

**Site Summary:**

Creekview Specific Plan Parcel C-40  
 Land Use Designation: HDR  
 Zoning: R3

Total Units : 168  
 1-Bed. Units : 57 (34%)  
 2-Bed. Units : 69 (41%)  
 2 Bd. 1 Ba. : 36  
 2 Bd. 2 Ba. : 33  
 3-Bed. Units : 42 (25%)  
 3 Bd. 2 Ba. : 42 (25%)

Site Area : ± 5.27 Acres  
 Density : ± 31.9 Units/Acre

**Parking Required:**  
 State Density Bonus Law (65915(p))  
 Parking Standard  
 1bd. units : 57 x 1 = 57  
 2bd. units : 69 x 1.5 = 104  
 3bd. units : 42 x 1.5 = 63  
**Total Parking Required = 224 (1.33:1)**

**Parking Provided:**  
 291 Vehicle Parking Spaces (1.73:1)  
 9 Motorcycle Parking Spaces  
 10 Bicycle Parking Spaces

**Accessible Stalls Provided : 10**  
 Vehicle Parking Stall Dimensions :  
 9 x 18 Standard Stalls : 204  
 9 x 16 Compact Stalls : 87 (25.9%)  
 Motorcycle Parking Stall Dimensions :  
 3 x 6 Stalls : 9

**Private Outdoor Open Space Required : 168 Units x 40 sq.ft. = 6,720 sq.ft.**

**Common Outdoor Open Space Provided to substitute for Private Outdoor Open Space requirement : 10,115 sq.ft. (60 sq.ft./unit)**

## CONCEPTUAL SITE PLAN

CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California  
 SCALE 1" = 30'



A.I.I

06.13.22

**Bassonian | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS

**EMERALD CITY**  
 ENGINEERS, INC.

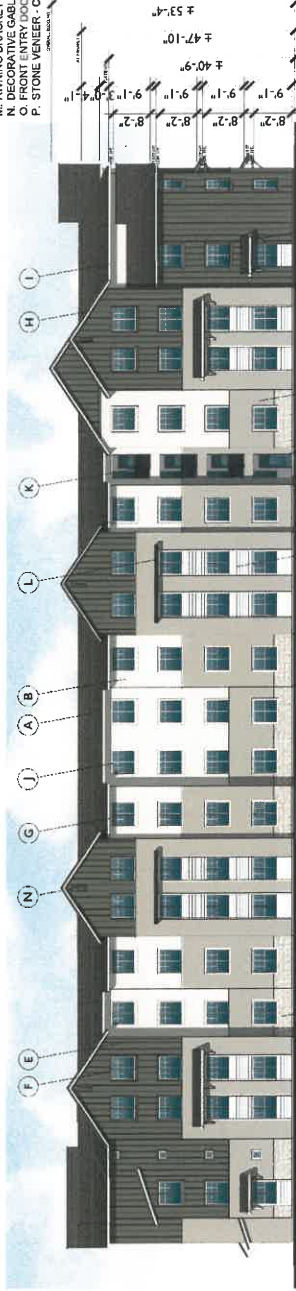
**TSD ENGINEERING, INC.**  
 REGISTERED ENGINEER

