



AGENDA
CITY OF ROCKLIN
ARCHITECTURAL REVIEW COMMITTEE
DATE: September 5, 2017
TIME: 3:00 PM
PLACE: City Council Chambers 3970 Rocklin Road
www.rocklin.ca.us

INTRODUCTION

1. Meeting called to Order
2. Roll Call
3. Minutes
4. Committee Operational Procedures
5. Citizens Addressing the Committee on Non Agenda Items

ARCHITECTURAL REVIEW ITEMS

6. Rocklin Gateway Apartments
7. Quarry Place Apartments & Retail – Quarry District
8. Placer Creek Apartments – University District

OTHER BUSINESS

9. Informational Items and Presentations
 - a. Sierra Gateway Apartments – College District (Informational Review Only)
10. Reports from City Staff
11. Adjournment

GENERAL MEETING INFORMATION

CITIZENS ADDRESSING THE COMMITTEE

Citizens may address the Architectural Review Committee on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Architectural Review Committee. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Architectural Review Committee prior to the hearing.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Architectural Review Committee less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Architectural Review Committee meeting in the public access binders.

LEGAL CHALLENGES AND APPEAL PERIOD

Legal challenges to any meeting items may be limited to only those issues which are raised at the meeting described in the notice or in written correspondence delivered to the City at or prior to the meeting (Government Code Section 65009).

Appeals of decisions of the Architectural Review Committee in which the Architectural Review Committee has final decision making authority shall be governed by Chapter 17.86 of the Rocklin Municipal Code. Appeals of determination or actions of the Architectural Committee may be made to the Planning Commission by filing written notice thereof with the Planning Department not later than ten (10) days after the day on which the act or determination appealed was made. The ten-day (10) period for filing the notice of appeal is jurisdictional and shall not be waived.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Item #6

To whom it may concern,

Nathan Anderson
Associate Planner
Planning Division
City of Rocklin
3970 Rocklin Road
Rocklin CA 95677

This letter addresses changes made to the previously reviewed design of the Rocklin Gateway Apartments project at the intersection of Midas Ave. and Pacific St in Rocklin California. The changes outlined here are made In order to address concerns raised by the City Council in their previous conditional approval of the project. We are focused here on the street facing elevations of those buildings fronting Midas and Pacific with the goal of receiving the approval of the ARC in order to proceed with the development and permitting of those buildings.

The elevations in question have been re-designed from the previously reviewed design packet at the City Coucil meeting of June 13, 2017. An updated version of that design packet is presented here showing the originally presented materials and the revised materials based on comments. Marc Mondell, Bret Finning and Nathan Anderson at the city of Rocklin have been very helpful and engaged in the re-design process.

You will note the following improvements to these elevations on the updated drawings;

- Green Screens
 - o Tall green walls that punctuate the street facing elevations have been re-imagined to express a wood structure that references the historic quarry district
 - o These green walls are brought farther from the building and serve as a primary expressive element

- Awnings;
 - o Re-designed to include reclaimed wood and again reference the towns history
 - o The scale of these street facing awnings has been increased to add depth and modulation
 - o The number of awnings has increased to add interest to these facsades.

- Window trim

- A deep trim element has been added to the smaller windows in order to make them pop as a secondary design element.
- Coherent regional design that responds to the city's goals and history
 - By working closely with the owner designers and city of Rocklin we feel we have developed elevations that we hope will please everyone involved and be a valuable addition to the city of Rocklin.

Sincerely,

Hill Pierce
Architect

KATERRA
542 1st Ave South, Floor 4
Seattle, WA 98104
C: +1 541-510-7718
katerra.com



View along Pacific Street – Presented to City Council June 2017



View along Pacific Street – Revised

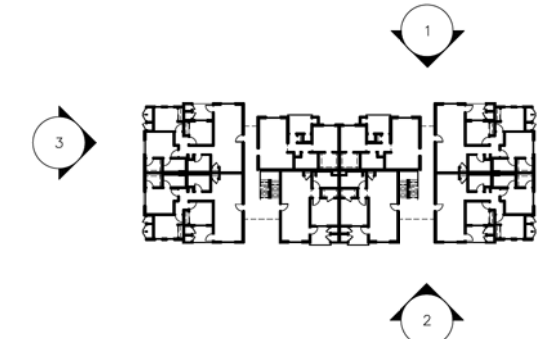


Elevation along Midas Avenue – Presented to City Council June 2017



Elevation along Midas Avenue – Revised

Item #7



Key Map n.t.s.

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof
- 11. Metal Railings

1. Rear Elevation



2. Front Elevation

3. Typ. Side Elevation

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES
1801 I Street, Suite 200
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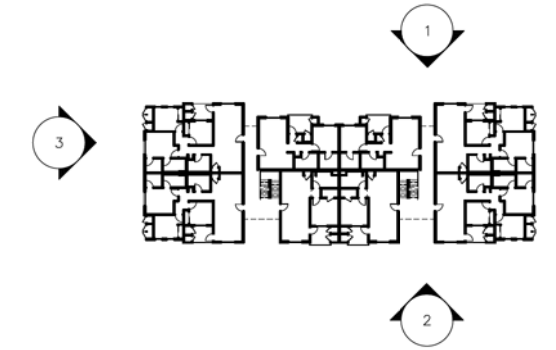
ELEVATIONS - 'BUILDING A'

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KTGY # 2016-0189 06.22.2017

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Architecture+Planning
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Irvine, CA 92614
949.851.2133
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A2.0



Key Map n.t.s.

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fiber Cement Siding
 - 4. Stone Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Vertical Siding
 - 7. Painted Metal Door
 - 8. Bracket
 - 9. Painted Wood
 - 10. Standing Seam Roof
 - 11. Metal Railings



1. Rear Elevation



2. Front Elevation



3. Typ. Side Elevation

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

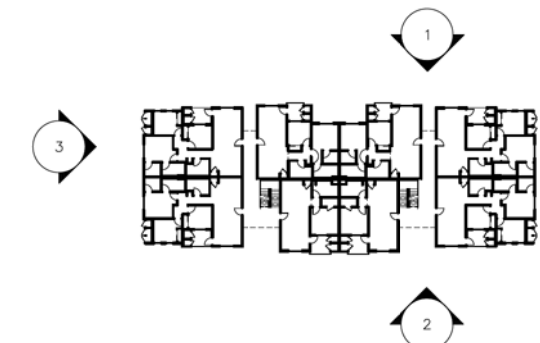
ELEVATIONS - 'BUILDING A - ENHANCED ELEVATION A2.1

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Key Map n.t.s.

Material Legend

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- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof
- 11. Metal Railings

1. Rear Elevation



2. Front Elevation



3. Typ. Side Elevation

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

QUARRY PLACE - APARTMENTS

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ELEVATIONS - 'BUILDING B'

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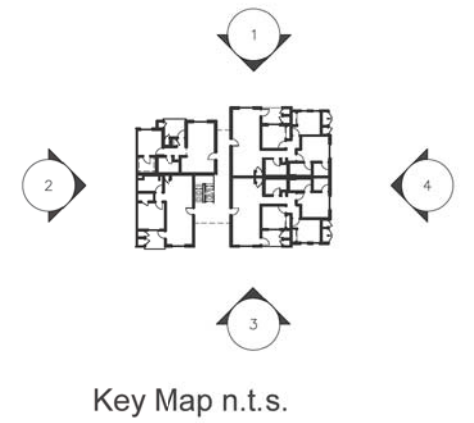
A2.2



1. Rear Elevation



2. Right Elevation



3. Front Elevation



4. Left Elevation

- Material Legend**
1. Asphalt Composite Roof
 2. Stucco
 3. Fiber Cement Siding
 4. Stone Veneer
 5. Vinyl Window With Trim
 6. Painted Vertical Siding
 7. Painted Metal Door
 8. Bracket
 9. Painted Wood
 10. Standing Seam Roof
 11. Metal Railing

