

PROJECT DATA

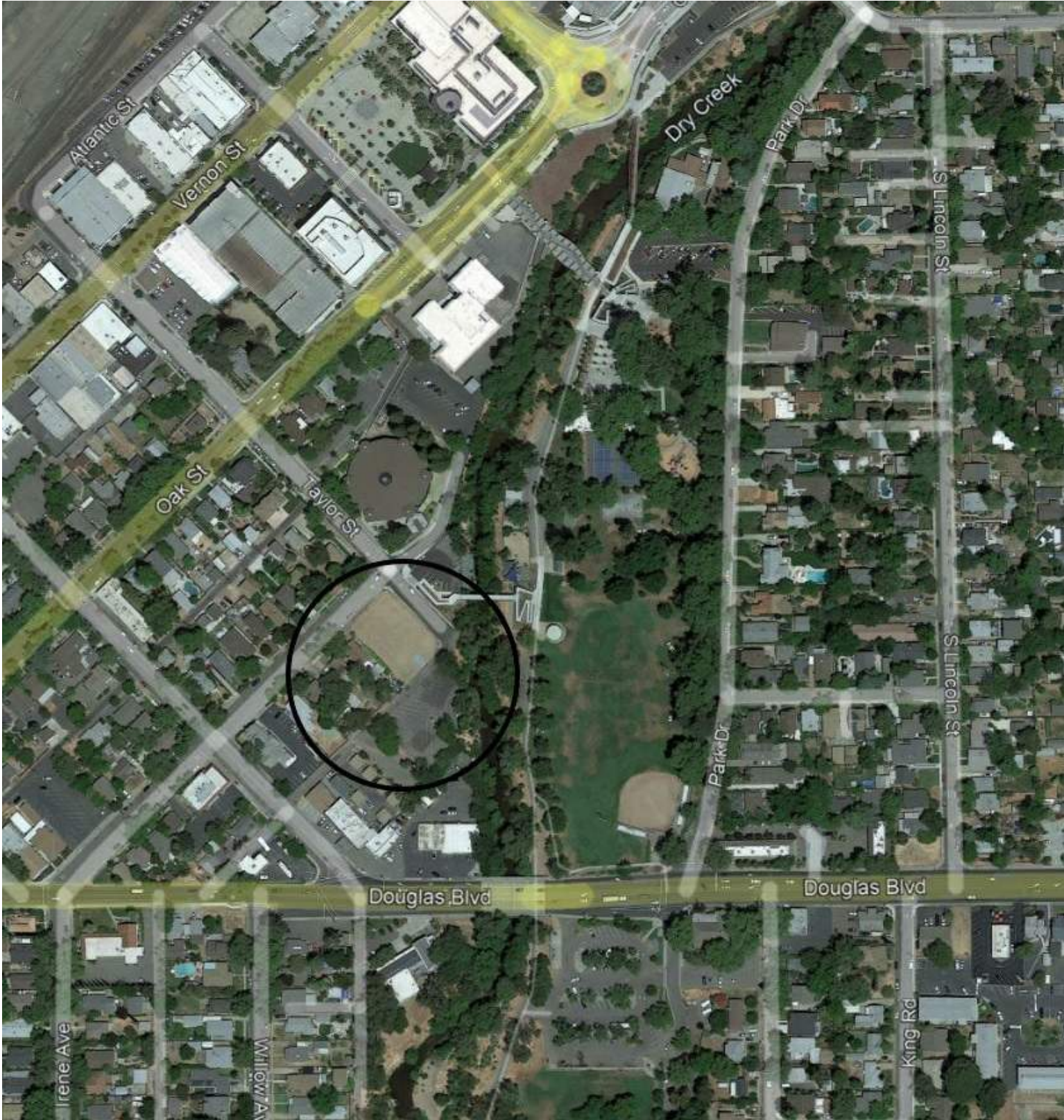
ROYER STREET APARTMENTS				2/4/2022
PROPERTY INFORMATION				
ADDRESS:	505 ROYER STREET, ROSEVILLE, CA 95678			
LAND USE DESIGNATION (GENERAL PLAN)	COMMUNITY COMMERCIAL (CC) DISTRICT)			
ZONING	COMMERCIAL MIXED USE (CMU) DISTRICT			
SPECIFIC PLAN LAND USE DESIGNATION	CENTRAL BUSINES DISTRICT (CBD)			
LAND AREA SUMMARY				
BUILDING PARCEL	16,425 SF		0.38 ACRES	
DENSITY			182.99 DU/AC	
ALLEY PARCEL	982 SF		0.02 ACRES	
PARKING PARCEL	34,053 SF		0.78 ACRES	
TOTAL DEVELOPED LAND (BUILDING/ALLEY/PARKING)	51,460 SF		1.18 ACRES	
FAR REQUIREMENT				
PER DRY CREEK MIXED USE DISTRICT DEVELOPMENT STANDARDS PROVIDED	MIX.	2.00	MAX.	3.50 3.38

RESIDENTIAL UNITS								
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL
STUDIOS	469 - 564 SF	12%	1	1	2	2	2	8
1 BDR	574 - 675 SF	87%	6	11	16	16	11	60
2 BDR	896 SF	1%	0	0	0	0	1	1
TOTAL			7	12	18	18	14	69

NET RENTABLE AREA	4,014	7,176	10,806	10,806	8,513	41,315
AMENITIES AND SERVICE	4,938					4,938
LOBBY/LEASING/MAIL	1,064					
OFFICES	933					
COMMUNITY ROOM	1,328					
LAUNDRY	148	155		155	155	
TRASH	390	-		-	-	
MAINTENANCE/UTILITIES	1,075					
CIRCULATION	1,319	1,723	2,103	2,103	2,005	9,253
TOTAL FLOOR AREA	10,271	8,899	12,909	12,909	10,518	55,506

PARKING		
RESIDENT PARKING REQUIRED (PER STATE DENSITY BONUS LAW)	0.50 PER UNIT	35 SPACES
PARKING PROVIDED	0.88 PER UNIT	61 SPACES

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:
BRIDGE HOUSING CORPORATION
600 CALIFORNIA STREET, SUITE 900
SAN FRANCISCO, CA 94108
CONTACT: CLAIRE KOSTOHRYZ
415.321.4013
CKOSTOHRYZ@BRIDGEHOUSING.COM

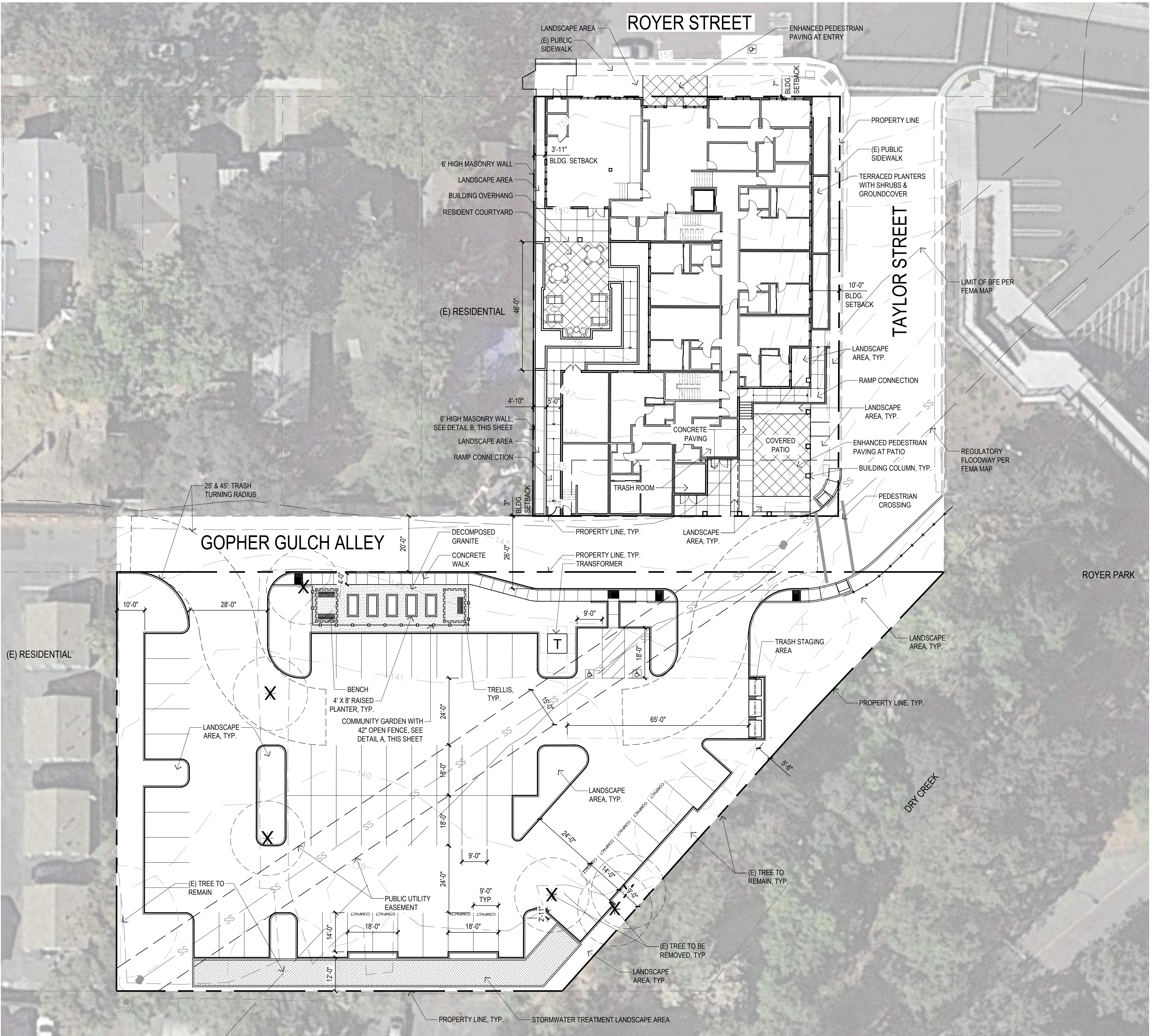
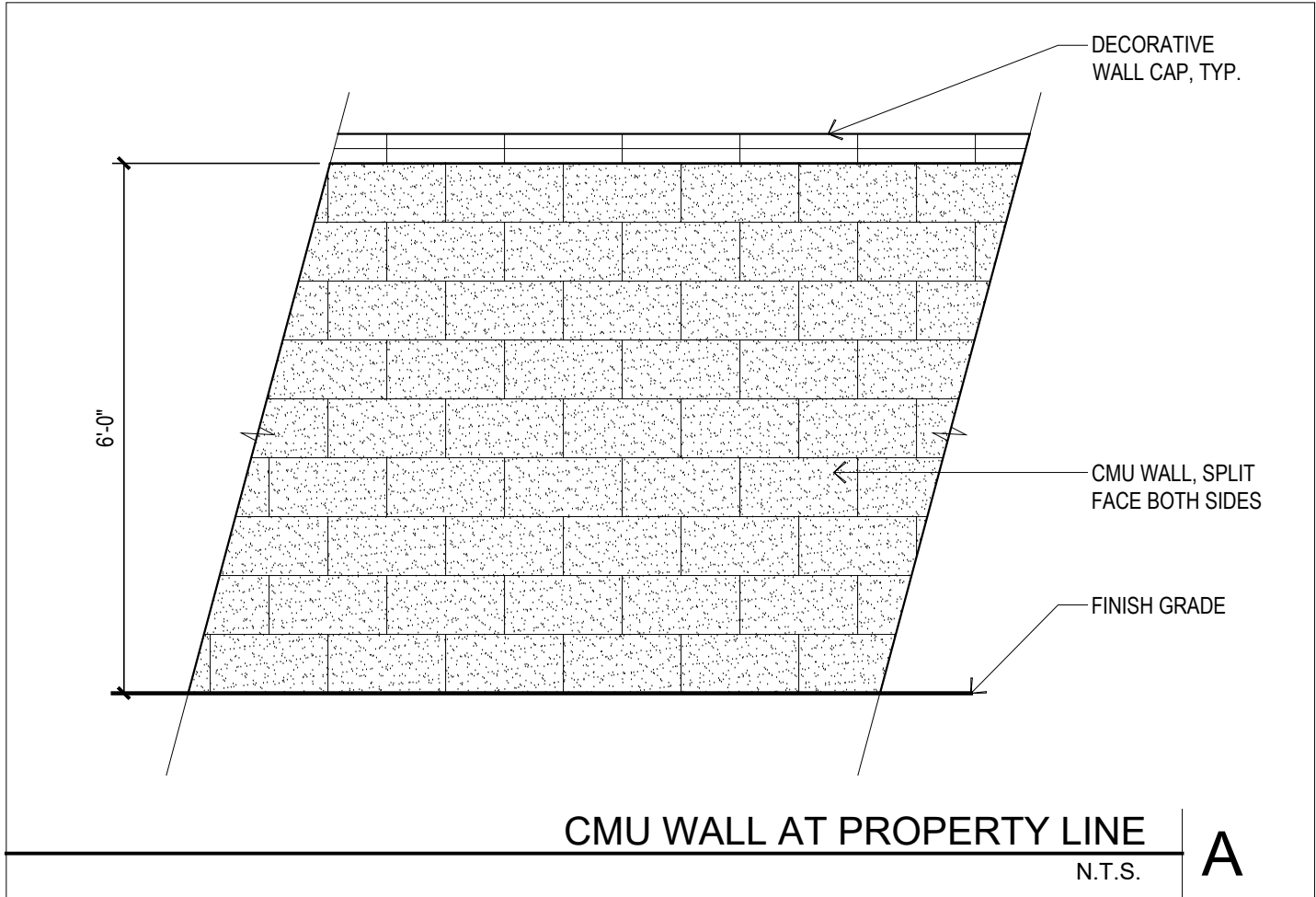
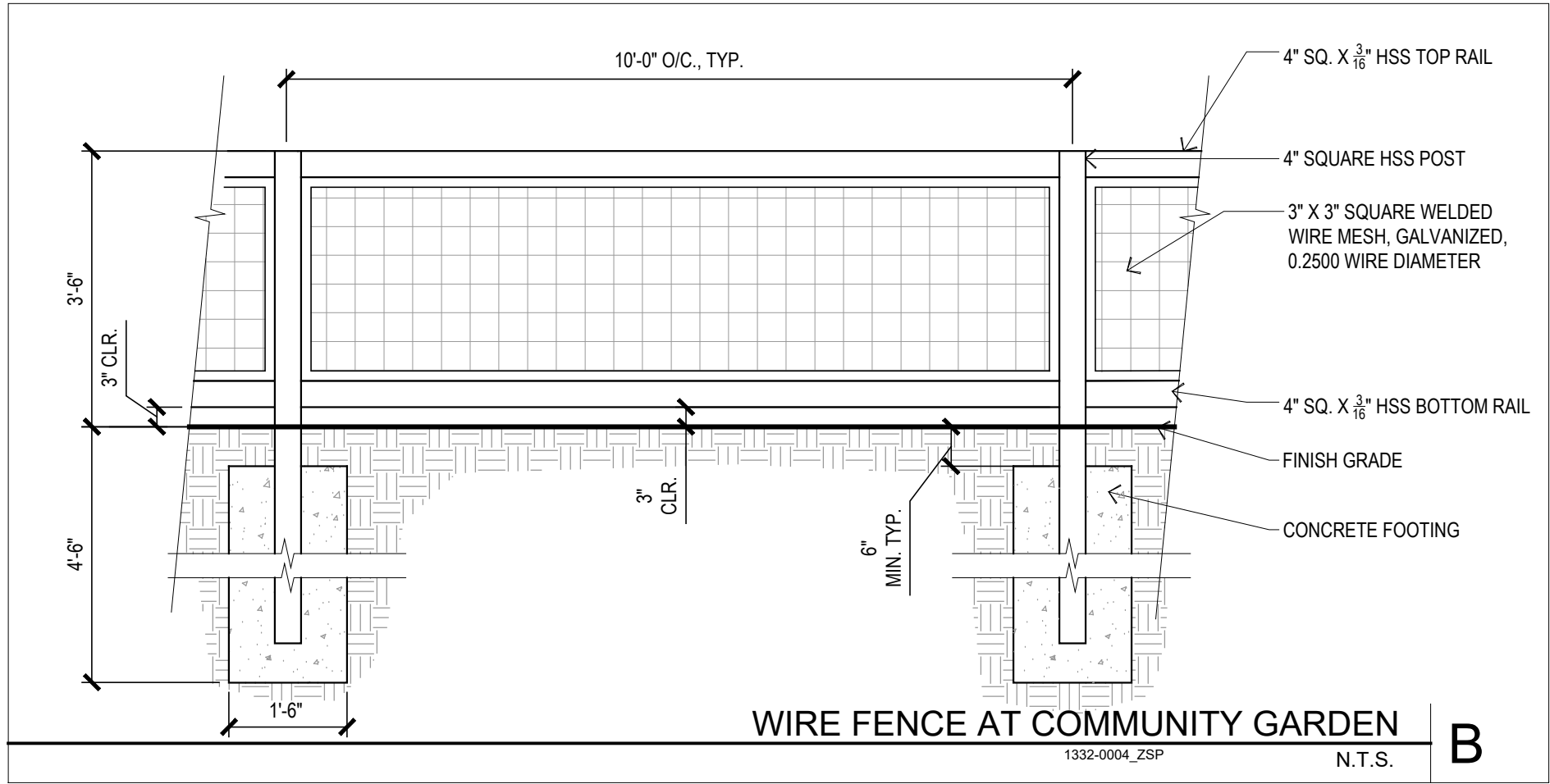
ARCHITECT:
LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833
CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