**PROPERTIES FUND**  
 REAL ESTATE INVESTMENT

# Attachment 2

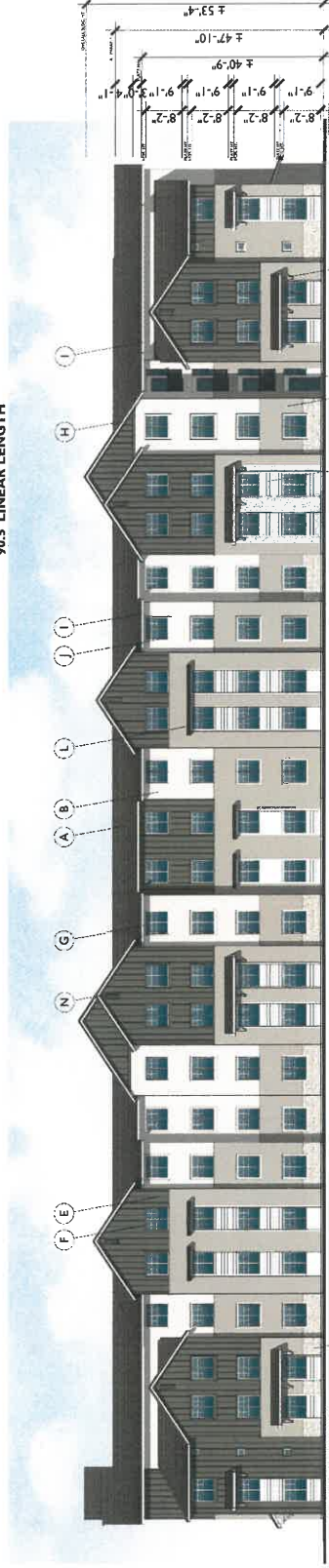
## MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - WEATHERED WOOD
- B. BASE STUCCO - SW 701 "NATURAL CHOICE"
- C. ACCENT STUCCO - SW 7051 "ANALYTICAL GRAY"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757
- E. "HIGH REFLECTIVE WHITE"
- F. CEMENTITIOUS BOARD AND BATTEN - SW 6900 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- I. METAL WINDOW - WHITE
- J. STUCCO ANVING - SW 8900 "CAVIAR"
- K. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- L. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- M. FRONT ENTRY DOORS - SW 6330 "RAINSTORM"
- N. STORE FRAMES - CREATIVE WINES - GRAY SPLIT MODULAR POWDER



CREEKPARK DRIVE ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 281 S.F. 70.25' LENGTH**  
**PROVIDED = 1976 S.F.**  
**1776 S.F. CERAMIC TILE VENEER**  
**PROVIDED = 204 S.F.**  
**90.5' LINEAR LENGTH**



WESTBROOK BOULEVARD ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 344 S.F. 91' LENGTH**  
**PROVIDED = 2546 S.F.**  
**DURABLE MATERIAL STONE VENEER**  
**PROVIDED = 344 S.F.**  
**99' LINEAR LENGTH**

## CONCEPTUAL ELEVATION - BLDG A

Westbrook Boulevard and Creekpark Drive Modern Farmhouse Elevation  
 CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 40