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

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ELEVATIONS - BUILDING C

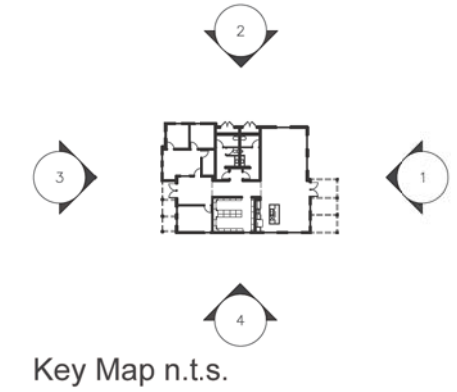
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A2.3



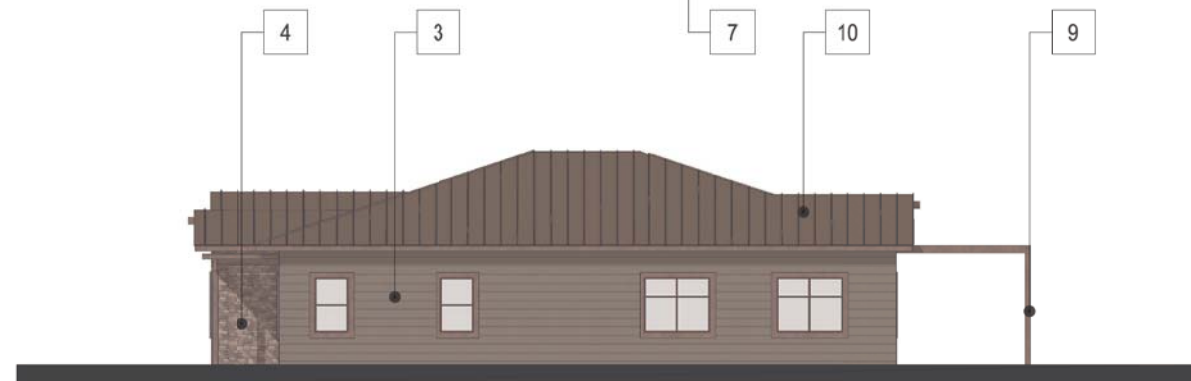
1. Front Elevation



2. Left Elevation



3. Rear Elevation



4. Right Elevation

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fiber Cement Siding
 - 4. Stone Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Vertical Siding
 - 7. Painted Metal Door
 - 8. Bracket
 - 9. Painted Wood
 - 10. Standing Seam Roof

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

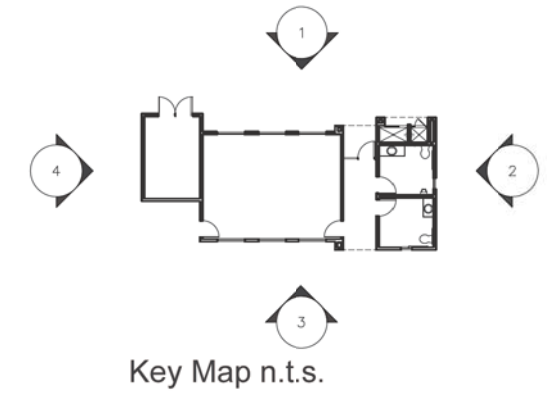
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ELEVATIONS - 'AMENITY BUILDING' A2.4

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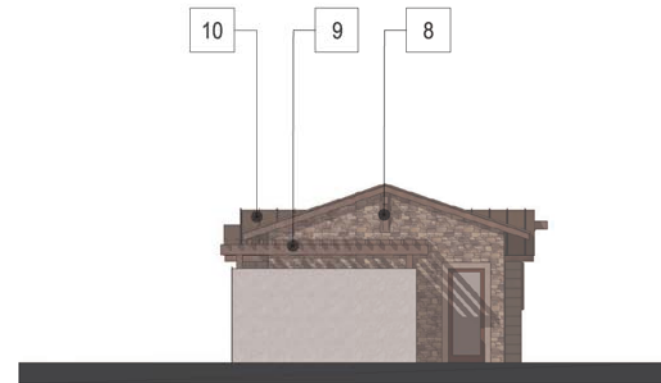
1. Front Elevation



2. Left Elevation



3. Rear Elevation



4. Right Elevation

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
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- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof

Scale 1/8"=1'-0"

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ELEVATIONS - 'POOL HOUSE'

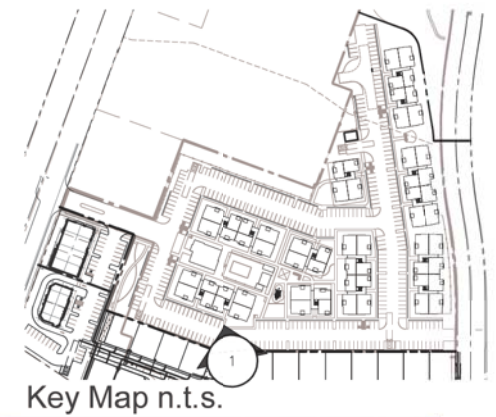
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View of 'Building A', looking north from Single Family Lots

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RENDERING

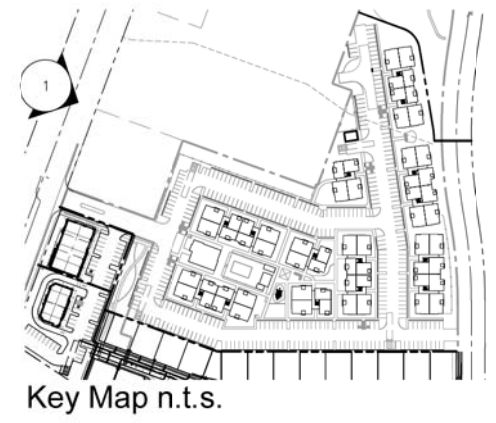
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Aerial View of Project Site, facing Southeast from Pacific Street

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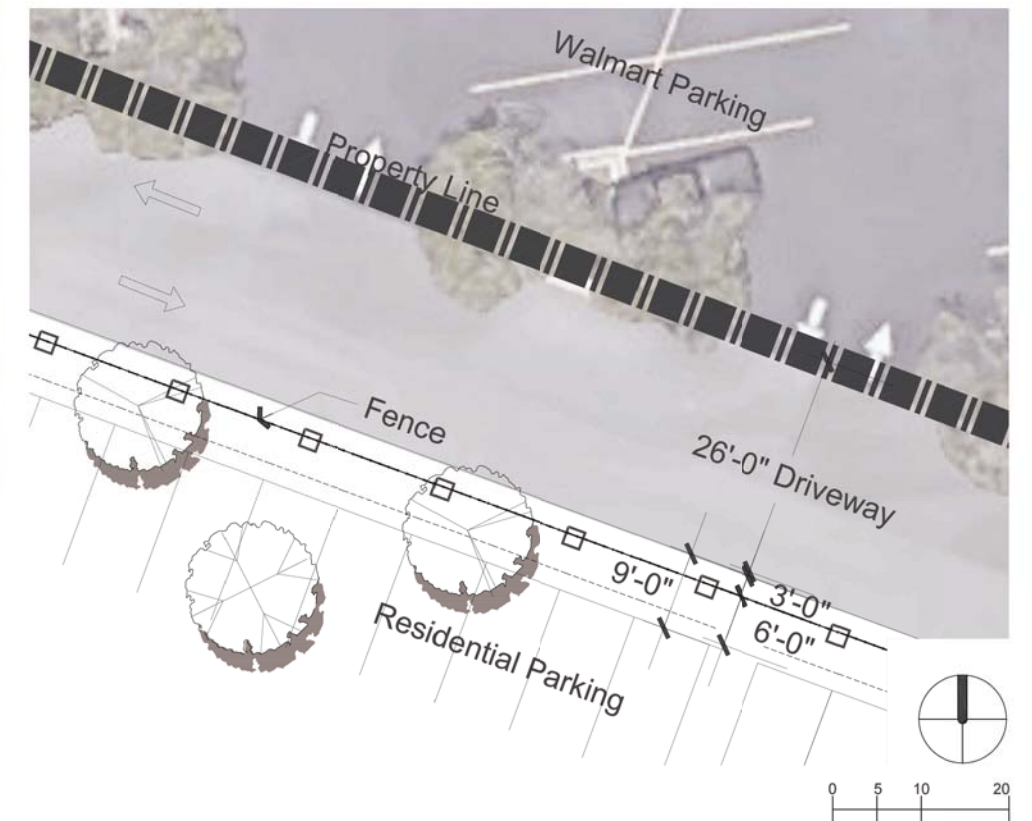




