



New Project Information

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

Application Received: May 18, 2017

Project Name and Requested Approvals:

PLACER CREEK APARTMENTS
DESIGN REVIEW, DR2017-0006
REZONE, DR2017-0006

Staff Description of Project:

This application is a request for approval of a Rezone to change the zoning from Planned Development Commercial (PD-C) to Planned Development 22 units per acre minimum (PD-22+) and a Design Review to allow the construction of a 232-unit apartment development including landscaping and related hardscape.

Location:

The subject site is located on the southeast corner of University Avenue and Whitney Ranch Parkway. APNs 017-081-079 and 089.

Existing Land Use Designations:

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

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

Compliance with the California Environmental Quality Act:

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

Applicant & Property Owner:

The applicant is Tiffany Wilson with RSC Engineering. The property owner is Evergreen/Rocklin Joint Land Venture.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2017\Placer Creek Apartments\2-Project Information.docx



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Placer Creek Apartments

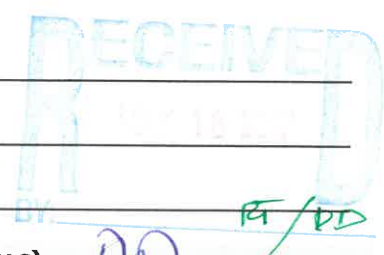
LOCATION: SEC Whitney Ranch Parkway & University Avenue

ASSESSOR'S PARCEL NUMBERS: 017-081-079 and 089

DATE OF APPLICATION (STAFF): 5/18/17 **RECEIVED BY (STAFF INITIALS):** AD

FILE NUMBERS (STAFF): DR2017-0006, 2017-0006 **FEES:** 22,150.00

RECEIPT No.: R19392



Pre-Application Meeting Requirements:

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

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

DATE OF PRE-APPLICATION MEETING: 2-17-17

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

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

File Number _____

Environmental Requirements (STAFF)

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

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>MU</u>	Acres: <u>10.04+/-</u>	EXISTING	PROPOSED
Proposed: <u>MU</u>	Square Feet: <u>437,398+/-</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: <u>irregular</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-C</u>	No. of Units: <u>242</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-22</u>	Building Size: <u>309,400 SF</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>511</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>491</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: <u>University Ave</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST: Request a rezone and design review approval.

See attached project description.



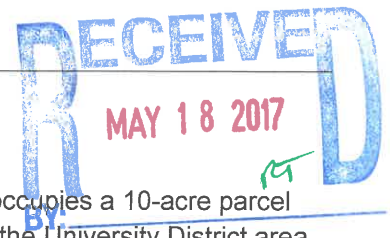
(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

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

Rocklin – Placer Creek Apartments

Project Description

04/28/2017



This residential community contains approximately 232 apartment units, and occupies a 10-acre parcel on the southeast corner of Whitney Ranch Parkway and University Avenue in the University District area of Rocklin, CA. This location is ideal for housing with proximity to educational and planned retail amenities and easy freeway access.

The project will contain a mix of one, two and three-bedroom units, with adaptable ground floor units to allow for accessibility. The maximum building height is three stories.

The project will provide approx. 493 parking spaces with a combination of surface parking, carports, and garages distributed throughout the site, providing a minimum of one covered space per unit, and an average of 2.13 total spaces per unit.

Drive isles in the parking areas are landscaped with regularly spaced planters that contain shade trees. A combination of surface parking and carports are provided between planters. Tuck-under garage parking is incorporated into the residential buildings.

The project has been organized around a communal, landscaped amenity space, anchored by a one-story central community clubhouse complex. This amenity is connected through the entire project with a network of interconnected accessible walkways and courtyards. These courtyards create unique outdoor social gathering and activity spaces. Landscape features include native planting, decorative flowering trees, pedestrian scale pole lights, and lighted bollards. Residential support such as accessible trash and recycling enclosures are distributed throughout the site for convenient resident access.

The architecture and landscape architecture will have a modern design in accordance with the University District guidelines, and in harmony with the nearby campus of William Jessup University. The site design, building forms, materials, and landscaping will be developed with clean modern lines, bold accent colors, and strong horizontal features, thereby creating a unique, high-quality sense of place. These ideas are also incorporated in the entry signage, located at the street corner and both entry drives.

Residential buildings will be articulated with a combination of colorful horizontal siding accents and neutral grey and white stucco wall finishes, evoking a modern aesthetic. Roofs will be low-slope screened by parapet walls of varying heights. Additional accent materials such as metal railings and awnings will also be provided in select locations.

Private patios and balconies will provide additional living space for units and large windows will serve to connect the living units to the surrounding open space. These windows will also offer abundant natural light and ventilation within the units.

The clubhouses and other common area buildings will continue the modern design language, but will incorporate distinctive accent colors and materials to set these buildings apart. In addition to stucco and horizontal siding, stone cladding will be used to highlight key building areas. The central clubhouse opens to common areas accented by decorative concrete finish, a fire place, and flowering landscapes.

Overall, the Placer Creek Apartments will provide a high quality, amenity rich environment for residents in the City of Rocklin.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Evergreen/Rocklin Land Joint Venture

ADDRESS: 2295 Gateway Oaks Drive, Ste. 135

CITY: Sacramento STATE: CA ZIP: 95833

PHONE NUMBER: 916-993-4710

EMAIL ADDRESS: tgundlach@theevergreencompany.com

FAX NUMBER: 916-923-9001

SIGNATURE OF OWNER Trey C. [Signature] EVERGREEN ROCKLIN PARTNER
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT RSC Engineering, Inc.
(If different than owner): _____

CONTACT: Tiffany Wilson

ADDRESS 2250 Douglas Blvd., Ste. 150

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-788-2884

EMAIL ADDRESS: t.wilson@rsc-engr.com

FAX NUMBER: 916-788-4408

SIGNATURE OF APPLICANT Tiffany Wilson [Signature]

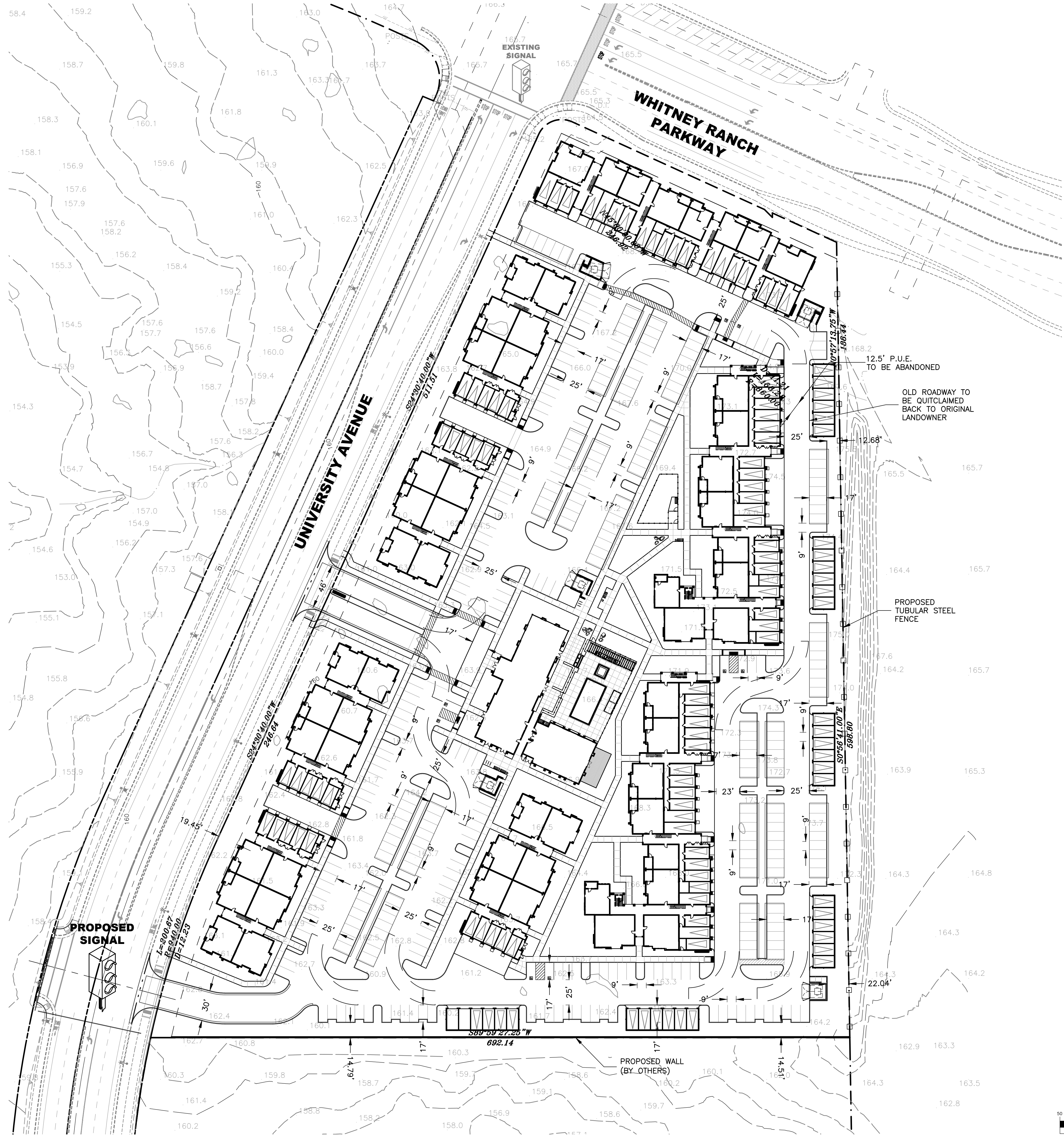
RECEIVED
MAY 18 2017
BY: [Signature]

AGENT AUTHORIZATION FORM

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

RECEIVED
MAY 18 2017
 BY: *RS*

Project Name:	Placer Creek Apartments
Location:	SEC Whitney Ranch Parkway & University Avenue
Assessors Parcel Number(s):	017-081-079 and 089
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Rezone and Design Review	
Name of person and / or firm authorized to represent property owner (Please print): RSC Engineering, Inc. <i>Tiffany Wilson</i>	
Address (Including City, State, and Zip Code): 2250 Douglas Blvd., Ste. 150 Roseville, CA 95661	
Phone Number:	916-788-2884
Fax Number:	916-788-4408
Email Address:	t.wilson@rsc-engr.com
The above named person or firm is authorized as: Engineer (X) Agent () Buyer () Lessee ()	
The above named person or firm is authorized to (check all that are applicable): <input checked="" type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input checked="" type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be: <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> Valid until: entitlement approval	
Owners Authorization Signature & Date: <i>Trey Gundlach</i> , EVERGREEN ROCKWELL PARTNERS	
Owners Name (Please Print): Trey Gundlach	
Owners Address (Including City, State, and Zip Code): 2295 Gateway Oaks Dr., Ste. 135 Sacramento, CA 95833	
Phone Number:	916-993-4710
Email Address:	tgundlach@theevergreencompany.com



PROJECT SUMMARY:

OWNER
 EVERGREEN/ROCKLIN LAND JOINT VENTURE
 2295 GATEWAY OAKS DRIVE
 SUITE 135
 SACRAMENTO, CA 95833

APPLICANT/ENGINEER
 RSC ENGINEERING, INC.
 ATTN: TIFFANY WILSON
 2250 DOUGLAS BLVD., STE. 150
 ROSEVILLE, CA 95661
 (916) 788-2884
 T.WILSON@RSC-ENGR.COM

ARCHITECT
 LPAS
 2484 NATOMAS PARKING DRIVE, STE. 140
 SACRAMENTO, CA 95833

APN:
 017-081-089 & 079

EXISTING AND PROPOSED GENERAL PLAN
 MU - MIXED USE

EXISTING ZONING
 PD-C

PROPOSED ZONING
 PD-22

LAND AREA
 10.04± ACRES (437,398± SF)

BUILDING AREA
 225,190 SF APARTMENTS
 8,610 SF CLUBHOUSE

BUILDING SUMMARY

TYPE	SIZE	NUMBER
1 BEDROOM	705 SF	61 UNITS
2 BEDROOM	1,050/1,075 SF	160 UNITS
3 BEDROOM	1,210 SF	11 UNITS
TOTAL		232 UNITS 24 du/ac

PROPOSED PARKING
 493 STALLS

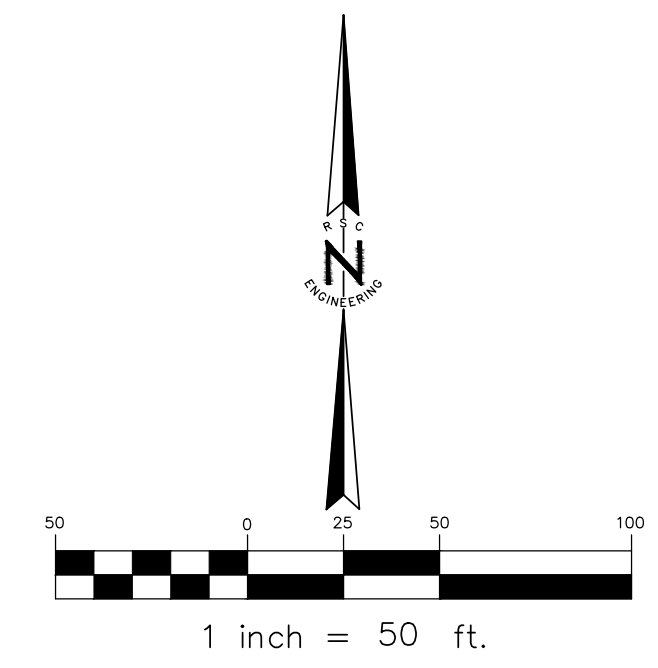
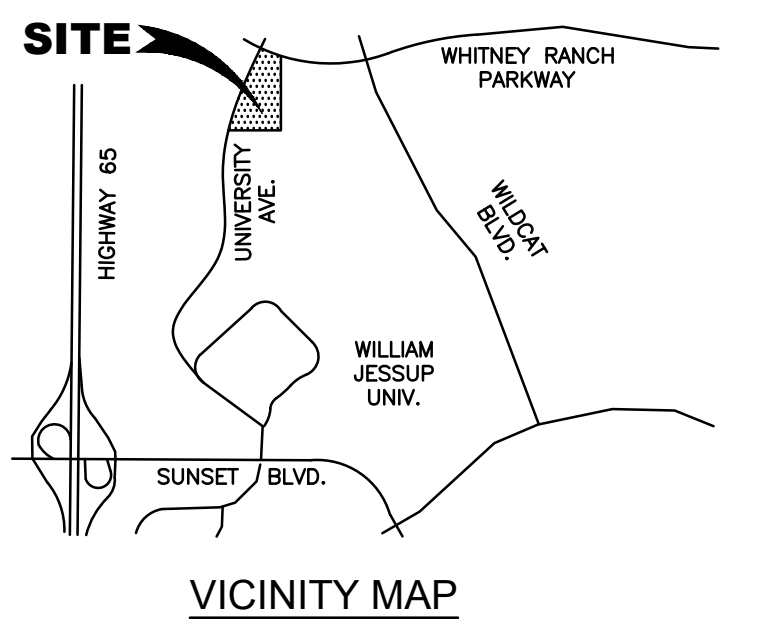
REQUIRED PARKING
 492 STALLS

SERVICE PROVIDERS:

- SEWER - SPMUD
- WATER - PCWA
- DRAINAGE - CITY OF ROCKLIN
- FIRE - CITY OF ROCKLIN
- PHONE - AT&T
- GAS - PG&E
- ELECTRIC - PG&E
- CABLE - WAVE BROADBAND
- SCHOOL - ROCKLIN UNIFIED SCHOOL DISTRICT

NOTES:

- EXISTING VERNAL POOLS TO BE FILLED UNDER EXISTING NATIONWIDE PERMIT 39

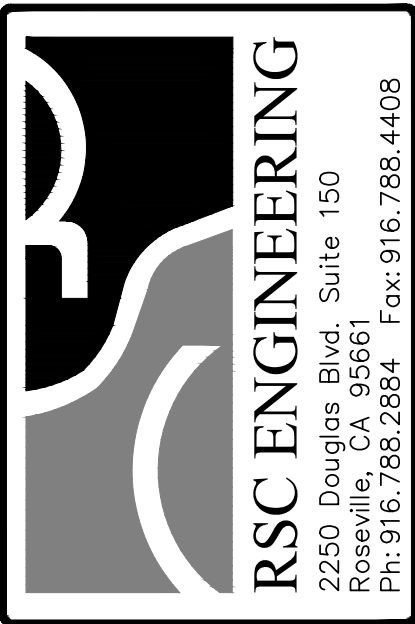


LEGEND:

- 20' WATER EASEMENT DOC 2016-0003002, O.R.
- TRASH ENCLOSURE
- FIRE TRUCK TURNING RADIUS
- CAR PORT

**EVERGREEN/ROCKLIN
 LAND JOINT VENTURE**

REV	DATE	DESCRIPTION



PROJECT NO: 012-027
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

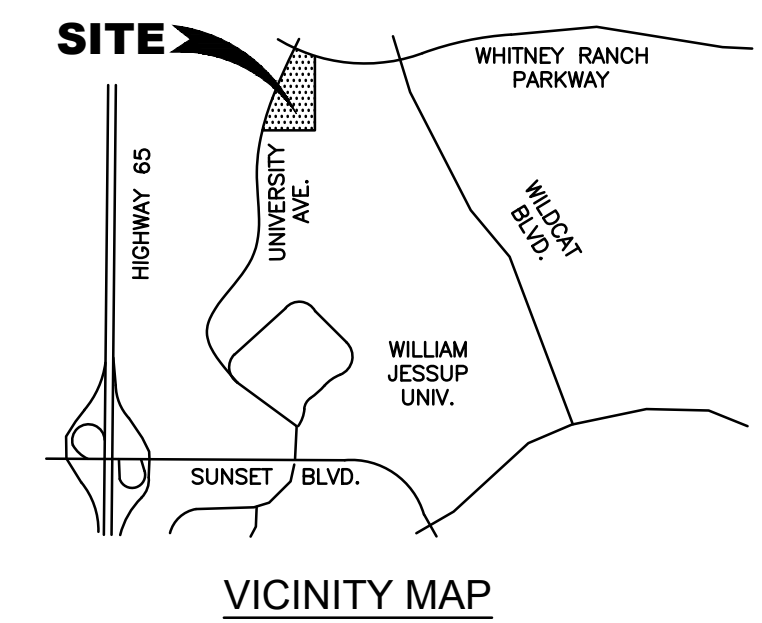
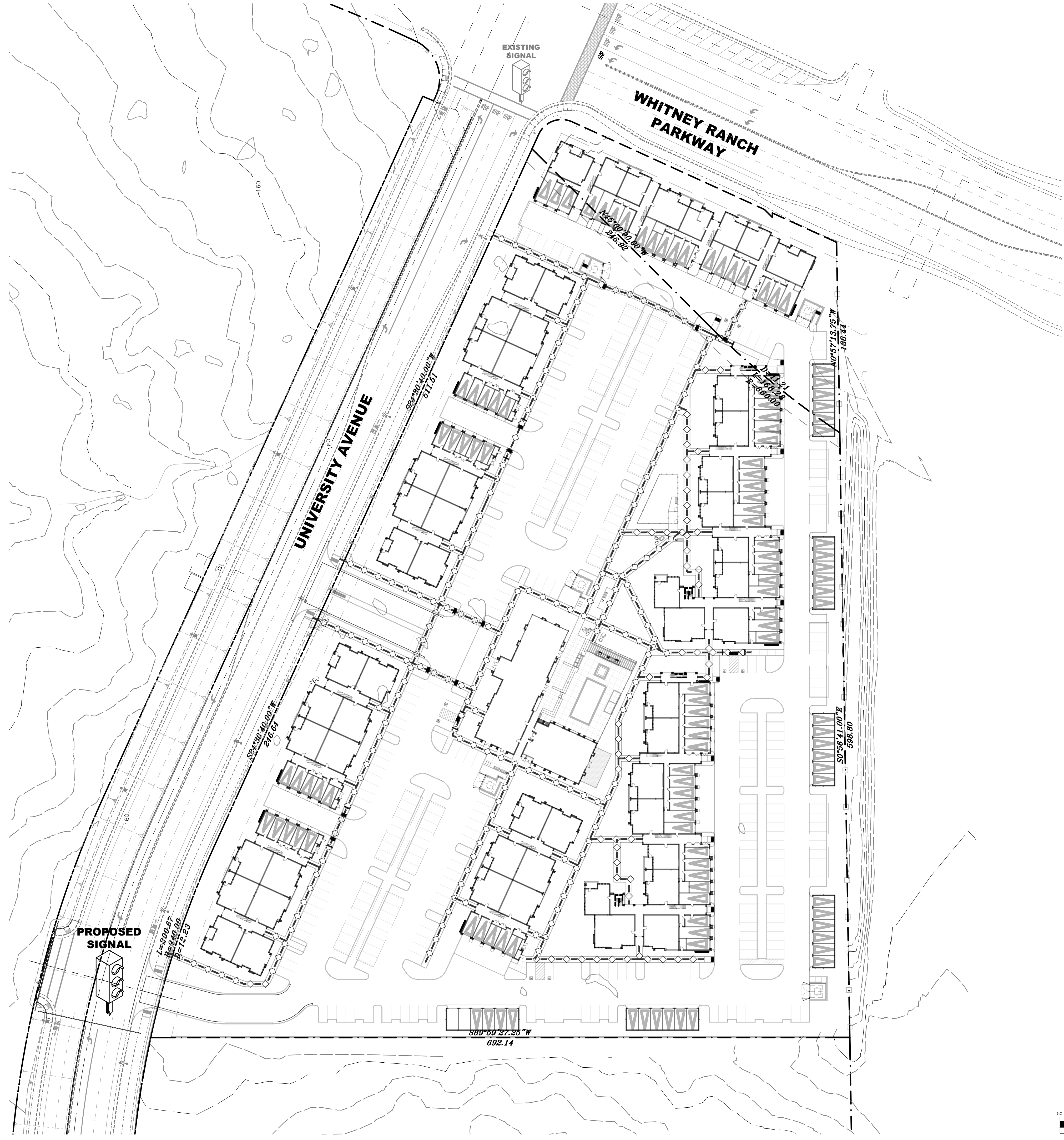
**PRELIMINARY SITE PLAN
 PLACER CREEK APARTMENTS
 SEC WHITNEY RANCH PKY & UNIVERSITY AVE
 ROCKLIN, CA 95666**

SHEET TITLE
**PRELIMINARY
 SITE PLAN**

SHEET NO.
**SP
 2 OF 11**

DATE: APRIL 28, 2017

C:\Users\T.Wilson\Documents\012-027_025.dwg
 User: T.Wilson
 Date: 04/17/17
 Plot Date: 04/28/17
 Plot: 012-027_Preliminary_SitePlan.dwg



- LEGEND:**
- DISABLED ACCESS PATH OF TRAVEL
 - ACCESSIBLE PARKING STALLS (8 STALLS PROVIDED)

**EVERGREEN/ROCKLIN
LAND JOINT VENTURE**

REV	NO.	DESCRIPTION	DATE



RSC ENGINEERING
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

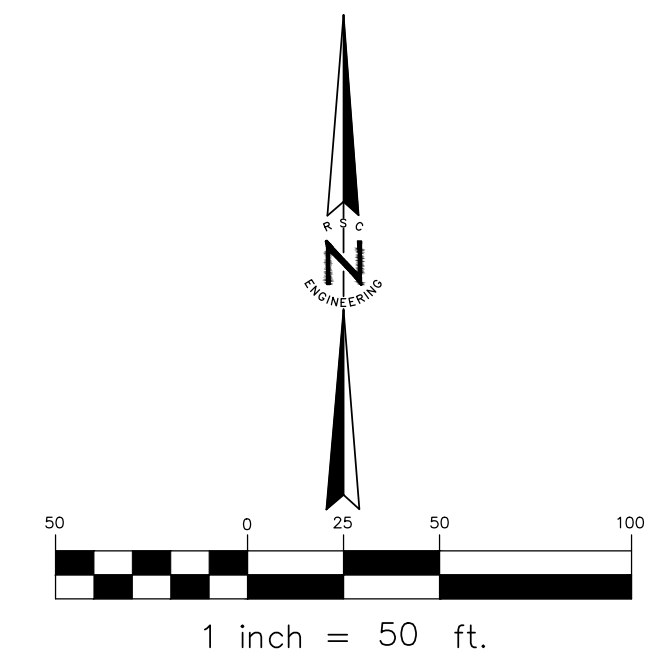
PROJECT NO: 012-027
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**

