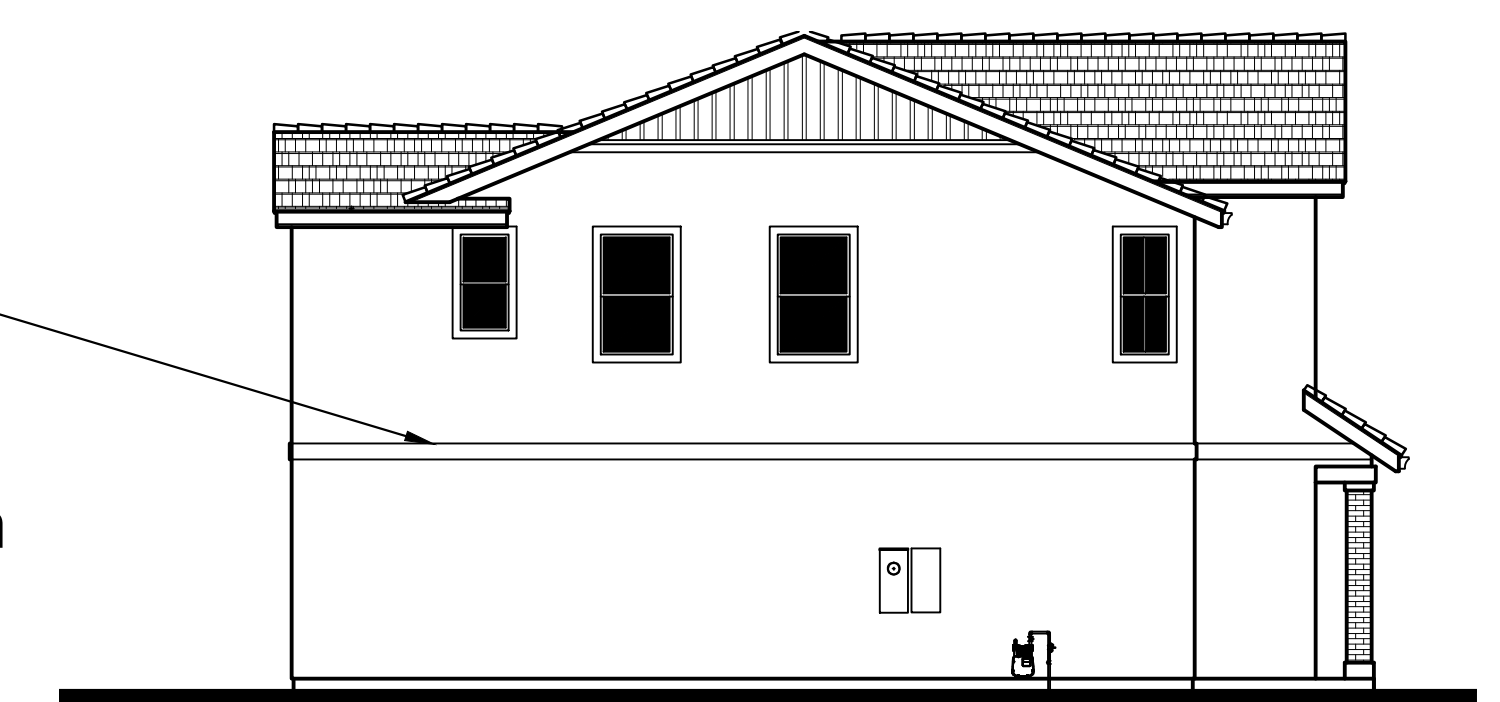
Enhanced
Window Trim
8" width Raised
Belly Band Trim



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16

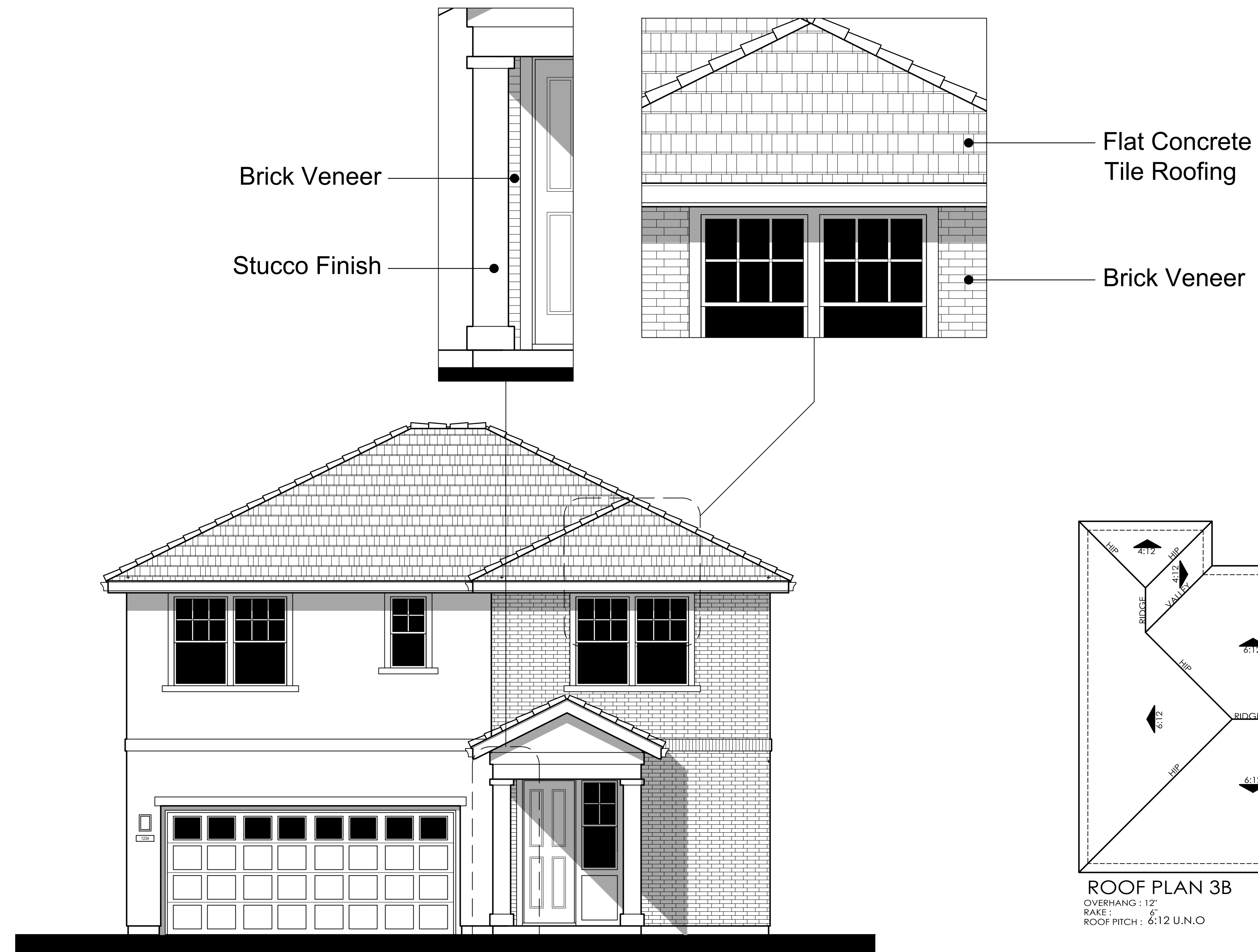
Decorative Shutters
8" width Raised
Belly Band Trim
Enhanced Door Trim



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

3B
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Brick Veneer



1194 SQ. FT.

FRONT ELEVATION - 1B



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



REAR ELEVATION

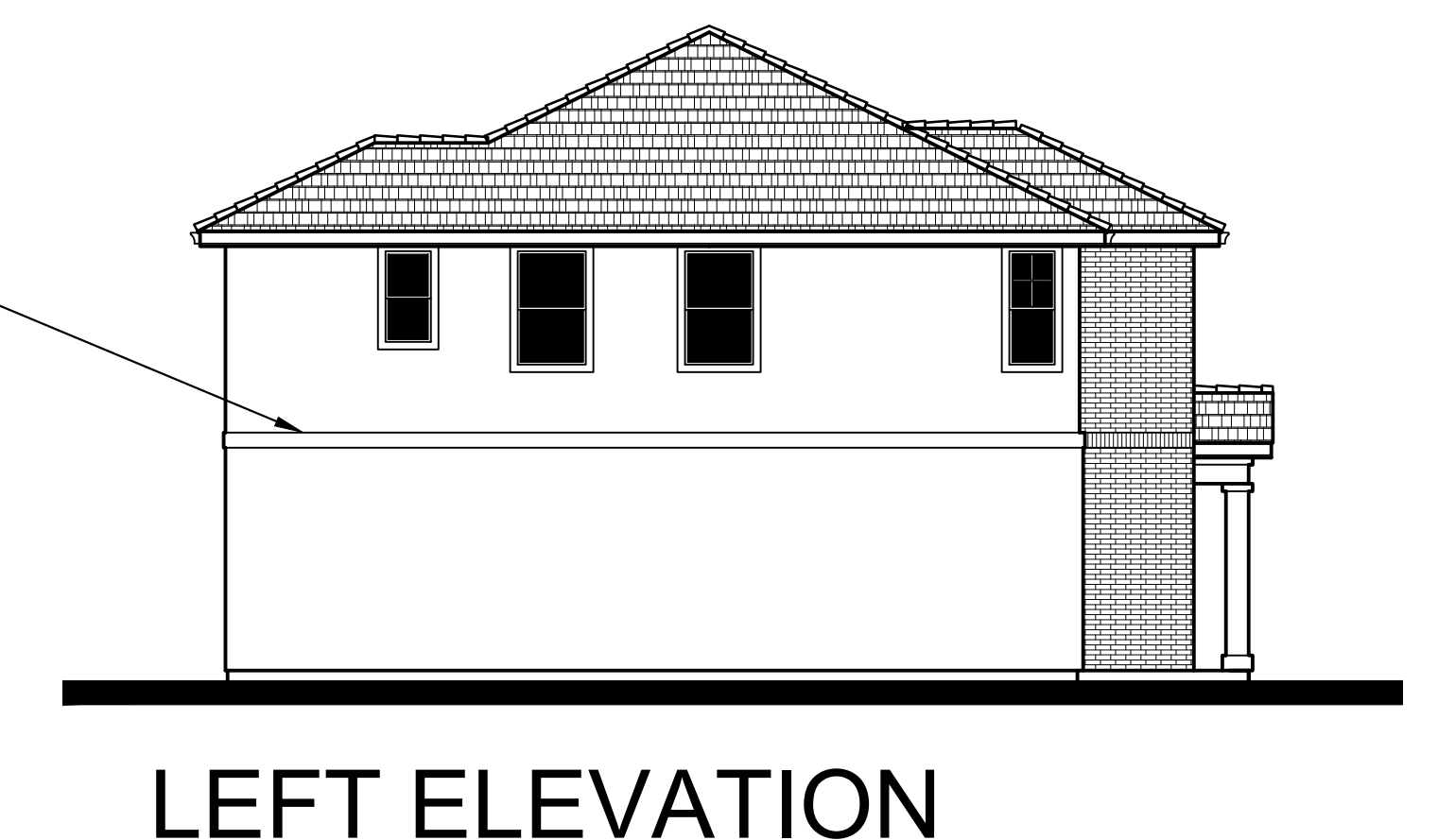
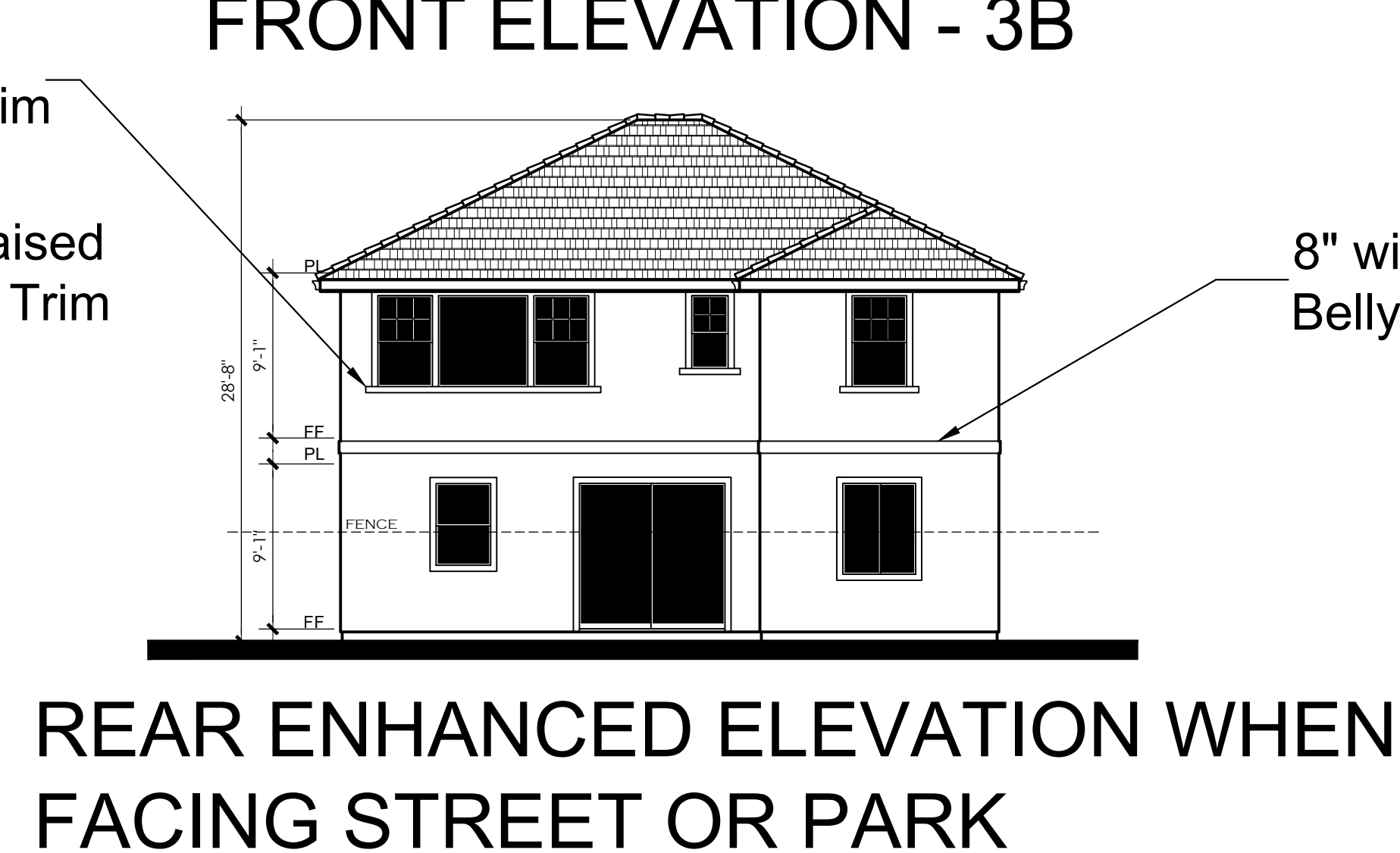
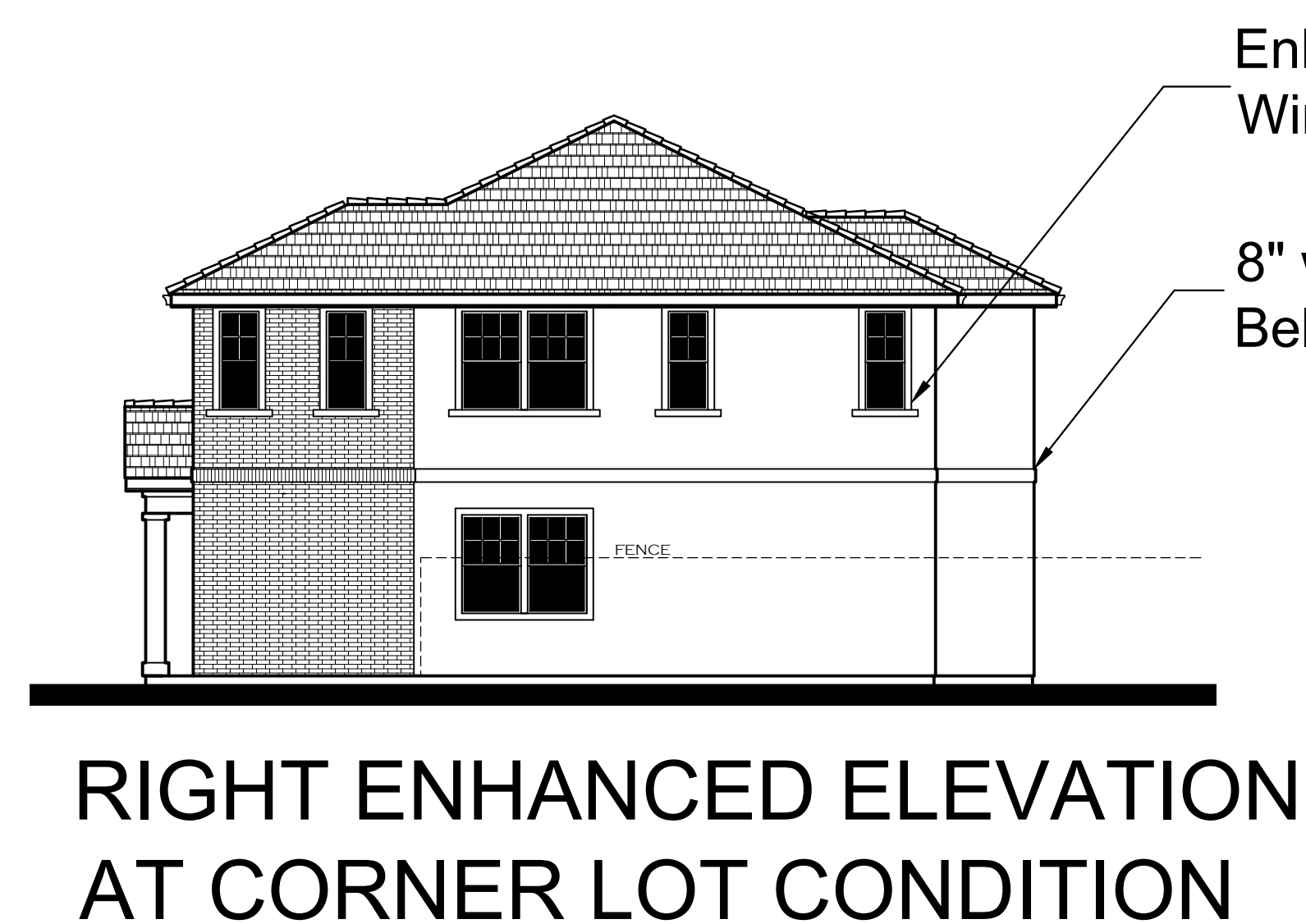
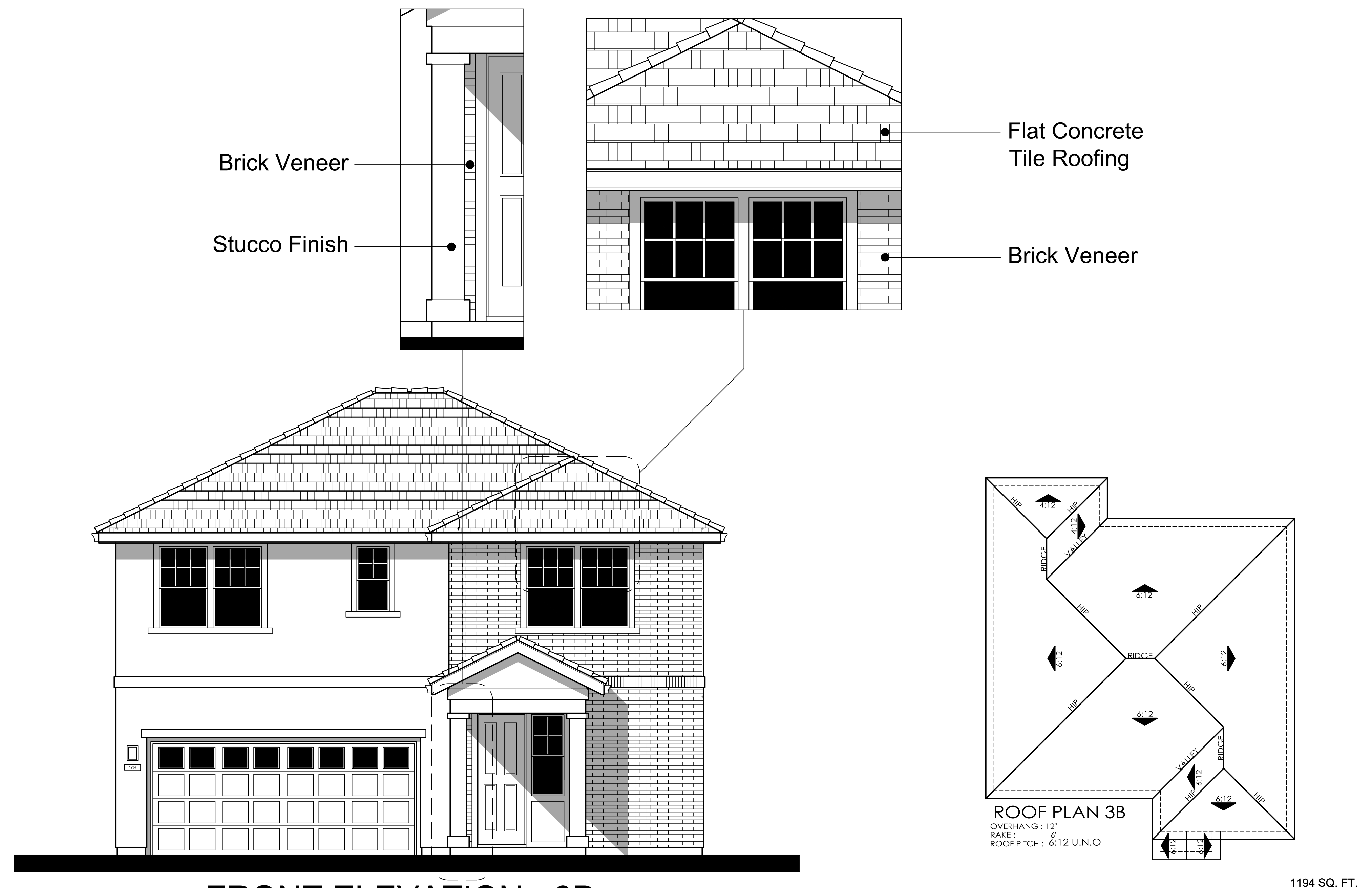
Scale: 1/8" = 1'-0"
 0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16

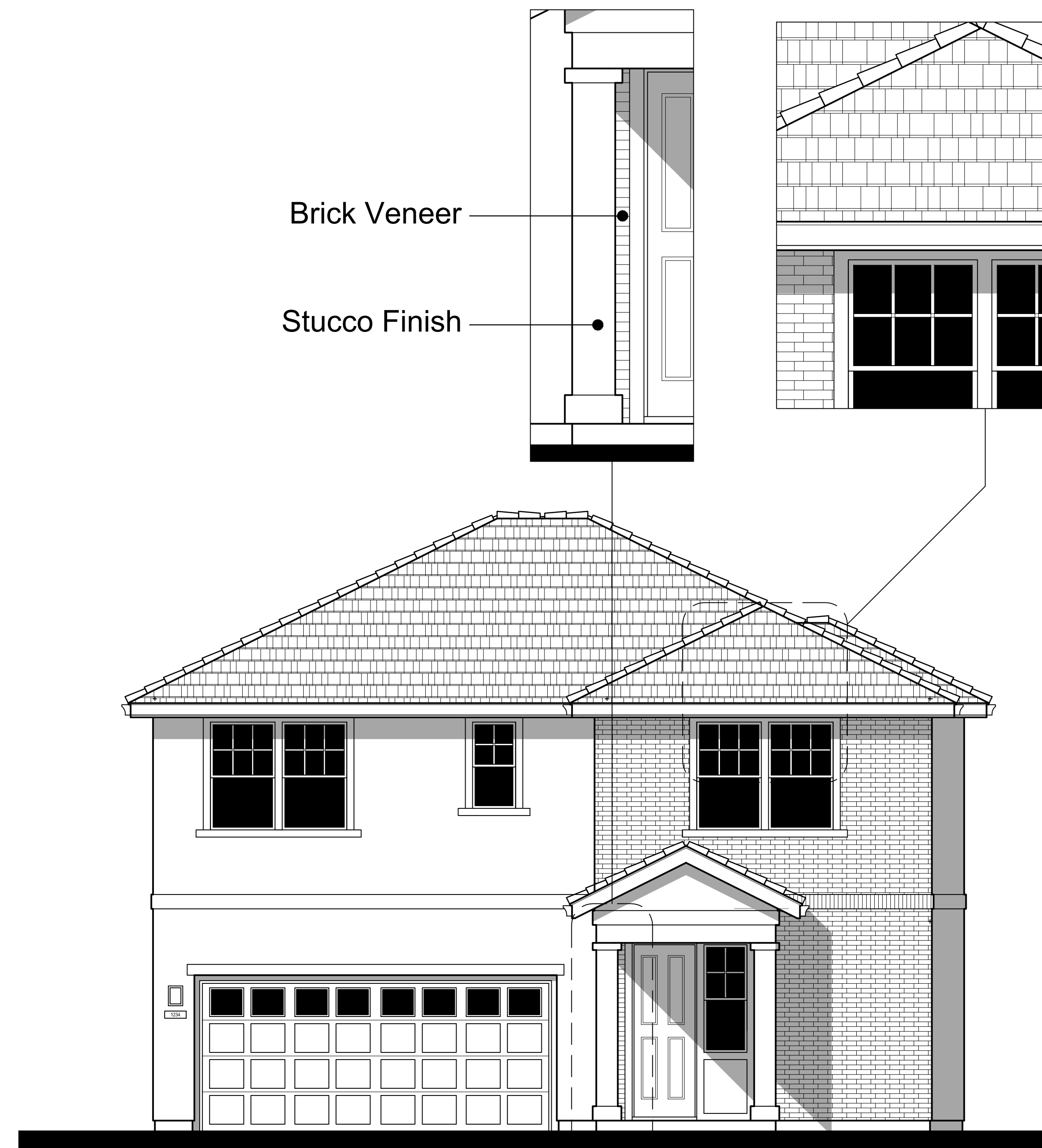
3B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



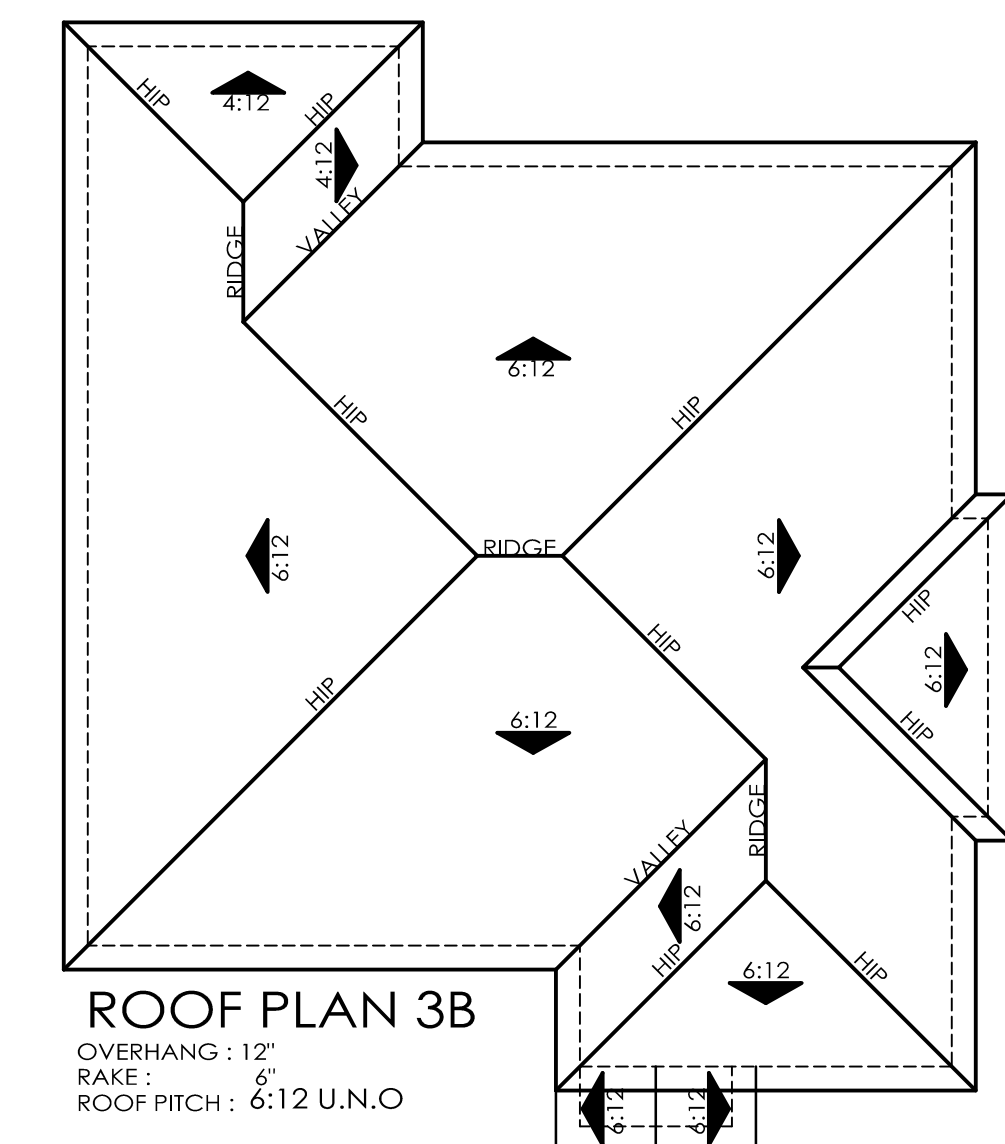
3B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

