

### PROJECT SUMMARY

| UNIT SUMMARY                               |            |
|--|------------|
| 1-BEDROOM (9 UNITS PER BUILDING)           | 81         |
| 2-BEDROOM (11 UNITS PER BUILDING)          | 99         |
| 3-BEDROOM (4 UNITS PER BUILDING)           | 36         |
| <b>TOTAL UNITS (24 UNITS PER BUILDING)</b> | <b>216</b> |

| PARKING SUMMARY                                |            |
|--|------------|
| <b>REQUIRED PARKING (PER ZONING 19.26.030)</b> |            |
| <b>RESIDENT</b>                                |            |
| 1-BEDROOM (1.5 PER UNIT + GUEST)               | 122        |
| 2-BEDROOM (2 PER UNIT + GUEST)                 | 198        |
| 3-BEDROOM (2 PER UNIT + GUEST)                 | 72         |
| <b>GUEST (1 PER 10 UNITS)</b>                  |            |
|  | 22         |
| <b>TOTAL REQUIRED PARKING SPACES</b>           | <b>414</b> |

| PROPOSED PARKING                     |            |
|--------------------------------------|------------|
| <b>STANDARD PARKING</b>              |            |
| (9x18 OR 16 w/2' BUMPER OVERHANG)    | 235        |
| <b>COMPACT PARKING</b>               |            |
| (9x16 OR 14 w/2' BUMPER OVERHANG)    | 11         |
| <b>MOTORCYCLE PARKING</b>            |            |
| (6x3 ONE PER 40 PARKING STALLS)      | 8          |
| <b>COVERED PARKING SPACES</b>        |            |
| (8) ACCESSIBLE STALLS (9x18 MIN.)    | 160        |
| (5) REQUIRED PER TABLE 1109A.3 - 2%  |            |
| (6) COMPACT STALLS (9x16 MIN.)       |            |
| (4) ACCESSIBLE STALLS (9x18 MIN.)    |            |
| (4) REQUIRED PER TABLE 1109A.3 - 2%  |            |
| <b>TOTAL PROPOSED PARKING SPACES</b> | <b>414</b> |

| CALGREEN REQUIREMENTS (4.106.4.2)                                      |    |
|--|----|
| <b>ELECTRIC VEHICLE CHARGING CAPABLE (10% OF 414 UNCOVERED SPACES)</b> |    |
|  | 42 |
| <b>TOTAL PROPOSED EV CAPABLE</b>                                       |    |
| (REQUIRED PER SECTION 4.106.4.2)                                       |    |
| (2) STANDARD EV CAPABLE W/ ACCESS AISLE                                | 42 |
| (REQUIRED PER SECTION 4.106.4.2.2.1 PER 25)                            |    |

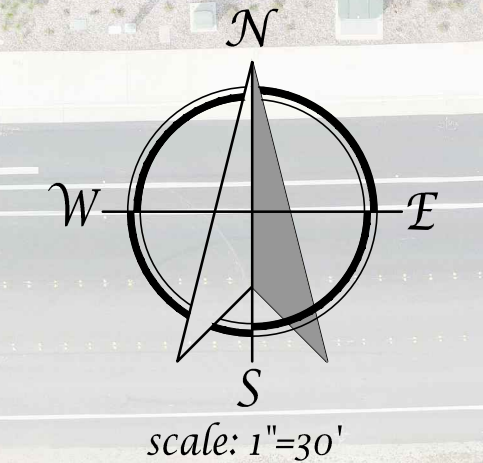
| BIKE PARKING SUMMARY            |  |
|---------------------------------|--|
| <b>REQUIRED BICYCLE PARKING</b> |  |

### CONSTRUCTION NOTES:

- 1 CROSSWALK
- 2 ACCESSIBLE PARKING
- 3 ACCESSIBLE CURB RAMP
- 4 SIDEWALK
- 5 CARPORT
- 6 TRASH ENCLOSURE
- 7 SITE LIGHTING
- 8 FIRE HYDRANT
- 9 FIRE DEPARTMENT CONNECTION
- 10 WATER QUALITY BASIN
- 11 WATER QUALITY SWALE
- 12 TRANSFORMER PAD LOCATION W/ BOLLARDS PER ROSEVILLE ELECTRIC.
- 13 DIAL-A-RIDE COVERED BENCH