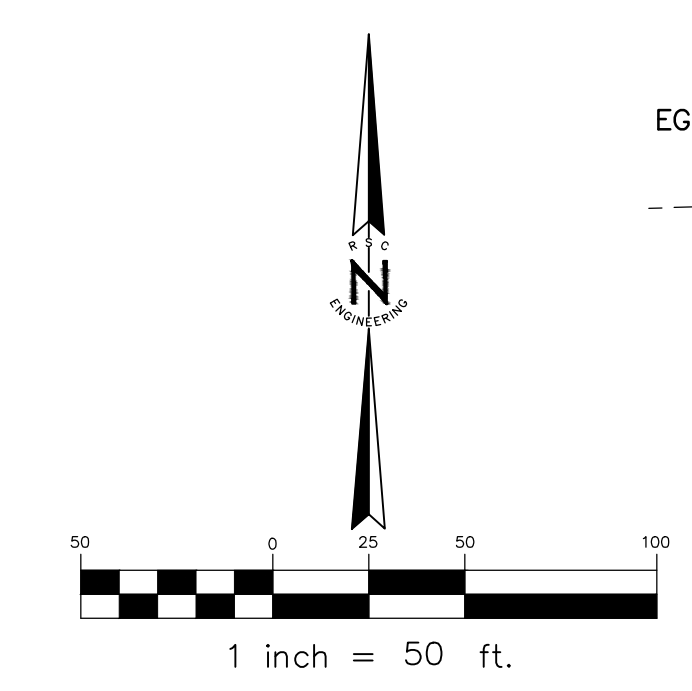
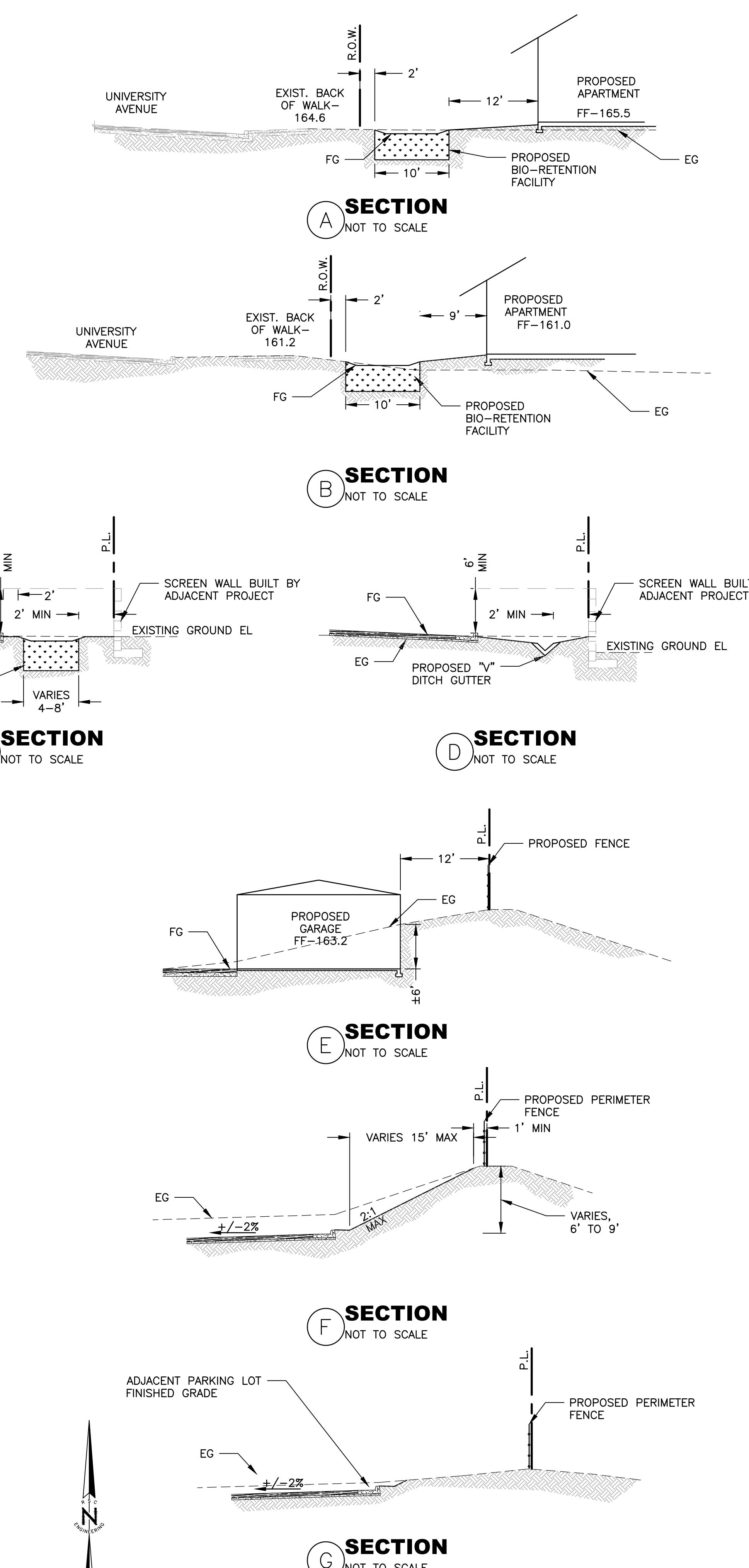
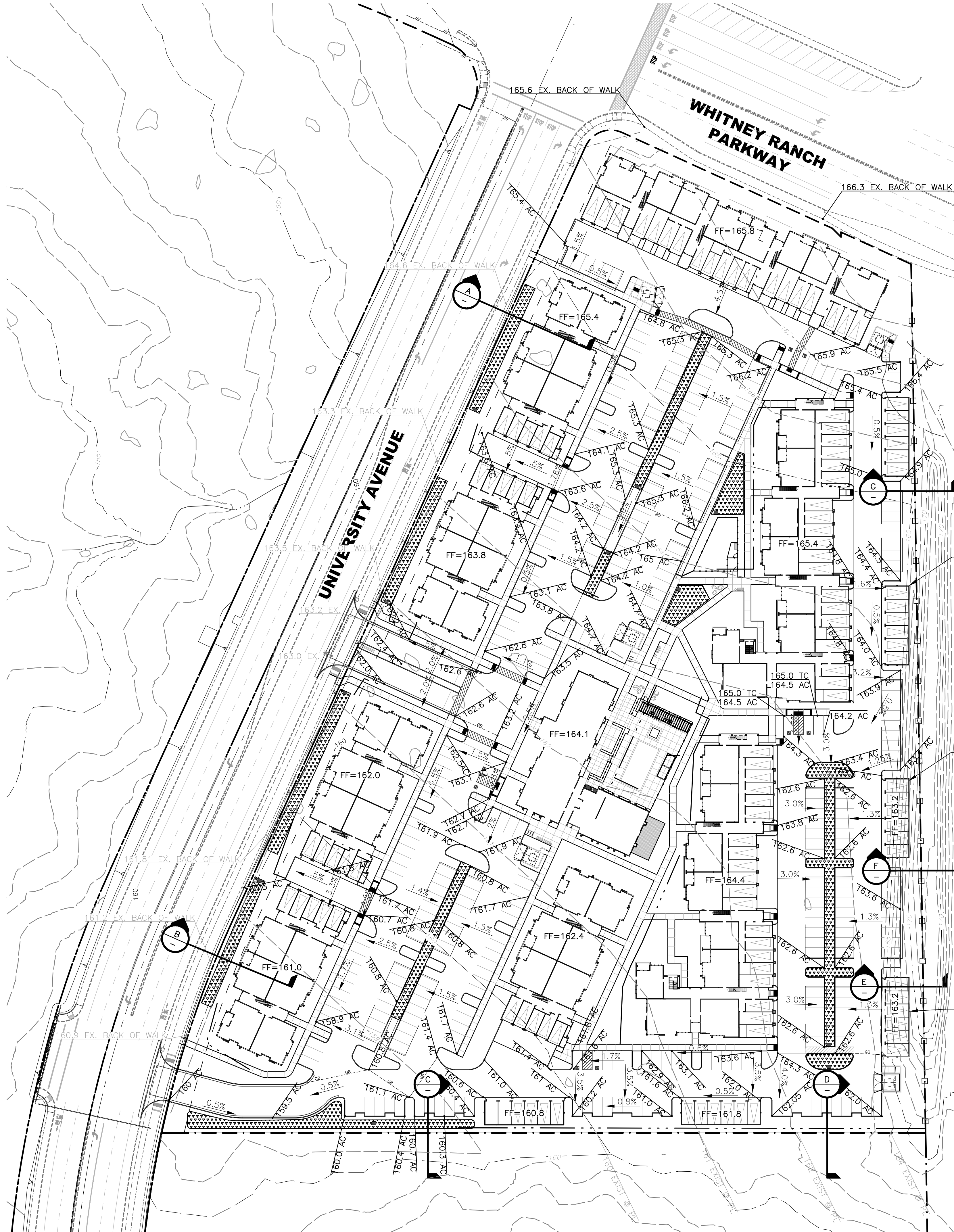
SHEET TITLE
**DISABLED
ACCESS PLAN**

SHEET NO.
**DA
3 OF 11**

DATE: APRIL 28, 2017



C:\Users\jrocklin\OneDrive\Documents\012027_DAL.dwg
 User: jrocklin, May 01, 2017 10:28:58 AM
 PLOT DATE: May 01, 2017 10:28:58 AM



EARTHWORK QUANTITIES		
CUT	FILL	NET IMPORT/EXPORT
3,011	3,011	0

EVERGREEN/ROCKLIN LAND JOINT VENTURE

REV	DATE	DESCRIPTION

RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 012-027
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**


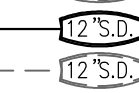
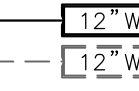
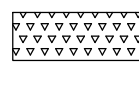

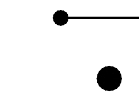












SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
GR1
4 OF 11

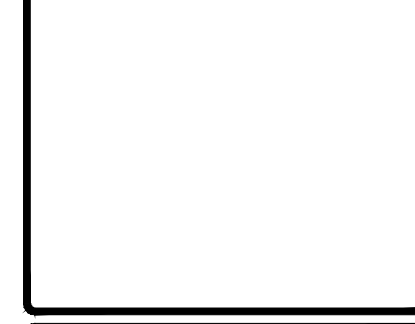
DATE: APRIL 28, 2017

DATE: 11/17/16 (17:00) Project: C:\Projects\012-027-Placer\GR1.dwg
 USER: MORTIMER
 PLOT DATE: 04/28/17 08:17
 PLOT SCALE: 1" = 50'
 PLOT SHEET: 012-027-Placer\GR1.dwg

LEGEND

-  PROPOSED SANITARY SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED STORM DRAIN
-  EXISTING STORM DRAIN
-  PROPOSED WATER LINE
-  EXISTING WATER LINE
-  PROPOSED BIO-RETENTION FACILITY
-  PROPOSED WATER METER
-  PROPOSED BACKFLOW PREVENTER
-  PROPOSED FIRE HYDRANT
-  PROPOSED SANITARY SEWER SERVICE
-  PROPOSED SANITARY SEWER MANHOLE
-  EXISTING SANITARY SEWER MANHOLE
-  PROPOSED SANITARY SEWER CLEANOUT
-  PROPOSED STORM DRAIN MANHOLE
-  EXISTING STORM DRAIN MANHOLE
-  PROPOSED STORM DRAIN INLET
-  EXISTING STORM DRAIN INLET

REV	DATE	DESCRIPTION



RSC ENGINEERING
 2250 Douglas Blvd, Suite 150
 Roseville, CA 95661
 Ph: 916.786.2864 Fax: 916.786.4408

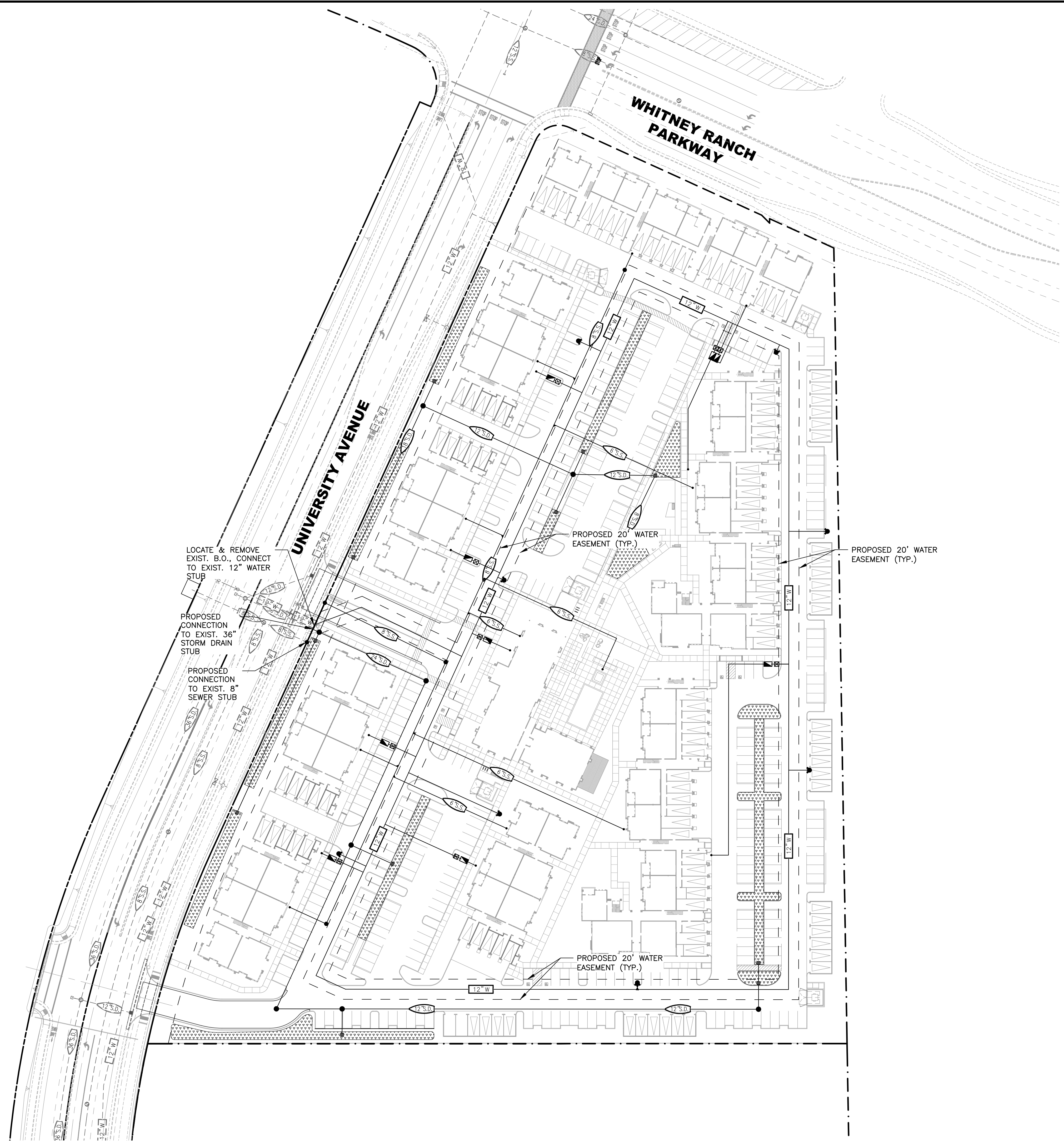
PROJECT NO: 012-027
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**

SHEET TITLE
**PRELIMINARY
UTILITY PLAN**

SHEET NO.
UT1
5 OF 11

DATE: APRIL 28, 2017



LOCATE & REMOVE
EXIST. B.O., CONNECT
TO EXIST. 12" WATER
STUB

PROPOSED
CONNECTION
TO EXIST. 36"
STORM DRAIN
STUB

PROPOSED
CONNECTION
TO EXIST. 8"
SEWER STUB

PROPOSED 20' WATER
EASEMENT (TYP.)

PROPOSED 20' WATER
EASEMENT (TYP.)

PROPOSED 20' WATER
EASEMENT (TYP.)

DRAWING: P:\012-027\Plm\Conceptual\012027_UT1.dwg
 USER: MORTON
 PLOT DATE: 04/28/17 10:52:14 AM
 PLOT SCALE: 1" = 40'

REV	DATE	DESCRIPTION



RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Ph: 916.786.2864 Fax: 916.786.4408

PROJECT NO: 012-027
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**

SHEET TITLE
**PRELIMINARY
SWCP EXHIBIT**

SHEET NO.
**DMA 1
6 OF 11**

DATE: APRIL 28, 2017

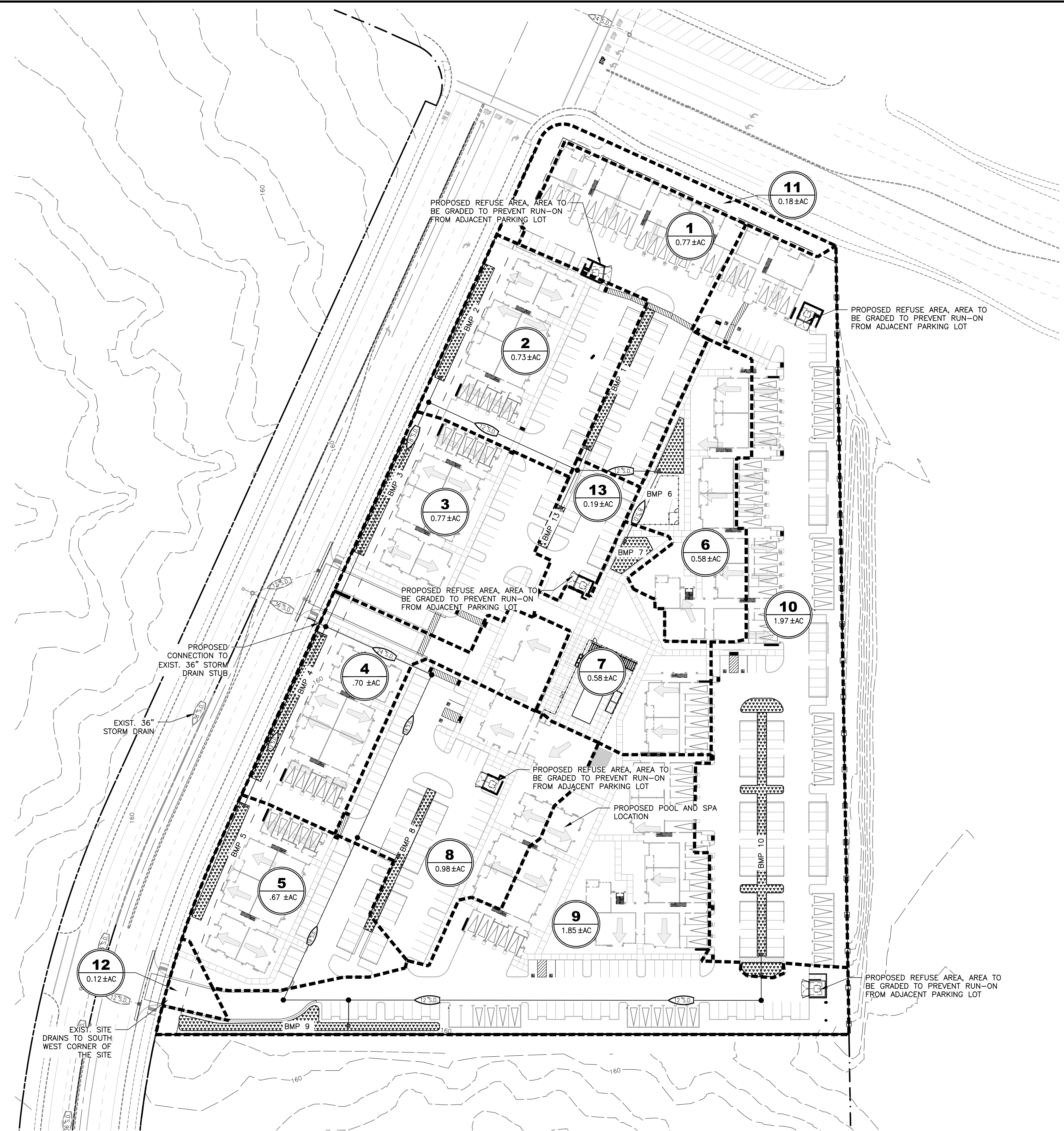
LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET, INLET WILL BE MARKED WITH THE WORDS "NO DUMPING, DRAINS TO CREEK", OR SIMILAR.
- EXISTING STORM DRAIN INLET
- EXISTING INDEX CONTOUR (5 FT)
- EXISTING INTERMEDIATE CONTOUR (1 FT)

11
0.18 ± AC - PROPOSED DMA NO. AND AREA

- DIRECTION THAT ROOFS WILL DRAIN

DMA'S DRAINING TO BIO-RETENTION AREAS



SELF TREATING DMA'S

DMA Name	Area (sf)	Surface Type
11	7,754	Landscaping or Turf
12A	703	Landscaping or Turf
12B	219	Sidewalk (Concrete)
12C	1,712	Driveway/Parking Lot (AC)

DATE: 04/28/17
 DRAWING: P:\012-027\Engineering\Research\012027-DMA_SWCP.dwg
 USER: MORTON
 PLOT DATE: 04/28/17 11:52:36 AM
 PLOT SCALE: 1"=25'-0"

09/2017 WE-EF

Search for products and accessories: North America Data Plus | Rip Locator | Resources

PRODUCTS PROJECTS NEWS

we-ef

AOP534 LED-FT

Description: IP55, Post top luminaire with shielded light source and canopy highlight feature.

Mounting Accessories Electrical Accessories

Similar Products:

Choose a Product

Product Code	Lamp Type	Nominal Lumens	Gear	Light Distribution	Lenses	Watt	Spec Sheet	Photometric List	Image Drawings (jpg/wmf/ai)	Installation Instructions
695-2522	LED-F1-10W - 3000 K	3000	electronic gear	□	□	Product	□	□	□	□
695-2523	LED-F1-10W - 4000 K	3000	electronic gear	□	□	Product	□	□	□	□
695-2520	LED-F1-12W - 3000 K	2000	electronic gear	□	□	Product	□	□	□	□
695-2521	LED-F1-12W - 4000 K	2000	electronic gear	□	□	Product	□	□	□	□

Download

Technical Information

Light Distribution Lenses Watt

Spec Sheet Photometric List Image Drawings (jpg/wmf/ai) Installation Instructions

Download

Download Now

Technical Specifications are Subject to change

22



Calculation Summary

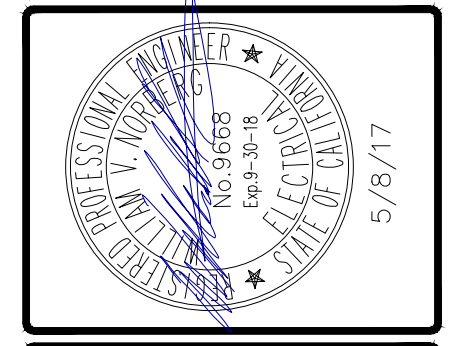
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East Spill Light	Illuminance	0.3	0.0	N.A.	0.04
South Spill Light	Illuminance	0.6	0.0	N.A.	0.06

Luminaire Schedule

Symbol	Label	Arrangement	LLF	Lum. Watts	Qty	Description	BUG Rating	Lum. Lumens
☉	S27	SINGLE	1.000	27	68	WE-EF - 127-1262	B1-U2-G1	2595
☉☉	D27	BACK-BACK	1.000	27	12	WE-EF - 127-1262	B1-U2-G1	2595

EVERGREEN/ROCKLIN
LAND JOINT VENTURE

DATE	BY	DESCRIPTION
5/18/17	WVN	PHOTOMETRIC PLAN



RSC ENGINEERING

2250 Douglas Blvd., Suite 150
Roseville, CA 95661
Ph: 916.786.2864 Fax: 916.786.4408

PROJECT NO: 17041
DRAWN BY: WVN
CHECKED BY: WVN
DESIGNED BY: WVN

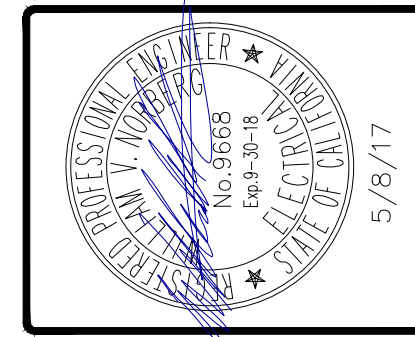
**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NO.
LT1
1 OF 2

DATE: APRIL 28, 2017

DATE	BY	DESCRIPTION
5/8/17	WVN	PHOTOMETRIC PLAN - NORTH



PROJECT NO:	17041
DRAWN BY:	WVN
CHECKED BY:	WVN
DESIGNED BY:	WVN

**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666**

SHEET TITLE
**PHOTOMETRIC
PLAN - NORTH**

SHEET NO.
**LT2
2 OF 2**

DATE: APRIL 28, 2017



**NORTH
PHOTOMETRIC PLAN**
SCALE: 30' = 1" - 0"
NORTH

DRAWING: (L:\Projects\Architect\2017\17041 Placer Creek Apartments - RSC\Photometric Study\17041 Placer Creek Apartments - Photometric Calculations.dwg
 DATE: 04/28/17
 TIME: 10:54 AM
 USER: WVN
 PLOT DATE: 05/08/17 10:54 AM



PROJECT TEAM

OWNER / DEVELOPER:

THE EVERGREEN MANAGEMENT CO.
2295 GATEWAY OAKS DRIVE, SUITE 135
SACRAMENTO, CA 95833

CONTACT: TREY GUNDLACH
916.923.9000
TGUNDLACH@THEEVERGREENCOMPANY.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: THAIS DEL CASTILLO
916.443.0335
TDELCASTILLO@LPAS.COM

CIVIL ENGINEER:

RSC ENGINEERING
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661

CONTACT: TIFFANY WILSON
916.788.2884
T.WILSON@RSC-ENGR.COM

SHEET INDEX

ARCHITECTURAL

- A0 COVER SHEET
- A1 STREET SCENES
- L1 SITE PLAN
- L2 COLOR LANDSCAPE PLAN
- L3 LANDSCAPE PLAN
- L4 SITE DETAILS
- A2 BUILDING A - FLOOR PLANS AND ROOF PLAN
- A3 BUILDING A - ELEVATIONS
- A3.1 BUILDING A - PERSPECTIVE ELEVATIONS
- A4 BUILDING B - FIRST AND SECOND FLOOR PLANS
- A5 BUILDING B - THIRD FLOOR PLAN & ROOF PLAN
- A6 BUILDING B - ELEVATIONS
- A6.1 BUILDING B - PERSPECTIVE ELEVATIONS
- A7 BUILDING C - FIRST AND SECOND FLOOR PLANS
- A8 BUILDING C - THIRD FLOOR PLAN & ROOF PLAN
- A9 BUILDING C - ELEVATIONS

- A9.1 BUILDING C - PERSPECTIVE ELEVATIONS
- A10 UNIT FLOOR PLANS
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- A15 DETACHED GARAGE - PLANS AND ELEVATIONS
- A16 EMERGENCY ACCESS PLAN

CIVIL

- SP PRELIMINARY SITE PLAN
- DA DISABLED ACCESS PLAN
- GR1 PRELIMINARY GRADING PLAN
- UT1 PRELIMINARY UTILITY PLAN
- DMA1 PRELIMINARY STORMWATER CONTROL PLAN
- PP1 PHOTOMETRIC SITE PLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

COVER SHEET

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A0

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BUILDING TYPE B

UNIVERSITY AVENUE

WHITNEY RANCH PARKWAY STREET SCENE



WHITNEY RANCH PARKWAY

BUILDING TYPE B

BUILDING TYPE A

UNIVERSITY AVENUE STREET SCENE - NORTH



BUILDING TYPE A

MID-BLOCK DRIVEWAY

BUILDING TYPE A

BUILDING TYPE A

UNIVERSITY AVENUE STREET SCENE - SOUTH

PLACER CREEK APARTMENTS

ROCKLIN, CA

STREET SCENES

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 1/16" = 1'-0"
 SHEET: A1

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RETAIL

RETAIL

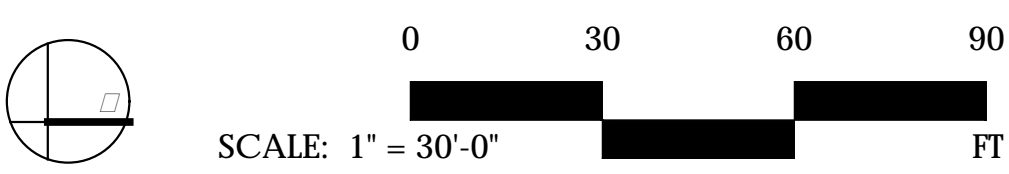
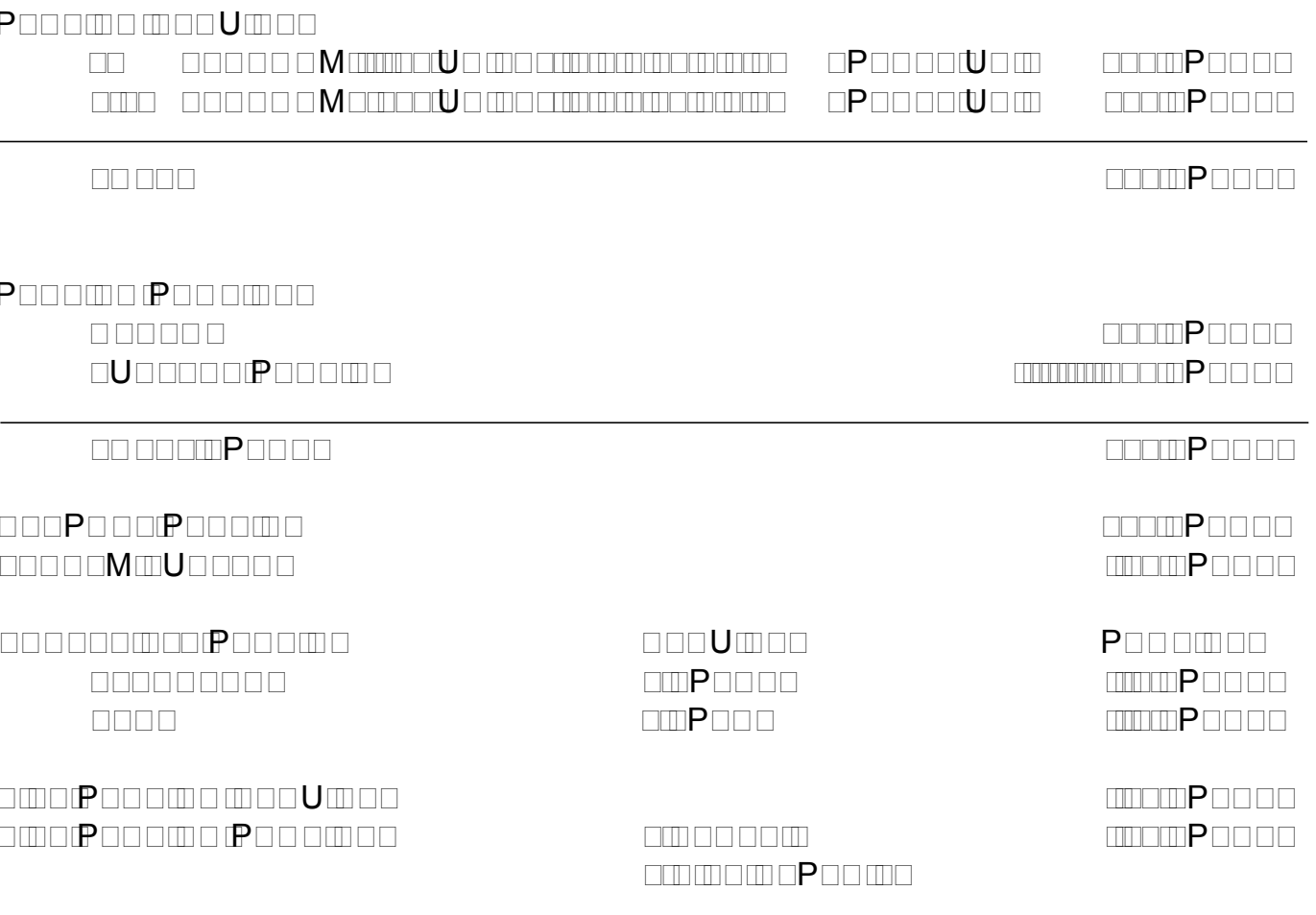
UNIVERSITY AVE