Roseville, California

SCALE: 3/8" = 1'-0" 130.22142

**Bassonian Lagomi**  
 ARCHITECTURAL PLANNING - INTERIORS - AFFORDABLE HOUSING - DESIGN

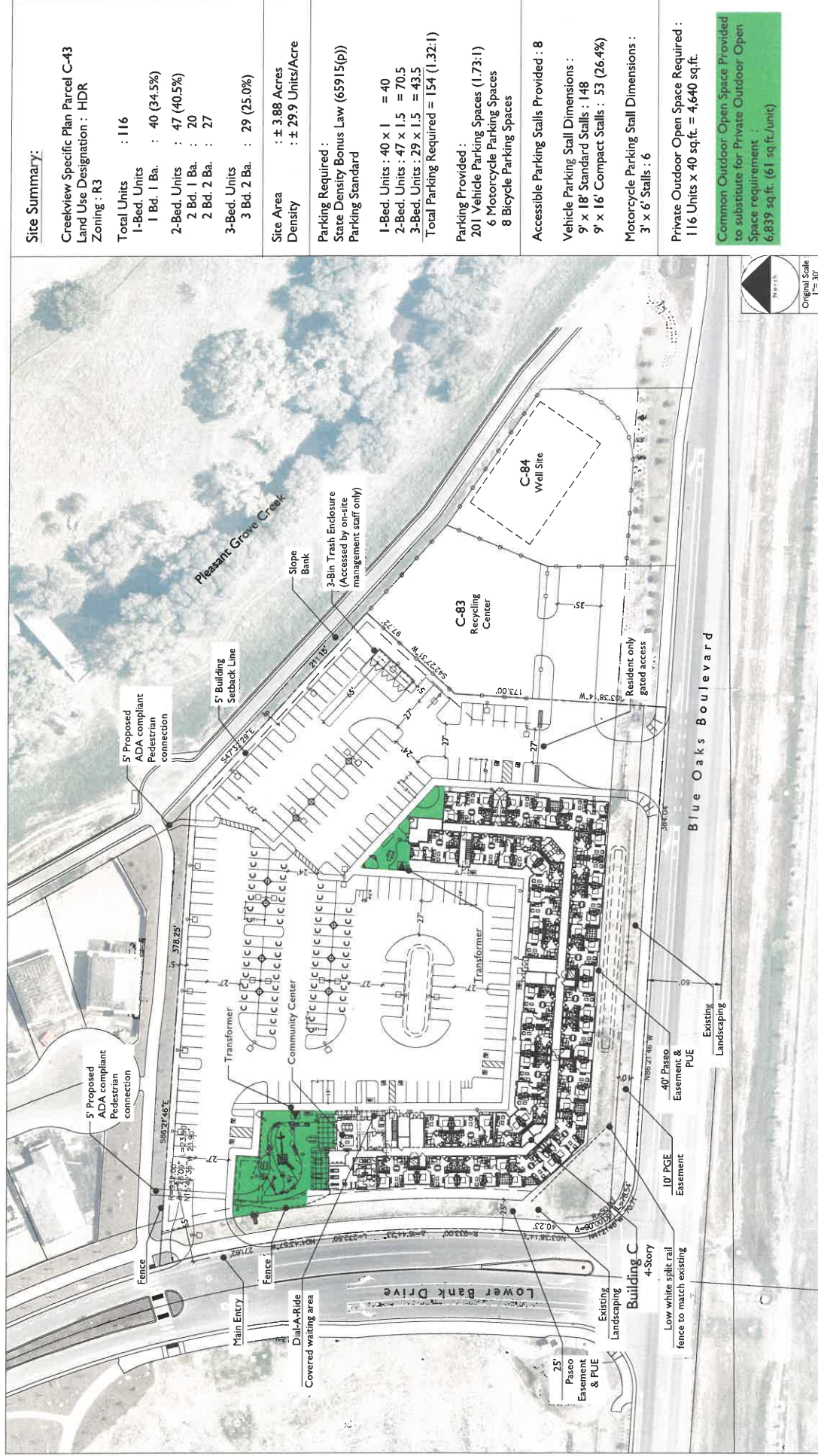
**EMERALD CITY ENGINEERS, INC.**



A 2.7

08.12.22





**Site Summary:**

Creekview Specific Plan Parcel C-43  
 Land Use Designation : HDR  
 Zoning : R3

Total Units : 116  
 1-Bed. Units : 40 (34.5%)  
 2-Bed. Units : 47 (40.5%)  
 2 Bd. 1 Ba. : 20  
 2 Bd. 2 Ba. : 27  
 3-Bed. Units : 29 (25.0%)  
 3 Bd. 2 Ba. : 29 (25.0%)

Site Area : ± 3.88 Acres  
 Density : ± 29.9 Units/Acre

Parking Required :  
 State Density Bonus Law (65915(p))  
 Parking Standard

1-Bed. Units : 40 x 1 = 40  
 2-Bed. Units : 47 x 1.5 = 70.5  
 3-Bed. Units : 29 x 1.5 = 43.5  
 Total Parking Required = 154 (1.32:1)

Parking Provided :  
 201 Vehicle Parking Spaces (1.73:1)  
 6 Motorcycle Parking Spaces  
 8 Bicycle Parking Spaces

Accessible Parking Stalls Provided : 8

Vehicle Parking Stall Dimensions :  
 9' x 18' Standard Stalls : 148  
 9' x 16' Compact Stalls : 53 (26.4%)

Motorcycle Parking Stall Dimensions :  
 3' x 6' Stalls : 6

Private Outdoor Open Space Required :  
 116 Units x 40 sq.ft. = 4,640 sq.ft.

