

RESOLUTION NO. 2016-179

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A TENTATIVE PARCEL MAP

(South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Tentative Parcel Map (DL2015-0001) allows the subdivision of an approximately 2.8-acre parcel into two lots of approximately 1.63 acres and 1.18 acres generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No. 2016-177.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / (DL2015-0001) tentative parcel map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Riparian Area and Creek Protection

- a. An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative parcel map exhibit that represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the concurrent design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

- b. The open space area shall be marked in the field with a post and cable fence as conditioned and shown on Exhibit A of the concurrent design review (DR2014-0016) or other suitable and permanent markers, to the satisfaction of the City Engineer and Environmental Services Manager. (PLANNING, ENGINEERING, ENVIRONMENTAL SERVICES)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Design Review/Oak Tree Preservation Plan Permit (DR2014-0016/TRE2015-0009) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 28th day of June, 2016, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Butler, Janda
NOES: Councilmembers: None
ABSENT: Councilmembers: Yuill
ABSTAIN: Councilmembers: None



Gregory A. Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\CC 6-28-16\05 South Whitney Mixed Use CC Reso (DL2015-0001) - final.doc

EXHIBIT A

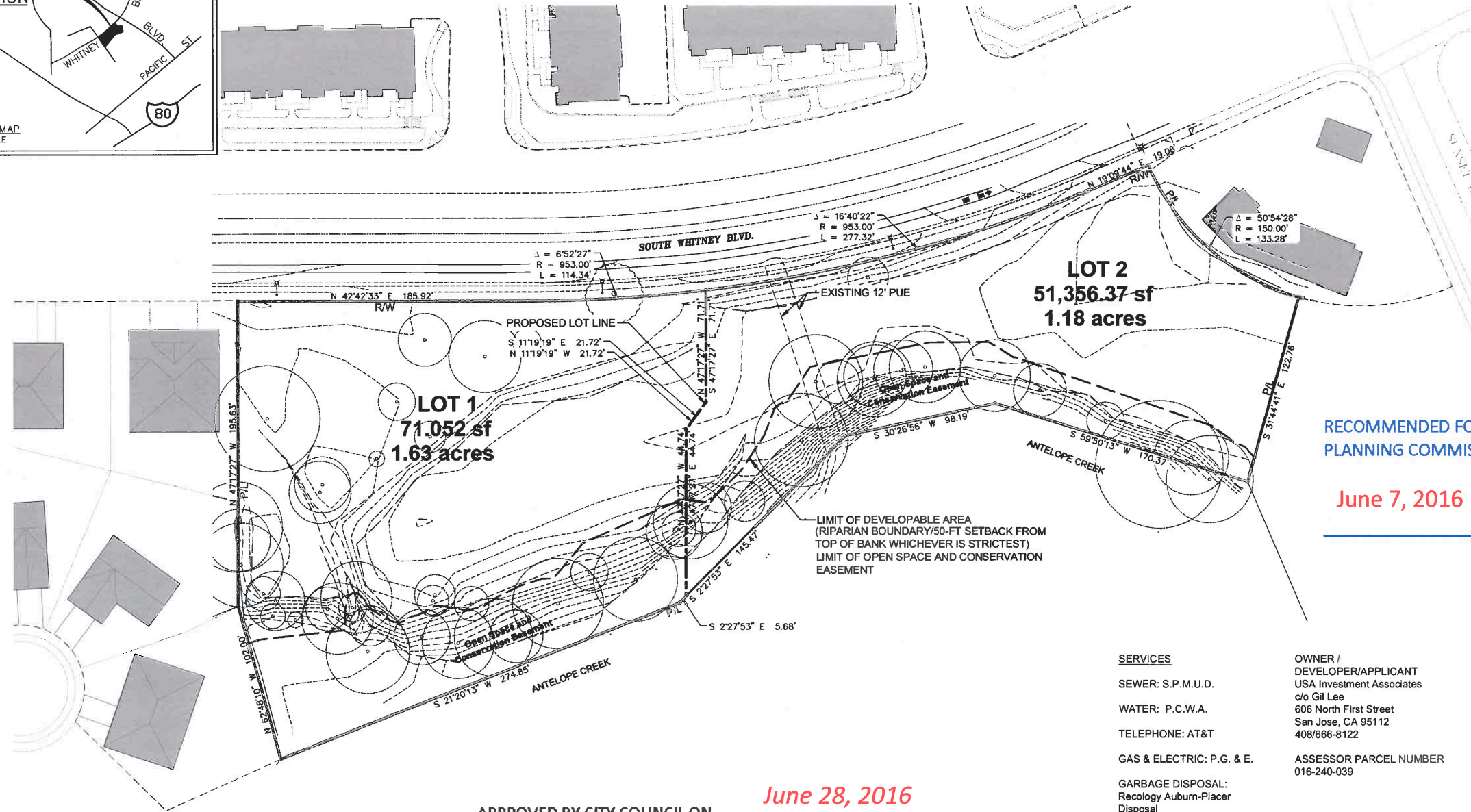
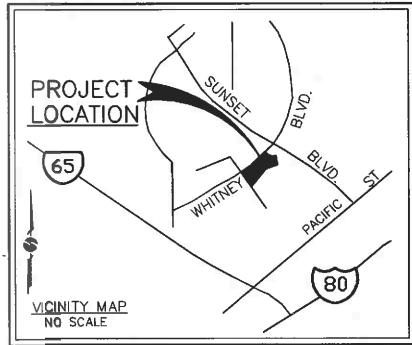
South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001

Available at the Economic and Community Development Department, Planning Division

EXHIBIT A

DL2015-0001

TENTATIVE PARCEL MAP



RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

APPROVED BY CITY COUNCIL ON June 28, 2016

Beata Demish

SERVICES

SEWER: S.P.M.U.D.

WATER: P.C.W.A.

TELEPHONE: AT&T

GAS & ELECTRIC: P.G. & E.

GARBAGE DISPOSAL:
Recology Auburn-Placer
Disposal

OWNER / DEVELOPER/APPLICANT

USA Investment Associates
c/o Gil Lee
606 North First Street
San Jose, CA 95112
408/666-8122

ASSESSOR PARCEL NUMBER
016-240-039

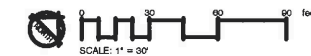
PROPOSED POTENTIAL EASEMENTS:

- PCWA Water Line Easement
- SPMUD Easement
- Reciprocal: Access, Parking, Drainage Easements

USA Investments Associates
South Whitney Mixed Use
Rocklin, CA



omni • means
ENGINEERS PLANNERS
SACRAMENTO
943 Reserve Dr. #100
Roseville, CA 95678
(916) 782-8688
With offices in:
WALNUT CREEK
REDDING
VISALIA
1626TPM001.dwg 12-1-14



RESOLUTION NO. 2016-180

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A DESIGN REVIEW FOR MULTI-FAMILY HOMES AND A RETAIL OFFICE BUILDING

(South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and
TRE2015-0009)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Design Review (DR2014-0016) and Oak Tree Removal Permit (TRE2015-0009) approves site design, landscaping and architectural designs, colors and materials of a multi-family townhouse and retail office building project and allows for removal and protection of Oak Trees to facilitate development on an approximately 2.8-acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (APN 016-240-039)

B. A Mitigated Negative Declaration has been approved for this project via Resolution No. 2016-177.

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

H. The design of the site and buildings or structures is consistent with the goals, policies, land use designations in the proposed General Plan Amendment (GPA2015-0001) and with the zoning, regulations, standards, and restrictions proposed through the Rezone (Z2014-0009) and General Development Plan (PDG2015-0005) being processed concurrently.

Section 2. The Design Review for the South Whitney Mixed Use Townhomes and Medical Center (DR2014-0016 and TRE2015-0009) as depicted in Exhibits A, B, C, and D attached hereto and by this reference incorporated herein, are hereby approved by the City Council subject to the conditions listed below. The approved Exhibits A, B, C, and D shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A, B, C, and D shall be controlling and shall modify Exhibits A, B, C, and D. All other plans, specifications, details, and information contained within Exhibits A, B, C, and D shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA, ENGINEERING)
- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T and Pacific Gas & Electric (AT&T, PG&E, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Finance Districts – If not already completed with the recordation of the parcel map, prior to issuance of the first Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Schools

The following condition shall be satisfied to mitigate the impact of the proposed development on school facilities: (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

- a. Prior to issuance of a Building Permit a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owner(s). (FIRE, PLANNING)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

- 1) Stormwater Management

- a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
- b. Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of

Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

- i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
 - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
 - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
 - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
 - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.

- f. The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

 - 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

 - 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
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- b. All on site standard improvements, including but not limited to:
 - i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters,

sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iii. To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, exits, and fire access lanes.
- d. The following on-site special improvements:
- i. Along the project's westerly property line, adjacent to the existing duplex and single family residences, a 6-foot tall masonry sound wall shall be constructed from the open space boundary to the 10 foot setback line from South Whitney Boulevard. Said wall shall be decorative masonry (split face on both sides, with decorative cap, and decorative stone pilasters with cap). The stone veneer on the pilasters shall match the ledge stone approved for Sunset Hills Townhomes' masonry walls, or be an approved equivalent. Pilasters shall be located at wall ends, corners, and at changes of height, if any. Pilasters shall be at approximately 36 inches square and shall be fully covered with the decorative rock veneer, to the satisfaction of the Economic and Community Development Director.
 - ii. Open space boundary fencing:
 - Where there is a retaining wall along the open space boundary, a 4-foot tall decorative metal wrought-iron style fence, of medium gauge or better steel or aluminum, powder coated black or dark green, shall be constructed on top of the retaining wall.
 - Where there is no retaining wall, a post and cable fence shall be installed along the length of the open space boundary. Said fencing shall be constructed of a single

steel cable strung between steel posts approximately 3'-6" high spaced approximately 6 feet on center and set in concrete. A gate shall be located at the public utility easement as indicated on Exhibit A and to the satisfaction of the Public Services Director.

- iii. Permanent landscape barriers:
 - Permanent landscape barriers shall be installed along the boundary between the developable area of the sites and the open space and conservation easement areas where there is post and cable fencing to provide a clear visual edge for maintenance purposes and a physical barrier to retard the spread of plants between the groomed landscaping and the adjacent open space vegetation.
 - A permanent landscape barrier shall be installed along the project boundary from the end of the masonry sound wall to the back of sidewalk adjacent to the existing duplex to provide a clear visual edge for maintenance purposes and to contain the landscaping within the project site.
 - Permanent landscape barriers should consist of a concrete mow strip, concrete curbing, or other durable method / material to the satisfaction of the Economic and Community Development Director.
 - iv. Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site but not developed.
 - v. Enhanced paving at both driveways consistent with that of Sunset Hills Townhomes, to the satisfaction of the Director of Public Services and Director of Economic and Community Development.
- e. The following off-site improvements:
- If not already completed, the median modifications required to construct the southbound left turn lane into the project within South Whitney Boulevard previously approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03).
- f. Improvement plans shall include landscape plans for new landscaping and modifications to existing landscaping in the public right-of-way (back of sidewalk and the median) along / in South Whitney Boulevard.

- i. The right-of-way landscape plans shall conform with the requirements of Condition 7, below, to the satisfaction of the Director of Public Services.
 - ii. Landscaping at the back of walk shall conform with Exhibit A, to the satisfaction of the Director of Public Services.
 - iii. If not already installed with the median modifications required to construct the southbound left turn lane into the project, landscaping within the modified median shall be as approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03)
- g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
 - Use of soil stabilizers or other additives; and
 - Recommendations for surface drainage.
- h. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans): (ENGINEERING)
- i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces shall be revegetated as quickly as feasible.
- xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

- xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 - xv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
 - xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
 - xvii. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 - xviii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 - xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- i. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
 - i. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs,

logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

- ii. In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). {MM V.-1}
- j. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
- i. The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).
 - ii. If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be

provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

- iii. If construction activities are scheduled to occur during the non-breeding season (September- January), a survey is not required and no further studies are necessary. {MM IV.-1}
- k. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
 - i. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
 - ii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to

be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. On-site and Off-site Oak Tree Protection, Removal, and Mitigation

a. Prior to the issuance of improvement plans or a grading permit, the applicant/developer shall clearly indicate on the construction documents that on-site and off-site oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance. {MM IV.-2} (ENGINEERING, PLANNING)

b. The applicant/developer shall mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information, to be shown on the improvement plans:

- The total number of surveyed oak trees;

- The total number of oak trees to be removed;
 - The total number of oak trees to be removed that are to be removed because they are sick or dying, and;
 - The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories. Multi-trunk trees are calculated using the largest trunk's diameter at breast height;
 - The total number of replacement trees, if any, planted towards satisfying required mitigation. {MM IV.-2}
(ENGINEERING, PLANNING)
- c. The applicant/developer shall retain a certified arborist to review the design of the project improvements (e.g. retaining walls, parking lot area, etc.) and recommend measures to protect on- and off-site trees that are designated to remain, both during construction and afterwards. These measures shall be incorporated into the project's grading and / or improvement plans, for review and approval of the City Engineer and Economic and Community Development Director. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of improvement plans or a grading permit for all or any portion of the project. (ENGINEERING, PLANNING)
- d. The applicant/developer shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.
(ENGINEERING, PLANNING)
- e. If mitigation for oak tree removal includes the planting of replacement oak trees, replacement trees shall be located within the open space area where there is sufficient room for new trees to grow. Any replacement oak trees shall be shown on the improvement plans. Temporary irrigation shall be provided for five years to establish the trees. Replacement trees are subject to replacement if they fail within five years of planting. All replacement oak trees shall be species from the Native Oak Tree list found in the City of Rocklin Oak Tree Preservation Guidelines.
(ENGINEERING, PLANNING, BUILDING)
- f. If this project moves forward ahead of the Sunset Hill Townhomes project, the applicant/developer shall be responsible for satisfying the mitigation requirements for the removal of oak trees associated with the median improvements in South Whitney Boulevard in compliance with

Council Resolution 2015-143 approving the Tentative Subdivision Map (SD-2013-03).

7. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)
 - i. The landscaping plan shall be prepared by a landscape architect and shall include:
 - 1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials:
 - i. Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule.
 - ii. Plant quantities shall be adjusted at the determination of the Economic and Community Development Director to achieve compliance with Exhibit A and the Design Review Guidelines.
 - 2) A section diagram of proposed tree staking.
 - 3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
 - 4) Provision for the shading of parking spaces by shade trees planted at a minimum of one for every five parking spaces. In the vicinity of the commercial building, shade trees shall be provided to the extent feasible. Trees in front of parking spaces may be counted as parking shade if the proposed tree would provide an adequate canopy to shade the parking lot. Additional parking lot shade trees are not required where they would conflict with existing oak trees identified to be retained in the open space and whose canopies overhang the developed area of the project.

- 5) Along the northerly side of the office building, adjacent to the existing commercial property, and the easterly side adjacent to the open space, a mix of shrubs and groundcovers shall be added to screen and soften the building façade and fill in the areas between the property boundaries, the open space, and the access sidewalk, to the satisfaction of the Economic and Community Development Director.
 - 6) Along the southerly side of the townhomes, adjacent to the existing single family residential, fast-growing, evergreen trees such as Deodar Cedars, or approved equal, shall be included to screen the townhomes, to the satisfaction of the Economic and Community Development Director.
- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate the required shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)
 - c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

8. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along South Whitney Boulevard. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC SERVICES)

9. Signage

- a. All signs shall conform to the Sign Ordinance of the City of Rocklin, Design Review Guidelines, and the sign design(s) and location(s) as shown on Exhibit A. (PLANNING)
- b. Project signage shall be substantially similar to Exhibit A, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- c. If the project signs are to be illuminated, ground mounted lighting shall comply with the following, to the satisfaction of the Economic and Community Development Director: (PLANNING)
 - i. The light source shall be designed and oriented so that it shines only on the sign itself and not into the sky or elsewhere, and
 - ii. The light source itself shall be screened, with a permanent physical barrier, such that it is not visible from the adjacent streets or driveways.
- d. Signs comprised of Individual internally illuminated channel letters may be allowed on the commercial building in compliance with the Sign Ordinance and the Design Review Guidelines and subject to approval by the Economic and Community Development Director. (PLANNING)

10. Residential Architecture

- a. The architecture, colors, and materials of the townhouses shall be as shown in Exhibit B, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUIDLING)
- b. Metal roof materials shall be incorporated into the townhouse roofing types to provide additional variation, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUIDLING)

11. Commercial Architecture

The architecture, colors, and materials of the commercial building shall be as generally shown in Exhibit C. Prior to building Permit issuance, the applicant shall work with staff to provide for richer, deeper colors on the building and to add a public art element to the project, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)

12. Recreation Amenities

Prior to building permit issuance, the design for the community gazebo associated with the townhomes shall be approved by the Economic and Community Development Director. (PLANNING, BUILDING)

13. Screening of Mechanical Equipment

- a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been located as far as possible from the public right-of-way. (PLANNING)
- b. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public vantage points, to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building; the material(s) shall be durable and low-maintenance, not wood. (PLANNING)

14. Air Quality

- a. Electrical receptacles shall be installed in the front and back exterior walls of the buildings to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. If outdoor grills or fireplaces are incorporated into the common areas, they shall be installed to operate with natural gas. (BUILDING, PLANNING)
- c. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)
- d. Prior to the issuance of building permits, the application shall demonstrate that woodburning appliances such as fireplaces, pellet stoves, and woodstoves will not be installed (the use of propane or natural gas fueled fireplaces is permitted if demonstrated to be in compliance with applicable regulations). (III.-1) (BUILDING)

15. Noise

- a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)

- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in their opinion, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)
- d. Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows closed for acoustical isolation. All mechanical equipment shall be ground mounted. (PLANNING, BUILDING)

16. Security

- a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact (e.g. the president of the homeowners association, the property manager, etc.). (POLICE, BUILDING)
- b. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

17. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

18. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director. (PLANNING)

19. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per multi-family unit is currently \$1,799. (BUILDING)
- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. The amount of the fee per dwelling unit is currently \$569 / dwelling unit. (BUILDING)

20. Riparian Area and Creek Protection

- a. An open space and conservation easement shall be recorded over that portion of the parcel described as follows for purposes of riparian area and creek protection:

The area shown on the tentative parcel map Exhibit A that represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except open space fencing described below; provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

- b. The open space area shall be marked in the field with a post and cable fence as shown on Exhibit A or other suitable and permanent markers, to the satisfaction of the City Engineer and Environmental Services Manager. (PLANNING, ENGINEERING, ENVIRONMENTAL SERVICES)

21. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director and the City Engineer. The Economic and Community Development Director and the City Engineer may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage(s) may be required for design continuity and consistency of plant growth. (ENGINEERING, BUILDING, PLANNING)

22. Monitoring

Prior to approval of the improvement plans or any grading on the property, the developer/owner shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

23. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

24. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Tentative Parcel Map (DL2015-0001) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 28th day of June, 2016, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Butler, Janda

NOES: Councilmembers: None

ABSENT: Councilmembers: Yuill

ABSTAIN: Councilmembers: None



Gregory A. Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\CC 6-28-16\06 South Whitney Mixed Use CC Reso (DR2014-0014) - final.doc

EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

SOUTH WHITNEY, MIXED - USE CENTER

ROCKLIN

CALIFORNIA

RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016 Marc Mondell

REVIEW PERMIT
016-240-039
HDR & RC
PDR & C-2

PROJECT OBJECTIVE
Approval to develop a mixed use project consisting of a 5-unit medical office condominium center and a 20-unit townhome project.

OWNER/APPLICANT
USA Investment Associates, Gil Lee
606 North First Street
San Jose, CA 95112 / 408-332-4102
gil@sunsethillsrocklin.com

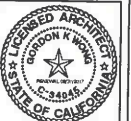
ARCHITECT
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710E Mcglincy Ln Ste 109
Campbell, CA 95008 / 408-315-2125
gordonkwong@gkwarchitects.com

CIVIL ENGINEER
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Pleasanton, CA 94566 / 925-681-4885
daniel@bellecci.com

LANDSCAPE ARCHITECT
Harris Design, Bill Harris
755 Folger Ave,
Berkeley CA 94710 / 510-647-3792
bill@hd-la.com

LAND DEVELOPMENT
Omni-Means, Ltd., Scott Robertson, LLA
943 Reserve Dr., Ste 100
Roseville, CA 95678 / 916-782-8688

UTILITIES
Sewer: S.P.M.U.D.
Water: P.C.W.A.
Telephone: SBC Telephone
Gas & Electric: PG&E
Garbage Disposal: Recology



MICHAEL J. WONG, PROJECT MANAGER
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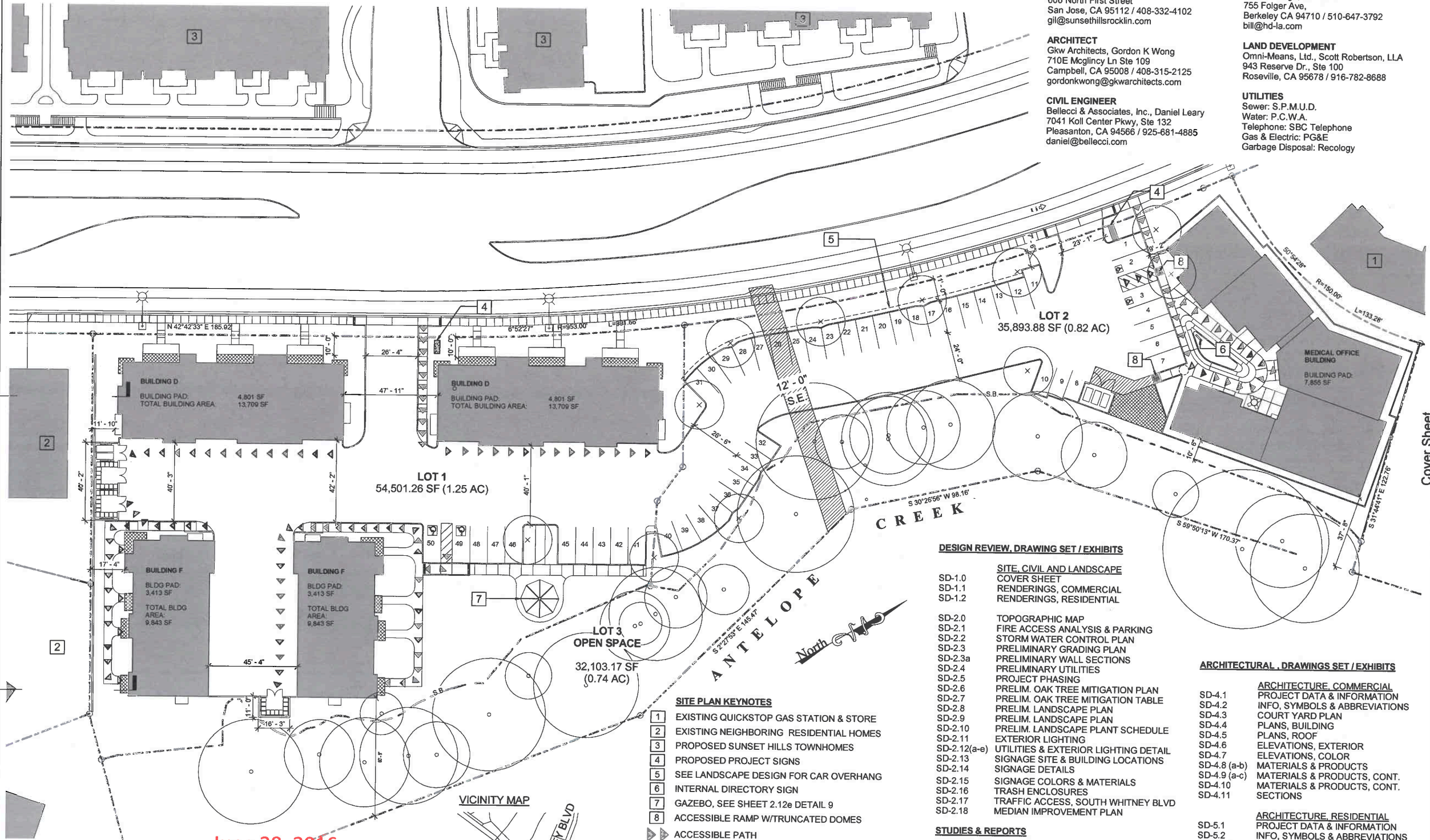
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CAMPBELL, CA 95008
GORDONKWONG@GKWARCHITECTS.COM



South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

Project Revision Schedule

Cover Sheet
Not for Construction
SD- 1.0
SCALE 1" = 20'-0"
5/12/2016 9:44:58 AM



- SITE PLAN KEYNOTES**
- EXISTING QUICKSTOP GAS STATION & STORE
 - EXISTING NEIGHBORING RESIDENTIAL HOMES
 - PROPOSED SUNSET HILLS TOWNHOMES
 - PROPOSED PROJECT SIGNS
 - SEE LANDSCAPE DESIGN FOR CAR OVERHANG
 - INTERNAL DIRECTORY SIGN
 - GAZEBO, SEE SHEET 2.12a DETAIL 9
 - ACCESSIBLE RAMP W/TRUNCATED DOMES
 - ACCESSIBLE PATH
- OAK TREE TO BE PRESERVED × PROPOSED SHADE TREE

LAND USE SUMMARY	GENERAL PLAN		ZONING	
	EXISTING	PROPOSED	EXISTING	PROPOSED
RESIDENTIAL	RC	HDR	C-2	PD-R
COMMERCIAL	RC	RC	C-2	C-2

DESIGN REVIEW, DRAWING SET / EXHIBITS

- SD-1.0 SITE, CIVIL AND LANDSCAPE COVER SHEET
- SD-1.1 RENDERINGS, COMMERCIAL
- SD-1.2 RENDERINGS, RESIDENTIAL
- SD-2.0 TOPOGRAPHIC MAP
- SD-2.1 FIRE ACCESS ANALYSIS & PARKING
- SD-2.2 STORM WATER CONTROL PLAN
- SD-2.3 PRELIMINARY GRADING PLAN
- SD-2.3a PRELIMINARY WALL SECTIONS
- SD-2.4 PRELIMINARY UTILITIES
- SD-2.5 PROJECT PHASING
- SD-2.6 PRELIM. OAK TREE MITIGATION PLAN
- SD-2.7 PRELIM. OAK TREE MITIGATION TABLE
- SD-2.8 PRELIM. LANDSCAPE PLAN
- SD-2.9 PRELIM. LANDSCAPE PLAN
- SD-2.10 PRELIM. LANDSCAPE PLANT SCHEDULE
- SD-2.11 EXTERIOR LIGHTING
- SD-2.12 (a-e) UTILITIES & EXTERIOR LIGHTING DETAIL
- SD-2.13 SIGNAGE SITE & BUILDING LOCATIONS
- SD-2.14 SIGNAGE DETAILS
- SD-2.15 SIGNAGE COLORS & MATERIALS
- SD-2.16 TRASH ENCLOSURES
- SD-2.17 TRAFFIC ACCESS, SOUTH WHITNEY BLVD
- SD-2.18 MEDIAN IMPROVEMENT PLAN

STUDIES & REPORTS

- SR-1.0 PRELIMINARY REPORT
- SR-1.1 SLOPE EASEMENT AGREEMENT
- SR-1.2 50 FT SETBACK LOCATION AGREEMENT
- SR-1.3 AIR QUALITY IMPACT ANALYSIS
- SR-1.4 RIPARIAN AREA REPORT
- SR-1.5 CONSULTING ARBORIST REPORT
- SR-1.6 NOISE IMPACT STUDY
- SR-1.7 OAK TREE INVENTORY REPORT
- SR-1.8 AIR POLLUTION CONTROL
- SR-1.9 WATER QUALITY CONTROL
- SR-1.10 TRAFFIC IMPACT ANALYSIS
- SR-1.11 CULTURAL RESOURCE ASSESSEMENT
- SR-1.12 GEOTECHNICAL ENGINEERING STUDY

ARCHITECTURAL, DRAWINGS SET / EXHIBITS

- SD-4.1 ARCHITECTURE, COMMERCIAL PROJECT DATA & INFORMATION
- SD-4.2 INFO, SYMBOLS & ABBREVIATIONS
- SD-4.3 COURT YARD PLAN
- SD-4.4 PLANS, BUILDING
- SD-4.5 PLANS, ROOF
- SD-4.6 ELEVATIONS, EXTERIOR
- SD-4.7 ELEVATIONS, COLOR
- SD-4.8 (a-b) MATERIALS & PRODUCTS
- SD-4.9 (a-c) MATERIALS & PRODUCTS, CONT.
- SD-4.10 MATERIALS & PRODUCTS, CONT.
- SD-4.11 SECTIONS
- SD-5.1 ARCHITECTURE, RESIDENTIAL PROJECT DATA & INFORMATION
- SD-5.2 INFO, SYMBOLS & ABBREVIATIONS
- SD-5D.3 FLOOR & ROOF PLAN - BUILDING D
- SD-5F.3 FLOOR & ROOF PLAN - BUILDING F
- SD-5D.4 ELEVATIONS, EXTERIOR - BUILDING D
- SD-5F.4 ELEVATIONS, EXTERIOR - BUILDING F
- SD-5D.5 ELEVATIONS, COLOR - BUILDING D
- SD-5F.5 ELEVATIONS, COLOR - BUILDING F
- SD-5D.6 SECTIONS - BUILDING D
- SD-5F.6 SECTIONS - BUILDING F
- SD-5.7 (a-h) MATERIALS & PRODUCTS
- SD-5.8 ROOF DIAGRAM & SCHEDULE
- SD-5D.9 UNIT PLANS & SECTIONS - 2.1
- SD-5F.9 UNIT PLANS & SECTIONS - 4.1
- SD-5D.10 UNIT PLANS & SECTIONS - 3.1
- SD-5F.10 UNIT PLANS & SECTIONS - 4.2

APPROVED BY CITY COUNCIL ON **June 28, 2016**

Boutan Lemmon



1 Architectural Site Plan
1" = 20'-0"



SOUTH WHITNEY, MIXED-USE CENTER AERIAL VIEW, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING SIGNAGE, RENDERED



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Renderings, Commercial

South Whitney Medical Office Building
City of Rocklin, California

by USA Investment Associates

Project Revision
Schedule

Renderings,
Commercial

Not for
Construction

SD- 1.1

SCALE

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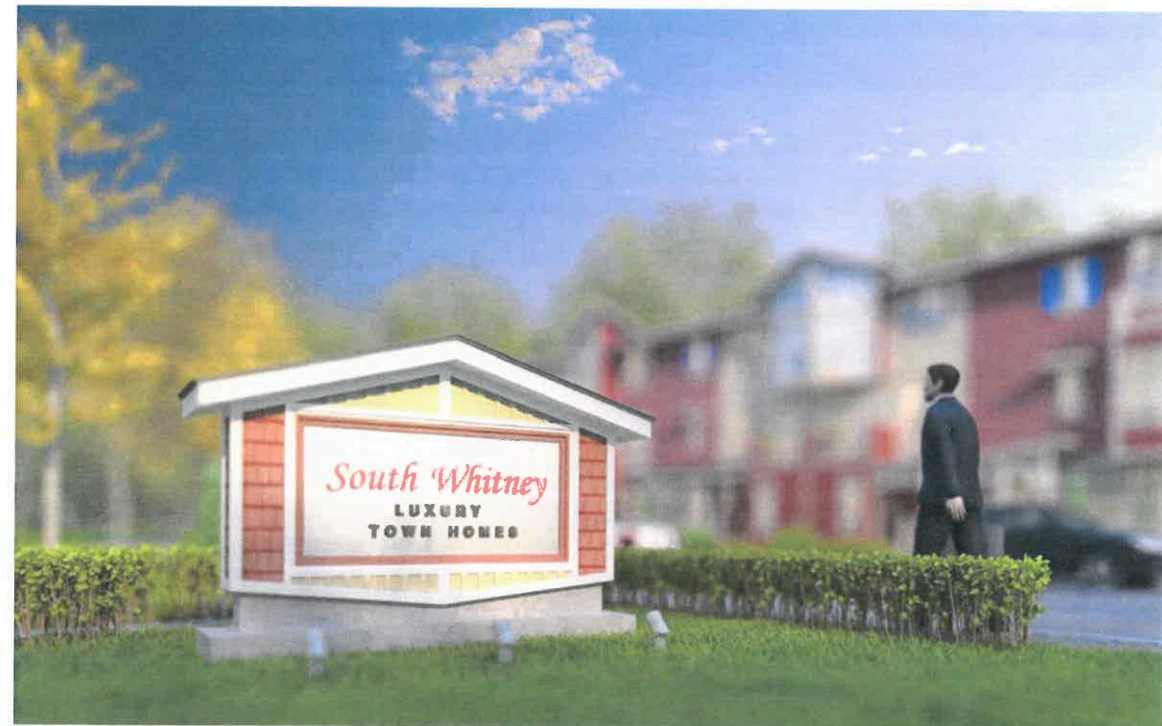
FRONT FACADE RENDERING, BUILDING F



FRONT FACADE RENDERING, BUILDING D



TOWNHOMES AERIAL VIEW, RENDERED



TOWNHOMES SIGNAGE, RENDERED



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Renderings, Residential

South Whitney Medical Office Building
City of Foothill, California
by USA Investment Associates

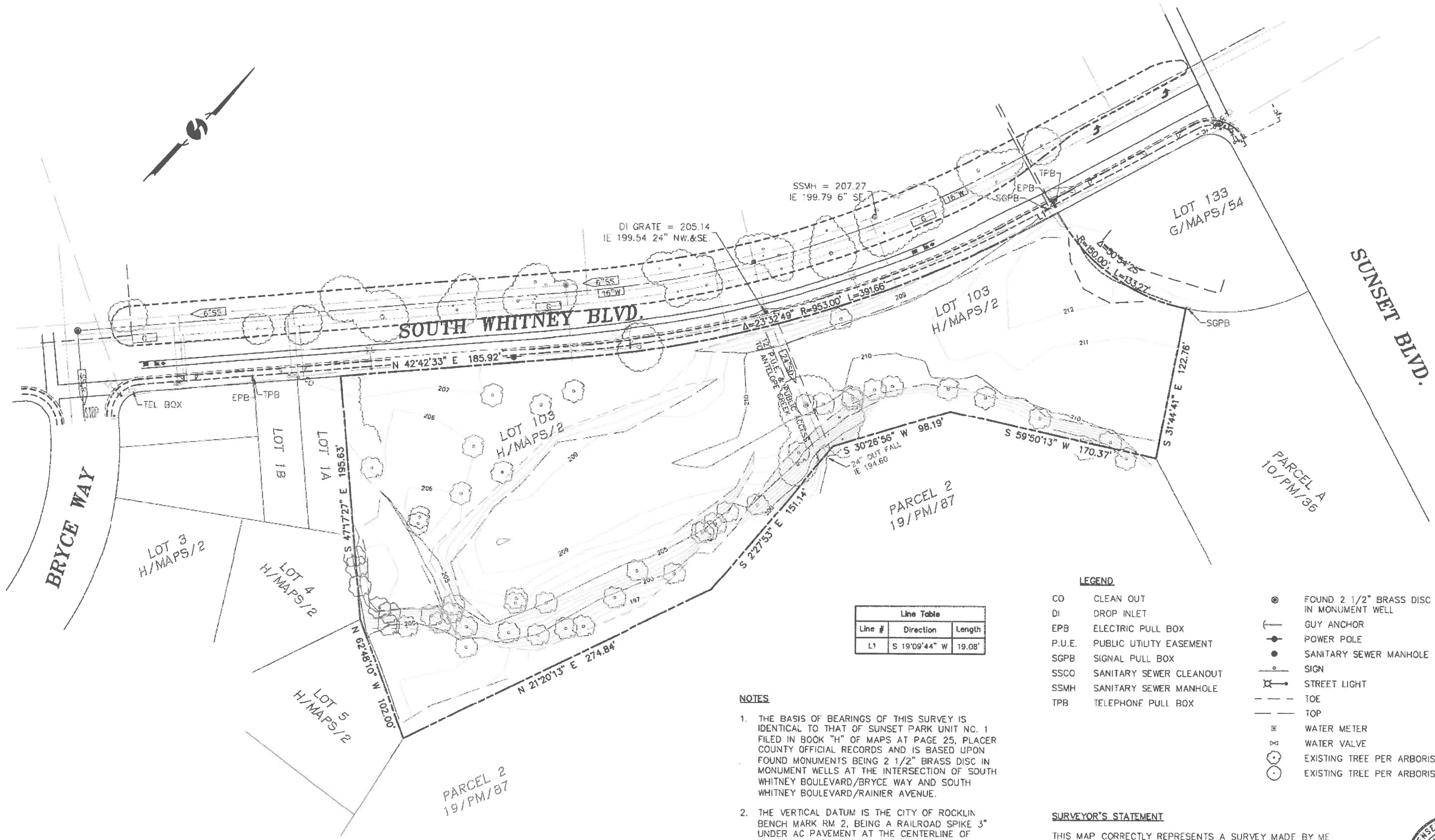
Project Revision
Schedule

Renderings,
Residential

Not for
Construction
SD- 1.2

SCALE

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SSMH = 207.27
IE 199.79 6" SE

DI GRATE = 205.14
IE 199.54 24" NW.&SE.

Line Table		
Line #	Direction	Length
L1	S 19°09'44" W	19.08'

NOTES

1. THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT OF SUNSET PARK UNIT NO. 1 FILED IN BOOK "H" OF MAPS AT PAGE 25, PLACER COUNTY OFFICIAL RECORDS AND IS BASED UPON FOUND MONUMENTS BEING 2 1/2" BRASS DISC IN MONUMENT WELLS AT THE INTERSECTION OF SOUTH WHITNEY BOULEVARD/BRYCE WAY AND SOUTH WHITNEY BOULEVARD/RAINIER AVENUE.
2. THE VERTICAL DATUM IS THE CITY OF ROCKLIN BENCH MARK RM 2, BEING A RAILROAD SPIKE 3" UNDER AC PAVEMENT AT THE CENTERLINE OF SUNSET BOULEVARD AND THE WEST EDGE OF SOUTH WHITNEY BOULEVARD PROLONGATION ELEV=213.71'.
3. THIS BOUNDARY WAS COMPILED FROM RECORD INFORMATION AND IS NOT BASED ON A FIELD SURVEY.

LEGEND

- CO CLEAN OUT
- DI DROP INLET
- EPB ELECTRIC PULL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- SGPB SIGNAL PULL BOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TPB TELEPHONE PULL BOX
- FOUND 2 1/2" BRASS DISC IN MONUMENT WELL
- GUY ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STREET LIGHT
- TOE
- TOP
- WATER METER
- WATER VALVE
- EXISTING TREE PER ARBORIST
- EXISTING TREE PER ARBORIST

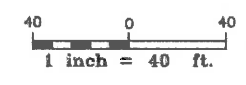
SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION.

Brian R. Howard
BRIAN R. HOWARD, PLS 7250



REVISIONS			
NO.	DESCRIPTION	DATE	BY



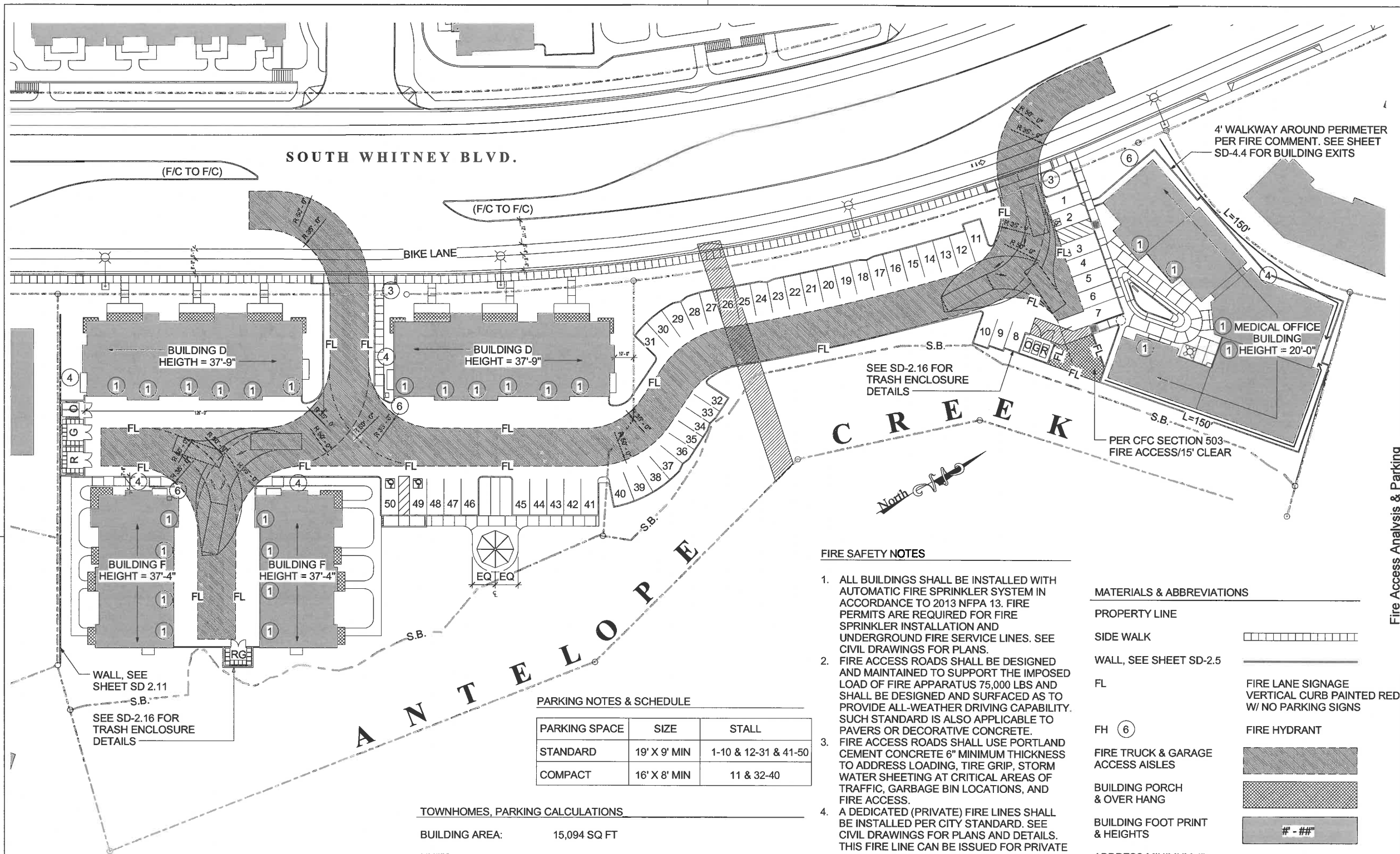
JOB NO. 25-7337-02

omni • means
ENGINEERING SOLUTIONS
REDDING also in ROSEVILLE
330 Hartnell, Suite B Redding, CA 96002 VISALIA
(530) 242-1700 WALNUT CREEK
www.omnimeans.com SAN LUIS OBISPO & NAPA

TOPOGRAPHIC MAP
SOUTH WHITNEY
LOT 103, H MAPS 2, PLACER COUNTY, CA

SCALE	SCALE 1"=40'
DESIGNED	JFB
CHECKED	BRH
FILE NAME	1826EX017
DATE	3-3-15

SD - 2.0



MEDICAL OFFICE BUILDING, PARKING CALCULATIONS

BUILDING AREA: 7,891 SQ FT
 UNITS: 5
 REQUIRED PARKING: 5/1000 SQ FT GROSS BUILDING
 $7,891 / 1000 = 7.891 \times 5 = 39.45$
40 PARKING SPACES

MEDICAL OFFICES	STANDARD	COMPACT	ACCESSIBLE	TOTAL
PARKING SUMMARY	30	10	2	40

PARKING NOTES & SCHEDULE

PARKING SPACE	SIZE	STALL
STANDARD	19' X 9' MIN	1-10 & 12-31 & 41-50
COMPACT	16' X 8' MIN	11 & 32-40

TOWNHOMES, PARKING CALCULATIONS

BUILDING AREA: 15,094 SQ FT
 UNITS: 20
 REQUIRED PARKING: 2 RESIDENT PARKING PER RESIDENTIAL UNIT
 20 X 2 = 40 PARKING SPACES
 .5 VISITOR PARKING PER RESIDENTIAL UNIT
 20 X .5 = 10 PARKING SPACES
 40 + 10 = **50 PARKING SPACES**

NOTE: IT WILL BE REGULATED BY HOA THAT THE GARAGES ARE USED FOR PARKING AND NOT STORAGE.

TOWNHOMES	STANDARD	ACCESSIBLE	TOTAL
PARKING SUMMARY	9 (GUEST) & 40 (COVERED)	1	50

FIRE SAFETY NOTES

- ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE TO 2013 NFPA 13. FIRE PERMITS ARE REQUIRED FOR FIRE SPRINKLER INSTALLATION AND UNDERGROUND FIRE SERVICE LINES. SEE CIVIL DRAWINGS FOR PLANS.
- FIRE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS 75,000 LBS AND SHALL BE DESIGNED AND SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITY. SUCH STANDARD IS ALSO APPLICABLE TO PAVERS OR DECORATIVE CONCRETE.
- FIRE ACCESS ROADS SHALL USE PORTLAND CEMENT CONCRETE 6" MINIMUM THICKNESS TO ADDRESS LOADING, TIRE GRIP, STORM WATER SHEETING AT CRITICAL AREAS OF TRAFFIC, GARBAGE BIN LOCATIONS, AND FIRE ACCESS.
- A DEDICATED (PRIVATE) FIRE LINES SHALL BE INSTALLED PER CITY STANDARD. THIS FIRE LINE CAN BE ISSUED FOR PRIVATE FIRE HYDRANTS AND TO SUPPLY THE BUILDING SPRINKLER SYSTEMS.
- ADDRESSING OF THE BUILDINGS SHALL BE IN COMPLIANCE WITH THE ROCKLIN FIRE DEPARTMENT 2014 REQUIREMENTS.
- FIRE HYDRANTS SHALL BE A DOUBLE STEAMER WITH ONE (1) 2-1/2" OUTLET AND TWO (2) 4 1/2" OUTLETS, CAPABLE OF FLOWING 1,500 GALLONS PER MINUTE OR IF OTHERWISE NOTED PER CITY OF ROCKLIN STANDARDS. HYDRANTS SHALL HAVE BLUE REFLECTIVE MARKERS AT THEIR LOCATION. IF HYDRANTS ARE SUBJECT TO VEHICLE IMPACTS, CRASH POSTS SHALL BE INSTALLED AROUND THE FIRE HYDRANT, SEE CIVIL DRAWINGS DETAILS.