WHITNEY RANCH PKWY



± 10.08 ACRES

± 24 UNITS/ACRE



P P P P P P P P P P P P M P P P P

P P P P P P P P P P P P

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SHADE CALCULATION

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Ulmus parvifolia</i>	35"	Full	38	962	36,556
<i>Zelkova serrata</i>	Three-Qtrs		12	722	8,664
	Half		22	481	10,582
	Quarter		7	241	1,687
	Total				57,489
<i>Magnolia grandiflora</i>	30"	Full	11	706	7,766
<i>Pyrus calleryana</i>	Three-Qtrs		0	530	0
	Half		2	354	708
	Quarter		0	177	0
	Total				8,474
Total Tree Shaded Area Provided					65,963
Percent of Parking Shaded					50.3%
Total Parking Area					131,268

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	QTY	WUCOLS	AVG HT
	<i>Acer buergerianum</i>	15 gal	27	M	8'
	<i>Trident Maple</i>				
	<i>Lagerstroemia indica x faurei</i> 'Natchez'	15 gal	26	L	6'
	<i>Natchez Crape Myrtle</i>				
	<i>Lagerstroemia indica</i> 'Cherokee'	15 gal	69	L	6'
	<i>Cherokee Crape Myrtle</i>				
	<i>Magnolia grandiflora</i> 'Samuel Sommer'	15 gal	8	M	8'
	<i>Southern Magnolia</i>				
	<i>Pyrus calleryana</i> 'New Bradford'	24"box	13	M	10'
	<i>New Bradford Pear</i>				
	<i>Quercus robur x alba</i> 'Crimson Spire'	15 gal	38	M	8'
	<i>Crimson Spire Oak</i>				
	<i>Ulmus parvifolia</i> 'Allee'	15 gal	27	M	10'
	<i>Allee Lacebark Elm</i>				
	<i>Washingtonia robusta</i>	24"box	6	M	18'
	<i>Mexican Fan Palm</i>				
	<i>Zelkova serrata</i> 'Village Green'	15 gal	58	M	10'
	<i>Sawleaf Zelkova</i>				

PLANT_SCHEDULE

SHRUB	CONT	WUCOLS	SIZE
COMMON NAME / BOTANICAL NAME			
Dwarf Strawberry Tree / <i>Arbutus unedo</i> 'Compacta'	5 gal	L	8' X 8'
Dwarf Bottle Brush / <i>Callistemon citrinus</i> 'Little John'	5 gal	L	3.5' X 3'
Golden Branch Of Heaven / <i>Coleonema pulchrum</i> 'Sunsail Gold'	1 gal	M	5' X 4'
Australian Fuchsia / <i>Cornus</i> x <i>Daisy Bell</i>	5 gal	M	5' X 4'
Copperstone Locust Espalier / <i>Eriobotrya deflexa</i> 'Coppertone'	15 gal	M	10' X 6'
Woolflower / <i>Erythronium</i> x <i>Bowles</i> 'Mistral'	1 gal	L	3' X 3'
Emerald Wave® Kohuhu / <i>Pithecolobium tonjolium</i> 'Silver Star'	15 gal	M	12' X 4'
Shirley Yew / <i>Podocarpus macrophyllum</i> male	5 gal	M	10' X 5'
California Coffeeberry / <i>Rhamnus californica</i> 'Eve Case'	5 gal	M	4' X 5'
Limecord Spiraea / <i>Spiraea x bumalda</i> 'Limecord™ TM'	5 gal	M	4' X 4'
Spring Bouquet Laurels® / <i>Viburnum</i> 'Ivory Spring Bouquet'	5 gal	M	5' X 5'
COMMON NAME / BOTANICAL NAME			
Bentgrass / <i>Agrostis agrostiflora</i>	1 gal	L	8"
Faithful Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	5 gal	M	4' X 3'
Santa Barbara Sedge / <i>Carex barberae</i>	5 gal	M	3.5' X 3.5'
Red Fescue / <i>Festuca rubra</i>	5 gal	L	1.5' X 1.5'
Blue Oat Grass / <i>Helictotrichon sempervirens</i>	1 gal	L	1.5' X 1.5'
Soft Rush / <i>Juncus effusus</i>	5 gal	ML	2' X 1'
California Gray Rush / <i>Juncus californicus</i>	5 gal	L	2' X 1'
Dwarf Mat Rush / <i>Lomandra longifolia</i> 'Breeze'	5 gal	L	2' X 1.5'
Deer Grass / <i>Muhlenbergia rigens</i>	5 gal	L	3' X 3.5'
COMMON NAME / BOTANICAL NAME			
Emerald Carpet Manzanita / <i>Arctostaphylos</i> x <i>Emerald Carpet</i>	1 gal	L	1' X 8"
Twin Peaks Coyote Brush / <i>Baccharis pilularis</i> 'Twin Peaks'	1 gal	L	1.5' X 1.5'
Blue Grama / <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal	L	1.5' X 1.5'
Native Preservation Mix / <i>Delta Blue Grass</i>	500	L	SOD-12"
Blue Fescue / <i>Festuca glauca</i>	1 gal	L	1' X 1'
Purple Poa Lycopodium / <i>Lycopodium chinensis</i> 'Purple Poa'	1 gal	L	3' X 4'
Mysurium / <i>Mysurium parvifolium</i> 'Pristatum'	1 gal	L	1' X 8"

LANDSCAPE_AREA

TOTAL SITE AREA	437,480 SQ. FT.
LANDSCAPE AREA	119,281 SQ. FT. (27%)

PLANTING NOTES

- IRRIGATION TO MEET PLACER COUNTY WATER EFFICIENT LANDSCAPE STANDARDS.
- PLANTINGS MEET THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ACT
- TREES, SHRUBS AND GROUND COVER TO COMPLY WITH MWEO WATER REQUIREMENTS
- TREES, SHRUBS AND GROUND COVER TO COMPLY WITH ROCKLIN DESIGN GUIDELINES
- TREES, SHRUBS AND GROUND COVER TO BE EVERGREEN OR HAVE SHOWY FALL COLOR
- FLOWERING TREES USED TO ACCENTUATE ARCHITECTURE AND ENTRIES
- SCREEN TREES TO BE USED ALONG PROPERTY LINES ADJACENT TO NEIGHBORING PROPERTIES
- FLOWERING SHRUBS AND GROUND COVER USED WHERE POSSIBLE

PLACER CREEK APARTMENTS

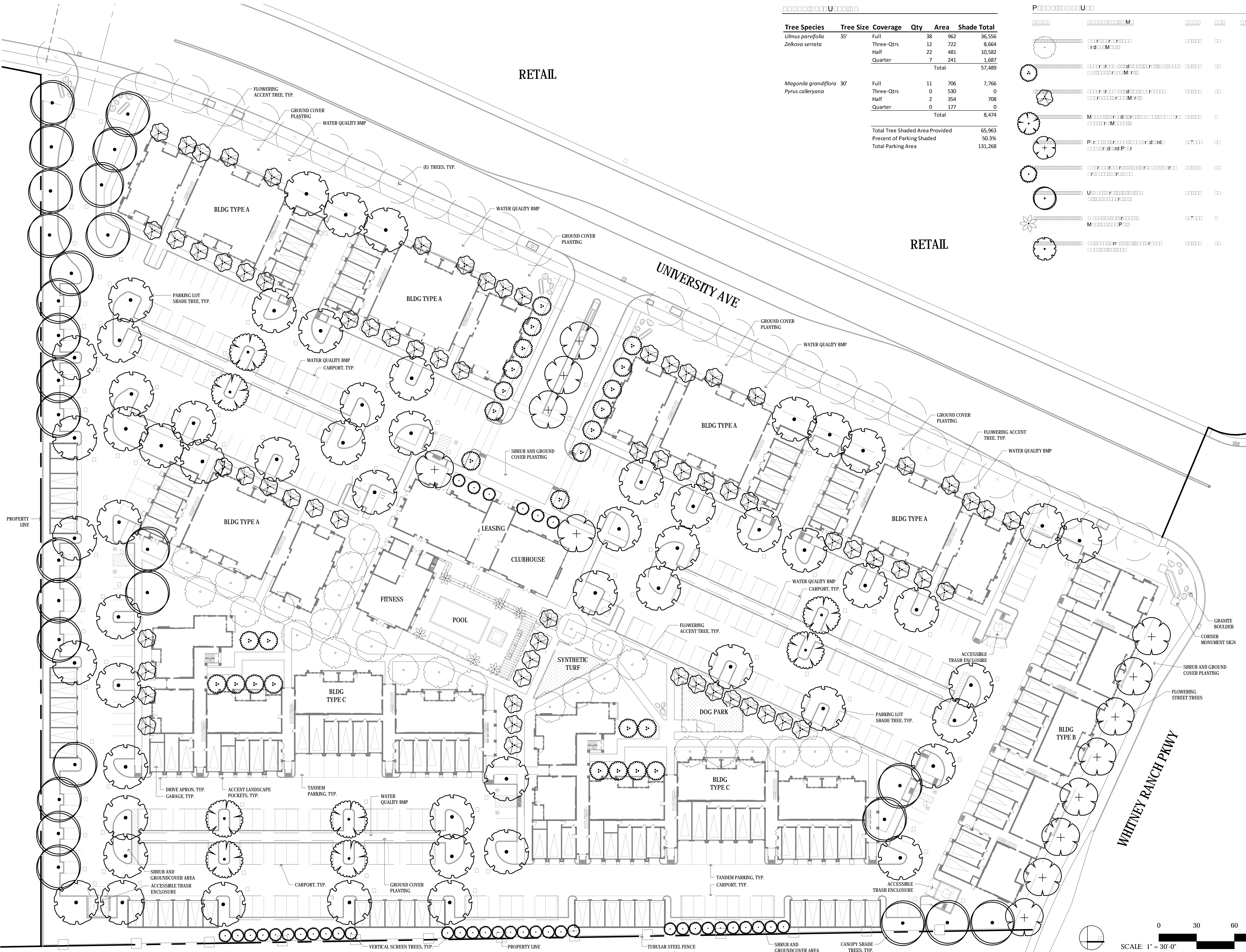
ROCKLIN, CA

LANDSCAPE PLAN

DATE: 04.28.17
 PROJECT NO: 1134-0005
 SCALE:
 SHEET:

LPAS

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RETAIL

RETAIL

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<i>Ulmus parvifolia</i>	35"	Full	38	962	36,556
<i>Zelkova serrata</i>		Three-Qtrs	12	722	8,664
		Half	22	481	10,582
		Quarter	7	241	1,587
		Total			57,489
<i>Magnolia grandiflora</i>	30"	Full	11	706	7,766
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		Total			8,474
Total Tree Shaded Area Provided					65,963
Percent of Parking Shaded					50.3%
Total Parking Area					131,268



WHITNEY RANCH PKWY

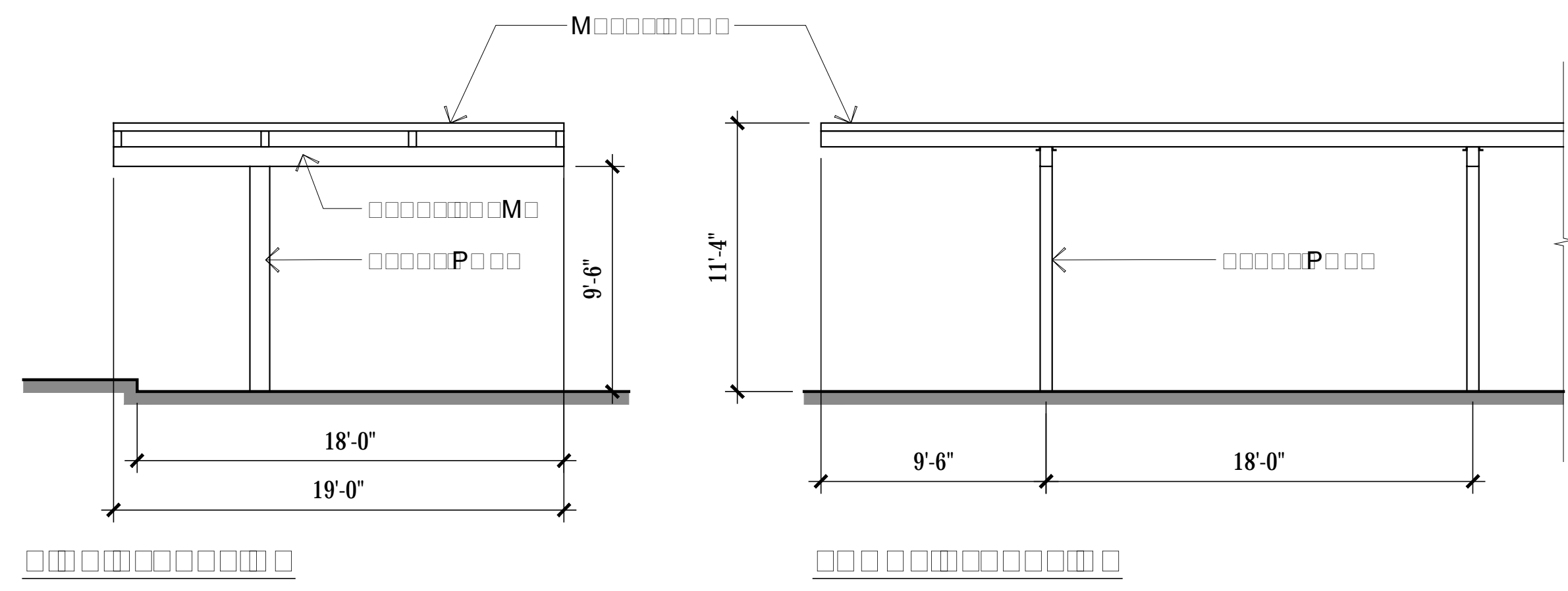
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P P M

P P

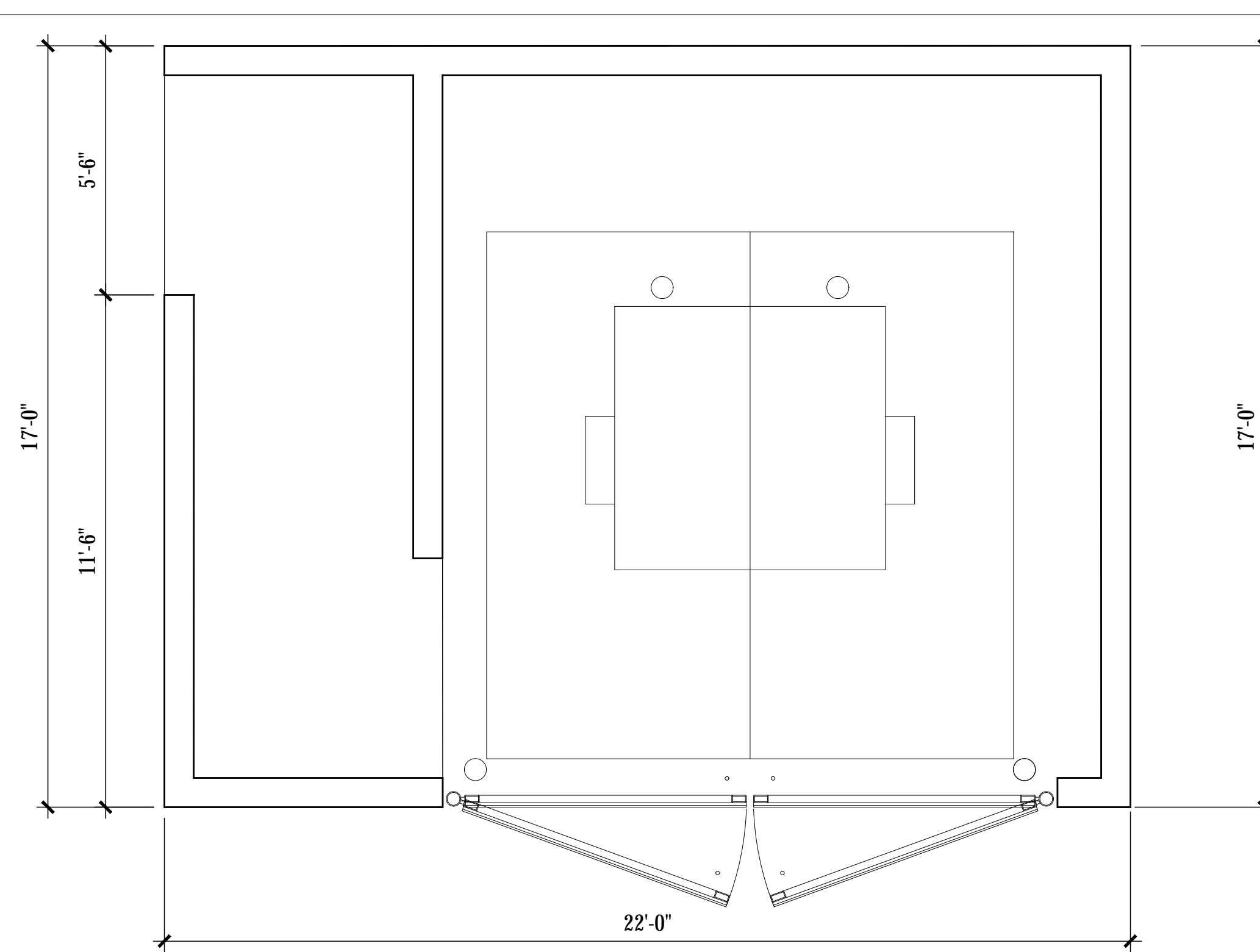
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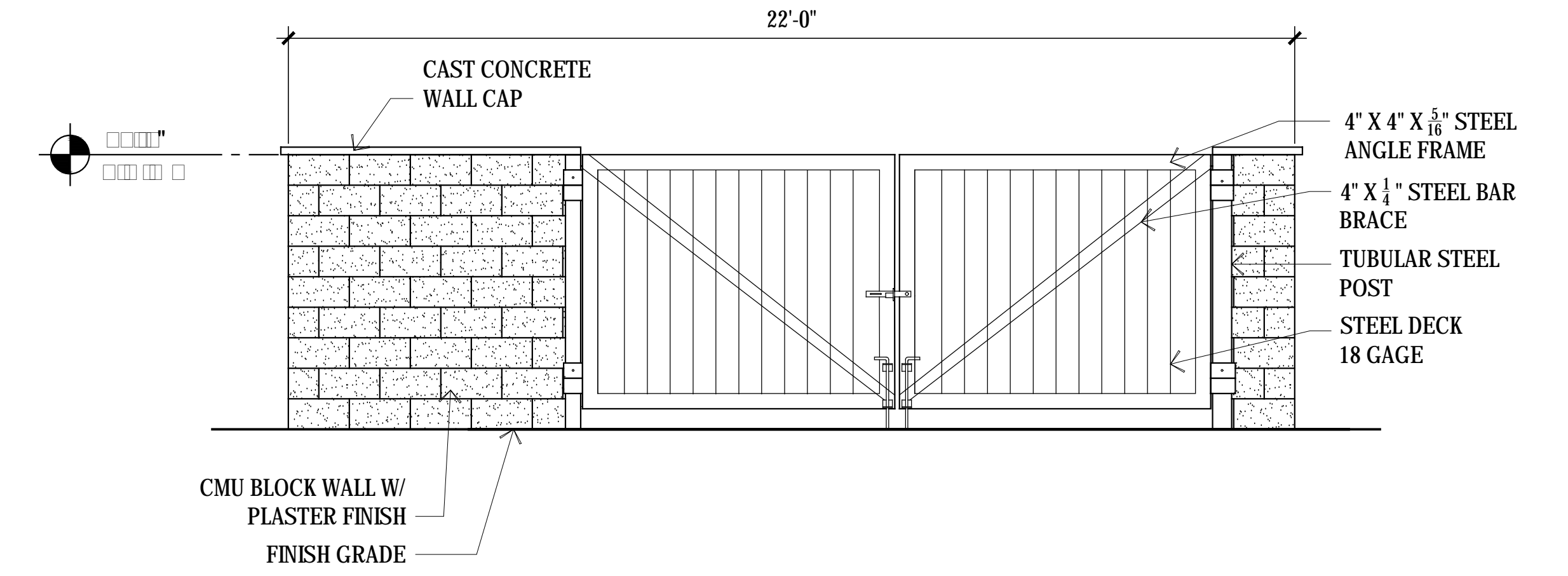


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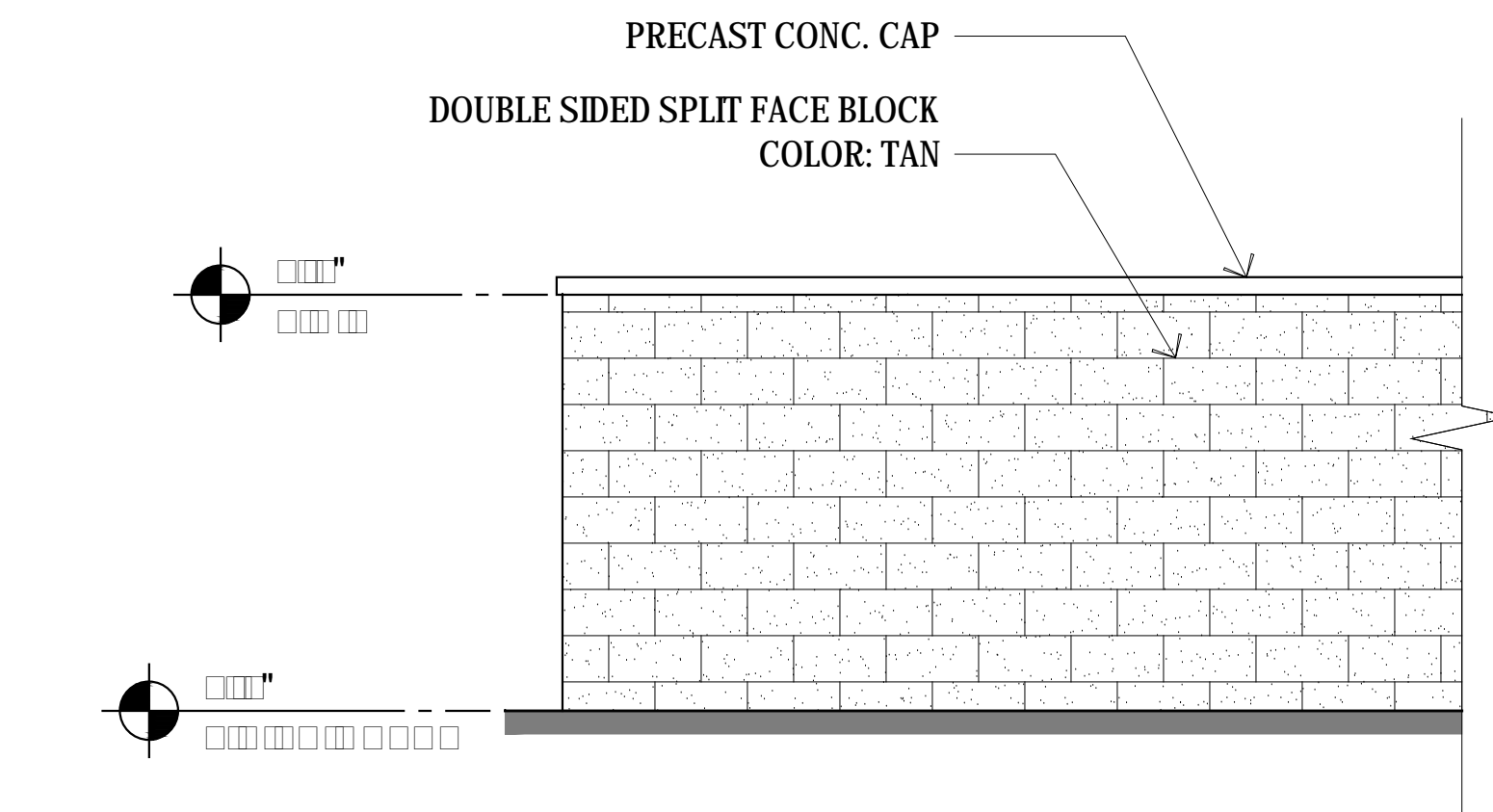
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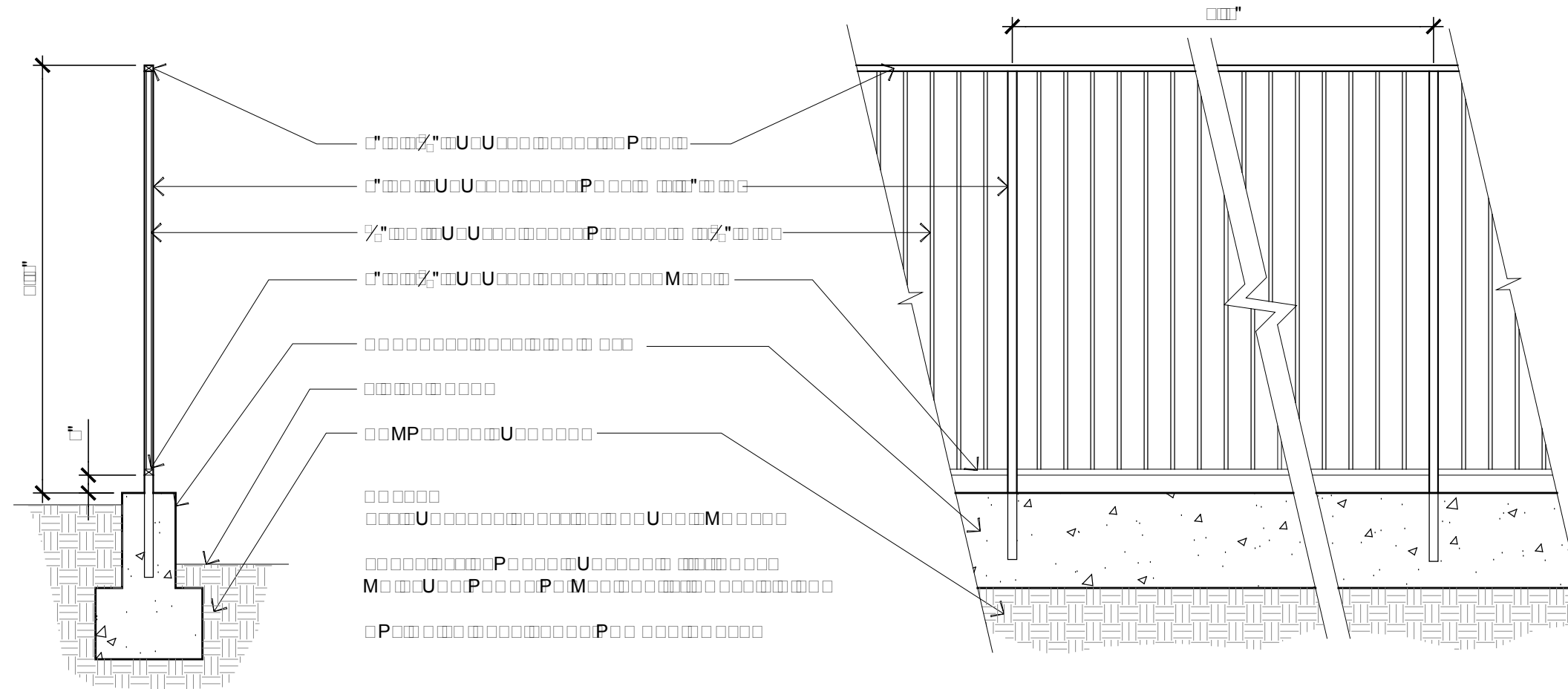
- NOTE:
- ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH.
 - ALL METAL FASTENERS TO BE GALVANIZED.
 - STUCCO FINISH TO MATCH BLDG