Brick Veneer
Stucco Finish

Flat Concrete
Tile Roofing
Brick Veneer

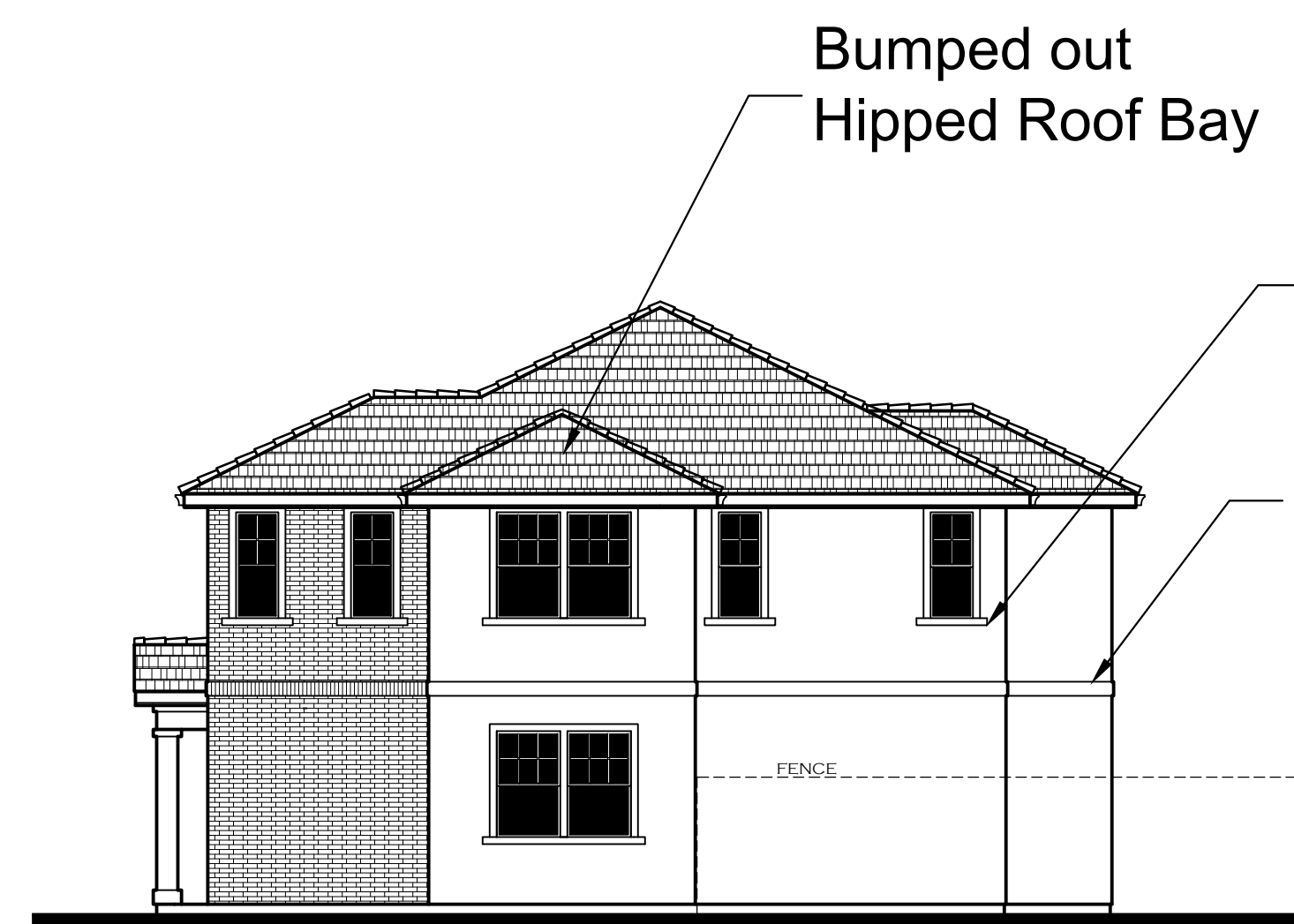


FRONT ELEVATION - 3B



ROOF PLAN 3B
OVERHANG: 12"
RAKE: 5"
ROOF PITCH: 6:12 U.N.O

1194 SQ. FT.



RIGHT ENHANCED ELEVATION
AT CORNER LOT CONDITION

Scale: 1/8" = 1'-0"
0 4 8 16

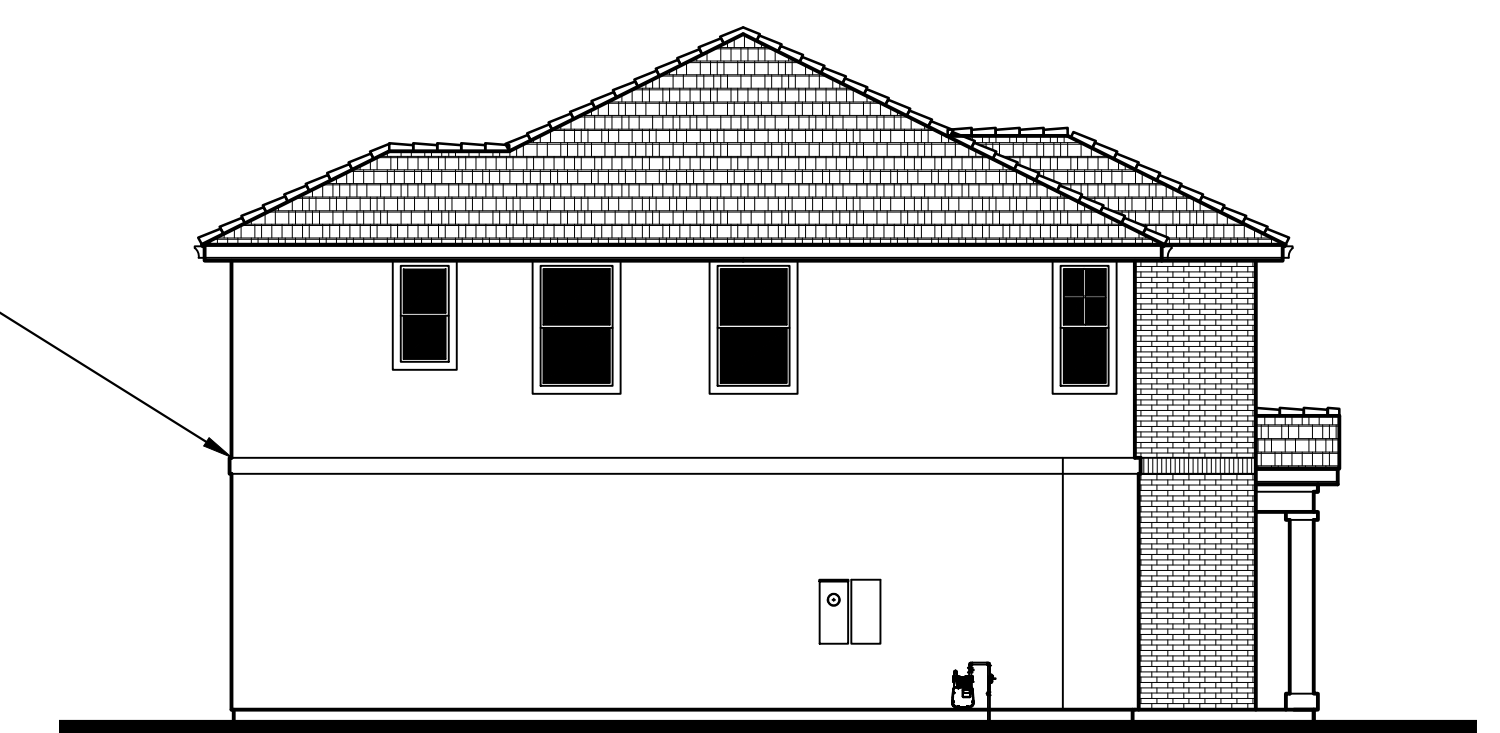
Enhanced
Window Trim
8" width Raised
Belly Band Trim



REAR ENHANCED ELEVATION WHEN
FACING STREET OR PARK

Scale: 1/8" = 1'-0"
0 4 8 16

8" width Raised
Belly Band Trim
Enhanced Door Trim

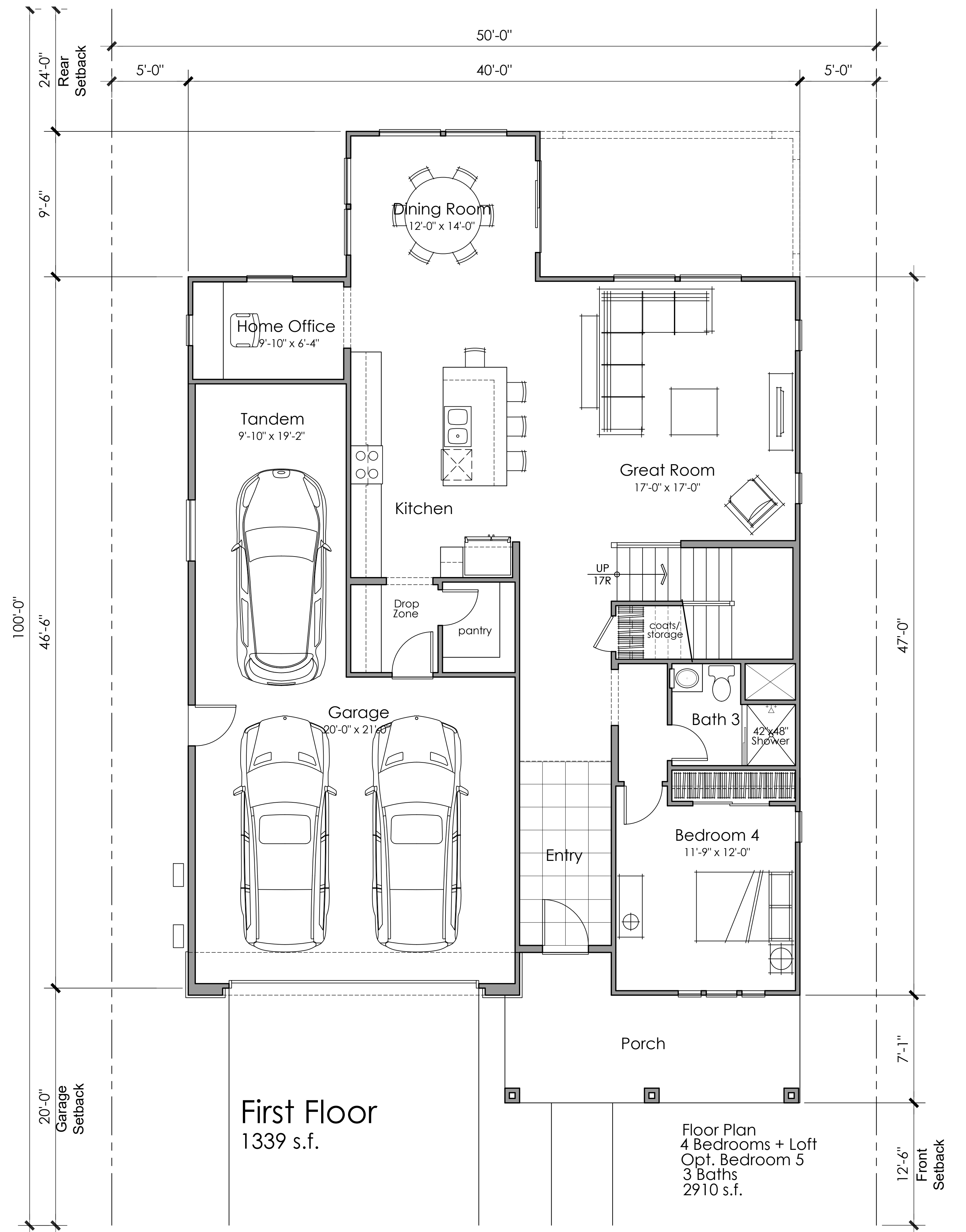
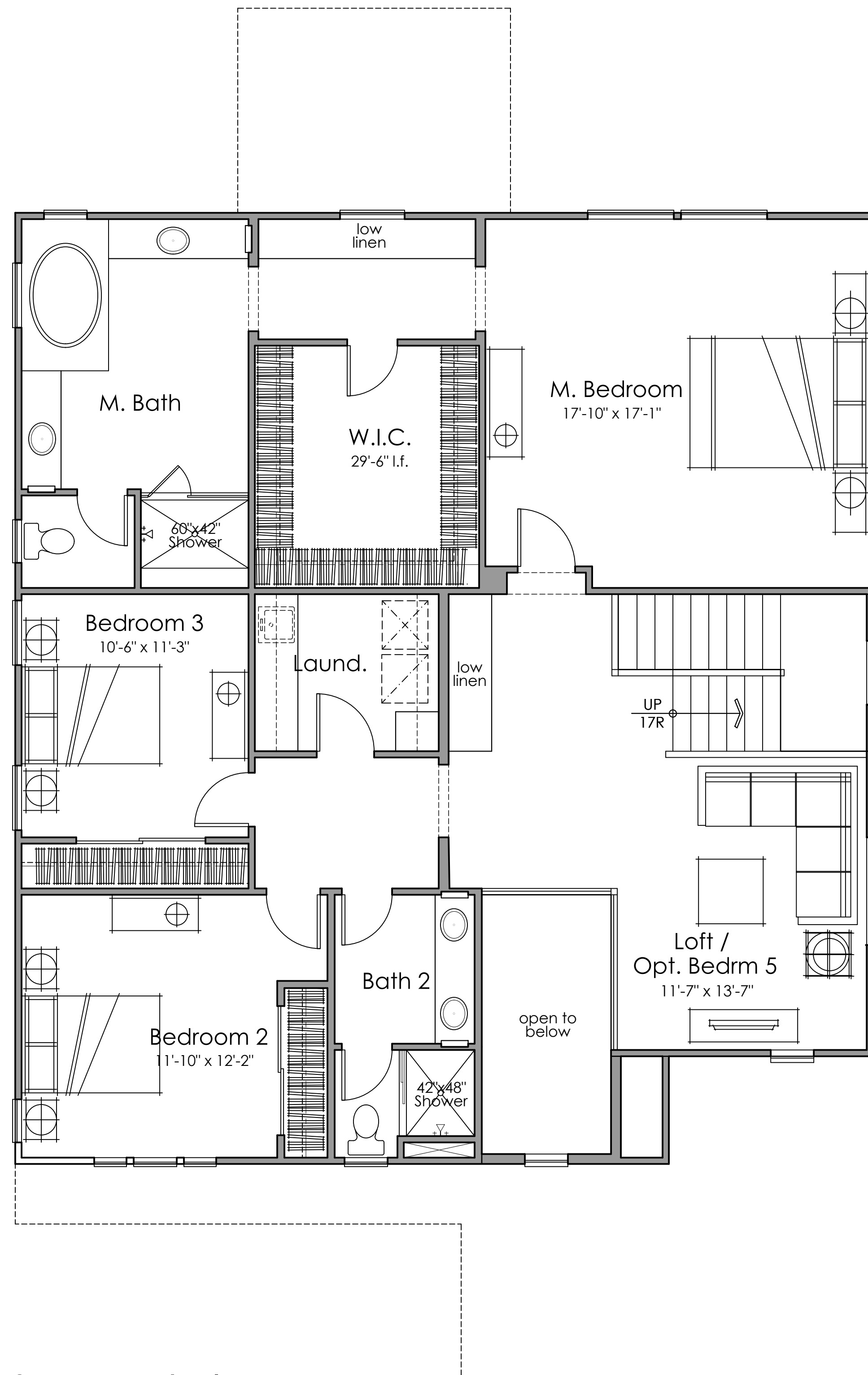


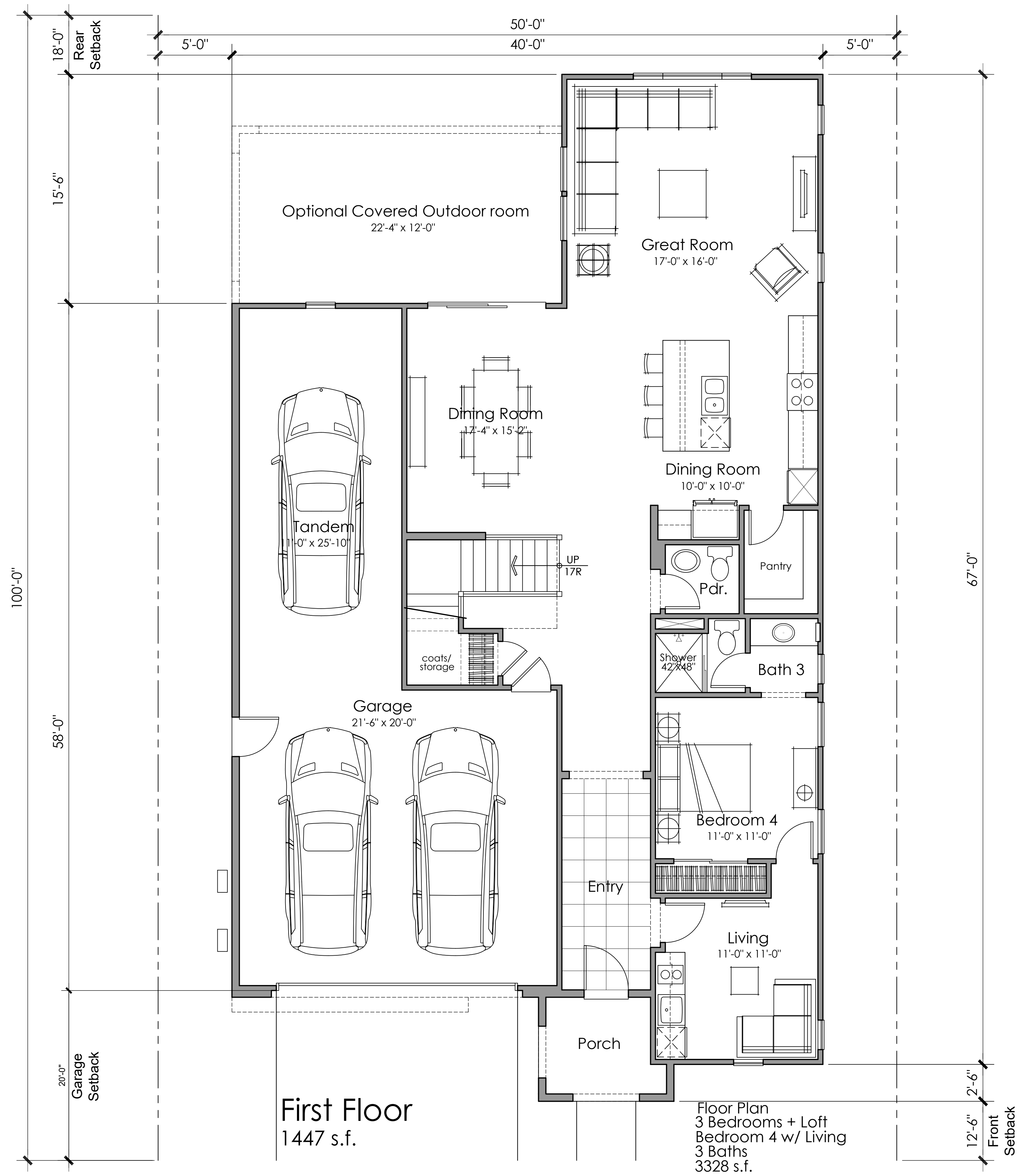
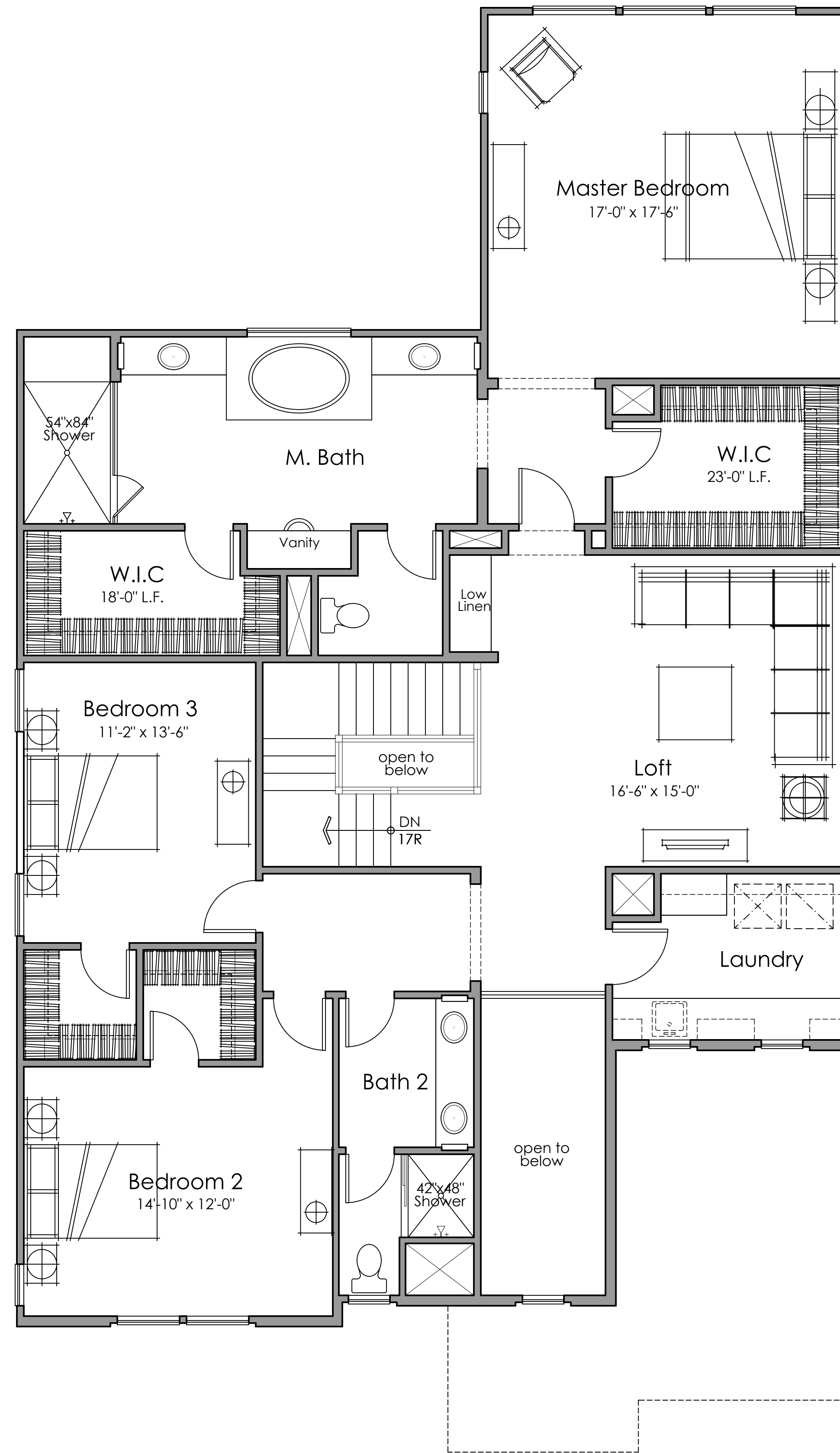
LEFT ELEVATION

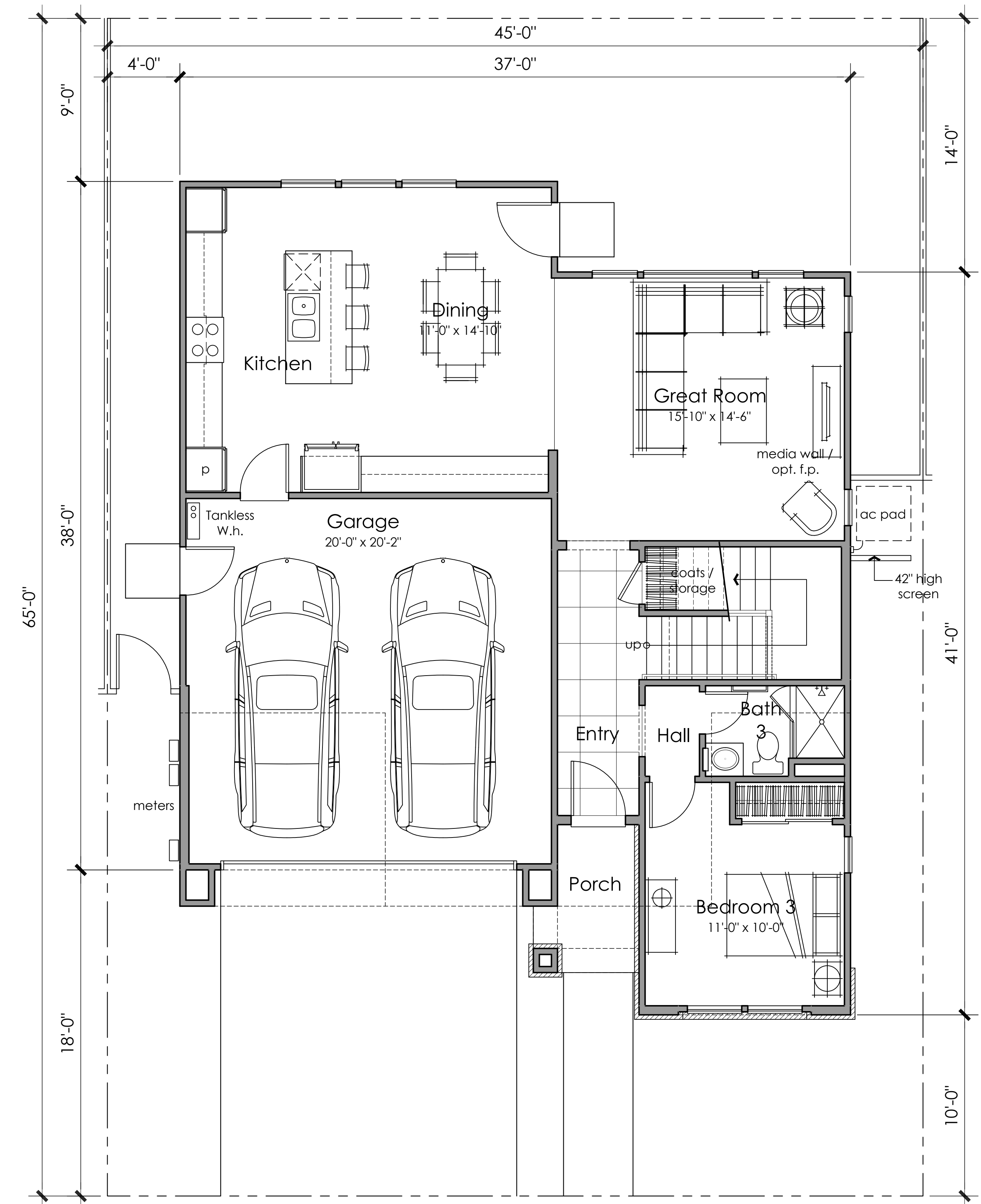
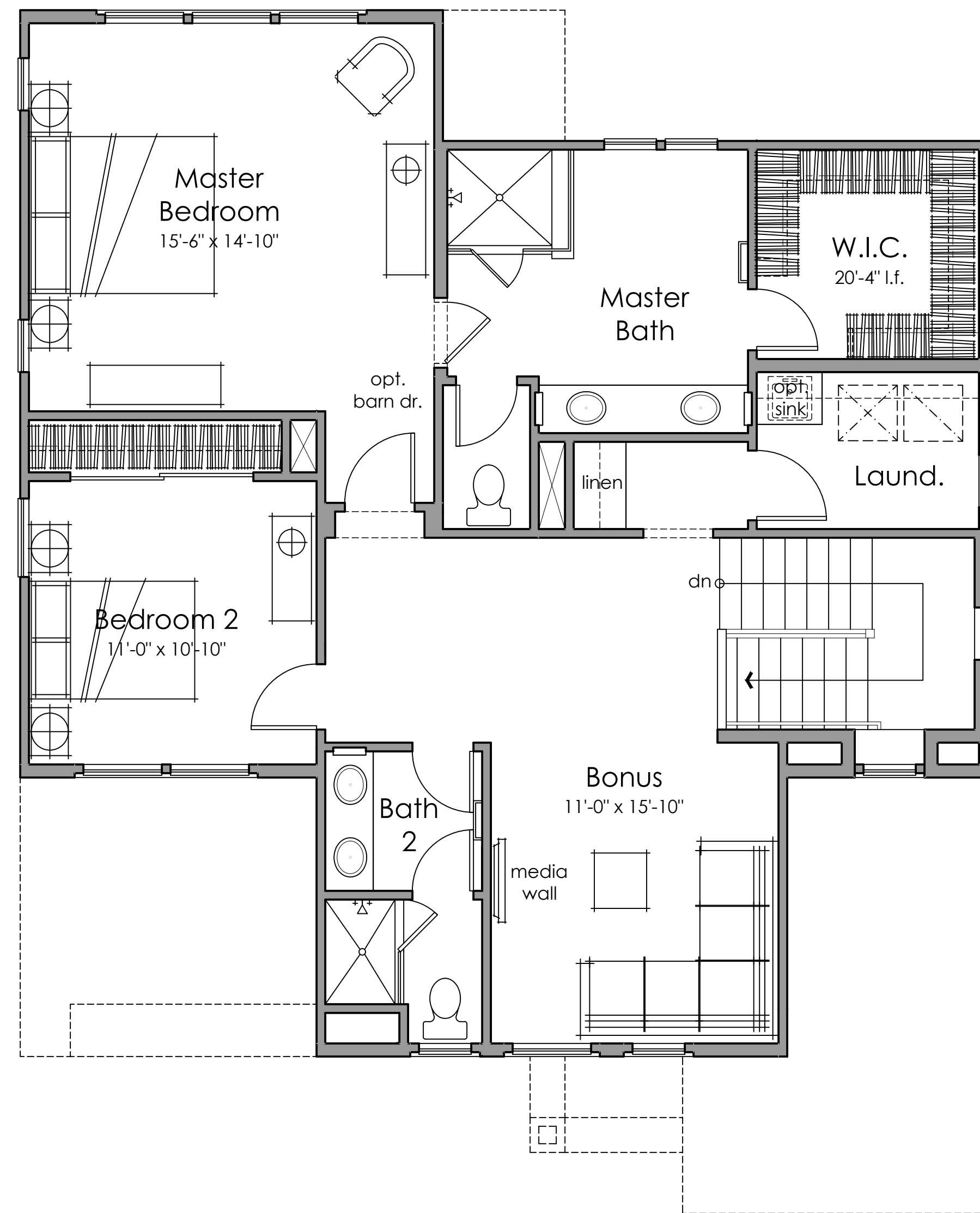
Scale: 1/8" = 1'-0"
0 4 8 16