MATERIALS & ABBREVIATIONS

- PROPERTY LINE
- SIDE WALK
- WALL, SEE SHEET SD-2.5
- FL
- FH (6)
- FIRE TRUCK & GARAGE ACCESS AISLES
- BUILDING PORCH & OVER HANG
- BUILDING FOOT PRINT & HEIGHTS
- ADDRESS MINIMUM 4" ILLUMINATED SIGN
- PROJECT SIGNAGE
- STOP SIGN
- FIRE RISER
- S.B.
- FIRE LANE SIGNAGE VERTICAL CURB PAINTED RED W/ NO PARKING SIGNS
- FIRE HYDRANT
- # - ##
- SEE UTILITY PLAN FOR FIRE UNDERGROUND LAYER
- SETBACK LINE / LIMIT OF DEVELOPABLE AREA

1 Medical Center, Fire Access Analysis
 1" = 20'-0"



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Fire Access Analysis & Parking

South Whitney Medical Office Building
 City of Rocklin, California
 by USA Investment Associates

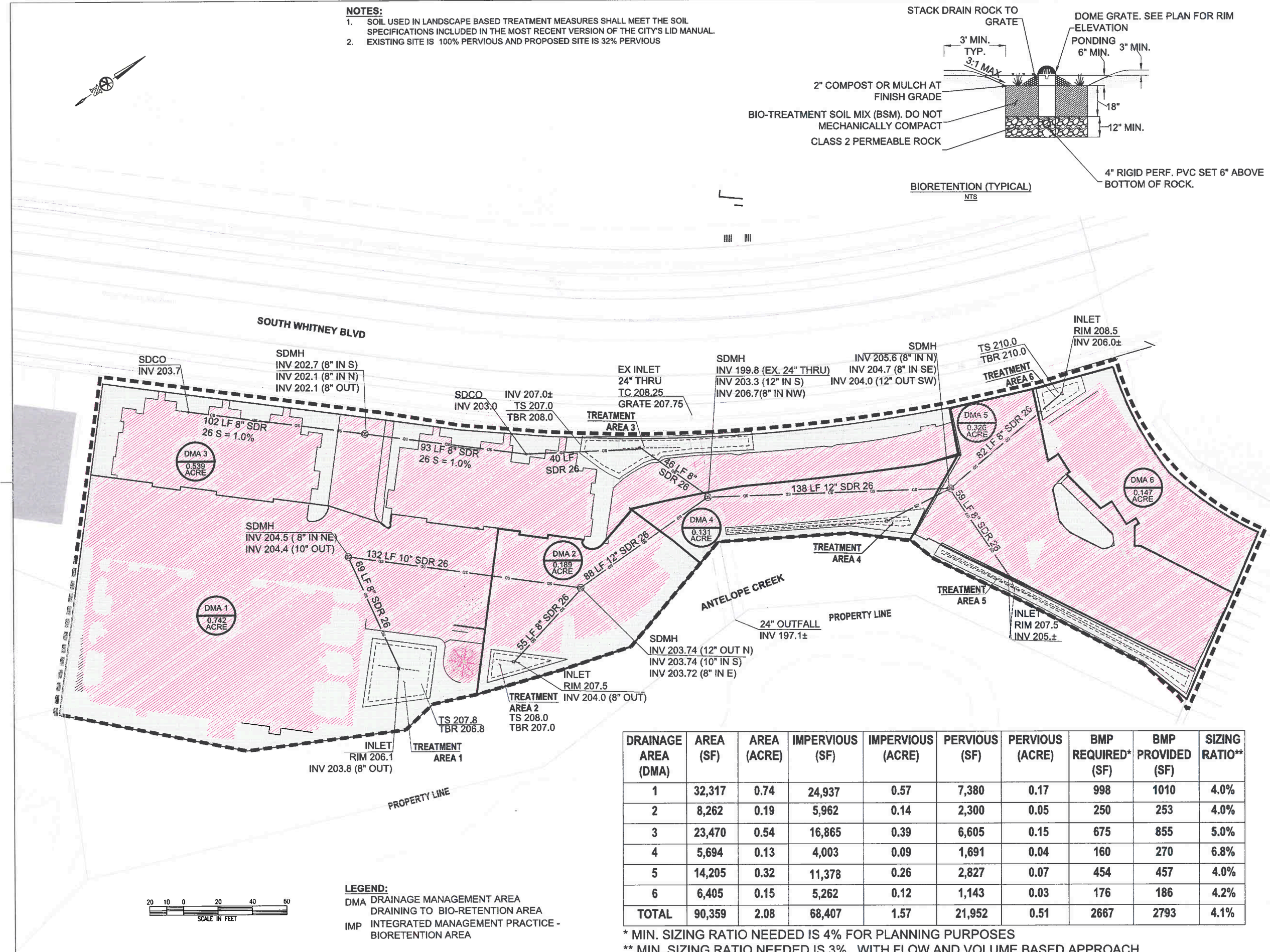
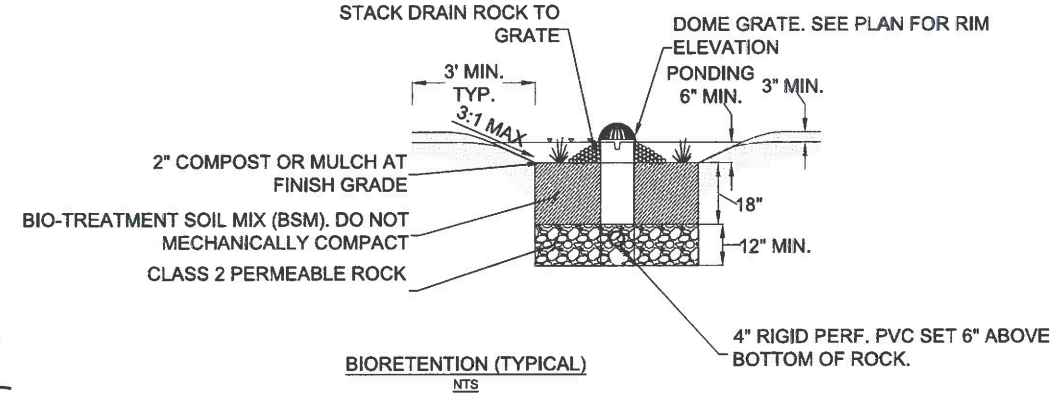
Project Revision Schedule

Fire Access Analysis & Parking
 Not for Construction
SD- 2.1

SCALE 1" = 20'-0"
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NOTES:

1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE CITY'S LID MANUAL.
2. EXISTING SITE IS 100% PERVIOUS AND PROPOSED SITE IS 32% PERVIOUS



DRAINAGE AREA (DMA)	AREA (SF)	AREA (ACRE)	IMPERVIOUS (SF)	IMPERVIOUS (ACRE)	PERVIOUS (SF)	PERVIOUS (ACRE)	BMP REQUIRED* (SF)	BMP PROVIDED (SF)	SIZING RATIO**
1	32,317	0.74	24,937	0.57	7,380	0.17	998	1010	4.0%
2	8,262	0.19	5,962	0.14	2,300	0.05	250	253	4.0%
3	23,470	0.54	16,865	0.39	6,605	0.15	675	855	5.0%
4	5,694	0.13	4,003	0.09	1,691	0.04	160	270	6.8%
5	14,205	0.32	11,378	0.26	2,827	0.07	454	457	4.0%
6	6,405	0.15	5,262	0.12	1,143	0.03	176	186	4.2%
TOTAL	90,359	2.08	68,407	1.57	21,952	0.51	2667	2793	4.1%

* MIN. SIZING RATIO NEEDED IS 4% FOR PLANNING PURPOSES
 ** MIN. SIZING RATIO NEEDED IS 3%, WITH FLOW AND VOLUME BASED APPROACH



LEGEND:
 DMA DRAINAGE MANAGEMENT AREA
 DRAINING TO BIO-RETENTION AREA
 IMP INTEGRATED MANAGEMENT PRACTICE -
 BIORETENTION AREA



Bellecci & Associates, Inc.
 Civil Engineering • Land Surveying
 7041 Kell Center Pkwy, Suite 102, Pleasanton, CA 94566
 Phone: (925) 881-4885
 www.bellecci.com

City of Folsom
 South Witney Medical Center
 California
 by USA Investment Associates

Project Schedule
 Revision

STORM DRAIN PLAN
 Not for Construction
 SD-2.2

MARCH 2016



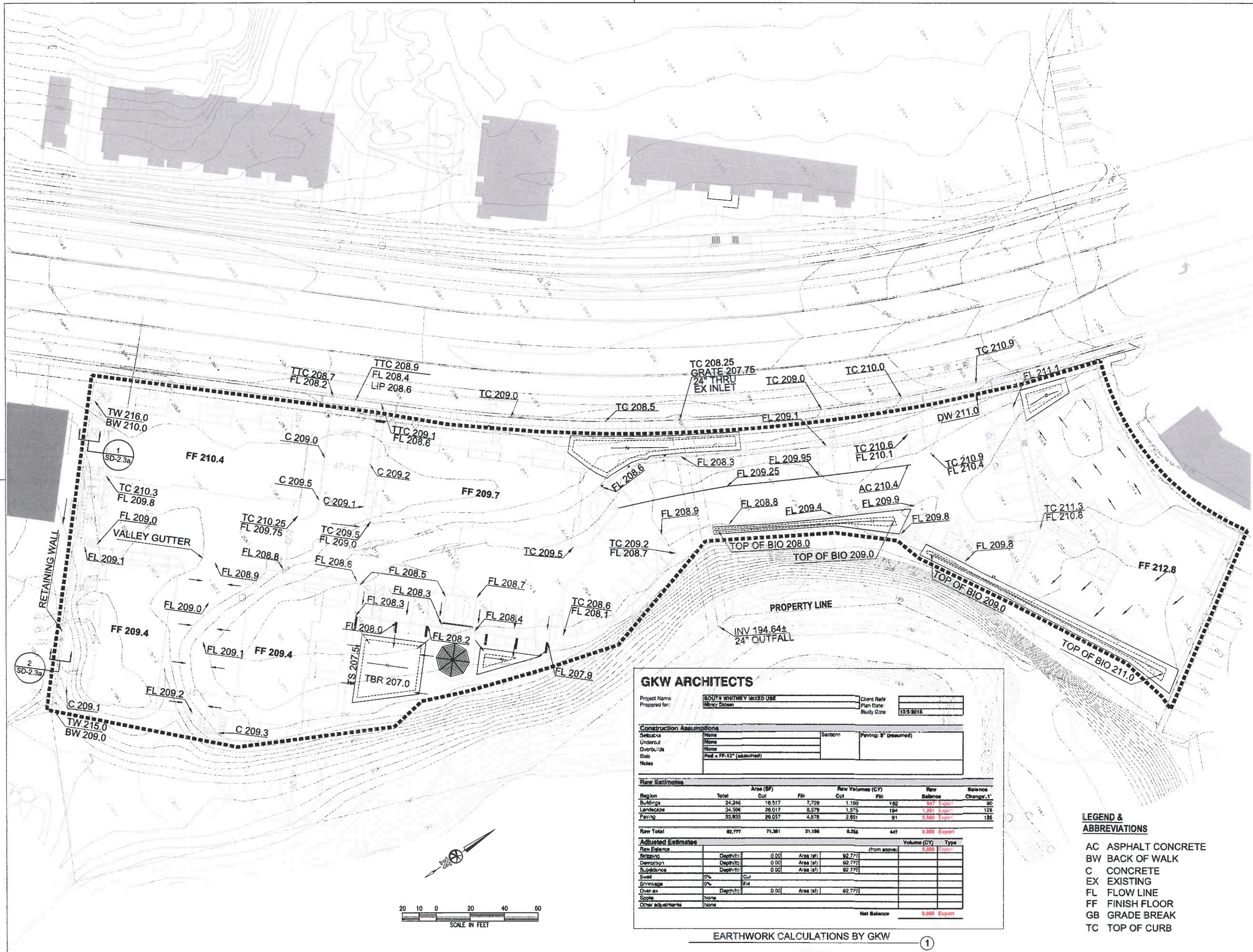
Bellecci & Associates, Inc.
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 Phone (925) 891-4883
 www.bellecci.com

South Whitney Medical Center
 City of Rocklin, California
 by USA Investment Associates

Project Schedule
 Revision

Preliminary
 Grading Plan
 Not for
 Construction
 SD-2.3

MARCH 2016



GKW ARCHITECTS

Project Name: SOUTH WHITNEY MEDICAL CENTER
 Prepared for: MERRY DIXON
 Client Ref: [Blank]
 Plan Date: [Blank]
 Study Date: 12/2/2015

Construction Assumptions

Subbase	Name	Section	Paving: 8" (assumed)
Undercut	Name		
Distribution	Name		
Slope	Pad = FF-12" (assumed)		
Notes			

Raw Estimates

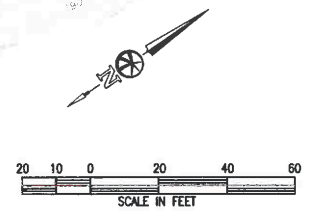
Region	Total	Area (SF)	Fill	Raw Volume (CY)	Raw Balance	Balance Change, 1'
Buildings	24,246	16,517	7,729	1,102	162	937 Export
Landscapes	34,596	28,017	8,379	1,375	194	1,201 Export
Paving	23,935	19,057	4,878	3,851	91	3,560 Export
Raw Total	82,777	71,581	21,186	6,326	447	5,008 Export

Adjusted Estimates

Item	Depth (ft)	Area (sf)	Volume (CY)	Type
Raw Balance			(from above)	5,008 Export
Retention	0.00	Area (sf)	92.777	
Demolition	0.00	Area (sf)	92.777	
Subsidence	0.00	Area (sf)	92.777	
Swell	0%	Cur		
Shrinkage	0%	Fit		
Overlays	Depth (ft)	Area (sf)	92.777	
Soils	None			
Other adjustments	None			
Net Balance				5,008 Export

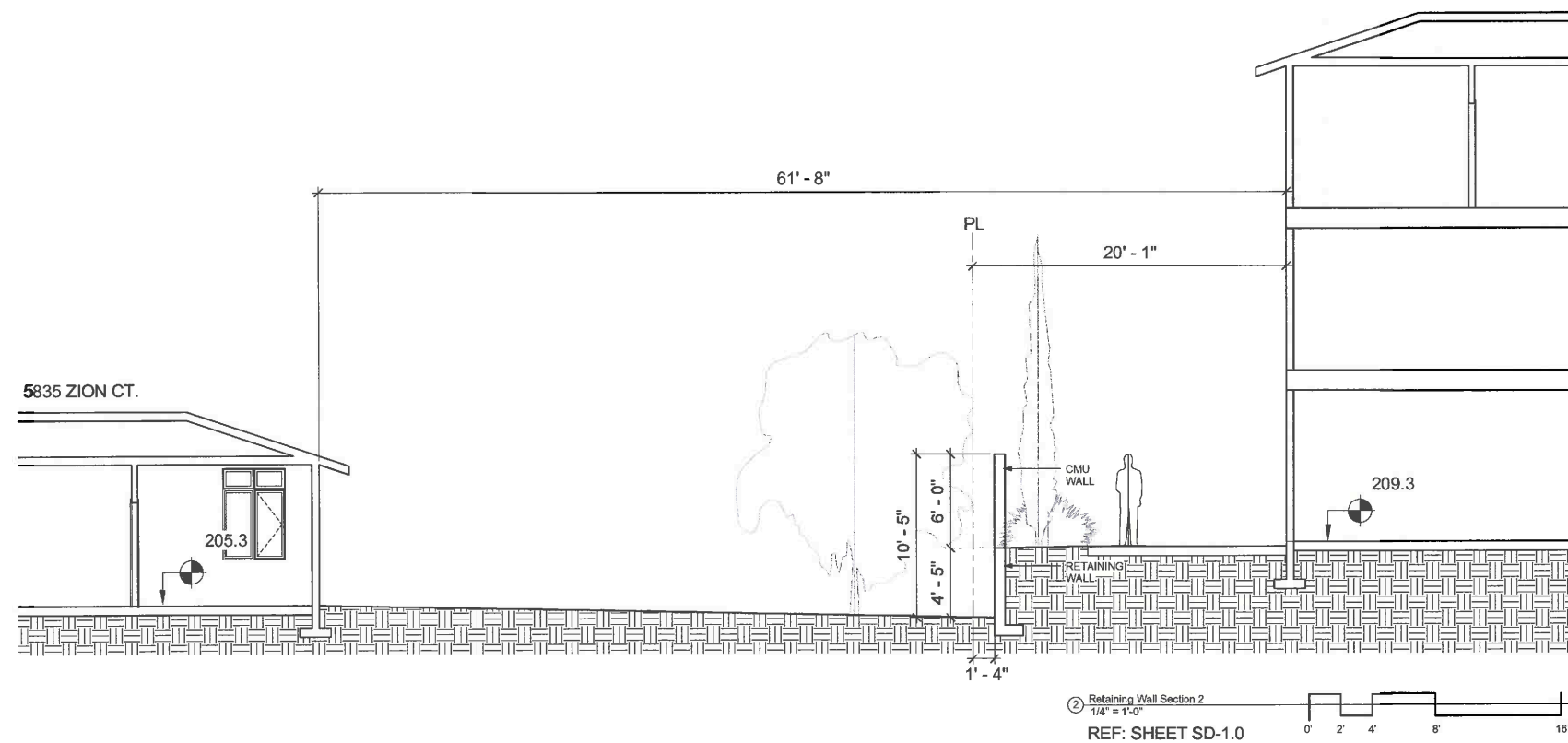
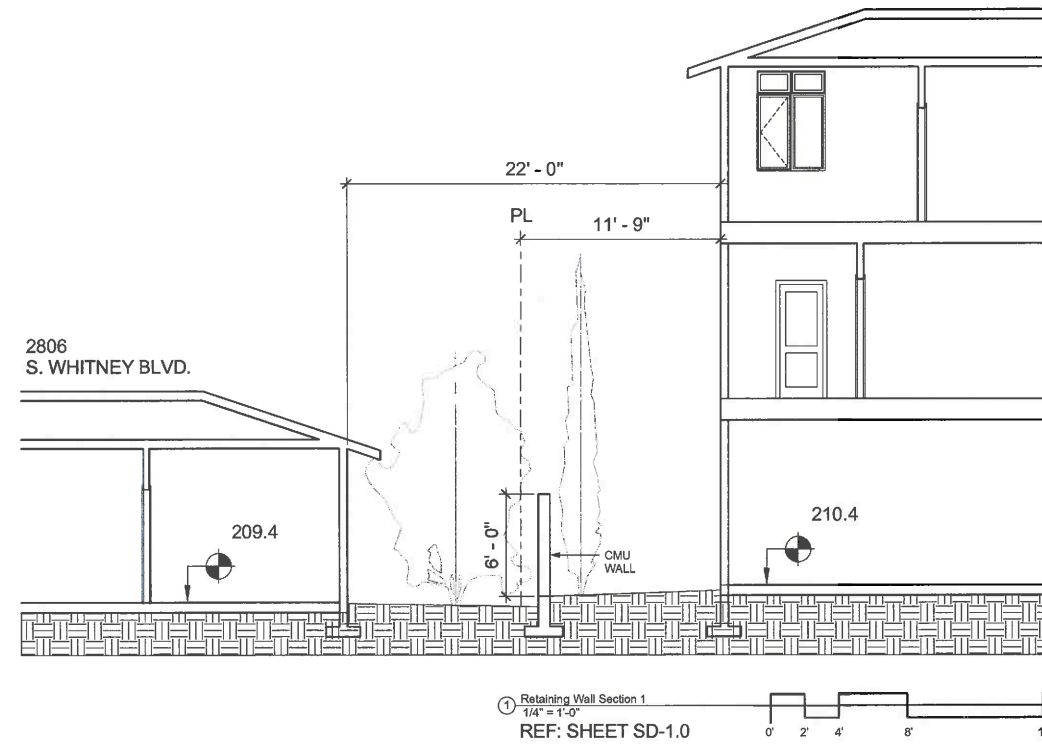
- LEGEND & ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - BW BACK OF WALK
 - C CONCRETE
 - EX EXISTING
 - FL FLOW LINE
 - FF FINISH FLOOR
 - GB GRADE BREAK
 - TC TOP OF CURB

EARTHWORK CALCULATIONS BY GKW





TAN COLORED SPLIT-FACE CMU (BOTH SIDES) WITH DECORATIVE CAP & DECORATIVE - CLAD PILASTERS WITH CAP SPACED AT A MINIMUM OF 40'-0" ON CONCRETE RETAINING WALL



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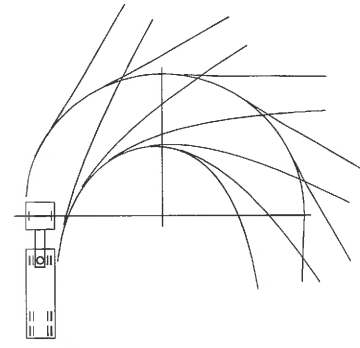
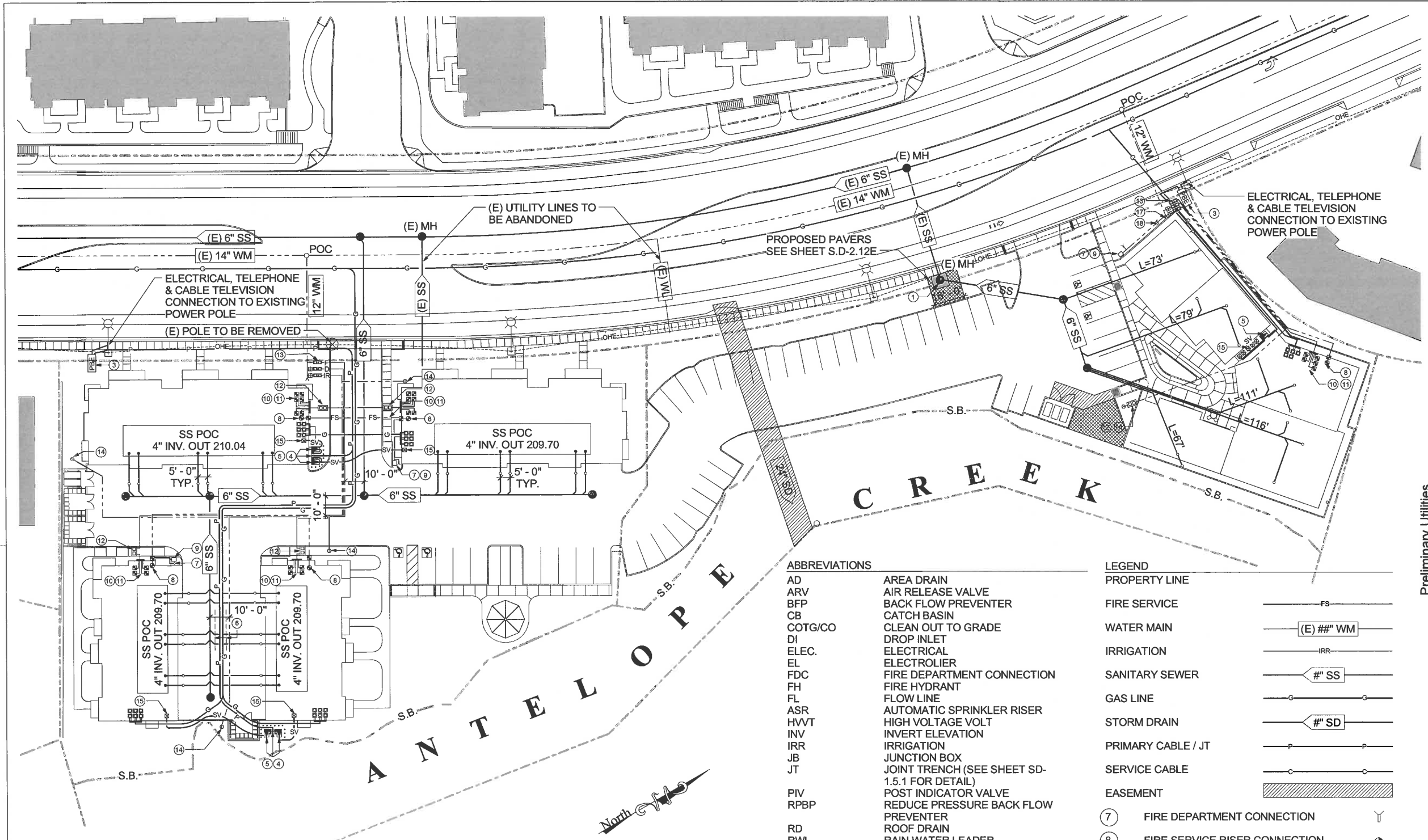
Preliminary Wall Sections

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Preliminary Wall Sections
Not for Construction
SD- 2.3a

SCALE 1/4" = 1'-0"
5/12/2016 9:45:14 AM



PER SPMUD REQUIREMENTS:
2007 STERLING LT9513 MAINTENANCE
VEHICLE TURNING RADIUS

1 Medical Center, Site Utility Plan
1" = 20'-0"

ROCKLIN WATER SYSTEM / FIRE FLOW TEST

HYDRANT NUMBER	HYDRANT ADDRESS	PRESSURE — PSI			ORIFICE (INCH)	DISCHARGE — GPM	
		STATIC	RESIDUAL	PILOT		OBSERVED	20 PSI CALC
TEST NO. ###, S. WHITNEY BLVD @ SUNSET BLVD							

- ABBREVIATIONS**
- AD AREA DRAIN
 - ARV AIR RELEASE VALVE
 - BFP BACK FLOW PREVENTER
 - CB CATCH BASIN
 - COTG/CO CLEAN OUT TO GRADE
 - DI DROP INLET
 - ELEC. ELECTRICAL
 - EL ELECTROLIER
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - ASR AUTOMATIC SPRINKLER RISER
 - HVVT HIGH VOLTAGE VOLT
 - INV INVERT ELEVATION
 - IRR IRRIGATION
 - JB JUNCTION BOX
 - JT JOINT TRENCH (SEE SHEET SD-1.5.1 FOR DETAIL)
 - PIV POST INDICATOR VALVE
 - RPBP REDUCE PRESSURE BACK FLOW PREVENTER
 - RD ROOF DRAIN
 - RWL RAIN WATER LEADER
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH SANITARY SEWER MAN HOLE
 - SDMH STORM DRAIN MAN HOLE
 - STM STORM
 - WM WATER METER
 - WS WATER SERVICE
 - WV WATER VALVE
- 1 MAN HOLE, SEE SHEET 2.12e
 - 2 CLEAN OUT
 - 3 PULL BOX ELECTRICAL
 - 4 3 WAY JUNCTION & PAD
 - 5 BUILDING SERVICE & PAD
 - 6 18" PG&E JOINT TRENCH, SEE SHEET 2.12c, DETAIL 7

- LEGEND**
- PROPERTY LINE
 - FIRE SERVICE
 - WATER MAIN
 - IRRIGATION
 - SANITARY SEWER
 - GAS LINE
 - STORM DRAIN
 - PRIMARY CABLE / JT
 - SERVICE CABLE
 - EASEMENT
- 7 FIRE DEPARTMENT CONNECTION
 - 8 FIRE SERVICE RISER CONNECTION
 - 9 FIRE HYDRANT
 - 10 WATER SERVICE MANIFOLD
 - 11 WATER SUBMETER
 - 12 WATER VALVE
 - 13 DCV & BACK FLOW PREVENTER
 - 14 REDUCE PRESSURE & IRRIGATION SERVICE
 - 15 ELECTRICAL SERVICE
 - 16 WATER METER
 - 17 BLOW-OUT VALVE
 - 18 POV & OS&Y

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South Whitney Medical Office Building
City of Rocklin, California

by **USA Investment Associates**

Project Revision Schedule

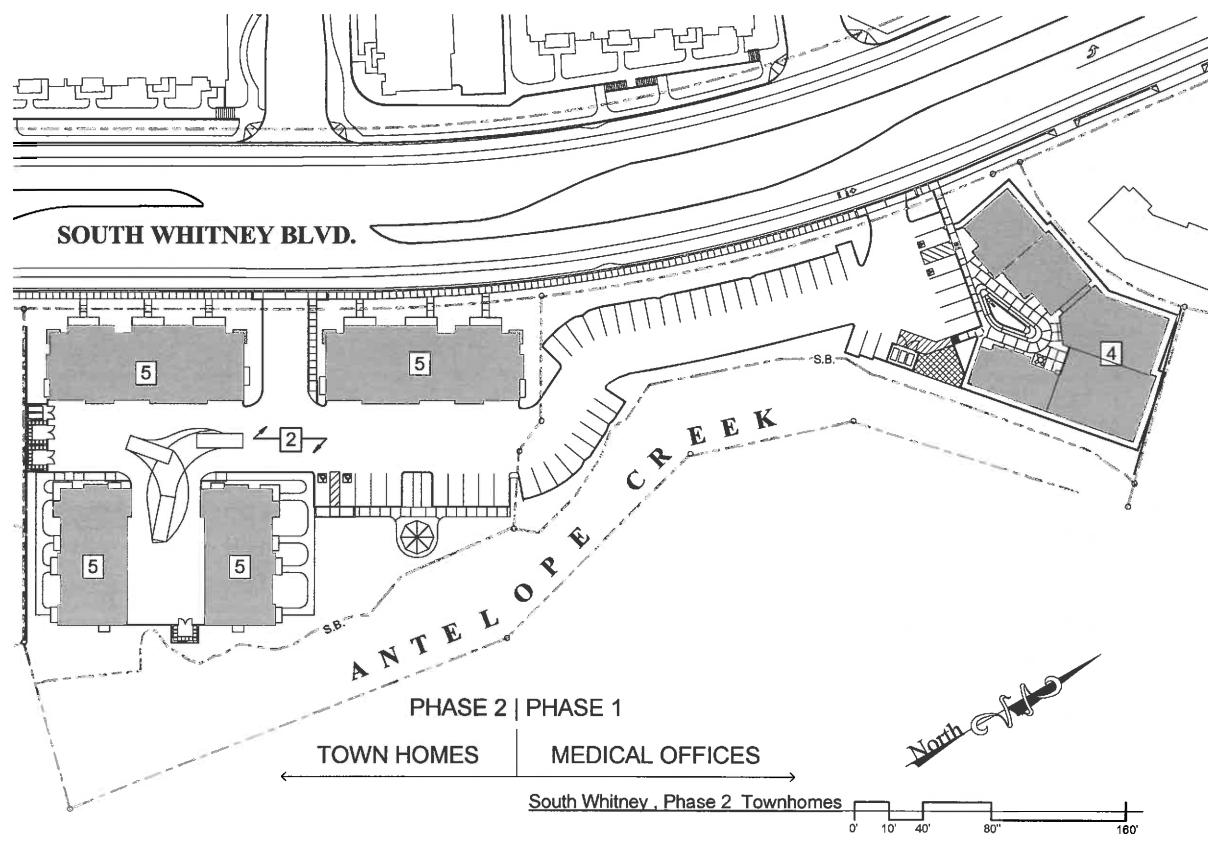
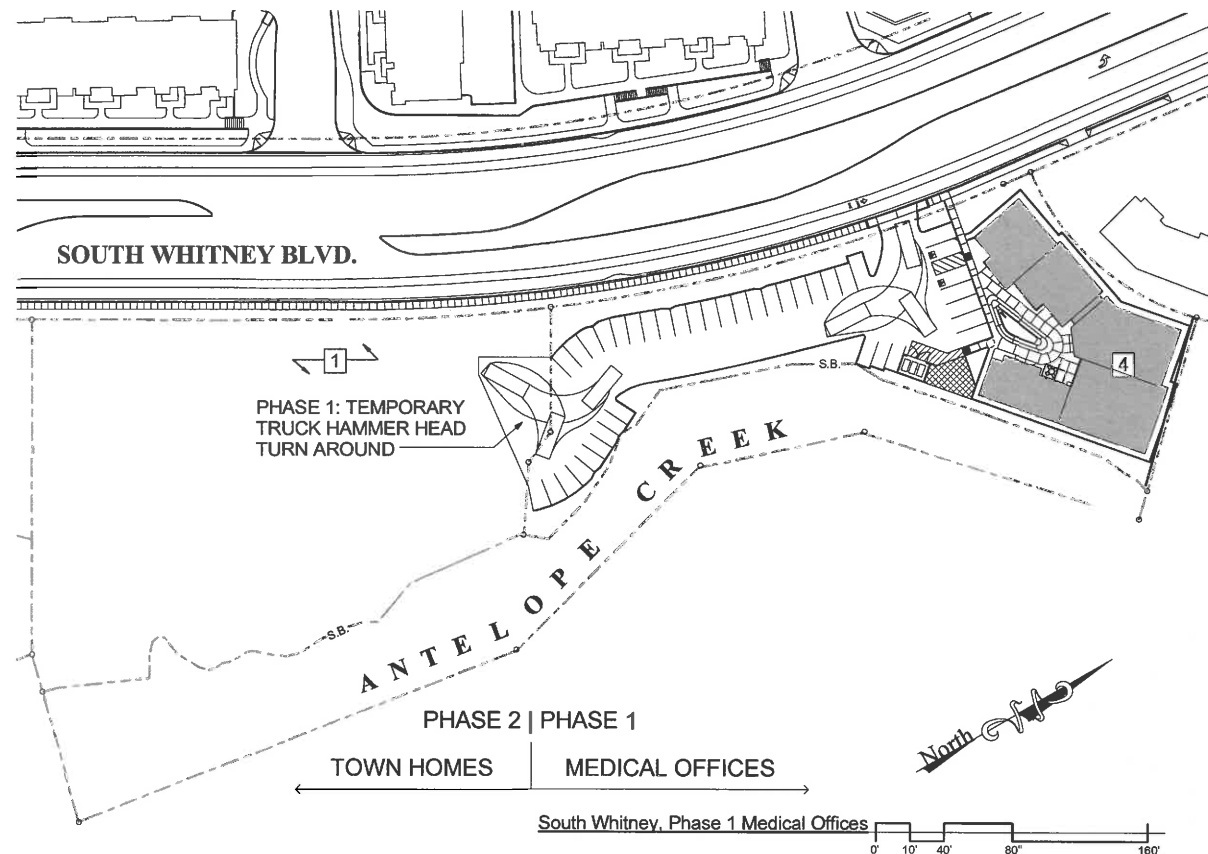
Preliminary Utilities

Not for Construction

SD- 2.4

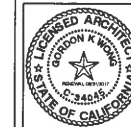
SCALE 1" = 20'-0"

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KEY NOTES

- 1 PHASE 1, PARTIAL FIRE APPARATUS WITH HAMMER HEAD TURN AROUND FOR SOUTH WHITNEY MEDICAL CENTER
- 2 PHASE 2, COMPLETE FIRE APPARATUS FOR SOUTH WHITNEY MEDICAL OFFICES AND TOWNHOMES
- 3 PROPOSED SITE ELEMENTS - LIGHT GREY
SURROUNDING SITE ELEMENTS - DARK GREY
- 4 MEDICAL OFFICE BUILDING PAD
- 5 TOWNHOMES BUILDING PAD



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Project Phasing

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

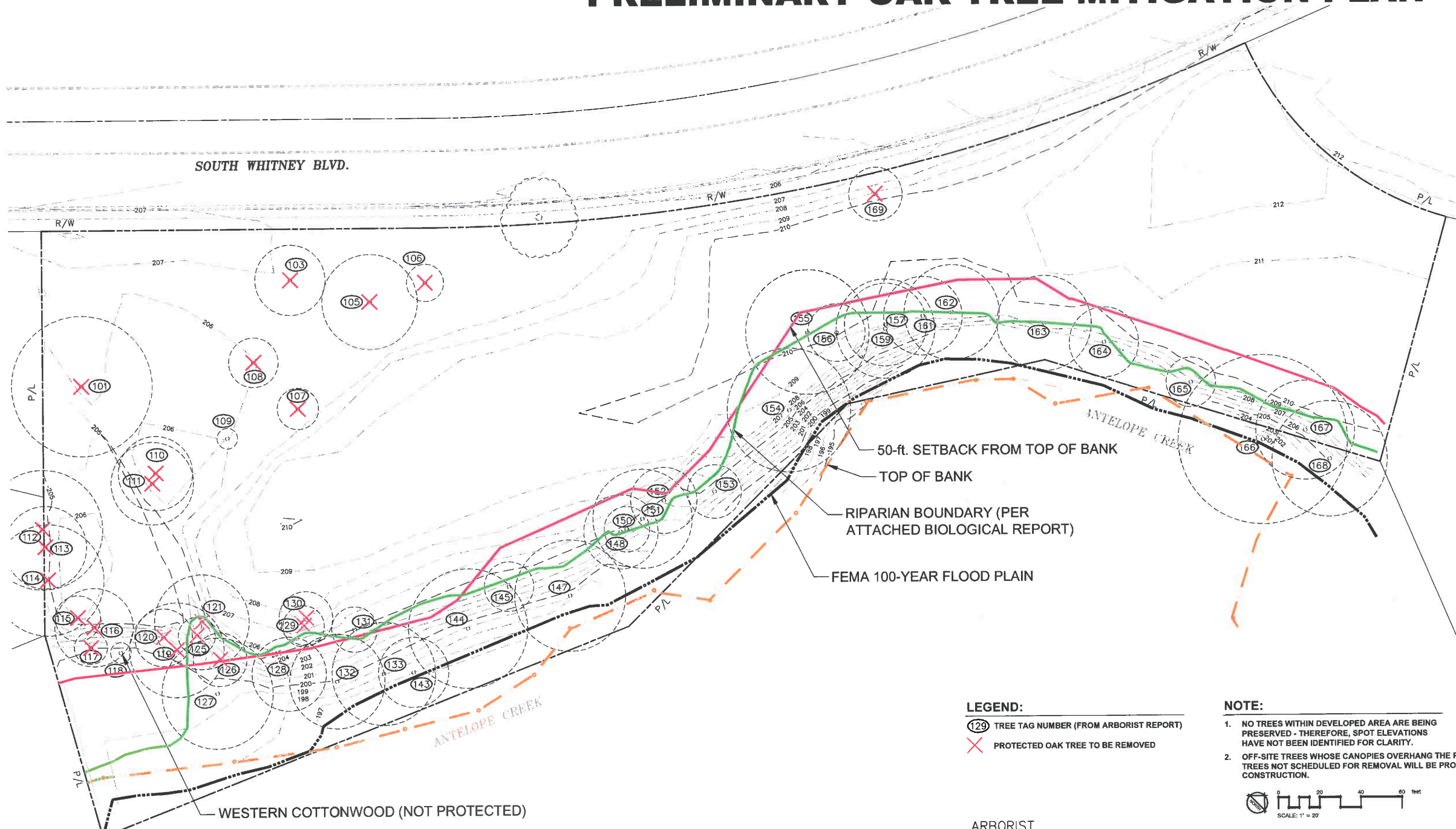
Project Revision Schedule

Project Phasing

Not for Construction
SD- 2.5

SCALE 1" = 40'-0"
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PRELIMINARY OAK TREE MITIGATION PLAN



SOUTH WHITNEY BLVD.

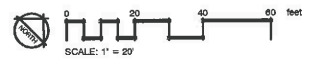
ANTELOPE CREEK

50-ft. SETBACK FROM TOP OF BANK
 TOP OF BANK
 RIPARIAN BOUNDARY (PER ATTACHED BIOLOGICAL REPORT)
 FEMA 100-YEAR FLOOD PLAIN

WESTERN COTTONWOOD (NOT PROTECTED)

LEGEND:
 (129) TREE TAG NUMBER (FROM ARBORIST REPORT)
 X PROTECTED OAK TREE TO BE REMOVED

NOTE:
 1. NO TREES WITHIN DEVELOPED AREA ARE BEING PRESERVED - THEREFORE, SPOT ELEVATIONS HAVE NOT BEEN IDENTIFIED FOR CLARITY.
 2. OFF-SITE TREES WHOSE CANOPIES OVERHANG THE PROJECT SITE AND ON-SITE TREES NOT SCHEDULED FOR REMOVAL WILL BE PROTECTED DURING CONSTRUCTION.



USA Investments Associates
South Whitney Mixed Use
 Rocklin, CA

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 ABACUS
 Arborist: Nicole Harrison
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 Auburn, CA 95604
 530-305-0165

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 SACRAMENTO
 943 Reserve Dr. #100
 Roseville, CA 95678
 (916) 782-8688
 With offices in:
 WALNUT CREEK
 REDDING
 VISALIA

PRELIMINARY OAK TREE MITIGATION TABLE

Tree#	Common Name	Botanical Name	Rating	Stems	DBH	Inches / Code	TDBR	Canopy r (ft)	Notes	Action (if left in place)
101	Valley Oak	Quercus lobata	4	2	31 @ 2', 10	31	31	34	Good	Remove deadwood
103	Valley Oak	Quercus lobata	3	2	12 @ 2', 8 @ 2'	12	12	17	Co-dominant leader at 1' with included bark, north stem has co-dominant leader at 6' with included bark, full canopy	Remove deadwood, reinspect in 3 years
105	Valley Oak	Quercus lobata	4	1	13	13	13	23	Co-dominant leader at 7'	Remove deadwood, reinspect in 3 years
106	Valley Oak	Quercus lobata	4	2	6, 6	6	6	9	Co-dominant leader at base	Remove crossing limb
107	Valley Oak	Quercus lobata	3	2	7, 6	7	7	10	Co-dominant leader at 1' with included bark, narrow angle attachment at 7' in north stem - will require future cable	Re-inspect in 3 years
108	Valley Oak	Quercus lobata	3	4	4, 4, 6, 6	6	6	12	Splits into 4 stems at 6" with narrow angle attachment	Remove crossing limb, remove deadwood, re-inspect in 3 years
110	Valley Oak	Quercus lobata	3	2	8, 9	9	9	18	Co-dominant leader at 1' and 4' in south stem with included bark, narrow angle attachments mid canopy, unbalanced canopy to north north west	Remove deadwood
111	Valley Oak	Quercus lobata	3	1	15	15	15	20	Co-dominant leader at 8' with included bark	Add 1 cable, remove deadwood
112	Valley Oak	Quercus lobata	3	1	18	18	18	29	Co-dominant leader at 8', epicormic growth, over-weight limb to northeast	Remove deadwood, prune to balance
113	Valley Oak	Quercus lobata	3	1	19	19	19	20	Lost co-dominant leader at 4', wound is closed, sparse canopy	Re-inspect in 3 years
114	Valley Oak	Quercus lobata	3	2	14, 12	14	14	27	Epicormic growth, unbalanced canopy to south and southeast	Remove deadwood, prune to balance
115	Valley Oak	Quercus lobata	3	1	8	8	8	11		
116	Valley Oak	Quercus lobata	4	2	4, 8	8	8	10		Remove debris on uphill side
117	Valley Oak	Quercus lobata	4	1	6	6	6	8		Remove debris on uphill side
119	Valley Oak	Quercus lobata	3	1	17	17	17	23	Dominant, epicormic growth, co-dominant leader at 7' with included bark	Remove deadwood, add 1 cable
120	Valley Oak	Quercus lobata	4	1	7	7	7	14	Slight lean	Remove debris at base
121	Valley Oak	Quercus lobata	3	2	9, 10	10	10	23	Suppressed, unbalanced canopy to north west, epicormic growth, co-dominant leader at 1'	Remove deadwood, prune to balance, re-inspect in 3 years
125	Valley Oak	Quercus lobata	3	2	8, 2	6	6	9	Poor taper, epicormic growth	Reinspect in 3 years
126	Valley Oak	Quercus lobata	3	1	6	6	6	13	Good	Remove deadwood, prune to balance
129	Valley Oak	Quercus lobata	3	1	12 @ 2'	12	12	10	Poor taper, narrow angle attachment and included bark at 2'	Remove smaller limb at 2', reinspect in 3 years
130	Valley Oak	Quercus lobata	4	1	12	12	12	13	Good	Remove deadwood
169	Valley Oak	Quercus lobata	3	4	2, 7, 6, 3	7	7	13	Good	Remove deadwood, remove 2 smaller stems

Total Inches of Protected Oak Trees On-Site = 583 in

Total Inches Oak Trees to be Removed - Mitigated = 249 in

Total Number of Oak Trees to be Removed = 22

*Per the Oak Tree Preservation Ordinance, trees ranked 0, 1, or 2 may be removed without mitigation required. See Arborist report for more information.