Common Outdoor Open Space Provided  
 to substitute for Private Outdoor Open  
 Space requirement :  
 6,839 sq.ft. (61 sq.ft./unit)



**CONCEPTUAL SITE PLAN**

**CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43**

Roseville, California  
 SCALE 1" = 30'

**Basserman | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS  
 JUSTYRE@BASSERMANLAGONI.COM • 916.461.1100

**JET**  
 JUSTYRE ENGINEERING & TECHNOLOGY, INC.

**EMERALD CITY**  
 ENGINEERS, INC.

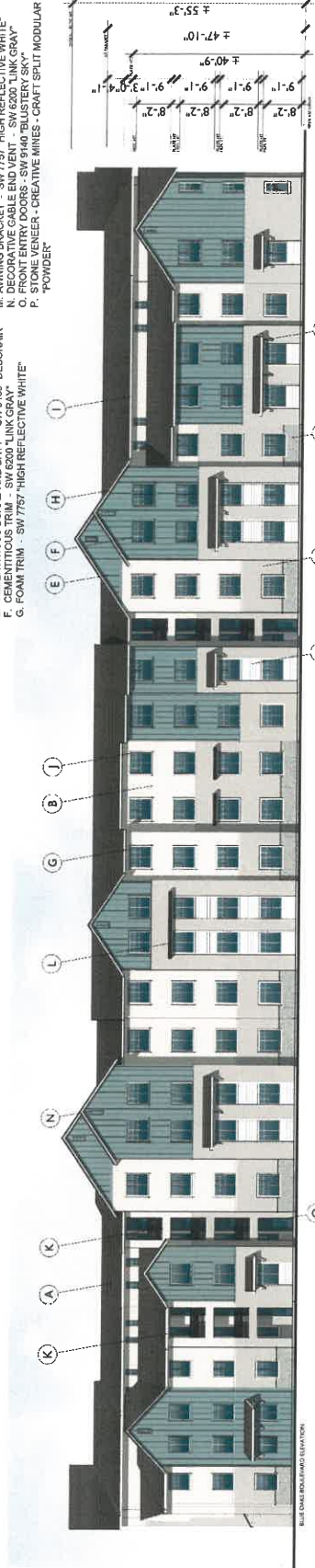
**USP**  
 PROPERTIES FUND

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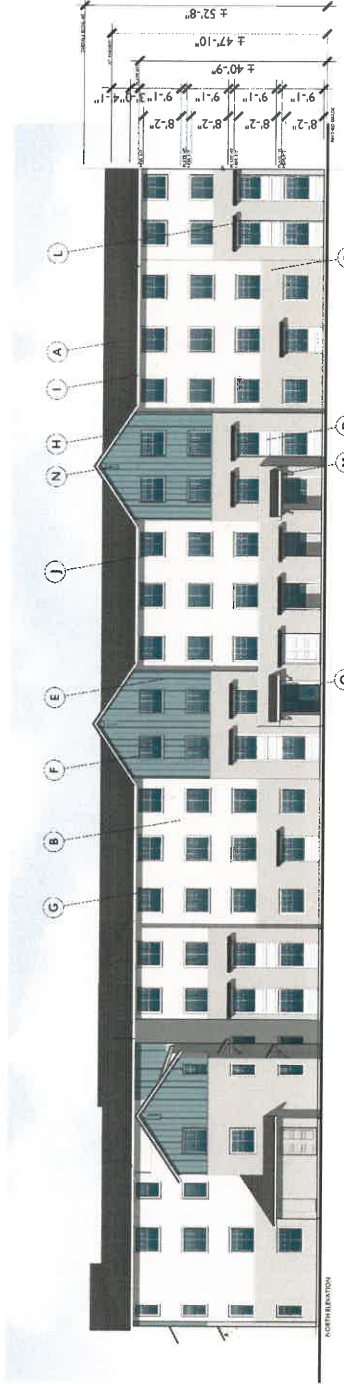
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**MATERIAL LEGEND**