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:
BKF ENGINEERING
980 9TH STREET, SUITE 2300
SACRAMENTO, CA 95614
CONTACT: JIM MCCURDY
916.556.5800
JMCCURDY@BKFCOM

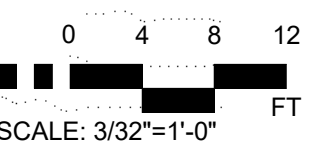
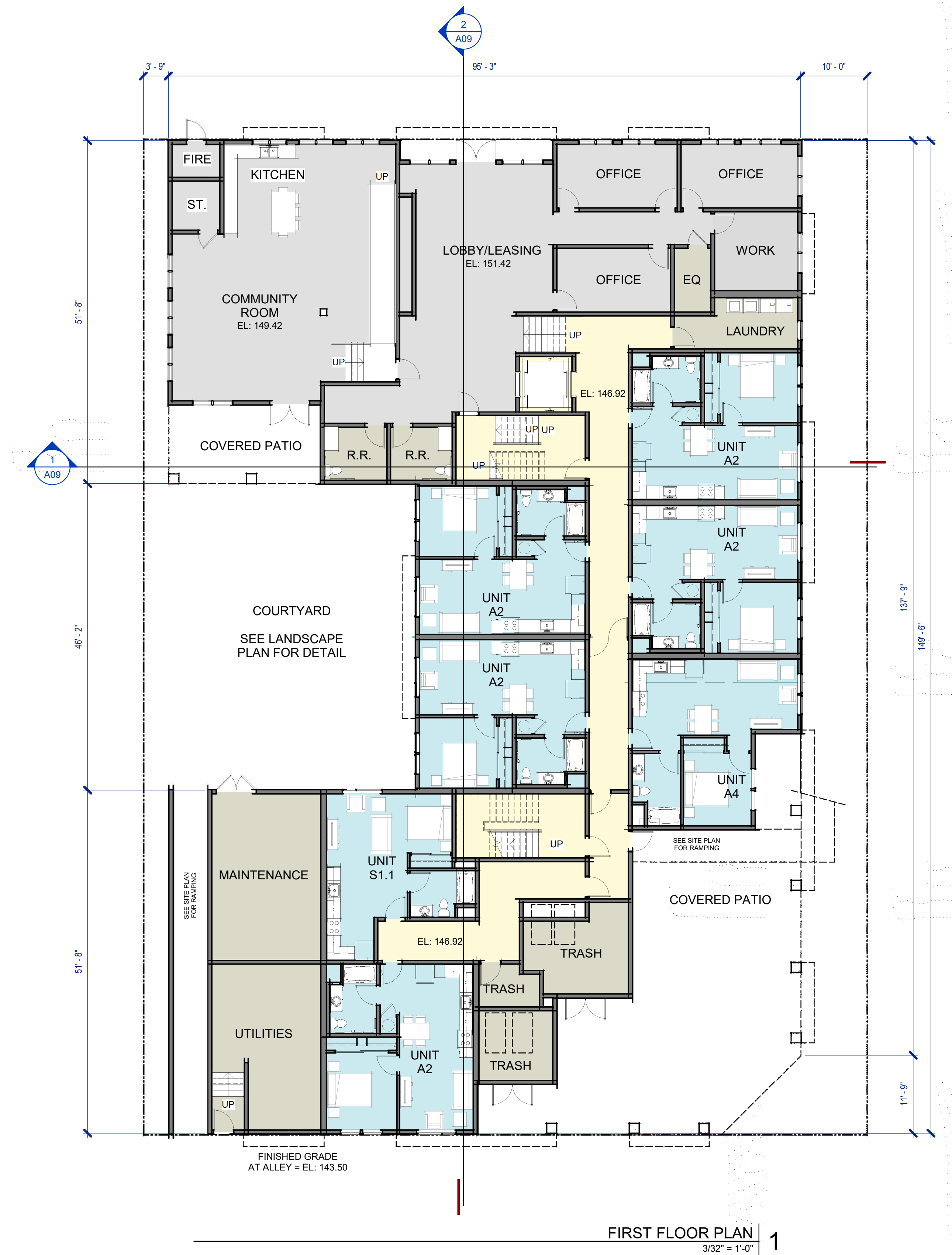
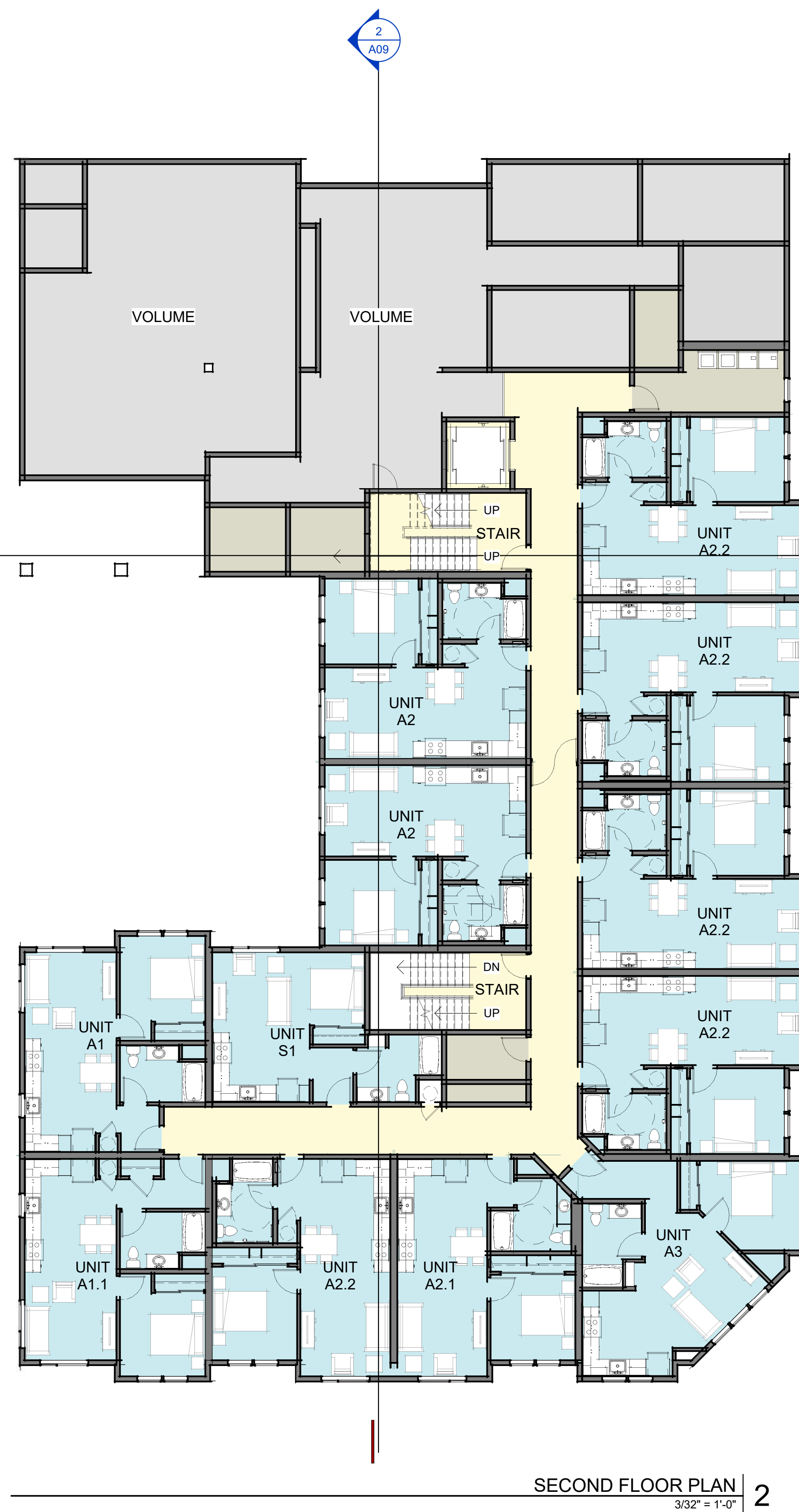
SHEET INDEX

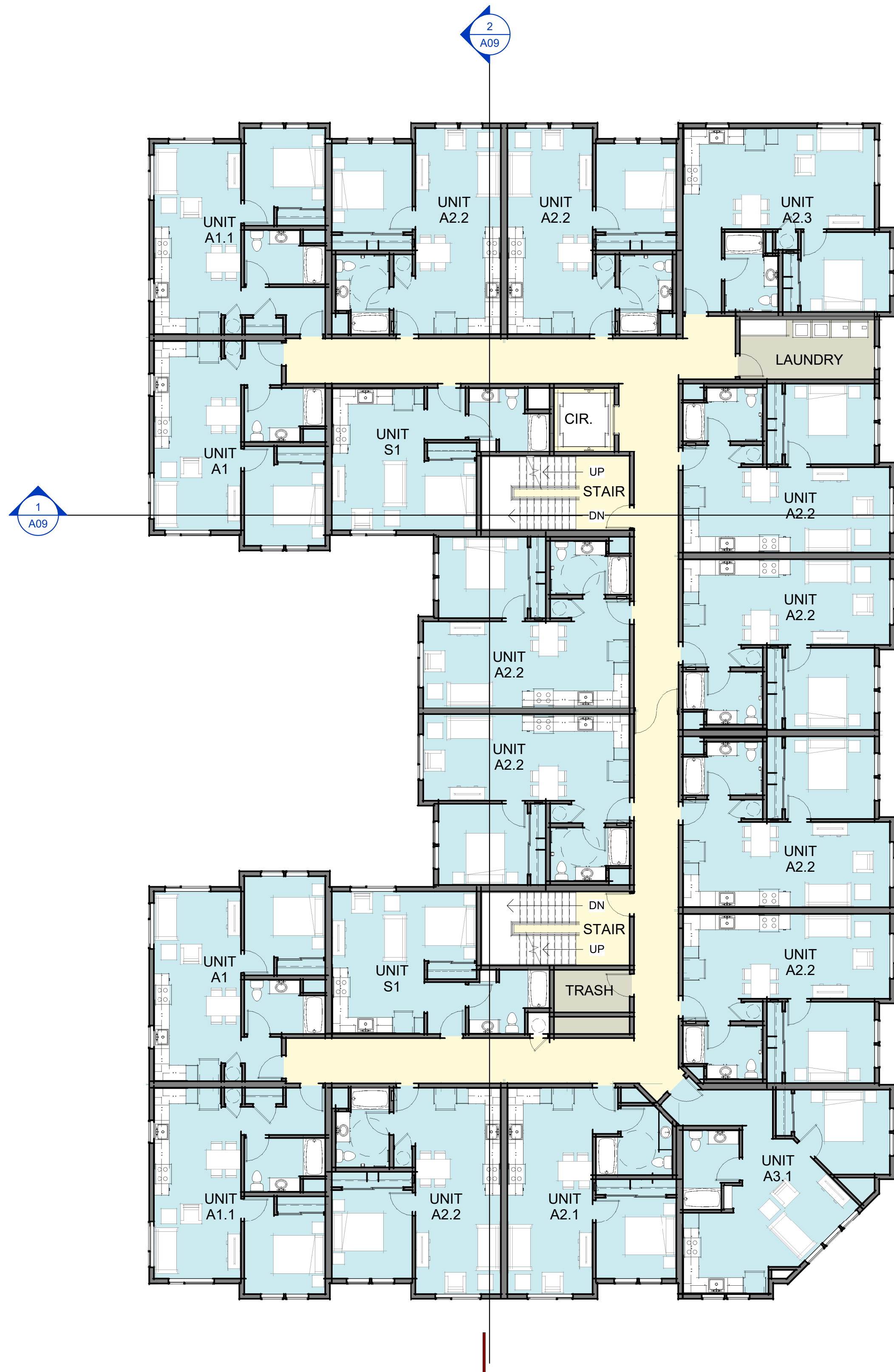
ARCHITECTURAL:	
A00	COVER SHEET
A01	OVERALL SITE PLAN
A02	RENDERING
A03	RENDERING
A04	BUILDING PLANS GROUND FLOOR SECOND FLOOR
A05	BUILDING PLANS THIRD FLOOR FOURTH FLOOR
A06	BUILDING PLANS FIFTH FLOOR ROOF PLAN
A07	EXTERIOR ELEVATIONS
A08	UNIT PLANS
A09	BUILDING SECTION
LANDSCAPE	
L01	LANDSCAPE PLAN
CIVIL:	
C01	EXISTING CONDITIONS
C02	SITE PLAN
C03	PRELIMINARY GRADING PLAN
C04	PRELIMINARY GRADING PLAN
C05	PRELIMINARY UTILITY PLAN
C06	PRELIMINARY STORMWATER QUALITY PLAN