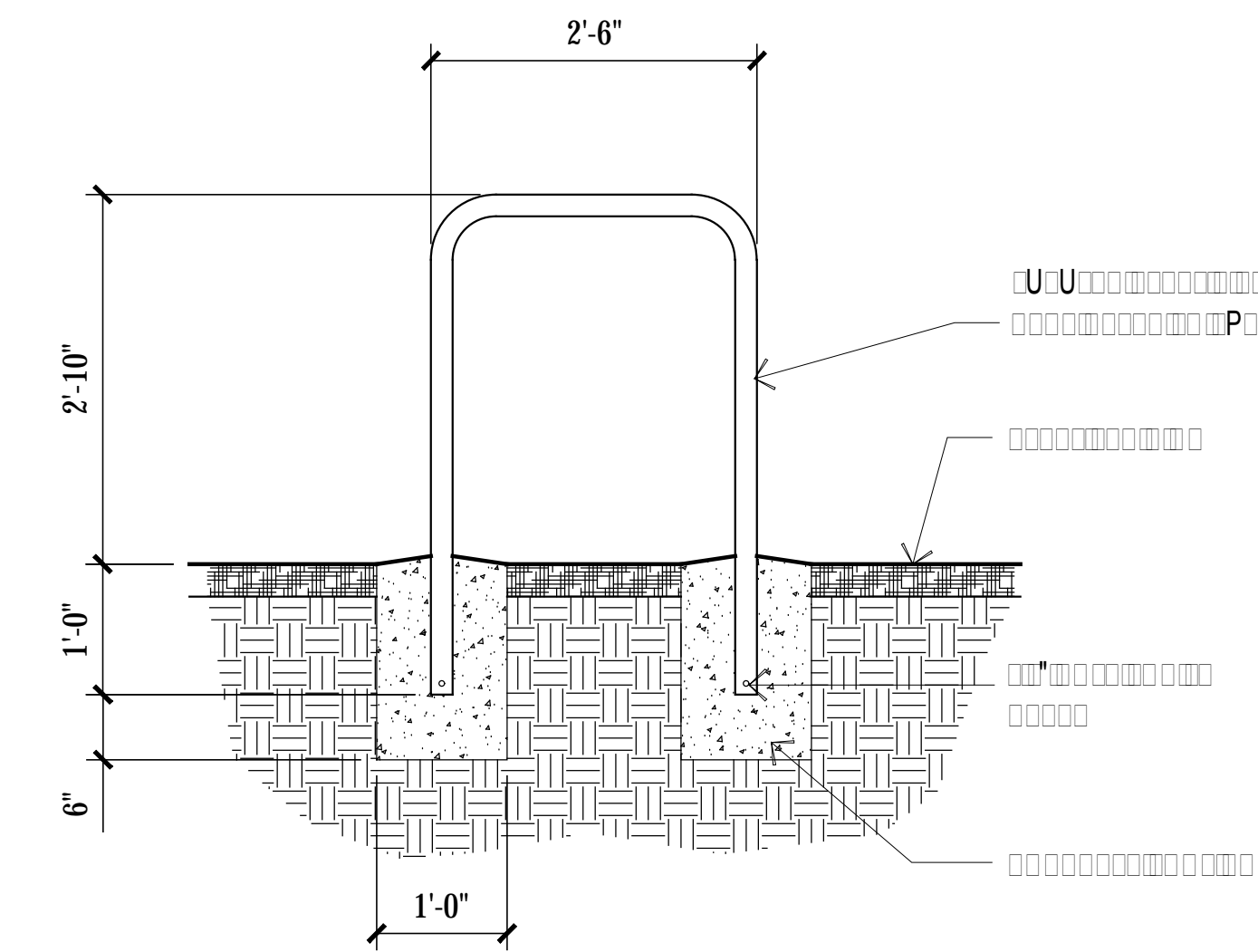
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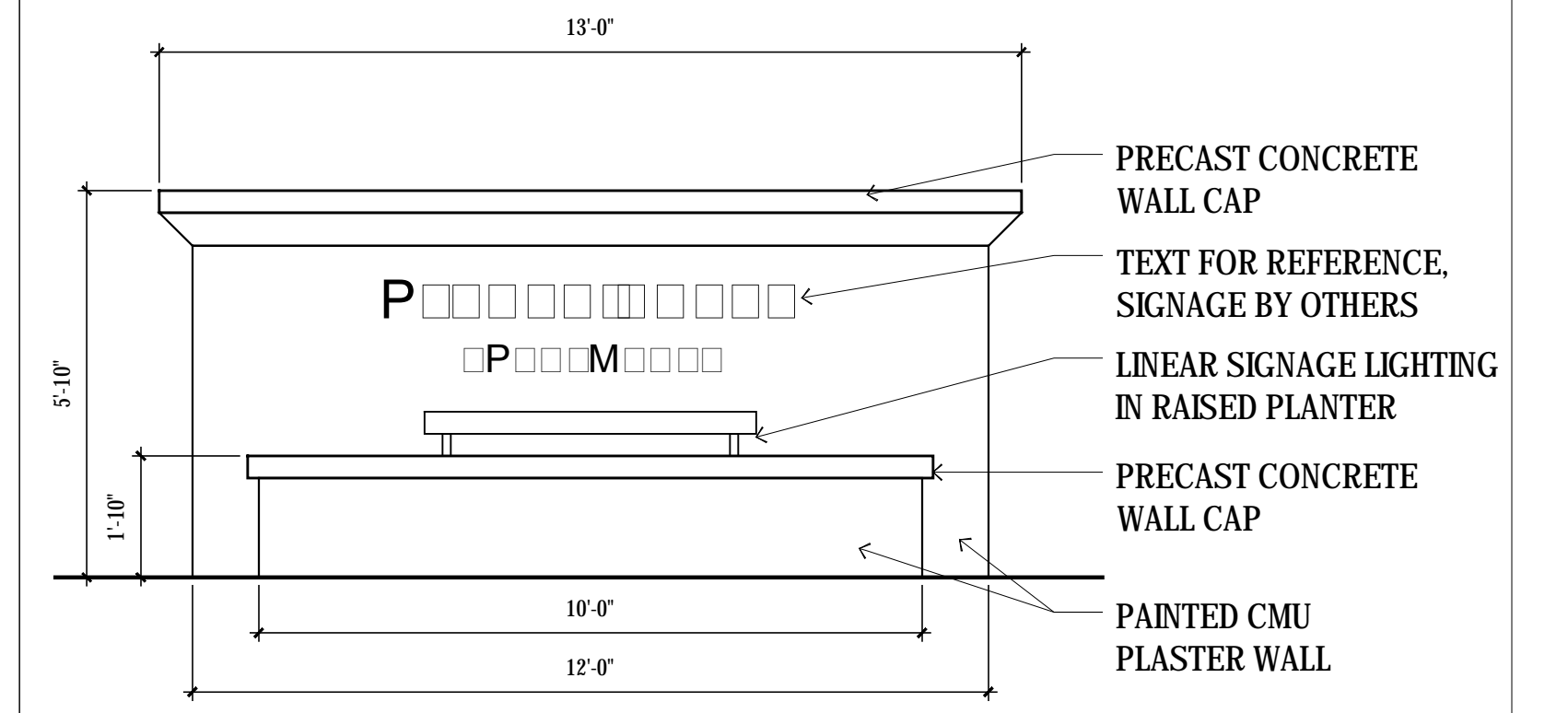
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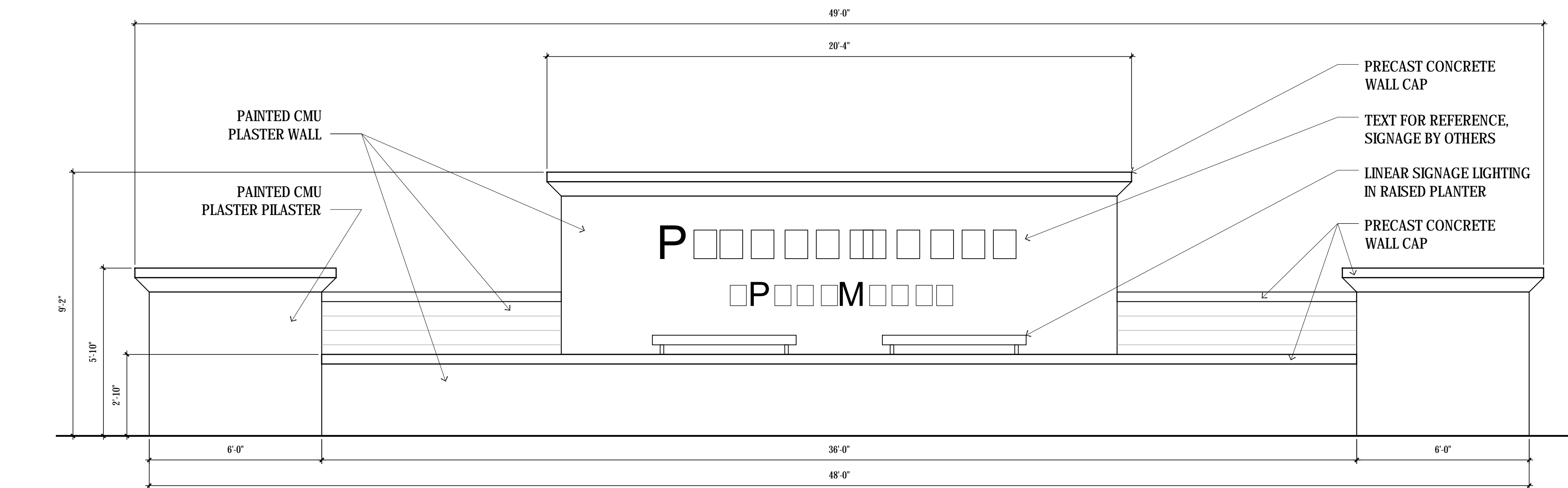
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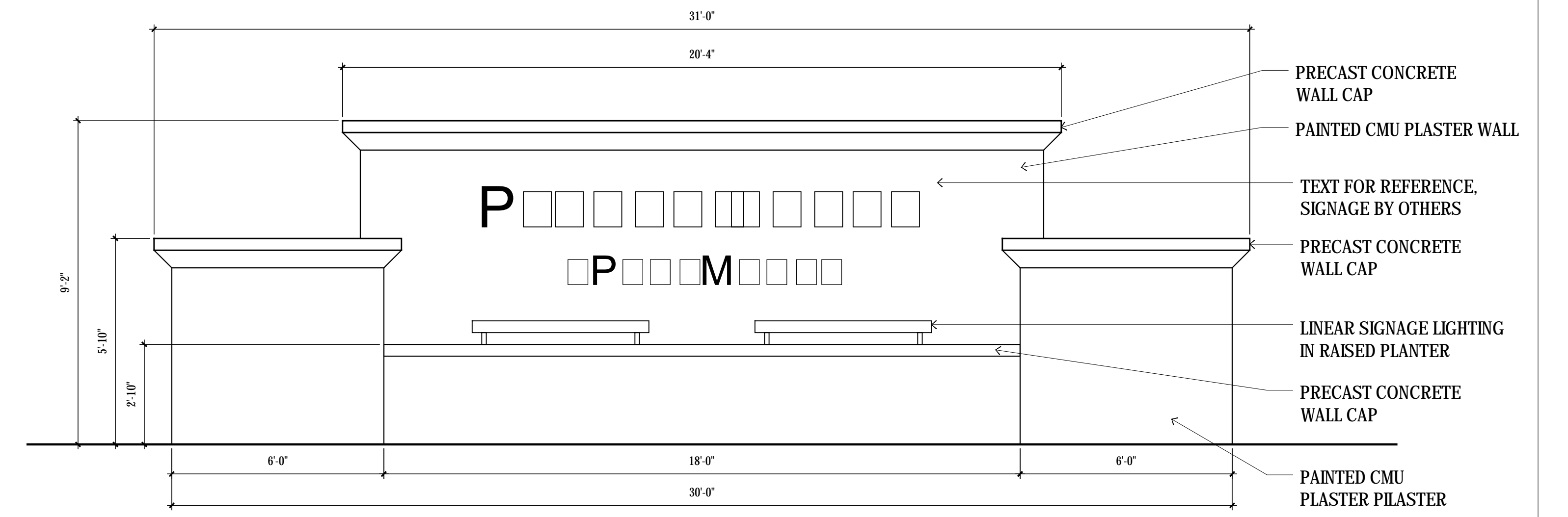
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M UM



M UM



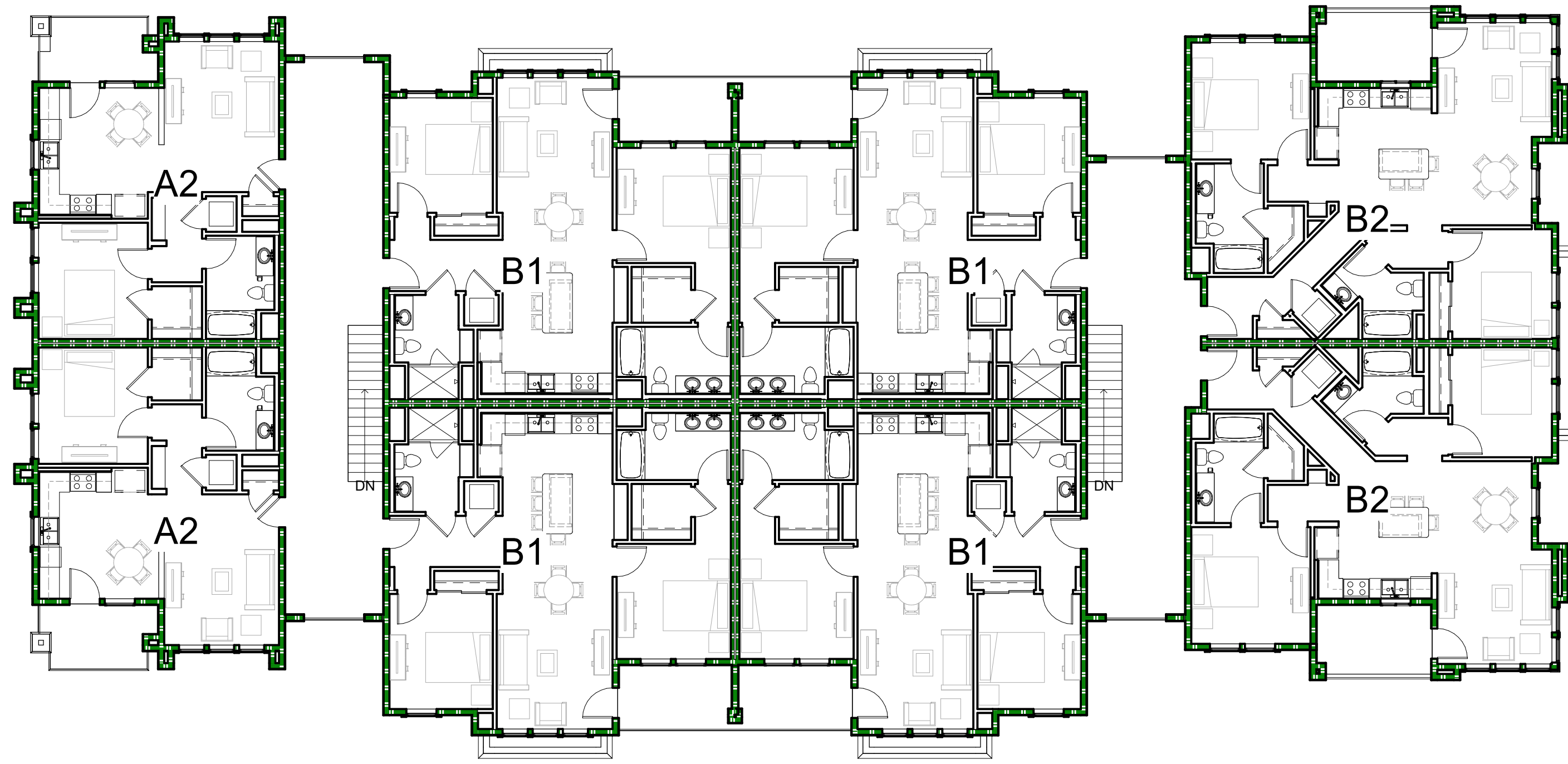
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P P M

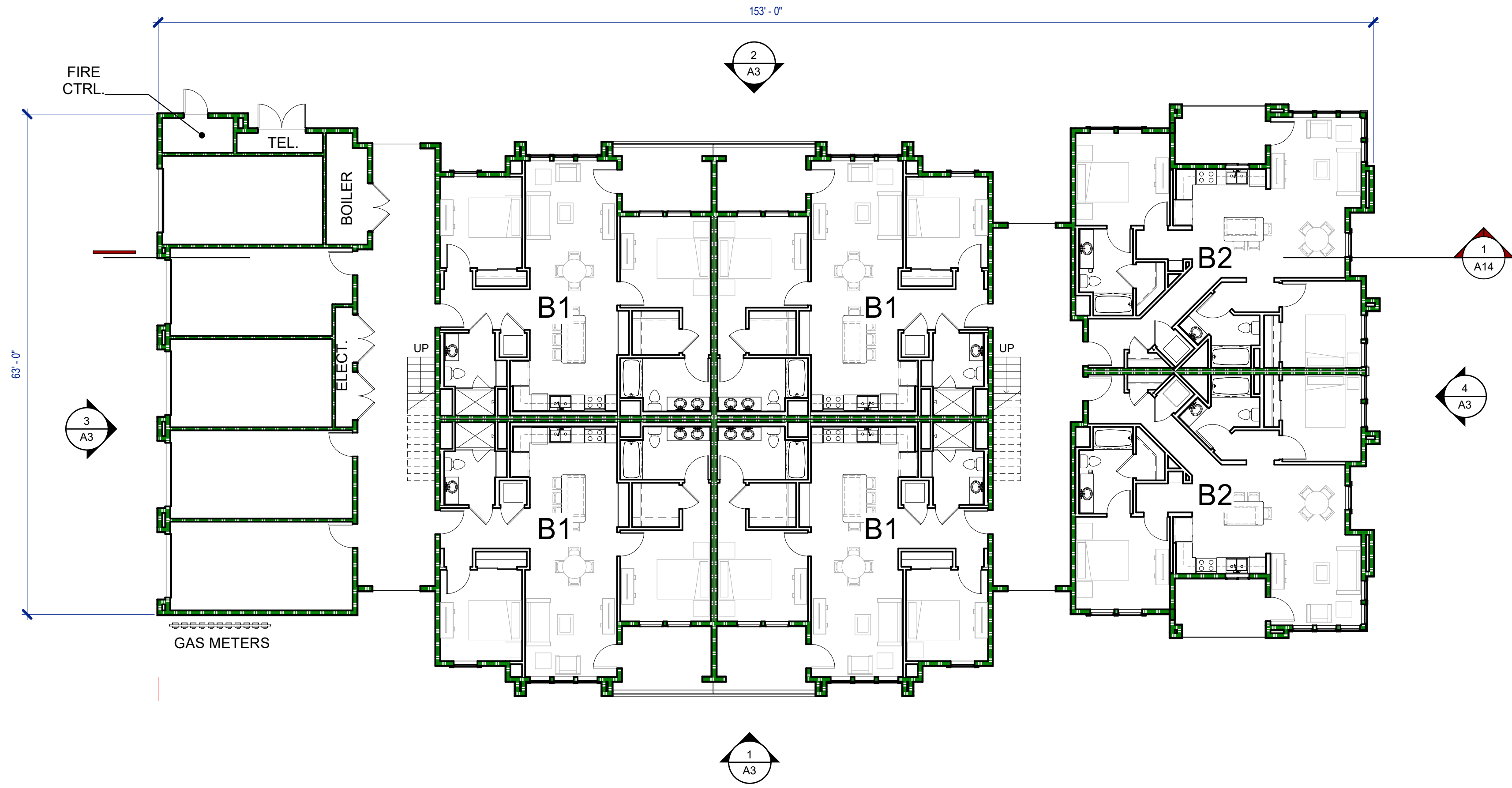
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LPAS

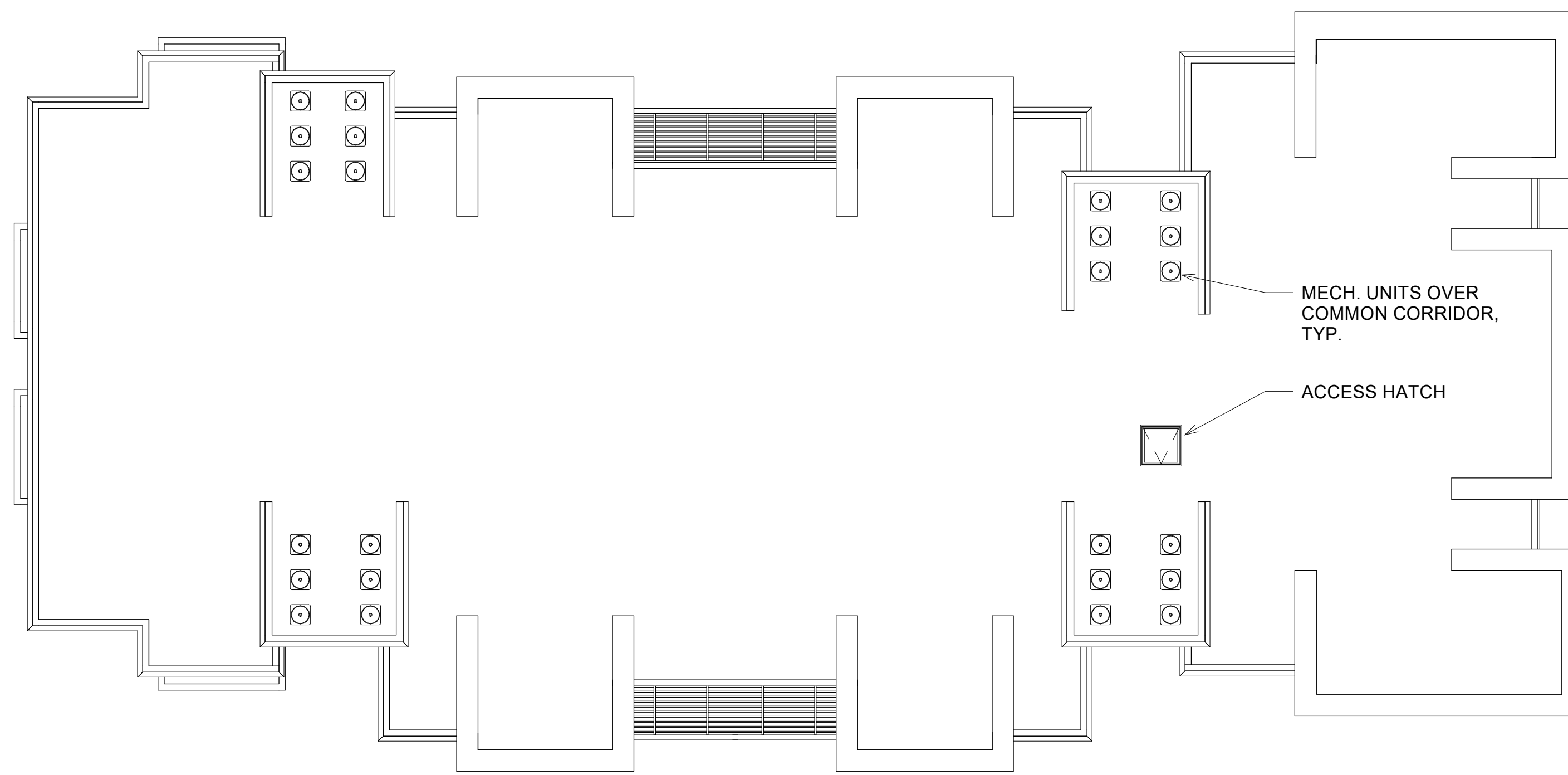
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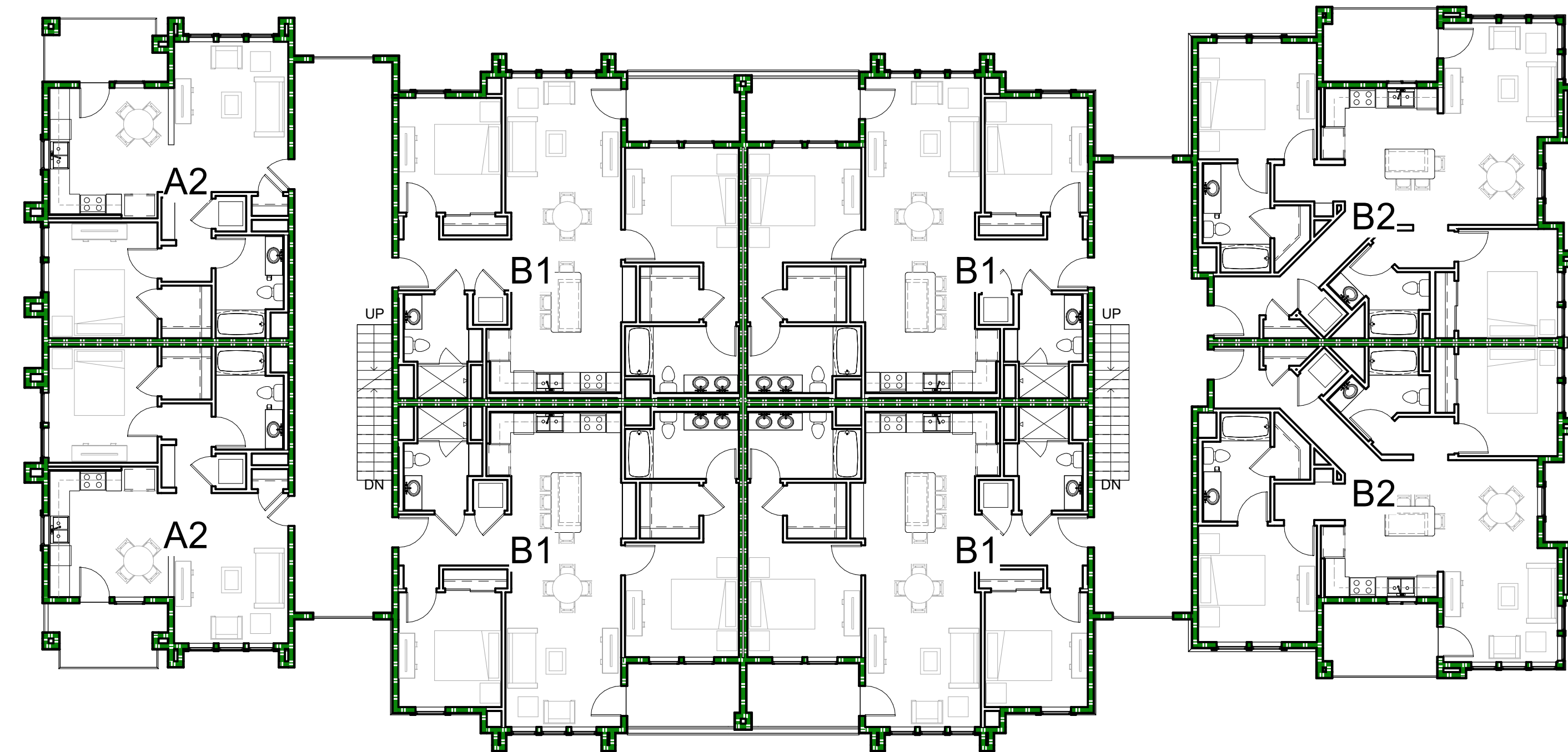
BUILDING A - 3RD FLOOR | 3
3/32" = 1'-0"