127	Valley Oak	Quercus lobata	3	2	19 @ 5', 16 @ 5'	19	19	27	Dominant, co-dominant leader at base with included bark base to S, sparse canopy, epicormic growth	Remove deadwood
128	Valley Oak	Quercus lobata	3	1	14	14	14	18	Limb tip dieback, epicormic growth, mid canopy narrow angle attachments	Remove deadwood, reinspect in 3 years
131	Valley Oak	Quercus lobata	4	1	6	6	6	11	Closing wound at 6" to north	Reinspect in 3 years
132	Valley Oak	Quercus lobata	3	1	17	17	17	23	Codominant leader with narrow angle at 8' and 12', epicormic growth	Remove deadwood, reinspect in 3 years
133	Valley Oak	Quercus lobata	4	1	19	19	19	25	Good	Remove deadwood
143	Valley Oak	Quercus lobata	3	1	8	8	8	17	Suppressed, unbalanced canopy to east	Prune to balance
144	Valley Oak	Quercus lobata	3	1	23 @ 2'	23	23	29	Narrow angles throughout canopy, crossing limbs	Remove crossing limbs, remove deadwood
145	Valley Oak	Quercus lobata	3	1	7	7	7	12	Good	Remove deadwood
147	Valley Oak	Quercus lobata	3	1	14	14	14	27	Sparse canopy, epicormic growth	
148	Valley Oak	Quercus lobata	3	1	10	10	10	18	Unbalanced canopy to southwest	Prune to balance
150	Valley Oak	Quercus lobata	3	1	9	9	9	11	Poor taper	
151	Valley Oak	Quercus lobata	3	2	5, 12	12	12	24	Included bark base to 2', epicormic growth, sparse canopy	Prune to balance
152	Valley Oak	Quercus lobata	3	1	8	8	8	16	Suppressed, unbalanced canopy to north northwest	Remove deadwood
153	Valley Oak	Quercus lobata	4	1	8	8	8	13	Unbalanced canopy to northwest	
154	Valley Oak	Quercus lobata	3	1	14	14	14	30	Suppressed, unbalanced canopy to northwest	Remove deadwood
155	Valley Oak	Quercus lobata	4	1	28	28	28	30	Trash at base, dormant	Remove deadwood, remove trash, reinspect every year
156	Blue Oak	Quercus douglasii	3	1	7	7	7	14	Codominant leader at 6'	Remove smaller stem at 6'
157	Valley Oak	Quercus lobata	3	1	8	8	8	20	Poor taper	Remove deadwood
159	Interior Live Oak	Quercus wislizenii	4	2	11, 10	11	11	24		Clean crotch, remove deadwood
161	Valley Oak	Quercus lobata	3	1	13	13	13	19	Epicormic growth, narrow angle attachments	Reinspect in 3 years
162	Valley Oak	Quercus lobata	3	2	12, 14	14	14	29	Narrow angles	Remove deadwood
163	Valley Oak	Quercus lobata	3	1	16	16	16	23	Codominant leader at 15' with included bark	Remove deadwood, reinspect in 3 years
164	Valley Oak	Quercus lobata	3	1	10	10	10	17	Sparse canopy, epicormic growth	Remove deadwood, reinspect in 3 years
165	Valley Oak	Quercus lobata	3	1	6	6	6	12	Slight lean	
167	Valley Oak	Quercus lobata	3	1	14	14	14	24	Codominant leader at 15' with included bark, sparse canopy	Reinspect in 3 years
168	Valley Oak	Quercus lobata	3	2	6, 19	10	10	28	Good	
							583	249		
109	Valley Oak	Quercus lobata		1	5	5			Not Protected due to size	
118	Western Cottonwood	Populus fremontii		1	13	13			Top failure - mostly deadwood, Not Protected - not oak	
166	Valley Oak	Quercus lobata		2	23, 36	36		41	Large deadwood in center	If to remain: no public access OR remove deadwood, add two cables, re-inspect every year
Not Tagged	Valley Oak	Quercus lobata		1	18	18		32	Inaccessible, off-site to west, unbalanced canopy to north, large old pruning cuts	NOT INSPECTED ADEQUATELY

Represents Protected Oak Trees To Be Removed As a Result of Development

Represents Trees That Do Not Require Mitigation Due to Rating, size of Trunk, or Not Protected by Species Type

USA Investments Associates
South Whitney Mixed Use
 Rocklin, CA

ARBORIST
 ABACUS
 Arborist: Nicole Harrison
 P.O. BOX 4248
 Auburn, CA 95604
 530-305-0165



1626UP0001.dwg 8-20-15 SD - 2.7



PLANT MATERIAL KEY

Symbol	Botanic Name	Common Name	Water-Use
Landscape Areas			
	Bioswale Plant Materials	To be Determined per LID Requirements	
	Shrub & Groundcover Area	Selected from Complete Plant Schedule	Low - High
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Low
Median Planting Areas			
	Nassella tenuissima	Mexican Feather Grass	Low
	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	Low
	Phormium tenax 'Atropurpureum'	Bronze Flax	Low
	Calandrinia spectabilis	Rock Purslane	Low

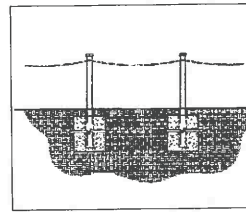
*See Sheet SD 2.10 For Complete Plant Schedule



Sound Wall



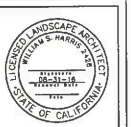
AC Unit Screen:
Wood lattice frame components painted to match building wall



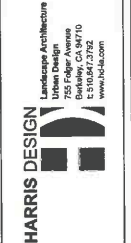
Post & Cable Fence:
30-inch height, 4x4-inch steel post, 20 feet on-center, w/2x6 Trex header all along fenceline



Ornamental Fence

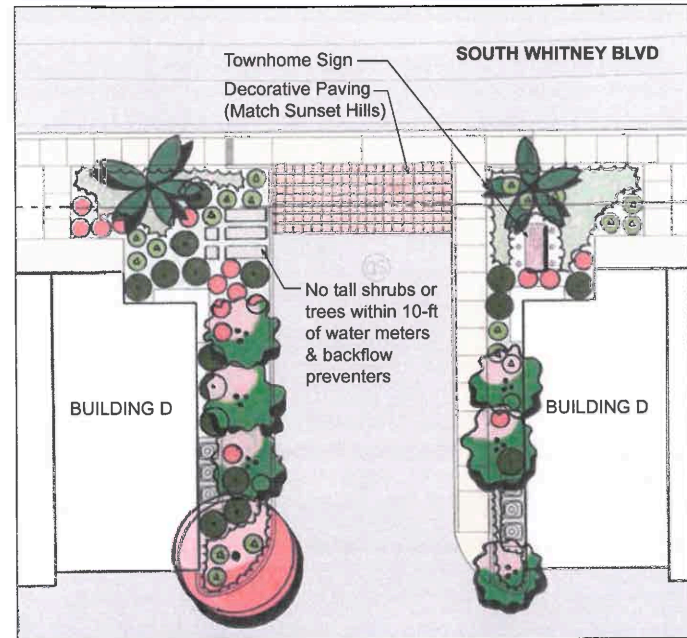


Gordon K Wong AIA, LEED GA
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 (408) 315-5175
 LCA 3446, GKW Architects.com

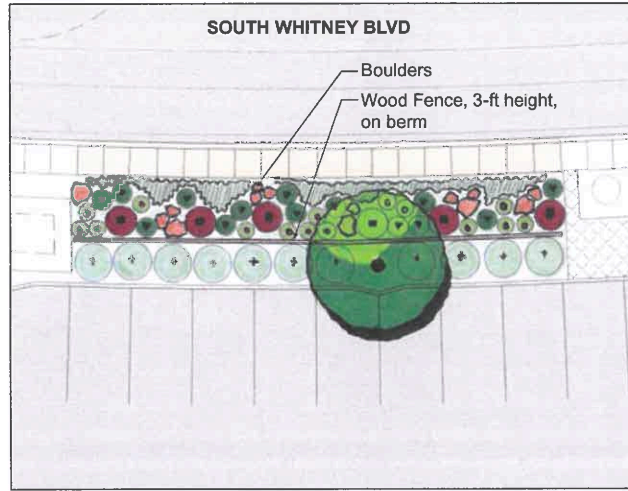


South Whitney Medical Center
 City of Rocklin, California
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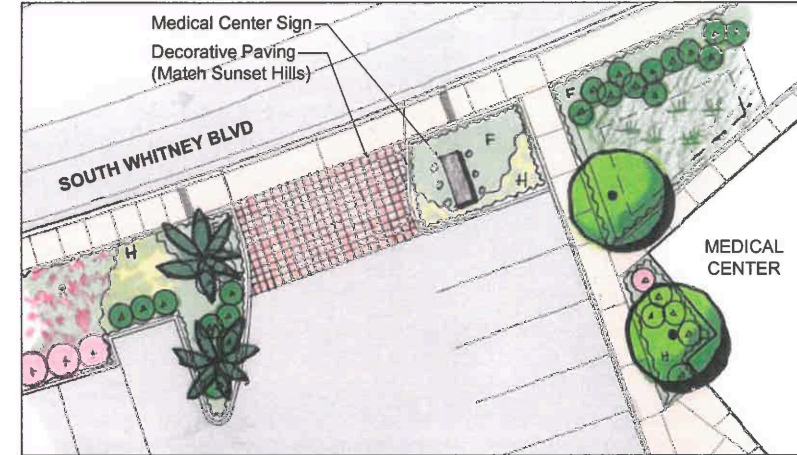
Project Schedule
Revision
Preliminary Landscape Plan
Not for Construction
SHEET SD 2.8
SCALE: 1"=20'-0"
5/13/16



SOUTH ENTRANCE - BLOW-UP PLAN
 0 5 10 20 30
 SCALE: 1"=10'-0" NORTH



ENHANCED PLANTING AREA - BLOW-UP PLAN
 0 5 10 20 30
 SCALE: 1"=10'-0" NORTH

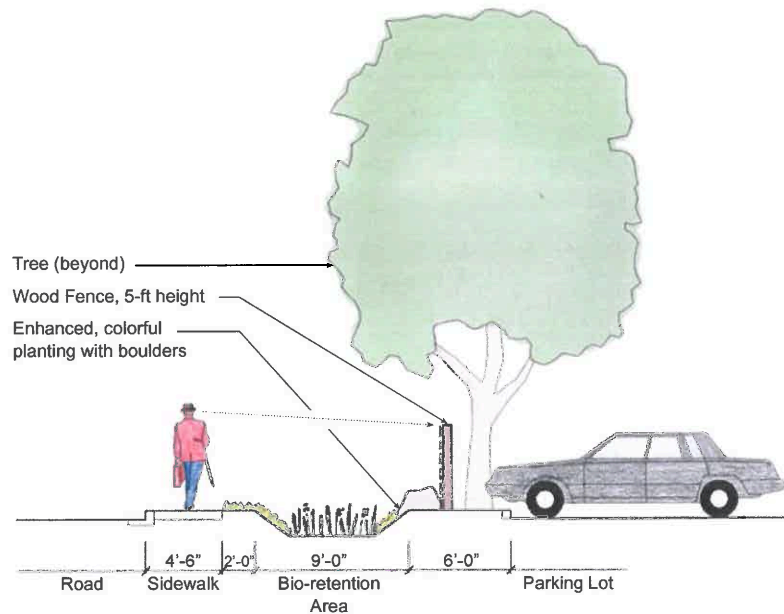


NORTH ENTRANCE - BLOW-UP PLAN
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 SCALE: 1"=10'-0" NORTH

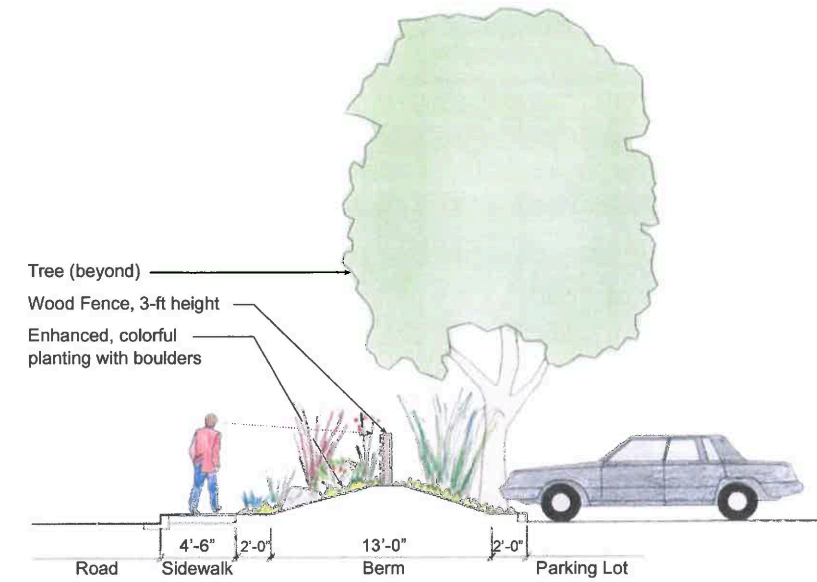
PLANT SCHEDULE

Symbol	Botanic Name	Common Name	Cont Size & Height	Water-Use
Trees				
(Symbol)	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Maple	15 Gal; 7'-8'	Medium
(Symbol)	<i>Cercis occidentalis</i>	Western Redbud Multi-trunk	15 Gal; 4'-6'	Medium
(Symbol)	<i>Quercus ilex</i>	Holly Oak	15 Gal; 7'-8'	Low
(Symbol)	<i>Syagrus romanzoffiana</i>	Queen Palm	15'-0" Bare trunk ht	Medium
Shrubs				
(Symbol)	<i>Anigozanthos flavidus</i> 'Big Red'	Red Kangaroo Paw	5 Gal	Low
(Symbol)	<i>Callistemon citrinus</i> 'Little John'	Dwarf Bottle Brush	5 Gal	Low
(Symbol)	<i>Dietsa bicolor</i>	Fortnight Lily	5 Gal	Low
(Symbol)	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal	Low
(Symbol)	<i>Phormium tenax</i> 'Chocolate'	New Zealand Flax	5 Gal	Low
(Symbol)	<i>Salvia greggii</i> 'Lipstick'	Autumn Sage	5 Gal	Low
(Symbol)	<i>Yucca recurvifolia</i>	Soft Leaf Yucca	5 Gal	Low
Groundcover				
(Symbol)	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	1 @ 18" O.C.	Low

NOTE: SEE SHEET SD 2.10 FOR COMPLETE PLANT LIST



SECTION A: Wood Fence At Bio-retention Area
 0 2 4 8 16
 SCALE: 1/4"=1'-0"



SECTION B: Wood Fence At Planting Area
 0 2 4 8 16
 SCALE: 1/4"=1'-0"

ARCHITECTS
 LANDSCAPE ARCHITECTS
 GORDON K WONG AIA, LEED GA
 7106 McADAMS LANE SUITE 105, CAMPBELL CA 95008
 (408) 315-2125 LDCP 34046, GKW Architects.com

HARRIS DESIGN
 Landscape Architecture
 755 Folger Avenue
 Berkeley, CA 94710
 www.hds.com

South Whitney Medical Center
 City of Rocklin, California
 by USA Investment Associates

Project Schedule
Revision

Preliminary Landscape Plan
 Not for Construction
 SHEET SD 2.9
 SCALE: VARIES
 5/13/16

PLANT SCHEDULE

Quantity	Symbol	Botanic Name	Common Name	Cont Size & Height	Water-Use	Spacing
Trees						
5		Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	15 Gal; 7'-8'	Medium	
4		Calocedrus decurrens	Incense Cedar	15 Gal; 3'-4'	Medium	
7		Cercis occidentalis	Western Redbud Multi-trunk	15 Gal; 4'-6'	Medium	
8		Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	15 Gal; 7'-8'	Low	
2		Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 Gal; 7'-8'	Low	
4		Prunus cerasifera 'Newport'	Newport Flowering Plum	15 Gal; 7'-8'	Medium	
7		Pyrus calleryana 'Capital'	Columnar Flowering Pear	15 Gal; 7'-8'	Medium	
17		Quercus ilex	Holly Oak	15 Gal; 7'-8'	Low	
3		Quercus lobata	Valley Oak	15 Gal; 7'-8'	Medium	
4		Syagrus romanzoffiana	Queen Palm	15'-0" Bare trunk ht	Medium	
Shrubs						
		Agapanthus praecox orientalis	Lily of the Nile	5 Gal	Medium	2'-0"
		Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw	5 Gal	Low	3'-0"
		Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	Low	5'-0"
		Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 Gal	Low	5'-0"
		Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	5 Gal	Low	5'-0"
		Calandrinia spectabilis	Rock Purselane	1 Gal	Low	2'-6"
		Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 Gal	Low	3'-0"
		Ceanothus x 'Joyce Coulter'	Ceanothus Joyce Coulter	5 Gal	Low	5'-0"
		Cistus x skanbergii	Coral Rockrose	5 Gal	Low	2'-6"
		Diets bicolor	Fortnight Lily	5 Gal	Low	3'-0"
		Festuca glauca 'Elijah Blue'	Blue Fescue	1 Gal	Low	1'-6"
		Grevillea lanigera 'Coastal Gem'	Coastal Gem Grevillea	1 Gal	Low	6'-0"
		Hemerocallis hybrid	Daylily ("Evergreen" Variety)	2 Gal	Medium	2'-0"
		Hemerocallis hybrid 'Bitsy'	Bitsy Daylily ("Evergreen" Variety)	1 Gal	Medium	1'-6"
		Juniperus squamata 'Blue Carpet'	Blue Carpet Juniper	5 Gal	Low	5'-0"
		Muhlenbergia rigens	Deer Grass	5 Gal	Low	4'-0"
		Nandina domestica 'Compacta'	Compact Heavenly Bamboo	5 Gal	Low	3'-0"
		Nandina domestica 'Moon Bay'	Moon Bay Nandina	5 Gal	Low	3'-0"
		Nassella tenuissima	Mexican Feather Grass	5 Gal	Low	2'-0"

Quantity	Symbol	Botanic Name	Common Name	Cont Size & Height	Water-Use	Spacing
Shrubs Cont.						
		Nerium oleander 'Petite Salmon'	Dwarf Oleander Petite Salmon	5 Gal	Low	3'-0"
		Phormium tenax 'Atropurpureum'	Bronze Flax	5 Gal	Low	4'-0"
		Phormium tenax 'Atropurpureum Compactum'	New Zealand Flax	5 Gal	Low	2'-0"
		Phormium tenax 'Chocolate'	New Zealand Flax	5 Gal	Low	4'-0"
		Phormium tenax 'Yellow Wave'	New Zealand Flax	5 Gal	Low	4'-0"
		Prunus caroliniana 'Compacta'	Carolina Cherry	5 Gal	Low	5'-0"
		Rhamnus californica 'San Bruno Mound'	California Coffeeberry	5 Gal	Low	5'-0"
		Rhaphiolepis indica 'Ballerina'	Indian Hawthorn	5 Gal	Low	3'-0"
		Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	5 Gal	Low	4'-0"
		Rhaphiolepis indica 'Indian Princess'	Indian Princess Indian Hawthorn	5 Gal	Low	4'-0"
		Rosa x 'Flower Carpet Coral'	Flower Carpet Coral Rose	2 Gal	Low	4'-0"
		Rosmarinus officinalis 'Irene'	Irene Rosemary	1 Gal	Low	5'-0"
		Rosmarinus officinalis 'Lockwood de Forest'	Dwarf Rosemary	1 Gal	Low	5'-0"
		Salvia greggii 'Lipstick'	Autumn Sage	5 Gal	Low	3'-0"
		Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 Gal	Medium	2'-0"
		Yucca recurvifolia	Soft Leaf Yucca	5 Gal	Low	10'-0"

NOTE: All planting areas shall be completely filled with shrubs at indicated on-center spacing. Exact quantity of shrubs to be determined on construction drawings.

PRELIMINARY LANDSCAPE PLAN OVERVIEW

Total Project Area: 2.81 Acres

Total Developed Site Area: 2.1 Acres (+/-)

Landscape Area:
 26,214 Sf (+/-), 28% of the developed project area
 Or
 57,142 Sf, includes open space to be preserved,
 47% Of total project area

Parking Area Shade:
 Parking spaces shall be shaded by a tree located every fifth space.

Bio-Retention Areas:
 The civil design proposes bio-retention for stormwater treatment. Final design layout to be determined and subject to approval by the environmental services manager and director of economic and community development. Plant materials will be appropriate to bio-retention needs and may consist of a special bio-swale sod grass, individual plant materials, or both. To be determined once final drainage design is complete.

Irrigation Design:
 The irrigation design will consist mainly of water efficient drip and in-line drip irrigation controlled by electronic valves and a "smart" irrigation controller. Additional low volume rotary sprinkler irrigation may be used on landscape areas where overhead irrigation of groundcover areas are appropriate. Regardless of the type of irrigation proposed the project irrigation design will meet the requirements of the state of California water conservation in the landscape act.



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 Landscape Architect
 408 316-2123 LCA# 34045, GKW Architects.com



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 Landscape Architecture
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 www.hds.com

South Whitney Medical Center
 City of Rocklin, California
 by USA Investment Associates

Project Schedule
 Revision

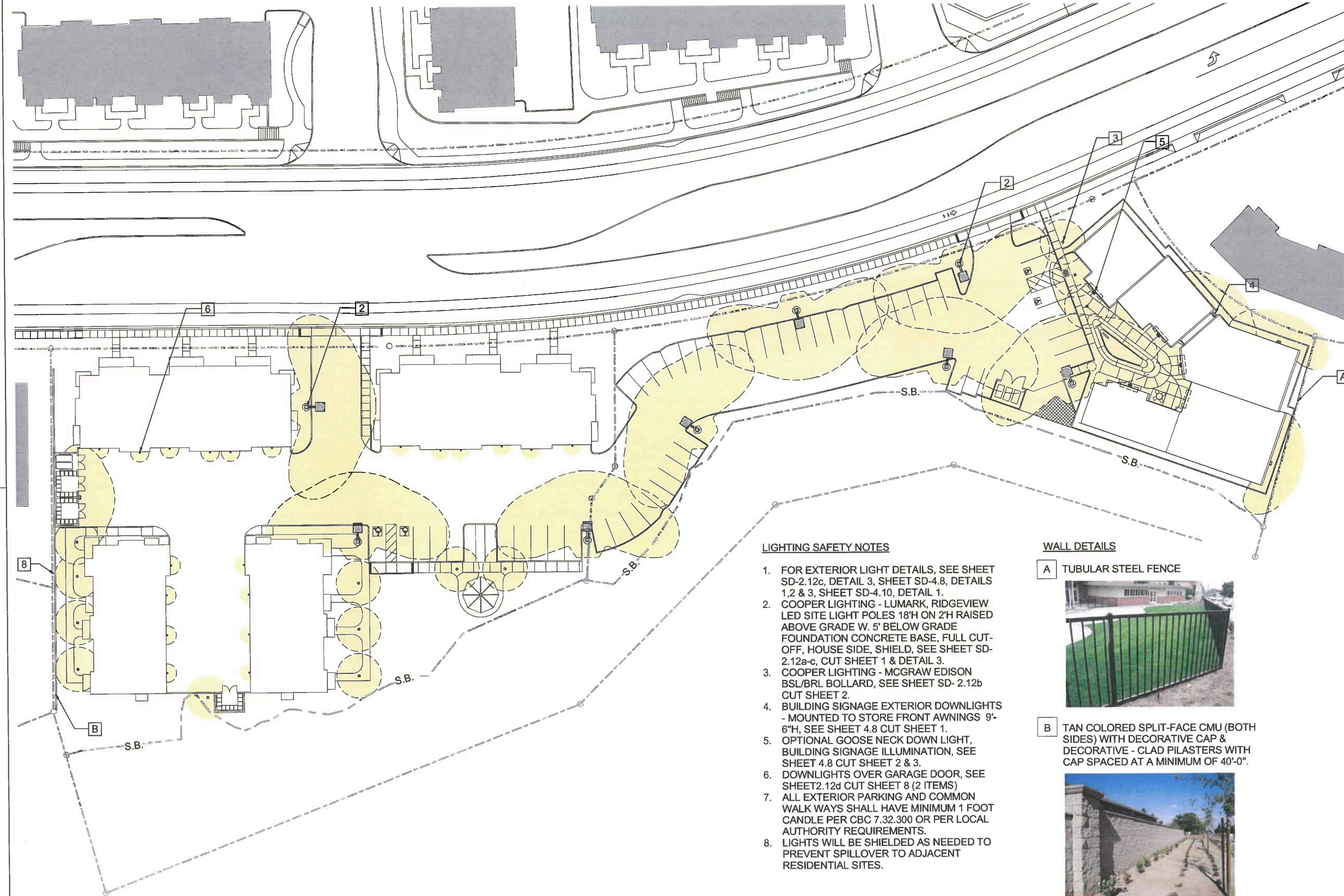
Preliminary
 Landscape Plan

Not for
 Construction

SHEET SD 2.10

SCALE: N/A

5/13/16



LIGHTING SAFETY NOTES

1. FOR EXTERIOR LIGHT DETAILS, SEE SHEET SD-2.12c, DETAIL 3, SHEET SD-4.8, DETAILS 1, 2 & 3, SHEET SD-4.10, DETAIL 1.
2. COOPER LIGHTING - LUMARK, RIDGEVIEW LED SITE LIGHT POLES 18'H ON 2'H RAISED ABOVE GRADE W. 5" BELOW GRADE FOUNDATION CONCRETE BASE, FULL CUT-OFF, HOUSE SIDE, SHIELD, SEE SHEET SD-2.12a-c, CUT SHEET 1 & DETAIL 3.
3. COOPER LIGHTING - MCGRAW EDISON BSL/BRL BOLLARD, SEE SHEET SD-2.12b CUT SHEET 2.
4. BUILDING SIGNAGE EXTERIOR DOWNLIGHTS - MOUNTED TO STORE FRONT AWNINGS 9'-6"H, SEE SHEET 4.8 CUT SHEET 1.
5. OPTIONAL GOOSE NECK DOWN LIGHT, BUILDING SIGNAGE ILLUMINATION, SEE SHEET 4.8 CUT SHEET 2 & 3.
6. DOWNLIGHTS OVER GARAGE DOOR, SEE SHEET 2.12d CUT SHEET 8 (2 ITEMS)
7. ALL EXTERIOR PARKING AND COMMON WALK WAYS SHALL HAVE MINIMUM 1 FOOT CANDLE PER CBC 7.32.300 OR PER LOCAL AUTHORITY REQUIREMENTS.
8. LIGHTS WILL BE SHIELDED AS NEEDED TO PREVENT SPILLOVER TO ADJACENT RESIDENTIAL SITES.

WALL DETAILS

A TUBULAR STEEL FENCE



B TAN COLORED SPLIT-FACE CMU (BOTH SIDES) WITH DECORATIVE CAP & DECORATIVE - CLAD PILASTERS WITH CAP SPACED AT A MINIMUM OF 40'-0".



Exterior Lighting & Wall Types

South Whitney Medical Office Building
 City of Redding, California
 by USA Investment Associates



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 GORDONWONG@GHWARCHITECTS.COM



Project Revision Schedule

Exterior Lighting & Wall Types

Not for Construction

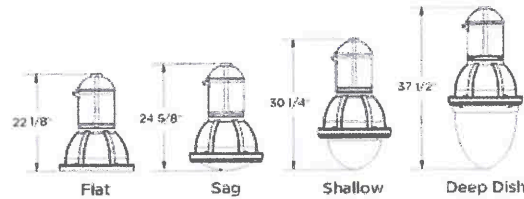
SD- 2.11

SCALE 1" = 20'-0"

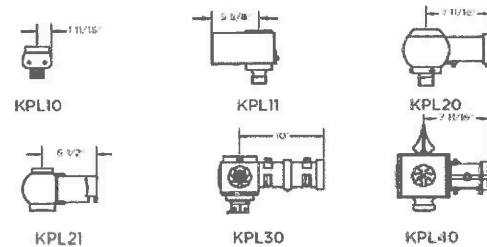
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Fixture Options

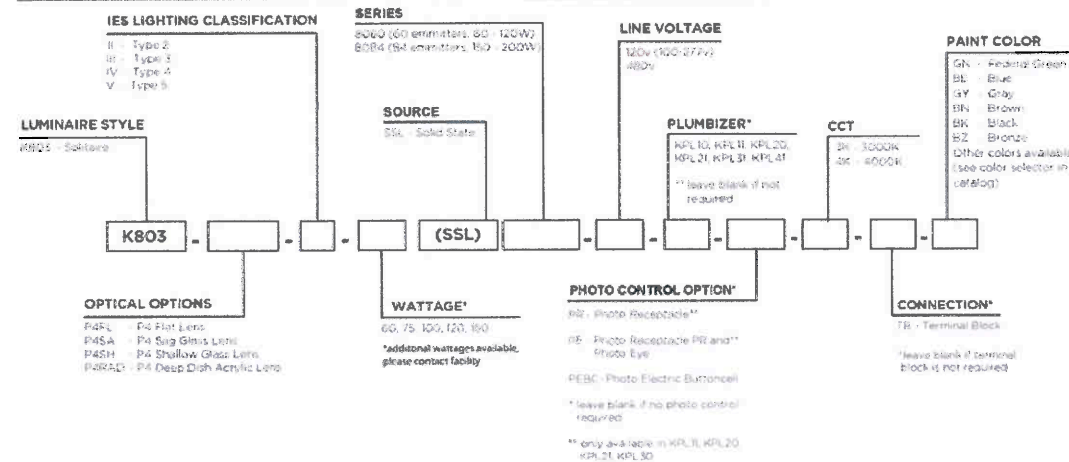
Lens Options



Plumbizer/Mounting Options



How to Order



KING LED TECHNOLOGY

A Member of The StressCrete Group of Companies
www.stresscretegroup.com

KING LUMINAIRE 1153 State Route 46N Jefferson, OH 44047 Phone: 1.800.268.7809 www.kingluminaire.com

1. KING LED - K803 SOLITAIRE LED PENDANT
REF: SHEET SD-2.11, KEYNOTE 2

McGRAW-EDISON® energy

Catalog #	Type
Project	Date
Comments	
Prepared by	

DESCRIPTION

The McGraw-Edison BSL / BRL Bollard Series, available in heights from 24" to 42", has crisp, clean lines which blend with any architectural setting. Constructed of seamless, heavy-duty aluminum and finished with a tough polyester powder coat finish, the McGraw-Edison Louvered Bollard Series is gasketed to seal out external contaminants. U.L. 1598 listed and CSA certified for wet locations.

Bollards are designed for walkways, entranceways, drives and other small-area lighting applications where low mounting heights are desirable.

SPECIFICATION FEATURES

Construction
TOP: Rugged, minimum 5/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. LOUVERS: Cast Aluminum Louver blades provide sharp cutoff delivering no direct light above 80°. Louvers are secured to the shaft via tamper stainless steel rods and fasteners. LOWER HOUSING: Nominal 1/8" thick aluminum extruded housing. Bollard housing is secured to the base with flathead, counter-sunk screws for smooth, uncluttered appearance. BASE: Rugged cast aluminum. Completely concealed.

Electrical
HID High Power Factor ballast for 20°F starting. CFL Electronic ballast for 0°F starting. Product is factory mounted to the base. Quick disconnects provided between lamp and electrical assembly. Metal Halide and High Pressure Sodium lamp sources up to 100W and up to 42W Compact Fluorescent sources.

Optical
LAMP ENCLOSURE: One piece tempered glass with internal flutes for even disbursement of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material. Socket is porcelain, medium-base for HID lamp sources and

polycarbonate/PBT GX24q-3/q-4 base for compact fluorescent lamps.

Mounting
Base mounts onto foundation with three (3) 1/2" x 12 1/2" anchor bolts on a 5" Dia. bolt circle (a centrally located 2 7/8" x 3 1/2" wire entrance opening provided).

Finish
Premium fade and abrasion resistant, TGIC Polyester Powder Coat Finish. Standard colors are Black, Grey, Bronze, White, Dark Platinum and Graphite Metallic. Other finish colors available including all RAL matches.

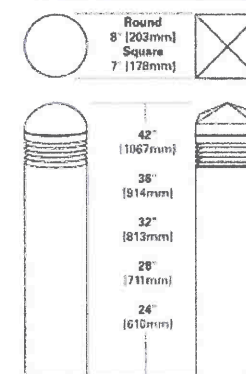


BSL/BRL BOLLARD

26 - 100W
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent
Incandescent
PATHWAY LUMINAIRE

DARK SKY COMPLIANT CO₂ CutOff
NOTE: In select finishes only.

DIMENSIONS



WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MPI)	50, 70, 100W
High Pressure Sodium (HPS)	35, 50, 70, 100W
Compact Fluorescent (CF)	(1) 26, (1) 32, (1) 42W
Incandescent (IN)	100W

Energy Data
Reactor Ballast Input Watts
35W HPS NPF (46 Watts)

High Reactance Ballast Input Watts
50W HPS HPF (62 Watts)
50W MP HPF (69 Watts)
70W HPS HPF (86 Watts)
70W MP HPF (94 Watts)
100W HPS HPF (115 Watts)
100W MP HPF (129 Watts)
150W HPS HPF (170 Watts)
150W MP HPF (185 Watts)

SHIPPING DATA
Approximate Net Weight:
26 lbs (12 kgs.)

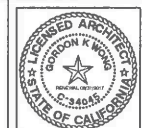


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2010-06-22 10:28:29

COOPER Lighting
www.cooperlighting.com

2. BOLLARD - MCGRAW EDISON BSL/BRL
REF: SHEET SD-2.11, KEYNOTE 3

Utilities & Exterior Lighting Details, cont.



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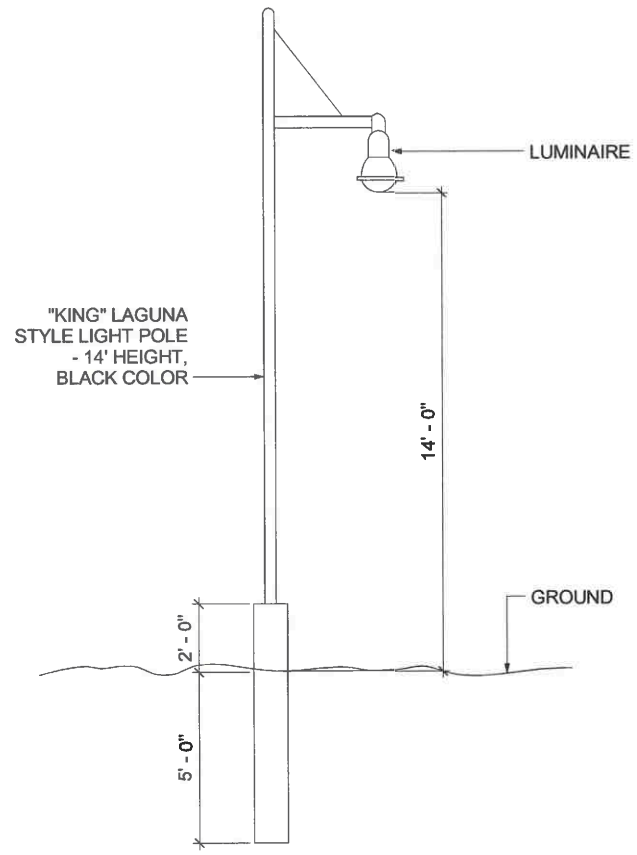


South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction
SD- 2.12b

SCALE
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① Street Light Detail
1/2" = 1'-0"
REF: SHEET SD-2.11, KEYNOTE 2

RAB WP1FCF42
42w CFL
Full Cut Off
Lighting Wall Packs



RAB WP1FCF42
Quantity: 1
\$131.67
Photocell: None
ADD TO CART
Read Reviews
Write a Review

click to enlarge
Available in Bronze(RAB WP1FCF42) or White(RAB WP1FCF42W).

Housing:	die cast aluminum 1/2" NPS tapped top, both sides and back for conduit or photocontrol.
Mounting:	knockouts for easy wall box mounting
Watts:	42 watts
Ballast:	Elec HPF QT
Lamp:	42w CFL GX24q-4 (lamp supplied)
UL:	suitable for wet locations.HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast

6. EXTERIOR DOWN LIGHTS
REF: SHEET SD-2.11, KEYNOTE 4

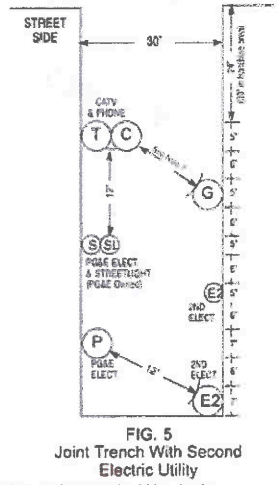
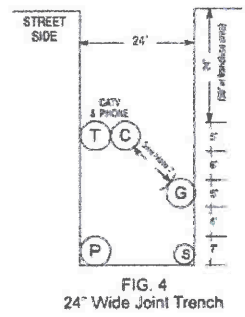
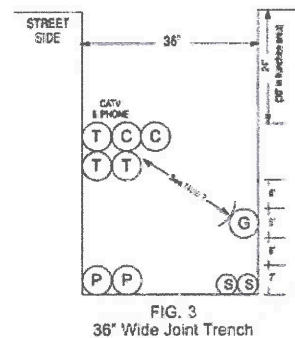


FIG. 3
36" Wide Joint Trench

FIG. 4
24" Wide Joint Trench

FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes
The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

- A. Refer to Sheet 3 for General Notes.
- B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
- C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S9453, "Joint Trench").
- D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes items 11 and 12 (on Page 3), in order to obtain proper compaction.

7. JOINT TRENCH DETAIL
REF: SHEET SD-2.4, KEYNOTE 6

Utilities & Exterior Lighting Details, cont.



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South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Utilities & Exterior Lighting Details, cont.

Not for Construction

SD- 2.12c

SCALE 1/2" = 1'-0"

5/12/2016 9:45:28 AM

CR4™

4" LED Downlight

Product Description

The CR4™ LED downlight delivers 575 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite™ Technology. The CR4 is available in a warm color temperature and easily installs into most standard four-inch recessed IC or non-IC housings, making the CR4 perfect for use in both residential and light commercial, new construction or retrofit, applications.

Performance Summary

Utilizes Cree TrueWhite™ Technology

Delivered Light Output: 575 lumens

Input Power: 9.5 watts

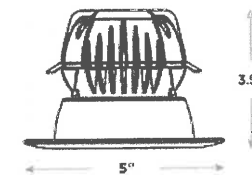
CRI: 90

CCT: 2700K, 3000K, 3500K, 4000K

Limited Warranty*: 5 years

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 5%*



QUICKSHIP™

For full list of Cree Quick Ship products visit www.cree.com/lighting/quickship

Ordering Information

Example: CR4-575L-27K-12-E26

CR4	575L	12				
Series	Size	Source Lumens / Output	CCT	Voltage	Base Type	Options
CR4	4" 4 inch	575L 575 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	12 120 volts	E26 Edison Base GU24 GU24 Base (Title 24 Compliant)	D Specular Reflector

* See www.cree.com/lighting/products/warranty for warranty terms
* Reference www.cree.com/lighting for recommended dimmers

CR4™

Product Specifications

CREE TRUEWHITE™ TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite™ Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy - a true no-compromise solution.

CONSTRUCTION & MATERIALS

- Durable upper housing protects LEDs, driver and power supply. Adjustable lip clips resist heat while providing retention for flush ceiling fit.
- Thermal management system uses the lower reflector to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation.
- Suitable for insulated and non-insulated ceilings.
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane.

OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations.
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness.
- Diffusing lens shields direct view of LEDs.

ELECTRICAL SYSTEM

- Integral, high-efficiency driver and power supply
- Power Factor: > 0.9
- Input Voltage: 120V, 60Hz
- Dimming: Dimmable to 5% with most incandescent dimmers*

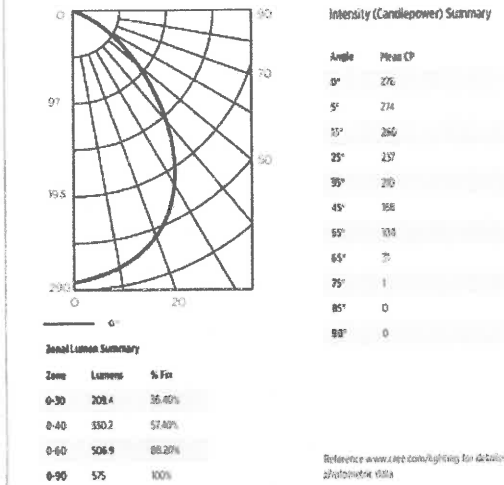
REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified
- dLus Listed
- Exceeds California Title-24 high efficacy luminaire requirements
- Suitable for wet locations

* Reference www.cree.com/lighting for recommended dimmers

Photometry

CR4-575 BASED UPON CREE TEST REPORT #: 2,066



Installation

- Designed to easily install in standard 4" downlight housings.*
- Quick install system utilizes a unique retention feature. Simply attach socket to CR4. Move light to ready position and slide into housing.



NOTE: Reference www.cree.com/lighting for detailed installation instructions

*Reference www.cree.com/lighting for a list of compatible housings

Application Reference

Spacing	Lumens	Wattage	LPW	W/Ft²	Average FC
4' x 4'	575	9.5	61	0.52	38
6' x 6'				0.25	18
8' x 8'				0.14	10
10' x 10'				0.08	6

1) Ceiling: 80/50/20 Reflectances, 25' workspace
1) 1' 10" Initial Open Space: 50' x 40' x 10'

Spacing	Lumens	Wattage	LPW	W/Ft²	Average FC
4' on Center	575	9.5	61	0.53	35
6' on Center				0.23	10
8' on Center				0.17	8
10' on Center				0.13	6

1) Ceiling: 80/50/20 Reflectances, Light levels on the ground
1) 1' 10" Initial Corridor: 6' Wide x 100' Long

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE TRUEWHITE TECHNOLOGY
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date V2 09/25/2014

CREE
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

8. EXTERIOR RECESSED LIGHTS, GARAGE, RESIDENTIAL
REF: SHEET SD-2.4, KEYNOTE 6

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

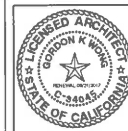
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction

SD- 2.12d

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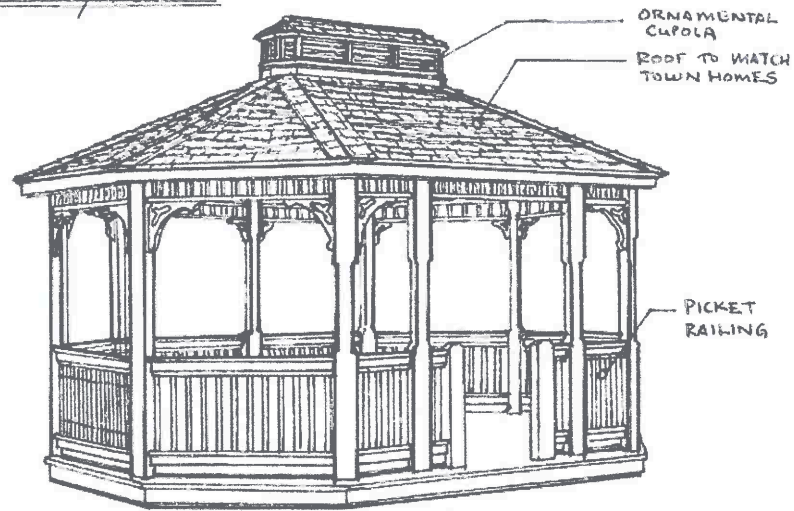


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GORDONWONG@GSKWARCHITECTS.COM

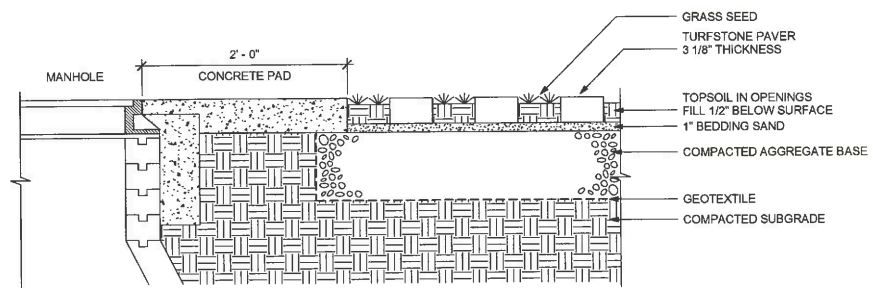


OPEN SPACE/AMENITY



SANTA WHITNEY / GAZEBO (OPEN)
/2016.03.10

9. GAZEBO
REF: SHEET SD-1.0, KEYNOTE 7



10 Manhole Detail
1 1/2" = 1'-0"
REF: SHEET SD-2.4, KEYNOTE 1 @ MANHOLE



Turfstone Permeable Pavers

Nowadays, concern for the Earth's resources is at an all time high. In response, Belgard has created the environmentally responsible Turfstone pavers. This high-tech design allows rainwater to be filtered back into the soil naturally and gradually, resulting in the control and stabilization of soil erosion.

The eco-friendly design of Turfstone allows greenery to grow right through it, creating a highly unique hardscape design that works with the natural beauty of the land.

Belgard Pavements can be used for driveways, access roads, stream beds and lakeshore stabilization.

The availability of shapes and packaging configuration may vary by region. Check with your Authorized Belgard Dealer for availability. Dimensions are nominal installed.

Belgard units are made from a "no-slump" concrete mix. Made under extreme pressure and high frequency vibrations. Belgard Pavers meet the ASTM standard C-936 to an average compressive strength of 8000 PSI, a water absorption maximum of 5 percent and will meet or exceed ASTM C-936 and freeze-thaw testing per section 8 of ASTM C-67.

Benefits PICP

- Reduces pollution from rain water run off
- Reduces runoff from common rainstorms by as much as 100%
- 50 year life-cycle for surface
- Compatible with underground storm water storage systems
- Outperforms similar systems in harsh climate or freeze thaw cycles
- Replaces detention/retention ponds

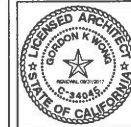
375 Northridge Rd, Ste 250, Atlanta, GA 30350 1-877-BELGARD 404-877-3333 www.belgard.biz

TURFSTONE

2.67 sq. ft. per unit
133 sq. ft. per pallet
Specs: 24" x 16" x 3 1/8"
Weight: 58 lbs.
Void Opening XX%
Apertures: 3 3/8" x 3 3/8"



Utilities & Exterior Lighting Details, cont.