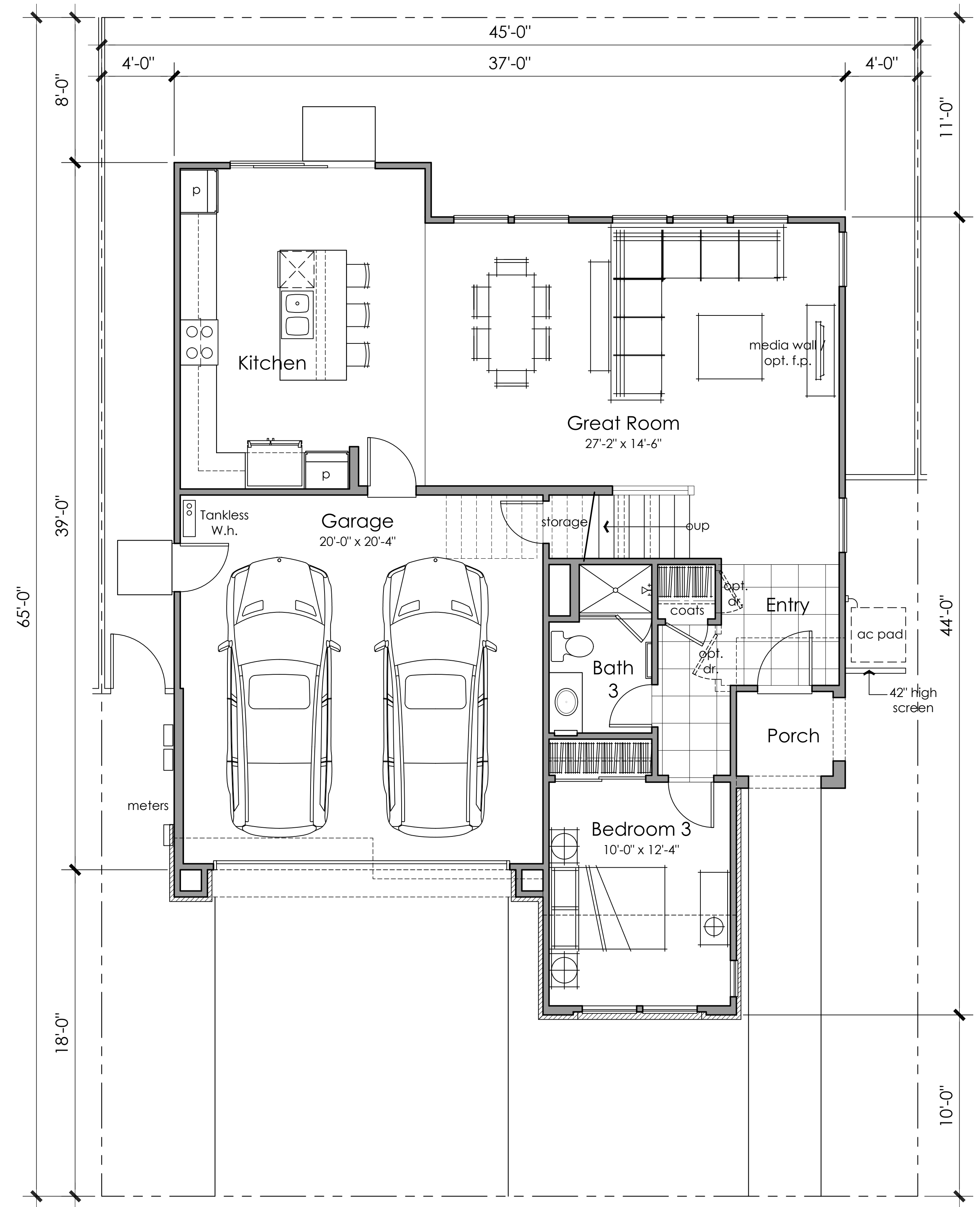
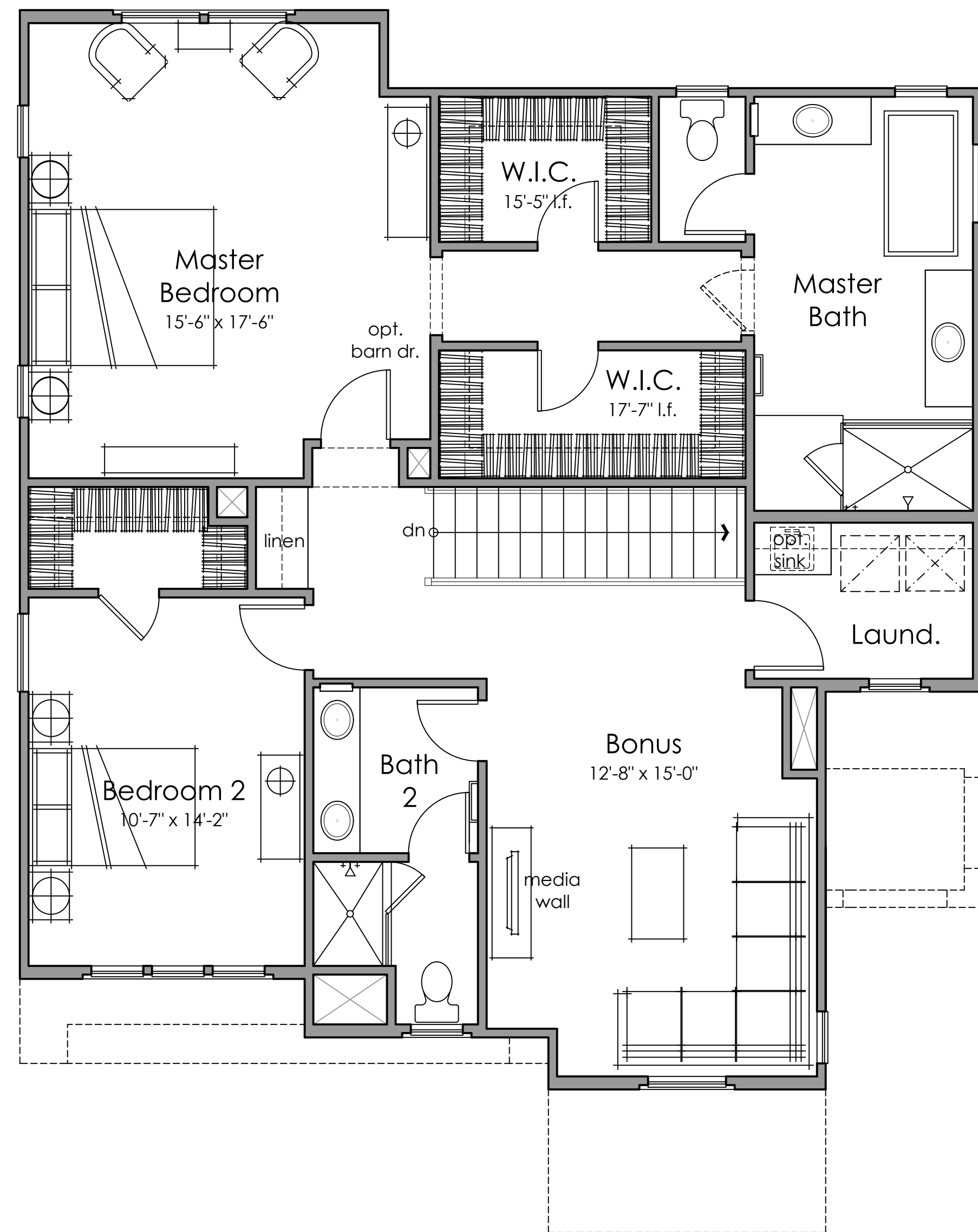


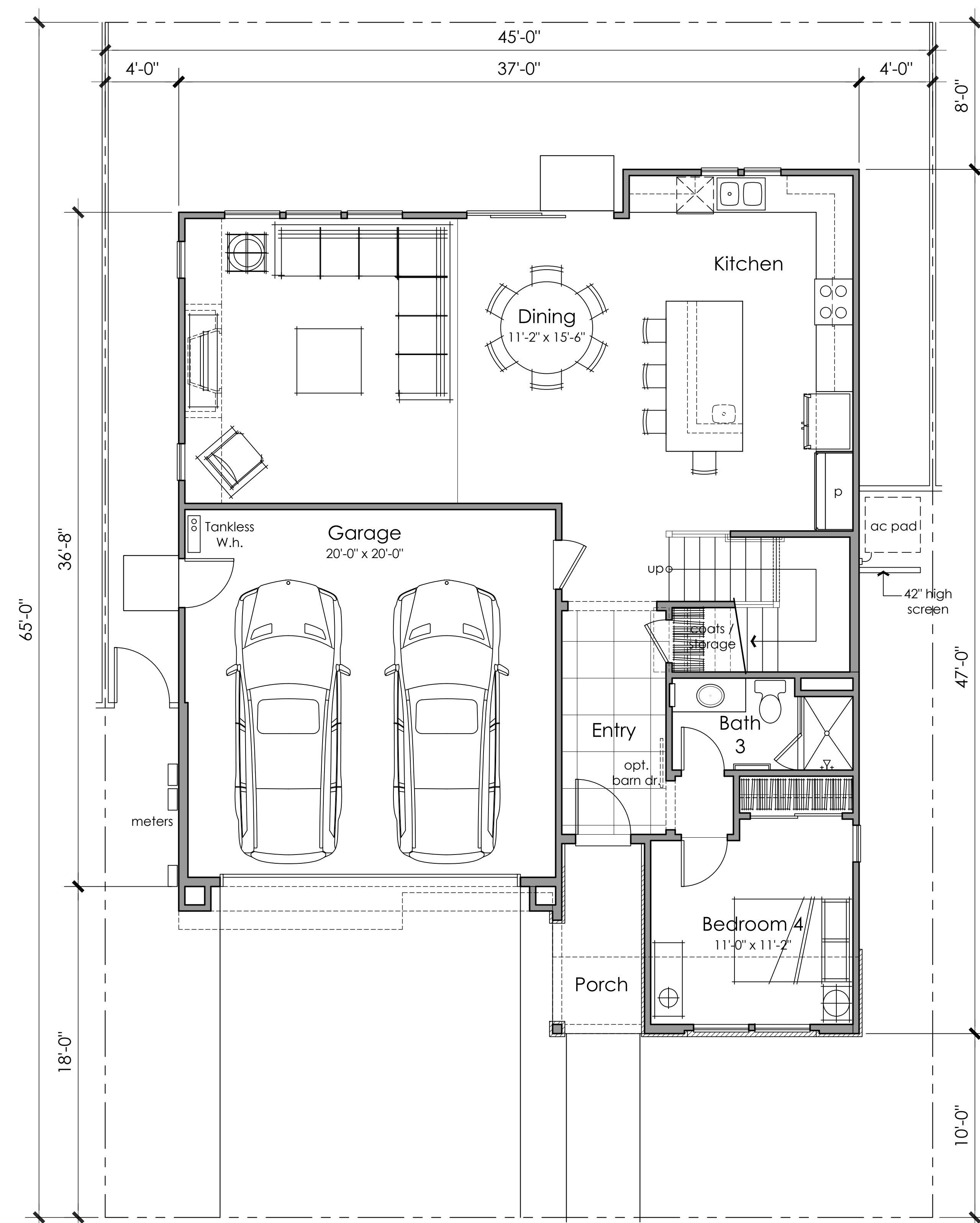
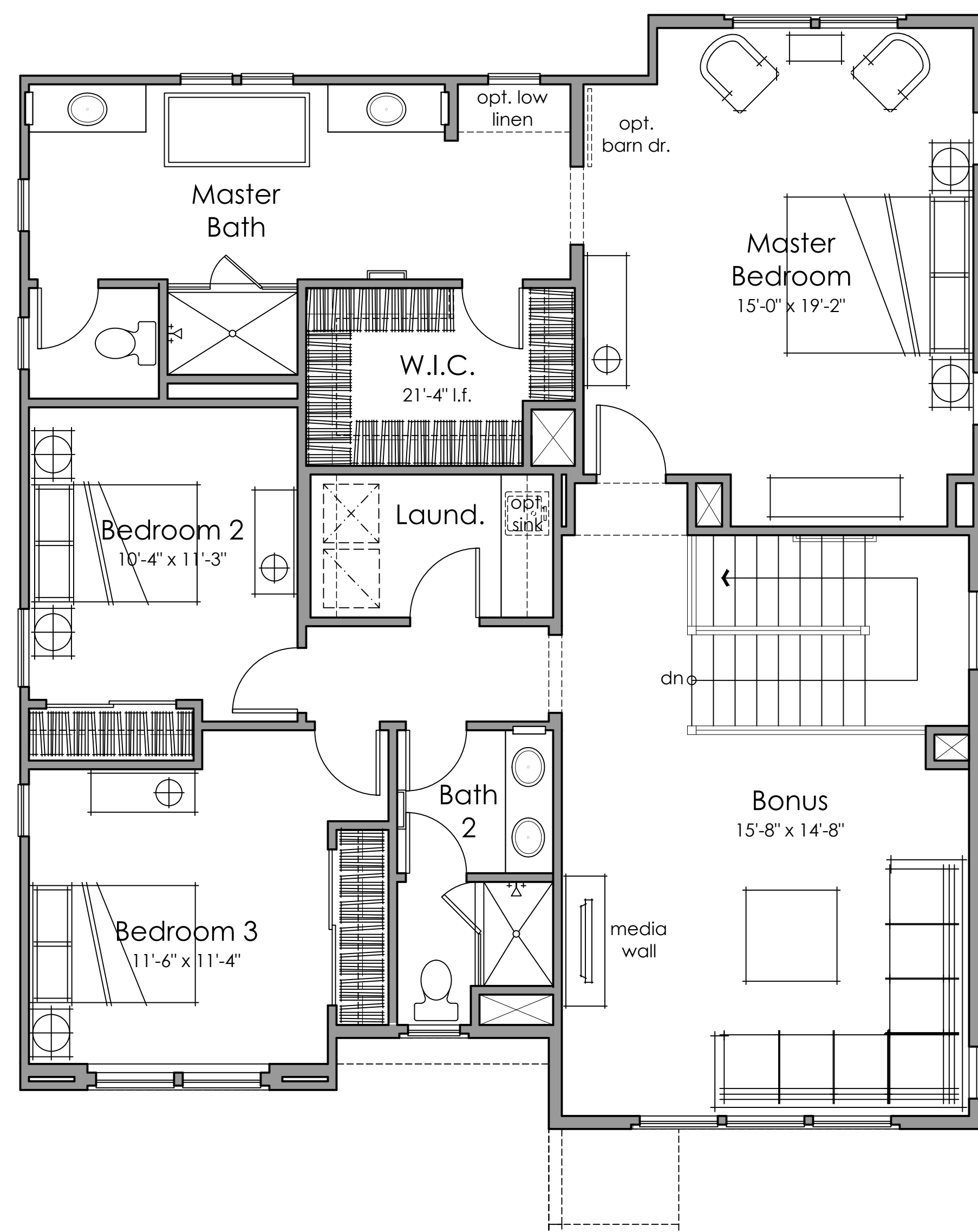
Floor Plan
4 Bedrooms
3 Baths
2150 s.f.

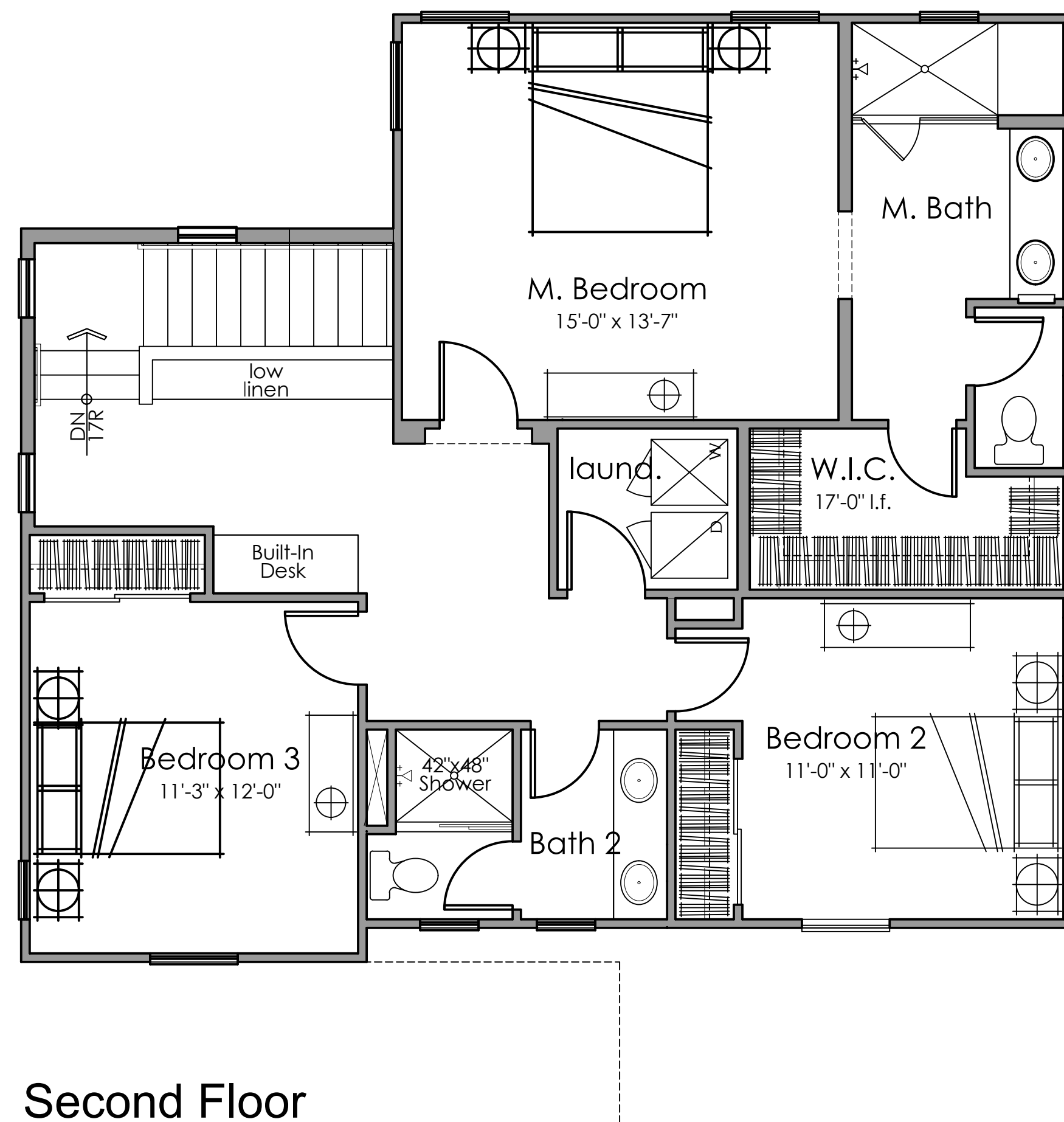




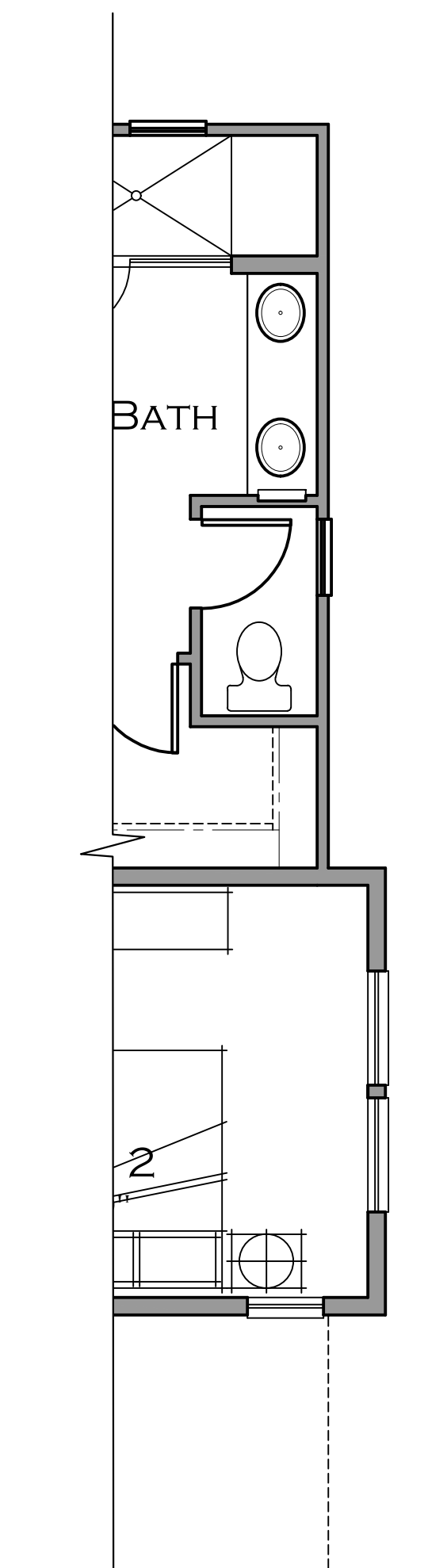




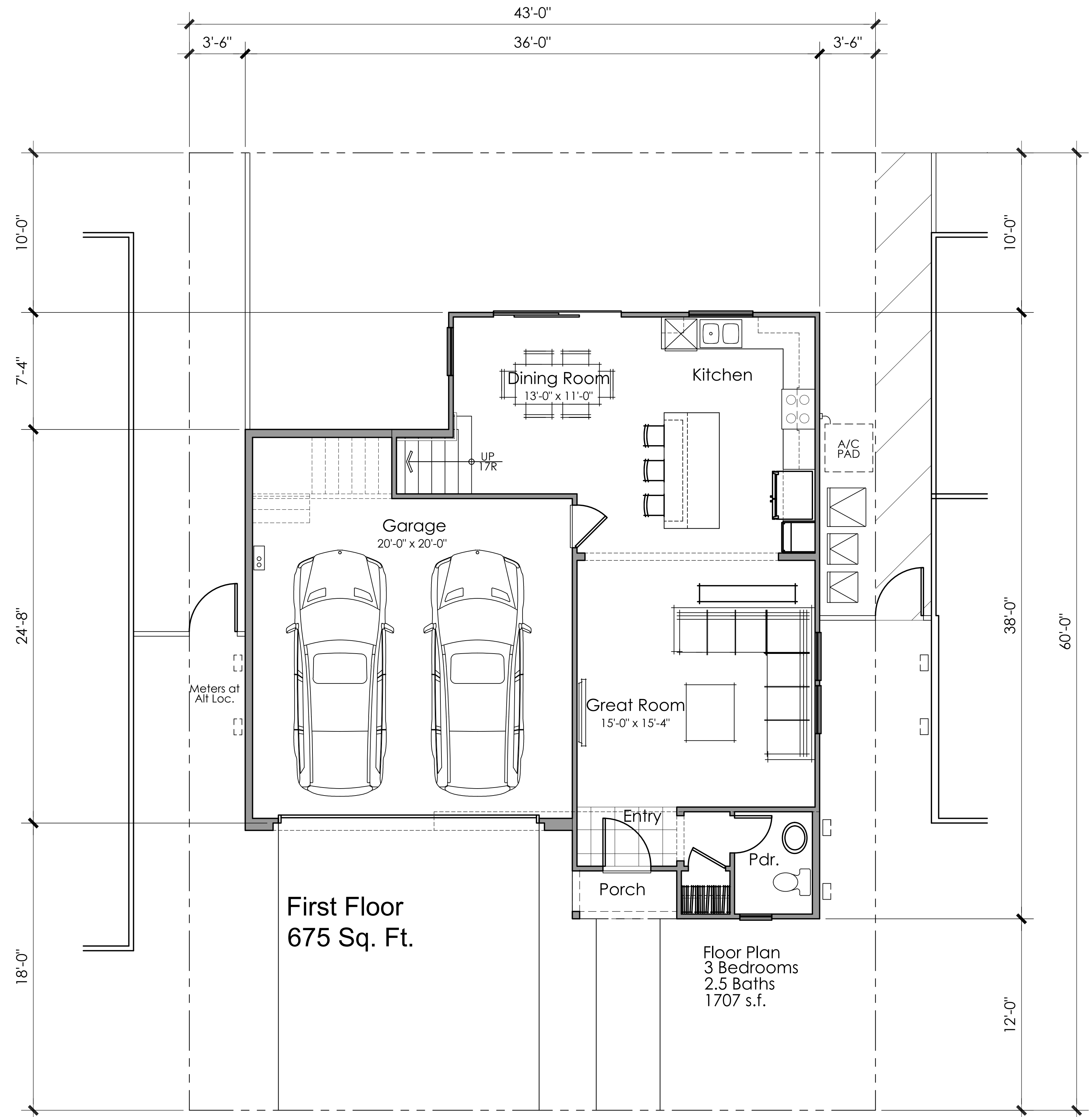




Second Floor
1032 Sq. Ft.

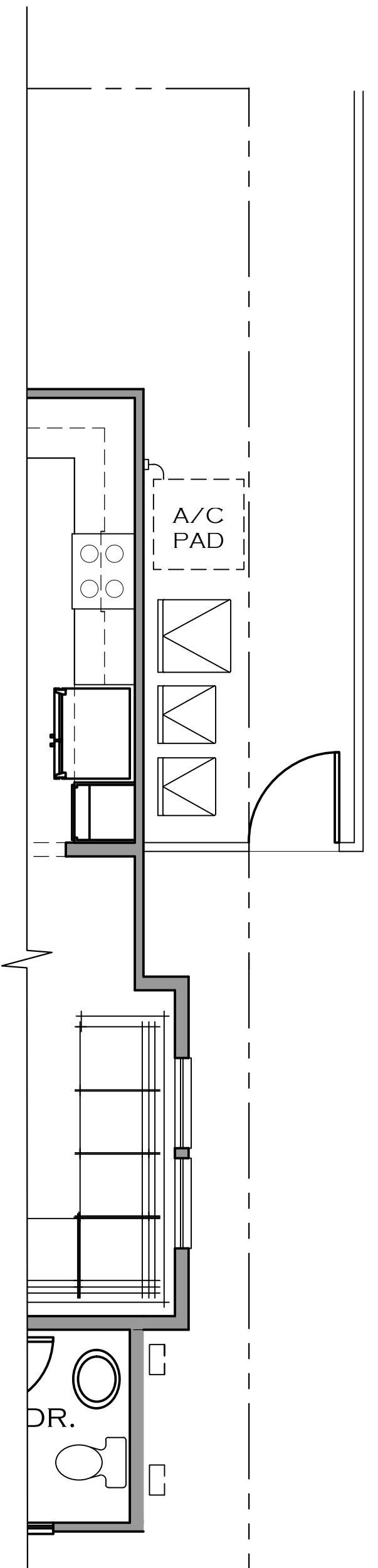


SECOND FLOOR
: EXTRA ENHANCED PLAN

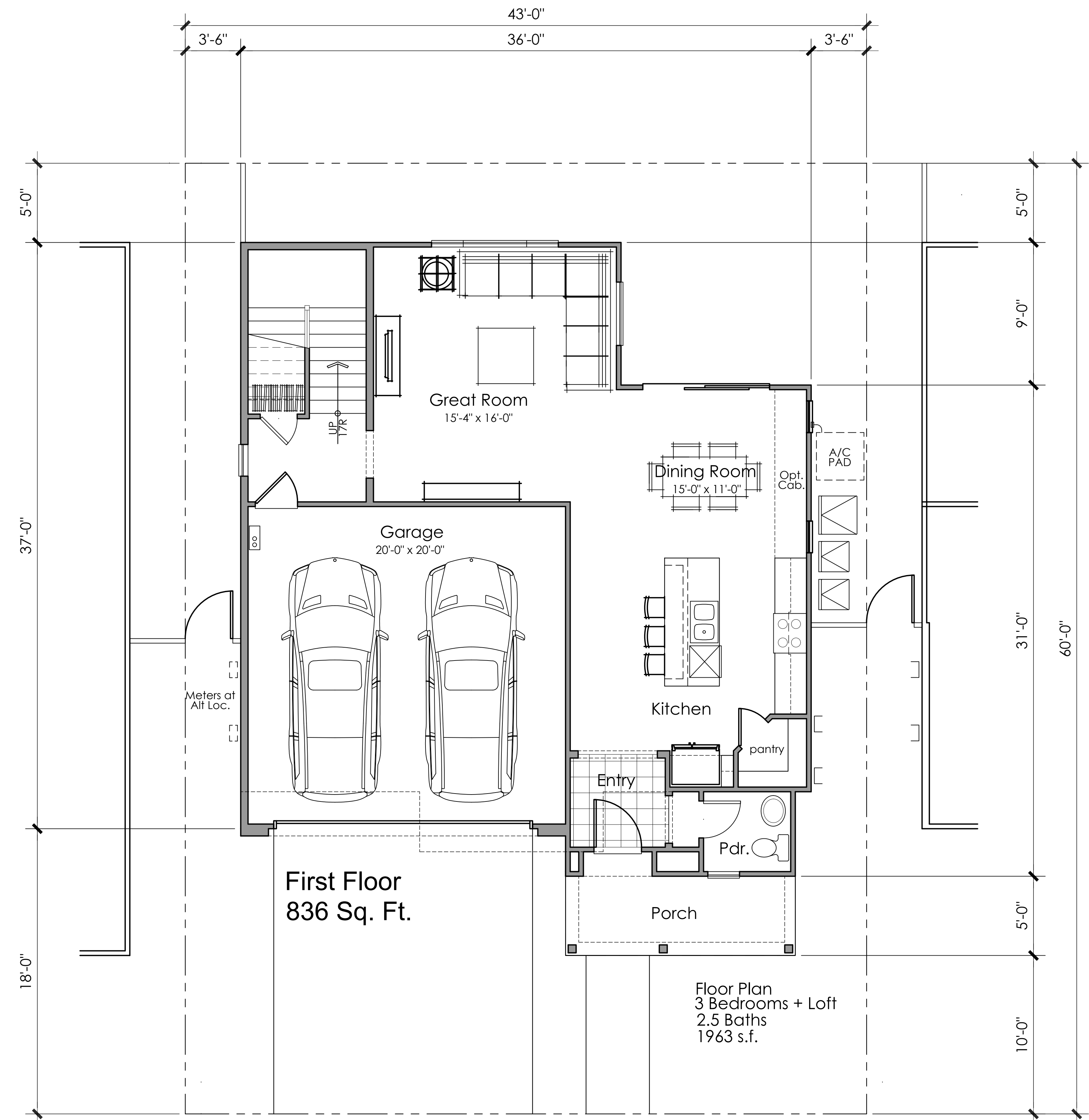
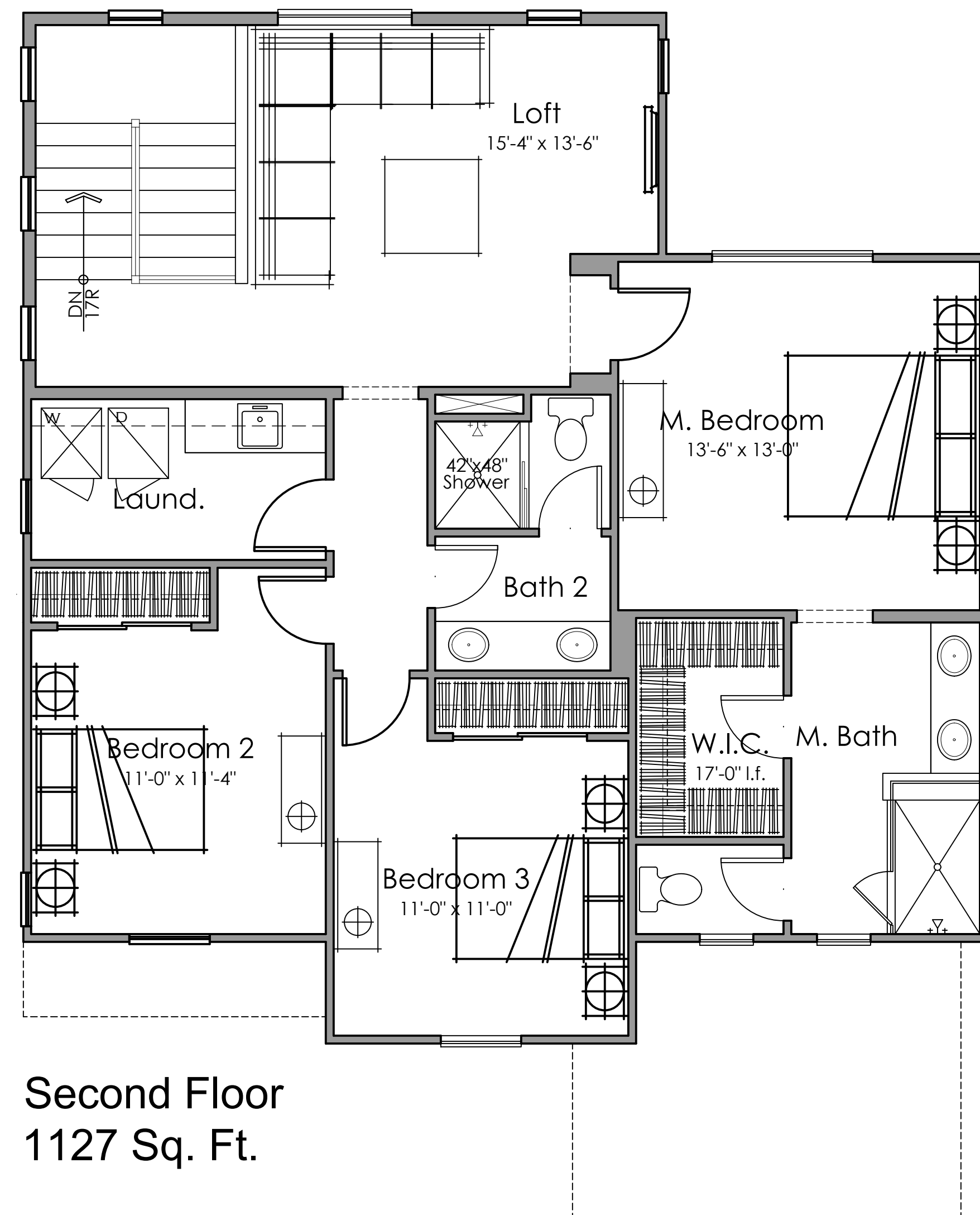