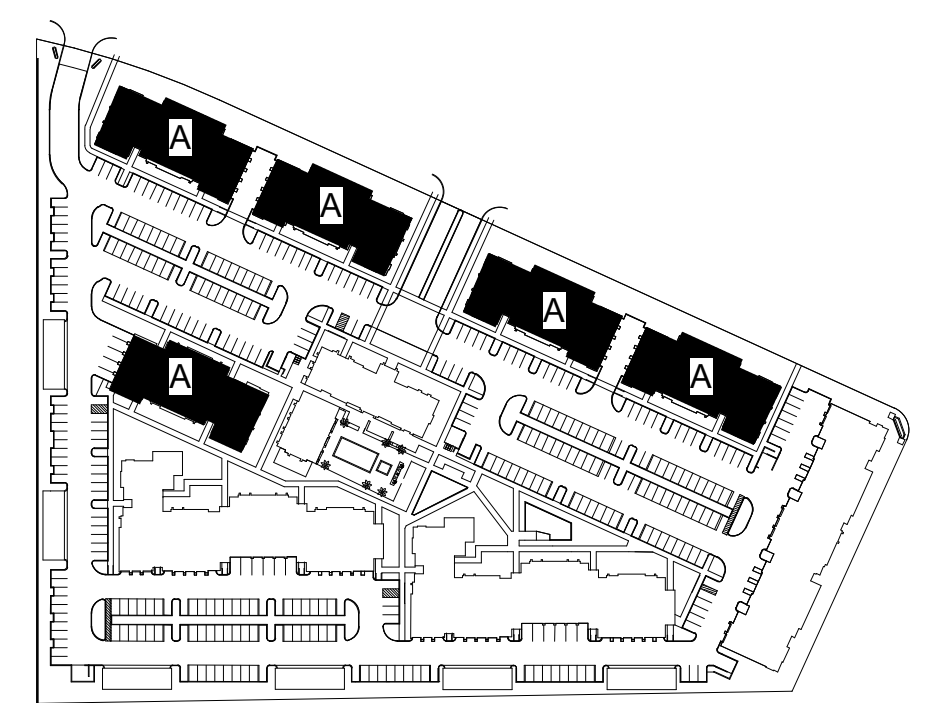
BUILDING A - 1ST FLOOR | 1
3/32" = 1'-0"



BUILDING A - ROOF | 4
3/32" = 1'-0"



BUILDING A - 2ND FLOOR | 2
3/32" = 1'-0"



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING A - FLOOR PLANS AND ROOF PLAN

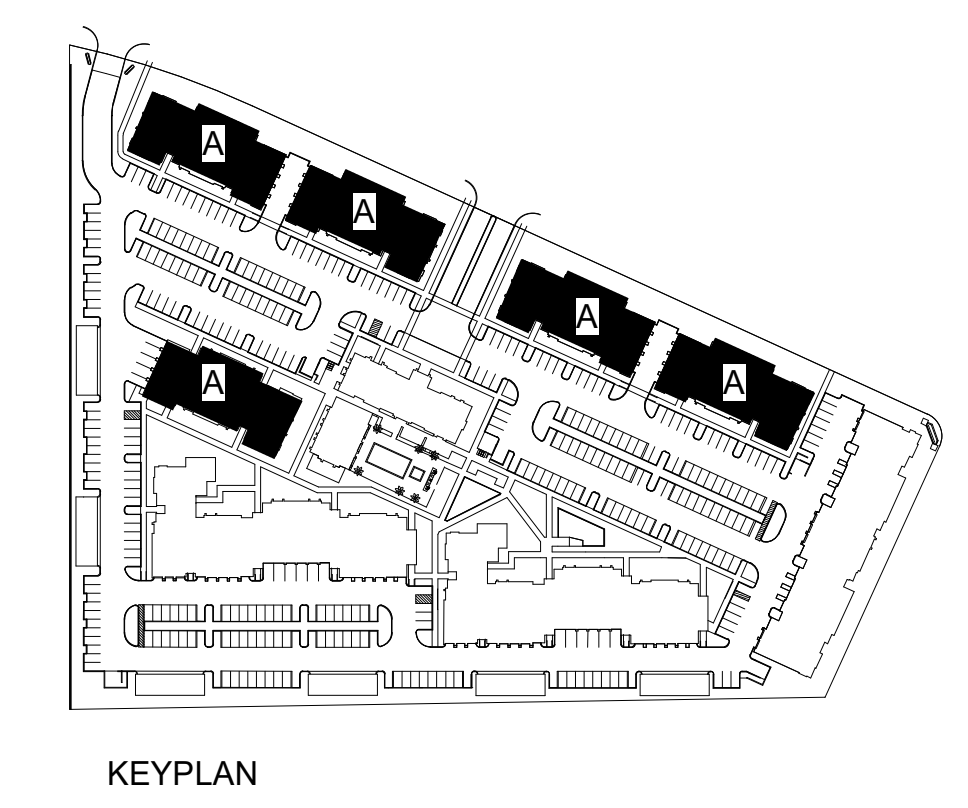
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PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A2

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EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRELLIS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAINSCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING A - ELEVATIONS

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 3/32" = 1'-0"
 SHEET: A3

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BUILDING A - LEFT PERSPECTIVE | 2



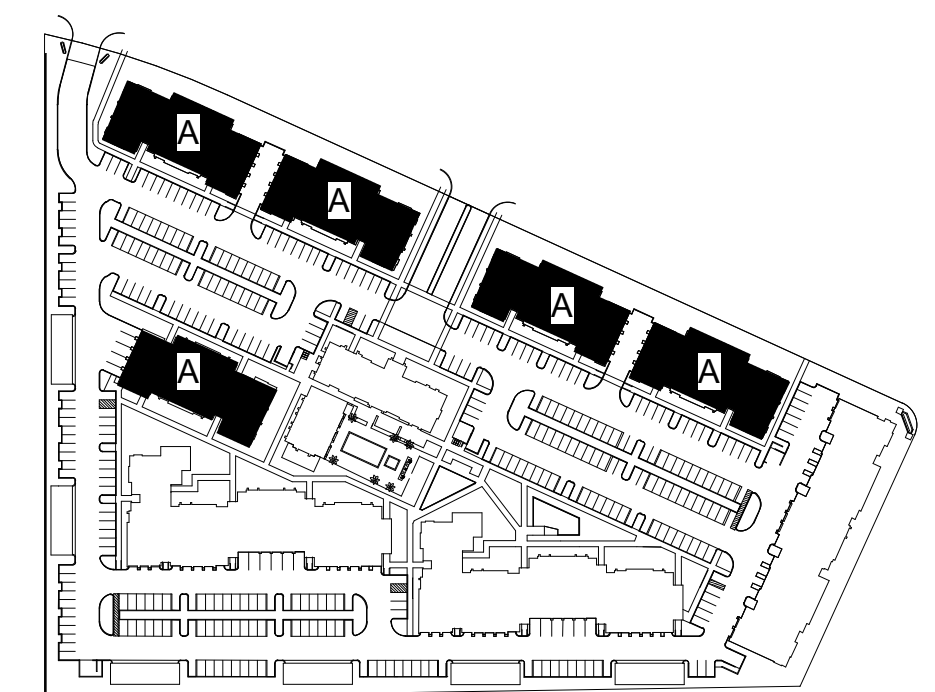
BUILDING A - FRONT PERSPECTIVE | 1



BUILDING A - RIGHT PERSPECTIVE | 4



BUILDING A - BACK PERSPECTIVE | 3



KEYPLAN

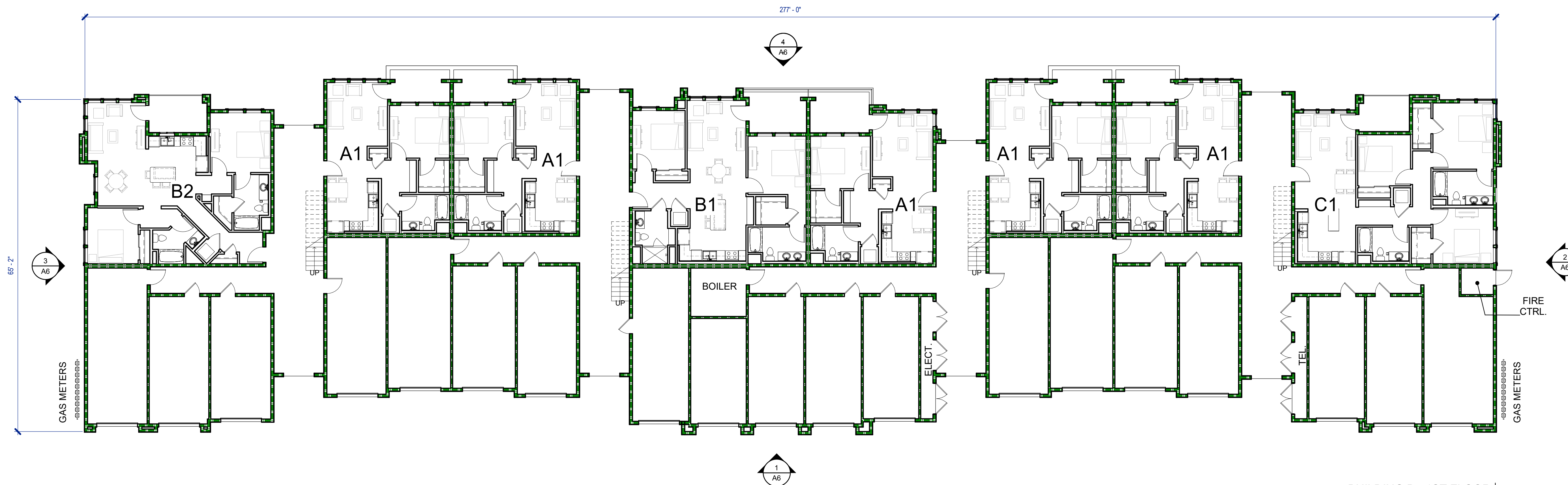
PLACER CREEK APARTMENTS

ROCKLIN, CA

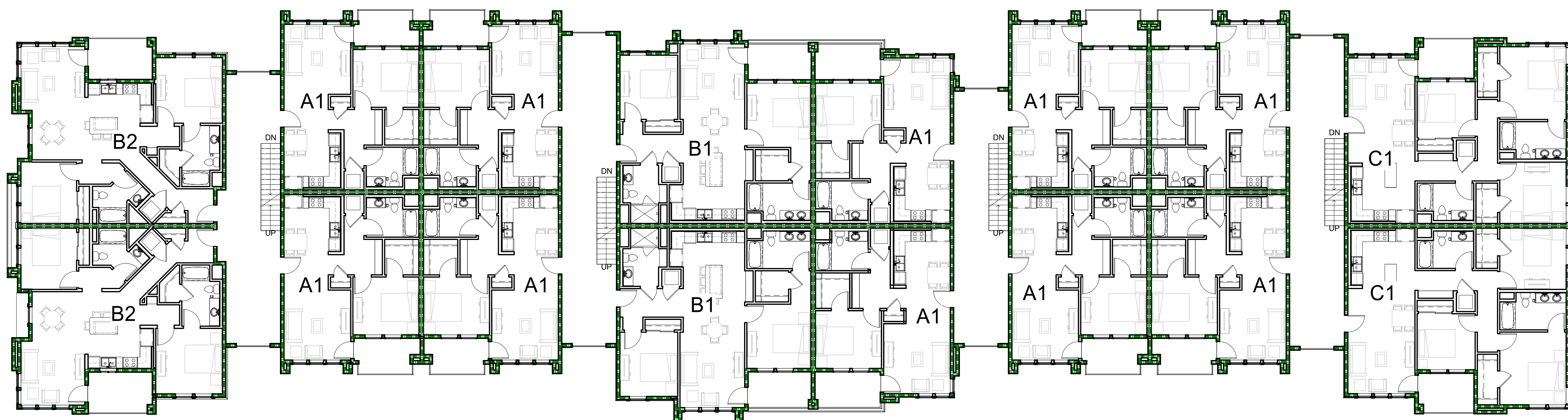
BUILDING A - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE:
 SHEET: A3.1

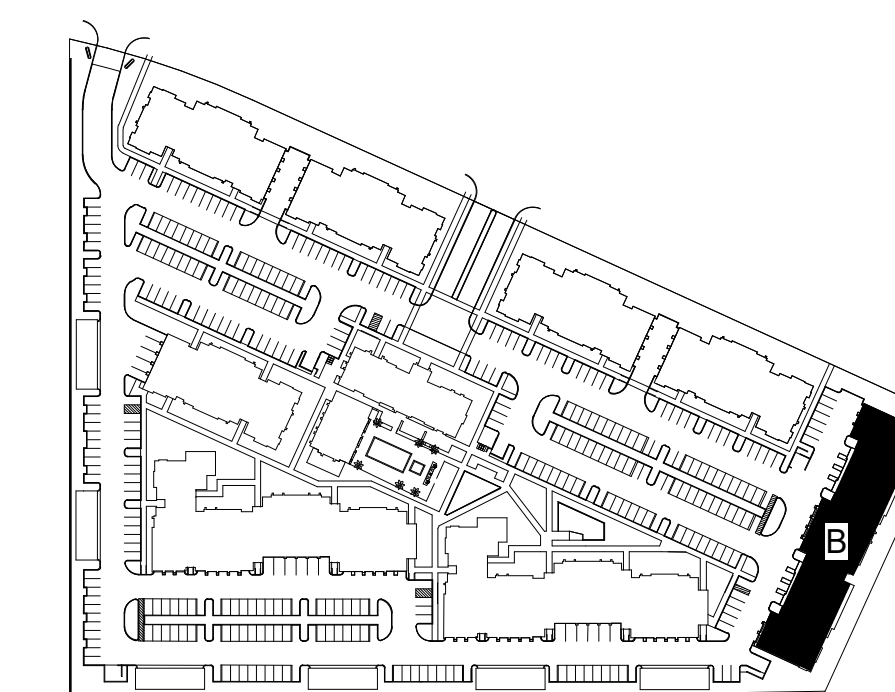




BUILDING B - 1ST FLOOR
3/32" = 1'-0" 1



BUILDING B - 2ND FLOOR
3/32" = 1'-0" 2



KEYPLAN



PLACER CREEK APARTMENTS

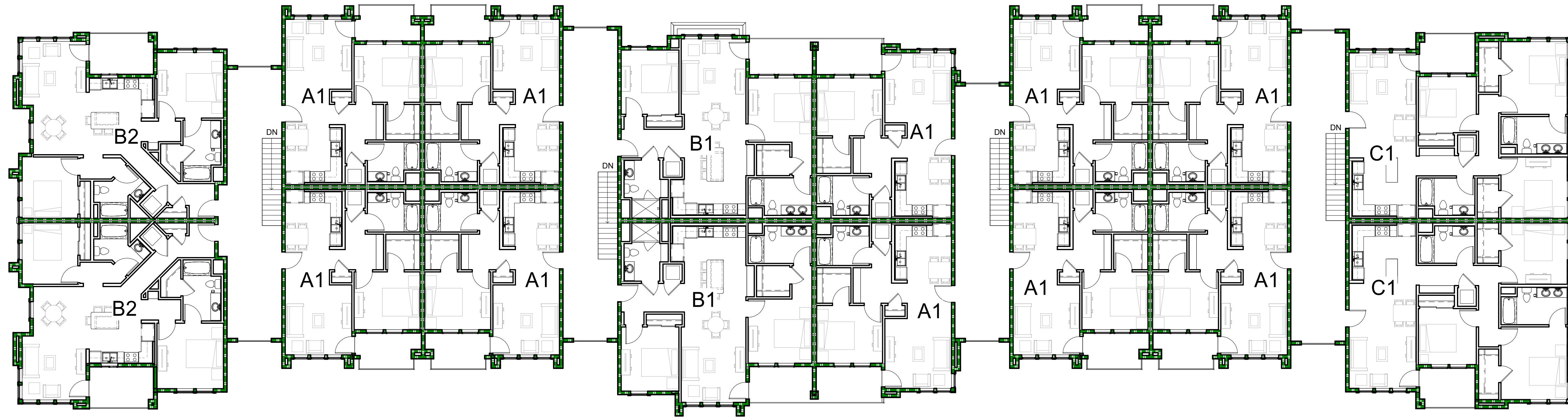
ROCKLIN, CA

BUILDING B - FIRST AND SECOND FLOOR PLANS

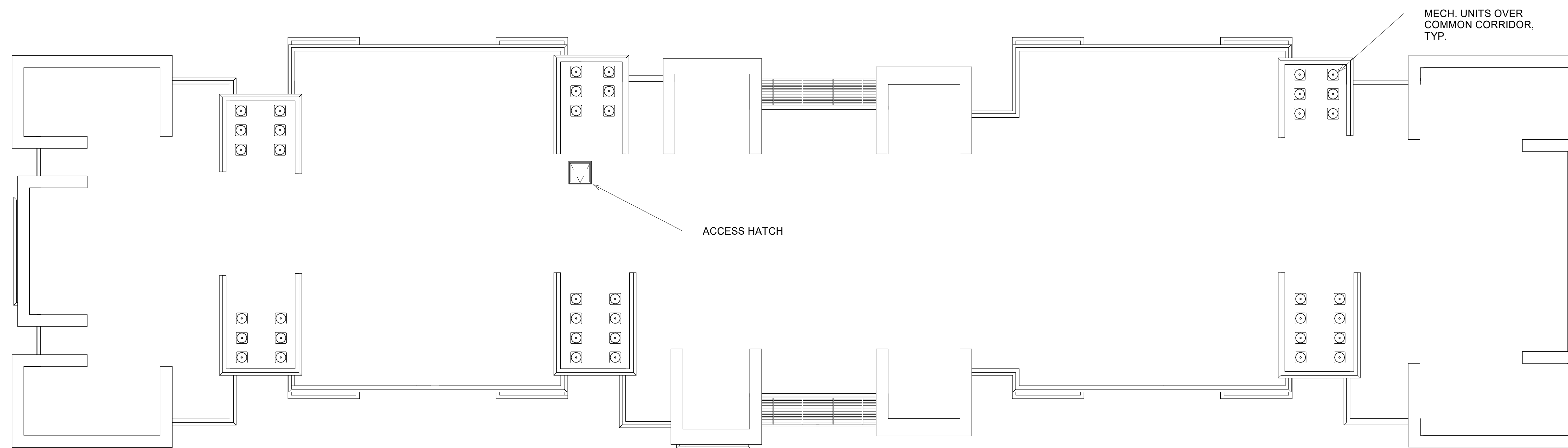
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PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A4

LPAS

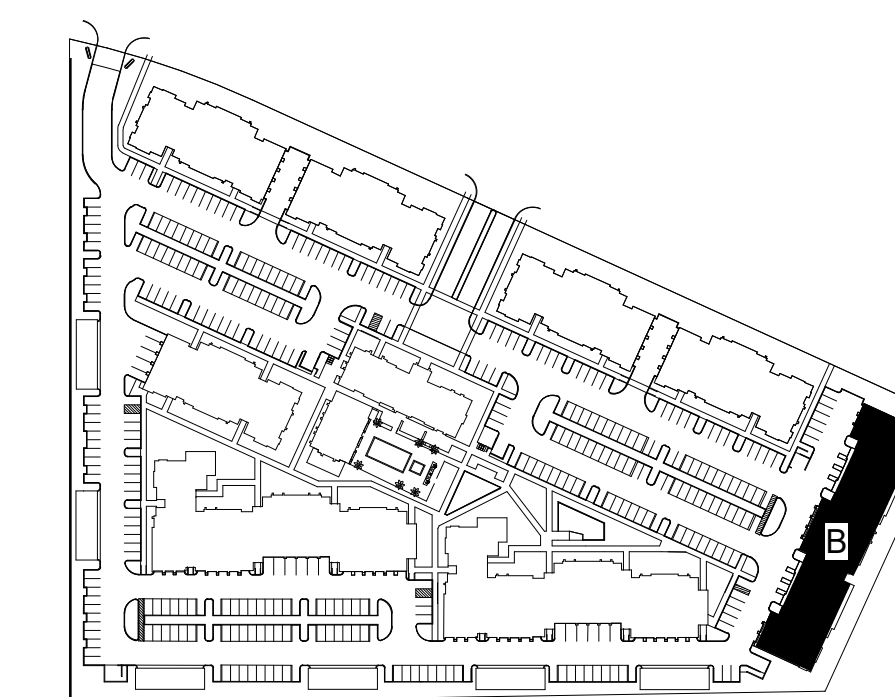
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BUILDING B - 3RD FLOOR
3/32" = 1'-0" 3



BUILDING B - ROOF
3/32" = 1'-0" 4



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING B - THIRD FLOOR PLAN & ROOF PLAN

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A5

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BUILDING B - FRONT
3/32" = 1'-0" 1



BUILDING B - LEFT SIDE
3/32" = 1'-0" 3



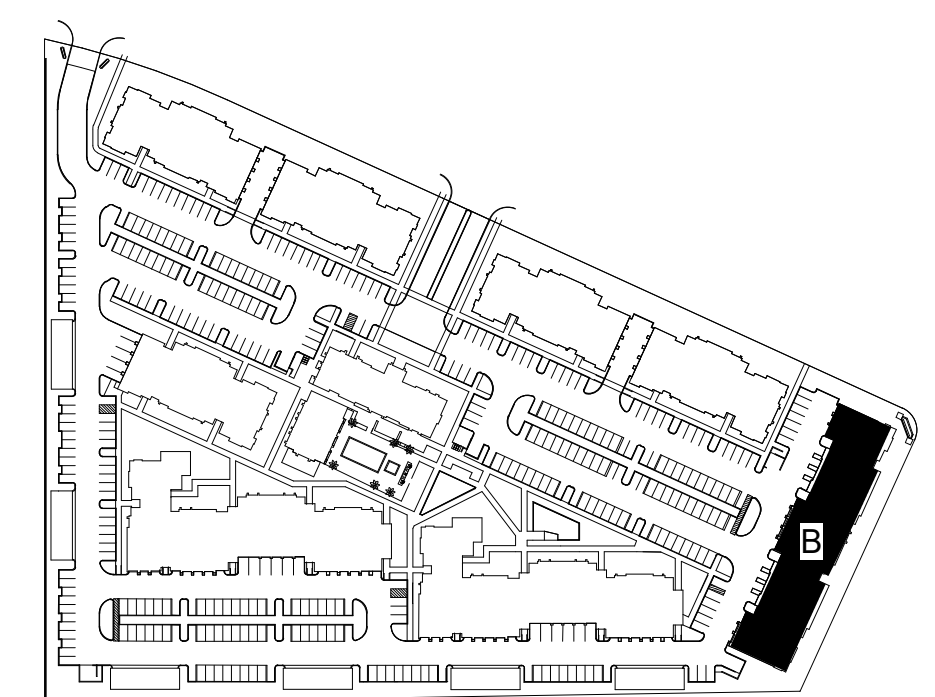
BUILDING B - RIGHT SIDE
3/32" = 1'-0" 2

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRELLIS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAINSCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.