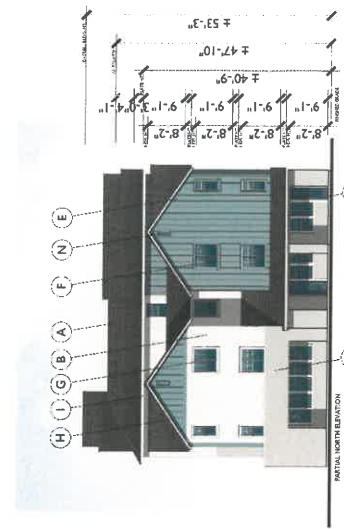
- A. COMPOSITE ASPHALT SHINGLES - DRIFTWOOD
- B. BASE STUCCO - SW 7005 "ALABASTER"
- C. CEMENTITIOUS SPERENTIAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- D. CEMENTITIOUS SPERENTIAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 9139 "DEBONAIR"
- F. CEMENTITIOUS TRIM - SW 6200 "LINK GRAY"
- G. FOAM TRIM - SW 7757 "HIGH REFLECTIVE WHITE"
- H. WOOD BARGE BOARD - SW 7757 "HIGH REFLECTIVE WHITE"
- I. WOOD FASCIA - SW 7757 "HIGH REFLECTIVE WHITE"
- J. VINYL WINDOW - WHITE
- K. VINYL DOOR - WHITE
- L. STUCCO ANVIC - SW 6200 "LINK GRAY"
- M. AWNING BRACKET - SW 7757 "HIGH REFLECTIVE WHITE"
- N. DECORATIVE GABLE END VENT - SW 6200 "LINK GRAY"
- O. FRONT ENTRY DOORS - SW 9140 "BLUSTERY SKY"
- P. PAINT FINISHER - CREATIVE MINES - CRAFT SPLIT MODULAR POWDER



**BLUE OAKS BOULEVARD ELEVATION**



**NORTH ELEVATION**



**PARTIAL NORTH ELEVATION**



**CONCEPTUAL ELEVATION - BLDG A**  
 Blue Oaks Boulevard, North and Partial North Modern Farmhouse Elevation  
 CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43  
 Roseville, California  
 SCALE 3/32" = 1'-0"  
 130.22187

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 ARCHITECTURE • PLANNING • INTERIORS

**EMERALD CITY ENGINEERS, INC.**  
 ARCHITECTS • ENGINEERS • DESIGNERS

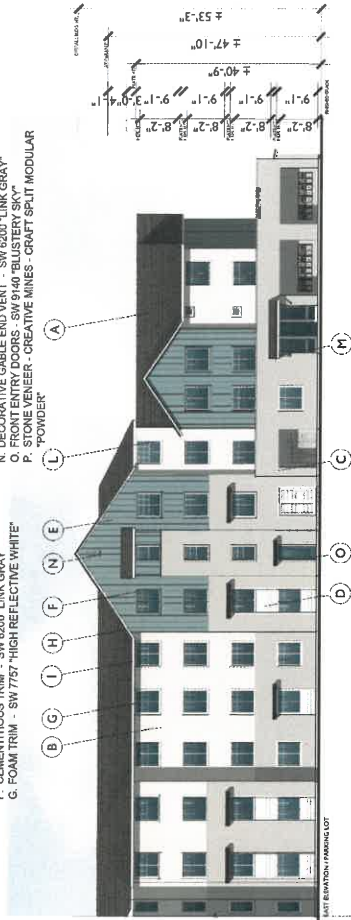
**TSD ENGINEERING, INC.**  
 REGISTERED PROFESSIONAL ENGINEERS