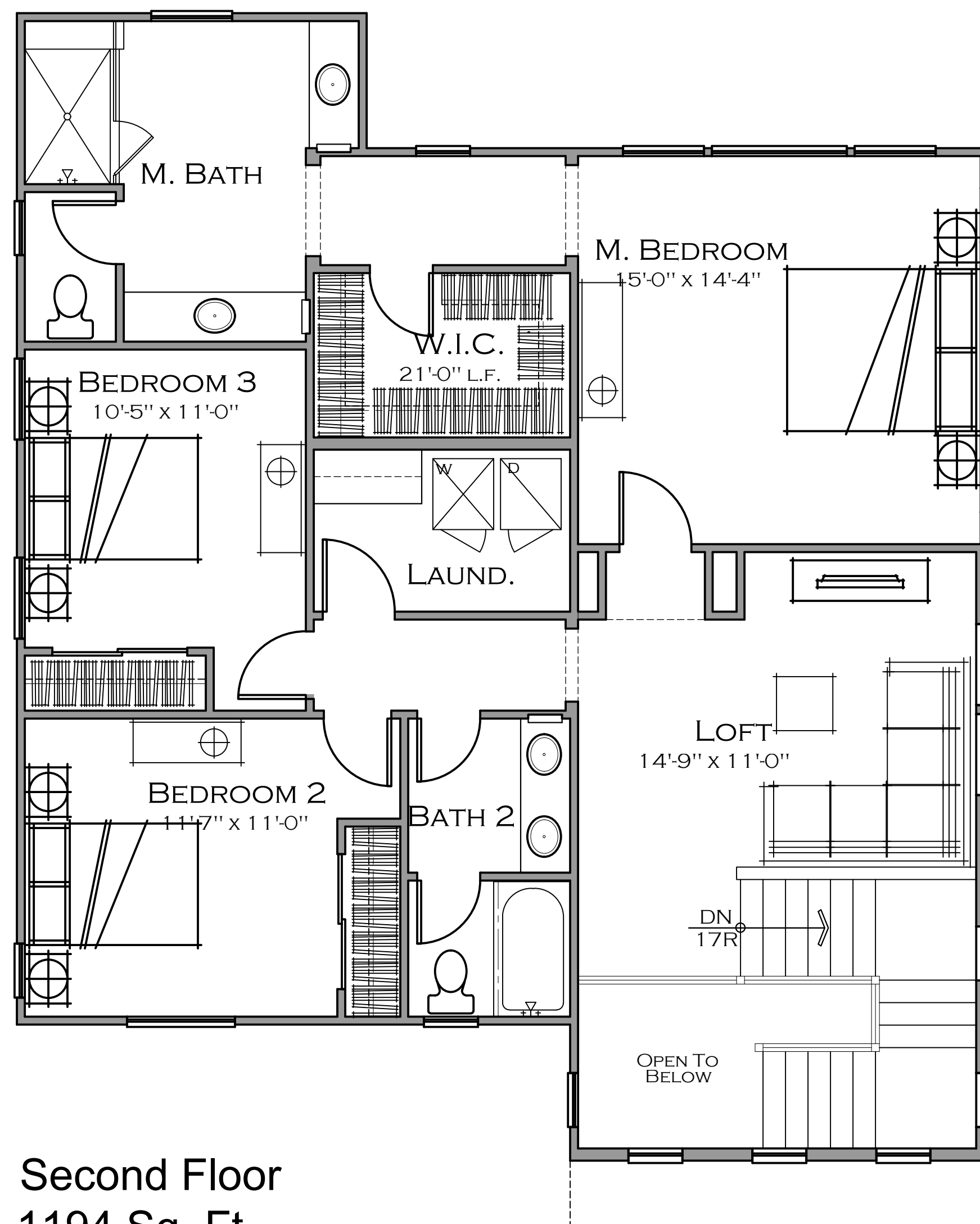
First Floor
675 Sq. Ft.

Floor Plan
3 Bedrooms
2.5 Baths
1707 s.f.

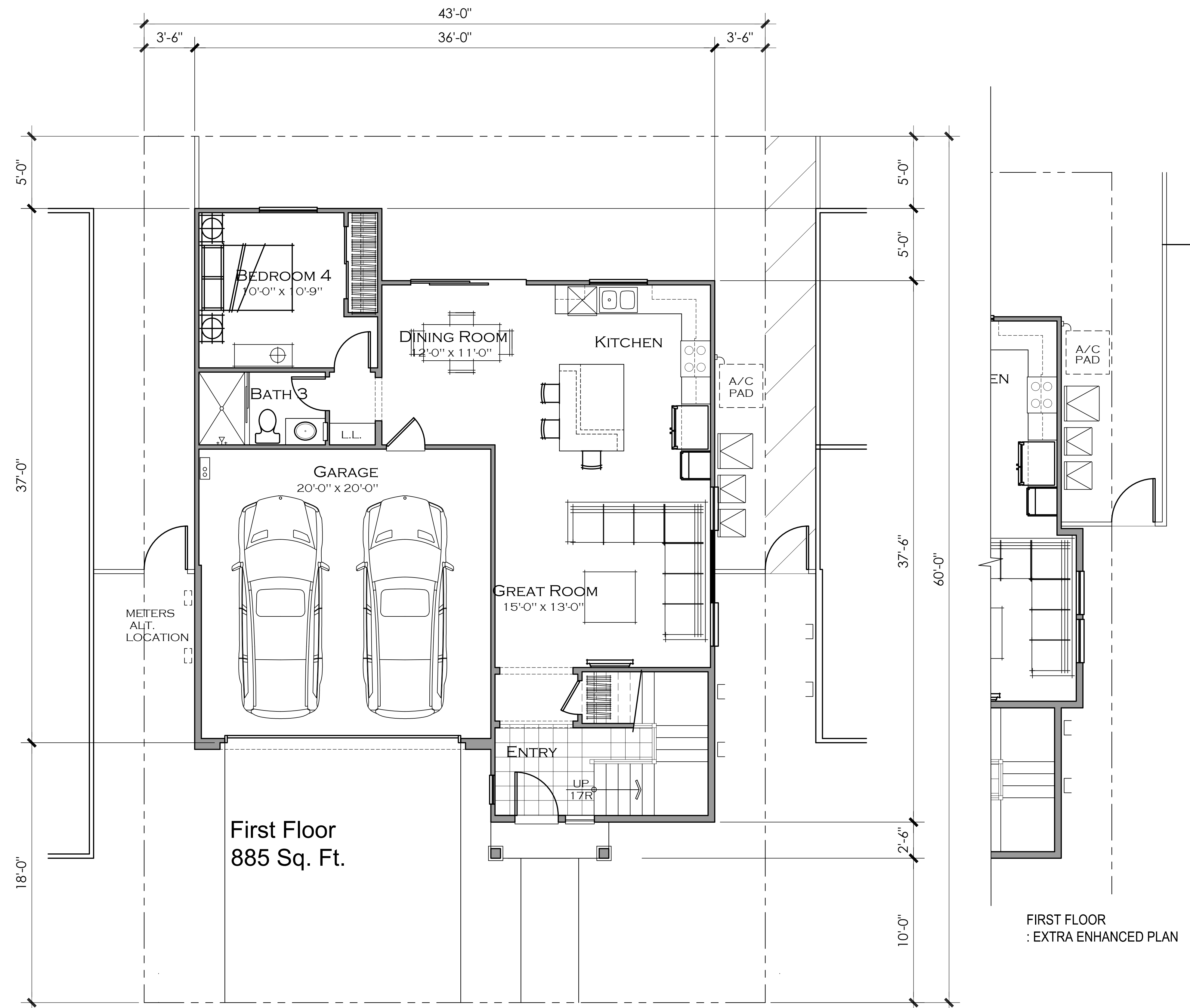


FIRST FLOOR
: EXTRA ENHANCED PLAN





SECOND FLOOR
: EXTRA ENHANCED PLAN



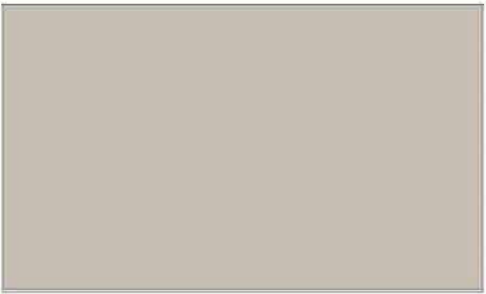
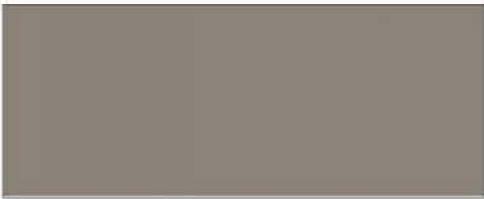
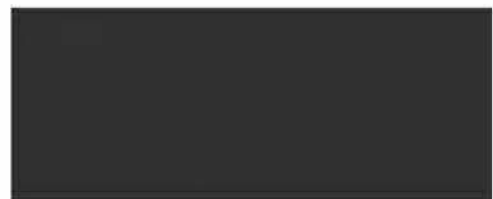
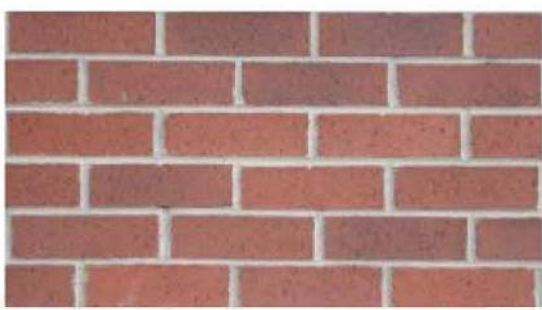
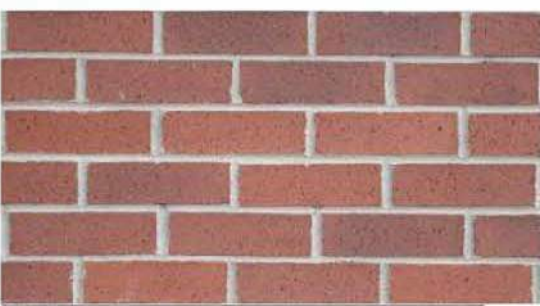
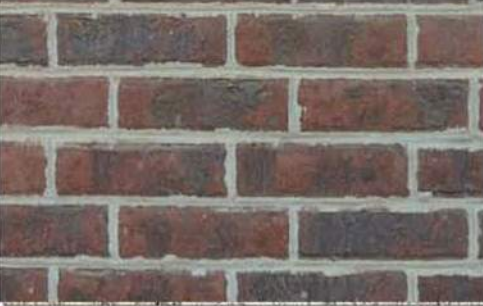
FIRST FLOOR
: EXTRA ENHANCED PLAN

MANUFACTURERS
Sherwin Williams
Eagle Roofing
Interstate Thin Brick
Eldorado Euro LedgeStone

COLOR SCHEMES 1-3 - ELEVATIONS 1A, 2A, 3A			COLOR SCHEMES 4-6 - ELEVATIONS 1B, 2B, 3B			COLOR SCHEMES 7-9 - ELEVATIONS 1C, 2C, 3C		
SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04	SCHEME 05	SCHEME 06	SCHEME 07	SCHEME 08	SCHEME 09
STUCCO BODY			STUCCO BODY			STUCCO BODY		
SW6143 BASKET BEIGE	SW7567 NATURAL TAN	SW7689 ROW HOUSE TAN	SW 7008 ALABASTER	SW 7029 AGREEABLE GREY	SW 6149 RELAXED KHAKI	SW 7526 MAISON BLANCHE	SW 6141 SOFTER TAN	SW 7013 IVORY LACE
FASCIA / EAVE / GARAGE DOORS / GABLE SIDING / SIDING TRIM BOARDS / ALL TRIMS			STUCCO BODY ACCENT			SIDING / GARAGE DOORS		
SW 6385 DOVER WHITE	SW 7551 GREEK VILLA	SW 6103 TEA CHEST	SW 6158 SAWDUST	SW7504 KEYSTONE GREY	SW 7564 POLAR BEAR	SW 9117 URBAN JUNGLE	SW 6109 HOPSACK	SW 7052 GREY AREA
ENTRY DOORS / SHUTTERS			ENTRY DOORS / SHUTTERS			FASCIA / EAVES / TRIM / CORNER BOARDS		
SW 6221 MOODY BLUE	SW 7705 WHEAT PENNY	SW 2856 FAIRFAX BROWN	SW6127 IVOIRE	SW 7510 CHATEAU BROWN	SW 0018 TEAL STENCIL	SW 7054 SUITABLE BROWN	SW 7026 GRIFFIN	SW 2848 ROYCROFT PEWTER
						ENTRY DOORS / SHUTTERS		
						SW 6076 TURKISH COFFEE	SW 7591 RED BARN	SW 9028 DUSTED OLIVE
BRICK VENEER			STONE VENEER			STONE VENEER STANDARD JOINTS		
STRATFORD	DARTMOUTH	COLUMBARD	LINEN	COTTONWOOD	ZINC	CAST FIT PARCHMENT	CAST FIT PARCHMENT	CAST FIT PARCHMENT
ROOF MATERIAL - FLAT SLATE PROFILE			ROOF MATERIAL - FLAT SLATE PROFILE			ROOF MATERIAL - FLAT SLATE PROFILE		
5699 CHARCOAL RANGE	297 SLATE RANGE	206 BL VALLEJO RANGE	390 PEWTER BRONZE BLEND	SCP 8802 NANTUCKET BLEND	5687 BROWN GRAY RANGE	202 BL CONCORD RANGE	4606 VALLEJO RANGE	5699 CHARCOAL RANGE

COLOR SCHEMES 1- 4 - ELEVATIONS 1A, 2A, 3A

COLOR SCHEMES 5- 8 - ELEVATIONS 1B, 2B, 3B

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04		SCHEME 05	SCHEME 06	SCHEME 07	SCHEME 08
STUCCO BODY	 SW 7064 PASSIVE	 SW 155 RICE GRAIN	 SW 7628 WINDFRESH WHITE	 SW 7636 ORIGAMI WHITE	STUCCO BODY	 SW 6197 ALOOF GRAY	 SW 1015 SKYLINE STEEL	 SW 7633 TAUPE TONE	 SW 7065 ARGOS
FASCIA / EAVE / TRIM / POSTS	 SW 7566 WESTHIGHLAND WHITE	 SW 6165 CONNECTED GRAY	 SW 7645 THUNDER GRAY	 SW 7515 HOMESTEAD BROWN	FASCIA / EAVES	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7054 SUITABLE BROWN	 SW 7068 GRIZZLE GRAY
GABLE SIDING INSETS / GARAGE DOORS	 SW 7566 WESTHIGHLAND WHITE	 SW 6170 TECHNO WHITE	 SW 9170 ACIER	 SW 7045 INTELLECTUAL GRAY	TRIM	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7000 IBIS WHITE	 SW 6154 NACRE
ENTRY DOORS / SHUTTERS	 SW 6990 CAVIAR	 SW 6096 JUTE BROWN	 SW 9182 ROJO MARRON	 SW 6221 MOODY BLUE	GARAGE DOORS	 SW 6164 SVELTE SAGE	 SW 9168 ELEPHANT EAR	 SW 7053 ADAPTIVE SHADE	 SW 7068 GRIZZLE GRAY
ROOF MATERIAL - FLAT SLATE PROFILE	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1430 CHARCOAL BLEND	 1FACS 1132 CHARCOAL BROWN BLEND	ENTRY DOORS / SHUTTERS	 SW 6116 TATAMI TAN	 SW 7615 SEA SERPENT	 SW 6034 ARRESTING AUBURN	 SW 7697 SAFARI
BRICK VENEER	 PONDEROSA	 CHERRY RED	 DARTMOUTH	 CLIFTON	BRICK VENEER	 PONDEROSA	 CHERRY RED	 CLIFTON	 DARTMOUTH
					ROOF MATERIAL - FLAT SLATE PROFILE	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1132 CHARCOAL BROWN BLEND	 1FACS 1430 CHARCOAL BLEND

COLLEGE PARK SOUTH SINGLE FAMILY



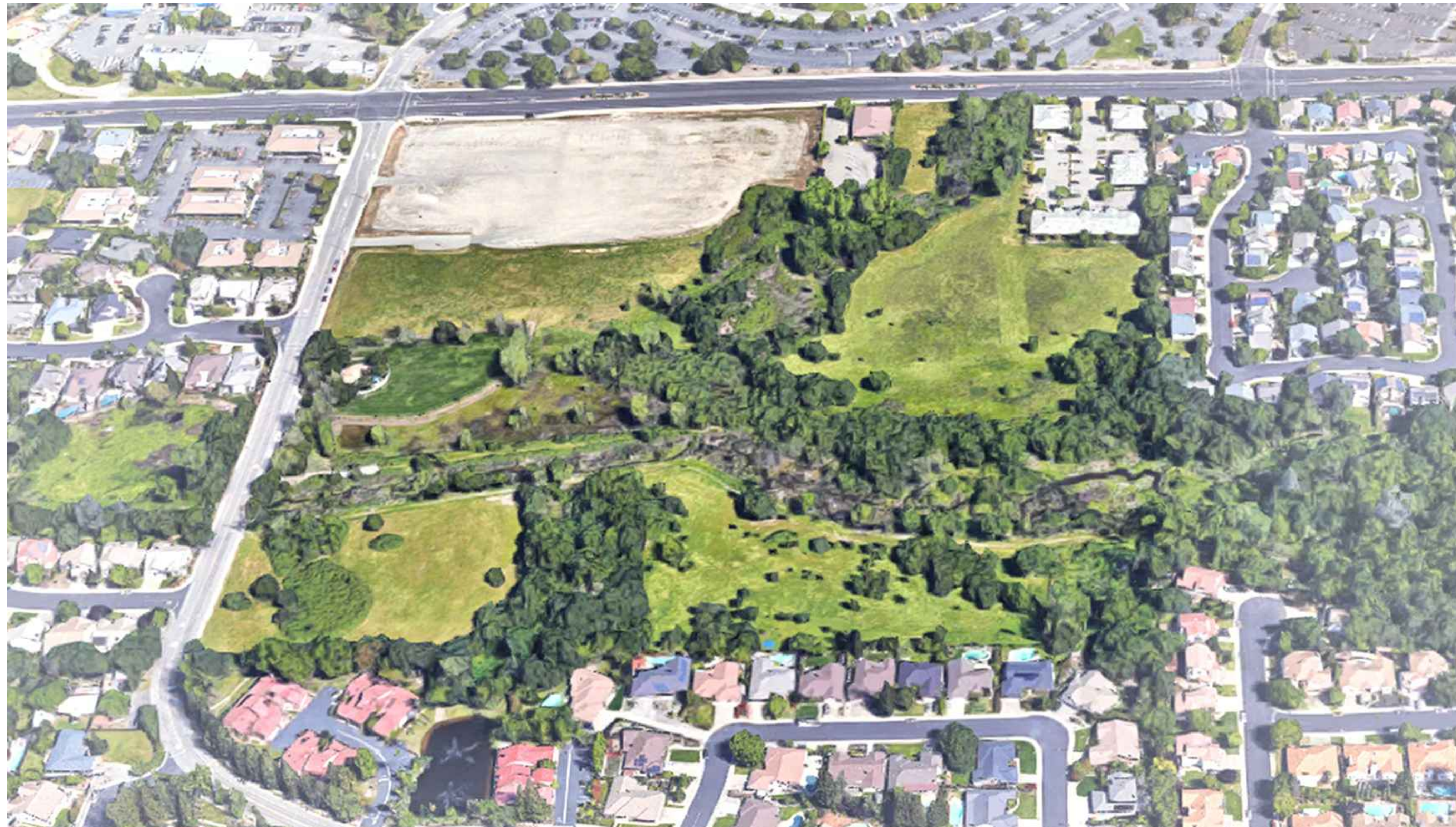
COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

NOVEMBER 05, 2020

COLLEGE PARK SOUTH - SINGLE FAMILY DETACHED



DEVELOPER:

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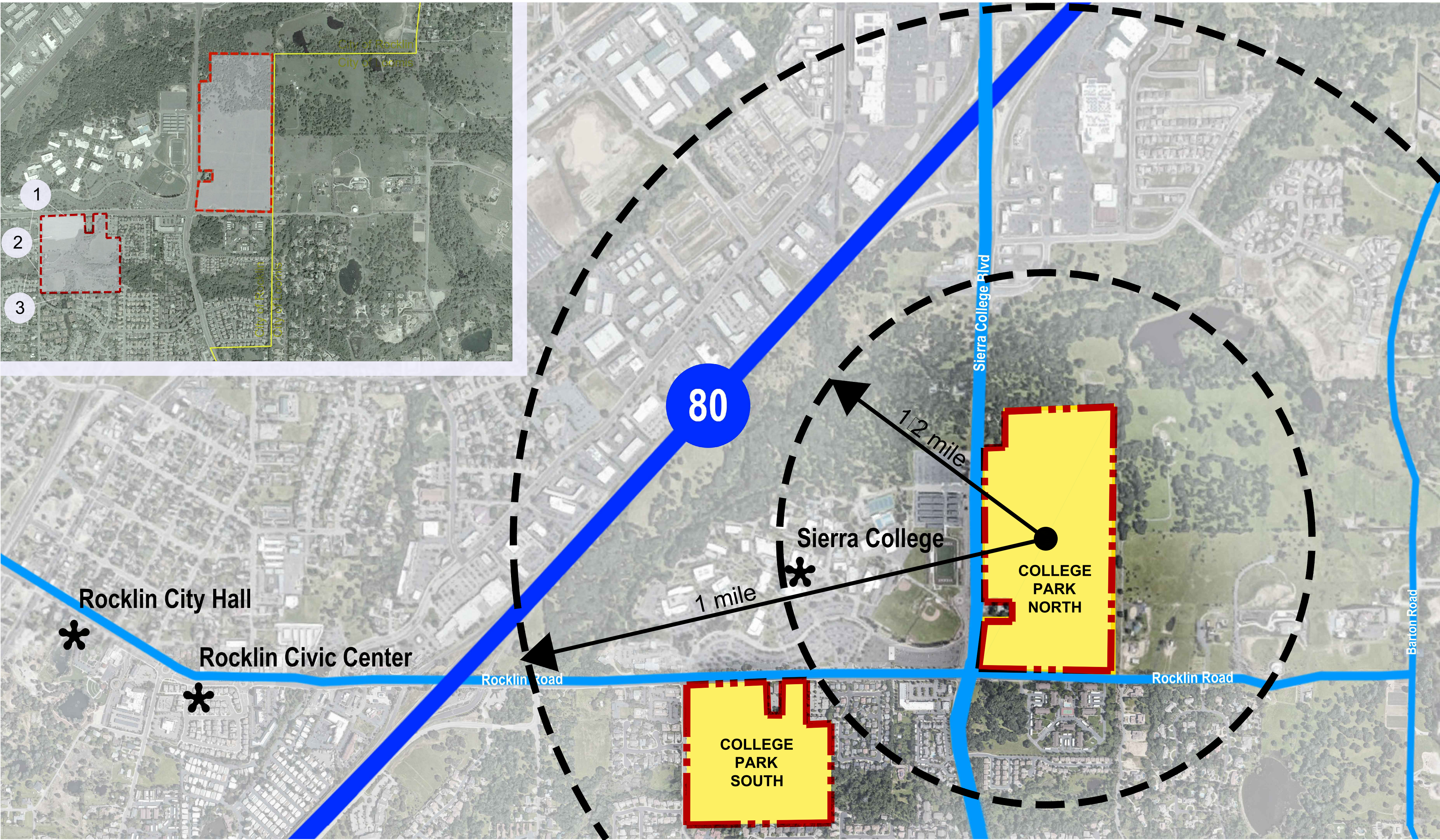
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A3.0.2	FLOOR PLANS - SFD 50'x100' - PLAN 3
A7.0.0	COLOR & MATERIAL SCHEMES - SFD 50'x100'

VICINITY MAP



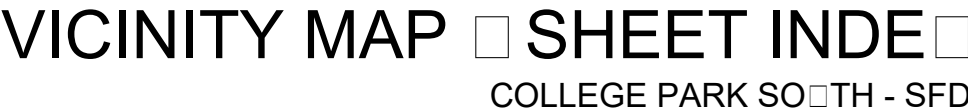
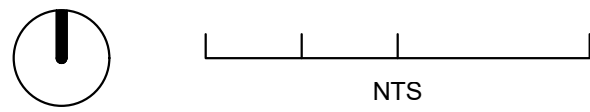
3 VIEW FROM EL DON DR.