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GORDONWONG@GONWARCHITECTS.COM



South Whitney Medical Office Building
City of Folsom, California
by USA Investment Associates

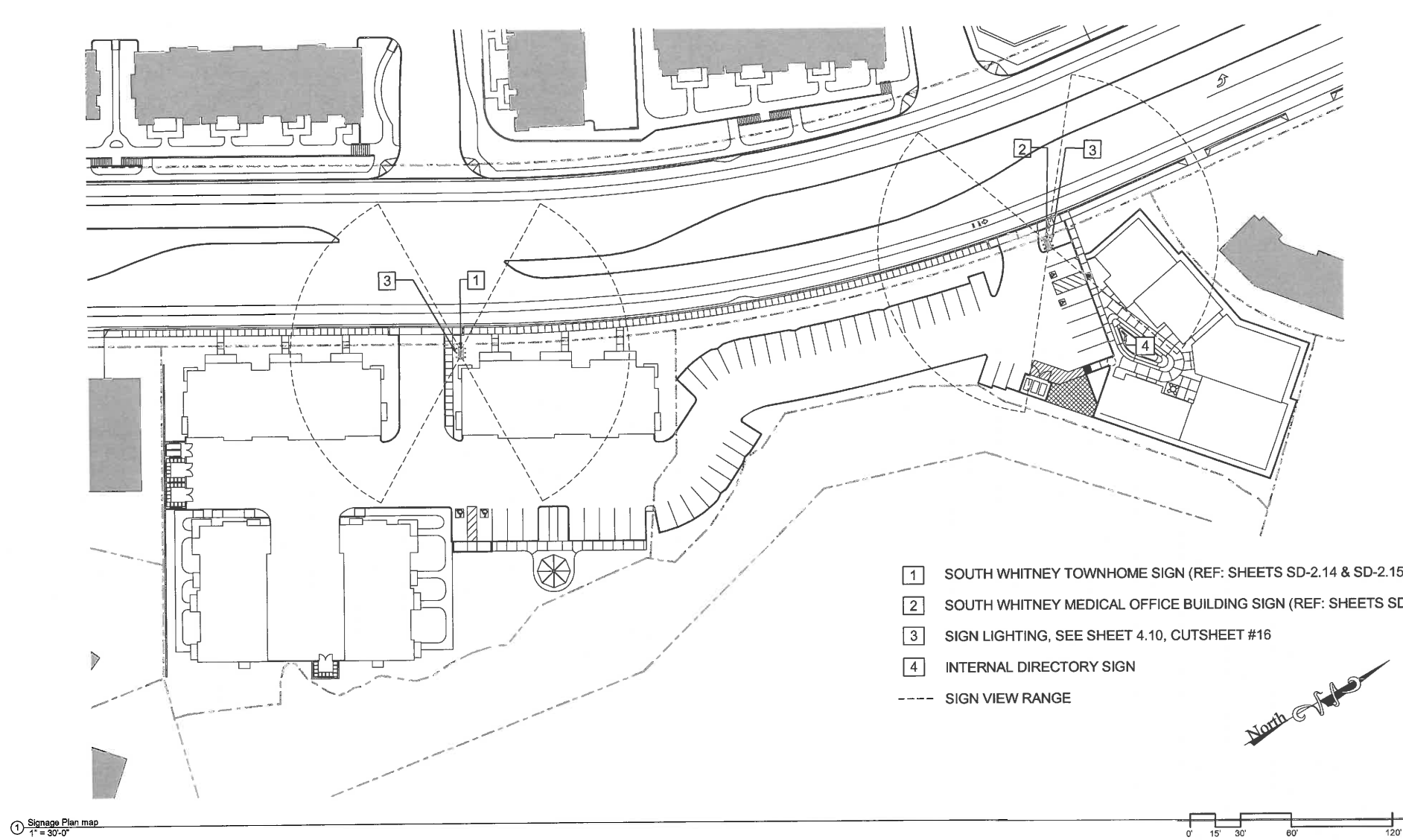
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction

SD- 2.12e

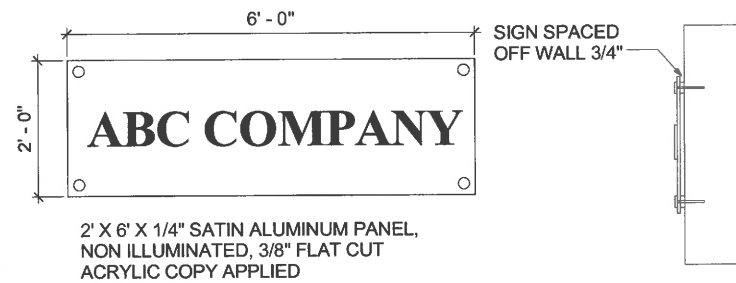
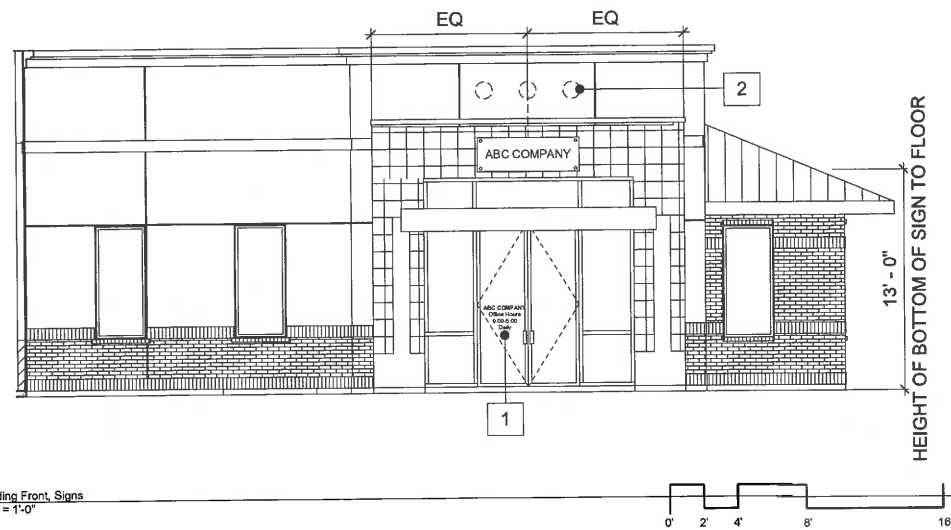
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- ① SOUTH WHITNEY TOWNHOME SIGN (REF: SHEETS SD-2.14 & SD-2.15)
- ② SOUTH WHITNEY MEDICAL OFFICE BUILDING SIGN (REF: SHEETS SD-2.14 & SD-2.15)
- ③ SIGN LIGHTING, SEE SHEET 4.10, CUTSHEET #16
- ④ INTERNAL DIRECTORY SIGN
- SIGN VIEW RANGE

- ① 2 1/2" TITLE TEXT HEIGHT, 64" ABOVE FLOOR & 1 1/2" SUBTEXT HEIGHT
- ② (OPTION) EXTERIOR GOOSE NECK DOWNLIGHTS, LOW ENERGY, WARM SEE SHEET 4.8, CUTSHEET #2



Signage Site & Building Locations

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Signage Site & Building Locations

Not for Construction

SD- 2.13

SCALE As Indicated

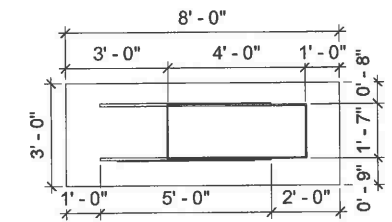
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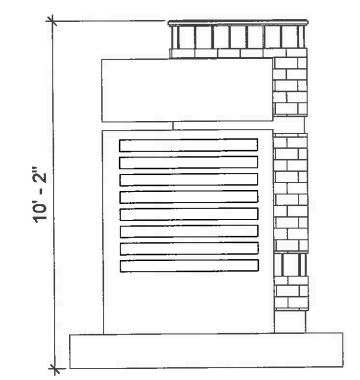
MIRAY OKTEM, PROJECT MAN.
7106 MCCLINTY LANE SUITE 109
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MIRAYOKTEM@GKWAARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34845
7106 MCCLINTY LANE SUITE 109
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GORDONWONG@GKWAARCHITECTS.COM

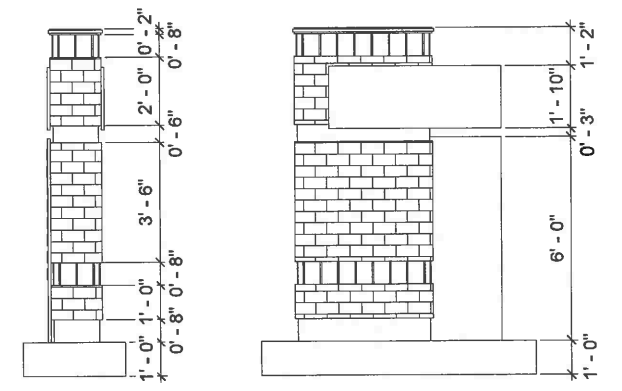




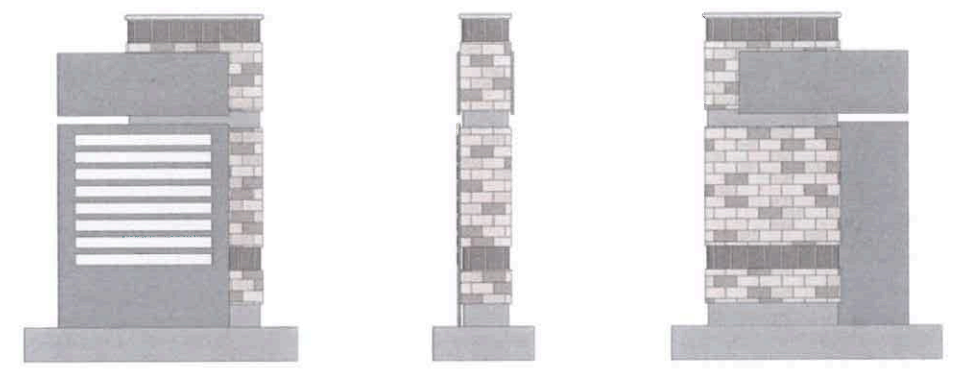
Plans



Elevations

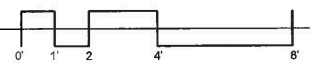


Plans



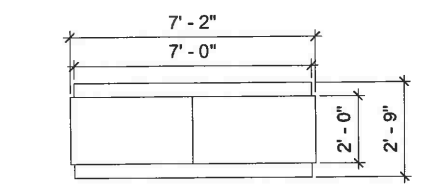
Elevations

FOR MATERIALS, SEE SHEET 2.11
"SIGNAGE COLORS & MATERIALS"

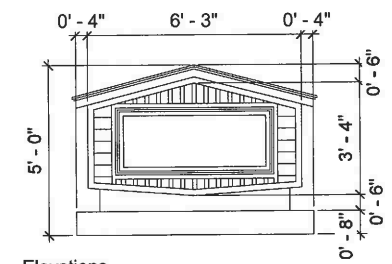


① Medical Office Building, Freestanding Sign
1/2" = 1'-0"

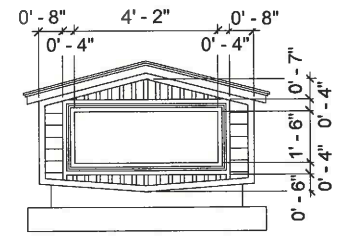
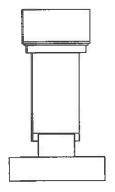
Medical Center, Colored Elevation



Plans



Elevations

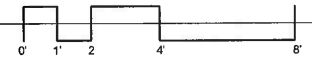


Plans



Elevations

FOR MATERIALS, SEE SHEET 2.11
"SIGNAGE COLORS & MATERIALS"



② Townhomes, Freestanding Sign
1/2" = 1'-0"

Townhomes, Colored Elevation



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Signage Details

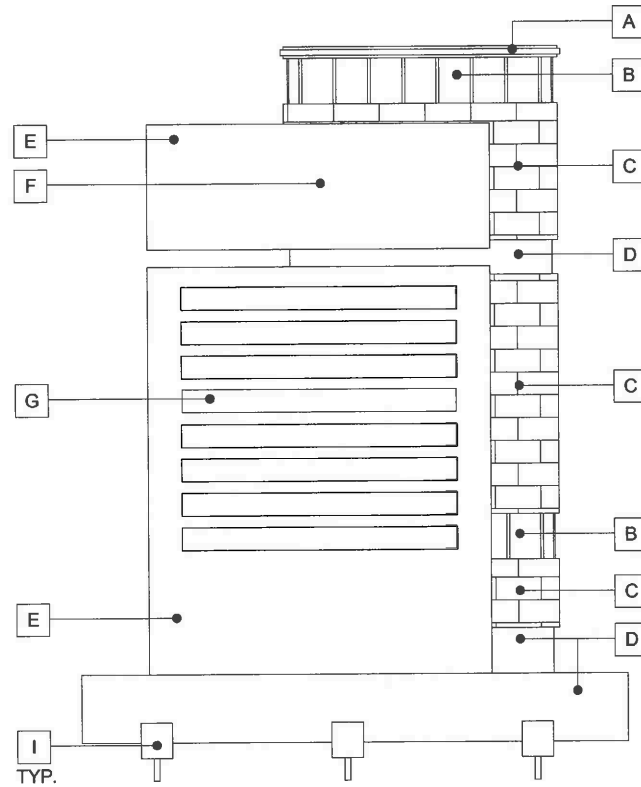
South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule




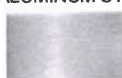
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SD- 2.14

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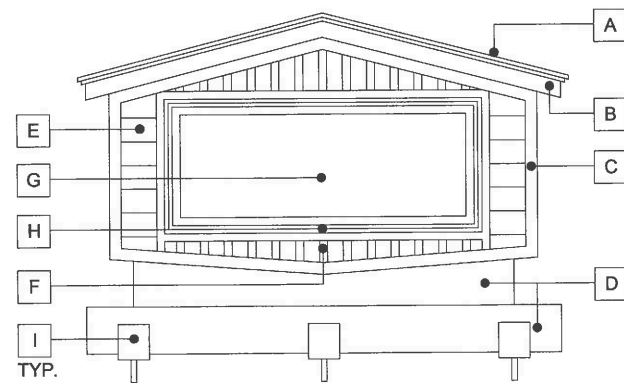
SIGN, MATERIALS

- A. CAP
- B. VENEER BRICK, SOLDIER COURSE
 BELDEN
FACE BRICK:
671 SMOOTH
- C. VENEER BRICK, RUNNING BOND
 BELDEN
FACE BRICK:
DAPPLE GRAY
- D. CONCRETE

- E. BRUSHED ALUMINUM STEEL

- F. 7.5" HIGH BUILDING NAME
- G. 4" HIGH WHITE PAINTED METAL W/ 2.5" HIGH TENANTS NAME
- H. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)









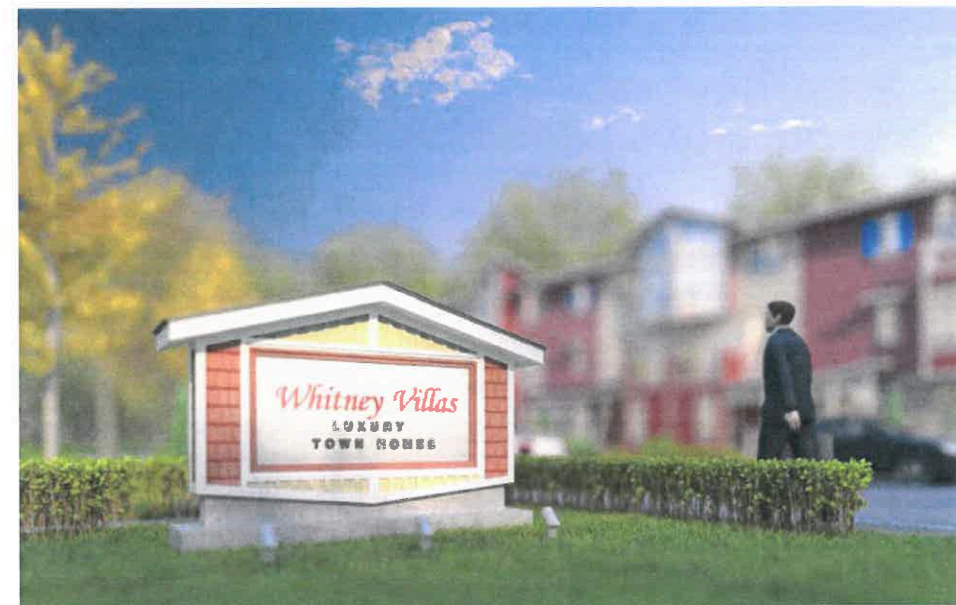
SOUTH WHITNEY MEDICAL CENTER SIGN, RENDERED

1 Medical Center Sign, Materials & Colors
1" = 1'-0"



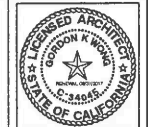
SIGN, MATERIALS

- A. PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK

- B. FASCIA BOARD, ARCTIC WHITE

- C. HARDIE TRIM BOARD, ARCTIC WHITE

- D. CONCRETE

- E. HARDIE PLANK LAP SIDING, RED

- F. 1/2" x 1" PAINTED WOOD DETAIL, HARRIS CREAM

- G. PAINTED METAL PLATE, 6" TEXT PROJECT NAME
- H. WOOD PAINTED TRIM, WHITE & RED
- I. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)



SOUTH WHITNEY TOWNHOMES SIGN, RENDERED

2 Townhomes Sign, Materials & Color
1" = 1'-0"



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GORDONWONG@GKNARCHITECTS.COM



Signage Colors & Materials

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Signage Colors & Materials

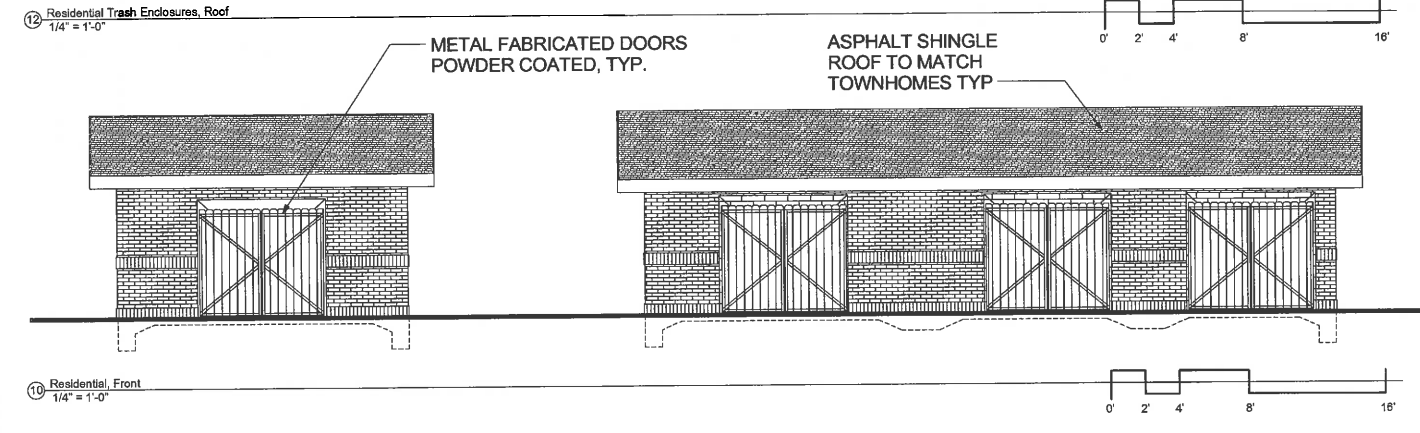
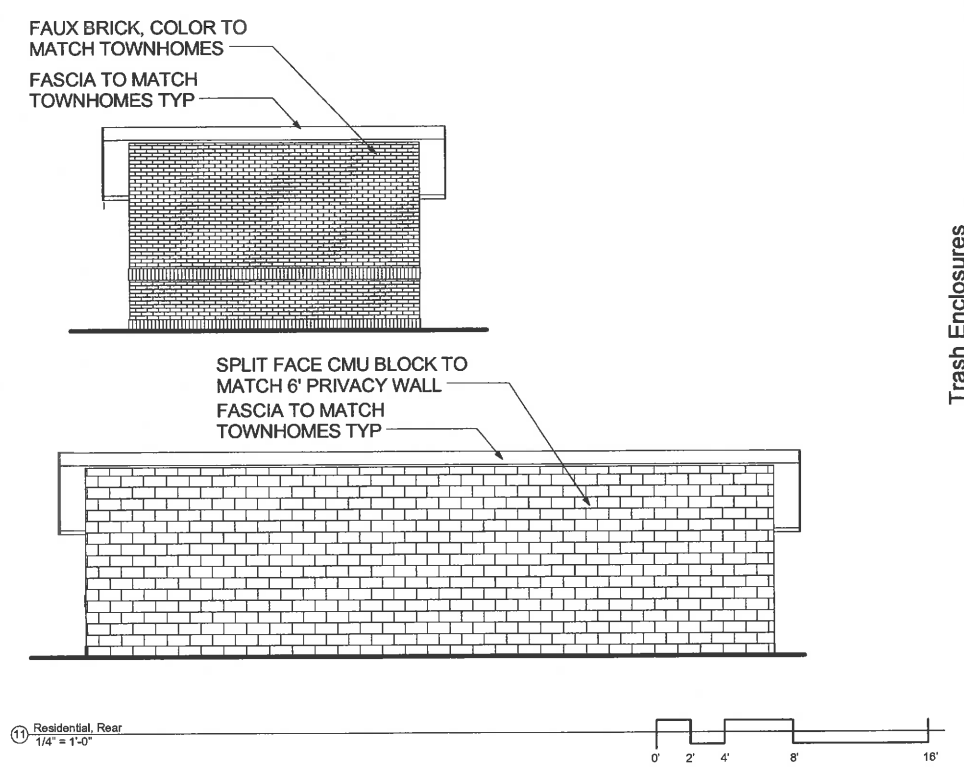
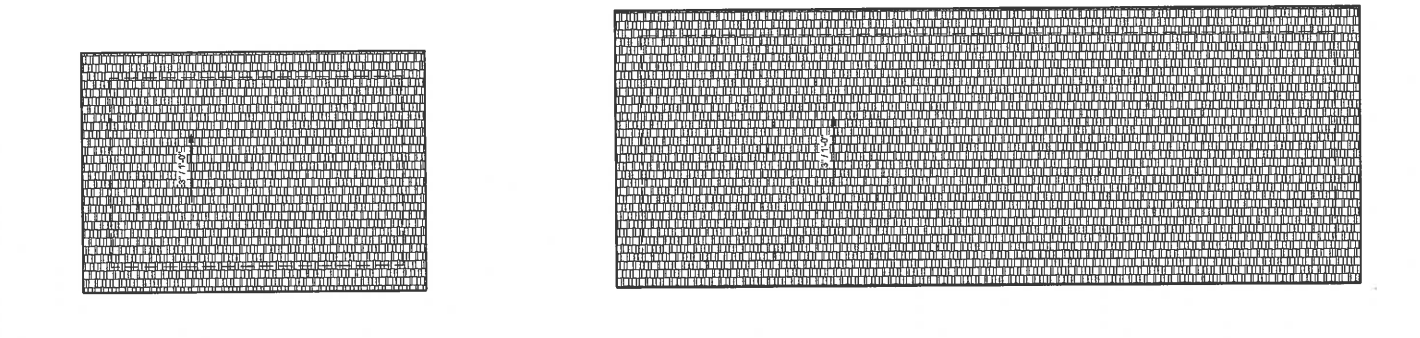
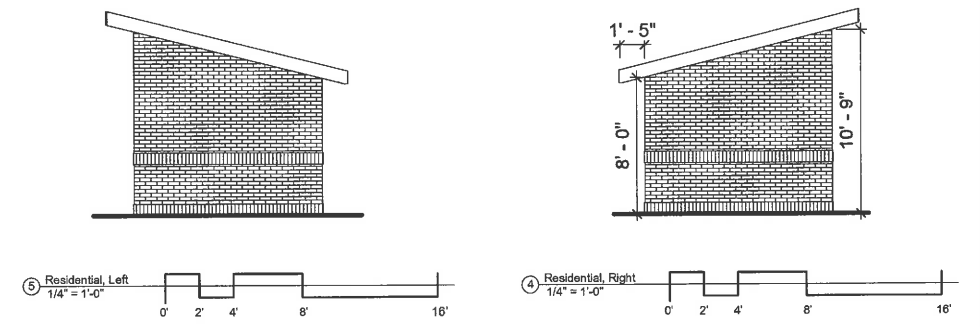
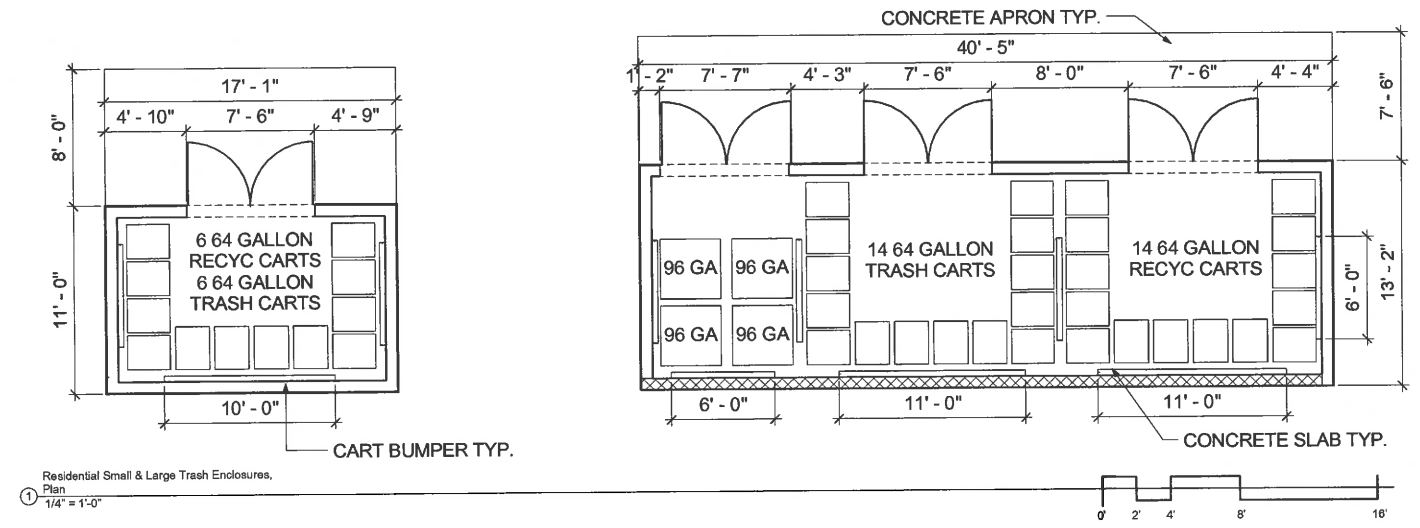
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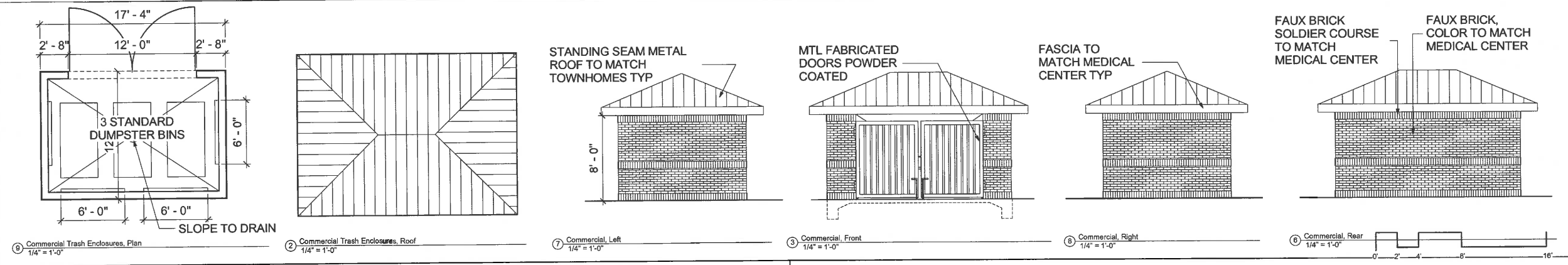
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RESIDENTIAL TRASH ENCLOSURE



COMMERCIAL TRASH ENCLOSURE



Architects
ARCHITECTS
INTERNATIONAL

USA Investment Associates

City of Redding
South Whitney Medical Office Building
California

by **USA Investment Associates**

Project Revision Schedule

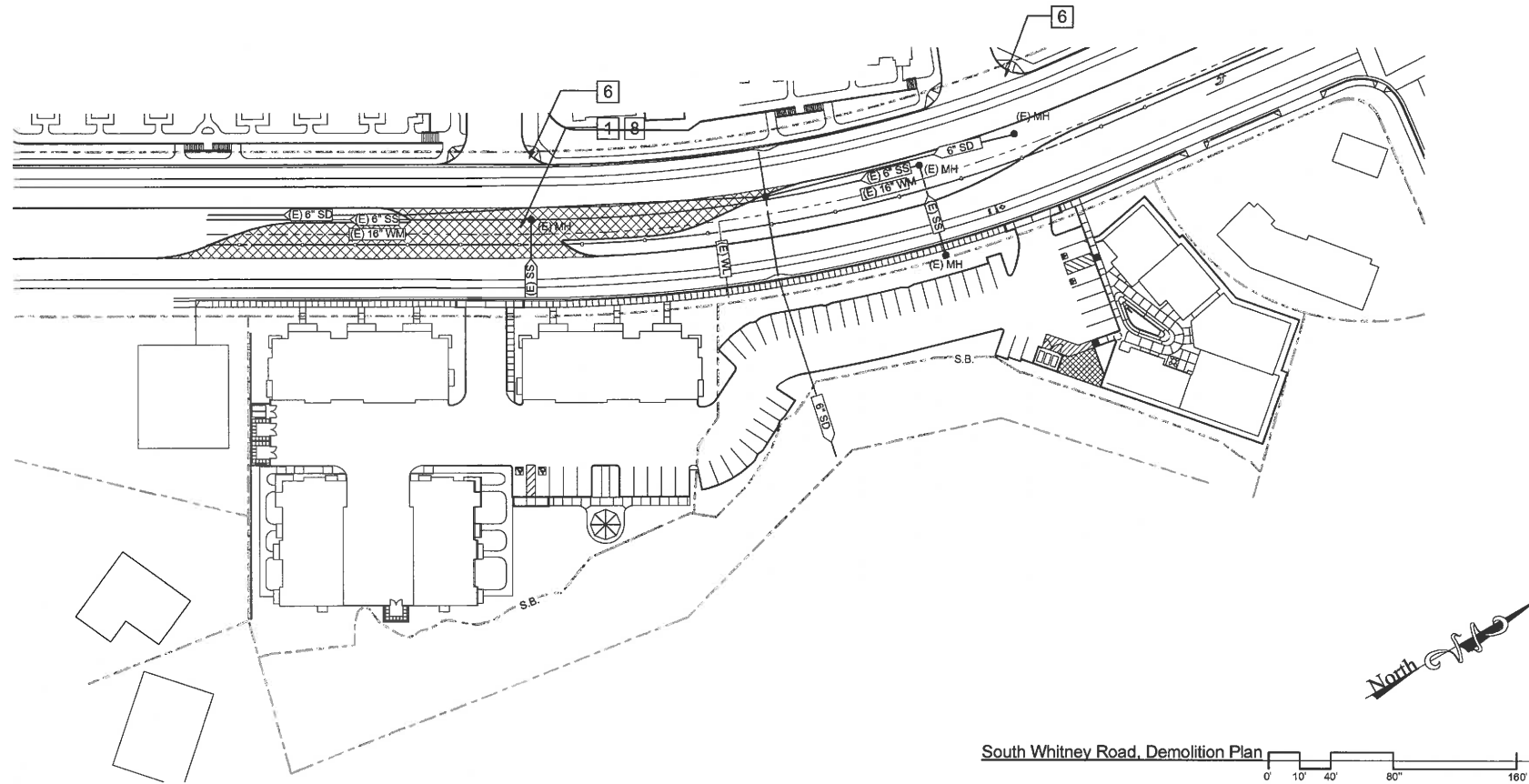
Trash Enclosures

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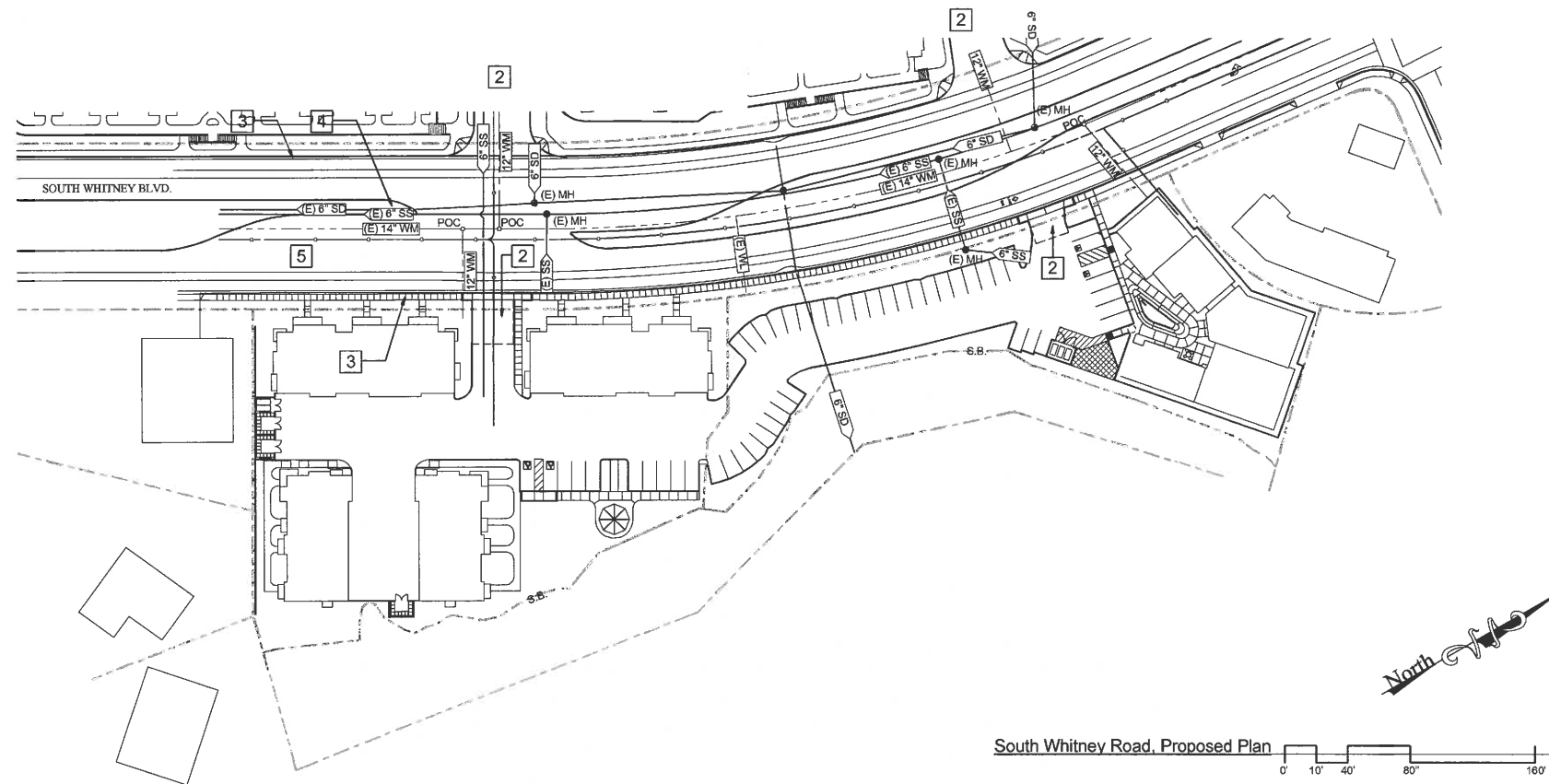
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South Whitney Road, Demolition Plan



South Whitney Road, Proposed Plan



KEY NOTES

- 1 AREA OF AC REMOVAL FOR FUTURE DEVELOPMENT
- 2 PROPOSED STREET OPENINGS
- 3 PROPOSED CURB AND GUTTER / SIDEWALK 4' @ BACK OF CURB ALONG SOUTH WHITNEY BOULEVARD
- 4 PROPOSED REMODELED 8" HIGH CURB
- 5 PROPOSED LEFT TURN POCKET
- 6 PROPOSED FUTURE CURB CUTS
- 7 EXISTING UTILITIES - LIGHT GREY
PROPOSED UTILITIES - DARK GREY
- 8 12" FULL DEPTH AC (SEE GEOTECH REPORT, TABLE 5.8.1)

ABBREVIATIONS

- SS SANITARY SEWER
- WM WATER MAIN
- G GAS
- POC POINT OF CONNECTION



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Traffic Access, South Whitney Blvd

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

Project Revision Schedule

Traffic Access, South Whitney Blvd
Not for Construction

SD- 2.17

SCALE 1" = 40'-0"

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EXHIBIT B

**South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009**

Available at the Economic and Community Development Department, Planning Division

PROJECT DATA & SUMMARY

SOUTH WHITNEY TOWNHOMES

PER ROCKLIN MUNICODE 17.40.005 (R-3 WITH A USE PERMIT)
ALLOWABLE BUILDING HEIGHT & AREA: (R-3 PER CHAPTER 17.40)

	ALLOWABLE	ACTUAL
HEIGHT:	40'-0"	37'-9"
STORIES:	3	3

UNITS: 20 TOWNHOMES

BUILDING AREA:	2X BUILDING D:	13,709 SQ FT
	2X BUILDING F:	9,843 SQ FT

TOTAL BUILDING AREA: 47,380 SQ FT, SEE SHEET SD-5.2 INFO, SYMBOLS & ABBREVIATIONS

SITE AREA: 1.25 GROSS ACRES +/-

NET DENSITY: 16.0 DU/ACRE

PROJECT AREA

GROSS AREA:	2.81 AC
NET AREA (NO ENVIR. ISSUES):	2.09 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	PD-R
EXISTING GENERAL PLAN DESIGNATION:	RC
PROPOSED GENERAL PLAN DESIGNATION:	HDR

PARKING ANALYSIS & PROJECT VIEW

SOUTH WHITNEY TOWNHOMES

BUILDING FOOT PRINT: 15,094 SQ FT

UNITS: 20

REQUIRED PARKING: 2 RESIDENT PARKING PER RESIDENTIAL UNIT
20 X 2= 40 PARKING SPACES
.5 VISITOR PARKING PER RESIDENTIAL UNIT
20 X .5= 10 PARKING SPACES
40 + 10 =
50 PARKING SPACES

TOWNHOMES	STANDARD	ACCESSIBLE	TOTAL
PARKING SCHEDULE	9 (GUEST) & 40 (COVERED)	1	50

TOWNHOMES, BUILDING PLEX D & F, 20 UNITS

- BUILDING PLEX D, 6 UNITS
- GAZEBO
- BUILDING PLEX F, 4 UNITS
- ANTELOPE CREEK



PROPOSED RE-ZONING

PROPOSED ZONING: PD-R

PERMITTED USES

- A. APARTMENTS, TOWNHOUSES, CONDOMINIUMS (FOR RESIDENTIAL USE, INCLUDING CLUSTER DEVELOPMENTS)
- B. ACCESSORY BUILDINGS SUBJECT TO REGULATIONS IN CITY CODE CHAPTER 17.08.
- C. ACCESSORY USES AS REGULATED BY CITY CODE CHAPTER 17.08.
- D. DUPLEXES, TRIPLEXES, SUBJECT TO REGULATIONS IN CITY CODE CHAPTER 17.38.

CONDITIONAL USES

- A. REST HOMES
- B. COMMUNITY CARE FACILITY, DAY CARE CENTER OR RESIDENTIAL FACILITY.

HEIGHT REGULATIONS

- A. THE MAXIMUM HEIGHT FOR PRINCIPAL BUILDINGS AND STRUCTURES SHALL BE FORTY FEET, WITH THE FOLLOWING EXCEPTION: WITH A USE PERMIT, THE MAXIMUM ALLOWABLE HEIGHT MAY BE INCREASED UP TO FIFTY FEET.
- B. THE MAXIMUM HEIGHT FOR ACCESSORY BUILDINGS OR STRUCTURES SHALL BE TWENTY FEET.

LOT AREA

NOT APPLICABLE

LOT COVERAGE

THE MAXIMUM LOT COVERAGE BY ALL STRUCTURES AND BUILDINGS SHALL NOT EXCEED SIXTY PERCENT OF THE LOT AREA.

LOT WIDTH

NOT APPLICABLE

SETBACKS

- NO LIVABLE BUILDING SHALL HEREAFTER BE ERECTED OR ENLARGED IN THIS ZONE UNLESS THE FOLLOWING SETBACKS ARE PROVIDED AND MAINTAINED:
- A. FRONT: THERE SHALL BE A FRONT SETBACK OF NOT LESS THAN TEN FEET.
 - B. REAR: THERE SHALL BE A REAR SETBACK OF NOT LESS THAN FIFTEEN FEET.
 - C. INTERIOR SIDE: THERE SHALL BE AN INTERIOR SIDE SETBACK OF NOT LESS THAN TEN FEET.
 - D. STREET SIDE: THERE SHALL BE A STREET SIDE SETBACK OF NOT LESS THAN TWELVE FEET SIX INCHES.

OFF-STREET PARKING

- A. OFF-STREET PARKING SHALL BE PROVIDED SUBJECT TO THE REGULATIONS IN CITY CODE CHAPTER 17.66.

LAND USE SUMMARY:

TOTAL SITE AREA: 1.25 GROSS AREA (+/-)
EXISTING GENERAL PLAN: RC
EXISTING ZONING: C-2

PROPOSED ZONING: PD-R (PLANNED DEVELOPMENT)
MAXIMUM COVERAGE: 60%

PROPOSED PD-R: 1.25 GROSS AREA (+/-)
PROPOSED # OF UNITS: 20 UNITS
TOTAL LOT COVERAGE: 0.38 ACRES

PROPOSED DENSITY: 16.0 UNITS PER ACRE

PROJECT SUMMARY

BUILDING	TYPE	UNITS
D	6 PLEX	2.1, 3.1, 3.2
F	4 PLEX	2.2, 3.3, 4.1, 4.2
ALL UNITS - 2 CAR GARAGE		

BUILDING D

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.1	3	3	3	3.5
3.1	3	2	3	3.0
3.2	3	1	3	3.5
TOTAL BUILDING SQUARE FOOTAGE				13,709 SF

BUILDING F

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.2	3	1	3	3.0
3.3	3	1	3	3.5
4.1	3	1	3	3.5
4.2	3	1	4	3.5
TOTAL BUILDING SQUARE FOOTAGE				9,843 SF

EXHIBIT B

DR2014-0014

RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

APPROVED BY CITY COUNCIL ON June 28, 2016

Beata Lomax



Gordon K Wong AIA, LEED GA
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1000 31st Street, Suite 300
Oakland, CA 94612
(415) 318-2128
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Project Data & Information

South Whitney Town+Homes
City of Rocklin, California
by USA Investment Associates

Project Schedule Revision	01 10.05.2013
Project Data & Information	
Not for Construction	
SD - 5.1	
SCALE	
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
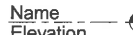





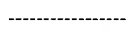






ABBREVIATIONS

A		G		N		S	
ABV	ABOVE	GALV	GALVANIZED	(N)	NEW	SCD	SEE CIVIL DRAWINGS
AC	ASPHALT CONCRETE	GC	GENERAL CONTRACTOR	N	NORTH	SCHD	SCHEDULE
AD	AREA DRAIN	GL	GLASS	NIC	NOT IN CONTRACT	SD	STORM DRAIN
ADDL	ADDITIONAL	GND	GROUND	NOM	NOMINAL	SECT	SECTION
AFF	ABOVE FINISH FLOOR	GWB	GYPHUM WALL BOARD	NP	NO PARKING	SED	SEE ELECTRICAL DRAWINGS
ASPH	ASPHALT	GYP	GYSUM	NR	NON-RATED	SF	SQUARE FOOT OR FEET
				NTS	NOT TO SCALE	SHR	SHOWER
						SHT	SHEET
B		H		O		SHTG	SHEATHING
BITUM	BITUMINOUS	HDBD	HARDBOARD	OA	OVERALL	SIM	SIMILAR
BKG	BACKING	HDR	HEADER	OC	ON CENTER	SJ	SEISMIC JOINT
BLDG	BUILDING	HDWR	HARDWARE	OD	OUTSIDE DIAMETER/ DIMENSION	SL	SEALANT
BM	BEAM	HDWD	HARDWOOD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	SLD	SEE LANDSCAPE DRAWINGS
BR	BACKER ROD	HTR	HEATER	OFOI	OWNER FURNISHED OWNER INSTALL	SM	SHEET METAL
BUR	BUILT-UP-ROOF	HVAC	HEATING, VENT. & A.C.			SMD	SEE MECHANICAL DRAWINGS
BDR	BEDROOM					SOF	SOFFIT
BW	BOTTOM OF WALL					SOG	SLAB ON GRADE
		I		P		SPD	SEE PLUMBING DRAWINGS
C		IN	INCH			SPEC/S	SPECIFICATION
CAB	CABINET	INCAND	INCANDESCENT	PENN	PENETRATION	SQ	SQAURE
CB	CATCH BASIN	INSUL	INSULATION	PERF	PERFORATED	SS	SANITARY SEWER
CEM	CEMENT	INT	INTERIOR	PERP	PERPENDICULAR	SSD	SEE STRUCTURAL DRAWINGS
CF	CUBIC FEET	INV	INVERT	PL	PLATE	STC	SOUND TRANSMISSION COEFFICIENT
CJ	CONTROL JOINT			PL	PROPERTY LINE	STD	STANDARD
CL	CLOSET	J		PLAS	PLASTER	STL	STEEL
CTL	CENTERLINE	JST	JOIST	PLBG	PLUMBING	STOR	STORAGE
CLG	CEILING	JT	JOINT	PLWD	PLYWOOD	STRL	STRUCTURAL
CONC	CONCRETE			PNL	PANEL	SY	SQUARE YARD
CPT	CARPET	K		POC	POINT OF CONNECTION		
		K	KIPS	PP	PERMEABLE PAVERS	T	
D		KIT	KITCHEN	PREFAB	PREFABRICATED	T&B	TOP AND BOTTOM
DR	DRAIN	KP	KICK PLATE	PSF	POUNDS PER SQUARE FOOT	T&G	TONGUE AND GROOVE
				PSI	POUNDS PER SQUARE INCH	TC	TOP OF CURB
E				PTD	PAINTED	TOC	TOP OF CONCRETE
(E)	EXISTING	L		PTR	PRESSURE TREATED	TOP	TOP OF PAVING
E	EAST			PTRWDQ	PRESSURE TREATED WOOD	TOS	TOP OF STEEL
ELEC	ELECTRICAL PANEL					TRD	TREAD
EP	EXTERIOR	LOC		QTY	QUANTITY	TW	TOP OF WALL
EXT		LT	LOCATION LIGHT	R		U	
		M		R	REVEAL OR RISER	UL	UNDERWRITERS LABORATORIES
F		MB	MACHINE BOLT	RAD	RADIUS	UTIL	UTILITIES
FDN	FOUNDATION	MDF	MEDIUM DENSITY	RCP	REINFORCED CONCRETE PIPE		
FH	FIRE HYDRANT	FBD	FIBERBOARD	RD	ROOF DRAIN	V	
FIN	FINISH	MECH	MECHANICAL	REF	REFERENCE	VCP	VITREOUS CLAY PIPE
FF	FINISH FLOOR	MEMB	MEMBRANE	REFL	REFLECTED	VERT	VERTICAL
FL	FLOW LINE	MET	METAL	REFR	REFRIGERATOR	VTR	VENT THROUGH ROOF
FLUOR	FLUORESCENT	MH	MANHOLE	RET	RETAINING OR RETARDANT		
FOC	FACE OF CONCRETE	MSC	MISCELLANEOUS	REG	REGISTER		
FOF	FACE OF FINISH	MTD	MOUNTED	RO	ROUGH OPENING	W	
FOS	FACE OF STUD	MTL	METAL			W	WEST OR WIDTH
FR	FIRE RATED					WC	WATER CLOSET
FS	FLOOR SINK					WD	WOOD
FSL	FIRE SPRINKLER					WDW	WINDOW
FTG	FOOTING					W/O	WITHOUT
FURR	FURRING					WP	WATER PROOF
						WPT	WORKING POINT
						WR	WATER RESISTANT

GENERAL NOTES

- THE PROJECT SHALL FOLLOW CONDITIONS FOR DECORATIVE PILASTERS/COLUMNS FOR THE WROUGHT IRON PERIMETER FENCE AND THE MASONRY/ SOUND WALLS, CONSISTENT WITH THE CITY'S DESIGN REVIEW GUIDELINES.
- THE PROJECT SHALL ERECT TUBULAR STEEL FENCES AROUND THE DETENTION BASIN.
- THE PROJECT SHALL HAVE ADDITIONAL ENHANCEMENTS WITHIN THE LANDSCAPING ALONG THE PUBLIC RIGHTS-OF-WAYS, INCLUDING BOULDERS AND/OR OTHER FEATURES/ AMENITIES, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. OWNER SHALL CONSIDER SOLUTIONS WHICH WORK FOR BOTH SUNSET HILLS AND SOUTH WHITNEY MIXED-USE FOR DEVELOPMENT CONSISTENCY.
- THE PROJECT SHALL PROVIDE NON-WOOD AC SCREENS WITH A GATED ACCESS FOR MAINTENANCE OF THE UNITS.
- MINIMUM PLANT NUMBERS FOR VARIOUS TREE SPECIES AND THE GROUND COVER SPACING, AT A MINIMUM, SHALL BE PROVIDED PRIOR TO BUILDING PLAN APPROVALS. APPROVAL SHALL BE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR, INCLUDING SPECIFIED MINIMUM SPACING FOR GROUND COVER AND SHRUBS.
- THE PROJECT SHALL INCLUDE DECORATIVE PAVING/PAVERS AT THE ENTRANCES. PAVERS SHALL MATCH ACROSS THE STREET PROJECT SUNSET HILLS, ROCKLIN TREATMENT.
- PRIOR TO CONSTRUCTION, OWNER SHALL HOLD NEIGHBORHOOD MEETINGS AND MEET INDIVIDUALLY WITH THE PLANNING COMMISSIONERS.

SYMBOLS

	CERAMIC FLOOR TILES		KEY NOTE		BUILDING SECTION
	CARPET		DATUM REFERENCE		WALL TYPE
	CONCRETE PAD		DETAIL REFERENCE		INTERIOR ELEVATION
	EXISTING STRUCTURES		APPROXIMATE LINE OF WORK		WINDOW TYPE
	PROPOSED STRUCTURES		DOOR TYPE		REMOVE
			REVISION		ROOM TAG

APPLICABLE CODES & REGULATIONS

- 2013 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11A/B
- 2013 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2013 CALIFORNIA RESIDENTIAL CODE PART 2.5
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2011 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.