BUILDING B - BACK
3/32" = 1'-0" 4



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING B - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A6





BUILDING B - FRONT PERSPECTIVE | 1



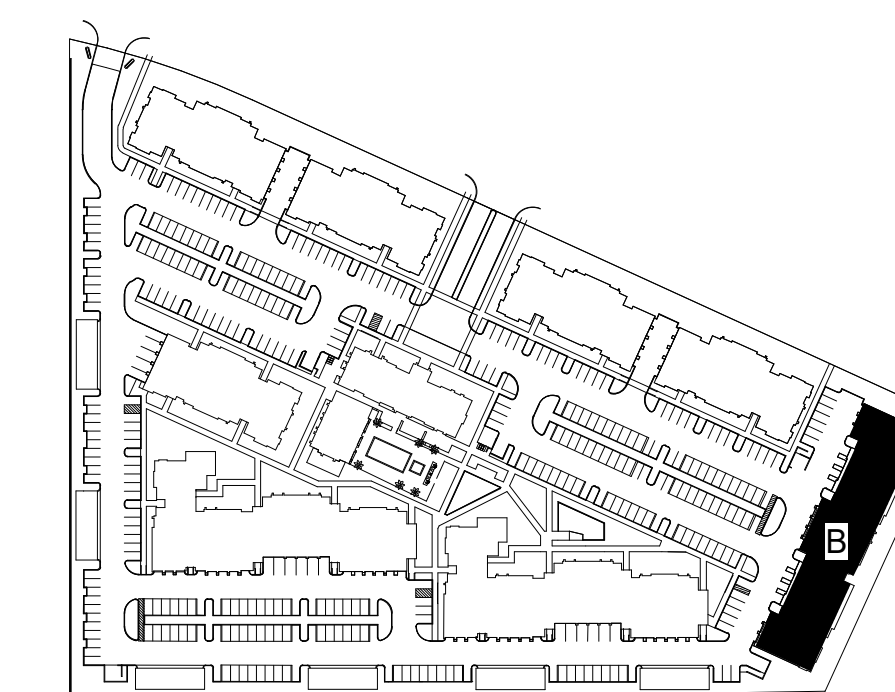
BUILDING B - LEFT PERSPECTIVE | 3



BUILDING B - RIGHT PERSPECTIVE | 2



BUILDING B - BACK PERSPECTIVE | 4



KEYPLAN

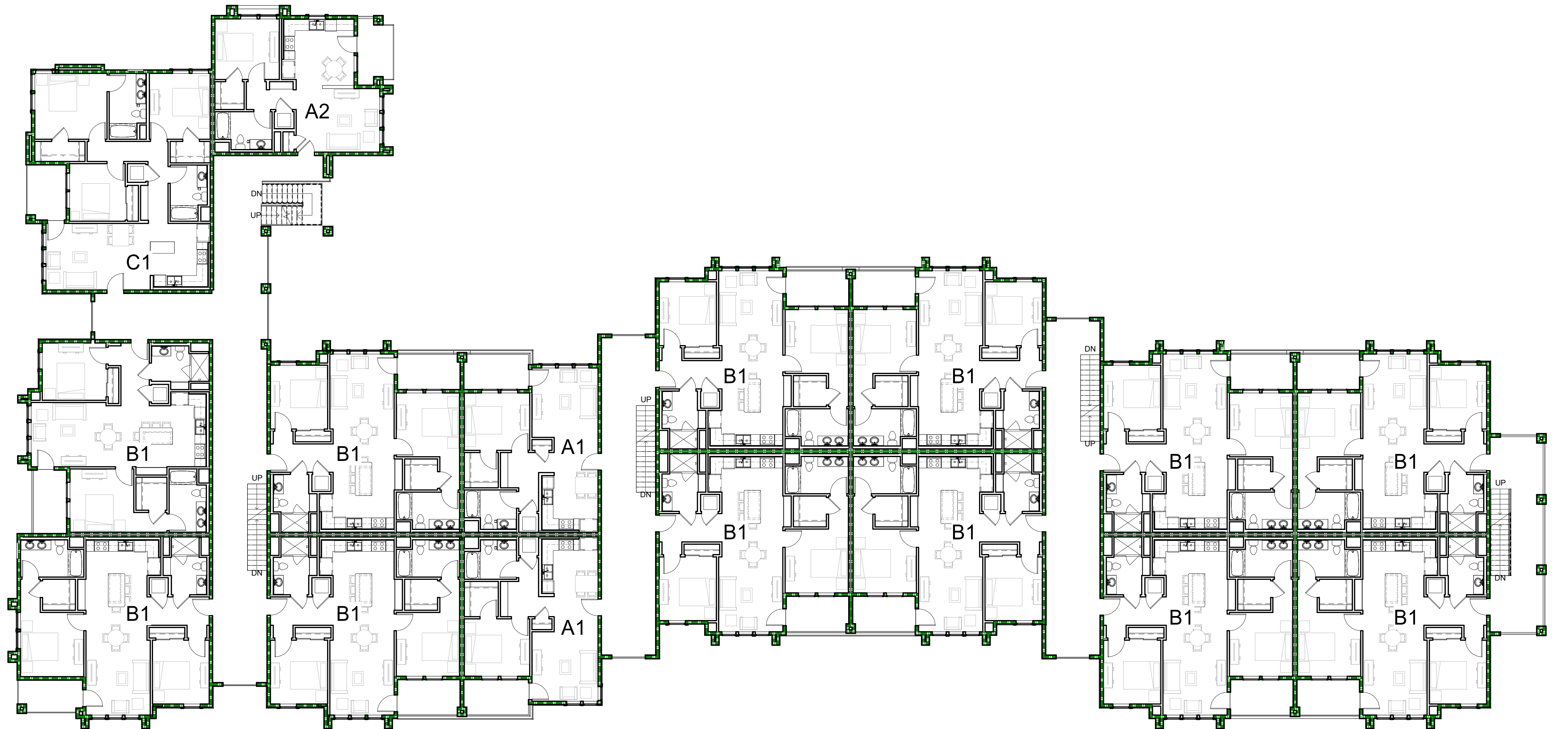
PLACER CREEK APARTMENTS

ROCKLIN, CA

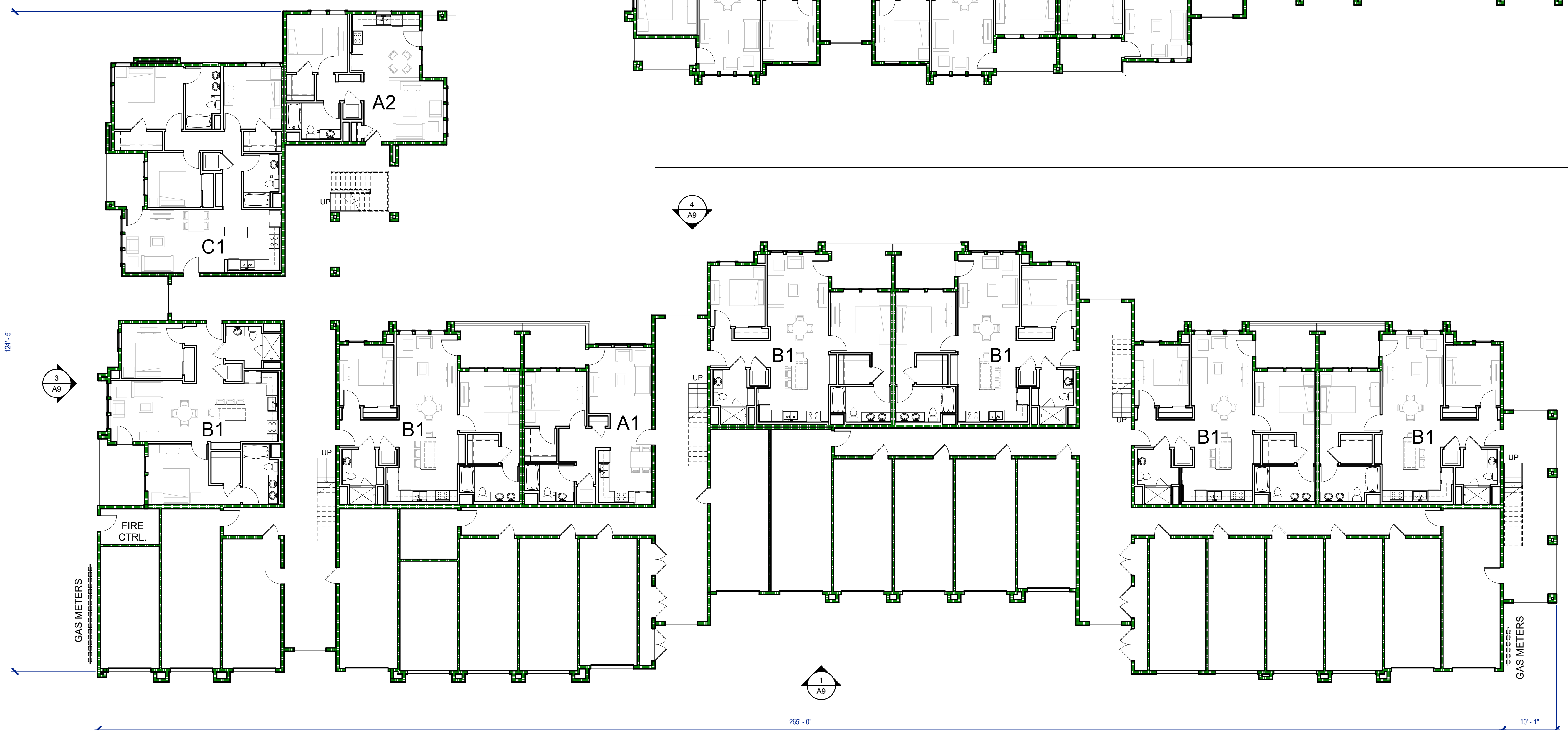
BUILDING B - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A6.1

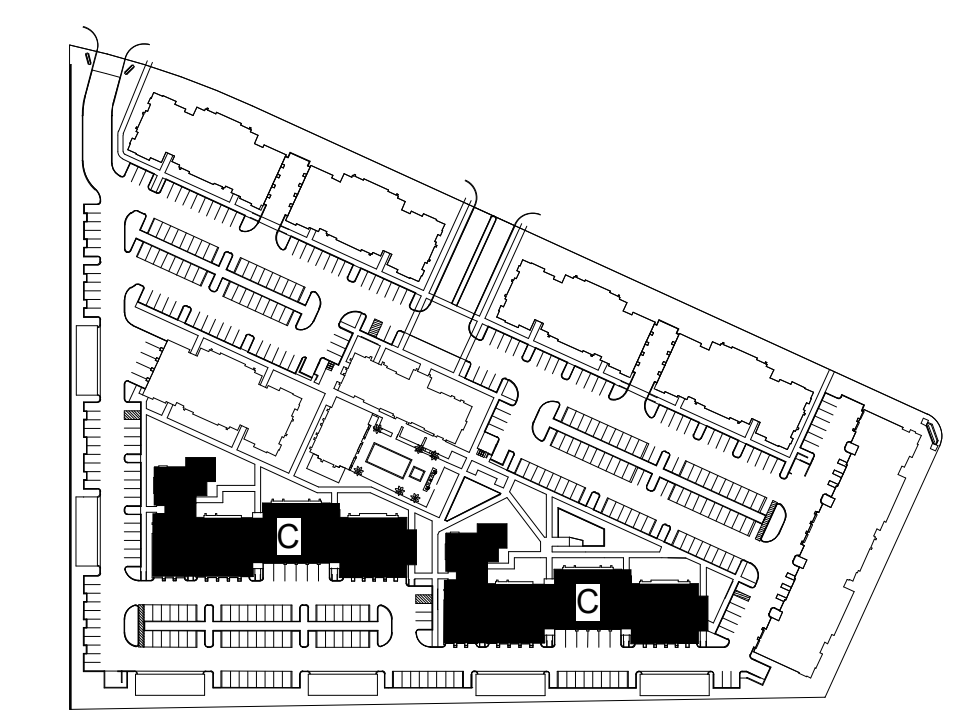




BUILDING C - 2ND FLOOR
3/32" = 1'-0" 2



BUILDING C - 1ST FLOOR
3/32" = 1'-0" 1



KEY PLAN
SCALE: 3/32" = 1' 0 FT

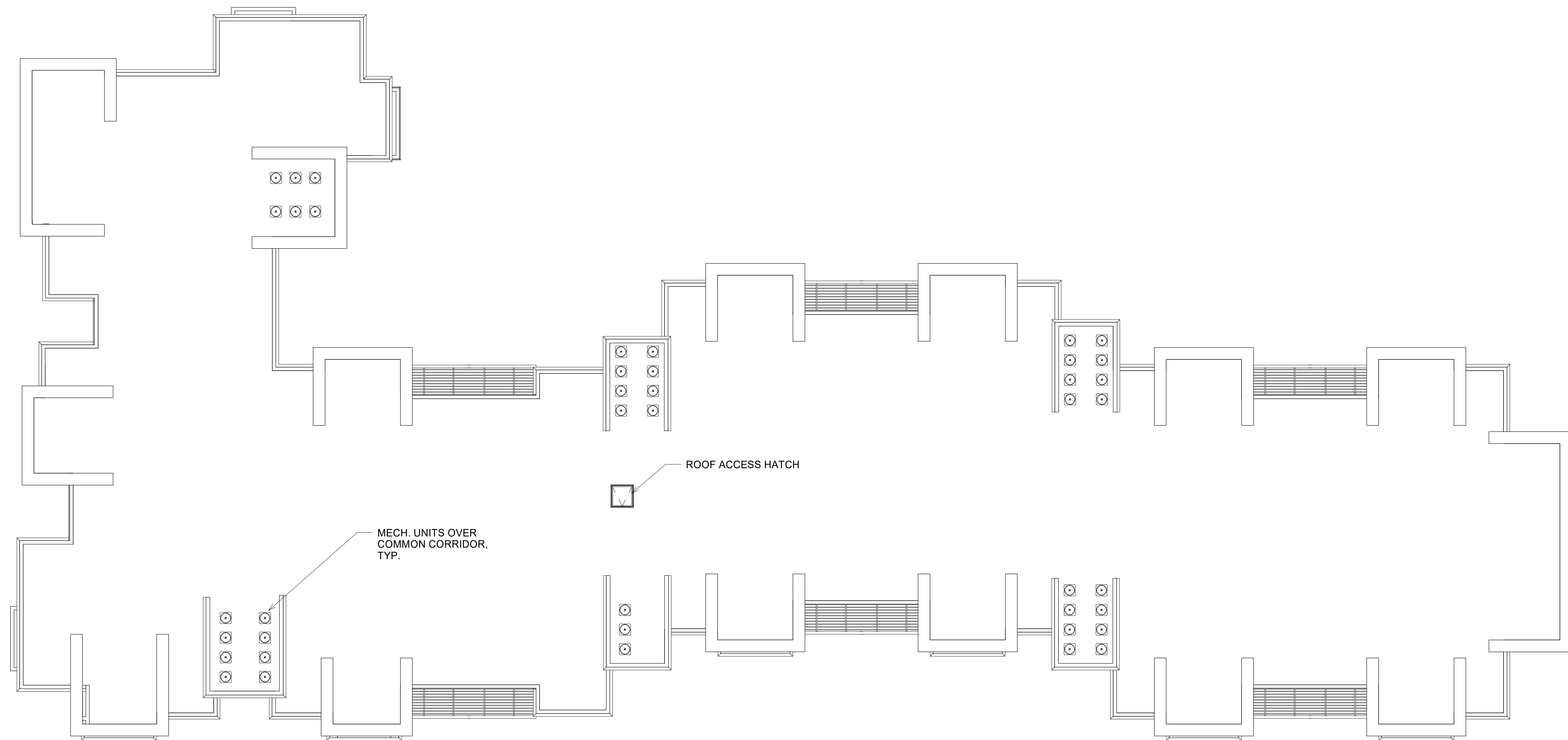
PLACER CREEK APARTMENTS

ROCKLIN, CA

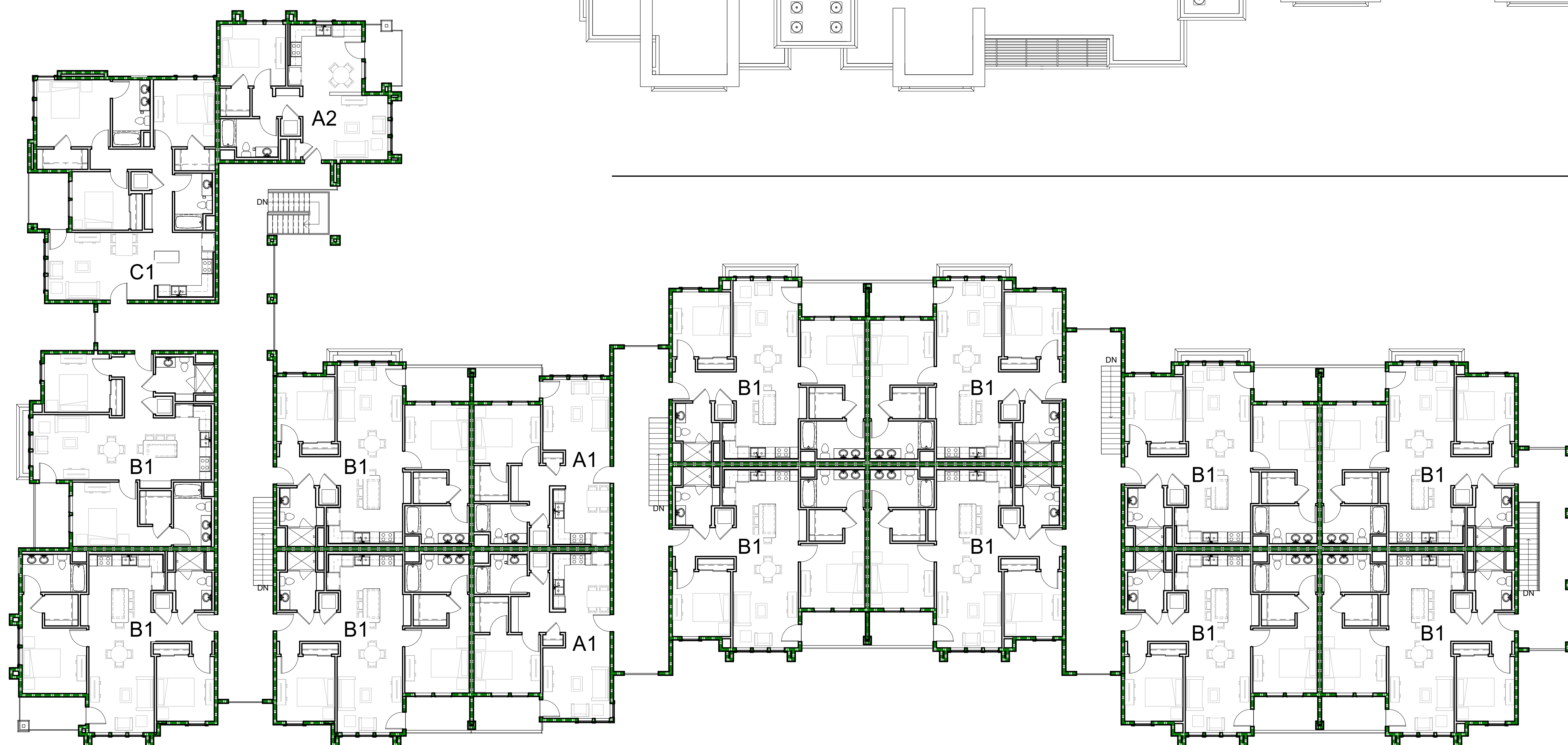
BUILDING C - FIRST AND SECOND FLOOR PLANS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A7

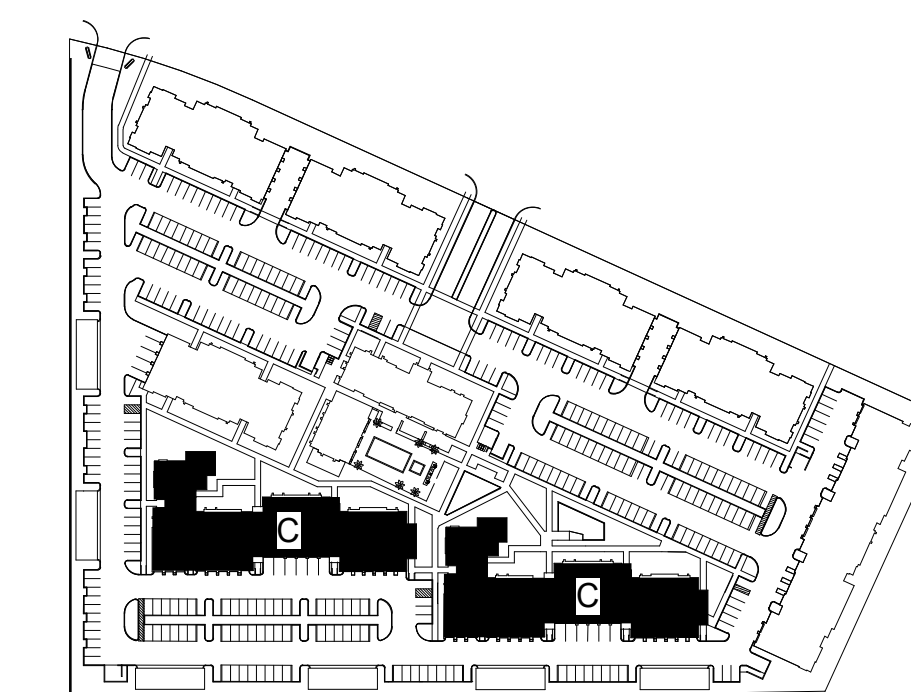
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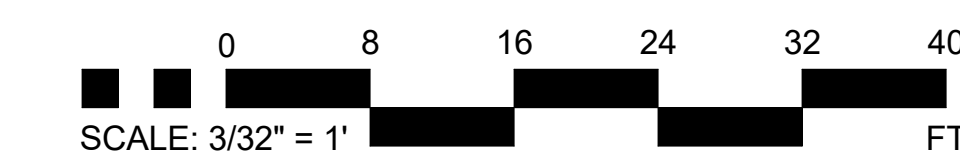
BUILDING C - ROOF
3/32" = 1'-0" 4



BUILDING C - 3RD FLOOR
3/32" = 1'-0" 3



KEYPLAN



SCALE: 3/32" = 1' FT

PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - THIRD FLOOR PLAN & ROOF PLAN

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A8

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BUILDING C - FRONT | 1
3/32" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRELLIS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAINSCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.



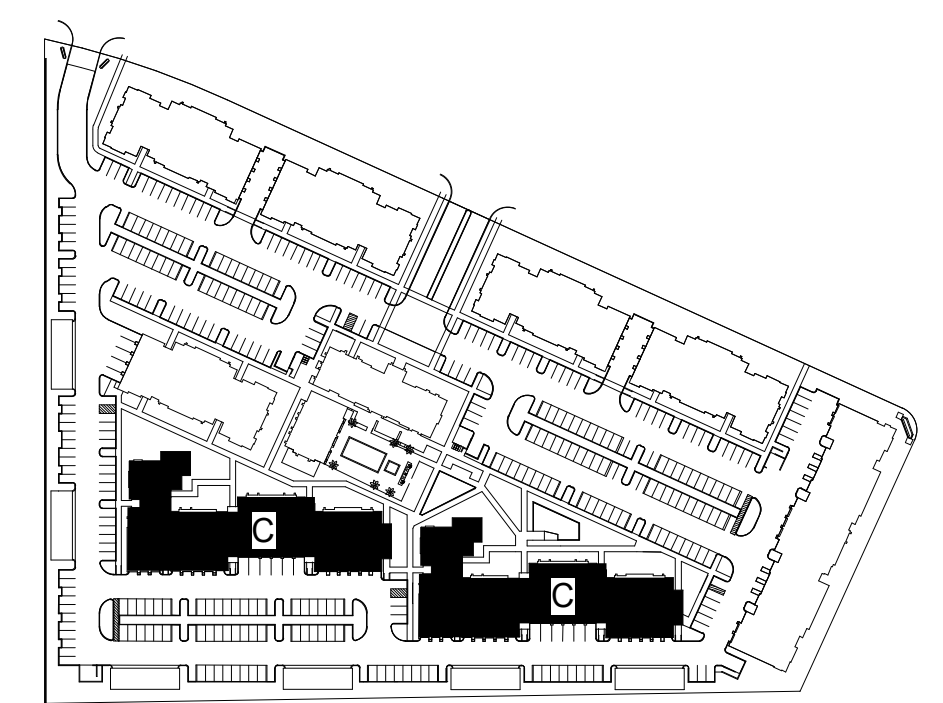
BUILDING C - LEFT SIDE | 3
3/32" = 1'-0"



BUILDING C - RIGHT SIDE | 2
3/32" = 1'-0"



BUILDING C - BACK | 4
3/32" = 1'-0"



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - ELEVATIONS

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 3/32" = 1'-0"
 SHEET: A9

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BUILDING C - FRONT PERSPECTIVE | 1