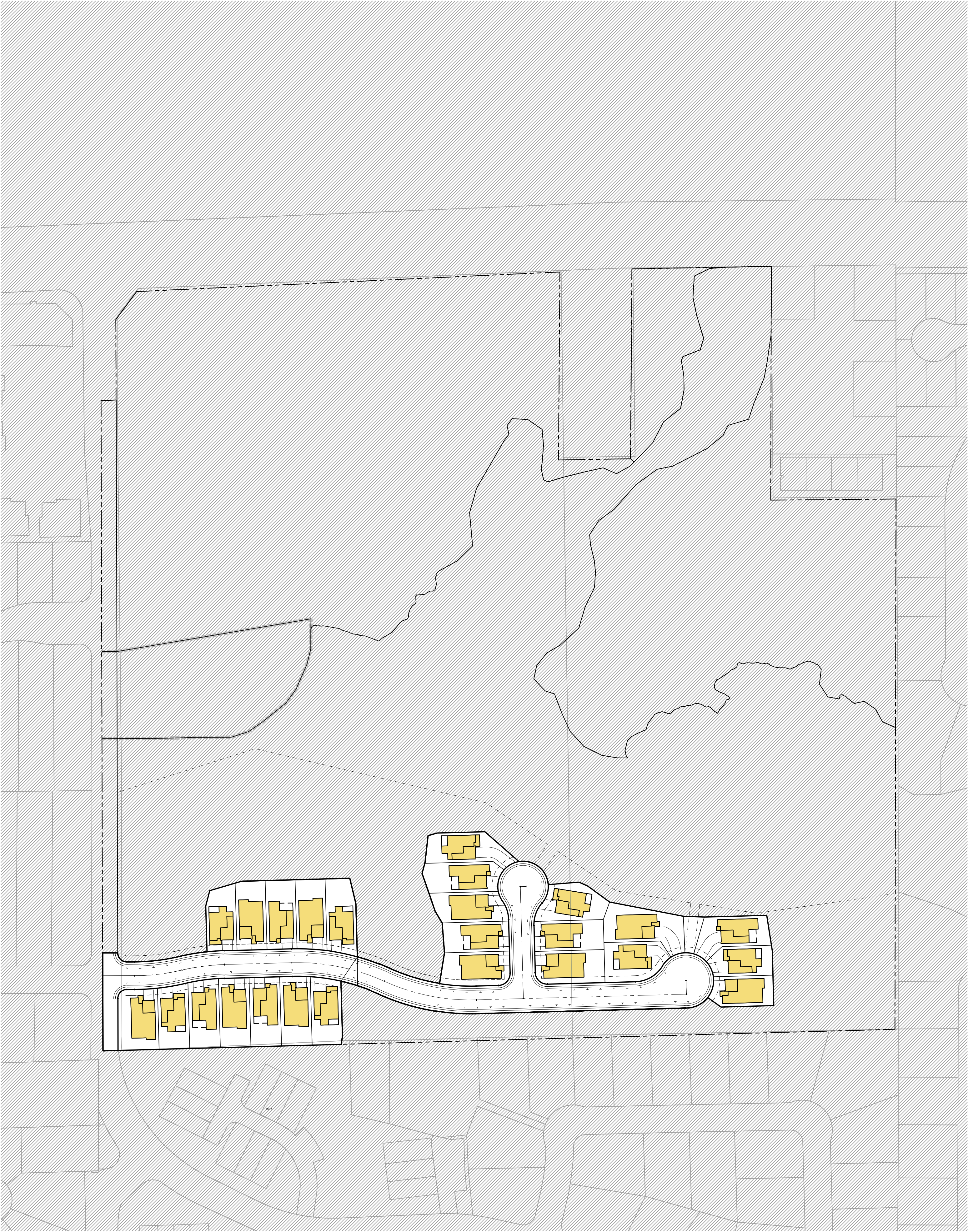


2 VIEW FROM EL DON DR.



1 VIEW FROM CORNER AT ROCKLIN RD AND EL DON DR.





PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL #: 045-131-003, 045-131-001
SITE AREA (ACRES): 4.92 AC
EXISTING USE: VACANT
EXISTING GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING ZONING DESIGNATION: PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)
PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)

DETAILED UNIT SUMMARY

SFD

SFD 50X100 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4bed/3bath/Opt. Den	side x side	10 du	40%	2,150 sf	21,500 sf
Plan 2	3bed/3bath/bonus	side x side	8 du	32%	2,910 sf	23,280 sf
Plan 3	4bed/3bath/bonus	side x side	7 du	28%	3,328 sf	23,296 sf
Sub-total			25 du	100%		68,076 sf
Average unit size					2,723 sf	

PARKING SUMMARY

SFD

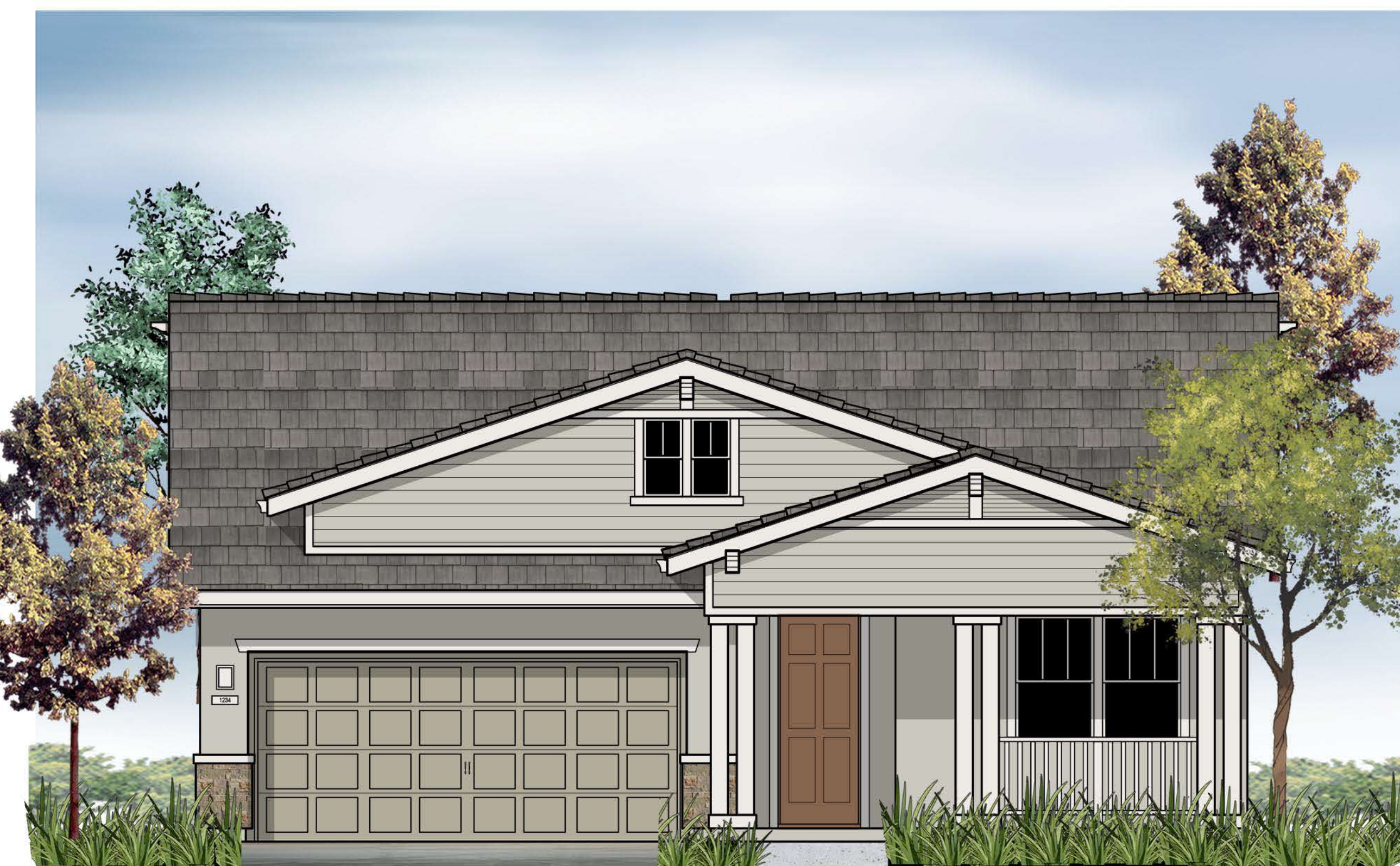
Parking Provided (SFD)	
Side by side	50 spaces
Driveway	50 spaces
On-Street	58 spaces
Total Parking Provided:	158 spaces
Overall Parking Ratio	6.3 spaces/du

TPOLOGY

■ SFD 50x100



Front Elevation 1A

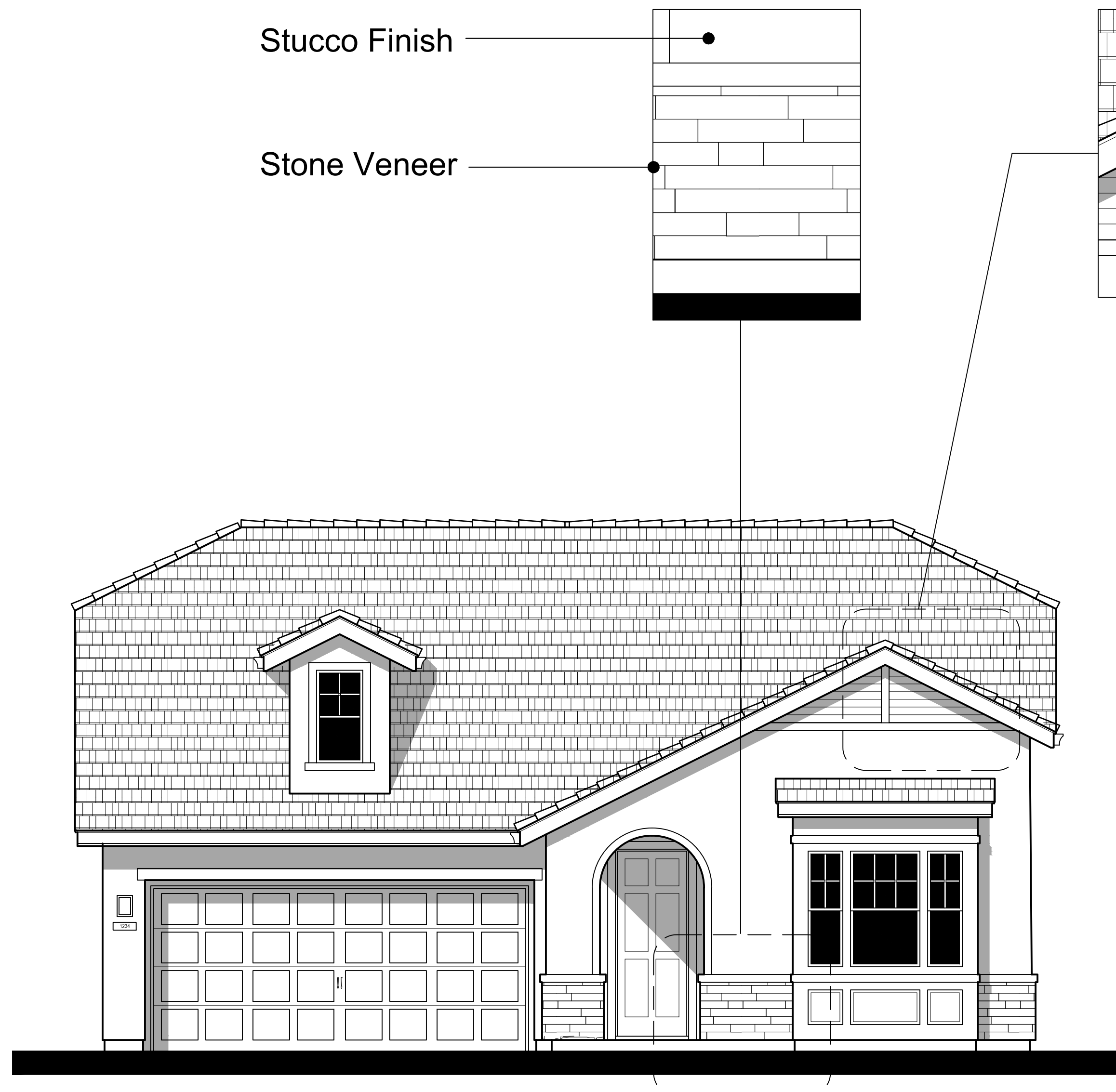


Front Elevation 1B

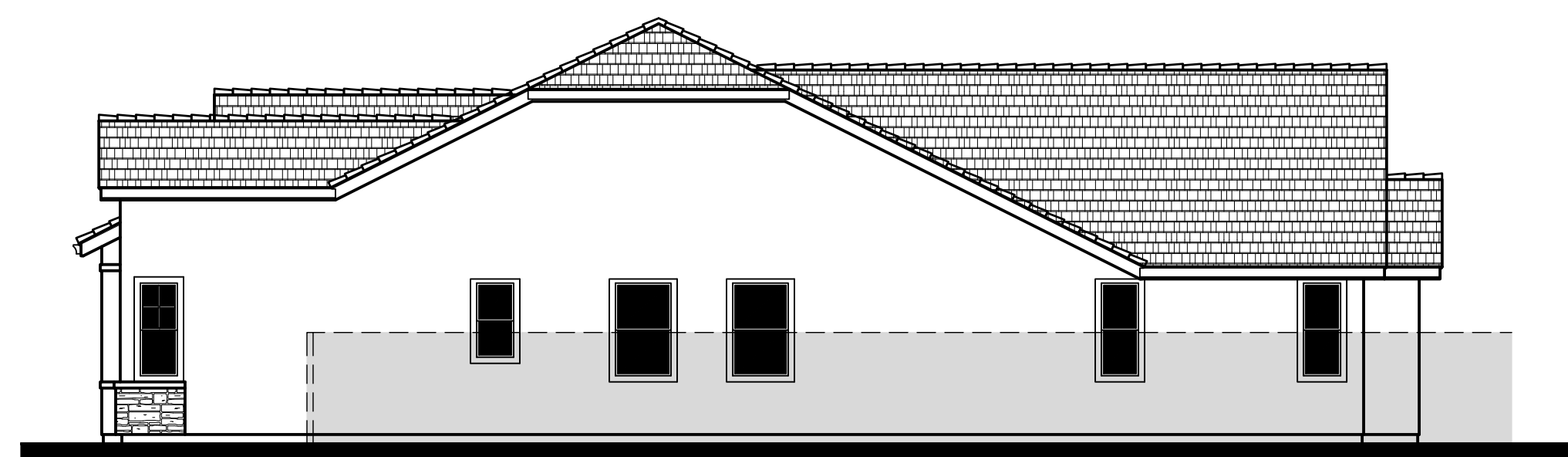
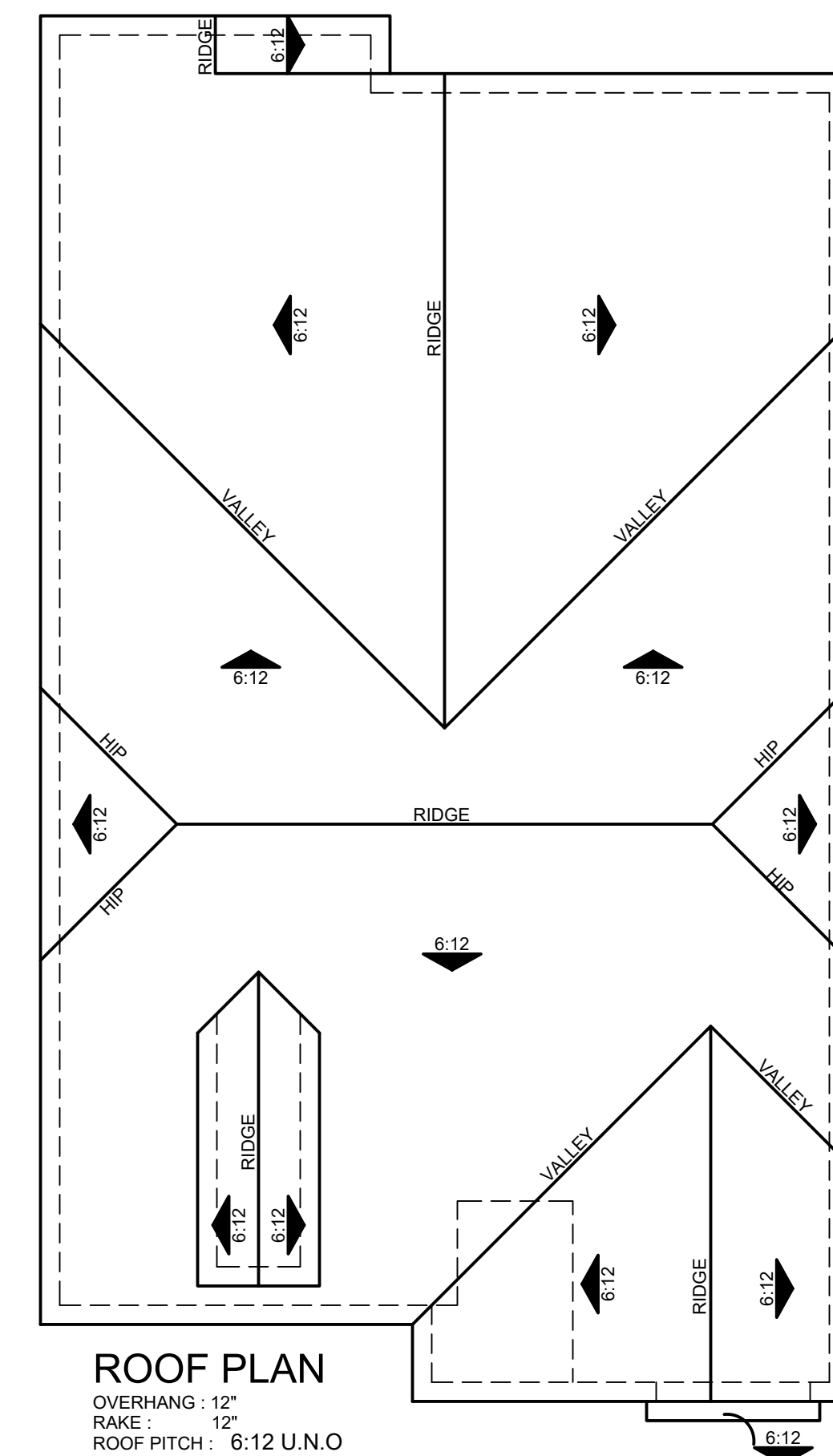
1A
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Lap Siding Engineered Wood alt. Cementitious
 Stone Veneer

Stucco Finish
 Stone Veneer

Flat Concrete Tile
 Roofing
 Cementitious Siding

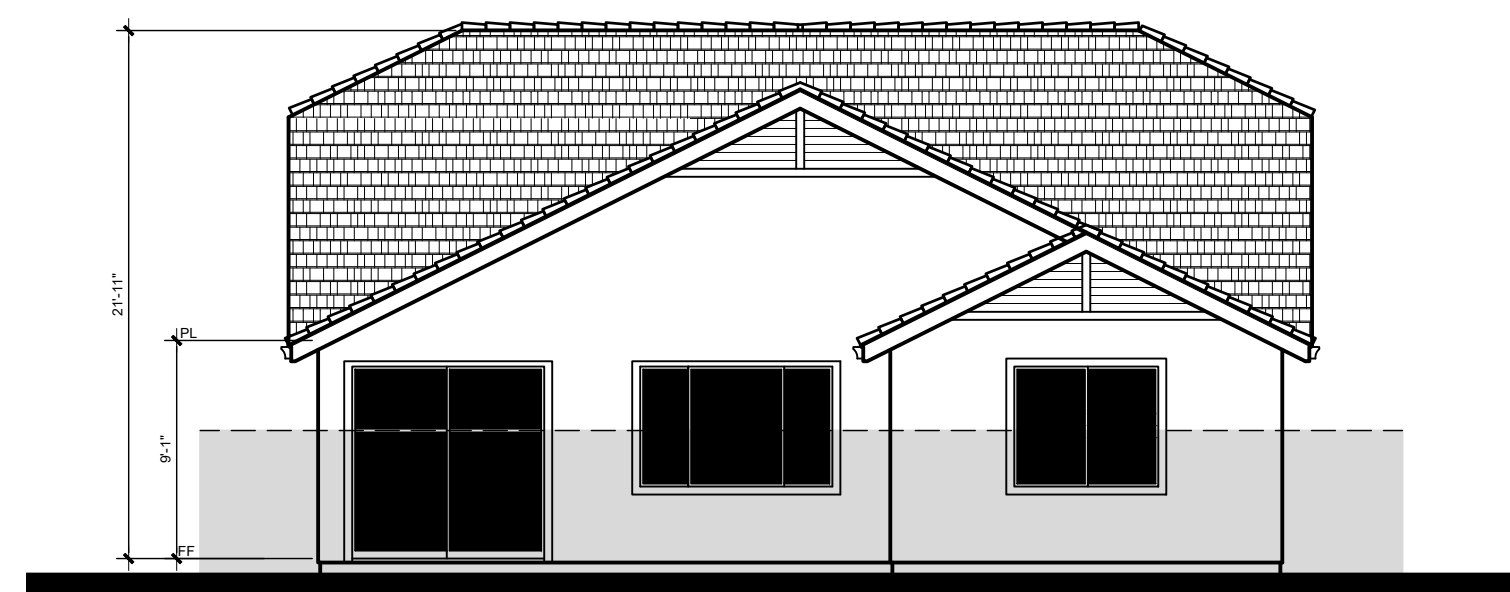


FRONT ELEVATION - 1A



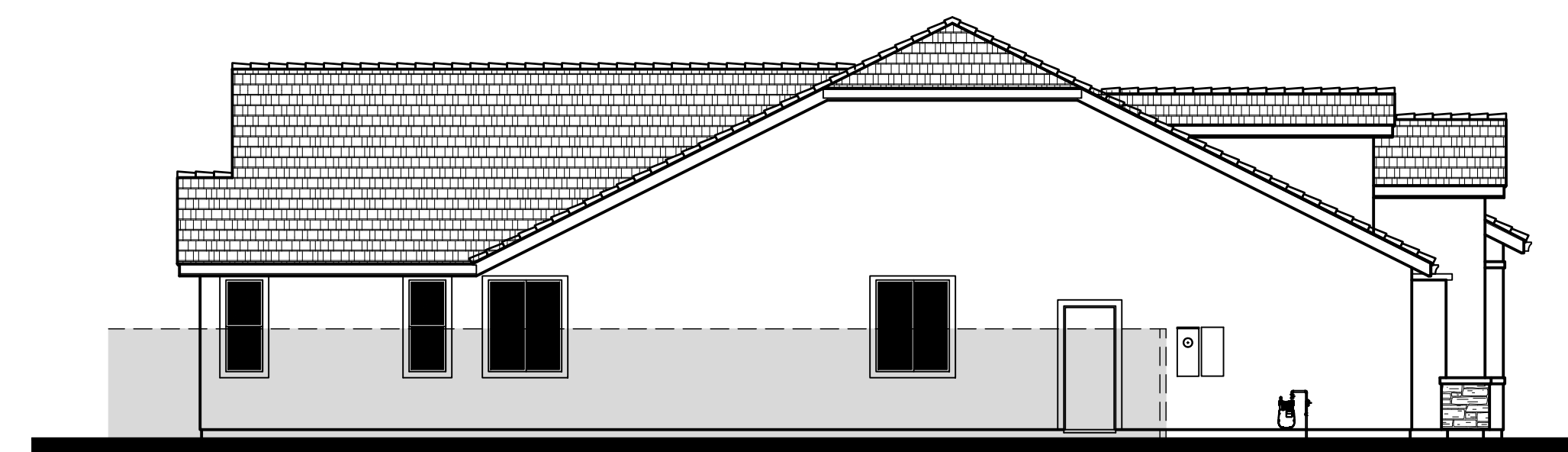
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16

Flat Concrete
Tile Roofing

Decorative
Kickers

Cementitious
Siding

Wood Posts

Wood Railing

1B

Material Legend:

Flat concrete Tile Roofing

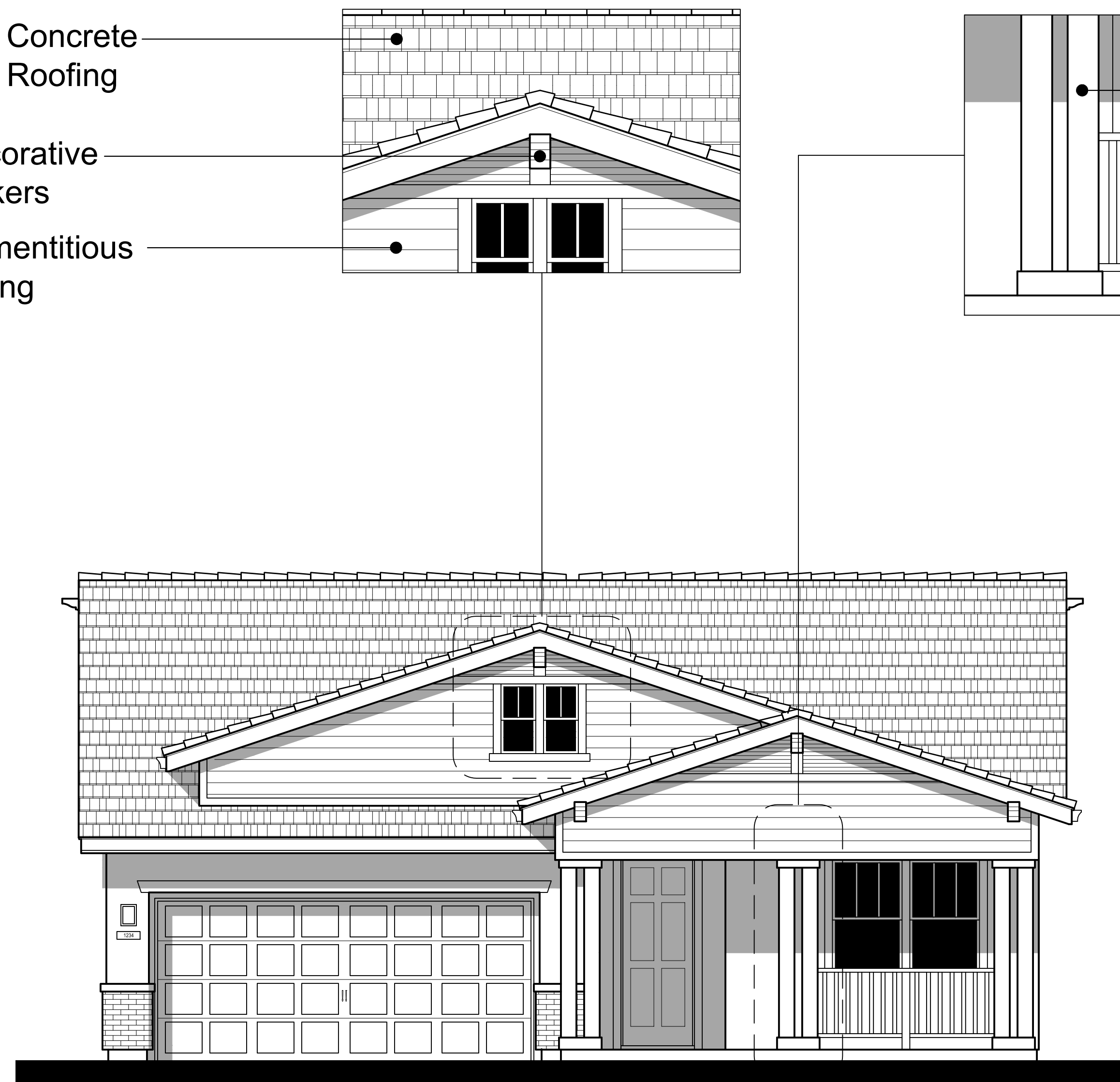
Stucco Finish

Lap Siding Engineered Wood alt. Cementitious

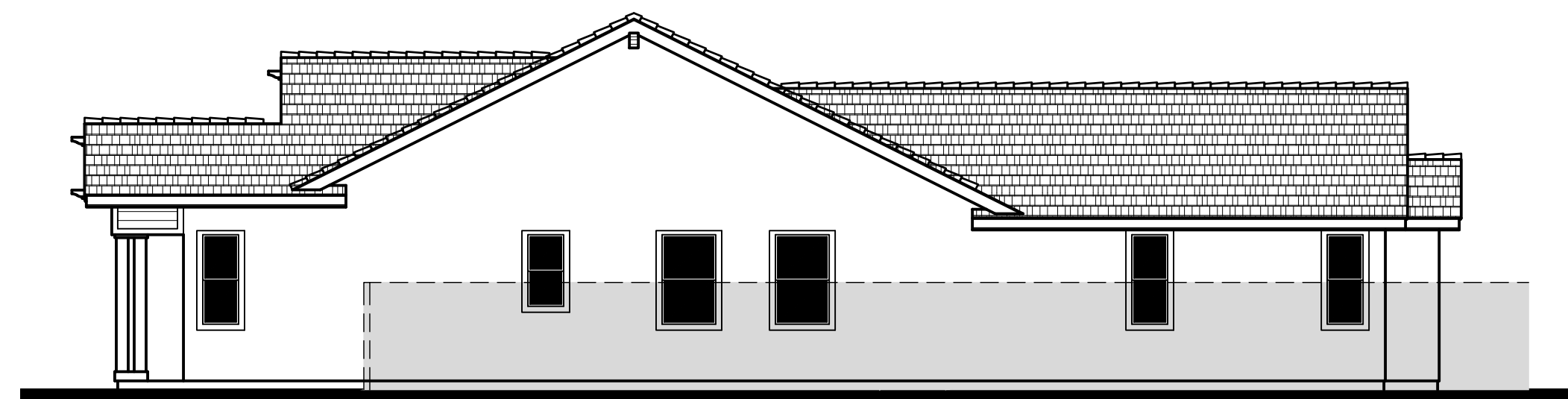
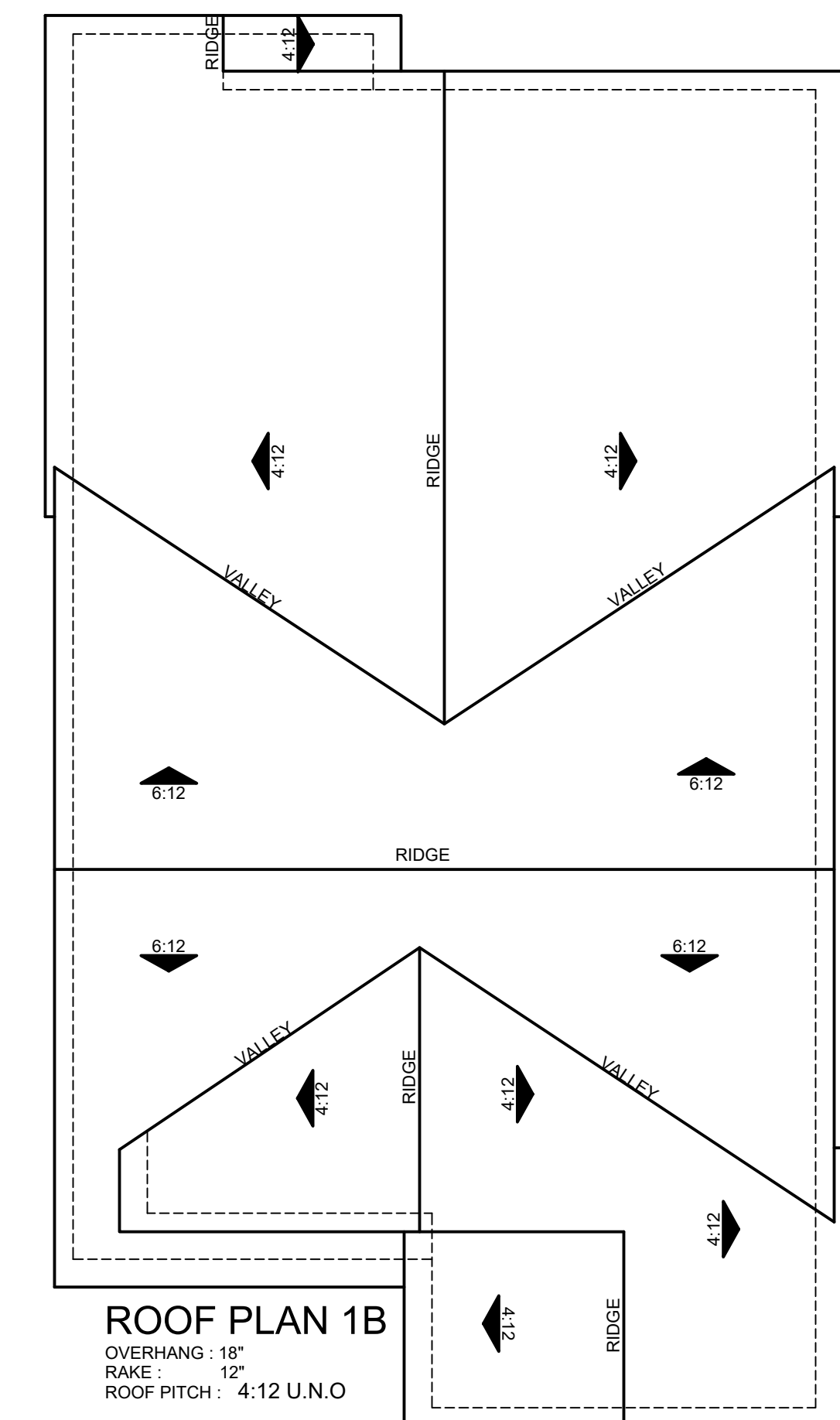
Stone Veneer