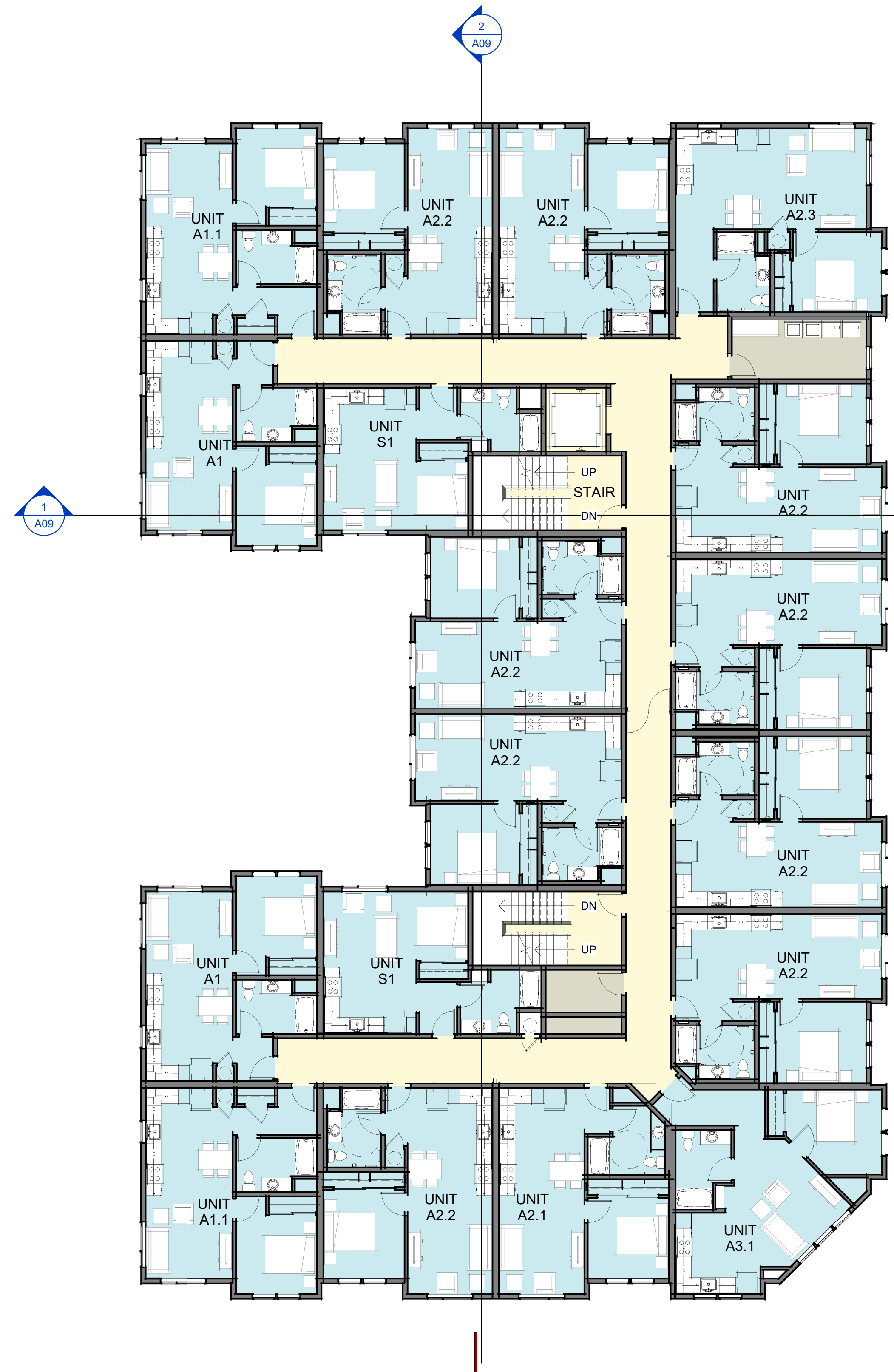




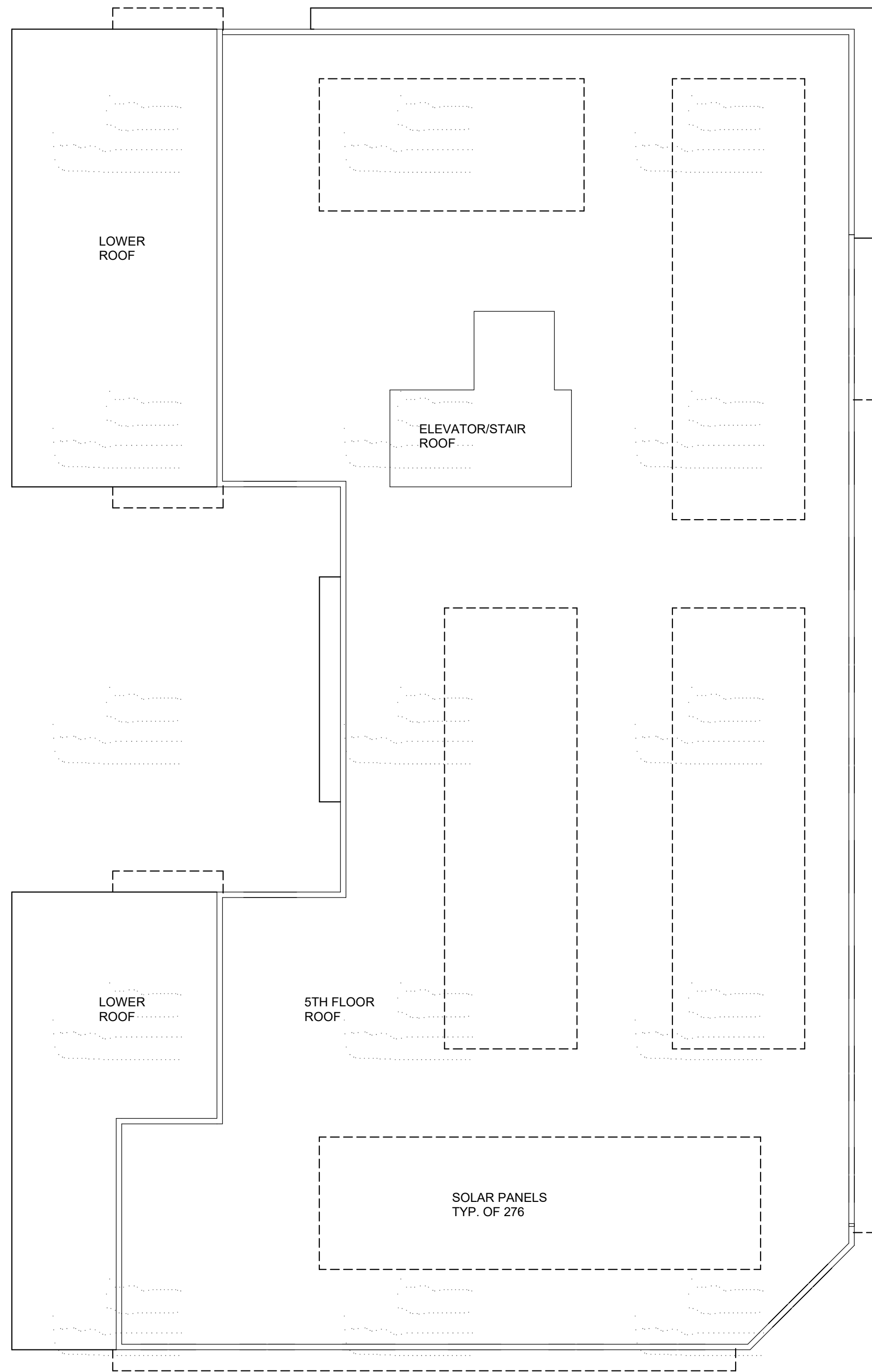




FOURTH FLOOR PLAN
3/32" = 1'-0" 2



THIRD FLOOR PLAN
3/32" = 1'-0" 1



ROOF PLAN | 2
3/32" = 1'-0"



FIFTH FLOOR PLAN | 1
3/32" = 1'-0"

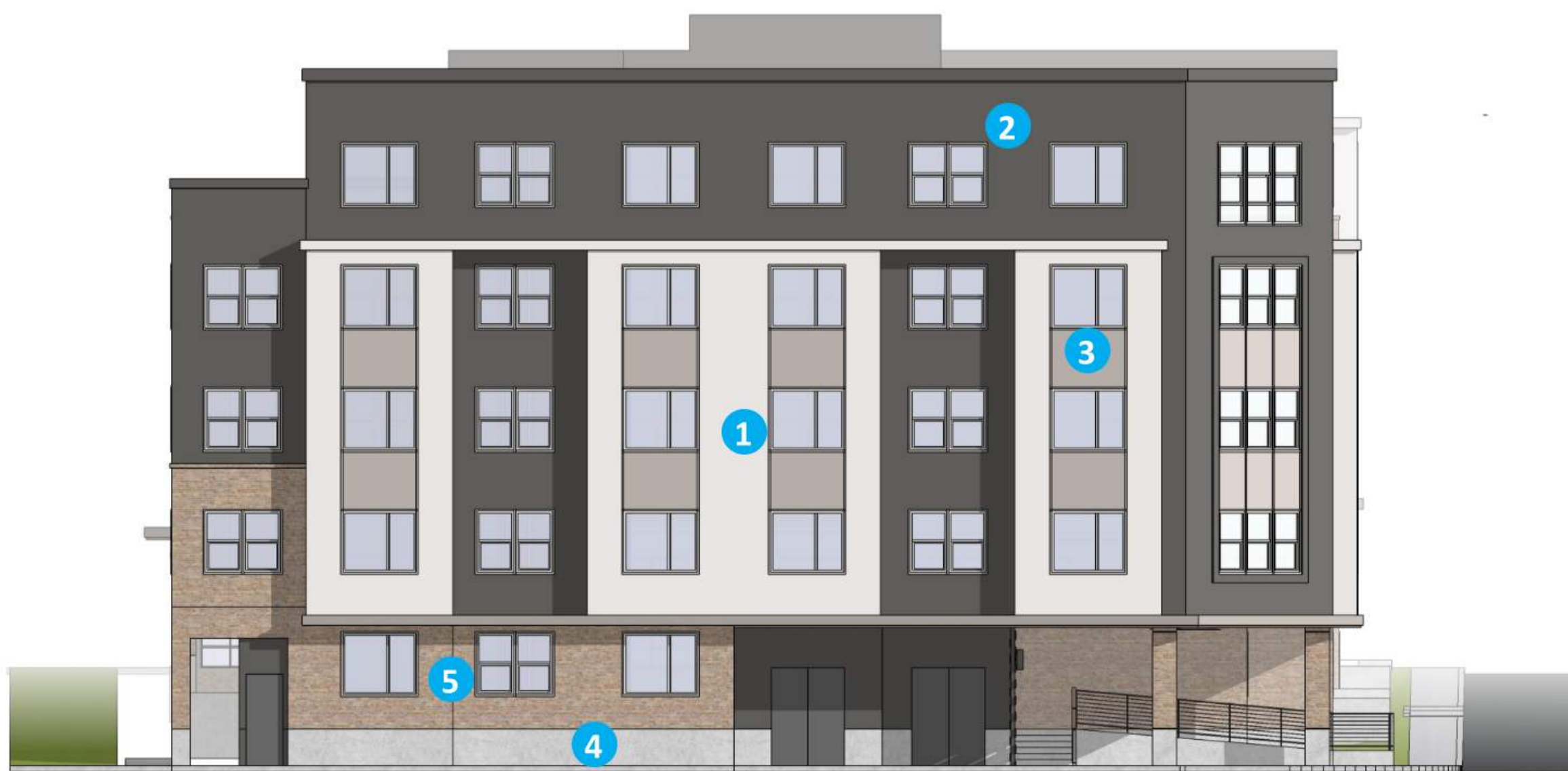
1. CEMENT PLASTER - OFF-WHITE
2. CEMENT PLASTER - MEDIUM GRAY
3. CEMENT PLASTER - LIGHT GRAY
4. EXPOSED CONCRETE
5. THIN BRICK- SANDY RED BLEND
6. DARK METAL TRIM



NORTH ELEVATION (ROYER STREET)



EAST ELEVATION (TAYLOR STREET)

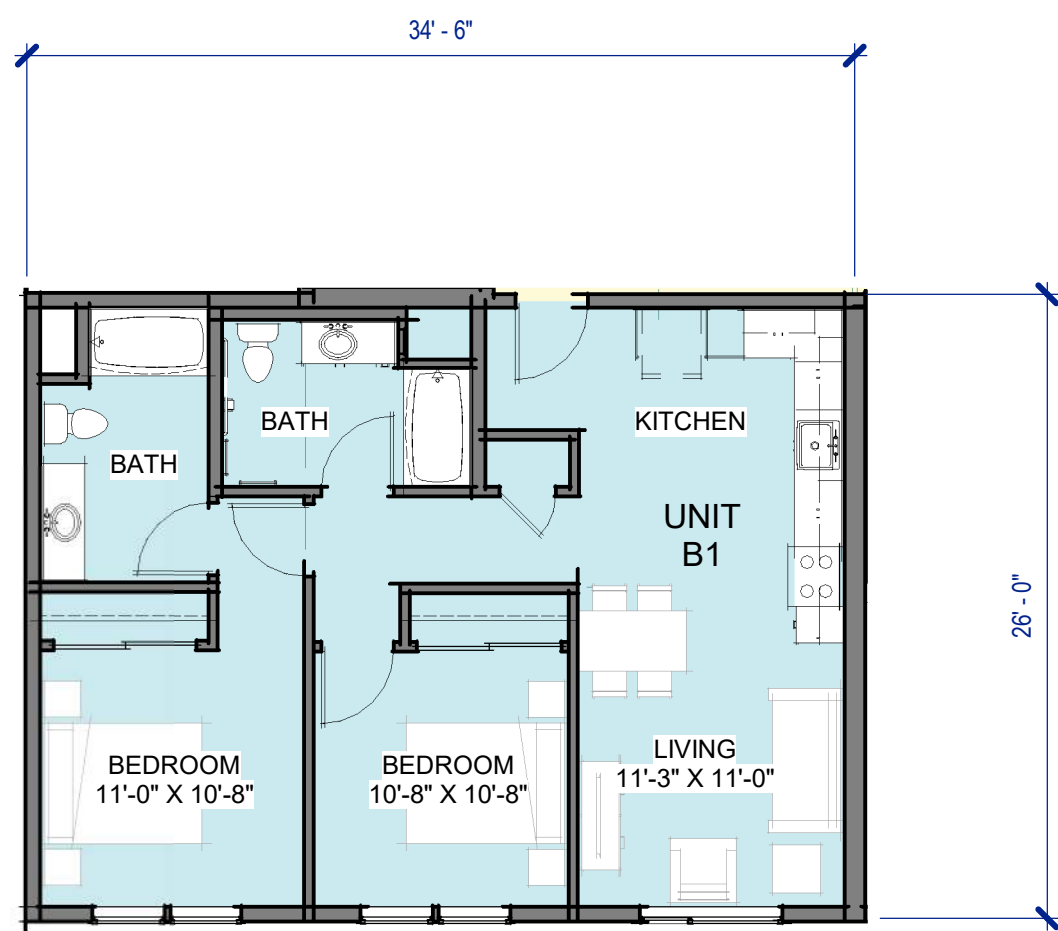


SOUTH ELEVATION (GOPHER GULCH ALLEY)