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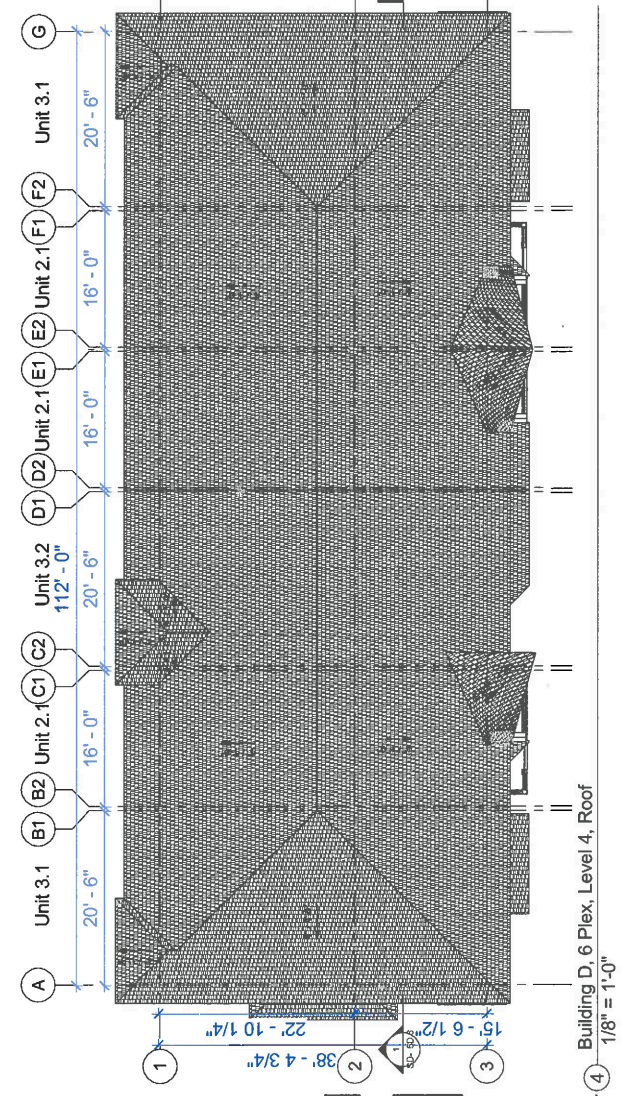
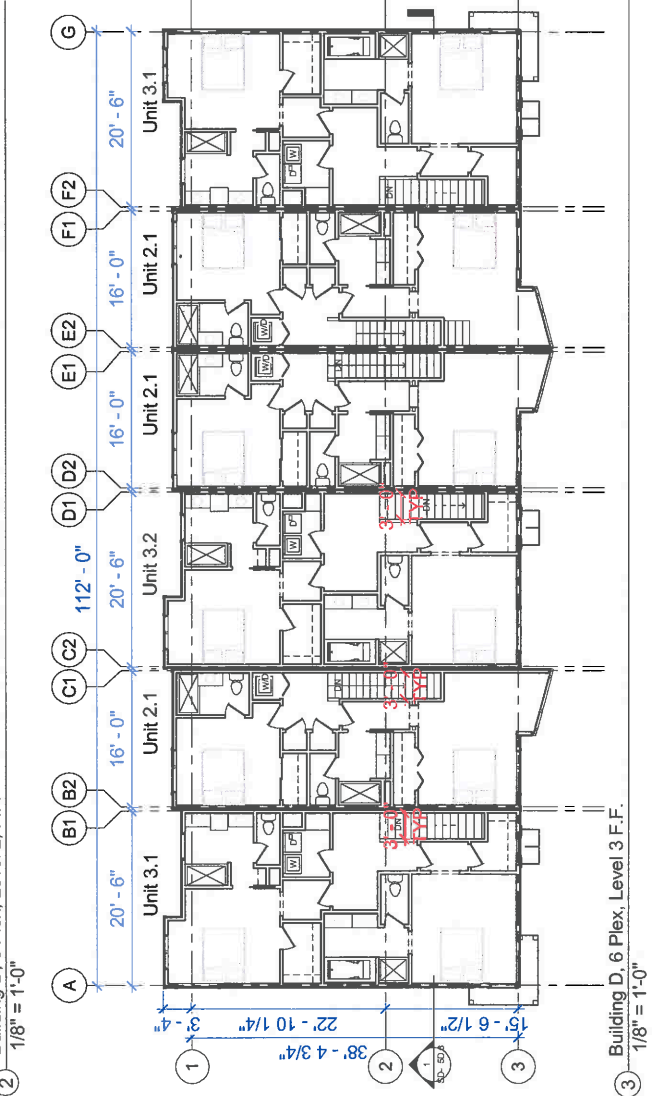
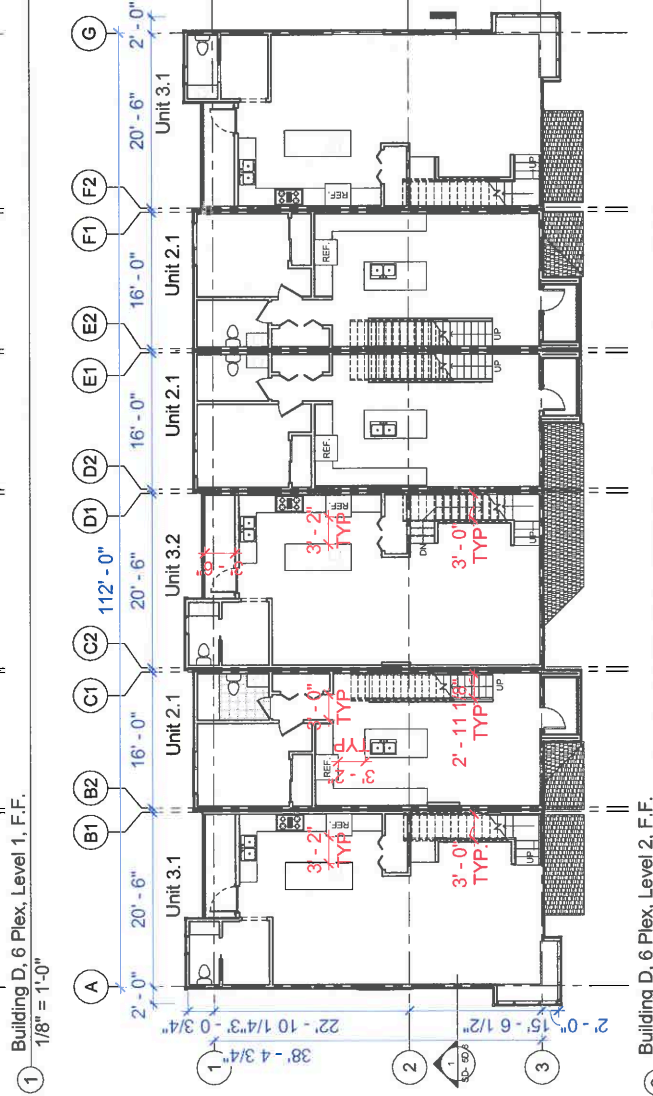
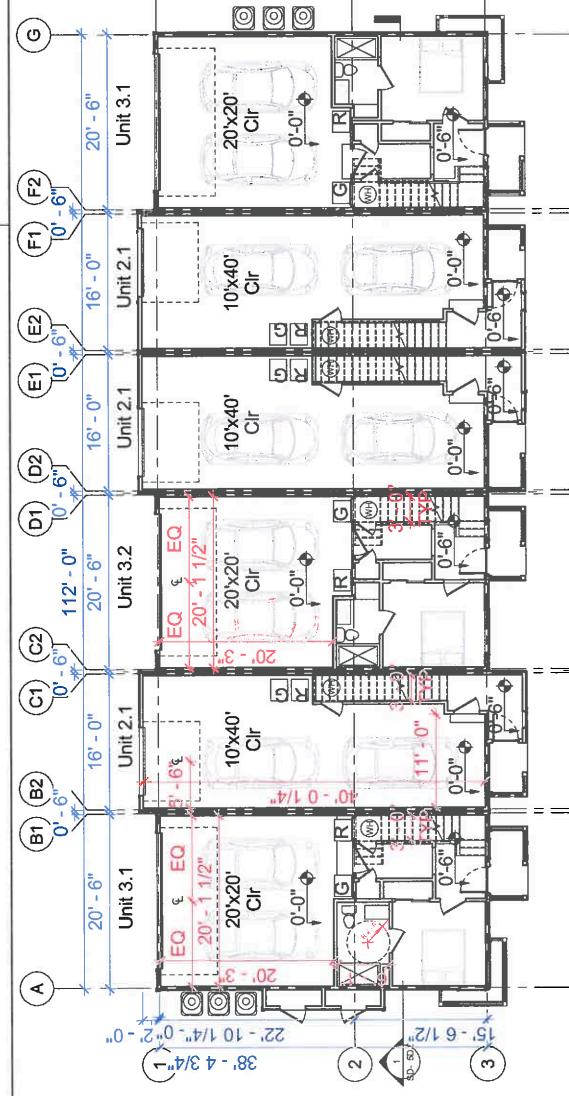
South Whitney Town+Homes
City of Rocklin California
by USA Investment Associates

Project Schedule	Revision
01	10.05.2013

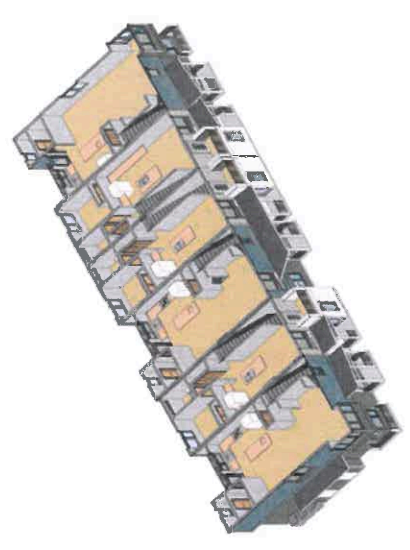
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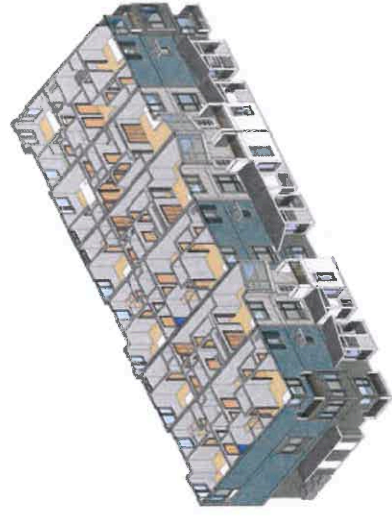
Info, Symbols, Abbreviations & General Notes



5 Building D, 6 Plex, Axon 1st Floor



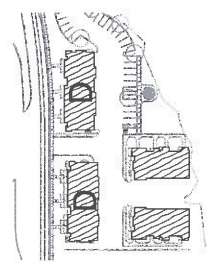
6 Building D, 6 Plex, Axon 2nd Floor



7 Building D, 6 Plex, Axon 3rd Floor



8 Building D, 6 Plex, Axon Roof



BUILDING FOOT PRINT = 4,890 SF

Building D, 6 Plex, Level 1,2,3 & Roof Plans

South Whitney Town+Homes
City of Rocklin, California
by USA Investment Associates

Project Schedule	
Revision	
01	10.05.2013

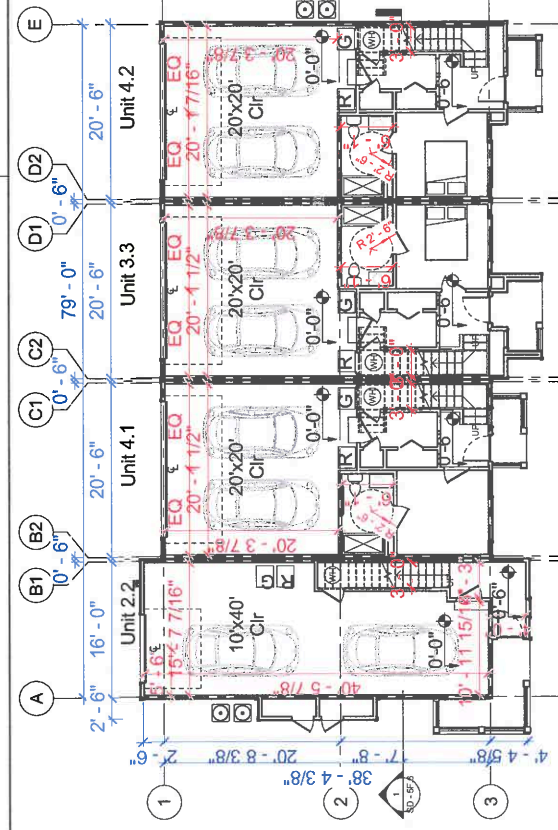
Building D, 6 Plex,
Level 1,2,3 & Roof
Plans
Not for
Construction
SD- 5D.3

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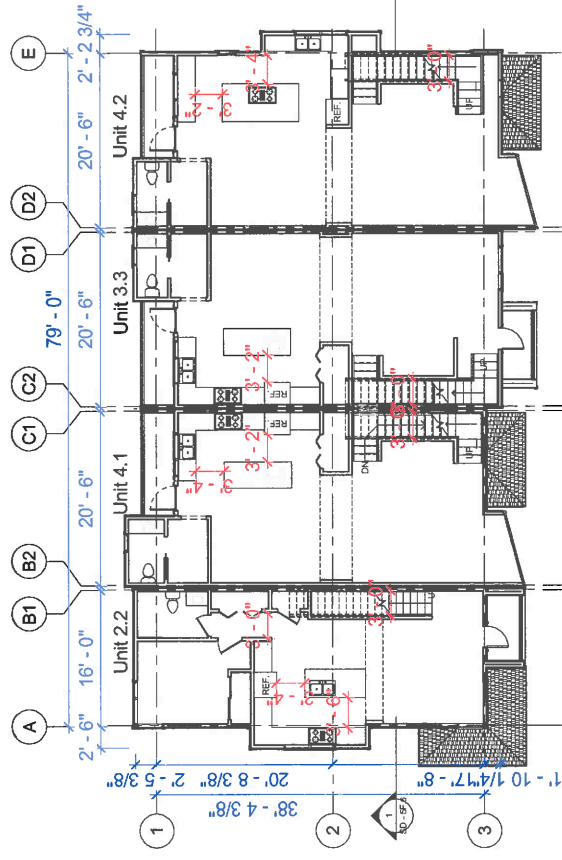


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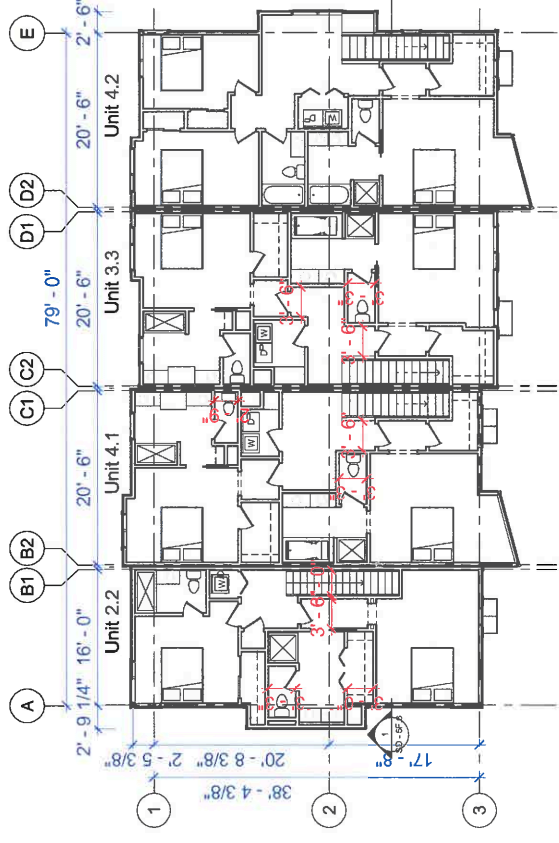




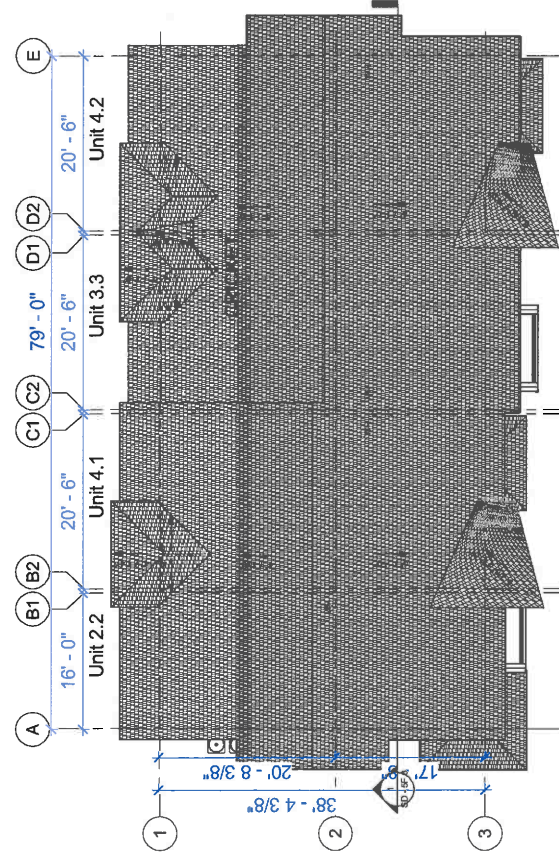
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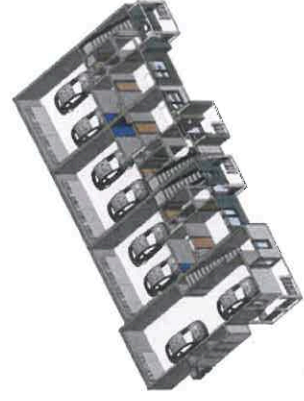
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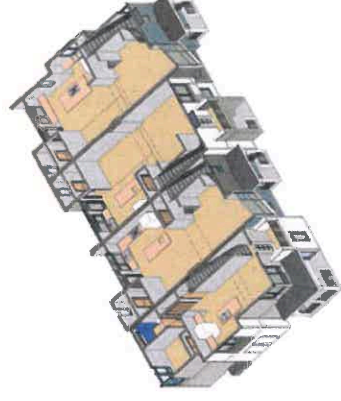
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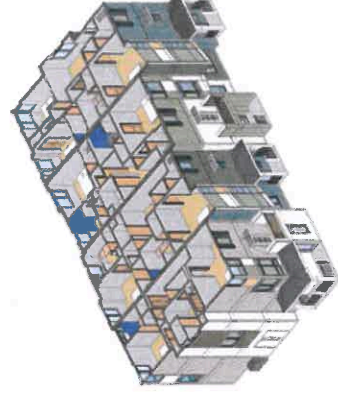
④ Building F, 4 Plex, Level 4, Roof
1/8" = 1'-0"



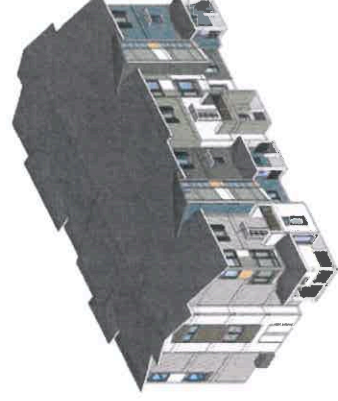
⑤ Building F, 4 Plex, Axon 1st Floor



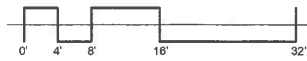
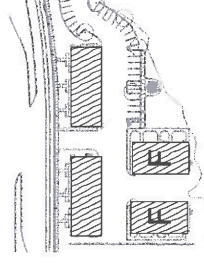
⑥ Building F, 4 Plex, Axon 2nd Floor



⑦ Building F, 4 Plex, Axon 3rd Floor



⑧ Building F, 4 Plex, Axon Roof



Building F, 4 Plex, Level 1, 2, 3 & Roof Plans

BUILDING FOOT PRINT = 3450 SF

South Whitney Town+Homes
City of Rocklin, California
by USA Investment Associates

Project Schedule
Revision
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Building F, 4 Plex,
Level 1, 2, 3 & Roof
Plans
Not for
Construction

SD - 5F.3

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Building D, 6 Plex, Elevations & Materials

South Whitney Town+Homes
 City of Rocklin California
 by USA Investment Associates

Project Schedule
 Revision
 01 10.05.2013

Building D, 6 Plex,
 Elevations &
 Materials
 Not for
 Construction
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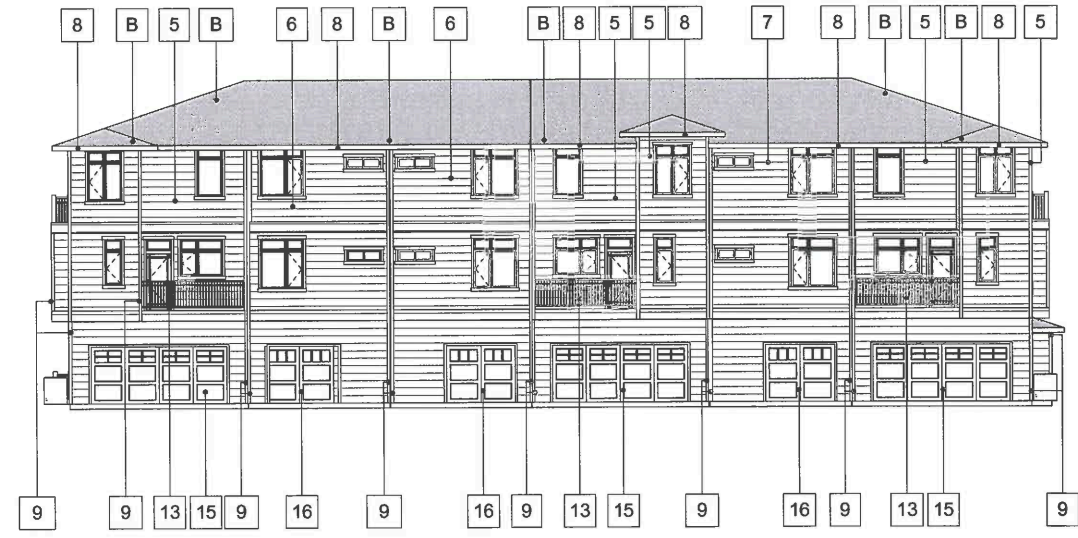
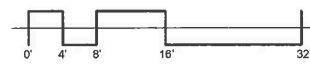
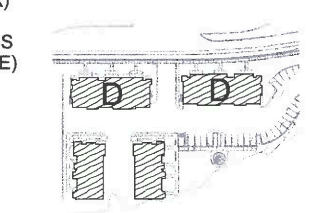


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

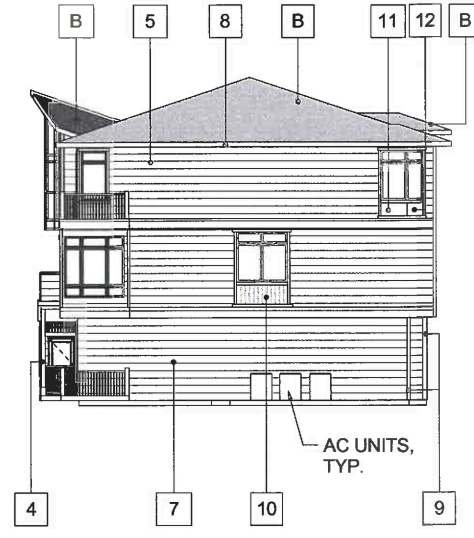
- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



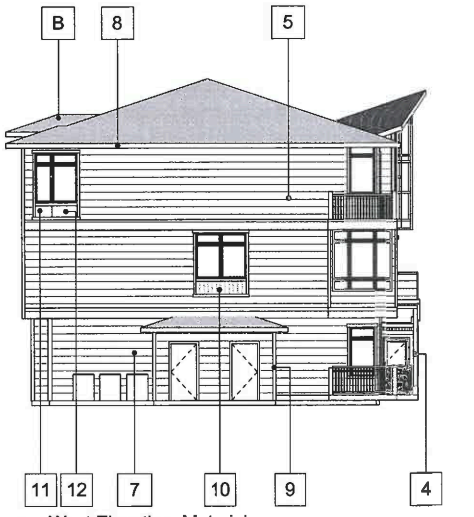
1 North Elevation, Materials
 1/8" = 1'-0"



2 East Elevation, Materials
 1/8" = 1'-0"



3 South Elevation, Materials
 1/8" = 1'-0"



4 West Elevation, Materials
 1/8" = 1'-0"



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Building F, Elevations & Materials

South Whitney Town+Homes
 City of Rocklin, California
 by USA Investment Associates

Project Schedule
 Revision
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Building F,
 Elevations &
 Materials
 Not for
 Construction

SD - 5F.4

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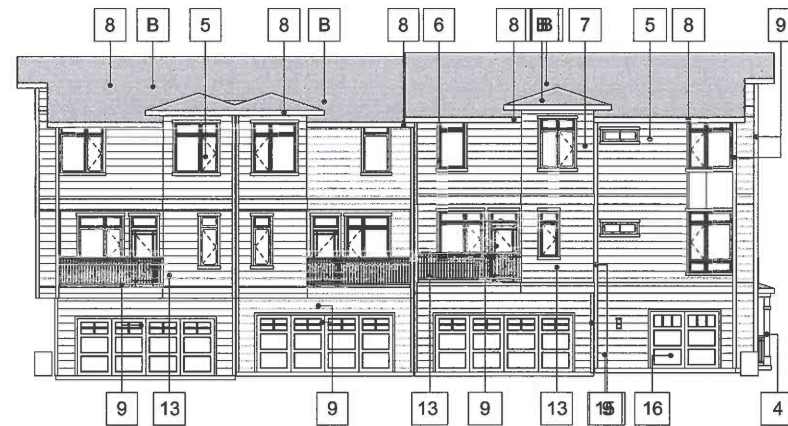
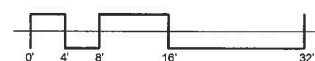
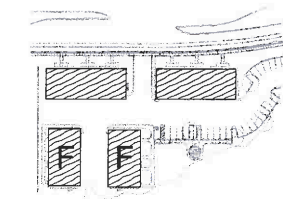


Roof Schedule: Single or Standing
 Seam, See sheet SD-5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

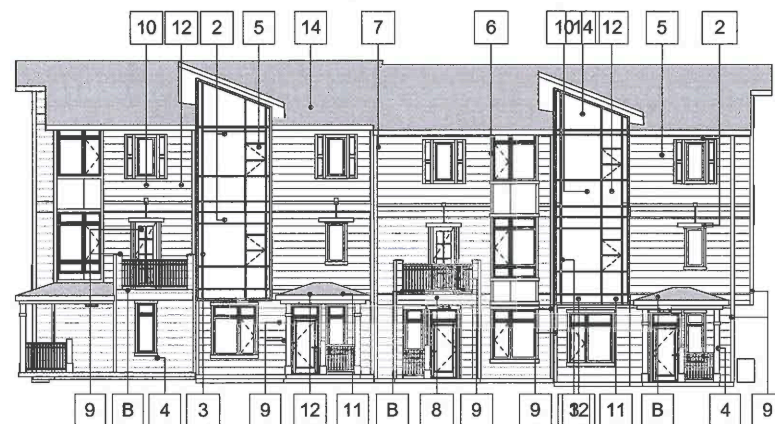
- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
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- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
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- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



1 North Elevation, Materials
 1/8" = 1'-0"



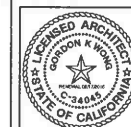
2 East Elevation, Materials
 1/8" = 1'-0"



3 South Elevation, Materials
 1/8" = 1'-0"



4 West Elevation, Materials
 1/8" = 1'-0"



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Building D, 6 Plex, Elevations & Colors

South Whittney Town+Homes
City of Redding, California
by USA Investment Associates

Project Schedule	Revision
01	10.05.2013
Building D, 6 Plex, Elevations & Colors	
Not for Construction	
SD- 5D.5	
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ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

① North Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1
EXTERIOR TYPE: 8

④ West Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

③ South Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1
EXTERIOR TYPE: 8

② East Elevations, Colors
1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK
ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE



2 COLOR: COUNTRY GREY
ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE



3 COLOR: FLINT GREY
ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
SOLAR REFLECTION INDEX: 43



4 COLOR: MEDIUM BRONZE
ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
SOLAR REFLECTION INDEX: 31



Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR
TRIM COLOR	

TIPS FOR COLOR SELECTION

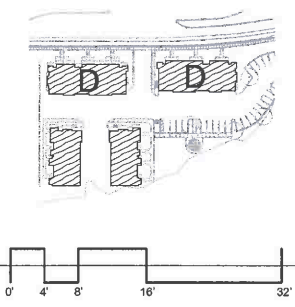
For a full color palette, consider the following for other exterior color and trim combinations:

- 1. Color swatches are for reference only. Actual colors may vary.
- 2. Color swatches are for reference only. Actual colors may vary.
- 3. Color swatches are for reference only. Actual colors may vary.
- 4. Color swatches are for reference only. Actual colors may vary.
- 5. Color swatches are for reference only. Actual colors may vary.
- 6. Color swatches are for reference only. Actual colors may vary.
- 7. Color swatches are for reference only. Actual colors may vary.
- 8. Color swatches are for reference only. Actual colors may vary.
- 9. Color swatches are for reference only. Actual colors may vary.
- 10. Color swatches are for reference only. Actual colors may vary.

- | | |
|-------------------|--------------------|
| 1 NAVAJO BEIGE | 6 HEATHERED MOSS |
| NAVAJO BEIGE | BOOTHBAY BLUE |
| ARCTIC WHITE | HEATHERED MOSS |
| | MOUNTAIN SAGE |
| | KHAKUJI BROWN |
| 2 ARCTIC WHITE | 7 MOUNTAIN SAGE |
| ARCTIC WHITE | HEATHERED MOSS |
| | MOUNTAIN SAGE |
| | COBBLE STONE |
| NAVAJO BEIGE | NAVAJO BEIGE |
| 3 COBBLE STONE | 8 BOOTHBAY BOOTH |
| COBBLE STONE | ARCTIC WHITE |
| | BOOTHBAY BOOTH |
| | MOUNTAIN SAGE |
| NAVAJO BEIGE | COBBLE STONE |
| 4 TIMBER BARK | 9 COUNTRY LANE RED |
| TIMBER BARK | KHAKUJI BROWN |
| | COUNTRY LANE RED |
| | SANDSTONE BEIGE |
| ARCTIC WHITE | MONTEREY TAUPE |
| 5 SANDSTONE BEIGE | 10 EVENING BLUE |
| SANDSTONE BEIGE | COUNTRY LANE RED |
| | EVENING BLUE |
| | MONTEREY TAUPE |
| KHAKUJI BROWN | COBBLE STONE |

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)





ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 3

① North Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 3

④ West Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1
 EXTERIOR TYPE: 3 EXTERIOR TYPE: 1 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

③ South Elevation, Colors
 1/8" = 1'-0"



ROOF TYPE: 1
 EXTERIOR TYPE: 8

② East Elevation, Colors
 1/8" = 1'-0"

Roof Color Schedule

- 1 COLOR: CHARCOAL BLACK
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 2 COLOR: COUNTRY GREY
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 3 COLOR: FLINT GREY
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 43
- 4 COLOR: MEDIUM BRONZE
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM
 SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

MAIN BODY COLOR	SECOND BODY COLOR	TRIM COLOR
-----------------	-------------------	------------

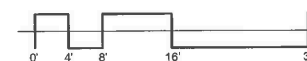
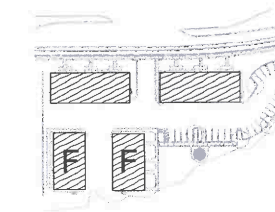
TIPS FOR COLOR SELECTION

Exterior finish color selections and more please visit us at: www.usainvestment.com

- 1 NAVAJO BEIGE
- 2 ARCTIC WHITE
- 3 COBBLE STONE
- 4 TIMBER BARK
- 5 SAND STONE BEIGE
- 6 HEATHERED MOSS
- 7 MOUNTAIN SAGE
- 8 BOOTHBAY BOOTH
- 9 COUNTRY LANE RED
- 10 EVENING BLUE

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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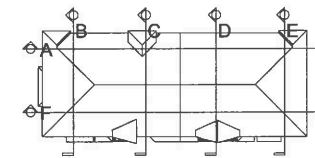
Building F, Elevations & Colors

South Whitney Town+Homes
 City of Redding, California
 by, USA Investment Associates

Project Schedule	Revision
01	10.05.2013

Building F, Elevations & Colors
 Not for Construction
 SD - 5F.5

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8 Building D, 6 Plex, Section Diagram
1" = 30'-0"



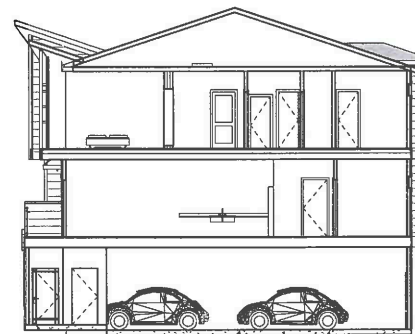
1 Building D, 6 Plex, Section A
1/8" = 1'-0"
FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0'



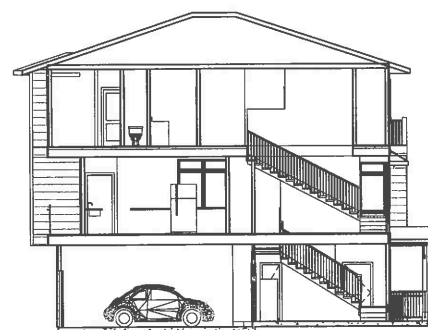
2 Building D, 6 Plex, Section B
1/8" = 1'-0"



3 Building D, 6 Plex, Section C
1/8" = 1'-0"



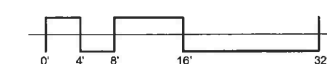
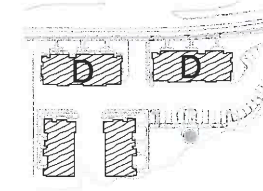
4 Building D, 6 Plex, Section D
1/8" = 1'-0"



5 Building D, 6 Plex, Section E
1/8" = 1'-0"



6 Building D, 6 Plex, Section F
1/8" = 1'-0"
FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0' FF = 210.0'



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Building D, 6 Plex, Sections

South Whitney Town+Homes
City of Redding California
by USA Investment Associates

Project Schedule	
Revision	
01	10.05.2013

Building D, 6 Plex, Sections

Not for Construction
SD- 5D.6

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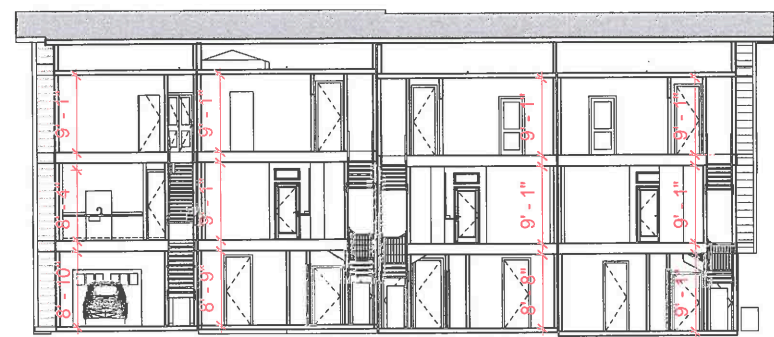
Building F, Sections

South Whitney Town+Homes
City of Redding, California
by USA Investment Associates

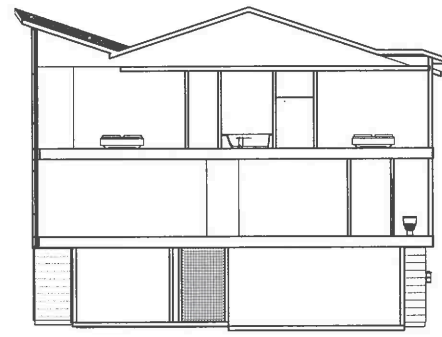
Project Schedule
Revision
01 10.05.2013

Building F,
Sections
Not for
Construction
SD - 5F.6

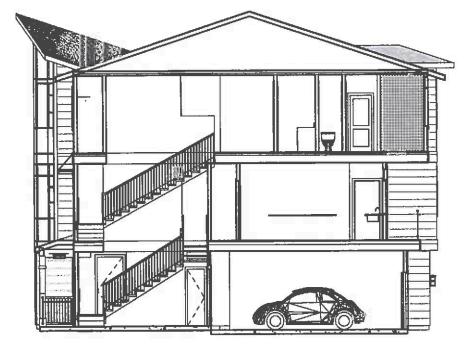
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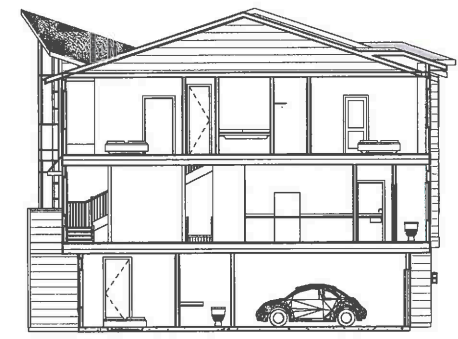
1 Section AA
1/8" = 1'-0"



2 Section BB
1/8" = 1'-0"



3 Section CC
1/8" = 1'-0"



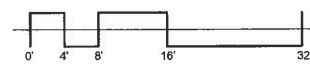
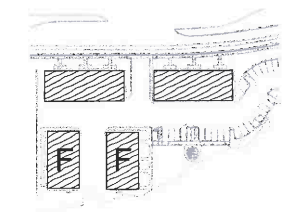
4 Section DD
1/8" = 1'-0"



5 Section EE
1/8" = 1'-0"



6 Section FF
1/8" = 1'-0"



Premium Steel

Masonite Steel doors feature high-definition decorative panel profiles that closely replicate the appearance of a high-end wood door with the ultimate in security. They truly make a statement with the addition of Masonite's glass inserts for a grand entrance.



MASONITE® STA-TRU® HD with decorative glass in door (SHD400466) - address (SHDN450066)

Steel Edge

STA-TRU® HD LIMITED 20 YEAR WARRANTY
MASONITE® HD LIMITED 15 YEAR WARRANTY

Wood Edge

STA-TRU® HD LIMITED 20 YEAR WARRANTY
MASONITE® HD LIMITED 5 YEAR WARRANTY
MASONITE® ULTIMY LIMITED 1 YEAR WARRANTY

Standard features for steel-edge & wood-edge

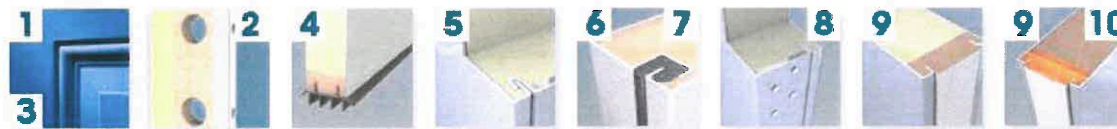
- High-Definition Panel Profile
 - creates excellent shadow lines and distinct panel designs
- Internal Blocking
 - lock area is reinforced to provide solid mounting surface
- Two Finish Options
 - Masonite® HD features a baked-on primer for a more durable finish
 - Sta-Tru® HD has a prefinished white surface (no initial finishing required on door panel)
- Rot-Resistant Bottom Rail
 - high-performance composite material is utilized on all bottom rails

Steel-Edge features

- Interlocking Steel-Edge
 - has six 90° steel bends in each edge to ensure stability and resist warping
- Square-Edge Design
 - wood door appearance
- Vinyl Extrusion
 - locks facings together and provides an insulated thermal barrier
- Steel Reinforcements
 - hinges are flush mounted into steel reinforcements to help prevent hinge sag
 - 90-minute fire label available (opaque doors only)

Wood-Edge features

- Engineered Construction
 - finger-jointed hinge stile
 - laminated lumber look stile
- Interlocking Design
 - grooved stiles add strength and structural rigidity
 - steel facings wrap over stiles with a 'J' bend
 - 20-minute fire label available (opaque doors only)



High Definition Steel

High-Definition profiles provide curb appeal and durability.

32

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1. EXTERIOR DOORS

James Hardie® ColorPlus® Technology Siding Products

artisan
JamesHardie

ARTISAN® LAP SIDING

Thickness: 5/8"
Length: 12' planks

Smooth

Widths: 5.25" (4" exp.)
7.25" (6" exp.)
8.25" (7" exp.)



Smooth in Mountain Sage



HardiePlank
DESIGN COLLECTION

HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

Custom Beaded CedarMill®

Width: 8.25" (7" exp.)



Sandstone Beige

Custom Beaded Smooth

Width: 8.25" (7" exp.)



Autumn Tan

Custom Colonial™ Roughsawn

Available in 14" x 12" product series only

Width: 8" (6.75" exp.)



Sandstone Beige

Custom Colonial™ Smooth

Available in 12" x 10" product series only

Width: 8" (6.75" exp.)



Hushed Moss

HardiePlank®

HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

Select CedarMill®

Widths: 6.25" (5" exp.)
7.25" (6" exp.)
8.25" (7" exp.)



Cobble Stone

Smooth

Widths: 6.25" (5" exp.)
7.25" (6" exp.)
8.25" (7" exp.)



Arctic White

HardiePanel®

HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

Sierra 8

Sizes: 4' x 8' and 4' x 10'



Bonobay Blue

Stucco

Sizes: 4' x 8' and 4' x 10'



Autumn Tan

CedarMill®

Sizes: 4' x 8' and 4' x 10'



Woodstock Brown

Smooth

Sizes: 4' x 8' and 4' x 10'



Countrylane Red

HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel

Width: 48"
Height: 15.25" (7" exp.)



Staggered Edge Panel

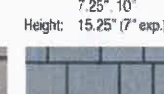
Width: 48"
Height: 15.875" (6" exp.)



Monterey Teape

Individual Shingles

Not available in Europe
Widths: 4.2", 5.5", 6.75",
7.25", 10"
Height: 15.25" (7" exp.)



Evening Blue

Materials & Products

South Whitney Town+Homes
City of Rocklin, California

by USA Investment Associates

Project Schedule

Revision

01 10.05.2013

Materials & Products

Not for Construction

SD - 5.7a

SCALE

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(408) 315-2125 LIC# 34845, GKW Architects.com



James Hardie® ColorPlus® Technology Trim Products WEST

artisan
JamesHardie

ARTISAN® ACCENT TRIM

Thickness: 1-1/2" Smooth
Length: 12' boards Widths: 3.5", 5.5"



Khaki Brown

HardieTrim® HARDIETRIM® BOARDS

Length: 12' boards

4/4 Rustic
Thickness: 3/4"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"

Arctic White

5/4 Rustic
Thickness: 1"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"

Arctic White

4/4 Smooth
Available in 9210 zones of California & Oregon only
Thickness: 3/4"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"

Arctic White

5/4 Smooth
Available in 9210 zones of California & Oregon only
Thickness: 1"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"

Arctic White

HARDIETRIM® NT3™ BOARDS

Length: 12' boards

4/4 Smooth
Thickness: 3/4"
Widths: 5.5", 7.25"



5.5" in Arctic White

5/4 Smooth
Thickness: 1"
Widths: 3.5", 4.5", 5.5", 7.25", 11.25"



3.5" in Arctic White

4/4 HARDIETRIM® BATTEN BOARDS

Rustic Grain®
Thickness: 3/4"
Width: 2.5"



Navajo Beige

Smooth
Thickness: 3/4"
Width: 2.5"



Arctic White

HardieSoffit® HARDIESOFFIT® PANELS

Thickness: 1/4"

Vented & Non-Vented
CedarMill®
Sizes: 12' x 12', 16' x 12', 24' x 8'



3. EXTERIOR TRIM

James Hardie® ColorPlus® Technology Palette WEST

Effective: November 2012



US Markets: Oregon, Washington, California, Rockies, Desert, Boise and Hawaii

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.



The following James Hardie® products are available in these ColorPlus® Technology colors: Artisan® Accent™ Trim Boards, HardieTrim® Boards and HardieSoffit® Panels.



Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

JamesHardie 1.866.442.7343 | www.jameshardie.com **ColorPlus** Technology

4. EXTERIOR COLORS



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Materials & Products, cont.

South Whitney Town+Homes
City of Redding, California
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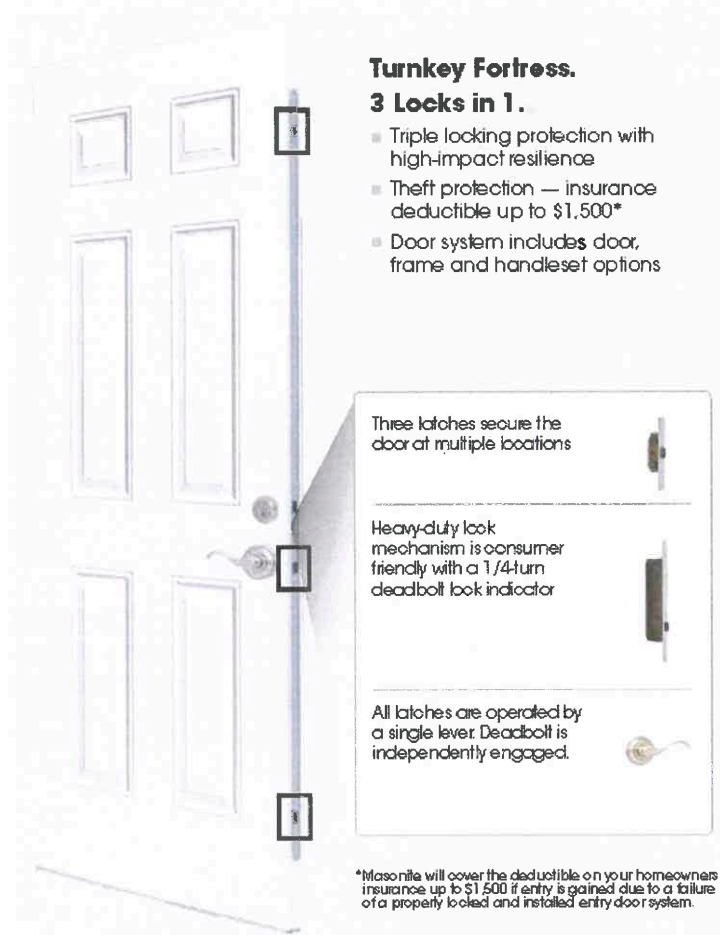
Project Schedule
Revision
01 10.05.2013

Materials & Products, cont.
Not for Construction
SD - 5.7b

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Steel security options

SECURITY DOOR



Turnkey Fortress. 3 Locks in 1.

- Triple locking protection with high-impact resilience
- Theft protection — insurance deductible up to \$1,500*
- Door system includes door, frame and handle options

Three latches secure the door at multiple locations

Heavy-duty lock mechanism is consumer friendly with a 1/4-turn deadbolt look indicator

All latches are operated by a single lever. Deadbolt is independently engaged.

*Masonite will cover the deductible on your homeowners insurance up to \$1,500 if entry is gained due to a failure of a properly locked and installed entry door system.

Shock-Absorbing Composite Jamb
Our composite jambs are designed to naturally absorb shock by flexing and not splintering when forces are applied.

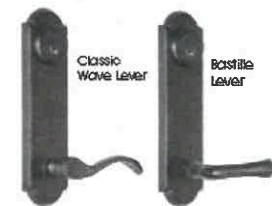
Opaque/No Glass
Masonite's security door system is based on a steel door without glass, offering the highest resistance to intrusion, impact and ultimate privacy.

MIC-15402-2014-SFG-Non128013.indd 34

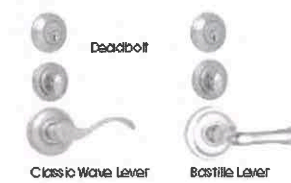
6. EXTERIOR DOOR HARDWARE

handleset options

Monaco Series*



Sapphire Series*



*Available Finishes: satin nickel, antique black

12/8/15 4:25 PM



COLORPLUS® TECHNOLOGY ACCESSORIES

When using James Hardie products with ColorPlus® Technology, ensure long-lasting beauty by exclusively using ColorPlus® Touch-up and Matched Caulk instead of paint and caulk.

COLORPLUS® TOUCH-UP KIT:

Using ColorPlus Touch-Up on ColorPlus products is important to maintain the color consistency and durability delivered through a ColorPlus exterior. ColorPlus Touch-up is specially formulated to match ColorPlus Technology colors and offers better resistance to aging, color change and chalking when used on James Hardie products with ColorPlus Technology.

Edge coater

Edge coating is required for any cuts made in ColorPlus products. Edge coating seals the edges of the board and makes the joints and seams less visible. ColorPlus edge finishes shall be applied with the James Hardie Edge Coater. If any areas larger than a dime require touch-up, replace the area with a new piece of ColorPlus plank or panel.



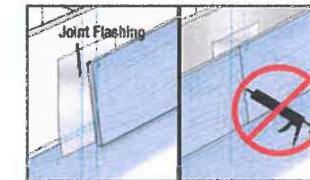
Touch-up pen

JH Touch-up pens are used for concealing nail heads and very small nicks and scrapes. Touch-up pens shall be used sparingly.