Decorative Wood Posts & Railing

Decorative Kickers



FRONT ELEVATION - 1B



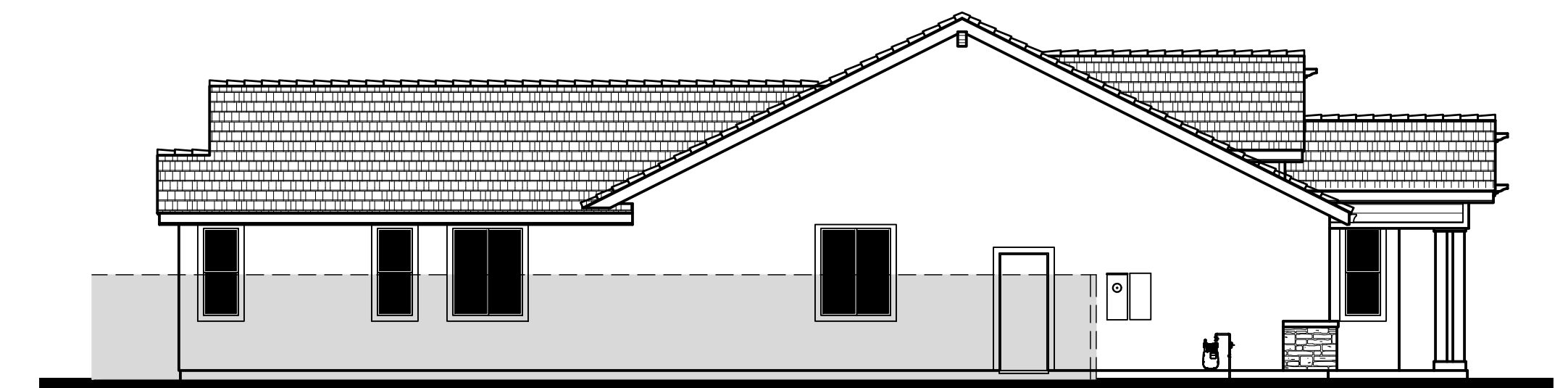
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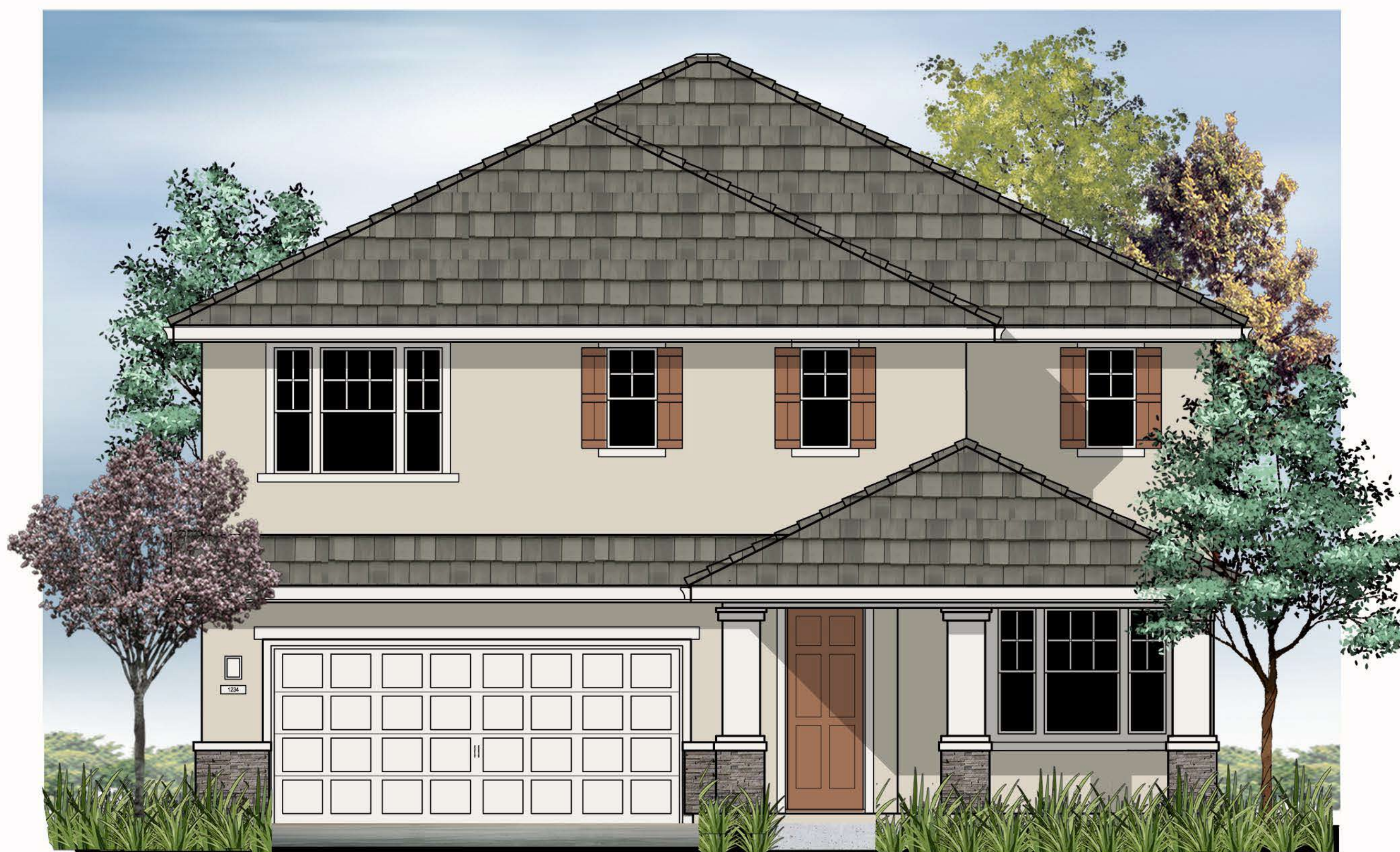
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LEFT ELEVATION

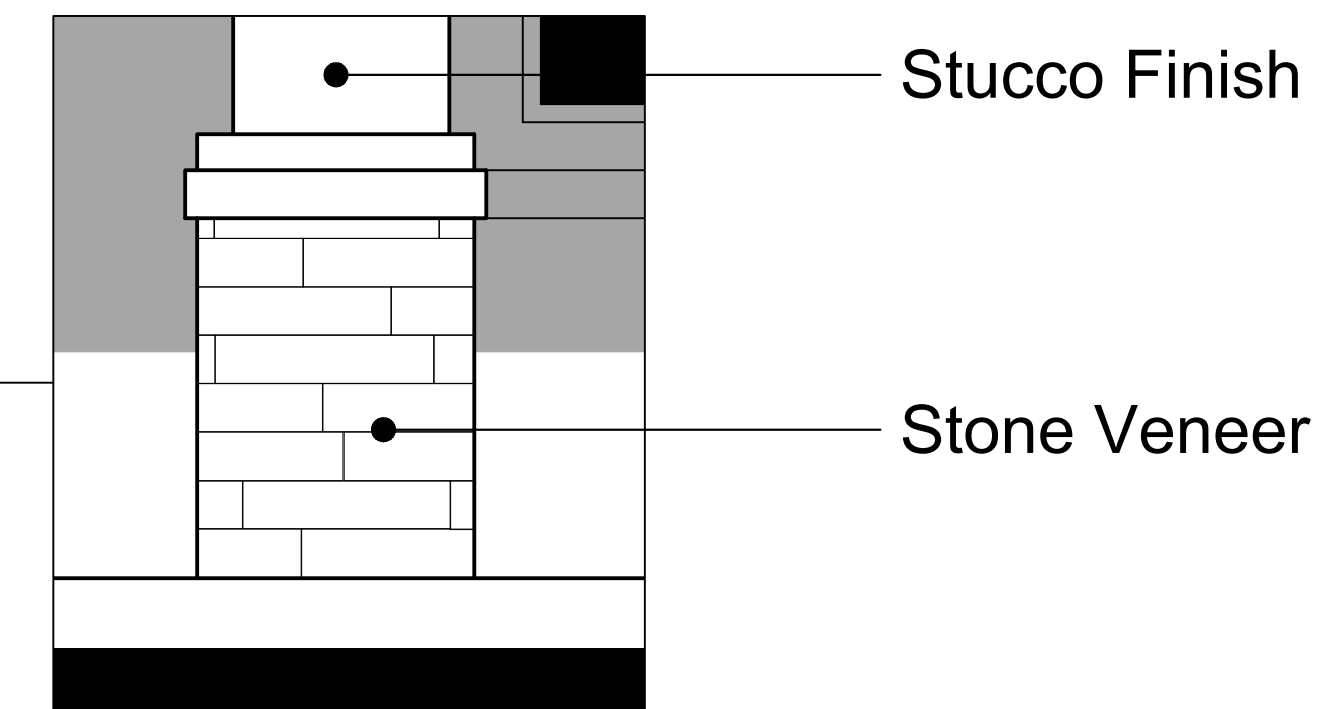
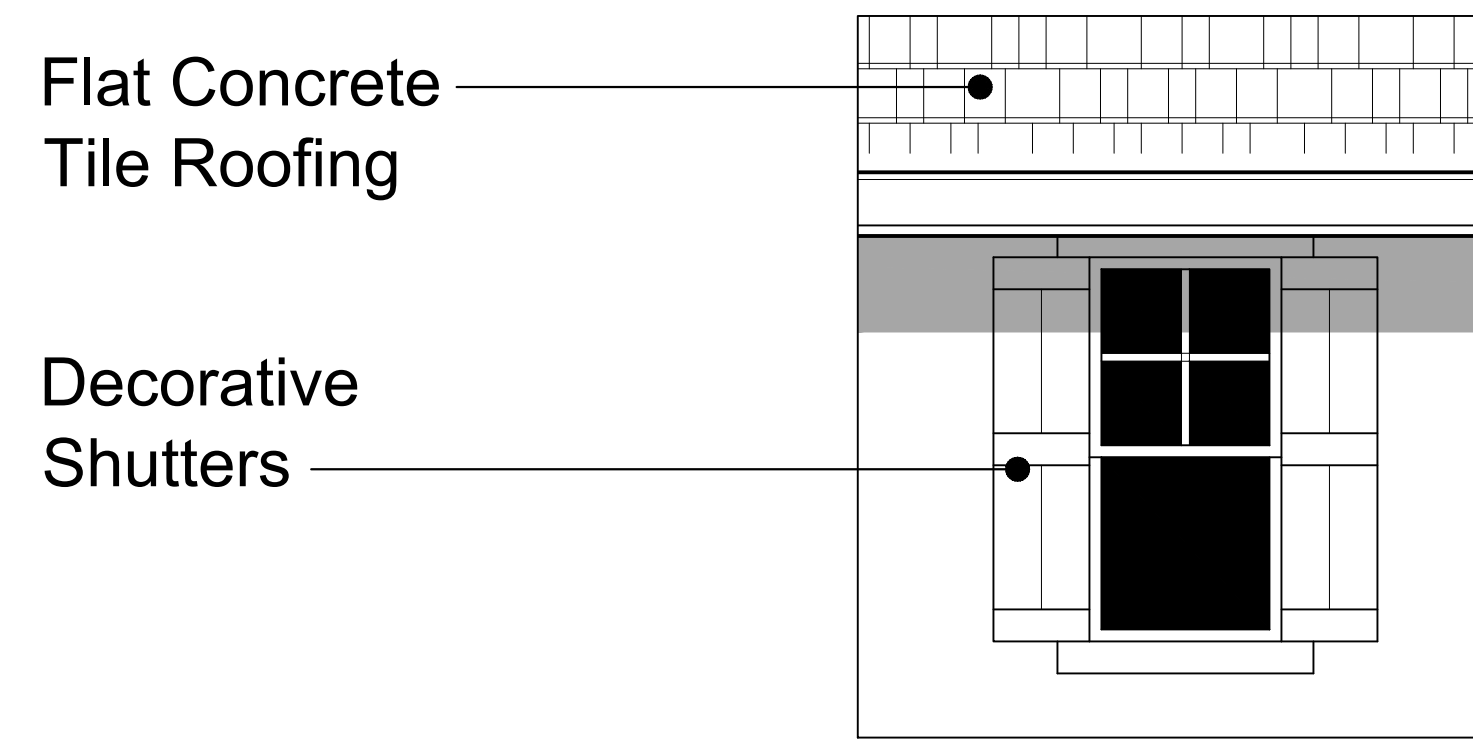
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Front Elevation 2A



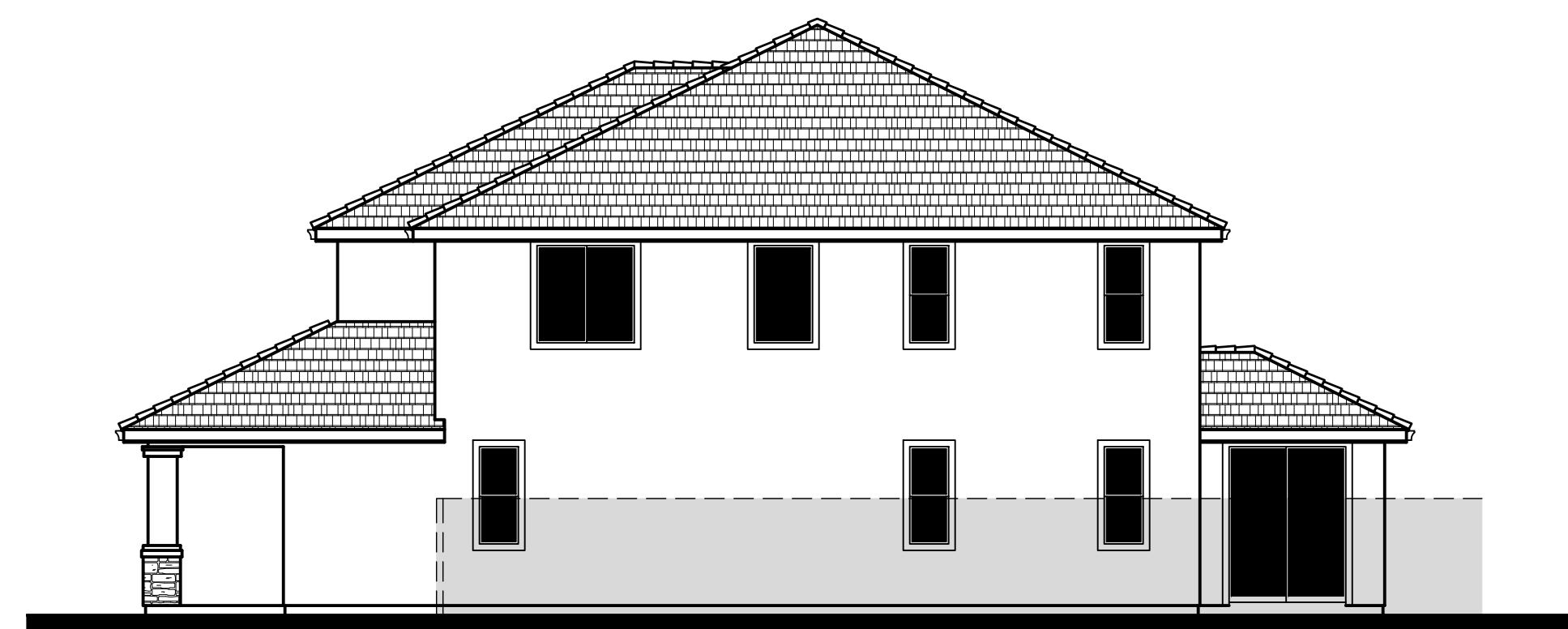
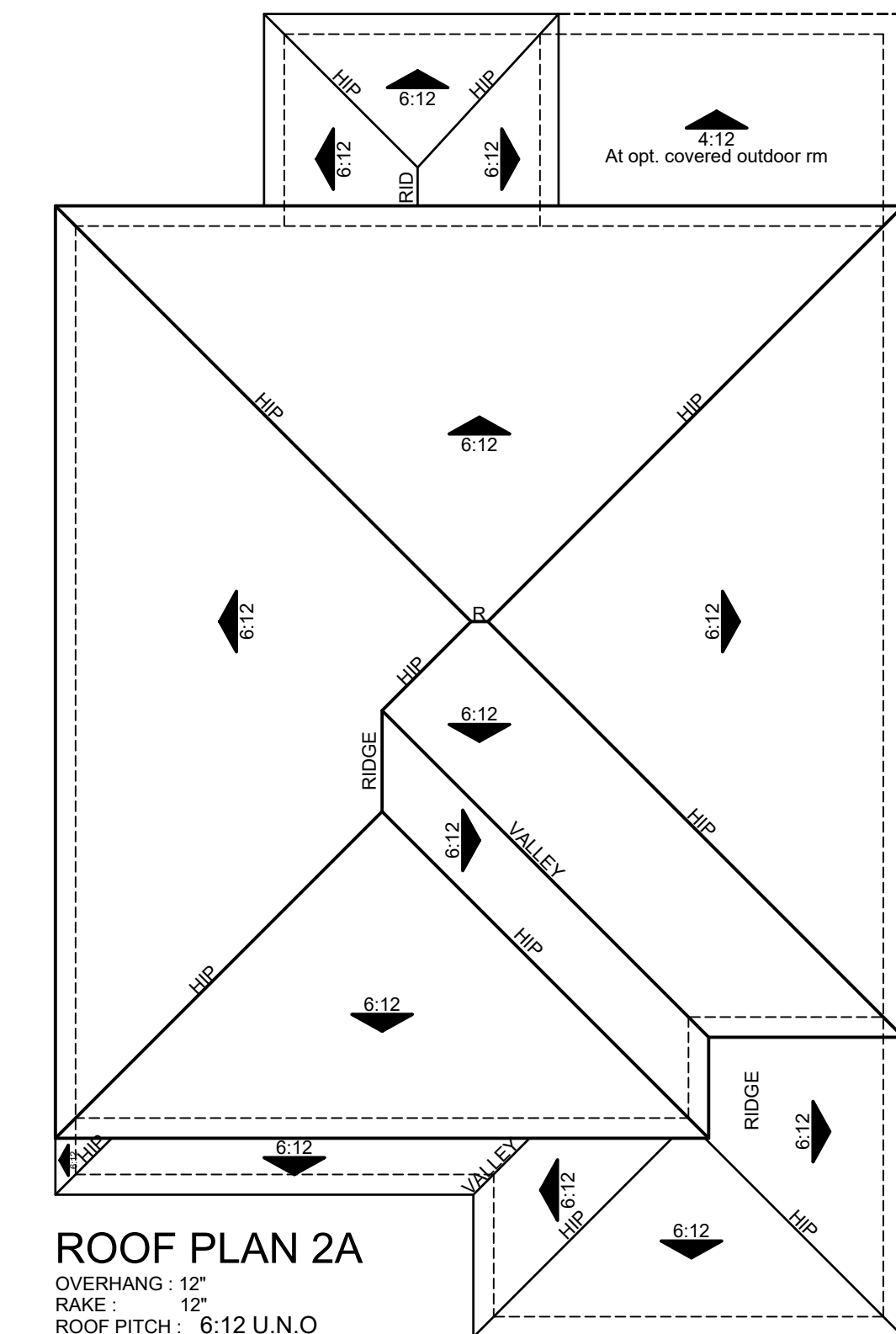
Front Elevation 2B



2A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Decorative Shutters



FRONT ELEVATION - 2A



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

2B

Material Legend:

- Flat concrete Tile Roofing
- Stucco Finish
- Lap Siding - Engineered Wood alt. Cementitious
- Decorative Wood Posts
- Stone Veneer
- Decorative Kickers

Lap Siding -
Engineered Wood
alt. Cementitious

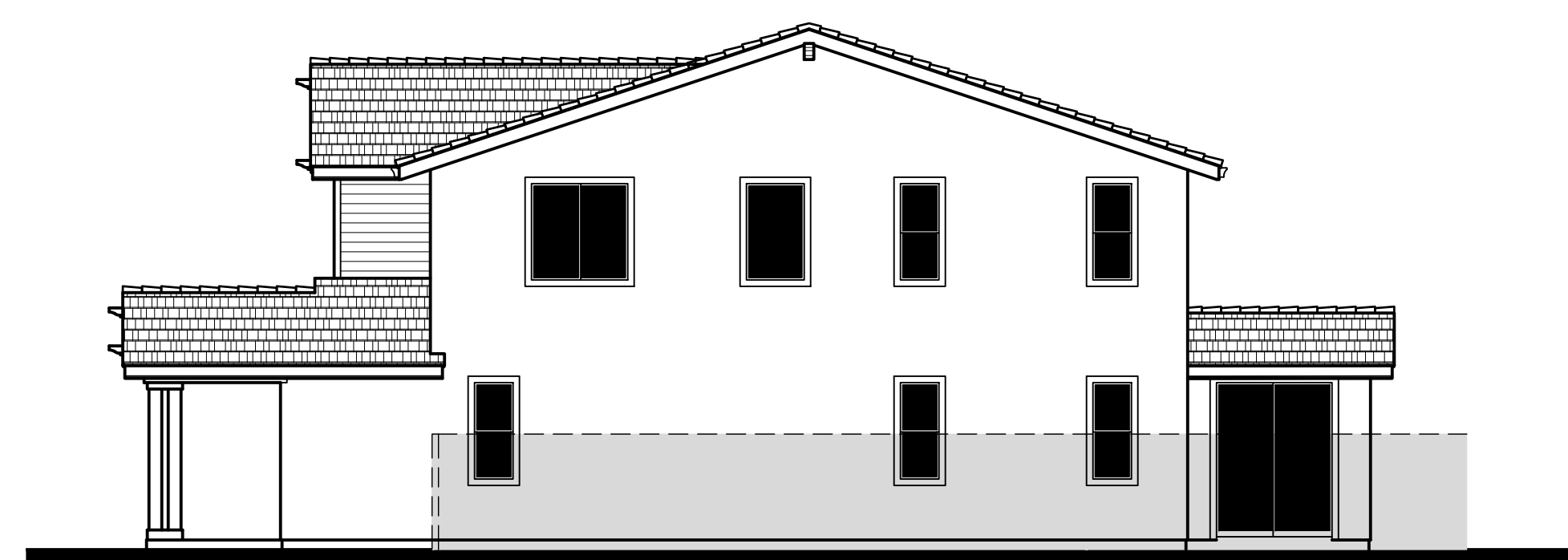
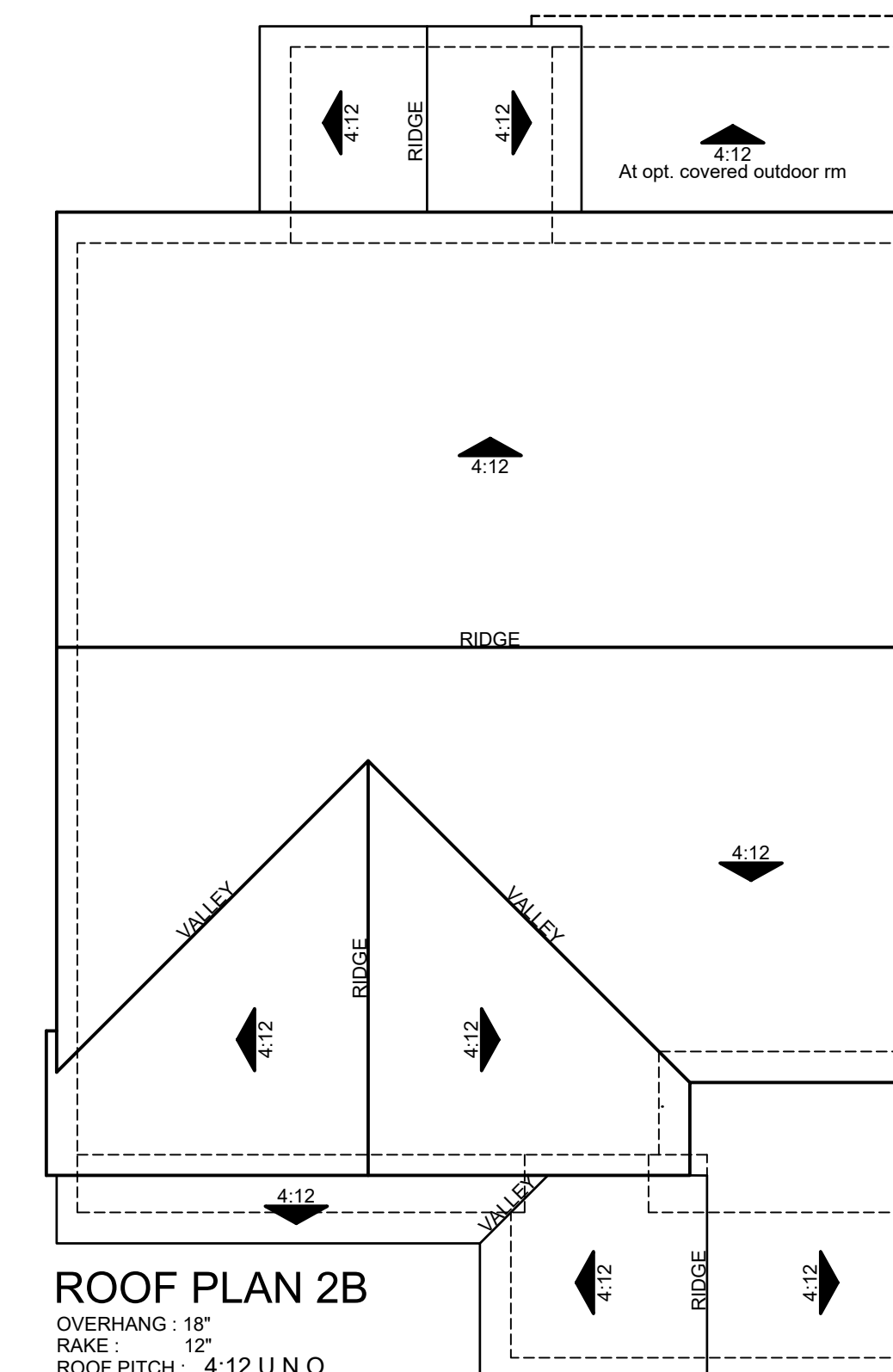
Decorative Kickers