WEST ELEVATION

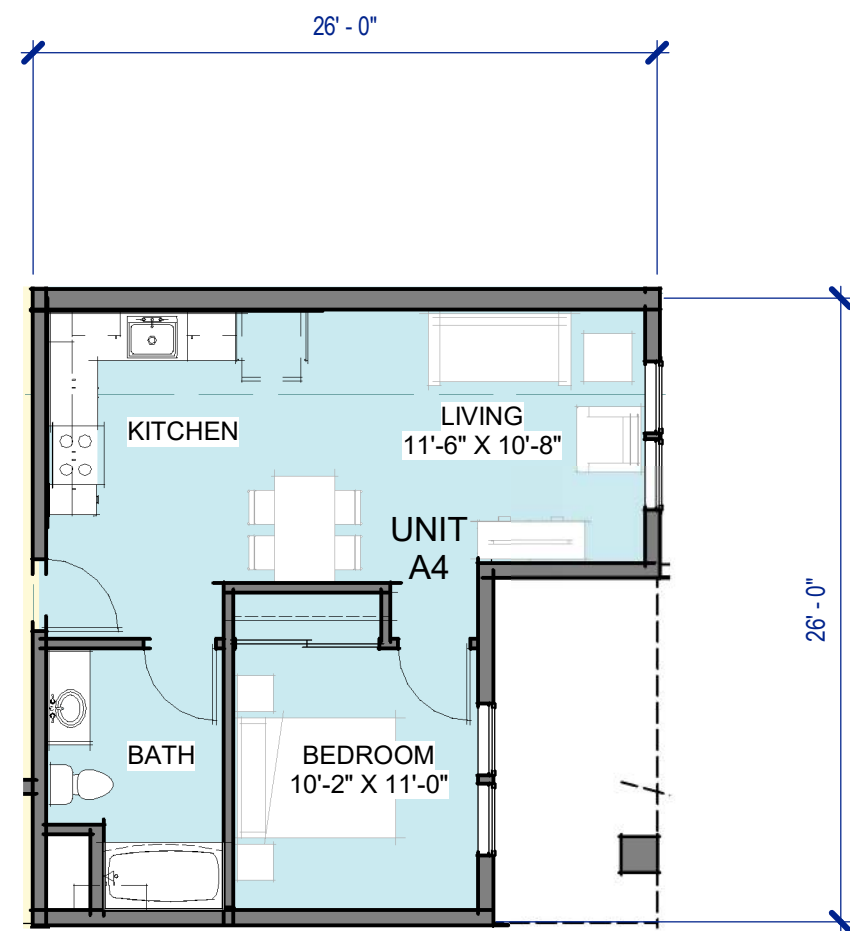
0 4 8 12
SCALE: 3/32"=1'-0"
FT



896 S.F.
1 OCCURANCE

Unit B1
1/8" = 1'-0"

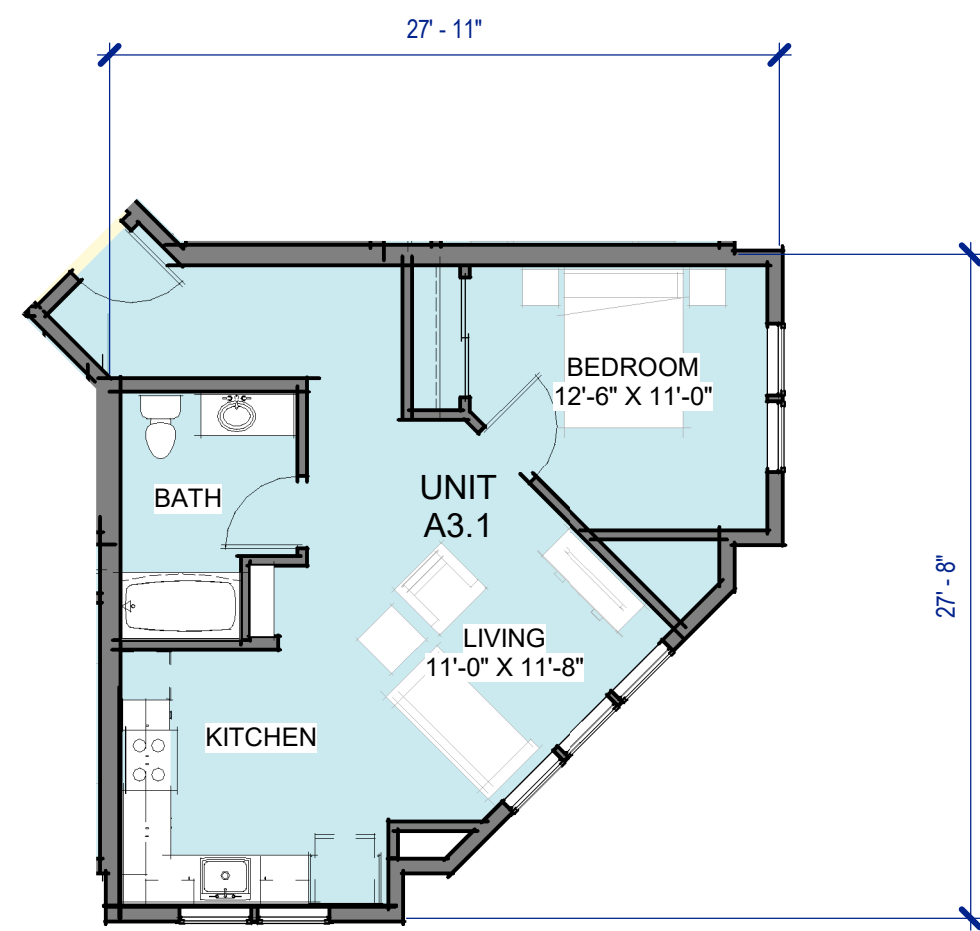
13



575 S.F.
1 OCCURANCE

Unit A4
1/8" = 1'-0"

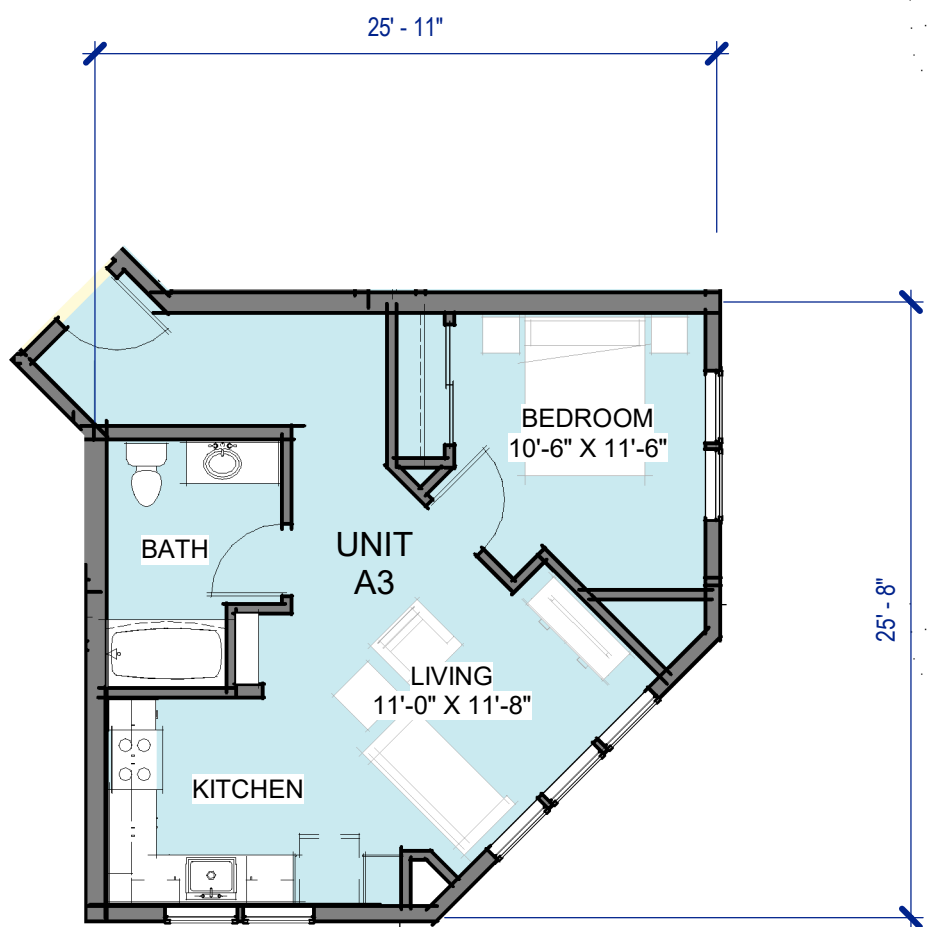
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657 S.F.
3 OCCURANCES

Unit A3.1
1/8" = 1'-0"

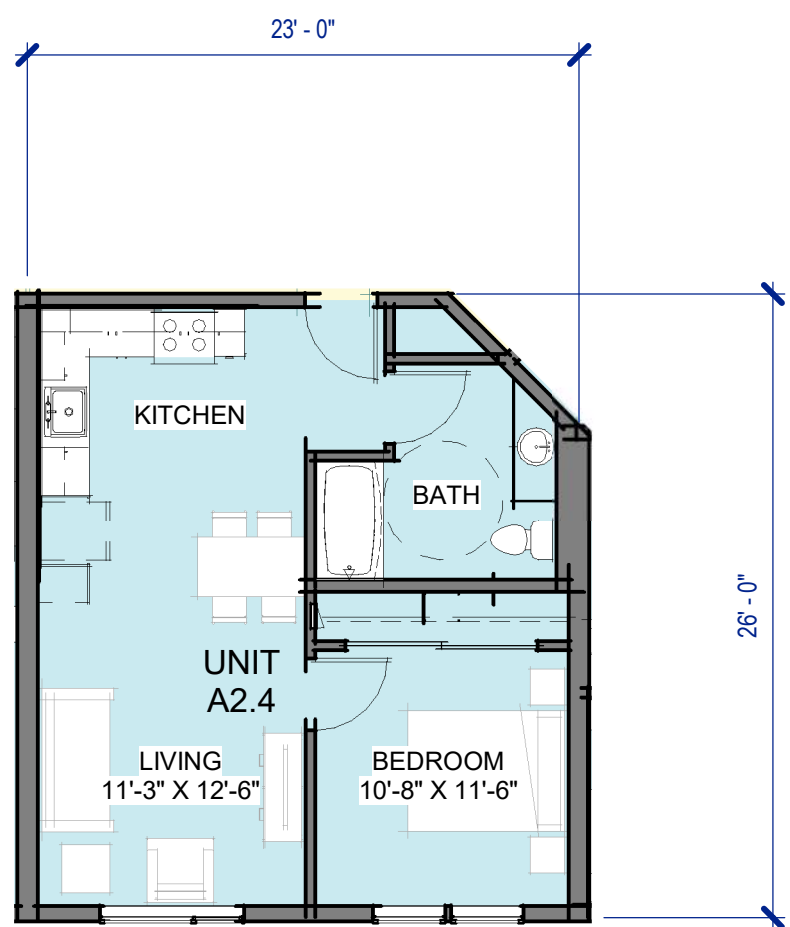
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598 S.F.
1 OCCURANCE

Unit A3
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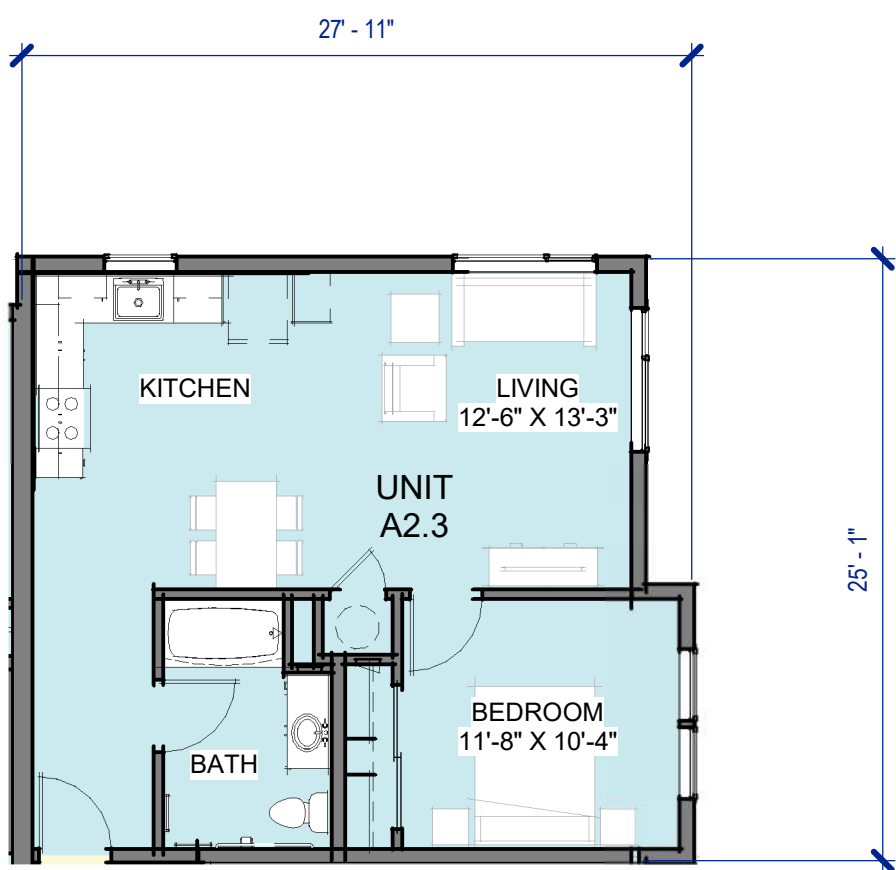
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574 S.F.
1 OCCURANCE

Unit A2.4
1/8" = 1'-0"