COLORPLUS® TECHNOLOGY MATCHED CAULK:

James Hardie recommends the use of caulks and sealants that remain 'permanently flexible.' Must be applied in accordance with the manufacturer's written instructions.



James Hardie's warranty provides coverage for defects in materials and workmanship on ColorPlus Technology products and ColorPlus Touch-up only. It does not warrant the appearance or performance of any third party coatings or finishes, including paint, used as touch-up and third party touch-up paints used on James Hardie products with ColorPlus Technology.

TRIM ACCESSORIES

Flat Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications around windows, doors, and band boards.



Corner Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications on corners.



JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus Technology

**Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.

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5. EXTERIOR APPLICATION



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Materials & Products, cont.

South Whitney Town+Homes
City of Rocklin California
by USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Materials & Products, cont.
Not for Construction
SD - 5.7c

SCALE
11/17/2015 2:43:33 PM

Presidential Shake™ and Presidential Shake™ TL 15

YOUR OBJECTIVE:

To learn the correct procedures for installing Presidential Shake™ and Presidential Shake™ TL shingles

PRESIDENTIAL SHAKE™ AND PRESIDENTIAL SHAKE™ TL SHINGLES

Presidential Shake™ and Presidential Shake™ TL shingles are a premium oversized (14 1/4" x 40") roofing product. These shingles would fall in the "best" category when offering a choice of "good," "better" and "best" products.

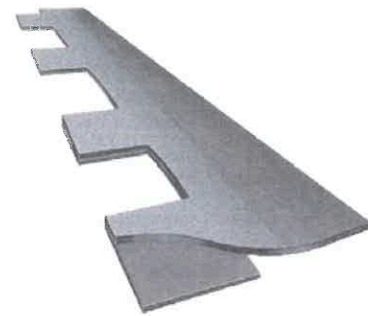


Figure 15-1: Presidential Shake Shingle.

Presidential has the depth and dimension of hand-split cedar shakes. Constructed with two laminated layers and an exclusive, patented sculpted tab. Also, two different colors can be combined to create a one-of-a-kind look. Using our **Special Effects color combinations** provides dozens of options to custom design a roof.

The incomparable Presidential TL is a super-heavyweight shingle (180 lbs./square). Constructed using Tri-Laminate technology, the Presidential TL is made of two base layers and a top layer of premium materials.

Presidential Shake is available in an **impact resistant** design; specially manufactured with a reinforced fiberglass scrim to meet UL 2218 Class 1 impact resistance rating. **NOTE:** This product must be installed over a clean deck (no roof-overs) and Presidential impact resistant starter shingles as well as hip and ridge cap accessories must be used to obtain the UL 2218 rating.

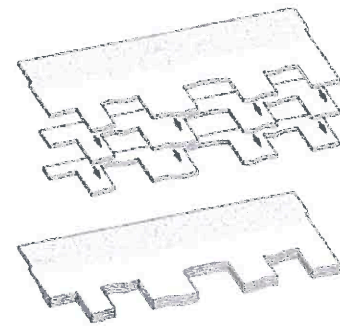


Figure 15-2: Presidential TL Tri-Laminate Construction.

Fastening, low slope underlayment and flashing requirements, are special because of the thickness, design and weight of the products. Open valleys are recommended; however, closed-cut valleys are also acceptable. Woven valleys are not recommended when applying Presidential and Presidential TL because the laminated shingle can buckle and become damaged when stepped into the valley.

On lower-sloped roofs where water drains slowly and due to the Presidential TL tri-laminate design, step flashing details are important to ensure a water-tight roof. Extra precautions such as putting a slater's-edge on step flashings under the shingle or applying two beads of asphalt cement lengthwise along the top of the step shingle (perpendicular to the shingle) should be considered when there are multiple roof penetrations or vertical obstructions in close proximity to each other (ex. several skylights on the same roof plane or a skylight close to a vertical wall).

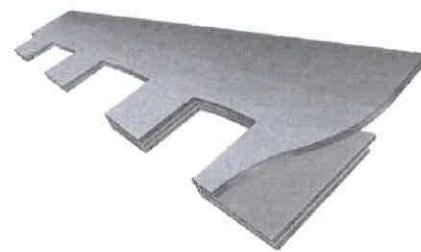


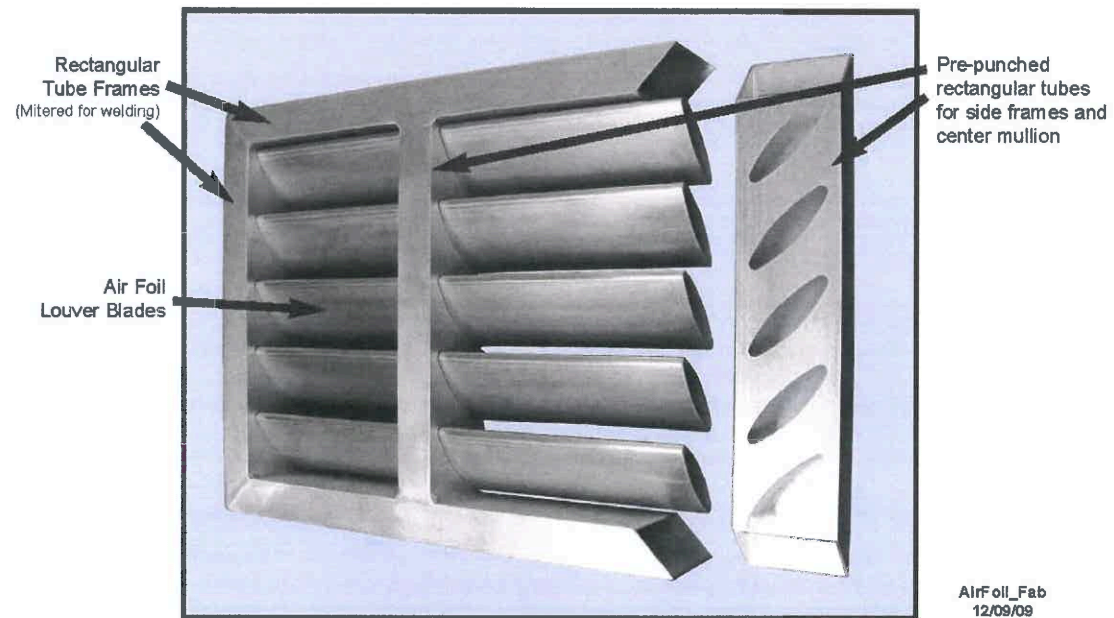
Figure 15-3: Layers of a Presidential TL.

Eastern Metal Supply

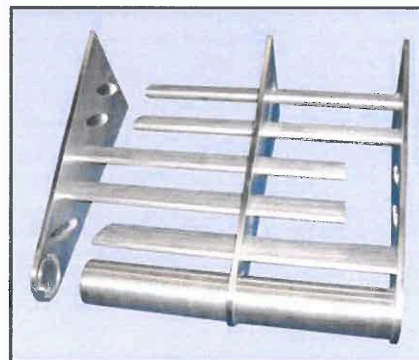
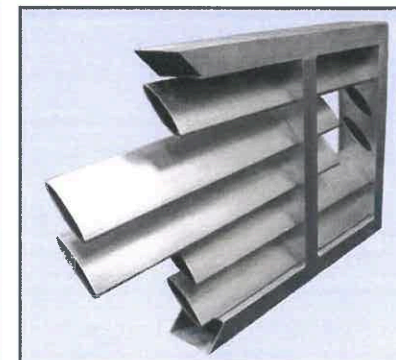
Pre-Fabricated Sunshade System - ready-to-assemble

Available mitered or square cut with pre-punched holes
Rectangular Tube or Bar Frames & Air Foil Blades from 2" to 12"

- Fast Assembly • Increased Strength • Minimal Welding for a Clean Look • Fewer Parts, Less Inventory



Mitered side frames with blades through center mullion



Pre-Fabricated Flat Bar Outriggers and Mullions



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Materials & Products, cont.

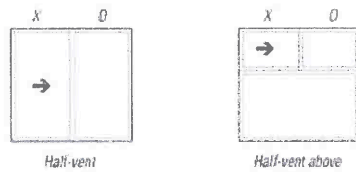
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6110 Horizontal Sliding Windows

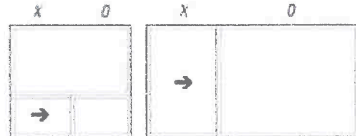
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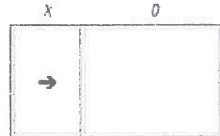
Half-vent



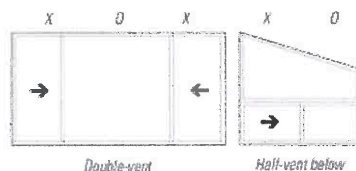
Half-vent above



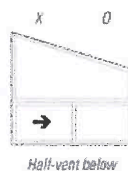
Half-vent below



Single-vent



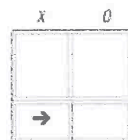
Double-vent



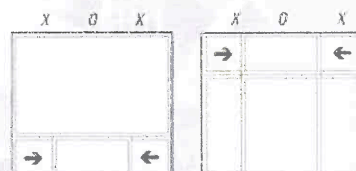
Half-vent below gable above



Half-vent above 2-lites below



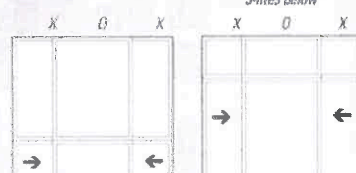
Half-vent below 2-lites above



Double-vent below



Double-vent above 3-lites below



Double-vent below 3-lites above



Double-vent below 3-lites above

- HALF-VENT
 - Min 2'1" Max 6'5"
- HALF-VENT ABOVE
 - Min 2'2" Max 6'6"
- HALF-VENT BELOW
 - Min 2'2" Max 6'6"
- DOUBLE-VENT
 - Min 4'1" Max 10'6"
- DOUBLE-VENT BELOW
 - Min 4'2" Max 8'6"
- DOUBLE-VENT ABOVE
 - Min 4'2" Max 8'6"

Minimum egress for half-vent is 4'3"
Minimum egress for double-vent is 6'3" with a 24" vent.

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications.

Windows over 40 square feet shipped open for field glazing. Varies by location.

6110-1
NOVEMBER 2008

9. WINDOW MODEL

Finish:

Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:

All Signature Collection railing components are extruded from Ultram™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every railing system is assembled with stainless steel, corrosion resistant fasteners. Signature Collection posts come in a variety of thicknesses. Designer Accessories are Zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Environmentally Responsible

Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

Ultra Aluminum Lifetime Warranty

Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

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10. EXTERIOR RAILING MODEL

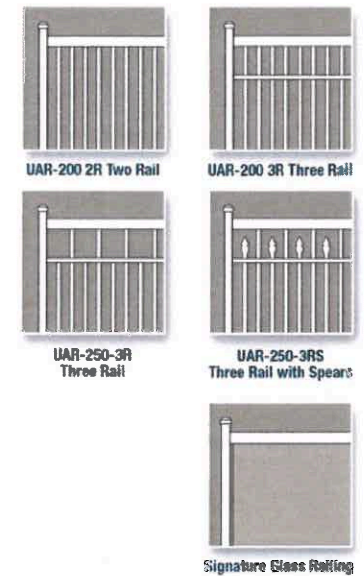
Railing Specifications

Components	Commercial	Commercial Continuous
Square Picket	3/4" Sq. x .055 Thickness	3/4" Sq. x .055 Thickness
Monticello Balluster Round	3/8" Round x .070 Thickness	3/4" Round x .070 Thickness
Hand Rail Top Cap Franklin	1.337 H x 2.250 W 0.080 Thickness	1.700 H x 2.250 W 0.080 Thickness
Jefferson	1.337 H x 2.250 W 0.080 Thickness	1.692 H x 2.250 W 0.080 Thickness
Madison	1.601 H x 2.000 W 0.080 Thickness	2.050 H x 2.500 W 0.080 Thickness
Hamilton	2.488 H x 1.716 W 0.080 Thickness	2.491 H x 2.078 W 0.080 Thickness
Bottom Rail	1.305 H x 1.352 W 0.070 Thickness	1.305 H x 1.352 W 0.070 Thickness
Boss Screw Posts	2" x 2" x 0.060 2" x 2" x 0.125 2 1/2" x 2 1/2" x 0.100 3" x 3" x 0.125	2" x 2" x 0.080 2" x 2" x 0.125
Spacing Between Pickets	3 5/8" (1 1/4" Available)	3 5/8" (1 3/8" Available)
Post Spacing	72 1/2" on Center Based on 2" Post (8" Wide Available)	72 1/2" on Center Based on 2" Post (8" Wide Available)
Heights Available	36" & 42"	36" & 42"
Signature Columns	6" x 6" Round or Square 0.100 Thickness 8" x 8" Round or Square 0.100 Thickness	6" x 6" Round or Square 0.100 Thickness 8" x 8" Round or Square 0.100 Thickness

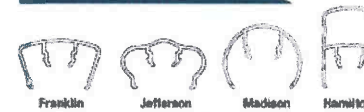
Signature Railing

Design Options

Signature has more handrail designs than most of our competitors, with a profile and color to fit all types of architecture.



Profile Options



Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown may differ slightly from actual appearance and may vary slightly from actual product color.

Materials & Products, cont.



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Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to meet just about any storefront application and condition. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are easily adapted to 5/16" or 3/8" infills. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedict's Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

Features

- Three different assembly methods: Screw Spine, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

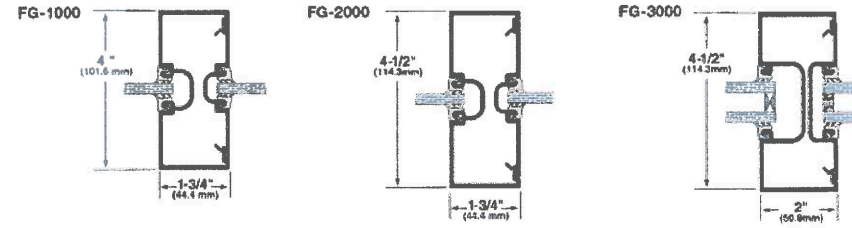


11. GLASS FACADE MODEL

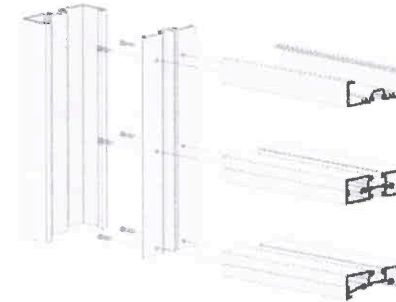
standard flush glaze systems

standard flush glaze systems

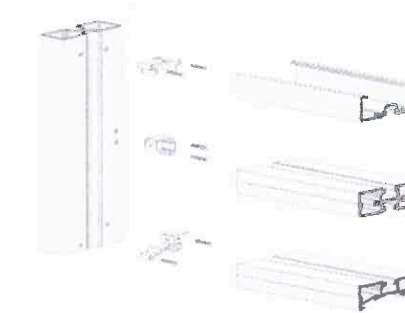
Details



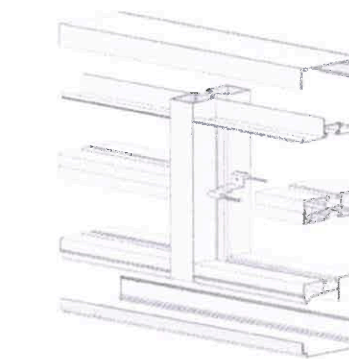
Screw Spine Assembly



Shear Block Assembly



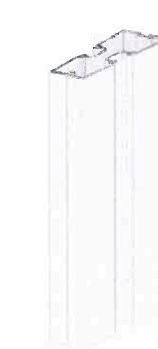
Stack Assembly



135° Corner



Adjustable Mullion



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12. GLASS FACADE SYSTEM



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Fencing Specifications

Components	Residential Series	Commercial Series	Industrial Series
Pickets	3/4" sq. x .050	3/4" sq. x .055	1" sq. x .062
Ultra Picket	1" x 3/8" x .062		
Light Commercial Picket	1" x 1/2" x .050		
Rails Top Wall	1 1/4" x .062	1 1/4" x .065	1 1/2" x .070
Side Wall	1" x .080	1 1/4" x .088	1 1/2" x .100
Standard Posts	2" sq. x .060 2" sq. x .080 2" sq. x .125 2 1/2" sq. x .100	2" sq. x .080 2" sq. x .125 2 1/2" sq. x .100 3" sq. x .125	2 1/2" sq. x .100 3" sq. x .125
Gate Posts	2" sq. x .125 2 1/2" sq. x .100	3" sq. x .125 4" sq. x .125	3" sq. x .125 4" sq. x .125
Picket Spacing	3 3/8" 1 1/2" optional	3 3/8" 1 1/2" optional	3 3/8" 1 1/2" optional
Ultra Picket	3 3/8"		
Post Spacing	72 1/2" on center	72 1/2" on center	72 3/4" on center 8' wide optional
Heights Available	36" 42" 48" 54" 60" 72"	36" 42" 48" 54" 60" 72"	36" 48" 60" 72" 84" 96" 108" 120" 132" 144"

Design Options

Ultra Fencing is available in a wide selection of design configurations.

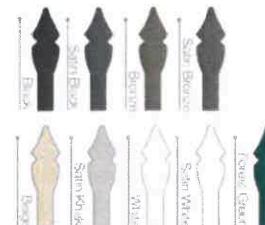


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13. EXTERIOR RAILING/ FENCING MODEL

Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate color and may vary slightly from actual product color.

Finish:

Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:

All Ultra Fence™ components are extruded from Ultra™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every fence system is assembled with stainless steel, corrosion resistant fasteners, with heads painted to match the finish of the fence. Ultra offers posts in a variety of thicknesses, punched to accept the channel on the fence. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Ultra Aluminum Lifetime Warranty

Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

Environmentally Responsible

Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.



UA 05 10 11

Traditional Steel Collection Door Designs

Select your door panel style and color

1 Choose a panel style:

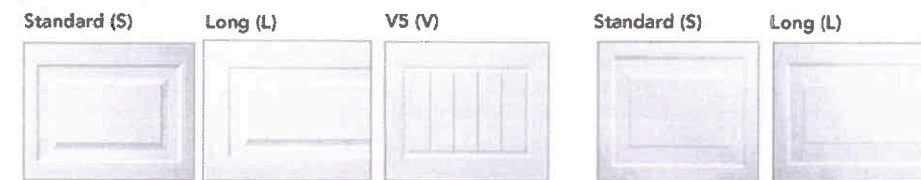
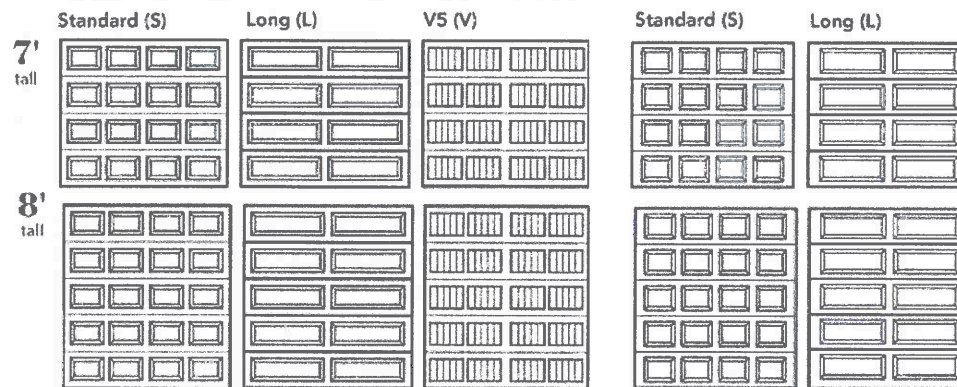
Model 170/173: non-insulated
Model 180/183: insulated vinyl-backed

Model 171/174: non-insulated
Model 181/184: insulated vinyl-backed

Model 175/176: non-insulated
Model 185/186: insulated vinyl-backed

Model 391: insulated steel backed

Model 399: insulated steel backed



Models	170(S) 171(L) 175(V)	173(S) 174(L) 176(V)	180(S) 181(L) 185(V)	183(S) 184(L) 186(V)	391 (S) 399 (L)
Polystyrene insulation¹			*	*	*
R-value²			7.4	7.4	9.8
Heavy-duty steel³				*	*
Backing⁴			Vinyl	Vinyl	Steel
Warranty	15-year limited	Limited lifetime	20-year limited	Limited lifetime	Limited lifetime

¹ Polystyrene insulation: Refers to insulation for improved energy efficiency and sound reduction.

² R-value: R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

³ Heavy-duty steel: A thicker, more durable and dent-resistant option, designed to withstand additional knocks and bumps from outdoor activity.

⁴ Backing: Vinyl - For a clean, more finished look and added sound absorption.
Steel - Interior-side steel backing for strength and finished appearance.

Materials & Products, cont.

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Quoizel HC8407IE Imperial Bronze Hillcrest 1 Light Outdoor Wall Sconce with Opaque Linen Glass

Item # BC1312733



View the entire [Hillcrest Collection](#)

Sale Save 10% on all Quoizel Outdoor Lighting.
Use Coupon Code QUOIZEL10 to save
Offer ends 5/30/2014

\$129.99
Originally \$195.00. You Save 33%

★★★★★ 4.5/5 [Read 16 Reviews](#) | [Write a Review](#)

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Finish: **Imperial Bronze** [Tech Specs](#)

1748 In Stock

1 Qty

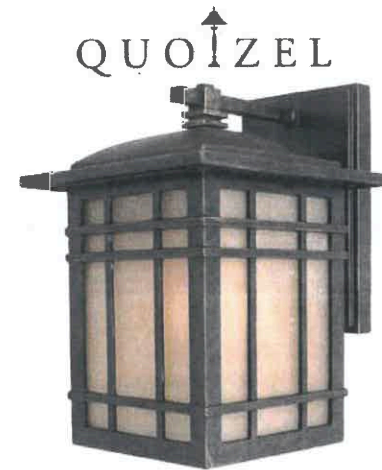
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15. WALL LIGHT

Quoizel HC1909IE Imperial Bronze Hillcrest 1 Light Outdoor Pendant with Opaque Linen Glass

Item # BC1154222



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Finish: **Imperial Bronze** [Tech Specs](#)

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15. PENDANT LIGHT

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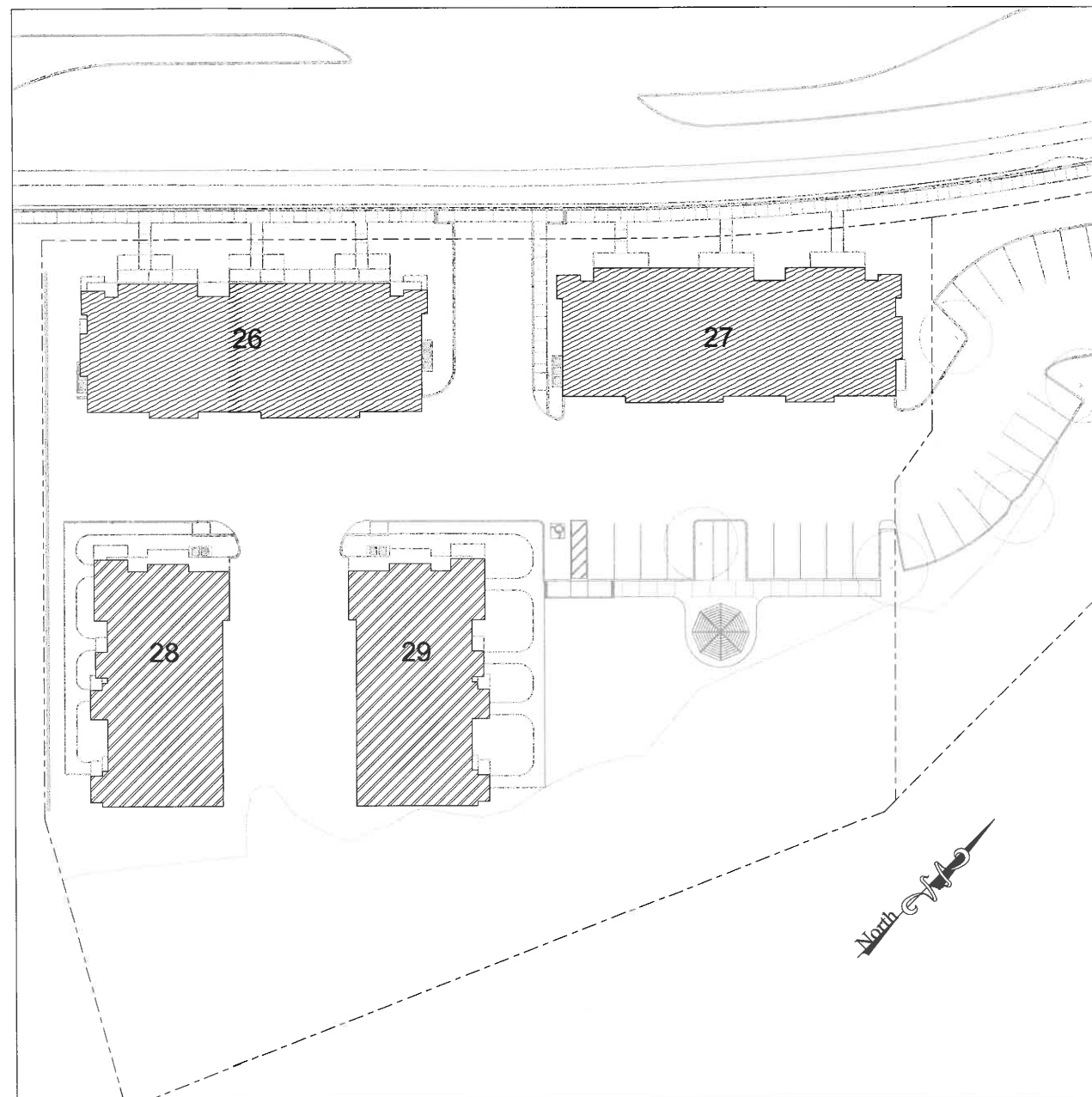
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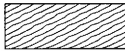


Roof Diagram



Roof Schedule

Building Number:	Roof Type:	Color:
26	Presidential Shingles	Charcoal Black
27	Presidential Shingles	Charcoal Black
28	Presidential Shingles	Country Grey
29	Presidential Shingles	Country Grey

Roof Legend	
	Country Grey
	Charcoal Black



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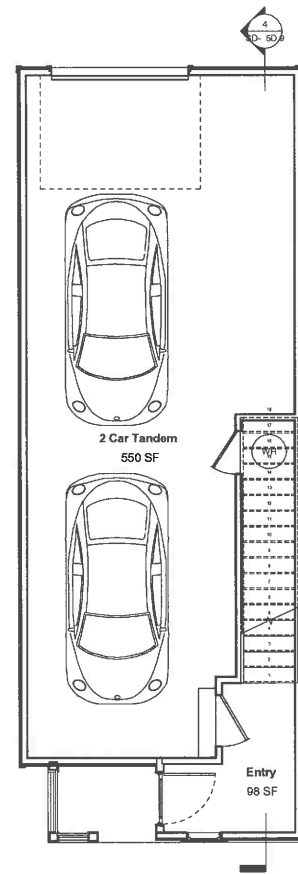
Roof Diagram & Schedule

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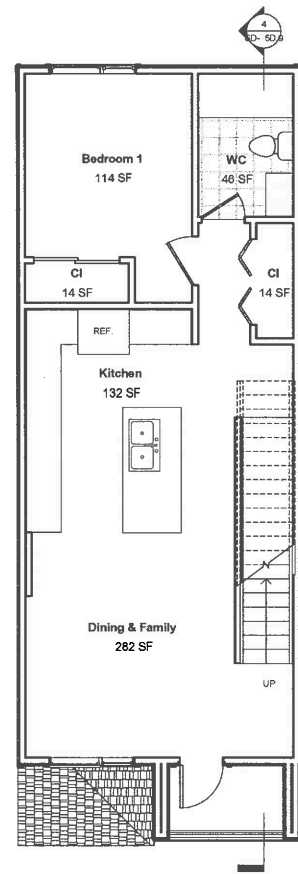


① Unit 2.1, 1st Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit
3.1 2.1 3.2 2.1 2.1 3.1

Area	Area	Area	Area	Area	Area
816 SF	708 SF	816 SF	708 SF	708 SF	816 SF

⑤ Building D, 6 Plex, Level 1, F.F.
1" = 30'-0"

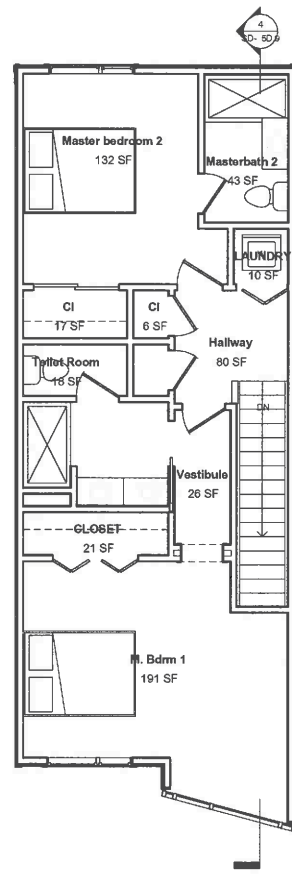


② Unit 2.1, 2nd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit
3.1 2.1 3.2 2.1 2.1 3.1

Area	Area	Area	Area	Area	Area
835 SF	874 SF	804 SF	874 SF	874 SF	835 SF

⑥ Building D, 6 Plex, Level 2, F.F.
1" = 30'-0"

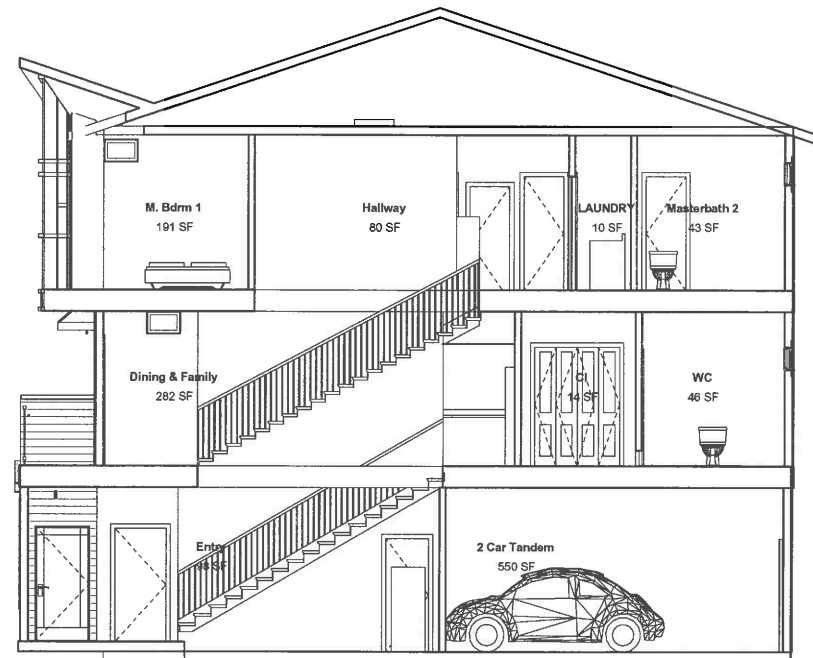
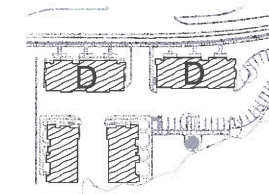


③ Unit 2.1, 3rd Floor
1/4" = 1'-0"

Unit Unit Unit Unit Unit Unit
3.1 2.1 3.2 2.1 2.1 3.1

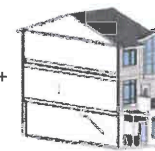
Area	Area	Area	Area	Area	Area
852 SF	895 SF	852 SF	895 SF	895 SF	852 SF

⑦ Building D, 6 Plex, Level 3 F.F.
1" = 30'-0"



④ Unit 2.1, Stair Section
1/4" = 1'-0"

Unit 2.1 Total SF = 708 +
674 + 695 = 2077 SF



⑧ Unit 2.1, Axonometric



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Building D, 6 Plex, Unit 2.1

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Building F, 4 Plex, Unit 4.1

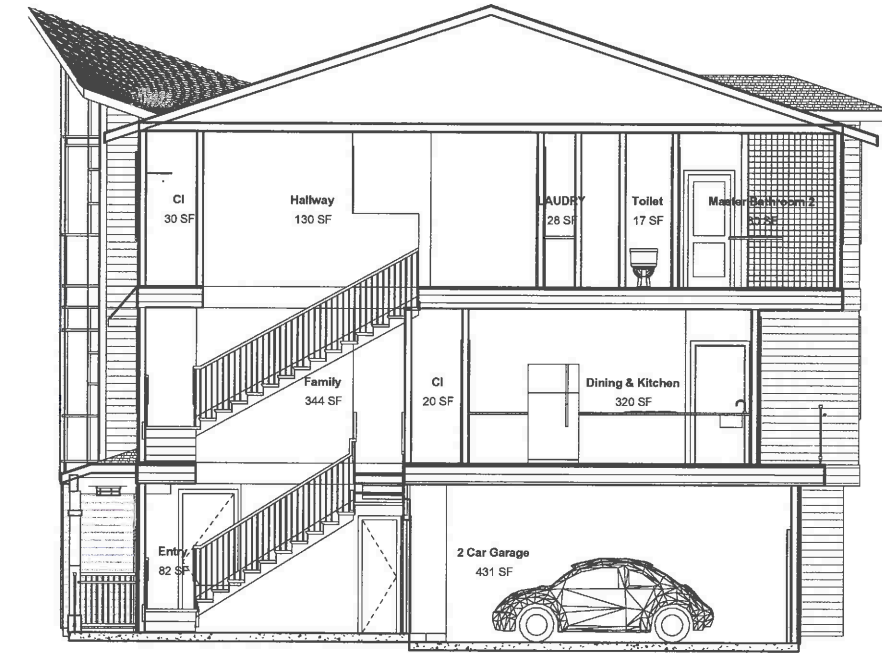
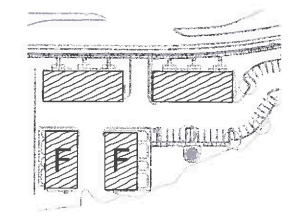
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Project Schedule	Revision
01	10.05.2013

Building F, 4 Plex, Unit 4.1
 Not for Construction
SD - 5F.9
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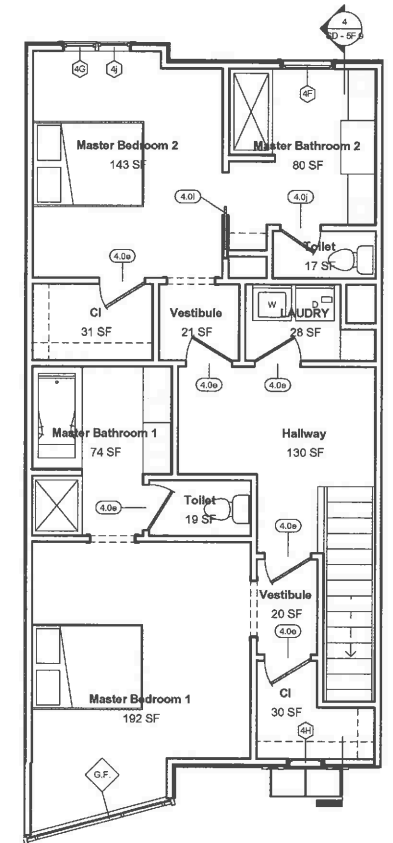
Front Facade Rendering Rear Facade Rendering



Unit 4.1, Stair Section
 1/4" = 1'-0"



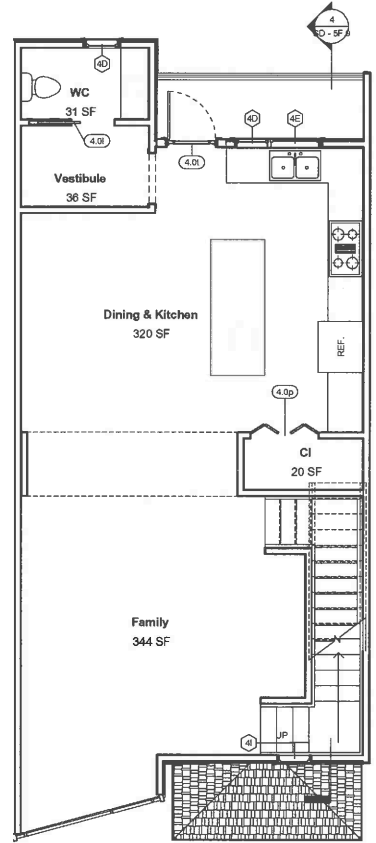
Unit 4.1, Total SF =
 813+842+894 = 2549 SF
 Unit 4.1, Axonometric
 1" = 30'-0"



Unit 4.1, 3rd Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit
2.2	4.1	3.3	4.2
Area	Area	Area	Area
721 SF	894 SF	882 SF	941 SF

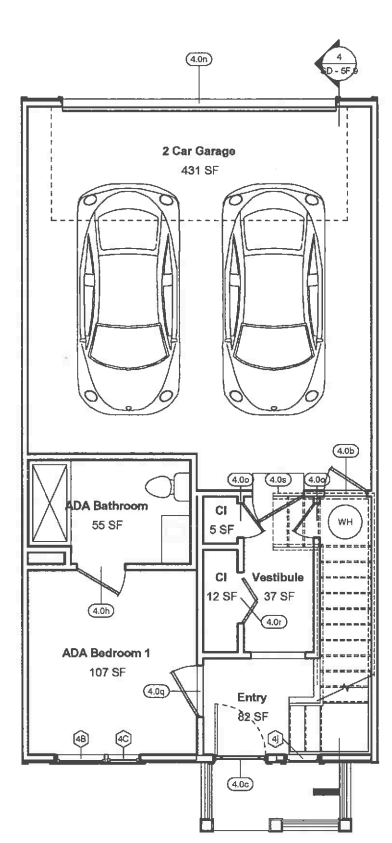
Building F, 4 Plex, Level 3 F F
 1" = 30'-0"



Unit 4.1, 2nd Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit
2.2	4.1	3.3	4.2
Area	Area	Area	Area
715 SF	842 SF	842 SF	901 SF

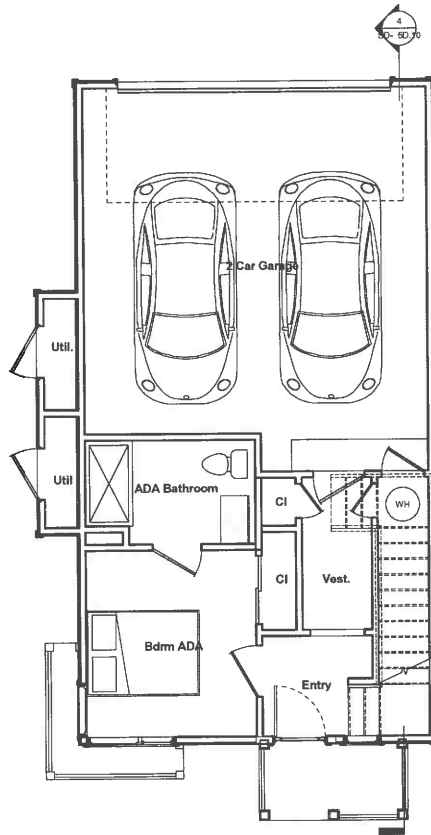
Building F, 4 Plex, Level 2, F F
 1" = 30'-0"



Unit 4.1, 1st Floor
 1/4" = 1'-0"

Unit	Unit	Unit	Unit
2.2	4.1	3.3	4.2
Area	Area	Area	Area
759 SF	813 SF	821 SF	850 SF

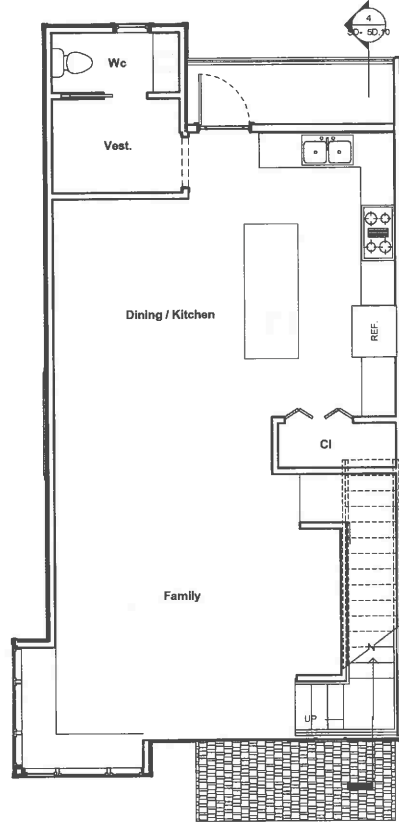
Building F, 4 Plex, Level 1, F F
 1" = 30'-0"



① Unit 3.1, 1st Floor
1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.1	2.1	3.2	2.1	2.1	3.1	
Area	Area	Area	Area	Area	Area	Area
816 SF	708 SF	816 SF	708 SF	708 SF	816 SF	

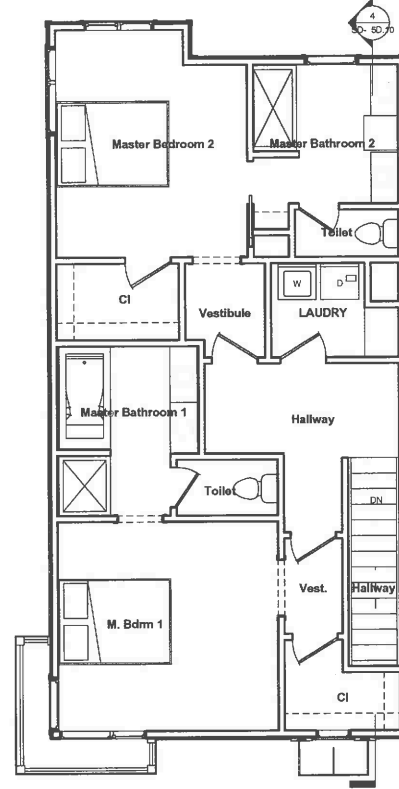
⑤ Building D, 6 Plex, Level 1, FF.
1" = 30'-0"



② Unit 3.1, 2nd Floor
1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.1	2.1	3.2	2.1	2.1	3.1	
Area	Area	Area	Area	Area	Area	Area
835 SF	874 SF	804 SF	874 SF	874 SF	835 SF	

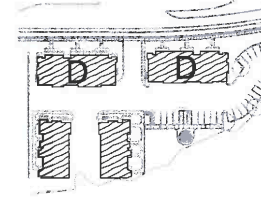
⑥ Building D, 6 Plex, Level 2, FF.
1" = 30'-0"



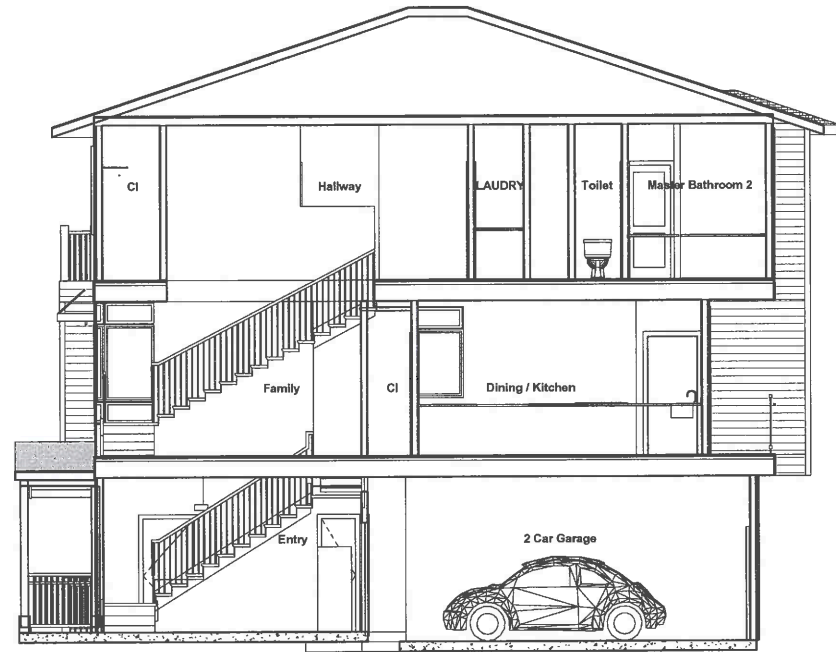
③ Unit 3.1, 3rd Floor
1/4" = 1'-0"

Unit	Unit	Unit	Unit	Unit	Unit	Unit
3.1	2.1	3.2	2.1	2.1	3.1	
Area	Area	Area	Area	Area	Area	Area
852 SF	895 SF	852 SF	895 SF	895 SF	852 SF	

⑦ Building D, 6 Plex, Level 3 FF.
1" = 30'-0"



④ Unit 3.1, Stair Section
1/4" = 1'-0"



Unit 3.1, Total SF = 816
+835+852 = 2503 SF



⑧ Unit 3.1, Axonometric



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Building D, 6 Plex, Unit 3.1

South Whitney Town+Homes
City of Redding California
by USA Investment Associates

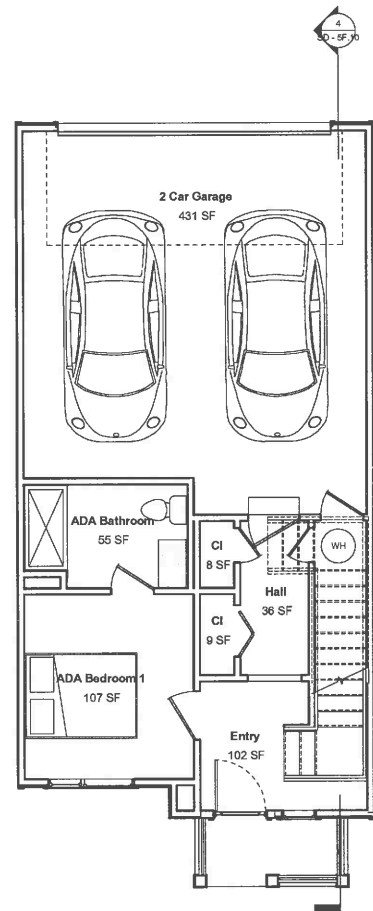
Project Schedule
Revision
01 10.05.2013

Building D, 6 Plex,
Unit 3.1

Not for
Construction

SD- 5D.10

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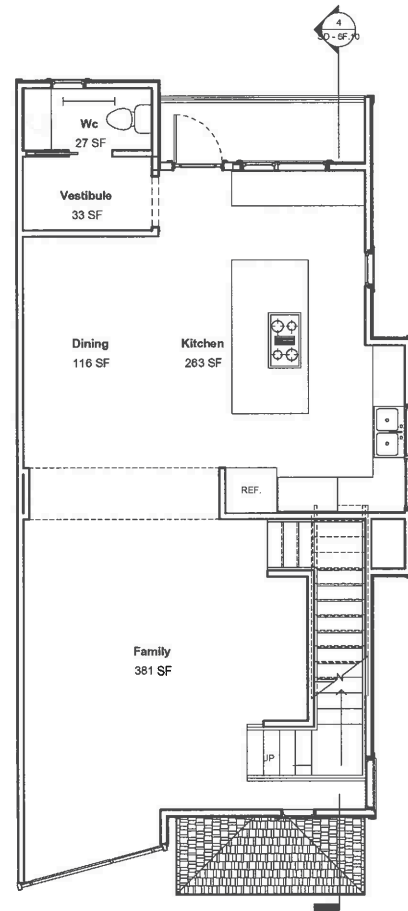


① Unit 4.2, 1st Floor
1/4" = 1'-0"

Unit Unit Unit Unit
2.2 4.1 3.3 4.2

Area	Area	Area	Area
759 SF	813 SF	821 SF	850 SF

⑥ Building F, 4 Plex, Level 1, F.F.
1" = 30'-0"

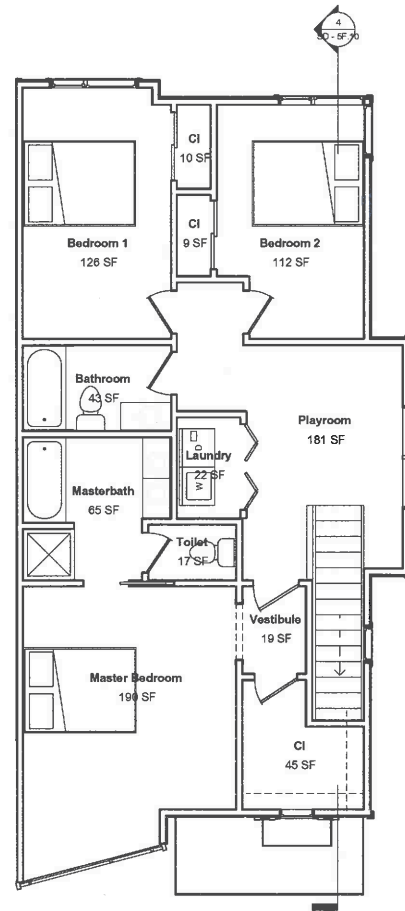


② Unit 4.2, 2nd Floor
1/4" = 1'-0"

Unit Unit Unit Unit
2.2 4.1 3.3 4.2

Area	Area	Area	Area
715 SF	842 SF	842 SF	901 SF

⑦ Building F, 4 Plex, Level 2, F.F.
1" = 30'-0"

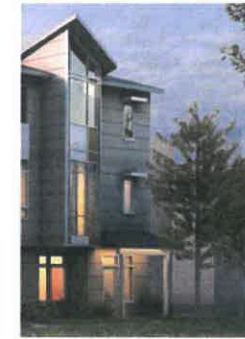
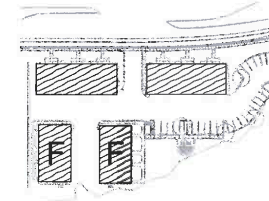


③ Unit 4.2, 3rd Floor
1/4" = 1'-0"

Unit Unit Unit Unit
2.2 4.1 3.3 4.2

Area	Area	Area	Area
721 SF	894 SF	882 SF	941 SF

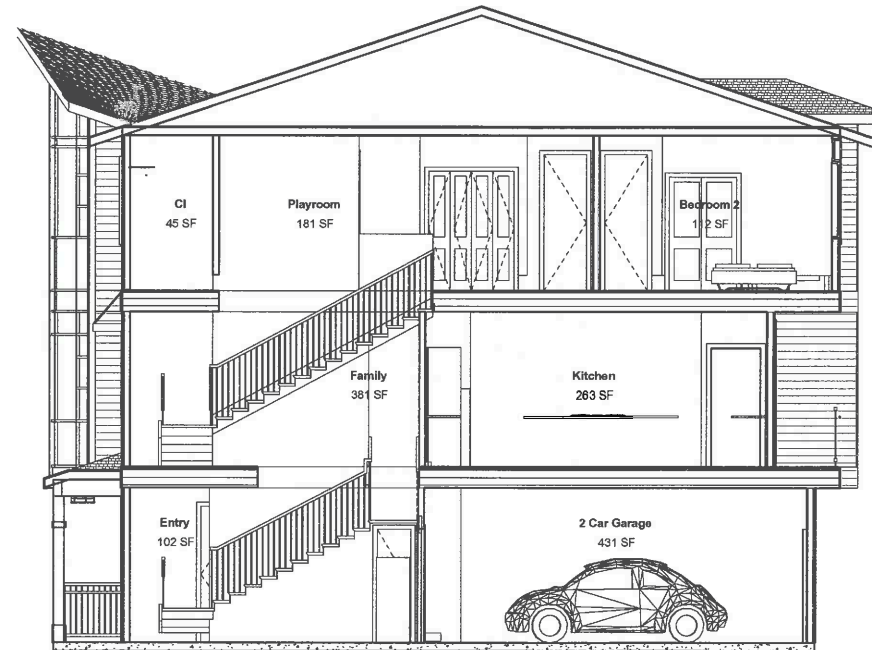
⑧ Building F, 4 Plex, Level 3 F.F.
1" = 30'-0"



Front Facade Rendering



Rear Facade Rendering



④ Unit 4.2, Stair Section
1/4" = 1'-0"

Unit 4.2, Total SF =
847+901+941 = 2689 SF



⑤ Unit 4.2, Axonometric



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Building F, 4 Plex, Unit 4.2

South Whitney Town+Homes
City of Redding California
by USA Investment Associates

Project Schedule
Revision
01 10.05.2013

Building F, 4 Plex,
Unit 4.2

Not for
Construction

SD - 5F.10

SCALE As indicated
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EXHIBIT C

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

PROJECT DATA & SUMMARY

PROJECT LOCATION

SOUTH WHITNEY BOULEVARD BETWEEN BRYCE WAY & SUNSET BOULEVARD

PLANNING LAND USE AND CONSTRUCTION

THE SOUTH WHITNEY MEDICAL OFFICES AND TOWNHOMES SITE IS CURRENTLY CLASSIFIED AS, C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICIPAL CODE.