### SITE LEGEND:

|                     |          |
|---------------------|----------|
| ASPHALT PAVEMENT    | CONCRETE |
| LANDSCAPE AREA      | SIDEWALK |
| BUILDING AREA       | POOL     |
| WATER QUALITY BASIN | TURF     |

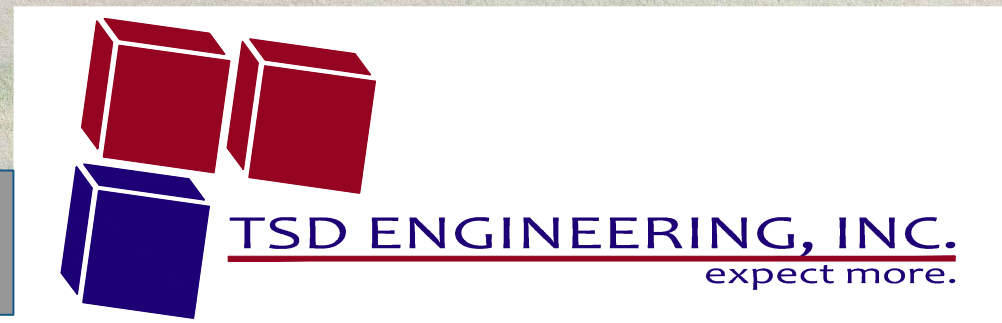


## WINDING CREEK APARTMENTS - ROSEVILLE

## PRELIMINARY SITE PLAN C 2.0

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

Proposed By: **Anthem United**  
 Anthem United  
 3001 Douglas Blvd  
 Roseville, CA 95661



785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

JULY 14, 2022  
 FINAL DRP SUBMITTAL

P:\Projects\500-002\_DWG\3- Planning\FG\C2.0 Preliminary Site Plan.dwg, Date: 14:50:24, 07-14-22





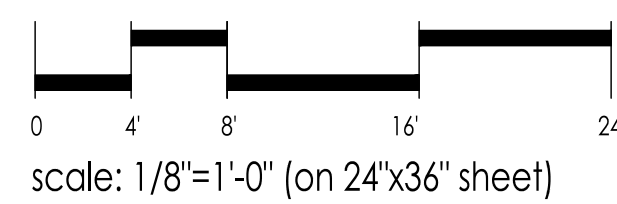
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



**A1.01**  
**EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX**  
**WINDING CREEK APARTMENTS**  
 3338 Blue Oaks Avenue - Roseville, CA







BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

0 4' 8' 16' 24'  
 scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem United**  
 Roseville, Ca.

**A1.02**  
**EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX**  
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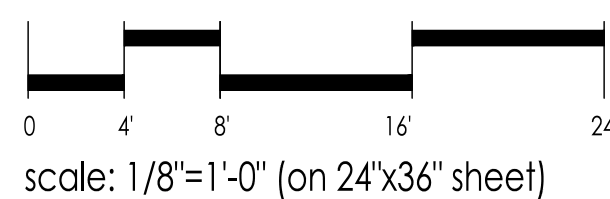
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



**A1.03**

**EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX - ALT COLORS**  
**WINDING CREEK APARTMENTS**  
 3338 Blue Oaks Avenue - Roseville, CA







BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

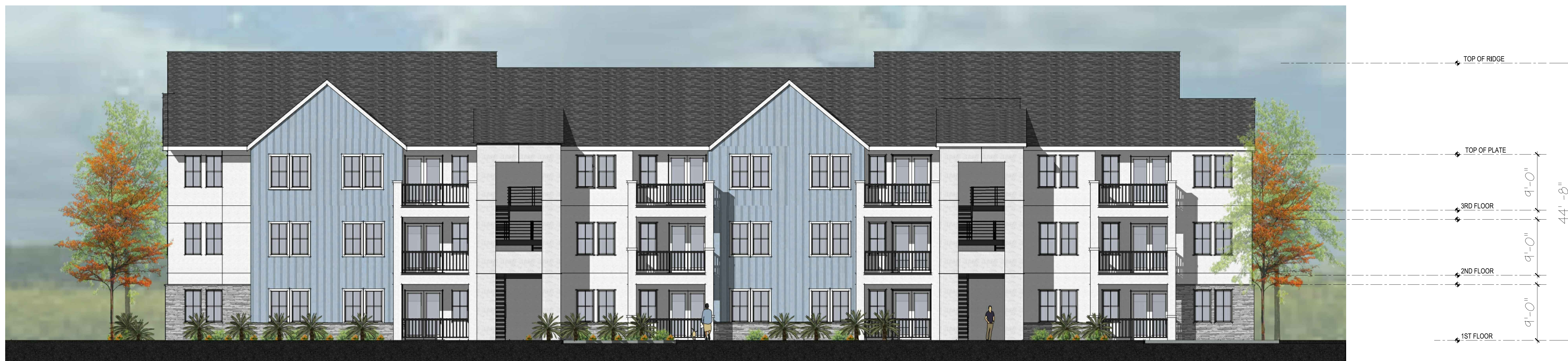
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 Roseville, Ca.