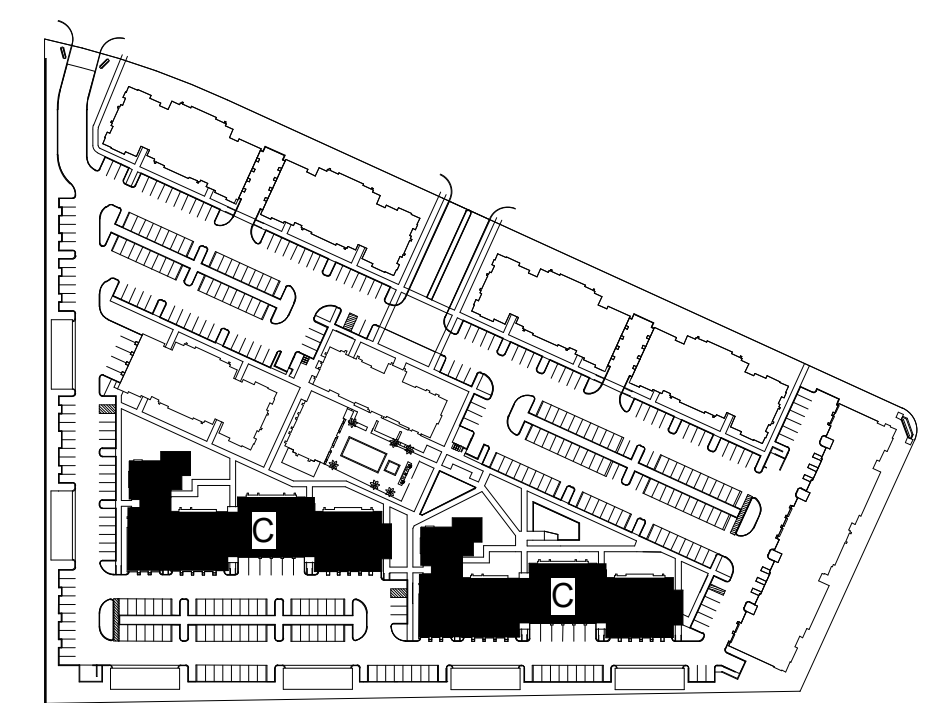
BUILDING C - LEFT PERSPECTIVE | 3



BUILDING C - RIGHT PERSPECTIVE | 2



BUILDING C - BACK PERSPECTIVE | 4



KEYPLAN

PLACER CREEK APARTMENTS

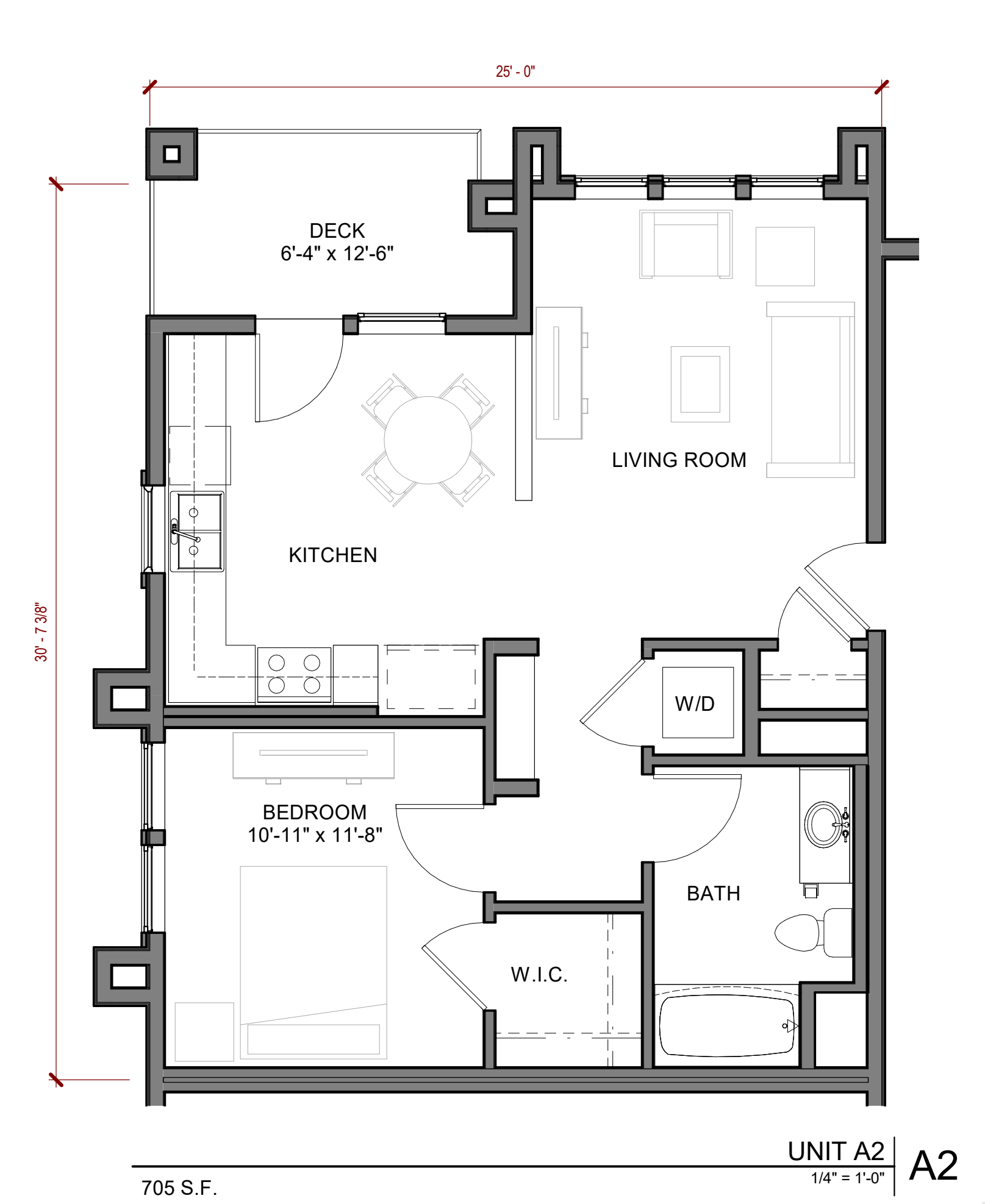
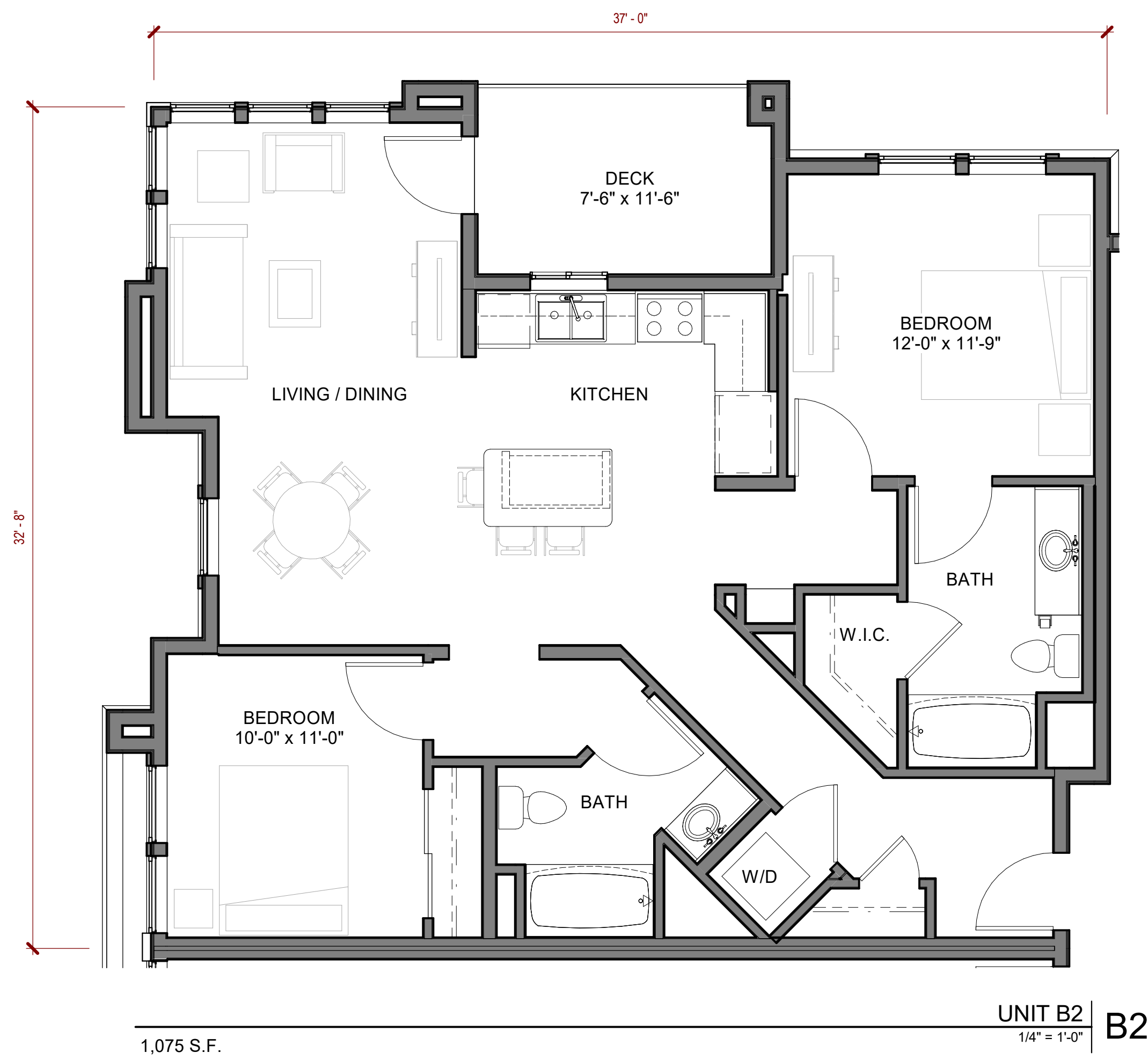
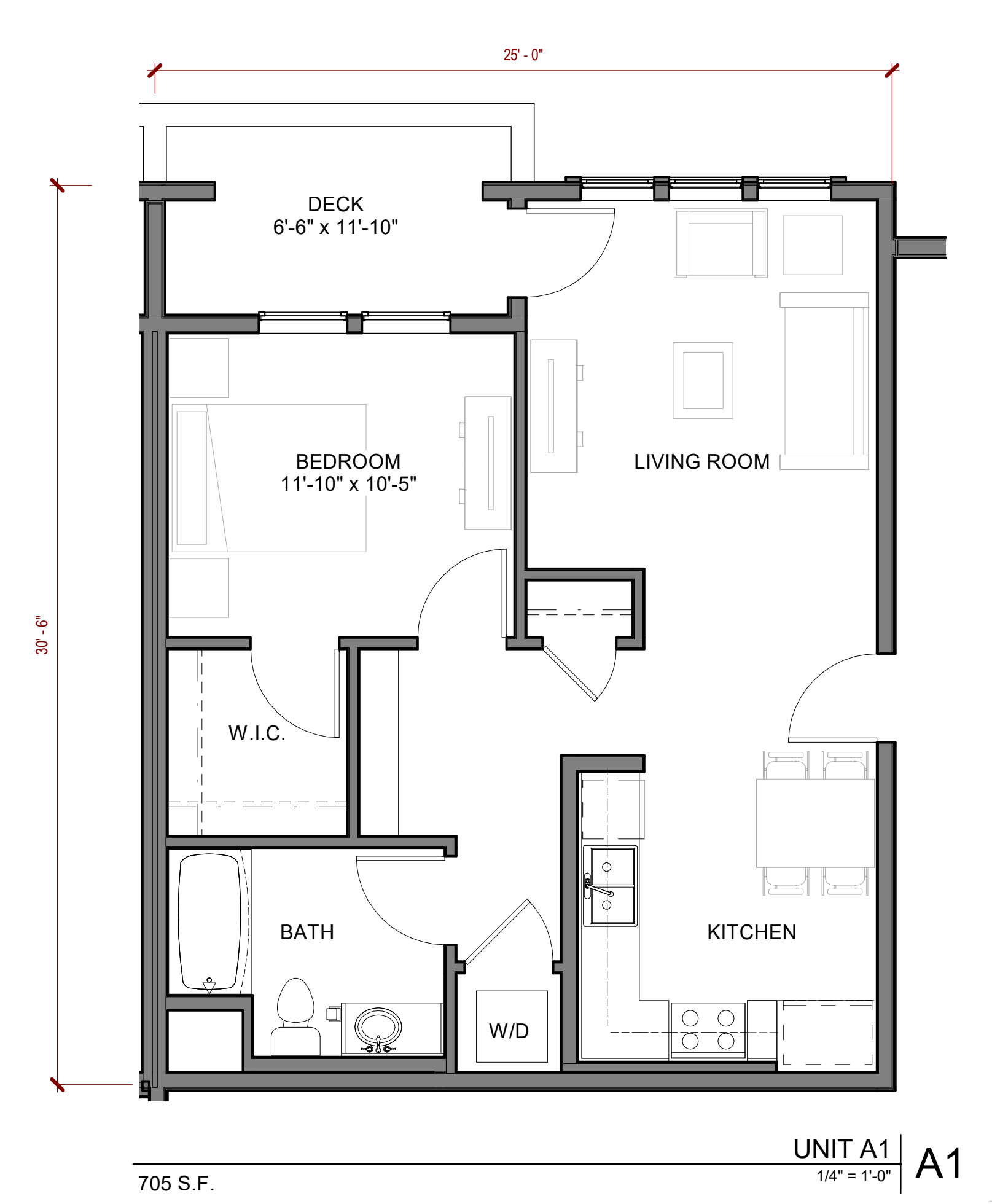
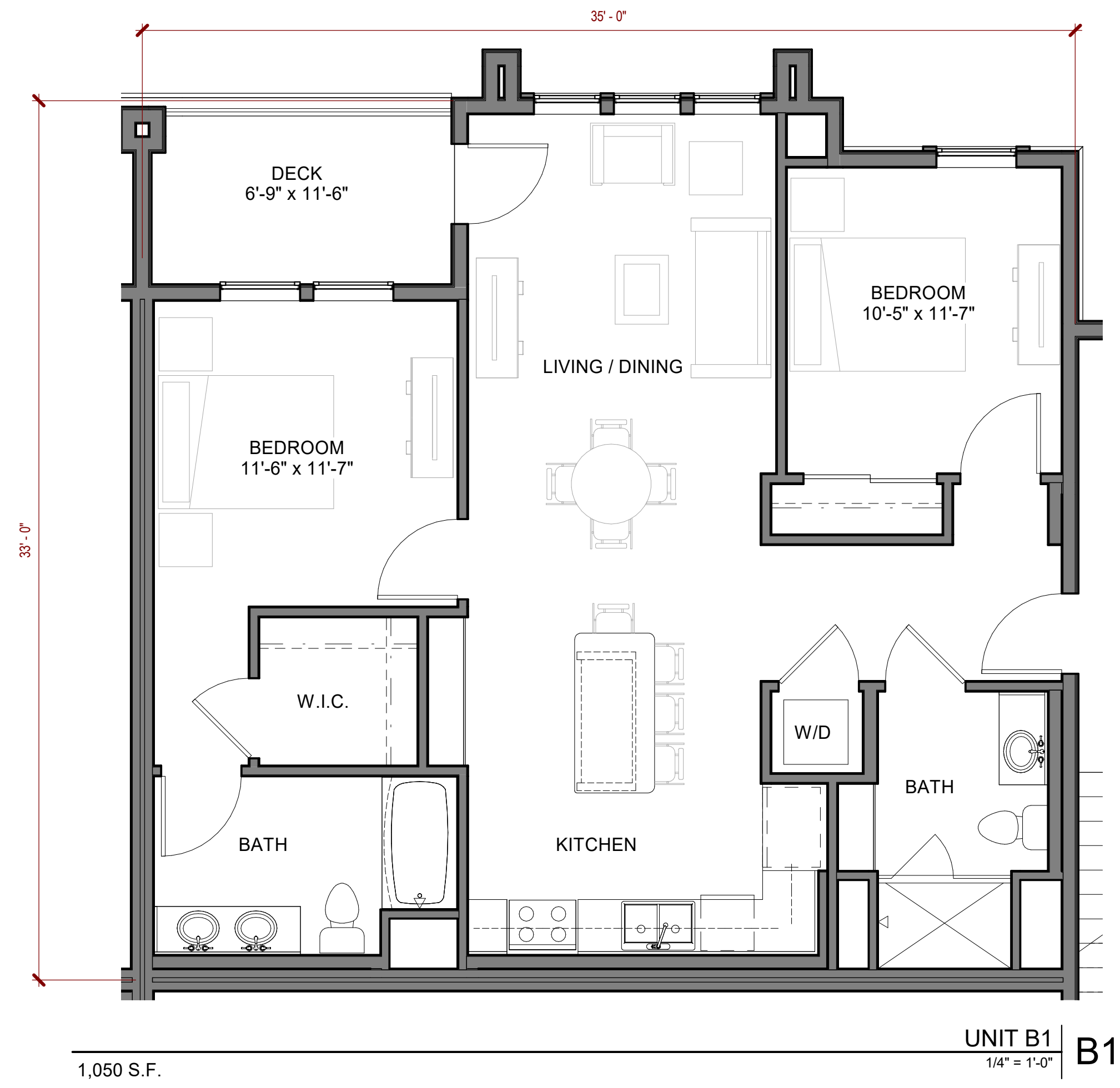
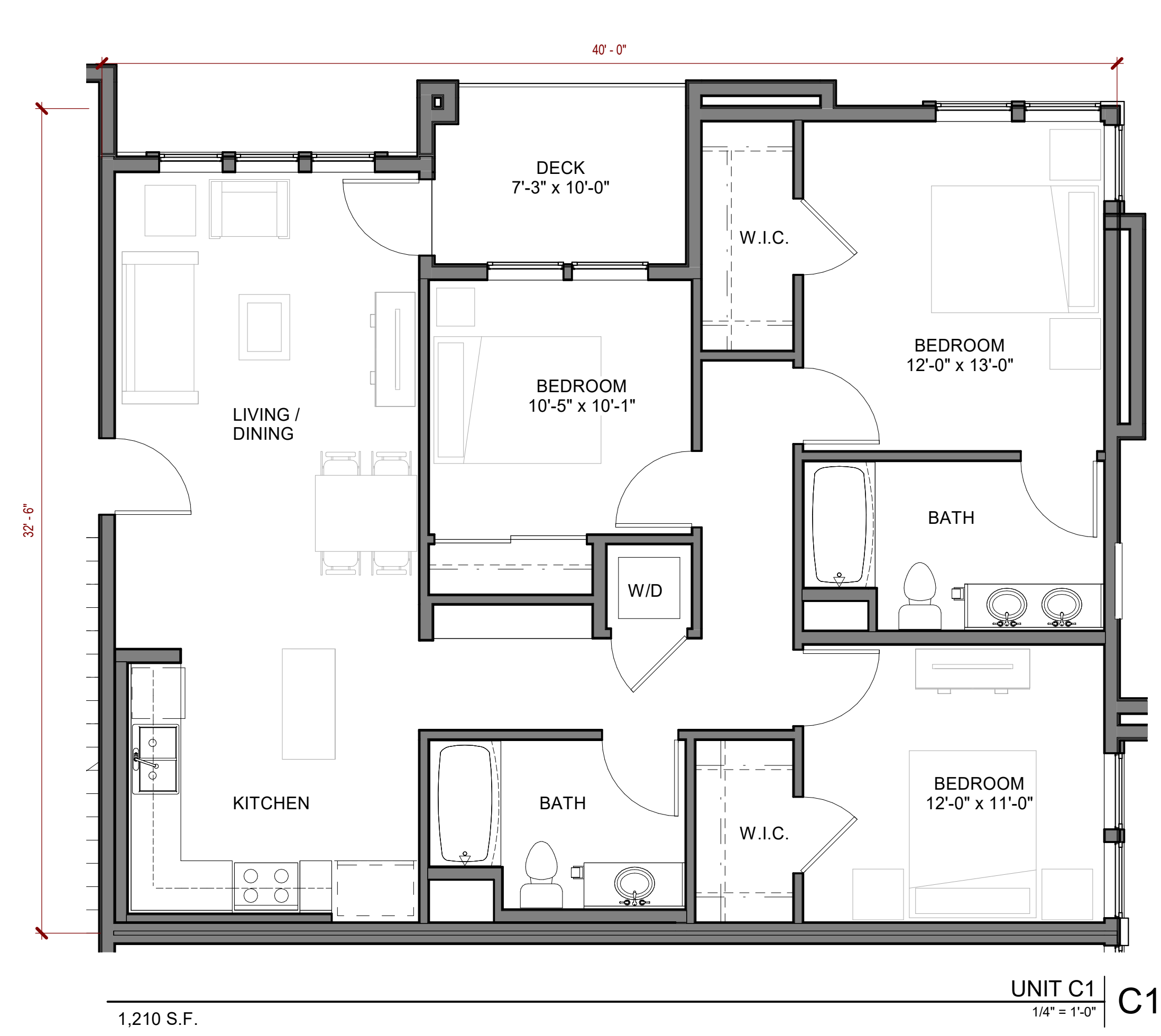
ROCKLIN, CA

BUILDING C - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE:
 SHEET: A9.1

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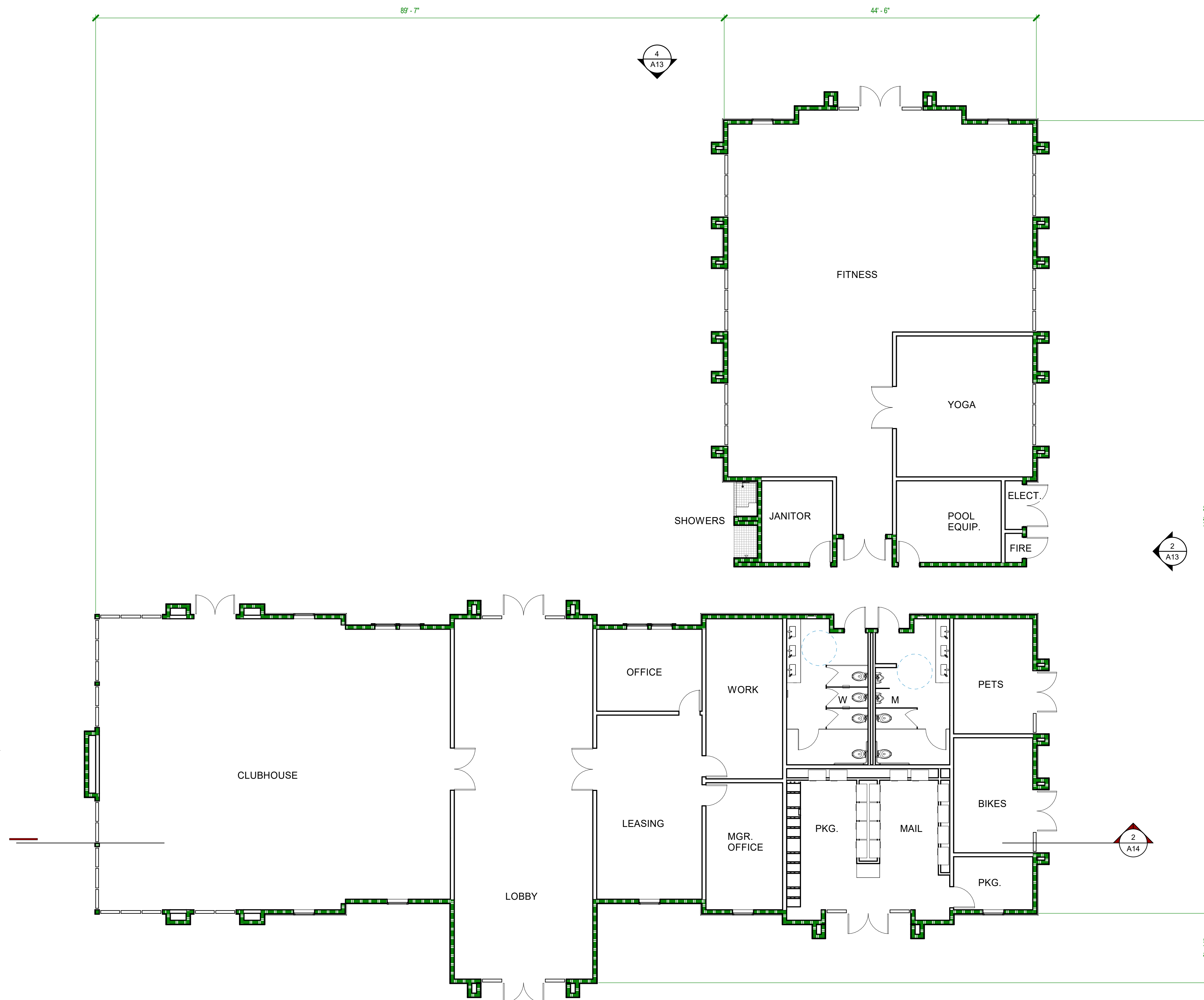
PLACER CREEK APARTMENTS

ROCKLIN, CA

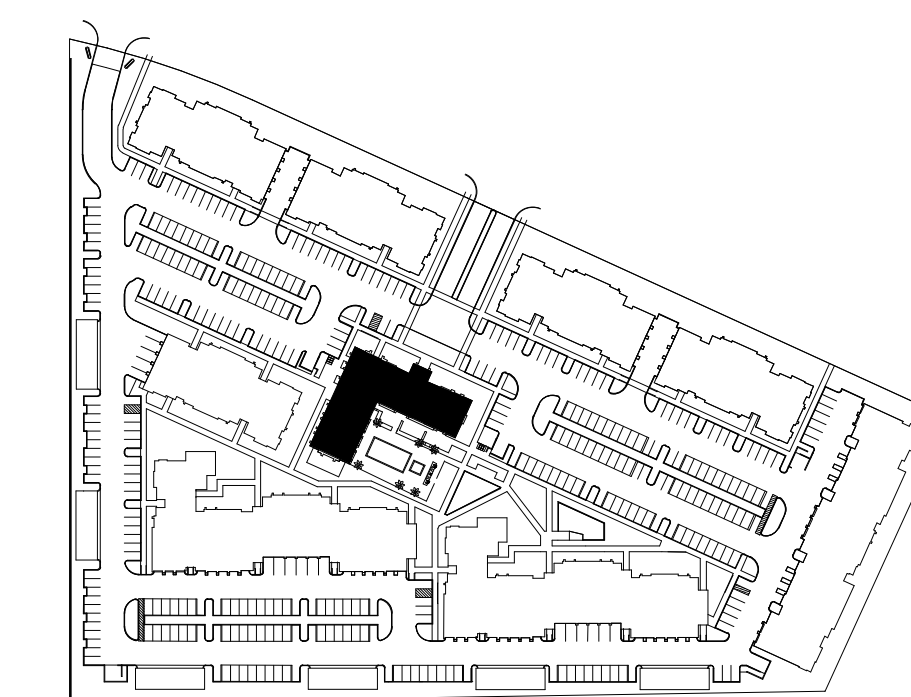
UNIT FLOOR PLANS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A10

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CLUB HOUSE - 8,460 S.F. 1
1/8" = 1'-0"



KEYPLAN



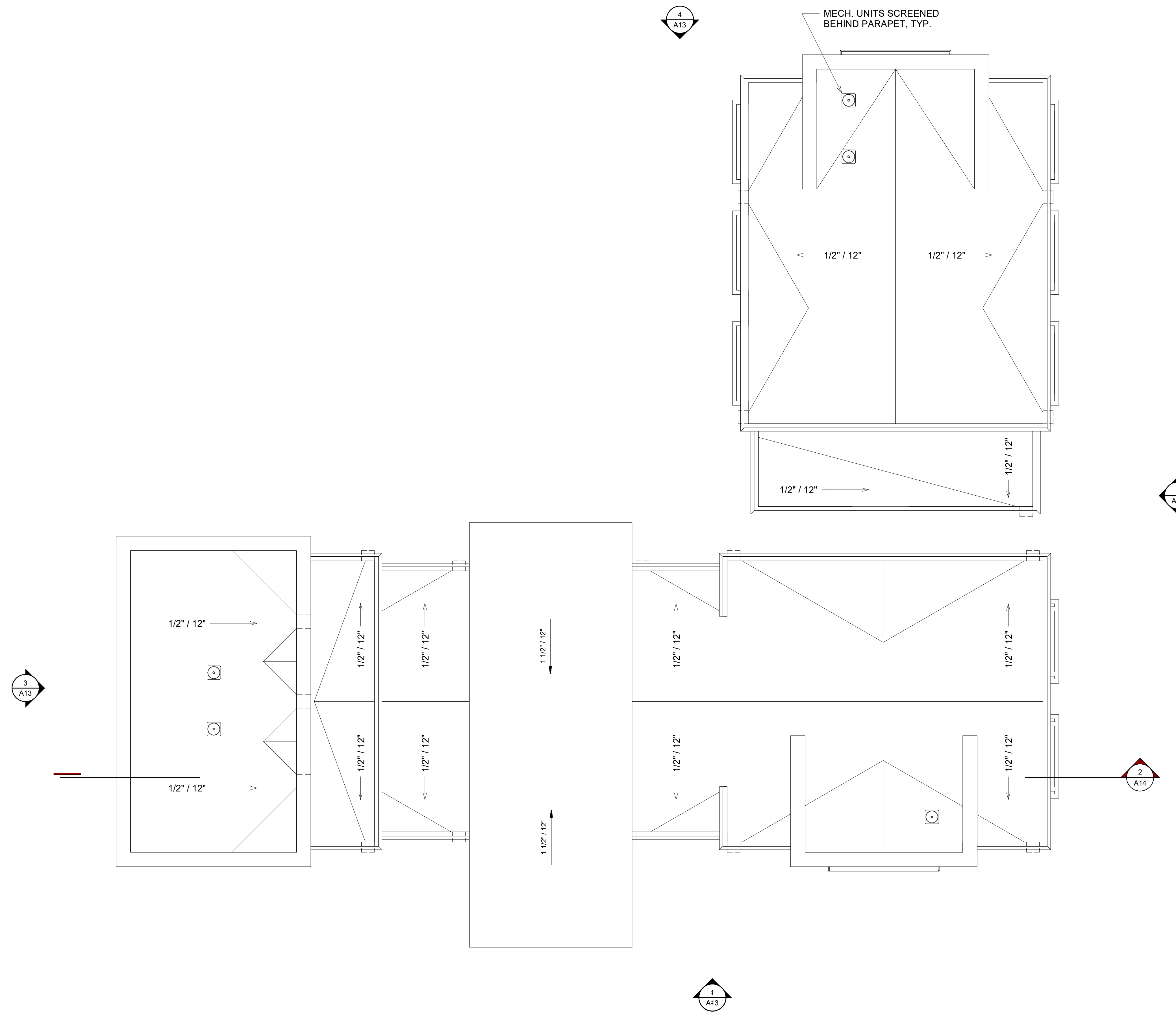
PLACER CREEK APARTMENTS

ROCKLIN, CA

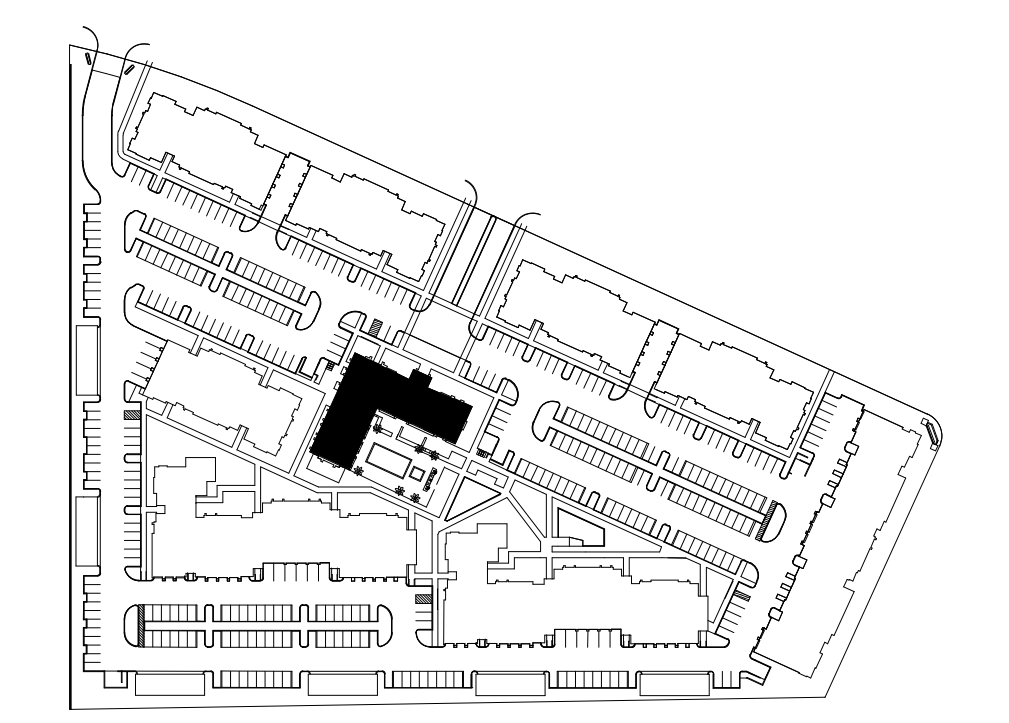
CLUB HOUSE FLOOR PLAN

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 1/8" = 1'-0"
 SHEET: A11

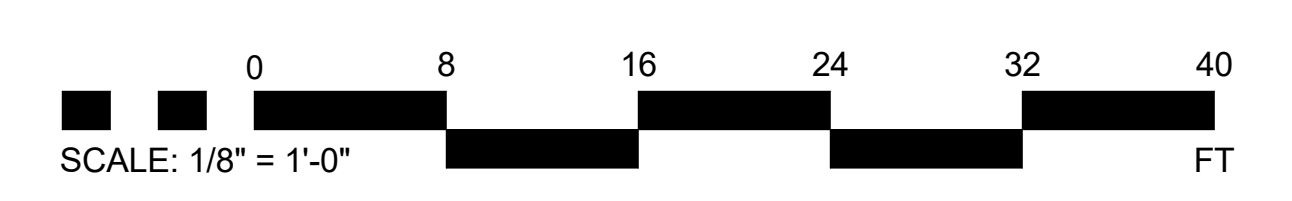
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CLUB HOUSE ROOF
1/8" = 1'-0"



KEY PLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

CLUB HOUSE - ROOF PLAN

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 1/8" = 1'-0"
 SHEET: A12

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CLUBHOUSE - FRONT | 1
1/8" = 1'-0"

EXTERIOR KEYNOTES

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- 2 CEMENTITIOUS SIDING
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- 5 DECORATIVE POWDER COATED METAL TRELLIS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAINSCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.