Existing Walmart Parking

24' Walmart Drive Aisle Easement

Proposed Fence



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WALMART DRIVE AISLE EXHIBIT

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AI.2



View of Pool Deck, above Leasing

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Perspective View of Clubhouse from Project Entry

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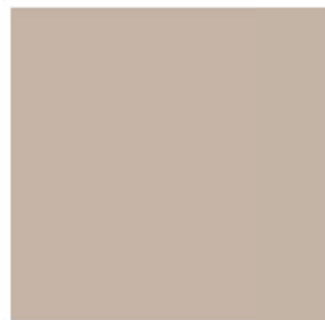


MATERIALS

1	ROOFING - CONCRETE S-TILE ROOF - 3689 BROWN RANGE
2	STUCCO - JOGGING PATH SW7638 - SHERWIN WILLIAMS
3	FIBER CEMENT SIDING - ROSEMARY SW6187 - SHERWIN WILLIAMS
4	STONE VENEER - FIELDLEDGE ANDANTE - ELDORADO STONE
5	VINYL WINDOW - ESPRESSO - MILGARD
6	TRIM - GARRET GRAY SW6075 - SHERWIN WILLIAMS
7	METAL RAILING - SEALSKIN SW7675 - SHERWIN WILLIAMS



1



2



3



4



5



6



7

QUARRY PLACE - APARTMENTS

St. Anton Communities
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MATERIAL BOARD

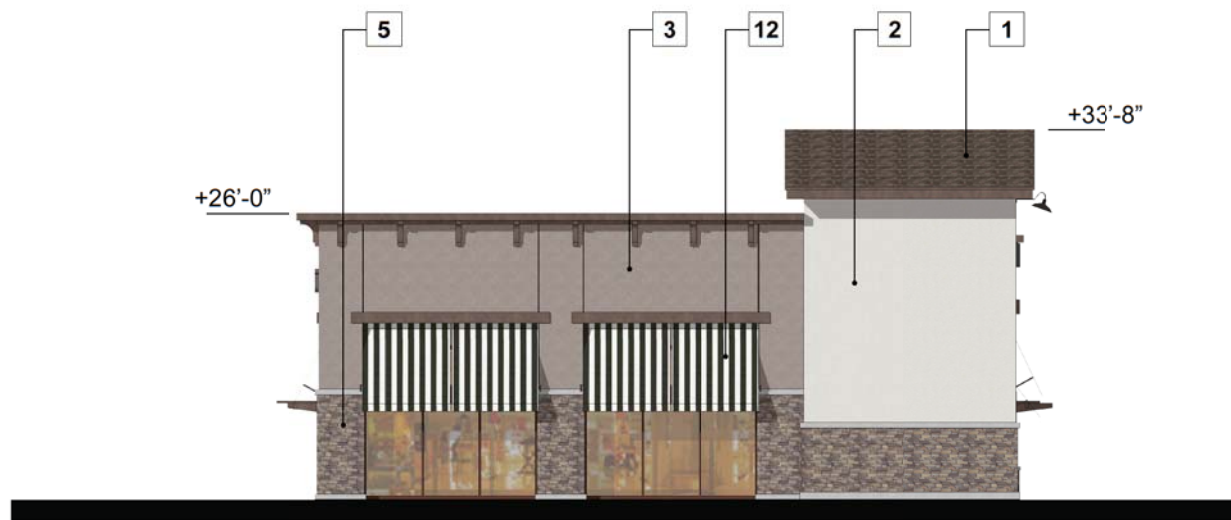
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06.09.2017

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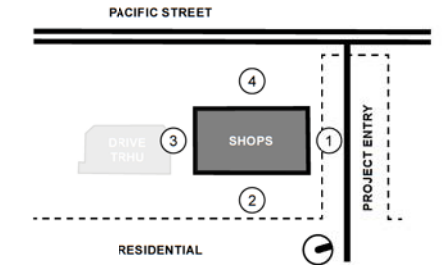




1) North Elevation - Facing Project Entry



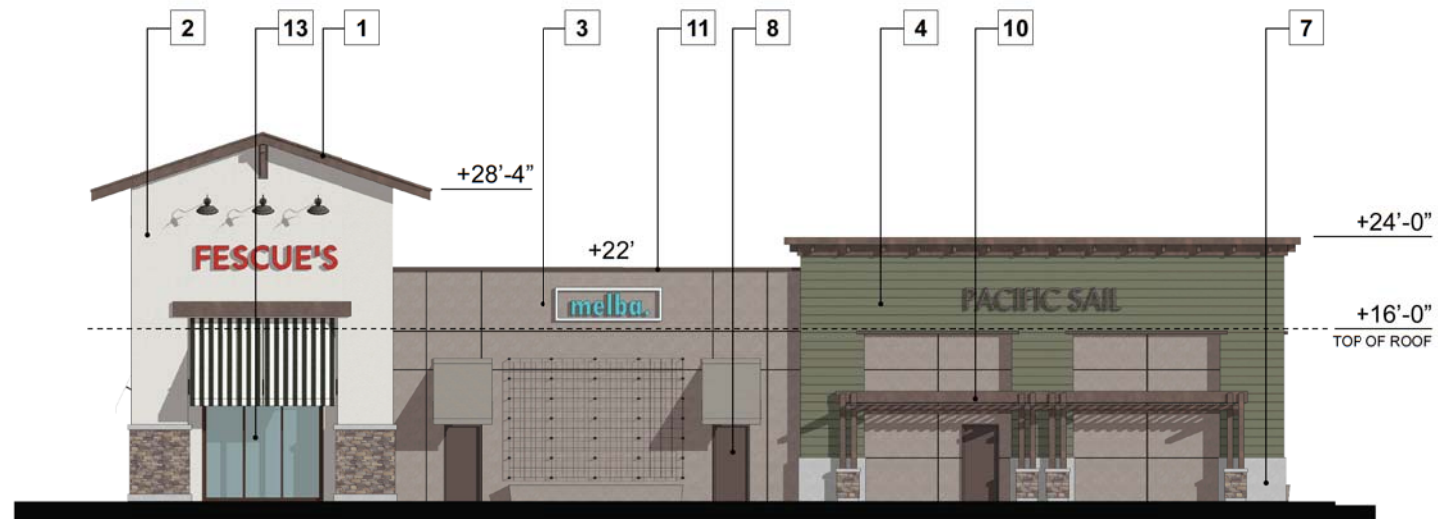
3) South Elevation - Facing Drive Thru



Note: Food service tenants may desire greater amount of vision glass. Applicant to work with city as users are formalized.