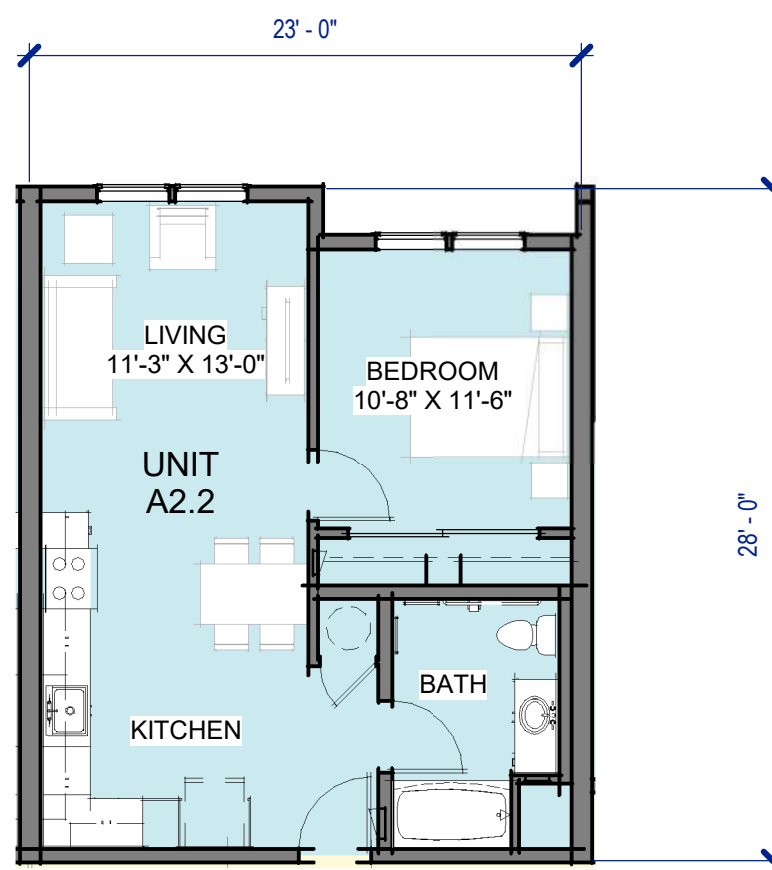
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675 S.F.
3 OCCURANCES

Unit A2.3
1/8" = 1'-0"

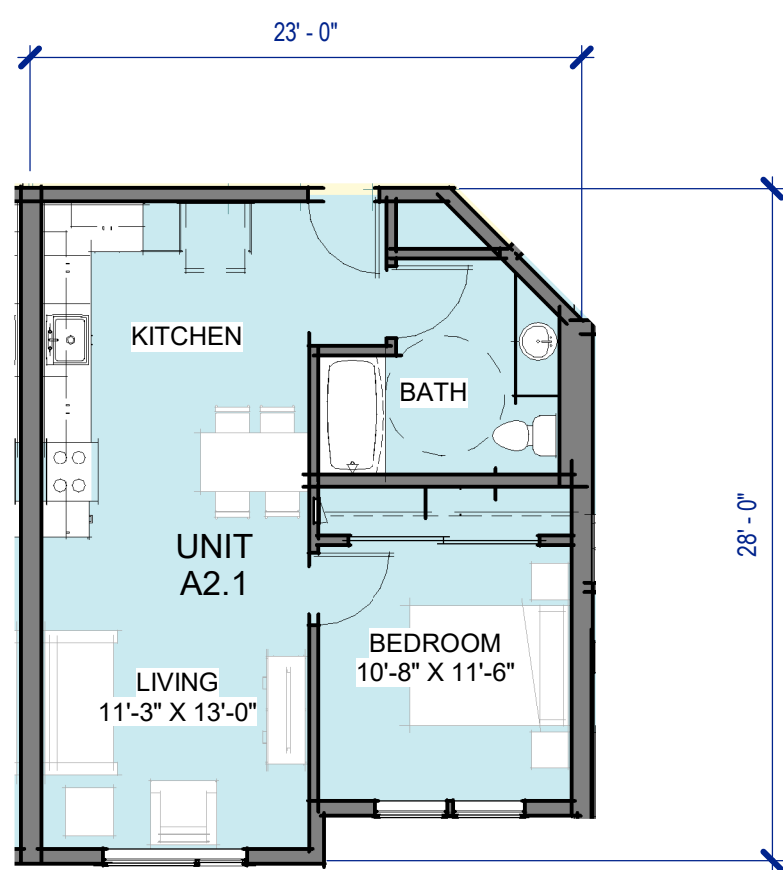
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614 S.F.
27 OCCURANCES

Unit A2.2
1/8" = 1'-0"

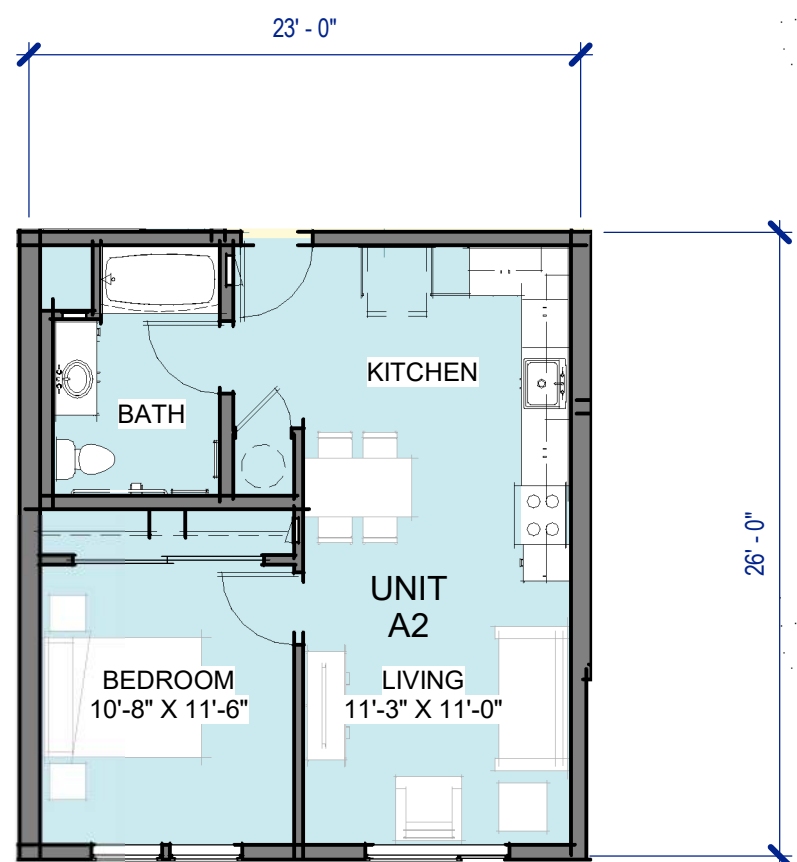
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574 S.F.
3 OCCURANCES

Unit A2.1
1/8" = 1'-0"

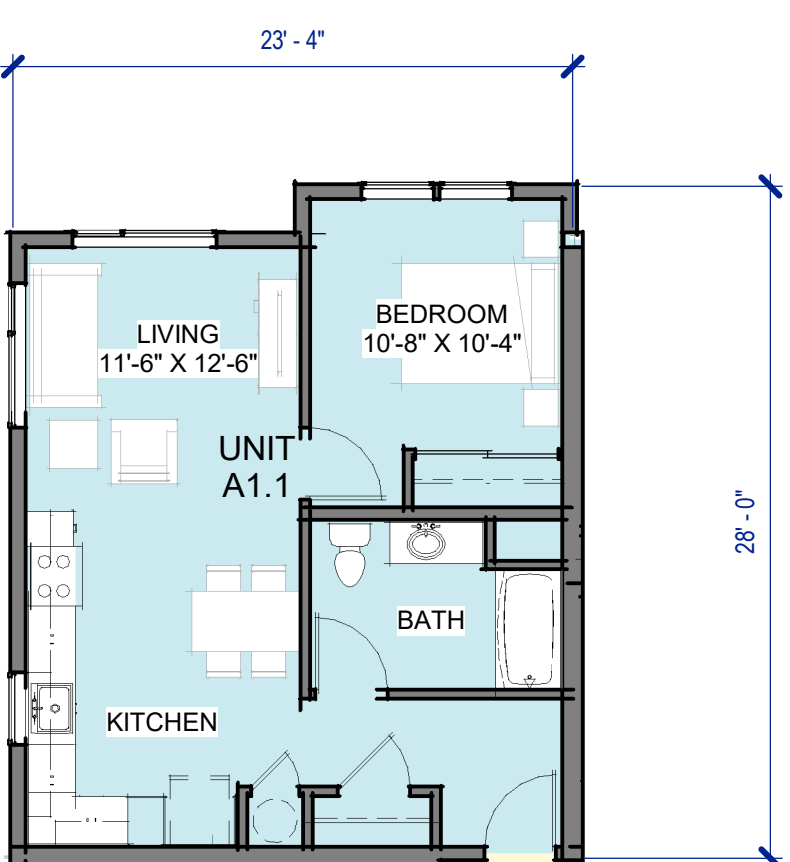
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594 S.F.
11 OCCURANCES

Unit A2
1/8" = 1'-0"

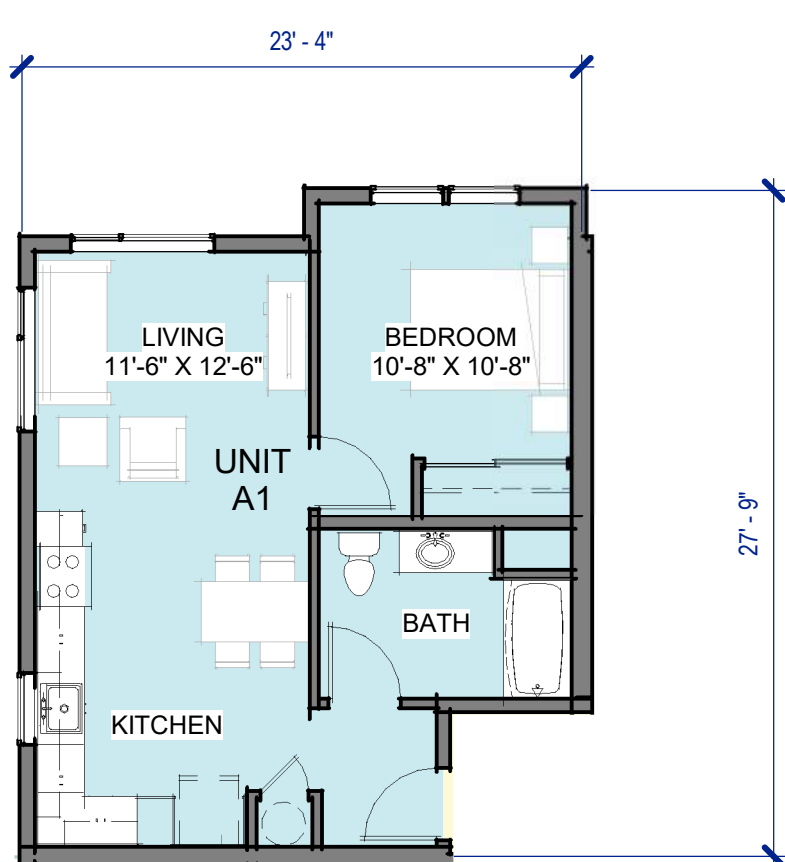
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628 S.F.
5 OCCURANCES

Unit A1.1
1/8" = 1'-0"

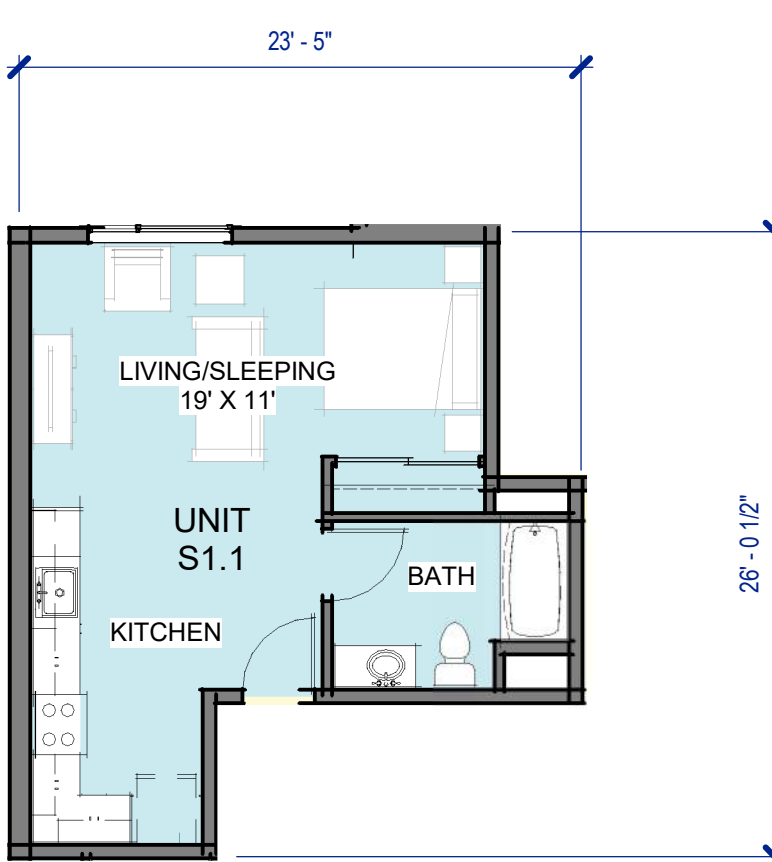
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590 S.F.
5 OCCURANCES

UNIT A1
1/8" = 1'-0"

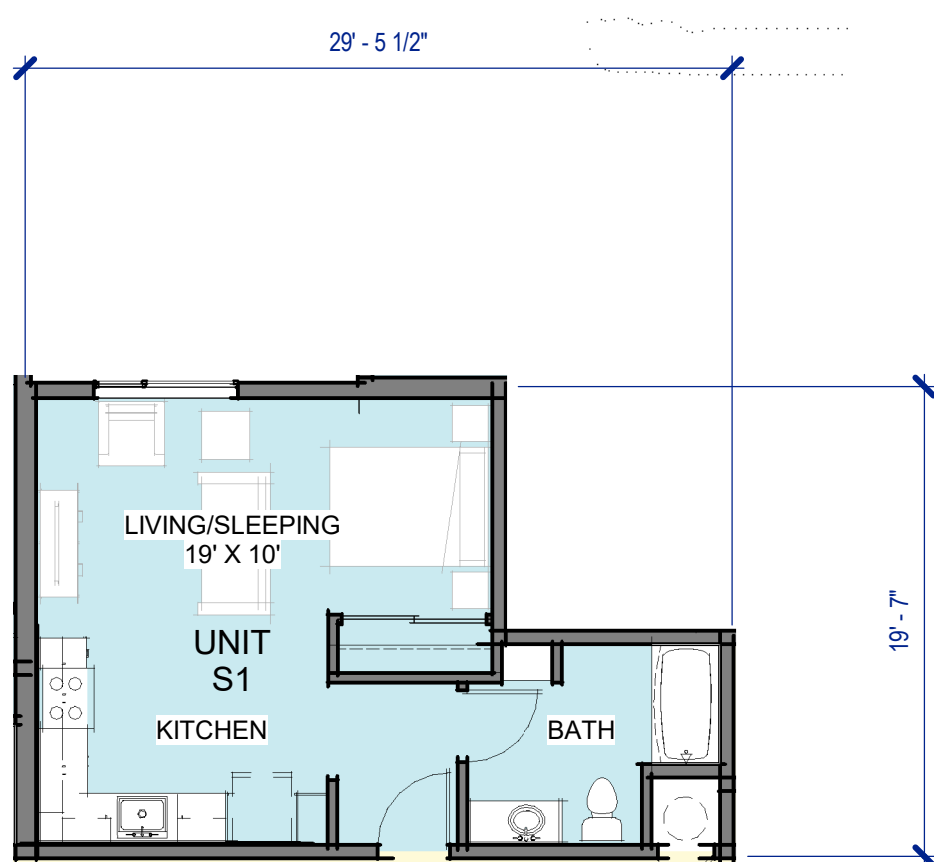
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469 S.F.
1 OCCURANCE