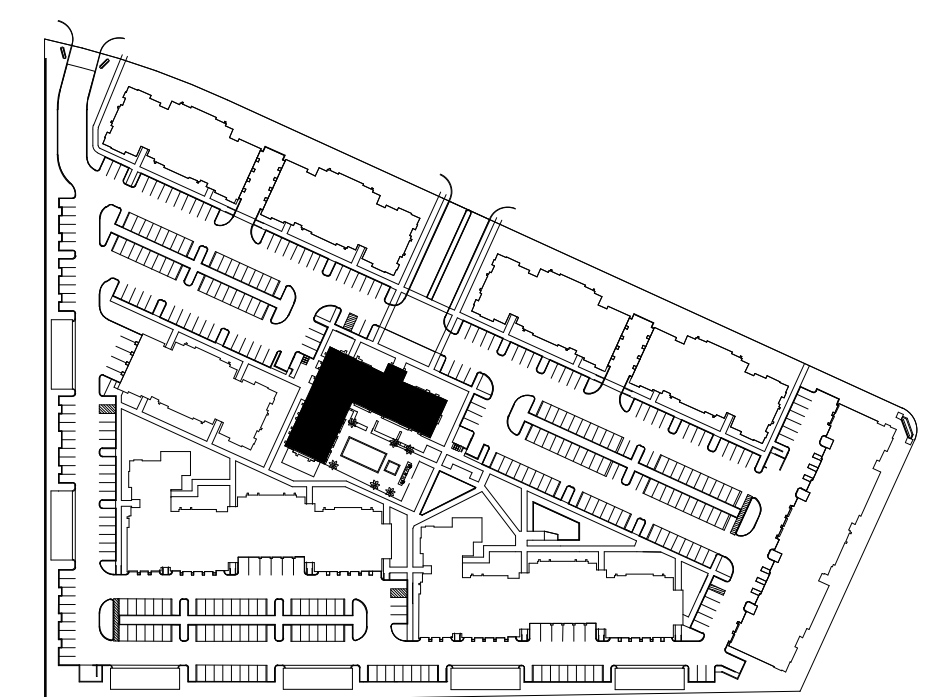
CLUBHOUSE - LEFT | 3
1/8" = 1'-0"



CLUBHOUSE - RIGHT | 2
1/8" = 1'-0"



CLUBHOUSE - BACK | 4
1/8" = 1'-0"



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

CLUB HOUSE - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A13





CLUB HOUSE PERSPECTIVE - FRONT | 1



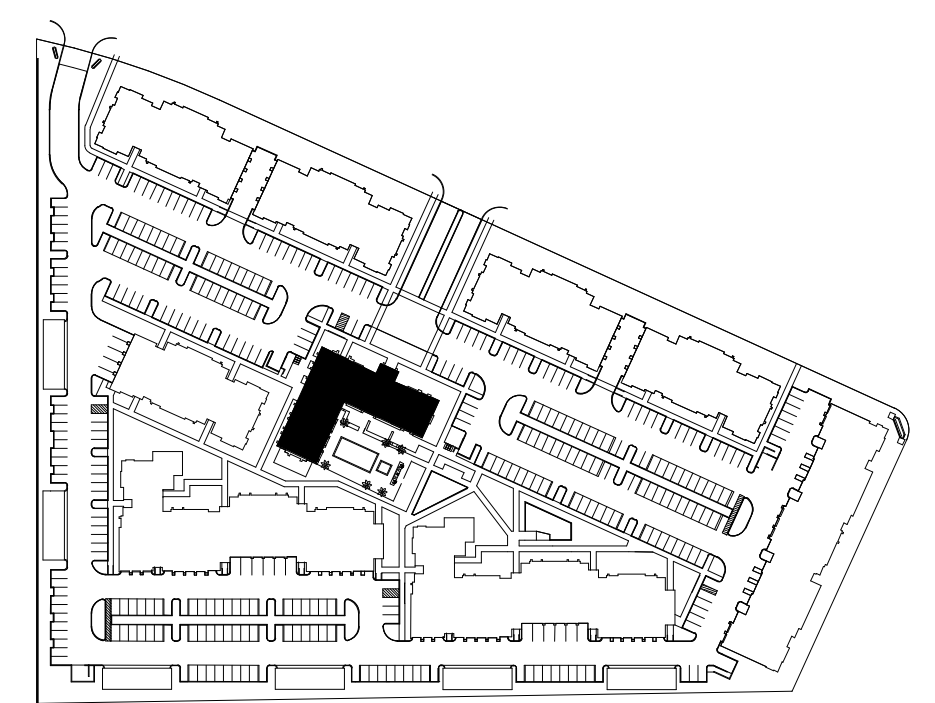
CLUB HOUSE PERSPECTIVE - LEFT | 3



CLUB HOUSE PERSPECTIVE - RIGHT | 2



CLUB HOUSE PERSPECTIVE - BACK | 4



KEYPLAN

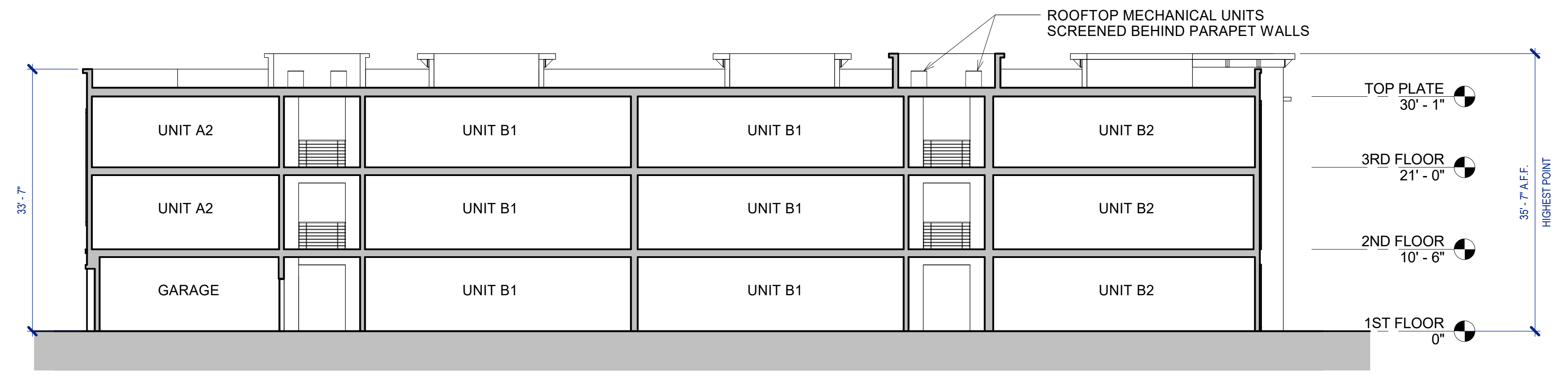
PLACER CREEK APARTMENTS

ROCKLIN, CA

CLUB HOUSE - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A13.1





BUILDING A - SECTION 1
3/32" = 1'-0"



CLUB HOUSE - SECTION 2
1/8" = 1'-0"



PLACER CREEK APARTMENTS

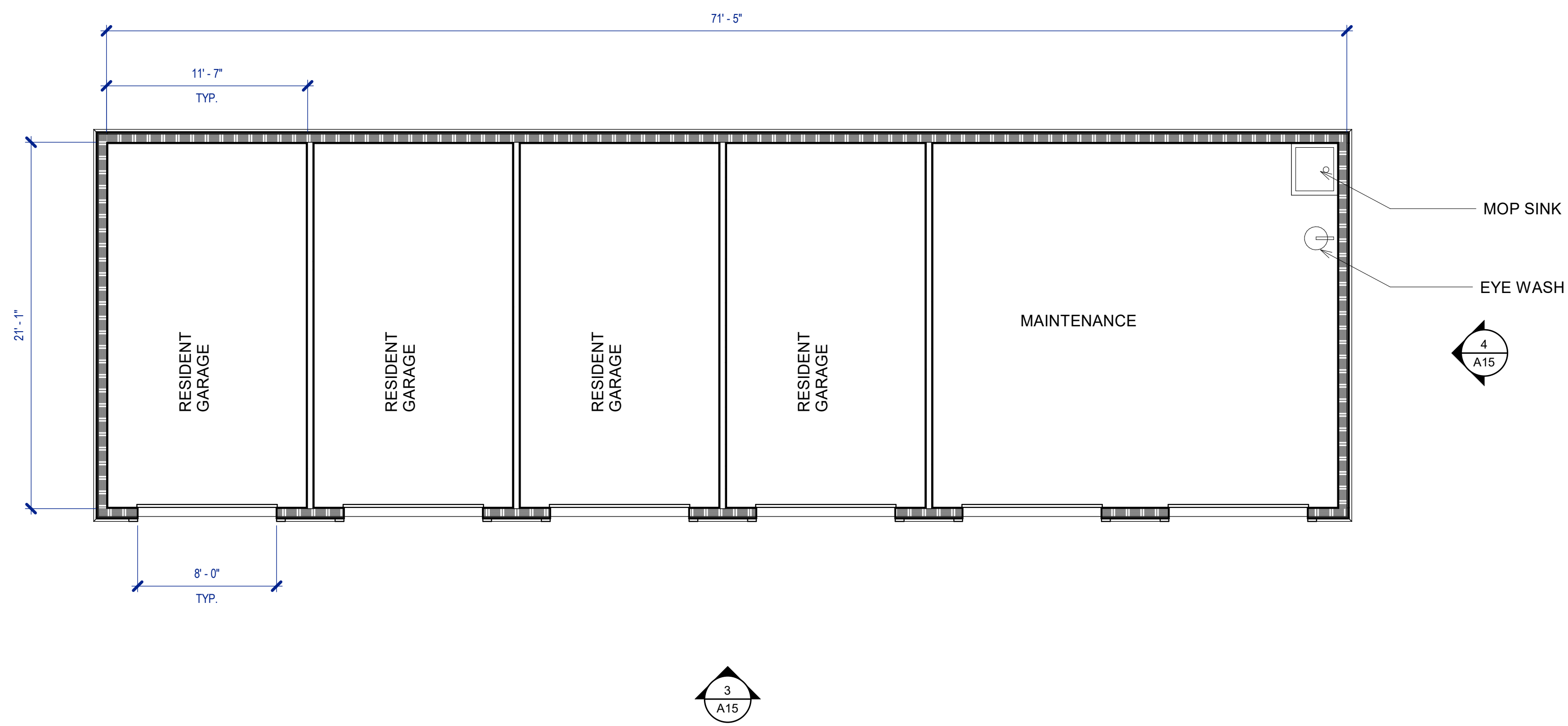
ROCKLIN, CA

BUILDING SECTIONS

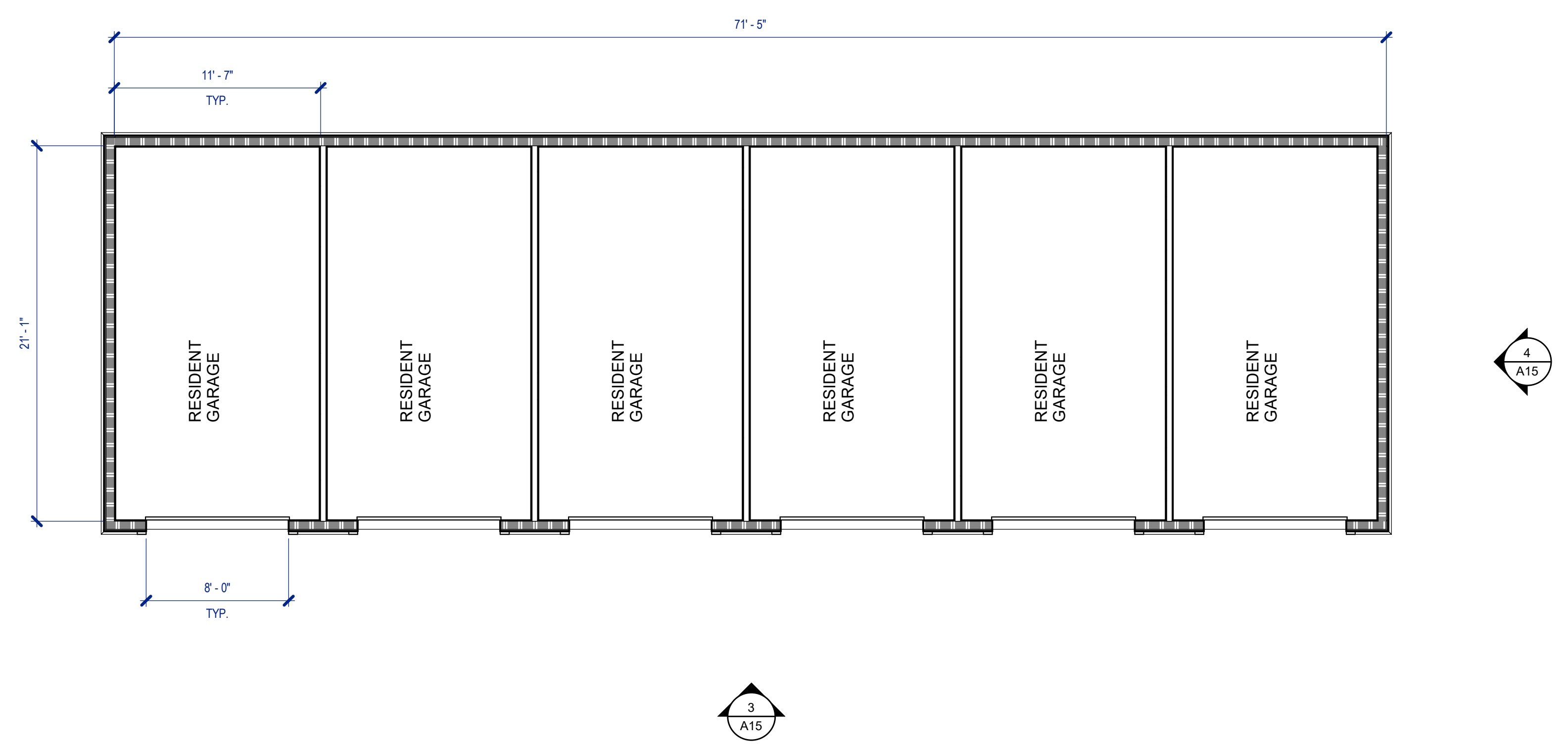
DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A14

LPAS

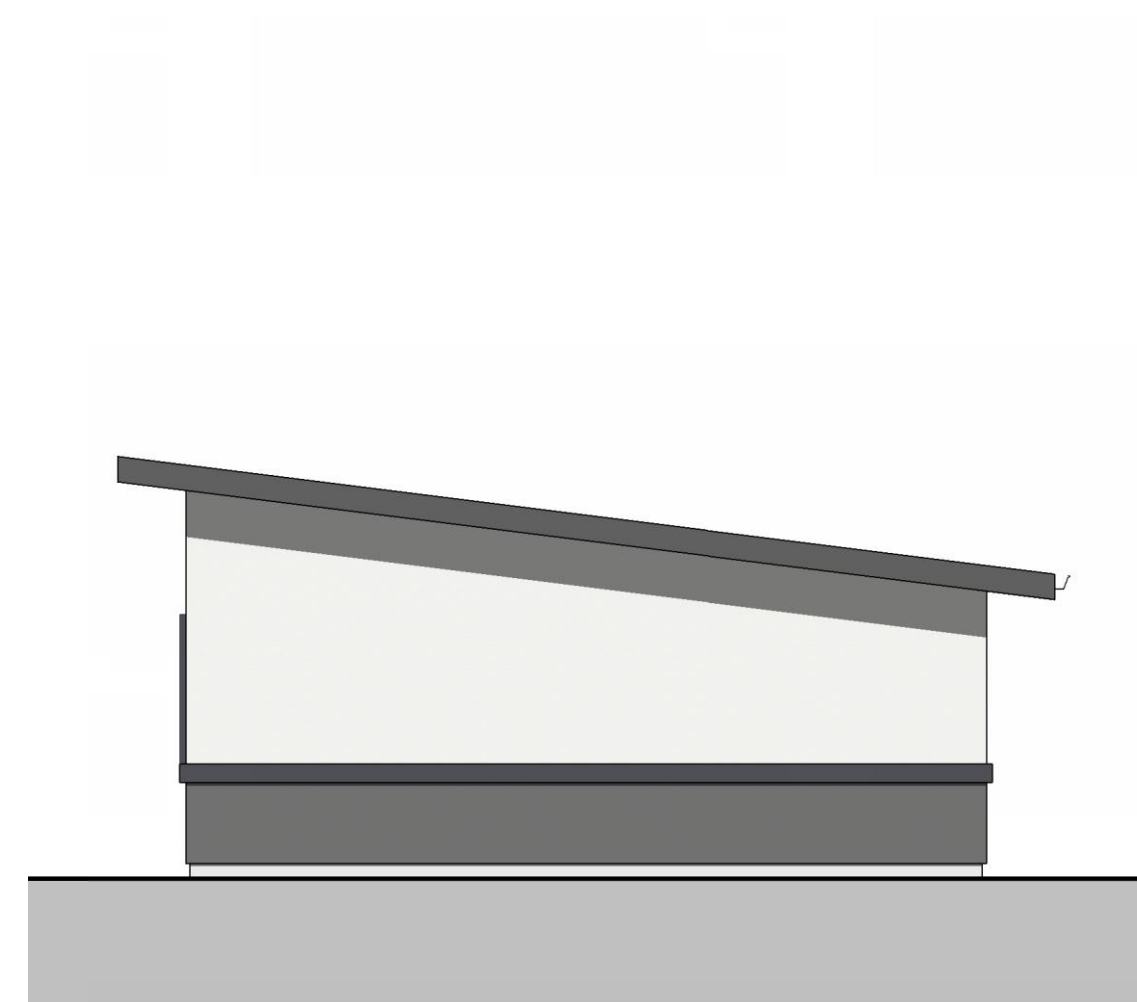
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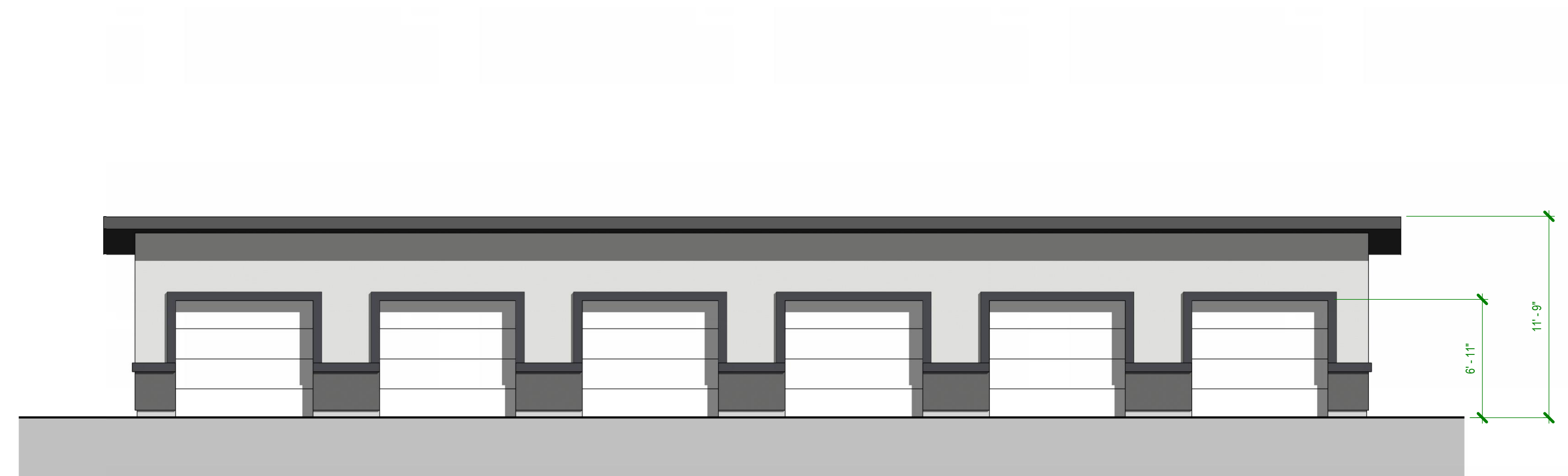
GARAGE FLOOR PLAN - ALT. 2
3/16" = 1'-0"



GARAGE FLOOR PLAN 1
3/16" = 1'-0"

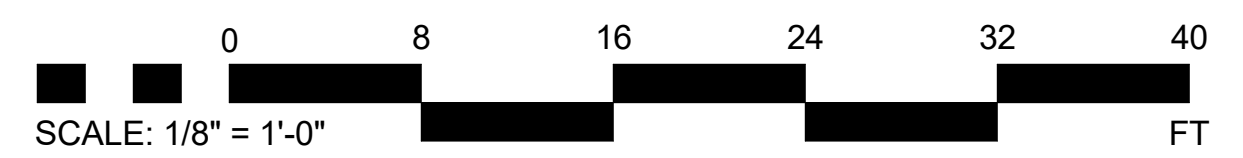


DETACHED GARAGE - SIDE 4
3/16" = 1'-0"



DETACHED GARAGE - FRONT 3
3/16" = 1'-0"

NOTE:
-SEE SITE PLAN FOR GARAGE LOCATIONS



PLACER CREEK APARTMENTS

ROCKLIN, CA

DETACHED GARAGE - PLANS AND ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A15



FIRE TRUCK CIRCULATION
PATH, TYP.

FIRE TRUCK TURNING
RADIUS SHOWN GRAY,
TYP.

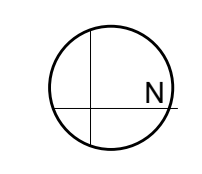
LADDER PADS AT
BEDROOM EGRESS
WINDOWS, TYP.

PLACER CREEK APARTMENTS

ROCKLIN, CA

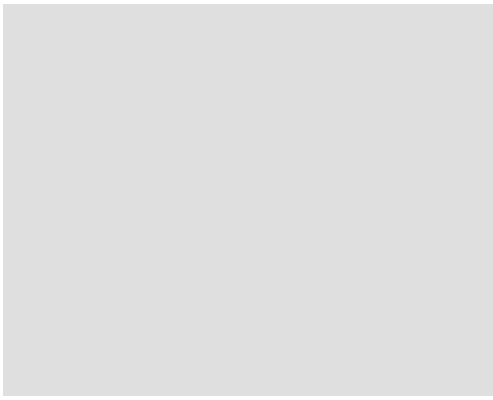
EMERGENCY ACCESS PLAN

DATE: 05/02/17
 PROJECT NO: 1134-0005
 SCALE: 1" = 30'-0"
 SHEET: A16



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SW 6259 Spatial White

Plaster Base 1



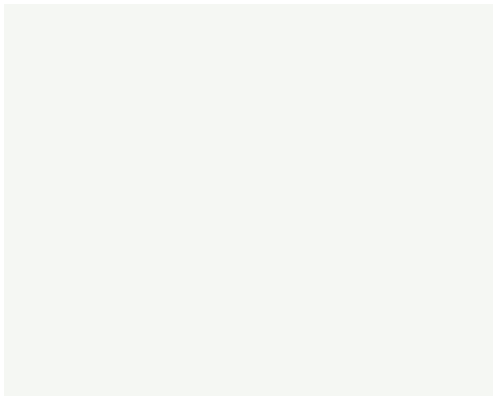
SW 6994 Greenblack

Trim Color 1
Canopies / 18" Cornice / Trellis / Railings



KM4909-2 Metal Chi

Trim Color 2
Vinyl Window Frames / Window Trim / Paneling / 6" Cornice



KMW43-1 Whitest White

Plaster Base 2



SW 6425 Relentless Olive

Lap Siding Color 1



KM4704-2 Dusty Trail Rider

Plaster Accent



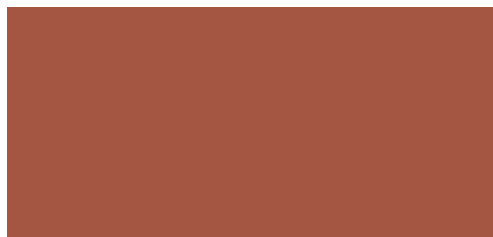
SW 9059 Silken Peacock

Lap Siding Color 2



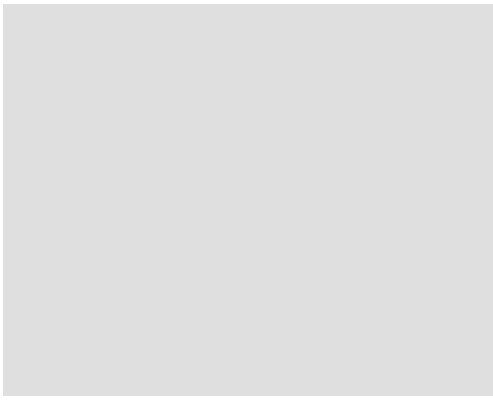
KMA89-5 Black Oak

Plaster at Balcony Recesses



KM5421-5 Texas Heatwave

Lap Siding Color 3



SW 6259 Spatial White

Plaster Base 1



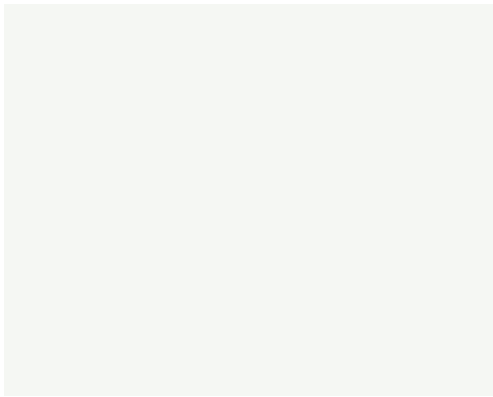
SW 6994 Greenblack

Trim Color 1
Canopies / 18" Cornice / 3' Wall Base



KM4909-2 Metal Chi

Trim Color 2
Vinyl Window Frames / Window Trim / Paneling / 6" Cornice



KMW43-1 Whitest White

Plaster Base 2



Cemetitious Siding - Stained Cedar Effect

Lap Siding



KMA89-5 Black Oak

Plaster Accent