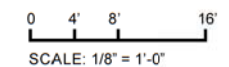
2) East Elevation - Facing Parking



4) West Elevation - Facing Pacific Street

MATERIALS

1	ASPHALT COMPOSITE ROOF	6	LANDSCAPE TRELLIS	11	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
2	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS	7	PRECAST CONCRETE WAINSCOT	12	FABRIC AWNING
3	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS	8	PAINTED METAL DOOR - PEPPERCORN SW7674 - SHERWIN WILLIAMS	13	SPANDREL GLASS
4	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS	9	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA		
5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE	10	WOOD-LOOK ALUMINUM - KWILA - KNOTWOOD		



QUARRY PLACE - RETAIL

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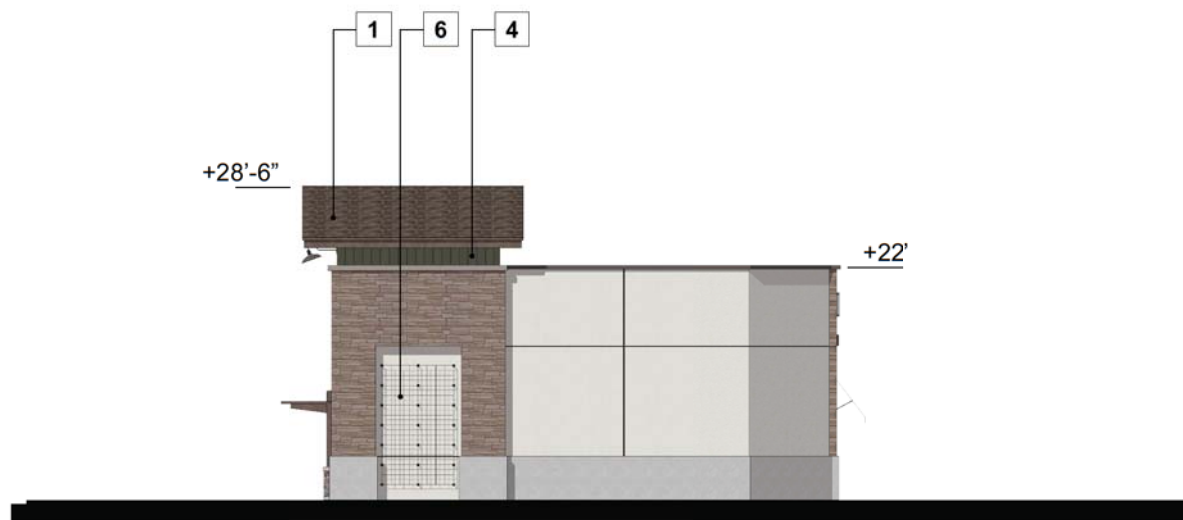
ELEVATIONS - SHOPS 1

ROCKLIN, CA
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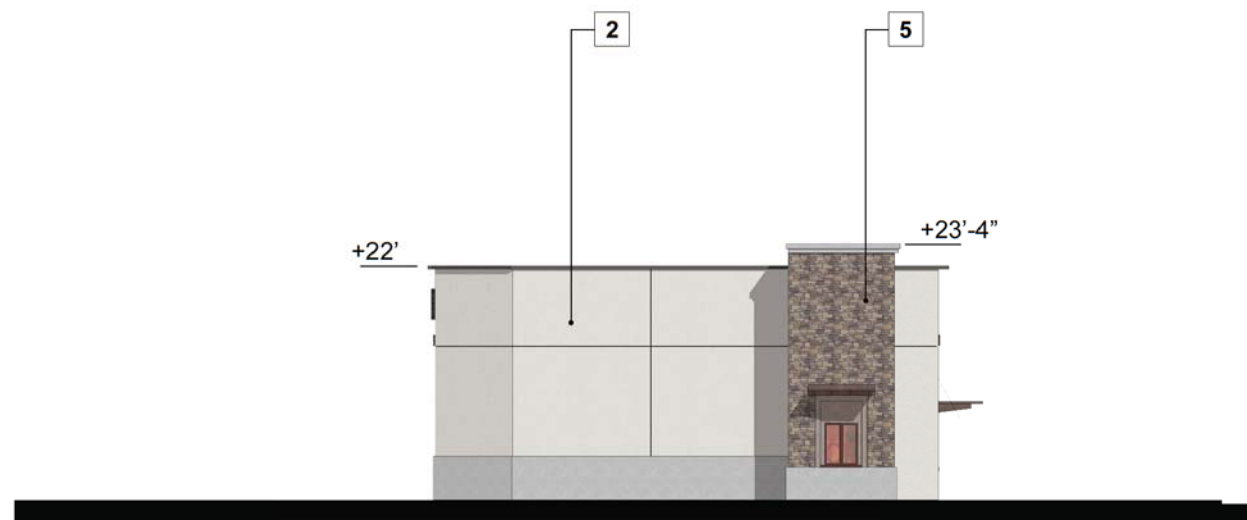
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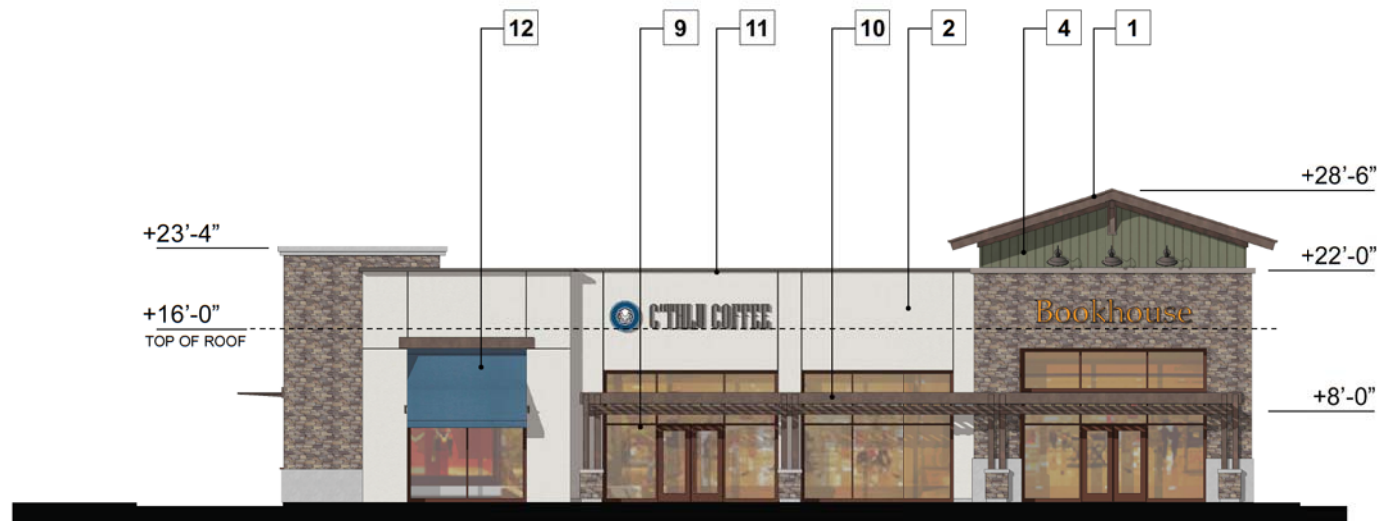
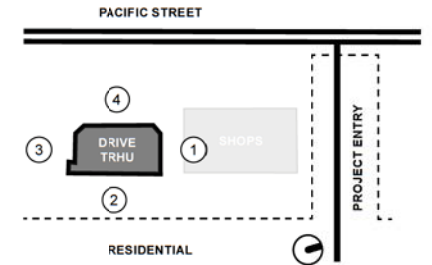
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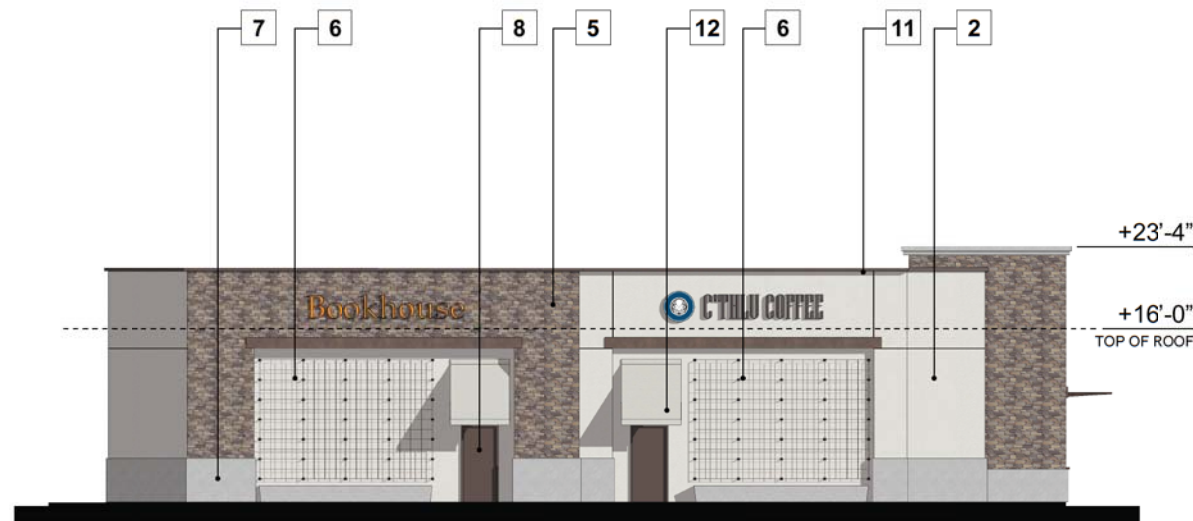
1) North Elevation - Facing Shops