**A1.04**  
**EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX - ALT. COLORS**  
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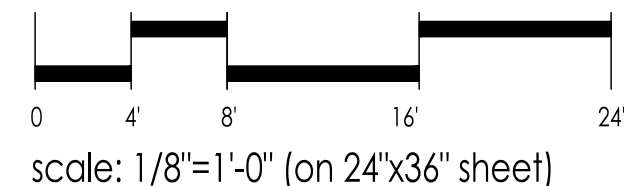
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



scale: 1/8"=1'-0" (on 24"x36" sheet)



**A2.01**  
**EXTERIOR ELEVATIONS - APT. BLDG B - 24 PLEX**  
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RIGHT ELEVATION



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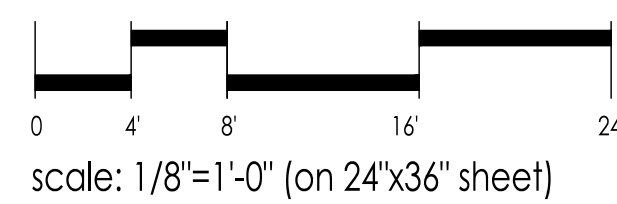
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



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Roseville, Ca.

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RIGHT ELEVATION



BACK PERSPECTIVE

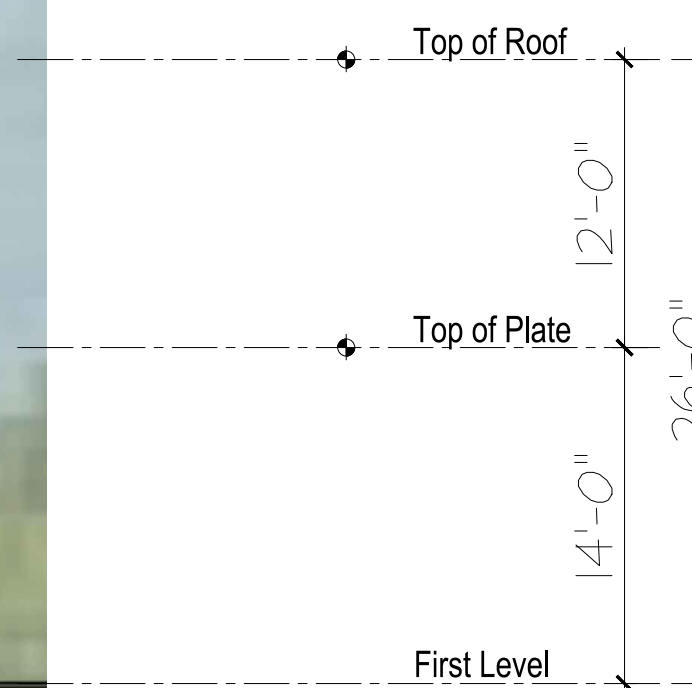
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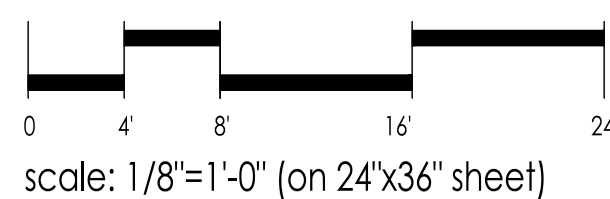
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



**Anthem United**  
5 RVHYLOOH & D

**A4.01**  
**EXTERIOR ELEVATIONS - COMMUNITY CLUBHOUSE**  
**WINDING CREEK APARTMENTS**  
3338 Blue Oaks Avenue - Roseville, CA







BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

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