UNIT S1.1
1/8" = 1'-0"

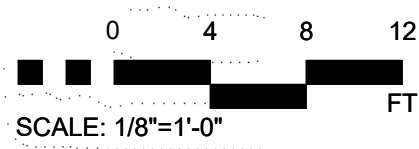
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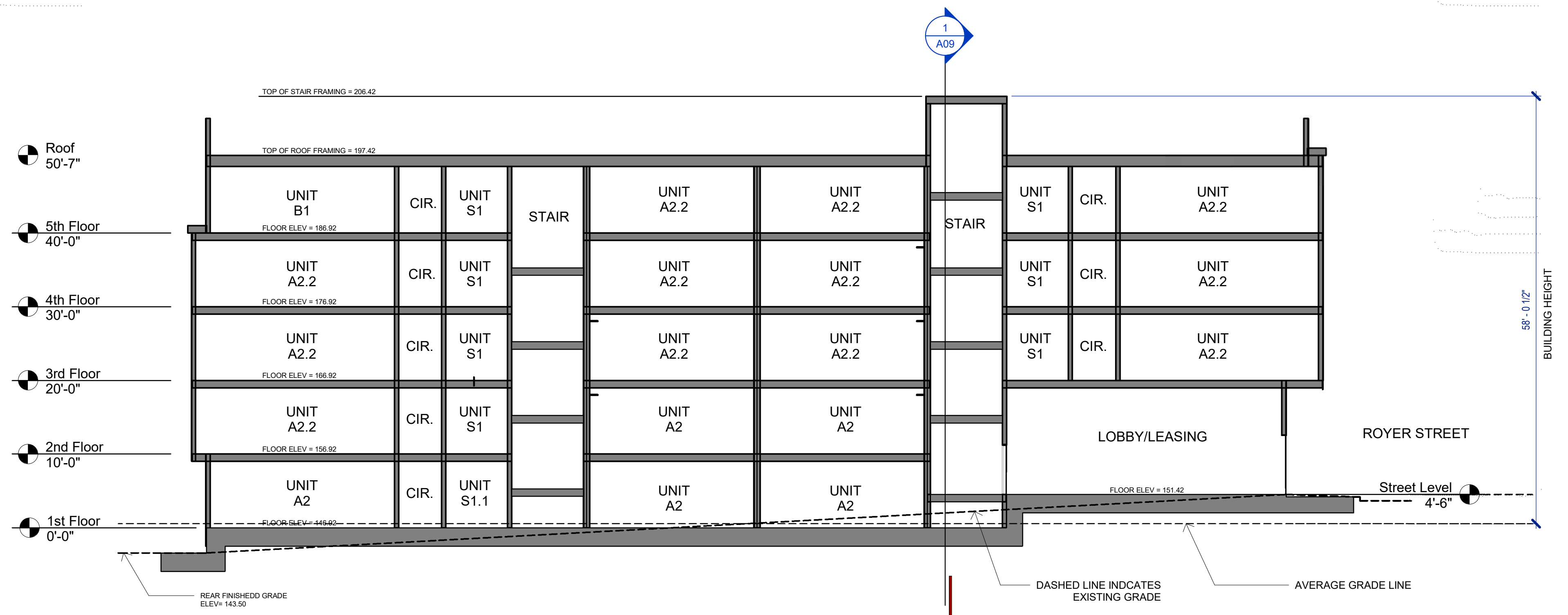


469 S.F.
7 OCCURANCES

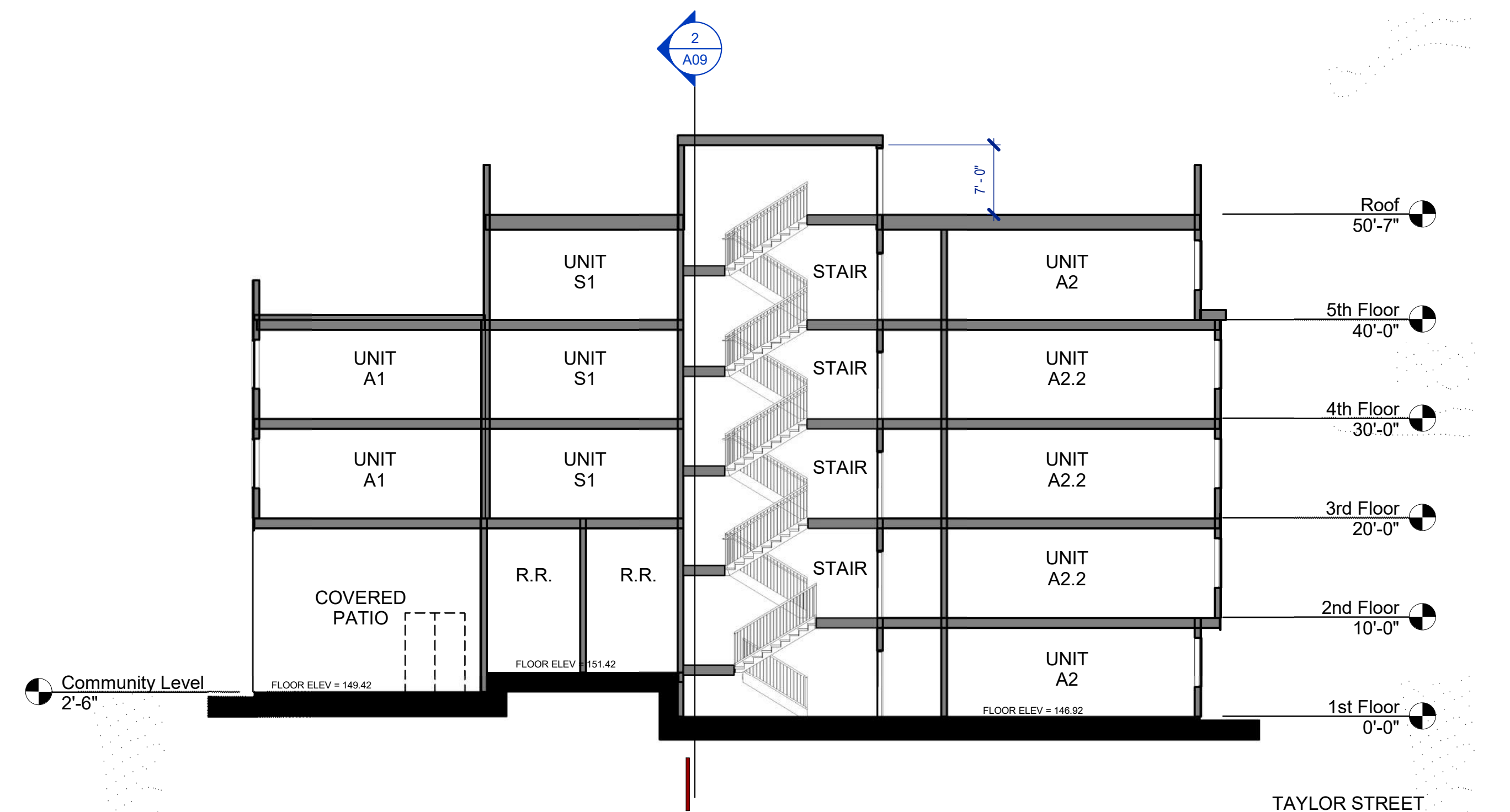
UNIT S1
1/8" = 1'-0"

1

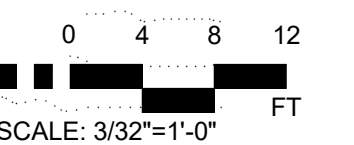




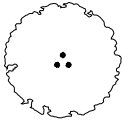
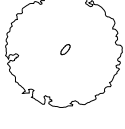
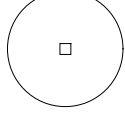
SECTION B | 2
3/32" = 1'-0"



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



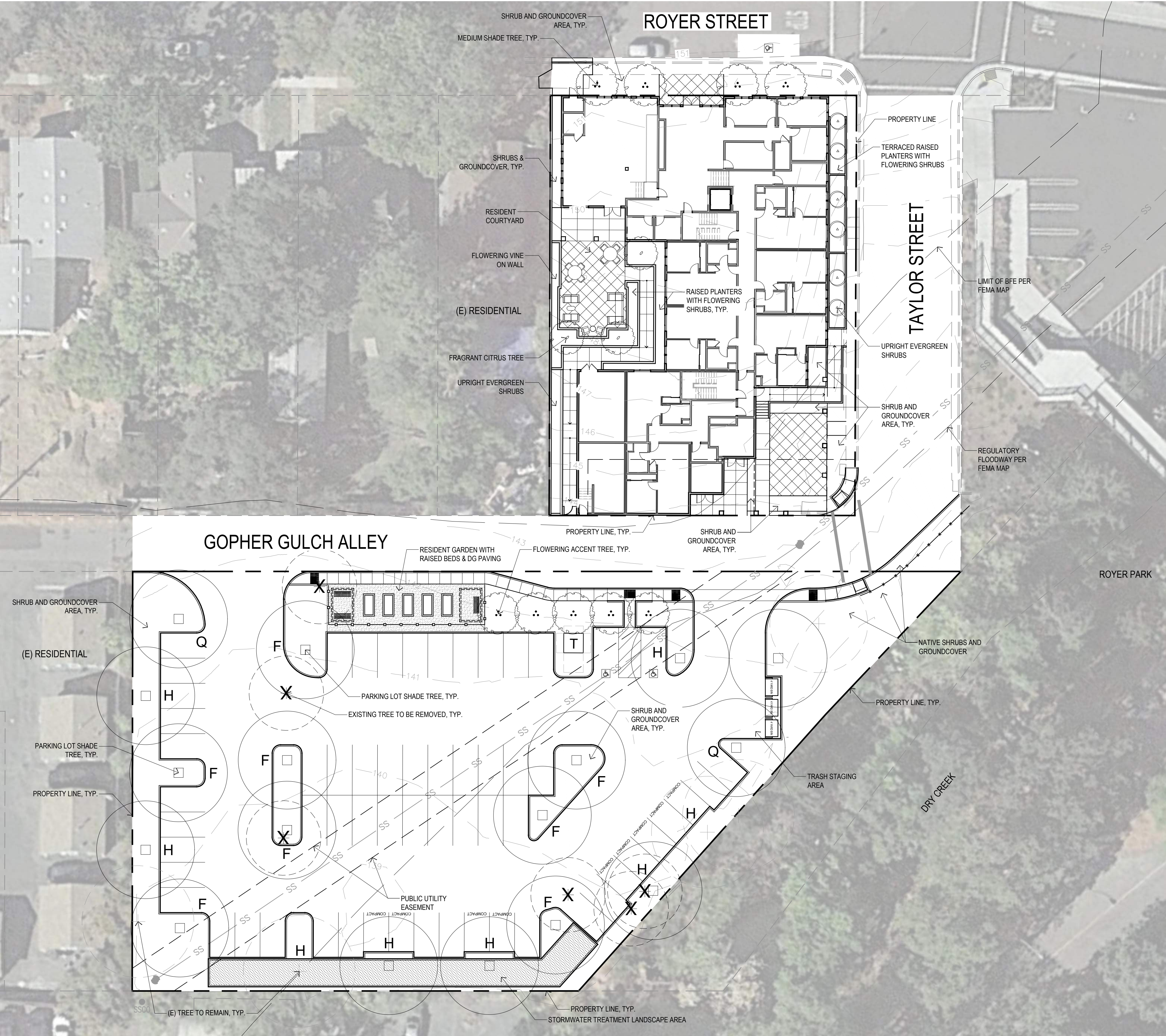
PLANT SCHEDULE

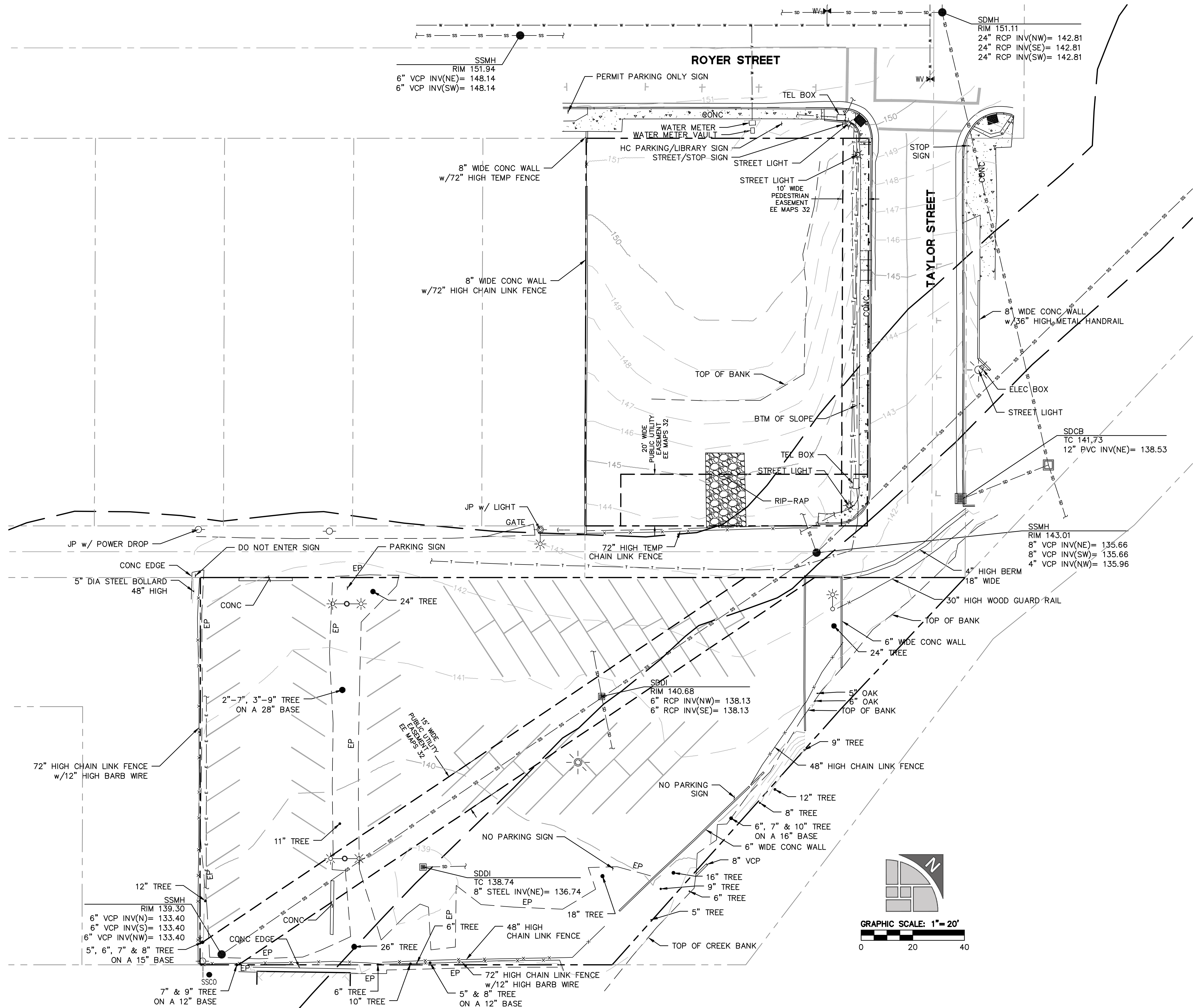
TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	SIZE (HxW)
	Cercis occidentalis Western Redbud Multi-trunk	24"box	V. Low	9	15' X 15'
	Citrus reticulata Mandarin Orange	15 gal	Med	3	20' X 12'
	Pittosporum tenuifolium 'Silver Sheen' Silver Sheen Tawhiwhi	15 gal	Med	6	12' X 6'
	Quercus lobata Valley Oak	24"box	Low	17	35' X 35'
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	SIZE (HxW)	
	Anigozanthos 'Kanga Red' Kanga Red Kangaroo Paw	5 gal	Low	12" X 2'	
	Bouteloua gracilis Blue Grama	5 gal	Low	18" X 18"	
	Bulbine frutescens Stalked Bulbine	5 gal	Low	18" X 18"	
	Cistus x 'Bennett's White' Bennet's White Rockrose	5 gal	Low	5' X 5'	
	Epilobium canum California Fuchsia	5 gal	Low	2' X 3'	
	Helictotrichon sempervirens Blue Oat Grass	1 gal	Low	3' X 2'	
	Loropetalum chinense 'Purple Pixie' Purple Pixie Loropetalum	5 gal	Mod	2' X 4'	
	Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia	5 gal	Low	3' X 4'	
	Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low	5' X 5'	
	Pennisetum orientale 'Karley Rose' Oriental Fountain Grass	5 gal	Low	3' X 3'	
	Raphiolepis indica 'Clara' Indian Hawthorn	5 gal	Mod	4' X 4'	
	Salvia leucantha Mexican Bush Sage	5 gal	Low	3' X 3'	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	
	Arctostaphylos uva-ursi 'Point Reyes' Kinnikinnick	1 gal	Low	48" o.c.	
	Baccharis pilularis Coyote Brush	1 gal	Low	60" o.c.	
	Biofiltration Sod Biofiltration Sod	sod	Low		
	Epilobium canum 'Everett's Choice' Everett's California Fuchsia	1 gal	Low	48" o.c.	
	Rosa x 'Meizorland' White Drift Rose	1 gal	Low	24" o.c.	