3) South Elevation - Facing Parking



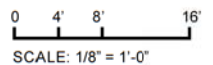
2) East Elevation - Facing Parking



4) West Elevation - Facing Pacific Street

MATERIALS

1	ASPHALT COMPOSITE ROOF	6	LANDSCAPE TRELLIS	11	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
2	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS	7	PRECAST CONCRETE WAINSCOT	12	FABRIC AWNING
3	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS	8	PAINTED METAL DOOR - PEPPERCORN SW7674 - SHERWIN WILLIAMS	13	SPANDREL GLASS
4	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS	9	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA		
5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE	10	WOOD-LOOK ALUMINUM - KWILA - KNOTWOOD		



QUARRY PLACE - RETAIL

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ELEVATIONS - SHOPS 2

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A3.1



East Elevation of Retail from Project Entry

QUARRY PLACE - RETAIL

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PERSPECTIVES

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A5.0

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East Elevation of Retail from Parking Lot

QUARRY PLACE - RETAIL

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PERSPECTIVES

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A5.1



West Elevation of Retail from Pacific Street

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PERSPECTIVES

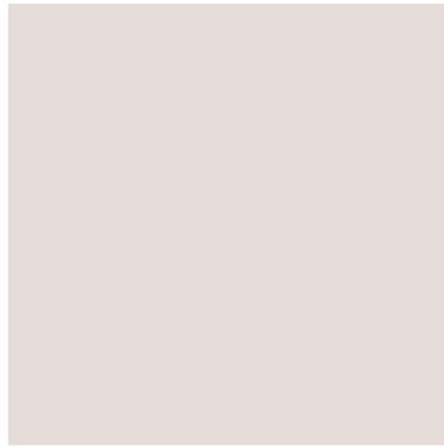
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A5.2

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2



3



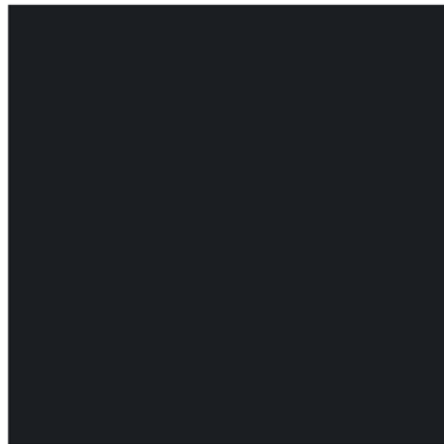
4



8



5



11



9



10

MATERIALS

1	ASPHALT COMPOSITE ROOF	5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE	9	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA
2	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS	6	LANDSCAPE TRELLIS	10	WOOD-LOCK ALUMINUM - KWILA - KNOTWOOD
3	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS	7	PRECAST CONCRETE WAINSCOT	11	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
4	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS	8	PAINTED METAL DOOR - PEPPERCORN SW7674 - SHERWIN WILLIAMS	12	FABRIC AWNING

QUARRY PLACE - RETAIL

ST. ANTON
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MATERIALS AND FINISHES

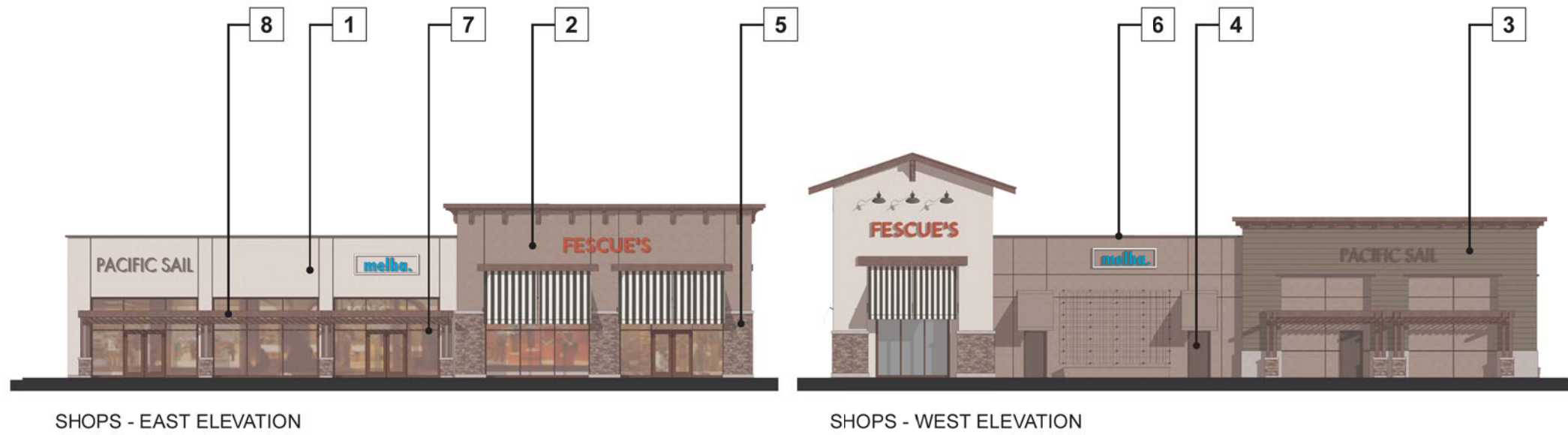
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MATERIALS

1	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS
2	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS
3	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS
4	PAINTED METAL DOOR - PEPPERCORN SW7674 - SHERWIN WILLIAMS
5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE
6	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
7	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA
8	WOOD-LOOK ALUMINUM - KWILA - KNOTWOOD



7



1



2



3



4



6



5



8

QUARRY PLACE - RETAIL

St. Anton Communities
 1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

MATERIAL BOARD

ROCKLIN, CA

KTGY # 2016-0189

06.15.2017

KTGY Group, Inc.
 Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



Item #8



PROJECT TEAM

OWNER / DEVELOPER:

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CONTACT: TREY GUNDLACH
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ARCHITECT:

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

CONTACT: CHRIS KELLY
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LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
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CIVIL ENGINEER:

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2350 DOUGLASS BLVD., SUITE 150
ROSEVILLE, CA 95661

CONTACT: TIFFANY WILSON
916.784.2884
T.WILSON@RSC-ENGR.COM

SHEET INDEX

ARCHITECTURAL

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- A1 STREET SCENES
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- L3 LANDSCAPE PLAN
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CIVIL

- SP PRELIMINARY SITE PLAN
- DA DISABLED ACCESS PLAN
- GR1 PRELIMINARY GRADING PLAN
- UT1 PRELIMINARY UTILITY PLAN
- DM1 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





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





BUILDING A - LEFT SIDE
302' x 142' 3



BUILDING A - FRONT
302' x 142' 1



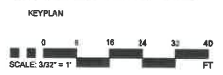
BUILDING A - RIGHT SIDE
302' x 142' 4



BUILDING A - BACK
302' x 142' 2

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRUSSES
- 6 STEEL SHAK SHIMING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PREFAB WAINCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS
BOREHOLE BEHIND PARTIET 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





BUILDING A - LEFT PERSPECTIVE | 2



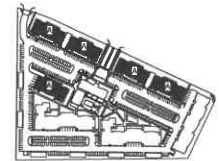
BUILDING A - FRONT PERSPECTIVE | 1



BUILDING A - RIGHT PERSPECTIVE | 4



BUILDING A - BACK PERSPECTIVE | 3



KEY PLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

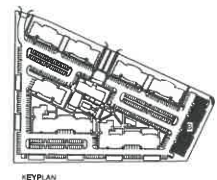
BUILDING A - PERSPECTIVE ELEVATIONS

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





- EXTERIOR KEYNOTES**
- 1 CEMENT PLASTER
 - 2 CEMENTitious stucco
 - 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 WARBLOT AND TRIM
 - 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND POWDER WALL TYP.