Stucco Finish

Wood Posts

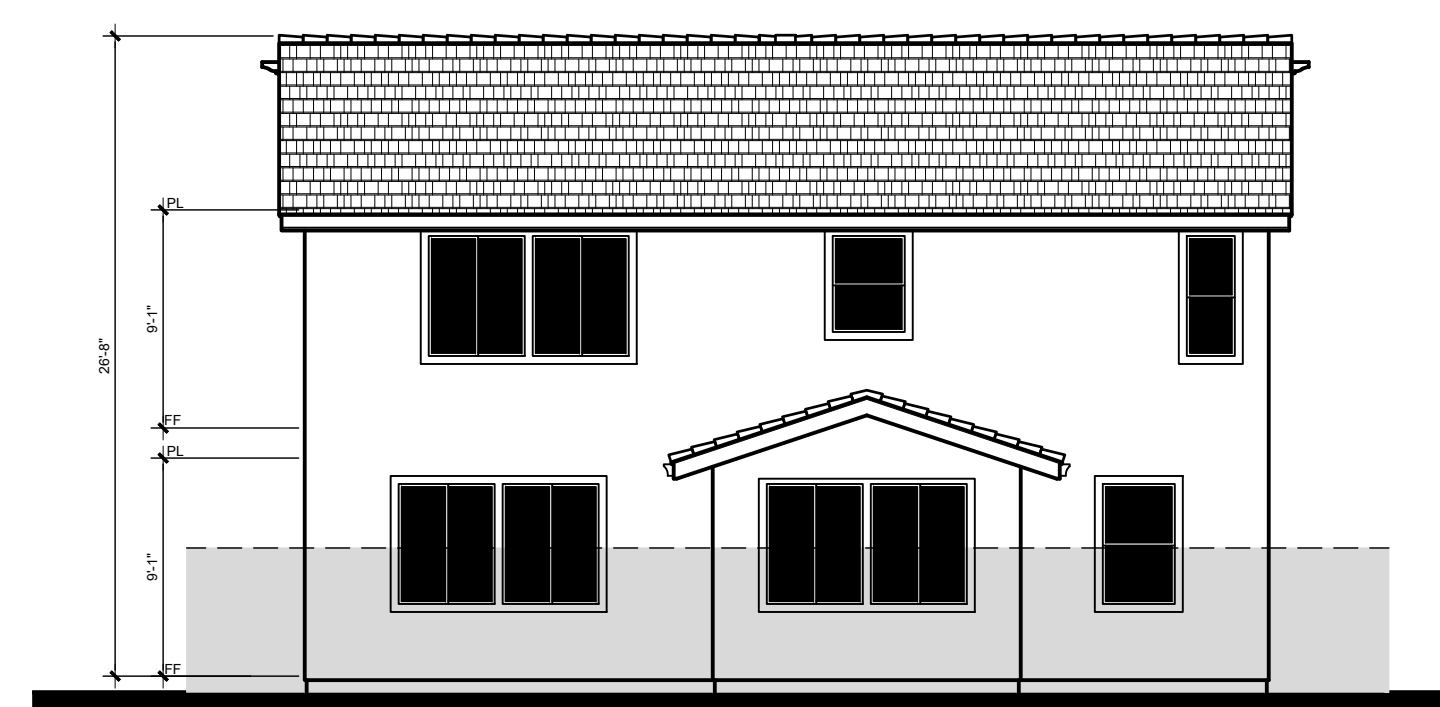


FRONT ELEVATION - 2B



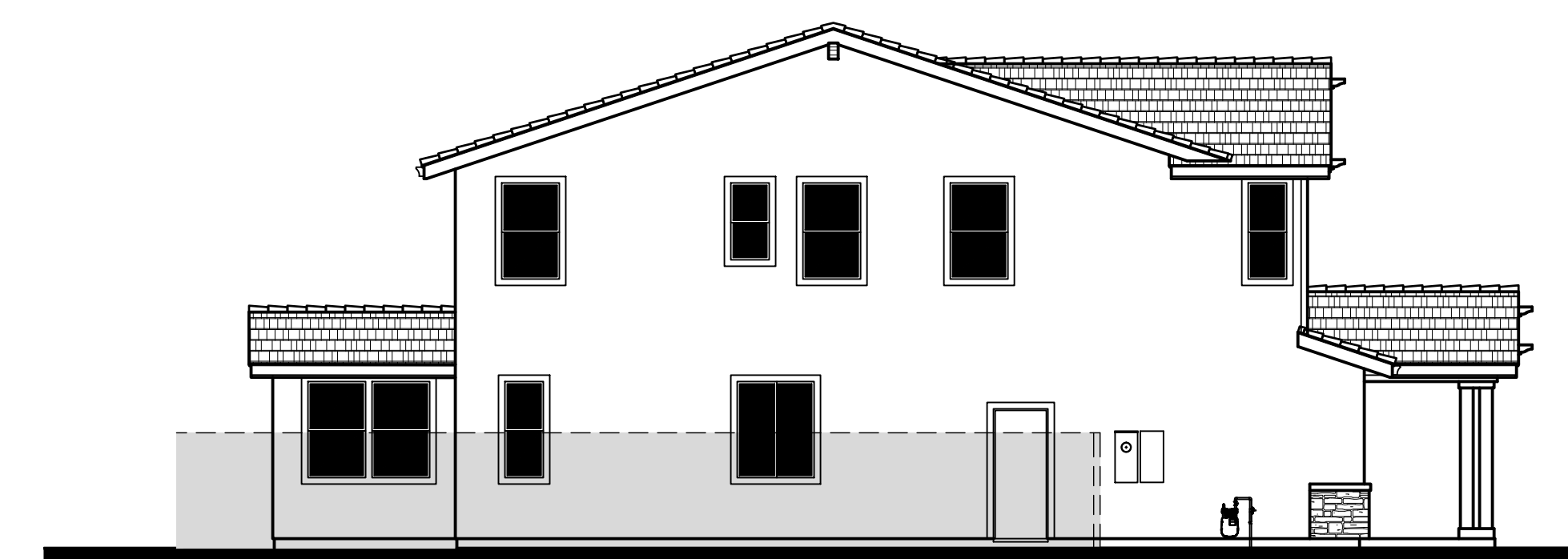
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
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REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

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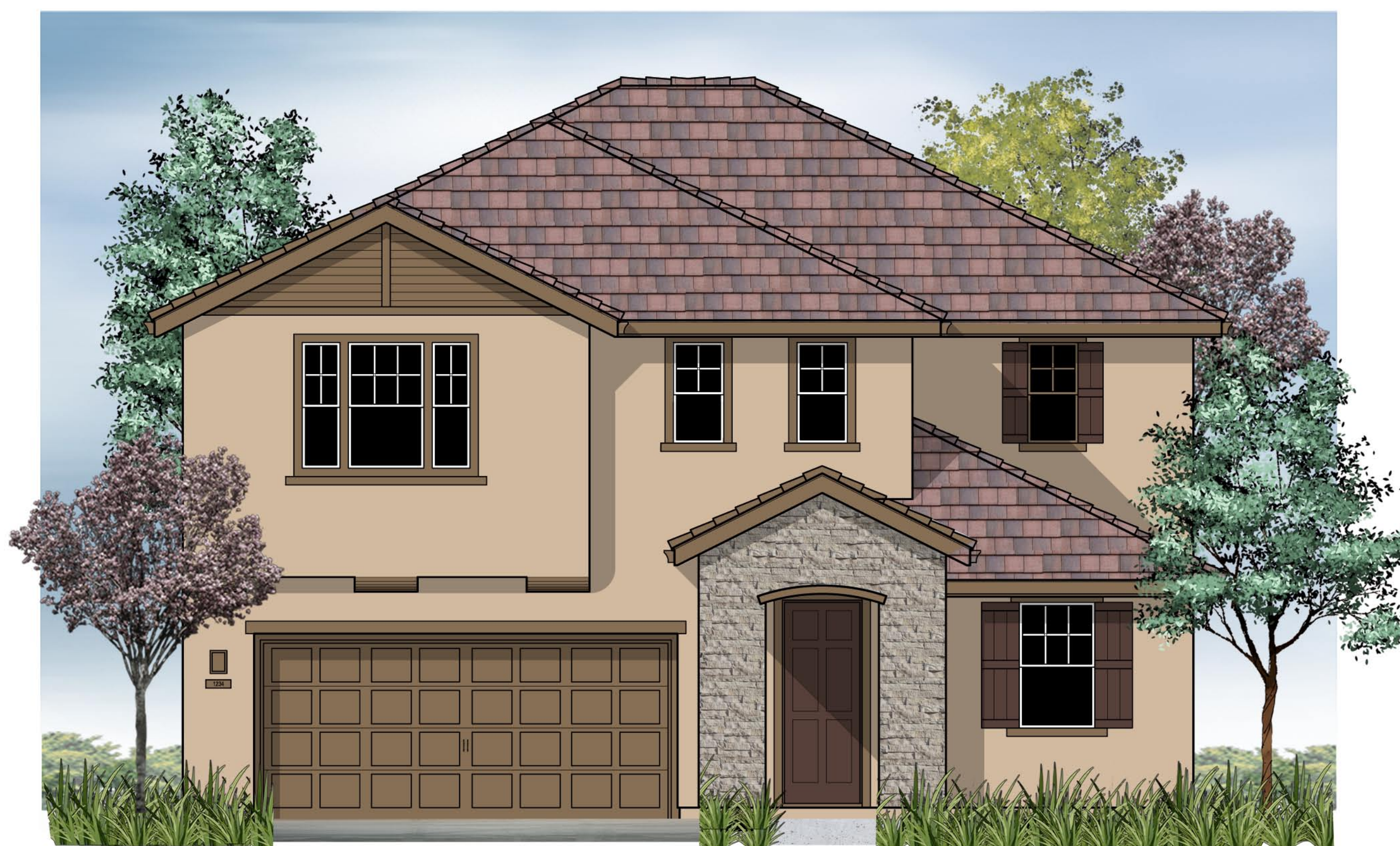


PRELIMINARY DESIGN REVIEW
NOVEMBER 05, 2020

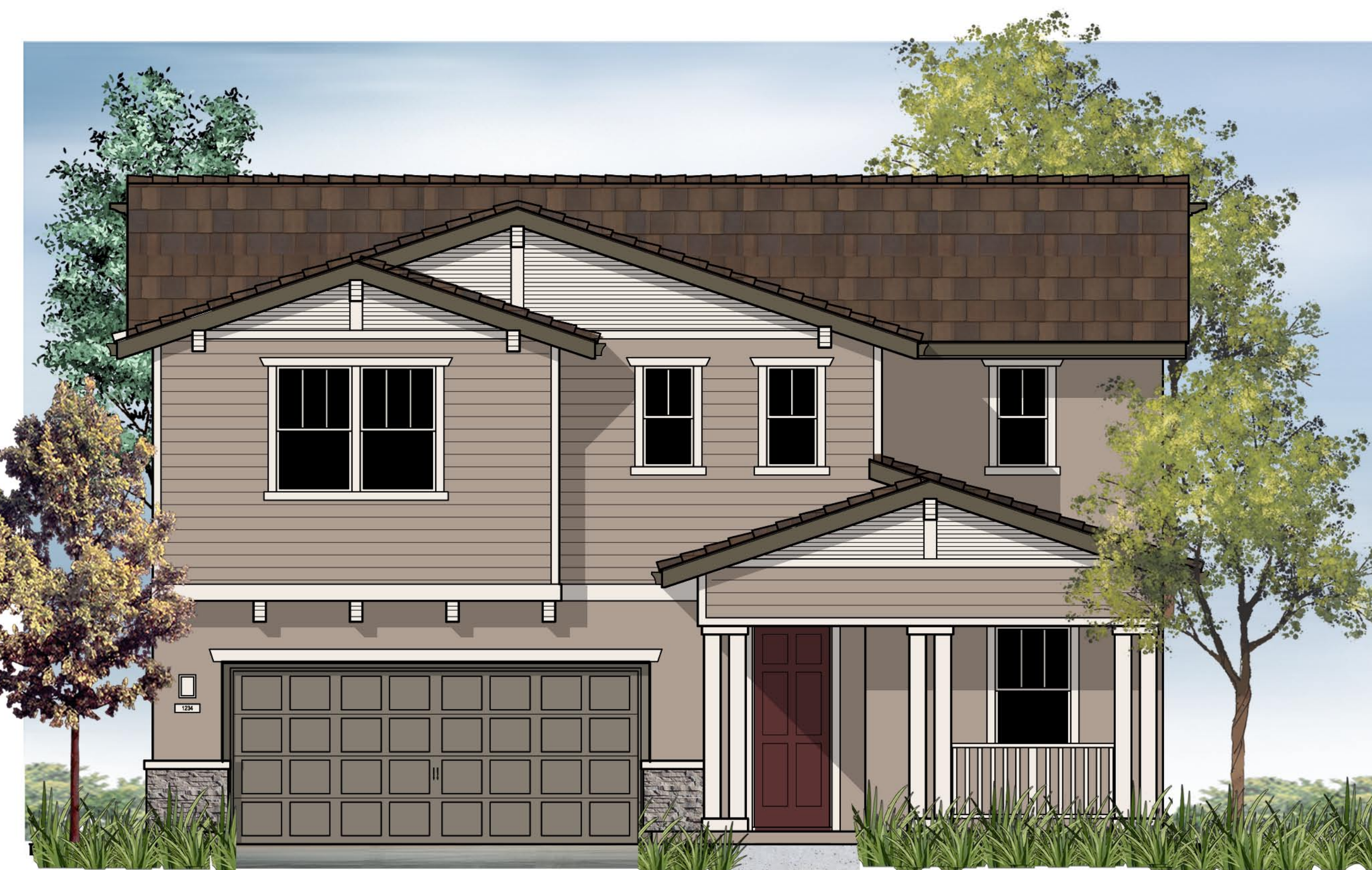
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EXTERIOR ELEVATIONS - SFD - 50 X100
PLAN 2 - STYLE B

A2.0.5



Front Elevation 3A



Front Elevation 3B

Flat Concrete Tile
Roofing

Cementitious
Siding

Stucco Finish

Decorative
Shutters

Stone Veneer

3A

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish

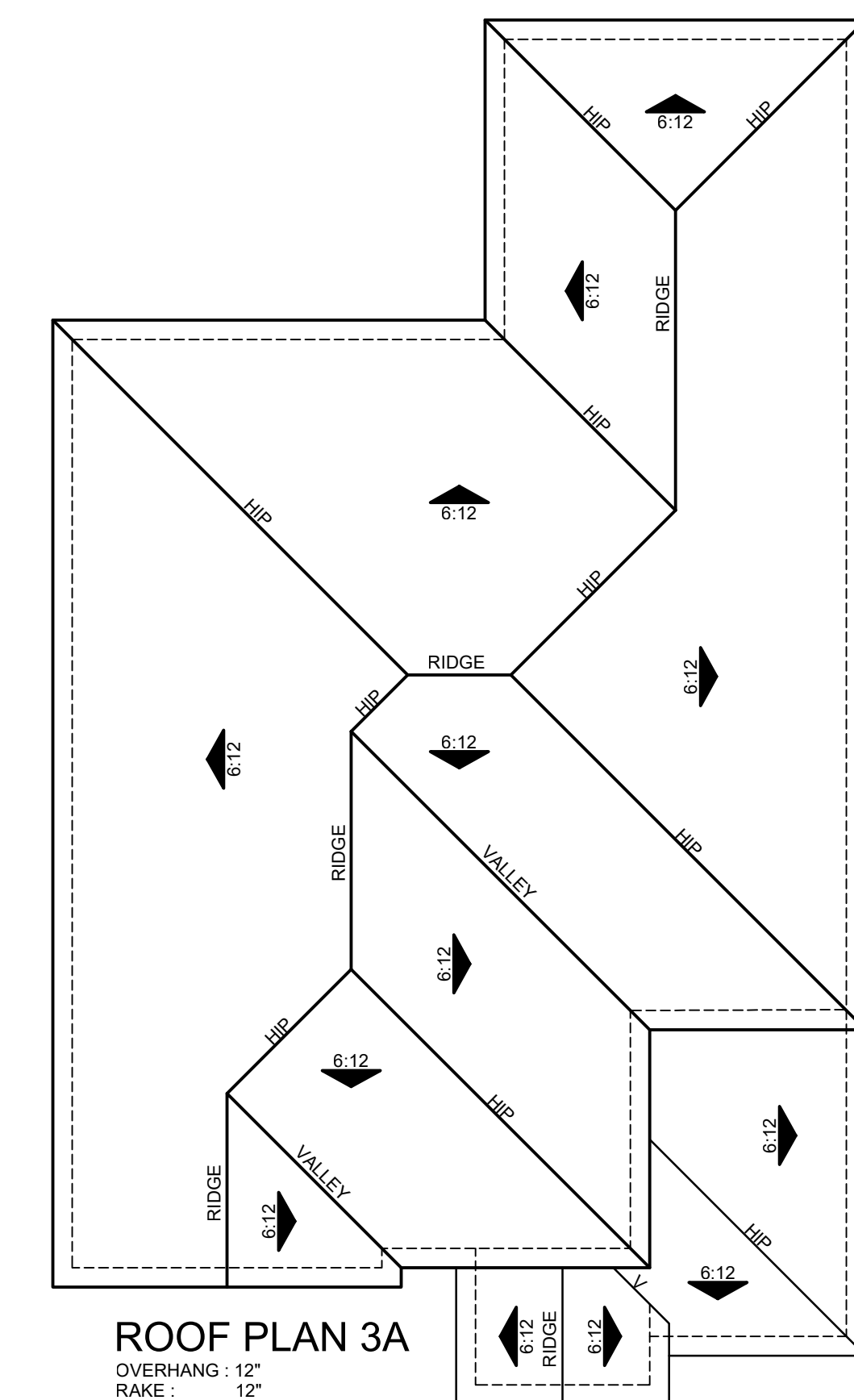
Lap Siding Engineered Wood alt. Cementitious

Decorative Shutters

Stone Veneer

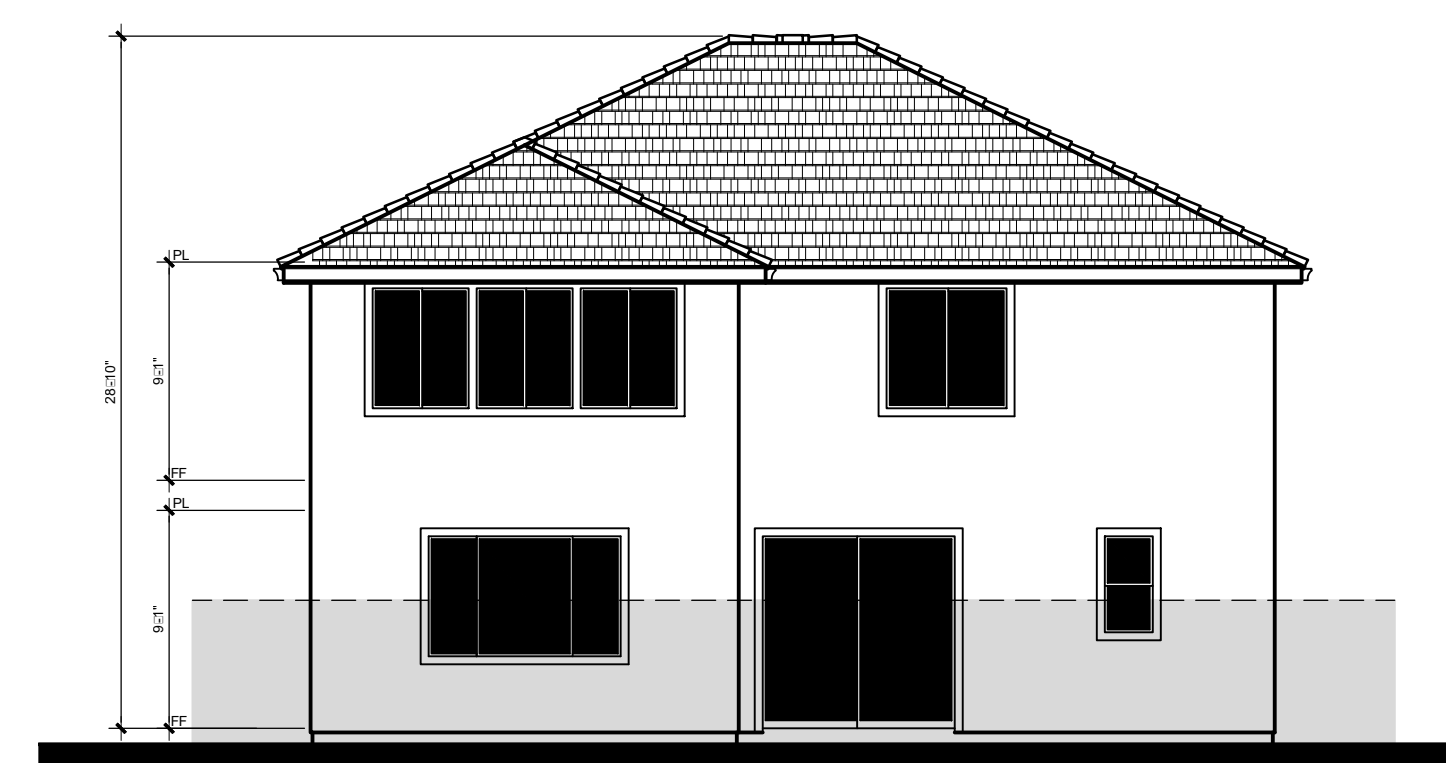


FRONT ELEVATION - 3A



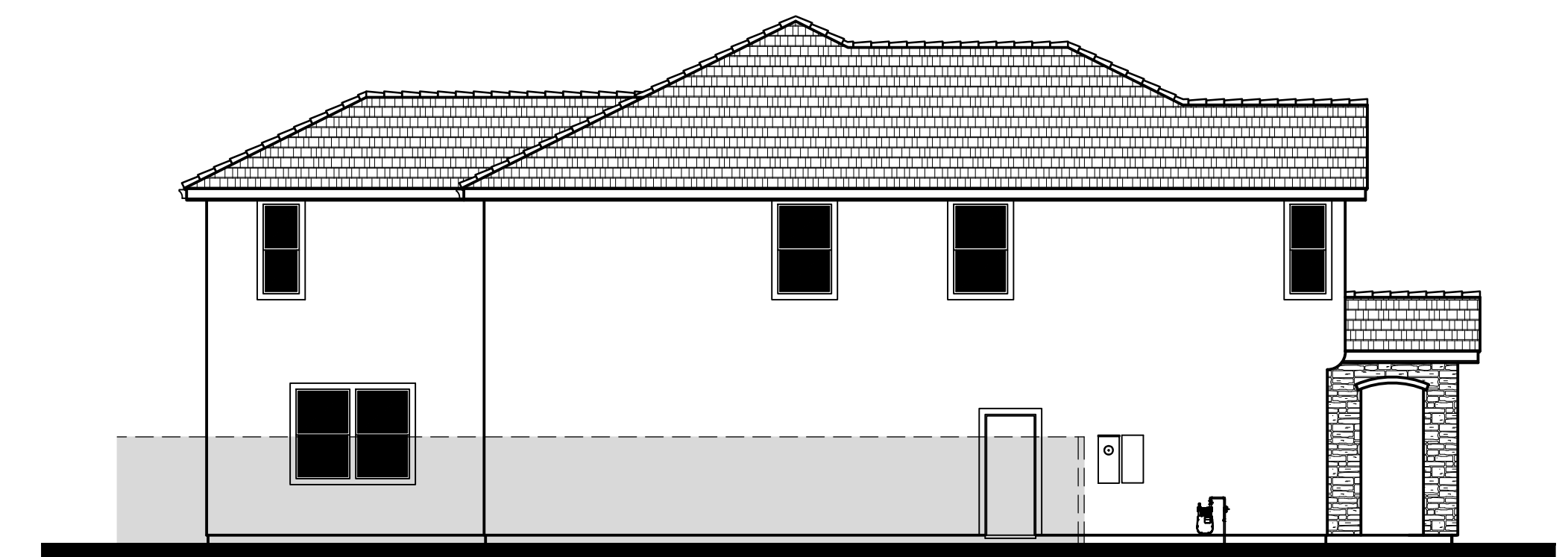
RIGHT ELEVATION

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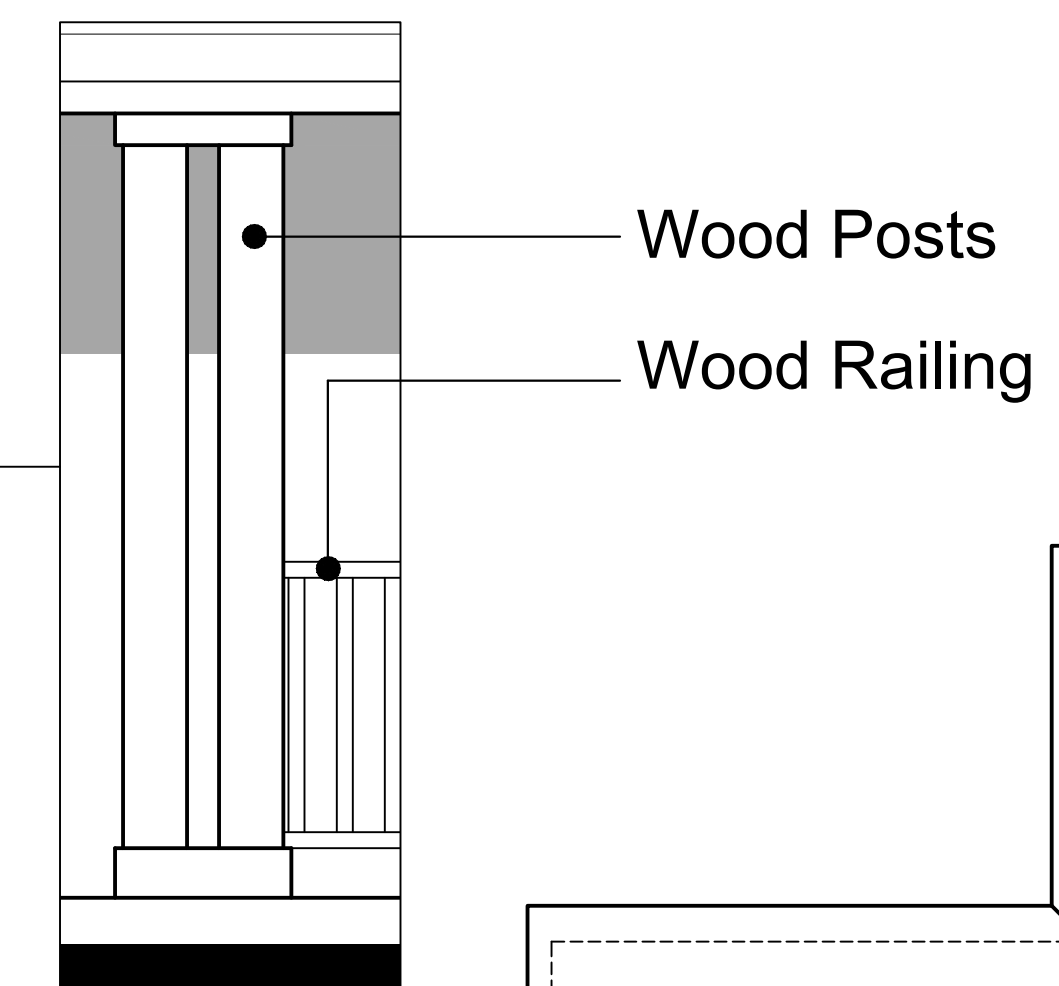
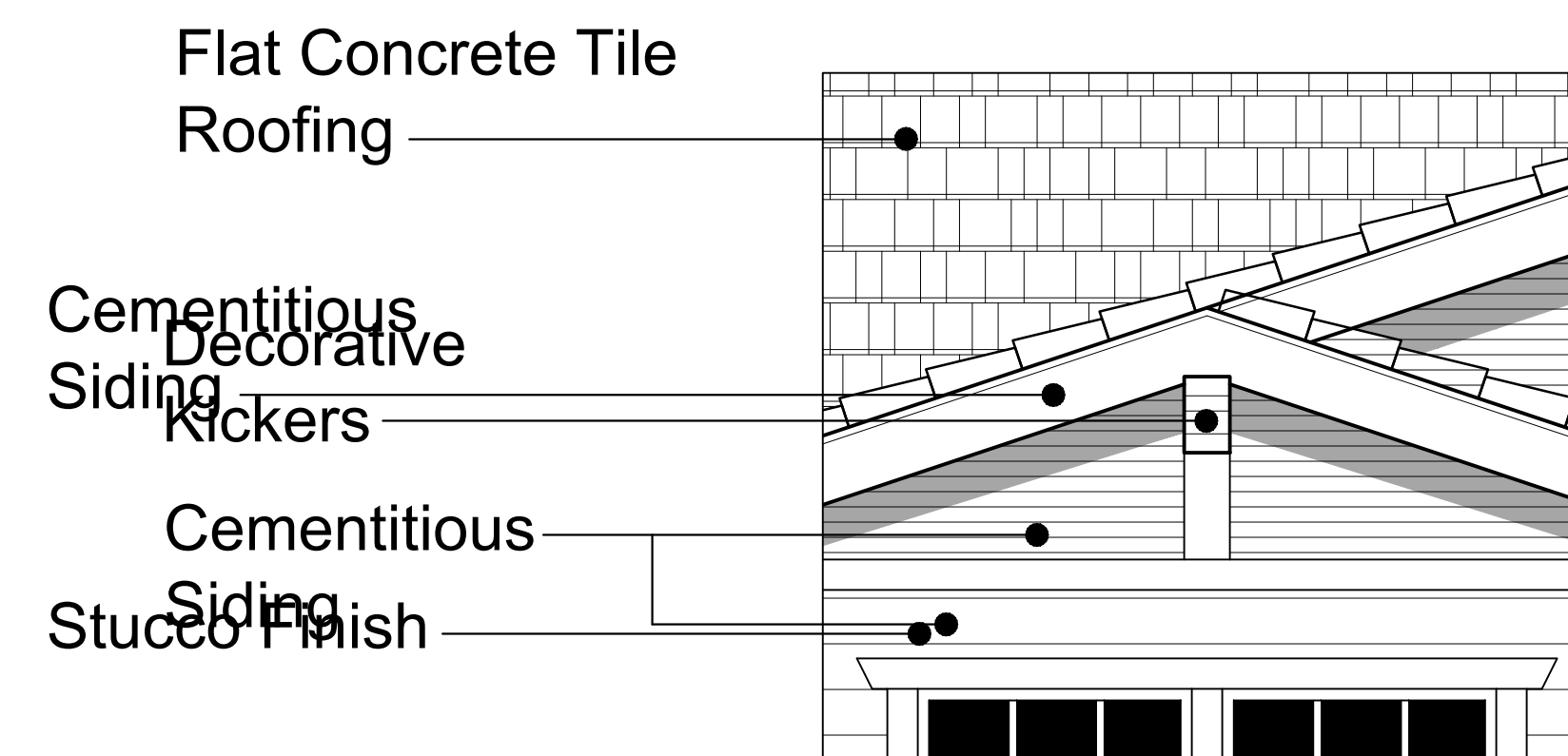
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LEFT ELEVATION