THE APPLICANT IS PROPOSING TO RE-ZONE THE MAP FOR A MIXED USE PROJECT. THE PARCEL WILL HAVE TWO ZONES: PD-R (PLANNED DEVELOPMENT - RESIDENTIAL) PER CHAPTER 17.60 ROCKLIN MUNICIPAL CODE & C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICIPAL CODE. SEE RE-ZONING MAP.

SOUTH WHITNEY MEDICAL OFFICE BUILDING

PER ROCKLIN MUNICIPAL CODE 17.46.020 (C-2 WITH A USE PERMIT)

ALLOWABLE BUILDING HEIGHT & AREA: (C-2 PER CHAPTER 17.46)

	<u>ALLOWABLE</u>	<u>ACTUAL</u>
HEIGHT:	30'-0"	20'-0"
STORIES:	2	1
UNITS:	5 OFFICE CONDOMINIUMS	
BUILDING AREA:	7891 SQ FT, SEE SHEET SD-2.0 MEDICAL CENTER BUILDING PLAN	
SITE AREA:	0.82 GROSS ACRES +/-	
F.A.R.:	16%	

PARKING ANALYSIS

SOUTH WHITNEY MEDICAL OFFICE BUILDING

BUILDING AREA:	7,855 SQ FT
UNITS:	5
REQUIRED PARKING:	5/1000 SQ FT GROSS BUILDING 7,855 / 1000 = 7.855 X 5 = 39.28 40 PARKING SPACES
BICYCLE RACK:	1/10 PER MOTOR VEHICLE SPACE 40/10 = 4 BICYCLE SPACES = 1 BIKE RACK

MEDICAL OFFICES	STANDARD	COMPACT	ACCESSIBLE	TOTAL
PARKING SCHEDULE	33	5	2	40

PER CBC 17.36.060 DISABLED PARKING REQUIREMENTS: CBC 11B-502 PARKING SPACES ACCESSIBLE TO PUBLIC, BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS & PUBLIC HOUSING.

PER CBC TABLE 11B-208.2 ACCESSIBLE PARKING SPACES: 26 TO 50 = MINIMUM NUMBER OR REQUIRED = 2 ACCESSIBLE SPACES.

SEE SHEET SD-2.1 FIRE ACCESS ANALYSIS & PARKING PLAN FOR MEDICAL OFFICES / TOWNHOMES PARKING LAYOUT

GENERAL PLAN NOTES

- LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S NIGHT SKY STANDARD.
- HOA / OA: A HOME OWNERS ASSOCIATION AND OWNERS ASSOCIATION WILL BE FORMULATED TO MAINTAIN THE BUILDINGS, ASSOCIATED LANDSCAPE / AMENITIES AND COMMON AREAS.
- HOA / OA: LANDSCAPE AND EXTERIOR LIGHTING ELEMENTS SHALL BE SEPARATED BY PROPOSED LOT LINE AS INDICATED ON SHEET SD-1.5 RE-ZONING MAP.

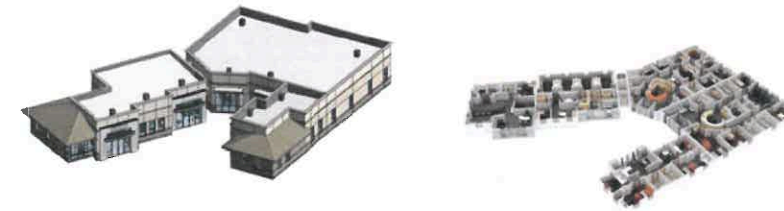
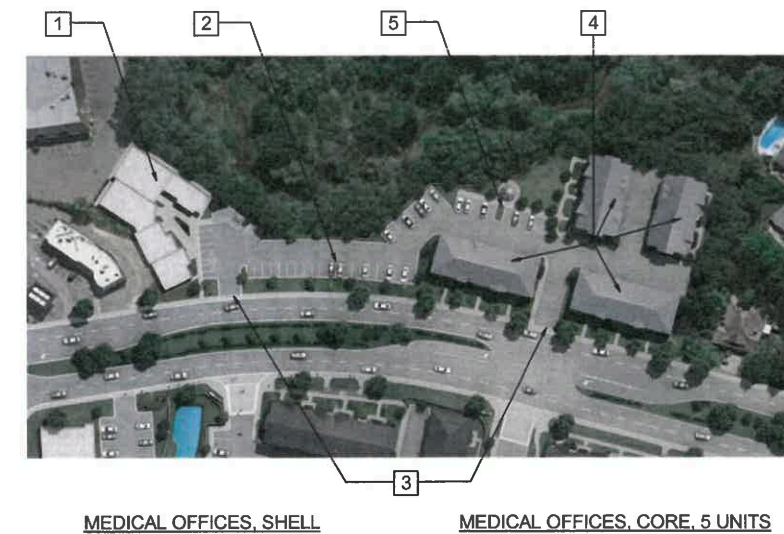
GENERAL PLAN NOTES, cont.

- GARBAGE COLLECTION: PER AUBURN-PLACER DISPOSAL INPUT, GARBAGE COLLECTION WILL BE VIA INDIVIDUAL CANS FOR THE TOWN HOMES AND A TRASH ENCLOSURE AREA FOR THE MEDICAL CENTER.
- OAK TREE PRESERVATION: THE OAK TREES ALONG EAST OF THE DEVELOPMENT LINE ARE INTENDED TO BE LEFT IN-PLACE UNLESS THE ARBORIST REPORT RECOMMENDS SPECIFIC MITIGATION DUE TO HEALTH OR STRUCTURAL CONDITIONS. SEE OAK TREE PRESERVATION PLAN FOR MORE INFORMATION.
- PARKING SIZE PER ROCKLIN MUNICIPAL CODE:
REGULAR: 9' x 19'
COMPACT: 8' x 16'
ACCESSIBLE: 9' x 19'
- WETLANDS / FLOOD PLAINS: THERE ARE NO WETLAND AREAS ON THE PROJECT. THE 100 YEAR FLOOD PLAIN IS SHOWN ON SHEET SD-2.6. THE PROPOSED IMPROVEMENTS DO NOT AFFECT, NOR ARE THEY WITHIN THE FLOOR PLAIN BOUNDARY.
- TREE IMPACTS: SITE GRADING WILL REQUIRE THE REMOVAL OF ALL ON-SITE TREES WITHIN THE DEVELOPED AREA (NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES). SEE OAK TREE MITIGATION PLAN SHEETS FOR MORE INFORMATION.
- ARCHEOLOGICAL SITE: THERE ARE NO ARCHEOLOGICAL SITES ON THE PROJECT.
- SITE ACCESSIBILITY: SIDEWALKS SHALL COMPLY TO 2013 CALIFORNIA BUILDING CODE & 2012 INTERNATIONAL BUILDING CODE.

SOUTH WHITNEY MEDICAL OFFICES & TOWNHOMES

SITE DEVELOPMENT, MAP VIEW RENDERING

- MEDICAL OFFICE BUILDING, 5 UNITS
- MEDICAL OFFICE BUILDING, PARKING
- PROJECT ENTRANCES
- TOWNHOMES, 20 UNITS
- TOWNHOMES, PARKING



APPLICABLE CODES & REGULATIONS

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2014 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY AN ASSOCIATION
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

LAND USE SUMMARY:

TOTAL SITE AREA:	0.82 GROSS AREA (+/-)
PROPOSED # OF UNITS:	5 UNITS

EXISTING GENERAL PLAN:	RC
EXISTING ZONING:	C-2

PROPOSED GENERAL PLAN:	RC
PROPOSED ZONING:	C-2

EXHIBIT C
DR2014-0014

RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

June 28, 2016

APPROVED BY CITY COUNCIL ON

Veronica Lermisich



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710E MCCLINTY LANE SUITE 100
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Project Data & Information

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

Project Revision Schedule

Project Data & Information




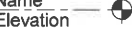







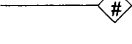





Not for Construction
SD- 4.1

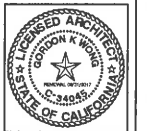
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ABBREVIATIONS

A	ABV ABOVE AC ASPHALT CONCRETE AD AREA DRAIN ADDL ADDITIONAL AFF ABOVE FINISH FLOOR ASPH ASPHALT	F	FOS FACE OF STUD FR FIRE RATED FS FLOOR SINK FSL FIRE SPRINKLER FTG FOOTING FURR FURRING	M	MB MACHINE BOLT MDF MEDIUM DENSITY FIBERBOARD FBD MECHANICAL MECH MEMBRANE MEMB METAL MET MANHOLE MH MISCELLANEOUS MSC MOUNTED MTD METAL MTL METAL	R	R REVEAL OR RISER RAD RADIUS RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REF REFERENCE REFL REFLECTED REFR REFRIGERATOR RET RETAINING OR RETARDANT REG REGISTER ROS ROUGH OPENING	U	UL UNDERWRITERS LABORATORIES UTIL UTILITIES
B	BITUM BITUMINOUS BKG BACKING BLDG BUILDING BM BEAM BR BACKER ROD BUR BUILT-UP-ROOF BDR BEDROOM BW BOTTOM OF WALL	G	GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GND GROUND GWB GYPSUM WALL BOARD GYP GYSUM	N	(N) NEW N NORTH NIC NOT IN CONTRACT NOM NOMINAL NP NO PARKING NR NON-RATED NTS NOT TO SCALE	S	SCD SEE CIVIL DRAWINGS SCHD SCHEDULE SD STORM DRAIN SECT SECTION SED SEE ELECTRICAL DRAWINGS SF SQUARE FOOT OR FEET SHR SHOWER SHT SHEET SHTG SHEATHING SIM SIMILAR SJ SEISMIC JOINT SL SEALANT SLD SEE LANDSCAPE DRAWINGS SM SHEET METAL SMD SEE MECHANICAL DRAWINGS SOF SOFFIT SOG SLAB ON GRADE SPD SEE PLUMBING DRAWINGS SPEC/S SPECIFICATION SQ SQUARE SS SANITARY SEWER SSD SEE STRUCTURAL DRAWINGS STC STANDARD STD STEEL STL STORAGE STOR STRUCTURAL STRL SQUARE YARD	V	V VITREOUS CLAY PIPE VERT VERTICAL VTR VENT THROUGH ROOF
C	CAB CABINET CB CATCH BASIN CEM CEMENT CF CUBIC FEET CJ CONTROL JOINT CL CLOSET CTL CENTERLINE CLG CEILING CONC CONCRETE CPT CARPET	H	HDBD HARDBOARD HDR HEADER HDWR HARDWARE HDWD HARDWOOD HTR HEATER HVAC HEATING, VENT. & A.C.	O	OA OVERALL OC ON CENTER OD OUTSIDE DIAMETER/ DIMENSION OFCI OWNER FURNISHED CONTRACTOR INSTALLED OFOI OWNER FURNISHED OWNER INSTALL	T	T TOP AND BOTTOM T&B TONGUE AND GROOVE T&G TOP OF CURB TC TOP OF CONCRETE TOC TOP OF PAVING TOP TOP OF STEEL TOS TREAD TRD TOP OF WALL TW	W	W WEST OR WIDTH WC WATER CLOSET WD WOOD WDW WINDOW W/O WITHOUT WP WATER PROOF WPT WORKING POINT WR WATER RESISTANT
D	DECK DR DRAIN	I	IN INCH INCAND INCANDESCENT INSUL INSULATION INT INTERIOR INV INVERT	P	PENN PENETRATION PERF PERFORATED PERP PERPENDICULAR PL PLATE PL PROPERTY LINE PLAS PLASTER PLBG PLUMBING PLWD PLYWOOD PNL PANEL POC POINT OF CONNECTION PP PERMEABLE PAVERS PREFAB PREFABRICATED PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAINTED PTR PRESSURE TREATED PTRWDQ PRESSURE TREATED WOOD	J	JST JOIST JT JOINT		
E	(E) EXISTING E EAST ELEC ELECTRICAL PANEL EP EXTERIOR EXT	K	K KIPS KIT KITCHEN KP KICK PLATE	QTY	QTY QUANTITY				
F	FDN FOUNDATION FH FIRE HYDRANT FIN FINISH FF FINISH FLOOR FL FLOW LINE FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH	L	LOC LOCATION LT LIGHT						

SYMBOLS

	CERAMIC FLOOR TILES		KEY NOTE		BUILDING SECTION		DATUM REFERENCE
	CARPET		DETAIL REFERENCE		INTERIOR ELEVATION		APPROXIMATE LINE OF WORK
	CONCRETE PAD		DOOR TYPE		REMOVE		WALL TYPE
	EXISTING STRUCTURES		REVISION		ROOM TAG		WINDOW TYPE
	PROPOSED STRUCTURES						



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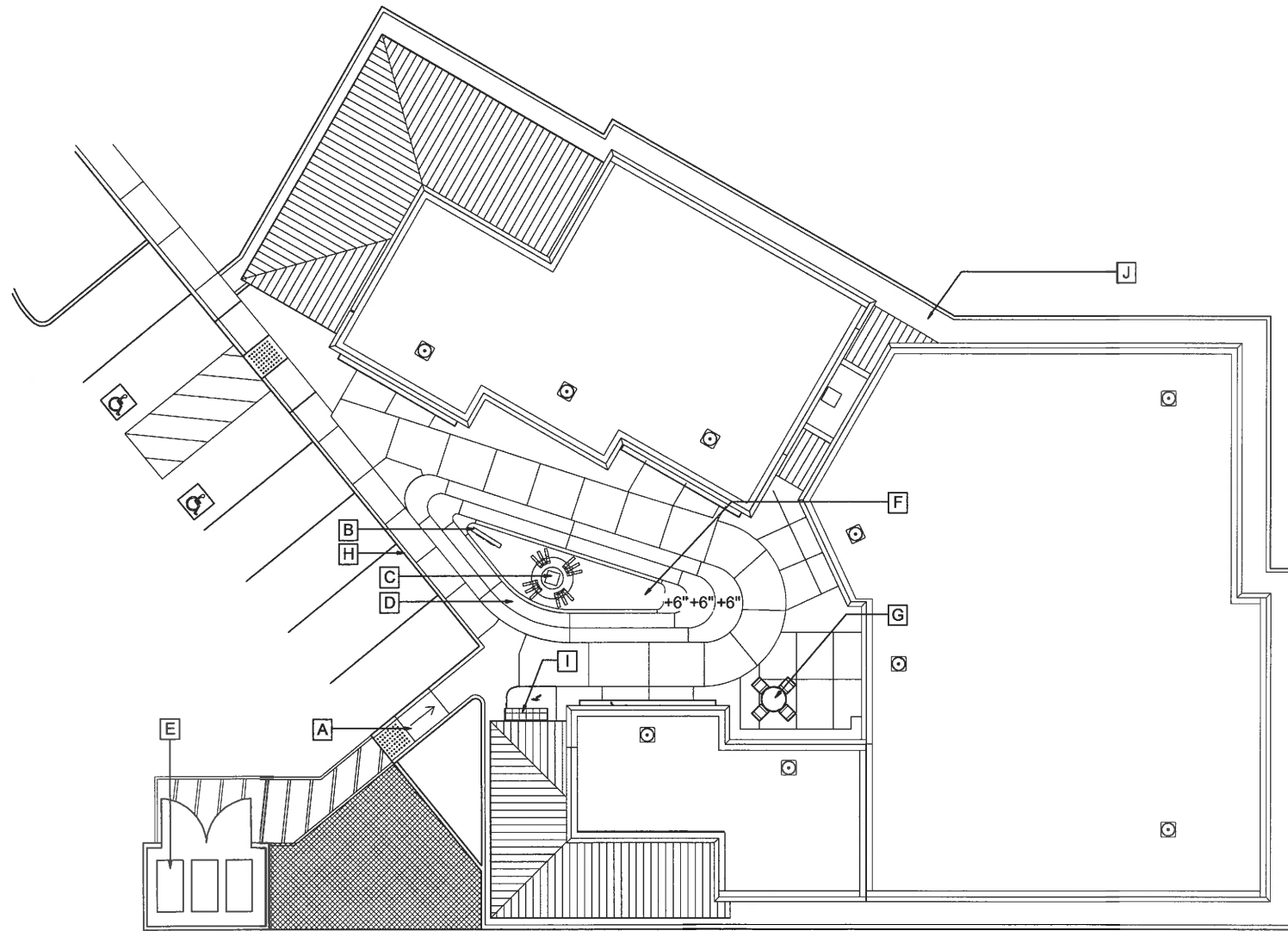
Info, Symbols, Abbreviations & General Notes

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

Info, Symbols, Abbreviations & General Notes
Not for Construction
SD- 4.2

SCALE 1/4" = 1'-0"
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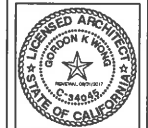
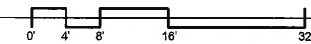


**MEDICAL OFFICE BUILDING
COURTYARD, KEYNOTES**

- A. ADA RAMP
- B. BUILDING/TENANT SIGN
- C. SCULPTURAL PIECE
- D. STEP SEATING
- E. GARBAGE/RECYCLING
- F. LANDSCAPING
- G. CONCRETE TABLE & BENCH, SEE SHEET 4.10, DETAIL 9
- H. CONCRETE PAVEMENT, COLOR DYED ALMOND
- I. BICYCLE RACK
- J. 4-FT ACCESSIBLE WALKWAY



① Medical Center, Site Courtyard Plan
1/8" = 1'-0"



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Court Yard Plan

South Whitney Medical Office Building
City of Roshlin California
by USA Investment Associates

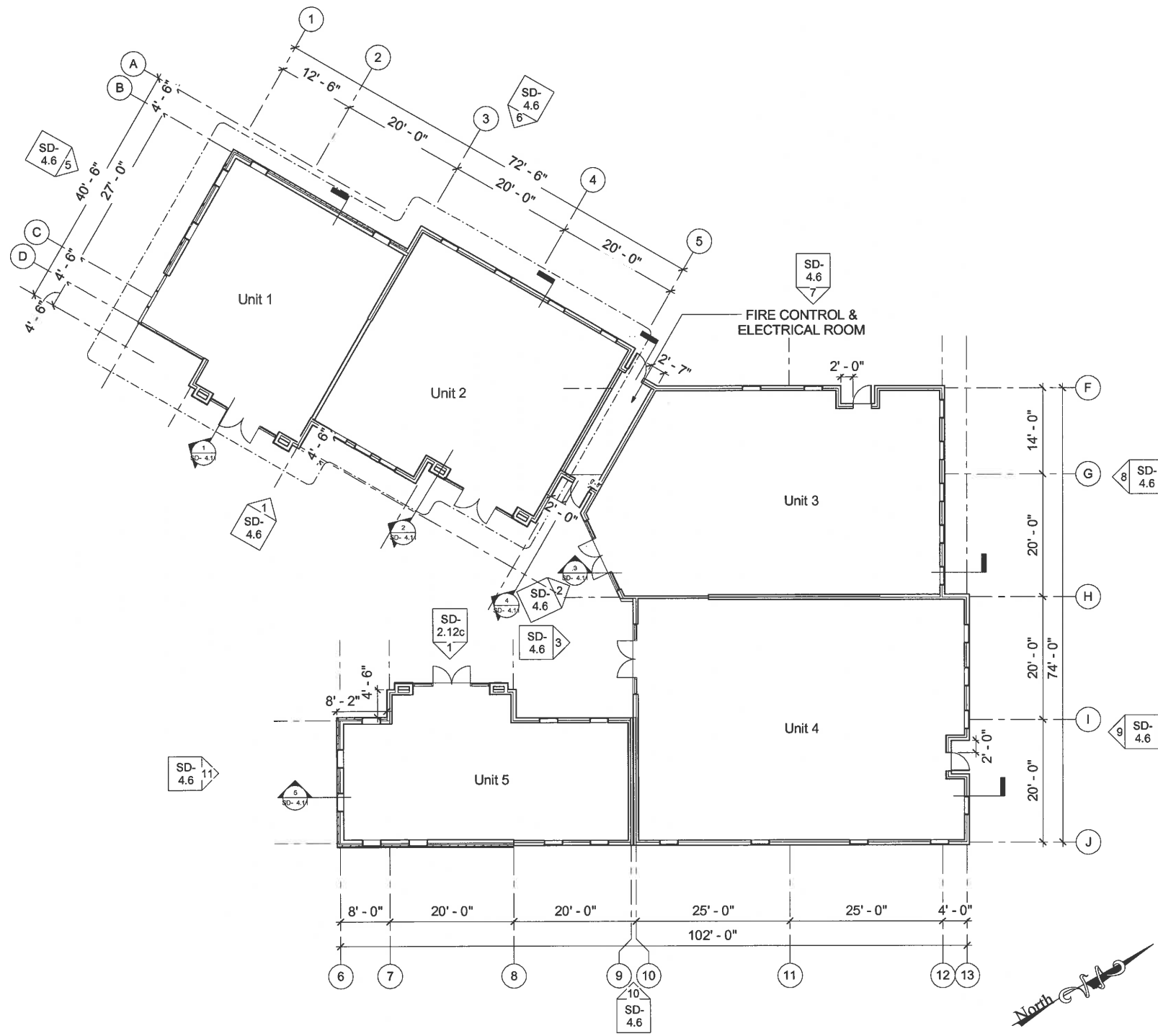
Project Revision Schedule

Court Yard Plan

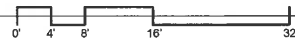
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SD- 4.3

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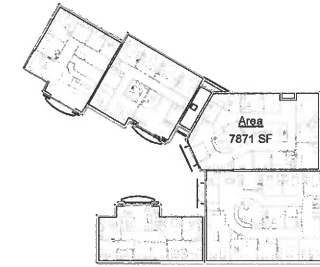
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① FIN. FLR.
1/8" = 1'-0"

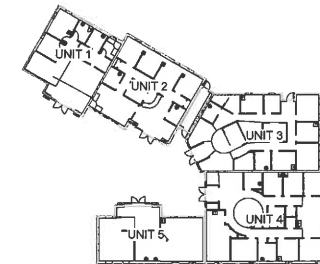


PROJECT SUMMARY



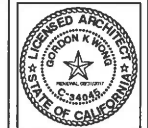
BUILDING AREA DIAGRAM

BUILDING AREA - 7855 SF



BUILDING UNIT DIAGRAM

UNITS	AREA
1	1160 SF
2	1390 SF
3	1855 SF
4	2200 SF
5	1120 SF
UTILITY	130 SF



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Plans, Building

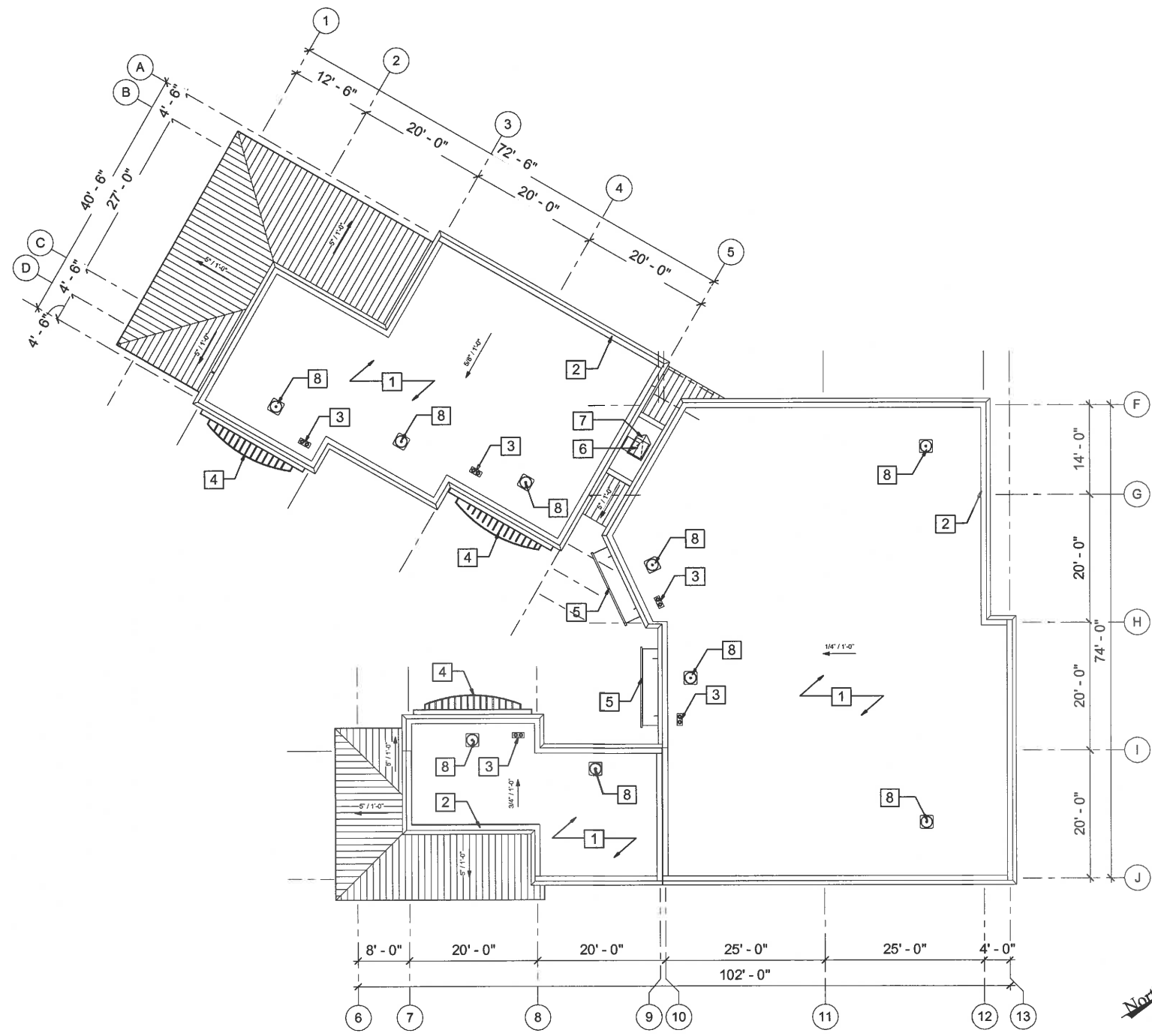
South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision
Schedule

Plans, Building

Not for
Construction
SD- 4.4

SCALE As Indicated
5/12/2018 11:28:36 AM



- ROOF PLAN KEYNOTES**
- 1 BUILT-UP ROOFING ON PANELIZED ROOF DECK
 - 2 LINE OF PARAPET
 - 3 ROOF DRAIN/ OVERFLOW
 - 4 METAL CANOPY BELOW
 - 5 METAL AWNING BELOW
 - 6 ROOF ACCESS HATCH
 - 7 PLYWOOD CRICKET
 - 8 HVAC UNIT

1 Medical Center, Roof Plans
1/8" = 1'-0"



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Plans, Roof

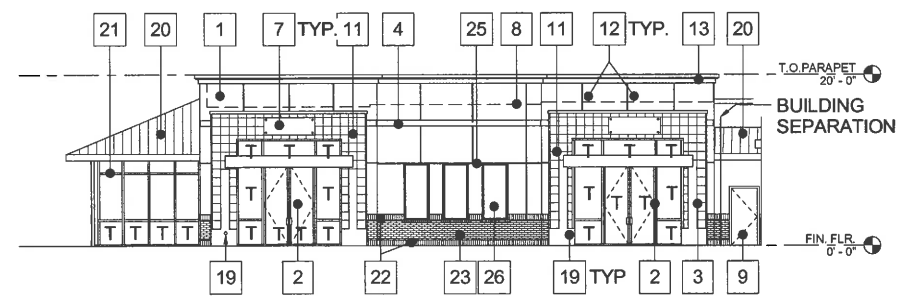
South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision Schedule

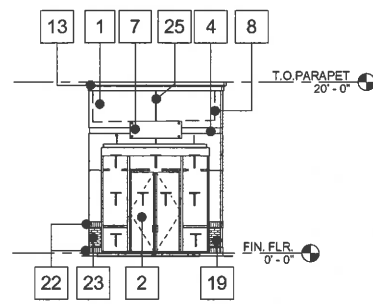
Plans, Roof

Not for Construction
SD- 4.5

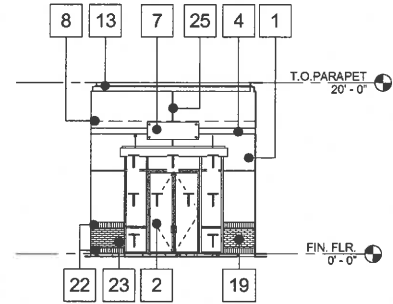
SCALE 1/8" = 1'-0"
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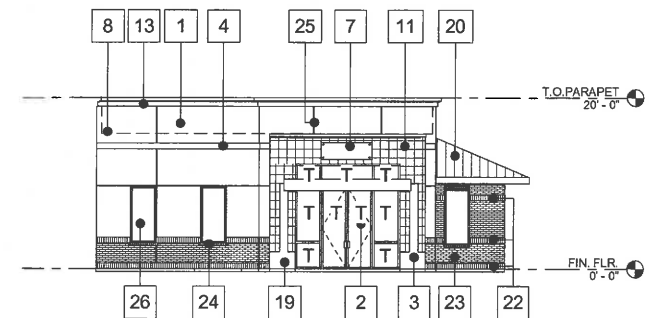
① Unit 1 & 2, Front Elevation
1/8" = 1'-0"



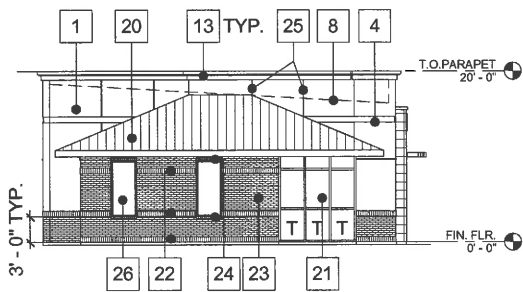
② Unit 3, Front Elevation
1/8" = 1'-0"



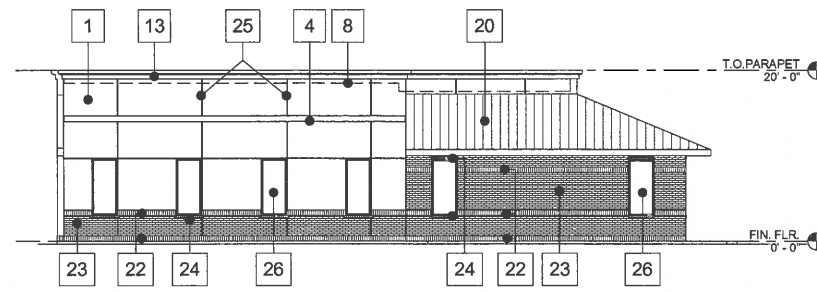
③ Unit 4, Front Elevation
1/8" = 1'-0"



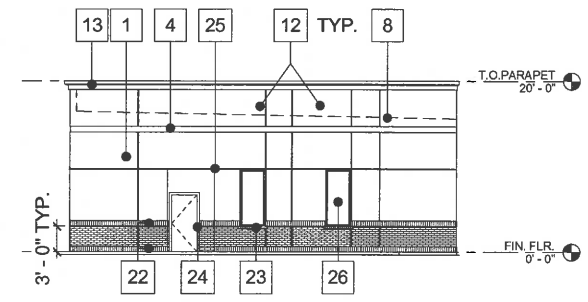
④ Unit 5, Front Elevation
1/8" = 1'-0"



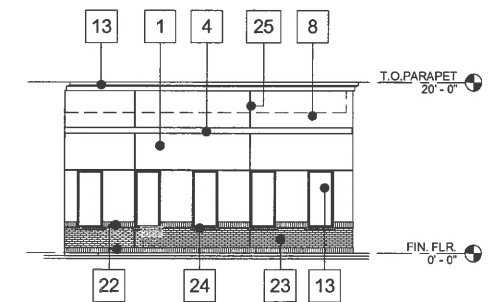
⑤ Unit 1 & 2, Left Elevation
1/8" = 1'-0"



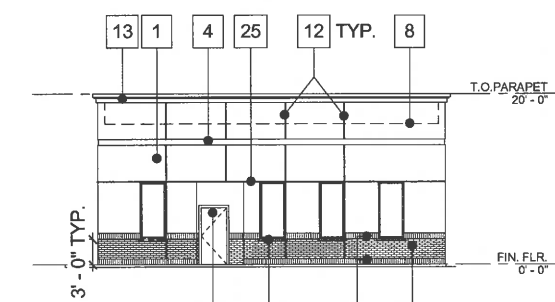
⑥ Unit 1 & 2, Rear Elevation
1/8" = 1'-0"



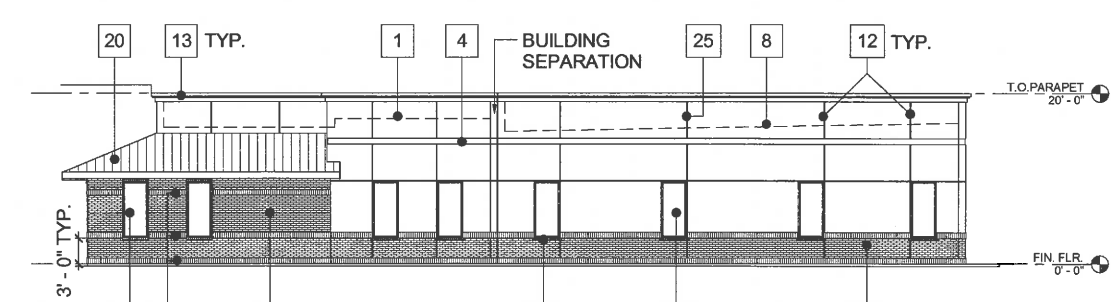
⑦ Unit 3, Rear Elevation
1/8" = 1'-0"



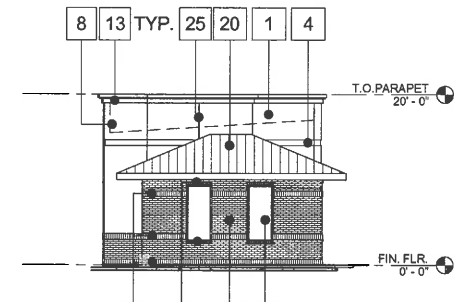
⑧ Unit 3, Right Elevation
1/8" = 1'-0"



⑨ Unit 4, Left Elevation
1/8" = 1'-0"



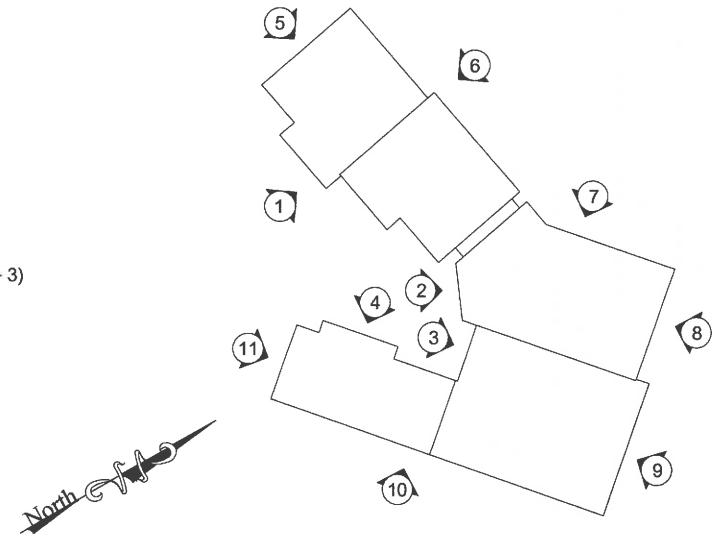
⑩ Unit 4 & 5, Rear Elevation
1/8" = 1'-0"



⑪ Unit 5, Left Elevation
1/8" = 1'-0"

ELEVATION KEYNOTES

- | | | |
|--|---------------------------------------|---|
| ① WOOD CONSTRUCTION W/ STUCCO EXTERIOR | ⑨ MAN DOOR AND FRAME PAINTED TO MATCH | ⑱ WALL MOUNTED LIGHT FIXTURE |
| ② CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM WITH TINTED GLASS (TEMPERED WHERE INDICATED) (SHEET 4.9B - 2) | ⑩ ROOF TOP HVAC UNIT | ⑲ OVER FLOW LEADER LOCATION W/ BRASS FITTING CENTER ON TILE |
| ③ 12" X 12" ACCENT TILE (SHEET 4.8B - 4) | ⑪ 12" X 12" TILE (SHEET 4.8B - 3) | ⑳ STANDING SEAM METAL ROOF |
| ④ 3/4" DEEP ACCENT REVEAL | ⑫ PANEL JOINT | ㉑ STORE FRONT GLASS AND MULLIONS (SHEET 4.9C - 3) |
| ⑤ METAL CANOPY PAINTED | ⑬ EIFS CORNICE TRIM | ㉒ BRICK SOLDIER COURSE (SHEET 4.10 - 1) |
| ⑥ METAL COPING PAINTED TO MATCH ADJACENT WALL | ⑭ PROPOSED BUILDING ADDRESS LOCATION | ㉓ BRICK RUNNING BOND (SHEET 4.10 - 1) |
| ⑦ PROPOSED SIGNAGE LOCATIONS | ⑮ METAL FLASHING | ㉔ BRICK ROW LOCK COURSE (SHEET 4.10 - 1) |
| ⑧ LINE OF ROOF BEYOND | ⑯ EIFS REVEAL | ㉕ 3/4" STUCCO EXPANSION JOINT |
| | ⑰ LINE OF REGLET | ㉖ 20 X 40 FIXED WINDOWS (SHEET 4.9A - 1) |



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Exterior Elevations

South Whitney Medical Office Building
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by USA Investment Associates

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Exterior Elevations

Not for Construction
SD- 4.6

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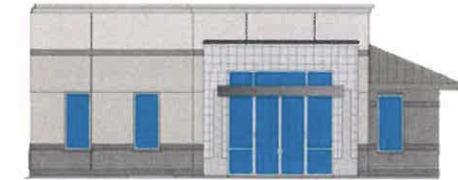
① Unit 1 Front Elevation, Color
1/8" = 1'-0"



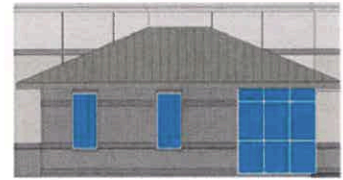
② Unit 3 Front Elevation, Color
1/8" = 1'-0"



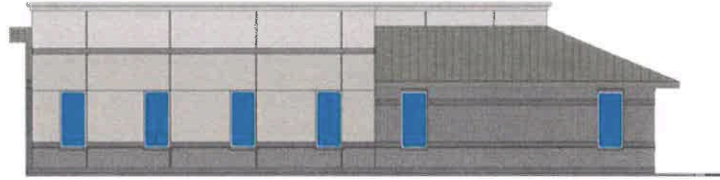
③ Unit 4 Front Elevation, Color
1/8" = 1'-0"



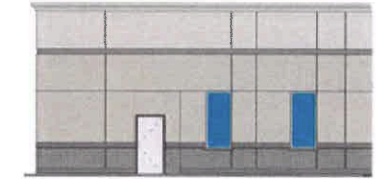
④ Unit 5 Front Elevation, Color
1/8" = 1'-0"



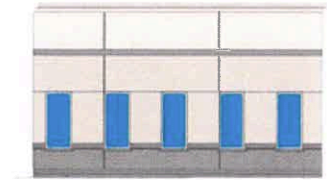
⑤ Unit 1 Left Elevation, Color
1/8" = 1'-0"



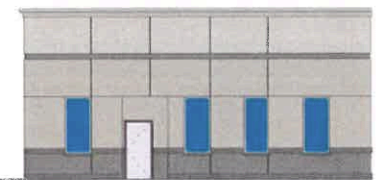
⑥ Unit 1 Rear Elevation, Color
1/8" = 1'-0"



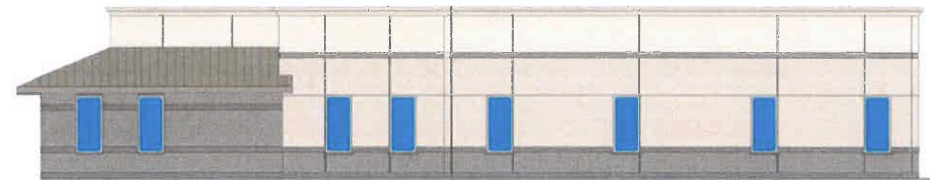
⑦ Unit 3 Rear Elevation, Color
1/8" = 1'-0"



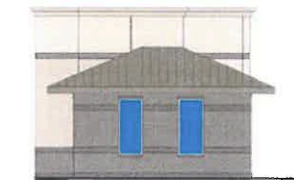
⑧ Unit 3 Right Elevation, Color
1/8" = 1'-0"



⑨ Unit 4 Left Elevation, Color
1/8" = 1'-0"



⑩ Unit 4 & 5 Rear Elevation, Color
1/8" = 1'-0"

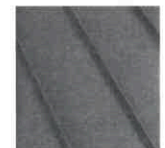


⑪ Unit 5 Left Elevation, Color
1/8" = 1'-0"

ROOF SCHEDULE

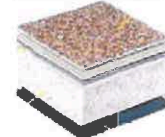
COLOR: FLINT GRAY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM
SOLAR REFLECTION INDEX: 43



COLOR: WHITE

ROOF MATERIAL TYPE:
MEMBRANE ROOF
UV PROTECTED



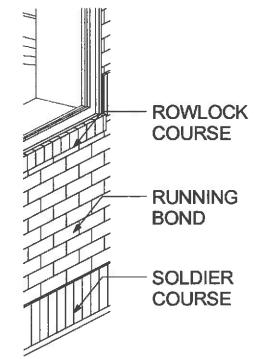
FASCIA BOARD

COLOR: FLINT GRAY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM
SOLAR REFLECTION INDEX: 43



BRICK PATTERNS



BRICK COLORS & TYPES



BELDEN
FACE BRICK:
671 SMOOTH



BELDEN
FACE BRICK:
DAPPLE GRAY

FRONT ENTRY WALL TILES



CONCEPT SURFACES
QUARZITE WHITE
12" x 12"



CONCEPT SURFACES
QUARZITE WHITE
12" x 12"

PAINT COLORS

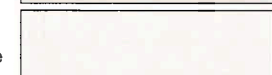
MAIN BODY COLOR

SHERWIN WILLIAMS
SW 6141 Softer Tan



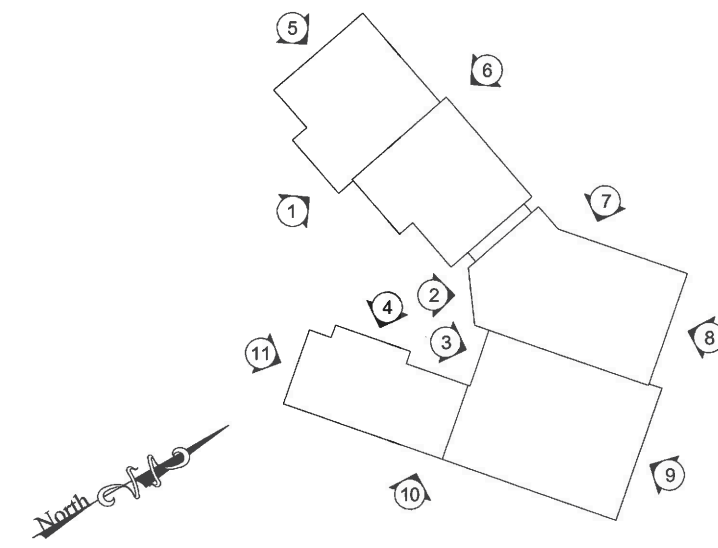
**ACCENT FIELD & TRIM
COLOR**

SHERWIN WILLIAMS
SW 6126 Navajo White



**ACCENT REVEAL
COLOR**

SHERWIN WILLIAMS
SW 2840 Hammered
Silver



Elevations, Color

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision
Schedule

Elevations, Color

Not for
Construction
SD- 4.7

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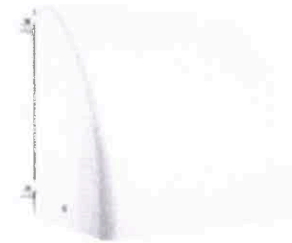


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RAB WP1FCF42
42w CFL
Full Cut Off
Lighting Wall Packs



click to enlarge

Available in Bronze(RAB WP1FCF42) or White(RAB WP1FCF42W).