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



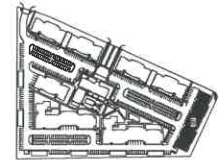
BUILDING B - LEFT PERSPECTIVE | 3



BUILDING B - RIGHT PERSPECTIVE | 2



BUILDING B - BACK PERSPECTIVE | 4



KEY PLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING B - PERSPECTIVE ELEVATIONS

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





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

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWING
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRILLY
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAREHOOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS
SCHEDULED BRAND MARKET SHALL TYP.



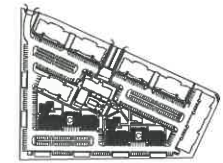
BUILDING C - LEFT SIDE | 3
3/32" = 1'-0"



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



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



KEY PLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - ELEVATIONS

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





BUILDING C - FRONT PERSPECTIVE | 1



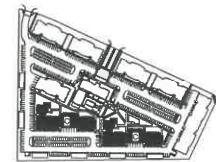
BUILDING C - LEFT PERSPECTIVE | 3



BUILDING C - RIGHT PERSPECTIVE | 2



BUILDING C - BACK PERSPECTIVE | 4



KEY PLAN

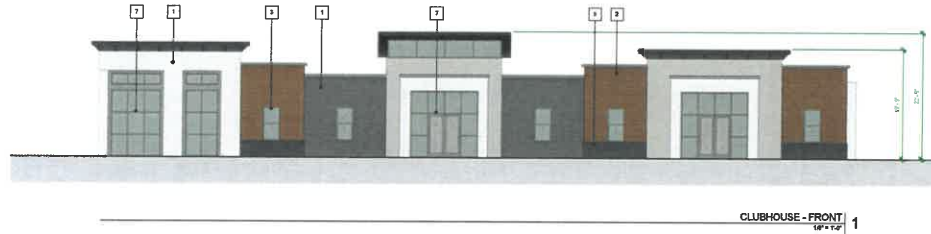
PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - PERSPECTIVE ELEVATIONS

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





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

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 UNPAINTED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL PANELS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PREDCAST HANDCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS
BOSSWOOD BOARD PAINTED WALL TYP.



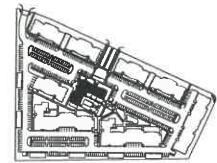
CLUBHOUSE - LEFT
1/8" = 1'-0" 3



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



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



KEY PLAN



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



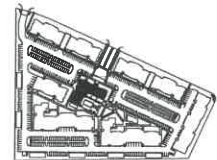
CLUB HOUSE PERSPECTIVE - LEFT | 3



CLUB HOUSE PERSPECTIVE - RIGHT | 2



CLUB HOUSE PERSPECTIVE - BACK | 4



KEY PLAN

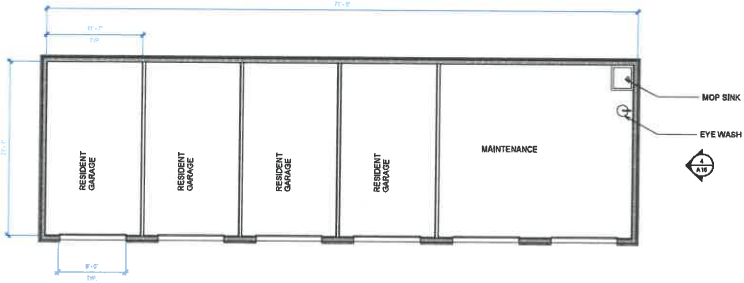
PLACER CREEK APARTMENTS

ROCKLIN, CA

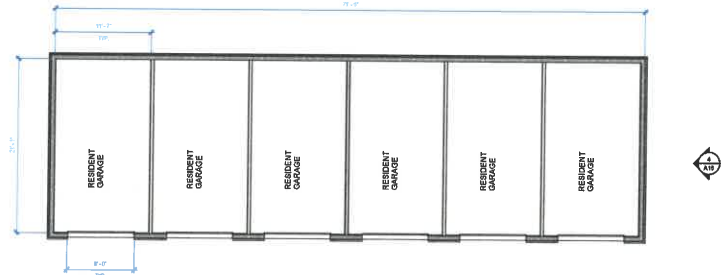
CLUB HOUSE - PERSPECTIVE ELEVATIONS

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

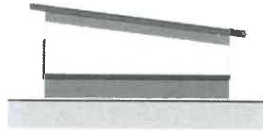




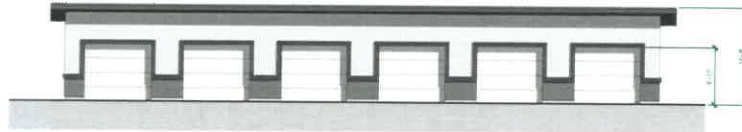
GARAGE FLOOR PLAN - ALT. 2
3/8" = 1'-0"



GARAGE FLOOR PLAN 1
3/8" = 1'-0"



DETACHED GARAGE - SIDE 4
3/8" = 1'-0"



DETACHED GARAGE - FRONT 3
3/8" = 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





Plaster Base 1

SW 6259 Spatial White



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

SW 6994 Greenblack



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

KM4909-2 Metal Chi



Plaster Base 2

KMW43-1 Whites White



Lap Siding Color 1

SW 6425 Relentless Olive



Plaster Accent

KM4704-2 Dusty Trail Rider



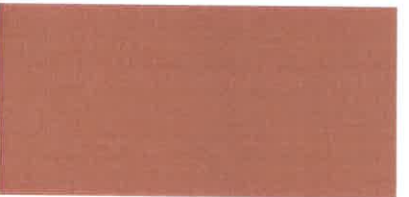
Lap Siding Color 2

SW 9059 Silken Peacock



Plaster at Balcony Recesses

KMA89-5 Black Oak



Lap Siding Color 3

KM5421-5 Texas Heatwave

Placer Creek Apartments

Project No. 1134-0005

COLOR BOARD - APARTMENTS

April 28, 2017



Architecture + Design



Plaster Base 1

SW 6259 Spatial White



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

SW 6994 Greenblack



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

KM4909-2 Metal Chi

Plaster Base 2

KMW43-1 Whitest White



Plaster Accent

KMA89-5 Black Oak



Lap Siding

Cemettious Siding - Stained Cedar Effect

Item #9

SIERRA GATEWAY APARTMENTS

ROCKLIN APARTMENTS, LLC

23622 CALABASAS ROAD, SUITE 200, CALABASAS, CA 91302
 TELEPHONE: (818) 223-3500 FAX: (818) 223-3536



GENERAL / ARCHITECTURAL

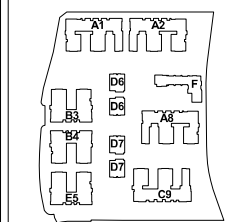
PROJECT ADDRESS:
 Rocklin Rd & Sierra College Blvd
 Rocklin, CA, 95677

SIERRA GATEWAY APARTMENTS

Rocklin Rd & Sierra College Blvd

ROCKLIN APARTMENTS, LLC

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COVER SHEET

SHEET NUMBER

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BUILDING A SOUTH ELEVATION 3/16" = 1'-0" 2

**BUILDING (2) ELEVATION ILLUSTRATED. BUILDING (1) PLAN IS MIRRORED FROM BUILDING (2). BUILDING (8) PLAN IS IDENTICAL TO BUILDING (1) EXCEPT BRICK VENEER (KEYNOTE 925) WILL BE REPLACED WITH STUCCO (KEYNOTE 902).