**USA PROPERTIES FUND**

06.13.22

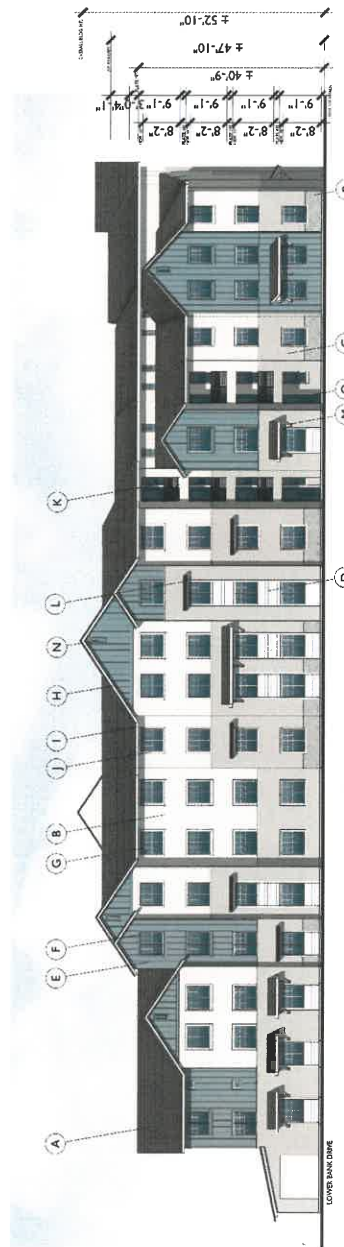
MATERIAL LEGEND

- A. COMPOSITE ASPHALT SHINGLES - DRIFTWOOD
- B. BACK BUTT CO. - SW 7025 'ALABASTER' GRAY
- C. CEMENTITIOUS BOARD AND BATT - SW 9139 'DEBONAIR' "HIGH REFLECTIVE WHITE"
- D. CEMENTITIOUS HORIZONTAL SIDINGS - SW 7757 "HIGH REFLECTIVE WHITE"
- E. CEMENTITIOUS BOARD AND BATT - SW 9139 'DEBONAIR' "HIGH REFLECTIVE WHITE"
- F. CEMENTITIOUS TRIM - SW 6200 'LINK GRAY'
- G. FOAM TRIM - SW 7757 'HIGH REFLECTIVE WHITE'
- H. WOOD BARGE BOARD - SW 7757 'HIGH REFLECTIVE WHITE'
- I. WOOD FASCIA - SW 7757 'HIGH REFLECTIVE WHITE'
- J. METAL RAILINGS - SW 6990 'CAVIAR'
- K. METAL RAILING - SW 6990 'CAVIAR'
- L. STUCCO FINISH - SW 6990 'CAVIAR'
- M. AWNING BRACKET - SW 7757 'HIGH REFLECTIVE WHITE'
- N. DECORATIVE GABLE END VENT - SW 6200 'LINK GRAY'
- O. FRONT ENTRY DOORS - SW 9140 'BULLSTERY SKY' POWDER
- P. FRONT ENTRY - CREATIVE MINES - CROFT SPLIT MODULAR



EAST ELEVATION / PARKING LOT

EAST ELEVATION



WEST ELEVATION / PARKING LOT

LOWER BANK DRIVE



**CONCEPTUAL ELEVATION - BLDG A**  
 Lower Bank Drive, East and West Modern Farmhouse Elevation  
**CREEKVIEW FAMILY AFFORDABLE APARTMENTS - PARCEL C - 43**

Roseville, California

SCALE: 3/32" = 1'-0"

Basenian | Lagoni  
 ARCHITECTURE - PLANNING - INTERIORS

**JETT**  
 ARCHITECTURE - PLANNING - INTERIORS

**EMERALD CITY ENGINEERS, INC.**  
 ARCHITECTURE - PLANNING - INTERIORS

**USP PROPERTIES FUND**  
 06.13.22