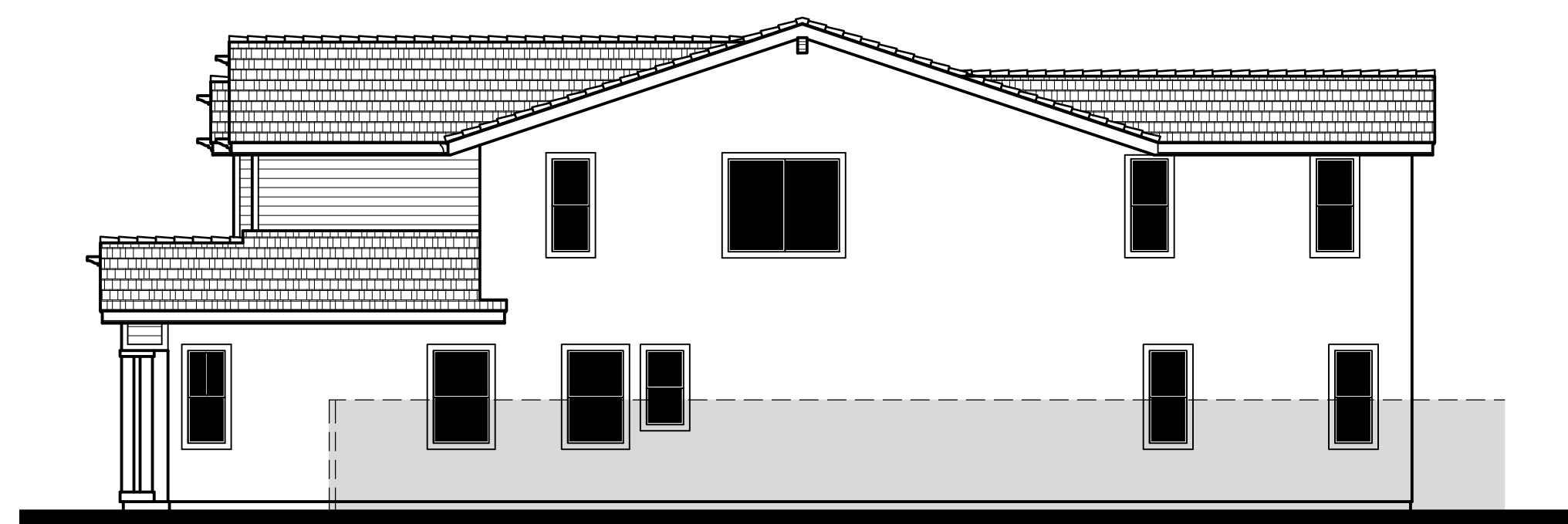
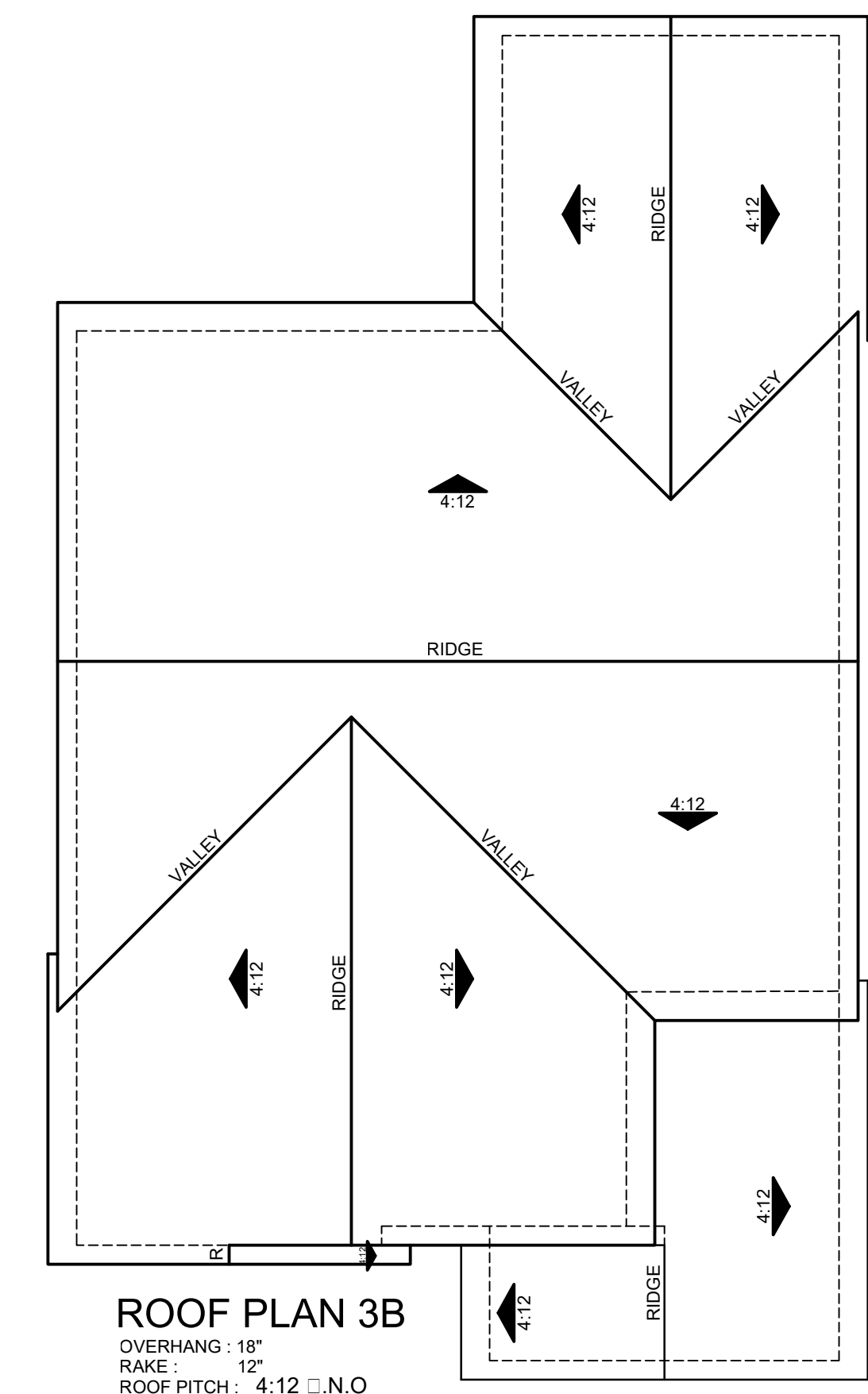
Scale: 1/8" = 1'-0"
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- 3B
- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Lap Siding Engineered Wood alt. Cementitious
 - Decorative Wood Posts and Railing
 - Stone Veneer
 - Decorative Shutters
 - Decorative Corbels



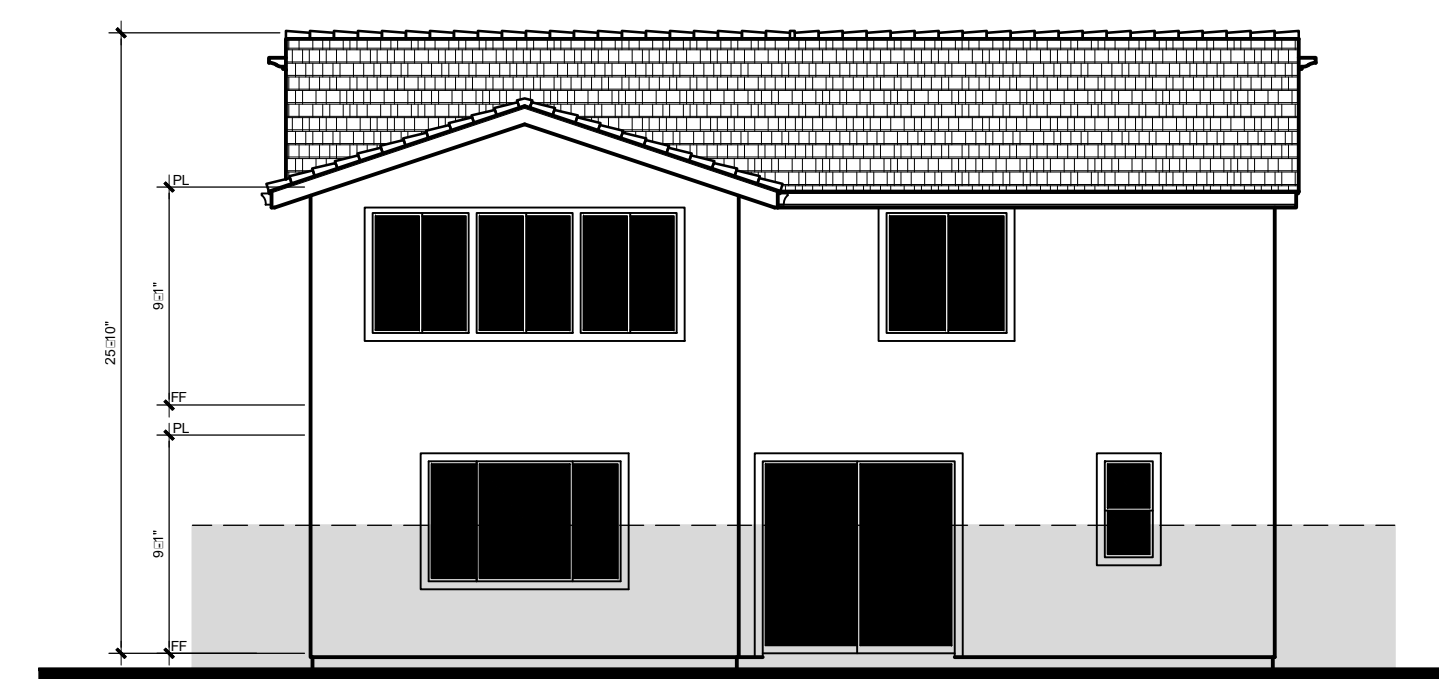
FRONT ELEVATION - 3B



RIGHT ELEVATION

Scale: 1/8" □ 1/4" □ 1/2"

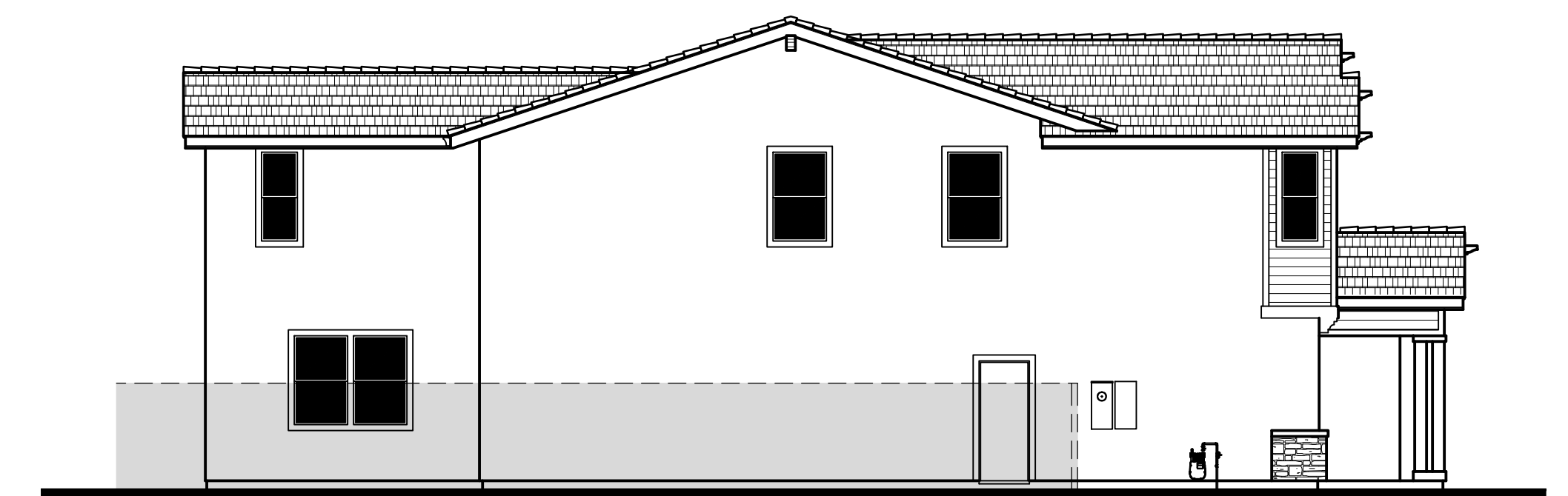
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REAR ELEVATION

Scale: 1/8" □ 1/4" □ 1/2"

0 4 8 16



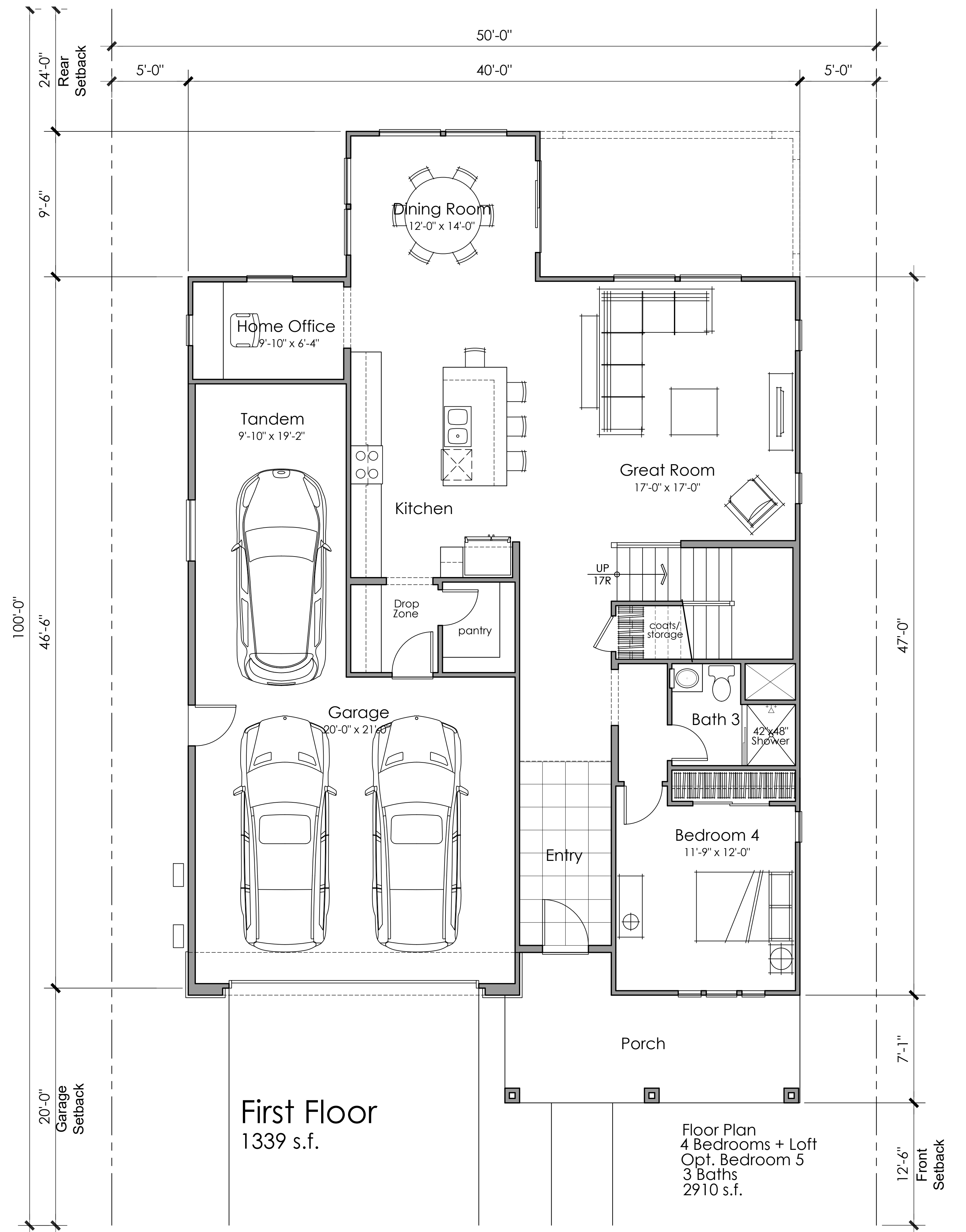
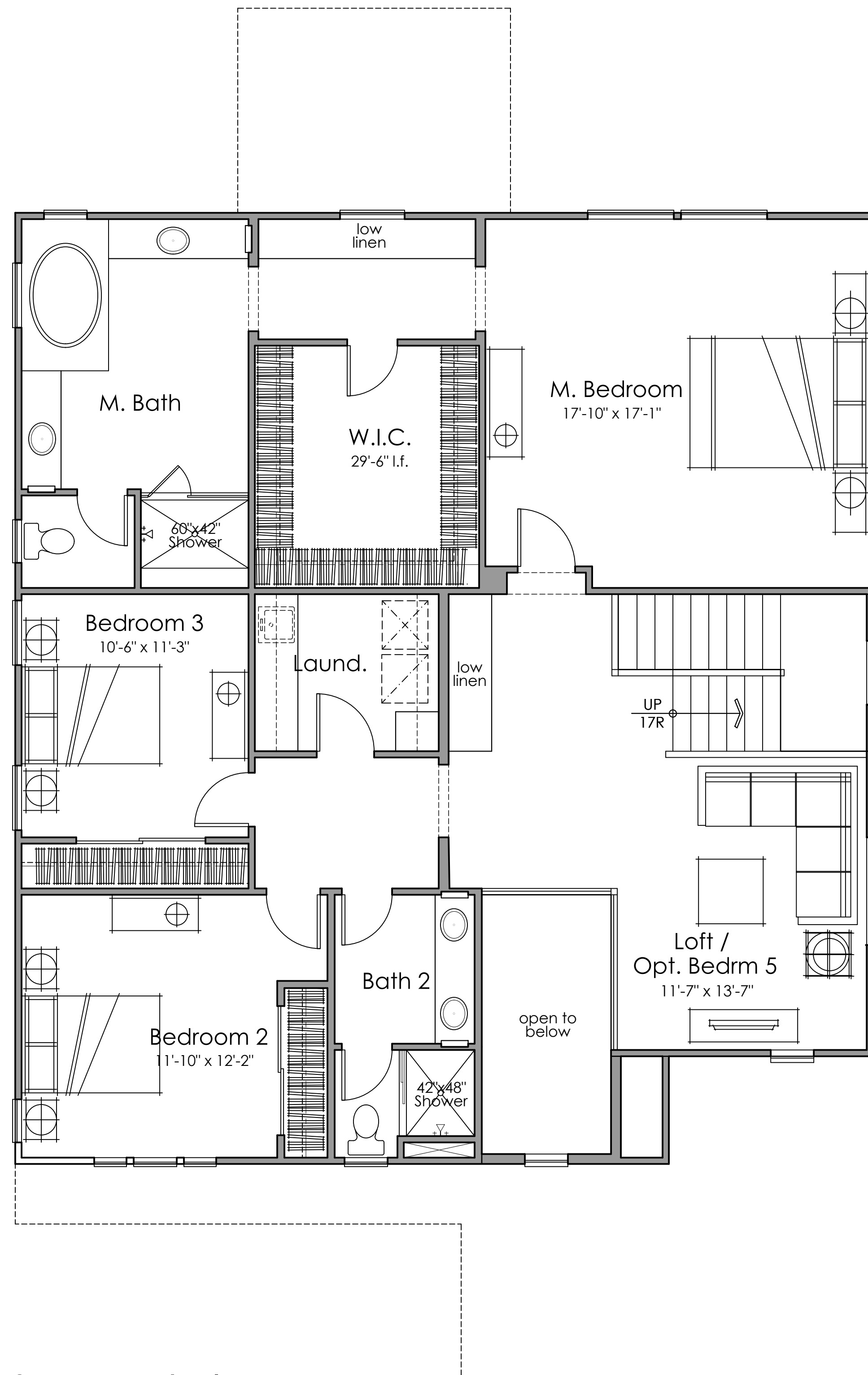
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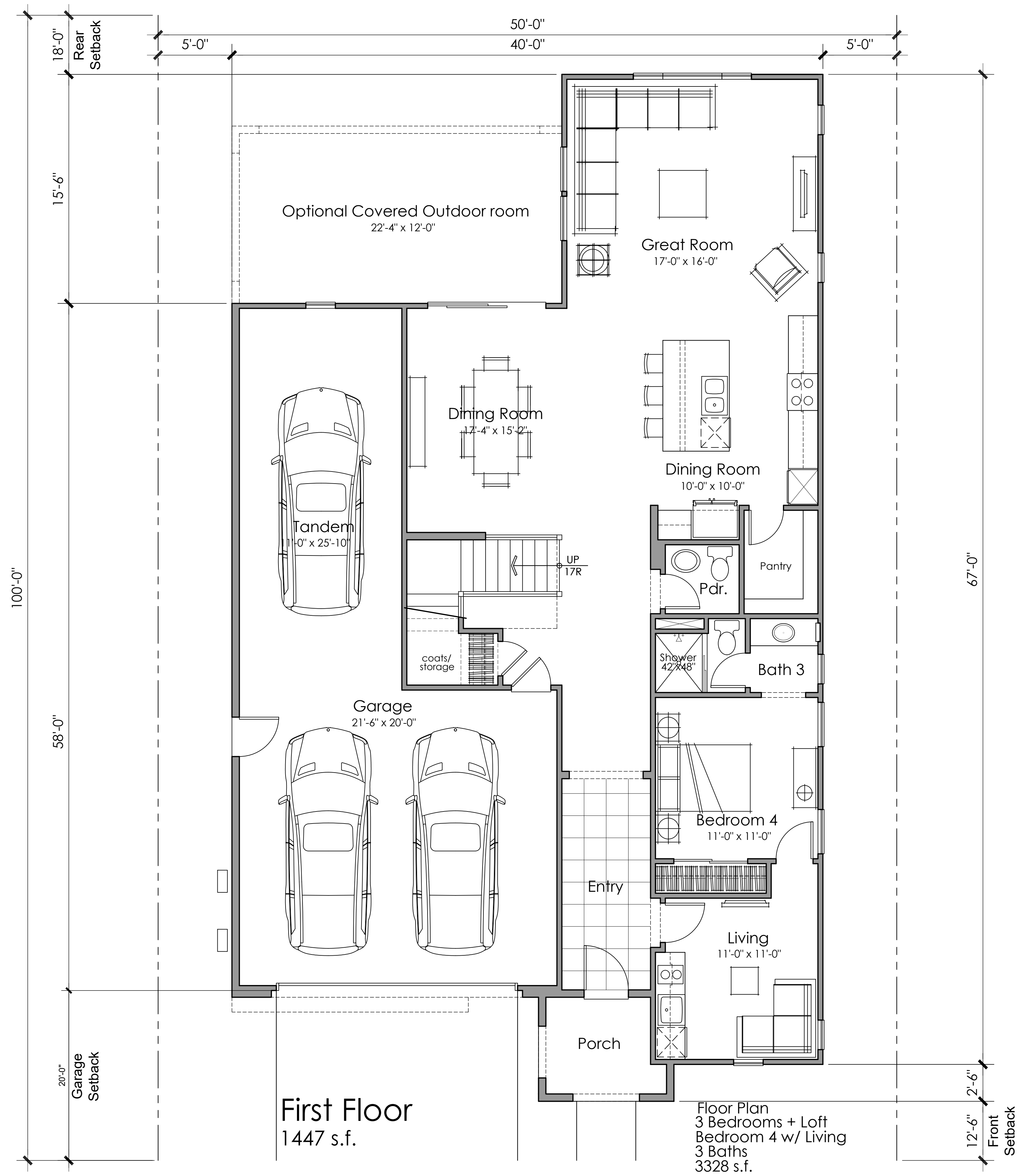
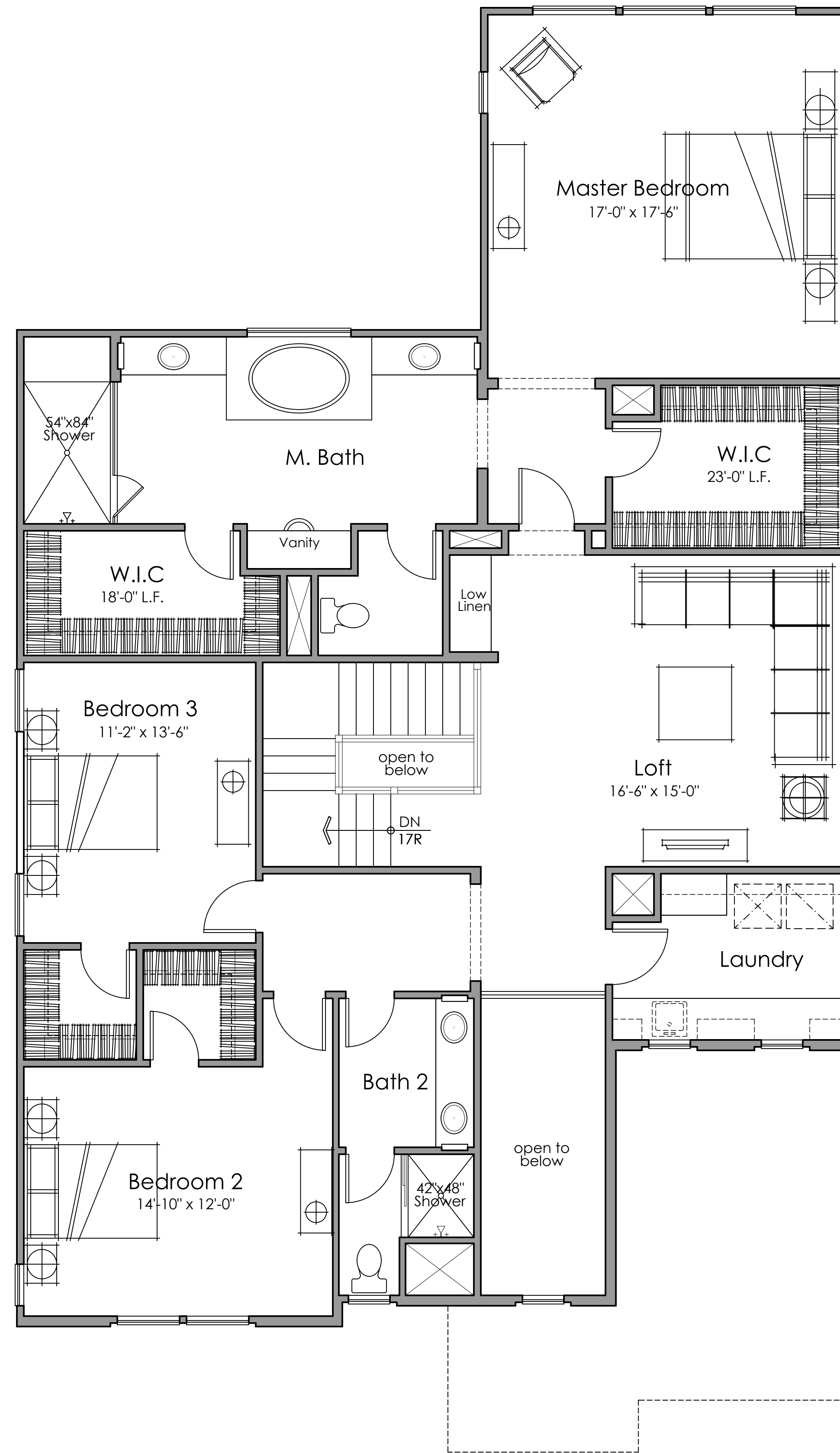
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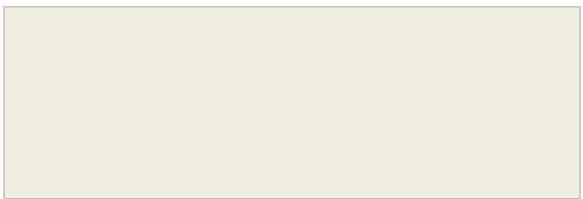
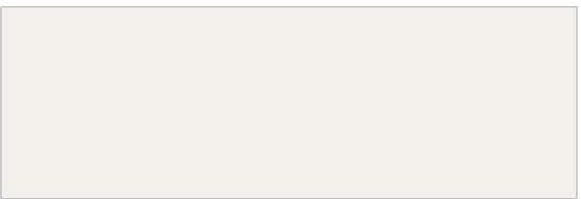
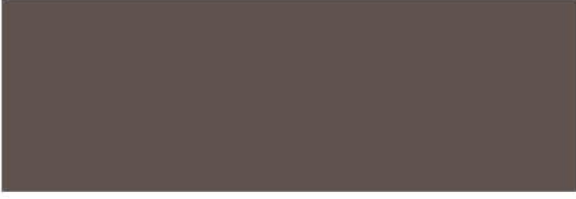
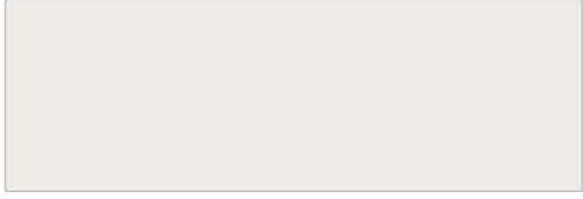
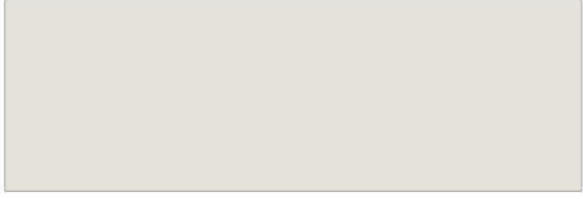
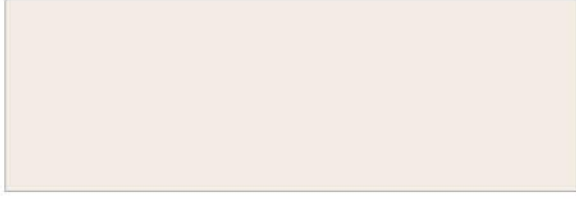
Floor Plan
4 Bedrooms
3 Baths
2150 s.f.





COLOR SCHEMES 1- 4 - ELEVATIONS 1A, 2A, 3A

COLOR SCHEMES 5- 8 - ELEVATIONS 1B, 2B, 3B

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04		SCHEME 05	SCHEME 06	SCHEME 07	SCHEME 08
STUCCO BODY	 SW6143 BASKET BEIGE	 SW7567 NATURAL TAN	 SW7689 ROW HOUSE TAN	 SW 2029 AGREEABLE GREY	STUCCO BODY	 SW 6197 ALOOF GRAY	 SW 1015 SKYLINE STEEL	 SW 7633 TAUPE TONE	 SW 7065 ARGOS
FASCIA / EAVE / GARAGE DOORS / GABLE SIDING / SIDING TRIM BOARDS / ALL TRIMS	 SW 6385 DOVER WHITE	 SW 7551 GREEK VILLA	 SW 6103 TEA CHEST	 SW 7504 KEYSTONE GREY	FASCIA / EAVES	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7054 SUITABLE BROWN	 SW 7068 GRIZZLE GRAY
ENTRY DOORS / SHUTTERS	 SW 6221 MOODY BLUE	 SW 7705 WHEAT PENNY	 SW 2856 FAIRFAX BROWN	 SW 7510 CHATEAU BROWN	TRIM	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7000 IBIS WHITE	 SW 6154 NACRE
BRICK VENEER	 BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE	 PHEASANT PRO-FIT ALPINE LEDGESTONE	 LEDGECUT 33 BIRCH	 BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE	GARAGE DOOR	 SW 6164 SVELTE SAGE	 SW 9168 ELEPHANT EAR	 SW 7053 ADAPTIVE SHADE	 SW 7068 GRIZZLE GRAY
ROOF MATERIAL - FLAT SLATE PROFILE	 5699 CHARCOAL RANGE	 297 SLATE RANGE	 206 BL VALLEJO RANGE	 SCP 8802 NANTUCKET BLEND	ENTRY DOORS SHUTTERS	 SW 6116 TATAMI TAN	 SW 7615 SEA SERPENT	 SW 6034 ARRESTING AUBURN	 SW 7697 SAFARI
					STONE VENEER TIGHTFIT DRY	 CUT COARSE MADRONA	 LEDGECUT 33 SAGE	 LEDGECUT 33 BIRCH	 LEDGECUT 33 SEASHELL
					ROOF MATERI/ FLAT SLATE PF	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1132 CHARCOAL BROWN BLEND	 1FACS 1430 CHARCOAL BLEND