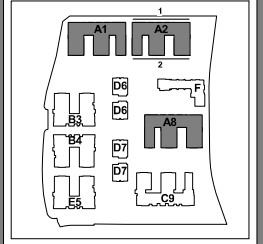


BUILDING A NORTH ELEVATION 3/16" = 1'-0" 1

NOTE:
 *PER ROCKLIN ROAD EAST OF I-80 GENERAL DEVELOPMENT PLAN, THE MAXIMUM ALLOWED BUILDING HEIGHT (PER 1997 UNIFORM BUILDING CODE, DEFINITION OF HEIGHT OF BUILDING) IS 35' MEASURED FROM THE REFERENCE DATUM TO THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF AND THE MAXIMUM NUMBER OF STORIES IS (3). THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF FOR THIS PROJECT IS 34' - 10" (MEASURED TO THE MIDDLE OF HIPPED ROOF, PER 1997 UNIFORM BUILDING CODE) ABOVE THE REFERENCE DATUM. BUILDING TYPE A AND B ARE (3) STORIES. BUILDING TYPE C AND E ARE (3) STORIES WITH BASEMENT (PER 1997 UNIFORM BUILDING CODE DEFINITION OF BASEMENT, STORY, AND STORY, FIRST. THE FIRST STORY IS THE LOWEST STORY WHERE THE FINISHED FLOOR LEVEL DIRECTLY ABOVE A USABLE SPACE IS MORE THAN 6' ABOVE GRADE FOR MORE THAN 50% OF THE TOTAL PERIMETER). BUILDING TYPE D AND F (CLUB HOUSE) ARE (2) STORIES.

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET 11/A-45.2 RAILING DETAILS
802	VINYL WINDOW PLY GEM, EARTHTONE
901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
902.4	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DEC 766, STEVEARENO BEIGE
910.1	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 725, WEATHERED CORAL
910.2	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DE 6169, MILK MUSTACHE
910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
910.4	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 766, STEVEARENO BEIGE
925	BRICK VENEER, CORONADO STONE PRODUCTS, WIRECUT BRICK, LA JOLLA BRICK
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

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ROCKLIN APARTMENTS, LLC
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REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
BUILDING A ELEVATIONS

SHEET NUMBER
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 + PARTNERS
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 Irvine, California 92614
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SCHEMATICS DESIGN



BUILDING A EAST ELEVATION 3/16" = 1'-0" 4

**BUILDING (2) ELEVATION ILLUSTRATED. BUILDING (1) PLAN IS MIRRORED FROM BUILDING (2). BUILDING (8) PLAN IS IDENTICAL TO BUILDING (1) EXCEPT BRICK VENEER (KEYNOTE 925) WILL BE REPLACED WITH STUCCO (KEYNOTE 902).

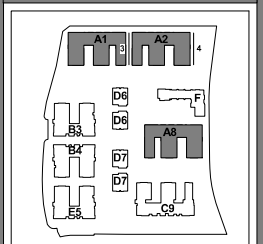


BUILDING A WEST ELEVATION 3/16" = 1'-0" 3

NOTE:
 *PER ROCKLIN ROAD EAST OF I-80 GENERAL DEVELOPMENT PLAN, THE MAXIMUM ALLOWED BUILDING HEIGHT (PER 1997 UNIFORM BUILDING CODE, DEFINITION OF HEIGHT OF BUILDING) IS 35' MEASURED FROM THE REFERENCE DATUM TO THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF AND THE MAXIMUM NUMBER OF STORIES IS (3). THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF FOR THIS PROJECT IS 34' - 10" (MEASURED TO THE MIDDLE OF HIPPED ROOF, PER 1997 UNIFORM BUILDING CODE) ABOVE THE REFERENCE DATUM. BUILDING TYPE A AND B ARE (3) STORIES. BUILDING TYPE C AND E ARE (3) STORIES WITH BASEMENT (PER 1997 UNIFORM BUILDING CODE DEFINITION OF BASEMENT, STORY, AND STORY, FIRST, THE FIRST STORY IS THE LOWEST STORY WHERE THE FINISHED FLOOR LEVEL DIRECTLY ABOVE A USABLE SPACE IS MORE THAN 6' ABOVE GRADE FOR MORE THAN 50% OF THE TOTAL PERIMETER). BUILDING TYPE D AND F (CLUB HOUSE) ARE (2) STORIES.

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802	VINYL WINDOW PLY GEM, EARTHTONE
901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
910.1	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 725, WEATHERED CORAL
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910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
910.4	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 766, STEVEARENO BEIGE
925	BRICK VENEER, CORONADO STONE PRODUCTS, WIRECUT BRICK, LA JOLLA BRICK
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

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REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
BUILDING A ELEVATIONS

SHEET NUMBER
A-A.20.2

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SCHEMATICS DESIGN



BUILDING B SOUTH ELEVATION 3/16" = 1'-0" 2

**BUILDING (4) ELEVATION ILLUSTRATED. BUILDING (3) PLAN IS MIRRORED FROM BUILDING (4).

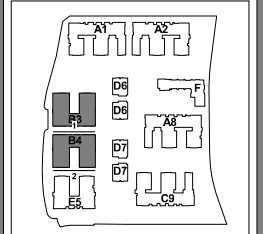


BUILDING B NORTH ELEVATION 3/16" = 1'-0" 1

NOTE:
 *PER ROCKLIN ROAD EAST OF I-80 GENERAL DEVELOPMENT PLAN, THE MAXIMUM ALLOWED BUILDING HEIGHT (PER 1997 UNIFORM BUILDING CODE, DEFINITION OF HEIGHT OF BUILDING) IS 35' MEASURED FROM THE REFERENCE DATUM TO THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF AND THE MAXIMUM NUMBER OF STORIES IS (3). THE AVERAGE HEIGHT OF THE HIGHEST HIPPED ROOF FOR THIS PROJECT IS 34' - 10" (MEASURED TO THE MIDDLE OF HIPPED ROOF, PER 1997 UNIFORM BUILDING CODE) ABOVE THE REFERENCE DATUM. BUILDING TYPE A AND B ARE (3) STORIES. BUILDING TYPE C AND E ARE (3) STORIES WITH BASEMENT (PER 1997 UNIFORM BUILDING CODE DEFINITION OF BASEMENT, STORY, AND STORY, FIRST. THE FIRST STORY IS THE LOWEST STORY WHERE THE FINISHED FLOOR LEVEL DIRECTLY ABOVE A USABLE SPACE IS MORE THAN 6' ABOVE GRADE FOR MORE THAN 50% OF THE TOTAL PERIMETER). BUILDING TYPE D AND F (CLUB HOUSE) ARE (2) STORIES.