RAB WP1FCF42

Quantity:

\$131.67

Photocell: **ADD TO CART**

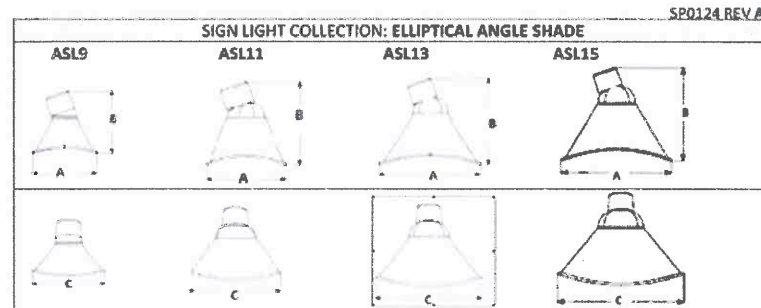
[Read Reviews](#)
[Write a Review](#)

Housing:	die cast aluminum 1/2" NPS tapped top, both sides and back for conduit or photocontrol.
Mounting:	knockouts for easy wall box mounting
Watts:	42 watts
Ballast:	Elec HPF QT
Lamp:	42w CFL GX24q-4 (lamp supplied)
UL:	suitable for wet locations.HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast

1. EXTERIOR, DOWN LIGHTS



Item #	Length (A)	Height (B)	Width (C)
ASL9	7 1/2"	7 1/2"	8 1/2"
ASL11	8 1/2"	9 1/2"	11"
ASL13	11 1/2"	10"	12 1/2"
ASL15	13 1/2"	11 1/2"	15 1/2"



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
S- Stem Mount	ASL9 ASL11 ASL13 ASL15	Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust	Stem: ST Specify stem model	Stem and Gooseneck: Other: 975-Galvanized 980-Brushed Aluminum	HSC-Hang Straight Canopy	Other: 975-Galvanized	200 Watt maximum		120 V
G- Goose Neck		For additional colors, see color chart	Gooseneck: G Specify gooseneck model	Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust	HDSM-Heavy Duty Stem Mount Canopy HDBP-Heavy Duty Square Backing Plate	Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust			
For additional mounting options and details, see mounting spec sheet									
For additional colors, see color chart									
ORDER SPECIFICS									
BLF G	ASL 11	100	607						

Notes:

Suitable for Wet Location

2. EXTERIOR, GOOSE NECK LIGHT

The Elliptical Sign Light



Click to enlarge



CODE: BLF-G-ASL-FC

\$194.00

★★★★★

USA (hover over images to learn more)

Shade Size:

Finishes:

Gooseneck Arms (1):

Gooseneck Arm Finish:

Dusk-to-Dawn Photocell (1):

Socket Type (1):

Qty: **ADD TO SHOPPING CART**

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[SPECIFICATION SHEET](#) [SEND TO FRIEND](#)

Finish Chart / Features

Powdercoat Finishes	Durable finish colors to fit any style from traditional to retro to modern.	Click to View
Gooseneck Arms:	Dozens of styles, projections, designs and angles to choose from.	Click to View
Dusk-to-Dawn Photocell	Turns your fixture on at dusk and off at dawn!	Click to View

Product Details

Inspired by vintage Benjamin® clamshell shades, the Elliptical Sign Light features a tapered cone shade that casts a spotlight on retail signs, doorways, and displays. Available in four shade sizes and a rainbow of powder coat finish colors, this vintage angle shade adds style to any commercial lighting plan!

Shade Size:

- 09" Shade: W 9" x H 7" x L 7 1/2"
- 11" Shade: W 11" x H 9 1/2" x L 9 1/2"
- 13" Shade: W 12 1/2" x H 10" x L 11 1/2"
- 15" Shade: W 15 1/2" x H 11 1/2" x L 13 1/2"

2. GOOSENECK LIGHT, SPECIFICATIONS



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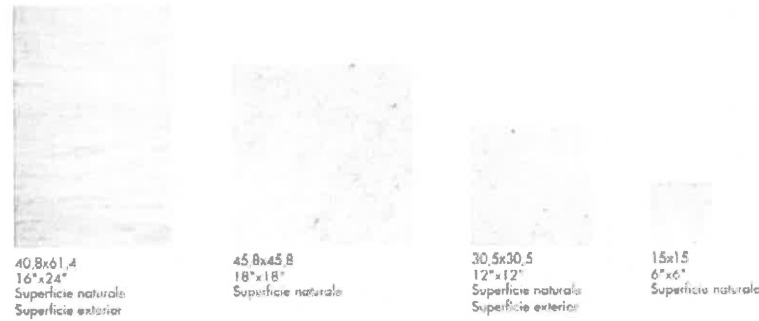
Materials & Products

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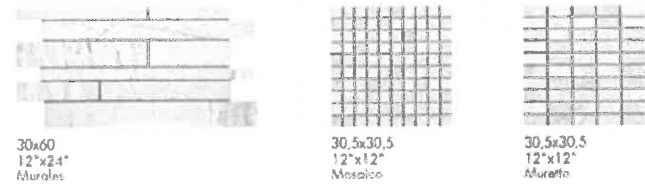
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SD- 4.8a

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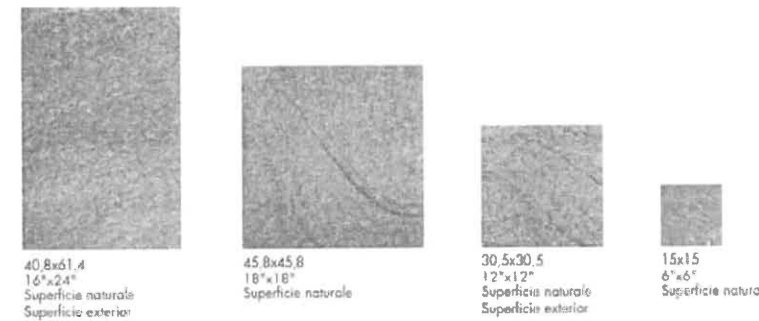


QUARZITE WHITE . formati

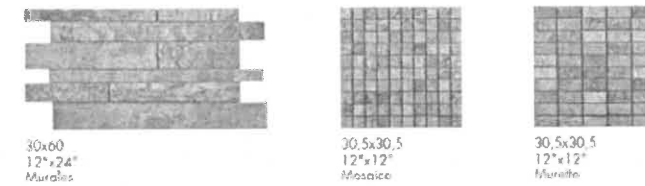


QUARZITE WHITE . decori

3. CONCEPT SURFACES, WHITE TILE



QUARZITE GREY . formati



QUARZITE GREY . decori

4. CONCEPT SURFACES, GRAY TILE;
REF: SHEET SD-4.6, KEYNOTE 3

	QUARZITE	VALORE UNICOM UNICOM VALUES		Durezza di Mohs Hardness in Mohs degrees Dureté de Mohs Moh'sche Härte	UNI EN 101 ≥ 6%	
	Assorbimento % d'Acqua Water Absorption % Absorption d'Eau % Wasseraufnahme	< 0,5%		DIN 51130 DIN 51097 ASTM C 1028	Coefficiente d'attrito (scivolo) Static coefficient of friction Coefficient de friction (glissement) Rabungskoeffizient (Schlupfgleich)	SUPERFICIE NATURALE A R 10 DRY ≥ 0,85 WET ≥ 0,71
	Resistenza alla Flessione Breaking Strength Résistance à la Flexion Biegezugfestigkeit	35 N/mm ²		DIN 51130 DIN 51097	Coefficiente d'attrito (scivolo) Static coefficient of friction Coefficient de friction (glissement) Rabungskoeffizient (Schlupfgleich)	SUPERFICIE EXTERIOR R 12 A+B
	Resistenza agli acidi Resistance to Acid Résistance aux Acides Säurebeständigkeit	GLA		Spessore Thickness Epaisseur Dicke	± 10 mm	
	Resistenza al Gelo Frost Resistance Résistance au Gel Frostbeständigkeit	Resiste - Frost-Proof Aucune Alteration Keine Änderung		Variazioni cromatiche Color shade variations Variation de nuance Nuance variation	V3= variazione moderata V3= moderate variation V3= variation modérée V3= mäßige variation Green Grey White	
	Resistenza alle macchie Stain resistance Résistance aux taches Flackenbeständigkeit	5		Variazioni cromatiche Color shade variations Variation de nuance Nuance variation	V4= variazione intensa V4= substantial variation V4= variation intensive V4= intensive variation Gold	

CARATTERISTICHE TECNICHE - Technical Features - Caracteristiques Techniques - Technische Eigenschaften
Superficie Naturale - Natural Surface - Surface Naturelle - Naturale Oberfläche

QUARZITE	Formato Size Format	Spessore Thickness Epaisseur Dicke	Pezzi/sc Pcs./box Pcs./ctn Stck/Kart	Mq/sc Sqm./box Mq/ctn Qm/Kart.	Kg/sc Kgs/box Kg/ctn Kg/Kart.	Sc/pl Box/pal Ctn./pal. Kart./pal.	Mq/pl Sqm/pal Mq/pal Qm/Pal.	Kq/pl Kgs/pal Kg/pal.
Fondo naturale	40,8x61,4	10	5	1,25	25,20	48	60,14	1209,60
Fondo exterior	40,8x61,4	10	5	1,25	25,20	48	60,14	1209,60
Fondo naturale	45,8x45,8	10	6	1,26	25,40	48	60,48	1219,20
Fondo naturale	30,5x30,5	10	12	1,12	21,50	48	53,57	1032,00
Fondo exterior	30,5x30,5	10	12	1,12	21,50	48	53,57	1032,00
Fondo naturale	15x15	10	44	1,00	19,30	60	60,00	1158,00
Mosaico	30,5x30,5		11	1,02	19,70	54	55,24	1063,80
Murales	30x60		5		17,90			
Muretto	30,5x30,5		11		19,69			
Gradino nat/exter	30,5x30,5		12		20,16			
Gradone nat/exter	30,5x30,5		6		13,92			
Grad.ang.nat./ext.	30,5x30,5		2		4,52			
battiscopa smaltato	7x30,5		30		12,51			
battiscopa smaltato	10x61,4		12		20,00			

IMBALLI - Packing - Embalages - Verpackung

4. TILE SPECIFICATIONS
REF: SHEET SD-4.6, KEYNOTE 11



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Materials & Products, cont.

South Whitney Medical Office Building
City of Rocklin, California
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Project Revision
Schedule

Materials &
Products, cont.

Not for
Construction

SD- 4.8b

SCALE
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Signature Series—Fixed

Product Data	
Description	
AAMA Category – Architectural Configuration – Fixed	AAMA Designation – AW-150
AAMA Air, Water & Structural Testing	
Test Size – AAMA for Designation and/or configuration	Allowable Air – MAX .10 CFM/LF @ 6.24 PSF
Uniform Load Deflection – 150 PSF	Water – 15 PSF
Uniform Load Structural – 225 PSF	
CRF 'U' Value	
CRF – CRF 50-71	U-Value – U .36 - .56
Construction	
Minimum Wall Thickness – 0.062"	Depth – 4"
Fabrication – Machined, Mechanically Fastened & Sealed	Design – Equal Leg
Thermal Barrier	
Separation – 1/2"	Design – Two Strips-Crimped In Place, 6/8 Reinforced Polyamide
Glazing	
Location – Factory or Field	Method – Wet/Dry
Installation – Interior Glazed	
Finish	
As Specified – Anodized or Painted	Warranty
	As Specified – 2, 5 or 10 Years (2 years standard)

signature series fixed



Signature Fixed

The Signature Series 4" Fixed utilizes Polyamide thermal break technology allowing for high thermal requirements and dual color and finish combinations.



Product Features

- Frame: 4" depth
- Multiple stacking options
- Polyamide thermal break
- High thermal requirements and dual finish capabilities

Product Performance

- Air Infiltration: <.06 CFM/sq.ft. (6.24 PSF) per ASTM E283
- Static Water: 15 PSF per ASTM E331
- Deflection Load: =/150 PSF per ASTM E330
- Structural Load: =/225 PSF per ASTM E330
- CSAA440-00 Rating: B7-C5

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1. FIXED WINDOWS
REF: SHEET SD-4.6, KEYNOTE 26



2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

1. FIXED WINDOWS, SPECIFICATIONS
REF: SHEET SD-4.6, KEYNOTE 26



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Materials & Products, cont.

South Whitney Medical Office Building
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 by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.
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SD- 4.9a

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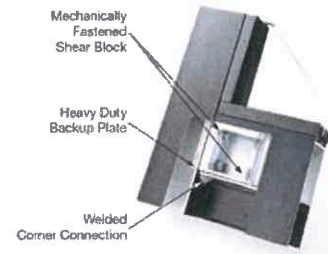
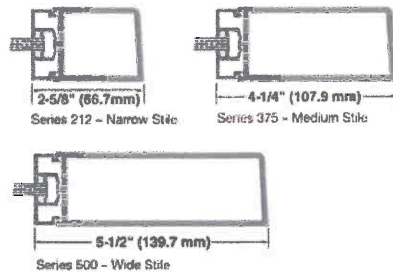


Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4' to 10' one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty



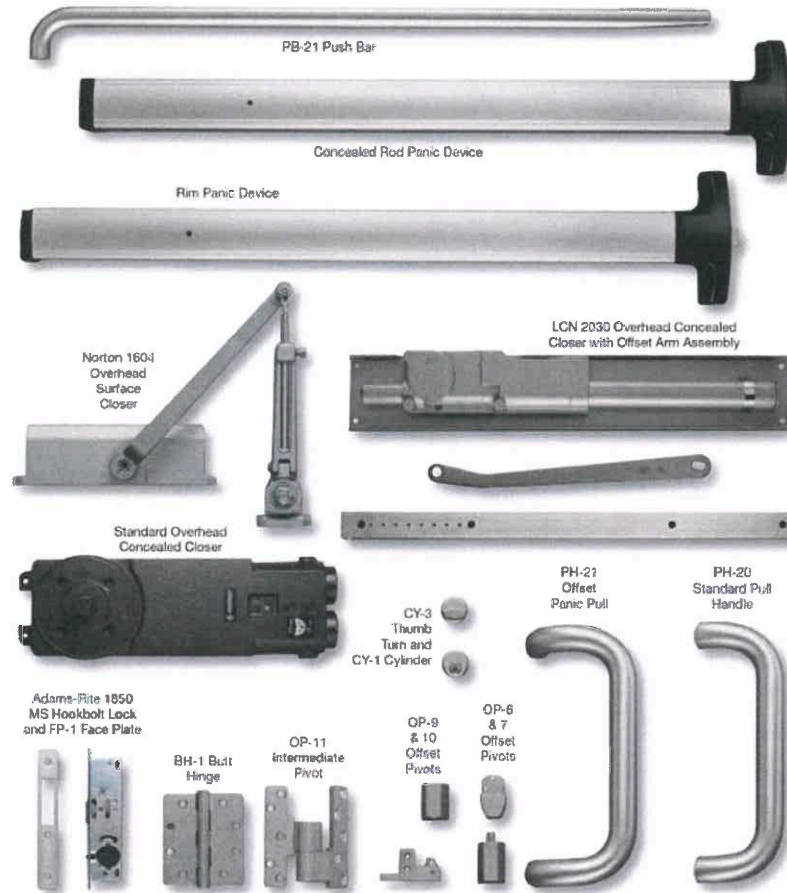
2. ENTRY DOOR, FACADE
REF: SHEET SD-4.6, KEYNOTE 2

standard entrances

standard entrances

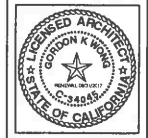
Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.



2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

2. ENTRY DOOR, HARDWARE
REF: SHEET SD-4.6, KEYNOTE 2



MIRAY OKTEM, PROJECT MAN.
710E MCGILVERY LANE SUITE 109
COSTA MESA, CA 92626
MIRAYOKTEM@SKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34845
710E MCGILVERY LANE SUITE 109
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GORDONWONG@SKWARCHITECTS.COM



Materials & Products, cont.

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

Project Revision
Schedule

Materials &
Products, cont.
Not for
Construction
SD- 4.9b

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Series 3000 XT Storefront— 2" x 4-1/2" thermally efficient storefront system by Oldcastle BuildingEnvelope®

The Series 3000 XT storefront product combines superior thermal performance with the simplicity and convenience of a standard storefront. The system incorporates dual polyurethane thermal breaks throughout the system to improve energy efficiency and condensation resistance. The system offers the option of inside or outside glazing along with screw spline or shear block assembly.



Target, West Hollywood Gateway, Alhambra, CA
Architect: MBH Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Center set glazing configuration
- Sill receptor requires no additional anchoring of sill member
- Superior thermal performance provided through dual polyurethane thermal breaks
- Screw spline and shear block assembly options
- Outside and inside glazing options
- Accommodates zero sight line vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

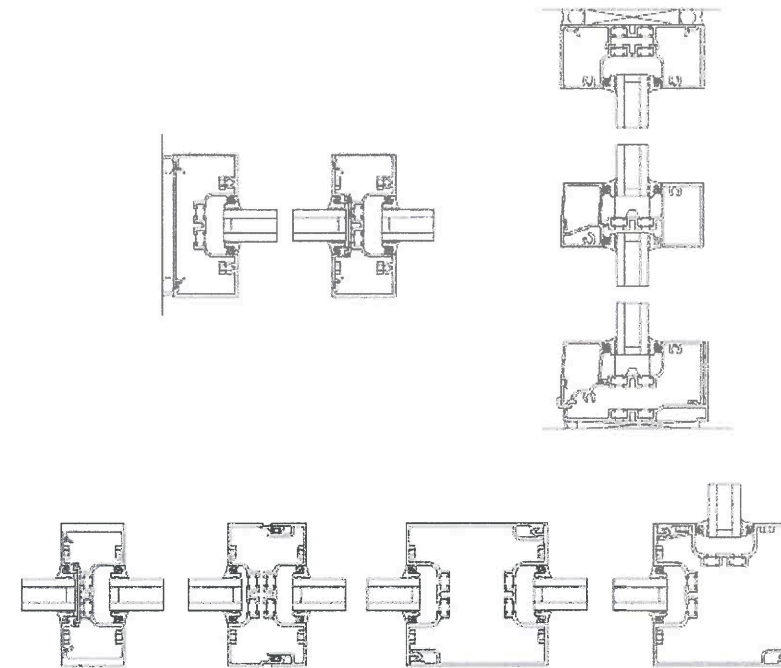


3. GLASS FACADE SYSTEM
REF: SHEET SD-4.6, KEYNOTE 21

Series 3000 XT storefront

Series 3000 XT storefront

Details



Performance

- Air Infiltration: <0.06 CFM/50 FT (6.24 PSF) per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC: 33 (2 x 1/4", 1/2" airspace)
37 (2 x 1/4" laminated, 1/2" airspace)
- OITC: 27 (2 x 1/4", 1/2" airspace)
29 (2 x 1/4" laminated, 1/2" airspace)
- Thermal Performance per AAMA 1503 for clear 1" insulating glass:
U-factor = 0.54
Frame CRF = 02
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
U-factor = 0.32
Frame CRF = 05
- NFRC Certified
- Thermal Performance Characteristics per AAMA 507



3. GLASS FACADE SYSTEM
REF: SHEET SD-4.6, KEYNOTE 21



MIRAY OKTEM, PROJECT MAN.
7016 SULLY BLVD, SUITE 100
MIRAYOKTEM@GKWARCHITECTS.COM

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7016 SULLY BLVD, SUITE 100
GORDONWONG@GKWARCHITECTS.COM



Materials & Products, cont.

South Whitney Medical Office Building
City of Redding, California
by USA Investment Associates

Project Revision
Schedule

Materials &
Products, cont.

Not for
Construction

SD- 4.9c

SCALE

5/12/2016 10:15:00 AM

Results of Tests on Brick conducted in accordance with ASTM C67-13 Standard Method for Sampling and Testing Brick and Structural Clay Tile

Name: The Belden Brick Company Plant: The Belden Brick Company
700 West Tuscarawas Street Canton, OH 44702
Phone: 330-456-0031 Report Number: BBC-0291
Fax: 330-456-2694 Received Date: 03-07-2014
Sampled Date: 03-07-2014
Lot: Product Code

Sample Description: Pit 6, All Fireclay w/Additive

Test Date							
Absorption	1	2	3	4	5	Average	Test Date
24 Hour Submersion in Cold Water (%)	2.09	2.06	2.11	2.17	2.38	2.16	03-11-2014
5 Hour Submersion in Boiling Water (%)	2.50	2.55	2.50	2.62	2.94	2.62	
Saturation Coefficient (Ratio of 24H to 5H)	0.84	0.81	0.84	0.83	0.81	0.82	

Test Date							
Compressive Strength	1	2	3	4	5	Average	Test Date
psi	15,223	13,262	15,985	15,766	14,523	14,952	03-11-2014
MPa	105.0	91.4	110.2	108.7	100.1	103.1	

Test Date							
Efflorescence	11	12	13	14	15	Average	Test Date
Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced		03-19-2014

Test Date							
IRA (Oven Dried Method)	6	7	8	9	10	Average	Test Date
g/m ²	2.2	4.3	2.6	3.8	3.0	3.2	03-13-2014

Test Date							
Average % Void	1	2	3	4	5	Average	Test Date
	21.9						03-11-2014

Test Date							
Abrasion Resistance	1	2	3	4	5	Average	Test Date
	0.01	0.02	0.01	0.01	0.02	0.01	03-11-2014

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:
ASTM C 216 - 13 Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)
Grade SW, MW, with absorption alternate in section 6.1.2
ASTM C 902 - 13 Standard Specification for Pedestrian and Light Traffic Paving Brick
Class SX, MX, NX, with absorption alternate in section 4.1.1.1
Type I, II, III

John S. Sanders

Mary W. Parker

Lab Reference: 5546 10126

Page 1 of 2

1. BRICK SPECIFICATIONS

1. BRICK

Gray Bricks: 671 Smooth

PLANT 6 EXTRUDED	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
FACE BRICK C216	THIN BRICK C1088	FBX	Smooth	17,044 psi	3.09	5.3	
THIN BRICK PCI		TBX					

Available in Thin Brick

5 photos

Gray Bricks: Dapple Gray

PLANT 6 EXTRUDED	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
FACE BRICK C216		FBX	Mix	17,044 psi	3.09	5.3	

Sorry, we don't have any photographs or products with this brick.

Have a project you'd like to submit?

[E-Mail us!](#)

Polished Terrazzo Round Concrete Picnic Tables



Model TF312512
Brick Red Top/Seats | Buff Frame

- ASTM C31 | Standard for Making Concrete
- ASTM C33 | Standard for Aggregates
- ASTM C150 | Standard for Portland Cement



Model TF311012
Sand Top/Seats | Buff Frame

- Standard Color Options
(Ground Concrete and Terrazzo Polished Finish)
- white terrazzo
 - brick red
 - gray
 - rusty gray
 - brown

Heavy-Duty Modular Polished Concrete Picnic Tables

Enhance your outdoor eating area by creating an inviting atmosphere with pre-cast concrete tables. These uniquely designed tables are theft resistant, long lasting and easy to maintain.

Made of solid steel-reinforced concrete that meets ASTM specifications. Tables are permanently colored with inorganic pigments and protected with an acrylic sealer.

All tables include an umbrella hole knockout plug located in the center of the table. The tables are constructed as not to require an additional umbrella stand.



Model TF312012 | Universal Access
Rusty Gray Top/Seats | Gray Frame

Universal Access

Wheelchair access picnic tables conform to latest ADA specifications. The three seat table has an overhang specifically designed for comfortable wheelchair access. The two seat table is not considered ADA accessible.



2. EXTERIOR TABLES SPECIFICATIONS

Lighting > Outdoor LED Light Fixtures > LED Floodlights > LED Accent Light, 10W, CRI 80, 651L, 3000K

Back to Product Family



LED Accent Light, 10W, CRI 80, 651L, 3000K
HUBBELL LIGHTING - KIM

Technical Specs

Item	LED Accent Light	Light Distribution	Narrow Flood
Watts	10	Lumens	651
Voltage	120 to 277VAC	Housing Material	Die Cast Aluminum
Lumens Per Watt	65.1	CRI	80
Color Temp	3000K	Temp. Range	-40 Degrees to 45 Degrees C
Rated Life	50,000 hr.	Lens Material	Tempered Glass
Length	5-1/2"	Warranty	1 yr. On Driver and LEDs, 3 yr. On Castings
Width	3"	Standards	UL 1598, 8750 Listed, CAN/CSA C22.2 Number 250.0-08
Height	6-1/4"	LED Replacement For	75W HAL
Housing Finish	Black	Green Environmental Attribute	Product Contributes to Reducing Energy Consumption
Mounting	Knuckle with 1/2" NPT	Green Certification or Other Recognition	RoHS Compliant

3. FREE STANDING SIGNAGE ILLUMINATION

Materials & Products, cont.

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

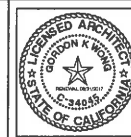
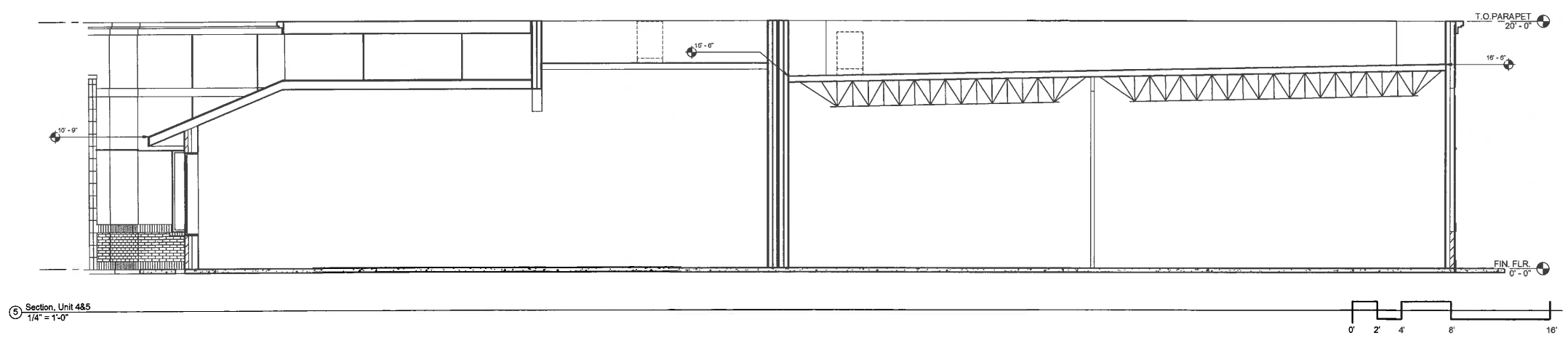
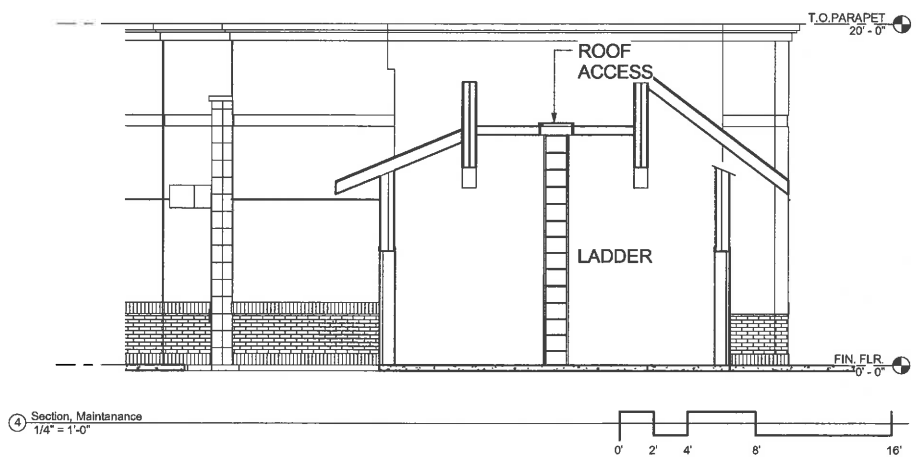
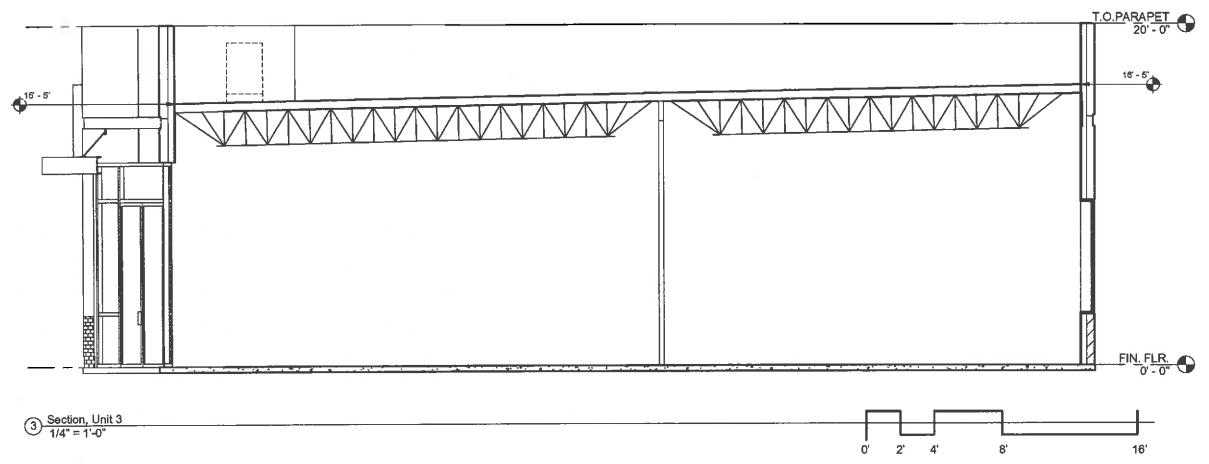
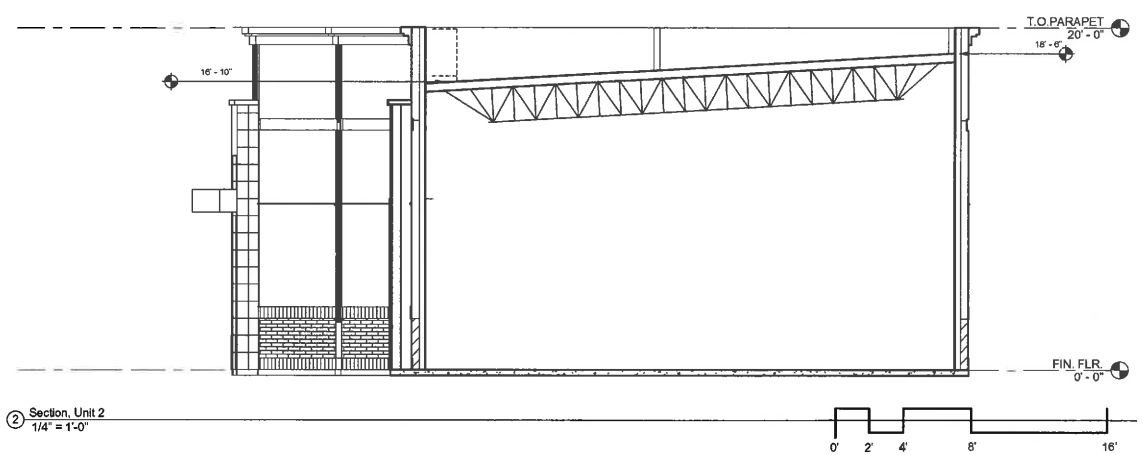
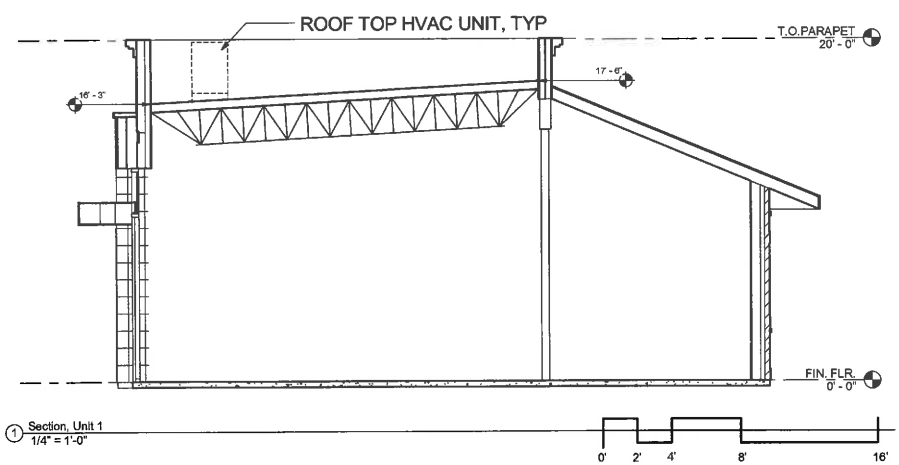
Project Revision Schedule

Materials & Products, cont.

Not for Construction

SD- 4.10

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GORDON K WONG, ARCHITECT LIC# 34045
710E MCJULINY LANE SUITE 109
SANTA ANA, CA 92705
GORDONKWONG@GKWAARCHITECTS.COM



Sections

South Whitney Medical Office Building
City of Rocklin, California
by USA Investment Associates

Project Revision Schedule

Sections

Not for Construction
SD- 4.11

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5/12/2016 10:15:07 AM

EXHIBIT D

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

SOUTH WHITNEY MIXED USE TOWNHOMES

PARKING ENFORCEMENT PLAN

June 7, 2016

EXHIBIT B

DL2015-0001

BACKGROUND

USA Investment Associates, has applied for a General Plan Amendment, Rezone and General Development Plan, Tentative Parcel Map, and Design Review/Oak Tree Preservation Plan Permit approval from the City of Rocklin to develop 20 townhome units in a Project known as South Whitney Mixed Use Townhomes and Medical Center.

Chapter 17.66.020 of the Rocklin Municipal Code requires submittal of a parking enforcement plan when a proposed project includes assigned parking spaces consisting of one- or two-car garages. The developer is also required to implement the parking enforcement plan and incorporate them into the leases or covenants, conditions and restrictions (CC&R's). The plan shall be approved by the Planning Commission and shall include, but not be limited to, the following.

1. Adequate guarantees that the garages shall be used for the parking of automobiles;
2. Roll-up garage doors, with automatic garage door openers;
3. Garages located no more than six-feet from the driveway aisle, or no less than twenty feet from the driveway aisle if tandem parking is provided.

This document will serve as the parking enforcement plan for the South Whitney Mixed Use Townhomes Project.

PARKING ENFORCEMENT PLAN

1. Project Design

The project design incorporates several features to address parking issues

- Adequate parking has been provided pursuant to the City's parking requirements for townhomes
- Each dwelling unit has been provided with a minimum of two enclosed garage spaces.
- Each garage will have a roll-up garage door, with automatic garage door opener.
- Driveways are generally within 6 feet from the drive aisle to ensure that tenants will not park in the drive aisles or driveways.

2. Enforcement

Leases and future CC&R's will include a requirement that residents who own vehicles shall be required to park inside the garages. Storage in garages that does not permit maximum vehicular parking is prohibited. Violations will be subject to a warning, followed by a fine.

RESOLUTION NO. 2017-175

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A TENTATIVE SUBDIVISION MAP

(South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Tentative Subdivision Map (SD2017-0006) allows the subdivision of an approximately 2.8-acre parcel into three common area lots and twenty townhome parcels generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved by City Council Resolution No. 2016-177.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006 tentative subdivision map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby recommended for approval by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of the final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for

public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Riparian Area and Creek Protection

An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative subdivision map exhibit as Lot C, which represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the previously approved design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Common Areas - Open Space - Maintenance

Prior to or concurrently with the recordation of the final map the subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)

- a. Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision: Lot A and Lot C as shown in Exhibit A.

- b. Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas on and within Lot A, Lot C, and Lots 1 through 20, including but not limited to, all structures, landscaping, private utility services, outdoor lighting, private streets and alleys, parking, recreational facilities, detention and drainage facilities, all landscaping in the public rights-of-way, as required herein, and oak mitigation plantings, if any.
- c. Assignment to the homeowner's association responsibility to monitor and report to the Economic and Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.
- d. A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)
- e. A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.
- f. The documents creating the homeowner's association shall specifically include the following condition for enforcement by the homeowner's association:

A "parking enforcement plan" (Exhibit B to Resolution 2016-180) that includes guarantees, to the satisfaction of the Economic and Community Development Director that the garages shall be used for the parking of automobiles, and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project, consistent with RMC 17.66.020.
- g. City review shall be required for any development, including fencing and landscaping, within the common area. Notice of this requirement shall be recorded by separate instrument with the final map.
- h. A notice shall be included in the subdivision's CC&Rs, and recorded by separate instrument with the final map, stating that individual lot and building design shall be subject to City approved design guidelines

available from the City of Rocklin Department of Economic and Community Development.

In lieu of a property owners association, as required above in Section 4(b), Subdivider may utilize a conservancy, or other suitable legal entity, to own, maintain, and carry out all duties identified in this Section 2. as related to the lot designated "Open Space" on Exhibit A. This alternative ownership entity shall have characteristics of responsibility, accountability, and longevity, which are substantially similar to a property owners' association, so that the City is confident of the entity's ability to operate, manage and maintain the open space in perpetuity. Any alternative ownership entity shall be formed so that the maintenance, monitoring, and lien rights required in Section 15(b) are legal obligations of the ownership entity. The alternative ownership entity shall be reviewed and approved by the City Attorney and the Economic and Community Development Director for compliance with these conditions of approval.

5. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 25th day of July, 2017, by the following vote:

AYES:	Councilmembers:	Patterson, Broadway, Gayaldo, Janda, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Scott Yuill, Mayor

ATTEST:

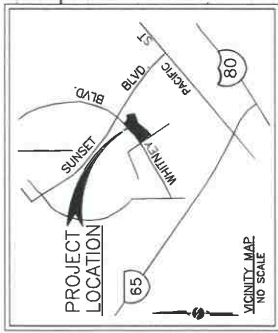


Barbara Ivanusich, City Clerk

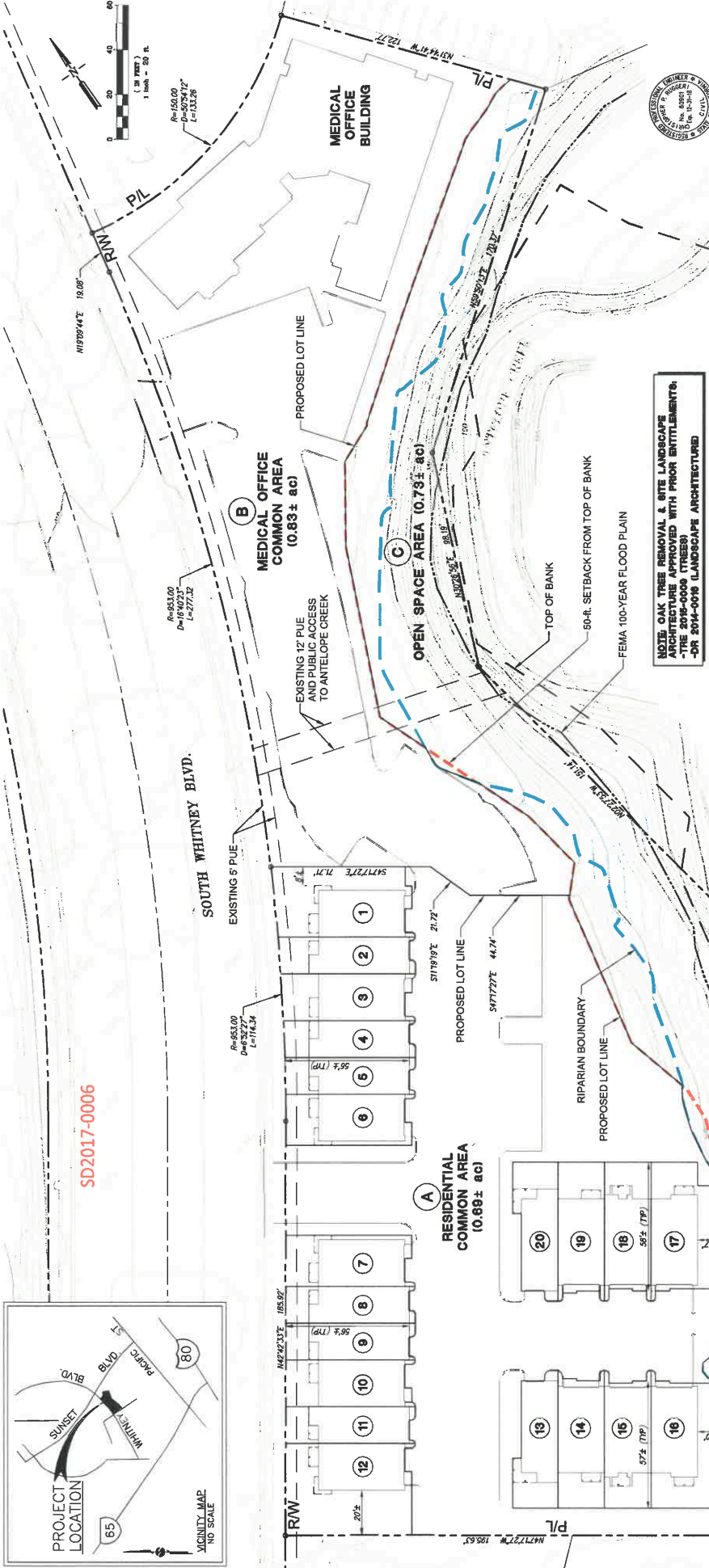
EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006

Available at the Economic & Community Development Department, Planning Division



SD2017-0006



NOTE: OAK TREE REMOVAL & SITE LANDSCAPE ARCHITECTURE APPROVED WITH PRIOR ENTITLEMENTS. -TR 2016-0006 (TREES) -OR 2014-0016 LANDSCAPE ARCHITECTURE

Project Summary:
 ASSESSOR PARCEL #: 016-240-039
 Total Land Area: 2.87 Gross Acres (±)
 Existing Land Use: Vacant
 Existing General Plan: HDR / RC / I / C
 Existing Zoning: PD-R / C-2 / OA
 Proposed Land Use: Residential (20 Units) / Commercial (Medical Office)

TOWNHOME LOT AREAS

LOT #	AREA (SQ FT)	DESCRIPTION
1	1,072.8	SINGLE FAMILY
2	1,197.4	SINGLE FAMILY
3	931.8	SINGLE FAMILY
4	1,202.2	SINGLE FAMILY
5	1,202.2	SINGLE FAMILY
6	918.2	SINGLE FAMILY
7	1,202.2	SINGLE FAMILY
8	918.2	SINGLE FAMILY
9	1,202.2	SINGLE FAMILY
10	1,202.2	SINGLE FAMILY
11	2,294.4	SINGLE FAMILY
12	1,033.8	SINGLE FAMILY
13	1,202.2	SINGLE FAMILY
14	1,701.8	SINGLE FAMILY
15	1,202.2	SINGLE FAMILY
16	1,202.2	SINGLE FAMILY
17	1,202.2	SINGLE FAMILY
18	1,202.2	SINGLE FAMILY
19	1,202.2	SINGLE FAMILY
20	1,202.2	SINGLE FAMILY
TOTAL LOT AREA =		24,275.97

LAND AREAS

LOT	AREA (AC)	DESCRIPTION
A	0.692	RESIDENTIAL COMMON AREA
B	0.832	MEDICAL OFFICE COMMON AREA
C	0.732	OPEN SPACE AREA
T-20		TOTAL COMMON AREAS
TOTAL LAND AREA =		2.812 AC

OWNER / DEVELOPER / APPLICANT:
 USA Investments Associates
 808 North First Street
 San Jose, CA 95112
 Contact: Gil Luo
 (408) 868-9122

BUILDING ARCHITECT:
 GKW Architects
 710 E. McGillicy Lane, Suite 100
 Campbell, CA 95008
 Contact: Gordon Wong
 (408) 796-1846

CIVIL ENGINEER:
 RJA
 Cable Earthband
 Rocklin, CA 95677
 Contact: Chris Ruggieri
 (916) 839-8900

OWNER / DEVELOPER / APPLICANT:
 RUGGIERI-JENSEN-AZAR
 ENGINEERS AND ARCHITECTS
 10000 UNIVERSITY AVENUE, SUITE 200
 ROCKLIN, CA 95677
 PHONE: (916) 336-8800 FAX: (916) 336-8800
 JAN 06 15:20:29 DATE: 04/17/16 TIME: 7:01

SERVICE PROVIDERS:
SEWER:
 SPM/JLD
 (916) 786-6585
WATER:
 P.C.W.A.
 (930) 823-4850
 Gas & Electric:
 P.G.&E.
 (930) 890-3270
 Telephone:
 AT&T
 (530) 890-3256
Cable TV:
 Cable Earthband
 (916) 315-3203
Garbage:
 Recycling Auburn-Placer
 Disposal Service
 (530) 866-3735

POTENTIAL EASEMENTS:
 - POWA Water Line Easements
 - SPMUD Sewer Easements
 - Reciprocal Access, Parking, Drainage Easements
 Note: Utility Easements to be granted as requested by utility company.

TENTATIVE SUBDIVISION MAP

USA Investments Associates
South Whitney Mixed Use
 Whitney Professional Plaza & Whitney Villas
 Rocklin, CA