NOTE:
1. BIOTREATMENT PLANTERS TO BE PLANTED WITH BIOFILTRATION SOD.
2. LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER ACCORDING TO HYDROZONES.
3. LANDSCAPE AND IRRIGATION DESIGN TO MEET MWELO REQUIREMENTS.

SHADE CALCULATION

Tree Species	Tree Siz	Coverage Qty	Area	Shade Total
<i>Quercus lobata</i>	35'	Full	8	962
		Three-Qtrs	0	722
		Half	8	481
		Quarter	2	241
	Total			12,026
Total Tree Shaded Area Provided				12,026
Percent of Parking Shaded				63.3%
Total Parking Area				19,010





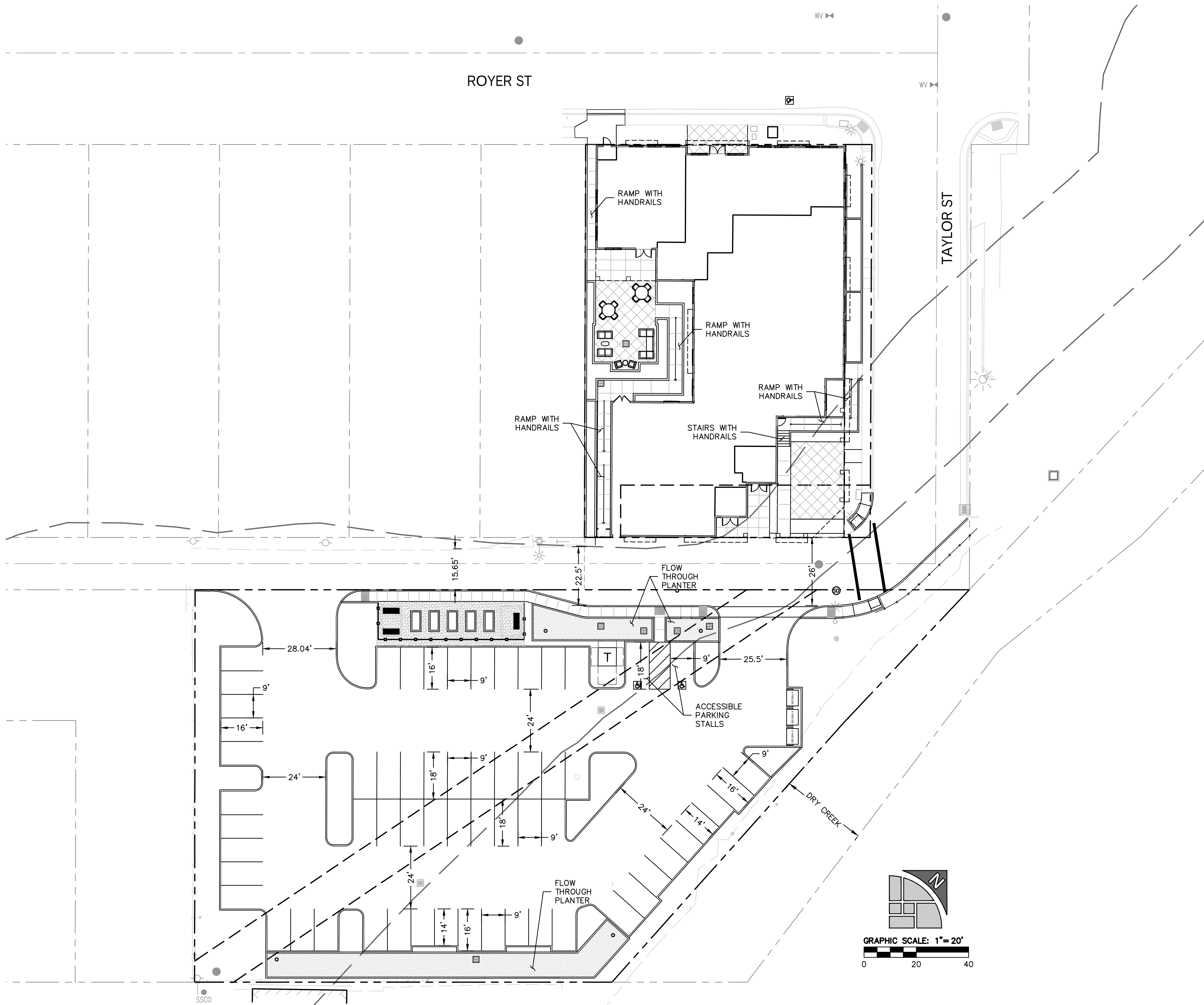
ABBREVIATIONS

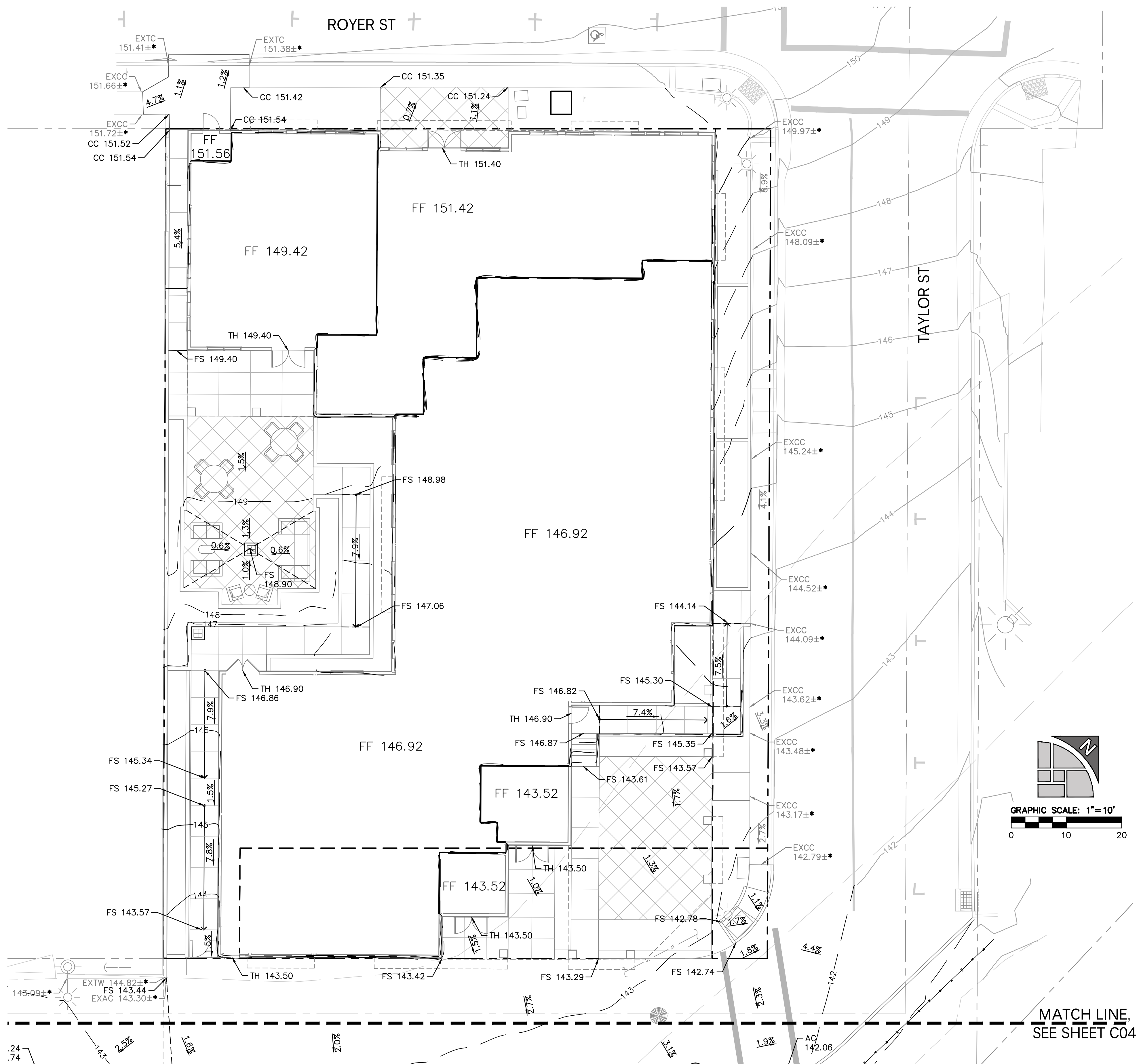
SYMBOL DESCRIPTION

AC	ASPHALTIC CONCRETE
BC	BEGIN OF CURVE
BTM	BOTTOM
BW	BACK OF WALK
CL	CENTERLINE
COM	COMMUNICATION
CONC	CONCRETE
COR	CORNER
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
E	ELECTRIC
EB	ELECTRIC BOX
EC	END OF CURVE
ELEV	ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND ELEVATION
HCR	HANDICAP RAMP
INV	INVERT ELEVATION
JP	JOINT POLE
LG	LIP OF GUTTER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SDMH	STORM DRAIN MANHOLE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SSCO	SANITARY SEWER CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER, WATERLINE
W/	WITH
WM	WATER METER
WV	WATER VALVE

LEGEND

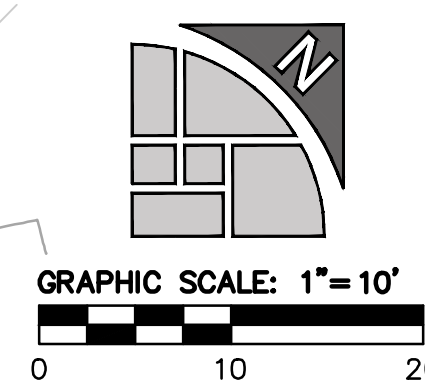
---	FENCE LINE
---	ELECTRICAL LINE
---	TELEPHONE LINE
☼	AREA LIGHT - 24" DIAMETER BASE
☼	AREA LIGHT - 24" DIAMETER BASE
☼	AREA LIGHT - 24" DIAMETER BASE
?	CONTINUATION
+	FIRE HYDRANT
○	JOINT POLE
—	GUY WIRE
●	SANITARY SEWER CLEANOUT
●	SANITARY SEWER MANHOLE
●	STORM DRAIN MANHOLE
■	STORM DRAIN CATCH BASIN
■	STORM DRAIN DROP INLET
WV	WATER VALVE