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802	VINYL WINDOW PLY GEM, EARTHTONE
901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
902.4	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DEC 766, STEVEARENO BEIGE
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REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
BUILDING B ELEVATIONS

SHEET NUMBER
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BUILDING B WEST ELEVATION 3/16" = 1'-0" 4

**BUILDING (4) ELEVATION ILLUSTRATED. BUILDING (3) PLAN IS MIRRORED FROM BUILDING (4).



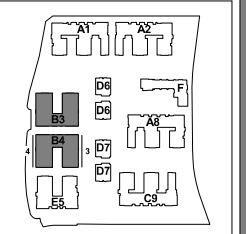
BUILDING B EAST ELEVATION 3/16" = 1'-0" 3

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BUILDING B ELEVATIONS

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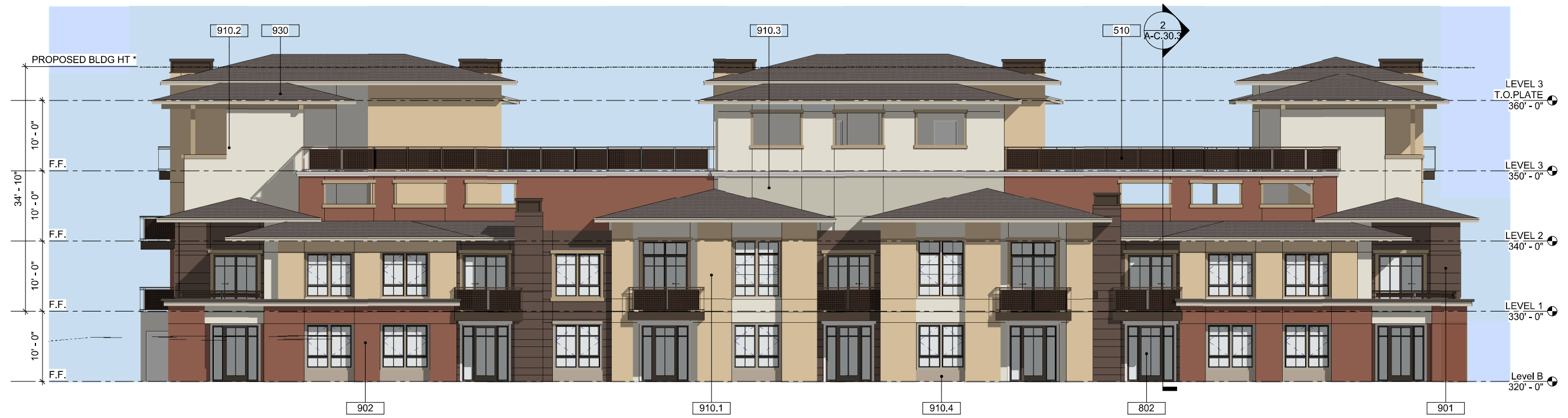
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901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
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902.4	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DEC 766, STEVEARENO BEIGE
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910.2	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DE 6169, MILK MUSTACHE
910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
910.4	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 766, STEVEARENO BEIGE
925	BRICK VENEER, CORONADO STONE PRODUCTS, WIRECUT BRICK, LA JOLLA BRICK
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

SCHEMATICS DESIGN



BUILDING C SOUTH ELEVATION 3/16" = 1'-0" 2

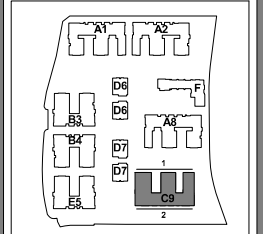


BUILDING C NORTH ELEVATION 3/16" = 1'-0" 1

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SCHEMATICS DESIGN



BUILDING C WEST ELEVATION 3/16" = 1'-0" 4

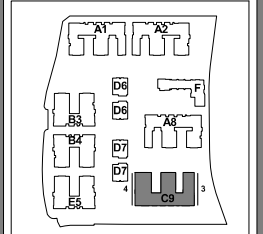


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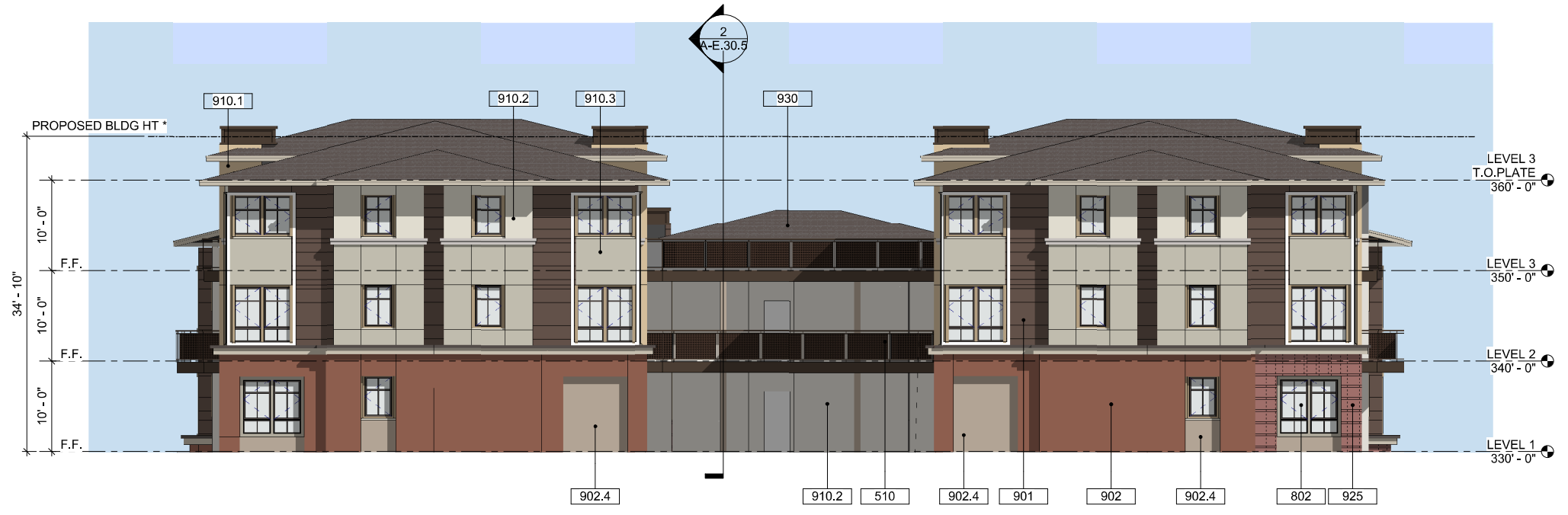
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BUILDING E NORTH ELEVATION 3/16" = 1'-0" 2

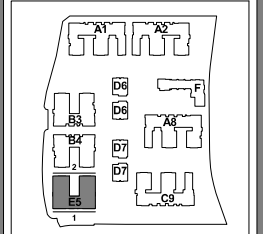


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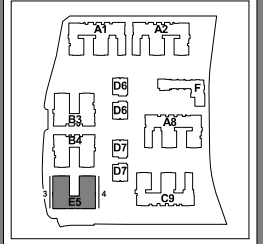


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SCHEMATICS DESIGN

ILLUSTRATIVE IMAGES



VIEW OF THE
CORNER OF
SIERRA COLLEGE
BLVD. AND
ROCKLIN ROAD



VIEW OF NORTH
WEST CORNER FROM
SIERRA COLLEGE
BLVD. AND ROCKLIN
ROAD INTERSECTION



VIEW LOOKING AT
NORTH ELEVATION
ALONG ROCKLIN
ROAD



VIEW NEAR MAIN
ENTRY TO
PROJECT FROM
ROCKLIN ROAD

SIERRA GATEWAY APARTMENTS

City of Rocklin

BEFORE AND AFTER IMAGES



EXISTING - VIEW OF NORTH WEST CORNER FROM SIERRA COLLEGE BLVD. AND ROCKLIN ROAD INTERSECTION



PROPOSED - VIEW OF NORTH WEST CORNER FROM SIERRA COLLEGE BLVD. AND ROCKLIN ROAD INTERSECTION - TREES ILLUSTRATED AT MATURITY

SIERRA GATEWAY APARTMENTS

1

City of Rocklin

BEFORE AND AFTER IMAGES



EXISTING - VIEW NEAR MAIN ENTRY TO PROJECT FROM ROCKLIN ROAD



PROPOSED - VIEW NEAR MAIN ENTRY TO PROJECT FROM ROCKLIN ROAD - TREES ILLUSTRATED AT MATURITY

SIERRA GATEWAY APARTMENTS

2

City of Rocklin