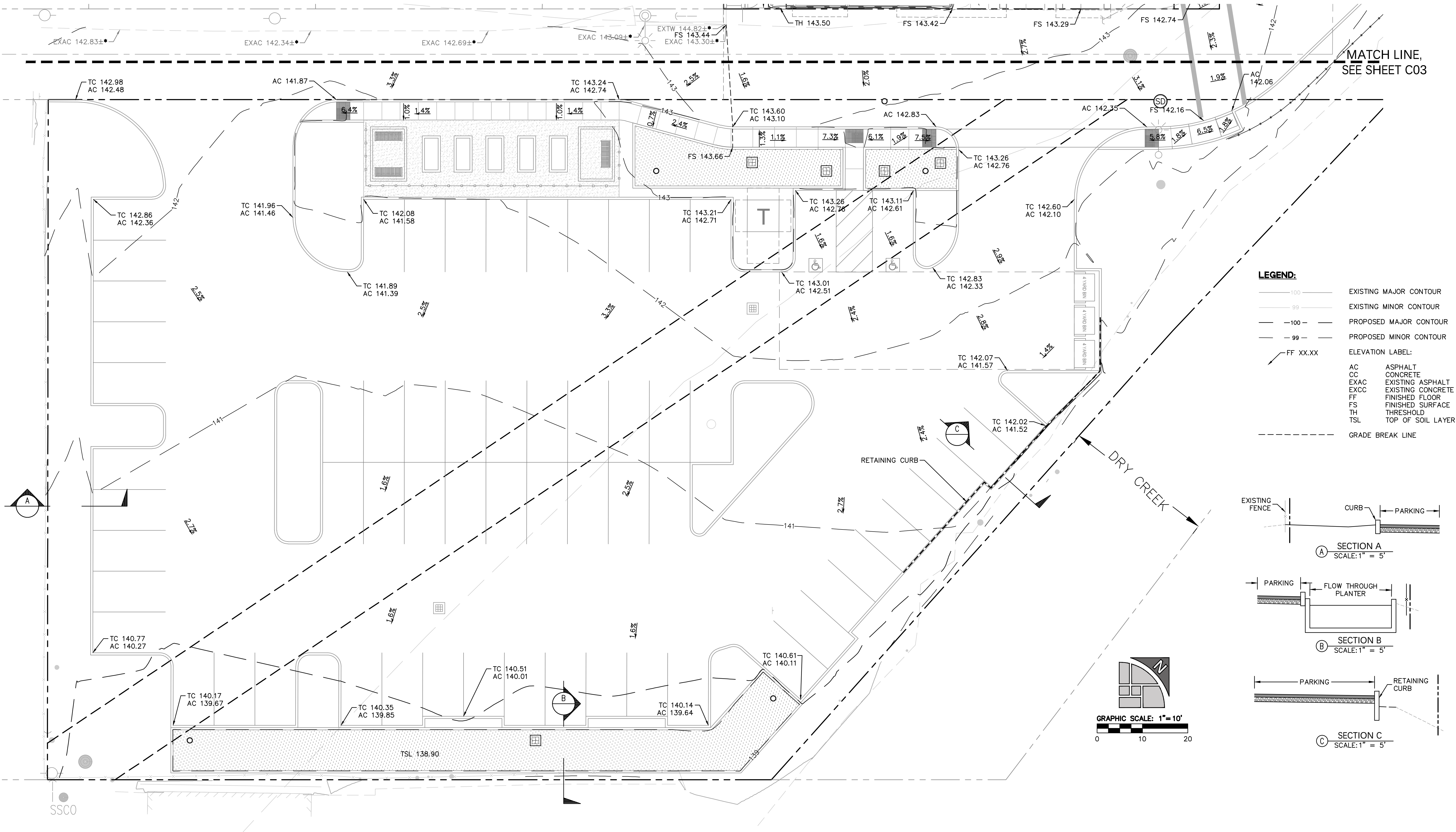


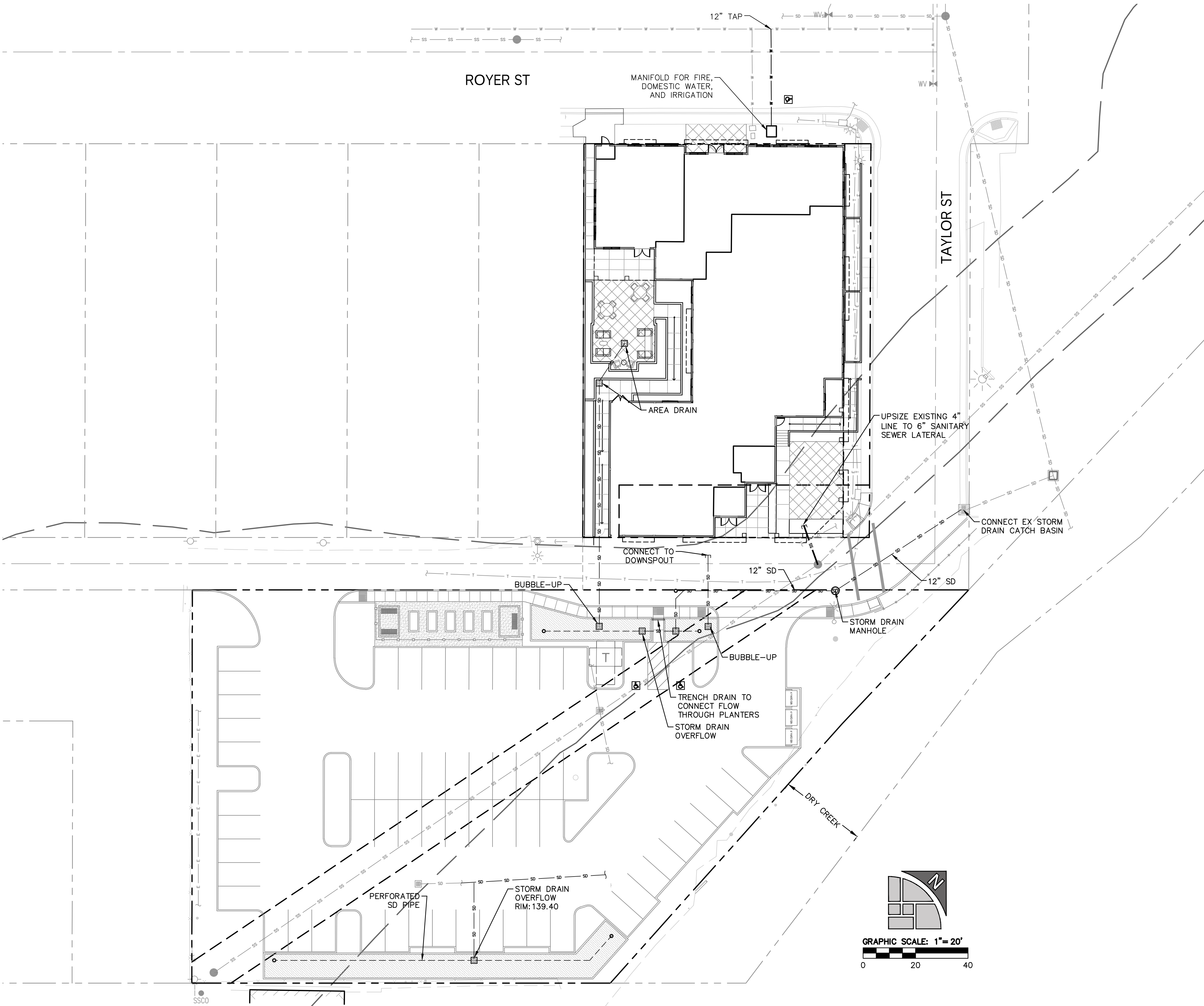


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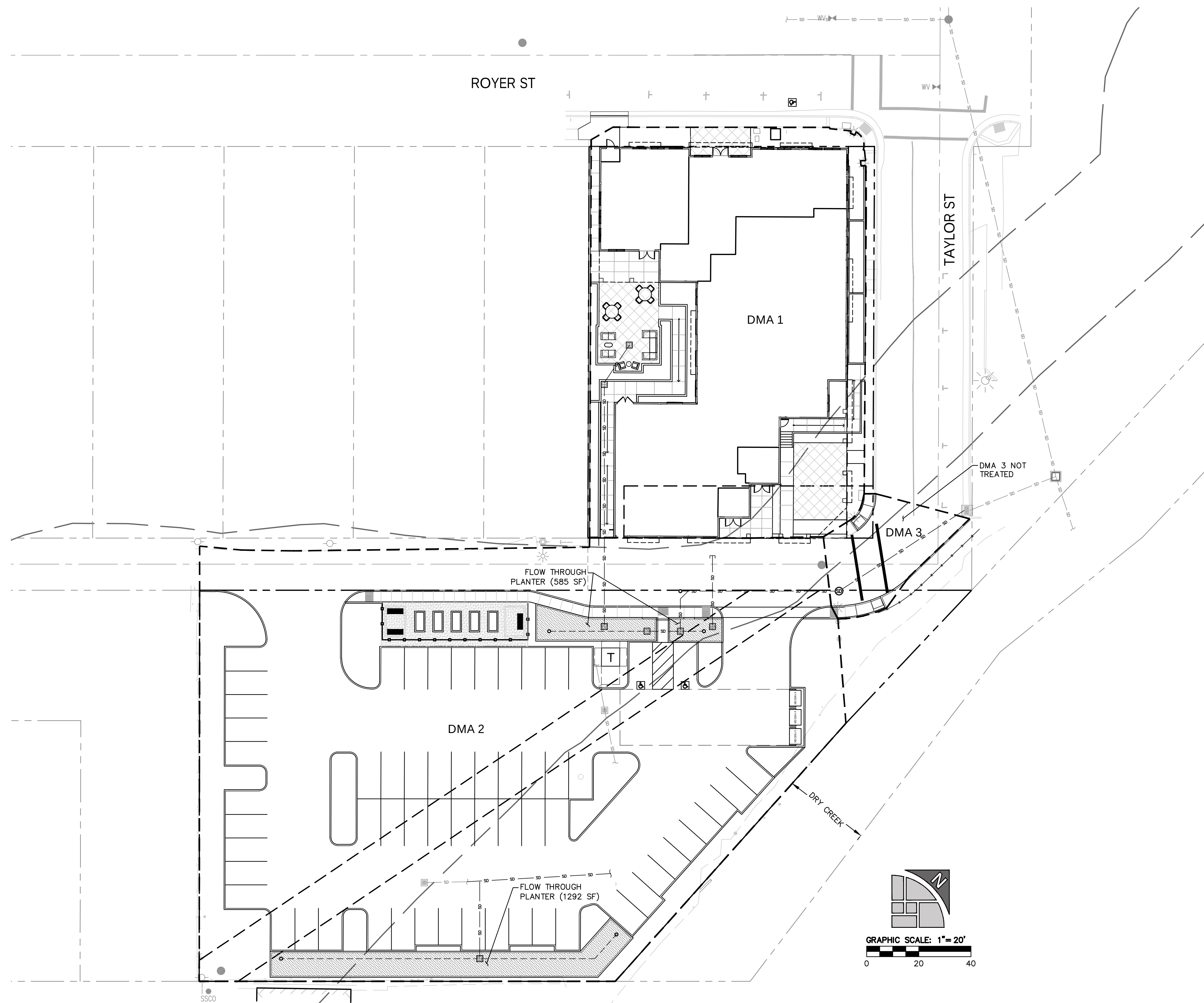
	100	EXISTING MAJOR CONTOUR
	99	EXISTING MINOR CONTOUR
	100	PROPOSED MAJOR CONTOUR
	99	PROPOSED MINOR CONTOUR
	FF XX.XX	ELEVATION LABEL:
	AC	ASPHALT
	CC	CONCRETE
	EXAC	EXISTING ASPHALT
	EXCC	EXISTING CONCRETE
	FF	FINISHED FLOOR
	FS	FINISHED SURFACE
	TH	THRESHOLD
	TSL	TOP OF SOIL LAYER
		GRADE BREAK LINE



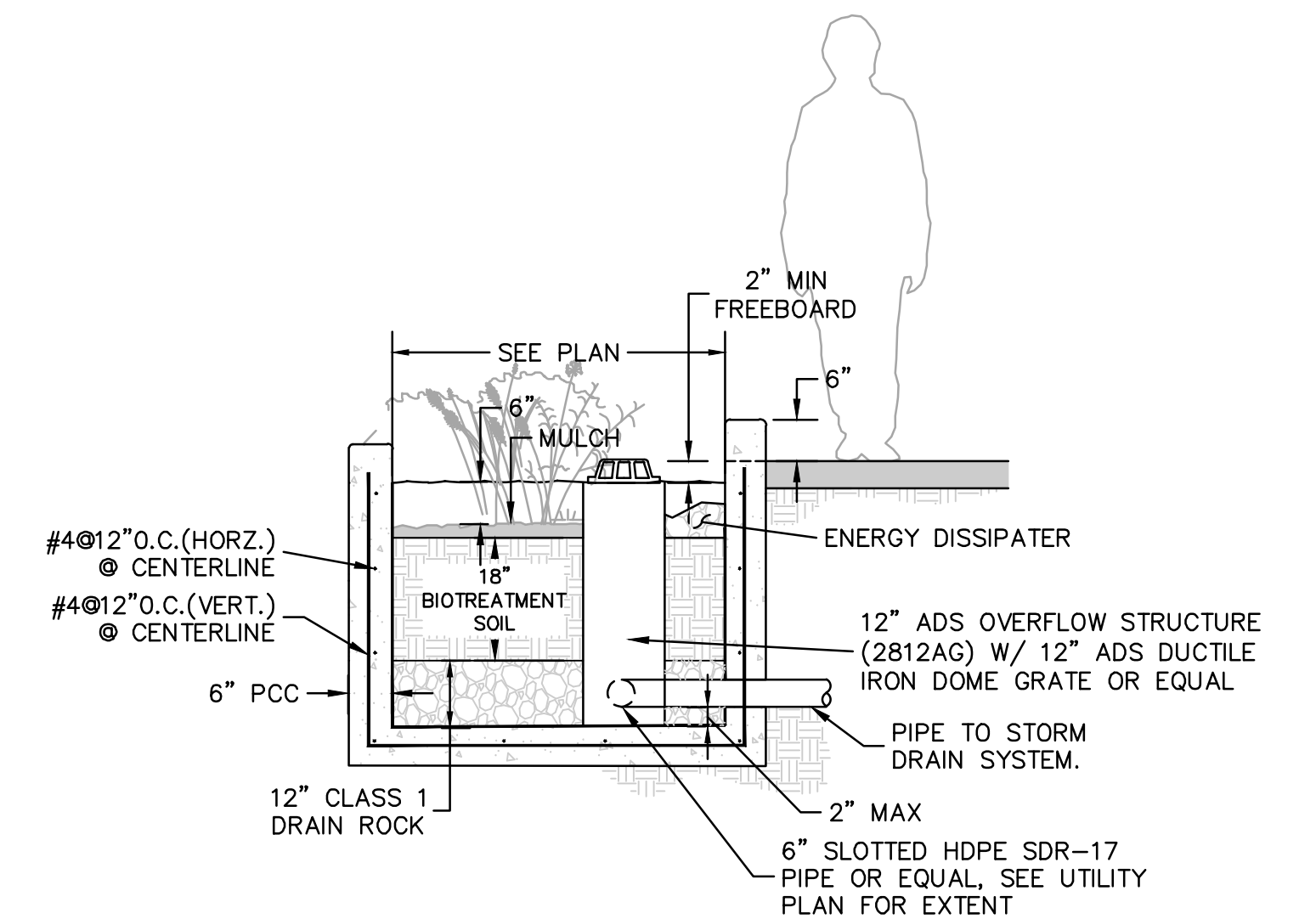




UTILITY SCHEDULE	
PIPING	
SYSTEM:	MATERIAL
WATER (DOMESTIC)	PVC C900
WATER (FIRE)	PVC C900
STORM DRAIN	PVC SDR-35
STORM SUB DRAIN/PERF PIPE	PVC SDR-35
SANITARY SEWER	VCP



STORMWATER TREATMENT SIZING SUMMARY TABLE						
[DMA NAME]	Treatment Type	DMA Area (sf)	DMA Area (acres)	Pervious Area (sf)	Impervious Area (sf)	Available Bioretention Area (sf)
DMA 1	FTP	16444	0.378	1129	15315	585
DMA 2	FTP	36889	0.847	9124	27765	1292
DMA 3	Not Treated	1520	0.035	27	1493	-
TOTAL		54853	1.259	10280	44573	1877



GENERAL NOTES:

1. SAND SHALL BE FREE OF WOOD, WASTE, COATING SUCH AS CLAY, STONE DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHALL BE NONPLASTIC. SAND SHALL COMPLY WITH ASTM C33 FOR FINE AGGREGATE.
2. DRAIN ROCK LAYER SHALL CONSIST OF CLASS 1 TYPE A PERMEABLE MATERIAL PER CALTRANS SPECIFICATION SECTION 68-2.02.
3. TOP SOIL SHALL CONSIST OF MULCH OR LARGE BARK AND SHALL RESIST FLOATING.
4. BIOTREATMENT SOIL LAYER SHALL CONSIST OF A UNIFORM MIX OF 60%-70% CONSTRUCTION SAND AND 30%-40% COMPOST, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECT AND FREE OF NOXIOUS WEED.